



Bexley  
Music  
Comes '31

LION RUNNER  
CC  
COMES '28

CC





















BEXLEY THEATRE ARTS  
COMES

Bexley  
Music  
Comes '31  
65-28









DESIGN CRITERIA

2019 Residential Code of Ohio  
Design Criteria:  
Wind Speed = 115 mph  
Seismic Category = A  
Weathering = Severe  
Frost Line Depth = 36"  
Termite = Moderate to Heavy  
Ice Barrier Underlayment = Yes, Required.  
Floor Live Load = 40 psf  
Snow Load Roof = 20 psf  
Foundation Concrete Compressive Strength = 2,500  
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Zoning: Bexley R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	11,320 sf	6,000 sf
Lot Width:	50.00'	50'
Lot Depth	226.40'	120'
Building Lot Coverage		
Existing House	992 sf	3,962 sf (35%)
Existing Covered Deck	100 sf	
New Detached Garage	616 sf	
Total Building Coverage	1,708 sf (15%)	Meets Zoning
Total Lot Coverage		
Total Building Coverage	1,708 sf	6,792 sf (60%)
Driveway	1,893 sf	
Front walk	70 sf	
Rear paver patio	206 sf	
Rear paver patio	80 sf	
New apron	66 sf	
Total Lot Coverage	4,023 sf (36%)	Meets Zoning
Detached Garage		
Garage SF:	616 sf	624 sf
Garage Height:	16'-7"	18'-0"
Garage Eave Height:	8'-6"	9'-0"
Garage South Setback:	3'-0"	3'-0"
Garage East Setback	76'-11"	5'-0" (Easement assumed)

GENERAL INFORMATION

Address: 246 N Stanwood Road  
Bexley, Ohio 43209  
Parcel: 020-001034-00  
  
The project consists of the demolition of the existing garage and construction of a new 2-car detached garage with second floor office space.  
  
Footprint New Detached Garage: 616 sf

SHEET INDEX

- A1.0 Site Plan & General Info
- A2.1 Garage Plan, Elevs, Section

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NEW DETACHED GARAGE  
246 N STANWOOD ROAD  
BEXLEY, OHIO 43209

Bexley ARB

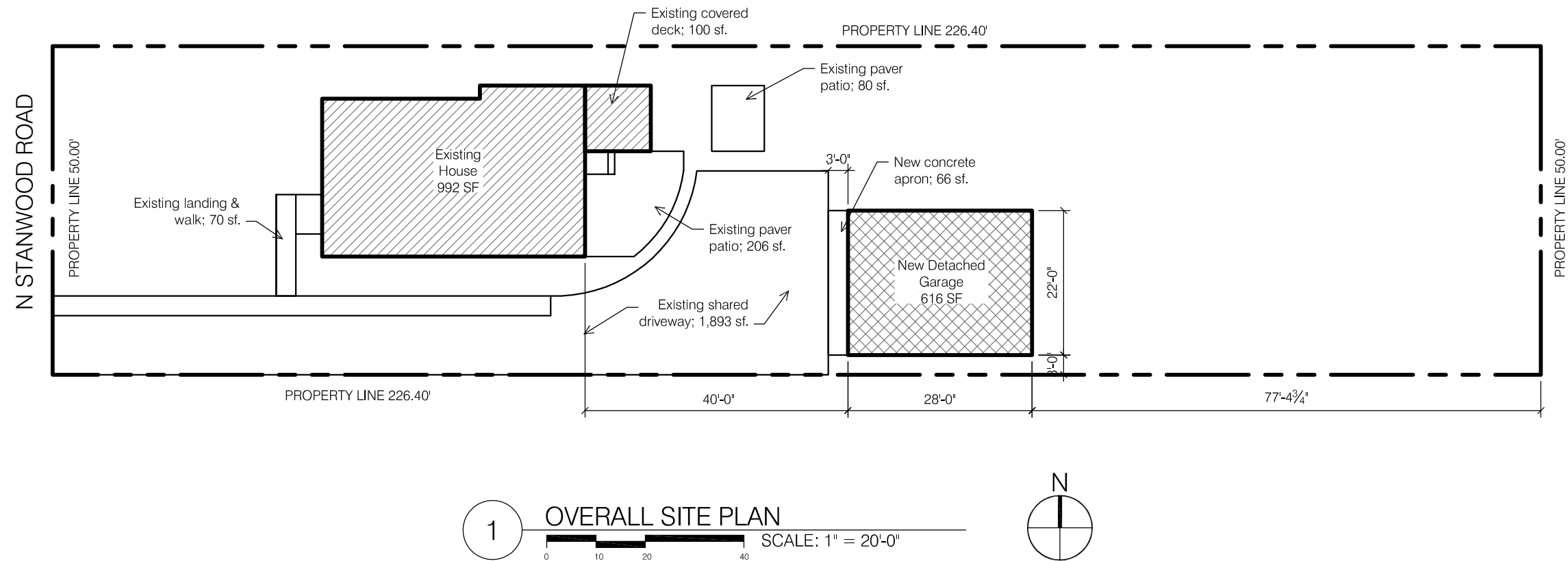
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As Noted

PROJECT NO.:

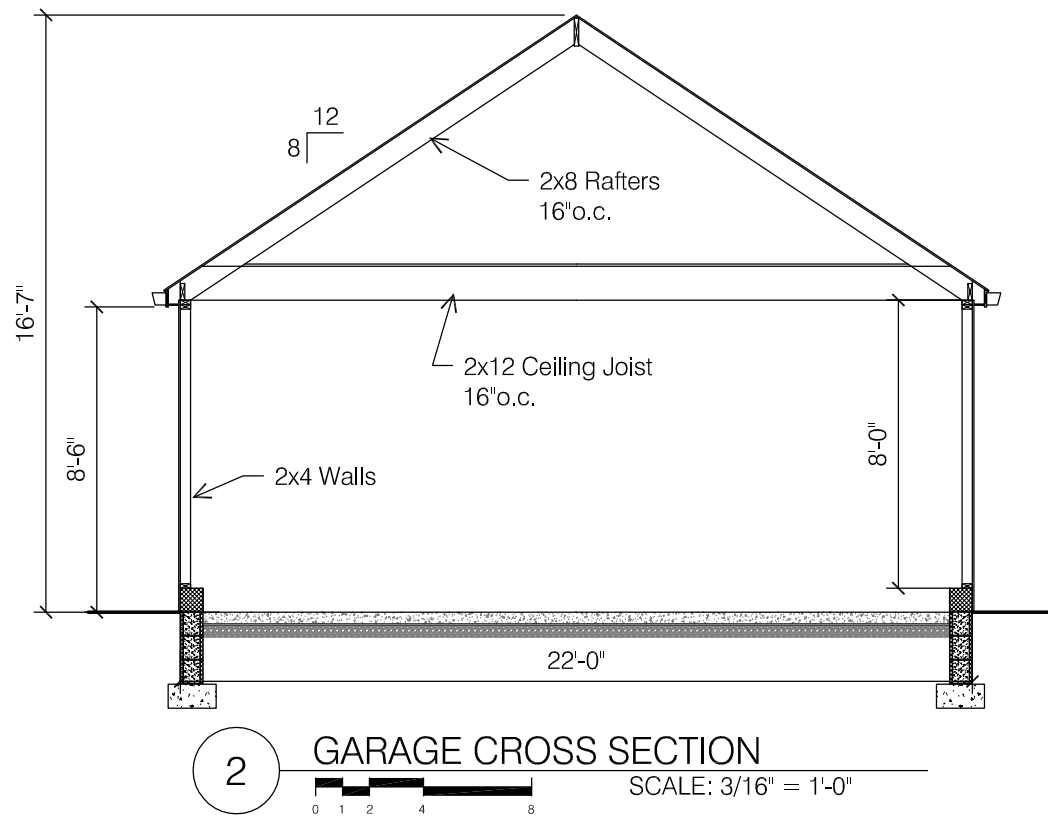
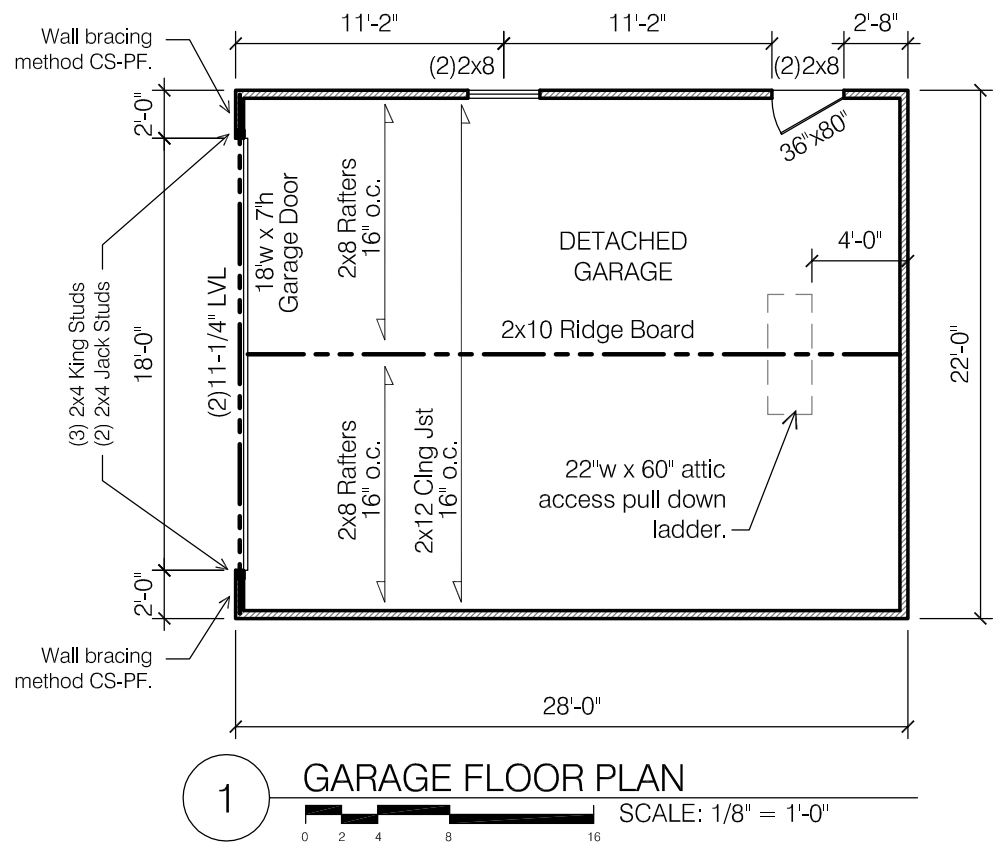
DATE:  
Aug 12, 2025

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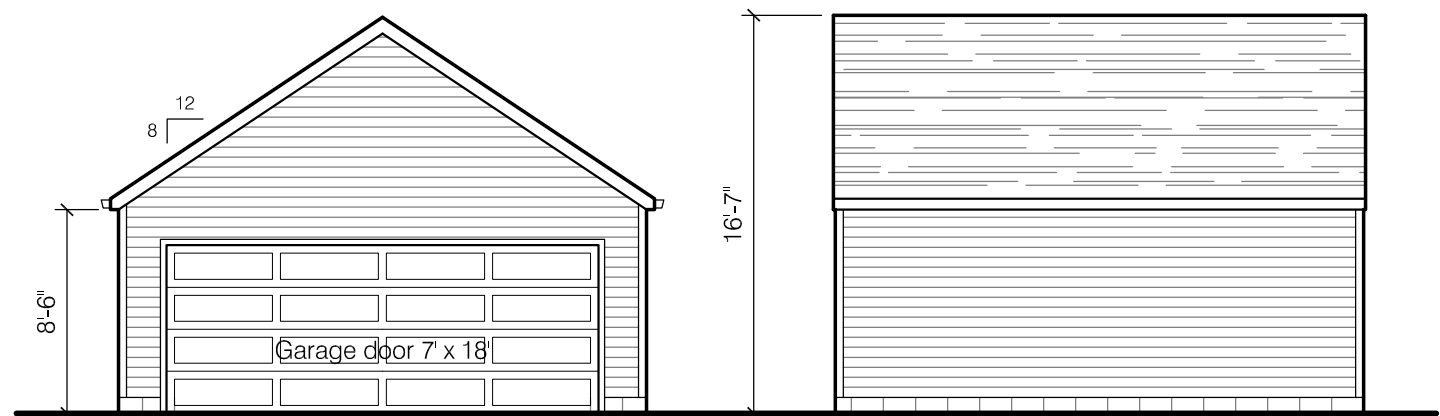
SITE PLAN & GENERAL INFO



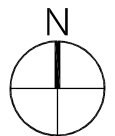




EXTERIOR MATERIALS	
Vinyl siding w/ 5" exposure. White.	Concrete masonry unit foundation wall.
Corner trim: Vinyl.	Sectional garage door 18' wide x 7' height.
Casing: aluminum wrapped to match house.	Swing Door: 36" x 80" Six panel.
5" aluminum ogee gutter & 3" downspouts on 1x6 fascia.	Window: Double Hung 24"w x 36"h, white vinyl window.
Soffit to consist of 2" Continuous linear soffit vent (minimal overhang to match house).	
Roofing: Asphalt shingle to match house.	



**3 GARAGE ELEVATIONS**  
 SCALE: 1/8" = 1'-0"



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A2.1

GARAGE PLANS