

DATE	BY	REVISION

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

**SQUARE FOOTAGE TABLE - EXISTING**

1. All square footage is calculated per the standards of the American National Standards Institute (ANSI) "Square Footage - methods for calculating" (ANSI Z165-1996).

UNFINISHED BASEMENT:	872.0	S.F.
FINISHED BASEMENT:	0.0	S.F.
TOTAL BASEMENT:	872.0	S.F.
FIRST FLOOR:	902.0	S.F.
SECOND FLOOR:	460.0	S.F.
SCREENED PORCH:	112.0	S.F.
DETACHED GARAGE:	672.0	S.F.
TOTAL LIVING SPACE:	1362.0	S.F.
TOTAL SQUARE FOOTAGE:	2968.0	S.F.

**SQUARE FOOTAGE TABLE - NEW & EXISTING**

1. All square footage is calculated per the standards of the American National Standards Institute (ANSI) "Square Footage - methods for calculating" (ANSI Z165-1996).

UNFINISHED BASEMENT:	872.0	S.F.
FINISHED BASEMENT:	688.0	S.F.
CRAWL SPACE:	418.0	S.F.
TOTAL BASEMENT:	1978.0	S.F.
FIRST FLOOR:	2220.0	S.F.
SECOND FLOOR:	460.0	S.F.
DETACHED GARAGE:	672.0	S.F.
TOTAL LIVING SPACE:	3468.0	S.F.
TOTAL SQUARE FOOTAGE:	9371.0	S.F.

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EC.4	94 FRANKLIN STREET EXISTING CONDITIONS - DETACHED GARAGE
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A.2	FIRST FLOOR PLAN - PROPOSED
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GM.94FRANKLIN (2116)



CRONE RESIDENCE  
94 FRANKLIN ST  
DUBLIN, OH 43011

COVER SHEET

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DESIGN	JW	01.29.2021
LAYOUT	EE	09.01.2021
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FINISH		

SHEET: CS.1

ARCHITECTURAL STYLE: MINIMAL TRADITIONAL COTTAGE

DATE	BY	REVISION

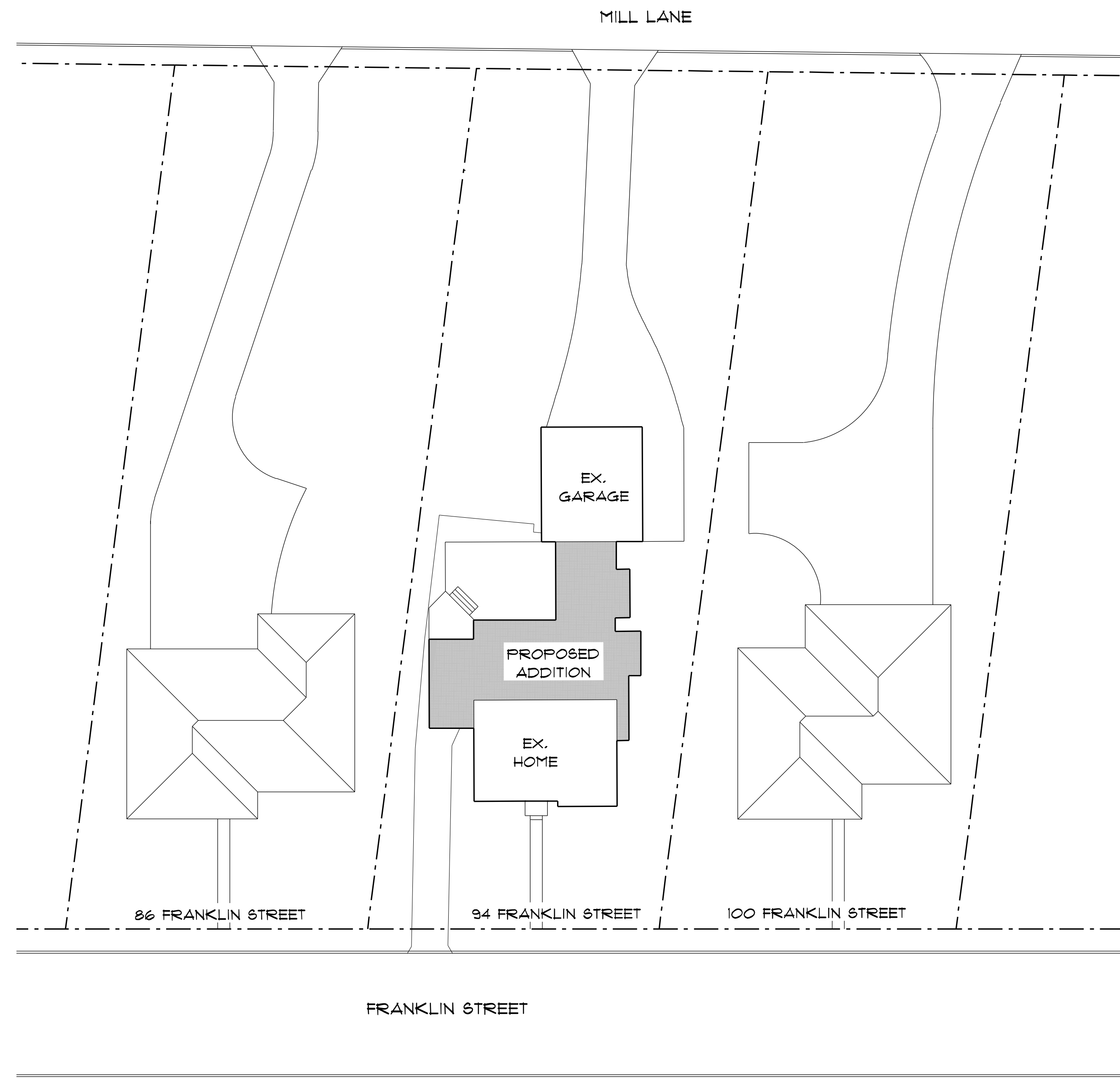
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(21176)



CRONE RESIDENCE  
94 FRANKLIN ST  
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STREET STUDY



**STREET STUDY**

SCALE: ~ 1" = 20'-0"

94 FRANKLIN STREET  
DUBLIN, OH, 43011

NOTE:  
GRADE SHALL FALL 6" (MIN.) WITHIN  
FIRST 10' FROM BUILDING PERIMETER.

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CHK		
FNCH		

DATE	BY	REVISION

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DUBLIN, OH 43011

SITE STUDY

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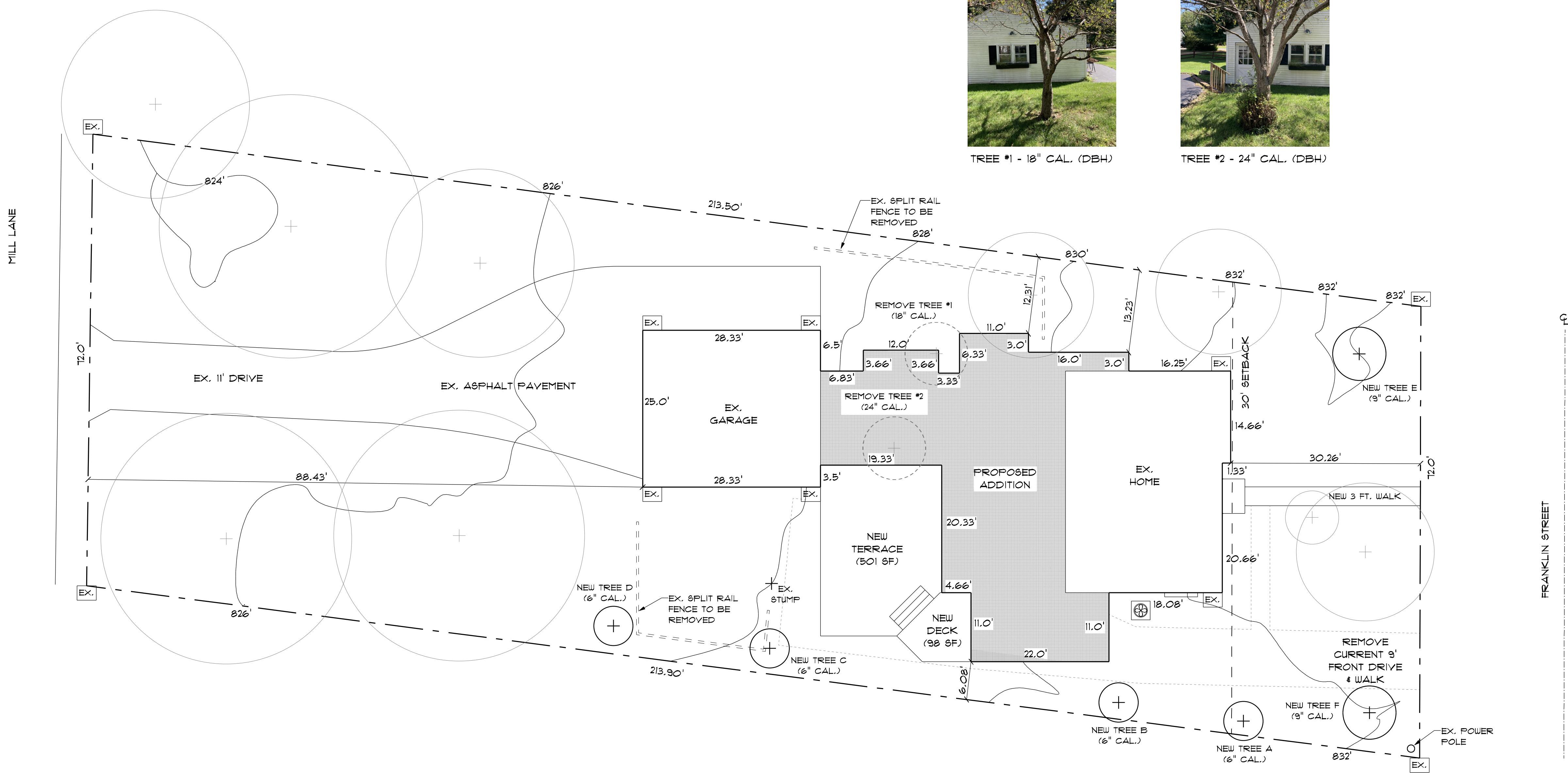
REV	DATE	DESCRIPTION
01	01.29.2021	
02	09.01.2021	



TREE #1 - 18" CAL. (DBH)



TREE #2 - 24" CAL. (DBH)



**SITE STUDY**  
SCALE: 1" = 10'-0"  
94 FRANKLIN STREET  
DUBLIN, OH. 43011

NOTE:  
GRADE SHALL FALL 6" (MIN.) WITHIN  
FIRST 10' FROM BUILDING PERIMETER.

**LOT COVERAGE CALCULATION**

LOT AREA:	15,336.0 S.F. (0.35 ACRES)
MAX. BLDG. COVERAGE (25%):	3,834.0 S.F.
CURRENT COVERAGE:	1,575.0 S.F.
PROPOSED COVERAGE:	4,308.0 S.F.
TOTAL COVERAGE:	2,881.0 S.F. (18.8%)

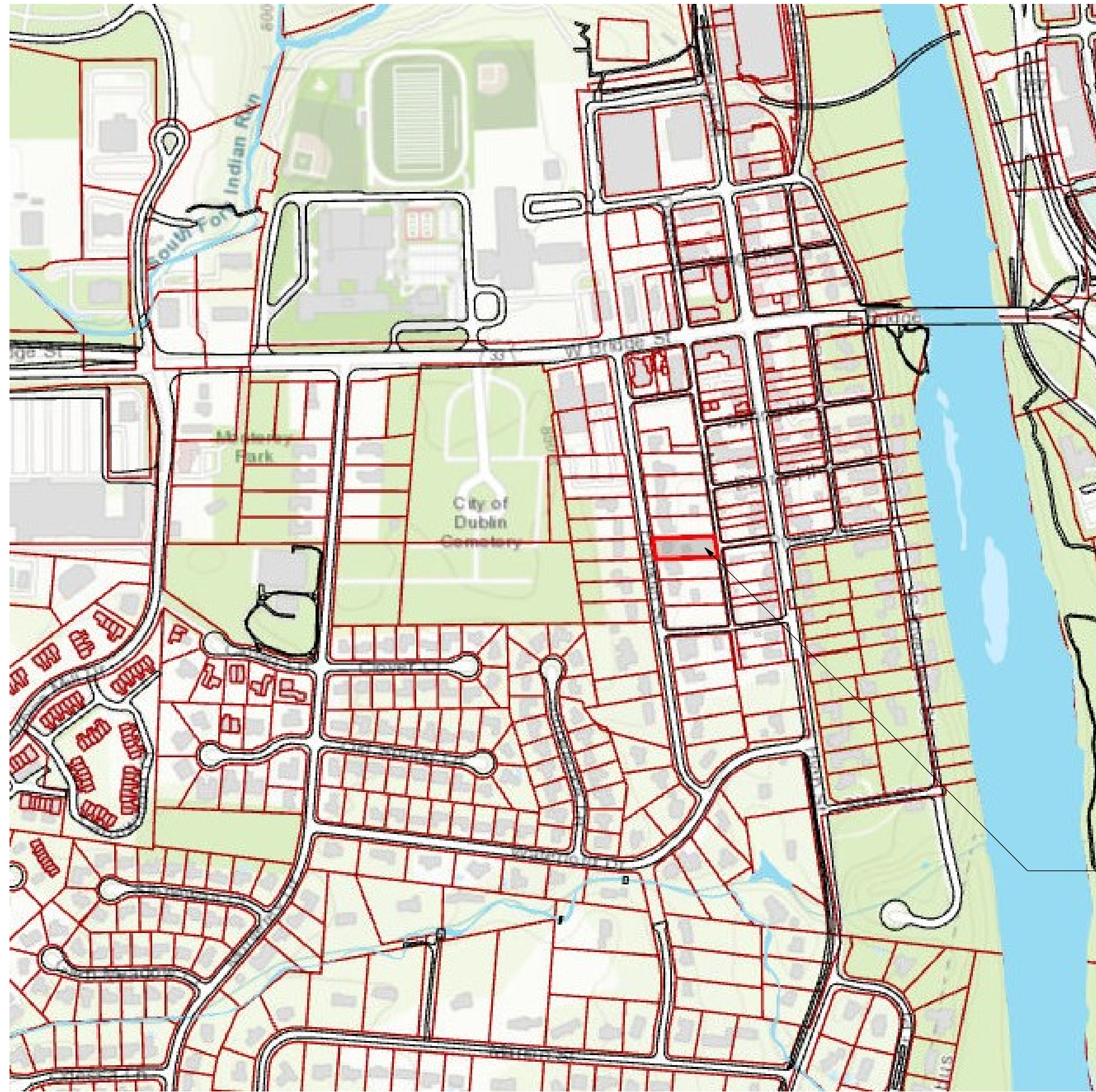
**DEVELOPMENT COVERAGE CALCULATION**

LOT AREA:	15,336.0 S.F. (0.35 ACRES)
MAX. LOT COVERAGE (45%):	6,901.0 S.F.
CURRENT COVERAGE:	5,358.0 S.F.
PROPOSED COVERAGE:	4,110.0 S.F.
TOTAL COVERAGE:	5,375.0 S.F. (35.0%)

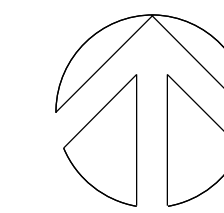
**TREE REPLACEMENT SCHEDULE**

**REMOVAL:**  
#1 18" CALIPER - CRABAPPLE  
#2 24" CALIPER - CRABAPPLE  
42" CALIPER REMOVED

**REPLACEMENT:**  
A 6" CALIPER - SPECIES TBD  
B 6" CALIPER - SPECIES TBD  
C 6" CALIPER - SPECIES TBD  
D 6" CALIPER - SPECIES TBD  
E 9" CALIPER - SPECIES TBD  
F 9" CALIPER - SPECIES TBD  
42" CALIPER REPLACED



VICINITY MAP  
SCALE: NOT TO SCALE



PROJECT SITE  
ZONING DISTRICT  
HD-HR  
Historic District  
Historic Residential



ZONING DISTRICT MAP  
SCALE: NOT TO SCALE

**TABLE 153.173B: HISTORIC RESIDENTIAL DISTRICT - SETBACKS**

For Properties Fronting onto:	Minimum Front Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Total Side Yards (ft)	Minimum Rear Yard Setback Primary Structure (ft)	Minimum Rear Yard Setback Detached Accessory Structures (ft)
Dublin Road	15	4	16	20% lot depth, not to exceed 50 feet	15
Franklin Street	25	4	12		25
High Street (north and south)	15	4	16		15
South Riverview Street (east side)	0	3	12		15
South Riverview Street (west side)	20	3	12		15
North Riverview Street (east side)	0	3	6		15
North Riverview Street (west side)	20	3	6		15
Short Street	20	3	12		15
Roads not otherwise noted above:	20	3	12		15

HD-HR ZONING DISTRICT SETBACKS

DATE	BY	REVISION

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CRONE RESIDENCE  
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DUBLIN, OH 43011

VICINITY & ZONING MAP

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07.28.2021	JU	
08.01.2021	EE	



105 FRANKLIN STREET



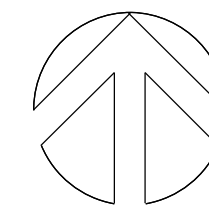
95 FRANKLIN STREET



85 FRANKLIN STREET



FRANKLIN STREET CONTEXT MAP  
SCALE: NOT TO SCALE



86 FRANKLIN STREET



94 FRANKLIN STREET



100 FRANKLIN STREET

DATE	BY	REVISION

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FRONT ELEVATION 1



FRONT ELEVATION 2



REAR ELEVATION



LEFT SIDE ELEVATION



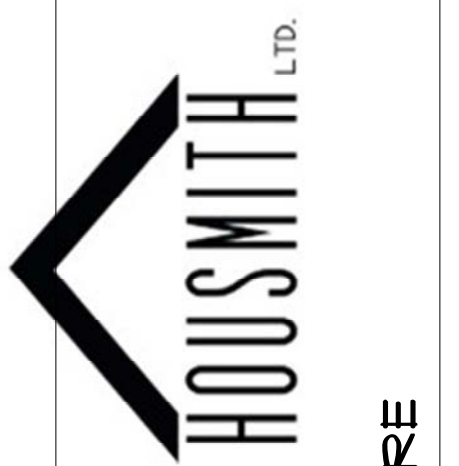
RIGHT SIDE ELEVATION

**94 FRANKLIN STREET EXISTING CONDITIONS**  
PRINCIPAL STRUCTURE PHOTOS

DATE	BY	REVISION

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**CRONE RESIDENCE**  
94 FRANKLIN STREET  
DUBLIN, OH 43011

**94 FRANKLIN EXISTING  
CONDITIONS - PRINCIPAL STRUCTURE**

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FRONT ELEVATION



LEFT SIDE ELEVATION

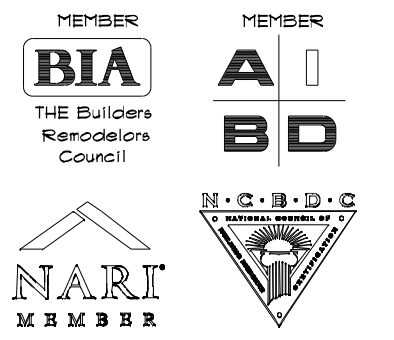


REAR ELEVATION



RIGHT SIDE ELEVATION

**94 FRANKLIN STREET EXISTING CONDITIONS**  
DETACHED GARAGE PHOTOS



DATE	BY	REVISION

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94 FRANKLIN STREET  
DUBLIN, OH 43011

**94 FRANKLIN EXISTING CONDITIONS - DETACHED GARAGE**

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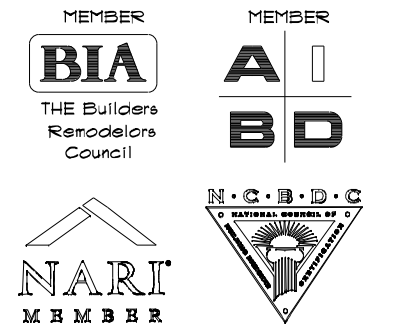


86 FRANKLIN STREET - REAR VIEW  
NORTHERN ADJACENT PROPERTY



100 FRANKLIN STREET - REAR VIEW  
SOUTHERN ADJACENT PROPERTY

94 FRANKLIN STREET ADJACENT PROPERTIES  
EXISTING CONDITION PHOTOS



DATE	BY	REVISION

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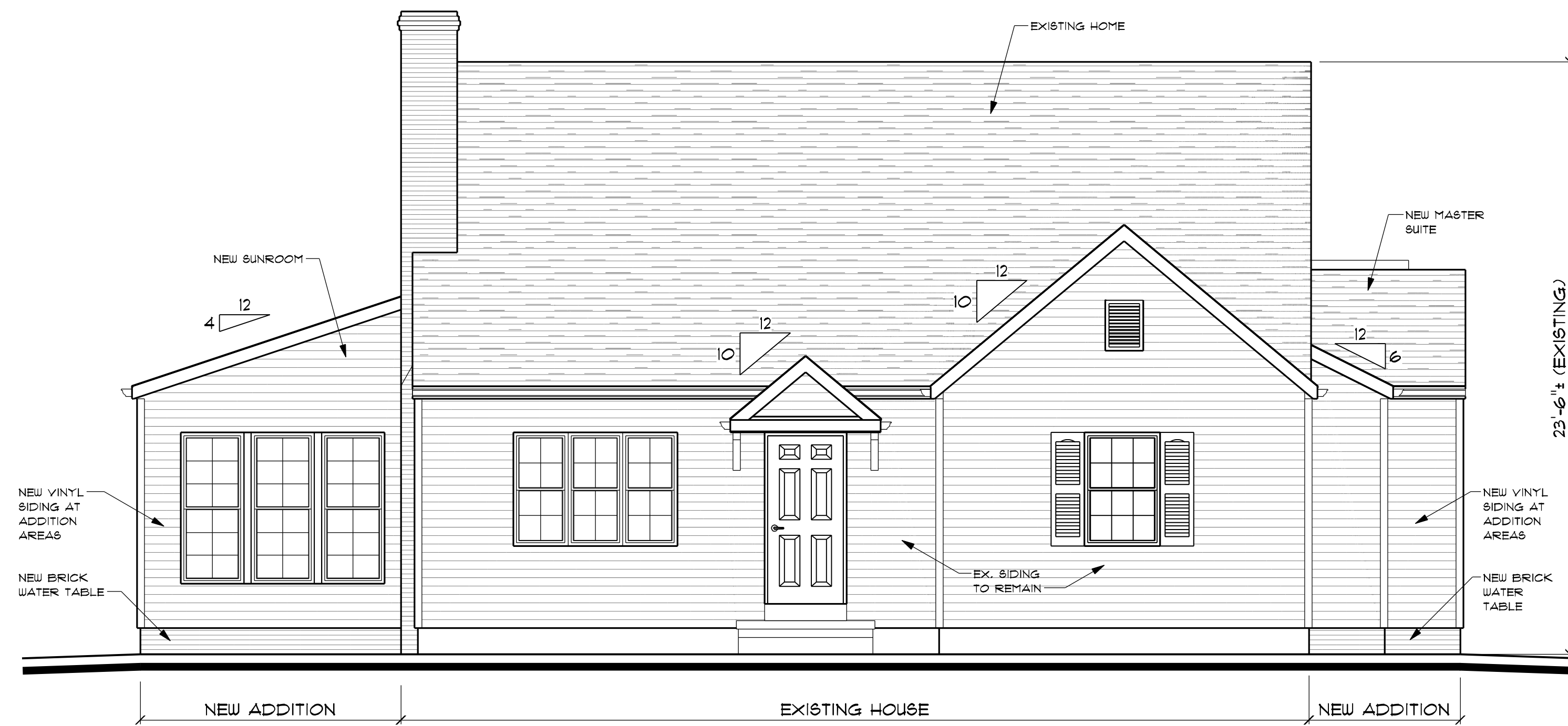


CRONE RESIDENCE  
94 FRANKLIN STREET  
DUBLIN, OH 43011  
ADJACENT PROPERTIES  
EXISTING CONDITIONS

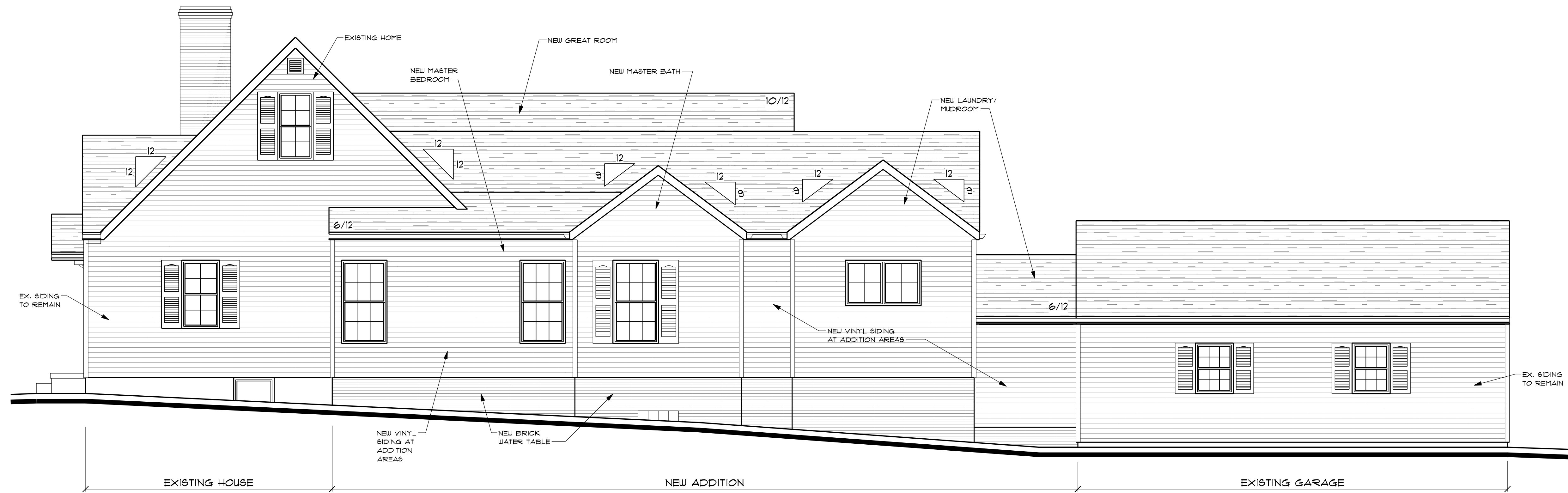
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**FRONT ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

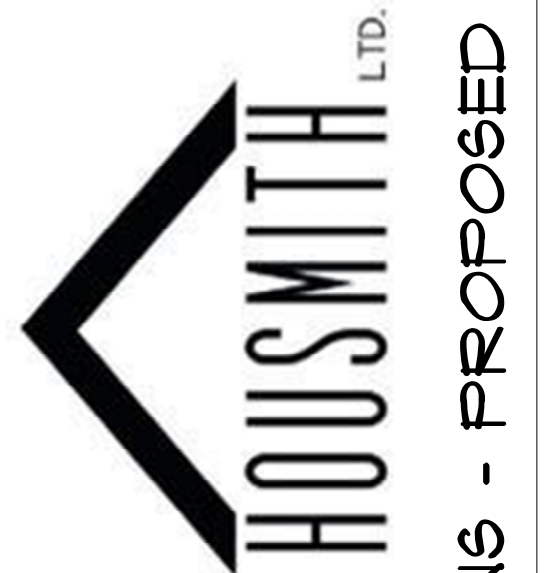


**RIGHT ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

DATE	BY	REVISION

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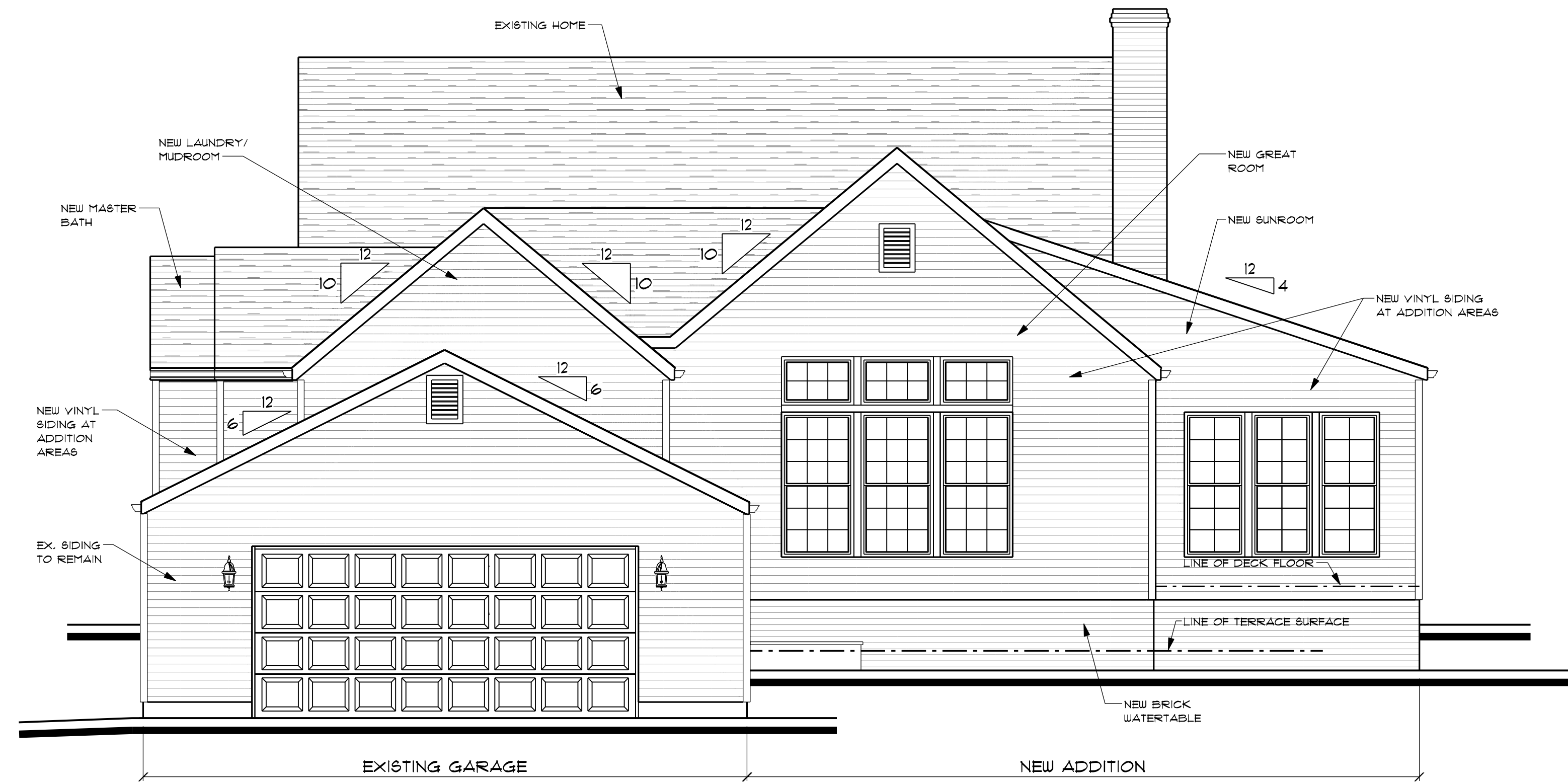


**CRONE RESIDENCE**  
94 FRANKLIN ST  
DUBLIN, OH 43001

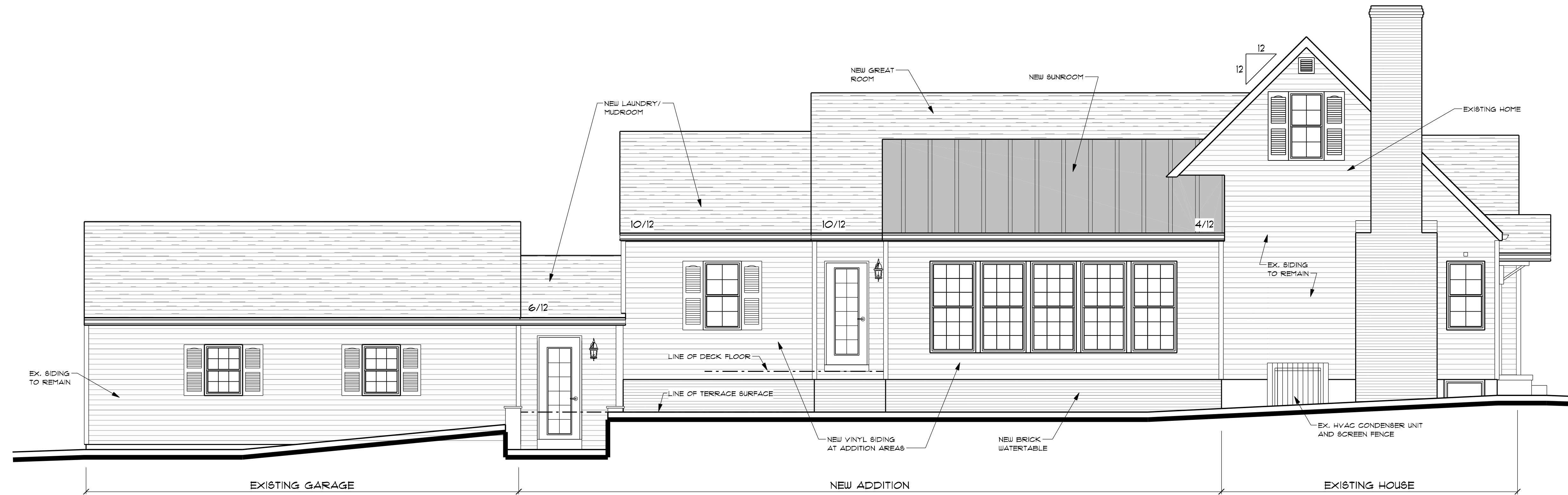
**FRONT & RIGHT ELEVATIONS - PROPOSED**

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DRN	JW	01.29.2021
LAY	EE	09.01.2021
CHK		
ENCL		



**REAR ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

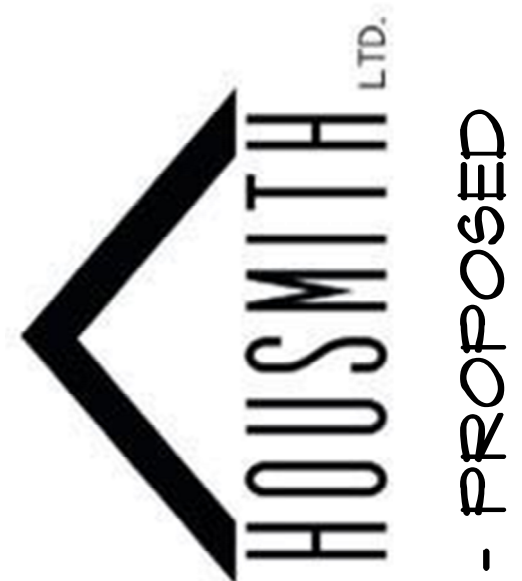


**LEFT ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

DATE	BY	REVISION

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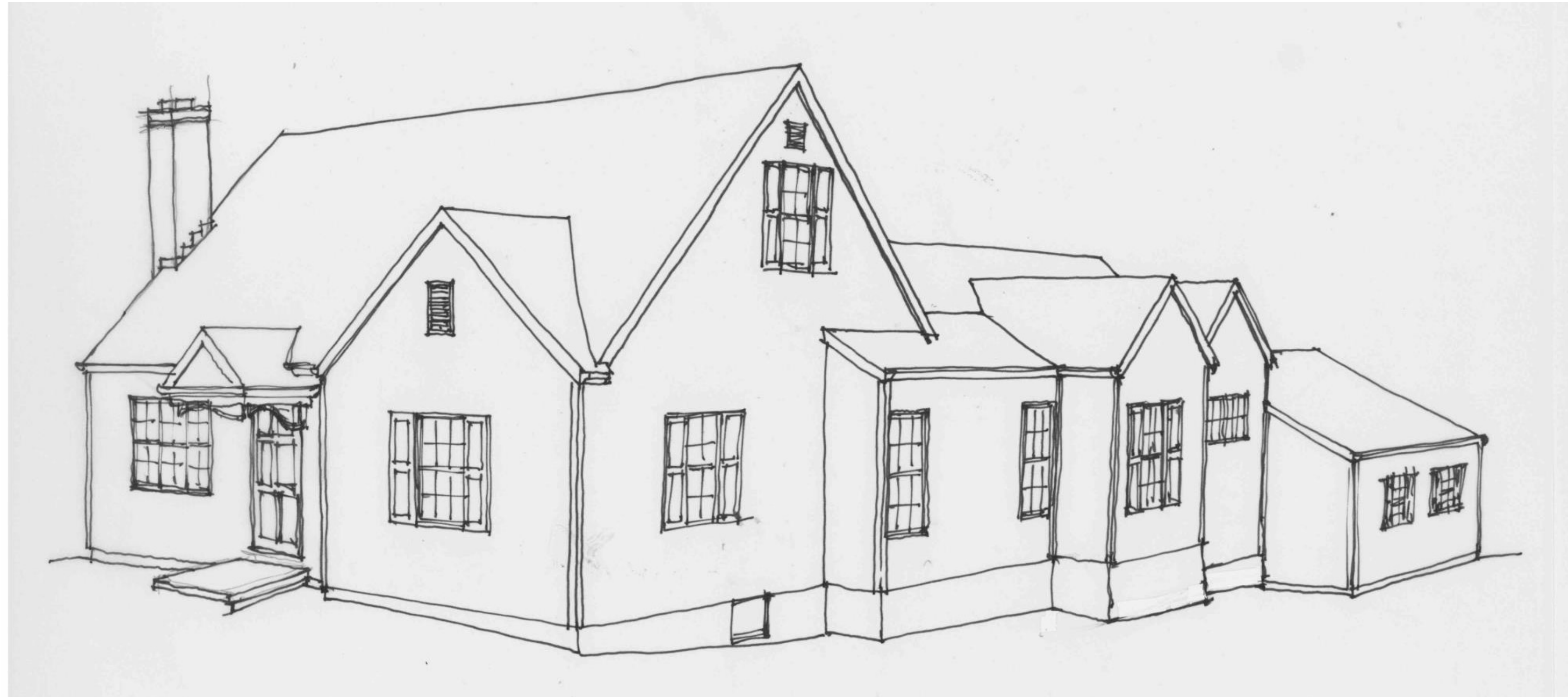
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**REAR & LEFT ELEVATIONS - PROPOSED**

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REV	DATE	DESCRIPTION
01	01.29.2021	
02	09.01.2021	

SHEET



3D PERSPECTIVE VIEW - FRONT RIGHT CORNER  
SCALE: NOT TO SCALE

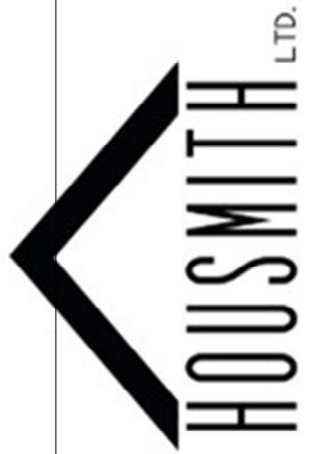


3D PERSPECTIVE VIEW - REAR LEFT CORNER  
SCALE: NOT TO SCALE

DATE	BY	REVISION

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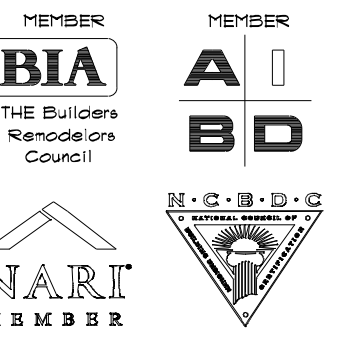


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DUBLIN, OH 43011

3D PERSPECTIVE VIEWS

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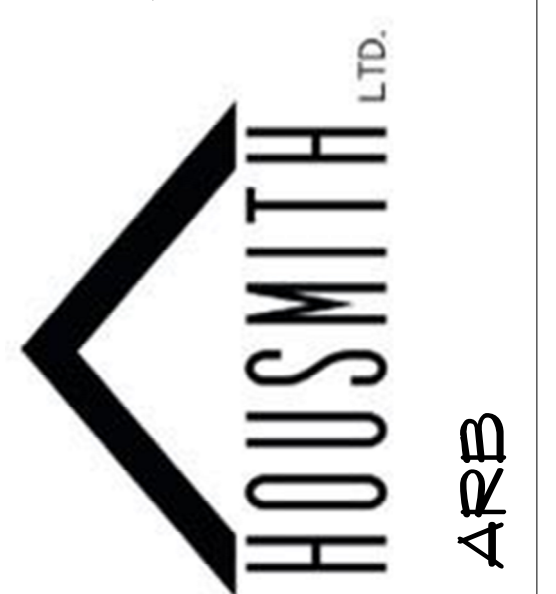
DESIGN	JL	07.28.2021
LAYOUT	EE	09.01.2021
DETAIL		
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FINISH		



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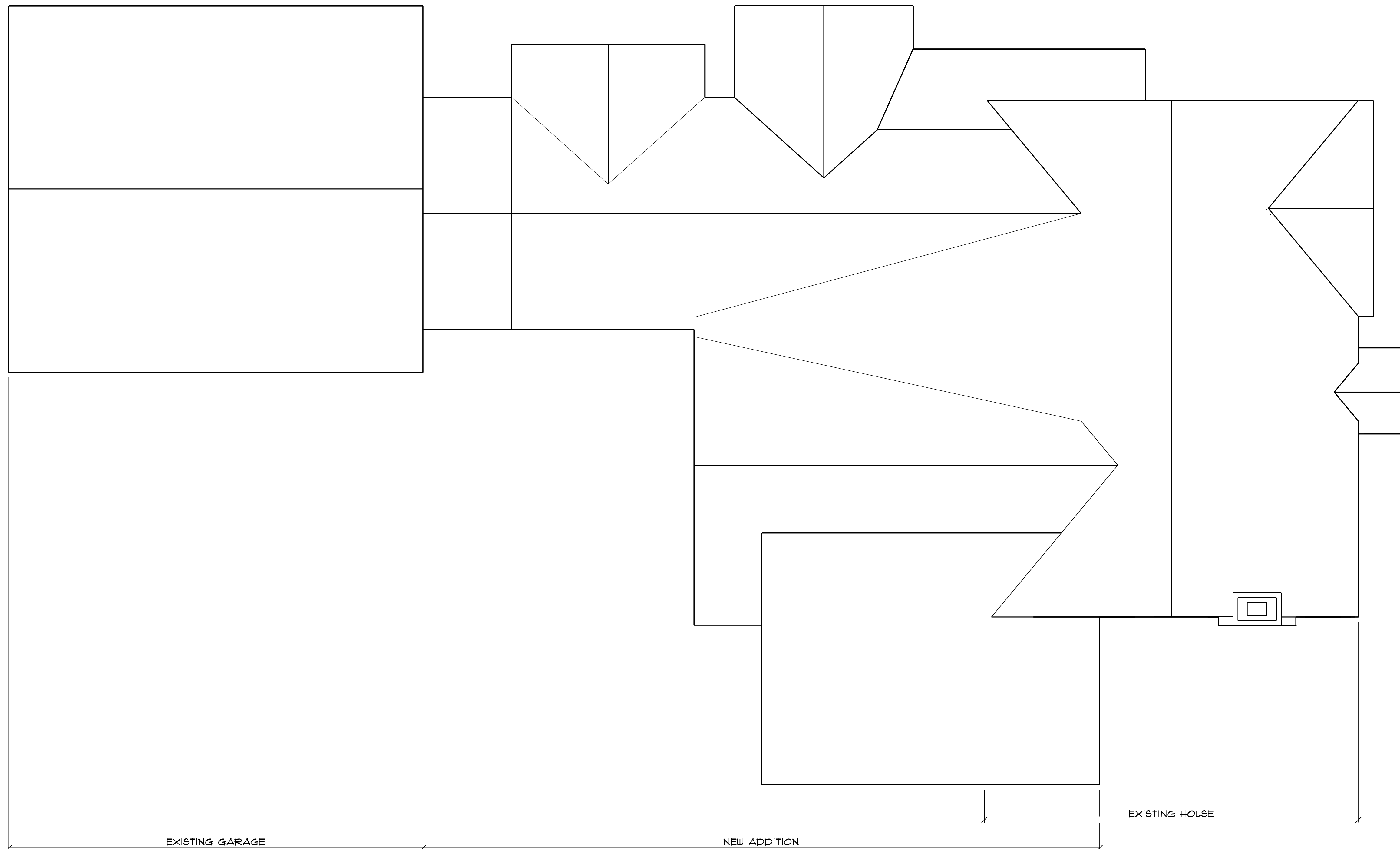


**CRONE RESIDENCE**  
34 FRANKLIN ST  
DUBLIN, OH 43011  
**ROOF PLAN - PROPOSED ARB**

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LAYOUT	EE	09.01.2021
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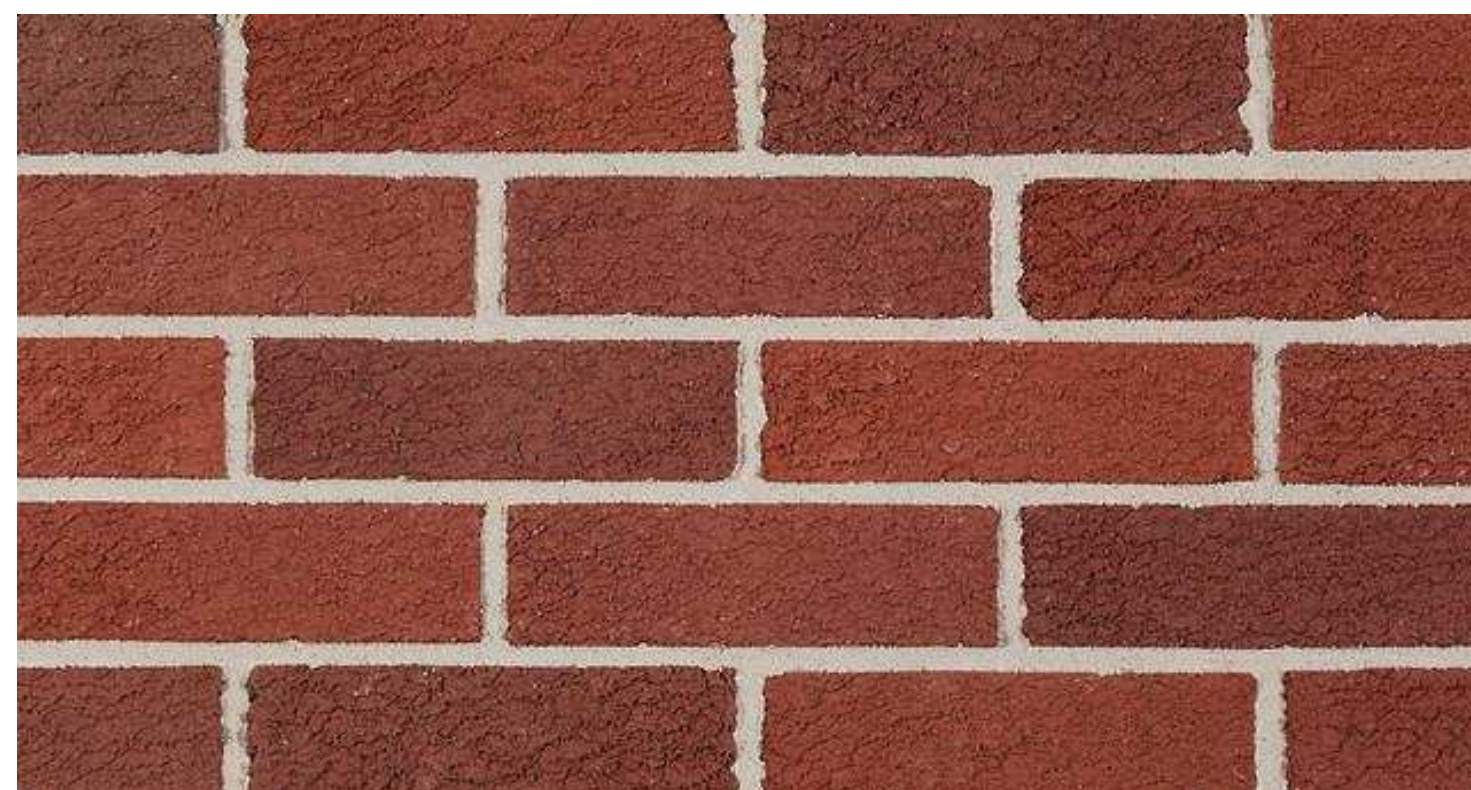
SHEET: **A.7**



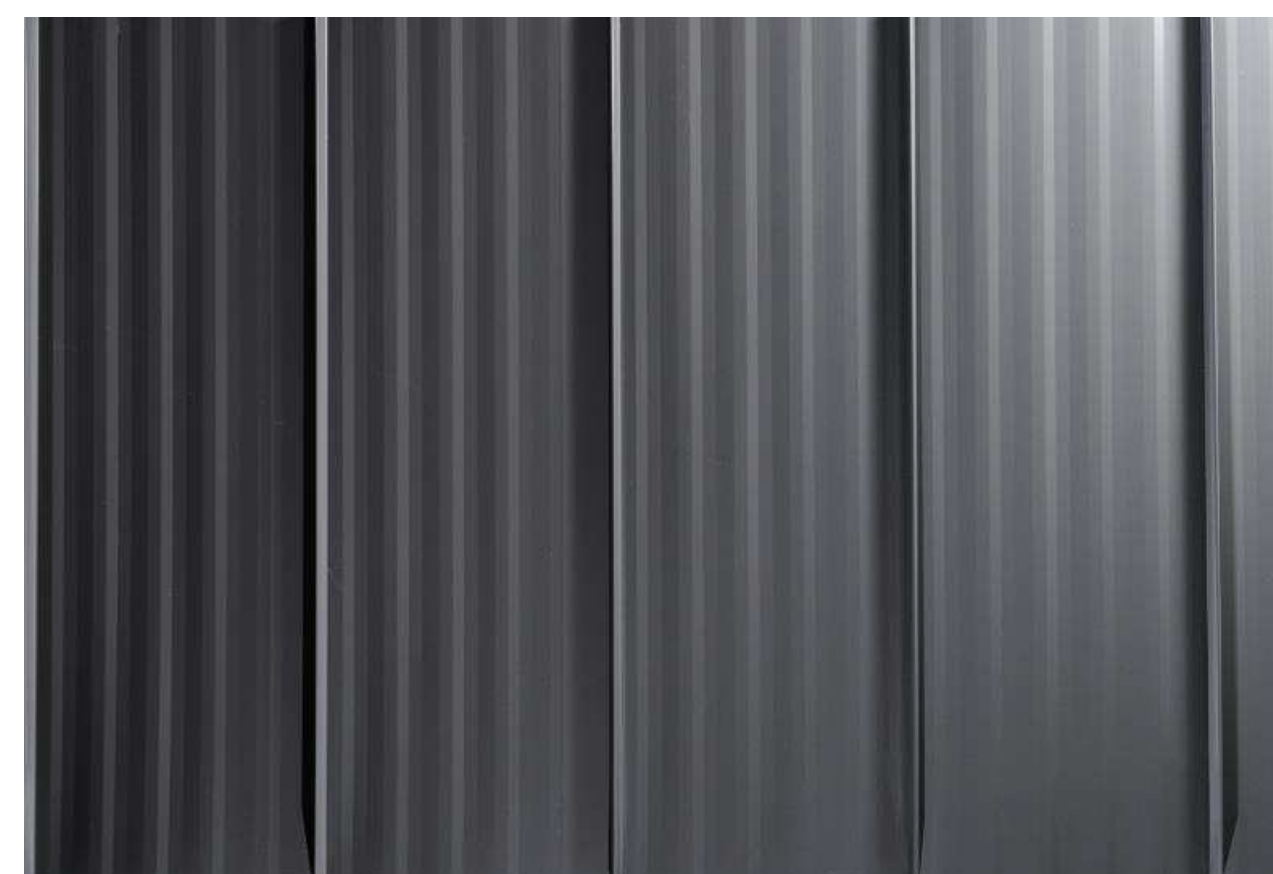
**ROOF PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"



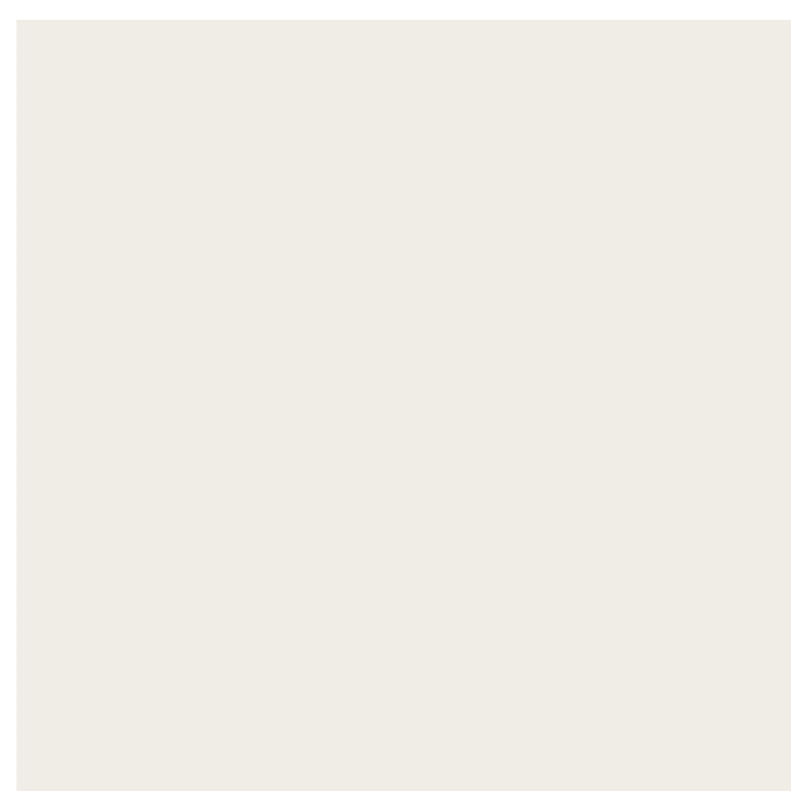
**HORIZONTAL SIDING**  
4" VINYL SIDING - WHITE



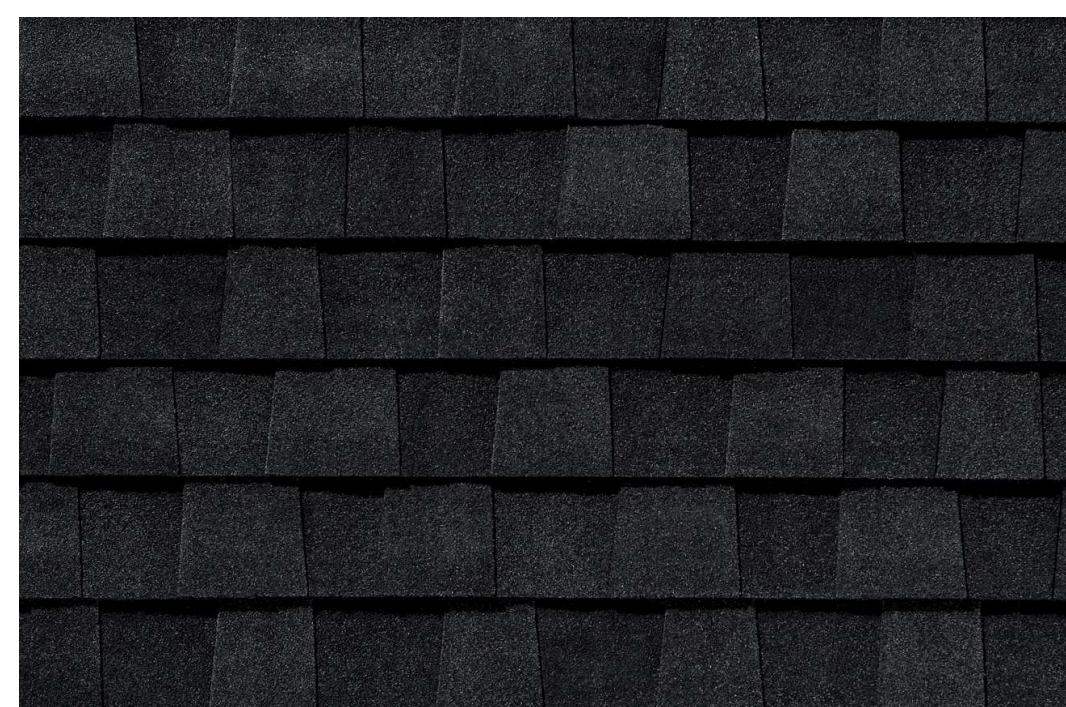
**BRICK PLINTH**  
BELDEN THIN BURGUNDY BLEND (COORDINATE W/CHIMNEY BRICK)



**METAL ROOF - SUN ROOM**  
BLACK STANDING SEAM METAL



**EXTERIOR TRIM**  
SHERWIN WILLIAMS - SW0005 PURE WHITE



**ASPHALT SHINGLES**  
BLACK



**GUTTERS & DOWNSPOUTS**  
WHITE



**NEW & REPLACEMENT WINDOWS**  
ALLIANCE VINYL - BLACK EXTERIOR/WHITE INTERIOR



**LOWER LEVEL WINDOW**  
8X8 GLASS BLOCK W/VENT



**LIGHT FIXTURES**  
BLACK

**EXTERIOR COLOR SELECTIONS**

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**COLOR SELECTIONS**

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