



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, portico addition, & screen porch addition. New front sidewalk. Removal of side door & portico. Second floor window reconfiguration for addition roof.
2. First floor bathroom & laundry renovation at rear of house.

Foyer Addition Area: 119 sf  
Screen Porch Addition: 135 sf  
Portico Addition: 42 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	119 sf	
Screen Porch Addition	135 sf	
Portico Addition	42 sf	
<b>Total Building Coverage</b>	<b>1,494 sf (27%)</b>	<b>Meets Zoning</b>

Total Lot Coverage		
Total Building Coverage	1,494 sf	3,361 sf (60%)
Existing deck	127 sf	
Existing patio	218 sf	
Existing driveway	63 sf	
New front walk	416 sf	
<b>Total Lot Coverage</b>	<b>2,318 sf (41%)</b>	<b>Meets Zoning</b>

Setbacks	Actual	Zoning Req't
Front Yard Setback:	51'-5"	30'-0"
Rear Yard Setback:	32'-0"	25'-0"
Side Setback South:	6'-8"	6'-8" (1/6 of 40')
Side Setback North:	9'-1"	6'-8" (1/6 of 40')

ARCHITECT  
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BEXLEY ARB

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

PROJECT NO.:

DATE:  
Dec 11, 2023

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO