

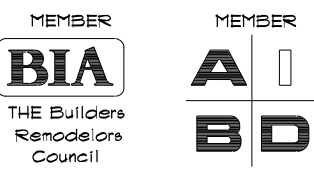
# For Review

11/03/2021 4:28:19 PM

RESIDENTIAL  
*Designed*  
SOLUTIONS  
*Inspired Ideas. Proven Plans.*

7844 FLINT ROAD  
COLUMBUS, OHIO 43235  
614 430-0027  
FAX 430-8071

www.rdshomedesign.com



DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWN 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: 903.0 S.F.  
SECOND FLOOR: 461.0 S.F.  
SCREENED PORCH: 121.0 S.F.  
DETACHED GARAGE: 108.0 S.F.

TOTAL LIVING SPACE: 1364.0 S.F.  
TOTAL SQUARE FOOTAGE: 3019.0 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: 839.0 S.F.  
CRAWL SPACE: 206.0 S.F.  
TOTAL BASEMENT: 1867.0 S.F.

FIRST FLOOR: 2193.0 S.F.  
SECOND FLOOR: 461.0 S.F.  
DETACHED GARAGE: 108.0 S.F.

TOTAL LIVING SPACE: 3443.0 S.F.  
TOTAL SQUARE FOOTAGE: 9169.0 S.F.

## INDEX TO DRAWINGS

SH#	DESCRIPTION
CS.1	COVER SHEET
CS.2	STREET STUDY
CS.3	SITE STUDY
EC.1	VICINITY & ZONING MAP
EC.2	FRANKLIN STREET CONTEXT MAP
EC.3	94 FRANKLIN STREET EXISTING CONDITIONS - PRINCIPAL STRUCTURE
EC.4	94 FRANKLIN STREET EXISTING CONDITIONS - DETACHED GARAGE
EC.5	ADJACENT PROPERTIES EXISTING CONDITIONS
AS.1	AS-BUILT DEMO PLANS
A.1	LOWER LEVEL PLAN - PROPOSED
A.2	FIRST FLOOR PLAN - PROPOSED
A.3	SECOND FLOOR PLAN - PROPOSED
A.4	FRONT & RIGHT ELEVATIONS - PROPOSED
A.5	REAR & LEFT ELEVATIONS - PROPOSED
A.6	3D PERSPECTIVE VIEWS
A.7	ROOF PLAN - PROPOSED

GM.94FRANKLIN  
(21176)



CRONE RESIDENCE  
94 FRANKLIN ST  
DUBLIN, OH 43011

COVER SHEET

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS SHOWN HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION OF RESIDENTIAL DESIGNED SOLUTIONS, INC. PERMISSION TO PHOTO OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSLY DENIED. PERMISSION TO CONSTRUCT OF PRELIMINARY DRAWINGS OR UNBUILT CONSTRUCTION DOCUMENTS, PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN BLENDED CONSTRUCTION DRAWINGS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER REPRODUCTION, ISSUE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DATE	BY	REVISION
01.29.2021	JW	
09.01.2021	EE	

SHEET: CS.1

ARCHITECTURAL STYLE: MINIMAL TRADITIONAL COTTAGE

DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS

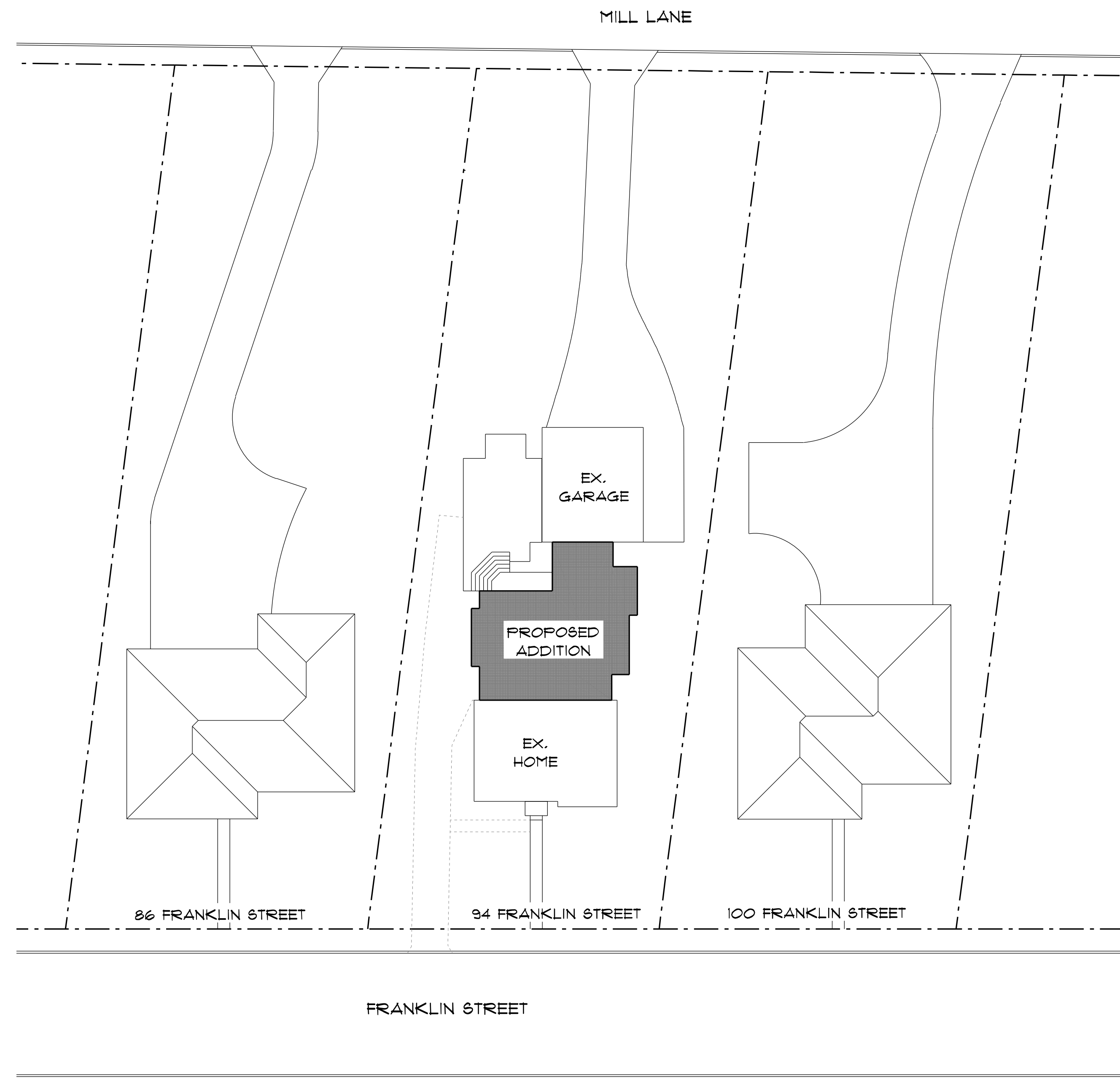
ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS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

GM.94FRANKLIN  
(21176)



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

**STREET STUDY**

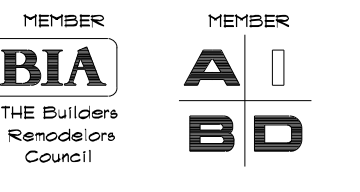


**STREET STUDY**  
SCALE: 1" = 20'-0"  
94 FRANKLIN STREET  
DUBLIN, OH, 43011

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

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. NO PERMISSION TO REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS GRANTED OR SHOULD BE IMPLIED FROM DELIVERY OF PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DOCUMENTS. PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER REPRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DRN	JW	01.29.2021
LAY	EE	09.01.2021
CHK		
FNCH		



DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS
11.23.21	EE	ARB REVISIONS

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

GM-94FRANKLIN (21176)



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

**SITE STUDY**

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS SHOWN HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. PERMISSION TO PHOTO OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EMPHATICALLY DENIED. PERMISSION TO CONSTRUCT CONSTRUCTION OCCUPANCY, PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DRAWINGS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

REV	DATE	DESCRIPTION
01	01.29.2021	
02	09.01.2021	



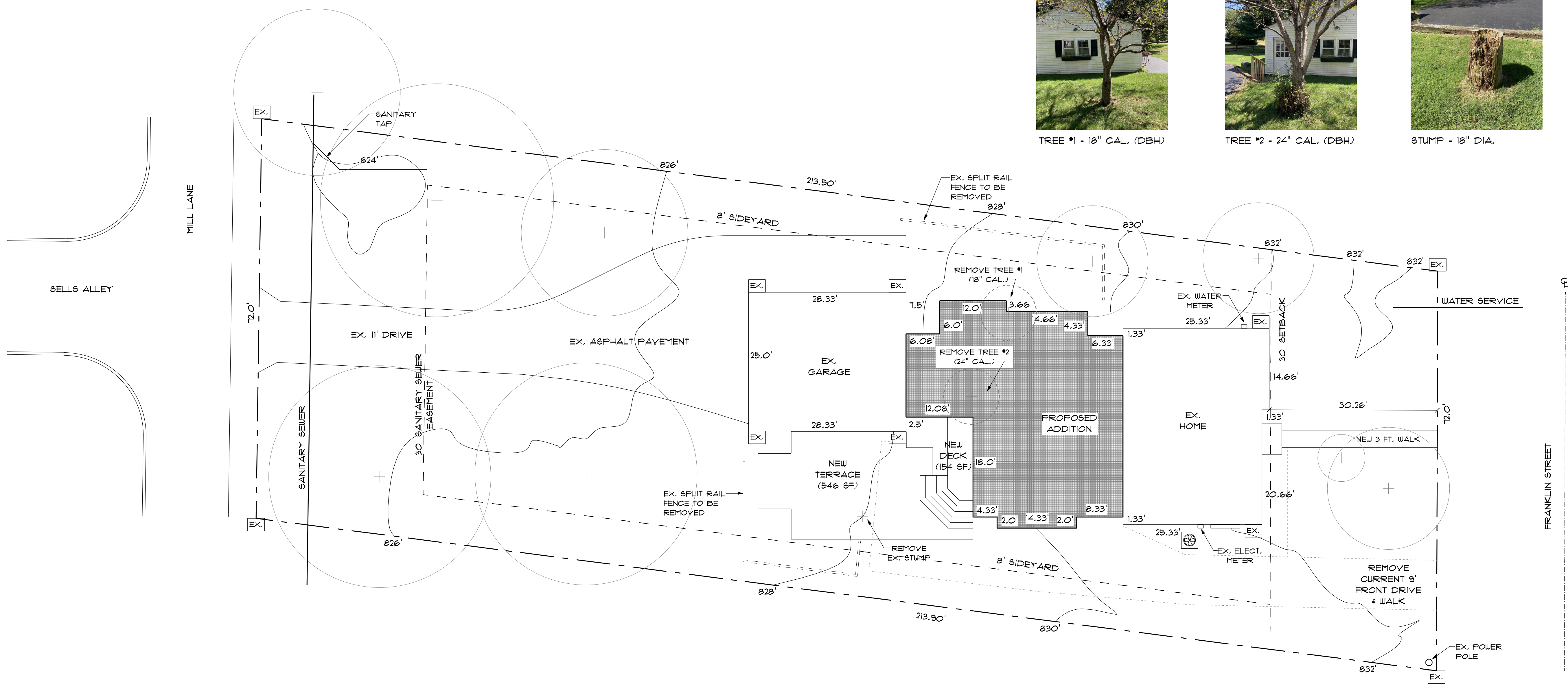
TREE #1 - 18" CAL. (DBH)



TREE #2 - 24" CAL. (DBH)



STUMP - 18" DIA.



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

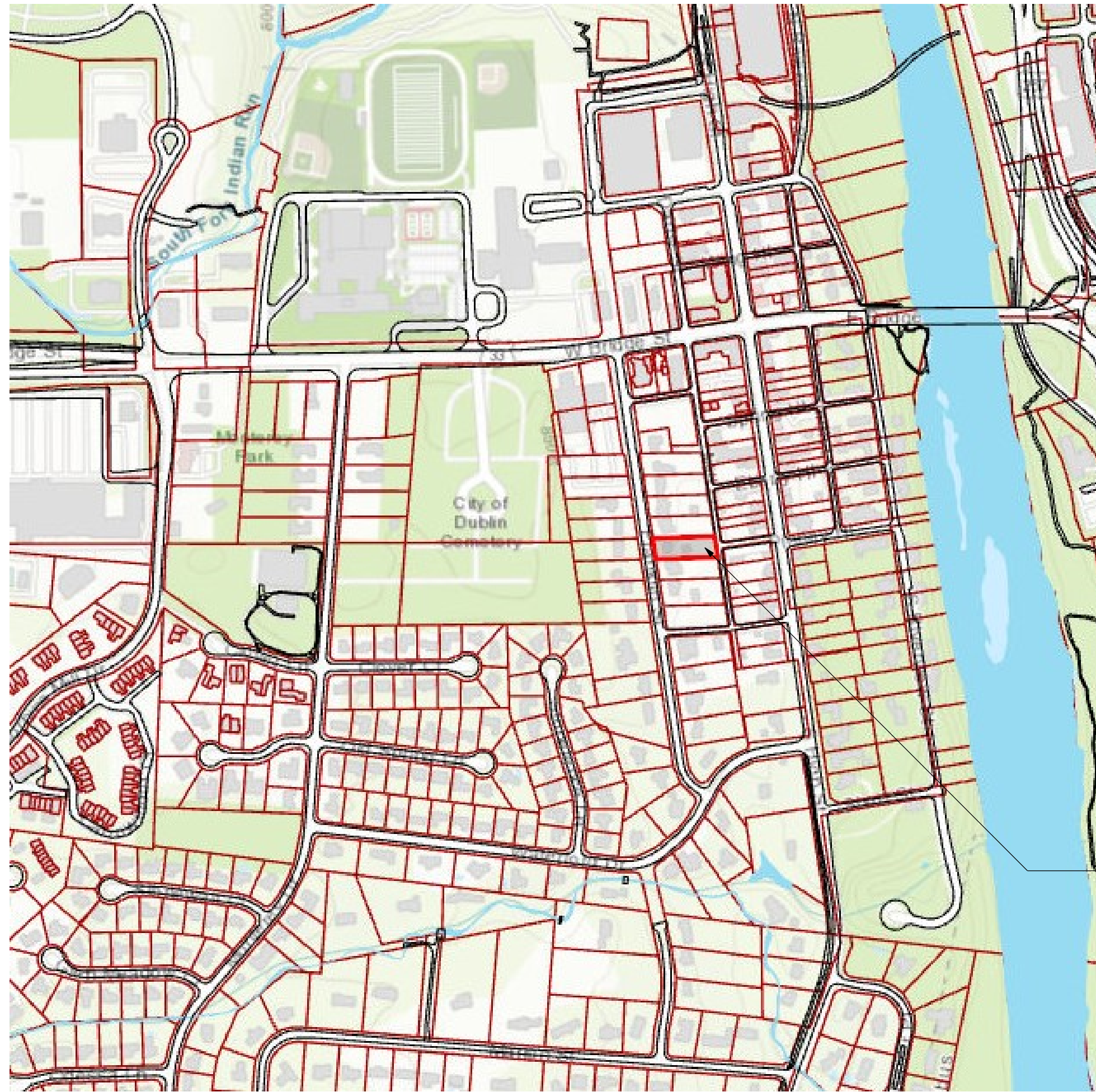
**NOTE:**  
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.

**LOT COVERAGE CALCULATION**

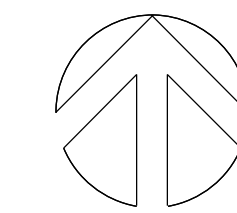
LOT AREA:	15,336.0 S.F. (0.35 ACRES)
MAX. BLDG. COVERAGE (25%):	3,834.0 S.F.
CURRENT COVERAGE:	1,732.0 S.F.
PROPOSED COVERAGE:	4,103.0 S.F.
TOTAL COVERAGE:	7,841.0 S.F. (18.5%)

**DEVELOPMENT COVERAGE CALCULATION**

LOT AREA:	15,336.0 S.F. (0.35 ACRES)
MAX. LOT COVERAGE (45%):	6,901.0 S.F.
CURRENT COVERAGE:	5,328.0 S.F.
PROPOSED COVERAGE:	4,920.0 S.F.
TOTAL COVERAGE:	5,420.0 S.F. (35.3%)



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

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

GM.94FRANKLIN  
(21176)



CRONE RESIDENCE  
94 FRANKLIN STREET  
DUBLIN, OH 43011

VICINITY & ZONING MAP

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE CONSTRUCTED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. NO PERMISSION TO MODIFY OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSED OR IMPLIED FROM DELIVERY OF PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DOCUMENTS. PERMISSION TO CONSTRUCT THE BUILDINGS DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO THE SPECIFIC USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE, OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DATE	BY	REVISION
07.28.2021	JL	
08.01.2021	EE	

SHEET:



105 FRANKLIN STREET



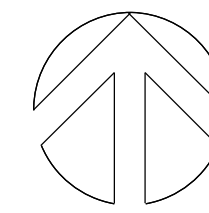
95 FRANKLIN STREET



85 FRANKLIN STREET



FRANKLIN STREET CONTEXT MAP  
SCALE: NOT TO SCALE



86 FRANKLIN STREET



94 FRANKLIN STREET



100 FRANKLIN STREET

DATE	BY	REVISION

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, SPECIFICATIONS AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR 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.

GM.94FRANKLIN (21176)



CRONE RESIDENCE  
94 FRANKLIN STREET  
DUBLIN, OH 43011

FRANKLIN STREET CONTEXT MAP

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE CONSTRUCTED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. NO PERMISSION TO MODIFY OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSED OR SHOULD BE IMPLIED FROM DELIVERY OF PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DOCUMENTS. PERMISSION TO CONSTRUCT THE BUILDINGS DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DESIGN	DATE
DESIGN	07.28.2021
LAYOUT	08.01.2021
DETAIL	
CHECK	
FINISH	



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

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, SPECIFICATIONS AND OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR 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.

GM.94FRANKLIN (2176)



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

**94 FRANKLIN EXISTING  
CONDITIONS - PRINCIPAL STRUCTURE**

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE CONSTRUCTED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. NO PERMISSION TO MODIFY OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSED OR IMPLIED. PERMISSION TO CONSTRUCT OR PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE, OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DESIGN	JL	07.28.2021
LAYOUT	EE	09.01.2021
DETAIL		
CHECK		
FINISH		



FRONT ELEVATION



LEFT SIDE ELEVATION

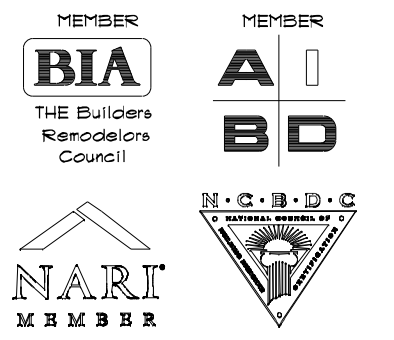


REAR ELEVATION



RIGHT SIDE ELEVATION

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



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 DESIGNER 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.

GM.94FRANKLIN  
(21176)



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

**94 FRANKLIN EXISTING  
CONDITIONS - DETACHED GARAGE**

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE CONSTRUCTED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. NO PERMISSION TO MODIFY OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSED OR IMPLIED FROM DELIVERY OF PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DOCUMENTS. PERMISSION TO CONSTRUCT THE BUILDINGS DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE, OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DESIGN	JL	07.28.2021
LAYOUT	EE	08.01.2021
DETAIL		
CHECK		
FINISH		



86 FRANKLIN STREET - REAR VIEW  
NORTHERN ADJACENT PROPERTY



100 FRANKLIN STREET - REAR VIEW  
SOUTHERN ADJACENT PROPERTY

94 FRANKLIN STREET ADJACENT PROPERTIES  
EXISTING CONDITION PHOTOS

RESIDENTIAL  
*Designed*  
SOLUTIONS

Inspired Ideas. Proven Plans.

7844 FLINT ROAD  
COLUMBUS, OHIO 43235  
614 436-0027  
FAX 430-8071

www.rdshomedesign.com

MEMBER



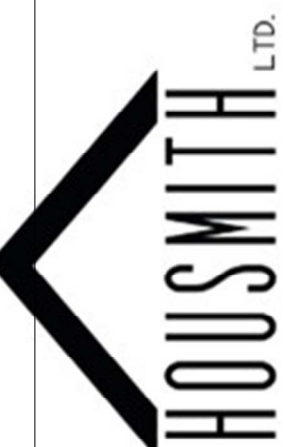
MEMBER



DATE	BY	REVISION

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS CONTAINED IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER 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.

GM.94FRANKLIN  
(21176)



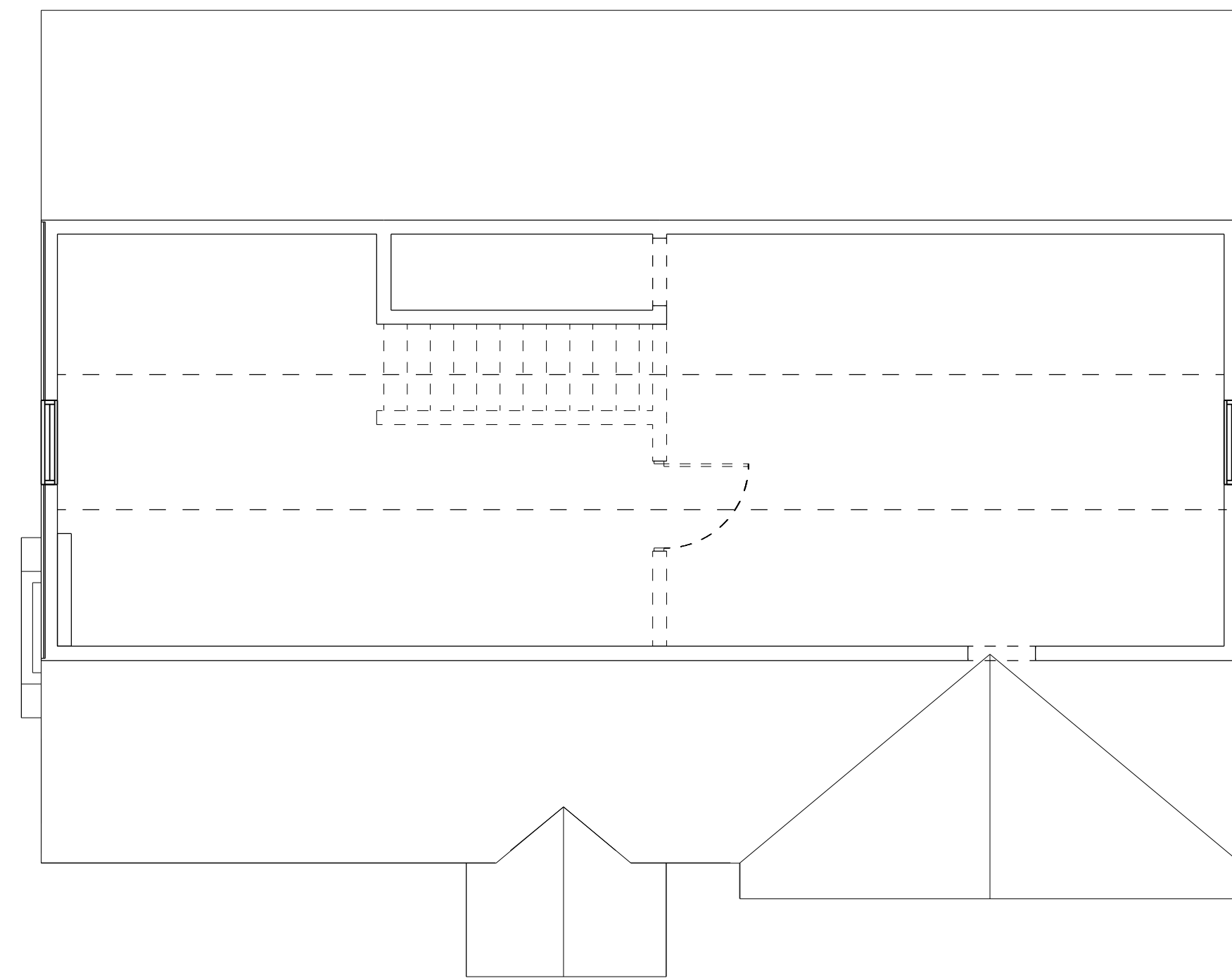
CRONE RESIDENCE  
94 FRANKLIN STREET  
DUBLIN, OH 43011  
ADJACENT PROPERTIES  
EXISTING CONDITIONS

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGN SOLUTIONS, INC. AND MAY NOT BE CONSTRUCTED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. NO PERMISSION TO MODIFY OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSED OR SHOULD BE IMPLIED FROM DELIVERY OF PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DOCUMENTS. PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGN SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE, OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

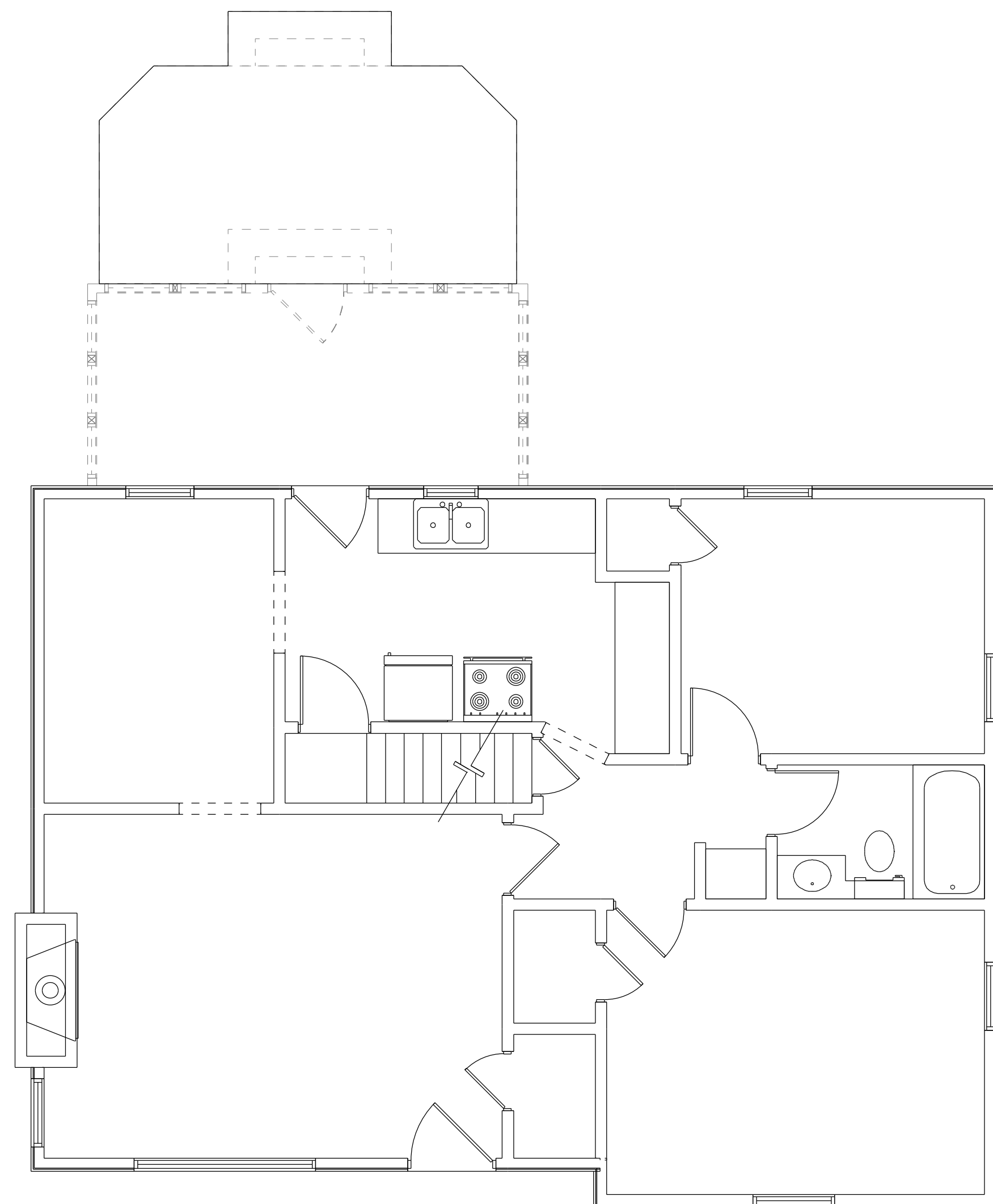
DESIGN	JL	07.28.2021
LAYOUT	EE	09.01.2021
DETAIL		
CHECK		
FINISH		

SHEET: EC.5

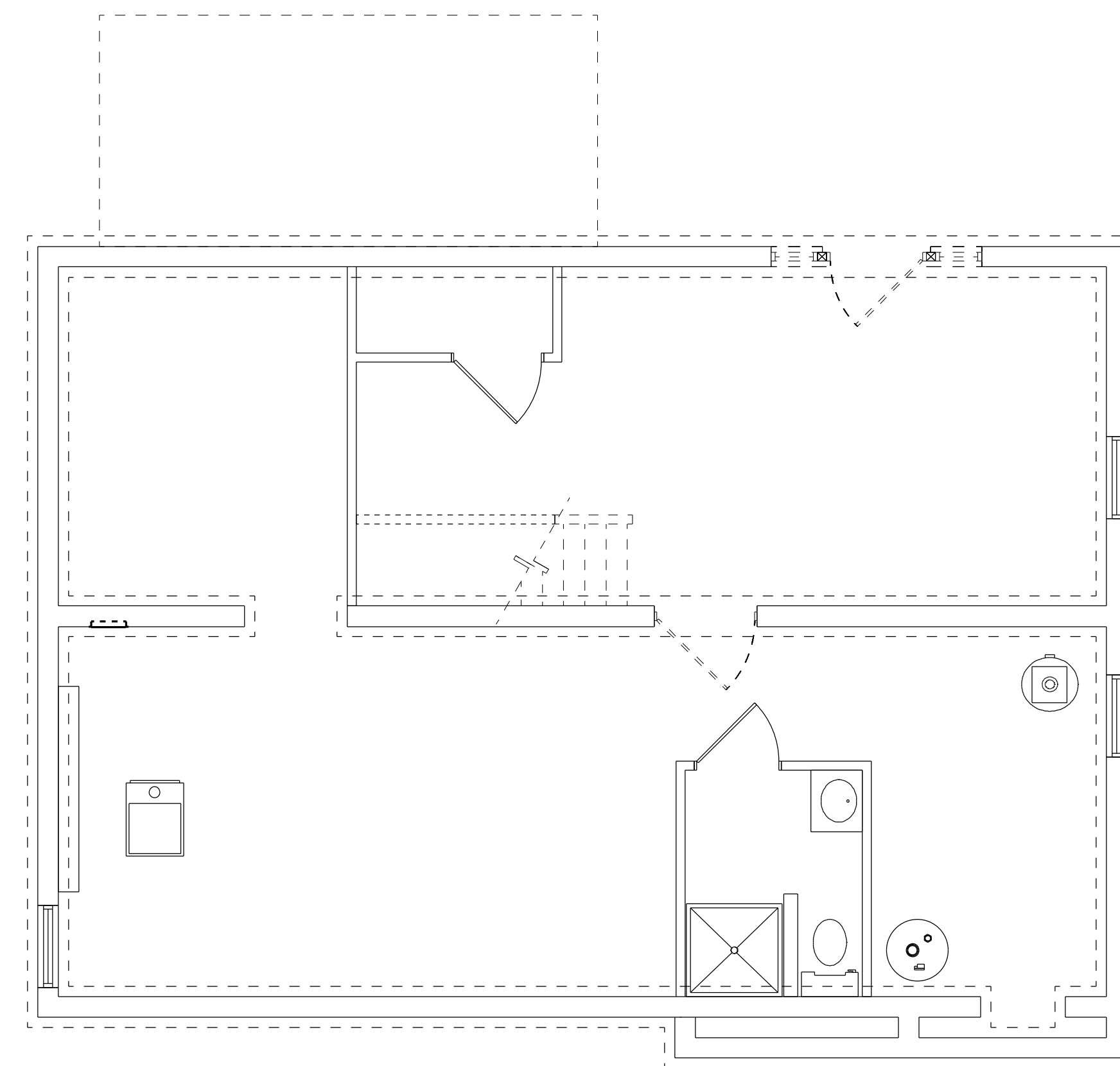




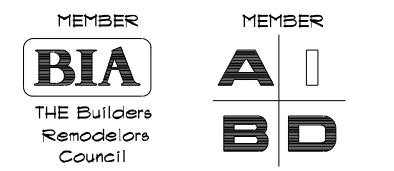
**AS-BUILT DEMO SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**AS-BUILT DEMO FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**AS-BUILT DEMO FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR 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.

GM.94FRANKLIN  
(21176)



**CRONE RESIDENCE**  
94 FRANKLIN ST  
DUBLIN, OH 43011  
**AS-BUILT DEMO PLANS**

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS SHOWN HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. NO PERMISSION TO COPY OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS GRANTED OR SHOULD BE IMPLIED FROM DELIVERY OF PRELIMINARY DRAWINGS OR UNRECORDED CONSTRUCTION DOCUMENTS. PERMISSION TO CONSTRUCT THE BUILDING SHOWN IN THESE CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK SHOWN HEREIN IS PROHIBITED.

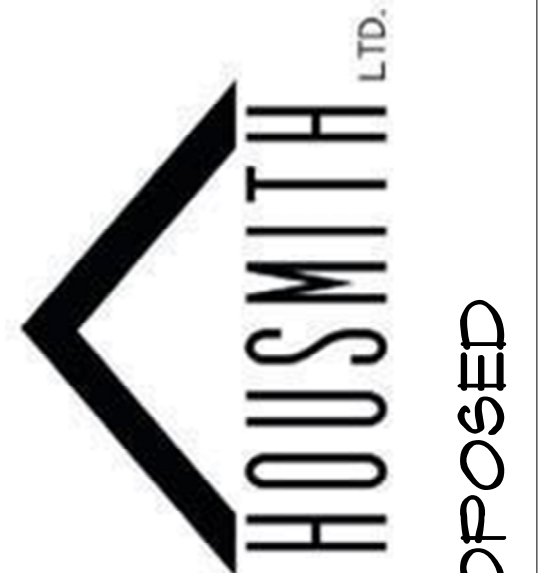
REV	DATE	BY	CHKD
01	01.29.2021		
02	09.01.2021		

SHEET: **AS.1**

DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS

ANY DISCREPANCIES BETWEEN ANY ONE DRAWING OR THE NOTES, DIMENSIONS AND ONE DRAWING CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR 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.

GM.94FRANKLIN  
(21176)



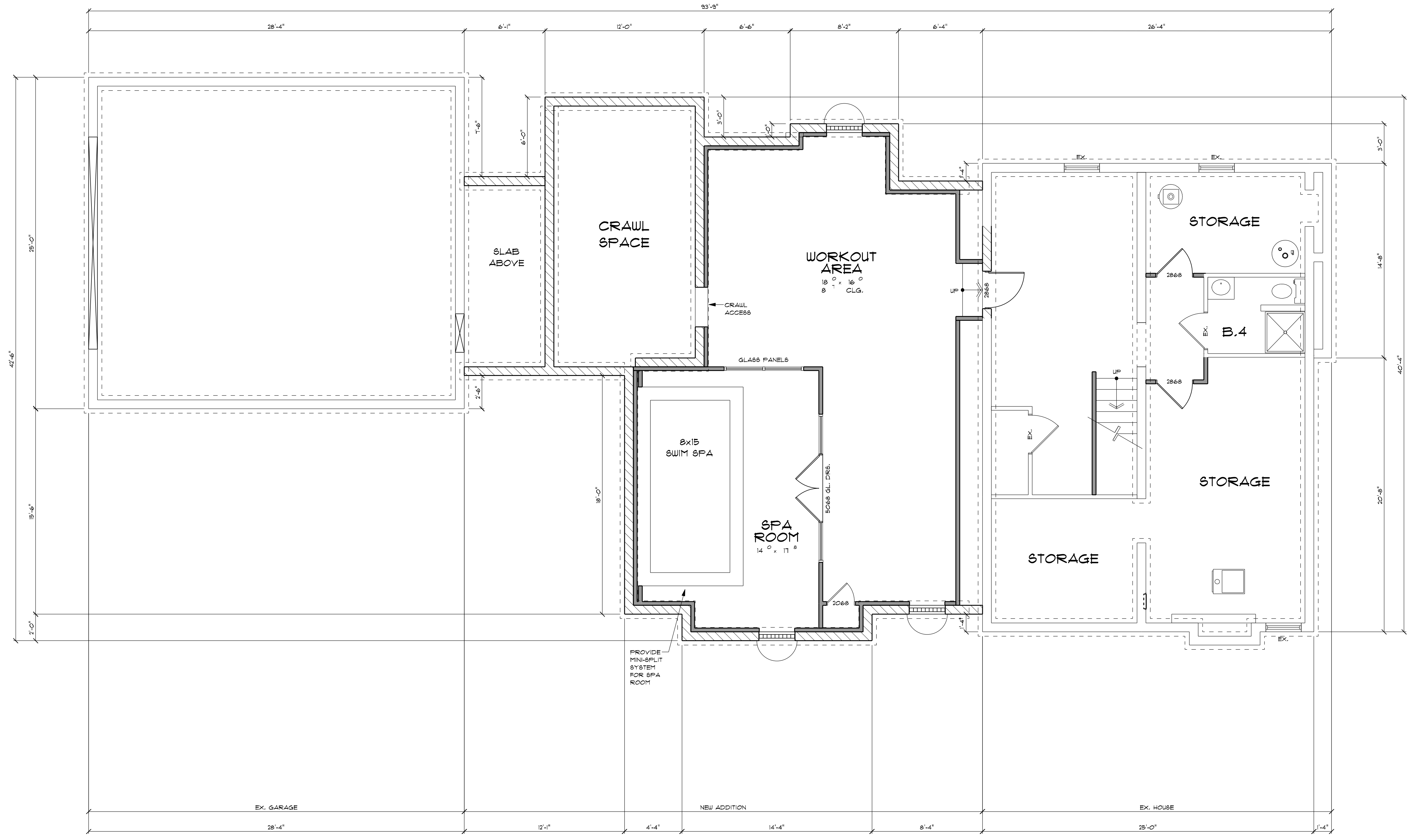
**CRONE RESIDENCE**  
94 FRANKLIN ST  
DUBLIN, OH 43011

**LOWER LEVEL PLAN - PROPOSED**

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. NO PERMISSION TO REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS GRANTED OR SHOULD BE IMPLIED FROM DELIVERY OF PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DOCUMENTS. PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DEN	JW	01.29.2021
LAY	EE	09.01.2021
CHK		
ENCL		

SHEET: **A.1**

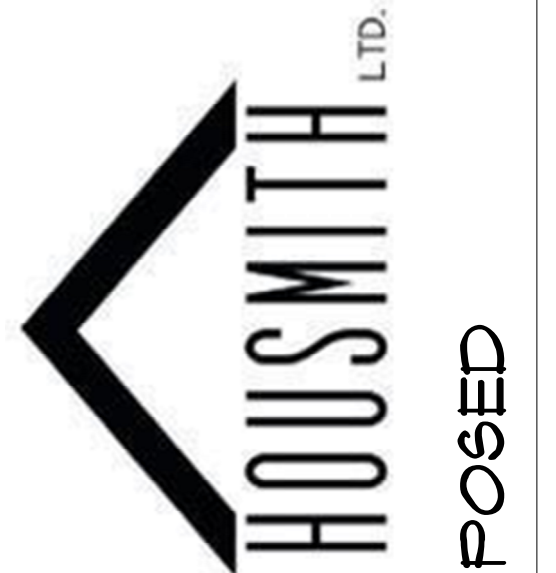


**LOWER LEVEL PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"

DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS

ANY DISCREPANCIES BETWEEN ANY AND/OR DIMENSION IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES ACCEPTANCE OF THESE DOCUMENTS AND DIMENSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

GM.94FRANKLIN  
(21176)



CRONE RESIDENCE  
94 FRANKLIN ST  
DUBLIN, OH 43011

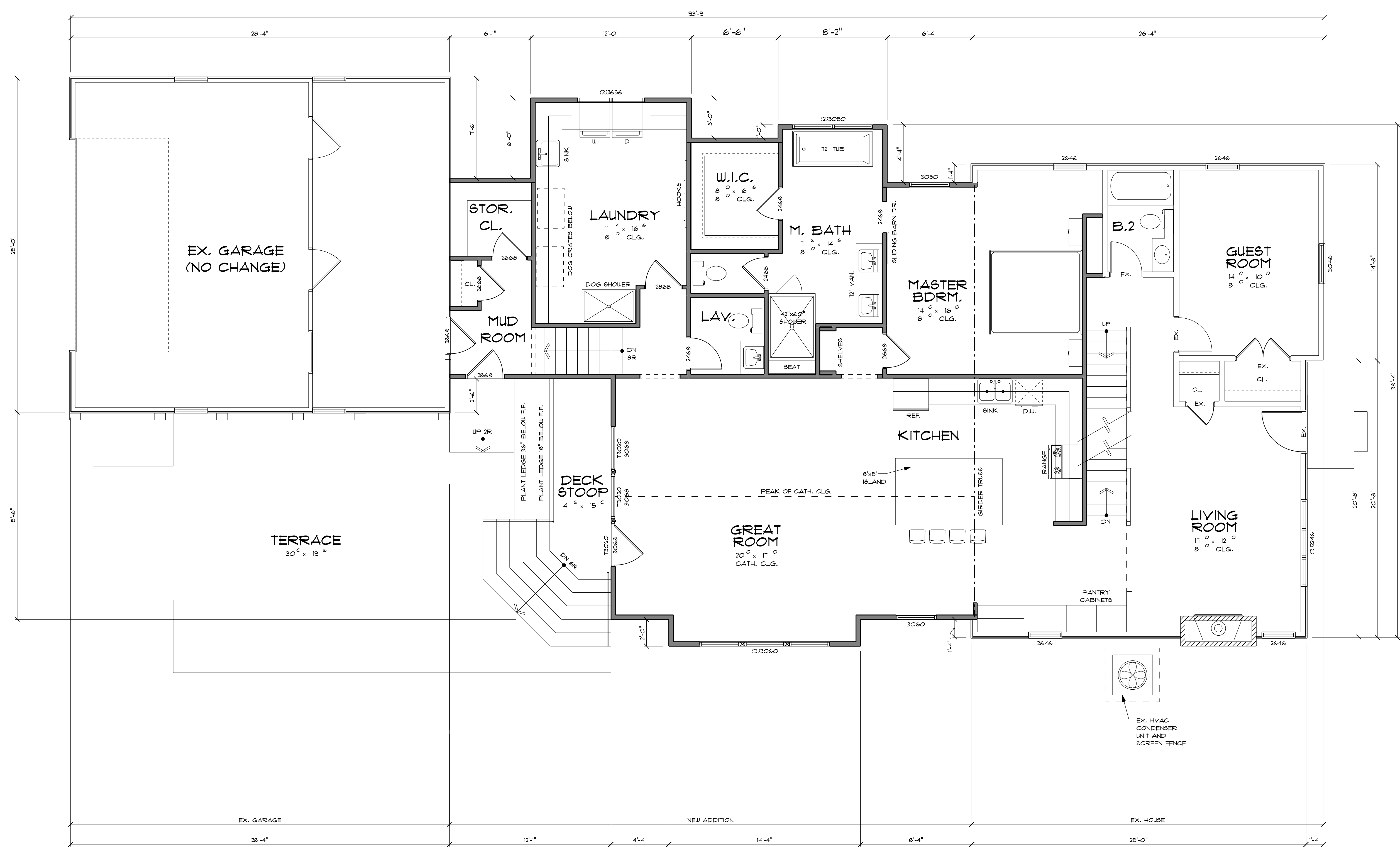
FIRST FLOOR PLAN - PROPOSED

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. PERMISSION TO PHOTO OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSLY DENIED. PERMISSION TO CONSTRUCT CONSTRUCTION OCCUPANCY PERMITS FOR THE BUILDING DEPICTED IN THESE DOCUMENTS IS THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

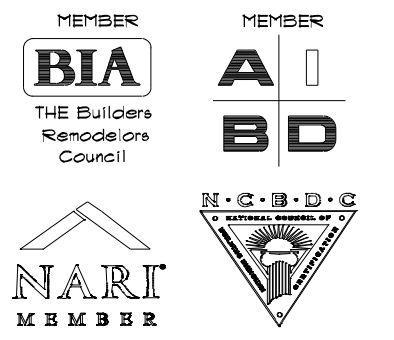
REV	DATE	DESCRIPTION
01	01.29.2021	
02	09.01.2021	

9-SHEET

A.2



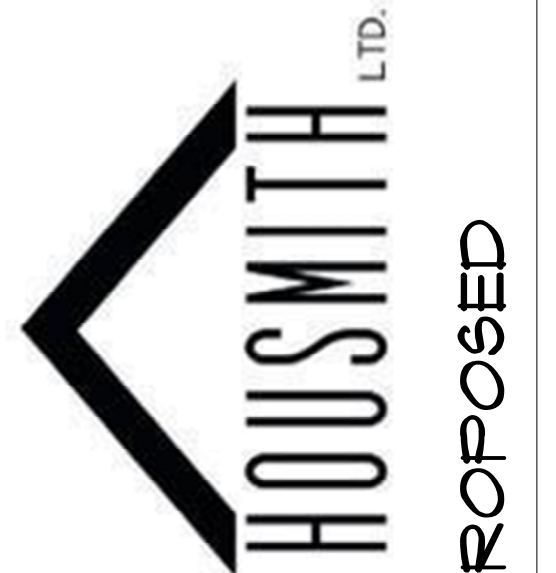
FIRST FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS CONTAINED IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWING 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.

GM.94FRANKLIN  
(21176)



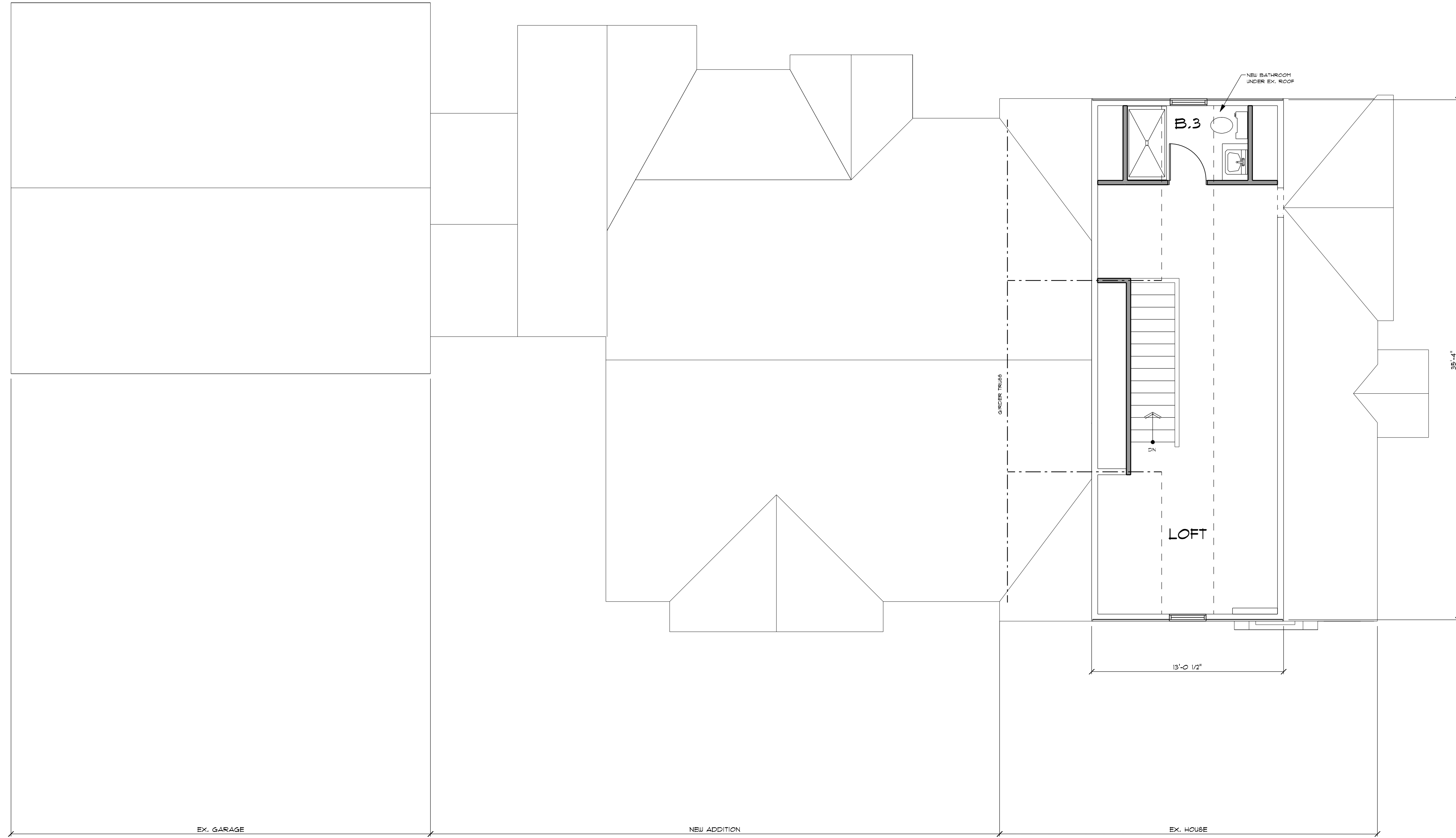
**CRONE RESIDENCE**  
94 FRANKLIN ST  
DUBLIN, OH 43001

**SECOND FLOOR PLAN - PROPOSED**

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION OF RESIDENTIAL DESIGNED SOLUTIONS, INC. PERMISSION TO "POST" OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSLY DENIED. PERMISSION TO CONSTRUCT OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS OR UNREALIZED CONSTRUCTION DOCUMENTS, PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DESIGN	JW	01.29.2021
LAYOUT	EE	09.01.2021
CHECK		
FINISH		

SHEET: **A.3**

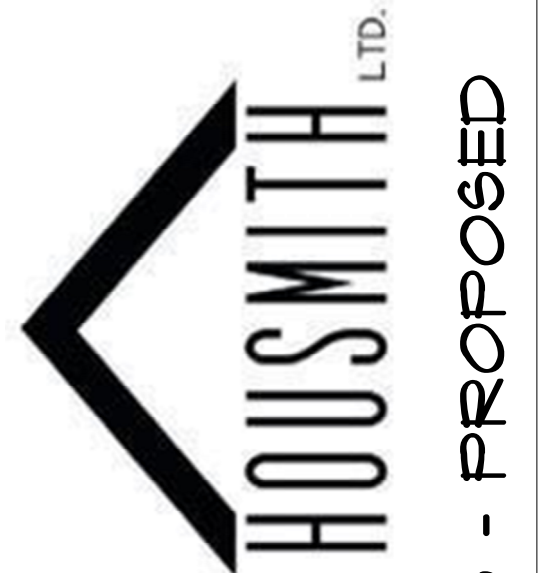


**SECOND FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"

DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS
11.23.21	EE	ARB REVISIONS

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

GM.94FRANKLIN  
(21176)

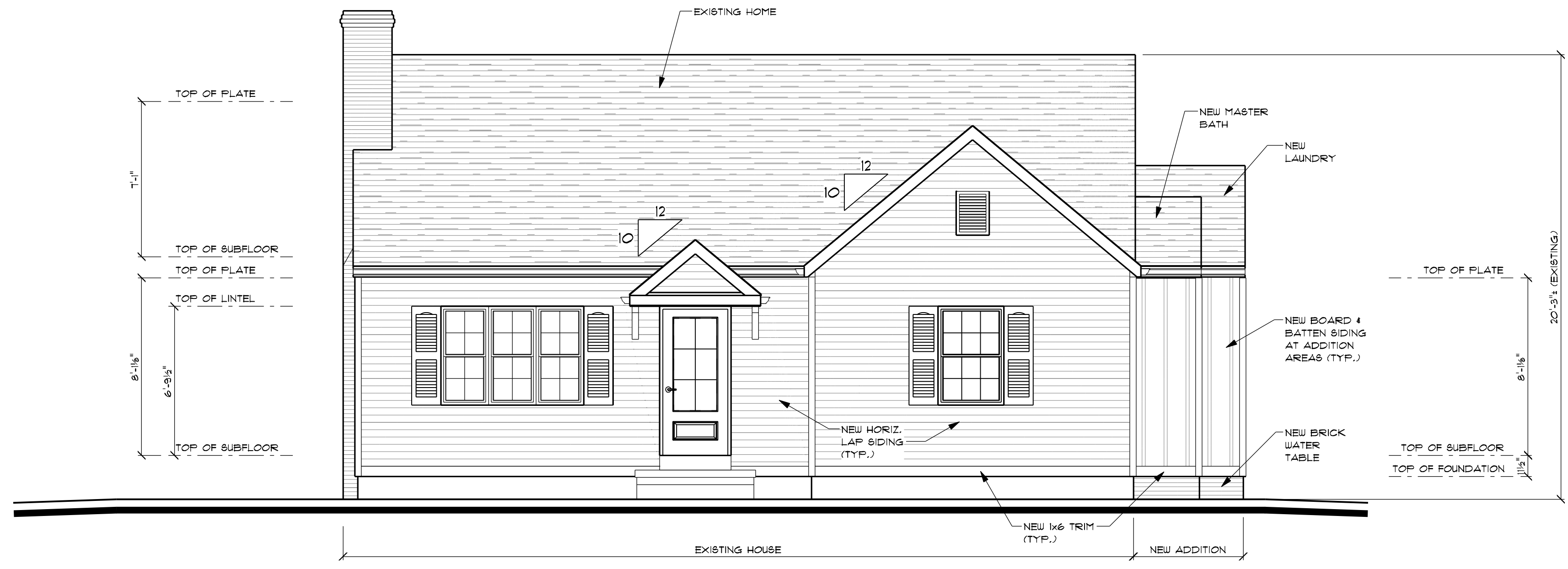


**CRONE RESIDENCE**  
34 FRANKLIN ST  
DUBLIN, OH 43001

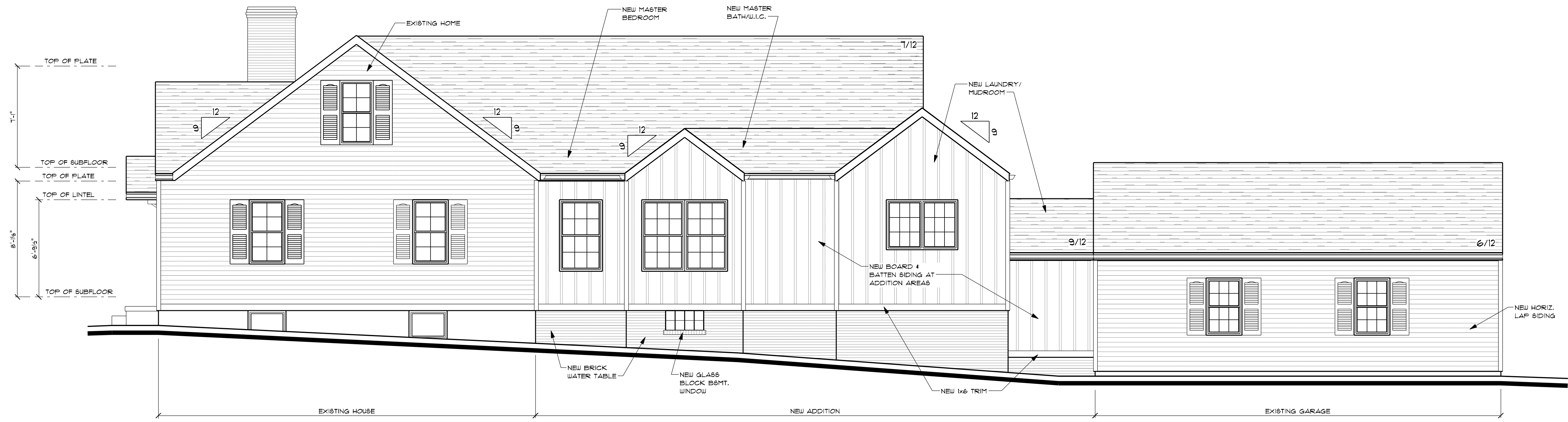
**WEST & SOUTH ELEVATIONS - PROPOSED**

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION. PERMISSION TO PHOTO OR REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSLY DENIED. PERMISSION TO CONSTRUCT OR PRELIMINARY DRAWINGS OR UNREALIZED CONSTRUCTION OCCURRENCE, PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DRAWINGS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

REV	DATE	DESCRIPTION
01	01.29.2021	
02	09.01.2021	



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

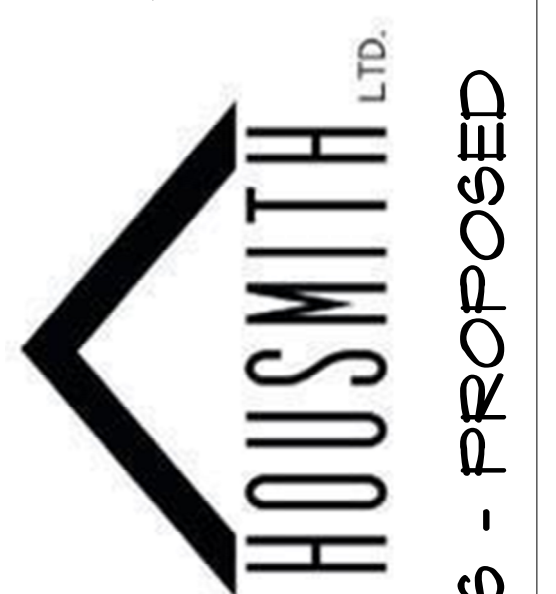


**SOUTH ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS
11.23.21	EE	ARB REVISIONS

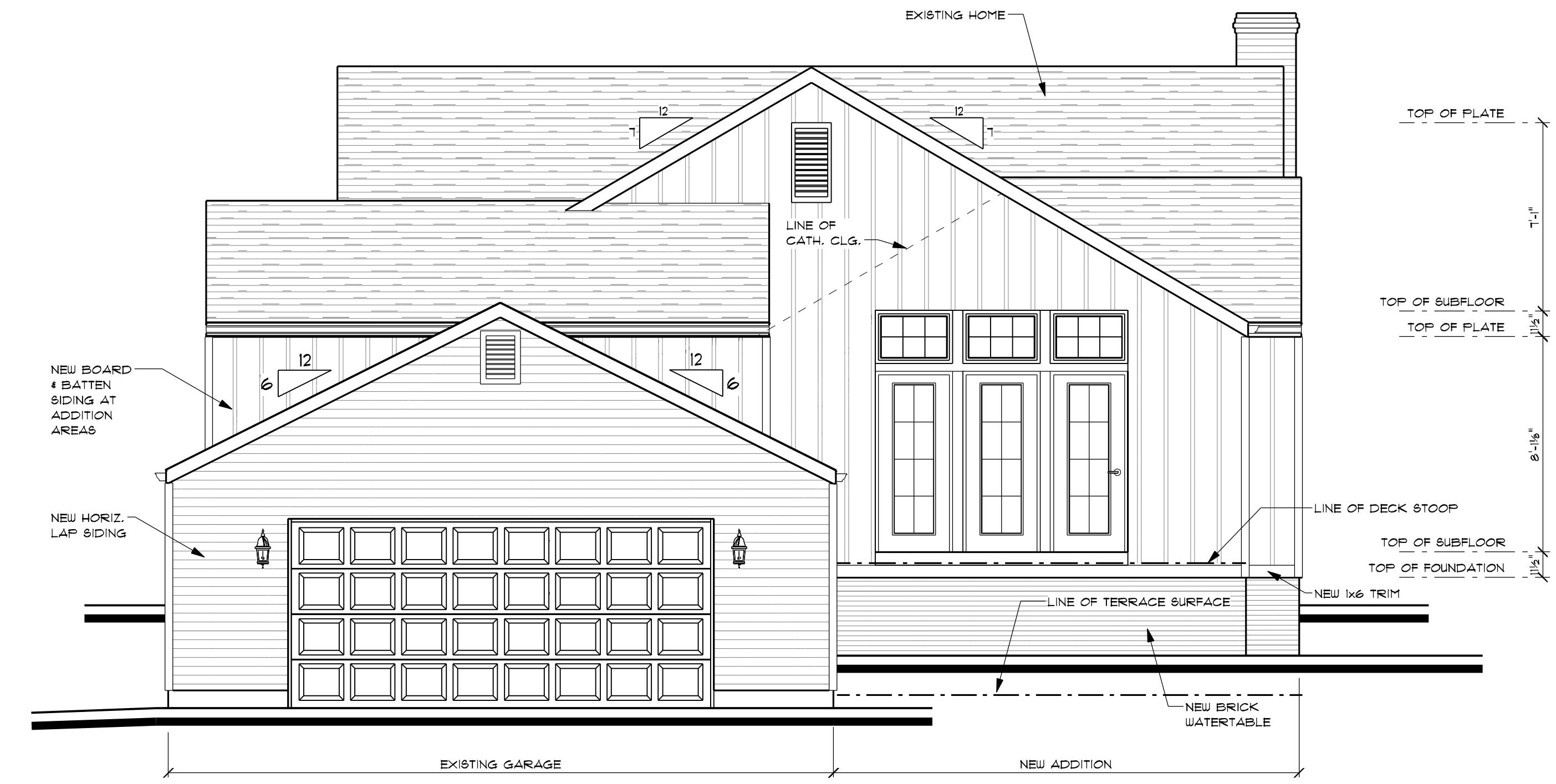
ANY DISCREPANCIES BETWEEN ANY AND/OR DIMENSIONS IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY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

GM.94FRANKLIN  
(21176)

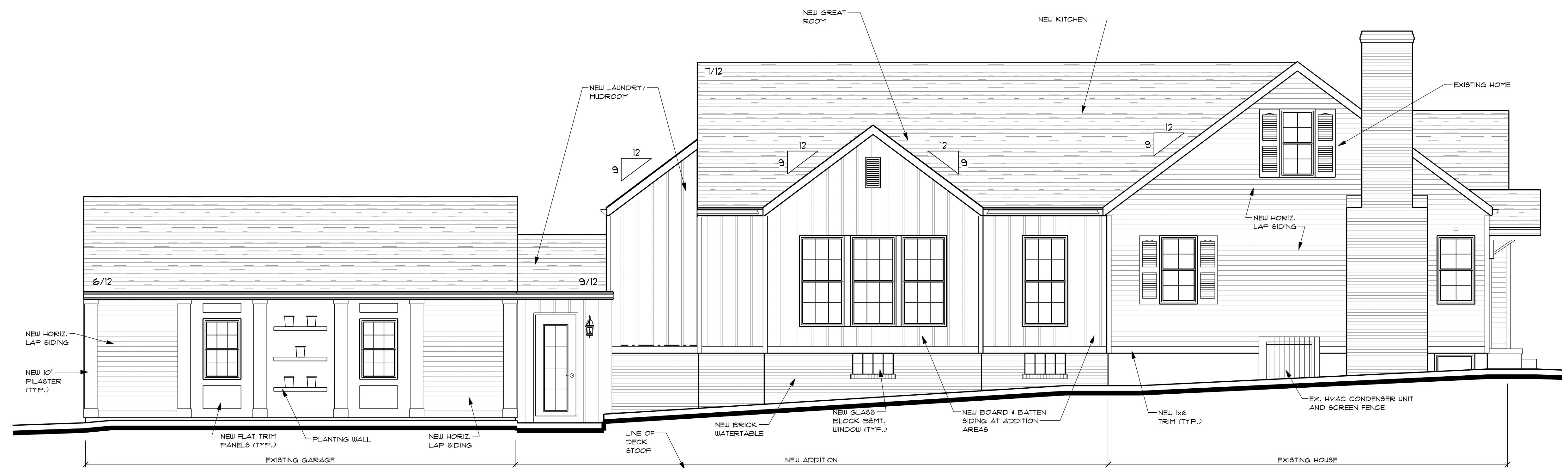


CRONE RESIDENCE  
94 FRANKLIN ST  
DUBLIN, OH 43001

EAST & NORTH ELEVATIONS - PROPOSED



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



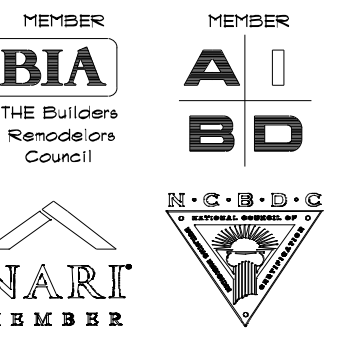
NORTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION OF RESIDENTIAL DESIGNED SOLUTIONS, INC. NO LIMITATION ON THE CONSTRUCTION OF ANY BUILDING OR EXPRESSION OR SHOULD BE PERMITTED DELIVERY OF PRELIMINARY DRAWINGS OR UNRECORDED CONSTRUCTION DOCUMENTS. PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

REV	DATE	DESCRIPTION
01	01.29.2021	
02	09.01.2021	

DRN  
LAY  
DET  
CHK  
ENCL

SHEET: **A.5**



DATE	BY	REVISION
11.03.21	EE	ARB REVISIONS

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS CONTAINED IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWING 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.

GM.94FRANKLIN  
(21176)



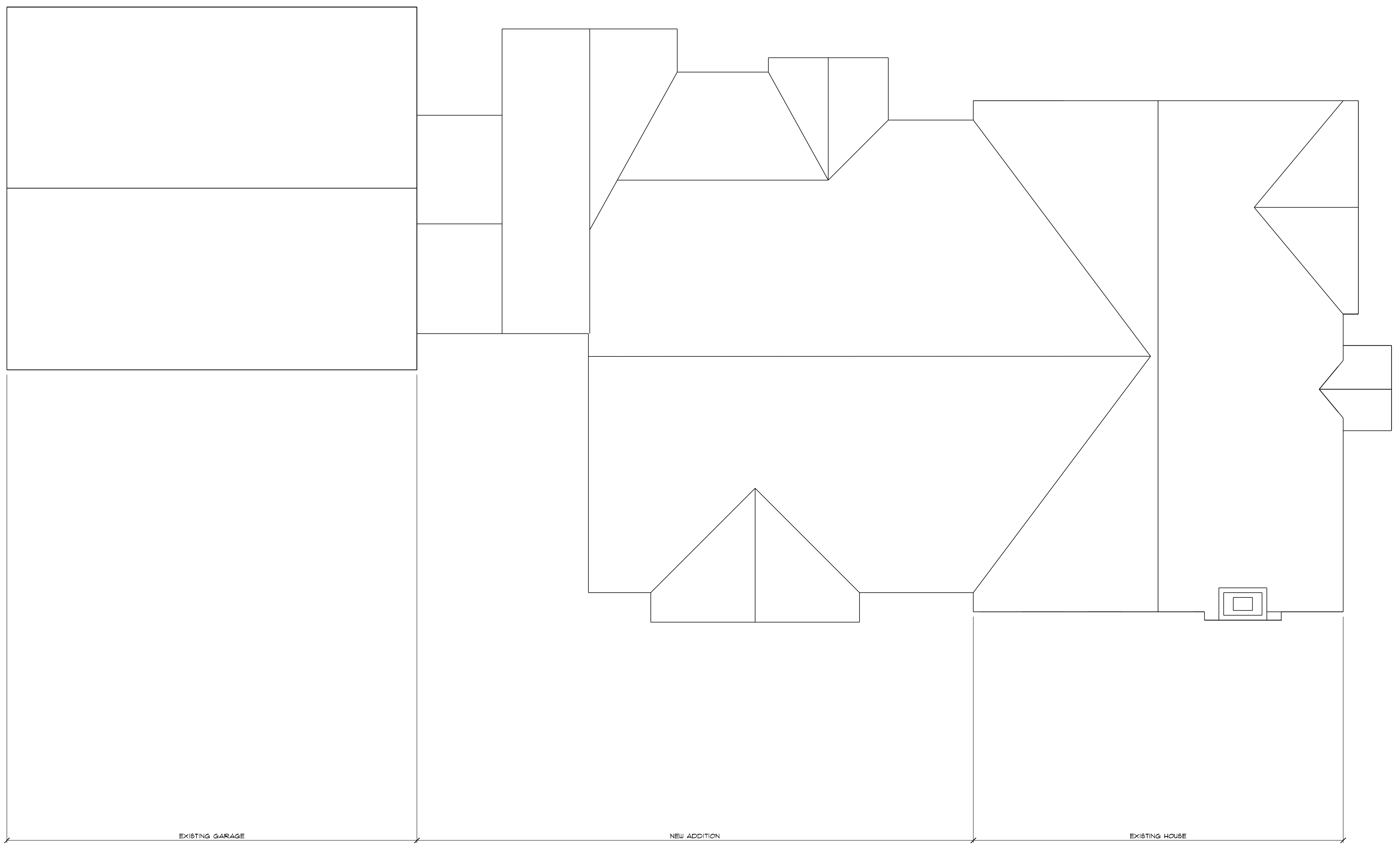
**CRONE RESIDENCE**  
34 FRANKLIN ST  
DUBLIN, OH 43011

**ROOF PLAN - PROPOSED**

COPYRIGHT 2021  
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION OF RESIDENTIAL DESIGNED SOLUTIONS, INC. PERMISSION TO REPRODUCE ANY OF THESE ARCHITECTURAL WORKS, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY BUILDING, IS EXPRESSLY DENIED. PERMISSION TO DELIVER OR PRESENT ANY OF THESE ARCHITECTURAL WORKS OR PRELIMINARY DRAWINGS OR UNSEALED CONSTRUCTION DOCUMENTS, PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DOCUMENTS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL THE FEES OTHERWISE DUE RESIDENTIAL DESIGNED SOLUTIONS, INC. AND IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY IS LIMITED TO A ONE-TIME USE ON THE SITE INDICATED ON THESE PLANS. ANY OTHER PRODUCTION, REUSE OR MODIFICATION OF THESE PLANS OR THE ARCHITECTURAL WORK DEPICTED IS PROHIBITED.

DEN	JW	01.29.2021
LAY	EE	09.01.2021
CHK		
FINCH		

SHEET: **A.7**



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