

*Preliminary Consultation***HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	7714 Takoma Ave., Takoma Park	Meeting Date:	2/7/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/31/18
Review:	Preliminary Consultation	Public Notice:	1/24/17
Applicant:	Pavan Auluck	Staff:	Dan Bruechert
Proposal:	Building Addition		

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based on the HPC's comments and return for either a second preliminary consultation or a HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1924

The subject property is a two-story, brick, asphalt-shingled, front gable house, with a full-width front porch with brick piers. The house has three-over-one windows throughout. The house is at the southwest corner of the intersection of Philadelphia Ave. and Takoma Ave. This placement creates two highly visible facades. The façade along Philadelphia Ave. is three bays deep and has a small, wood shed roof addition. The exterior stairs that provide access to the second story are visible from Philadelphia Ave.

PROPOSAL

The applicant proposes to construct a one-story, one room addition to the southwest of the historic house and construct a front and rear deck off of the proposed addition. The applicant additionally proposes to replace all of the historic windows. Lastly, the applicant proposes to expand the small one-story addition in the rear of the house by adding a second story to the addition.

APPLICABLE GUIDELINES:

When reviewing alterations and additions for new construction within the Takoma Park Historic District, decisions are guided by the *Takoma Park Historic District Design Guidelines* (Design Guidelines) and *Montgomery County Code Chapter 24A* (Chapter 24A).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8(b)

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an

historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

STAFF DISCUSSION

The applicant is proposing to work in three areas of the historic house: a rear corner addition; window replacement; and an expansion of an existing, non-historic rear addition.

Building Rear-Corner Addition

The applicant is proposing to construct a side gable addition of the left rear corner of the historic house. The addition will be 18' (eighteen feet) wide and 27' (twenty-seven feet) deep and will be clad in Hardi siding. The front of the addition will have a side loading deck approximately 10' × 10' (ten feet by ten feet) and have a wire railing. The rear of the addition will be largely glass with a combination of casement windows and sliding glass doors. To the rear, there is a proposed deck, 18' (eighteen feet) wide by 9' (nine feet) deep; the deck appears to be low enough so as not to require a railing.



Figure 1: View from Takoma Ave toward proposed addition

As this is a corner lot, both the Takoma Ave. and the Philadelphia Ave. facades of the historic house are highly visible. Because of this any new construction on this site will be visible from the public right-of-way from one street or the other. The *Design Guidelines* state that major additions (which the *Guidelines* do not define, but Staff believes this qualifies) should be placed to the rear so they are less visible from the right-of-way.

Staff is unsure if the proposed location for addition is the most appropriate of the building and site. If the addition were place directly behind the existing house, the addition would have less impact along Takoma Ave. However, as Philadelphia Ave. is a major travel artery, a new addition place directly behind the historic house massing would have a significant impact on how the house is viewed from the public. Staff feels that the HPC could determine that the most prominent view of the house is from the corner of Philadelphia and Takoma and that the impact of the addition would be minimized in its proposed location. Staff request guidance from the HPC as to the most appropriate location for an addition to this house, assuming this house can

accommodate an addition.

Staff feels that perspective drawings from various locations from the public right-of-way in addition to elevation drawings will help Staff and the HPC more fully evaluate the proposed addition.

Window Replacement

The applicant is proposing to replace all of the existing windows with Pella, 450 Series aluminum clad windows in a matching configuration. While no information about the existing windows has been provided as part of this preliminary consultation, the window schedule indicates that many of the windows will be custom sized to fit the historic window opening. The *Guidelines* state that the original size of window and door openings should be maintained. This proposal appears to qualify with that guideline; however, it appears to contravene 24A(8)-(b)(1). Staff feels that in order to recommend replacing the existing windows with the proposed Pella windows the applicant must include a survey of the existing windows. Staff welcomes any recommendations or qualifications for the HPC regarding the proposed window replacement.

Expanded Rear Addition

In the northwest corner of the house there is a non-historic, one-room addition with a shed roof. The applicant proposes to add a second story to this addition with board and batten cladding and a rear window. Staff does not feel that this alteration would dramatically alter the historic character of the house or the surrounding district. The change in cladding material does effectively differentiate the older (but non-historic) addition from the new one, however, Staff is unsure if the two different cladding materials creates an incongruous appearance that detracts from this historic house design. Staff believes that the HPC could find support for the current proposal or a unified appearance.

Other Considerations

The application materials submitted for the preliminary consultation did not include any details regarding the rear exterior staircase. This staircase is not shown in any of the included drawings. Staff does not know if the applicant proposes to remove this feature, however, feels that removing this feature would improve the historic site and the surrounding district. Staff requests that details regarding alterations to the hardscape and landscape are included in the HAWP submission.

There is also an existing ramp from the sidewalk on Philadelphia Ave. to the front porch. This feature is also not on any of the proposed drawings. The removal of this feature would be an improvement to the building and the surrounding district. Staff recommends full details regarding the removal of this ramp in future submission.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for either a second preliminary consultation or submit a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Permits@manionandassociates.com Contact Person: Rebecca Leal
Daytime Phone No.: 301.229.7000
Tax Account No.: 13-01064041
Name of Property Owner: Paven Auluck Daytime Phone No.: 617.447.4008
Address: 6916 Willow St. NW Washington DC 20012
Street Number City State Zip Code
Contractor: (not selected) Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Thomas Manion Daytime Phone No.: 301.229.7000

LOCATION OF BUILDING/PREMISE

House Number: 7714 Street: Takoma Ave
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave
Lot: P13 Block: 69 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 375,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 01/15/2018
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

825 266

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

We are trying to match the style & proportion of the building. We will be replacing windows. New additions will be compatible but different material than the brick.

The addition to the house includes a new family room with two access decks, the renovation of a previous addition (bathroom) on the first floor and a new small addition on the second floor (WIC).

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

In the historic district we are matching the slope & scale of the exg. porch and other volumes of the house. Because the house is seen from multiple angles we decided there are no facades visually compatible with other houses in the historic district.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

✓ You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

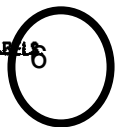
6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Pavan Auluck 6916 Willow St. NW Washington, DC 20012</p>	<p>Owner's Agent's mailing address Thomas Manion, AIA Manion + Associates Architects 7307 MacArthur Blvd</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Elliott Vanskike & Julie Schmid 7710 Takoma Ave Takoma Park, MD 20912.</p> <p>(left side)</p>	<p>Pamela Lotke & Alexander Cronin 608 Philadelphia Ave Takoma Park, MD 20912</p> <p>(rear)</p>
<p>Susan Schulken 601 Philadelphia Ave Takoma Park, MD 20912</p> <p>(right side - across st.)</p>	<p>Candida Deluise 7715 Takoma Ave Takoma Park, MD 20912</p> <p>(across left)</p>
<p>Lawrence Hershmann & Amy Turim 7713 Takoma Ave Takoma Park, MD 20912</p> <p>(across right)</p>	<p>Adam Ernst 7801 Takoma Ave Takoma Park, MD 20912</p> <p>(across intersection)</p>

Existing Property Condition Photographs



Front View - Existing



Rear View - Existing

Existing Property Condition Photographs

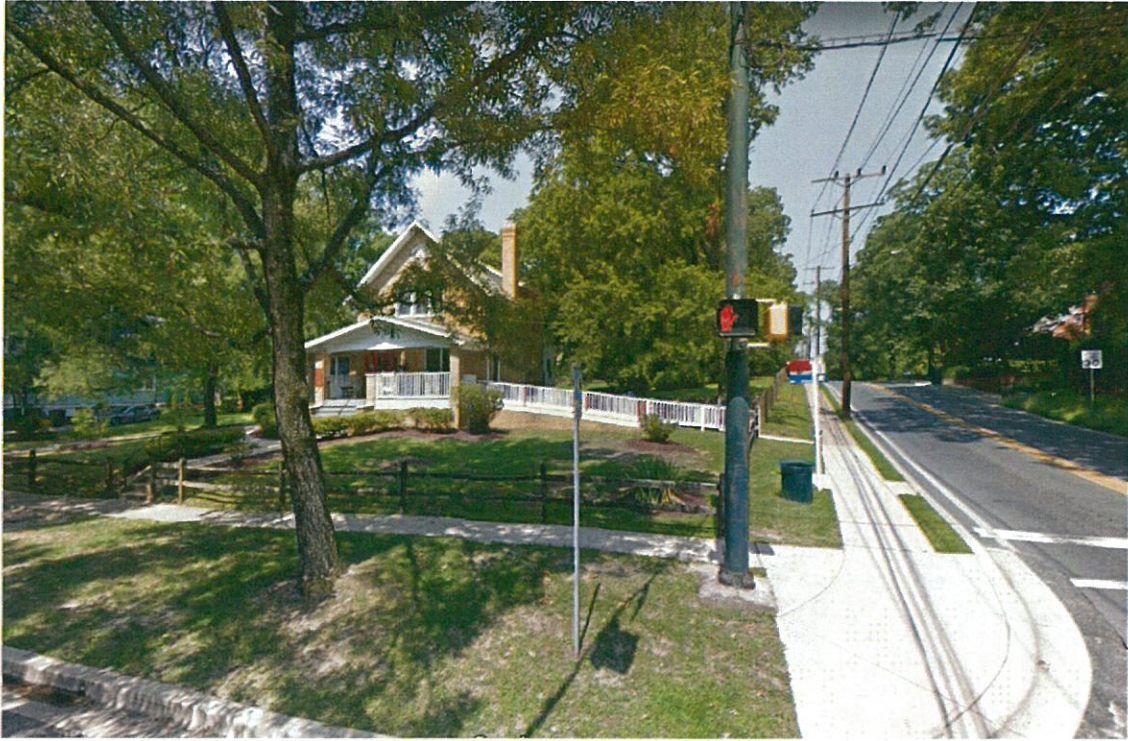


Left View - Existing

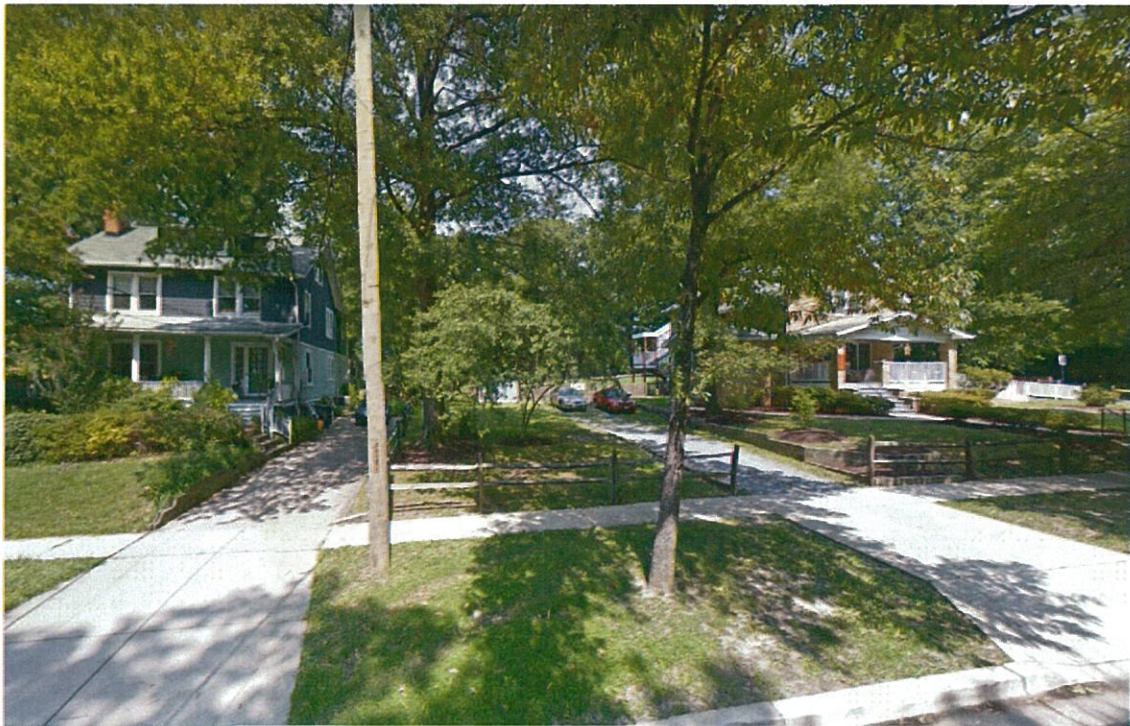


Right View - Existing

Existing Property Condition Photographs



Takoma Ave corner with Philadelphia Ave



Takoma Ave View

Existing Property Condition Photographs



Philadelphia Ave

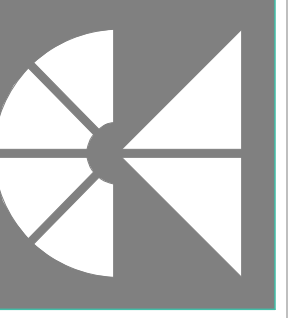


Takoma Ave corner with Philadelphia Ave (across the street)

Auluck

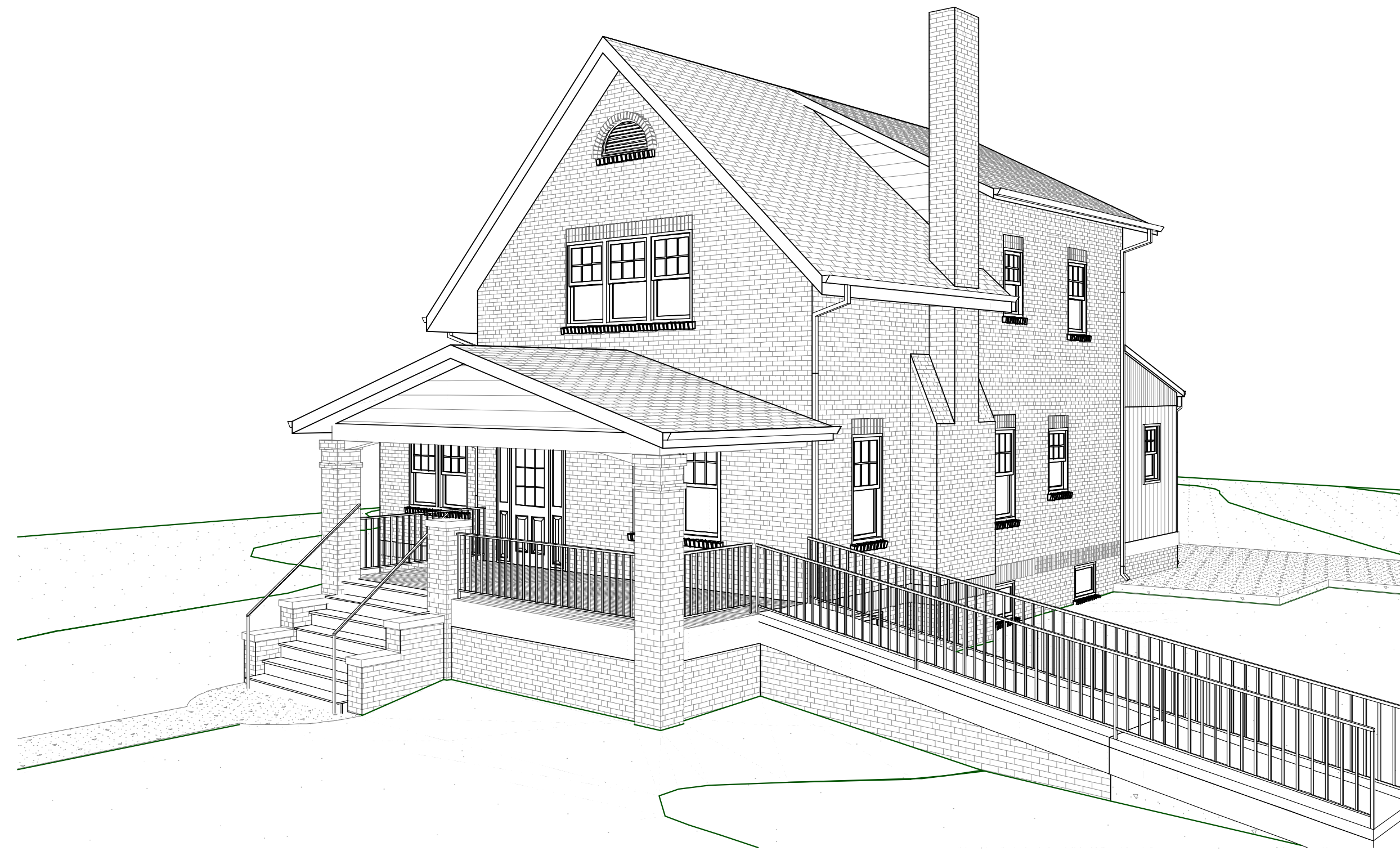
EX

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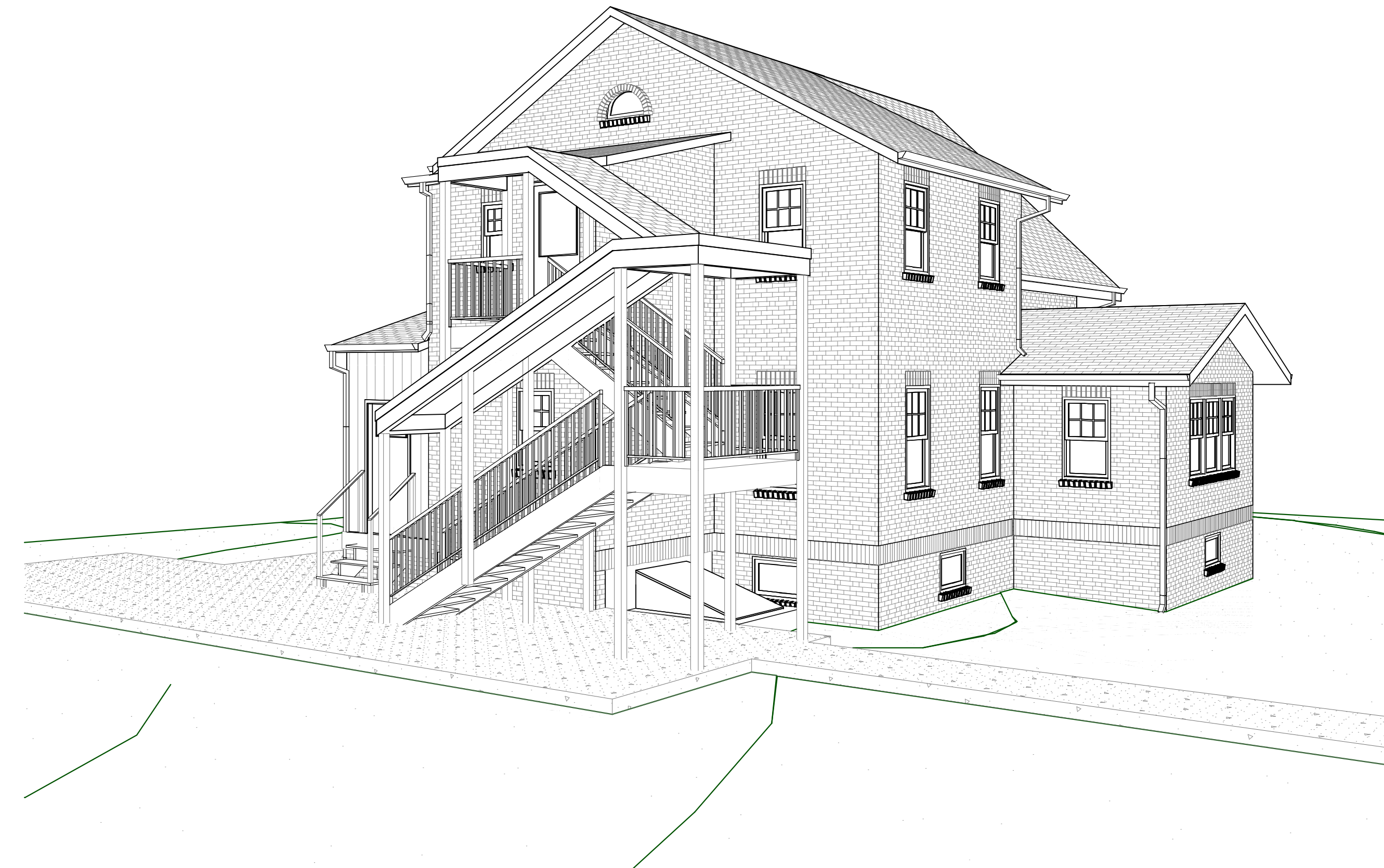


Sheet Index- Existing Drawings	
ID	Name
EX1	Coversheet
EX2	Floor Plans
EX3	Floor Plans
EX4	Elevations
EX5	Elevations

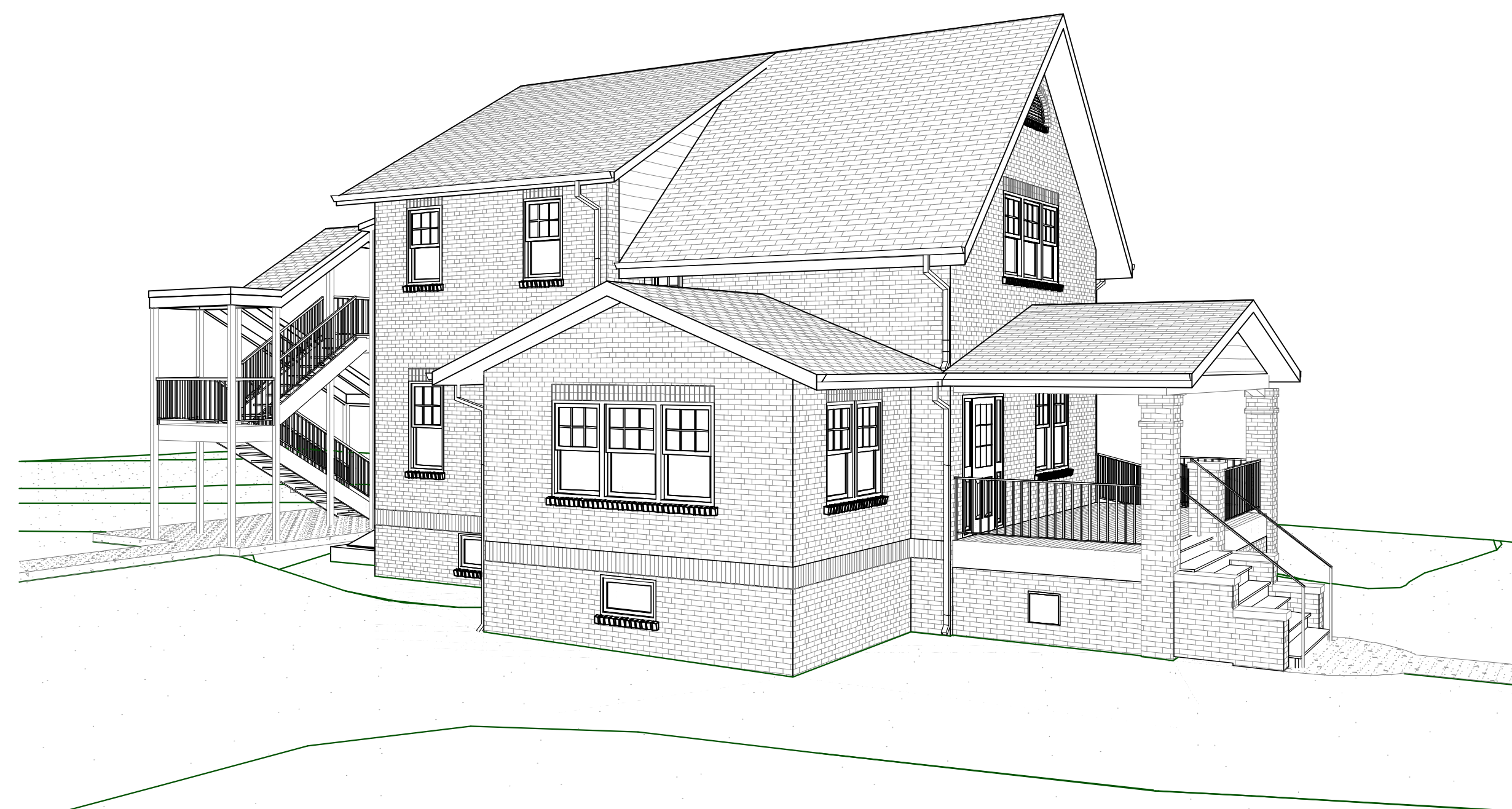
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1
EX1
Front View



2
EX1
Rear View



3
EX1
Left View

Auluck Residence		11/16/17
Buildable Square Footage worksheet		
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<small>* cost/SF numbers and total cost numbers are for budgetary purposes only. They are estimates based on our professional opinion and experience in the industry. Only a general contractor can provide definitive costs of construction. ** SF Total sizes represent the scope of work only and do not include existing and unaltered spaces.</small>		
CONSTRUCTION BUDGET**	\$250,000	
<small>** budget exclusive of architectural, engineering, and permitting fees</small>		
Square Footage Possibilities - Standard Finishes & Complexities		
100% new space at \$225 per square foot =	1,111 sf **	
100% renovated space at \$175 per square foot =	1,429 sf **	
50% new space at \$225 per square foot = 556 sf 50% renovated space at \$175 per square foot = 714 sf	total = 1,270 sf **	
Square Footage Possibilities - Upgraded Finishes & Complexities		
100% new space at \$250 per square foot =	1,000 sf **	
100% renovated space at \$175 per square foot =	1,429 sf **	
50% new space at \$250 per square foot = 500 sf 50% renovated space at \$175 per square foot = 714 sf	total = 1,214 sf **	

Auluck Residence		11/16/17
Buildable Square Footage worksheet		
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<small>* cost/SF numbers and total cost numbers are for budgetary purposes only. They are estimates based on our professional opinion and experience in the industry. Only a general contractor can provide definitive costs of construction. ** SF Total sizes represent the scope of work only and do not include existing and unaltered spaces.</small>		
CONSTRUCTION BUDGET**	\$300,000	
<small>** budget exclusive of architectural, engineering, and permitting fees</small>		
Square Footage Possibilities - Standard Finishes & Complexities		
100% new space at \$225 per square foot =	1,333 sf **	
100% renovated space at \$175 per square foot =	1,714 sf **	
50% new space at \$225 per square foot = 667 sf 50% renovated space at \$175 per square foot = 857 sf	total = 1,524 sf **	
Square Footage Possibilities - Upgraded Finishes & Complexities		
100% new space at \$250 per square foot =	1,200 sf **	
100% renovated space at \$175 per square foot =	1,714 sf **	
50% new space at \$250 per square foot = 600 sf 50% renovated space at \$175 per square foot = 857 sf	total = 1,457 sf **	

Auluck
7714 Takoma Ave.
Takoma Park, MD 20912
Coversheet

Existing Drawings
NOT FOR CONSTRUCTION

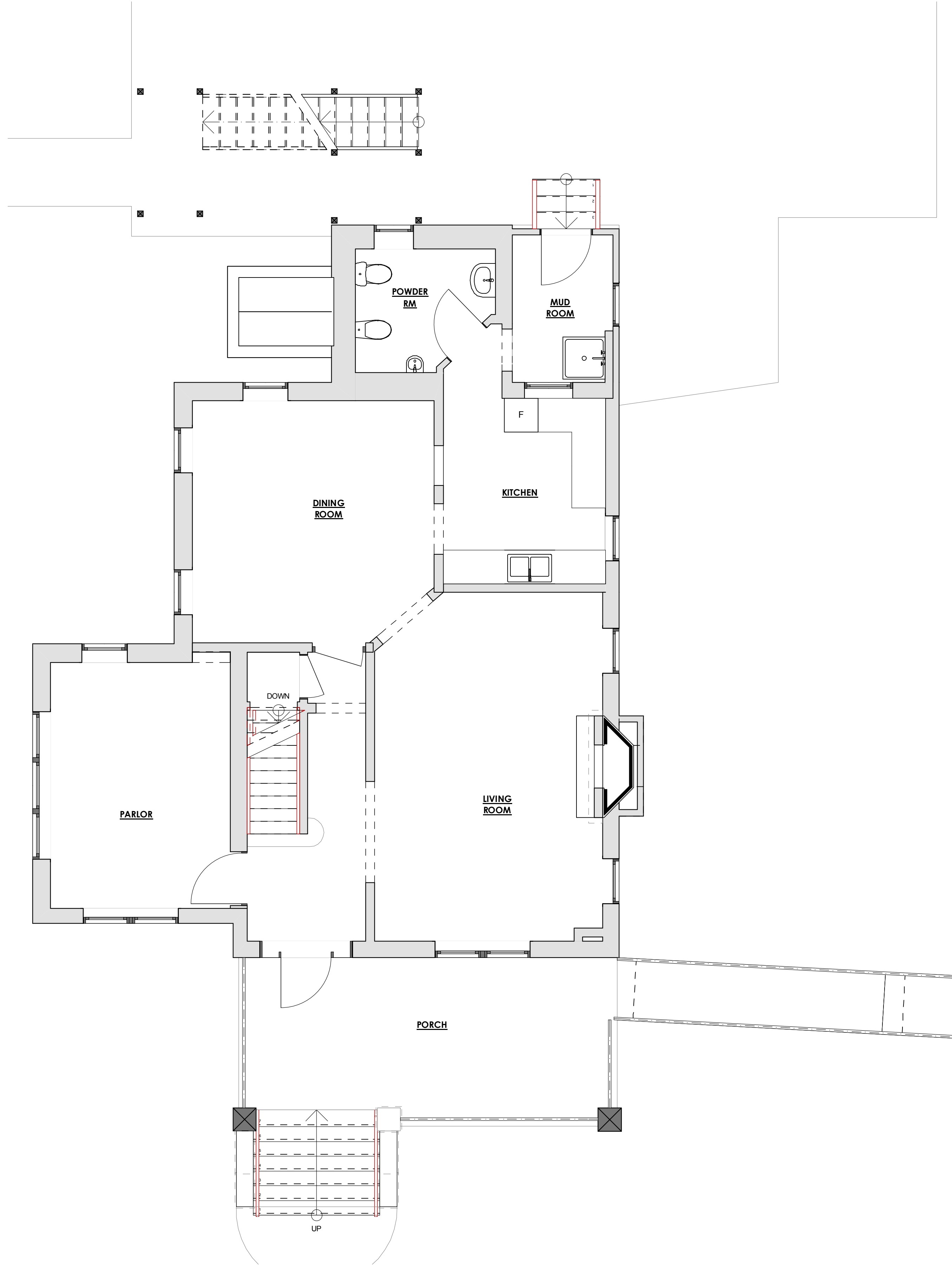
DO NOT SCALE DRAWINGS
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify on-site measurements and must notify this office of any variations from the dimensions and conditions shown.

EX1

1
EX2 Basement Floor- Existing
SCALE: 1/4" = 1'-0"



2
EX2 First Floor- Existing
SCALE: 1/4" = 1'-0"



Existing Drawings
NOT FOR CONSTRUCTION

EX2

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Takoma Park, MD 20912

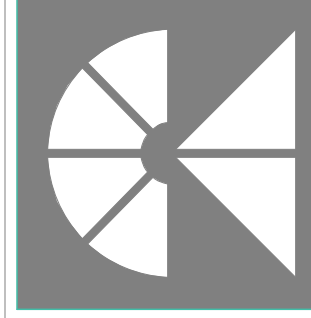
Floor Plans

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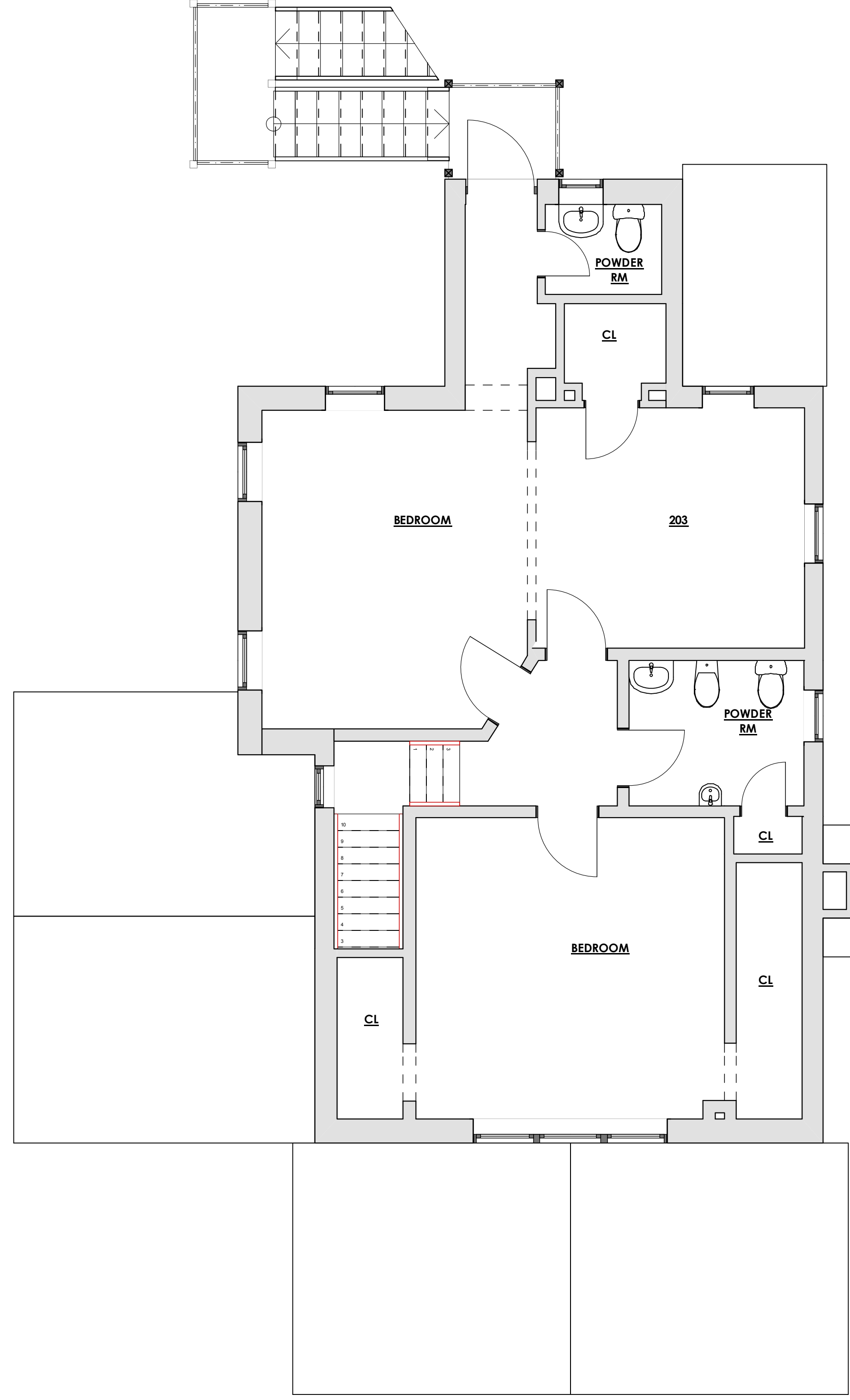
SEAL:

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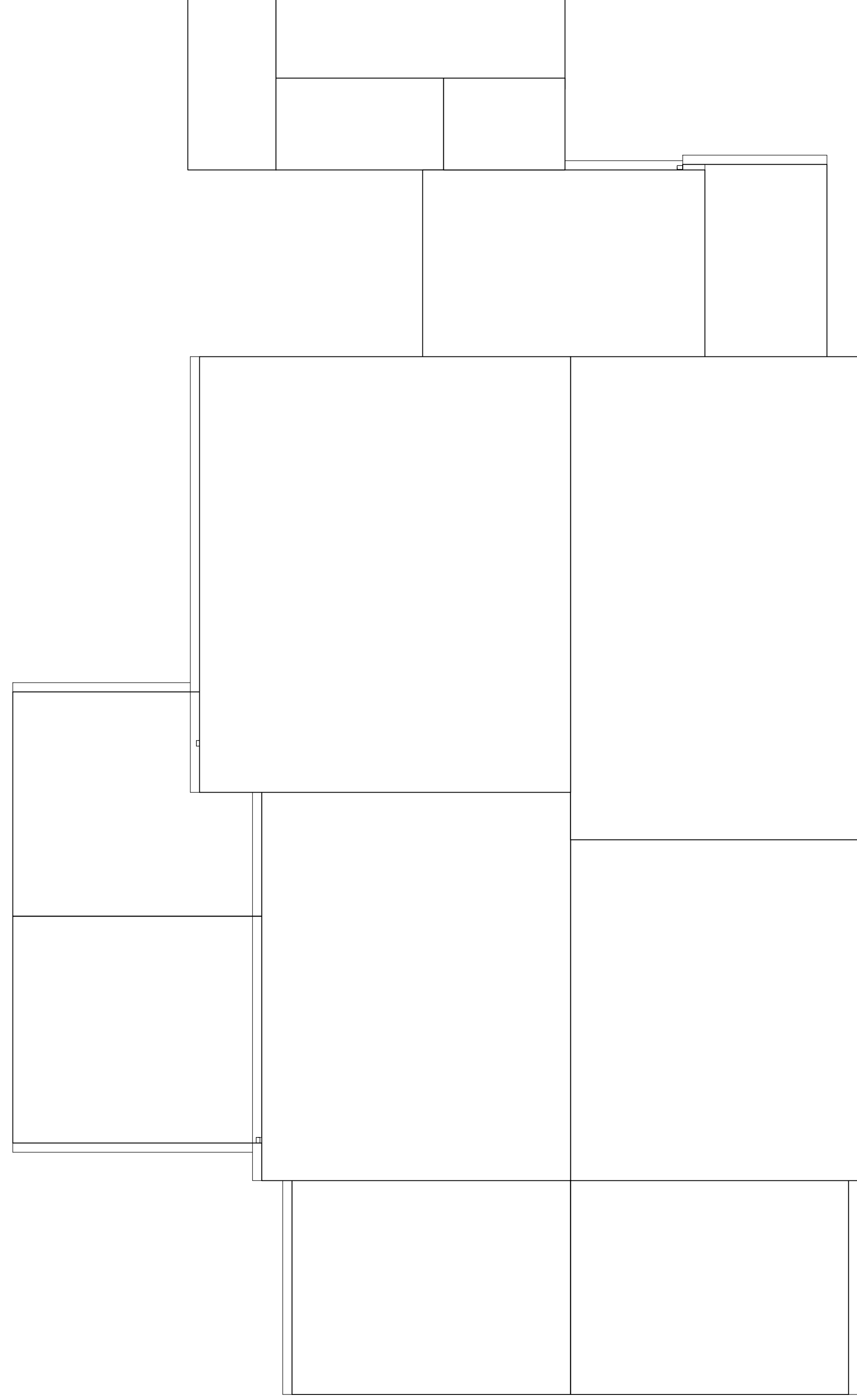
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1 Second Floor- Existing
EX3 SCALE: 1/4" = 1'-0"



2 Roof- Existing
EX3 SCALE: 1/4" = 1'-0"



Existing Drawings
NOT FOR CONSTRUCTION

EX3

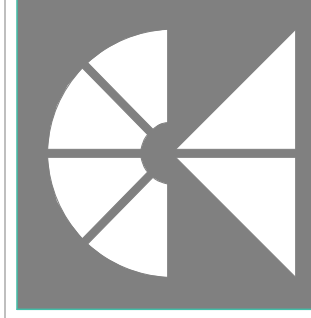
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Floor Plans

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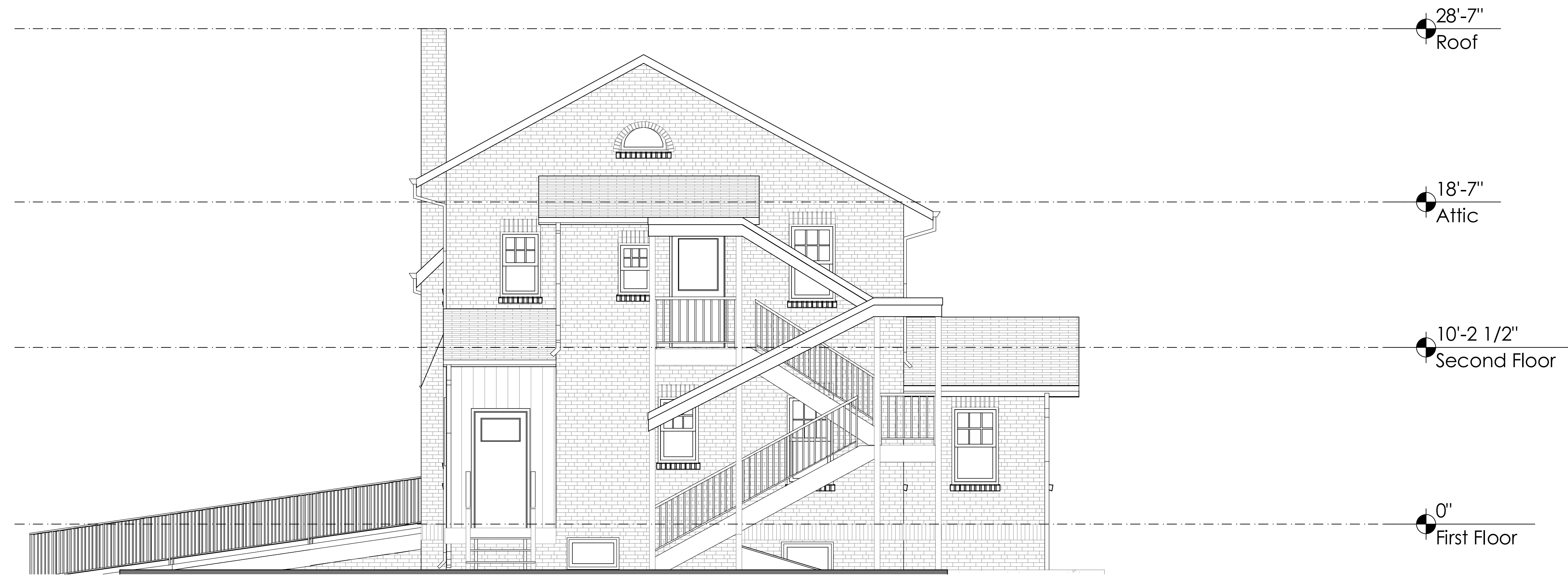
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REVISIONS





1 Front Elevation- Existing
EX4 SCALE: 1/4" = 1'-0"



2 Rear Elevation-Existing
EX4 SCALE: 1/4" = 1'-0"

Existing Drawings

NOT FOR CONSTRUCTION

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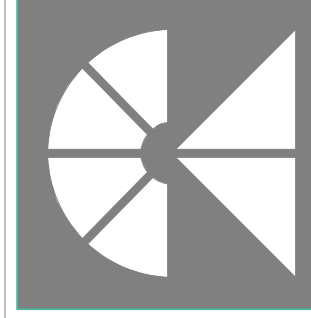
EX4

Auluck
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Elevations

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1
EX5 Left Elevation-Existing
SCALE: 1/4" = 1'-0"

2
EX5 Right Elevation-Existing
SCALE: 1/4" = 1'-0"



Scheme #Scheme

NOT FOR CONSTRUCTION

- DO NOT SCALE DRAWINGS
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PROFESSIONAL IDENTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT IN THE STATE OF MARYLAND.
LICENSE NO.: 3727-R
EXPIRATION DATE: 03/09/2018

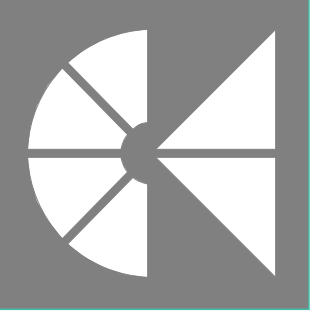
EX5

Auluck
7714 Takoma Ave.
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Elevations

SEAL:

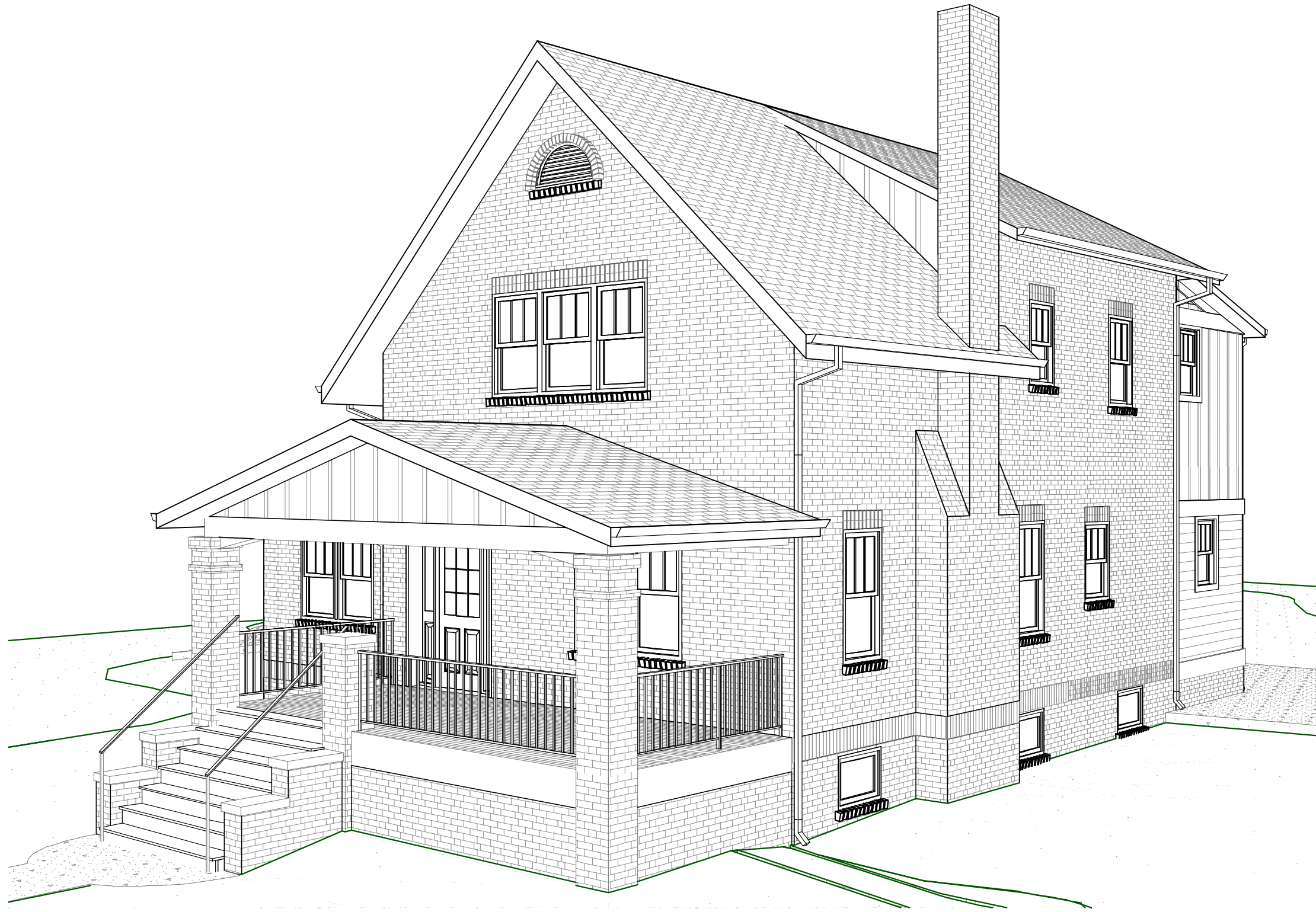
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Auluck

7714 Takoma Ave.
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1
A1

Front View

NOT FOR CONSTRUCTION

SCHEMATIC: 7
ISSUE DATE: 01.08.18
DRAWN BY: RL



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Coversheet

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M:\Projects\Auluck\Design\Auluck_18.01-08_HAWP.pln



Front View- Existing



Left View- Existing



Rear View- Existing



Right View- Existing

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Views of Existing

NOT FOR CONSTRUCTION



Takoma Ave corner with Philadelphia Ave



Takoma Ave View



Philadelphia Ave View

M:\Projects\A\Auluck\Design\Auluck_18_01-08_HAWP.pln

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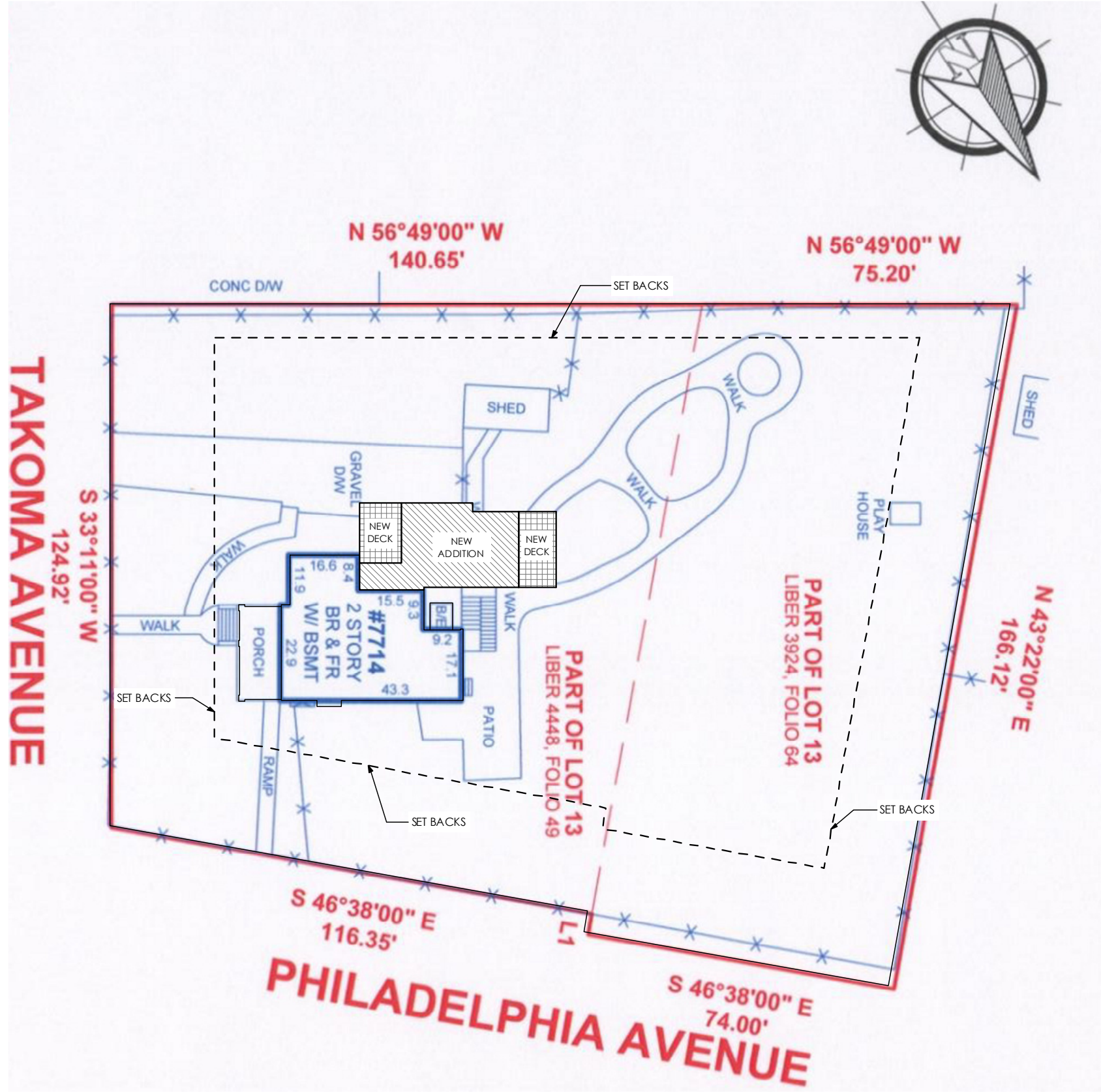
Surrounding Views

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1
A4

Site Plan
SCALE: 1" = 30'

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Site Plan

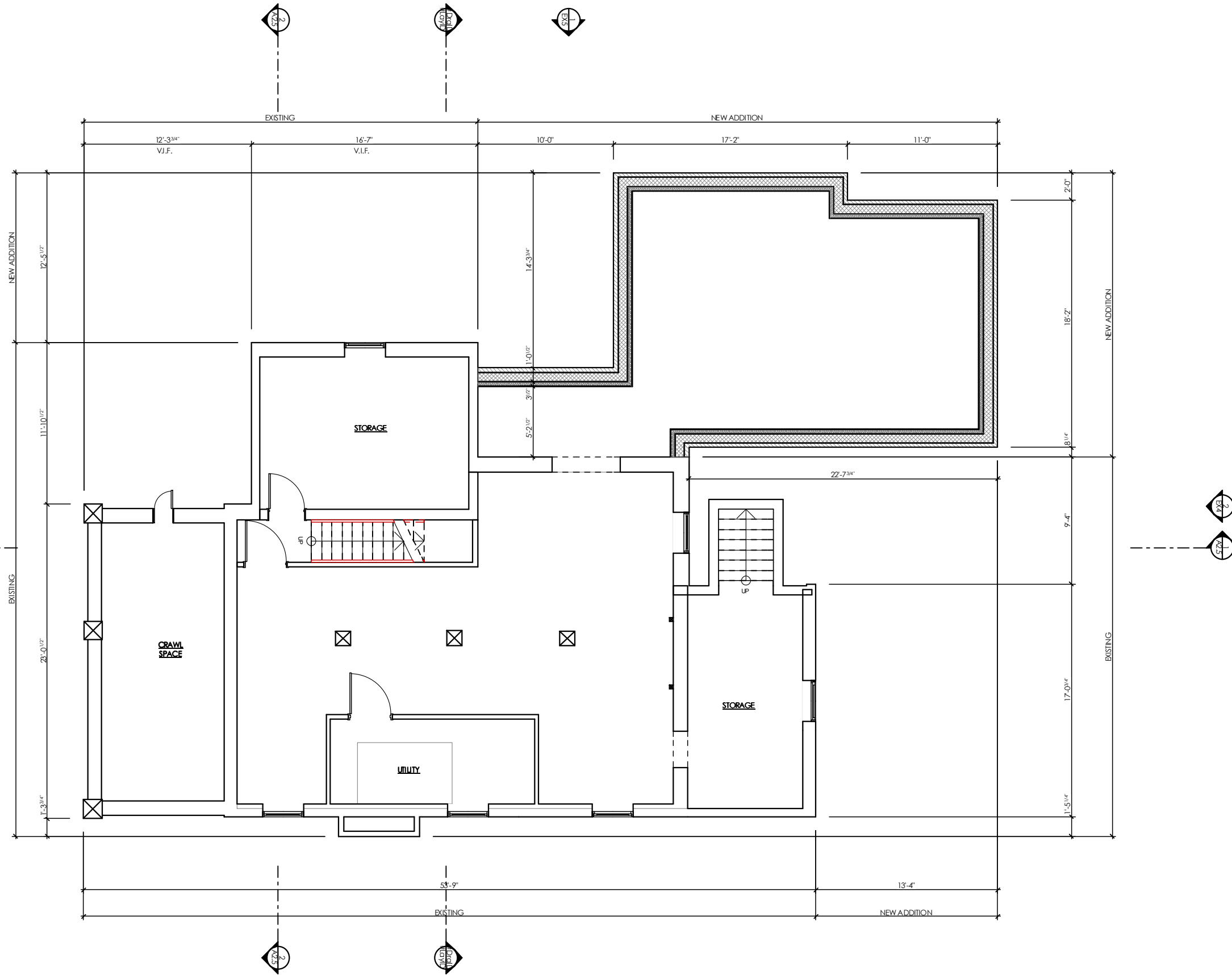
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1
A5

Basement Floor

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



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Proposed Basement Plan

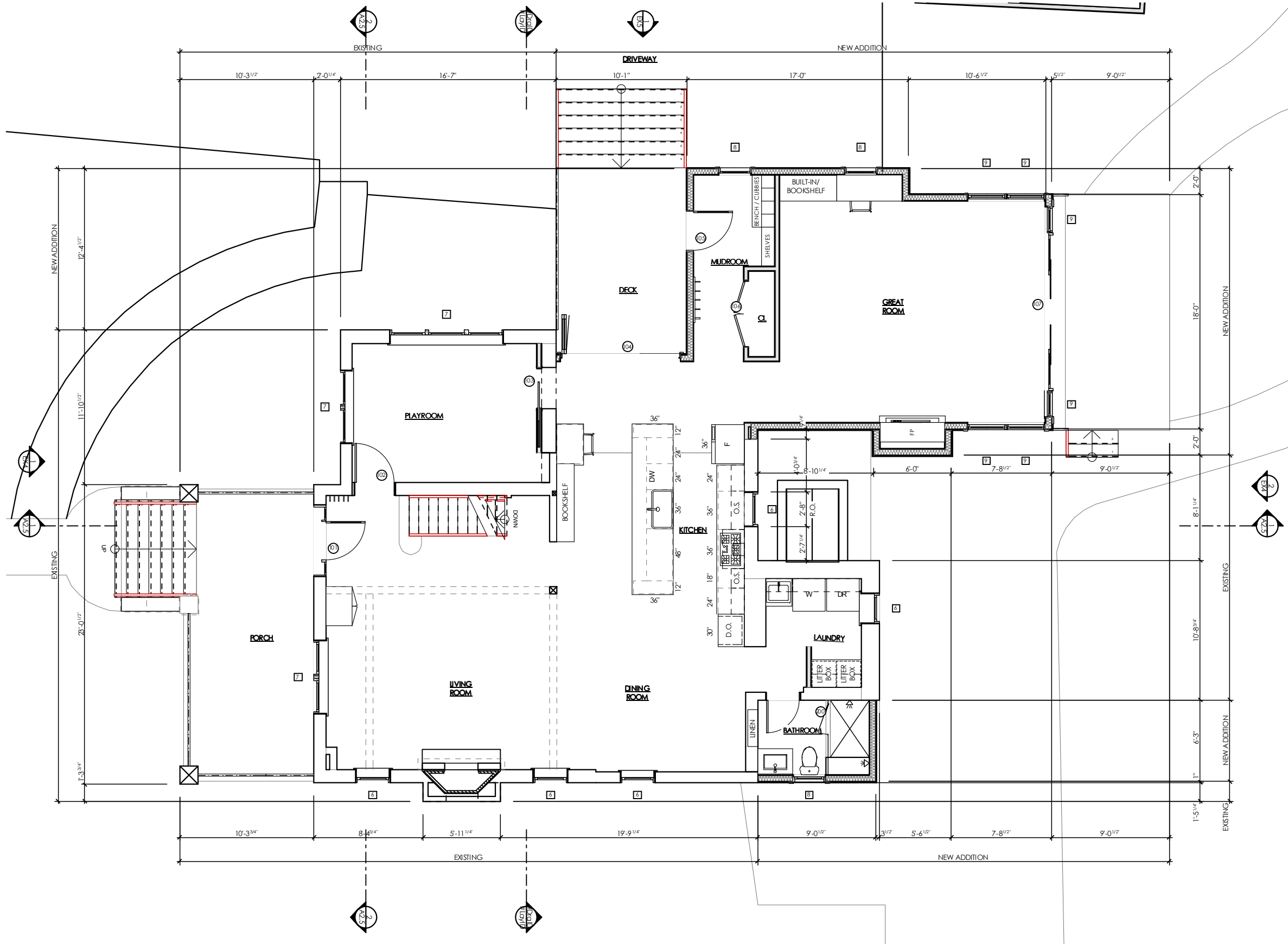
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1
A6

First Floor

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



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Proposed First Floor Plan

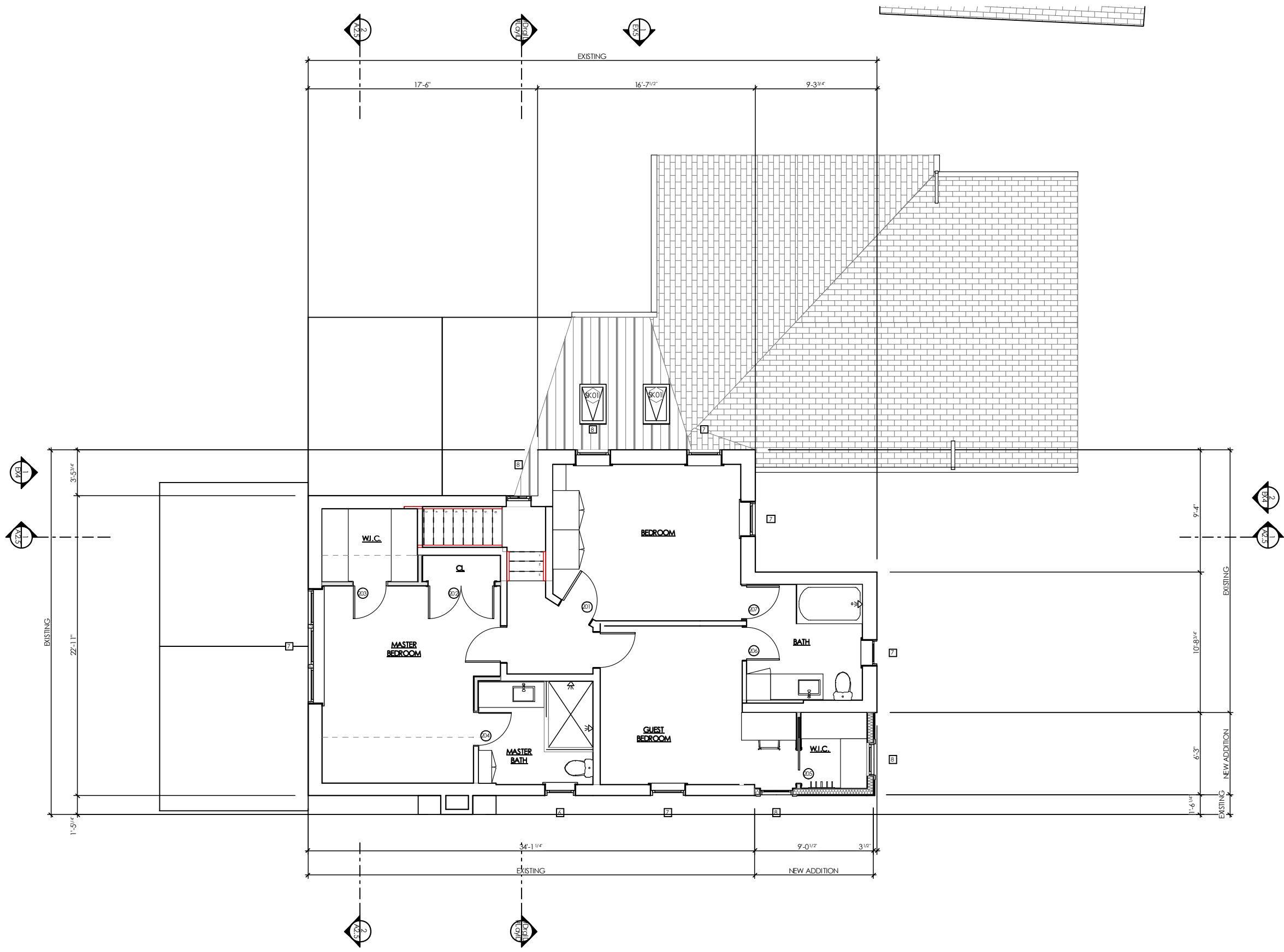
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1
A7

Second Floor

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



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Proposed Second Floor Plan

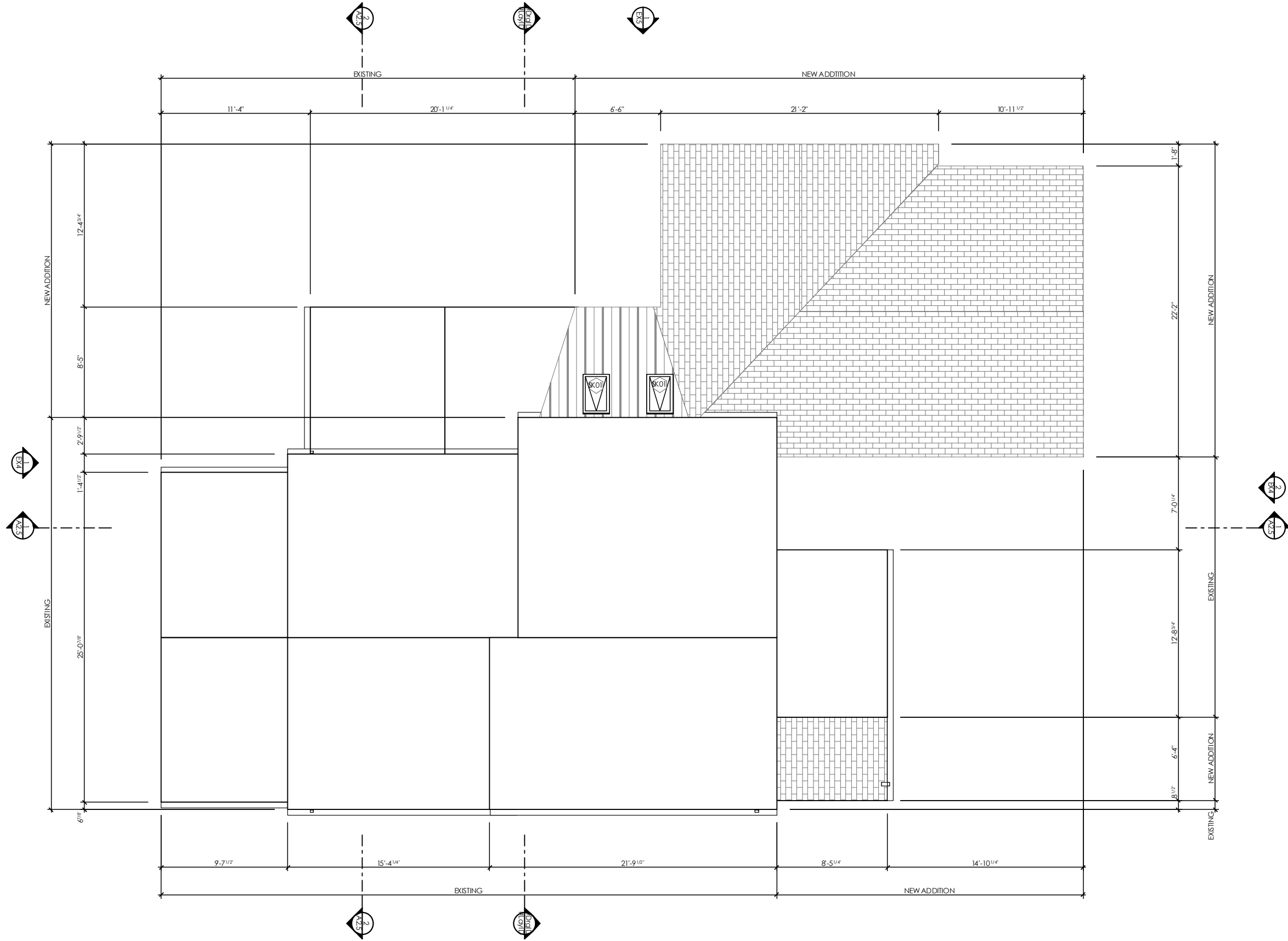
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1
A8

Roof

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



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






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Proposed Roof Plan

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DRAWING SYMBOL KEYS	ELEVATION KEY NOTES
 DOOR	1) EXISTING TO REMAIN
 PLUMBING FIXTURE	2) BOARD AND BATTEN
 WINDOW	3) HARDIE 4" SIDING- SMOOTH FINISH
 APPLIANCE	4) LATTICE
 SKYLIGHT	5) WIRE RAILING
 LIGHT FIXTURE	6) TREX STEPS
 WALL TYPE KEY	7) SHINGLE ROOF TO MATCH EXISTING
 ELEVATION KEYNOTE	8) BORAL TRIM
 DOWN SPOUT	9) BORAL TRIM 5/4 X 12 BAND BOARD CUT TO FIT
	10) BRICK TO MATCH EXISTING
	11) BORAL TRIM
	12) METAL ROOF
	13) BORAL TRIM
	14) (E) DOWNSPOUT
	15) (N) METAL DOWNSPOUT TO MATCH EXISTING
	16) (E) GUTTER
	17) (N) METAL GUTTER TO MATCH EXISTING
	18) BORAL 1 X 4 CASING



1
A9 Front Elevation
SCALE: 1/8" = 1'-0"

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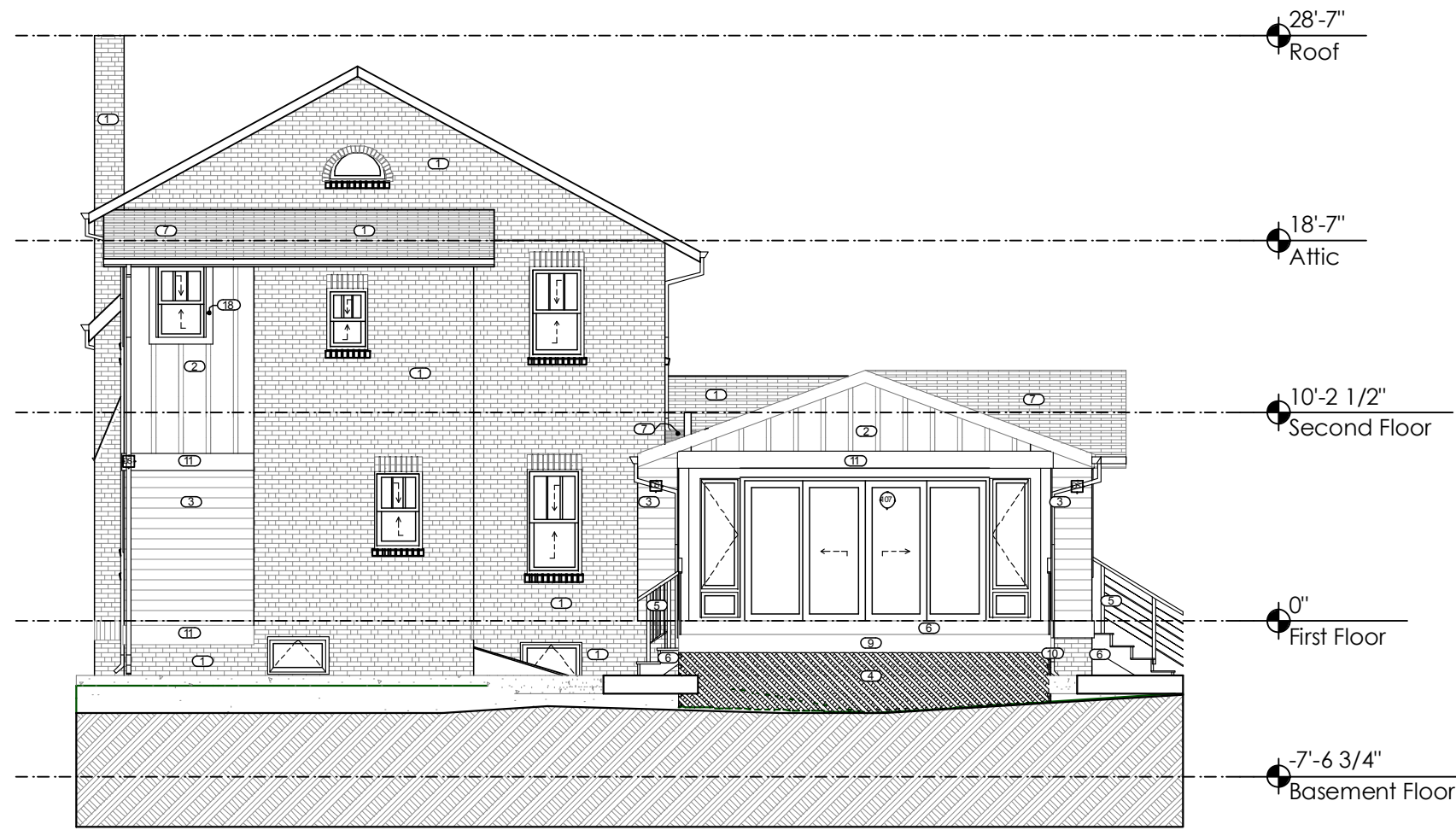
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Proposed Elevations

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1
A10 Rear Elevation
SCALE: 1/8" = 1'-0"

DRAWING SYMBOL KEYS	
	DOOR
	PLUMBING FIXTURE
	WINDOW
	APPLIANCE
	SKYLIGHT
	LIGHT FIXTURE
	WALL TYPE KEY
	ELEVATION KEYNOTE
	DOWN SPOUT

ELEVATION KEY NOTES	
1)	EXISTING TO REMAIN
2)	BOARD AND BATTEN
3)	HARDIE 4" SIDING- SMOOTH FINISH
4)	LATTICE
5)	WIRE RAILING
6)	TREX STEPS
7)	SHINGLE ROOF TO MATCH EXISTING
8)	BORAL TRIM
9)	BORAL TRIM 5/4 X 12 BAND BOARD CUT TO FIT
10)	BRICK TO MATCH EXISTING
11)	BORAL TRIM
12)	METAL ROOF
13)	BORAL TRIM
14)	(E) DOWNSPOUT
15)	(N) METAL DOWNSPOUT TO MATCH EXISTING
16)	(E) GUTTER
17)	(N) METAL GUTTER TO MATCH EXISTING
18)	BORAL 1 X 4 CASING

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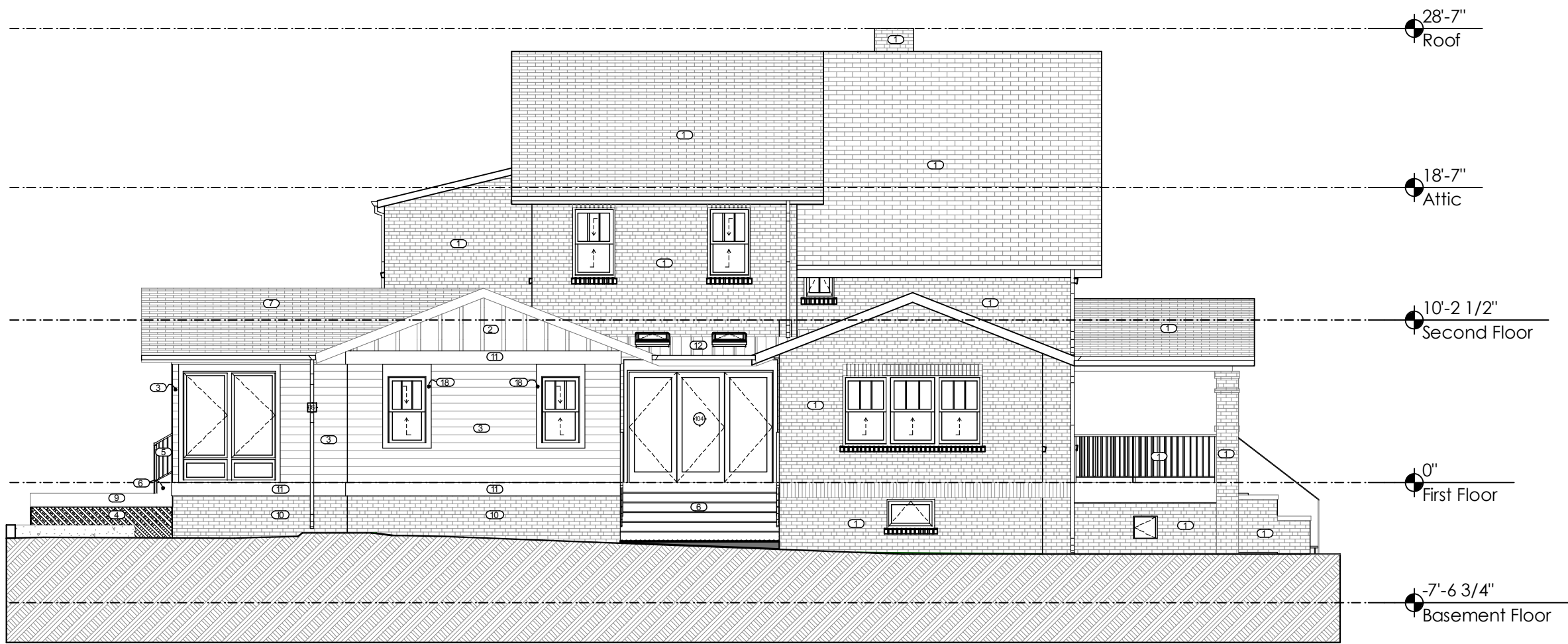
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DRAWING SYMBOL KEYS	
	DOOR
	PLUMBING FIXTURE
	WINDOW
	APPLIANCE
	SKYLIGHT
	LIGHT FIXTURE
	WALL TYPE KEY
	ELEVATION KEYNOTE
	DOWN SPOUT

ELEVATION KEY NOTES	
1)	EXISTING TO REMAIN
2)	BOARD AND BATTEN
3)	HARDIE 4" SIDING- SMOOTH FINISH
4)	LATTICE
5)	WIRE RAILING
6)	TREX STEPS
7)	SHINGLE ROOF TO MATCH EXISTING
8)	BORAL TRIM
9)	BORAL TRIM 5/4 X 12 BAND BOARD CUT TO FIT
10)	BRICK TO MATCH EXISTING
11)	BORAL TRIM
12)	METAL ROOF
13)	BORAL TRIM
14)	(E) DOWNSPOUT
15)	(N) METAL DOWNSPOUT TO MATCH EXISTING
16)	(E) GUTTER
17)	(N) METAL GUTTER TO MATCH EXISTING
18)	BORAL 1 X 4 CASING



1
A11 Left Elevation
SCALE: 1/8" = 1'-0"

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DRAWING SYMBOL KEYS	
	DOOR
	PLUMBING FIXTURE
	WINDOW
	APPLIANCE
	SKYLIGHT
	LIGHT FIXTURE
	WALL TYPE KEY
	ELEVATION KEYNOTE
	DOWN SPOUT

ELEVATION KEY NOTES	
1)	EXISTING TO REMAIN
2)	BOARD AND BATTEN
3)	HARDIE 4" SIDING- SMOOTH FINISH
4)	LATTICE
5)	WIRE RAILING
6)	TREX STEPS
7)	SHINGLE ROOF TO MATCH EXISTING
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10)	BRICK TO MATCH EXISTING
11)	BORAL TRIM
12)	METAL ROOF
13)	BORAL TRIM
14)	(E) DOWNSPOUT
15)	(N) METAL DOWNSPOUT TO MATCH EXISTING
16)	(E) GUTTER
17)	(N) METAL GUTTER TO MATCH EXISTING
18)	BORAL 1 X 4 CASING

1
A12 Right Elevation
SCALE: 1/8" = 1'-0"

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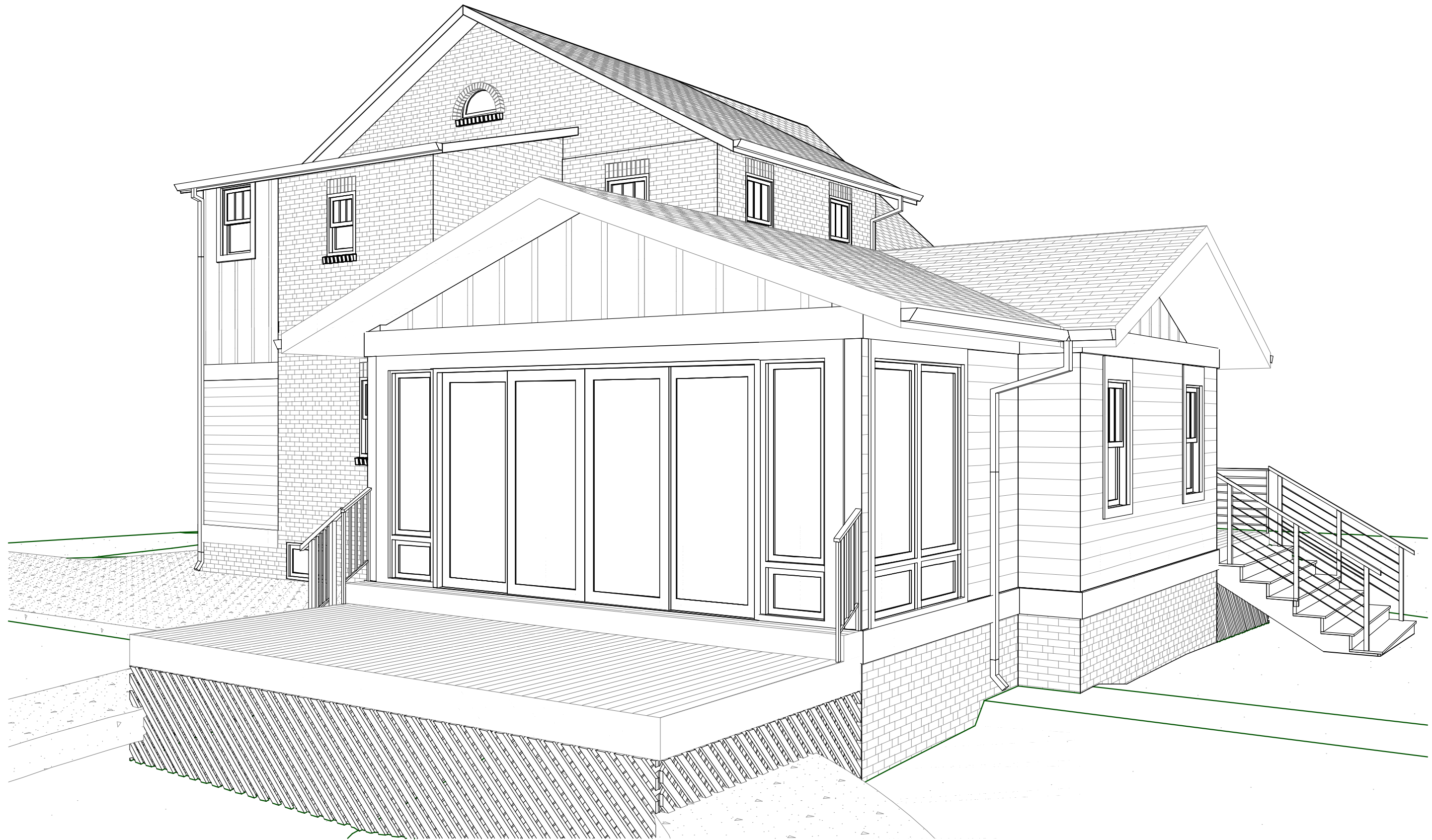
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Proposed Elevations

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1
A13

Rear View

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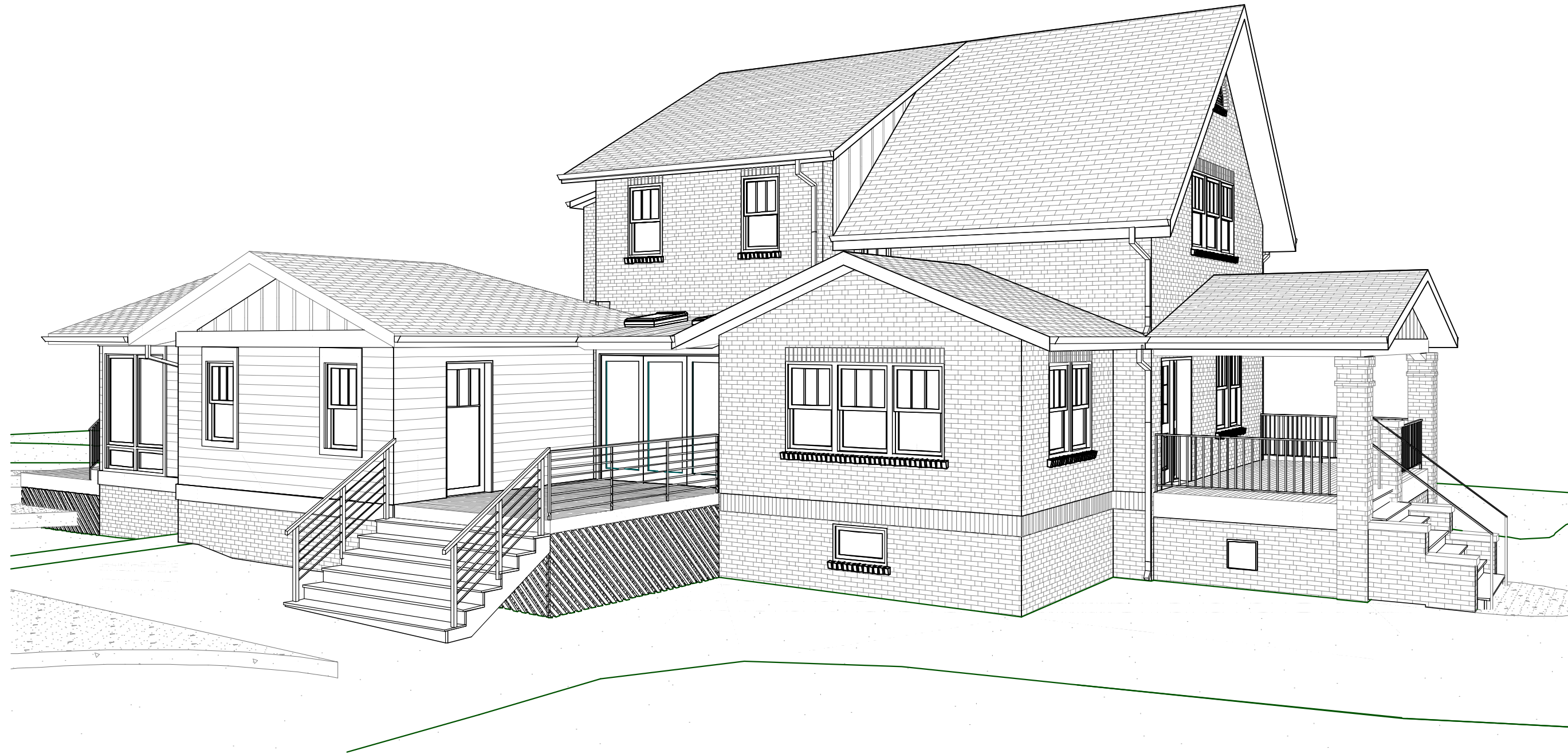


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1
A14

Left View

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Views

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