



## HISTORIC PRESERVATION COMMISSION

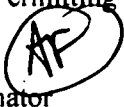
Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 11/9/12

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #610113—additions and alterations to house

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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 October 10, 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: Sasan Jalali  
Address: 35 West Irving Street, Chevy Chase

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.



# 610113



DPS - 88

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: sgjalali@gmail.com Contact Person: SASAN JALALI  
Daytime Phone No.: 608 692 9297

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: SASAN JALALI Daytime Phone No.: \_\_\_\_\_  
Address: 35 WEST IRVING STREET CHEVY CHASE MD 20815  
Street Number City State Zip Code

Contractor: TBS Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ROHIT THAKKAR Daytime Phone No.: 202 549 4215

**LOCATION OF BUILDING/PERMIT**

House Number: 35 Street: WEST IRVING  
Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
Lot: 6&7 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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

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

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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

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

Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_ For Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11/9/12

Application/Permit No.: 610113 Date Filed: 8/29/12 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



**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:

Existing building is built in 1928 Chevey Chase Village. Exterior is wood siding. All Windows are double hung wood windows, with black shutters on some of them. The main structure is two story Colonial. There are two additions built at separate times. On west side is a single story addition and two story addition on North side. The proposed project is to extend single story addition to two story and add two story addition on North Side. ( This entails Demolition of second story addition. The entire house is to be refurbished.

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

All Historic elements and features are to be preserved. All new exterior work to preserve existing features, style and details of existing structure and surrounding building.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

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

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

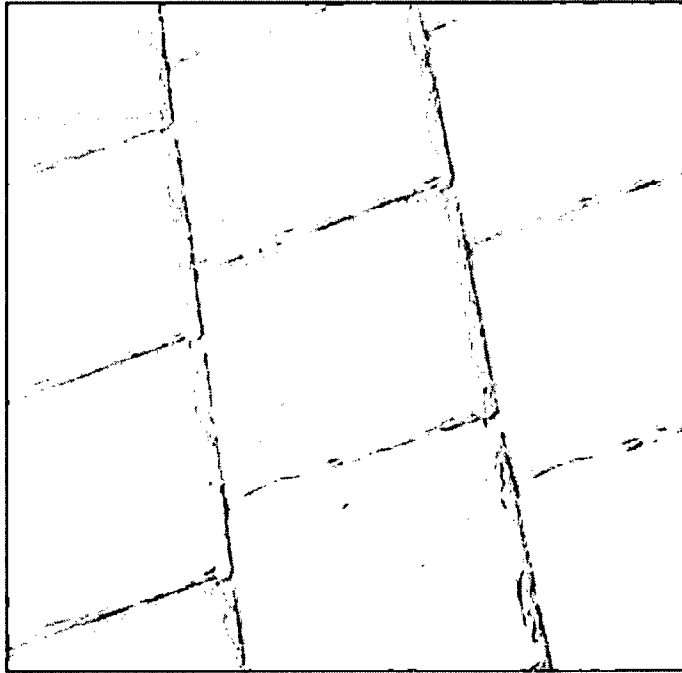
# Bellaforte Synthetic Slate Roof FIELD Tiles, VILLA

PRODUCT: Bellaforte Synthetic Slate Roof FIELD Tile, VILLA BLEND Multi-Color. 10 Pieces/Bundle. Price/Bundle. (special order item; 3-4 week leadtime; 20% restock fee; less than 12 bundles not returnable; free sample available)

DESCRIPTION: Economical yet beautiful synthetic Slate roofing tiles are manufactured with a proprietary blend of recycled plastic materials - 100% Green !

Designed from actual castings of natural slate tiles to provide a natural appearance. Uses varying embossed patterns and natural like variation of natural colors.

Its authentic beauty, performance and classic styling delivers a roof line with a lasting impression, adding great value to any home.



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

<b>Address:</b>	35 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	10/10/12
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	10/3/12
<b>Applicant:</b>	Sasan Jalali	<b>Public Notice:</b>	9/26/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-12U	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Additions and alterations to house

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1928.

**PROPOSAL**

The applicant is proposing to construct a second story addition above a non-historic one-story west side addition. The applicants also propose an addition to the north side (rear) where there is an existing non-historic addition. The addition will have wood siding and wood windows and shutters to match the existing conditions but will be inset and lower than the original massing. The existing windows on the west side second floor will be salvaged and relocated to the new west side wall. On the rear elevation the applicant proposes a new double window in the main block. The rear addition will have wood French doors with wood stairs to grade.

**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***

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape

due to their size, scale, and architectural character.”

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.

Specifically, the *Guidelines* state:

- o 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 streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- o Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village.
- o 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. For outstanding resources, they should be subject to strict scrutiny. 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. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

**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:***

#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.

**STAFF DISCUSSION**

The *Guidelines* state that “contributing resources add to the overall streetscape due to their size, scale, and architectural character” and allow for second story additions over existing first floor footprints. The applicant is proposing a second story addition above a non-historic side addition and a rear addition to replace a non-historic rear addition. The proposed additions are compatible in material and design and are clearly differentiated with the lower roof ridges and an 8” inset at the side. The one proposed new window is on the rear elevation and all other existing windows will be retained; the west side windows will be salvaged and relocated. Applying moderate scrutiny, the guidelines allow the construction of the proposed additions and the other proposed alterations to this house.

Staff finds that this HAWP application is in accordance with the *Guidelines* and recommends that the HPC approve the project.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (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.

# 610113



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: sgjalali@gmail.com Contact Person: SASAN JALALI  
 Daytime Phone No.: 608 692 9297  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: SASAN JALALI Daytime Phone No.: \_\_\_\_\_  
 Address: 35 WEST IRVING STREET CHEVY CHASE MD 20815  
Street Number City State Zip Code  
 Contractor: TBS Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: ROHIT THAKKAR Daytime Phone No.: 202 549 4215

**LOCATION OF BUILDING/PREMISE**

House Number: 35 Street: WEST IRVING  
 Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
 Lot: 6&7 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

**1A. CHECK ALL APPLICABLE:**

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

**CHECK ALL APPLICABLE:**

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

1B. Construction cost estimator: \$ \_\_\_\_\_  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS**

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

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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

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

\_\_\_\_\_  
Signature of owner or authorized agent \_\_\_\_\_  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 610113 Date Filed: 8/29/12 Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

*(Handwritten initials)*

4



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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Existing building is built in 1928 Chevey Chase Village. Exterior is wood siding. All Windows are double hung wood windows, with black shutters on some of them. The main structure is two story Colonial. There are two additions built at separate times. On west side is a single story addition and two story addition on North side. The proposed project is to extend single story addition to two story and add two story addition on North Side. ( This entails Demolition of second story addition. The entire house is to be refurbished.

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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;
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- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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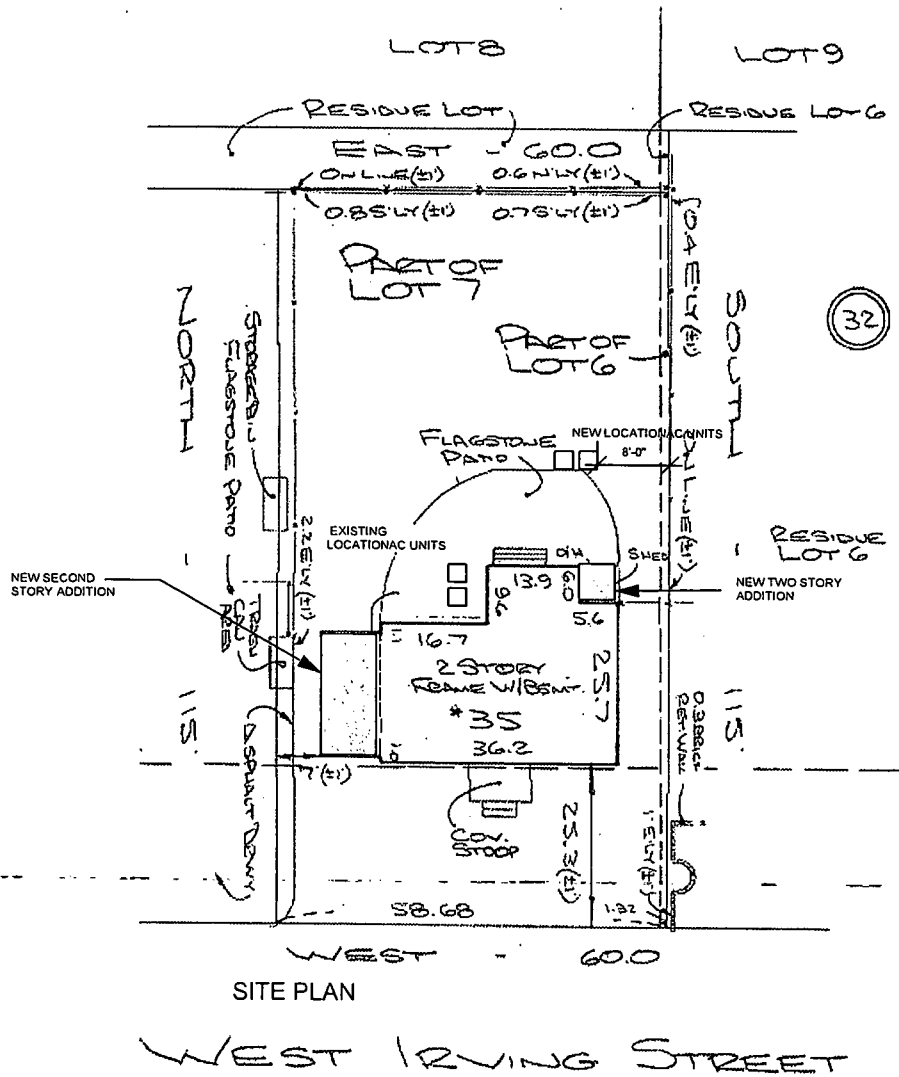
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**  
35 West Irving Street  
Chevy Chase MD 20815

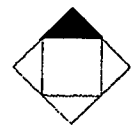
**Owner's Agent's mailing address**  
1628 Montague Street NW  
Washington DC 20011

**Adjacent and confronting Property Owners mailing addresses**


Site Plan

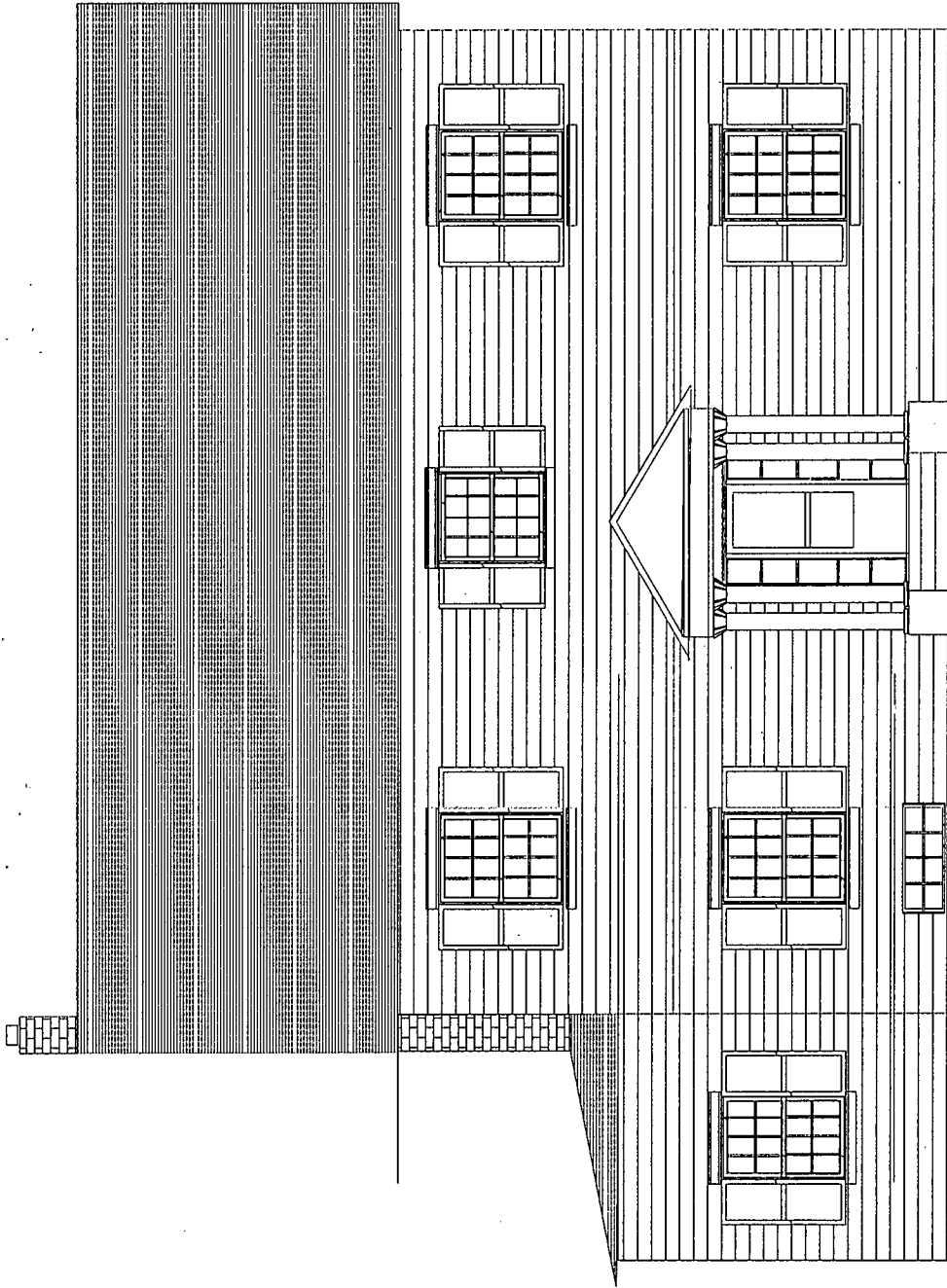


SITE PLAN



Shade portion to indicate North

Applicant: \_\_\_\_\_

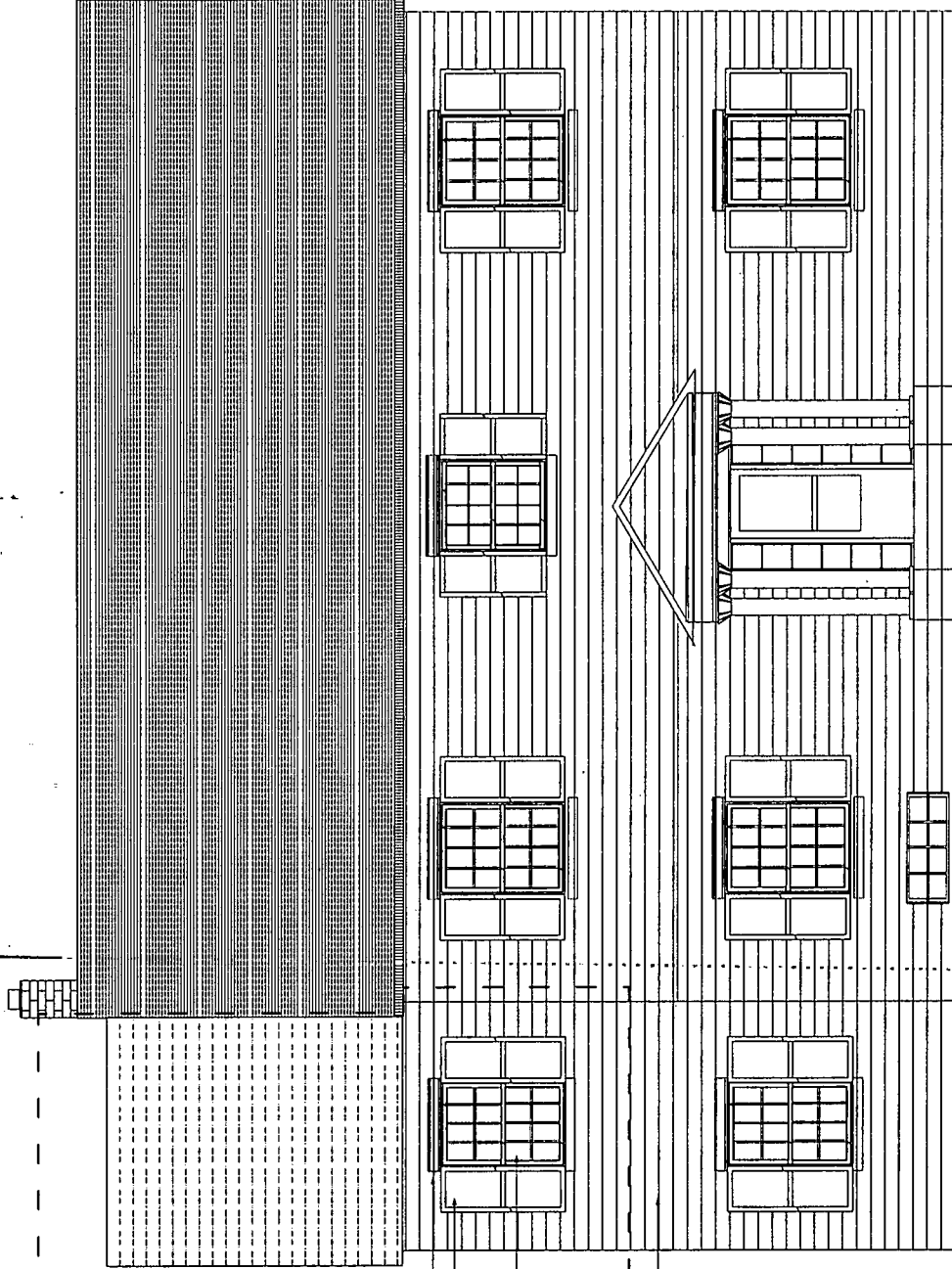


SOUTH ELEVATION  
SCALE: 1/2" = 1'-0"

8

**EXTERIOR MATERIAL AND DETAIL NOTES:**

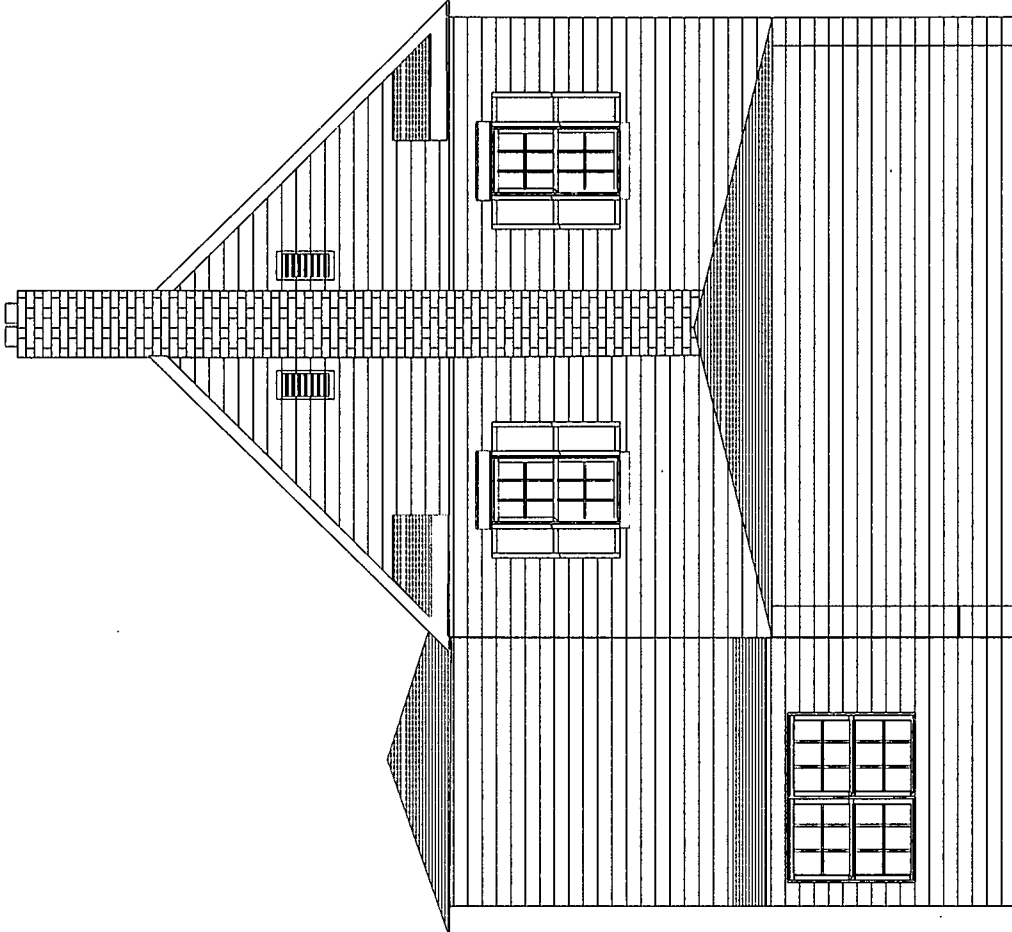
1. ALL EXTERIOR SURFACE MATERIAL TO MATCH EXISTING. THIS INCLUDES COLOR, BASIC MATERIAL, AND TEXTURE (WOOD GRAIN).
2. ALL EXTERIOR SURFACE MATERIAL TO MATCH EXISTING. THIS INCLUDES COLOR, BASIC MATERIAL, AND TEXTURE (WOOD GRAIN).
3. ALL EXTERIOR SURFACE MATERIAL TO MATCH EXISTING. THIS INCLUDES COLOR, BASIC MATERIAL, TEXTURE AND STYLE. WINDOWS AND DOORS TO MATCH EXISTING. ALL CONSTRUCTION MATERIAL TO MATCH EXISTING.



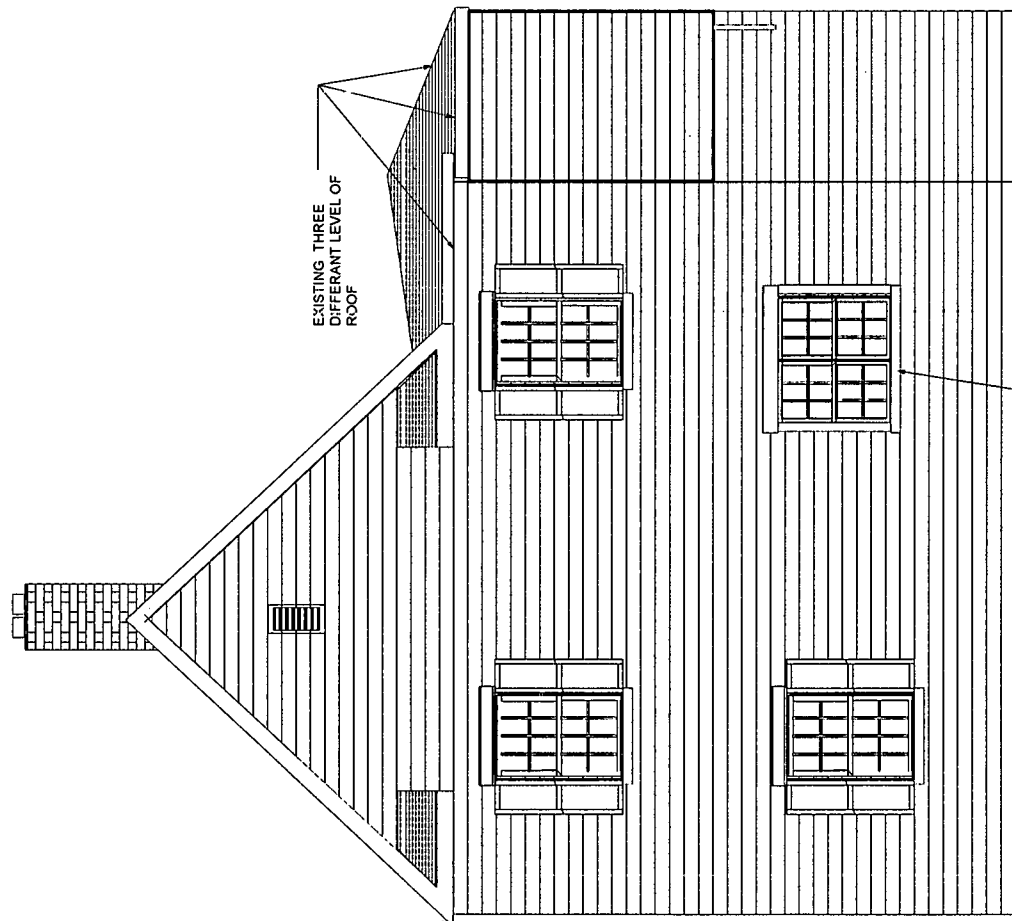
WOOD TRIM TO MATCH IN SIZE AND COLOR TO EXISTING  
WOOD SHUTTERS ON BOTH SIDES  
NEW WOOD WINDOWS WITH UNFINISHED INTERIORS

WOOD SIDING

**SOUTH ELEVATION**  
SCALE: 1/2" = 1'-0"



WEST ELEVATION  
SCALE : 1/2" = 1'-0"



EXISTING WOOD WINDOWS  
TO REMAIN  
EAST ELEVATION  
SCALE : 1/2" = 1'-0"

**NEW ADDITION**  
THIS DETAIL TO MATCH EXISTING ROOF CORNICE AND TRIM DETAIL

**NEW ADDITION**

NEW FIBERGLASS SHINGLES TO MATCH EXISTING SHINGLES IN STYLE AND COLOR

EXISTING WOOD WINDOWS AND EXISTING SHUTTERS TO BE RELOCATED ON SECOND FLOOR NEW WALL

WOOD SIDING TO MATCH EXISTING IN SIZE AND COLOR

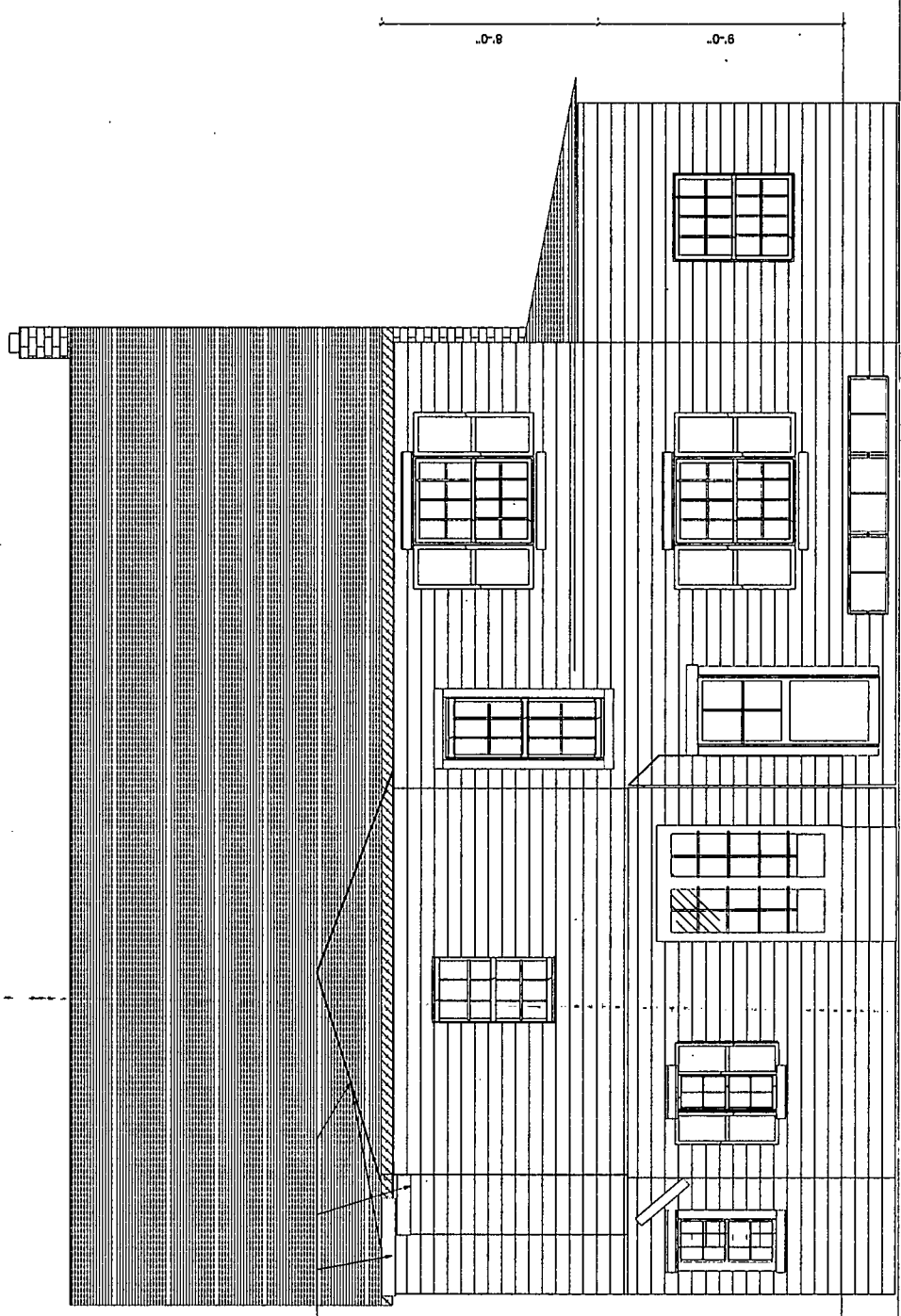
**WEST ELEVATION**  
SCALE : 1/2" = 1'-0"

EXISTING WOOD WINDOWS TO REMAIN

**EAST ELEVATION**  
SCALE : 1/2" = 1'-0"

**PROPOSED**





EXISTING THREE  
DIFFERANT LEVEL OF  
ROOF

NORTH ELEVATION  
SCALE : 1/2" = 1'-0"



**EXTERIOR MATERIAL AND DETAIL NOTES:**

1. ALL EXTERIOR SURFACE MATERIALS TO MATCH EXISTING THIS INCLUDES COLOR, GRAIN, TEXTURE AND FINISH.
2. ALL EXTERIOR SURFACE MATERIALS TO MATCH EXISTING THIS INCLUDES COLOR, GRAIN, TEXTURE AND FINISH.
3. ALL EXTERIOR SURFACE MATERIALS TO MATCH EXISTING THIS INCLUDES COLOR, GRAIN, TEXTURE AND FINISH.
4. CONSTRUCTION DETAILS FOR ROOF CORNER, WINDOW, DOOR, TRIM, COLOR, GRAIN, TEXTURE AND FINISH TO MATCH EXISTING.

THIS DETAIL TO MATCH EXISTING  
ROOF CORNER AND TRIM DETAIL.

NEW ROOF TRIM CLASH SHAPERS

WOOD SHAPERS ON BOTH  
SIDES

0'-9"

0'-6"

NEW WINDOW

NEW DOUBLE WINDOW

EXISTING ROOF  
TO MATCH EXISTING  
ROOF CORNER AND  
TRIM DETAIL OF THE  
HOUSE

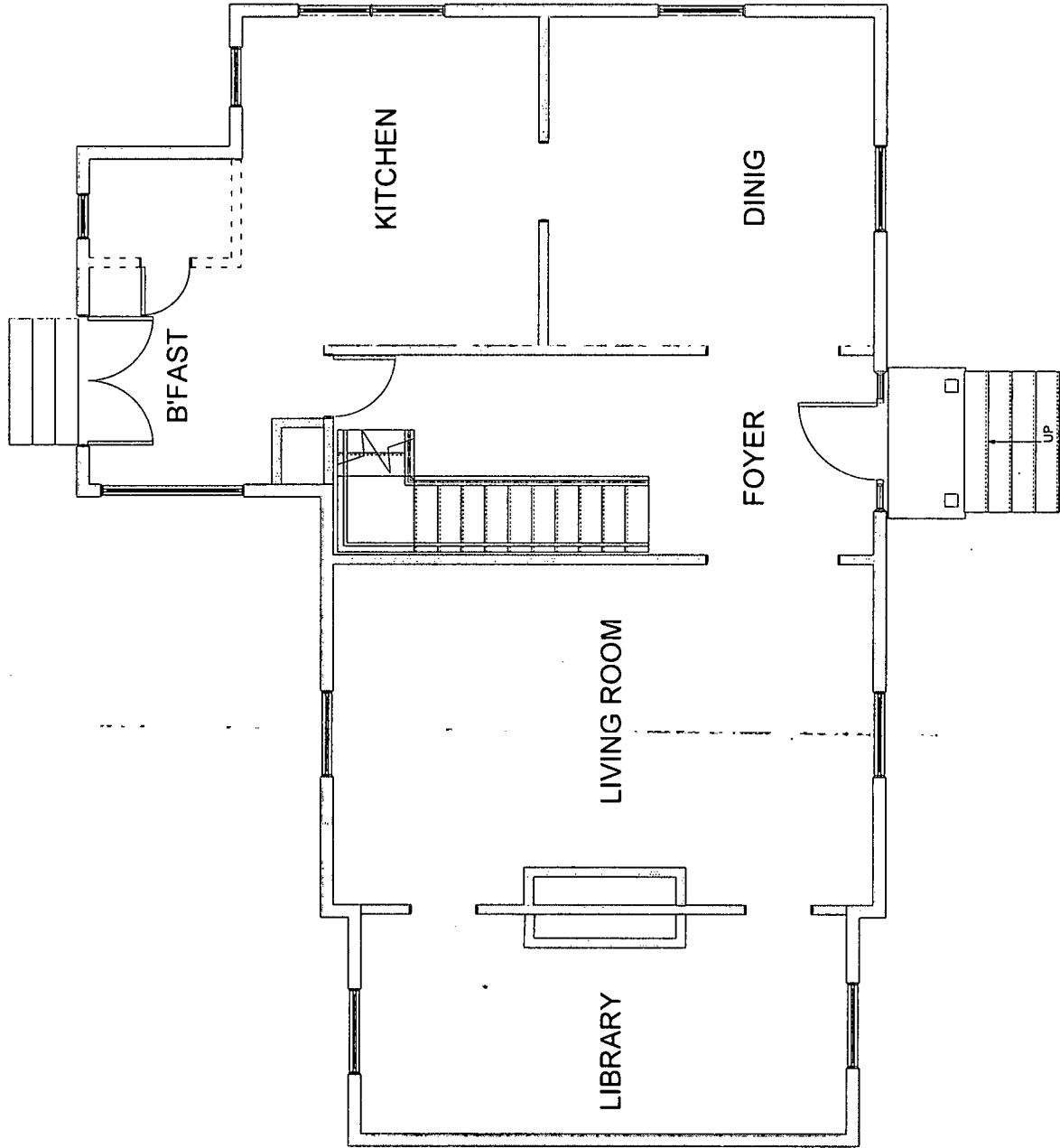
WOOD SHAPERS TO  
MATCH EXISTING  
SIDE AND CORNER

NEW TRIM DOOR AND  
WINDOW TRIM ALL WOOD WITH  
MATCHING GRAIN AND COLOR

NEW 1/2" WOOD SHAPERS WITH 1/4"  
BANDING ON BOTH SIDES

NORTH ELEVATION  
SCALE: 1/2" = 1'-0"

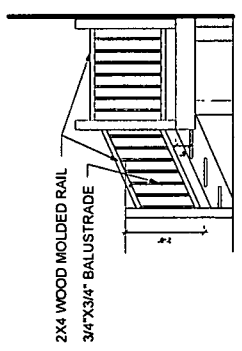
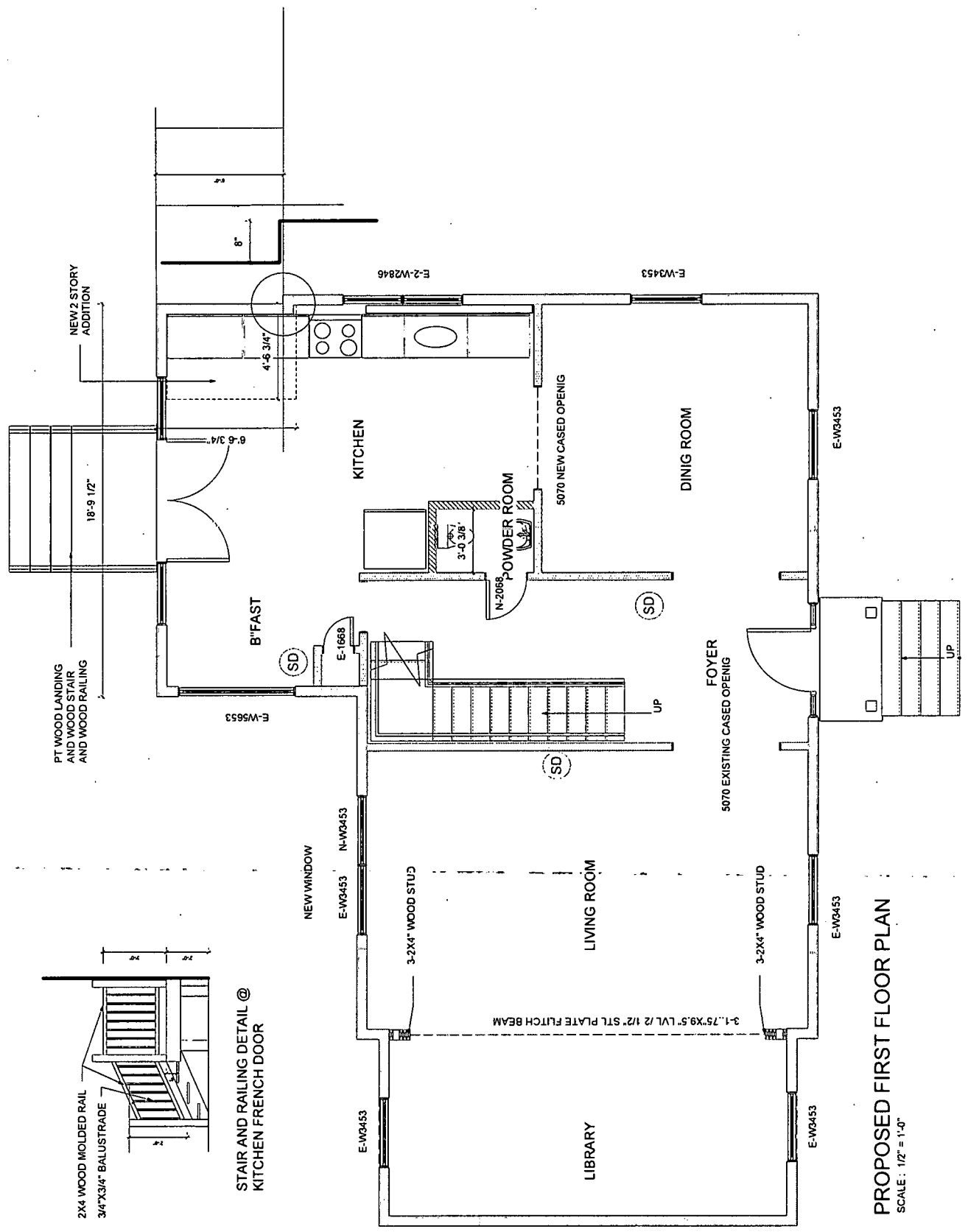
PROPOSED



**EXISTING FIRST FLOOR PLAN**

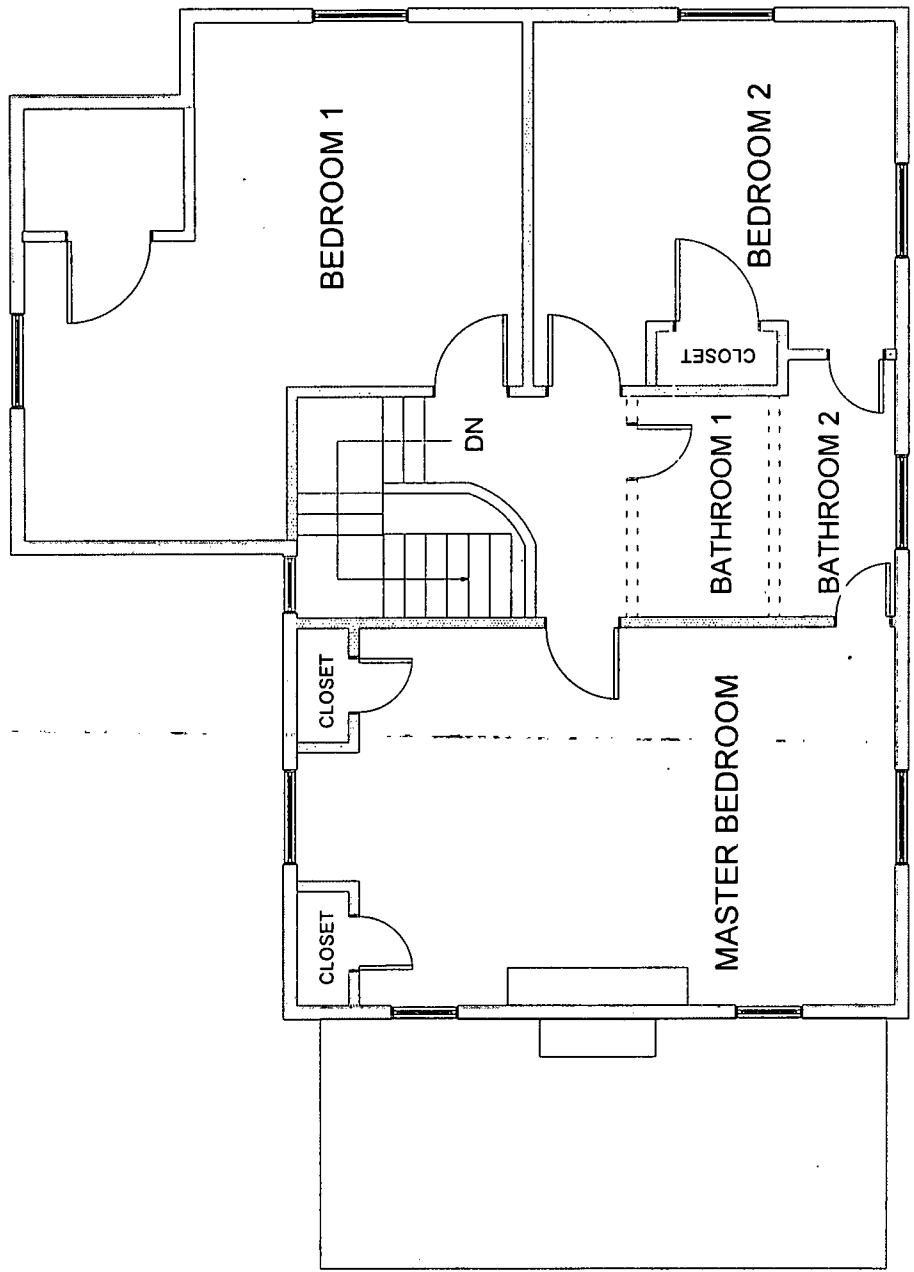
SCALE : 1/2" = 1'-0"

- 1) Onp elevator
- 2) The both east
- 3) Also floor plan, you fix thx
- 4) Why
- 5) Onp
- 6) Onp facade?
- 7) Plea
- 8) One the existin
- 9) On t a railing?
- 10) Is the



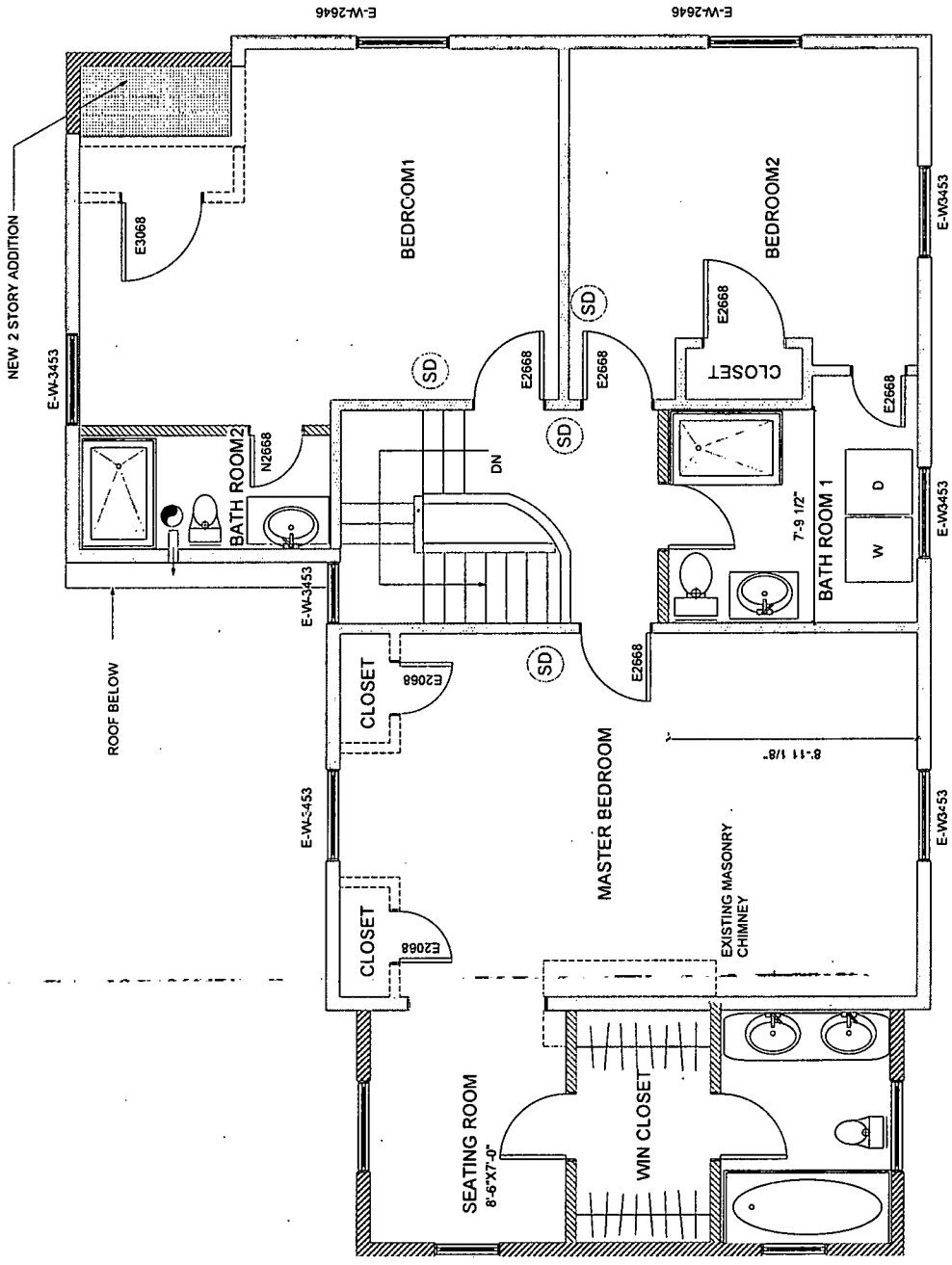
STAIR AND RAILING DETAIL @  
 KITCHEN FRENCH DOOR

**PROPOSED FIRST FLOOR PLAN**  
 SCALE : 1/2" = 1'-0"

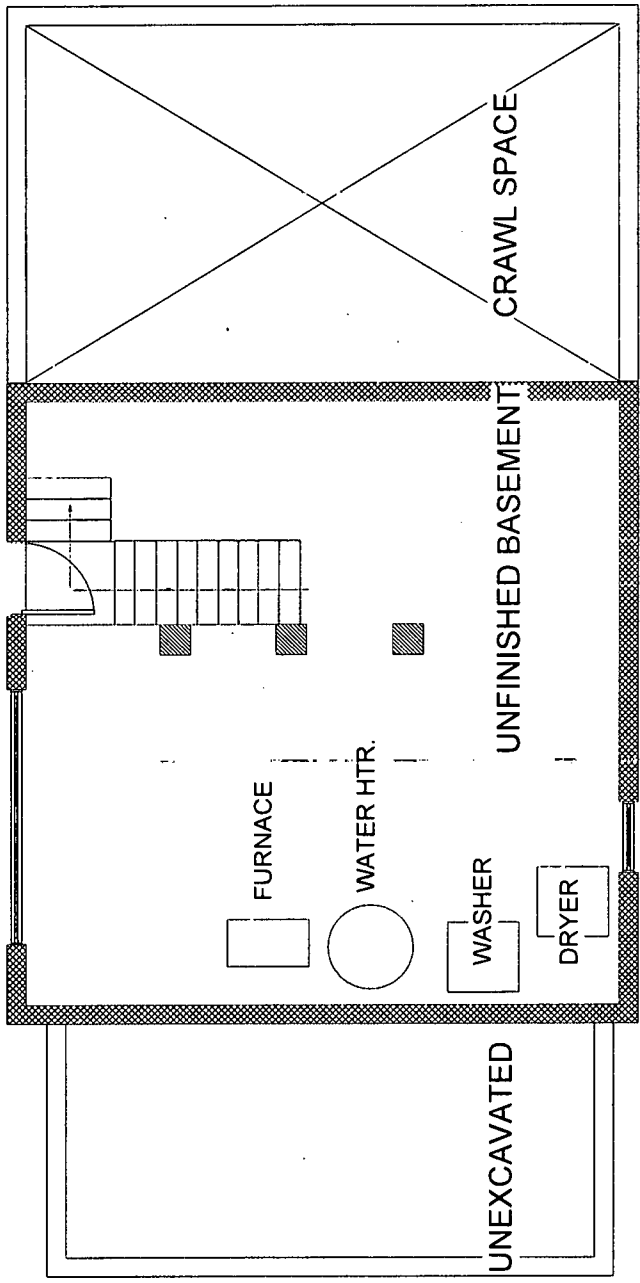


**EXISTING SECOND FLOOR PLAN**

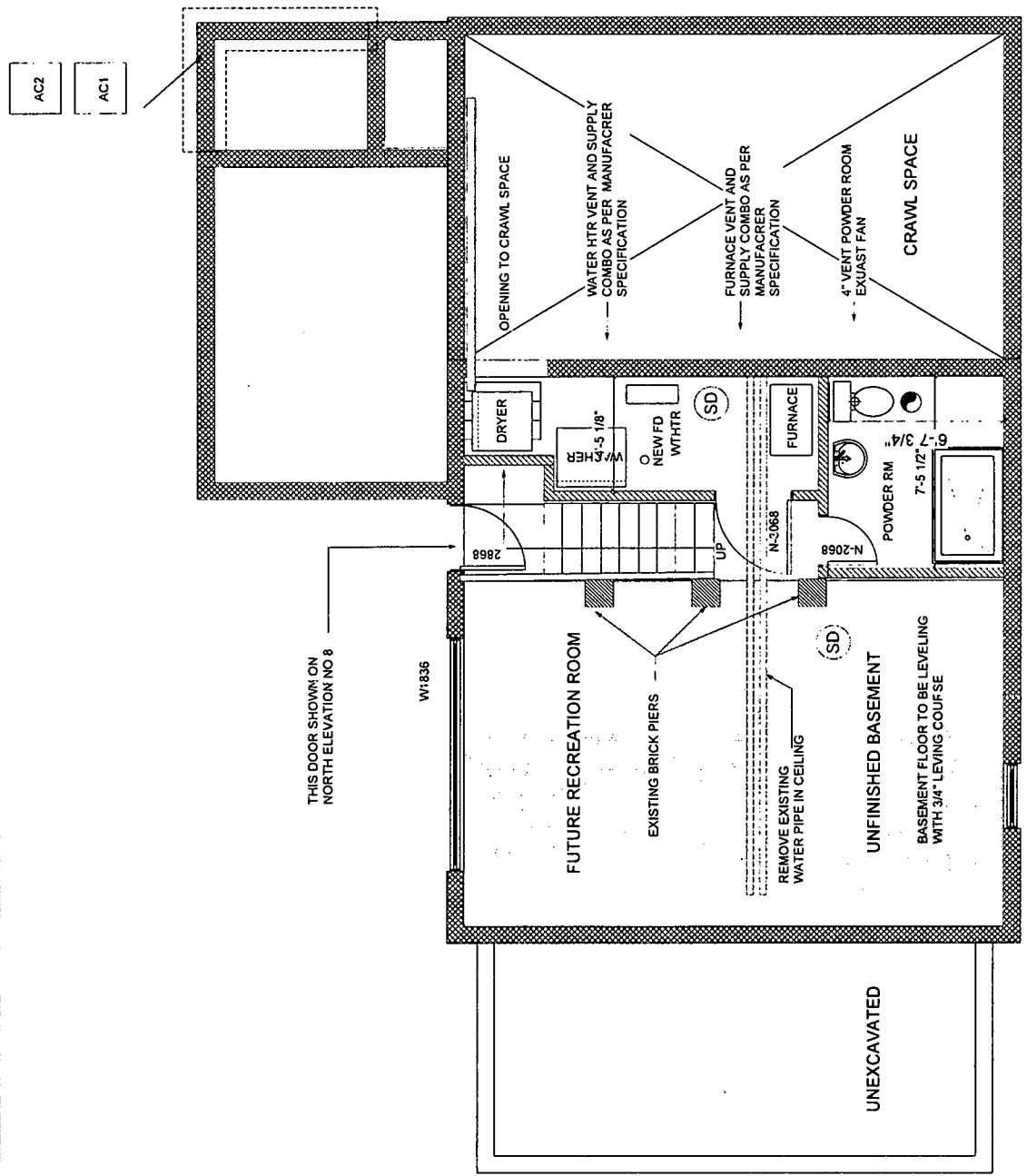
SCALE : 1/2" = 1'-0"



PROPOSAL SECOND FLOOR PLAN  
SCALE: 1/2" = 1'-0"



**EXISTING BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



AC2  
AC1

THIS DOOR SHOWN ON  
NORTH ELEVATION NO 8

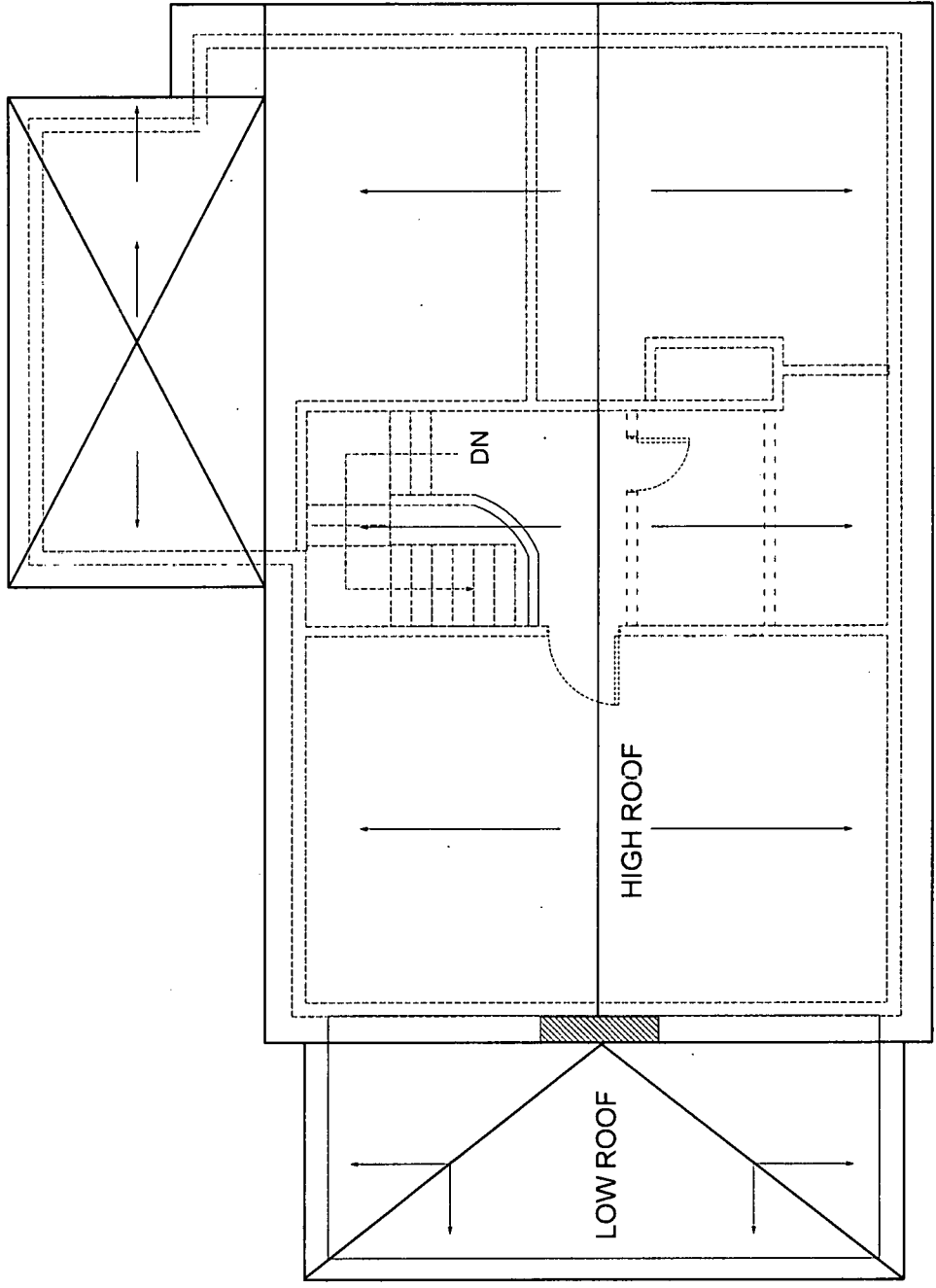
W1836

W1836

### PROPOSED BASEMENT FLOOR PLAN

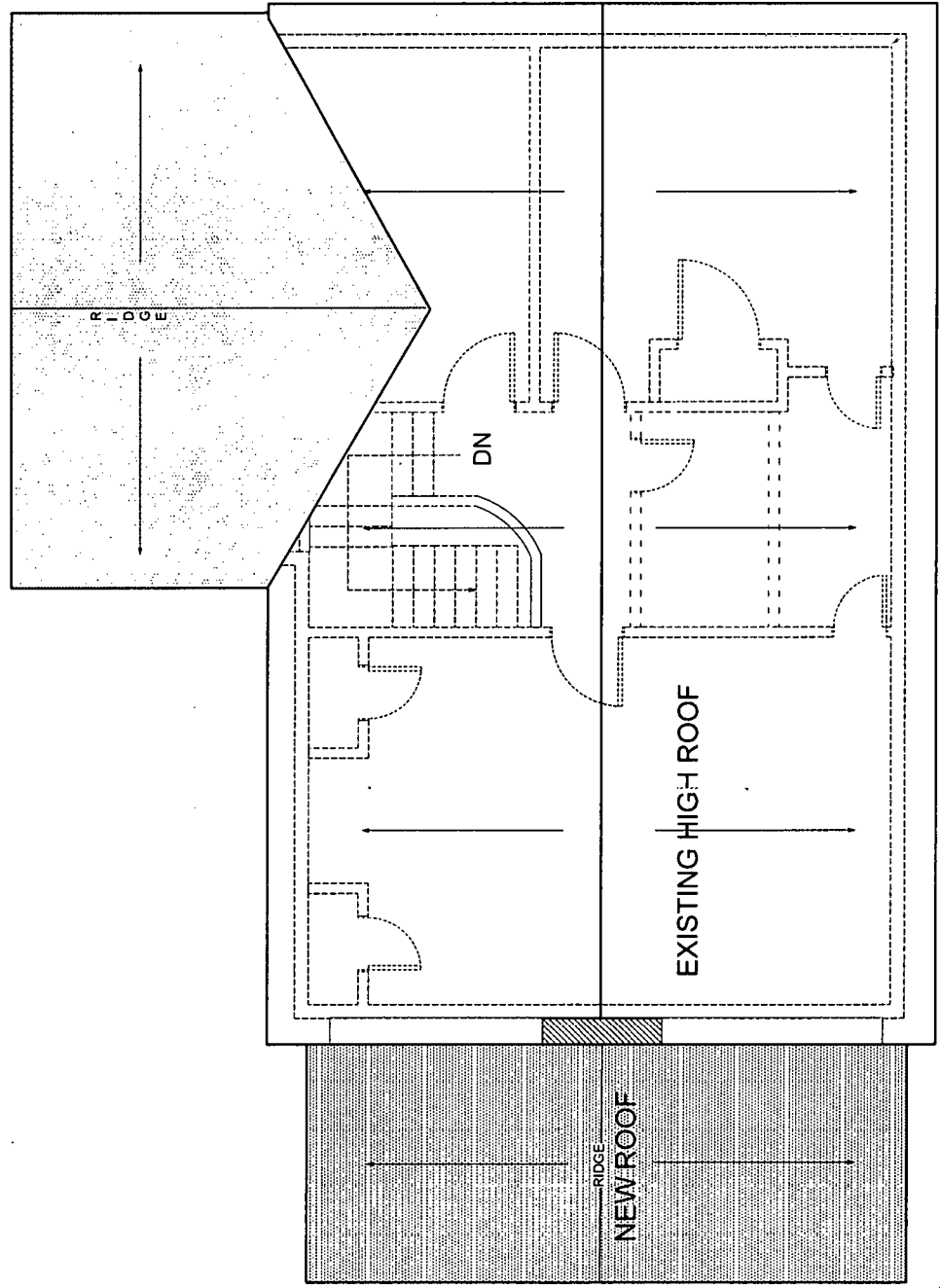
SCALE: 1/2" = 1'-0"

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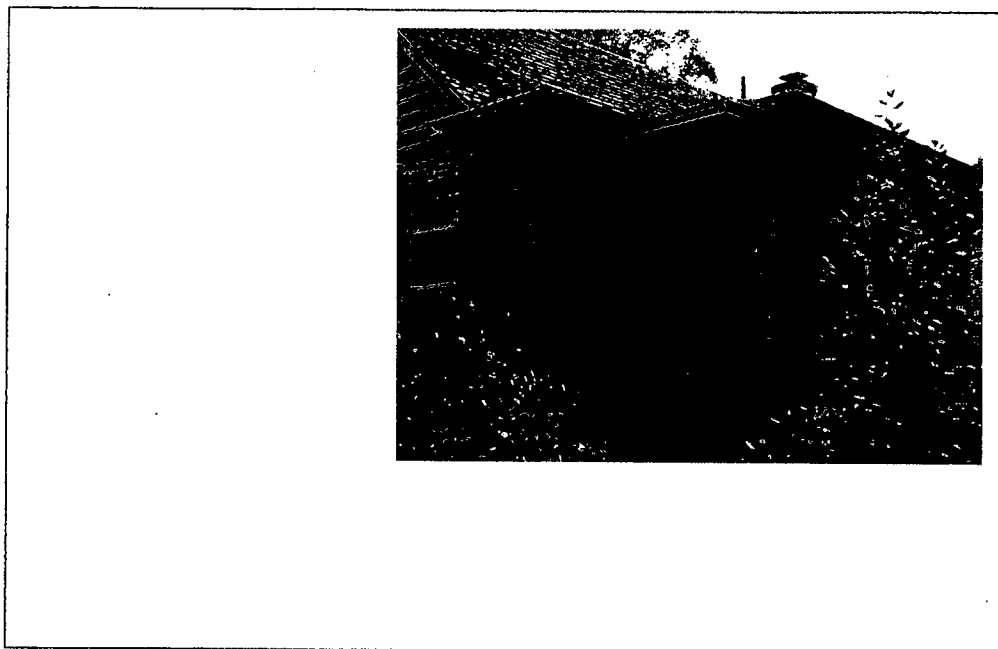
**EXISTING ROOF PLAN**  
SCALE : 1/2" = 1'-0"



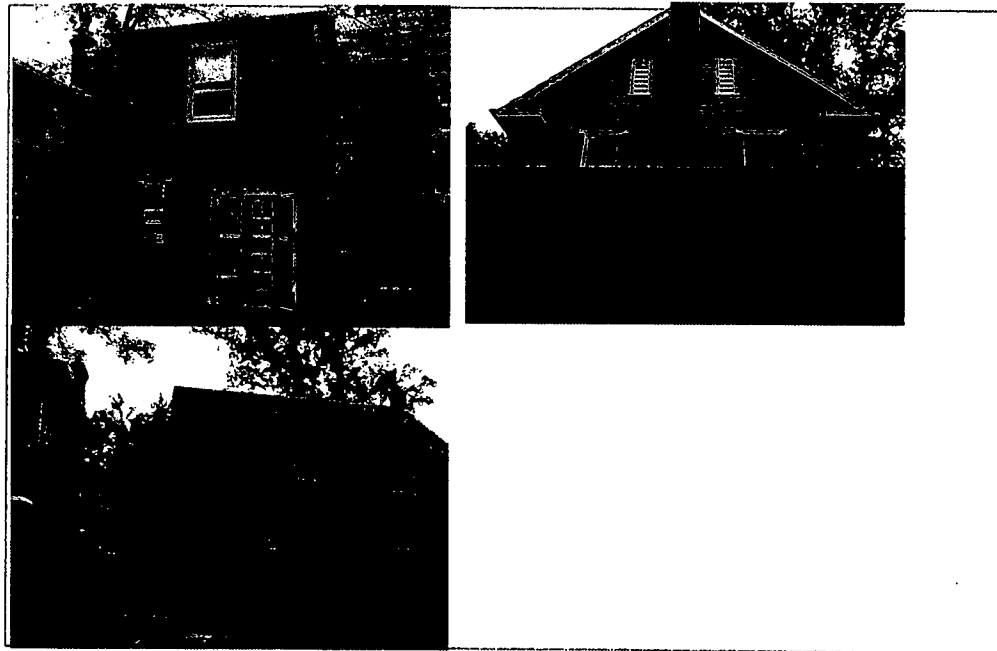


PROPOSAL ROOF PLAN  
SCALE: 1/2" = 1'-0"

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

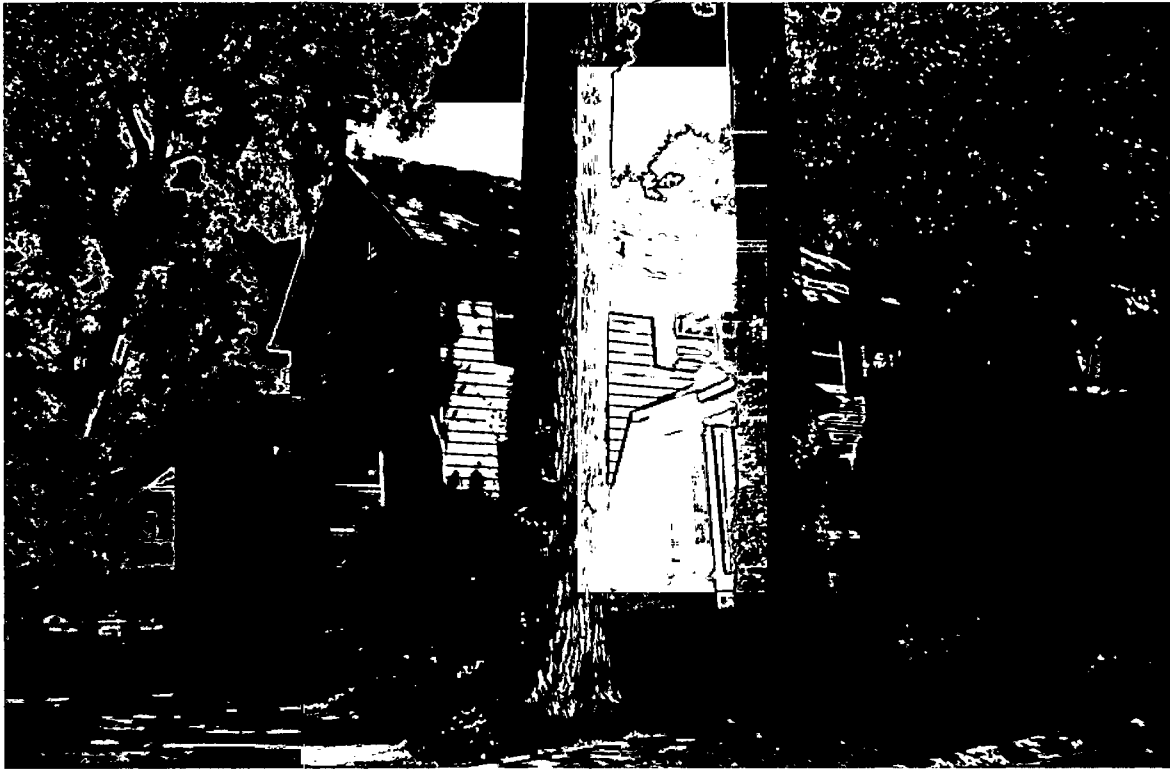


Detail: \_\_\_\_\_

Applicant: \_\_\_\_\_

Page: \_\_

35 W. Irving





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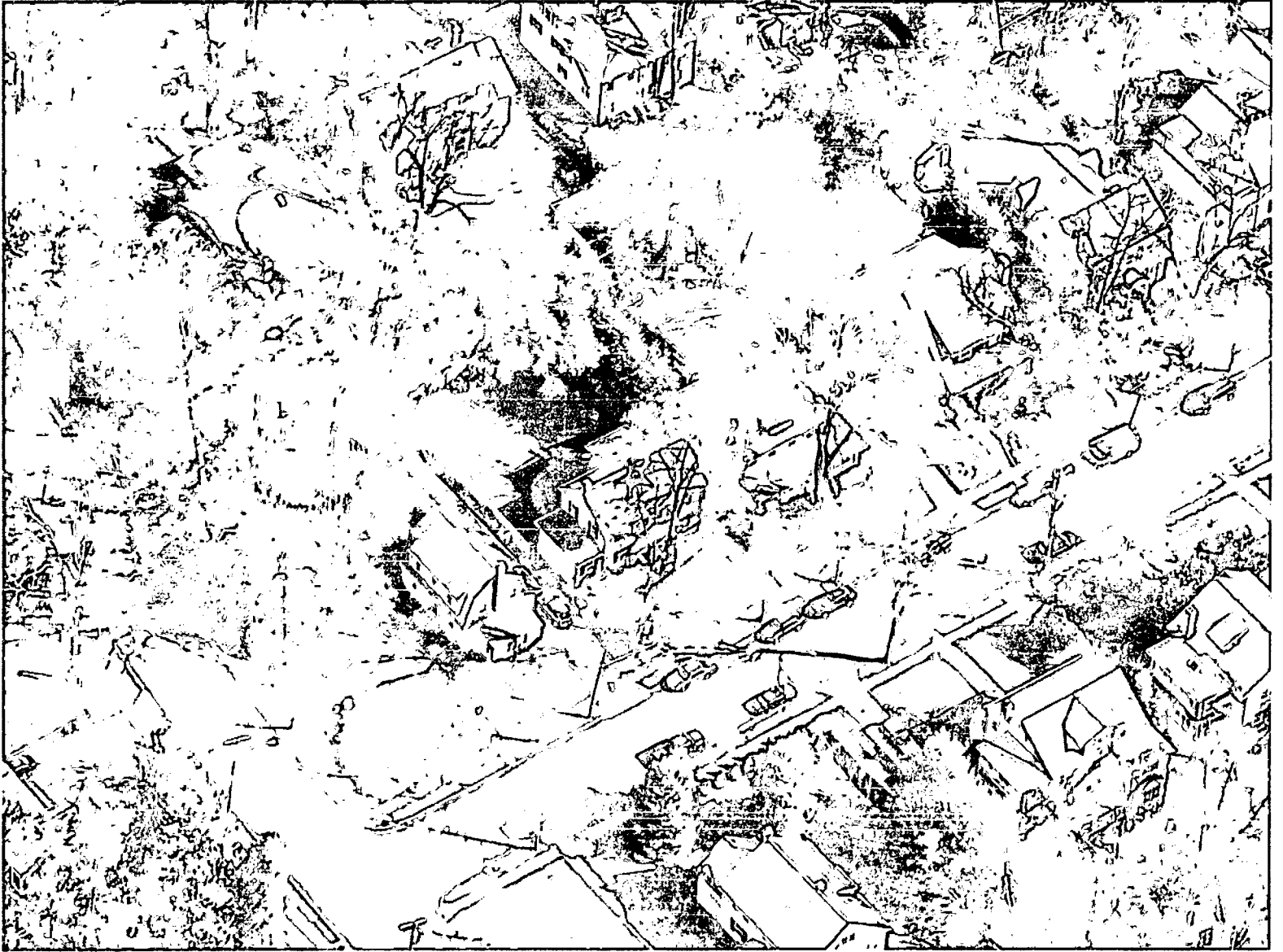












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