

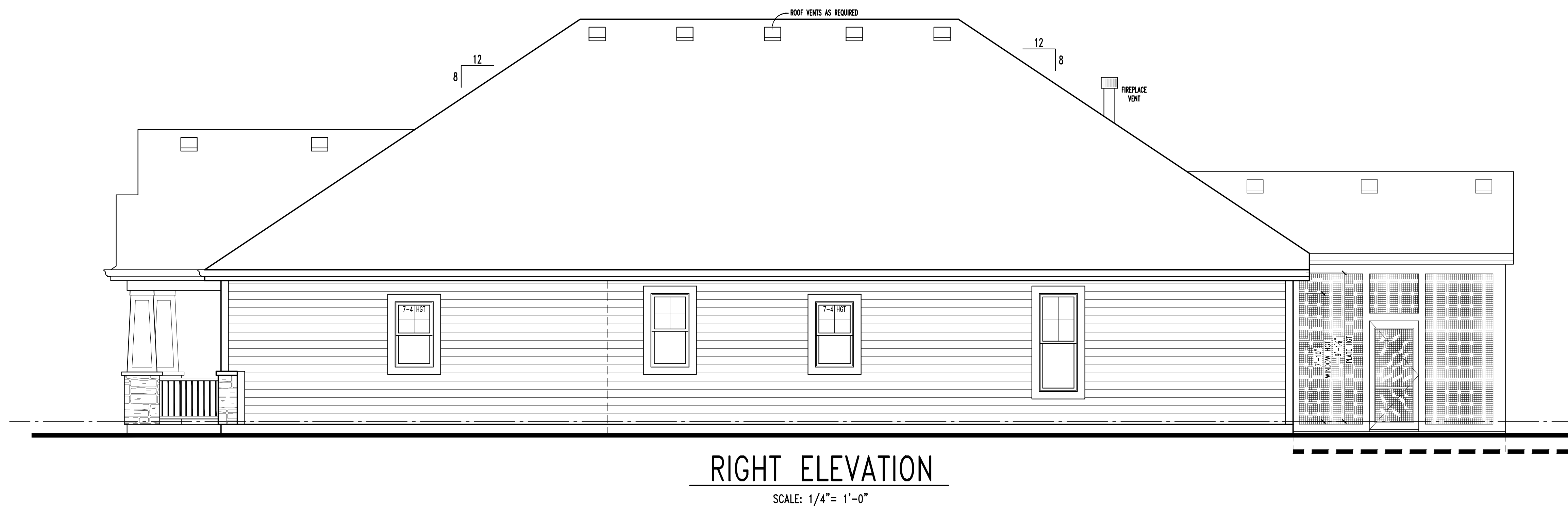
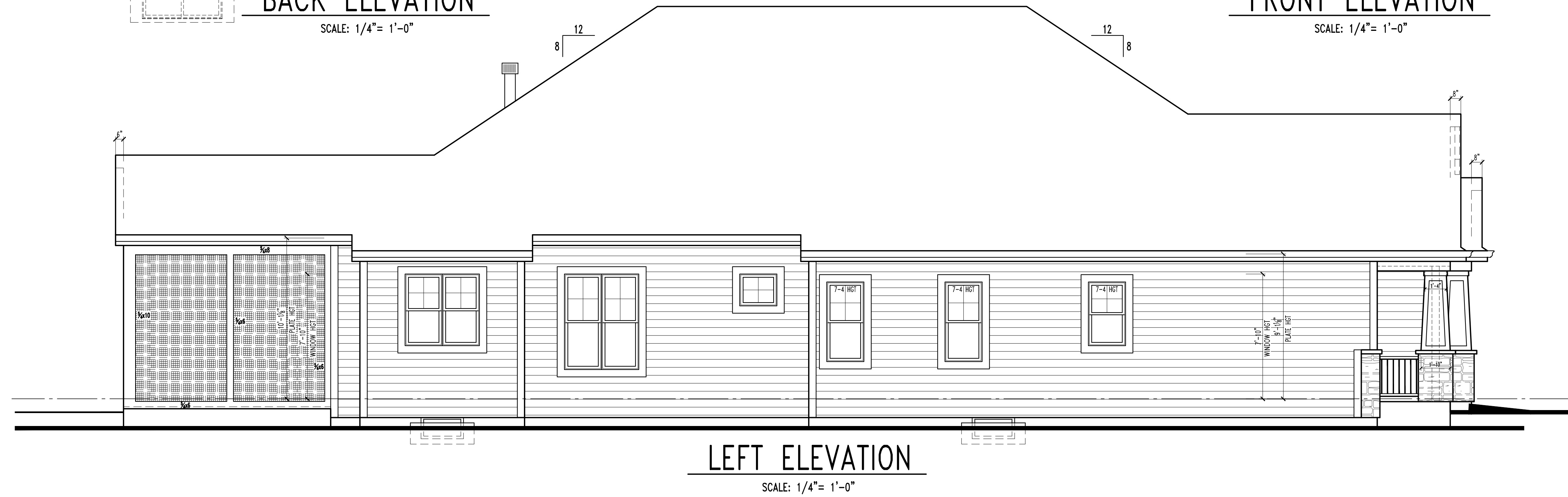
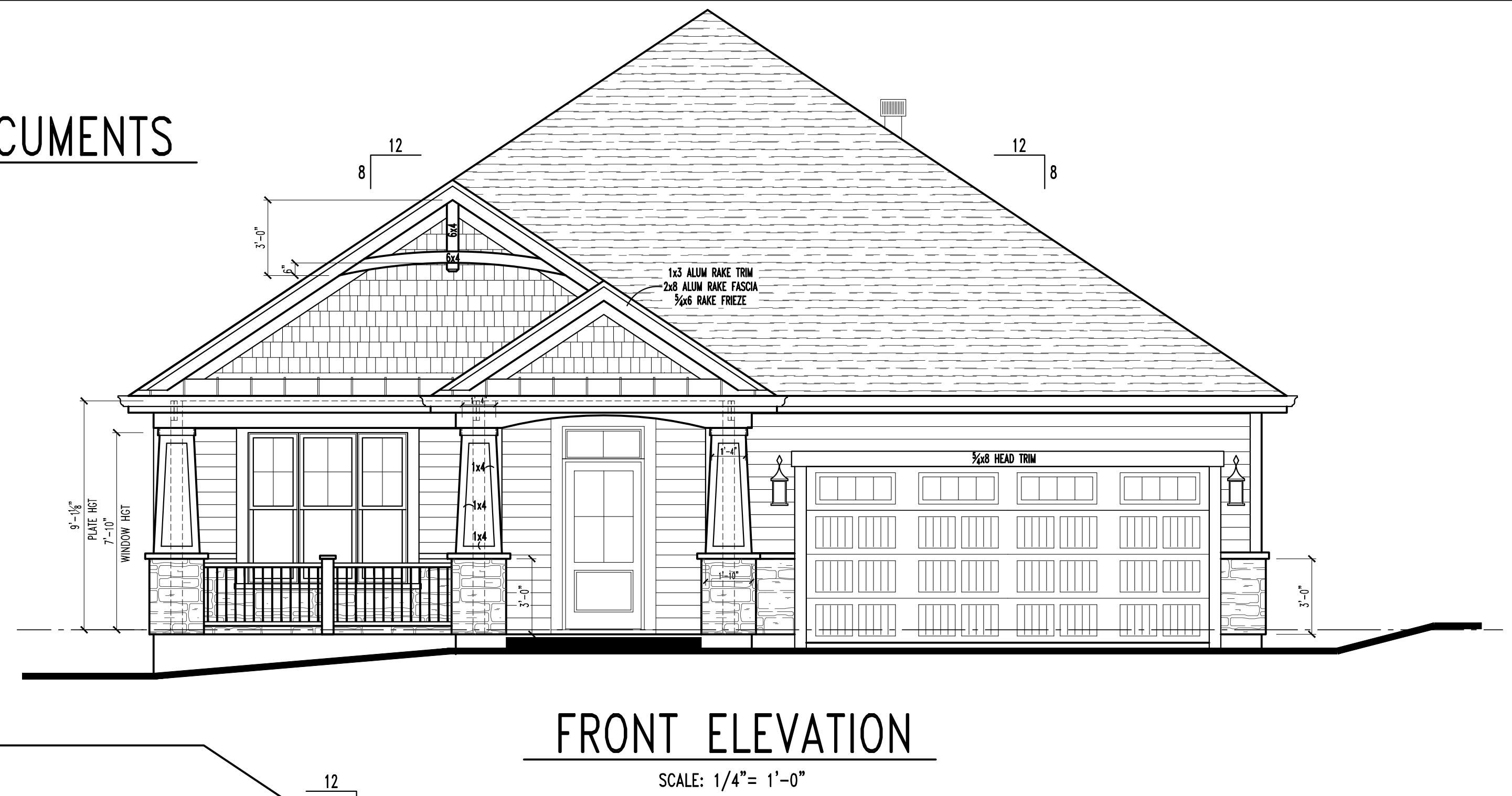
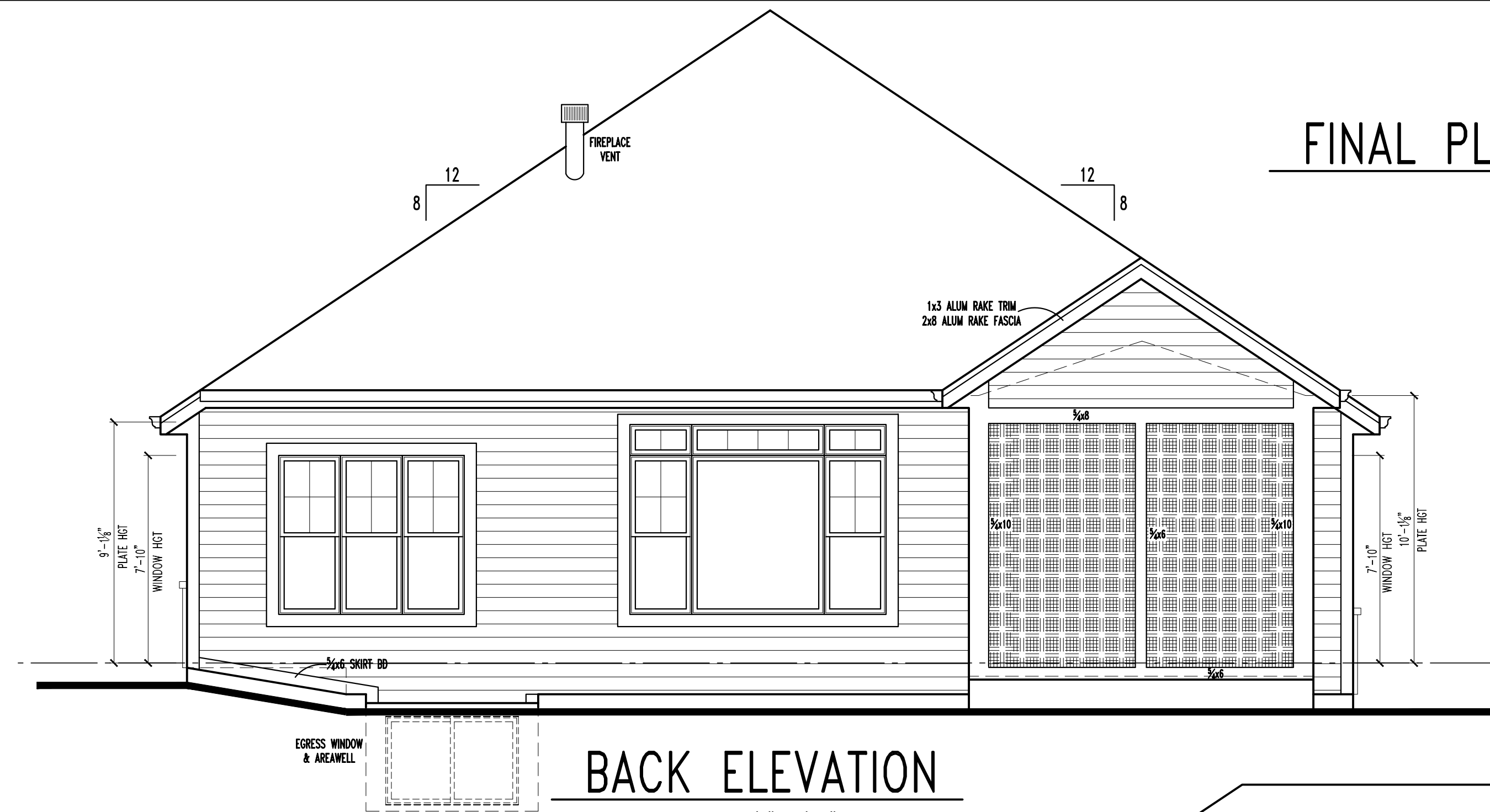
Thank you for reviewing our revised plans where we pulled the garage back as far as possible and added a much larger and more prominent front porch to be the focal point of the front of the home. We first tried to move the laundry room to the left side of the home and retain the Den that was behind the garage. This allowed the left side of the plan and larger front porch to be even farther forward compared to the garage, but we could not get that to work without being approximately 100 sqft over the max allowed "Lot Coverage" of 37%.

So we went back to the drawing board and ended up giving up our Den which is very disappointing but the only way we are able to retain other important elements of our plans while pulling the garage back. We changed the roof over the garage to a hip roof to make it simpler looking and less noticeable and we added the double gable roof on the left side with lots of nice detail including shake siding, a decorative arched gable truss/bracket detail, standing seam metal roofs, large triple craftsman style columns with an arched header, and decorative railing which we feel all fits very nicely in our neighborhood.

The garage stayed approximately the same sqft as our original plan and the home got 108 sqft smaller. But because the front porch got much larger, the Lot Coverage is at its max. We are disappointed to lose our Den and we will be spending considerable money to make the front porch much larger with three columns and a decorative railing.

We appreciate and understand your concern of our garage not dominating the look of our home from the street and we hope that you appreciate the sacrifices we've made to achieve what we think is a very nice look that fits well on our street and in our neighborhood. We look forward to the next meeting.

FINAL PLAN DOCUMENTS



MAIN LEVEL LIVING AREA:	2306 SQ.FT.
TOTAL LIVING AREA:	2306 SQ.FT.
OPT LOWER LEVEL: SQ.FT.
GARAGE AREA:	515 SQ.FT.

revision dates.



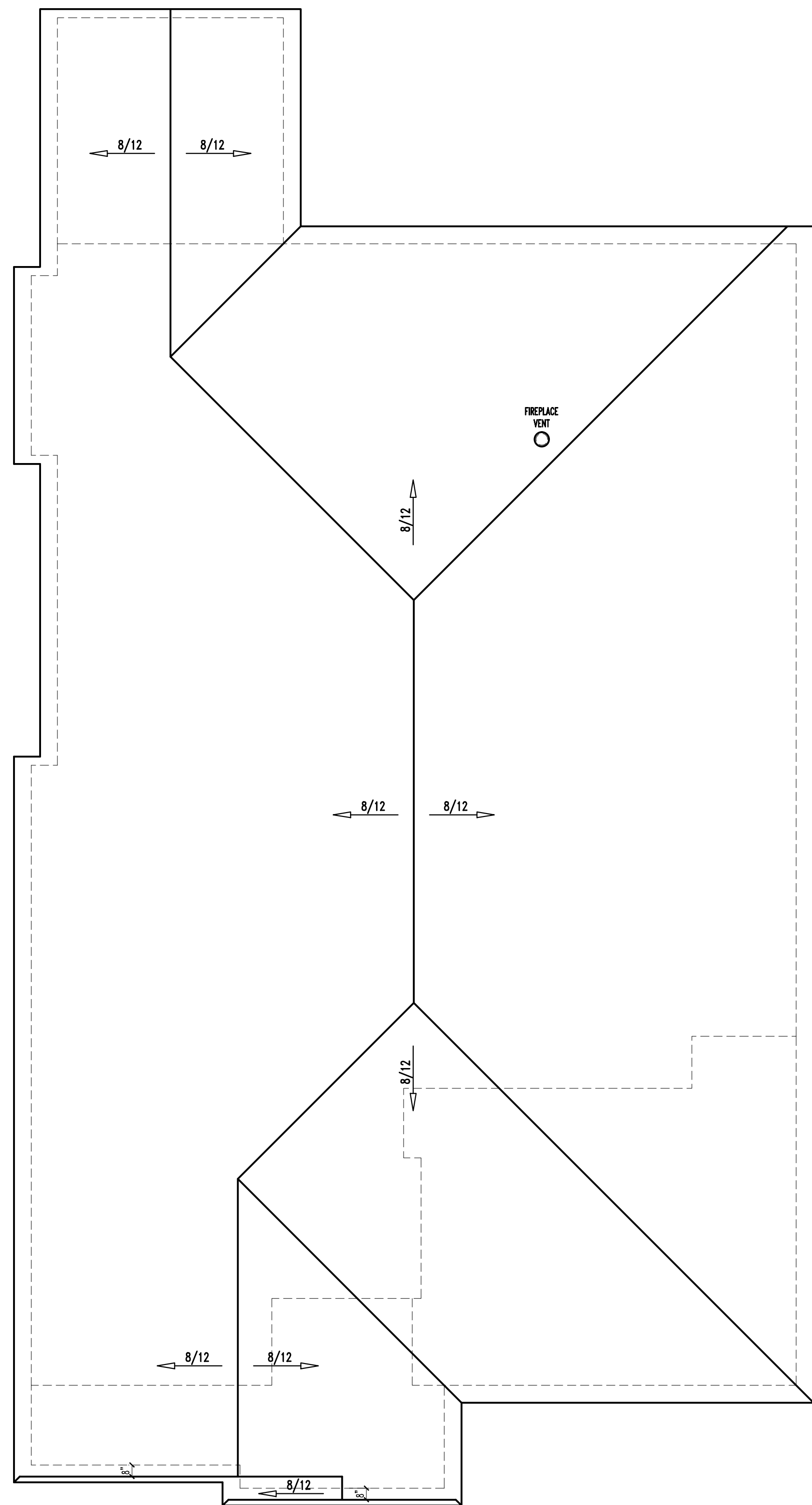
MODEL: CUSTOMER NAME: _____

DRAWN BY: jjm

DATE: 1-14-2025

PROJECT:	WUHSI
TITLE:	ELEVATION

Sheet No.
1 of 4



ROOF PLAN
SCALE: 3/16" = 1'-0"

MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"
MAIN LEVEL LIVING AREA: 2306 SQ.FT.
TOTAL LIVING AREA: 2306 SQ.FT.
OPT LOWER LEVEL: SQ.FT.
GARAGE AREA: 515 SQ.FT.

NOTES:

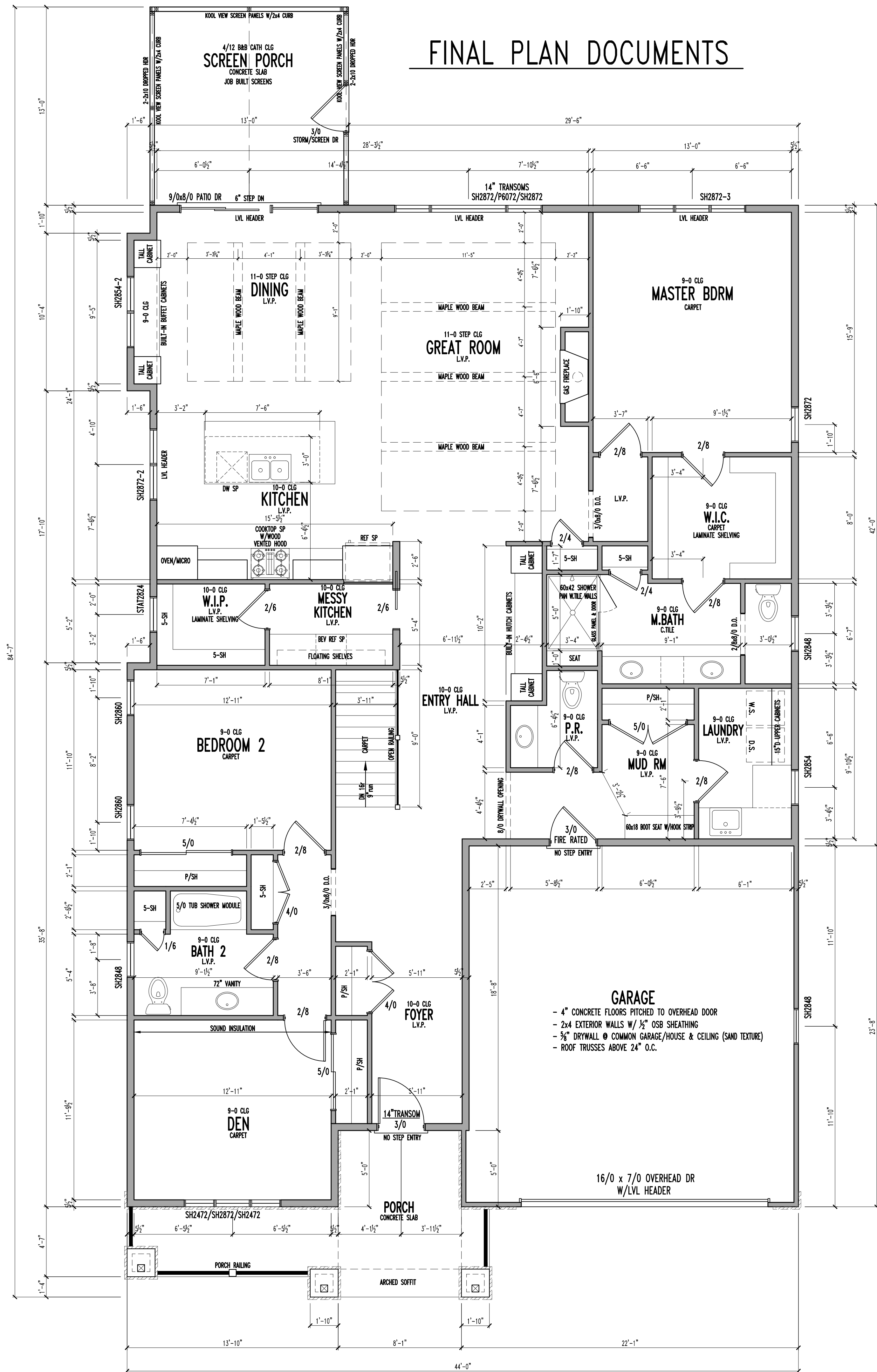
- ALL DIMENSIONS TO EXTERIOR WALLS TO BE STUD TO STUD 5/8".
- ALL DIMENSIONS TO INTERIOR WALLS TO BE STUD TO STUD 3/4".
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL EXTERIOR HEADERS TO BE 2-2x10'S UNLESS NOTED OTHERWISE.
- LISTED SIZES OF MANUFACTURED HEADERS & BEAMS TO BE VERIFIED BY SUPPLIER
- ALL FRAME WALLS GREATER THAN 10'-4 1/2" TALL TO BE STRUCTURALLY ANALYZED.
- ATTIC ACCESS LOCATIONS TO BE VERIFIED ON SITE.

STAIR NOTES:

STAIRS:
RUN SUB FLOOR NOSING 2/4" PAST FRAMING. FLOORING INSTALLER TO CUT OFF IF NEEDED
DEPENDING ON FINISH NOSING STYLE. (ALWAYS FIGURE FOR 3/4" PINE RISE @ FIRST STEP)

BASEMENT STAIRS:
IF DOOR @ TOP - TEMPORARY TREADS INSTALLED BY FRAMING CARPENTER. PINE TREADS &
RISERS INSTALLED BY FINISH CARPENTER (NO SIDE STRINGERS)
IF DOOR @ BOTTOM - PARTICLE BOARD TREADS & PINE RISERS INSTALLED BY FRAMING
CARPENTER. LEAVE 1/2" GAP FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.

STAIRS TO SECOND FLOOR:
TEMPORARY TREADS INSTALLED BY FRAMING CARPENTER. PARTICLE BOARD TREADS & PINE
RISERS INSTALLED BY FRAMING CARPENTER ONCE SHINGLES ARE ON ROOF. LEAVE 1/2" GAP
FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.



Revision Dates:
3-24-2025
4-24-2025
7-8-2025



MODEL: Custom Ranch

DRAWN BY: ijm

DATE: 1-14-2025

Walsh

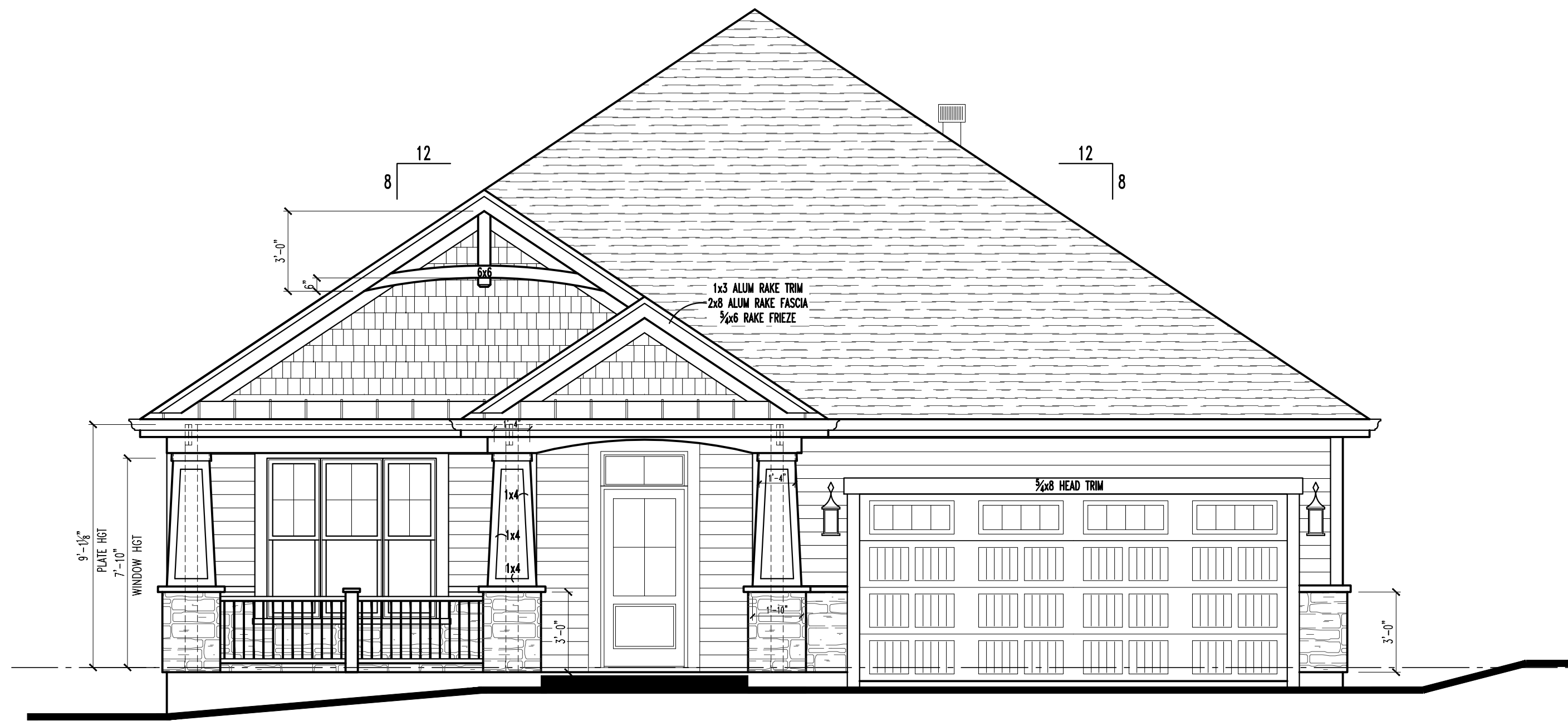
PROJECT:

MAIN LEVEL

TITLE:

Sheet No.

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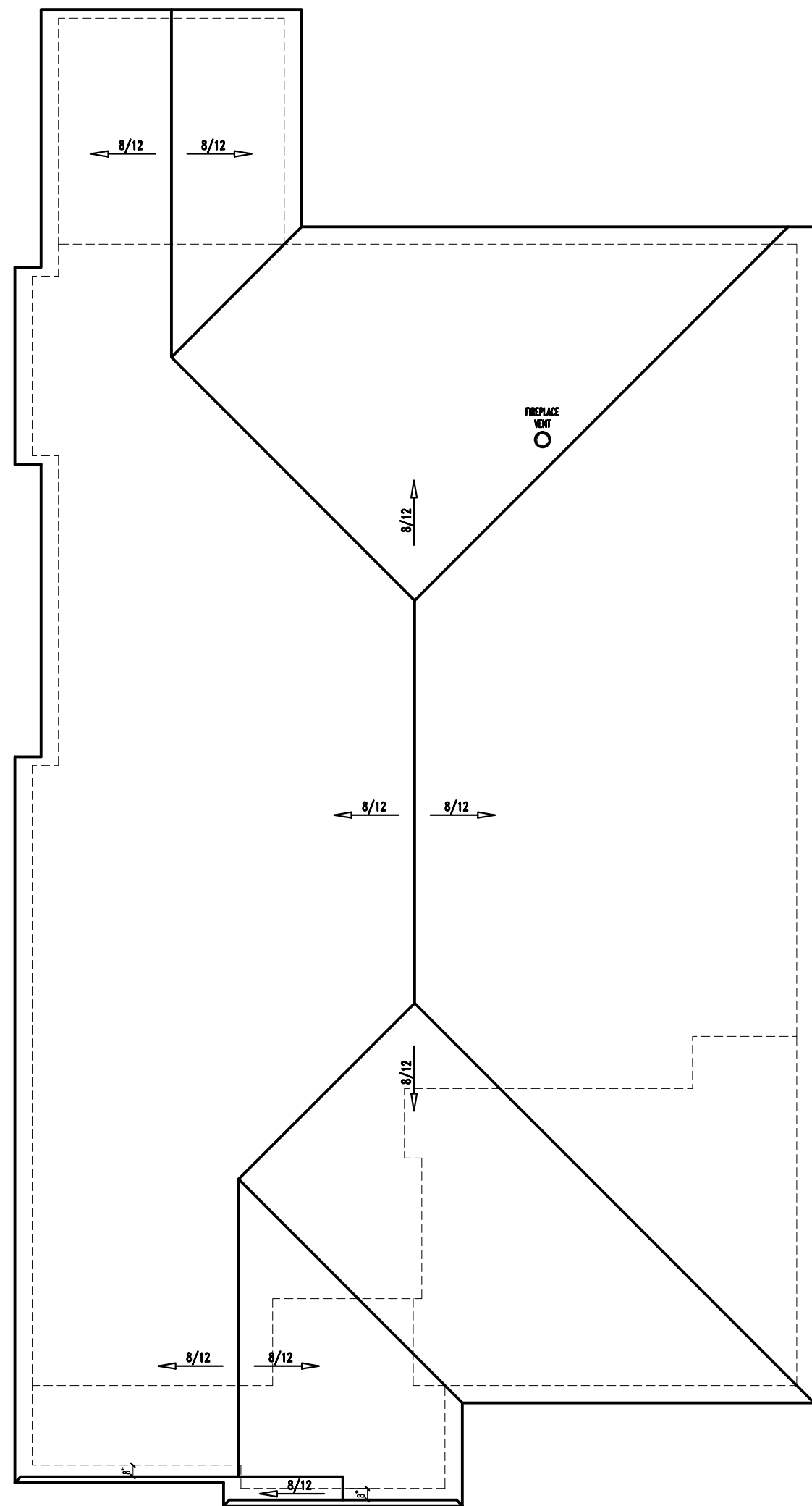


FRONT ELEVATION

SCALE: 1/4"= 1'-0"

EXTERIOR MATERIALS

- DIMENSIONAL SHINGLES
- ALUMINUM FASCIA & VENTED SOFFITS PANELS
- HARDIE PLANK LAP SIDING W/ 3/4x6 LP CORNERS PER PLAN
- 3/4x6 LP TRIM @ FRONT ELEV. PER PLAN
- 3/4x6 LP WINDOW/DOOR TRIM @ SIDES/BACK ELEVATION
- 3/4x LP LIGHT FIXTURE BLOCKS
- MFG THIN STONE W/BEDFORD SILLS



ROOF PLAN

SCALE: 1/8" = 1'-0"

MAIN LEVEL PLAN

SCALE: 1/4"= 1'-0"

MAIN LEVEL LIVING AREA: 2306 SQ.FT.
TOTAL LIVING AREA: 2306 SQ.FT.

OPT LOWER LEVEL: SQ.FT.
GARAGE AREA: 515 SQ.FT.

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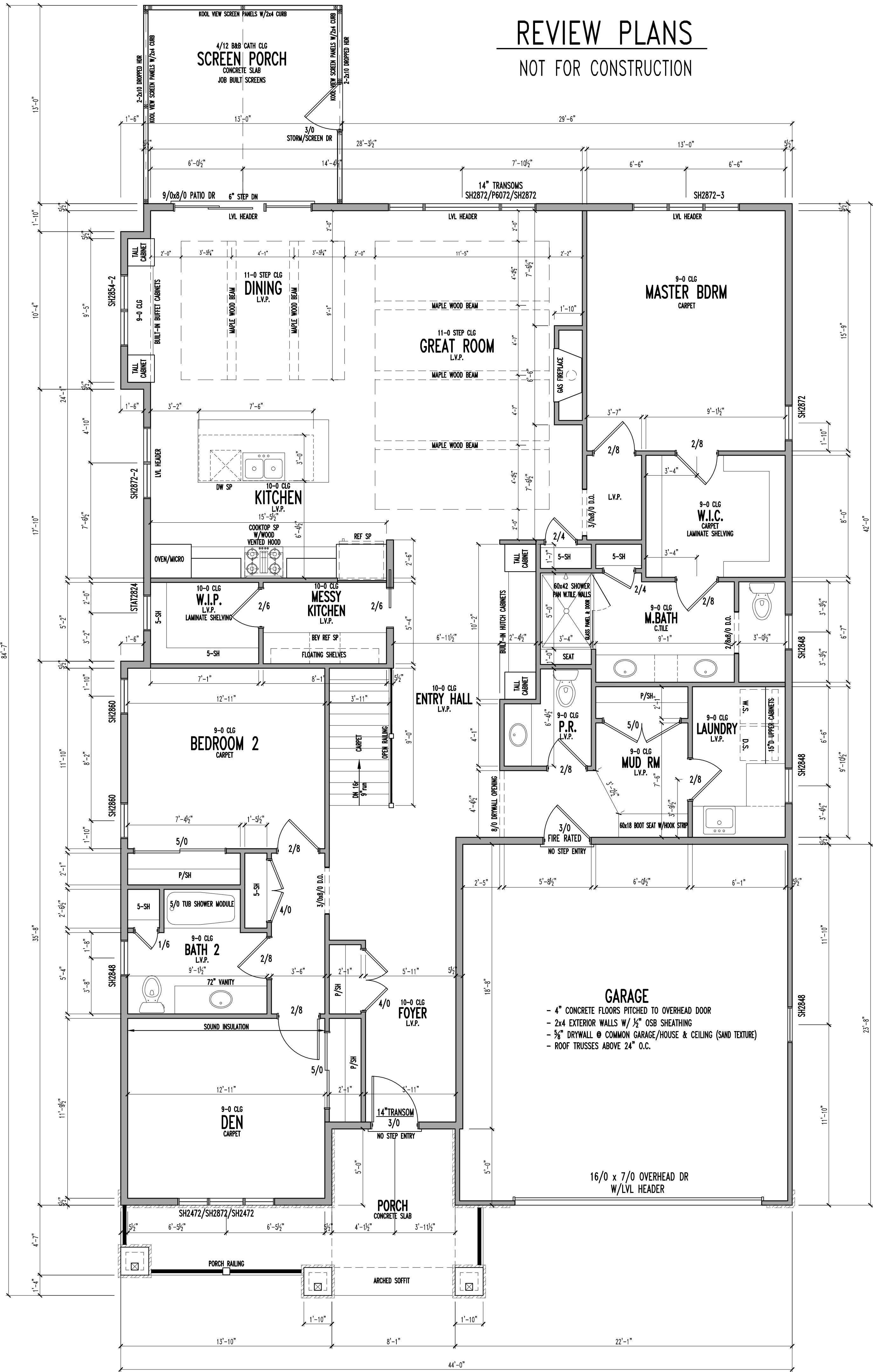
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FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.



REVIEW PLANS

NOT FOR CONSTRUCTION

Revision Dates:
3-24-2025
4-24-2025



MODEL: Custom Ranch

DRAWN BY: ijm

DATE: 1-14-2025

Walsh

PROJECT:

MAIN LEVEL

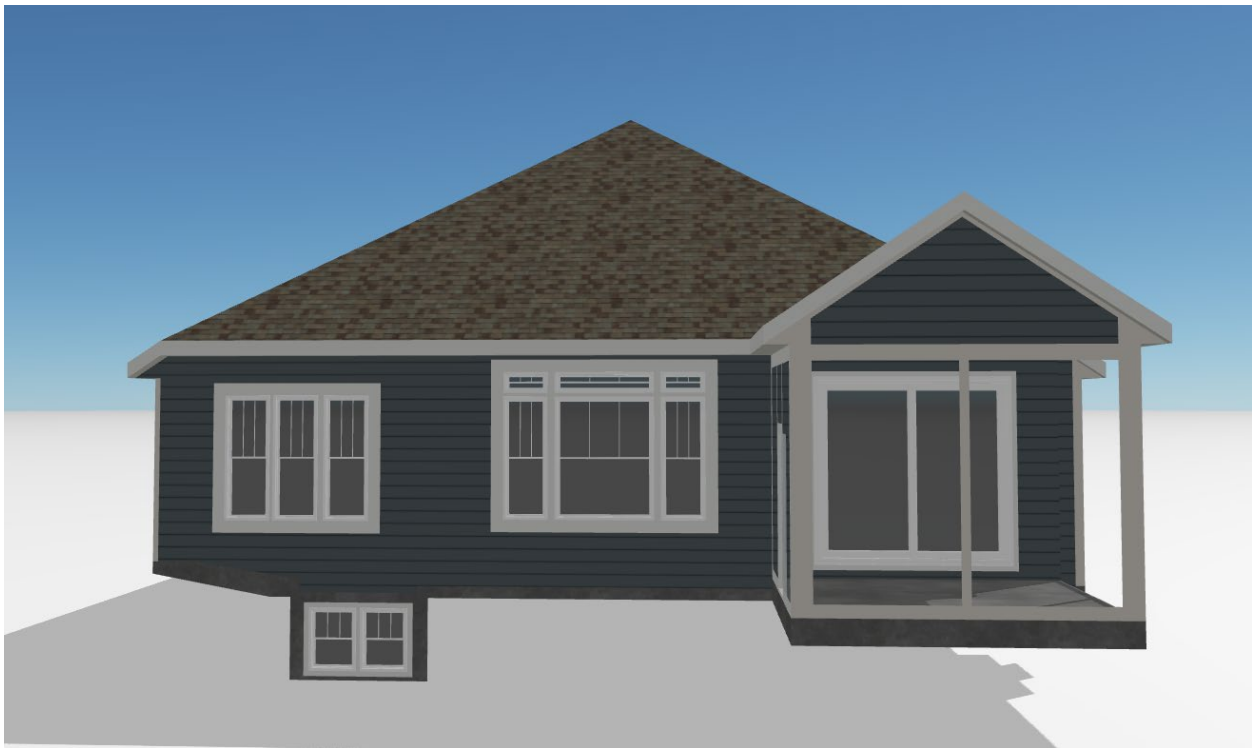
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Sheet No.

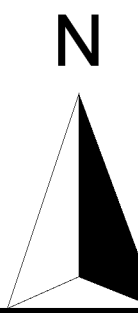
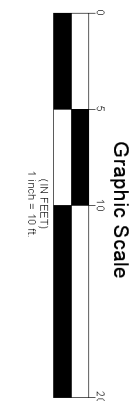
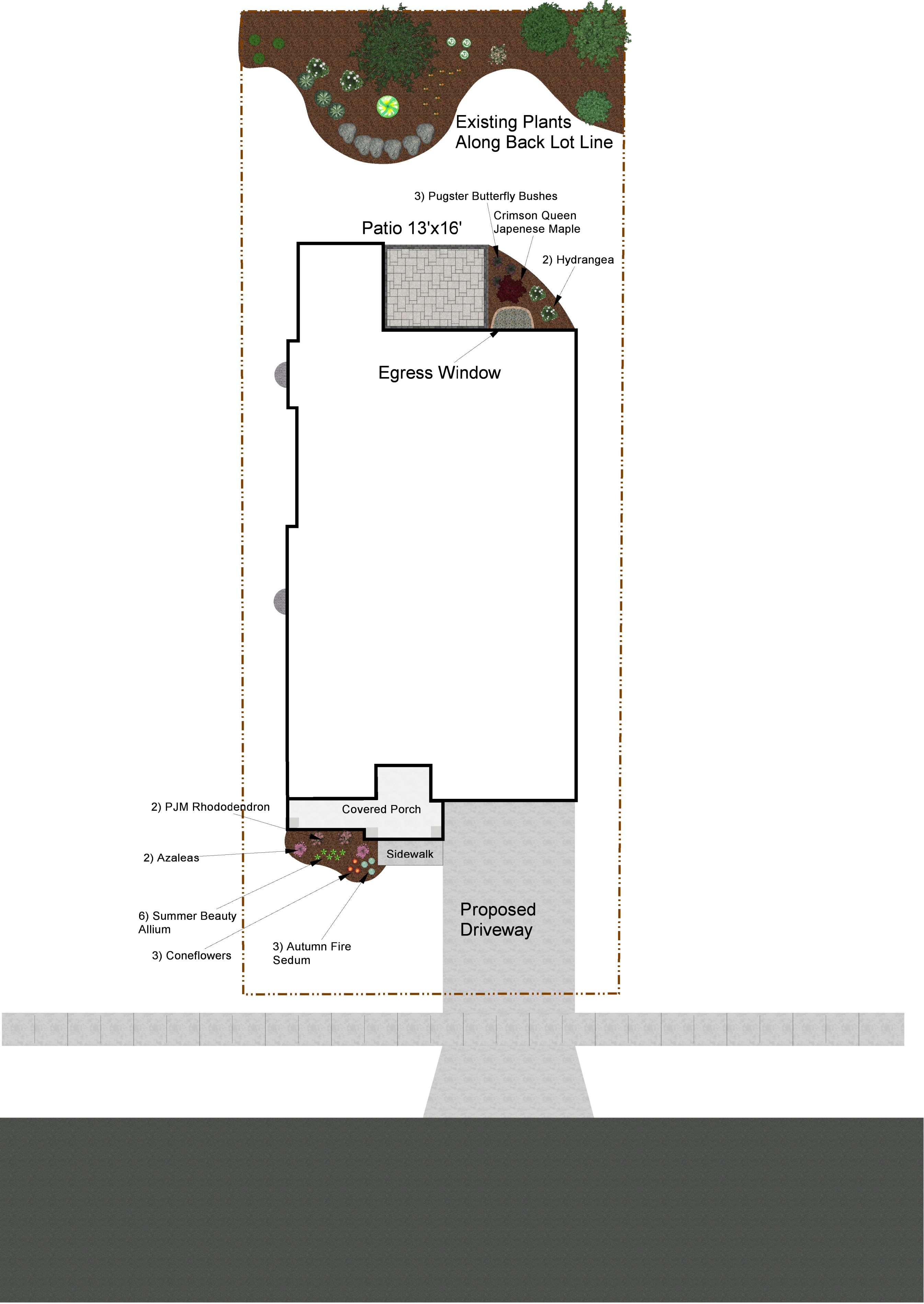
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Walsh Residence









<div>Date</div>		Landscape Notes	Walsh Initial Landscape Plan		DIG Landscape LLC 262-288-4722 DIGwi.com Landscape@DIGwi.com	Revision		Sheet Title
<div>Job Number</div>						Date	Description	
<div>File Number</div>								