

The Gruber Residence

745 Francis Avenue Bexley, Ohio

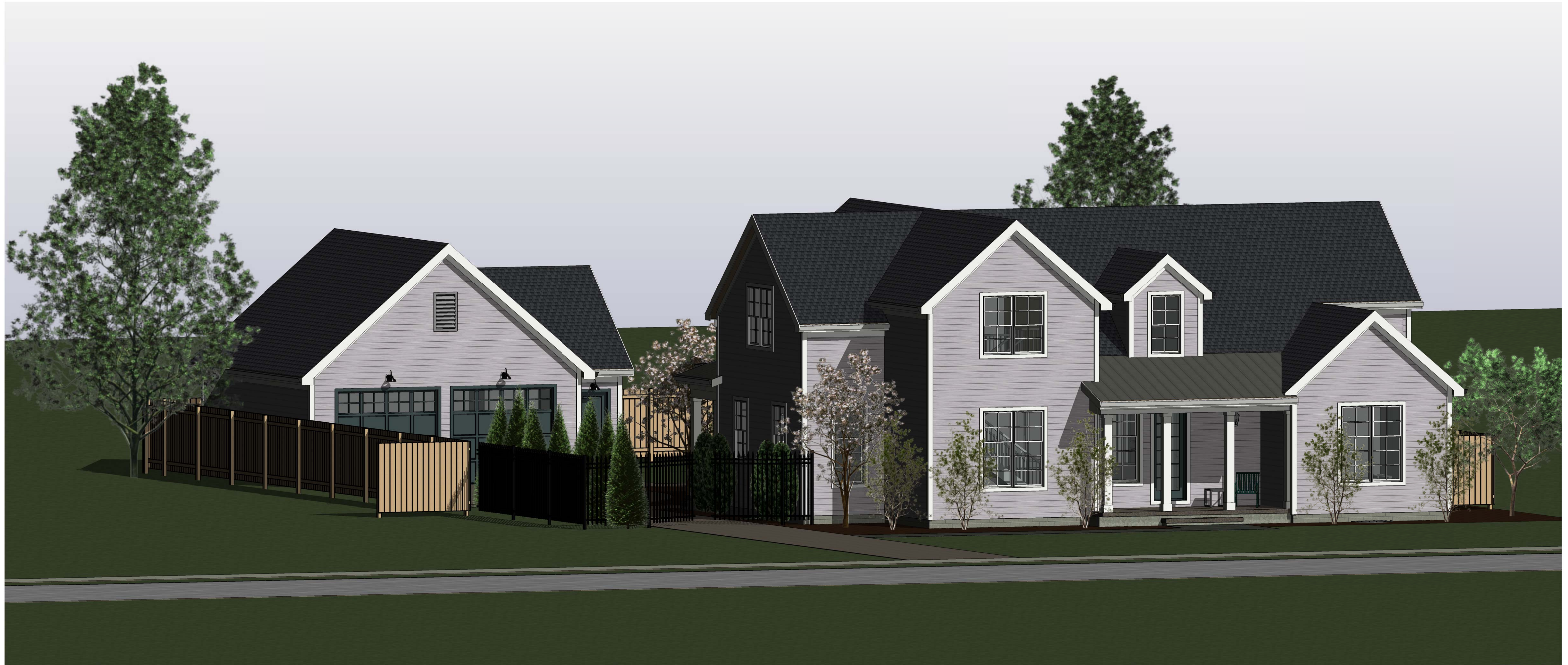
Architectural Review Set 11.27.2019

DEAN A. WENZ

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2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

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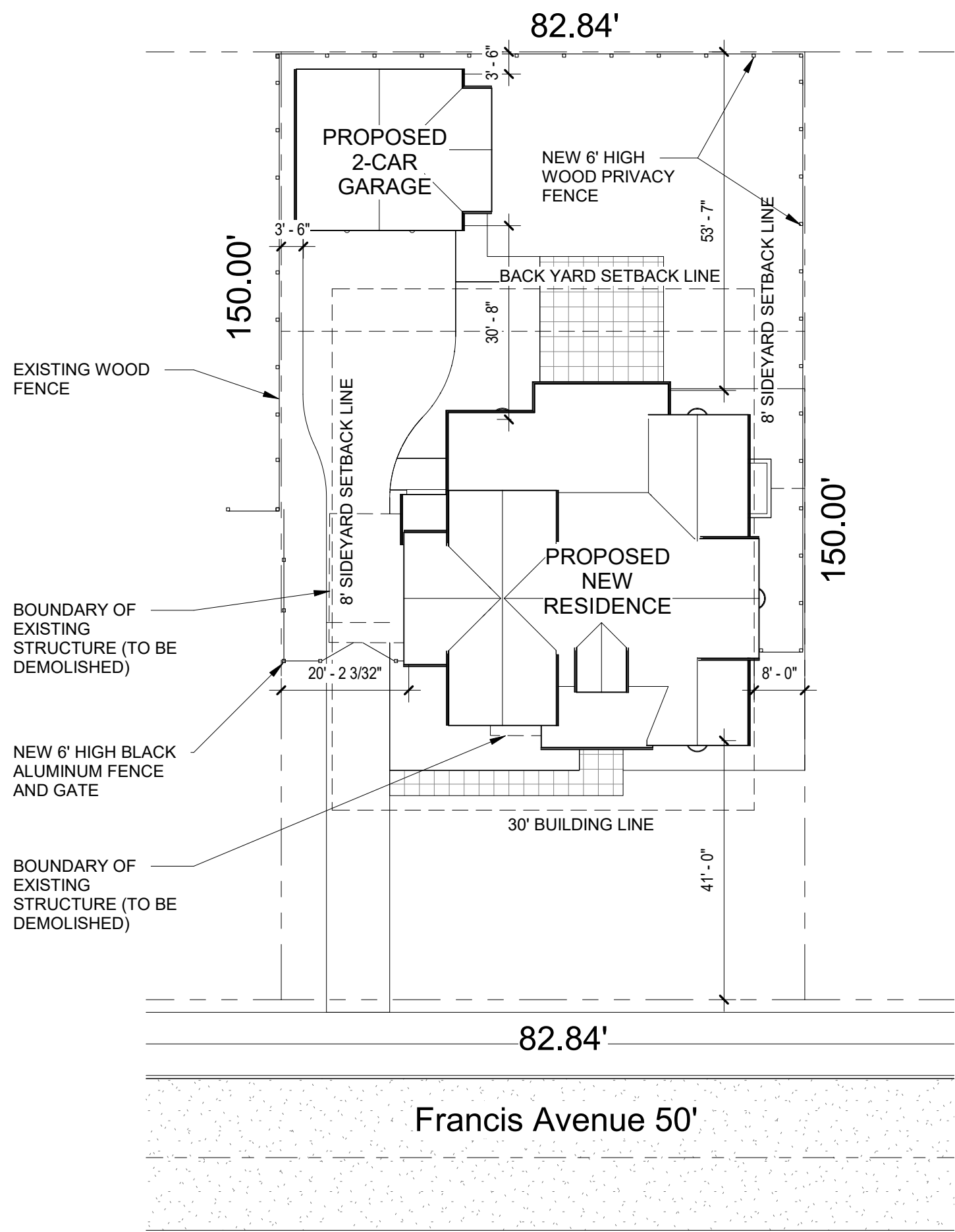
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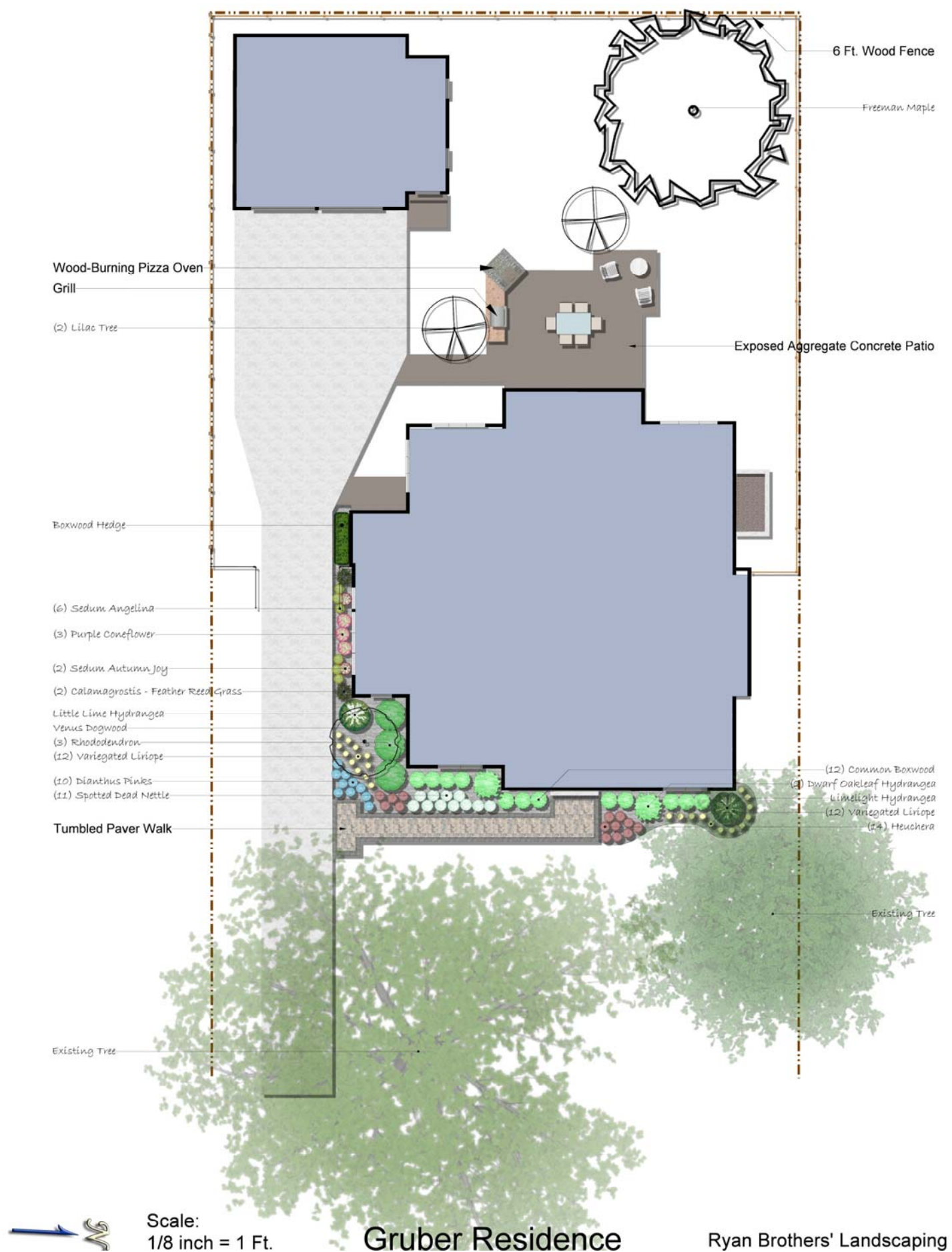
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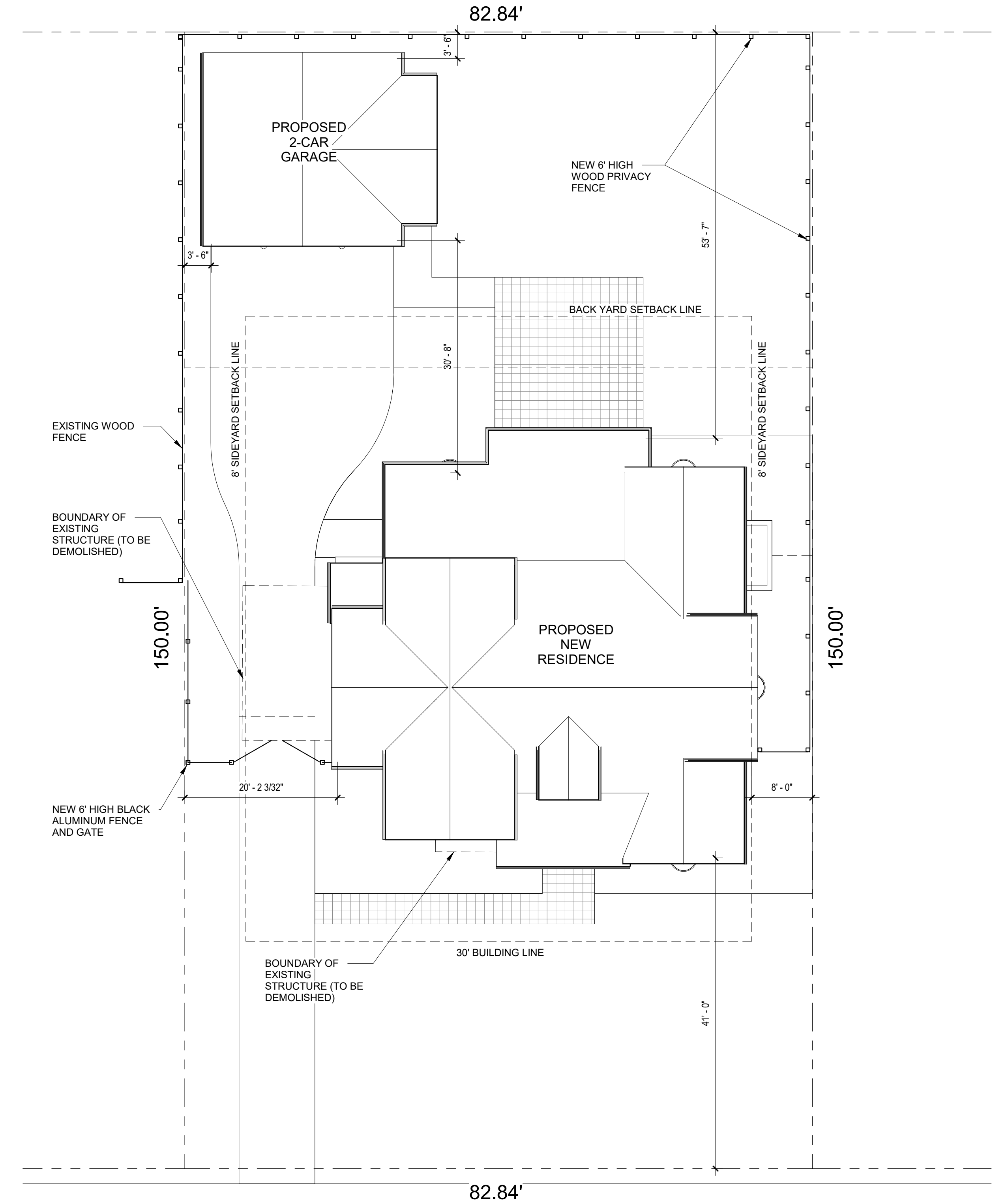
1 Site Plan 1
1" = 20'-0"

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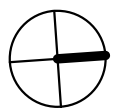
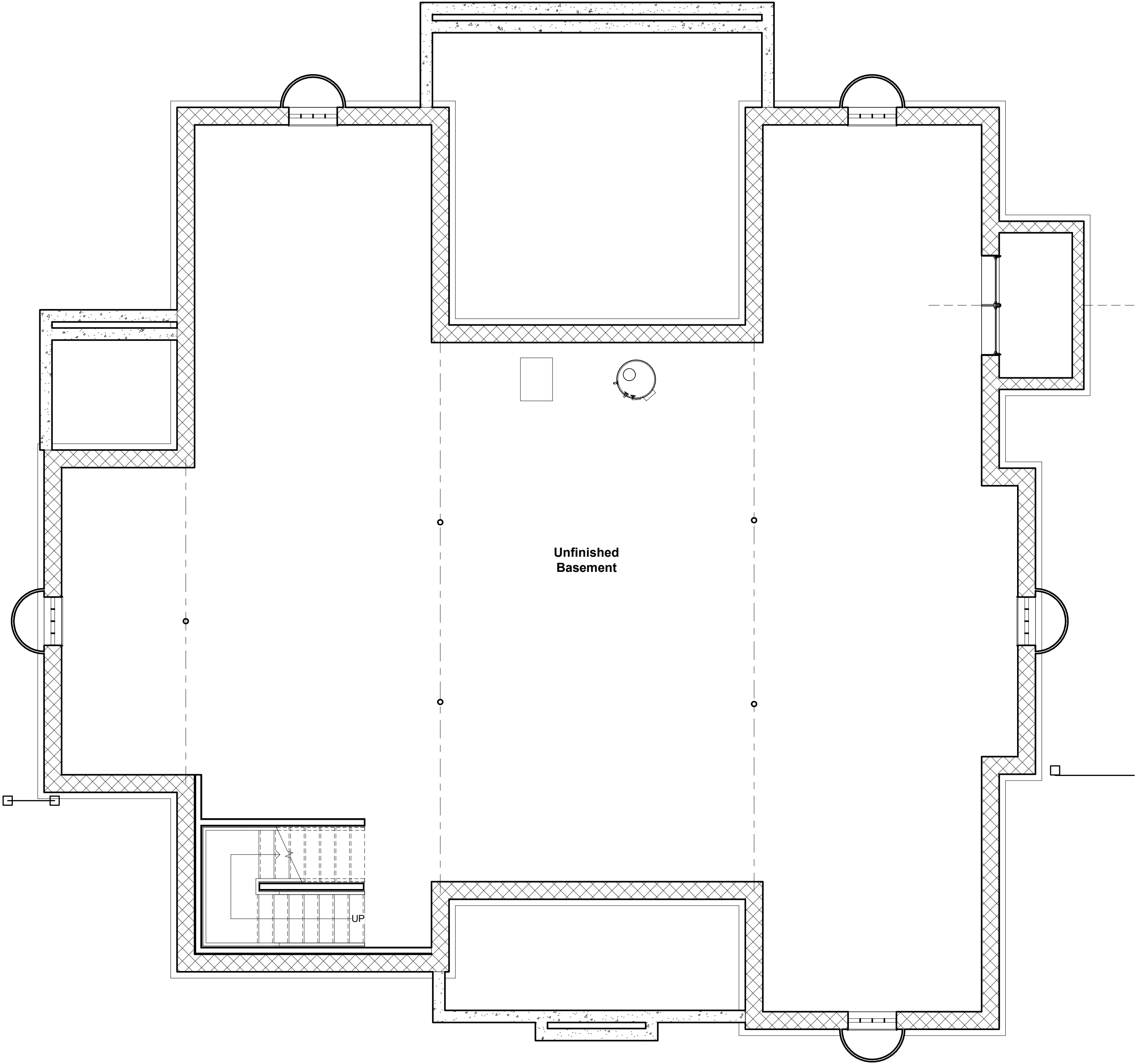
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① Site Plan
1" = 10'-0"

DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R6
TOTAL LAND AREA	= 12,426 SF
MAXIMUM BUILDING COVERAGE	35 % = 4,349 SF
BUILDING COVERAGE:	
PROPOSED NEW HOME	= 2,115 SF
COVERED PORCHES	= 458 SF
PROPOSED GARAGE	= 664 SF
TOTAL COVERAGE	26.3% = 3,273 SF
MAXIMUM LOT COVERAGE	50 % = 6,213 SF
LOT COVERAGE:	
STRUCTURES	= 3,273 SF
DRIVEWAY	= 1,690 SF
PATIO AND WALKS	= 710 SF
TOTAL COVERAGE	45.6% = 5,673 SF
FINISHED SPACE AREA CALCULATIONS	
PROPOSED FIRST FLOOR	= 2,115 SF
PROPOSED SECOND FLOOR	= 966 SF
TOTAL FINISHED RESIDENCE	= 3,081 SF

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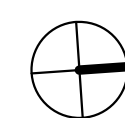
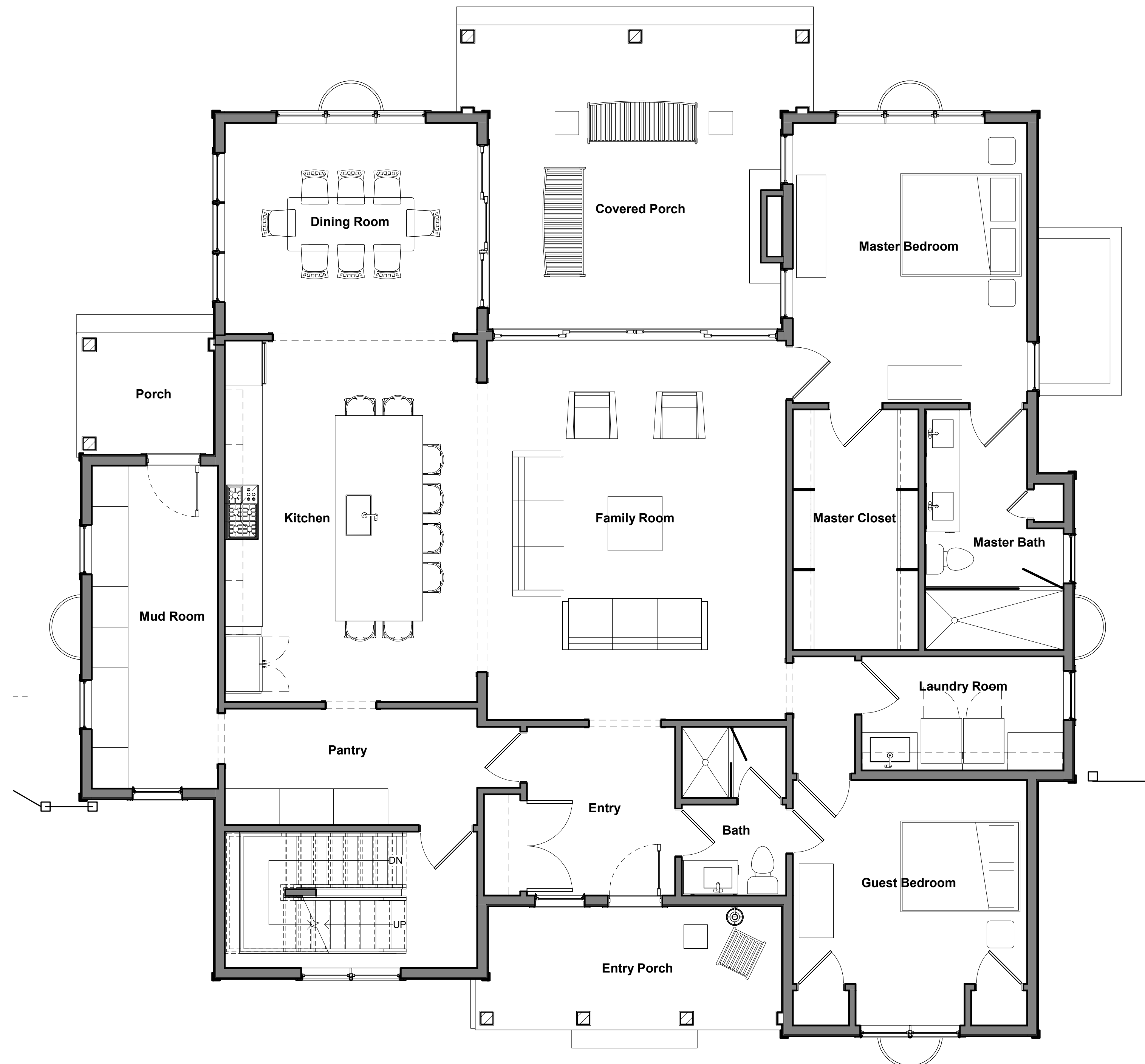
① Basement Plan
1/4" = 1'-0"

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1 First Floor Plan
1/4" = 1'-0"

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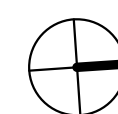
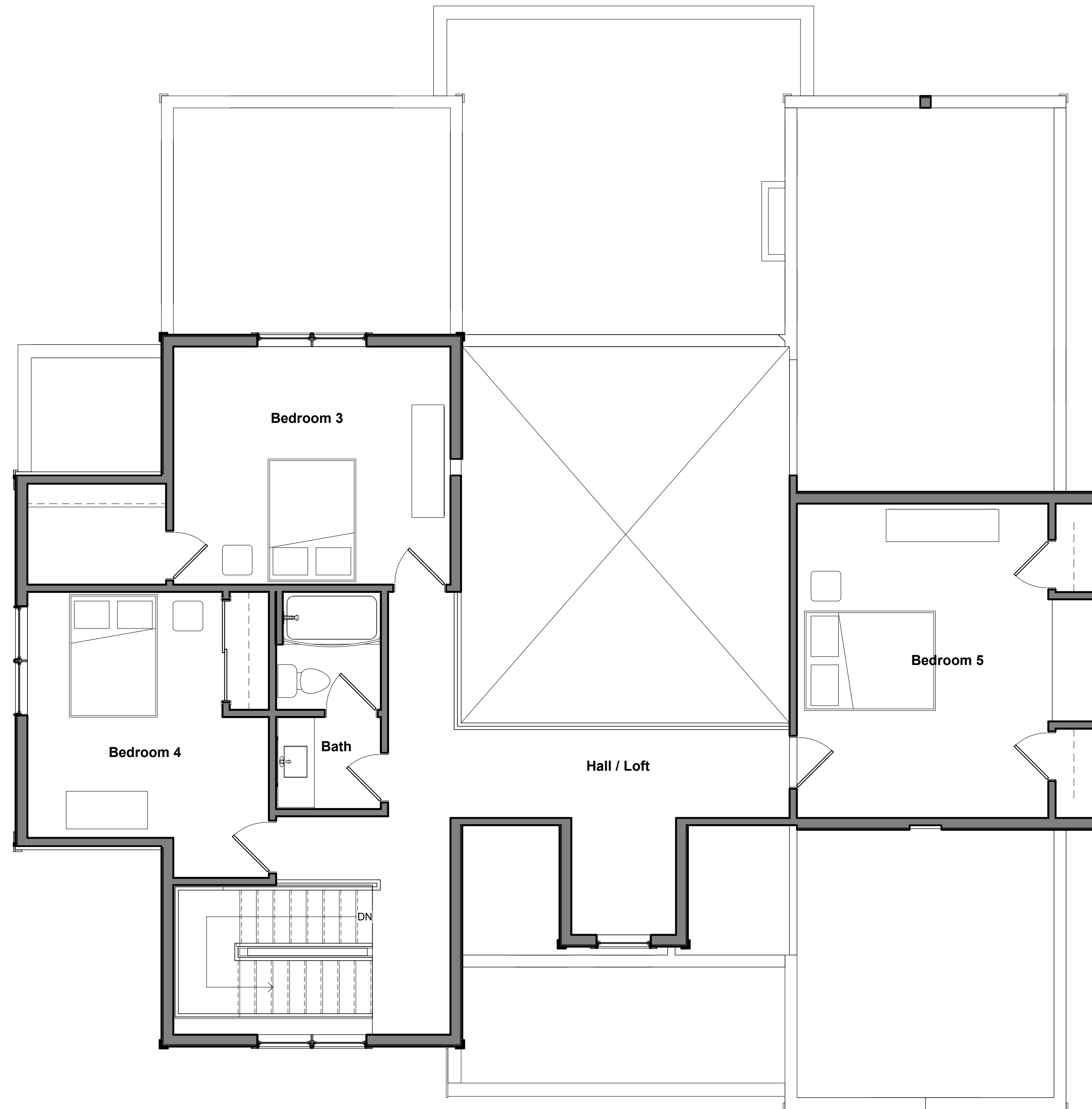
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① Second Floor Plan
1/4" = 1'-0"

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① Front Elevation
3/16" = 1'-0"



② Right Side Elevation
3/16" = 1'-0"

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① Front Elevation
3/16" = 1'-0"



② Right Side Elevation
3/16" = 1'-0"

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① Back Elevation
3/16" = 1'-0"



② Left Side Elevation
3/16" = 1'-0"

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① Back Elevation
3/16" = 1'-0"

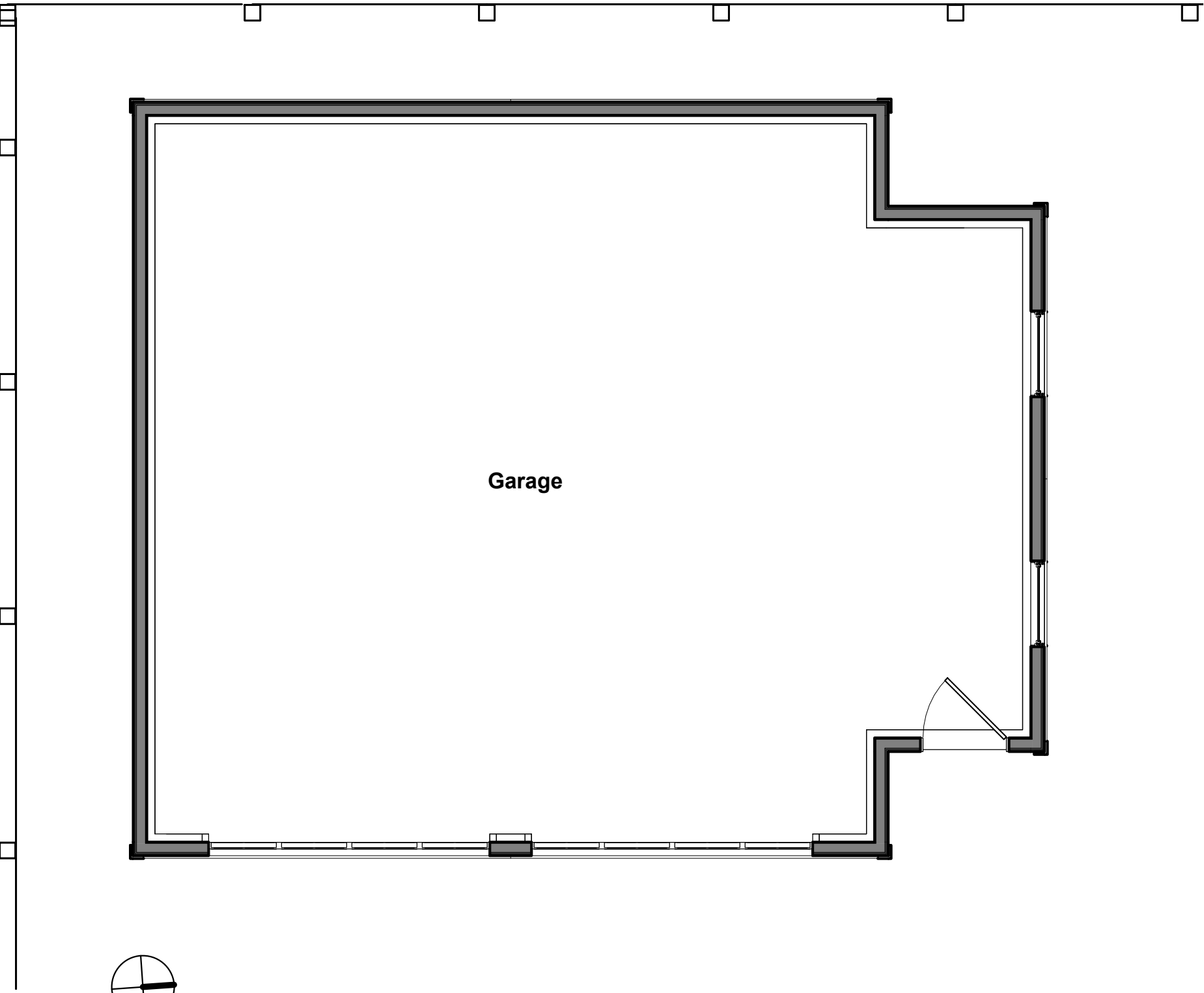


② Left Side Elevation
3/16" = 1'-0"

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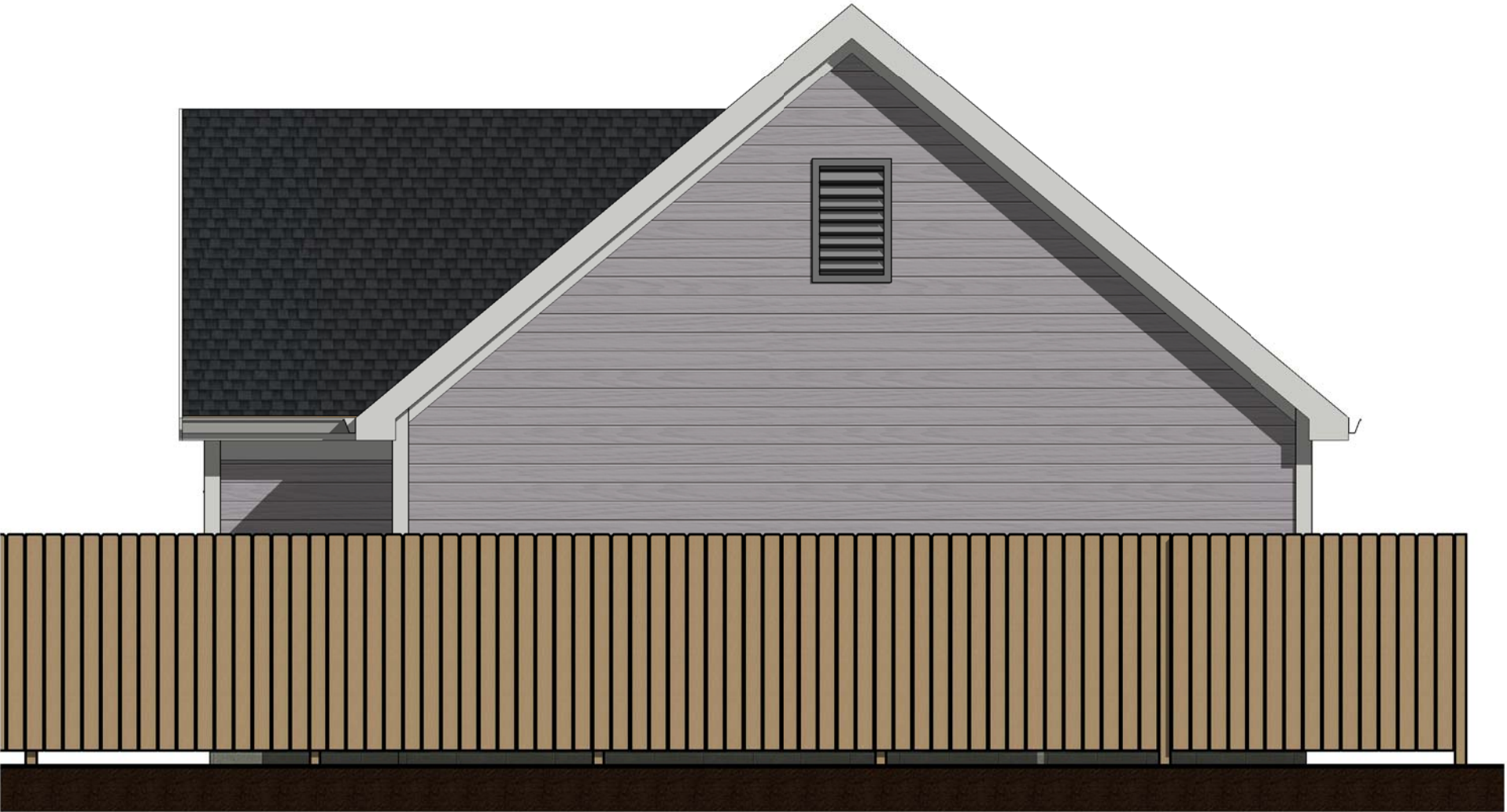
① Garage Plan
1/4" = 1'-0"



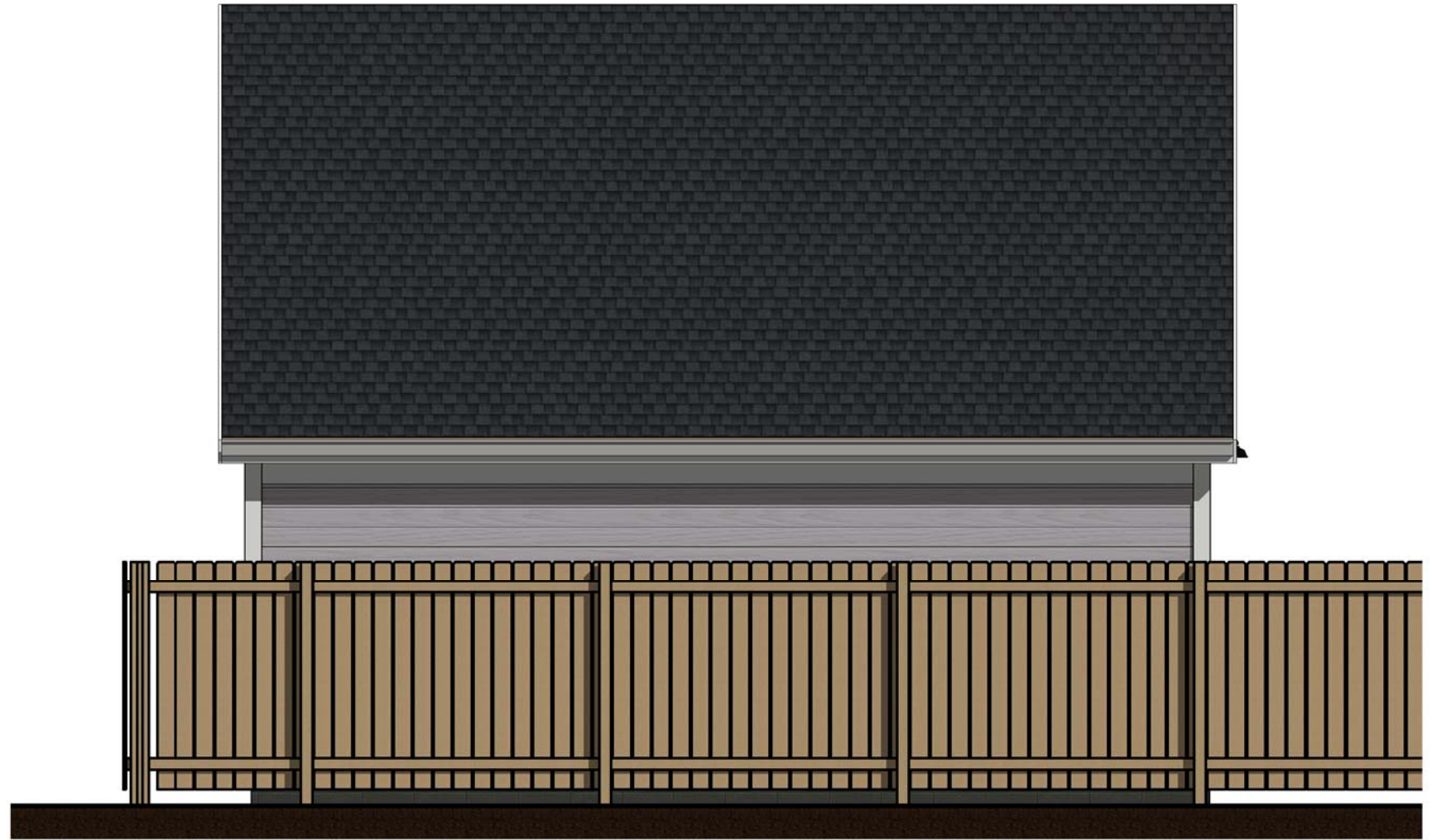
② Garage Front Elevation
1/4" = 1'-0"



③ Garage Right Side Elevation
1/4" = 1'-0"



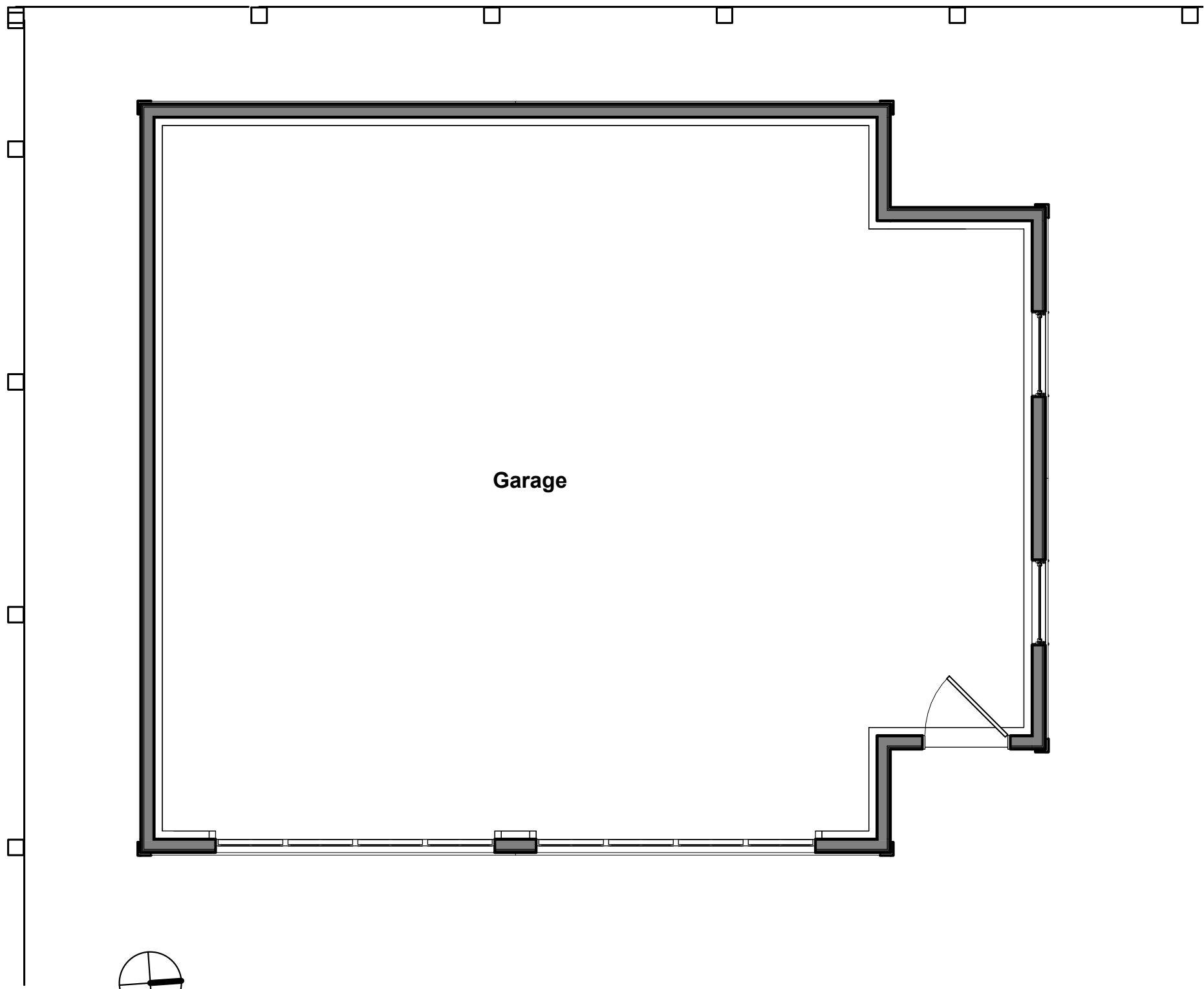
④ Garage Back Elevation
1/4" = 1'-0"



⑤ Garage Left Side Elevation
1/4" = 1'-0"

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① Garage Plan
1/4" = 1'-0"



② Garage Front Elevation
1/4" = 1'-0"



③ Garage Right Side Elevation
1/4" = 1'-0"



④ Garage Back Elevation
1/4" = 1'-0"



⑤ Garage Left Side Elevation
1/4" = 1'-0"

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Existing Home Photos
(All Structures to be removed)

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