

31/06-04H 10537 Saint Paul St.  
Kensington Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 21, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (M)   
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 341687, Addition to the House at 10537 St. Paul Street,  
Kensington

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

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

Applicant: Doug and Jenny Smith (Robert Latch, Agent)

Address: 10537 Saint Paul Street, Kensington Historic District

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

*driveway slightly  
longer than approved.  
Staff approved  
this change  
on 12/21/04 —*



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

341687  
His  
At 1955/6

Contact Person: ROBERT LACH JR  
Daytime Phone No.: 301 942 9002 x48

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: DOUG & JENNY SMITH Daytime Phone No.: 301 946 3804  
Address: 10537 SAINT PAUL STREET KENSINGTON MD 20895  
Street Number City Street Zip Code

Contractor: NOT SELECTED Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ROBERT LACH JR Daytime Phone No.: 301 942 9062 x48

**LOCATION OF BUILDING/PREMISE**  
House Number: 10537 Street: SAINTE PAUL STREET  
Town/City: KENSINGTON Nearest Cross Street: OBERON  
Lot: 5-7, 12-14 Block: E Subdivision: H. WHEATLEY'S SUBDIVISION  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

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

**1B. Construction cost estimate:** \$ 250,000

**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.

[Signature] Signature of owner or authorized agent 4/21/04 Date

Approved: X \_\_\_\_\_  
Disapproved: \_\_\_\_\_  
Signature: [Signature] For Chairperson, Historic Preservation Commission Date: 12/21/04  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ 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:

SINGLE FAMILY HISTORICAL RESOURCE FACING

PARK. RESOURCE HAS HAD SOME MODIFICATIONS/

ADDITIONS DURING ITS HISTORY

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

2 STORY ADDITION & INTERIOR RENOVATIONS,

REPLACEMENT OF NON-ORIGINAL WINDOWS.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
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**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.

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- 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.
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**6. TREE SURVEY**

If you are proposing construction adjacent to or within the crown 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.

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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).

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DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

341687  
Hist  
At 105516

Contact Person: ROBERT LACH JR  
Daytime Phone No.: 301 942 9062 x48

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: DOUG & JENNY SMITH Daytime Phone No.: 301 946 3804  
Address: 10537 SAINT PAUL STREET KENSINGTON MD 20895  
Street Number City Street Zip Code

Contractor: NOT SELECTED Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: ROBERT LACH JR Daytime Phone No.: 301 942 9062 x48

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1B. Construction cost estimate: \$ 250,000

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[Signature] Signature of owner or authorized agent 4/21/04 Date

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301/563-3400

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H151  
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Signature of owner or authorized agent: \_\_\_\_\_ Date: 4/21/04

Approved: X For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 12/21/04  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10537 Saint Paul Street, Kensington	<b>Meeting Date:</b>	05/12/04
<b>Resource:</b>	Primary 1 Resource Kensington Historic District	<b>Report Date:</b>	05/05/04
<b>Review:</b>	HAWP	<b>Public Notice:</b>	04/28/04
<b>Case Number:</b>	31/06-04H	<b>Tax Credit:</b>	N/A
<b>Applicant:</b>	Doug and Jenny Smith	<b>Staff:</b>	Michele Naru

**PROPOSAL:** Two story rear addition and replacement of non-original windows

**RECOMMEND:** Approve

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**PROJECT DESCRIPTION**

SIGNIFICANCE:	Primary 1 Resource
STYLE:	Folk Victorian
PERIOD OF SIGNIFICANCE:	c1893

The subject house is a 2-1/2 story, clipped, cross-gabled roof dwelling clad in drop siding and sheathed in asphalt shingles. The front façade is detailed with a one-story, full-width front porch supported by Doric columns on the first story and a shed roof dormer on the second. All of the windows on the house have been replaced. A two-story flat roof addition protrudes from the rear elevation. The foundation is clearly different on this addition – as such this is not an original feature of the house.

The site contains several mature trees, a (8' wide x 80' long) gravel driveway along the eastern property line and an existing one-story frame garage with a shed roof side addition, which is located directly behind the house.

Existing lot coverage:	approx. 2,310 sq. ft. (incl. house, garage and driveway) – 11%
Proposed lot coverage:	approx 3,170 sq. ft. (incl. addition, driveway extension and removal of shed addition on garage) – 15%
Size of Lot:	20,250 sq. ft.

## **PROPOSAL:**

The applicant is proposing to:

1. Remove the balustrade from the roof of the two-story rear addition.
2. Construct a new, two-story rear addition. Proposed building materials for this addition include Hardi-plank horizontal siding with wood trim and details, 2/1 simulated-divided light, double hung wood windows, asphalt roofing shingles and a standing seam metal roof for the new screened porch.
3. Replace the existing non-historic windows with 2/1 simulated-divided light, double hung wood windows.
4. Move the gravel driveway approx. 7' away from the dwelling.
5. Increase the length of the gravel driveway approx. 27'.
6. Demolish the non-contributing shed roof addition on the existing one-car garage and relocate the garage at the end of the proposed new, driveway extension.
7. Remove an existing tree from the eastern property line.
8. Extend the existing sidewalk to intersect driveway. Sidewalk material will match existing.

## **APPLICABLE GUIDELINES**

Proposed alterations and new construction within the Kensington Historic District are reviewed under the *Secretary of Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The *Secretary of Interior's Standards for Rehabilitation* that pertain to this project are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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

#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.

In addition, the HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan* (Vision), and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

### STAFF DISCUSSION

This application, as proposed, is very sympathetic to the historic building on the property. The proposed new addition will not impact the original massing of the house and is designed to be compatible yet differentiated from the original.

Secondly, the proposed garage relocation ensures the continued utilization of the building, as such staff does not object to its relocation.

Staff recommends that the Commission approve the proposal as it will not negatively affect the historic dwelling's integrity, or negatively impact the historic district.

### STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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 Standards for Rehabilitation.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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[Signature] 4/21/04  
Signature of owner or authorized agent Date

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

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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2 STORY ADDITION & INTERIOR RENOVATIONS,  
REPLACEMENT OF NON-ORIGINAL WINDOWS.

**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 decline 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.

5

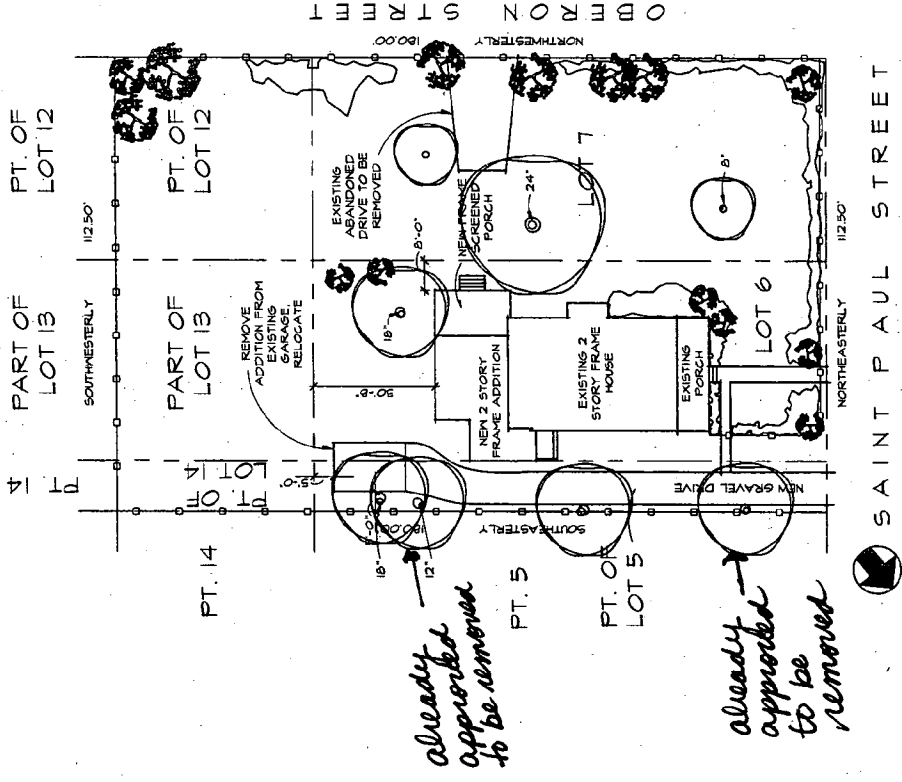
## Smith Residence Addition & Renovation

### *Addresses of Adjacent Properties*

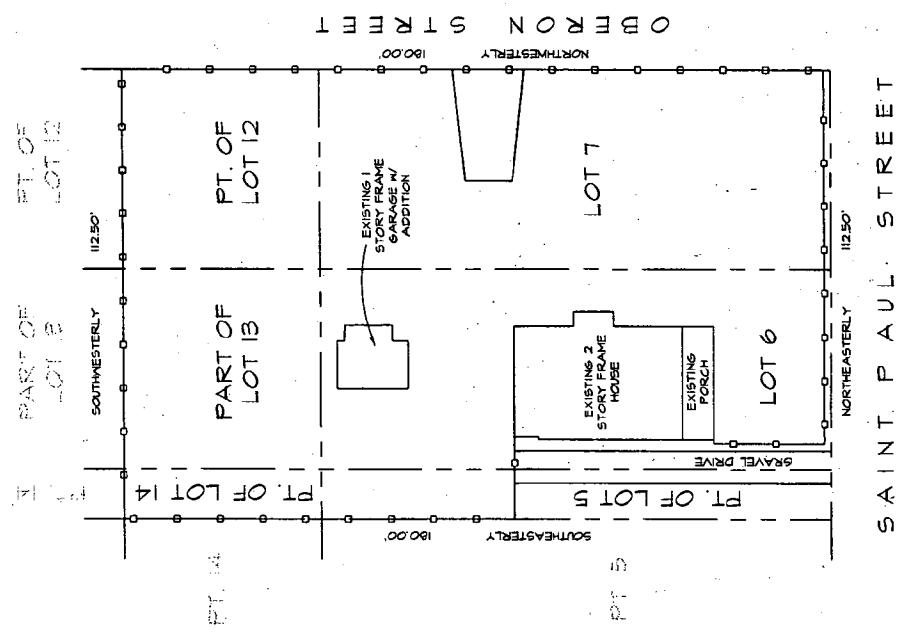
Resident  
10543 Saint Paul Street  
Kensington, Maryland 20895

Resident  
10531 Saint Paul Street  
Kensington, Maryland 20895

Resident  
3501 Oberon Street  
Kensington, Maryland 20895



1 PROPOSED SITE PLAN  
 SCALE: 1/8"=1'-0"

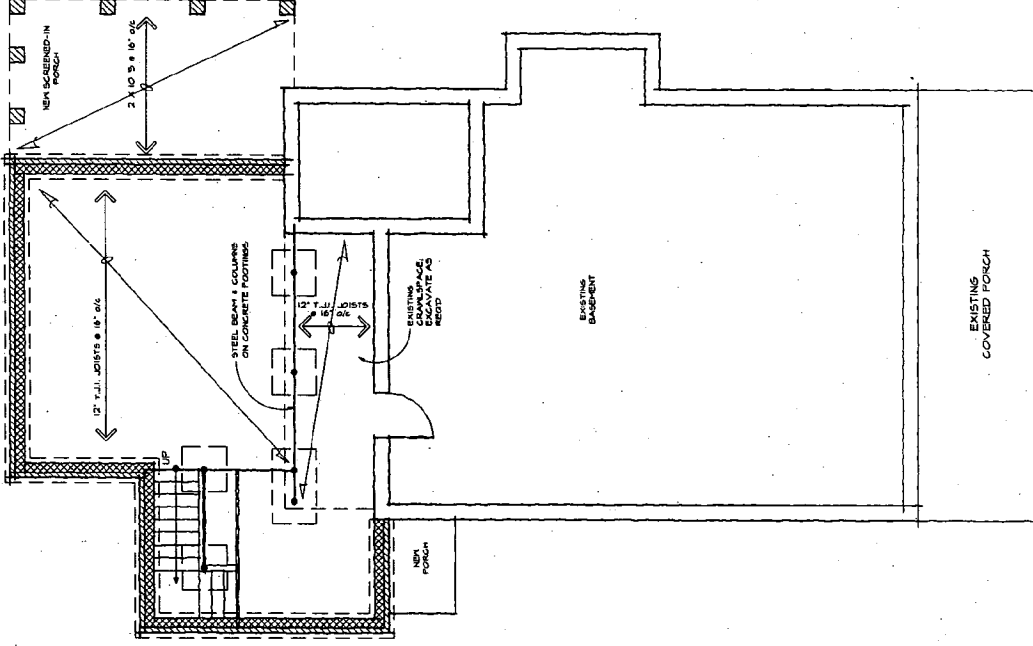


1 EXISTING SITE PLAN  
 SCALE: 1/8"=1'-0"

SMITH RESIDENCE 10537 ST. PAUL STREET KENSINGTON, MD 20845



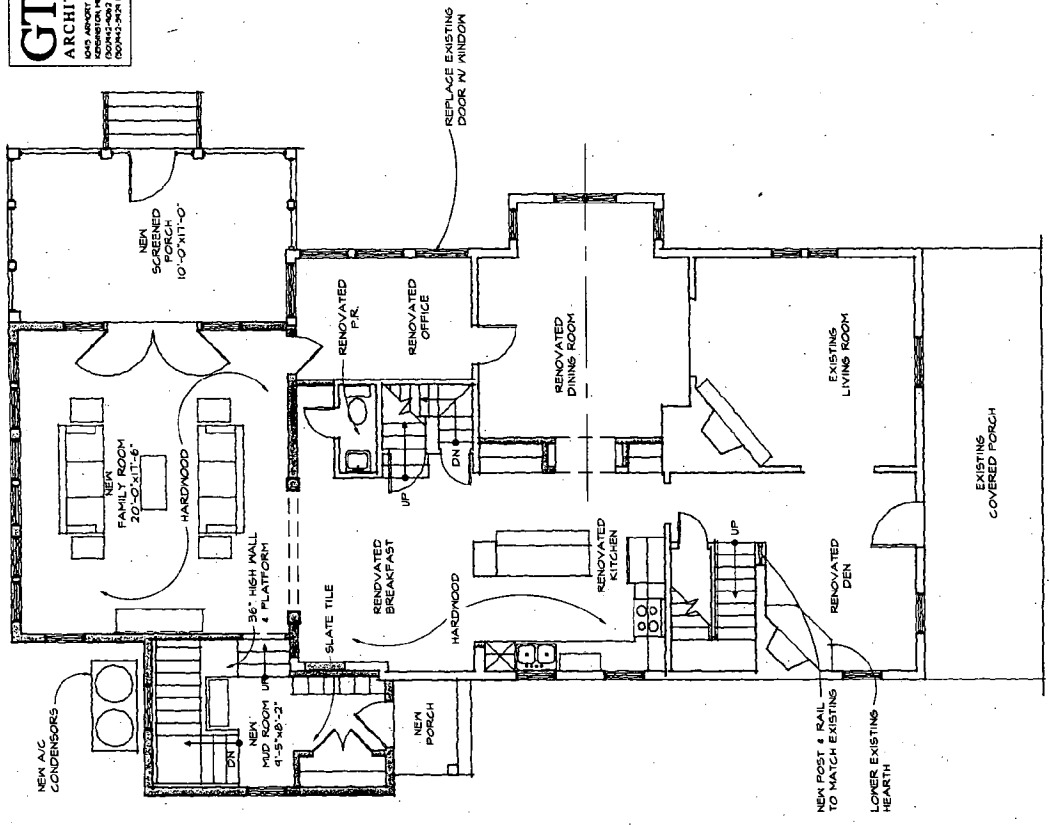
PROPERTY LINE



1 PROPOSED BASEMENT PLAN  
 SCALE: 1/8"=1'-0"

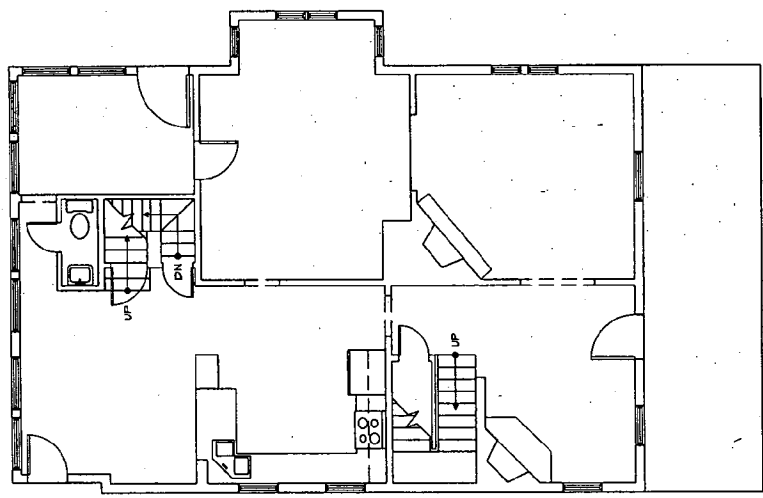
- NOTES:
- REPLACE ALL EXISTING WINDOWS TO REMAIN W/ REPLACEMENT SASH-PACKS
  - PROVIDE NEW HYAC SYSTEM TO BE LOCATED IN ATTIC TO SERVE ATTIC & MASTER BEDROOM SUITE
  - REMOVE THROUGH WALL HYAC UNIT IN ATTIC

SMITH RESIDENCE 10537 ST. PAUL STREET KENSINGTON, MD 20895



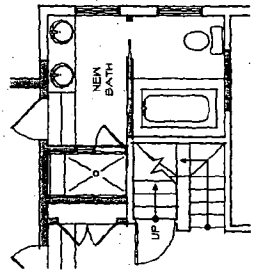
2 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

PROPERTY LINE



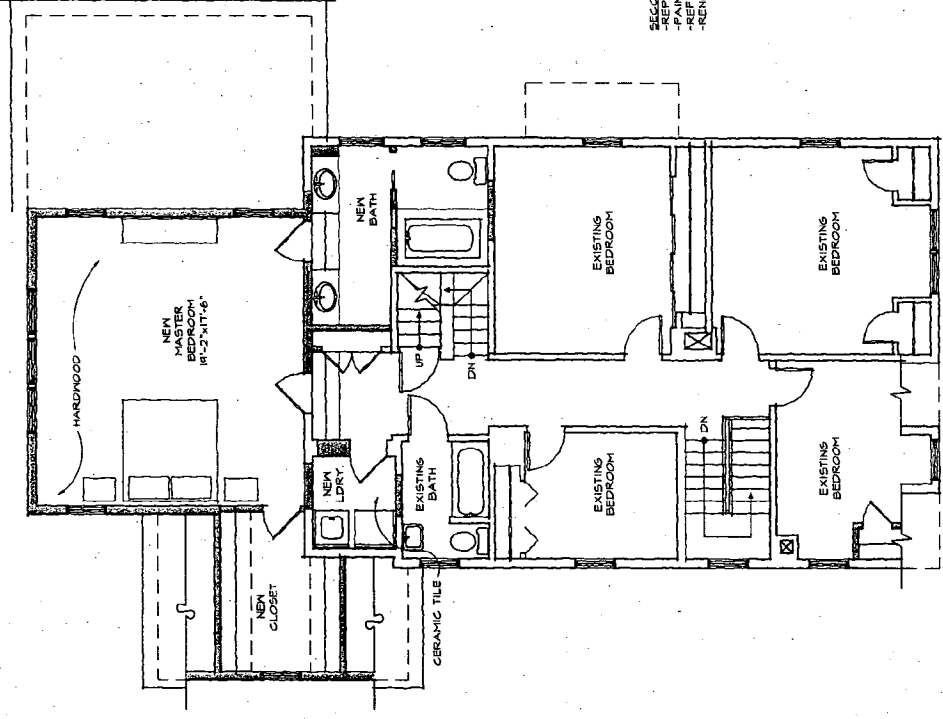
1 EXISTING FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

SMITH RESIDENCE 10537 ST. PAUL STREET KENSINGTON, MD 20845

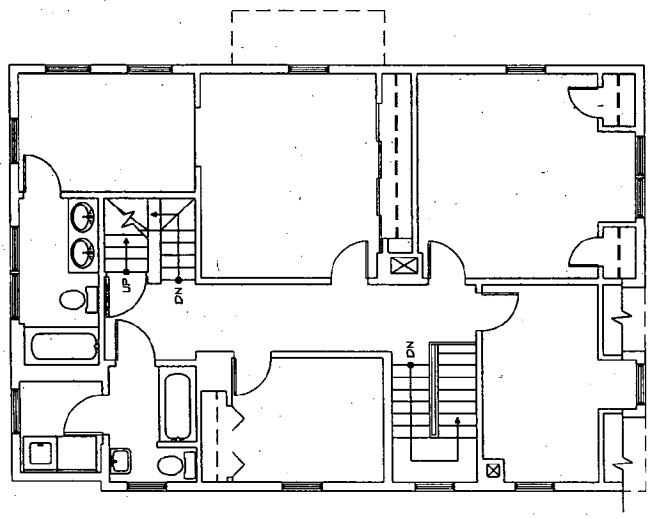


3) OPTIONAL BATH LAYOUT  
 SCALE: 1/8" = 1'-0"

SECOND FLOOR WORK  
 -REMOVE EXISTING BATH  
 -PAINT ALL INTERIOR SPACES  
 -REFINISH EXISTING FLOORS  
 -RENOVATE EXISTING BATHROOMS

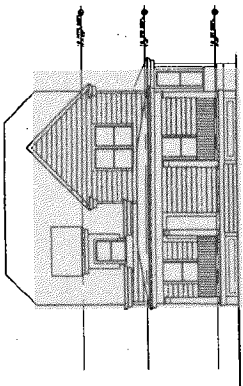


2) PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

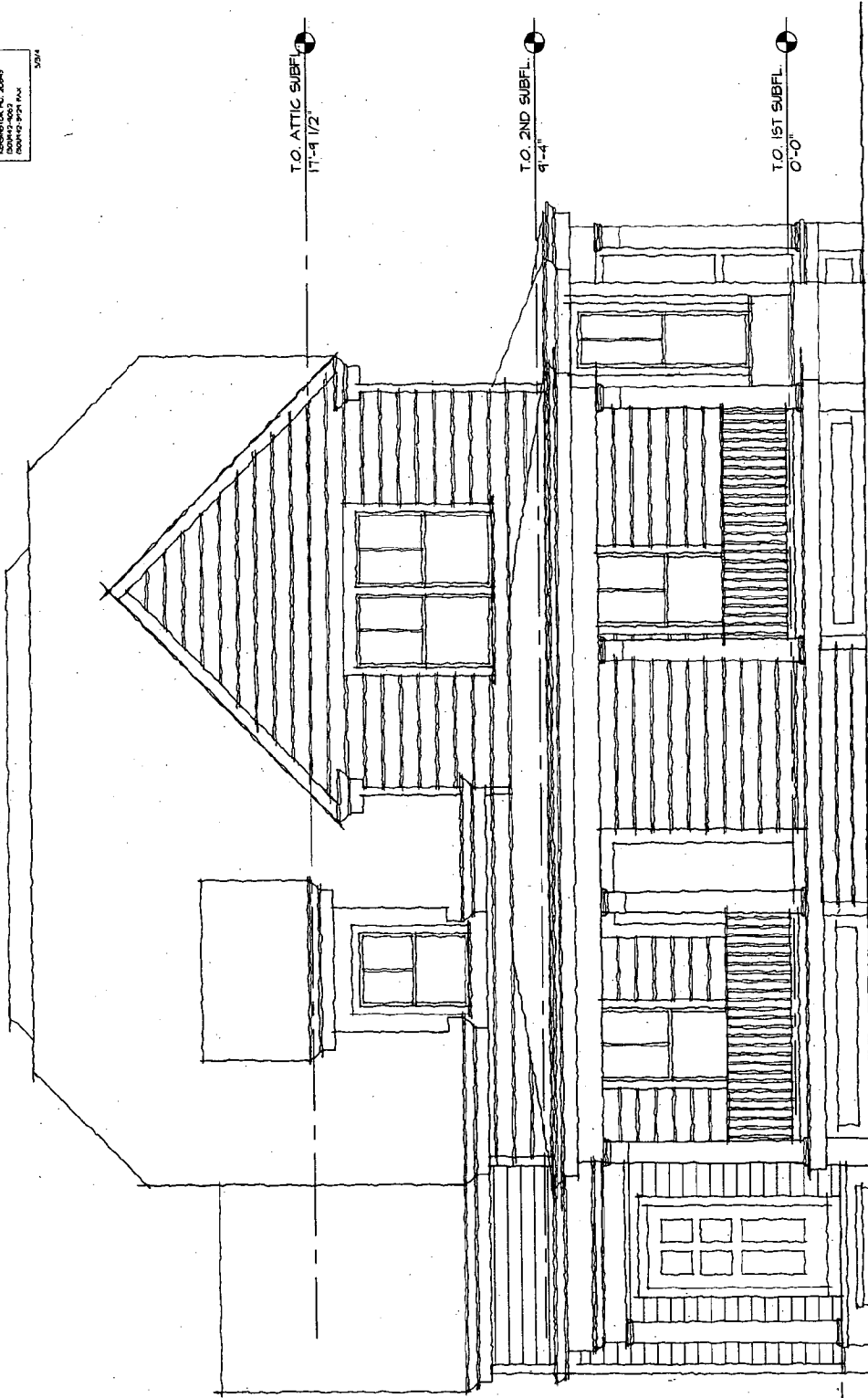


1) EXISTING SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

SMITH RESIDENCE · 10537 ST. PAUL STREET · KENSINGTON, MD 20845



① EXISTING FRONT ELEVATION  
 SCALE: 1/8"=1'-0"



T.O. ATTIC SUBFL.  
 17'-4 1/2"

T.O. 2ND SUBFL.  
 9'-4"

T.O. 1ST SUBFL.  
 0'-0"

② PROPOSED FRONT ELEVATION  
 SCALE: 1/4"=1'-0"

SMITH RESIDENCE 10537 ST. PAUL STREET KENSINGTON, MD 20845





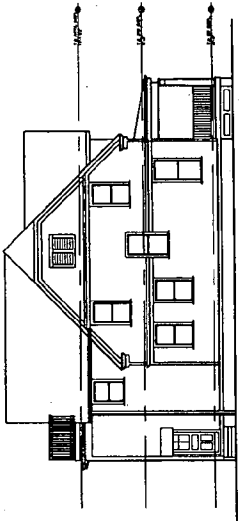
① EXISTING RIGHT ELEVATION  
 SCALE: 1/8"=1'-0"



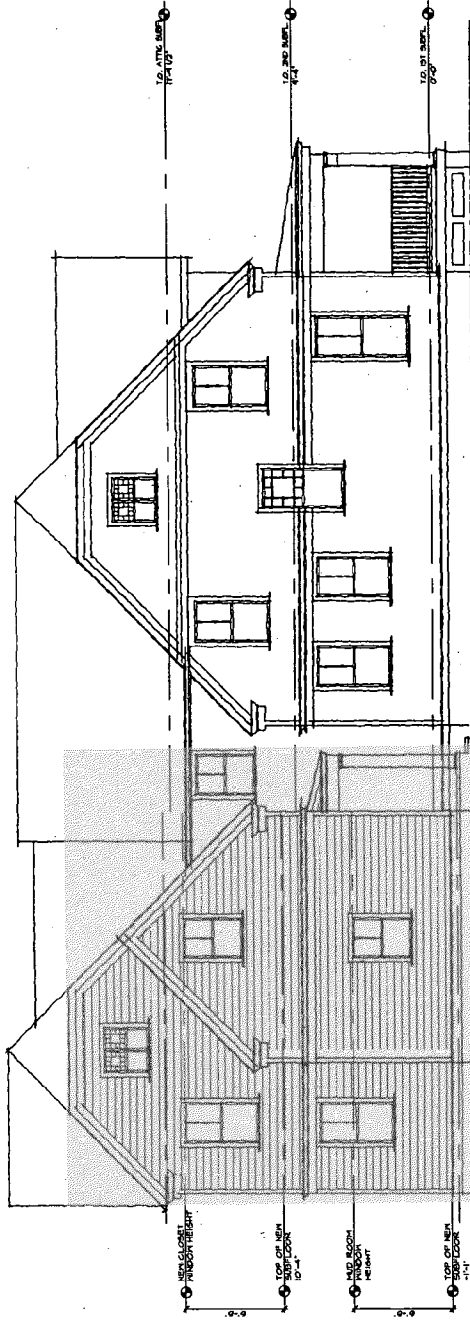
② PROPOSED RIGHT ELEVATION  
 SCALE: 1/8"=1'-0"

SMITH RESIDENCE 10537 ST. PAUL STREET KENSINGTON, MD 20895

12

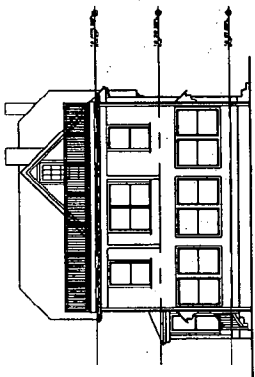


① EXISTING LEFT ELEVATION  
 SCALE: 1/8"=1'-0"

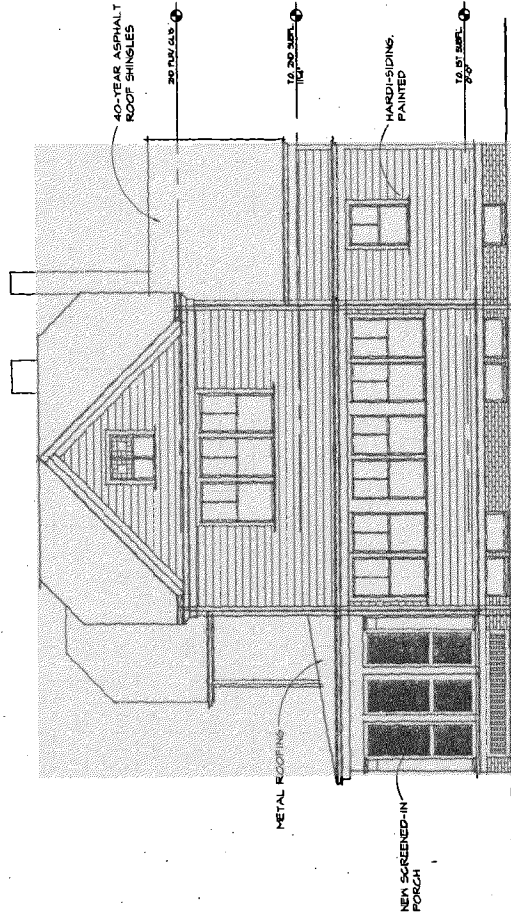


② PROPOSED LEFT ELEVATION  
 SCALE: 1/8"=1'-0"

SMITH RESIDENCE 10557 ST. PAUL STREET KENSINGTON, MD 20845

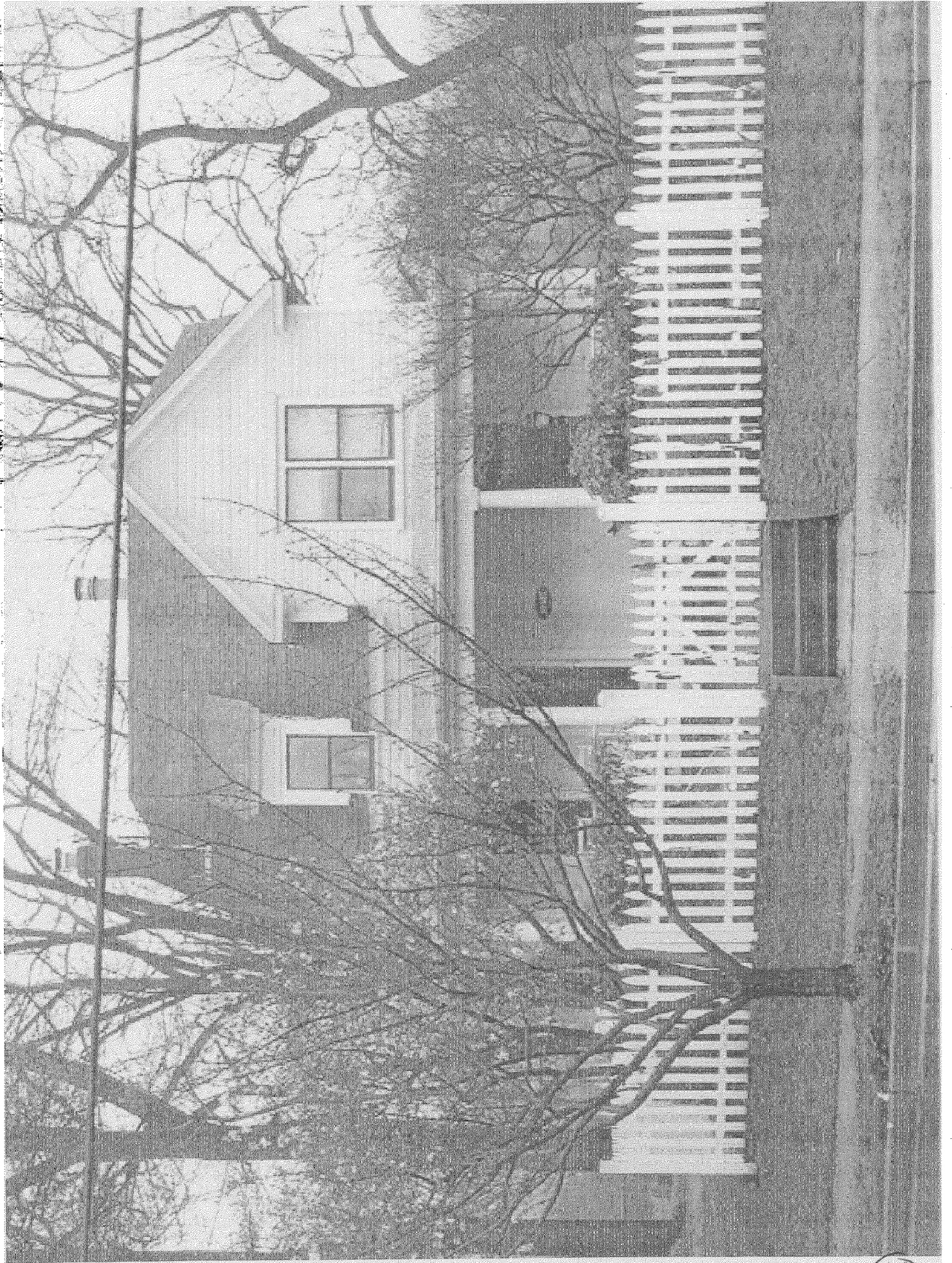


① EXISTING REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

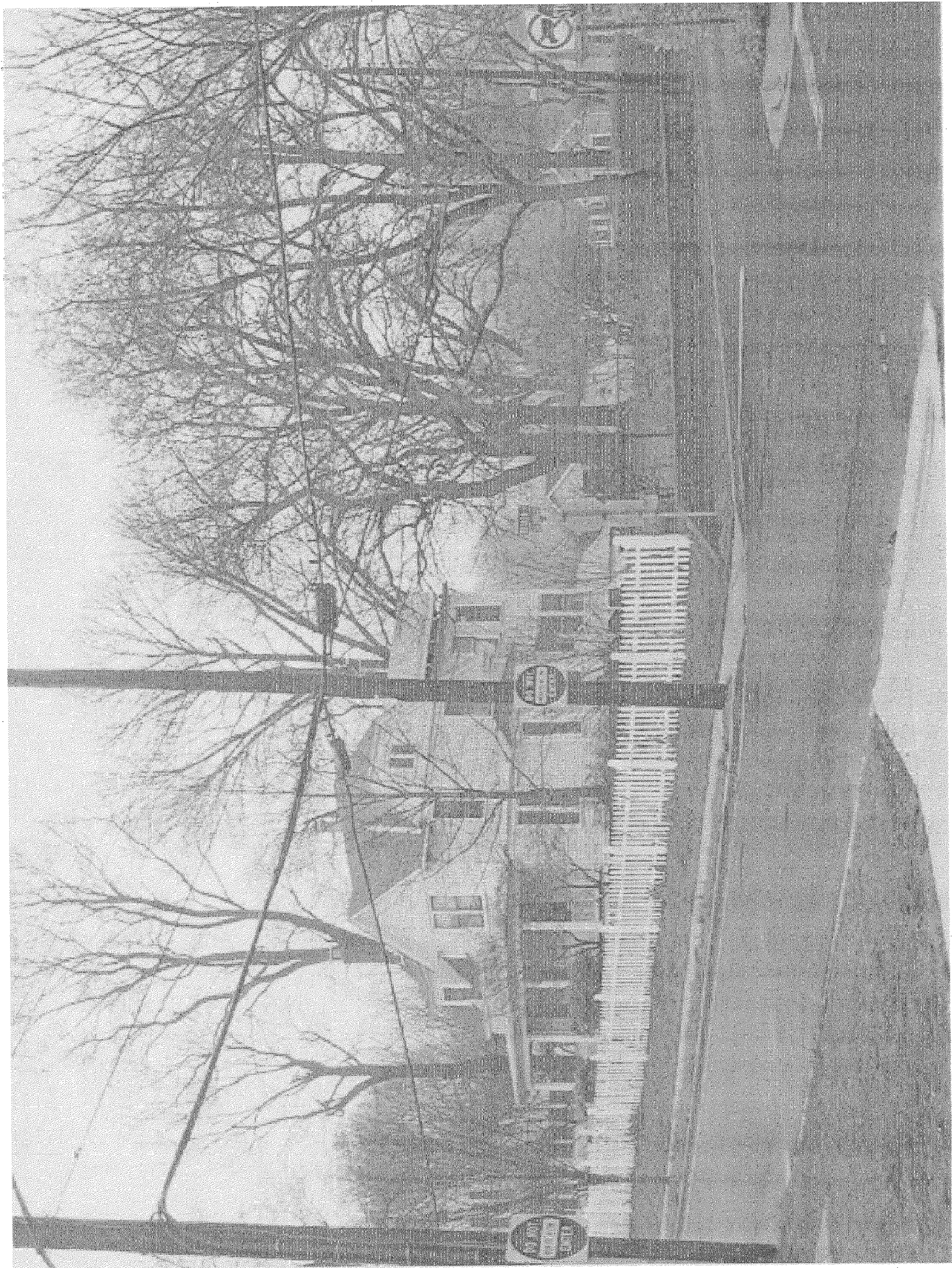


② PROPOSED REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

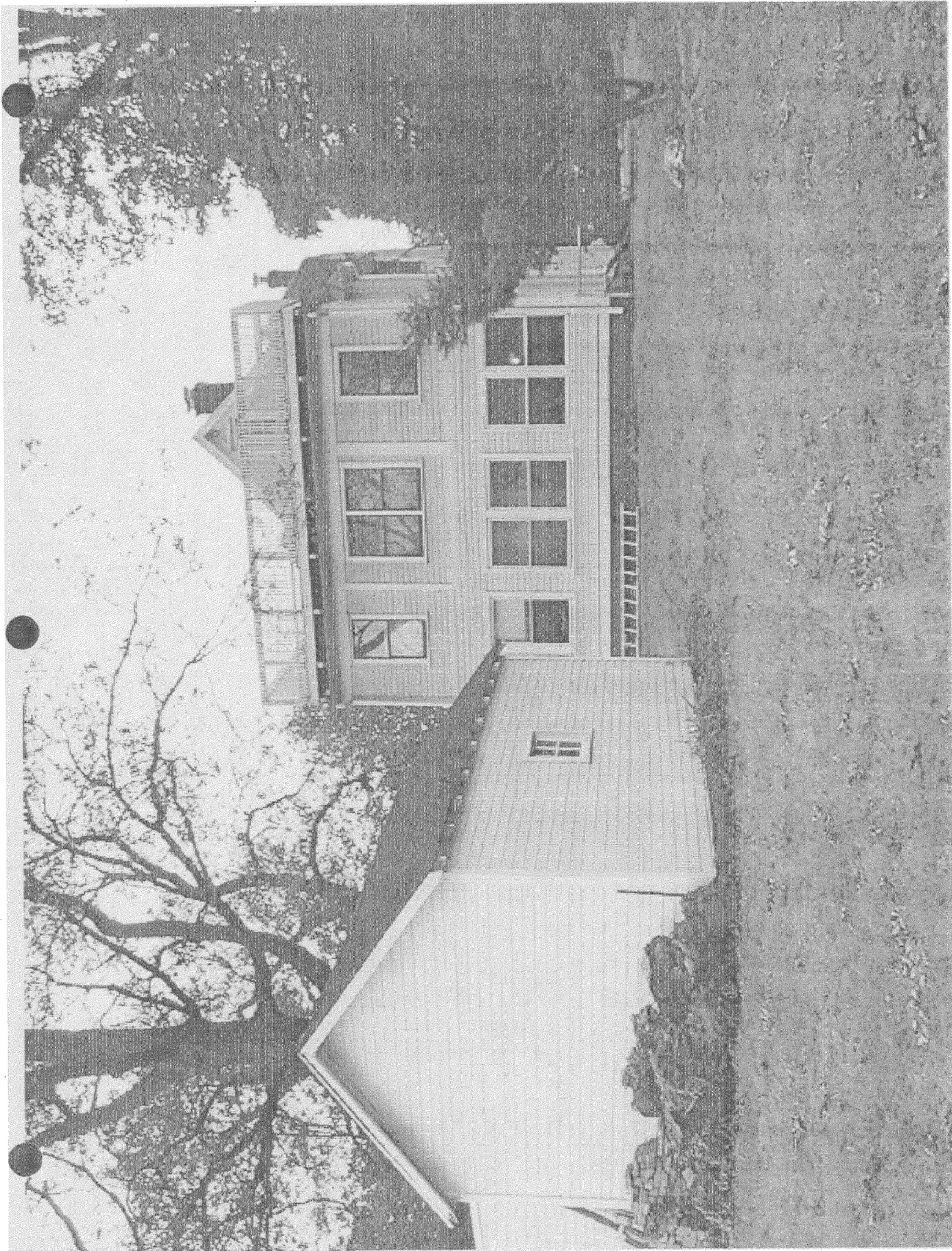
SMITH RESIDENCE | 10537 ST. PAUL STREET | KENSINGTON, MD 20845











# TRANSMITTAL

**GTM**  
Architects

10415 Armory Avenue, Kensington, MD 20895 • Tel: (301) 942-9062 • Fax: (301) 942-3929

**Date:** May 3, 2004

**To:** Historic Preservation Review Board  
Michele Naru  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
Phone: 301-563-3407  
Fax: 301-563-3412

*most current dwgs.*

**Project #:** 01.0433

**Project Name:** Smith Residence

**Regarding:** HAWP #341687

---

**We are sending you:**

ATTACHED  UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS:

SHOP DRAWINGS  PRINTS  SAMPLES  SPECIFICATION

COPY OF LETTER  \_\_\_\_\_

---

COPIES:	DATED:	DESCRIPTION:
1	May 3, 2004	Revised Drawings

---

**THESE ARE TRANSMITTED:**

FOR YOUR APPROVAL  
 FOR YOUR USE  
 AS REQUESTED  
 FOR REVIEW & COMMENT

APPROVED AS SUBMITTED  
 APPROVED AS NOTED  
 RETURNED FOR CORRECTIONS  
 \_\_\_\_\_

---

**REMARKS:**

---

**COPY TO:**

**SIGNED:** \_\_\_\_\_ ext: 48

Robert Lach  
GTM Architects, Inc.

## **Smith Residence Addition & Renovation**

### *Addresses of Adjacent Properties*

Resident  
10543 Saint Paul Street  
Kensington, Maryland 20895

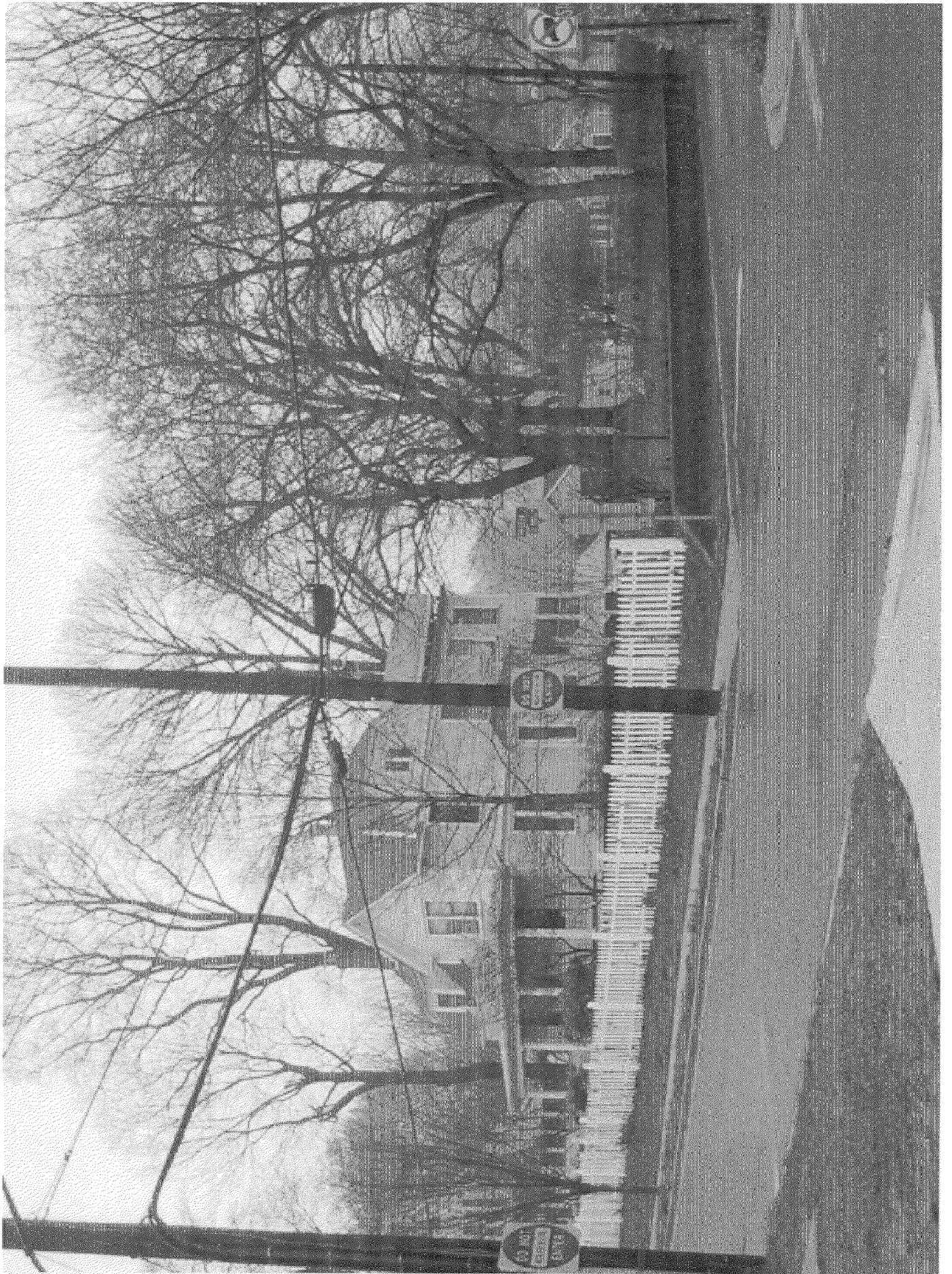
Resident  
10531 Saint Paul Street  
Kensington, Maryland 20895

Resident  
3501 Oberon Street  
Kensington, Maryland 20895

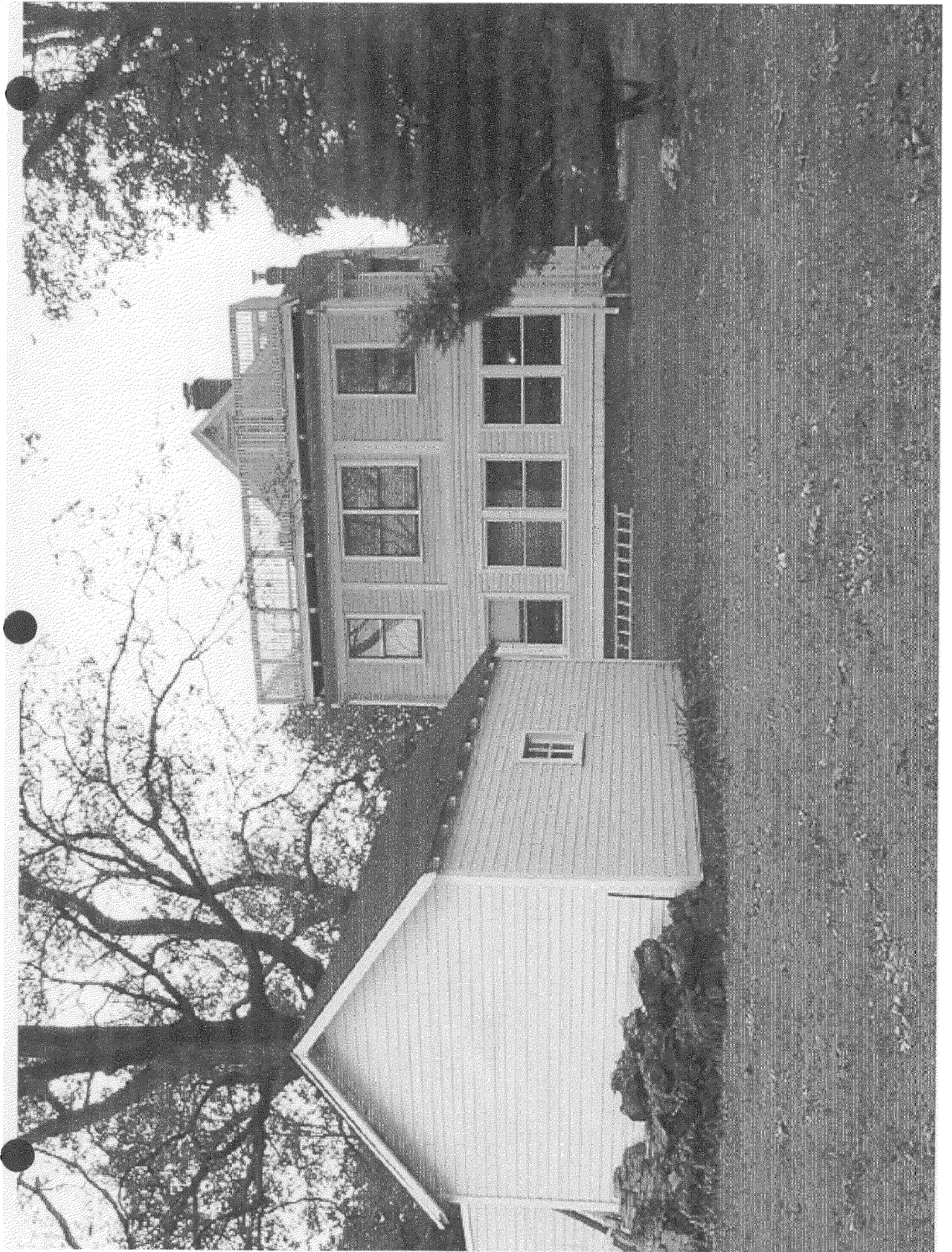


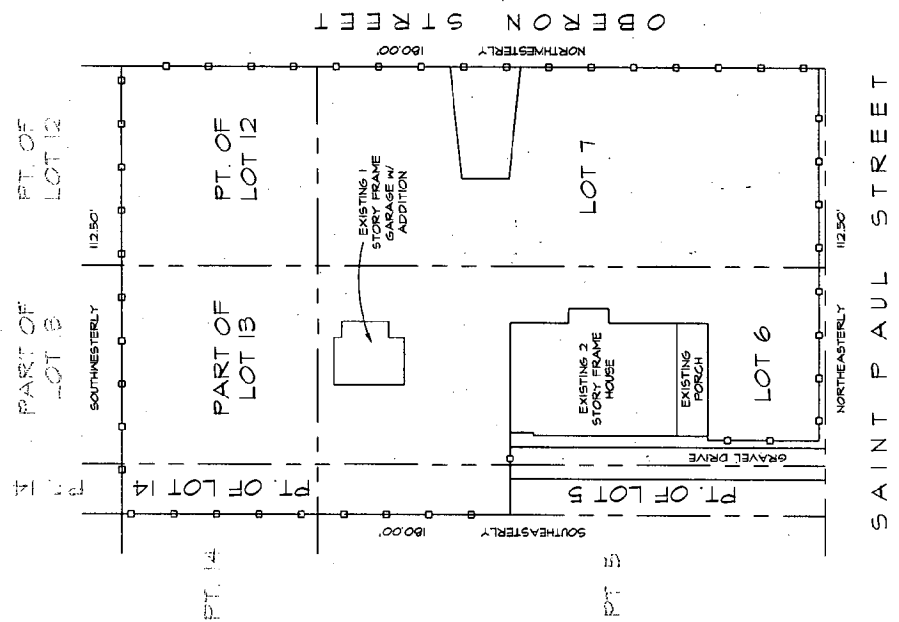
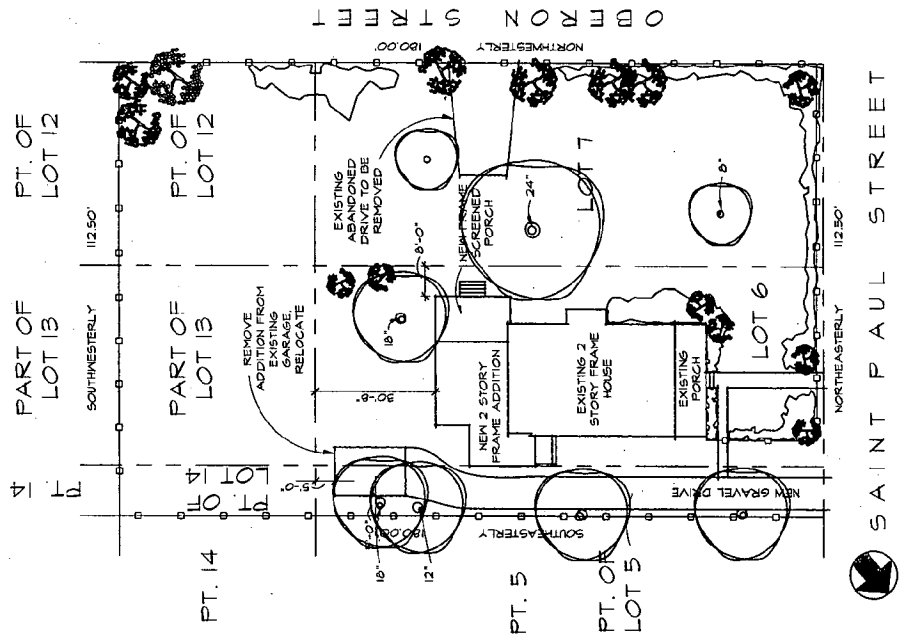












1 PROPOSED SITE PLAN  
SCALE: 1" = 50'-0"

2 EXISTING SITE PLAN  
SCALE: 1" = 50'-0"

SMITH RESIDENCE 10557 ST. PAUL STREET KENSINGTON, MD 20845

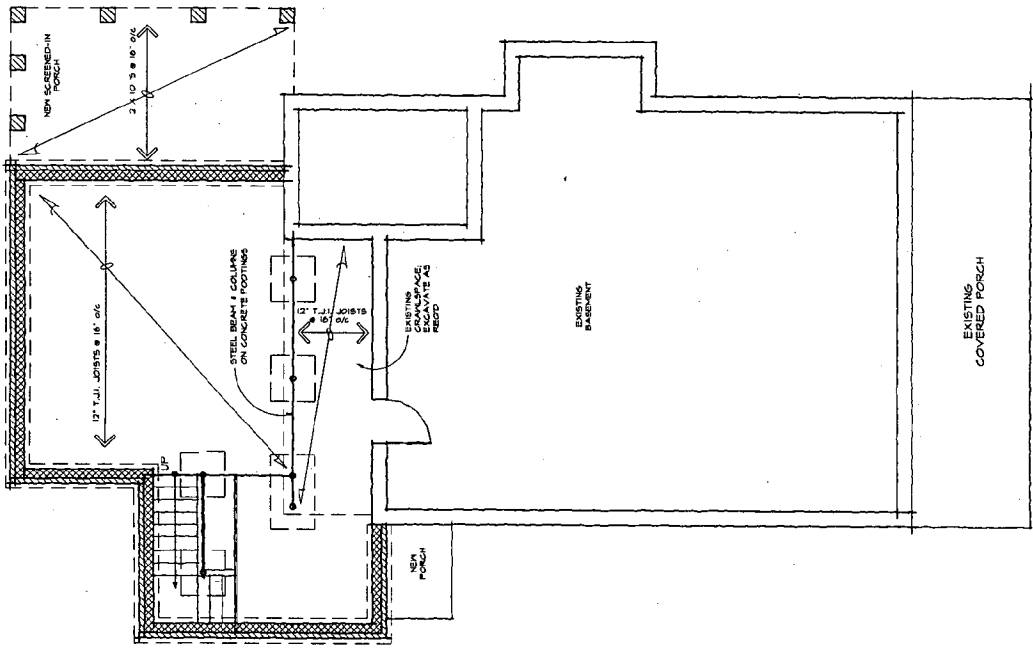


NOTES:

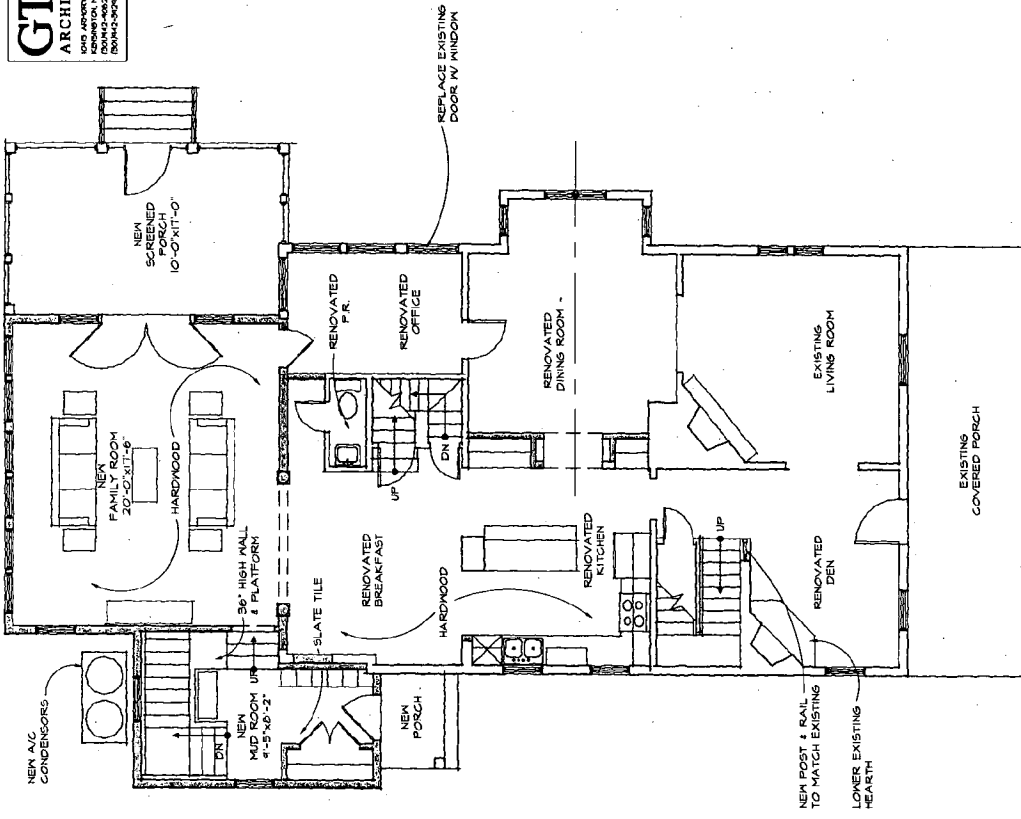
- REPLACE ALL EXISTING WINDOWS TO REMAIN W/ REPLACEMENT SASH-PACKS
- PROVIDE NEW HVAC SYSTEM TO BE LOCATED IN ATTIC TO SERVE ATTIC & MASTER BEDROOM SUITE
- REMOVE THROUGH WALL HVAC UNIT IN ATTIC



PROPERTY LINE

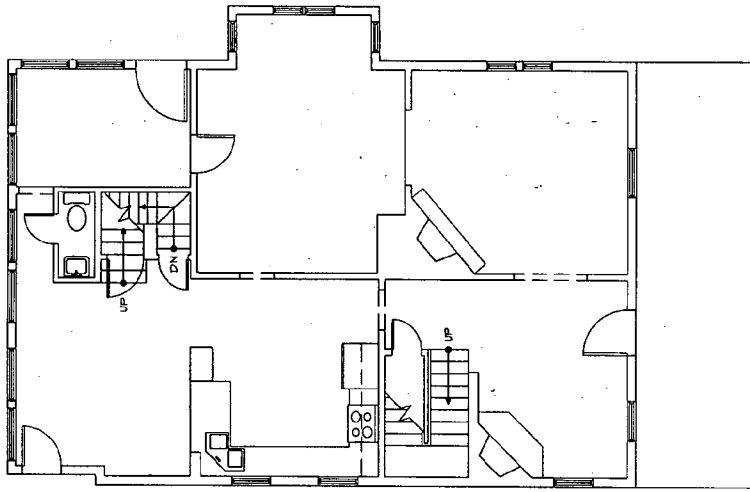


1 PROPOSED BASEMENT PLAN  
 SCALE: 1/8"=1'-0"



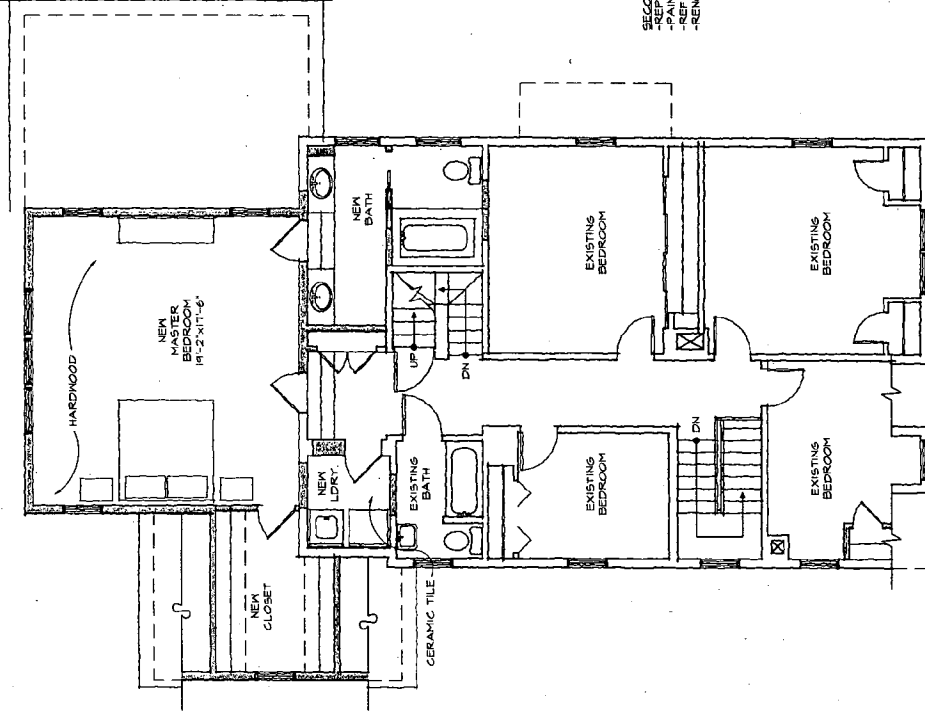
2 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"

PROPERTY LINE

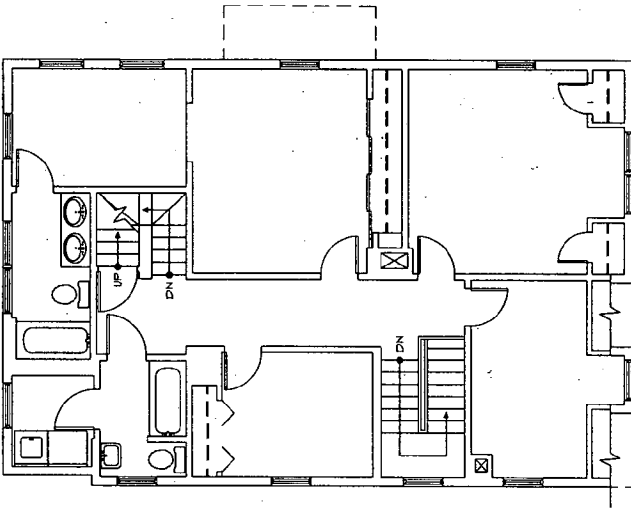


1 EXISTING FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"

SMITH RESIDENCE 10531 ST. PAUL STREET KENSINGTON, MD 20845



2 PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

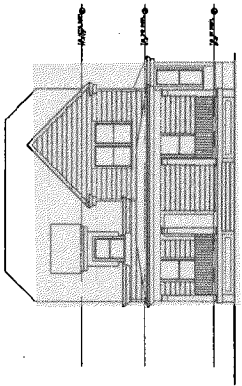


1 EXISTING SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

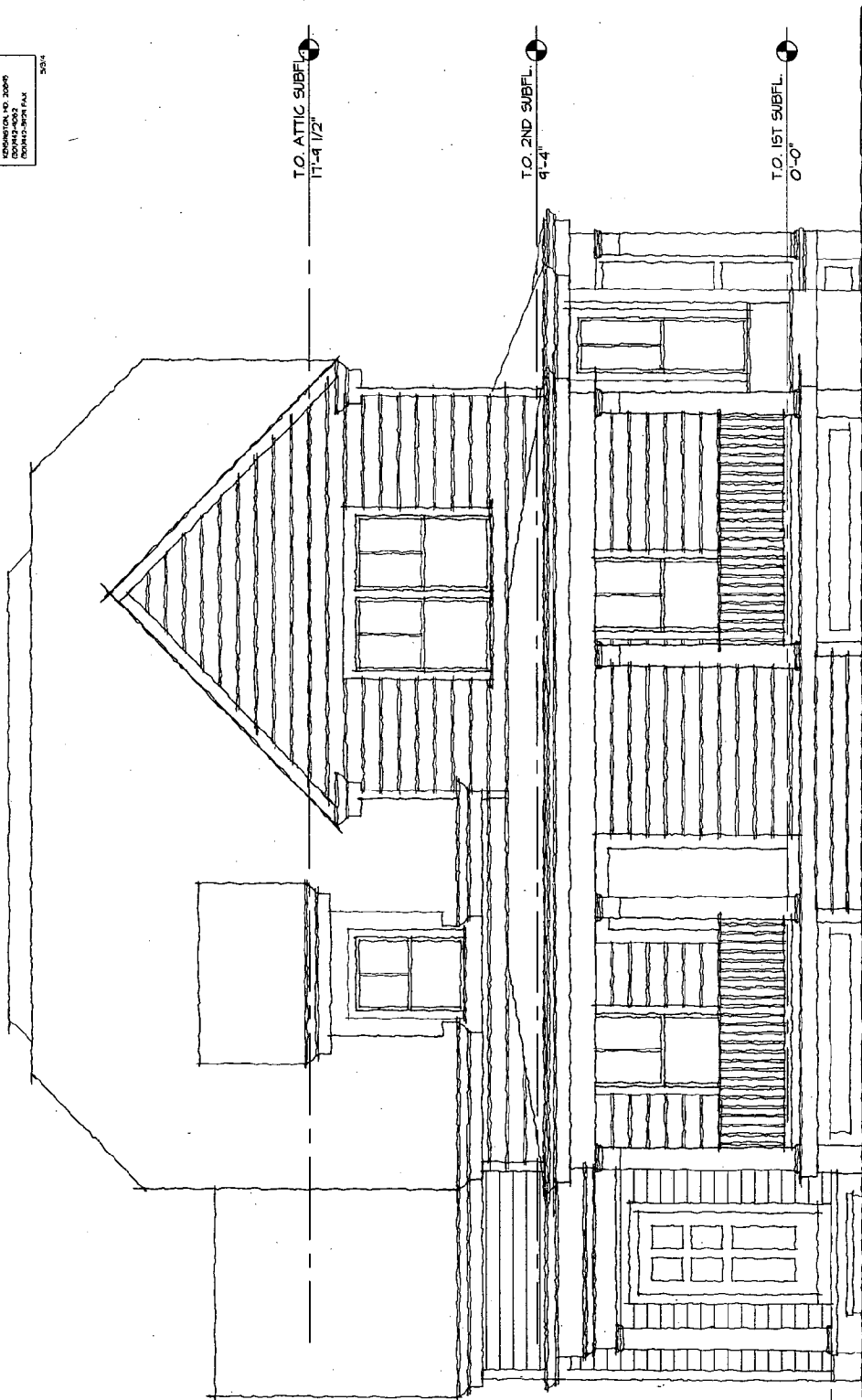
3 OPTIONAL BATH LAYOUT  
 SCALE: 1/8" = 1'-0"

SECOND FLOOR MORE  
 WORK TO BE DONE:  
 -PAINT ALL INTERIOR SPACES  
 -REFINISH EXISTING FLOORS  
 -RENOVATE EXISTING BATHROOMS

SMITH RESIDENCE | 10531 ST. PAUL STREET | KENSINGTON, MD 20845

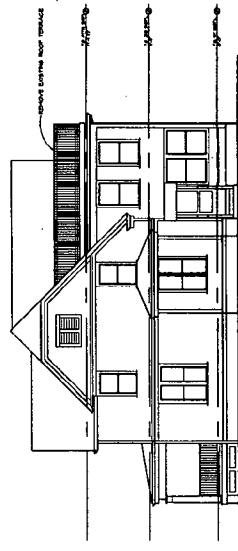


① EXISTING FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

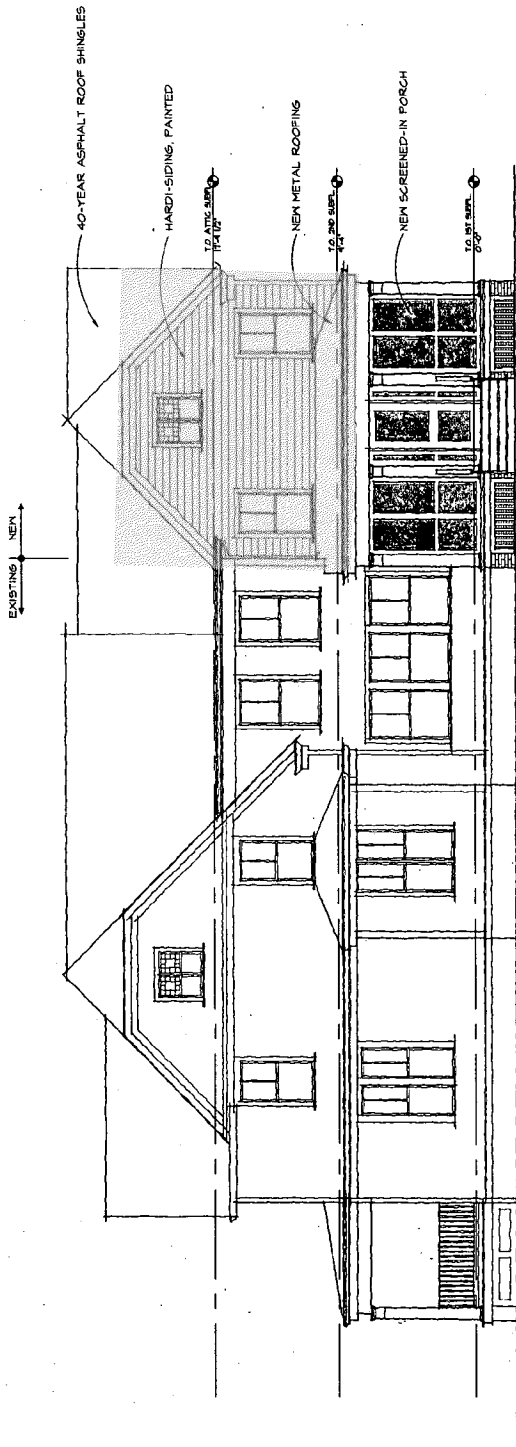


② PROPOSED FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

SMITH RESIDENCE 10587 ST. PAUL STREET KENSINGTON, MD 20895

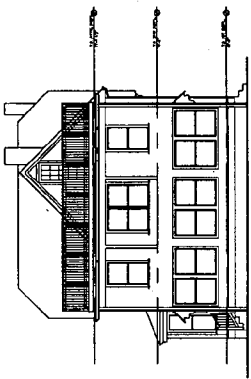


1 EXISTING RIGHT ELEVATION  
 SCALE: 1/8"=1'-0"

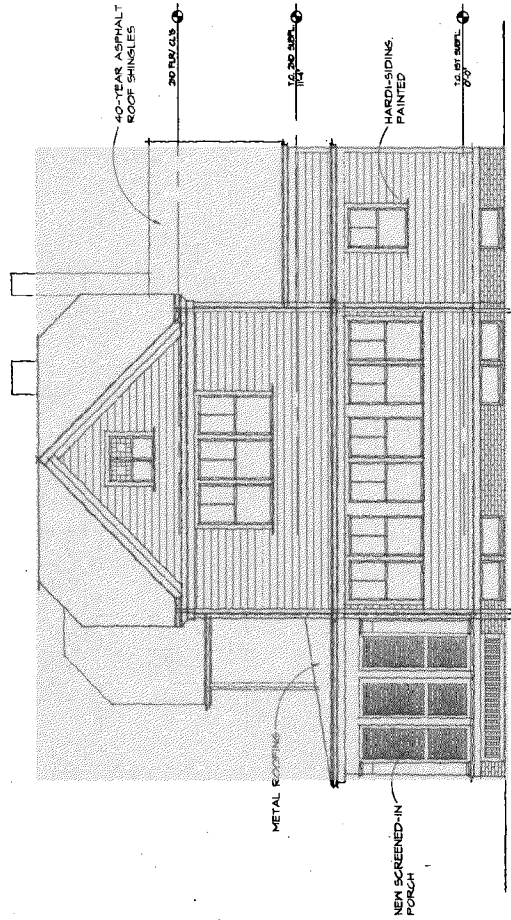


2 PROPOSED RIGHT ELEVATION  
 SCALE: 1/8"=1'-0"

SMITH RESIDENCE 10537 ST. PAUL STREET KENSINGTON, MD 20845

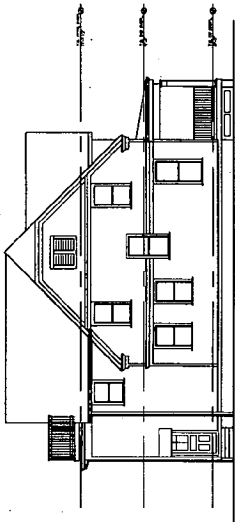


① EXISTING REAR ELEVATION  
 SCALE: 1/8"=1'-0"

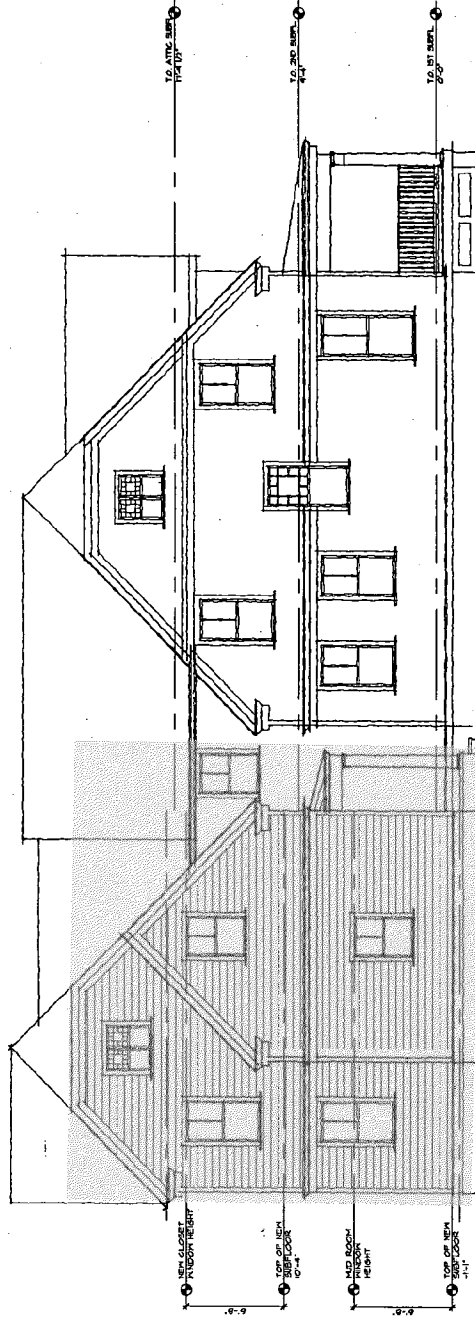


② PROPOSED REAR ELEVATION  
 SCALE: 1/8"=1'-0"

SMITH RESIDENCE 10587 ST. PAUL STREET KENSINGTON, MD 20848

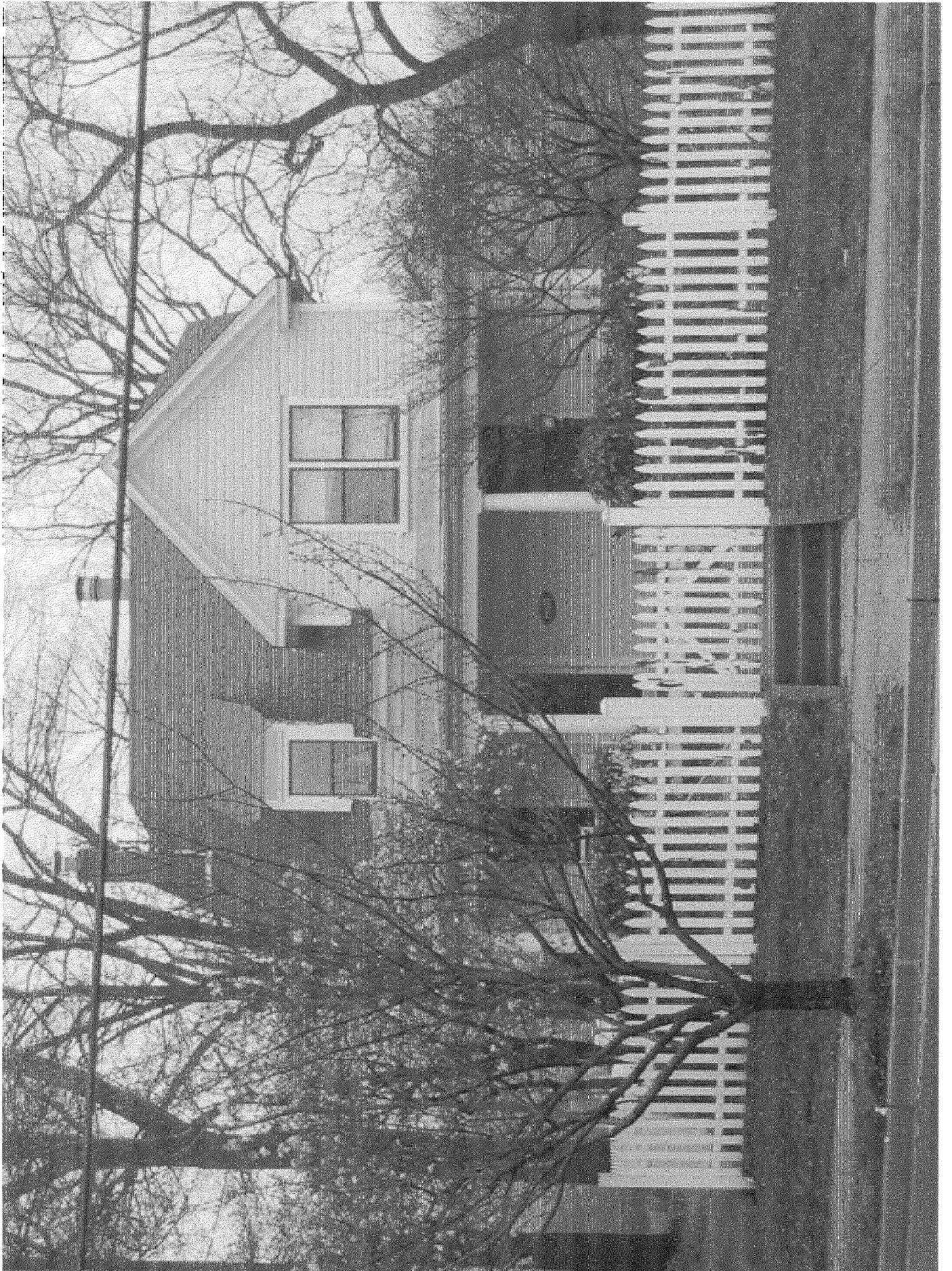


① EXISTING LEFT ELEVATION  
 SCALE: 1/8"=1'-0"

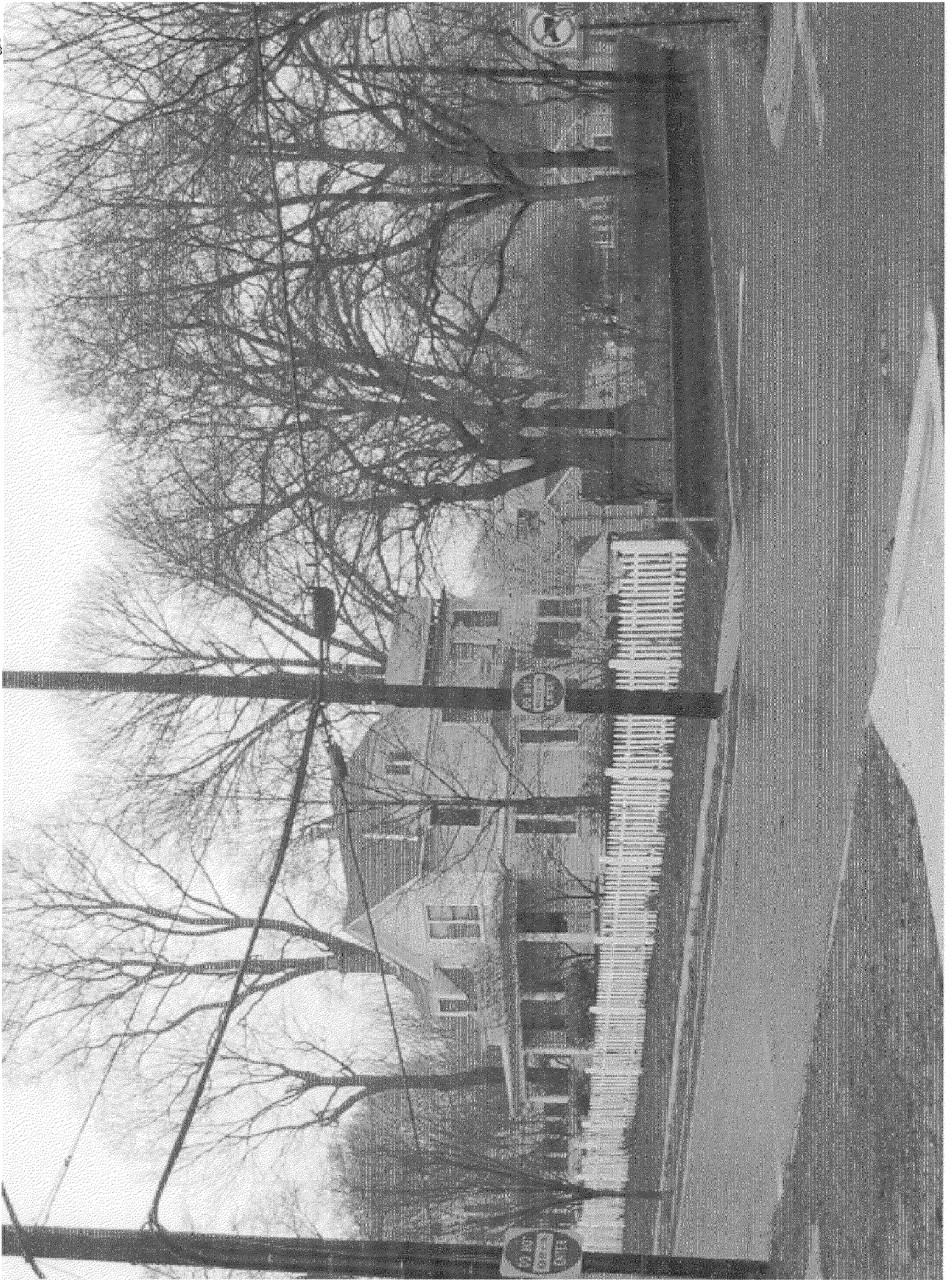


② PROPOSED LEFT ELEVATION  
 SCALE: 1/8"=1'-0"

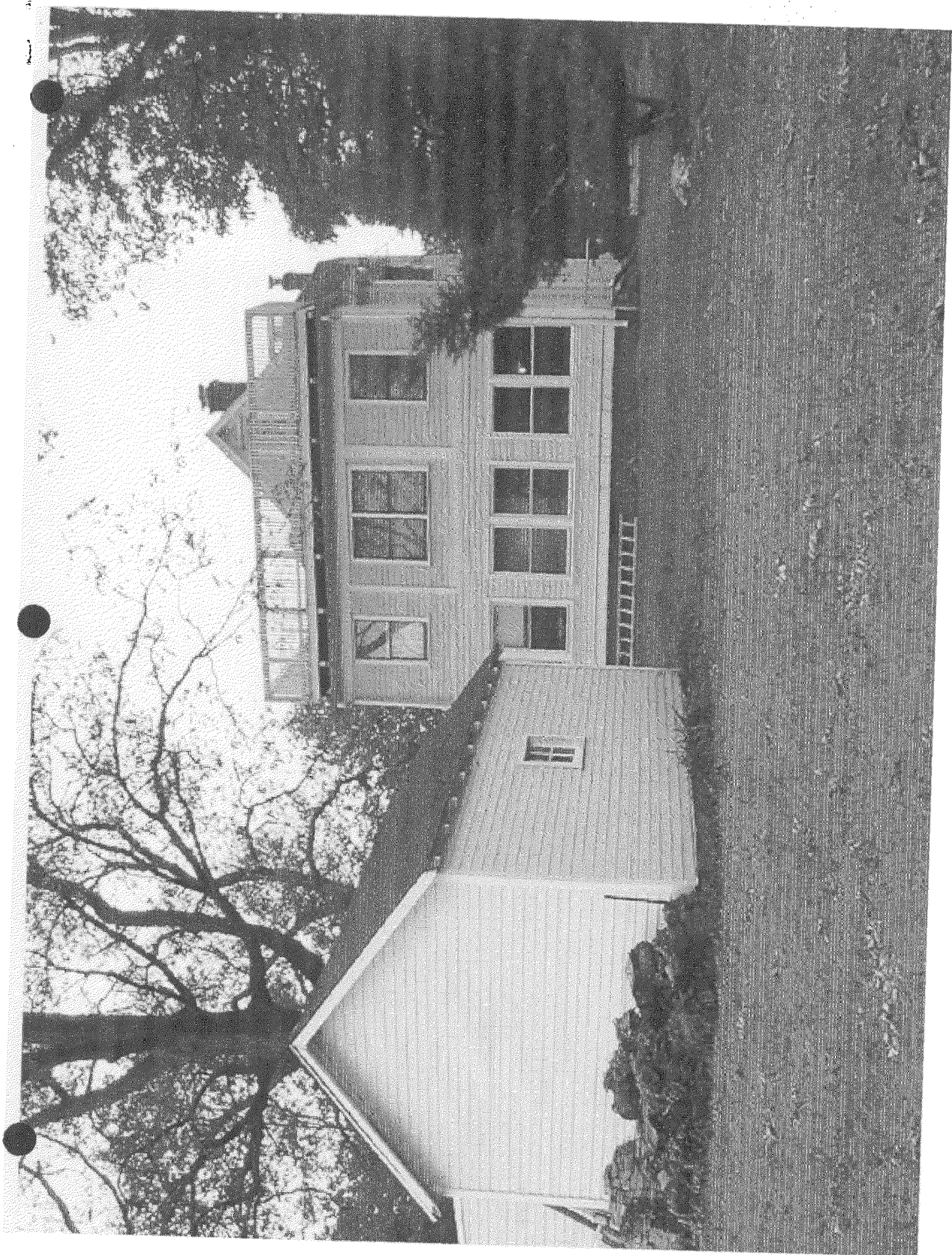
SMITH RESIDENCE 10537 ST. PAUL STREET KENSINGTON, MD 20845











50x29 - 1400

50x8 640

15x18 270

30x18 = 540

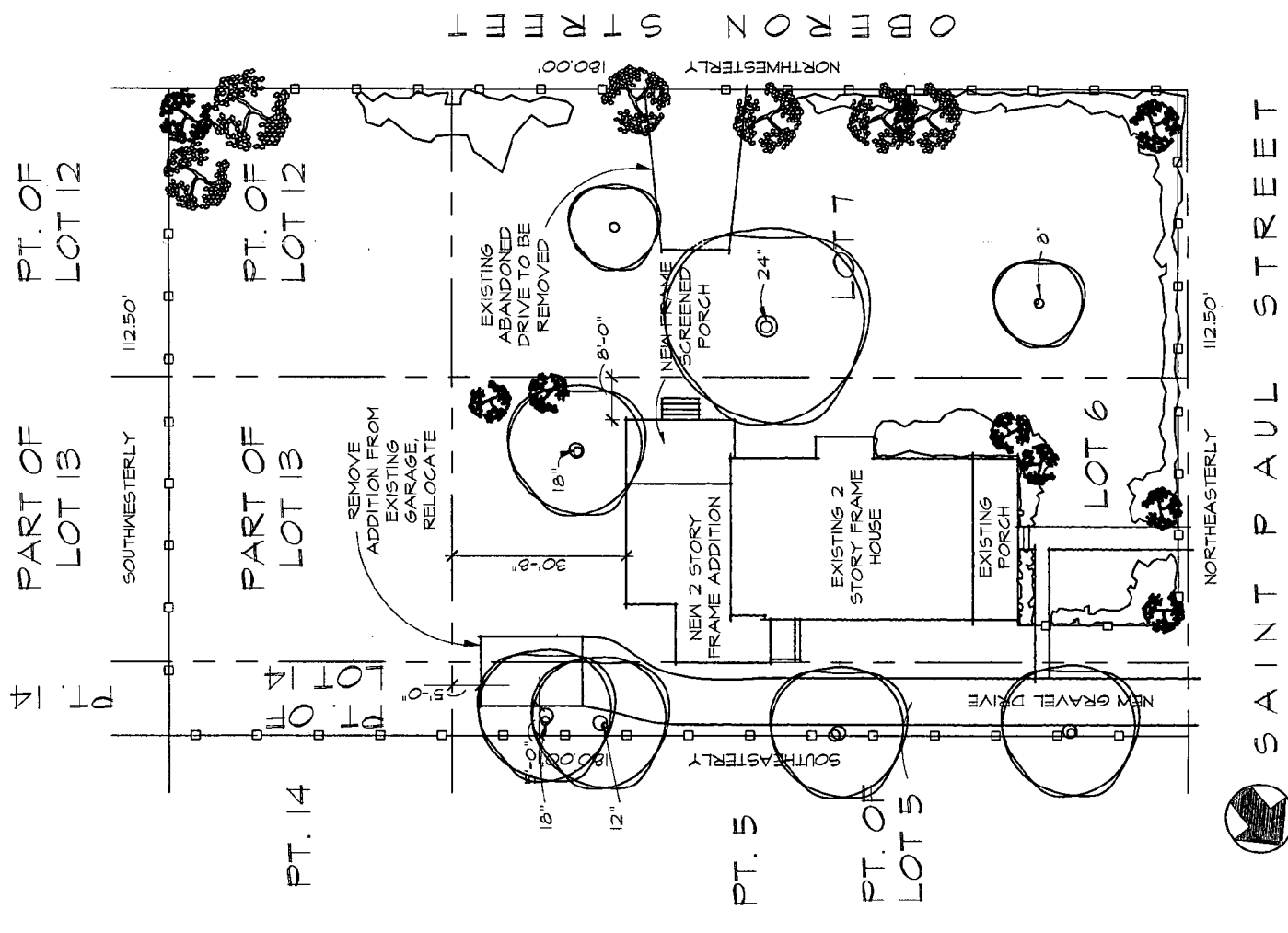
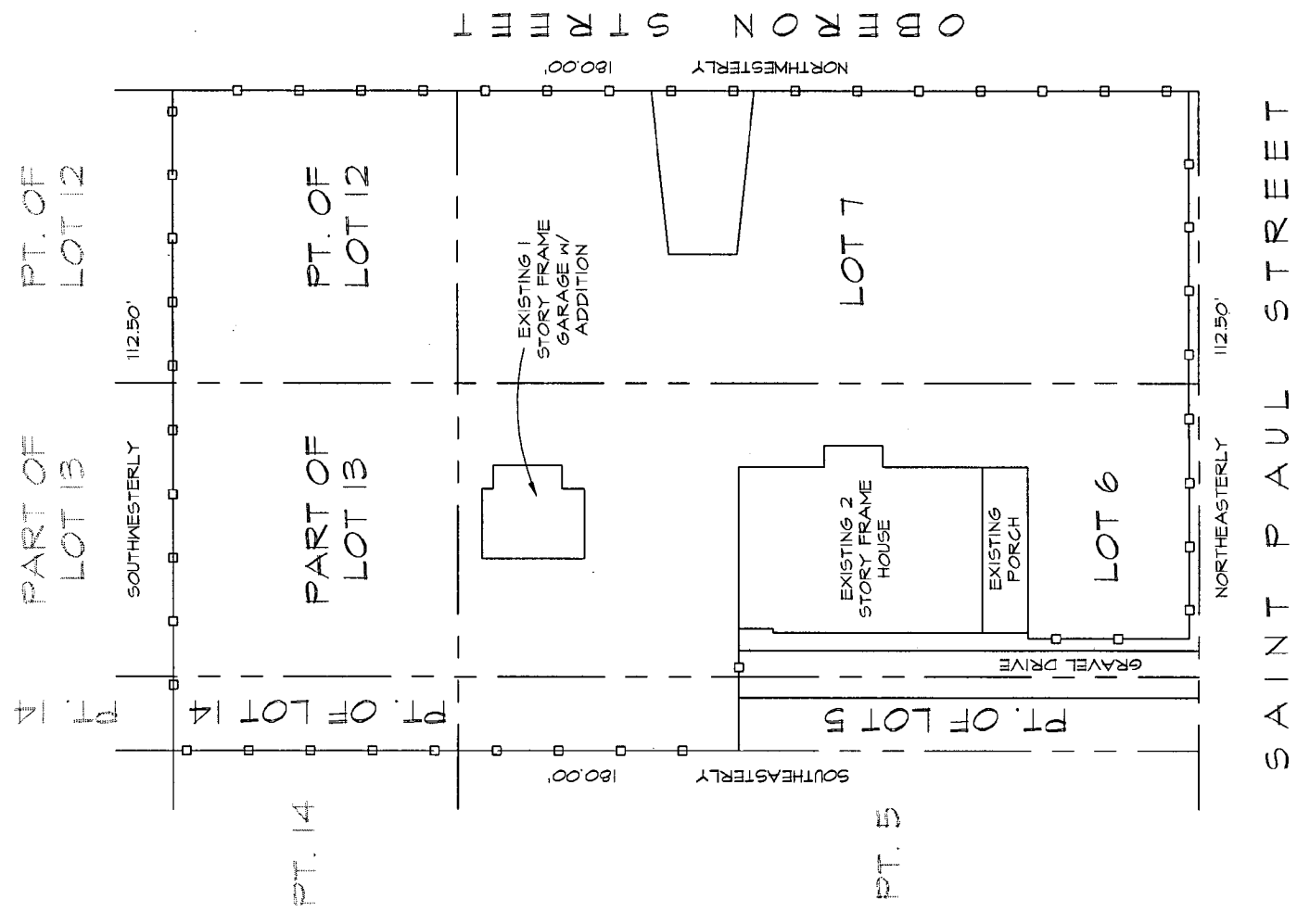
18x17

26x8

4x12

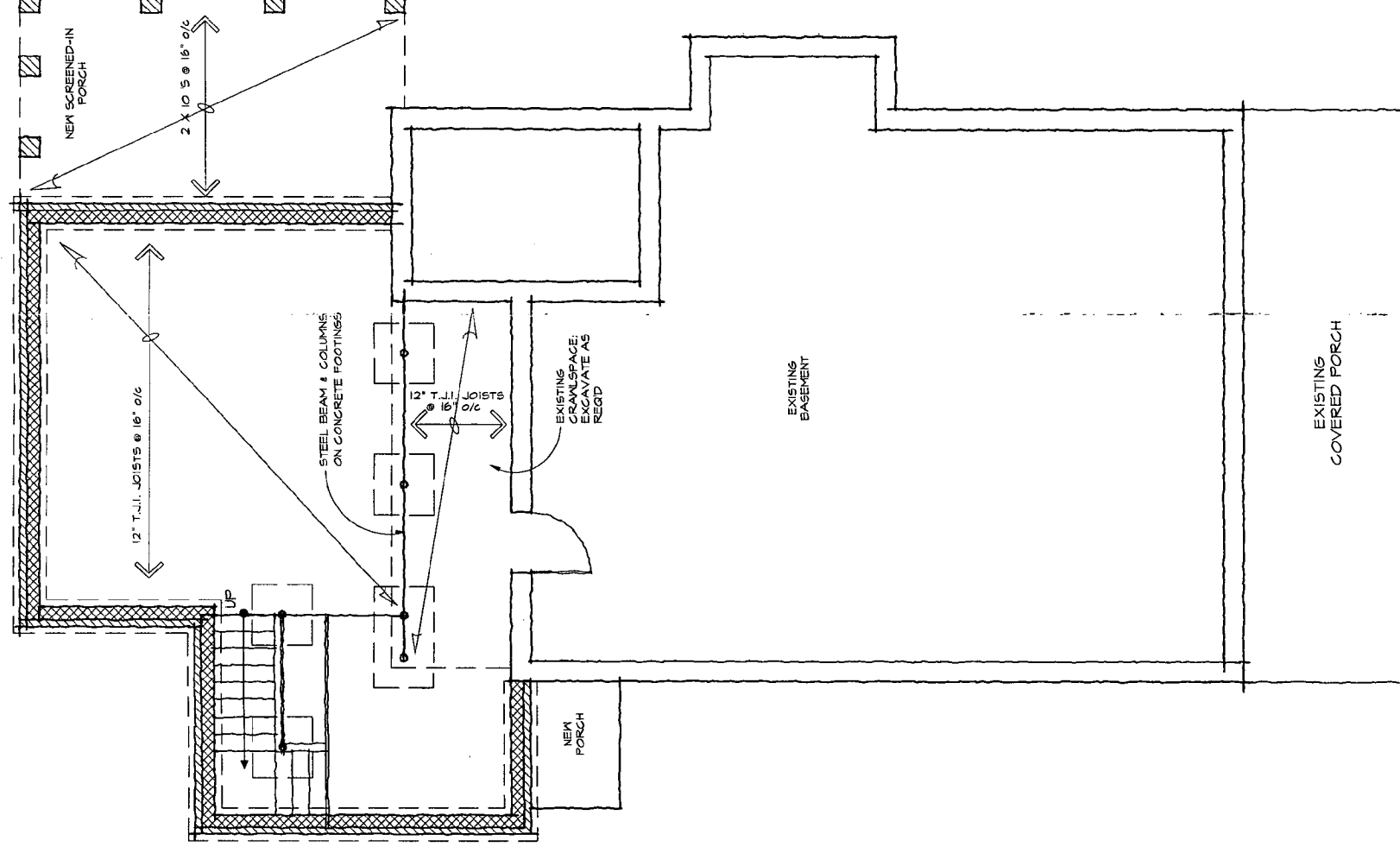
200

49



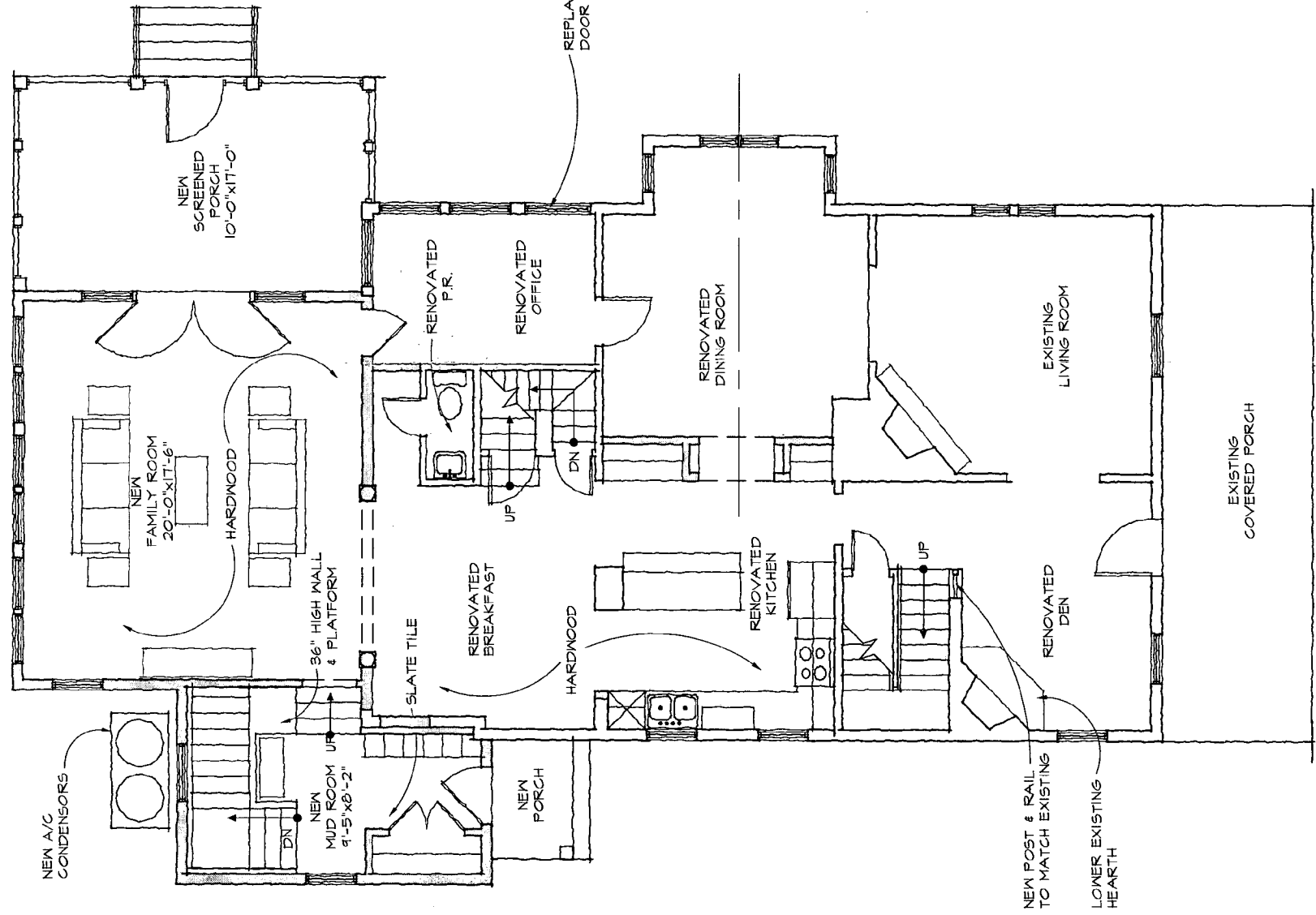
NOTES:

- REPLACE ALL EXISTING WINDOWS TO REMAIN W/ REPLACEMENT SASH-PACKS
- PROVIDE NEW HVAC SYSTEM TO BE LOCATED IN ATTIC TO SERVE ATTIC & MASTER BEDROOM SUITE
- REMOVE THROUGH WALL HVAC UNIT IN ATTIC



1 PROPOSED BASEMENT PLAN  
SCALE: 1/8"=1'-0"

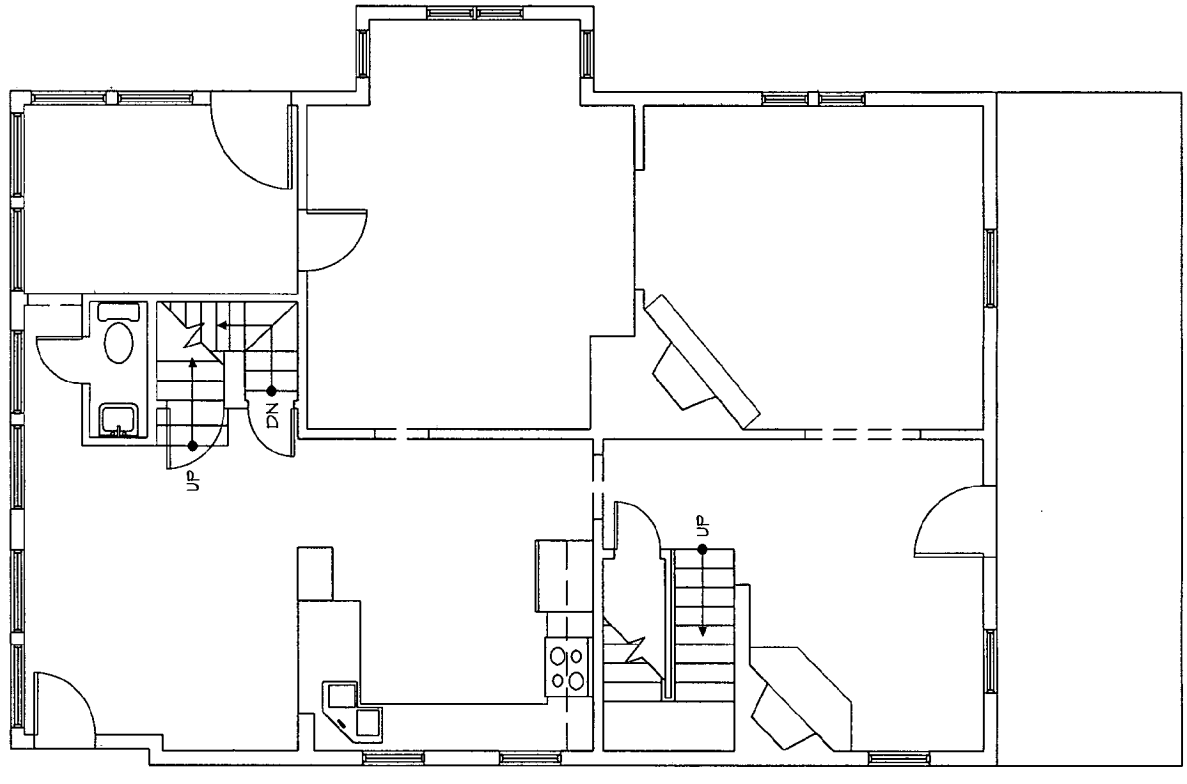
PROPERTY LINE



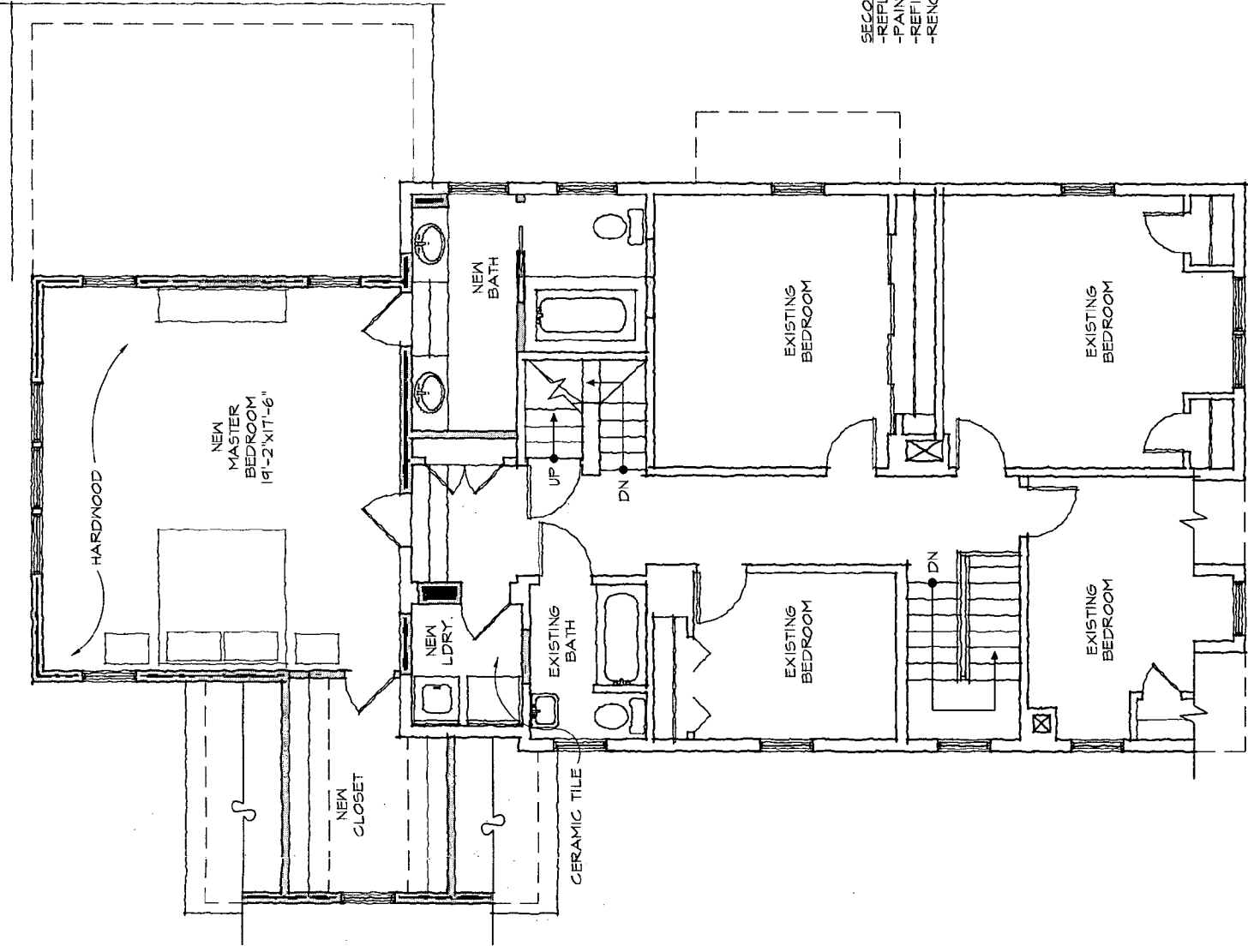
10'-0" SETBACK

PROPERTY LINE

2 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"

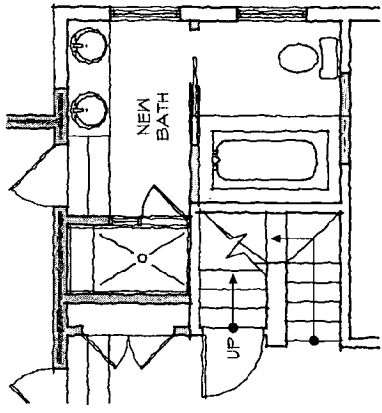


1 EXISTING FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"



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

2 PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/8"=1'-0"



3 OPTIONAL BATH LAYOUT  
 SCALE: 1/8"=1'-0"

SECOND FLOOR WORK  
 -REPLACE EXISTING TRIM  
 -PAINT ALL INTERIOR SPACES  
 -REFINISH EXISTING FLOORS  
 -RENOVATE EXISTING BATHROOMS

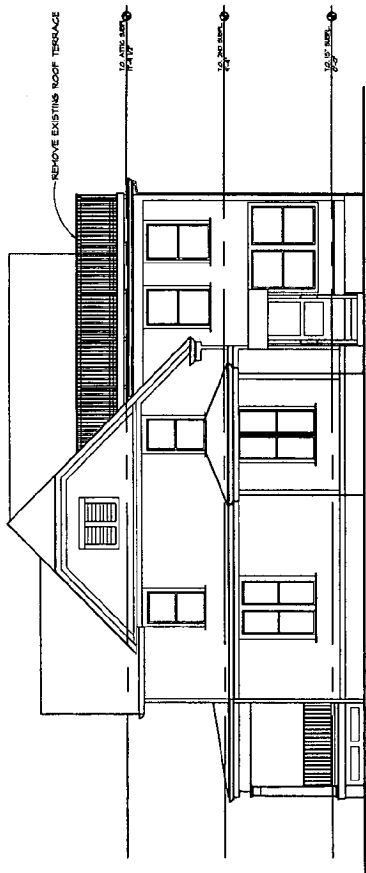


1 EXISTING FRONT ELEVATION  
SCALE: 1/16"=1'-0"

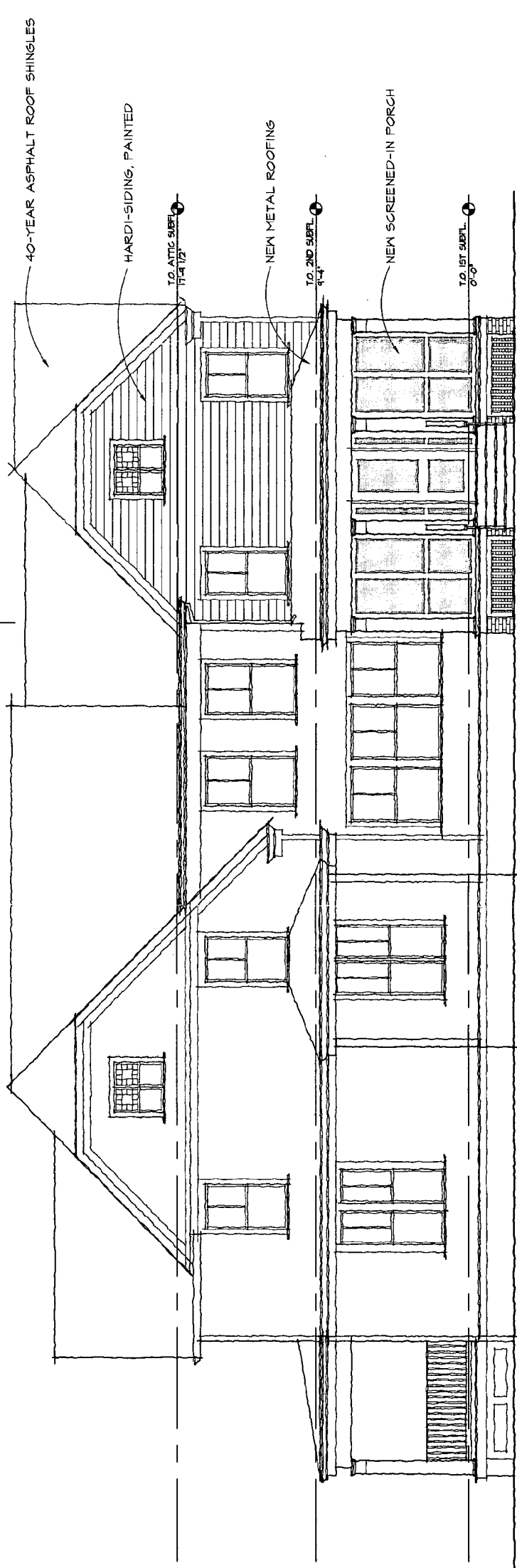
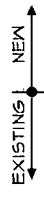


2 PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"

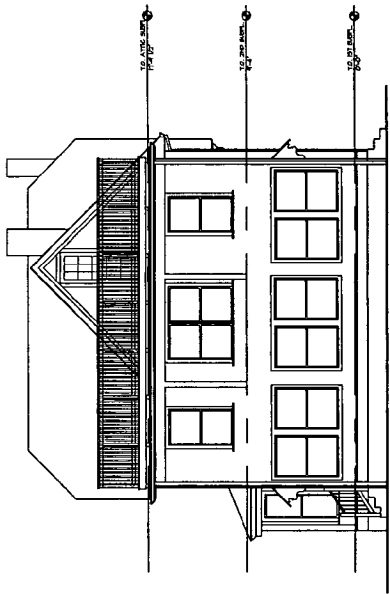




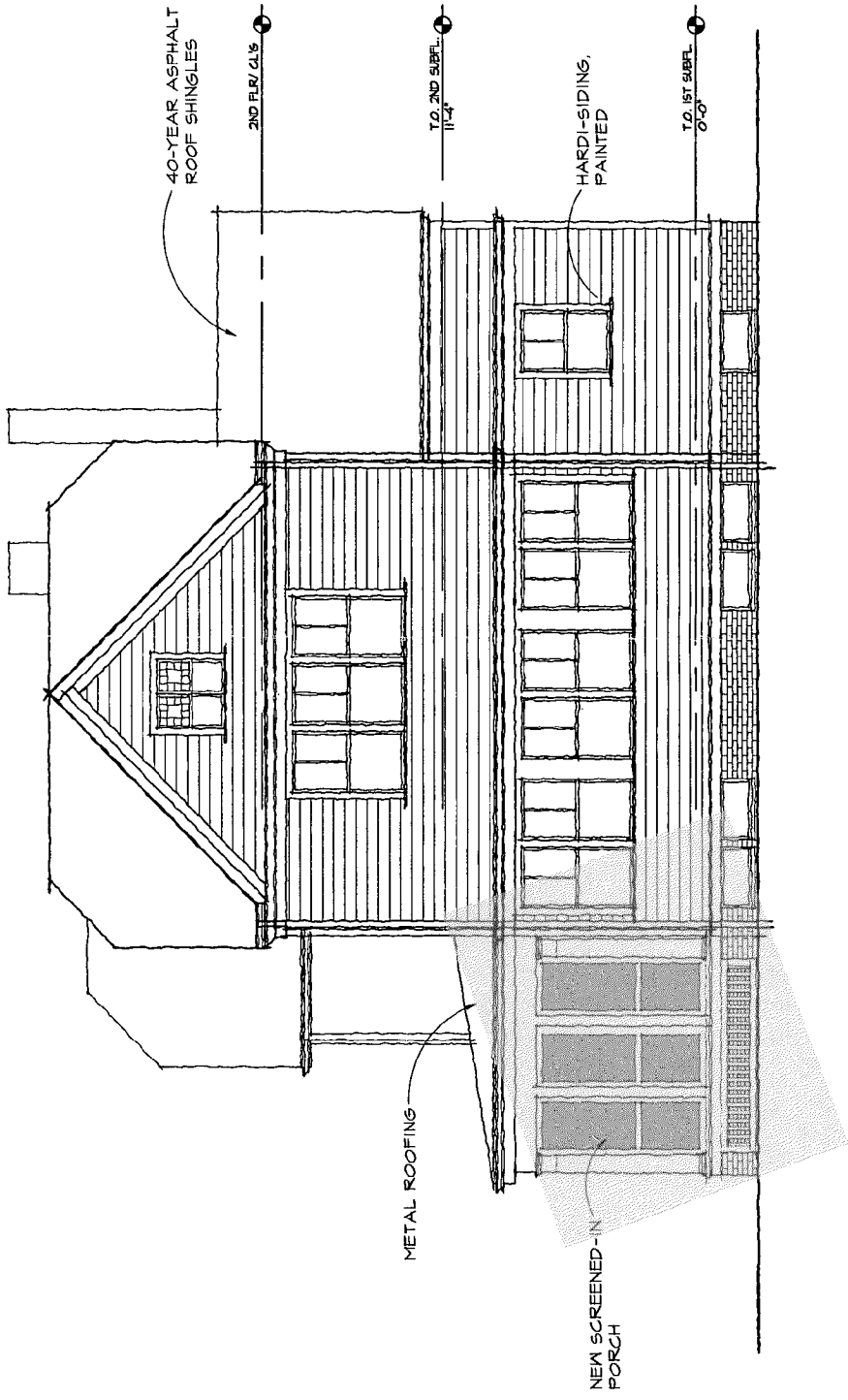
1 EXISTING RIGHT ELEVATION  
 SCALE: 1/8"=1'-0"



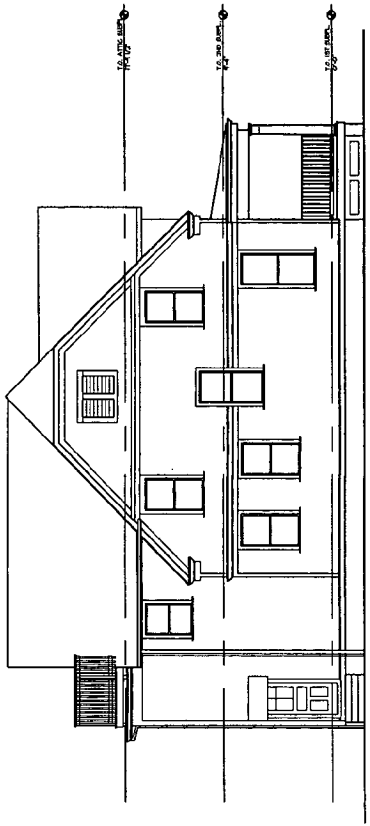
2 PROPOSED RIGHT ELEVATION  
 SCALE: 1/8"=1'-0"



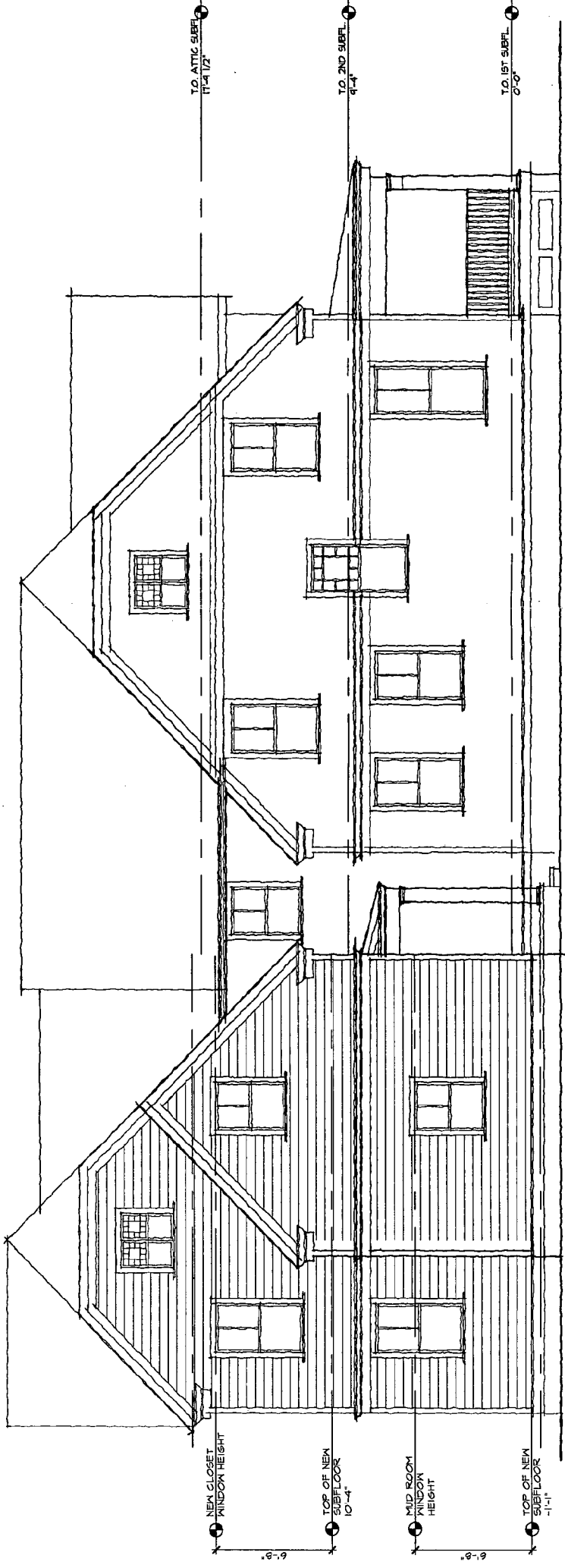
**1** EXISTING REAR ELEVATION  
 SCALE: 1/16"=1'-0"



**2** PROPOSED REAR ELEVATION  
 SCALE: 1/8"=1'-0"



1 EXISTING LEFT ELEVATION  
 SCALE: 1/8"=1'-0"



2 PROPOSED LEFT ELEVATION  
 SCALE: 1/8"=1'-0"