

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

527 4th Avenue
Avenues Historic District
New Construction
PLNHLC2010-00625
October 6, 2010

Applicant: Dave Brach, Brach Design

Staff: Carl Leith, 535-7758
Carl.Leith@sclgov.com

Tax ID: 09-31-437-016

Current Zone: SR-1A Special Development Pattern Residential

Master Plan Designation:
Low Density 4-8 Units per Gross Acre

Council District:
District 3 – Stan Penfold

**Avenues Neighborhood
Community Council Chair:**
Jim Jenkin

Lot Size: 0.156 acres

Current Use: vacant land (residential)

**Applicable Land Use
Regulations:**

- Section 21A.34.020
- Section 21A.24.080

Notification:

- Notice mailed – 9/23/10
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites – 9/23/10

Attachments:

- A. Application
- B. Photographs

Request

This is a request by Dave Brach, Brach Design, on behalf of owners Brandon and Darcy Wolsey, to construct a new single family residence on a vacant lot located at approximately 527 4th Avenue. The property is located in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district. The site is 0.156 acres and is currently vacant.

Potential Motions

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project meets the applicable ordinance standards and residential design guidelines.

If the Commission concurs with the staff analyses and the findings in this report, and finds that the development as proposed meets the objectives of the Ordinance Standards and Residential Design Guidelines, staff recommends that the Commission approves this request.

VICINITY MAP



Background

Project Description

The site is located on the north side of 4th Avenue between G and H Streets. It rises in elevation approximately 11 feet from front to rear of the site. Houses on this side of the street include four two story residences and one single story, ranging in date from the 1890s to in one case post-war. The site is flanked to the west by a bungalow and to the east by a tall two story Victorian residence. The south side of the street also includes a variety of house types and scales, including three one and a half to two story structures.

The house plan would be positioned along the east side of the lot and share the use of the existing driveway to the west. The proposed dwelling would be composed of two bays facing 4th Avenue, with basement space to the front of the site, and rising incrementally to two stories for the eastern half of the plan. The design is in flat roof form with pronounced eaves. Three distinct sections of the building would progressively step back from the street frontage, setting the part second story back approximately 15 ft from the front façade of the building. The front entrance is raised and set back from the frontage, with porch roof above. To the rear is a patio and pergola, with a detached west-facing two car garage located at the rear of the site. Fenestration would be arranged in tripartite form, using a deep reveal and aluminum clad, triple-glazed, wood frames. Proposed facing materials would be brick, wood and stucco.

The lot size is 0.156 acres (6,806 SF). House surface coverage would be 1536 SF, combined with 484 SF of garage coverage, giving a total coverage of 2020 SF or approximately 30% of the lot area. Total residential area is 3234 SF arranged across three stories. The proposed setback is just in excess of 30 ft which equates with the average for the street block sequence. Maximum building height above grade as proposed is 19' 10", with an average height of 25' 5" for the principal buildings on the block face.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Options

The Historic Landmark Commission has the following options:

1. Approve the application as proposed. This option requires that the Commission make a finding that the proposed development is appropriate.
2. Approve the request with modifications in size, design, and/or materials. This option requires that the commission make a finding that the proposed development is appropriate.
3. Deny the request based on a finding that the development is not appropriate.

Avenues Master Plan

The central historic preservation goal in the Avenues Master Plan 1987 is to:

“Encourage preservation of historically and architecturally significant sites and the established character of the Avenues and South Temple Historic Districts.”

Zoning Considerations

The purpose of the SR-1A (Special Development Pattern Residential) zoning district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

The Historic Landmark Commission’s jurisdiction does not relate to the development requirements of the Zoning Ordinance. However, in accordance with provisions set out in section 21A.24.080.D.6.b, requests for additional building height for properties located in an H historic preservation overlay district shall be reviewed by the historic landmarks commission which may grant such requests subject to the provisions of section 21A.34.020 of the ordinance. In other respects all proposed work must comply with height, yard and bulk requirements of the SR1-A zoning district. Zoning considerations, subject to other provisions, are summarized as follows.

Requirement	Standard	Proposed	Meet
Height	16’	19’ 5”	No
Side Yard Setback	4’ one side & 10’ the other, or 30% lot width minus 4’ – 8.375’	4’ and 8’	Yes
Rear Yard Setback	25% of the lot depth, but not less than 15’ and need not exceed 30’	15’	Yes
Building Coverage for all structures *	40% of lot area	30%	Yes

* Proposed principal building footprint = 1,536 ft²
Proposed accessory structure footprint = 484 ft²
Proposed total = 2020 ft² (30% of lot area)
Lot size (41.25’ x 165’) = 6,806 ft²

Analysis and Findings

Standards of Review

21A.34.020 H Historic Preservation Overlay District: **Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure:** In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city:

Standard 1. Scale and Form:

a. Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;

b. Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Analysis: The width of the proposed building equates closely with the existing residences on this side of the street. The proposed maximum height of the structure would be in excess of one neighboring building but would be less than the other buildings along this side of the block. It would also fall within and below the average building height established by this group.

The relationship of the width to the height of the principal elevations of the proposed structure, as designed in three distinct modules, reflects elements of both the taller and lower buildings in the vicinity.

The proposed design uses a flat roof form in contrast to the pitched roof forms, in gabled and hipped arrangement, of adjacent buildings. There is however considerable variety in the design and visual emphasis of the surrounding buildings, including a low roof profile and/or wide eaves in several examples. In this context the proposal reflects the character, if not the precise forms, of the existing sequence of roof shapes.

The size and mass of the proposed building is arranged in three sections which step back incrementally from the foremost part of the front façade, reducing the apparent height, scale and mass of the structure. In doing so the proposed building would not dominate the lower adjacent single story bungalow and would not compete with the taller Victorian houses nearby. It would make its own contribution to this group in a visually compatible manner.

Finding: Staff would conclude that the proposed building meets the objectives of these standards in all respects.

Standard 2. Composition of Principal Facades:

a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b. Rhythm of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. Rhythm of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Analysis: The relationship of the width to the height of windows and doors proposed adopts a more horizontal emphasis than is apparent with several of the neighboring houses. However, the principal window openings are subdivided into three vertically proportioned window sections, thus creating a window proportion which does equate with the established fenestration character. The rhythm of solids to voids generally reflects the variety found within the vicinity, while the module of the design equates with the primary modeling found nearby. The proposal includes an entrance porch structure which echoes those nearby, and although different in design form and detail, is visually compatible. The proposed palette of materials, in type, color and texture, would visually reflect the predominant materials and the variety found within this sequence of buildings.

Finding: Staff would conclude that the proposed building design meets the objectives of these standards for principal façade composition.

Standard 3. Relationship to Street:

a. Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Analysis: The proposed facades, the relationship to surrounding open space, and the direction or orientation of the proposed building equate closely with the existing structures along this street frontage. Some properties have fenced yards while others do not – none is proposed here. No specific pedestrian improvements off-site are proposed.

Finding: Staff would conclude that the proposed development meets the objectives of the standards addressing the relationship to the street.

Design Guidelines for Residential Districts in Salt Lake City

Design Goals for the Avenues Historic District

The design goal for the Avenues District is to preserve its historic scale and unique character, while accommodating compatible new construction. The distinctive design characteristics of individual building types and styles should be preserved here. New construction should be compatible with its historic context while also reflecting current design.

Site Design Standards

District Street Patterns

11.1 Respect historic settlement patterns.

Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

11.2 Preserve the historic district's street plan.

Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill. In this neighborhood the street system initially followed the steep topography and later a grid system was overlaid with little regard for the slope. Historic street patterns should be maintained. See specific district standards for more detail.

The overall shape of a building can influence one's ability to interpret the town grid. Oddly shaped structures, as opposed to linear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape. Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

Analysis: The proposed building is sited in a similar orientation, and relationship to the site and surrounding open space, as is characteristic of this building sequence and the wider context. It would not detract from the current perception of the street grid pattern.

Finding: The proposed situation accords with the objectives of these design guidelines.

Building Orientation

11.3 Orient the front of a primary structure to the street.

The building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception is where early developments have introduced curvilinear streets, like Capitol Hill.

Analysis: The proposed building maintains the traditional grid orientation and pattern of this block and its setting.

Finding: The proposed arrangement accords with the objectives of this design guideline.

Building Scale Standards

Mass and Scale

11.4 Construct a new building to reinforce a sense of human scale.

A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar in size to those seen traditionally.

11.5 Construct a new building to appear similar in scale to the scale that is established in the block.

Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

11.6 Design a front elevation to be similar in scale to those seen traditionally in the block.

The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

Analysis: The design of the proposed building includes several characteristics which help to reinforce the sense of human scale found in the Avenues. These include the approach to massing, the solid to void ratio, the use of a porch element and the proposed palette of materials.

The design approach includes the use of three primary modules which progressively step the height of the building back from the street frontage. The use of the porch element effectively adds a fourth ‘module’ and reduces the apparent scale of the frontage still further. Façade width lies within the contextual range. The effect helps to mediate between the lower scale and height to the west and the greater scale and height to the east, and reflects aspects of the range found within this sequence of buildings.

Finding: The proposals in all of the above respects meet the objectives of these design guidelines.

Height

11.7 Build to heights that appear similar to those found historically in the district.

This is an important standard which should be met in all projects.

11.8 The back side of a building may be taller than the established norm if the change in scale will not be perceived from public ways.

Width

11.9 Design a new building to appear similar in width to that of nearby historic buildings.

If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.

Analysis: Proposed building height and width are tempered by the modulation of both, using a sequence of facade width and height to reduce the sheer heights and widths of wall planes. These heights and widths reflect the historical range found within the street block and the wider context.

Finding: The proposals would meet the objectives of these design guidelines.

Solid-to-Void Ratio

11.10 Use a ratio of wall-to-window (solid-to-void) that is similar to that found on historic structures in the district.

Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.

Analysis: The solid to void ratio employed in this design uses a larger window opening than is characteristic of the immediate setting. At the same time the proposed window planes are recessed from the wall surface and the windows are subdivided into three or more window units using a relatively strong frame profile

Finding: The solid to void ratio, overall and in the detail of the window designs, meet the objectives of this guideline.

Building Form Standards

11.11 Use building forms that are similar to those seen traditionally on the block.

Simple rectangular solids are typically appropriate.

11.12 Use roof forms that are similar to those seen traditionally in the block.

Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and four-plexes. In commercial areas, a wider variety of roof forms may occur.

Analysis: The proposed development employs a series of relatively simple rectangular forms, echoing those within this sequence of buildings. In terms of roof form the neighboring buildings within this block face are characterized by both gabled and hipped roof forms. In the wider setting, however, there is a greater range of roof forms including the use of flat roof alternatives, many of these reflecting later architectural styles. Using a more contemporary design idiom the proposal uses a flat roof form with strong eaves lines. This reflects the range found within the Avenues and also echoes the deep eaves and low roof profiles of adjacent and nearby buildings.

Finding: The proposals, in the context of the immediate or the wider setting, would meet the objectives of these guidelines.

Proportion of building facade elements

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood. The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

Rhythm and spacing

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area.

This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

Analysis: The overall façade proportions proposed here fall within the range found within the immediate and wider sequence of buildings within the street block and the area. The proportions of window and door openings reflect the design approach and, in terms of openings, are larger than those in the immediate vicinity. Both window and door openings, however, are subdivided using a relatively strong frame profile into a series of smaller windows which do reflect the proportions found within this group and the wider setting.

Finding: The proposal would meet the objectives of these design guidelines.

Building Details

Materials

11.15 Use building materials that contribute to the traditional sense of scale of the block.

This will reinforce the sense of visual continuity in the district.

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

Analysis: The proposed palette of materials, which includes a facing in brick, wood and stucco, reflect the range of materials characteristic of this context. They also help to reinforce the sense of human scale in the area using traditional modules and detailing.

Finding: The proposals would meet the objectives of these design guidelines.

Architectural Character

11.17 Use building components that are similar in size and shape to those found historically along the street.

These include windows, doors, and porches.

11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with

similar historic features.

Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

11.19 Contemporary interpretations of traditional details are encouraged.

New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.

11.20 The imitation of older historic styles is discouraged.

One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district. Interpretations of historic styles may be considered if they are subtly distinguishable as new.

Analysis: The building components proposed here are similar to those found within the vicinity, as discussed under Solid to Void Ratio above. The design adopts a contemporary idiom, with the design details expressed in various elements of the building, including windows, soffits and porch detailing.

Finding: The proposed design meets the objectives of these design guidelines.

Windows

11.21 Windows with vertical emphasis are encouraged.

A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.

11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

Double-hung windows with traditional depth and trim are preferred in most districts. (See also the rehabilitation section on windows as well as the discussions of specific historic districts and relevant architectural styles.)

11.23 Windows shall be simple in shape.

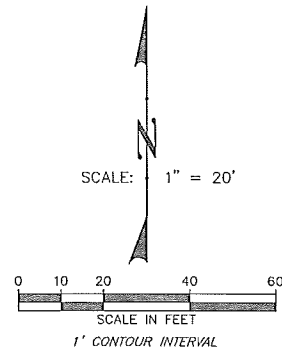
Odd window shapes such as octagons, circles, diamonds, etc. are discouraged.

Analysis: Window openings as proposed here are subdivided to create a series of smaller and/or vertically proportioned window lights. These are detailed using a relatively strong frame profile and also using a deep window reveal, helping to emphasize the subdivision and the proportions and scale of the individual windows. Framing for windows and doors also reflects the character, scale and proportions found traditionally within the area, although interpreted in more contemporary manner. Simple shapes are employed.

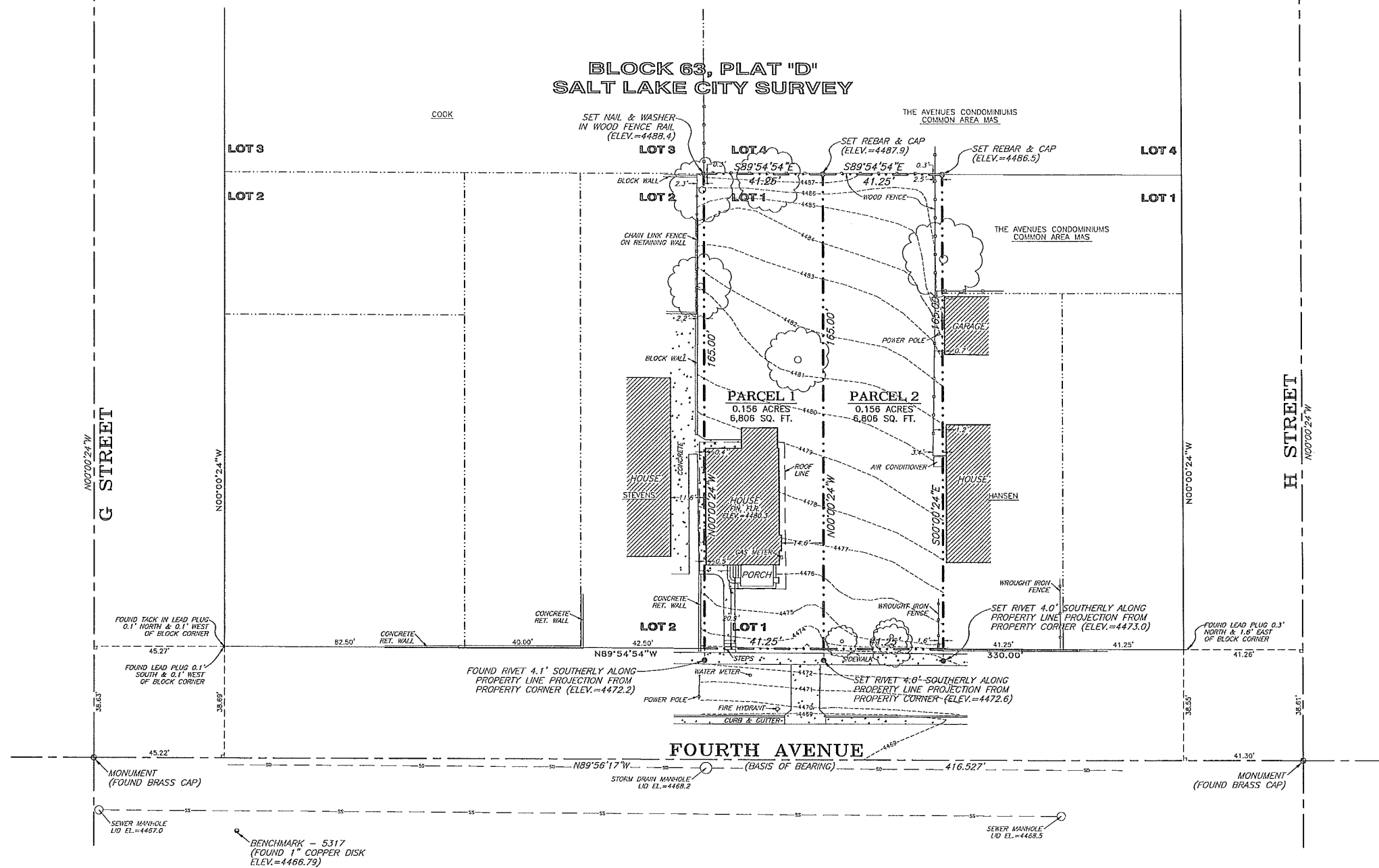
Finding: The proposals would meet the objectives of these design guidelines.

Attachment A

Application



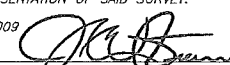
**BLOCK 63, PLAT "D"
SALT LAKE CITY SURVEY**



SURVEYOR'S CERTIFICATE

I, JOHN W. FRANCOM, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 156213 IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCELS AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE: AUGUST 26, 2009

SIGNED: 
JOHN W. FRANCOM, P.L.S. 156213

NARRATIVE



THE PURPOSE OF THIS SURVEY WAS TO RE-SURVEY AND FIELD STAKE THE BOUNDARY AND TO PROVIDE TOPOGRAPHIC INFORMATION PRIOR TO ARCHITECTURAL DESIGN.

MONUMENTS FOUND OR SET, THE BASIS OF BEARING AND ANY ENCRoACHMENTS ARE AS SHOWN HEREON.

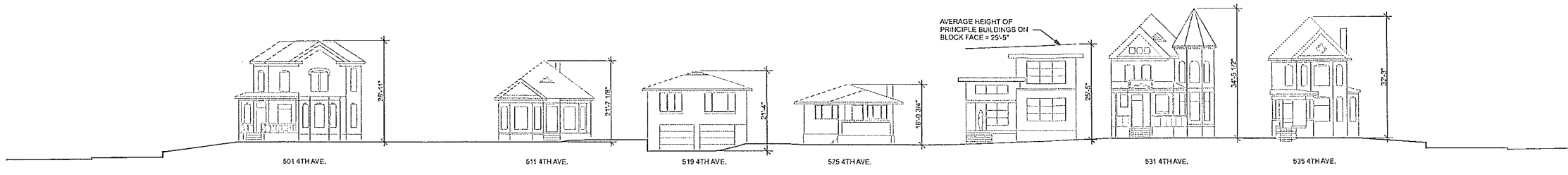
DEED DESCRIPTIONS

PARCEL 1
THE WEST ONE-HALF OF THE WEST ONE-HALF OF LOT 1, BLOCK 63, PLAT "D", SALT LAKE CITY SURVEY.
CONTAINS: 0.156 ACRES (6806 SQUARE FEET)

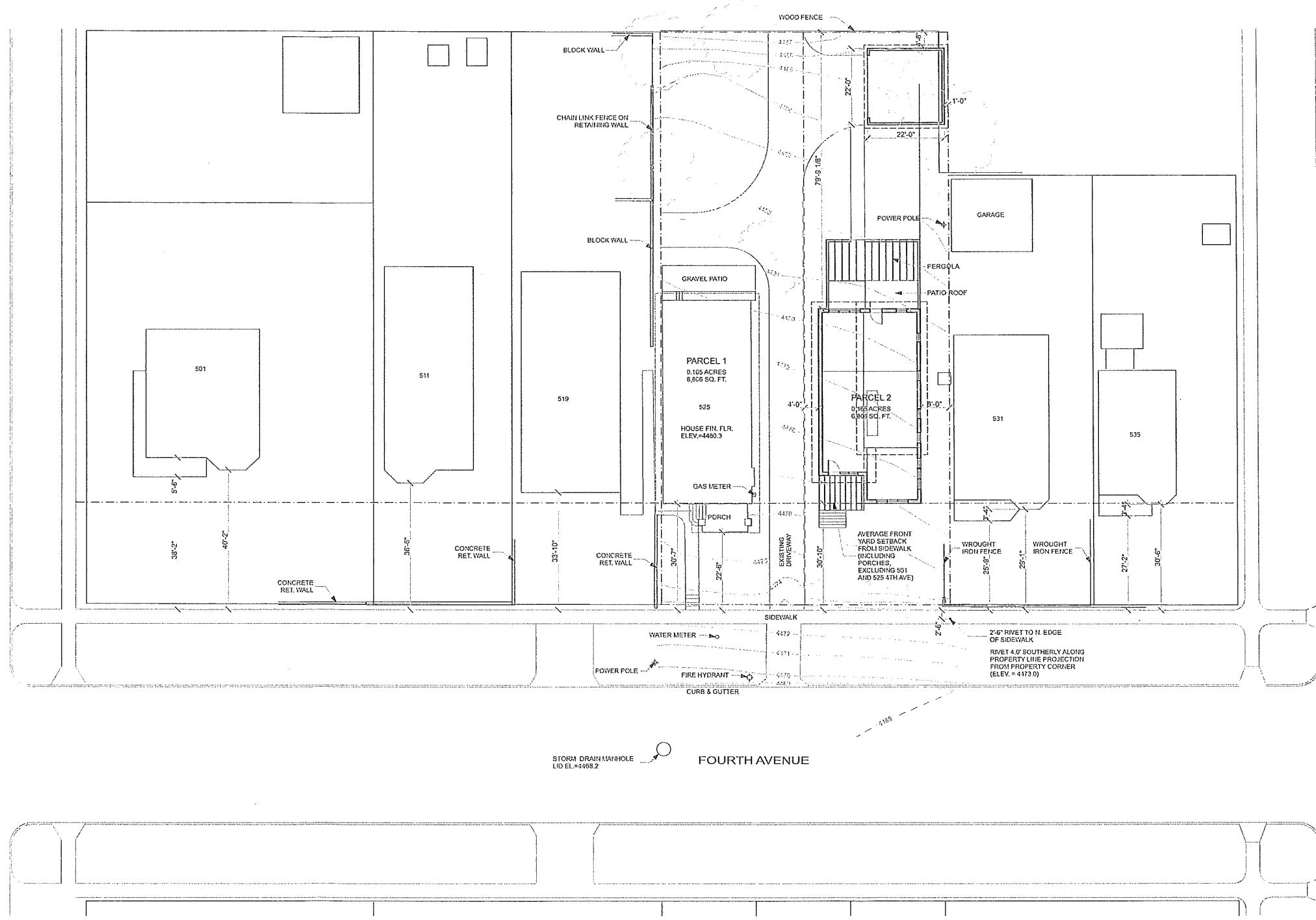
PARCEL 2
THE EAST ONE-HALF OF THE WEST ONE-HALF OF LOT 1, BLOCK 63, PLAT "D", SALT LAKE CITY SURVEY.
CONTAINS: 0.156 ACRES (6806 SQUARE FEET)

 <p>JOHN W. FRANCOM & ASSOCIATES LAND SURVEYORS BOUNDARY, TOPOGRAPHIC & CONSTRUCTION SURVEYS 505 SOUTH MAIN STREET, BOUNTIFUL, UTAH 84010 BUS.(801)295-7500 EMAIL: FRANCOMSURVEY@QWESTOFFICE.NET FAX(801)295-7524</p>		<p>BRANDON WOLSEY 525 E. FOURTH AVENUE SALT LAKE CITY, UTAH 84103</p>	<p>REVISIONS:</p>	<p>DRAWN BY: JAS</p>	<p>SURVEYED BY: NJE/JAS</p>	<p>SHEET DESCRIPTION BOUNDARY & TOPOGRAPHIC SURVEY</p>	<p>SHEET NO. 1 OF ONE</p>
				<p>CHECKED BY: JWF</p>	<p>CALCULATED BY: NJE</p>		
				<p>SURVEY DATE: 8/25/09</p>	<p>ELEC. DATA COLLECTION</p>		
				<p>JOB NO: 09-029</p>	<p>DWG: WOLSEY</p>		

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

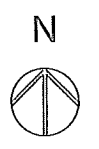


2 4th AVE. BLOCKFACE ELEVATIONS
SCALE: 1/16" = 1'-0"



ZONING:
SR-1A
FRONT YARD SETBACK = 30'-10"
(AVERAGE OF PRINCIPLE BUILDINGS EXCLUDING SMALLEST AND LARGEST)
SIDE YARD SETBACKS:
TOTAL LOT WIDTH = 41'-3"
WEST SIDE = 4'-0"
EAST SIDE = 8'-0"
(30% OF LOT (12,375) MINUS 4'-0" = 8-375)
REAR YARD SETBACK = 15'-0"
AREAS:
LOT = 6,806 SF
BASEMENT = 1,039 SF
GROUND FLOOR = 1,536 SF
UPPER LEVEL = 659 SF
GARAGE = 484 SF
MAXIMUM BUILDING COVERAGE:
HOUSE SURFACE COVERAGE = 1,536 SF
GARAGE SURFACE COVERAGE = 484 SF
TOTAL SURFACE COVERAGE = 2,020 SF (30% OF LOT AREA)

1 SITE PLAN
SCALE: 1/16" = 1'-0"



RUBY HOUSE
527 4th AVENUE
SALT LAKE CITY, UT 84103

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BRACH DESIGN LLC

REVISIONS:

PROJECT NO:
DATE 09/16/2010
DRAWN BY SY
SCALE 1/4" = 1'
SHEET
SITE PLAN 1/16" = 1'

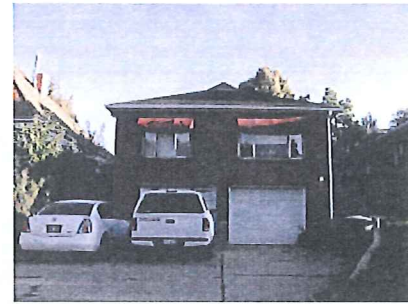
A0.1
SHEET 2 OF 12



501 4TH AVE.



511 4TH AVE.



519 4TH AVE.



525 4TH AVE.



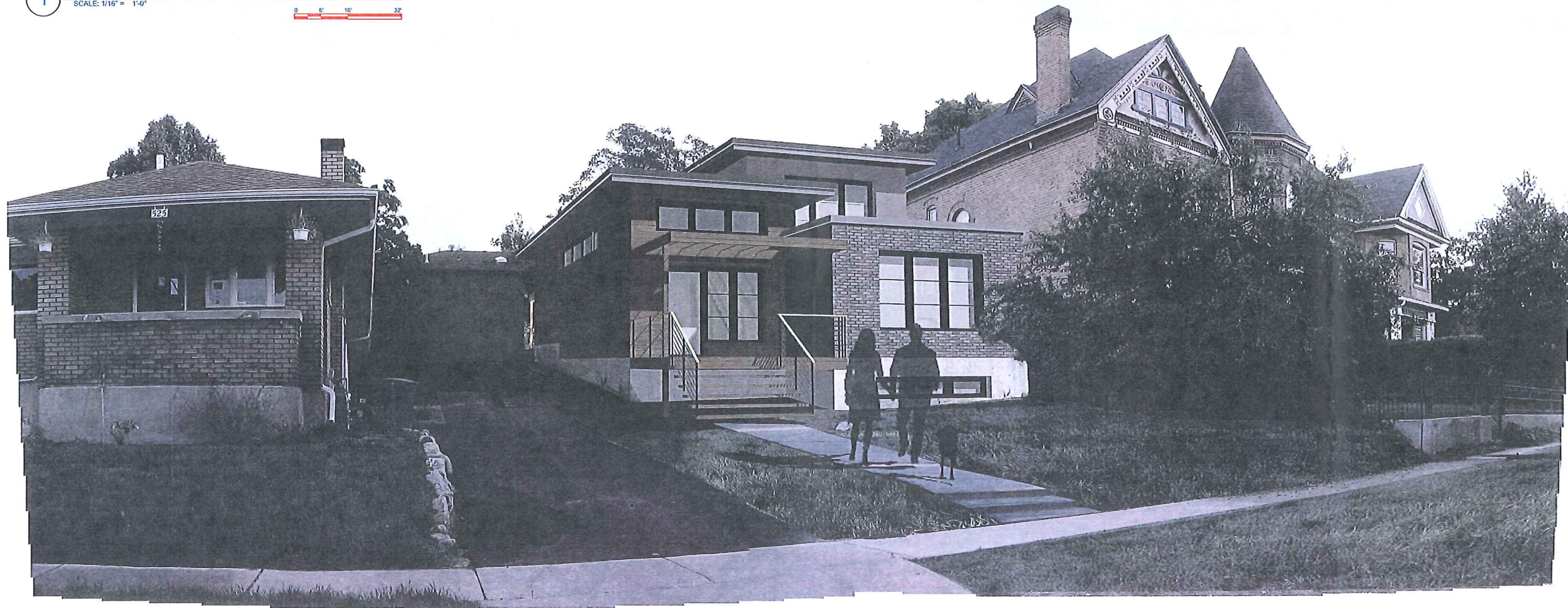
531 4TH AVE.



535 4TH AVE.



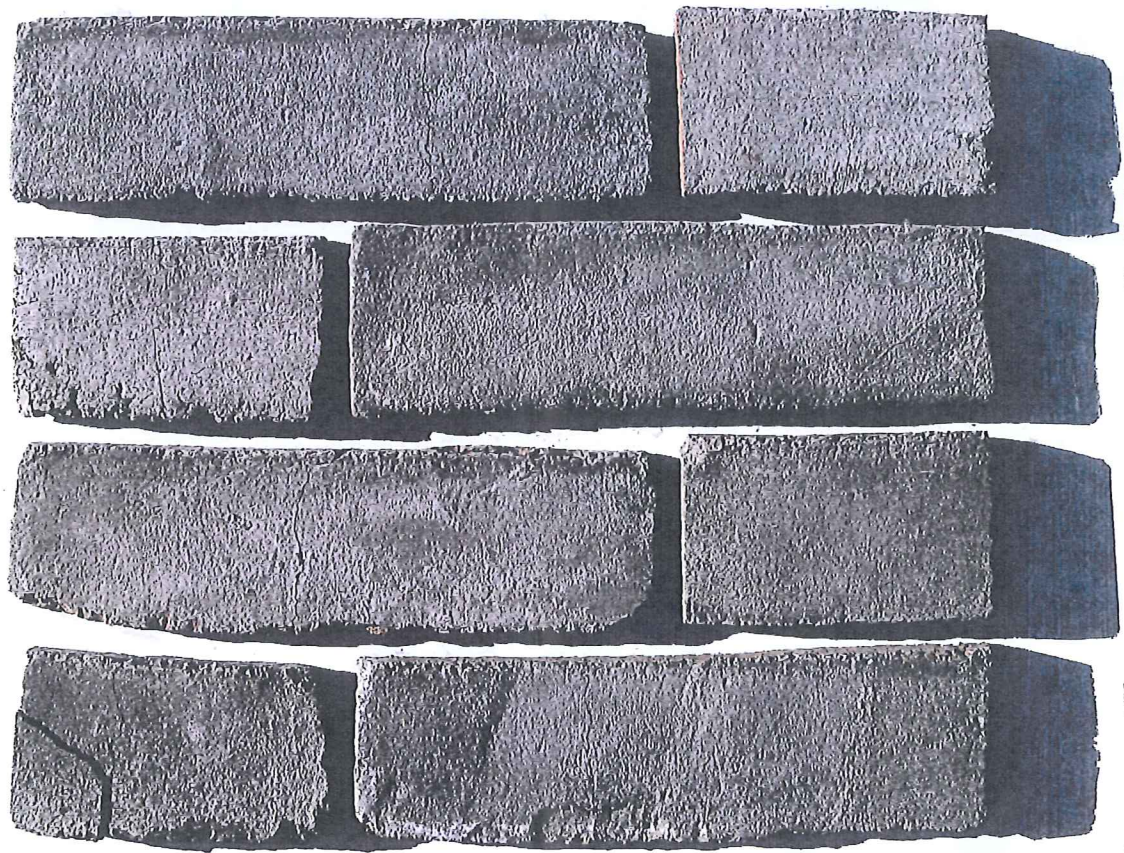
1 4th AVE. BLOCKFACE ELEVATIONS
 SCALE: 1/16" = 1'-0"
 0' 10' 20'



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REVISIONS:

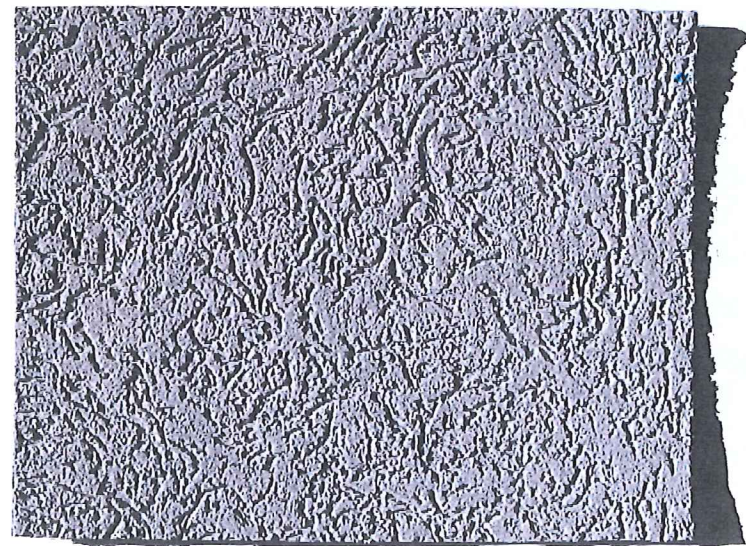
PROJECT NO:
 DATE 09/16/2010
 DRAWN BY SY
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 BLOCK FACE ELEVATIONS 1/16" = 1'



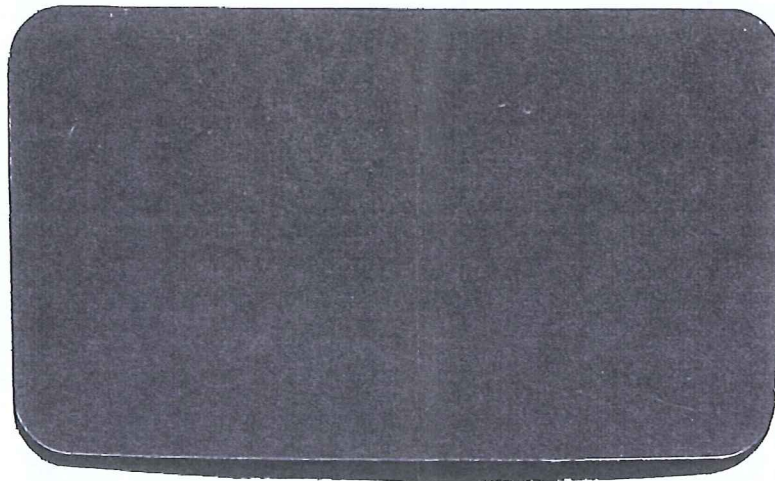
GREY BRICK



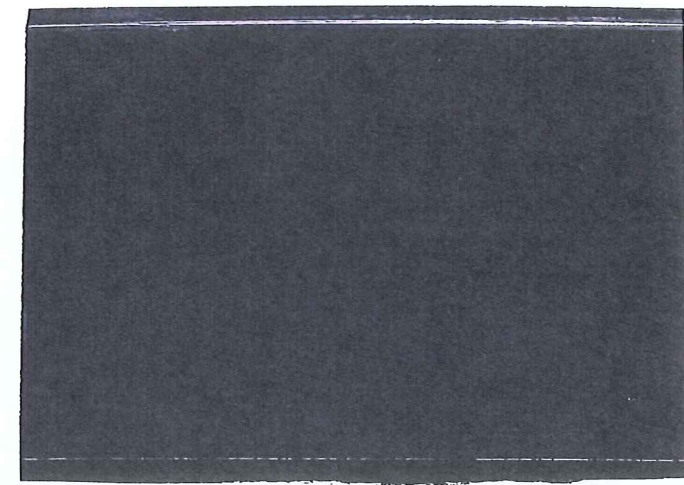
WOOD



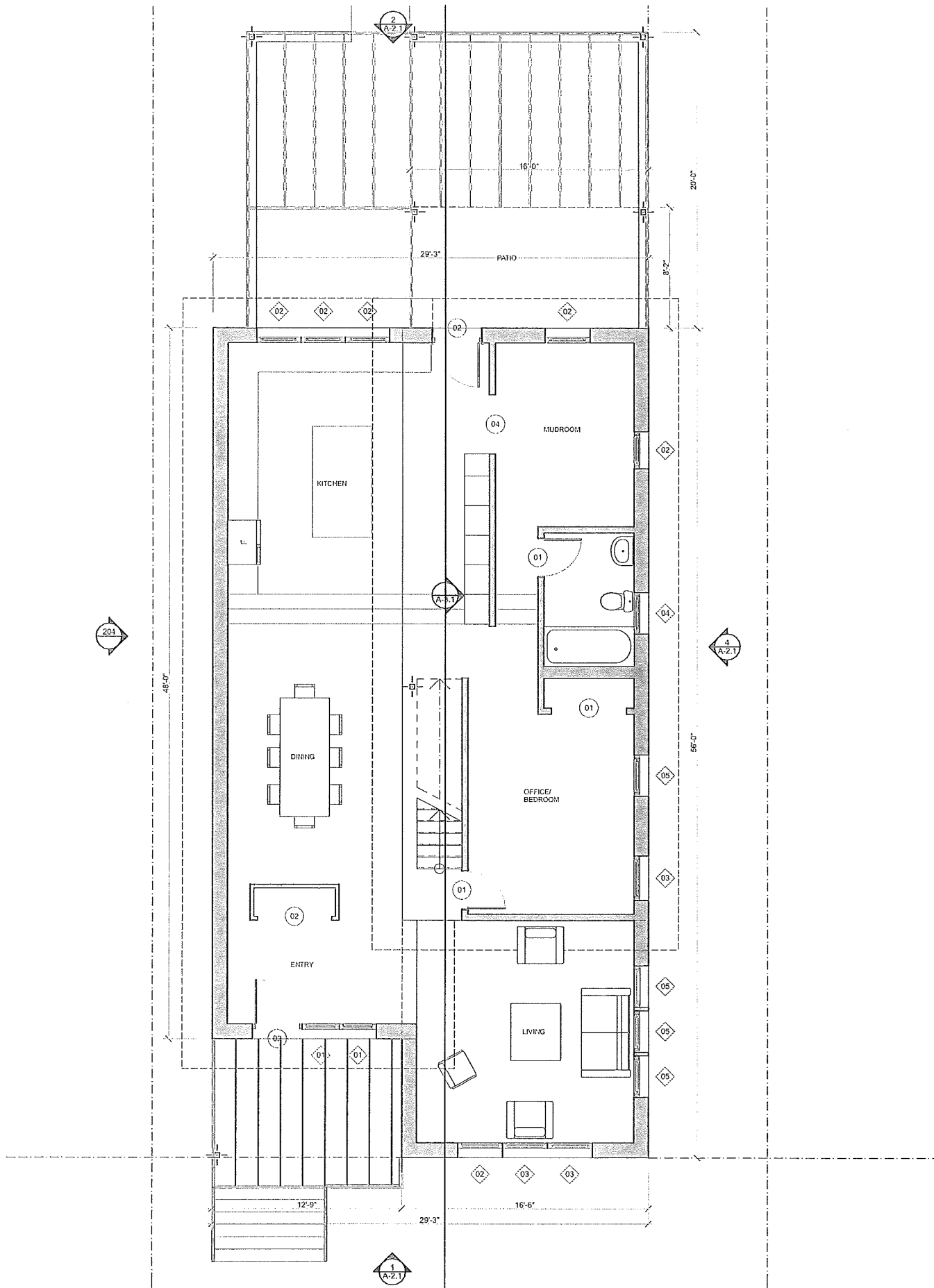
STUCCO



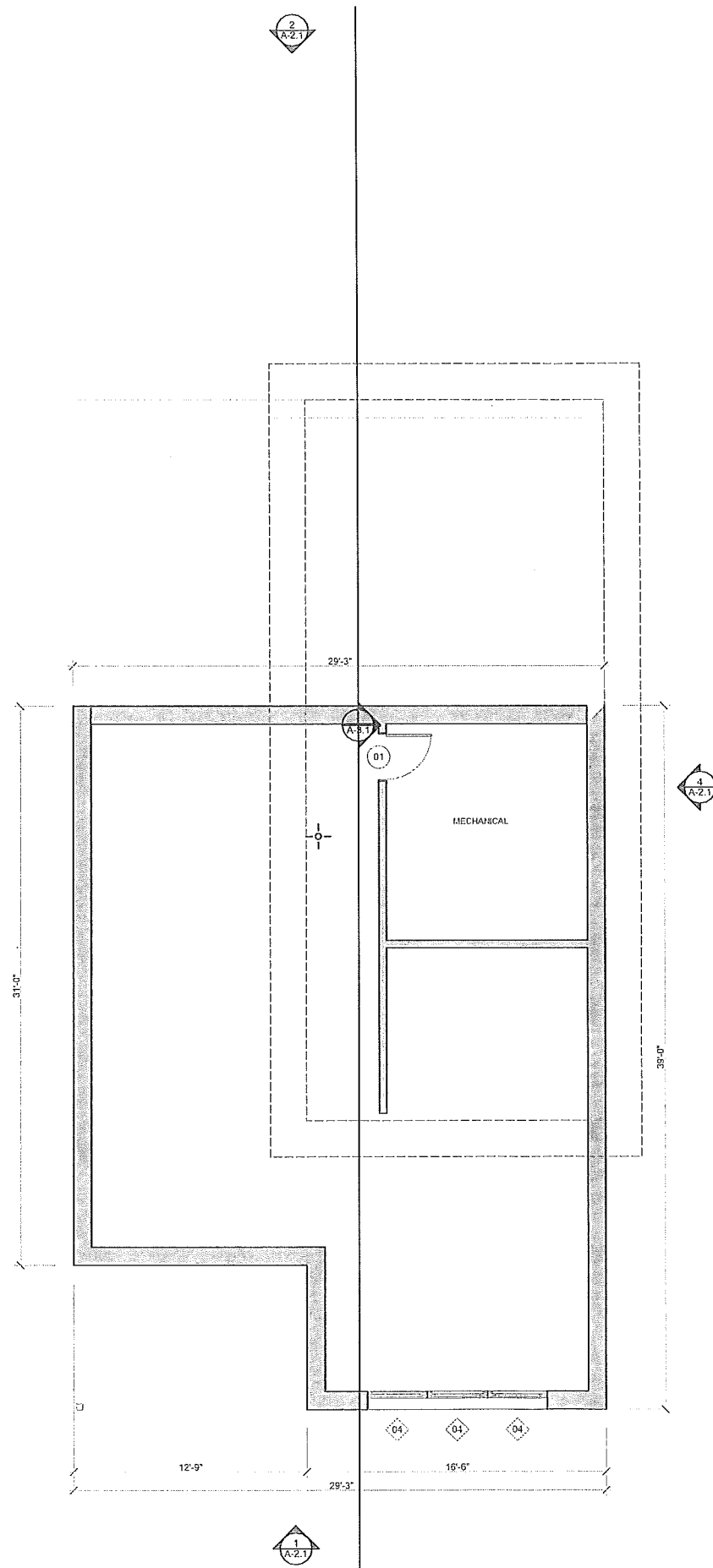
METAL FASCIA



WINDOW FRAMES

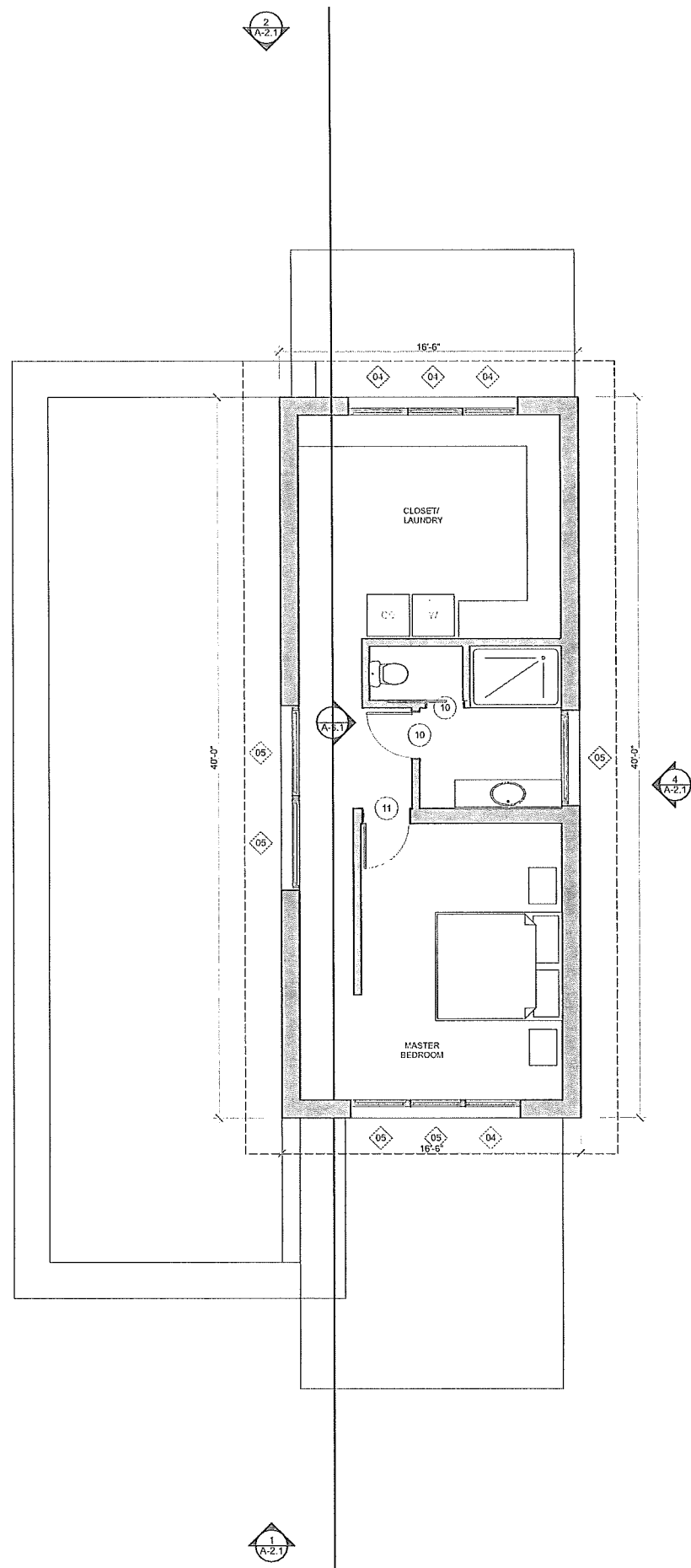


1 MAIN FLOOR
SCALE: 1/4" = 1'-0"



2 BASEMENT
SCALE: 1/4" = 1'-0"





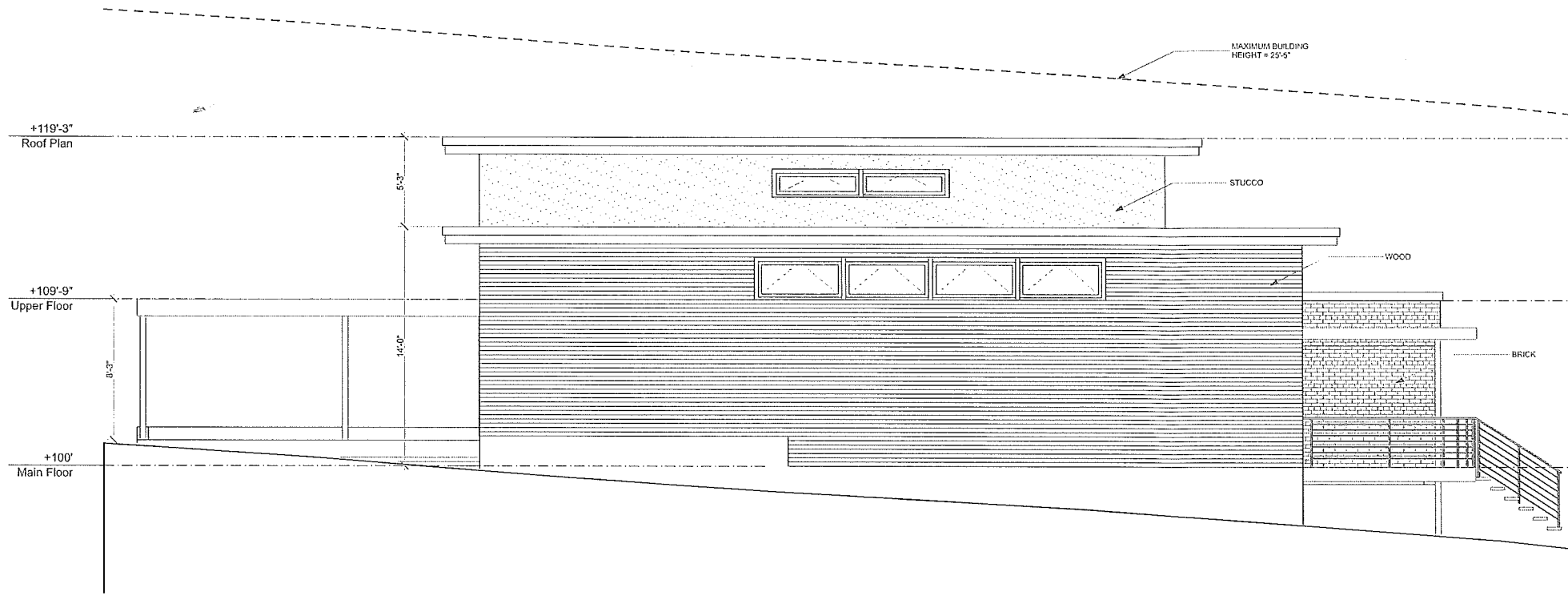
1 UPPER FLOOR
SCALE: 1/4" = 1'-0"

RUBY HOUSE
527 4th AVENUE
SALT LAKE CITY, UT 84103

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REVISIONS:

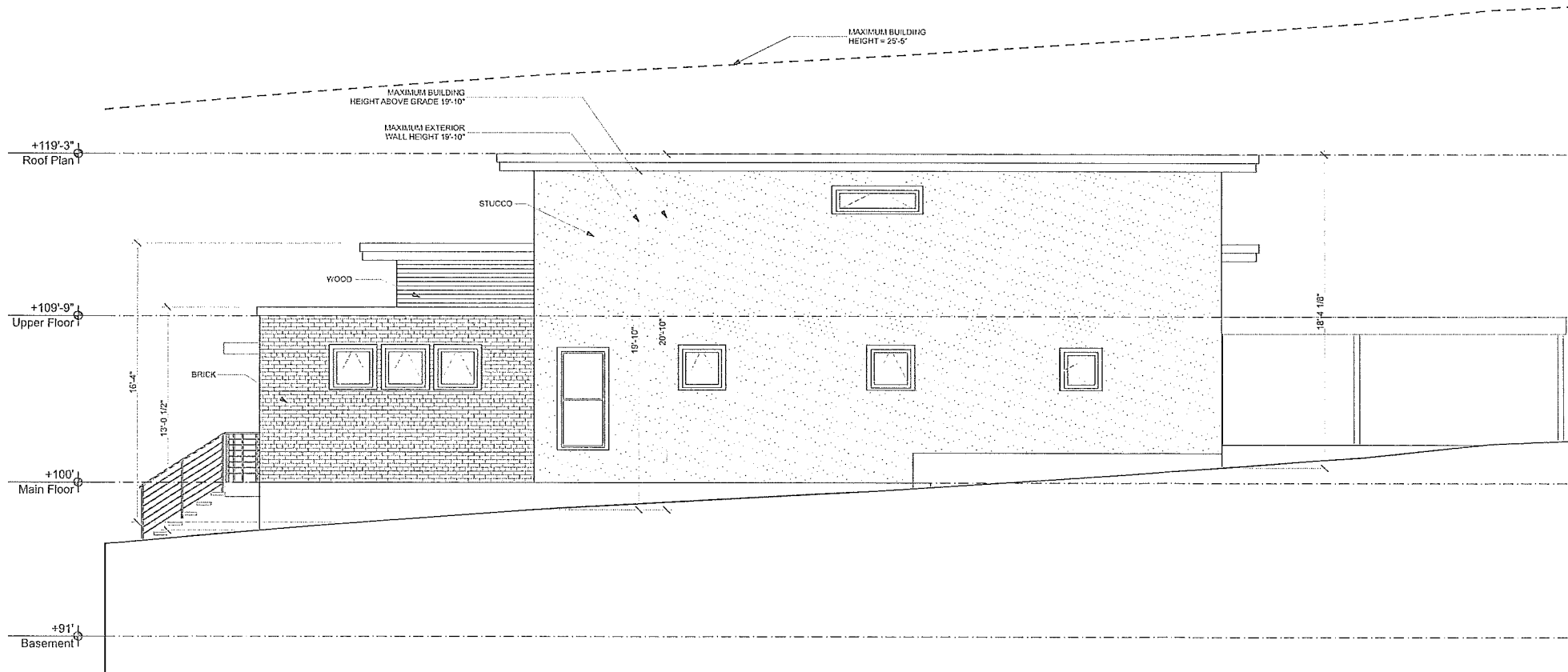
PROJECT NO:
DATE 09/16/2010
DRAWN BY SY
SCALE 1/4" = 1'
SHEET UPPER FLOOR PLAN



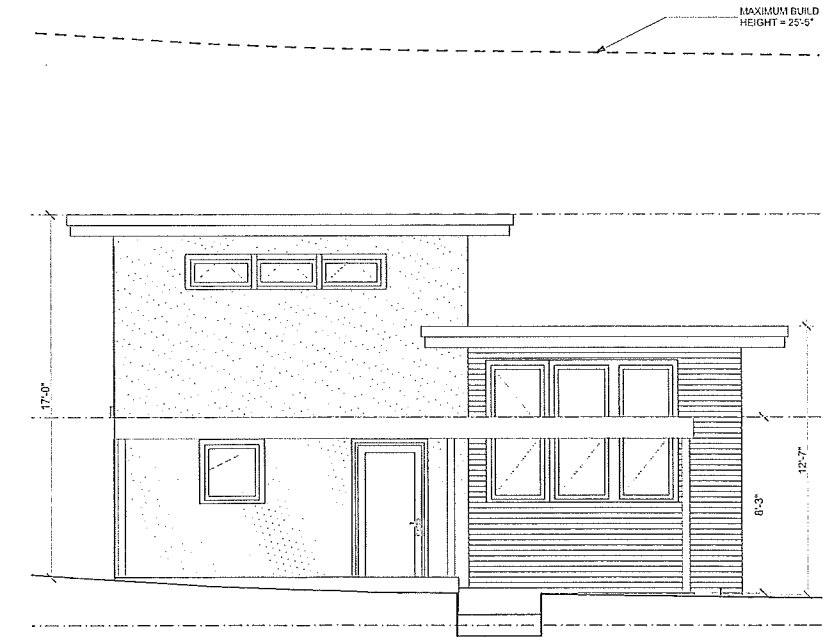
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



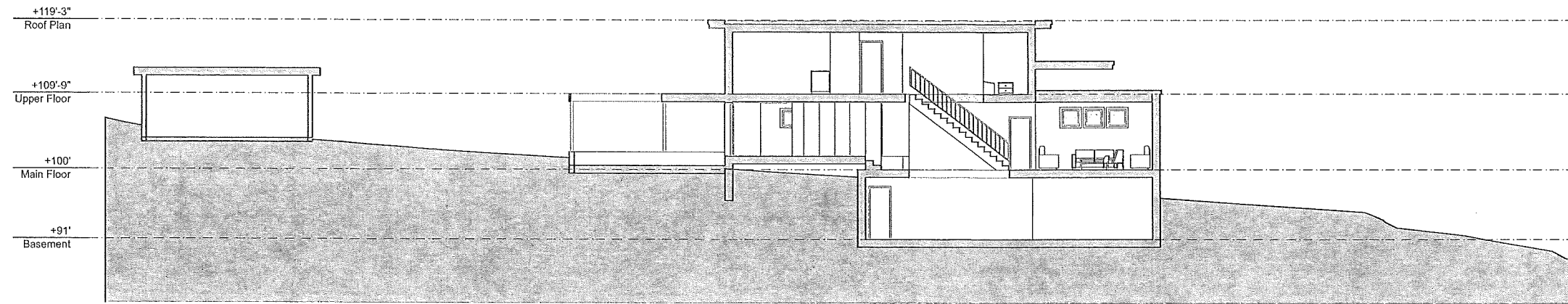
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



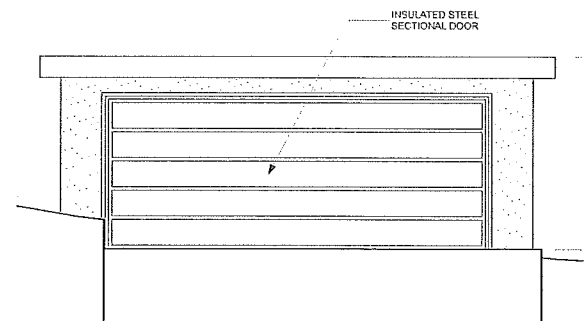
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



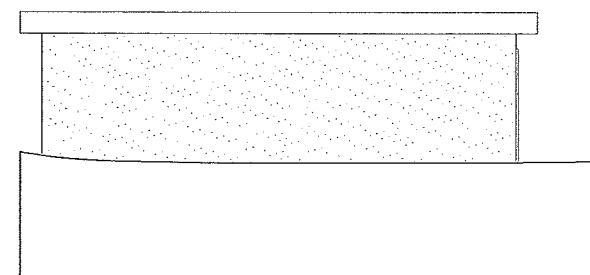
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



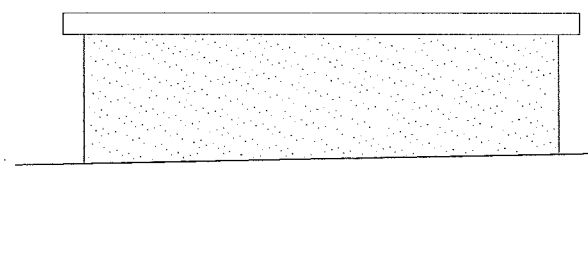
○ NORTH-SOUTH SITE SECTION
SCALE: 1/8" = 1'-0"



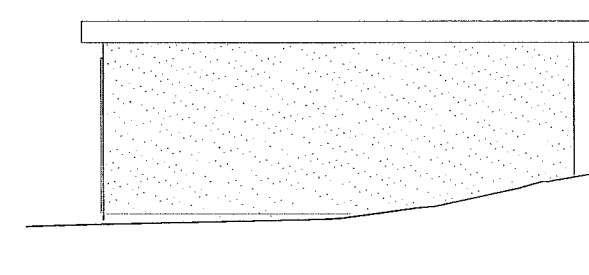
○ 5 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



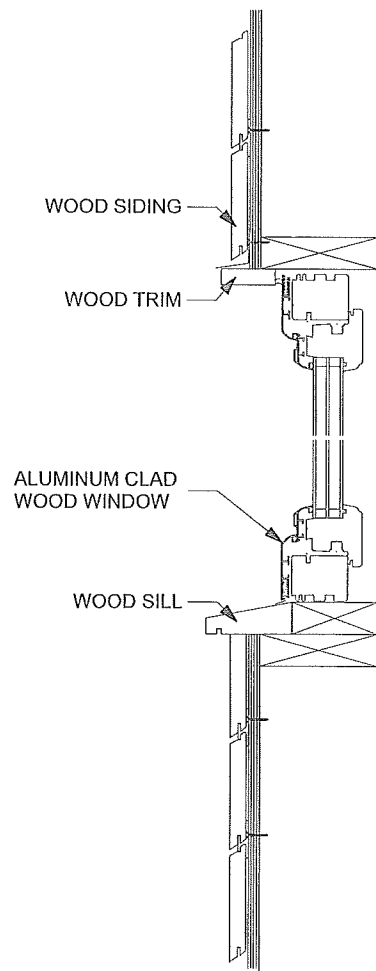
○ 4 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



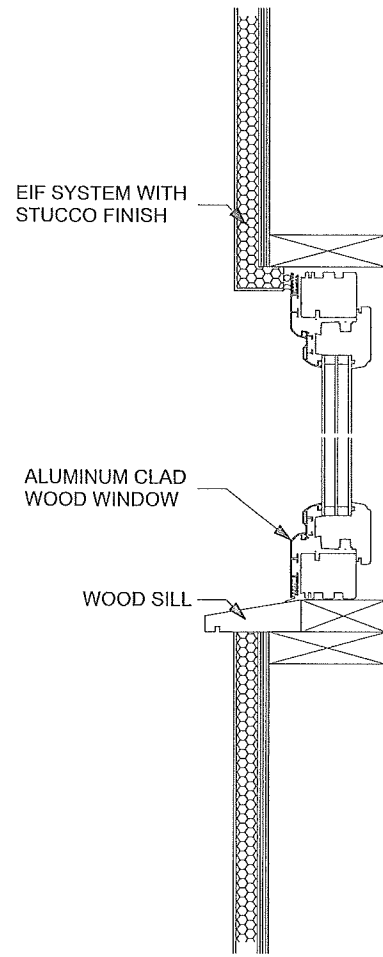
○ 3 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



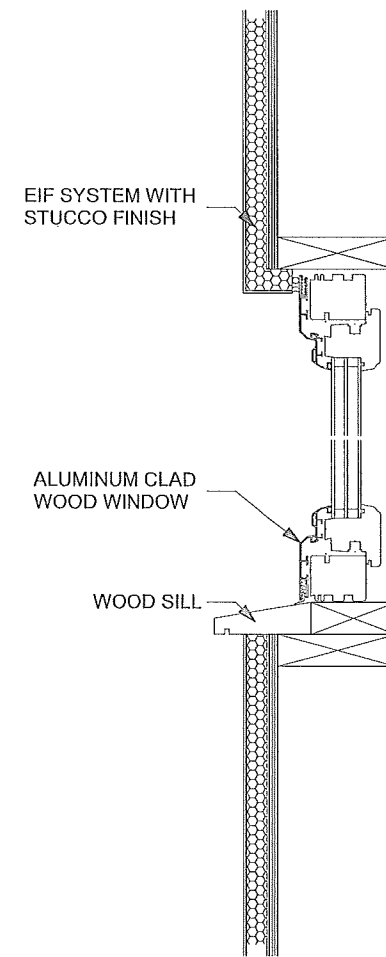
○ 2 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WINDOW DETAIL (STUCCO)
SCALE: 3/4" = 1'-0"



2 WINDOW DETAIL (WOOD)
SCALE: 3/4" = 1'-0"



1 WINDOW DETAIL (BRICK)
SCALE: 3/4" = 1'-0"

Attachment B

Photographs





