

37/3-99H 523 New York Avenue
(Takoma Park Historic District)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: David Kaplan
Daytime Phone No.: (202) 514 0997

Tax Account No.: 190-42-6146

Name of Property Owner: David Kaplan Daytime Phone No.: (202) 514 0997

Address: 523 New York Avenue Takoma Park, MD 20912
Street Number City State Zip Code

Contractor: Pending Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Paul Treseder, Architect Daytime Phone No.: (301) 320 1580

LOCATION OF BUILDING/PREMISE

House Number: 523 New York Avenue Street →

Town/City: Takoma Park Nearest Cross Street: Takoma Avenue

Lot: #6 Block: 73 Subdivision: Subdivision of Takoma Park

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|---|--|------------------------------------|---|--|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 100,000

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

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 _____ 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.

David Kaplan
Signature of owner or authorized agent
APPROVED
Date: 4/7/99

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4-28-99

Application/Permit No.: 9904070070 Date Filed: 4/7/99 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:

The existing house, built in 1922, is a standard one-and-half story bungalow on New York Avenue. The street has a mixture of bungalows, four-squares, and eclectic designs. This house is very typical of the street, with clapboard siding and shingled dormers on the second story. Inside, the house has high ceilings and large rooms. One interesting historic feature is the hipped gable ends on the side eaves.

The house was hit by two large trees and the first and second floor roofs and eaves and the enclosed back porch were extensively damaged. The project rebuilds and extends the existing back porch and extends the second floor dormer above it. The enclosed porch will be improved by replacing the existing aluminum sliding windows with appropriate double-hung windows.

The most notable environmental feature of this side of the street are the rear yards, which come together in a spacious unfenced meadow bordered by large oak, walnut and hickory trees. A small drainage creek begins in this lot and continues Southeast across the neighboring yards. The addition is designed to open the house to that landscape feature.

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

The addition is entirely to the rear of the house therefore views from the front and southern approach are unaffected. The addition will be partially visible from the northern approach of New York Avenue, with this in mind, it was planned to an appropriate scale with the existing structure.

The project was designed to retain the original lines of the house and while allowing improvement and expansion on the interior space. The roof lines of the porch and dormer extension are hipped to maintain a constant eave height, which aligns with the existing eaves and echoes the original hipped gables on the sides of the house. The window style closely matches that of the existing windows and the original windows on the second floor will be reused where possible. The wall and roof materials will match the current materials.

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.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4-28-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *glw*

SUBJECT: Historic Area Work Permit - HDC# 37/3 99H : 9904070070

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

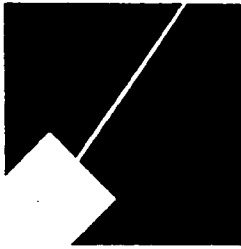
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: ~~David Kaplan~~ David Kaplan

Address: 523 New York Avenue Takoma Park

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4-28-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *GW*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

APPLICATION FOR HISTORIC AREA WORK PERMIT

KAPLAN RESIDENCE

ATTACHMENT 7: ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Mr. Jim Benfield
519 New York Avenue
Takoma Park, MD 20912

Adjacent

Mr. David Weisman
7701 Takoma Avenue
Takoma Park, MD 20912

Adjacent

Mr. Ed Stromberg
510 New York Avenue
Takoma Park, MD 20912

Confronting

Mr. Mitchell Tropin
516 New York Avenue
Takoma Park, MD 20912

Confronting

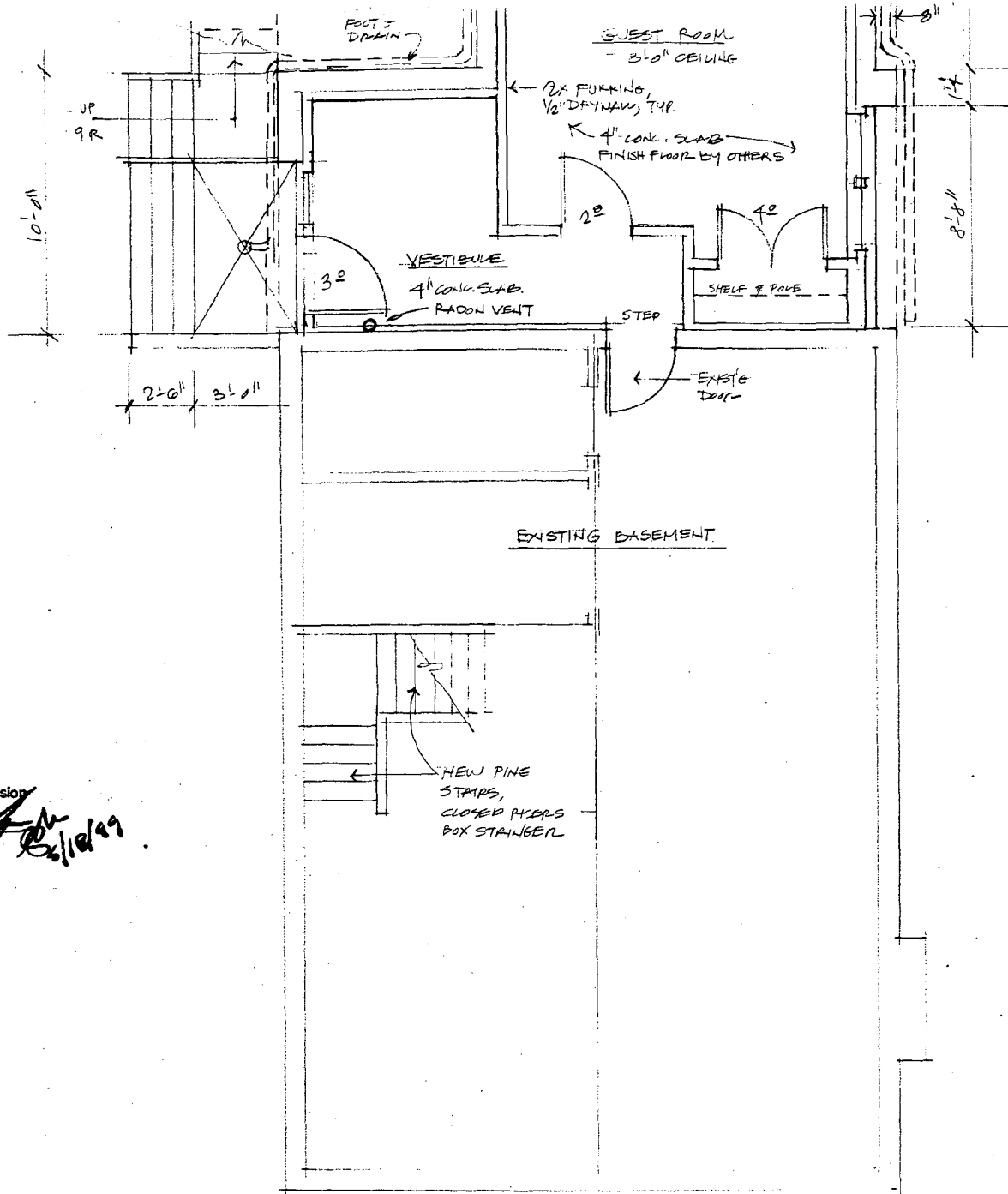
Mr. Art McMurdie (owner) 7705 Takoma Avenue
12 Cleveland Avenue
Takoma Park, MD 20912

Adjacent lot in rear of property

3" x 16" CONG. FOOTG.
C-24 REBAR

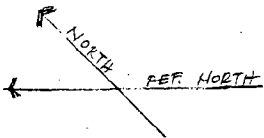
HL

3rd
ADDITION



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
6/11/99

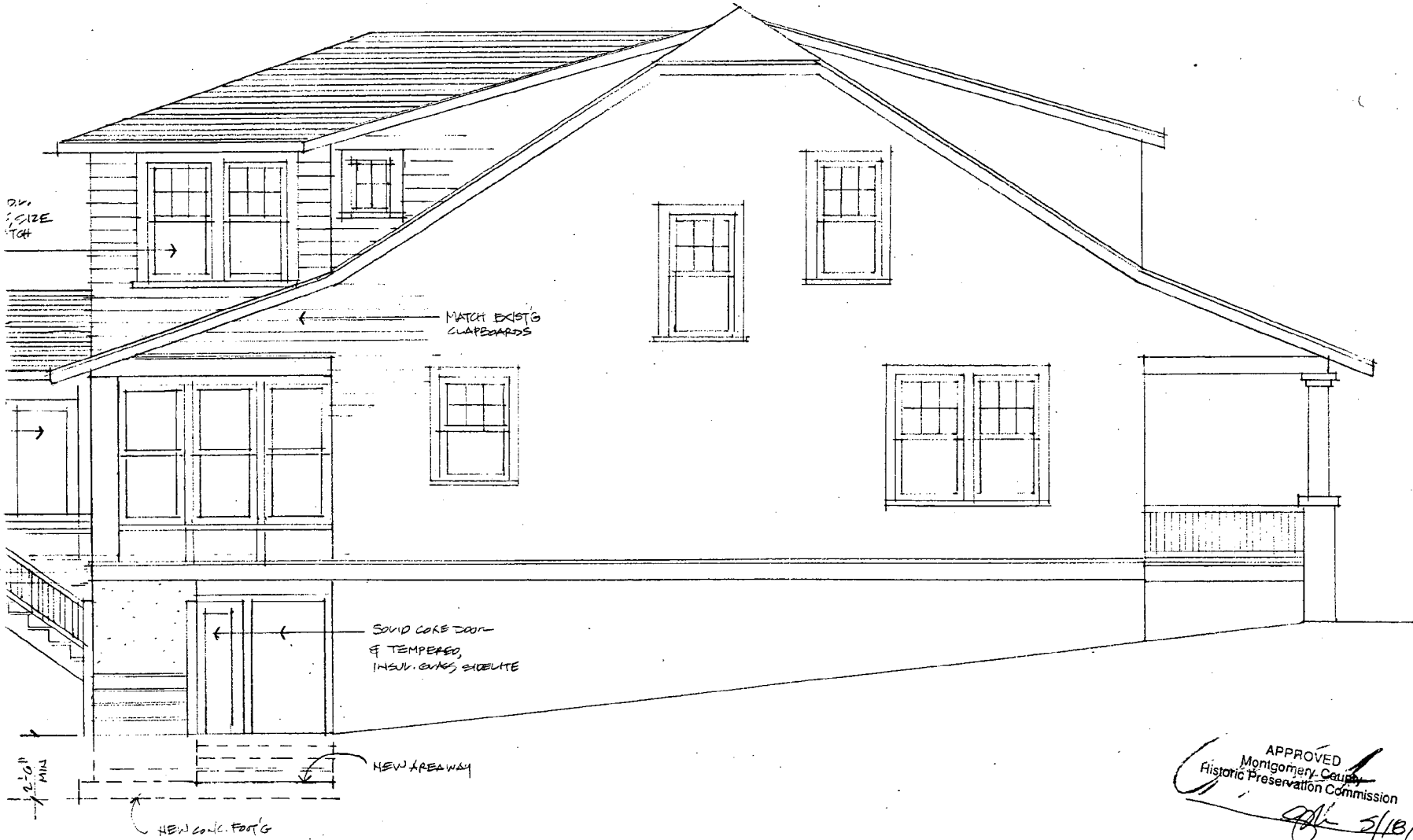


SITE PLAN

BASEMENT PLAN

ADDITIONS TO THE KAPLAN / WIDMANN RES
523 NEW YORK AVENUE, TAKOMA PARK, MD.

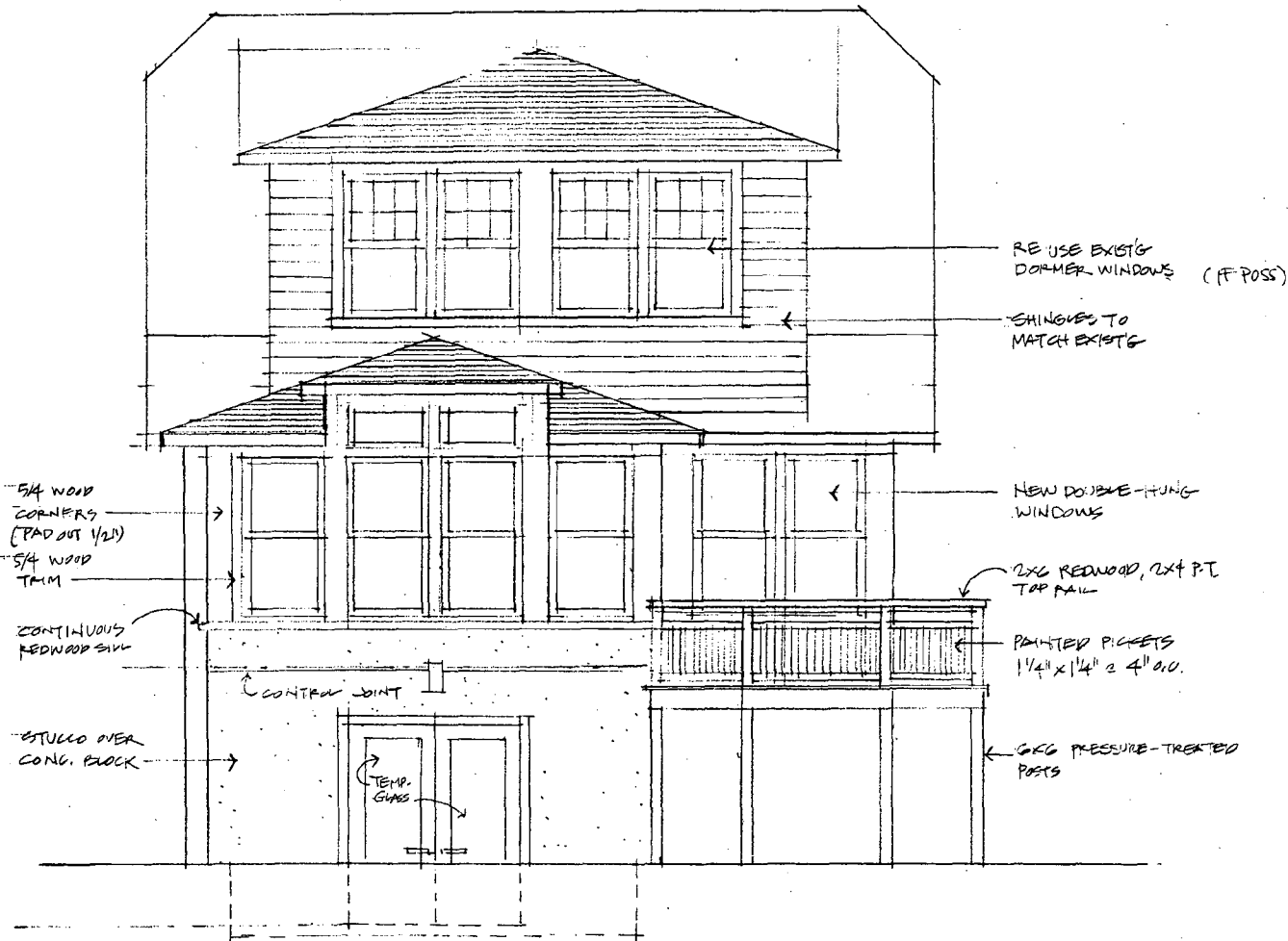
PAUL TRESEDEK, AIA ARCHITECT
6370 WICKESSET ROAD, BETHESDA, MD.



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

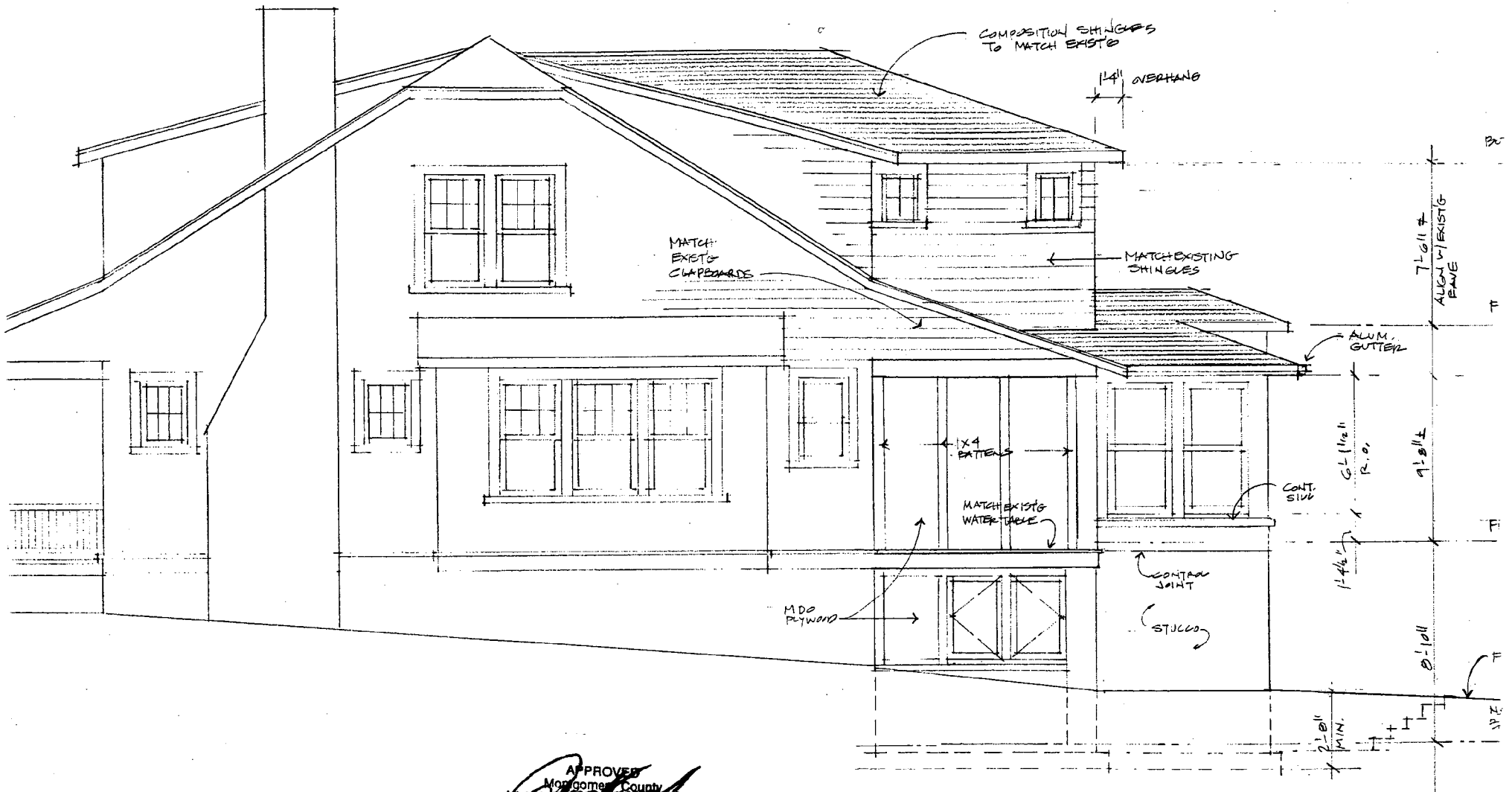
APPROVED
 Montgomery County
 Historic Preservation Commission
 5/18/99



EAST ELEVATION

SCALE: 1/4" = 1'-0"

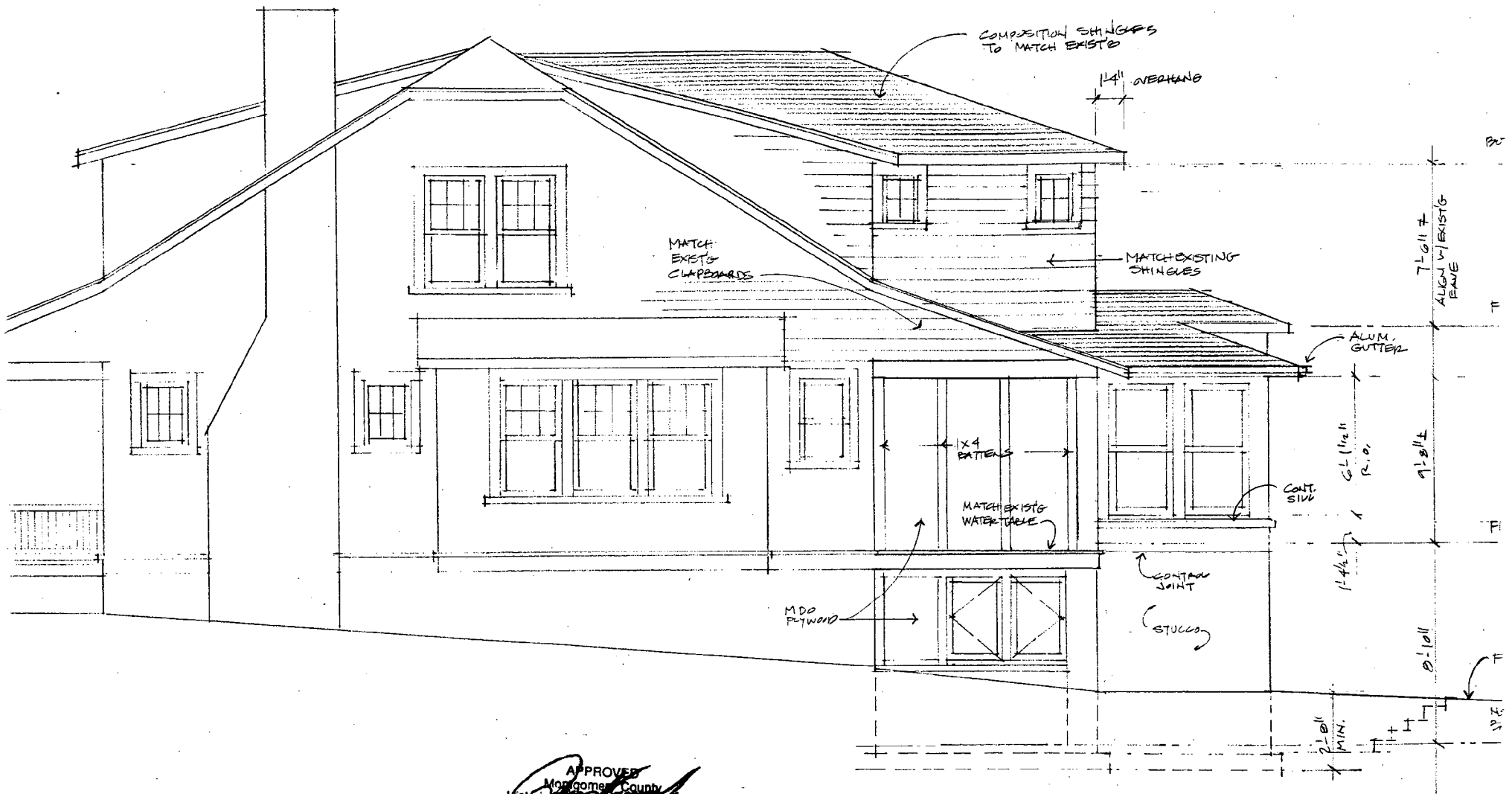
APPROVED
 Montgomery County
 Historic Preservation Commission
 5/13/99
[Signature]



APPROVED
 Montgomery County
 Historic Preservation Commission

SOUTH ELEVATION

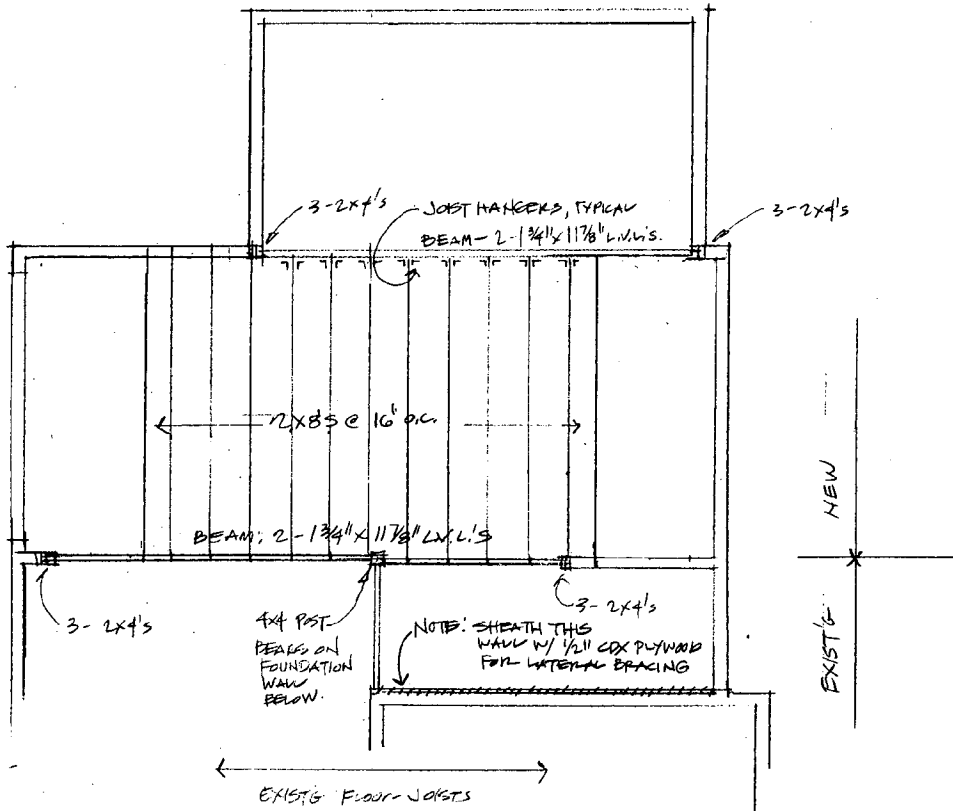
SCALE: 1/4" = 1'-0"



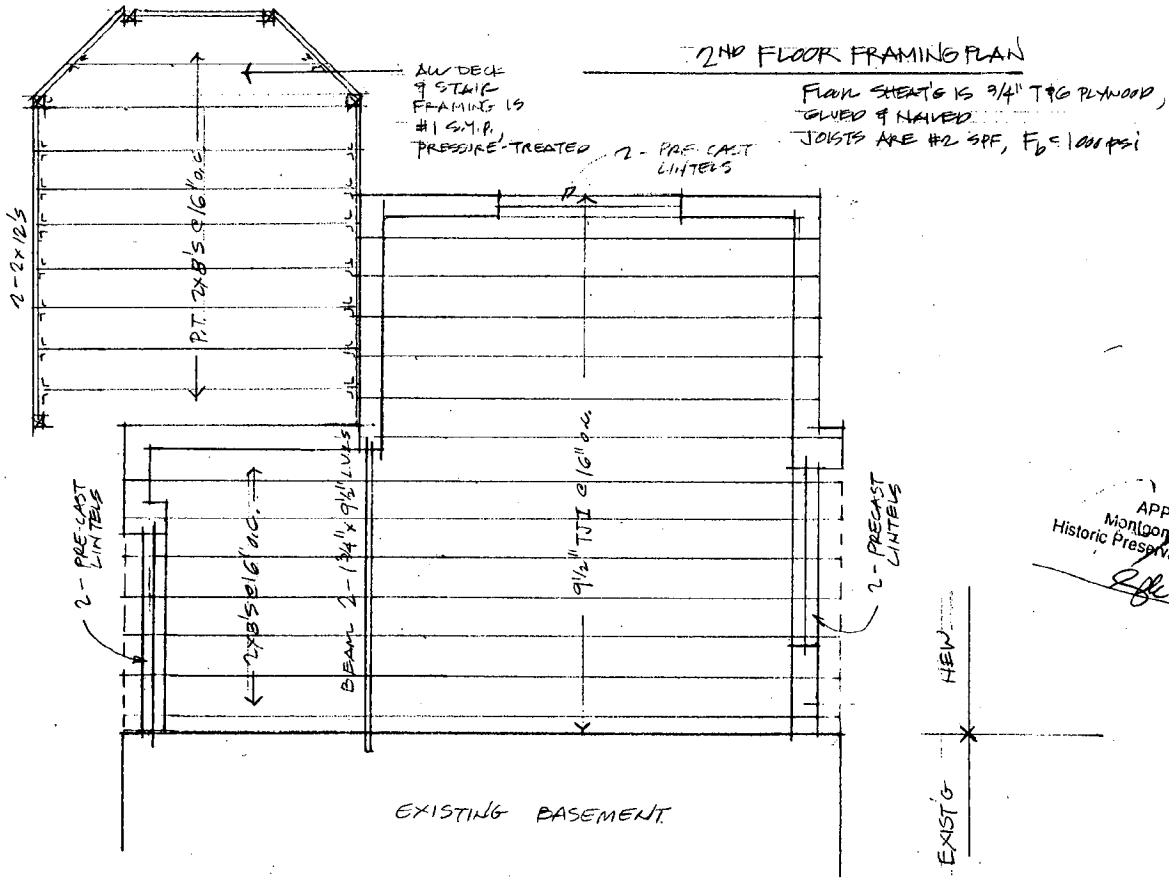
APPROVED
 Montgomery County
 Historic Preservation Commission

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



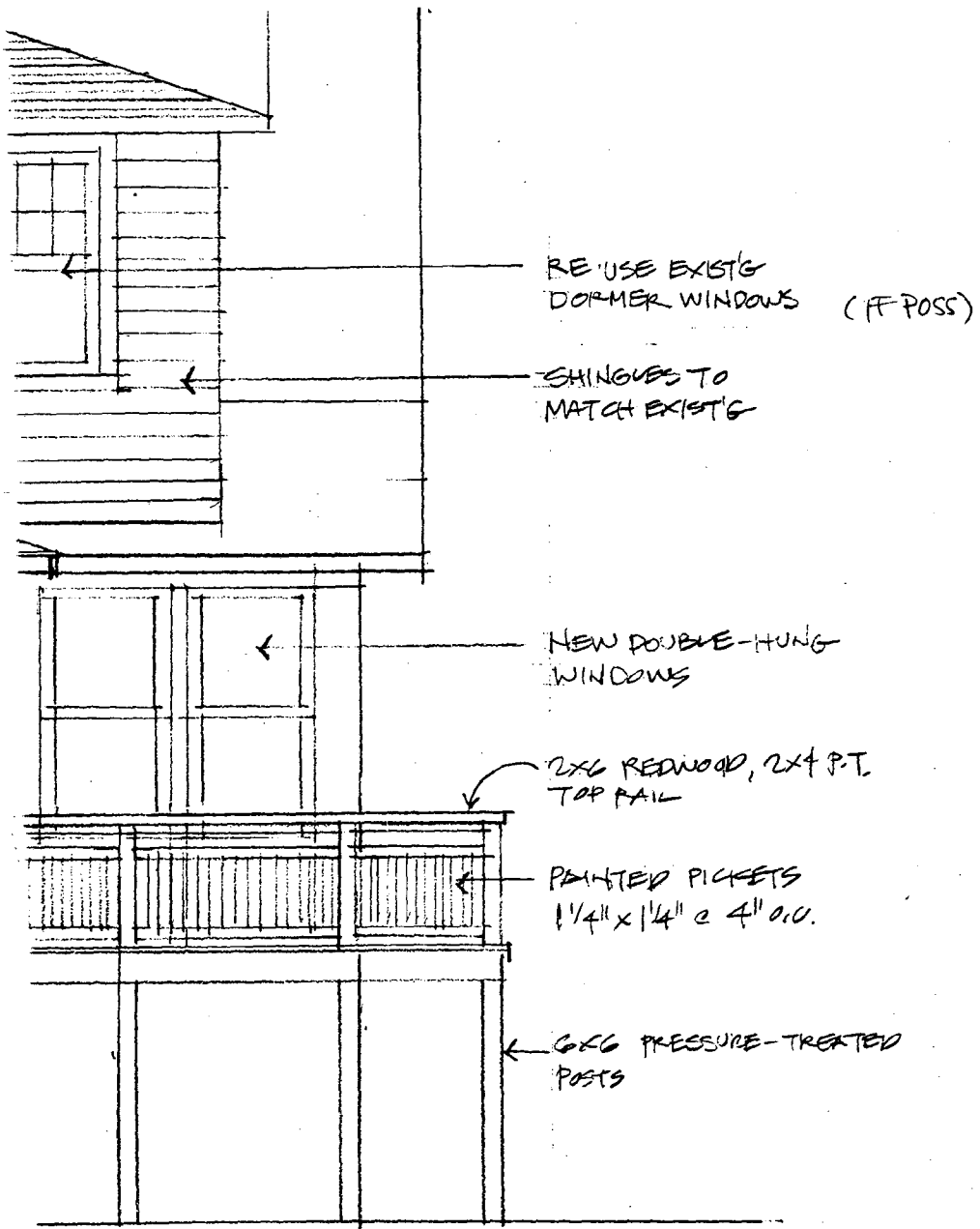
2ND FLOOR FRAMING PLAN



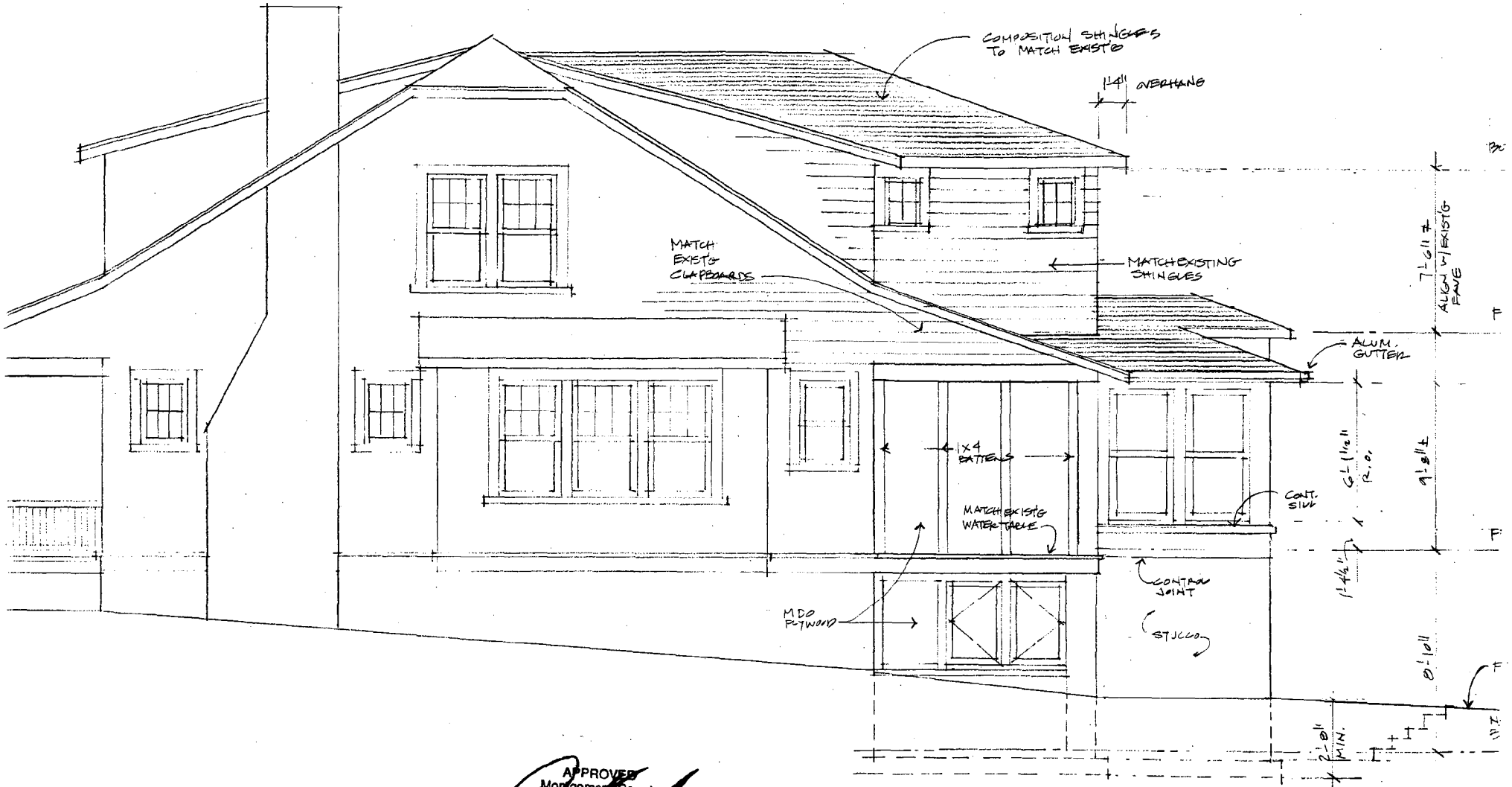
1ST FLOOR FRAMING PLAN

FLOOR SHEATHING IS 3/4\"/>

APPROVED
 Montclair
 Historic Preservation Commission
 Rfc 5/18/19



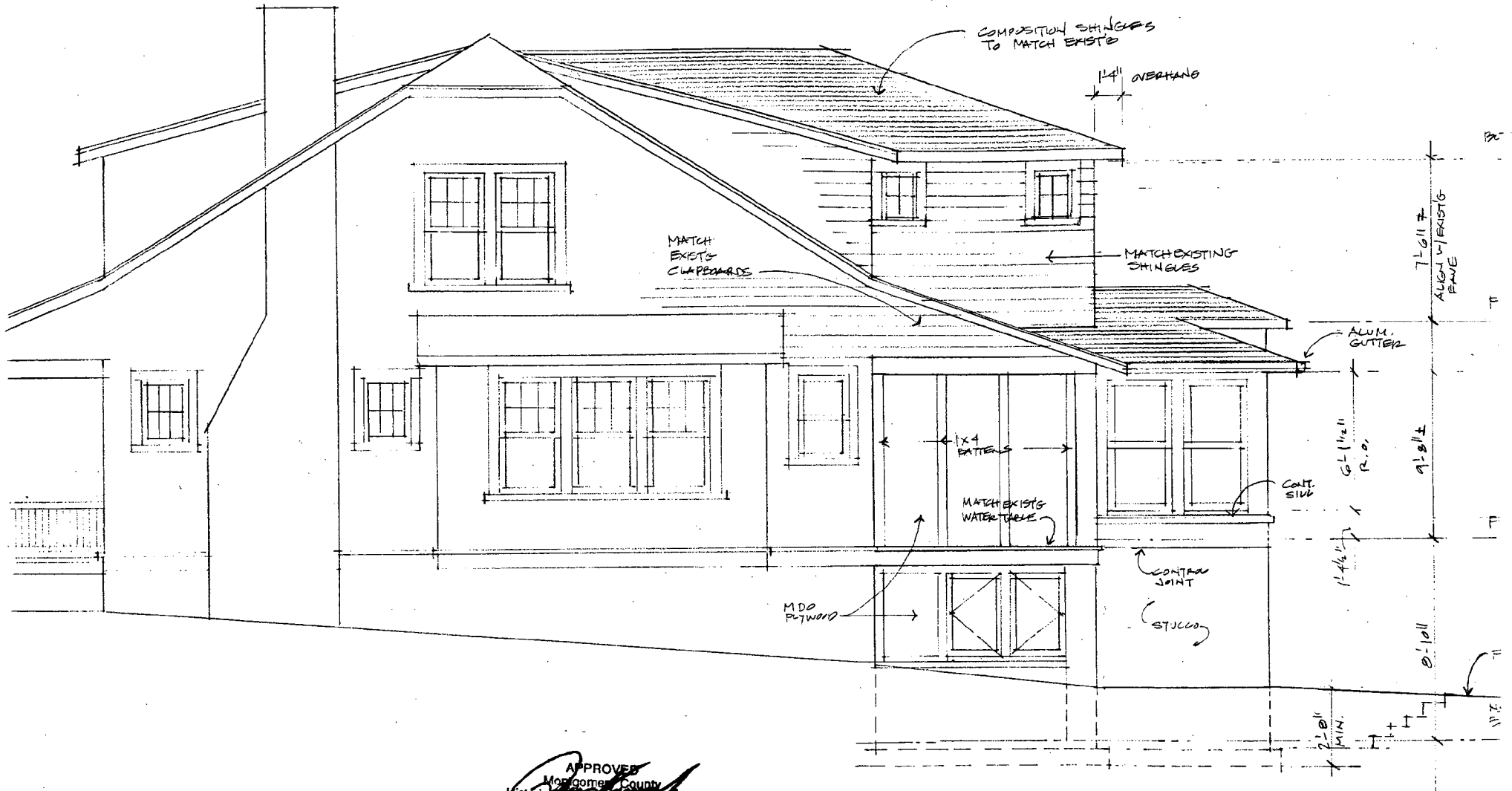
FAST ELEVATION



APPROVED
 Montgomery County
 Historic Preservation Commission

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 523 New York Avenue	Meeting Date: 04/28/99
Resource: Takoma Park Historic District	Public Notice: 04/14/99
Case Number: 37/3-99H	Report Date: 04/21/99
Review: HAWP	Tax Credit: None
Applicant: David Kaplan	Staff: Perry Kephart
PROPOSAL: Rear Alterations, Rear Deck	RECOMMEND: Approve

DATE OF CONSTRUCTION: 1922

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

The structure is a 1½ story, 3 bay, side-gabled, frame Craftsman bungalow with clapboard siding and matching shingled dormers with four paired 6/1 windows on the second story. There is a full front porch with balustraded wood railing. The centered front door is flanked by paired 6/1 windows. The roof ridge has jerkinhead endings and the foundation is of rusticated cement block.

PROPOSAL

The applicant proposes to:

1. Modify the rear dormer to a larger, hipped roof configuration that is below the roof ridge of the main section. The original windows will be re-used. New windows are proposed to be added; on the north elevation paired 6/1 and one 4-light casement, on the south elevation (different than is shown on the drawing) two 6 light casement windows to match the windows flanking the chimney on the first level. The siding is to be either wood shingle or clapboard.
2. Replace the existing porch with a rear addition with 1/1 windows, single pane glass doors, and roofing and siding material to match the original. The basement level is to be have stucco facing.
3. Construct a rear wood deck on the first level with steps leading down to the grade on the right (north) side. The deck is to have a painted wood railing with inset

wood balusters.

STAFF DISCUSSION

The rear dormer and back porch of the building have been damaged by a falling tree. To the extent that any of the project is rehabilitation of existing materials, it may qualify for a Historic Preservation Tax Credit.

The house is a substantially intact historic resource with matching front and rear dormers. The front and rear porches are no longer matching as the rear porch has been enclosed, but the size has not been changed. However, as the proposed modifications are to the rear of a contributing resource, will not be seen from the street, and are in character with both the scale and materials of the original building, they are well within the guidelines for the historic district and for the Secretary of Interior's guidelines for rehabilitation.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)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 Secretary of the Interior Guideline #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.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Kaplan

Daytime Phone No.: (202) 514 0997

Tax Account No.: 190-42-6146

Name of Property Owner: David Kaplan Daytime Phone No.: (202) 514 0997

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Street Number City State Zip Code

Contractor: Pending Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Paul Treseder, Architect Daytime Phone No.: (301) 320 1580

LOCATION OF BUILDING/PREMISE

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Town/City: Takoma Park Nearest Cross Street: Takoma Avenue

Lot: #6 Block: 73 Subdivision: Subdivision of Takoma Park

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: \$ 100,000.

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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.

David Kaplan
Signature of owner or authorized agent

4/7/99 (3)
Date

Approved: [Signature]

For Chairperson, Historic Preservation Commission

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

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5. PHOTOGRAPHS

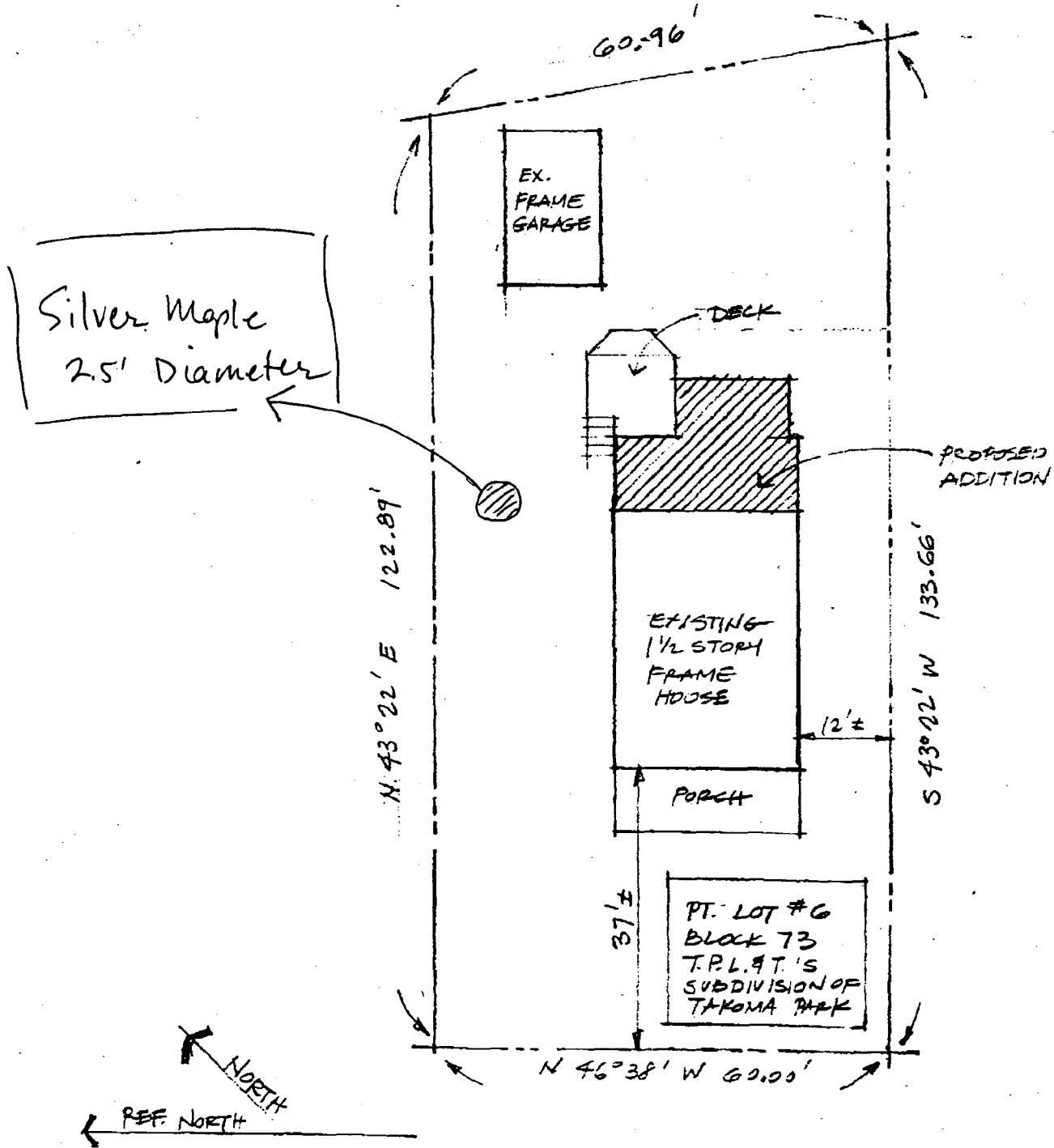
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

4

APPLICATION FOR HISTORIC AREA WORK PERMIT

KAPLAN RESIDENCE

ATTACHMENT 6: TREE SURVEY



SITE PLAN

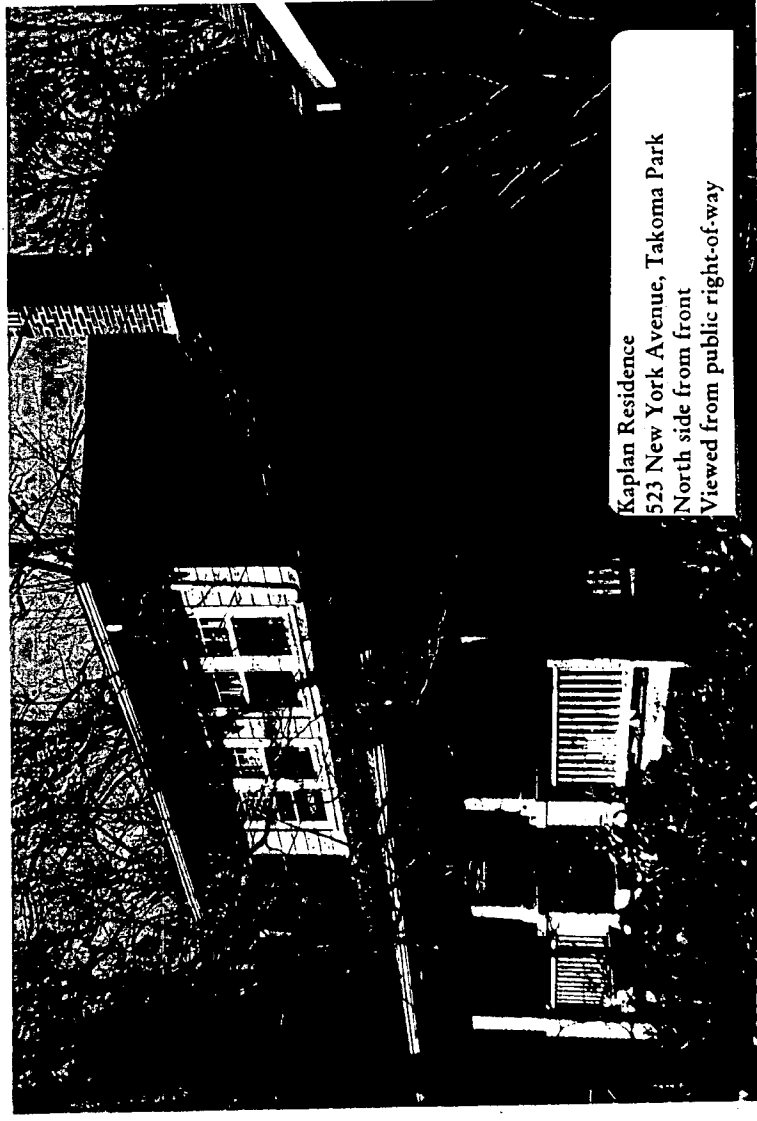
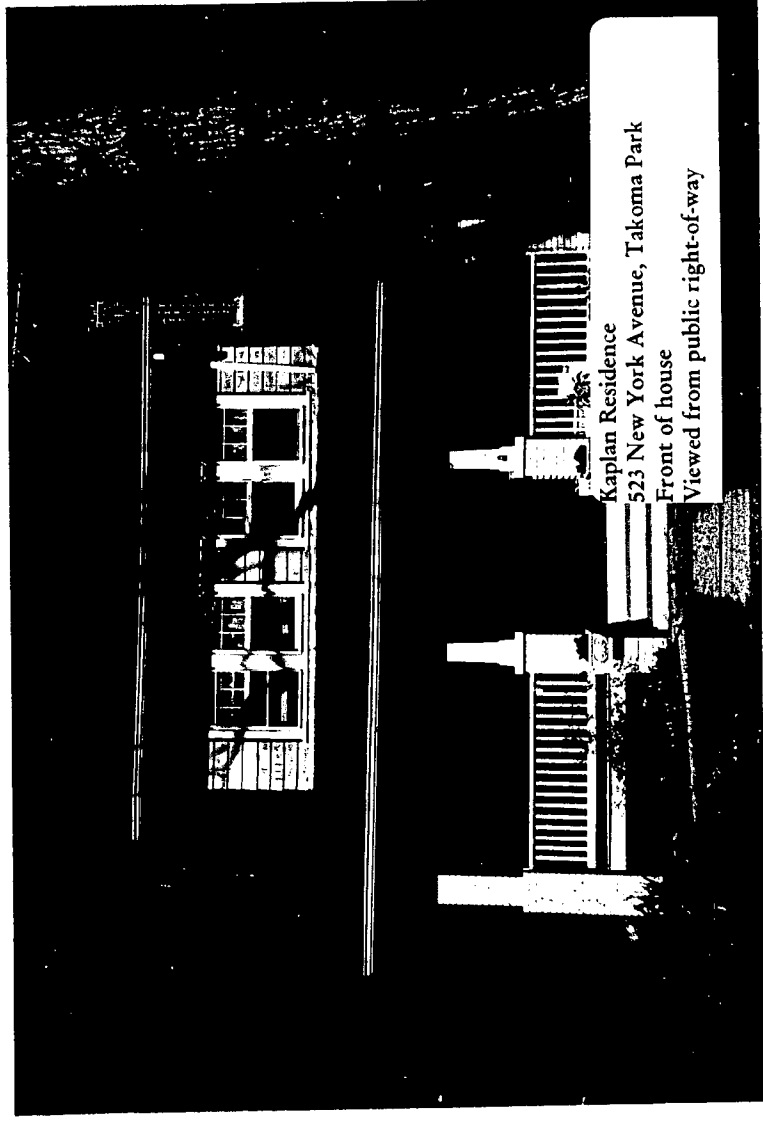
Scale: 1" = 20'-0"

— NEW YORK AVENUE —
40' P.O.W.

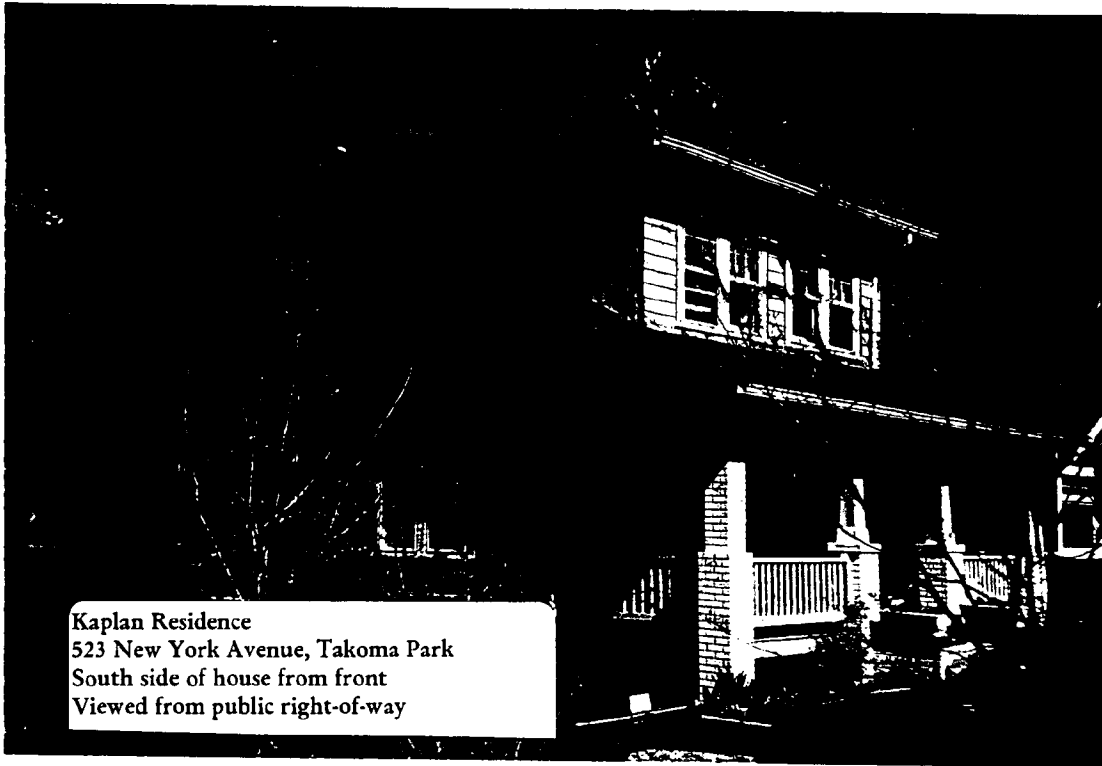
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KAPLAN RESIDENCE - #523 NEW YORK AVE, TAKOMA PARK

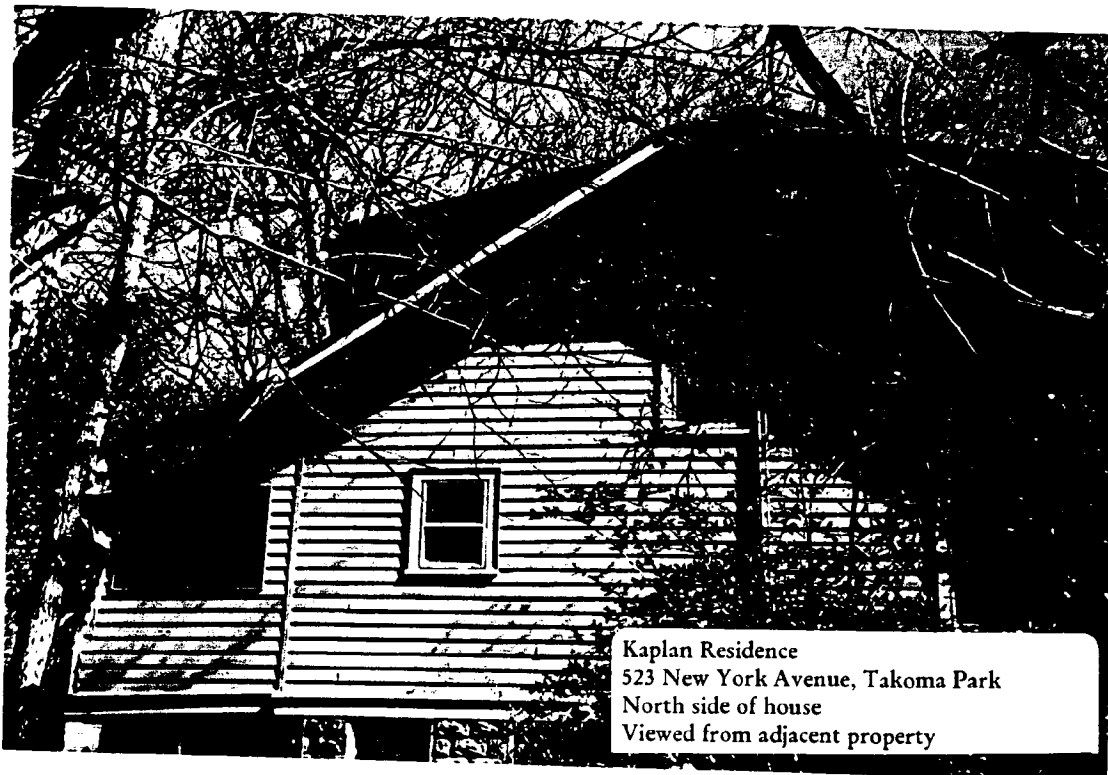
ATTACHMENT 5: PHOTOGRAPHS OF 523 NEW YORK AVENUE



ATTACHMENT 5: PHOTOGRAPHS OF 523 NEW YORK AVENUE

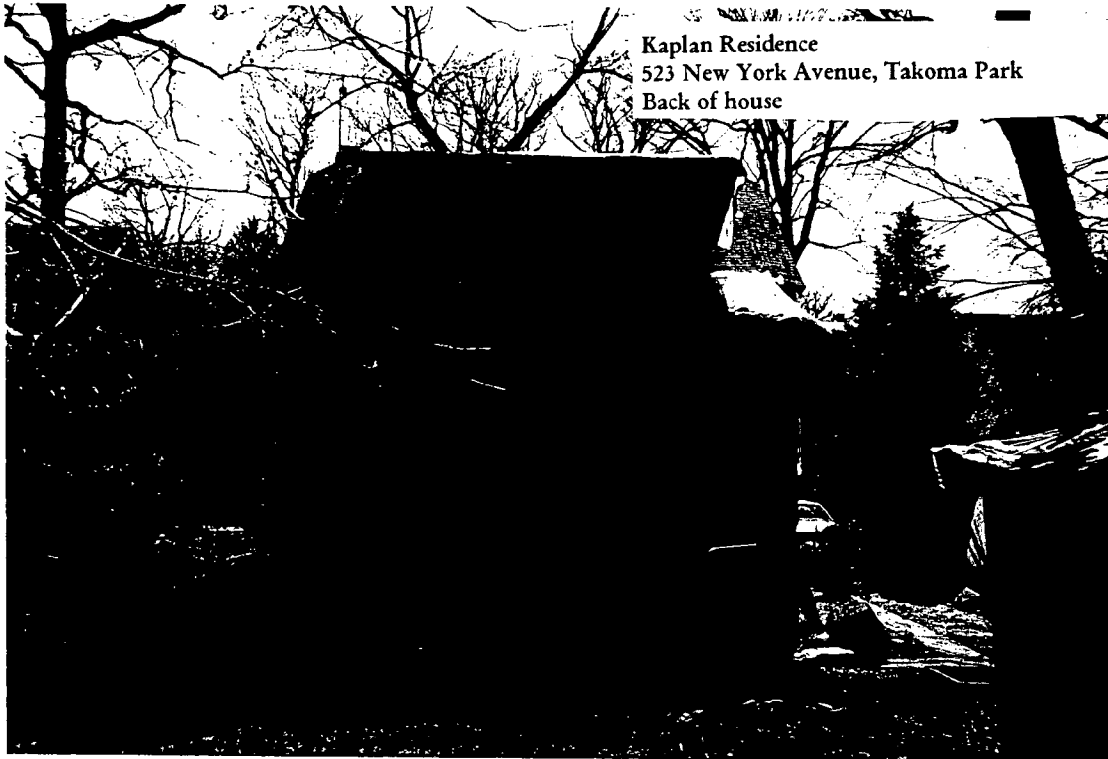


Kaplan Residence
523 New York Avenue, Takoma Park
South side of house from front
Viewed from public right-of-way

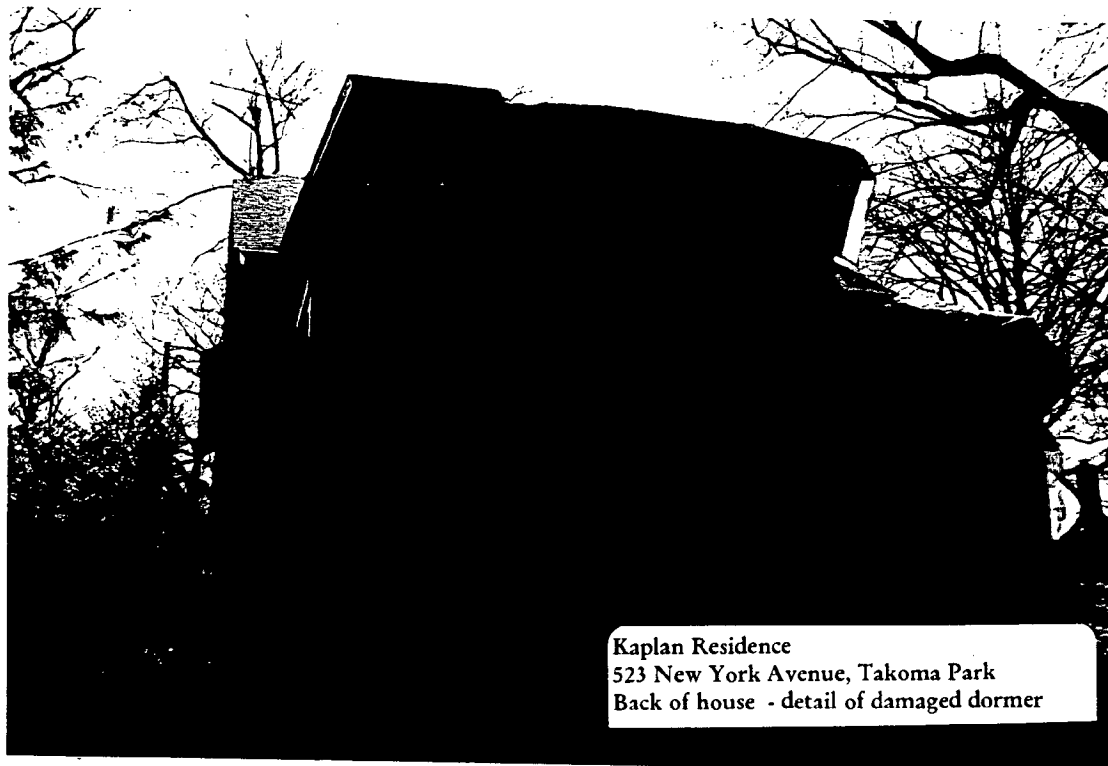


Kaplan Residence
523 New York Avenue, Takoma Park
North side of house
Viewed from adjacent property

ATTACHMENT 5: PHOTOGRAPHS OF 523 NEW YORK AVENUE

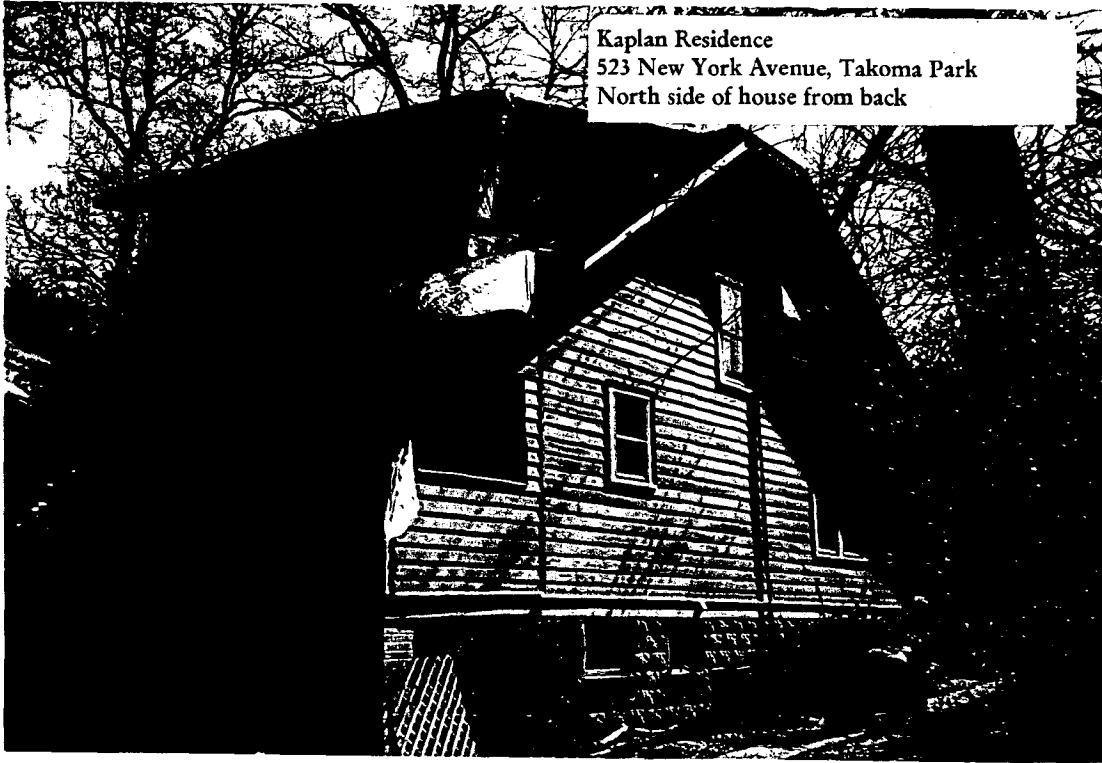


Kaplan Residence
523 New York Avenue, Takoma Park
Back of house

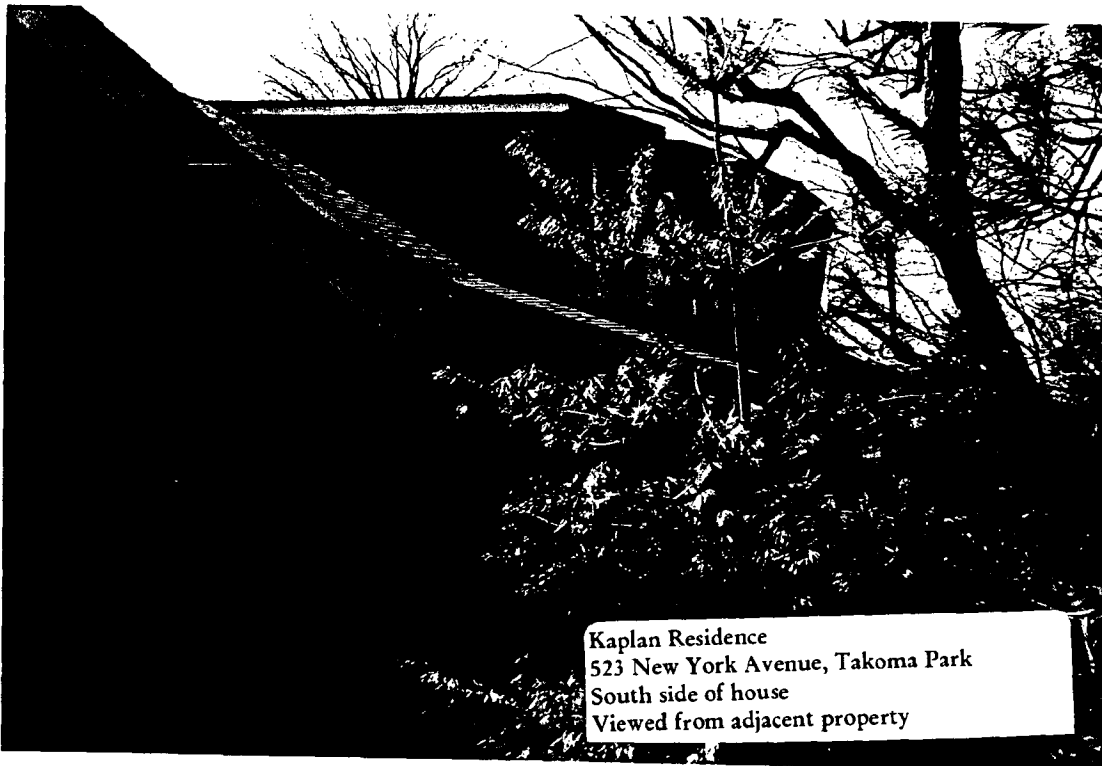


Kaplan Residence
523 New York Avenue, Takoma Park
Back of house - detail of damaged dormer

ATTACHMENT 5: PHOTOGRAPHS OF 523 NEW YORK AVENUE

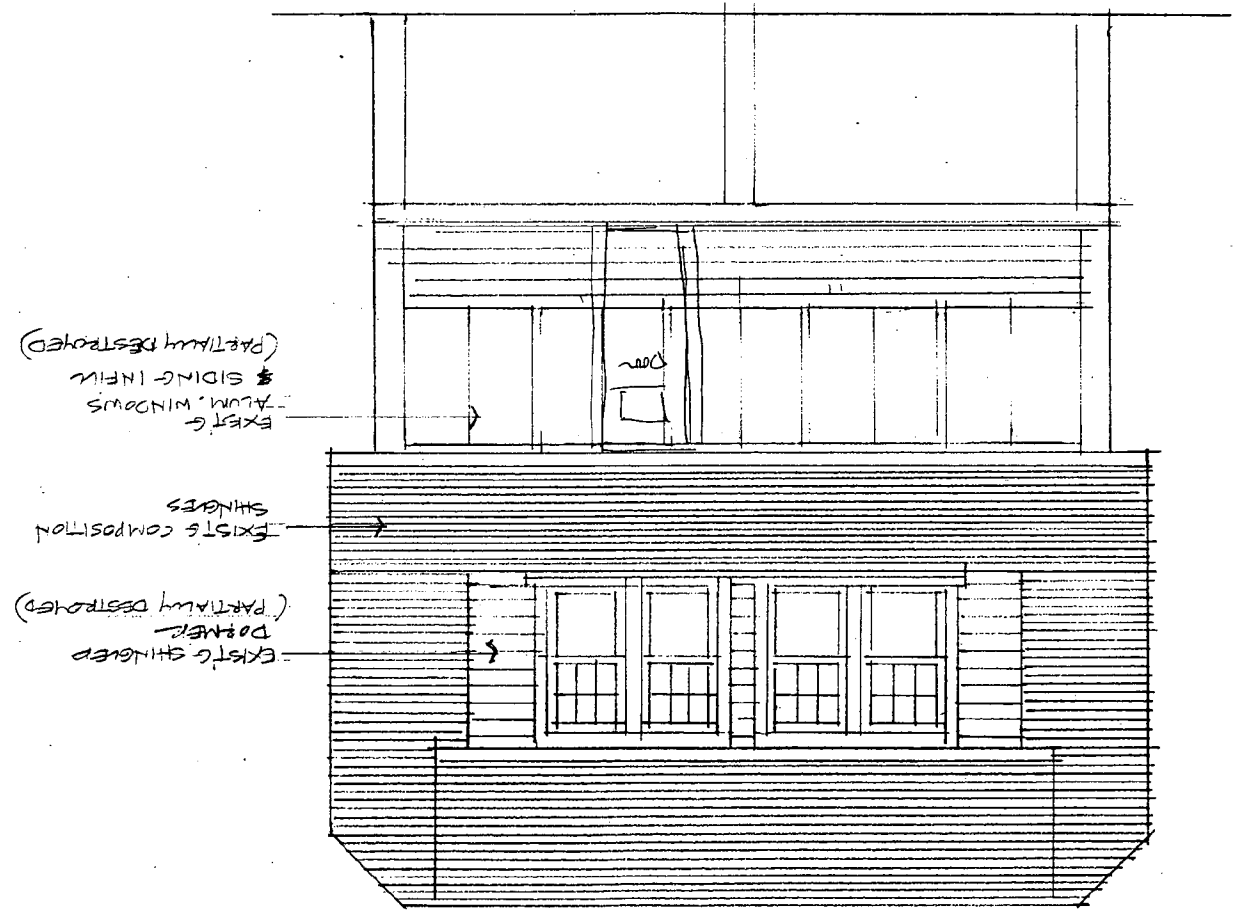


Kaplan Residence
523 New York Avenue, Takoma Park
North side of house from back

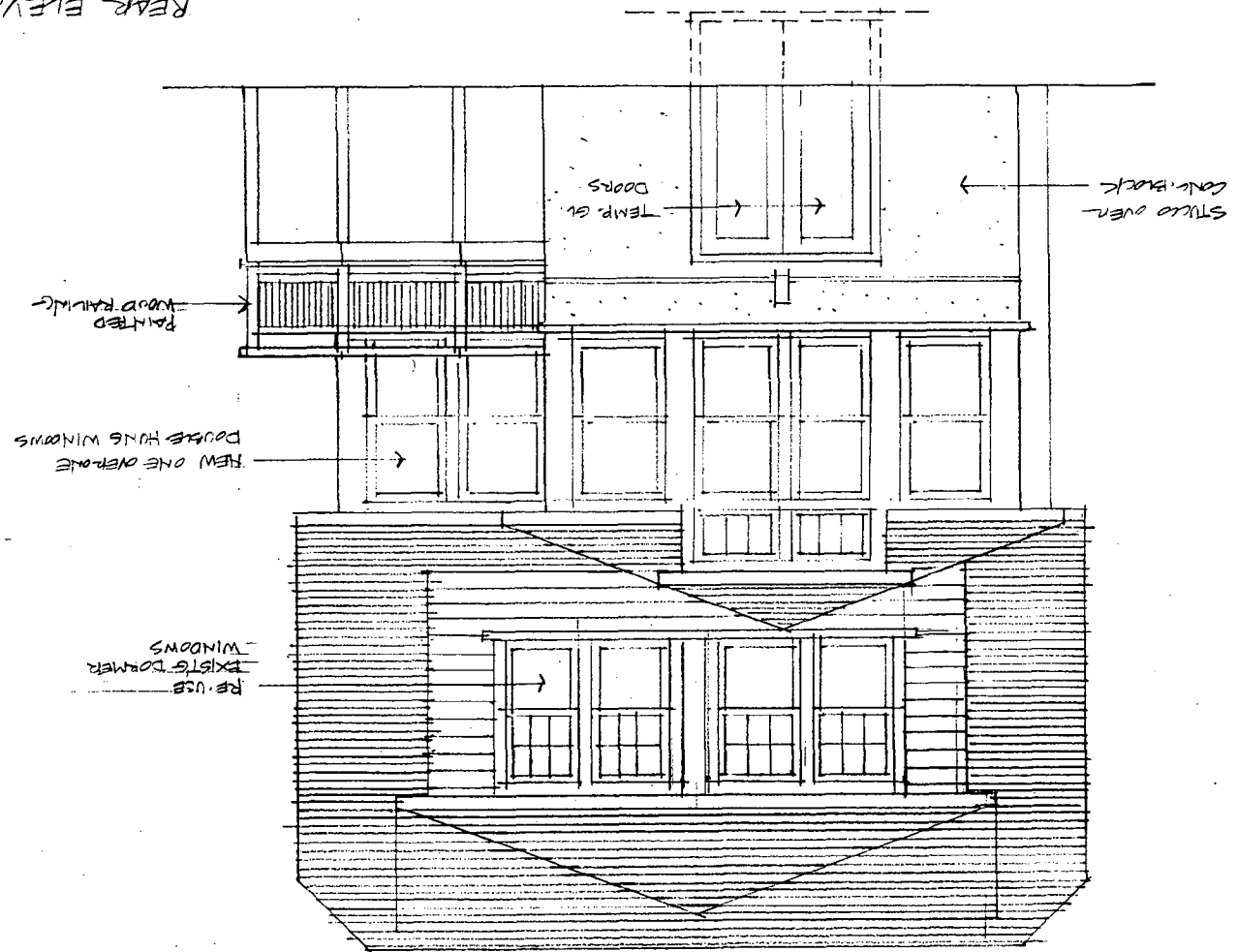


Kaplan Residence
523 New York Avenue, Takoma Park
South side of house
Viewed from adjacent property

EXISTING REAR ELEVATION

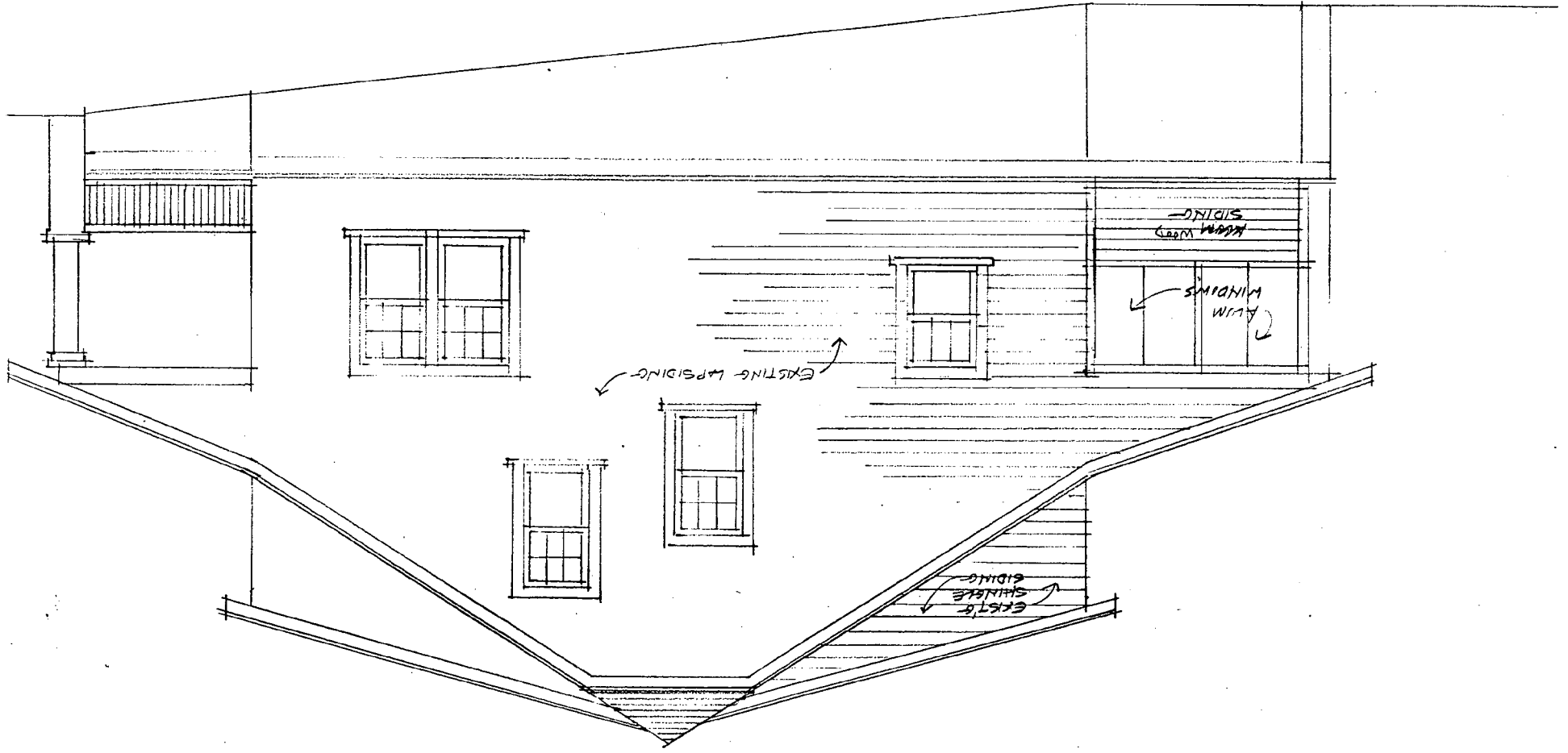


REAR ELEVATION

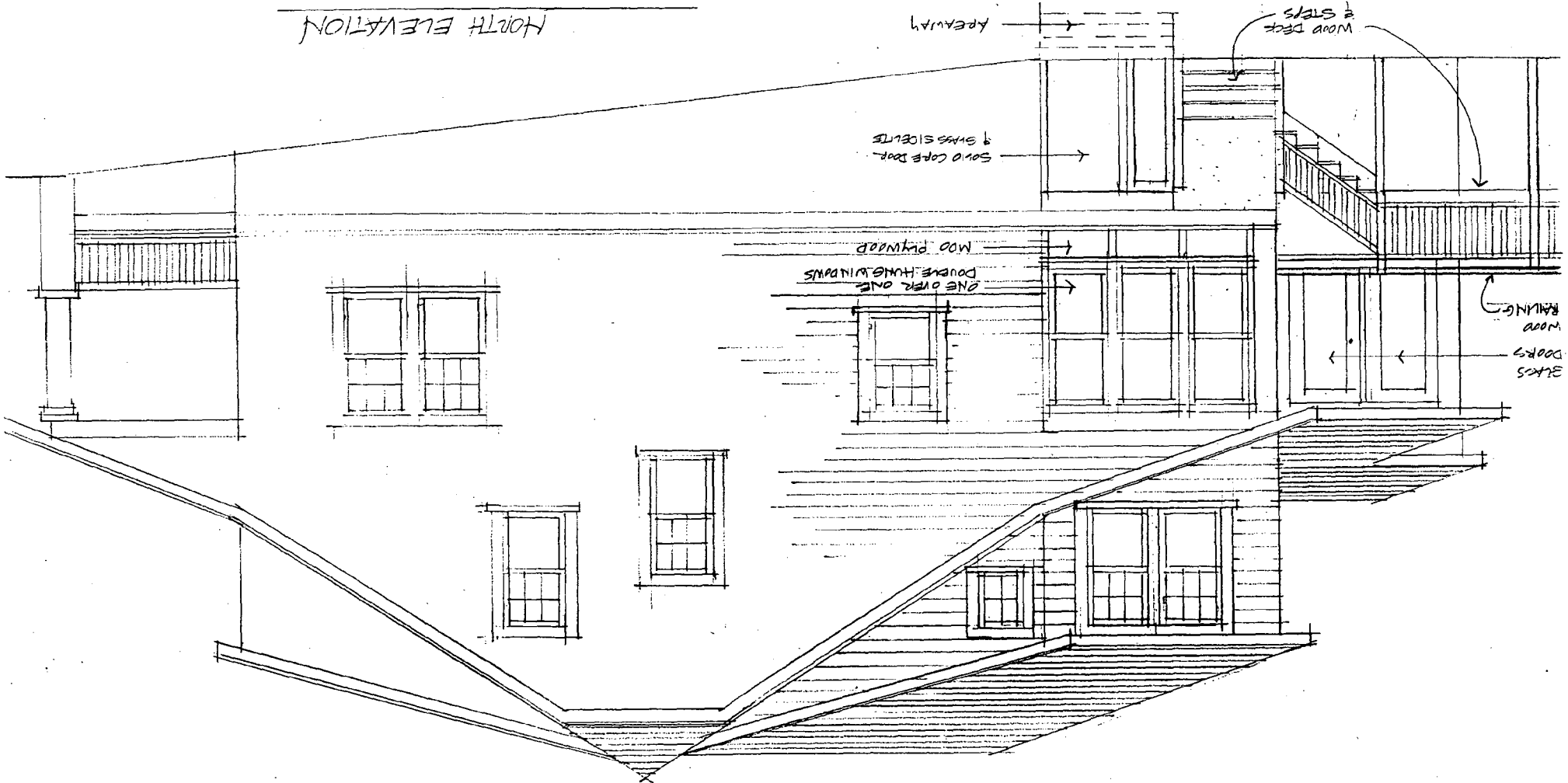


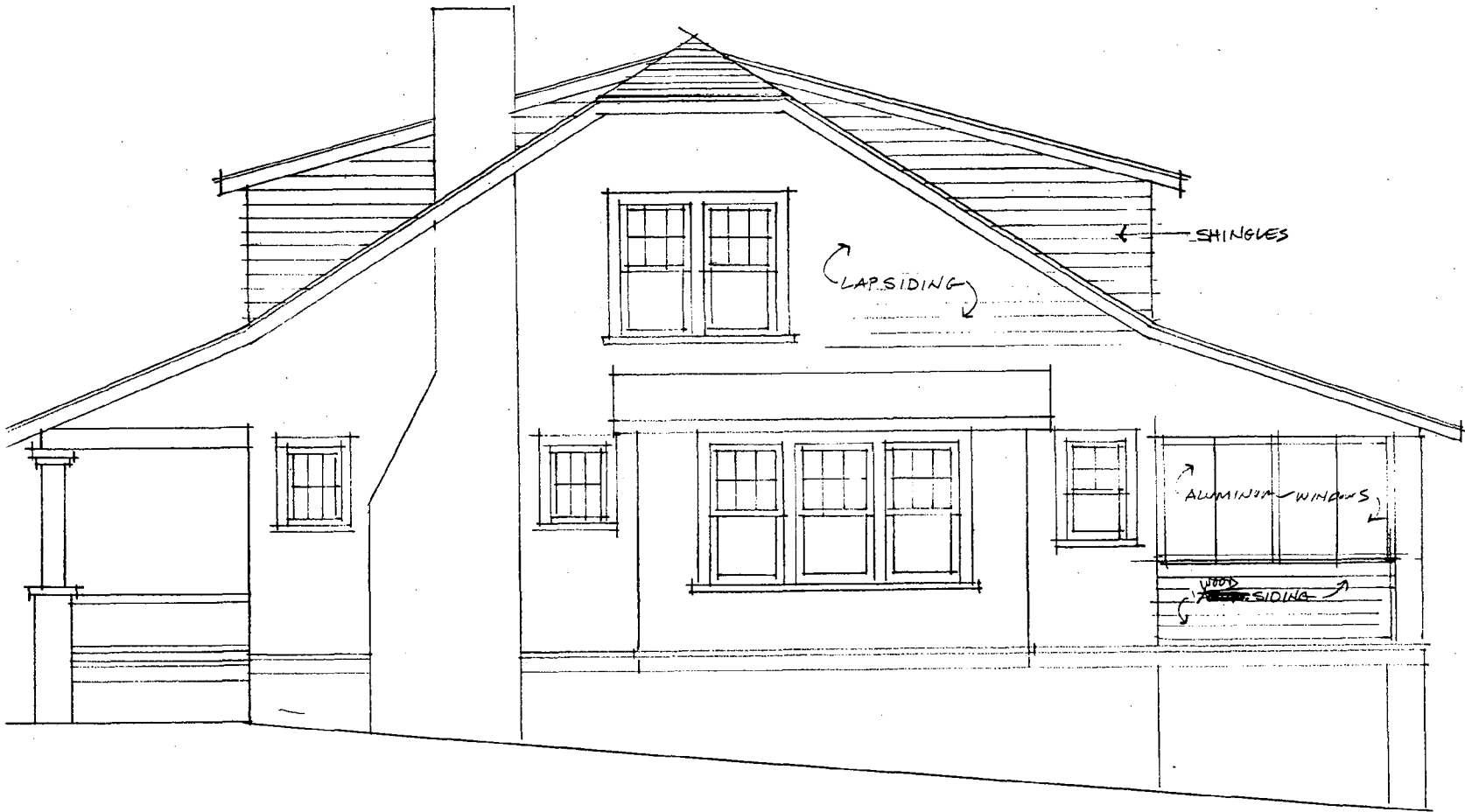
21

EXISTING NORTH ELEVATION



NORTH ELEVATION

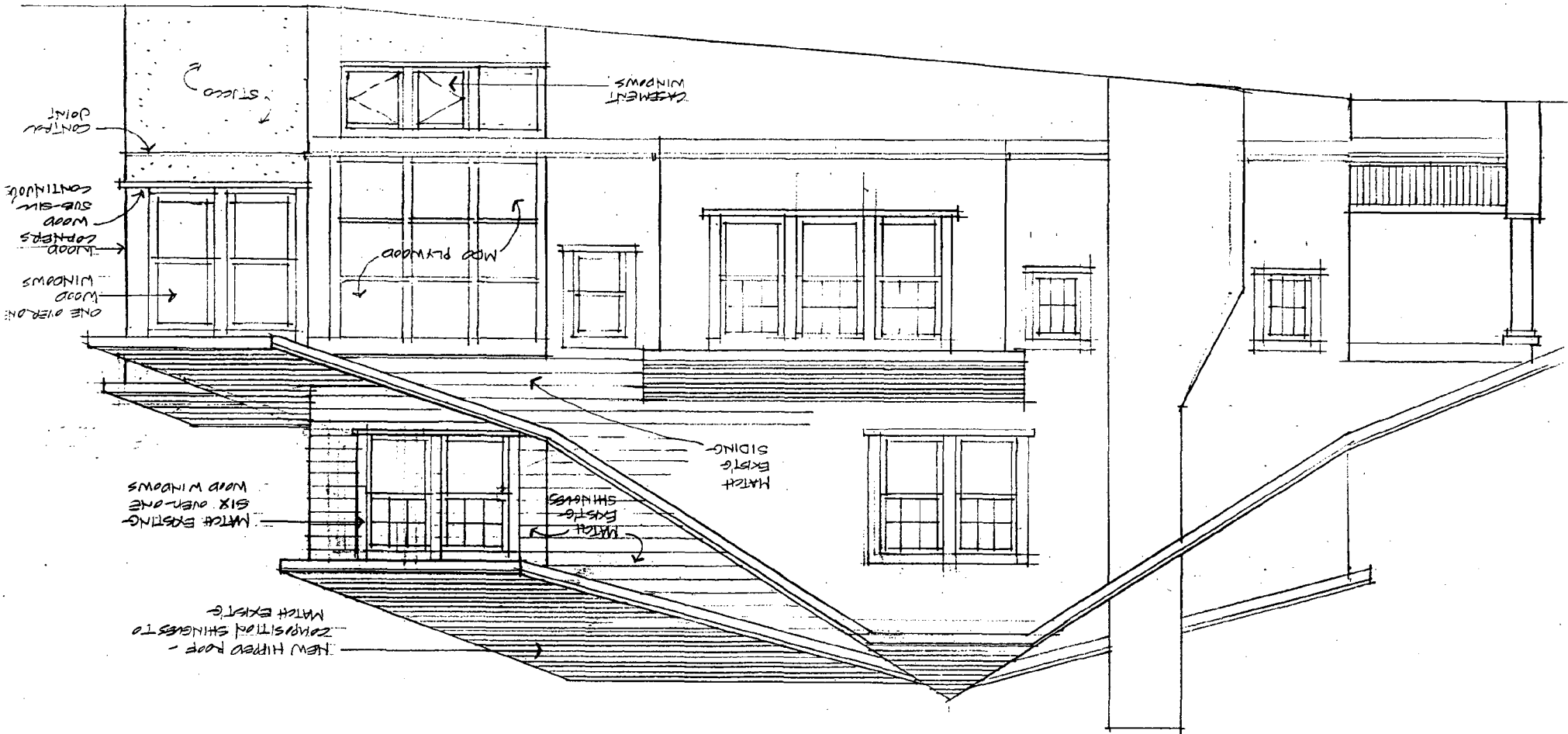




EXISTING SOUTH ELEVATION

14

SOUTH ELEVATION

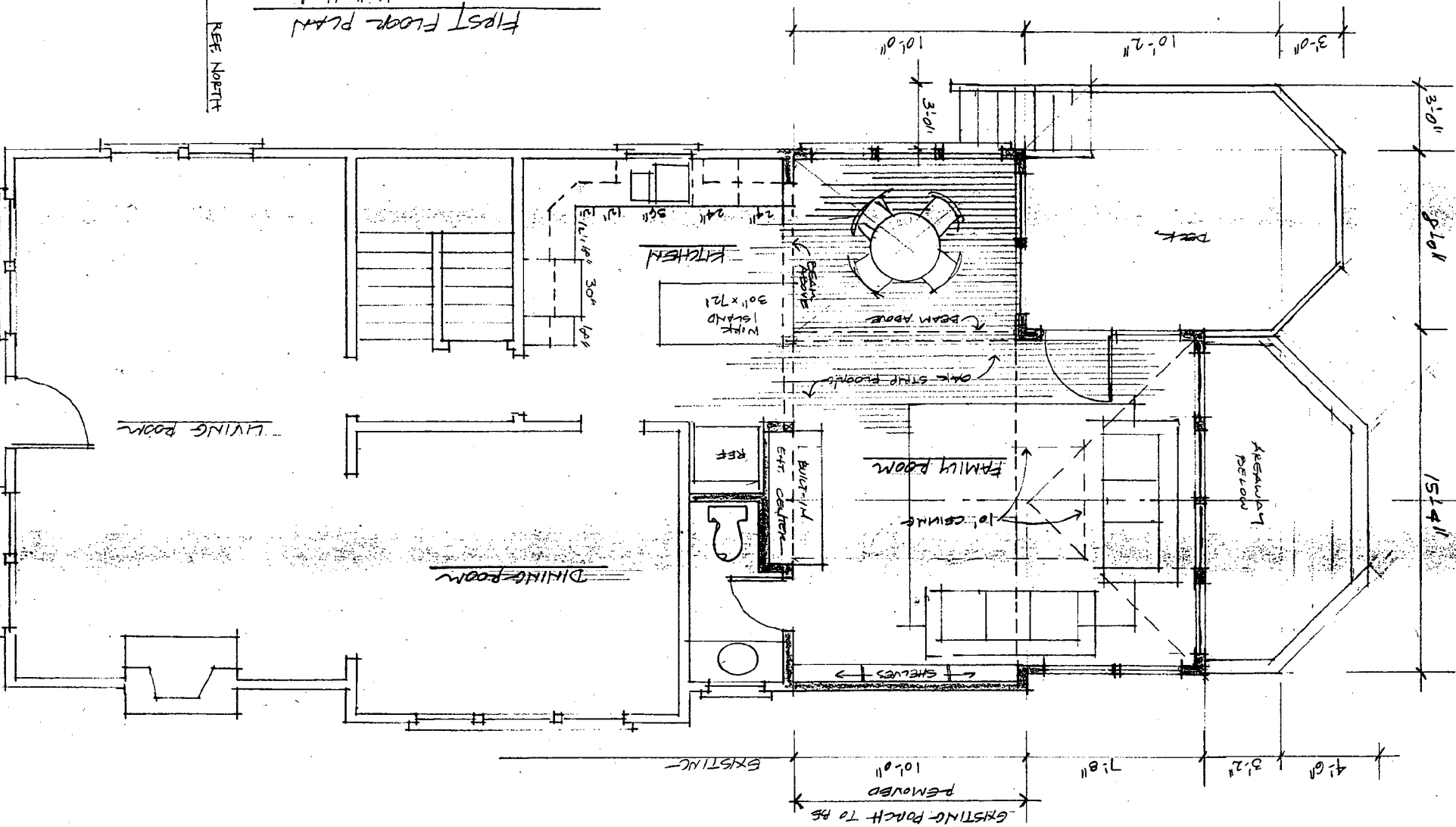


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6320 WISCASSET ROAD, BETHESDA MD. 20816

KARL AND RESIDENCE - ADDITION
523 NEW YORK AVE., TAKOMA PARK, MD.

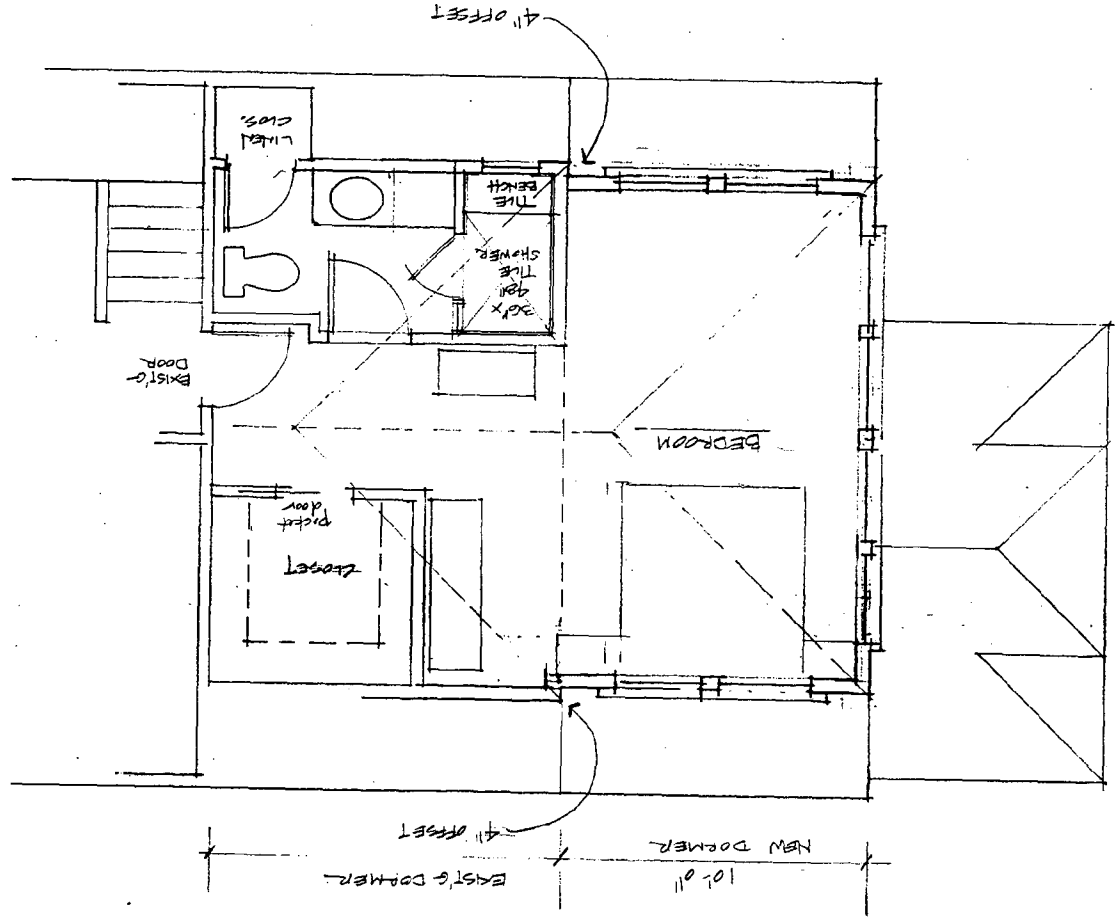
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

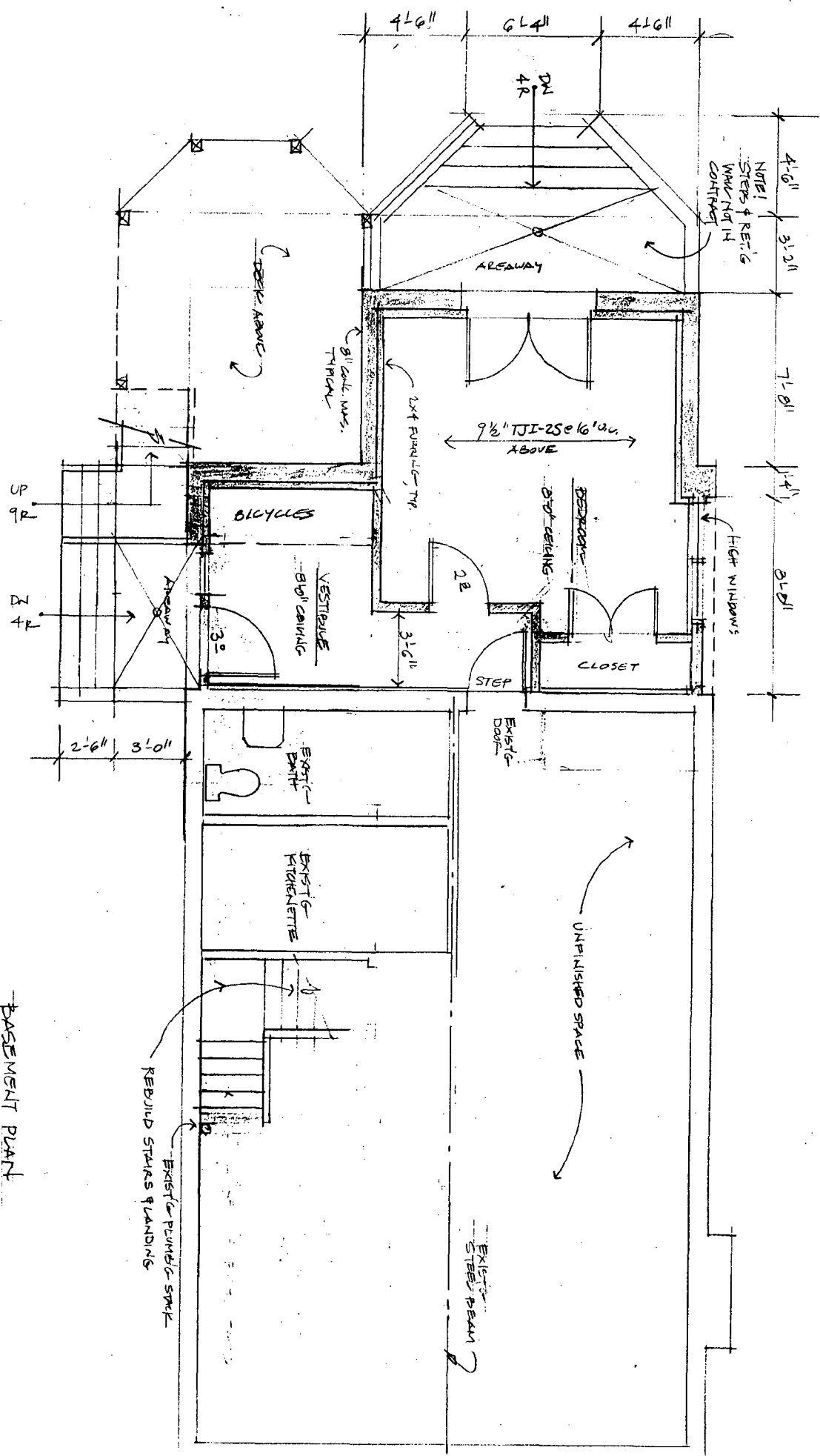
REF NORTH



11

2ND Floor Plan





BASEMENT PLAN
 Scale: 1/4" = 1'-0"

APPLICATION FOR HISTORIC AREA WORK PERMIT

KAPLAN RESIDENCE

ATTACHMENT 7: ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Mr. Jim Benfield
519 New York Avenue
Takoma Park, MD 20912

Adjacent

Mr. David Weisman
7701 Takoma Avenue
Takoma Park, MD 20912

Adjacent

Mr. Ed Stromberg
510 New York Avenue
Takoma Park, MD 20912

Confronting

Mr. Mitchell Tropin
516 New York Avenue
Takoma Park, MD 20912

Confronting

Mr. Art McMurdie (owner) 7705 Takoma Avenue
12 Cleveland Avenue
Takoma Park, MD 20912

Adjacent lot in rear of property

ATTACHMENT 5: PHOTOGRAPHS OF 523 NEW YORK AVENUE



Kaplan Residence
523 New York Avenue, Takoma Park
Front of house
Viewed from public right-of-way

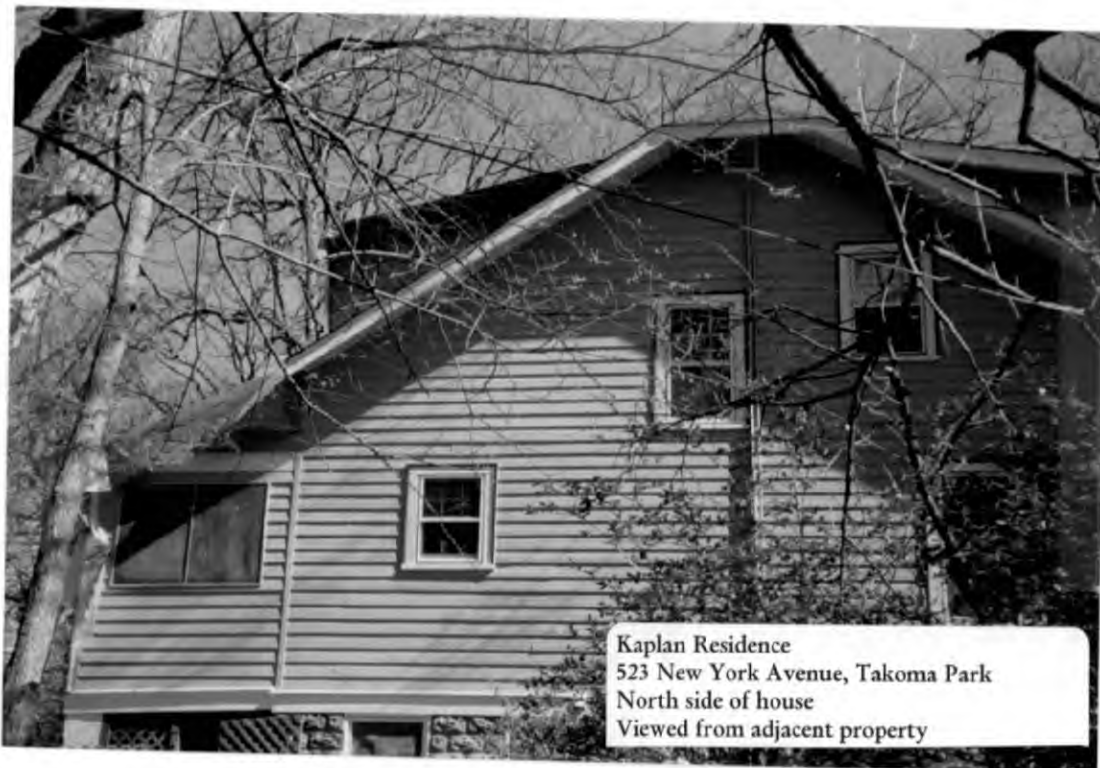


Kaplan Residence
523 New York Avenue, Takoma Park
North side from front
Viewed from public right-of-way

ATTACHMENT 5: PHOTOGRAPHS OF 523 NEW YORK AVENUE



Kaplan Residence
523 New York Avenue, Takoma Park
South side of house from front
Viewed from public right-of-way

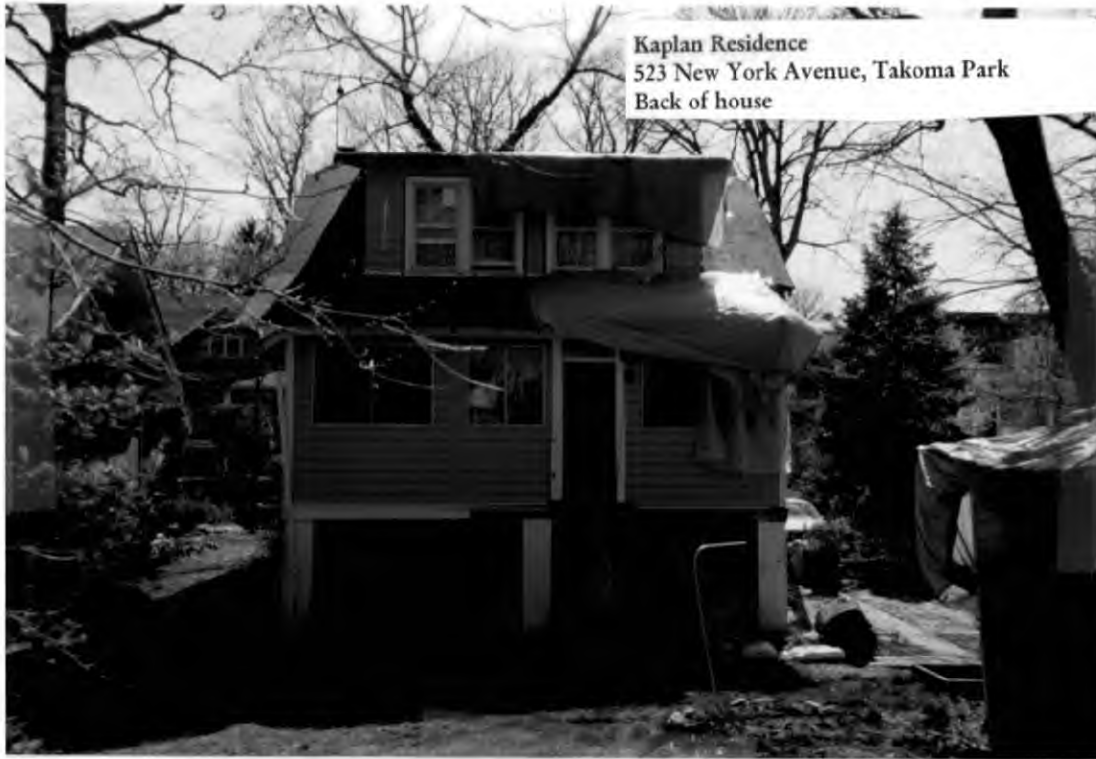


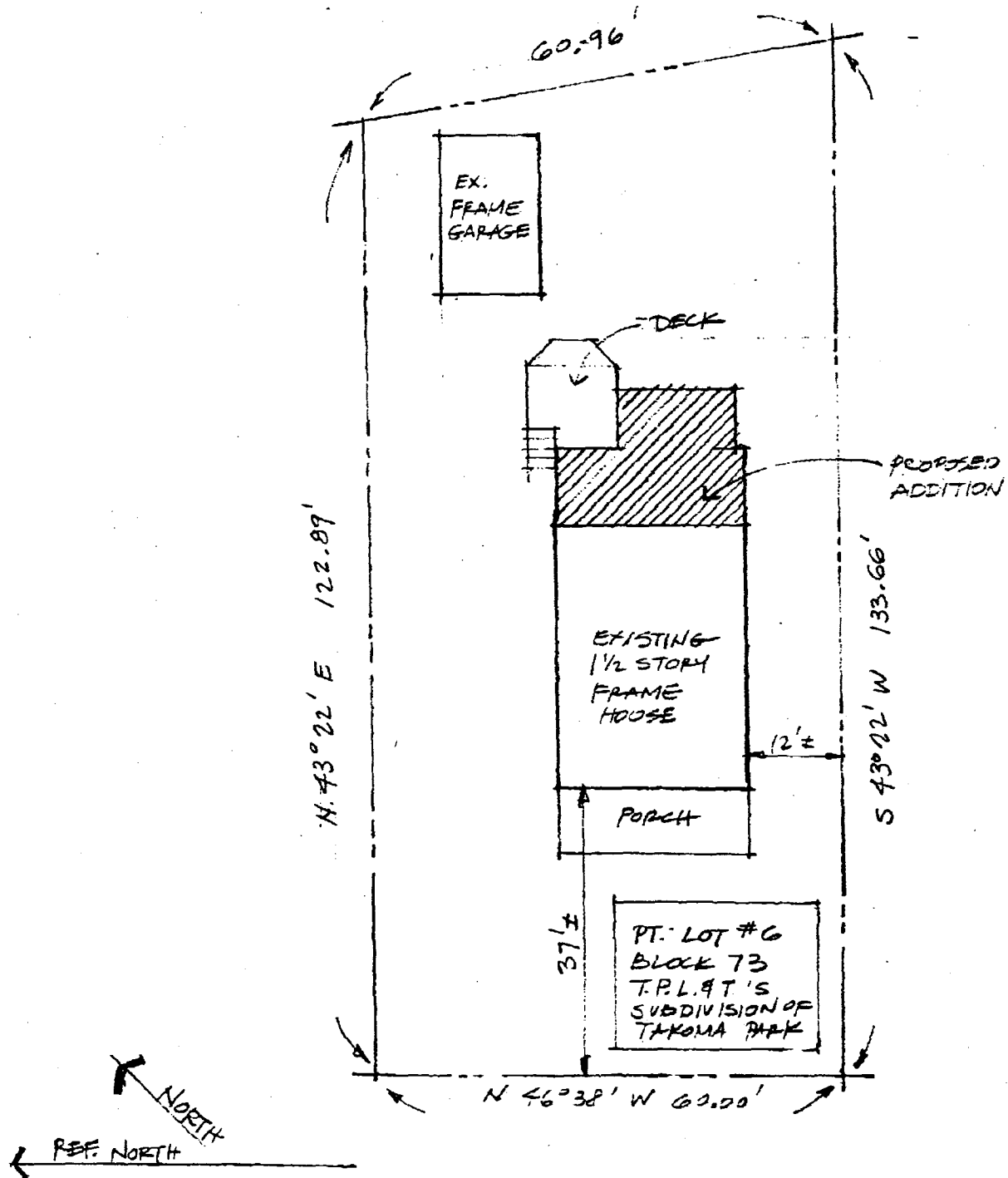
Kaplan Residence
523 New York Avenue, Takoma Park
North side of house
Viewed from adjacent property

ATTACHMENT 5: PHOTOGRAPHS OF 523 NEW YORK AVENUE



ATTACHMENT 5: PHOTOGRAPHS OF 523 NEW YORK AVENUE





SITE PLAN

Scale: 1" = 20'-0"

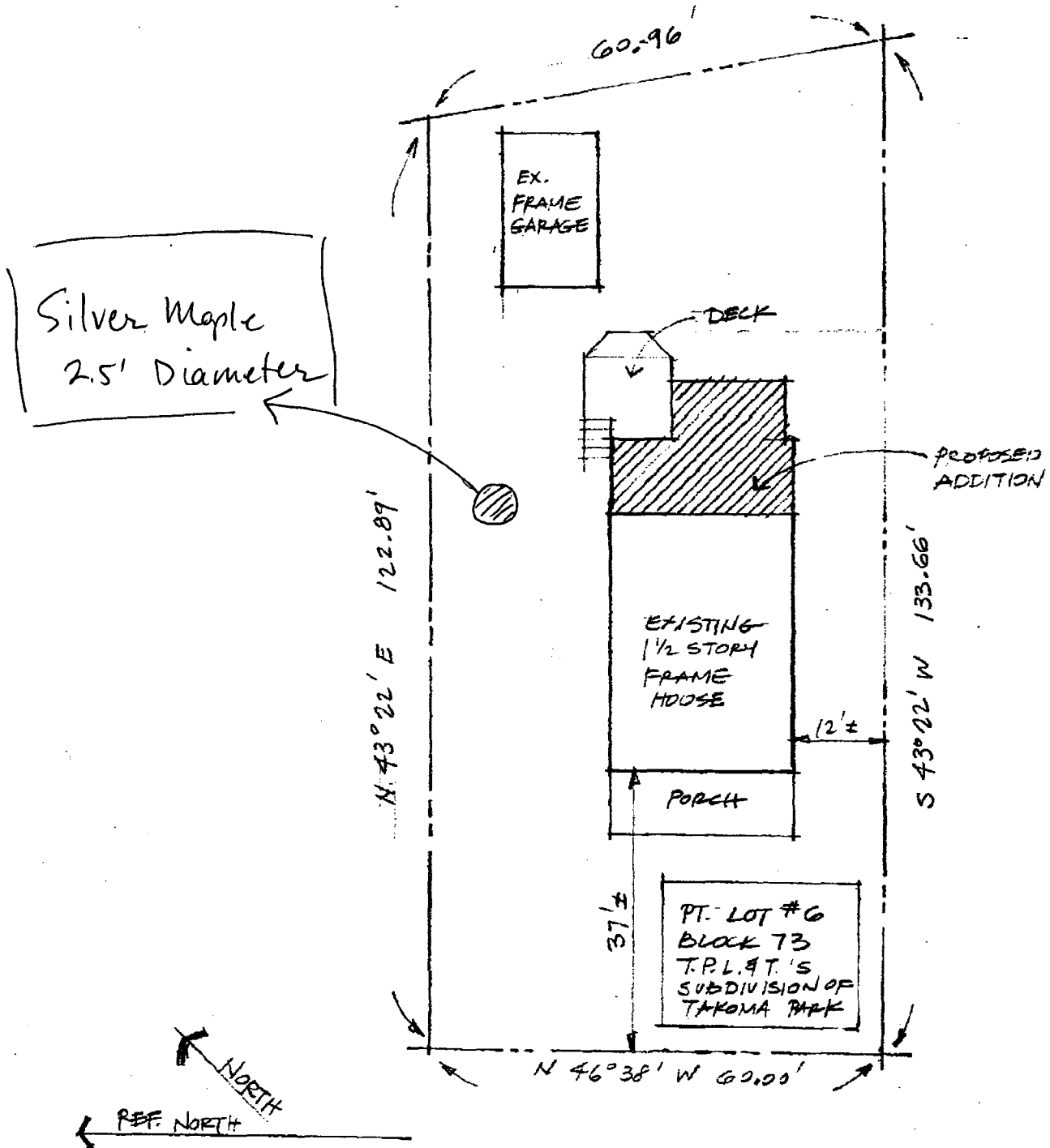
— NEW YORK AVENUE —
40' R.O.W.

KAPLAN RESIDENCE - 523 NEW YORK AVE, TAKOMA PARK

APPLICATION FOR HISTORIC AREA WORK PERMIT

KAPLAN RESIDENCE

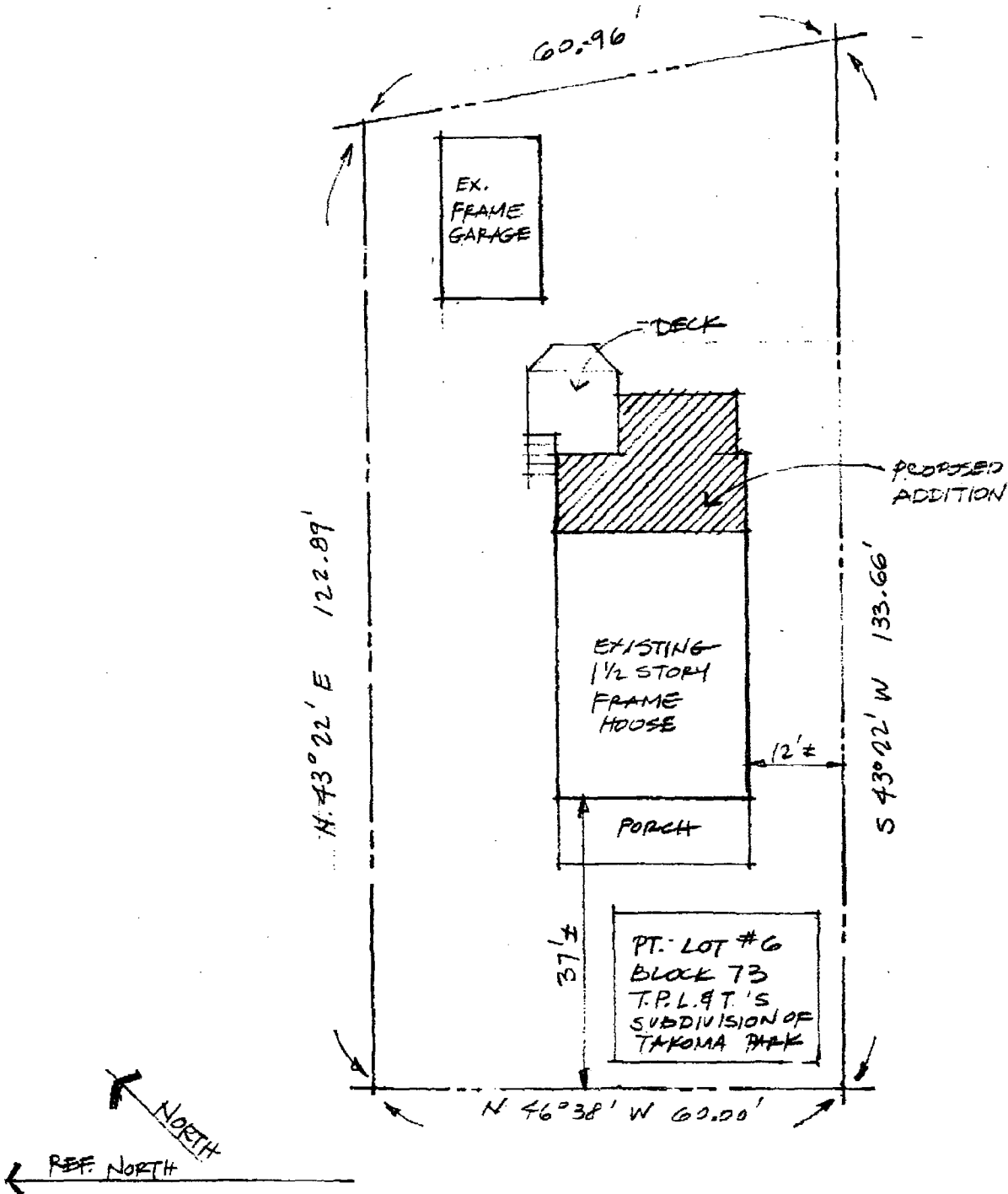
ATTACHMENT 6: TREE SURVEY



SITE PLAN
Scale: 1" = 20'-0"

— NEW YORK AVENUE —
40' R.O.W.

KAPLAN RESIDENCE - # 523 NEW YORK AVE, TAKOMA PARK

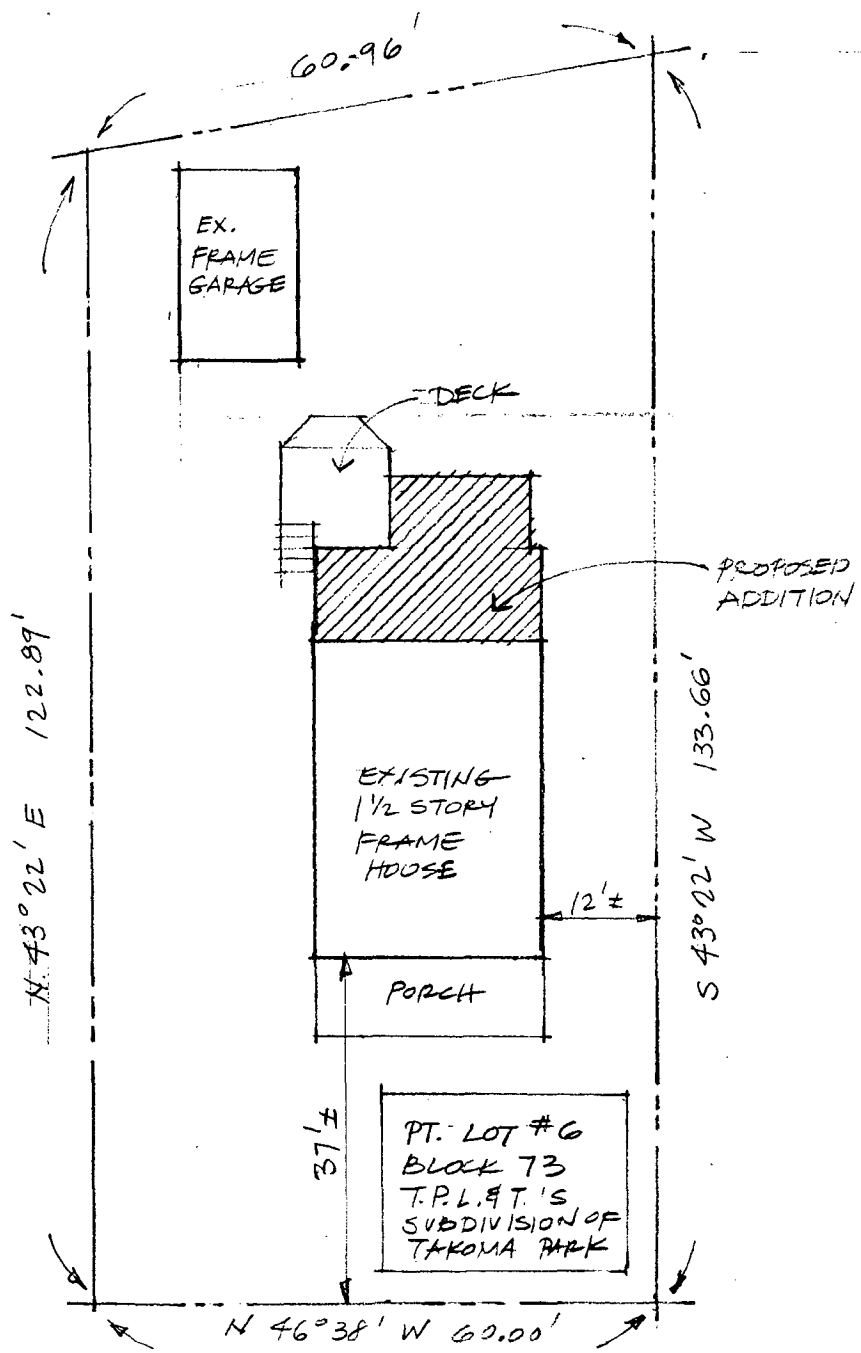


SITE PLAN

Scale: 1" = 20'-0"

— NEW YORK AVENUE —
40' P.O.W.

KAPLAN RESIDENCE - # 523 NEW YORK AVE, TAKOMA PARK



SITE PLAN

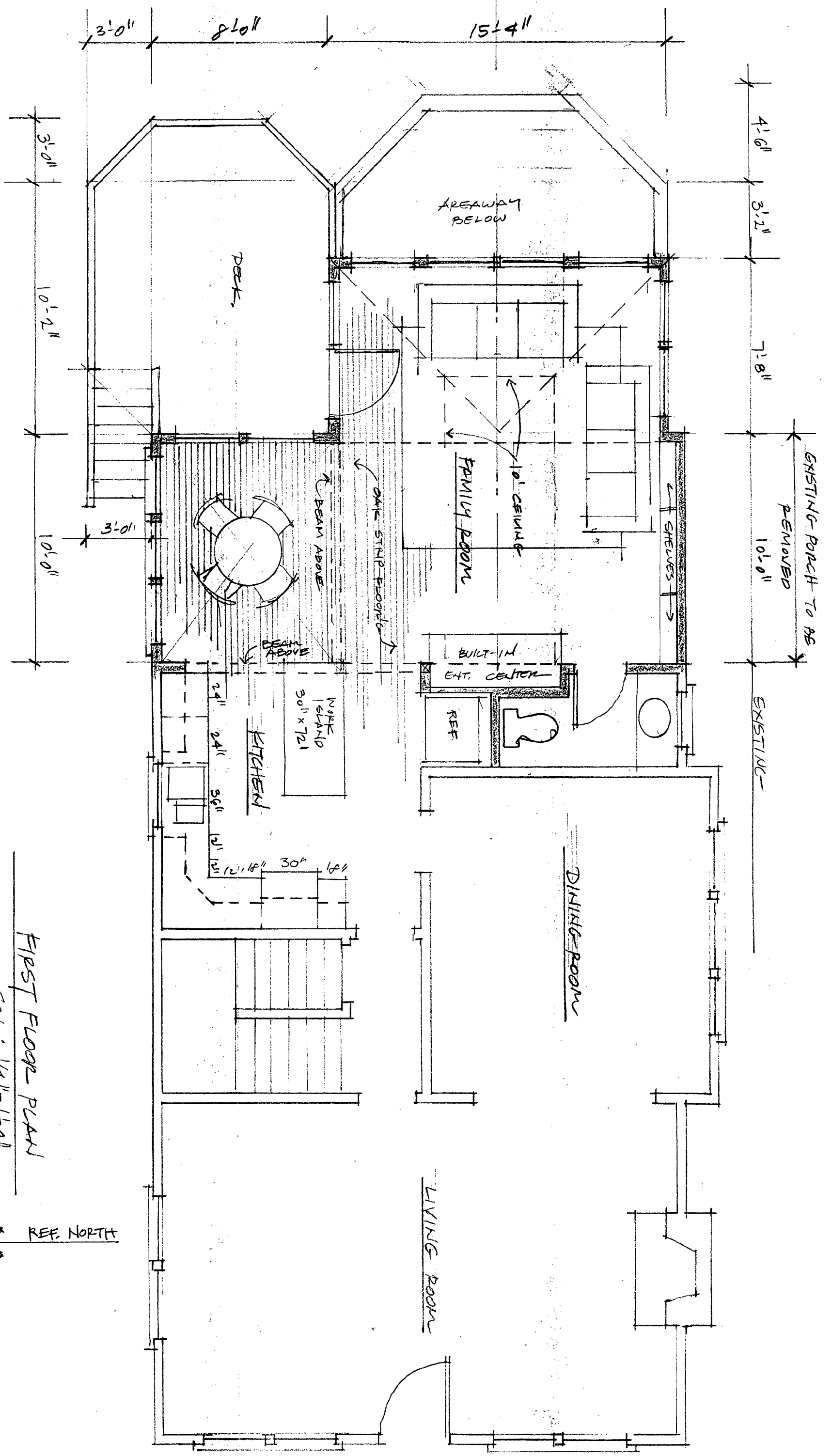
Scale: 1" = 20'-0"

— NEW YORK AVENUE —
40' P.O.W.

KAPLAN RESIDENCE . # 523 NEW YORK AVE, TAKOMA PARK

PAUL RESEDER, ARCHITECT - 301.320-1580
 6320 WISCASSET ROAD, BETHESDA, MD. 20816

KAPLAN RESIDENCE - ADDITION
 523 NEW YORK AVE., TAKOMA PARK, MD.

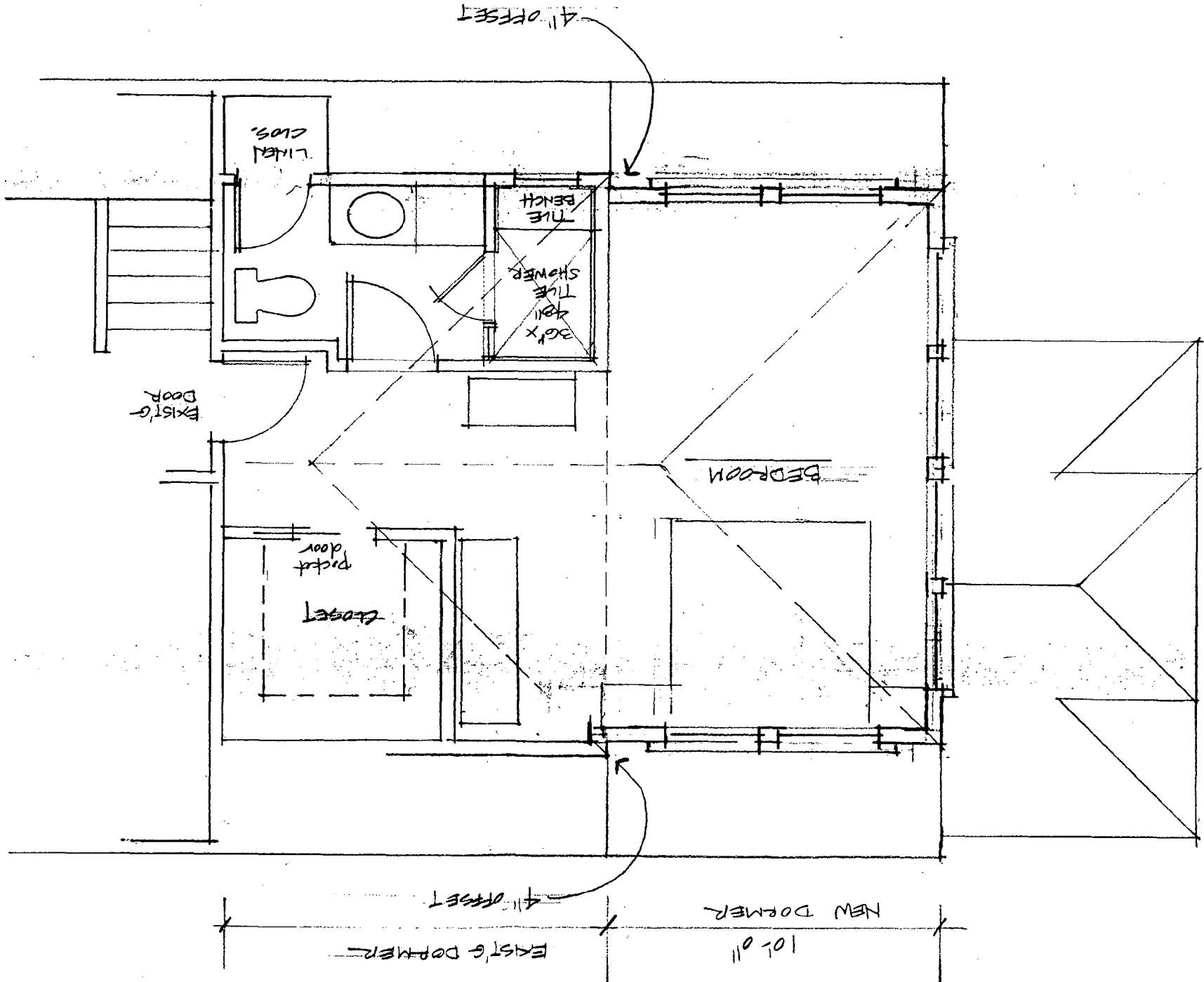


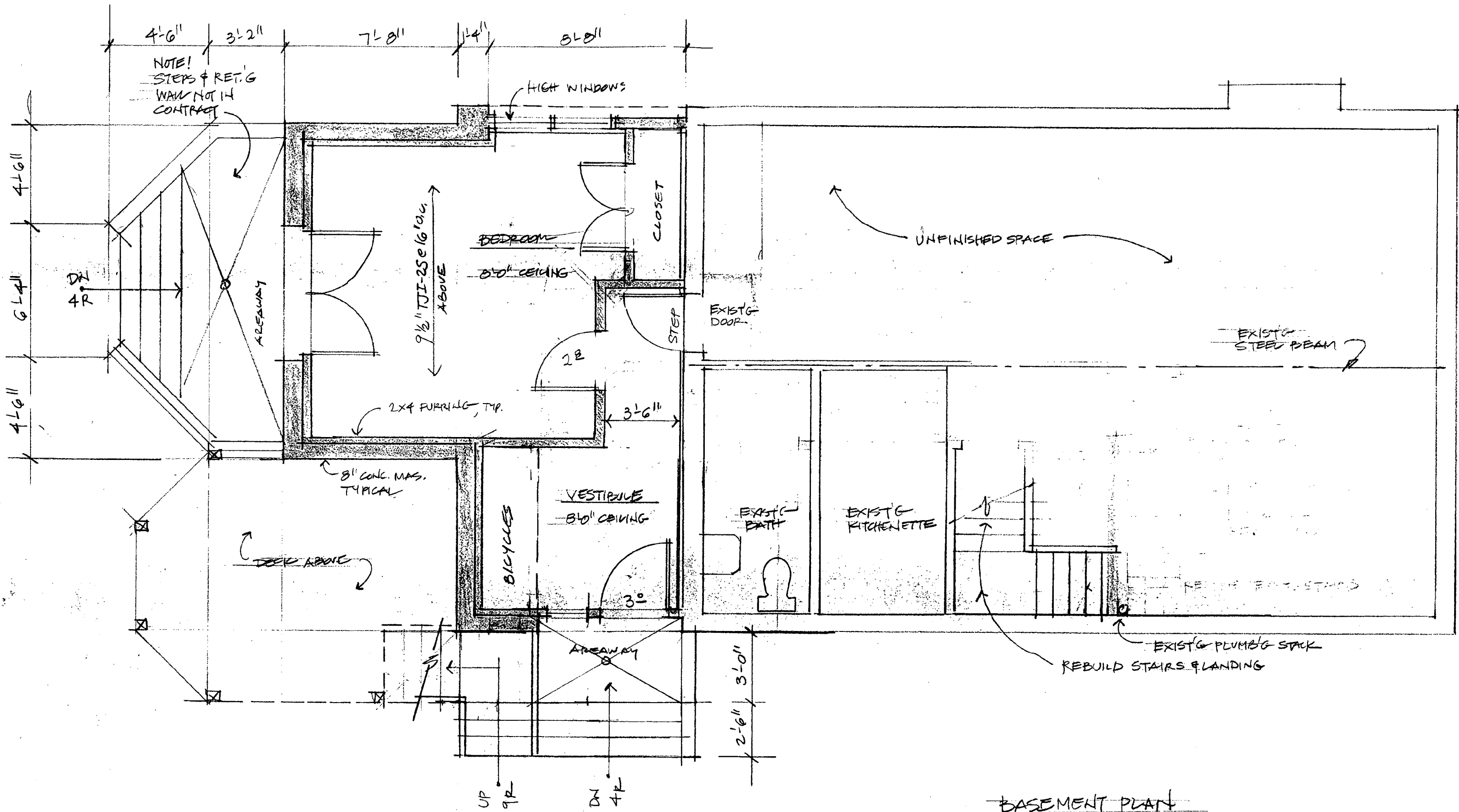
FIRST FLOOR PLAN

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

REF. NORTH

2ND Floor PLAN



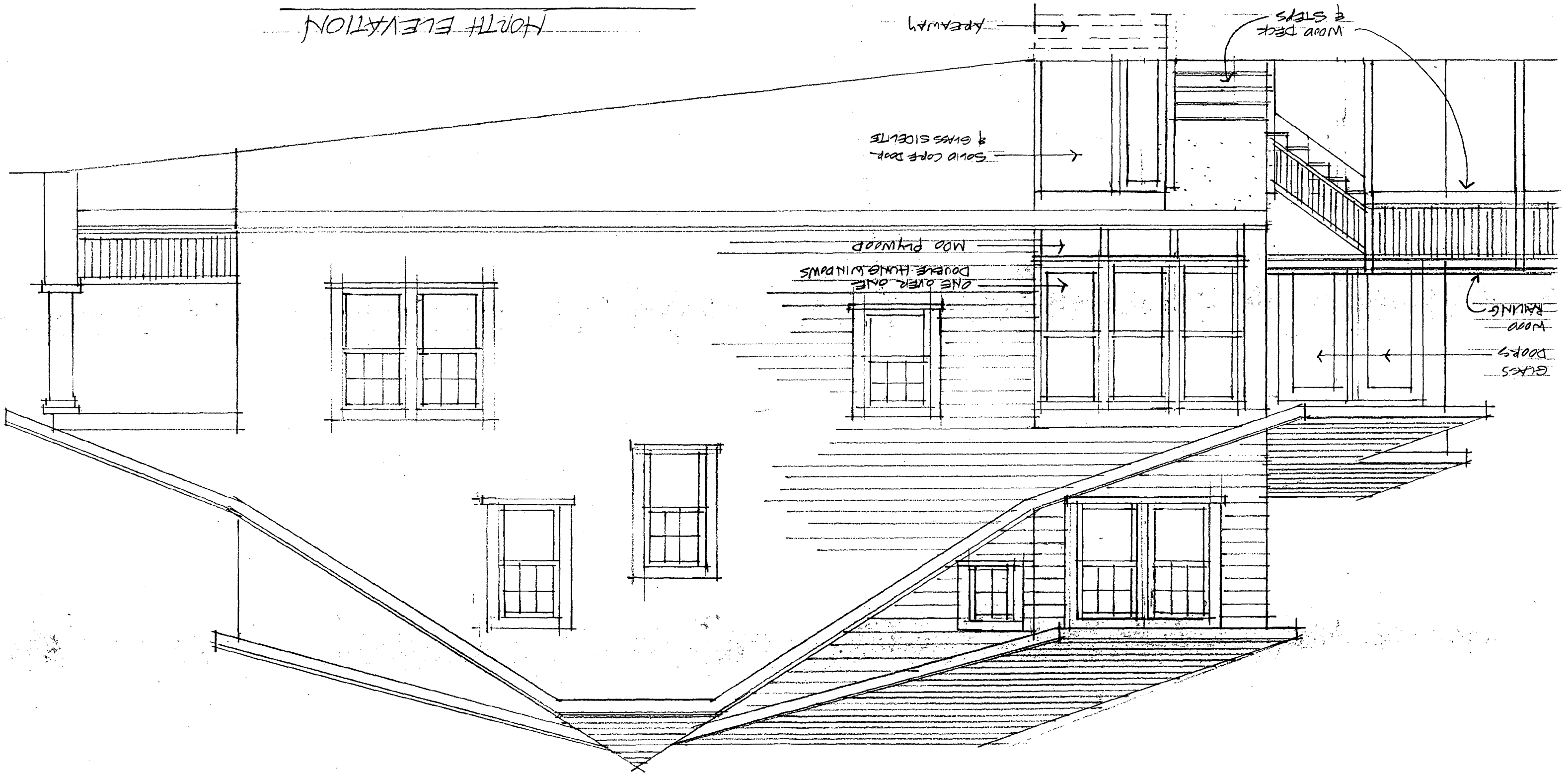


BASEMENT PLAN

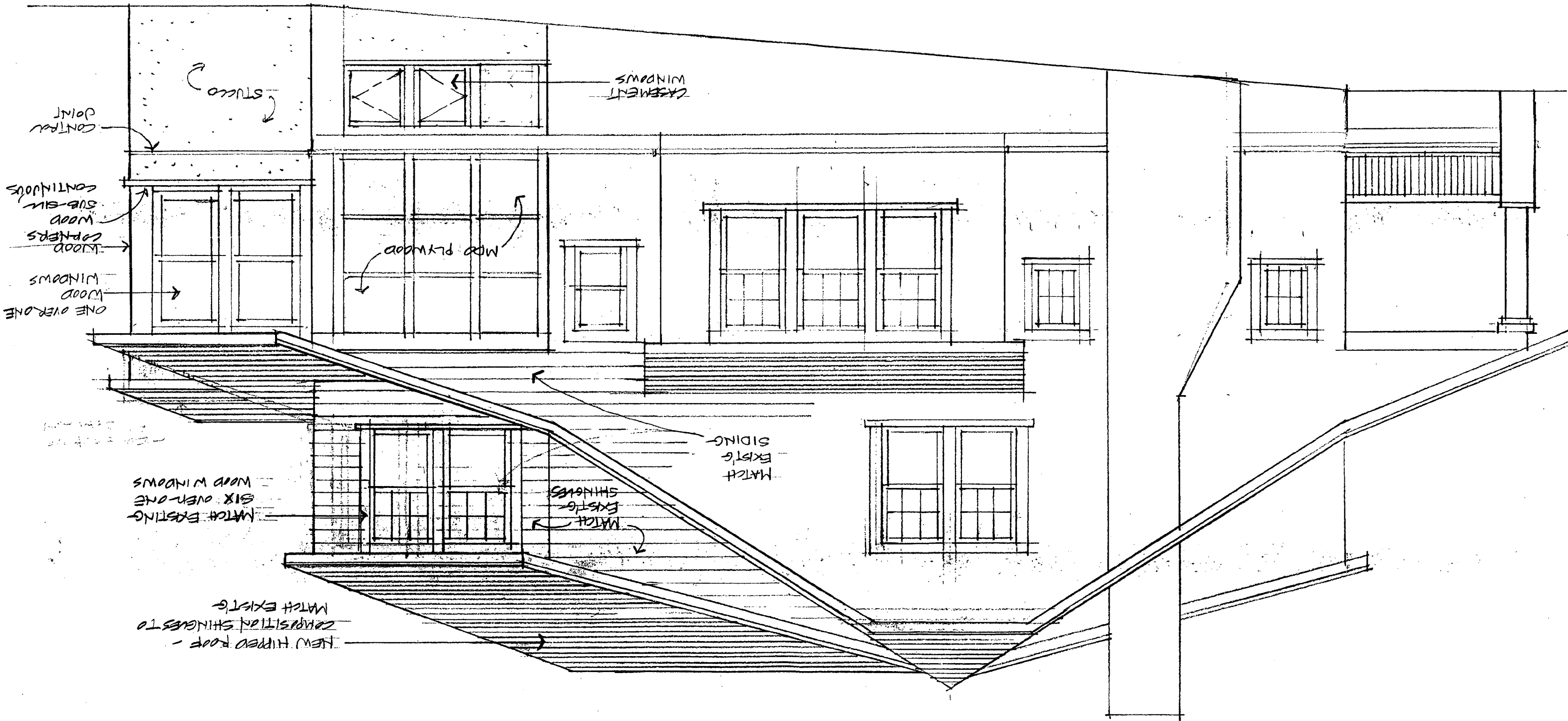
Scale: 1/4" = 1'-0"



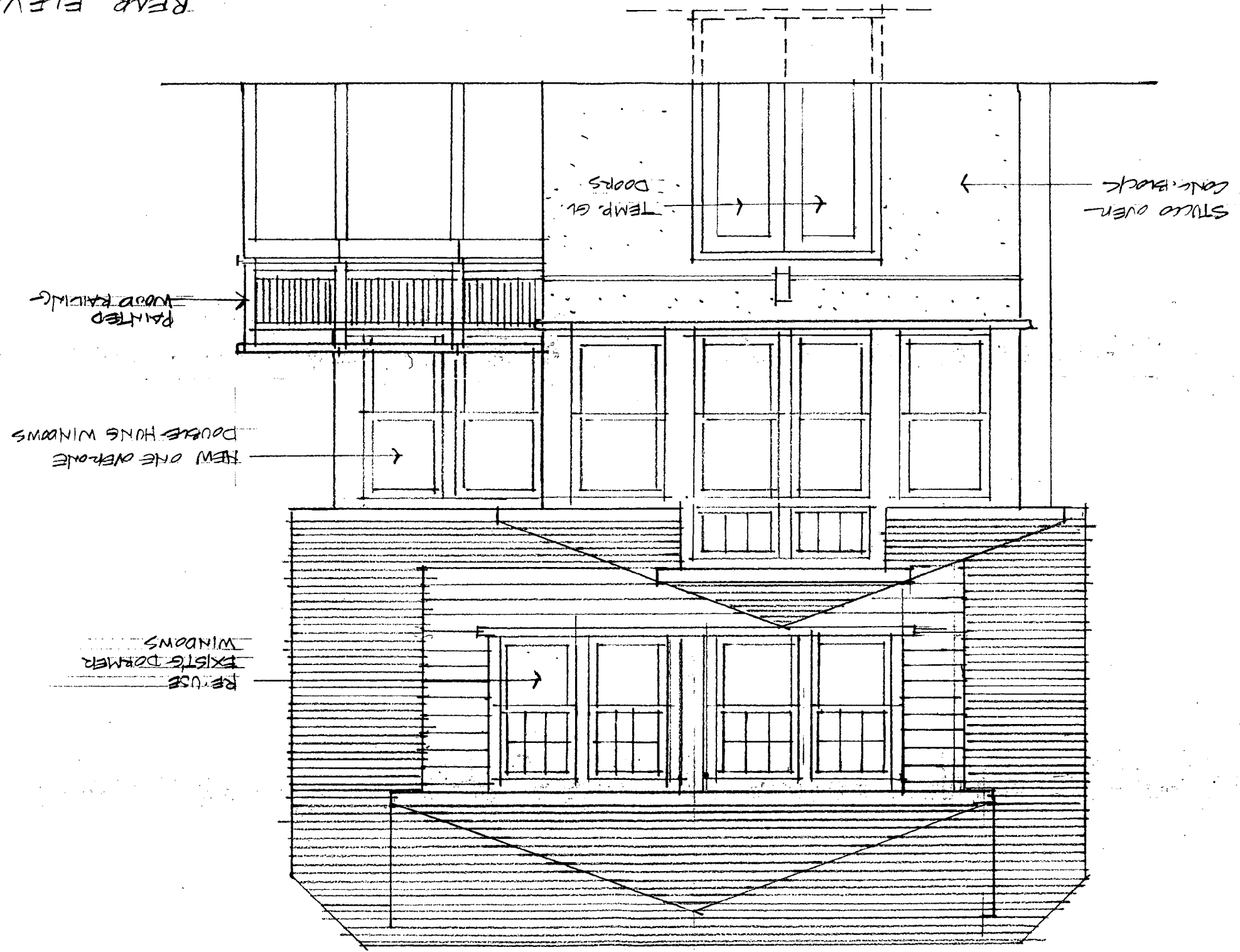
NORTH ELEVATION

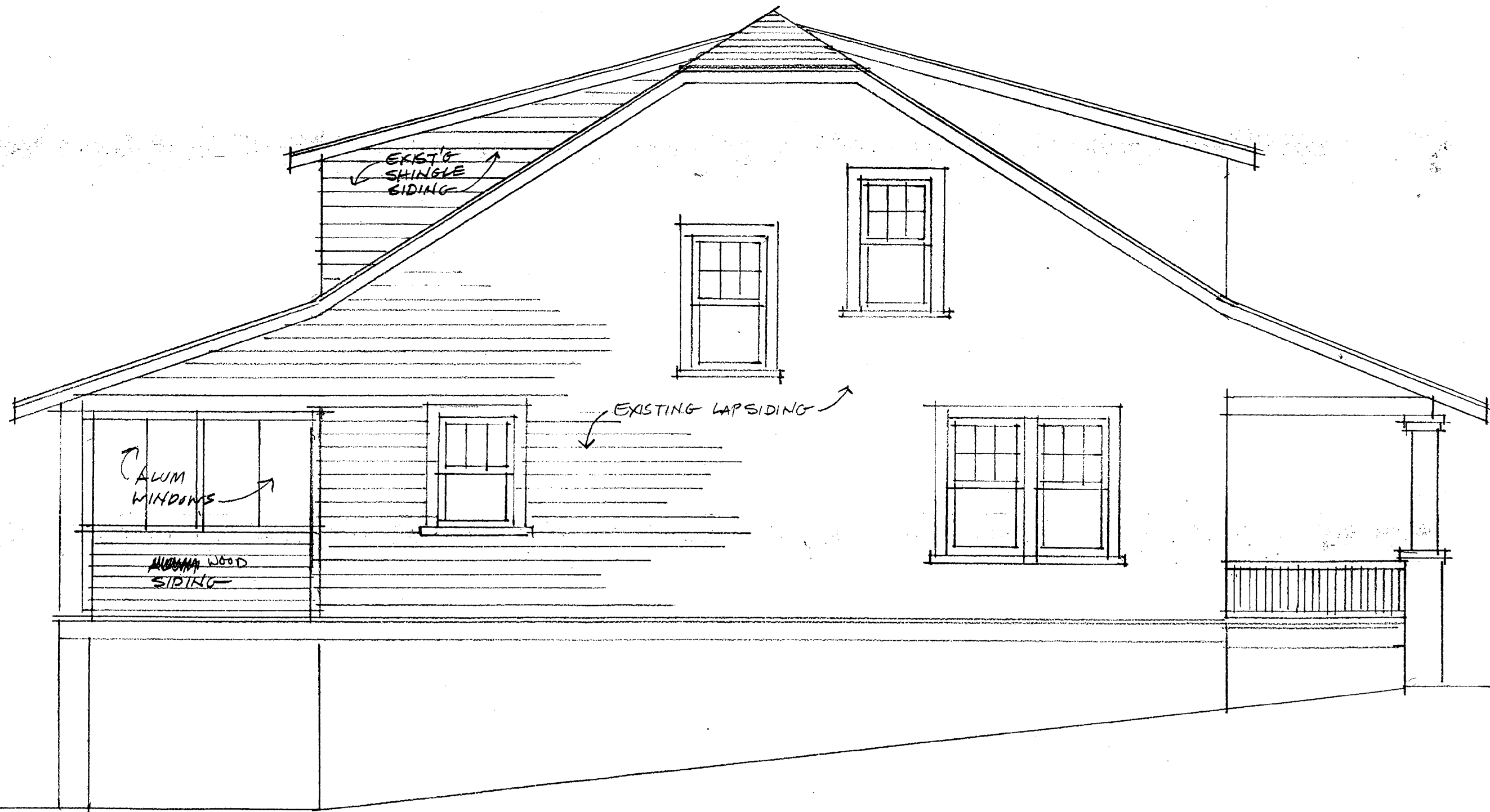


SOUTH ELEVATION



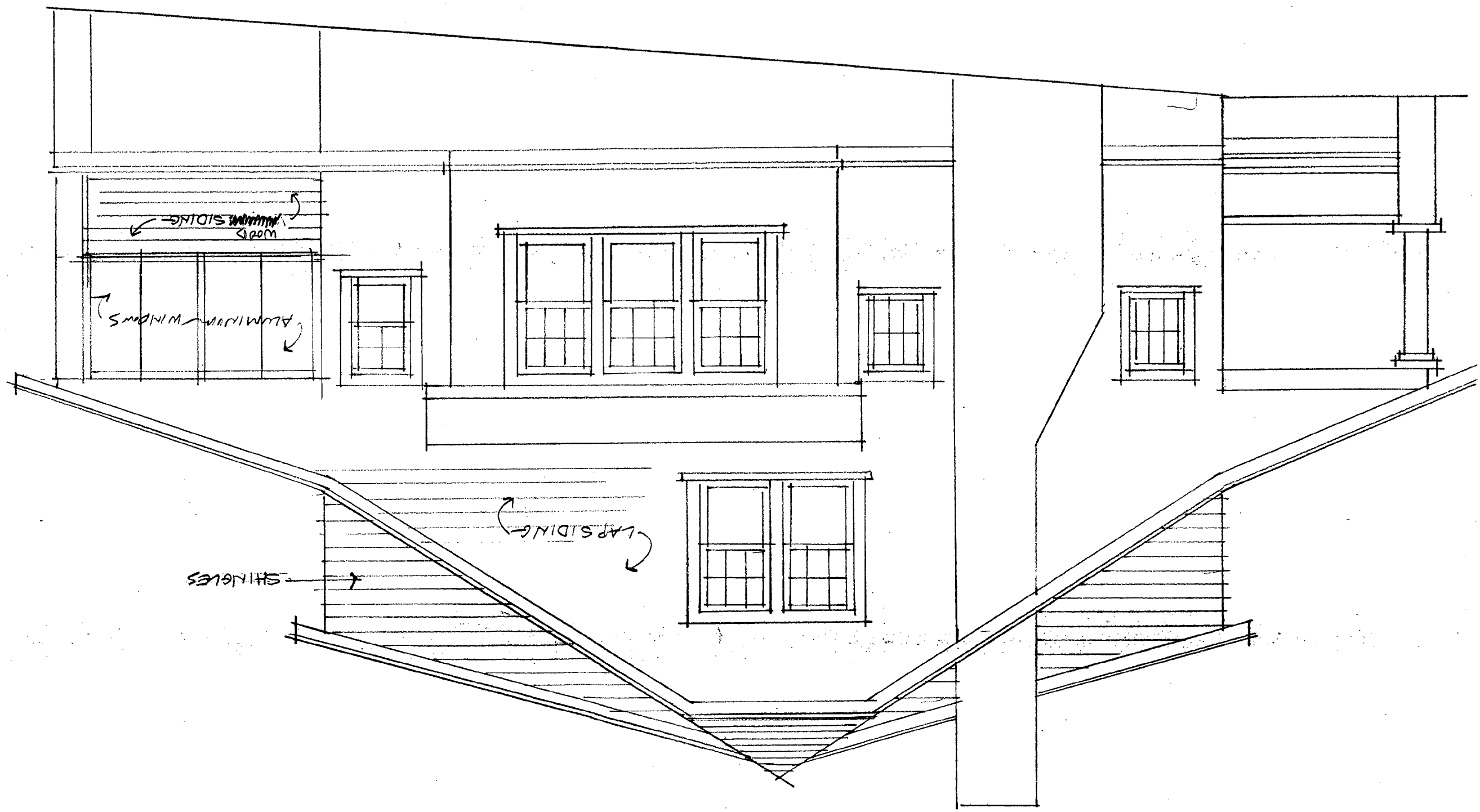
REAR ELEVATION



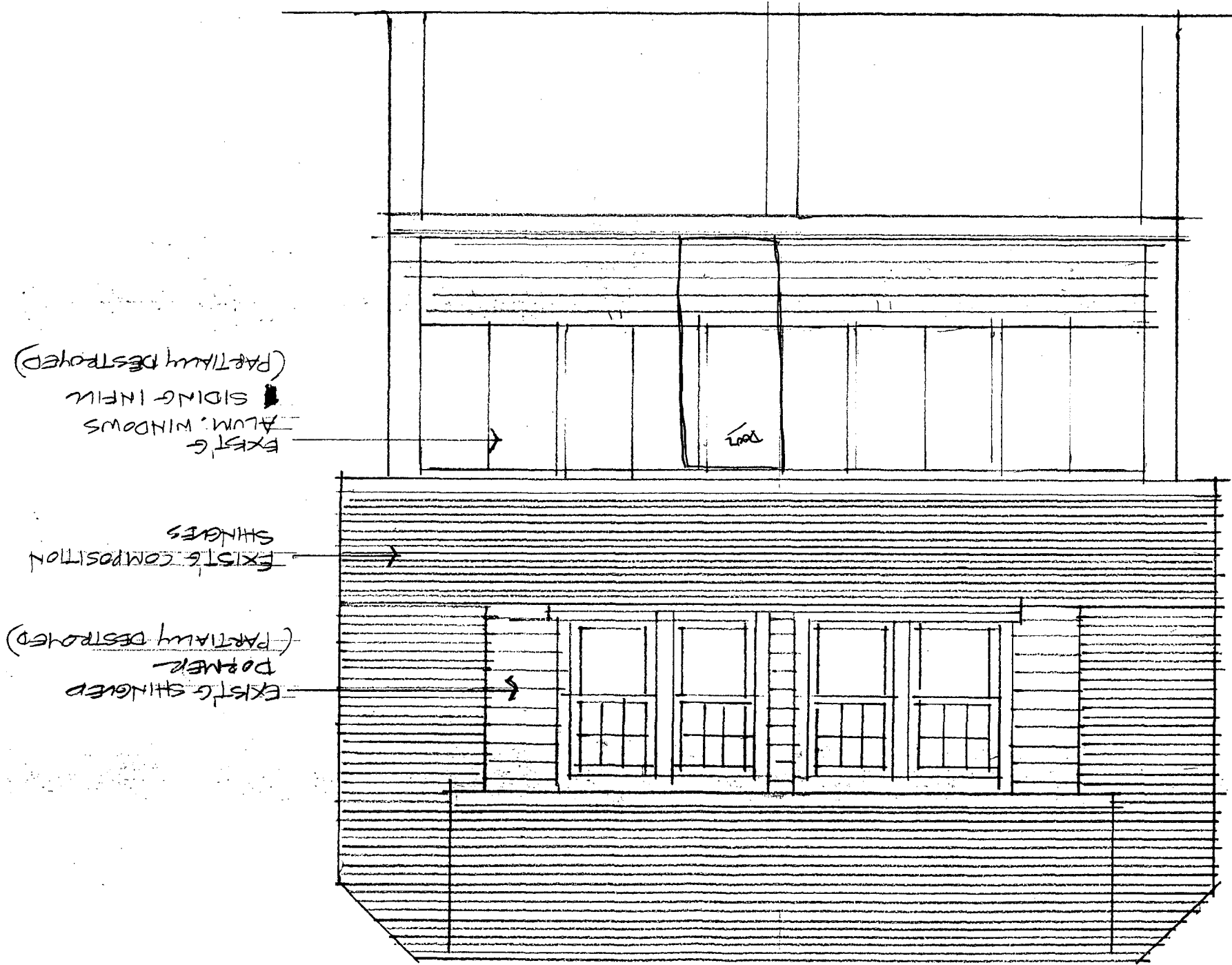


EXISTING NORTH ELEVATION

EXISTING SOUTH ELEVATION



EXISTING REAR ELEVATION

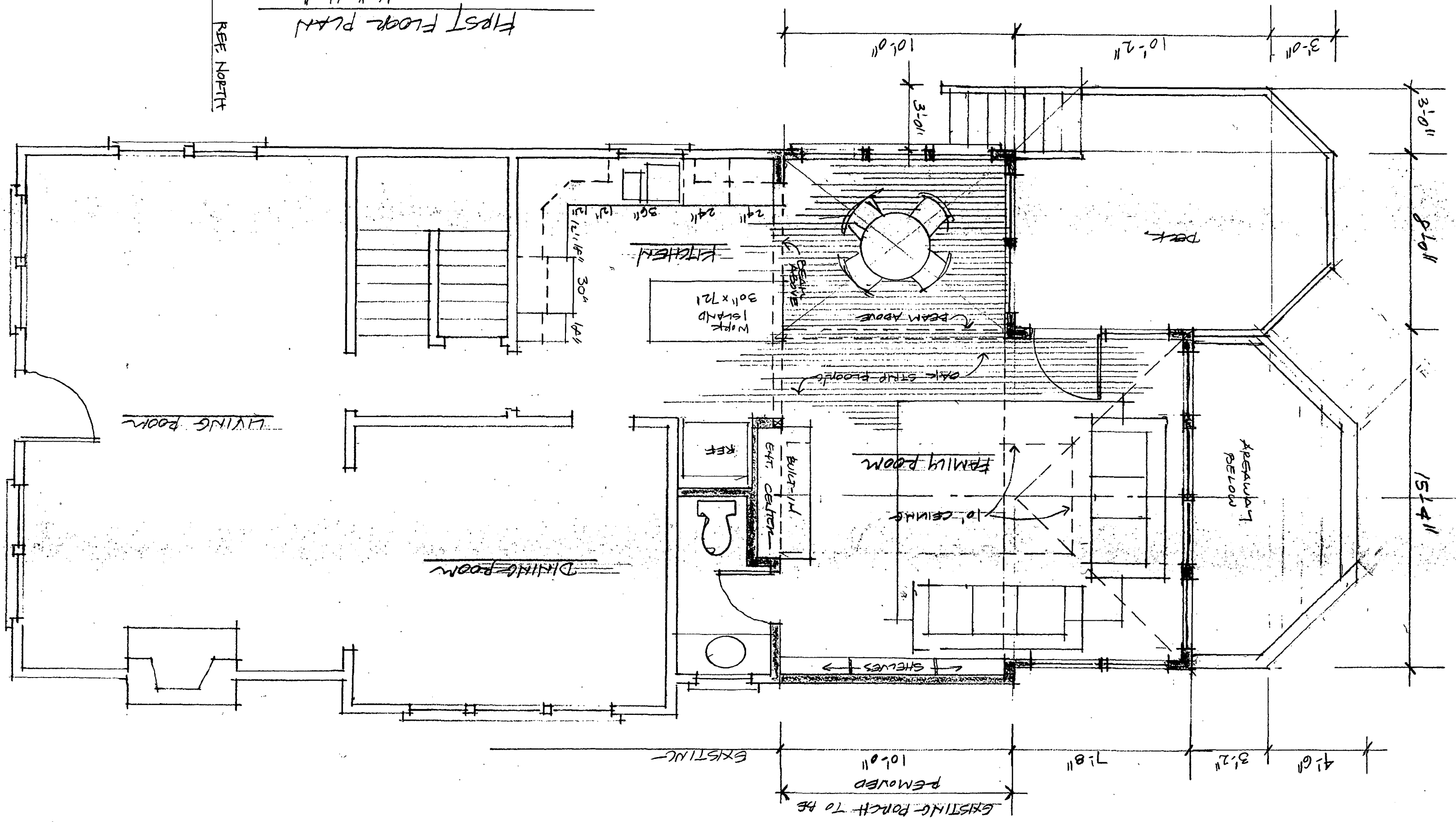


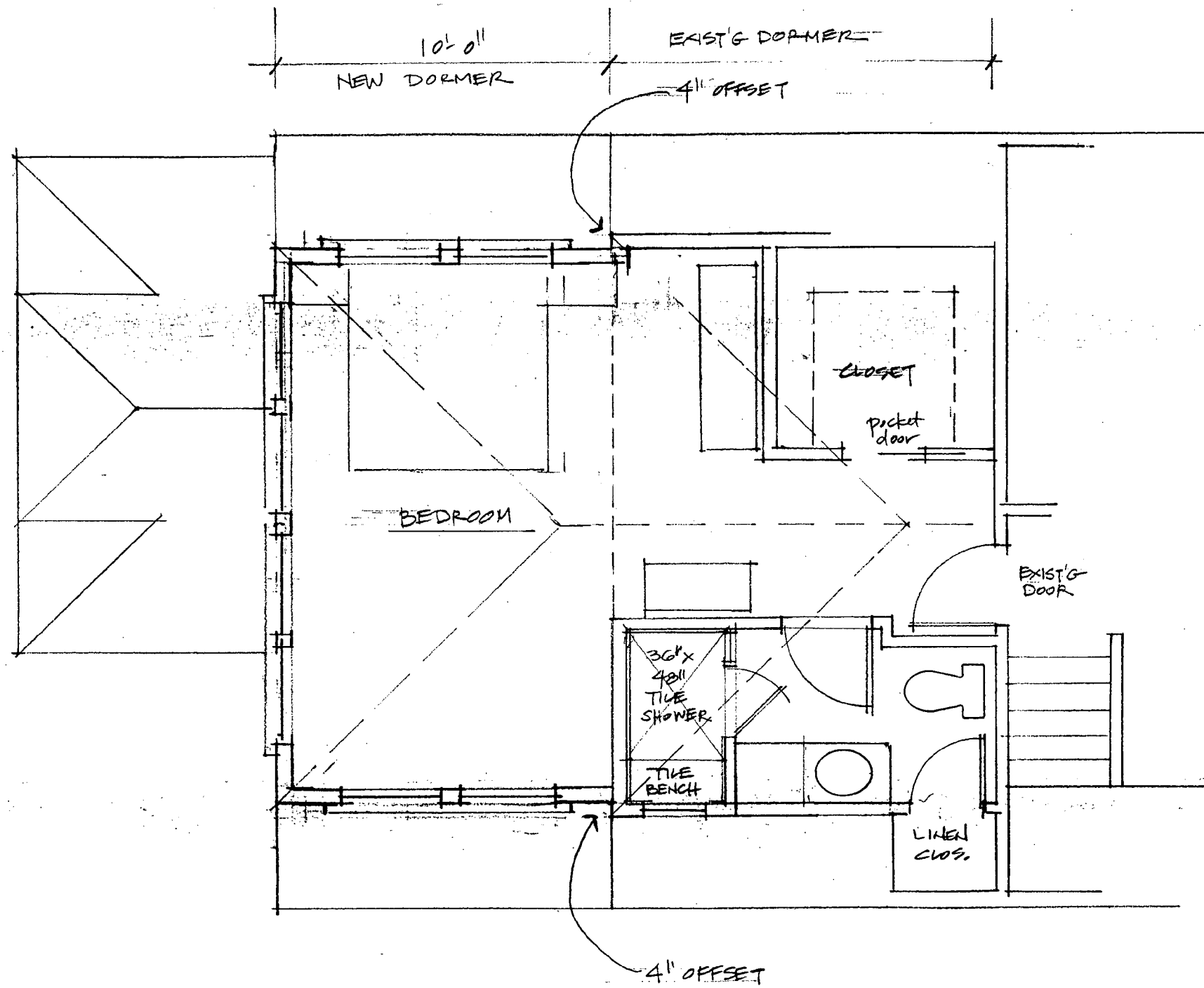
PAUL TRISDEN, ARCHITECT - 301-320-1580
6320 WISCASSET ROAD, BETHESDA, MD. 20816

KAPLAN RESIDENCE - ADDITION
523 NEW YORK AVE., TAKOMA PARK, MD.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REF. NORTH

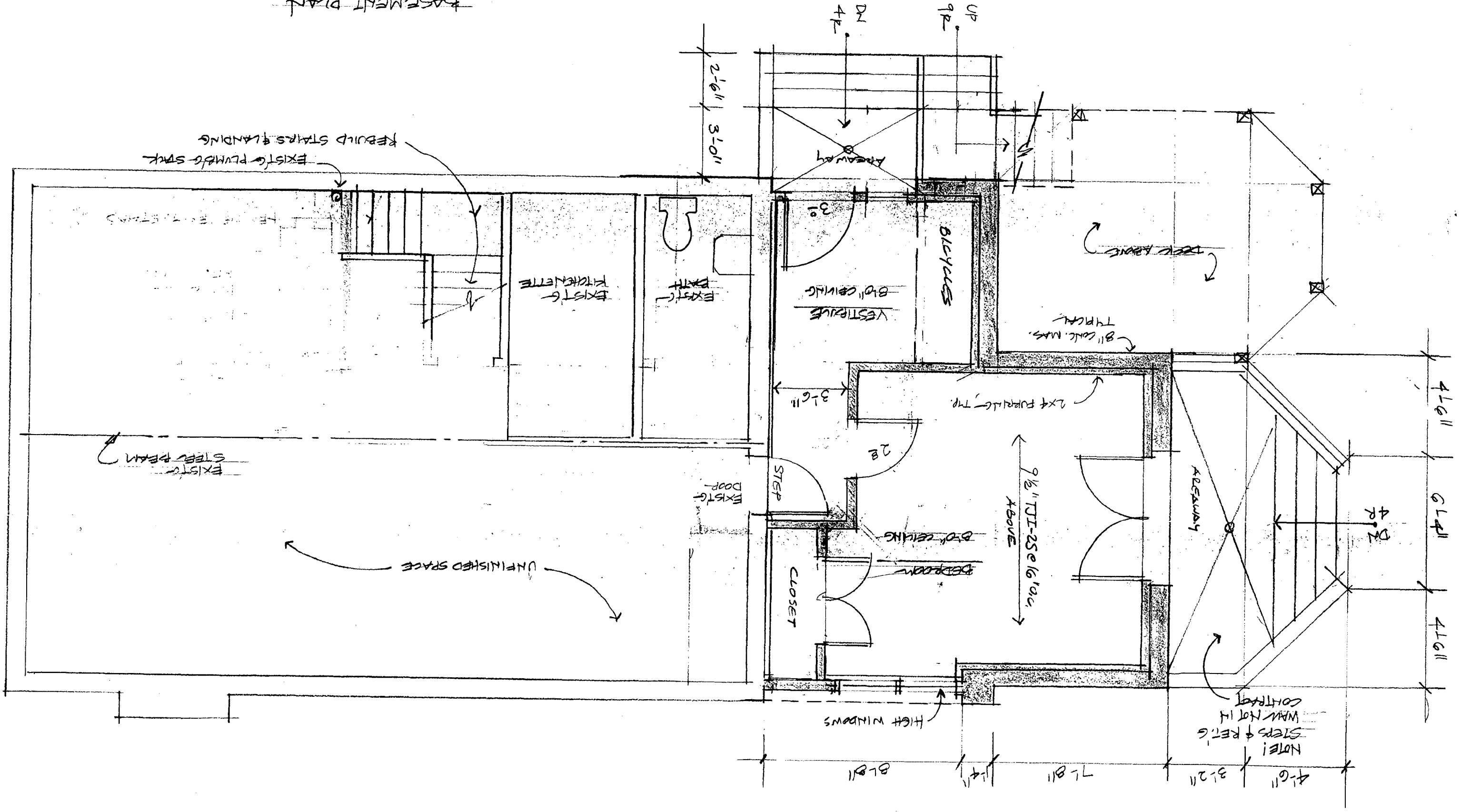




2ND FLOOR PLAN

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

BASEMENT PLAN



NOTE!
STAIRS & RET'G
WALLS NOT IN
CONTRACT

REBUILD STAIRS & LANDING
EXISTING PLUMBING SINK

UNFINISHED SPACE

EXISTING
STAIR BEAM

EXISTING
KITCHENETTE

EXISTING
BATH

VESTIBULE
8'0" CEILING

BICYCLES

BEDROOM
8'0" CEILING

CLOSET

HIGH WINDOWS

2x4 FURRING, TYP.

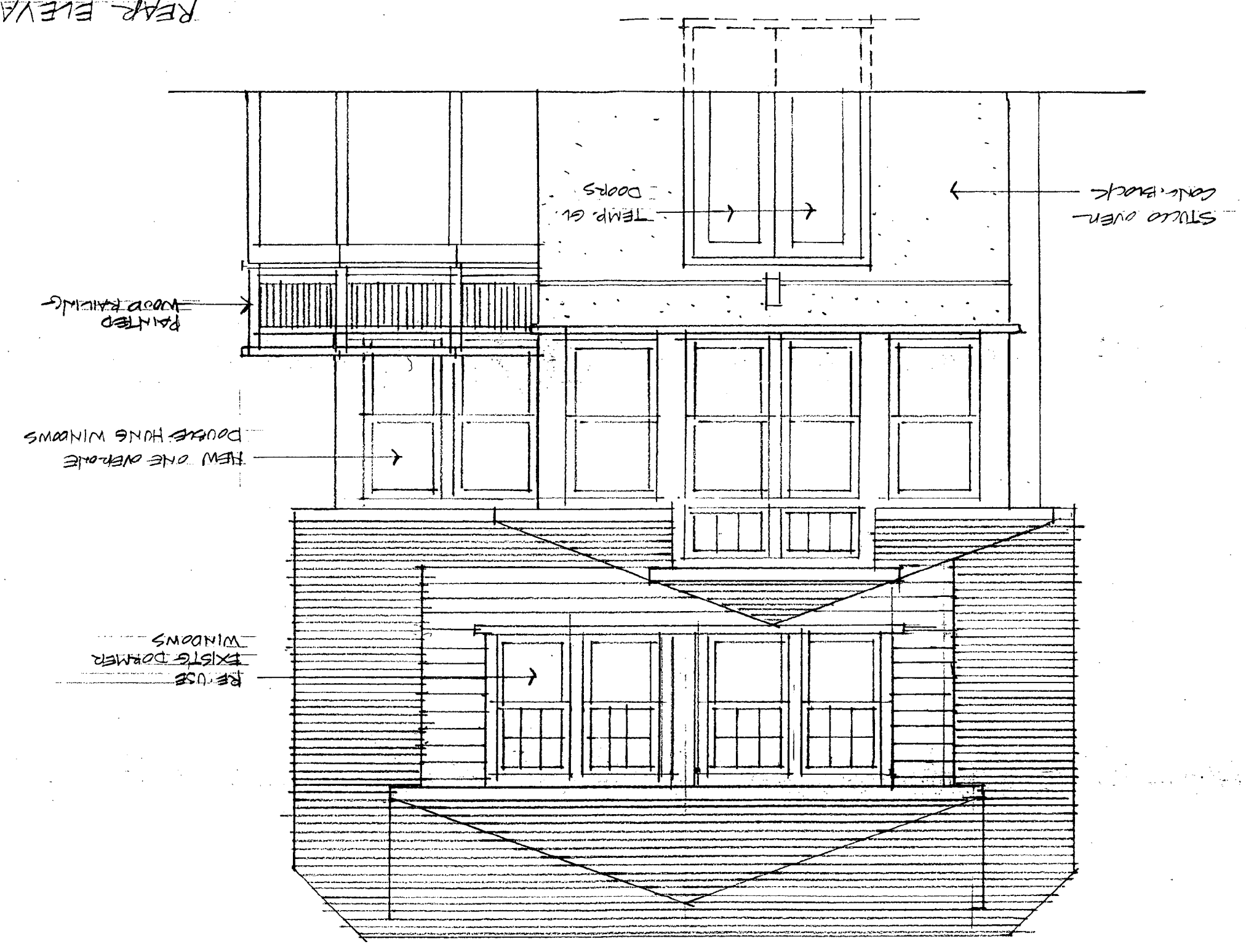
9 1/2" TJI-256 1'0" ABOVE

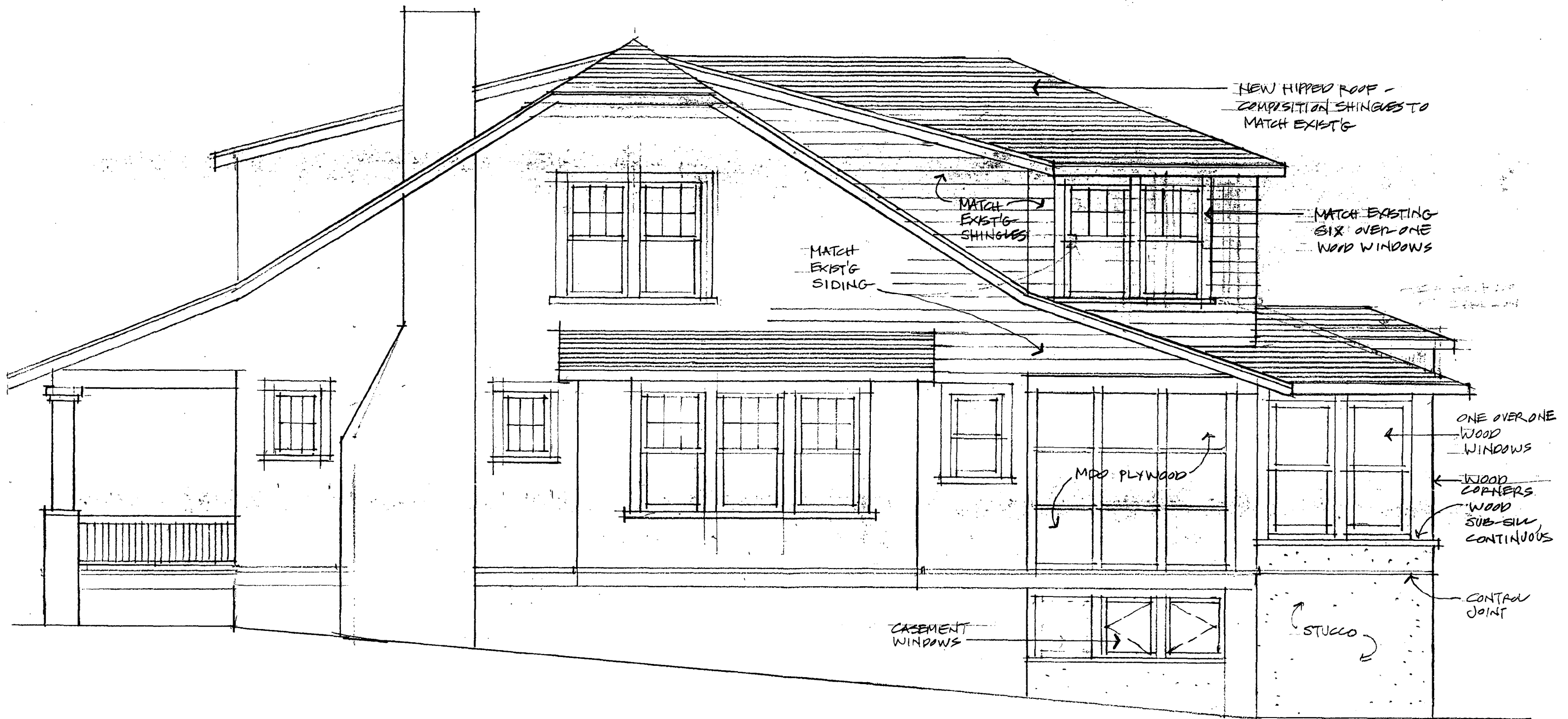
8" CONC. M.S.
TYPICAL

REAR PORCH

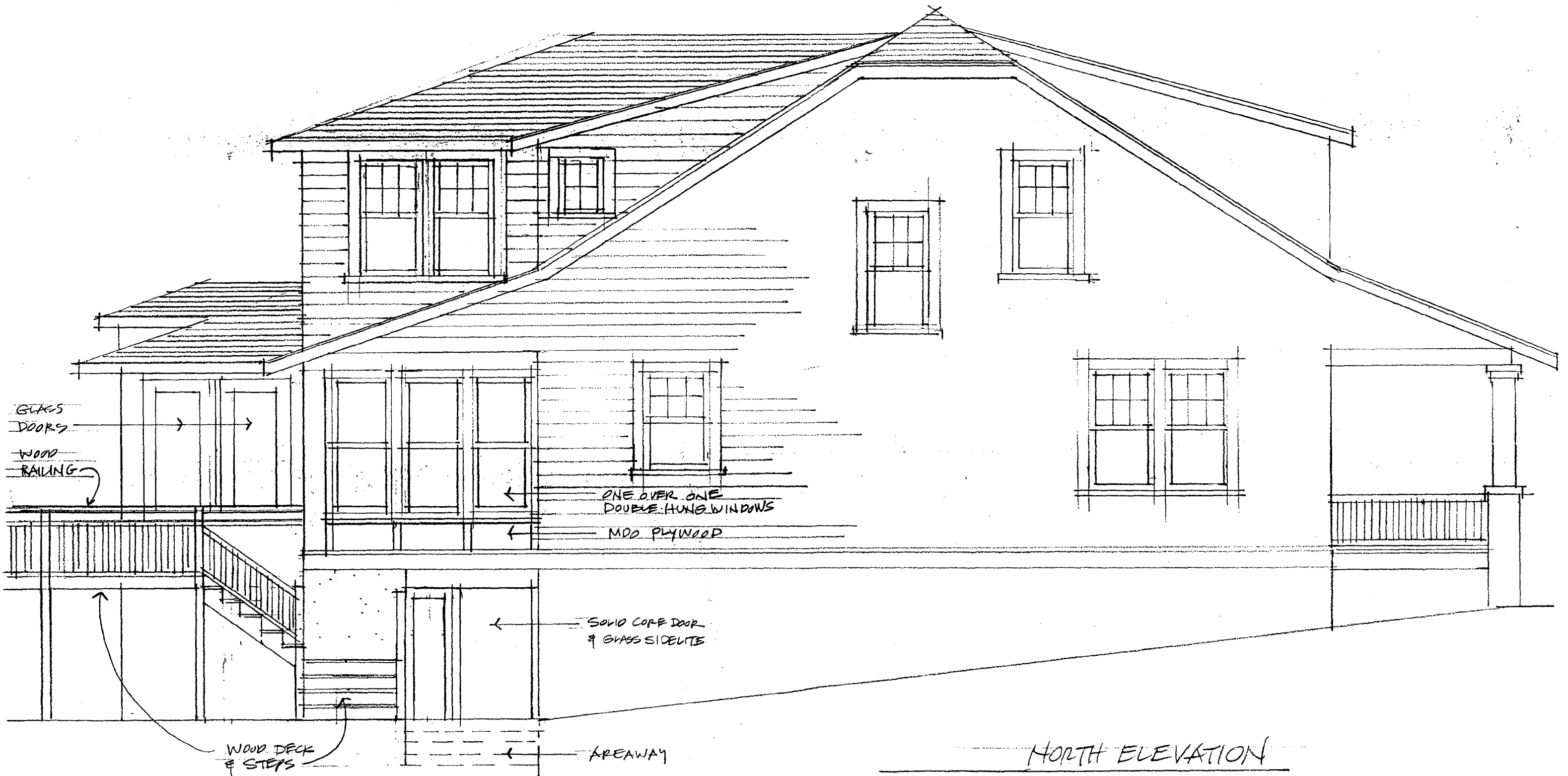
NOTE!
STAIRS & RET'G
WALLS NOT IN
CONTRACT

REAR ELEVATION





SOUTH ELEVATION



GLASS DOORS

WOOD RAILING

WOOD DECK & STEPS

ONE OVER ONE DOUBLE HUNG WINDOWS

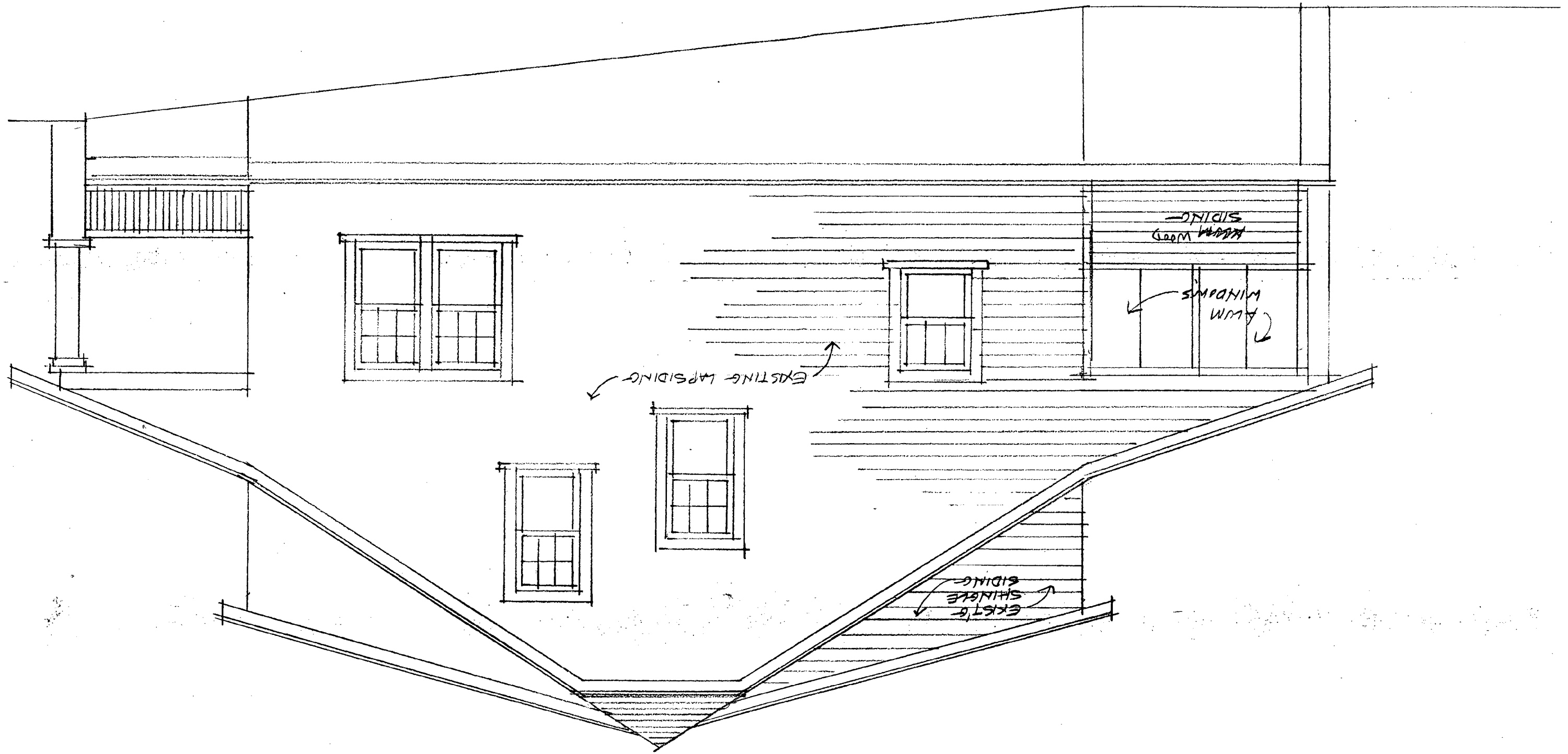
MDO PLYWOOD

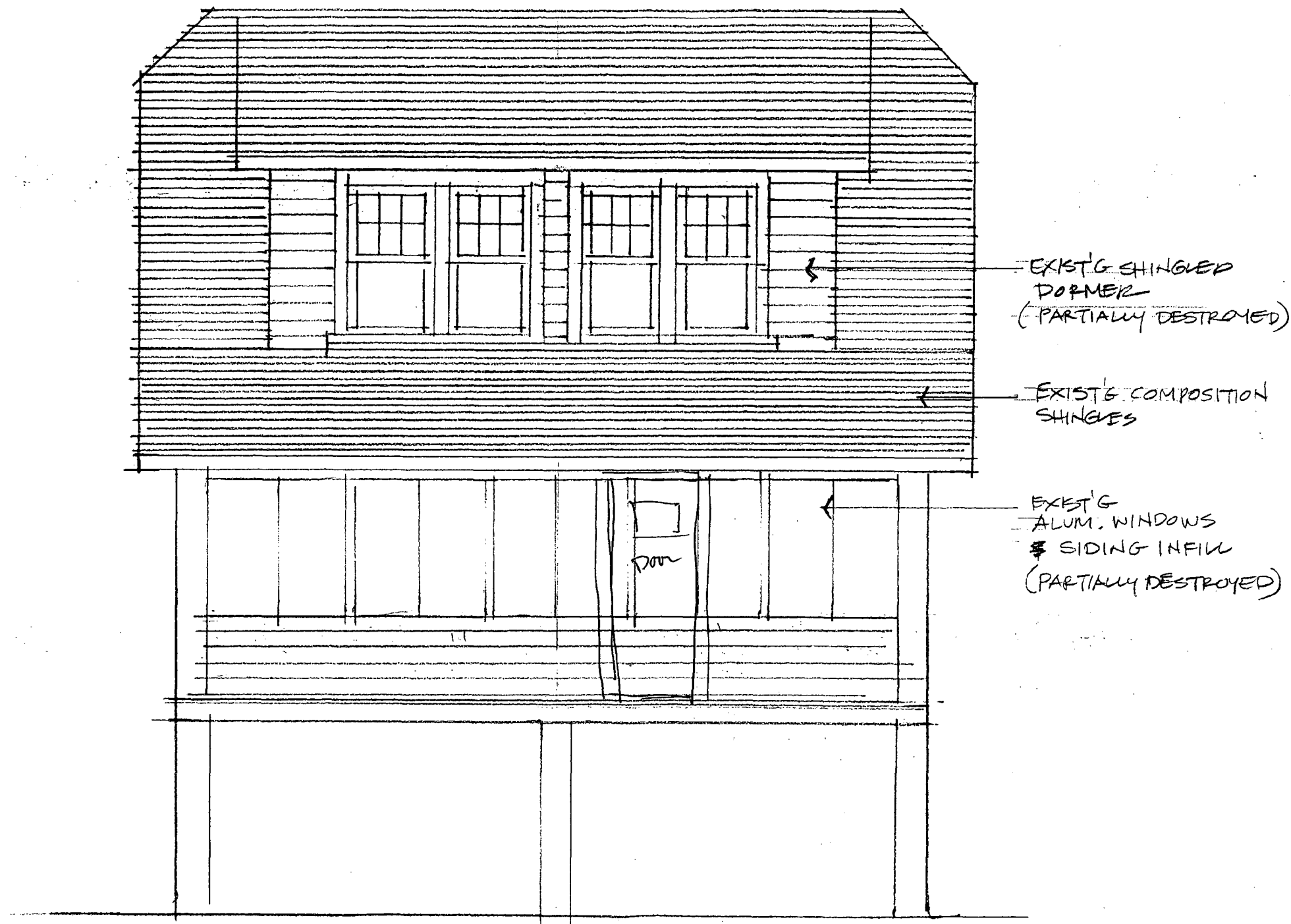
SOLID CORE DOOR & GLASS SIDELITE

AREAWAY

NORTH ELEVATION

EXISTING NORTH ELEVATION





EXISTING REAR ELEVATION

EXISTING SOUTH ELEVATION

