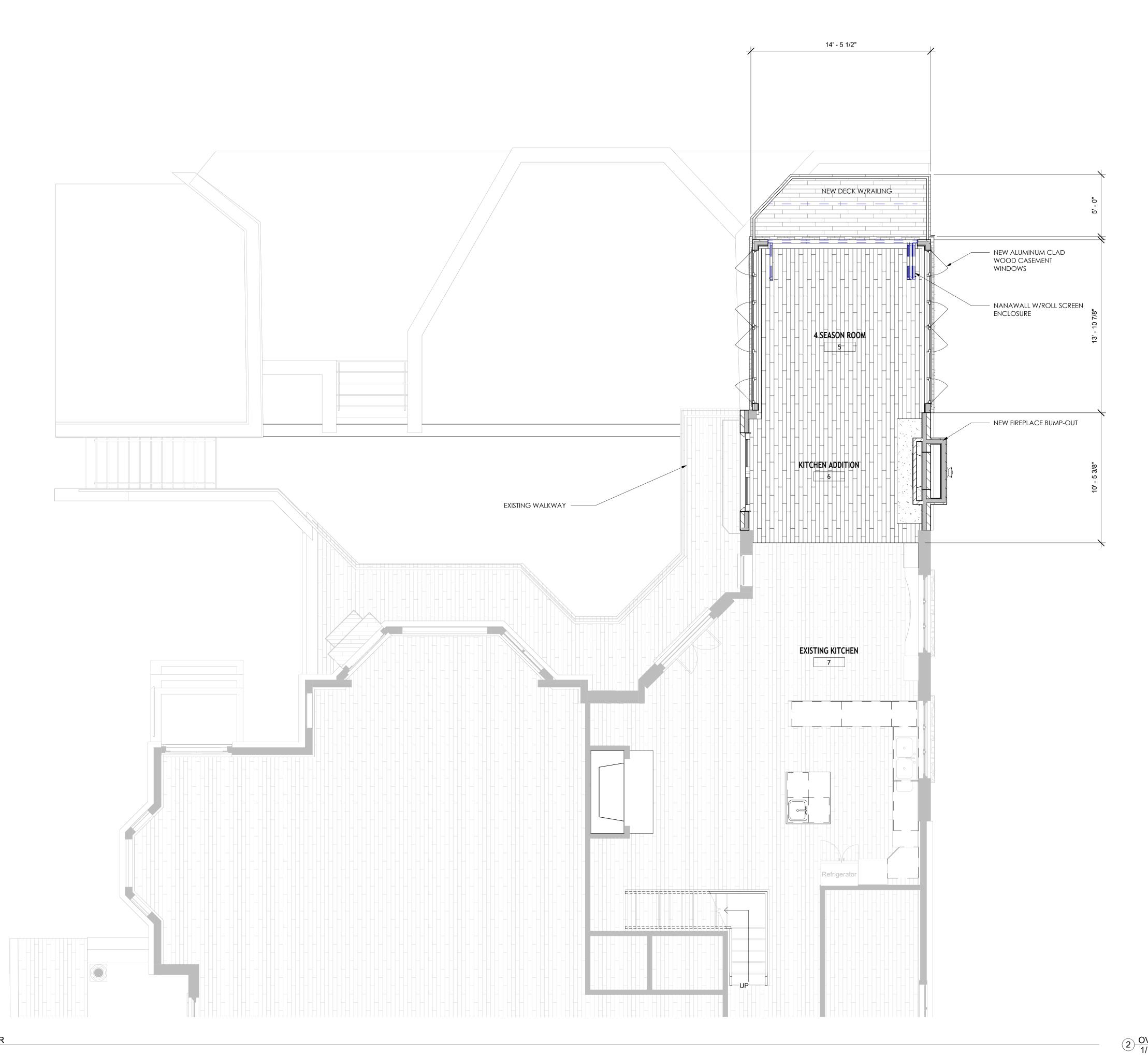
15897 Sylvan Road Chagrin Falls OH 44022 440.715.5941 mross@mrossarch.com AS NOTED ADDITION &

Refrice table

DATE

2 OVERALL 1ST FLOOR PLAN
1/16" = 1'-0"



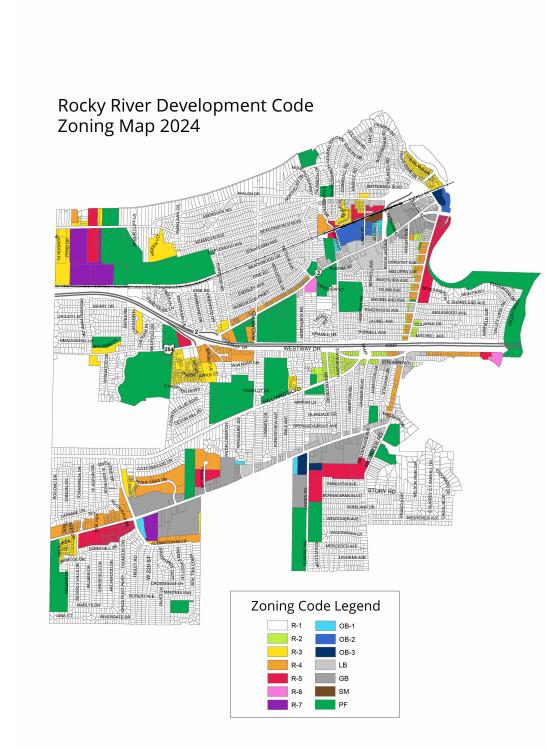
1 FIRST FLOOR 1/4" = 1'-0"

FIRST FLOOR PLAN

A-1.1

B7A SUBMISSION

PROJECT INFORMATION



Schedule 1153.07

Minimum Setback Requirements

Residential District

Single-Family

Two-Family Residential District (1) Side Setback (a)

A. Minimum of any one side 8 feet B. Total side setback

(2) Rear Setback (b)

(a) For lots of less than sixty (60) feet in width, each side setback shall be not less than one-eighth (1/8) of the width of the lot, but not less than five (5) feet, whichever is greater.

(b) The required rear setback, when the parcel is adjacent to Lake Erie, shall be determined by averaging the rear setbacks of the nearest dwellings on either side of the lot, but shall not be less than 25 feet. For the purposes of this Section only, the "property line" along Lake Erie shall be the point where the natural shoreline intersects the ordinary high water elevation as determined by the Ohio Department of Natural Resources, Division of Geological Survey.

1270.07 SIDE YARDS.

(a) Every building erected in a U-1 District shall have a side yard along each lot line other than a street line or rear line. Each single-family dwelling and each multiple-family dwelling shall be deemed a separate building and shall have side yards as above prescribed. The least dimension of the side yards in a U-1 District shall not be less than ten feet plus one-half the height of the building. For the purpose of this measurement, the height of the building shall be taken on the wall nearest the side line, measuring from the natural grade to the highest point of the coping of the wall for flat roofs, to the deck line for mansard roofs, and to the mean height between eaves and ridge for gable, gambrel or hip roofs.

SIDE YARD SETBACK = 8'

1270.08 REAR YARDS.

(a) In a U-1 District, and on lots in U-4 Districts, the rear line of which adjoins a U-1 or U-2 District or on which a multiple-family dwelling is erected, every main and accessory building erected shall have a rear yard extending the full width of the lot. The least dimension of such rear yard for the main building shall be at least the sum of twenty percent of the depth of the lot plus one-half the height of the building. The least dimension of such rear yard for an accessory building shall **be fifteen feet**, except that the rear yard setback for an accessory building that has a wall greater than twenty-five feet in length facing an adjoining property, shall be increased by an additional one foot for every three feet of accessory building wall length greater than twenty-five feet. No accessory building shall be erected closer to any street line than the main building.

1270.09 REQUIRED HOUSE SIZES.

(a) Purpose and Intent. House size regulations are established to insure longterm compatibility within neighborhoods, preserve and protect residential property values, balance the size and bulk of housing with available lot area, avoid over building of residential lots, and provide appropriate housing opportunities within the City.

(b) Minimum Livable Area. Each single-family dwelling shall have a minimum livable floor area as set forth herein: (1) Single-family dwellings having only one story with a basement shall have

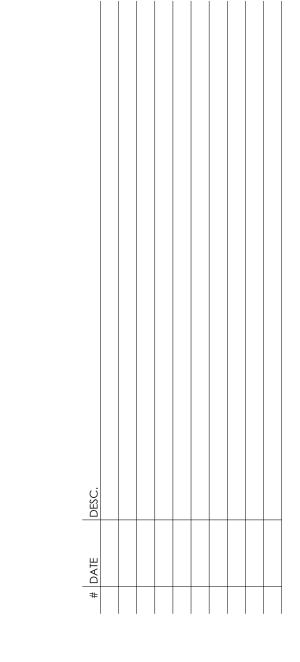
a minimum livable area of 2,000 square feet, exclusive of porches, garages and breezeways, and shall have a basement area of not less than 500 square feet. (2) Single-family dwellings having only one story and no basement shall have a minimum livable area of 2,000 square feet, exclusive of porches, garages and breezeways, which will include a utility room with a minimum area of 100 square feet.

(3) Single-family dwellings having one and one-half or two stories shall have a minimum livable area of 2,000 square feet, exclusive of porches, garages and breezeways, and shall have a basement area of not less than 500 square feet or a utility room with a minimum area of 100 square feet. The livable area on the first floor shall be not less than 1,000 square feet.

(c) Maximum Garage Floor Area. No garage, whether attached to a single family dwelling or as a detached accessory structure, shall exceed a maximum floor area of 1,000 square feet or fifty percent (50%) of the gross floor area of the dwelling, whichever is the lesser.

Matt Ross | Architecture

17' - 4 7/8" EXISTING RETAINING WALLS 14' - 5 1/2" NEW DECK & RAILING RAILING OVER BOTH ADDITIONS FOUR SEASON ROOM ADDITION KITCHEN ADDITION AT EXISTING ENCLOSED PORCH (PORCH TO BE DEMOLISHED) FROM CORNER OF REAR MOST NEIGHBORS STRUCTURE FROM CORNER OF REAR MOST NEIGHBORS STRUCTURE **EXISTING HOUSE** EXISTING WALKWAYS



3 SITE PLAN - BOUNDARIES & SETBACKS 1/16" = 1'-0"

SITE PLANS

