112 S Parkview Ave Bexley, Ohio 43209 GENERAL INFORMATION Address: 112 S Parkview Avenue Bexley, Ohio 43209 020-004188-00 Parcel: Scope of Project: The project consists of the construction of a second floor addition above an Mendes Residence **EXISTING** EXISTING existing 4-Season porch at the south side of the house. The addition is to 112 S Parkview Avenue SPORT COURT SPORT COURT extend over an existing patio to create a covered patio space. The south Bexley, Ohio 43209 4,700 sf 4,700 sf addition will allow for a master suite at the second floor. The project also consists of the construction of a new first floor addition Architect: (over crawl space) between two existing additions at the rear of the house. 40' REAR YARD SETBACK 40' REAR YARD SETBACK Brenda Parker The first floor addition will allow for a larger family room and a mudroom. An \_\_\_\_\_\_ \_\_\_\_\_\_ 930 Northwest Blvd. existing second floor bay window is to be removed to construct a second Columbus, Ohio 43212 floor addition utilizing the wall structures of the existing rear additions. The t: 614.586.5514 second floor addition is to include two bedrooms. A third floor is to be included in the rear addition to be utilized as a lounge space. Existing First Floor SF: 2,148 sf First Floor Area to be Removed: 0 sf First Floor Addition SF: 218 sf Total First Floor SF: 2,366 sf 1,434 sf Existing Second Floor SF: Second Floor Area to be Removed: 67 sf Second Floor South Addition SF: 398 sf Second Floor East Addition SF: 770 sf Total Second Floor SF: 2,669 sf EXISTING GARAGE 678 sf Existing Third Floor SF: 508 sf GARAGE Third Floor Area to be Removed: 0 sf Third Floor Addition SF: Footprint Total Third Floor SF: EXISTING **EXISTING** 998 sf POOL POOL 4,090 sf Existing House SF: 836 sf 836 sf Total Addition SF: 1,876 sf House SF w/ Additions: 5,899 sf Existing wood 306 sf First Floor Covered Patio SF: privacy fence to 128 sf Second Floor Balcony SF: Existing concrete Existing concrete patio & walkways patio & walkways to remain; 1,358 sf. Existing wood fence to remain; 1,358 sf. to be removed for ZONING: R-3 Medium Density Existing flagstone construction access & patio to remain; New 54" wood picket a new 54" wood picket New concrete Number of Floors Zoning Req't patch flagstone at fence with 48" wide fence with 48" wide walk, 136 sf. 2-1/2 (31'-10" hgt) 1 to 2.5 flr (40') Existing: new pier footings. gate, 42 linear feet. gate installed. -2-1/2 (31'-10" hgt) Meets Zoning Proposed: Lot Area & Lot Width New 4" PVC 25,000 sf 14,400 sf Lot Area underground storm Demo existing concrete Demo existing concrete Lot Width: 100.00 piping for new 250.00 Lot Depth patio between patio between 160' downspouts. additions & walkway to additions & walkway to pool; 302 sf. pool; 302 sf. \_ **Building Lot Coverage** 2,147 sf 3,600 sf (25%) Existing House 678 sf Existing electric meter Existing Garage 218 sf to be relocated to north Rear Addition Dashed line indicates side of house using Side Addition 306 sf location of second Total Building Coverage 3,349 sf (13.3%) Meets Zoning existing underground floor & third floor conduit. EXISTING HOUSE EXISTING HOUSE addition. -2,147 sf Footprint 2,147 sf Footprint Dashed line Total Lot Coverage Electrical contractor to Total Building Coverage 3,349 sf indicates location 12,500 sf (50%) coordinate with AEP to of second floor 2,003 sf Driveway run new electric feeder addition. Front Walk 362 sf in existing conduit & Pool Patio & Walks 1,358 sf relocate electric meter 4,700 sf Sport Court with disconnect to this New walkway to pool 136 sf location. — Total Lot Coverage 11,908 sf (47.6%) Meets Zoning 19'-0" 19'-0" New Addition Setbacks Actual Zoning Req't Side Proposed South: 19'-0" Side Proposed North: 18'-2" 12'-0" Existing asphalt Existing asphalt Rear Yard Proposed: 128'-4" 40'-0" driveway; 2,003 sf. driveway; 2,003 sf. SHEET INDEX A1.0 Site Plan & General Info Existing concrete A2.1 Basement & First Floor Plans Existing concrete walkway, 362 sf. walkway, 362 sf. A2.2 Second & Third Floor Plans A2.3 Roof Plans A3.1 Exterior Elevations A3.2 Exterior Elevations DESIGN CRITERIA Design Criteria: PROPERTY LINE 100.00' PROPERTY LINE 100.00' 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 December 3, 2019 Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7% Bexley Architectural Review S PARKVIEW AVE S PARKVIEW AVE

OVERALL SITE PLAN - NEW WORK

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SITE PLAN &

INFORMATION

GENERAL