

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.	
Existing First Floor SF:	1,245 sf
First Floor Addition SF:	242 sf
Total First Floor SF:	1,487 sf
Existing Second Floor SF:	1,293 sf
Second Floor Addition SF:	242 sf
Total Second Floor SF:	1,535 sf
Total House SF:	3,022 sf

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

ZONING: R-6

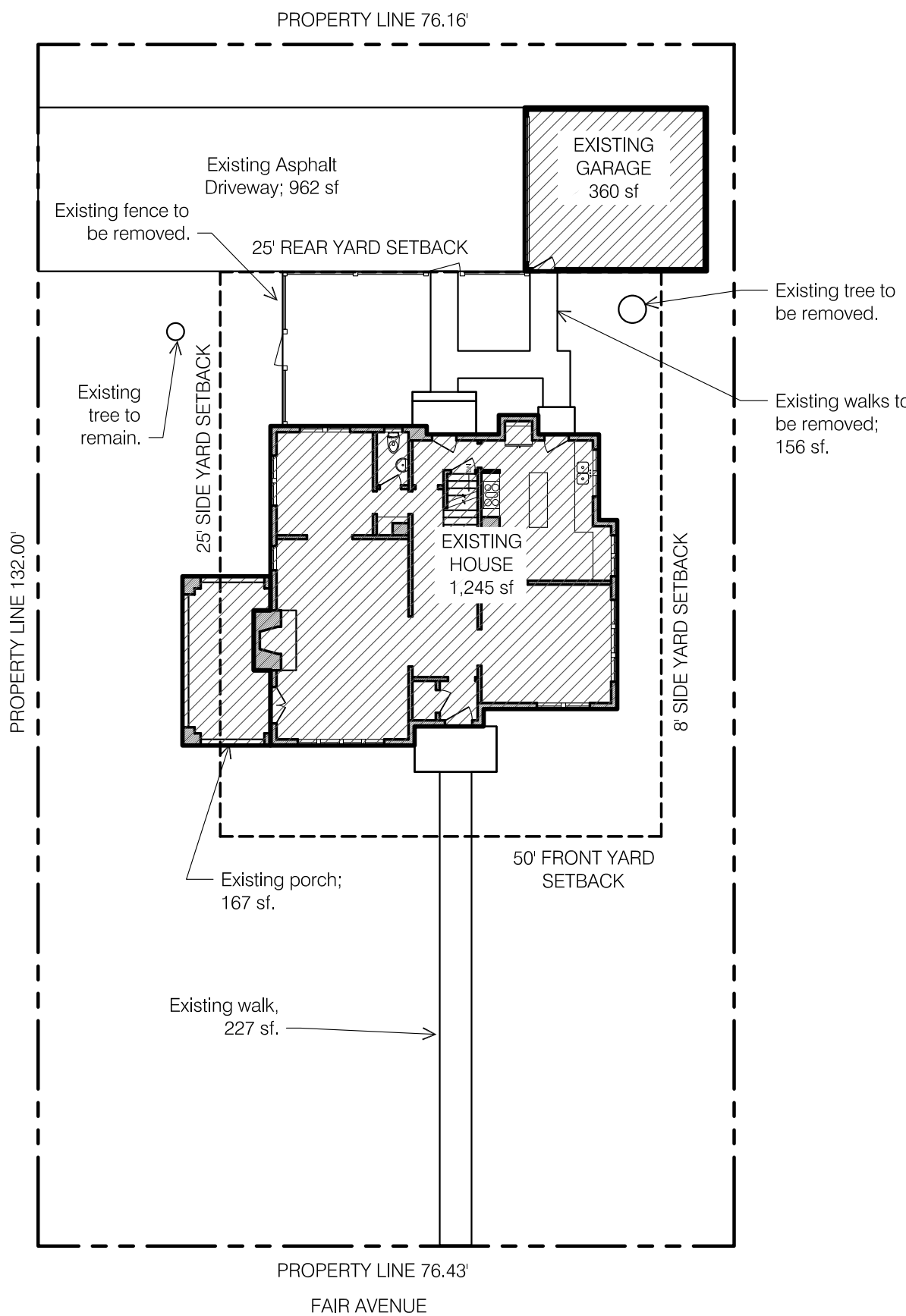
Number of Floors	Actual	Zoning Req't
Existing:	2 (29'-2" height)	1 to 2.5 flr (35')
Proposed:	2 (27'-9" height)	Meets Zoning
Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	10,088 sf	6,000 sf
Lot Width:	76.43'	50'
Lot Depth:	132.00'	120'
Building Lot Coverage		
Existing House	1,245 sf	3,530 sf (35%)
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		
Side Proposed East:	15'-10"	8'-0"
Side Proposed West:	42'-7"	30'-0"
Rear Yard Proposed:	28'-10"	25'-0"

SHEET INDEX

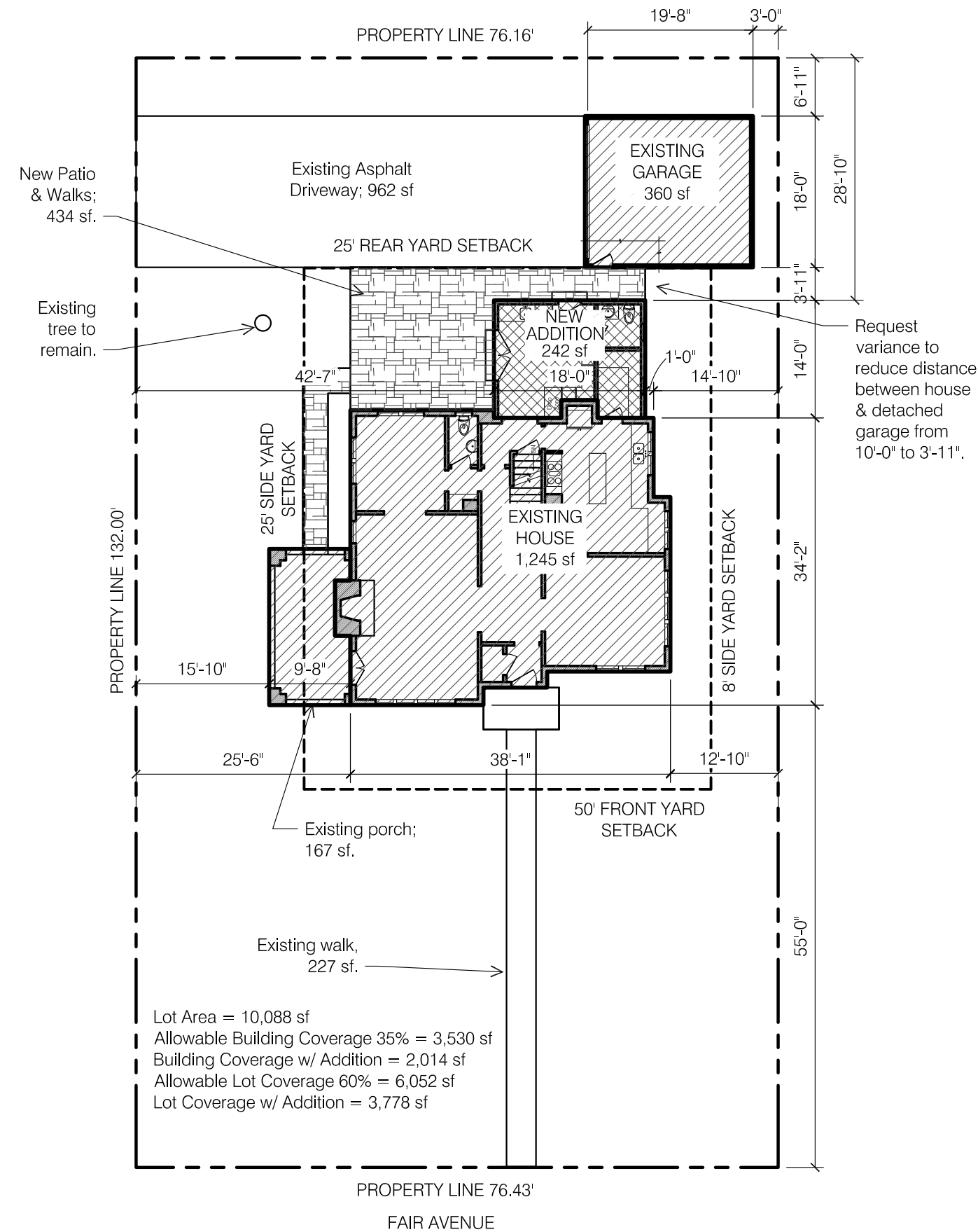
A1.0 Site Plan & General Info	A4.1 Overall Sections
A2.0 Basement Plans	A4.2 Overall & Wall Sections
A2.1 First Floor Plans	A5.1 Sections & Details
A2.2 Second Floor Plans	A6.1 First Floor Finish Plans
A2.3 Roof Plans	A6.2 Second Floor Finish Plans
A3.1 Exterior Elevations	A7.1 Interior Elevations
A3.2 Exterior Elevations	A7.2 Interior Elevations
A3.3 Exterior Elevations	E.1 Electric Plans
	HP.1 HVAC & Plumbing Plans

DESIGN CRITERIA

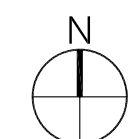
Design Criteria:  
Wind Speed = 115 mph  
Seismic Category = A  
Weathering = Severe  
Frost Line Depth = 36"  
Termite = Moderate to Heavy  
Ice Barrier Underlayment = Yes, Required.  
Live Load Floors = 40 psf  
Snow Load Roof = 20 psf  
Foundation Concrete Compressive Strength = 2,500  
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%



1 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"



2 NEW WORK SITE PLAN SCALE: 1/16" = 1'-0"



seal/signature



rev. date description

key plan

Issue date: December 17, 2020

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Project number: 2404 FA

Sheet title: SITE PLAN & GNRL INFO

sheet number

A1.0