



NORTH ELEVATION



FRONT PORCH - WEST SIDE



FRONT PORCH - EAST SIDE

STEPHANIE HAYWARD, AIA
176 N Roosevelt Ave
Bexley, OH

architect

2557 E BROAD
MUDROOM & PORCH

project

2557 E Broad Street
Bexley, OH 43209

location

seal

BEXLEY ARB

02.13.2025

**2557 E
BROAD
PHOTOS**

sheet title

A1.2

sheet no.



SOUTH SIDE



SOUTHEAST SIDE - MUDROOM LOCATION

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**2557 E
BROAD
PHOTOS**

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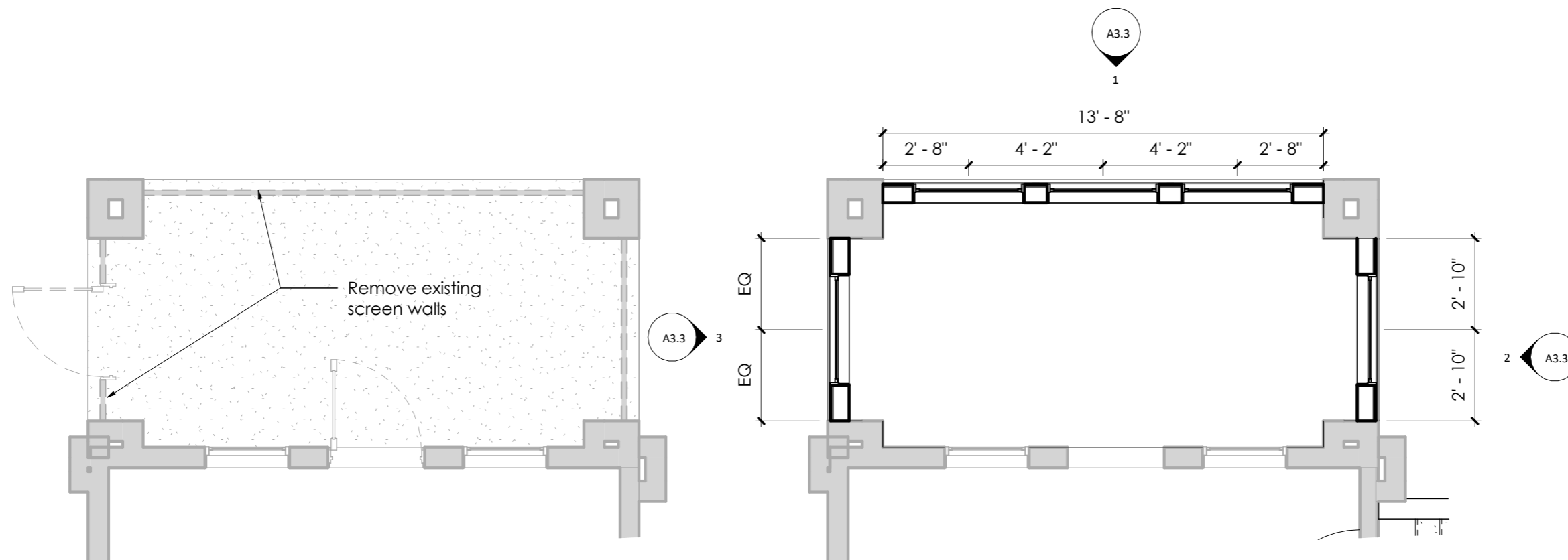
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**FRONT
PORCH PLAN**

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① FRONT PORCH DEMO PLAN
1/4" = 1'-0"

② FRONT PORCH NEW CONSTRUCTION
1/4" = 1'-0"

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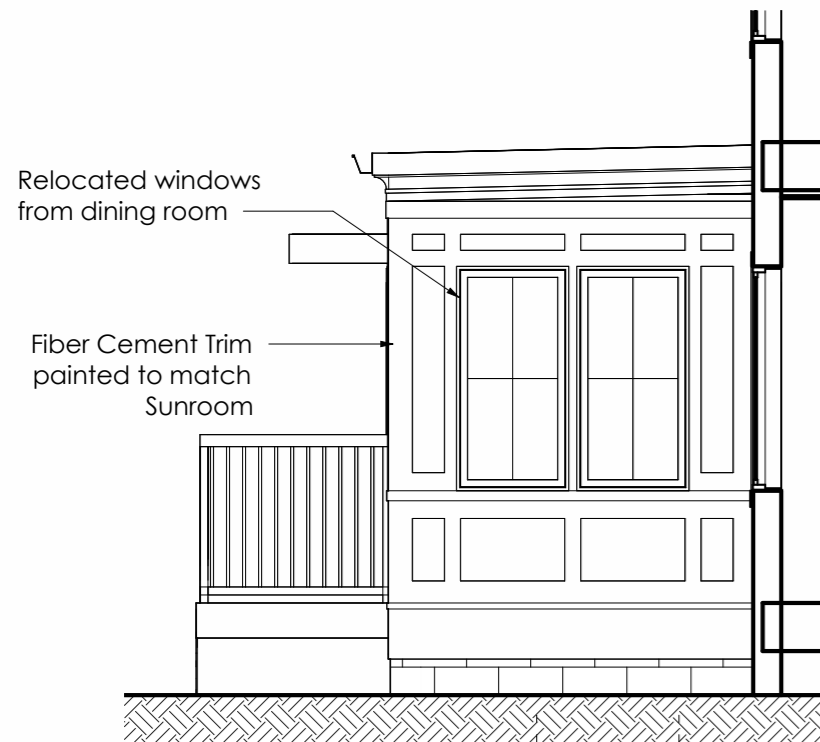
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**MUDROOM
ELEVATIONS**

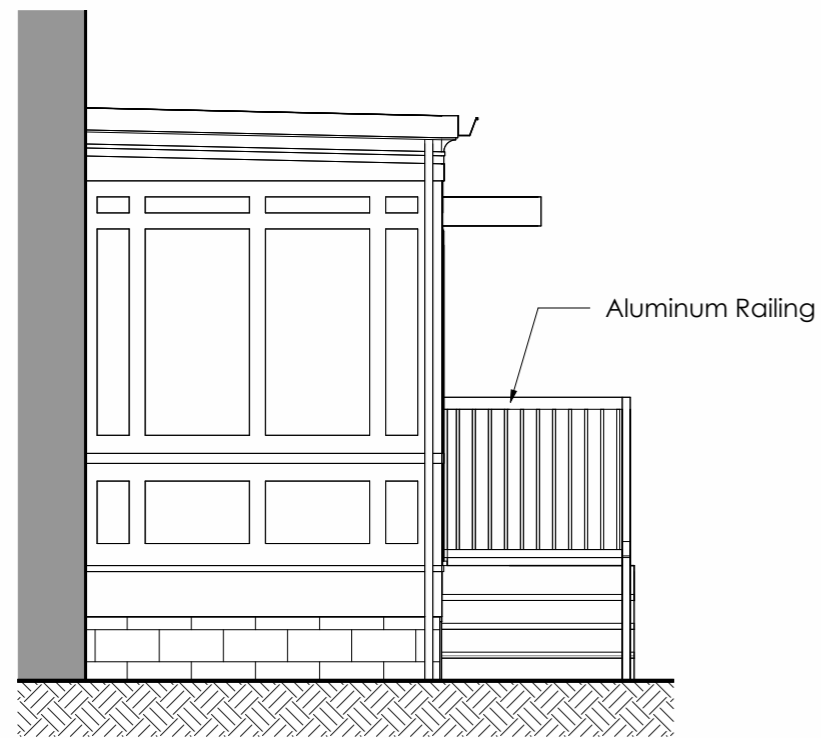
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② EAST ELEVATION
1/4" = 1'-0"



③ WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

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**EXTERIOR
VIEW**

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① SUNROOM VIEW



② SUNROOM VIEW 2

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PORCH
ELEVATIONS

sheet title

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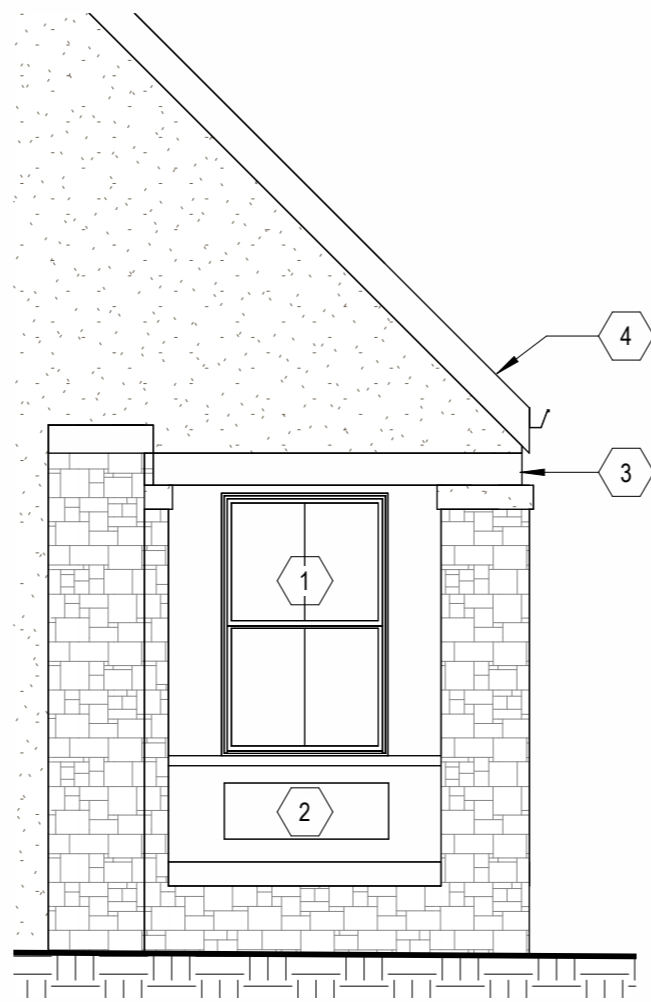
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CODED NOTES

1. 42x66 Fiberglass window. Black finish to match existing windows
2. 2x6 stud wall with fiber cement board and trim, painted.
3. Existing porch header, painted to match new infill walls.
4. Existing roof and exterior walls to remain



① FRONT PORCH SOUTH
1/4" = 1'-0"



② FRONT PORCH EAST
1/4" = 1'-0"



③ FRONT PORCH WEST
1/4" = 1'-0"

GENERAL INFORMATION

ADDRESS: 2557 E Broad Street
Bexley, OH 43209

PARCEL: 020-001232-00

PROJECT SCOPE: New 67 SF Mudroom on South side of house, and enclosing existing porch on North side of house

Existing First Floor SF: 1,466 SF (including covered Mudroom SF: 67 SF
Total First Floor SF: 1,533 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: 1,533 SF
Garage: 683 SF
TOTAL BUILDING: 2,216 SF = 20.5% 35% MAX.

Driveway: 2,775 SF
Patio/Hardscape: 325 SF
Private Sidewalk: 100 SF
TOTAL COVERAGE: 5,359 SF = 49% 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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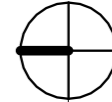
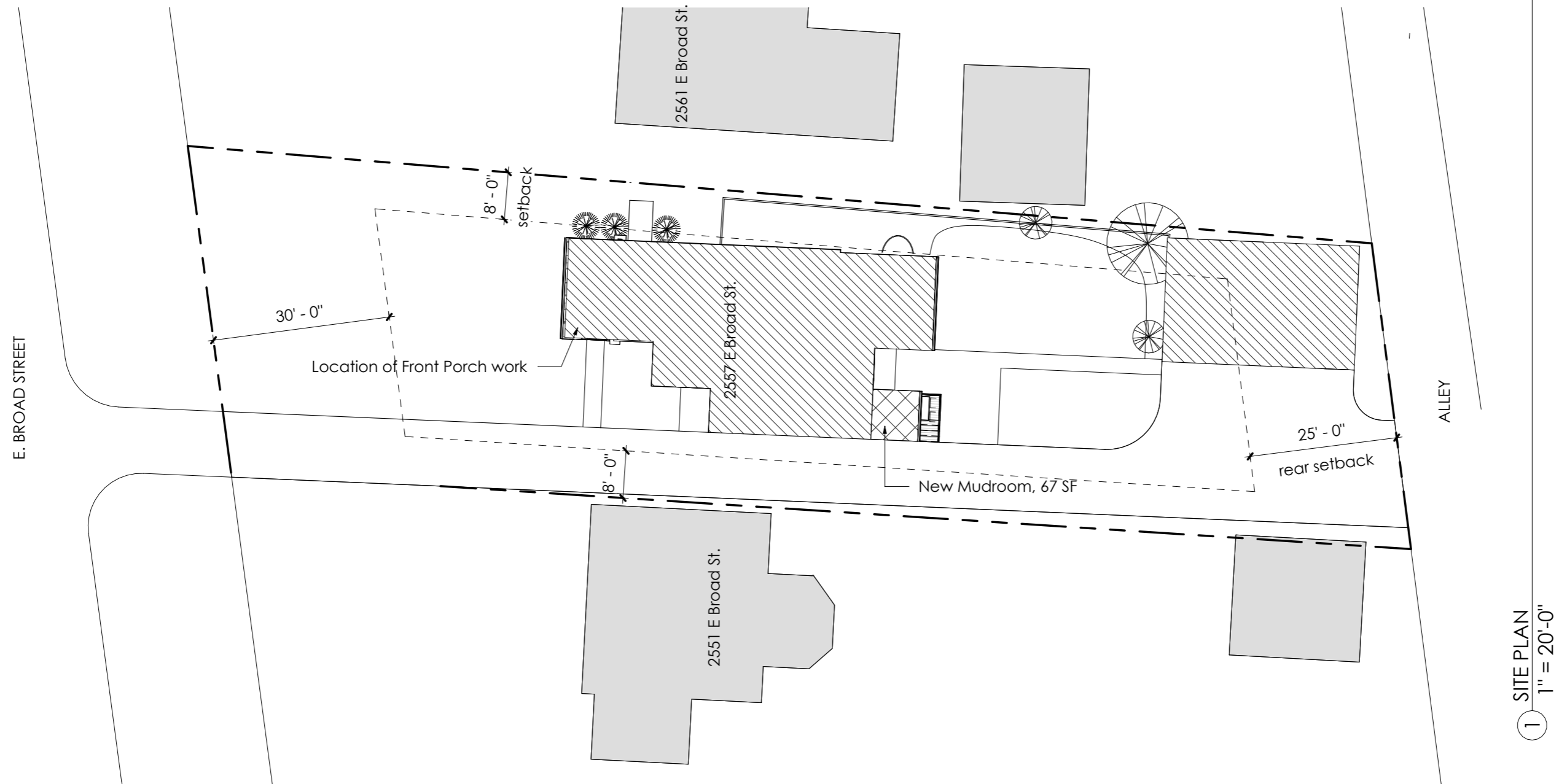
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SITE PLAN

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1 SITE PLAN
1" = 20'-0"