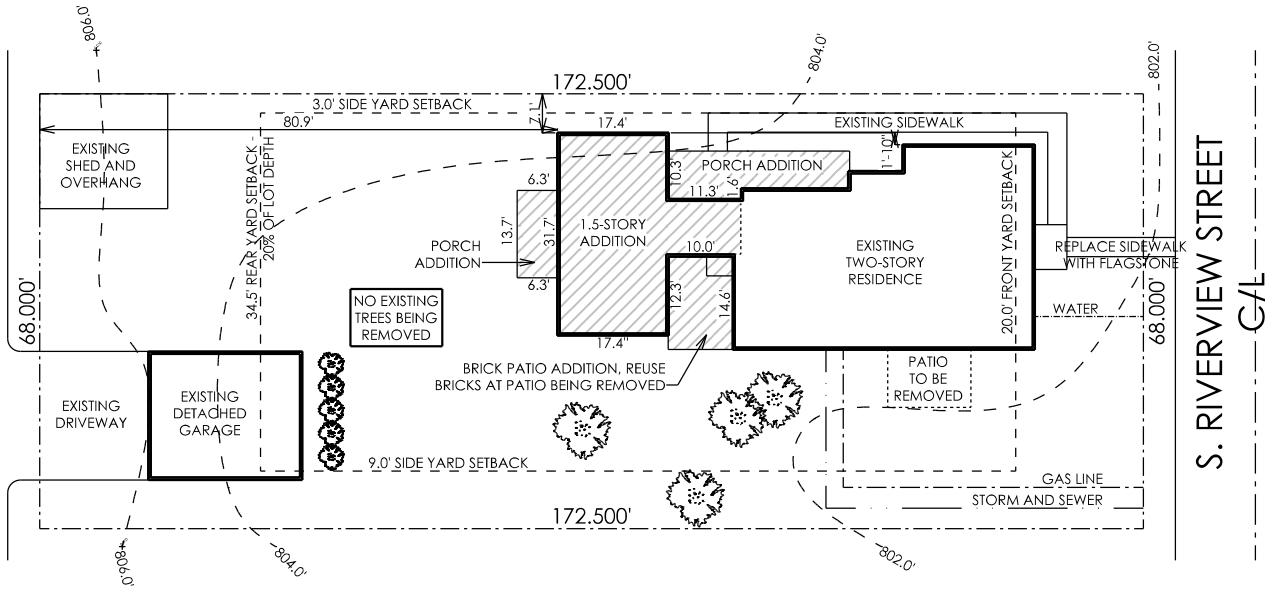


S. BLACKSMITH LANE



SITE PLAN

SCALE: 1" = 30'

- GAS
- STORM AND SEWER
- WATER
- EXISTING UTILITIES TO REMAIN
- EXISTING TREE

HISTORIC DISTRICT - HISTORIC RESIDENTIAL

ADDITION HEIGHT: 20.9'

COVERAGE:

EXISTING LOT AREA: 11325.6 SQUARE FEET OR 0.26 ACRES
 EXISTING HOUSE: 1356.0 SQUARE FEET
 EXISTING DETACHED GARAGE: 480.0 SQUARE FEET
 EXISTING SHED AND OVERHANG: 391.0 SQUARE FEET
 EXISTING STRUCTURE COVERAGE: 19.7%

ADDITION: 651.6 SQUARE FEET
 REAR PORCH: 86.0 SQUARE FEET
 SIDE PORCH: 183.0 SQUARE FEET
 SIDE LANDING: 13.2 SQUARE FEET
 NEW STRUCTURE COVERAGE: 27.9%
 ALLOWABLE STRUCTURE COVERAGE: 25.0%

EXISTING PATIO: 117.0 SQUARE FEET
 EXISTING DRIVEWAY: 352.6 SQUARE FEET
 EXISTING LOT COVERAGE: 23.8%

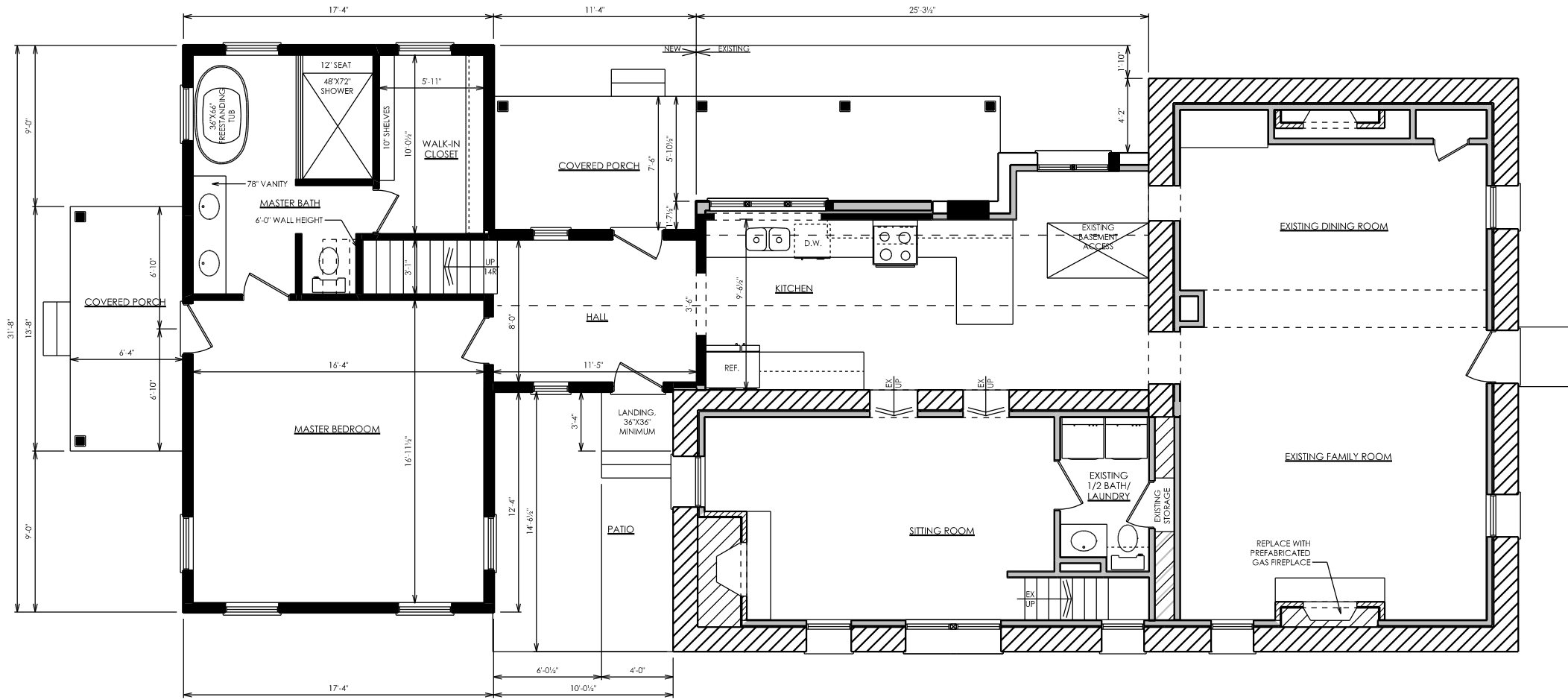
NEW PATIO: 131.8 SQUARE FEET
 EXISTING PATIO TO BE REMOVED: 117.0 SQUARE FEET
 NEW LOT COVERAGE: 32.2%
 ALLOWABLE LOT COVERAGE: 45.0%

	PRELIMINARY	BIDDING	CONSTRUCTION
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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

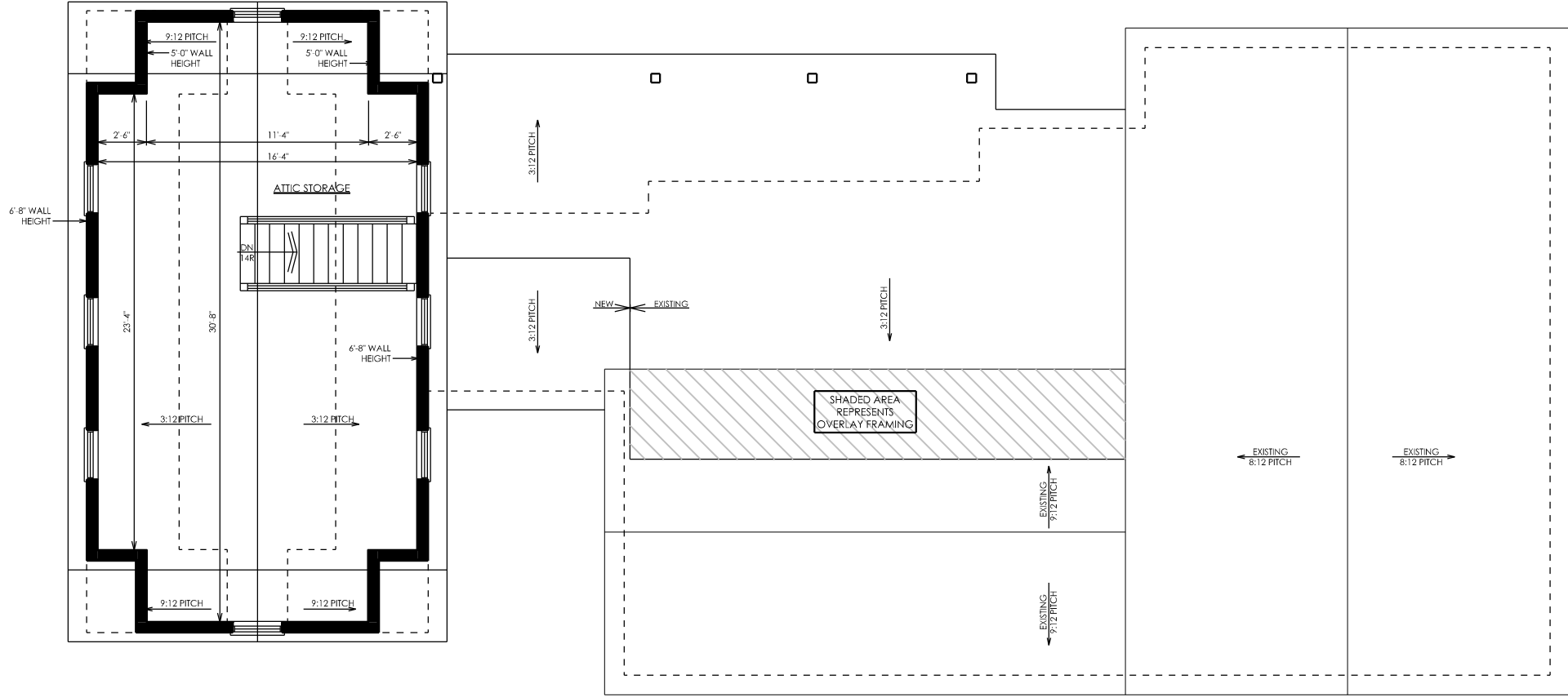
	EXISTING WALL
	NEW WALL

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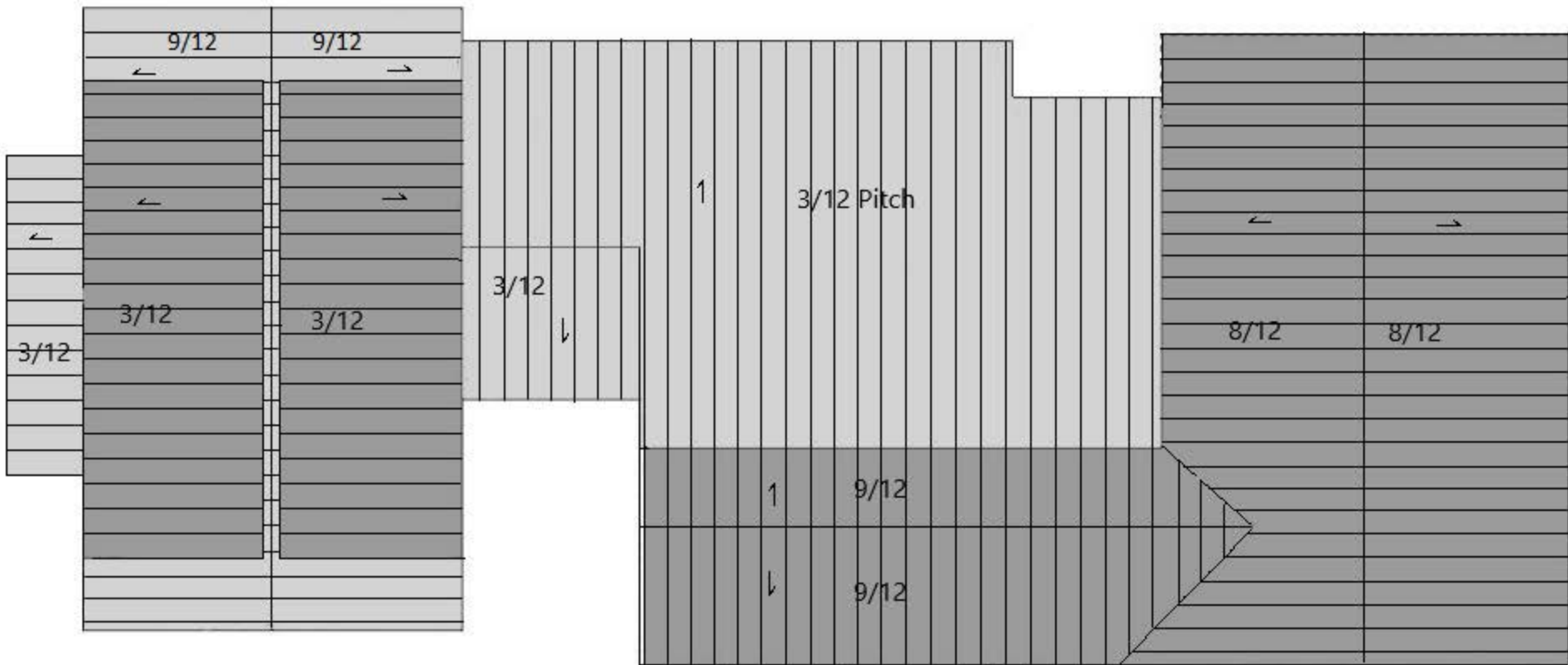
SECOND FLOOR AND ROOF PLAN
SCALE: 1/8" = 1'-0"

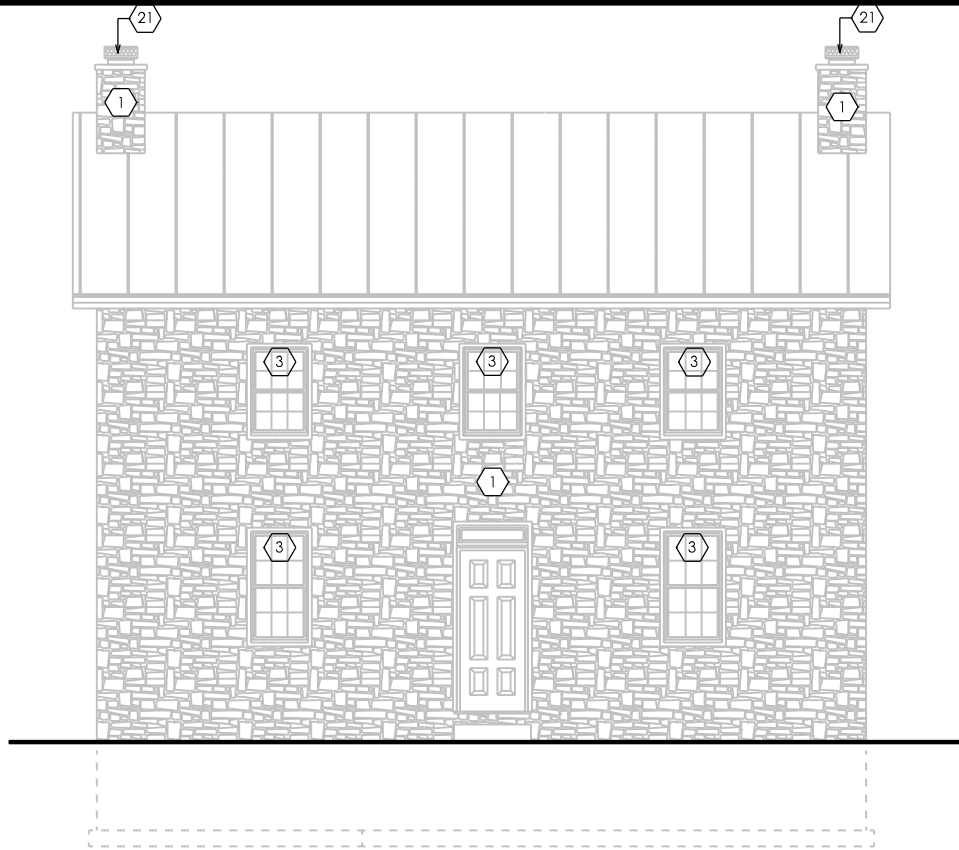
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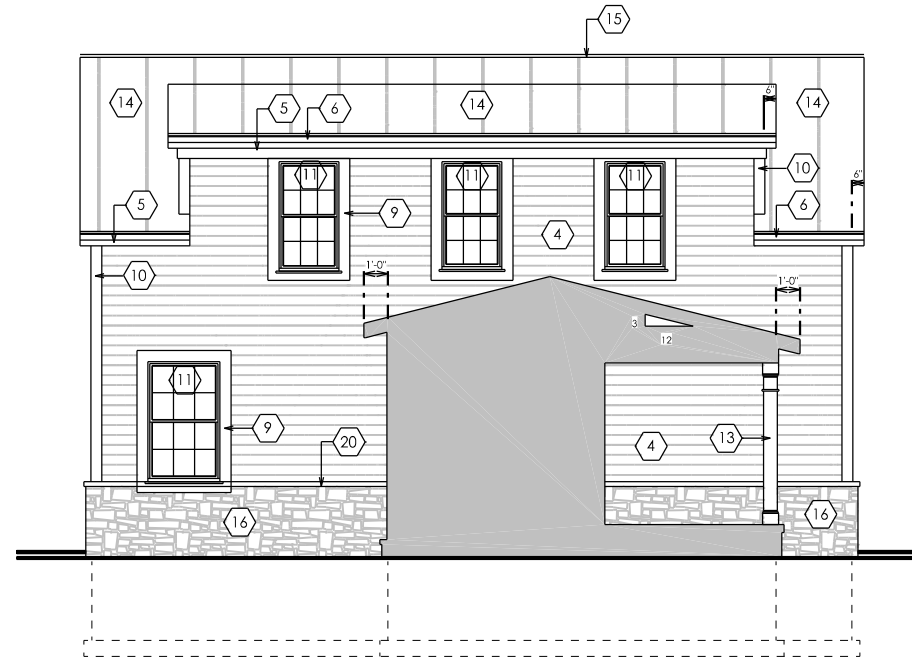
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FRONT ELEVATION - MAIN HOUSE

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - ADDITION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

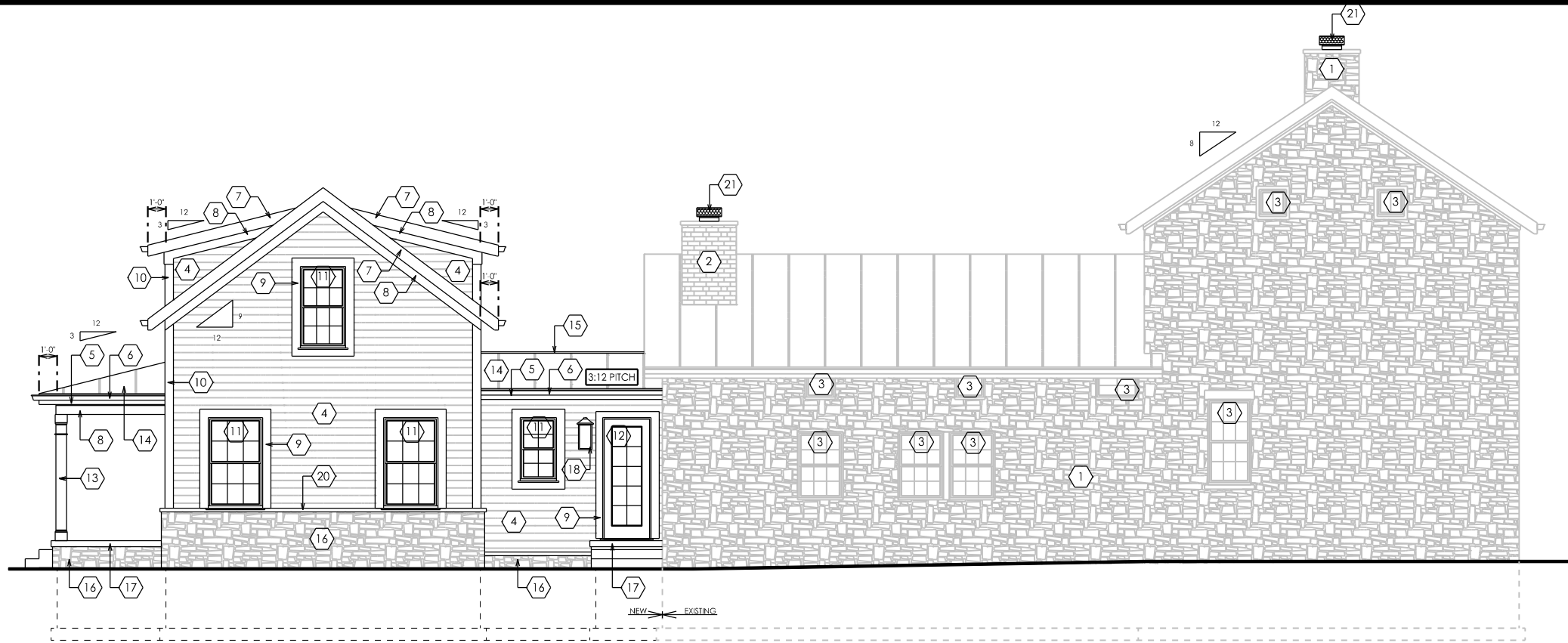
1	EXISTING STONE		14	METAL ROOFING	 ATAS INTERNATIONAL STANDING SEAM METAL ROOF WITH 12 3/8" PANELS IN DOVE GREY, OR CLOSEST MATCH TO EXISTING
2	EXISTING BRICK		15	CONTINUOUS RIDGE VENT	
3	UPDATE EXISTING WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM	16	NATURAL STONE VENEER	 ANTIQUE TUSCAN BY QUARRYMILL
4	HORIZONTAL SIDING - 5/25" REVEAL	HARDIE PLANK LAP SIDING, SMOOTH TEXTURE, PAINTED BEHR BAJA, PPU7-8	17	CONCRETE PORCH AND STEPS	
5	1X8 FASCIA	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	18	EXTERIOR LIGHT	HINKLEY ANCHORAGE WALL MOUNT LIGHTS IN OILED BRONZE
6	PAINTED ALUMINUM GUTTER	OGEER STYLE	19	PANELING	
7	1X8 RAKE	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	20	CULTURED STONE CAP	
8	1X6 FRIEZE BOARD	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	21	NEW METAL SPARK ARRESTOR	
9	1X6 TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			
10	1X6 CORNER TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			
11	NEW WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
12	NEW DOOR	JELD WEN, W-5500 WOOD-CLAD DOORS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
13	6X6 PRESSURE TREATED POST WITH 1X WRAP, 7"X7" FINISHED COLUMN				

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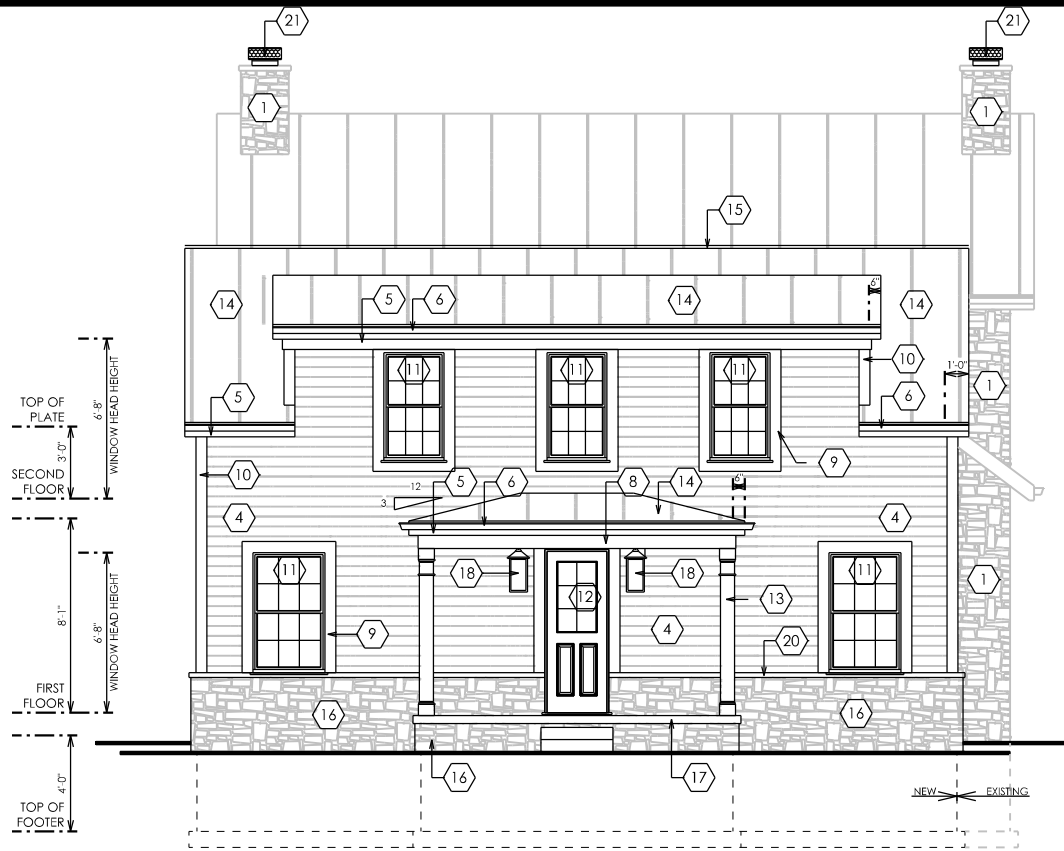
LEFT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

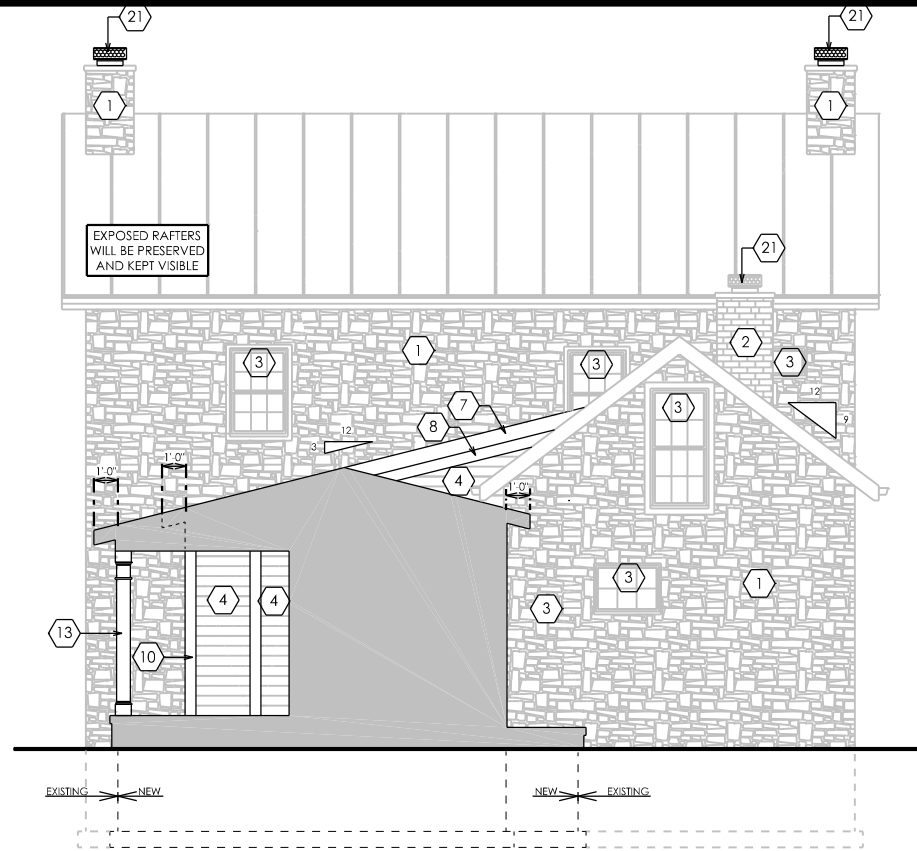
1	EXISTING STONE		14	METAL ROOFING	 ATAS INTERNATIONAL STANDING SEAM METAL ROOF WITH 12 3/8" PANELS IN DOVE GREY, OR CLOSEST MATCH TO EXISTING
2	EXISTING BRICK		15	CONTINUOUS RIDGE VENT	
3	UPDATE EXISTING WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM	16	NATURAL STONE VENEER	 ANTIQUE TUSCAN BY QUARRYMILL
4	HORIZONTAL SIDING - 5/25" REVEAL	HARDIE PLANK LAP SIDING, SMOOTH TEXTURE, PAINTED BEHR BAJA, PPU7-8	17	CONCRETE PORCH AND STEPS	
5	1X8 FASCIA	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	18	EXTERIOR LIGHT	HINKLEY ANCHORAGE WALL MOUNT LIGHTS IN OILED BRONZE
6	PAINTED ALUMINUM GUTTER	OGEER STYLE	19	PANELING	
7	1X8 RAKE	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	20	CULTURED STONE CAP	
8	1X6 FRIEZE BOARD	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	21	NEW METAL SPARK ARRESTOR	
9	1X6 TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			
10	1X6 CORNER TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			
11	NEW WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
12	NEW DOOR	JELD WEN, W-5500 WOOD-CLAD DOORS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
13	6X6 PRESSURE TREATED POST WITH 1X WRAP, 7"X7" FINISHED COLUMN				

	PRELIMINARY	BIDDING	CONSTRUCTION
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REAR ELEVATION - ADDITION

SCALE: 1/8" = 1'-0"



REAR ELEVATION - MAIN HOUSE

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

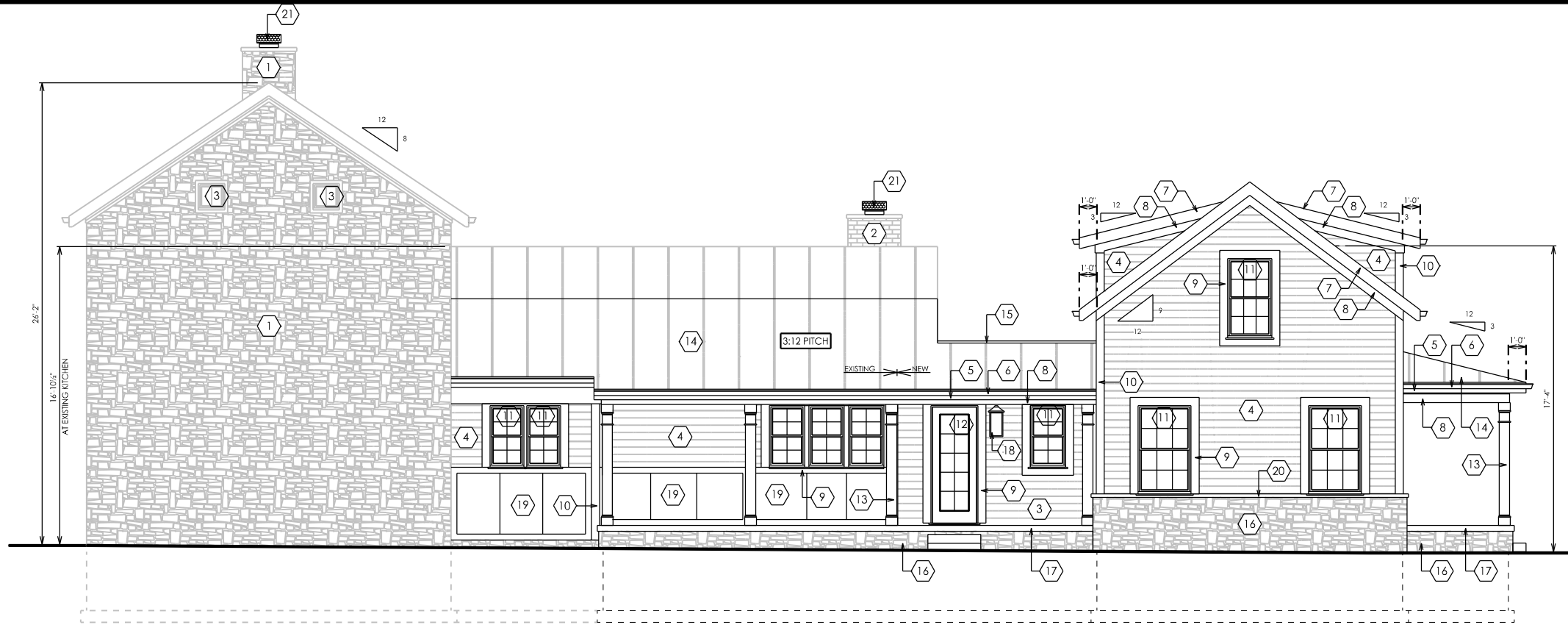
1	EXISTING STONE		14	METAL ROOFING	
2	EXISTING BRICK				ATAS INTERNATIONAL STANDING SEAM METAL ROOF WITH 12 3/8" PANELS IN DOVE GREY, OR CLOSEST MATCH TO EXISTING
3	UPDATE EXISTING WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM	15	CONTINUOUS RIDGE VENT	
4	HORIZONTAL SIDING - 5/25" REVEAL	HARDIE PLANK LAP SIDING, SMOOTH TEXTURE, PAINTED BEHR BAJA, PPU7-8	16	NATURAL STONE VENEER	
5	1X8 FASCIA	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			ANTIQUE TUSCAN BY QUARRYMILL
6	PAINTED ALUMINUM GUTTER	OGEER STYLE	17	CONCRETE PORCH AND STEPS	
7	1X8 RAKE	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	18	EXTERIOR LIGHT	HINKLEY ANCHORAGE WALL MOUNT LIGHTS IN OILED BRONZE
8	1X6 FRIEZE BOARD	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	19	PANELING	
9	1X6 TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	20	CULTURED STONE CAP	
10	1X6 CORNER TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	21	NEW METAL SPARK ARRESTOR	
11	NEW WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
12	NEW DOOR	JELD WEN, W-5500 WOOD-CLAD DOORS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
13	6X6 PRESSURE TREATED POST WITH 1X WRAP, 7"X7" FINISHED COLUMN				

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RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

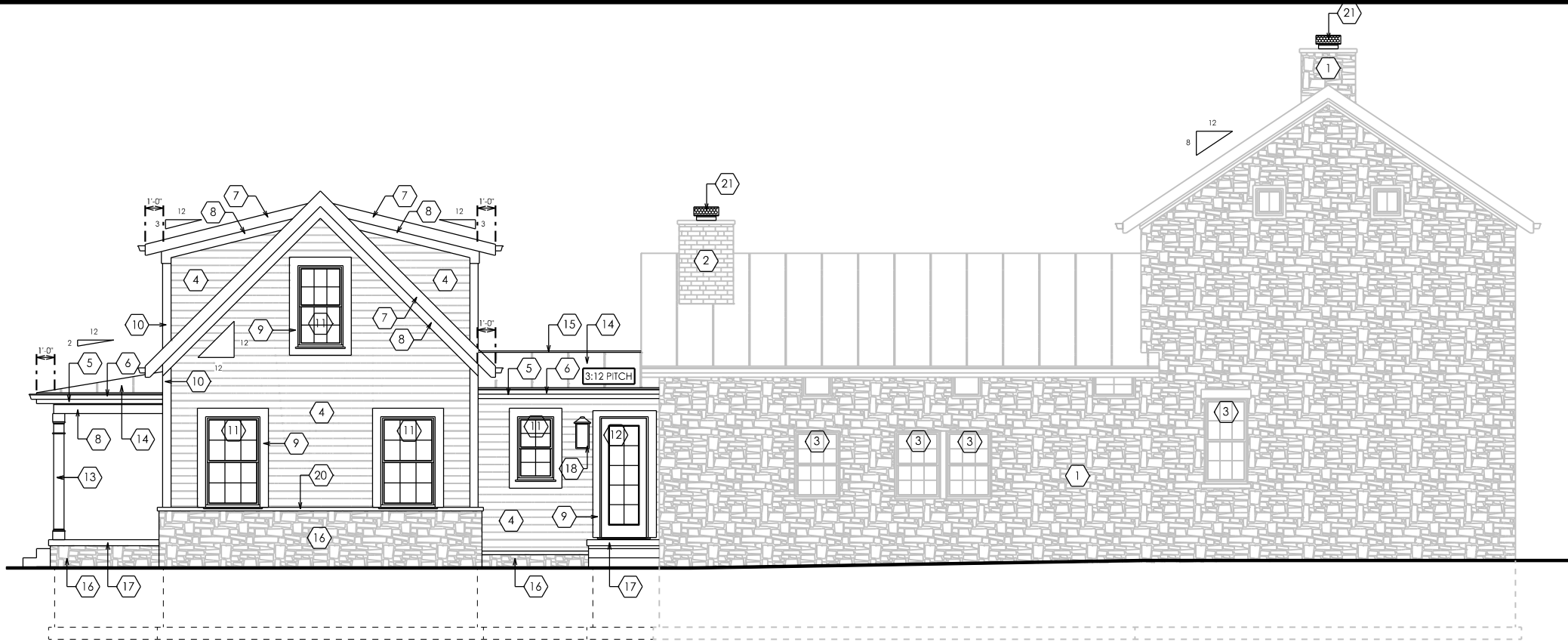
1	EXISTING STONE		14	METAL ROOFING	 ATAS INTERNATIONAL STANDING SEAM METAL ROOF WITH 12 3/8" PANELS IN DOVE GREY, OR CLOSEST MATCH TO EXISTING
2	EXISTING BRICK		15	CONTINUOUS RIDGE VENT	
3	UPDATE EXISTING WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM	16	NATURAL STONE VENEER	 ANTIQUE TUSCAN BY QUARRYMILL
4	HORIZONTAL SIDING - 5/25" REVEAL	HARDIE PLANK LAP SIDING, SMOOTH TEXTURE, PAINTED BEHR BAJA, PPU7-8	17	CONCRETE PORCH AND STEPS	
5	1X8 FASCIA	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	18	EXTERIOR LIGHT	HINKLEY ANCHORAGE WALL MOUNT LIGHTS IN OILED BRONZE
6	PAINTED ALUMINUM GUTTER	OGEER STYLE	19	PANELING	
7	1X8 RAKE	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	20	CULTURED STONE CAP	
8	1X6 FRIEZE BOARD	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	21	NEW METAL SPARK ARRESTOR	
9	1X6 TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			
10	1X6 CORNER TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			
11	NEW WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
12	NEW DOOR	JELD WEN, W-5500 WOOD-CLAD DOORS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
13	6X6 PRESSURE TREATED POST WITH 1X WRAP, 7"X7" FINISHED COLUMN				

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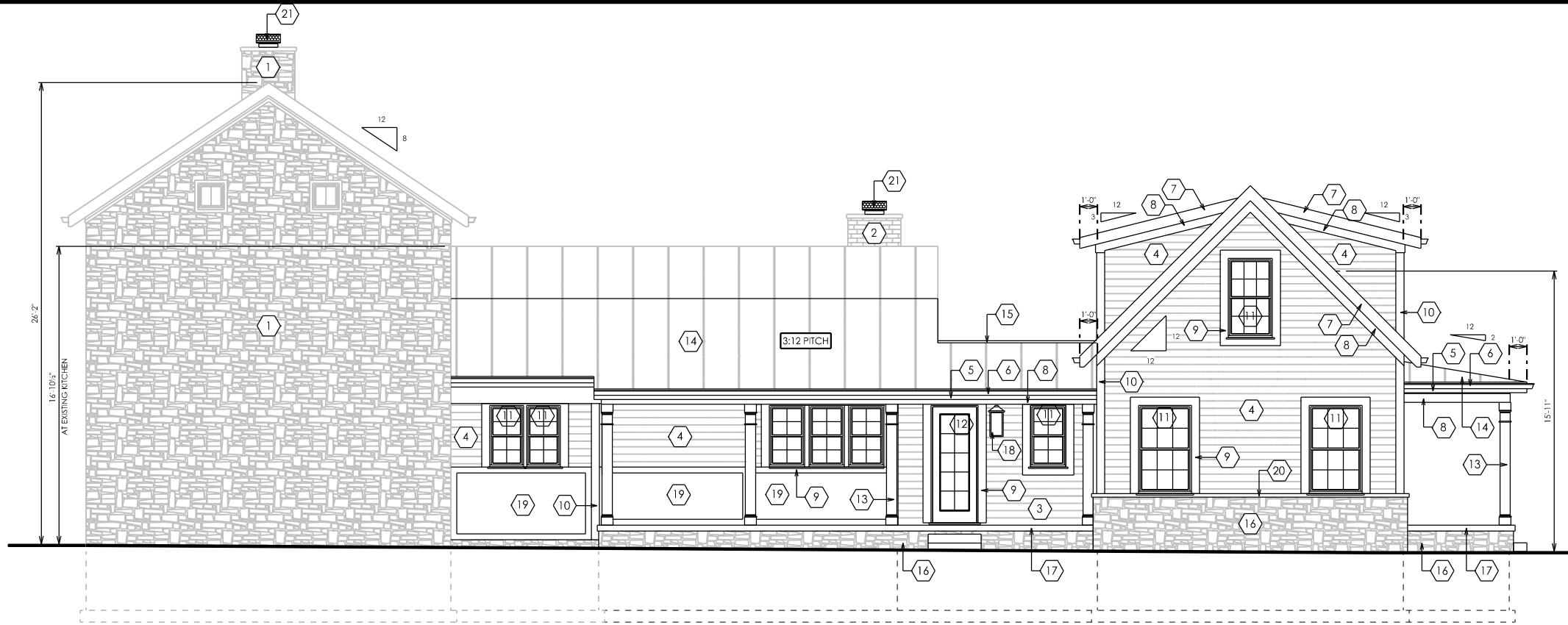


LEFT ELEVATION "B"

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

1	EXISTING STONE		14	METAL ROOFING	 ATAS INTERNATIONAL STANDING SEAM METAL ROOF WITH 12 3/8" PANELS IN DOVE GREY, OR CLOSEST MATCH TO EXISTING
2	EXISTING BRICK		15	CONTINUOUS RIDGE VENT	
3	UPDATE EXISTING WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM	16	NATURAL STONE VENEER	 ANTIQUE TUSCAN BY QUARRYMILL
4	HORIZONTAL SIDING - 5/25" REVEAL	HARDIE PLANK LAP SIDING, SMOOTH TEXTURE, PAINTED BEHR BAJA, PPU7-8	17	CONCRETE PORCH AND STEPS	
5	1X8 FASCIA	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	18	EXTERIOR LIGHT	HINKLEY ANCHORAGE WALL MOUNT LIGHTS IN OILED BRONZE
6	PAINTED ALUMINUM GUTTER	OGEER STYLE	19	PANELING	
7	1X8 RAKE	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	20	CULTURED STONE CAP	
8	1X6 FRIEZE BOARD	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE	21	NEW METAL SPARK ARRESTOR	
9	1X6 TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			
10	1X6 CORNER TRIM	HARDIE TRIM, SMOOTH TEXTURE, PAINTED BEHR ANTIQUE WHITE			
11	NEW WINDOW	JELD WEN, W-5500 WOOD-CLAD WINDOWS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
12	NEW DOOR	JELD WEN, W-5500 WOOD-CLAD DOORS, SIMULATED DIVIDED LIGHT, MOCHA CREAM			
13	6X6 PRESSURE TREATED POST WITH 1X WRAP, 7"X7" FINISHED COLUMN				



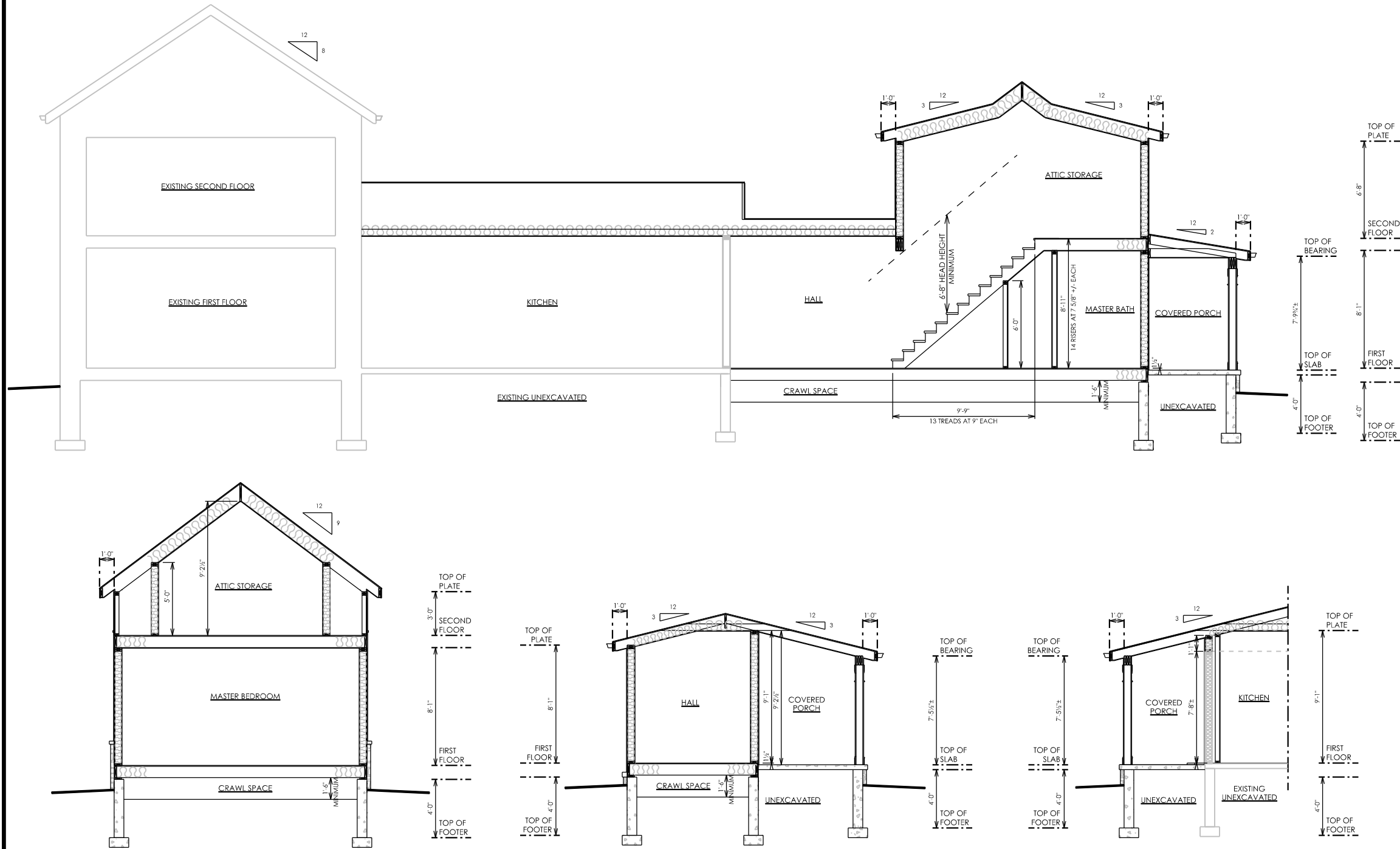
RIGHT ELEVATION "B"
SCALE: 1/8" = 1'-0"

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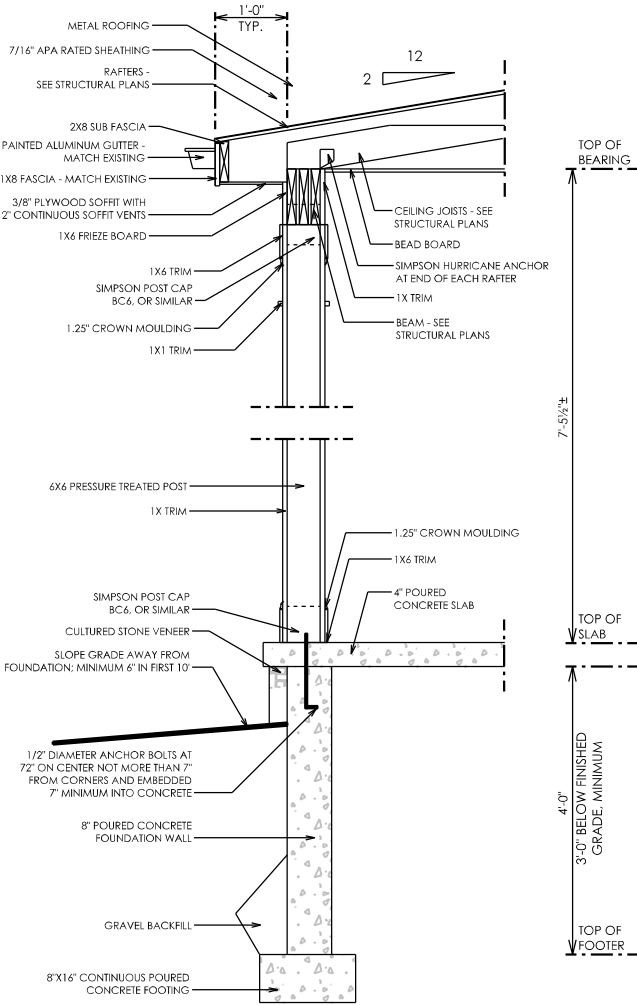


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PORCH COLUMN SECTION
SCALE: 3/4" = 1'-0"

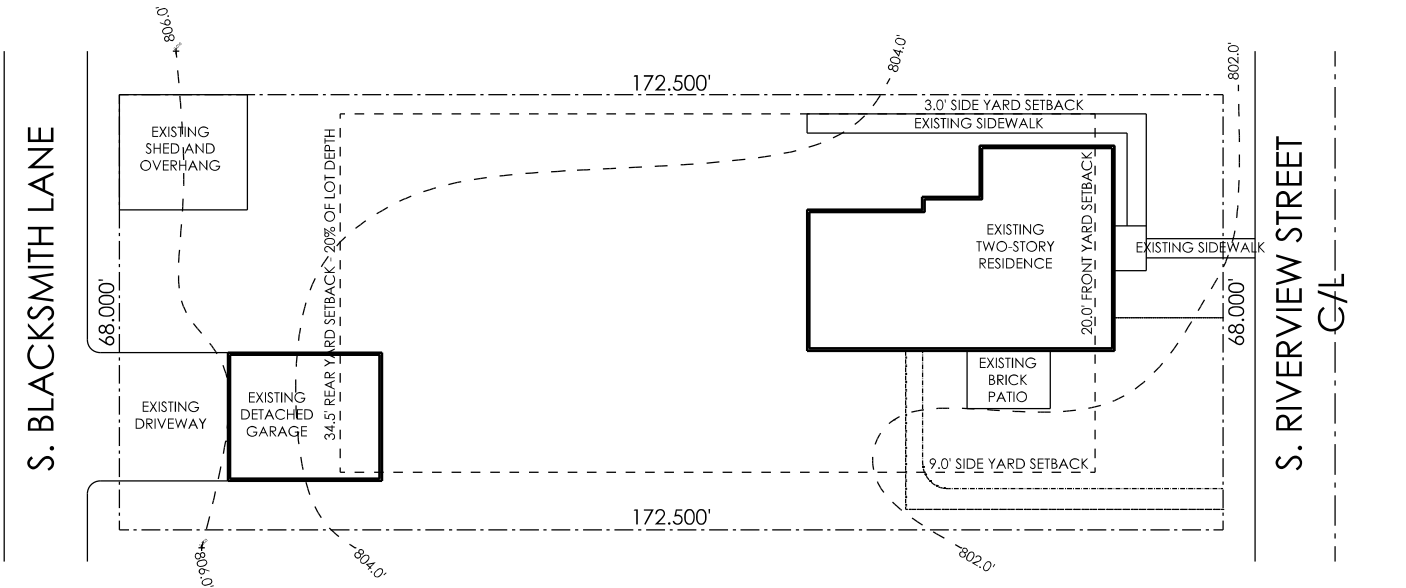
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EXISTING SITE PLAN

SCALE: 1" = 30'

HISTORIC RESIDENTIAL DISTRICT - HR

EXISTING COVERAGE:
 EXISTING LOT AREA: 11325.6 SQUARE FEET OR 0.26 ACRES
 EXISTING HOUSE: 1356.0 SQUARE FEET
 EXISTING DETACHED GARAGE: 480.0 SQUARE FEET
 EXISTING SHED AND OVERHANG: 391.0 SQUARE FEET
 EXISTING STRUCTURE COVERAGE: 19.7%
 EXISTING PATIO: 117.0 SQUARE FEET
 EXISTING DRIVEWAY: 352.6 SQUARE FEET
 EXISTING LOT COVERAGE: 23.8%

BUILDER TO PROVIDE AND MAINTAIN EROSION PROTECTION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION. BUILDER TO STABILIZE CONSTRUCTION ENTRANCES.

PROVIDE TREE PROTECTION AT ALL EXISTING TREES TO BE PRESERVED IN CONSTRUCTION AREA

PROVIDE SILT FENCE AROUND NEW CONSTRUCTION

GAS

STORM AND SEWER

WATER

ELECTRIC

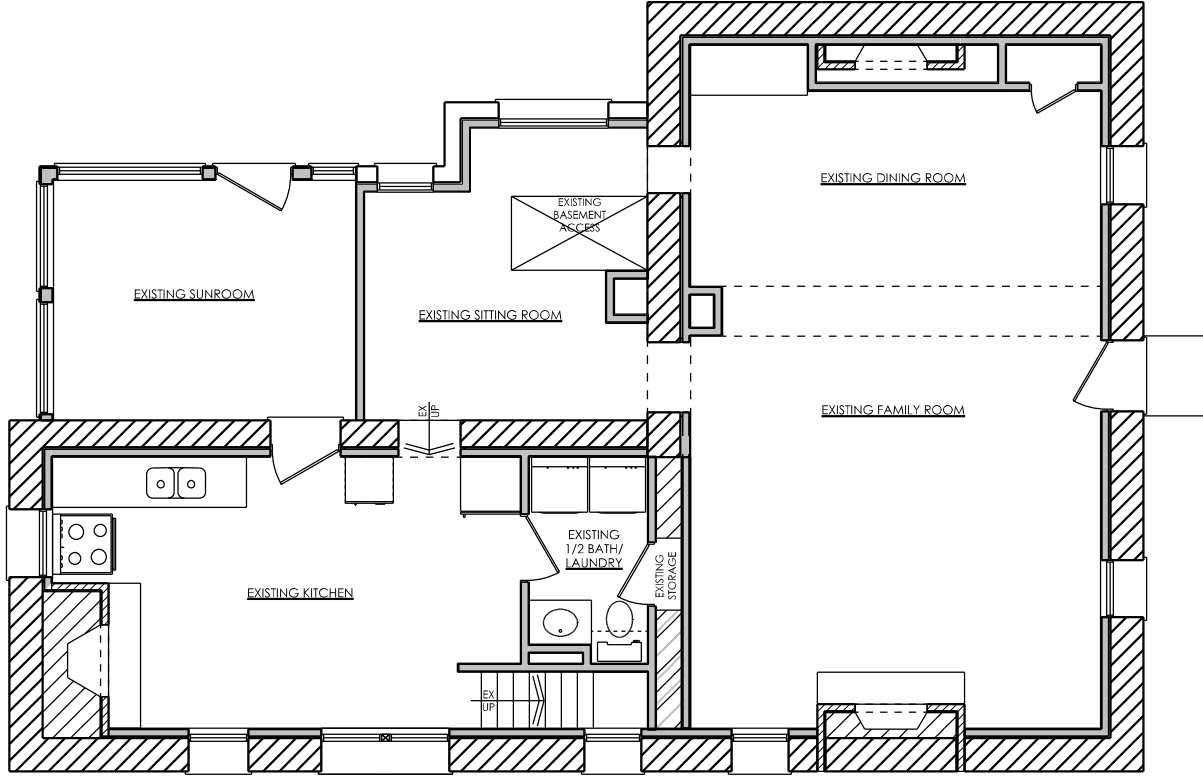
EXISTING UTILITIES TO REMAIN



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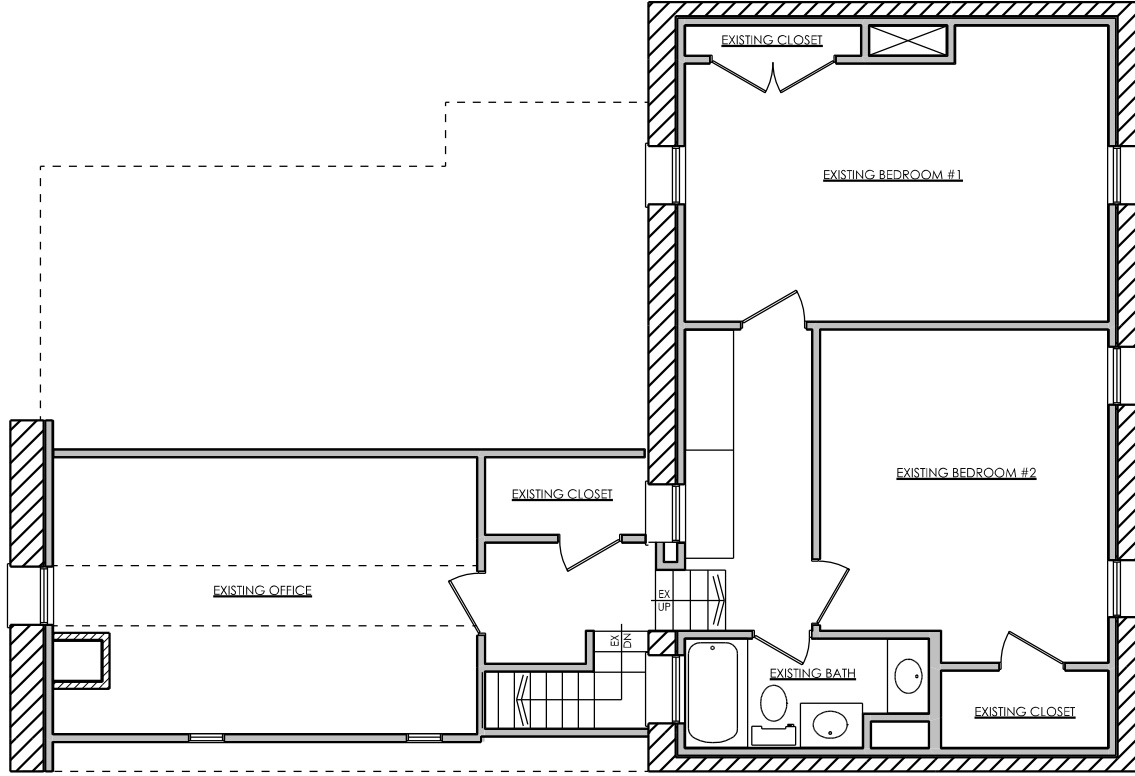
EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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NORTH

EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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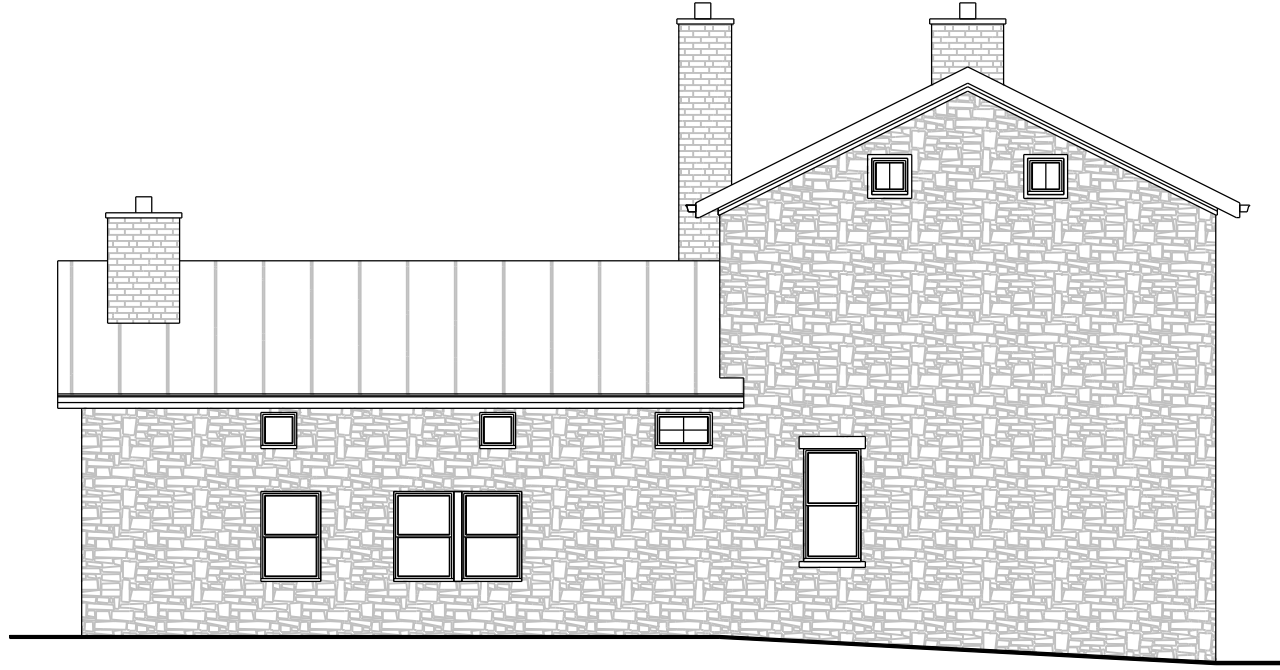
EXISTING FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

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EXISTING LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

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EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



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EXISTING RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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