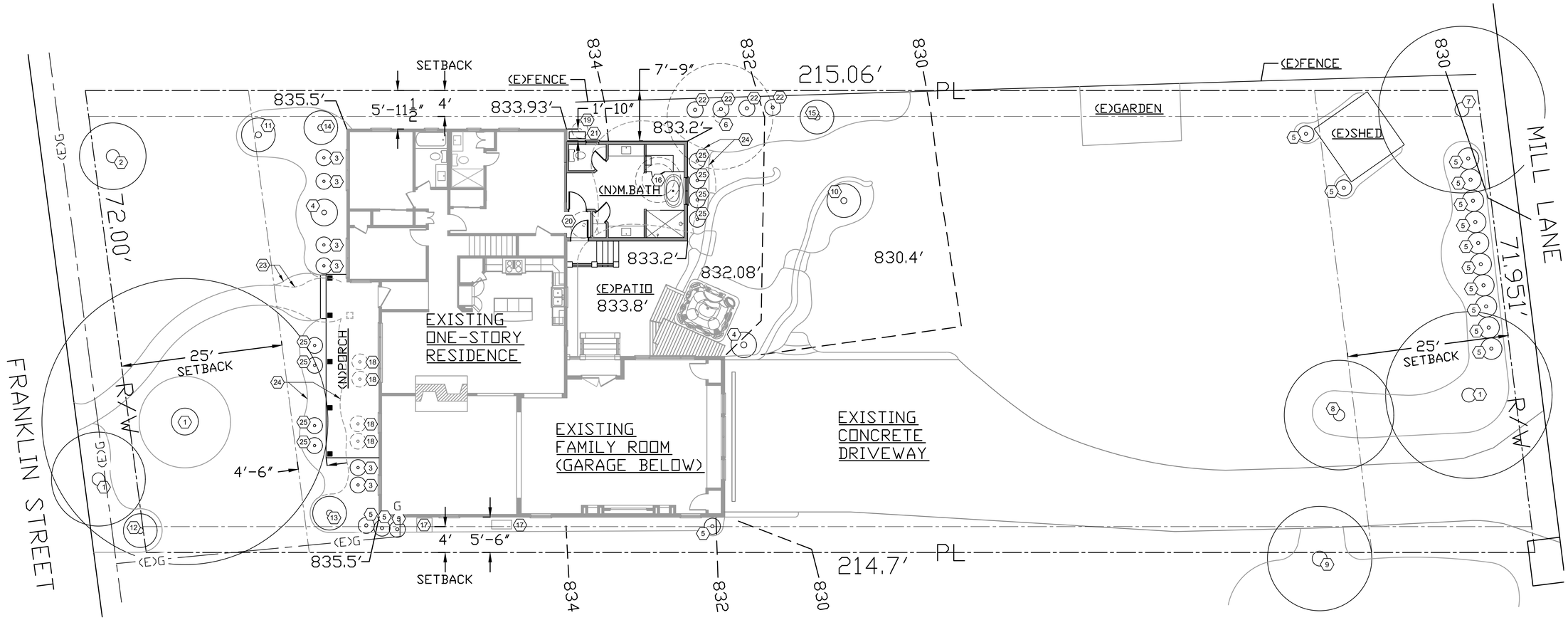
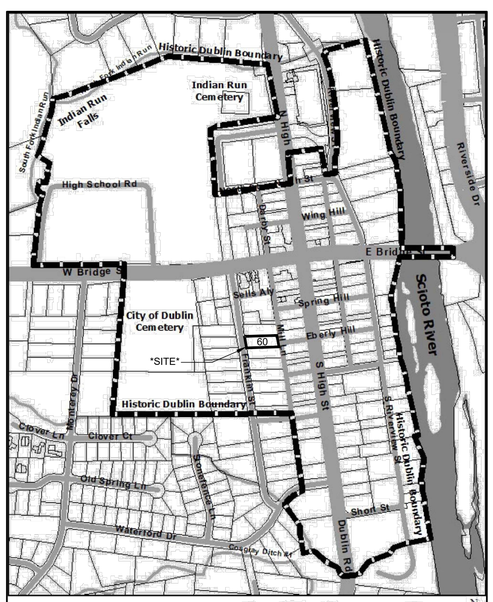


SITE PLAN
SCALE: 1:100



VICINITY MAP
ZONE: HISTORIC RESIDENTIAL

SITE ANALYSIS

ITEM	SQUARE FOOTAGE	% OF LOT
LOT	15,345 (0.35 ACRE)	100%
HOUSE	2,424	15.8%
(N) HOUSE ADDITION	286	1.9%
(N) FRONT PORCH	231	1.5%
TOTAL BUILDING (HOUSE, ADDITION, PORCH)	2,941	19.2% (25% ALLOWED)
SHED	100	0.7%
REAR PATIO & DECK	367	2.4%
DRIVEWAY	1,985	12.9%
FRONT WALK PATH	156	1.0%
TOTAL LOT COVERAGE	5,549	36.2% (45% ALLOWED)

CODED NOTES

1. (E) MAPLE TREE, LANDMARK TREE, UNDISTURBED
2. (E) JAPANESE MAPLE TREE
3. (E) BOXWOOD
4. (E) LILAC BUSH
5. (E) ARBORVITAE
6. (DEMO) BUCKEYE TREE, NON-LANDMARK TREE
7. (E) OAK TREE
8. (E) APPLE TREE
9. (E) CRABAPPLE TREE
10. (E) PEACH FRUIT TREE - TO REMAIN IF POSSIBLE. MAY HAVE TO BE REMOVED TO ALLOW FOR CONSTRUCTION EQUIPMENT ACCESS.
11. (E) PEAR FRUIT TREE
12. (E) MAGNOLIA TREE
13. (E) WEEPING CHERRY TREE
14. (E) BUSH
15. (E) REDBUD TREE
16. (DEMO) FIRE PIT
17. (E) HVAC CONDENSING UNIT
18. (DEMO/RELO) BOXWOOD
19. (DEMO/RELO) ARBORVITAE
20. (DEMO) LILAC BUSH
21. (N) HVAC CONDENSING UNIT
22. (N) ARBORVITAE, SCREEN WALL
23. EXISTING CONCRETE WALK TO BE REWORKED/RESHAPED AS SHOWN.
24. EXISTING FLOWER BED TO BE REWORKED/RESHAPED AS SHOWN.
25. (N) BOXWOOD

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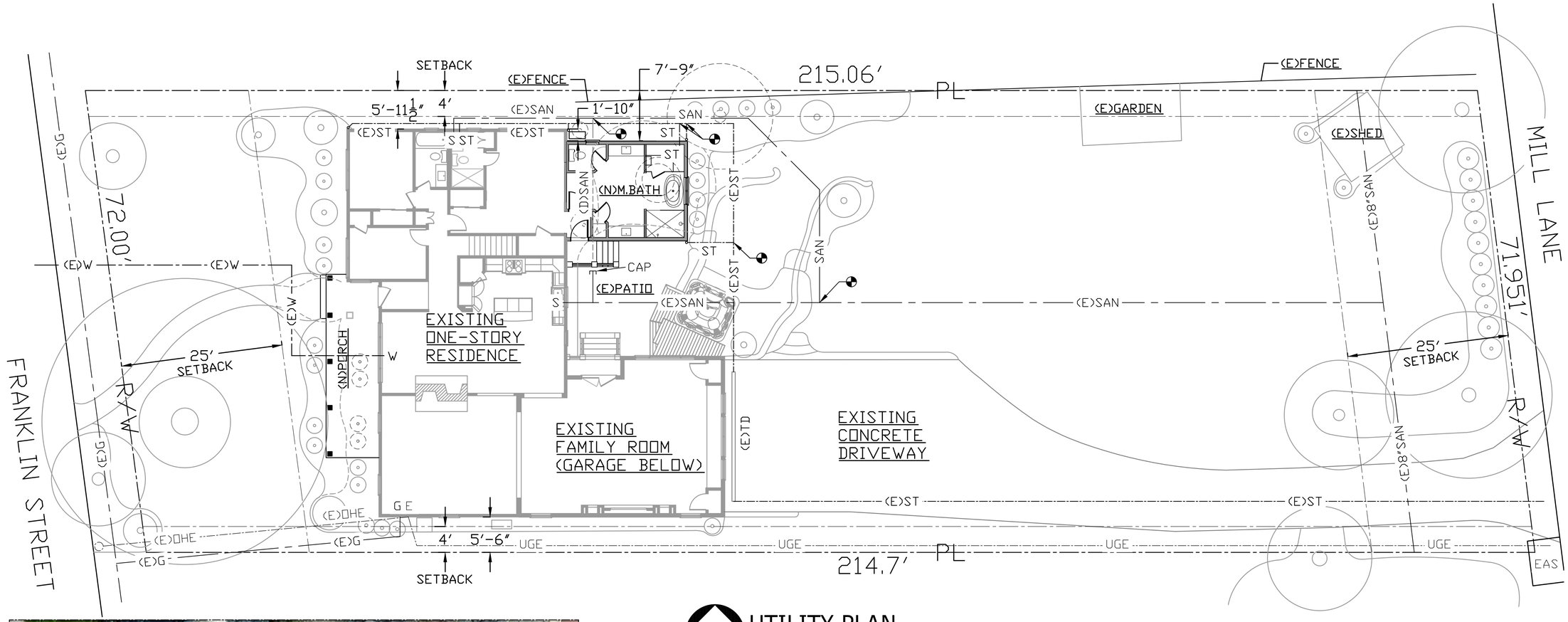
CIVIL SITE & LANDSCAPE PLAN

sheet info

C1.0



North

UTILITY PLAN

SCALE: 1:100

AERIAL MAP w/ ADJACENT PARCELS

ZONE: HISTORIC RESIDENTIAL

DRAWING LEGEND

(E)	EXISTING
(D)	DEMO
EAS	EASEMENT
OHE	OVERHEAD ELECTRIC & TELECOM (TO BE DEMO'D BY CITY OF DUBLIN SUMMER 2023)
UGE	UNDERGROUND ELECTRIC & TELECOM (TO BE INSTALLED BY CITY OF DUBLIN SUMMER 2023)
G	GAS
SAN	SANITARY
ST	STORM
TD	TRENCH DRAIN
W	WATER

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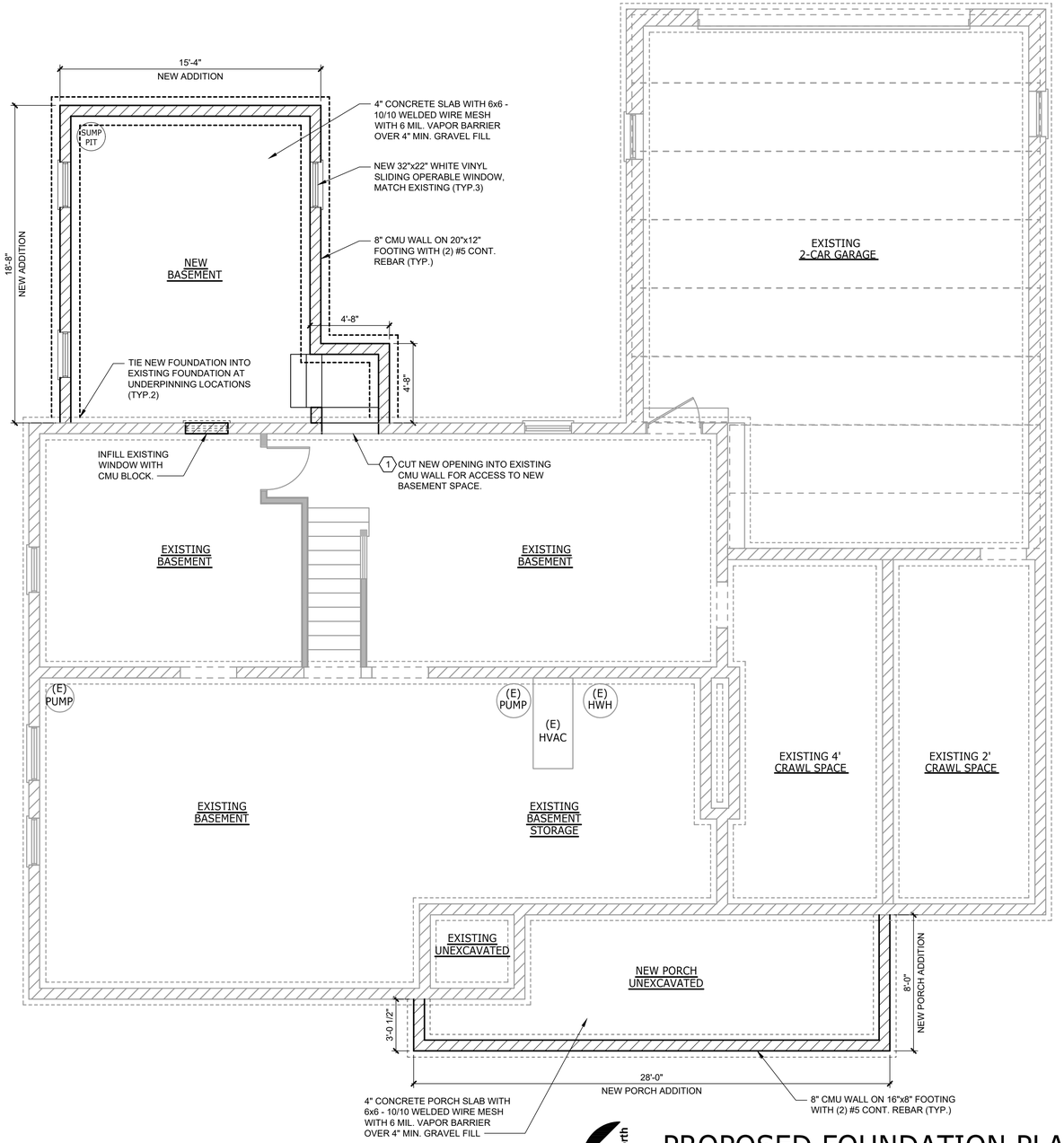
C1.1

CIVIL UTILITY PLAN



PROPOSED FOUNDATION PLAN

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

CODED NOTES

1. CUT NEW OPENING INTO EXISTING CMU WALL FOR ACCESS TO NEW BASEMENT SPACE. ADD 9-1/4" LVL LEDGER TO BAND BOARD ABOVE OPENING AND FASTEN WITH (3) SIMPSON SDWS22400DB SCREWS AT 16" O.C. AND (10) SCREWS EACH SIDE OF OPENING. SCREWS SHALL BE PLACED 3" MIN. AND AT LEAST 1-1/2" FROM EDGES OF MEMBERS. LVL LEDGER TO EXTEND MIN. 8" BEYOND OPENING AND BEAR ON NEW CMU WALLS.

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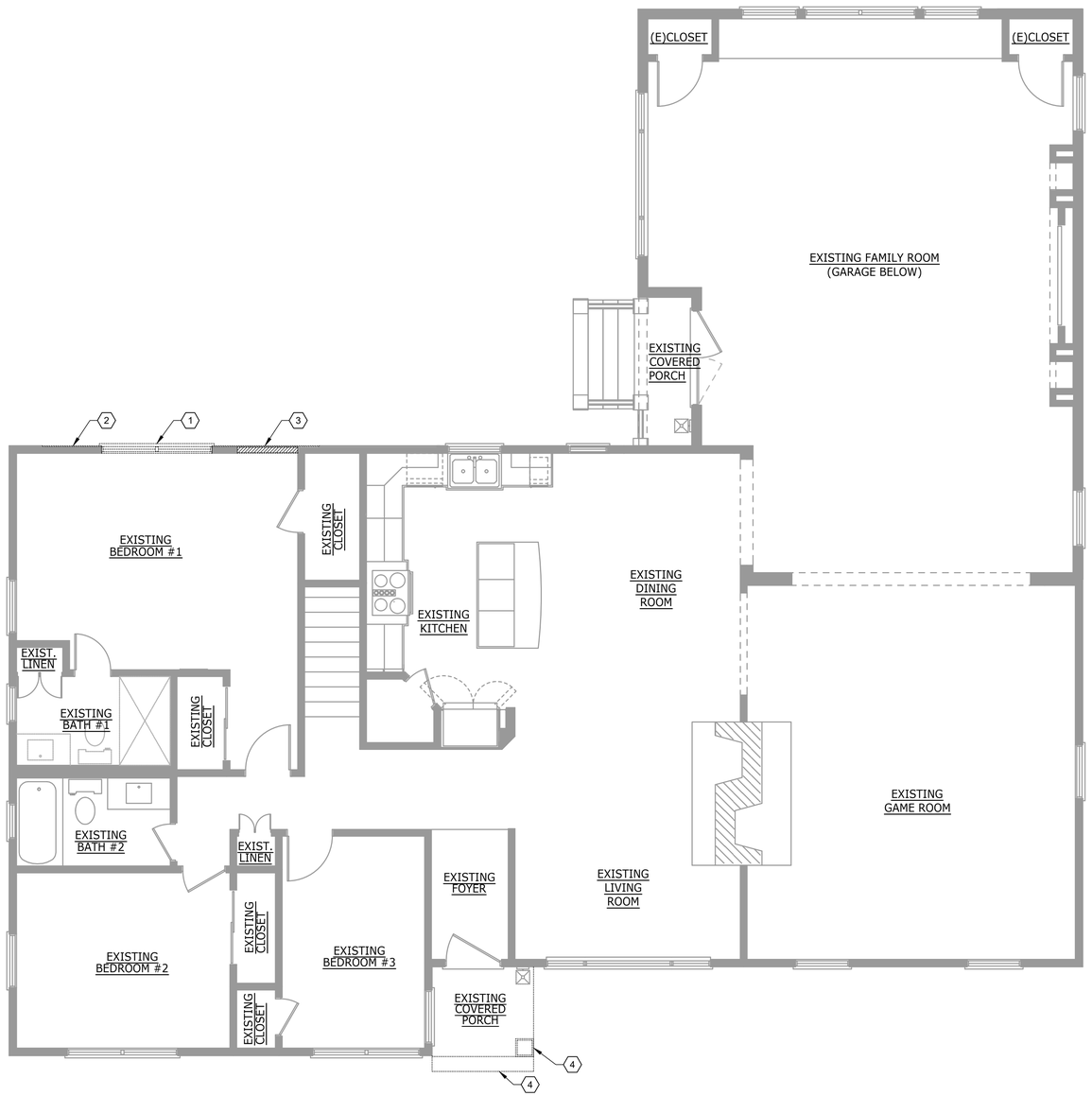
FOUNDATION PLAN

CODED NOTES

1. EXISTING DOUBLE WINDOW TO BE REMOVED. INFILL OPENING WITH 2X STUDS AND SOUND BATT INSULATION.
2. REMOVE EXISTING LAYER OF STUCCO AND TRIM ON EXISTING EXTERIOR WALLS. EXISTING PLYWOOD SHEATHING TO REMAIN.
3. EXISTING PORTION OF WALL TO BE REMOVED FOR CASED OPENING AND ACCESS TO NEW BATHROOM. FIELD VERIFY EXISTING FRAMING FOR PLACEMENT OF NEW.
4. EXISTING FRONT PORCH COLUMN, SLAB, AND STEP TO BE REMOVED.



North

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
2424 SQ.FT. - OUTSIDE DIMENSIONS

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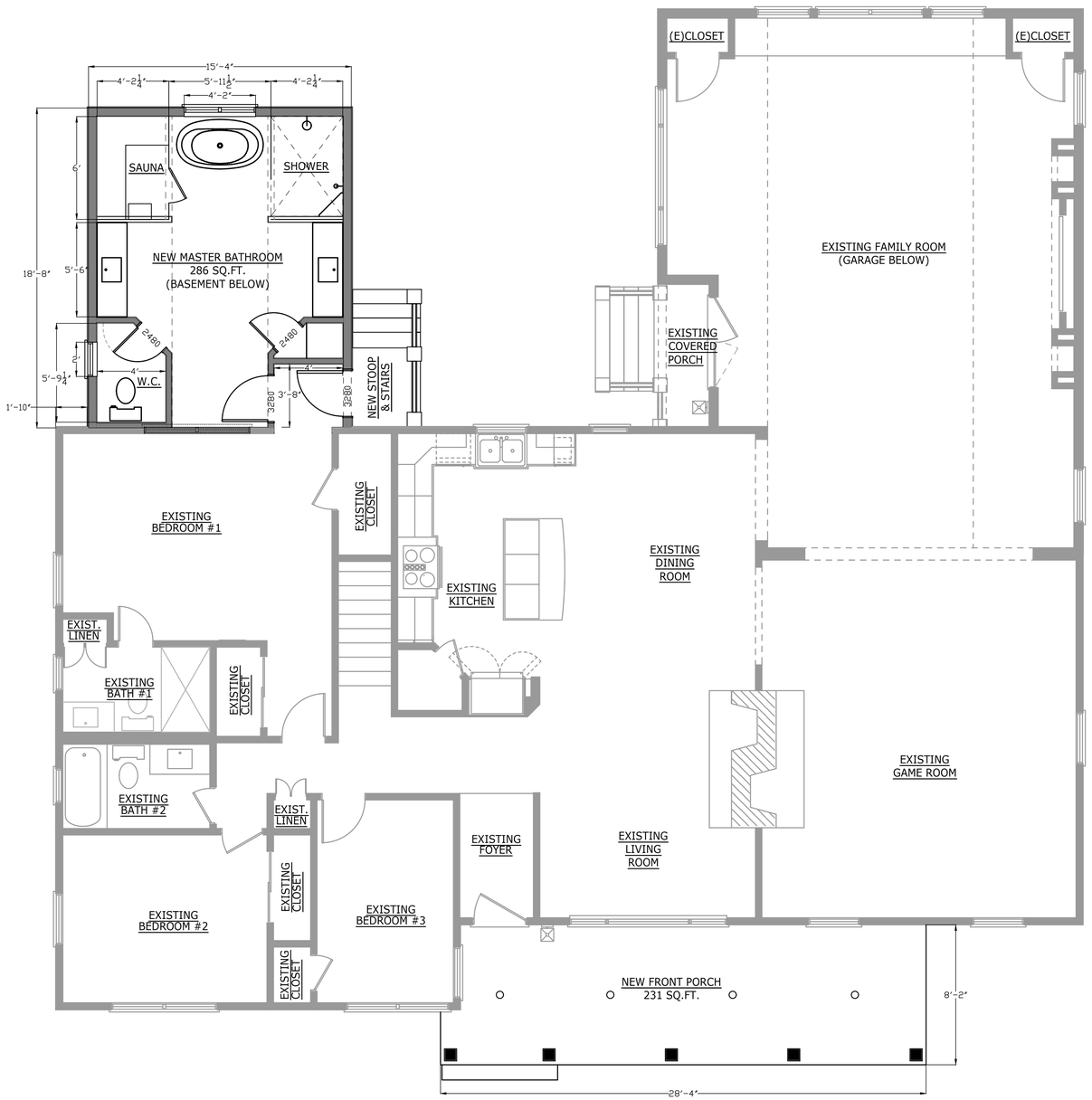
A2.1

EXISTING FIRST FLOOR PLAN



North

PROPOSED FIRST FLOOR PLAN

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

2710 SQ.FT. - EXTERIOR DIMENSIONS

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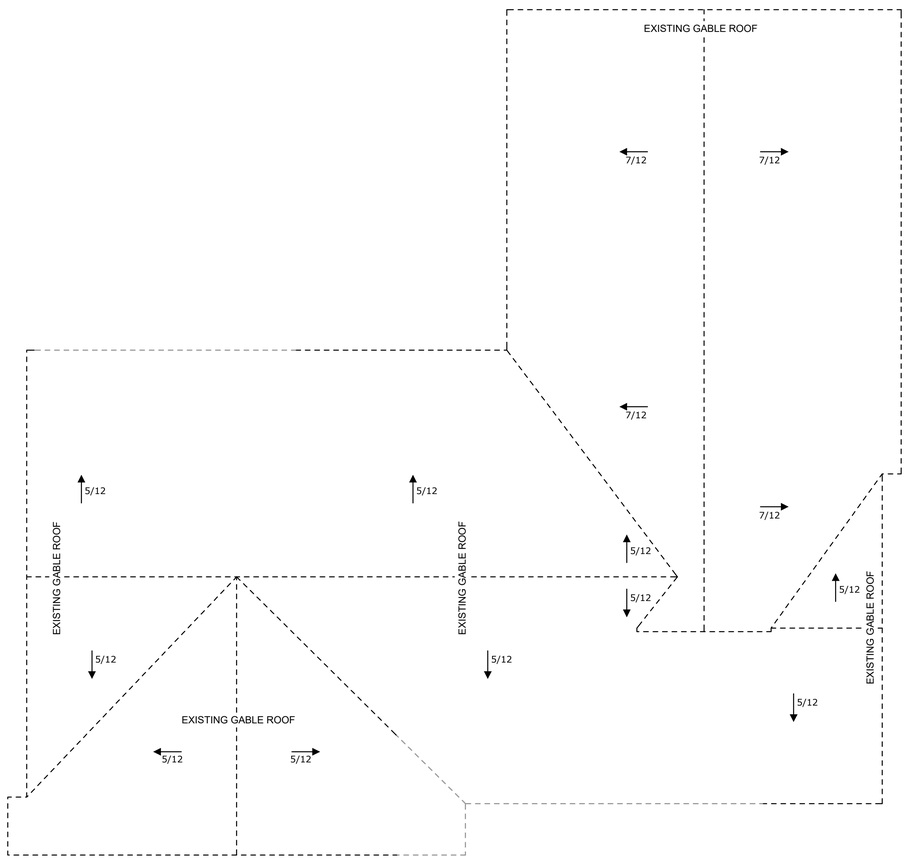
A2.2

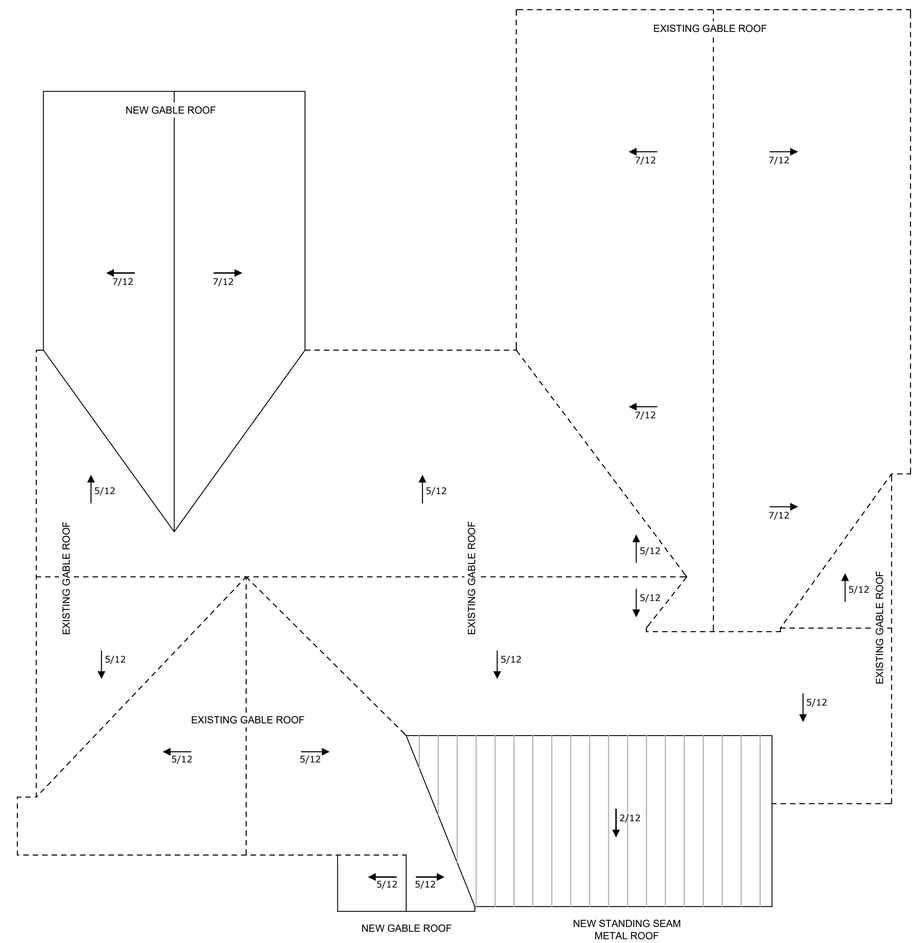
PROPOSED FIRST FLOOR PLAN



North

EXISTING ROOF PLAN

SCALE: 3/16" = 1'-0"



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PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

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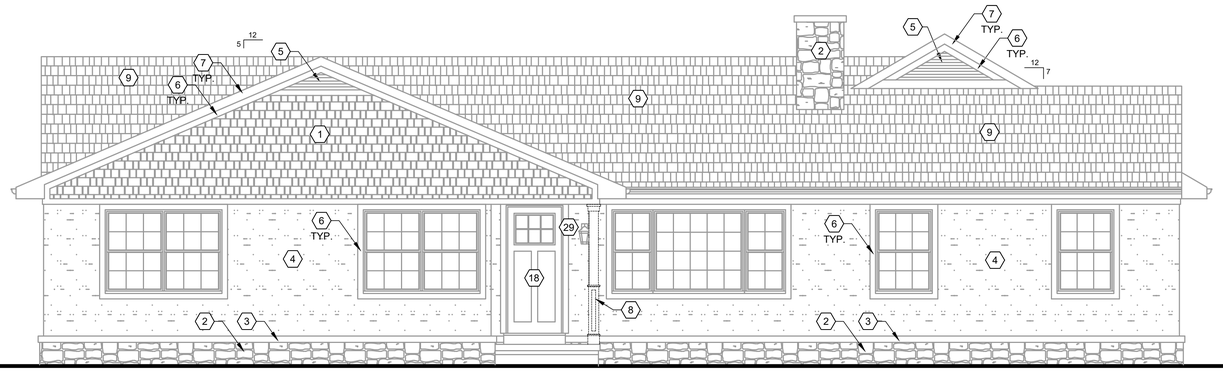
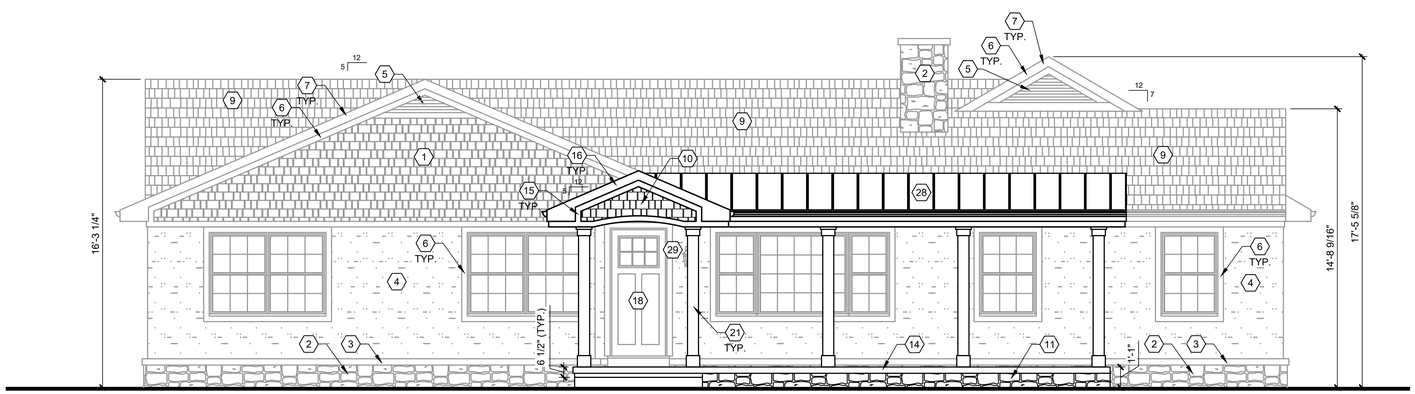
A2.3

EXIST. & PROP. ROOF PLANS



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

CODED NOTES

(NOTES APPLY TO A3.x SERIES SHEETS)

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3. EXISTING MANUFACTURED STONE SILL WATERTABLE, DUTCH QUALITY STONE, COLOR: BROWN.
4. EXISTING STUCCO, COLOR: DOWNING SAND SW 2822, TEXTURE: TROWEL SWEEP.
5. EXISTING GABLE VENT BY FYPON, PAINTED, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829.
6. EXISTING 1X4 TRIM, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829.
7. EXISTING 1X6 TRIM, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829.
8. EXISTING 7" SQUARE TRIMMED COLUMN TO BE REMOVED.
9. EXISTING DIMENSIONAL SHINGLE, CERTAINTEED - LANDMARK, COLOR: DRIFTWOOD.
10. NEW CEDAR SHINGLES, MICHIGAN PRESTAIN, COLOR: SHERWIN WILLIAMS, ROYCROFT BRONZE GREEN, SW 2846. MATCH EXISTING.
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13. NEW STUCCO, COLOR: DOWNING SAND SW2822, TEXTURE: TROWEL SWEEP. MATCH EXISTING.
14. NEW 4" CONCRETE PORCH SLAB, BROOM FINISH, STANDARD COLOR.
15. NEW 1X4 JAMES HARDIE TRIM, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829. MATCH EXISTING.
16. NEW 1X6 JAMES HARDIE TRIM, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829. MATCH EXISTING.
17. NEW DIMENSIONAL SHINGLE, CERTAINTEED - LANDMARK, COLOR: DRIFTWOOD. MATCH EXISTING.
18. EXISTING CUSTOM 6-LITE SOLID WOOD FRONT DOOR BY BOLYARD CUSTOM WOODWORKS TO REMAIN, COLOR: STAINED BROWN, CHERRY/MAHOGANY BLEND.
19. NEW GABLE VENT, BY FYPON, PAINTED, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829. MATCH EXISTING. CONFIRM EXACT SIZE/DIMENSIONS WITH OWNER AND FINAL FRAMED FIELD CONDITIONS.
20. EXISTING JELD-WEN DOUBLE HUNG VINYL WINDOW TO BE REMOVED.
21. NEW 6" PT WOOD COLUMN WRAPPED WITH 3/4" JAMES HARDIE TRIM, 7" SQUARE FINISHED DIMENSION, 1X8 BASE MOLD, 1X6 + 1X2 CROWN MOLD, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829.
22. NEW JELD-WEN DOUBLE HUNG VINYL WINDOW, DOUBLE PANE, LOW-E, WITH INTEGRAL CONTOUR GRIDS. MATCH EXISTING, COLOR: WHITE.
23. NEW JELD-WEN BASEMENT SLIDING VINYL WINDOW, DOUBLE PANE, LOW-E, NO GRIDS, COLOR: WHITE. MATCH EXISTING.
24. EXISTING WAYNE DALTON 6600 SOMERSET, INSULATED GARAGE DOOR WITH STOCKBRIDGE WINDOWS TO REMAIN, COLOR: WHITE.
25. EXISTING WHITE COLUMNS WITH BLACK METAIL RAILING AND SPINDLES.
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27. NEW WEATHER SHIELD ALUMINUM CLAD SIGNATURE SERIES PATIO DOOR UNIT, DOUBLE PANE, LOW-E, TEMPERED GLASS, WITH INTEGRAL CONTOUR GRIDS, PRIMED INTERIOR, EXTERIOR COLOR: WHITE.
28. NEW PREMIER METALS, PREMIER LOC, STANDING SEAM SMOOTH METAL PORCH ROOF, 16" RIB SPACING, COLOR: DARK BRONZE.
29. EXISTING FRONT PORCH COACH LIGHT TO REMAIN.
30. EXISTING STEPS ON PT WOOD STRINGERS. TIMBERTECH COMPOSITE DECKING KONA BROWN TREADS WITH WHITE RISERS AND TRIM.
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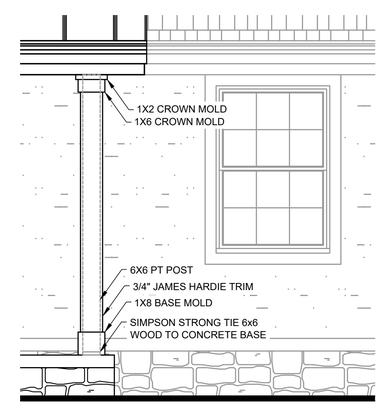

PROPOSED COLUMN DETAIL

SCALE: 1/2" = 1'-0"

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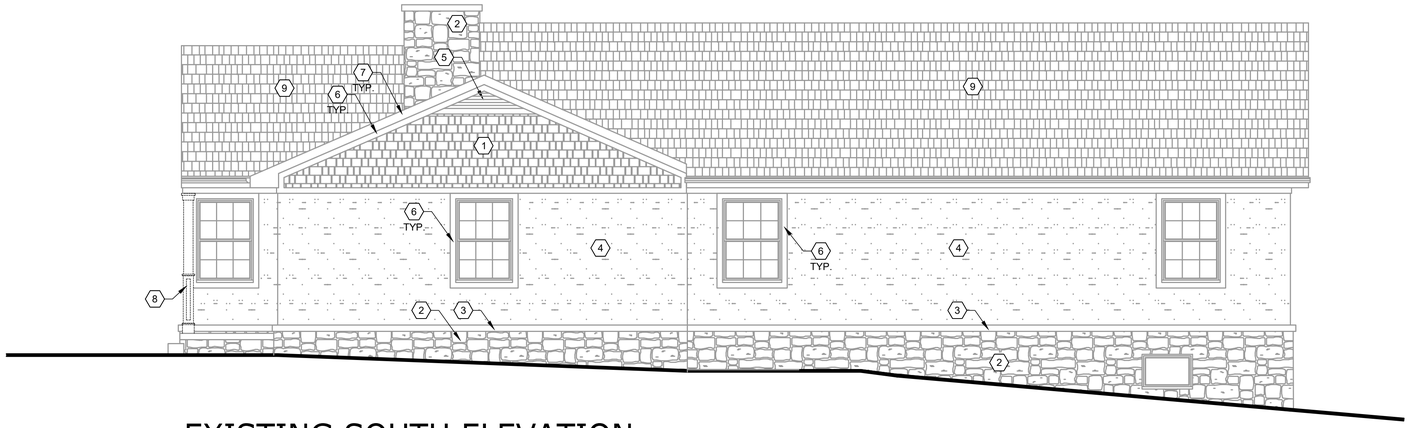
A3.1

FRONT ELEVATIONS



EXISTING SOUTH ELEVATION

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

NOTE:
NEW ADDITION SHOWN IS BEYOND THE EXISTING FAMILY ROOM.

PROPOSED SOUTH ELEVATION

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

CODED NOTES

(NOTES APPLY TO A3.x SERIES SHEETS)

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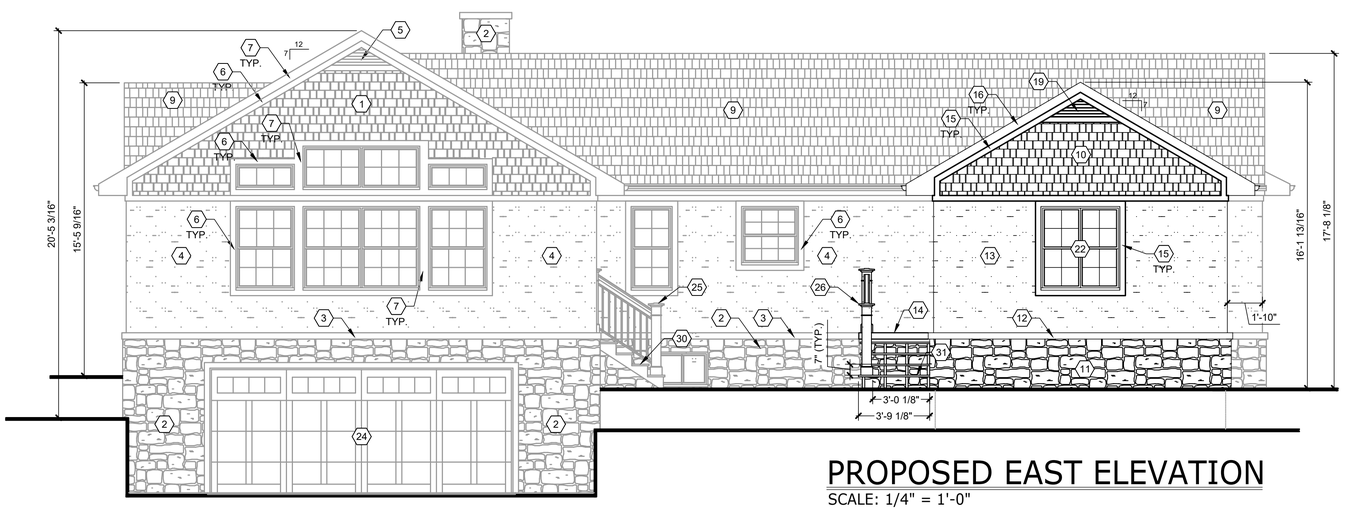
A3.2

RIGHT ELEVATIONS

EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

CODED NOTES

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14. NEW 4" CONCRETE PORCH SLAB, BROOM FINISH, STANDARD COLOR.
15. NEW 1X4 JAMES HARDIE TRIM, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829. MATCH EXISTING.
16. NEW 1X6 JAMES HARDIE TRIM, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829. MATCH EXISTING.
17. NEW DIMENSIONAL SHINGLE, CERTAINTEED - LANDMARK, COLOR: DRIFTWOOD. MATCH EXISTING.
18. EXISTING CUSTOM 6-LITE SOLID WOOD FRONT DOOR BY BOLYARD CUSTOM WOODWORKS TO REMAIN, COLOR: STAINED BROWN, CHERRY/MAHOGANY BLEND.
19. NEW GABLE VENT, BY FYPON, PAINTED, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829. MATCH EXISTING. CONFIRM EXACT SIZE/DIMENSIONS WITH OWNER AND FINAL FRAMED FIELD CONDITIONS.
20. EXISTING JELD-WEN DOUBLE HUNG VINYL WINDOW TO BE REMOVED.
21. NEW 6" PT WOOD COLUMN WRAPPED WITH 3/4" JAMES HARDIE TRIM, 7" SQUARE FINISHED DIMENSION, 1X8 BASE MOLD, 1X6 + 1X2 CROWN MOLD, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829.
22. NEW JELD-WEN DOUBLE HUNG VINYL WINDOW, DOUBLE PANE, LOW-E, WITH INTEGRAL CONTOUR GRIDS. MATCH EXISTING, COLOR: WHITE.
23. NEW JELD-WEN BASEMENT SLIDING VINYL WINDOW, DOUBLE PANE, LOW-E, NO GRIDS, COLOR: WHITE. MATCH EXISTING.
24. EXISTING WAYNE DALTON 6600 SOMERSET, INSULATED GARAGE DOOR WITH STOCKBRIDGE WINDOWS TO REMAIN, COLOR: WHITE.
25. EXISTING WHITE COLUMNS WITH BLACK METAIL RAILING AND SPINDLES.
26. NEW WHITE COLUMNS WITH BLACK METAIL RAILING AND SPINDLES. MATCH EXISTING.
27. NEW WEATHER SHIELD ALUMINUM CLAD SIGNATURE SERIES PATIO DOOR UNIT, DOUBLE PANE, LOW-E, TEMPERED GLASS, WITH INTEGRAL CONTOUR GRIDS, PRIMED INTERIOR, EXTERIOR COLOR: WHITE.
28. NEW PREMIER METALS, PREMIER LOC, STANDING SEAM SMOOTH METAL PORCH ROOF, 16" RIB SPACING, COLOR: DARK BRONZE.
29. EXISTING FRONT PORCH COACH LIGHT TO REMAIN.
30. EXISTING STEPS ON PT WOOD STRINGERS. TIMBERTECH COMPOSITE DECKING KONA BROWN TREADS WITH WHITE RISERS AND TRIM.
31. NEW STEPS ON PT WOOD STRINGERS. TIMBERTECH COMPOSITE DECKING KONA BROWN TREADS WITH WHITE RISERS AND TRIM. MATCH EXISTING.

consultant info

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seal

issue dates

submission:	date
PRELIMINARY/ARB	04/06/2023
PERMIT	-
BID	-
CONSTRUCTION	-

REVISIONS

sheet info

A3.3

REAR ELEVATIONS

EXISTING NORTH ELEVATION

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

PROPOSED NORTH ELEVATION

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

CODED NOTES

(NOTES APPLY TO A3.x SERIES SHEETS)

1. EXISTING CEDAR SHINGLES, MICHIGAN PRESTAIN, COLOR: SHERWIN WILLIAMS, ROYCROFT BRONZE GREEN, SW 2846.
2. EXISTING MANUFACTURED STONE, STONECRAFT INDUSTRIES - HERITAGE, BUCKTOWN LIMESTONE. GROUT JOINT COLOR: HOLCIM-N (GRAY). GROUT STYLE: FLUSH BRUSH JOINT.
3. EXISTING MANUFACTURED STONE SILL WATERTABLE, DUTCH QUALITY STONE, COLOR: BROWN.
4. EXISTING STUCCO, COLOR: DOWNING SAND SW 2822, TEXTURE: TROWEL SWEEP.
5. EXISTING GABLE VENT BY FYPON, PAINTED, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829.
6. EXISTING 1X4 TRIM, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829.
7. EXISTING 1X6 TRIM, COLOR: SHERWIN WILLIAMS, CLASSICAL WHITE, SW2829.
8. EXISTING 7" SQUARE TRIMMED COLUMN TO BE REMOVED.
9. EXISTING DIMENSIONAL SHINGLE, CERTAINTEED - LANDMARK, COLOR: DRIFTWOOD.
10. NEW CEDAR SHINGLES, MICHIGAN PRESTAIN, COLOR: SHERWIN WILLIAMS, ROYCROFT BRONZE GREEN, SW 2846. MATCH EXISTING.
11. NEW MANUFACTURED STONE, STONECRAFT HERITAGE, BUCKTOWN LIMESTONE. GROUT JOINT COLOR: HOLCIM-N (GRAY). GROUT STYLE: FLUSH BRUSH JOINT. MATCH EXISTING.
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seal

issue dates

submission:	date
PRELIMINARY/ARB	04/06/2023
PERMIT	-
BID	-
CONSTRUCTION	-

REVISIONS

sheet info

A3.4

LEFT ELEVATIONS