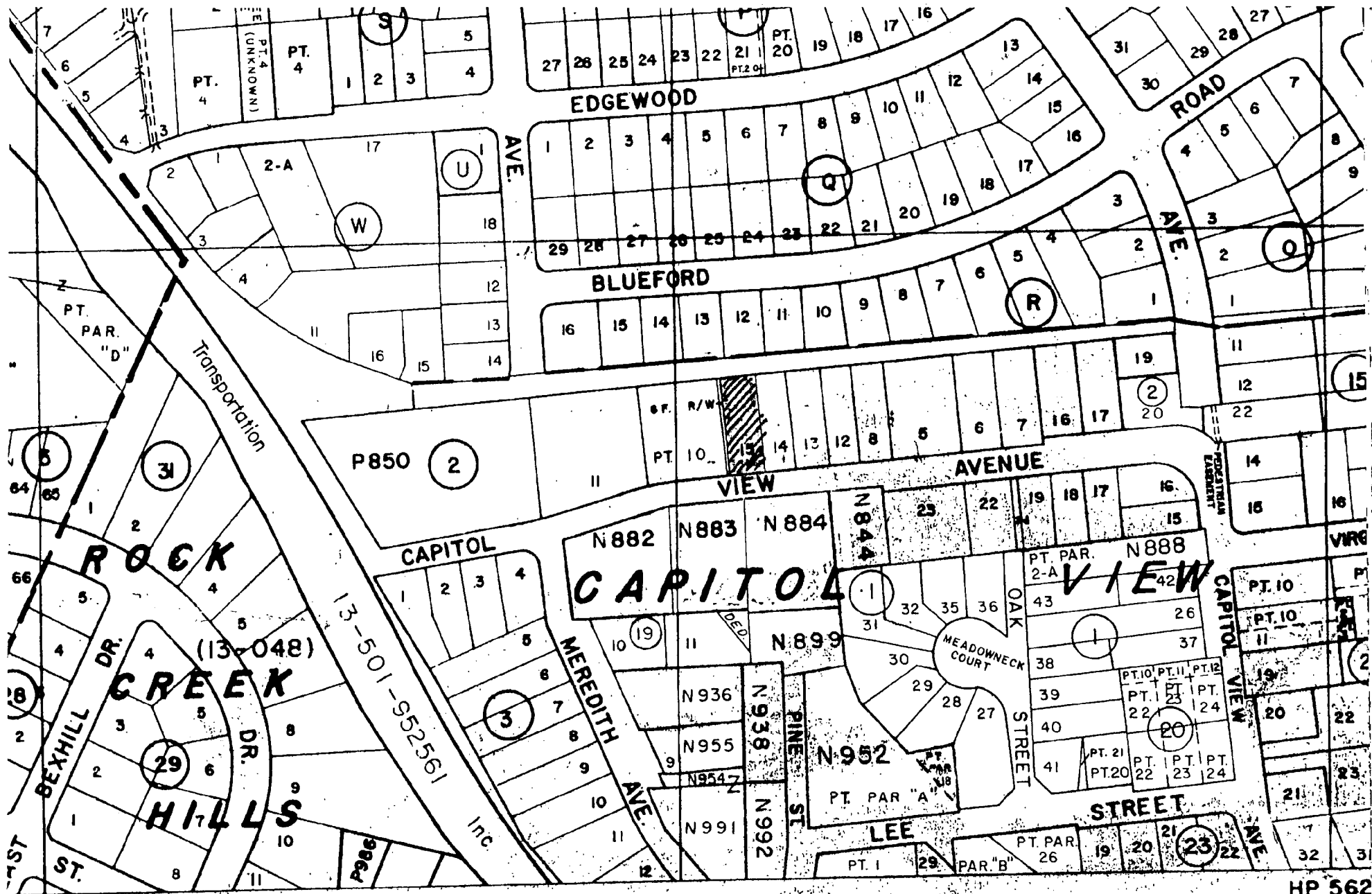


37/7-94G 10225 Capitol View Avenue
Capitol View Park Historic District

MILT ANDERSON

10225 Capitol View Ave
Silver Spring, MD 20910



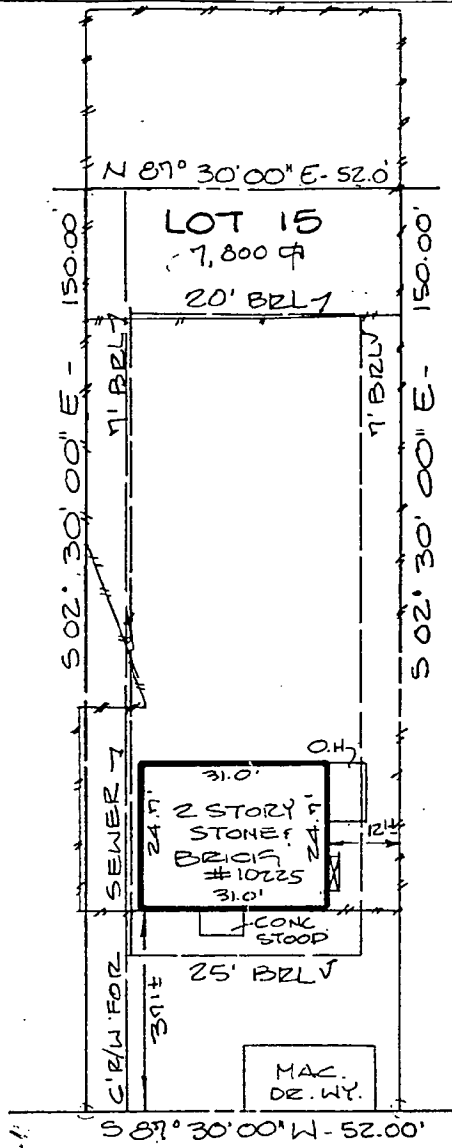
H 5



LOT IN QUESTION

ADJOINING LOT OWNERS

HP 562



14



CAPITOL VIEW AVENUE
 LOT 15 BLOCK 2
 CAPITOL VIEW PARK

Surveyor's Certification

I certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible errors unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie in a 100-year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

7-94
 Date

Stephen J. Wenthold
 Stephen J. Wenthold
 Maryland RLS Reg. No. 10767

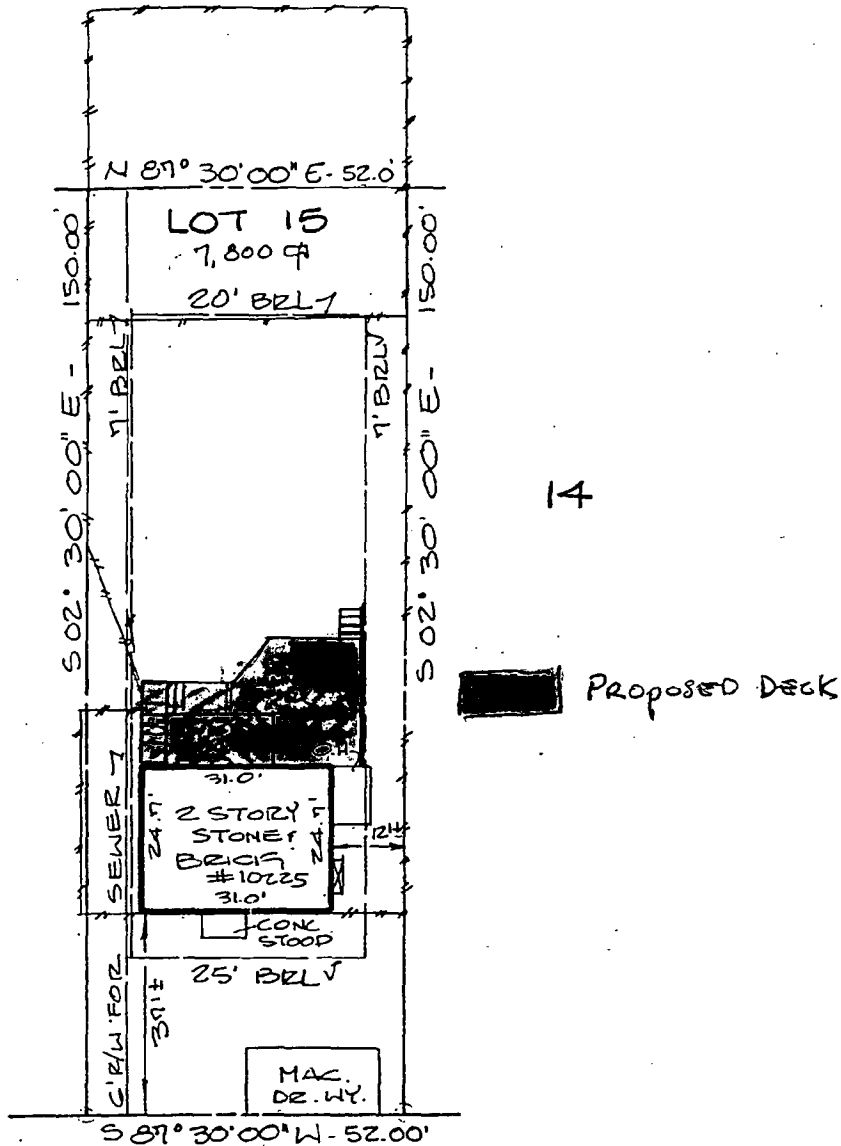
NO TITLE REPORT FURNISHED

1" = 30'
 32
 2028
 94-0535

Property
 Address: 10225 CAPITAL VIEW AVENUE
 Election District # 13
 Jurisdiction: MONTGOMERY COUNTY, MD



Meridian Surveys, Inc.
 2401 Research Boulevard
 Suite 380
 Rockville MD, 20850
 (301) 840-0025



CAPITOL VIEW AVENUE
 LOT 15 BLOCK 2
 CAPITOL VIEW PARK

Surveyor's Certification

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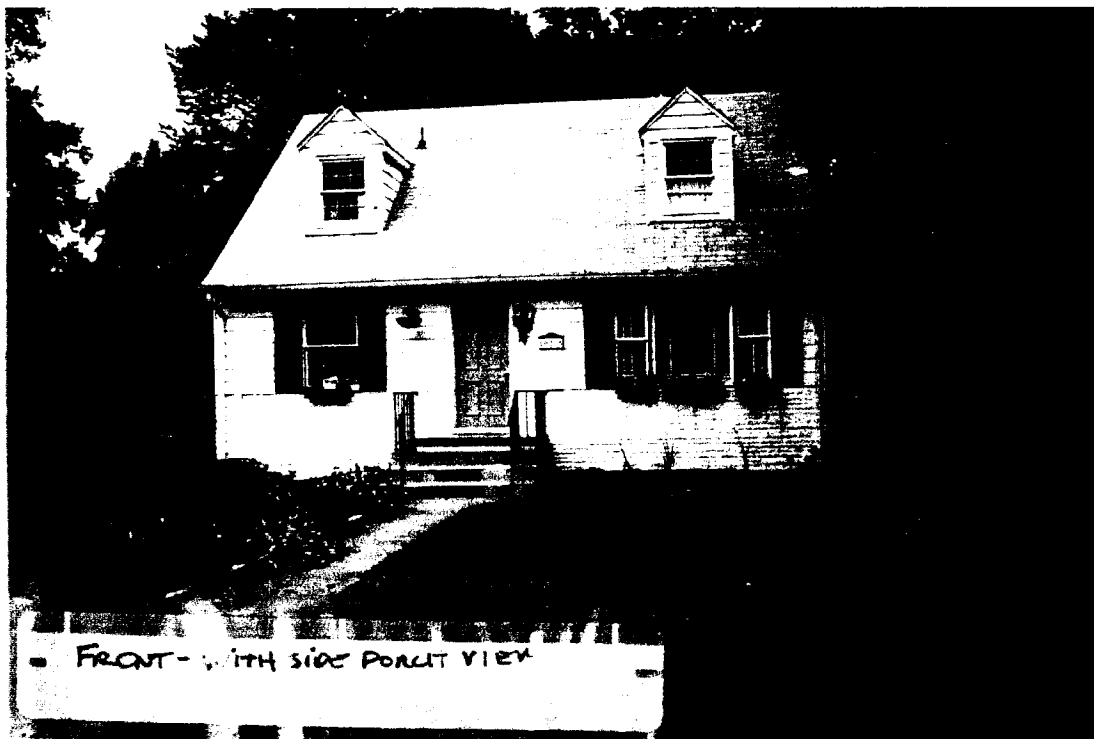
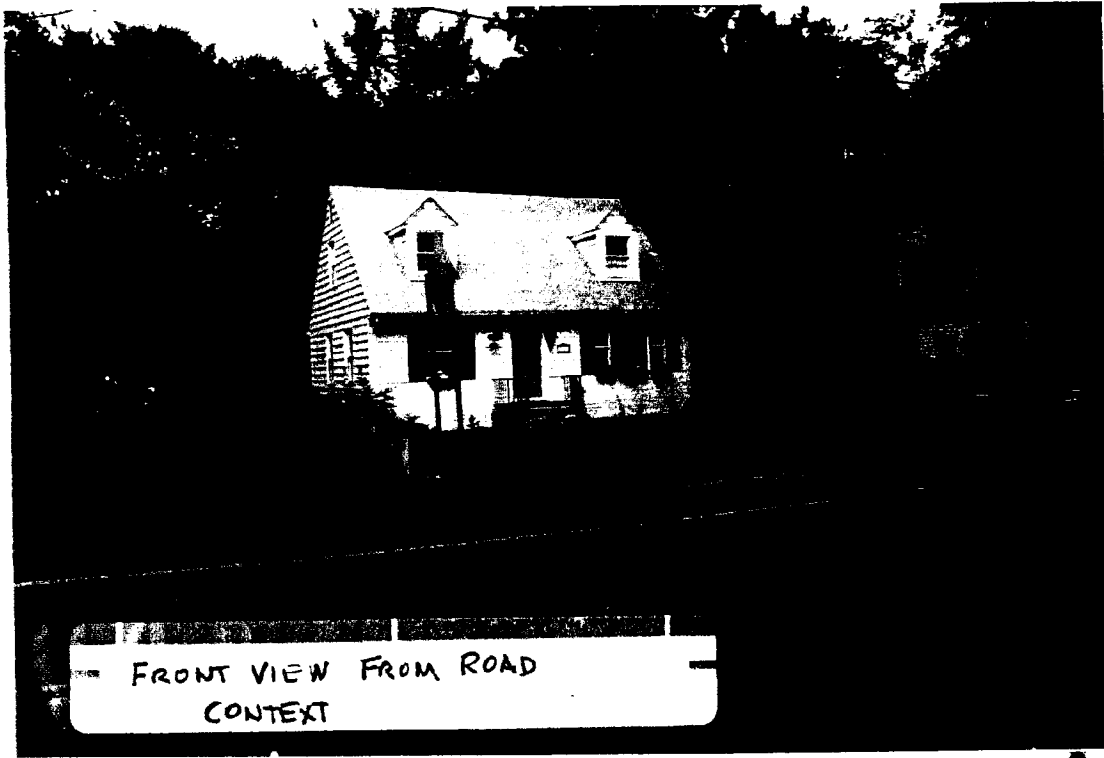
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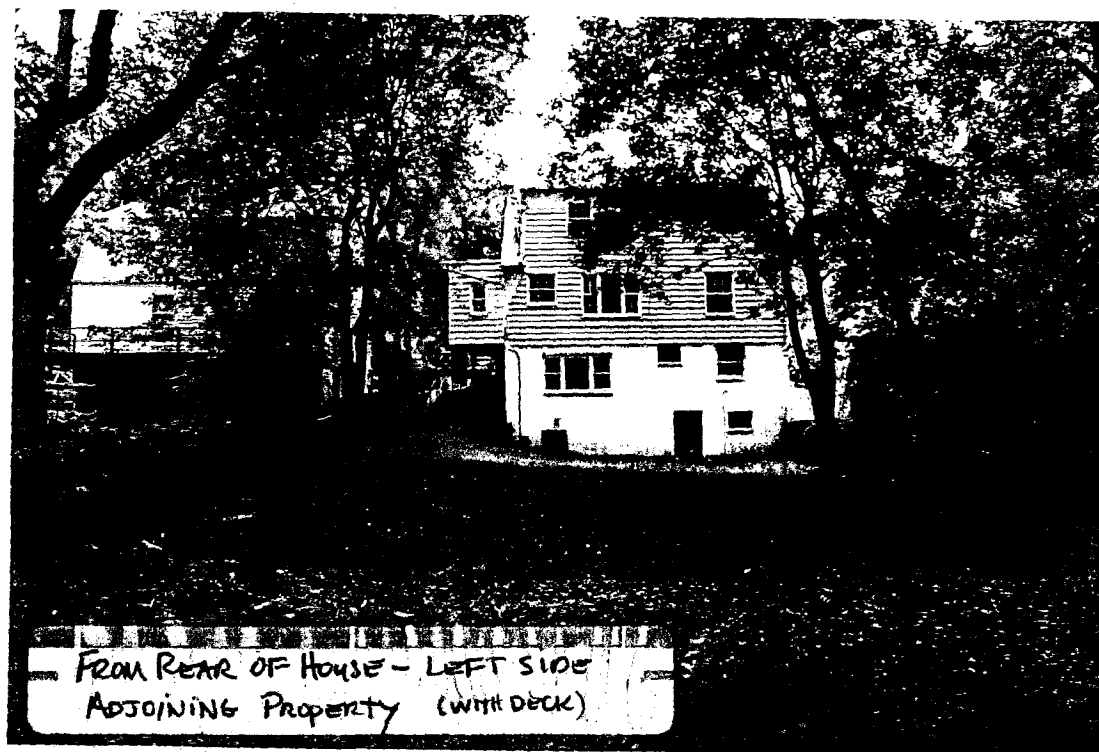


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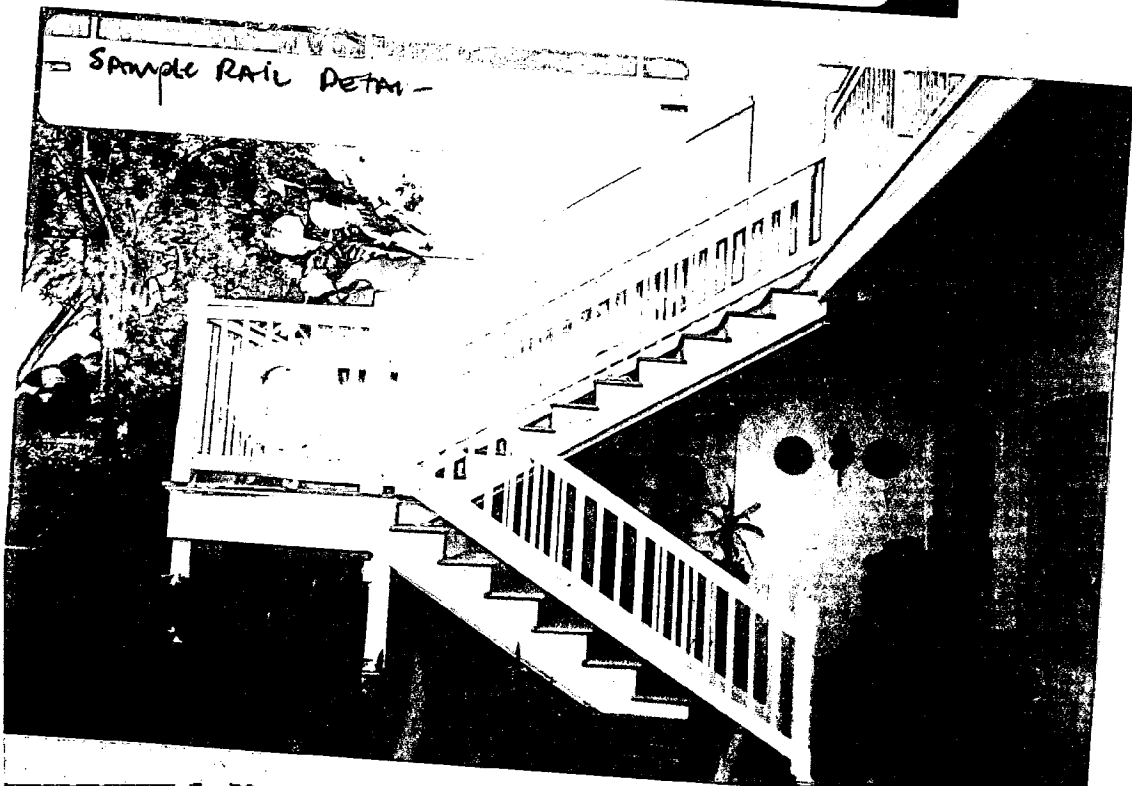


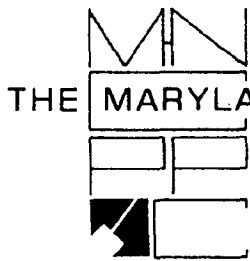
FRONT LEFT SIDE ADJOINING PROPERTY



(SIDE-REAR) LEFT OF FRONT ADJOINING PROPERTY







THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: October 14, 1994

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

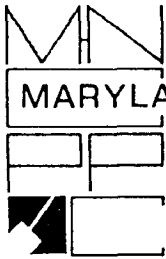
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Mitt Anderson

Address: 10225 Capital View Avenue; Silver Spring, Md, 20910

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



DATE: October 14, 1994

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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 Environmental Protection (DEP), 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 DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 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 495-4570.

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

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



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 00994782

NAME OF PROPERTY OWNER MILT ANDERSON TELEPHONE NO. 301-589-6328
(Contract/Purchaser) (Include Area Code)

ADDRESS 10225 CAPITOL VIEW AVE SILVER SPRING MD 20910
CITY STATE ZIP

CONTRACTOR SELF TELEPHONE NO. _____

PLANS PREPARED BY SELF CONTRACTOR REGISTRATION NUMBER _____

TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10225 Street CAPITOL VIEW AVE

Town/City SILVER SPRING Election District 13

Nearest Cross Street MEREDITH AVE

Lot 15 Block 2 Subdivision CAPITOL VIEW PARK

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____
Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ \$32000.00 Capitol View Avenue

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO 20910

1E. IS THIS PROPERTY A HISTORICAL SITE? ITS IN THE HISTORICAL AREA

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 () WSSC 02 () Septic 10225 CAPITOL VIEW AVENUE
03 () Other _____
2B. TYPE OF WATER SUPPLY
01 () WSSC 02 () Well
03 () Other SILVER SPRING MD 20910

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

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.

Milt Anderson September 20, 1994
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature [Signature] Date October 14, 1994

APPLICATION/PERMIT NO: 9409210070 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10225 Capitol View Avenue	Meeting Date: 10/12/94
Resource: Capitol View Park Historic District	HAWP: Alteration
Case Number: 31/7-94G	Tax Credit: No
Public Notice: 09/28/94	Report Date: 10/05/94
Applicant: Milt Anderson	Staff: Patricia Parker
PROPOSAL: Construct rear multi-level deck with rail; install new doors	RECOMMEND: Approve

BACKGROUND

The applicant proposes the construction of a new multi-level wood deck with simple railing at the rear of a nominal resource in the Capitol View Park Historic District. The proposed timber framed deck would measure 21' wide by 7'-9" deep on the upper level. The lower level decking would measure 35'-4" wide by 20'-0" deep. The upper level deck would include two 4' x 4' landings with risers. The lower deck constructed to meet grade would have 6 risers 5'-0" wide. The new decking would be serviced by two new openings at the rear, each having two operable single pane french doors with sidelight at each side. No tree disturbance is proposed.

STAFF DISCUSSION

The application is very considerate of the style, materials and surroundings of the resource. The applicant has chosen a very simple form for the railing. Staff feels that the new construction, entirely contained in the rear of the property would be compatible in scale, massing and materials with existing structures. The proposed new openings are both located at the rear of the property.

The property has a very generous rear yard and therefore, these proposed changes would be significantly removed from the property at the rear of this lot. The proposed decking would be constructed within the 7' sideyard setback at each side. The adjacent property to the east has decking at the same level as the upper level of this deck proposal. The structure to the west is significantly separated this resource by shrub growth.

Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive. This proposal favorably addresses this concept.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of 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's Standards for Rehabilitation #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

New additions and adjacent or related new construction shall 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;

and with the following general condition:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 00994782

NAME OF PROPERTY OWNER MILT ANDERSON TELEPHONE NO. 301-589-6328
(Contract/Purchaser) (Include Area Code)

ADDRESS 10225 CAPITOL VIEW AVE, SILVER SPRING MD 20910
CITY STATE ZIP

CONTRACTOR SELF TELEPHONE NO. _____

PLANS PREPARED BY SELF CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10225 Street CAPITOL VIEW AVE

Town/City SILVER SPRING Election District 13

Nearest Cross Street MEREDITH AVE

Lot 15 Block 2 Subdivision CAPITOL VIEW PARK

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|--|----------------------------------|--------------------------------------|---------------------------------|---|---------------------------------------|-------------------------------------|-----------------------------------|-----------------------------|---|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> Alter/Renovate | <input type="radio"/> Repair | Circle One: <input type="radio"/> A/C | <input type="radio"/> Slab | <input type="radio"/> Room Addition | | | |
| <input type="radio"/> Wreck/Raze | <input type="radio"/> Move | <input type="radio"/> Install | <input type="radio"/> Revocable | <input type="radio"/> Porch | <input checked="" type="radio"/> Deck | <input type="radio"/> Fireplace | <input type="radio"/> Shed | <input type="radio"/> Solar | <input type="radio"/> Woodburning Stove |
| | | | | <input type="radio"/> Fence/Wall (complete Section 4) | | | <input type="radio"/> Other _____ | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 3200.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? ITS IN THE HISTORICAL AREA

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

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

Milt Anderson September 20, 1994
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 94092/0070 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO. _____

3

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

MULTI-LEVEL DECK IN REAR OF HOUSE. Materials
ARE Pressure treated 2x6 planking over 2x8
or 2x10 joist where indicated on supplied plans.
RAILING AND STAIRS AS INDICATED

STAIR RISERS, BAND-BARRIERS & HAND RAILINGS TO BE
PAINTED WHITE

SEE BOOK AND PLANS SUPPLIED

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

1. (a)

This 45 year old Residential structure, located in the Historical District in the subdivision known as Capitol View Park is a wood framed Dormered Cape Cod design on top of a masonry foundation. The residence is situated on a sloping rectangular shaped lot approximately 52 feet wide by 150 feet deep. The contiguous residences, uniformly contributing to the surrounding Historical Resources, have similar style residences, lot sizes and grades featuring walkout basements with elevated wood decks accessed by off-grade living spaces.

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

1. (b)

The multi-level deck, as set forth in the accompanying plans, entirely construction of pressure treated materials will feature 2 x 6 decking supported by 2 x 8 or 2 x 10 joist (as indicated by the proposed plans) with support columns for the first floor to be either 6 x 6 or 8 x 8 columns. The upper deck is to be supported by primed and painted 8-10 inch tapered columns. The band boards, columns and hand rails are to be primed and painted with a quality exterior grade paint. The proposed deck construction is only limited to the rear of the house and in no way disrupts the natural landscape, grade or surrounding Historical Resources. There is no need to remove any trees. The existing three large trees in the back yard are located at a substantial distance from the proposed deck so as to cause no adverse effect upon them.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

2. (a)

The proposed deck is to be constructed from pressure treated materials with the band boards, columns and hand rails to be painted as to blend with the existing exterior color of the residence. The dimensions of the multi-level decks are sized as to blend with the existing home and rear grade.

- b. the relationship of this design to the existing resource(s):

2. (b)

The traditional design and scale of the deck is configured in a way so as to blend the rear elevation of the home with the sloping grade. The deck's design conforms with the existing grade so as not to disturb any of the existing trees, grades or Historical Resources in the area.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

2. (c) The design takes in to account the need for "Traditional" appearances by the painting of the horizontal members (hand rails, columns, stair risers, and band boards) so as to blend and "attach" the exterior color of the rear of the house with the color of the proposed deck. The Traditional multi-level design gently draws the upper deck level to the main level enhancing the over all elevation while adding economic value to the Historical Resources in the area. The proposed multi-level deck's design, scale, proportion and color carefully joins the house to the existing sloped grade while complementing the existing decks of both the adjoining properties.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name JOHN K. CULVER & LAURA A. JAYNES
 Address 10229 CAPITOL VIEW AVENUE
 City/zip Silver Spring, MD 20910
2. Name JUDITH S. FITCH
 Address 10223 CAPITOL VIEW AVENUE
 City/zip Silver Spring, MD 20910

3. Name BETTY G. SHUFORD
Address 10220 CAPITOL VIEW AVENUE
City/Zip SILVER SPRING, MD 20910

4. Name AUDRIANNE JACOBS
Address 10226 CAPITOL VIEW AVENUE
City/Zip SILVER SPRING, MD 20910

5. Name RENE J & SM GONZALES
Address 3218 BLUEFORD RD
City/Zip KENSINGTON, MD 20895

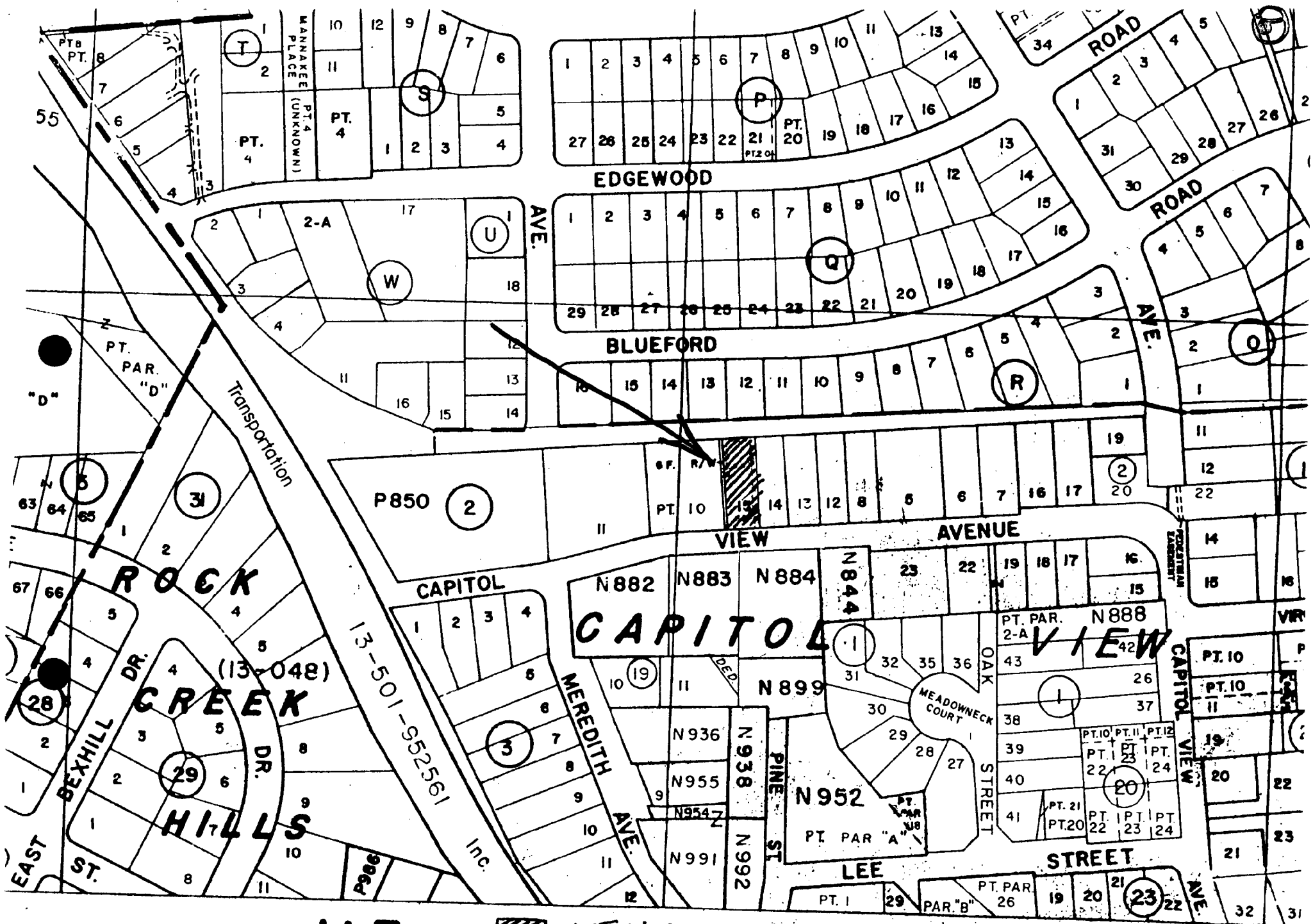
6. Name MARGARET K. PROCTOR
Address 3220 BLUEFORD RD.
City/Zip KENSINGTON, MD 20895

7. Name _____
Address _____
City/Zip _____


8. Name _____
Address _____
City/Zip _____

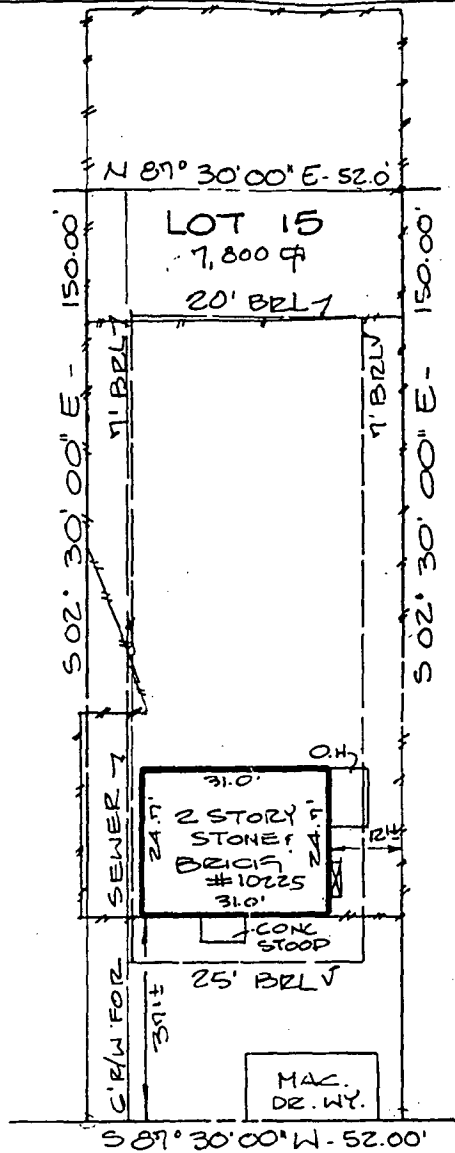
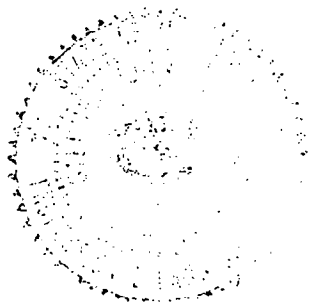
1757E





45

 LOT IN QUESTION



14

CAPITOL VIEW AVENUE
 LOT 15 BLOCK 2
 CAPITOL VIEW PARK

Surveyor's Certification

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2-7-94

Date

Stephen J. Wenthold
 Stephen J. Wenthold
 Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

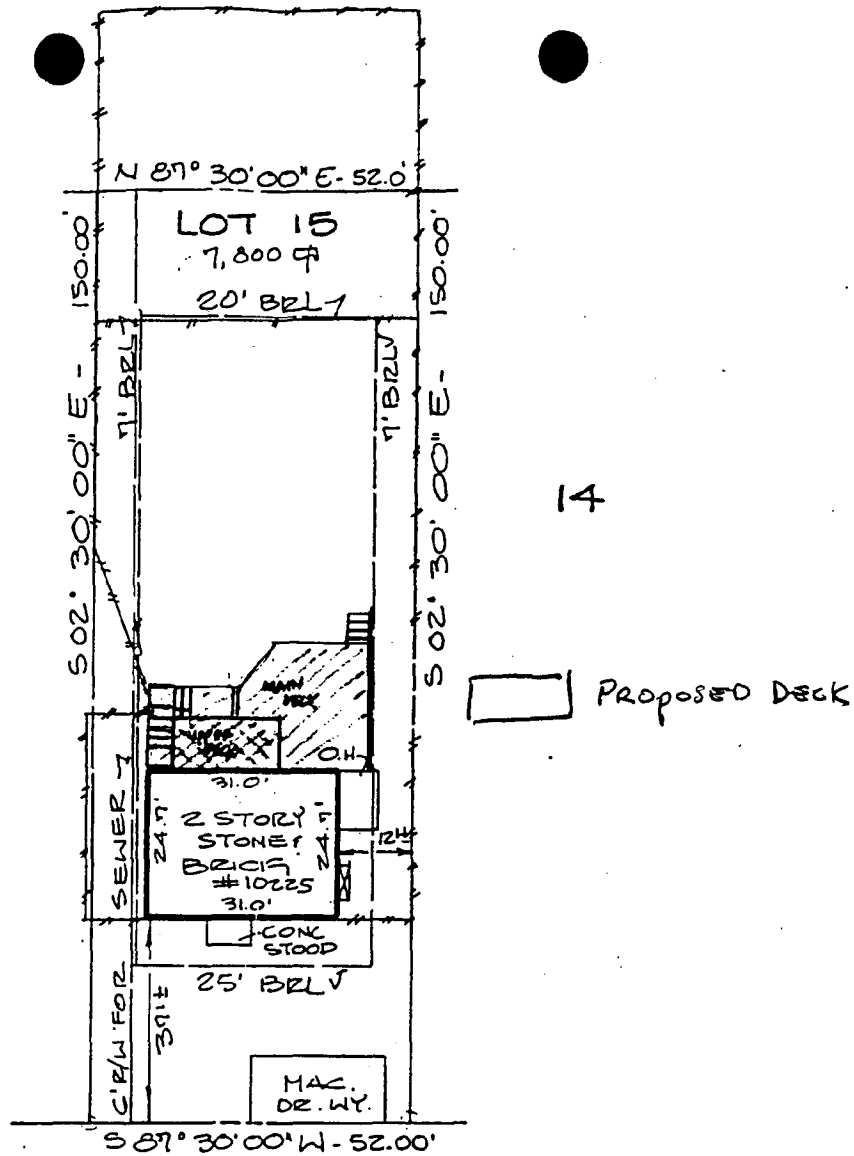
Scale: 1" = 30'
 Plat Book: 32
 Plat No.: 2028
 Work Order: 94-0535

Property
 Address: 10225 CAPITOL VIEW AVENUE
 Election District #: 13
 Jurisdiction: MONTGOMERY COUNTY, MD



Meridian Surveys, Inc.
 2401 Research Boulevard
 Suite 380
 Rockville MD, 20850
 (301) 840-0025





CAPITOL VIEW AVENUE

LOT 15 BLOCK 2
CAPITOL VIEW PARK

Surveyor's Certification

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9-94
Date

Stephen J. Wenthold
Stephen J. Wenthold
Maryland RLS Reg. No. 10767

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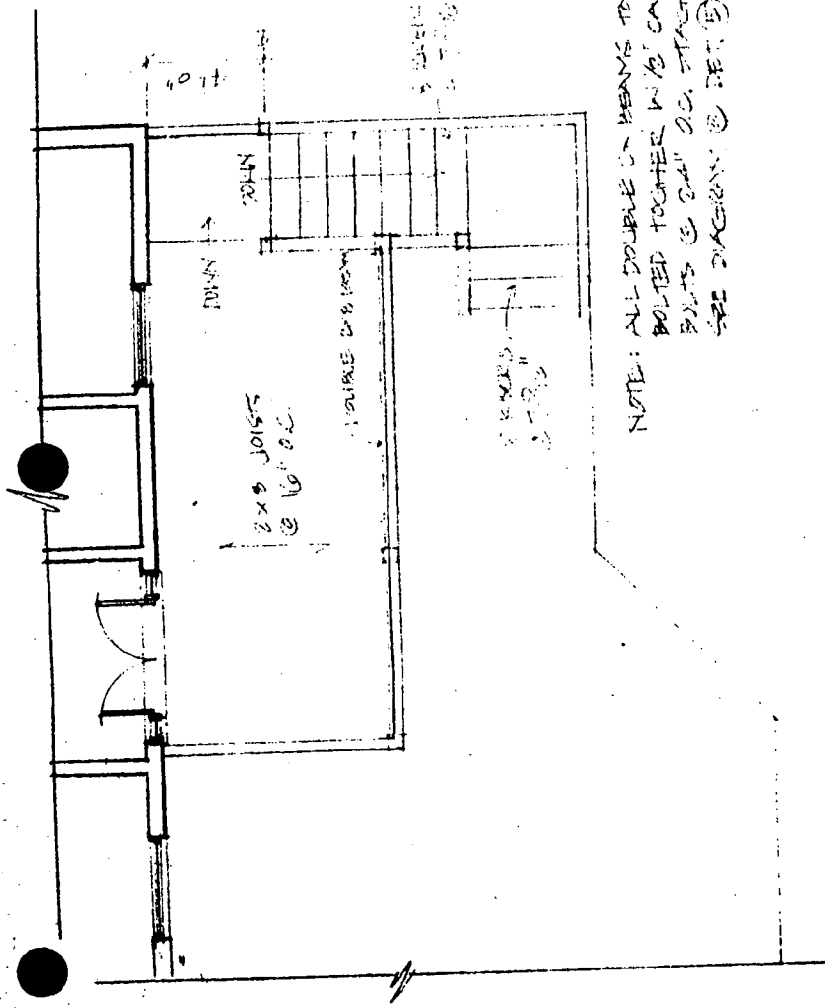
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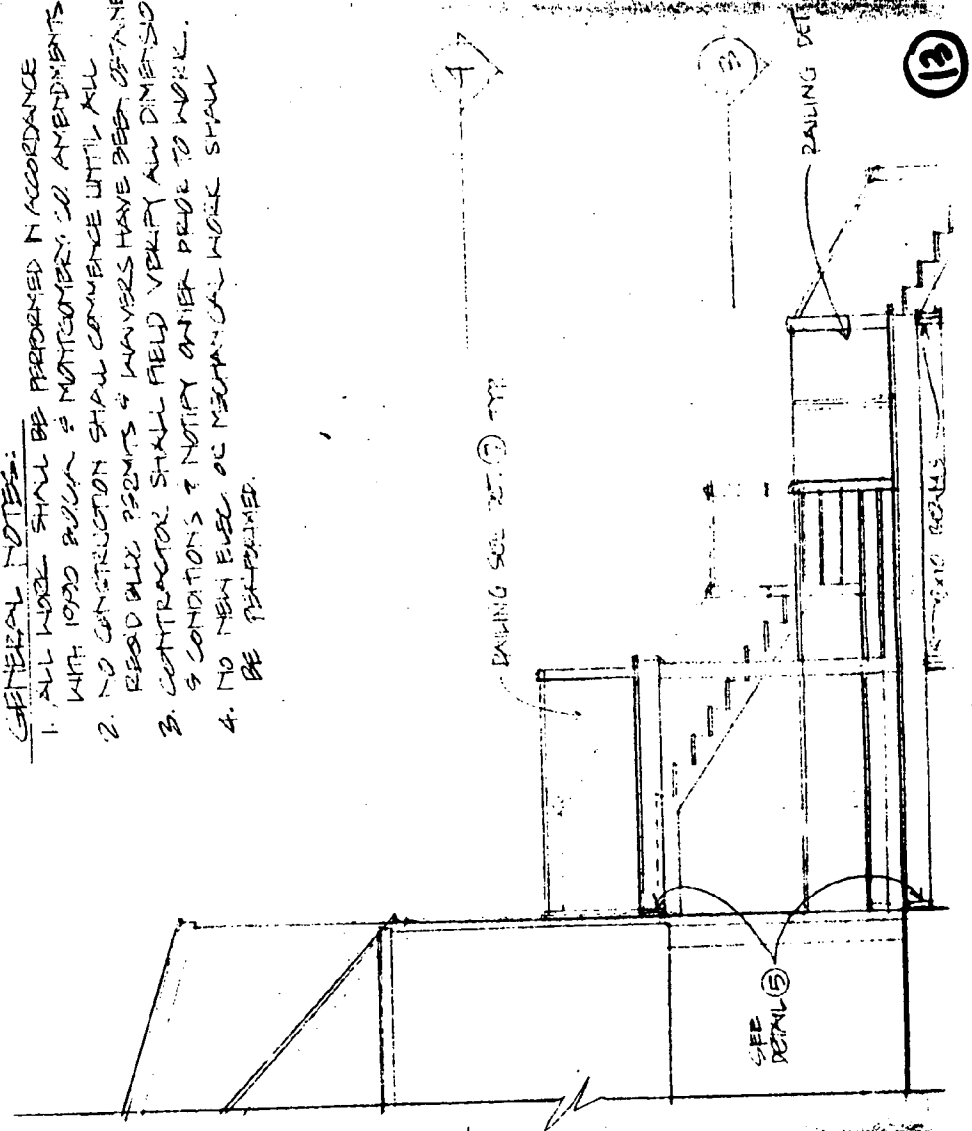


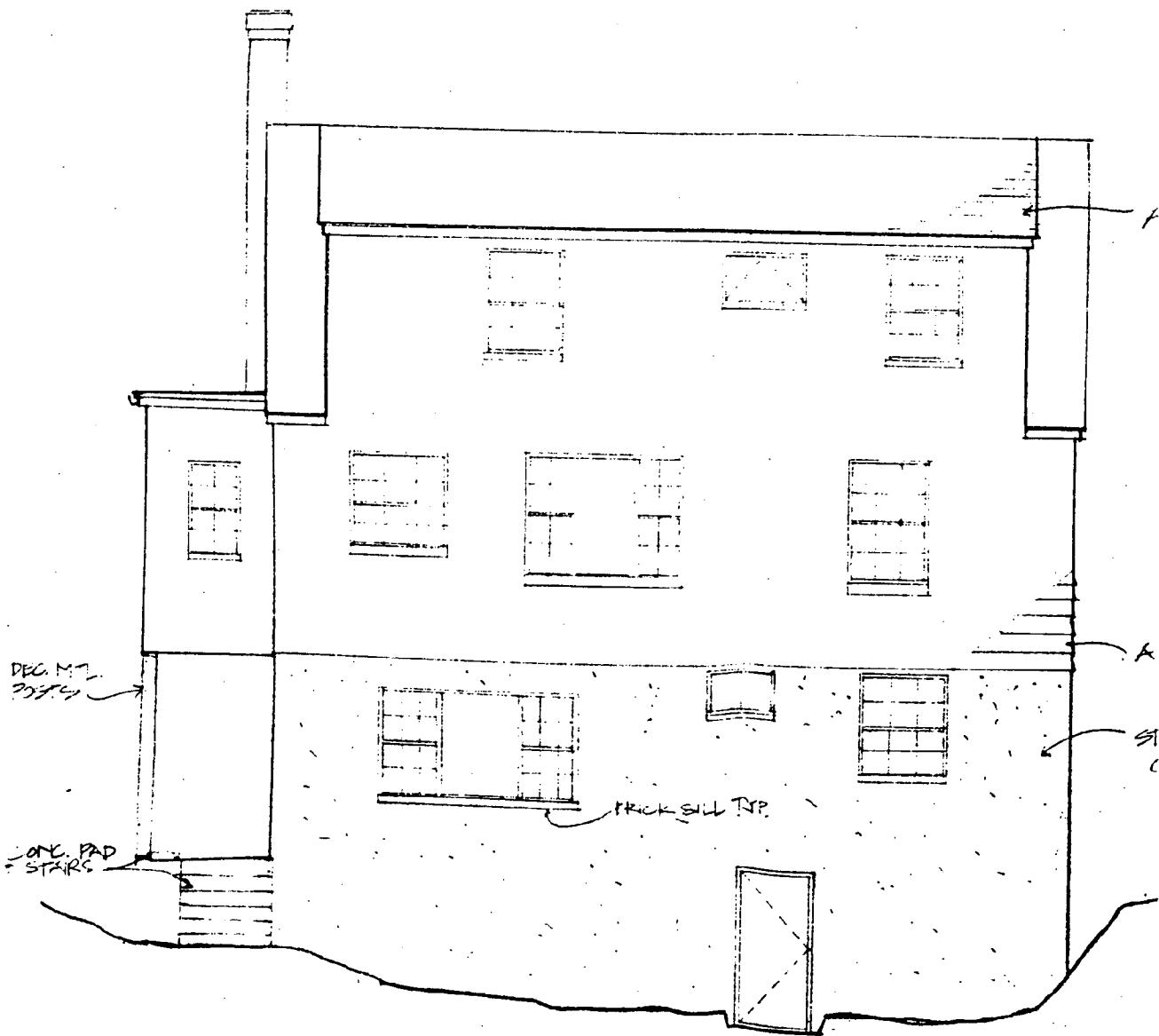
NOTE: ALL DOUBLE ON BEAMS TO BE BOLTED TOGETHER W/ 3/8" CARBIDE BOLTS @ 24" O.C. STRUCTURE SEE DIAGRAMS (1) DET. (5) SIM.

4 PLAN @ UPPER LEVEL
1/4" = 1'-0"

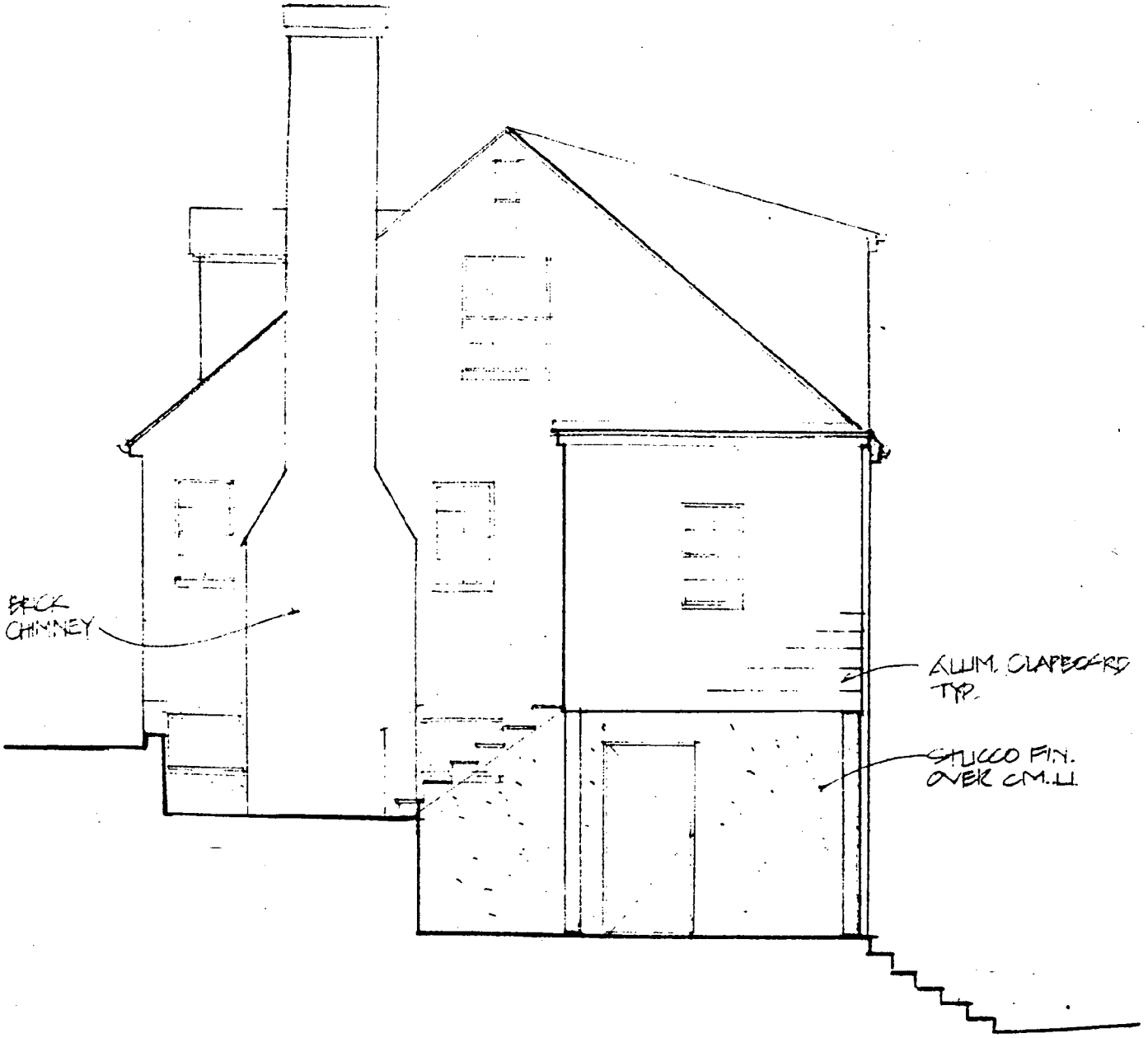
W/ HANG TIES
W/ FASCHS

- GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 1990 BUILDING & MECHANICAL CODE AMENDMENTS
 2. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS, PERMITS & WAIVERS HAVE BEEN OBTAINED
 3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS & NOTIFY OWNER PRIOR TO WORK.
 4. NO NEW ELEC. OR MECHANICAL WORK SHALL BE PERFORMED.





① NORTH ELEVATION/EXISTING
1/4" = 1'-0"

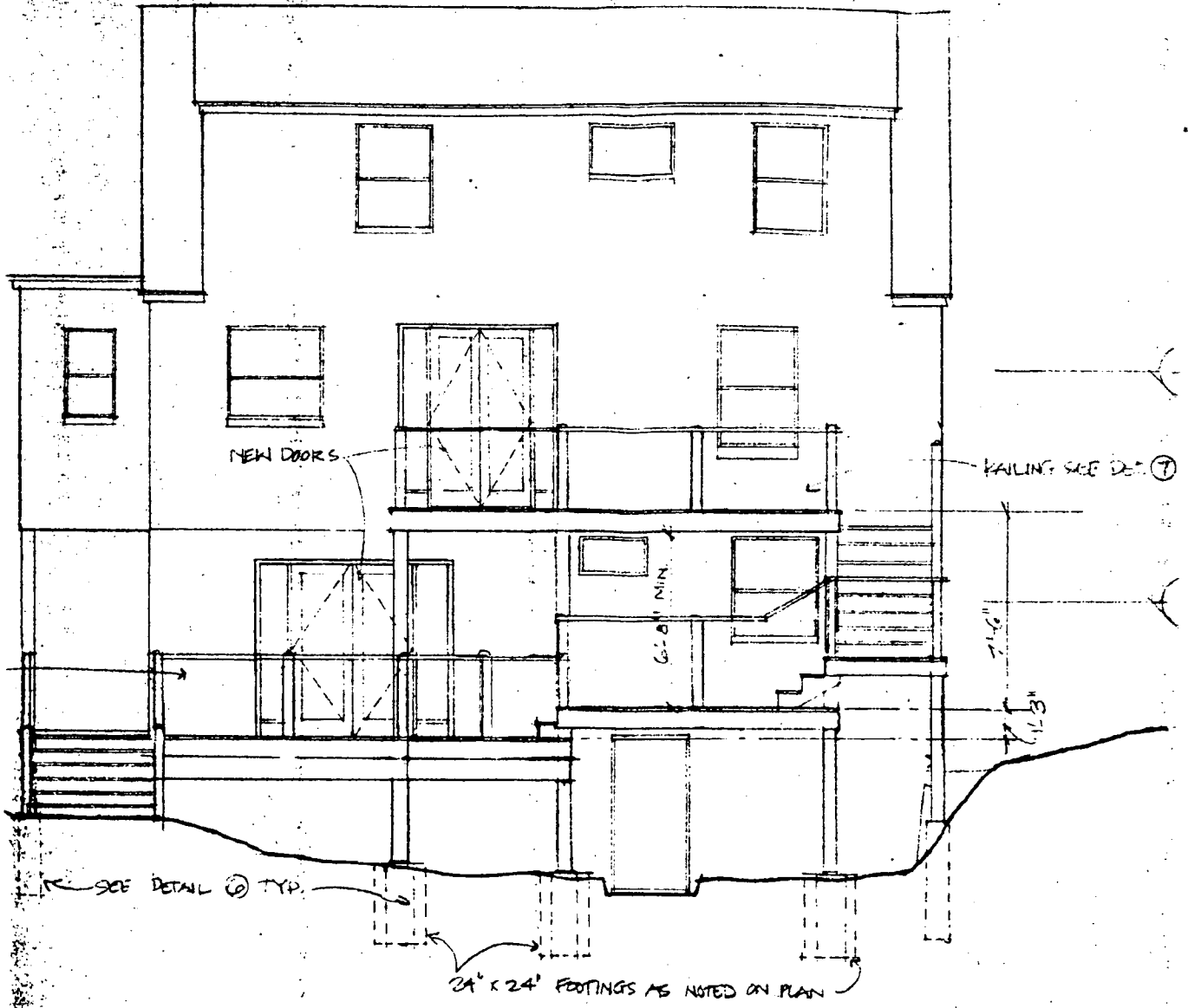


BRICK
CHIMNEY

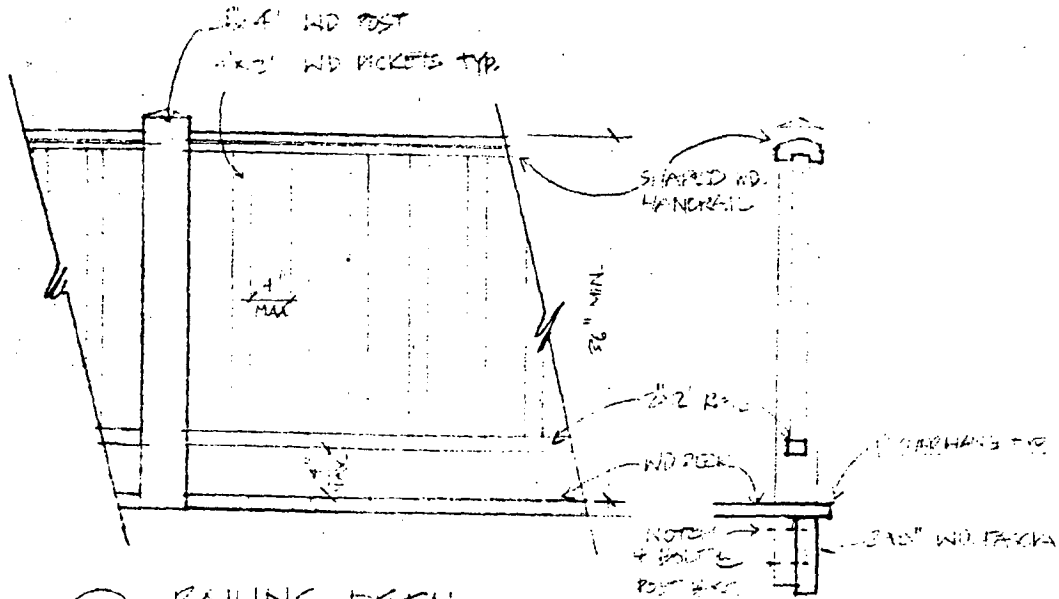
ALUM. CLAPBOARD
TYP.

STUCCO FIN.
OVER CM. LI.

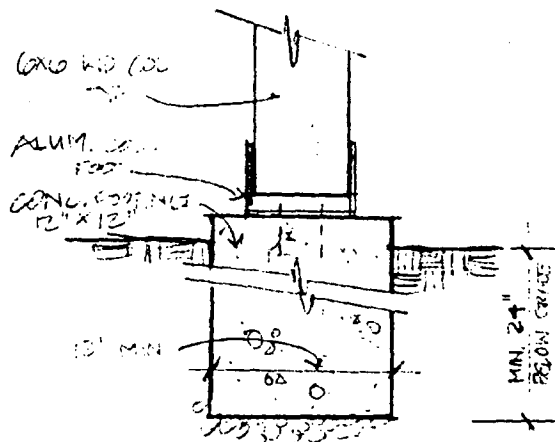
② EAST ELEVATION/EXISTING



① NORTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$
PROPOSED



7 RAILING DETAIL
1" = 1'-0"



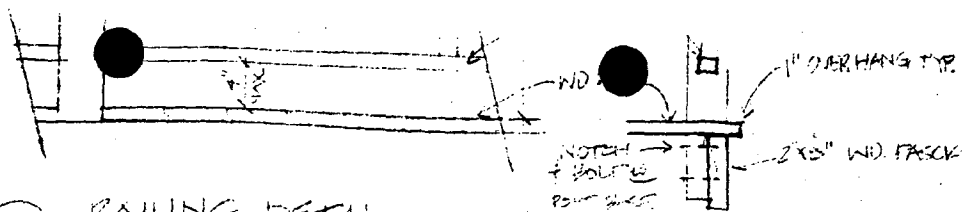
6 TYP. FOUNDATION DETAIL
1/2" = 1'-0"

NOTE: 2x8 BANDBOARD BOLTED TO EXISTING BANDBOARD ON HOUSE @ UPPER DECK.
2' x 10" BANDBOARD BOLTED BY MASONRY ANCHORS TO EXISTING C.M.U. WALL @ LOWER DECK.

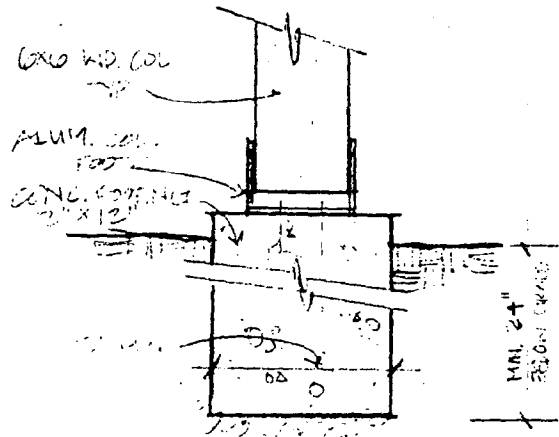
1/2" x 2" BOLTS TYP.

SEE DETAIL 5

17

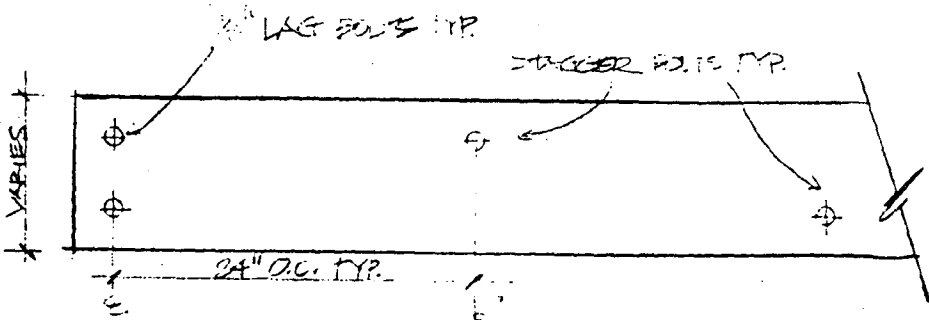


7 RAILING DETAIL
1" = 1'-0"

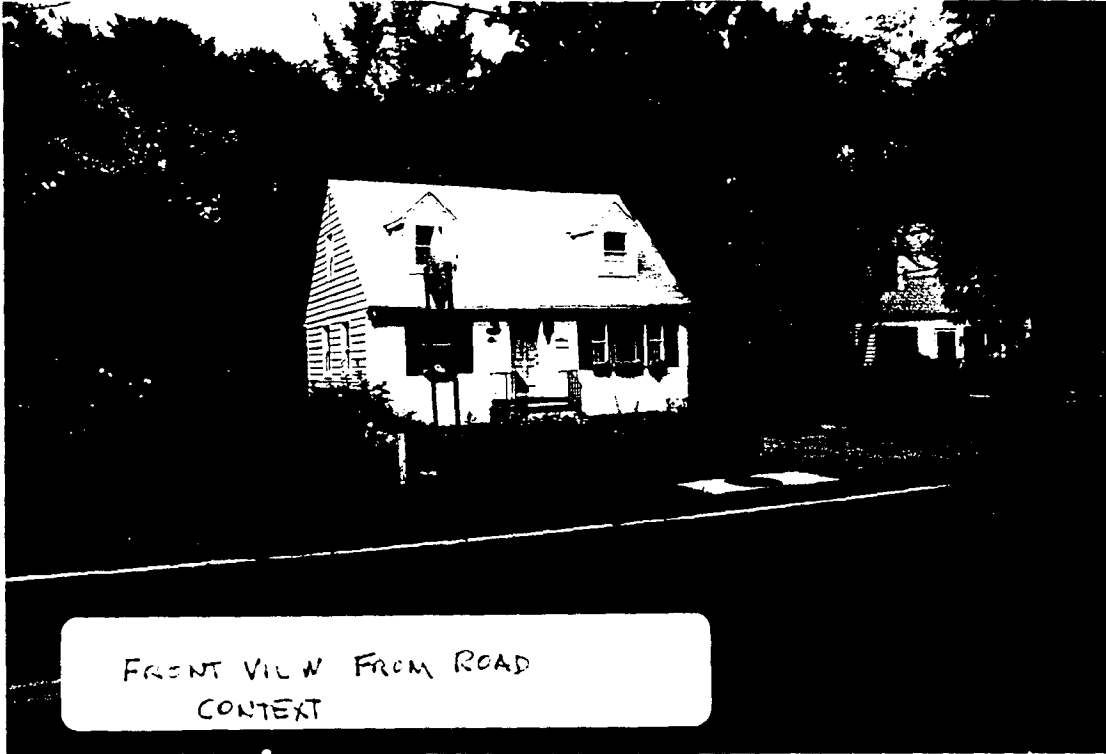


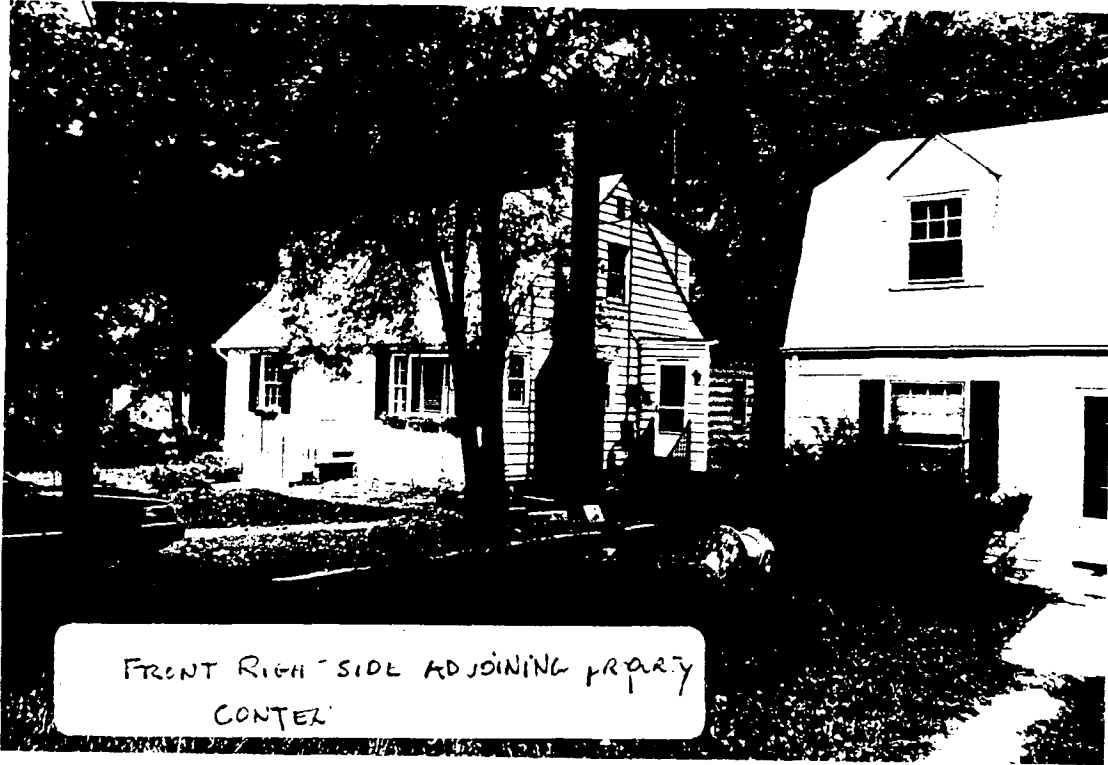
6 TYP. FOUNDATION DETAIL
1/8" = 1'-0"

NOTE: 2x9 BANDBOARD BOLTED TO EXISTING BANDBOARD ON HOUSE @ UPPER DECK.
2" X 10" BANDBOARD BOLTED BY MASONRY ANCHORS TO EXISTING C.M.L. WALL @ LOWER DECK.



5 BAND BOARD ATTACHMENT
1/8" = 1'-0"





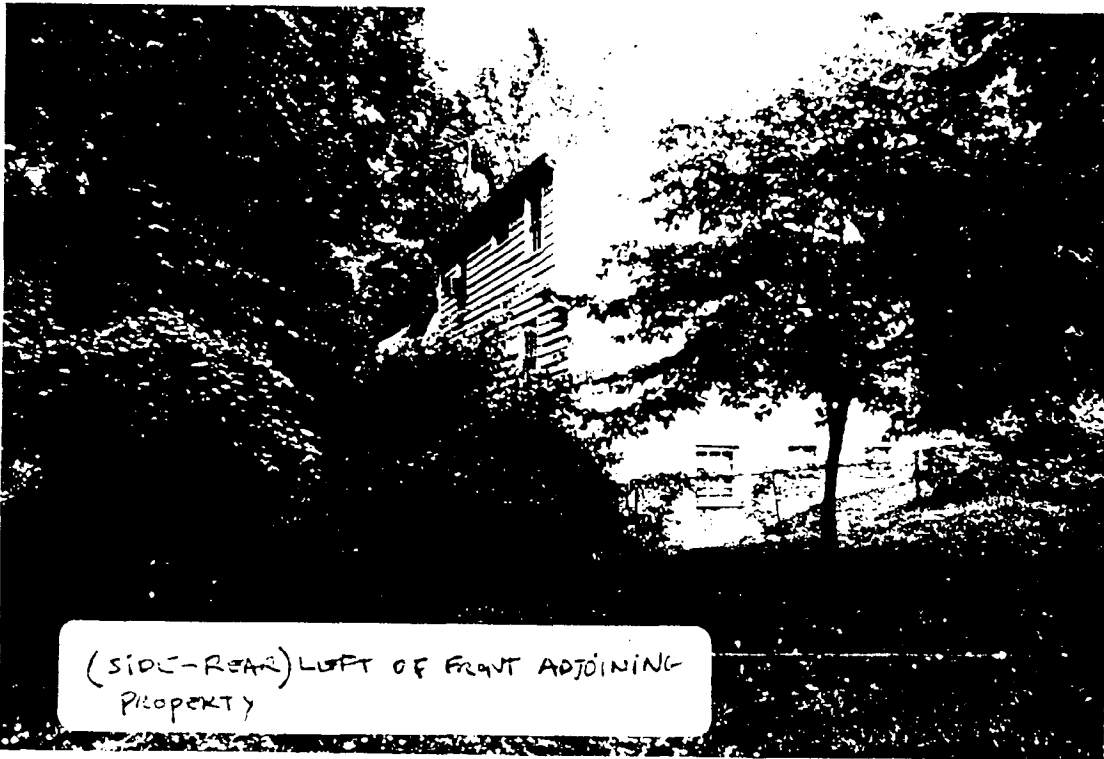
FRONT RIGHT-SIDE ADJOINING PROPERTY
CONTEXT



FROM REAR OF HOUSE - LEFT SIDE
ADJOINING PROPERTY (WITH DECOR)



FRONT LEFT SIDE ADJOINING PROPERTY



(SIDE-REAR) LEFT OF FRONT ADJOINING PROPERTY



FROM REAR OF HOUSE - RIGHT SIDE
ADJOINING PROPERTY (WITH DECK)



REAR ELEVATION

