Total Second Floor SF: 19'-8" PROPERTY LINE 76.16' PROPERTY LINE 76.16 **EXISTING EXISTING** Existing Asphalt **Existing Asphalt** GARAGE GARAGE New Patio Driveway, 962 sf Driveway, 962 sf 360 sf & Walks; 360 sf Existing fence to 434 sf. be removed. 25' REAR YARD SETBACK 25' REAR YARD SETBACK Existing tree to be removed. Existing tree to variance to remain reduce distance Existing - Existing walks to between house tree to be removed; & detached remain. 156 sf. garage from 10'-0" to 3'-11". **EXISTING EXISTING** HOUSE HOUSE 1,245 sf 1,245 sf 15'-10" 25'-6" 12'-10" 50' FRONT YARD 50' FRONT YARD Existing porch; Existing porch; SETBACK SETBACK 167 sf. 167 sf. Existing walk, Existing walk, 227 sf. 227 sf. Lot Area = 10,088 sf| Allowable Building Coverage 35% = 3,530 sf Building Coverage w/ Addition = 2,014 sf Allowable Lot Coverage 60% = 6,052 sf Lot Coverage w/ Addition = 3,778 sf PROPERTY LINE 76.43' PROPERTY LINE 76.43 FAIR AVENUE FAIR AVENUE EXISTING SITE PLAN NEW WORK SITE PLAN SCALE: 1/16" = 1'-0" SCALE: 1/16" = 1'-0"

GENERAL INFORMATION

Address:	2404 Fair Avenue
	Bexley, Ohio 43209
Parcel:	020-001835-00

Scope of Project: The project consists of the construction of a new two-story addition over crawl space. The addition includes a mudroom, powder room, and pantry at the first floor. A master bathroom and closets are included at the second floor. The project also includes a new patio and rear yard fence.

1,535 sf

Existing First Floor SF:	1,245
First Floor Addition SF:	242 :
Total First Floor SF:	1,487
Existing Second Floor SF:	1,293 :
Second Floor Addition SF:	242

Total House SF: 3,022 sf

ZONING: R-6

Number of Floors	Actual	Zoning Req't
Existing:	2 (29'-2" height)	
Proposed:	2 (27'-9" height)	Meets Zoning
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Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	10,088 sf	6,000 sf
Lot Width:	76.43'	50'
Lot Depth	132.00'	120'
Building Lot Coverage		
Existing House	1,245 sf	3,530 sf (35%)
Existing Side Porch	167 sf	
Existing Garage	360 sf	
New Addition	242 sf	
Total Building Coverage	2,014 sf (20%)	Meets Zoning
Total Lot Coverage		
Total Building Coverage	2,014 sf	6,052 sf (60%)
Driveway	962 sf	,
Front Walk	227 sf	
Paver Patio & Walk	434 sf	
Total Lot Coverage	3,637 sf (36%)	Meets Zoning
New Addition Setbacks	Actual	Zoning Req't
Side Proposed East:	15'-10"	8'-0"
Side Proposed West:	42'-7"	30'-0"
Rear Yard Proposed:	28'-10"	25'-0"

SHEET INDEX

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A2.0	Basement Plans	A4.2	Overall & Wall Sections
A2.1	First Floor Plans	A5.1	Sections & Details
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A2.3	Roof Plans	A6.2	Second Floor Finish Plans
A3.1	Exterior Elevations	A7.1	Interior Elevations
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		HP.1	HVAC & Plumbing 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.
Live Load Floors = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%



2404 Fair Avenue Bexley, Ohio 43209

Owner:

Chamblin Residence 2404 Fair Avenue Bexley, Ohio 43209

Architect:

Brenda Parker 930 Northwest Blvd. Columbus, Ohio 43212 t: 614.586.5514 brenda.parker@cbusarch.com

seal/signature



key plan

December 17, 2020

ARB & BZA

2404 FA

issued for

SITE PLAN & **GNRL INFO**

A1.0