

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23315 Frederick Road, Clarksburg	Meeting Date:	4/13/2011
Resource:	Vacant Lot Clarksburg Historic District	Report Date:	4/6/2011
Applicant:	Bette Buffington	Public Notice:	3/30/2011
Review:	HAWP	Tax Credit:	None
Case Number:	(REVISION) 13/10-11A	Staff:	Josh Silver
PROPOSAL:	New construction		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** this HAWP application **with two conditions**:

1. The proposed bracket mounted signs in the west and south gable ends of Wing A are **not** approved. The applicant must relocate the signs so that they fit entirely within the gable ends on both elevations. Final sign design and location to be reviewed and approved by HPC staff.
2. The proposed 10'6" high, monument sign and 4' high fence sections in the front of the property are **not** approved. The applicant will install a sign with a maximum height of no more than 6' in the same location.

PROPERTY DESCRIPTION

SIGNIFICANCE: **Clarksburg Historic District**
STYLE: **Vacant Lot**

This vacant lot (Parcel 200) on Frederick Road in Clarksburg is a split zone parcel, 25% C-1 and 75% R-200. It is relatively flat with trees at the rear of the property. The lot is roughly 130' x 330' and just under an acre in area (42,900 SF). It is flanked on the north by a non-contributing 1960s post office and on the south by a heavily treed vacant parcel. Across the street are a c.1920s vernacular residence and another vacant lot.

BACKGROUND

The HPC reviewed and approved a revised proposal for construction of an approximately 14,284 square foot (7,142 square foot footprint) commercial building containing office, retail, and restaurant uses, and 71 parking spaces at the December 1, 2010 meeting. The revised changes were requested to address elements of the proposed design that were determined necessary to complete the final design phase of the building (i.e., code compliance, utility installations, etc.).

PROPOSAL:

Note: No changes to the building size or location are proposed as part of this revision to the HPC approved plans.

REVISIONS TO HPC APPROVED PLANS:**Entry Door and Window Locations**

- Install two additional tenant entry doors on the south side of Wing B in lieu of windows. The proposed reconfiguration of the doors requires the addition of a corresponding tenant service door on the left (north) elevation
- Lower the center gable from the south side roof on Wing B to the middle section of the south elevation.

Patio

- Expand the brick paver patio 7'. The revised design will extend the approved patio beyond the porch roof to the east. No changes to the porch roof, shell of the building or surface treatments are proposed.

Parking Area

- Install brick pavers in lieu of concrete pavers at all internal sidewalk and crosswalk locations and at the vehicular entry of MD Route 355/Frederick Road
- Install a recycled asphalt surface in the main parking area in lieu of the approved textured concrete surface treatment.

NEW ITEMS:**Signage**

- Install two 65 s.f. wooden signs with painted raised letters in the west and south gable ends of Wing A
- Install two sandblasted wooden signs with painted letters under the southern porch roof on the southern side of Wing A
- Install a continuous 2' -4" white sandblasted wood frieze board underneath the porch roof on the southern side of Wing B. Similar to Wing A, painted letters will be applied to the board
- Install a 94 s.f. (10'6" high), wooden monument sign in the front of property along Route 355/Frederick Road. The design includes the installation of composite material fence sections on both sides of the sign using materials similar in design to the HPC approved front and rear porch railings.

ADA Handrail

- Install a composite material (paintable) ADA handrail to the tenant entrance on the south side of Wing A. The proposed railing posts will match the HPC approved front porch post materials and design.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Clarksburg Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Clarksburg: A Long Range Preservation Plan* and the *Montgomery*

County Code Chapter 24A (Chapter 24A) and pertinent guidance in applicable Master Plans. The pertinent information in these documents is referred to below in the staff discussion section.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

Staff supports the proposed 1st floor entry door and window reconfiguration on the south side of Wing B. However, the proposed treatments, more commercial in character, raises concern with its relationship to the 2nd floor residential expression of the building. Staff supports the proposed relocation of the center gable from the south side roof on Wing B to the middle section of this elevation. This change has no material effect on the expression of the building and helps further break up the massing.

Staff supports the proposed patio expansion and installation of an ADA compliant handrail on the south elevation. The patio expansion is a literal extension of the approved patio design and does not require any

changes to the building design. The ADA handrail design and materials is consistent with the approved front porch railing.

Staff supports the number of signs and sign materials as proposed. All proposed sign locations and dimensions are consistent with the Montgomery County sign code regulations. Staff supports the tenant sign locations under the porch roof on Wing B.

However, staff is concerned about the placement of the western and southern gable end signs on Wing A in relationship to the windows. The proposed signs are relatively large for a building that is intended to have a residential expression and interrupt the window pattern on both elevations. Staff recommends a slightly smaller sign confined to entirely within the gable ends on both elevations to make the signs more subordinate to the overall residential scale and expression of Wing A.

Staff also recommends reducing the height of the proposed monument sign to conform more to the residential character of Wing A. The sign height as proposed (10'6") is inconsistent with the rural character of the historic district and detracts attention away from the residential design features of Wing A. A lower and wider sign dimension could still achieve the same number of tenant information while conforming to the residential character of the building and historic district.

The installation of brick pavers is consistent with the original design intent of using a lightly textured colored concrete paver for the driveway apron and sidewalk areas identified on the site plan.

Staff supports the proposed recycled asphalt parking area surface treatment. Although the HPC does not generally support the installation of asphalt materials for parking and driveway areas, staff finds the proposed recycled asphalt treatment as being similar enough to the tar and chip application the HPC regularly approves for driveways. Unlike a typical paved black asphalt treatment that is of similar mix design and uniform in appearance, the recycled asphalt includes a different aggregate to give it a more textured appearance, as such staff finds the recycled asphalt treatment as being an appropriate substitute for the lightly textured concrete that was approved by the HPC.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP **with the conditions specified on Circle 1** application as being consistent with Chapter 24A-8(b) (1) & (2)

- (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 and;

with the general condition that the applicant shall present the **3 permit sets of drawings 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: James Dankush
Daytime Phone No.: (703) 356-6771

Tax Account No.: 208103661
Name of Property Owner: Mr. Belle Buffington Daytime Phone No.: (301) 774-5900
Address: 3300 Olney Sandy Spring RD Olney MD 20832
Street Number City State Zip Code
Contractor: NCB Construction Inc. Phone No.: (301) 384-7900
Contractor Registration No.: 1570 4489
Agent for Owner: Butz Wilben Daytime Phone No.: (703) 356-6771

LOCATION OF BUILDING/PREMISE

House Number: 23315 Street: N Frederick Road
Town/City: Clarksburg MD Nearest Cross Street: Stingstone Road
Lot: _____ Block: _____ Subdivision: Sub 1, Map EW31
Liber: 33697 Folio: 552 Parcel: P200

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: \$ 1,500,000

1C. If this is a revision of a previously approved active permit, see Permit # 513014

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 6 feet 0 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.: 063 5417 Date Filed: 3/23/11 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:

Site is vacant, with no existing structures. There is an existing gravel drive and is partially forested.

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

New two story Commercial & retail building with architectural features to complement the historic setting. These features include porches, residential windows, clapboard siding, and a metal roof.

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. 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.



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March 22, 2011

Joshua Silver - Senior Planner
Urban Design and Preservation Division
Montgomery County Planning Department
1400 Spring Street, Suite 500
Silver Spring, MD 20910

HWP# 513014

Dear Mr. Silver:

This letter is to update you and the Commission, in advance of the April 13th Historic Preservation Commission Meeting, on the status of the project and those items that we are updating for the Buffington Building in Clarksburg, Maryland. Thank you for your prompt and clear responses as we have been approaching this submission, it has helped us formulate what we think is a sound plan in keeping with the prior approvals and historic district.

We have successfully steered the project through almost all the County technical approvals including the site plan and the building department. In addition, the Owners have had positive and important feedback from prospective tenants - which are reflected in these documents.

1. **New Items:**

1. **Signs**

1. **Design Approach:** Now that the tenants are starting to firm up, it is appropriate to outline the integration of signage into the approved elevations. We are very mindful that the intent of the Commission was to break up the massing of the building and to heighten the visual 'story' of the project by maintaining a farmhouse front-piece and give the bulk of the building, as it moves away from MD Route 355, the look of a later addition. Per the County sign code, the building is allowed 100 SF of signage on the west elevation and 300 SF of signage on the south elevation. The proposed signage is well within this allowance, as well as in keeping with its surroundings.
2. **Neighborhood context:** There are few conforming signs within the historic district to compare to. A series of photographs have been included showing nearby historic district commercial properties and their signage. For the most part they are not integrated into the architecture or rely on pole signage that is no longer allowed. Due to the fact that our building is two story and extends into the lot toward the Town Center, **our proposed signs will have the smallest sign area to facade area ratio of any commercial property in the historic district.**
3. **Building Signs:** See updated HPC-2
 1. Main farmhouse section:
 - Two modest signs are shown in the south and west gables. These are not internally illuminated. The size is to be 5'-4" x 12' or approximately 65 SF each so they may be seen from the highway. Corporate colors are used in the logo and letters - but the field will be the color of the siding to blend it in with the buildings architectural elements. In addition, we are using bottom bracket mounting and the approved light fixtures to integrate this economically critical signage into the approved architecture.
 - A limited frieze under the approved southern porch roof extends up from the main windows and doors facing the parking lot. This allows the application of letters and/or logos, a maximum of 20" tall, while respecting the rhythm of the fenestration.
 2. Secondary addition section See updated HPC-2
 - In order to elaborate on the difference between the two sections and to allow flexibility for the variety of smaller tenants that have shown interest - a continuous 2'-4" white frieze board is underneath the porch roof, again allowing for up to 20" tall letters and/or logos.

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4. Highway Monument Sign: see HPC-1

1. A wood monument sign matching the colors and design of the building has been elevated for design, location, and size. Per the County sign code, the site is allowed one monument sign per street at a rate of 2 SF per 1 linear foot of street frontage, therefore 250 SF on MD Route 355. But, our sign is a modest 94 SF, allowing for names of up to ten tenants.

2. Updated Items:

1. Additional tenant entry doors at Wing B tenant spaces: See updated elevations on HPC-2

1. Given the Clarksburg market, we anticipate having a larger number of smaller retail tenants than was originally thought. This requires additional tenant entrances on Wing B of the building.
 - Wing B has been updated to show two additional entrances to tenant spaces and two same-sized retail windows at the each gable. The window and door openings are to be a standard size to facilitate any future reconfiguration of tenants.
 - Each tenant space needs a corresponding service door at the rear elevation.
 - The central cross gable has been moved down and integrated with the south porch to add variation and interest at the pedestrian level.

2. Patio:

1. Due to restaurant tenant interest and a mention in earlier staff reports encouraging the creation and use of outdoor spaces, we are expanding the elevated patio at the north end of the building . See HPC-1 and HPC-2.
 - The porch roof and shell of the building remains as approved, as well as all detailing and surface finishes.
 - The adjacent parking spaces are accessible from a side walk at both ends of the row.

3. Parking Area

1. Design Approach: The design team is in a quandry. Please recall that the parking area has only 71 spaces which are broke up by 7 interior islands containing landscaping and well as landscaping around the perimeter. We have been researching products or processes that would achieve a different surface treatment in the parking area and have not found any thing recommendable. Products with pebbled or uneven surfaces catch water, which freezes in the winter and creates potholes and major maintenance problems. Also, the snow plows scrape off loose aggregate or chips and the parking area stripping with it. Some products have emulsions, which re-liquify in the summer heat and are tracked around by cars and pedestrians and are extremely difficult to clean. We think the most reasonable approach is when the overall design is pleasing , but also durable and easy to maintain, which means it will retain its appearance over time.

2. Neighborhood context: The great majority of the commercial properties in the historic district, including the Visitor Center, have asphalt parking lots. Those that do not have either loose gravel or dirt. An annotated aerial photo has been included.

3. Parking Area Finishes: See updated HPC-1

1. New Finishes:

- Upgrade the concrete pavers used in the internal sidewalk and crosswalk systems to brick pavers. This will refine the site design by using the same materials as the retaining wall.
- Place 7' high evergreen shrubs behind the monument sign and on the other side of the entry from the transformer. This will give a gate effect to the entry and provide denser screening of the parking area.
- Upgrade the concrete pavers to brick pavers at the vehicular entry of MD Route 355. The apron in the right of way must be concrete with a steel troweled finish per SHA standards.
- Install a recycled asphalt surface in the main parking area and earn several LEED points.

3. Updated Items from the County technical review process and outside agencies:

1. Front Yard Area:

1. SHA requires a storm water structure in Rt 355. The storm structure location alters the route of the sidewalk. This update can be seen on HPC-1

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- 2.
3. The Allegheny Power transformer takes up a large amount of space and is located where the stone stations and bench area previously were shown. The transformer pad must remain out of the P.U.E. and the WSSC right of way. The site's storm water structures prevent it from being located on the other side of the drive aisle.
 - Landscaping in this area has been updated to obscure the view of the transformer from the highway and sidewalk. The transformer will be surrounded by a tall evergreen hedgerow with a perennial bed between the hedges and the sidewalk.
 - The benches have been shifted to the west porch for pedestrian use.
4. The change in grade from the Rt 355 sidewalk to the tenant entrances sidewalk requires an ADA handrail. This update can be seen on HPC-1 and HPC-2.
 - The handrail will match the approved porch railing but without any pickets. The posts supporting the handrail will be made of the same approved material as the porch columns.
5. The Montgomery County requirement for LEED compliance is making an additional 36" of width to the dumpster enclosure a necessity so that recycling containers may also fit inside.
 - The enclosure will match the material and detailing previously agreed to.

Please feel free to contact me if you have any comments or need further information for the Commission's review. We are comfortable that the signage and various updates are well within the confines of the original approvals and of Clarksburg vision, while balancing the critical technical and marketing issues learned since we have embarked upon this endeavor.

Thank you again for your prompt attention.

Sincerely

Sam Butz
Principal
Butz•Wilbern Ltd

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

Owner's mailing address

3300 Olney-Sandy Springs Rd
Olney MD, 20836

Owner's Agent's mailing address

800 West Broad St Suite 400
Falls Church VA, 22046

Adjacent and confronting Property Owners mailing addresses

23314 Frederick Rd
20871

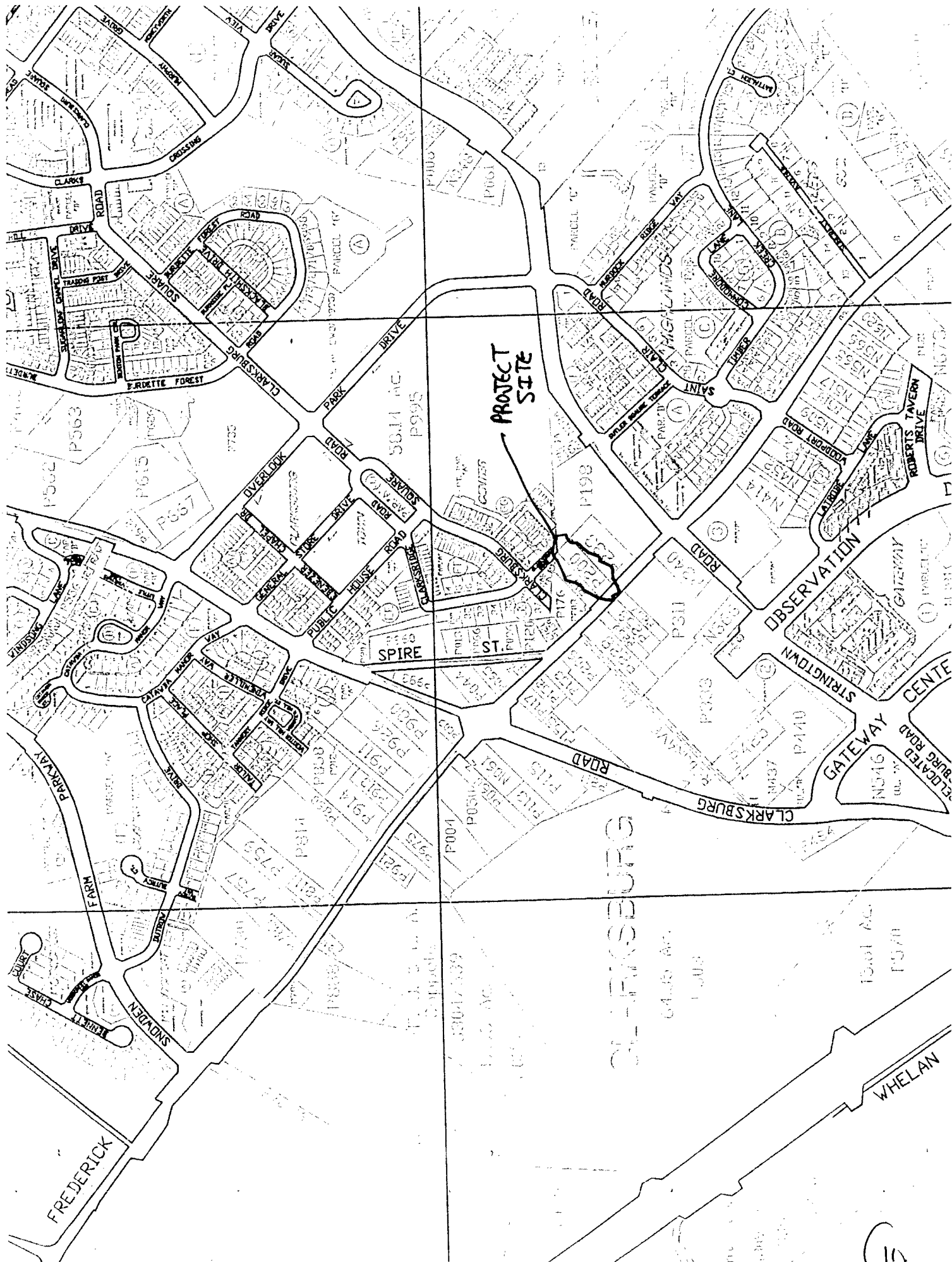
23310 Frederick Rd
20871

23321 Frederick Rd
20871

23200 Stringtown Rd
20871

23311 Frederick Rd
20871

SEE
ATTACHED



PROTECT
SITE

CLARKSBURG



Closed Organic Food Store: Much of Site is Gravel/Dirt for Parking

Antique Store: Gravel and Asphalt Parking Area fronts Roadway

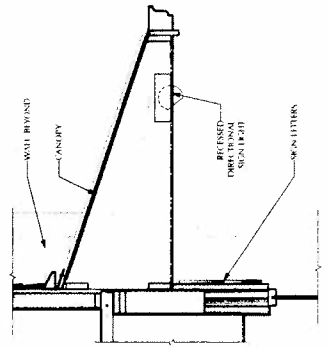
Picture 5, Gas Station: All of Site is Asphalt Paving for Parking

Picture 4, Veterinary Clinic: Most of Site is Asphalt Paving for Parking

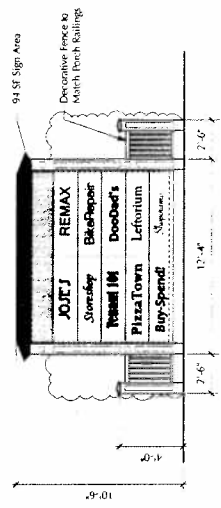
PROJECT SITE

Picture Six, Visitor's Center: Side and Rear of Lot is Asphalt Paving for Parking

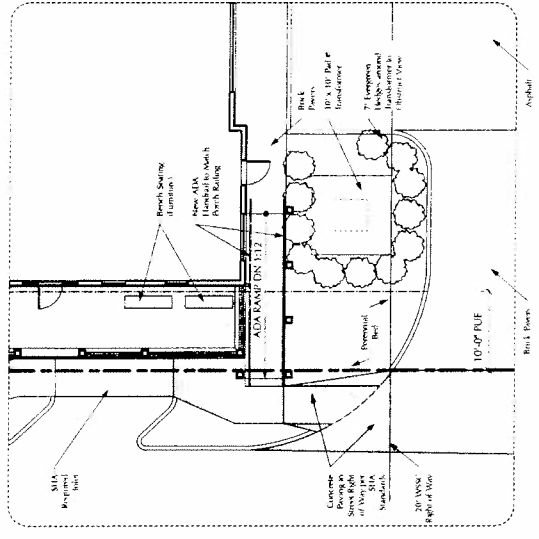
1 Section At Canopy
Scale: 3/4" = 1'-0"



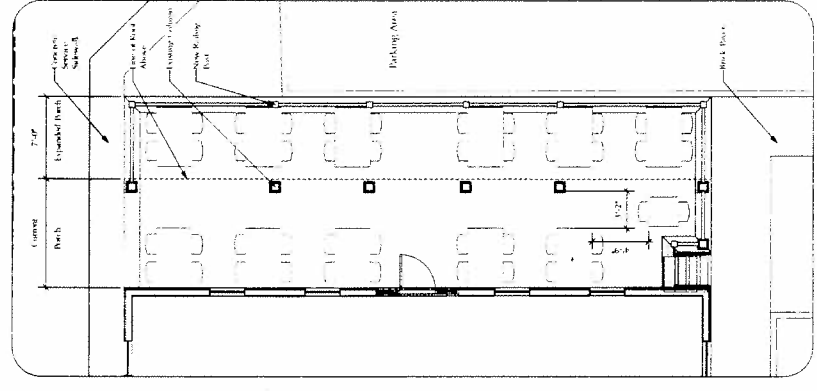
A Sign 1
Scale: 1/4" = 1'-0"



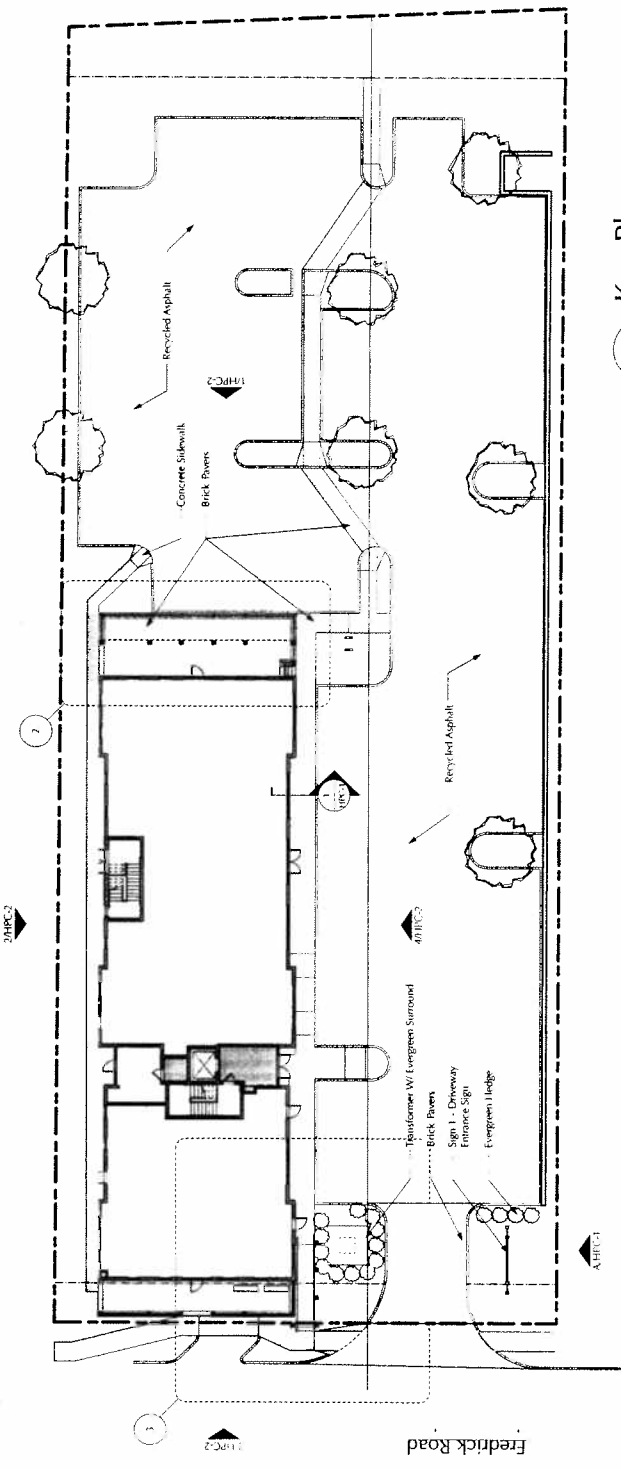
3 Front Entry Blow Up
Scale: 1/8" = 1'-0"



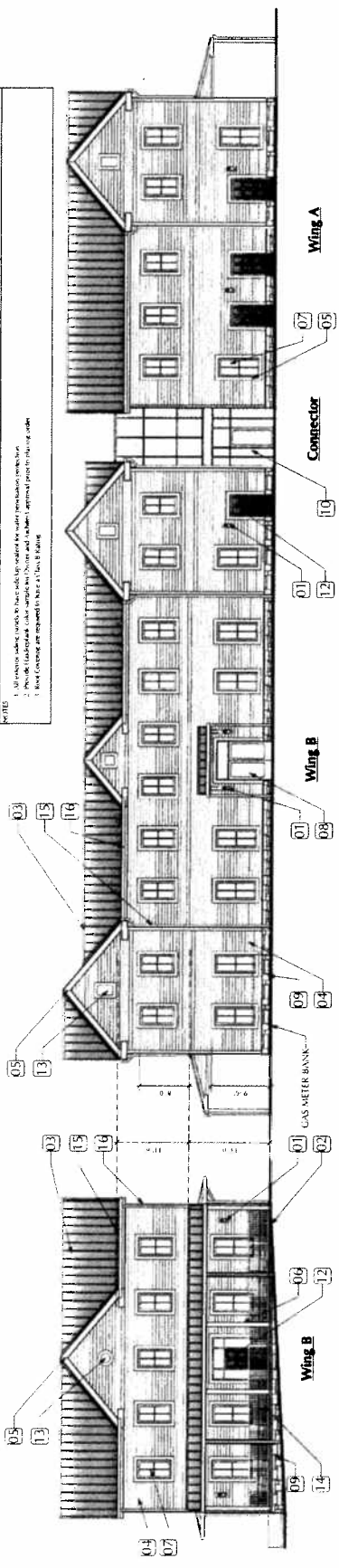
2 Porch Blow Up
Scale: 3/16" = 1'-0"



Key Plan
Scale: 1/16" = 1'-0"

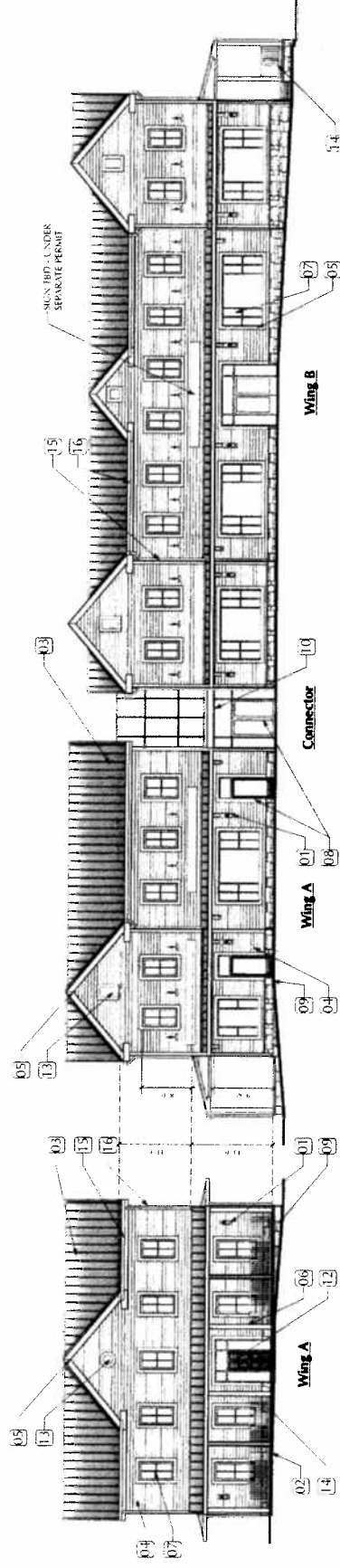


EXTERIOR FINISH SCHEDULE			
Item	Finish	Quantity	Notes
01	Asph/Flt Shingles	10,000	Asph/Flt Shingles
02	Asph/Flt Shingles	10,000	Asph/Flt Shingles
03	Asph/Flt Shingles	10,000	Asph/Flt Shingles
04	Asph/Flt Shingles	10,000	Asph/Flt Shingles
05	Asph/Flt Shingles	10,000	Asph/Flt Shingles
06	Asph/Flt Shingles	10,000	Asph/Flt Shingles
07	Asph/Flt Shingles	10,000	Asph/Flt Shingles
08	Asph/Flt Shingles	10,000	Asph/Flt Shingles
09	Asph/Flt Shingles	10,000	Asph/Flt Shingles
10	Asph/Flt Shingles	10,000	Asph/Flt Shingles
11	Asph/Flt Shingles	10,000	Asph/Flt Shingles
12	Asph/Flt Shingles	10,000	Asph/Flt Shingles
13	Asph/Flt Shingles	10,000	Asph/Flt Shingles
14	Asph/Flt Shingles	10,000	Asph/Flt Shingles
15	Asph/Flt Shingles	10,000	Asph/Flt Shingles
16	Asph/Flt Shingles	10,000	Asph/Flt Shingles
17	Asph/Flt Shingles	10,000	Asph/Flt Shingles
18	Asph/Flt Shingles	10,000	Asph/Flt Shingles
19	Asph/Flt Shingles	10,000	Asph/Flt Shingles
20	Asph/Flt Shingles	10,000	Asph/Flt Shingles
21	Asph/Flt Shingles	10,000	Asph/Flt Shingles
22	Asph/Flt Shingles	10,000	Asph/Flt Shingles
23	Asph/Flt Shingles	10,000	Asph/Flt Shingles
24	Asph/Flt Shingles	10,000	Asph/Flt Shingles
25	Asph/Flt Shingles	10,000	Asph/Flt Shingles
26	Asph/Flt Shingles	10,000	Asph/Flt Shingles
27	Asph/Flt Shingles	10,000	Asph/Flt Shingles
28	Asph/Flt Shingles	10,000	Asph/Flt Shingles
29	Asph/Flt Shingles	10,000	Asph/Flt Shingles
30	Asph/Flt Shingles	10,000	Asph/Flt Shingles



1 East Elevation
A200

2 North Elevation
A200



3 West (Street) Elevation
A200

4 South (Front) Elevation
A200

HPC APPROVED PLAN



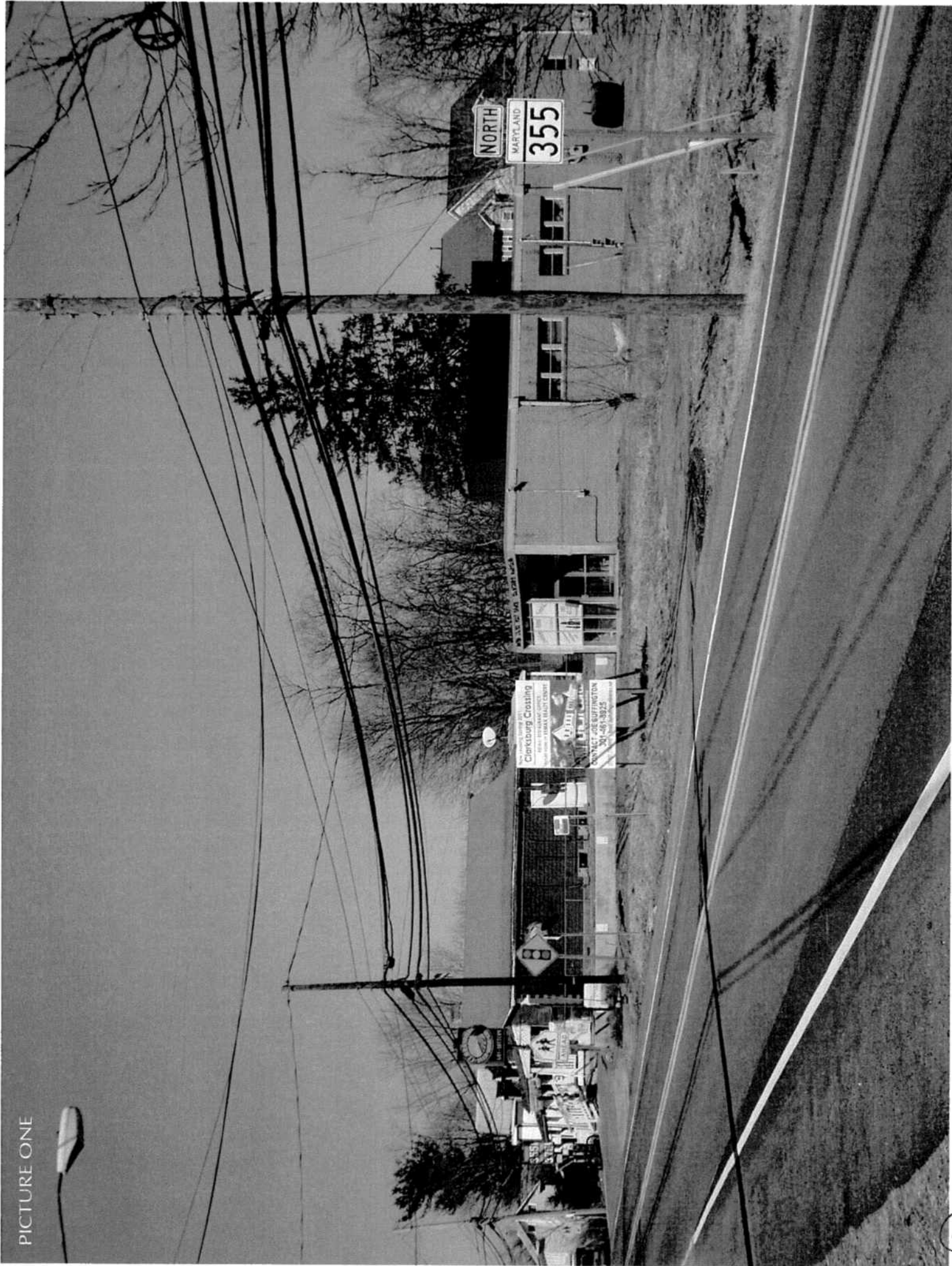
Buffington Building II
Buffington LLC
Project: Road
(Clipping: NY)

B+W
BUTZ-WILHELM LTD
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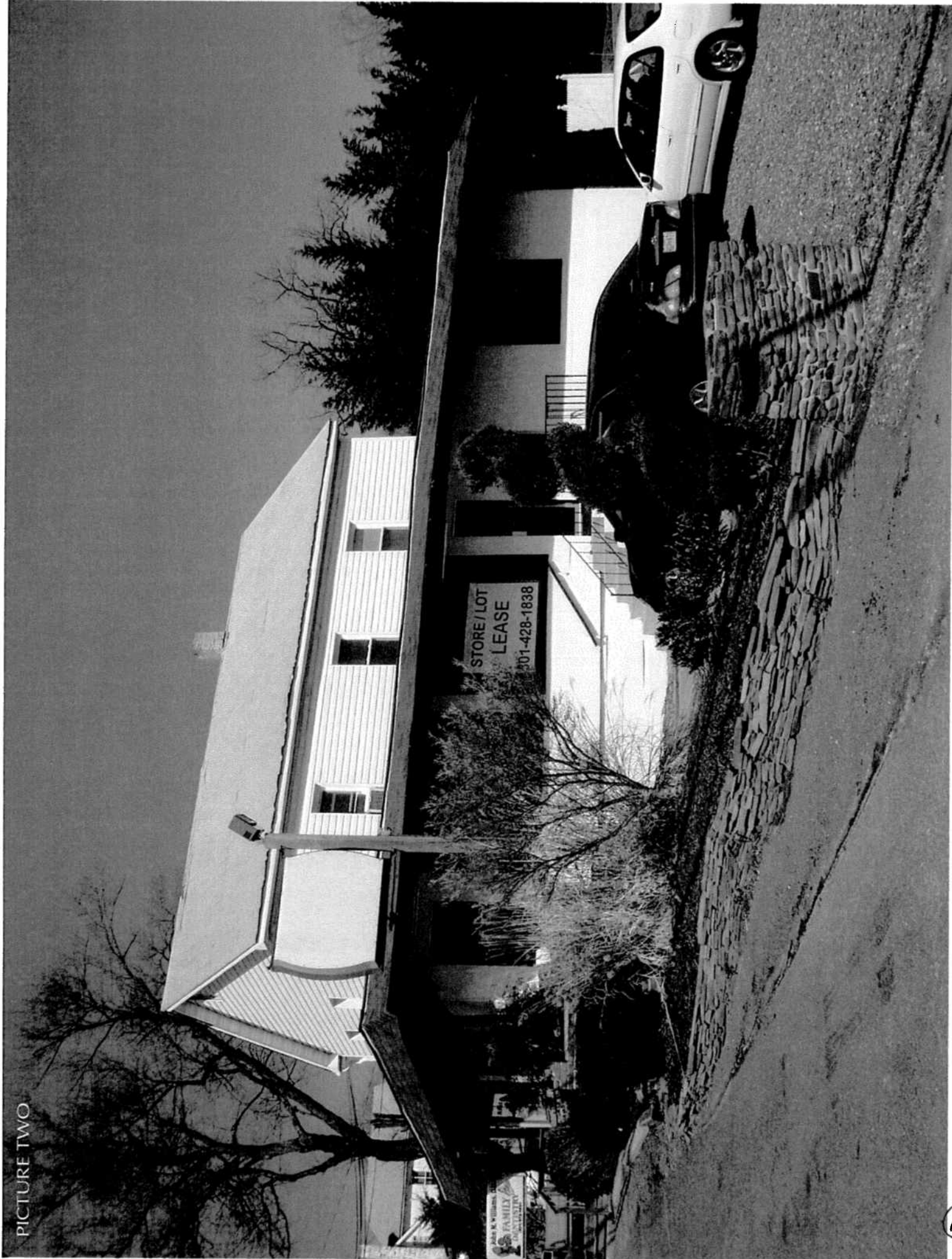
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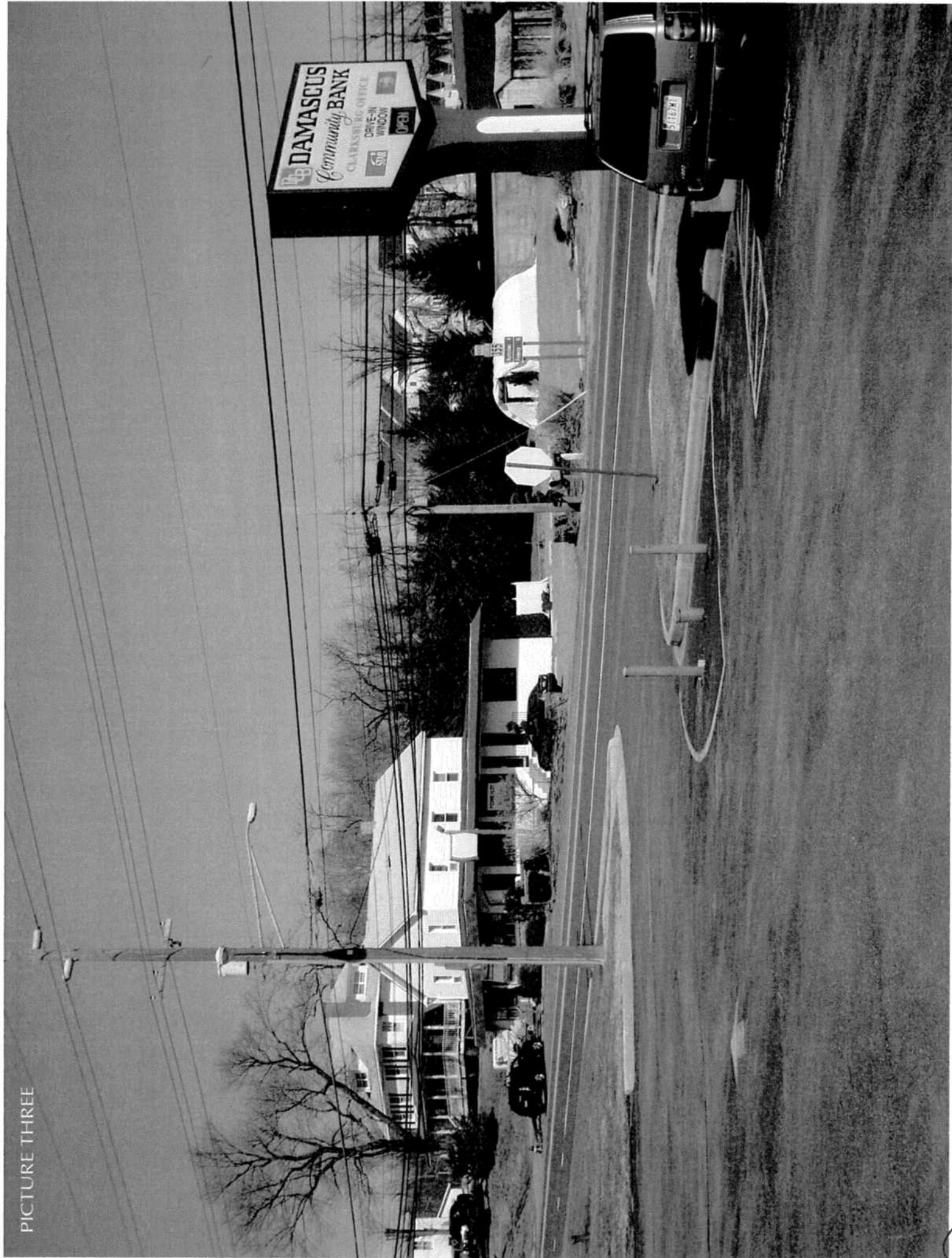
PICTURE ONE



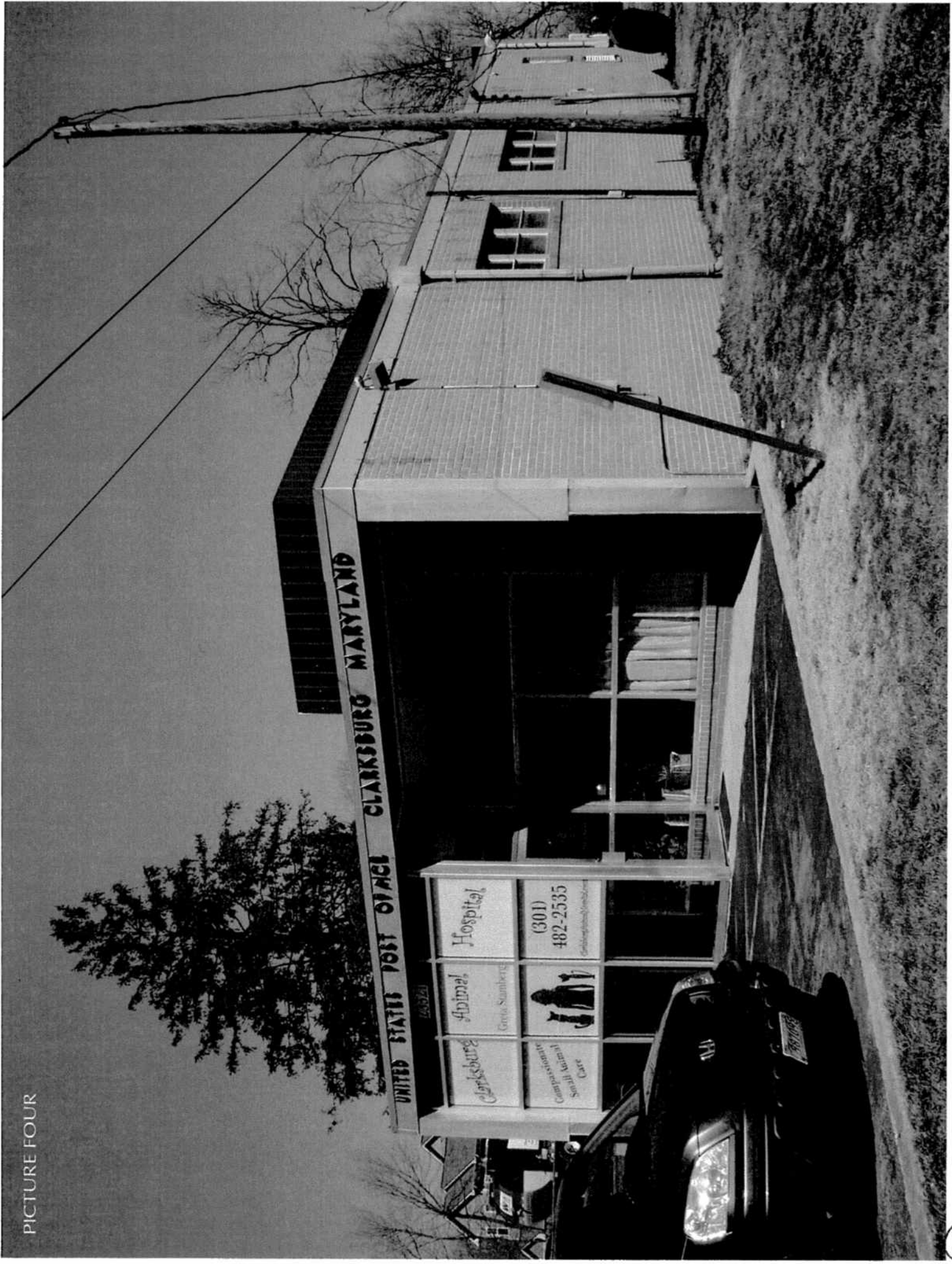
PICTURE TWO



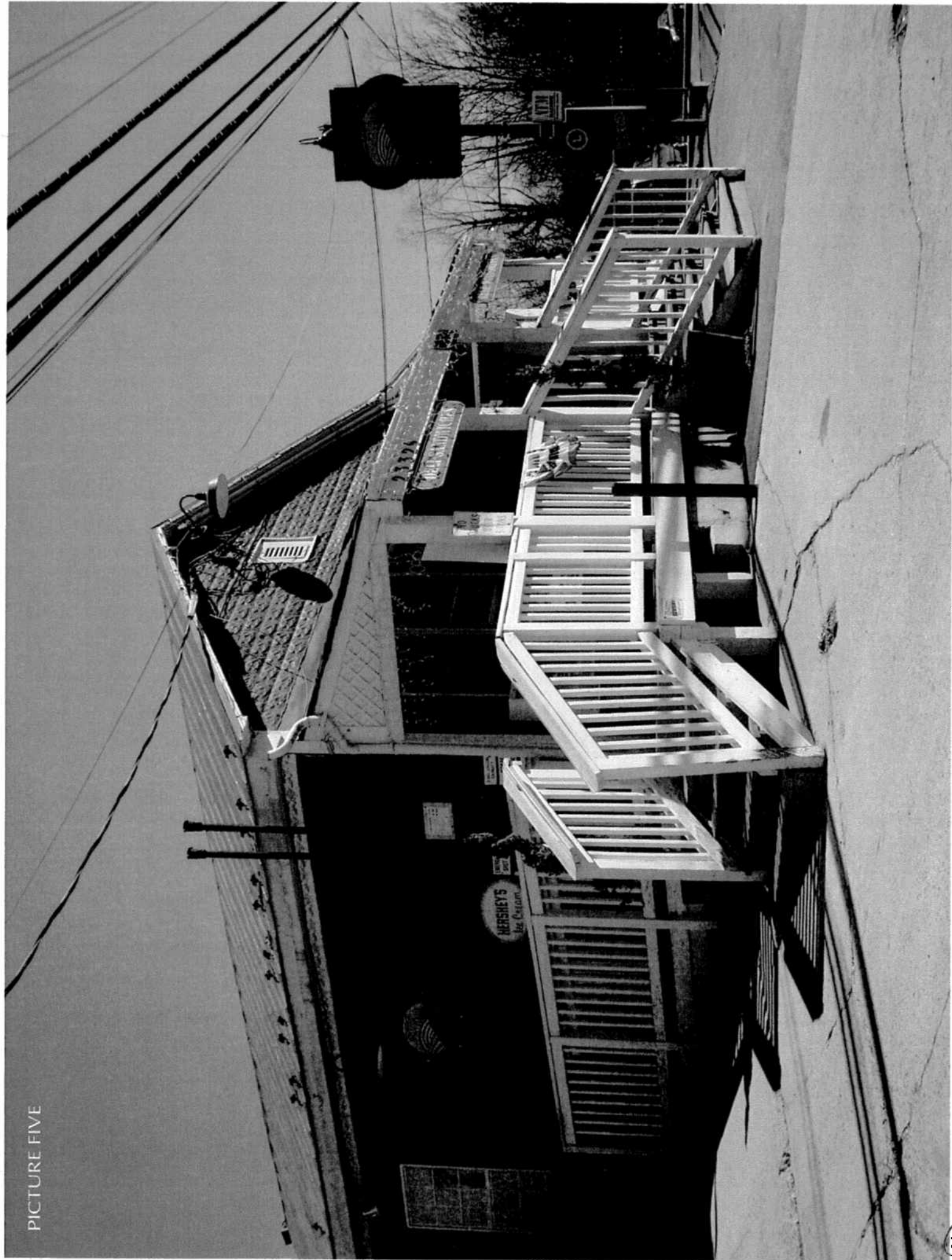
PICTURE THREE



PICTURE FOUR



PICTURE FIVE





PICTURE SIX



Examples of Recycled Asphalt Surface Treatment

