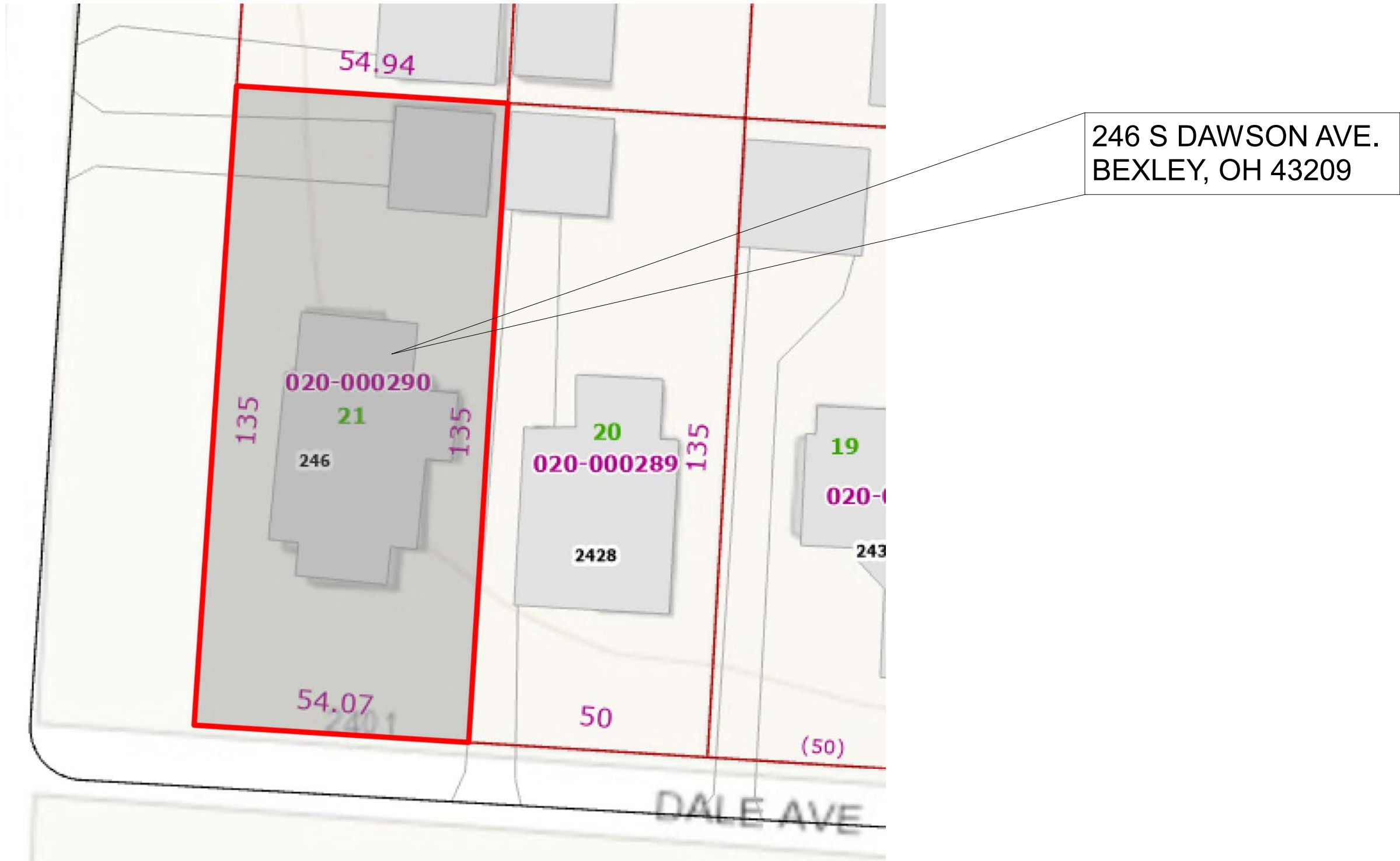


ARB/BZAP SUBMISSION 08.13.25

LOCATION PLAN



DRAWING INDEX

DRAWING INDEX	
Label	Title
G-00	COVER SHEET
EX-01	EXISTING PHOTOS
EX-02	EXISTING PHOTOS
EX-03	EXISTING SITE PLAN
EX-04	EXISTING PLANS
A1	PROPOSED SITE PLAN
A2	PLANS
A3	EXTERIOR ELEVATION
A4	EXTERIOR ELEVATION
A5	EXTERIOR ELEVATION
A6	3D VIEWS

SITE DATA

ADDRESS:	246 S DAWSON AVE BEXLEY, OH 43209
PARCEL NO.	020-000290
ZONING CLASSIFICATION	R-6

SCOPE OF WORK

CONSULTANTS:

MARY AND MICHAEL
HECKLER
246 S DAWSON AVE.
BEXLEY, OH 43209

COVER SHEET

ARB/ BZAP
SUBMISSION 08.13.25

SCALE: AS NOTED

SHEET:
G-00



FRONT (WEST)



NORTH



EAST



SOUTH

VALERIE HALAS

INTERIOR RENOVATIONS + ADDITIONS

design

325 S. DAWSON AVE.

BEXLEY, OH. 43209

WWW.VHALASDESIGN.COM

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CONSULTANTS:

MARY AND MICHAEL
HECKLER

246 S DAWSON AVE.
BEXLEY, OH 43209

EXISTING PHOTOS

ARB/ BZAP

SUBMISSION 08.13.25

SCALE: AS NOTED

SHEET:

EX-01



NORTH/ EAST



SOUTH/ EAST

EXISTING DEVELOPMENT INFORMATION FOR 246 S DAWSON AVE

ZONING DESIGNATION = R-6
TOTAL LAND AREA = 7,300 SF

MAXIMUM BUILDING COVER (35%) =2,555 SF

PROPOSED BUILDING COVER

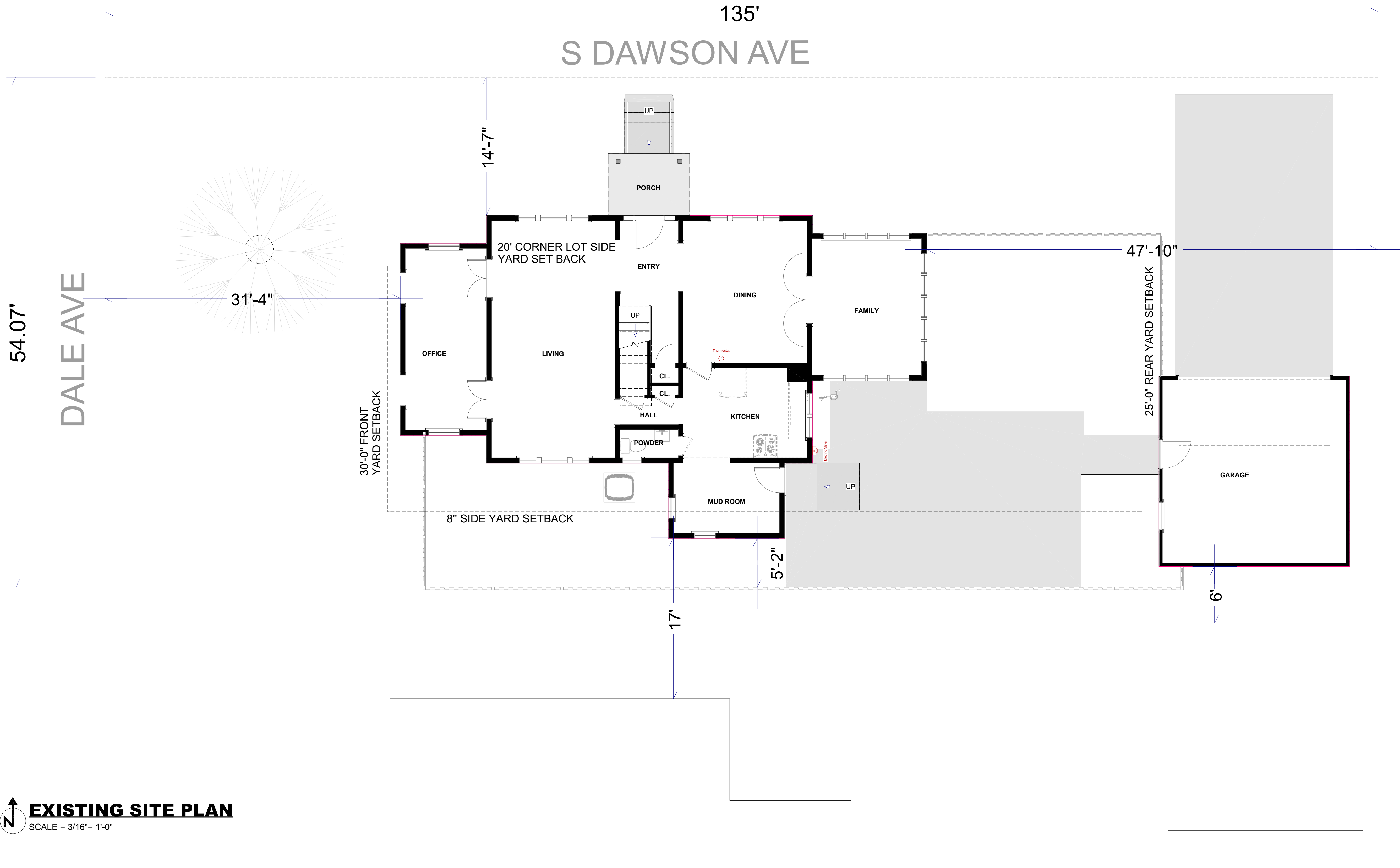
EXISTING HOUSE =1,442 SF
EXISTING GARAGE =408 SF

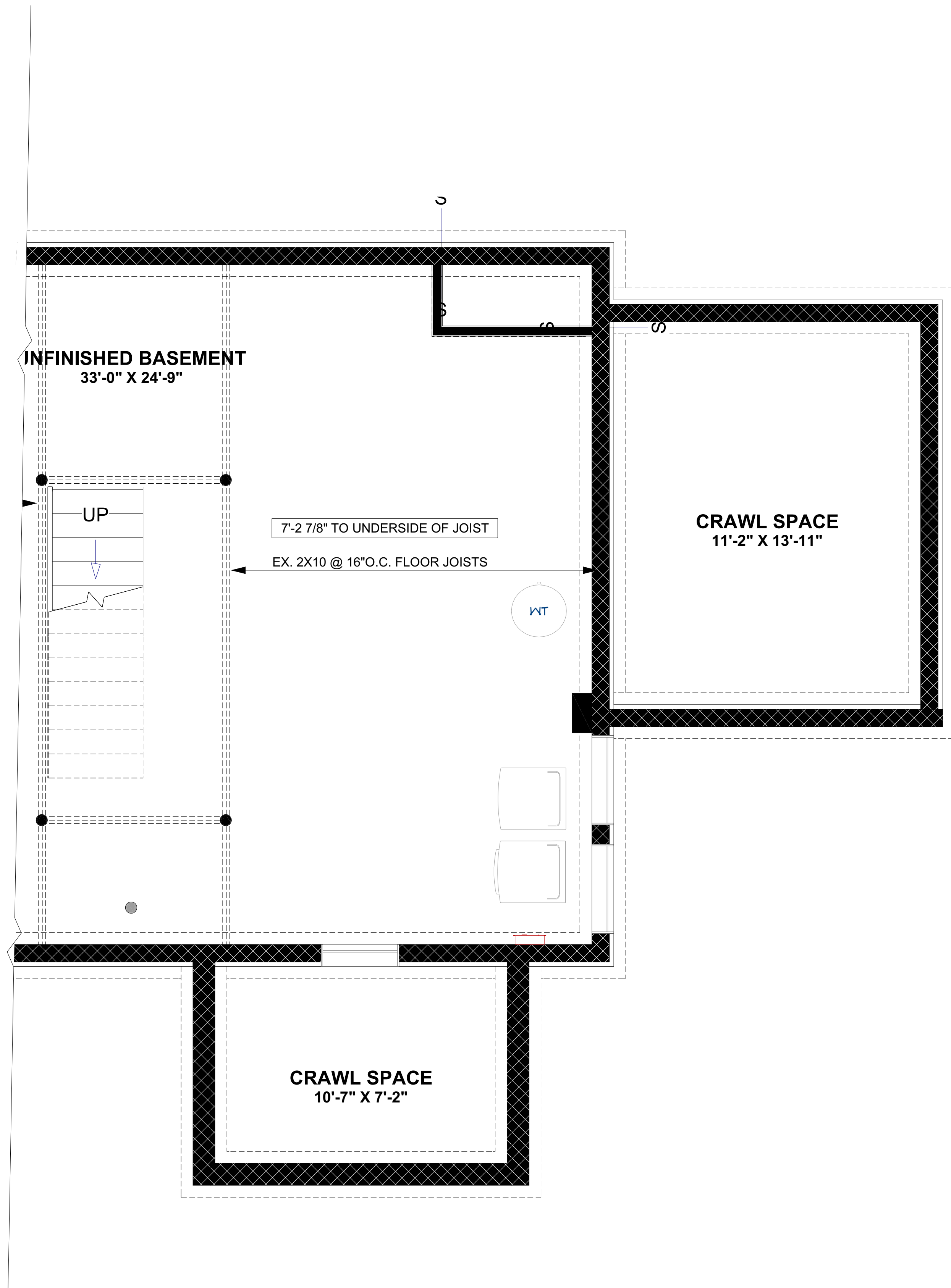
TOTAL BUILDING COVER (25%) = 1,850 SF

PROPOSED DEVELOPMENT COVER

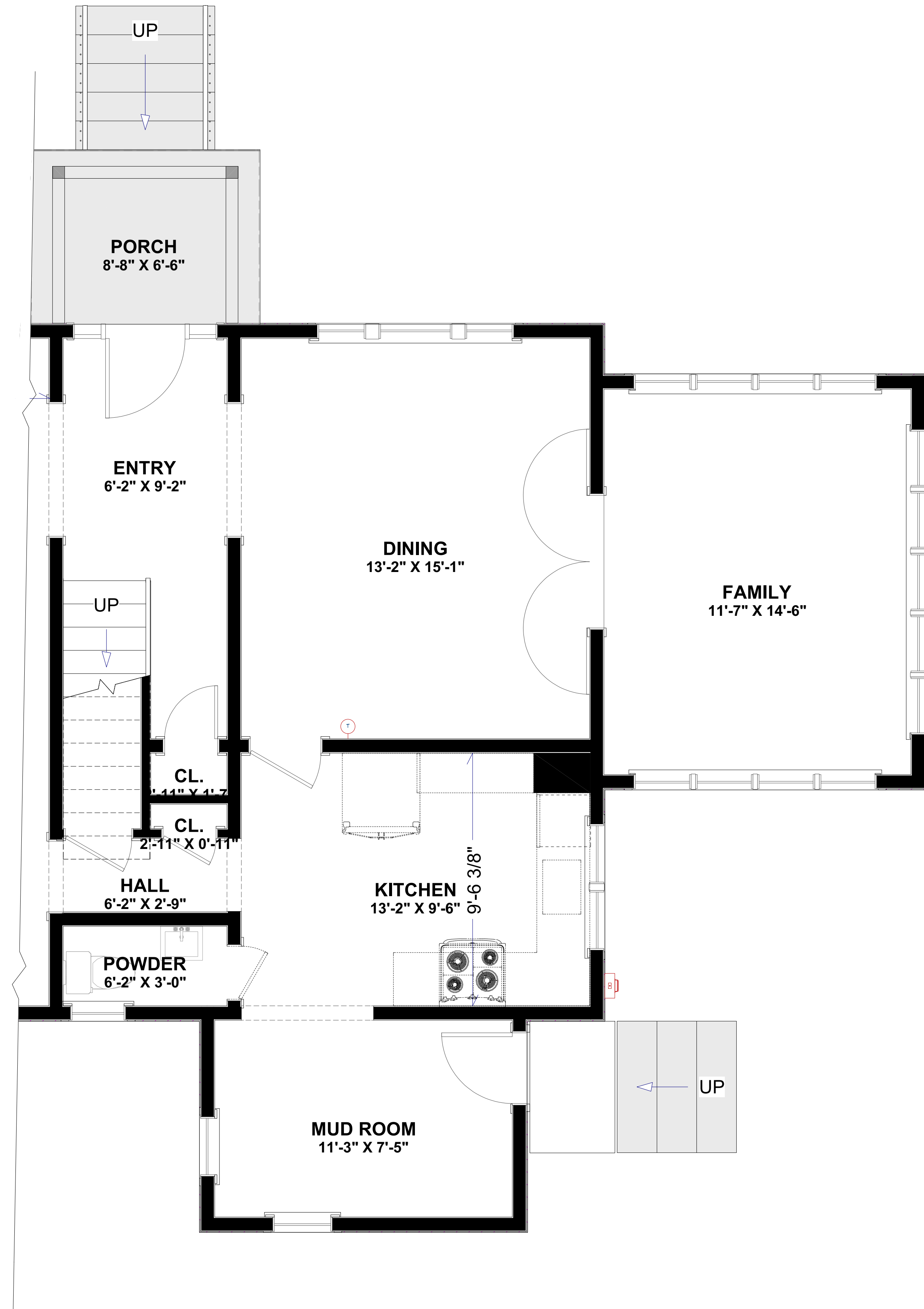
BUILDING COVER = 1850 SF
EXISTING DRIVEWAY = 500 SF
EXISTING FRONT STEPS/ SIDEWALK = 33 SF
EXISTING REAR PATIO/ STEPS = 629SF

TOTAL DEVELOPMENT COVER (41.3%) =3,012 SF





EXISTING BASEMENT PLAN
SCALE = 3/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE = 3/8" = 1'-0"

DEVELOPMENT INFORMATION FOR 246 S DAWSON AVE

ZONING DESIGNATION = R-6
TOTAL LAND AREA = 7,300 SF

MAXIMUM BUILDING COVER (35%) =2,555 SF

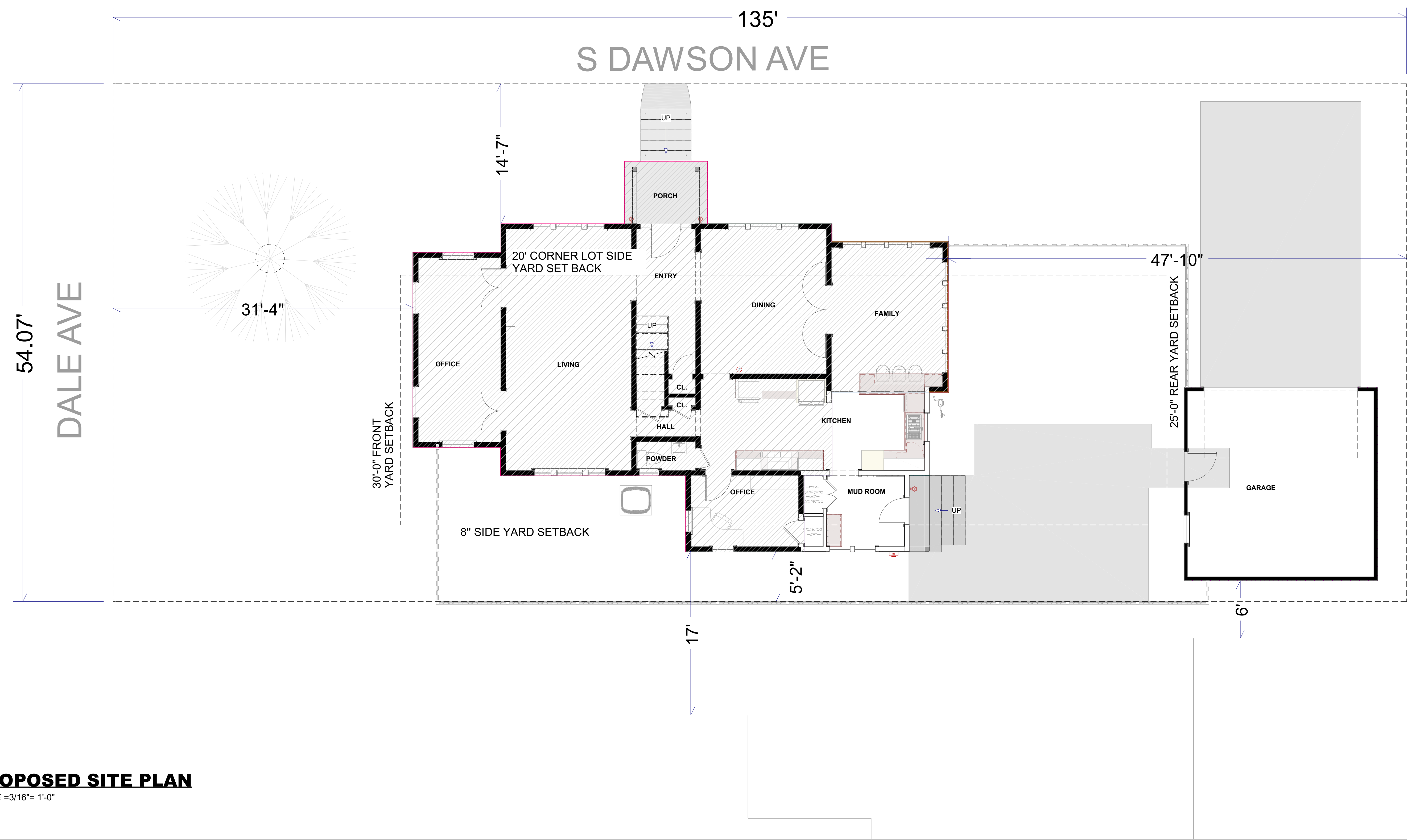
PROPOSED BUILDING COVER
EXISTING HOUSE =1,442 SF
ADDITION =177 SF
EXISTING GARAGE =408 SF

TOTAL BUILDING COVER (28%) =2,027 SF

PROPOSED DEVELOPMENT COVER

BUILDING COVER = 2,027 SF
EXISTING DRIVEWAY = 500 SF
EXISTING FRONT STEPS/ SIDEWALK = 33 SF
REAR PATIO/ STEPS = 465SF

TOTAL DEVELOPMENT COVER (41.4%) =3,025 SF



PROPOSED SITE PLAN
SCALE =3/16"= 1'-0"

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BEXLEY, OH 43209

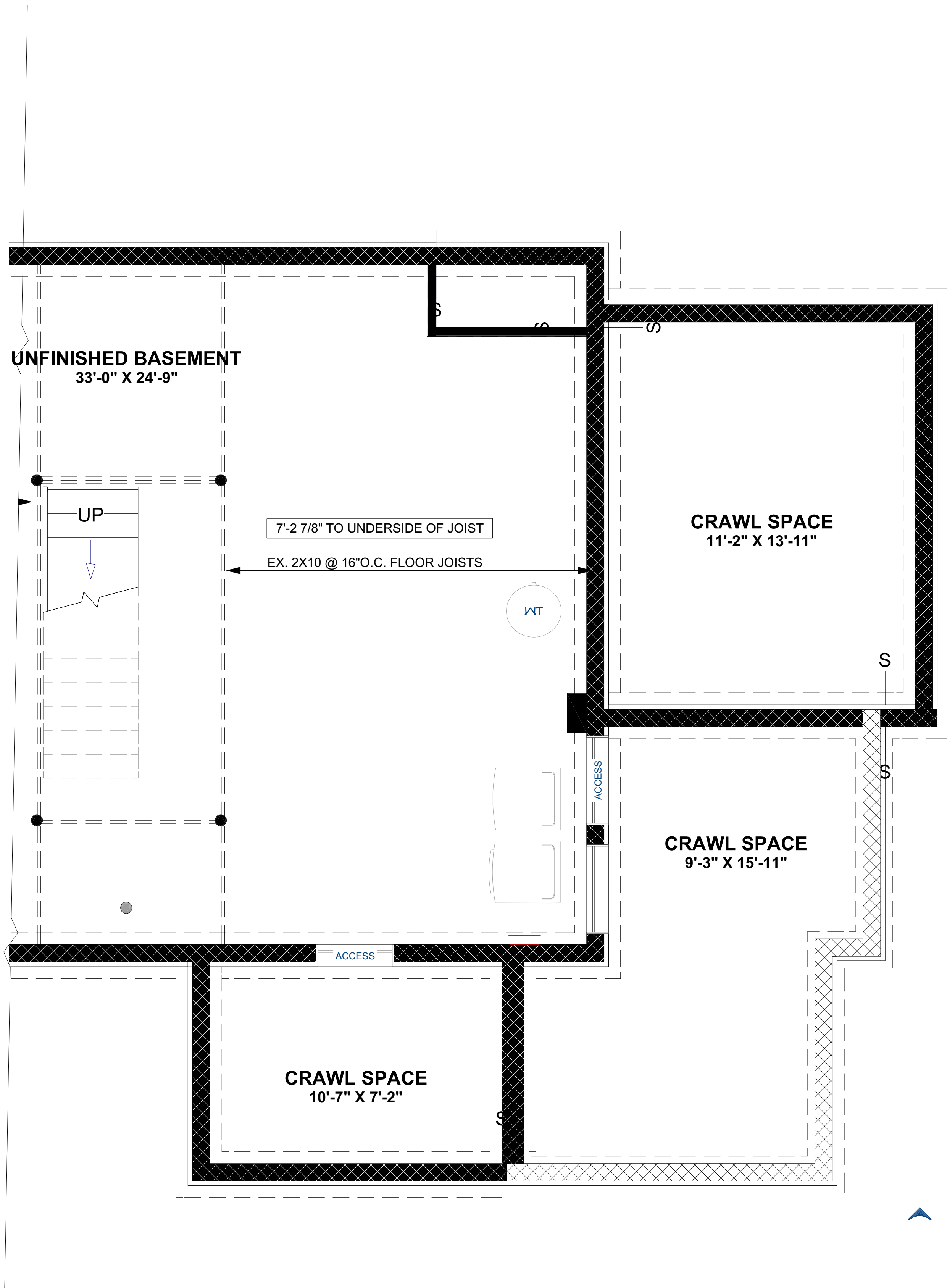
PROPOSED SITE PLAN

ARB/ BZAP
SUBMISSION 08.13.25

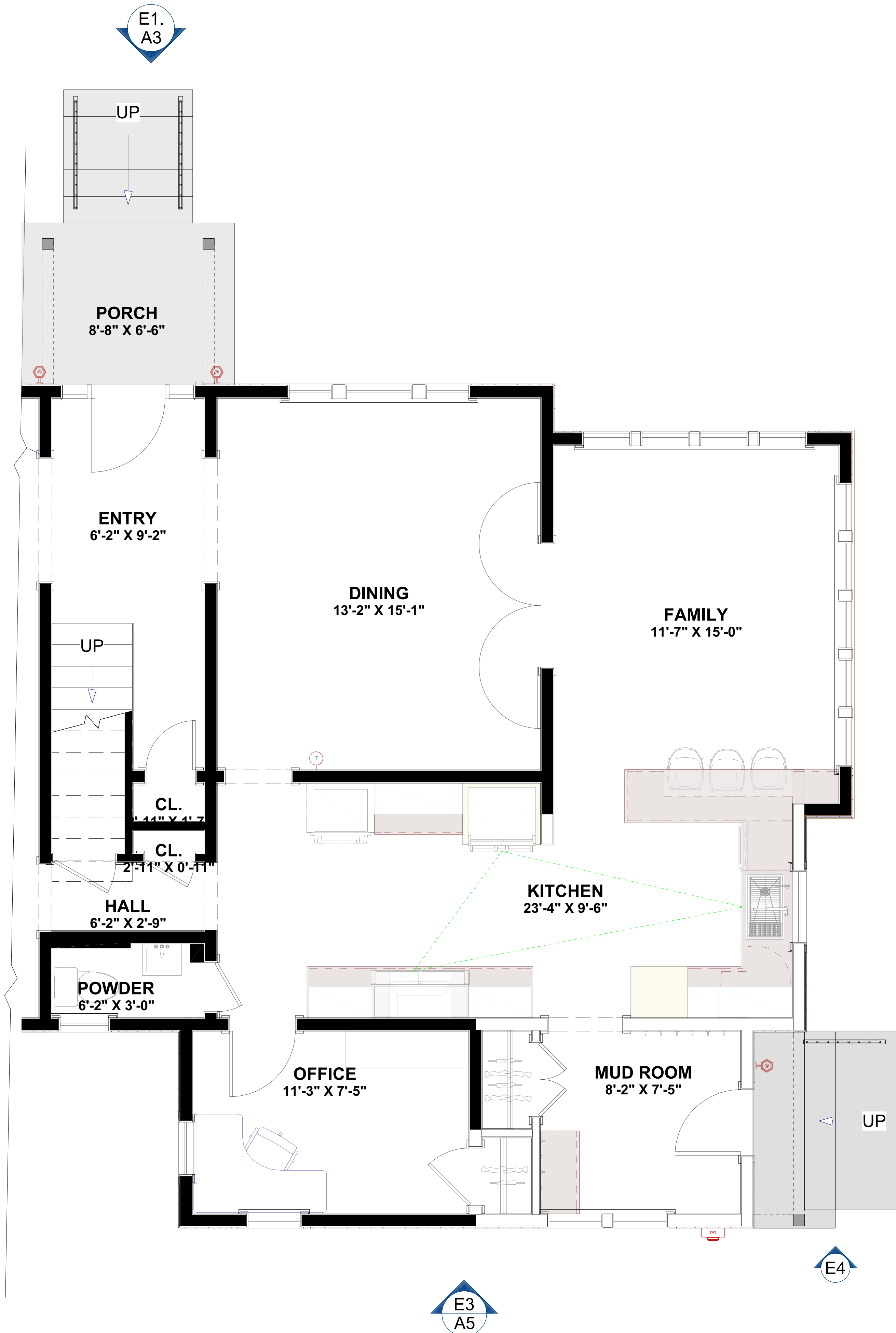
SCALE: AS NOTED

SHEET:

A1



BASEMENT PLAN
SCALE = 3/8" = 1'-0"



FIRST FLOOR PLAN
SCALE = 3/8" = 1'-0"

CONSULTANTS:

**MARY AND MICHAEL
HECKLER**
246 S DAWSON AVE.
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PLANS

ARB/ BZAP
SUBMISSION 08.13.25

SCALE: AS NOTED

SHEET:

A2



E1. FRONT ELEVATION

SCALE =3/8"= 1'-0"

EXTERIOR FINISH MATERIALS

LAP SIDING:

JAMES HARDIE FIBER CEMENT BOARD SMOOTH LAP SIDING 6" EXPOSURE PAINTED TO MATCH EXISTING

CORNER TRIM:

SMOOTH CEMENT BOARD CORNER TRIM MATCH EXISTING

NEW PORCH ROOF

BLACK STANDING SEAM METAL ROOF

COLUMNS AND BEAM

WHITE BORAL- MITER CORNERS ON NEW COLUMN (EX LOCATION AT PORCH) AND NEW BEAM, NEW COMPOSITE BASE AND CROWN MOLDING ON COLUMNS

NEW WINDOWS

PELLA WHITE VINYL GBG WINDOWS OR EQUAL TO MATCH EXISTING

NEW FRONT DOOR, SIDE LIGHTS AND TRANSOM

NEW WOOD HALF LITE FRONT DOOR AND SIDE LIGHTS AND NEW TRANSOM

WINDOW AND DOOR TRIM:

HARDIE 5/4 X 3.5" SMOOTH TRIM , COLOR: WHITE(@ ALL LOCATIONS OF HOME WHERE NEW LAP SIDING INSTALLED)

HIP ROOF :

NEW DIMENSIONAL ASPHALT SHINGLE TO MATCH EXISTING COVE DETAILING

FLAT ROOF :

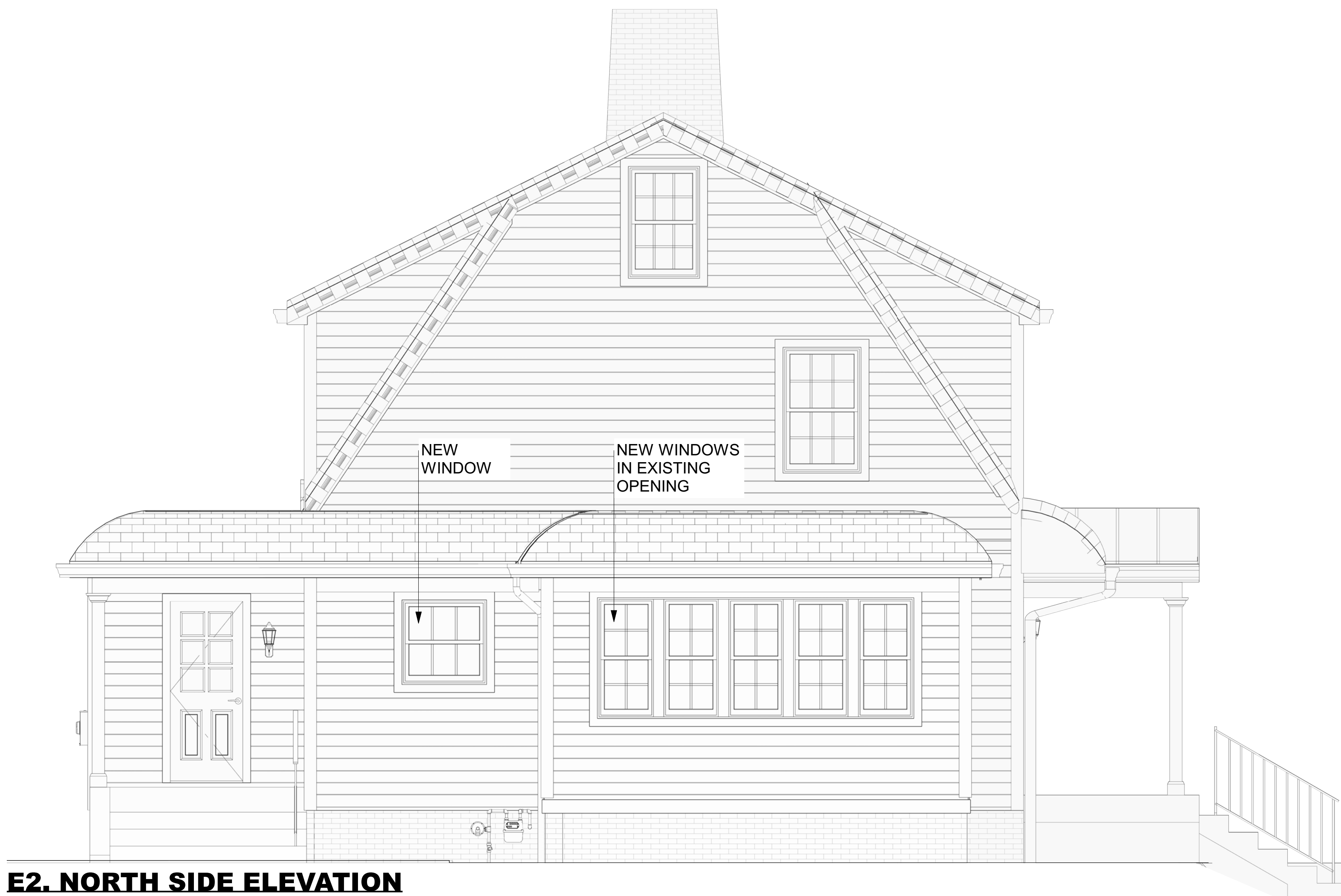
BLACK EPDM

GUTTERS:

6" WHITE OGEE

DOWNSPOUTS:

PAINTED TO MATCH TRIM



E2. NORTH SIDE ELEVATION

SCALE =3/8"= 1'-0"

EXTERIOR FINISH MATERIALS

LAP SIDING:

JAMES HARDIE FIBER CEMENT BOARD SMOOTH LAP SIDING 6" EXPOSURE PAINTED TO MATCH EXISTING

CORNER TRIM:

SMOOTH CEMENT BOARD CORNER TRIM MATCH EXISTING

NEW PORCH ROOF

BLACK STANDING SEAM METAL ROOF

COLUMNS AND BEAM

WHITE BORAL- MITER CORNERS ON NEW COLUMN (EX LOCATION AT PORCH) AND NEW BEAM, NEW COMPOSITE BASE AND CROWN MOLDING ON COLUMNS

NEW WINDOWS

PELLA WHITE VINYL GBG WINDOWS OR EQUAL TO MATCH EXISTING

NEW FRONT DOOR, SIDE LIGHTS AND TRANSOM

NEW WOOD HALF LITE FRONT DOOR AND SIDE LIGHTS AND NEW TRANSOM

WINDOW AND DOOR TRIM:

HARDIE 5/4 X 3.5" SMOOTH TRIM , COLOR: WHITE(@ ALL LOCATIONS OF HOME WHERE NEW LAP SIDING INSTALLED)

HIP ROOF :

NEW DIMENSIONAL ASPHALT SHINGLE TO MATCH EXISTING COVE DETAILING

FLAT ROOF :

BLACK EPDM

GUTTERS:

6" WHITE OGEE

DOWNSPOUTS:

PAINTED TO MATCH TRIM

CONSULTANTS:

MARY AND MICHAEL
HECKLER

246 S DAWSON AVE.
BEXLEY, OH 43209

EXTERIOR ELEVATION

ARB/ BZAP
SUBMISSION 08.13.25

SCALE: AS NOTED

SHEET:

A4

VALERIE HALAS

INTERIOR RENOVATIONS + ADDITIONS

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E3. REAR ELEVATION

SCALE =1/2"= 1'-0"

EXTERIOR FINISH MATERIALS

LAP SIDING:

JAMES HARDIE FIBER CEMENT BOARD SMOOTH LAP SIDING 6" EXPOSURE PAINTED TO MATCH EXISTING

CORNER TRIM:

SMOOTH CEMENT BOARD CORNER TRIM MATCH EXISTING

NEW PORCH ROOF

BLACK STANDING SEAM METAL ROOF

COLUMNS AND BEAM

WHITE BORAL- MITER CORNERS ON NEW COLUMN (EX LOCATION AT PORCH) AND NEW BEAM, NEW COMPOSITE BASE AND CROWN MOLDING ON COLUMNS

NEW WINDOWS

PELLA WHITE VINYL GBG WINDOWS OR EQUAL TO MATCH EXISTING

NEW FRONT DOOR, SIDE LIGHTS AND TRANSOM

NEW WOOD HALF LITE FRONT DOOR AND SIDE LIGHTS AND NEW TRANSOM

WINDOW AND DOOR TRIM:

HARDIE 5/4 X 3.5" SMOOTH TRIM , COLOR: WHITE(@ ALL LOCATIONS OF HOME WHERE NEW LAP SIDING INSTALLED)

HIP ROOF :

NEW DIMENSIONAL ASPHALT SHINGLE TO MATCH EXISTING COVE DETAILING

FLAT ROOF :

BLACK EPDM

GUTTERS:

6" WHITE OGEE

DOWNSPOUTS:

PAINTED TO MATCH TRIM

CONSULTANTS:

**MARY AND MICHAEL
HECKLER**

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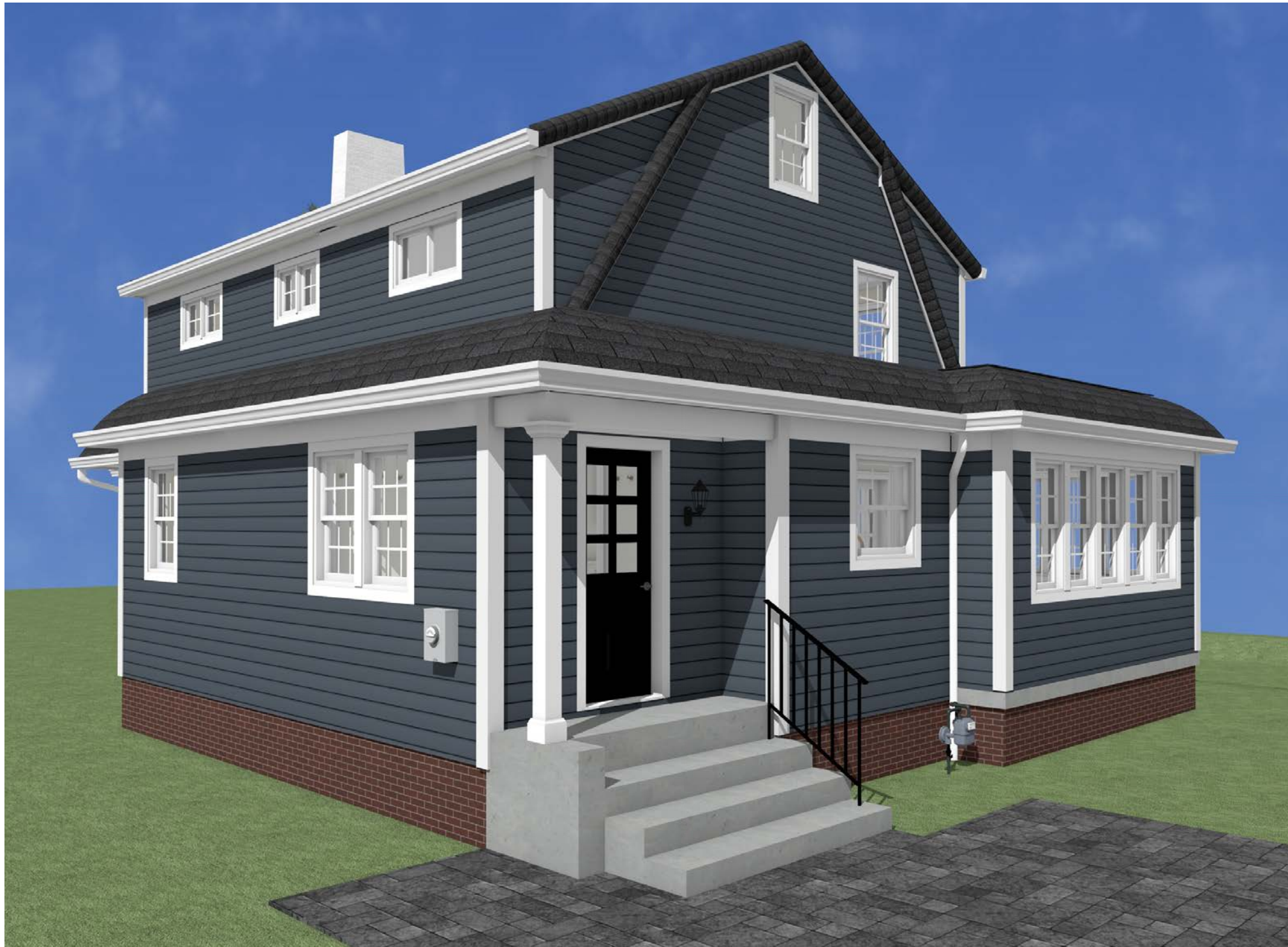
EXTERIOR ELEVATION

ARB/ BZAP
SUBMISSION 08.13.25

SCALE: AS NOTED

SHEET:

A5



CONSULTANTS:

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HECKLER**
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3D VIEWS

ARB/ BZAP
SUBMISSION 08.13.25

SCALE: AS NOTED

SHEET:

A6



CONSULTANTS:

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BEXLEY, OH 43209

FRANKLIN AUDITOR MAP

ARB/ BZAP
SUBMISSION 08.13.25

SCALE: AS NOTED

SHEET: