

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8712 2 nd Avenue, Silver Spring	Meeting Date:	11/15/17
Resource:	Contributing Resource Woodside Locational Atlas District	Report Date:	11/08/17
Applicant:	Wexford Homes, LLC	Public Notice:	11/01/17
Review:	Prelim	Tax Credit:	n/a
Case Number:		Staff:	Dan Bruechert
Proposal:	New Construction		

STAFF RECOMMENDATION

Staff recommends the applicant make revisions based on the recommendations of the HPC.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Woodside Locational Atlas District
STYLE: Traditional
DATE: c.1915

The house is a two-story, front gable house, with vinyl siding, and a small one-story front porch. All of the historic windows have been replaced with vinyl windows. It appears as though the fenestration pattern has been heavily altered as there is a single window to the left of the central, front door and two windows to the right; the second floor has a paired window on the left side and a single window to the right. This appearance is not consistent with any building style from the first quarter of the 20th century.

There is a one-story, detached garage on the right side to the rear of the house. It is difficult to determine a date of this structure, due to the vinyl cladding and overgrowth of vegetation around the foundation, but it does not appear to be historic.

Its demolition is subject to a HAWP and was approved by the HPC at the October 11, 2017 meeting.

PROPOSAL

The applicant proposes to construct a new house on this site.

APPLICABLE GUIDELINES

Proposed alterations to resources listed in Locational Atlas Districts are given a lenient review under Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant seeking a preliminary consultation for new construction on the site.

The applicant's proposal is to construct a new single-family house on the site. The current proposal is to construct a two-story, gable-L house with a large, one-story front porch and an attached, two-bay, front loading garage. At this preliminary stage the applicant has not provided material specifications for the proposal, though it does appear that the majority of the siding will be clapboard or some type of cementitious siding, with board and batten siding in the front gable section.

Staff feels that the simple details are consistent with traditional construction and the gable-L shape is typical of houses of the Victorian era.

Staff would like comments from the HPC regarding the proposed front-loading garage. The existing house (to be demolished) had a detached garage that was placed directly on the lot line and a replacement garage in this location would not meet current building code. Staff would also appreciate any feedback from the HPC regarding the appropriateness of any of the other materials or design elements proposed in the construction.

STAFF RECOMMENDATION

Staff recommends the applicant make revisions to the design based on the feedback provided by the HPC.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: phil@cas-dc.com Contact Person: Phillip Long
 Daytime Phone No.: 240-418-3204
 Tax Account No.: 13-01096973
 Name of Property Owner: Wexford Homes LLC Daytime Phone No.: 301-580-3181
 Address: 2600 Tower Oaks Blvd, #620, Rockville, MD 20852
Street Number City State Zip Code
 Contractor: Wexford Homes LLC - Doug Stein Phone No.: 301-580-3181
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8712 Street: 2nd Avenue
 Town/City: Silver Spring Nearest Cross Street: Ballard Street
 Lot: 7 Block: 12 Subdivision: Leightons Addition to Woodside
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMITS 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: \$ 500,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 10/20/17
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

817649

(4)

**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:

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

Proposed construction of a new detached single family home.
Demolition of existing non-historic home was approved at
the October 11th, 2017 HPC meeting. Case # 36104-A

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.

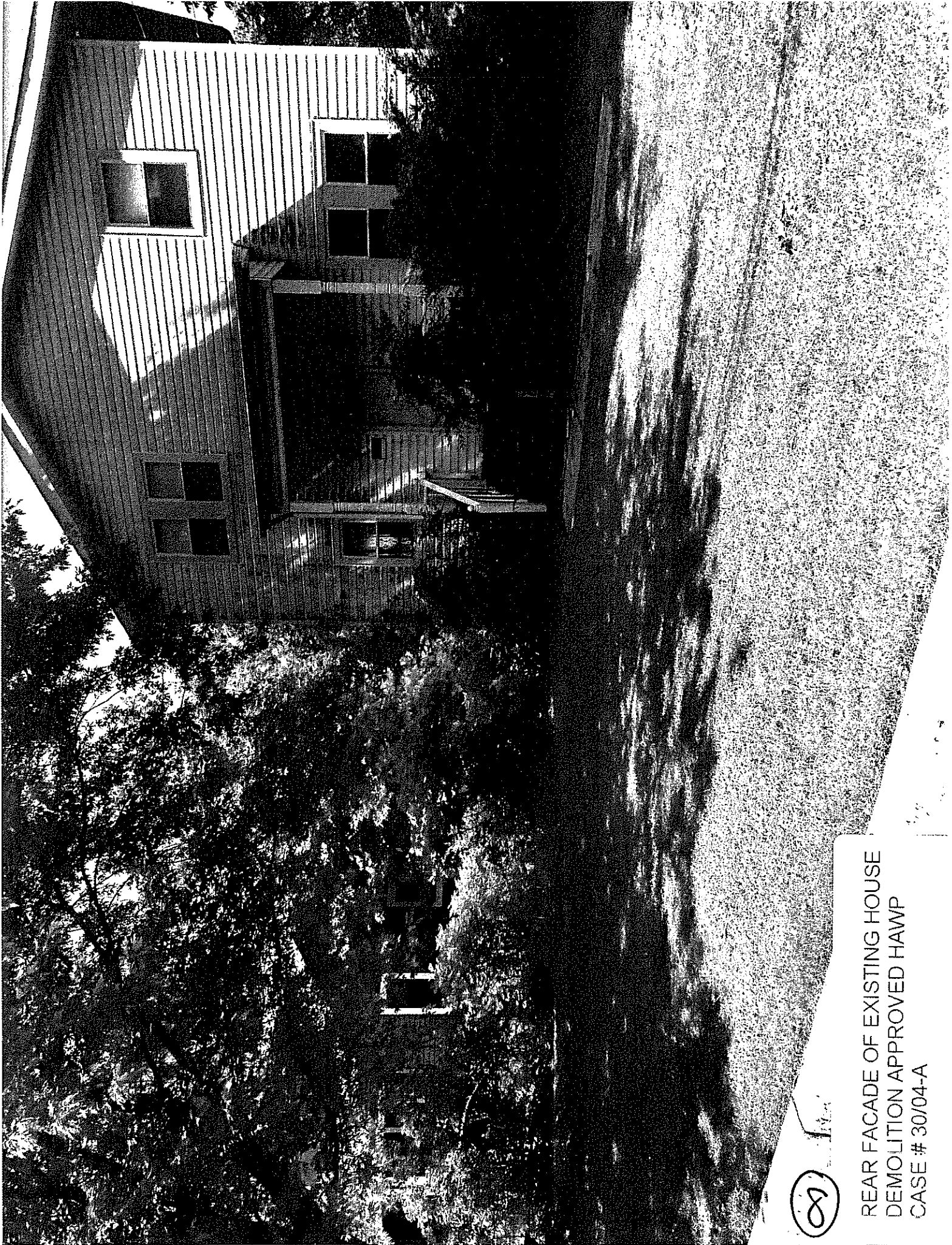
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Doug Stein - Wexford Homes 2600 Tower Oaks Blvd Suite 620 Rockville, MD 20852	Phillip Long CAS Engineering 10 S Beitz St Frederick, MD 21701
Adjacent and confronting Property Owners mailing addresses	
Peter Murtha & Mary Andrews 8710 2nd Ave Silver Spring, MD 20910	Walter Pitcher & Tasneem Hussain 8714 2nd Ave Silver Spring, MD 20910
Margaret Ann Donnelly Trust 8717 2nd Ave Silver Spring, MD 20910	Shawn Donnelly 8715 2nd Ave Silver Spring, MD 20910
Leonard Stamm 8713 2nd Ave Silver Spring, MD 20910	James Specht & Erin Kelly 1610 Ballard Street Silver Spring, MD 20910

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
William & Starr Skirud 1608 Ballard Street Silver Spring, MD 20910	Kenneth Morris & Terri Zall 1606 Ballard Street Silver Spring, MD 20910

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REAR FACADE OF EXISTING HOUSE
DEMOLITION APPROVED HAWP
CASE # 30/04-A



9

FRONT FACADE OF EXISTING HOUSE
DEMOLITION APPROVED, HAWP
CASE # 30/04-A

**B.F. LEIGHTONS' ADDITION TO WOODSIDE
 PRELIMINARY (HAMP) SITE PLAN**

LOT 7, BLOCK 12
 8712 SECOND AVENUE, SILVER SPRING, MD 20910
 PLAN BOOK A, PLAT 29, CHESA W/8

DATE	BY	REVISION	DESCRIPTION
10/2/07	17-267		
09/10/07			
09/10/07			
09/10/07			
09/10/07			
09/10/07			
09/10/07			
09/10/07			

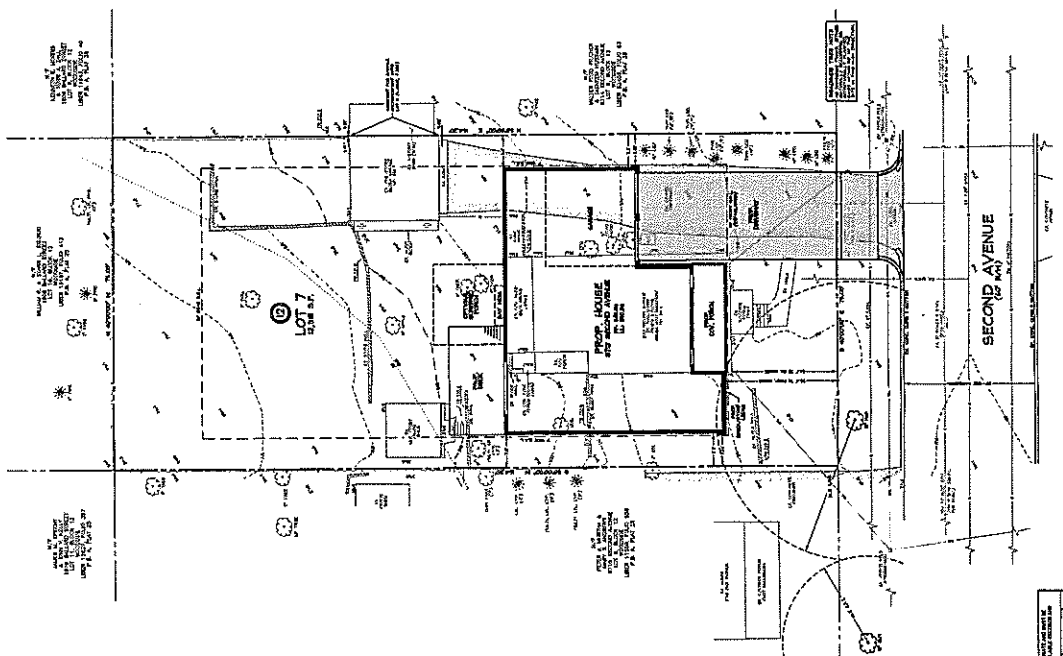


**PRELIMINARY
 BUILDING PERMIT SITE PLAN**

LEGEND

10' SETBACK	10' SETBACK
20' SETBACK	20' SETBACK
30' SETBACK	30' SETBACK
40' SETBACK	40' SETBACK
50' SETBACK	50' SETBACK
60' SETBACK	60' SETBACK
70' SETBACK	70' SETBACK
80' SETBACK	80' SETBACK
90' SETBACK	90' SETBACK
100' SETBACK	100' SETBACK
110' SETBACK	110' SETBACK
120' SETBACK	120' SETBACK
130' SETBACK	130' SETBACK
140' SETBACK	140' SETBACK
150' SETBACK	150' SETBACK
160' SETBACK	160' SETBACK
170' SETBACK	170' SETBACK
180' SETBACK	180' SETBACK
190' SETBACK	190' SETBACK
200' SETBACK	200' SETBACK
210' SETBACK	210' SETBACK
220' SETBACK	220' SETBACK
230' SETBACK	230' SETBACK
240' SETBACK	240' SETBACK
250' SETBACK	250' SETBACK
260' SETBACK	260' SETBACK
270' SETBACK	270' SETBACK
280' SETBACK	280' SETBACK
290' SETBACK	290' SETBACK
300' SETBACK	300' SETBACK

**8712 SECOND AVENUE
 LOT 7, BLOCK 12
 B.F. LEIGHTONS' ADDITION TO WOODSIDE
 PRELIMINARY (HAMP) SITE PLAN**



GENERAL NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE TOTAL AREA OF THIS PROJECT IS 0.22 ACRES (9,500 SQ. FT.).
3. THE TOTAL BUILDING AREA IS 10,000 SQ. FT.
4. THE TOTAL GARAGE AREA IS 2,000 SQ. FT.
5. THE TOTAL DRIVEWAY AREA IS 1,000 SQ. FT.
6. THE TOTAL LOT AREA IS 9,500 SQ. FT.
7. THE TOTAL SETBACK AREA IS 1,000 SQ. FT.
8. THE TOTAL EASEMENT AREA IS 1,000 SQ. FT.
9. THE TOTAL UTILITY AREA IS 1,000 SQ. FT.
10. THE TOTAL LANDSCAPE AREA IS 1,000 SQ. FT.
11. THE TOTAL SITEWORK AREA IS 1,000 SQ. FT.
12. THE TOTAL CONSTRUCTION AREA IS 1,000 SQ. FT.
13. THE TOTAL PROJECT AREA IS 9,500 SQ. FT.
14. THE TOTAL PROJECT AREA IS 9,500 SQ. FT.
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EXISTING DATA

1. ALL EXISTING UTILITIES ARE SHOWN AS THEY EXIST.

2. ALL EXISTING STRUCTURES ARE SHOWN AS THEY EXIST.

3. ALL EXISTING EASEMENTS ARE SHOWN AS THEY EXIST.

4. ALL EXISTING SETBACKS ARE SHOWN AS THEY EXIST.

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23. ALL EXISTING DISTANCES ARE SHOWN AS THEY EXIST.

24. ALL EXISTING AREAS ARE SHOWN AS THEY EXIST.

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28. ALL EXISTING SETBACKS ARE SHOWN AS THEY EXIST.

29. ALL EXISTING DISTANCES ARE SHOWN AS THEY EXIST.

30. ALL EXISTING AREAS ARE SHOWN AS THEY EXIST.

RELATED REQUIRED PERMITS

PERMIT TYPE	APPLICANT	STATUS	DATE
SEWER PERMIT			
WATER PERMIT			
STORMWATER PERMIT			
DISCOURT PERMIT			
WETLANDS PERMIT			
DEVELOPMENT PERMIT			
CONTRACT PERMIT			

RAI/DOBE TREE REQUIREMENTS

1. ALL TREES TO BE REMOVED MUST BE REMOVED BY A LICENSED TREE REMOVER.

2. ALL TREES TO BE REMOVED MUST BE REMOVED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

3. ALL TREES TO BE REMOVED MUST BE REMOVED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

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TREE CANOPY REQUIREMENTS

1. THE TOTAL TREE CANOPY AREA MUST BE MAINTAINED AT ALL TIMES.

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UTILITY INFORMATION

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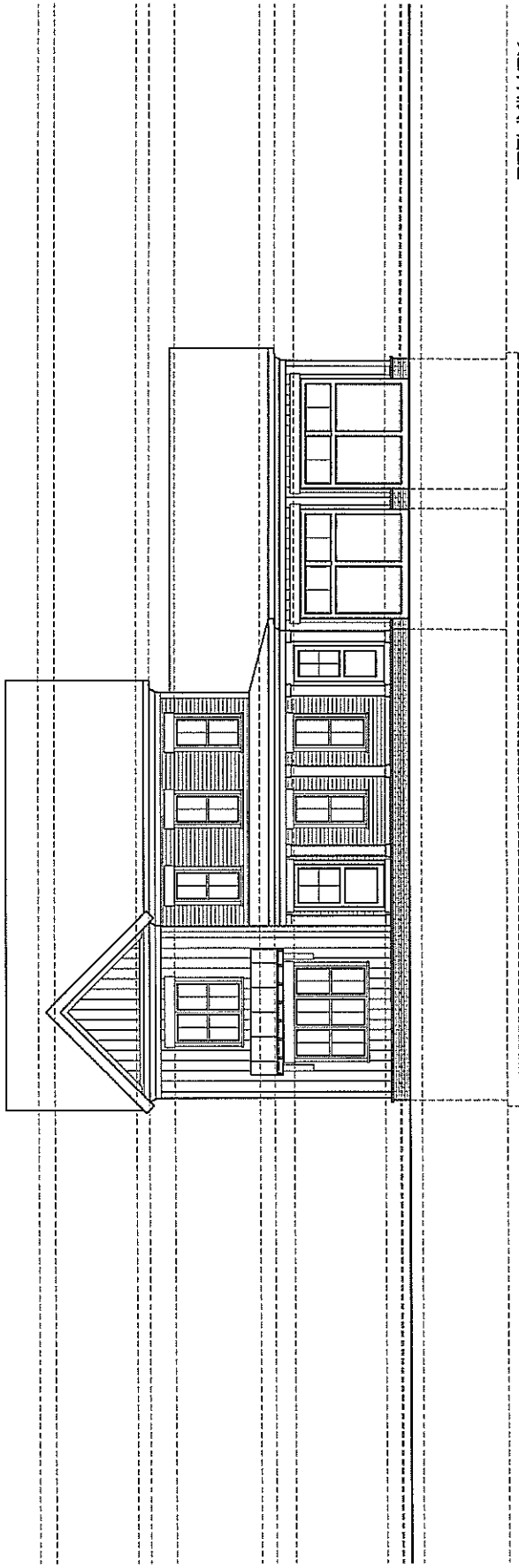
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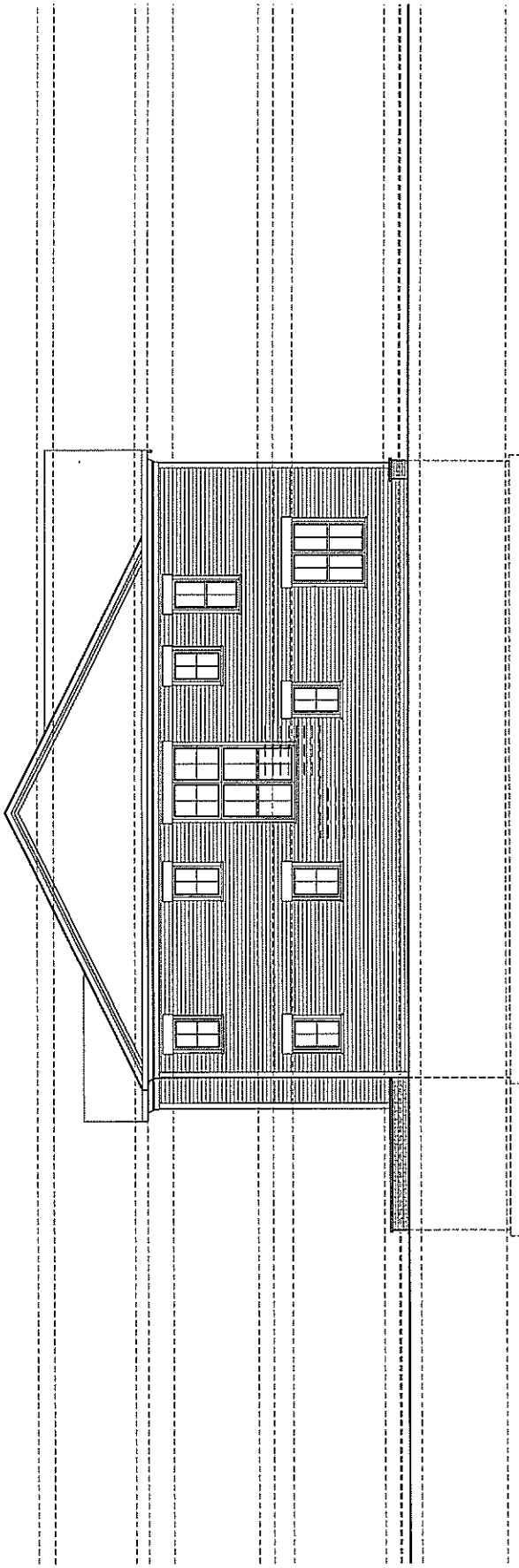
PRELIMINARY
FRONT ELEVATION

OCTOBER 19, 2011

NOTE: ARCHITECT ASSUMES
NO CHANGE WITHOUT NOTICE



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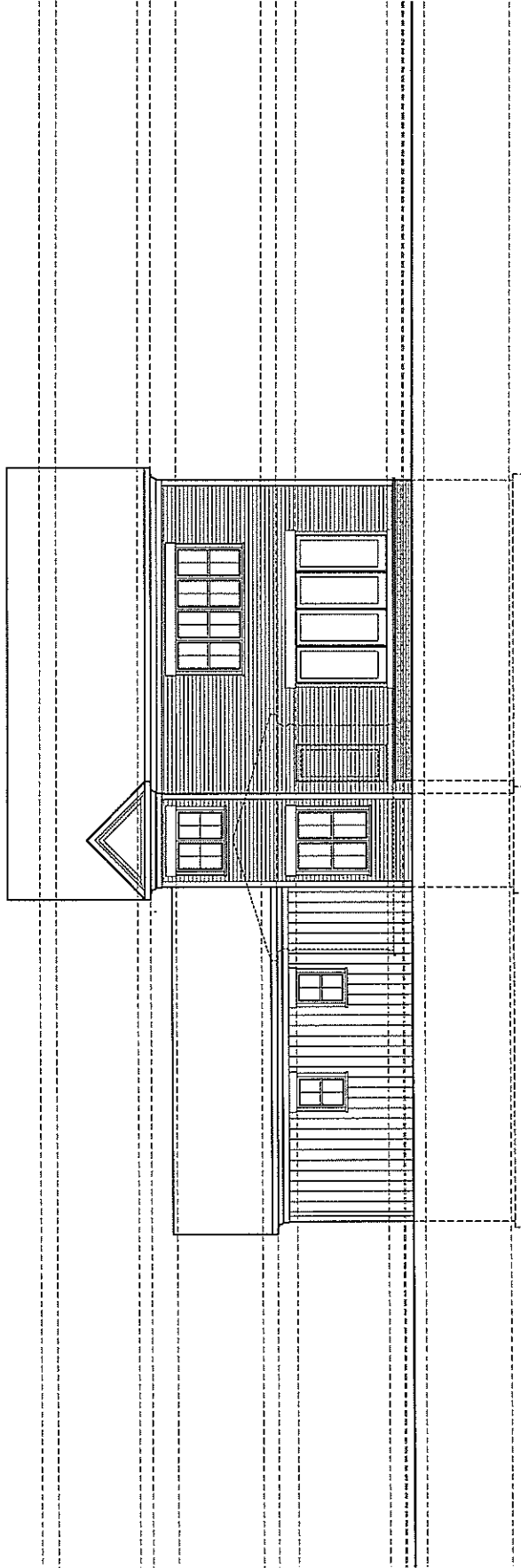


PRELIMINARY
LEFT ELEVATION

OCTOBER 19, 2011
SOUTH-WEST ARCHITECTURE
100 CHANDLER AVENUE, PORTLAND, OR 97201



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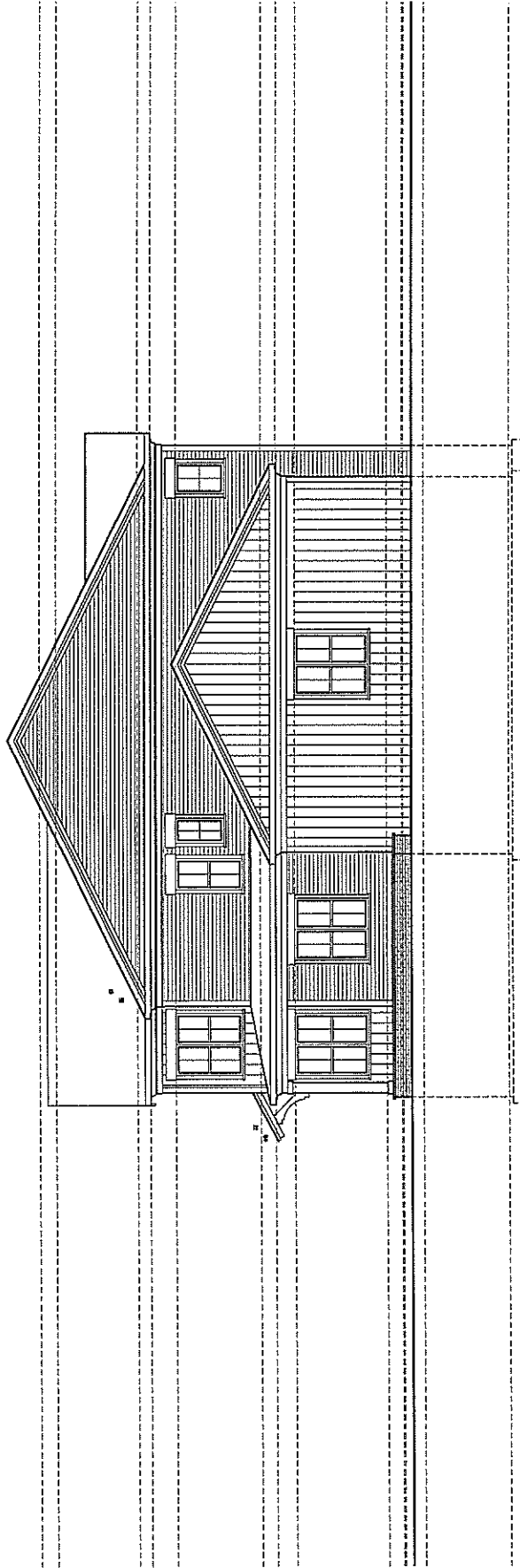


PRELIMINARY
REAR ELEVATION

OCTOBER 26, 2011

DESIGNER AND ARCHITECT
CONSULTANT AND ARCHITECT
TO CHANGE BRANCH OFFICE



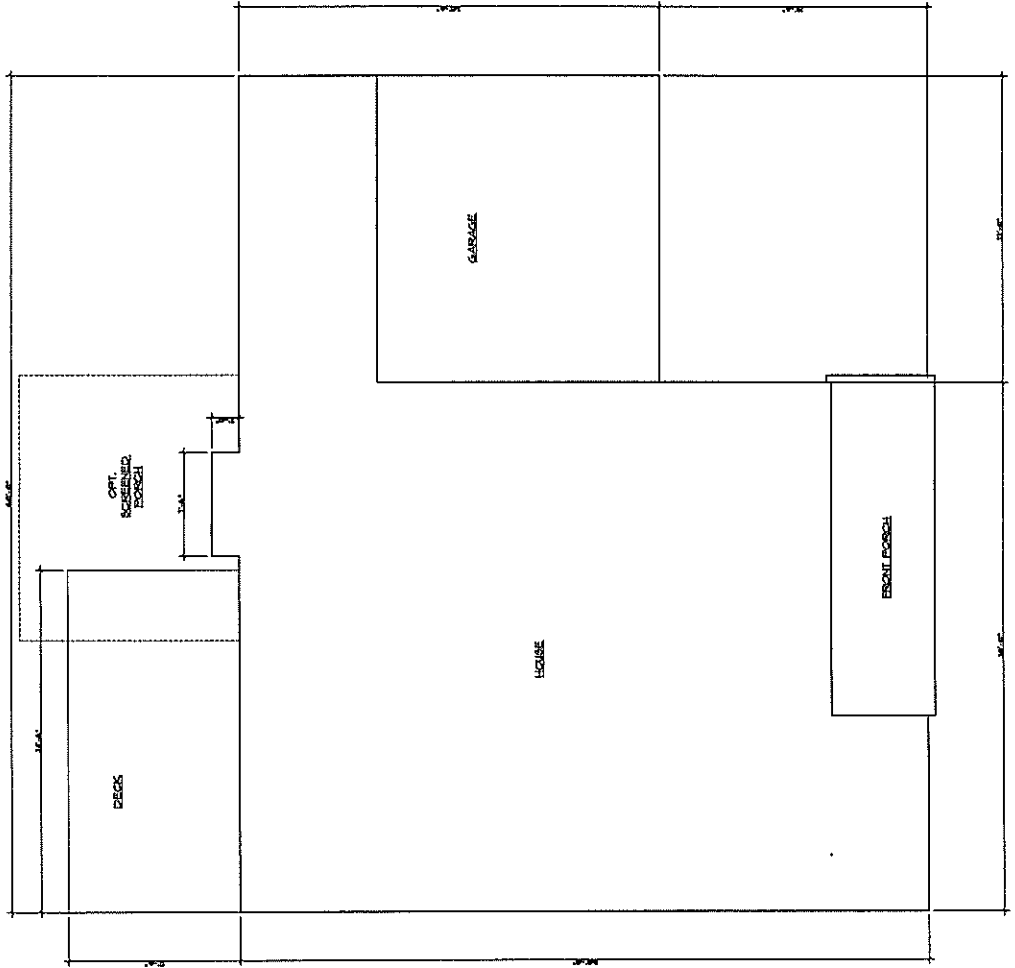


PRELIMINARY
RIGHT ELEVATION

DATE: 10/15/2014
PROJECT: 10000 N. 100TH AVE., SUITE 100
10000 N. 100TH AVE., SUITE 100
EDMONTON, ALBERTA T5A 0A6



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PRELIMINARY FOOTPRINT

OCTOBER 29, 2011
 PRELIMINARY PLAN. SUBJECT TO CHANGE WITHOUT NOTICE.

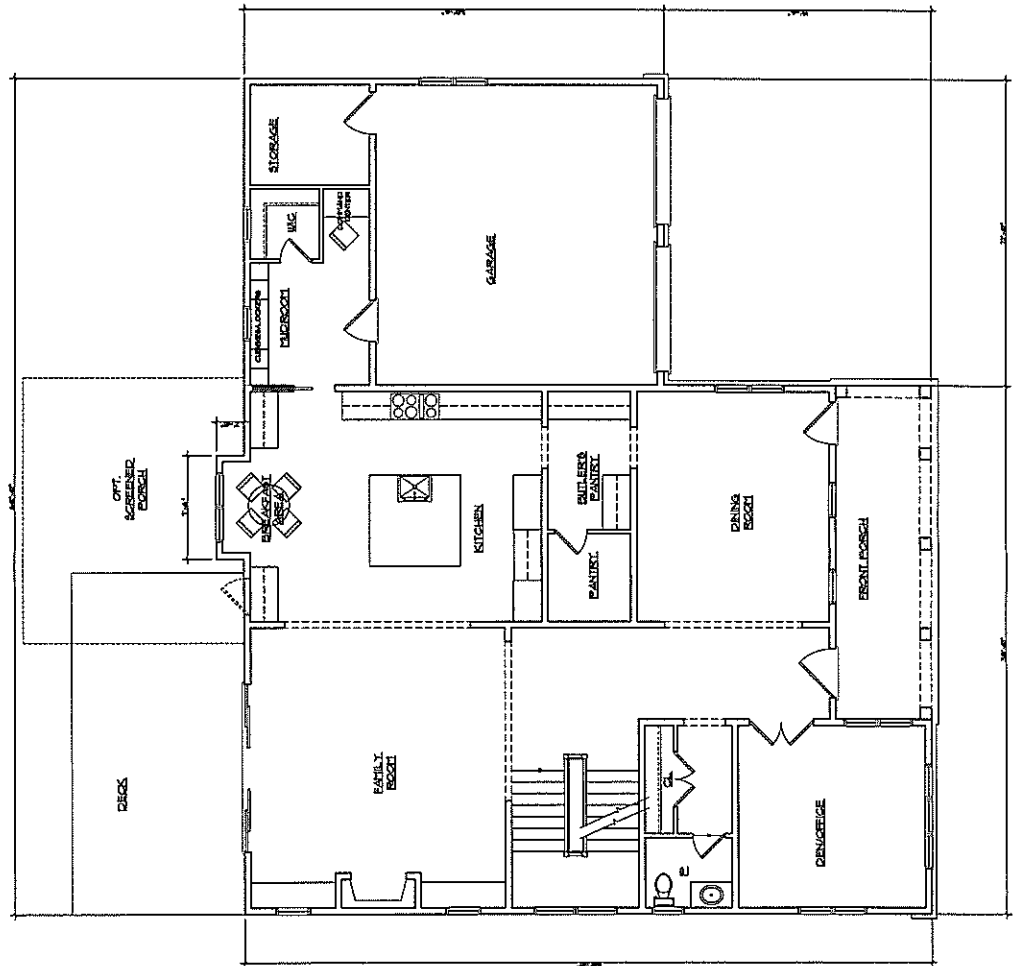


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PRELIMINARY
FIRST FLOOR PLAN

OCTOBER 29, 1981

NOT TO SCALE
FOR INFORMATION ONLY
TO BE USED AS A GUIDE



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