



North Facades of Existing Residence



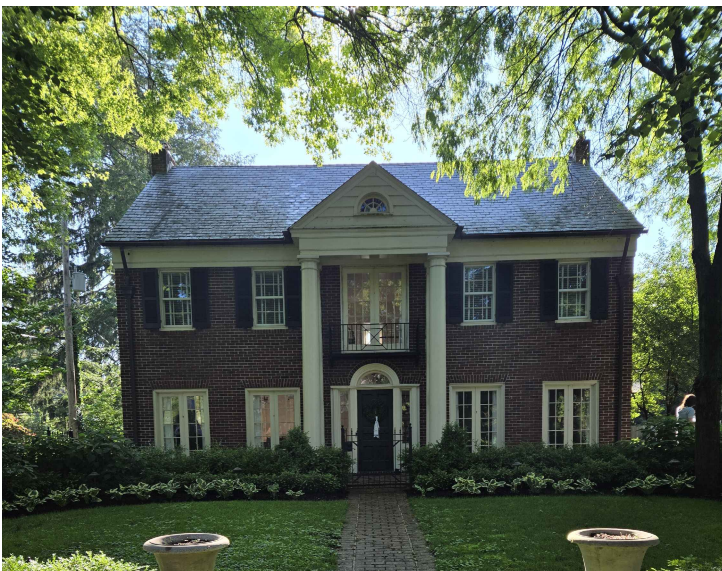
East Facade of Existing Residence



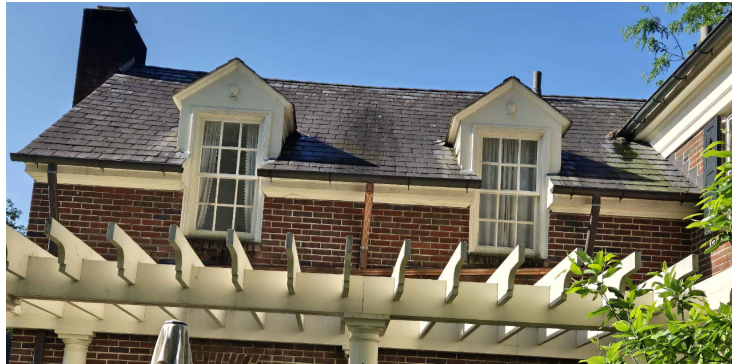
West Portion of South Facade of Existing Residence



East Portion of South Facade of Existing Residence



West Facade of Existing Residence



Existing Dormers on North Facade

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

## Stahler Residence - New Dormers

44 Meadow Park Avenue Bexley, Ohio 43209

**ROGERS  
KRAJNAK**  
ARCHITECTS, INC.

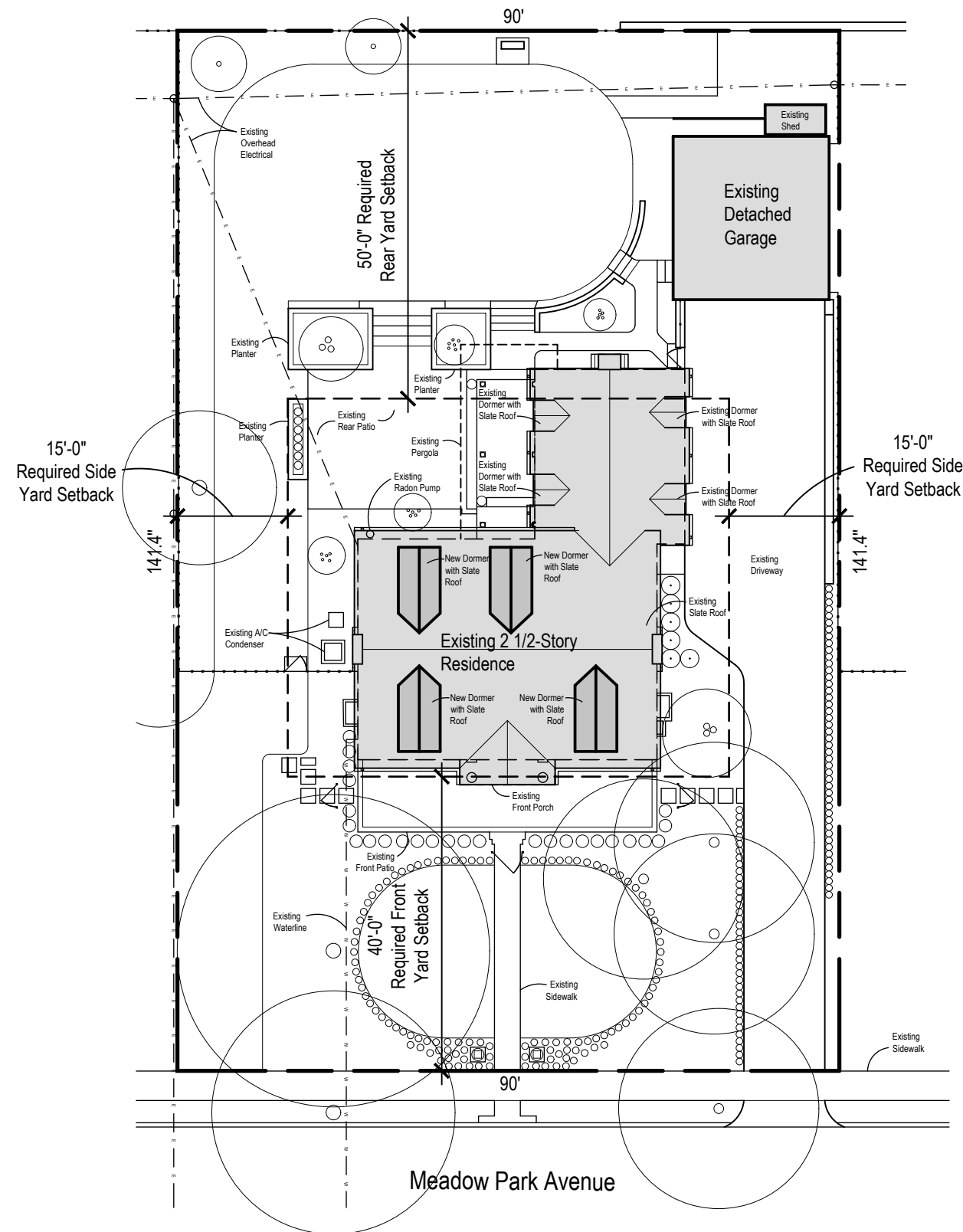
264 South Third Street  
Columbus, Ohio 43215

telephone (614) 461.0243  
facsimile (614) 461.6243  
www.rogerskrajnak.com

**10.07.24**  
ARB Submission

RKA Project #24002.00





LOT COVERAGE FOR R-3 ZONING DISTRICT		SQ. FOOTAGE	% OF LOT
REQUIRED LOT SIZE: 14,400 sq. ft. minimum	ACTUAL LOT SIZE: 12,726 sq. ft.		
MAXIMUM LOT COVERAGE, BUILDING AREA PERMITTED		3,181.5 sq. ft.	25.0%
EXISTING LOT COVERAGE, BUILDING AREA (HOUSE)		1,712.6 sq. ft.	13.5%
EXISTING DETACHED GARAGE AND ACCESSORY STRUCTURES		504.5 sq. ft.	3.9%
PROPOSED ADDITIONAL BUILDING AREA		0 sq. ft.	0%
<b>TOTAL LOT COVERAGE, BUILDING AREA WITH EXISTING GARAGE</b>		<b>2,217.1 sq. ft.</b>	<b>17.4%</b>
MAXIMUM LOT COVERAGE, OVERALL PERMITTED		6,363 sq. ft.	50.0%
EXISTING LOT COVERAGE, OVERALL		5,670.2 sq. ft.	44.5%
DEMOLISHED EXISTING BUILDING COVER, DRIVEWAY, WALKWAY		0 sq. ft.	0%
PROPOSED NEW LOT COVERAGE, OVERALL		0 sq. ft.	0%
<b>TOTAL LOT COVERAGE, OVERALL</b>		<b>5,670.2 sq. ft.</b>	<b>44.5%</b>

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



\*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information obtained from Franklin County Auditor on 05.29.24. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

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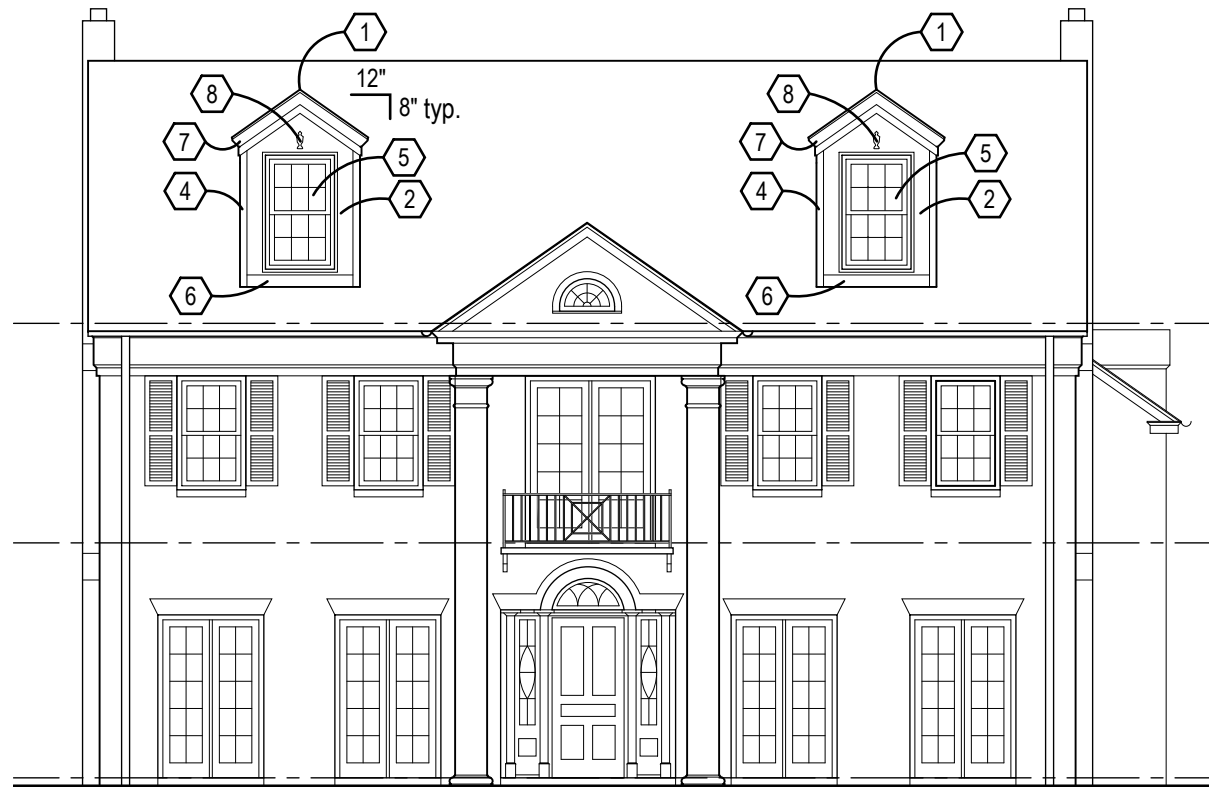
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**A0.0**

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**1** Proposed West Elevation  
1/8" = 1'-0"

**2** Proposed South Elevation  
1/8" = 1'-0"

**CODED NOTES**

1. New Dormer. Materials to match existing dormer materials. Slate to be salvaged existing slate or new slate to match existing slate roof.
2. New Hardie Panel siding wall finish, smooth texture, painted, to match existing wood siding of existing dormers in color and finish
3. New Hardie Plank Lap siding wall finish, smooth texture, painted, to match existing wood siding of existing dormers in profile, exposure, color, and finish.
4. New Hardie Trim corner trim, smooth texture, painted, to match existing wood siding of existing dormers in profile, exposure, color, and finish.
5. New Pella Reserve Traditional Double Hung window, to match existing windows in style, color, finish, SDL grille pattern, and exterior trim. Exterior trim to be custom wood profile to match trim of existing dormer windows, painted to match existing trim.
6. New metal wall flashing, color to match new Hardie Panel siding.
7. New wood eave/rake trim, to match rake trim of existing dormer in style, profile, color and finish.
8. New custom wall mounted ornament, to match style of existing urn ornament on existing dormers.

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**A2.0**

RKA Project # 24002.00



**1 Proposed East Elevation**  
1/8" = 1'-0"



**2 Proposed North Elevation**  
1/8" = 1'-0"

**CODED NOTES**

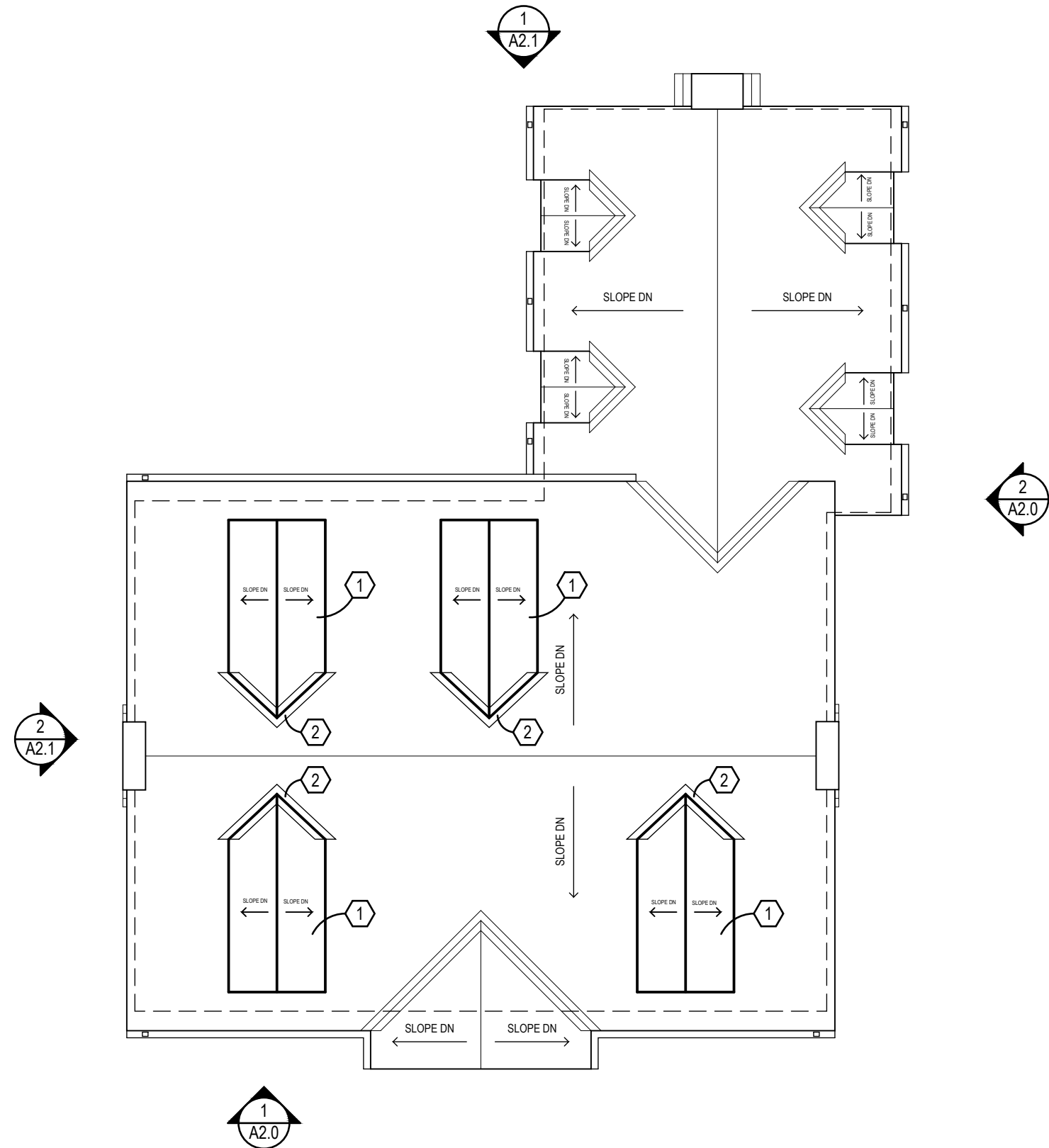
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	264 South Third Street Columbus, Ohio 43215  telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com
	10.07.24 ARB Submission  <b>A2.1</b> RKA Project # 24002.00

## CODED NOTES

1. New Dormer. Materials to match existing dormer materials. Slate to be salvaged existing slate or new slate to match existing slate roof.
2. New metal valley flashing to match color and finish of existing valley flashing.



**2 Proposed Roof Plan**  
1/8" = 1'-0"



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**A1.0**

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1 Proposed 3D Computer Model View - Looking Northeast  
Not to Scale

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**A4.0**

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1 Proposed 3D Computer Model View - Looking Southwest  
Not to Scale

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**A4.1**

RKA Project # 24002.00

10.07.2024

City of Bexley  
Architectural Review Board  
2242 East Main Street  
Bexley, Ohio 43209

Re: Architectural Review Hearing 11.14.24  
44 Meadow Park Avenue – New Dormers

To Whom It May Concern:

We are writing you this letter to inform you that Rogers Krajnak Architects, Inc. has our permission to be the applicant for our submission of documents for approval of Architectural Review for the above referenced project. Thank you for your consideration of our project.

Sincerely,

*Clinton Stahler* /s/ Lauren P. Stahler

Clint and Lauren Stahler, Owner(s)