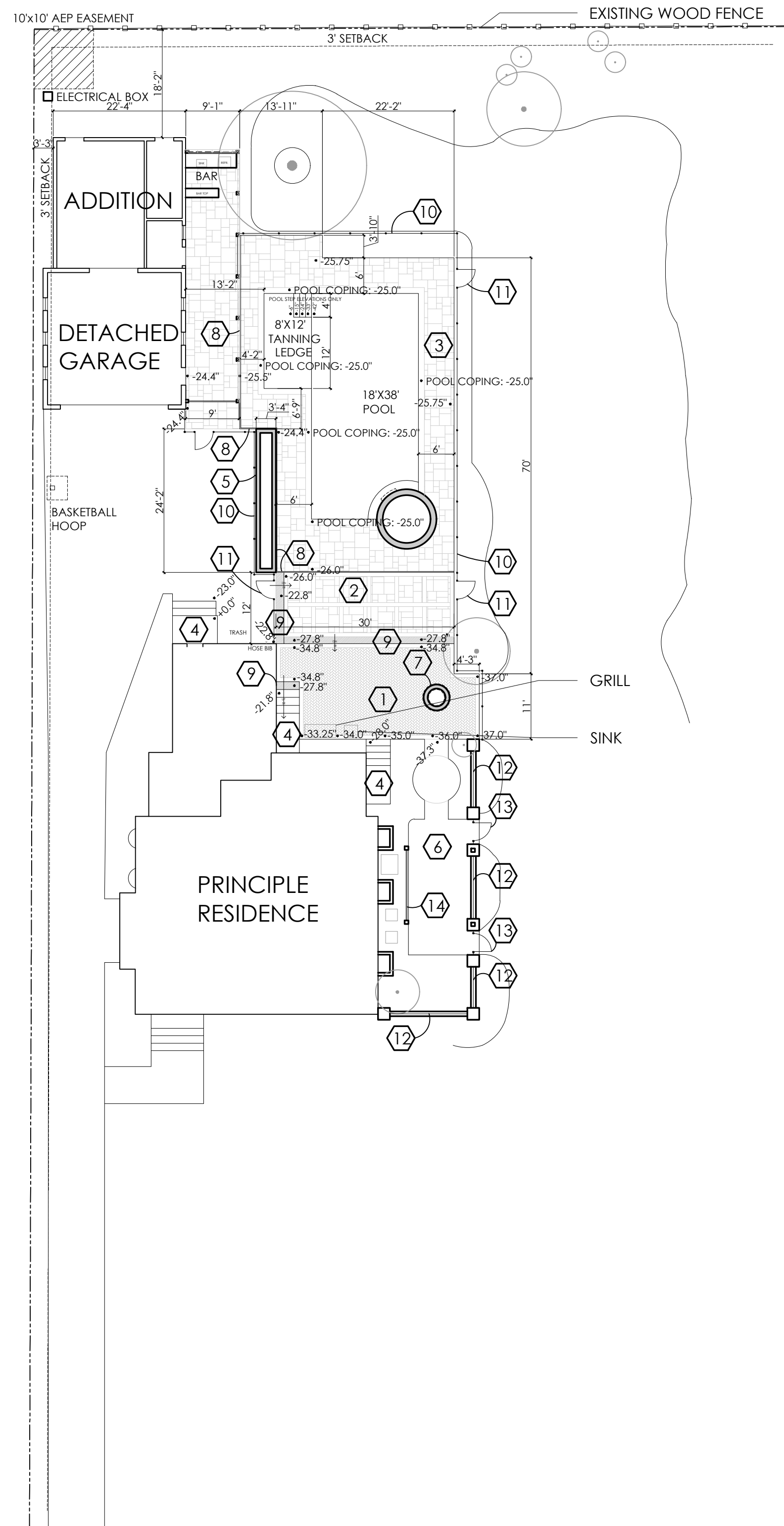


S. PARKVIEW AVE

1 EXISTING SITE PLAN  
SCALE: 1/16" = 1' - 0"



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



## LOT SURFACE COVERAGE

MAXIMUM ALLOWABLE DEVELOPMENT COVERAGE: 50%

MAXIMUM ALLOWABLE BUILDING COVERAGE: 25%

	EXISTING	PROPOSED
PRINCIPLE STRUCTURE	2,108 SF	2,108 SF
DETACHED GARAGE	570 SF	570 SF
GARAGE ADDITION	0 SF	875 SF
DRIVEWAY	4,289 SF	3,141 SF
OLD PATIO	975 SF	951 SF
NEW PATIO	0 SF	1,334 SF
TOTAL	7,942 SF	8,979 SF
LOT AREA	31,935 SF	31,935 SF
% LOT COVERAGE	24.9%	28.1%
BUILDING COVERAGE	2,682 SF	3,553 SF
% BUILDING COVERAGE	8.4%	11.1%

## CONSTRUCTION NOTES:

- 1 BRICK PATIO  
TYPE: REUSE EXISTING PAVERS  
BORDER: SOLDIER COURSE  
PATTERN: HERRINGBONE  
CONSTRUCTION: GRAVEL BASE
- 2 BRICK AND TRAVERTINE PATIO  
TYPE: REUSE EXISTING BRICK FOR BORDER AND CLASSIC TRAVERTINE  
PATTERN: FRENCH  
CONSTRUCTION: GRAVEL BASE
- 3 POOL DECK  
TYPE: TRAVERTINE - CLASSIC  
PATTERN: FRENCH  
CONSTRUCTION: DRY LAID ON CONCRETE BASE
- 4 EXISTING CONCRETE STAIRS
- 5 RAISED PLANTER  
TYPE: 8" LIMESTONE DRYLAID STONE  
HEIGHT: 18" ABOVE GRADE  
COPING: LIMESTONE
- 6 POWER WASH EXISTING BRICK PATIO AND/OR RELAY EXISTING BRICK PATIO
- 7 FIRE PIT - GAS
- 8 2" METAL SLOT POOL DRAIN
- 9 LIMESTONE TREAD
- 10 48" TALL BLACK ALUMINUM 2-RAIL POOL FENCE
- 11 36" WIDE SELF-CLOSING POOL GATE
- 12 BLACK WROUGHT IRON FENCE ON TOP OF EXISTING WALL TO MEET POOL CODE HEIGHT REQUIREMENTS
- 13 BLACK WROUGHT SELF-CLOSING GATE
- 14 WOOD LATTICE ATTACHED TO EXISTING PERGOLA

# spruce

271 S. CASSINGHAM RD.  
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SETS & REVISIONS:	DATE:
DESIGN REVIEW	7-29-20
DESIGN REVISION	7-30-20
DESIGN REVISION	8-10-20
CITY OF BEXLEY	8-13-20

## SPARKS | HOBBS RESIDENCE

280 S. PARKVIEW AVE

BEXLEY, OH 43209

PROJECT NO: XXXX

## EXISTING SITE AND HARDSCAPE PLAN

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