



CITY OF CLEVELAND  
Mayor Justin M. Bibb

2025 City of Cleveland

# Landmarks Commission

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*July 24<sup>th</sup>, 2025*

Julie Trott, Commission Chair  
Daniel Musson, Secretary





CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Certificates of Appropriateness

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*July 24<sup>th</sup>, 2025*





# Case 24-039

**Certificate of Appropriateness**

**Playhouse Square Historic District**

Ben & Jerry's  
1422 Euclid Avenue

**Revised Signage**

**Project Representatives:** Vivian Chidi-Murriel, Ben & Jerry's  
**Ward 3:** Councilmember McCormack

**Previously approved on  
June 26<sup>th</sup>, 2025**



1422 Euclid Ave.

Playhouse Square





Map/Facade

# Proposed Facade





Current

Protruding  
Wall Sign

Printed  
Awnings

Fabricated  
Letter Sign

Scrolling  
LED Box

Established Signage



### Internally Lit Blade Logo Sign

### Internally Lit Channel Letter Sign

## Window Graphics

## Printed Awnings

## Interior Light Box

## Site Plan

# Details



**Internally Lit Blade Sign**  
5" Standoff, ACM backs, 0.040 returns  
modified acrylic face with  
1" Jewelite trim cap, LED internals  
UL-Certified.  
Subframe painted to match building.  
(1) 59Wx55.5H

**Internally Lit Hanging Peace Sign**  
Double-sided Channel Sign.  
Interior Installation.  
**No permit required.**  
(1) 38Wx72H

**Internally Lit Logo Sign**  
3" Standoff, ACM backs, 0.040 returns  
modified acrylic face with  
1" Jewelite trim cap, LED internals  
UL-Certified.  
Raceway painted to match building.  
(1) 200Wx26H

**Cloud Awnings**  
Re-cover of existing awnings.  
(1) 158Wx45Hx62D, (2) 173.5Wx45Hx62D

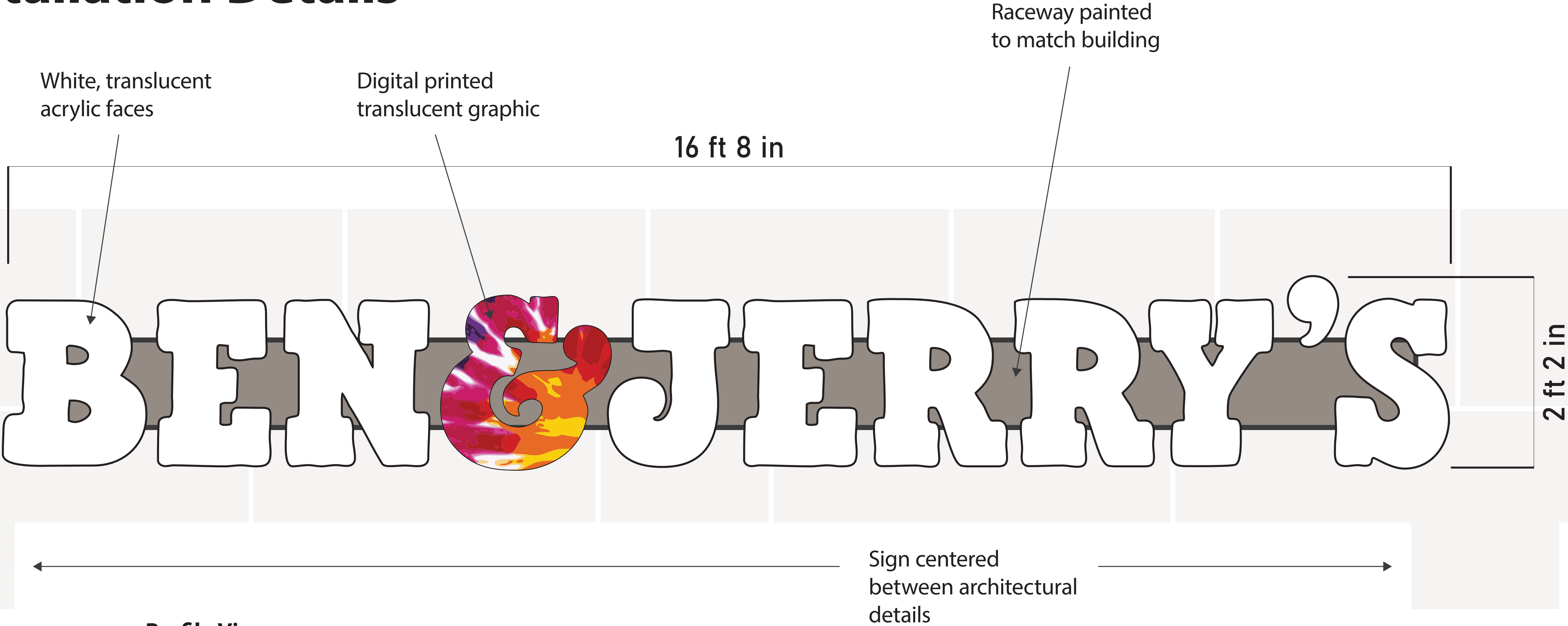
**Translucent Windows Graphics**  
Interior (2nd surface) Installation.  
Note: Placeholder artwork.  
**No permit required.**  
(2) 48Wx120H, (1) 60Wx120H



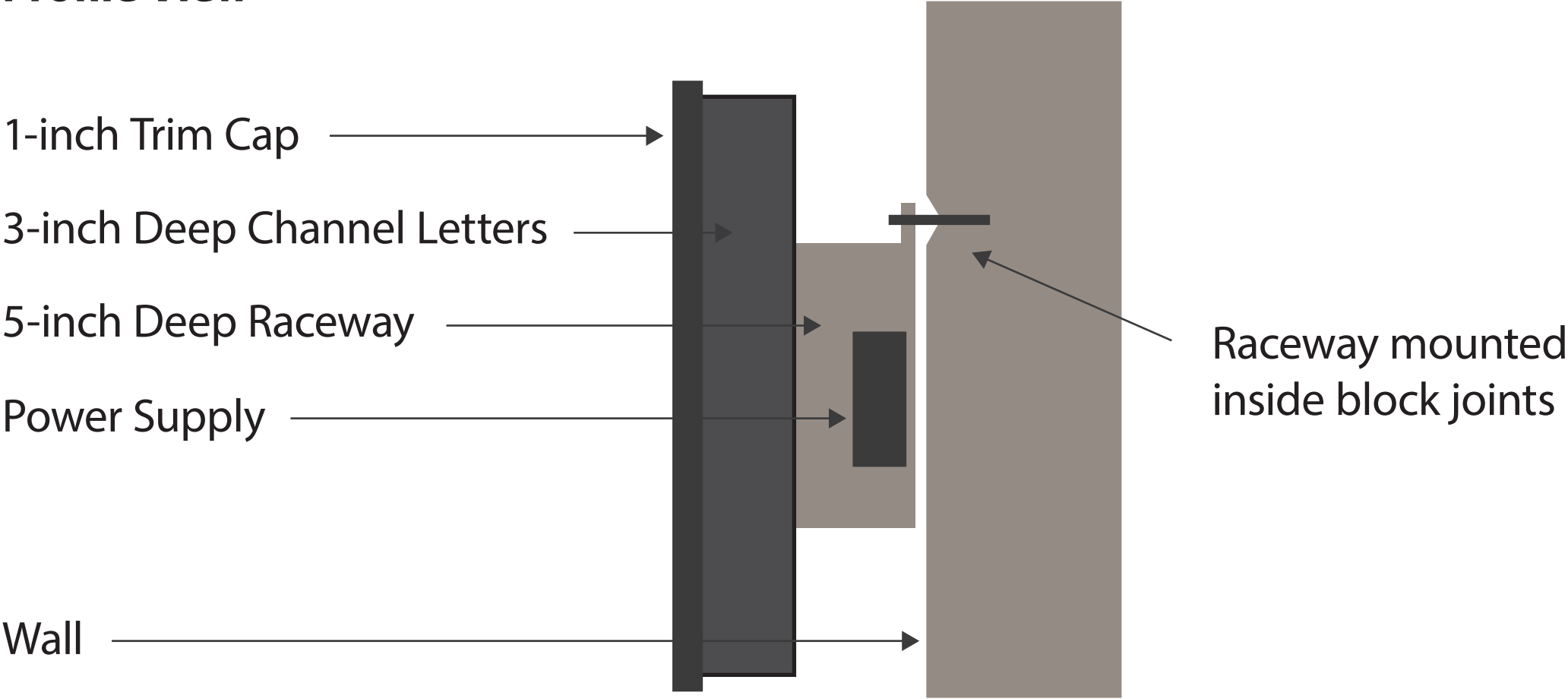
# Elevations



# Installation Details



## Profile View



## Internally Lit Logo Sign

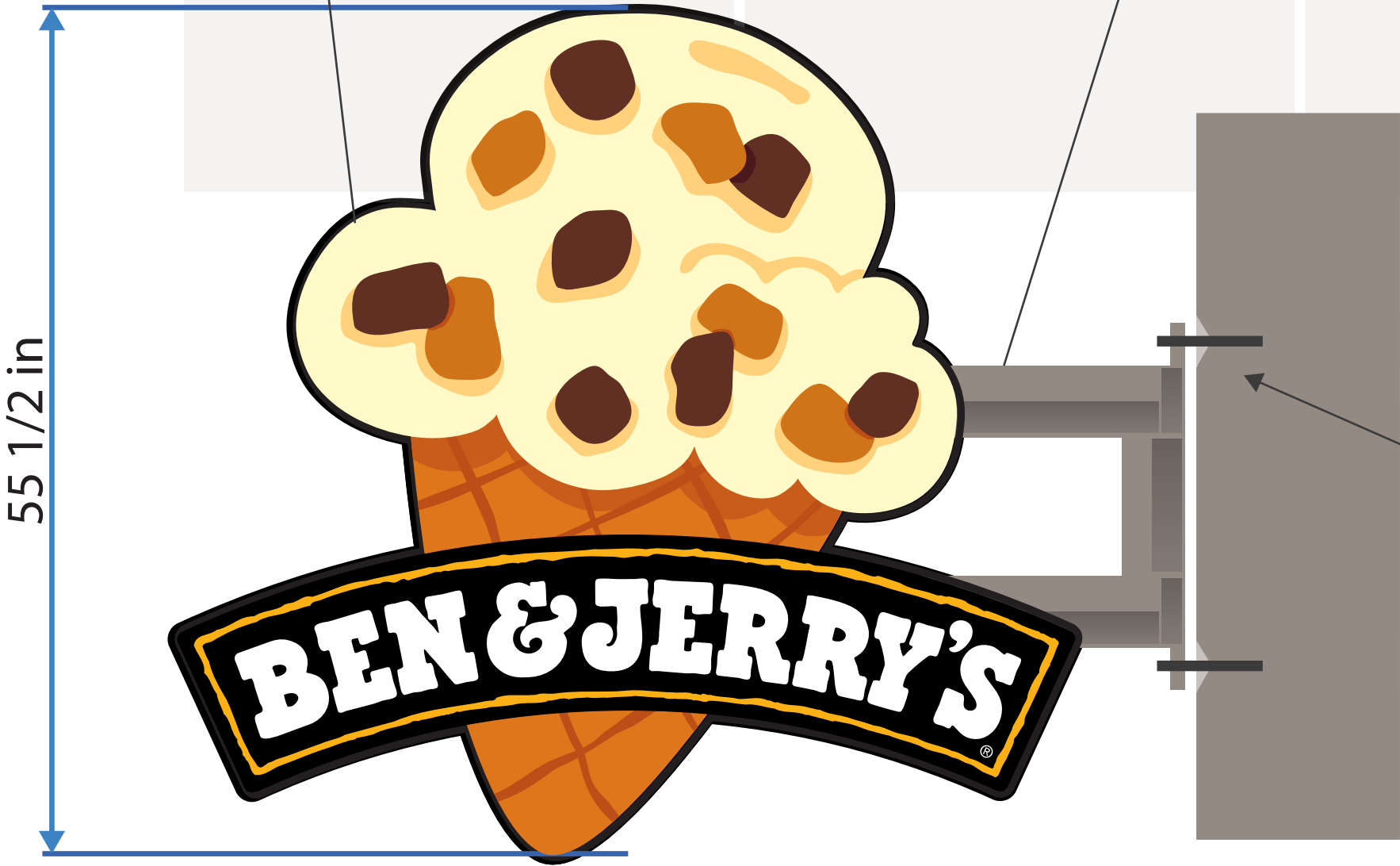
**3" Standoff, ACM backs, 0.040 returns  
modified acrylic face with  
1" Jewelite trim cap, LED internals  
UL-Certified.  
Raceway painted to match building.**

# Installation Details



Digital printed translucent graphic

Subframe painted to match building



9 in

**Internally Lit Blade Sign**  
**5" Standoff, ACM backs, 0.040 returns**  
**modified acrylic face with**  
**1" Jewelite trim cap, LED internals**  
**UL-Certified.**  
**Subframe painted to match building.**  
(1) 59Wx55.5H





The  
HANNA  
BUILDING  
1422 Euclid Ave.



STARBUCKS COFFEE



# Case 25-051

**Certificate of Appropriateness**

**Market Square Historic District**

1889 West 25<sup>th</sup> Street

## **Signage**

**Project Representatives: Abigail Arnold, Red Architecture**

**Ward 3: Councilmember McCormack**

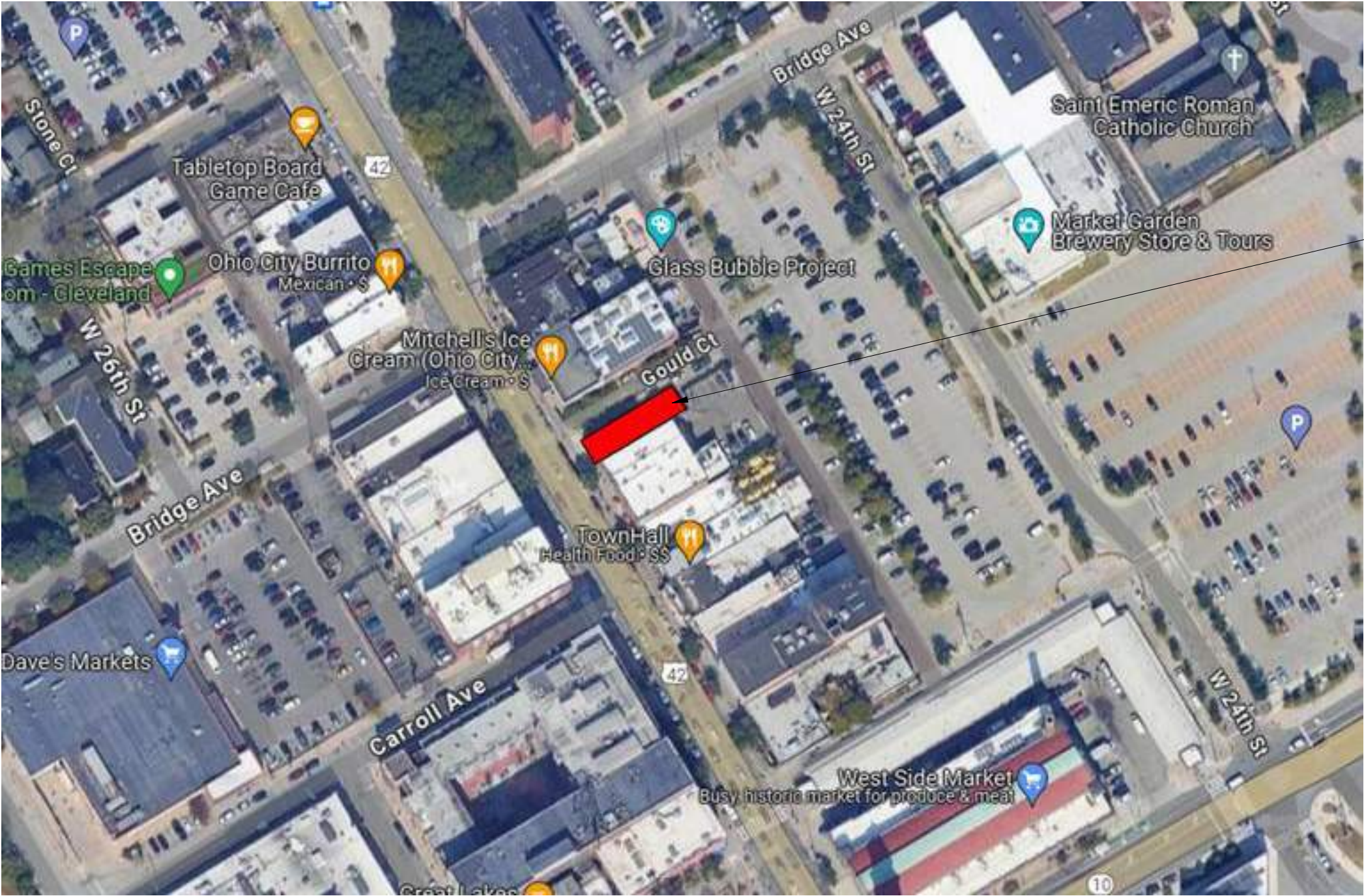
**Previous Case 25-025**





SCOPE OF WORK

INSTALLATION OF HEAT-APPLIED VINYL WALL SIGNAGE AT 1889 W 25TH STREET ON THE ELEVATION FACING GOULD CT AND VISIBLE FROM W 25TH STREET.



1889 W 25TH ST

OHIO CITY - WEST 25TH STREET - #5552

1889 W 25TH ST  
CLEVELAND, OH 44113

1 Red/Architecture

CMG1226

07/09/25

589 W. NATIONWIDE BLVD. SUITE B  
REDARCHITECTURE.COM

COLUMBUS, OHIO 43215  
614.487.8770





NORTHBOUND W 25TH ST  
BUILDING TO THE RIGHT, NO VIEW OF SIGNAGE



SOUTHBOUND W 25TH ST  
BUILDING TO THE LEFT, SIGNAGE TO BE APPLIED ON WHITE WALL IN VIEW



VIEW FROM ACROSS W 25TH ST  
SIGNAGE ORTHOGONAL IN VIEW, FACING THE ALLEY

# OHIO CITY - WEST 25TH STREET - #5552

1889 W 25TH ST  
CLEVELAND, OH 44113

2 **Red/Architecture**

CMG1226  
07/09/25

589 W. NATIONWIDE BLVD. SUITE B  
REDARCHITECTURE.COM  
COLUMBUS, OHIO 43215  
614.487.8770





2025 EXISTING CONDITIONS

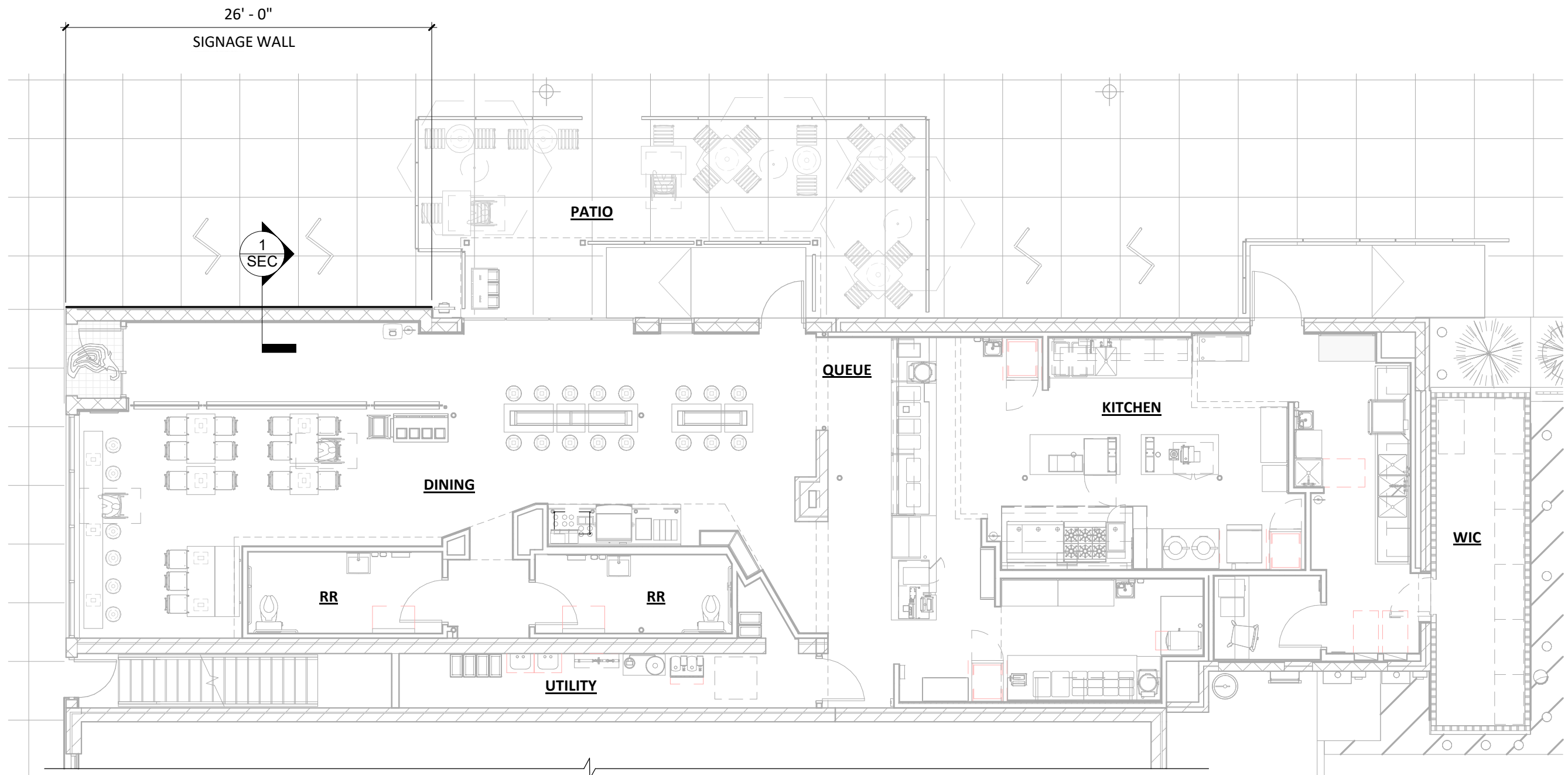


2016 SITE CONDITIONS

# OHIO CITY - WEST 25TH STREET - #5552

1889 W 25TH ST  
CLEVELAND, OH 44113





# OHIO CITY - WEST 25TH STREET - #5552

1889 W 25TH ST  
CLEVELAND, OH 44113



# OHIO CITY - WEST 25TH STREET - #5552

1889 W 25TH ST  
CLEVELAND, OH 44113

5

**Red/Architecture**

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# OHIO CITY - WEST 25TH STREET - #5552

1889 W 25TH ST  
CLEVELAND, OH 44113

6 **Red/Architecture**

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07/09/25

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COLUMBUS, OHIO 43215  
614.487.8770





OHIO CITY - WEST 25TH STREET - #5552

1889 W 25TH ST  
CLEVELAND, OH 44113

7

**Red/Architecture**

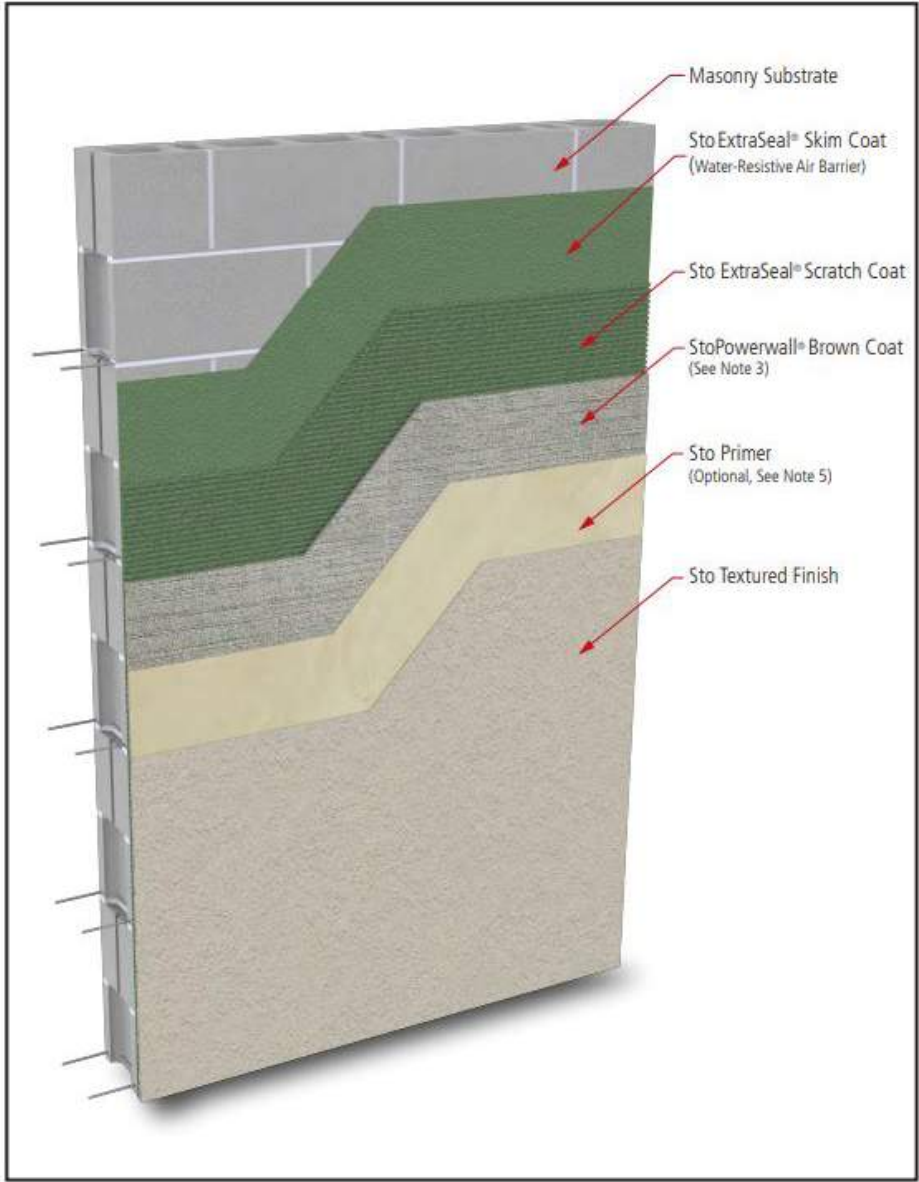
CMG1226

07/09/25

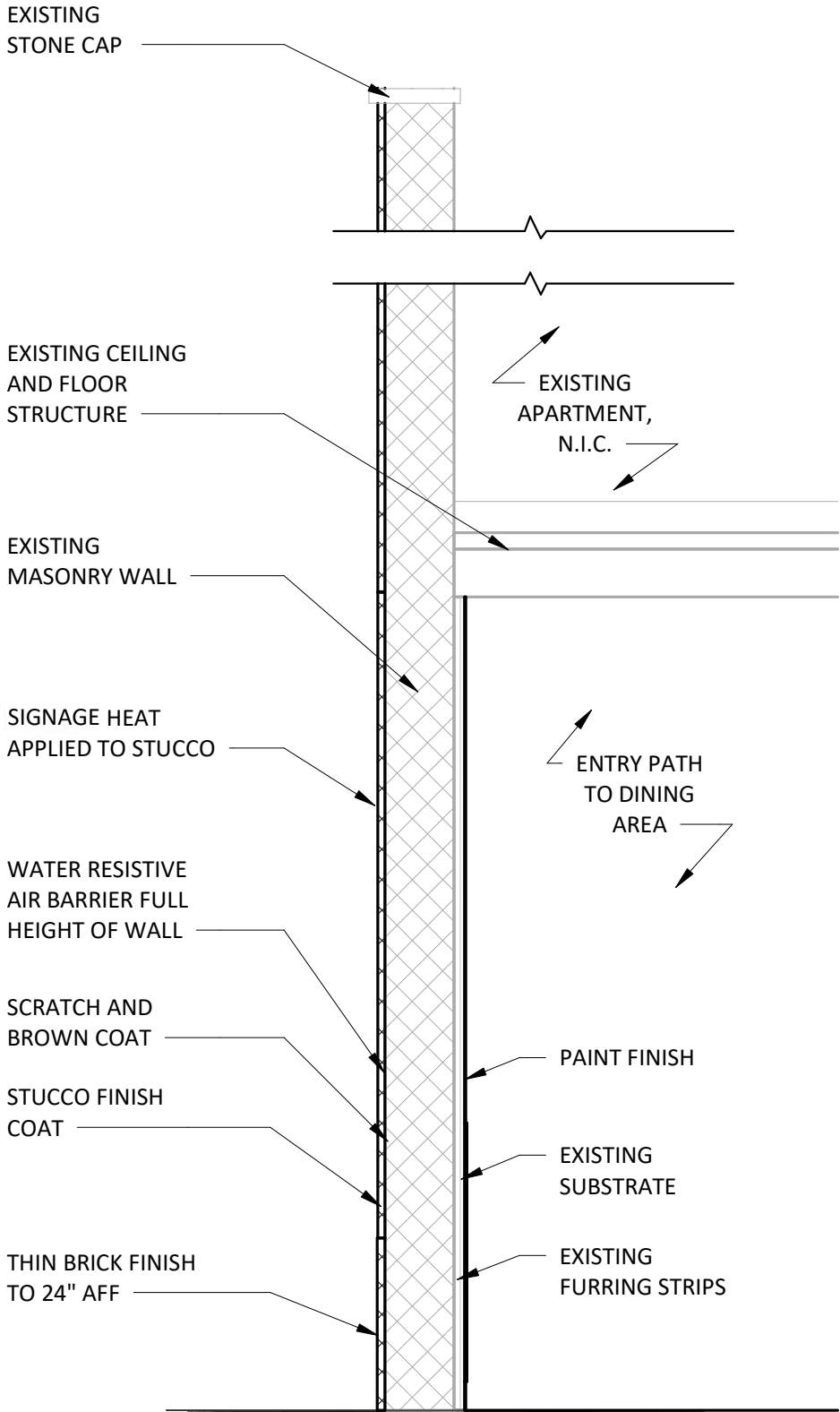
589 W. NATIONWIDE BLVD. SUITE B  
REDARCHITECTURE.COM

COLUMBUS, OHIO 43215  
614.487.8770

**StoPowerwall® ExtraSeal®**  
**System Components with Sto Textured Finish**



STUCCO INSTALLATION DETAIL



WALL SECTION AT MURAL INSTALLATION

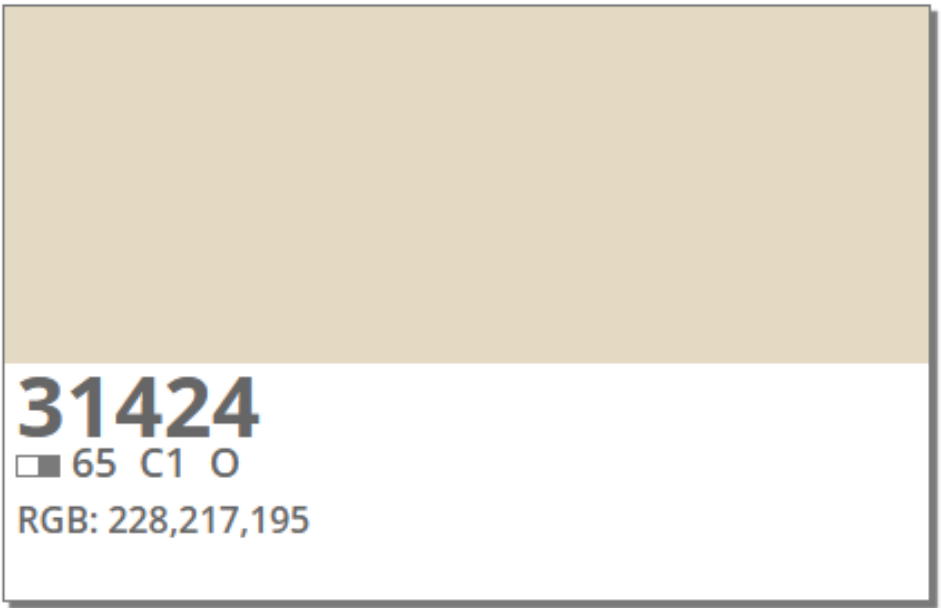


ENDICOTT BUFF BLEND  
VELOUR 1/2" THIN BRICK  
to color match existing brick on side elevation



VELOUR

STO STUCCO  
MILANO SMOOTH FINISH  
to color match the front elevation



WALL WASH LIGHTING

LiniArc® Wet Location (LAW2)  
Uncompromising Performance & Aesthetics



OVERVIEW	
Lumen Package (lm/ft.)	300 - 1,500
Form Factors (ft.)	1, 2, 3, 4, 5, 6, 7, 8
Wattage (W)	8 - 206
Efficacy (LPW)	68 - 128
Fixture Weight lbs/ft. (kg/ft.)	3.0 (1.4)
Controls	IMS1, ALB, 3PC



QUICK LINKS

- Ordering Guide
- Performance
- Photometrics
- Dimensions

HEAT-APPLIED  
VINYL SPECIFICATION  
3M 480 Envision Print Wrap Film LX480mC

- w/ No PVC in the overlam, this specification is inherently graffiti resistant
- most types of pek ink or spray paint will remove with citrus cleaner from this overlam
- no maintenance required for lifespan of product, this application lasting 2-4 years dependent on weather exposure



OHIO CITY - WEST 25TH STREET - #5552

1889 W 25TH ST  
CLEVELAND, OH 44113

# Case 25-052

**Certificate of Appropriateness**

**East Boulevard Historic District**

1123 East 98<sup>th</sup> Street

**Tile Roof Replacement**

**Project Representatives: Deborah Solomon, Owner**

**Ward 9: Councilmember Conwell**





# 1123 E. 98th

## Roof Replacement

Prepared By:

**Deborah Solomon**  
- Homeowner





# Project Summary

**Project Summary: Roof Replacement at 1123 E. 98th Street, Cleveland, OH 44108**

**We respectfully submit this request for approval to replace the existing Spanish clay tile roof at 1123 E. 98th Street with a historically sensitive asphalt shingle alternative. This recommendation follows a comprehensive condition assessment, which confirmed the roof is beyond repair due to extensive deterioration and prolonged neglect.**

## **Background**

- **The property, a contributing structure in the historic district, has remained vacant for over eight years.**
- **The Spanish clay tile roof has experienced more than 20 years of deferred maintenance.**
- **Numerous tiles are broken or missing. The underlayment has completely failed, resulting in water infiltration and damage to the roof structure and there are holes in the ceiling where you can see outside.**

## **Why Repair Is Not Feasible**

- **Widespread tile breakage makes repair impractical and cost-prohibitive.**
- **Complete failure of the underlayment and decking requires full tear-off and replacement.**
- **The estimated cost of restoring the roof with new or salvaged clay tile exceeds \$150,000, which is not economically viable for this property.**

## **Challenges of Clay Tile Roofs in Northeast Ohio**

- **Unsuitable for freeze-thaw climate: Clay tiles are porous and prone to cracking under extreme winter temperature swings, which are common in Northeast Ohio.**
- **Excessive weight: Clay tile systems require reinforced roof structures, which may not meet current structural conditions after years of water damage.**
- **Fragile and difficult to maintain: Tiles are easily broken under foot or falling debris, and repairs often require specialty labor.**
- **Material sourcing issues: Matching existing historic tiles is challenging due to discontinued styles and long lead times for custom fabrication.**

## **Proposed Solution**

**We propose to install a high-quality, architectural-grade asphalt shingle roof with a color and profile chosen to mimic the original tile as closely as possible. This solution will:**

- **Protect the structure from further water damage.**
- **Respect the historic character of the home through thoughtful material selection.**
- **Provide long-term durability with low maintenance.**
- **Make restoration of the home economically feasible, enabling occupancy and revitalization of the property.**

**We appreciate the Commission's consideration and are committed to preserving the architectural integrity of the home while ensuring its sustainability for the future.**

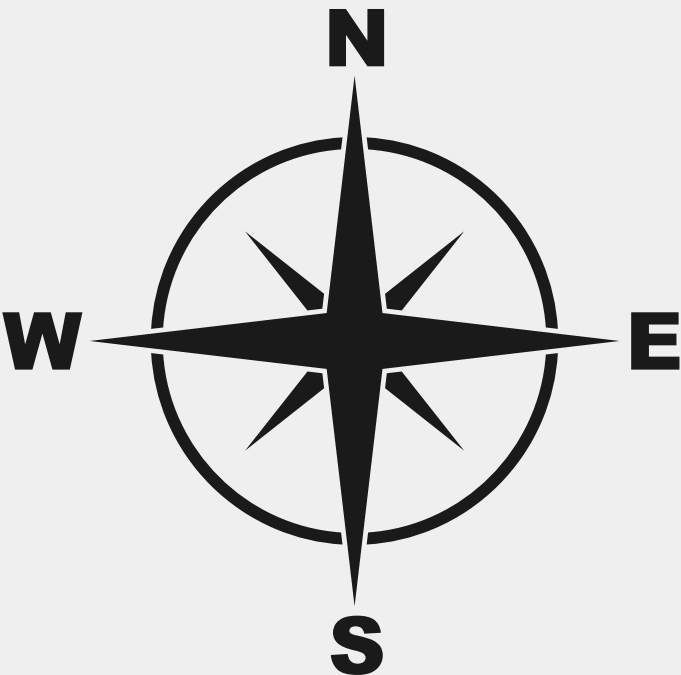
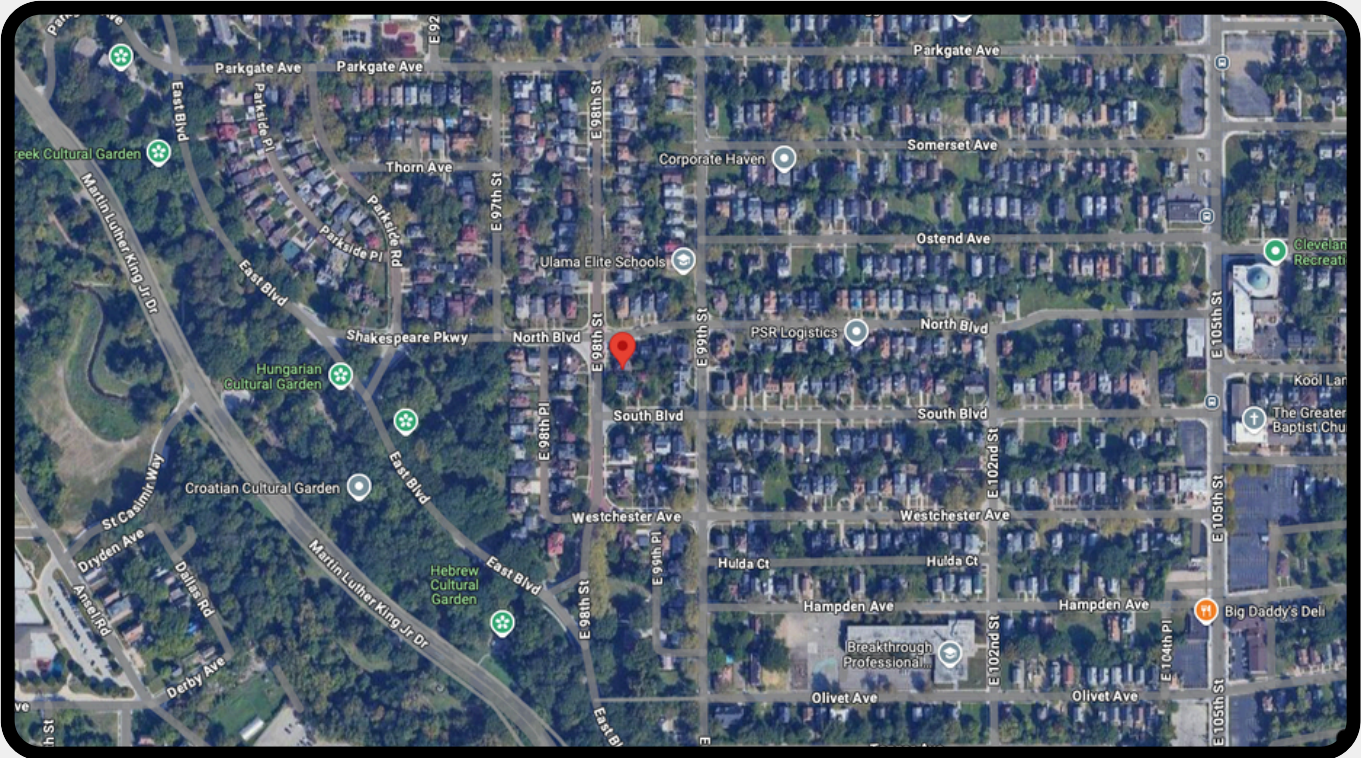
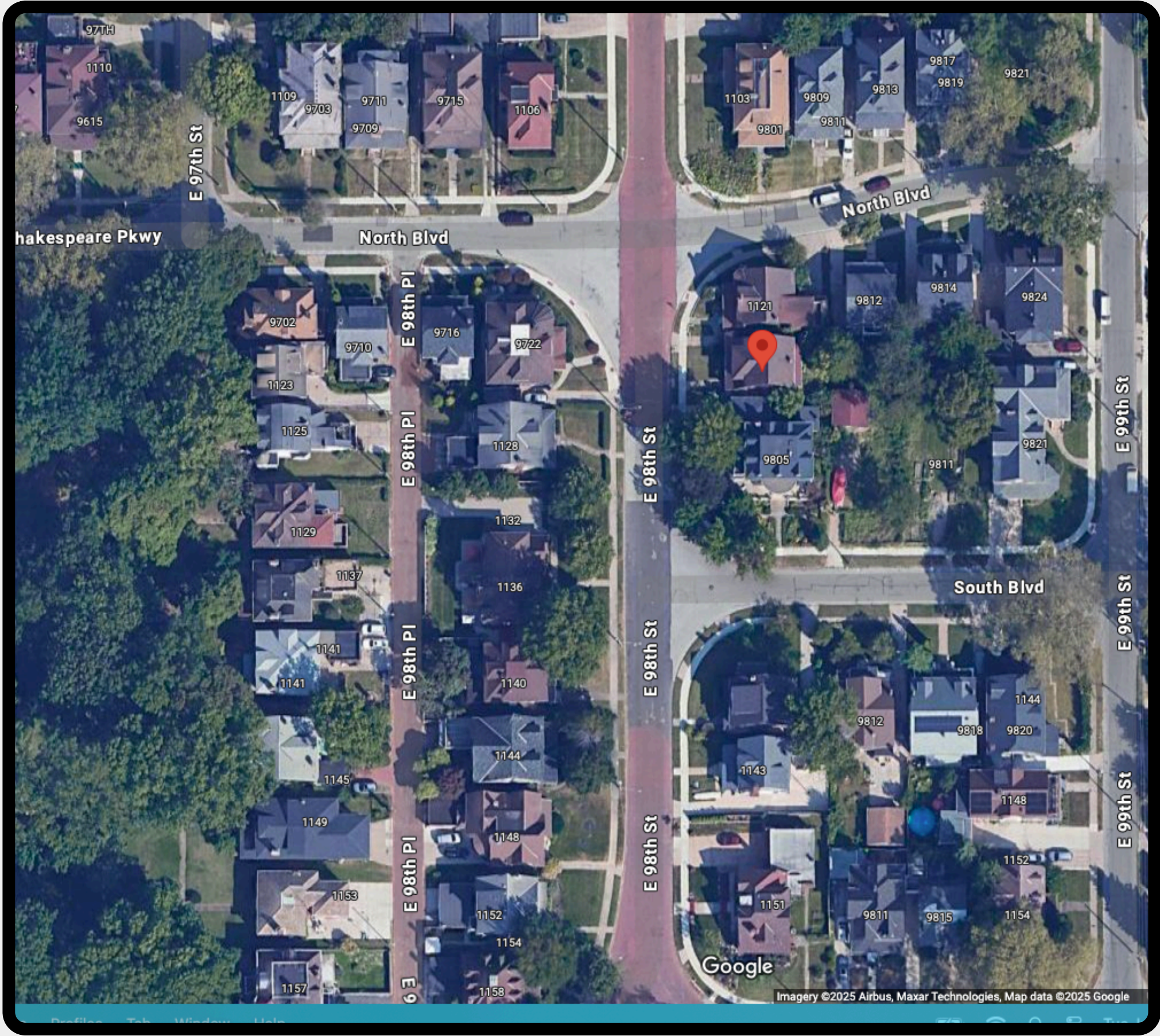
**Sincerely,**

**Deborah Solomon**

**440-478-8461**



# MAP





# Current Roof Condition





# Current Roof Condition - Front





# Current Roof Condition - Back





# Current Roof Condition - Interior



**First Floor**



**Second Floor**



**Third Floor**



# Roof Inspection - PROFI Custom Roofing

April 29, 2025

Dear Ms. Deborah Solomon,

RE: Condition Assessment and Feasibility of Repair – Spanish Clay Tile Roof at 1123 E. 98th Street,  
Cleveland, OH 44108

As the roofing contractor who has specialized in repair and replacement of Spanish clay tile, I am writing to confirm that the existing Spanish clay tile roof cannot be repaired due to the extent of deterioration, damage, and structural compromise caused by prolonged neglect and environmental exposure.

Upon inspection, we observed the following:

1. Widespread Tile Failure:
  - Many of the clay tiles are cracked, displaced, or missing entirely.
  - The fragility of the tiles, particularly due to freeze-thaw cycles, has led to large-scale breakage.
  - Numerous tiles are non-salvageable and would require custom replacements.
2. Complete Underlayment Failure:
  - The waterproof underlayment beneath the tile system has completely deteriorated after more than 20 years of neglect.
  - During this period, the property was abandoned for approximately eight years, exposing the underlayment and decking to unchecked water infiltration.
  - The sheathing beneath is water-damaged and rotting in several areas, necessitating full replacement.
3. Structural and Safety Concerns:
  - The weight of clay tiles places significant load on the roof structure.
  - Water intrusion has potentially compromised roof joists and rafters, which require further assessment and likely reinforcement if heavy tile were to be reinstalled.

Due to the irreversible damage to both the tile and underlayment, the roof cannot be reasonably or safely repaired. In our professional judgment, full replacement is necessary. We recommend replacing the existing roof with a high-quality architectural asphalt shingle product that offers a similar appearance, increased durability, and significantly reduced maintenance and cost burdens while maintaining sensitivity to the historic character of the home.

Please feel free to contact us for additional documentation or clarification.

Sincerely,



Lloyd Wright

PROFI Custom Roofing

slatetileroof@yahoo.com

(216) 383-9363

# Quote for Roof Replacement with Spanish Clay Tile - Durable Slate

Cost to replace:  
\$149,622

Commercial Contract



26285 Broadway Ave. Suite A-3 • Oakwood Village, Ohio 44146 • 877-340-9181  
p 216-751-0151 • f 877-340-9180 • www.DurableSlate.com  
Building Construction License # 44869 • Tax ID# 31-1381403

Columbus • Cleveland • Cincinnati • Indianapolis • Baltimore • New Orleans • DC • Clearwater

PROPOSAL SUBMITTED TO Valiente Ventures LLC	PHONE 440-478-8461	DATE May 22, 2025	Contract# 250424-015
JOB address 1123 East 98th St	CONTACT NAME Debbie Solomon	BILLING ADDRESS (IF DIFFERENT) N/A	
CITY, STATE, ZIP CODE Cleveland, OH 44108	CONTACT/Architect <a href="mailto:deborah@valienventures.net">deborah@valienventures.net</a>	CITY, STATE, ZIP CODE N/A	

We **Propose** hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:

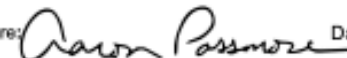
Dollars **(\$149,622)**.

Payment to be made as follows:

- 1/3 deposit required at signing
- For any special order items, a 100% deposit of the cost of the item will be required at signing
- Balance due as set forth in Payment Terms provision of Terms and Conditions attached hereto

Total Amount **\$149,622** Deposit **\$49,874** Material Deposit: **\$0** Balance **\$99,748**

Note: This proposal may be withdrawn by The Durable Restoration Company if not accepted within 30 days.

Estimator's Signature:  Date: May 22, 2025

We hereby submit specifications and estimates for:

Set up to comply with OSHA regulations

1. Remove tiles (cover with a temporary layer of felt) to allow customers carpenter to repair any/all woodwork.

2. Return to reinstall tiles with new underlayment and soldered copper flashing:

Install ice and water shield along eaves and flashing points, two layers of #30 felt throughout the rest. Install copper drip edge and copper flashing soldered with lead free solder (step, apron, chimney, pipe, valley flashing, and counter flashing installed into mortar joints and sealed).  
Re-install tiles, fasten with smooth shank copper roofing nails.  
Use original tiles on the front where possible, shuffle similar salvage tiles in with remainder and use on the back. Salvage tiles may need to be used for specialty tiles in front or not the ridge.  
Remove and dispose of debris.

Future repairs needed: Tile maintenance

Were any leaks shown or described to the estimator? Yes

See Attachment A if more space needed

Warranty specified on following "Types of Repair and Warranty Information" page

*It is the owner's responsibility to remove any asbestos or lead laden material.*

**Any labor, materials, or work not specifically set forth above is beyond the scope of Contractor's proposal and not included in it.**  
**TERMS & CONDITIONS APPLICABLE TO THIS AGREEMENT ATTACHED HERETO**

**Acceptance of Proposal:** The prices, specifications and the attached Terms and Conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified and payment will be made as outlined herein. Upon signing this agreement, Owner represents and warrants that Owner is the owner or the authorized agent of the aforesaid premises and that Owner has read this agreement.

Accepted by: X \_\_\_\_\_


Owner Signature :X \_\_\_\_\_

Date of Acceptance: X \_\_\_\_\_



# Quote for Roof Replacement with Architectural Asphalt Shingles - OGS Roofing and Restoration LLC

Cost to replace:  
\$18,595



Prepared for  
Debbie Solomon  
deborah@valienteventures.net  
(440) 478-8461  
1123 East 98th Street  
Cleveland, OH 44108

**Roof Replacement Proposal**

JUNE 05, 2025

OGS Roofing and Restoration LLC | Tom Unik  
(216) 238-3329  
tom@ohioguttersolutions.com



## Owens Corning TruDefinition Duration

Install 24 squares of Owens Corning Duration shingles; Install 2 squares of base and cap 2 ply mod bit roofing system; Estimate includes tear off of barrel tiles and a full resheet of entire home with 7/16 OSB plywood

Item

### Description of Work:

#### Full Replacement with Owens Corning

- Start with a detailed inspection of your current roof to identify any damage or potential issues, and make sure all necessary permits are obtained.
- Protect your property by covering landscaping, windows, and surrounding structures with tarps or plywood as needed.
- Dispose of all roofing debris responsibly, keeping the work area neat and organized.
- Inspect the roof deck (the base of your roof) for any damage, replacing any weakened areas, on an as needed basis at an additional cost, to provide a solid foundation for your new roof.
- Install a high-quality ice and water shield along vulnerable areas like valleys, eaves, and roof penetrations to prevent leaks.
- Apply synthetic underlayment for added moisture protection and a stable surface for the new shingles.
- Install new drip edges along the eaves and rakes to channel water away from the home and protect the fascia.
- Replace or install new flashing around chimneys, vents, and other roof openings to prevent water infiltration.
- Install Owens Corning shingles according to manufacturer guidelines, ensuring proper alignment, nail placement, and sealing for long-lasting durability.
- Use starter shingles at the roof edges to provide a clean, secure finish, and add ridge and hip cap shingles for a finished look at the roof peaks.
- Add or replace ridge vents/box vents to enhance attic ventilation, helping to maintain your roof's longevity and energy efficiency.
- Replace any roof penetrations such as vent boots or pipe collars to ensure they are properly sealed and functioning.
- Perform a final inspection of the roof to ensure everything is installed correctly and meets all industry standards.
- Clean up the site by removing all debris, tools, and protective materials, leaving your property clean and tidy.
- Use a magnetic roller to collect any stray nails or metal objects from your yard, keeping your property safe.

Estimate subtotal

\$18,595.65

Tom Unik  
OGS Roofing and Restoration LLC  
(216) 238-3329  
tom@ohioguttersolutions.com





# Architectural Asphalt Shingles - Owens Corning TruDefinition Duration



TruDefinition®  
**DURATION®**  
Shingles with Patented SureNail® Technology  
Tejas con tecnología patentada SureNail®





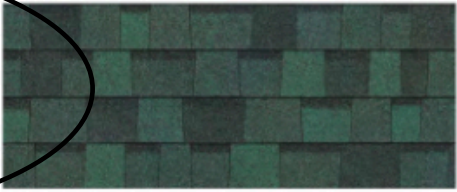
Driftwood



TruDefinition®  
**DURATION®**  
Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood



Chateau Green




Colonial Slate



Desert Rose



Driftwood



Estate Gray



Harbor Blue



Midnight Plum




Onyx Black




Peppercorn


TruDefinition®  
**DURATION®**  
Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



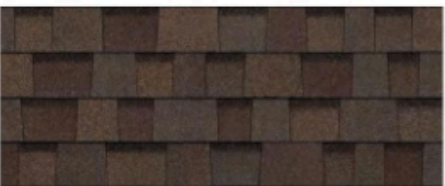
Sand Castle



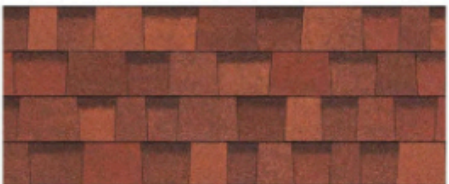
Sierra Gray



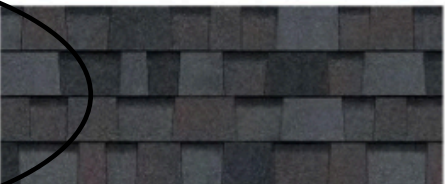
Slatestone Gray



Teak



Terra Cotta



Williamsburg Gray

**COLOR DISCLAIMER**

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

**DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES**

De tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver cómo se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo se ven las tejas ya instaladas en una vivienda, su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

**Thank you for your time  
and consideration.**

**-Deborah Solomon**



# Case 25-053

## Certificate of Appropriateness

Clifton/West Boulevard  
Historic District

1323 West Boulevard

### Renovations

Project Representatives: Esbeey Madera, All Phase General Construction  
Ward 11: Councilmember Kelly





# 1323 West Blvd., Cleveland OH 44102

06-23/2025

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**Esbeey Madera**

All Phase General Construction

3167 Fulton Rd, Suite 302

Cleveland, OH 44109

## **CLEVELAND LANDMARKS COMMISSION**

RE: 1323 West Blvd./ Cleveland, OH 44102

- At the time of purchase all windows were boarded from the inside. All windows were inoperable and in disrepair. 50% of the glass panes were broken or missing. The wood mullions and frames were deteriorated and in varying degrees of coming apart. Repairs were not possible, needed replacement.

- Original cedar shake siding was painted and repainted improperly for years. Several shingles were missing and damaged. Sanding and properly staining the original cedar shake shingles was not possible due to the overwhelming expense and the presence of lead-based paint. Replacing the siding with a similar look and less maintenance.

- In the process of repairing deteriorated and missing siding, we discovered deteriorated sheathing and framing. We replaced deteriorated sheathing, wall studs and headers for windows and doors. All areas with TYVEK were the areas repaired.

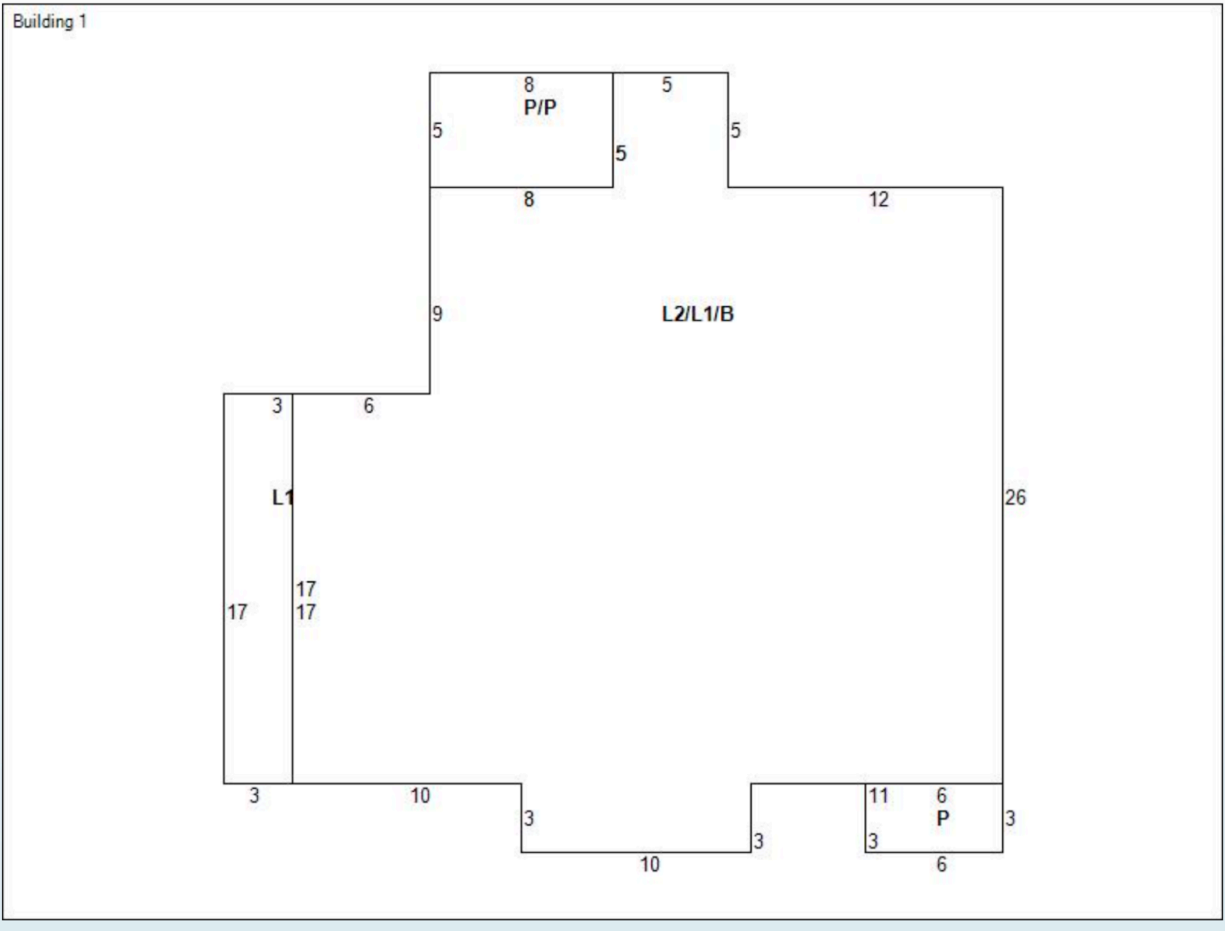
- The front bay windows are currently single paned storm windows. We took part in a City of Cleveland sound abatement program where all the windows were to be replaced with new triple paned windows. At installation, although the replacement windows were delivered on site, we were told that they couldn't secure a permit due to the Historic District Designation. The windows delivered to install were carted away. The program contractor proceeded to install single paned storm windows in the existing frames because the original deteriorated windows were removed and discarded the day before. The front bay windows remain as single paned storm windows. The Sun Room windows were replaced with new construction windows with the same original design and dimensions. We are proposing to use the same windows to replace the remaining deteriorated windows. The remaining windows are inoperable, deteriorated and coated with lead-based paint.

- All repairs to the exterior of the house have been done with utmost quality in mind respecting the character of the original design and neighborhood standards. To install wood cedar shake siding will be financially impossible. We have lived in the house for over 35 years and have made necessary improvements as funds were available.

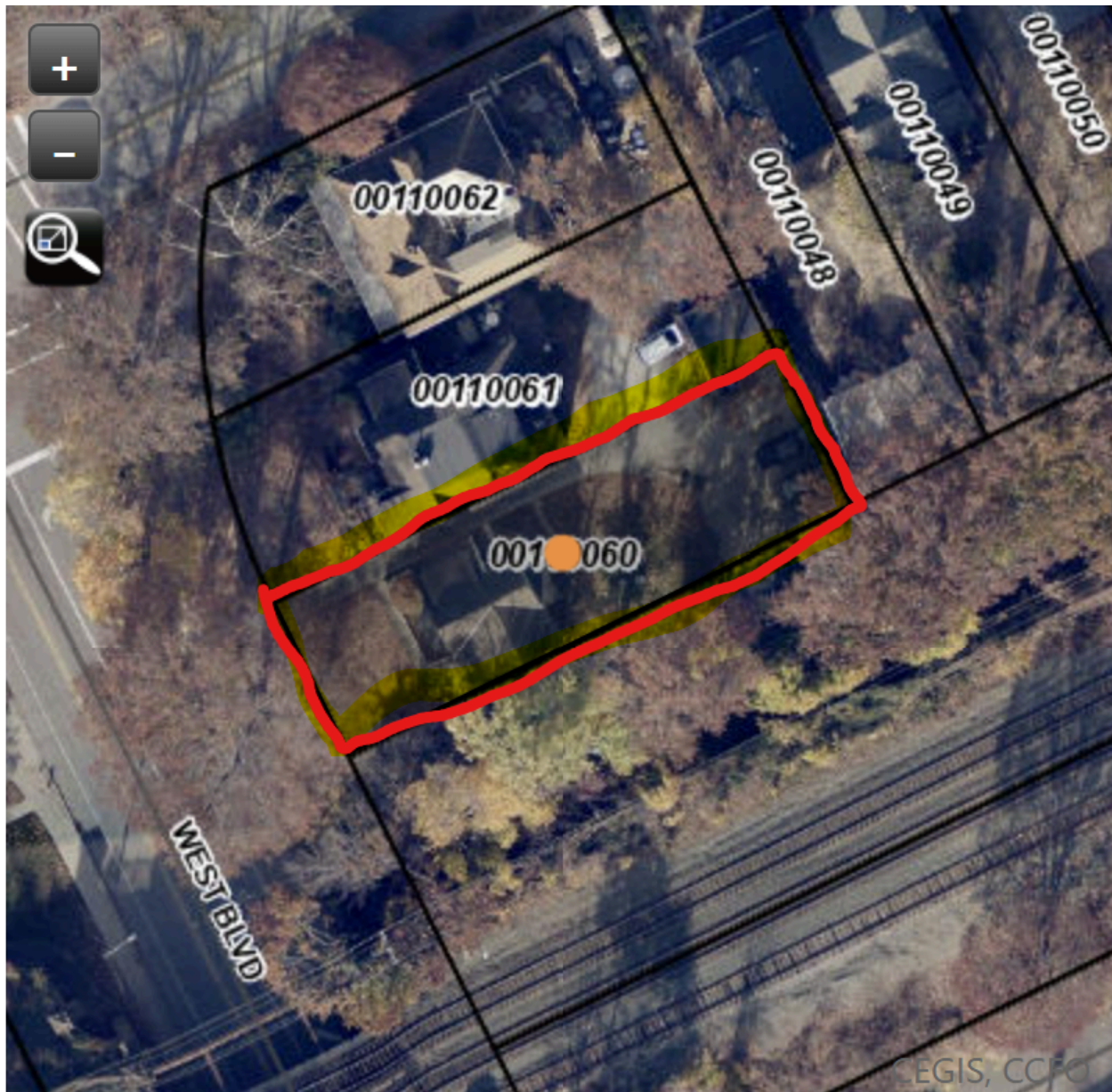
Please consider the submitted plans for exterior repairs utilizing new materials and methods. The hope is to restore the house respecting its history and neighborhood.

Thank You For Your Consideration, Victor Santillo Suzanne E. Santillo

## Building Sketch





























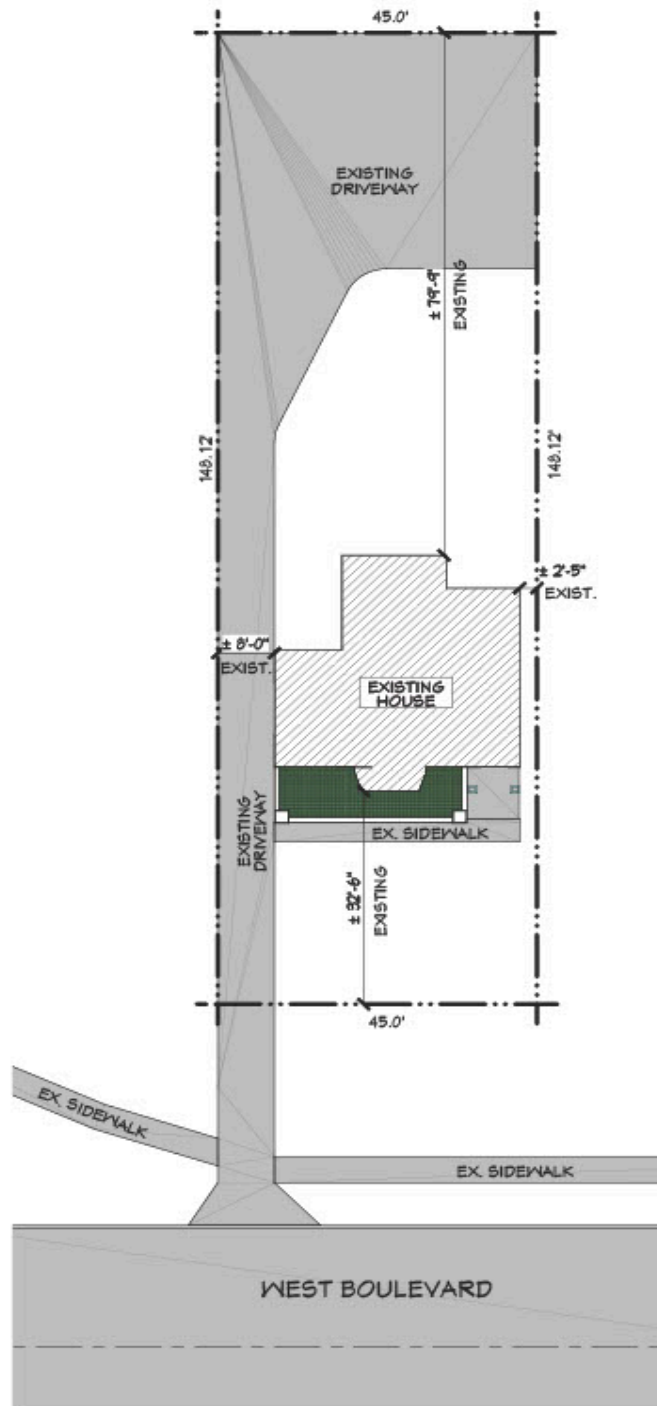






#### Material List-

- Windows are American Craftsman by Andersen Aluminum wood clad.
- Front bay window( 3 window unit) Qty. 2- 85" x60" non-operable
- North side( 2nd floor landing) Qty. 1- 36" x60" Operable
- LP Smartside 12in. X 48in. Composite shingle cedar shale siding.



# **SITE PLAN**

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



3167 FULTON RD. #302  
CLEVELAND OH, 44109  
exbee@gmail.com (216) 854-6117

FACADE REMODEL FOR:  
1327 WEST BLVD.  
CLEVELAND, OH 44102

PROJECT TYPE: FACADE REMODEL  
DATE: 7/8/2025

SHEET NUMBER

**1**





WEST SIDE



WEST / SOUTH SIDE



NORTH / WEST SIDE



3167 FULTON RD. #302  
CLEVELAND OH, 44109  
exbee@gmail.com (216)-654-6117

FACADE REMODEL FOR:  
1327 WEST BLVD.  
CLEVELAND, OH 44102

PROJECT TYPE: FACADE REMODEL  
DATE: 1/8/2025

SHEET NUMBER  
**2**



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Schematic Plan Review

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*July 24<sup>th</sup>, 2025*





# Case 25-054

**Schematic Plan Review**

**Ohio City Historic District**

4516 Clinton Avenue

**Renovation and Addition**

**Project Representatives: Jack Kline, Kline Design and Engineering**

**Ward 3: Councilmember McCormack**







FOR SALE  
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RE/MAX ABOVE & BEYOND

## 4516 CLINTON ADDITION

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**Kline**  
Design | Engineering

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4516 CLINTON DESCRIPTION



**4516 Clinton** is currently gutted on the interior down to bare studs. The exterior siding and windows are not original and not repairable. The existing home will receive a total rehab and have an attached addition with a garage on the rear of the property, as well as a covered side patio.

Residential Use

PPN: 002-13-024  
Ward: 3  
Lot area Square Feet: 6600.17

Existing Garage Square Feet: 533.69  
Existing Livable Area: 1299.81  
Existing Total Lot Coverage: 1833.50  
% Existing Lot coverage (Livable Area): 19.69%

Proposed Garage Square Feet: 936.97  
Proposed Hallway Square Feet: 220.20  
Proposed Coutyard/Deck Square Feet: 390.00  
Proposed Covered Patio: 297.40  
Proposed Livable Area (First Floor): 1520.01  
Proposed Livable Area (Second Floor): 2138.18  
Proposed Total Lot Coverage: 2754.38  
% Existing Lot coverage (Livable Area): 23.03%

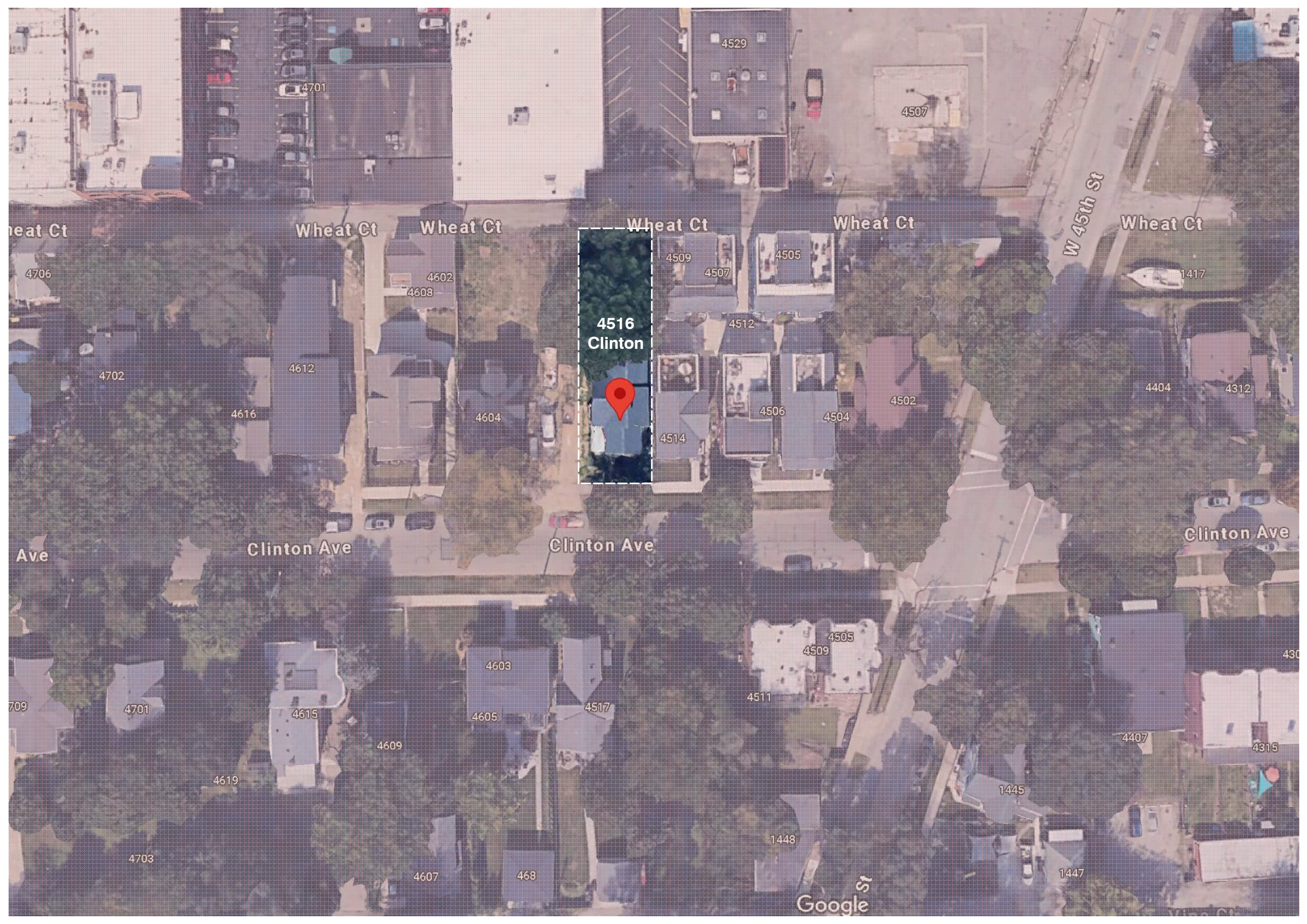




VICINITY MAP



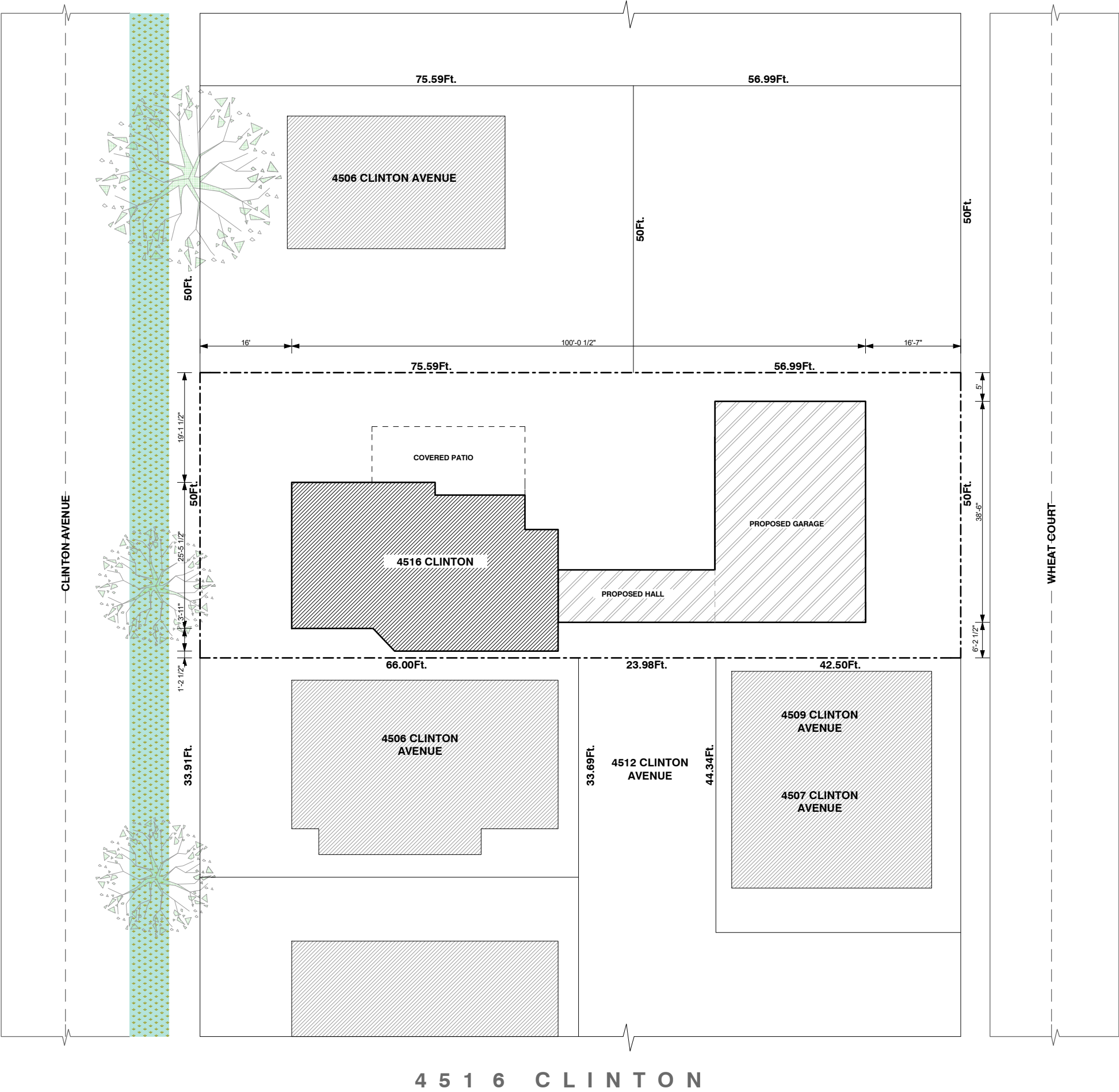




4516  
Clinton

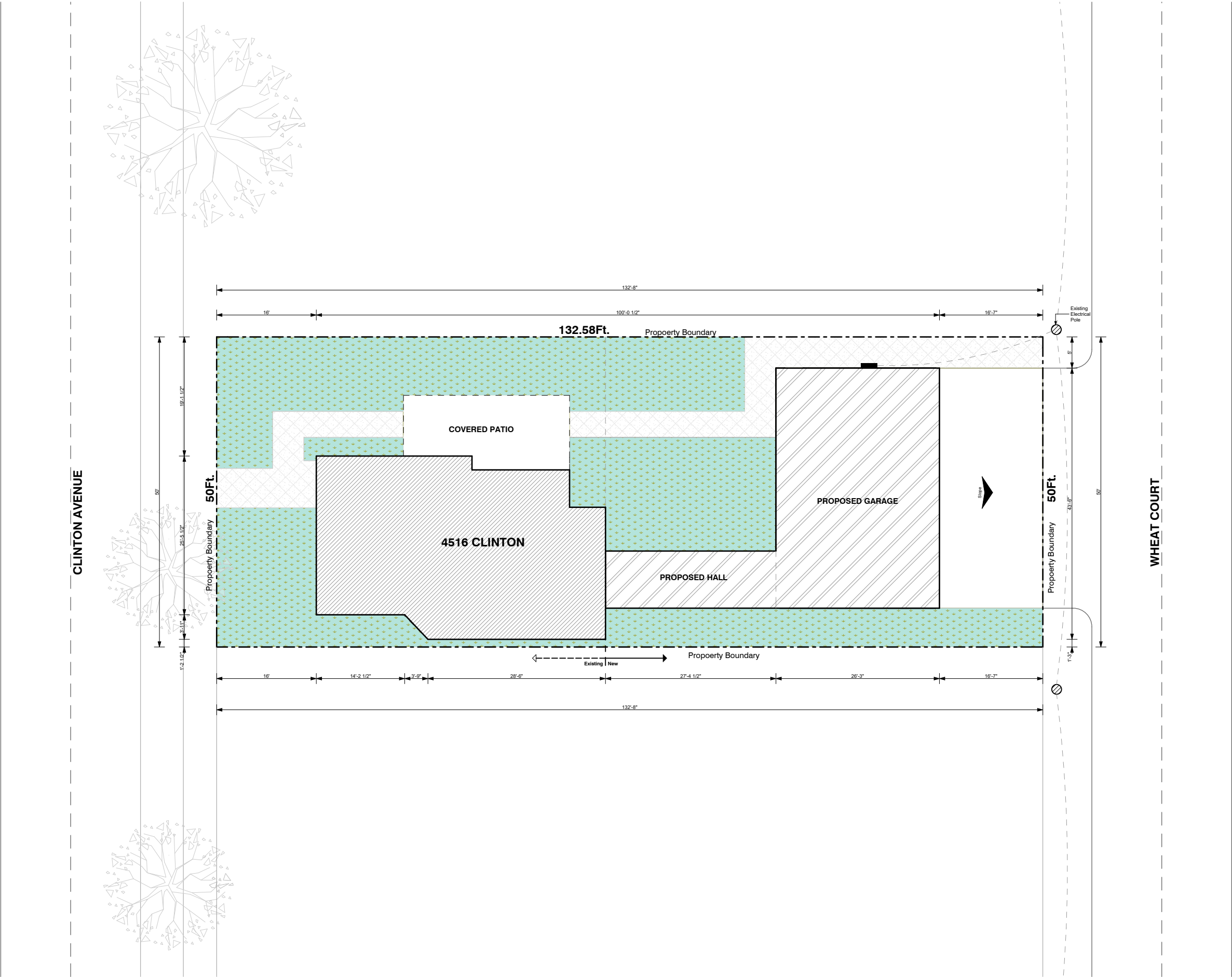


Plot Plan w/ Neighboring Properties





Proposed Site Plan









REAR OF HOUSE

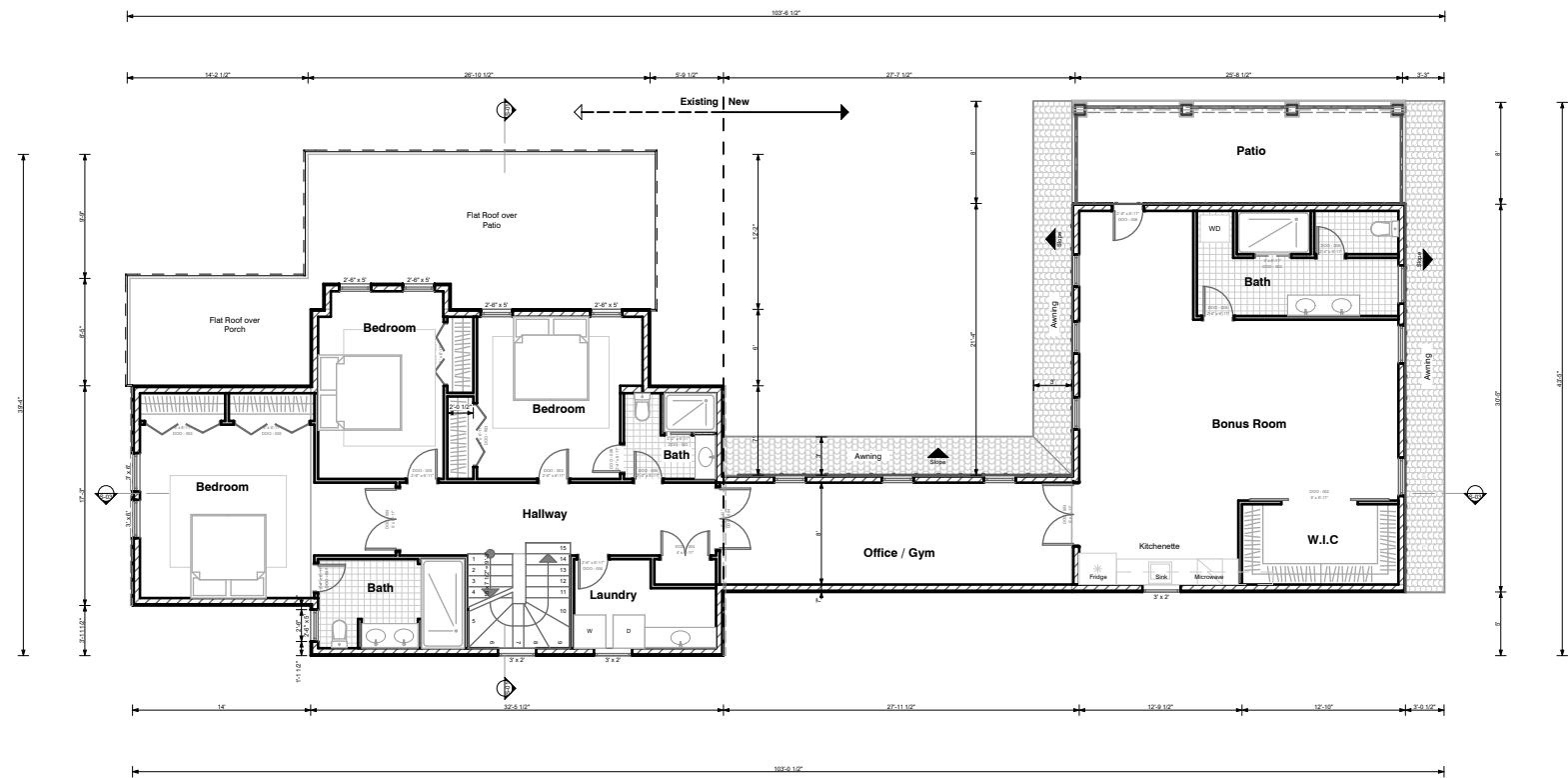




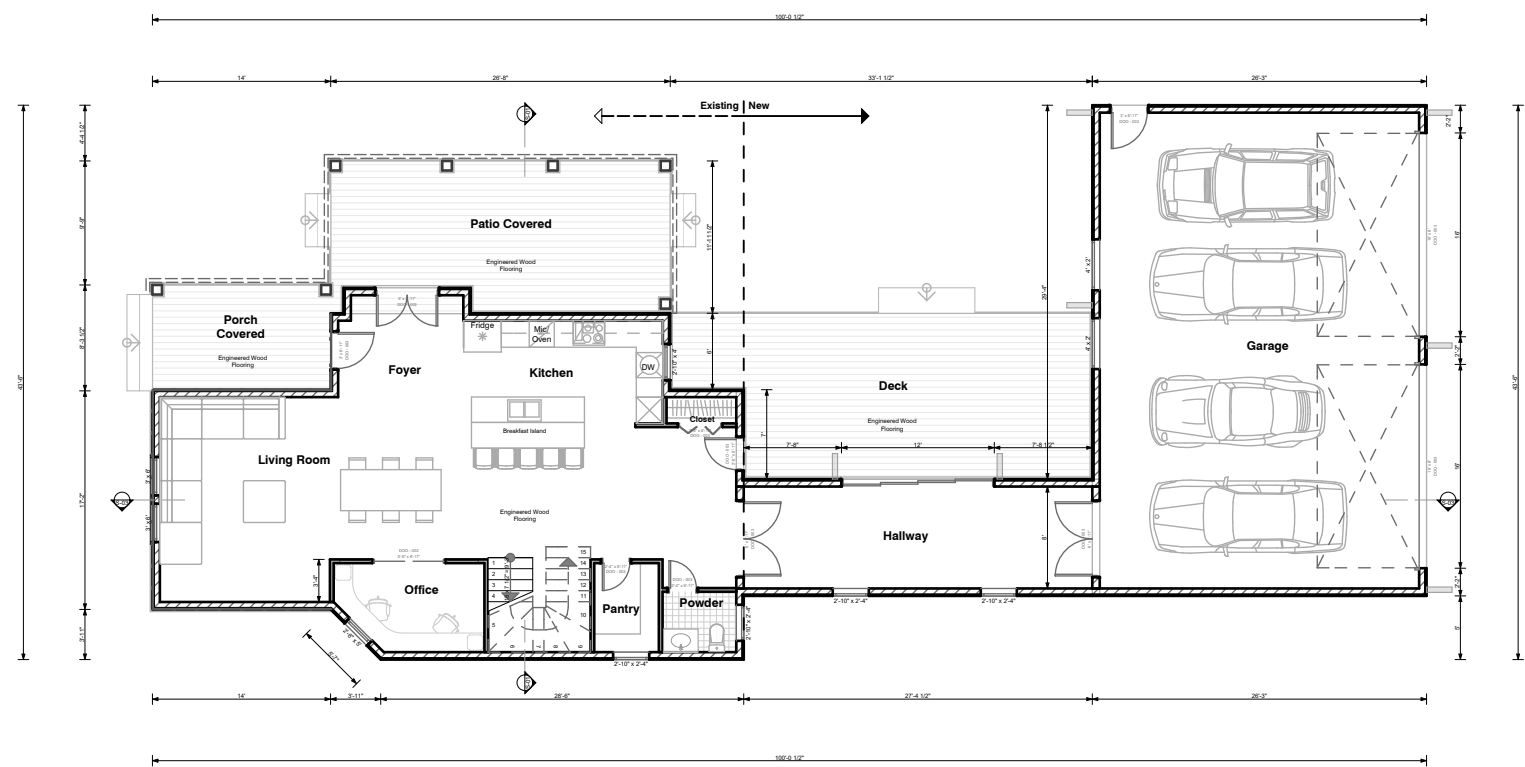
**Proposed Drawings**  
**Plans / Elevations / Sections**



Proposed Floor Plans



Second Floor Plan



First Floor Plan



# Proposed Building Elevations



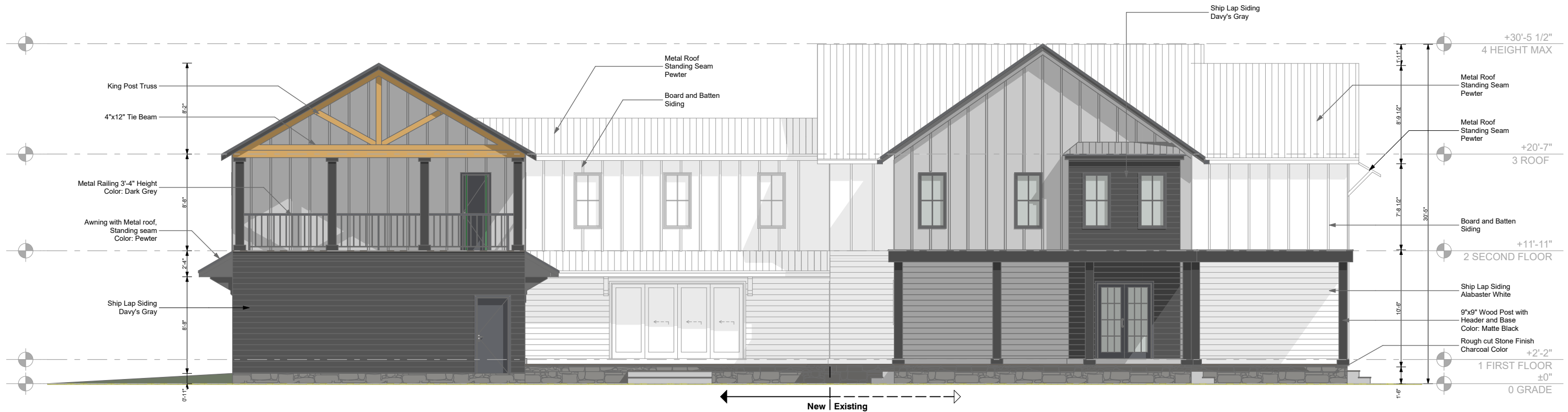
**West Elevation**



**East Elevation**



# Proposed Building Elevations



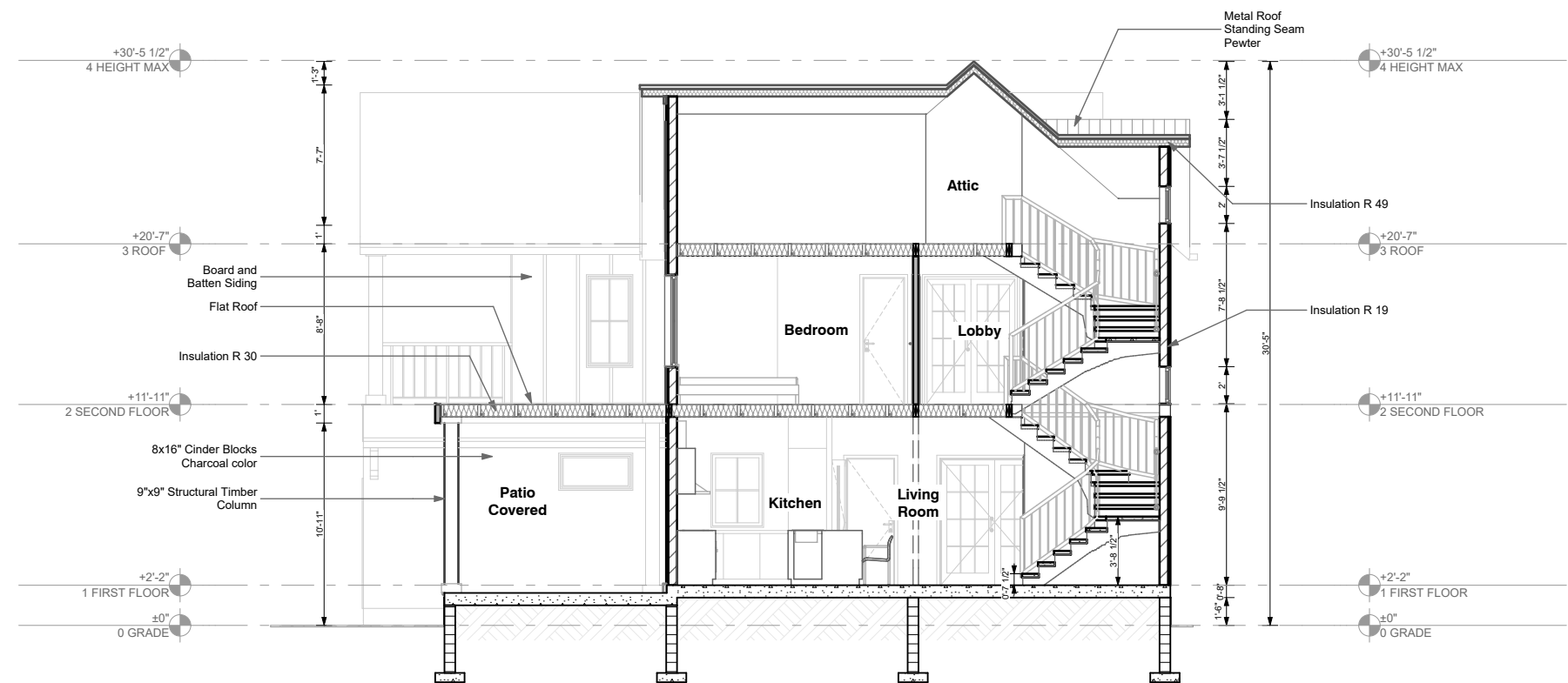
North Elevation



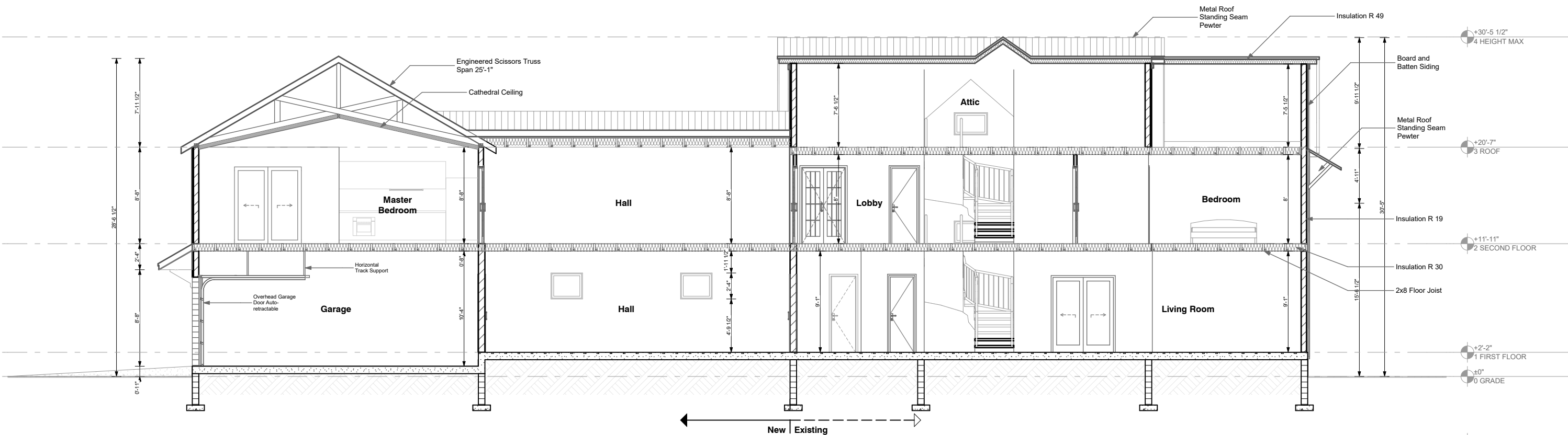
South Elevation



Proposed Building Sections



Section S-01



Section S-03



















COURTYARD

DESIGN | ENGINEERING





MOODBOARD





# Existing Conditions Pictures



FRONT OF HOUSE





FRONT OF HOUSE





REAR OF HOUSE



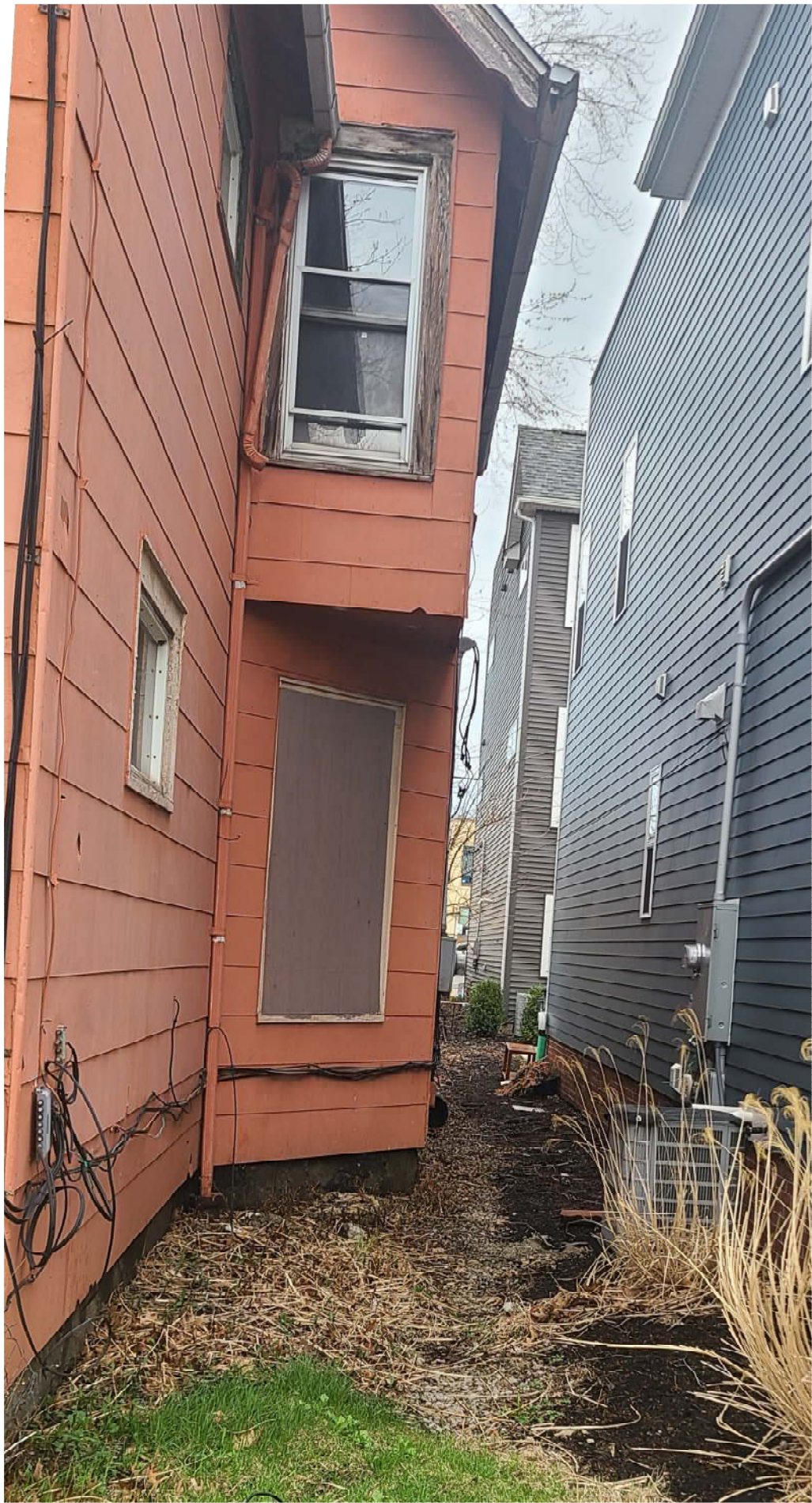


REAR OF HOUSE





SIDE OF HOUSE



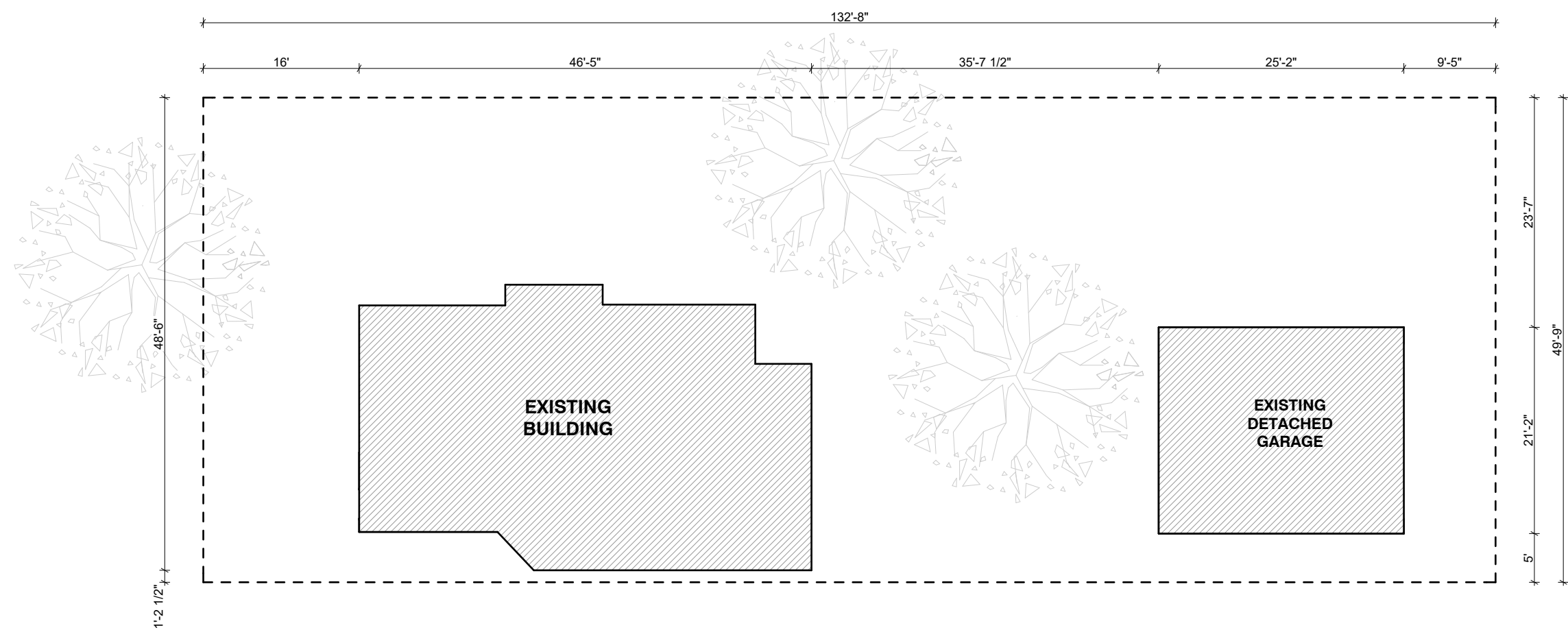


# Existing Drawings

## Plans / Elevations / Sections

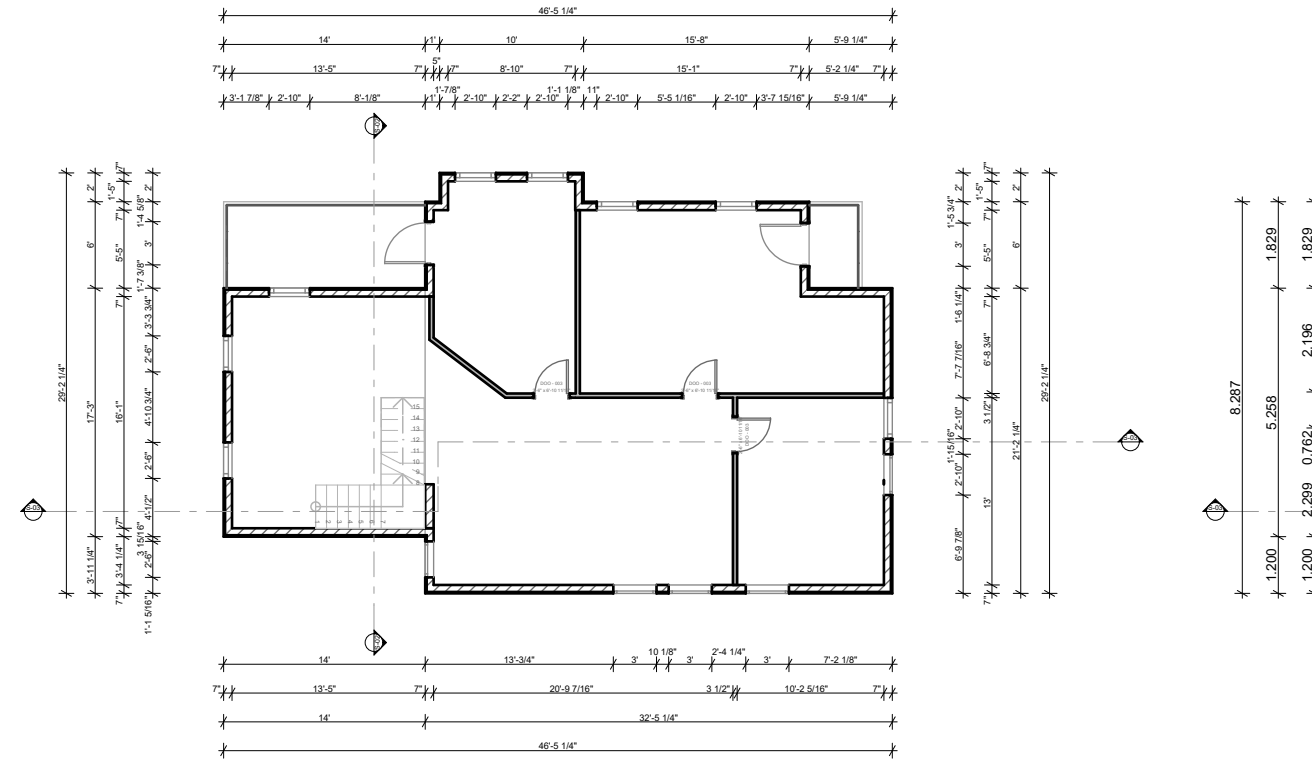


Existing Site Plan

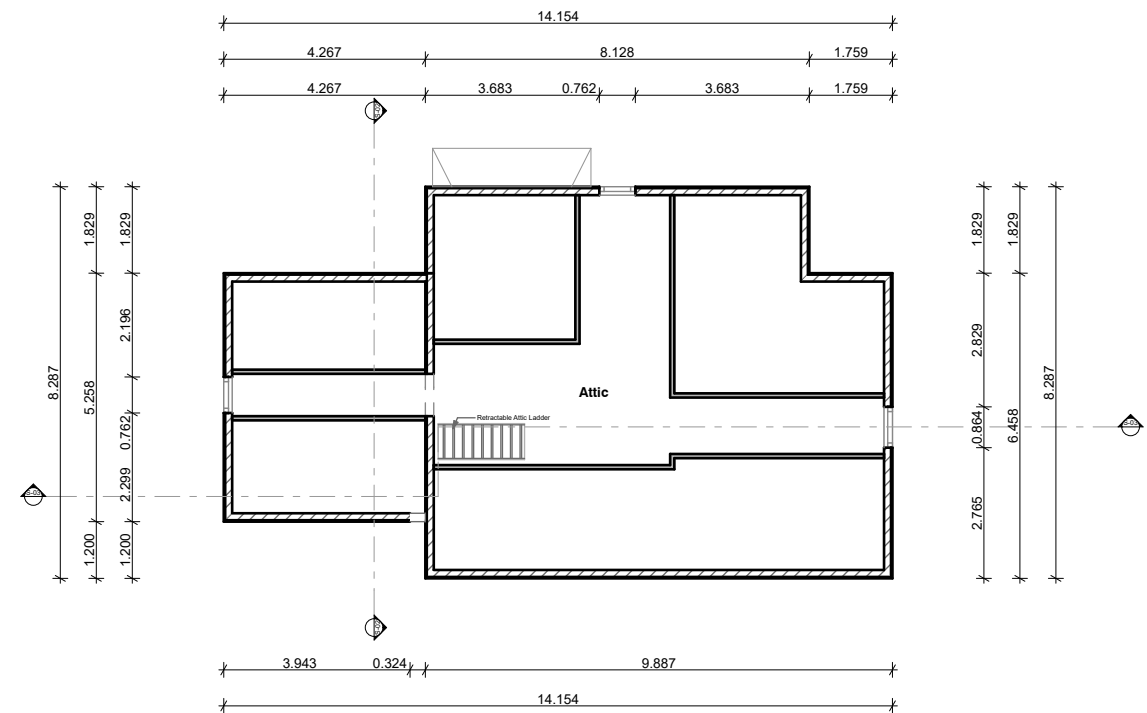




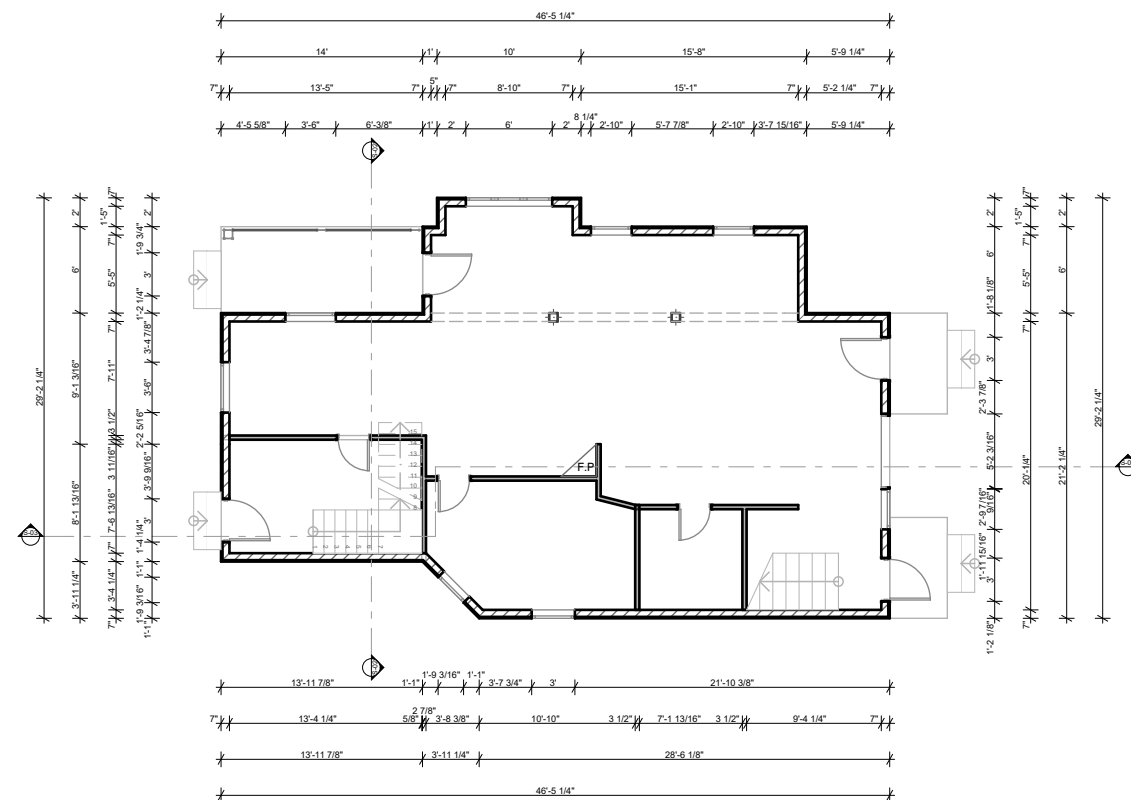
## Existing Floor Plan



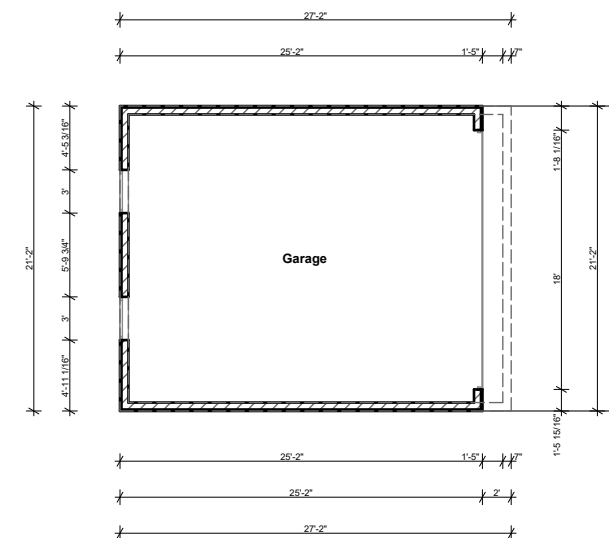
## Second Floor Plan



## Attic



### First Floor Plan



### Detached Garage



Existing Building Elevations



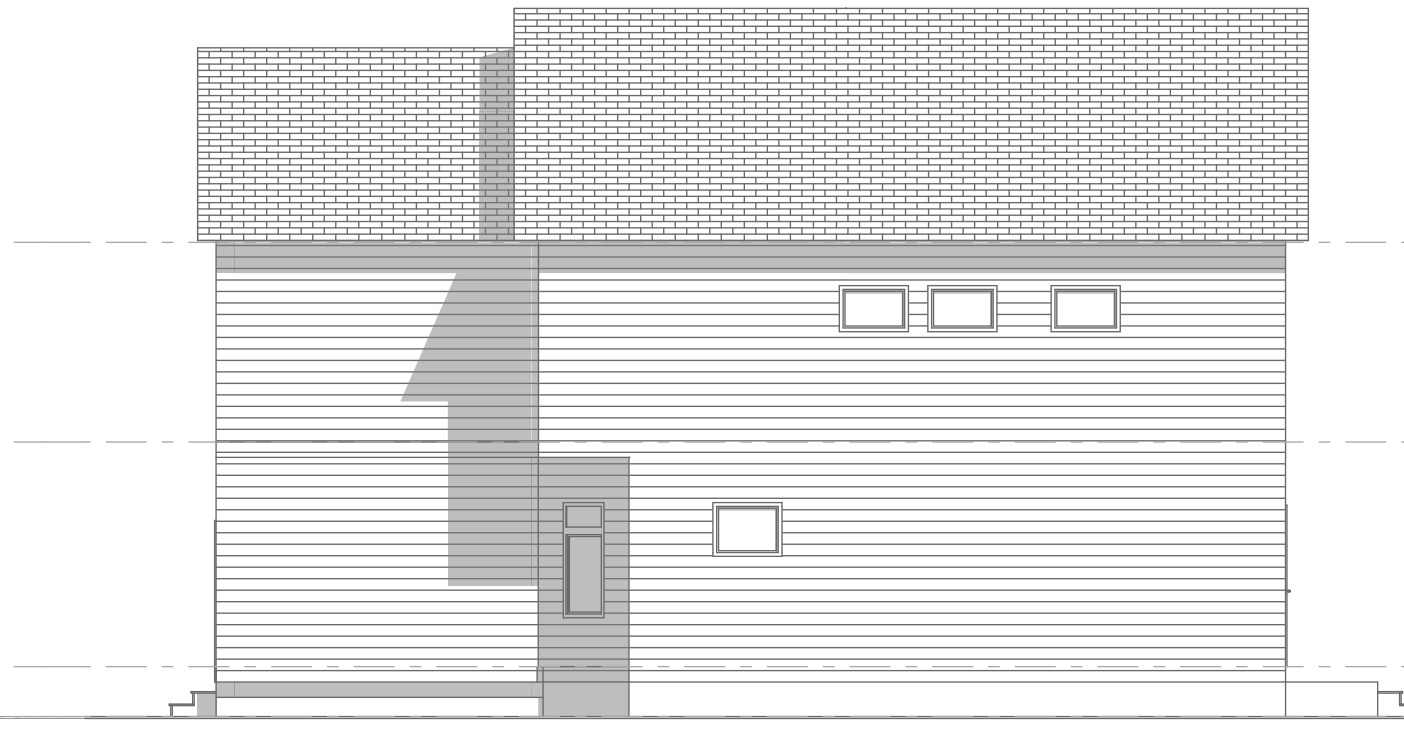
**West Elevation**



**North Elevation**



**East Elevation**



**South Elevation**



Existing Building Cross Section

