

CERTIFICATE OF APPROPRIATENESS

Applicant: David M. Gorham, Owner

Property: 501 Avondale Street, Lot 8, Block 2, Montrose Subdivision. The property includes a historic 3,068 square foot, two-story wood frame single-family residence situated on a 7,000 square foot (50' x 140') corner lot.

Significance: Contributing American Foursquare residence, constructed circa 1912, located in the Avondale West Historic District.

Proposal: Alteration – Addition

Applicant exceeded scope of work and demolished rear portion of the home under COA HP2020_0158 approved by HAHC, July 2020. Upon this discovery, staff noticed a new drawing set was submitted to permitting with addition and detached garage. Previous application for an addition included an attached garage. The applicant currently proposes to construct a two-story addition on the rear (north) elevation with open porch.

- Construct a 120 sq ft (previously 1,359 sq ft) two-story addition to the rear elevation for total of 3,188 sq ft.
- Existing setbacks will be maintained on addition. Maintains 3' from property line on the east elevation at connection to historic residence and 4'7" further back on addition.
- Addition to be clad in 4" smooth cementitious siding.
- Existing ridge height of historic house is 31'. Proposed two story addition ridge height is 29'
- Three original brackets under the eaves will be preserved.
- Windows from demolished mud room on east elevation are saved and can be incorporated on new addition – see east elevation.
- Alteration of window openings on the west elevation: remove window A (W33) on second floor and B (W36) on the first floor. Patch and repair siding to match and install new paired wood window (W37).
- Replace plate window W8 on east elevation to match 10 pane historic windows to the right.
- Removal of windows W31, W32 at rear second floor elevation for new addition.
- All new windows will be inset and recessed wood windows.
- Historic windows to be repaired and restored.
- See next agenda item for new construction of detached garage.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial and issuance of a Certificate of Remediation to maintain work completed and new proposed drawing set for addition, except for the following conditions on the west elevation. Retain and repair historic second floor window (A or w33). Non-original first floor plate glass window (B or w36) should be altered to match historic photo (similar in dimension to window D or w16). Window D to be repaired and remain in place.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|--|----------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>Exceeded scope of work on previous COA by demolishing rear portion of home, which alters historic fabric and character.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>Exceeded scope of work on previous COA by demolishing rear portion of home, which was a distinctive feature, as seen on Sanborn Maps.</i> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>Exceeded scope of work on previous COA by demolishing rear portion of home, which was a distinctive feature, as seen on Sanborn Maps. New design of addition is not a replica.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<i>Exceeded scope of work on previous COA by demolishing rear portion of home which has changed the essential form of the building.</i> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>Exceeded scope of work on previous COA by demolishing rear portion of home. Back door and windows on rear of "mud room" were also lost. Proposed alterations on west elevation for window openings remove and destroy historic window A.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | |



PROPERTY LOCATION
AVONDALE WEST HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



PHOTOS FROM SITE VISIT 6/24/2020 – BEFORE DEMOLITION OF REAR



PHOTOS FROM SITE VISIT 6/24/2020 – BEFORE DEMOLITION OF REAR



CURRENT PHOTO – STOP WORK ORDER ISSUED 12/1/2022

EXCEEDED SCOPE OF WORK/COA AND NEW PLANS UNDER PROJECT #21099770

Windows to be removed W31, W32



DETACHED GARAGE DIFFERS FROM COA



CURRENT PHOTOS – WEST ELEVATION OPENINGS

Non- original plate glass window B – to be removed



CURRENT PHOTOS – WEST ELEVATION OPENINGS

Non- original plate glass window B

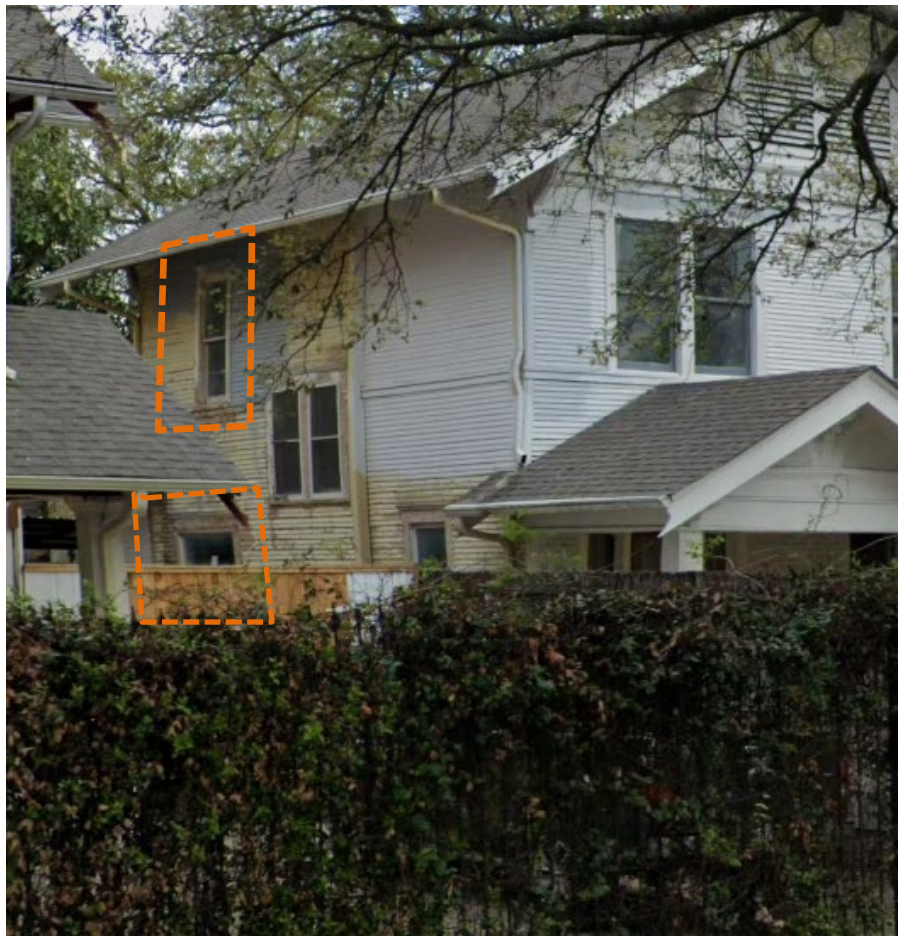


HISTORIC IMAGE OF WEST SIDE ELEVATION WINDOW OPENINGS



EXISTING WEST ELEVATION

HISTORIC IMAGE OF WEST SIDE ELEVATION WINDOW OPENINGS



EXISTING WEST ELEVATION (GOOGLE STREET VIEW)

2nd floor window A or W33 proposed to be removed

CURRENT PHOTOS – EAST ELEVATION OPENINGS

**WINDOW W8 – PLATE GLASS WINDOW TO BE REMOVED
PROPOSED REPLACEMENT TO MATCH 10 PANE WINDOWS TO RIGHT.**



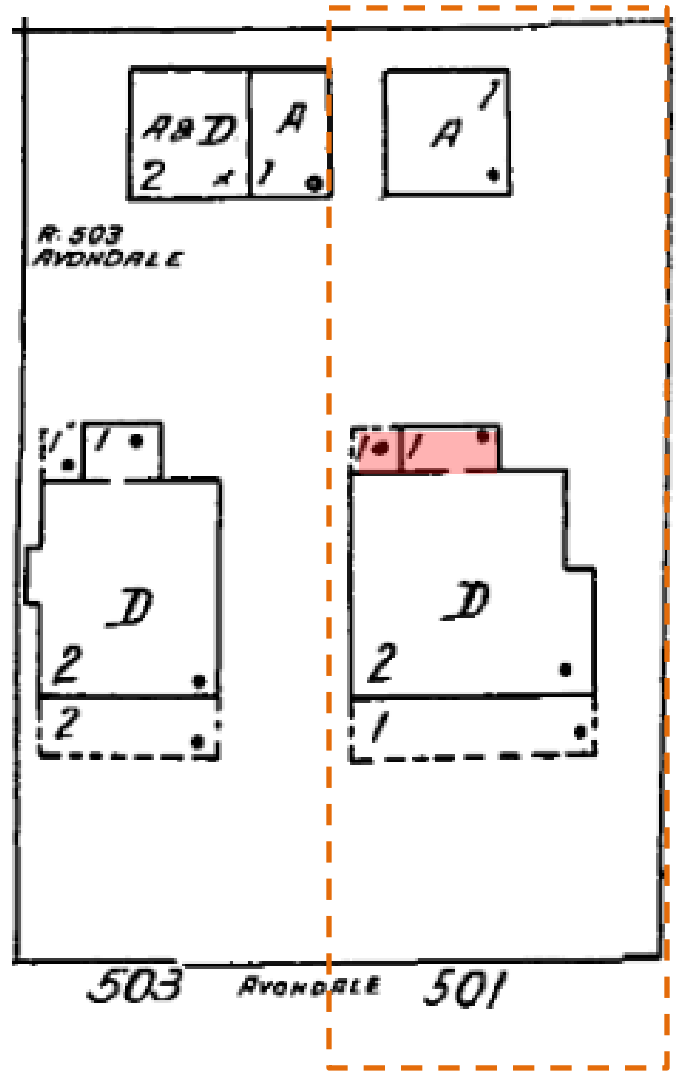
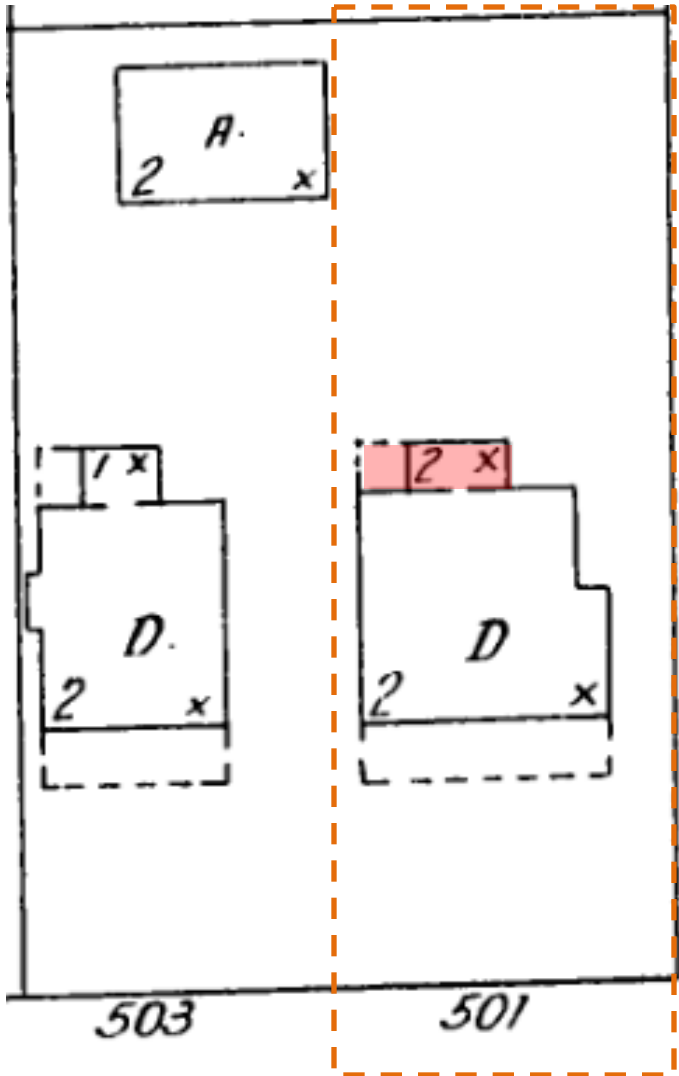
CURRENT PHOTOS – EAST ELEVATION OPENINGS



SANBORN MAPS DEPCITING EARLY MUD ROOM AND SIDE REAR SIDE PORCH

c.1925

C.1950



== 8" W. PIPE ==

== 8" W. PIPE ==

3D RENDERING – FRONT FACING AVONDALE STREET

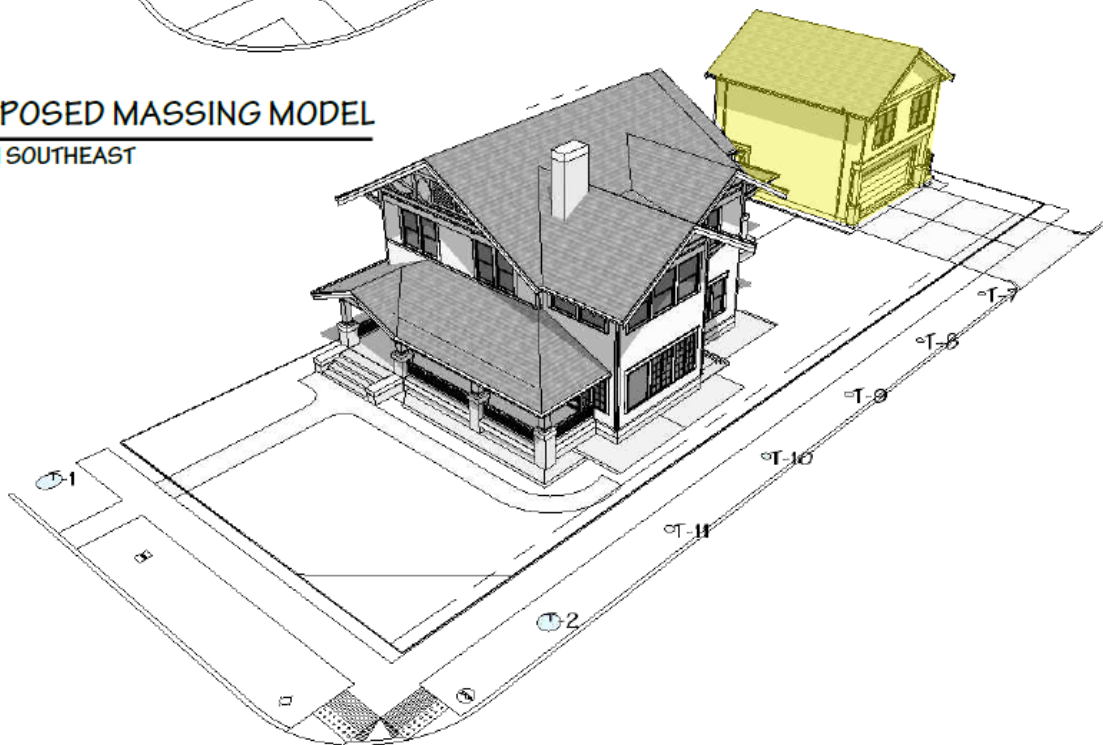
(FAÇADE TO REMAIN UNCHANGED)



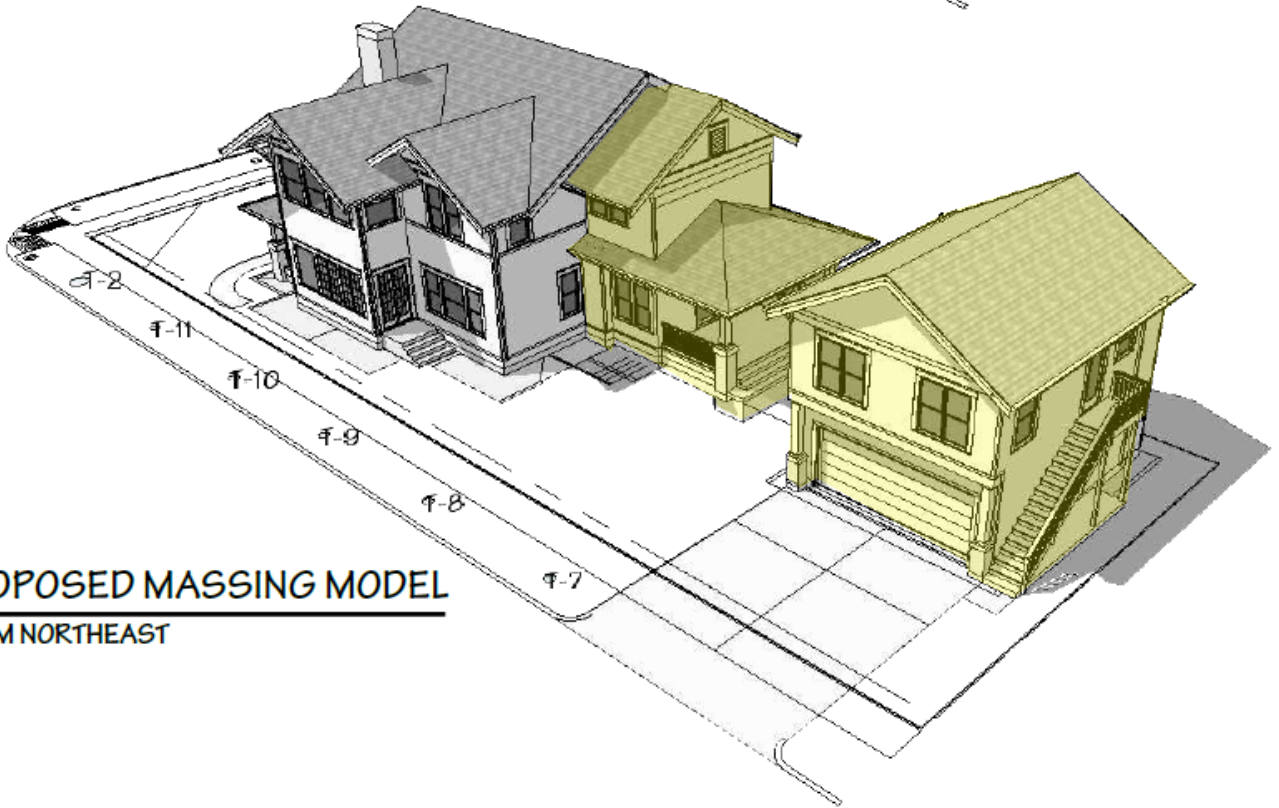
NEW PROPOSAL – DETACHED GARAGE RENDERING



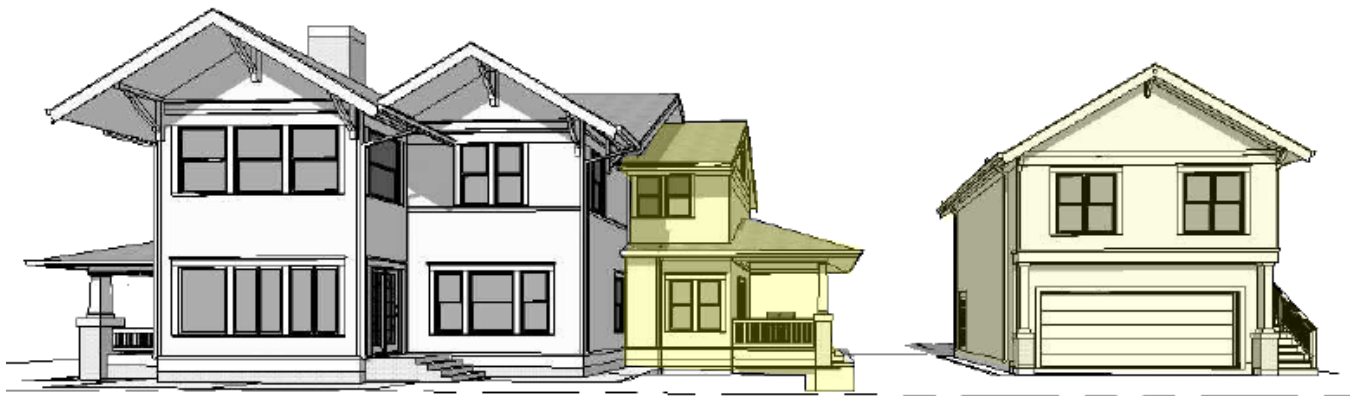
2) **PROPOSED MASSING MODEL**
FROM SOUTHEAST



NEW PROPOSAL – DETACHED GARAGE RENDERINGS



2 PROPOSED MASSING MODEL
FROM NORTHEAST



PROPOSED EAST ELEVATION
PERSPECTIVE VIEW

**SEE NEXT AGENDA ITEM FOR NEW CONSTRUCTION OF GARAGE*

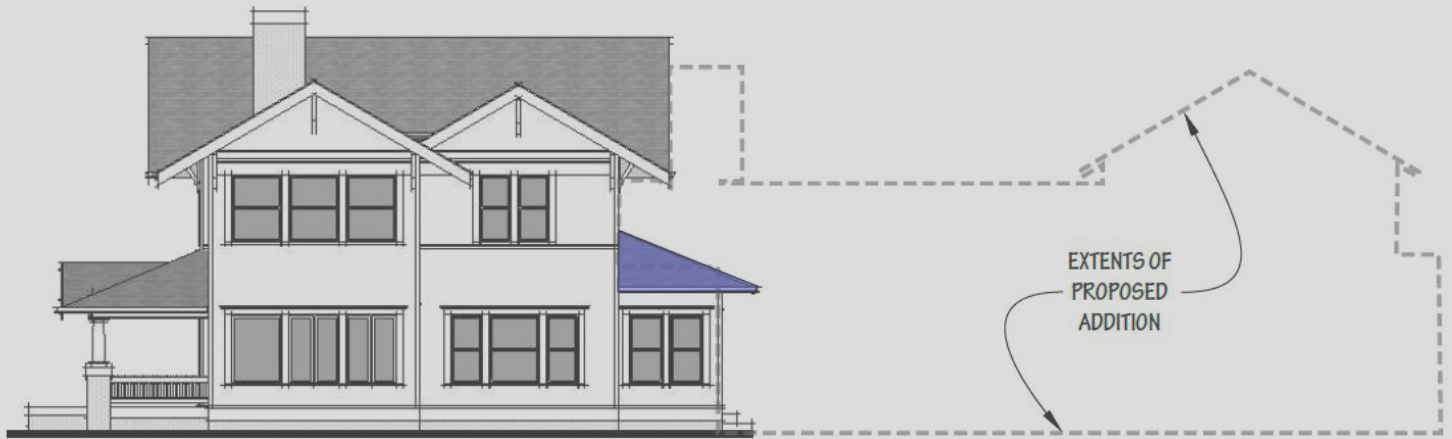
EAST ELEVATION – FACING WHITNEY STREET

EXISTING – JULY 2020

1

EXISTING EAST ELEVATION

Scale: 1/16" = 1 foot



RED = NEW
BLUE = DEMO

APPROVED BY HAHC JULY 2020

2

PROPOSED EAST ELEVATION

Scale: 1/16" = 1 foot



RED = NEW
BLUE = DEMO

EAST ELEVATION – FACING WHITNEY STREET

EXISTING – CURRENT *ALREADY DEMOLISHED

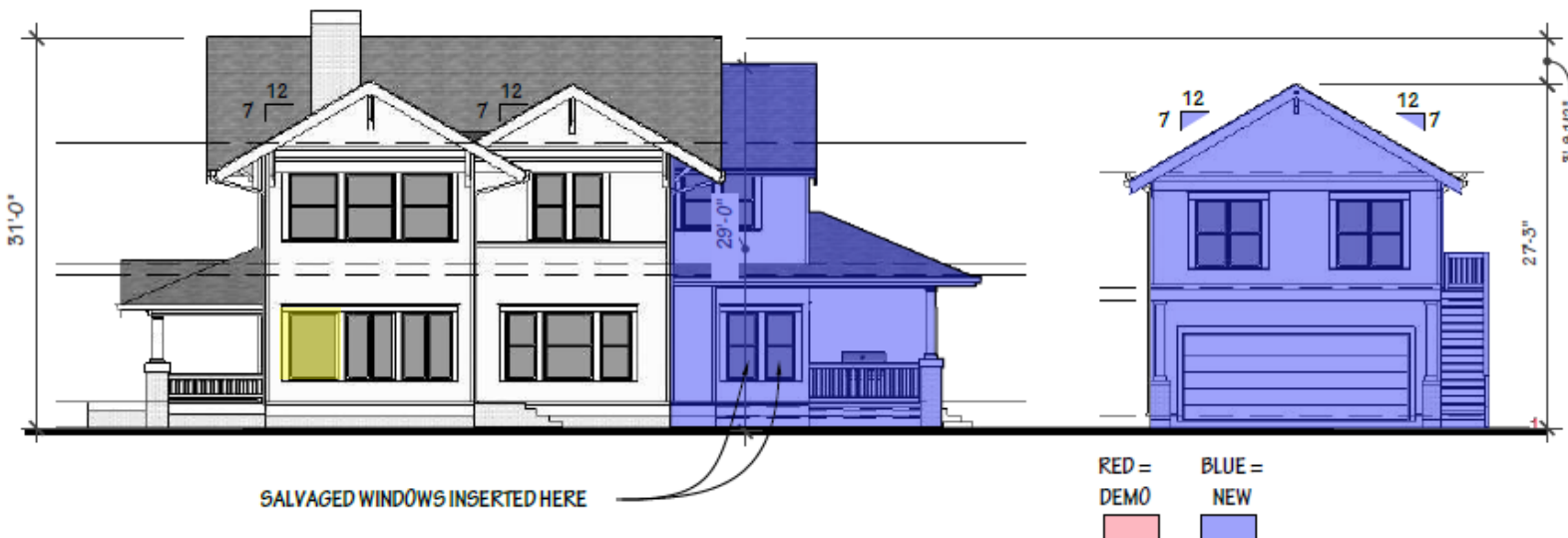
1 EXISTING EAST ELEVATION
Scale: 1/16" = 1 foot



RED = DEMO
BLUE = NEW

PROPOSED – CURRENT

2 PROPOSED EAST ELEVATION
Scale: 1/16" = 1 foot



RED = DEMO
BLUE = NEW

NORTH SIDE ELEVATION

EXISTING – JULY 2020

2 EXISTING NORTH ELEVATION
Scale: 1/16" = 1 foot



RED = NEW
BLUE = DEMO

APPROVED BY HAHC JULY 2020

4 PROPOSED NORTH ELEVATION
Scale: 1/16" = 1 foot



RED = NEW
BLUE = DEMO

NORTH SIDE ELEVATION -SECTION

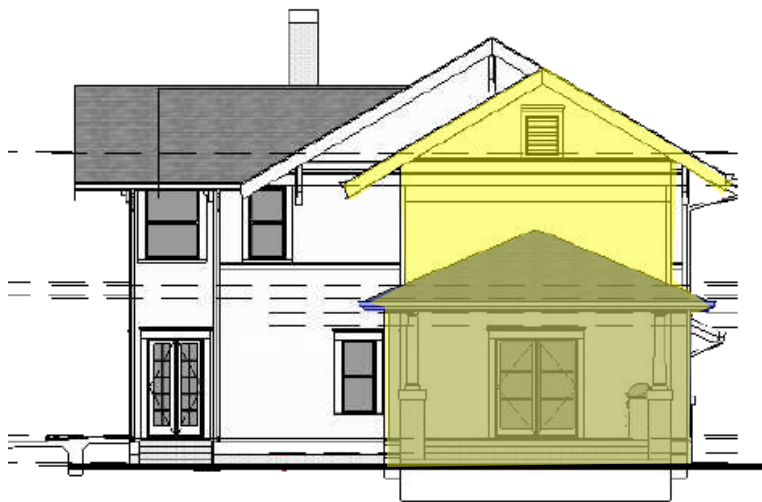
APPROVED BY HAHC JULY 2020

1 **PROPOSED NORTH SECTION/ELEV**
Scale: 1/16" = 1 foot



PROPOSED – CURRENT

1 **PROPOSED NORTH SECTION/ELEV.**
Scale: 1/16" = 1 foot

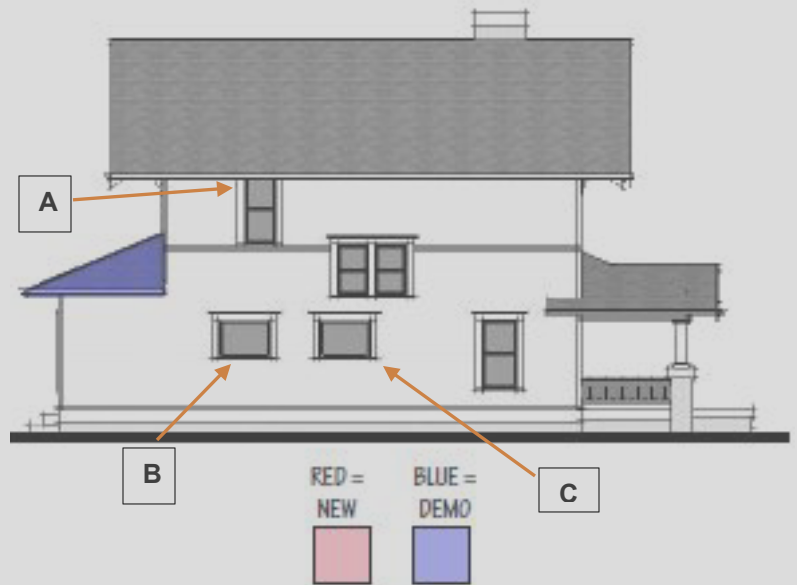


WEST SIDE ELEVATION

EXISTING – JULY 2020

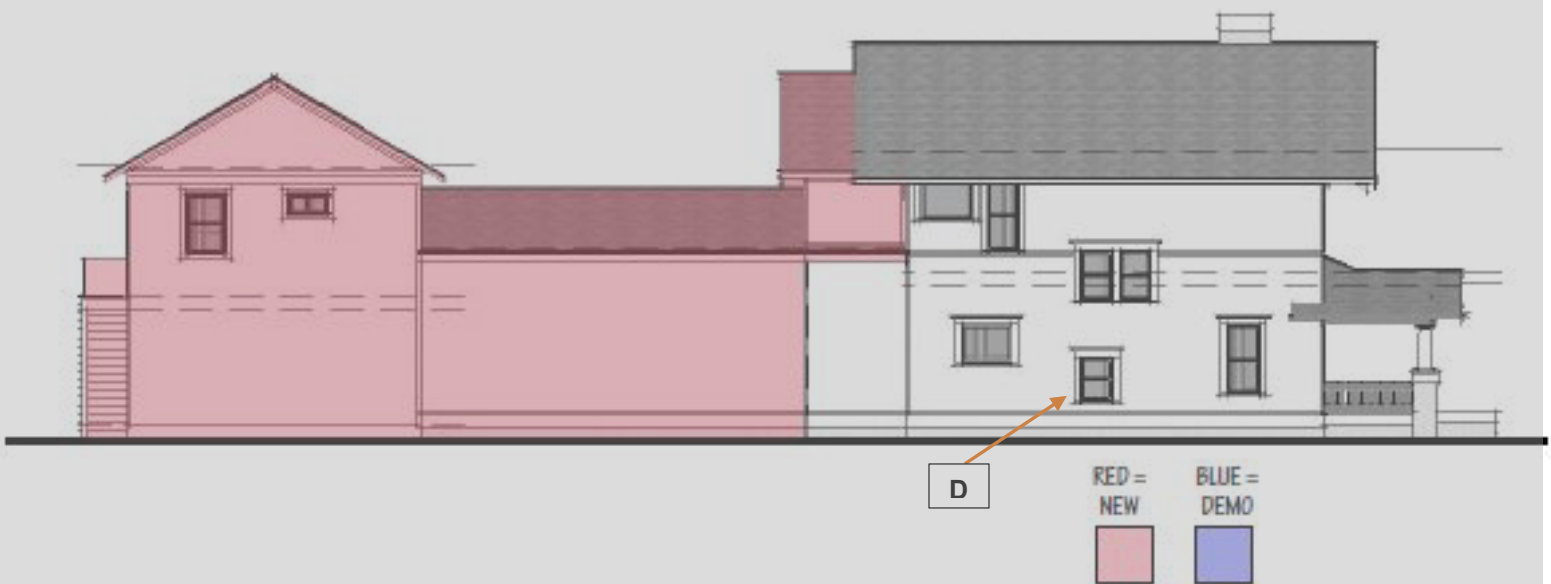
2 EXISTING WEST ELEVATION
Scale: 1/16" = 1 foot

Existing drawing incorrect, see end of report for details on actual window openings



APPROVED BY HAHC JULY 2020

3 PROPOSED WEST ELEVATION
Scale: 1/16" = 1 foot

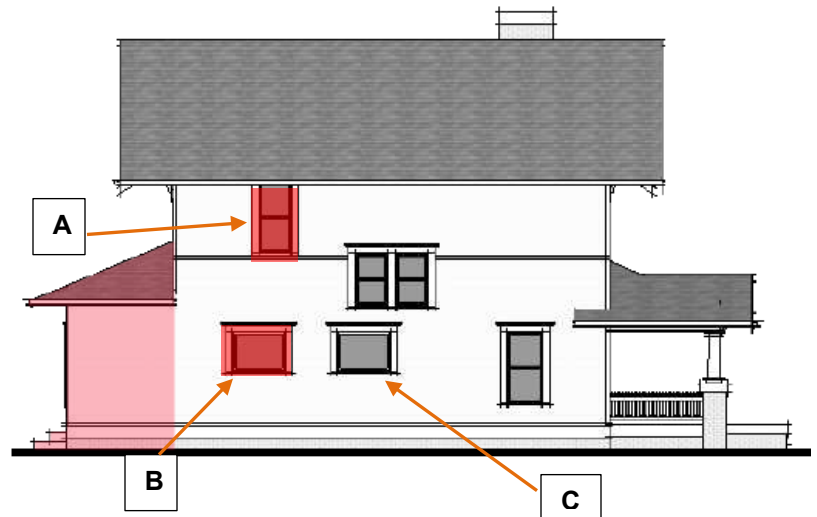


WEST SIDE ELEVATION

EXISTING – CURRENT ***REAR ADDITION ALREADY DEMOLISHED**

2 EXISTING WEST ELEVATION
Scale: 1/16" = 1 foot

Existing drawing incorrect, see end of report for details on actual window openings



PROPOSED – CURRENT

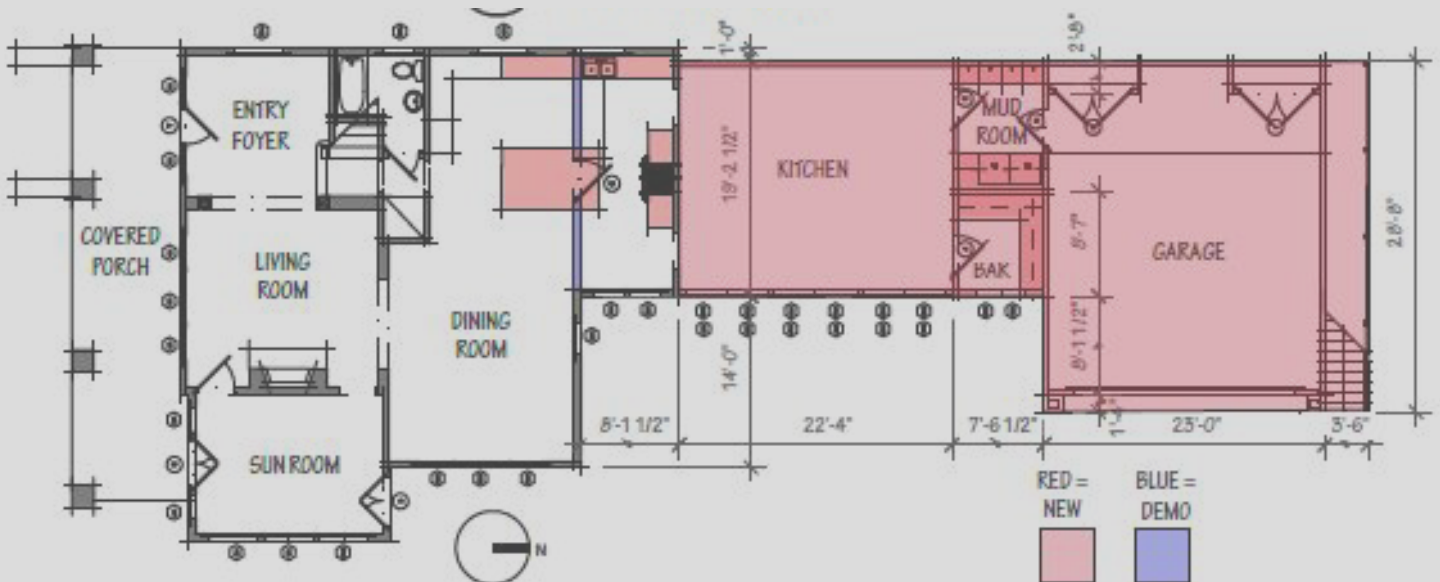
3 PROPOSED WEST ELEVATION
Scale: 1/16" = 1 foot



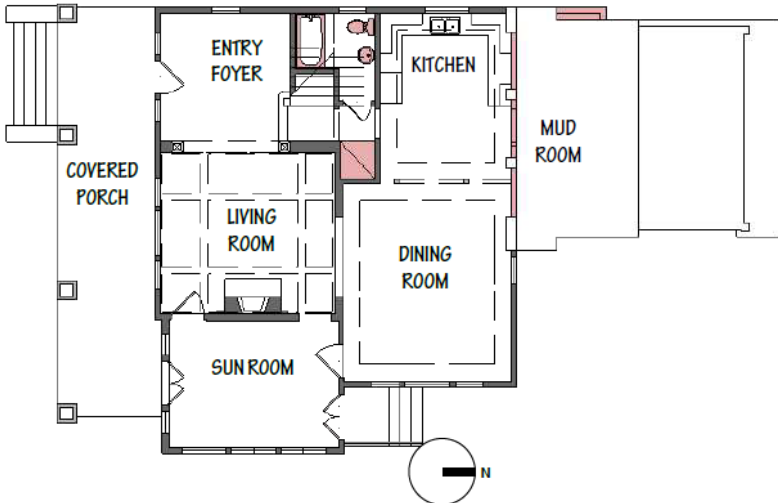
FIRST FLOOR PLAN
EXISTING – JULY 2020



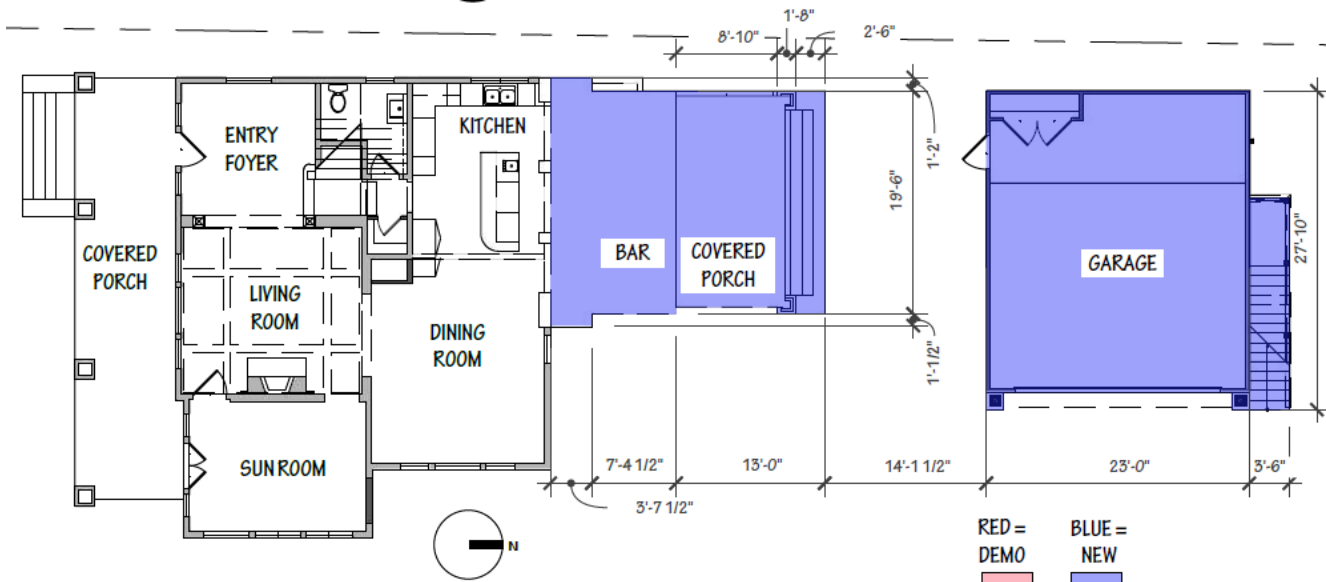
APPROVED BY HAHC JULY 2020



FIRST FLOOR PLAN
EXISTING – CURRENT



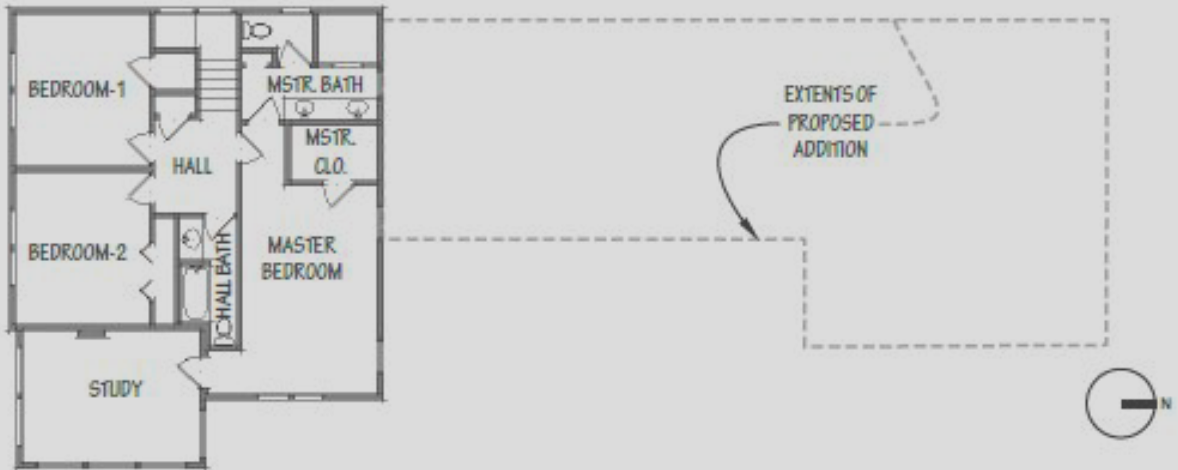
PROPOSED – CURRENT



SECOND FLOOR PLAN

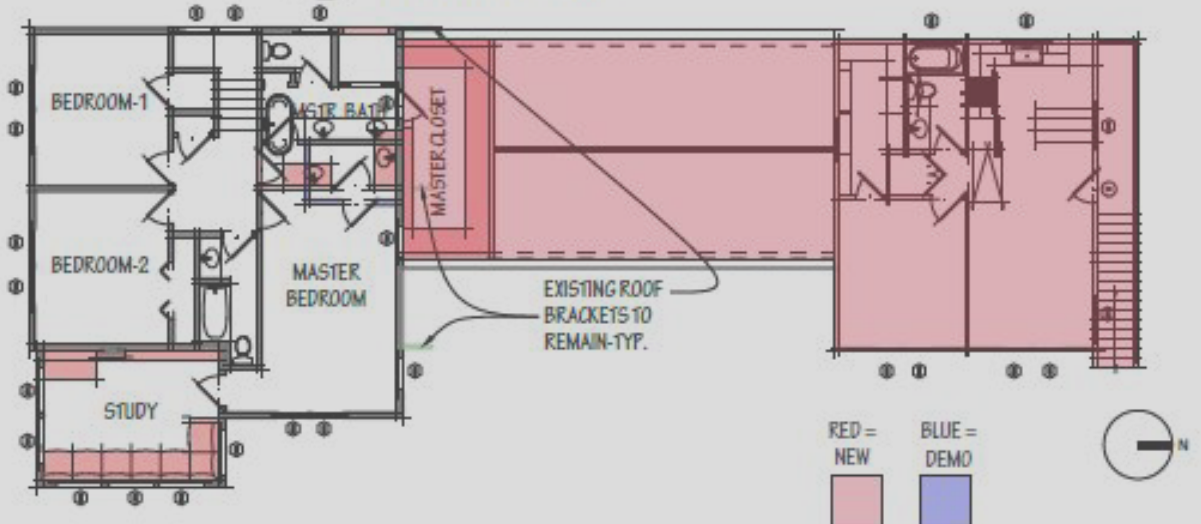
EXISTING – JULY 2020

1 EXISTING 2ND FLOOR PLAN
Scale: 1/16" = 1 foot



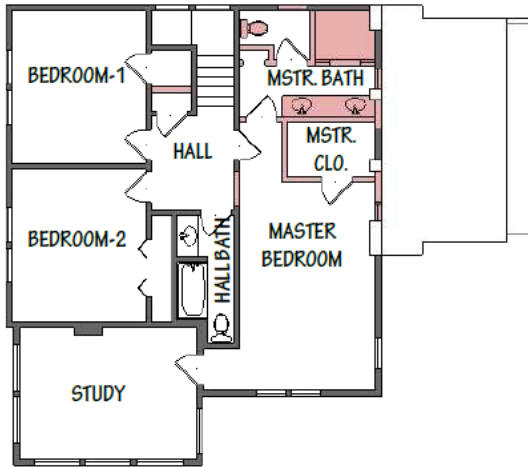
APPROVED BY HAHC JULY 2020

2 PROPOSED 2ND FLOOR PLAN
Scale: 1/16" = 1 foot



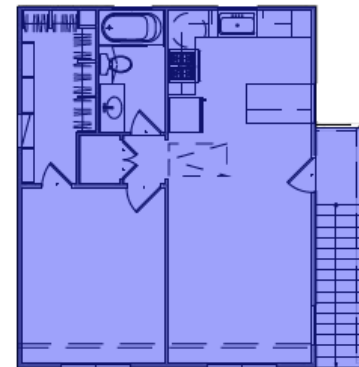
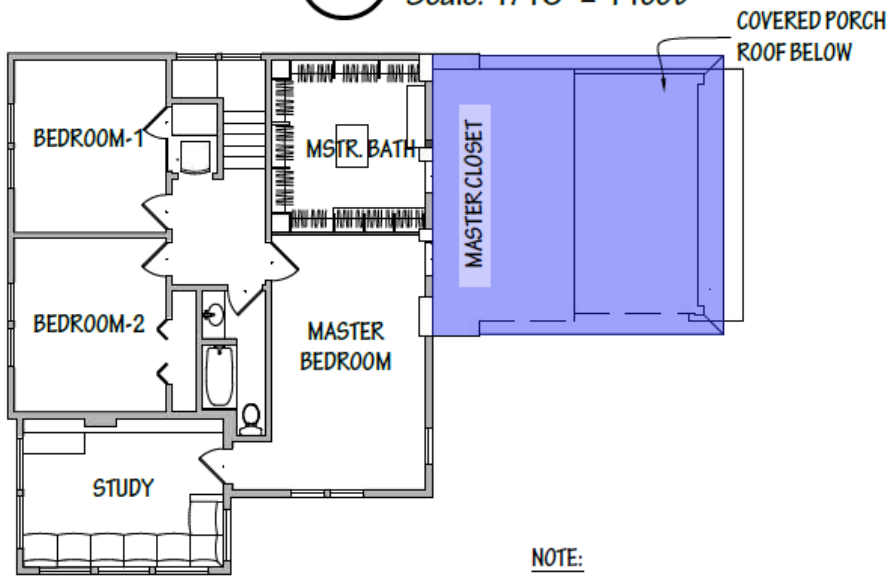
SECOND FLOOR PLAN

EXISTING – CURRENT



PROPOSED – CURRENT

Scale: 1/16" = 1 foot

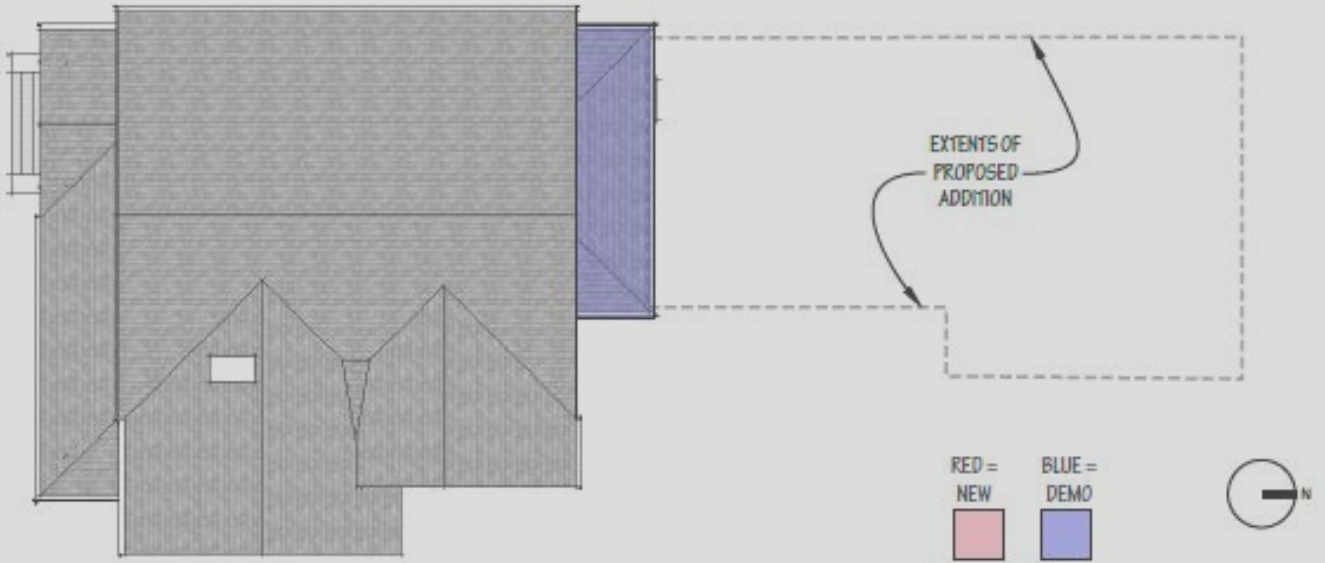


RED = DEMO
BLUE = NEW

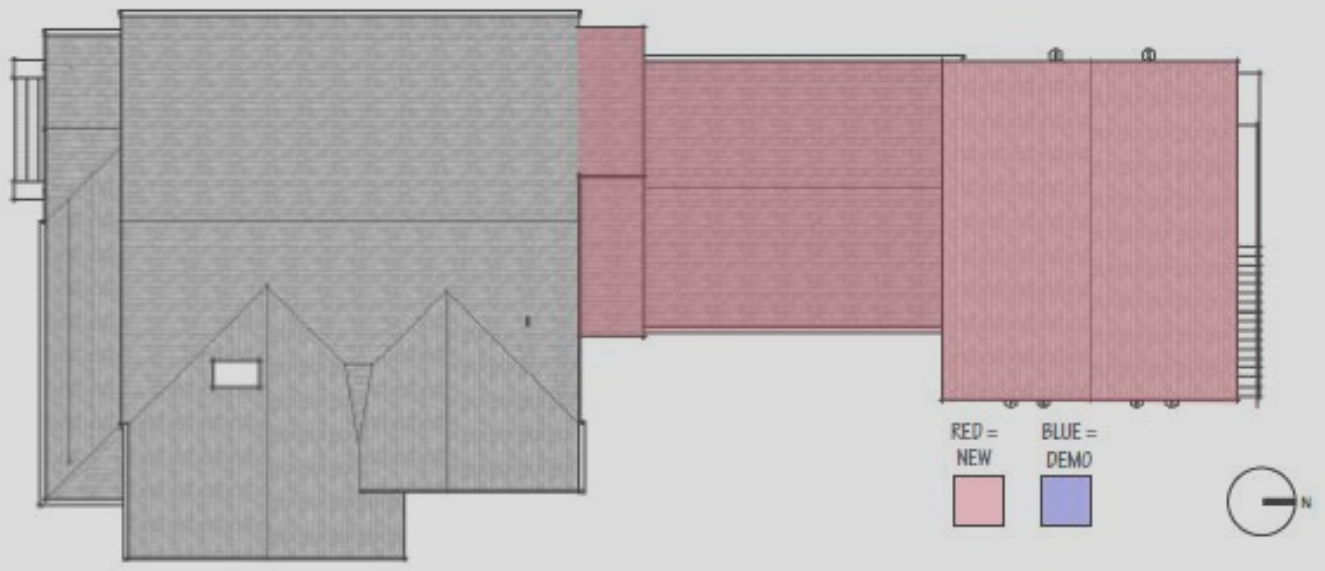
NOTE:
EXISTING ROOF BRACKETS TO
REMAIN-TYP.

ROOF PLAN

EXISTING – JULY 2020

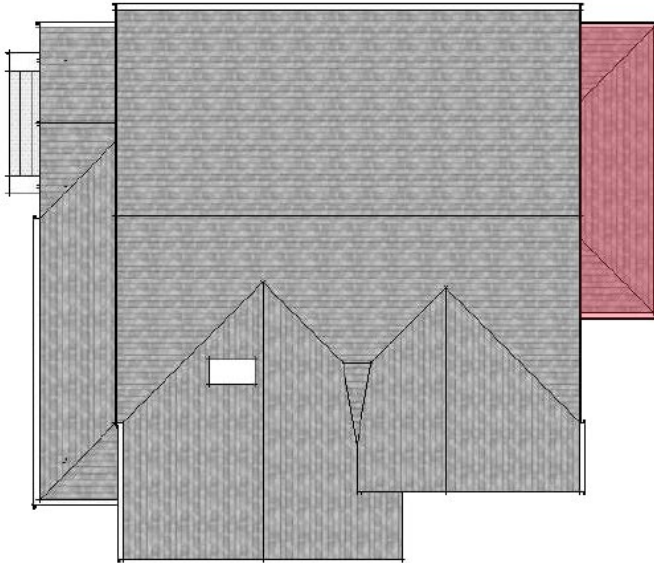


2 PROPOSED ROOF PLAN
Scale: 1/16" = 1 foot



APPROVED BY HAHC JULY 2020

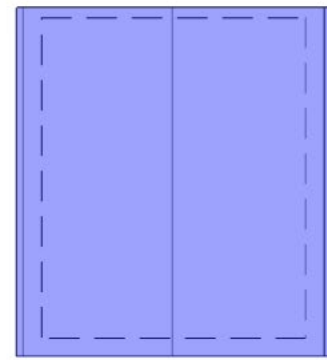
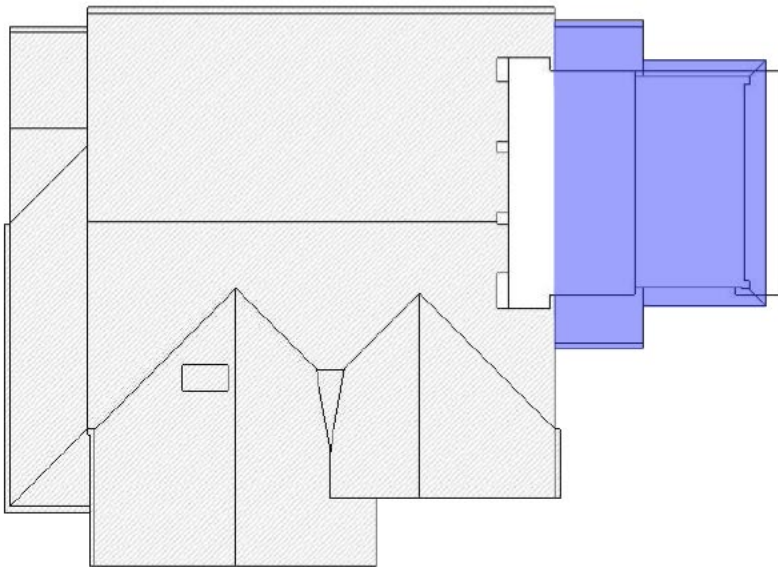
ROOF PLAN – NO ROOF PLAN IN OLD COA
EXISTING – CURRENT (REAR MUDROOM ALREADY DEMOLISHED)



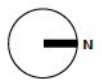
RED = NEW
BLUE = DEMO



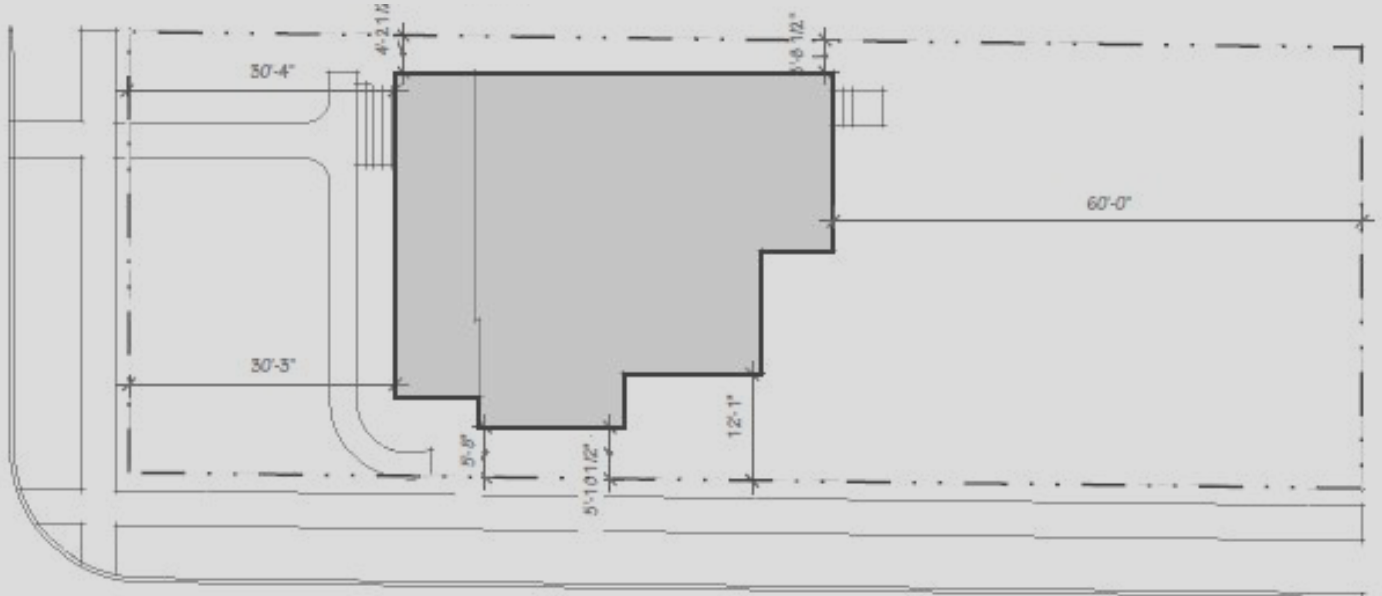
PROPOSED – CURRENT



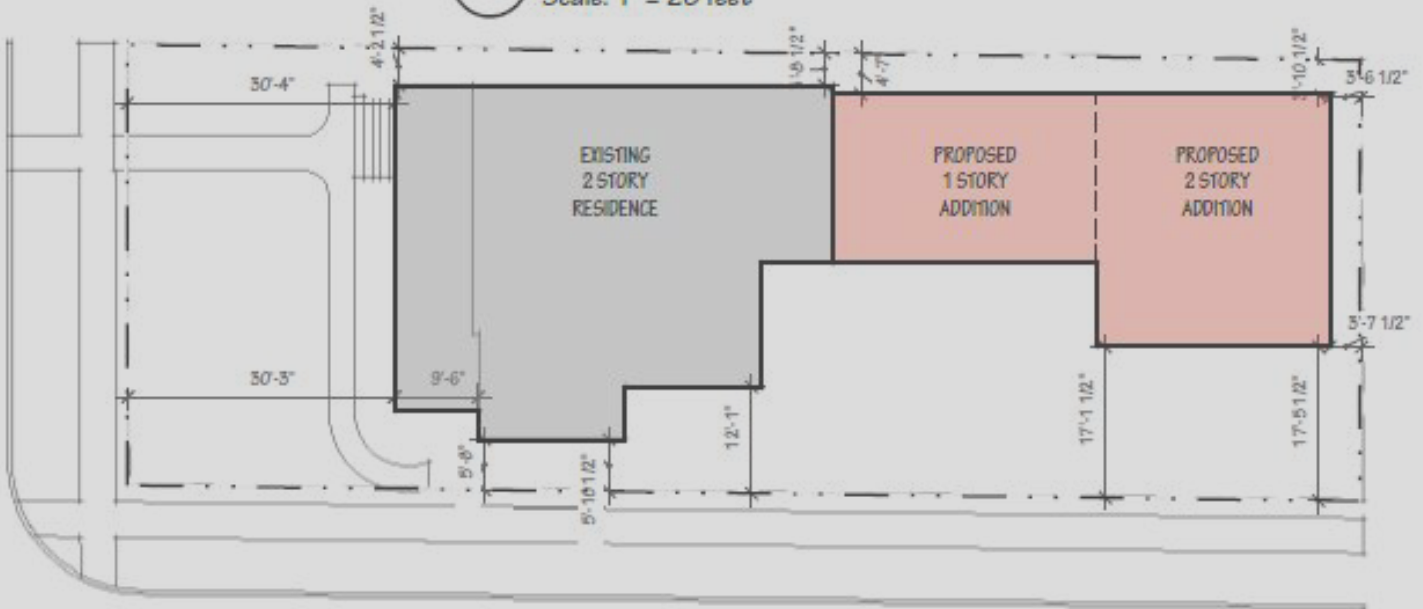
RED = DEMO
BLUE = NEW



SITE PLAN
EXISTING – JULY 2020



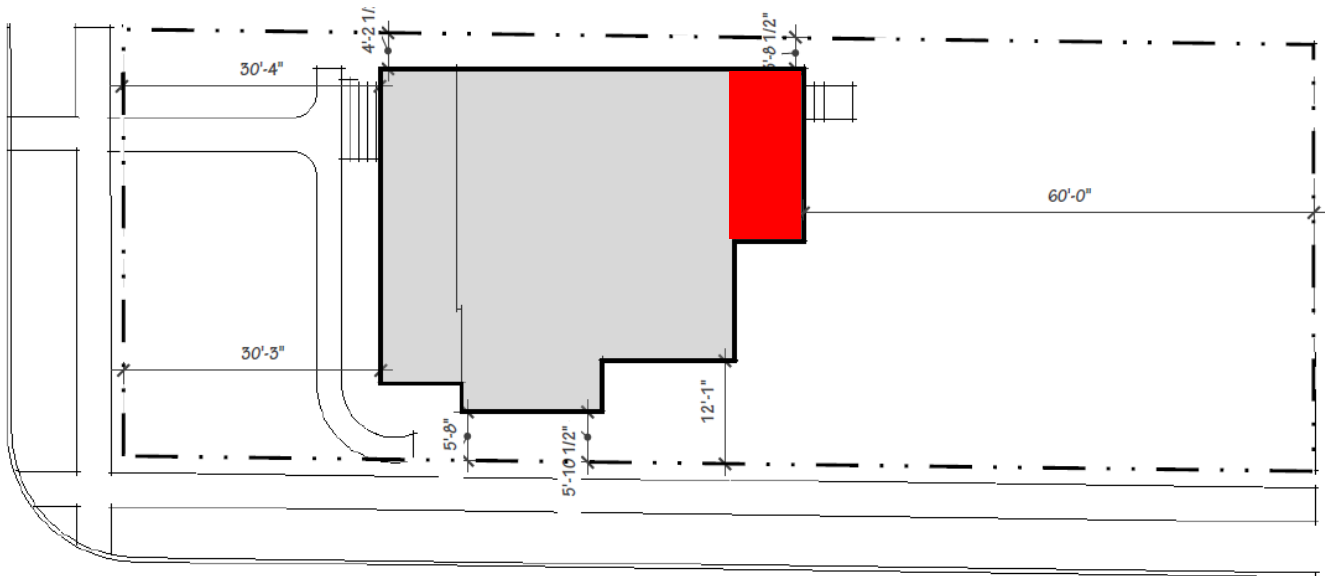
1 PROPOSED SITE PLAN
Scale: 1" = 20 feet



APPROVED BY HAHC JULY 2020

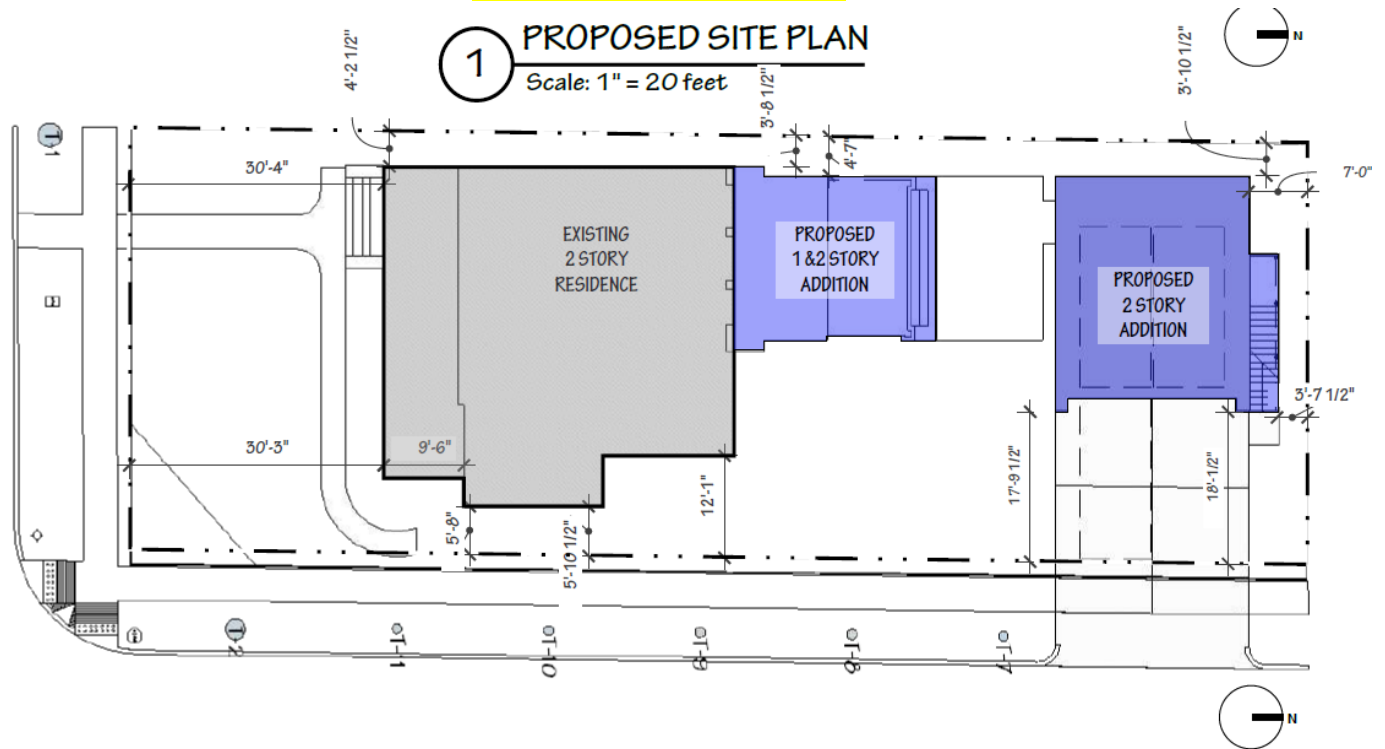
SITE PLAN

EXISTING – CURRENT (REAR MUDROOM ALREADY DEMOLISHED)



PROPOSED – CURRENT

1 PROPOSED SITE PLAN
Scale: 1" = 20 feet



PROJECT DETAILS - JULY 2020 APPROVED BY HAHC

Shape/Mass:

Proposed July 2020:

The general mass of the addition is rectilinear. The second-floor addition over the existing rear enclosed porch will extend the same depth as the existing porch (8' 1 1/2"). While the one-story addition extends north 22'4"; this section will also be inset 1' to distinguish from the historic house. Garage depth measures 23'x28' 8".

Setbacks:

The existing residence set back will remain 30'-4" from the front (south), and 3' for each side. The addition will be built within these setbacks. See drawings for more detail.

Foundation:

The existing residence features a pier and beam foundation with a 2' 1" finished floor height measured from existing natural grade. The addition will feature a matching foundation. See drawings for more detail.

Windows/Doors:

The existing residence features 1-over-1 wood-framed double hung windows, these windows will remain, save it for two windows along the north (rear) elevation which will be removed as a result of the second-story addition.

All proposed windows will be wood-framed inset and recessed. Lite organization in the new addition will be single lite fixed and 1/1 double-hung. See drawings for more detail.

Exterior Materials:

The existing residence features wood clapboard siding. The addition will be clad in cementitious composite 4" siding. See drawings for more detail.

Roof:

The existing residence features a 7:12 front gable roof. The addition will feature a gabled roof covered with matching composition shingles. The second story addition and garage apartment will echo the 7:12 pitch of the existing residence, while the one-story addition will feature a 5:12 pitch. See drawings for more detail

NEW PROJECT DETAILS ON NEXT PAGE.

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address: 501 AVONDALE **Lot Size (Total Sq Ft):** 7000

General Addition Info:

Lot Dimensions (W X L): 50X140

Existing stories*	2	Proposed addition stories*	0
Existing max ridge height*	30'-11"	Proposed max ridge height*	30'-11"
Existing max eave height*	19'-10"	Proposed max eave height*	19'-10"

Square Footage/Lot Coverage:	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	1404	60	1464
Detached Garage, Garage Apt or Accessory Building Square Footage	0	1246	1246
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			528
	New Total Lot Coverage* =		2182

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	59'-11"	6'-11"	Y
South*	30'-3"	30'-3"	N
East*	5'-8"	5'-8"	N
West*	4'-3"	4'-3"	Y

Max Width/Depth & Inset:

	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
<small>*widest building wall corner to corner*</small>			
Max Width*	40'-2 1/2"	0	40'-2 1/2"
Max Depth*	40'-11"	2'-10 1/2"	43'-9 1/2"

Are original corners maintained with an inset on the addition?*

YES OR NO

Please advise inset dimensions for applicable corners.

Do you have flooding issues? YES NO

Foundation:

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	2'-1"	2'-1"
Type*	Pier	Slab
Material*	Brick	Concrete

Roof:

	Existing	Proposed/New Addition
Pitch*	7:12	5:12 & 7:12
Style*	Gable	Hip & Gable
Material*	Composition	Composition

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *	Wood	Wood
Primary Siding Width Reveal		
Skirting Material	Wood	Wood
Soffit Material	Wood	Wood
Fascia Material	Wood	Hardietrim

Are all windows on the addition inset & recessed? YES OR NO

Porch Details:

	Existing	Proposed/New Addition
Eave Height	9'-3 1/2"	11'-3"
Width	36'-10 1/2"	18'-10 1/2"
Depth	9'-8"	10'-6"
Decking Material	1x4	1x4
Pier/Base Material	Brick	Concrete
Column Material	Brick/ Wood	Brick / Wood
Step Material	Brick	Brick
Railing Height	30"	36"
Railing Material	Wood	Wood

Please remember to fill out the window worksheet

And review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 3:29 PM

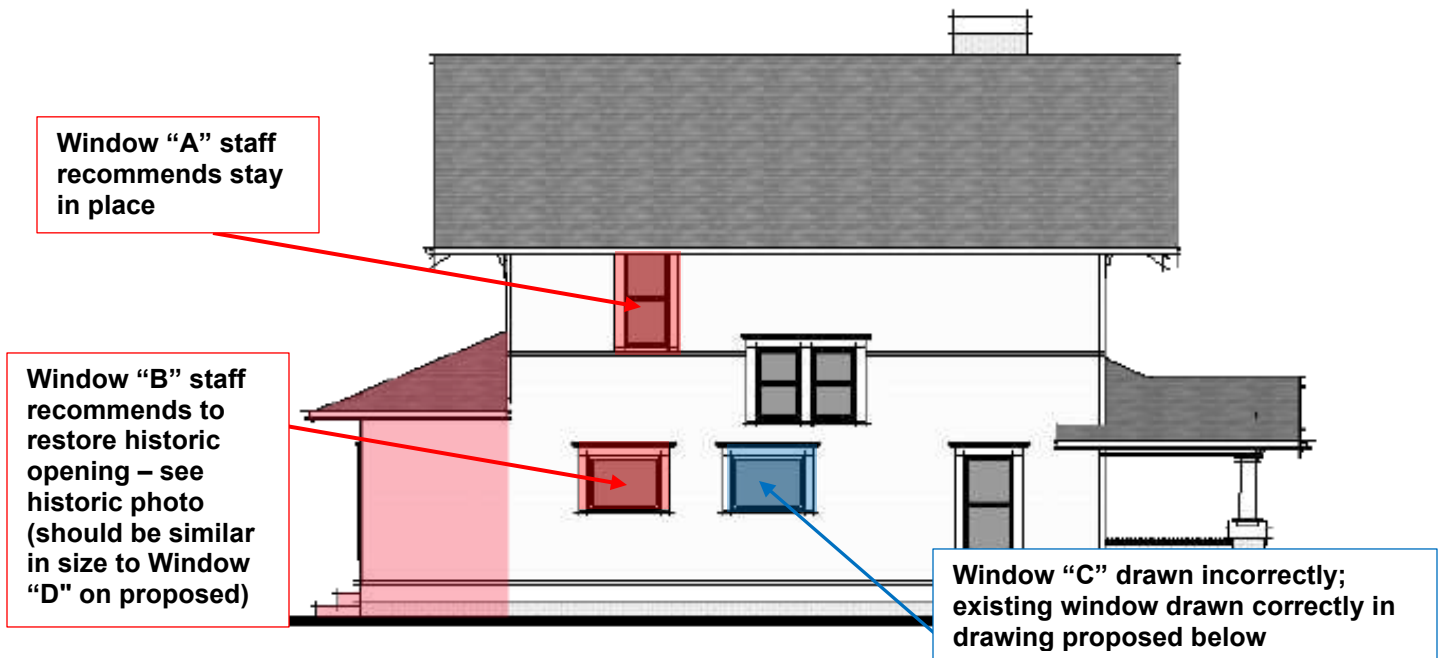
WINDOW WORKSHEET

EXISTING WINDOW SCHEDULE								
Window	Material	Lites	Style	Dimensions	Brand/Vendor	Orig/Rpmt/New	Exist /	Remain Notes
W1	Wood	1	Fixed	24x65		Original	Yes	
W2	Wood	1	Fixed	24x65		Original	Yes	
W3	Wood	1/1	DH	30x65		Original	Yes	
W4	Wood	1/1	DH	48x65		Original	Yes	
W5	Wood	1/1	DH	30x65		Original	Yes	
W6	Wood	10	Fixed	24x65		Original	Yes	
W7	Wood	10	Fixed	24x65		Original	Yes	
W8	Wood	1	Fixed	48x65		Replacment	No	Replace with unit to match original adjacent
W9	Wood	10	Csmnt	48x65		Original	Yes	
W10	Wood	10	Csmnt	48x65		Original	Yes	
W11	Wood	1/1	DH	30x65		Original	Yes	Leaded Glass Top Sash
W12	Wood	1/1	DH	48x65		Original	Yes	Leaded Glass Top Sash
W13	Wood	1/1	DH	30x65		Original	Yes	Leaded Glass Top Sash
W14	Wood	1/1	DH	30x65		Original	Yes	
W15	Wood	1	Fixed	48x65		Original	No	
W16	Wood	1/1	DH	30x42		Original	Yes	
W17	Wood	1/1	DH	48x65		Original	Yes	
W18	Wood	1/1	DH	36x64		Original	Yes	
W19	Wood	1/1	DH	36x64		Original	Yes	
W20	Wood	1/1	DH	36x64		Original	Yes	
W21	Wood	1/1	DH	36x64		Original	Yes	
W22	Wood	1/1	DH	48x64		Original	Yes	
W23	Wood	1/1	DH	48x64		Original	Yes	
W24	Wood	1/1	DH	48x64		Original	Yes	
W25	Wood	1/1	DH	48x64		Original	Yes	
W26	Wood	1/1	DH	48x64		Original	Yes	
W27	Wood	1/1	DH	48x64		Original	Yes	
W28	Wood	1/1	DH	30x64		Original	Yes	
W29	Wood	1/1	DH	30x64		Original	Yes	
W30	Wood	1/1	DH	30x64		Original	Yes	
W31	Wood	1/1	DH	30x64		Original	No	
W32	Wood	1/1	DH	30x64		Original	No	

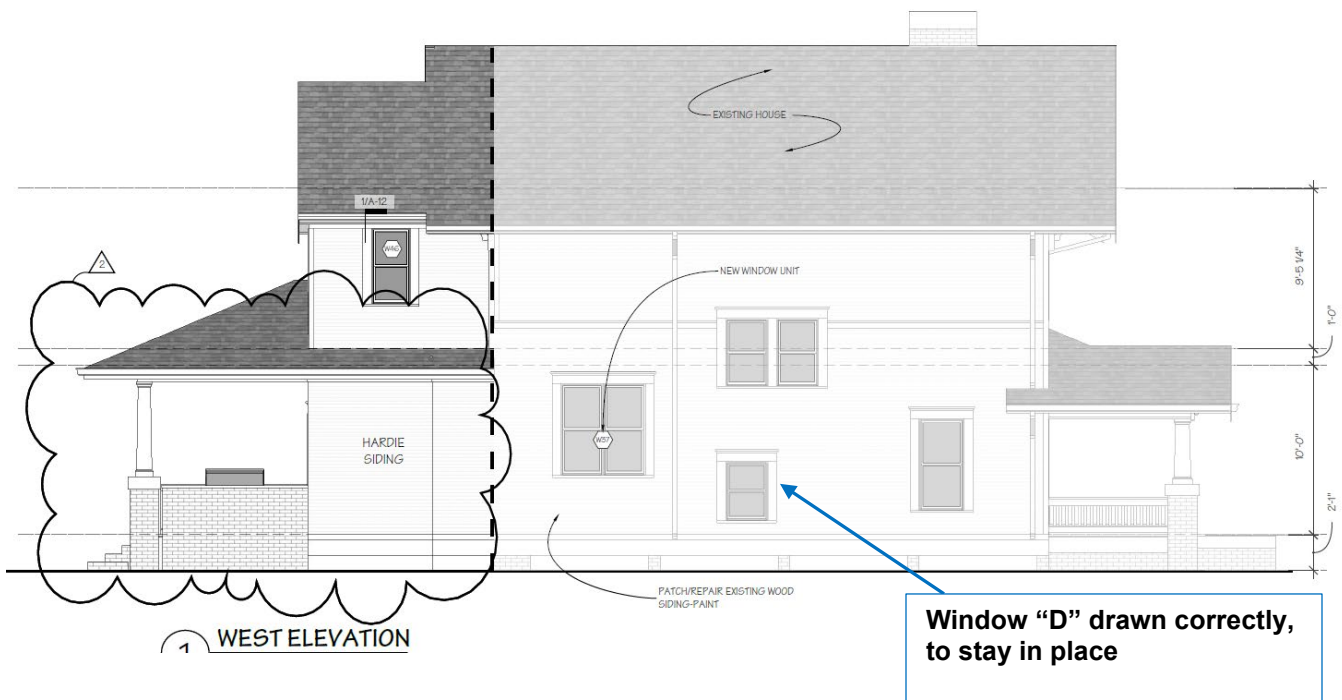
W33	Wood	1/1	DH	30x64		Original	No	
W34	Wood	1/1	DH	36x64		Original	Yes	
W35	Wood	1/1	DH	36x64		Original	Yes	
W36	Wood	1	Csmnt	48x36		Original	No	
W37	Wood	1/1	DH	(2) 30X65	Jeld Wen	New		Two Wide Unit
W38	Wood	1/1	DH	32x66	Jeld Wen	New		
W39	Wood	1/1	DH	32x66	Jeld Wen	New		
W40	Wood	1/1	DH	32x66	Jeld Wen	New		
W41	Wood	1/1	DH	32x66	Jeld Wen	New		
W42	Wood	1/1	DH	36x66	Jeld Wen	New		
W43	Wood	1/1	DH	36x44	Jeld Wen	New		
W44	Wood	1/1	DH	36x44	Jeld Wen	New		
W45	Wood	1/1	DH	36x18	Jeld Wen	New		
W46	Wood	1/1	DH	28x54	Jeld Wen	New		
W47	Wood	1/1	DH	30x54	Jeld Wen	New		
W48	Wood	1/1	DH	30x54	Jeld Wen	New		
W49	Wood	1/1	DH	(2) 30x65		Original	Yes	Re-Insert Salvaged Window (Two Wide Unit)

GARAGE WINDOWS

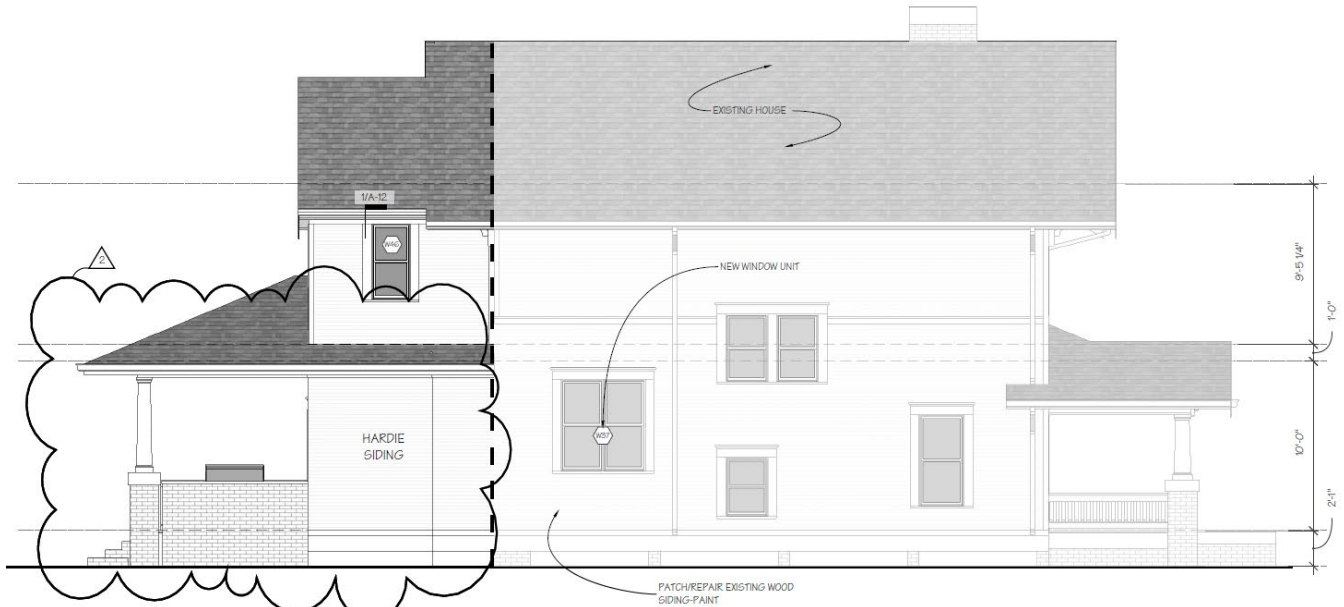
WEST ELEVATION WINDOWS -EXISTING *DRAWING INCORRECT



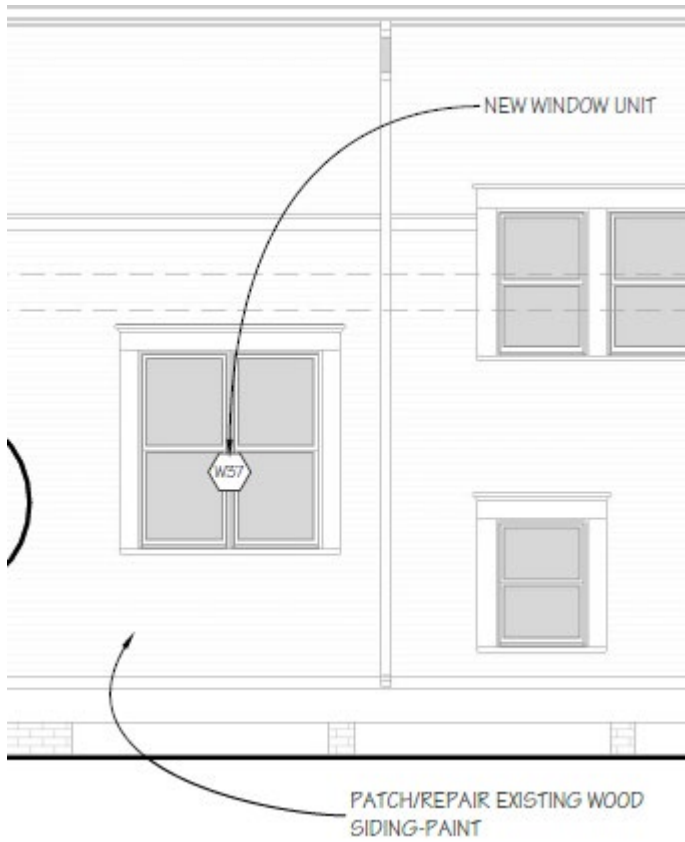
WEST ELEVATION WINDOWS -PROPOSED, paired window W37



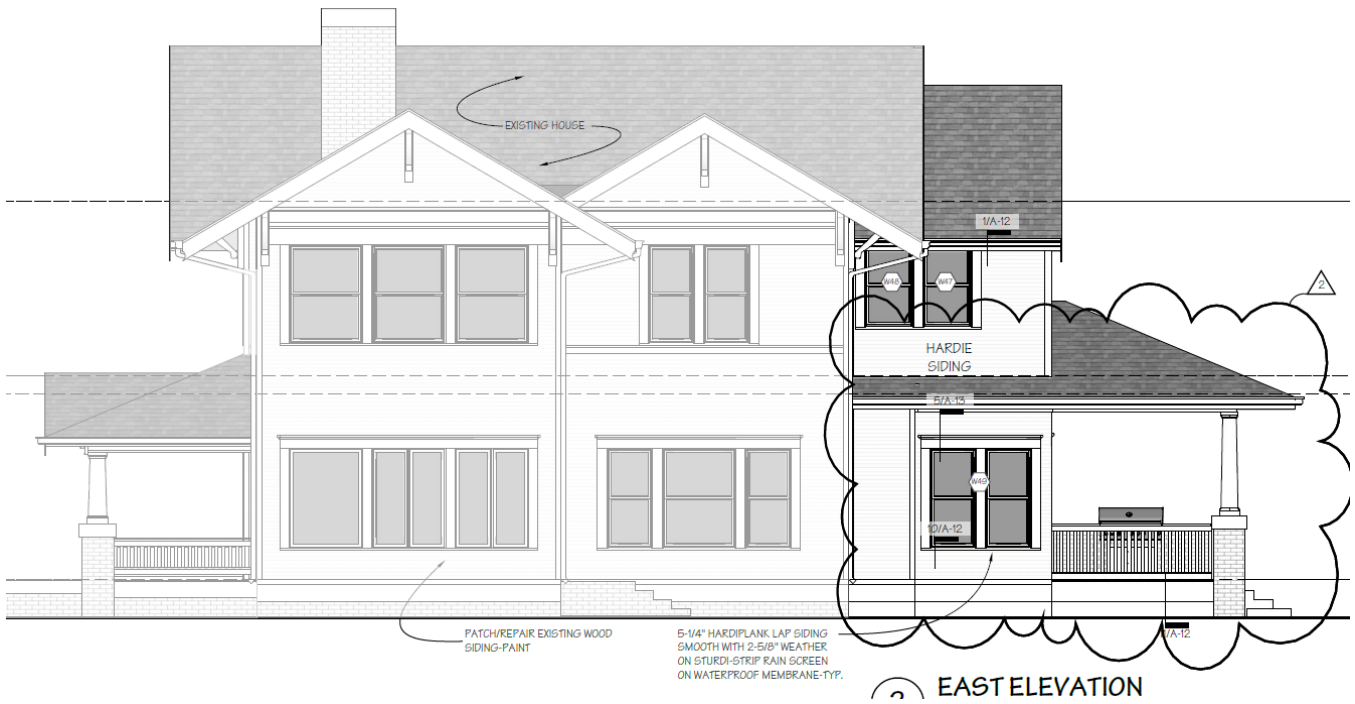
WEST ELEVATION WINDOWS -PROPOSED



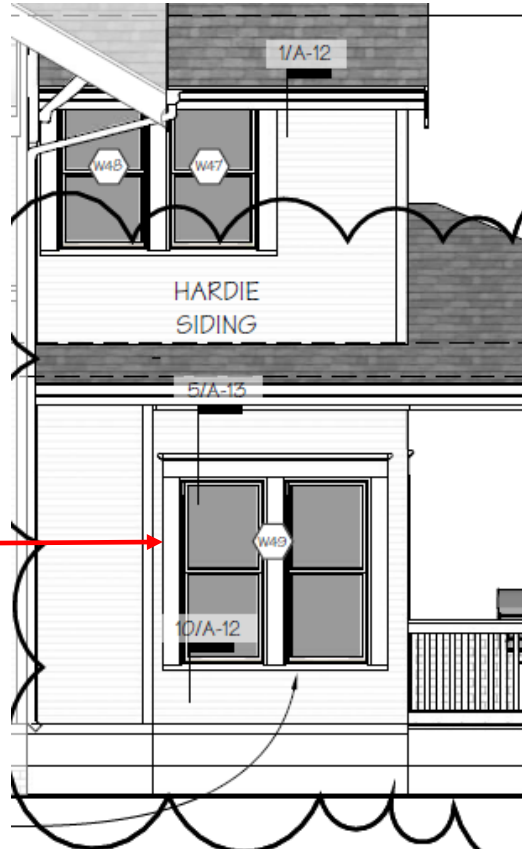
1 WEST ELEVATION



EAST ELEVATION WINDOWS - PROPOSED

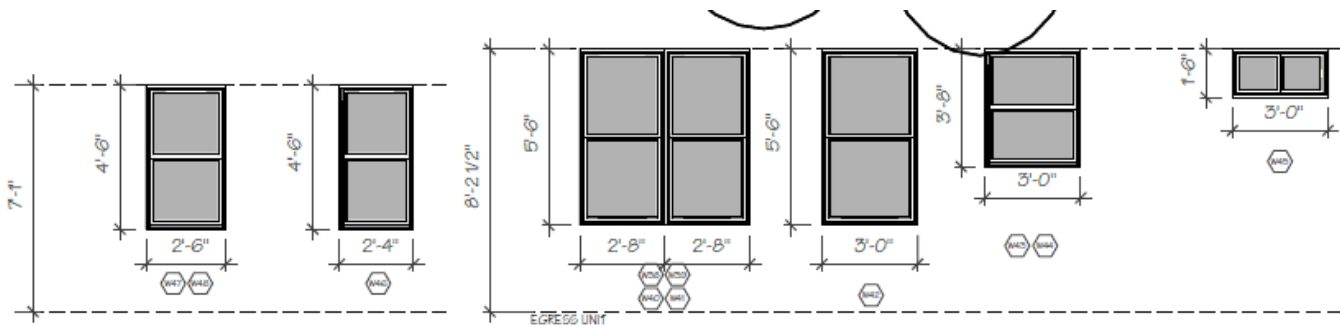


W49 – re-install historic paired windows in new addition

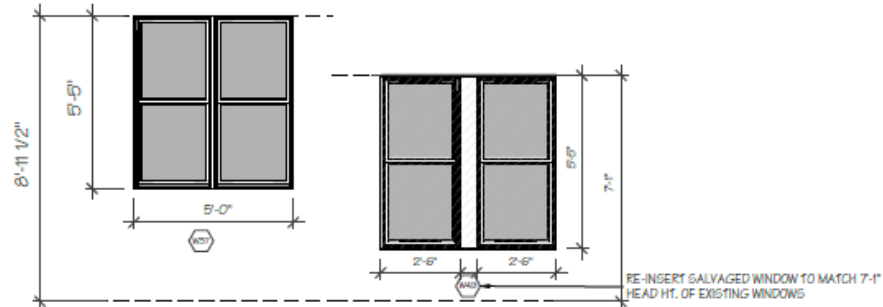


DRAWING SET WINDOW SCHEDULE

I.D.	ROOM	ORIENTATION	UNIT	WIDTH	HGT.	HEADER HGT.	STYLE							U. VAL.	SHGC	NOTES		
							DBL-HUNG	AWNING	CSMENT	PICTURE	EGRESS	FALL SAFETY	TEMPERED				PRIVACY	LOW-E I.G.
W37	KITCHEN	W	(2'-6")X(5'-5") 2W	2'-6"	5'-5"	8'-11 1/2"	●									0.3	0.2	2 UNITS WIDE
W38	GUEST BEDROOM	E	(2'-8")X(5'-6")	2'-8"	5'-6"	7'-2 1/2"	●				●	●				0.3	0.2	EGRESS WINDOW
W39	GUEST BEDROOM	E	(2'-8")X(5'-6")	2'-8"	5'-6"	7'-2 1/2"	●				●	●				0.3	0.2	EGRESS WINDOW
W40	LIVING ROOM	E	(2'-8")X(5'-6")	2'-8"	5'-6"	7'-2 1/2"	●				●	●				0.3	0.2	
W41	LIVING ROOM	E	(2'-8")X(5'-6")	2'-8"	5'-6"	7'-2 1/2"	●				●	●				0.3	0.2	
W42	LIVING ROOM	N	(3'-0")X(5'-6")	3'-0"	5'-6"	7'-2 1/2"	●				●	●				0.3	0.2	
W43	KITCHEN	N	(3'-0")X(3'-8")	3'-0"	3'-8"	7'-2 1/2"	●									0.3	0.2	
W44	KITCHEN	W	(3'-0")X(3'-8")	3'-0"	3'-8"	7'-2 1/2"	●									0.3	0.2	
W45	GUEST BATH	W	(3'-0")X(1'-6")	3'-0"	1'-6"	7'-2 1/2"	●									0.3	0.2	PRIVACY GLASS
W46	M. BATH	W	(2'-4")X(4'-6")	2'-4"	4'-6"	7'-1"	●									0.3	0.2	MATHC EXISTING 2ND FLR. WINDOW HD, HGT.
W47	M. BATH	E	(2'-6")X(4'-6")	2'-6"	4'-6"	7'-1"	●									0.3	0.2	MATHC EXISTING 2ND FLR. WINDOW HD, HGT.
W48	M. BATH	E	(2'-6")X(4'-6")	2'-6"	4'-6"	7'-1"	●									0.3	0.2	MATHC EXISTING 2ND FLR. WINDOW HD, HGT.
W49	BAR	E	(2'-6")X(5'-5") 2W	2'-6"	5'-5"	7'-1"	●									0.3	0.2	EXISTING UNIT TO BE REUSED- MATCH EXISTING 1ST FLR. WINDOW HD, HGT.



3 2nd FLOOR WINDOW ELEVATIONS
Scale: 3/8" = 1'-0"



4 1st FLOOR WINDOW ELEVATIONS
Scale: 3/8" = 1'-0"