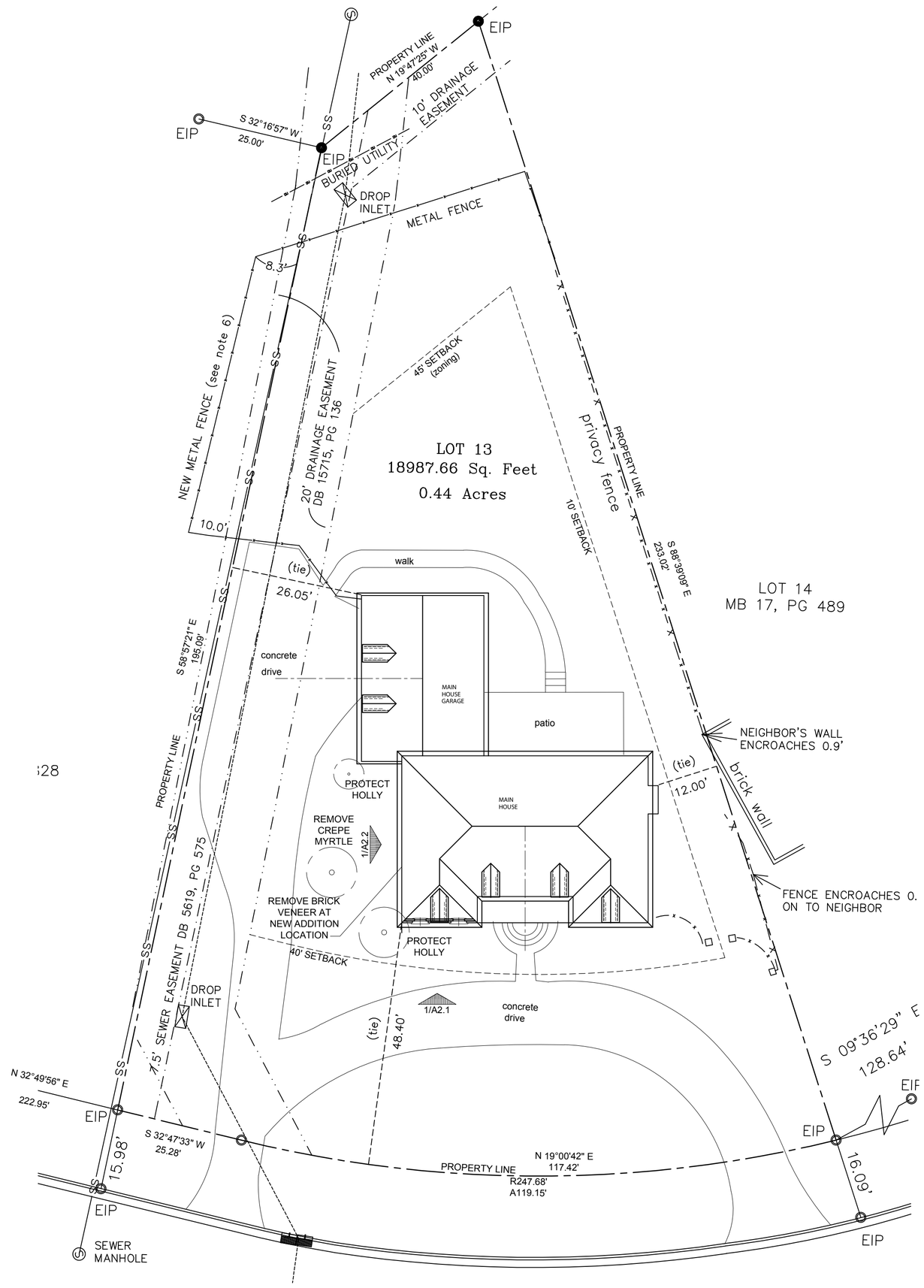
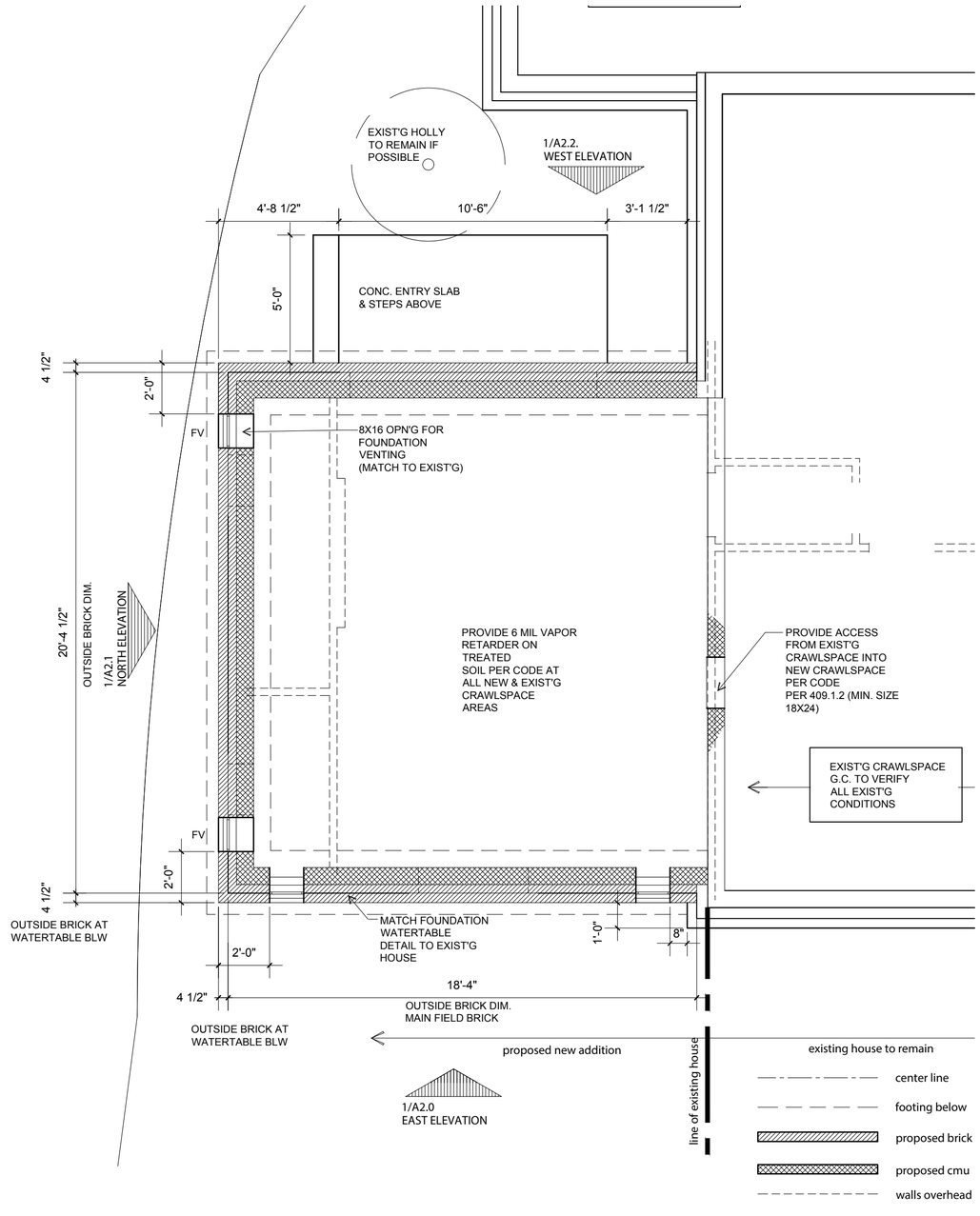
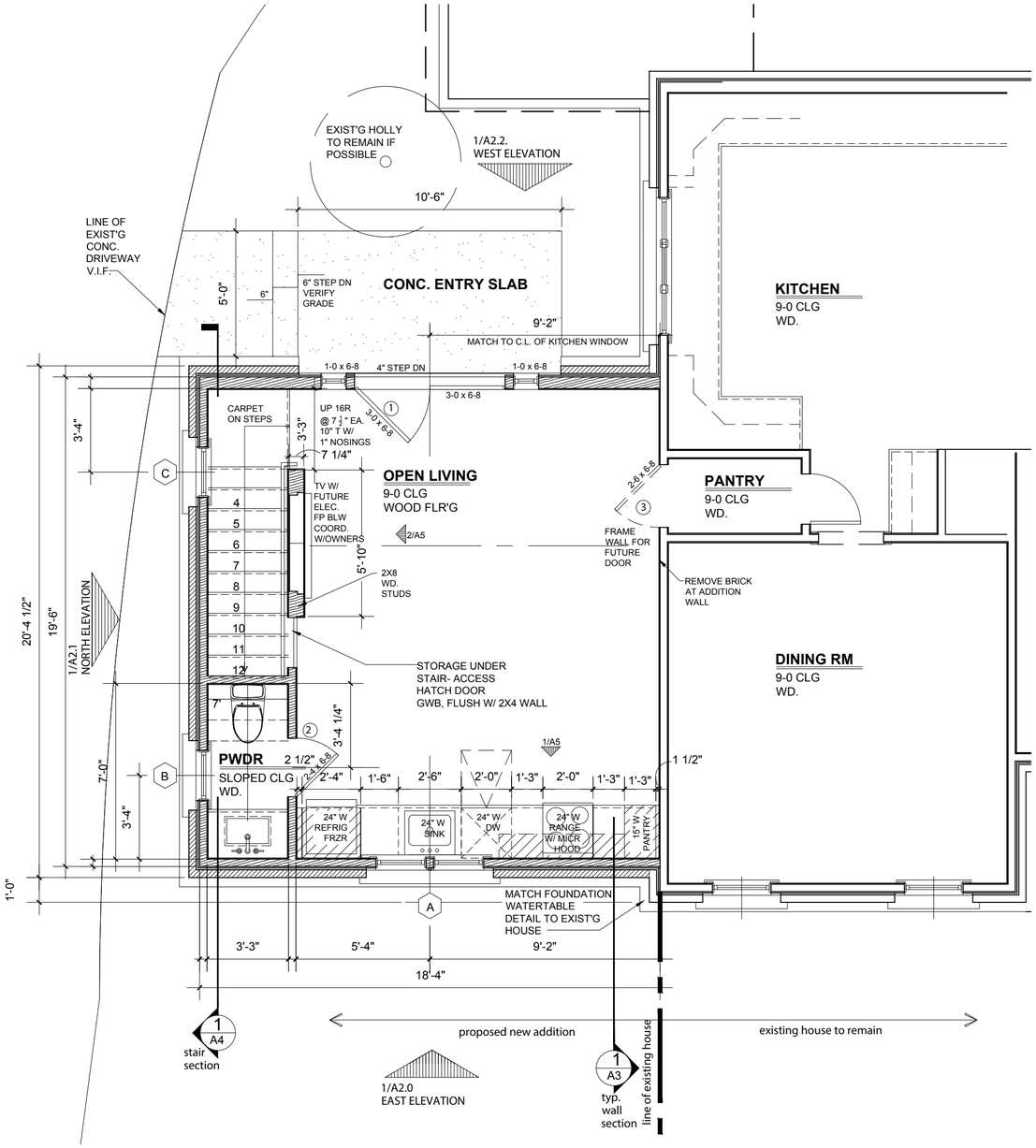
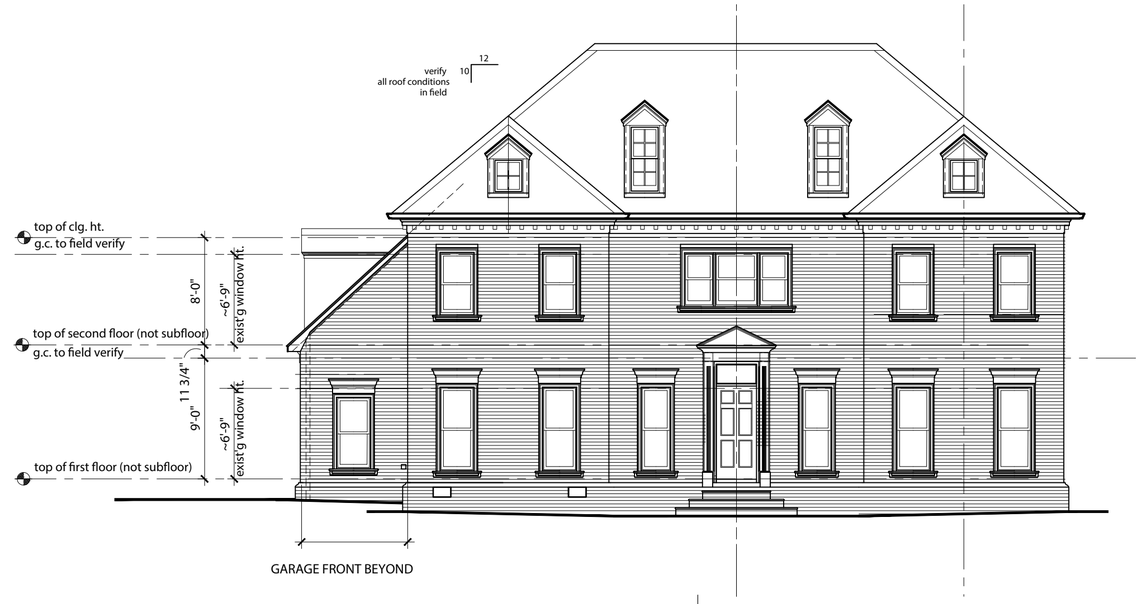

EIP
PROPERTY LINE
N 19°47'25" W
40.00'
10' DRAINAGE EASEMENT
S 32°16'57" W
25.00'
EIP
EIP
BURIED UTILITY
DROP INLET
METAL FENCE
8.3'
NEW METAL FENCE (see note 6)
45' SETBACK (zoning)
20' DRAINAGE EASEMENT DB 15715, PG 136
LOT 13
18987.66 Sq. Feet
0.44 Acres
10' SETBACK
privacy fence
PROPERTY LINE
S 88°39'09" E
239.02'
LOT 14
MB 17, PG 489
10.0'
(tie)
26.05'
walk
concrete drive
MAIN HOUSE GARAGE
patio
S 58°57'21" E
195.09'
PROPERTY LINE
NEIGHBOR'S WALL ENCROACHES 0.9'
(tie)
12.00'
brick wall
PROTECT HOLLY
MAIN HOUSE
REMOVE CREPE MYRTLE
1/A2.2
FENCE ENCROACHES 0.
ON TO NEIGHBOR
REMOVE BRICK VENEER AT NEW ADDITION LOCATION
PROTECT HOLLY
40' SETBACK
7.5' SEWER EASEMENT DB 5619, PG 575
DROP INLET
1/A2.1
concrete drive
(tie)
48.40'
S 09°36'29" E
128.64'
N 32°49'56" E
222.95'
EIP
S 32°47'33" W
25.28'
15.98'
EIP
PROPERTY LINE
N 19°00'42" E
117.42'
R247.68'
A119.15'
EIP
16.09'
EIP
SEWER MANHOLE

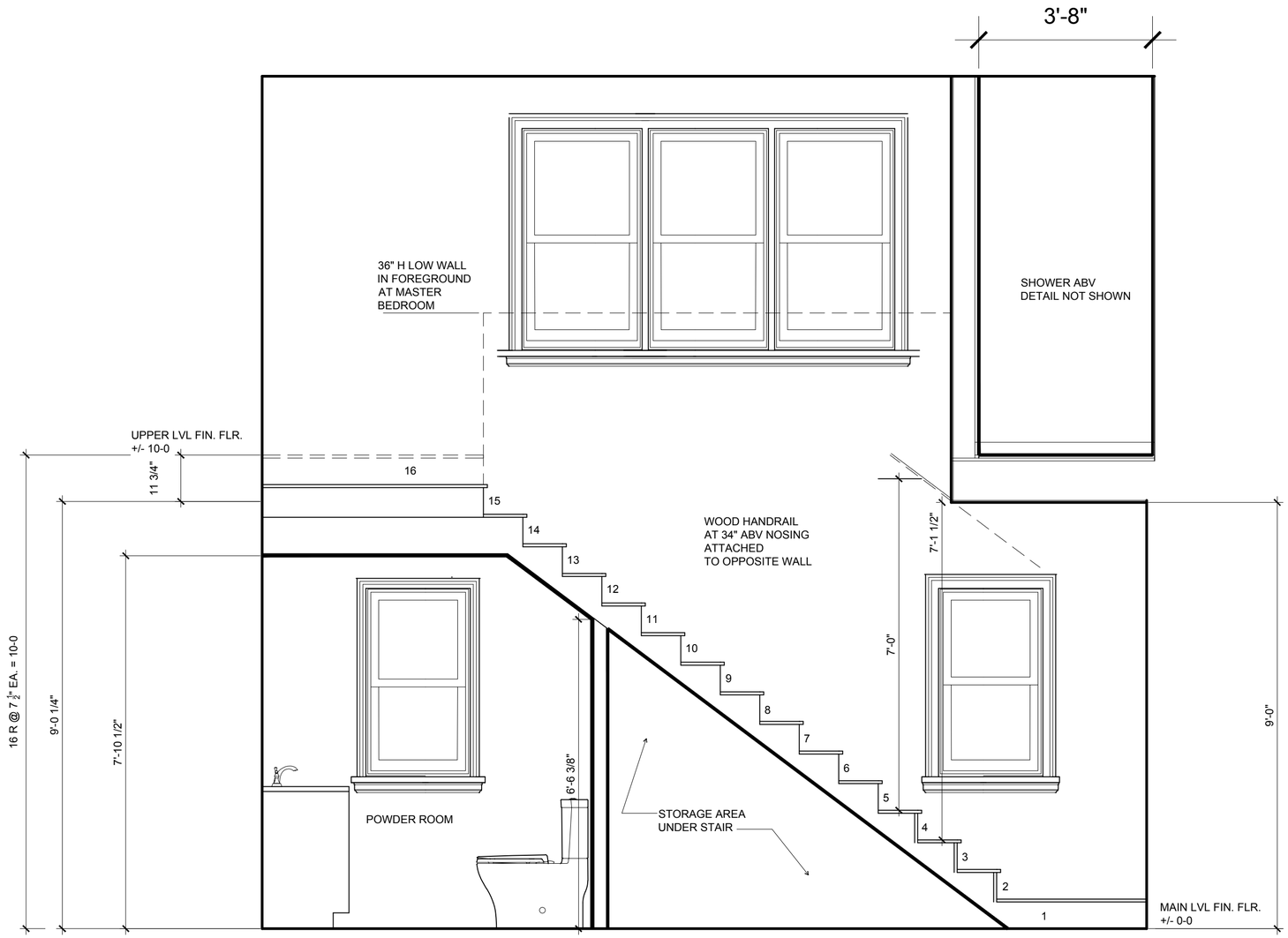
:28


EXIST'G HOLLY
TO REMAIN IF
POSSIBLE
1/A2.2.
WEST ELEVATION
4'-8 1/2"
10'-6"
3'-1 1/2"
5'-0"
CONC. ENTRY SLAB
& STEPS ABOVE
4 1/2"
2'-0"
FV
8X16 OPN'G FOR
FOUNDATION
VENTING
(MATCH TO EXIST'G)
20'-4 1/2"
OUTSIDE BRICK DIM.
1/A2.1
NORTH ELEVATION
PROVIDE 6 MIL VAPOR
RETARDER ON
TREATED
SOIL PER CODE AT
ALL NEW & EXIST'G
CRAWLSPACE
AREAS
PROVIDE ACCESS
FROM EXIST'G
CRAWLSPACE INTO
NEW CRAWLSPACE
PER CODE
PER 409.1.2 (MIN. SIZE
18X24)
EXIST'G CRAWLSPACE
G.C. TO VERIFY
ALL EXIST'G
CONDITIONS
FV
2'-0"
4 1/2"
OUTSIDE BRICK AT
WATERTABLE BLW
MATCH FOUNDATION
WATERTABLE
DETAIL TO EXIST'G
HOUSE
1'-0"
8"
2'-0"
18'-4"
4 1/2"
OUTSIDE BRICK DIM.
MAIN FIELD BRICK
OUTSIDE BRICK AT
WATERTABLE BLW
proposed new addition
1/A2.0
EAST ELEVATION
line of existing house
existing house to remain
center line
footing below
proposed brick
proposed cmu
walls overhead


EXIST'G HOLLY
TO REMAIN IF
POSSIBLE
1/A2.2.
WEST ELEVATION
10'-6"
LINE OF
EXIST'G
CONC.
DRIVEWAY
V.I.F.
5'-0"
6"
6" STEP DN
VERIFY
GRADE
CONC. ENTRY SLAB
9'-2"
MATCH TO C.L. OF KITCHEN WINDOW
1-0 x 6-8
4" STEP DN
1-0 x 6-8
3-0 x 6-8
KITCHEN
9-0 CLG
WD.
CARPET
ON STEPS
UP 16R
@ 7 1/2" EA.
10" T W/
1" NOSINGS
3'-3"
7 1/4"
3'-4"
OPEN LIVING
9-0 CLG
WOOD FLR'G
TV W/
FUTURE
ELEC.
FP BLW
COORD.
W/OWNERS
2/A5
5'-10"
2X8
WD.
STUDS
PANTRY
9-0 CLG
WD.
FRAME
WALL FOR
FUTURE
DOOR
REMOVE BRICK
AT ADDITION
WALL
20'-4 1/2"
19'-6"
1/A2.1
NORTH ELEVATION
STORAGE UNDER
STAIR- ACCESS
HATCH DOOR
GWB, FLUSH W/ 2X4 WALL
DINING RM
9-0 CLG
WD.
PWDR
2 1/2"
SLOPED CLG
WD.
3'-4 1/4"
1/A5
1 1/2"
7'-0"
2'-4"
1'-6"
2'-6"
2'-0"
1'-3"
2'-0"
1'-3"
1'-3"
24" W
REFRIG
FRZR
24" W
SINK
24" W
DW
24" W
RANGE
W/ MICR
HOOD
15" W
PANTRY
3'-4"
1'-0"
MATCH FOUNDATION
WATERTABLE
DETAIL TO EXIST'G
HOUSE
3'-3"
5'-4"
9'-2"
18'-4"
stair
section
proposed new addition
1/A2.0
EAST ELEVATION
typ.
wall
section
line of existing house
existing house to remain


verify
all roof conditions
in field
12
10
top of clg. ht.
g.c. to field verify
top of second floor (not subfloor)
g.c. to field verify
top of first floor (not subfloor)
8'-0"
~6'-9"
exist'g window ht.
11 3/4"
9'-0"
~6'-9"
exist'g window ht.
GARAGE FRONT BEYOND

FLAT ROOF (SEE ROOF PLAN)
MATCH NEW DORMER TO EXIST'G SMALL DORMER
MATCH EXIST'G ARCH'L ASPHALT SHINGLES & DETAILS
MATCH GUTTER/DOWNSPOUT FRIEZE/DENTAL MOULDING & FASCIA TRIM TO EXIST'G & ALIGN NEW TO EXIST'G
MATCH EXIST'G WINDOWS, TRIM & DETAILS
MTL. FLASHING @ ROOF TO VERTICAL
12
10
1
A3
typ. wall section
top of clg ht.
g.c. to field verify
8'-0"
existing second floor ceiling ht.
6'-9 1/2"
existing window ht.
MATCH EXIST'G BRICK VENEER & BANDING DETAILS
5'-0"
D
Egress
top of second floor (not subfloor)
g.c. to field verify
window seat ht.
1'-6"
clg ht.
11 3/4"
9'-0"
existing first floor ceiling height
7'-2"
first flr. window ht.
MATCH EXIST'G BRICK WATERTABLE DETAIL
3'-0"
A
top of first floor (not subfloor) to match exist'g
ds
ds
18'-4"
new two story addition


3'-8"
36" H LOW WALL
IN FOREGROUND
AT MASTER
BEDROOM
SHOWER ABV
DETAIL NOT SHOWN
UPPER LVL FIN. FLR.
+/- 10-0
11 3/4"
16 R @ 7 1/2" EA. = 10-0
9'-0 1/4"
7'-10 1/2"
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
WOOD HANDRAIL
AT 34" ABV NOSING
ATTACHED
TO OPPOSITE WALL
7'-1 1/2"
7'-0"
9'-0"
6'-6 3/8"
POWDER ROOM
STORAGE AREA
UNDER STAIR
MAIN LVL FIN. FLR.
+/- 0-0