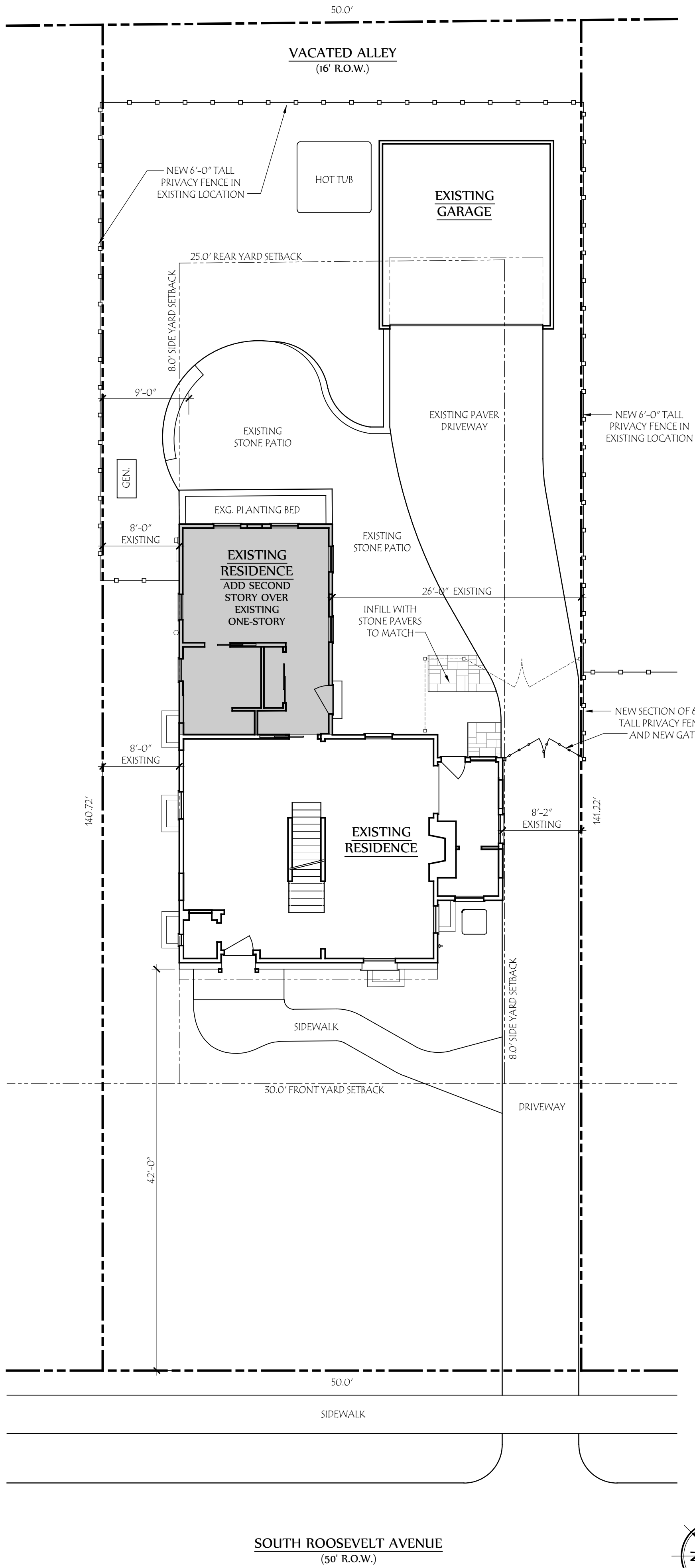


ADDITION & RENOVATION FOR:  
**Erin Kopp & Margaret Rosencrans**  
111 SOUTH ROOSEVELT AVENUE  
BEXLEY, OHIO 43209



| DEVELOPMENT INFORMATION  |               |
|--------------------------|---------------|
| ZONING DESIGNATION       | = R-6         |
| TOTAL LAND AREA          | = 7049 SF     |
| MAXIMUM BUILDING COVER   | 35% = 2467 SF |
| PROPOSED LOT COVER:      |               |
| EXISTING HOUSE           | = 1191 SF     |
| EXISTING GARAGE          | = 559 SF      |
| TOTAL BUILDING COVER     | 22% = 1550 SF |
| MAXIMUM DEVELOP. COVER   | 60% = 4229 SF |
| PROPOSED DEVELOP. COVER: |               |
| BUILDING COVER           | = 1550 SF     |
| SIDEWALKS                | = 142 SF      |
| DRIVEWAY                 | = 1005 SF     |
| PATIO                    | = 588 SF      |
| TOTAL                    | 48% = 3365 SF |



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

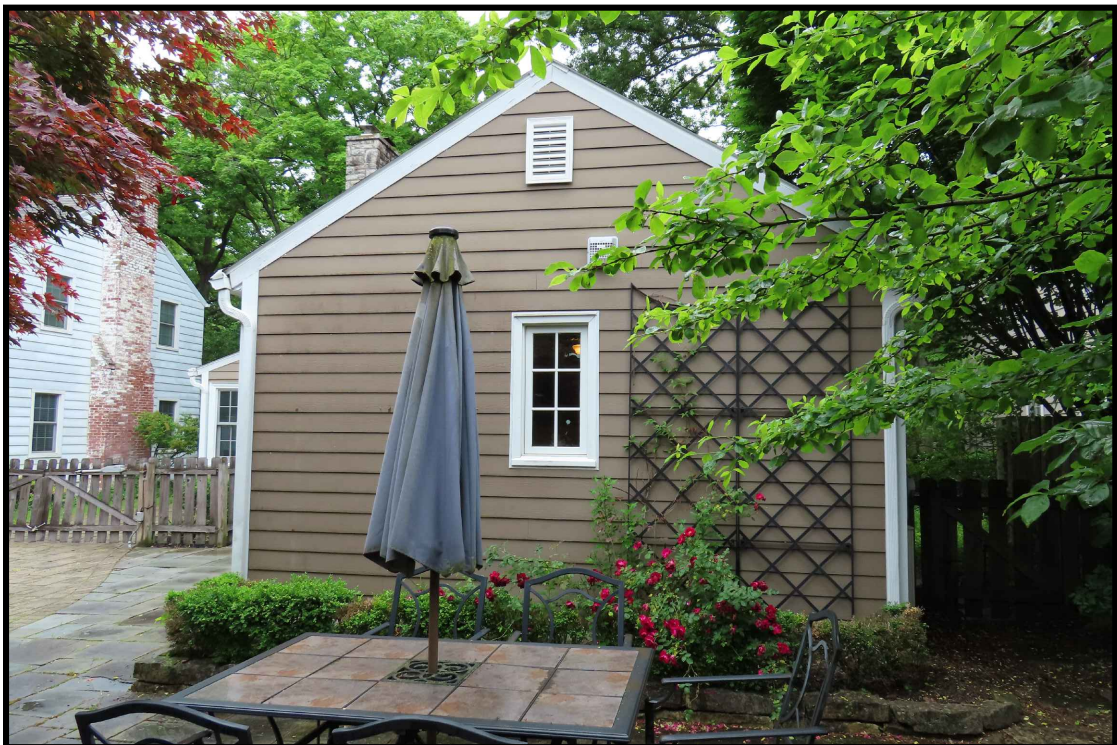
NORTHEAST ELEVATION



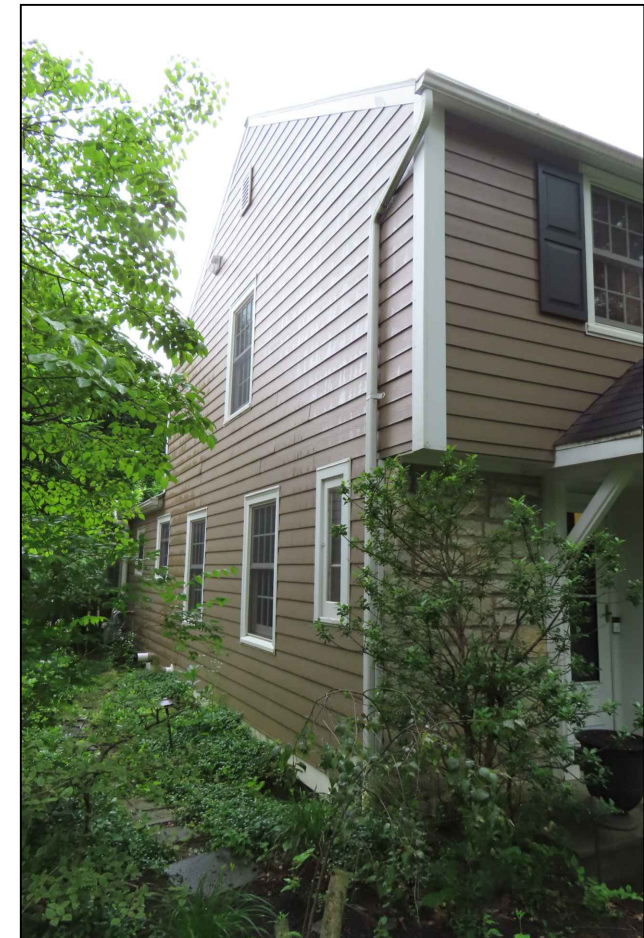
NORTHWEST ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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Date:  
13 May 2025

Project Number:  
24-032

Drawing Title:  
**Existing Photos**

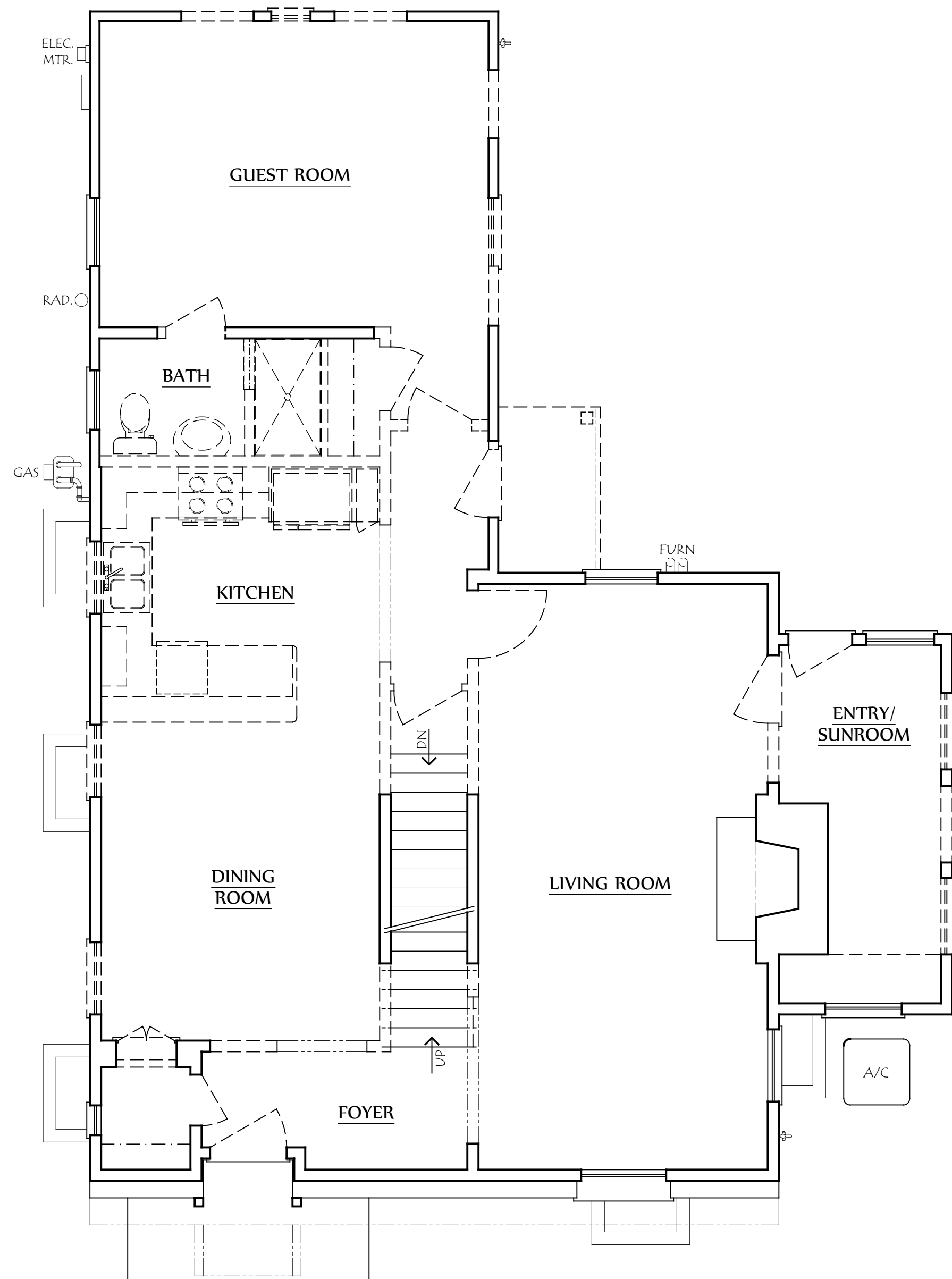
Project Name:  
111 South Roosevelt Ave.

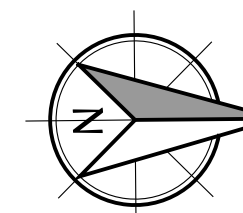
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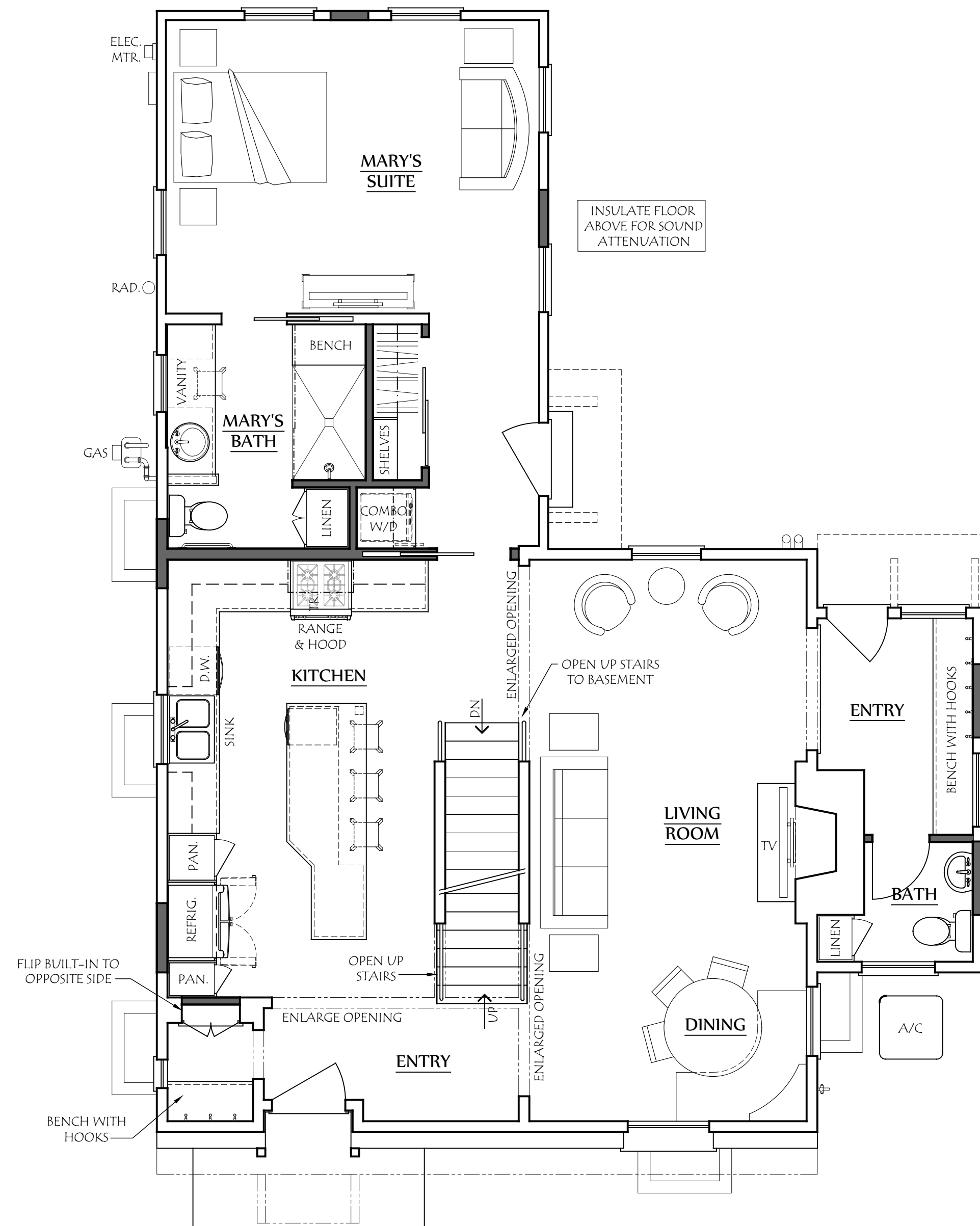
Sheet Number:  
1 of 1

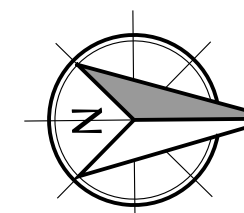


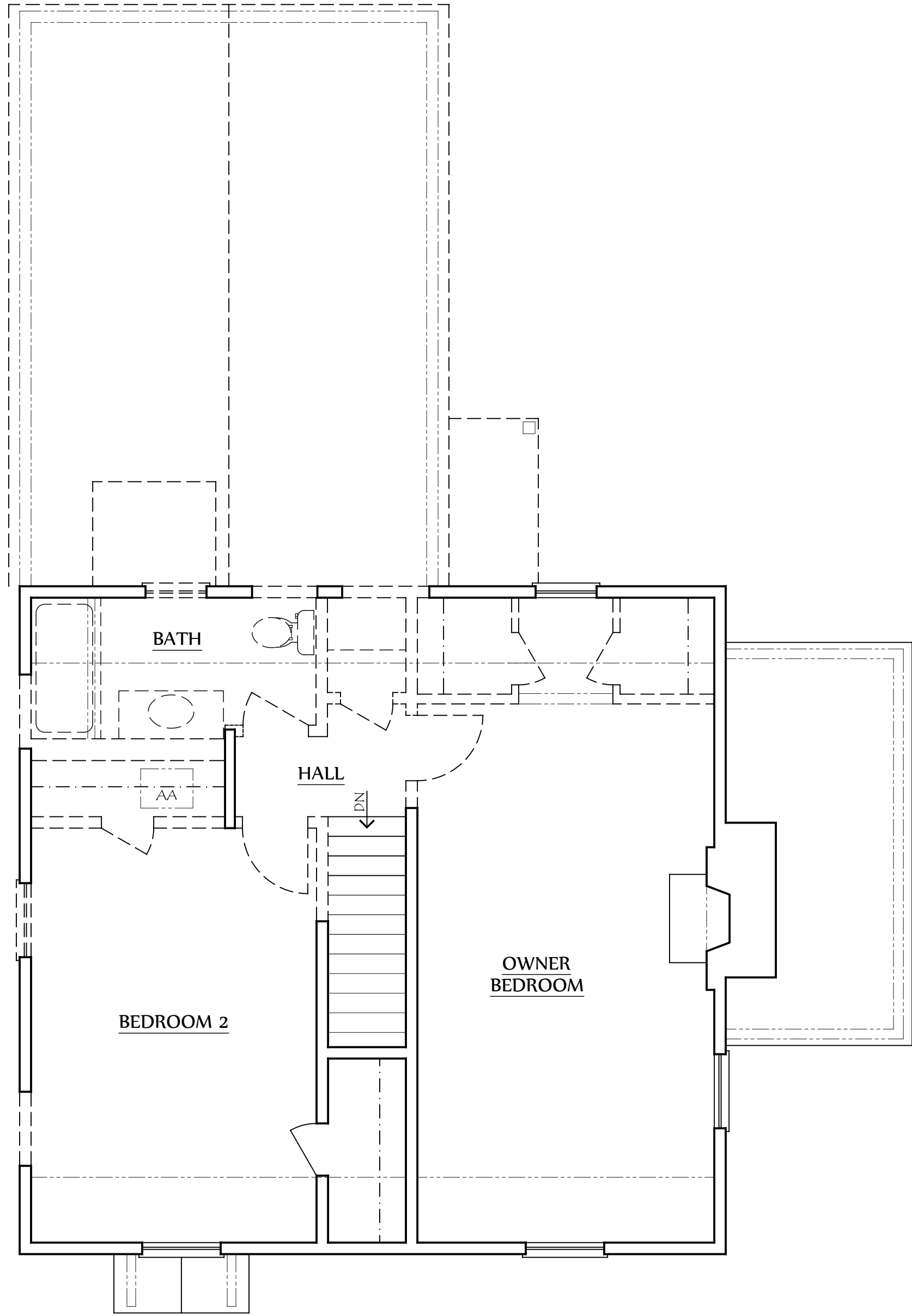
**Lauerhass Architecture**  
RENOVATION - ADDITION - NEW HOME

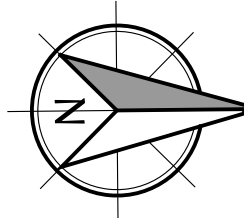


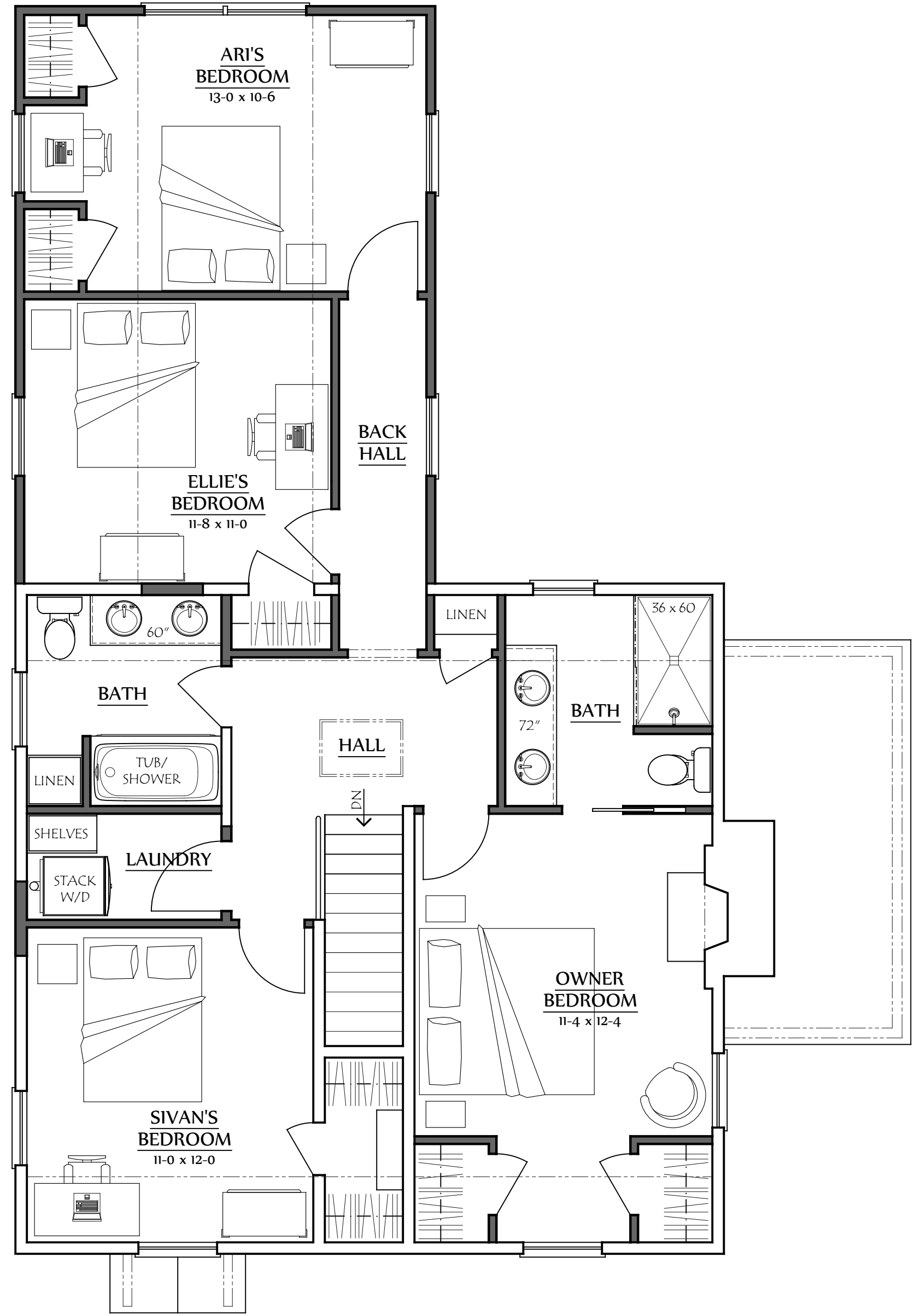
 **First Floor Demo**  
SCALE: 1/4" = 1'-0"

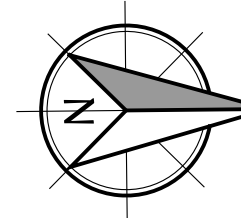


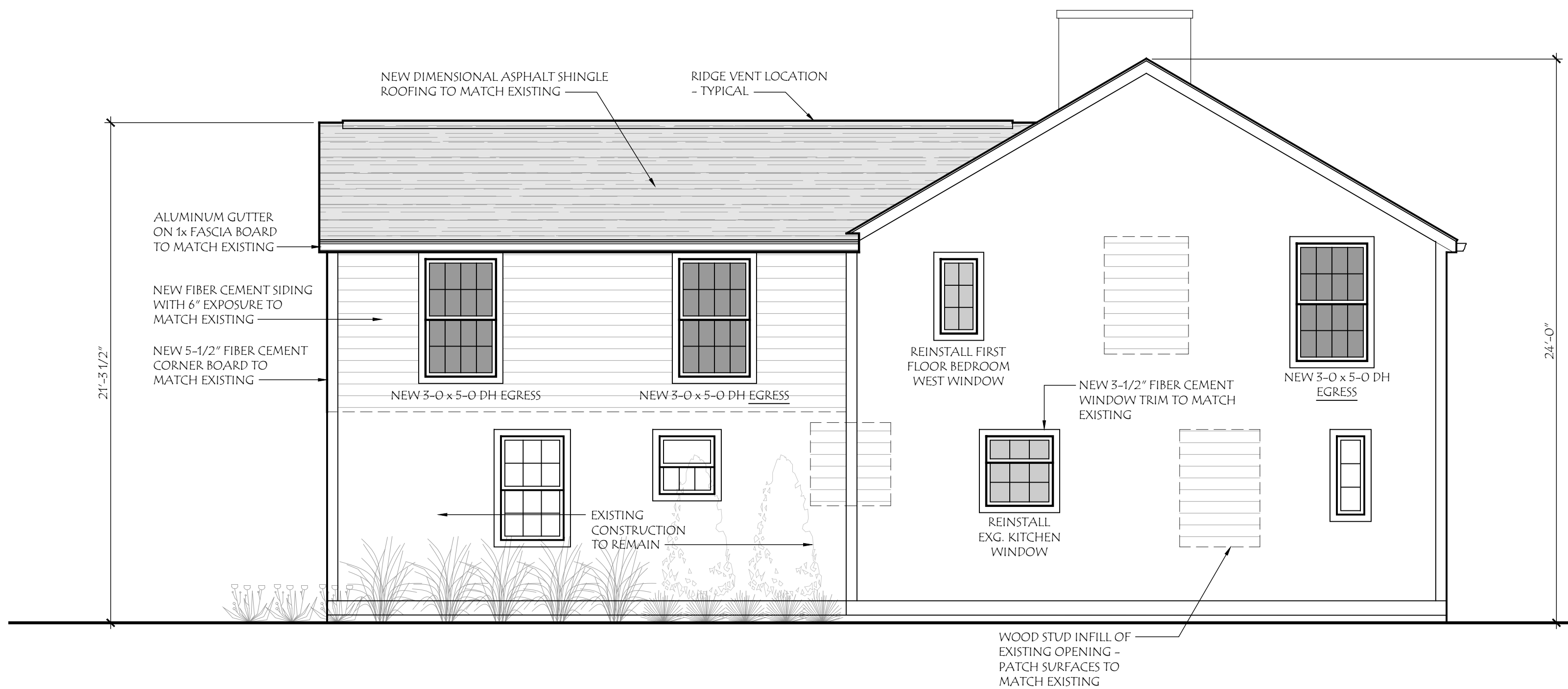
 **First Floor Plan**  
SCALE: 1/4" = 1'-0"



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

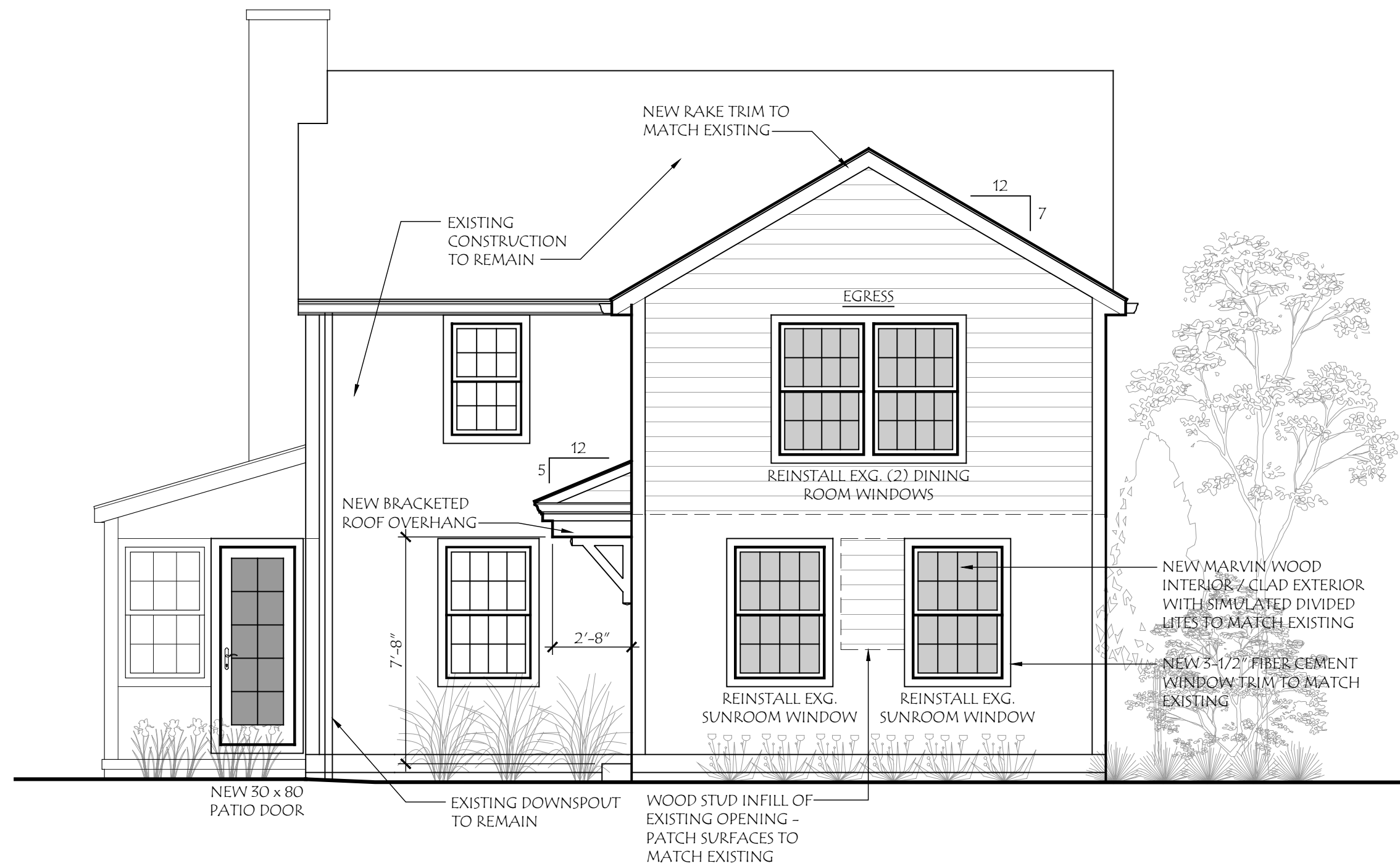


 **Second Floor Plan**  
SCALE: 1/4" = 1'-0"



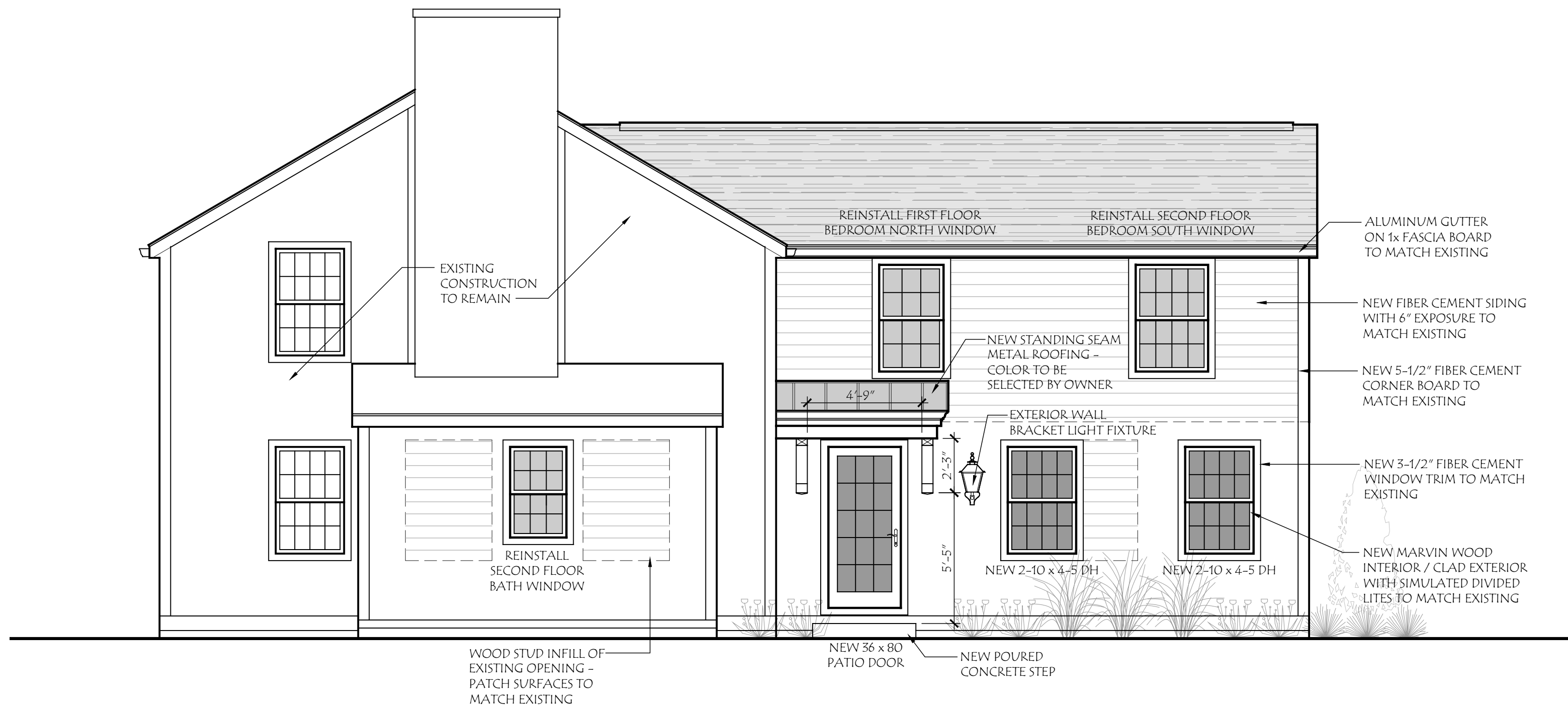
**South Elevation**

SCALE: 1/4" = 1'-0"



**Rear Elevation**

SCALE: 1/4" = 1'-0"



**North Elevation**

SCALE: 1/4" = 1'-0"

ADDITION & RENOVATION FOR:

**Kopp-Rosencrans Residence**  
111 SOUTH ROOSEVELT AVE.  
BEXLEY, OHIO 43209

Project Number:  
24-032

Revisions:

Date:  
14 May 2025

Drawing Title:

Exterior Elevations

Sheet Number:  
**A-3**