

1 SITE PLAN SCALE: 1/16" = 1'-0"

GENERAL INFORMATION

Address: 919 Euclidean Avenue
Bexley, Ohio 43209

Franklin County Parcel: 020-000756-00

Scope of Project:

The project consists of the following:

1. New foyer addition, open porch addition, & screen porch addition. New front sidewalk.
2. Removal of side door & portico & infill w/ window & wall.
3. First floor bathroom & laundry renovation at rear of house.

Foyer Addition Area: 83 sf
Screen Porch Addition: 157 sf
Open Porch Addition: 36 sf
First Floor Bath/Laundry 111 sf

SHEET INDEX

- A1.0 Site Plan & General Info
- A2.1 First Floor Plans
- A2.2 Exterior Elevations

DESIGN CRITERIA

Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

ZONING - BEXLEY R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	5,602 sf	6,000 sf
Lot Width:	43'	50'
Lot Depth:	135'	120'

Building Lot Coverage		
Existing House	803 sf	1,960 sf (35%)
Existing Garage	395 sf	
Foyer Addition	83 sf	
Screen Porch Addition	157 sf	
Open Porch Addition	36 sf	
Total Building Coverage	1,474 sf (27%)	Meets Zoning

Total Lot Coverage		
Total Building Coverage	1,474 sf	3,361 sf (60%)
Existing deck	127 sf	
Existing patio	218 sf	
Existing driveway	63 sf	
New front walk	433 sf	
Total Lot Coverage	2,315 sf (41%)	Meets Zoning

Setbacks	Actual	Zoning Req't
Front Yard Setback:	56'-5"	30'-0"
Rear Yard Setback:	32'-0"	25'-0"
Side Setback South:	6'-0" Exist house 6'-8" New addition	10'-0"
Side Setback North:	9'-1"	6'-8" (1/6 of 40')

ARCHITECT
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GIEBELHAUSWIRTHMAN
919 EUCLAIRE AVENUE
BEXLEY, OHIO 43209

BEXLEY ARB

SCALE:
1/16" = 1'-0"

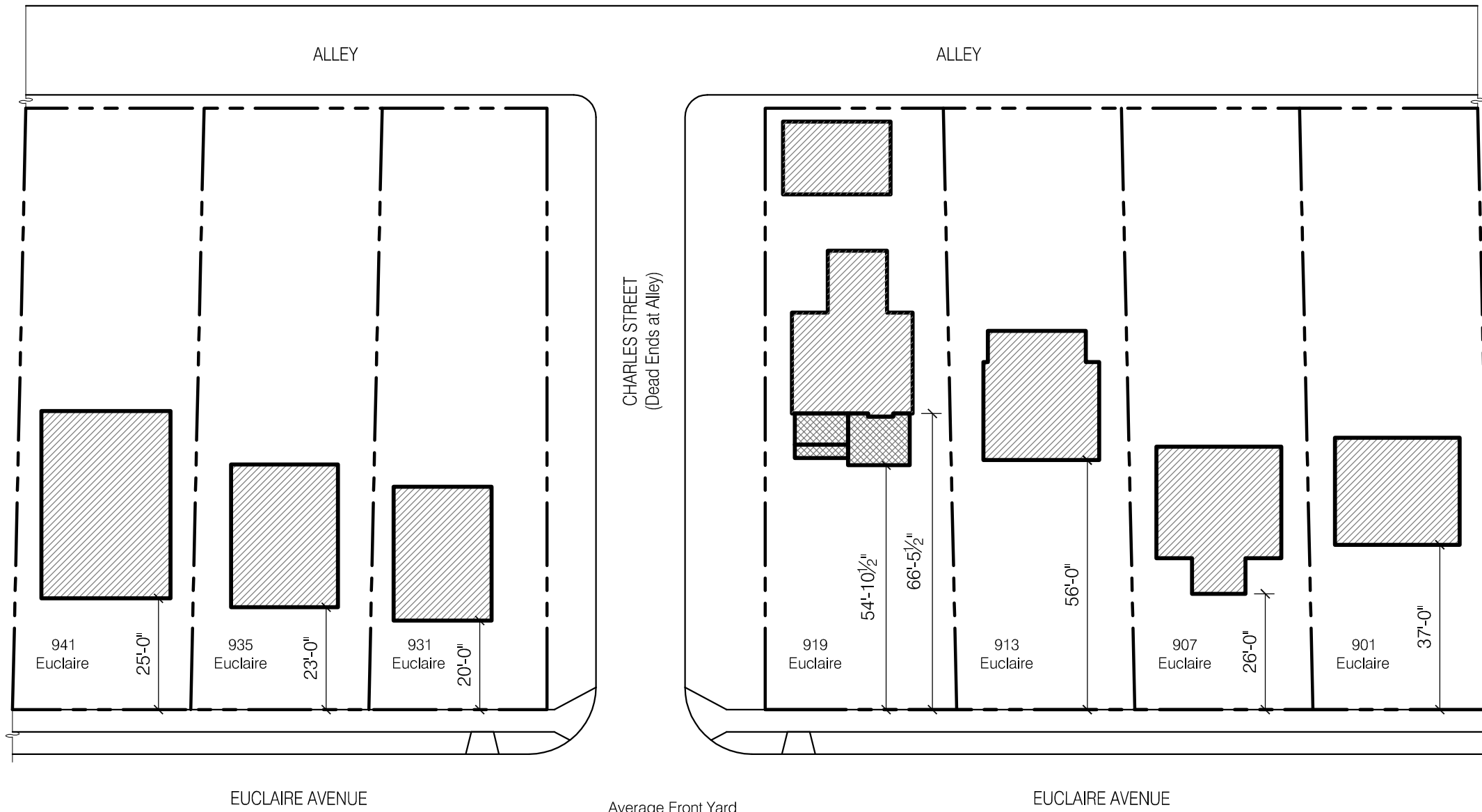
PROJECT NO.:

DATE:
Jan 14, 2024

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO



Average Front Yard
 $25' + 23' + 20' + 56' + 26' + 37' = 187'$
 $187' / 6 = 31'$ Average Front Yard Setback



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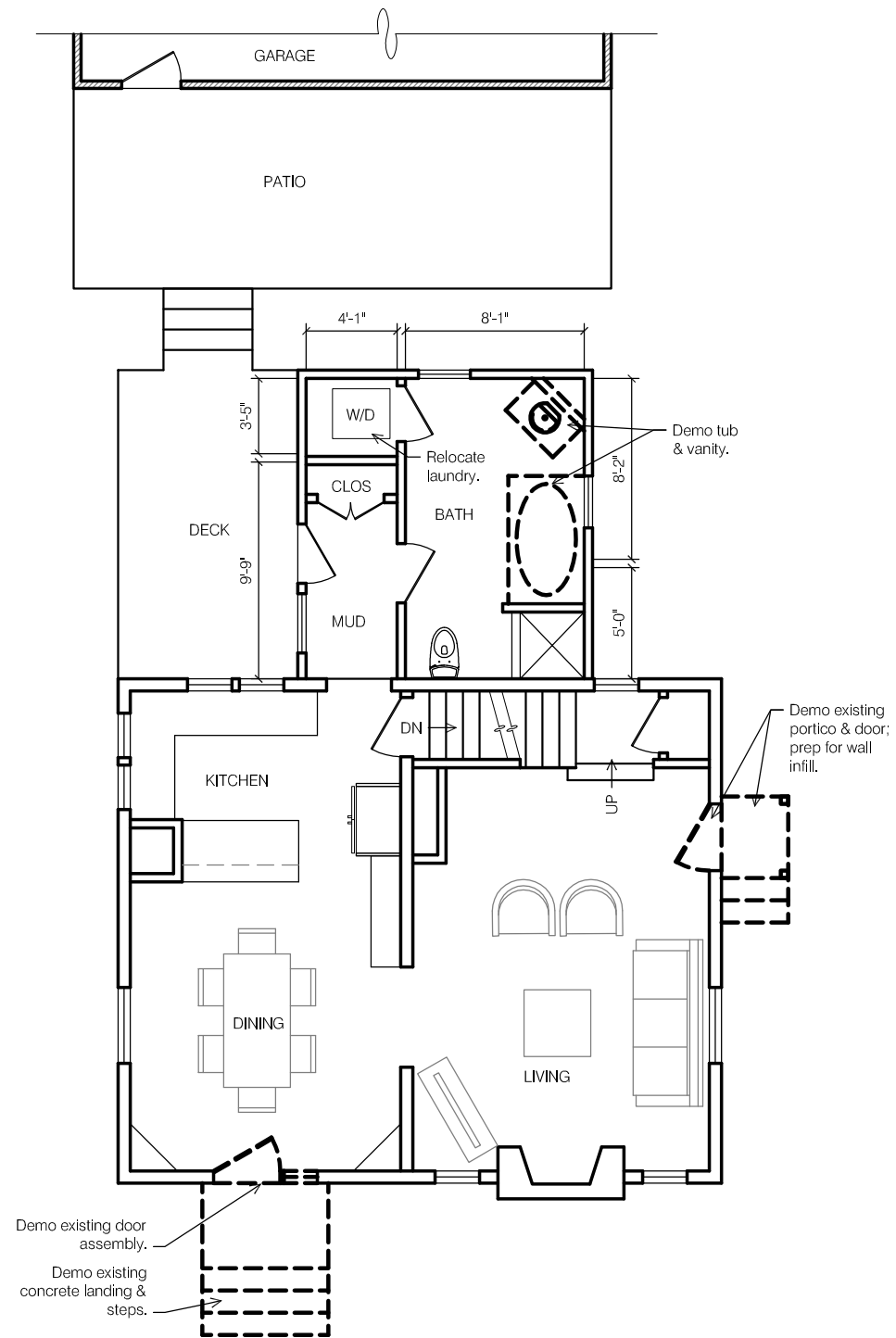
BEXLEY ARB

SCALE:
 As Noted
 PROJECT NO.:

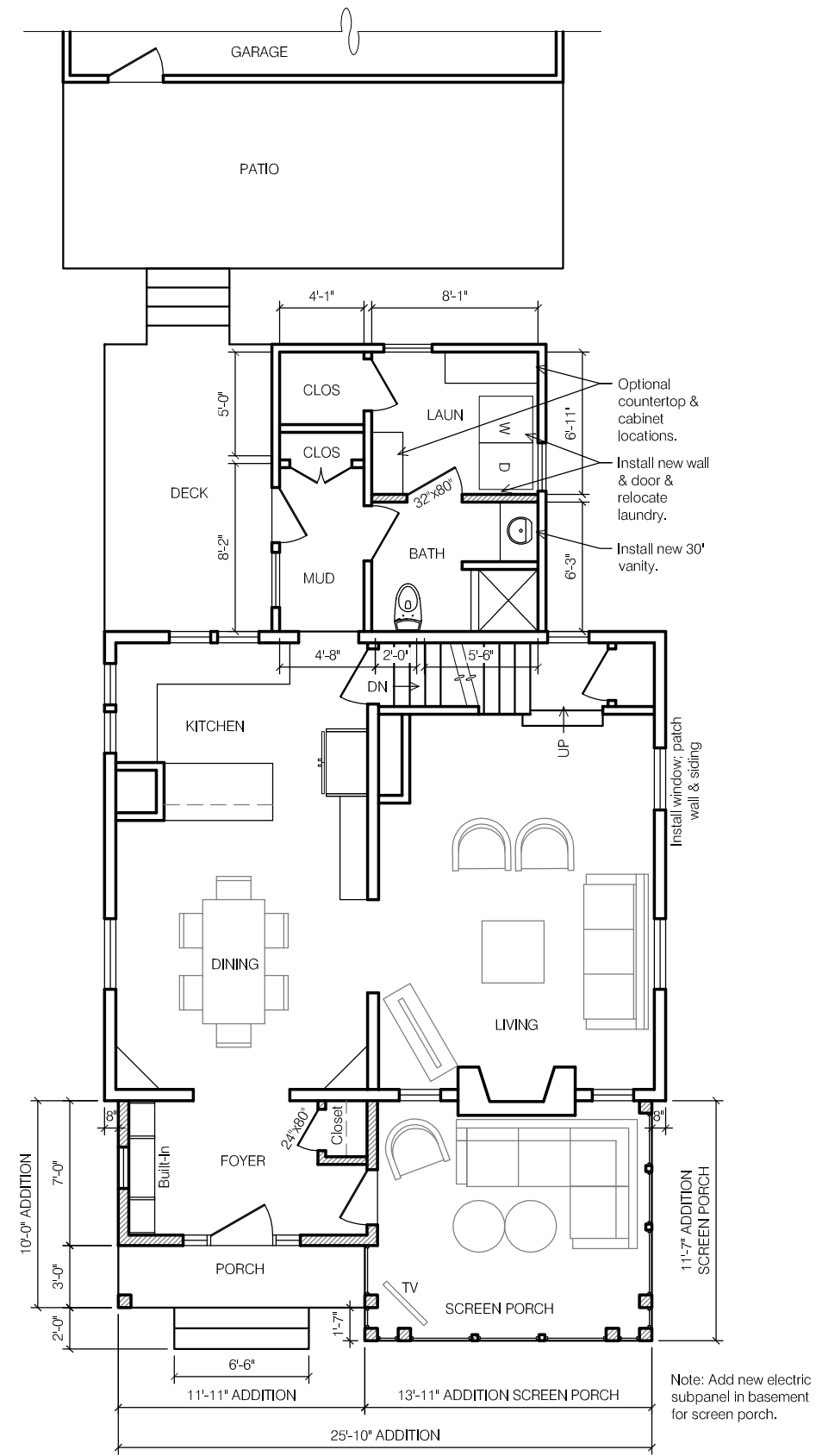
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 SHEET NO.

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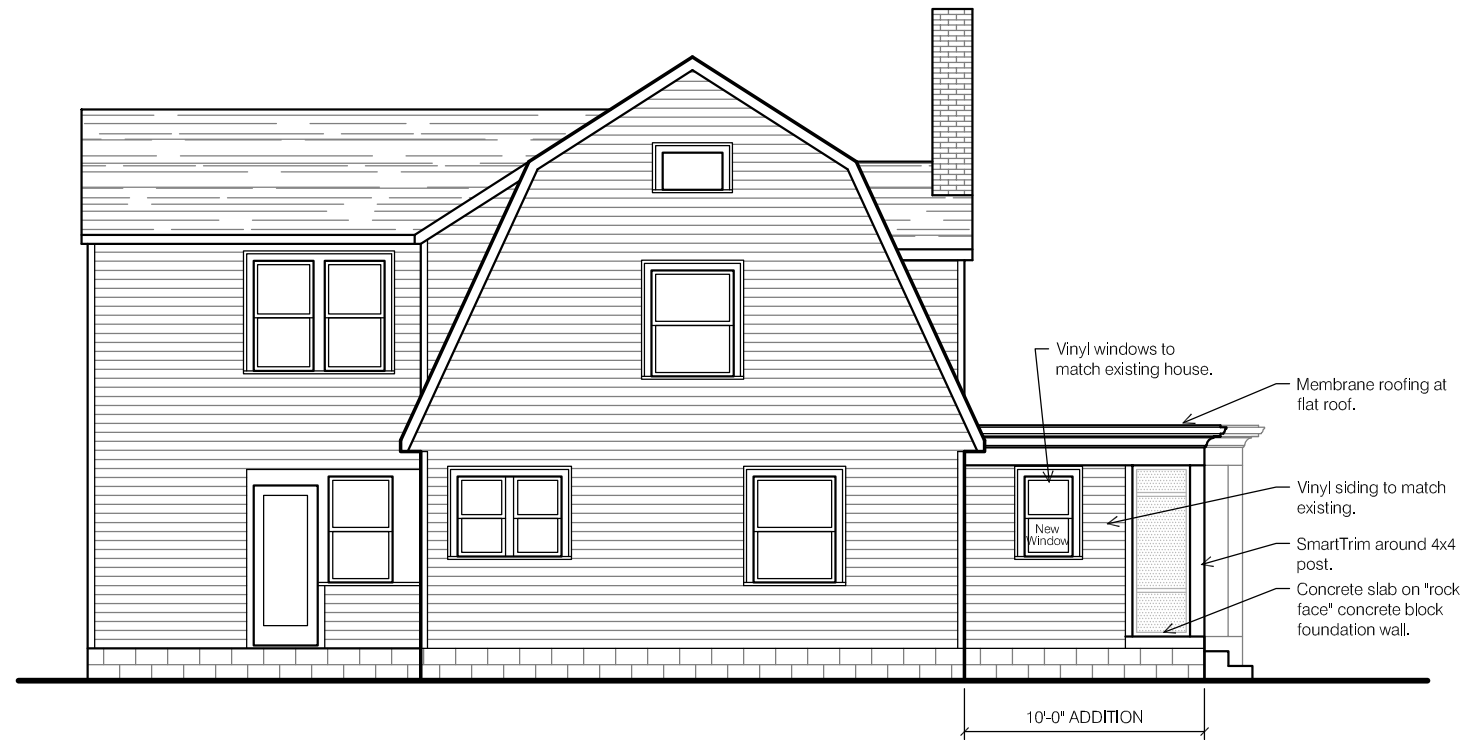
FRONT YARD SETBACK STUDY



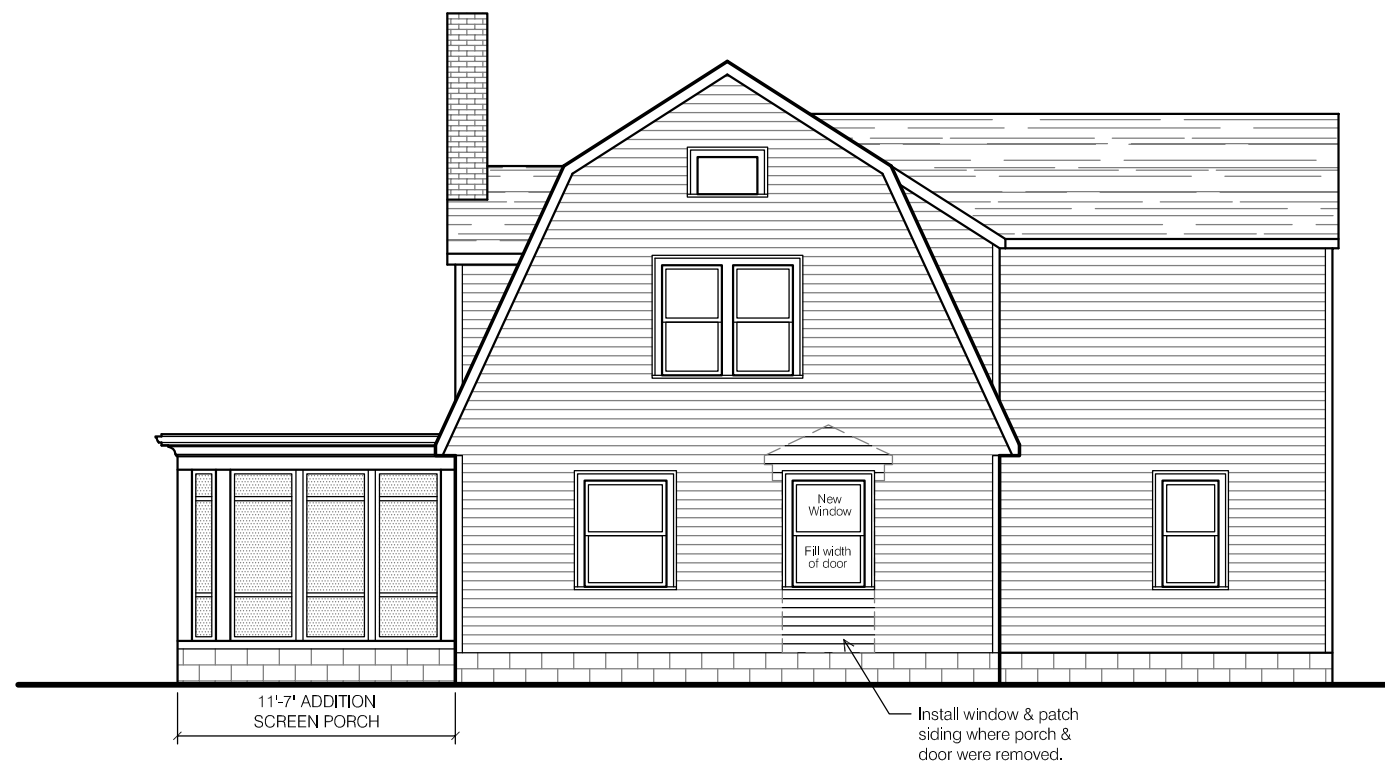
1 FIRST FLOOR PLAN - DEMO
 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN - NEW WORK
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (SIDE)
 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (SIDE)
 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION (FRONT)
 SCALE: 1/8" = 1'-0"