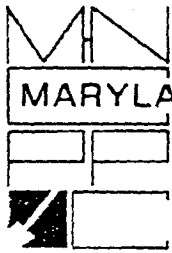


#37/3-01N 118 Park Avenue
(Takoma Park Historic District)

II G. M. Dale



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

Date: 5/24/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC # 37/3-01N DPS # 246372

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

Approved

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: RAY SCANNELL AND MIRIAM SAPIRO

Address: 118 PARK 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 Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.montgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

Contact Person: MARK HUGHES (GTM ARCHTS.)
Daytime Phone No.: (301) 942-9062 X12

Tax Account No.: _____
Name of Property Owner: RAY SCANNELL & MIRIAM SEAY Daytime Phone No.: (301) 270-4127
Address: 118 PARK AVENUE, TAKOMA PARK, MARYLAND 20912
Street Number City State Zip Code
Contractor: NOT DECIDED Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: MARK HUGHES - GTM ARCHTS. Daytime Phone No.: (301) 942-9062 X12

LOCATION OF BUILDING/PREMISE

House Number: 118 Street: PARK AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: _____
Lot: 9 Block: 1 Subdivision: HILL-CREST (HOLT TRACT)
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/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 150,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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.

Mark Hughes Signature of owner or authorized agent 4/10/01 Date

Approved: _____ For _____ person, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5/24/01
Application/Permit No.: 246372 Date Filed: 4/25/01 Date Issued: _____

3713-01N

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING 2-STORY FRAME HOME IN THE
TAYLOR PARK HISTORIC DISTRICT. THE
HOME IS A NON-CONTRIBUTING RESOURCE.
THE ORIGINAL STRUCTURE WAS BURNED DOWN
AND IT WAS REPLACED WITH THE CURRENT
STRUCTURE. IT HAS NO HISTORICAL FEATURES
OR SIGNIFICANCE.

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

NEW ~~BRICK~~ ONE-STORY ADDITION W/
BASEMENT & DECK ON REAR YARD
(REFER TO DRAWINGS)

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;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.



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

Date: 5/24/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits
HPC # 37/3-01N DPS# 240372

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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	118 Park Avenue, Takoma Park	Meeting Date:	05/23/01
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	05/16/01
Review:	HAWP	Public Notice:	05/09/01
Case Number:	37/03-01N	Tax Credit:	None
Applicant:	Ray Scannell and Miriam Sapiro	Staff:	Michele Naru
PROPOSAL:	Rear and side additions	RECOMMEND:	Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource in Takoma Park Historic District.
STYLE: Bungalow Revival
DATE: 1945-1970

This Bungalow Revival dwelling is located in the Takoma Park Historic District. A full-width front porch with pedimented entry detailed with square, Doric columns ornaments the principal façade. The side gable roof is sheathed in asphalt shingles. A frame, one-story rear addition constructed on a CMU block piers projects from the rear elevation.

PROPOSAL: The proposal is to:

1. Remove the existing, one-story rear frame addition and construct a new two-story rear addition. The existing rear addition measures 20' wide by 8' long. The proposed new addition will measure 18' in depth and will not project beyond the width of the main block (27' wide.) The new addition will also contain a new deck that will be 9' in depth.

The new addition will be clad in horizontal, wood siding with an asphalt shingle roof and wood detailing. The windows will be single light, wood, double-hung windows sheathed in vinyl on the exterior. The rear doors will be glazed wood doors.

2. Construct a new mudroom addition (5-1/2' wide by 9' long) with a covered porch entry.

STAFF DISCUSSION

Staff notes that this proposal for alterations to a Non-Contributing Resource should "receive the most lenient level of design review."

In considering the current proposal, staff turned to the *Takoma Park Historic Preservation Review Guidelines*, which was prepared in 1993 to provide guidance to the Historic Preservation Commission in their consideration of new proposals within the historic district. The following guidelines pertain to this proposal.

- 1. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.**

The proposed new rear addition is sympathetic with the resource's architectural design and respects the existing environmental setting. No trees will be affected in order to construct this new addition. Staff recommends approval.

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 Guidelines #9 and #10:

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.

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 that **the applicant shall present the 3 permit sets of drawings to**

HPC staff for review and stamping prior to submission for building permits, and that, 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) 777-6210 or at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

NC 1045-70'S

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MARK HUGHES (ATM ARCHTS.)
Daytime Phone No.: (301) 942-7062 X12

Tax Account No.: _____ (W) 933-8000

Name of Property Owner: RAY SCANNELL & MIRIAM SPA Daytime Phone No.: (301) 270-4127

Address: 118 PARK AVENUE, TAKOMA PARK, MARYLAND 20912
Street Number City Street Zip Code

Contractor: NOT DECIDED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: MARK HUGHES - ATM ARCHITECTS Daytime Phone No.: (301) 742-7062 X12

LOCATION OF BUILDING/PREMISE

House Number: 118 Street: PARK AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: _____

Lot: 9 Block: 1 Subdivision: HILL-CREST (HOLT TRACT)

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: \$ 150,000

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

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- 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.

Mark Hughes
Signature of owner or authorized agent

4/10/01
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 240372 Date Filed: 4/25/01 Date Issued: _____

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NEW ~~BRICK~~ ONE-STORY ADDITION W./
BASEMENT & DECK ON REAR YARD
(REFER TO DRAWINGS)

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5

SUBJECT: OWNERS OF PROPERTY ADJACENT TO 118 PARK AVE.

NORTH: Property Owner
120 Park Ave.
Takoma Park, MD 20912

SOUTH: Property Owner
116 Park Ave.
Takoma Park, MD 20912

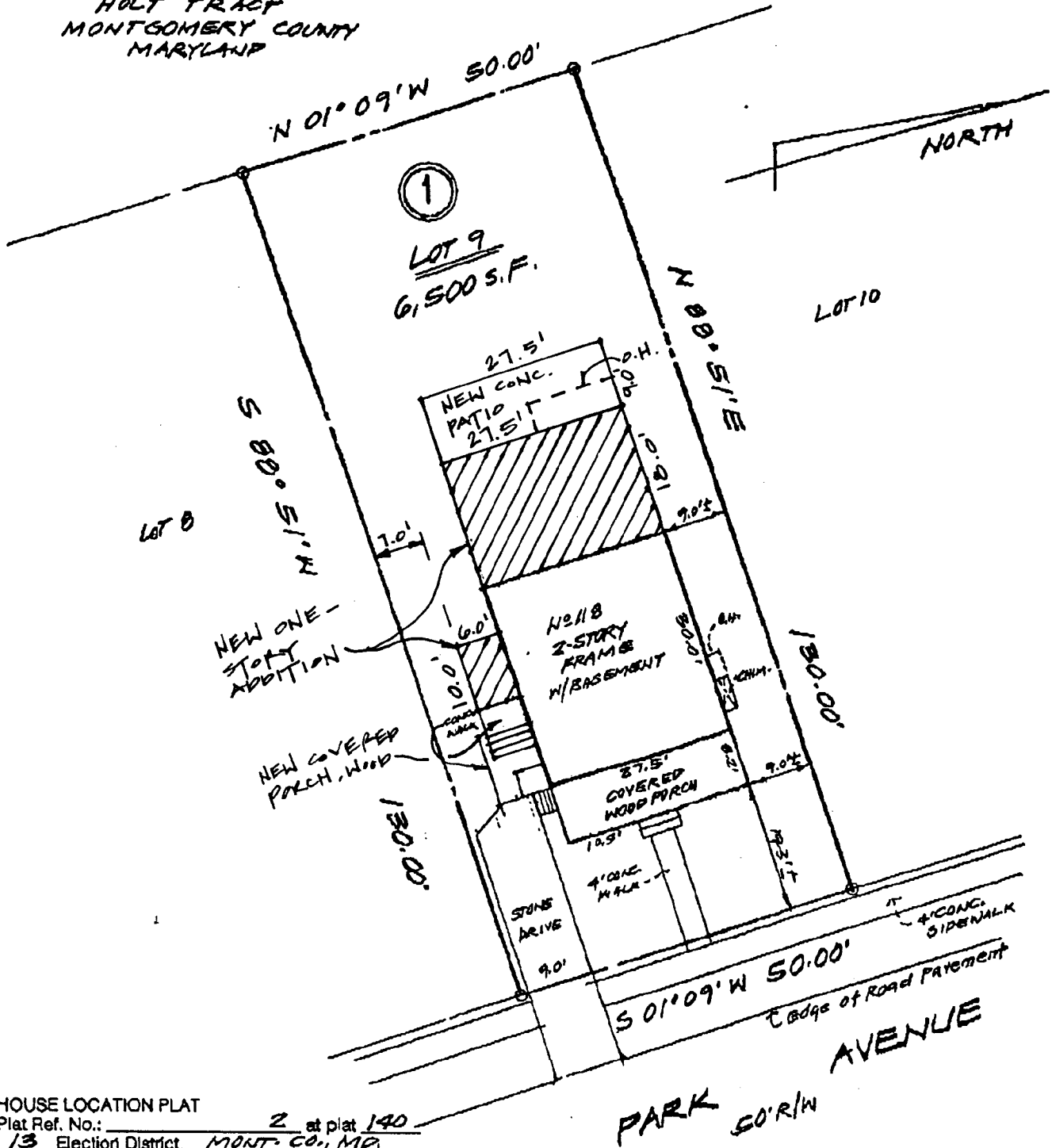
EAST: Property Owner
7114 Carrol Ave.
Takoma Park, MD 20912

Property Owner
7118 Carrol Ave.
Takoma Park, MD 20912

WEST : Property Owner
7215 Spruce Ave.
Takoma Park, MD 20912

Property Owner
7217 Spruce Ave.
Takoma Park, MD 20912

LOT 9 BLOCK 1
 HILL "CREST"
 TAKOMA PARK
 HOLT TRACT
 MONTGOMERY COUNTY
 MARYLAND



HOUSE LOCATION PLAT
 Plat Ref. No.: 2 at plat 140
13 Election District, MONT. CO., MD.

This property is not located in a flood plain as shown on Federal Emergency Management Agency Flood Insurance Rate Map: 240049 0200 C

For Settlement Purposes Only. No Title Report Furnished.

Property Lines Have NOT Been Set.

NOT To Be Used For Any Construction Purposes Including Fences.

I hereby certify that the position of all the existing improvements on the property shown and described hereon have been established by accepted survey practices and that unless otherwise shown, there are no encroachments.

Address: 118 PARK AVENUE,
TAKOMA PARK, MD.

Lot: 9
 Block: 1
 Drawing No.: UT 1945
 Case No.: 93-81607 F
 Scale: 1" = 20'

MR. PLAT, INC.
 9008 Branchview Drive
 Fort Washington, MD 20744
301/839-2811



7

SCANNELL-SZAPIRO RESIDENCE
118 PARK AVENUE, TAKOMA PARK, MD

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



NEW ASPHALT SHINGLE
ROOFING TO MATCH EXISTING, TYP.

NEW FLAT WD. PLASTER, TYP.
TO MATCH EXISTING COL'S. TYP.

NEW WD. RAILING SYSTEM
TO MATCH EXISTING, PTP, TYP.

NEW PARING ON C.M.U.
BLOCK TO MATCH EXISTING, TYP.

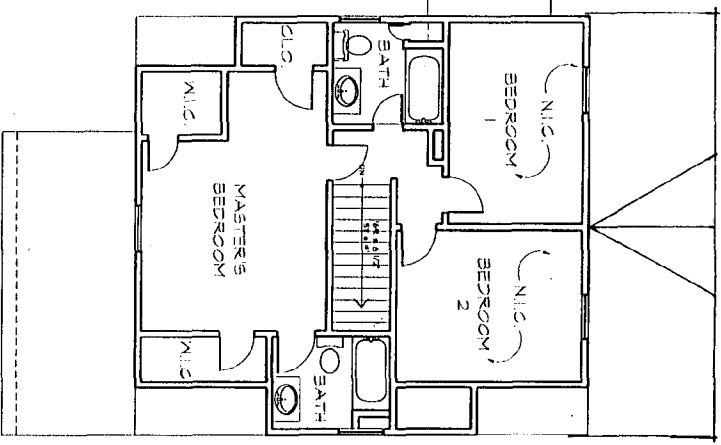
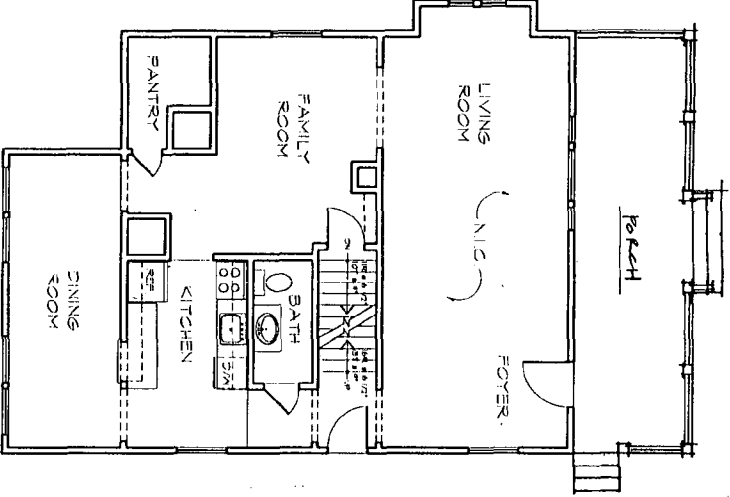
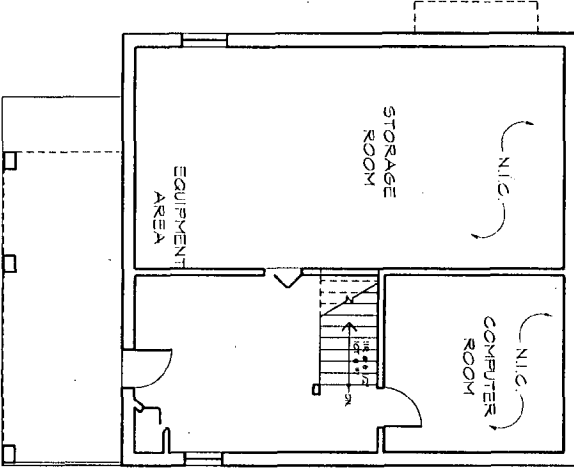
NEW WD. COL. TO MATCH
EXISTING, PTP, TYP.

NEW HORIZONTAL WD. SIDING TO
MATCH EXISTING, PTP, TYP.

OPTION #2B
AXONOMETRIC PERSPECTIVE
1/8" = 1'-0"
(REVISION #1, 2/22/01)
#2, 3/16/01

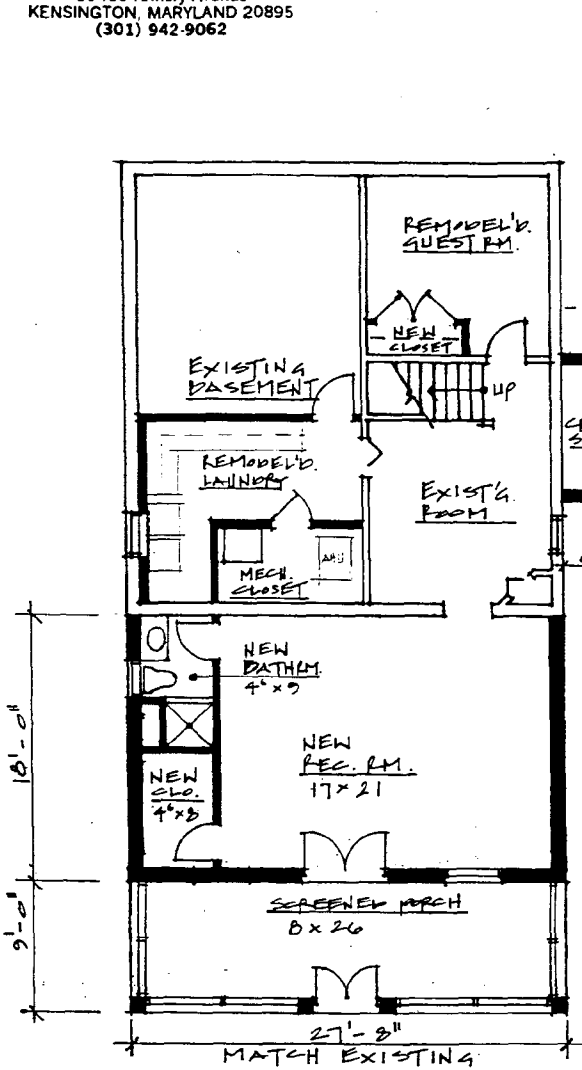
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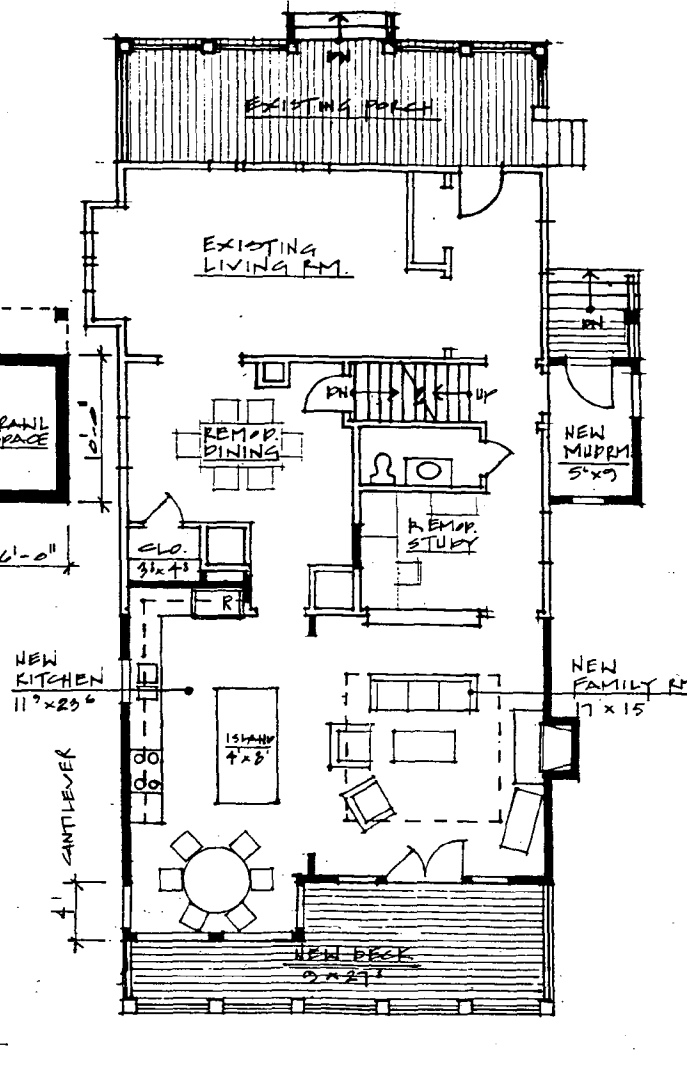


<p>GTN ARCHITECT</p> <p>ONE ARCADE AVENUE DUBLIN, CO. DUBLIN D02 N120 TEL: 01-452 2222 FAX: 01-452 2223</p>	<p>SCANNELL-SZAPIRO RESIDENCE</p> <p>EXISTING FLOOR PLANS</p>	<p>DATE: 01-11-01</p> <p>SCALE: AS NOTED</p> <p>PROJECT NO: 20002901</p> <p>DRAWING NO: A0</p>
		<p>DESIGNED BY: J. SZAPIRO</p> <p>DRAWN BY: S. NICHOLS</p> <p>CHECKED BY: A.S. WOLFE</p> <p>DATE: 01-11-01</p> <p>PROJECT NO: 20002901</p> <p>DRAWING NO: A0</p>

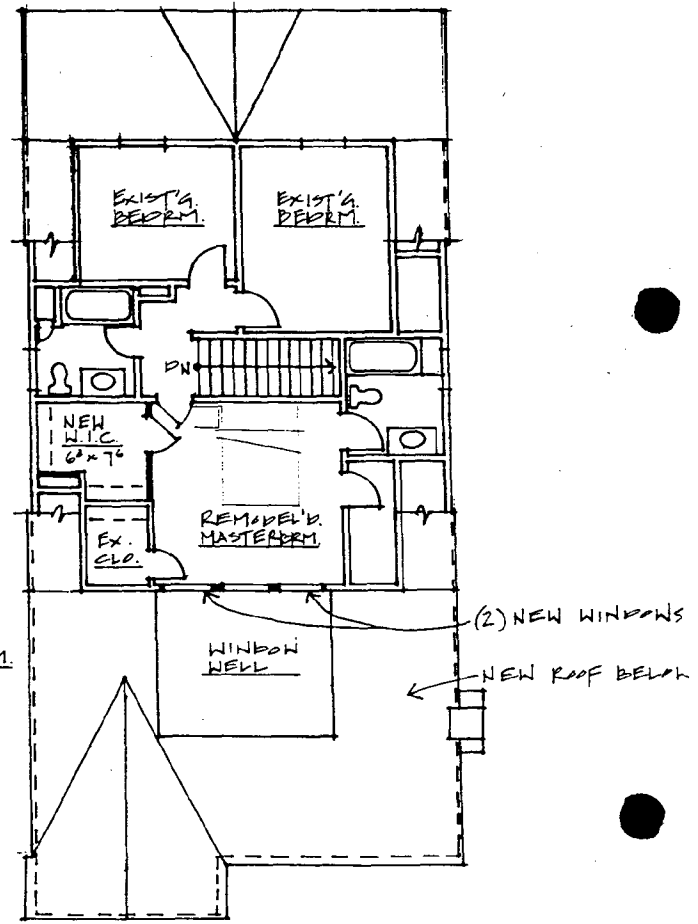
GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



○ BASEMENT PLAN - OPT. #2B
 1/8" = 1'-0"



○ 1ST FLOOR PLAN - OPT. #2B
 1/8" = 1'-0"



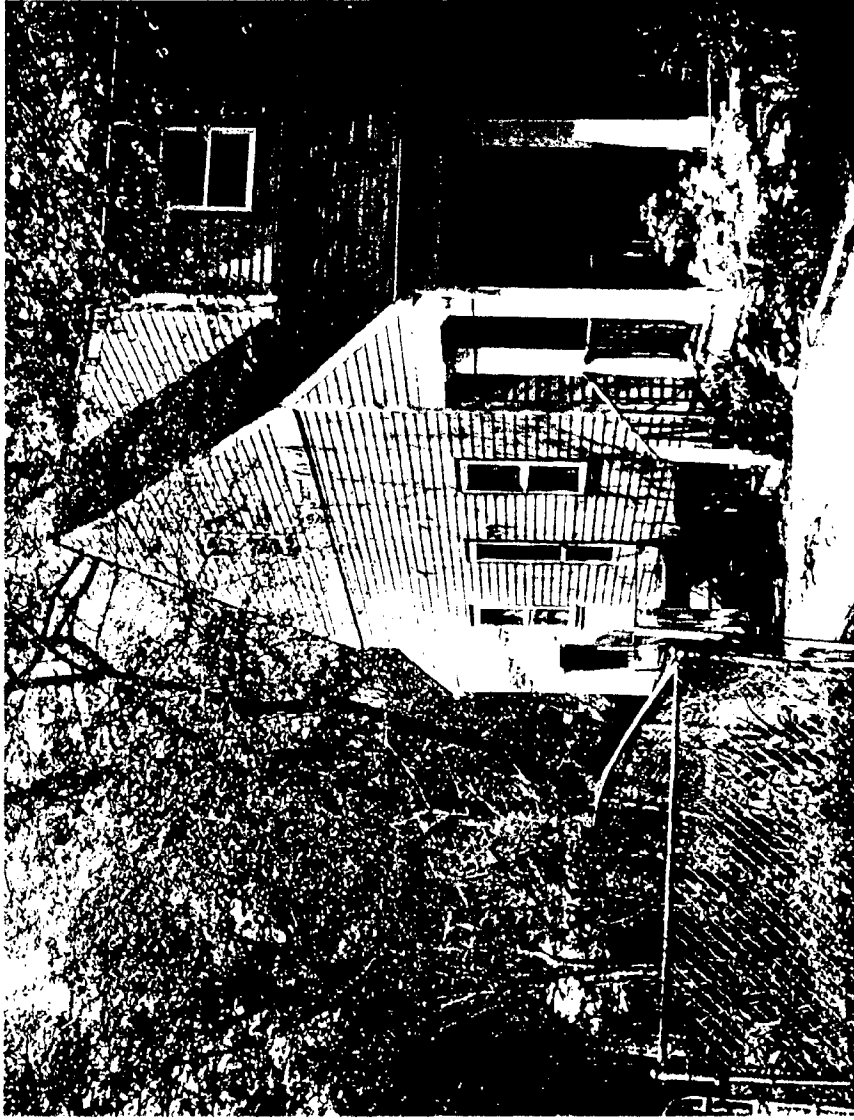
○ 2ND FLOOR PLAN - OPT. #2B
 1/8" = 1'-0"

(REVISION #1, 2/22/01)
 #2, 5/10/01

10



FRONT (STREET) ELEVATION



LEFT SIDE ELEVATION

12

RIGHT SIDE ELEVATION



REAR ELEVATION



SUBJECT: OWNERS OF PROPERTY ADJACENT TO 118 PARK AVE.

NORTH: Property Owner
120 Park Ave.
Takoma Park, MD 20912

SOUTH: Property Owner
116 Park Ave.
Takoma Park, MD 20912

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7118 Carrol Ave.
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7215 Spruce Ave.
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Property Owner
7217 Spruce Ave.
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SCANNELL-SZAPIRO RESIDENCE

118 PARK AVENUE, TAKOMA PARK, MD

GTM ARCHITECTS
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NEW ASPHALT SHINGLE
ROOFING TO MATCH EXISTING, TYP.

NEW FLAT WD. PLASTER, PTP.
TO MATCH EXISTING COL'S. TYP.

NEW WD. RAILING SYSTEM
TO MATCH EXISTING, PTP., TYP.

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NEW WD. COL. TO MATCH
EXISTING, PTP., TYP.

NEW HORIZONTAL WD. SIDING TO
MATCH EXISTING, PTP., TYP.

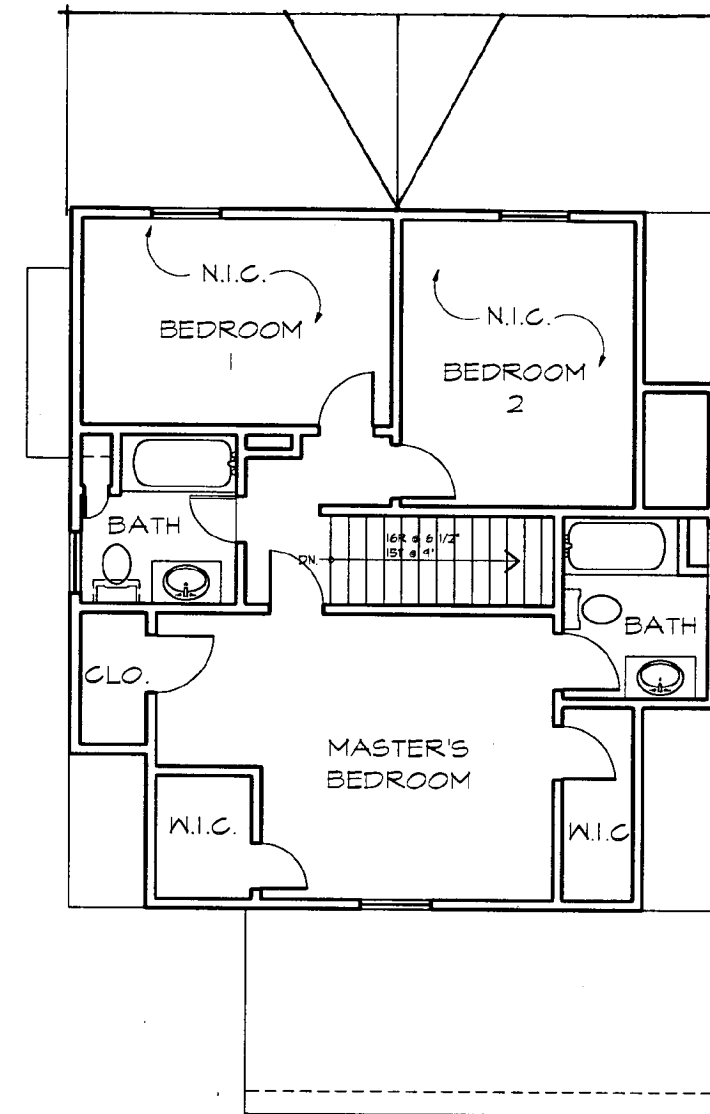
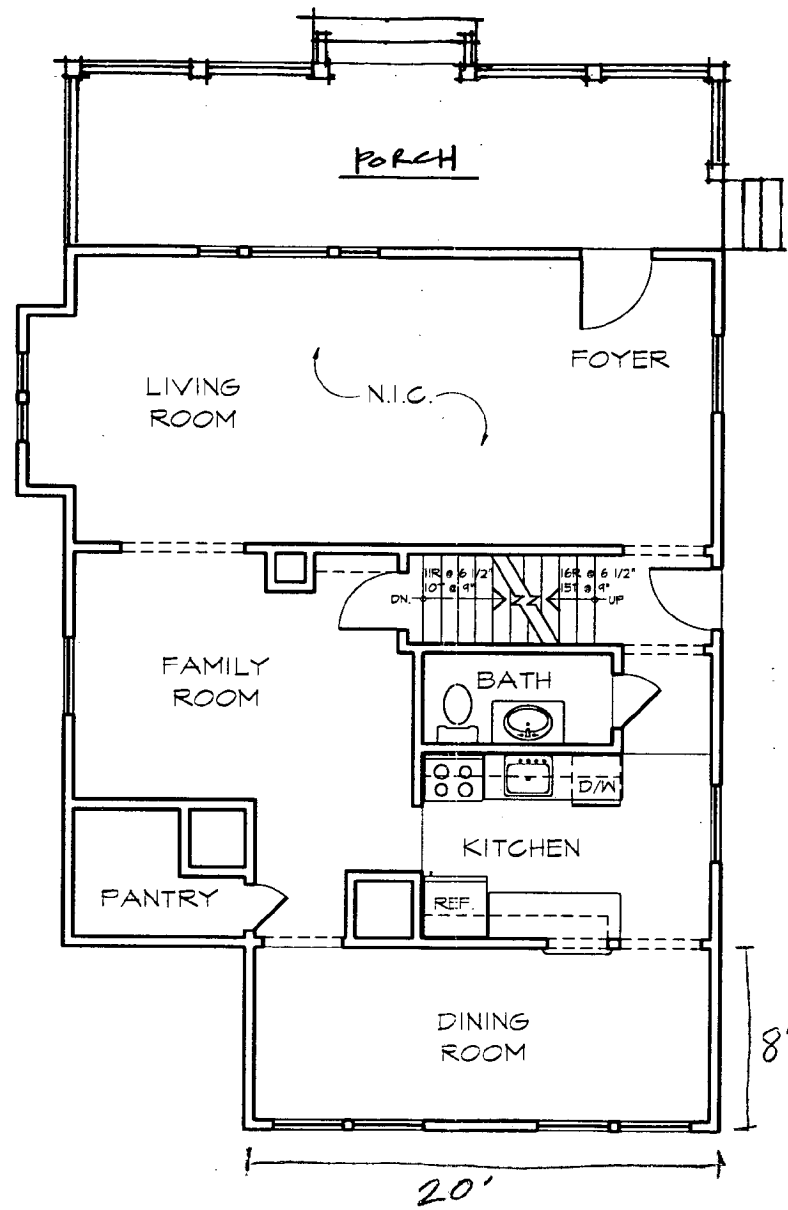
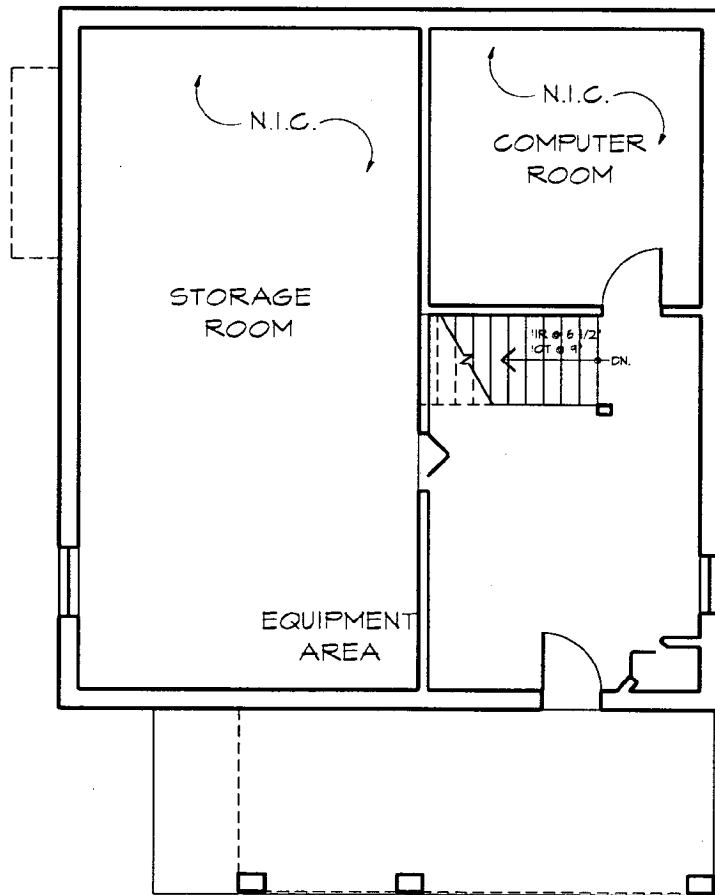
OPTION #2B
AXONOMETRIC PERSPECTIVE

1/8" = 1'-0"

(REVISION #1, 2/22/01)

#2, 3/16/01)

SCANNELL-SZAPIRO RESIDENCE

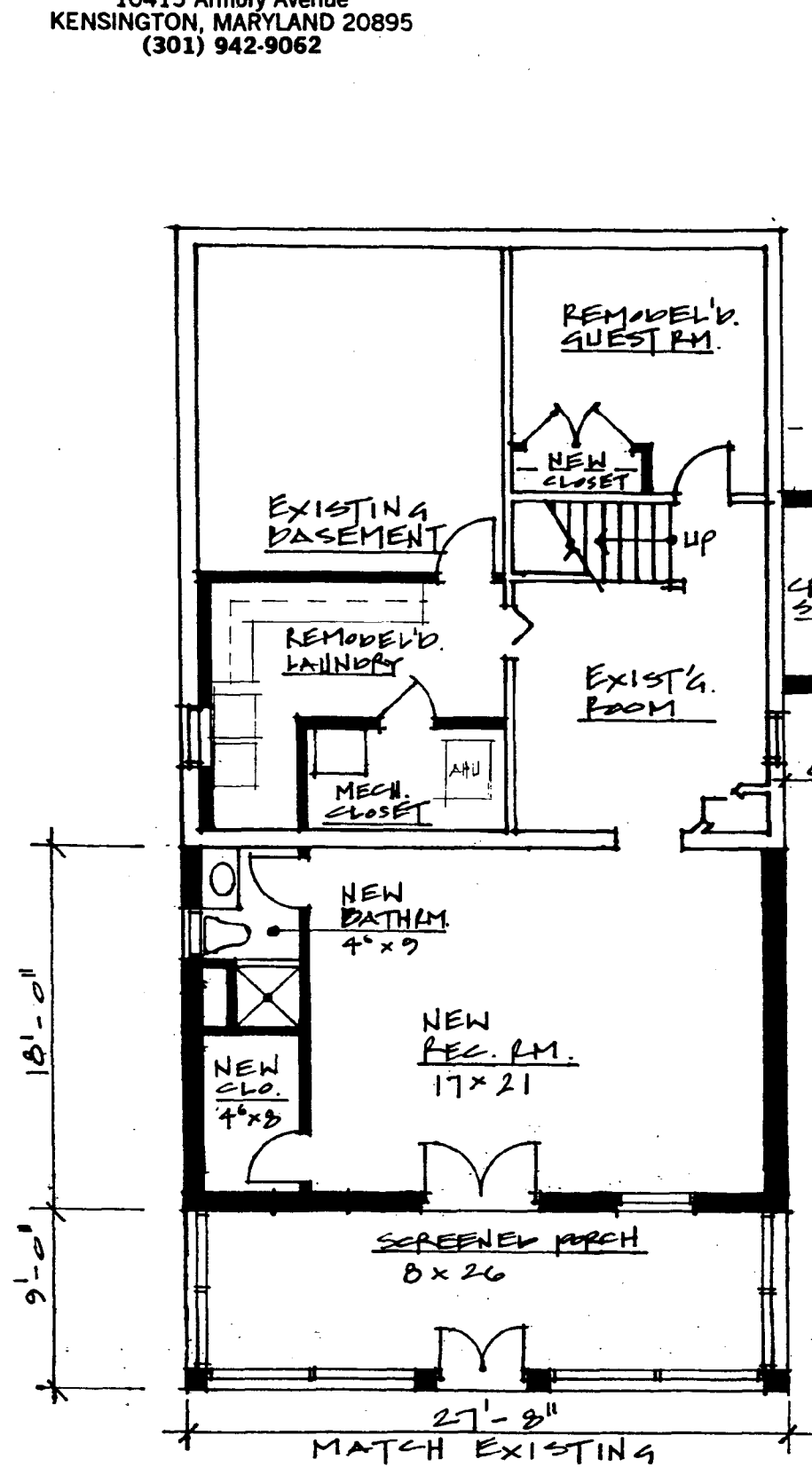


REVISIONS:

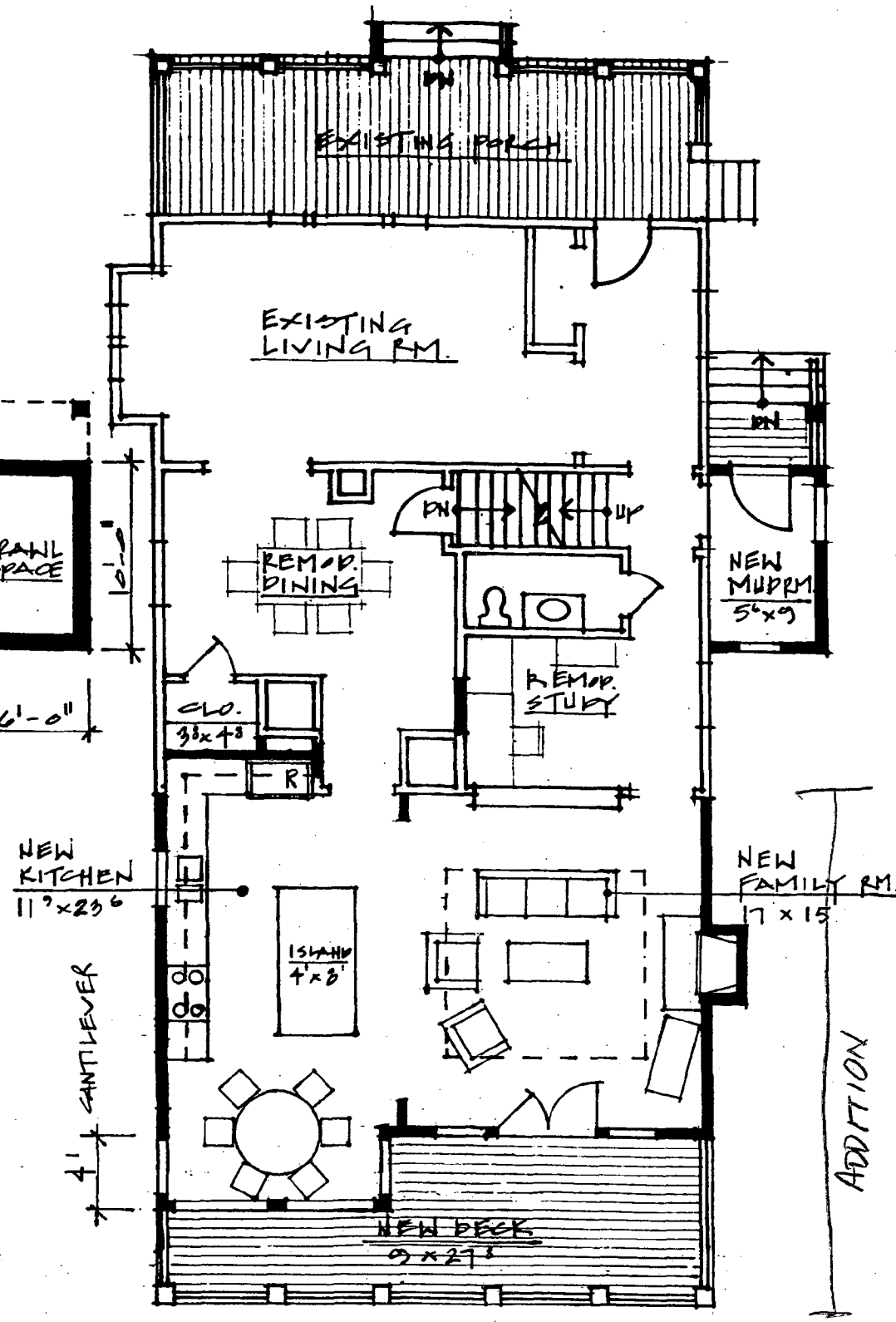
SEAL:

DRAWN BY: VMORADA
 CHECKED BY: GTM
 SCALE: AS NOTED
 DATE: 01-16-01
 PROJECT NO: 2000309
 DRAWING NO:

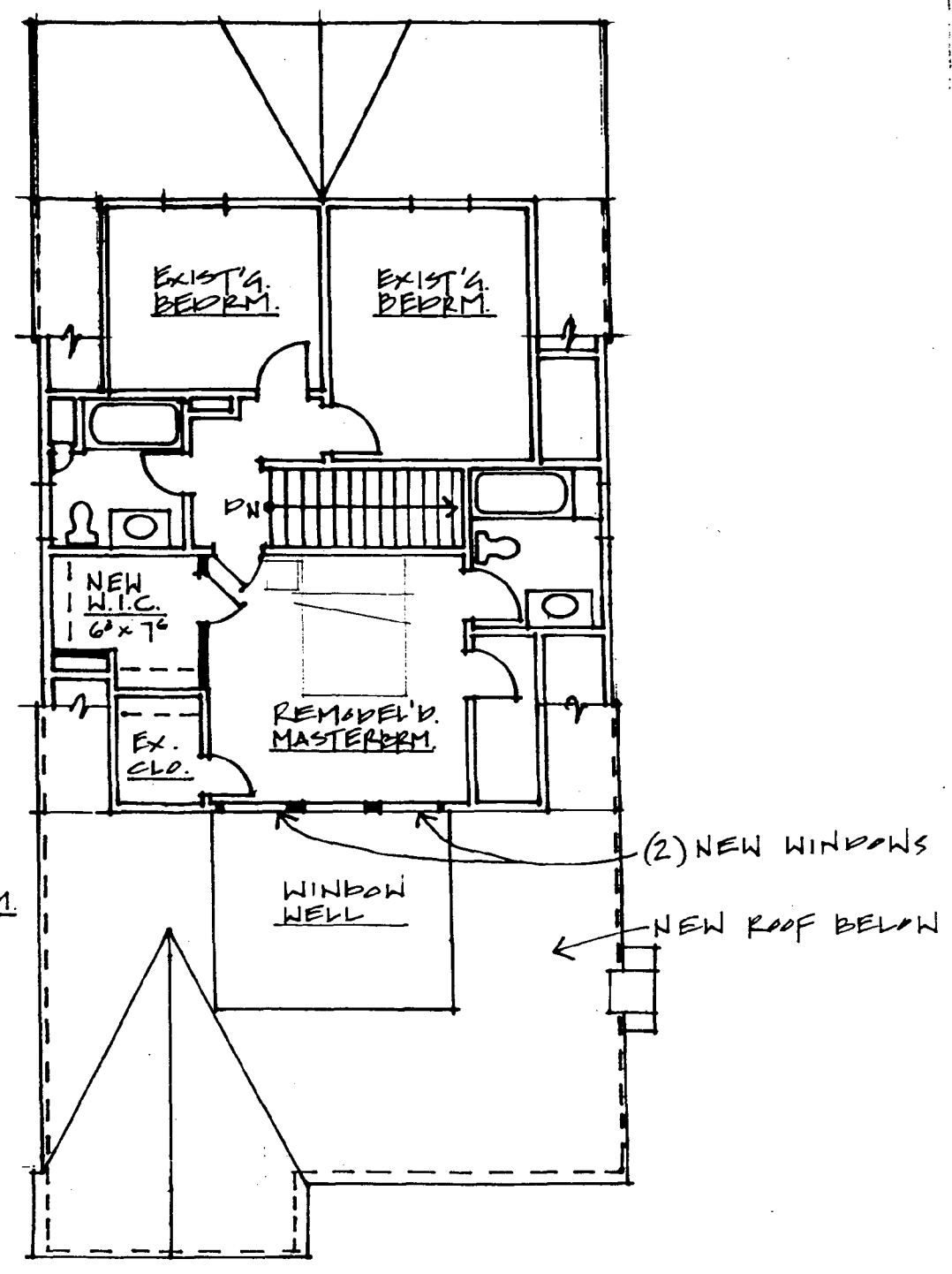
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○ BASEMENT PLAN - OPT. #2B
 1/8" = 1'-0"



○ 1ST FLOOR PLAN - OPT. #2B.
 1/8" = 1'-0"

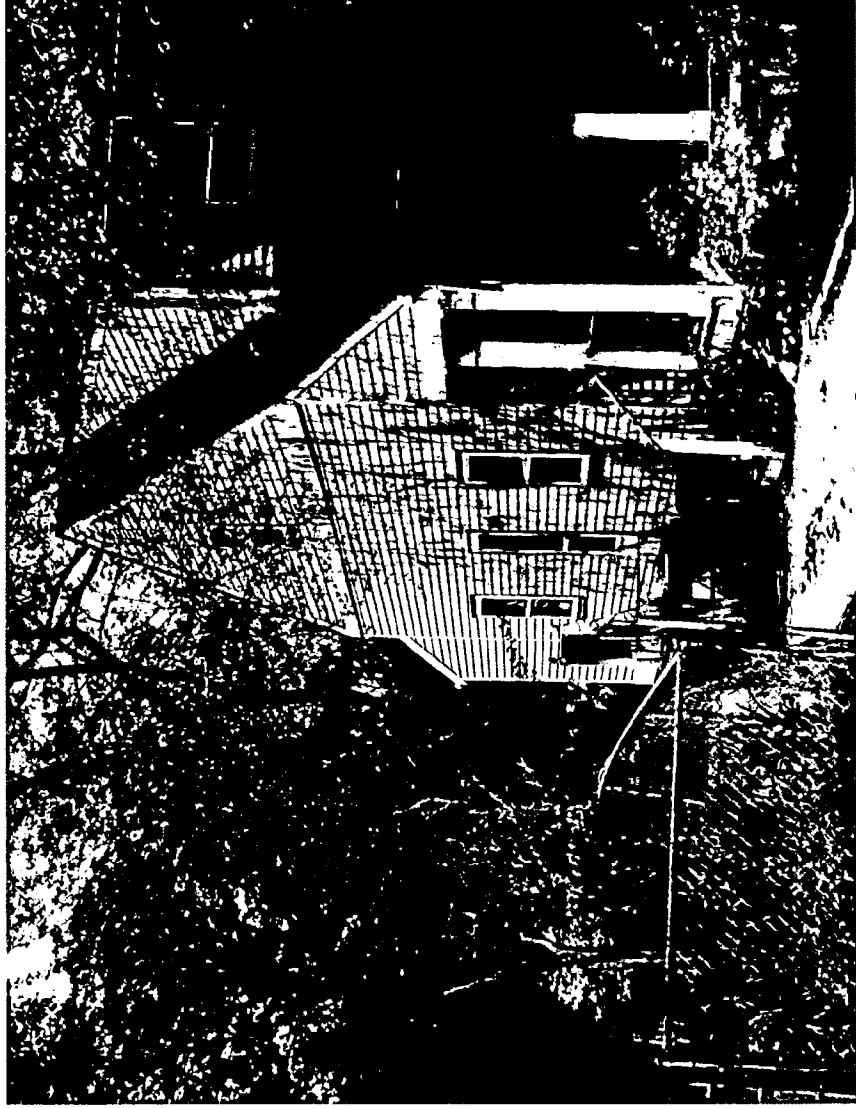


○ 2ND FLOOR PLAN - OPT. #2B
 1/8" = 1'-0"

(REVISION #1, 2/22/01)
 #2, 3/16/01



FRONT (STREET) ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION