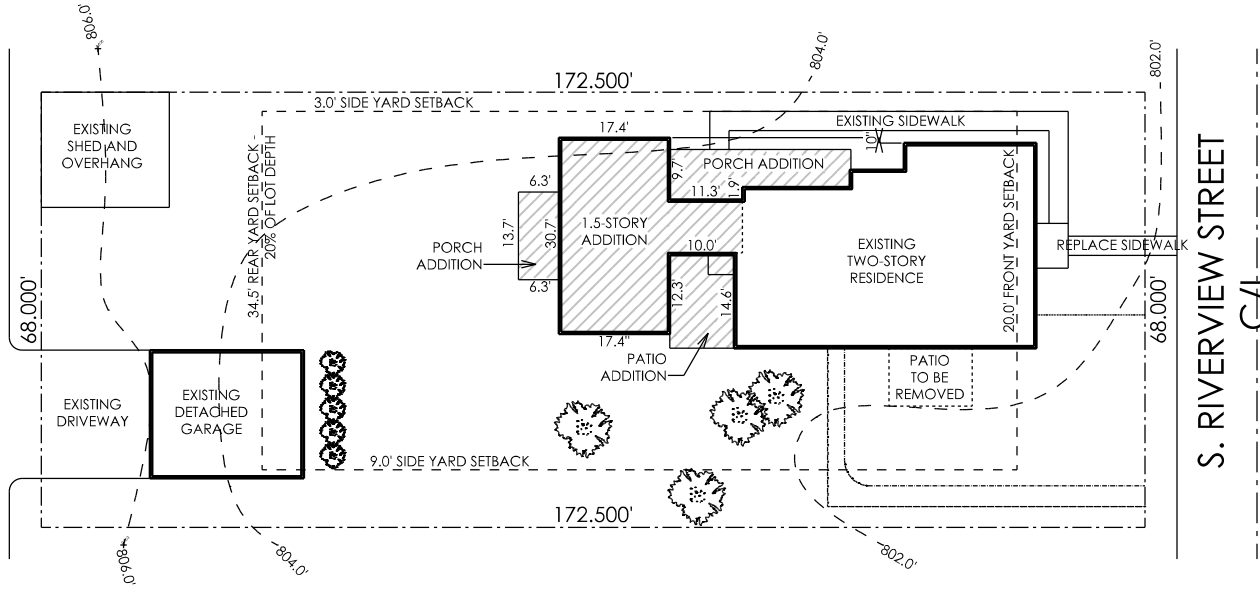


S. BLACKSMITH LANE



SITE PLAN

SCALE: 1" = 30'

- GAS
- STORM AND SEWER
- WATER
- ELECTRIC
- 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: 630.5 SQUARE FEET
 REAR PORCH: 86.0 SQUARE FEET
 SIDE PORCH: 186.7 SQUARE FEET
 SIDE LANDING: 13.2 SQUARE FEET
 NEW STRUCTURE COVERAGE: 27.8%
 ALLOWABLE STRUCTURE COVERAGE: 25.0%

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

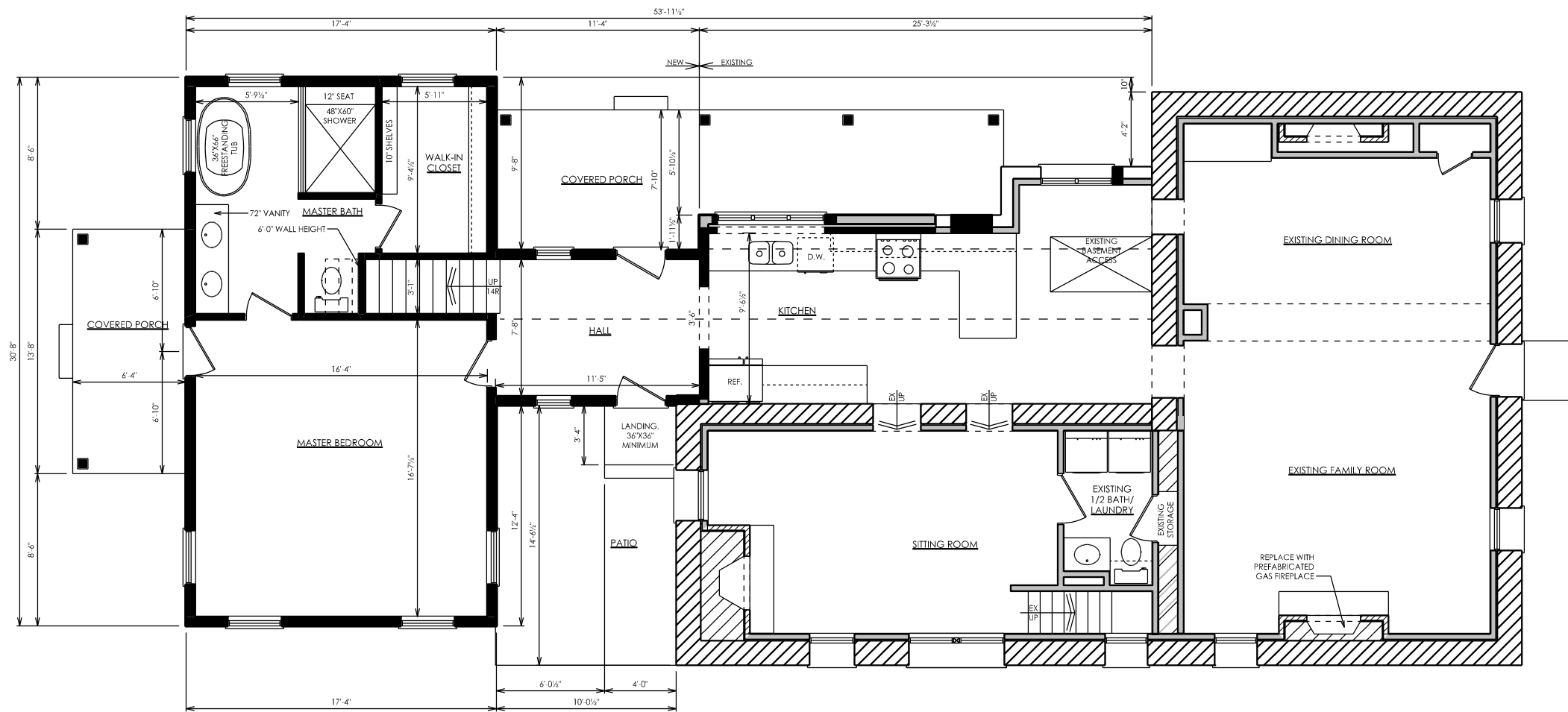
NEW PATIO: 131.8 SQUARE FEET
 EXISTING PATIO TO BE REMOVED: 117.0 SQUARE FEET
 NEW LOT COVERAGE: 32.0%
 ALLOWABLE LOT COVERAGE: 45.0%

	PRELIMINARY	BIDDING	CONSTRUCTION
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000000			

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FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH
 ——— EXISTING WALL
 ——— NEW WALL

	PRELIMINARY	BIDDING	CONSTRUCTION
070825			
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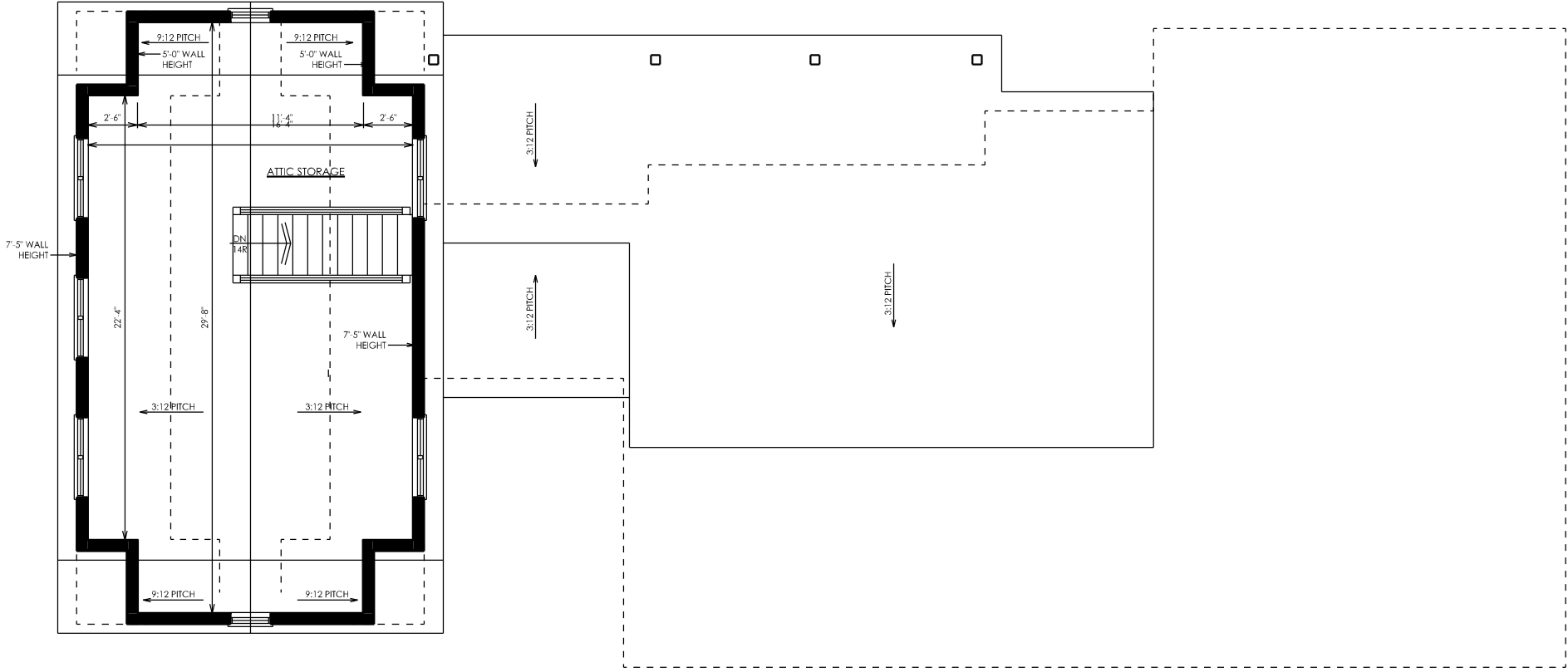
070825	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION

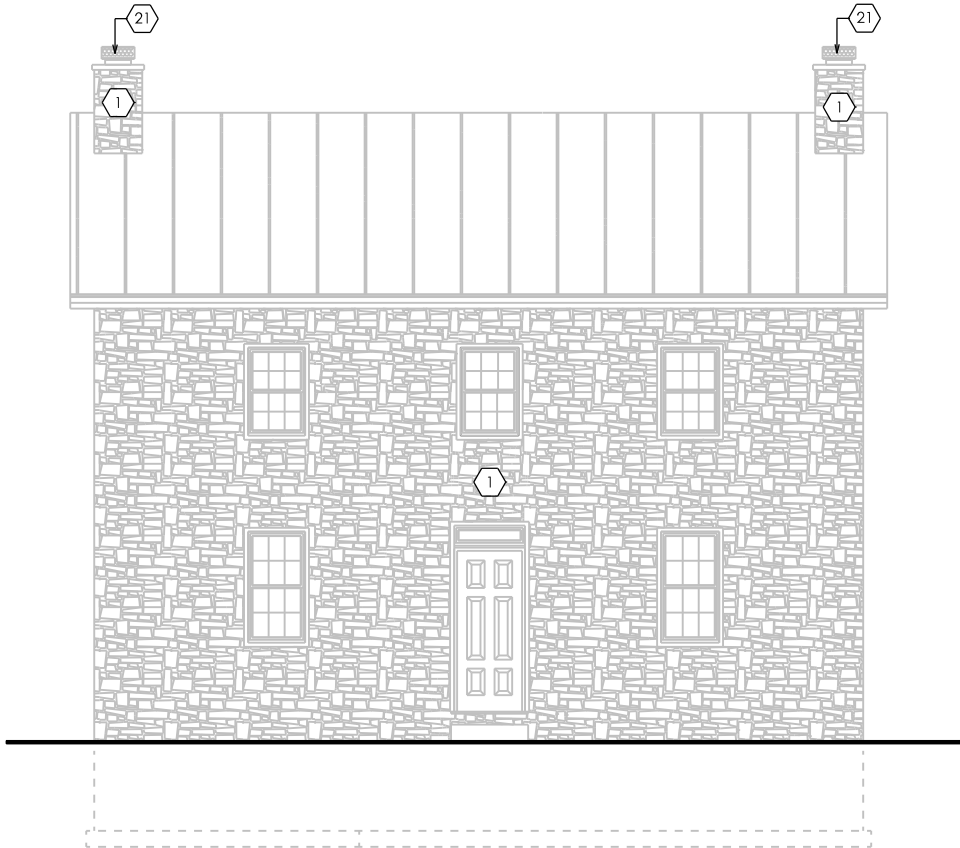


NORTH

SECOND FLOOR PLAN

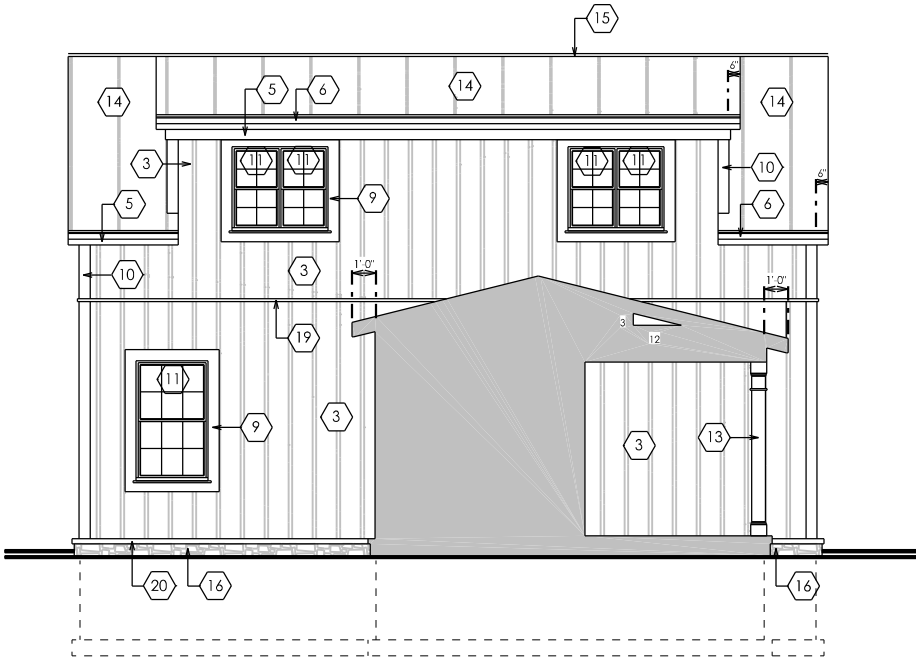
SCALE: 1/8" = 1'-0"





FRONT ELEVATION - MAIN HOUSE

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



FRONT ELEVATION - ADDITION

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

EXTERIOR MATERIALS

	1	EXISTING STONE
	2	EXISTING BRICK
	3	BOARD AND BATTEN SIDING
 HARDIE PANEL SIDING, SMOOTH TEXTURE IN MONTEREY TAUPE WITH HARDIE TRIM BATTEN BOARDS, RUSTIC GRAIN TEXTURE IN MONTEREY TAUPE	4	HORIZONTAL SIDING - 6.25" REVEAL
 HARDIE PLANK LAP SIDING, 6.25" REVEAL, SMOOTH TEXTURE, IN COBBLESTONE		

 HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE	5	1X8 FASCIA
	6	PAINTED ALUMINUM GUTTER - TO MATCH EXISTING
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE	7	1X8 RAKE
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE	8	1X6 FRIEZE BOARD
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE	9	1X6 TRIM
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE	10	1X6 CORNER TRIM
MARVIN, WOOD-CLAD WINDOWS - DOUBLE-HUNG AND CASEMENT - SIMULATED DIVIDED LIGHT - PEBBLE GRAY	11	NEW WINDOW
MARVIN, WOOD-CLAD DOORS - DOUBLE-HUNG AND CASEMENT - SIMULATED DIVIDED LIGHT - PEBBLE GRAY	12	NEW DOOR
	13	6X6 PRESSURE TREATED POST WITH 1X WRAP

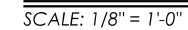
 ATAS INTERNATIONAL STANDING SEAM METAL ROOF WITH 12 3/8" PANELS IN DOVE GREY, OR CLOSEST MATCH TO EXISTING	14	METAL ROOFING
	15	CONTINUOUS RIDGE VENT
	16	CULTURED STONE VENEER - MATCH EXISTING
	17	CONCRETE PORCH AND STEPS
 ANCHORAGE WALL MOUNT LIGHTS IN OILED BRONZE AT REAR AND SIDE ENTRANCE	18	EXTERIOR LIGHT
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE	19	1X2 TRIM
	20	CULTURED STONE CAP
	21	NEW METAL SPARK ARRESTOR

	PRELIMINARY	
070825	BIDDING	
000000	CONSTRUCTION	

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		1	EXISTING STONE
		2	EXISTING BRICK
HARDIE PANEL SIDING, SMOOTH TEXTURE IN MONTEREY TAUPE WITH HARDIE TRIM BATTEN BOARDS, RUSTIC GRAIN TEXTURE IN MONTEREY TAUPE		3	BOARD AND BATTEN SIDING
HARDIE PLANK LAP SIDING, 6.25" REVEAL, SMOOTH TEXTURE IN COBBLESTONE		4	HORIZONTAL SIDING 6.25" REVEAL

		1X8 FASCIA
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE		PAINTED ALUMINUM GUTTER - TO MATCH EXISTING
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE		1X8 RAKE
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE		1X6 FRIEZE BOARD
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE		1X6 TRIM
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE		1X6 CORNER TRIM
MARVIN, WOOD-CLAD WINDOWS - DOUBLE- HUNG AND CASEMENT - SIMULATED DIVIDED LIGHT - PEBBLE GRAY		NEW WINDOW
MARVIN, WOOD-CLAD DOORS - DOUBLE- HUNG AND CASEMENT - SIMULATED DIVIDED LIGHT - PEBBLE GRAY		NEW DOOR
		6X6 PRESSURE TREAT POST WITH 1X WRAP

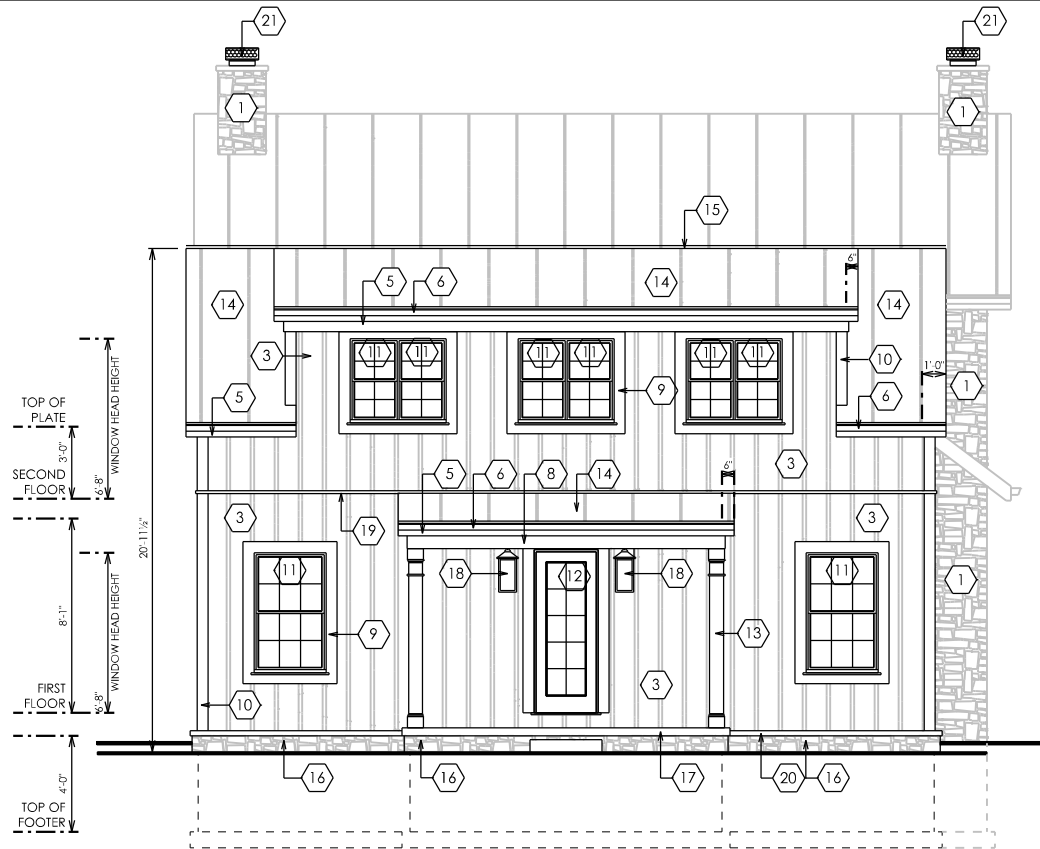
	14	METAL ROOFING
ATAS INTERNATIONAL STANDING SEAM METAL ROOF WITH 12 3/8" PANELS IN DOVE GREY, OR CLOSEST MATCH TO EXISTING		
	15	CONTINUOUS RIDGE VENT
	16	CULTURED STONE VENER MATCH EXISTING
	17	CONCRETE PORCH AND STEPS
	18	EXTERIOR LIGHT
ANCHORAGE WALL MOUNT LIGHTS IN OILED BRONZE AT REAR AND SIDE ENTRANCE		
HARDIE TRIM, SMOOTH TEXTURE, IN COBBLESTONE	19	1X2 TRIM
	20	CULTURED STONE CAP
	21	NEW METAL SPARK

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000000	CONSTRUCTION

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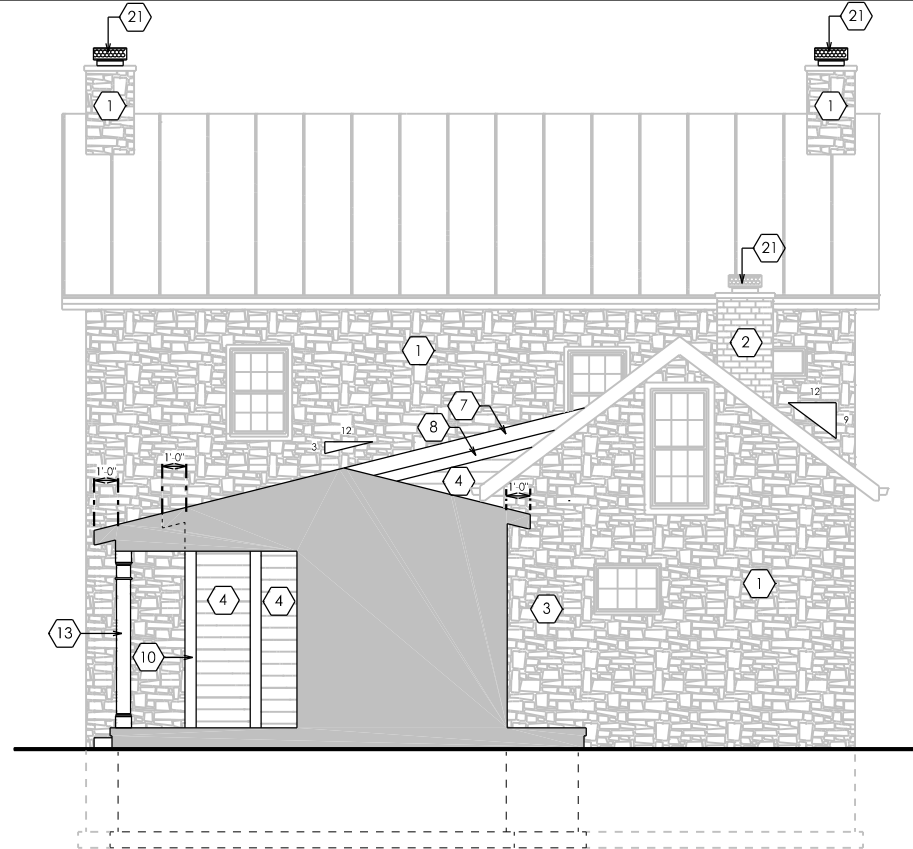


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REAR ELEVATION - ADDITION

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



REAR ELEVATION - MAIN HOUSE

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

EXTERIOR MATERIALS

	1	EXISTING STONE
	2	EXISTING BRICK
	3	BOARD AND BATTEN SIDING
	4	HORIZONTAL SIDING - 6.25" REVEAL

	5	1X8 FASCIA
	6	PAINTED ALUMINUM GUTTER - TO MATCH EXISTING
	7	1X8 RAKE
	8	1X6 FRIEZE BOARD
	9	1X6 TRIM
	10	1X6 CORNER TRIM
	11	NEW WINDOW
	12	NEW DOOR
	13	6X6 PRESSURE TREATED POST WITH 1X WRAP

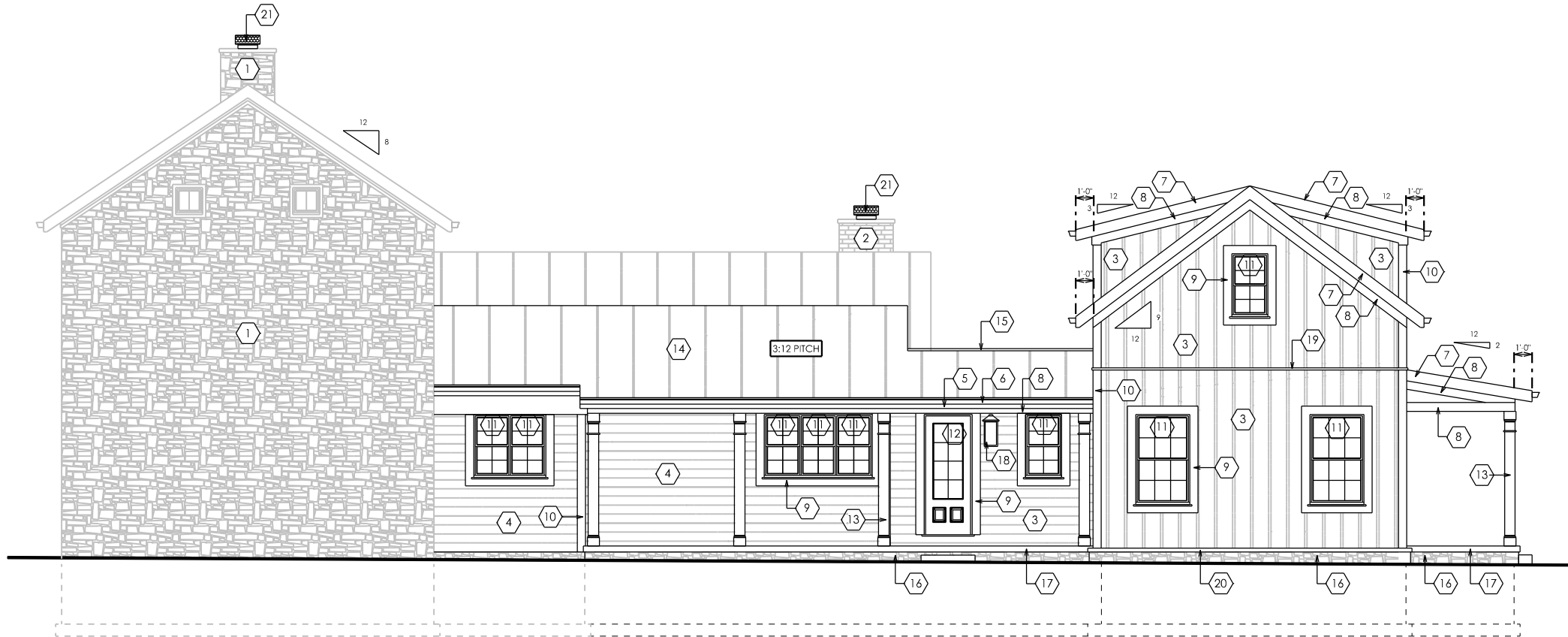
	14	METAL ROOFING
	15	CONTINUOUS RIDGE VENT
	16	CULTURED STONE VENEER - MATCH EXISTING
	17	CONCRETE PORCH AND STEPS
	18	EXTERIOR LIGHT
	19	1X2 TRIM
	20	CULTURED STONE CAP
	21	NEW METAL SPARK ARRESTOR

	PRELIMINARY		
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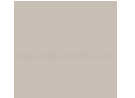


RIGHT ELEVATION

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

EXTERIOR MATERIALS

	1	EXISTING STONE
	2	EXISTING BRICK
	3	BOARD AND BATTEN SIDING
	4	HORIZONTAL SIDING - 6.25" REVEAL

	5	1X8 FASCIA
	6	PAINTED ALUMINUM GUTTER - TO MATCH EXISTING
	7	1X8 RAKE
	8	1X6 FRIEZE BOARD
	9	1X6 TRIM
	10	1X6 CORNER TRIM
	11	NEW WINDOW
	12	NEW DOOR
	13	6X6 PRESSURE TREATED POST WITH 1X WRAP

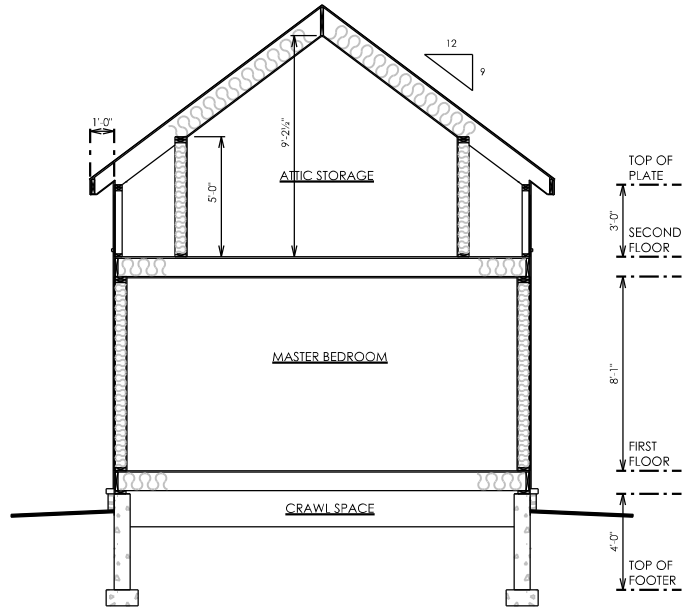
	14	METAL ROOFING
	15	CONTINUOUS RIDGE VENT
	16	CULTURED STONE VENEER - MATCH EXISTING
	17	CONCRETE PORCH AND STEPS
	18	EXTERIOR LIGHT
	19	1X2 TRIM
	20	CULTURED STONE CAP
	21	NEW METAL SPARK ARRESTOR

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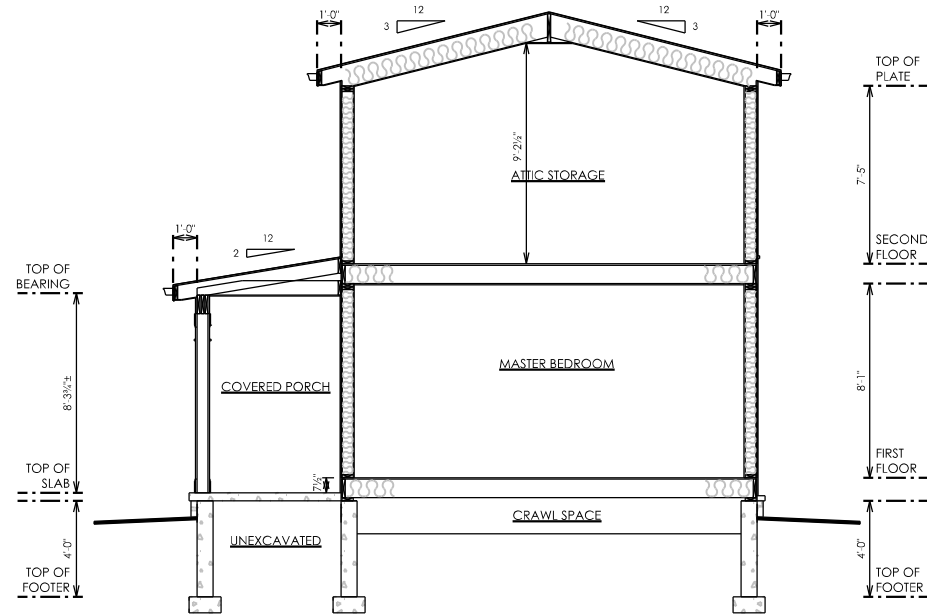


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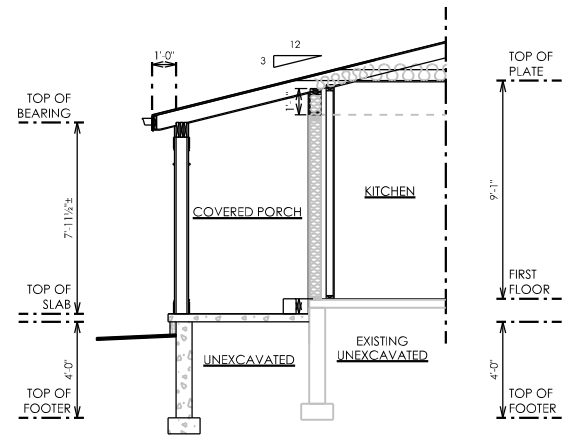
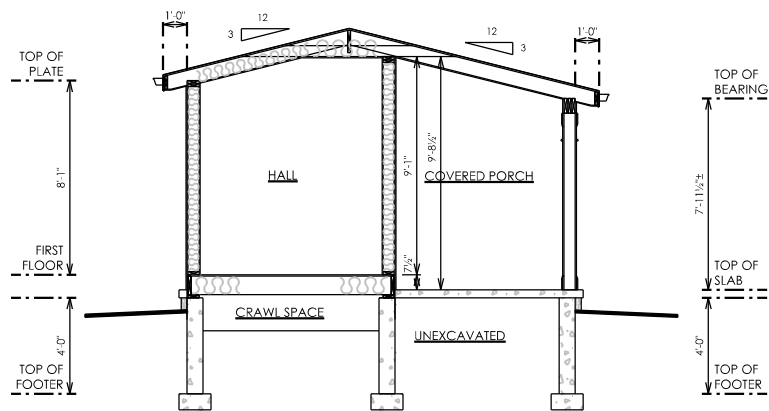
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SECTION
SCALE: 1/8" = 1'-0"



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

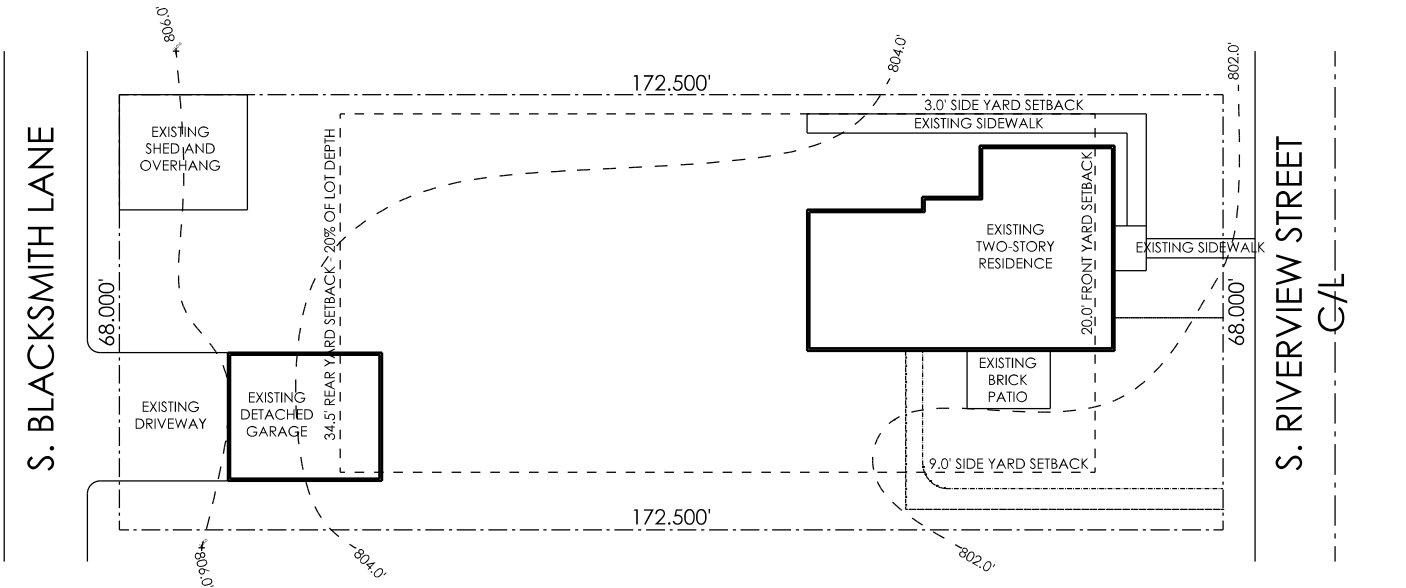


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EXISTING SITE PLAN

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

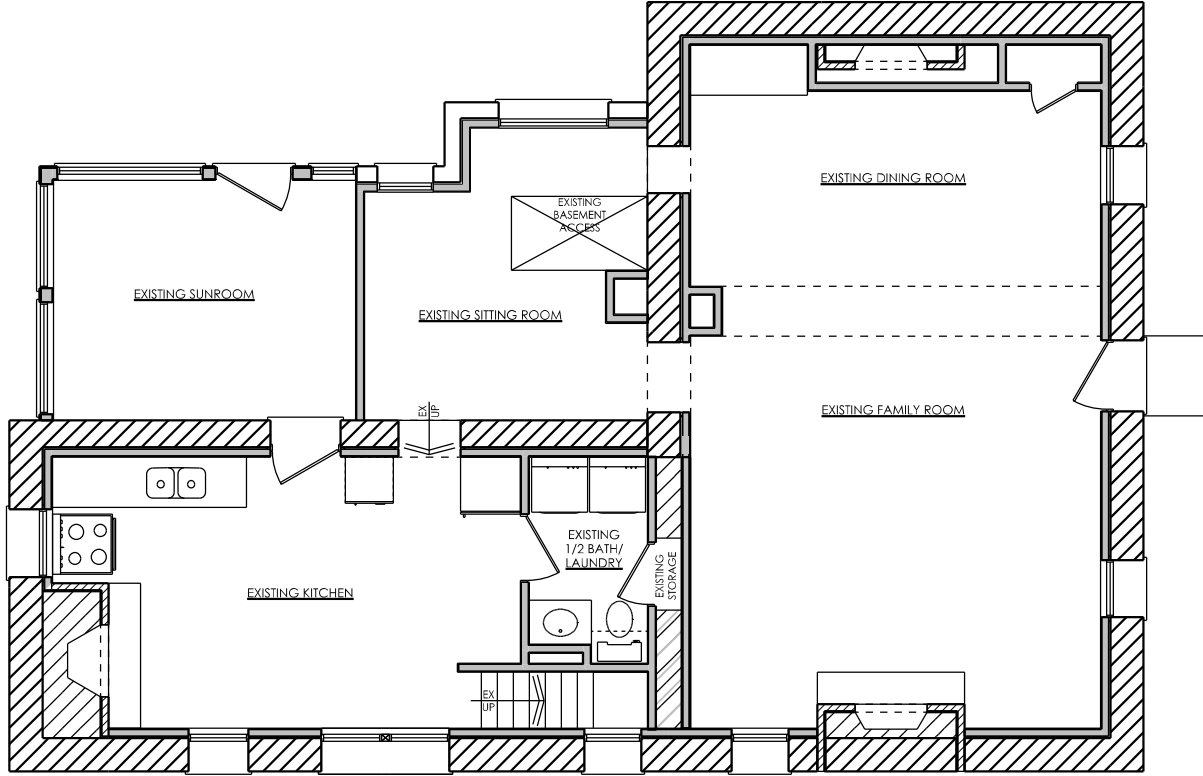
EXISTING UTILITIES TO REMAIN



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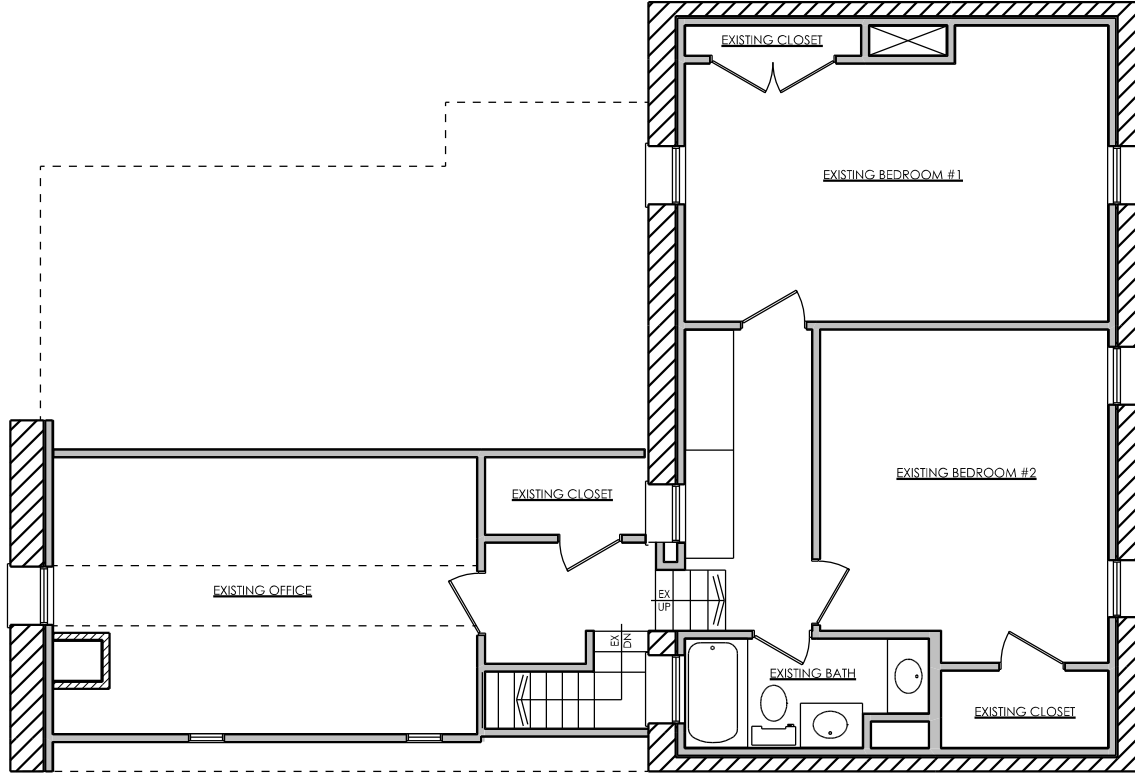
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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NORTH

EXISTING SECOND FLOOR PLAN

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

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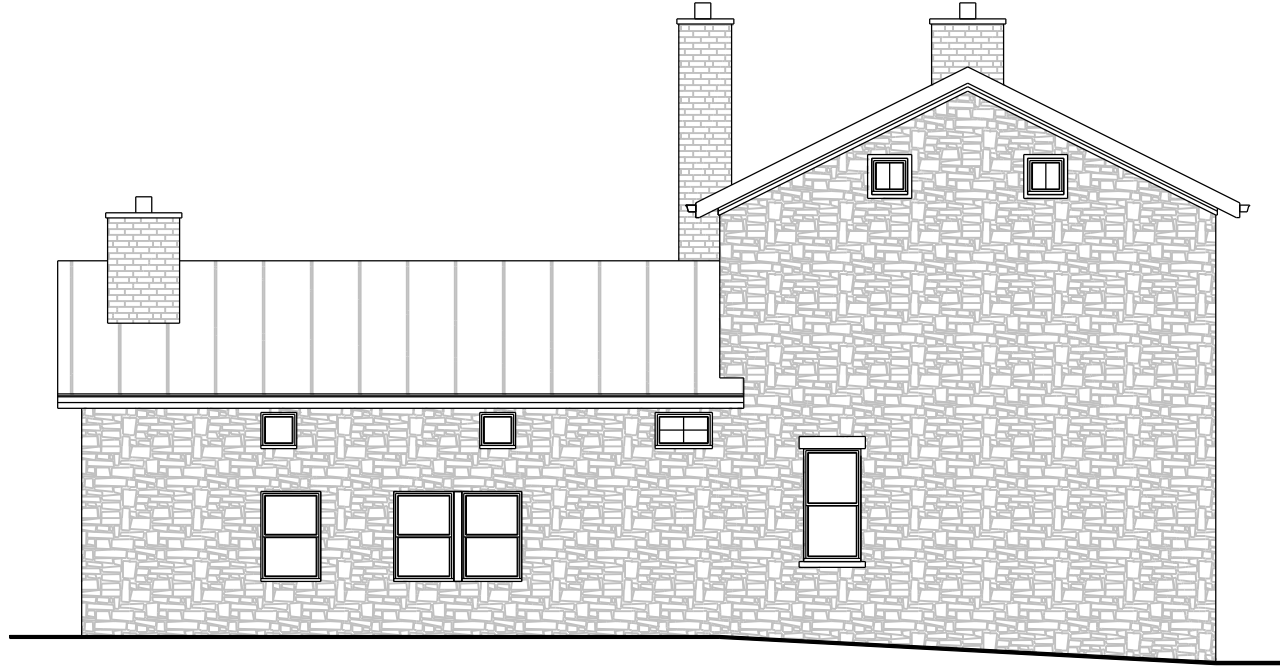
EXISTING FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

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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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