

ARCHITECTURAL DESIGN

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18-0685
Rev. Plans 6-28-18

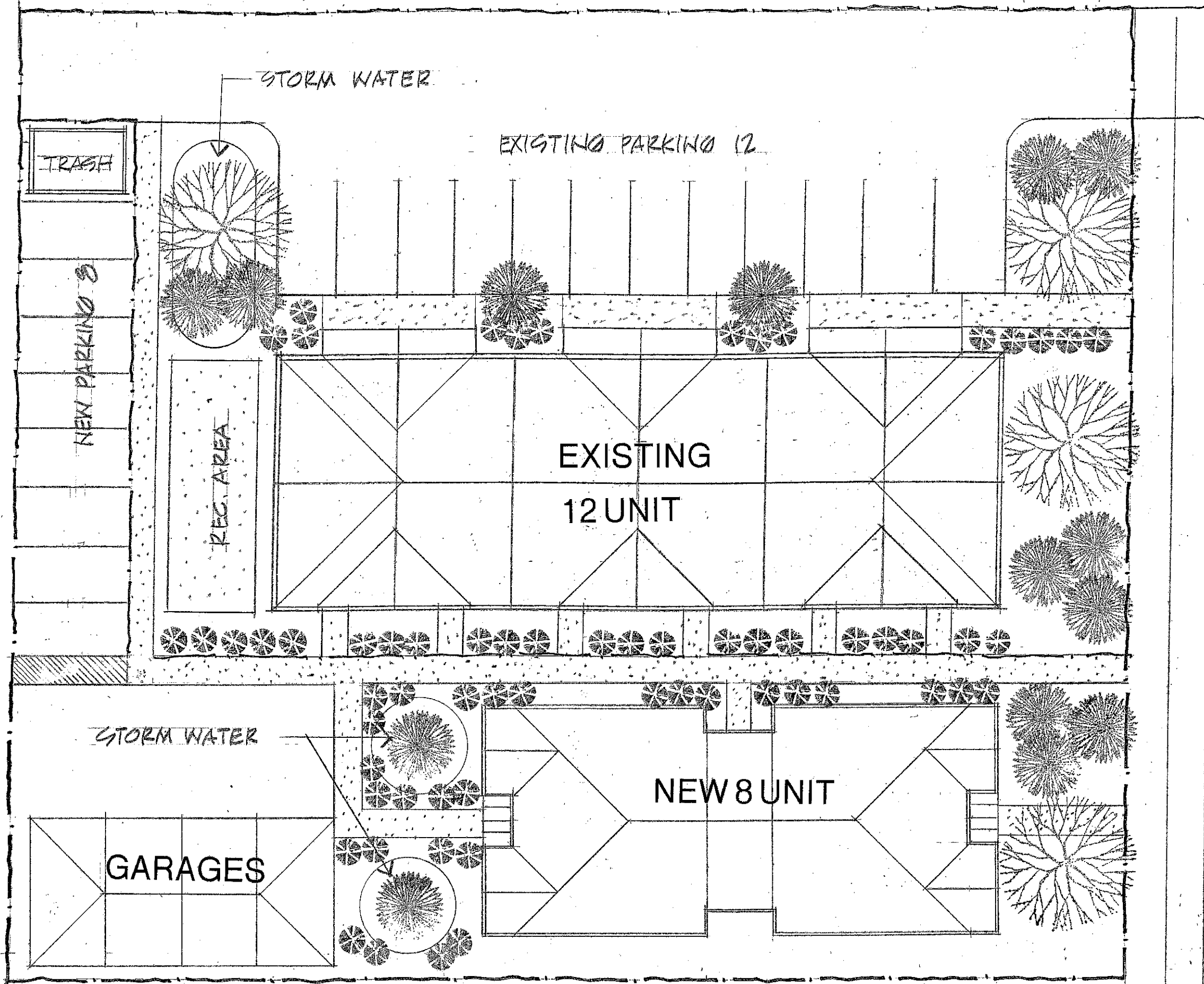
OBSERVATIONS FOR THE THREE BEDROOM ONE BATH HOUSE AT 1120 SOUTH FIFTH AVE.

- The lawn needs attention with 50% being bare dirt.
- 30% of the siding needs to be repaired and the entire house needs paint
- 30% of the fascia and soffit needs to be replaced and all of it needs paint
- The house needs to have the roof replaced
- Several windows need to be replaced or repaired
- The front porch has several rotting deck boards
- The back porch has settled and needs to be leveled
- The interior needs to be painted
- New floor covering should be installed
- The brick foundation wall needs repair where water leakage was detected.
- A new hvac system needs to be installed
- A new hot water heater is required
- Existing plumbing is leaking
- Minimal insulation is in the attic and none in the rim joists

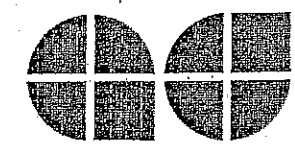
NOTE- There are three structures , a three-plex, a du-plex, and a single family house
on an area the same size of the 1120 building south of the proposed 8 unit.

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Gary Kastner

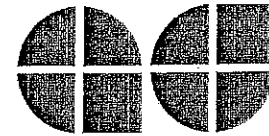


SITE PLAN 1"=10'-0"



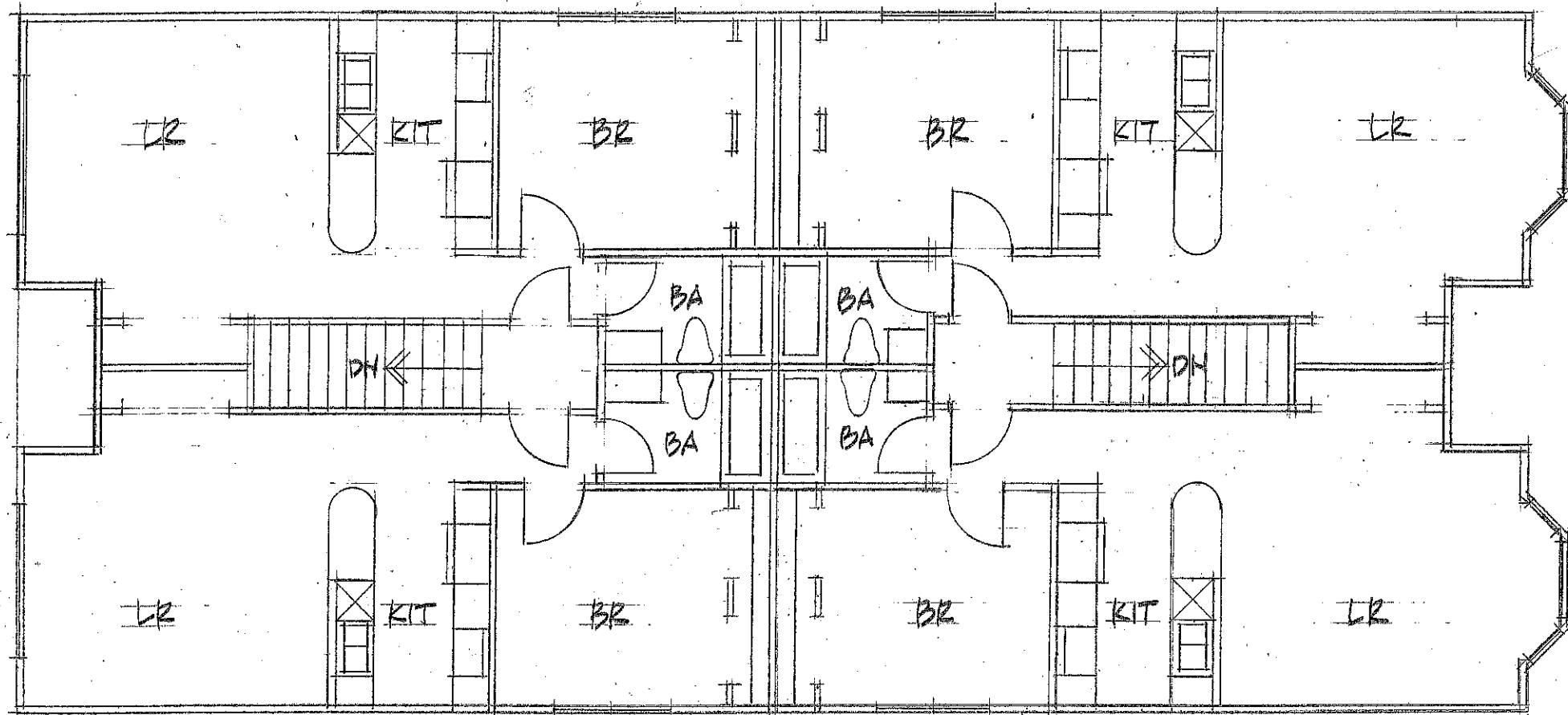
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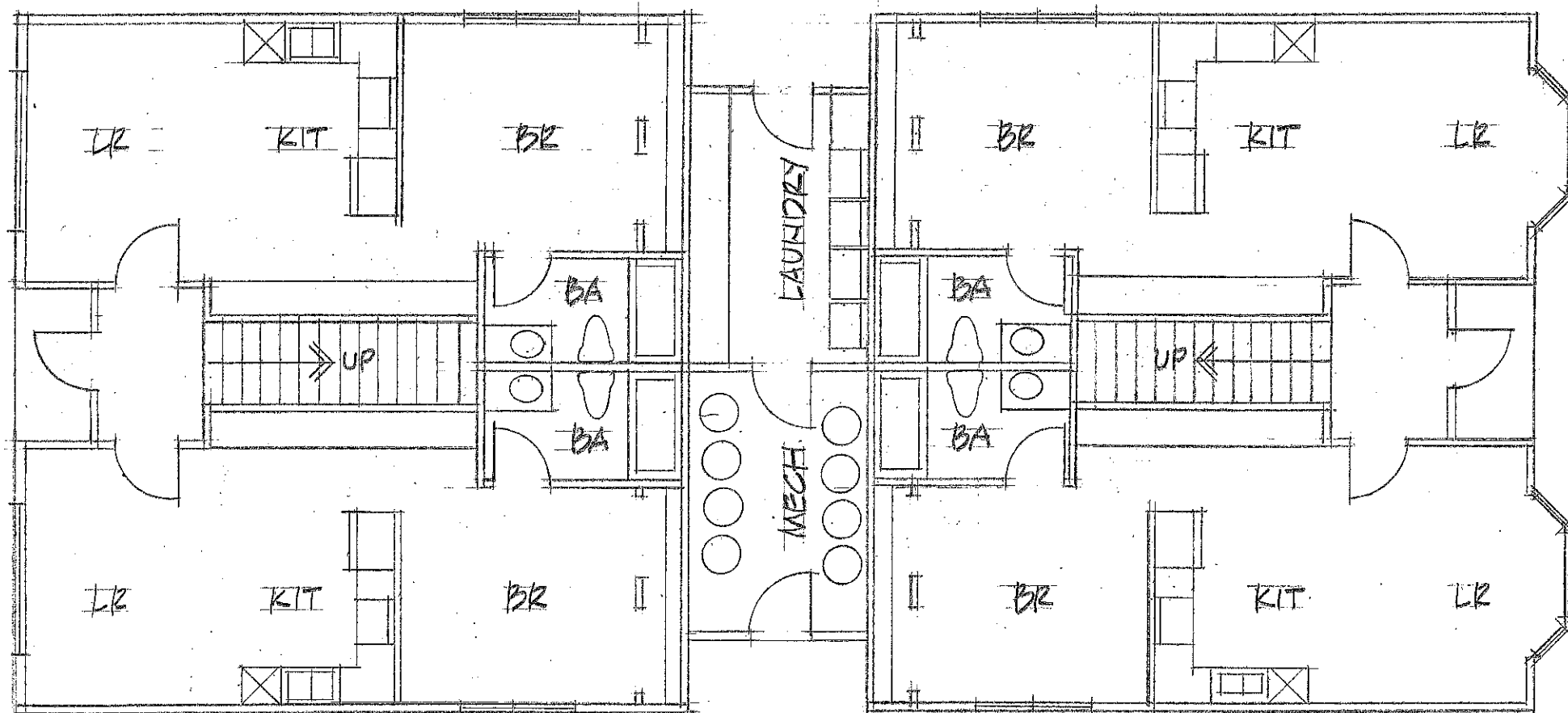


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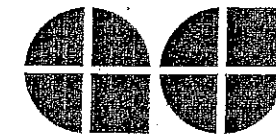
SECOND FLOOR PLAN 1/8"=1'-0"



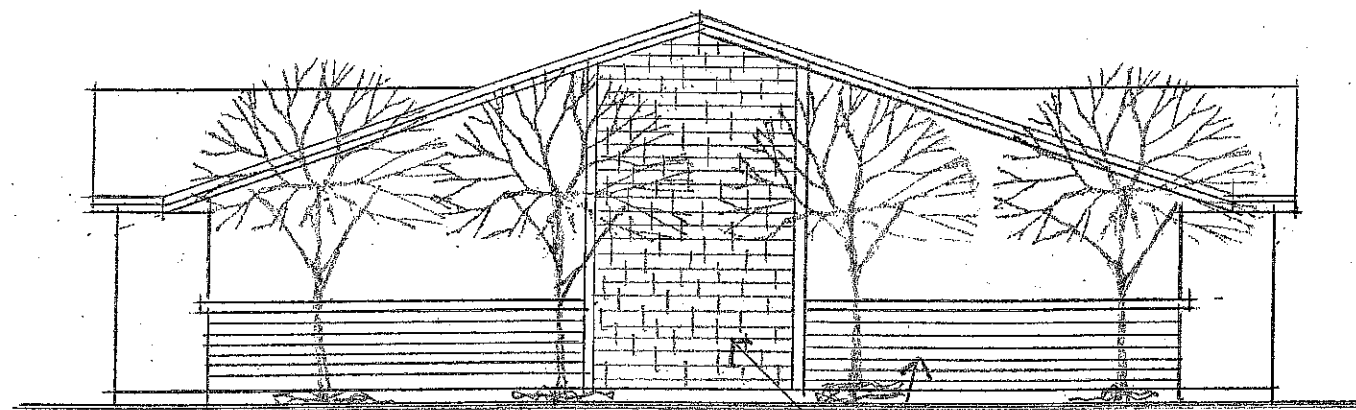
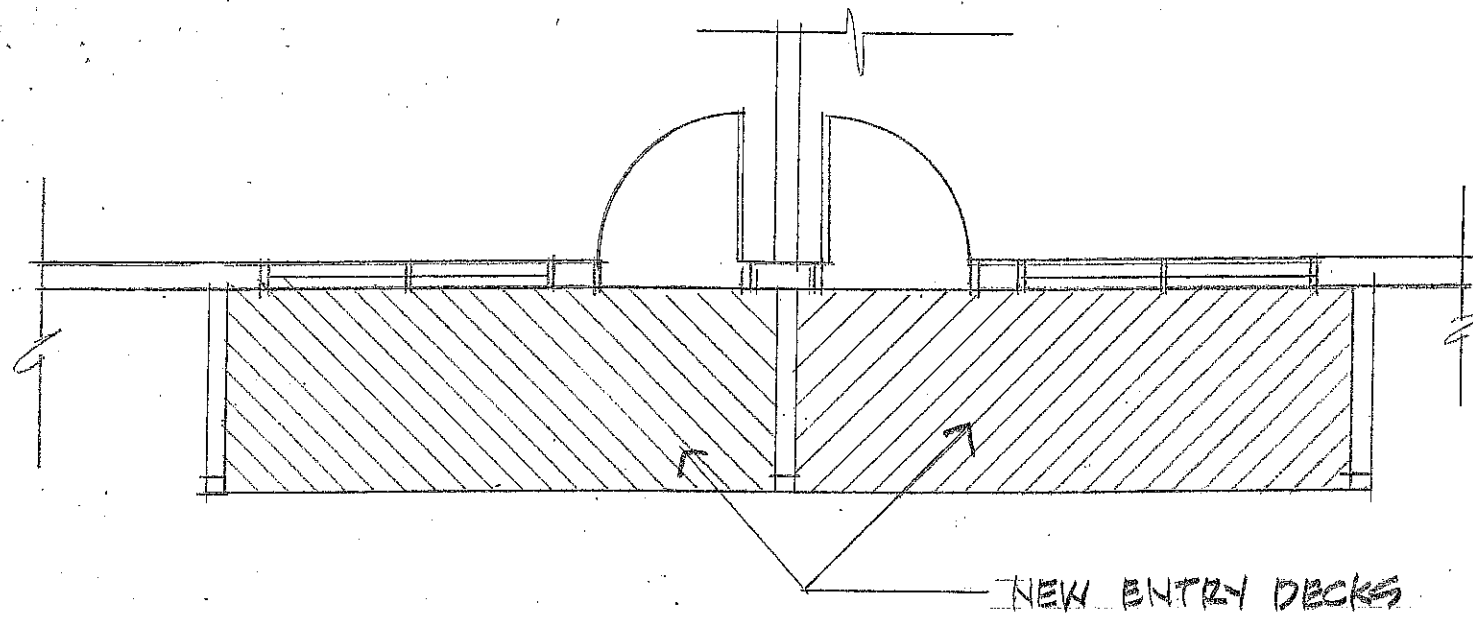
FIRST FLOOR PLAN 1/8"=1'-0"



STREET ELEVATION 1/8"=1'-0"



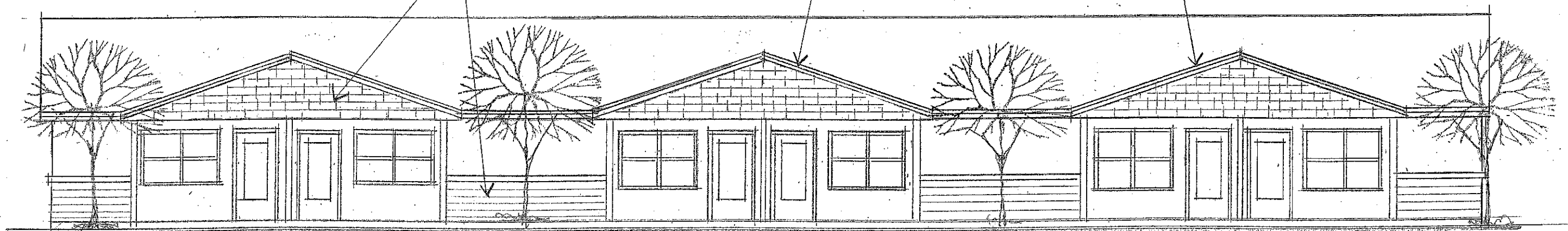
EXISTING BUILDING



FRONT ELEVATION

STONE & SHAKE
ACCENTS TO MATCH
NEW BUILDING

NEW ENTRY CANOPIES



SIDE ELEVATION