

DATE	BY	REVISION

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**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:	1510.0	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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CS.2	STREET STUDY
CS.3	SITE STUDY
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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
A.8	COLOR SELECTIONS



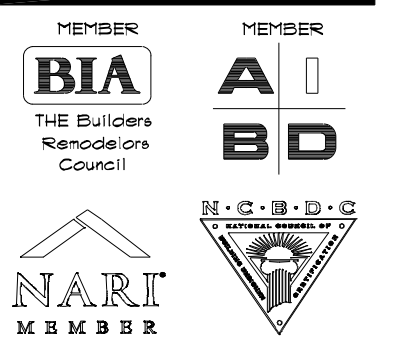
CRONE RESIDENCE  
94 FRANKLIN ST  
DUBLIN, OH 43011  
COVER SHEET

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DRN	JW	01.29.2021
LAY	EE	09.01.2021
CHK		
PNCH		

SHEET: CS.1

ARCHITECTURAL STYLE: MINIMAL TRADITIONAL COTTAGE



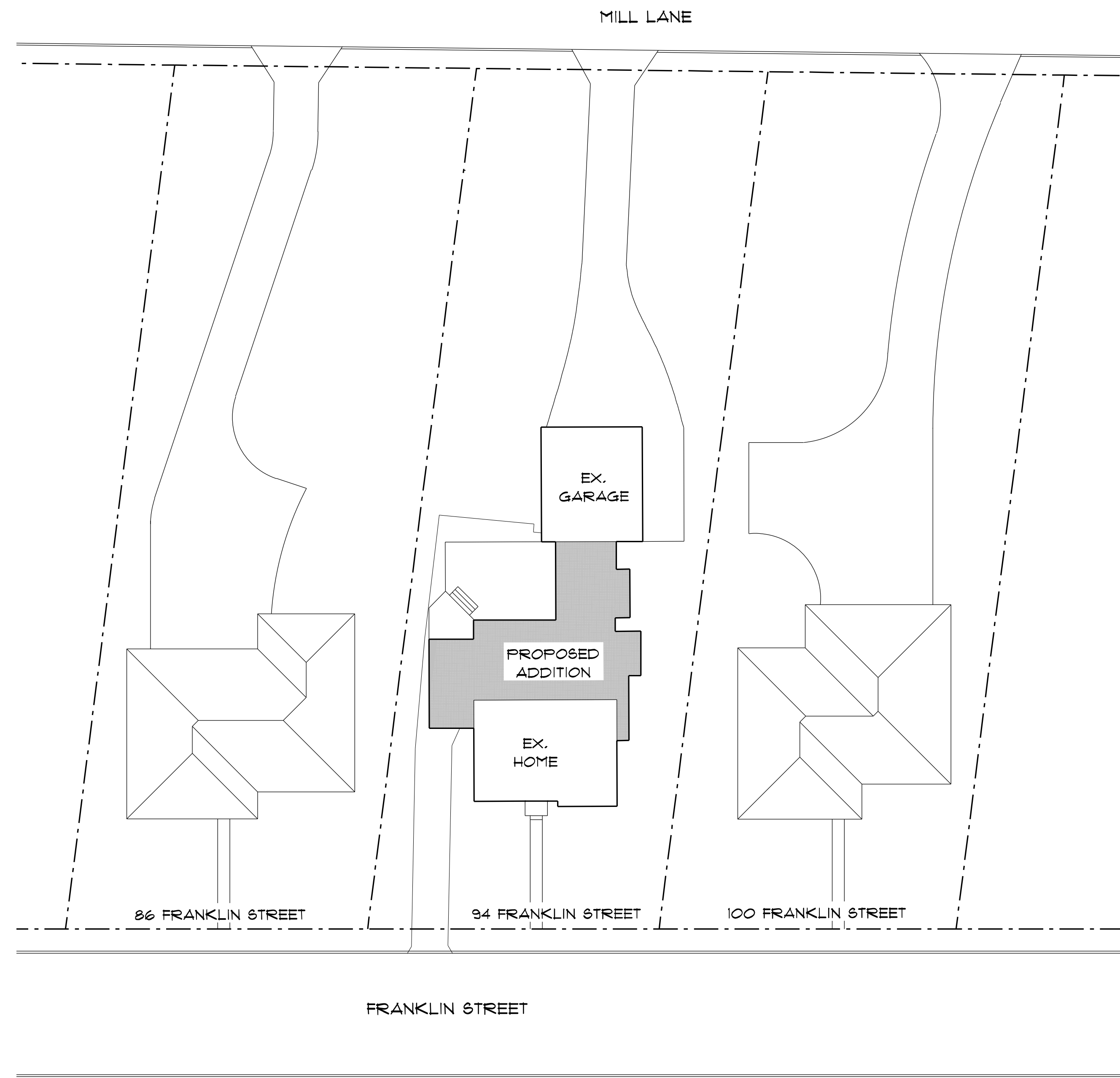
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CRONE RESIDENCE  
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STREET STUDY



**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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DRN	JW	01.29.2021
LAY	EE	09.01.2021
CHK		
FNCH		

DATE	BY	REVISION

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SITE STUDY

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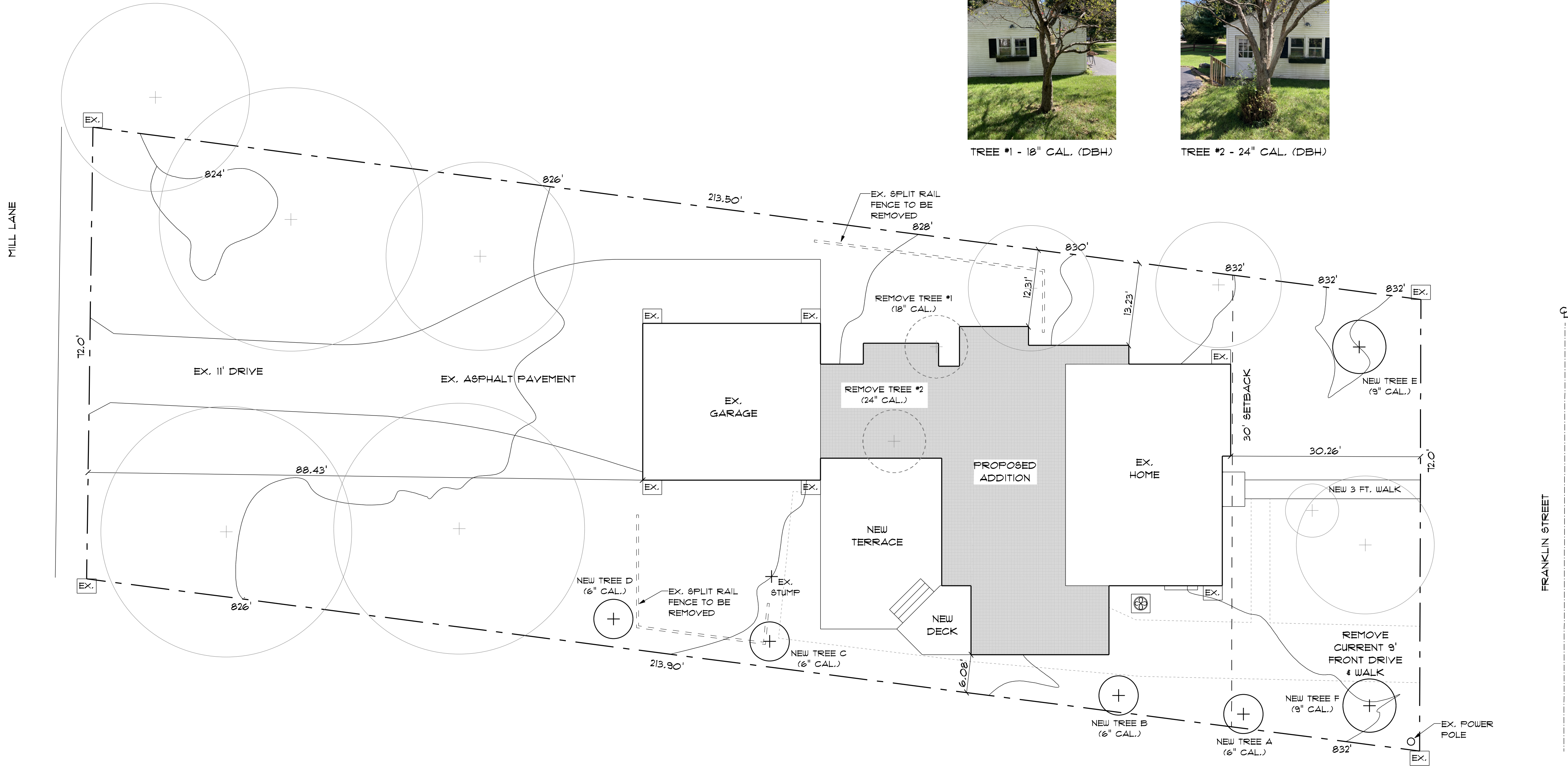
REV	DATE	DESCRIPTION
01	01.29.2021	
02	09.01.2021	



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:	4,306.0 S.F.
TOTAL COVERAGE:	2,881.0 S.F. (18.8%)

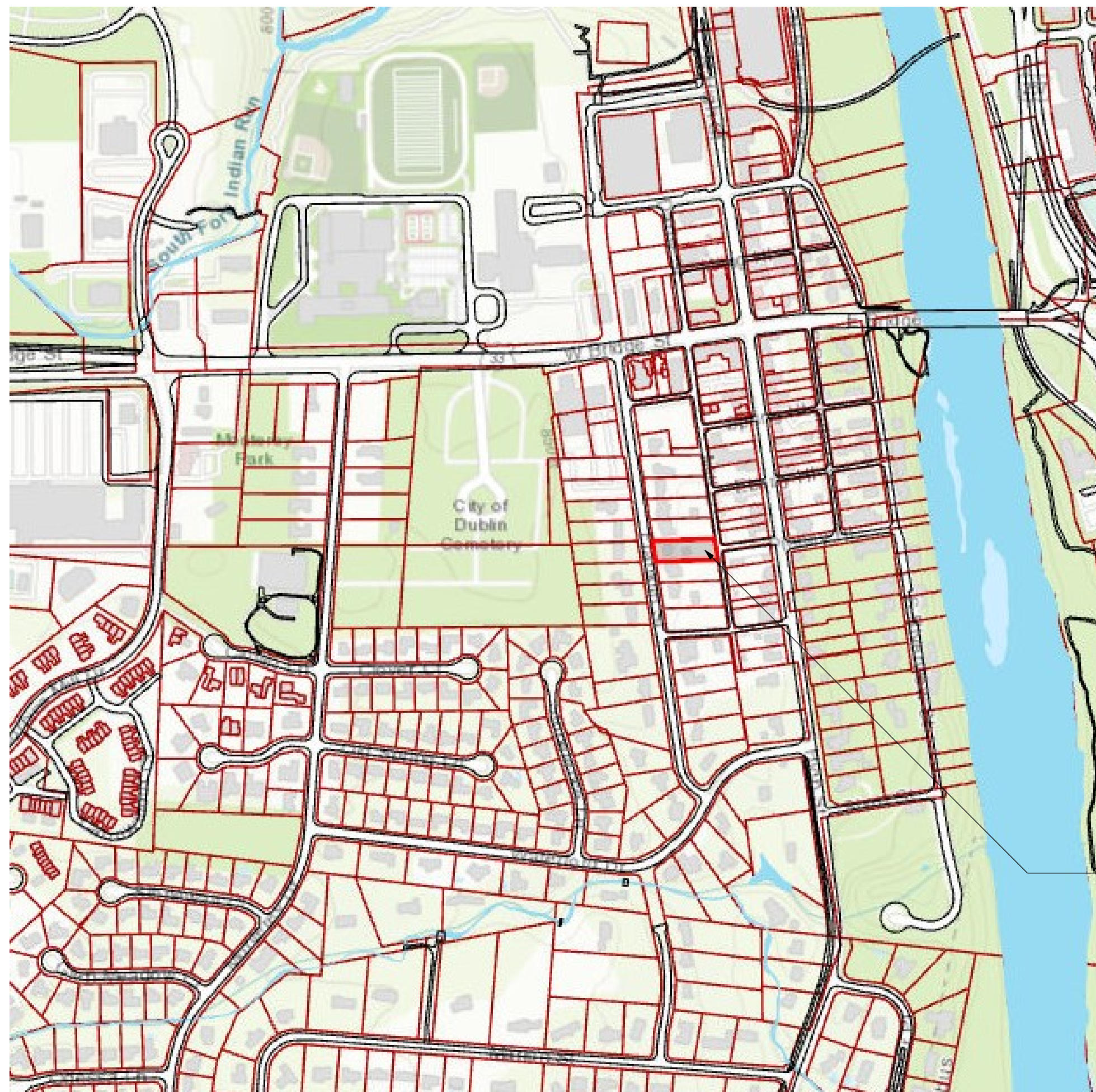
**DEVELOPMENT COVERAGE CALCULATION**

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%)

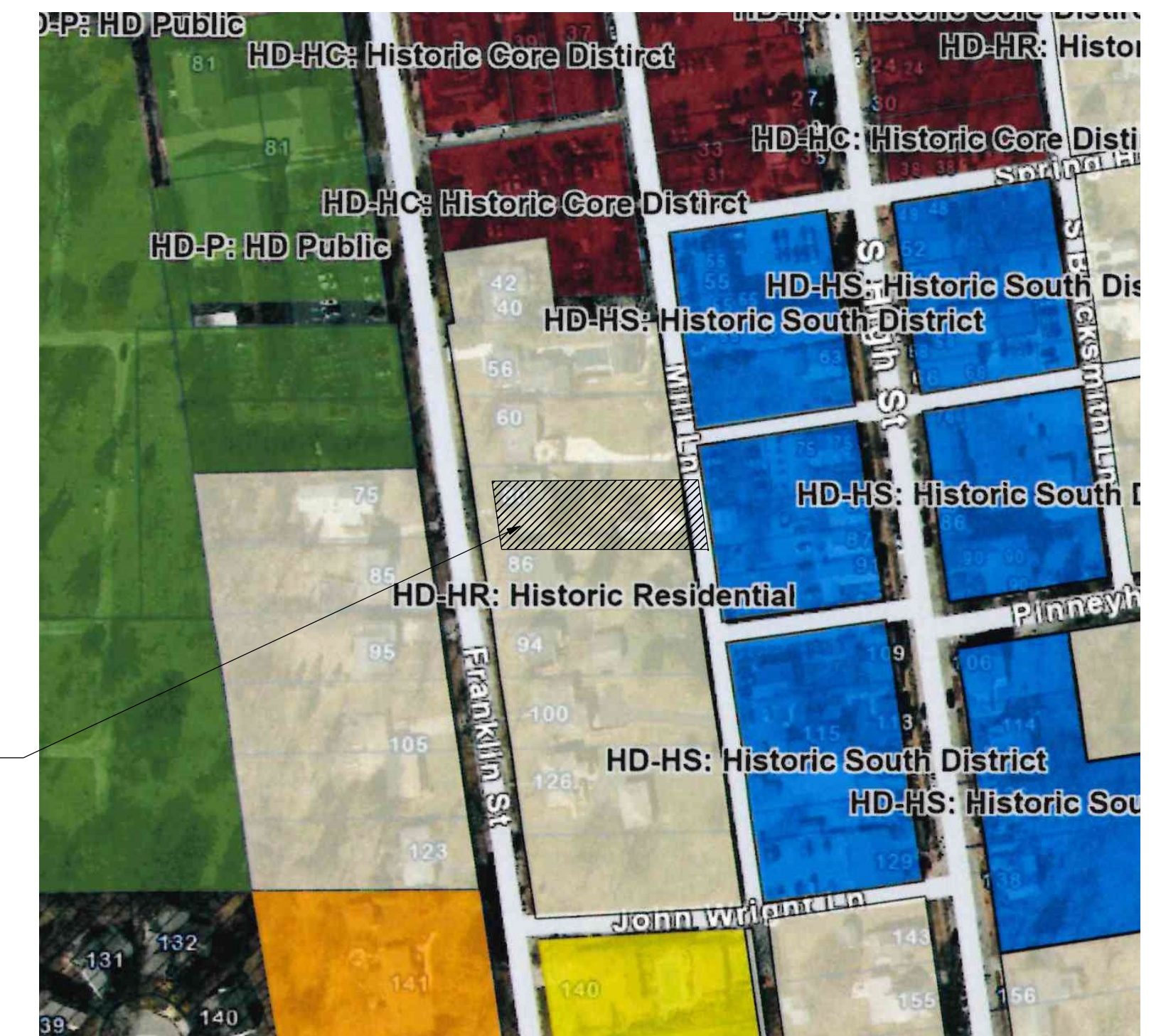
**TREE REPLACEMENT SCHEDULE**

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

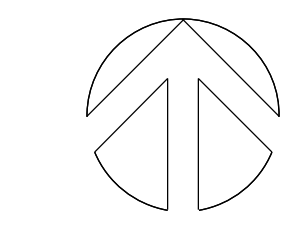
**REPLACEMENT:**  
A 6" CALIPER - SPECIES TBD  
B 6" CALIPER - SPECIES TBD  
C 6" CALIPER - SPECIES TBD  
D 6" CALIPER - SPECIES TBD  
E 9" CALIPER - SPECIES TBD  
F 9" CALIPER - SPECIES TBD  
42" CALIPER REPLACED



VICINITY MAP  
SCALE: NOT TO SCALE



ZONING DISTRICT MAP  
SCALE: NOT TO SCALE



PROJECT SITE  
ZONING DISTRICT  
HD-HR  
Historic District  
Historic Residential

**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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DUBLIN, OH 43011

VICINITY & ZONING MAP

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DATE	BY	REVISION
07.28.2021	JU	
08.01.2021	EE	



105 FRANKLIN STREET



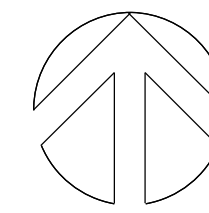
95 FRANKLIN STREET



85 FRANKLIN STREET



FRANKLIN STREET CONTEXT MAP  
SCALE: NOT TO SCALE



86 FRANKLIN STREET



94 FRANKLIN STREET



100 FRANKLIN STREET

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FRANKLIN STREET CONTEXT MAP

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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

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DUBLIN, OH 43011

**94 FRANKLIN EXISTING  
CONDITIONS - PRINCIPAL STRUCTURE**

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DESIGN	JL	07.28.2021
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FINISH		



FRONT ELEVATION



LEFT SIDE ELEVATION

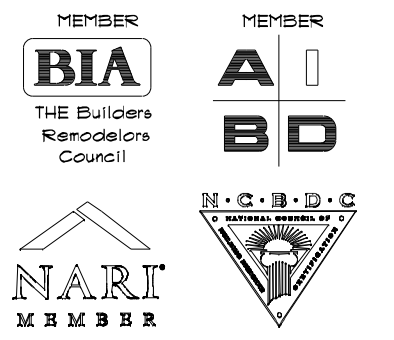


REAR ELEVATION



RIGHT SIDE ELEVATION

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



DATE	BY	REVISION

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DUBLIN, OH 43011

**94 FRANKLIN EXISTING CONDITIONS - DETACHED GARAGE**

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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.

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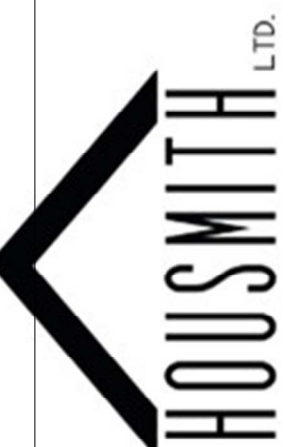
MEMBER



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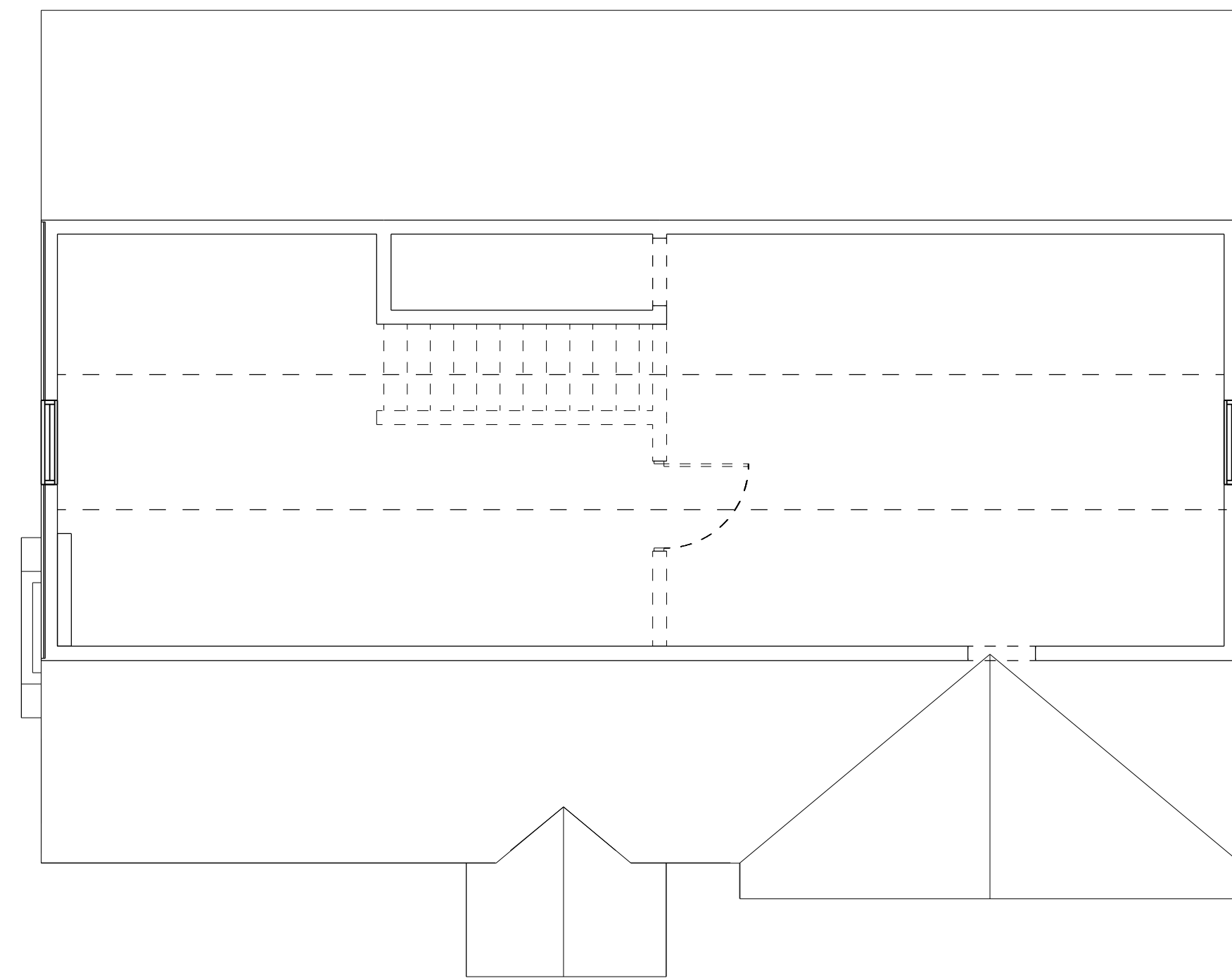
ADJACENT PROPERTIES  
EXISTING CONDITIONS

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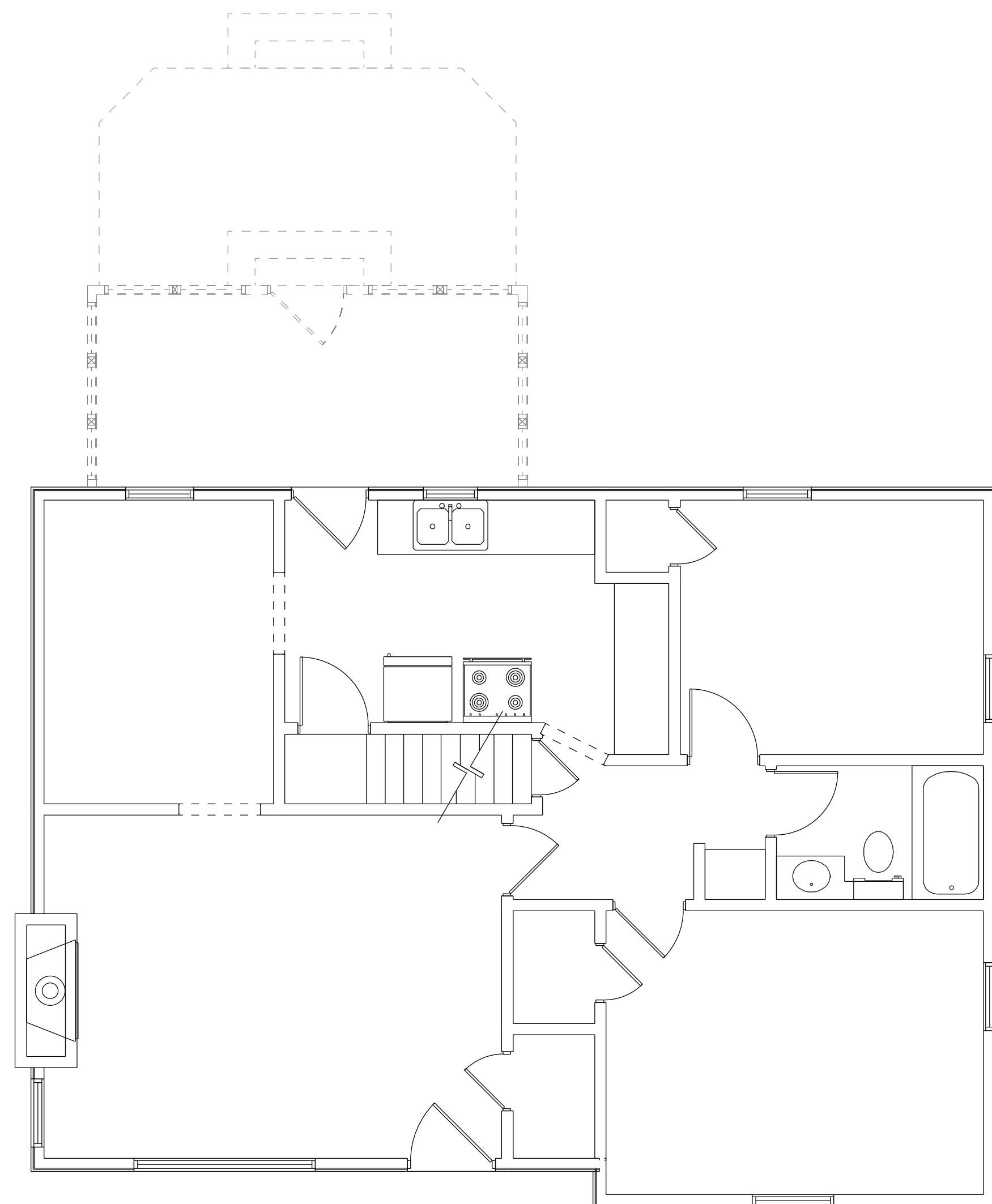
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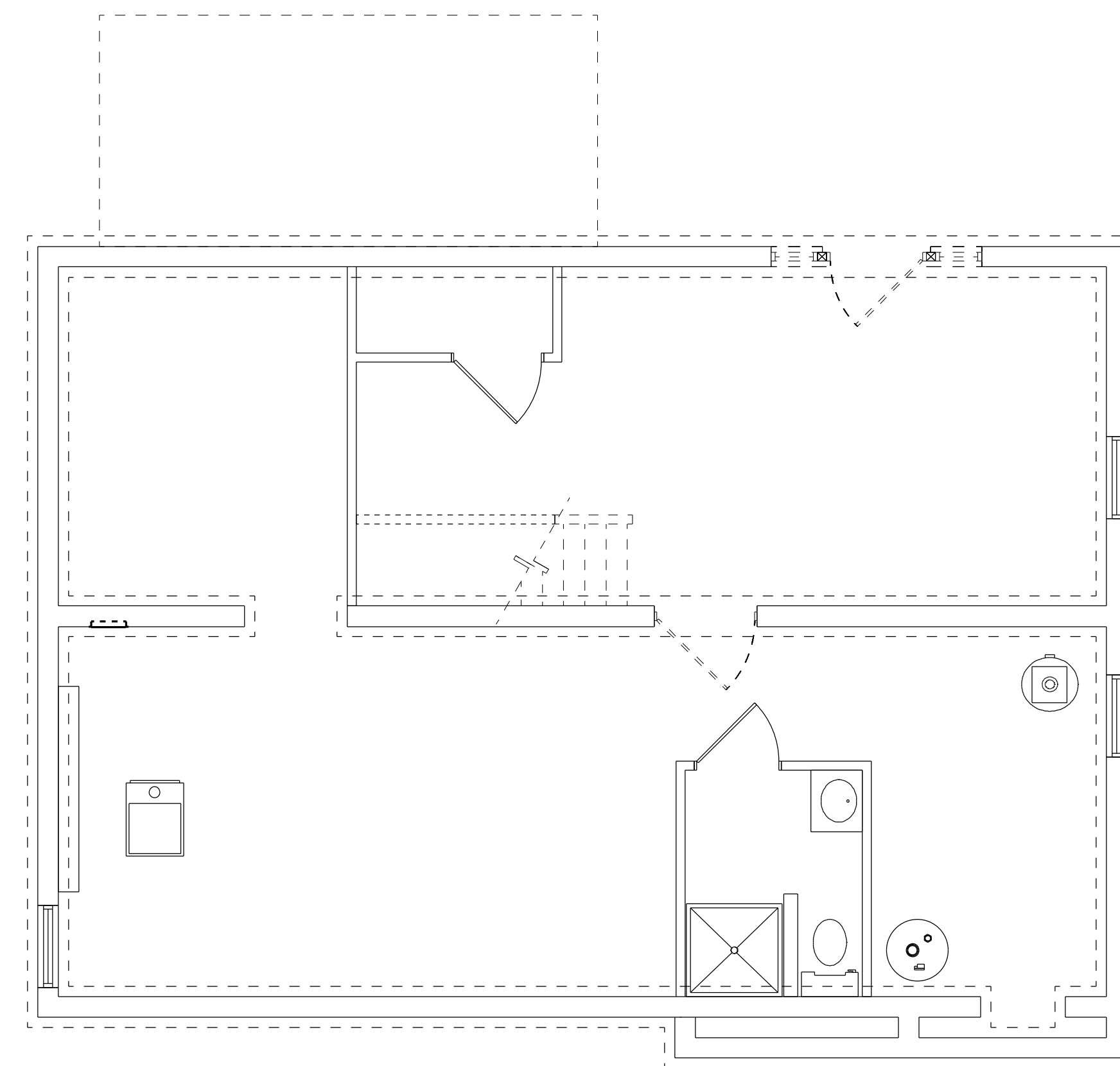




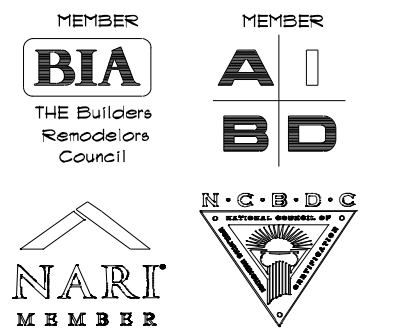
**AS-BUILT DEMO SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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



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



DATE	BY	REVISION

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**AS-BUILT DEMO PLANS**

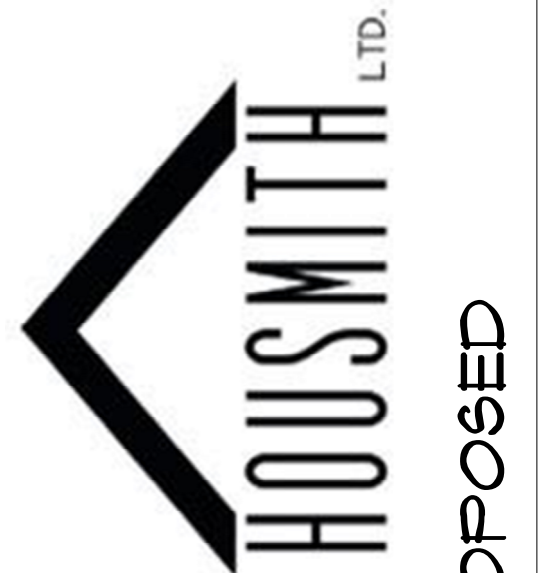
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REV	DATE	BY	CHK
01	01.29.2021		
02	09.01.2021		

DATE	BY	REVISION

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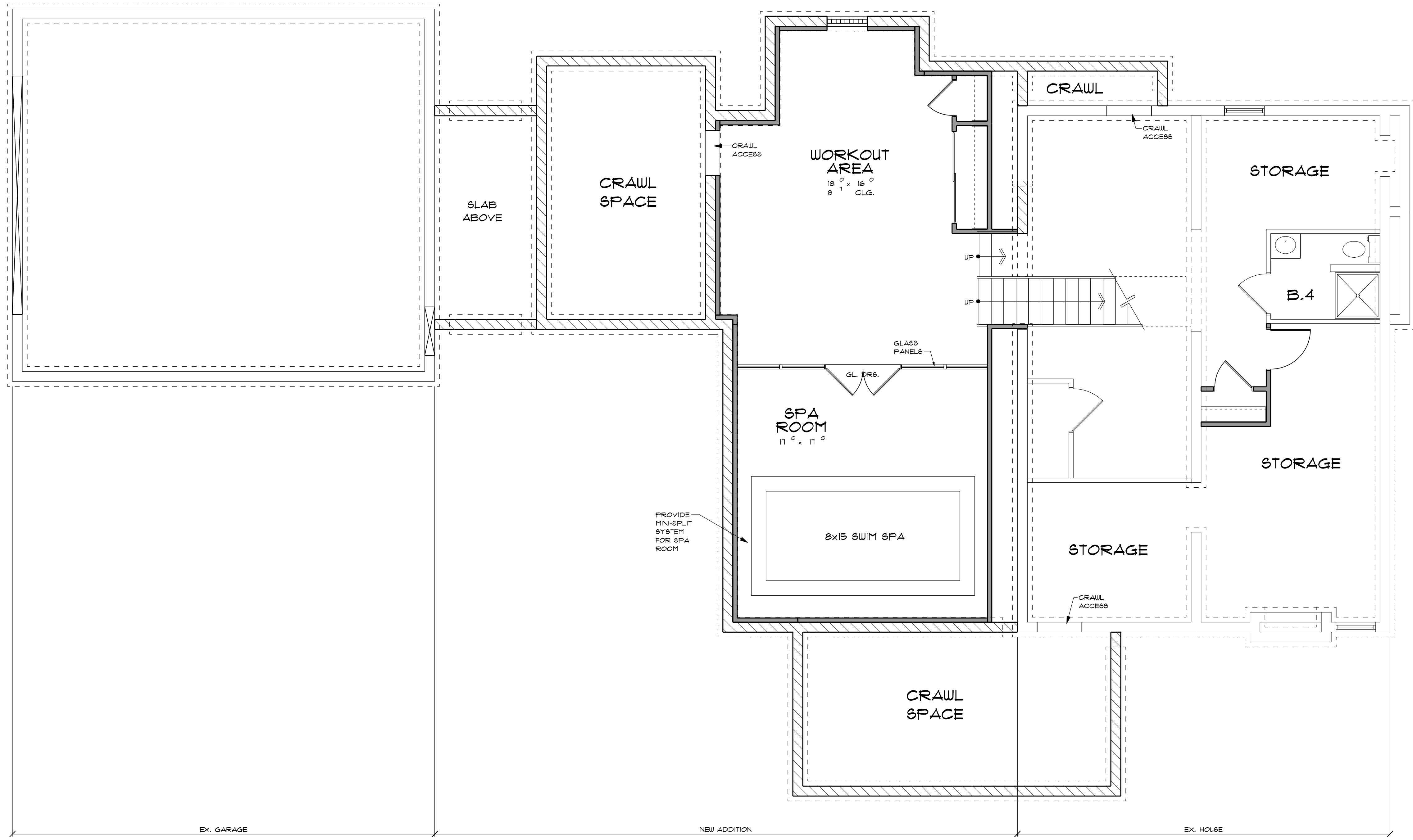
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**LOWER LEVEL PLAN - PROPOSED**

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REV	DATE	DESCRIPTION
01	01.29.2021	
02	09.01.2021	

SHEET: **A.1**

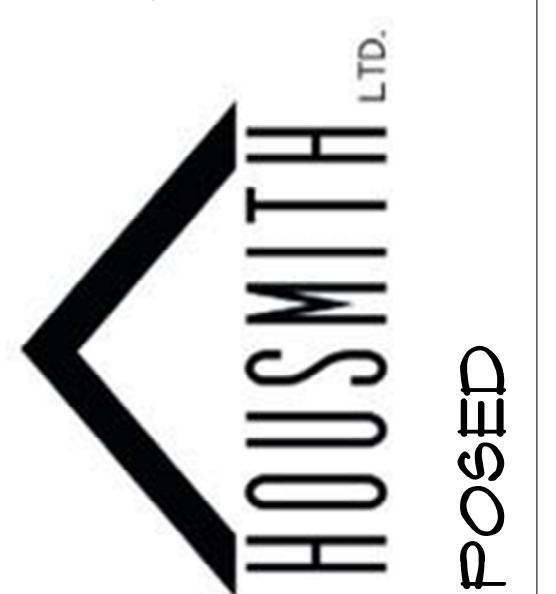


**LOWER LEVEL PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"

DATE	BY	REVISION

ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND/OR DIMENSIONS 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)



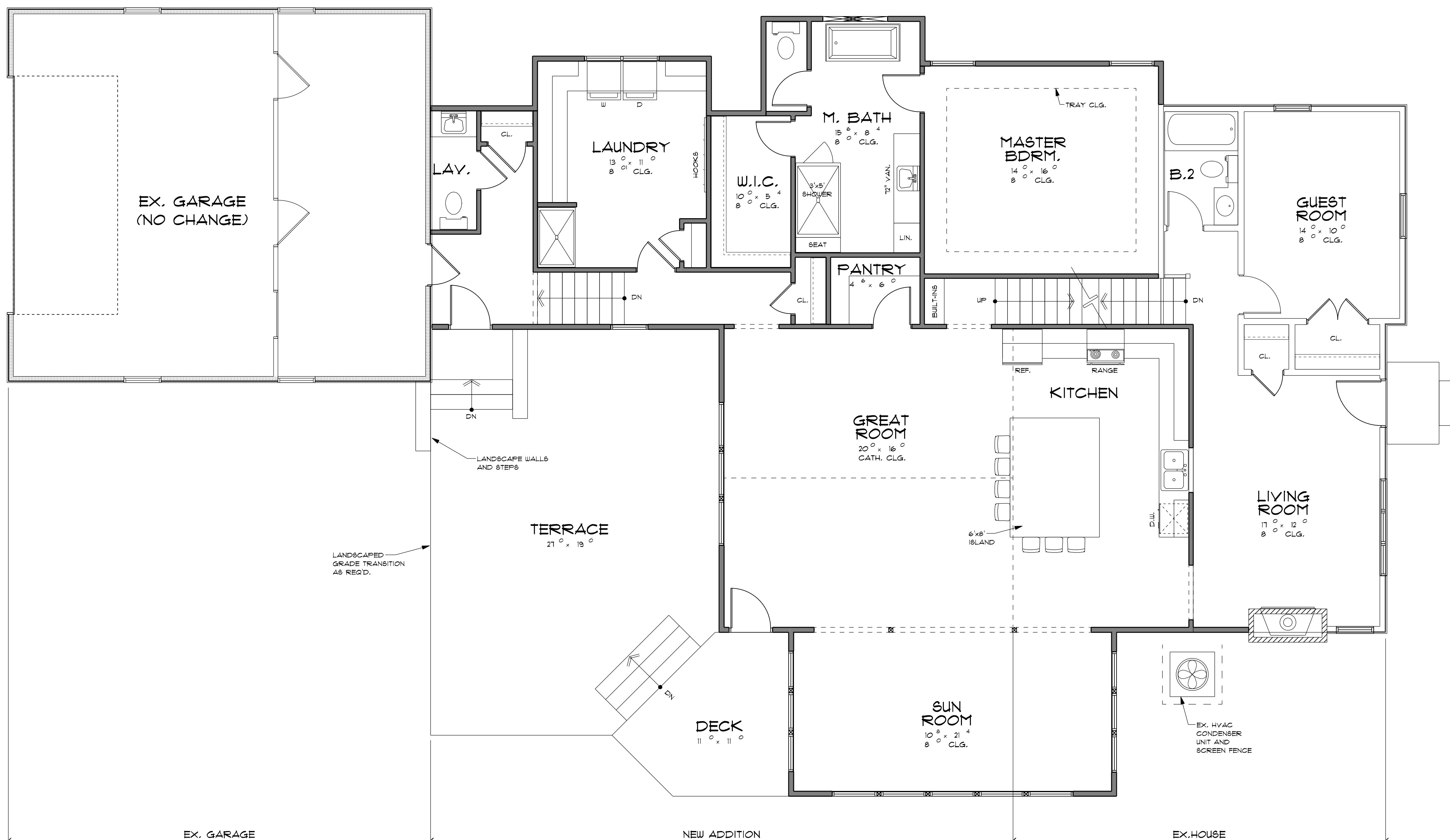
CRONE RESIDENCE  
94 FRANKLIN ST  
DUBLIN, OH 43001

FIRST FLOOR PLAN - PROPOSED

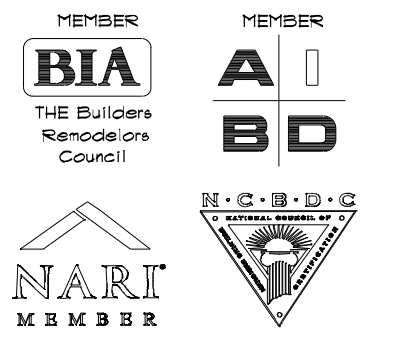
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DESIGN	JW	01.29.2021
LAYOUT	EE	09.01.2021
CHECK		
FINISH		

SHEET: **A.2**



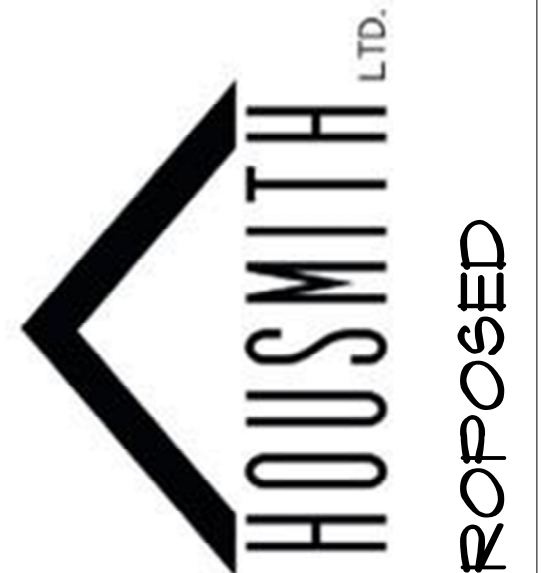
FIRST FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



DATE	BY	REVISION

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 ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

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(21176)



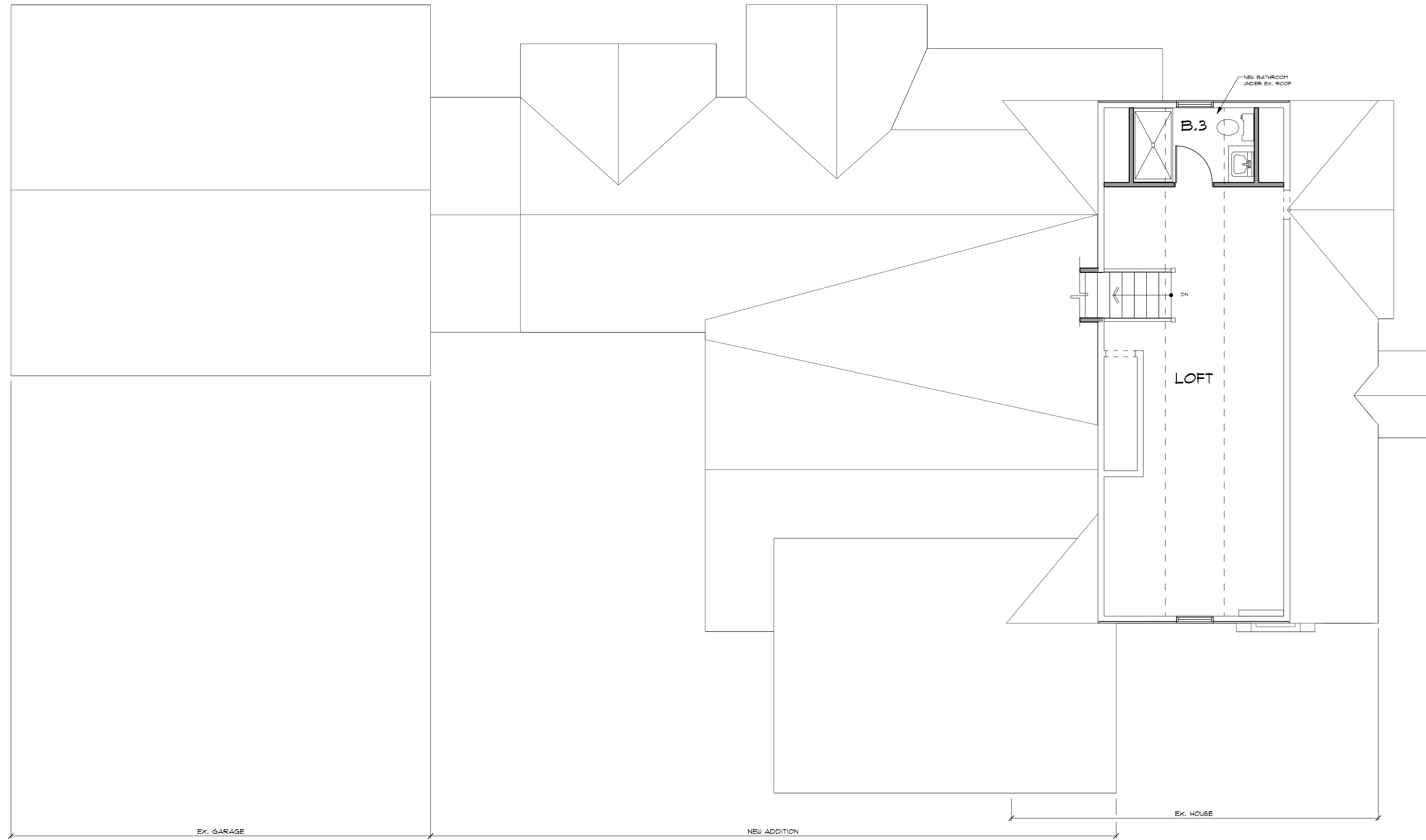
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DUBLIN, OH 43001

**SECOND FLOOR PLAN - PROPOSED**

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DESIGN	JW	01.29.2021
LAYOUT	EE	09.01.2021
CHECK		
FINISH		

SHEET: **A.3**



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



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

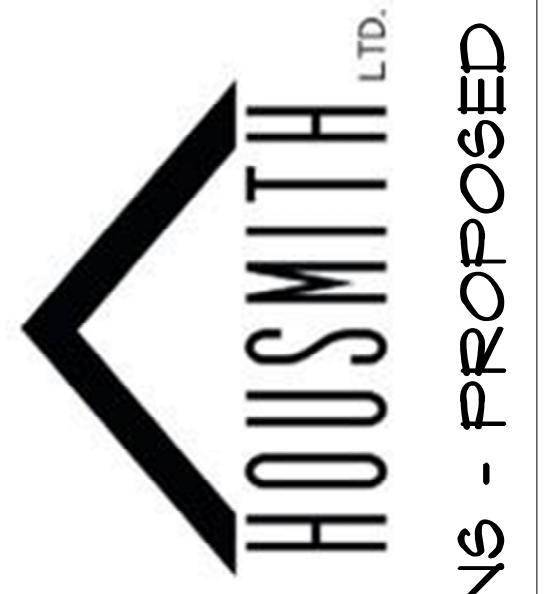


**RIGHT ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

DATE	BY	REVISION

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

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(21176)



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

**FRONT & RIGHT ELEVATIONS - PROPOSED**

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DEN	JW	01.29.2021
LAY	EE	09.01.2021
CHK		
ENCL		



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

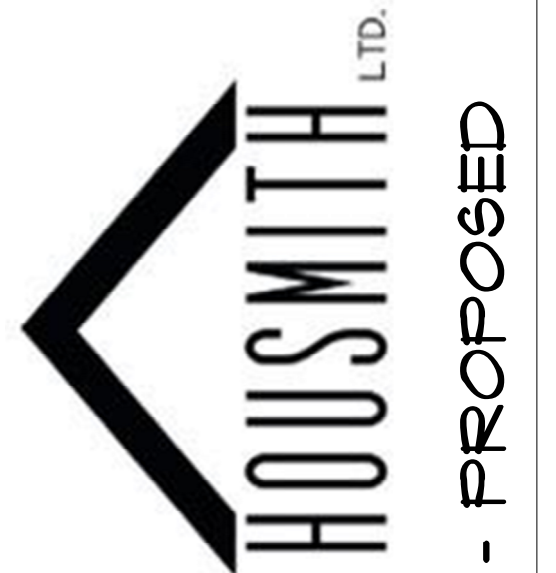


LEFT ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

DATE	BY	REVISION

ANY DISCREPANCIES BETWEEN ANY AND ALL DRAWINGS IN THIS SET OF DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES ACCEPTANCE OF THESE CONDITIONS AND DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

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(21176)



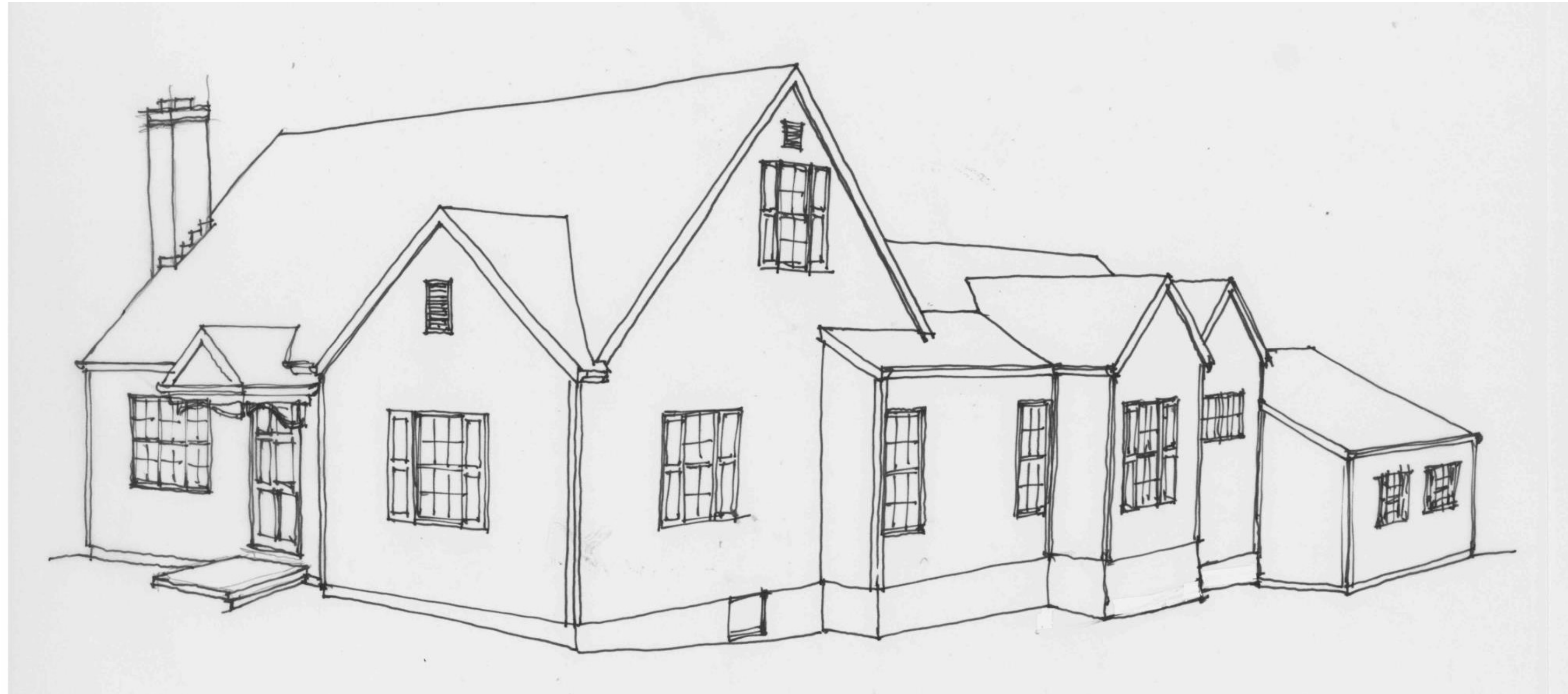
CRONE RESIDENCE  
34 FRANKLIN ST  
DUBLIN, OH 43011

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

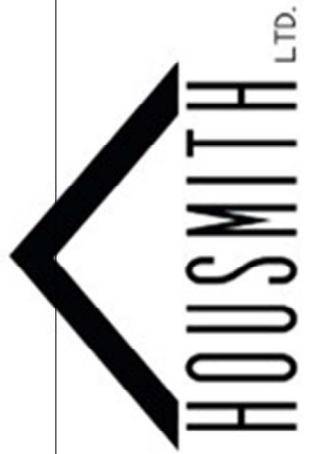


3D PERSPECTIVE VIEW - REAR LEFT CORNER  
SCALE: NOT TO SCALE

DATE	BY	REVISION

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.

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94 FRANKLIN STREET  
DUBLIN, OH 43017

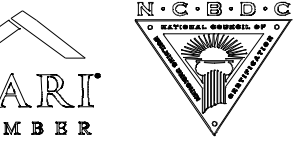
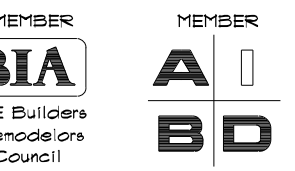
3D PERSPECTIVE VIEWS

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DESIGN	JL	07.28.2021
LAYOUT	EE	09.01.2021
DETAIL		
CHECK		
FINISH		

SHEET:

A.6



DATE	BY	REVISION

ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THESE DOCUMENTS AND/OR DRAWINGS CONTAINED HEREIN 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.

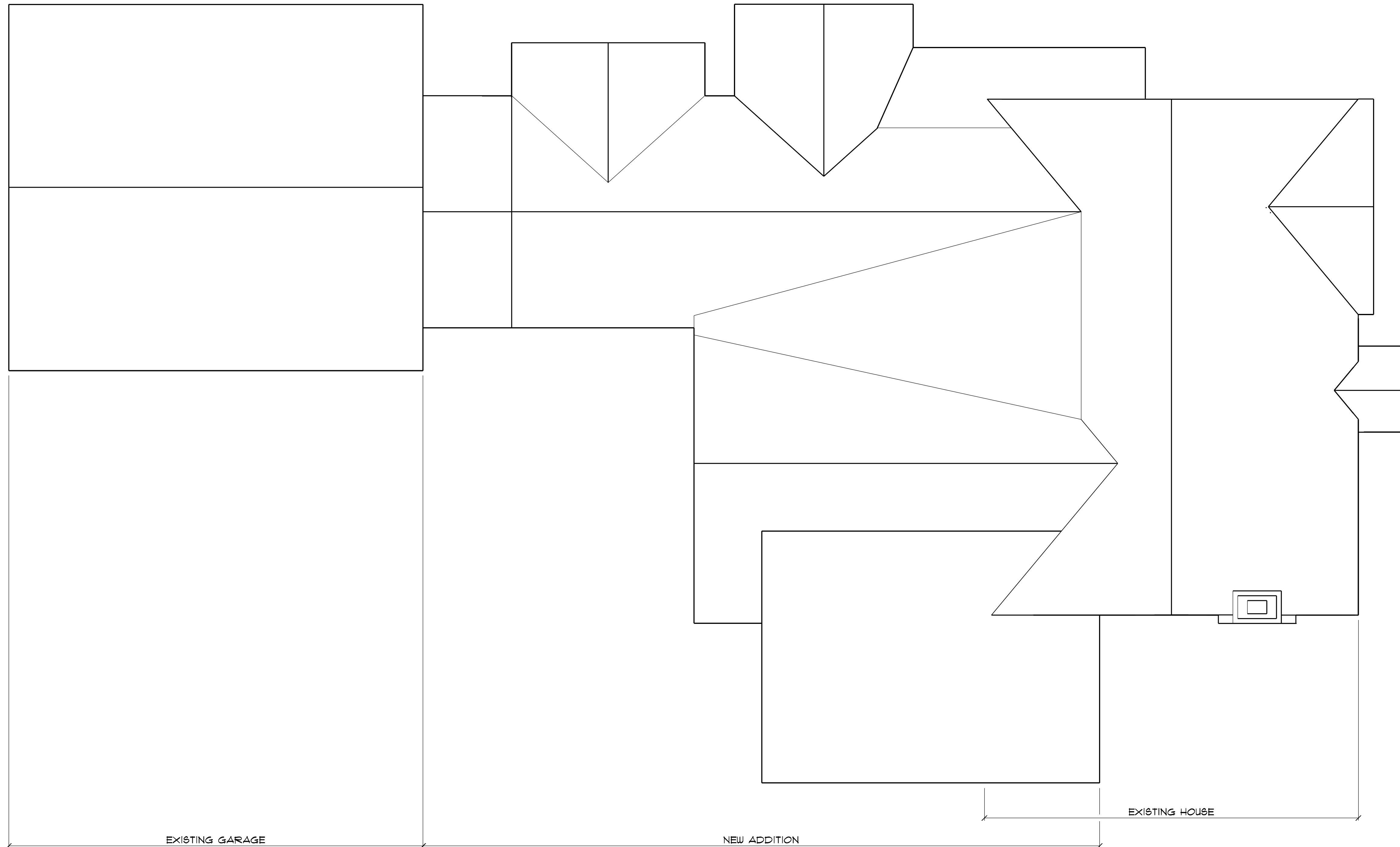
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**CRONE RESIDENCE**  
34 FRANKLIN ST  
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**ROOF PLAN - PROPOSED ARB**

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DESIGN	JW	01.29.2021
LAYOUT	EE	09.01.2021
CHECK		
FINISH		

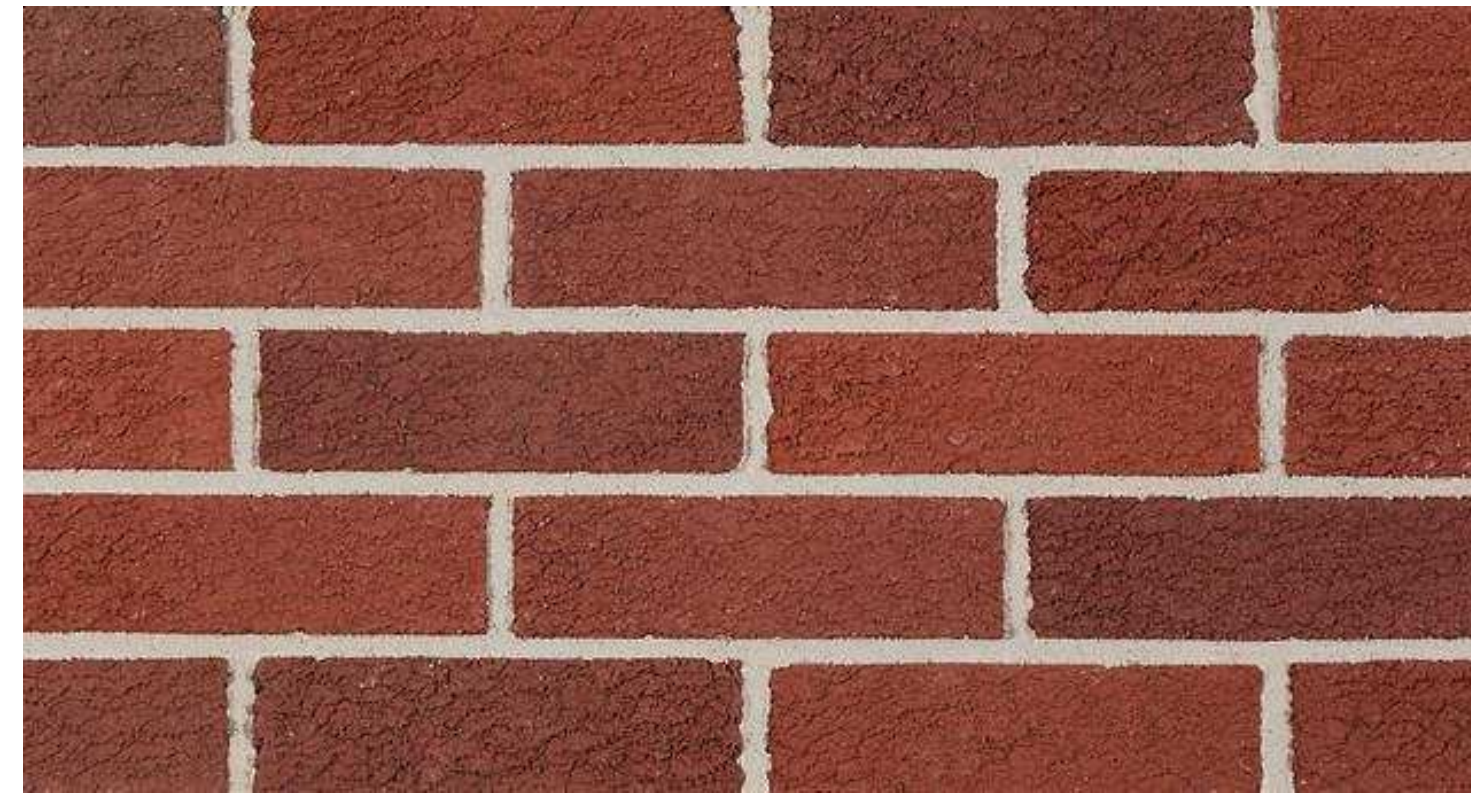


**ROOF PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"





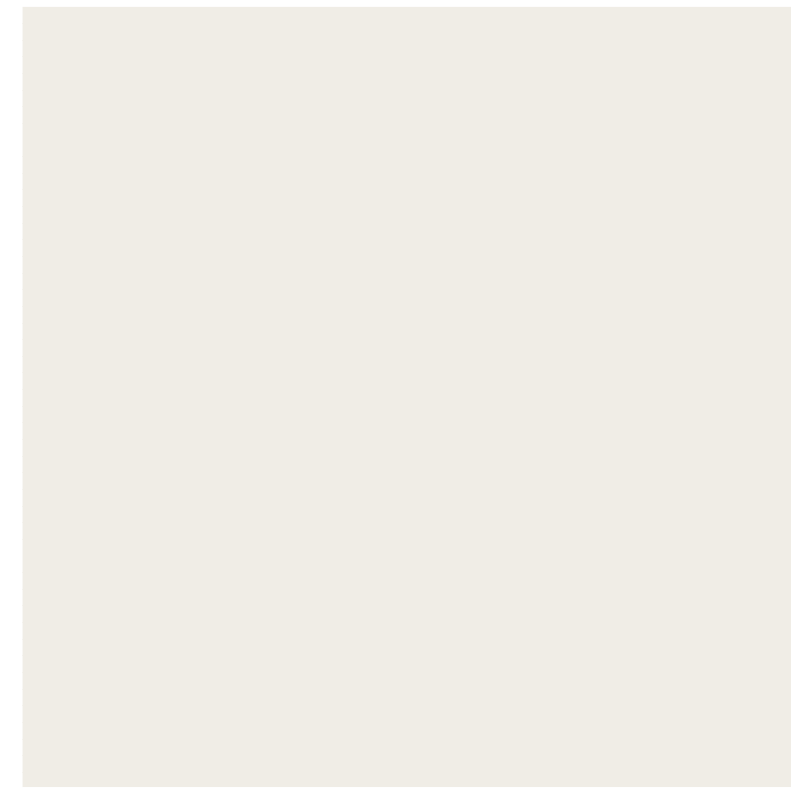
**HORIZONTAL SIDING**  
4" VINYL SIDING - WHITE



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



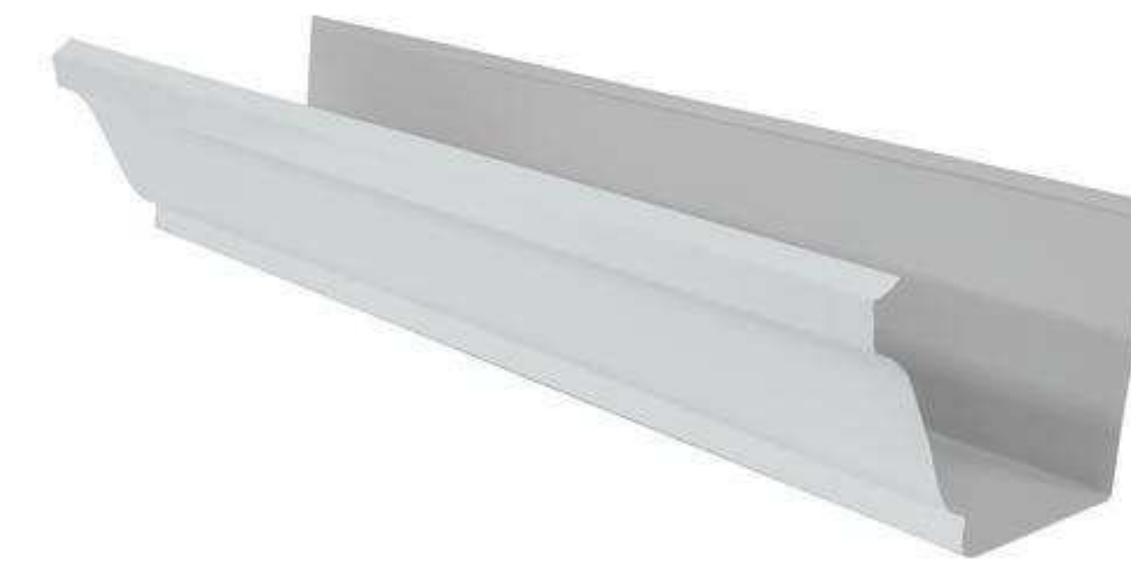
**METAL ROOF - SUN ROOM**  
BLACK STANDING SEAM METAL



**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



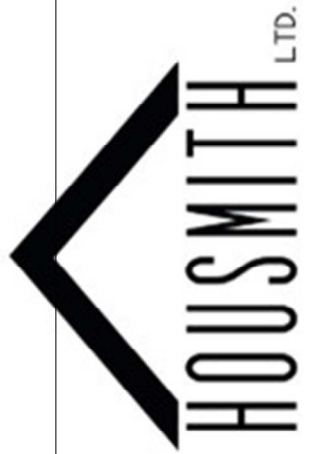
**LIGHT FIXTURES**  
BLACK

**EXTERIOR COLOR SELECTIONS**

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.

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**COLOR SELECTIONS**

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DESIGN	JL	07.28.2021
LAYOUT	EE	09.01.2021
DETAIL		
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