

DEVELOPMENT INFORMATION FOR 671 S Cassingham Rd

ZONING DESIGNATION = R-6
TOTAL LAND AREA = 5,400 SF

MAXIMUM BUILDING COVER (35%) =1,890 SF

PROPOSED BUILDING COVER

EXISTING HOUSE =690 SF
PROPOSED ADDITION =634SF
EXISTING GARAGE =293 SF

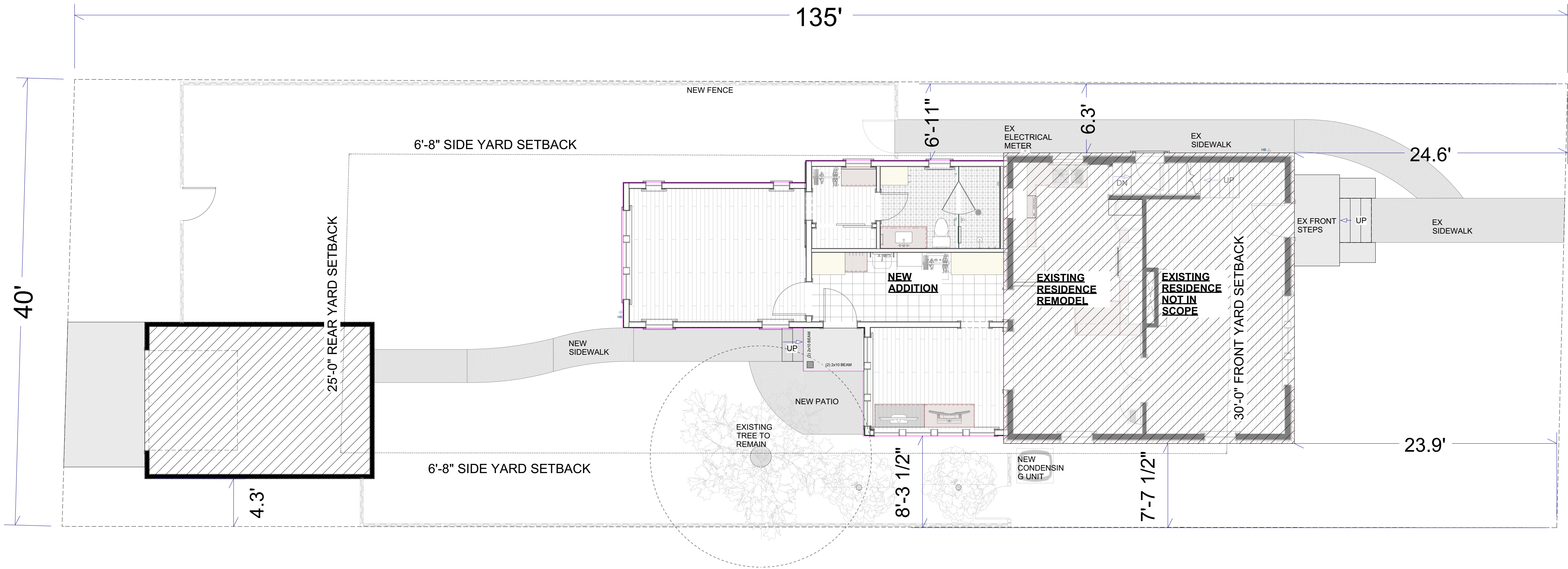
TOTAL BUILDING COVER (30%) = 1,617SF

MAXIMUM DEVELOPMENT COVER (60%) =3,240 SF

PROPOSED DEVELOPMENT COVER

BUILDING COVER =1617 SF
EXISTING FRONT SIDEWALK GARAGE APRON = 376 SF
NEW REAR SIDEWALK AND PATIO =172 SF

TOTAL DEVELOPMENT COVER (40%) =2,165 SF



PROPOSED SITE PLAN
SCALE =3/16"= 1'-0"

S. CASSINGHAM RD.

CONSULTANTS:

EMILY JOURNEY AND
ADAM KNOLLS
671 S. CASSINGHAM RD
BEXLEY, OH 43209

PROPOSED SITE PLAN

ARB/BZAP SUBMISSION
03.12.25

SCALE: AS NOTED

SHEET:
S-01



FRONT



NORTH

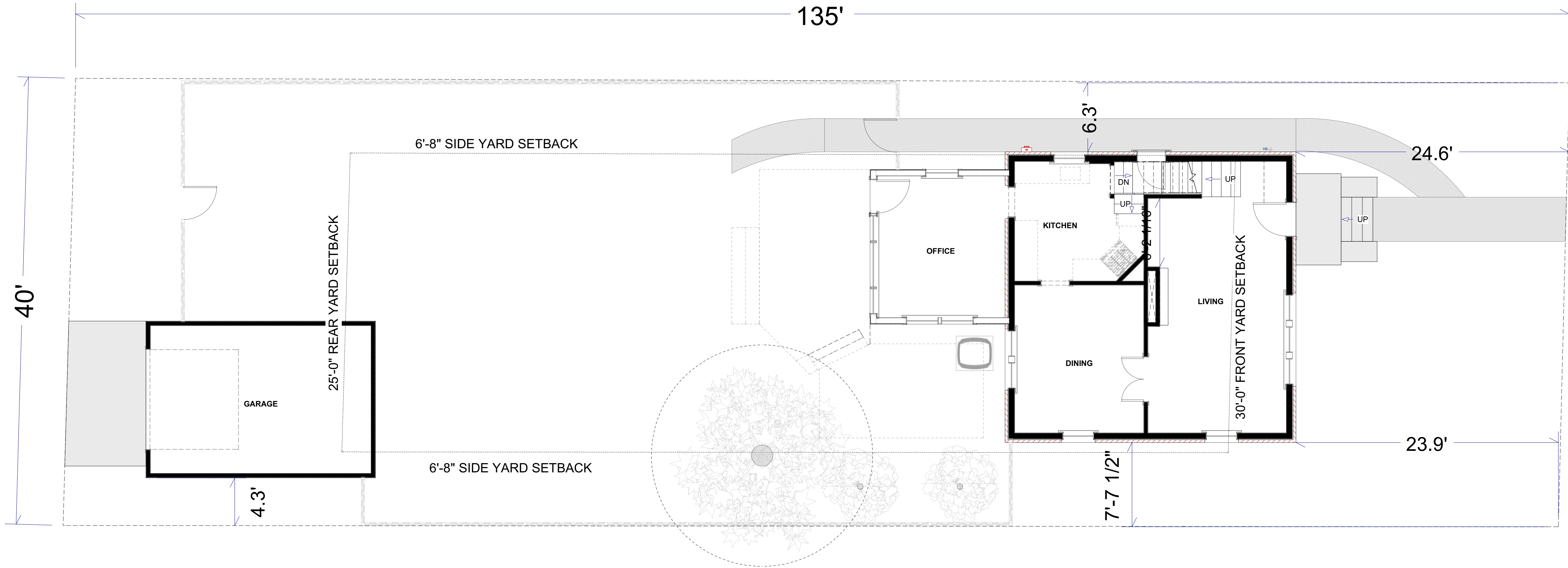


REAR



SOUTH

EXISTING PHOTOS



EXISTING SITE PLAN
SCALE = 3/16" = 1'-0"

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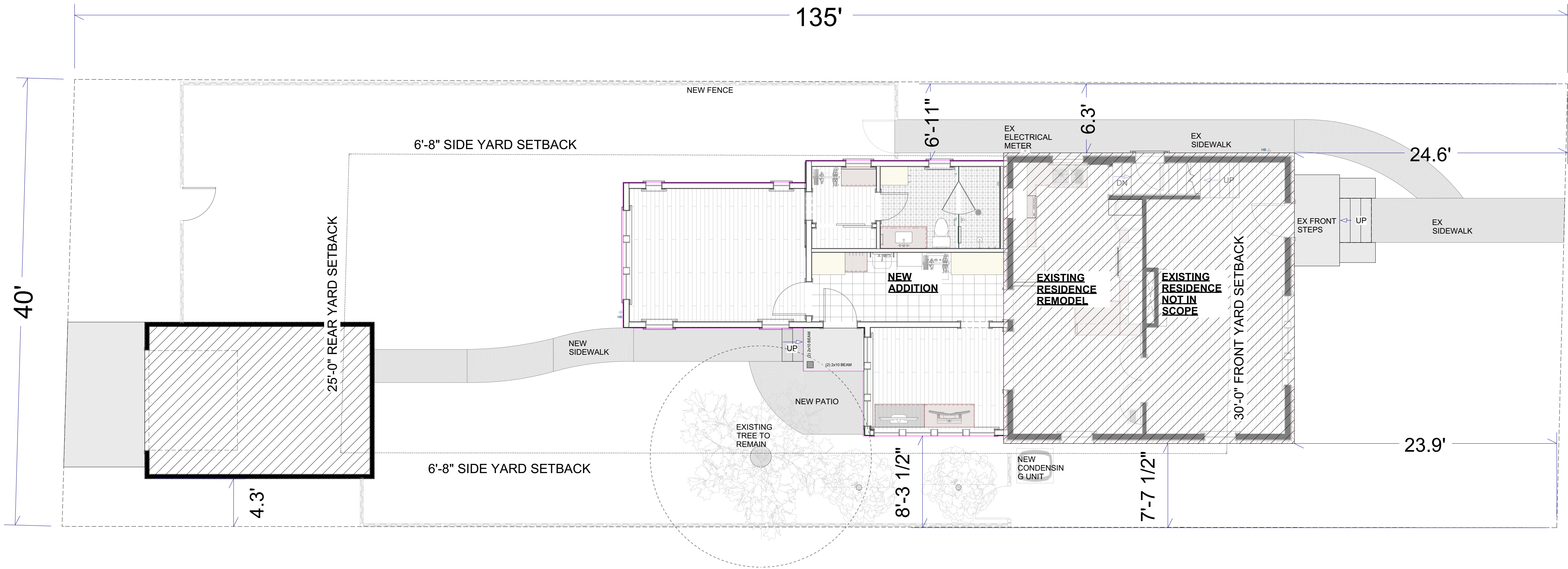
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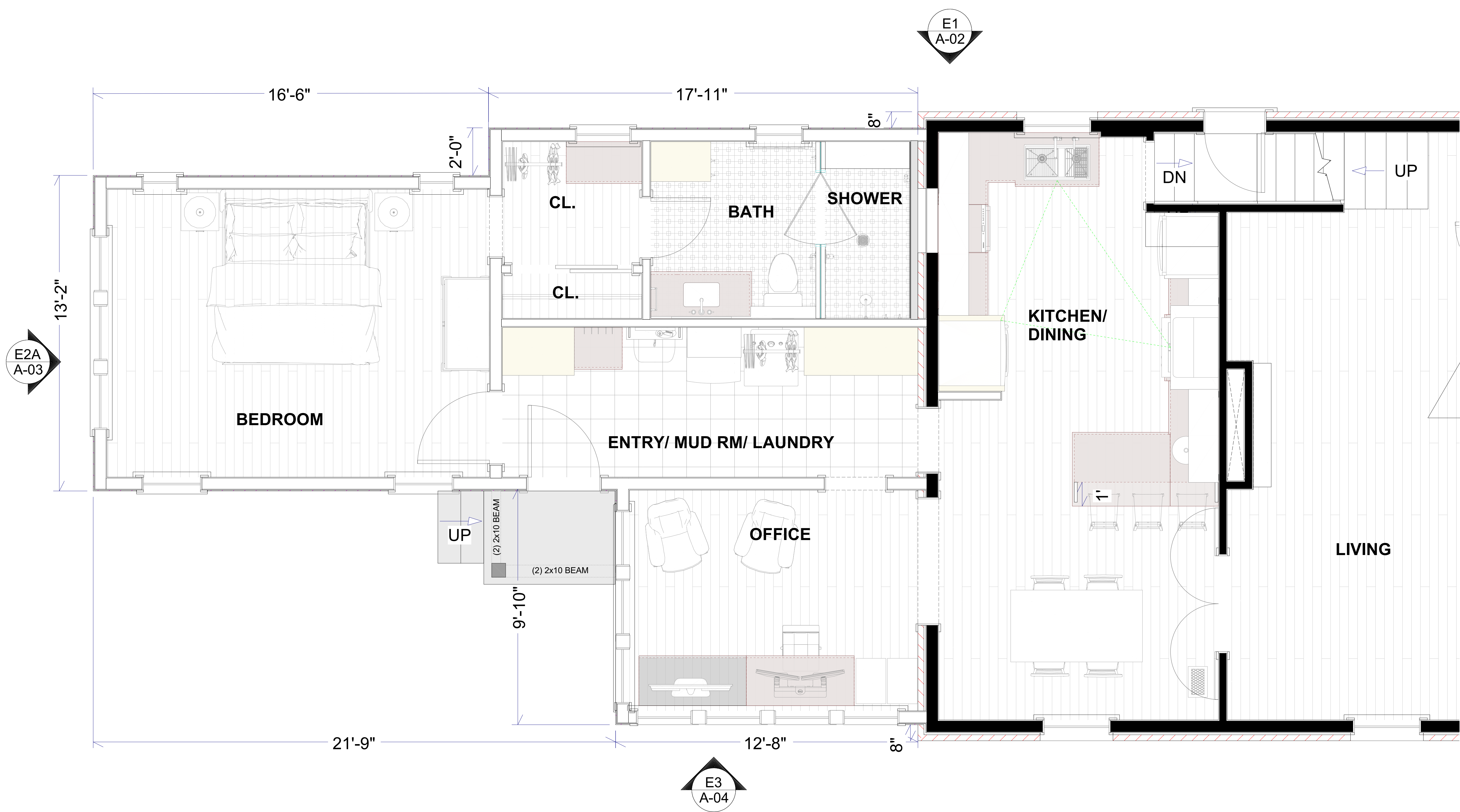
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S. CASSINGHAM RD.



FIRST FLOOR PLAN
SCALE = 1/2" = 1'-0"

CONSULTANTS:

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671 S. CASSINGHAM RD
BEXLEY, OH 43209

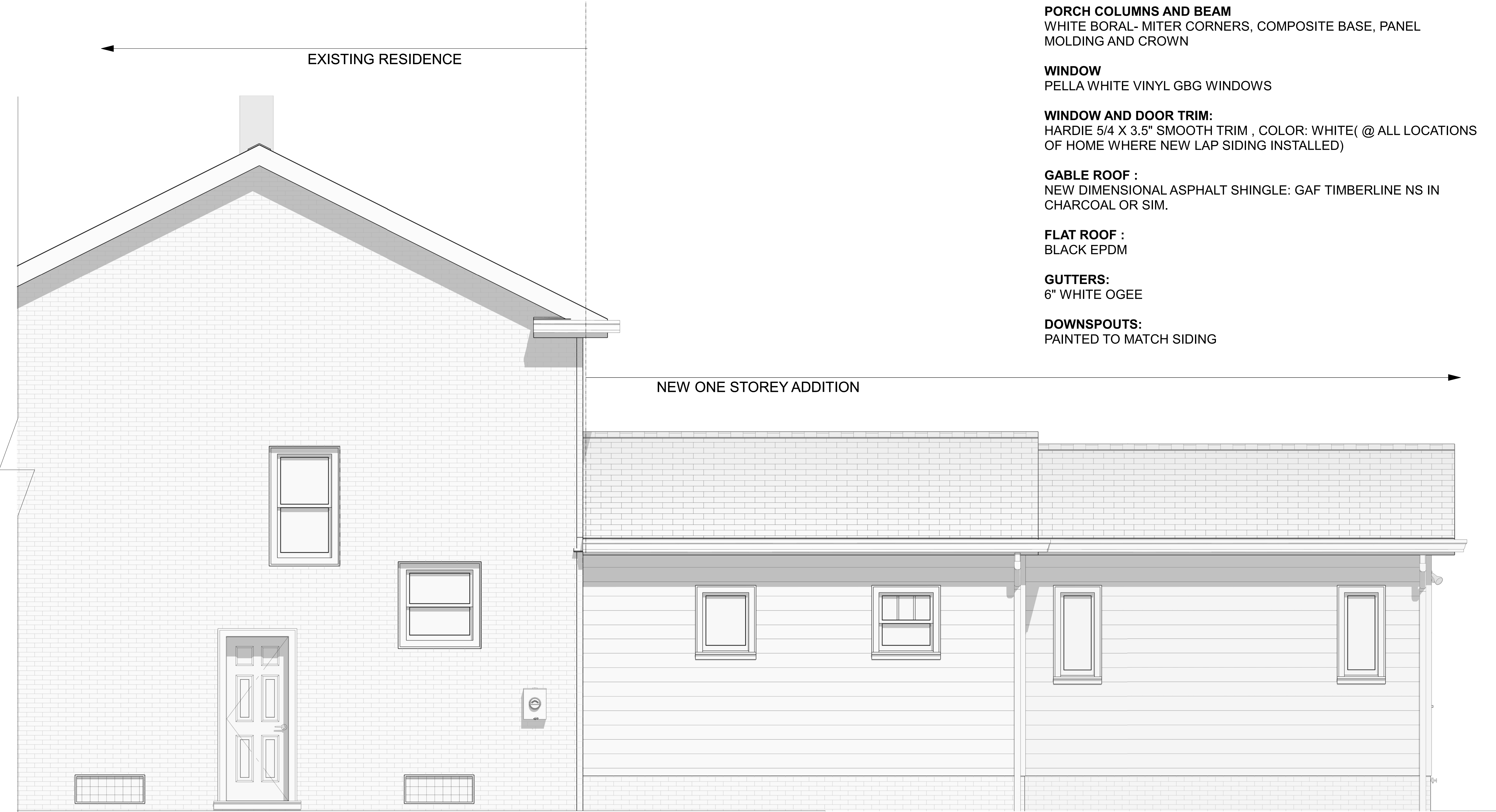
FIRST FLOOR PLAN

ARB/BZAP SUBMISSION
03.12.25

SCALE: AS NOTED

SHEET:

A-01



1.NORTH ELEVATION
SCALE =1/2"= 1'-0"

EXTERIOR FINISH MATERIALS

LAP SIDING:
JAMES HARDIE FIBER CEMENT BOARD CEDARMILL LAP SIDING 7"
EXPOSURE PAINTED , COLOR TBD

CORNER TRIM:
SMOOTH CEMENT BOARD CORNER TRIM PAINTED TO MATCH SIDING

SOUTH ELEVATION TRIMMED PANEL SIDING:
SMOOTH CEMENT BOARD PANELS WITH SMOOTH CEMENT BOARD
TRIM BOARDS PAINTED WHITE, COMPOSITE BASE, PANEL MOLDING
AND CROWN

PORCH COLUMNS AND BEAM
WHITE BORAL- MITER CORNERS, COMPOSITE BASE, PANEL
MOLDING AND CROWN

WINDOW
PELLA WHITE VINYL GBG WINDOWS

WINDOW AND DOOR TRIM:
HARDIE 5/4 X 3.5" SMOOTH TRIM , COLOR: WHITE(@ ALL LOCATIONS
OF HOME WHERE NEW LAP SIDING INSTALLED)

GABLE ROOF :
NEW DIMENSIONAL ASPHALT SHINGLE: GAF TIMBERLINE NS IN
CHARCOAL OR SIM.

FLAT ROOF :
BLACK EPDM

GUTTERS:
6" WHITE OGEE

DOWNSPOUTS:
PAINTED TO MATCH SIDING

CONSULTANTS:

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ADAM KNOLLS
671 S. CASSINGHAM RD
BEXLEY, OH 43209

EXTERIOR ELEVATIONS

ARB/BZAP SUBMISSION
03.12.25

SCALE: AS NOTED

SHEET:

A-02



2. REAR ELEVATION
SCALE = 1/2" = 1'-0"

EXTERIOR FINISH MATERIALS

LAP SIDING:
JAMES HARDIE FIBER CEMENT BOARD CEDARMILL LAP SIDING 7"
EXPOSURE PAINTED , COLOR TBD

CORNER TRIM:
SMOOTH CEMENT BOARD CORNER TRIM PAINTED TO MATCH SIDING

SOUTH ELEVATION TRIMMED PANEL SIDING:
SMOOTH CEMENT BOARD PANELS WITH SMOOTH CEMENT BOARD
TRIM BOARDS PAINTED WHITE, COMPOSITE BASE, PANEL MOLDING
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PORCH COLUMNS AND BEAM
WHITE BORAL- MITER CORNERS, COMPOSITE BASE, PANEL
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DOWNSPOUTS:
PAINTED TO MATCH SIDING

EXTERIOR FINISH MATERIALS

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EXPOSURE PAINTED , COLOR TBD

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SOUTH ELEVATION TRIMMED PANEL SIDING:

SMOOTH CEMENT BOARD PANELS WITH SMOOTH CEMENT BOARD
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PORCH COLUMNS AND BEAM

WHITE BORAL- MITER CORNERS, COMPOSITE BASE, PANEL
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PELLA WHITE VINYL GBG WINDOWS

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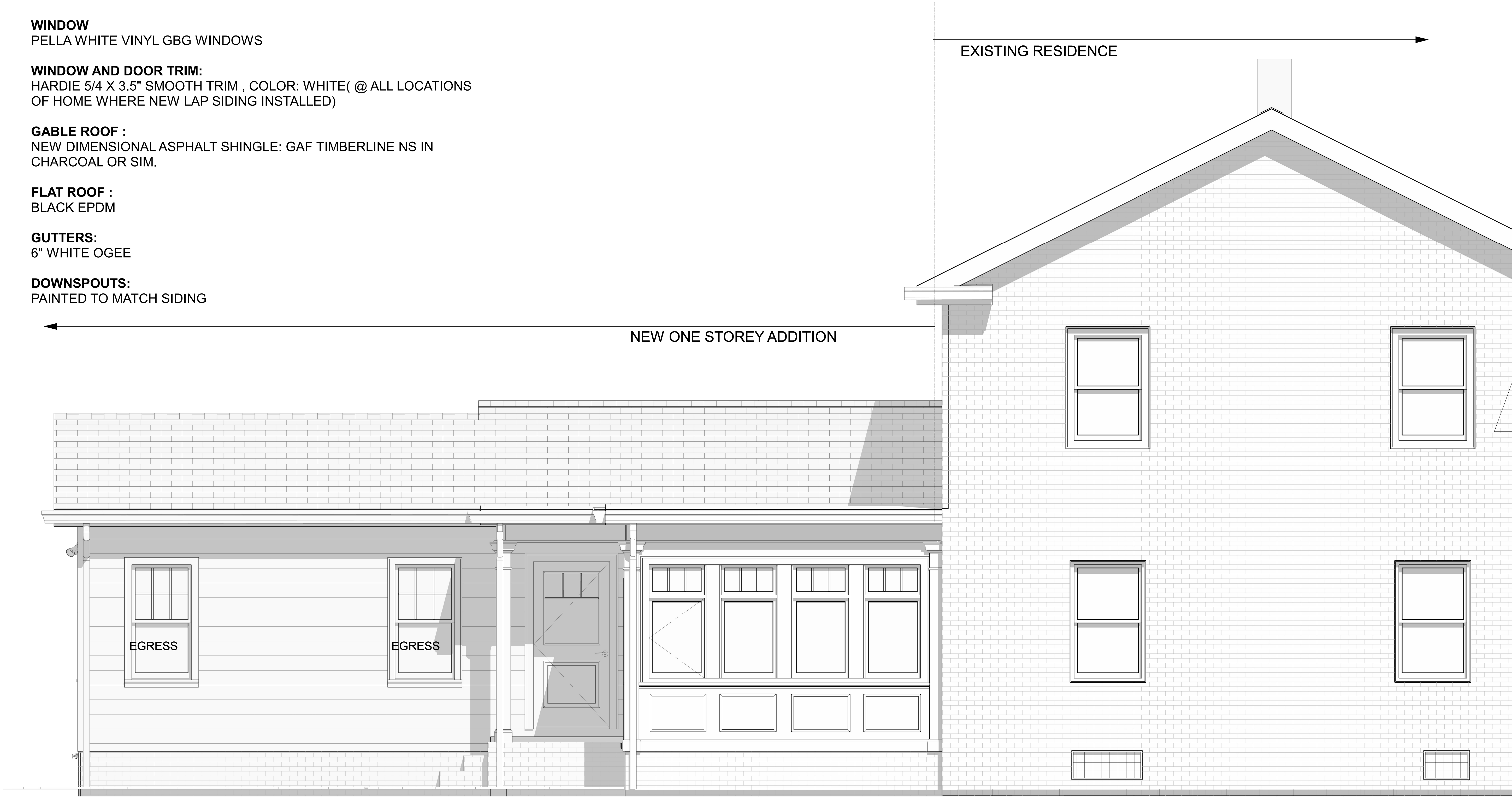
BLACK EPDM

GUTTERS:

6" WHITE OGEE

DOWNSPOUTS:

PAINTED TO MATCH SIDING



3. SOUTH ELEVATION

SCALE =1/2"= 1'-0"

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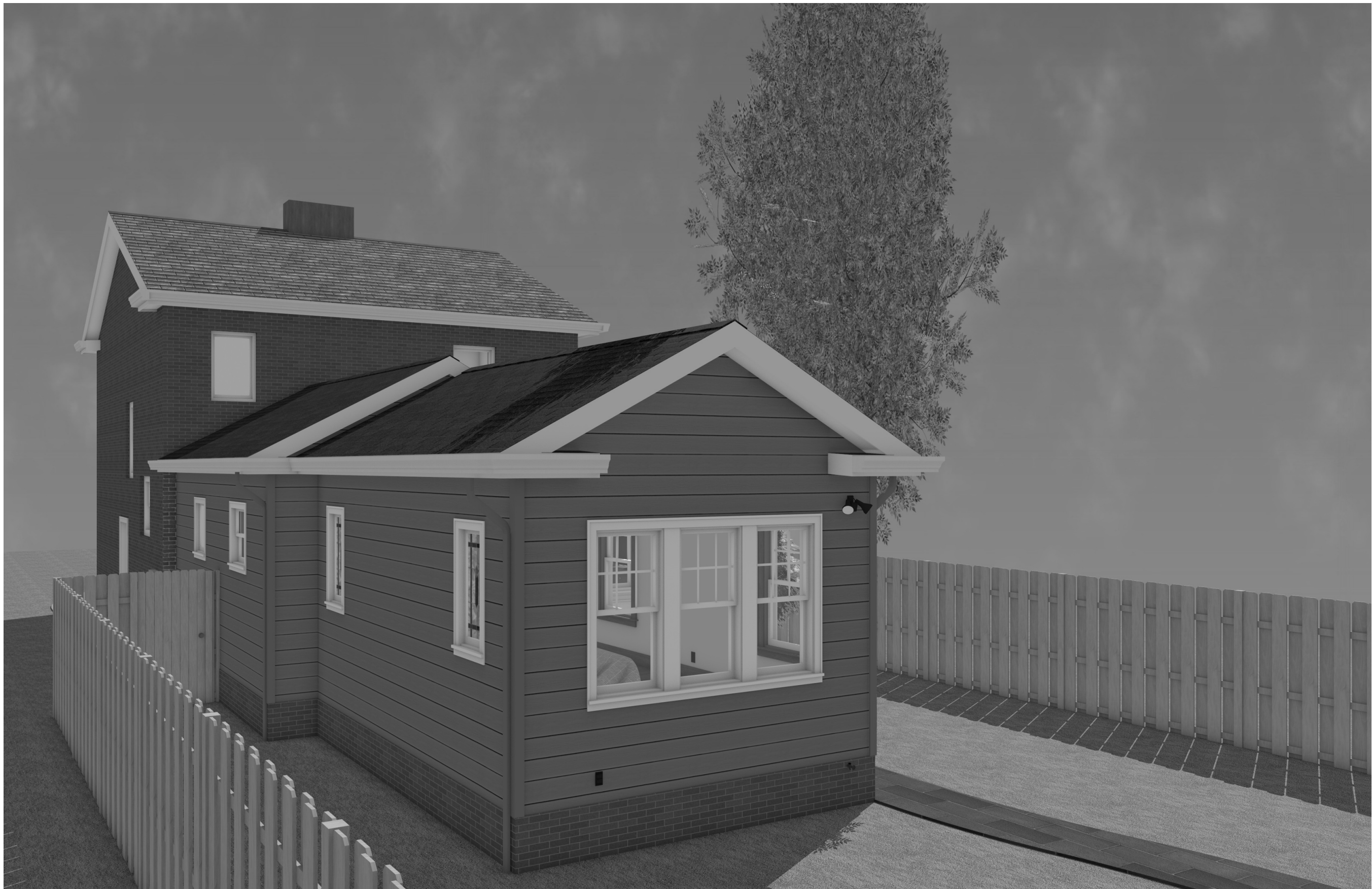
EXTERIOR ELEVATIONS

ARB/BZAP SUBMISSION
03.12.25

SCALE: AS NOTED

SHEET:

A-04



CONSULTANTS:

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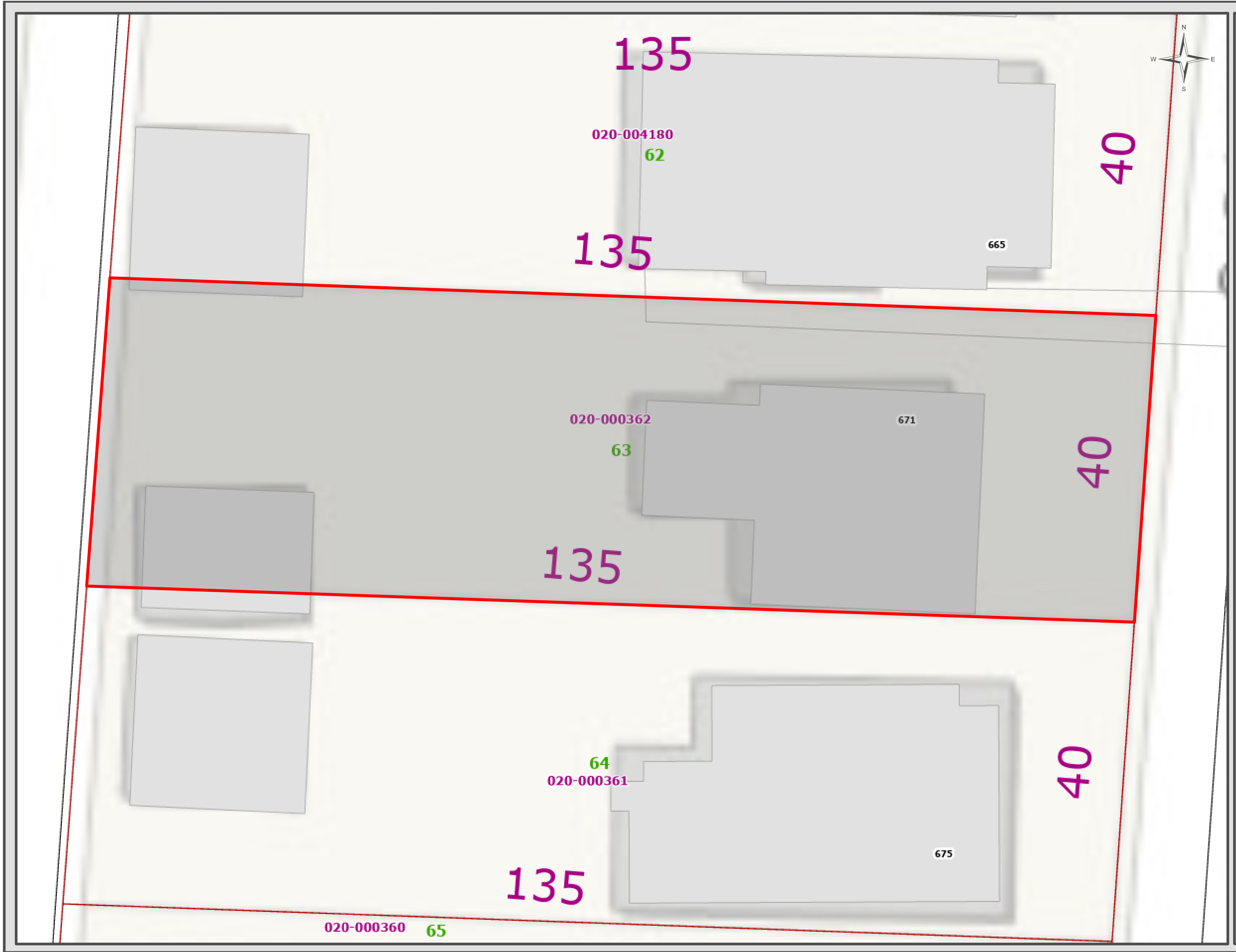
3D VIEWS

ARB/BZAP SUBMISSION
03.12.25

SCALE: AS NOTED

SHEET:

A-05



CONSULTANTS:

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ADAM KNOLLS
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BEXLEY, OH 43209

FRANKLIN COUNTY
AUDITOR MAP

ARB/BZAP SUBMISSION
03.12.25

SCALE: AS NOTED

SHEET:
A-06

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677 FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

Chicago Title Insurance Company

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being Lot 63 Bexley Plaza Addition Plat Book 10 Page 68

Applicant: Knoll

Posted Address: 671 S Cassingham, Bexley, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M.

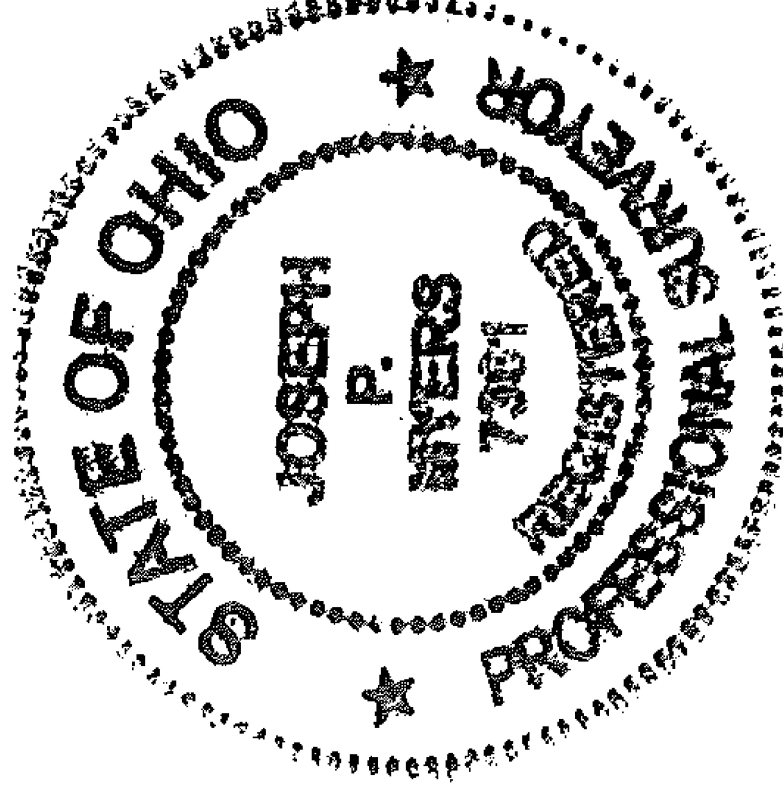
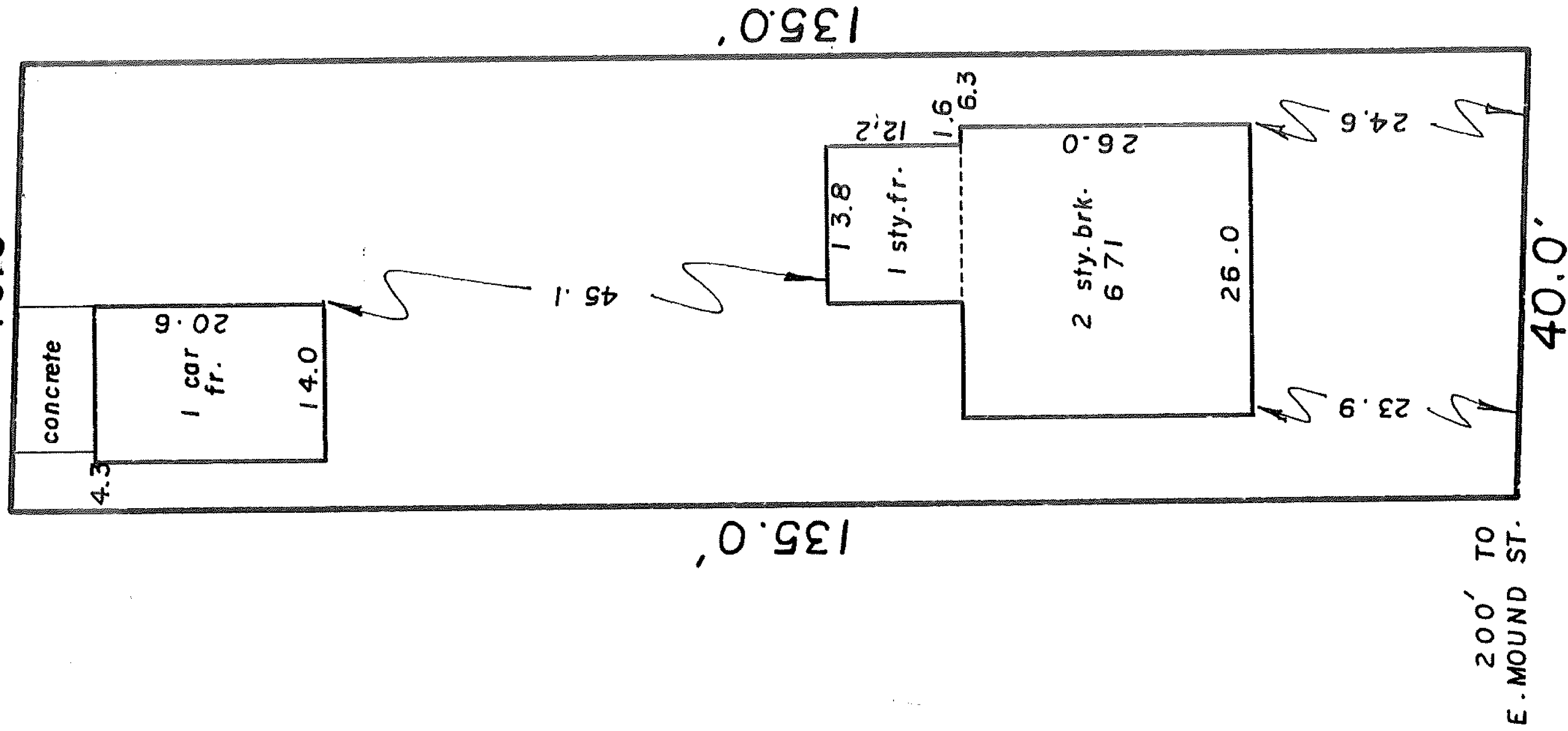
Apparent Encroachments: 1) None



Scale 1" = 20'
Date: 09/10/2024



16' ALLEY
40.0'



Myers Surveying Co., Inc.

By *Joseph P. Myers*

Professional Surveyor

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Order No. - 6-09/06/2024

202409066

Rec.

Field

DWG

Ltr.

Ck.

ARB/BZAP SUBMISSION
03.12.25

SCALE: AS NOTED

SHEET:
A-07

SURVEY

**EMILY JOURNEY AND
ADAM KNOLLS**
671 S. CASSINGHAM RD
BEXLEY, OH 43209

CONSULTANTS:

325 S. DAWSON AVE
BEXLEY, OH. 43209
www.valeriedesign.com
614.400.1469 © 2025

VALERIE HALAS
INTERIOR RENOVATIONS + ADDITIONS
design



FRONT



NORTH

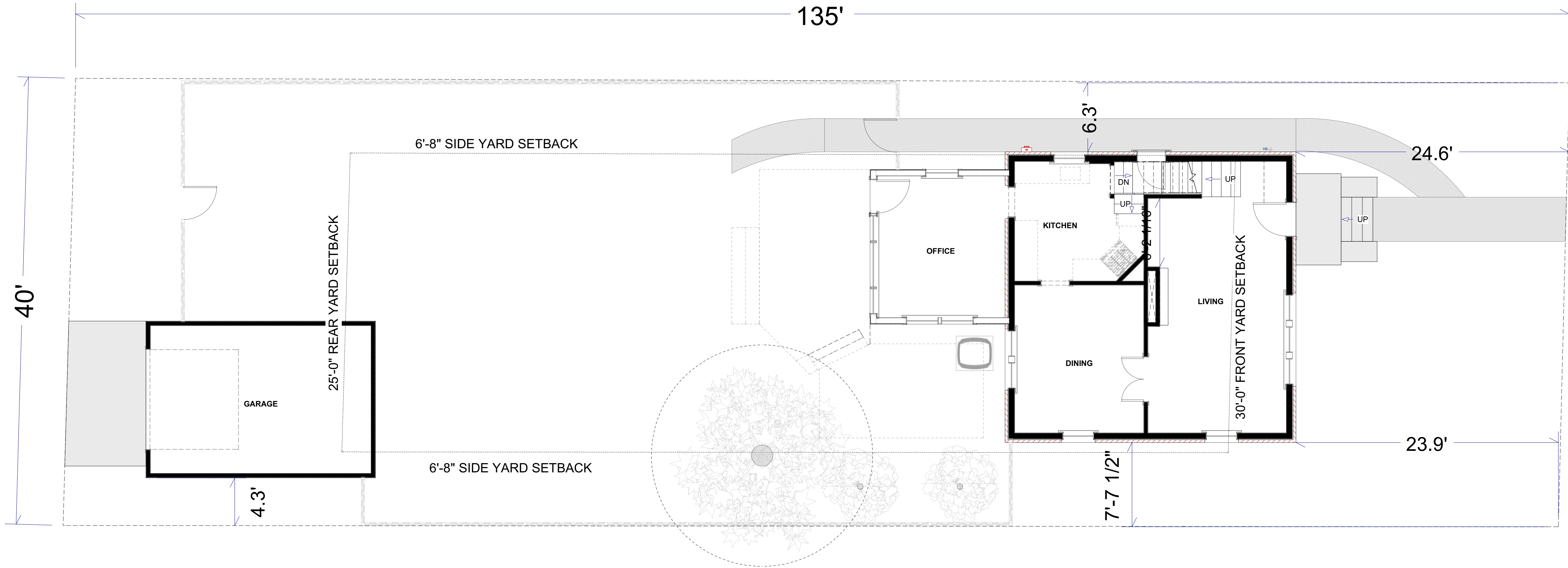


REAR



SOUTH

EXISTING PHOTOS



EXISTING SITE PLAN
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**EXISTING SITE PLAN &
EXISTING PHOTOS**

ARB/BZAP SUBMISSION
03.12.25

SCALE: AS NOTED

SHEET:

ES-01