

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 W. Lenox Street, Chevy Chase	Meeting Date:	3/23/2022
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/16/2022
Applicant:	15 W. Lenox Trust Henry Chuang, Architect	Public Notice:	3/9/2022
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	984980	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Rear Addition, Side Addition, Grading, Tree Removal, and Hardscape Alteration		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP with two (2) conditions:

1. The approval of this court does not extend to the proposed entry court and a new front walk cannot exceed the dimensions of the existing walk.
2. A final landscape plan that identifies the location, species and size of the sixteen trees to be planted on-site needs to be submitted with the final permit drawings;

Final approval authority to verify that these conditions has been met is delegated to Staff.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE:	Contributing Resource within the Chevy Chase Village Historic District
STYLE:	Craftsman
DATE:	1913

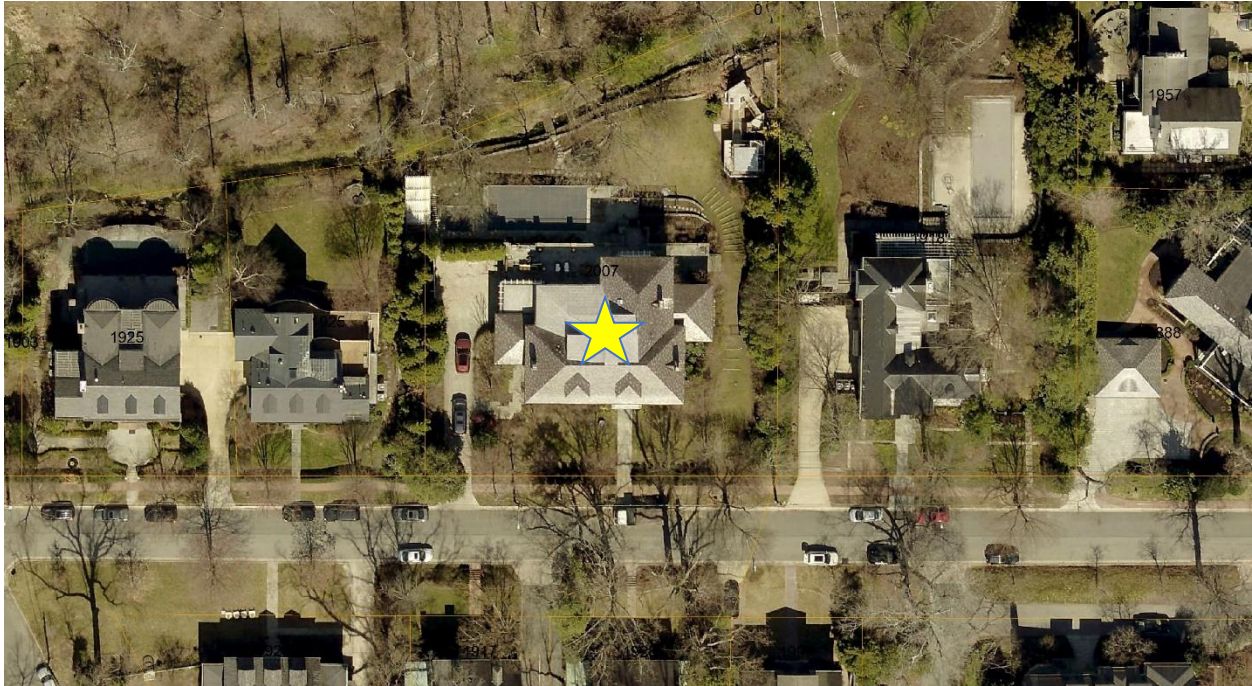


Figure 1: 15 W. Lenox Street

PROPOSAL

The applicant proposes to demolish a portion of the non-historic rear addition, construct a new rear addition and dormer, remove trees, perform construction associated grading, and alter window openings.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *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.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
 - Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
 - Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
 - Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged, but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
 - Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
 - Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
 - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
 - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

- (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
 - (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.

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 proportion, 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 large two-story Craftsman house on a double lot with stucco siding and a slate roof that has been substantially altered over its life.

The applicant proposes to construct an addition over the c.1960s right-side addition, alter the non-historic left porch, and replace several windows on the rear of the house. The applicant additionally proposes to make significant alterations to the landscape and hardscape on site. The house was significantly altered after an approved HAWP in 2003, with the removal and construction of side additions and an expansion on the rear.¹

The subject property has significantly evolved to its current appearance; and while the house looks quite grand at this point, it is the lack of integrity that warrants its 'Contributing' designation. The house was constructed in 1913 as a center hall house with Craftsman and Colonial Revival elements.

¹ The 2003 HAWP and subsequent appeal are available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box069/35-13-03N_Chevy%20Chase%20Historic%20District_15%20W.%20Lenox%20St_09-11-2003.pdf. The HAWP was passed unanimously by the HPC, appealed by a group of neighbors, and the appeal was denied by the Board of Appeals.



Figure 2: Original configuration of the subject property, submitted as part of the 2003 HAWP.

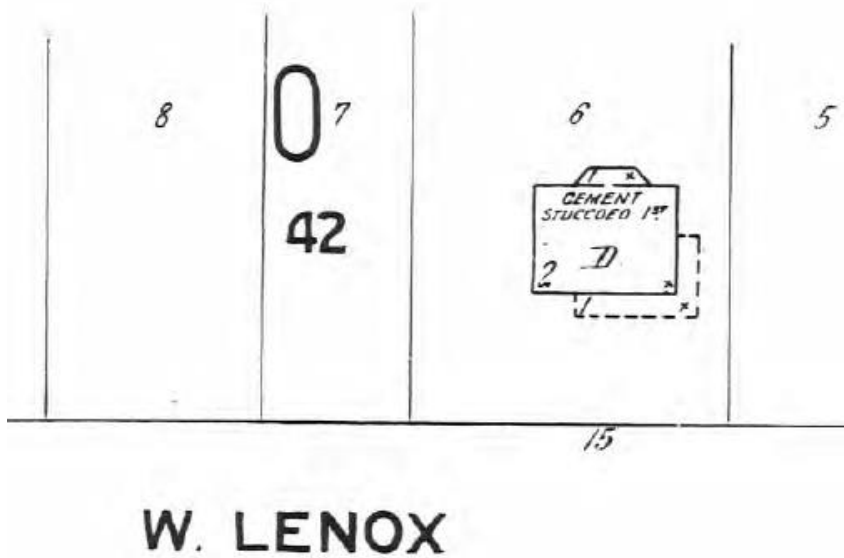


Figure 3: 1916 Sanborn map, shortly after construction - Note the wrap-around porch.

Shortly after construction, the house was widened with an addition to the west. Note the change in proportions in the 1927 map, below.

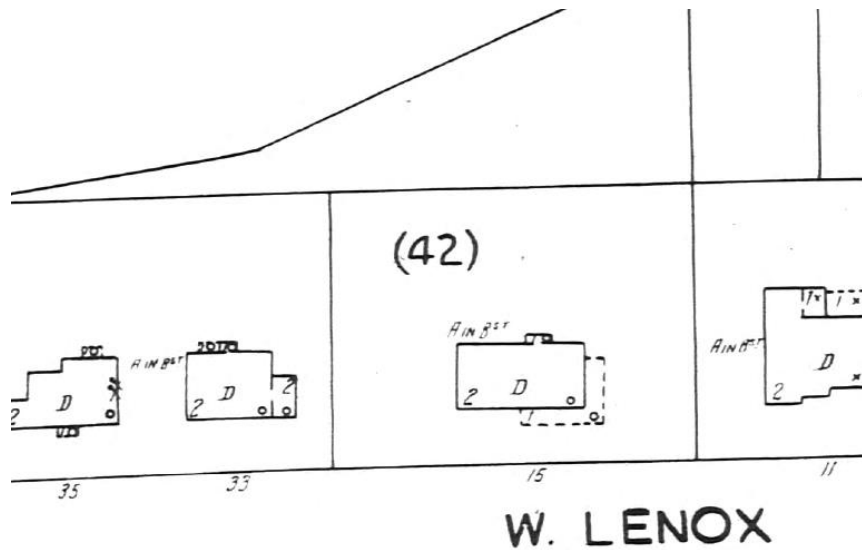


Figure 4: 1927 Sanborn map showing the subject property substantially wider than the original construction.

By 1961, the house was further expanded with one-story additions to the east and west sides of the house.



Figure 5: Front elevation showing the c.1961 configuration similar to today's appearance, only the rooflines have been changed.

In 2003, the HPC approved substantial additions to the house, increasing the volume and footprint. The right-side addition was moved to the rear to allow the right wall to be fully expressed.

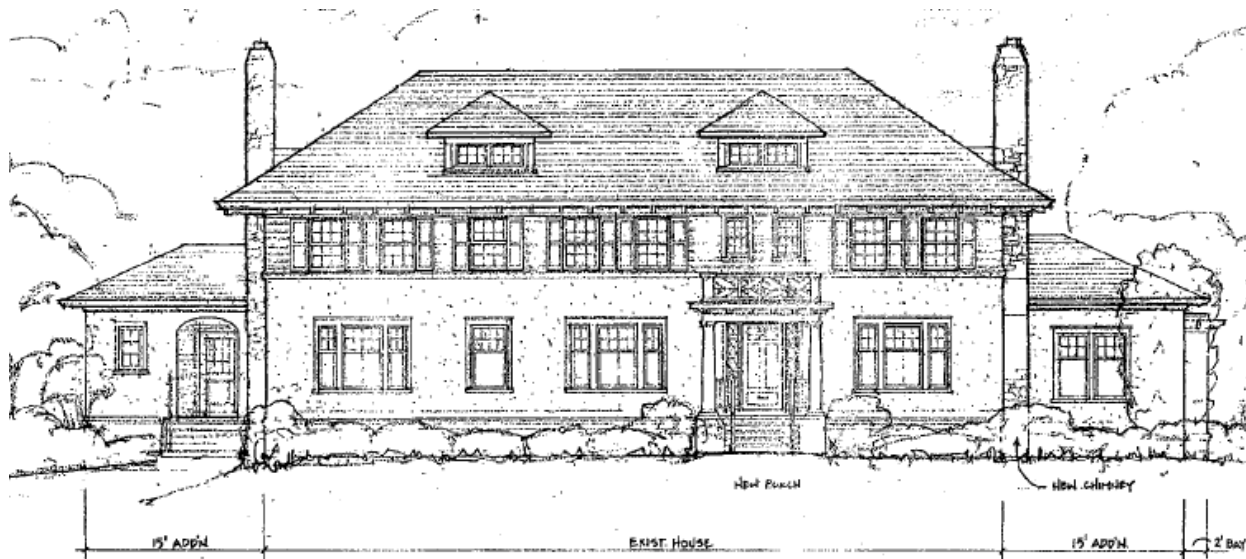


Figure 6: 2003 elevation drawing of the approved HAWP.

Staff thought it was important to walk through the building's evolution to identify the remaining historic elements and assist the HPC in analyzing how the proposed changes will impact the remaining historic character of the house and the surrounding district.

Building Alterations

There are three areas where the applicant proposes to alter the house. First, is the addition of a second story above the east, non-historic addition. Second, is the addition of a porch to the front and rear of the non-historic east addition. Third, is the alteration of the fenestration at the rear.

The first, and by far largest, change proposed is adding a second story onto the existing, non-historic right (east) side addition. The existing addition was constructed sometime after the 2003 HAWP approval, with a hipped roof, stone foundation, and stucco to match the appearance of the house.

The applicant proposes to construct a second floor over the one-story addition. The proposal will match the design of the existing house including, the band of wood siding, six-over-six windows, and will match the flared eave of the existing roof. The ridge of the proposed roof will be significantly lower than the historic roof ridge. The existing first floor six-over-one windows will be retained. The side elevation has a basement egress window, a large bay window on the first floor, and six-over-six windows on the second floor.



Figure 7: Existing Elevation



Figure 8: Proposed elevation.

Staff finds that the proposed addition will not increase the footprint of the existing house, but will expand the massing. Interpreting the *Design Guidelines* is challenging in this instance. While it states that major additions should be placed to the rear of the house to be less visible, this proposal will add on top of a highly visible addition the HPC reviewed and approved. Under a moderate scrutiny review, the HPC is to consider the massing, scale, and compatibility of the proposal, in addition to considerations of the integrity of the house. Staff finds the design of the proposed addition will match the existing architectural features and materials. As to the question of integrity, the outline of the 1927 configuration of the house will be retained, and only a small portion of the roof will be impacted.

The more challenging questions are the massing and scale. In 2003, the applicant considered two two-story additions and presented them at a preliminary consultation (see below). The proposed additions were wider than the final submission and both additions were reduced to one story for the final HAWP. Staff finds that while the addition will increase the mass of the house, the proposed addition is not out of proportion with the existing house, which is quite large and on a double lot, so that the house and proposed addition will not appear to have overdeveloped the lot.



Figure 9: Preliminary design for the 2003 HAWP. The applicant removed the second story on both the left and right sides.

While the proposed addition is large, Staff finds that it is compatible with the design and materials of the existing Contributing Resource and its mass will not overwhelm the house or surrounding streetscape. Staff recommends the HPC approve the second-floor addition under the *Design Guideline* for major additions and 24A-8(d). This work could also be considered a second story expansion, which the *Design Guidelines* state should also be subject to moderate scrutiny provided they do not exceed the footprint of the first story. Staff finds that regardless of how this change is categorized, either major addition or second story expansion, the review is under moderate scrutiny and should be approved under that review for the reasons stated above.

Next, the applicant proposes constructing a porch in front of the left one-story addition, and an addition off the rear of the one-story addition.

The front porch measures approximately 5' × 13' (five feet deep by thirteen feet wide) and will have a stone veneer foundation to match the house; wood decking, treads, and columns; and a painted metal railing to match the existing. The low pitched (1:12) hipped roof will have a flat seam copper roof. Staff finds the proposed porch is appropriately detailed for the house and the materials are all traditional building materials. Staff finds the proposed porch satisfies the requirements in the *Design Guidelines* and satisfies the requirements of 24A-8(b)(2).

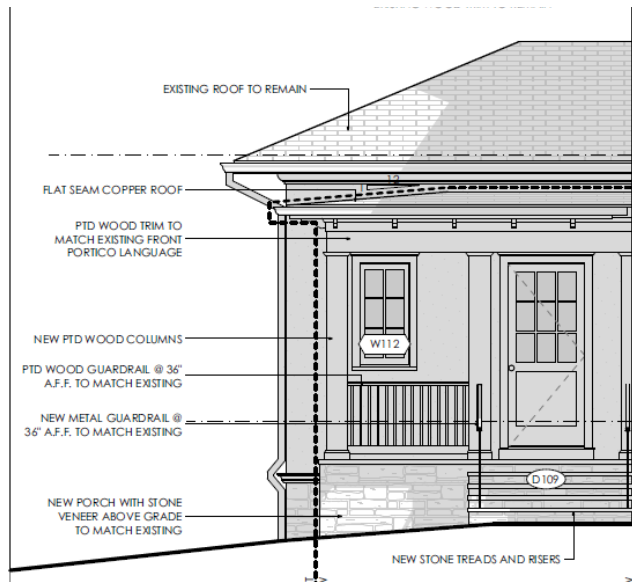


Figure 10: Detail of proposed porch.

At the rear of the one-story addition, the applicant proposes to construct a den. The den will be inset from the existing wall plan by approximately 2' (two feet) over the existing rear stone terrace. The addition will have the same low-pitched copper hipped roof as the proposed porch (discussed above) and will have flat wood siding and trim with two pairs of wood fifteen-lite casement windows. The hipped roof will project over a portion of the terrace.

The massing of the addition will be partially visible from the public right-of-way, but will be largely obscured by the existing addition. Staff finds that the design, mass, and scale are all appropriate in light of the subject property's size. Additionally, the proposed work will not impact any of the historic fabric of the house. Staff recommends the HPC approve the addition to the rear of the west non-historic addition.

Finally, the applicant proposes to alter the fenestration pattern at the rear of the house. The primary object of the changes is to provide more natural light and replaces French Doors, bay windows, with larger expanses of multi-lite windows and doors. Staff does not find it necessary to conduct a significant analysis on these changes, because this elevation was constructed after the 2003 HAWP, so the materials and design are not historic, and this elevation of the house is not at all visible from the public right-of-way. Under the *Design Guidelines*, alterations at the rear should be subject to very lenient scrutiny and most changes should be approved as a matter of course.



Figure 11: Existing rear addition.



Figure 12: Proposed rear addition.

Landscape and Hardscape Alterations

In 2003, the landscape and hardscape of the house were significantly altered. Outbuildings were demolished, the stone terrace was constructed, and the pool and associated decking were constructed.

The applicant proposes to remove the existing front walk, several stepping stones, the existing rear terrace and swimming pool area, and remove other selected areas of paving. As part of the landscape plan for the site, the applicant also proposes to remove several trees.

At the front of the house, the applicant proposes to install a new stone walkway to the front door, that includes an 'entry court.' The entry court will be surrounded by hedging and will have benches that measures approximately 26' 6" x 27' (twenty-six feet, six inches deep, by twenty-seven feet wide). Additionally, the applicant proposes to install a stone walkway from the existing driveway to the west addition and new porch, and then extends to the entry court.

Staff finds the proposed stone walk is in an appropriate location and will produce a varied surface that is desirable in the Chevy Chase Village Historic District. However, Staff finds that the proposed entry court introduces too much paving at the front of the house and detracts from the district's park-like setting. The size of the entry court is larger than a standard two-car garage and even though the proposal will be obscured by hedges, needs to be considered in the absence of vegetation. Staff recommends the HPC include a condition for approval that a new front walk cannot exceed the dimensions of the existing front walk. There is nothing to prevent the applicants from creating an entry court utilizing the identified hedges and benches, however, any expansion beyond the existing paving needs to be landscaped (i.e. grass or other ground covers) rather than hardscaped.

There are several other changes proposed for the rear. The existing terrace will be removed and replaced with a new stone terrace of a similar size, with re-located stairs. The swimming pool will be slightly enlarged and relocated on the site, and the footprint of the swimming pool decking will be slightly reduced. The applicant proposes a new walkway from the rear of the house to the eastern property line that leads to a small patio in the northeast corner of the property. A tiered retaining wall will be added. Because of the rearward slope of the subject property, all of the changes proposed for the rear will not be visible from the public right-of-way. Based on Staff's review of the submitted landscape plans, it appears that a 17" (seventeen-inch) d.b.h. oak tree will be removed to accommodate the relocated swimming pool (a discussion regarding other tree removals continues below). The strict scrutiny review requires considerations that significant architectural or landscape features are not compromised. Staff does not find a 17" oak tree to be a *significant* landscape feature but does recognize the need to introduce additional trees on the site to mitigate for the loss of this tree.

The last landscape change is the removal and planting of several trees on site. In addition to the tree mentioned above, there are also a 9" (nine-inch) elm, a 13" (thirteen-inch) maple tree, two 8" (eight-inch) cherry trees in the front yard, and a 9" (nine-inch) elm in the front yard all proposed for removal that are all subject to HPC review and approval. The landscape plan also proposes planting an additional 16 (sixteen) trees throughout the property. No species were identified for the replacement trees. Staff finds that planting new trees at nearly a 2:1 ratio is acceptable mitigation based on the trees on site. However, Staff recommends the HPC include a condition for approval that a final landscape plan needs to be submitted with the permit drawings that identifies the proposed species and size to be planted on site, so that when the project is complete, Staff is able to verify the planting occurred as proposed. Staff recommends the HPC approve the landscape and hardscape alterations with the conditions identified.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application;

3. The approval of this court does not extend to the proposed entry court and a new front walk cannot exceed the dimensions of the existing walk.
4. A final landscape plan that identifies the location, species and size of the sixteen trees to be planted on site needs to be submitted with the final permit drawings;

Under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP

application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 984980
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: 15 WEST LENOX STREET TRUST

E-mail: _____

Address: 15 WEST LENOX ST

City: CHEVY CHASE Zip: 20815

Daytime Phone: _____

Tax Account No.: 03428422

AGENT/CONTACT (if applicable):

Name: HENRY CHUANG

E-mail: HENRY@THOMSONCOOKE.COM

Address: 5155 MACARTHUR BLVD NW

City: WASHINGTON, DC Zip: 20016

Daytime Phone: 202-686-6583

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name CHEVY CHASE VILLAGE
☐ 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: 15 Street: WEST LENOX

Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PKWY

Lot: 19 Block: 42 Subdivision: 0009 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 type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input 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.

Henry Chuang

2022-02-28

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

11 West Lenox Street

14 West Lenox Street

16 West Lenox Street

18 West Lenox Street

33 West Lenox Street

6100 Connecticut Avenue

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT APPLICATION

15 WEST LENOX STREET
CHEVY CHASE, MD 20815

PROJECT INFO :		
INTERIOR RENOVATION AND SECOND STORY ADDITION TO EXISTING TWO-STORY SINGLE FAMILY HOME. MODIFICATIONS TO CERTAIN EXISTING BAYS AND ADJUSTMENTS TO EXTERIOR IMPROVEMENTS AND LANDSCAPE.		
ADDRESS:	15 West Lenox Street Chevy Chase, MD 20815	
LOCATION:	BLOCK 42, LOT 19	
ZONING:	R-60	
SETBACKS:	Front: 25', SIDE: 8', 10', REAR: 20'	
LOT AREA:	31,183 SF	
HISTORIC:	CHEVY CHASE VILLAGE HISTORIC DISTRICT	
BUILDING HEIGHT:	ALLOWED: 30' (MID POINT)	PROPOSED: NO CHANGE
LOT COVERAGE:	35% (10,914 SF)	SEE CIVIL DOCS
BUILDING AREA:		
	EXISTING:	PROPOSED:
BASEMENT AREA:	5,197 SF	5,332 SF
FIRST FLOOR AREA:	3,742 SF	4,077 SF
SECOND FLOOR AREA:	2,981 SF	3,380 SF
ATTIC AREA:	1,062 SF	1,062 SF
TOTAL FLOOR AREA:	12,982 SF	13,851 SF
GARAGE AREA: (INCL.)	805 SF	805 SF
TOTAL:	12,982 SF	13,851 SF
PLANS PREPARED BASED ON THE FOLLOWING CODES:		
2018 INTERNATIONAL RESIDENTIAL CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION 31-19.		



Existing Front Elevation



Proposed Front Elevation

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202 686-6563
WWW.THOMSONCOOKE.COM

West Lenox Residence

15 West Lenox Street Chevy Chase MD 20815

HAWP Application

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Cover

3/2/22	Issue

T1

Printed: 3/2/22



FRONT VIEW



FRONT VIEW - RIGHT



FRONT VIEW - LEFT



DETAIL FRONT VIEW - LEFT



DETAIL FRONT VIEW



DETAIL FRONT VIEW - RIGHT

West Lenox Residence

15 West Lenox Street Chevy Chase MD 20815

HAWP Application

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THOMSON & COOKE ARCHITECTS

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Images

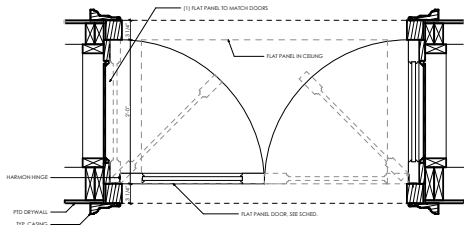
3/2/22	Issue

T2

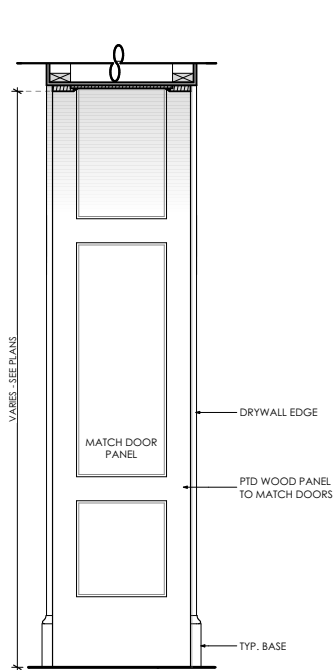
Printed: 3/2/22

Interior Door Schedule									
ID	Qty	Size	Type	Leaf Thickness	Lites	Operation	Hardware	Material	Note
001	1	3-0x7-0	Two Panel	1 3/4"		Swing		Wood	
002	1	3-0x7-0	Two Panel	1 3/4"		Pocket		Wood	
003	1	3-6x7-0	Cased Opening	1 3/4"					
004	1	(2)1-6x7-0	French	1 3/4"	2W4H	Swing		Steel	Tempered
005	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
006	1	5-0x8-0	Cased Opening	1 3/4"					Panel Jamb
007	1	(2)2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
008	1	9-0x8-0	Cased Opening	1 3/4"					Panel Jamb
009	1	4-0x7-0	Cased Opening	1 3/4"					
010	1	3-0x7-0	Cased Opening	1 3/4"					Panel Jamb
010	1	3-0x7-0	Two Panel	1 3/4"		Swing		Wood	20 Min. Fire Rated Door
011	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
012	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
013	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
014	1	2-6x7-0	Cased Opening	1 3/4"					
015	1	12-0x7-0	Cased Opening	1 3/4"					
016	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
017	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
018	1	10-0x7-0	Cased Opening	1 3/4"					Hidden Panel Jamb Doors
019	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	Harmon Hinge, Panel Jamb
020	1	2-6x7-0	Two Panel	1 3/4"		Pocket		Wood	
021	1	2-10x7-0	Cased Opening	1 3/4"					
022	1	2-10x7-0	Cased Opening	1 3/4"					
101	1	4-10x7-6	Cased Opening	1 3/4"					
102	1	2-4x7-6	Two Panel	1 3/4"		Swing		Wood	Harmon Hinge, Panel Jamb
103	1	4-10x7-6	Cased Opening	1 3/4"					
104	1	2-8x7-6	Two Panel	1 3/4"		Swing		Wood	
105	1	2-8x7-6	Cased Opening	1 3/4"					
106	1	(2)1-10x7-6	Two Panel	1 3/4"		Swing		Wood	
107	1	2-4x7-6	Two Panel	1 3/4"		Swing		Wood	
108	1	3-8x7-6	Cased Opening	1 3/4"					
109	1	3-0x7-6	Cased Opening	1 3/4"					Panel Jamb
110	1	3-0x7-0	Cased Opening	1 3/4"					Panel Jamb
112	1	2-8x7-6	Cased Opening	1 3/4"					Arched
113	1	(2)2-0x7-0	French	1 3/4"	2W4H	Swing		Steel	Tempered, Fixed
114	1	(2)2-0x7-0	French	1 3/4"	2W4H	Swing		Steel	Tempered
115	1	(2)2-0x7-0	French	1 3/4"	2W4H	Swing		Steel	Tempered, Fixed
116	1	4-0x7-6	Cased Opening	1 3/4"					
117	1	(2)2-6x7-6	Two Panel	1 3/4"		Pocket		Wood	
118	1	3-0x7-6	Cased Opening	1 3/4"					
119	1	8-4x7-6	Cased Opening	1 3/4"					
120	1	3-0x7-6	Cased Opening	1 3/4"					
120	1	3-0x7-6	Two Panel	1 3/4"		Swing		Wood	
122	1	2-0x7-6	Two Panel	1 3/4"		Swing		Wood	Jib Door
123	1	(2)1-6x7-6	Two Panel	1 3/4"		Swing		Wood	Harmon Hinge, Panel Jamb
124	1	(2)1-5x7-6	Two Panel	1 3/4"		Swing		Wood	
201	1	3-6x7-0	Cased Opening	1 3/4"					
202	1	3-0x7-0	Two Panel	1 3/4"		Swing		Wood	
203	1	(2)2-0x7-0	Two Panel	1 3/4"		Swing		Wood	Harmon Hinge, Panel Jamb
204	1	2-8x7-0	Two Panel	1 3/4"		Swing		Wood	
205	1	(2)2-0x7-0	Two Panel	1 3/4"		Swing		Wood	Harmon Hinge, Panel Jamb
206	1	2-8x7-0	Two Panel	1 3/4"		Swing		Wood	
207	1	2-6x7-0	Shower	0 3/8"				Wood	
208	1	2-10x7-0	Cased Opening	1 3/4"					
210	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
211	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
212	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
213	1	6-0x7-0	Cased Opening	1 3/4"					
214	1	2-6x7-0	Cased Opening	1 3/4"					
215	1	2-4x7-0	Shower	0 3/8"				Wood	
216	1	2-8x7-0	Two Panel	1 3/4"		Swing		Wood	
217	1	2-8x7-0	Cased Opening	1 3/4"					Hidden Panel Jamb Doors
218	1	2-10x7-0	Cased Opening	1 3/4"					
219	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
220	1	2-6x7-0	Two Panel	1 3/4"		Swing		Wood	
221	1	2-4x7-0	Cased Opening	1 3/4"					
222	1	2-4x7-0	Shower	0 3/8"				Wood	
223	1	3-6x7-0	Cased Opening	1 3/4"					
224	1	2-8x6-8	Two Panel	1 3/4"		Swing		Wood	
225	1	2-6x6-8	Two Panel	1 3/4"		Swing		Wood	
226	1	2-8x6-8	Two Panel	1 3/4"		Swing		Wood	
227	1	2-8x7-0	Two Panel	1 3/4"		Swing		Wood	
228	1	(2)1-9x7-0	Two Panel	1 3/4"		Swing		Wood	
229	1	2-4x7-0	Two Panel	1 3/4"		Swing		Wood	
230	1	2-4x6-8	Two Panel	1 3/4"		Swing		Wood	
231	1	(2)1-9x6-8	Two Panel	1 3/4"		Swing		Wood	

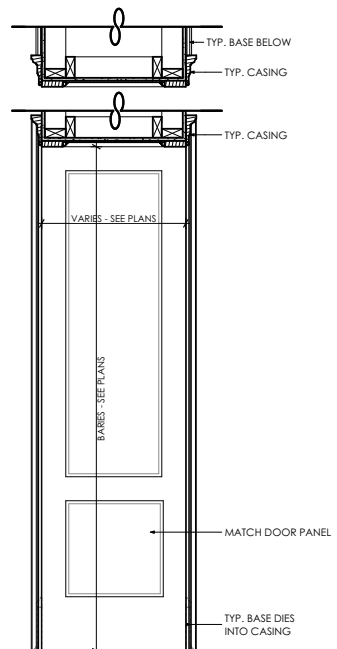
Exterior Door Schedule										
ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom		Location	Material	Note
						Height	Lites			
D001	1	French		(2)3-0x8-6	3WSH			Alcove/ Rec Room	Steel	Tempered
D002	1	Glazed/Paneled		2-8x7-0	2W3H			8sm Side Entry	Wood	Arched, Tempered, 3-0 Side Lights
D101	1	Three Panel		3-4x7-7	See Elevations			Front Entry	Wood	Tempered Side Lights
D102	1	French		(2)3-0x9-4	3WSH			Library	Wood	Arched, Tempered, 2-0 Side Lights
D103	1	French	---	(2)2-3x9-4	2WSH	---	---	Family Room	Wood	Arched
D104	1	French	---	(2)2-3x9-4	2WSH	---	---	Family Room	Wood	Arched
D105	1	French		(2)3-3x9-2	3WSH			Kitchen	Steel	Tempered
D106	1	French		(2)3-3x9-2	6WSH			Kitchen	Steel	Tempered, Fixed
D107	1	French		(2)3-3x9-2	3WSH			Kitchen	Steel	Tempered
D108	1	Glazed/Paneled		(2)2-8x9-2	3WSH			Den	Wood	Tempered
D109	1	Glazed/Paneled		3-0x7-2	3W3H			Back Hall	Wood	Tempered
G001	1	Paneled		8-8x7-7	See Elevations			Garage	Wood	Arched Garage Door
G002	1	Paneled		8-8x7-7	See Elevations			Garage	Wood	Arched Garage Door



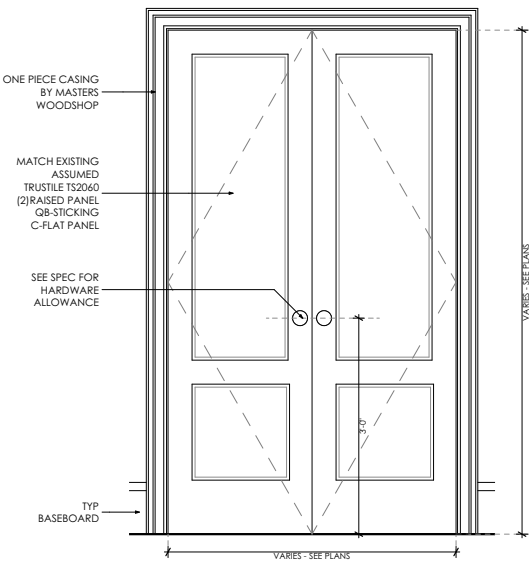
FLAT PANEL HARMON HINGE



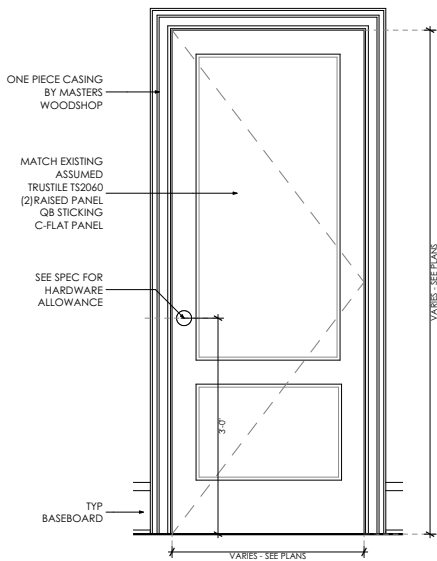
ARCHED
FLAT PANEL JAMB
(DRYWALL RETURN)



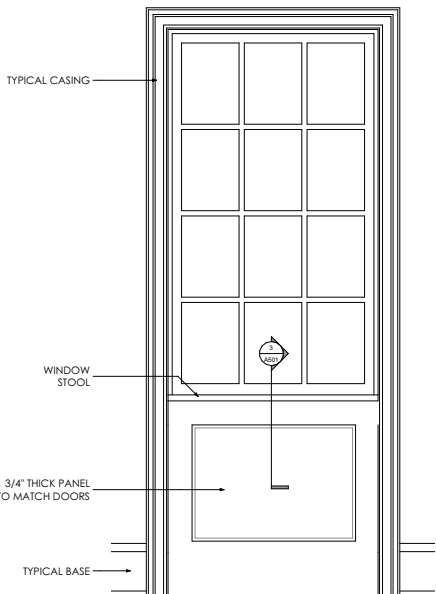
FLAT PANEL
PANEL JAMB



FLAT PANEL
DOUBLE DOOR

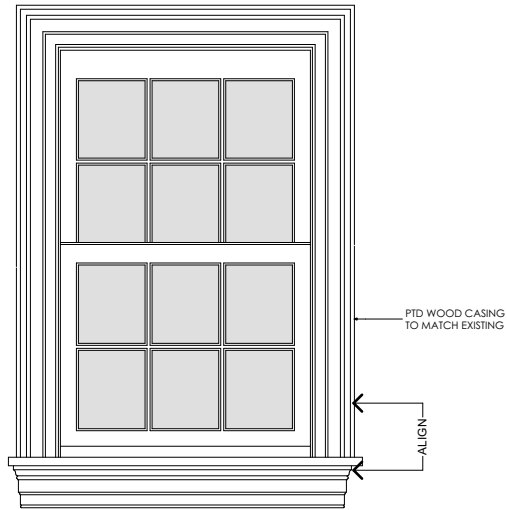


FLAT PANEL
SINGLE DOOR

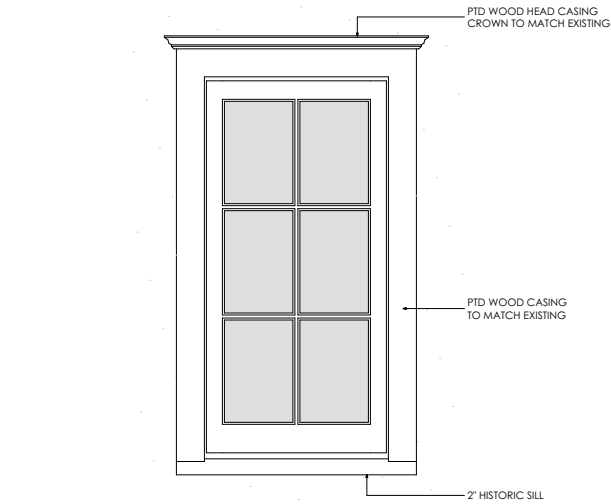


WINDOW
RASIED PANEL

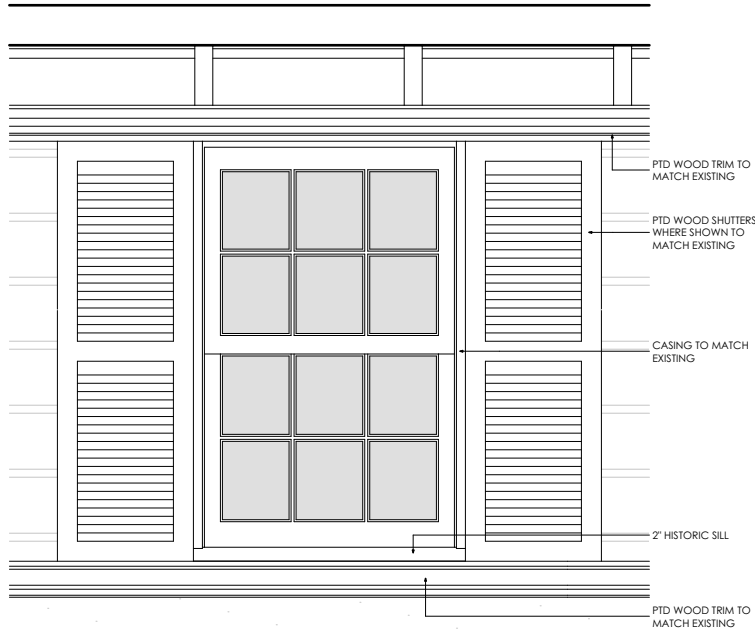
Window Schedule								
ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Note
W001	1	2	2-10x5-0 2W	Casement		3W4H	Exercise	Egress
W002	1	2	2-10x5-0 2W	Casement		3W4H	Bedroom 8	Tempered, Egress
W101	1	2	2-6x5-5 2W	Double Hung		3W2H/2W1H	Library	
W102	1	3	3-2x9-4 3W	Casement		3W5H	Library	
W103	1	1	3-3x9-4	Casement		3W5H	Family Room	
W104	1	3	3-8x9-4 3W	Casement		3W5H	Family Room	
W105	1	1	3-3x9-4	Casement		3W5H	Family Room	
W106	1	2	3-2x6-6 2W	Casement		3W5H	Den	
W107	1	2	3-2x6-6 2W	Casement		3W5H	Den	
W108	1	2	2-8x6-6 2W	Casement		3W5H	Den	
W109	1	2	2-8x6-6 2W	Casement		3W5H	Den	
W110	1	1	2-0x4-0	Casement		2W3H	Butler's Pantry	
W111	1	1	2-0x4-0	Casement		2W3H	Mudroom	
W112	1	1	2-0x4-0	Casement		2W3H	Mudroom	
W201	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Bath 2	
W202	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Her Closet	
W203	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Her Closet	
W204	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Her Closet	
W205	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Her Bath	
W206	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Her Bath	
W207	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Her Bath	
W208	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Her Bath	
W209	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Owner's Bedroom	
W210	1	1	2-10x4-5	Casement		3W4H	Owner's Bedroom	Thick Center Rail, Egress
W211	1	1	2-10x4-5	Casement		3W4H	Owner's Bedroom	Thick Center Rail
W212	1	1	2-10x4-5	Double Hung		3W2H/3W2H	Owner's Bedroom	



2 Typ. Interior Window
1/2" = 1'-0"



3 Typ. Stucco Window
1/2" = 1'-0"



1 Typ. Exterior Window
1/2" = 1'-0"

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Window Schedules

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T4

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Product Features

- Styles**

Traditional, Push Out and Mission® options.

Standard Features

 - Natural, clear Douglas Fir interior (no visible finger joints)
 - 4 9/16" (116 mm) jamb construction
 - LowE insulated glazing with 1/2" (13 mm) airspace
 - Roto gear operator and concealed sash locks
 - Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
 - Flexible continuous weatherstrip system
 - Insect screens
 - Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information
- Glazing**

LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

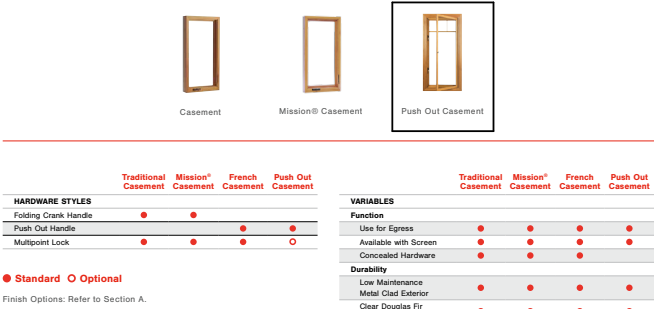
Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Kert.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprium Collection.



Product Features

- Styles**

Double Hung, Single Hung, Radius Top and Cottage options.

Standard Features

 - Natural, clear Douglas Fir interior (no visible finger joints)
 - 4 9/16" (116 mm) jamb construction
 - LowE insulated glazing with 1/2" (13 mm) airspace
 - Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
 - Flexible continuous weatherstrip system
 - Insect screens
 - Metal locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.
- Glazing**

LowE Double, LowE Triple and StormForce™. StormForce is not available on all products.

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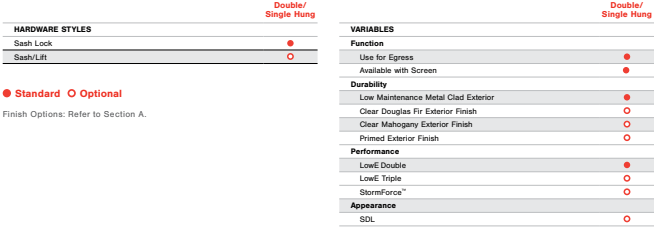
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Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Kert.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes.



Specifications

- Standards**

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany.

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.
- Metal Cladding**

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Standard Casement sash opens out to nearly 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All steel components are coated for superior corrosion protection.

Double Weatherstrip

The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and water infiltration.

Screen

Screens available in bronze, linen, Tuscan brown, brushed aluminum or black aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

Egress

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.

LOEWEN CASEMENT WINDOW SPEC.

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

Specifications

- Standards**

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash

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Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option

Sash locks and optional sash lifts are available in a variety of finishes. See section A.
- Metal Cladding**

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized. Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Hardware is standard in bronze, linen, or black. Optional sash lifts are available at an additional charge. Operable sash with single-handle tilt latch enables inward tilting of sash for easy cleaning.

Weatherstrip

Flexible weatherstrip ensures a positive weather seal.

Screen

Standard screens have a bronze, linen or aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.

Egress

Consult local building codes for confirmation of size requirements for your area. Consult your Authorized Loewen Dealer for more details.

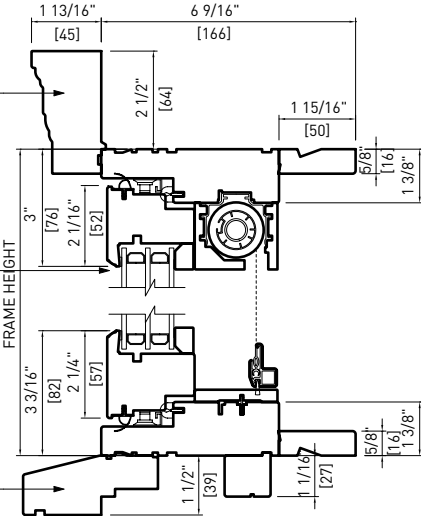
LOEWEN DBL HUNG WINDOW SPEC.

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

FLAT CASING APPLIED IN FIELD
SEE ELEVATIONS

PUTTY PROFILE

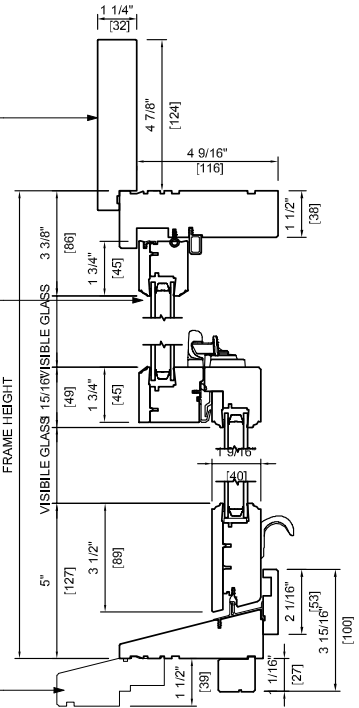
PTD MAHOGANY SILL



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PUTTY PROFILE

PTD MAHOGANY SILL



DbI Hung Section
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Window Specifications

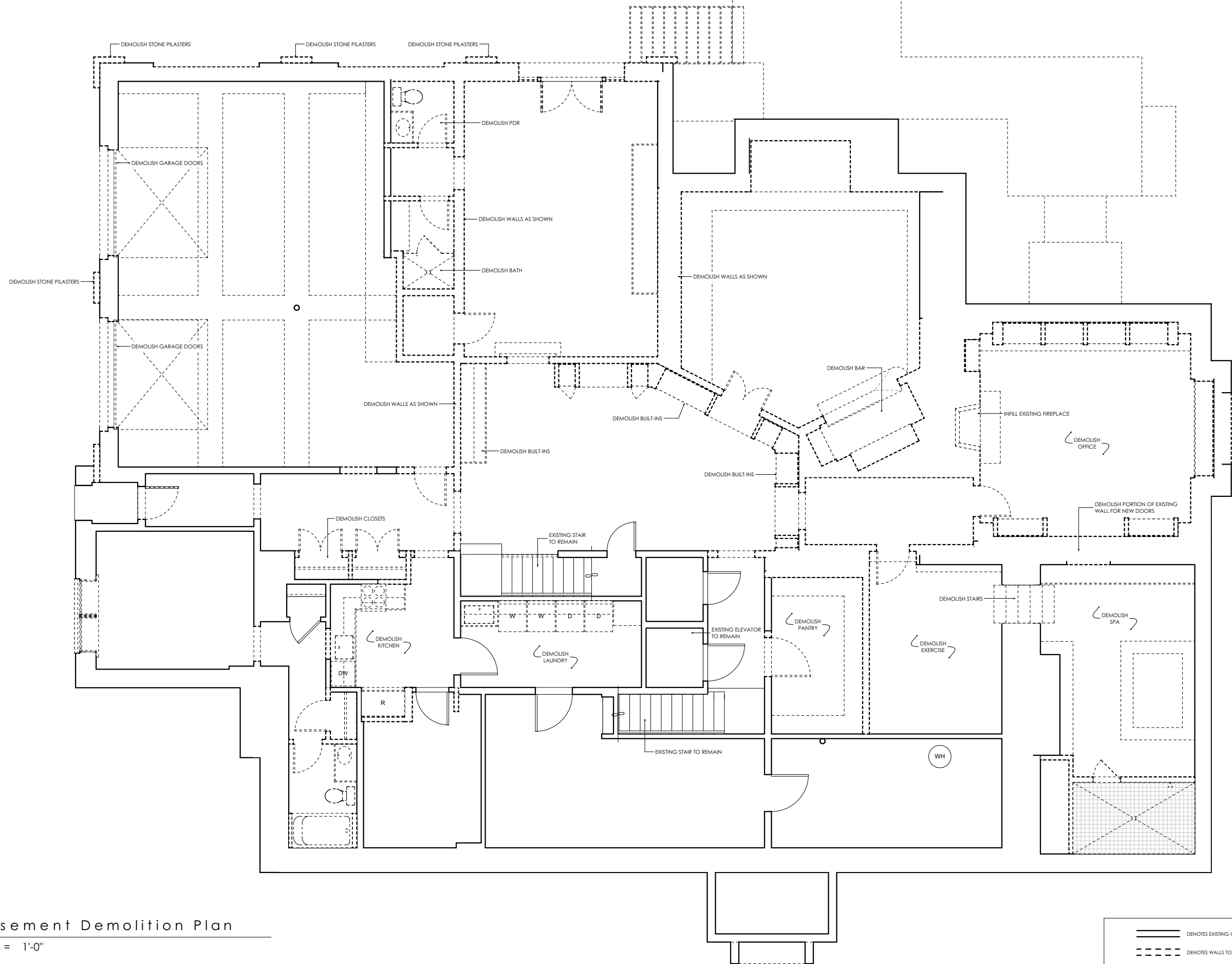
3/2/22	Issue

T5

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1 Basement Demolition Plan

1/8" = 1'-0"



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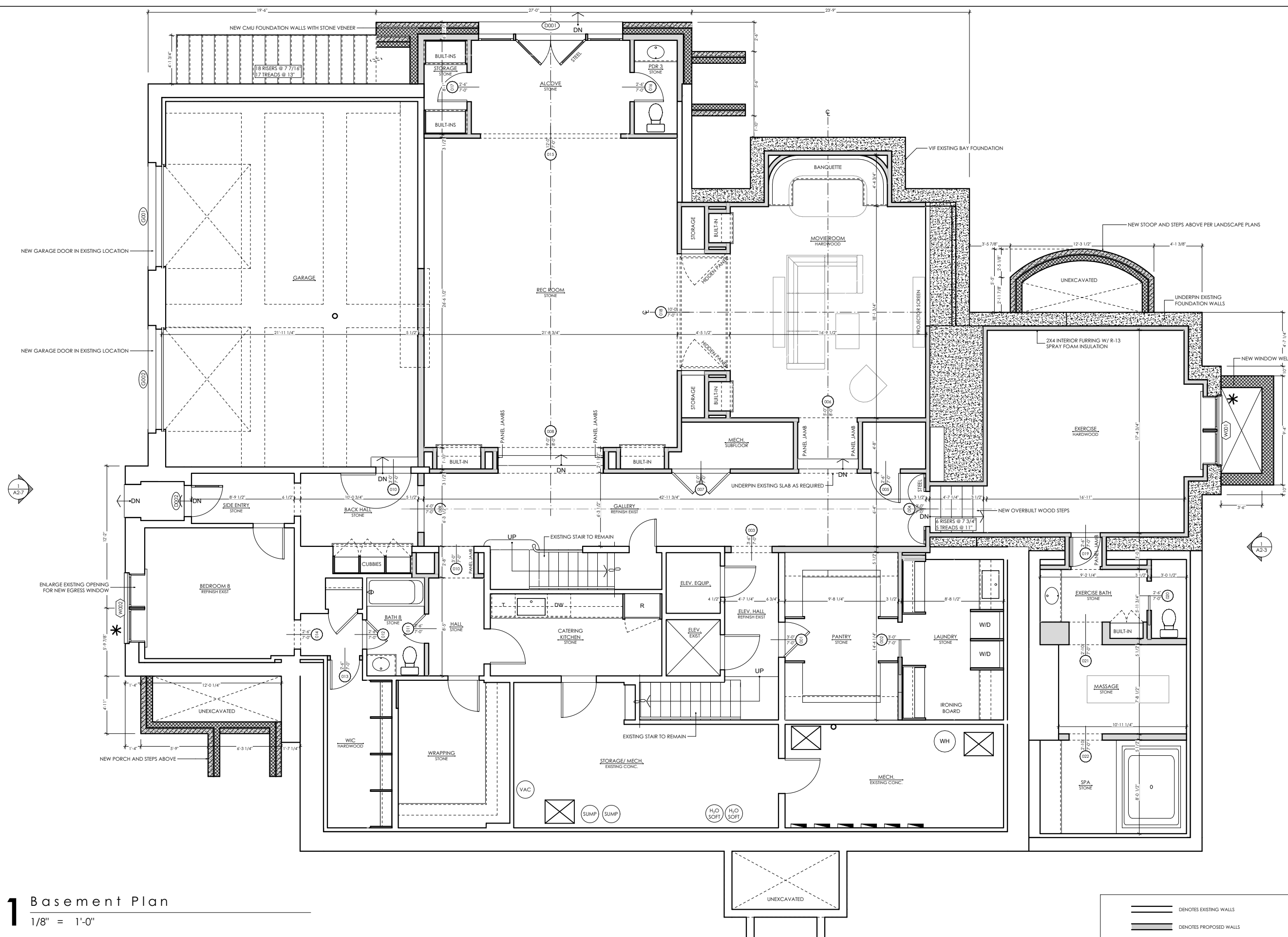
Basement Demolition Plan

3/2/22

Issue



A1-0

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1 Basement Plan

1/8" = 1'-0"

 DENOTES EXISTING WALLS
 DENOTES PROPOSED WALLS

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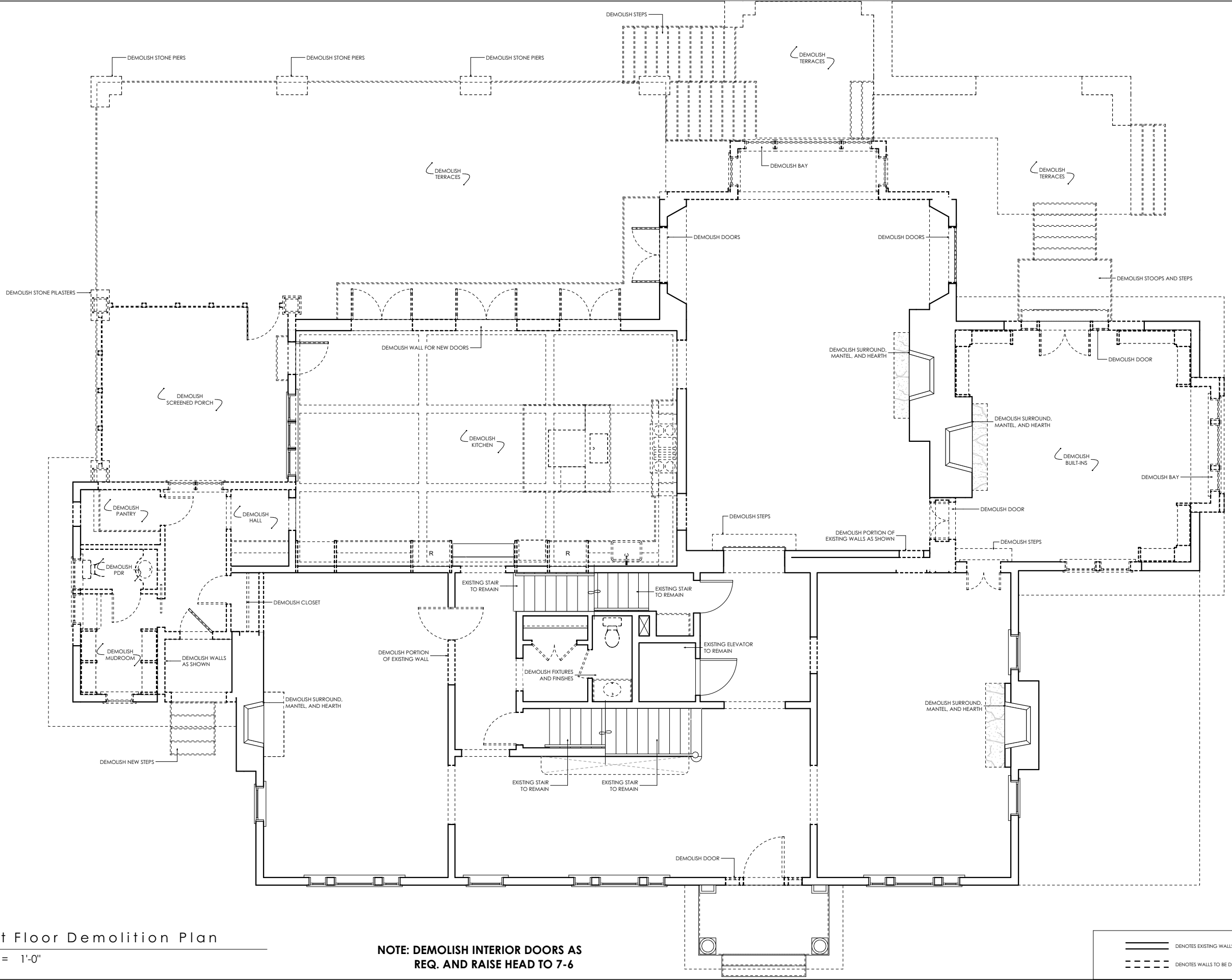
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Proposed Basement Plan

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A1-1

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1 First Floor Demolition Plan
1/8" = 1'-0"

**NOTE: DEMOLISH INTERIOR DOORS AS
REQ. AND RAISE HEAD TO 7-6**

DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED

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First Floor
Demolition Plan

3/2/22

Issue

A1-2

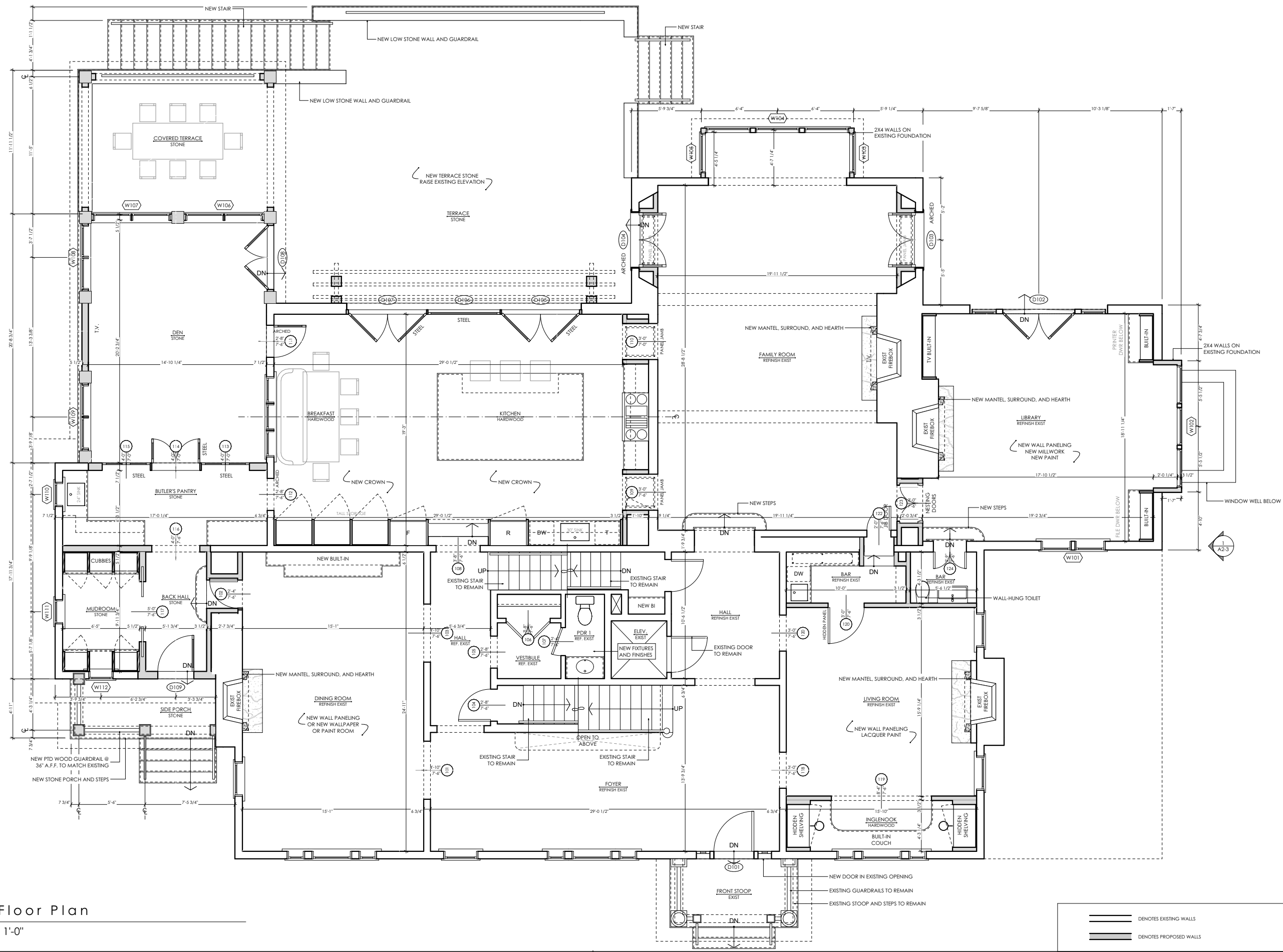
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1 First Floor Plan
1/8" = 1'-0"



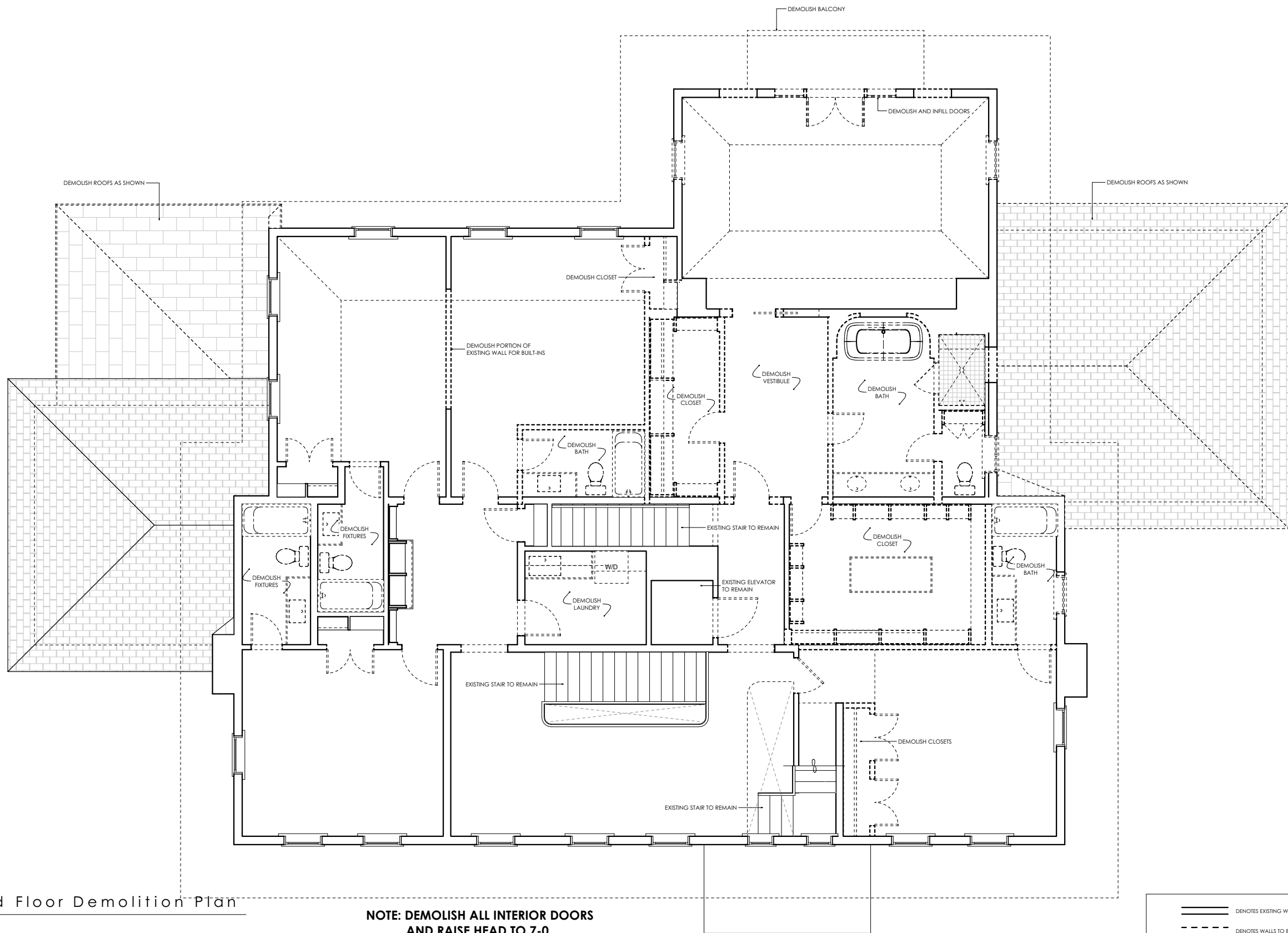
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Proposed First Floor Plan	
3/2/22	Issue

A1-3
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1 Second Floor Demolition Plan
1/8" = 1'-0"

**NOTE: DEMOLISH ALL INTERIOR DOORS
AND RAISE HEAD TO 7'-0"**

— DENOTES EXISTING WALLS
- - - - - DENOTES WALLS TO BE DEMOLISHED

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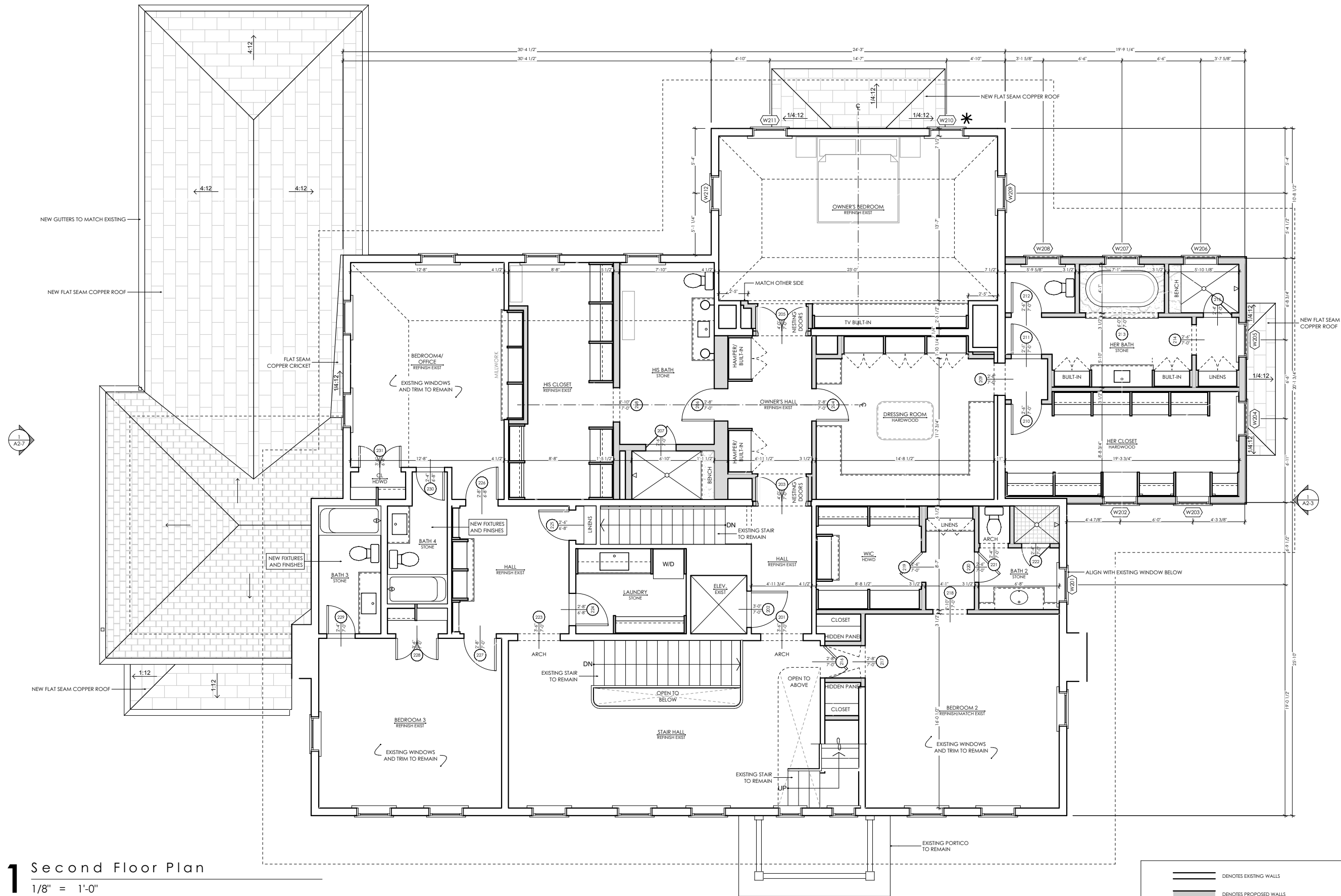
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**Second Floor
Demolition Plan**

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A1-4

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1 Second Floor Plan
1/8" = 1'-0"

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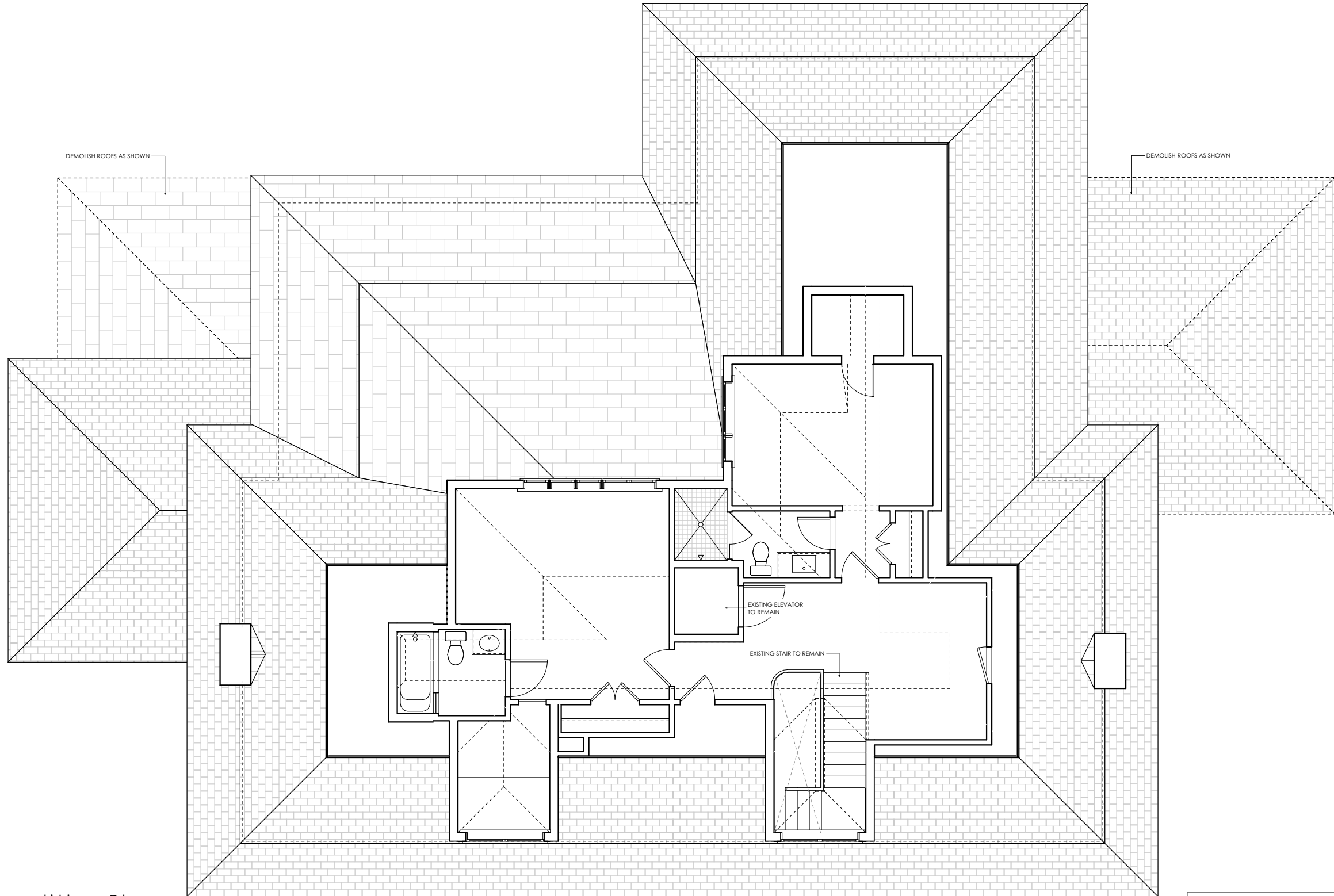
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Proposed
Second Floor
Plan

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A1-5

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1 Attic Demolition Plan
1/8" = 1'-0"

NOTE: NO WORK THIS FLOOR

— DENOTES EXISTING WALLS
- - - - - DENOTES WALLS TO BE DEMOLISHED

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Attic Demolition Plan

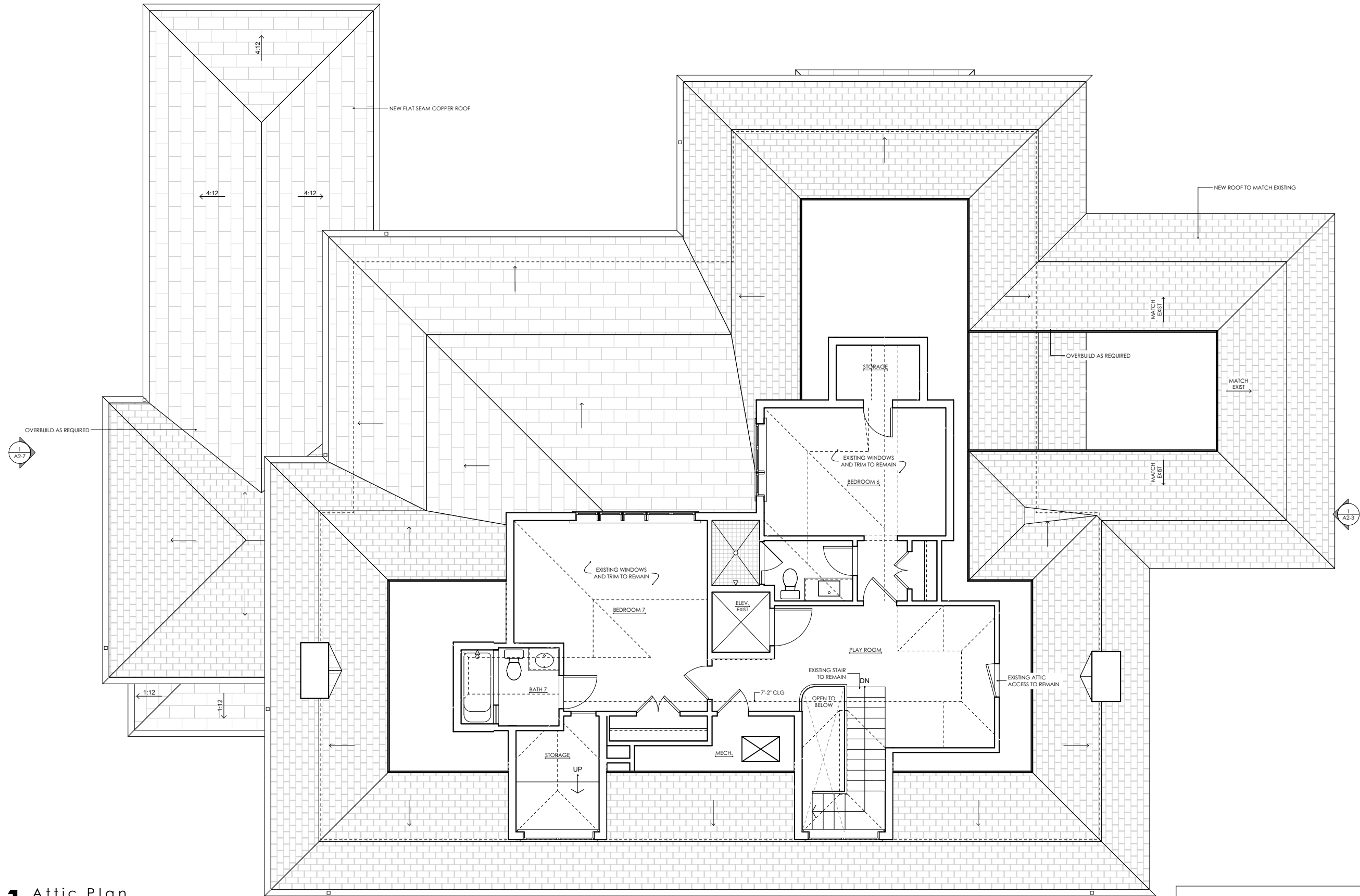
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1 Attic Plan
1/8" = 1'-0"

NOTE: NO WORK THIS FLOOR

===== DENOTES EXISTING WALLS
===== DENOTES PROPOSED WALLS

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Proposed Attic Plan

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A1-7

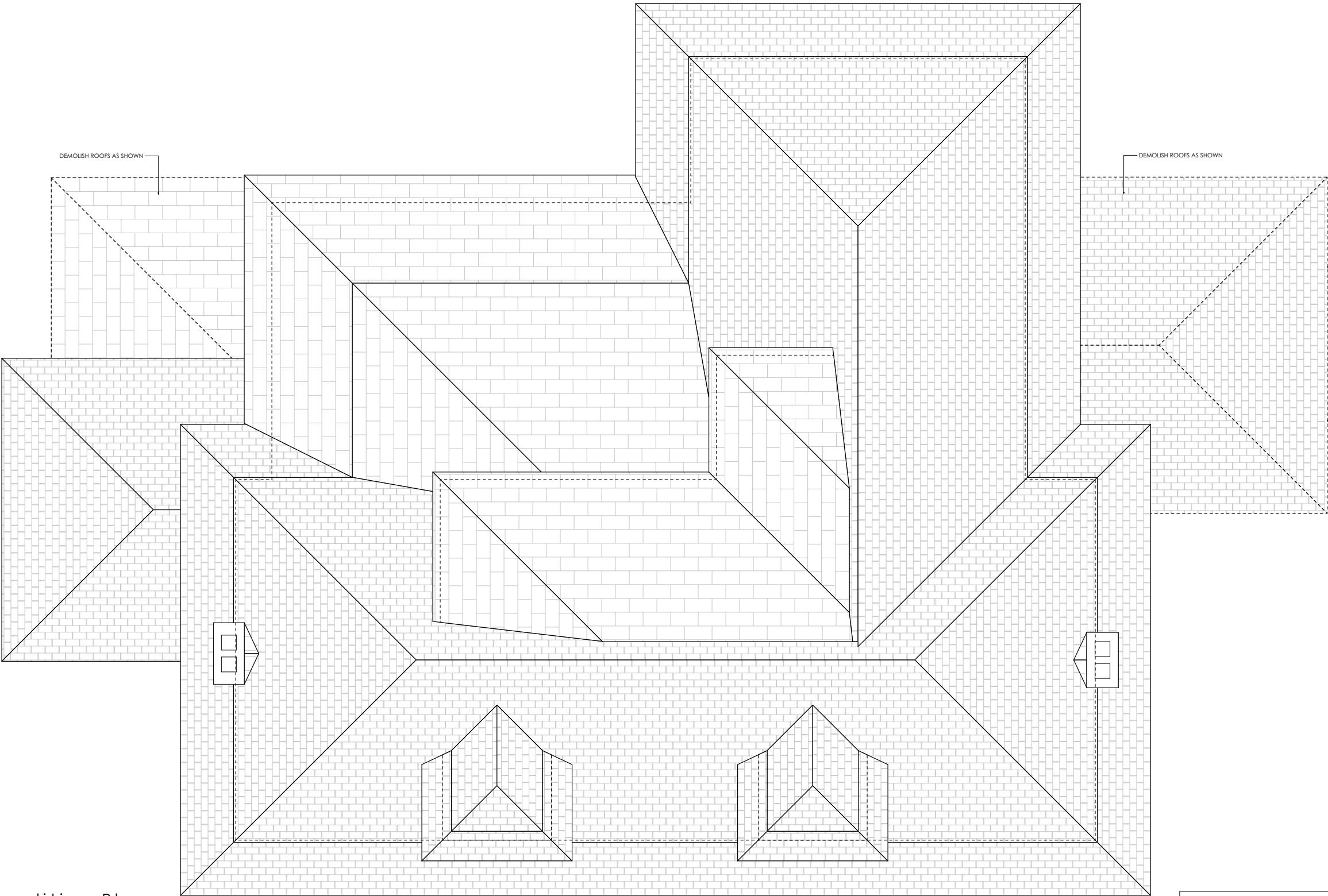
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1 Roof Demolition Plan

1/8" = 1'-0"



==== DENOTES EXISTING WALLS
----- DENOTES WALLS TO BE DEMOLISHED

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Roof Demolition Plan

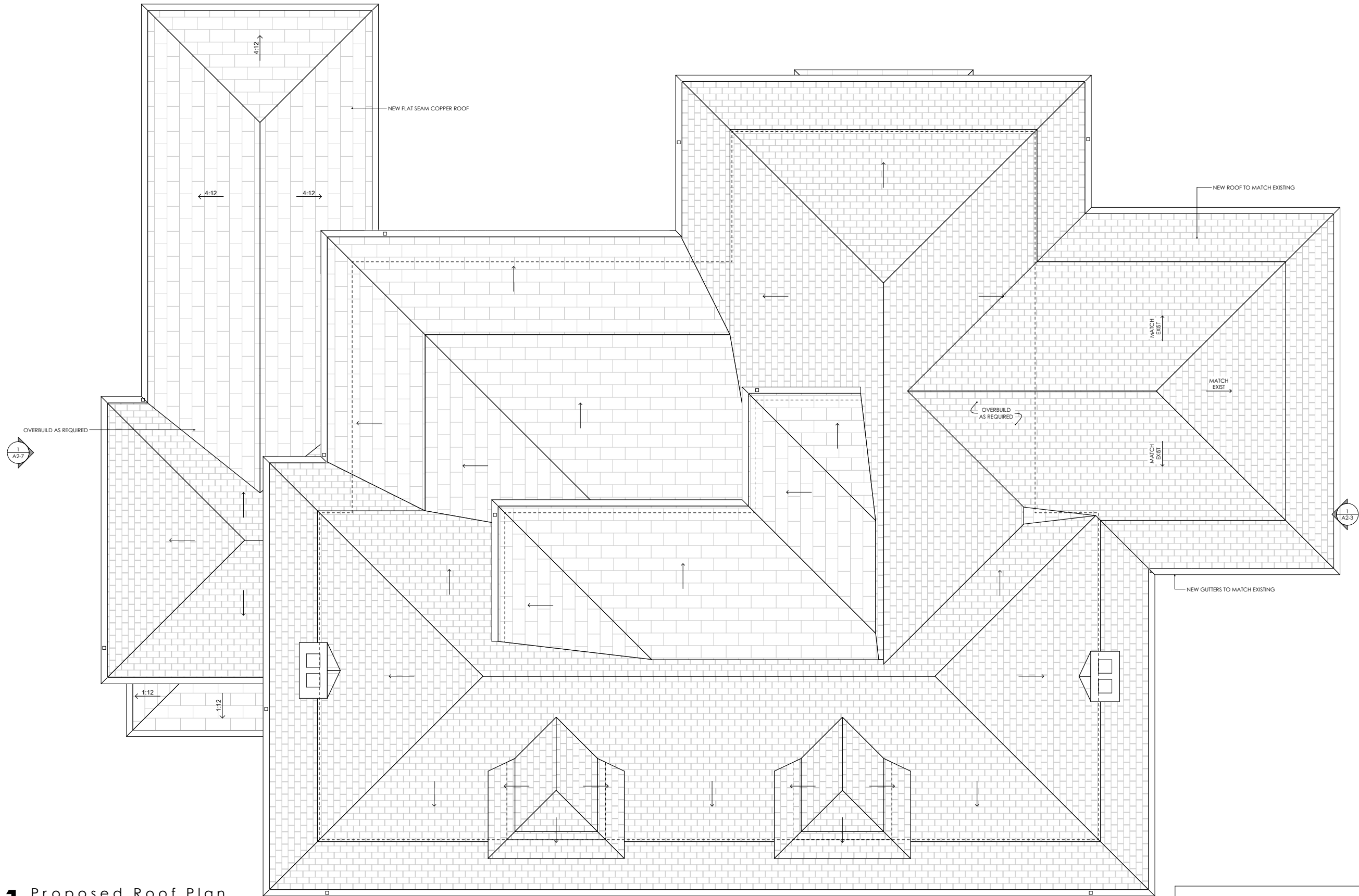
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1 Proposed Roof Plan
1/8" = 1'-0"

- DENOTES EXISTING WALLS
- DENOTES PROPOSED WALLS

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Proposed Roof Plan

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1 Existing Front Elevation
1/8" = 1'-0"

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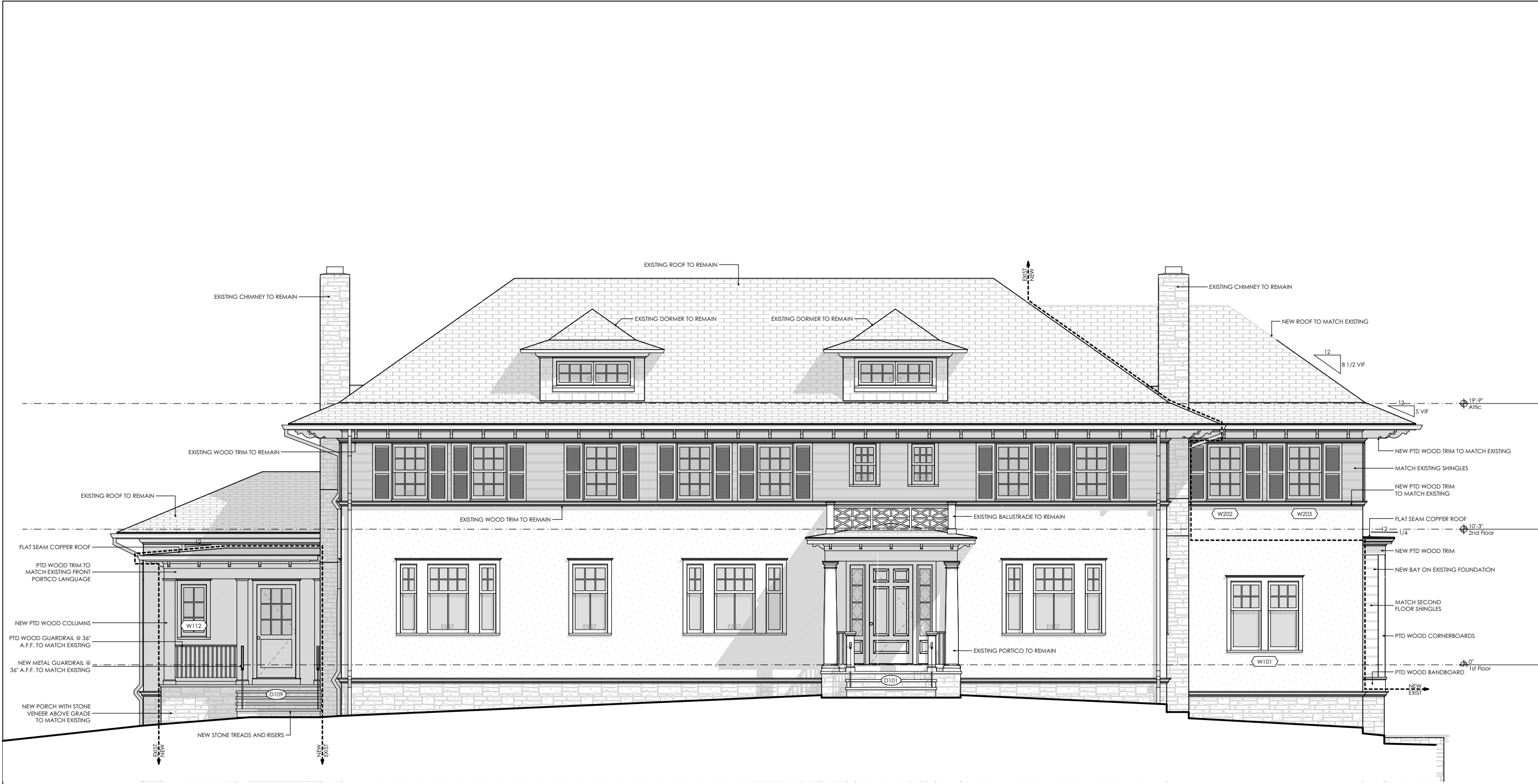
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Existing Front Elevation	
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A2-1

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1 Proposed Front Elevation
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Proposed Front Elevation	
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A2-2
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1 Existing Right Elevation
1/8" = 1'-0"

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Existing Right
Elevation

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A2-3

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1 Proposed Right Elevation
1/8" = 1'-0"

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Proposed Right Elevation

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Existing Rear Elevation

3/2/22

Issue

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1 Proposed Rear Elevation
1/8" = 1'-0"

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Proposed Rear Elevation

3/2/22

Issue

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1 Existing Left Elevation
1/8" = 1'-0"

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Existing Left
Elevation

3/2/22

Issue

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1 Proposed Left Elevation
1/8" = 1'-0"

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Proposed Left Elevation

3/2/22	Issue

A2-8

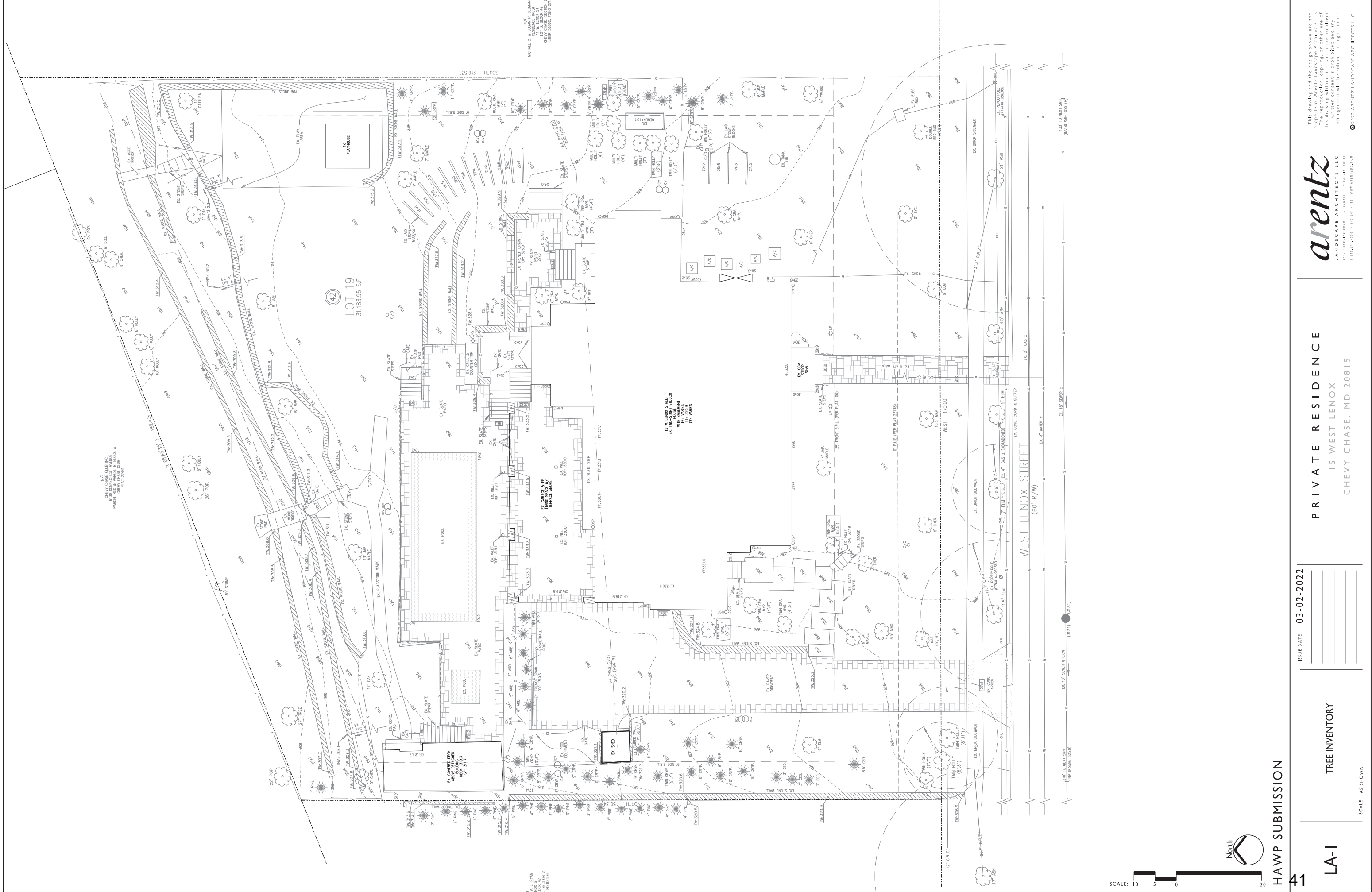
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SHEET INDEX

L-0	INDEX SHEET
EX-1	EXISTING CONDITIONS
EX-2	EXISTING PHOTOS
EX-3	EXISTING PHOTOS
LA-1	TREE INVENTORY AND DEMO PLAN
L-1.0	ILLUSTRATIVE SITE PLAN
L-1.1	SITE PLAN
L-2.0	ILLUSTRATIVE ELEVATIONS
L-2.1	ILLUSTRATIVE ELEVATIONS



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TREE INVENTORY

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FRONT ELEVATION FROM STREET



VIEW LOOKING WEST ACROSS FRONT GARDEN



VIEW LOOKING EAST ACROSS FRONT GARDEN



VIEW LOOKING NORTH INTO EAST SIDE YARD



VIEW LOOKING NORTH DOWN DRIVE



VIEW FROM REAR TERRACE LOOKING NORTH EAST



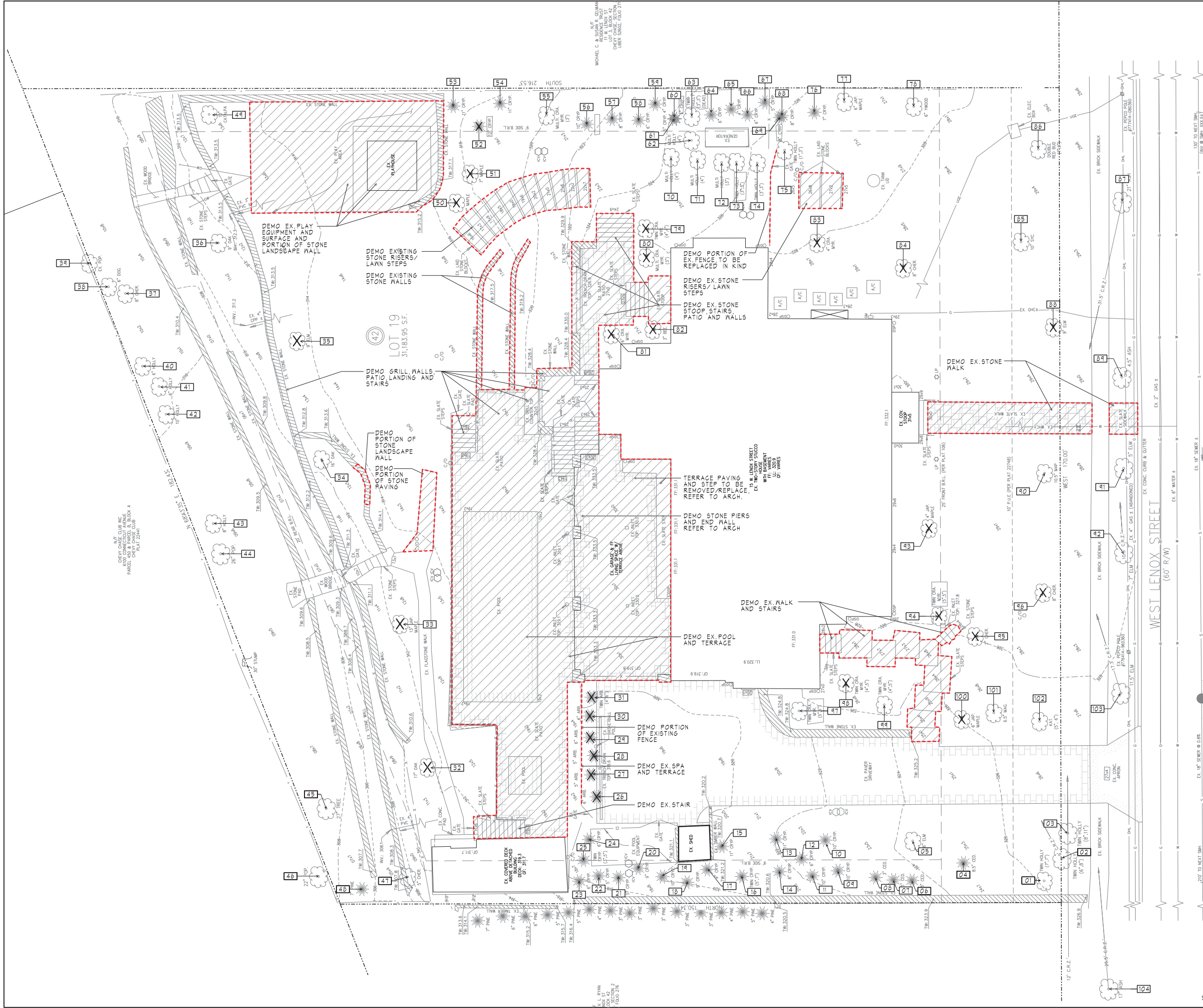
VIEW FROM EXISTING LAWN LOOKING WEST TOWARD POOL



VIEW FROM EXISTING PERGOLA LOOKING EAST ACROSS POOL



VIEW FROM EAST END OF EXISTING POOL LOOKING WEST TO PERGOLA



LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE EVALUATED FOR TRANSPLANTING

Tree Preservation Schedule			
Tree No.	Species	DBH (Inches)	Tree Preservation Actions
1	Twin Holly	7", 7"	Preserve
2	Twin Holly	6", 8"	Preserve
3	Twin Holly	8", 11"	Preserve
4	Cedar	8.5"	Preserve
5	Elm	6"	Preserve
6	Cedar	3"	Preserve
7	Cedar	3"	Preserve
8	Cedar	3"	Preserve
9	Cryptomeria	10"	Preserve
10	Cryptomeria	10"	Preserve
11	Cryptomeria	10"	Preserve
12	Cryptomeria	6"	Preserve
13	Cryptomeria	11"	Preserve
14	Cryptomeria	8"	Preserve
15	Cryptomeria	11"	Preserve
16	Twin Cryptomeria	5", 7"	Preserve
17	Cryptomeria	9"	Preserve
18	Cryptomeria	9"	Preserve
19	Cryptomeria	10"	Preserve
20	Cryptomeria	9"	Preserve
21	Cryptomeria	5"	Preserve
22	Cryptomeria	5"	Preserve
23	Cryptomeria	6"	Preserve
24	Cryptomeria	6"	Preserve
25	Twin Cryptomeria	3", 5"	Preserve
26	Arborvitae	6"	Remove
27	Arborvitae	5"	Remove
28	Arborvitae	5"	Remove
29	Arborvitae	6"	Remove
30	Arborvitae	6"	Remove
31	Twin Arborvitae	4", 5"	Remove
32	Oak	17"	Remove
33	Japanese Maple	13"	Remove
34	Oak	16"	Preserve
35	Elm	9"	Remove
36	Oak	9"	Preserve
37	Cherry	8"	Preserve
38	Dogwood	6"	Preserve
39	Poplar	N/A	Preserve
40	Holly	6"	Preserve
41	Holly	6"	Preserve
42	Holly	10"	Preserve
43	Holly	8"	Preserve
44	Poplar	26"	Preserve
45	N/A	27"	Preserve
46	Poplar	22"	Preserve
47	Cherry	5"	Preserve
48	Pine	7"	Preserve
49	Catalpa	10"	Preserve
50	Maple	7"	Remove
51	Maple	7"	Remove
52	Cryptomeria	12"	Remove
53	Cryptomeria	11"	Preserve
54	Cryptomeria	11"	Preserve
55	Multi-stem Crape Myrtle	7"	Preserve
56	Cryptomeria	10"	Preserve
57	Cryptomeria	8"	Preserve
58	Cryptomeria	6"	Preserve
59	Cryptomeria	6"	Preserve
60	Cryptomeria	4"	Preserve
61	Cryptomeria	5"	Preserve
62	Multi-stem Holly	4"	Preserve
63	Twin Holly (dead)	3", 3"	Preserve
64	Cryptomeria	6"	Preserve
65	Cryptomeria	4"	Preserve
66	Cryptomeria	6"	Preserve
67	Cryptomeria	5"	Preserve
68	Cryptomeria	8"	Preserve
69	Cryptomeria	8"	Preserve
70	Multi-stem Holly	4"	Preserve
71	Multi-stem Holly	4"	Preserve
72	Multi-stem Holly	3"	Preserve
73	Twin Holly	3", 3"	Preserve
74	Twin Holly	3", 3"	Preserve
75	Twin Holly	12", 3"	Preserve
76	Cryptomeria	7"	Preserve
77	Japanese Maple	6"	Preserve
78	Yellowwood	6"	Preserve
79	Twin Crape Myrtle	4", 4"	Remove
80	Multi-stem Crape Myrtle	3"	Remove
81	Crape Myrtle	6"	Remove
82	Beech	3"	Remove
83	Crape Myrtle	4"	Remove
84	Cherry	8"	Remove
85	Sycamore	10"	Preserve
86	Double Red Bud	7", 9"	Preserve
87	Ash	21"	Preserve
88	Elm	9"	Remove
89	Ash	4.5"	Preserve
90	Ash	10.5"	Preserve
91	Elm	5"	Preserve
92	Elm	7.5"	Preserve
93	Japanese Maple	4"	Remove
94	Twin Crape Myrtle	5", 5"	Remove
95	Cherry	2"	Remove
96	Cherry	8"	Remove
97	Twin Crape Myrtle	5", 6"	Preserve
98	Twin Crape Myrtle	4", 5"	Remove
99	Twin Crape Myrtle	4", 5"	Preserve
100	Japanese Maple	6"	Remove
101	Magnolia	6.5"	Preserve
102	Multi-stem Katsura	5", 6"	Preserve
103	Elm	11.5"	Preserve
104	Ash	17"	Preserve



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TREE INVENTORY AND DEMO PLAN

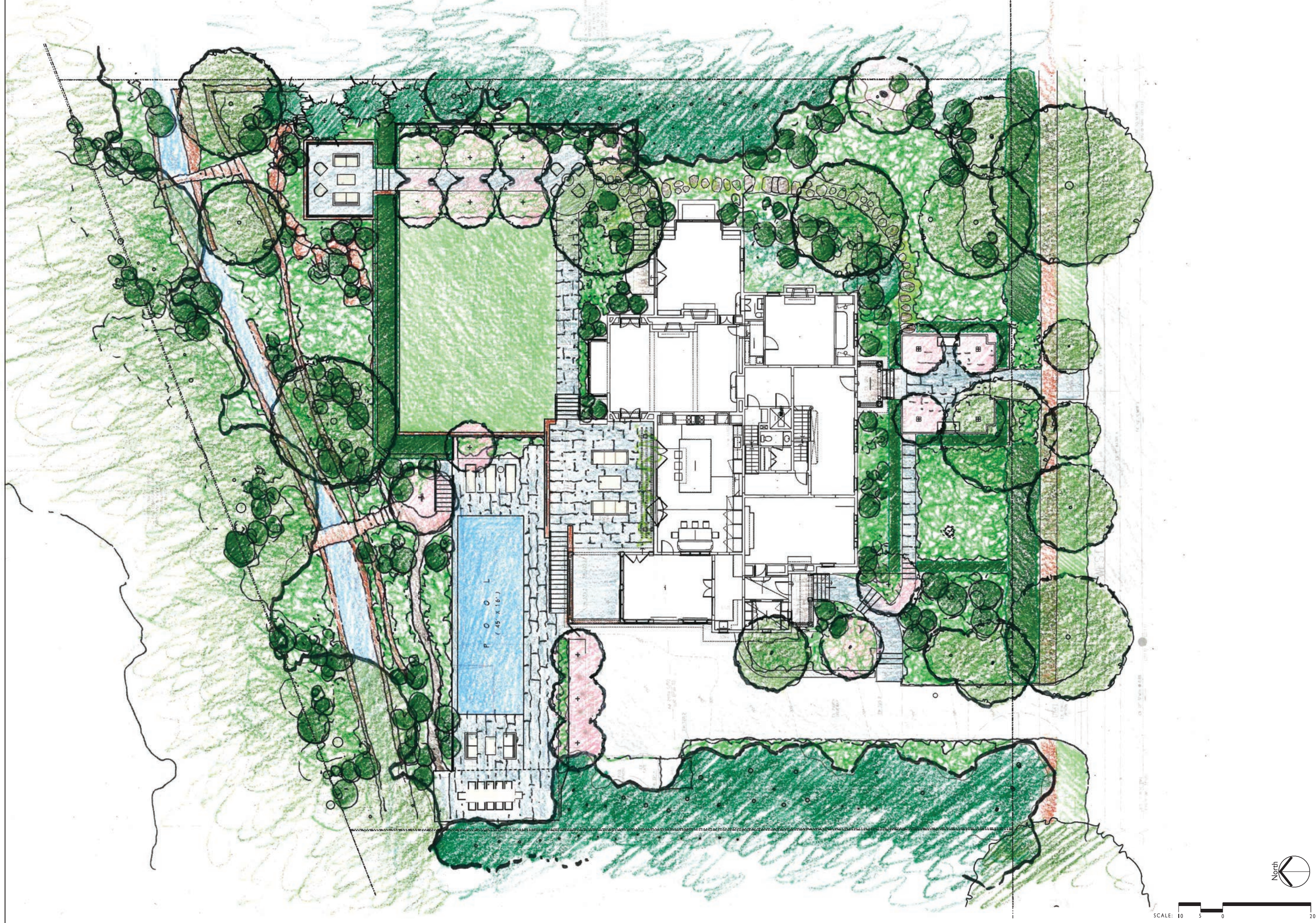
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ILLUSTRATIVE SITE PLAN

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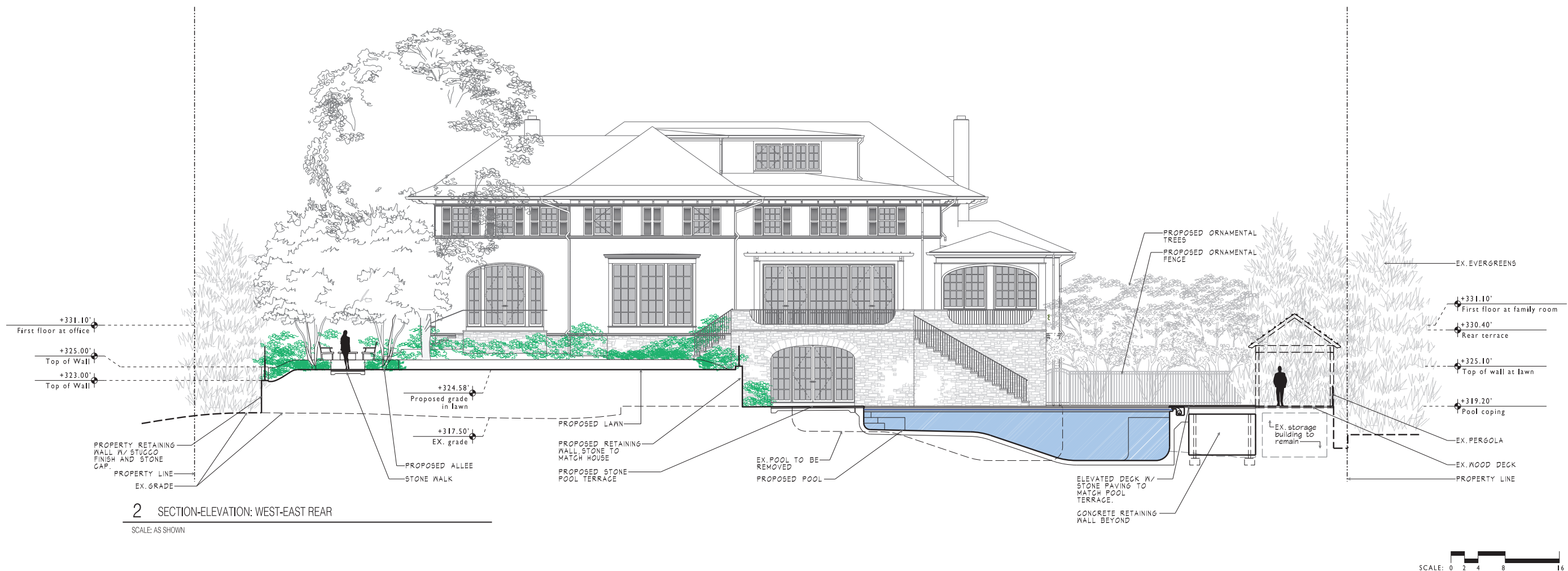
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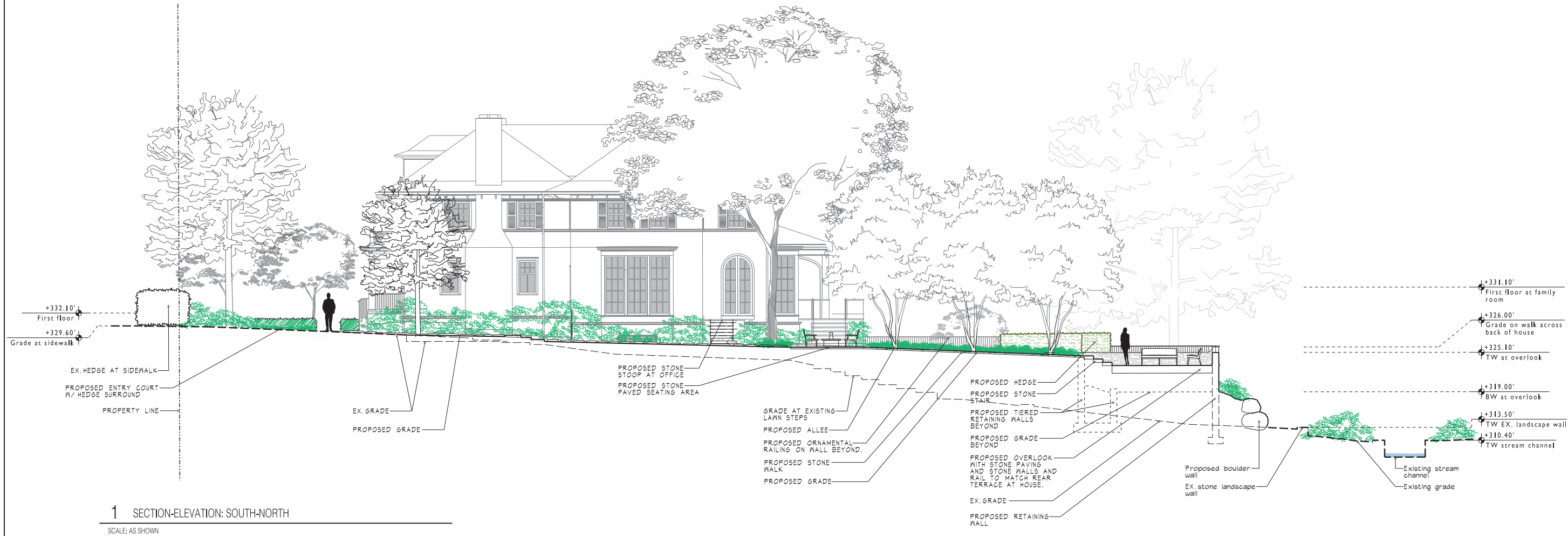
ILLUSTRATIVE ELEVATIONS

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1 SECTION-ELEVATION: SOUTH-NORTH

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ILLUSTRATIVE ELEVATION
SOUTH-NORTH

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