

Zoning: Bexley R6  
Lot Area = 7,100 sf

Allowable Building Coverage  
(2,485 sf) 35%

Existing Building Coverage  
(2,253 sf) 32%

Building Coverage w/ Addition  
(2,401 sf) 34%

Allowable Lot Coverage  
(4,260 sf) 60%

Existing Lot Coverage  
(4,292 sf) 60%

Lot Coverage w/ Addition  
(4,353 sf) 61%  
Request Variance

Side Yard Setback 8'-0"  
Will need variance for second  
floor

SITE PLAN - EXISTING

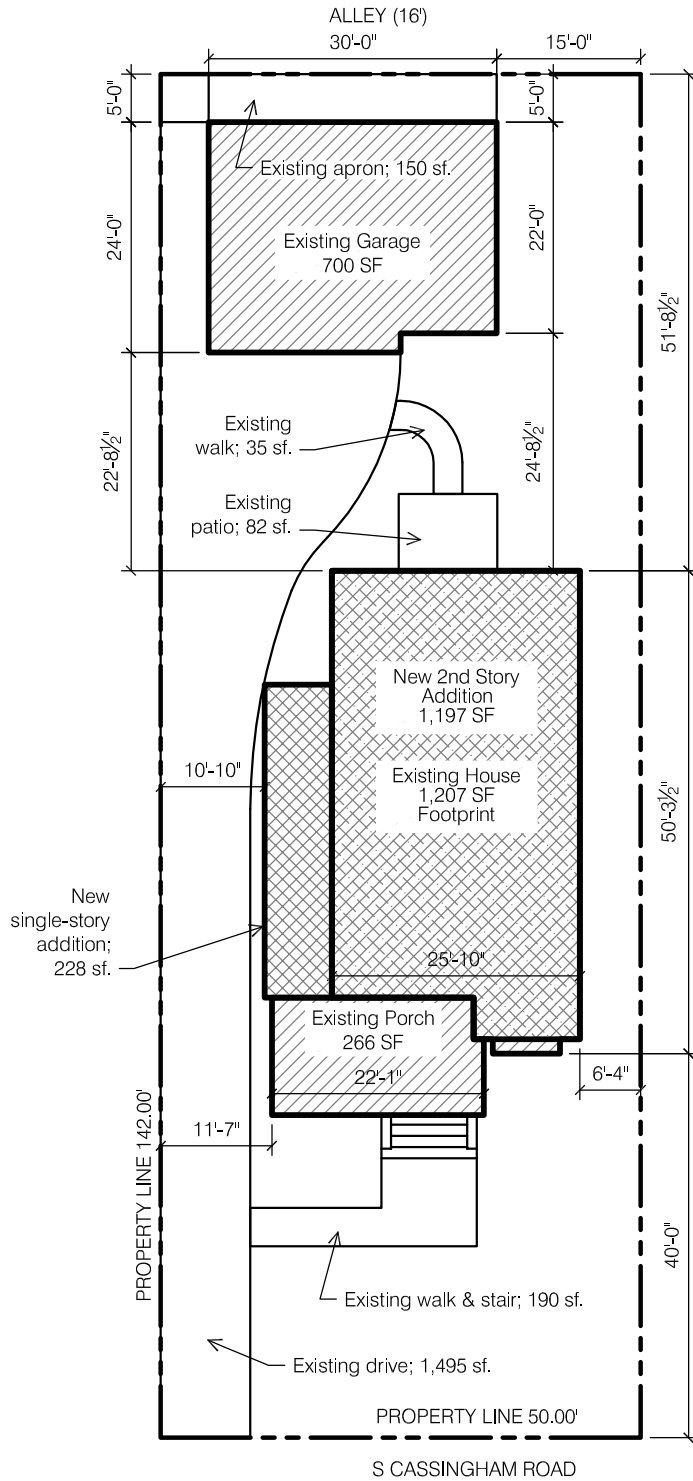


SITE PLAN

Scale: 1"=20'

129 S Cassingham

April 20, 2024



Zoning: Bexley R6  
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 Will need variance for second floor

SITE PLAN - WITH ADDITION

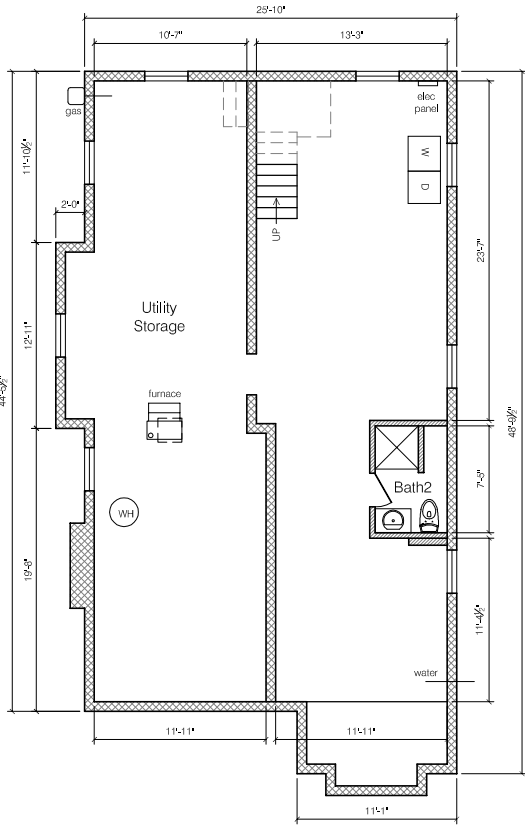


SITE PLAN

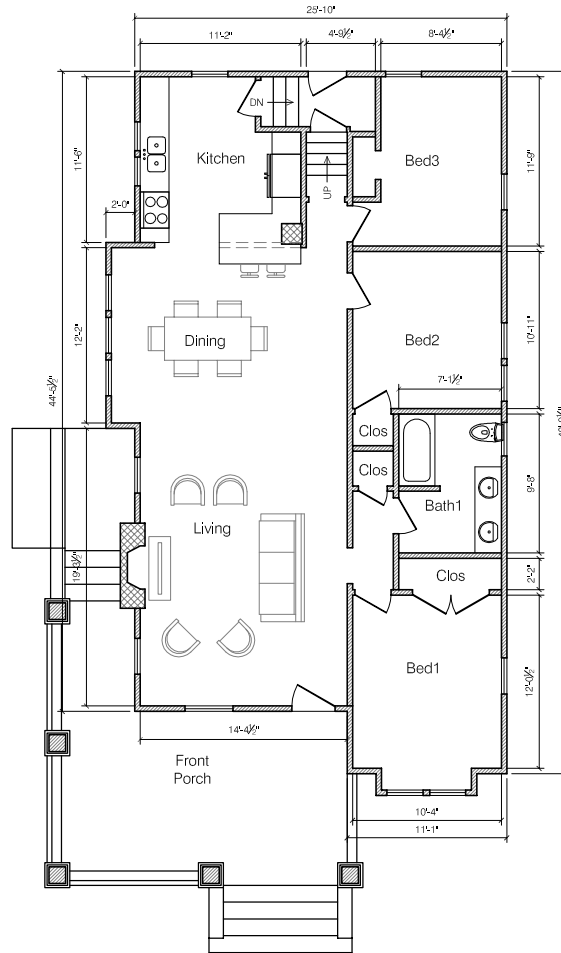
Scale: 1"=20'

129 S Cassingham

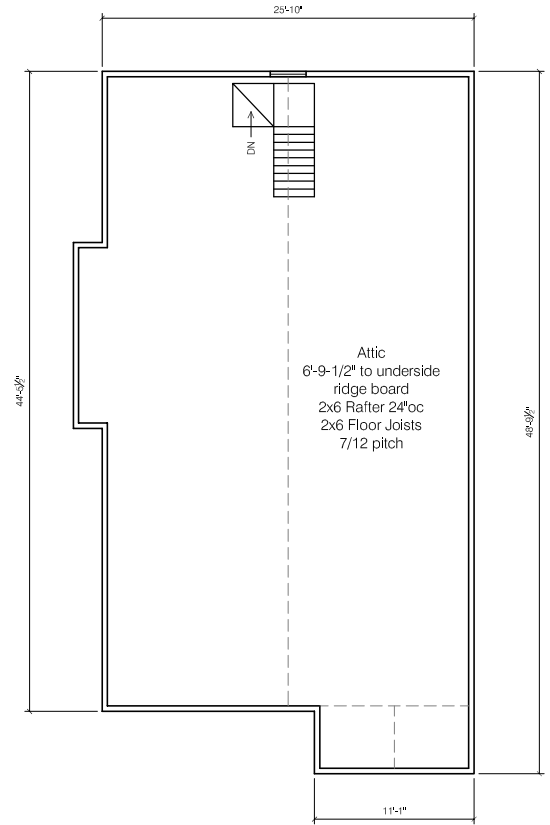
April 20, 2024



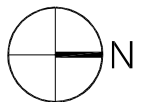
BASEMENT - EXISTING



FIRST FLOOR - EXISTING



SECOND FLOOR - EXISTING



# FLOOR PLANS - EXISTING

Scale: 1/16" = 1'-0"

129 S Cassingham Road

April 20, 2024



**EXTERIOR MATERIAL NOTES**

**SIDING:**  
Fiber cement board lap siding, 8" exposure (to match existing house & garage).

**SIDING AT PORCH GABLE & BAY:**  
Fiber cement panel siding w/ Windsor 1x4 trim & layered 1x12 at beam.

**TRIM:**  
Corner Trim: Windsor 5/4" x 6".  
Casing: Windsor 5/4" x 4" at jambs; 5/4" x 6" at head, historic sill.  
Gable Fascia: Aluminum-wrapped 1x12.  
Eave Fascia: Aluminum-wrapped 1x8.

**ROOFING:**  
Asphalt shingle roofing to match garage.

**SOFFIT:**  
Aluminum soffit system to match garage (tan/bronze color).

**GUTTERS:**  
5" Aluminum ogee gutter & 3" downspouts. Utilize existing underground storm piping.

**WINDOWS:**  
New windows to be Marvin Essential fiberglass windows (white) to be similar to existing windows.

**DOORS:**  
New rear door to be Thermo-Tru Fiberglass Craftsman 2-Panel, flush-glazed, 6-light design (match garage).

**REAR LANDING/STAIRS:**  
Decking: Timbertech Terrain.  
Risers: Windsor 1x8.  
Guardrails: Timbertech Radiance Rail.  
Skirting: HardiPanel w/ Hardi 1x4 trim.

**REAR OVERHANG:** Cedar 4x4 brackets, standing seam metal roofing, HardiPanel & Windsor trim at sides, Paulownia bead board ceiling.



**SOUTH ELEVATION - EXISTING**



**SOUTH ELEVATION - w/ ADDITION**  
Hip roof extends to pick up front bay



**SOUTH ELEVATION - w/ ADDITION**  
Front Bay Roof tucks under main hip roof

**EXTERIOR MATERIAL NOTES**

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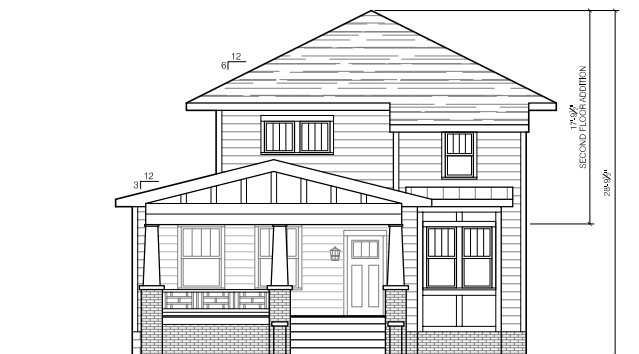
**REAR OVERHANG:** Cedar 4x4 brackets, standing seam metal roofing, HardiPanel & Windsor trim at sides, Paulownia bead board ceiling.



**EAST ELEVATION - EXISTING**



**EAST ELEVATION - w/ ADDITION**  
Hip roof extends to pick up front bay



**EAST ELEVATION - w/ ADDITION**  
Front Bay Roof tucks under main hip roof

**EXTERIOR MATERIAL NOTES**

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Guardrails: Timbertech Radiance Rail.  
Skirting: HardiPanel w/ Hardi 1x4 trim.

**REAR OVERHANG:** Cedar 4x4 brackets, standing seam metal roofing, HardiPanel & Windsor trim at sides, Paulownia bead board ceiling.



**NORTH ELEVATION - EXISTING**



**NORTH ELEVATION - w/ ADDITION**  
Hip roof extends to pick up front bay



**NORTH ELEVATION - w/ ADDITION**  
Front Bay Roof tucks under main hip roof

**EXTERIOR ELEVATIONS**

Scale: 1/16" = 1'-0"

129 S Cassingham

April 20, 2024

**EXTERIOR MATERIAL NOTES**

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**WEST ELEVATION - EXISTING**



**WEST ELEVATION - w/ ADDITION**  
Gable end at single-story addition



**WEST ELEVATION - w/ ADDITION**  
Hip roof at single-story addition