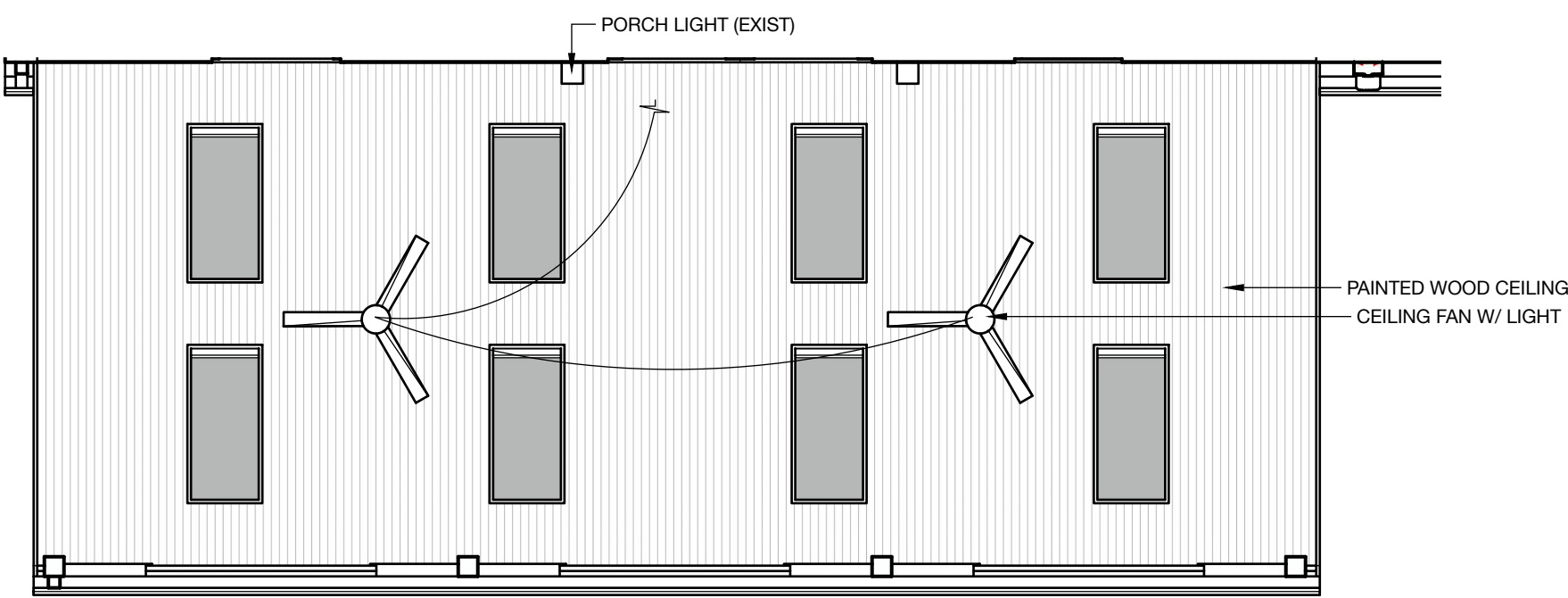


LOT COVERAGE

EXISTING HOUSE	1575 SF
EXISTING GARAGE	575 SF
COVERED PORCH	360 SF
TOTAL COVERAGE	2510 SF
TOTAL LOT AREA	8775 SF
COVERAGE %	28.6 %

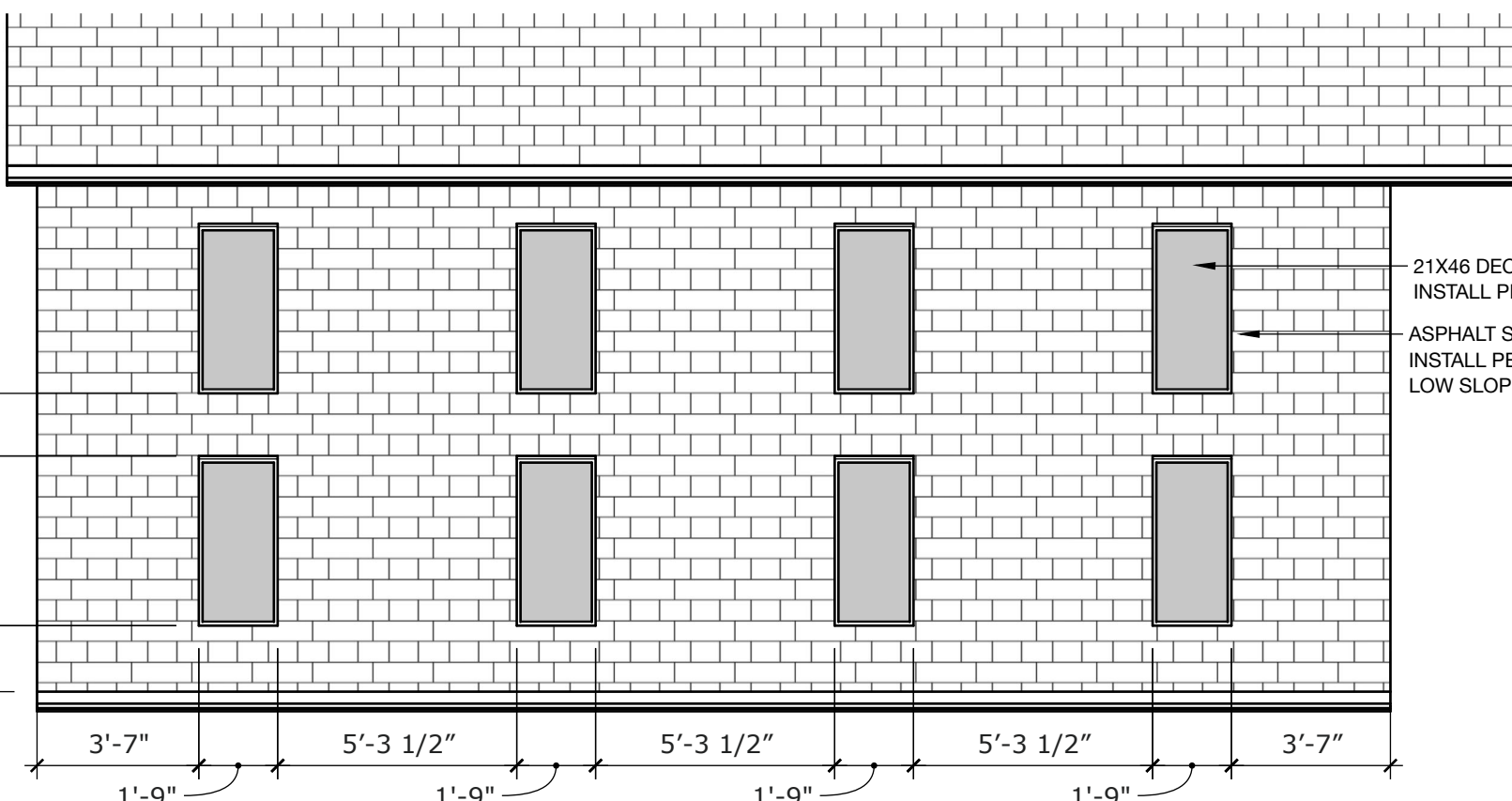
EXTERIOR VIEW

FROM THE SOUTHWEST



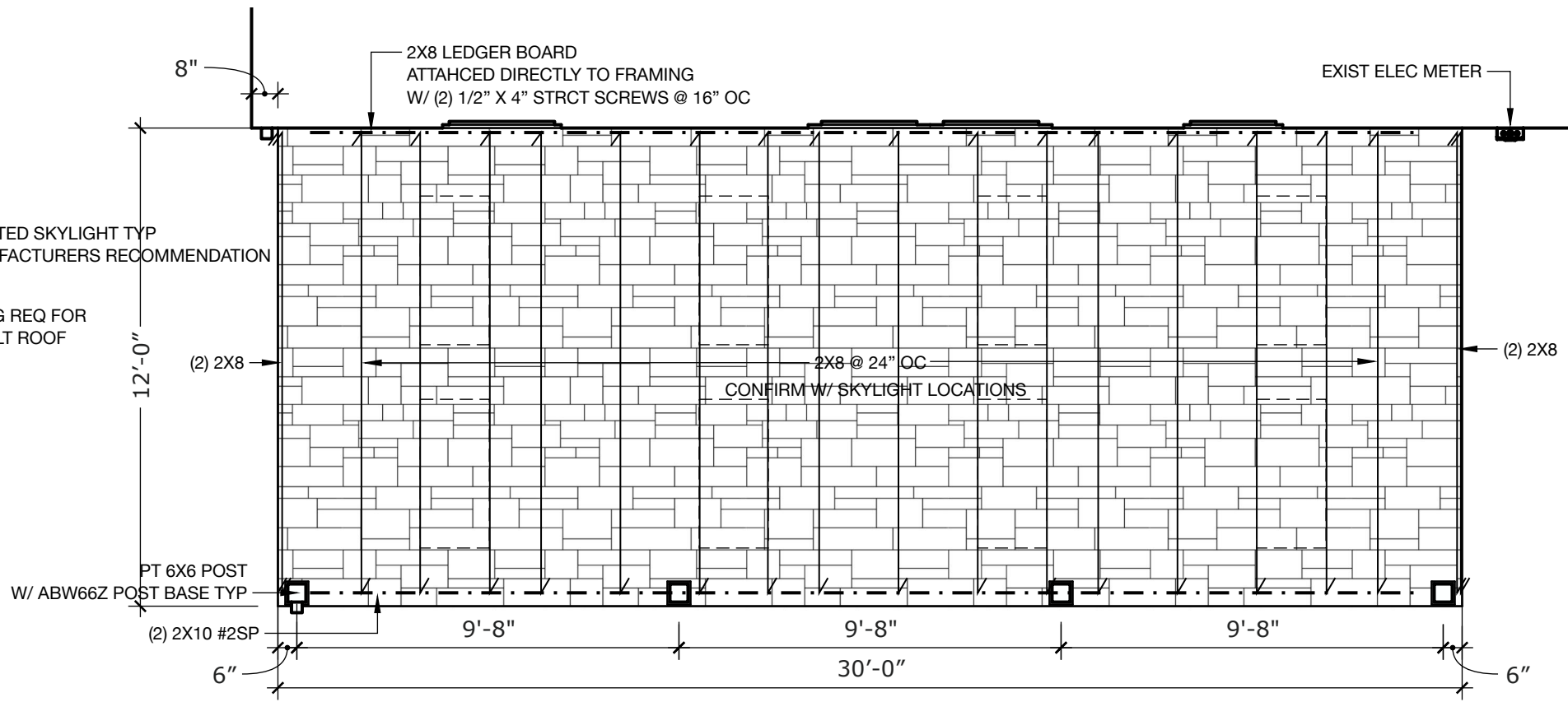
REFLECTED CEILING PLAN

1/4" = 1'-0"



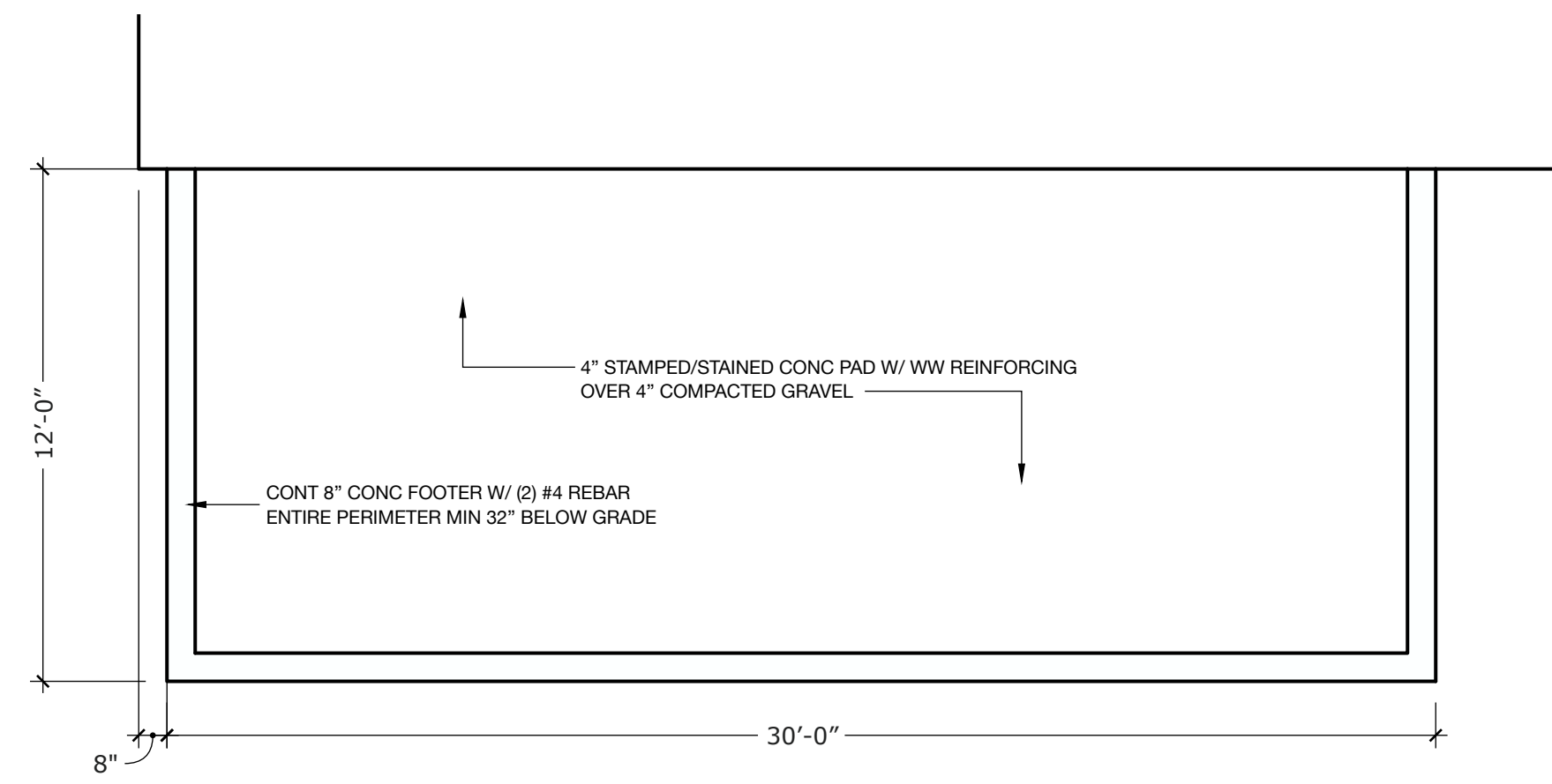
ROOF PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"

S CASSINGHAM RD

764 S CASSINGHAM RD
COLUMBUS OH 43209

EXISTING 2-STORY HOUSE

PROPOSED COVERED
PORCH

EXISTING 1-STORY
GARAGE

PARCEL NO: 020-000257-00

ALLEY

SITE PLAN

3/32" = 1'-0"

LOCATION MAP

NTS

CODE INFORMATION

APPLICABLE CODES:
2019 OHIO RESIDENTIAL CODE, 2009 IECC

DISTRICT: CITY OF BEXLEY

CONSTRUCTION TYPE: V-B
OCCUPANCY: RESIDENTIAL-R

PROJECT AREA

PORCH ADDITION	340 SF
TOTAL	340 SF

BUILDING CODE DATA

PROJECT DESCRIPTION:
THIS PROJECT INCLUDES THE CONSTRUCTION OF A 340 SF COVERED PATIO TO THE REAR OF THE HOME. WORK INCLUDES STRUCTURAL FRAMING, ELECTRICAL & EXTERIOR FINISHES INCLUDING SKYLIGHTS.

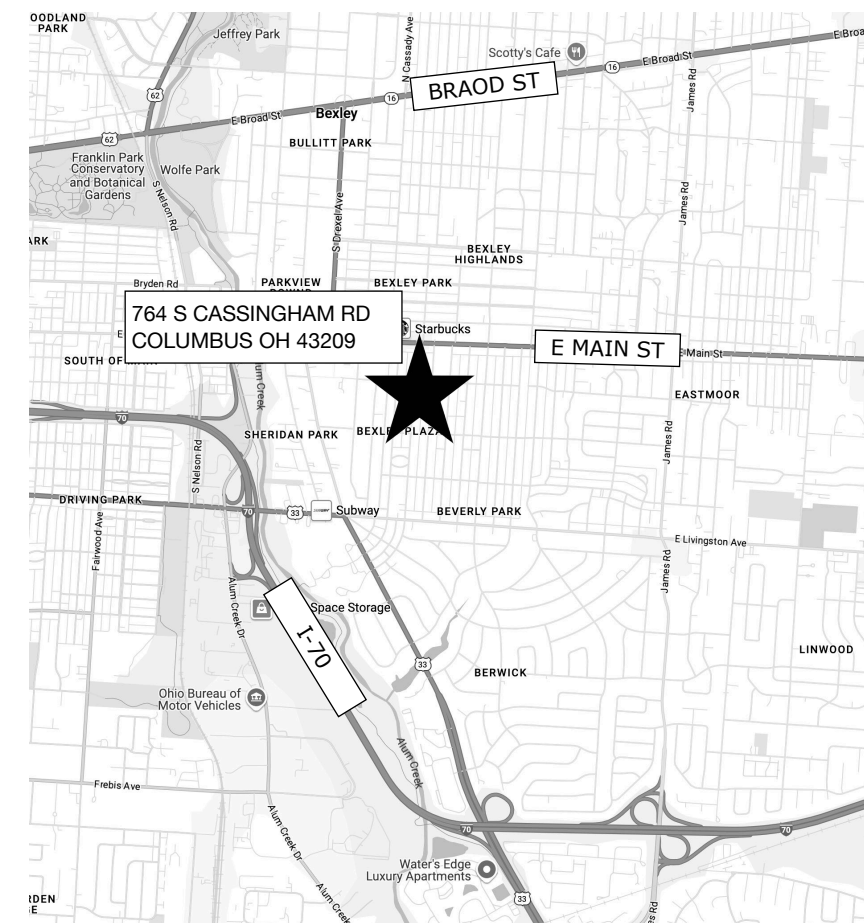
PARCEL NO: 020-000257-00

OWNER: DANIEL & KAREN BROMBERG

ADDRESS: 764 S CASSINGHAM RD
COLUMBUS OH 43209

SHEET INDEX

A1	COVER / FLOOR PLANS
A2	SECTIONS / DETAILS / SELECTIONS



CASSINGHAM PORCH ADDITION

764 S CASSINGHAM RD
COLUMBUS OH 43209



DESIGNER

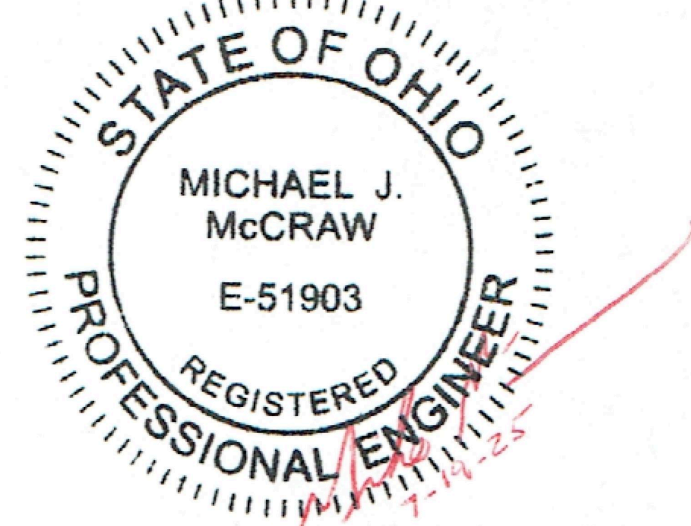
JOEL R BURKE
JRB DESIGN LLC
JOELRBURKE@GMAIL.COM
614.565.0844

STRUCTURAL ENGINEER

MIKE MCCRAW P.E.
RIGID ENGINEERING
MIKEJMCRAW@GMAIL.COM
404.731.3816

GENERAL NOTES

- ALL SERVICES PERFORMED BY A DESIGNER PURSUANT TO ORC GUIDELINES 3791.04(A) TO 4703.19. DRAWINGS PRODUCED WITH AN UNDERSTANDING OF THE SCOPE OF WORK BASED ON DOCUMENTS PROVIDED BY THE OWNER. DESIGNER WILL NOT BE HELD LIABLE FOR INACCURACIES OR DISCREPANCIES IN THE FIELD.
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- ALL INTERIOR FINISHES SHALL CONFORM TO OHIO BUILDING CODE CHAPTER 8, SECTIONS 801-806 TO LIMIT FLAME SPREAD AND SMOKE DEVELOPMENT.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION TO PROTECT SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERIOD OF CONSTRUCTION.
- PRIOR TO STARTING WORK CONTRACTOR TO FIELD VERIFY EXISTING CONDITION TO ENSURE WORK CAN BE PERFORMED AND INSTALLED PER THE INTENT OF DRAWING SHOWN. CONTRACTOR IS OBLIGATED TO INFORM THE OWNER IMMEDIATELY OF ANY ISSUES WITH CONSTRUCTIBILITY PRIOR TO PERFORMING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO PATCH WHERE CUTTING AND/OR DEMOLITION OCCURS.
- STOCKPILE, SORT, HAUL FROM SITE, RECYCLE AND DIVERT AS MUCH WASTE MATERIAL AS POSSIBLE. LEGALLY DISPOSE OF REMAINING WASTE MATERIAL AND DEBRIS. MAINTAIN DISPOSAL ROUTES CLEAR, CLEAN, AND FREE OF DEBRIS. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES.
- CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ADEQUATE AIR FLOW TO NEW OCCUPIABLE SPACES.



ENGINEER HAS REVIEWED THESE DRAWINGS ON THIS SHEET FOR STRUCTURAL FRAMING INFORMATION ONLY

CONSTRUCTION DRAWINGS

07.19.2025

PROJECT INFORMATION / FLOOR PLANS

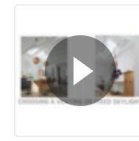
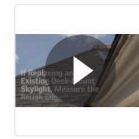
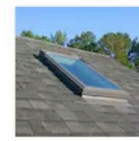
A1

24X36

SCALE AS NOTED

VELUX
21 in. x 45-3/4 in. Fixed Deck-Mount Skylight with Laminated Low-E3 Glass

★★★★★ (856) Questions & Answers (479)



Hover Image to Zoom

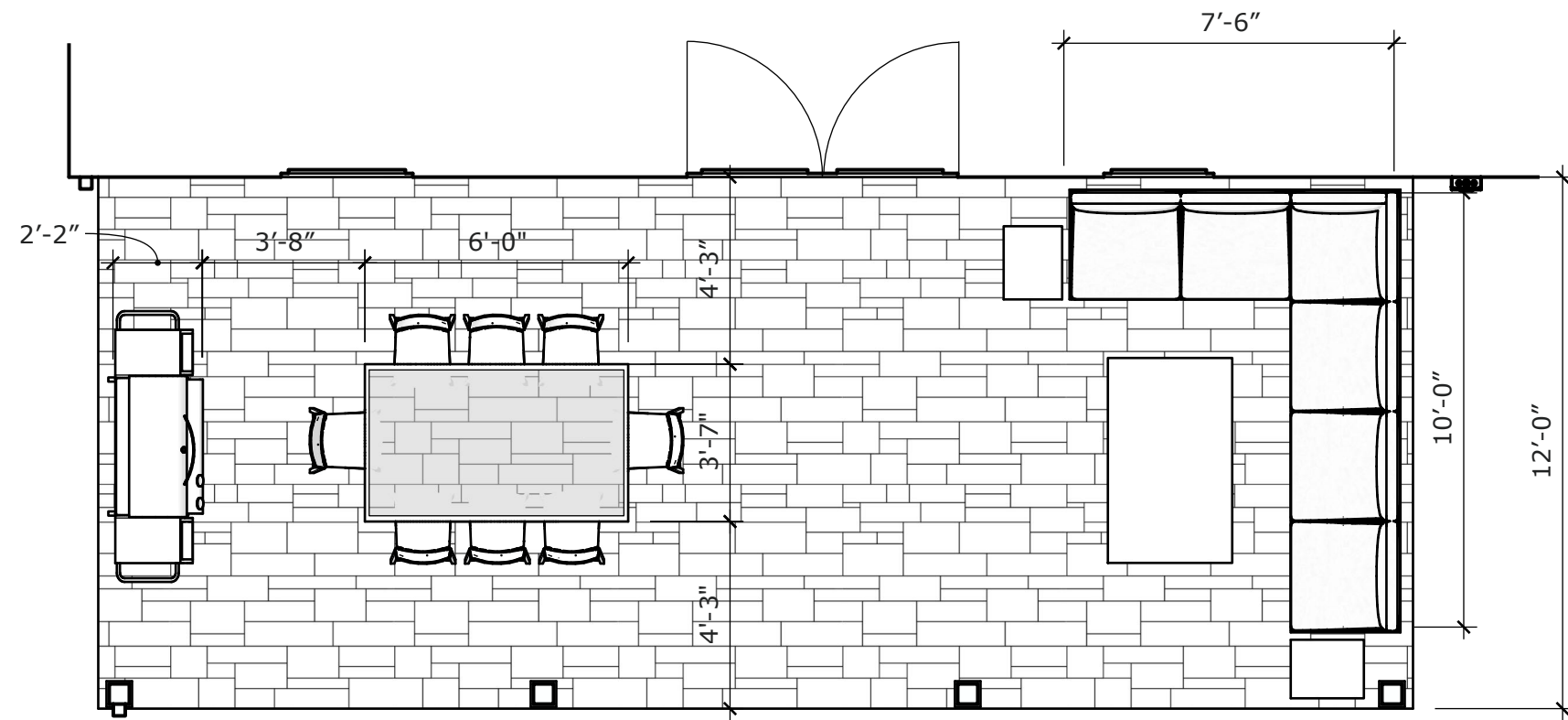
SKYLIGHT

BASIS OF DESIGN

LOW SLOPES SHINGLE INSTALLATION

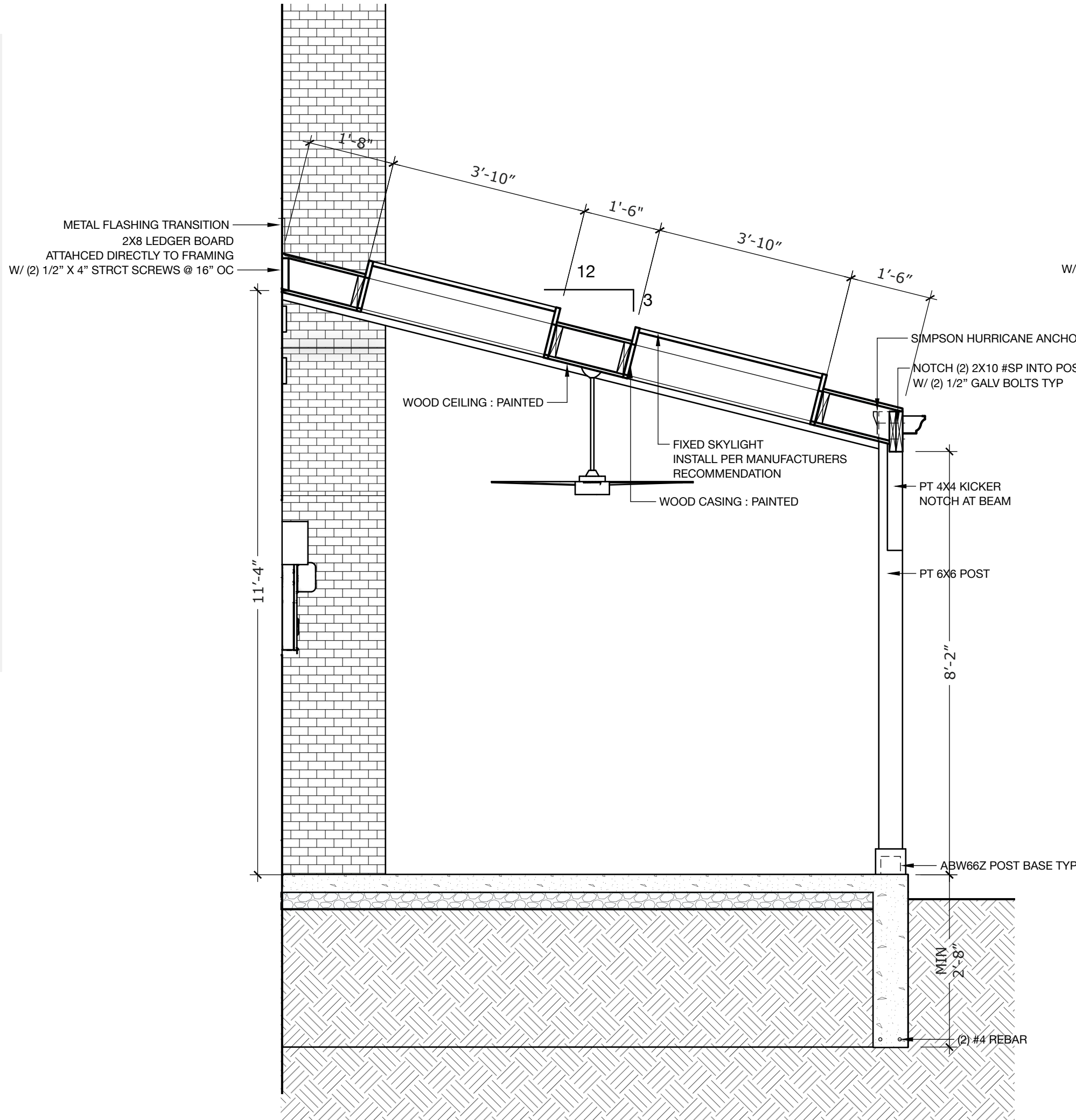
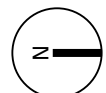
All roof shingles applied to a low slope deck (2" to below 4" per foot) require the use of CertainTeed WinterGuard or GRACE VYCORTM Waterproofing Shingle Underlayment, or its equivalent,* applied over the entire deck surface. Consult the WinterGuard or GRACE VYCORTM and individual shingle application instructions for details. *For low slopes, underlayment equivalents to WinterGuard or GRACE VYCORTM include:

- waterproofing shingle underlayments meeting ASTM D1970;
- in areas not prone to snow or ice, two layers of 36"(915 mm) wide felt shingle underlayment lapped 19"(485 mm).
- in areas not prone to snow or ice, two layers of CertainTeed's DiamondDeck or RoofRunner in shingle fashion (half lap) per the low-slope application instructions.



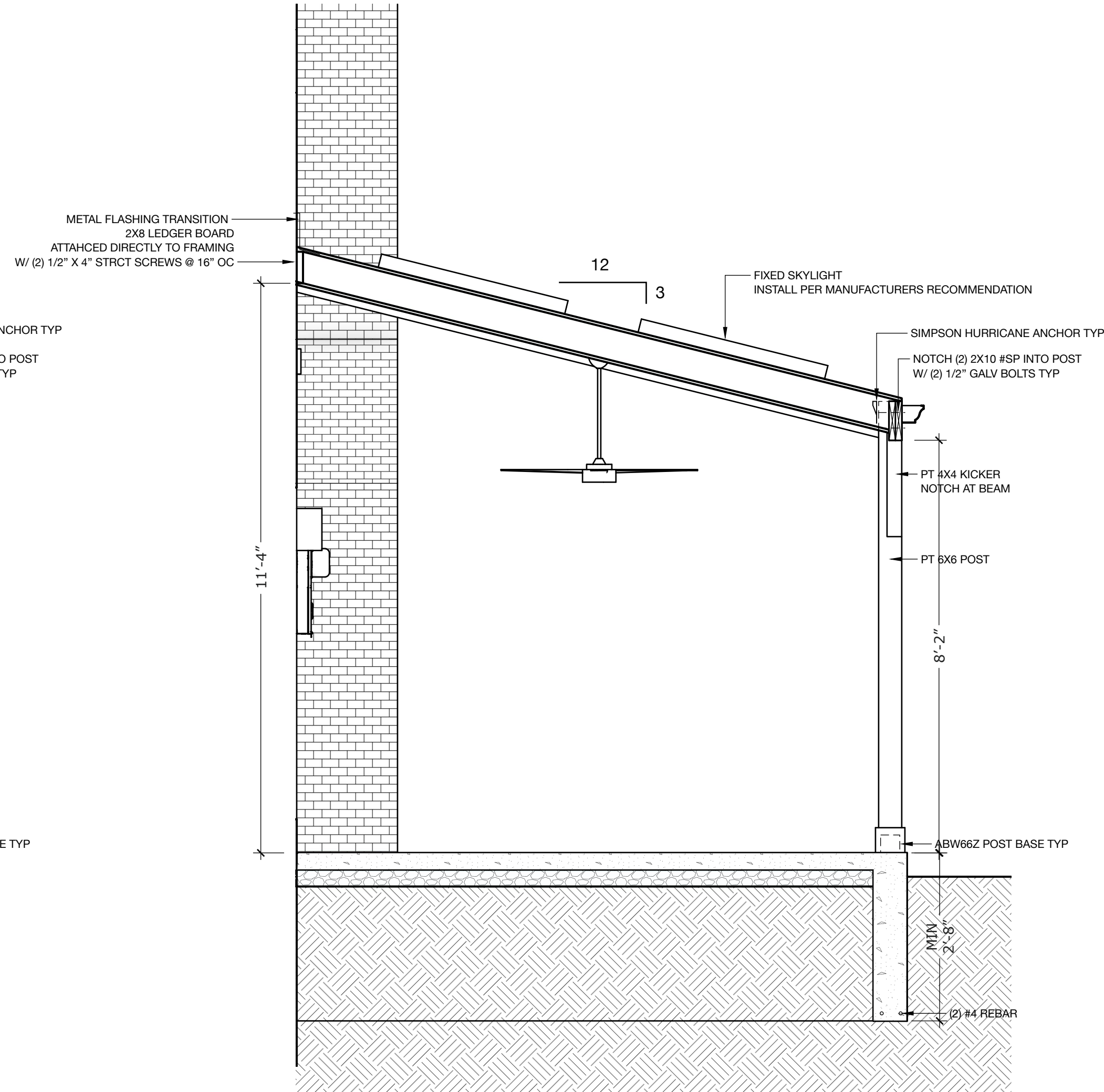
FURNITURE PLAN

1/4" = 1'-0"



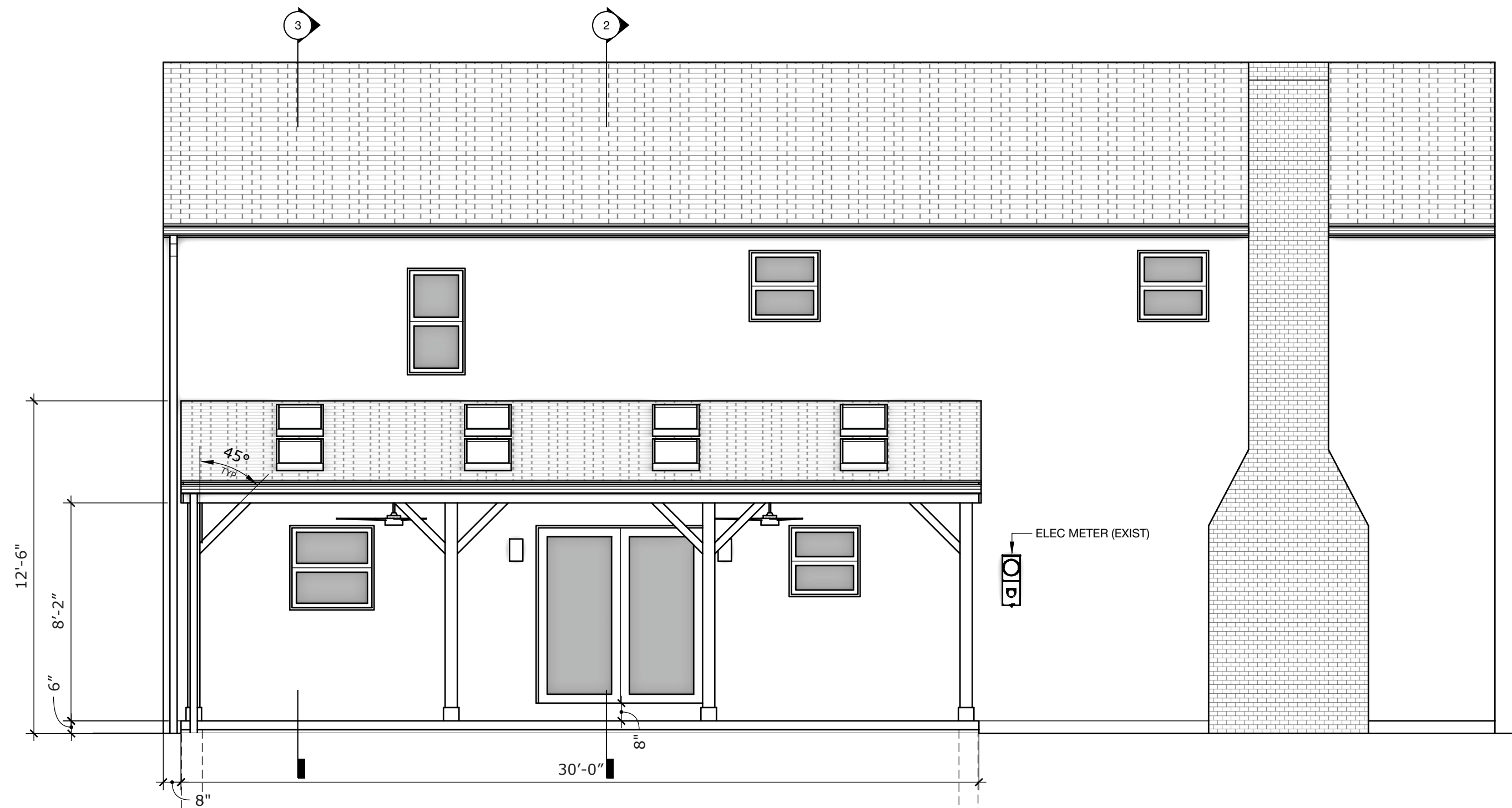
SECTION

1/2" = 1'-0"



SECTION

1/2" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

CASSINGHAM PORCH ADDITION

764 S CASSINGHAM RD
COLUMBUS OH 43209



DESIGNER

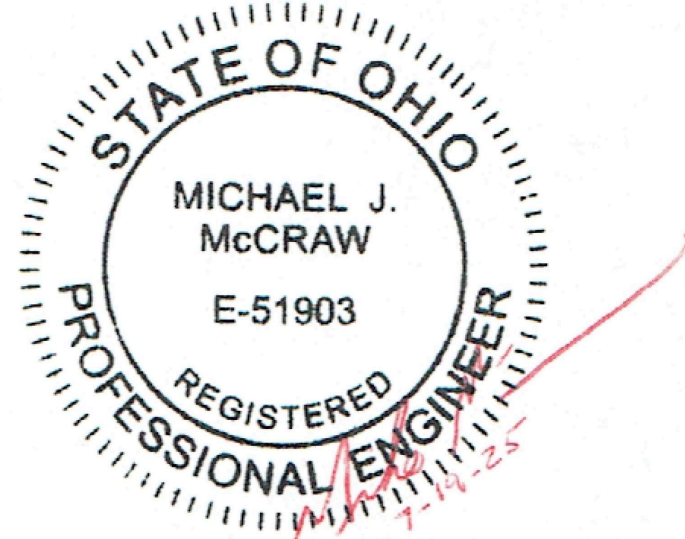
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07.19.2025

SECTIONS / DETAILS / SELECTIONS

A2

24X36

SCALE AS NOTED