



1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"

GENERAL INFORMATION

Address: 190 S Drexel Avenue
Bexley, Ohio 43209

Franklin County Parcel: 020-002786-00

Scope of Project:
The project consists of exterior improvements including the construction of a new front porch, front door replacement, first floor window replacement, new side patios, new garden walls, & new landscaping.

Portico Area: 120 sf
Side Patios: 65 sf each (130 sf total)

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ZONING R-3 Medium Density

Number of Floors	Actual	Zoning Req't
Existing:	2-1/2 (31'-10" hgt)	1 to 2.5 flr (40')
Proposed:	2-1/2 (31'-10" hgt)	Meets Zoning

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	25,000 sf	14,400 sf
Lot Width:	100.00'	90'
Lot Depth:	250.00'	160'

Building Lot Coverage		
Existing House	2,175 sf	3,600 sf (25%)
Existing Garage	720 sf	
New Front Porch	120 sf	
Total Building Coverage	3,015 sf (12%)	Meets Zoning

Total Lot Coverage		
Total Building Coverage	3,015 sf	12,500 sf (50%)
Driveway	2,079 sf	
Front Walk	325 sf	
Pool Patio & Walks	2,121 sf	
Existing Pool	655 sf	
New Side Patios	130 sf	
Total Lot Coverage	8,325 sf (33.5%)	Meets Zoning

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%

Architect:
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EXTERIOR IMPROVEMENTS
 190 S DREXEL AVENUE
 BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
Oct 4, 2020

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO