
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 809 Berkeley Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: John Phares

Details of Proposed Request

Existing Conditions

Known as the Robert R. Beatty house, the two-story Colonial Revival building was constructed in 1927. Architectural features a flat roofed portico sheltering an arched entry with sidelights, 6/6 double-hung windows and operational wood shutters. The lot size is approximately 75' x 175'. The swimming pool was previously approved at the Administrative level in 2019 (COA# HDCADMRM-2019-00604).

Proposal

The proposal is changes to non-original front portico columns, and the enlargement of an existing two-story rear addition that will tie in beneath the existing ridge. The addition bumps out on the left elevation. An existing window on the left elevation will be changed to an entry door. Proposed materials are brick foundation, wood lap siding and trim to match existing, and double-hung windows with Simulated True Divided Lights (STDL) in a 6/6 pattern to match existing. Post-construction the rear-yard impermeable area will be 50%. There are no impacts to mature canopy trees.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2.
2. Minor revisions may be reviewed by staff.





PROPOSED ADDITIONS TO
GONYEA RESIDENCE
809 BERKELEY AVENUE, CHARLOTTE, NC 28203

LIST OF DRAWINGS:

CS	COVER SHEET
C.1	SITE DRAWINGS: EXISTING CONDITIONS SURVEY & PROPOSED PLAN
C.2	SITE DRAWINGS - HDC APPROVED DRAWING FOR POOL AND SITE
A.1	EXISTING FIRST FLOOR PLAN
A.2	FIRST FLOOR PLAN - DEMOLITION
A.3	SECOND FLOOR PLANS - EXISTING AND DEMOLITION
A.4	FIRST FLOOR PLAN - NEW CONSTRUCTION
A.5	SECOND FLOOR PLAN - NEW CONSTRUCTION
A.6	FRONT ELEVATIONS: EXISTING / DEMOLITION AND PROPOSED
A.7	LEFT ELEVATIONS: EXISTING / DEMOLITION AND PROPOSED
A.8	REAR ELEVATIONS: EXISTING / DEMOLITION AND PROPOSED
A.9	RIGHT ELEVATIONS: EXISTING / DEMOLITION AND PROPOSED
A.10	KITCHEN ELEVATION AND ROOF PLAN
S0	STRUCTURAL GENERAL NOTES
S1	FOUNDATION
S2	SECOND FLOOR FRAMING
S3	CEILING PLAN
S4	ROOF PLAN
S5	STRUCTURAL DETAILS

GENERAL NOTES:

- ALL NEW CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT ADOPTED VERSION OF THE NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, LOCAL ZONING ORDINANCES, AND APPLICABLE STATE AND LOCAL HISTORIC PRESERVATION GUIDELINES. IN THE EVENT OF CONFLICTS BETWEEN THE REQUIREMENTS OF THE ABOVE, AND/OR WITH THE METHODS AND MATERIALS SPECIFIED WITHIN THE CONTRACT DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY.
- DO NOT SCALE THE DRAWINGS - USE GIVEN DIMENSIONS. CHECK DETAILS FOR ADDITIONAL INFORMATION (NOTES, DIMENSIONS, MATERIALS, ETC.) NOT SHOWN ON PLANS AND ELEVATIONS.
- UNLESS NOTED OTHERWISE, STUD WALLS ARE DIMENSIONED FROM THE FACE OF THE STUDS. TYPICAL STUD DIMENSIONS ARE SHOWN AS 3 1/2" WIDE FOR 2X4 STUDS AND 5 1/2" WIDE FOR 2X6 STUDS. IN CASES WHERE NEW WALLS ARE EXTENSIONS OF EXISTING WALLS, WIDER STUDS MAY NEED TO RIPPED TO COMPENSATE FOR THE ADDITIONAL THICKNESSES OF THE OLDER STUDS, PLASTER WALL FINISH, ETC.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FULLY AWARE OF ANY AND ALL EXISTING CONDITIONS THAT MAY AFFECT CONSTRUCTION ACTIVITIES AND/OR CONSTRUCTION SCHEDULING PRIOR TO SUBMITTING BIDS AND/OR PERFORMING THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE INCLUDING SOIL CONDITIONS, FOUNDATION CONDITIONS, AND CONDITIONS RELATED TO THE LOCATION OF EXISTING UTILITIES AND SERVICES PRIOR TO COMMENCEMENT OF THE WORK. DISCREPANCIES BETWEEN THESE CONDITIONS AND THE REQUIREMENTS CONTAINED WITHIN THE CONTRACT DRAWINGS SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS WITHIN THE CONTRACT SET AND SHALL EXAMINE ALL FIELD CONDITIONS ONLY FOR THE PURPOSE OF FACILITATING THE WORK DESCRIBED. SHOULD ANY ERRORS, OMISSIONS, OR INCONSISTENCIES BE DISCOVERED WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY REPORT THESE TO THE ARCHITECT.
- ALL DRAWINGS WITHIN THE CONTRACT SET ARE CONSIDERED TO BE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
- THE DRAWINGS INDICATE THE ARCHITECT'S DESIGN INTENT. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR CONSTRUCTION DETAILS ARE TO BE UTILIZED - SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND/OR ENGINEER.
- BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL, AS A MINIMUM, BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONFLICTS BETWEEN THESE STANDARDS AND THE REQUIREMENTS OF THE CONTRACT DRAWINGS SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
- THE CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE BUILDING OWNER - INCLUDING BUT NOT LIMITED TO, LOCATIONS OF MATERIAL STORAGE AREAS, ACCESS TO THE WORK, TIMING OF THE WORK, INTERRUPTION OF PLUMBING, MECHANICAL, AND ELECTRICAL SERVICES.
- THE CONTRACTOR SHALL INSTALL PROPER DUST BARRIERS, DROP CLOTHS, AND OTHER PROTECTION AS REQUIRED TO PROTECT BOTH EXISTING AND NEW CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR EXISTING AND NEW STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
- AT ALL TIMES DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL ENDEAVOR TO PROTECT THE OWNER'S PERSONAL PROPERTY. ITEMS DAMAGED BY THE CONTRACTOR(S) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. (ie LANDSCAPING OR ANY OTHER ITEMS CONSIDERED TO BE THE PERSONAL PROPERTY OF THE OWNER)
- THE OWNER SHALL NOT BE OBLIGATED TO COMPENSATE THE CONTRACTOR FOR DEVIATIONS FROM THE WORK DESCRIBED WITHIN THE CONTRACT DRAWINGS WITHOUT PRIOR NOTIFICATION OF, AND APPROVAL OF THE PROPOSED CHANGE IN THE WORK.
- ALL EXTERIOR TRIM MATERIAL SHALL BE SOUTHERN YELLOW PINE GRADE "C" OR BETTER. CEDAR SHAKES SHALL BE PRE-PRIMED INDIVIDUAL SHAKES THAT MATCH THOSE OF THE EXISTING HOUSE IN TERMS OF SIZE, GRADE, PATTERN, ETC. FASTENERS FOR NEW CEDAR SHAKES SHALL BE STAINLESS STEEL.

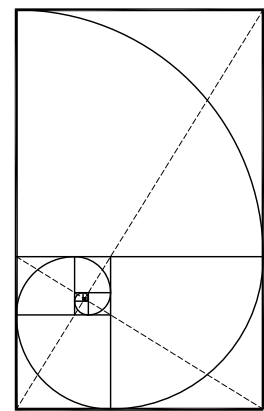
HISTORIC PRESERVATION NOTES:

- THIS EXISTING BUILDING IS A CONTRIBUTING MEMBER OF THE DILWORTH HISTORIC DISTRICT. THE DILWORTH HISTORIC DISTRICT IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE PROPOSED ADDITION AND RENOVATIONS TO THIS EXISTING BUILDING, AS DEPICTED IN THE CONTRACT DRAWINGS, HAVE BEEN REVIEWED AND APPROVED BY THE CHARLOTTE HISTORIC COMMISSION. THE RESULTING CERTIFICATE OF APPROPRIATENESS SHALL BE DISPLAYED WITH THE BUILDING PERMIT.

DEVIATIONS FROM THE CONTRACT DRAWINGS COULD POSSIBLY VOID THIS APPROVAL.
- ALL DEMOLITION AND NEW CONSTRUCTION ASSOCIATED WITH THIS PROJECT SHALL COMPLY WITH THE CHARLOTTE HISTORIC DISTRICT POLICY AND DESIGN GUIDELINES AND THE SECRETARY OF INTERIOR'S STANDARDS FOR HISTORIC REHABILITATION.
- DEMOLITION OF HISTORIC MATERIALS SHALL BE HELD TO A MINIMUM. ANY SIZEABLE UNFORSEEN CONDNTIONS THAT MAY REQUIRE DEMOLITION (ie EXISTING FRAMING OR FINISH WOOD WITH DRY ROT OR TERMITE DAMAGE) SHALL BE PROMPTLY REPORTED TO THE OWNER/ARCHITECT. DETERIORATED HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED.
- DISPOSAL AND STORAGE OF REMOVED MATERIALS SHALL BE COORDINATED WITH THE OWNER. ALL REMOVED PLUMBING AND LIGHTING FIXTURES, WINDOWS AND DOORS, TRIM, SHAKES, BRICKS, CORBELS, AND OTHER MATERIALS ARE TO BE SLAVAGED FOR STORAGE OR RE-USE.

IMPORTANT NOTE:
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NOT FOR
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PROPOSED ADDITIONS TO GONYEA RESIDENCE
809 BERKELEY AVENUE, CHARLOTTE, NC 28203

PROJECT: CA-18-8
ISSUED: 9/13/19
FOR PRELIMINARY PRICING

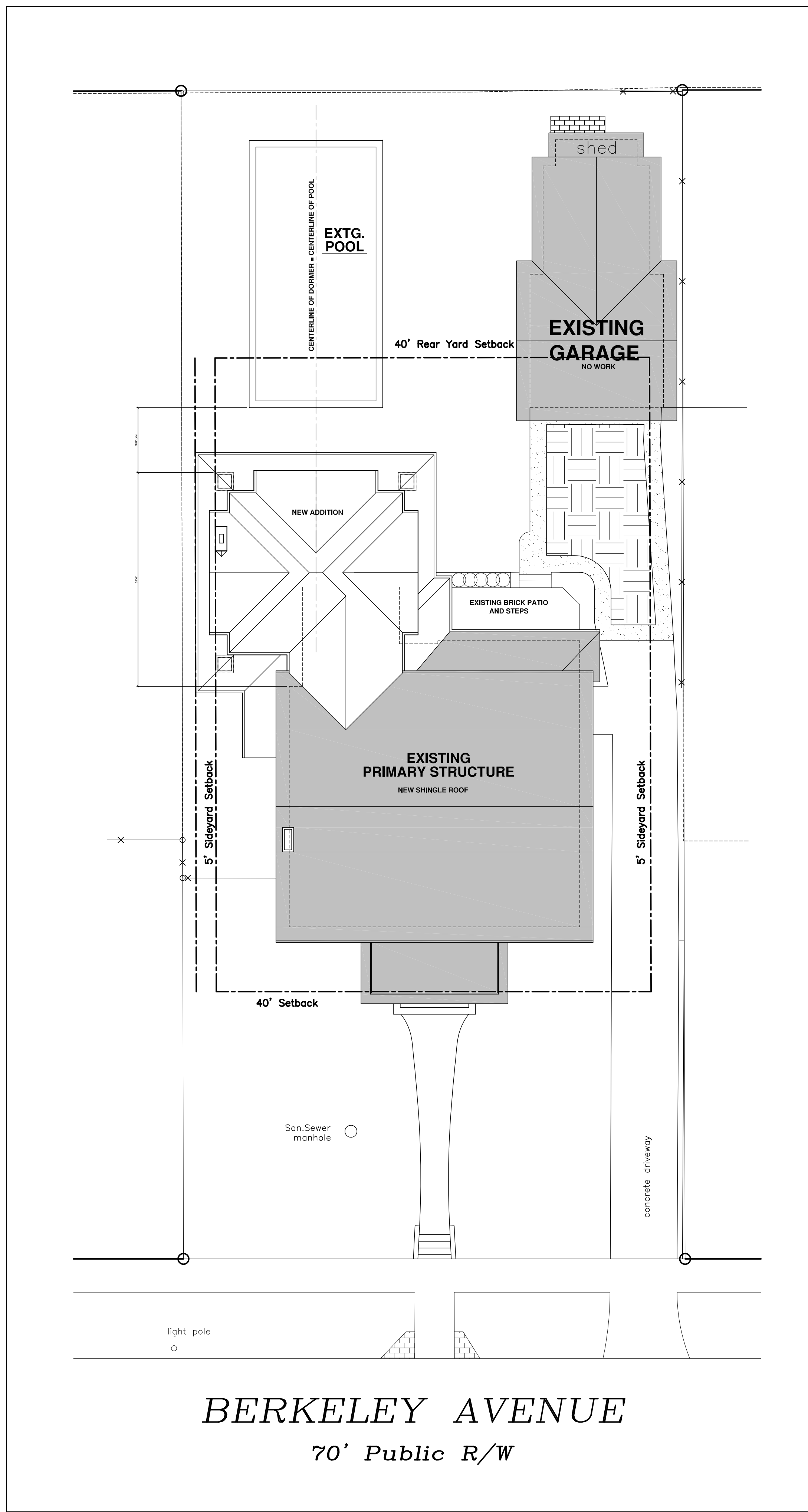
REVISIONS:
10/6/19 2ND PRICING
12/02/19 HDC CERT. OF APPROPRIATENESS

COVER SHEET

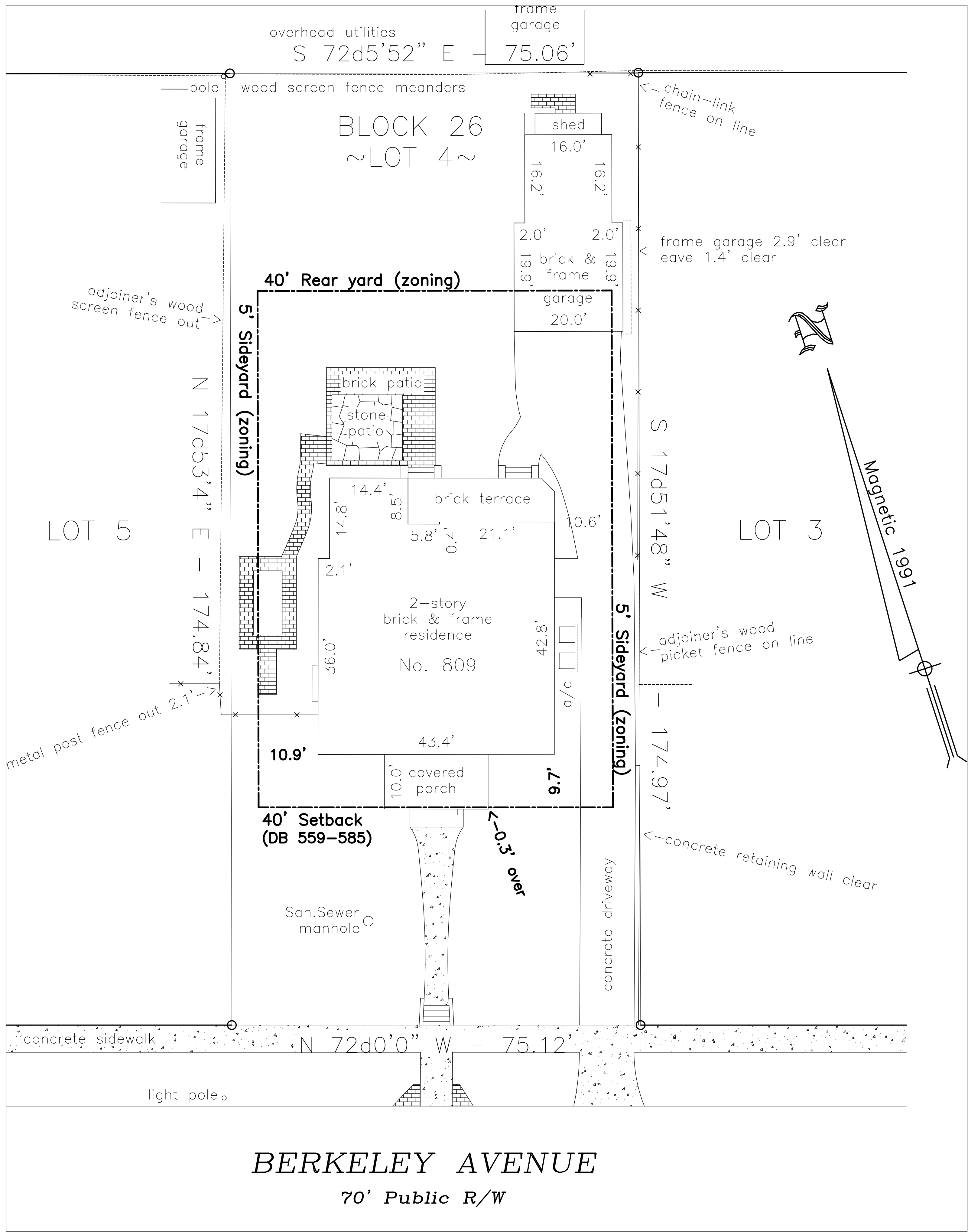
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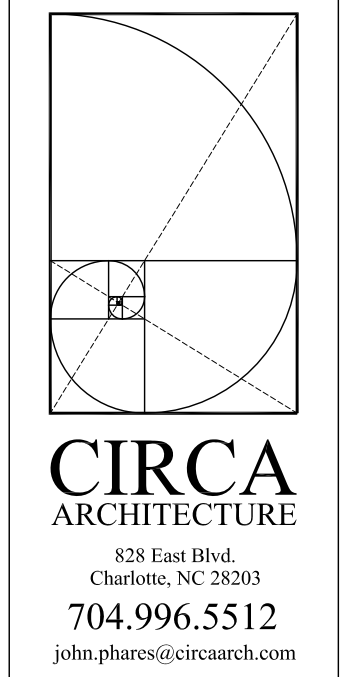
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B Site Plan - Proposed New Construction
3/32" = 1'- 0"



A Existing Conditions Survey
3/32" = 1'- 0"



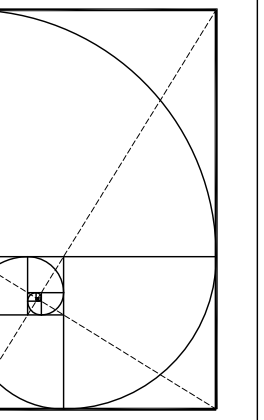
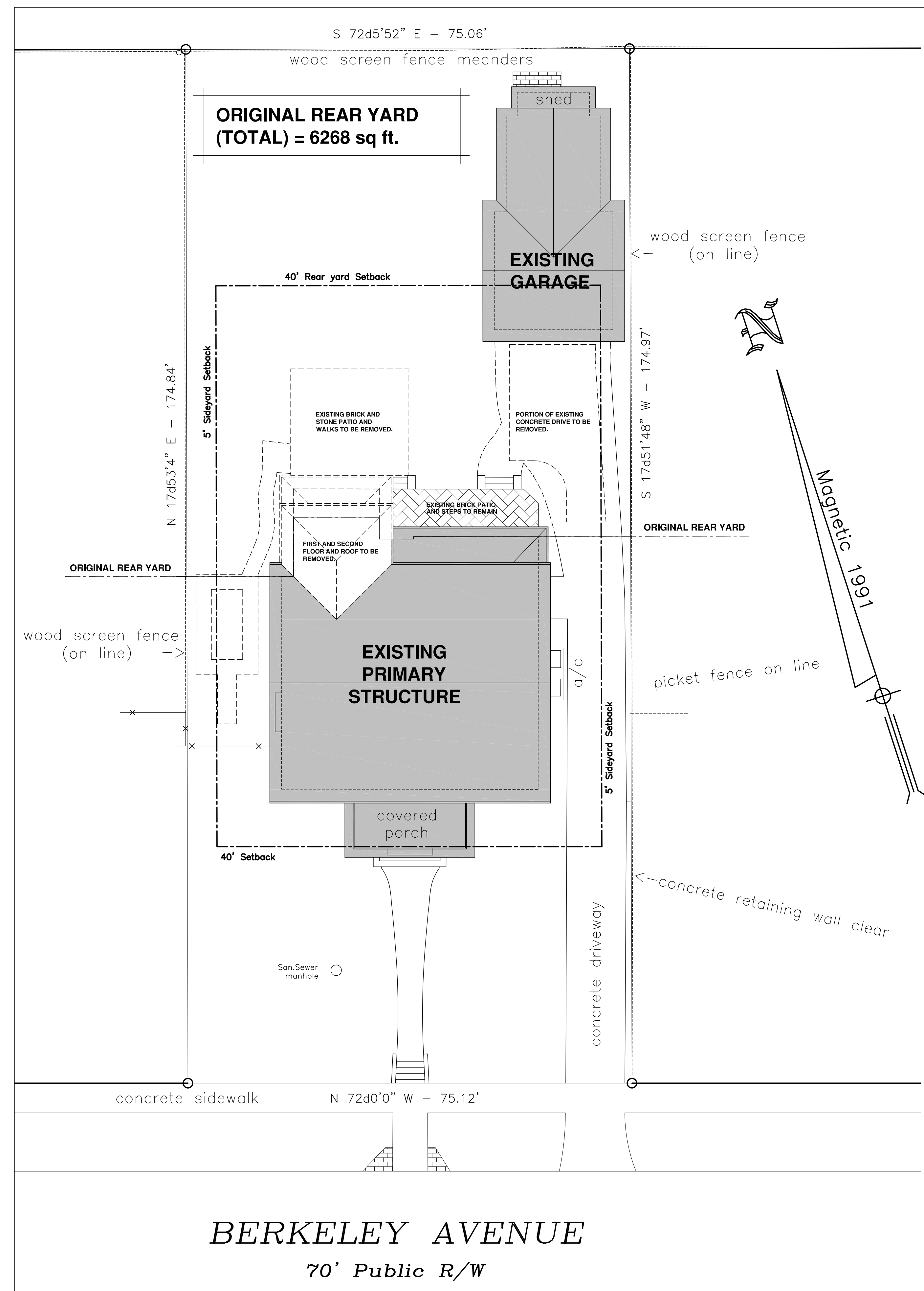
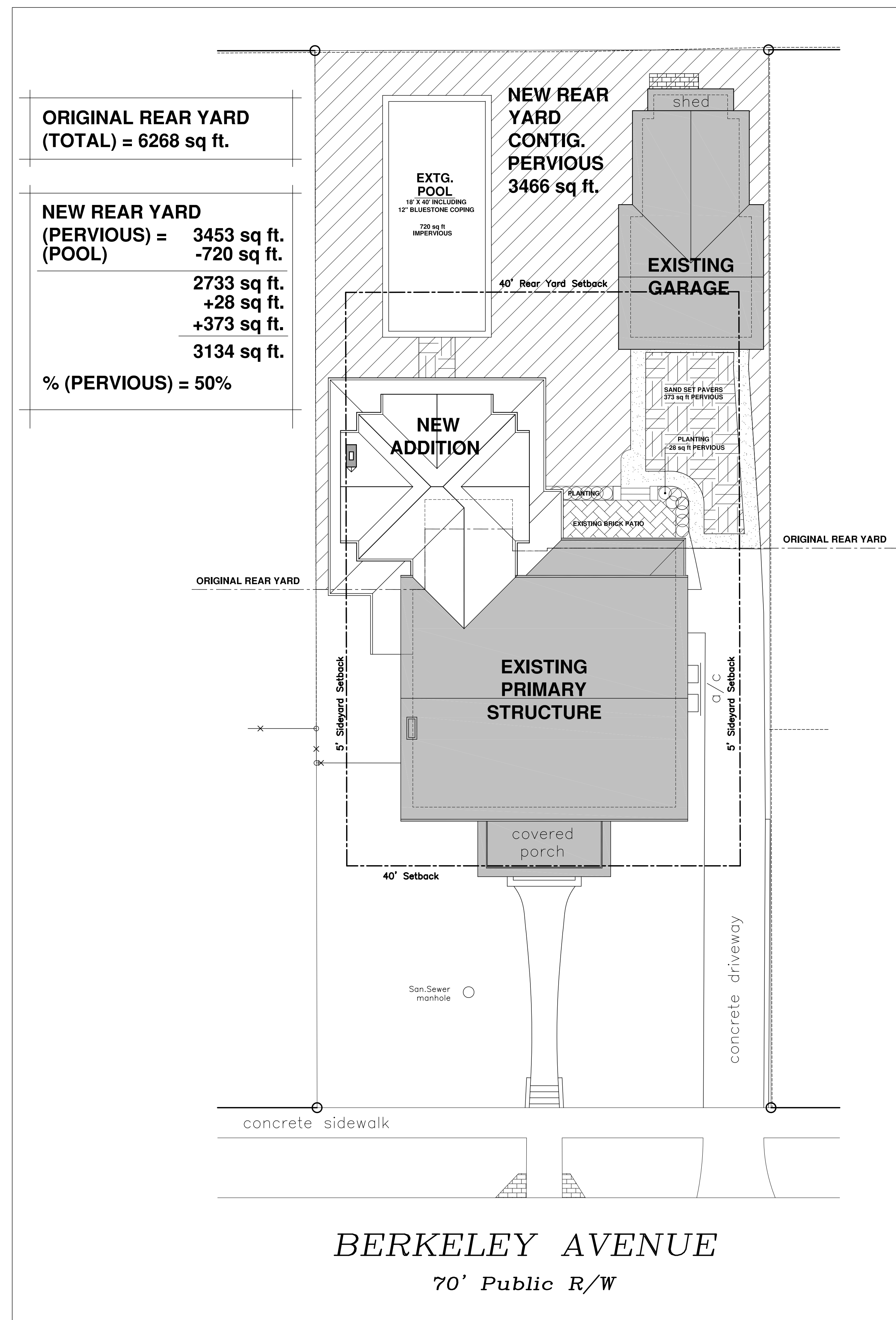
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SITE DRAWINGS:
EXISTING SURVEY
and PROPOSED PLAN

C.1



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809 BERKELEY AVENUE, CHARLOTTE, NC 28203

PROJECT: CA-18-8 ISSUED: 9/19/19 HDC CERT. OF APPROPRIATENESS (POOL)	
REVISIONS: 02/19 HDC CERT. OF APPRO. (HOUSE)	

REVISIONS:
02/19 HDC CERT. OF APPRO. (HOUSE)

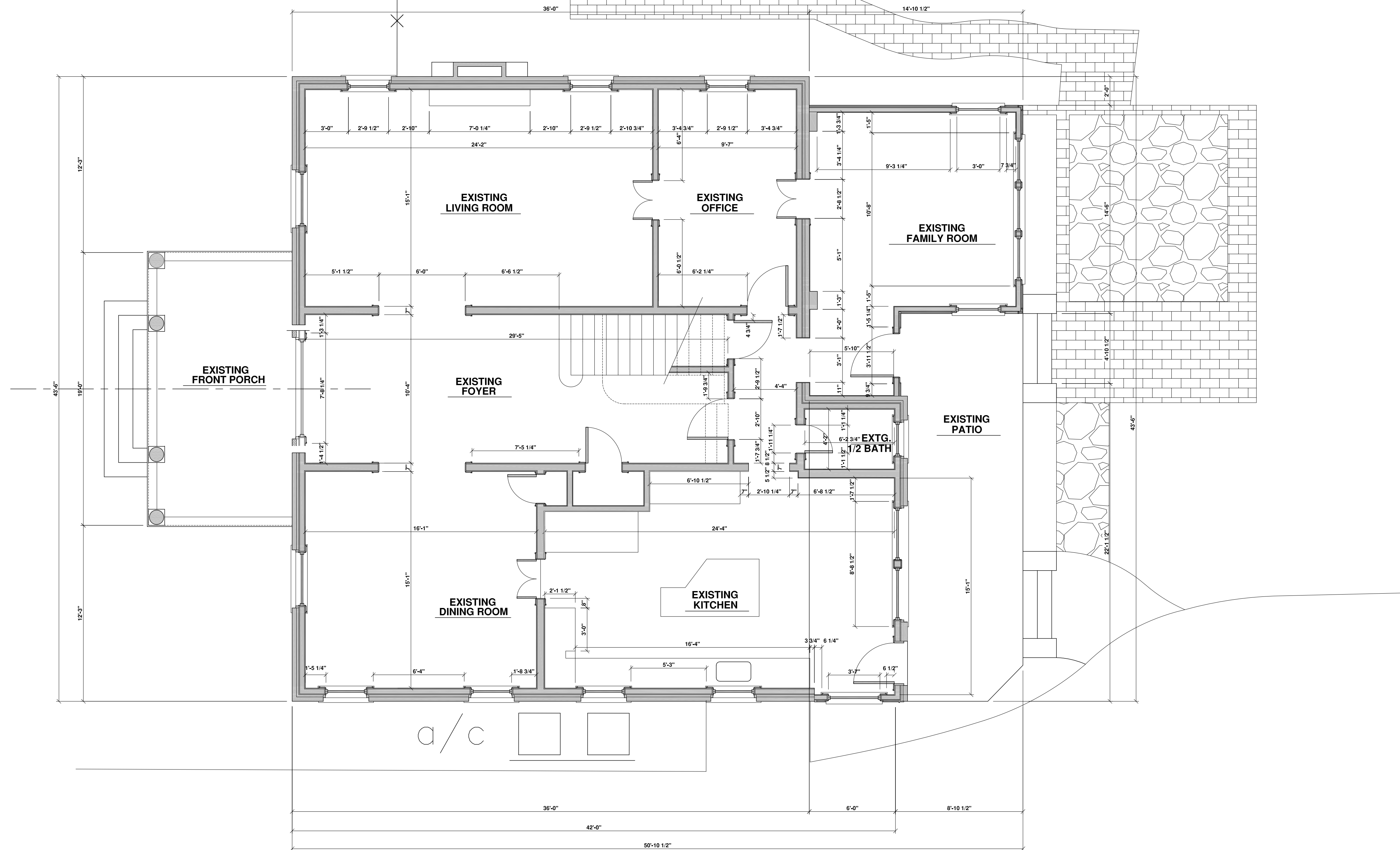
ITE DRAWINGS:
IDC APPROVED DWG.
FOR POOL AND SITE

C.2

Property line

3' Allowable Encroachment

5' Sideyard (zoning)



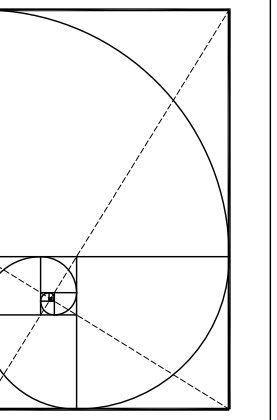
A

Existing First Floor Plan

1/4" = 1'-0"

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PROJECT: CA-18-8
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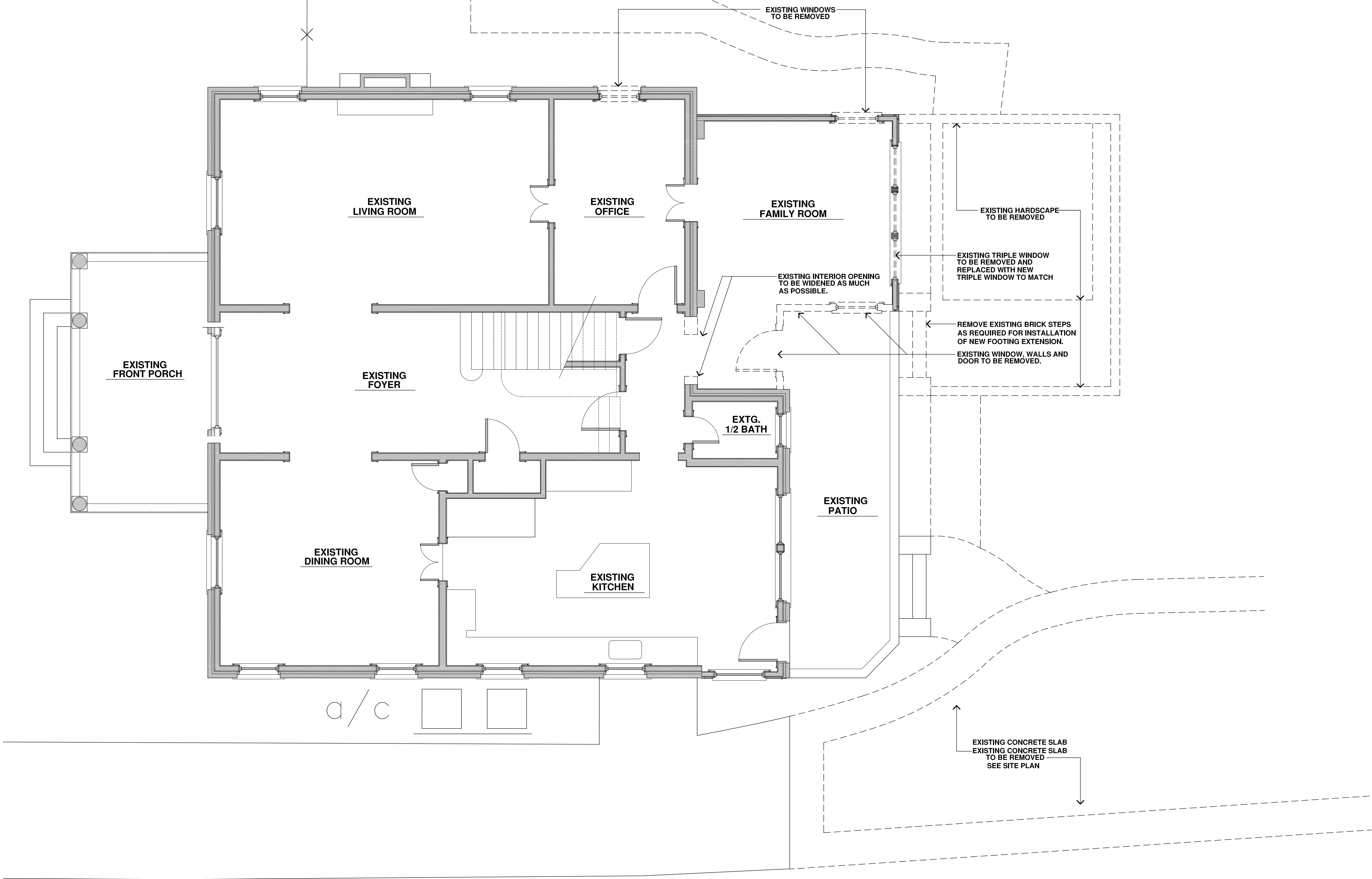
EXISTING
FIRST FLOOR PLAN

A.1

Property line

3' Allowable Encroachment

5' Sideyard (zoning)

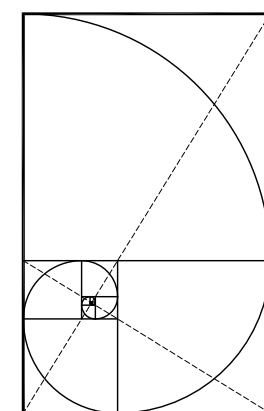


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A First Floor Plan - Demolition

1/4" = 1'- 0"



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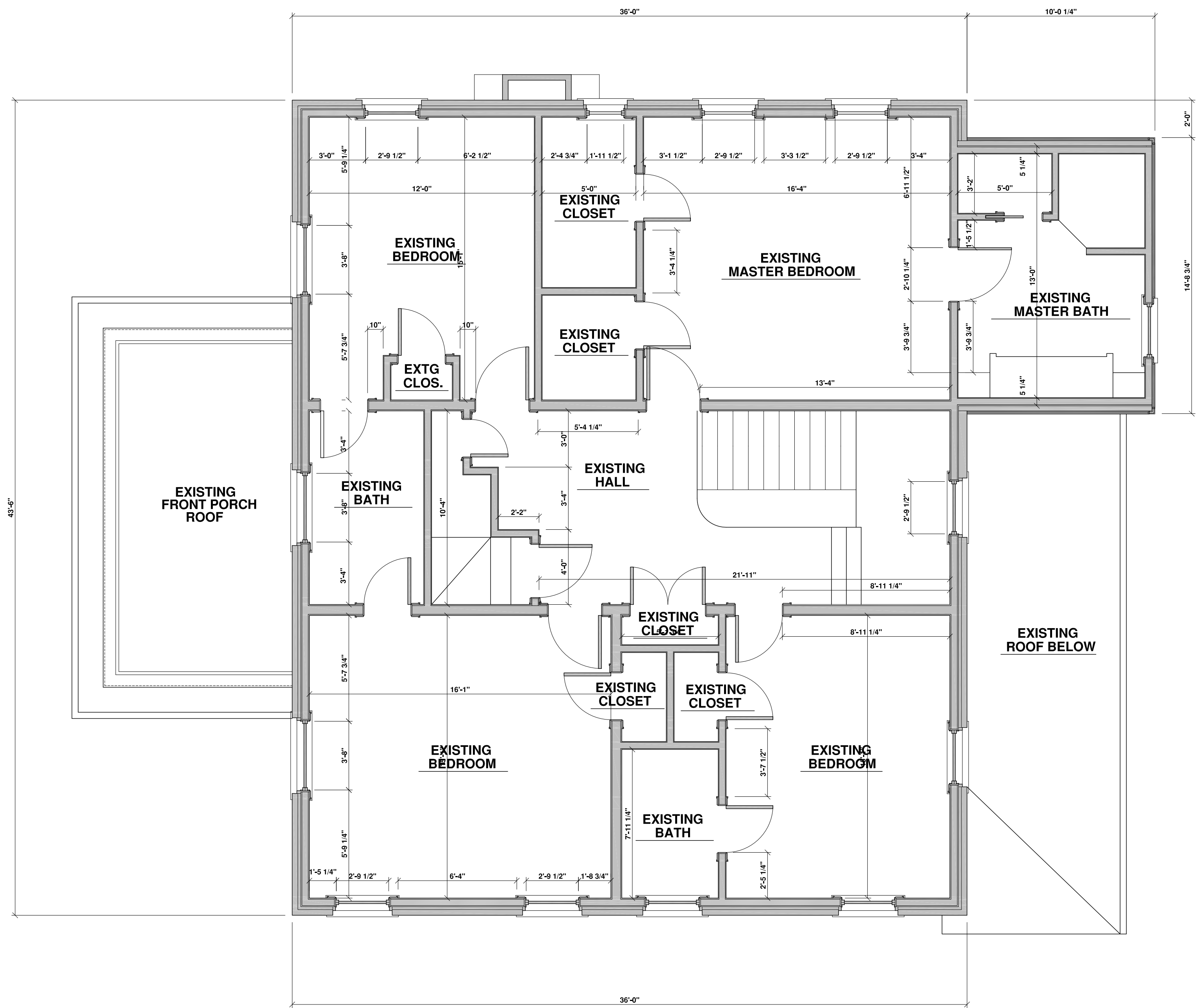
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12/02/19 HDC CERT. OF APPROPRIATENESS

FIRST FLOOR PLAN
DEMOLITION

A.2

Property line Property line
3' Allowable Encroachment 3' Allowable Encroachment
5' Sideyard (zoning) 5' Sideyard (zoning)

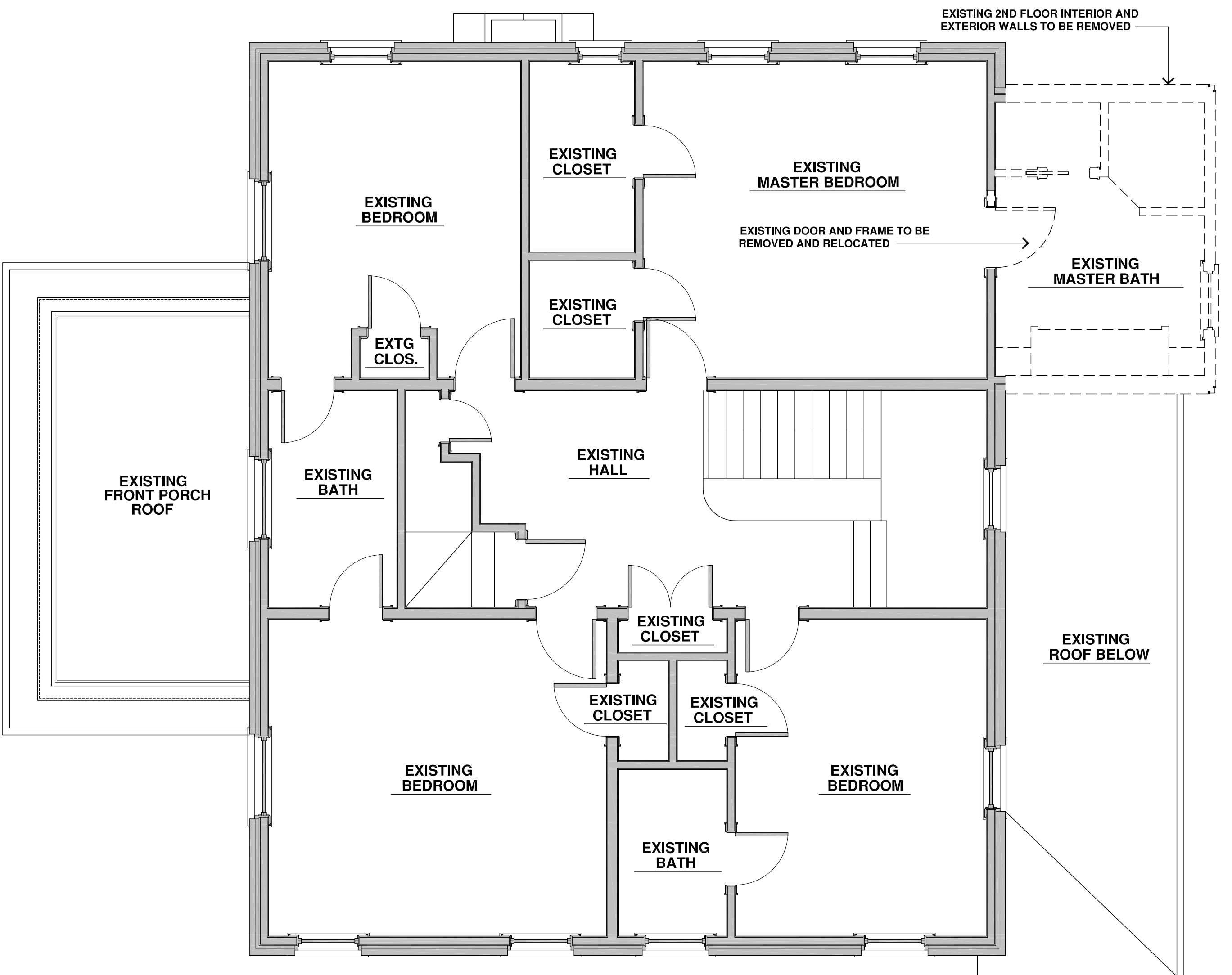


A Existing Second Floor Plan
1/4" = 1'- 0"

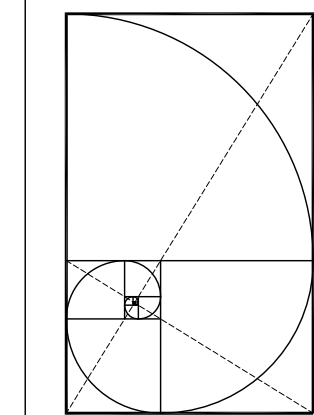
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Property line
3' Allowable Encroachment
5' Sideyard (zoning)



B Second Floor Plan - Demolition
1/4" = 1'- 0"



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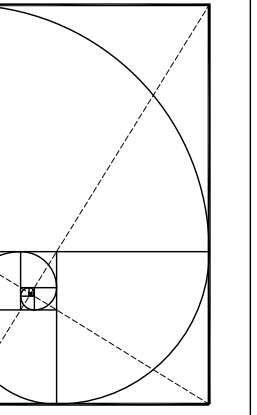
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PROPOSED ADDITIONS TO GONYEA RESIDENCE
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PROJECT: CA-18-8
ISSUED: 9/13/19
FOR PRELIMINARY PRICING
REVISIONS:
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2ND FLOOR PLANS:
EXISTING 2ND FLOOR,
2ND FLOOR DEMO

A.3



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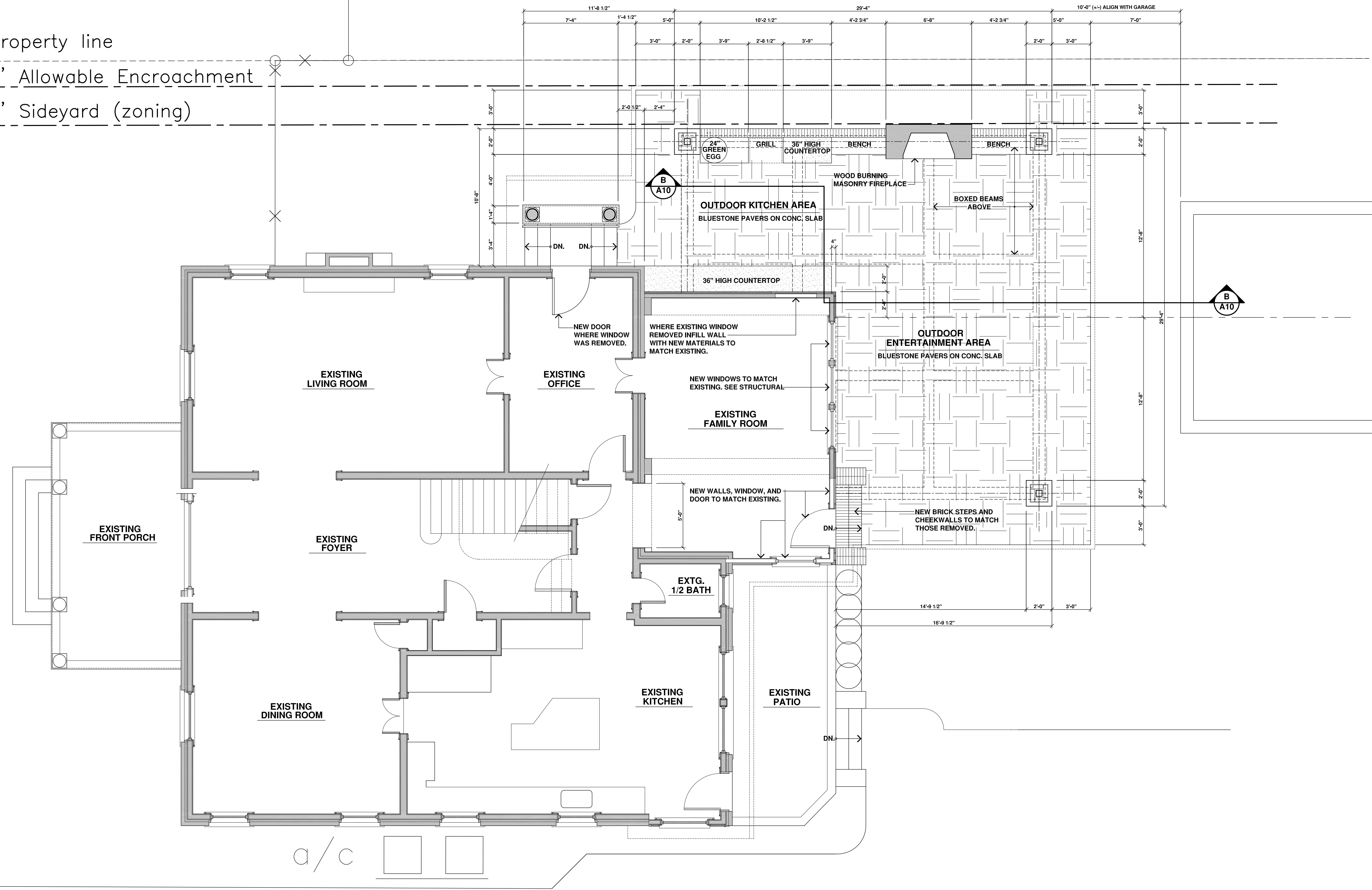
PROPOSED ADDITIONS TO GONYEA RESIDENCE
809 BERKELEY AVENUE, CHARLOTTE, NC 28203

PROJECT: CA-18-8
ISSUED: 9/12/19
PRELIMINARY PRICING
REVISIONS:
10/6/19 2ND PRICING
12/02/19 HDC CERT. OF APPROPRIATENESS

FLOOR PLANS:
FIRST FLOOR
NEW CONSTRUCTION

A.4

Property line
3' Allowable Encroachment
5' Sideyard (zoning)



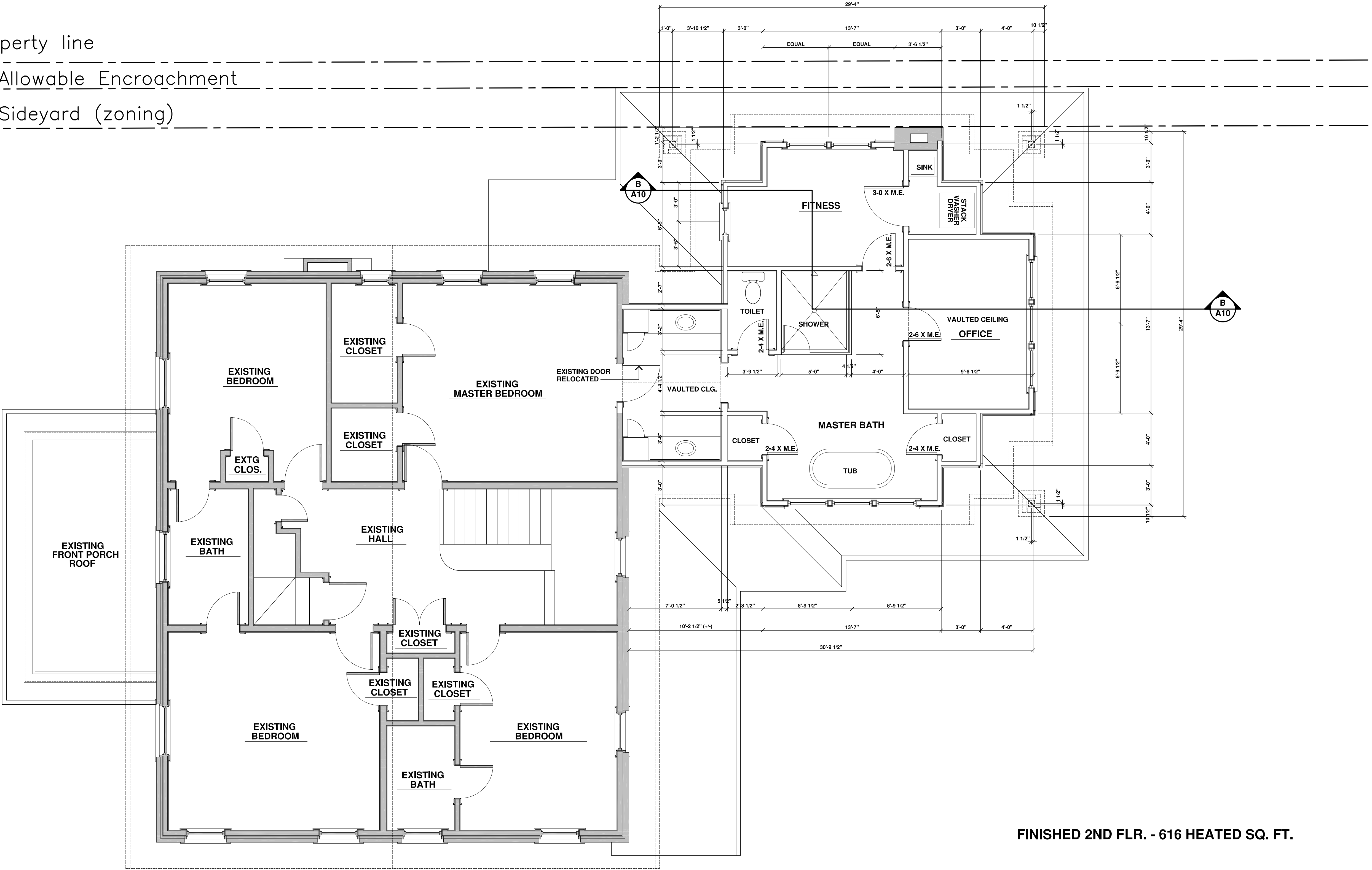
A First Floor Plan - New Construction
1/4" = 1'- 0"

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Property line

3' Allowable Encroachment

5' Sideyard (zoning)

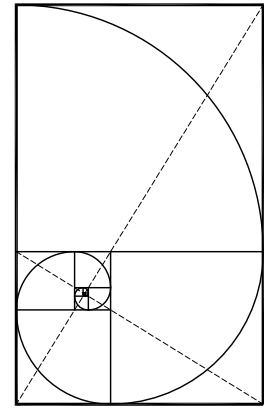


FINISHED 2ND FLR. - 616 HEATED SQ. FT.

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A Second Floor Plan - New Construction

1/4" = 1'- 0"



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PROPOSED ADDITIONS TO GONYEA RESIDENCE
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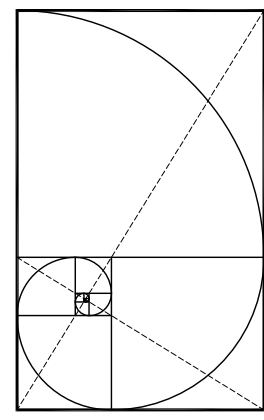
PROJECT: CA-18-8
ISSUED: 9/12/19
PRELIMINARY PRICING
REVISIONS:
10/6/19 2ND PRICING
12/12/19 HDC CERT. OF APPROPRIATENESS

FLOOR PLANS:
SECOND FLOOR
NEW CONSTRUCTION

A.5

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PROJECT: CA-18-8
ISSUED: 9/12/19
FOR PRELIMINARY PRICING

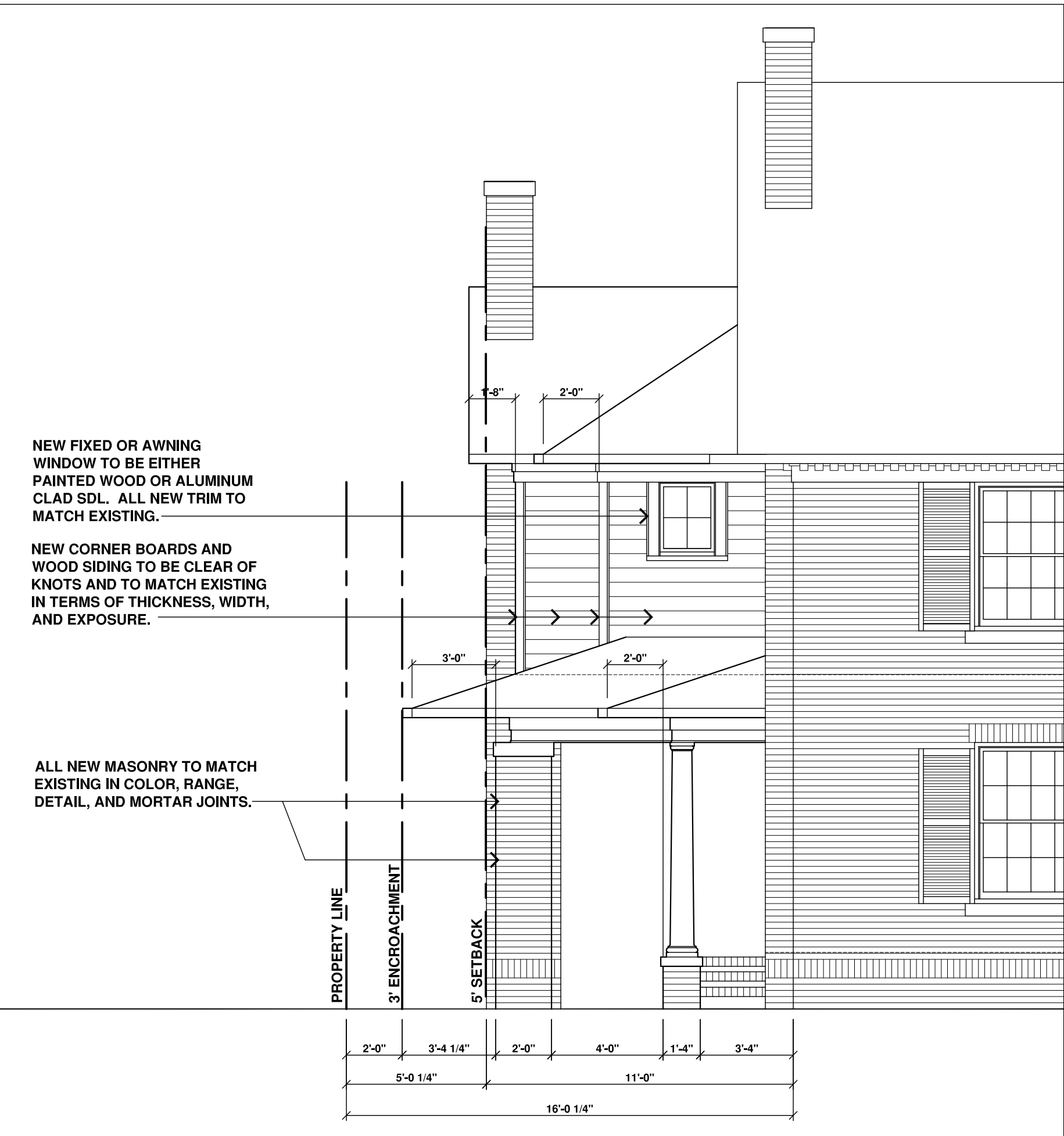
REVISIONS:
12/02/19 HDC CERT. OF APPROPRIATENESS

FRONT ELEVATIONS:
EXISTING-DEMO AND
PROPOSED

A.6



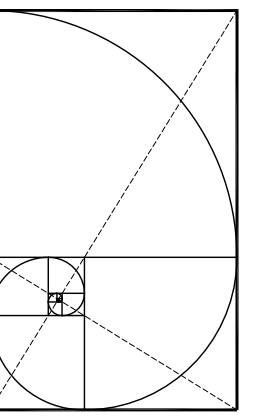
A EXISTING / DEMOLITION FRONT ELEVATION
SCALE: 1/4" = 1'-0"



C PROPOSED FRONT ELEVATION (WITHOUT 6' PRIVACY FENCE)
SCALE: 1/4" = 1'-0"



B PROPOSED FRONT ELEVATION (SHOWN WITH 6' PRIVACY FENCE)
SCALE: 1/4" = 1'-0"



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NOT FOR
CONSTRUCTION

PROPOSED ADDITIONS TO GONYEA RESIDENCE
809 BERKELEY AVENUE, CHARLOTTE, NC 28203

PROJECT: CA-18-8
ISSUED: 9/12/19
FOR PRELIMINARY PRICING

REVISIONS:
10/6/19 2ND PRICING
12/02/19 HDC CERT. OF APPROPRIATENESS

LEFT ELEVATIONS:
EXISTING - DEMO AND
PROPOSED

A.7

EXISTING HIGH ROOF TO BE REMOVED

ALL EXISTING EXTERIOR FINISH MATERIALS
NOTED TO BE REMOVED (IE SIDING,
CORNERBOARDS, GUTTERS) ARE TO BE
SALVAGED FOR REUSE IF POSSIBLE.

EXISTING EXTERIOR WALLS TO BE REMOVED

EXISTING LOW ROOF TO BE REMOVED

EXISTING WINDOW (NOT ORIGINAL)
TO BE REMOVED.

EXISTING ORIGINAL WINDOW, SILL,
AND BRICK BELOW TO BE REMOVED.

EXISTING FLAT ROOF TO BE
REPAIRED. NO CHANGES TO
ORIGINAL RAILINGS.

EXISTING FLUTED
ALUMINUM COLS. (DO NOT
APPEAR TO BE ORIGINAL
AND ARE IN DISREPAIR) TO
BE REMOVED.

A

Left Side Elevation - Existing / Demolition

1/4" = 1'- 0"

NEW MASONRY CHIMNEY
DETAILED TO MATCH EXISTING
WITH CONCRETE CAP

NEW ASPHALT SHINGLE ROOF

SMOOTH STUCCO

NEW GUTTERS, OVERHANGS,
AND FASCIA TO MATCH EXISTING
IN TERMS OF MATERIALS, DEPTH,
DETAIL AND COLOR.

NEW CORNER BOARDS AND WOOD SIDING TO BE
CLEAR OF KNOTS AND TO MATCH EXISTING IN
TERMS OF THICKNESS, WIDTH, AND EXPOSURE.

NEW GUTTERS, OVERHANGS,
AND FASCIA TO MATCH EXISTING
IN TERMS OF MATERIALS, DEPTH,
DETAIL AND COLOR.

6" THICK CONCRETE CAP

ALL NEW MASONRY TO MATCH
EXISTING IN COLOR, RANGE,
DETAIL, AND MORTAR JOINTS.

NEW BRICK SOLDIER COURSE TO
MATCH EXISTING

NEW ASPHALT SHINGLE ROOF

NEW DOUBLE WINDOW TO BE
EITHER PAINTED WOOD OR
ALUMINUM CLAD SDL. TRIM TO
MATCH EXISTING WINDOWS.

BRICK ROWLOCK
WALL CAP

AREA WHERE WINDOW
REMOVED PATCHED TO
MATCH EXISTING

NEW DOOR TO MATCH EXISTING
KITCHEN DOOR LEADING TO PATIO

RAILING TO MATCH EXISTING
RAILINGS AT FRONT PORCH.

SMOOTH FRP COLUMNS

EXISTING FLAT ROOF TO BE
REPAIRED. NO CHANGES TO
ORIGINAL RAILINGS.

NEW SMOOTH ROUND
COLUMNS - PAINTED.

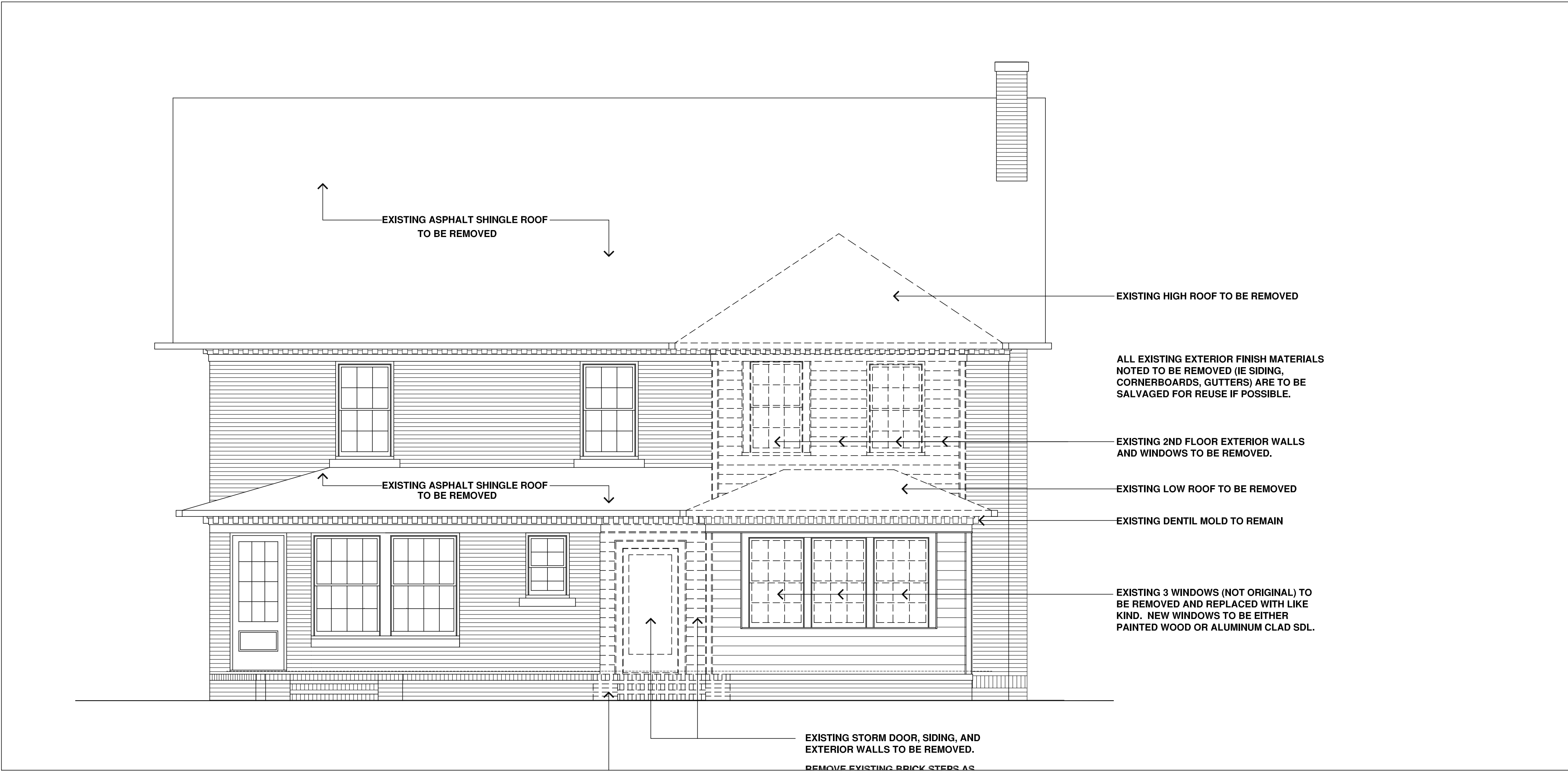
B

Left Side Elevation - New Construction

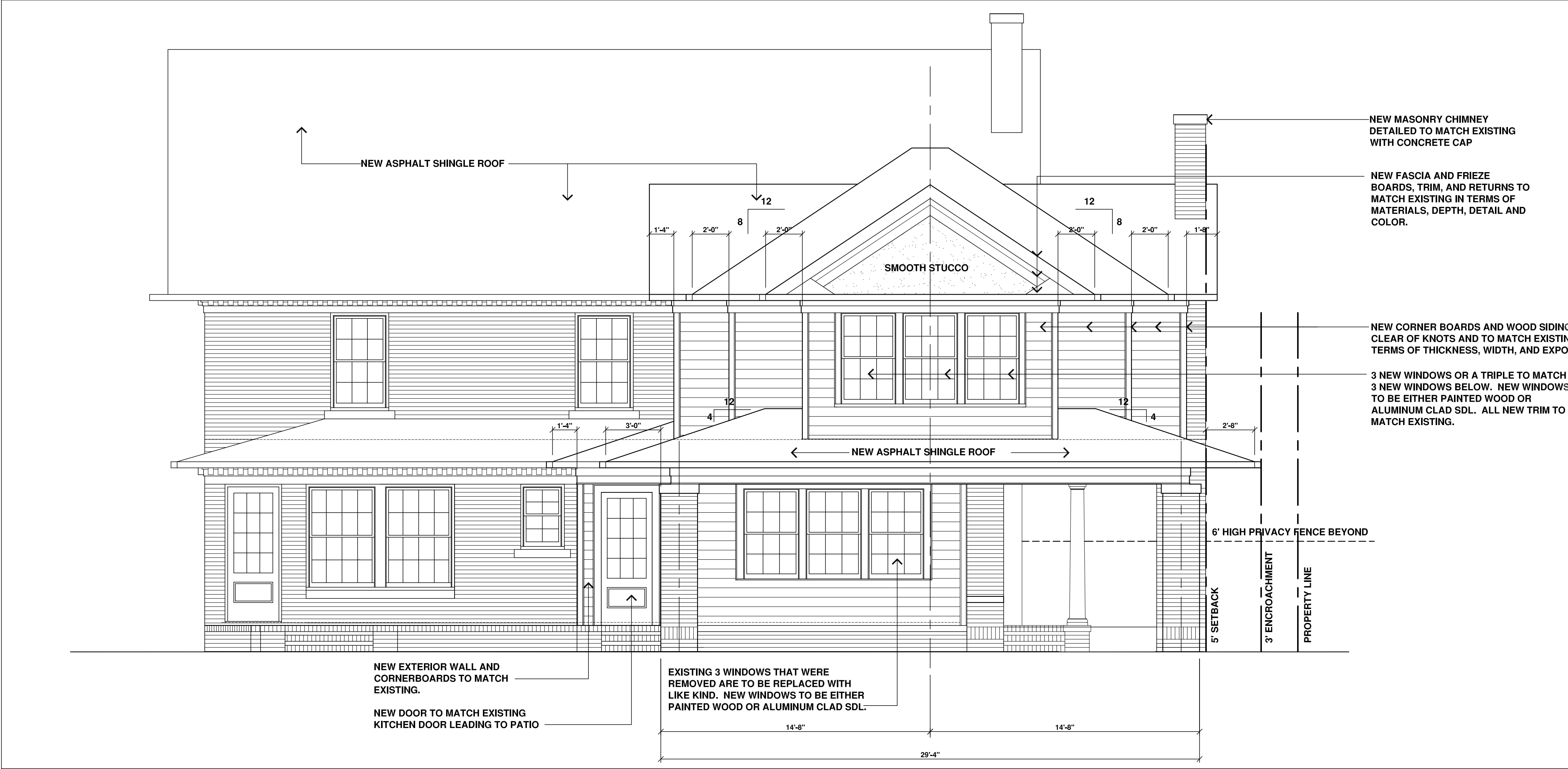
1/4" = 1'- 0"

IMPORTANT NOTE:
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A Rear Elevation - Existing / Demolition
1/4" = 1'- 0"



B Rear Elevation - New Construction
1/4" = 1'- 0"

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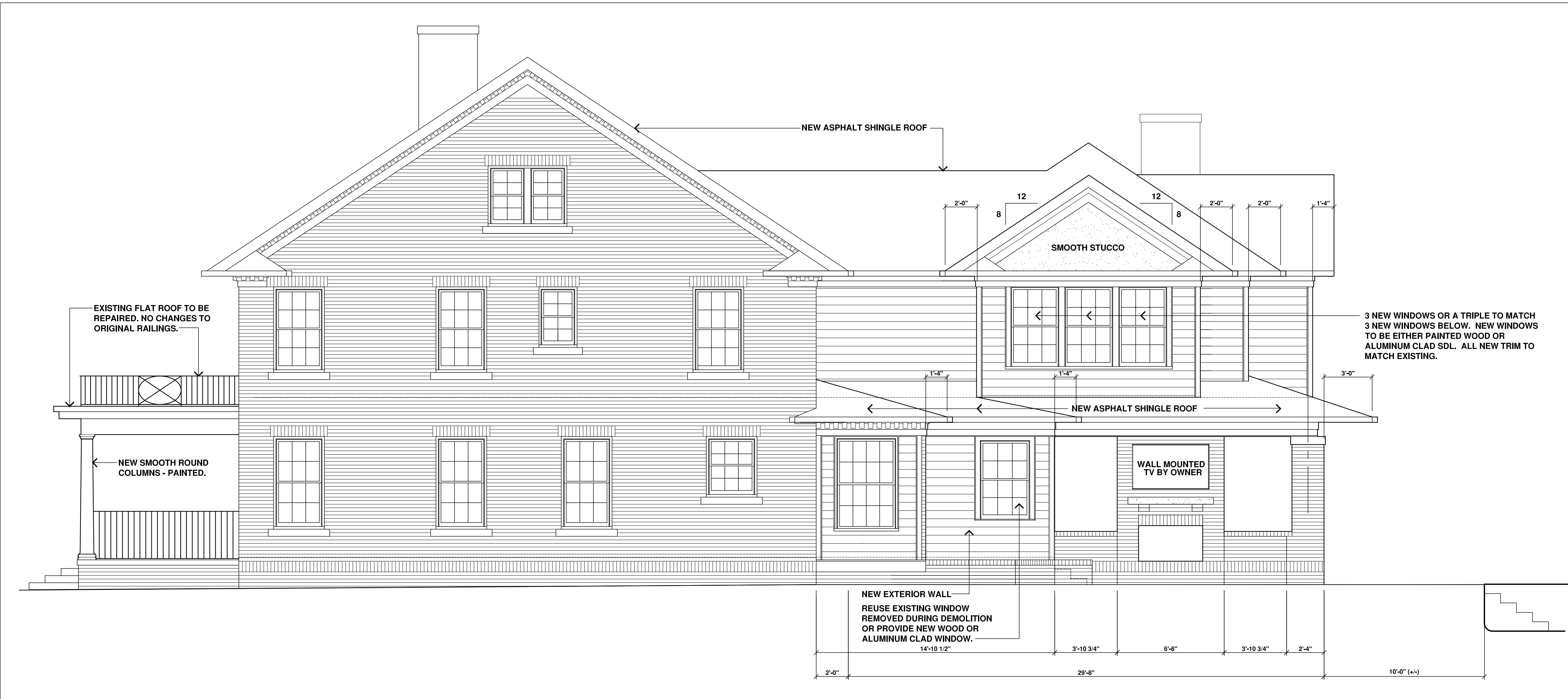
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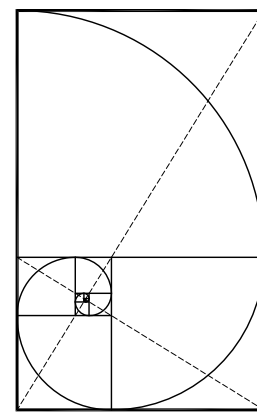
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A Right Elevation - Existing / Demolition
1/4" = 1'- 0"



B Right Elevation - New Construction
1/4" = 1'- 0"



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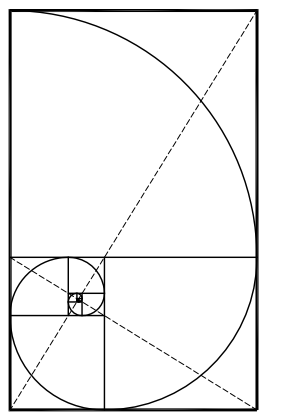
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RIGHT ELEVATIONS:
EXISTING - DEMO AND
PROPOSED

A.9



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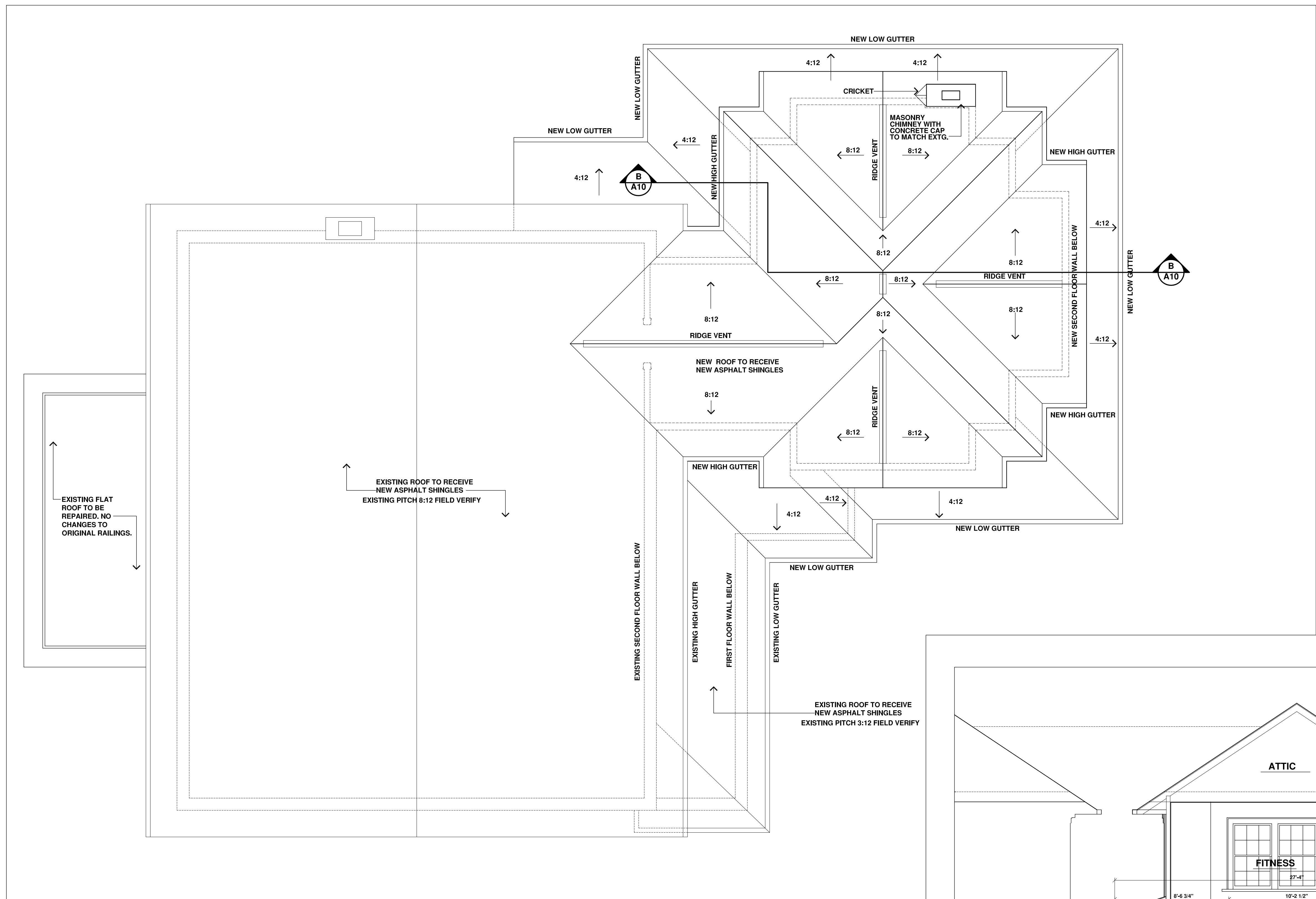
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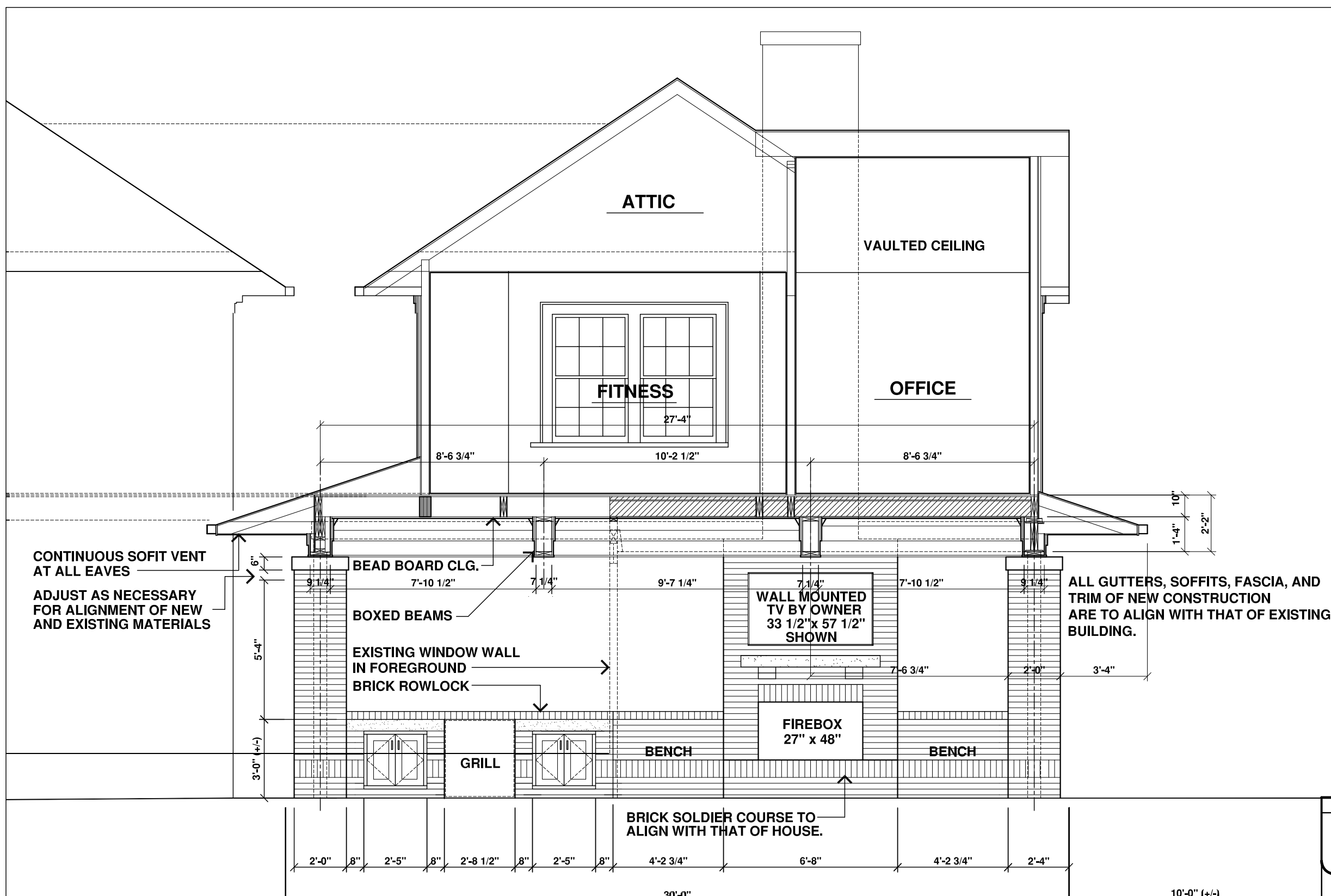
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ROOF PLAN AND
SECTION THRU NEW
CONSTRUCTION

A.10



A Roof Plan - New Construction
1/4" = 1'- 0"



B Section Thru New Construction
1/4" = 1'- 0"

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