

# SUNROOM ADDITION

2557 E Broad Street  
Bexley, OH 43209

Prepared for:  
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## SHEET LIST

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Bexley ARB | 04.04.2024



SOUTH ELEVATION



**STEPHANIE HAYWARD, AIA**  
176 N Roosevelt Ave  
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architect

**2557 E BROAD  
SUNROOM ADDITION**

project

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**BEXLEY ARB**

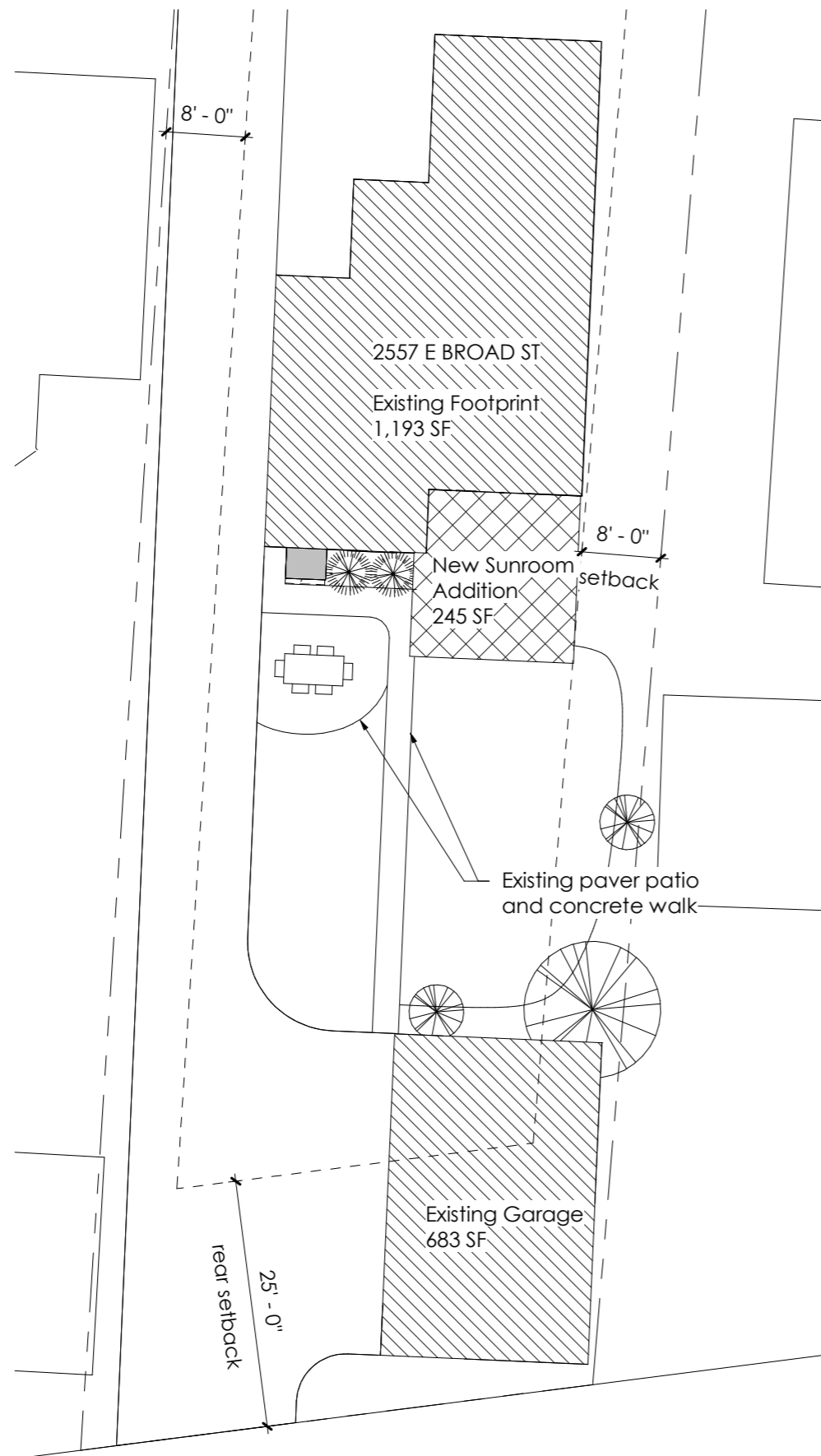
04.02.2024

**EXISTING  
PHOTOS**

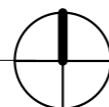
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**A1.0**

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① SITE PLAN  
1/16" = 1'-0"



## GENERAL INFORMATION

ADDRESS: 2557 E Broad Street  
Bexley, OH 43209

PARCEL: 020-001232-00

PROJECT SCOPE: A new single story sunroom addition to the South Facade of the building

Existing First Floor SF: 1,193 SF (including covered front porch)  
Sunroom Addition SF: 245 SF  
Total First Floor SF: 1,235 SF

## ZONING INFORMATION

R-6 Medium High Density Single-Family Residential District

MINIMUM LOT SIZE	ACTUAL	ZONING REQ'T
	10,800 SF	6,000 SF

MINIMUM LOT WIDTH	ACTUAL	ZONING REQ'T
	54'	50'

LOT COVERAGE	ACTUAL	ZONING REQ'T
Building:	1,438 SF	
Garage:	683 SF	
TOTAL BUILDING:	2,121 SF = 19.8%	35% MAX.

Driveway:	2,775 SF	
Patio/Hardscape:	325 SF	
TOTAL COVERAGE:	5,221 SF = 48%	60% MAX.

SETBACKS	ACTUAL	ZONING REQ'T
Side East:	8'	8'
Side West:	28'	8'
Front Yard Existing:	62'-4"	30'
Rear Yard Proposed:	72'-7"	25'

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SITE PLAN

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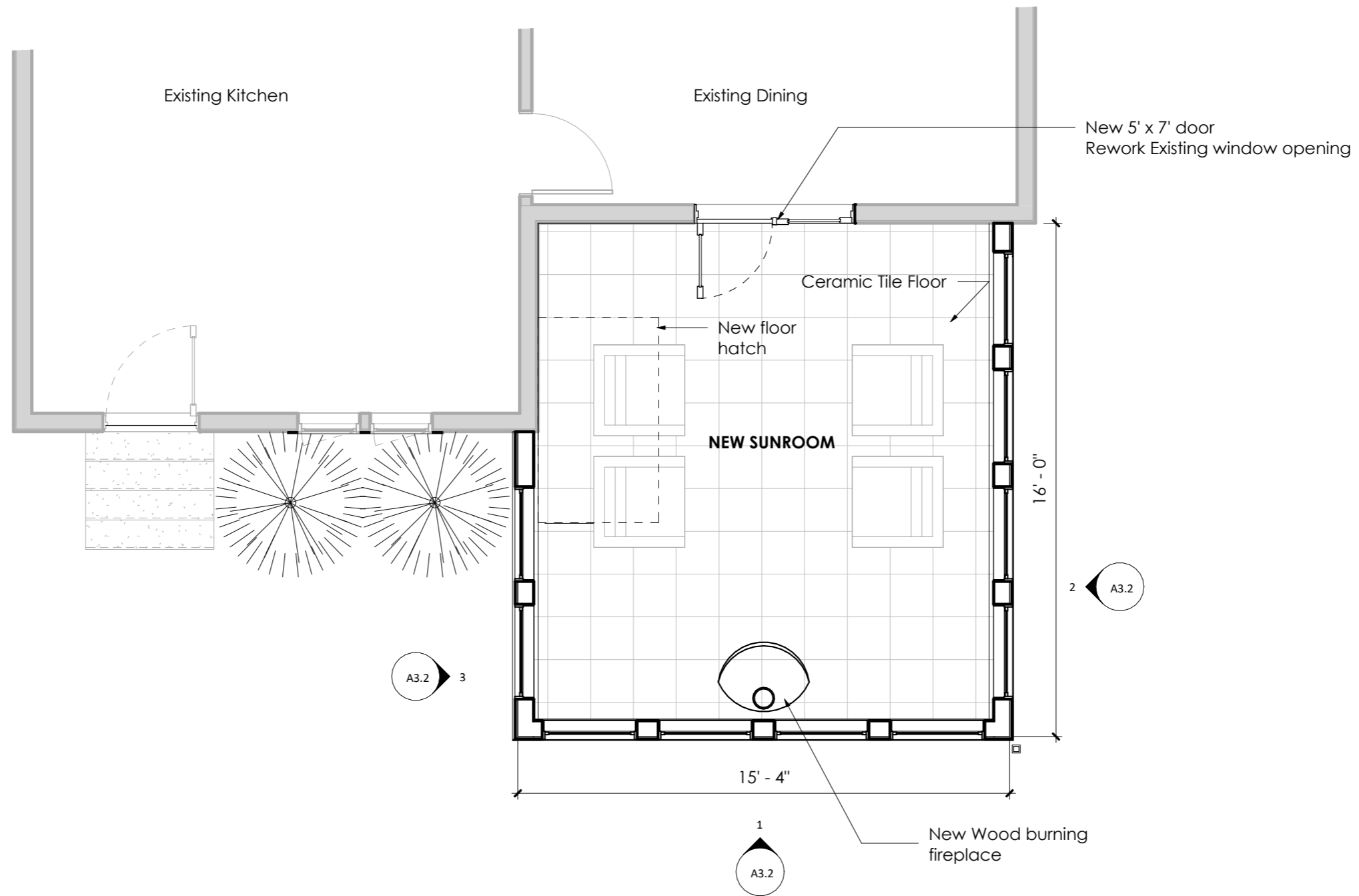
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LEVEL 1 PLAN

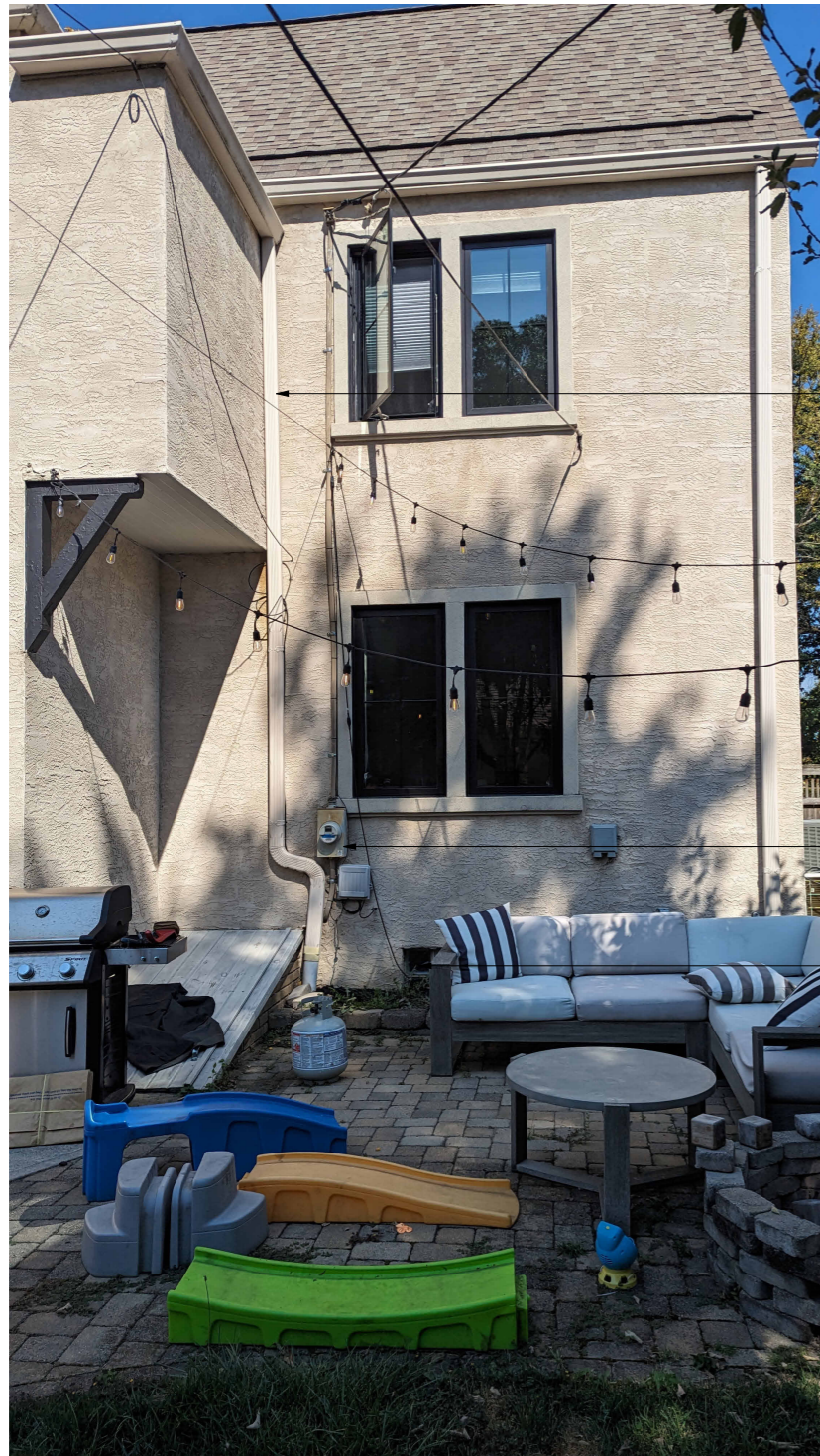
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① LEVEL 1 NEW CONSTRUCTION  
1/4" = 1'-0"



Rework downspout

Rework window opening for new french door

Power line and cable box to be relocated

Infill basement wall



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**EXISTING  
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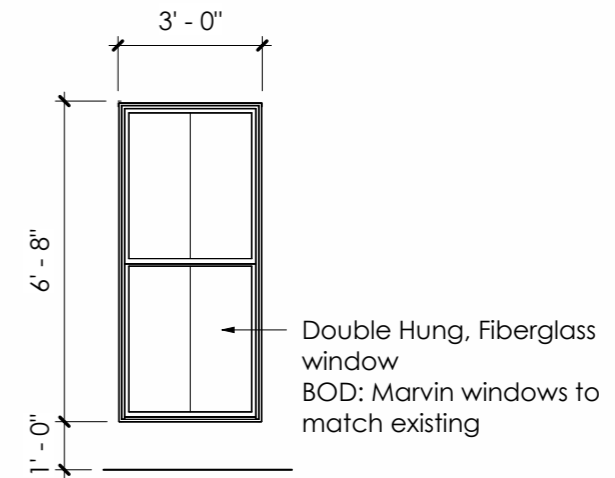
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**ELEVATIONS**

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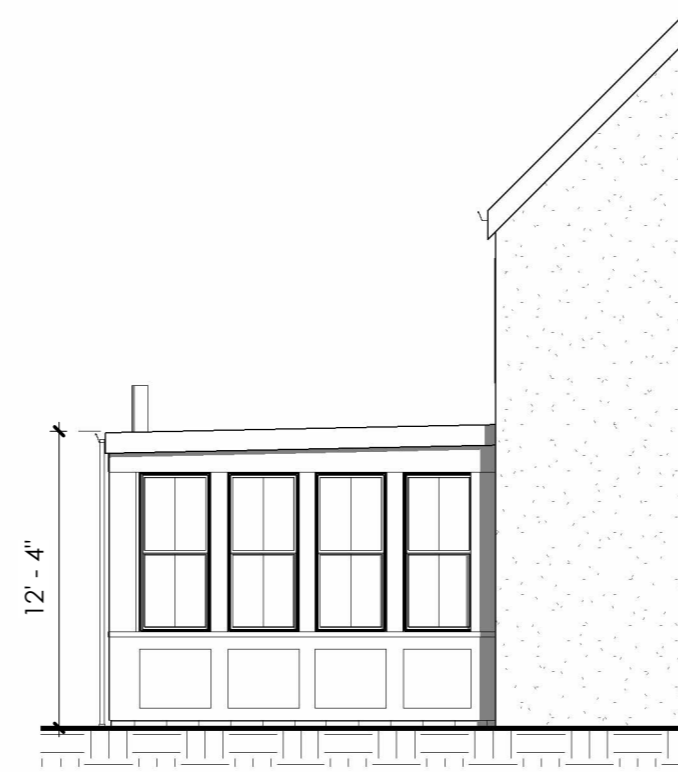
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○ TYPICAL WINDOW  
1/4" = 1'-0"



① SOUTH ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"



③ WEST ELEVATION  
1/8" = 1'-0"

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**EXTERIOR  
VIEW**

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**A3.3**

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① SUNROOM VIEW



② SUNROOM VIEW 2