

ZONING REVIEW

PARCEL ID 14008336-7

**R5 MEDIUM DENSITY RESIDENTIAL DISTRICT
HUBBARD FARMS HISTORIC DISTRICT**

W W GRAND BLVD S 20 FT OF W 130 FT OF 17 W
130 FT OF 16 AND VAC ALLEY ADJ BLK 5 B HUB-
BARDS SUB L5 P49 PLATS, W C R 14/27 60 X 135

Setbacks

Front 20'
Side 4' / 14' combined
Rear 30'

Accessory Structures

Max Height = 15'

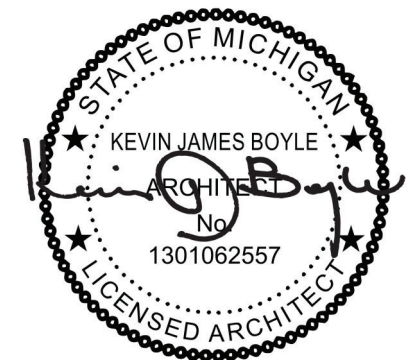
Maximum Lot Coverage

35%

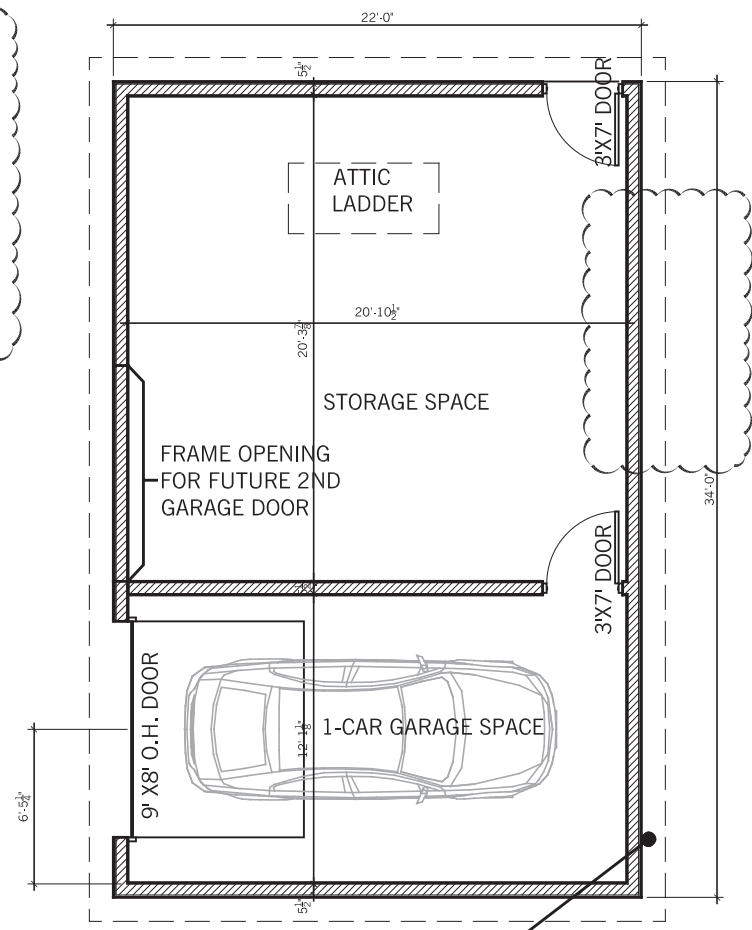


SITE PLAN

SCALE: 1" = 10'



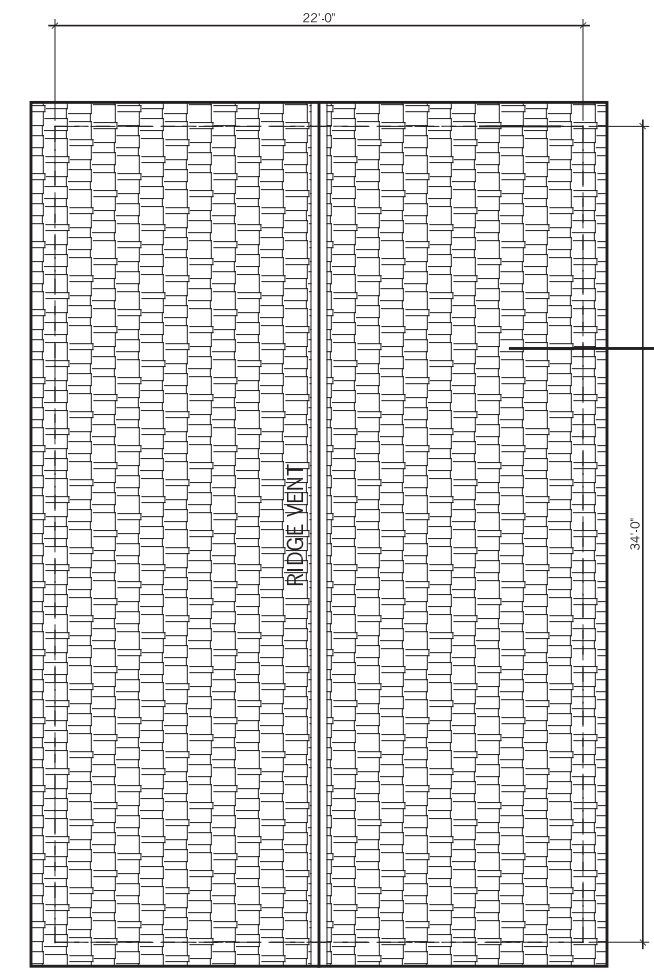
- NOTES:
1. ELECTRICAL TO BE DESIGN/BUILD BY CONTRACTOR
 2. PROVIDE A TOTAL OF 4 INTERIOR GFI OUTLETS - LOCATIONS BY OWNER
 3. PROVIDE POWER FOR GARAGE DOOR OPENER
 4. PROVIDE OVERHEAD LED INTERIOR LIGHTING IN GARAGE SPACE, STORAGE SPACE AND ATTIC - FIXTURE SELECTION BY OWNER



LOCATION OF EXISTING ELECTRICAL CONDUIT FED FROM EXISTING HOUSE. VERIFY CONDITION AT TIME OF DEMOLITION

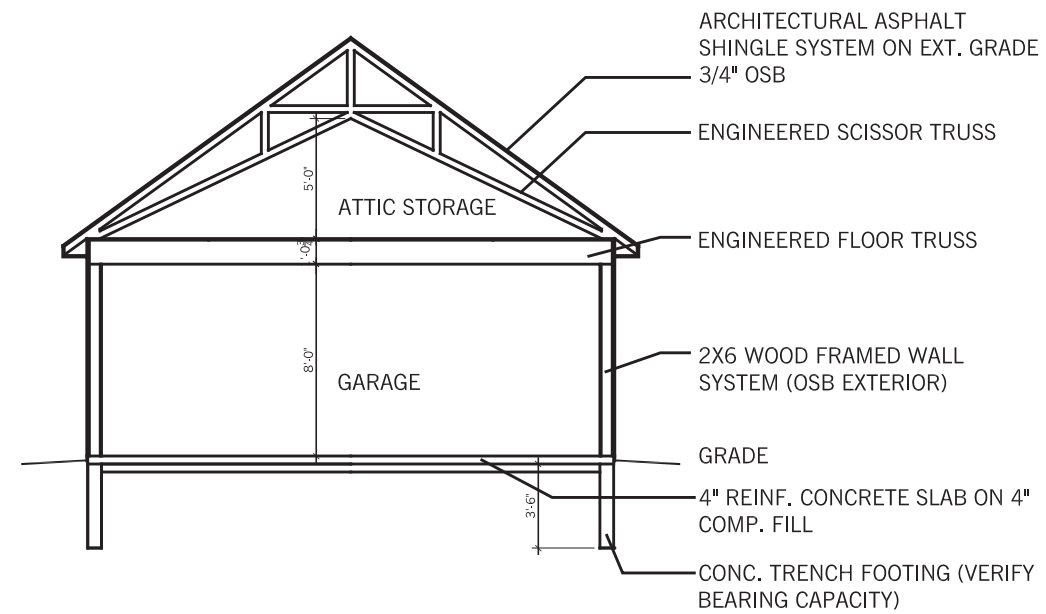
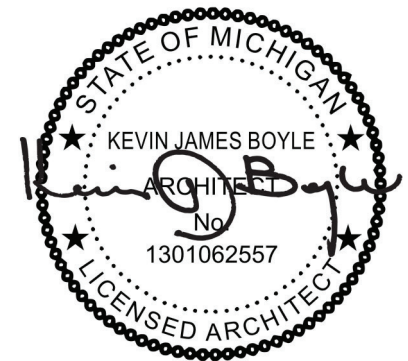
1ST FLR PLAN

NOTE: ALL PAINTED WOOD (SHAKES, BOARD/BATTEN, FASCIA, TRIM) COLORS TO MATCH EXISTING HOUSE COLOR. "GREEN" COLOR TO BE COLOR MATCHED BY PAINTER.



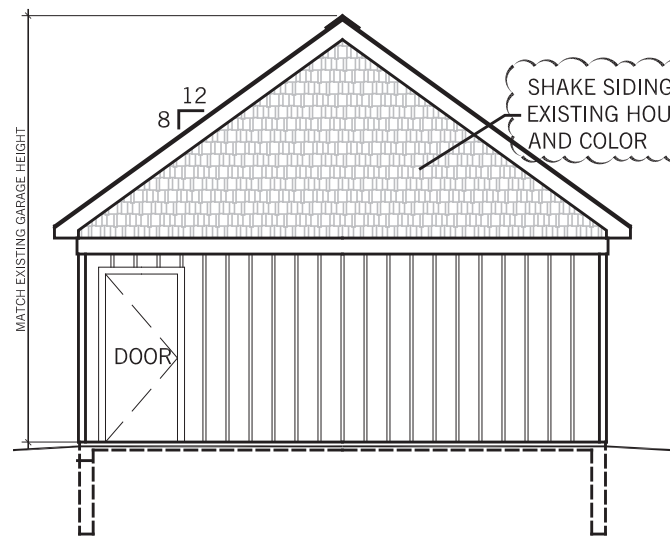
COMPLETE ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM:

- OWENS CORNING OAKRIDGE (OR EQUIV.); COLOR TO MATCH EXIST. HOUSE; SELECTION BY OWNER
- INSTALL PER CODE AND PER MANUF. SPECS
- CONT. RIDGE VENT
- SYNTHETIC UNDERLAYMENT
- ICE & WATER SHIELD 3' ABOVE VERTICAL PROJECTION

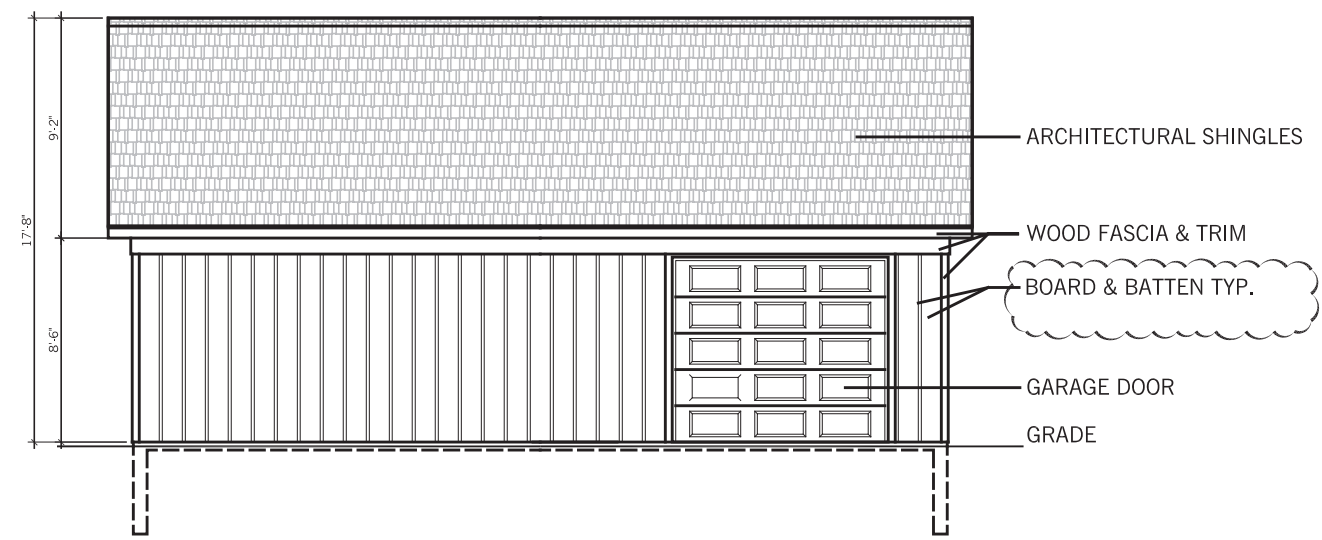
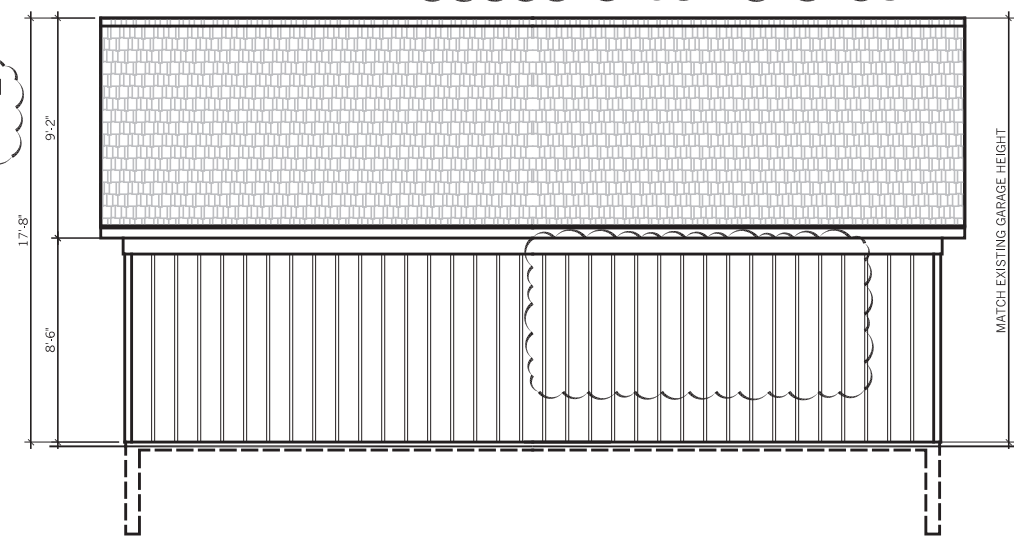


SECTION @ BUILDING

ROOF PLAN



SHAKE SIDING TO MATCH EXISTING HOUSE - STYLE AND COLOR



ELEVATIONS

PROJECT MATERIALS

SHINGLES

OWENS CORNING OAK RIDGE

<https://www.owenscorning.com/en-us/roofing/shingles/oakridge?color=aged-cedar>

O.H. GARAGE DOOR

PRECISION OVERHEAD GARAGE DOOR

<https://www.precisiondoor.net/garagedoors>

SINGLE DOOR, SHORT PANEL DESIGN, CUSTOM COLOR DOOR & TRIM TO MATCH EXISTING HOUSE (GREEN)

ENTRY DOOR

Therma-Tru Benchmark 36"X80" Steel 3-panel design

<https://www.lowes.com/pd/Therma-Tru-Benchmark-Doors-Right-Hand-Inswing-Ready-To-Paint-Steel-Entry-Door-with-Insulating-Core-Common-30-in-x-80-in-Actual-31-5-in-x-81-5-in/3596356>

CUSTOM COLOR TO MATCH EXISTING HOUSE (GREEN)

EXTERIOR CARPENTRY - "GREEN" COLOR TO MATCH EXISTING HOUSE

Board & Batten: 12" WOOD boards; 1" x 2" WOOD battens

Fascia: 10" H WOOD to match existing garage

Trim: 1" x 4" H WOOD to match existing garage

Shakes: match existing house



SHINGLE IMAGE FOR REFERENCE
(ACTUAL COLOR)



O.H. DOOR IMAGE FOR REFERENCE
(COLOR TO BE CUSTOM)



ENTRY DOOR FOR REFERENCE
(COLOR TO BE CUSTOM)

