



Design Review Committee

April 3, 2024

4:30 PM

- I. Call Meeting to Order**
 - Establish Quorum**
 - Approve Minutes**
 - Elect Officers**
- II. Old Business: None**
- III. New Business:**
 - A. 454 West Main Street – Craig & Amy Callahan, Building Addition**
(Lauren Rioux, BGW Construction, LLC)
- IV. Other Business: None**
- V. Adjournment**

Next Regular Meeting:

May 8, 2024

Design Review Committee
Meeting Minutes
February 7, 2024

Members Present: David Kroll, Terry Kessinger, Sue Rempert, Jennifer McNabb, Scott Perkins, Joe Neher

Members Absent: Lee Comer

Staff Present: Lesa Ternet, Barry Lofton, & Brittany Mays

Guests: Ryan Lyndley, Paul Weddle, & Greg Miller

Minutes from the December 6th, 2023, meeting was approved.

Old Business: None

New Business:

250 East Campus Boulevard – Hendricks County Animal Shelter, Storage Building
(Ryan Lyndley, Banning Engineering)

R. Lyndley explained that the proposed structure is consistent with the existing architecture. The structure will be used for storage only, and not have any sewage or water. B. Lofton stated that a physical building number may need to be added to the structure in case emergency personnel need to find the location of the structure. T. Kessinger made a motion to send a favorable recommendation to the Plan Commission. J. Neher seconded the motion. Motion carried 6-0.

Staff Updates:

J. McNabb addressed an issue with the new lights on the liquor store located at 625 East Main. She stated they are too bright and need to be pointed downwards, as they are currently blocking your vision as you drive over the hill. L. Ternet stated she would follow up on the issue.

The meeting was adjourned at 5:03 p.m.

Scott Perkins, Design Review Committee Chairman

DRC

Meeting Briefing

April 3, 2024

Craig and Amy Callahan, Building Addition – 454 West Main Street

This is a request to construct an addition to an existing residential structure. The applicant is proposing to construct a kitchen, laundry, and bath on the west side of their home. The building plans and summary of the work being completed are included in your packet of information. A recommendation to the Plan Commission is necessary and will be placed on the next scheduled meeting agenda on April 10, 2024. The staff has no objection to this request.

2024-2178

Application for CPOD Design Review

MAR 20 2024

APPLICANT INFORMATION

Name of Applicant: B6W Construction, LLC
 Mailing Address: 172 Williams Trace Plainfield, IN 46168
 Phone: (317) 268-4487 Email: larsen@b6wconstructionllc.com
 Property Owner(s) Craig & Amy Callahan
 Mailing Address: 454 W Main Street Danville IN 46122
 Phone: (317) 430-3072 Email: Craigmcallahan@yahoo.com
 Project Engineer/Architect: B6W Construction, LLC
 Address: 172 Williams Trace Plainfield, IN 46168
 Phone: (317) 268-4487 Email: larsen@b6wconstructionllc.com

PROJECT INFORMATION

Location of Project: 454 W Main Street
 Existing Use of Property: Residential Current Zoning: _____
 Proposed Use of Property: Residential Acreage: .30
 Type of Activity: New Construction ☒ Exterior Renovation _____ Sign _____
 Est. Project Cost: \$320,000 Est. Start Date: April 10, 2024

Documents to be included with application (1 original and 1 electronic):

- ☒ Building elevations of all elevations new and/or altered
- ☒ Color samples
- ☒ Photos of adjacent structures
- ☐ Signage and/or lighting
- ☒ List of work to be completed in numerical order
- ☒ Letter of Intent describing in detail the scope of work to be performed

Signature of Applicant: [Signature] Date: 03.20.2024

APPLICATION FEES

Residential	\$50
Residential accessory >150 sq ft	\$25
Commercial	\$150
Commercial accessory	\$100
Sign	\$50

Fee paid: 50 Received by: [Signature] Date: 3-20-24

PETITIONER MUST BE PRESENT FOR DRC & PC MEETINGS

MAR 20 2024

Corridor Protection Overlay District (CPOD) Review Checklist

Property Location: 454 W Main Street
Name of Applicant: Craig & Amy Callahan
Design Review Committee Meeting Date: April 3, 2024

DEVELOPMENT STANDARDS

Architecture (pg 97)

New construction conforms to the following architectural style:

<input checked="" type="checkbox"/> American Four Square	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Renaissance Revival
<input type="checkbox"/> Bungalow	<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Roman Classicism
<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Italianate	<input type="checkbox"/> Romanesque Revival
<input type="checkbox"/> Eastern Stick	<input type="checkbox"/> Neoclassical	<input type="checkbox"/> Second Empire
<input type="checkbox"/> Federal	<input type="checkbox"/> Prairie	<input type="checkbox"/> Tudor Revival
<input type="checkbox"/> Georgian	<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Victorian Gothic
		<input type="checkbox"/> Victorian Vernacular

- ☒ Exterior renovation of existing building conforms in style and context with the existing building's architecture.
- ☒ New construction style compatible with the intent of the CPOD.

Comments: All design was to match to existing to best of our abilities.

Building Orientation (pg 98)

- ☒ The primary structure faces the front of the lot on which it is located.
- ☐ The structure is located in the CB-P District and is set to the prevailing streetwall.
- ☒ The structure is located in the CB-S District and is no closer to the front lot line than the adjacent primary structure that is closest to the front lot line. The location of the primary structure is no further from the lot line than the adjacent primary structure that is farthest from the front lot line. In any case, the structure is not set back from the front lot line more than 5 feet.
- ☒ The structure is not in a CB-P or CB-S District and is setback according to the setback requirements listed for that district.
- ☒ This is an existing structure. The building orientation is not being altered.
- ☒ There are no loading docks, overhead service doors, or trash collection bins placed on or adjacent to any façade which faces a public street.

Comments: No issues...

Large Building Elevations (pg 98)

The front elevation of large structures must be divided into smaller areas or planes. If the front elevation of the structure is more than 750 square feet in area, the elevation must be divided into distinct planes of 750 square feet or less. For the purpose of this standard, areas of wall that are entirely separated from other wall areas by a projection, such as a porch or a roof over a porch, are also individual building wall planes. This division is accomplished by the following:

- ___ A porch, a dormer that is at least 4 feet wide, or a balcony that is at least 2 feet deep and is accessible from an interior room.
- ___ A bay window extending at least 2 feet.
- ___ A recessed section of the façade at least 2 feet deep and at least 6 feet long.
- ___ The front elevation does not exceed 750 sq. ft. in area.
- ___ This is an existing structure.

Comments: N/A

Building Height (pg 99)

- ✓ The maximum height of the primary structure does not exceed 50 feet.
- ___ The structure is in the CB-P District and the minimum height of the primary structure is at least 26 feet.
- ___ The structure is not in the CB-P District and the minimum height of the primary structure is at least 16 feet.
- ✓ This is an existing structure. The height is not being altered.

Comments: No Issues...

Main Entrance (pg 99)

Non-residential

- ___ The main entrance to the structure faces Main Street. On corner lots the main entrance may face either Main Street or be oriented to the corner.
- ___ If the front entrance has an awning, it is made of professional-grade fabric or canvas.
- ___ If the front entrance has a canopy, the design is architecturally integrated, is shaped to fit the opening, and is without back lighting.
- ___ If the front porch or covered balcony at a main entrance provides columns as corner supports, the columns are consistent with the architectural style of the primary structure.
- ___ All openings between the porch floor and the ground are covered with a solid material or lattice.

Residential

- ✓ The main entrance to the structure faces Main Street. On corner lots the main entrance may face either Main Street or be oriented to the corner.
- ✓ There is a front porch surrounding the main entrance that faces a street. If the porch projects out from the building, it must have a roof. If the roof of a required porch is developed as a deck or balcony, it may be flat.

OR

- ___ There is a covered balcony over the main entrance that faces a street. The floor of the covered balcony must be no more than 15 feet above grade, and must be accessible from the interior space of the building.

- ☐ If the front entrance has an awning, it is made of professional-grade fabric or canvas.
- ☐ If the front entrance has a canopy, the design is architecturally integrated, is shaped to fit the opening, and is without back lighting.
- ☐ If the front porch or covered balcony at a main entrance provides columns as corner supports, the columns are consistent with the architectural style of the primary structure.
- ☐ All openings between the porch floor and the ground are covered with a solid material or lattice.

Non-residential or Residential

- ☒ This is an existing structure. The main entrance is not being altered.

Comments: No changes---

Reinforcing the Corner (pg 100)

On sites within the CB-P and CB-S Districts, all of the following requirements have been met:

- ☐ The primary structure meets the average front setback of adjacent buildings, but is not more than 10 feet from the edge of the right-of-way.
- ☐ The highest point of the building's street-facing elevation is within 25 feet of the corner.
- ☐ The main entrance is on a street-facing wall and either at the corner, or within 25 feet of the corner.
- ☐ There is no parking within 40 feet of the corner.
- ☐ This is an existing structure. The footprint is not being altered.

Comments: No changes---

Exterior Finish Materials (pg 100)

On all building facades, at least 80% of the structure's exterior is finished using the following:

- ☐ Quarried stone
- ☐ Cultured stone
- ☒ Brick
- ☒ Wood siding
- ☒ Composite lap siding*
- ☐ Architectural concrete

On all building facades, no more than 20% of the structure's exterior is finished using the following materials:

- ☐ Metal
- ☐ Wood shakes
- ☐ Stucco (EIFS)
- ☒ Exterior color is appropriate to the architectural style and compatible with adjacent buildings.
- ☐ Another building material is proposed but must be approved by the Committee.
- ☒ This is an existing structure. Exterior alterations or renovations are consistent with the existing façade finish.

Siding: SW 7638 Logging Path
Trim: SW 7627 White Heron
Accent: SW 2739 Charcoal Blue

*Where horizontal siding is used, it is shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches. Vinyl or aluminum siding that is in clapboard or shiplap pattern may be used where the boards in the pattern are 6 inches or less in width.

Comments: Designed to match existing home's exterior--- no differences---

Foundation Material (pg 101)

☒ Plain concrete block or exposed concrete is being used as foundation material since the foundation material is not revealed more than 1 foot above the finished grade level adjacent to the foundation wall.

☐ This is an existing structure. No new foundation is being added.

Comments: Will have a brick facade on ~~front~~ ^{side} of foundation block to match existing home---

Foundation Landscaping (pg 103)

For any non-residential use, all street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building façade that provide access to the building for pedestrians or vehicles. The foundation landscaping must meet the following standards:

☐ The landscaping plants comply with the list provided in Appendix C.

☐ The landscaped area is at least 3 feet wide.

☐ There is at least one (1) three-gallon shrub for every three (3) lineal feet of foundation **AND** ground cover plants will fully cover the remainder of the landscaped area.

☐ This is an existing non-residential structure. No new foundation is being created.

Comments: No landscaping---

Distinct Ground Floor (pg 101)

☐ The ground floor of the primary structure is visually distinct from upper stories. This distinction is provided by the following:

☐ a cornice above the ground level,

☐ an arcade,

☐ a portico, or

☐ changes in building material or texture.

☒ This is a single story structure.

☐ This is an existing structure. The existing ground floor distinction is not being altered.

Comments: No issues---

Windows (pg 101)

☐ This is a new non-residential structure in a commercial district. At least 60% of the street-facing ground level façade is comprised of windows. The windows are:

☐ Either square or vertical and are at least as tall as they are wide.

☐ Horizontal window openings have been created by two or more vertical windows grouped together to provide a horizontal opening and they are either all the same size, or no more than two sizes are used.

☐ This is a non-residential renovation and windows are being replaced with ones that match the existing windows.*

☒ This is a residential structure and at least 15% of the area of the street-facing façade is comprised of windows.

☐ This is an existing structure. Existing windows are not being altered.

*Where applicable, the Committee may approve replacement windows that do not match.

Comments: Right to 15.1% window coverage---

Trim and Historic Details (pg 102)

- ☒ Trim marks all building roof lines, porches, windows, and doors on all elevations.
- ☒ The trim is at least 3-1/2 inches wide.
- ☒ Historic details are being retained or replicated.*
- ☐ This structure is constructed with a masonry exterior and is exempt from this standard.

*Where applicable, the Committee may approve replacement materials that do not match.

Comments: To match existing home's trim...

Roofs (pg 102)

This structure has:

- ☒ A sloped roof with a pitch that is no flatter than 4/12 and no steeper than 12/12
- OR**
- ☐ A roof with a pitch of less than 4/12 and has a cornice that meets the following:
 - ☐ Contains a two-part cornice. The top part of the cornice projects at least six inches from the face of the building and is at least 2 inches further from the face of the building than the bottom part of the cornice; **AND**
 - ☐ The height of the cornice is based on the height of the building as follows:
 - ☐ This building is 16 feet in height and has a cornice at least 12 inches high.
 - ☐ This building is more than 16 feet but less than 26 feet and has a cornice at least 18 inches high.
 - ☐ This building is 26 feet or more and has a cornice at least 24 inches high.
- ☐ This is an existing structure. The roof is not being altered.

Comments: _____

Roof Eaves (pg 103)

- ☒ Roof eaves on all elevations project from the building wall at least 12 inches for every 12 feet of building height.
- ☐ This structure is located in the CB-P District and is exempt from this standard.
- ☐ This is an existing structure. The eaves are not being altered.

Comments: to match existing home's eaves...

Exterior Stairs and Fire Escapes (pg 103)

- ☐ Exterior stairs, other than those leading to a main entrance, are at least 40 feet from all streets.
- ☐ This structure is not located in the CB-P District and the fire escapes are at least 40 feet from all streets.
- ☐ This is an existing structure. The exterior stairs and/or fire escapes are not being altered.

Comments: N/A

Parking Lot Location (pg 106)

For parking areas which include *15 or more* parking spaces:

- ☐ If located in the CB-P or CB-S District, no parking lot is placed between the primary structure and the abutting public street.
- ☐ If located in any other district, no more than 10% of the parking spaces provided are placed between the front façade of the primary structure and the abutting public street.
- ☐ The parking area contains less than 15 spaces.
- ☐ The existing parking area is not being altered.

Comments: N/A

Parking Area Landscaping (pg 103)

- ☐ Landscape screening is provided around the perimeter of all parking areas which include *15 or more* parking spaces.
- ☐ The landscaping plants comply with the list provided in Appendix C.
- ☐ The screening is located within 5 feet of the edge of the parking area
- ☐ The screening is at least 4 feet in height for at least 75% of the perimeter or the parking area.
- ☐ The screening consists of either a row of evergreen shrubs or a combination of mounding, ground covers and shrubs.
 - ☐ If only shrubs are used, they measure a minimum of 24 inches in height from ground level at the time of planting and are placed 5 feet on center.
 - ☐ If landscape mounding is used, it undulates between the heights of 2 and 4 feet from ground level and the following requirements must be met:
 - ☐ Shrubs are planted on the mound at a ratio of one shrub for every 5 horizontal feet of mounding, **AND**
 - ☐ Shrubs measure a minimum of 18 inches in height from ground level at the time of planting and are placed in an irregular, natural pattern.
- ☐ The parking area is less than 15 spaces.
- ☐ This is an existing structure. No additional parking is being created.

Comments: N/A

Pedestrian Walkways/Sidewalks (pg 106)

- ☐ Pedestrian sidewalks are provided across the front of all lots, connecting the lot, the primary structure, and parking areas to each other and with adjacent properties.
- ☐ Sidewalks are provided along the full length of all facades which include a customer entrance and/or are adjacent to a parking area.
- ☐ Walkways are concrete and are a minimum of 4 feet in width.
- ☐ Walkways parallel to parking lots and interior drives are separated from such areas by a curbed landscaped area measuring a minimum of 5 feet in width.
- ☐ Walkways passing through vehicle use areas are of a paving material different from that of the vehicle use area.
- ☐ Except for the CB-P District, walkways along the facades of the primary structure are separated from the building by a landscape area which is a minimum of 5 feet in width.

- ___ For each 100 square feet of hard-surface area between the building and the street lot line at least one of the following amenities is provided:
- ___ a bench or other seating;
 - ___ a fountain; or
 - ___ a landscape planter or similar feature.
 - ___ This structure is in the CB-P District and is exempt from this requirement.
- ✓ ___ This is an existing structure with existing sidewalks.

Comments: No changes to existing walkways i/s sidewalks

Street Trees (pg 104)

- ___ One (1) tree is planted in the area between the sidewalk and the street for each 30 feet of street frontage on any street.
- ___ The location of the street trees is limited and the Committee may approve alternate tree locations.

Comments: No changes to existing street trees....

Outdoor Storage/Docks/Mechanical Equipment/Waste Containers (pg 104)

- ___ All outdoor storage of finished products, all trash and recycling containers, all truck docks, and all mechanical equipment is completely enclosed or screened using the following standards:
- ___ The enclosure(s) is a fence or walls constructed of the same materials as the primary structure.
 - ___ The enclosure does not exceed 8 feet in height.
 - ___ No stored products or waste containers or materials exceed the height of the enclosure.
 - ___ An opaque wooden gate, painted consistent with the main color of the primary structure is provided at all access points to the enclosed area.
 - ___ Mechanical equipment located on the roof is screened on all sides by a parapet or other building feature based on an elevation view of the building.
 - ___ Mechanical equipment located on the ground is screened on all sides by the building, walls, or fences using a material or color which is compatible with the primary building or an evergreen hedge which is not less than the height of the mechanical equipment at the time of planting.
 - ___ No enclosure created for the storage of waste materials is located within 20 feet of any public street right-of-way, public sidewalk, or internal pedestrian way.
 - ___ Truck docks are screened from view from all public areas, including parking lots and adjacent public streets. The screening enclosure consists of a fence or wall constructed of the same material as the exterior of the primary structure.
- ___ There is no outdoor storage of unfinished products or supplies provided on this property.

Comments: N/A

Gas Stations, Gas Island Canopies and Related Facilities (pg 105)

- ☐ All structures on the site (such as kiosks, car wash buildings, gas pump islands, etc) are architecturally consistent with the primary structure.
- ☐ All building elevations are architecturally detailed to avoid the appearance of the "back of the building" and contribute a positive presence to the streetscape.
- ☐ Gas island canopies are built of the same high quality materials as the convenience store or kiosk associated with the gas island. These structures create architectural harmony with the primary structure on the site.
- ☐ Gas island canopy structural columns are covered with the same architectural materials as the primary structure.
- ☐ Gas station canopies have flush-mounted or shielded canopy fixtures.
- ☐ The existing canopy and/or related structures are not being altered.
- ☐ This project is not a gas station facility.

Comments: N/A

Fencing (pg 105)

The following type of fence is provided for this project:

- ☐ Masonry wall
- ☐ Ornamental iron
- ☐ Wood or vinyl
- ☐ Live hedge
- ☐ The fence complies with the requirements of Section 4.8 and Section 12.8 of the Danville Zoning Ordinance.
- ☐ There is no fence being constructed on this site.
- ☐ The existing fence is not being altered.

Comments: N/A

Lighting (pg 105)

Lighting on each lot shall be designed to reduce light pollution while providing the minimum light necessary for security and safe pedestrian and vehicle traffic movements.

- ☒ Exterior lighting is limited to those areas needed for safety and security purposes only.
- ☐ All outdoor lighting limits light spillage onto adjacent property to no more than one (1) footcandle through the use of light fixture shielding, location, height, and aim.
- ☐ All lighting fixtures have 90-degree cutoff luminaires (shielded down lighting).
- ☐ If a structure is illuminated, all fixtures are designed to wash the façade of the building in light rather than providing a spot or floodlight effect.
- ☐ Light poles in parking areas are round and do not exceed 20 feet in height.
- ☐ Sidewalks have 90-degree cutoff luminaires (shielded down lighting). Bollard-style lighting is preferred adjacent to pedestrian walkways.
- ☒ No additional lighting is proposed for this project.

Comments: No issues...

Signs (pg 107)

In addition to the sign regulations described in Section 12 of the Danville Zoning Ordinance, the following regulations apply:

___ The following type of sign(s) are provided for this project:

- ___ Wall sign
- ___ Monument or ground sign
- ___ Projecting or blade sign
- ___ Awning or canopy sign

___ All signs are architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the project.

___ When applicable, sign themes are designed so that all signs within a strip-style development are comprised of one single sign type (i.e. cabinet type, channel letters, projecting, etc.) for each commercial use.

___ Sign is constructed of materials that match or are compatible with the principal materials of the primary structures and landscaping on the property.

___ Monument or ground sign does not exceed five (5) feet in height.

___ Sign area of monument or ground sign in the CB-P or CB-S zoning districts with frontage on Main Street is equal to $\frac{1}{2}$ sq ft of signage per each ft of linear building frontage, but does not exceed 32 sq ft.

___ Monument or ground sign is setback a minimum of one (1) foot from the road right-of-way and does not inhibit vision clearance.

___ If sign is located in the CB-P or CB-S zoning district, it is not internally illuminated.

___ In all other districts, illuminated signs comply with Section 12.5.C of the Danville Zoning Ordinance.

___ Projecting signs do not project more than thirty-six (36) inches from the wall surface upon which they are mounted and the bottom edge of the sign is at least nine (9) feet from grade.

___ No signage is located on roof top screening or roof top equipment penthouses, above the roof line, or on sloped roofs.

___ A landscaped area is provided around the entire base of all monument or ground signs:

___ For CB-P and CB-S districts, the landscaped area is one-half (1/2) square foot in area for every one (1) square foot of sign area.

___ For all other districts, the landscaped area is one (1) square foot in area for every one (1) square foot of sign area.

___ Non-residential directional signs do not exceed three (3) feet in height and three (3) square feet in area for each sign. All directional signs are used for directional indications and address identification purposes only and are not used for business advertising purposes.

___ This is a residential use. No signage is proposed for this project.

___ The existing signage is not being altered.

Comments: N/A

Design Review Committee Recommendation



Proposal 024-6
Issue Date February 26, 2024
APPROVED

PREPARED BY

Jason Schoeff

BGW Construction, LLC
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PREPARED FOR

Amy Callahan

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454 W Main St, Danville, IN 46122, USA

MAR 20 2024

PROPOSAL DETAILS

Danville

454 W Main St, Danville, IN 46122, USA

Home addition for new kitchen area, also exploring space for bathroom and laundry. Redesign of existing kitchen space.

DESCRIPTION

TOTAL

Foundational Work	\$31,334.96
Excavation & Site Prep Work This assumes NOT needing to remove excess overburden.	\$7,144.08
Concrete Footers NO Perimeter drain included.	\$7,586.25
Block Work/Foundation Walls (Crawl Space) Creation of crawl space.	\$9,353.96
Crawl Space Energy Code Crawl Space Energy Code includes pea gravel, vapor barrier, rigid foam walls.	\$5,733.42
Create Crawl Space Access Cut access through existing foundation to new crawl space	\$1,517.25
Framing Creation of new addition that will included kitchen, laundry room, pantry, and bathroom. Framing includes floor structure, walls, roof structure, roof sheathing, exterior wall sheathing, & house wrap.	\$33,157.89
Exterior Finish	\$54,419.58
Windows New double-hung, energy efficient windows in new addition. Windows will be white vinyl interior and exterior finish.	\$6,339.38
Exterior Brick On outside of new block foundation on new addition only. Will do our best to match existing brick.	\$7,053.50
Exterior Siding LP Smart Lap Siding to match existing home quoted. Lap siding will have a "smooth" finish.	\$11,596.08
Exterior Trim LP Smart Siding with SMOOTH finish. Will do our best to match style of existing exterior trim & casing. This does includes bead board soffits to match existing soffits.	\$6,734.63
Exterior Paint Exterior Paint of all LP Smart Side trim & casing. Will do our best to match to existing trim & casing. New addition only.	\$3,947.37
Roofing - Shingle Single roof to match existing home. Will do our best to match single color (this will NOT be a perfect match due to weathering of existing roof)	\$10,269.87

Gutter System 6" seamless gutter system & downspouts.	\$4,016.25
Final Grade/ Seed & Straw Assumes no new top soil is needed.	\$4,462.50
Interior Finish	\$101,343.81
Demo Existing flooring in kitchen area; existing cabinets along exterior wall; exterior wall into new addition.	\$3,150.00
Rough Mechanicals	\$28,032.89
Rough Plumbing Bring existing kitchen plumbing up to code and preparation for new sink. Creation of new bathroom, laundry room, & kitchen in new construction worksite. Also will need a new gas run to addition for direct vent fireplace. Crawl space access. All work to current code requirements. (Subject to change)	\$14,875.00
Rough Electrical Termination of existing kitchen electrical. Creation of new bathroom, laundry room, & kitchen in new construction worksite. Crawl space access. All work to current code requirements. This assumes current electrical panel can handle new additional load. (Subject to change)	\$13,157.89
Rough HVAC This price is will TBD until professional is on site and can assess current capabilities and requirements to be able to handle new load from addition. New addition will need return & supplies, in addition to bathroom venting, dryer venting, range hood venting, and gas fireplace direct vent. (Subject to change)	\$0.00
Insulation Batt insulation to code.	\$5,092.50
Drywall Includes new drywall hang & finish, also includes patch & repair as needed.	\$10,000.00
Interior Doors Solid core, 5 panel, Shaker style doors with aged bronze knobs.	\$3,289.48
Interior Trim Includes baseboards, casings, trim, & quarter round, etc. This is only in affected areas. Will do our best to match existing interior trim styles & sizes. New trim will be painted white.	\$7,982.45
Wainscotting & Chair Rail 42" Wood Wainscotting with Incorporated Chair/Cap Rail. (White Dover Plank) This will be in all areas EXCEPT the new laundry room & new bathroom.	\$5,528.94
Interior Paint Sherwin Williams paint. One coat of primer & 2 finish coats. This price includes painting the Wainscotting & Chair Rail/Cap as well.	\$5,263.16
Flooring - LVP LVP Flooring installed in existing kitchen area and entire new addition.	\$15,811.40
Finish Mechanicals	\$17,192.99
Finish Plumbing Work to include finish of laundry room, bathroom, kitchen, old sink area, & gas fireplace. (Subject to change)	\$8,070.18
Finish Electrical Client to purchase lighting fixtures, BGW will install. (Subject to change)	\$9,122.81
Finish HVAC This line item will TBD until professional is on site to access work needed. (Subject to change)	\$0.00
Kitchen	\$76,074.22

<p>Corner Shelving</p> <p>Corner shelving units between the doors to the stairs and dining room in the existing kitchen area. Priced for 6 semi-circle floating shelves.</p>	\$2,719.30
<p>Paint Cabinets</p> <p>Paint current sink cabinets (bases and uppers) to match new cabinets.</p>	\$2,456.14
<p>New Sink in Existing Sink Location</p> <p>New deep, single bowl sink in existing 24" base cabinet in old kitchen area. Includes new faucet.</p>	\$1,228.07
<p>Cabinets</p> <p>BRNO White Shaker Cabinet Series. Includes bases, 42" wall cabinets, x3 glass front wall cabinets, farmhouse sink base, additional base cabinet in existing kitchen.</p>	\$19,178.14
<p>Cabinet Accessoires</p> <p>Includes Traditional crown molding, scribe, outside corners, toe kicks, finish side panels, & trash can pullout.</p>	\$5,323.89
<p>Cabinet Hardware</p> <p>Client to purchase hardware & BGW will install supplied hardware. (BGW will supply client with number of knobs/handles required)</p>	\$1,710.53
<p>Countertops - Quartz</p> <p>Level One quartz. Extra support will be needed for oversized island slab. This includes new tops in existing kitchen sink area & additional base cabinet in existing kitchen area. Replace existing countertop piece over the radiator to match new countertops.</p>	\$24,116.06
<p>Tile Backsplash</p> <p>3" x 6" white subway tile. Running bond pattern. Client to choose grout color. Client requested to have tile run to ceiling around range hood/vent.</p>	\$3,728.07
<p>Farmhouse Sink</p> <p>White, fireclay farmhouse sink. Includes labor to custom fit & support farmhouse sink base.</p>	\$1,403.51
<p>Kitchen Plumbing Fixtures</p> <p>Kitchen faucet & garbage disposal (3/4 horsepower unit)</p>	\$1,535.09
<p>Range Hood Vent</p> <p>36" Range Hood Vent - Currently client will purchase hood vent & have it installed. BGW will do all the "pre-work" to allow the hood, once installed, to direct vent outside. (all of the interior wall ducting & vent box on exterior of home.)</p>	\$877.19
<p>Fireplace - Direct Vent Gas</p> <p>Includes standard 42" width direct vent, gas fireplace.</p>	\$7,631.57
<p>Mantle</p> <p>If client chooses to purchase an antique mantle, this would be an INSTALL ONLY cost.</p>	\$701.75
<p>TV Mount</p> <p>Client to purchase TV mount, BGW will install and block/frame for TV mount above Fireplace.</p>	\$438.60
<p>Pantry Shelving System</p> <p>5 "solid wood" shelves that will wrap around pantry on three sides.</p>	\$3,026.31
Bathroom	\$21,554.55
<p>Shower - Fiberglass Shower Pan, Bench, & Tile Walls</p> <p>Includes solid tile walls, bench with stone top, and fiberglass shower pan. Shower pan is 48" x 36."</p>	\$10,882.74
<p>Traditional Shower Head, Valves, & Controls</p> <p>This includes single traditional shower head. Client to choose finish of temp control & shower head.</p>	\$1,181.25
<p>Glass Shower Door</p> <p>Sliding tempered glass shower door system.</p>	\$2,633.75
<p>Toilet</p> <p>Comfort height toilet. Elongated/oval bowl.</p>	\$964.91

Vanities 1 sink base cabinet & 2 drawer units. Vanity units to match new kitchen cabinets. (White Shaker)	\$2,141.70
Vanity Tops, Sinks, & Faucets Tops to match new kitchen tops (Level One quartz). Undermount sinks. Client to choose finish of bathroom faucets.	\$2,086.38
Stone for Bench in Shower 1 solid piece to match vanity top.	\$1,137.50
Bathroom Accessories Client to purchase, BGW will install.	\$526.32
Laundry Room	\$1,874.25
Drying Area 2 wood shelves & 2 rods for drying.	\$1,874.25
Permitting	\$1,750.00
TOTAL	\$321,509.26

The Proposal Includes the Conditions Noted:

- Any changes to the scope of work are subject to additional charges.
- Payment terms to be determined before contract is signed.
- All Proposals are good for 14 days.

The above specification, costs, and terms are hereby accepted.

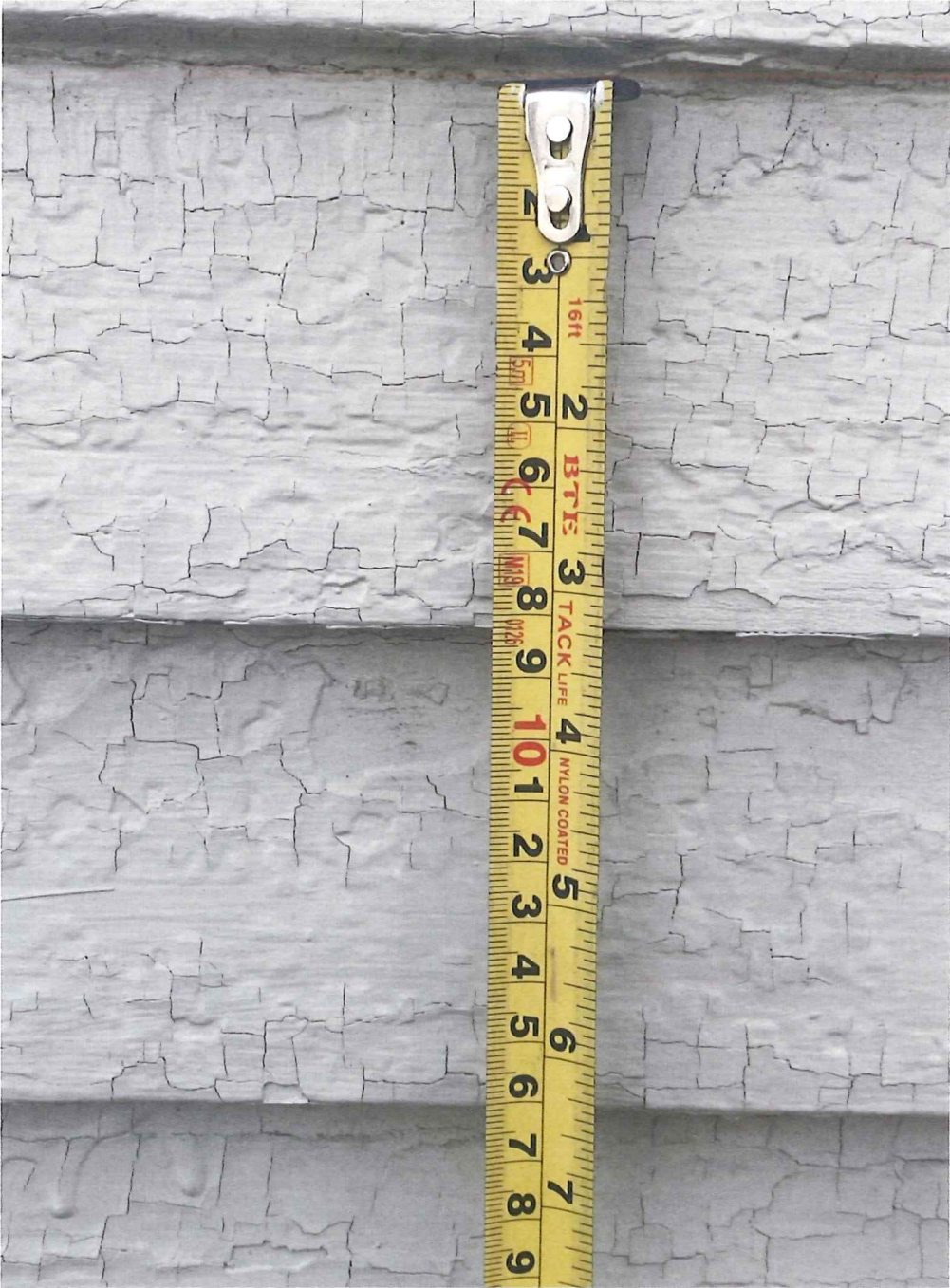
Amy Callahan

AMY CALLAHAN

February 26, 2024 at 9:33 AM EST
DATE

Callahan Addition (Craig & Amy Callahan)
454 West Main Street
Danville, IN 46122

MAR 20 2024



Existing wood lap siding – Will match on new addition

Callahan Addition (Craig & Amy Callahan)
454 West Main Street
Danville, IN 46122



Existing corner trim – Will match on new addition

Callahan Addition (Craig & Amy Callahan)
454 West Main Street
Danville, IN 46122



Existing soffit - Will match on new addition

Callahan Addition (Craig & Amy Callahan)
454 West Main Street
Danville, IN 46122

Existing Front of Home

Colors:

Lap Siding – Sherwin Williams (SW 7638) “Jogging Path”

Trim – Sherwin Williams (SW7627) “White Herron”

Accent – Sherwin Williams (SW 2739) “Charcoal Blue”

Callahan Addition (Craig & Amy Callahan)
454 West Main Street
Danville, IN 46122



Neighbor to East



Neighbor to West

Callahan Addition (Craig & Amy Callahan)
454 West Main Street
Danville, IN 46122



Neighbor across the street

The Callahan Residence

454 W. Main St. Danville, IN

MAR 20 2024

Sheet #C	Cover
Sheet #1.0	Exterior Elevations
Sheet #1.1	Exterior Elevations
Sheet #1.2	Exterior Elevations
Sheet #2	Foundation Plan
Sheet #3	First Floor Plan
Sheet #4	Roof Plan
Sheet #5	Sections / Details
Sheet #3D	First Floor Demo Plan

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Danville, IN



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Carmel, IN 46032
Nathan - 317.557.3518
Dean - 317.408.8999
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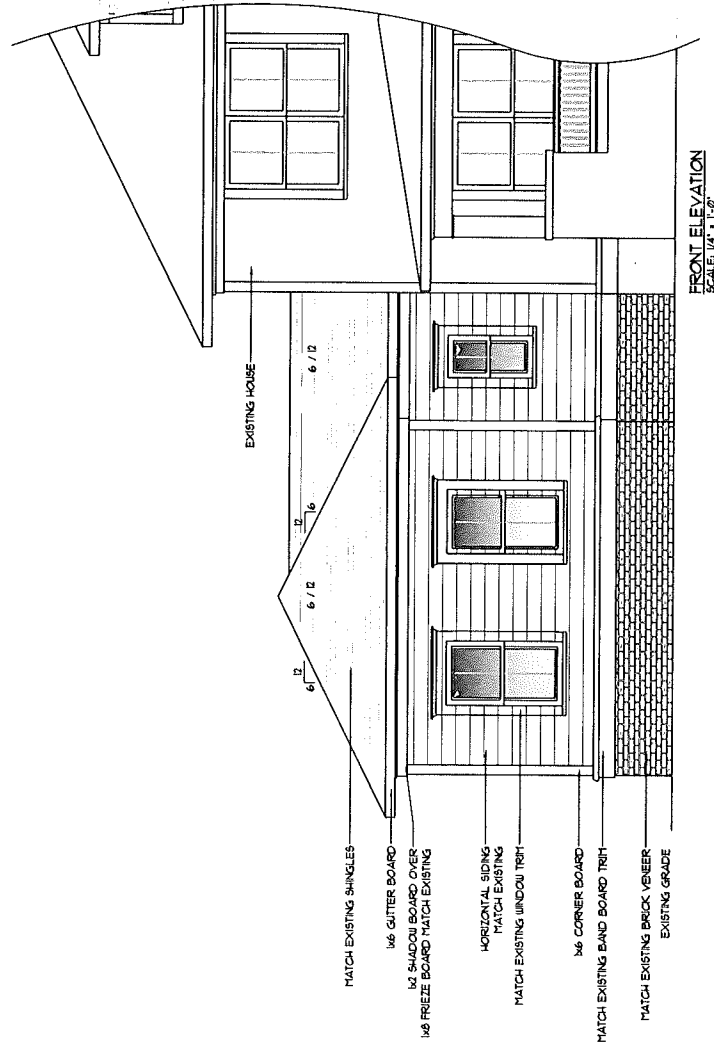
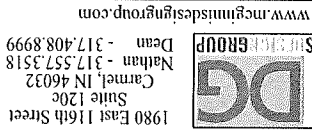
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EXTERIOR ELEVATIONS
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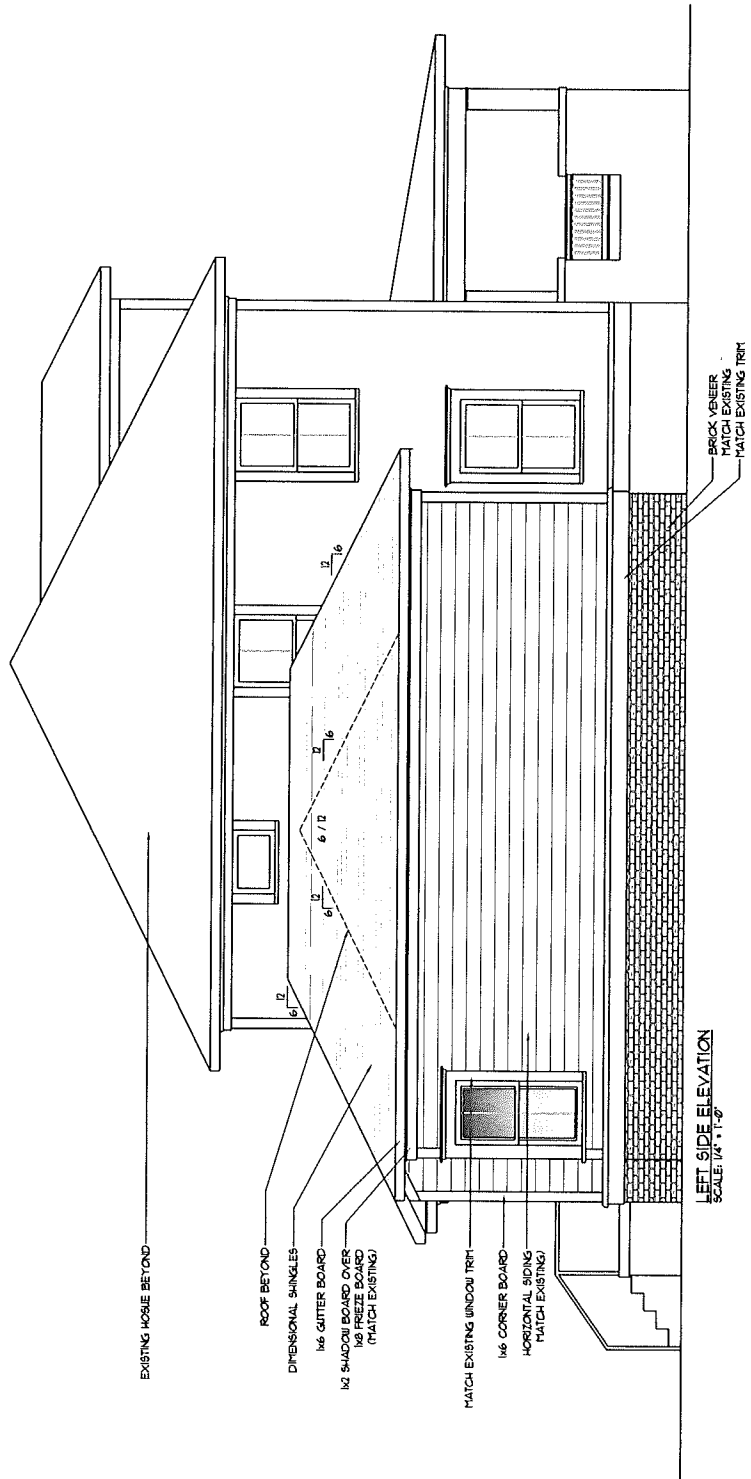
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LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



McGraw-Hill

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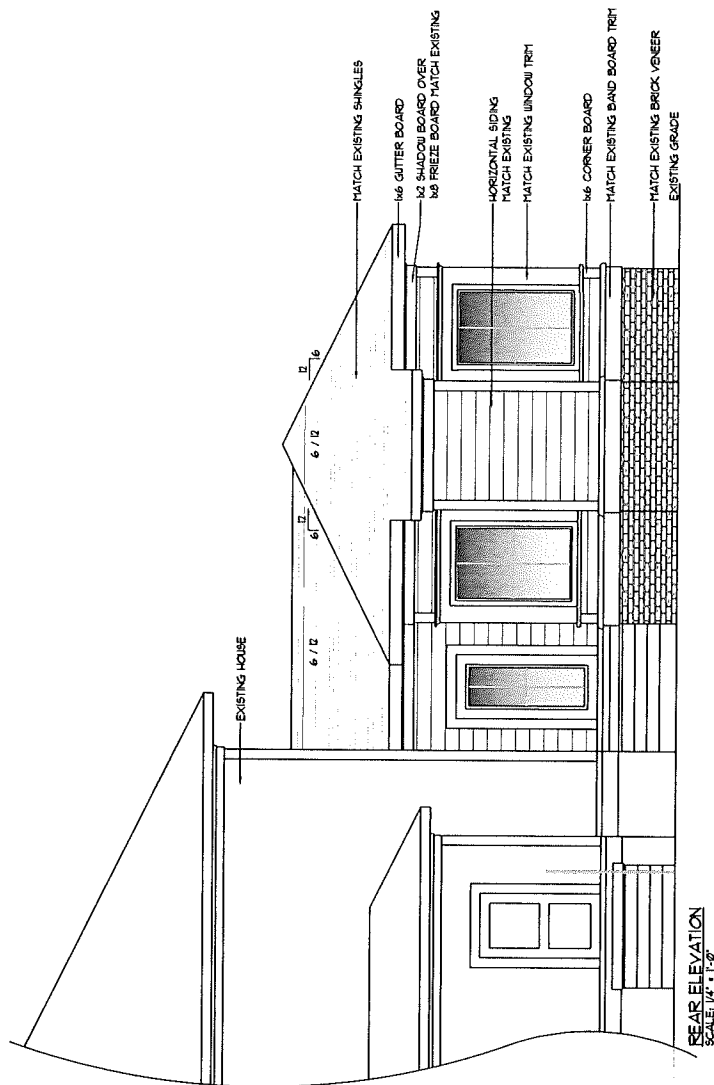
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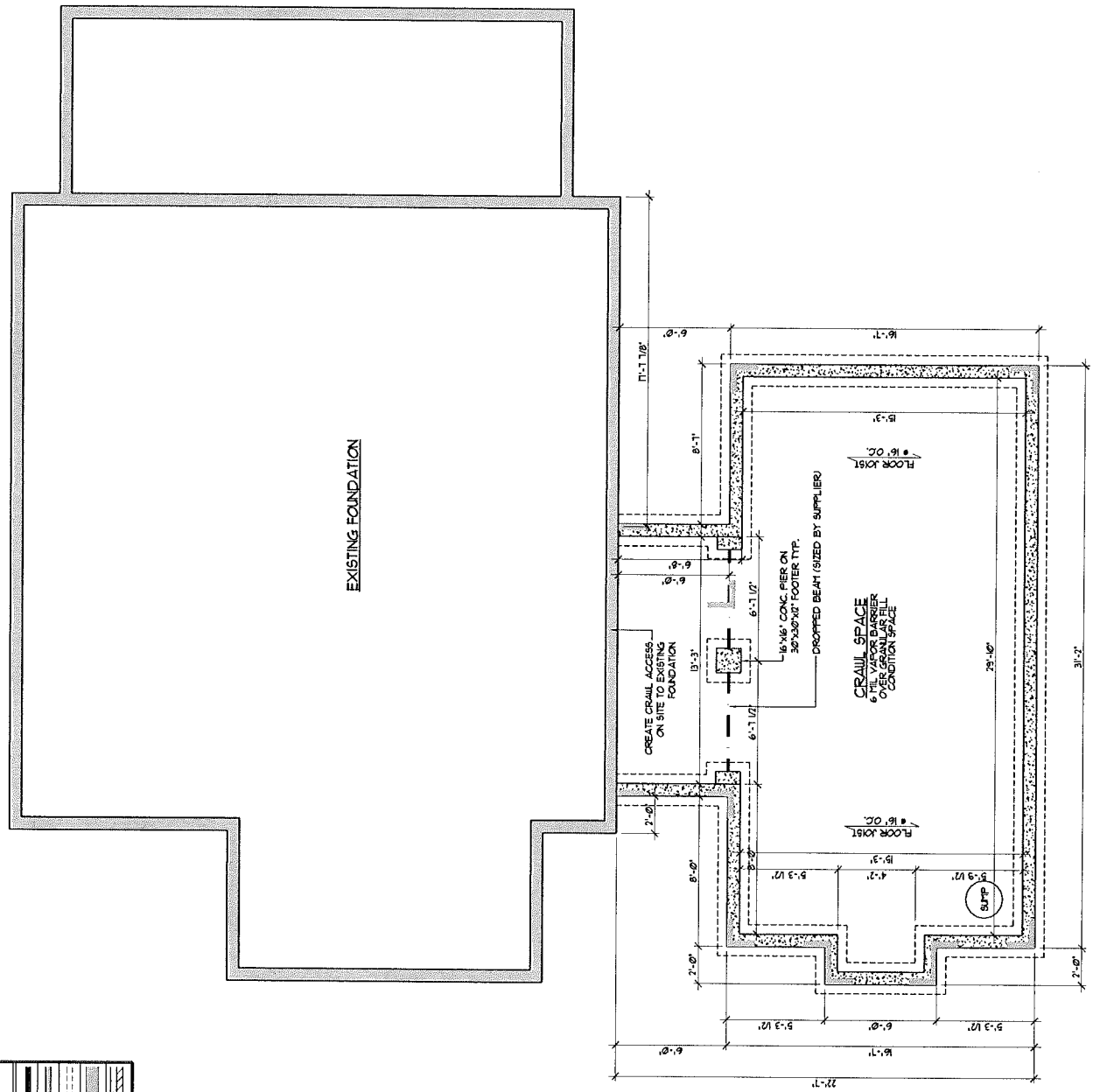
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FOUNDATION PLAN
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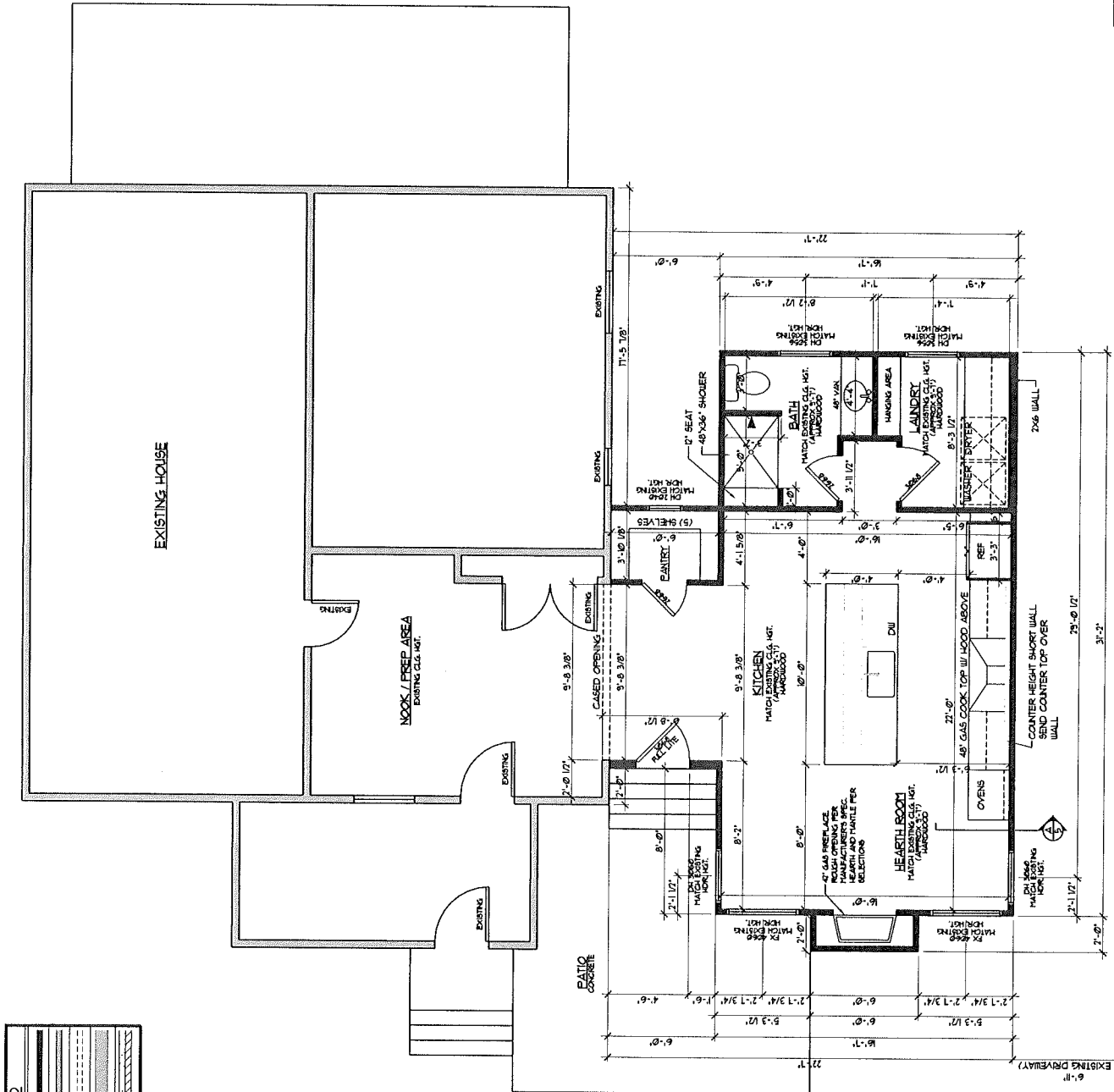
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WALL LEGEND	
NEW WALLS	Solid line
EXISTING WALLS	Dashed line
REMOVED WALLS	Line with diagonal hatching
EXISTING CONC. FOUNDATION WALLS	Line with cross-hatching
NEW CONC. FOUNDATION WALLS	Line with diagonal hatching

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

4

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ICE & WATER SHIELD & ALL
VALLEYS & GUTTERBOARDS
PATCH EXISTING OVERLAP

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

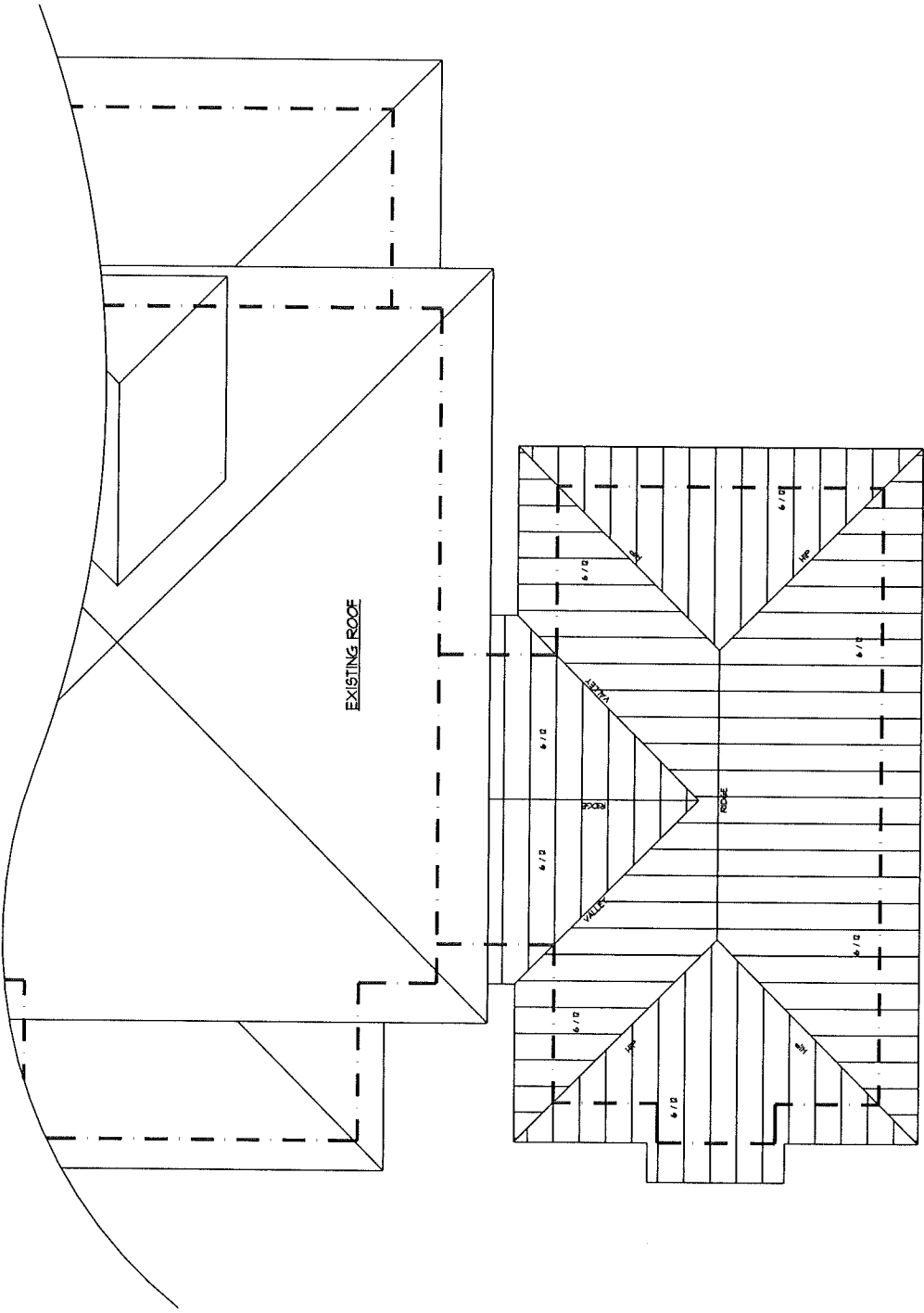
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Labels and Dimensions:

- 2 x 8 RAFTER (TYPICAL)
- DIMENSIONAL SHINGLES OVER 1/2" FELT OVER 1/2" EXTERIOR SHEATHING
- 6" GUTTER
- 1/2" GUTTER BOARD
- 3/4" OUTLOOKER
- CONTINUOUS SOFFIT VENT
- 1/2" SHUCCU BOARD OVER 1/2" FREEZE BOARD (MATCH EXISTING TRIM)
- CROWN HEADER TRIM (MATCH EXISTING)
- 1/2" UNICO UNIT
- 1/2" UNICO WRAP
- BAND BOARD CAP W/ BEVEL GUT
- (MATCH EXISTING)
- 1/2" BAND BOARD
- RIBBON JOISTS
- INSULATE RIBBON JOISTS TYPICAL
- BRICK VENEER
- DEEP MOLES AS REQD.
- 4" BRICK LEDGE
- APPROX. GRADE
- WATERPROOFING
- (ADJUST PER SITE)
- 30" MIN
- 4" INT. DRAIN TILE CONNECT TO SUMP
- 18" x 10" CONT. FOOTING
- 4" EXT. DRAIN TILE CONNECT TO SUMP
- 2 x 4 PLATE
- PRESSURE TREATED
- ANCHOR BOLTS 1/2" x 10" O.C.
- 8"x8"x8" CMU BLOCK
- 2"x8"x4" CMU BLOCK
- 11" THU ENGINEERED FLOOR JOISTS 16" O.C. (UNO)
- FINISHED FLOOR AS SPEC.
- BASE AS SPEC.
- 1" DECKING
- INSULATE WALLS PER BUILDERS SPEC. (R-13 MIN)
- 1" OPTUAL WALLS AND CEILING
- (2) 2x4 TOP PLATE
- 2 x 12 HEADER
- 2x6 CEILING JOIST TYP.
- BLON INSULATION PER BUILDERS SPEC (R-38 MIN)
- 9'-7" (MATCH EXISTING HDR. HGT.)
- (MATCH EXISTING C.G. HGT.)
- FIRST FLOOR**
- CRAWL SPACE**
- 6 MIL VAPOR BARRIER OVER GREEN FILL
- CONCRETE FILL

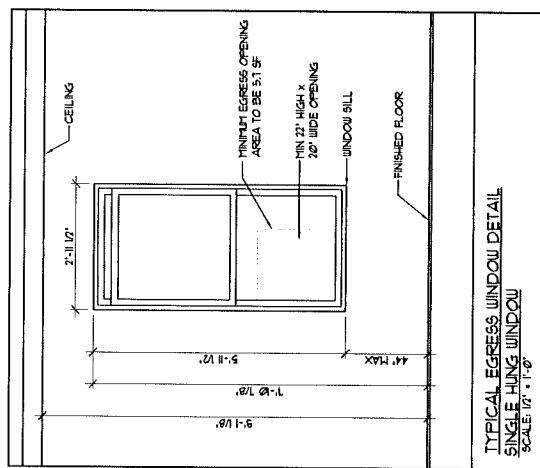
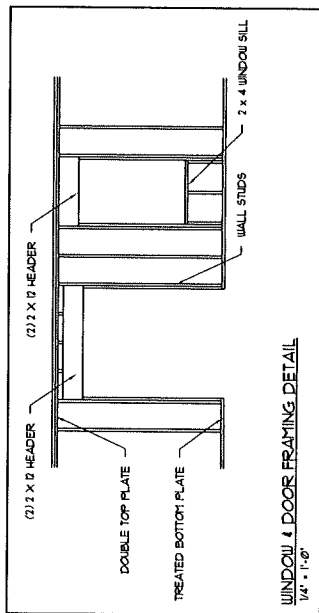
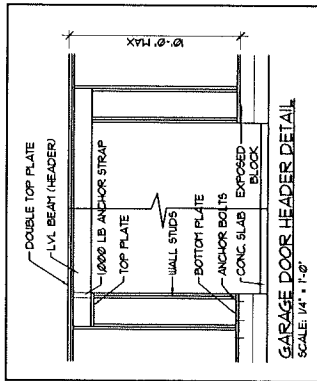
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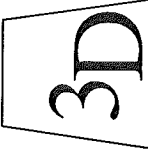
SECTIONS / DETAILS
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5


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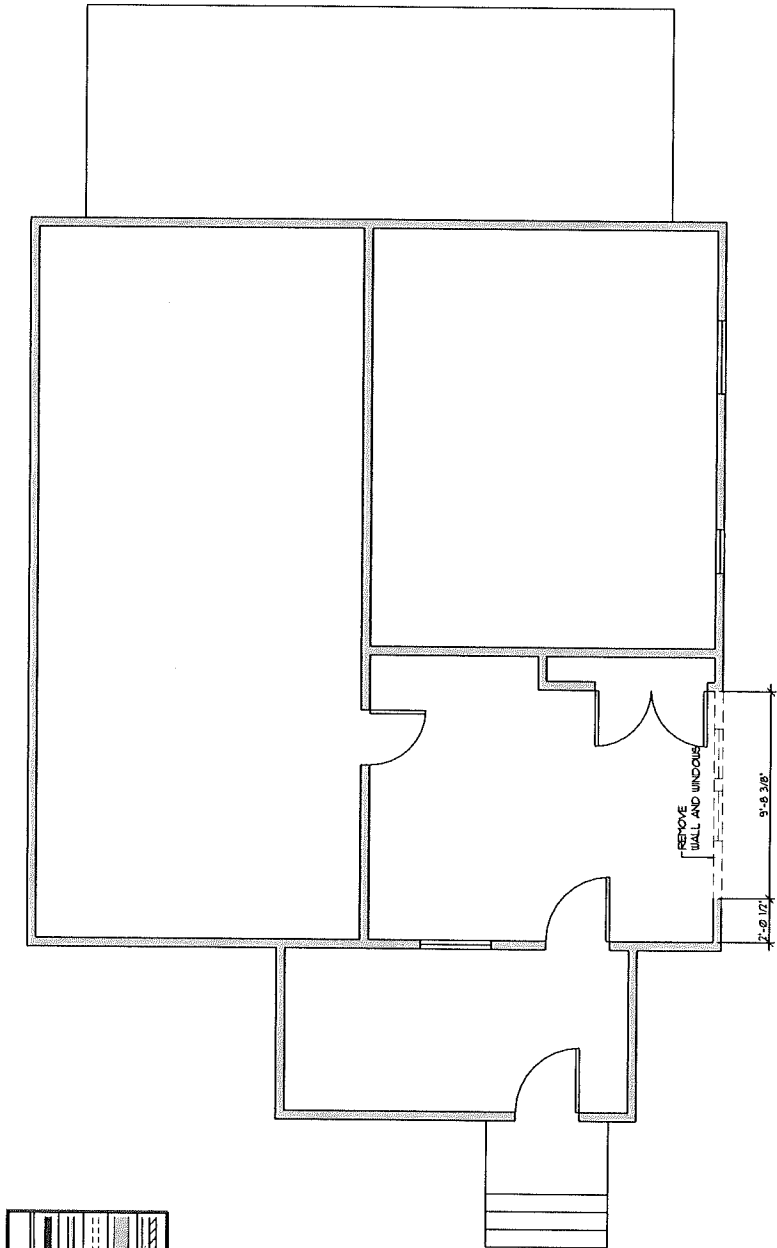
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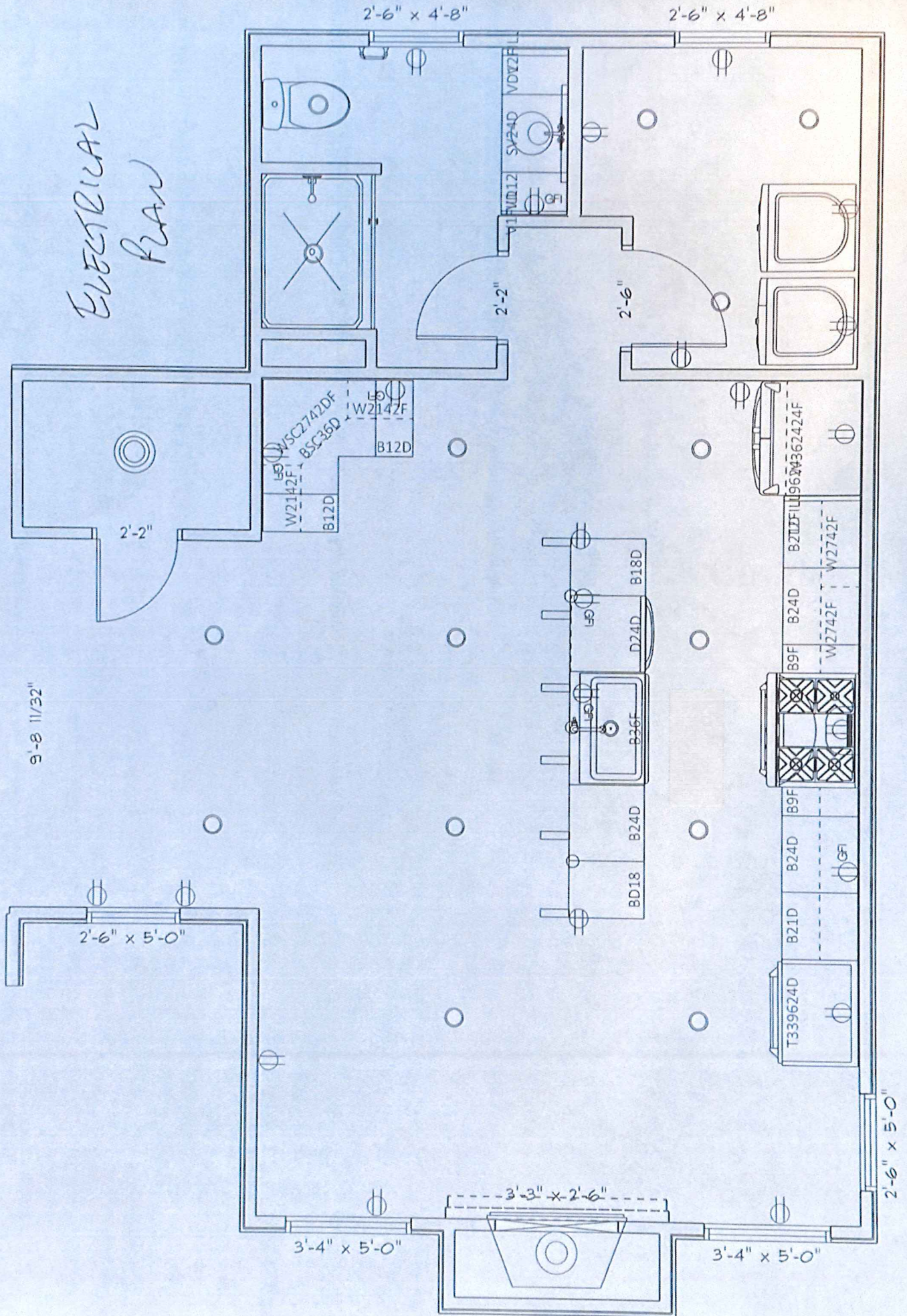
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WALL LEGEND	
NEW WALLS	---
EXISTING WALLS	---
REMOVED WALLS	---
EXISTING CONC. FOUNDATION WALLS	---
NEW CONC. FOUNDATION WALLS	---

FIRST FLOOR DEMO PLAN
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ELECTRICAL
PLAN







Overview



Legend

-  Parcels
-  Road Centerlines

Parcel ID	32-11-04-472-006.000-003	Alternate ID	17-1-04-51W 472-006	Owner Address	Callahan Amy S & Craig M
Sec/Twp/Rng	0004-0015-1W	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND		454 W Main St
Property Address	454 W MAIN ST Danville	OF	0-9.99 ACRES		Danville, IN 46122
District		Acreage	0.3		
Brief Tax Description	Town Of Danville Pt Se 1/4 4-15-1w .30ac Assess 99-00 (Note: Not to be used on legal documents)				

Date created: 2/28/2024
Last Data Uploaded: 2/28/2024 4:07:39 AM



Overview



Parcel ID	32-11-04-472-006.000-003	Alternate ID	17-1-04-51W 472-006	Owner Address	Callahan Amy S & Craig M
Sec/Twp/Rng	0004-0015-1W	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF		454 W Main St
Property	454 W MAIN ST		0-9.99 ACRES		Danville, IN 46122
Address	Danville	Acreage	0.3		
District	Town Of Danville				
Brief Tax Description	Pt Se 1/4 4-15-1w .30ac				
	Assess 99-00				
	(Note: Not to be used on legal documents)				

Date created: 3/26/2024

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