

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

<b>Address:</b>	10115 Connecticut Ave., Kensington	<b>Meeting Date:</b>	4/28/2021
<b>Resource:</b>	Primary (Two) Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	4/21/2021
<b>Applicant:</b>	Sina Sahand	<b>Public Notice:</b>	4/14/2021
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Building Addition and Modifications to the Existing Building		

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**STAFF RECOMMENDATION**

Staff recommends that the applicant make revisions based on the feedback from the HPC and return for a HAWP.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary (Two) Resource within the Kensington Historic District  
**STYLE:** Eclectic  
**DATE:** 1923

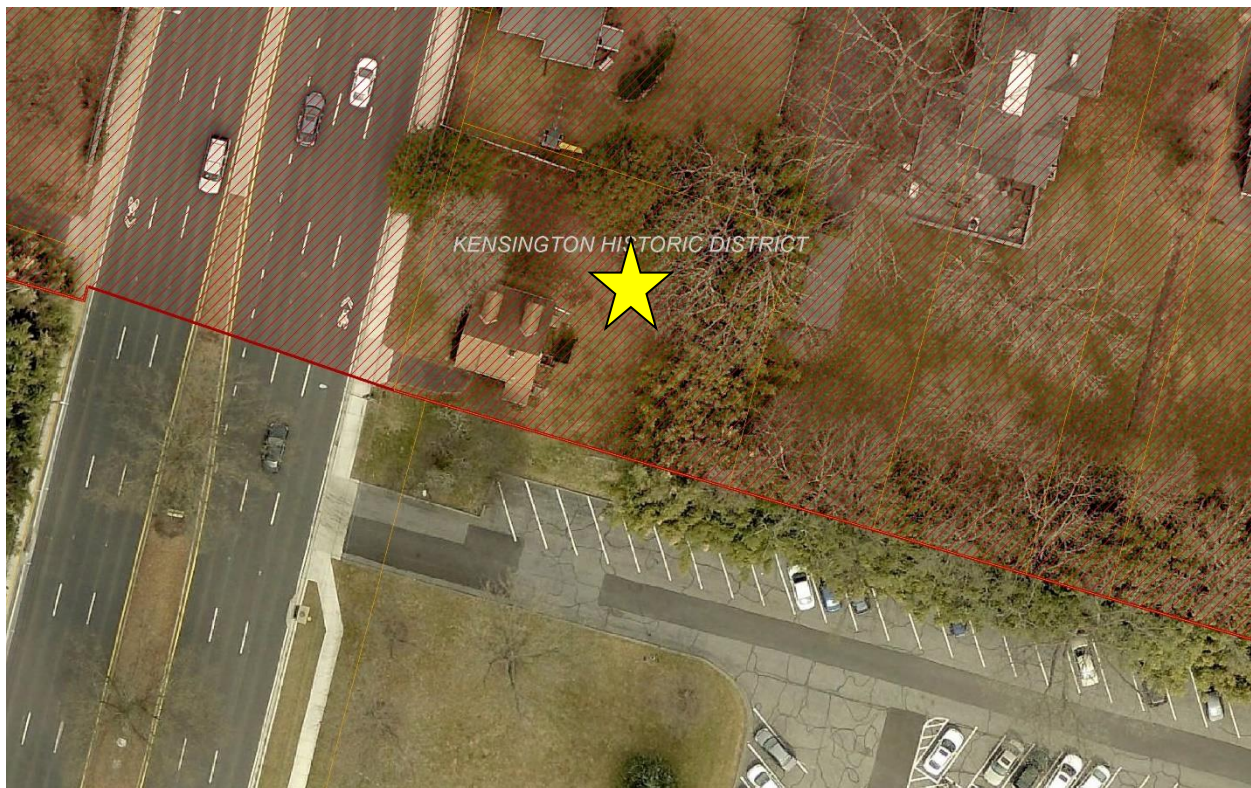


Figure 1: The subject property is at the southern edge of the Kensington Historic District.

## **PROPOSAL**

The applicant proposes to construct an addition to the subject property.

## **APPLICABLE GUIDELINES**

### ***Kensington Historic District Guidelines***

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6***

"In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

### ***Vision of Kensington: A Long-Range Preservation Plan***

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

### ***Montgomery County Code; Chapter 24A-8***

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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 subject property is a small two-story house with shingle siding and Craftsman and Colonial Revival design elements. The history of the subject house is uncertain in some regards, however, early Kensington maps show a building in the approximate location of the subject house as early as 1911. The structure was a barn/stable during that time period. The 1924 Sanborn Map shows a dwelling in the location of the existing house location. Both maps show the building associated with the house at 3820 Washington St.

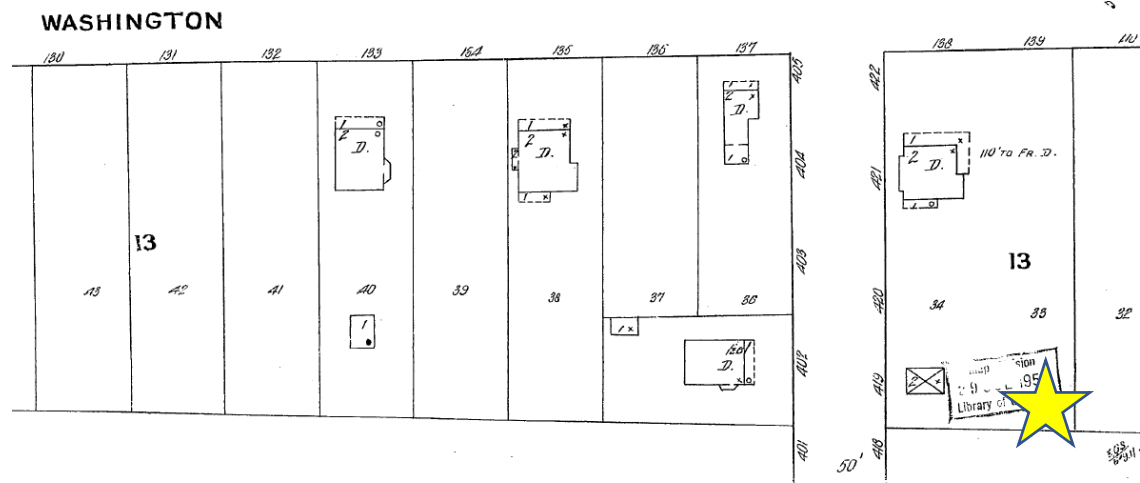


Figure 2: 1911 Sanborn, showing a 2-story building in the approximate location of the subject house. The 'x' denotes the building had a shingle roof.

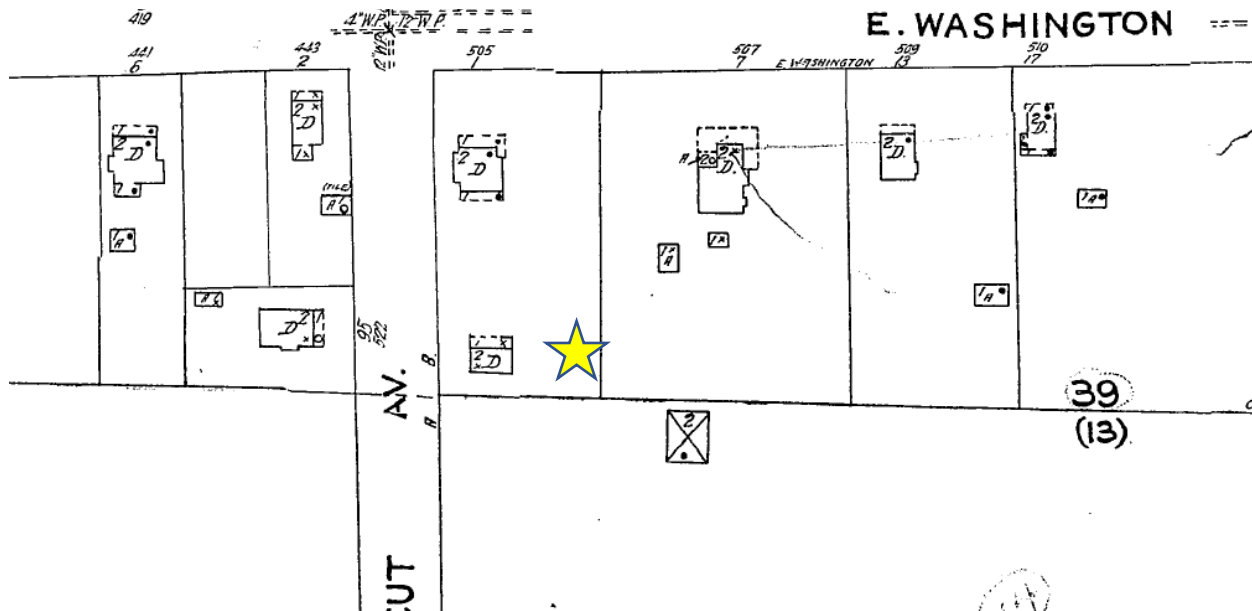


Figure 3: 1924 Sanborn shows the subject property as associated with the house at the corner of Washington and Connecticut.

The applicant proposes to construct a two-story addition to the east of the subject property and to make changes to the existing house.

#### Alterations to the Existing House

The applicant proposes to leave the existing house form largely intact. At this point, the condition of many of the elements is still unknown and further investigation is required. The application materials indicate that the windows and doors will be replaced as needed. In order to approve the removal and replacement of these elements, more information will be required and Staff will provide that information to the application before returning for a HAWP. Staff finds that any windows on the historic house need to be replaced in matching materials and configuration (six-over-one sash) to be compatible. The applicant also proposes replacing the windows enclosing the porch, with an aluminum-clad wood window in a similar configuration. Staff finds these windows need to be replaced in matching configuration and material and that aluminum-clad wood is not an acceptable substitute in the original portion of the house. Additionally, the applicant proposes replacing the roof in-kind with a new three-tab shingle. This work does not require a HAWP because it is in-kind.

The last change proposed for the existing house is to remove the rotten cedar shake siding and replace it with vinyl shakes (Foundry, staggered shake). The cedar does appear to be suffering from deferred maintenance and is rotting in locations. Staff finds that removing the cedar piecemeal is not an effective strategy and would recommend the HPC approve its removal as a HAWP. Staff does not find the proposed vinyl to be an appropriate substitute material. Staff finds the proposed vinyl has a very flat profile that is inconsistent with the much thicker cedar. Additionally, cedar ages and develops a patina, and the vinyl siding has a slightly shiny appearance that will not diminish over time. Staff recommends the HPC require either a replacement cedar shake or a different wood siding for the historic portion of the house. A clapboard or shiplap siding would be compatible both with this house and the District.

Staff requests HPC feedback on the proposed replacement windows, roofing, and siding.

#### Building Addition

The subject property has a footprint of slightly more than 550 ft<sup>2</sup> (five hundred and fifty square feet) and less than 1000 ft<sup>2</sup> (one thousand square feet) of living space with a single bedroom. The applicant

proposes to construct an addition to the east of the existing house that will effectively double the house footprint and result in three bedrooms (exact dimensions of the proposed addition were not included with the proposal). Staff finds the size of the proposed addition is acceptable. While the addition does increase the size of the house, the house is significantly smaller than the existing properties and appears to have been a house associated with the much larger house to the north.

The addition has a side gable roof with a small shed dormer facing east. The gable ridge is below the existing, historic ridge height. The north side of the addition has a covered front porch on the ground floor with a triple set of casement windows above. The porch roof slope matches the house roof. On the east side of the house, there is a set of casement windows on the first floor and a pair of sash windows on the second floor. On the first floor of the south elevation, the secondary entrance will be reconfigured and there is a triple set of casement windows. On the second floor, there is a small projecting bay with three sash windows.

Staff finds the design and massing of the house are generally appropriate. The proposal adds a significant amount of square footage while still appearing subservient to the historic massing. The design takes advantage of the eastern slope of the lot by lowering the floor level in the proposed addition. This allows the addition's roof ridge to be significantly lower than the historic ridgeline. Additionally, the addition is inset from the historic wall planes, which helps to separate the larger mass of the addition from the historic house. In effect, it is a hyphen, that doesn't read as a hyphen from the exterior.

Staff finds that two areas of the design need to be revised to be compatible. First, the projecting porch should either be reduced in size or moved to the western side of the addition. This would reduce the visible mass of the addition. It appears to Staff that the porch reorientation could be accomplished without significantly reconfiguring the interior. Second, Staff finds that some of the eave returns on the addition should be eliminated to help make the addition appear subservient to the simply detailed historic construction.

Materials for the addition include vinyl shake siding (Foundry, Staggered Shake) and Pella Architect Series windows and doors, Pella's aluminum-clad wood line. The roof will be covered in a three-tab shingle to match the historic house. Staff finds the proposed doors, windows, and roofing to be compatible with the historic house and would recommend approval as a HAWP. Staff finds the siding, however, is not appropriate for the reasons cited above. As this is new construction, there are a variety of materials that may be appropriate. Standard 9 requires new construction to be differentiated from the historic. Staff finds the proposed addition is already sufficiently differentiated by its form and window configuration that the siding could match the historic and the proposal would still comply with the Standard. Staff recommends either a natural wood siding or fiber cement clapboard be used for siding on the new construction.

Staff notes that no site work was included in this proposal. There is a one-car parking pad in front of the house and Staff believes more on site parking may be required. The lot is very small and the applicant is limited in locations for additional parking. Staff recommends extending the existing driveway towards the rear of the lot or widening the existing parking pad to the south. There are utilities in this area as well, so this may require a subsequent HAWP at a later date after further study.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant make revisions based on the feedback from the HPC and return for a HAWP.





APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_ Sina Sahand

E-mail: \_\_\_\_\_ sinasahand@gmail.com

Address: \_\_\_\_\_ 1731 Pimmit Dr.

City: \_\_\_\_\_ Falls Church Zip: \_\_\_\_\_ 22043

Daytime Phone: \_\_\_\_\_ 410-419-6544

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_ 10115 Connecticut Ave

Is the Property Located within an Historic District? ☐ Yes/District Name \_\_\_\_\_

☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ 10115 Street: \_\_\_\_\_ Connecticut Ave

Town/City: \_\_\_\_\_ Kensington Nearest Cross Street: \_\_\_\_\_ Washington St

Lot: \_\_\_\_\_ P33 Block: \_\_\_\_\_ 13 Subdivision: \_\_\_\_\_ 0015 Parcel: \_\_\_\_\_ 0000

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction              | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition           | <input type="checkbox"/> Fence                 | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape   | <input type="checkbox"/> Tree removal/planting           |
| <input checked="" type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof       | <input checked="" type="checkbox"/> Window/Door          |
|  |  | <input type="checkbox"/> Other: _____                    |

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

Sina Sahand  
Signature of owner or authorized agent

April 9, 2021 Date

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

**Owner's mailing address**

Same as above.  
Also, Mehrdad Nasr  
11723 Summer Oak Dr  
Germantown Maryland 20874  
240-381-8894

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**


**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Property was built in 1923 on a 7,674 lot facing Connecticut Ave. The current two story house has foot print of about 588 SF with the total Gross Area of about 1000SF. The house neighbours are:

Right of the house: 3820 Washington St with about 2505 SF above grade Gross Area + 362 SF finished basement

Behind the house: 3814 Washington St with about 3092 SF above grade Gross Area + 500 SF finished basement

Left of the house: Temple Emanuel

Existing Property is free from Trees. Property has slightly slope from the West to East.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

We propose minimal changes to the current house while adding least possible structure to make the house functional and lively following county codes, structural, and architectural guidelines. The new addition will be built in the back of the house. The work will be done with all intentions to keep the current look of the house.

The Proposed Design assumes minimum changes in the Exterior and Interior fabric of existing Building. Survey of existing condition found that exterior wood shakes and asphalt shingles roofing are in very poor condition. Design recommendations are to replace exterior finishes with materials matching existing. Some windows will be replaced with new. Shape and details of new windows will be duplicate existing. Design of a new addition is compatible with the primary Structure. Rear addition has a smaller scale than existing building and has minimum visual impacts to it. In the same time, increasing of the total building footprint is a pleasant complement to the site and overall view from the Connecticut Avenue. Project assumes minimum excavation for linear foundation (30" from the Grade) in slab-on-grade.

Please see the detailed plan submitted.



Work Item 1: \_\_\_\_\_

Description of Current Condition:

House is too small and is not livable with today's standards

Proposed Work:

Build an addition as proposed in the detailed plan to the back of the house to bring the house to about 2000 SF

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Rotten doors and windows. There are numerous doors and windows with holes.

Proposed Work:

Inspect doors and windows and replace what's needed.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

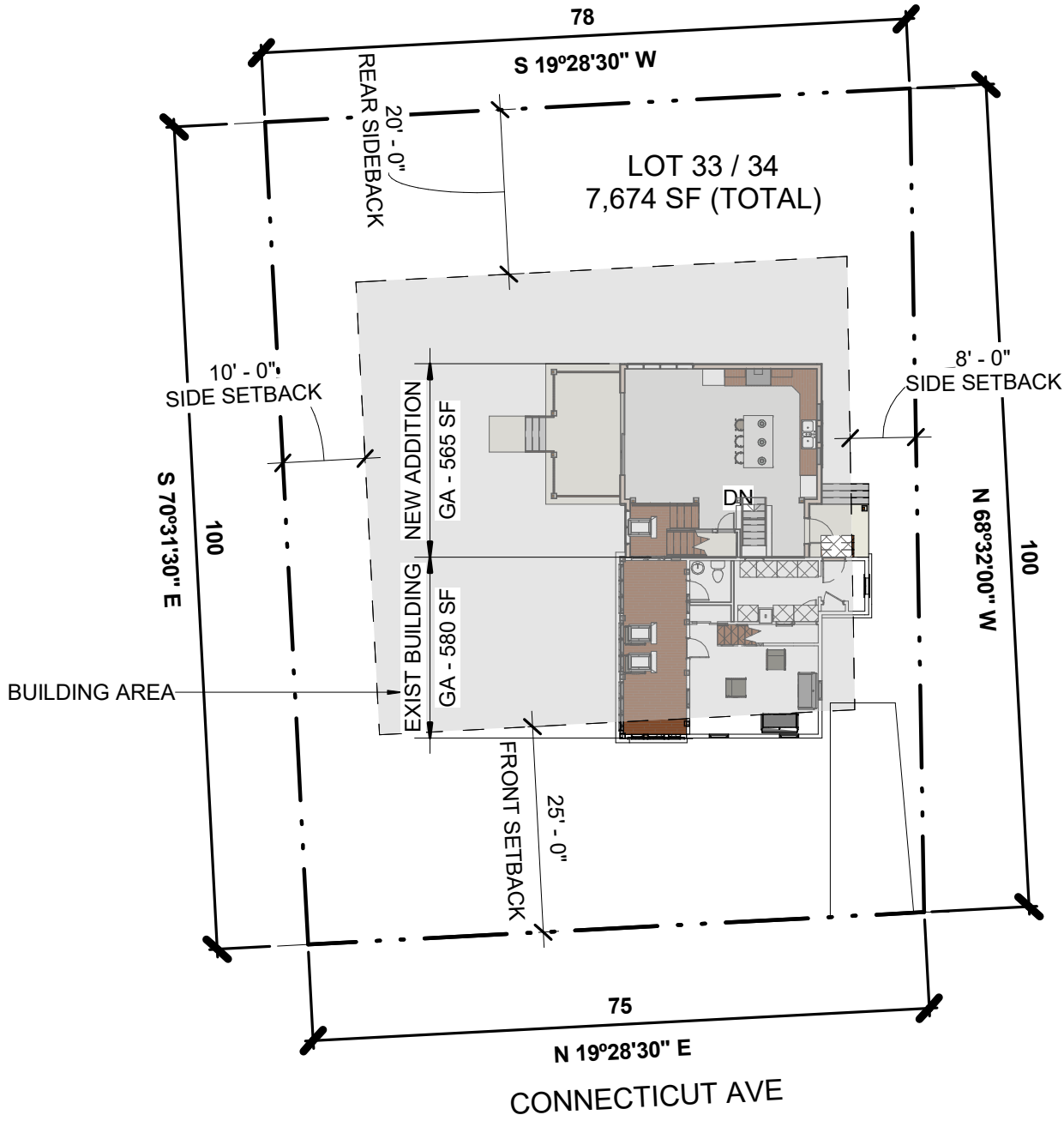
Cedar siding is in very poor condition and needs to be replaced

Proposed Work:

Replace Cedar siding as submitted in the detailed plan

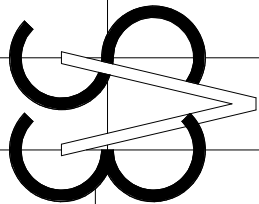
# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"

CC DESIGN



3830 CHESTERWOOD DRIVE,  
SILVER SPRING, MD 20906  
703-585-1454

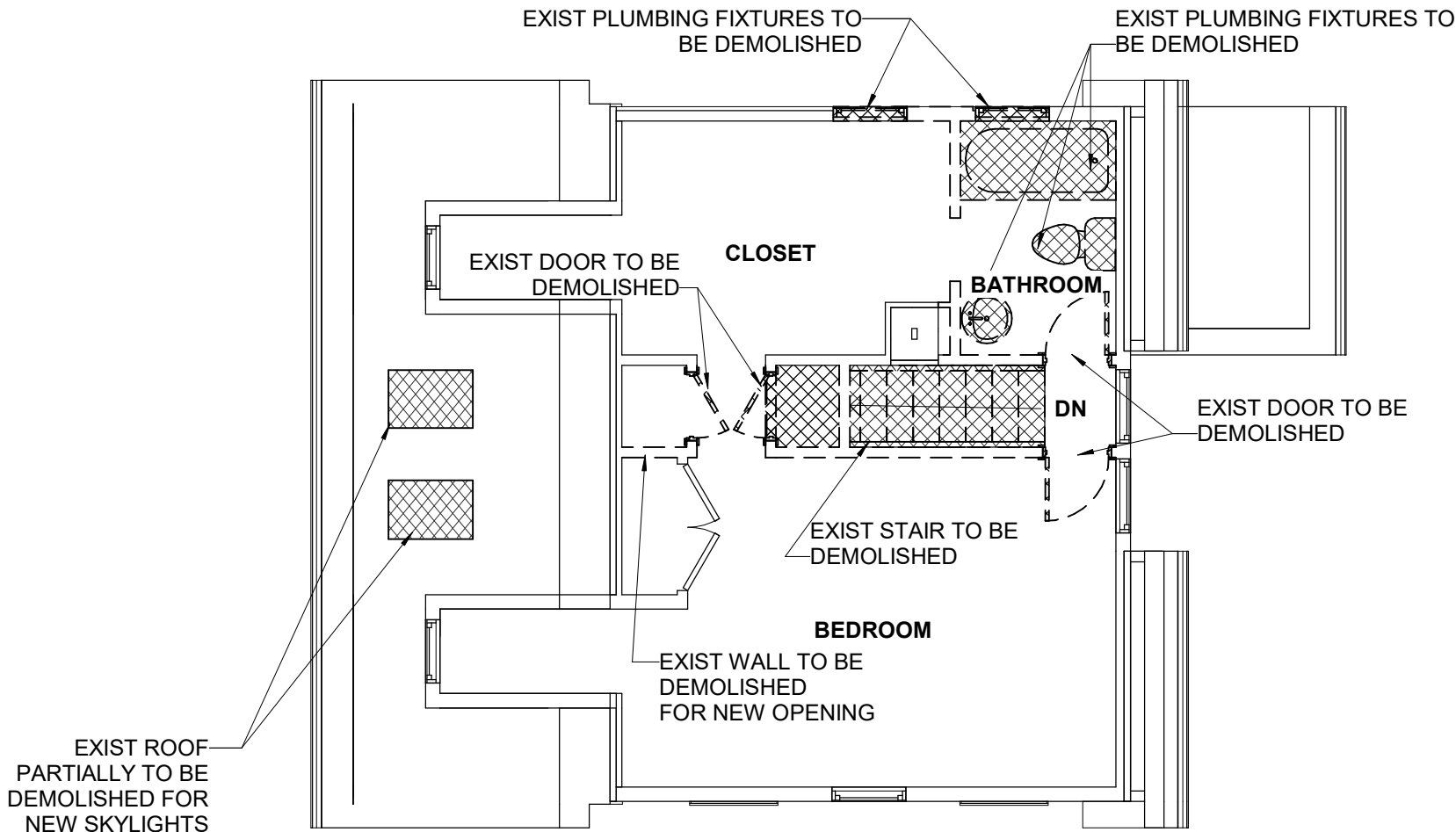
KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,  
Silver Spring, MD

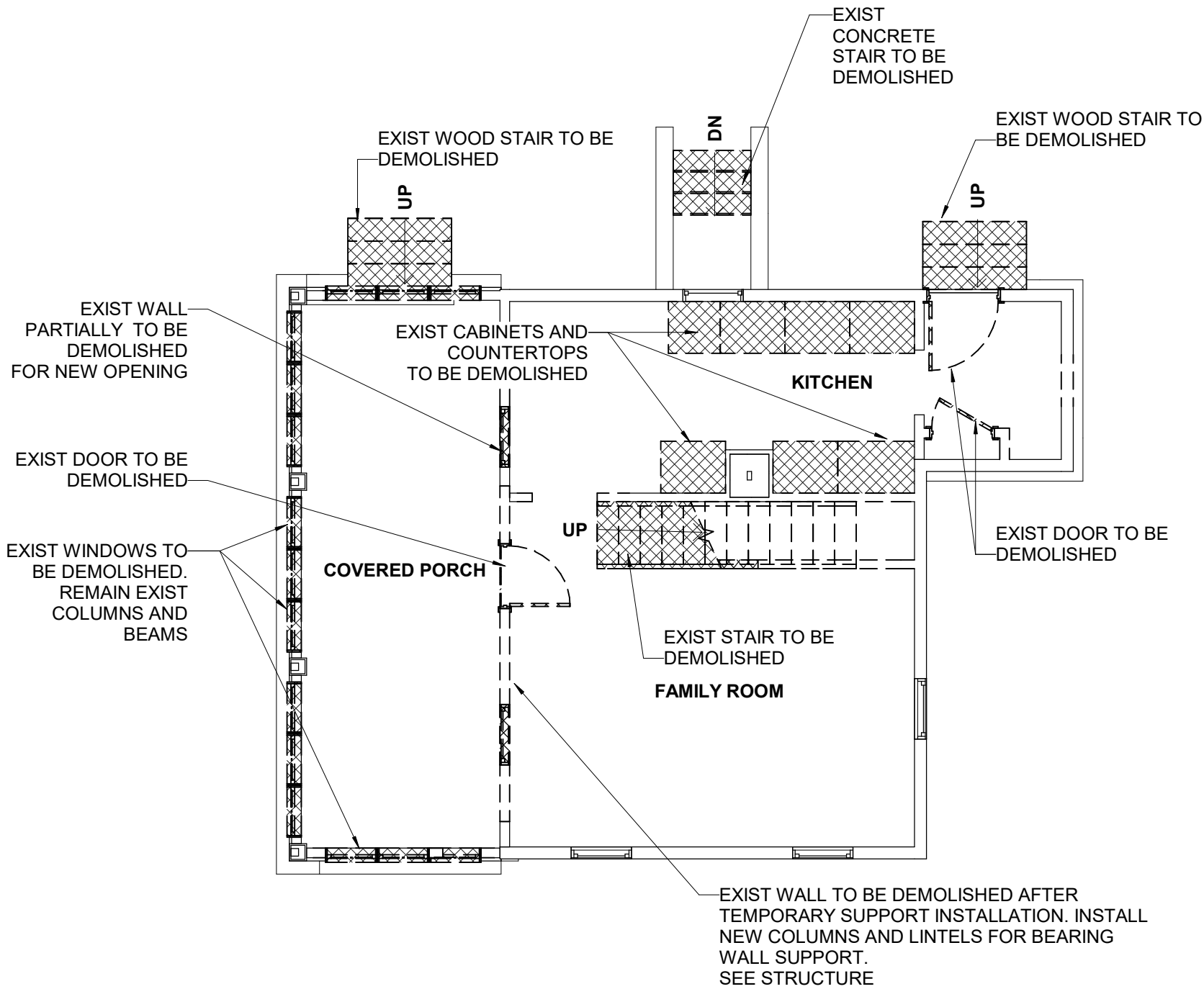
ARCHITECTURAL SITE PLAN

HP-1



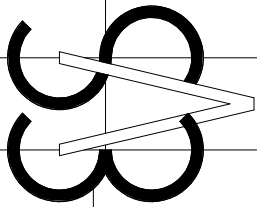


② SECOND FLOOR DEMOLITION PLAN  
3/16" = 1'-0"



① FIRST FLOOR DEMOLITION PLAN  
3/16" = 1'-0"

DESIGN



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KENSINGTON RESIDENCE

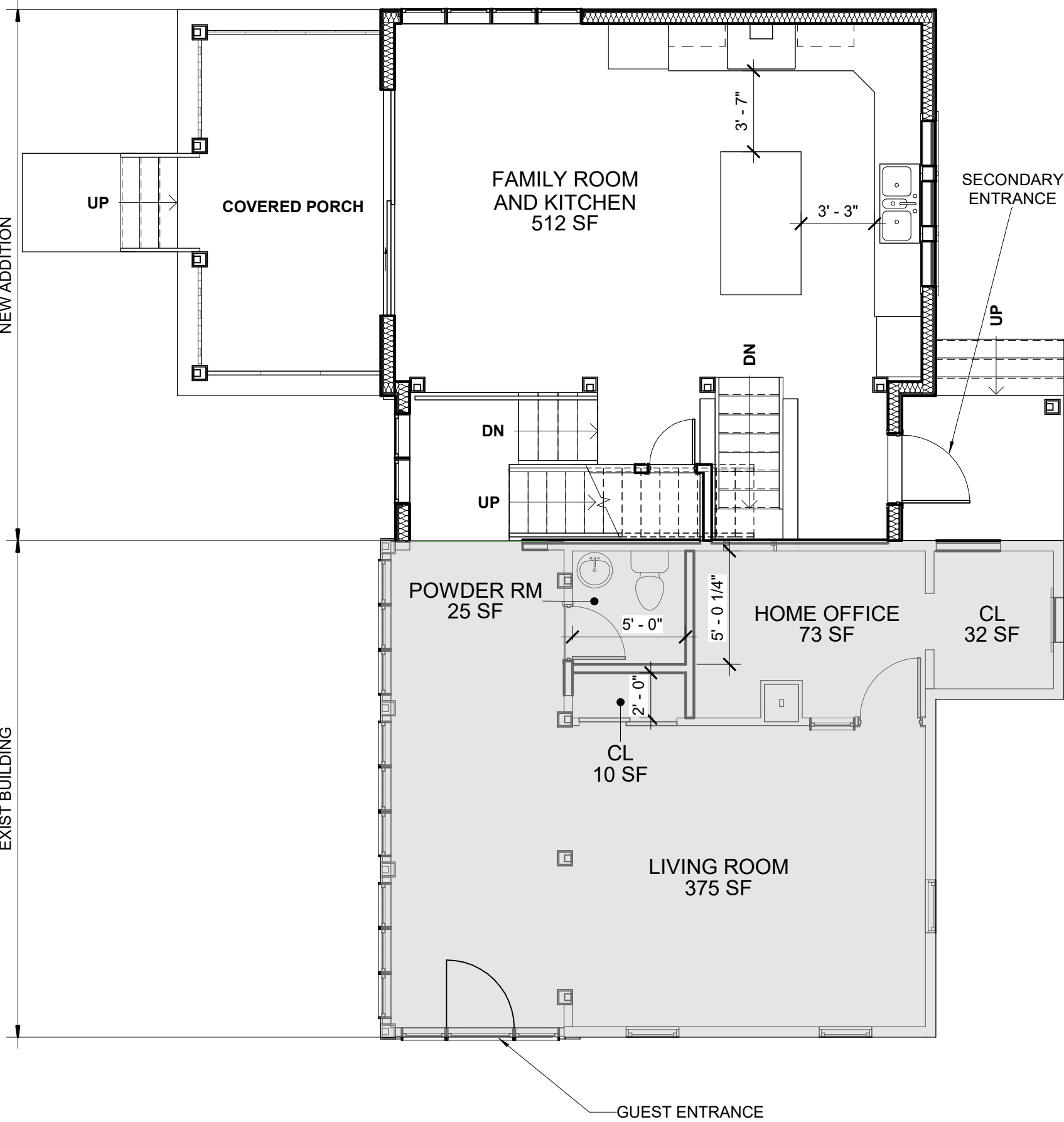
10115 CONNECTICUT AVE,  
Silver Spring, MD

FIRST AND SECOND FLOOR  
DEMOLITION FLOOR PLANS

HP-2

EXIST BUILDING

NEW ADDITION



1 FIRST FLOOR PLAN  
3/16" = 1'-0"



EXISTING TO REMAIN



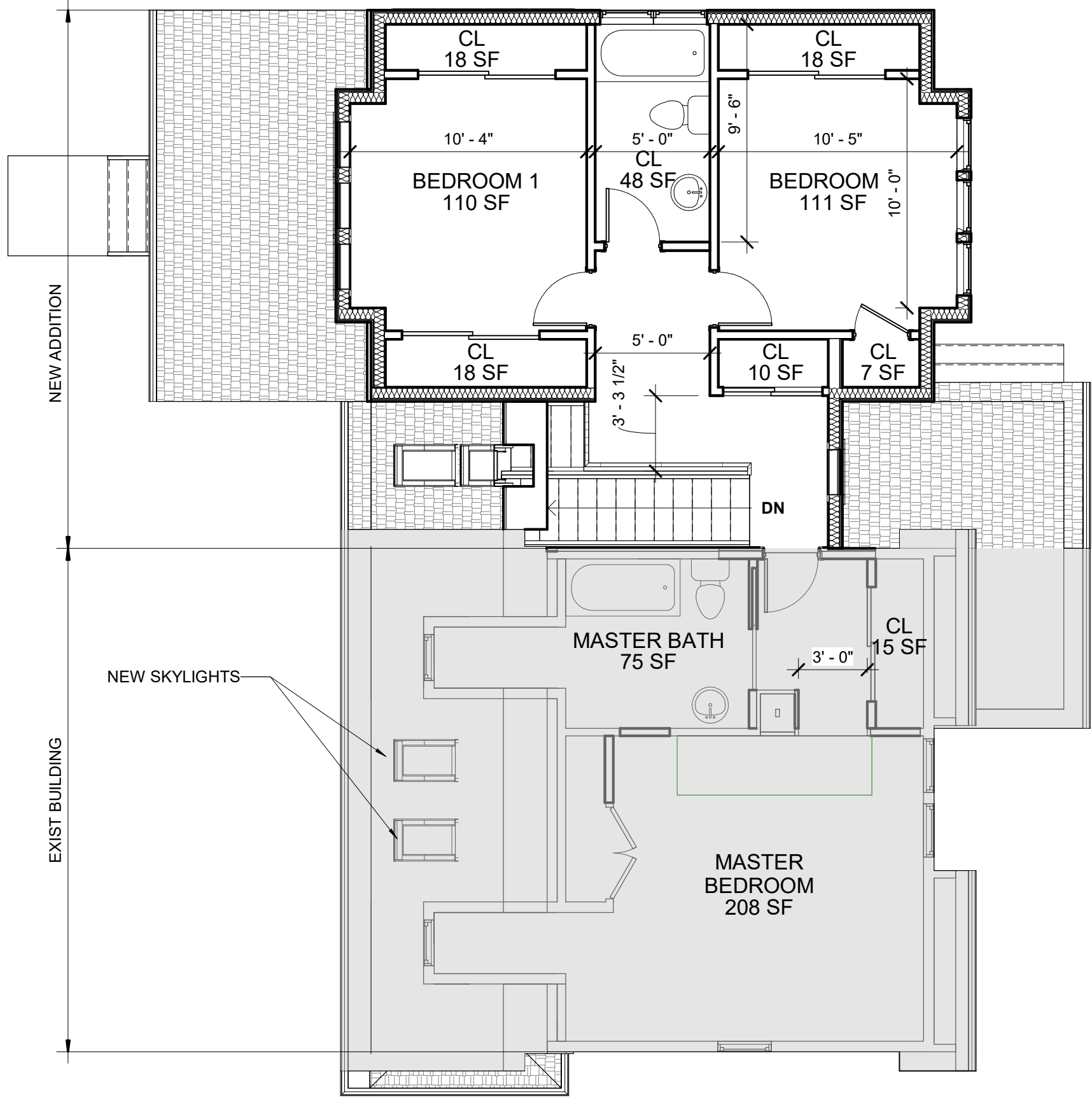
3830 CHESTERWOOD DRIVE,  
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Silver Spring, MD

### NEW CONSTRUCTION - FIRST FLOOR PLAN

HP-3



1 SECOND FLOOR PLAN  
3/16" = 1'-0"



EXISTING TO REMAIN



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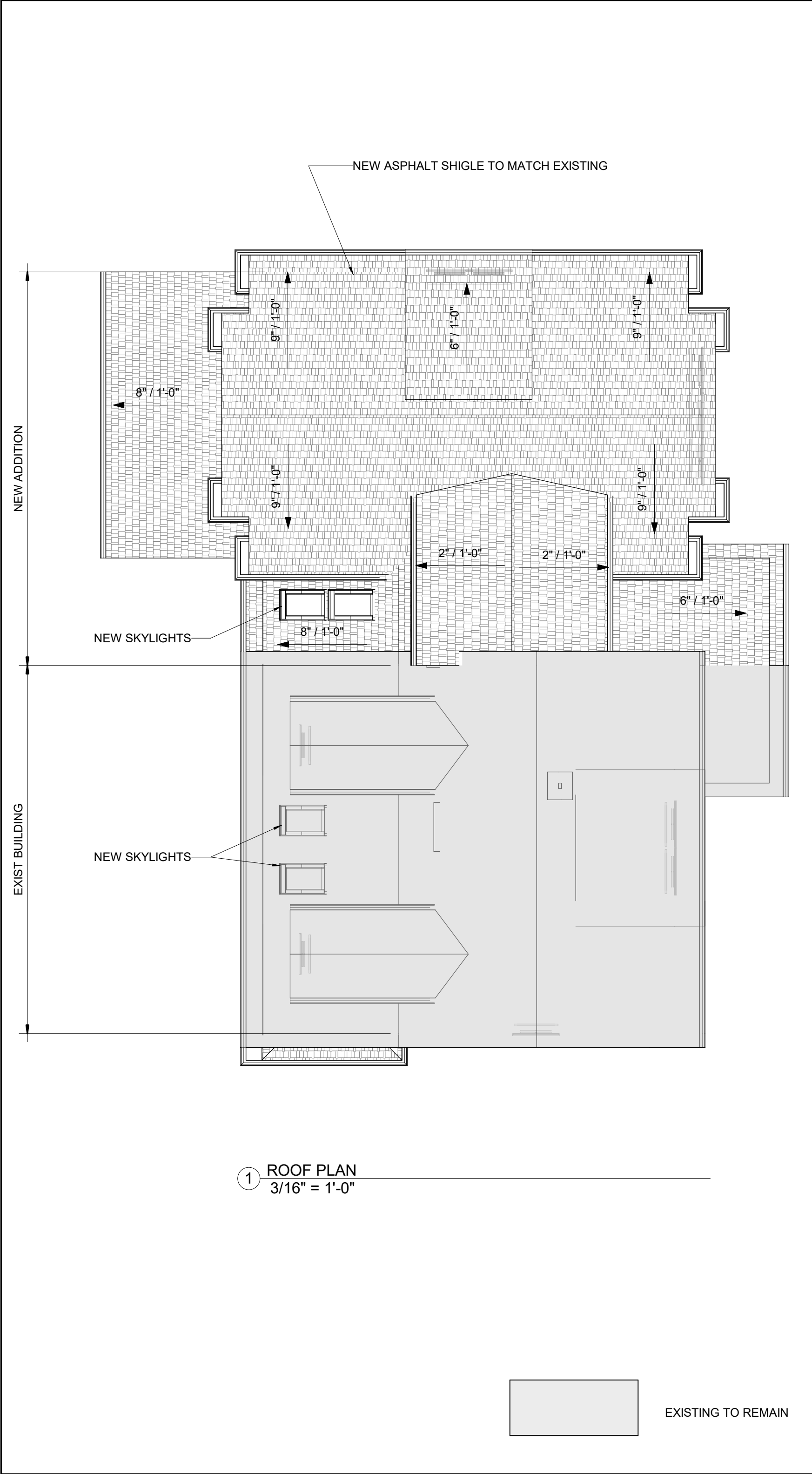
KENSINGTON RESIDENCE

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Silver Spring, MD

NEW CONSTRUCTION - SECOND  
FLOOR PLAN

HP-4





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

HP-5

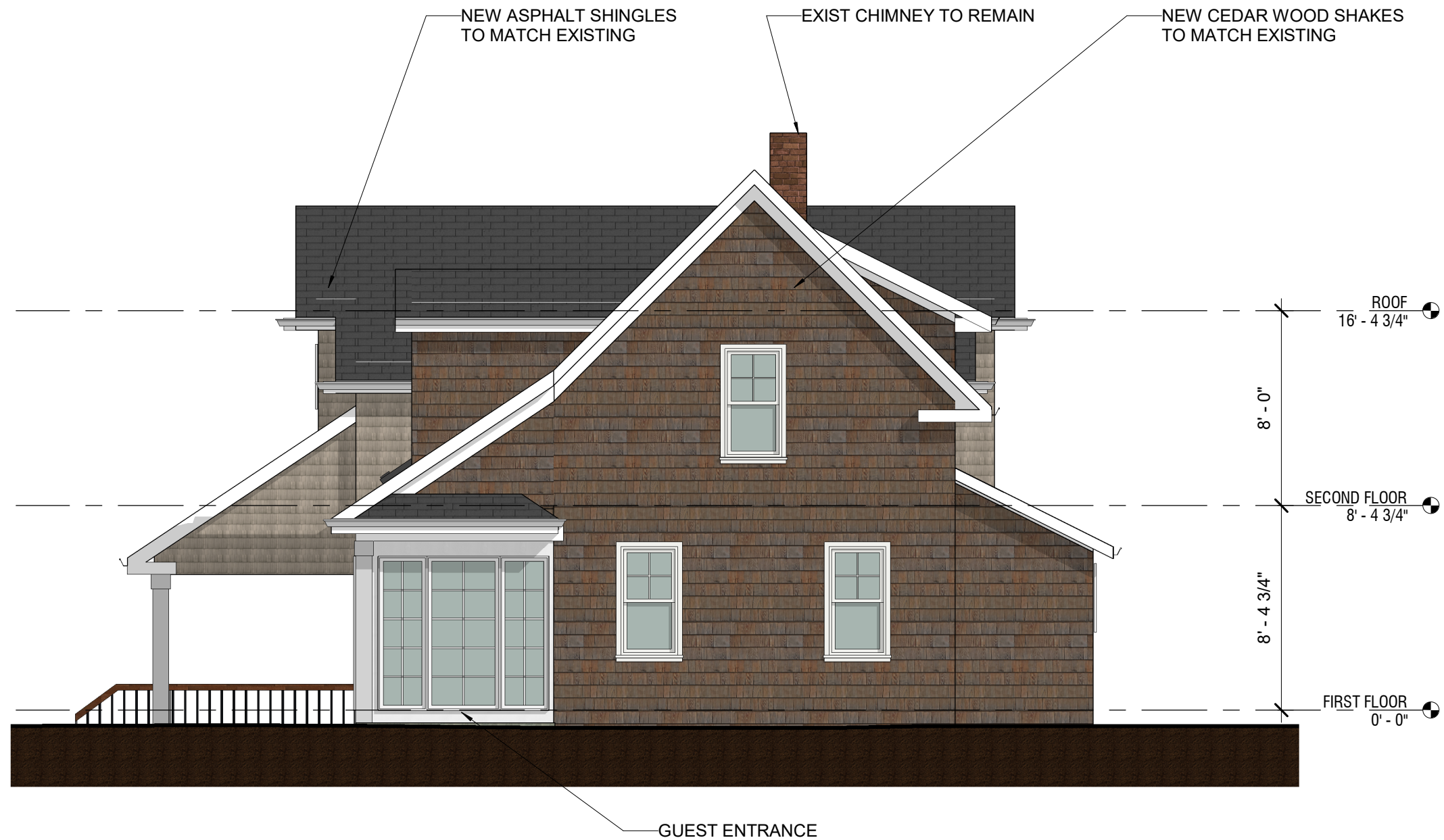
NEW CONSTRUCTION - ROOF  
PLAN

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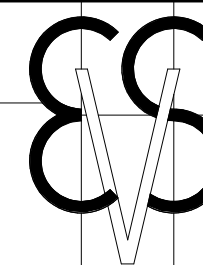
① WEST ELEVATION  
3/16" = 1'-0"

HP-6

FRONT ELEVATION (WEST)

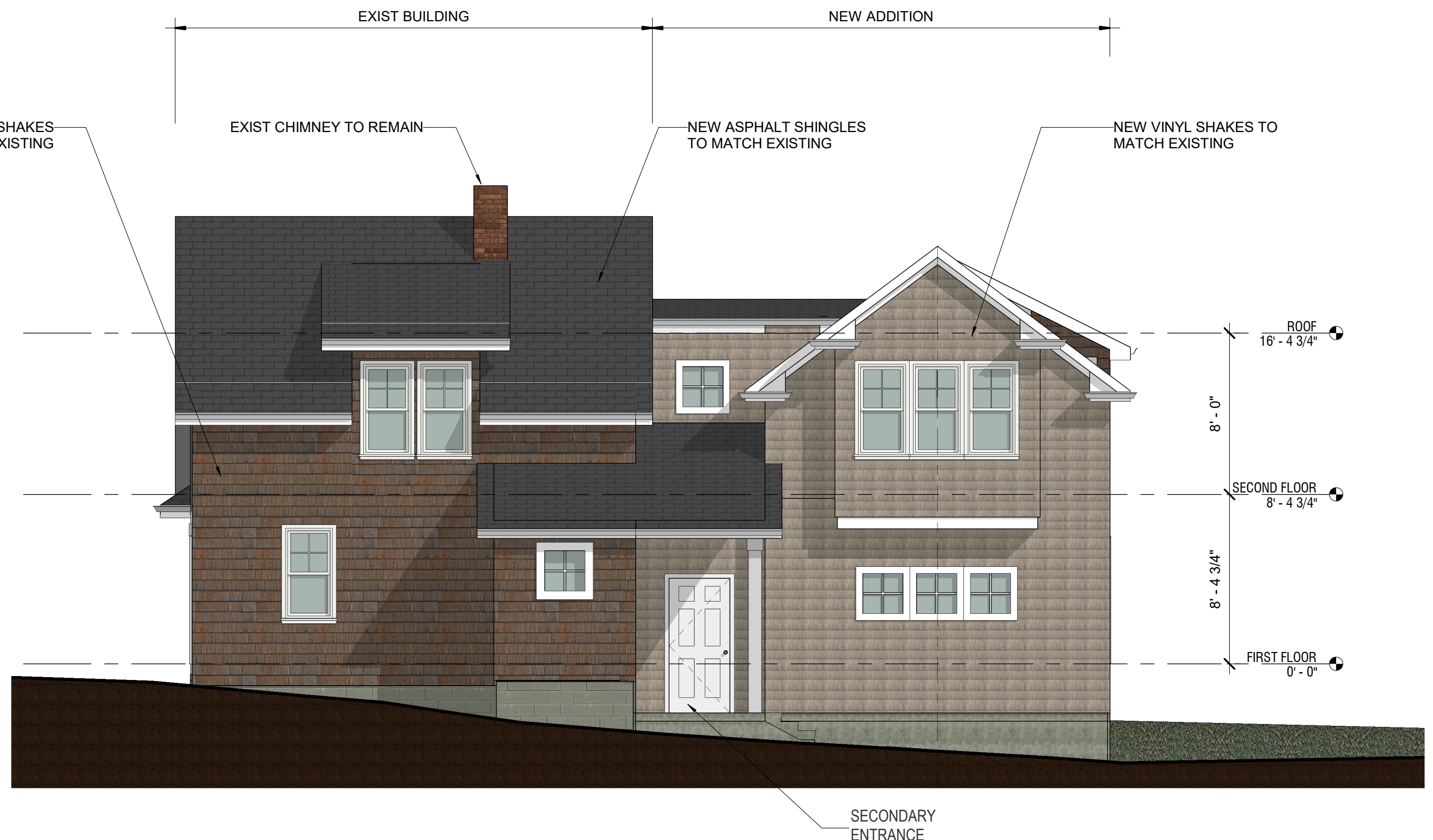
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① SOUTH ELEVATION  
3/16" = 1'-0"

HP-7

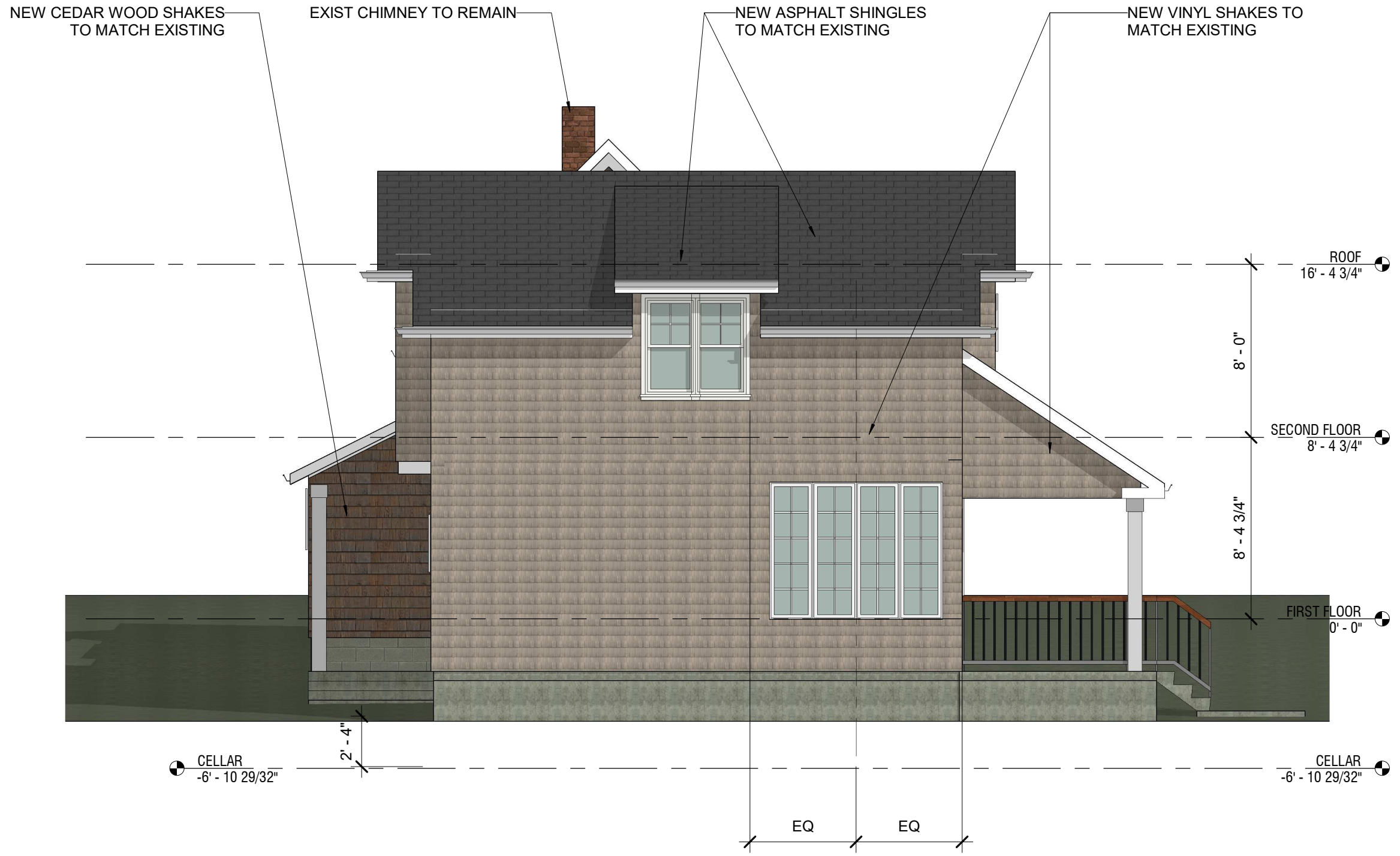
SIDE ELEVATION (SOUTH)

KENSINGTON RESIDENCE

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① EAST ELEVATION  
3/16" = 1'-0"

HP-8

REAR ELEVATION (EAST)

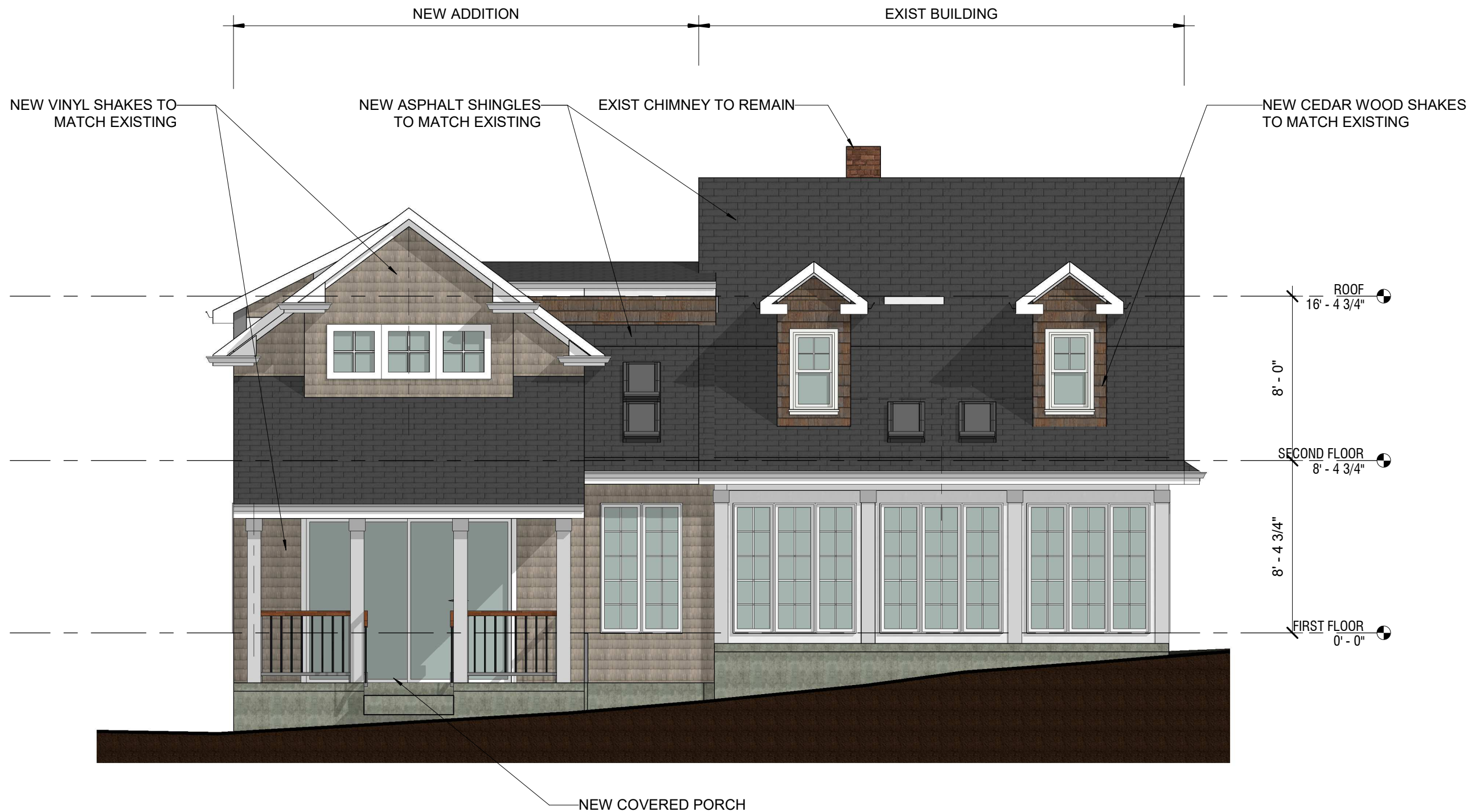
KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,  
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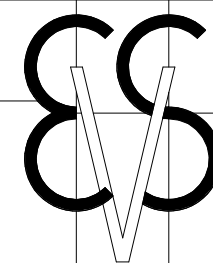


HP-9

SIDE ELEVATION (NORTH)

KENSINGTON RESIDENCE

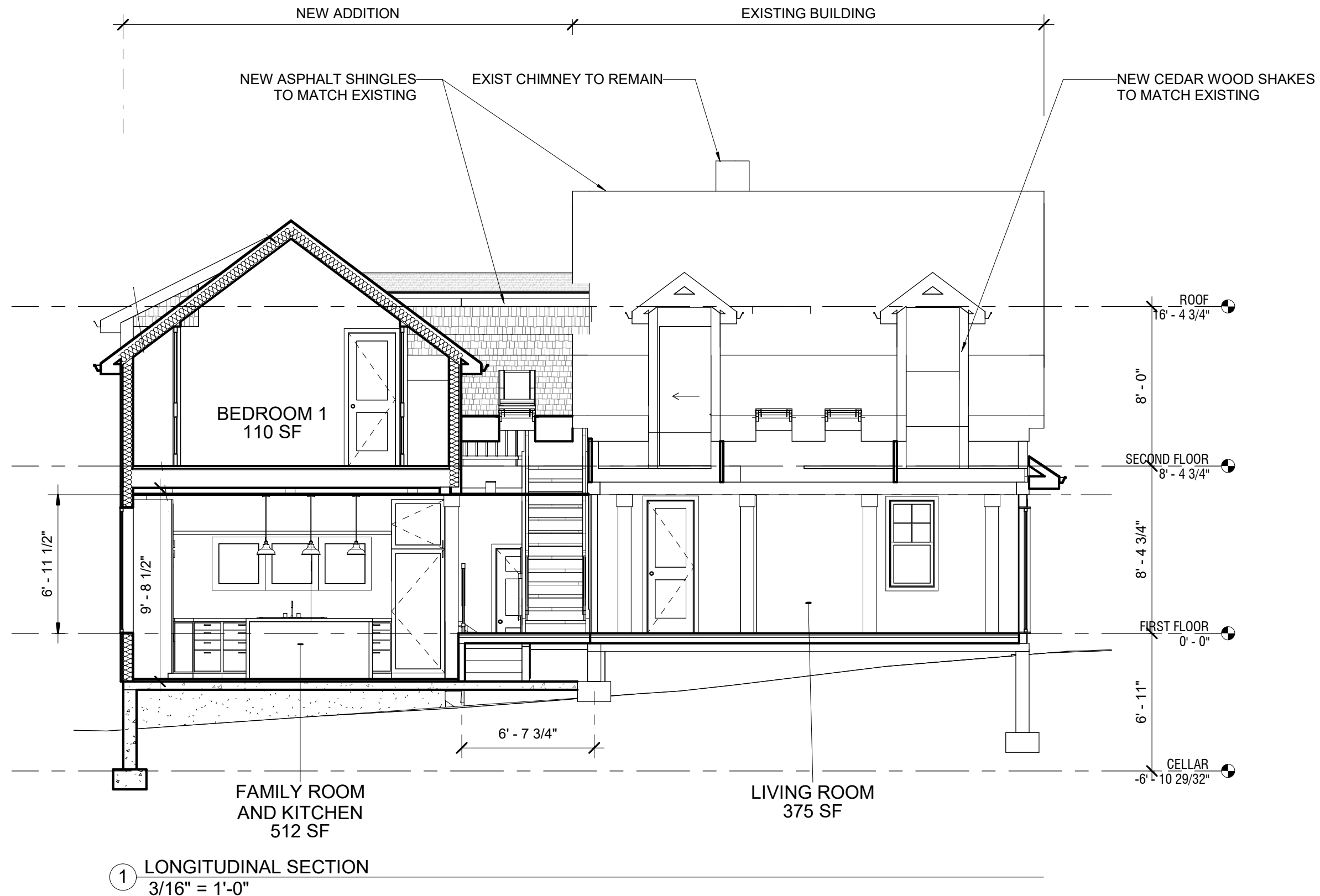
10115 CONNECTICUT AVE,  
Silver Spring, MD



DESIGN

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HP-10

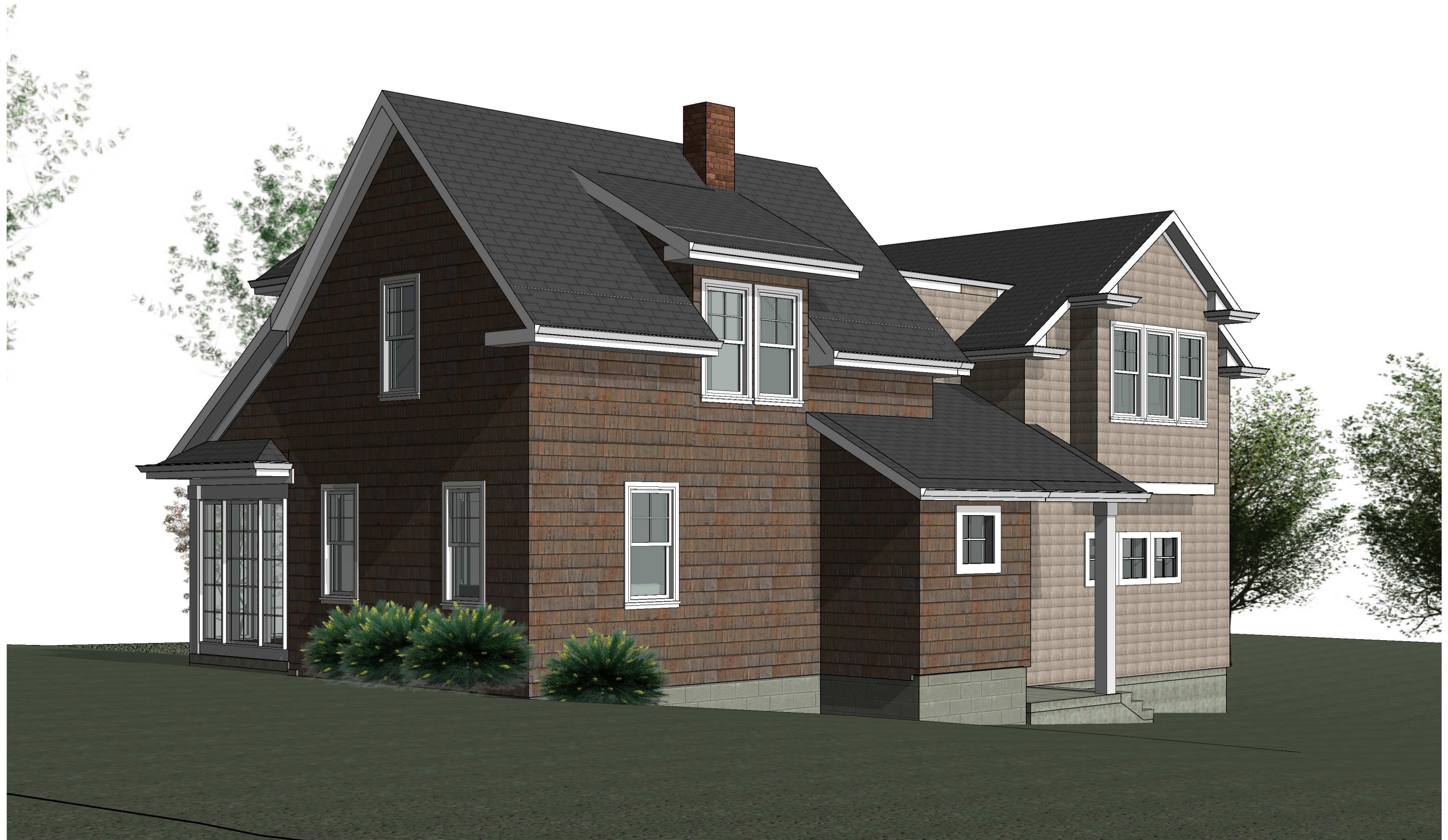
LONGITUDINAL SECTION

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,  
Silver Spring, MD

**SS DESIGN**

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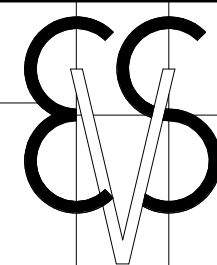


HP-11

SW PERSPECTIVE VIEW

## KENSINGTON RESIDENCE

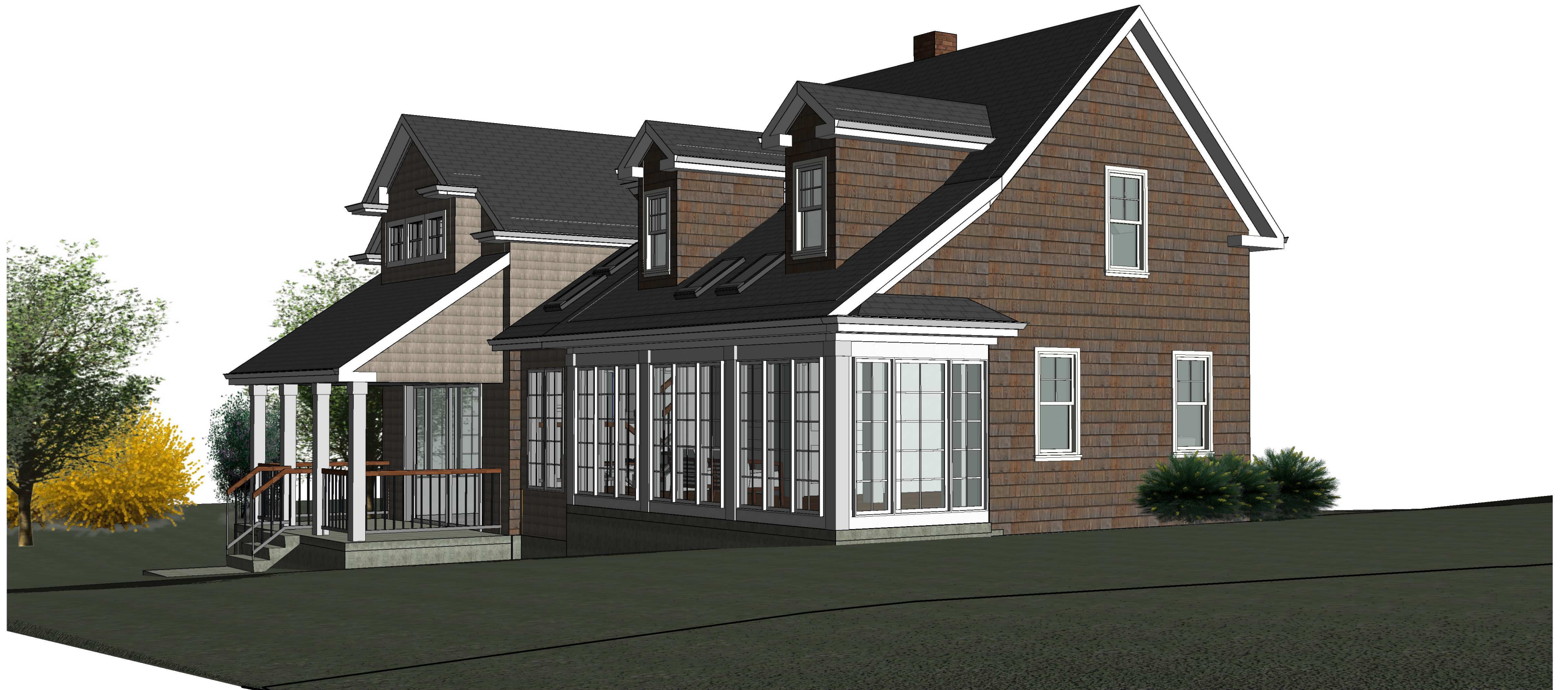
10115 CONNECTICUT AVE,  
Silver Spring, MD



## DESIGN

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703-585-1454





HP-12

NW PERSPECTIVE VIEW

## KENSINGTON RESIDENCE

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Silver Spring, MD



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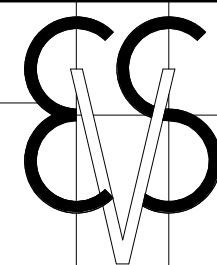


HP-13

INTERIOR VIEWS - LIVING ROOM

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,  
Silver Spring, MD



DESIGN

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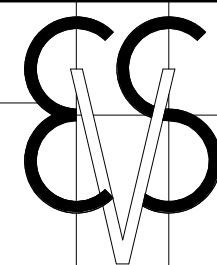


HP-14

INTERIOR VIEWS - FAMILY ROOM

KENSINGTON RESIDENCE

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DESIGN

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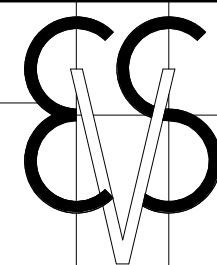


HP-15

INTERIOR VIEWS - KITCHEN

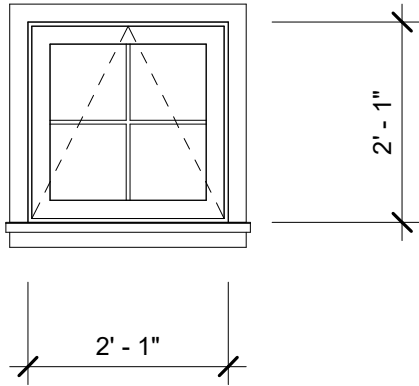
KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,  
Silver Spring, MD

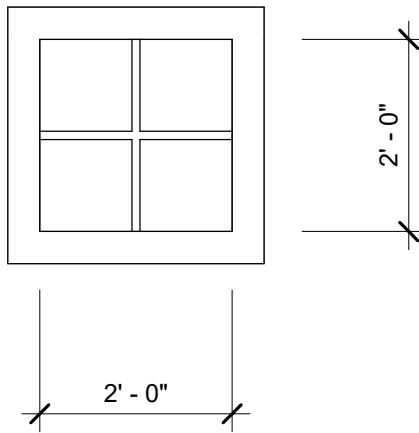


DESIGN

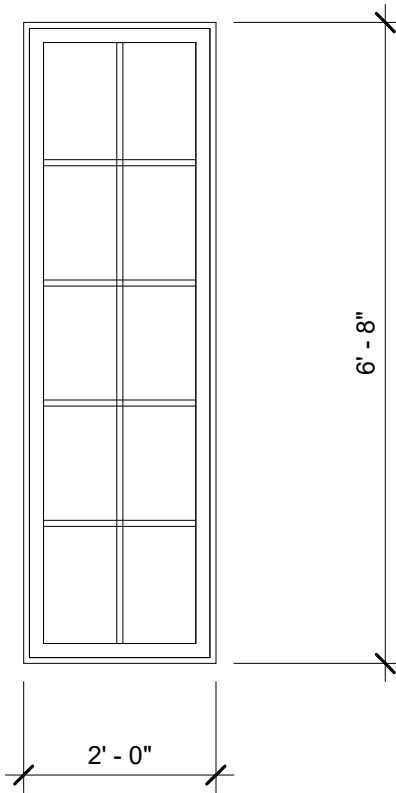
3830 CHESTERWOOD DRIVE,  
SILVER SPRING, MD 20906  
703-585-1454



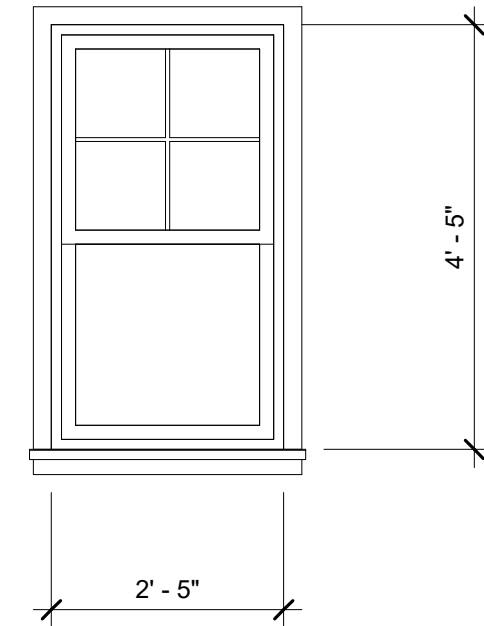
AWNING WINDOW  
A-1



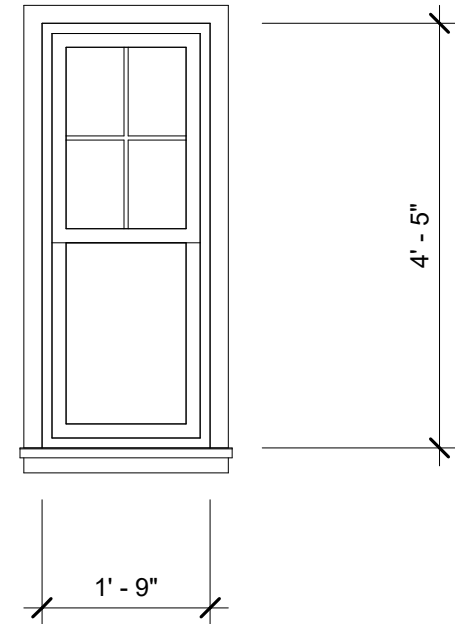
FIXED WINDOW  
F-2



FIXED WINDOW  
F-1



DOUBLE-HUNG WINDOW  
D-2

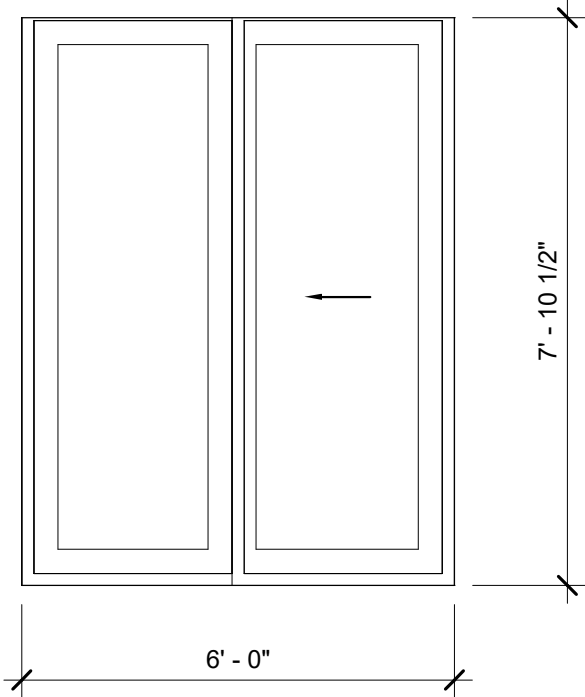


DOUBLE-HUNG WINDOW  
D-1

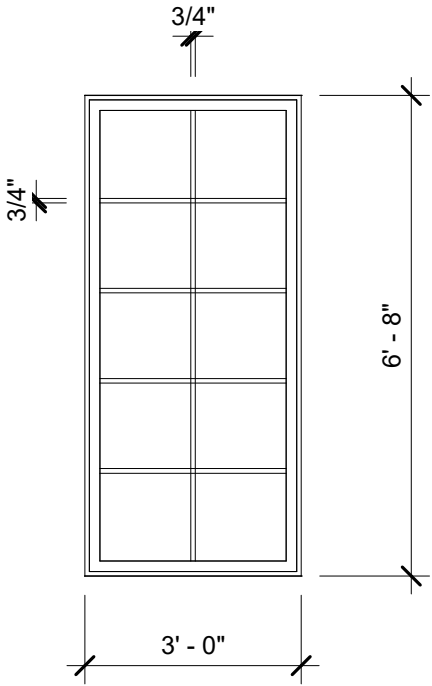
WINDOWS SCHEDULE

MARK	TYPE OF WINDOW	COLOR	SILL HEIGHT	WIDTH	HEIGHT	COUNT
FIRST FLOOR						
F-1	PELLA ARCHITECT SERIES TRADITIONAL - FIXED	WHITE	0' - 0"	2' - 0"	6' - 8"	18
F-2	PELLA ARCHITECT SERIES TRADITIONAL - FIXED	WHITE	2' - 6"	2' - 0"	2' - 0"	3
SECOND FLOOR						
A-1	PELLA ARCHITECT SERIES TRADITIONAL - AWNING	WHITE	4' - 4"	2' - 1"	2' - 1"	3
D-1	PELLA ARCHITECT SERIES TRADITIONAL - DOUBLE-HUNG	WHITE	2' - 0"	1' - 9"	4' - 5"	2
D-2	PELLA ARCHITECT SERIES TRADITIONAL - DOUBLE-HUNG	WHITE	2' - 0"	2' - 5"	4' - 5"	3
F-2	PELLA ARCHITECT SERIES TRADITIONAL - FIXED	WHITE	4' - 4"	2' - 0"	2' - 0"	1

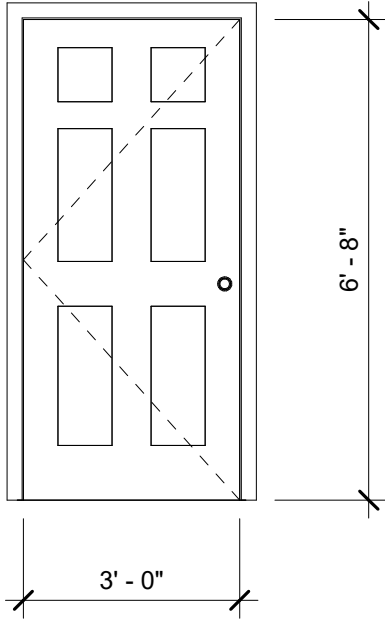




EXTERIOR DOORS 103 AND 104



EXTERIOR DOOR 101



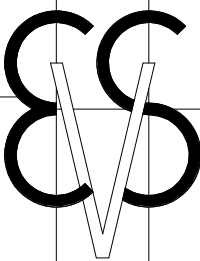
EXTERIOR DOOR 102

DOORS SCHEDULE

Mark	Description	WIDT H	HEIGH T	DOOR	
				TYPE	MATERIAL
FIRST FLOOR					
100	OPENING IN THE EXISTING WALL	5' - 0"	7' - 0"		
101	PELLA ARCHITECT SERIES TRADITIONAL - SINGLE HINGED DOOR	3' - 0"	6' - 8"	WOOD CLADDING	GLASS IN ALUMINUM FRAME
102	EXTERIOR SINGLE HINGED DOOR	3' - 0"	6' - 8"	PANELED	WOOD
103	PELLA ARCHITECT SERIES TRADITIONAL - SLIDING DOOR	6' - 0"	8' - 0"	WOOD CLADDING	GLASS IN ALUMINUM FRAME
104	PELLA ARCHITECT SERIES TRADITIONAL - SLIDING DOOR	6' - 0"	8' - 0"	WOOD CLADDING	GLASS IN ALUMINUM FRAME
105	INTERIOR SINGLE DOOR	2' - 8"	6' - 8"	PANELED	WOOD
106	INTERIOR SLIDING DOOR	4' - 4"	7' - 0"	PANELED	WOOD
107	INTERIOR SINGLE DOOR	2' - 4"	6' - 8"	PANELED	WOOD
108	INTERIOR SINGLE DOOR	2' - 6"	5' - 9"	FLUSH	WOOD

SECOND FLOOR

200	OPENING IN THE EXISTING WALL	3' - 0"	6' - 8"		
201	INTERIOR SINGLE DOOR	2' - 4"	6' - 8"	PANELED	WOOD
202	INTERIOR POCKET DOOR	2' - 8"	7' - 0"	PANELED	WOOD
202	INTERIOR POCKET DOOR	2' - 8"	7' - 0"	PANELED	WOOD
204	INTERIOR SLIDING DOOR	5' - 0"	7' - 0"	PANELED	WOOD
205	INTERIOR SLIDING DOOR	4' - 4"	7' - 0"	PANELED	WOOD
206	INTERIOR SINGLE DOOR	2' - 4"	6' - 8"	PANELED	WOOD
207	INTERIOR SINGLE DOOR	2' - 4"	6' - 8"	PANELED	WOOD
208	INTERIOR SINGLE DOOR	2' - 4"	6' - 8"	PANELED	WOOD
209	INTERIOR SLIDING DOOR	6' - 0"	7' - 0"	PANELED	WOOD
210	INTERIOR SLIDING DOOR	6' - 0"	7' - 0"	PANELED	WOOD
211	INTERIOR SLIDING DOOR	6' - 0"	7' - 0"	PANELED	WOOD
212	INTERIOR SINGLE DOOR	2' - 4"	6' - 8"	PANELED	WOOD

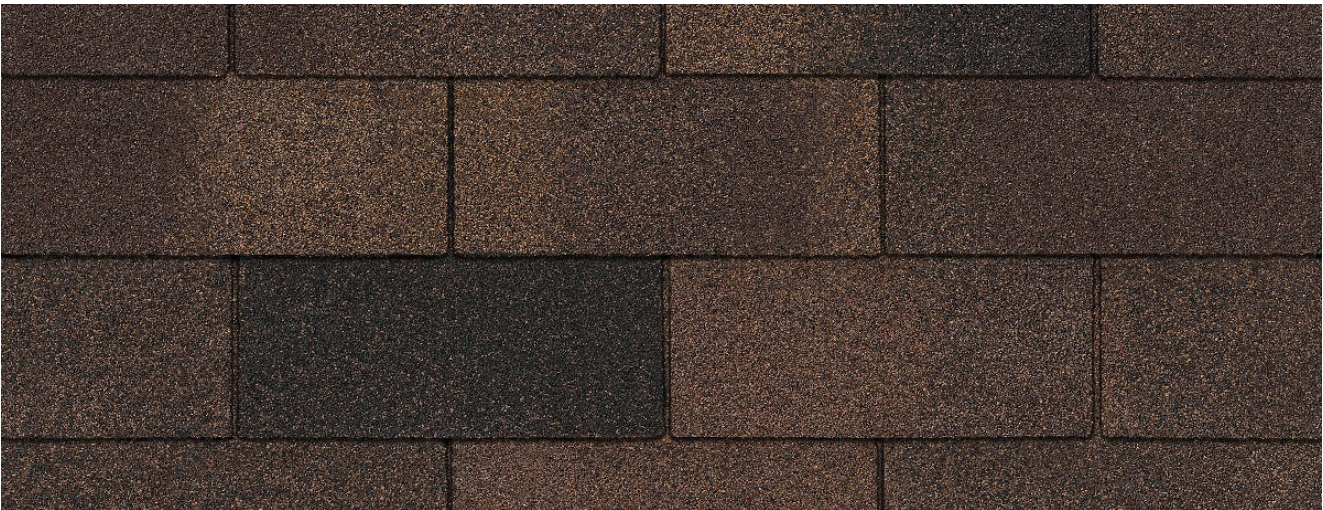




EXISTING ASPHALT SHINGLES ROOFING

ASPHALT SHINGLES SIDING  
TO MATCH EXISTING ROOFING

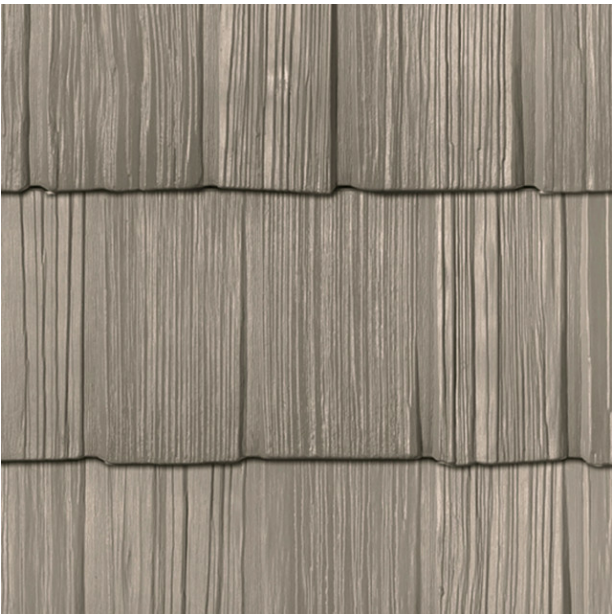
CERTAIN TEED  
Burnt Sienna



EXISTING CEDAR SHAKES SIDING



WESTERN RED CEDAR SHAKES SIDING  
FOR EXISTING EXTERIOR WALLS -  
TO MATCH EXISTING SIDING



VINYL SHAKES SIDING  
FOR NEW EXTERIOR WALLS -  
TO MATCH EXISTING SIDING

FOUNDRY  
Staggered Shake, Shadow