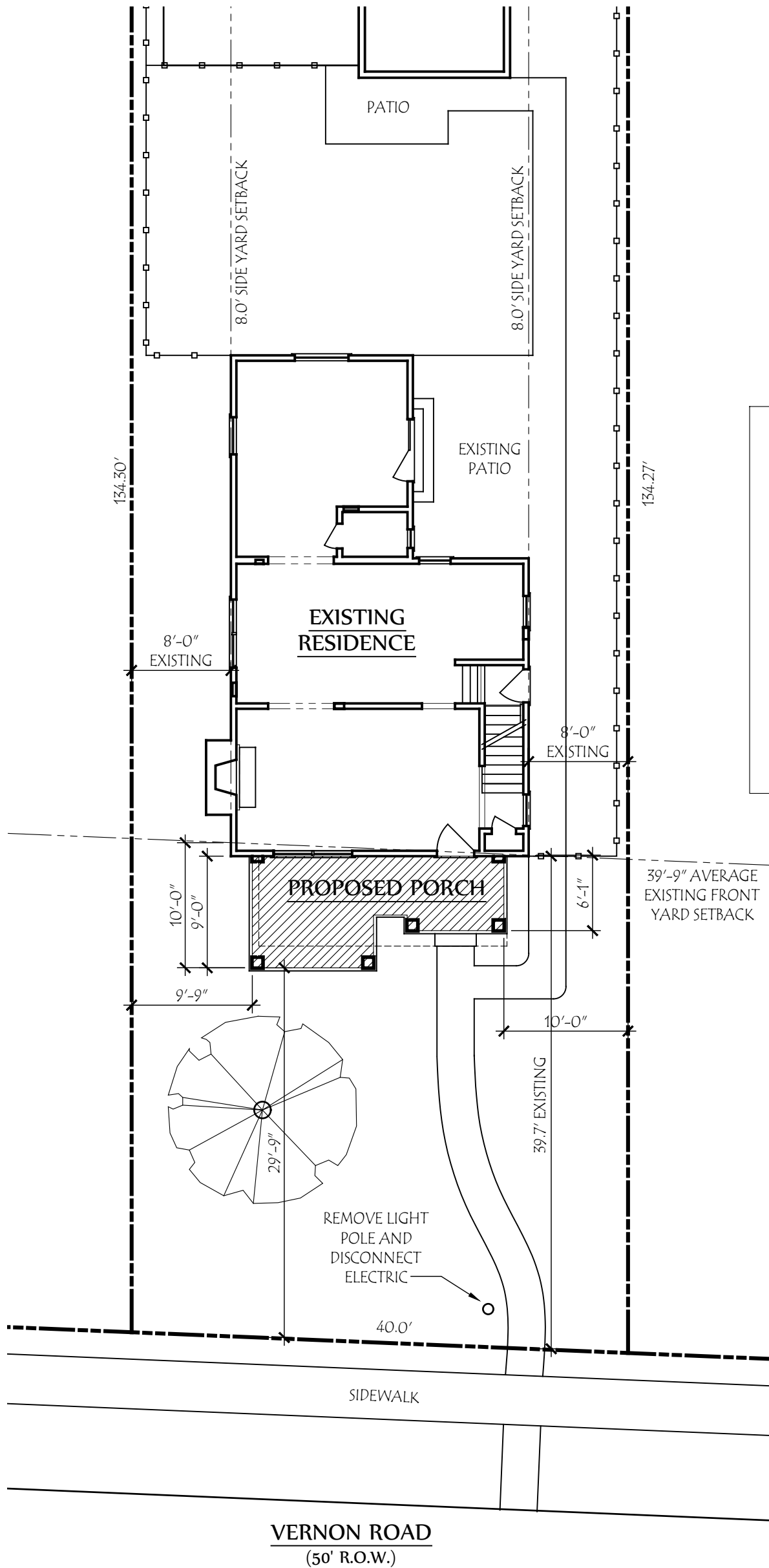


ADDITION & RENOVATION FOR: KIM ROHRS & KC DUNSTAN

946 VERNON ROAD
BEXLEY, OHIO 43209



FRONT YARD SETBACKS

930 VERNON	= 39'-9"
936 VERNON	= 40'-0"
942 VERNON	= 39'-8"
946 VERNON	= 39'-6"
950 VERNON	= 39'-6"
956 VERNON	= 40'-3"

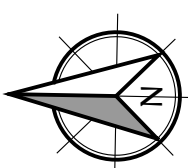
AVERAGE EXISTING
FRONT YARD SETBACK = 39'-9"

DEVELOPMENT INFORMATION

ZONING DESIGNATION = R6
TOTAL LAND AREA = 5372 SF

MAXIMUM BUILDING COVER 35% = 1880 SF
PROPOSED LOT COVER:
EXISTING HOUSE = 815 SF
PROPOSED PORCH = 147 SF
EXISTING GARAGE = 250 SF
TOTAL BUILDING COVER 22.5% = 1212 SF

MAXIMUM DEVELOP. COVER 60% = 3,223 SF
PROPOSED DEVELOP. COVER:
BUILDING COVER = 1212 SF
SIDEWALKS = 303 SF
DRIVEWAY = 643 SF
PATIO = 257 SF
TOTAL DEVELOP. COVER 44.9% = 2415 SF



Site Plan

SCALE: 1" = 10'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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