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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** October 18, 2006

**SITE PLAN:** **AFP-06-039**

**TITLE:** **HOILER PROPERTY**

**REQUEST:** **AMENDMENT TO FINAL PLAN APPROVAL**  
For New Garage

**ADDRESS:** 10 Highland Avenue

**ZONE:** R-90

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as applicable)

**Applicant:** Edward and Cheryl Hoiler

**STAFF PERSON:** Patricia Patula, Planner  
Jacqueline Marsh, Presenting

**Enclosures:**

Staff Comments

- Exhibit 1: Application
- Exhibit 2: Location Aerial
- Exhibit 3: House Location Plat/Site Plan
- Exhibit 4: Mailing List
- Exhibit 5: Excerpt from City Code on Accessory Structures Sec. 24-163
- Exhibit 6: Record Plat 1994
- Exhibit 7: Front Elevation of Garage (Artistic Rendering)
- Exhibit 8: Front Elevation Plan Drawing
- Exhibit 9: Left Side Elevation Plan Drawing
- Exhibit 10: Rear Elevation Plan Drawing
- Exhibit 11: Right Side Elevation Plan Drawing
- Exhibit 12: Photograph showing Garage/Tree Relationship on Right Side
- Exhibit 13: Photograph showing Garage/Tree Relationship on Left Side
- Exhibit 14: Photograph of Garage Siding Pattern
- Exhibit 15: Photograph of Deteriorated Garage Roof
- Exhibit 16: Photograph of Garage Pad After Garage Collapse

## STAFF COMMENTS

**Request.** The applicants are requesting to build a new two-car garage on their property to replace the older one that recently collapsed. This application is being brought to the Planning Commission because of the requested placement of the new garage within the ten-foot setback required by the Ordinance, Sec. 24-163(b)(2).

**Location.** The property is located at 10 Highland Avenue, at the corner of Highland and Montgomery Avenues (Exhibit 2) in Realty Park Subdivision, a potential historic district bordering on the Brookes, Russell, Walker Historic District. The HPAC provided a courtesy review of the proposal on October 5, 2006, and provided suggestions on siding and windows. The Committee complimented the applicants on the selection of the garage design since it closely resembles the original garage.

**Design.** Exhibits 7-11 show the elevations of the proposed garage which is 22 feet wide by 26 feet deep, or 572 square feet. The applicants will be making modifications to the purchased plan drawings: the windows on the side elevations will be removed and a door will be placed on the rear elevation. They have selected vinyl siding (German design) to match their rear porch, and the roofing material will match that of the house. The garage doors will be sectional roll-up, white carriage-house style with windows.

**Siting.** The applicants would like to place the garage five feet from the lot line (Exhibit 3) instead of the 10 feet required by the Ordinance in order to preserve the trees, follow the pattern in the neighborhood, and allow for a slightly larger garage than the old one. Realty Park Subdivision was created in 1920, before site plans were required by the Zoning Ordinance, and many of the garages sit either close to, or on the lot lines. The following clause from the Ordinance, Section 24-163(b)(4) would, in most cases, apply to this neighborhood and allow this reduced setback.

*"In lots created prior to October 14, 1958, garages may be located not less than two (2) feet from the property line if this is consistent with the design of the neighborhood."*

However, in 1994, this previously large lot (Lot 43) was subdivided into two lots, now Lots 87 and 88, to allow the construction of an additional house. Thus, per the Ordinance, 10 Highland's subdivision date makes the lot not eligible for the reduced setback.

Staff believes that the five-foot placement is more closely in keeping with the layout of the neighborhood, and with the approval of the Planning Commission, this minimum setback would become consistent with the existing conditions of the neighborhood.

To state it a little differently, staff found, after reviewing the location of garages in GIS, that most of the detached garages in Realty Park are less than 10 feet from the property line. Since the subdivision was originally platted in 1920 and most of the houses were built before site plans were required by the zoning ordinance, an

argument could be made that a "comprehensive design theme" currently exists in the neighborhood, resulting from the lack of a site plan to be placed less than 10 feet from the property line, to create consistency with the existing ad-hoc "comprehensive design theme", so long as a new site plan is reviewed and approved, per Section 24-163(b)(3). This flexibility should be allowed, even if the lots are/were resubdivided after Oct 14, 1958 (Sec 24-163(b)(4)). Section 24-163(b)(3) does not specifically require the "comprehensive design theme" be shown on a site plan, only that the garage is shown on the site plan ("are shown" refers to "garages" at the beginning of the sentence). The Planning Commission would then establish the minimum setback at site plan approval, to be consistent with the existing conditions of the neighborhood. This logic would also apply to other subdivisions without overall site plans, including Deer Park, Observatory Heights, Meem's Addition, Russell and Brookes Addition, Walker's Addition, Magruder's Addition, Summit Park, DeSillum Ave, Rosemont, and Brown's Addition. Other subdivisions with overall site plans would still be subject to the 10-foot setback requirement.

**Conclusion.** Staff recommends **TO GRANT AFP-06-039, HOILER'S GARAGE, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH SECTIONS 24-170, 172, AND 163.**

# AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-039
Date Filed	8-16-08
Total Fee	300.00

In accordance with Section 24, Article V of the City Code

### 1. SUBJECT PROPERTY

Project Name Realty Park  
 Street Address 10 Highland AVE  
 Zone R-90 Historic area designation  Yes  No  
 Lot 88 Block \_\_\_\_\_ Subdivision Realty Park  
 Tax Identification Number (MUST BE FILLED IN) 164 4268 93

### 2. APPLICANT

Name Edward A. Hoiler JR. or Cheryl Hoiler  
 Street Address 10 Highland AV Suite No. \_\_\_\_\_  
 City Gaithersburg State md Zip Code 20877  
 Daytime Telephone 301-963-7545

### 3. ARCHITECT/ENGINEER/DEVELOPER

*self*

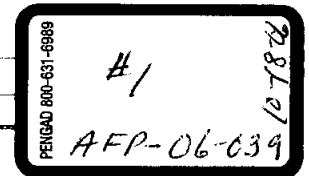
Architect's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect's Maryland Registration Number \_\_\_\_\_ Suite Number \_\_\_\_\_  
 Street Address \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 City \_\_\_\_\_  
 Engineer's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
 Engineer's Maryland Registration Number \_\_\_\_\_ Suite Number \_\_\_\_\_  
 Street Address \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 City \_\_\_\_\_  
 Developer's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name Edward A. Hoiler JR.  
 Street Address 10 Highland AVE Suite No. \_\_\_\_\_  
 City Gaithersburg State MD Zip Code 20877  
 Daytime Telephone \_\_\_\_\_

### 5. CITY PROJECT NUMBER

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Name of previously approved Final Plan \_\_\_\_\_



**6. WORK DESCRIPTION**

Please state clearly changes requested from final approved plan.

*Old Garage 17' W, New Garage 22' W.  
 need to move closer to property  
 line to avoid - damage to LG Tree  
 widen top of drive-way*

**7. PROJECT DETAIL INFORMATION**

a. POPULATION CHANGES ( if any)

Changes in population estimated due to amendment.

Employee estimate: Total number  
 Resident estimate: Total number

Total number per shift  
 Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1.	Site (square feet)		
2.	Site Area (acres)		
3.	Total Number of Dwelling Units/Lots		
4.	Height of Tallest Building		
5.	Green Area (square feet)		
6.	Number of Dwelling Units/Acre		
7.	Lot Coverage (Percent)		
8.	Green Area (Percent)		
9.	Residential		
a.	Single Family Detached # Units		
b.	Single Family Attached # Units		
c.	Multi-Family Condo # Units		
d.	Multi-Family Apartment # Units		
e.	Other		
10.	Retail/Commercial Sq. Ft.		
11.	Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft.		
12.	Office/Professional Sq. Ft.		
13.	Warehouse/Storage Sq. Ft.		
14.	Parking		
15.	Shared Parking/Waiver		
16.	Other		
17.	Total		

**SUBMISSION REQUIREMENTS**

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) *Edward Hoiler JR. or Cheryl Hoiler*

Applicant's Signature *Cheryl Hoiler* Date *Aug. 15, 06*

Daytime Telephone: *703-932-3728*

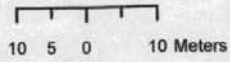
# Hoiler Property 1 inch equals 84 feet

10 Highland Avenue

10 Highland Avenue, 2006



MD State Plane  
HPGN NAD 83/91



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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov

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PEMGAD 800-631-6868  
#2  
RFP-06-639  
10-10-06



APD-06-039 12 Highland Ave

ALBERT WTRUSTUST ZANNER  
8 MONTGOMERY AVE  
GAITHERSBURG MD 20877

ASBURY METHODIST HOME INC  
201 RUSSELL AVE  
GAITHERSBURG MD 20877

BETTY UTRUST ISIS  
16 MONTGOMERY AVE  
GAITHERSBURG MD 20877

CONSTANTINE E STEFANO  
401 S FREDERICK AVE  
GAITHERSBURG MD 20877

CURTIS W DAVIS  
MARIA POLAKOSKI  
12 MONTGOMERY AVE  
GAITHERSBURG MD 20877

DEBORAH S KRAMER  
13 MONTGOMERY AVE  
GAITHERSBURG MD 20877

DOMINIC A & LYNNE DUKES GALLORO  
12 MARYLAND AVE  
GAITHERSBURG MD 20877

EDWARD A HOILER  
10 HIGHLAND AVE  
GAITHERSBURG MD 20877

ELWOOD H & H C EASTON  
4 HIGHLAND AVE  
GAITHERSBURG MD 20877

HELEN C EASTON  
4 HIGHLAND AVE  
GAITHERSBURG MD 20877

IWONA PAWLOWSKI  
10 MONTGOMERY AVE  
GAITHERSBURG MD 20877

JOHN R & D S RUMBLE  
11 MONTGOMERY AVE  
GAITHERSBURG MD 20877

MICAL E & PAUL S HONIGFORT  
14 MARYLAND AVE  
GAITHERSBURG MD 20877

PATRICK S MAHON  
MARGARET C BINNS  
18 MARYLAND AVE  
GAITHERSBURG MD 20877

PETER E WINANT  
BARBARA A RICHARDS  
18 MONTGOMERY AVE  
GAITHERSBURG MD 20877

ROGER L AAMODT  
17 MONTGOMERY AVE  
GAITHERSBURG MD 20877

SAUL D MATHENY  
3 HIGHLAND AVE  
GAITHERSBURG MD 20877

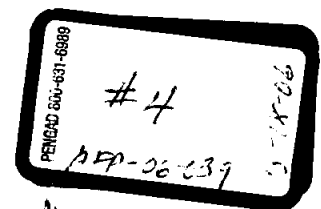
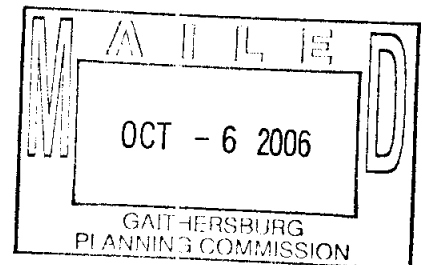
THOMAS L & I L REED  
7 HIGHLAND AVE  
GAITHERSBURG MD 20877

THOMAS W NOLT  
9 HIGHLAND AVE  
GAITHERSBURG MD 20877

TIMOTHY ATRUST HALL  
6 HIGHLAND AVE  
GAITHERSBURG MD 20877

WILLIAM R BOTTEN  
16 MARYLAND AVE  
GAITHERSBURG MD 20877

WM P&K L KOHLENBURG  
14 MONTGOMERY AVE  
GAITHERSBURG MD 20877



PC Int Agenda for 18-Oct-06 MTG.

**Sec. 24-163. Accessory structures and garages.**

(a) *Accessory structures.* Any accessory structure, as defined in section 24-1, with the exception of a garage, shall be located only in the rear yard. The total ground area of all accessory structures shall occupy no more than twenty-five (25) percent of the rear yard. Except for fences, on all residentially-zoned land accessory structures less than one hundred forty-four (144) square feet of floor area shall not be less than three (3) feet from any lot line unless allowed by a specific zone. Accessory structures one hundred forty-four (144) square feet of floor area or greater shall not be less than ten (10) feet from any side or rear lot line. In cases where an accessory structure, enclosure, coop or run or any part thereof is used for the housing, shelter or sale of animals or fowl, other than a household pet, said structure shall be at least twenty-five (25) feet from any side or rear lot line and at least seventy-five (75) feet from any existing dwelling on an adjoining lot, except for fences on all residentially-zoned land. The footprint of an accessory structure must not be larger than fifty (50) percent of the footprint of the primary structure, except garages as noted in section 24-163(b), nor can the height exceed fifteen (15) feet, unless approved by the planning commission.

(b) *Garages, as accessory structures in residential zones:*

- (1) Garages, as accessory structures, are those that are detached structures or attached to the main house only by a breezeway.
- (2) Garages shall not be less than ten (10) feet from any side or rear lot line.
- (3) Garages may also be located in any front or side yard area, and/or in a setback restriction area when they are part of a comprehensive design theme for a subdivision and are shown on an approved site development plan.
- (4) The footprint of the garage must not exceed fifty (50) percent of the footprint of the primary structure or a standard size two-car garage not to exceed five hundred seventy-six (576) square feet, whichever is greater, nor must the height exceed fifteen (15) feet unless approved by the planning commission. In lots created prior to October 14, 1958, garages may be located not less than two (2) feet from the property line if this is consistent with the design of the neighborhood.

(c) These restrictions do not apply to schematic development plans, final site plans or other plans for an approved residential community in the MXD (Mixed Use Development) Zone. (Ord. No. O-2-65, Art. 3, § 2; Ord. No. O-1-87, 1-20-87; Ord. No. O-5-04, 1-20-04)

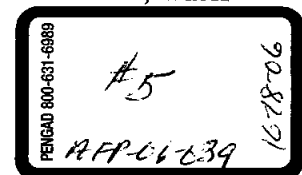
**Sec. 24-164. Number of main structures on one lot.**

In the R-A and R-90 Zones, not more than one single-family dwelling shall be permitted on any one lot.

(Ord. No. O-2-65, art. 3, § 2; Ord. No. O-6-78, § 1)

**Sec. 24-165. Certain structures excluded from height control.**

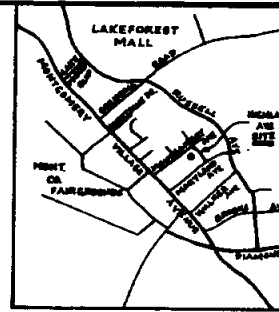
The building and structure height limits set forth in this chapter shall not apply to belfries, chimneys, cupolas, domes, flagpoles, flues, monuments, spires, tanks, water towers, water



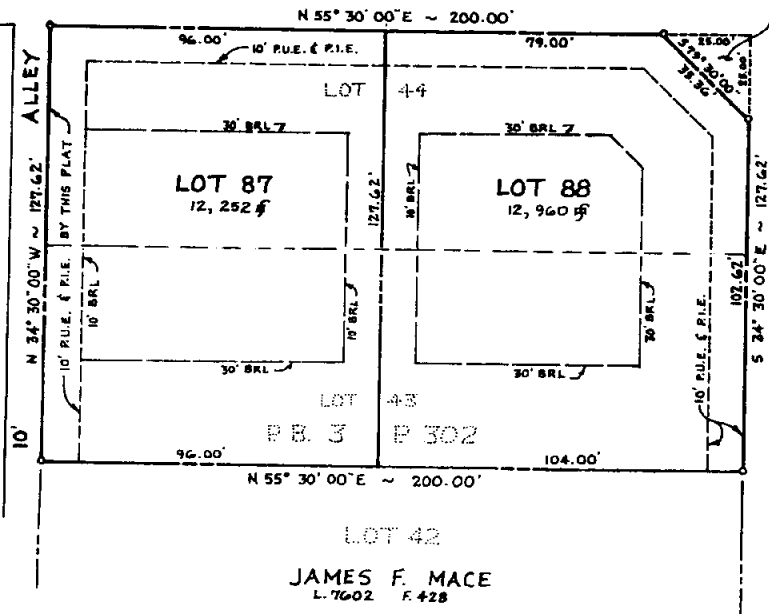
# MONTGOMERY AVENUE PLAT No 19549

(40' R.O.W.)

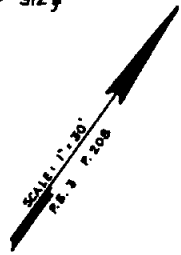
DEDICATED TO PUBLIC USE BY THIS PLAT - 312 sq



VICINITY MAP  
SCALE: 1" = 1000'



HIGHLAND AVENUE  
(40' R.O.W.)



## OWNER'S DEDICATION

WE, ALLYN HENRY MYERS JR., AND RICHARD WARREN MYERS, PERSONAL REPRESENTATIVES OF THE ESTATE OF VADA G. MYERS, AS BY THE LETTER OF ADMINISTRATION ESTATE NO. 1993 (18) BE DATED MAY 20, 1998, OWNER OF THE PROPERTY HEREIN, HEREBY ADOPT THE OF SUBDIVISION, DEDICATE THE AREA FOR STREETS TO PUBLIC USE ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY AND CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, AND TO RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT, IN, ON AND OVER THE LAND HEREON DESCRIBED AS TEN FOOT WIDE PUBLIC UTILITY EASEMENT DESIGNATED HEREON AS "P.U.E.," WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTIL EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE CITY OF GAITHERSBURG, MARYLAND A TEN FOOT WIDE "PUBLIC IMPROVEMENT EASEMENT," DESIGNATED HEREON AS "P.I.E.," SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 12996 AT FOLIO 10. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO RECORDED SUITS, ACTIONS OF LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

ESTATE OF VADA G. MYERS

*Stephen Wenthold* 10/17/94  
WITNESS DATE

*Stephen Wenthold* 10/17/94  
WITNESS DATE

*Allyn Henry Myers, Jr.*  
ALLYN HENRY MYERS, JR.  
PERSONAL REPRESENTATIVE

*Richard Warren Myers*  
RICHARD WARREN MYERS  
PERSONAL REPRESENTATIVE

FILED  
OCT 26 1994



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY GAITHERSBURG REALTY COMPANY, INCORPORATED AND THE FIRST NATIONAL BANK OF GAITHERSBURG, MARYLAND, INCORPORATED TO ALLYN HENRY MYERS AND VADA EYLER MYERS, HIS WIFE, BOTH DECEASED, BY DEED DATED JANUARY 5, 1937 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 652 AT FOLIO 292, THAT IT IS A RESUBDIVISION OF "LOTS 43 AND 44, REALTY PARK" ACCORDING TO THE PLAT OF SUBDIVISION ENTITLED THE SAME AS RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 3 AT PLAT NO. 208.

IRON MARKERS MARKED THUS — HAVE BEEN SET AS INDICATED. THE TOTAL STREET DEDICATION BY THIS PLAT IS 312 SQUARE FEET OR 0.0072 ACRES AND THE TOTAL AREA OF THIS PLAT WHICH INCLUDES 2 LOTS IS 25,214 SQUARE FEET OR 0.5860 ACRES.

10/17/94  
DATE

*Stephen Wenthold*  
MERIDIAN SURVEYS, INC.  
STEPHEN J. WENTHOLD  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 10767

NOTE:  
NO BUILDING PERMIT WILL BE ISSUED ON LOT 87 UNTIL FINAL SITE PLAN HAS BEEN APPROVED BY CITY OF GAITHERSBURG.

AREA TABULATION		
DEDICATION	312 SQ. FT.	0.0072 AC.
2 LOTS	25,212 SQ. FT.	0.5788 AC.
TOTAL	25,524 SQ. FT.	0.5860 AC.

REALTY PARK  
LOTS 87 & 88

CITY OF GAITHERSBURG  
ELECTION DISTRICT NO. 9  
MONTGOMERY COUNTY, MARYLAND

LE: 1" = 30'

SEPTEMBER

CITY PLANNING COMMISSION, CITY OF GAITHERSBURG  
MONTGOMERY COUNTY, MARYLAND

APPROVED: October 19, 1994

*Chairman*  
CHAIRMAN

*Secretary*  
SECRETARY

RECORDED:  
PLAT BOOK:  
PLAT:

PENGAD 800-631-6888  
B6  
AFI 26-039  
10-18-06

MERIDIAN SURVEYS, INC.  
2401 RESEARCH BOULEVARD ROCKVILLE, MD 20850 (301) 840-

MSA 554 1249-6294

R-

AFP-06-039

GRADE-TO-RIDGE HEIGHT: 14' - 0"

GROSS FLOOR AREA: 572 SQ. FT.



RECEIVED  
 AUG 16 2006  
 PLANNING COMMISSION  
 GAITHERSBURG, MD

#572-9

PENGAD 800-631-6989  
 AFP-06-039  
 #7  
 10-18-06

**Behm Design**

QUESTIONS?  
 CALL US  
 1-800-210-6776

PLAN NO.  
 572-9

tion  
 ical  
 plier  
  
 min) cy  
 20' pcs.  
 f, 4' roll  
 on  
 min) cy  
 0' pcs.  
 f, 4' roll  
  
 88 pcs.  
 192 lf  
 96 lf  
 1 pcs.  
 2 pcs.  
 1 pc.  
 6 pcs.  
 4 pcs.  
 6 pcs.  
 4 pcs.  
  
 sheets  
 sheets  
  
 350 lf  
 400 lf  
 572 sf  
  
 g area  
 sf area  
 0 pcs.  
 4 pcs.  
 1 pcs.  
 4 pcs.  
 2 pcs.  
 pcs.  
 sheets  
 pcs.  
 4 pcs.  
  
 f area  
 30 lf  
  
 2 ea.  
 1 ea.  
 1 ea.  
  
 pcs.  
 4 pcs.  
 pcs.

7/16" TEXTURED O.S.B. PANELS  
OVER 15# FELT VAPOR BARRIER.

**SIDING:**  
TEXTURED 8" O.S.B. SIDING BOARDS  
W/ 1" LAP, OVER 7# FELT VAPOR BARRIER,  
OVER 7/16" O.S.B. SHEATHING  
(CODE APPROVED SIDING ALTERNATES  
MAY BE SUBSTITUTED)

**NOTE:**  
FOR LAPPED SIDING USE  
BUTTED 5/4 TRIMS, TYP.

~~OPTIONAL PEDIMENT SIDING:~~  
~~CEDAR SHINGLES WITH~~  
~~15" FELT INTERWEAVE, OVER~~  
~~7/16" O.S.B. SHEATHING~~

**FLASHING**  
5/4 X 4 PARTING TRIM

WOODEN GABLE  
SUPPORT BRACKETS,  
(6) PLACES, SEE  
BRACKET/GABLE DETAIL

4/6

DRIP EDGE FLASHING

2 X 6 RAKEBOARD  
W/ 2 X 4 SUBRAKE

5/4 X 4 RAKE TRIM

1 X 4 FASCIA

5/4 X 4 WRAP TRIM, TYP.  
BUTT SIDE MEMBERS TO  
TOP AND BOTTOM.  
NAIL OVER SIDING

5/4 X 4 & 5/4 X 2  
CORNER BOARDS

16' X 8' GARAGE DOOR

GRADE LINE

LINES OF FOUNDATION

(CRAFTSMAN STYLE DOOR SHOWN  
BUT ANY MAY BE USED)

22' W

**NOTE:**  
FOR WINDOW LOCATIONS  
SEE FLOOR PLANS  
FOR 4 DIMENSIONS.

**NOTE:**  
ALL EXTERIOR DOORS  
SHALL BE WEATHERSTRIPPED IN  
COMPLIANCE WITH  
APPLICABLE CODES.  
FLASH ABOVE DOOR HEAD.

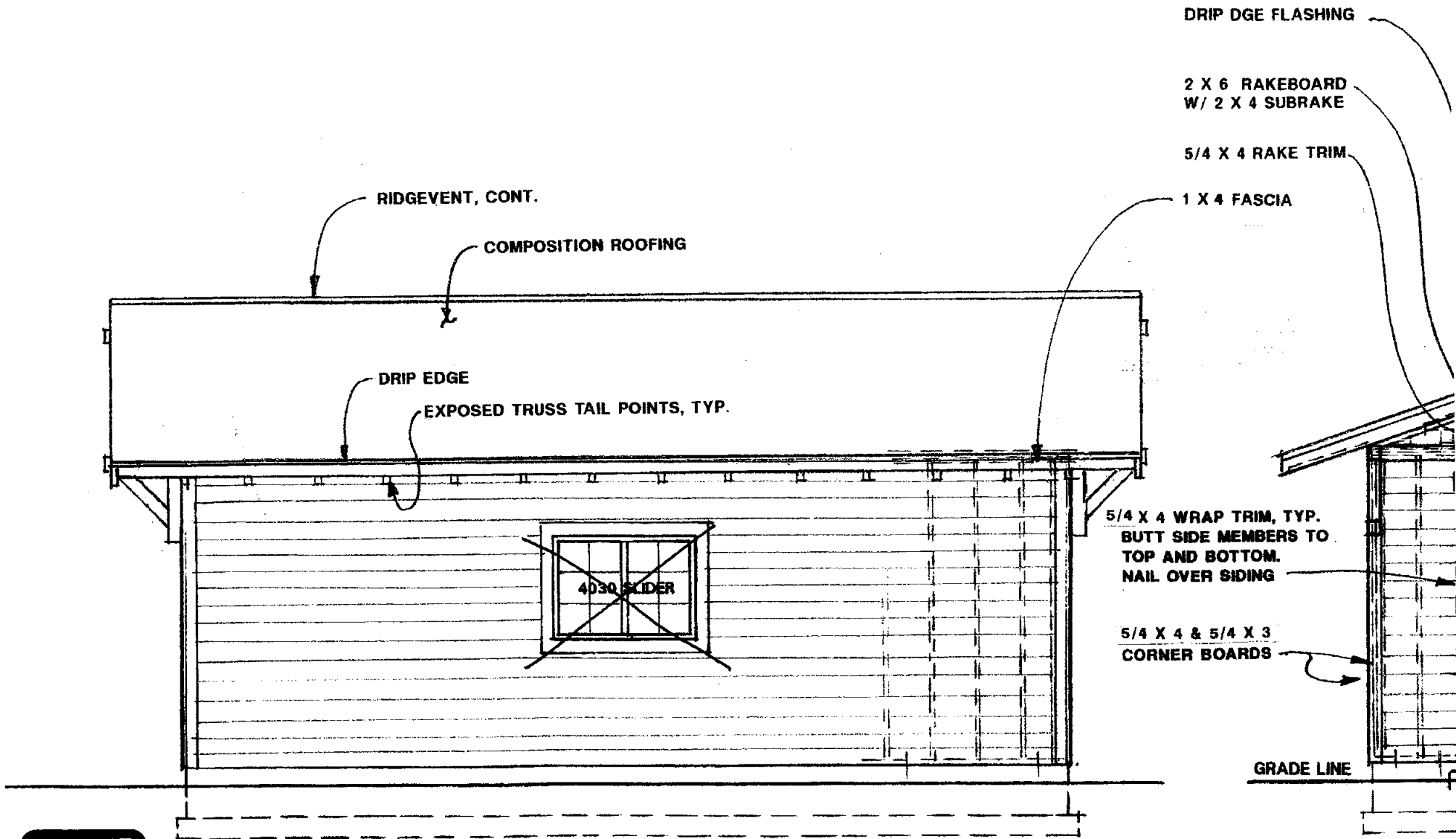
# FRONT ELEVATION

1/4" = 1'-0"

**NOTE:**  
NOTES AND MATERIAL  
INDICATIONS SHOWN THIS  
ELEVATION, ARE TYPICAL FOR  
ENTIRE BUILDING, AS  
APPLICABLE.

SIZES ARE  
IN FT./IN. X FT./IN., TYP.  
V/ SPECIFIC  
CTURER'S NEAREST  
T DIMENSION

PENGAD 800-631-6989  
AFP-06-039  
B#  
10-18-06



# LEFT SIDE ELEVATION

1/4" = 1'-0"

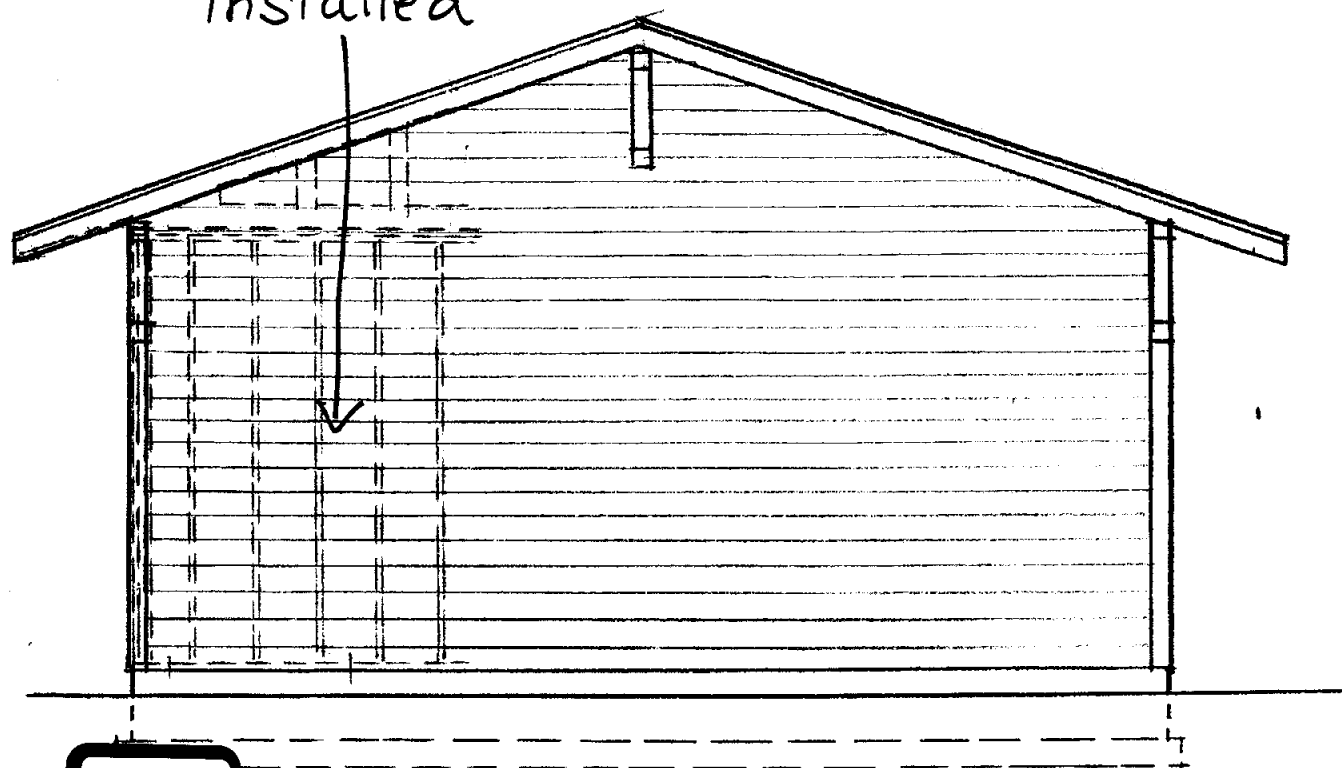
NOTE:  
 WINDOW SIZES ARE  
 NOMINAL IN FT./IN. X FT./IN., TYP.  
 VERIFY W/ SPECIFIC  
 MANUFACTURER'S NEAREST  
 PRODUCT DIMENSION

NOTE:  
 FOR WINDOW LOCATIONS  
 SEE FLOOR PLANS  
 FOR  $\epsilon$  DIMENSIONS.

NOTE:  
 ALL EXTERIOR DOORS  
 SHALL BE WEATHERSTRIPPED  
 COMPLIANCE WITH  
 APPLICABLE CODES.  
 FLASH ABOVE DOOR HEAD.

PENGAD 800-631-6989  
 1777-26-034  
 6#  
 10-18-06

Door to be installed



PENGAD 800-631-6989  
AFD-06-039  
#10  
10-18-06

# REAR ELEVATION

1/4" = 1'-0"

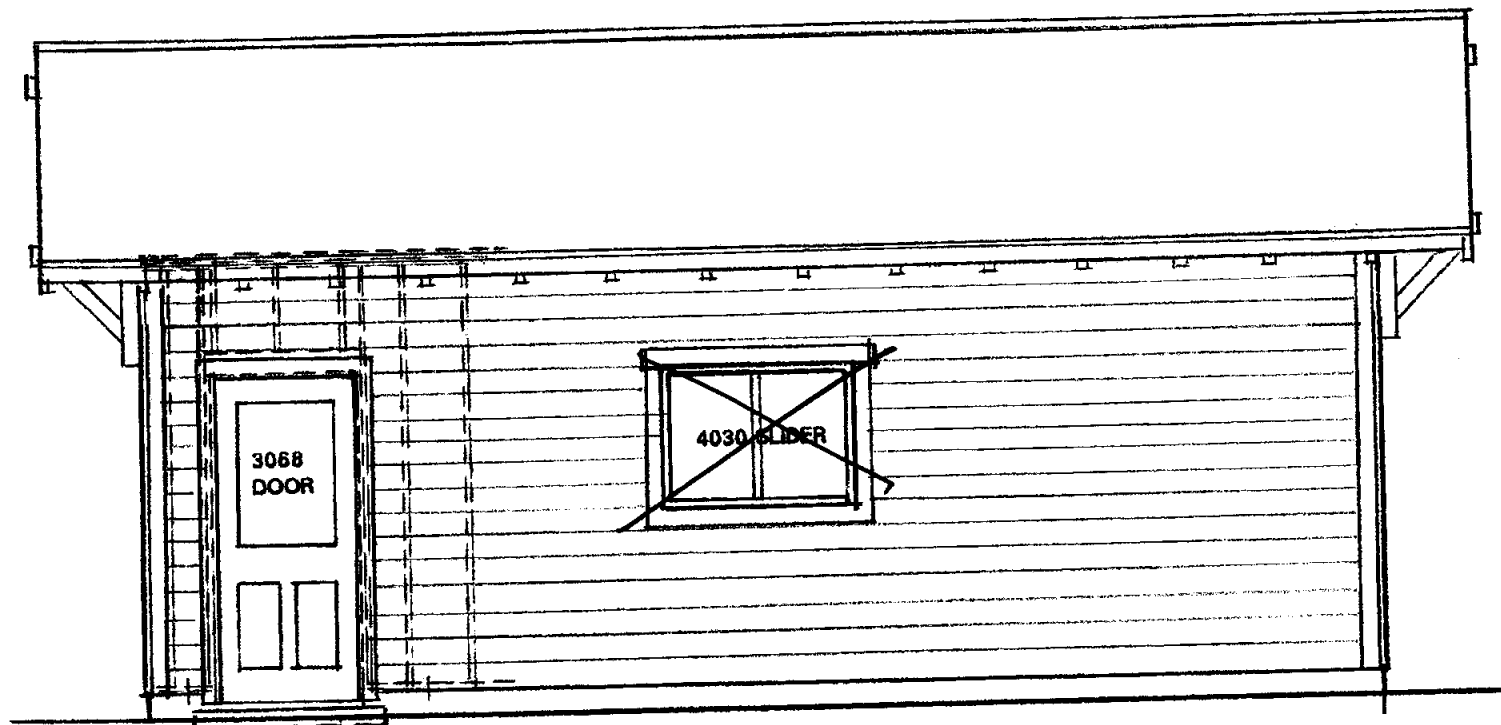
FRAMING  
HED LINES

ALTERNATE SIDING:  
7/16" TEXTURED O.S.B. PANELS

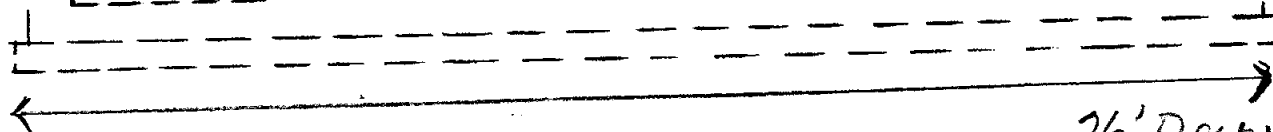
QUESTIONS?  
CALL  
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**Behm  
Design**  
www.behmdesign.cc

572-9



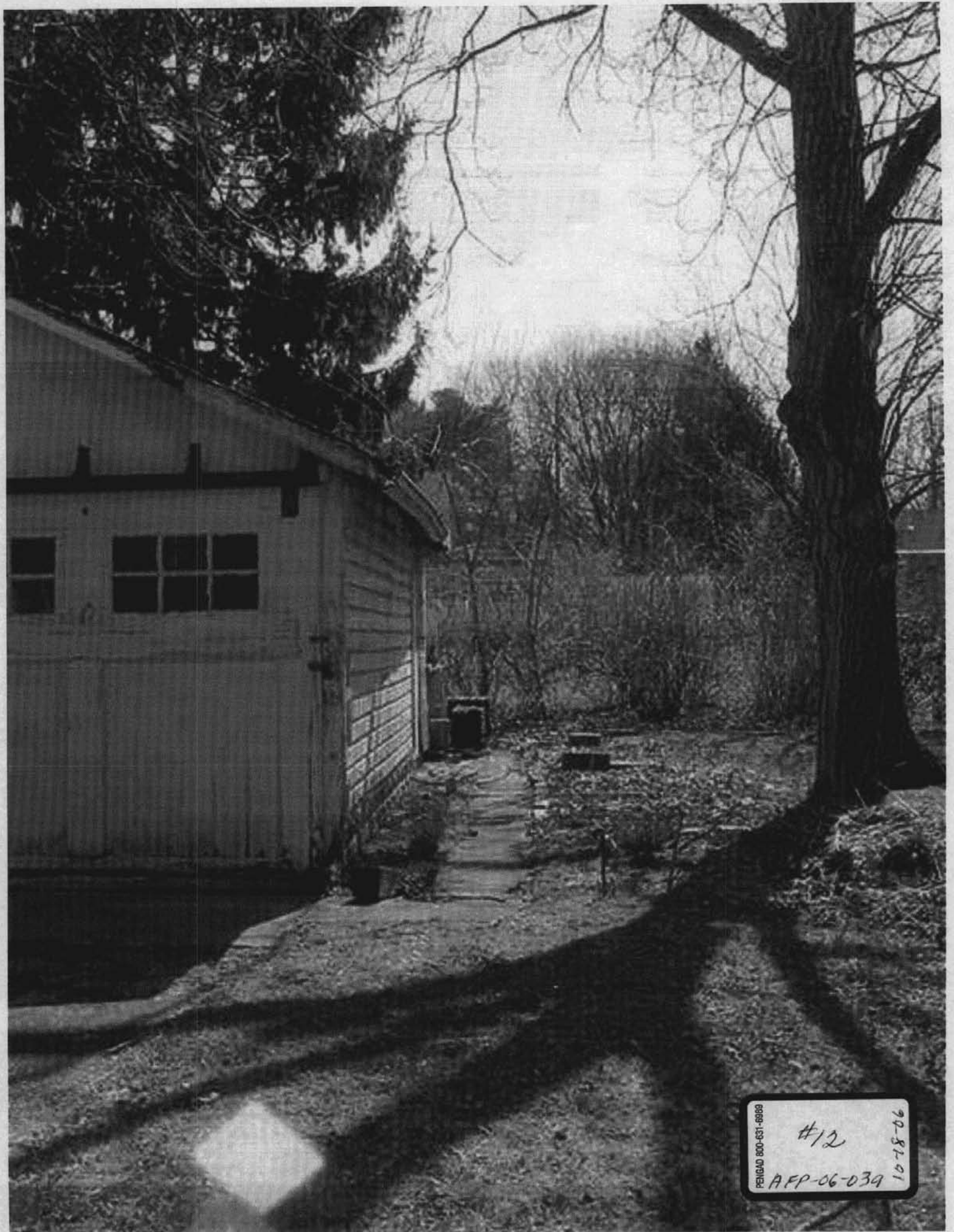
PENGAD 800-631-6989  
 11/11  
 10-8-26



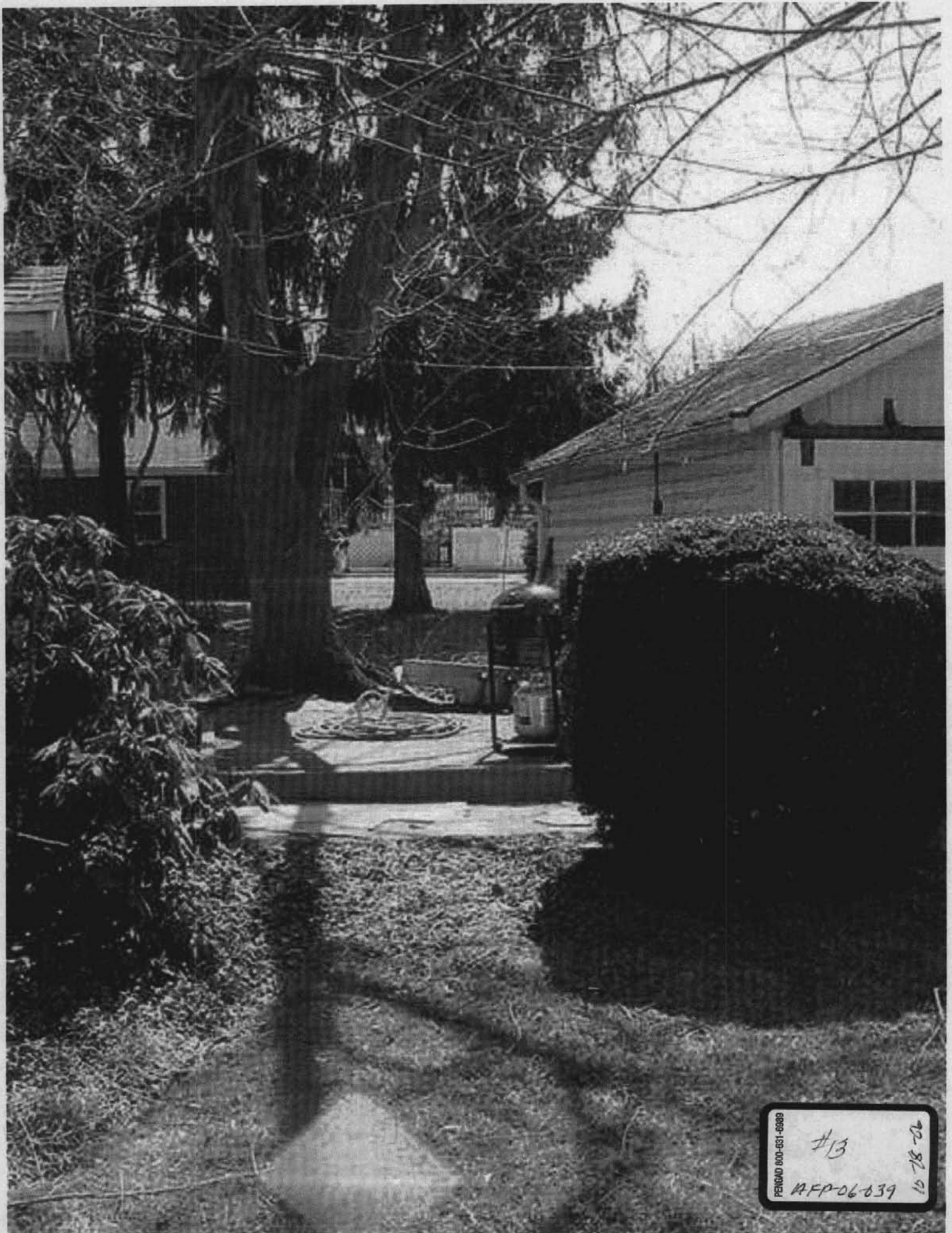
**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

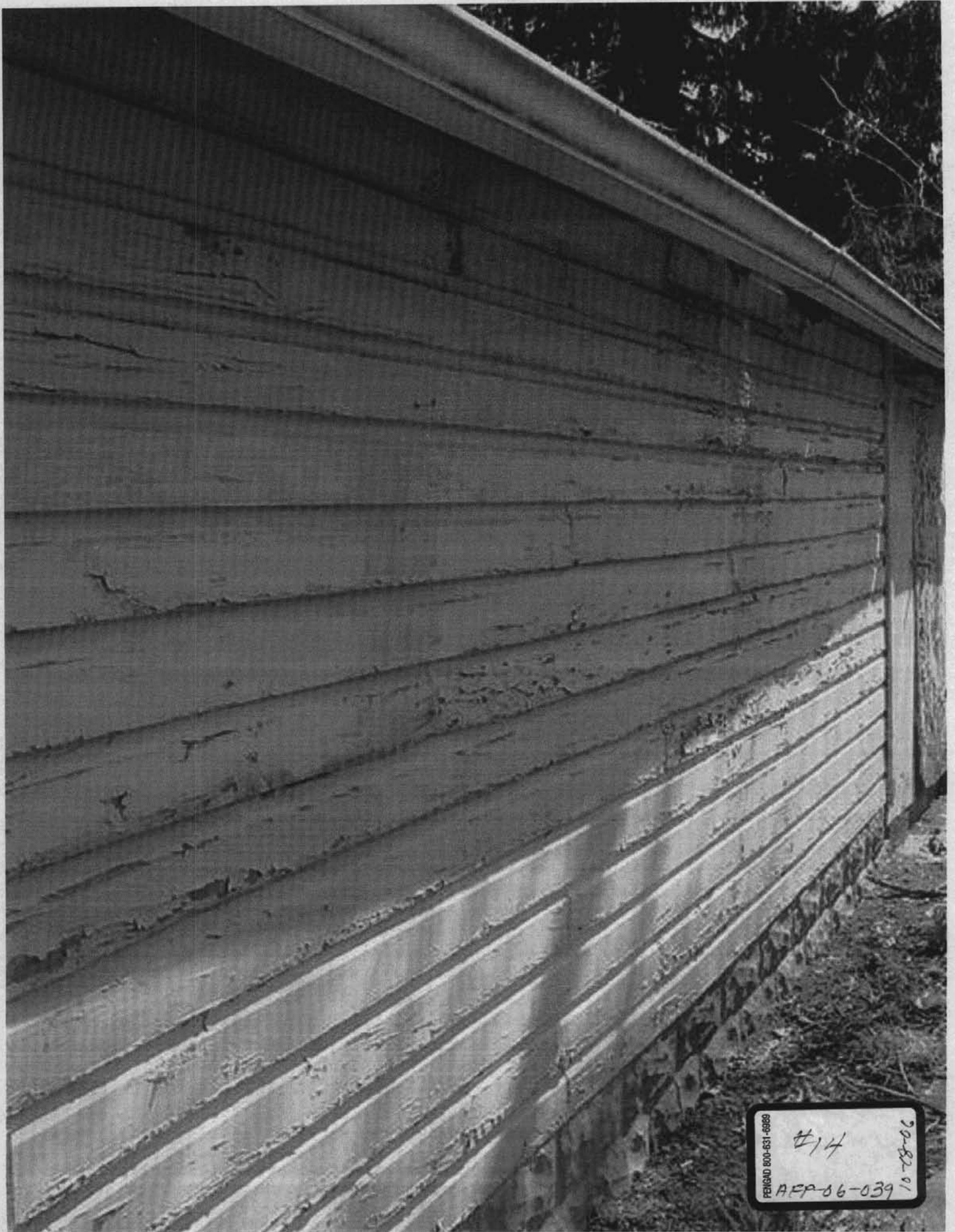
26' Deep



90-81-01  
AFP-06-039  
#12  
PENICAD 800-631-6889



PEISAD 800-631-6888  
#13  
AFP-06-039  
10-28-02



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#14  
90-82-01  
AFP-06-039



PENCAID 800-631-6989  
#15  
AFP-86-039  
90-51-91



90-8207  
#16  
AFP-06039  
PENGAD 000-631-6089