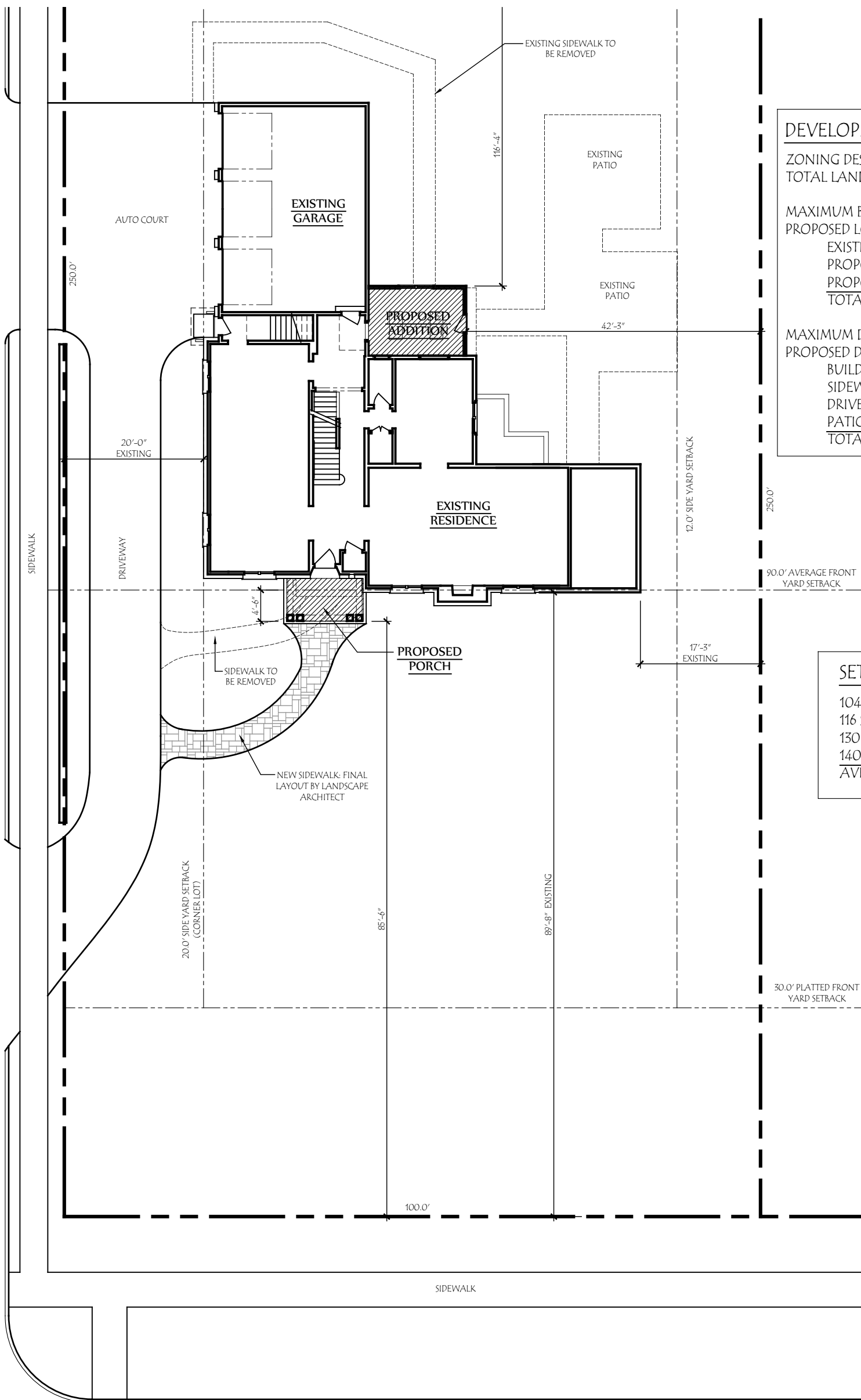


ADDITION & RENOVATION FOR: THE SPANGLER RESIDENCE

104 SOUTH COLUMBIA AVE
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

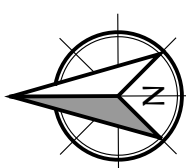
ZONING DESIGNATION = R-3
TOTAL LAND AREA = 25,000 SF

MAXIMUM BUILDING COVER 25% = 6250 SF
PROPOSED LOT COVER:
EXISTING HOUSE + GARAGE = 2528 SF
PROPOSED MUDROOM = 140 SF
PROPOSED PORCH = 68 SF
TOTAL BUILDING COVER 11% = 2736 SF

MAXIMUM DEVELOP. COVER 50% = 12,500 SF
PROPOSED DEVELOP. COVER:
BUILDING COVER = 2736 SF
SIDEWALKS = 154 SF
DRIVEWAY = 1592 SF
PATIO = 718 SF
TOTAL 20.8% = 5200 SF

SETBACK INFORMATION

104 SOUTH COLUMBIA = 89'-7"
116 SOUTH COLUMBIA = 86'-2"
130 SOUTH COLUMBIA = 94'-6"
140 SOUTH COLUMBIA = 90'-0"
AVERAGE SETBACK = 90'-0"



Site Plan

SCALE: 1" = 16'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523