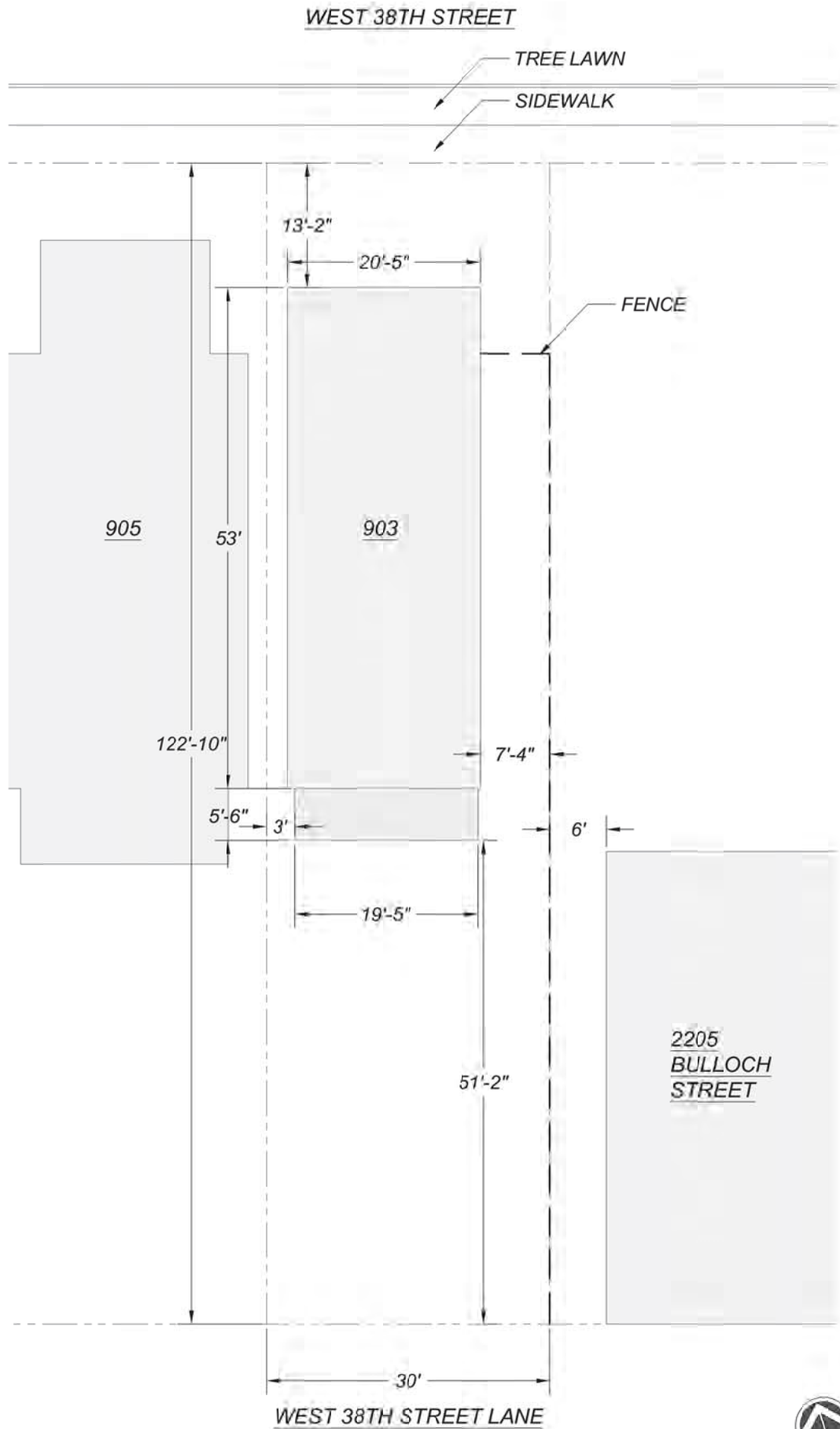


903 WEST 38TH STREET
CUYLER-BROWNVILLE HISTORIC DISTRICT
HPC SET 3/25/2022



	ALLOWED	CURRENT	PROPOSED
ZCNING		TR-3	
BLDG COVERAGE %	50%	47%	50%
LOT SIZE	3685 SF		
TOTAL BUILDING SF	1842 SF	1735 SF	1842 SF
SF ADDITION			107 SF
SIDE YD SETBACK	>= 3'	2'-9", 7'-4"	3'-0", 7'-7" *AT ADDITION
REAR YD SETBACK	>= 20'	56'-8"	51'-2"



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912.596.4882
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CONSTRUCTION

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CONSTRUCTION PHASE, AND THAT THE ARCHITECT OF
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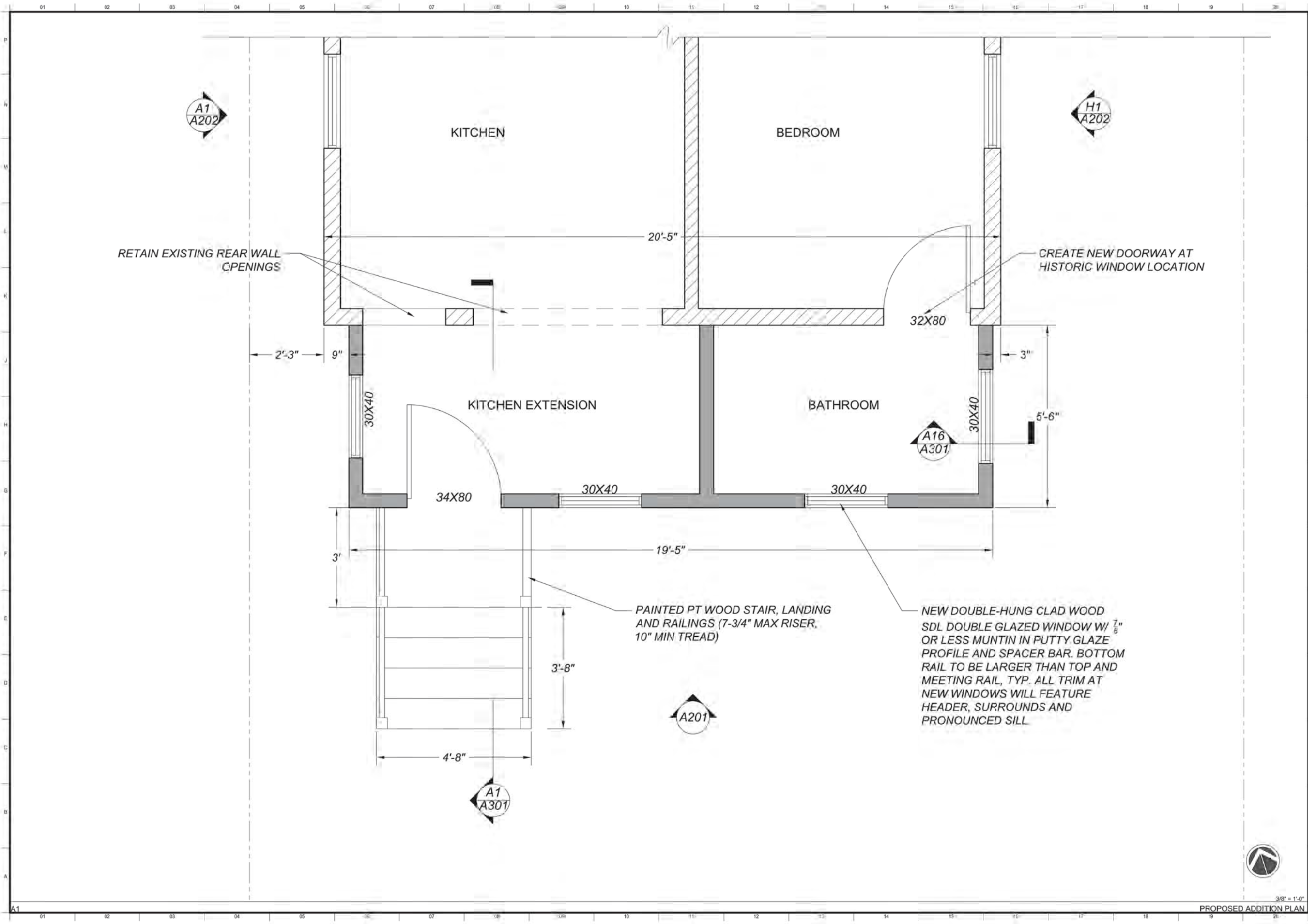
TITLE SHEET
SITE PLAN

PROJECT NO. 2205.00
DATE 3/25/2022
SHEET NO.

G-000



1/16" = 1'-0"
SITE PLAN



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REVISION 1 4/25/2022
REVISION 2 5/13/2022

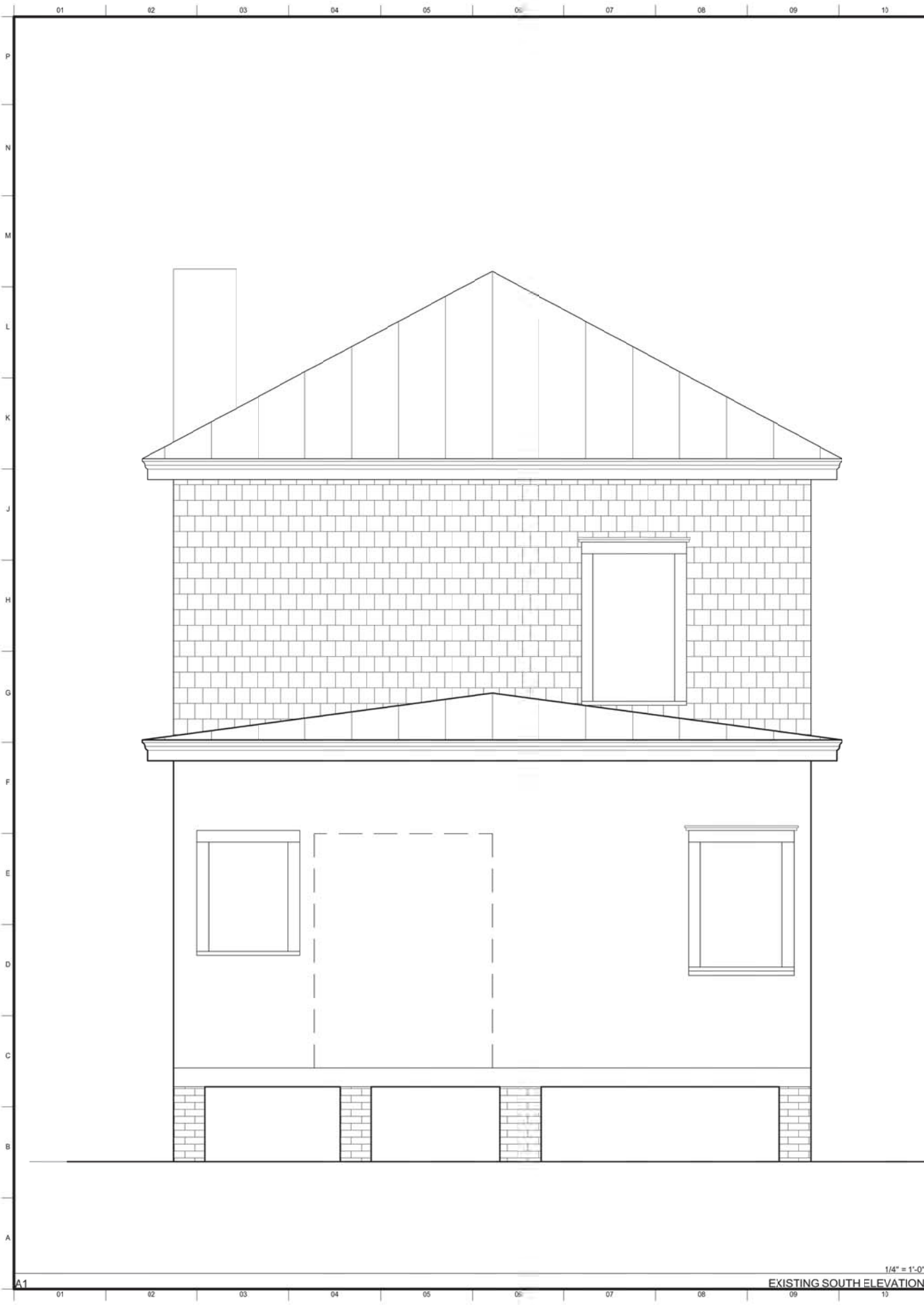
FLOOR PLAN

PROJECT NO. 2205.00
DATE 3/25/2022
SHEET NO.

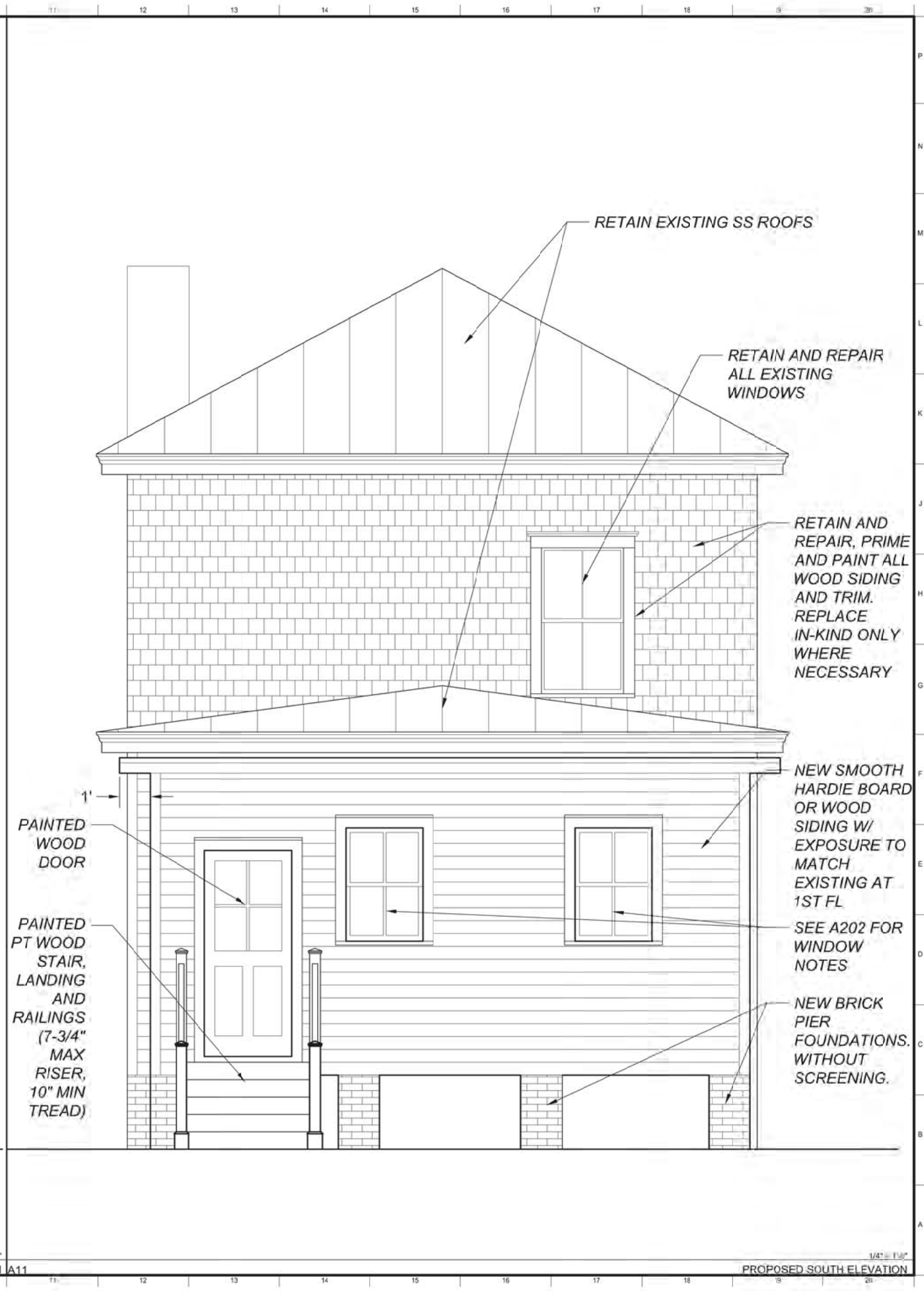
A-101



3/8" = 1'-0"
PROPOSED ADDITION PLAN



EXISTING SOUTH ELEVATION A11



PROPOSED SOUTH ELEVATION



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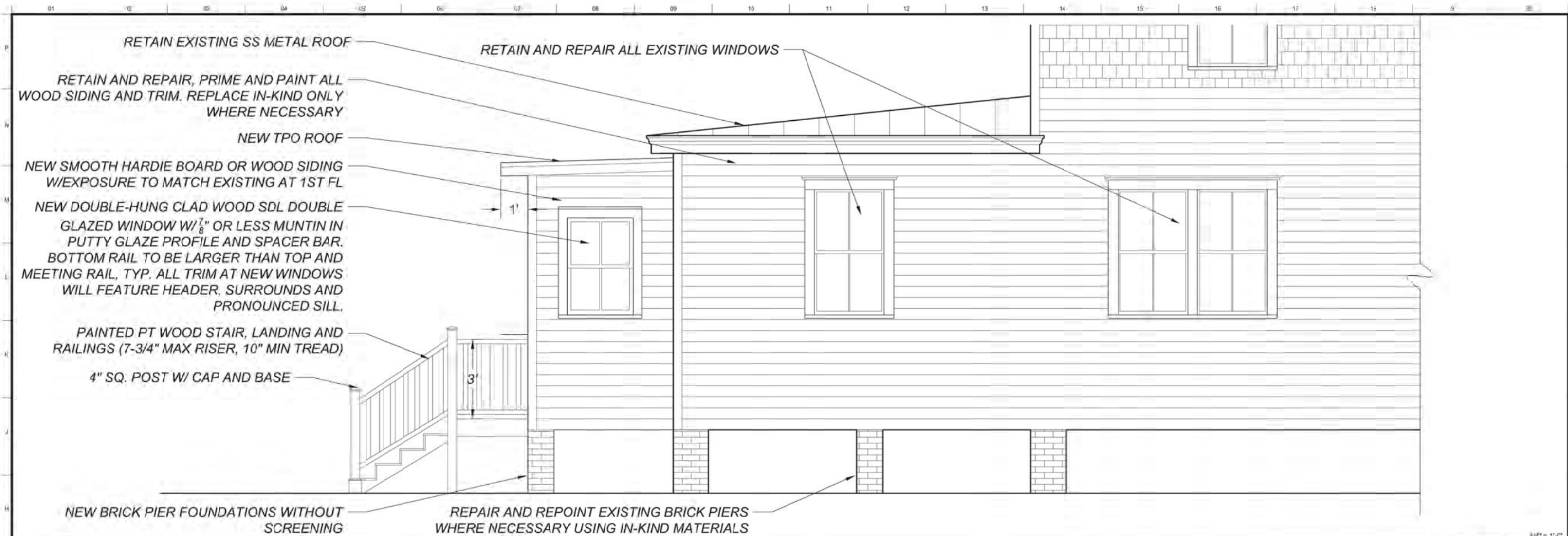
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REVISION  4/26/2022

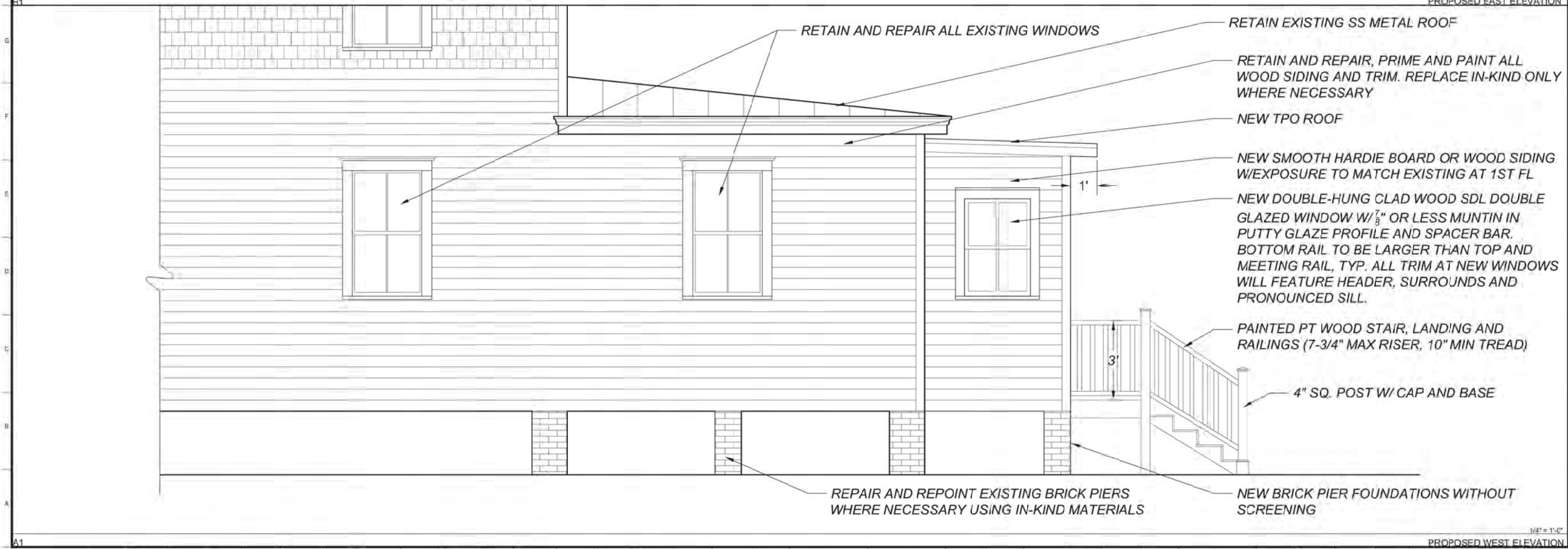
ELEVATIONS

PROJECT NO. 2205.00
DATE 3/25/2022
SHEET NO.

A-201



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



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REVISION ¹ 4/26/2022
REVISION ² 5/13/2022

ELEVATIONS

PROJECT NO. 2205.00
DATE 3/25/2022
SHEET NO.

A-202

TPO FLAT ROOF WITH FLASHINGS, DRIP
EDGE AND GUTTER
2X6 RAFTERS @ 16" O.C.
R30 THERMAL INSULATION
(2) PT 2X6 LEDGERS WITH RAFTER
HANGERS
(3) 2X8 HEADER
1/2" GYP. BOARD
LAP SIDING IN SIZE AND EXPOSURE
SIMILAR TO HISTORIC
R19 THERMAL INSULATION
1X FLAT STOCK WOOD TRIM W/ DRIP
CAP
WOOD AND GLASS DOOR

PAINTED PT 2X CHAMFERED WOOD TOP
RAIL
2X2 PAINTED WOOD RAILING BALUSTERS
4" O.C.
WOOD DECKING BOARDS
PAINTED 2X PT WOOD BOTTOM RAIL

EXISTING CONSTRUCTION

FLOOR SADDLE SEPARATING
EXISTING AND NEW
CONSTRUCTION
3/4" FLOORING OVER
SUBFLOOR

2X6 JOISTS @ 16" O.C.

PT 2X6 LEDGER WITH
JOIST HANGER
(2) PT 2X8 PORCH BEAM
BRICK PIER FOUNDATION
PT 2X10 STRINGER

THERMAL INSULATION
2X8 FLOOR JOISTS @ 16"
O.C.
(2) PT 2X8 LEDGER WITH
JOIST HANGER
EXISTING CONSTRUCTION

TPO ROOF WITH FLASHINGS
AND DRIP EDGE

2X6 RAFTERS
@ 16" O.C.
1/2" GYP. BOARD
(2) 2X6 RAFTER BEAM
1X FLAT STOCK WOOD
TRIM
2 1/2" SDL DOUBLE GLAZED
WOOD DH WINDOW



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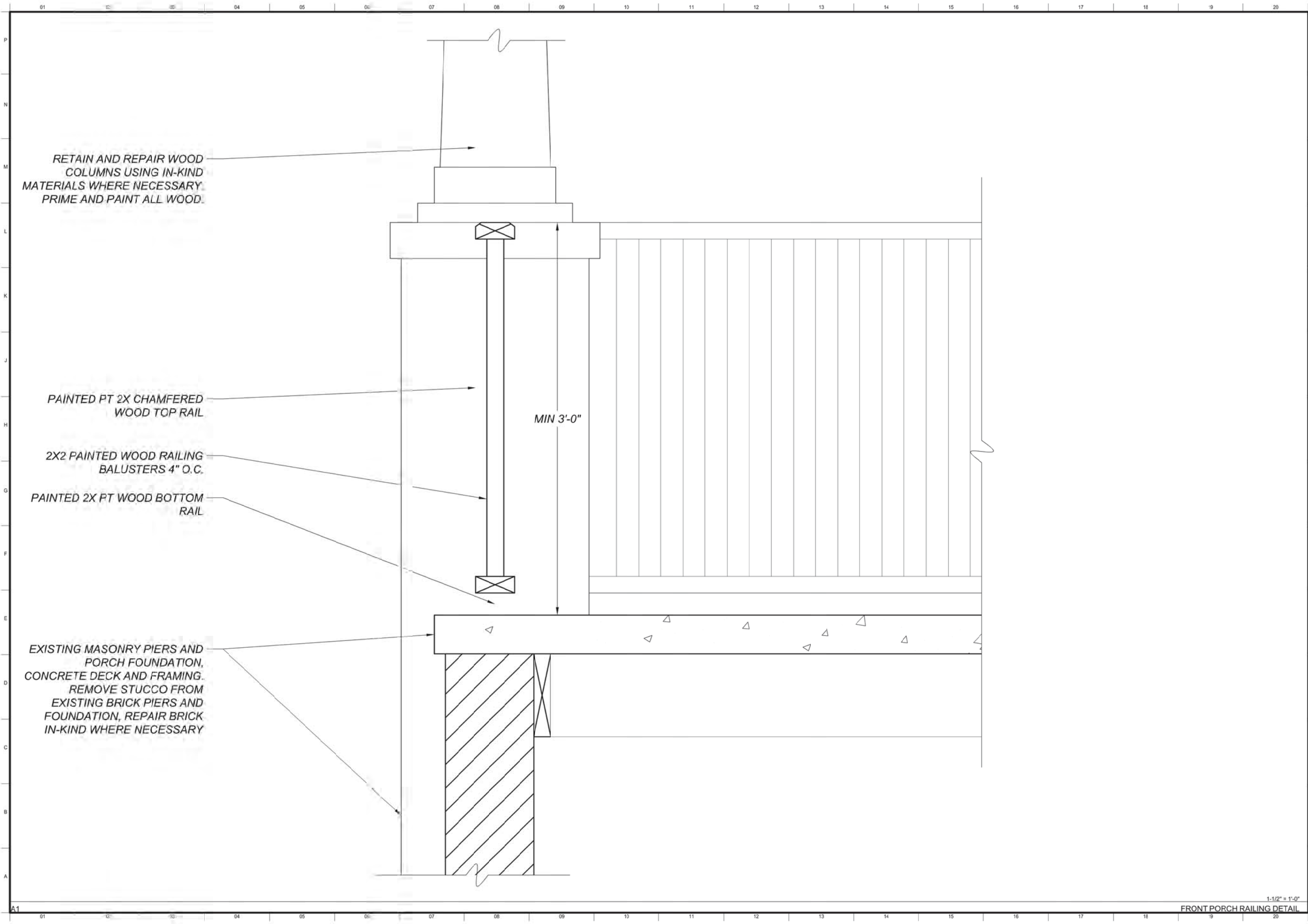
SECTIONS

PROJECT NO. 2205.00
DATE 3/25/2022
SHEET NO.

A-301

SECTION - SOUTH WALL A16

SECTION - EAST WALL



RETAIN AND REPAIR WOOD
COLUMNS USING IN-KIND
MATERIALS WHERE NECESSARY.
PRIME AND PAINT ALL WOOD.

PAINTED PT 2X CHAMFERED
WOOD TOP RAIL

2X2 PAINTED WOOD RAILING
BALUSTERS 4" O.C.

PAINTED 2X PT WOOD BOTTOM
RAIL

EXISTING MASONRY PIERS AND
PORCH FOUNDATION.
REMOVE STUCCO FROM
EXISTING BRICK PIERS AND
FOUNDATION, REPAIR BRICK
IN-KIND WHERE NECESSARY

MIN 3'-0"



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SECTIONS

PROJECT NO. 2205.00
DATE 3/25/2022
SHEET NO.

A-302

1-1/2" = 1'-0"

FRONT PORCH RAILING DETAIL

Certificate of Appropriateness
Cuyler-Brownville Historic District
File No. 21-006460-COA
Approval Date: April 27, 2022
Signed By: Olivia Arfuso 5-16-2022