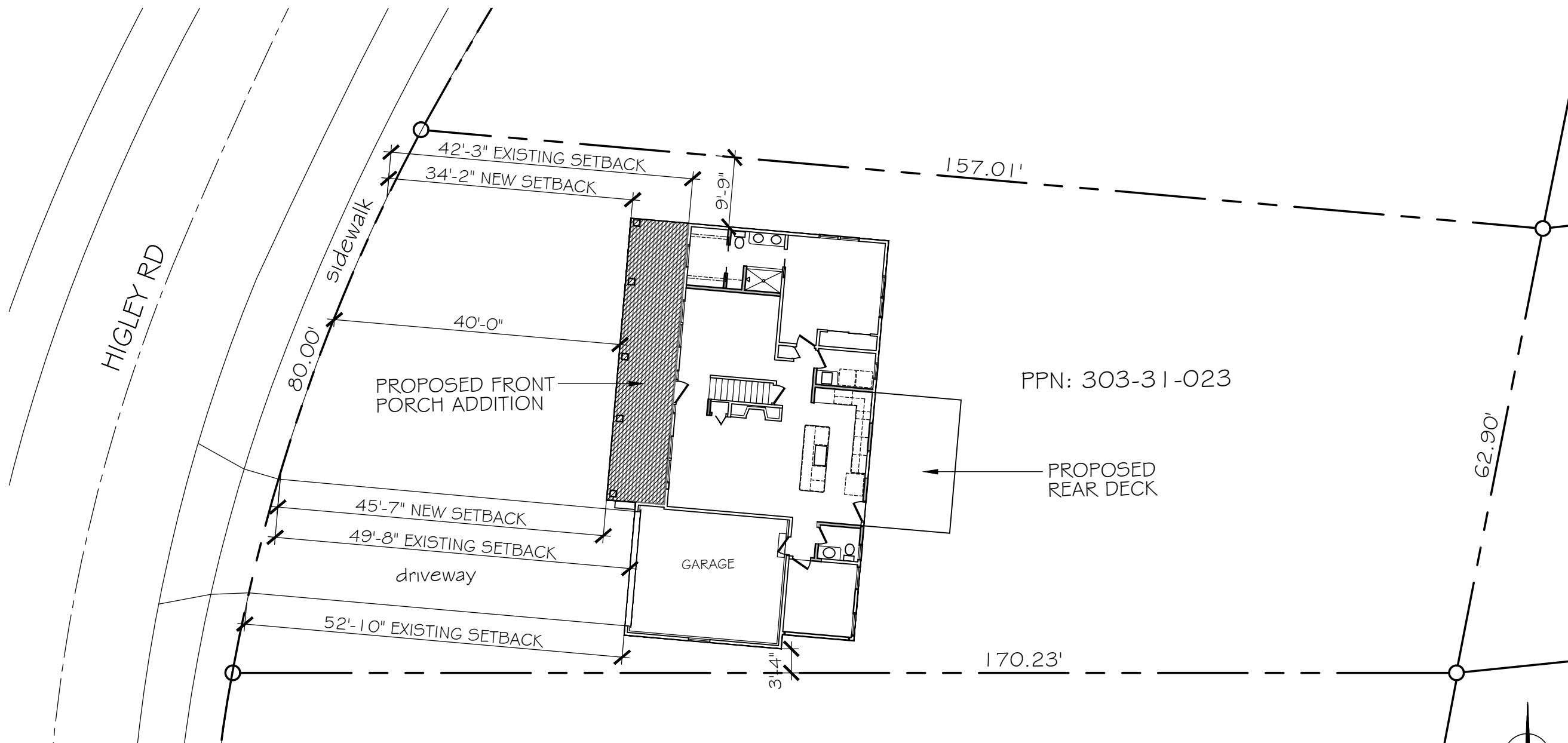




LOT SIZE: 11,247sf
EXISTING BUILDING FOOTPRINT: 1,679sf
SIZE OF NEW FRONT PORCH: 319sf
NEW BUILDING FOOTPRINT: 1,998sf
PERCENTAGE OF LOT COVERAGE: 27.8%

VARIANCE REQUEST

REQUIRED FRONT YARD SETBACK: 40 feet
REQUESTED VARIANCE: 1" - 5'-10" over 30% of front yard building setback

SITE PLAN

SCALE: $\frac{1}{16}$ " = 1'-0"



SITE PLAN

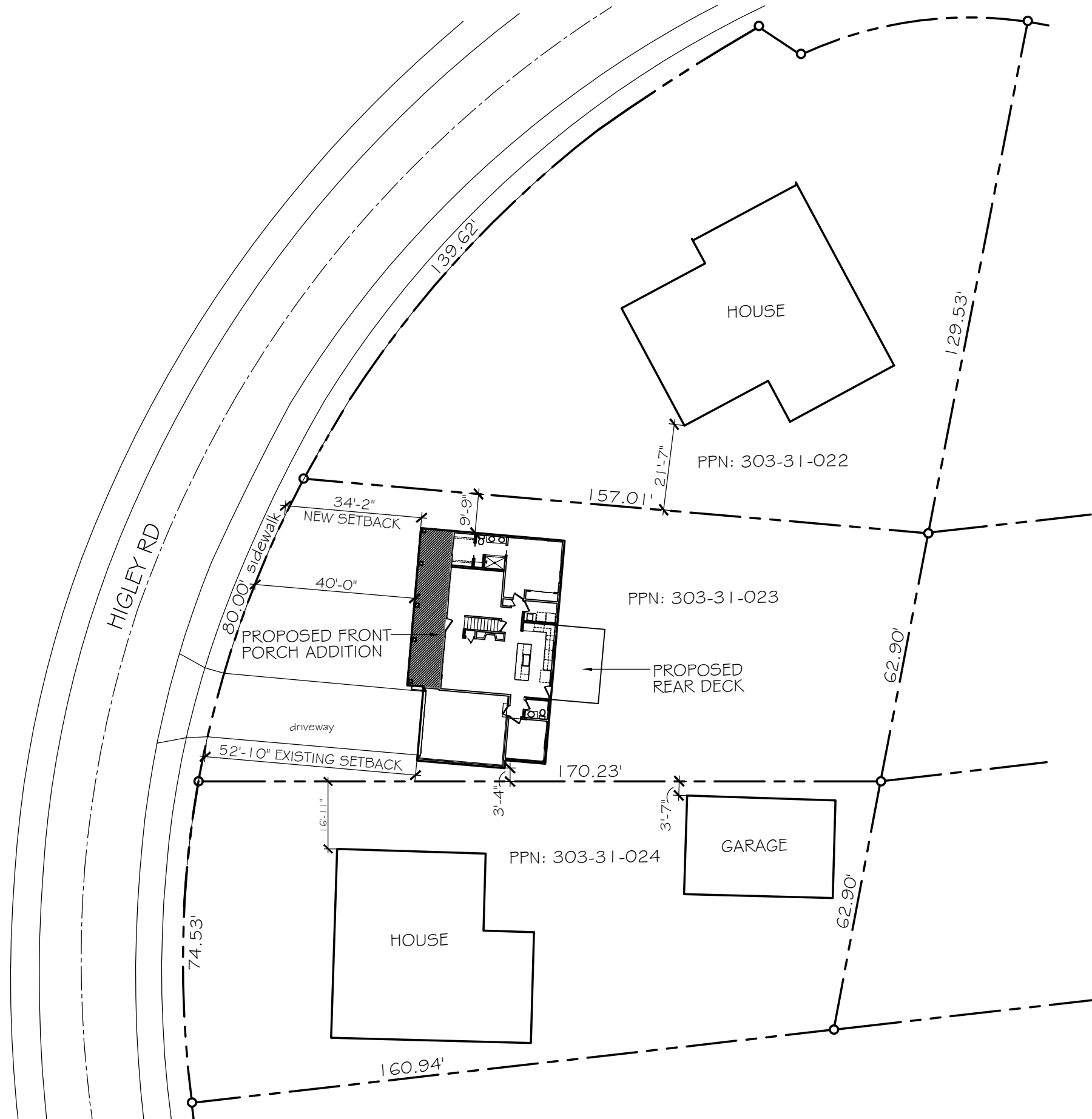
Martini Productions
3315 Higley Road
Rocky River, Ohio 44116

John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, Ohio 44140
email: jfaile.arch@gmail.com

JOHN FAILE ARCHITECTURAL CONSULTING, LLC

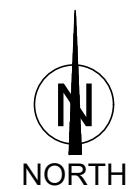
DATE: 03-18-2024

SP-1



AREA SITE PLAN

SCALE: 1" = 30'-0"



AREA SITE PLAN

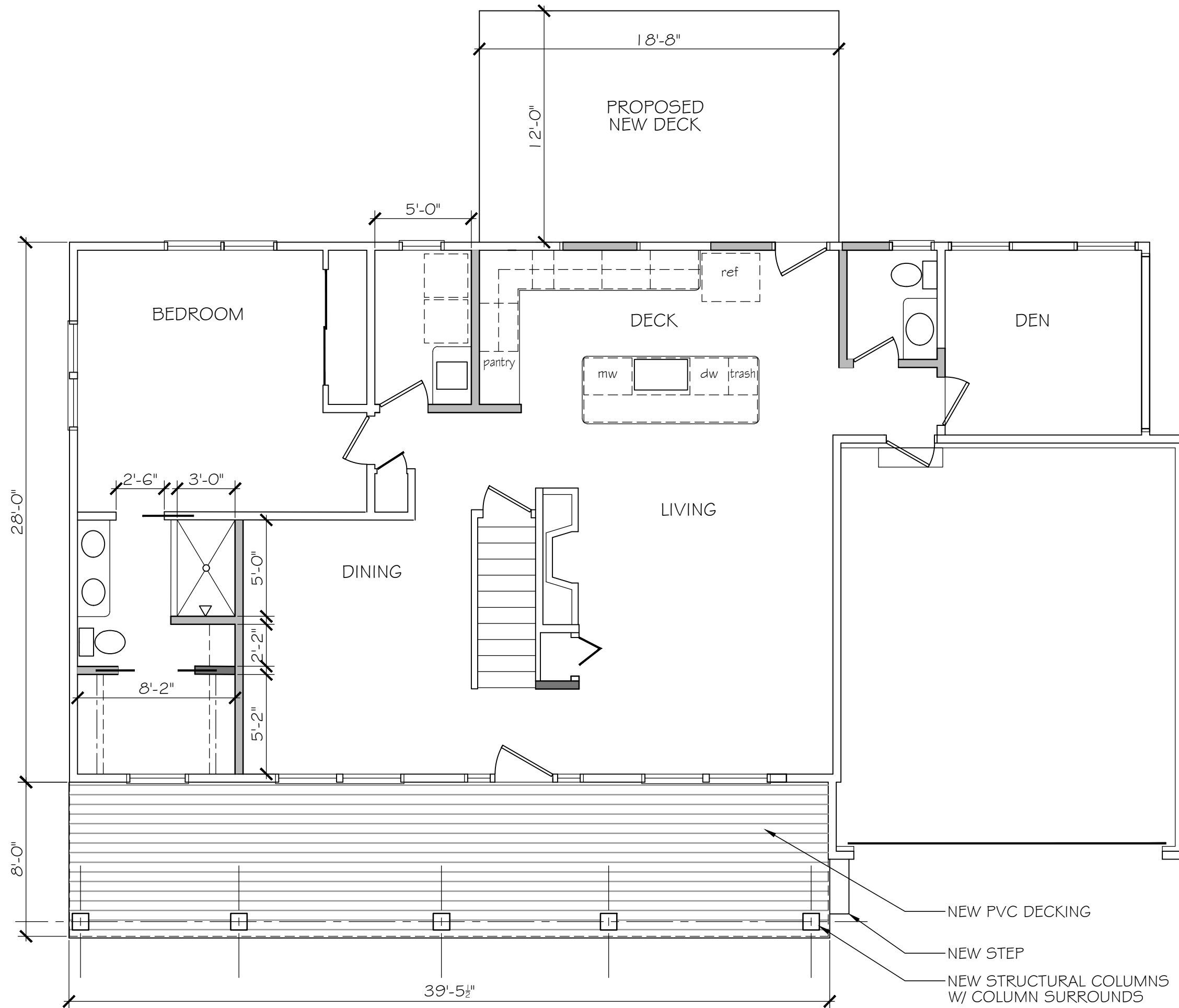
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DATE: 03-18-2024

SP-2

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FIRST FLOOR PLAN

SCALE: $\frac{3}{16}" = 1'-0"$



NORTH

NEW PVC DECKING

NEW STEP

NEW STRUCTURAL COLUMNS
W/ COLUMN SURROUNDS

FIRST FLOOR PLAN

Martini Productions

3315 Higley Road
Rocky River, Ohio 44116

John Faile Architectural Consulting, LLC

31413 Drake Drive

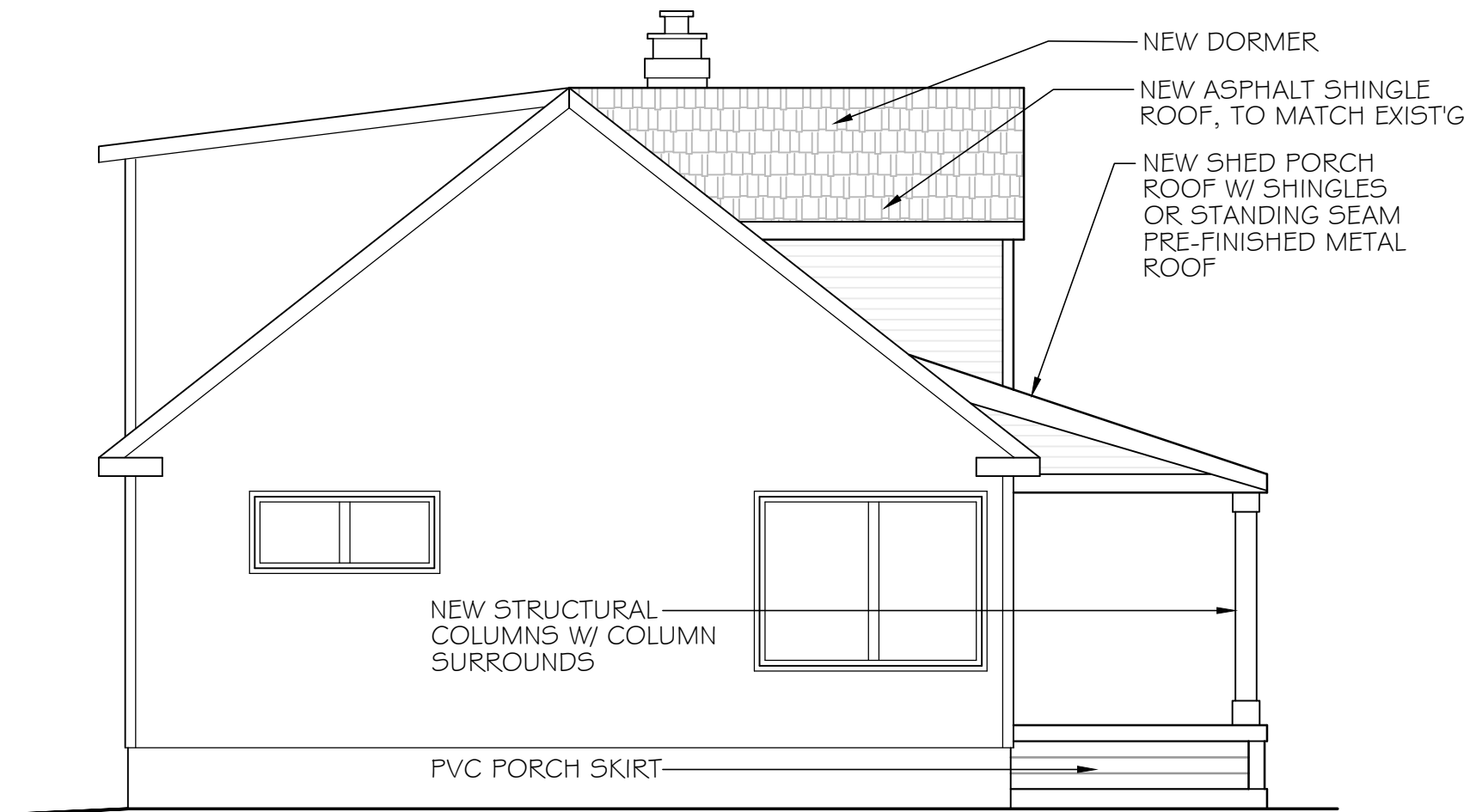
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A-1.1



PROPOSED SIDE ELEVATION (NORTH)

SCALE: $\frac{3}{16}$ " = 1'-0"



PROPOSED FRONT ELEVATION (WEST)

SCALE: $\frac{1}{4}$ " = 1'-0"

EXTERIOR ELEVATIONS

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A-2.1



FRONT VIEW

SCALE: NONE



NORTH-EAST VIEW

SCALE: NONE



SOUTH-EAST VIEW

SCALE: NONE

EXTERIOR PHOTOS

Martini Productions
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DATE: 03-18-2024

PHOTOS