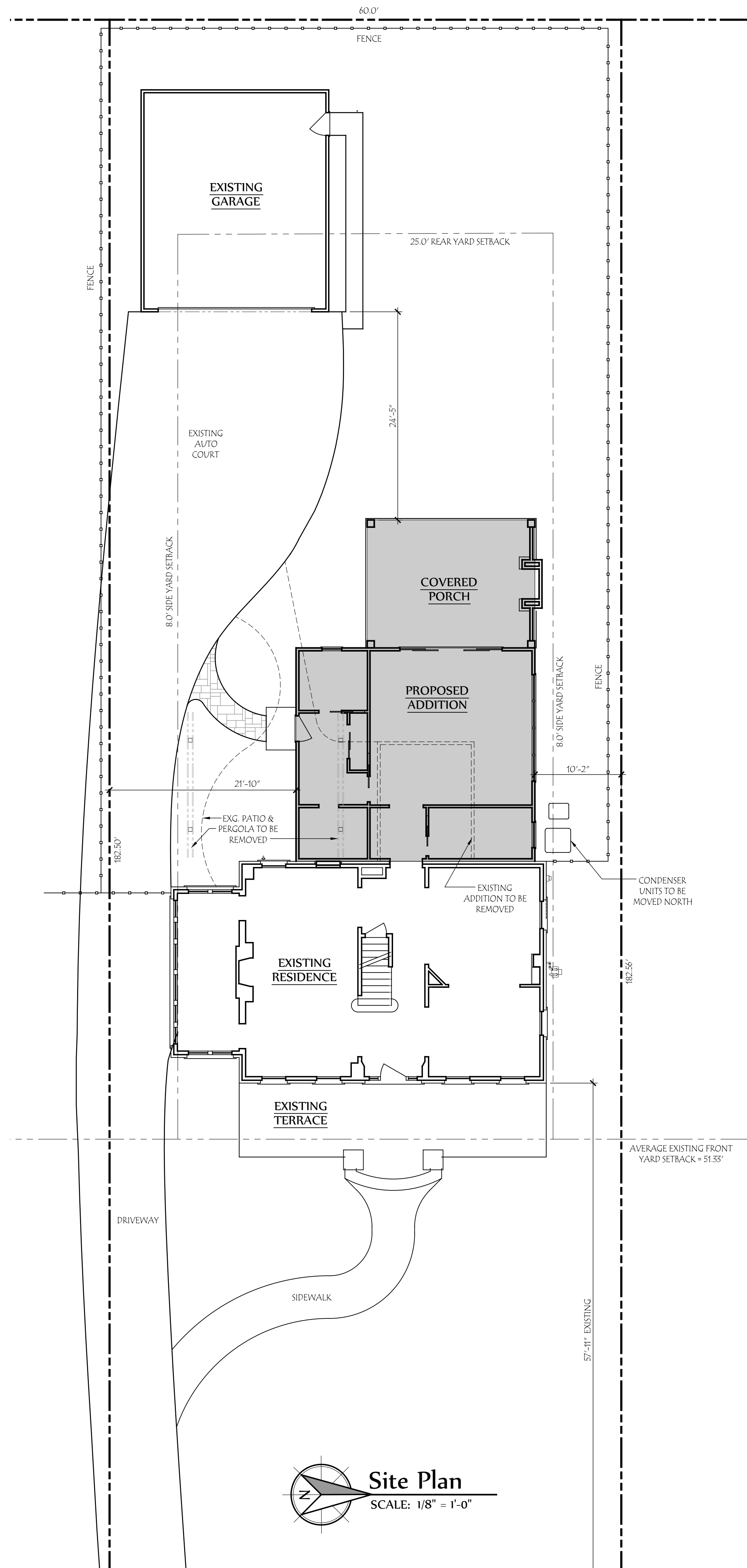


# ADDITION & RENOVATION FOR: Natalie White & Zach Rosen

79 SOUTH DAWSON AVE.  
BEXLEY, OHIO 43209



**Site Plan**  
SCALE: 1/8" = 1'-0"

DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 10,952 SF
MAXIMUM BUILDING COVER	35% = 3835 SF
PROPOSED LOT COVER:	
EXISTING HOUSE	= 1255 SF
EXISTING GARAGE	= 575 SF
REMOVAL OF ADDITION	= (155 SF)
PROPOSED ADDITION	= 995 SF
TOTAL BUILDING COVER	24.5% = 2668 SF
MAXIMUM DEVELOP. COVER	60% = 6571 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 2668 SF
FRONT TERRACE & SIDEWALKS	= 608 SF
DRIVEWAY	= 1725 SF
TOTAL	45.6% = 5001 SF

**Lauerhass Architecture**  
RENOVATION - ADDITION - NEW HOME  
753 Francis Ave. Bexley, OH 43209 614-371-3523





NORTHEAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



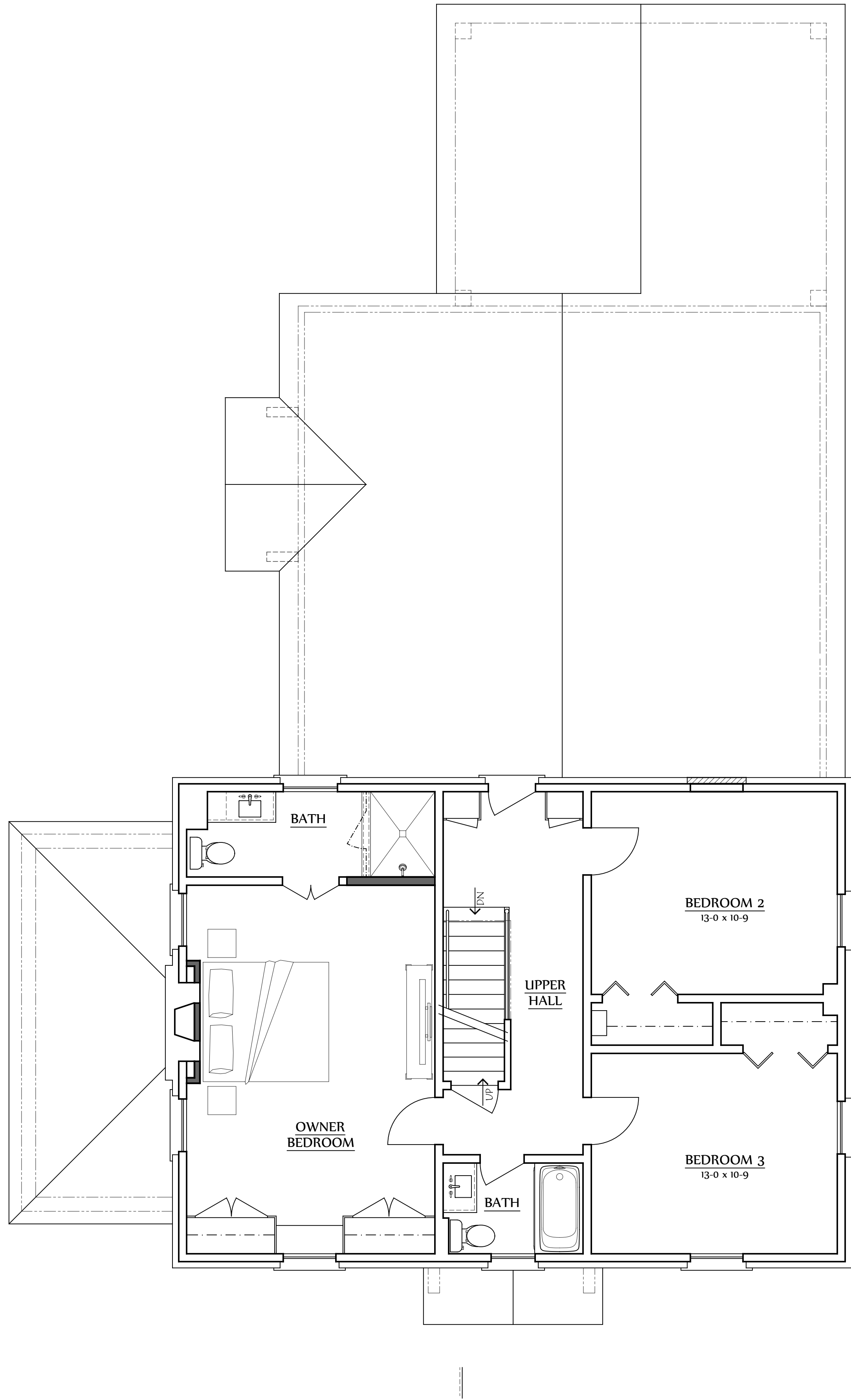
EAST ELEVATION

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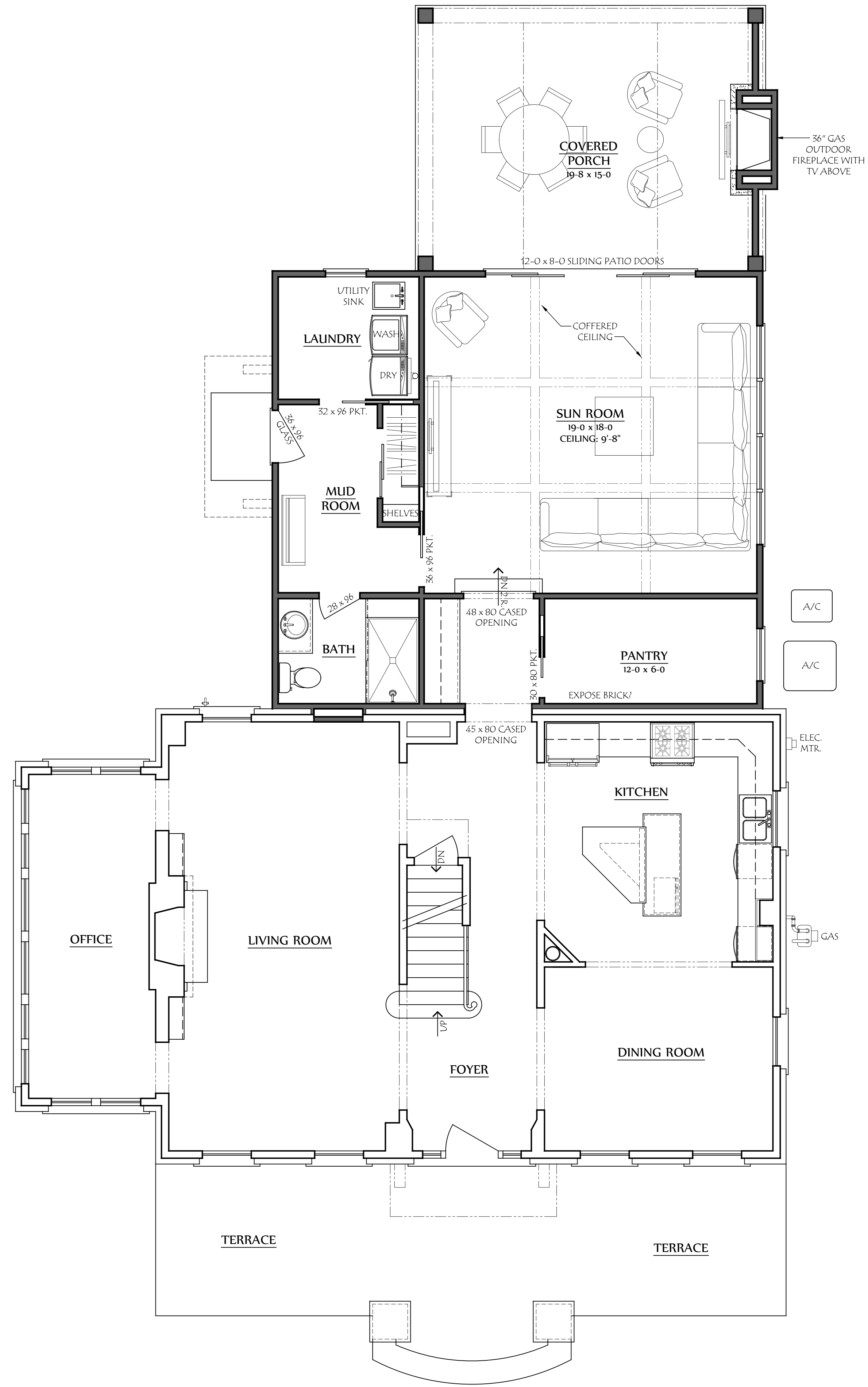
<u>Date:</u> 12 Feb 2025	<u>Drawing Title:</u> <b>Existing Photos</b>	<u>Scale:</u> n/a
<u>Project Number:</u> 23-079	<u>Project Name:</u> White-Rosen: 79 S. Dawson	<u>Sheet Number:</u> 1 of 1







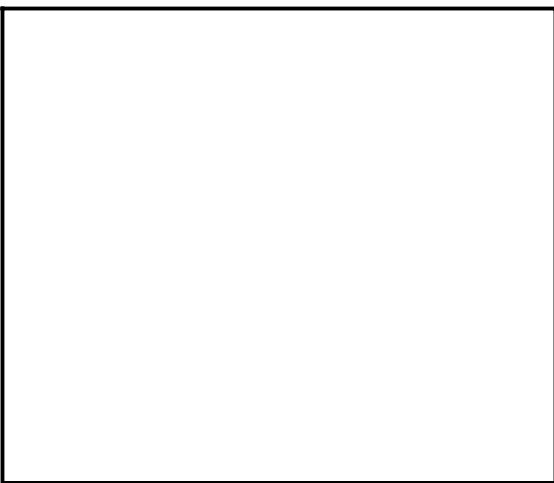
**Second Floor Plan**  
SCALE: 1/4" = 1'-0"



**First Floor Plan**  
SCALE: 1/4" = 1'-0"



**LAUERHASS ARCHITECTURE**  
753 Francis Avenue Bexley, Ohio 43209 614-371-3523  
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Amy@LauerhassArchitecture.com



ADDITION & RENOVATION FOR:  
**WHITE-ROSEN RESIDENCE**  
79 SOUTH DAWSON AVE.  
BEXLEY, OHIO 43209

Project Number:  
23-079

Revisions:

Date:  
12 February 2025

Drawing Title:  
**Floor Plans**

Sheet Number:  
**A-1**

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**West Elevation**  
 SCALE: 1/4" = 1'-0"



**North Elevation**  
 SCALE: 1/4" = 1'-0"

MARVIN ALUMINUM-CLAD WOOD WINDOWS WITH GRIDS TO MATCH EXISTING  
 COVERED PORCH NORTH WALL TO HAVE FIBER CEMENT PANELS AS SHOWN



**South Elevation**  
 SCALE: 1/4" = 1'-0"

DIMENSIONAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING  
 COVERED PORCH WITH OUTDOOR GAS FIREPLACE  
 FIBER CEMENT SIDING WITH 6" EXPOSURE  
 TRIM BOARD TO ALIGN WITH BRICK SOLIDER COURSE ON EXISTING HOUSE

ADDITION & RENOVATION FOR:  
**WHITE-ROSEN RESIDENCE**  
 79 South Dawson Ave.  
 BEXLEY, OHIO 43209

Project Number:  
 23-079

Revisions:

Date:  
 12 February 2025

Drawing Title:  
**Exterior Elevations**

Sheet Number:  
**A-4**