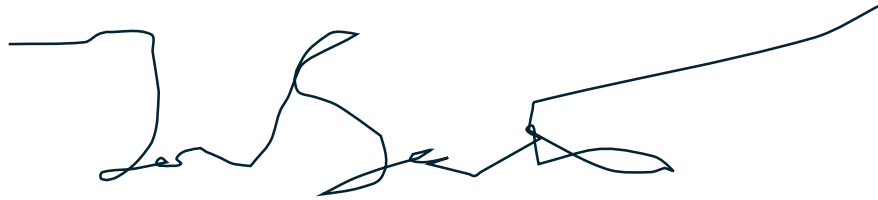


I, Jason Sullivan, hereby grant permission to Brenda Parker (architect) to represent me in meetings with the Bexley Architectural Review Board, Bexley Building and Zoning Department, and any/all municipal agencies involved in approving and permitting for the garage replacement project at 691 S Cassingham Rd.

A handwritten signature in blue ink, appearing to read "Jason Sullivan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

GENERAL INFORMATION

Address: 691 S Cassingham Road
Bexley, Ohio 43209
Parcel: 020-001773-00

The project consists of the demolition of the existing detached garage and construction of a new detached garage.

Footprint New Detached Garage: 330 sf

SHEET INDEX

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

Zoning: Bexley R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	5,400 sf	6,000 sf
Lot Width:	40.00'	50'
Lot Depth	135.00'	120'

Building Lot Coverage		
Existing House	738 sf	1,890 sf (35%)
Existing Covered Porch	96 sf	
New Detached Garage	484 sf	
Total Building Coverage	1,318 sf (25%)	Meets Zoning

Total Lot Coverage		
Total Building Coverage	1,318 sf	6,792 sf (60%)
Exist walkway	249 sf	
Exist deck	272 sf	
New apron	255 sf	
Total Lot Coverage	2,094 sf (39%)	Meets Zoning

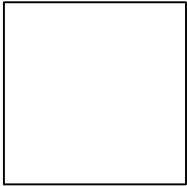
Detached Garage	Actual	Zoning Req't
Garage SF:	484 sf	624 sf
Garage Height:	16'-7"	18'-0"
Garage Eave Height:	8'-0"	9'-0"
Garage South Setback:	4'-8"	3'-0"
Garage West Setback	9'-4"	Need depth to slope grade

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%

ARCHITECT
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215

BRENDA PARKER
614-586-5514
brenda.parker@cbusarch.com



NEW DETACHED GARAGE
691 S CASSINGHAM ROAD
BEXLEY, OHIO 43209

Bexley ARB

SCALE:
As Noted

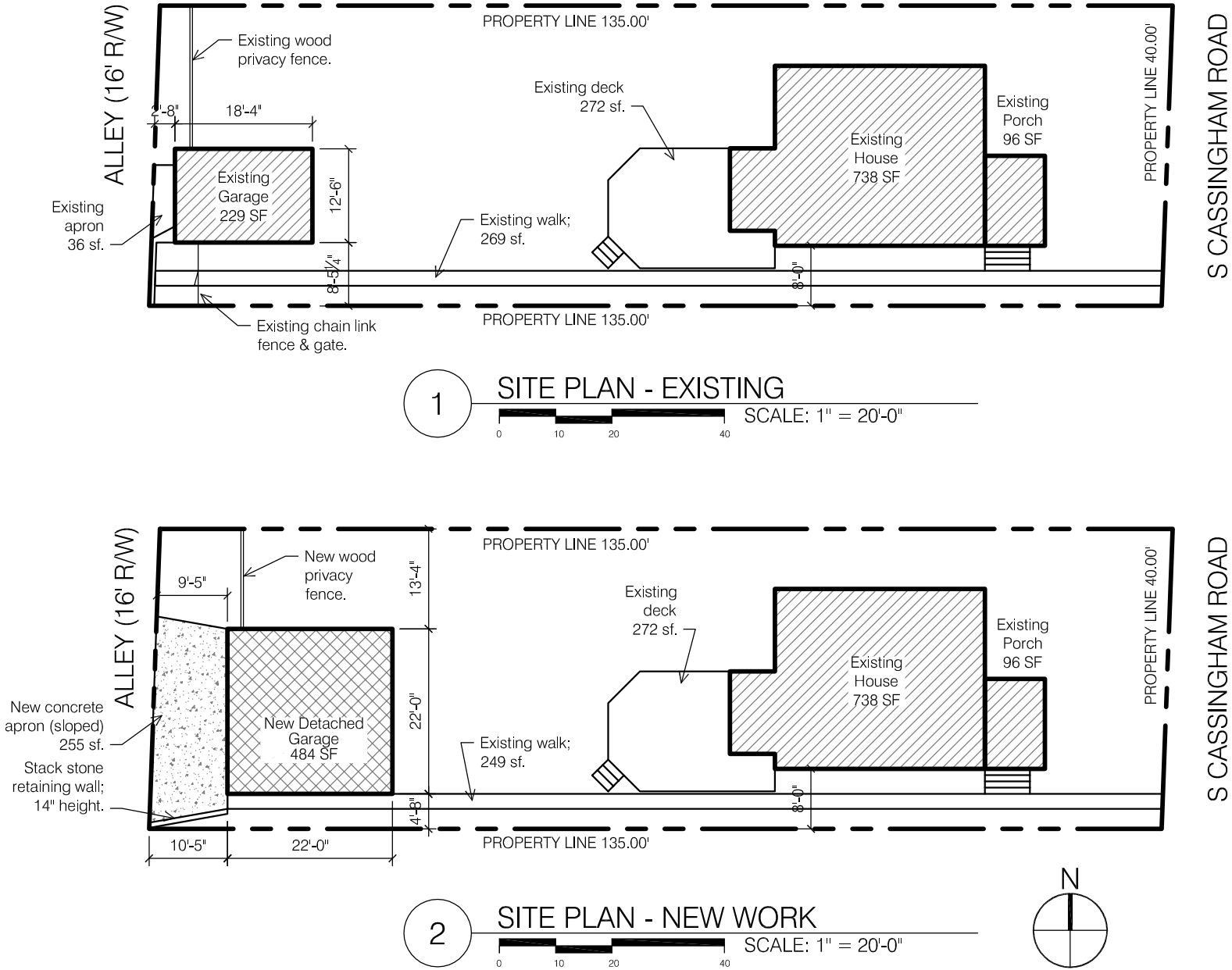
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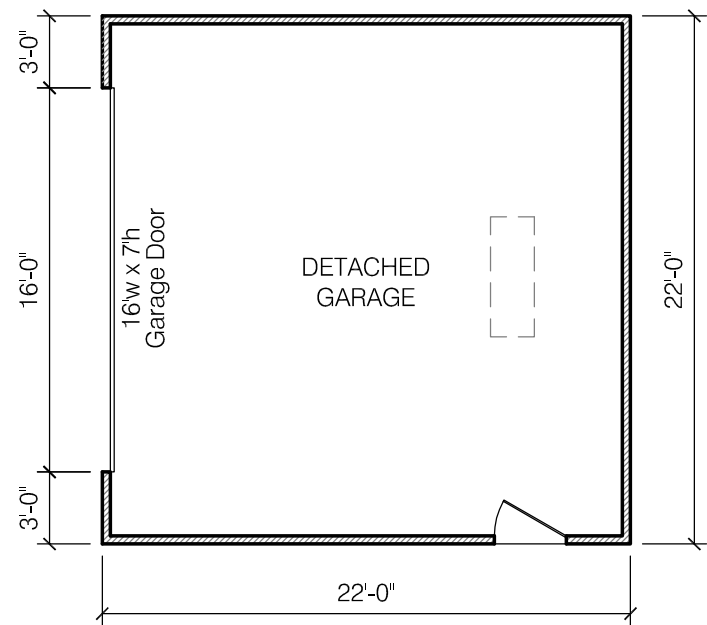
DATE:
Sept 6, 2025

SHEET NO.

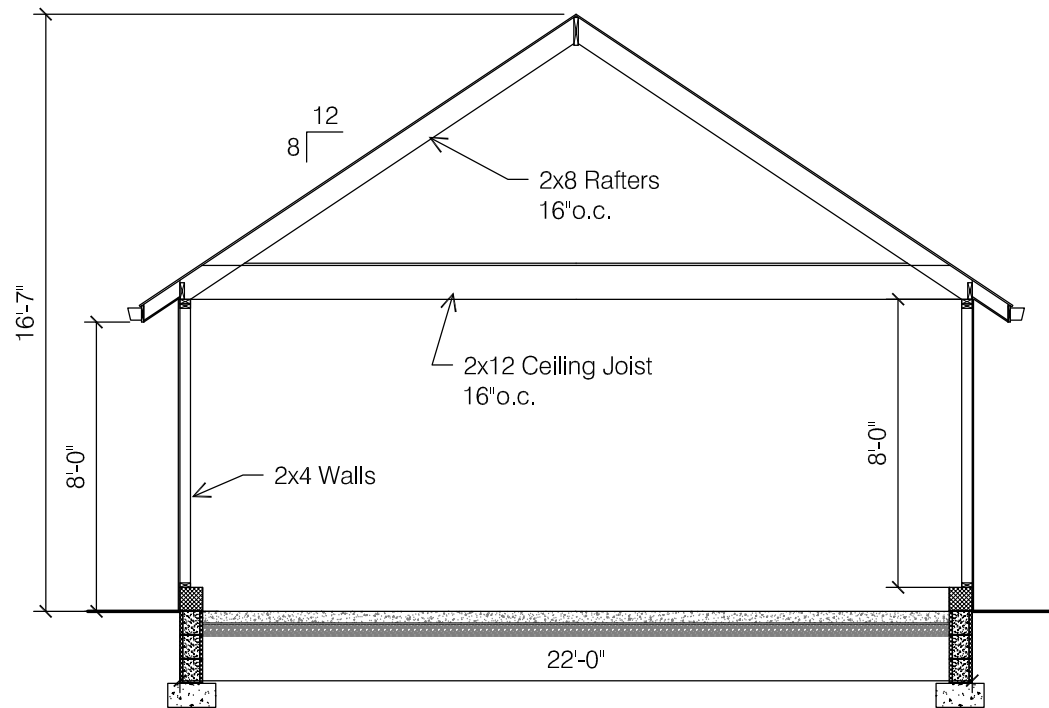
A1.0

SITE PLAN & GENERAL INFO



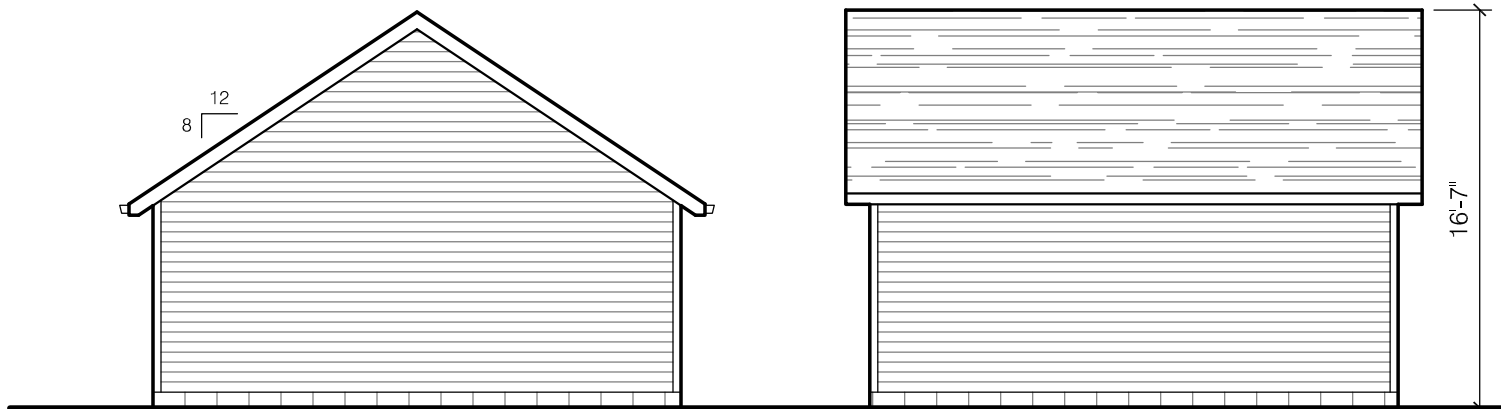
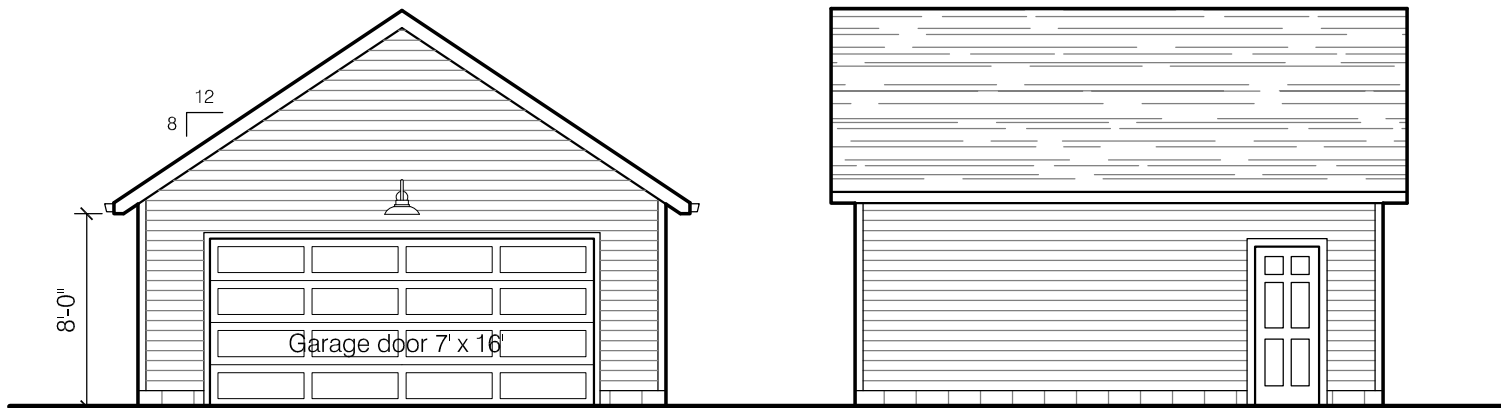


1 GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

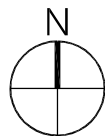


2 GARAGE CROSS SECTION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS	
Vinyl siding to match house. Corner trim: Vinyl. Casing: aluminum wrapped to match house.	Roofing: Asphalt shingle to match house.
Eaves: 5" aluminum ogee gutter & 3" downspouts on 1x6 fascia.	Concrete masonry unit foundation wall.
Gable: 1x8 aluminum wrapped fascia.	Sectional garage door 9' wide x 7' height.
Soffit to consist of aluminum soffit system w/ venting at eaves; 12" overhang.	Swing Door: 36" x 80" Six panel.



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



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Columbus, Ohio 43215
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brenda.parker@cbusarch.com

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Bexley ARB

SCALE:
As Noted
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DATE:
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SHEET NO.

A2.1

GARAGE PLANS







691

RUMBLE

