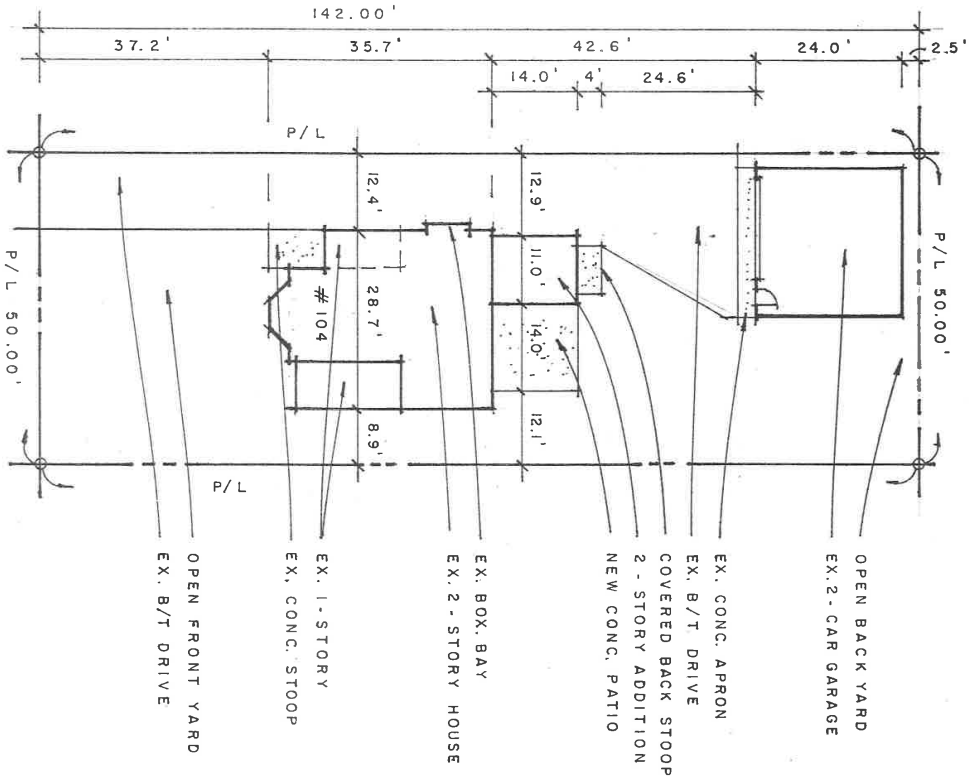




SCALE : 1" = 20', 0"

SITE PLAN

SOUTH ARDMORE ROAD



ALLEY (16')

Project Development Notes:

Proposed remodel and addition
 104 South Ardmore, Bexley, Ohio

Lot width: 50.00'
 Lot depth: 142.00'
 Lot area: 7100 sq. ft.

R-6 Zoning

Front setback: 37.2' (existing)
 Side setback (north): 12.4' (existing) 12.9' (addition)
 Side setback (south): 8.9' (existing) 26.1' (addition)
 Rear setback: 51.1' (≥ 30' = OK)
 Distance to garage: 24.6' (≥ 10' = OK)

Building height: 2 story (25' < 35' = OK)

Building area:
 First floor: 920 sq. ft. (existing) 154 sq. ft. (addition)
 Second floor: 690 sq. ft. (existing) 154 sq. ft. (addition)
 Existing garage: 576 sq. ft.

Building lot cover: 1650 sq. ft.
 Building lot cover %: 23.2% < 35% = OK

Development cover:
 Building: 1650
 Porches: 92
 Patio: 196
 Driveway: 1506
 Apron: 72
 3516 sq. ft.

Development cover % = 49.5% < 60% = OK

*The Shaw and Luck residence
 Proposed remodel and addition
 104 South Ardmore Road
 Bexley, Ohio 43209*

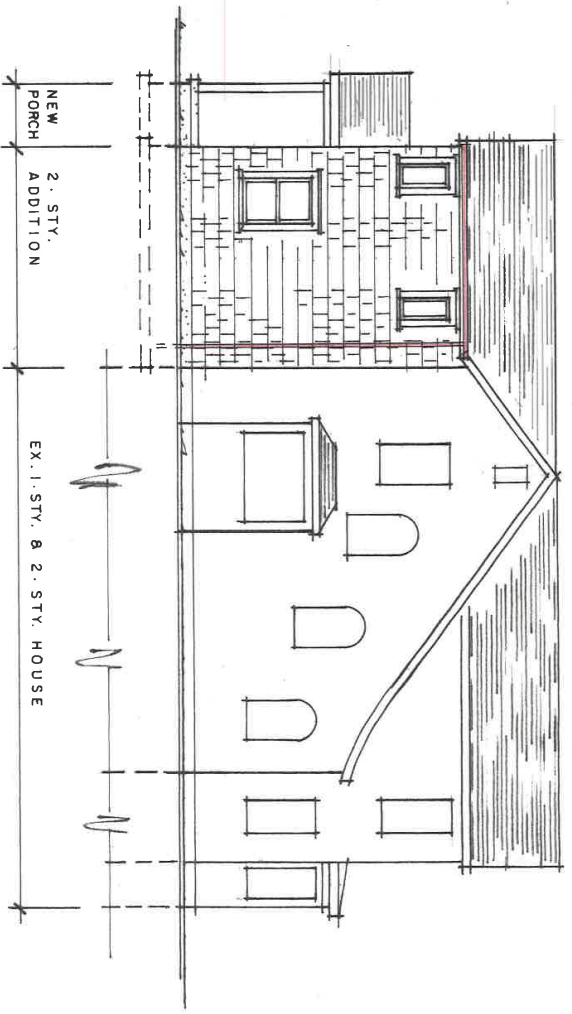


**Brian Zingelmann
 Architect**

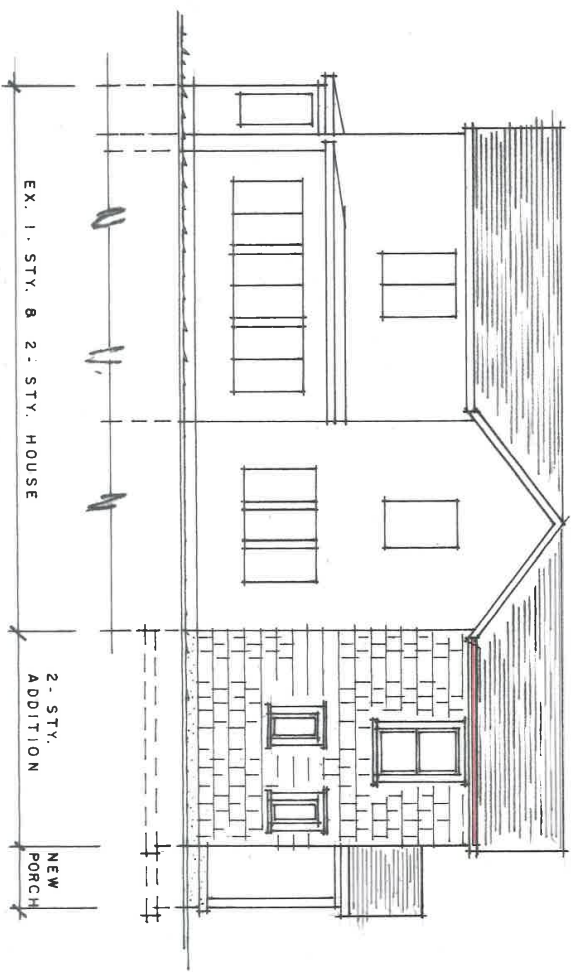
261 Garden Road
 Columbus, Ohio 43214
 (614) 262-7565

REVISIONS		SHEET NO.:
MARK	DATE	
		1
		DATE DRAWN
		8/31/2018
		DATE ISSUED

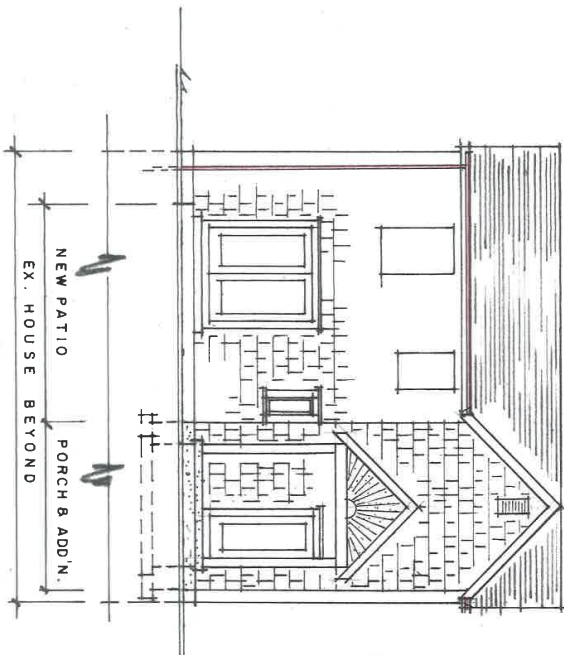
LEFT
SIDE
(NORTH)



RIGHT
SIDE
(SOUTH)

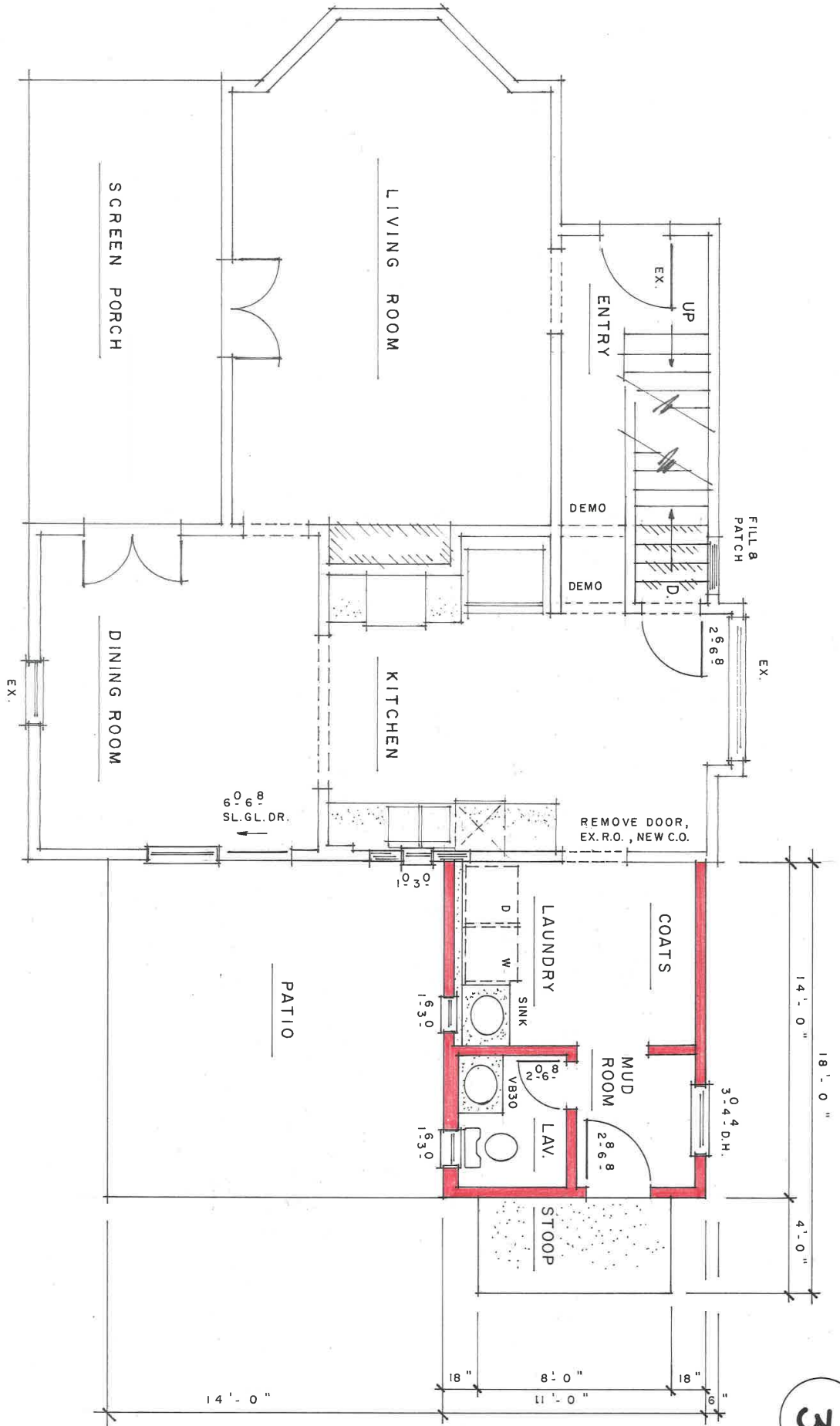


REAR
(EAST)





FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"





SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"

