



OVERALL SITE PLAN

SCALE: 1" = 20'-0"

GENERAL INFORMATION

Address: 2700 Sherwood Road
Bexley, Ohio 43209
Parcel: 020-003119-00

Scope of Project: The project consists of the construction of a new 2-car detached garage with second floor storage space.

Footprint New Detached Garage: 676 sf
Second Floor Storage Area: 406 sf

Zoning: Bexley R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	14,093 sf	6,000 sf
Lot Width:	97.50'	50'
Lot Depth:	145.55'	120'

Building Lot Coverage		
Existing House	1,977 sf	4,932 sf (35%)
New Detached Garage	676 sf	
Total Building Coverage	2,653 sf (19%)	Meets Zoning

Total Lot Coverage		
Total Building Coverage	2,653 sf	8,455 sf (60%)
Driveway	1,903 sf	
Front walk	155 sf	
Existing patio	246 sf	
New apron	60 sf	
New walkway	166 sf	
Total Lot Coverage	5,183 sf (37%)	Meets Zoning

Detached Garage		
Garage SF:	676 sf	691 sf (35% of 1,977sf)
Garage Height:	22'-8"	20'-0" (Request Variance)
Garage Rear Setback:	5'-0"	3'-0"
Garage Side Setback:	3'-0"	3'-0"

SHEET INDEX

A1.0 Site Plan & General Info	A2.4 Garage Elevations
A2.1 Garage Plans	A2.5 Garage Overall Sections
A2.2 Foundation & Roof Plan	
A2.3 Garage Electric Plans	

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, Required.
 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:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
Feb 10, 2020

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO