

- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings
(other SOI Guidelines may also apply):

District or Neighborhood Setting – Alterations, Additions

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may also apply):

All New Construction

Appropriate: Designing new features so they are compatible with the historic character of the site, district, and neighborhood.

Not Appropriate: Introducing any new building that is out of scale or otherwise inappropriate to the setting's historic character.

Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

New Construction in Historic Residential Settings

Appropriate: Selecting materials and finishes that are compatible with historic materials and finishes found in surrounding buildings that contribute to their historic character.

STAFF FINDINGS:

1. The house at 229 Buena Vista Avenue is a non-contributing resource in the Old West Side Historic District. Much proposed work on non-contributing resources can be approved by staff, but because the applicant is proposing an addition, it requires approval from the Historic District Commission.
2. The proposed addition will be at the rear of the house. The addition is one-story, but it is slightly raised above grade on piers. The north side of the addition continues the roofline of the existing building, and the south side features a shed roof that extends 2 ft 2 in above the existing roofline. On the north elevation, the addition is inset 16.5 in from the northeast corner of the existing building, and on the south elevation, the addition extends 5.5 ft from the building plane. Even so, it will be minimally visible from the right of way because the addition is setback 36 ft from the front elevation.
3. The siding of the addition will be vertical corrugated metal, and the roof will be metal. Typically, corrugated metal is not an approvable siding material in the historic district, but in this case, it is proposed on a non-contributing building and will be minimally visible. There will be four windows on the addition – one on the west elevation and three on the east. Windows will be vinyl double hung windows and will match the windows on the existing house. There will be a metal door on the rear (east) elevation of the addition, matching the exterior doors on the existing house. This new door is intended to lead to a deck in the future. Plans for the deck will be finalized after the proposed addition is complete and will require a separate Certificate of Appropriateness in the future.
4. The house's footprint is currently 1,036 sq ft, all built in 1970. The proposed addition adds 340 sq ft, constituting a 33% increase in both floor area and building footprint.
5. As part of the construction of the addition, the roof over the existing house will be removed and replaced with a new metal roof system to match the addition. New roof vents will be installed. Additionally, the existing brick veneer is proposed to be limewashed and the existing vinyl siding around the windows is proposed to be replaced with matching vinyl, which in application photos has already been started.
6. This proposed addition is in scale with the existing house and the overall district. It will be minimally visible from the right of way and no historic materials will be affected as part of its construction. The work will not be detrimental to the surrounding historic resources. Staff recommends approval.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 229 Buena Vista Ave, a noncontributing property in the Old West Side Historic District, to add a 340 square foot rear addition, replace the existing roof and vinyl siding, and limewash the brick veneer. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the*

Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standards 9 and 10 and the guidelines for district or neighborhood setting, as well as the *Ann Arbor Historic District Design Guidelines* for new construction and new construction in historic residential settings.

ATTACHMENTS: photos, drawings



229 Buena Vista Ave, 2008 (staff photo)

HDC-0.0

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	COVER SHEET	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25

PROJECT ADDRESS AND INFORMATION

BUILDING ADDRESS: 229 BUENA VISTA AVE.
ANN ARBOR, MI 48103

PARCEL NUMBERS: 09-0930-102-016

ZONING: R1D

HISTORIC DISTRICT: OLD WEST SIDE (STATUS: NON CONTRIBUTING RESOURCE)

OWNER: BRUCE FINDLING / 480.329.3827 / BFINDLIN@GMAIL.COM

BUILDING DESCRIPTION: 1-STOREY BRICK SINGLE FAMILY RESIDENCE WITH
BASEMENT

CODES AND REGULATIONS: 2015 MICHIGAN RESIDENTIAL BUILDING CODE
CITY OF ANN ARBOR UNITED DEVELOPMENT CODE, 8TH
EDITION W/ AMENDMENTS THROUGH FEB 26, 2023

AREA OF WORK: LEVEL 01: 340 SF



PROJECT LOCATION

SHEET INDEX

SHEET NUMBER	SHEET NAME
HDC-0.0	COVER SHEET
HDC-0.1	SCOPE STATEMENT & AREA CALCS
HDC-1.0	EXISTING ELEVATIONS & SITE PHOTOS - WEST ELEV.
HDC-1.1	EXISTING ELEVATIONS & SITE PHOTOS - SOUTH ELEV.
HDC-1.2	EXISTING ELEVATIONS & SITE PHOTOS - EAST ELEV.
HDC-1.3	EXISTING ELEVATIONS & SITE PHOTOS - NORTH ELEV.
HDC-1.4	EXISTING ELEVATIONS & SITE PHOTOS - BACKYARD
HDC-2.0	SITE PLAN
HDC-2.1	3-D AXONS - EXISTING
HDC-2.2	3-D AXONS - PROPOSED
HDC-3.0	FLOOR PLAN - EXISTING
HDC-3.1	FLOOR PLAN - PROPOSED
HDC-3.2	ROOF PLAN - PROPOSED
HDC-4.0	EXISTING ELEVATION - WEST (STREET FACING FACADE)
HDC-4.1	EXISTING ELEVATION - NORTH
HDC-4.2	EXISTING ELEVATION - EAST
HDC-4.3	EXISTING ELEVATION - SOUTH
HDC-5.0	PROPOSED ELEVATION - WEST (STREET FACING FACADE)
HDC-5.1	PROPOSED ELEVATION - NORTH
HDC-5.2	PROPOSED ELEVATION - EAST
HDC-5.3	PROPOSED ELEVATION - SOUTH
HDC-6.0	EXISTING VINYL WINDOW CROSS SECTION

HDC-0.1

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	SCOPE STATEMENT & AREA CALCS	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25

SCOPE STATEMENT

SCOPE OF WORK CONSISTS OF THE DEMOLITION OF A BEDROOM AND EAST EXTERIOR WALL ABOVE GRADE TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 340 SF ADDITION WHICH IS TO INCLUDE 2 BEDROOMS AND 1 BATHROOM. ADDITION TO BE BUILT ON A PIER AND BEAM FOUNDATION SYSTEM.

NEW ENVELOPE TO CONSIST OF GALVANIZED 7/8" CORRUGATED METAL OVER 2X6 WOOD FRAMING.
NEW ROOF TO CONSIST OF A 1-1/2" STANDING SEAM METAL ROOF SYSTEM OVER NEW PRE-ENGINEERED WOOD TRUSSES.

SCOPE OF WORK ALSO INCLUDES THE REMOVAL OF EXISTING ASPHALT SHINGLE ROOF, FASCIA, SOFFIT, AND GUTTERS, TO BE REPLACED WITH NEW METAL ROOF SYSTEM TO MATCH THAT OF ADDITION.

EXISTING FOUNDATION, BASEMENT, FLOOR JOISTS, SUBFLOORING TO REMAIN.
ROOF JOISTS AND SUBROOF TO REMAIN WHERE THE NEW ROOF IS BEING APPLIED OUTSIDE THE LIMITS OF DEMOLITION.

NEW EXTERIOR DOOR TO BE ADDED TO REAR OF ADDITION FOR FUTURE DECK (TO BE BUILT UNDER SEPERATE PERMIT).

ALL NEW WINDOWS TO MATCH SIZE, MATERIAL (VINYL), PROFILE, SILL/HEAD HEIGHT, AND FUNCTION (DOUBLE HUNG) OF EXISTING WINDOWS TO REMAIN. NEW EXTERIOR DOOR TO BE FLUSH PAINTED METAL TO MATCH EXISTING EXTERIOR DOORS TO REMAIN.

AREA CALCULATIONS

*HOUSE CONSTRUCTED IN 1970

CURRENT		PROPOSED	
AREA LIVEABLE:	1,036 SF	AREA LIVEABLE:	1,376 SF
COVERED DECK / PATIOS:	0 SF	COVERED DECK / PATIOS:	0 SF
GARAGE / STORAGE:	0 SF	GARAGE / STORAGE:	0 SF
TOTAL AREA UNDER ROOF:	1,036 SF	TOTAL AREA UNDER ROOF:	1,376 SF
TOTAL LOT AREA:	4,341 SF	TOTAL LOT AREA:	4,341 SF
% LOT DEVELOPED:	23.8%	% LOT DEVELOPED:	31.6%

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING ELEVATIONS & SITE PHOTOS - WEST ELEVATION	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25



West (front) Elevation

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING ELEVATIONS & SITE PHOTOS - SOUTH ELEVATION	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25



South Elevation

HDC-1.2

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING ELEVATIONS & SITE PHOTOS - EAST ELEVATION	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25

East (rear) elevation.

*Note brick was not whitewashed similar to the other 3 elevations as this exterior wall is planned to be removed to make way for the proposed addition



Project

FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE

Project Number

24-02

Description

EXISTING ELEVATIONS & SITE PHOTOS - NORTH ELEVATION

Issue/Rev

ISSUE FOR PERMIT

Prepared by

BPF

Scale

Date

01.08.25



North elevation, photo taken
from NW corner (front) of house

North elevation, photo taken
from NE corner (rear) of house



HDC-1.4

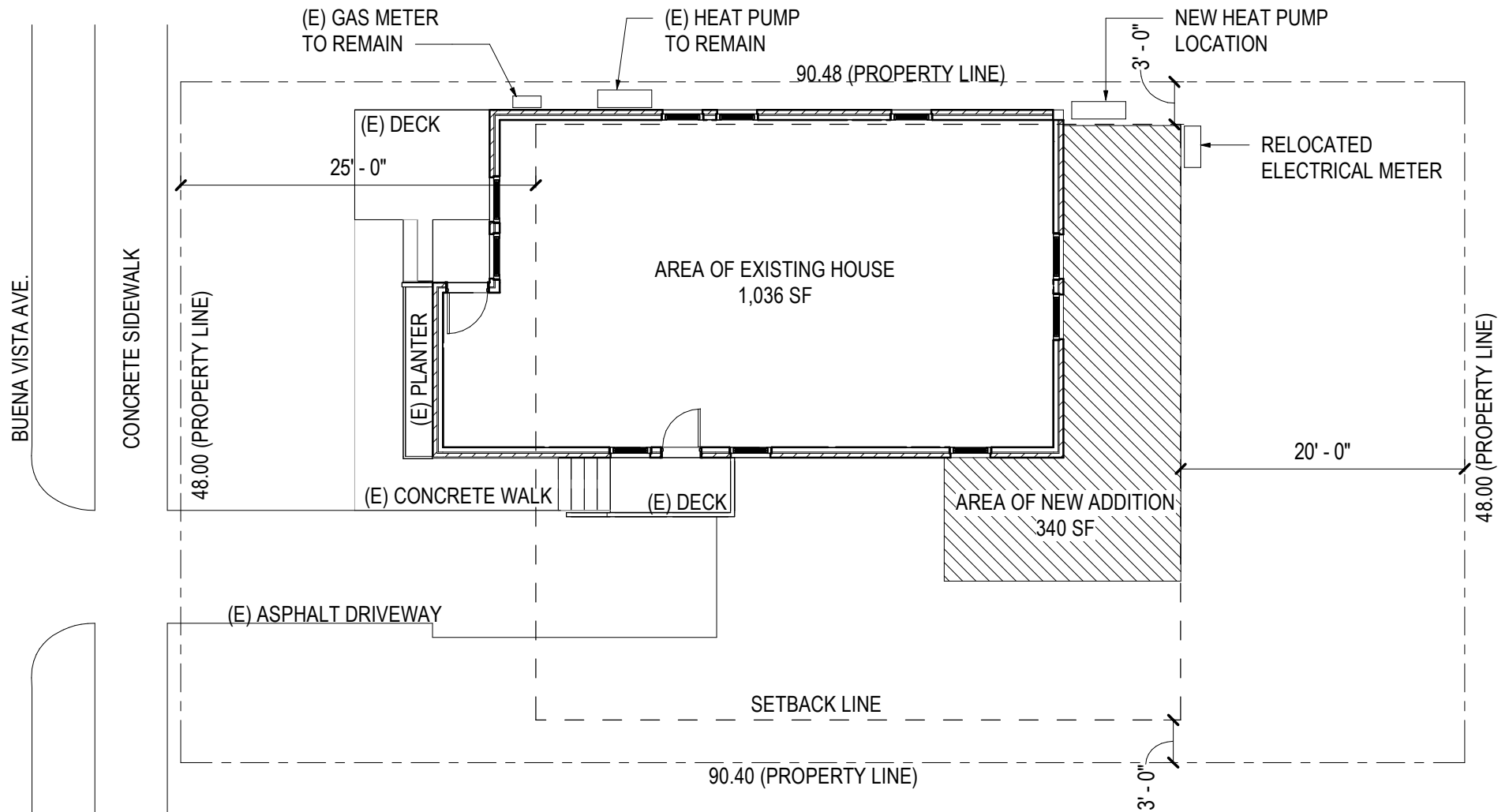
Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING ELEVATIONS & SITE PHOTOS - BACKYARD	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25



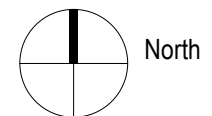
Backyard, sloping down from house towards rear property line.

HDC-2.0

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	SITE PLAN	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	3/32" = 1'-0"
		Date	01.08.25

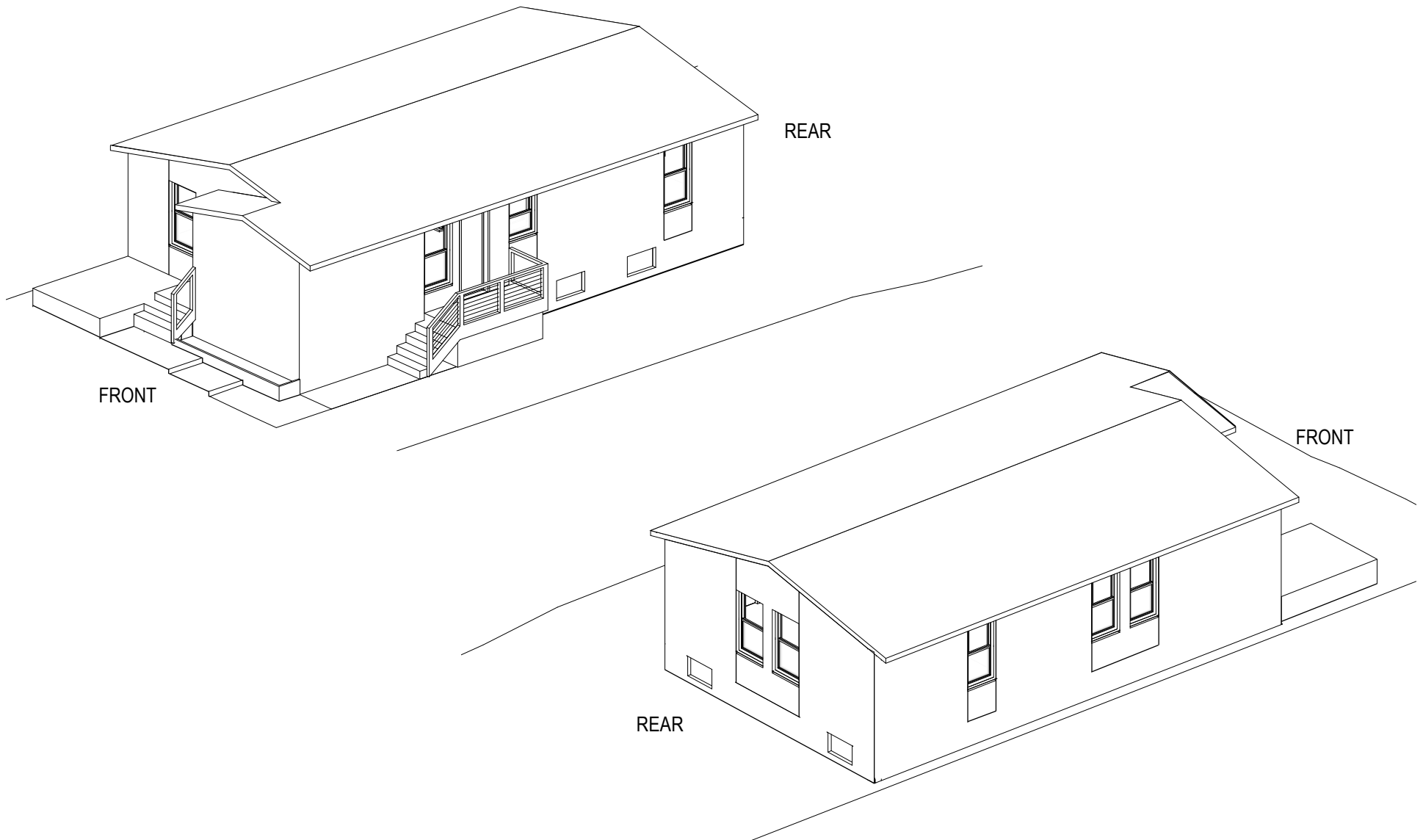
**SITE PLAN NOTES**

1. EXISTING FOOTPRINT OF HOUSE TO REMAIN.
2. EXISTING SITE WORK TO REMAIN.
3. NEW ADDITION TO REMAIN WITHIN THE BOUNDS OF PROPERTY LINE SETBACKS.
4. SITE GRADES TO REMAIN UNCHANGED



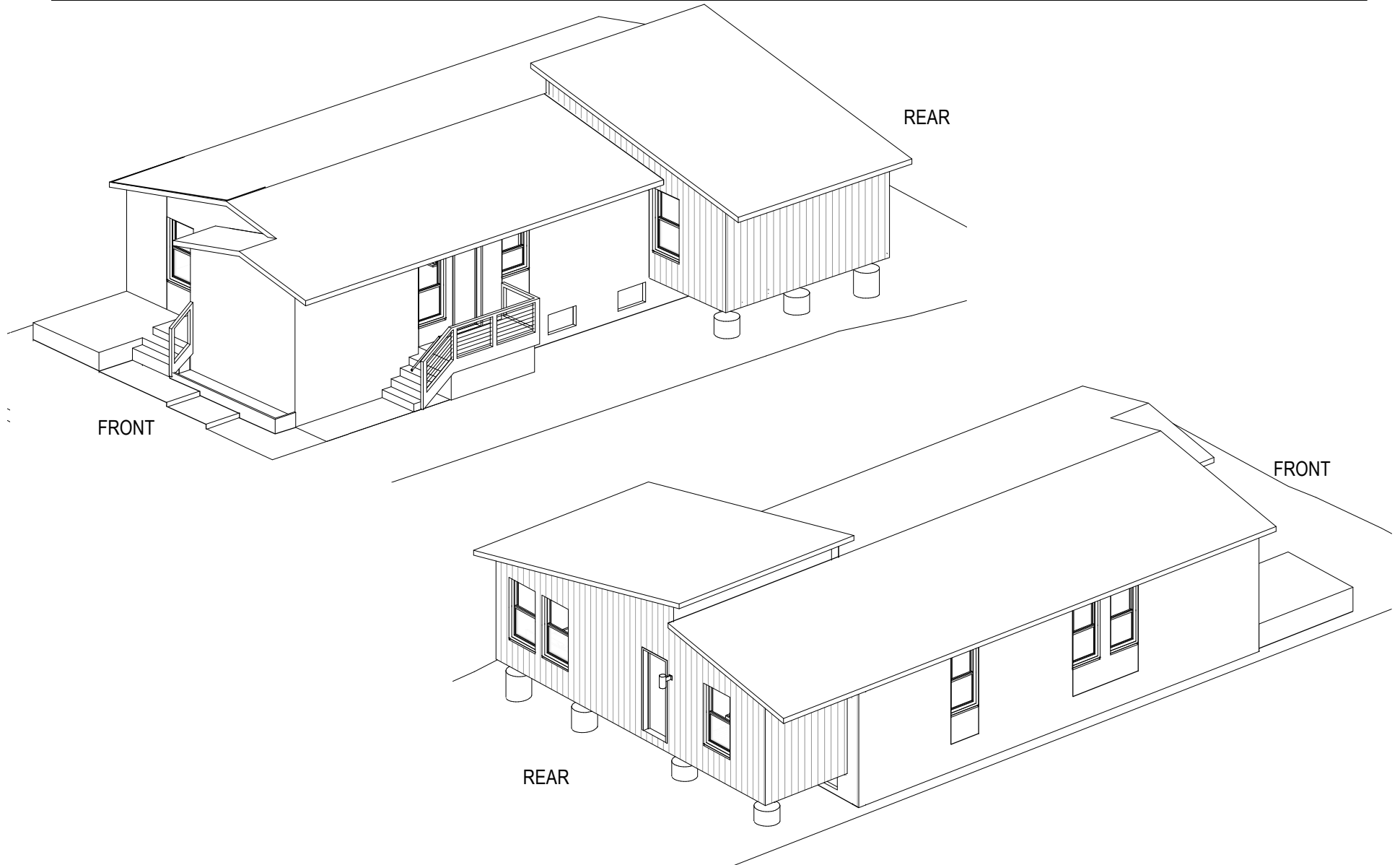
HDC-2.1

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	3-D AXONS - EXISTING	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25



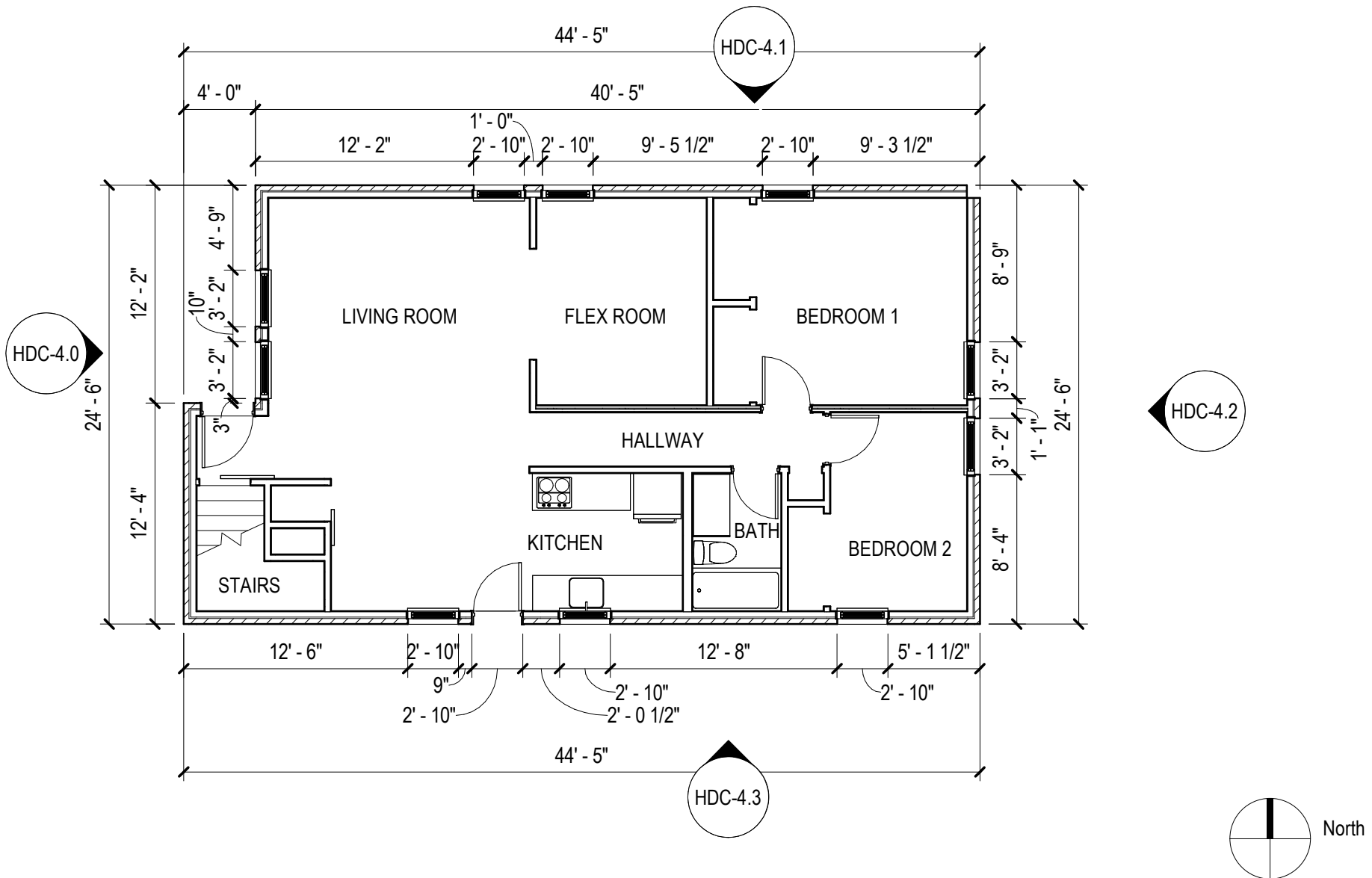
HDC-2.2

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	3-D AXONS - PROPOSED	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25



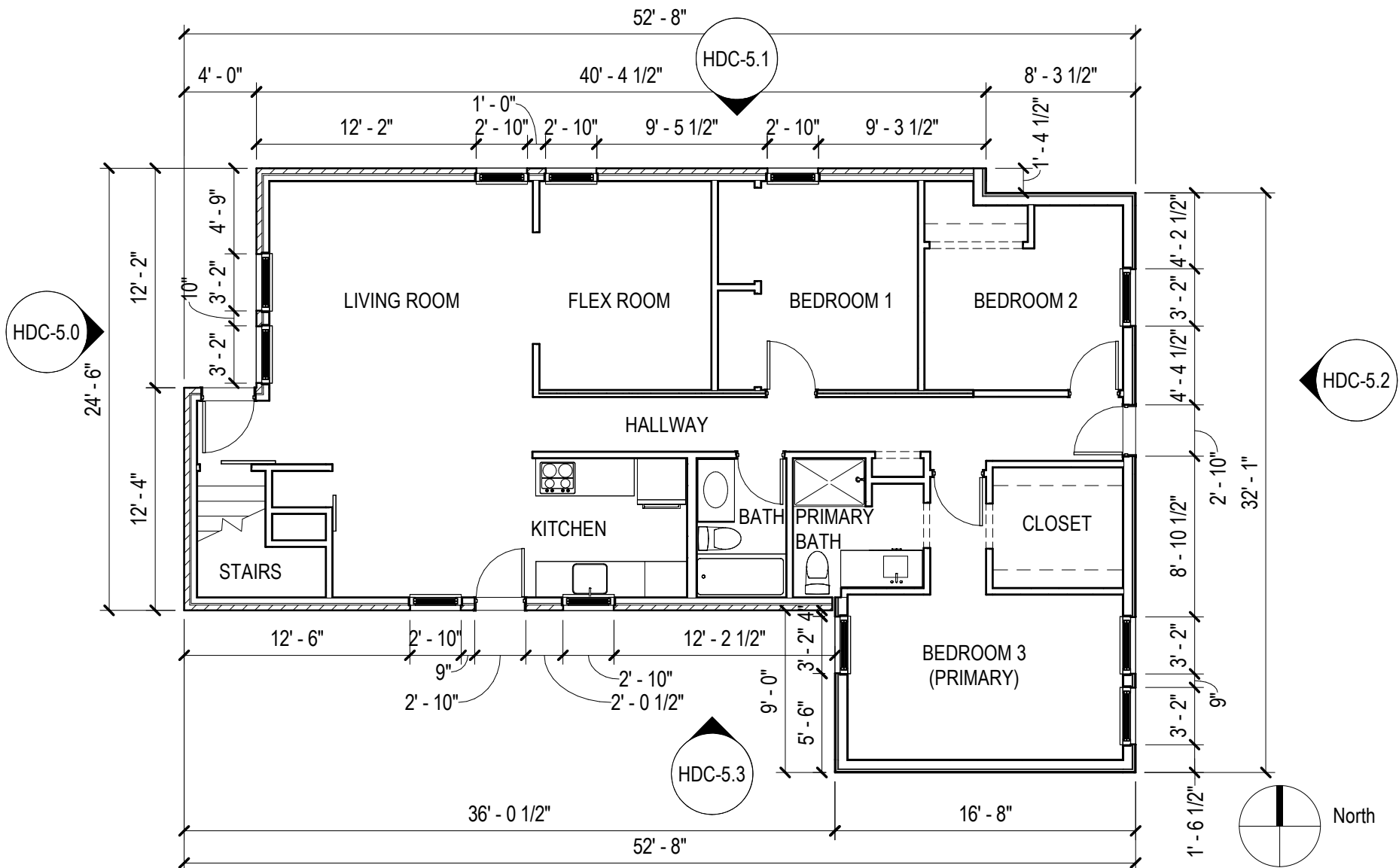
HDC-3.0

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	FLOOR PLAN - EXISTING	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25



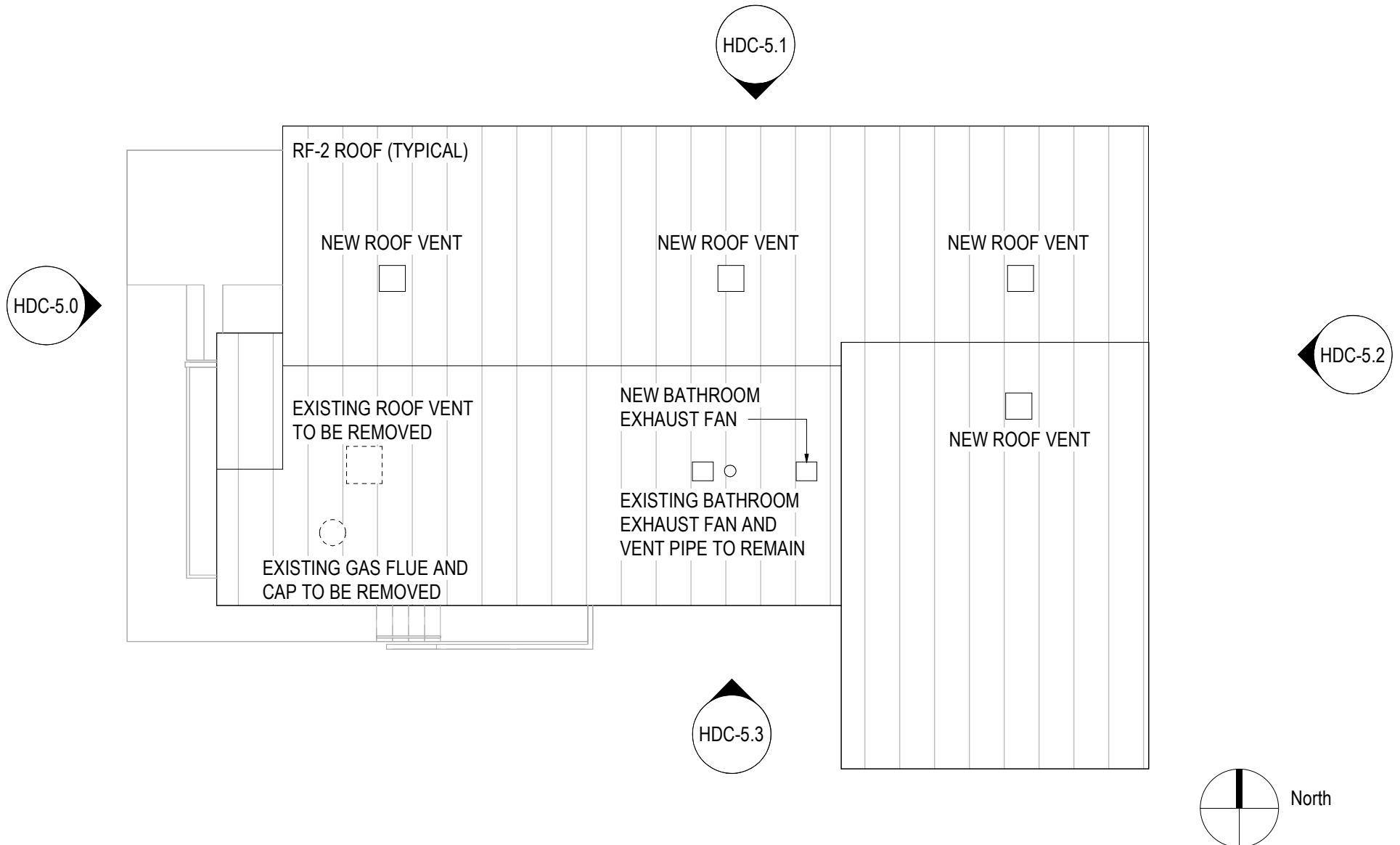
HDC-3.1

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	FLOOR PLAN - PROPOSED	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25



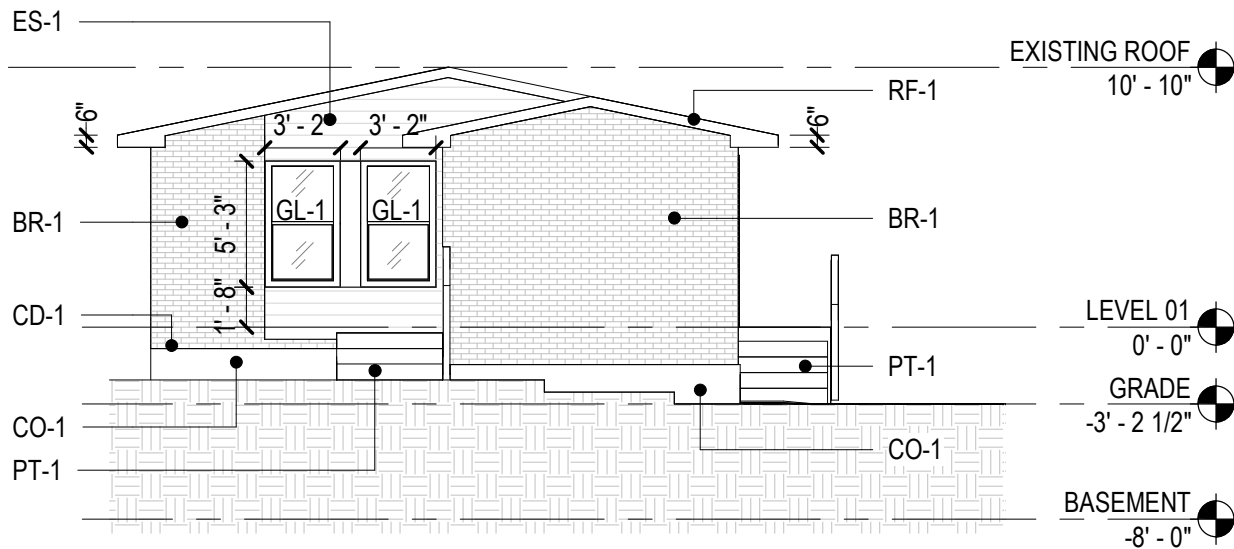
HDC-3.2

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	ROOF PLAN - PROPOSED	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25



HDC-4.0

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING ELEVATION - WEST (STREET FACING FACADE)	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25

**FINISH LEGEND (EXISTING)****EXTERIOR CLADDING:**

BR-1: EXISTING BRICK VENEER / BROWN/ORANGE BLEND

ES-1: EXISTING VINYL SIDING, 4" CLAPBOARD / TAN

WINDOWS:

GL-1: EXISTING VINYL WINDOW, DOUBLE HUNG / BLACK

GL-2: EXISTING METAL HOPPER WINDOW (TYP. @ BASEMENT)

SITE:

CO-1: EXISTING EXTERIOR CONCRETE

CD-1: EXISTING COMPOSITE DECKING / GRAY

EXTERIOR PAINT:

PT-1: EXISTING PAINTED ELEMENTS / BLACK

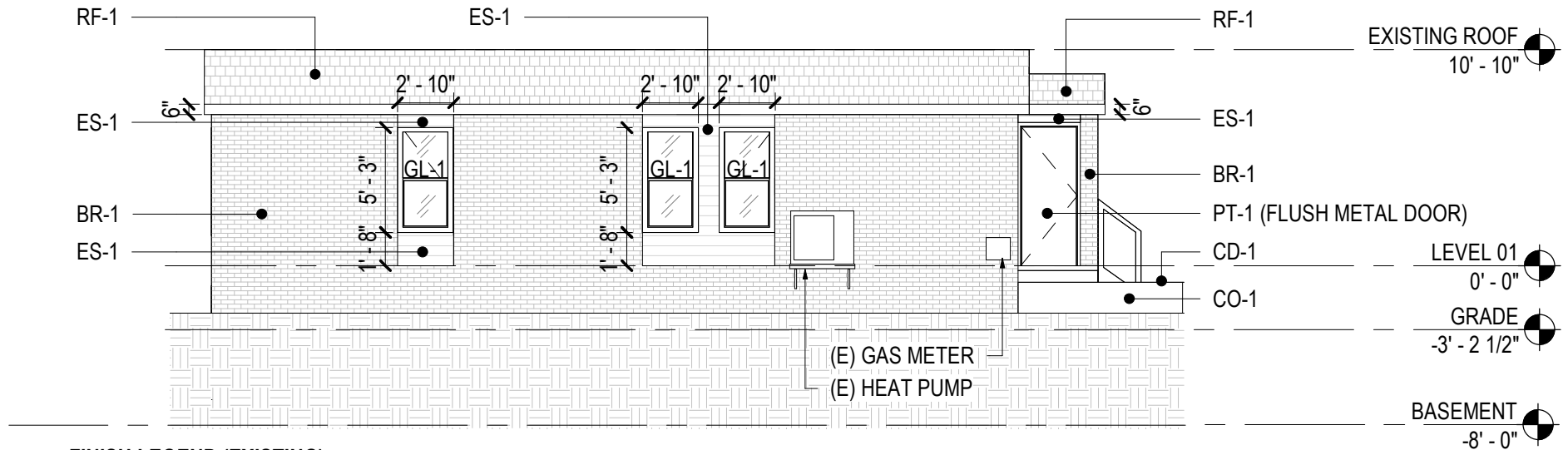
ROOFING:

RF-1: SHINGLE ROOF / DARK GRAY WITH WHITE ALUM TRIM & SOFFIT

*TO BE REPLACED WITH RF-2 IN ALL INSTANCES

HDC-4.1

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING ELEVATION - NORTH	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25

**FINISH LEGEND (EXISTING)****EXTERIOR CLADDING:**

BR-1: EXISTING BRICK VENEER / BROWN/ORANGE BLEND

ES-1: EXISTING VINYL SIDING, 4" CLAPBOARD / TAN

WINDOWS:

GL-1: EXISTING VINYL WINDOW, DOUBLE HUNG / BLACK

GL-2: EXISTING METAL HOPPER WINDOW (TYP. @ BASEMENT)

SITE:

CO-1: EXISTING EXTERIOR CONCRETE

CD-1: EXISTING COMPOSITE DECKING / GRAY

EXTERIOR PAINT:

PT-1: EXISTING PAINTED ELEMENTS / BLACK

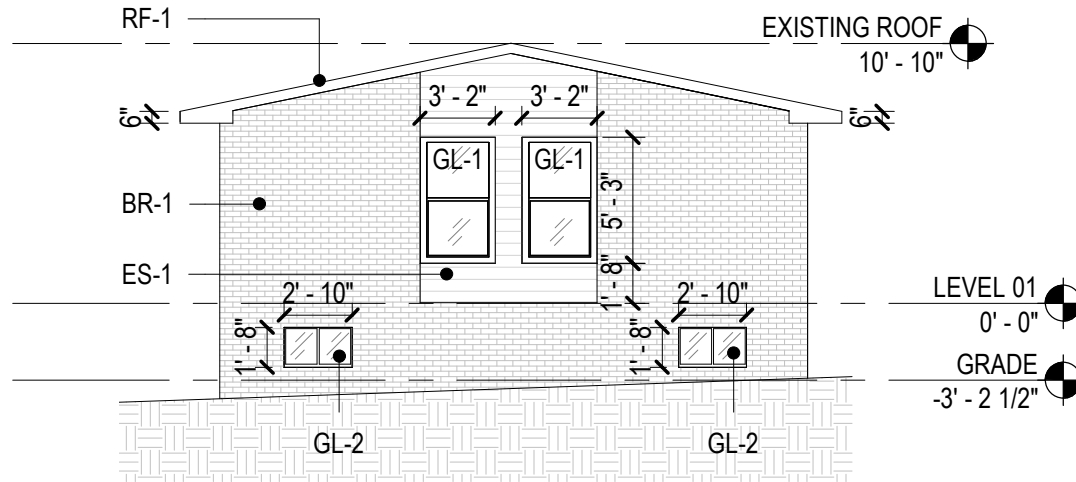
ROOFING:

RF-1: SHINGLE ROOF / DARK GRAY WITH WHITE ALUM TRIM & SOFFIT

*TO BE REPLACED WITH RF-2 IN ALL INSTANCES

HDC-4.2

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING ELEVATION - EAST	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25

**FINISH LEGEND (EXISTING)****EXTERIOR CLADDING:**

BR-1: EXISTING BRICK VENEER / BROWN/ORANGE BLEND

ES-1: EXISTING VINYL SIDING, 4" CLAPBOARD / TAN

WINDOWS:

GL-1: EXISTING VINYL WINDOW, DOUBLE HUNG / BLACK

GL-2: EXISTING METAL HOPPER WINDOW (TYP. @ BASEMENT)

SITE:

CO-1: EXISTING EXTERIOR CONCRETE

CD-1: EXISTING COMPOSITE DECKING / GRAY

EXTERIOR PAINT:

PT-1: EXISTING PAINTED ELEMENTS / BLACK

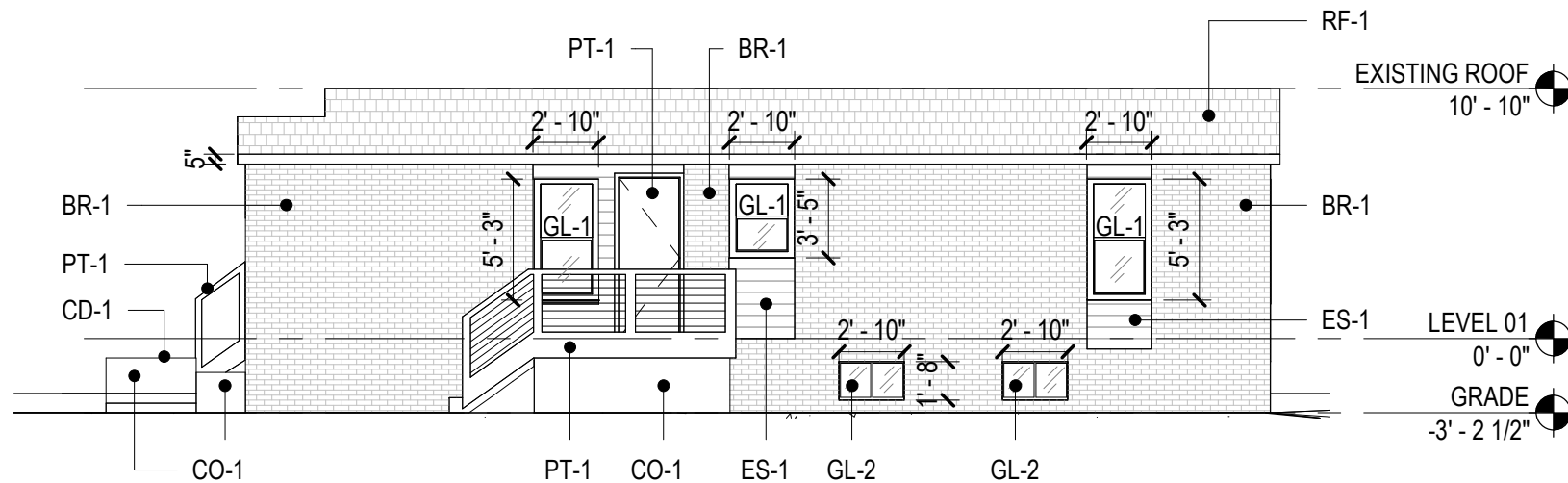
ROOFING:

RF-1: SHINGLE ROOF / DARK GRAY WITH WHITE ALUM TRIM & SOFFIT

*TO BE REPLACED WITH RF-2 IN ALL INSTANCES

HDC-4.3

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING ELEVATION - SOUTH	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25

**FINISH LEGEND (EXISTING)****EXTERIOR CLADDING:**

BR-1: EXISTING BRICK VENEER / BROWN/ORANGE BLEND

ES-1: EXISTING VINYL SIDING, 4" CLAPBOARD / TAN

WINDOWS:

GL-1: EXISTING VINYL WINDOW, DOUBLE HUNG / BLACK

GL-2: EXISTING METAL HOPPER WINDOW (TYP. @ BASEMENT)

SITE:

CO-1: EXISTING EXTERIOR CONCRETE

CD-1: EXISTING COMPOSITE DECKING / GRAY

EXTERIOR PAINT:

PT-1: EXISTING PAINTED ELEMENTS / BLACK

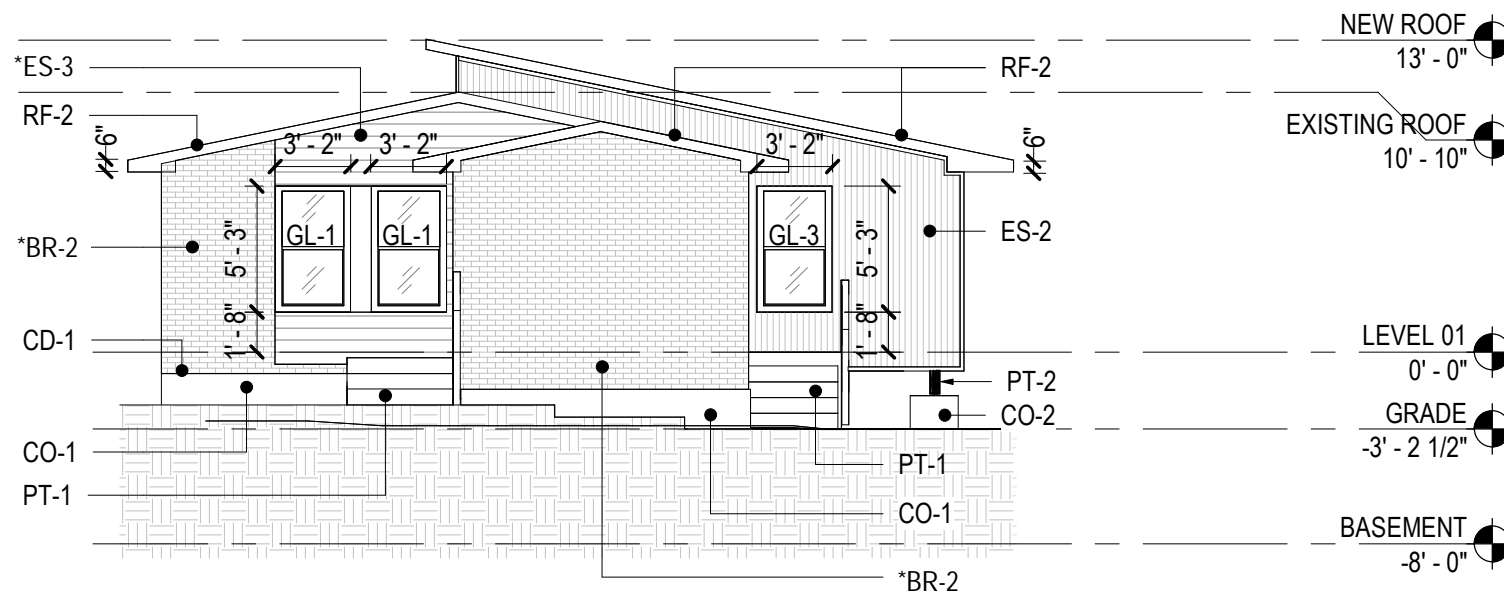
ROOFING:

RF-1: SHINGLE ROOF / DARK GRAY WITH WHITE ALUM TRIM & SOFFIT

*TO BE REPLACED WITH RF-2 IN ALL INSTANCES

HDC-5.0

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE		Project Number	24-02
Description	PROPOSED ELEVATION - WEST (STREET FACING FACADE)		Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"	Date
				01.08.25



FINISH LEGEND (EXISTING)

EXTERIOR CLADDING:

BR-1: EXISTING BRICK VENEER / BROWN/ORANGE BLEND

ES-1: EXISTING VINYL SIDING, 4" CLAPBOARD / TAN

WINDOWS:

GL-1: EXISTING VINYL WINDOW, DOUBLE HUNG / BLACK

GL-2: EXISTING METAL HOPPER WINDOW (TYP. @ BASEMENT)

SITE:

CO-1: EXISTING EXTERIOR CONCRETE

CD-1: EXISTING COMPOSITE DECKING / GRAY

EXTERIOR PAINT:

PT-1: EXISTING PAINTED ELEMENTS / BLACK

FINISH LEGEND (NEW)

EXTERIOR CLADDING:

ES-2: NEW 7/8" VERTICAL CORRUGATED METAL SIDING W/ 3-3/8" METAL TRIM / GRAY

*BR-2: LIMEWASH OVER EXISTING BRICK VENEER (ROMABIO BIANCO WHITE)

*ES-3: 4" DUTCH LAP VINYL SIDING WITH INTEGRAL FOAM INSULATION / GRAY

WINDOWS:

GL-3: NEW VINYL WINDOW, DOUBLE HUNG / BLACK TO MATCH GL-1

SITE:

CO-2: NEW EXTERIOR CONCRETE (FOUNDATION PEIRS)

EXTERIOR PAINT:

PT-2: NEW PAINTED ELEMENTS / BLACK TO MATCH PT-1

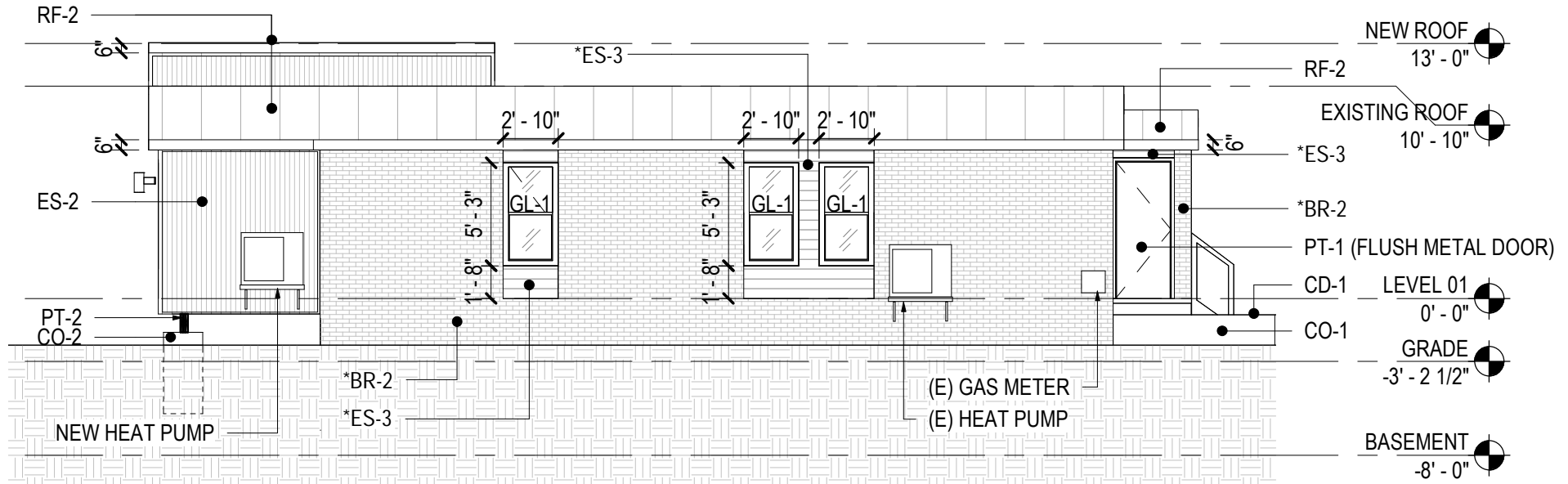
ROOFING:

RF-2: 1-1/2" 24 GA. STANDING SEAM METAL ROOF / BLACK WITH BLACK TRIM & SOFFIT

*ES-3 SIDING AND BR-2 BRICK LIMEWASH COMPLETED PREVIOUSLY BY OWNER AND ARE NOT PART OF THE PROPOSED ADDITION SCOPE OF WORK.

HDC-5.1

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	PROPOSED ELEVATION - NORTH	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25

**FINISH LEGEND (EXISTING)****EXTERIOR CLADDING:**

BR-1: EXISTING BRICK VENEER / BROWN/ORANGE BLEND

ES-1: EXISTING VINYL SIDING, 4" CLAPBOARD / TAN

WINDOWS:

GL-1: EXISTING VINYL WINDOW, DOUBLE HUNG / BLACK

GL-2: EXISTING METAL HOPPER WINDOW (TYP. @ BASEMENT)

SITE:

CO-1: EXISTING EXTERIOR CONCRETE

CD-1: EXISTING COMPOSITE DECKING / GRAY

EXTERIOR PAINT:

PT-1: EXISTING PAINTED ELEMENTS / BLACK

FINISH LEGEND (NEW)**EXTERIOR CLADDING:**

ES-2: NEW 7/8" VERTICAL CORRUGATED METAL SIDING W/ 3-3/8" METAL TRIM / GRAY

*BR-2: LIMEWASH OVER EXISTING BRICK VENEER (ROMABIO BIANCO WHITE)

*ES-3: 4" DUTCH LAP VINYL SIDING WITH INTEGRAL FOAM INSULATION / GRAY

WINDOWS:

GL-3: NEW VINYL WINDOW, DOUBLE HUNG / BLACK TO MATCH GL-1

SITE:

CO-2: NEW EXTERIOR CONCRETE (FOUNDATION PEIRS)

EXTERIOR PAINT:

PT-2: NEW PAINTED ELEMENTS / BLACK TO MATCH PT-1

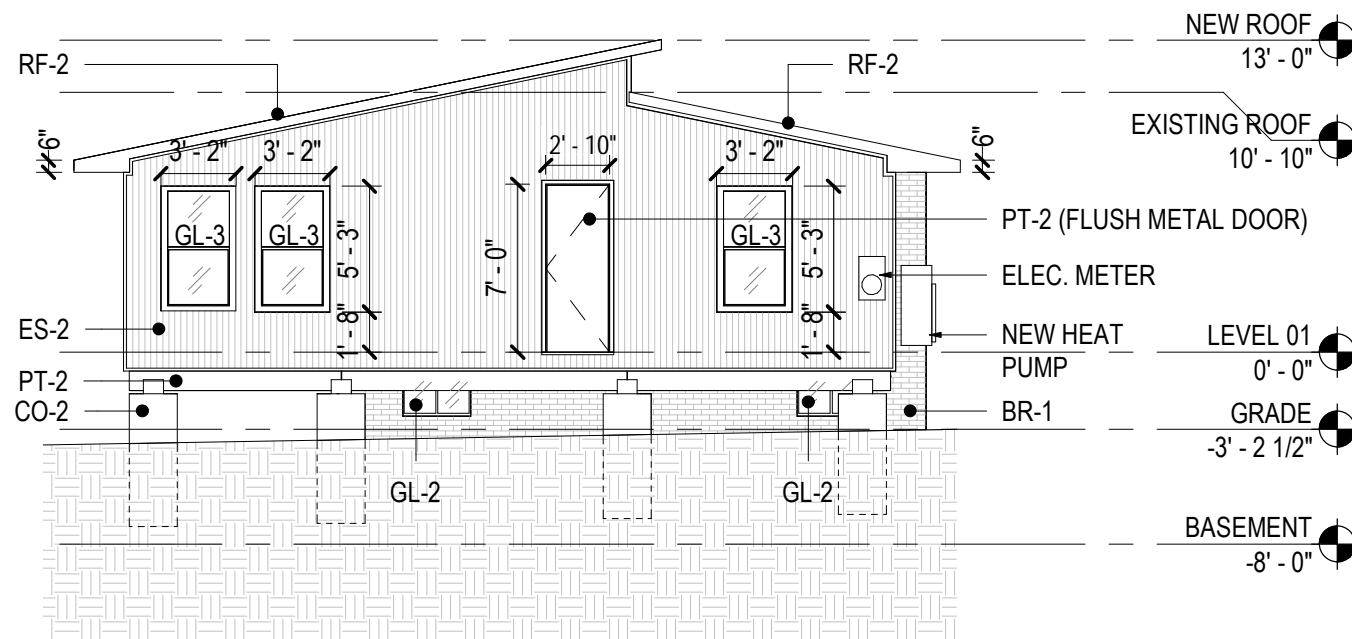
ROOFING:

RF-2: 1-1/2" 24 GA. STANDING SEAM METAL ROOF / BLACK WITH BLACK TRIM & SOFFIT

*ES-3 SIDING AND BR-2 BRICK LIMEWASH COMPLETED PREVIOUSLY BY OWNER AND ARE NOT PART OF THE PROPOSED ADDITION SCOPE OF WORK.

HDC-5.2

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE		Project Number	24-02
Description	PROPOSED ELEVATION - EAST		Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"	Date
				01.08.25



FINISH LEGEND (EXISTING)

EXTERIOR CLADDING:

BR-1: EXISTING BRICK VENEER / BROWN/ORANGE BLEND

ES-1: EXISTING VINYL SIDING, 4" CLAPBOARD / TAN

WINDOWS:

GL-1: EXISTING VINYL WINDOW, DOUBLE HUNG / BLACK

GL-2: EXISTING METAL HOPPER WINDOW (TYP. @ BASEMENT)

SITE:

CO-1: EXISTING EXTERIOR CONCRETE

CD-1: EXISTING COMPOSITE DECKING / GRAY

EXTERIOR PAINT:

PT-1: EXISTING PAINTED ELEMENTS / BLACK

FINISH LEGEND (NEW)

EXTERIOR CLADDING:

ES-2: NEW 7/8" VERTICAL CORRUGATED METAL SIDING W/ 3-3/8" METAL TRIM / GRAY

*BR-2: LIMEWASH OVER EXISTING BRICK VENEER (ROMABIO BIANCO WHITE)

*ES-3: 4" DUTCH LAP VINYL SIDING WITH INTEGRAL FOAM INSULATION / GRAY

WINDOWS:

GL-3: NEW VINYL WINDOW, DOUBLE HUNG / BLACK TO MATCH GL-1

SITE:

CO-2: NEW EXTERIOR CONCRETE (FOUNDATION PEIRS)

EXTERIOR PAINT:

PT-2: NEW PAINTED ELEMENTS / BLACK TO MATCH PT-1

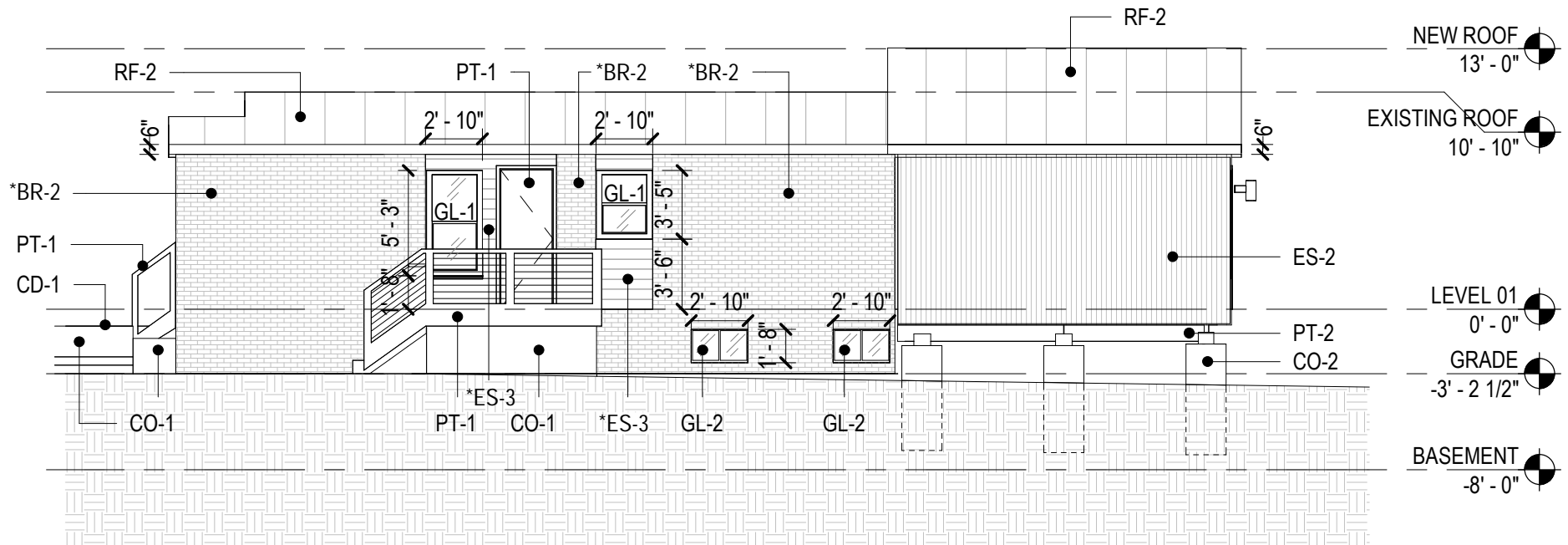
ROOFING:

RF-2: 1-1/2" 24 GA. STANDING SEAM METAL ROOF / BLACK WITH BLACK TRIM & SOFFIT

*ES-3 SIDING AND BR-2 BRICK LIMEWASH COMPLETED PREVIOUSLY BY OWNER AND ARE NOT PART OF THE PROPOSED ADDITION SCOPE OF WORK.

HDC-5.3

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	PROPOSED ELEVATION - SOUTH	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	1/8" = 1'-0"
		Date	01.08.25

**FINISH LEGEND (EXISTING)****EXTERIOR CLADDING:**

BR-1: EXISTING BRICK VENEER / BROWN/ORANGE BLEND

ES-1: EXISTING VINYL SIDING, 4" CLAPBOARD / TAN

WINDOWS:

GL-1: EXISTING VINYL WINDOW, DOUBLE HUNG / BLACK

GL-2: EXISTING METAL HOPPER WINDOW (TYP. @ BASEMENT)

SITE:

CO-1: EXISTING EXTERIOR CONCRETE

CD-1: EXISTING COMPOSITE DECKING / GRAY

EXTERIOR PAINT:

PT-1: EXISTING PAINTED ELEMENTS / BLACK

FINISH LEGEND (NEW)**EXTERIOR CLADDING:**

ES-2: NEW 7/8" VERTICAL CORRUGATED METAL SIDING W/ 3-3/8" METAL TRIM / GRAY

*BR-2: LIMEWASH OVER EXISTING BRICK VENEER (ROMABIO BIANCO WHITE)

*ES-3: 4" DUTCH LAP VINYL SIDING WITH INTEGRAL FOAM INSULATION / GRAY

WINDOWS:

GL-3: NEW VINYL WINDOW, DOUBLE HUNG / BLACK TO MATCH GL-1

SITE:

CO-2: NEW EXTERIOR CONCRETE (FOUNDATION PEIRS)

EXTERIOR PAINT:

PT-2: NEW PAINTED ELEMENTS / BLACK TO MATCH PT-1

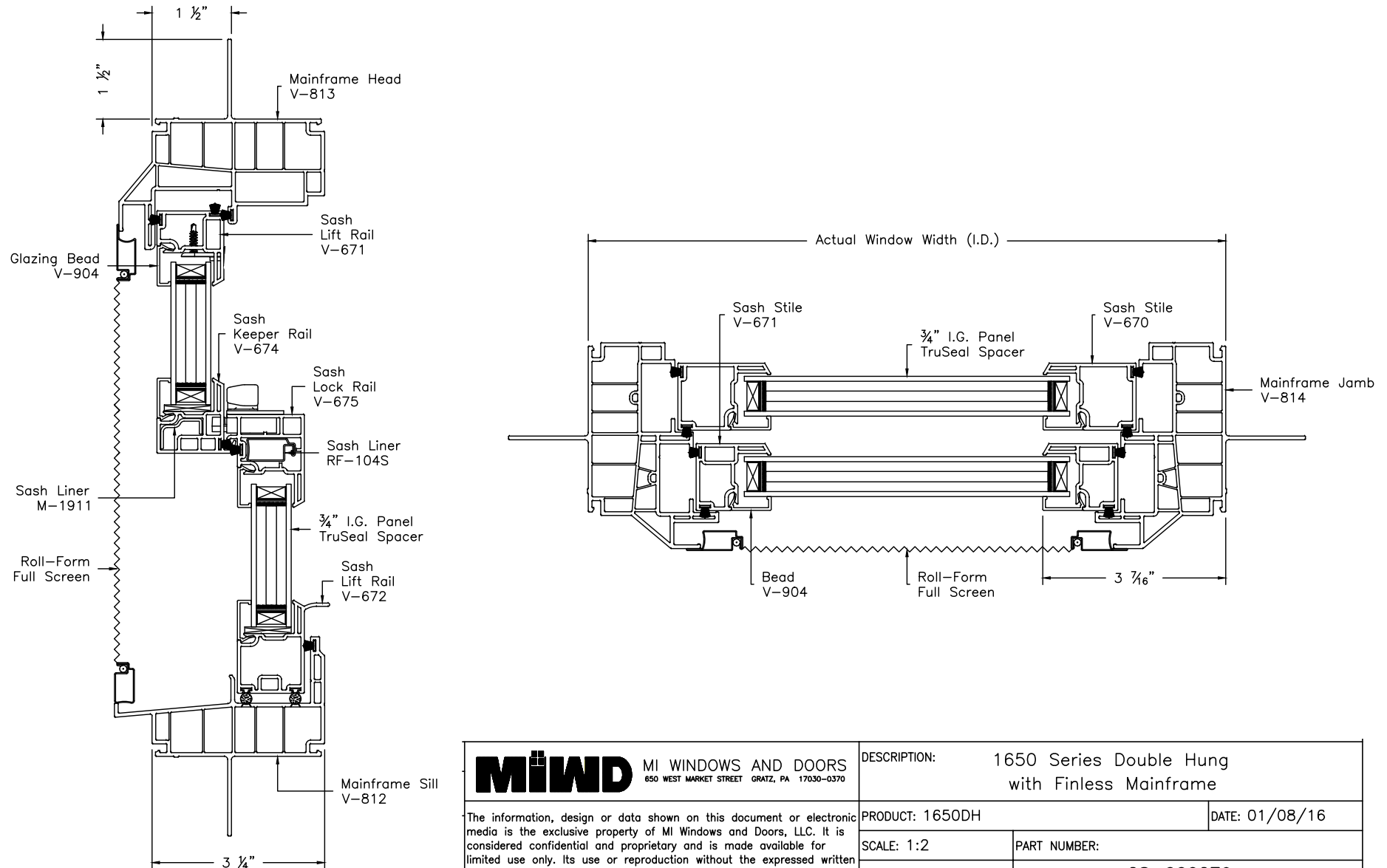
ROOFING:

RF-2: 1-1/2" 24 GA. STANDING SEAM METAL ROOF / BLACK WITH BLACK TRIM & SOFFIT

*ES-3 SIDING AND BR-2 BRICK LIMEWASH COMPLETED PREVIOUSLY BY OWNER AND ARE NOT PART OF THE PROPOSED ADDITION SCOPE OF WORK.

HDC-6.0

Project	FINDLING ADDITION - 229 BUENA VISTA AVE. / OLD WEST SIDE	Project Number	24-02
Description	EXISTING VINYL WINDOW CROSS SECTION	Issue/Rev	ISSUE FOR PERMIT
Prepared by	BPF	Scale	
		Date	01.08.25


MIWD

 MI WINDOWS AND DOORS
 650 WEST MARKET STREET GRATZ, PA 17030-0370

The information, design or data shown on this document or electronic media is the exclusive property of MI Windows and Doors, LLC. It is considered confidential and proprietary and is made available for limited use only. Its use or reproduction without the expressed written consent of MI Windows and Doors, LLC., is prohibited.

 DESCRIPTION: 1650 Series Double Hung
 with Finless Mainframe

PRODUCT: 1650DH

DATE: 01/08/16

SCALE: 1:2

PART NUMBER:

DFTM: BRS

DRAWING NUMBER: CS-000279