

DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-3.
 AREA OF LOT = 29,185 S.F.

BUILDING COVERAGE CALCULATIONS:

ALLOWABLE BLDG. COVER (25%) = 7,296 S.F.
 AREA OF EXISTING HOUSE = 5,621 S.F.
 AREA OF POOL HOUSE = 448 S.F.
 AREA OF EXISTING POOL = 834 S.F.
 TOTAL BUILDING AREA = 6,903 S.F.
 PERCENTAGE OF COVER. = 23.7 %

DEVELOPMENT COVERAGE CALCULATIONS:

ALLOWABLE TOTAL DEV. (50%) = 14,592 S.F.
 AREA OF BUILDINGS = 5,621 S.F.
 AREA EXIST. DRIVEWAY+WALK = 5,541 S.F.
 AREA OF PROPOSED DEV.= 728 S.F.
 TOTAL DEVELOPMENT = 11,890 S.F.
 PERCENTAGE OF DEV. = 40.7%.

F5

F5 DESIGN/ARCHITECTURE INC.
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 TEL (614) 224-4946

PROJECT NAME:

THE GROSSMAN
 RESIDENCE -
 POOLHOUSE ADDITION

50 N. DREXEL AVE.
 BEXLEY, OH 43209

DESIGN REVIEW

SEAL/SIGNATURE

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 20

Builder

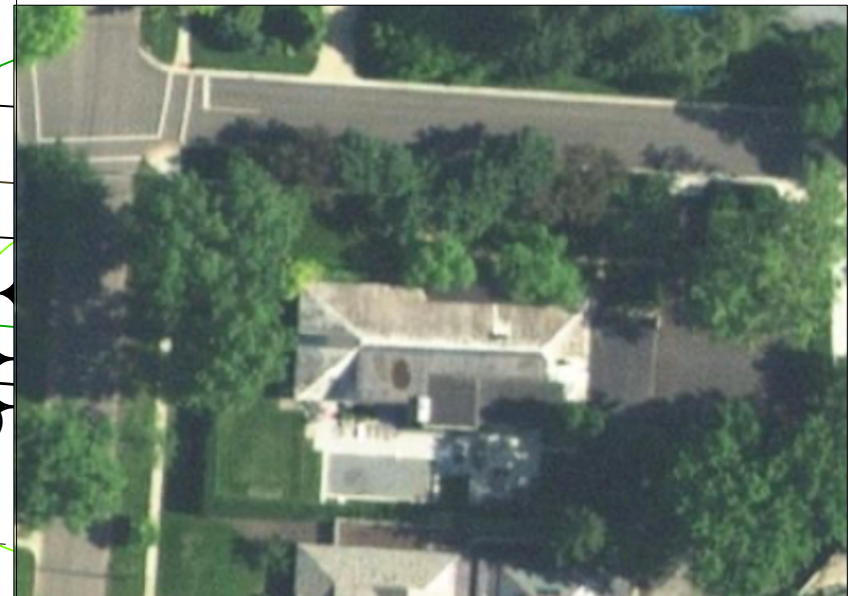
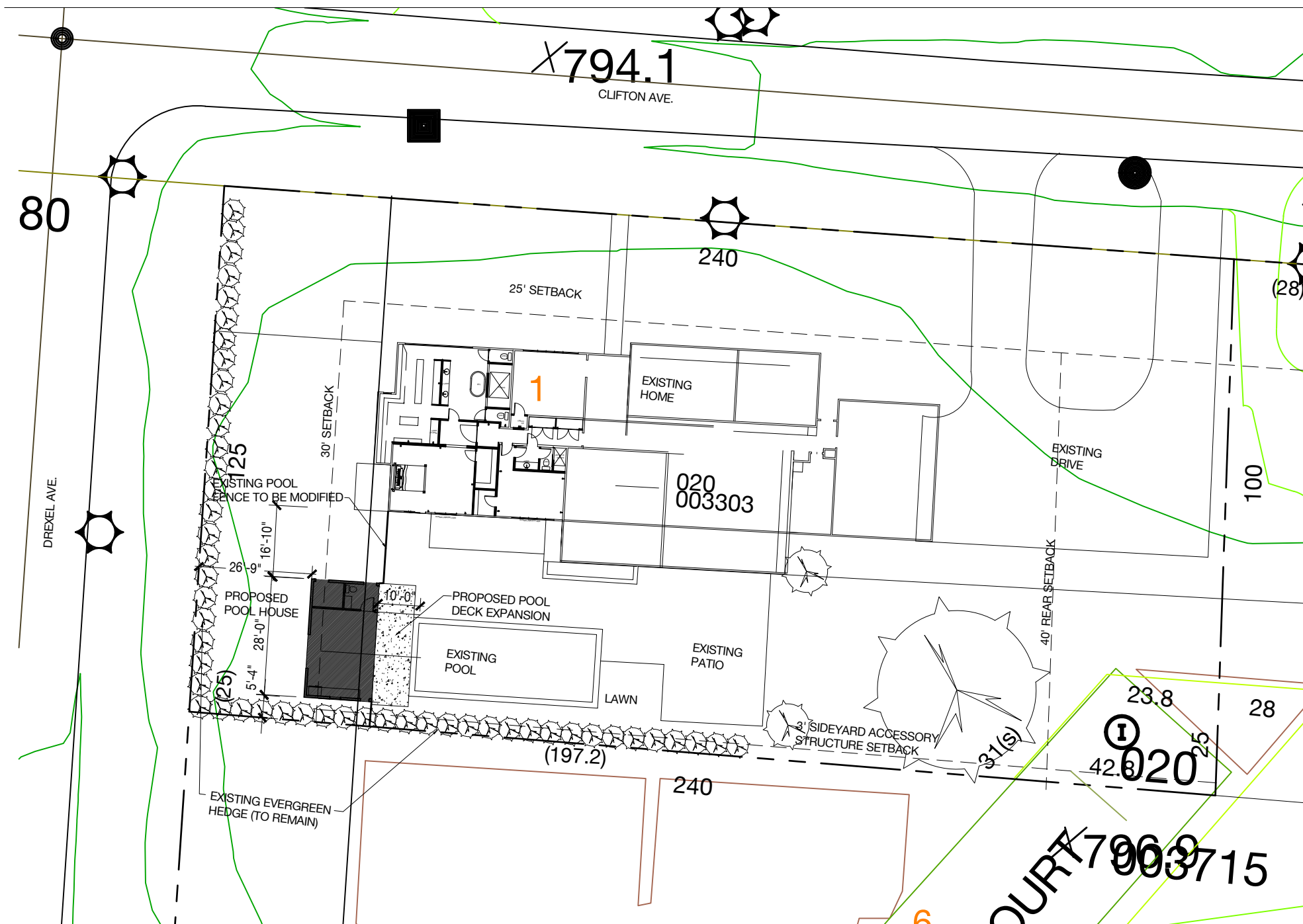
SCALE: AS NOTED

PROJECT NO. 12028

SITE PLAN

JANUARY 20, 2021

L100



2 AERIAL PHOTO OF SITE
 NOT TO SCALE

2 SITE PLAN
 SCALE: 1/30" = 1'-0"



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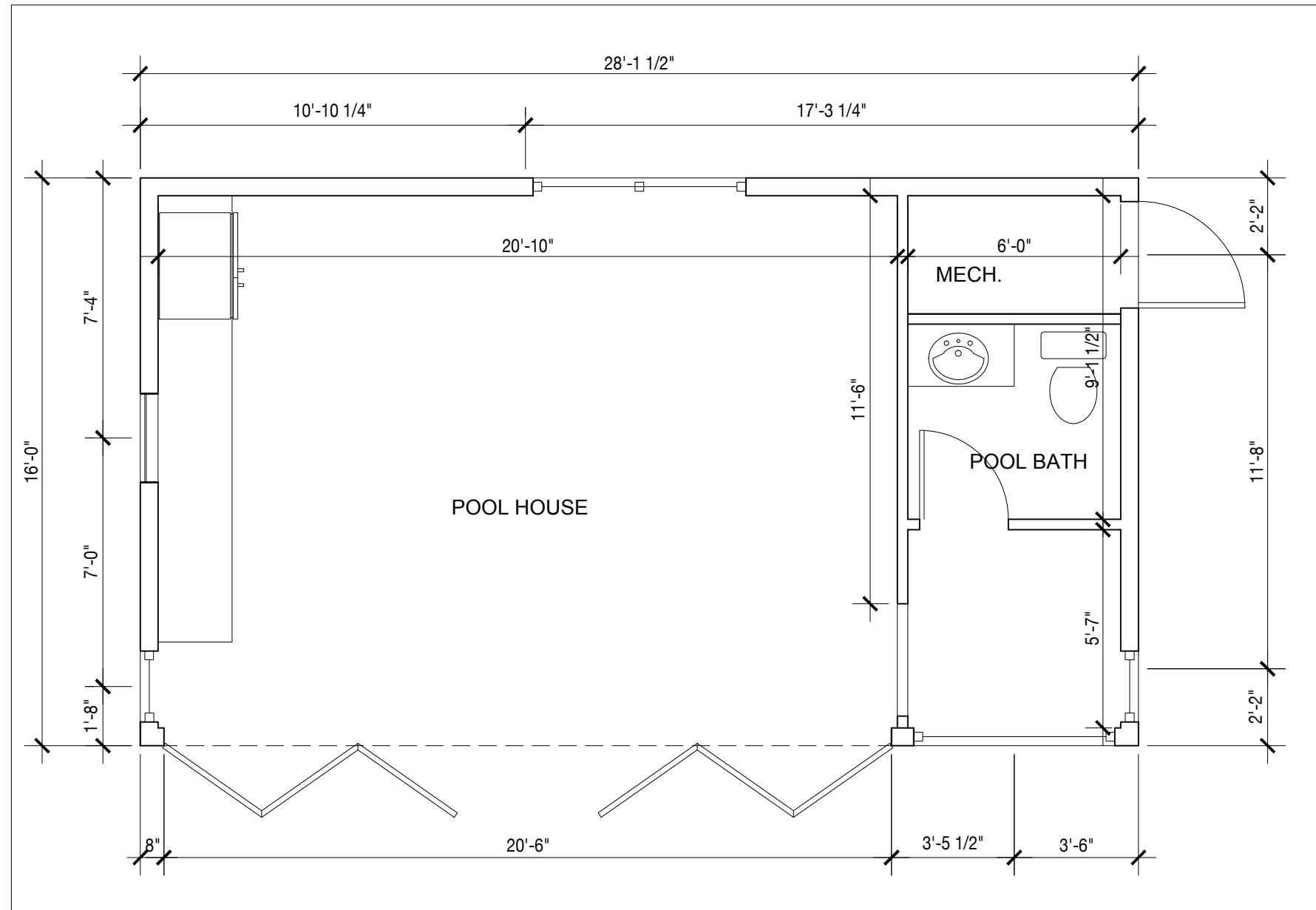
SCALE: 1/4" = 1'-0"

PROJECT NO. 12028

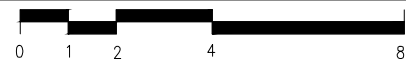
FLOOR PLAN

JANUARY 20, 2021

A100



1 GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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Builder

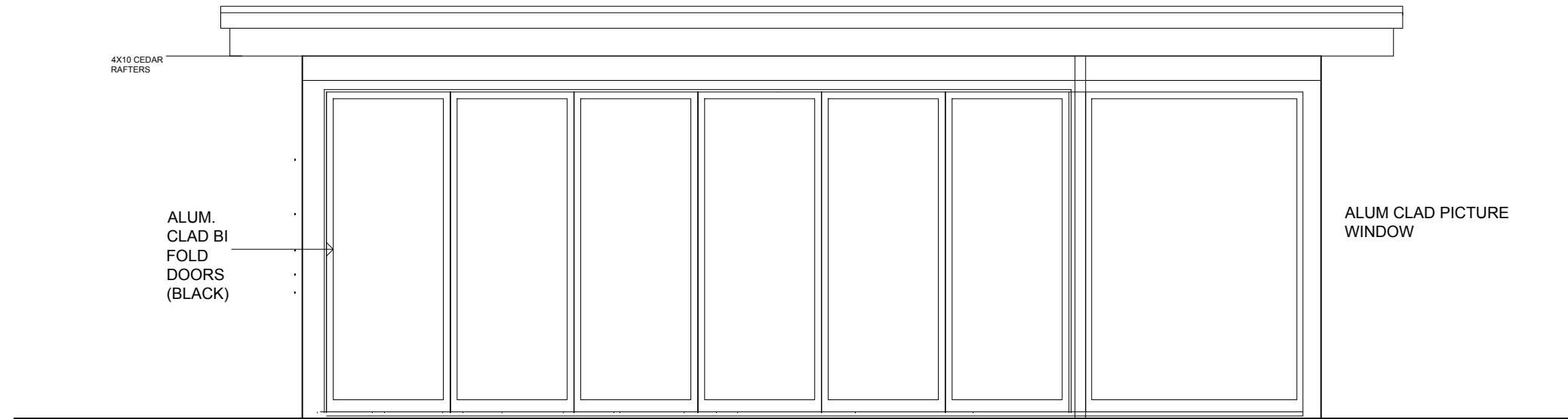
SCALE: 1/4"=1'-0"

PROJECT NO. 12028

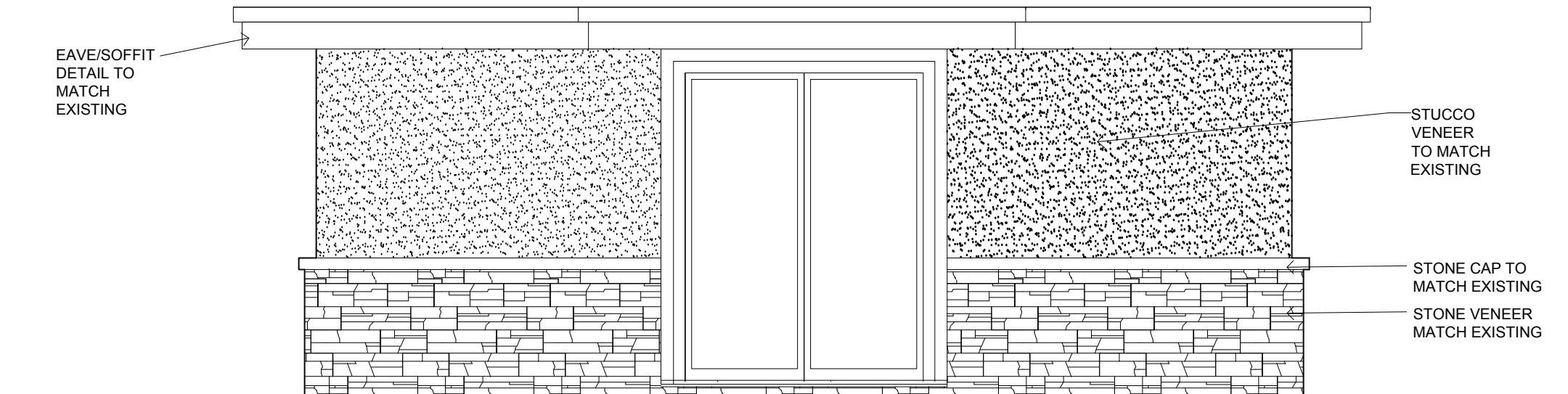
ELEVATIONS

JANUARY 20, 2021

A200



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4 8



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4 8

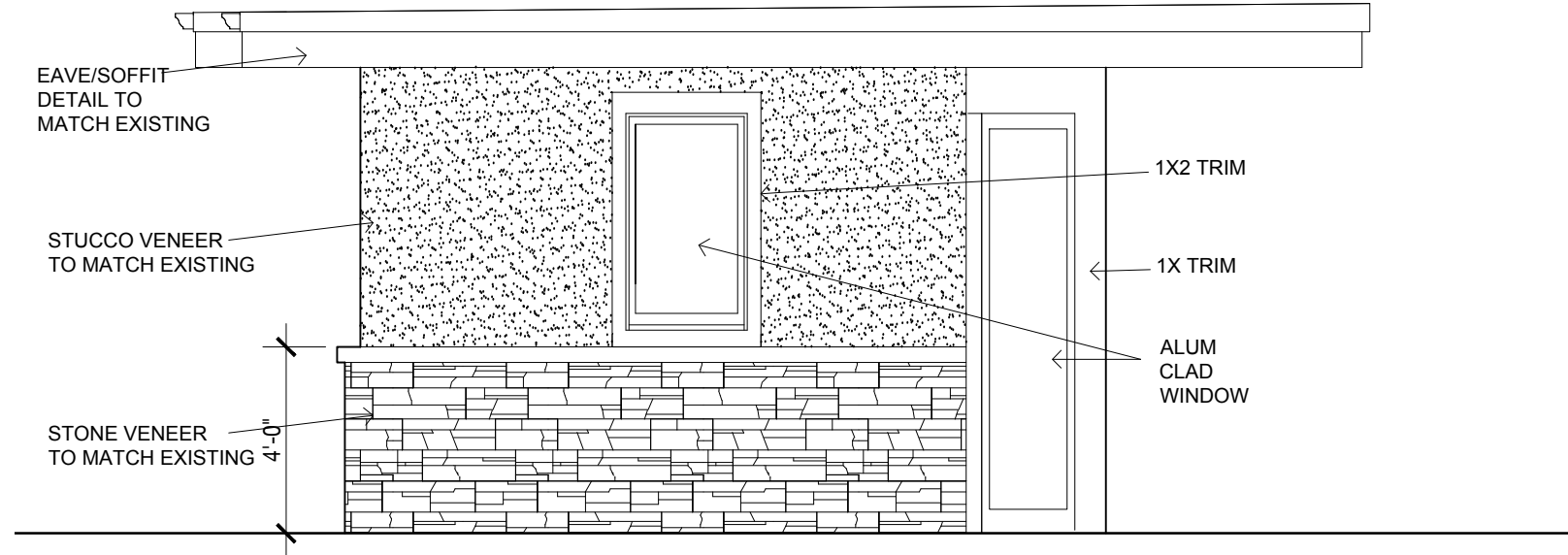
PROJECT NAME:

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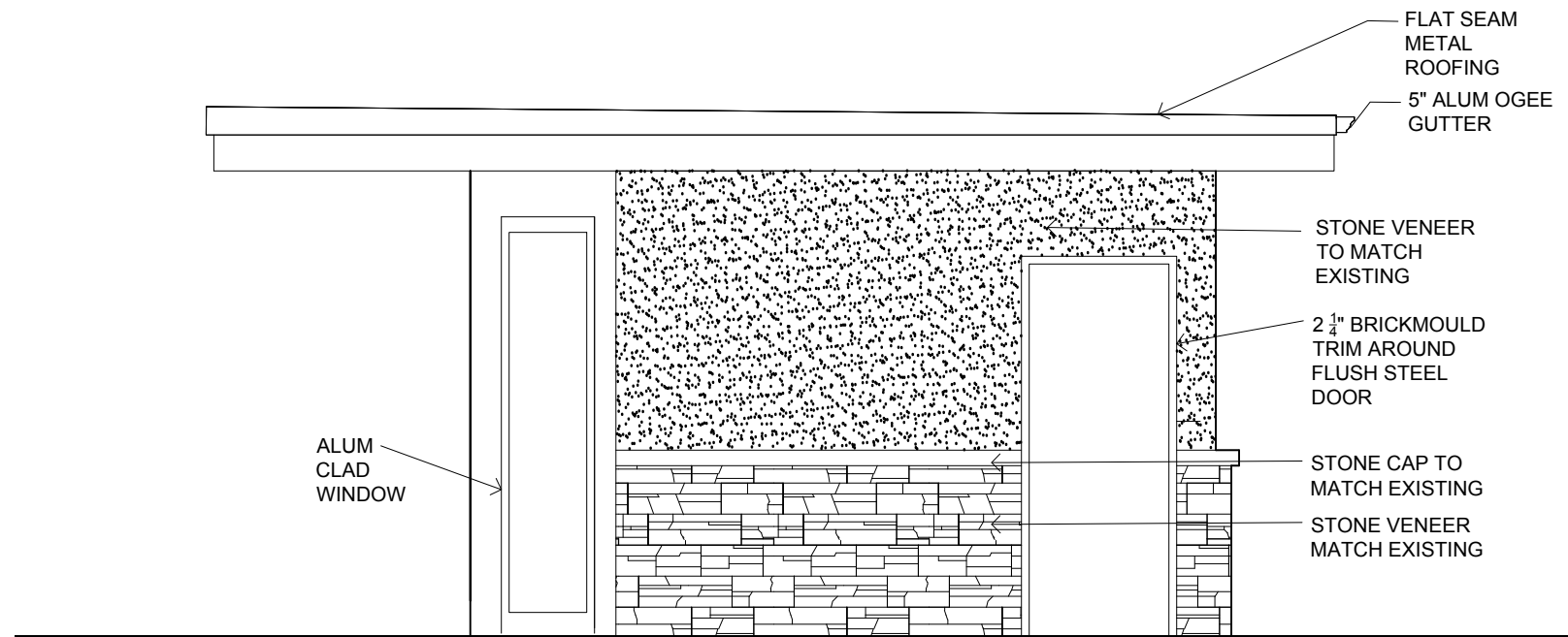
50 N. DREXEL AVE.
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DESIGN REVIEW

SEAL/SIGNATURE



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8

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Builder

SCALE: 1/4" = 1'-0"

PROJECT NO. 12028

ELEVATIONS

JANUARY 20, 2021

A201

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Builder

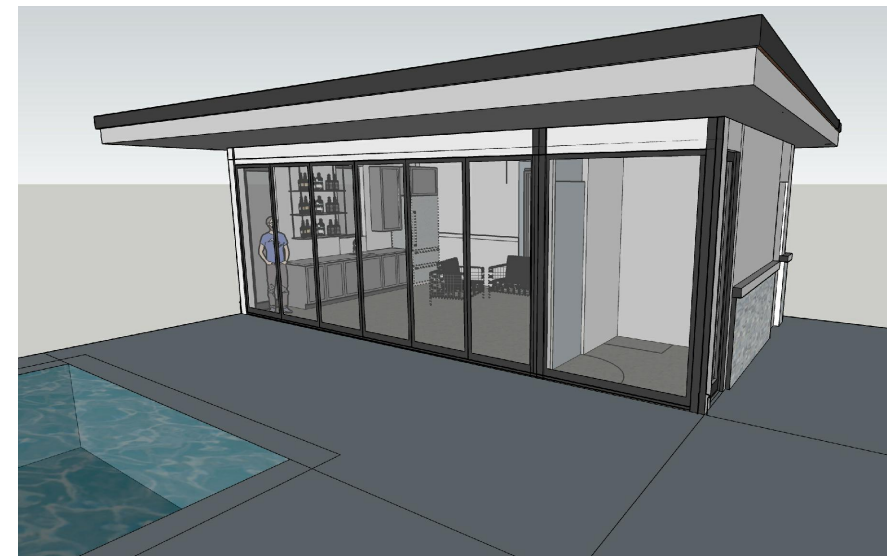
SCALE: 1/4"=1'-0"

PROJECT NO. 12028

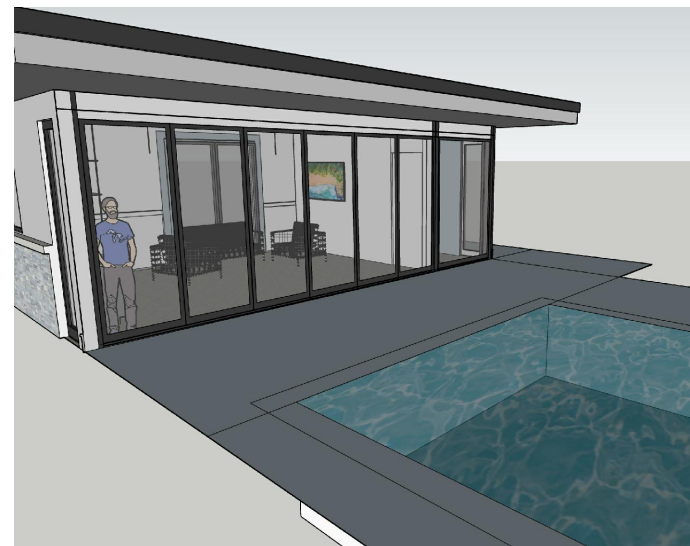
ELEVATIONS

JANUARY 20, 2021

A202



1 3D VIEW FROM NORTH EAST
NOT TO SCALE



2 3D VIEW FROM SOUTH EAST
NOT TO SCALE



3 3D VIEW FROM WEST
NOT TO SCALE



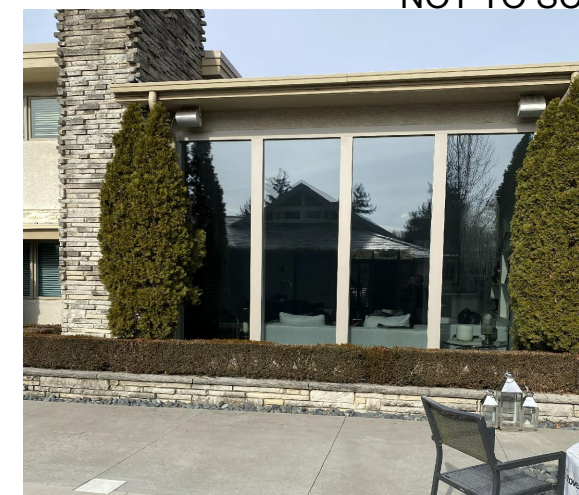
4 VIEW OF POOL HOUSE LOCATION
NOT TO SCALE



5 VIEW FROM NORTH
NOT TO SCALE



6 VIEW OF EXISTING POOL
NOT TO SCALE



7 VIEW OF EXISING REAR BAY
NOT TO SCALE

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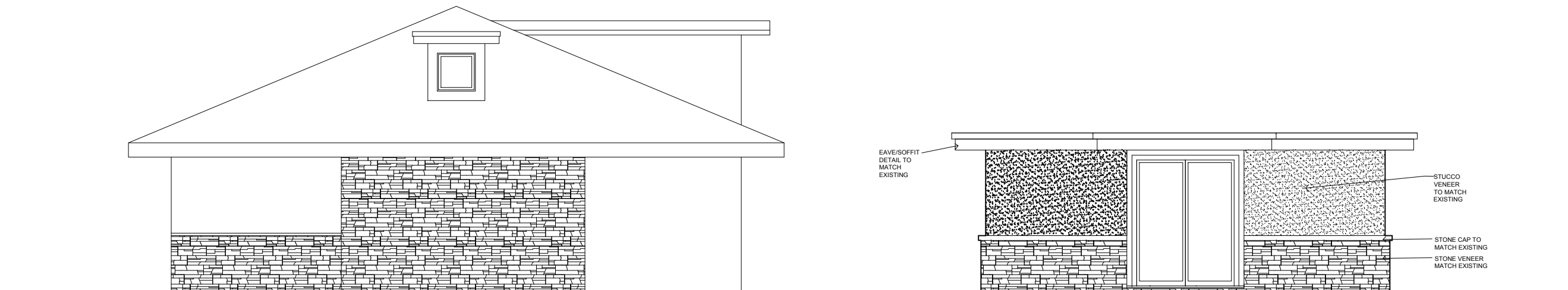
SCALE: 1/8" = 1'-0"

PROJECT NO. 12028

ELEVATIONS

JANUARY 20, 2021

A203



1

CONTEXTUAL WEST ELEVATION



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