

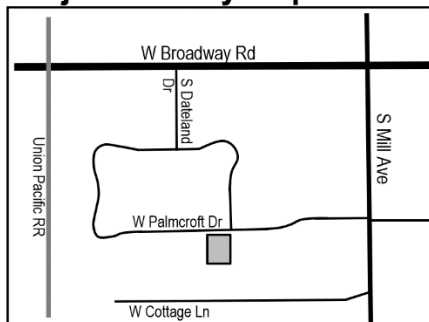
CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION

Meeting Date: 04/19/2023
Agenda Item: 8

ACTION: Request for a Certificate of Appropriateness for carport demolition at and garage and bedroom additions to the **Rice-Barnard House**, located at 103 West Palmcroft Drive, a contributing property in the Tempe Historic Property Register-designated Date Palm Manor Historic District. The applicant and presenter is Nicholas Tsontakis. **(PL230079/HPO230002)**

RECOMMENDATION: Approve, with conditions

Project Vicinity Map



Property Owner: Nicholas Rice / Jenna Barnard
Applicant: Dwell Boldly (Nicholas Tsontakis)
Tempe Hist. Prop. Reg. Status: Designated (Contributing)
National Register Status: Listed

ATTACHMENTS: Plan Set for 103 West Palmcroft Partial Demolition/Additions

STAFF CONTACT(S): Zachary J. Lechner, Historic Preservation Officer, 480-350-8870

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A
Prepared by: Zachary J. Lechner, Historic Preservation Officer

COMMENTS:

The property (103 West Palmcroft Drive) is located in the Date Palm Manor Subdivision, which is situated one mile south of downtown Tempe, directly south of Broadway Road and west of Mill Avenue. As the Date Palm Manor Historic District’s National Register nomination states, “The 11.9-acre neighborhood is laid out along four streets—Date land, Palmcroft, Dromedary, and Palmdale Drives—in a curvilinear rectangle. The Date Palm Manor Historic District has 37 properties, including 36 single-family houses and one small multi-family apartment block. Thirty-six of the properties were built [from] 1954-1962, and one house was built on the last remaining lot in 1975.” 103 West Palmcroft Drive is a contributor to the Historic District, an area listed in both the Tempe Historic Property Register and the National Register of Historic Places.

Staff evaluation of the Certificate of Appropriateness request employed the Date Palm Manor National Register nomination and the Secretary of the Interior's Standards for the Treatment of Historic Properties as guidance.

HISTORIC OVERVIEW:

The Date Palm Manor Historic District is an example of a well-preserved neighborhood of custom-built homes, which exhibit the highest artistic expression of midcentury Ranch-style architecture.

Excerpt from the Date Palm Manor Historic District National Register [nomination](#):

The Ranch style was introduced in California in the 1930s and quickly became a popular regional style. After the war, its innovative design and construction fit well with emerging social, economic, and technological trends. Eventually it became the dominant architectural style in the United States where, particularly in the West, it would represent the most ubiquitous house-form for the next 30 years. In contrast to previous Period Revival styles, early Ranch architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19th century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life embodied in post-war suburbia. The Ranch house typically featured a low-pitched roof with deep eaves and a few traditional elements such as clapboard, false shutters, and a small entry porch. It also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street shows many visible planes and angles, creating a bigger, more spacious look for a small house. The new orientation of the house also placed more emphasis on the back yard, and large windows, glass doors, and patios often faced a landscaped private refuge at the rear of the lot. The substantial break from the more exotic designs and materials of the earlier Period Revival styles reflects the new postwar optimism for the future and modernism's tenets of simple, clear, unpretentious design.

Perhaps the greatest advantage that the Ranch style had in the early postwar period was its simplicity of design and construction, which allowed fast and efficient mass production of homes to meet the growing demand for affordable housing. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. The introduction of steel casement windows and other standardized building components cut construction time and costs considerably. The typical house built in the late 1940s or early 1950s was generally small with a simple design and a stark exterior with little or no ornamentation; collectively, all of the houses in a subdivision reflected the same standardized design with only slight variations. The early postwar Ranch style was greatly constrained by the restrictive guidelines of the Federal Housing Administration and the urgent need to efficiently build millions of new homes.

By the mid-1950s, building restrictions were eased and the typical Ranch house incorporated

more decorative elements, such as brick wainscot, scroll-cut fascia, board-and-batten siding, eyebrow dormers, wrought iron porch posts, and weeping mortar. At this time, concrete block, and particularly pumice block made from native volcanic scoria materials, became the building material of choice for the majority of Arizona builders. It was cheap, costing an average of \$500 less per house than wood, and was locally manufactured. Superlite Builders Supply Company was established in Phoenix in 1945, and within 15 years grew to be the largest block manufacturer in the United States. Its pumice block was lighter in weight with a higher fire rating, a higher R value, and was more effective for sound absorption (NRC rating). Of course, larger concrete masonry units also reduced labor as fewer blocks were handled to construct the same wall area. Ultimately, concrete block would become the least expensive and most readily available building material in the Phoenix metropolitan area, largely as a result of the phenomenal postwar success of the locally operated Superlite Company.

However, Date Palm Manor was unlike any other residential development in Tempe at the time. The houses were not built fast and efficiently, but with skilled craftsmanship and attention to detail that represent the highest artistic expression of the Ranch style. As there was clearly a growing market for expensive houses, there were no restraints on size and design. The Agnew Construction Company used a variety of building materials and decorative elements. As every house had a unique design, the neighborhood as a whole exhibits every plan and profile associated with the Ranch house. There are two houses not designed in the Ranch style, but rather, representative of the Contemporary and Split-Level styles. Agnew did use the nearly universal concrete block as his primary building material, but exterior walls were usually not plain block surfaces. Other contrasting materials—brick, wood, stucco, pierced block, metal and stone—were often overlaid or imbedded in the masonry for unique effect. Date Palm Manor was strikingly different in the mid-1950s, but it was a precursor to a new style of building that would become more common in the 1960s. The Housing Act of 1954 recognized the changes in the market, and lowered the amount of down payment required for houses costing up to \$25,000. This made it possible to finance larger houses. By 1960 there was much greater diversity in residential architecture. Houses generally became larger and more richly decorated, and builders started offering a greater variety of different models with more optional features.

Contributing resources in the Date Palm Manor Historic District exhibit a very high level of architectural integrity. The neighborhood clearly conveys its historic appearance and sense of place merit recognition for its outstanding examples of Ranch style architecture.

PROJECT ANALYSIS:

The project proposes three substantial changes to this historic home: the demolition of the original carport, as well as the construction of garage and bedroom additions.

Guidelines from the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#) relevant to this proposal call for:

- Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building;

- Designing a new addition that is compatible with the historic building;
- Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color;
- Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building;
- Distinguishing the addition from the original building by setting it back from the wall plane of the historic building;
- Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional); and
- Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.

Staff considers the demolition of the carport acceptable. While most contributing properties in the Date Palm Manor Historic District feature original carports, others feature historic garages or carports that were enclosed either during or after the period of significance (1954-1962). For example, the property directly to the east of the **Rice-Barnard House**, 25 West Palmcroft Drive (aka, the Roberts Residence) (note: HPC approved a Certificate of Appropriateness for this property at its October 2022 meeting) was built with a garage, though on the western, non-street-facing elevation. Several other historic garages in the district, like the one at 10 West Palmcroft Drive, do face the street, though. While enclosing the carport, rather than demolishing it entirely would be preferred from a historic preservation standpoint, the carport's demolition does not constitute a substantial blow to the home's historical integrity.

The height of the proposed additions is also acceptable, as it is no higher than the existing roofline, and the sketches accompanying the request suggest a balanced appearance to the altered home that does not draw undue attention to either addition. On the downside, the garage will be clearly visible from the street and the additions will not be subordinate to the original portion of the home. Ideally, the additions would be placed in the backyard to maintain the historic home's original curbside appearance; however, as the applicant explains, "The main reason for putting [the additions] in the front is that an addition to the rear would occupy most of the backyard since there is already [a] storage building back there. The rear yard is already small. This is not ideal for the residents but also for property value. Also, placing the garage in the front preserves the traditional fabric of the neighborhood—with carport/garage facing the street. Other homes in the area have garages on the street (including the home directly across the street)" (Tsontakis to Lechner, 3/24/23) (note: The garage across the street is actually located in the rear of the home [102 West Palmcroft Drive], with access via a rear alley.)

Per the Secretary of the Interior's Standards, the material and color of non-historic additions should be differentiated, but compatible with the material and color of the historic building. In an email dated April 10, 2023, staff recommended that the applicant reconsider his plan to use brick for the garage and bedroom additions in order to match the brick of the historic portion of the home. While using brick for the additions would create visual continuity between the non-historic additions and the historic structure, that visual continuity would create a false sense of history by disguising the fact that the additions are not original to the home. To avoid this, staff suggested that the applicant choose "compatible but differentiated" exterior building materials (and paint colors). As stated in [*The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing*](#)

Historic Buildings, “A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building” (79). The applicant was amenable to staff’s recommendation, proposing instead to “make a wood siding work to match what the carport had before” (Tsontakis to Lechner, 4/11/23). Staff considers this an acceptable solution, since the wood siding for the garage and bedroom additions would reference the demolished historic carport materials without causing an observer to mistake the additions as historic.

Finally, the applicant’s plans reveal the homeowners’ intention to install a carriage house-style door on the garage addition. This is inadvisable, as the carriage house design would clash with the raised-panel garage doors that populate most of the Date Palm Manor Historic District. Staff encourages the applicant to choose a more compatible style (e.g., raised panel) instead.

STAFF RECOMMENDATION:

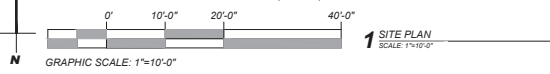
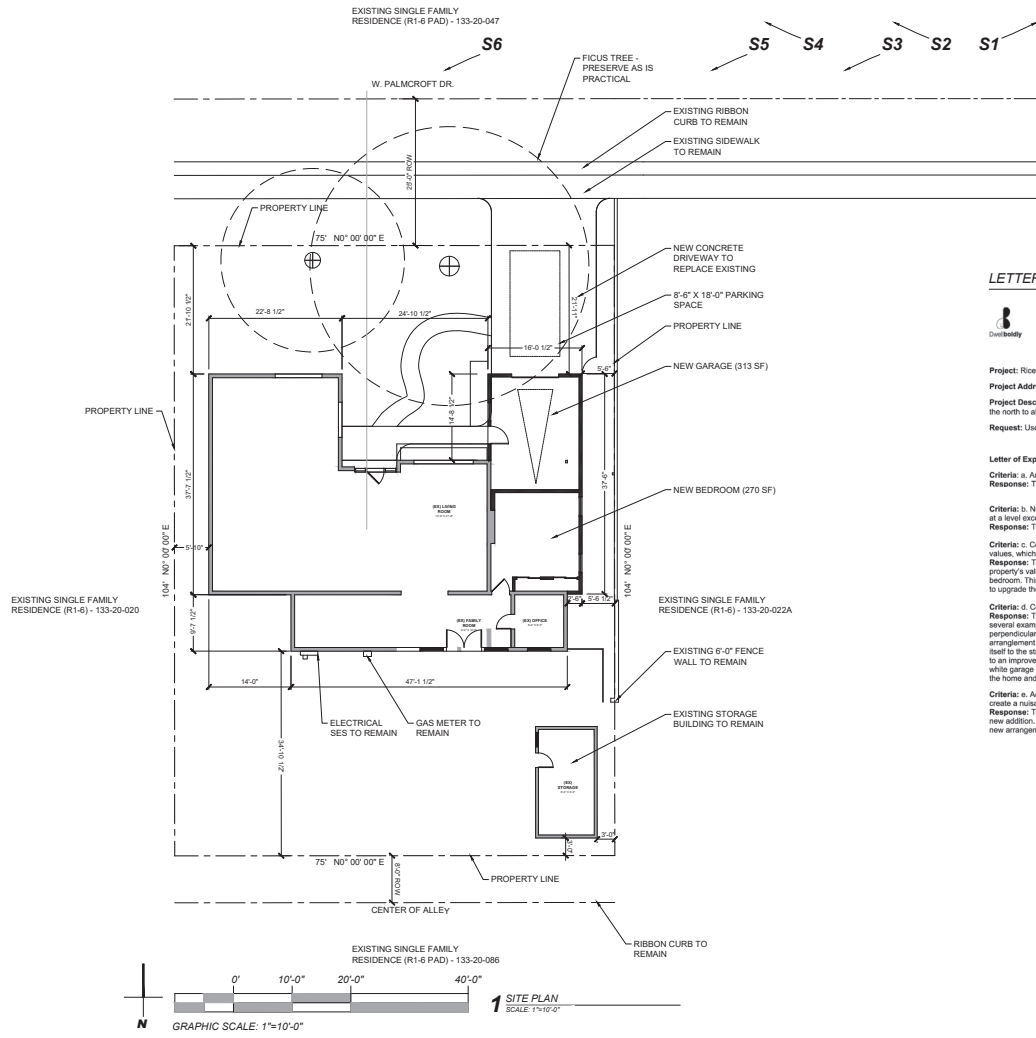
Based upon the information provided and the above analysis, should the Commission approve a Certificate of Appropriateness for the proposed partial demolition/additions as part of case PL230079/HPO230002, staff recommends approval be subject to the following condition(s).

CONDITIONS OF APPROVAL:

1. The Certificate of Appropriateness shall be valid only after the property owner obtains all other necessary entitlements from the Planning Division, including, but not limited to, a Use Permit for parking in the front yard setback.
2. The exterior building material and paint color(s) for the garage and bedroom additions shall be compatible with but differentiated from that of the historic home.
3. The new garage door’s paint color shall be compatible with but differentiated from that of the historic home, and its style shall be compatible (e.g., raised panel) with other contributing properties’ garages in the Date Palm Manor Historic District.
4. All plans are to be approved as submitted. Any changes to the plans as submitted shall be reviewed by the Historic Preservation Officer for compliance with the Certificate of Appropriateness and issuance of a Certificate of No Effect.

SAMPLE MOTION:

I motion to approve the applicant’s request for a Certificate of Appropriateness, subject to the staff report’s proposed conditions of approval, to demolish the carport and add a garage and bedroom addition to the **Rice-Barnard House**, located at 103 West Palmcroft Drive, a contributing property in the Tempe Historic Property Register-designated Date Palm Manor Historic District.



LETTER OF EXPLANATION

NICHOLAS TSONTAKIS, AIA
 Dwellboldly
 20 March 2023

Project: Rice Residence Addition and Remodel
Project Address: 103 W. Palmcroft Dr. Tempe, AZ 85283
Project Description: Demolishing an existing carport, extending the home 7'-6" to the east and 14'-8" to the north to allow for a new bedroom and single car garage.
Request: Use Permit to allow for parking in the front setback of the property.

Letter of Explanation:
Criteria a: Any significant vehicular or pedestrian traffic in adjacent areas.
Response: The project will have no effect on vehicular or pedestrian traffic in adjacent areas.
Criteria b: Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.
Response: The project will not create a nuisance nor contribute to any negative emissions.
Criteria c: Contribution to the deterioration of the neighborhood or to the downgrading of property values, which conflict with the goals, objectives or policies of the city's adopted plans for General Plan.
Response: The addition of a single car garage and additional bedroom will upgrade the subject property's value by offering a modern, highly desired amenity (enclosed garage) and an additional bedroom. This can contribute to the amelioration of the neighborhood by encouraging others in the area to upgrade their homes, making them more appealing for today's residents.
Criteria d: Compatibility with existing surrounding structures and uses.
Response: The addition seeks to blend into the existing house and neighborhood fabric. There are several examples homes in the neighborhood that have smaller scale roofs, either hips or gables, that run perpendicular to an elongated main roof of house - those hips and gables face the street. This is like the arrangement of the new addition, where the new garage roof protrudes from the main roof to present itself to the street. This composition creates balance with the existing hip roof to the west and contributes to an improved curb appeal. In addition, there is a house immediately across the street with an unpainted, white garage door that faces the street. The subject property's garage door size chosen to suit the style of the home and is painted to blend in without looking as stark as the white garage door across the street.
Criteria e: Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.
Response: The home presently allows for the same number of off-street parking spots as it does with the new addition. Disruptive behavior both inside and outside the premises will be similarly controlled in the new arrangement as it is currently under existing conditions.

PROJECT DATA

PROPERTY OWNER AND ADDRESS:
 JENNA AND NICHOLAS RICE
 103 W. PALMCROFT DR.
 TEMPE, AZ 85282

DESCRIPTION:
 DATE PALM MANOR AND
 LOT 25

PARCEL ID#:
 133-20-021

STR:
 27 TR 4E

ZONING:
 RT-6 (LOCATED IN HISTORIC DISTRICT)

LOT AREA:
 7,800 SF (0.18 ACRES)

LOT COVERAGE:
 ALLOWABLE: 45% (3,510 SF)
 ACTUAL: 32% (2,468 SF / 7,800 SF X 100%)

BUILDING HEIGHT:
 ALLOWABLE: 30'-0"
 ACTUAL: 11'-11'-0"

OCCUPANCY:
 RS SINGLE-FAMILY DETACHED DWELLING

CONSTRUCTION TYPE:
 V2

PARKING SPACES REQUIRED:
 2

BUILDING SETBACKS:
 FRONT: 3'-0"
 REAR: 15'-0" (FROM MIDDLE OF ALLEY)
 SIDE YARDS: 5'-0"

AREAS

BUILDING AREAS:	
EXISTING HOUSE	1,885 SF
LIVABLE AREA	(291 SF)
CARPORIT (DEMO)	200 SF
DETACHED STORAGE	
ADDITION	
NEW LIVABLE	270 SF
NEW GARAGE	313 SF
TOTAL LIVABLE	2,155 SF
TOTAL GARAGE	313 SF
TOTAL STORAGE	200
TOTAL USED FOR LOT COVERAGE	2,668 SF

USE PERMIT REQUEST

TO ALLOW FOR ONE OF THE TWO REQUIRED OFF-STREET PARKING SPACES TO BE LOCATED IN THE FRONT YARD SETBACK ON THE DRIVEWAY

PROJECT TEAM

OWNER:
 NICK AND JENNA RICE
 103 W. PALMCROFT DR.
 TEMPE, AZ 85282
 PHONE: 602-497-0844
 EMAIL: NICK@LIFETIMEADVISORS.COM

ARCHITECT/APPLICANT:
 DWELLBOLDLY
 2000 N. 31ST PLACE
 PHOENIX, AZ 85018
 CONTACT: NICHOLAS TSONTAKIS, AIA
 P: 602-370-3602
 E: NICHOLAS@DWELLBOLDLY.COM

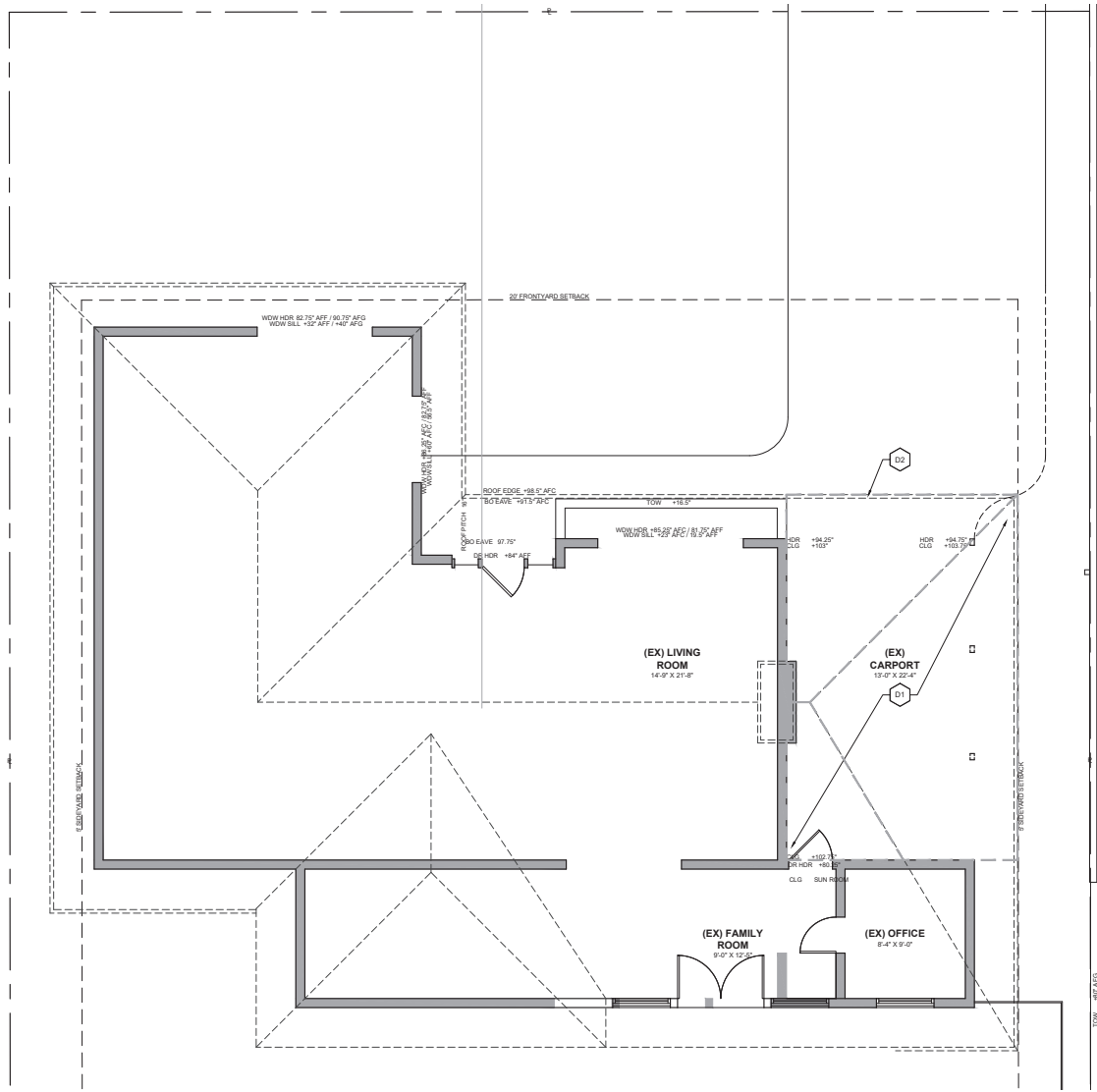
VICINITY MAP



SITE PHOTOS (SEE ATTACHED ADDENDUM FOR ADDITIONAL SITE PHOTOS AT PROPERTY CORNERS)
 SCALE: NTS



REVISIONS	
1	
LOGO	
SEAL	
DRAWN BY: <i>ant</i>	
APPROVED BY: <i>ant</i>	
PROJECT NO.: 230205	
TITLE: SITE PLAN	
SHEET NUMBER	



LEGEND

- : EXISTING WALLS TO REMAIN
- : EXISTING WALLS TO BE REMOVED

DEMO KEYNOTES

- D1 DEMO CARPORT COLUMNS, BEAMS, AND ROOF
- D2 REMOVE ROOF - TYP. THICKENED LINE

GENERAL DEMO NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID
 2. REMOVE FROM SITE AS SOON AS PRACTICABLE DEMOLISHED MATERIALS, DEBRIS, AND RUBBISH DO NOT ACCUMULATE DEBRIS ON THE FLOOR OR AT THE SITE.
 3. ALL BUILDING COMPONENTS AND FINISHES WHICH ARE TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE.
 4. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED FOR NEW WORK AND FINISH.
 5. EXISTING ROOF TO BE REMOVED
- ABBREVIATIONS:
 WC: WATER CLOSET
 FF: FINISH FLOOR
 AFF: ABOVE FINISH FLOOR
 HDR: HEADER
 FXD: FIXED
 TEMP: TEMPERED
 (EX): EXISTING TO REMAIN
 (N): NEW
 (D): DEMO
 (R): REPLACE WITH LIKE FIXTURE
 U.N.O. UNLESS NOTED OTHERWISE

1 EXISTING DEMO FLOOR PLAN

REVISIONS

1	

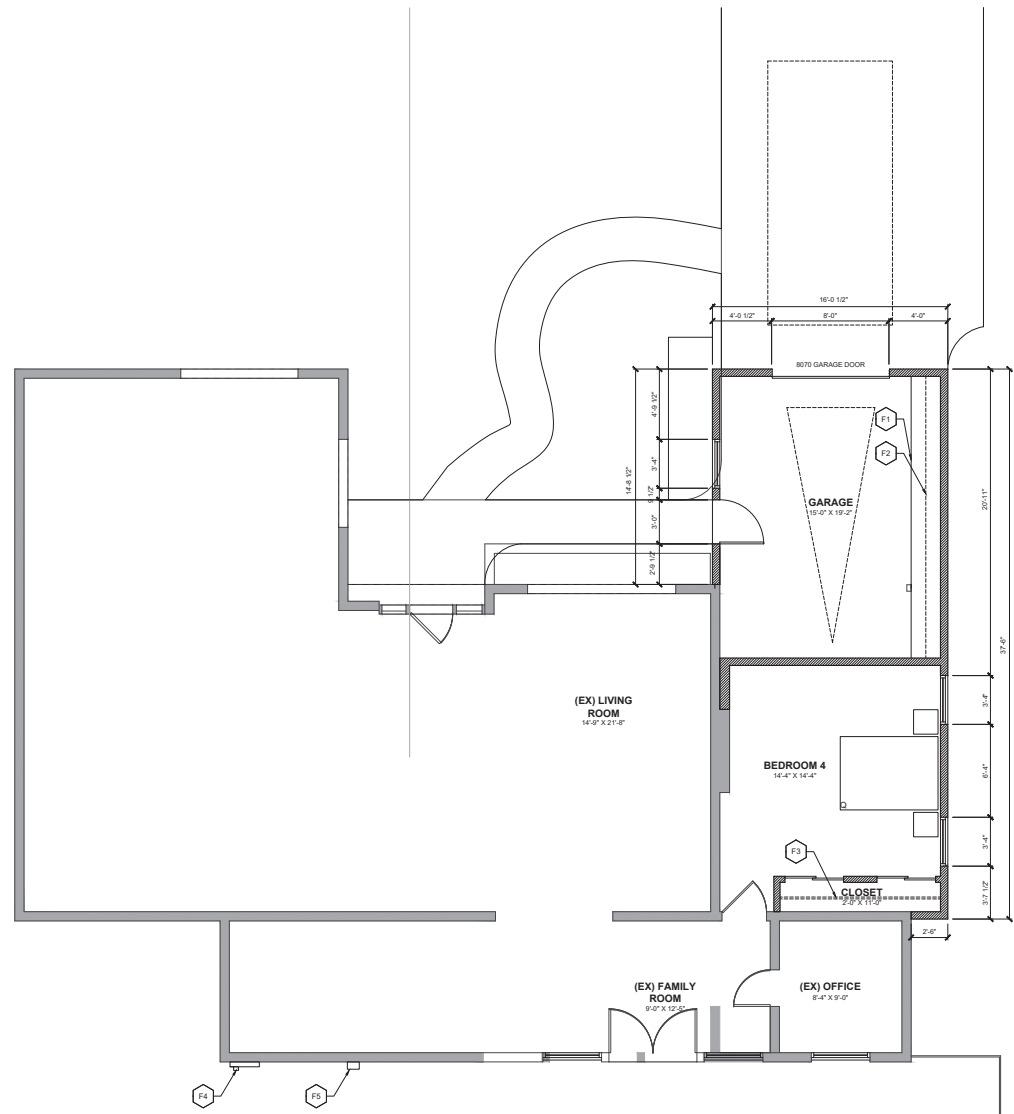
LOGO



SEAL

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APPROVED BY	ant
PROJECT NO.	230205
TITLE	EXISTING/DEMO FLOOR PLANS

SHEET NUMBER



- LEGEND**
- : EXISTING WALLS TO REMAIN
 - : NEW WALLS
 - : GARAGE-HOUSE SEPARATION WALL - PROVIDE 1/2" TYPE X GYP. BD. OVER FRAMING BOTH SIDES
- KEYNOTES**
- F1 +36" COUNTER - COORDINATE BASE CABINET LOCATIONS WITH OWNER
 - F2 UPPER CABINETS
 - F3 ROD AND SHELF
 - F4 ELECTRICAL SES TO REMAIN
 - F5 GAS METER TO REMAIN

REVISIONS	
1	
LOGO	
SEAL	
DRAWN BY	ant
APPROVED BY	ant
PROJECT NO.	230205
TITLE	PROPOSED FLOOR PLAN

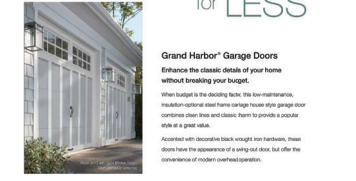
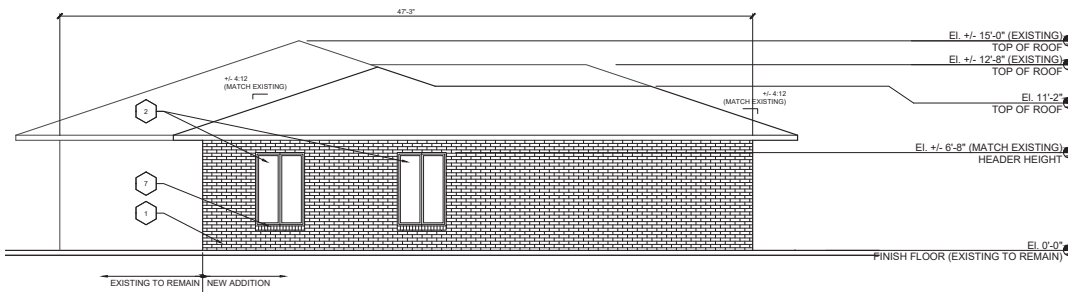
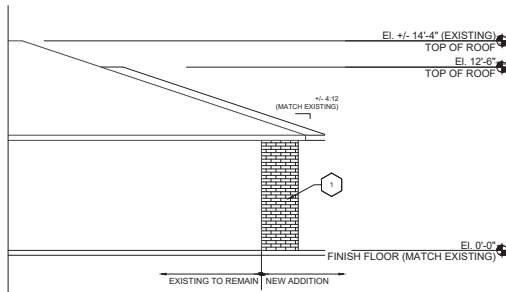
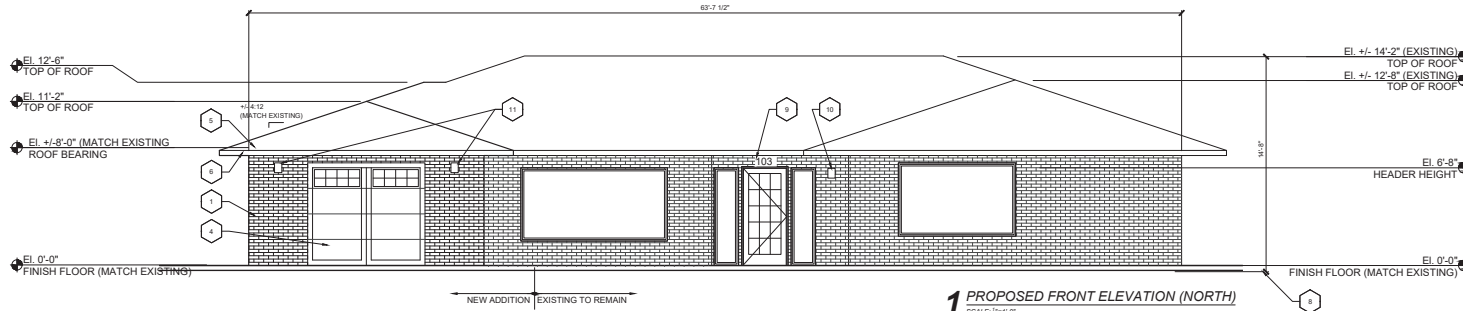
SHEET 11/11/2023

KEYNOTES

- 1 BRICK VENEER TO MATCH EXISTING
INSTALL OVER WOOD FRAME PER
ESR-1215
- 2 ANODIZED ALUMINUM WINDOWS WITH
LOW 'E' TINTED GLASS, TYP. MAX
SHGC: 0.25, MAX U-FACTOR 0.40
(TEMPERED WHERE SHOWN) -
MULLION COLOR MATCH EXISTING
- 3 FINISH FLOOR
- 4 CLOPAY GRAND HARBOR OVERHEAD
GARAGE DOOR, SEE CUT SHEETS
BELOW, DESIGN 11 W SQ24 TOP,
SANDTONE COLOR
- 5 CONCRETE TILE ROOF TO MATCH
EXISTING. INSTALL PER ESR-1759
APPROVED EQUIVALENT MAY BE
SUBSTITUTED.
- 6 NEW ROOF FASCIA TO MATCH
EXISTING
- 7 BRICK SILL TO MATCH EXISTING
- 8 GRADE LINE - 6" BELOW FINISH FLOOR
- 9 ADDRESS MARKER
- 10 EXISTING LIGHT TO REMAIN
- 11 NEW LIGHT TO MATCH EXISTING

GENERAL NOTES

ELEVATIONS CALLED OUT FROM
EXISTING FINISH FLOOR - NEW FINISH
FLOOR TO MATCH EXISTING FINISH
FLOOR ELEVATION
T: TEMPERED



5 GARAGE SPECS AND PHOTO INSPIRATION
SCALE: NTS

Solid Top Sections

Build top sections to incorporate recessed and anti-swing designs provide more design options to complement your home style.

Faux Top Sections

Faux top sections create the illusion of a window by using a solid dark gray, steel background with white, square and rectangular light openings. Provides added security while creating the appearance of a real window.

Glazed Top Sections

Glazed top sections in clear or obsidian glass and wrap-in or glass-enclosed design and color options allow you to match your home's style. Available in a variety of colors that provide all the classic European style to complement light fixtures, entry doors and other decorative features.

Door Designs

Top Window Sections

Durable Construction

3-2
6.3
• 24 gauge, 2" aluminum construction with 1/2" composite insulator for long-lasting performance and durability.
• Optional 1/2" poly-isocyanurate insulation improves energy efficiency 15.3 R-value.
• Galvanized torsion springs are attractive and longer lasting.
• Rust resistant, aluminum buffer, weatherhead roller and anti-swing felt seal out the elements.

Colors

Standard White, Almond, Desert Tan, Sandstone
• Four woodgrain finishes, not shown, galvanized steel base color options: Sandstone, Almond, Desert Tan and Sandstone. Color is available in Standard White only.
• Can be painted using high-quality latex paint.

Beauty and Design

• Four design series, eight models.
• Glazed top sections in clear or obsidian glass and wrap-in or glass-enclosed design and color options. Color base color options: Sandstone, Almond, Desert Tan and Sandstone.
• Decorative black powder coated spring design lift handles and top edge provide the finishing touch. Optional outside hand lock and spring tension maintain the authentic carriage house style design.
• UV protected stainless steel composite anti-swing edge assembly with smooth finish.

Color Blast

Color Blast™ finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Choose a durable color that works for your home through several and is backed by a 5-year warranty.

Decorative Hardware

ENHANCED | OPTIONAL
Decorative Hardware Options

Environmental Assurance

Choose doors that comply with environmental laws and regulations. Choose doors that contain PVC, All Clippy doors are compliant with:
• California SB 1033
• New Jersey A-9555-5.919 - Greenhouse Gas Bill
• Washington HB 1011 - High-pollution
Greenhouse Gas Emission
• California SB 1033
• Greenhouse Gas Emission
• California SB 1033
• Greenhouse Gas Emission

Size Availability

• New Jersey A-9555-5.919 - Greenhouse Gas Bill
• Washington HB 1011 - High-pollution
Greenhouse Gas Emission
• California SB 1033
• Greenhouse Gas Emission



REVISIONS	DATE	DESCRIPTION
1		



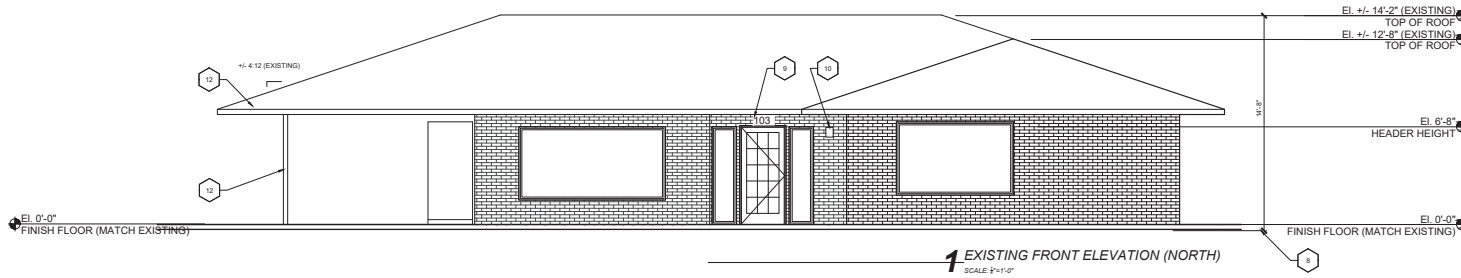
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APPROVED BY	mt
PROJECT NO.	230205
TITLE	ELEVATIONS

KEYNOTES

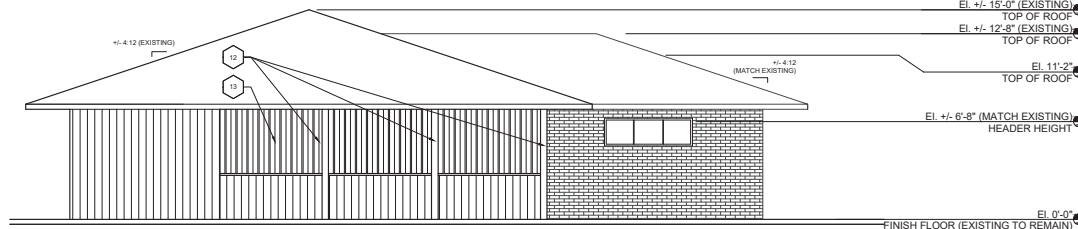
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- 11 NEW LIGHT TO MATCH EXISTING
- 12 CARPORT TO BE REMOVED
- 13 EXISTING LOUVERS TO BE REMOVED

GENERAL NOTES

ELEVATIONS CALLED OUT FROM
EXISTING FINISH FLOOR - NEW FINISH
FLOOR TO MATCH EXISTING FINISH
FLOOR ELEVATION
T: TEMPERED



1 EXISTING FRONT ELEVATION (NORTH)
SCALE: 3/4"=1'-0"



2 EXISTING SIDE ELEVATION (EAST)
SCALE: 3/4"=1'-0"



3 EXISTING HOUSE PHOTOS
SCALE: NTS

REVISIONS

1	

LOGO



SEAL

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PROJECT NO.	230205
TITLE	EXISTING ELEVATIONS

SHEET NUMBER