

10035 Pratt Place  
Capitol View Park H.D.

2012 HA-WP



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 3/15/12

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

FROM: Anne Fothergill *AP*  
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #591158—two story rear addition and other alterations

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on March 14, 2012.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Carlos and Delia Naranjo  
Address: 10035 Pratt Place, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: estrella1940@comcast.net Contact Person: Delia Naranjo  
Daytime Phone No.: 301 755 5480

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Carlos and Delia Naranjo Daytime Phone No.: 301 755 5480  
Address: 10035 Pratt Place Silver Spring MD 20910  
Street Number City State Zip Code  
Contractor: Farnsworth Homes INC. Phone No.: 301 370 8625  
Contractor Registration No.: MD state home improvements license: 97599  
Agent for Owner: James N Gerrety, Architect Daytime Phone No.: 301

LOCATION OF BUILDING/PERMIT

House Number: 10035 Street: Pratt Place  
Town/City: Silver Spring Nearest Cross Street: Capitol View Ave  
Lot: 23 Block: 29 Subdivision: Capitol View Park  
Liber: 9531 Folio: 849 Parcel: "A"

PART ONE TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

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

CHECK ALL APPLICABLE

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

1B. Construction cost estimate: \$ 30,000

1C. If this is a revision of a previously approved active permit, see Permit # no

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

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

PART THREE COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line  Entirely on land of owner  On public right of way/easement

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

Delia Naranjo 2-10-12  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 5/14/12  
Application/Permit No.: 591158 Date Filed: 2/14/12 Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

- We propose the following project to our property:*
1. A modest two-story addition on rear of the house
  2. Addition of a rear deck with stair on the side
  3. Addition of a very modest "overhang" on the front of the house

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

The rear two-story addition will be with similar house materials and alumin siding  
The deck addition will be wood.  
Home is not a historic home, no existing structures will be changed  
Overall project will enhance the decor of the house

**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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

**March 14,2012**

**Historic Preservation Commission**

**HAWP 31/07-12B Carol and Terry Ireland for storm door installation outstanding resource 10023 Menlo Avenue.**

**HAWP 31/07-12B Carlos and Delia Naranjo for two-story rear addition 10035 Pratt Place Nominal Resource**

**The Capitol View Park LAP agrees with staff recommendation of approval for both HAWPs**

**Capitol View Park LAP**

I-E

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

<b>Address:</b>	10035 Pratt Place, Silver Spring	<b>Meeting Date:</b>	3/14/12
<b>Resource:</b>	Nominal Resource Capitol View Park Historic District	<b>Report Date:</b>	3/7/12
<b>Applicant:</b>	Carlos and Delia Naranjo	<b>Public Notice:</b>	2/29/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/07-12B	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Construction of two-story rear addition and other alterations to house

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application.

**PROPERTY DESCRIPTION**

SIGNIFICANCE: Nominal Resource  
 STYLE: Modern  
 DATE: 1988

**PROPOSAL**

The applicants are proposing to construct a two-story rear addition at the left side of the house. The proposed materials for the addition are aluminum siding to match the house, fiber cement panels, vinyl clad wood windows and door, fiberglass door, wood trim, skylights, and asphalt shingle roofing. Off the addition on the right side will be an IPE wood deck with steps to grade and a new concrete walkway and steps with railroad tie edging to the existing driveway. Under the deck is a new concrete or flagstone patio at grade. They also propose to install a covered entry with a metal roof over the front door. They will remove an existing deck at the rear of the house. See plan and photos in Circles 8-11.

The house is on a block of all Nominal Resources located within the Capitol View Park historic district (see map in Circle 12).

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *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.

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

- (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 one 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:***

Standard #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.

Standard # 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**

This house is a Nominal Resource constructed in the late 1980s within the Capitol View Park historic district and is located within a block of other nominal resources. The proposed changes to this house will not have an adverse impact on the overall historic district and its historic resources. Staff recommends approval.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets 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 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 [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

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HISTORIC AREA WORK PERMIT

Contact Email: estrella1940@comcast.net Contact Person: Delia Naranjo  
Daytime Phone No.: 301 755 5480

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Carlos and Delia Naranjo Daytime Phone No.: 301 755 5480  
Address: 10035 Pratt Place Silver Spring MD 20910  
Street Number City State Zip Code  
Contractor: Farnsworth Homes INC. Phone No.: 301 370 8625  
Contractor Registration No.: MD state home improvements License: 97599  
Agent for Owner: James N Gerrety, Architect Daytime Phone No.: 301 370 8625

**LOCATION OF BUILDING/PREMISES**

House Number: 10035 Street: Pratt Place  
Town/City: Silver Spring Nearest Cross Street: Capitol View Ave  
Lot: 23 Block: 29 Subdivision: Capitol View Park  
Liber: 9531 Folio: 849 Parcel: "A"

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 80,000  
1C. If this is a revision of a previously approved active permit, see Permit # NO

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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

Delia Naranjo 2-10-12  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 591158 Date Filed: 2/14/12 Date Issued: \_\_\_\_\_

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

<b>Owner's mailing address</b> Carlos and Delia Naranjo 10035 Pratt Place Silver Spring, MD 20910	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Greg Kilduff Sandy Kingsley 10033 Pratt Place Silver Spring, MD 20910	Kevin Hieber Jody Ference 10036 Pratt Place Silver Spring, MD 20910
David W Miller Kathleen C. Anderson 10037 Pratt Place Silver Spring MD. 20910	Kathy Waters 9920 Capitol View Ave Silver Spring, MD 20910

February 13, 1112

To the Montgomery County Historic Preservation Commission

From: Delia and Carlos Naranjo  
10035 Pratt Place  
Silver Spring, MD 20910

Dear Sirs,

We are planning to do an addition to our property that includes:

1. A modest two story addition on the rear of the house, using similar house materials and alumin siding
2. A rear deck addition with stairs on right side. Materials for the deck will be wood
3. Install a very modest "overhang" on the front of the house to control rain water falling on front steps

Overall these proposed additions will enhance the décor of our property and will follow the guidelines of the Historic Preservation Commission

Respectfully yours,

Delia Naranjo

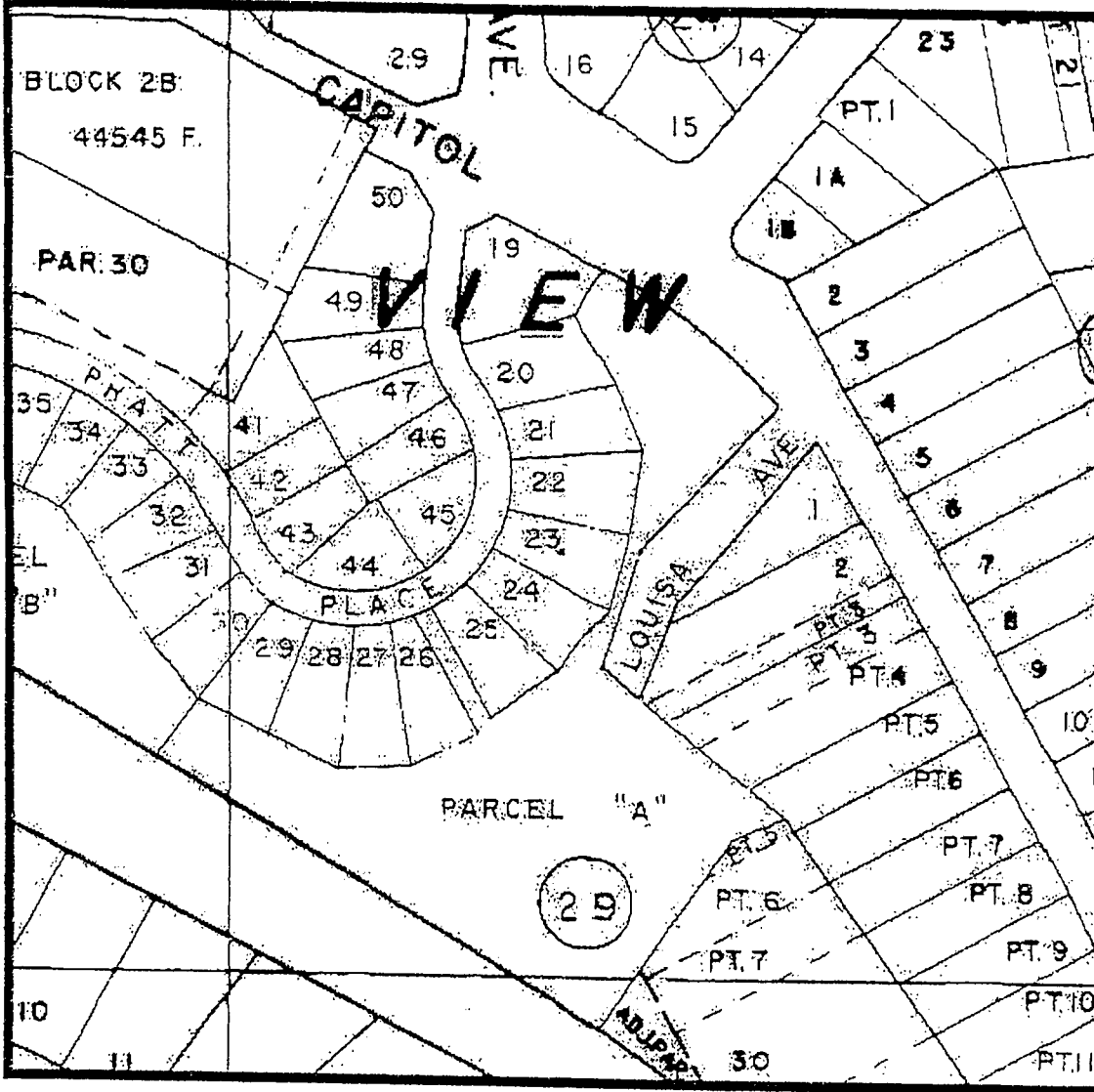
*Delia Naranjo*  
email: *estrella1940@comcast.net*  
Ph.# *301 755 5480*



Maryland Department of Assessments and Taxation  
MONTGOMERY COUNTY  
Real Property Data Search

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District - 13 Account Number - 02360111



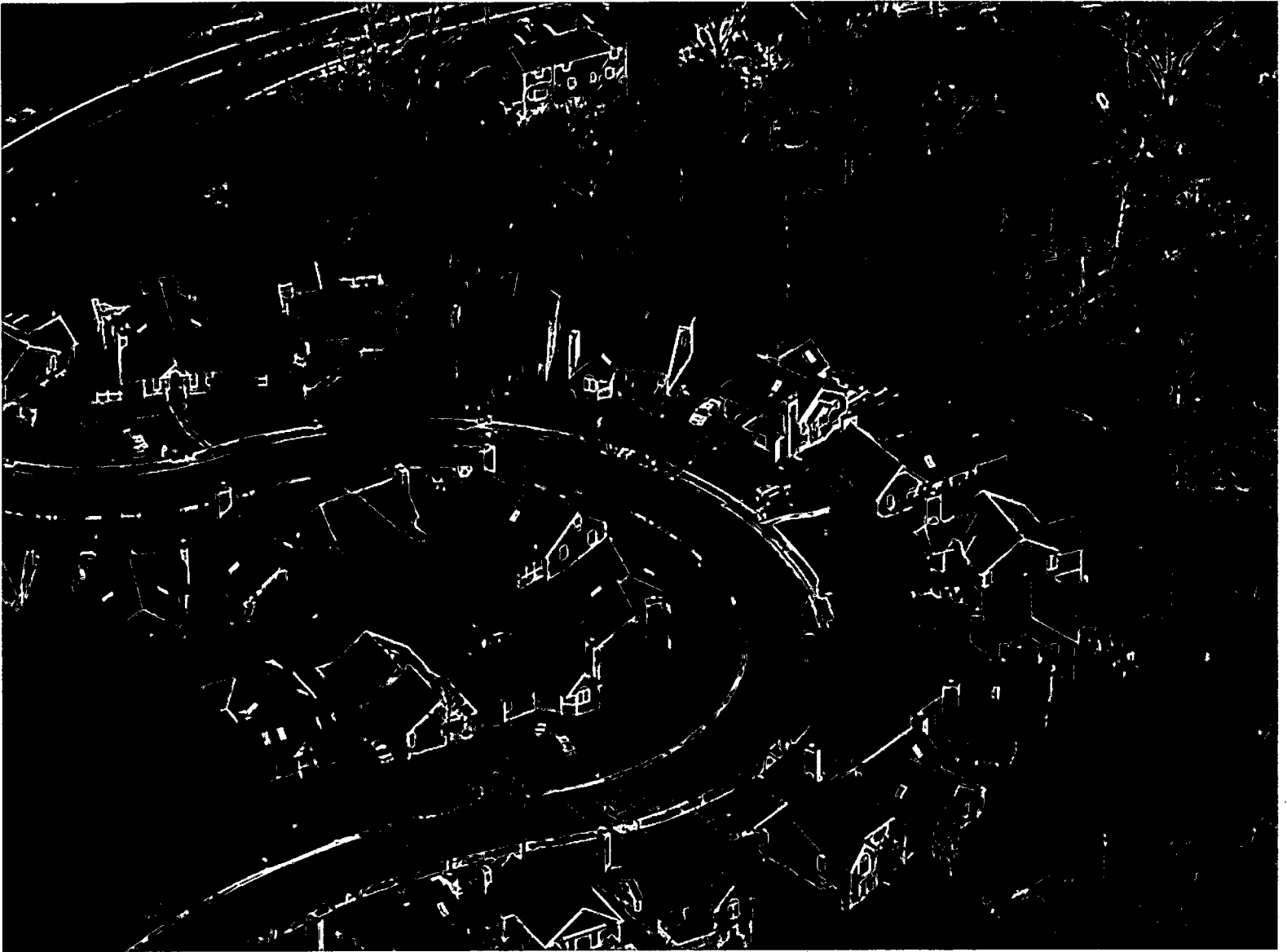
Property maps provided courtesy of the Maryland Department of Planning ©2004.  
For more information on electronic mapping applications, visit the Maryland Department of Planning  
web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)

Carlos = Delia Naranjo  
10035 Pratt Place  
Silver Spring, MD 20910

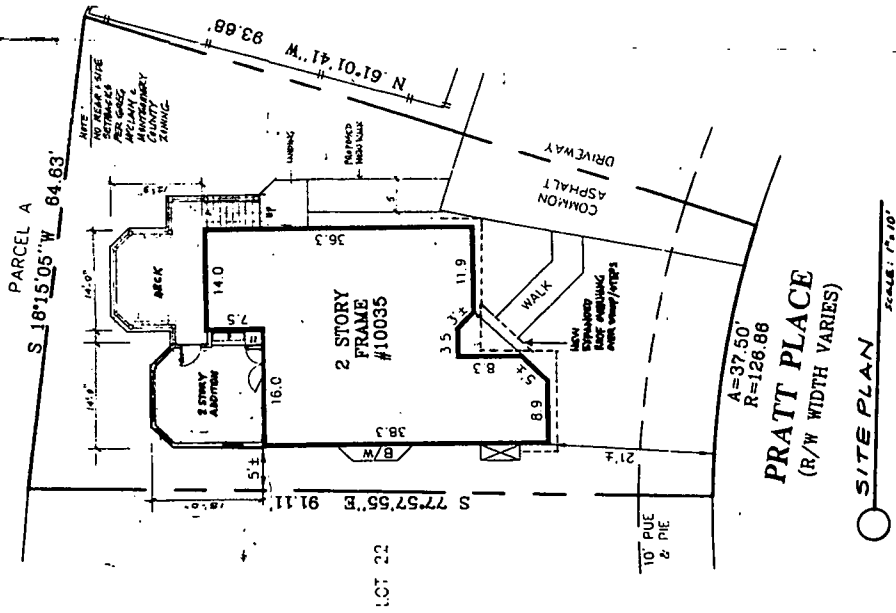
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10035 Pratt place



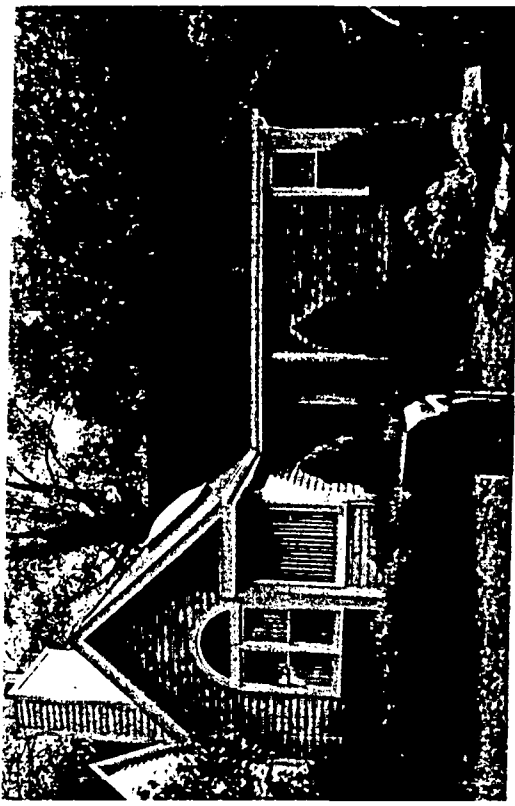
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**NARANJO RESIDENCE**  
SILVER SPRING, MARYLAND

**PRATT PLACE**  
(R/W WIDTH VARIES)

**SITE PLAN**  
SCALE: 1"=10'



EXISTING VIEW OF FRONT OF HOUSE



VIEW OF PROPOSED NEW ENTRY  
ROOF EAVE EXPANSION

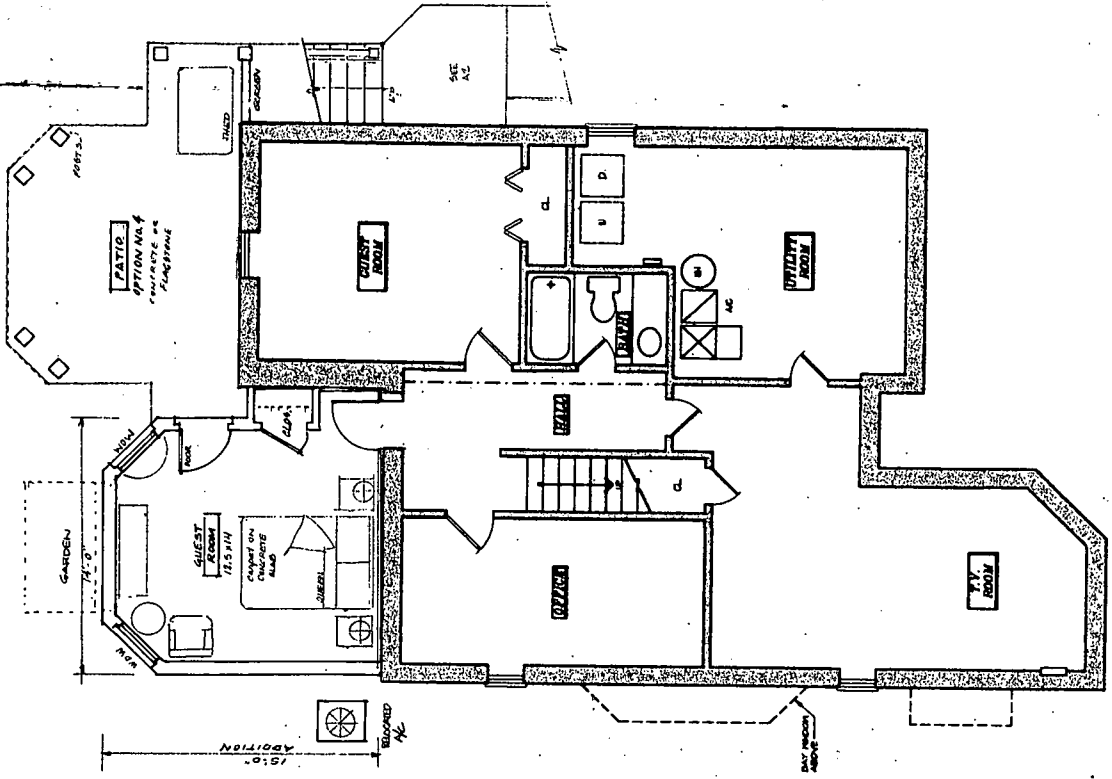
NEW BLUE SLATE  
Copper Roof Ages  
14 Month Lead  
Painted Columns  
Painted Capitals  
of Entry Ramp  
New Lead Pitch  
(1:12)



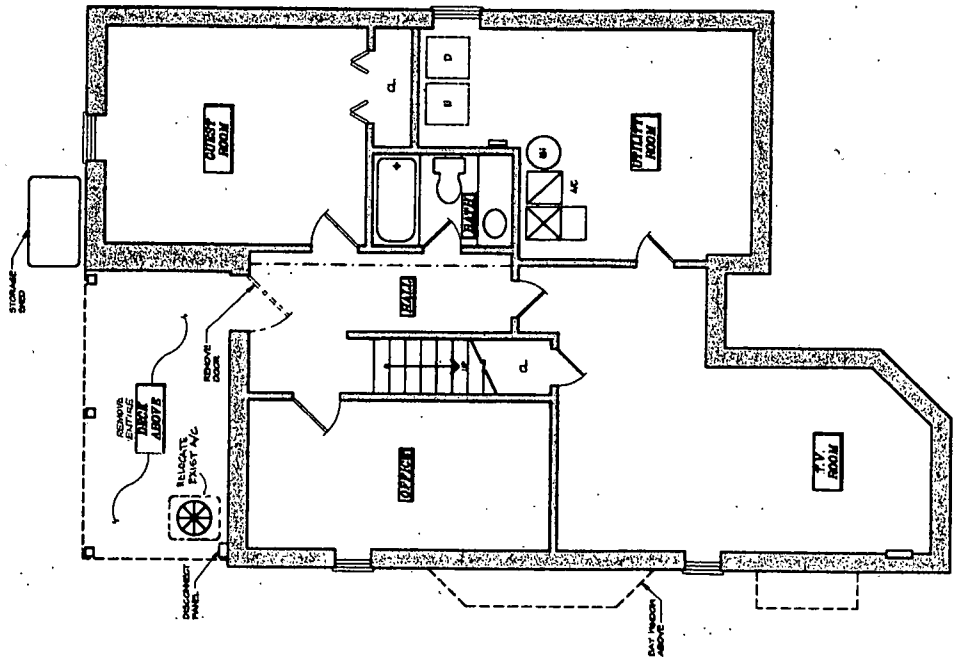


174.12

EDGE OF HILL DRAPER



PROPOSED BASEMENT PLAN 1/4" = 1'-0"



DETAIL - EXISTING BASEMENT PLAN 1/4" = 1'-0"

The Concept Drawings indicate the general scope of work only. They are not construction drawings and are not to be used such. The contractor shall use the best judgment to "fill in" any missing information not indicated on these drawings in order to provide a complete budget price for constructing the scope of the project scope of work shown.

Please price the Base Project as stated above and each option as separate add-on costs. Do not include the options in the Base Project cost.

Base Project: 2 story addition to rear of houses. \$ \_\_\_\_\_

Owner purchased items to be installed by General Contractor:

1. Type "X" 1/4" x 1/2" decorative lights only.
2. Electric ceiling.
3. Ceiling Fan.

Owner purchased items to be installed by Owner:

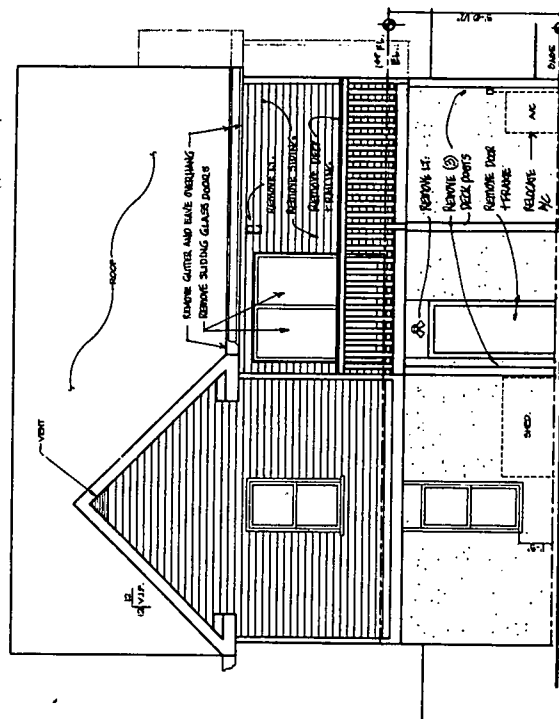
1. Carpet and pad in basement guest room.

Building permit: Provided by General Contractor.

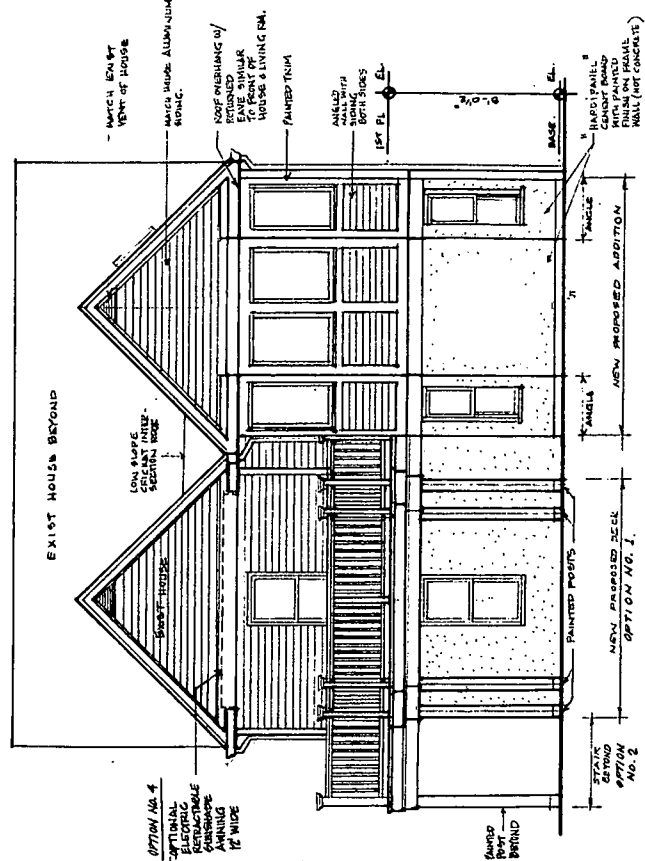
Temporary Toilet: Contractor to include in his pricing.

Code: All work shall meet or exceed the building codes of Montgomery County and the IRC code.

Option No.	Description	Cost
Option no.1	New deck.	\$ _____
Option no.2	New steel from deck to yard.	\$ _____
Option no.3	New 60% water proof "rain escape" system below deck floor.	\$ _____
Option no.4	New concrete patio below deck.	\$ _____
Option no.5	New retractable awning (Awning device purchased by homeowner).	\$ _____
Option no.6	New vaulted with beamed ceiling at office in line of full display of ceiling at sunroom.	\$ _____
Option no.7	New opening between kitchen and office.	\$ _____
Option no.8	New built-in at right side of office.	\$ _____
Option no.9	Two new hood skylights.	\$ _____
Option no.10	New deck roof slope expansion over front door.	\$ _____
Option no.11	New walkway from bottom of deck steel up to driveway.	\$ _____



2 EXISTING REAR ELEVATION 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION 1/4" = 1'-0"

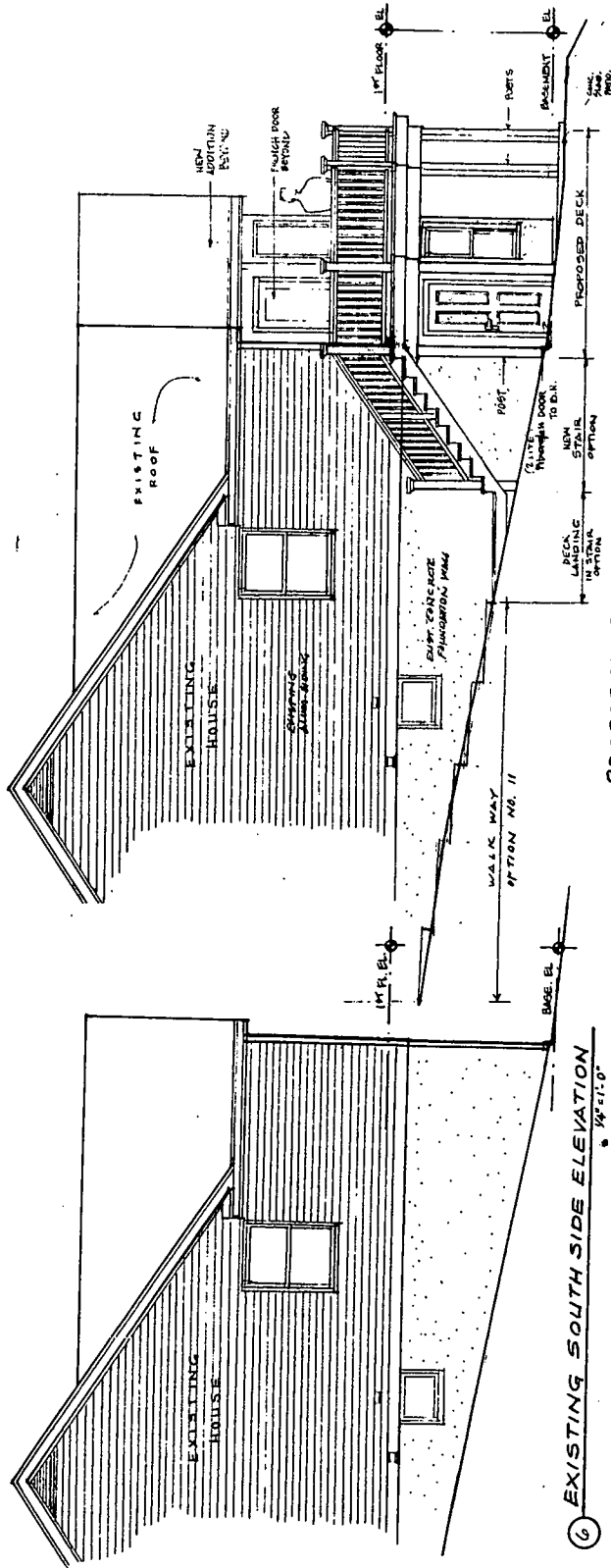


- Interior Doors: Plain style swarwood doors to match existing house. Trim casing to match existing house.
- Interior wall finish: 1/2" drywall on walls and ceiling.
- Painting: Paint entire area of project 1 prime coat and 2 finish coats of Duron paint. Colors to match exterior and interior color by owner.
- Interior wall finish: 1/2" drywall on walls and ceiling.
- Basement: Carpet on pad by owner.
- Garage floor: Framed oak flooring to match existing house.
- Sunroom flooring: All lighting per plan and the electrical per code.
- Electrical: Assume 14 outlets and 2 exterior outlets. See lighting plans. Provide in-line dimmer switches for all exterior lighting.
- Plumbing: None.
- Mechanical: Assume a new 30% high-efficiency heat pump air system to heat and cool the 2nd story addition. Indoor unit to be located in the attic. Assume 1 duct is located in the existing front bedroom ceiling.

Alternatively, G.C. to achieve on feasibility of tapping into the existing house heat pump during that exists in the basement utility room to serve the new basement garage room space on the 2nd floor. (Existing ducts serving the sunroom may be used for the proposed heating and cooling capacity) based on the existing ductwork to serve the new sun room, existing master bedroom and kitchen accordingly. Account for possible vaulted ceiling height option at the sunroom.

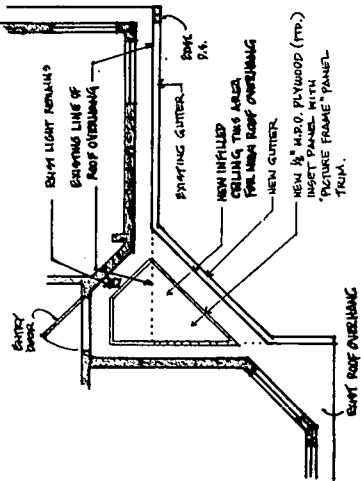
Outdoor heat pump unit shall be located next to existing heat pump. Provide manual J modifications per manufacturer's requirements.

Contractor to advise on the better approach for owners needs.

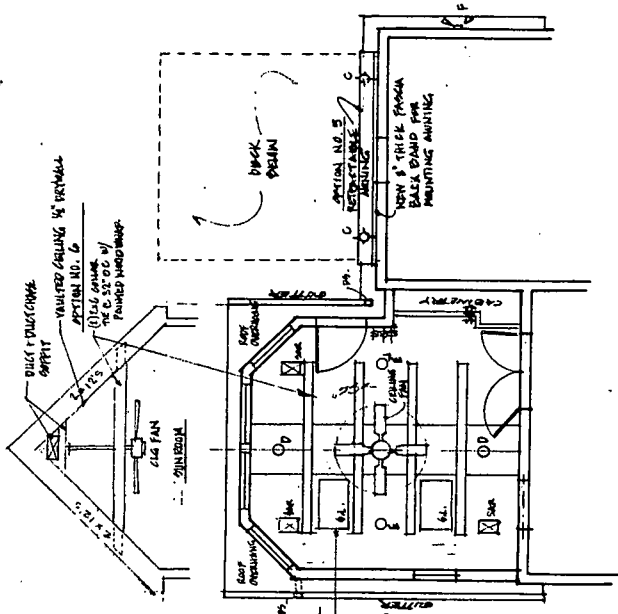


6 EXISTING SOUTH SIDE ELEVATION 1/4" = 1'-0"

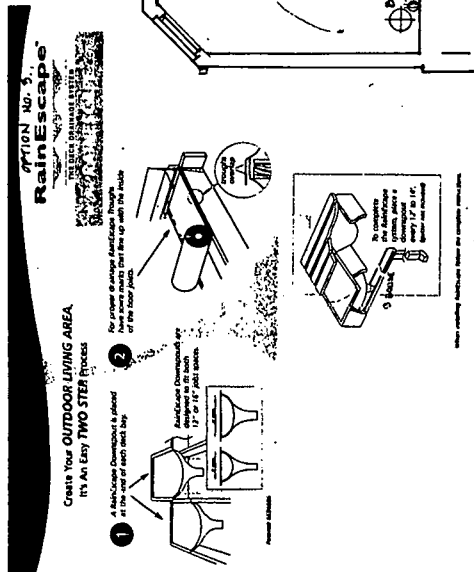
7 PROPOSED SOUTH SIDE ELEVATION 1/4" = 1'-0"



CEILING OVER FRONT ENTRY  
OPTION NO. 10. 1/2" x 11'0"

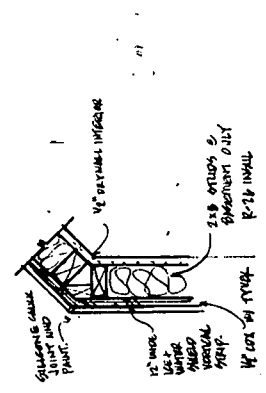
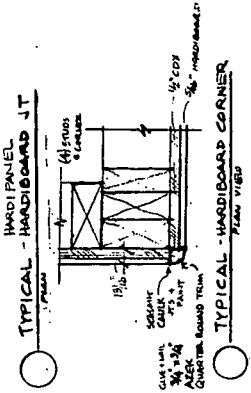
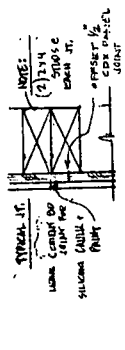
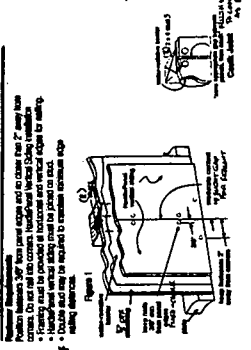


CEILING AND LIGHTING - 1st FLOOR  
1/2" x 11'0"



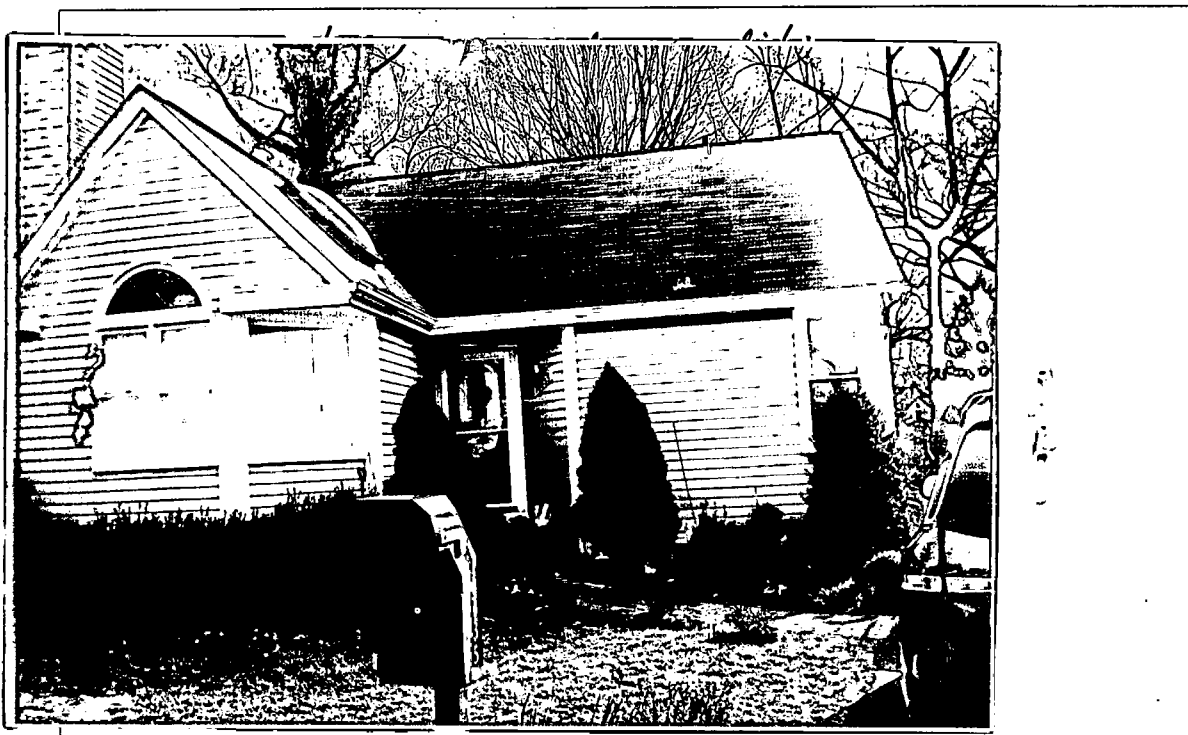
CEILING AND LIGHTING - BASEMENT LEVEL  
1/2" x 11'0"

**James Hardie**  
ESTABLISHED 1924  
STUCCO  
**HardiePanel™** Vertical Siding  
INSTALLATION REQUIREMENTS: FIBERGLASS REINFORCED PLASTER PRODUCTS



CEILING AND LIGHTING - BASEMENT LEVEL  
1/2" x 11'0"

Existing Property Condition Photographs (duplicate as needed)



Detail: Carlos & Delia Naranjo View of Front of the House

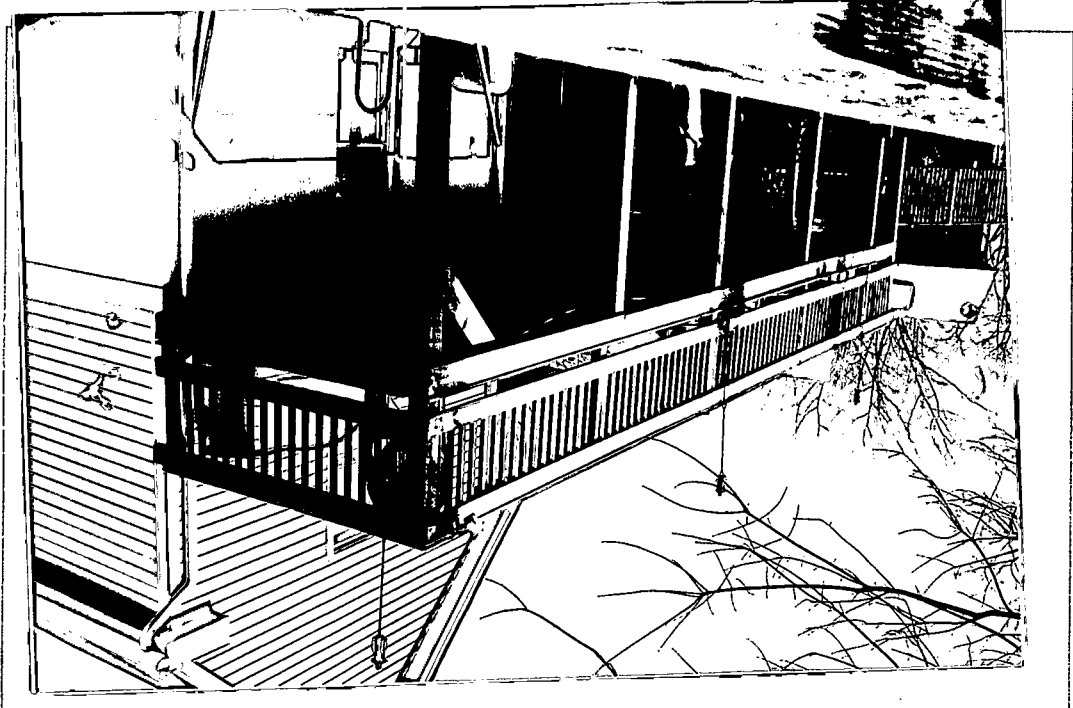


Detail: Carlos & Delia Naranjo View of site of the proposed 2 room addition

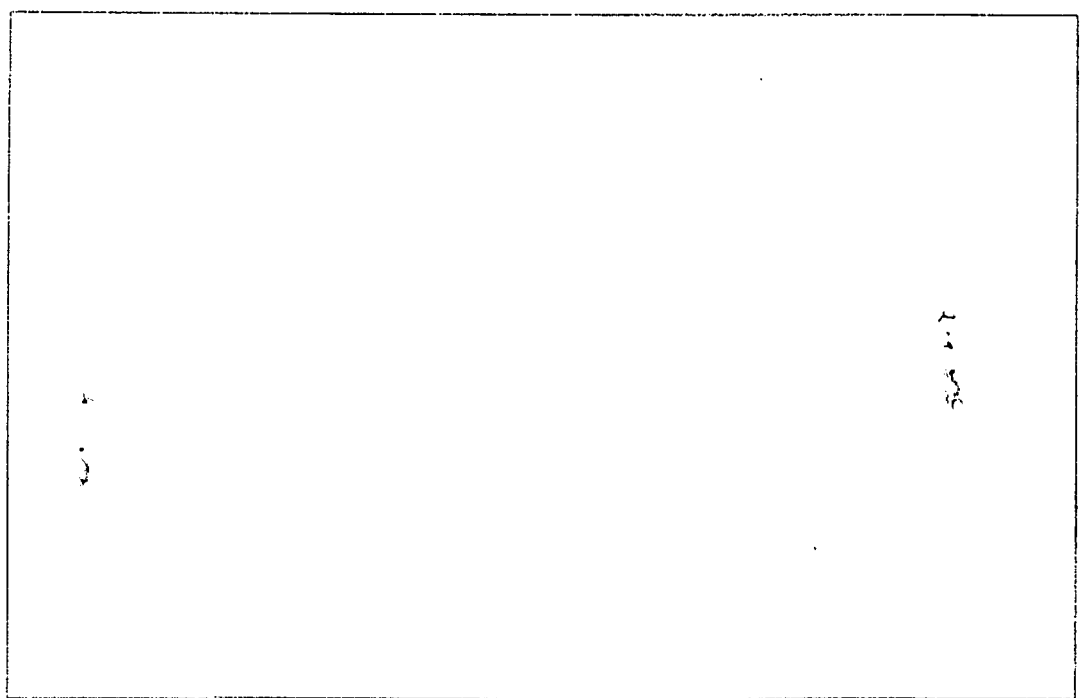
Applicant: Delia Naranjo

Page: \_\_\_

Detail: 10033 Pratt Place View of rear Deck



Detail: 10037 Pratt Place rear Deck



ADJACENT NEIGHBORS' DECKS.  
 Existing Property Condition Photographs (duplicate as needed)