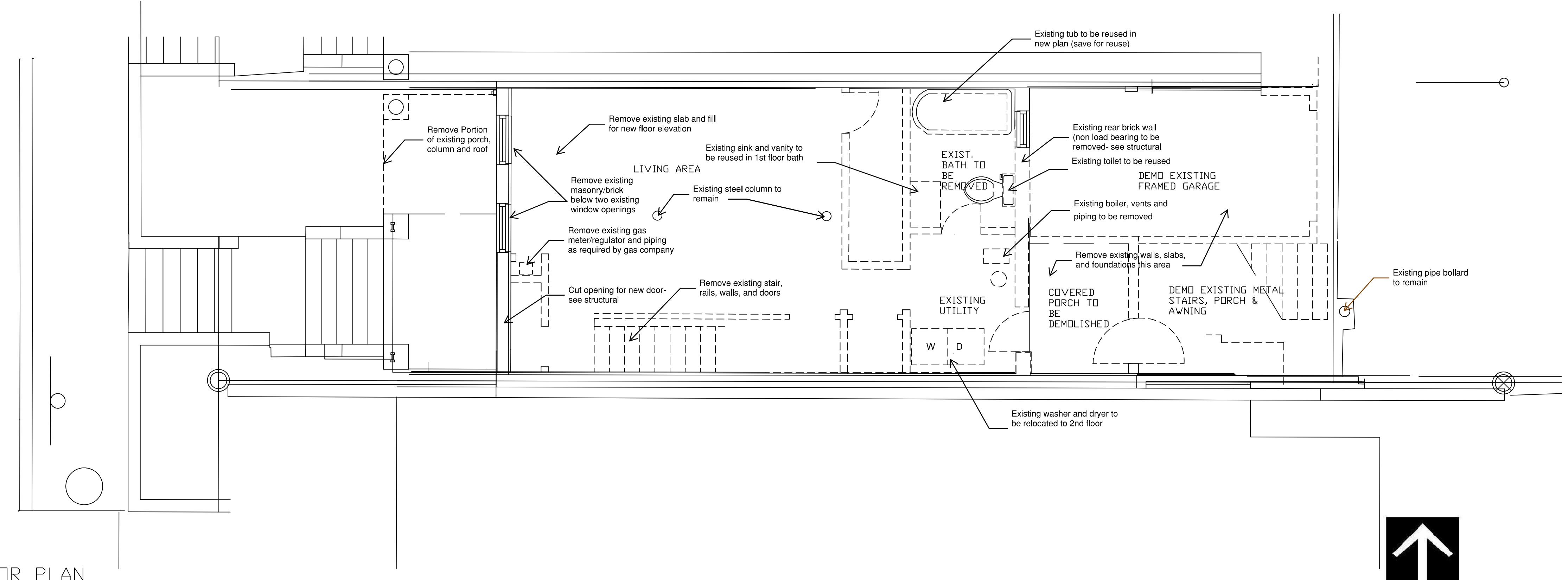


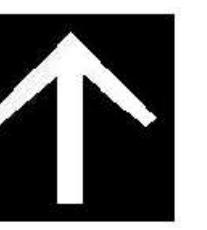
**General Demolition Notes:**

1. Remove all interior wall finishes at perimeter including doors and windows.
2. Remove all existing wiring and piping as required.
3. Patch any voids in the existing underpinning of north and south walls and report any irregularities to the structural engineer.
4. Coordinate with homeowner the saving of the washer and dryer, vanity, toilet and claw foot bath tub.
5. Remove boiler, piping, exhaust and gas piping.



BASEMENT DEMOLITION FLOOR PLAN

SCALE 1/4" = 1'-0"

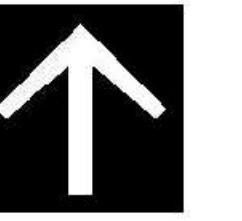
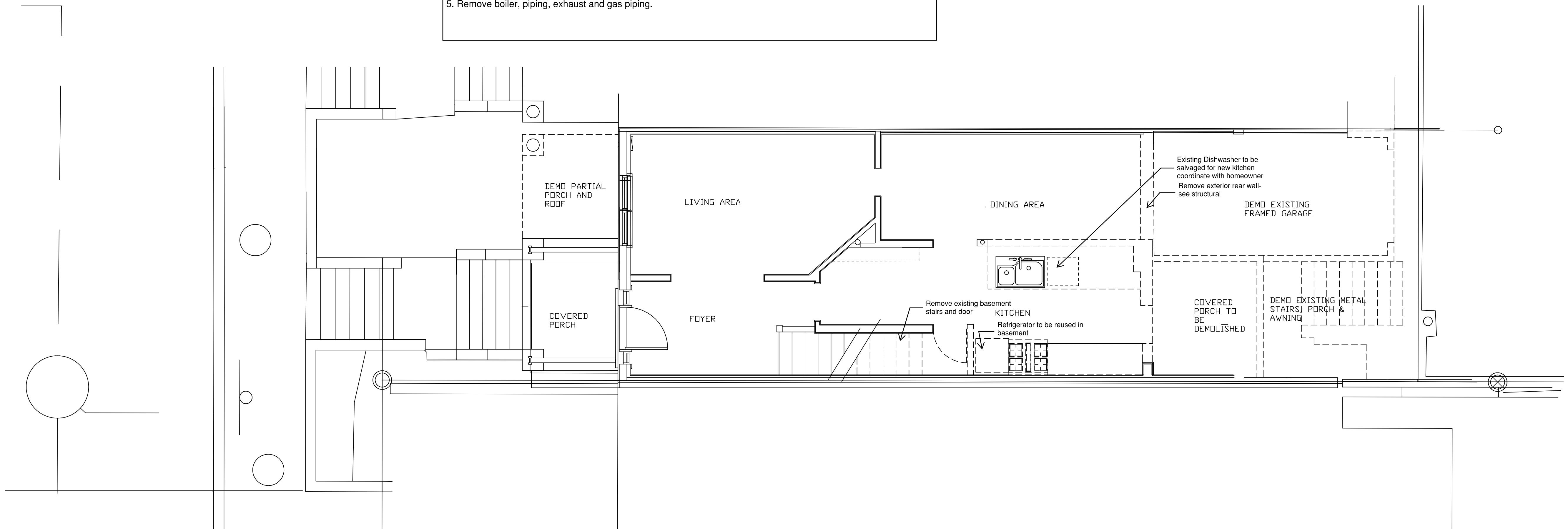


## FIRST FLOOR DEMOLITION PLAN

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

### General Demolition Notes:

1. Remove all interior wall finishes at perimeter including doors and windows.
2. Remove all existing wiring and piping as required.
3. Patch any voids in the existing underpinning of north and south walls and report any irregularities to the structural engineer.
4. Coordinate with homeowner the saving of the washer and dryer, vanity, toilet and claw foot bath tub.
5. Remove boiler, piping, exhaust and gas piping.



**D-2**

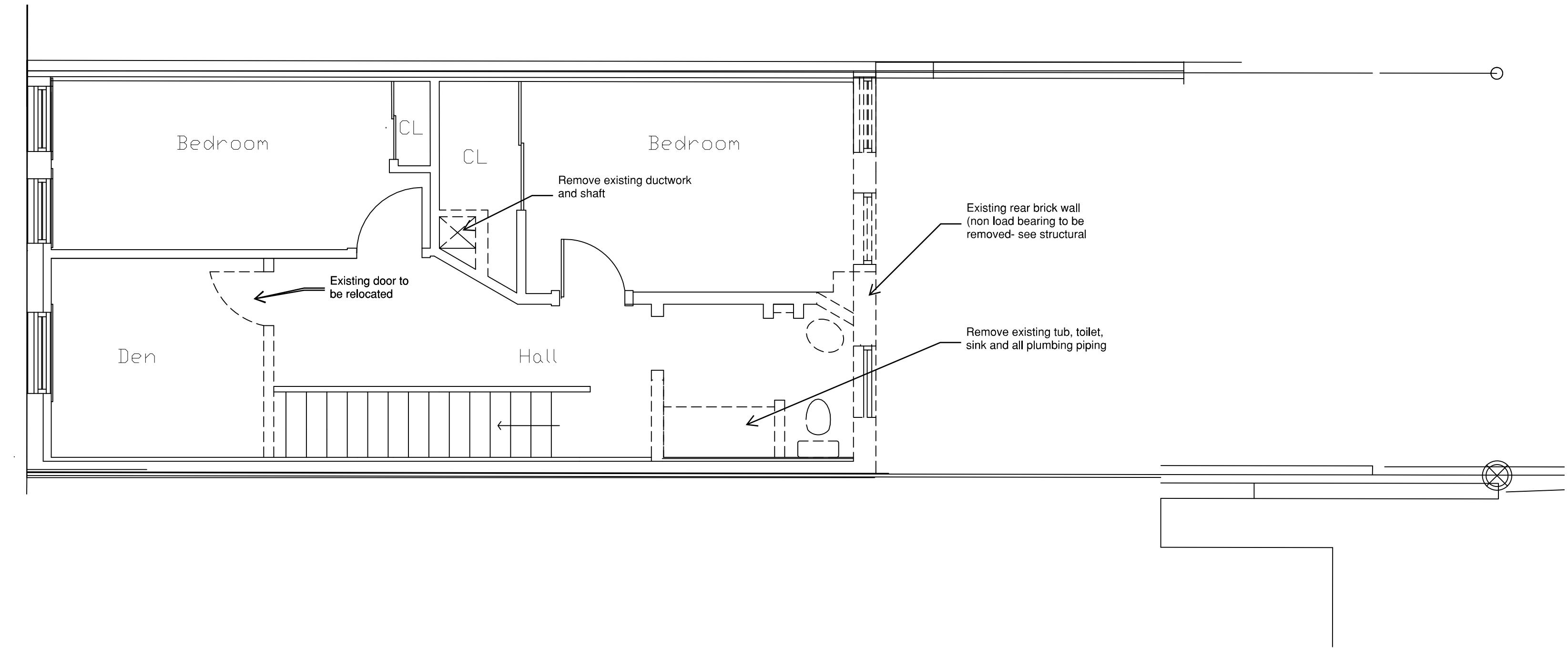
Revision 1: Plan Review Comments 07-06-2024  
Revision 2: Plan Review Comments 10-15-2024

ADDITIONS AND RENOVATIONS FOR  
**CHRISTINA FERRERI RESIDENCE**  
3125 WARDER STREET NW

**Rebecca A. Hollins, AIA, Architect**  
ARC5821 District of Columbia  
201 N. Union Street, Alexandria, VA  
*in association with*  
**Samuel J. Ferreri, AIA Architect**  
615 Avenue H, Delray Beach, FL  
(T): 561-310-5752 (E): jferreri55@gmail.com

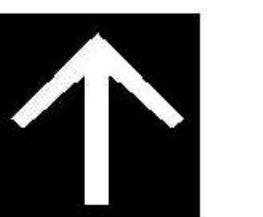
## SECOND FLOOR DEMOLITION PLAN

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



### General Demolition Notes:

1. Remove all interior wall finishes at perimeter including doors and windows.
2. Remove all existing wiring and piping as required.
3. Coordinate with homeowner the saving of the toilet.
4. Remove all ceilings, ductwork and chases.
5. Remove radiators, piping, exhaust and gas piping.

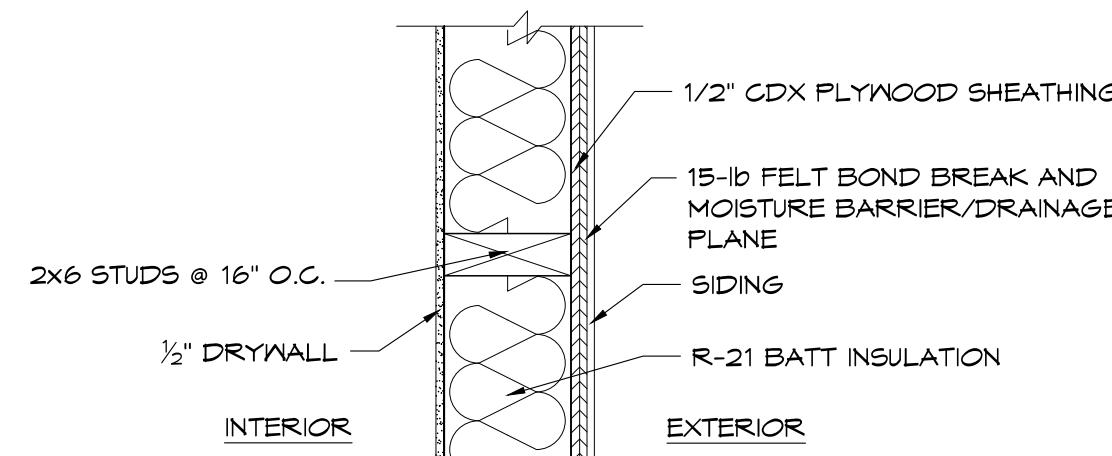


Revision 1: Plan Review Comments 07-05-2024  
Revision 2: Plan Review Comments 10-15-2024

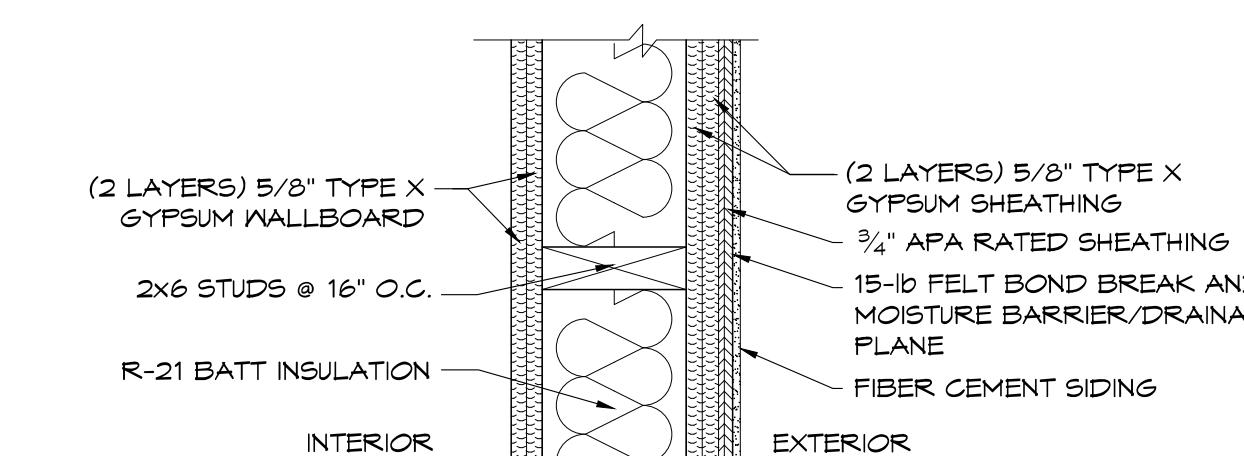
**D-3**

ADDITIONS AND RENOVATIONS FOR  
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3125 WARDER STREET NW

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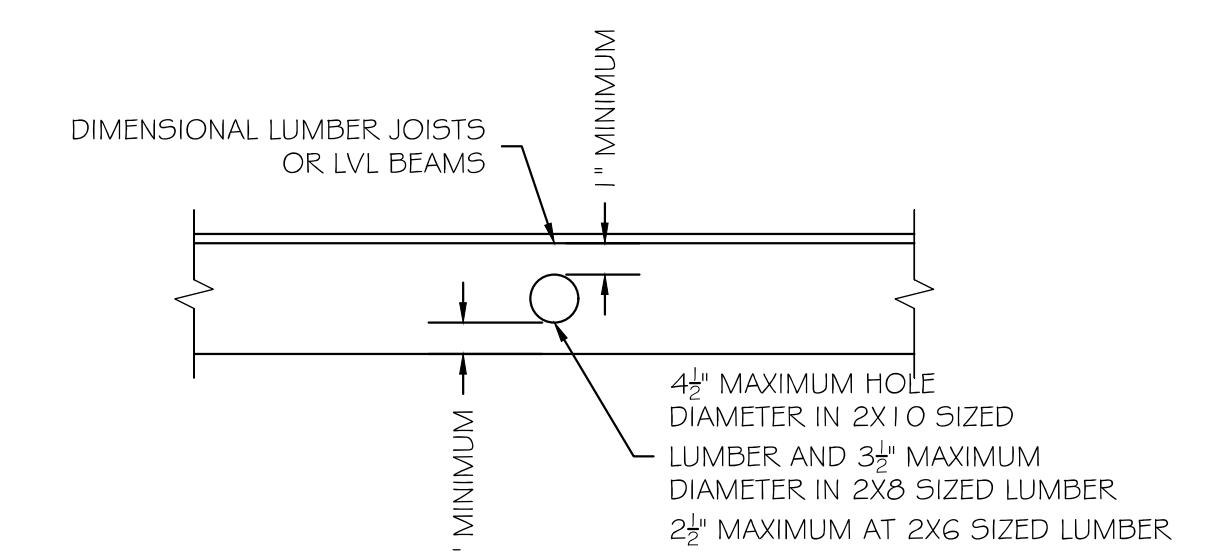


## **TYPICAL NON FIRE RATED WALL**

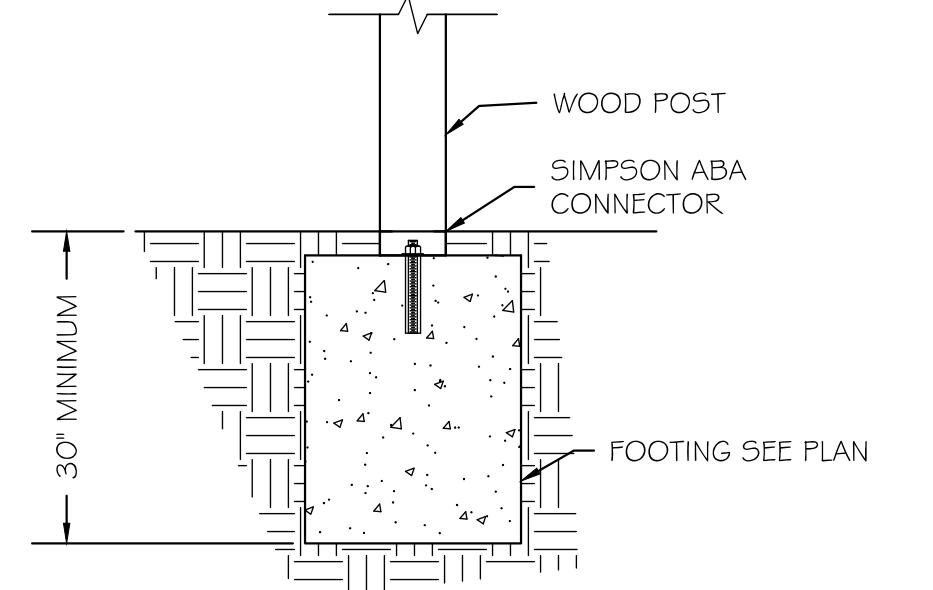


## **TYPICAL 2-HOUR FIRE RATED WALL**

50 STC Minimum per DCRC AK103.



## **TYPICAL OPENING LOCATION IN FLOOR JOIST**



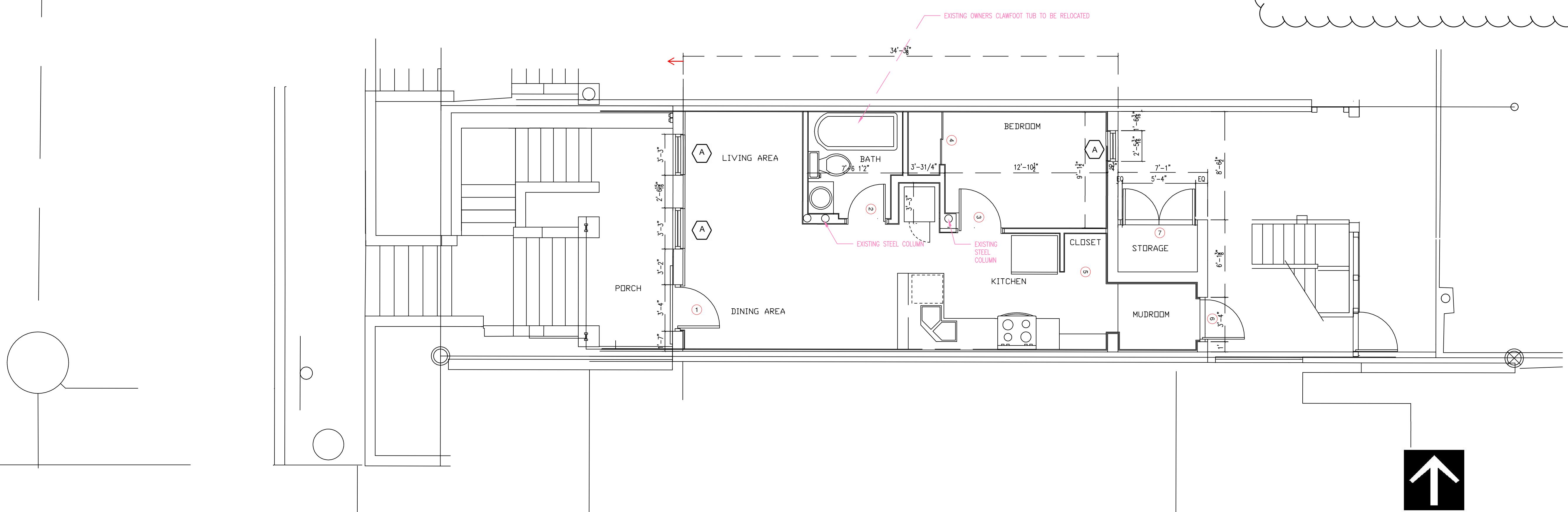
## **TYPICAL POST DETAIL AT REAR STAIR**

## **EXTERIOR FINISHES:**

1. Exterior walls shall provide the building with a weather resistant exterior wall envelope. The exterior wall envelope shall include aluminum wall flashing at party wall, doors, windows and at porches and roof deck. At doors and windows provide pan flashing sloped to exterior per door and window manufacturers details.
2. All exterior walls and roof within 4 feet of property line shall be 2-hour fire rated. All lumber in that zone shall be exterior grade fire treated lumber. Roof ceiling assembly (3rd Floor) shall be 5/8" type 'X' gypsum board installed directly beneath roof decking and insulation shall have fire rated protection board.
3. Exterior siding shall be fiber cement siding equal to Hardie Plank "Beaded Smooth" Arctic White to comply with James Hardie Building Products Design No. JH/FCS 120-02- 2-Hour rated wall and ASTM E119.
4. All openings and penetrations shall comply with Table R302.1.2 (DCRC R302.1).
5. Building envelope shall meet the minimum air leakage requirements of table R405.3 and R402.1.2.

## **INTERIOR FINISH NOTES:**

1. At all showers and tub areas provide 1/2" Durock cement board to finish ceiling to receive ceramic tile, color and finish as selected by the Owner. (minimum DCRC R307.2)
2. At all damp areas (bathrooms, laundry and kitchen walls, provide 1/2" moisture and mildew resistant gypsum board (green board) at walls and ceilings.
3. Enclosed space under stairs (1st floor) shall be protected with 1/2" gypsum board per DCRA R302.7).
4. Wall and ceiling partitions separating dwelling units and at exterior walls to streets and alleys shall have and shall have a minimum STC not less than 50 in accordance with STC E90.



## BASEMENT FLOOR PLAN

SCALE :  $\frac{1}{4}''$  = 1' - 0"

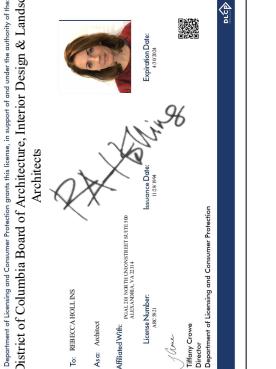
# A-1

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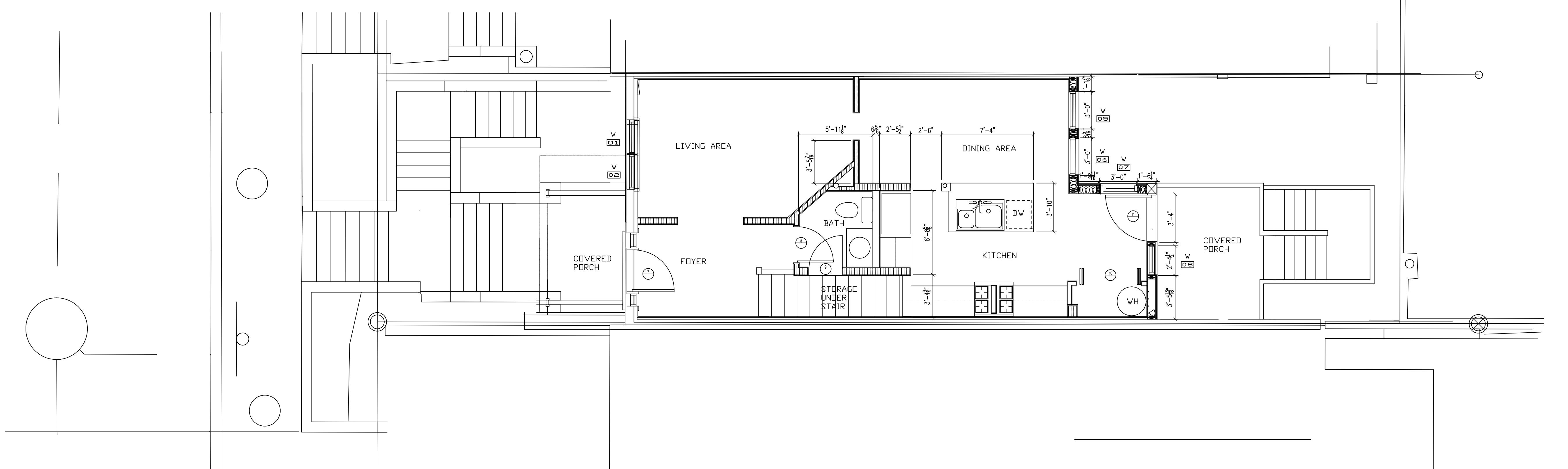
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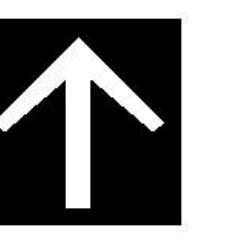
| WINDOW SCHEDULE |      |       |                        |                         |                       |                        |         |          |                      |         |      |             |  |
|-----------------|------|-------|------------------------|-------------------------|-----------------------|------------------------|---------|----------|----------------------|---------|------|-------------|--|
| MARK            | TYPE | LEVEL | ROUGH OPENING<br>WIDTH | ROUGH OPENING<br>HEIGHT | WINDOW FRAME<br>WIDTH | WINDOW FRAME<br>HEIGHT | TYPE    | MATERIAL | MANUFACTURER         | U-VALUE | SHGC | AIR LEAKAGE | NOTES:   |
| W1              | A1   | 0     | 32.25"                 | 56.5"                   | 31.25"                | 55.5"                  | SH/TILT | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | Existing Masonry Opening with wood frame to be modified per plans        |
| W2              | A1   | 0     | 32.5"                  | 56.5"                   | 31.25"                | 55.5"                  | SH/TILT |          | INNOTECH TILT & TURN |         |      |             | Existing Masonry Opening with wood frame to be modified per plans        |
| W3              | B    | 0     | 60.5"                  | 56.5"                   | 59.5"                 | 55.5"                  | SH      | PVC      | OWNER PROVIDED       | 0.2     | 0.28 | <0.2        | EGRESS   |
| W4              | C    | 1     | 48"                    | 69.375"                 | 47"                   | 68"                    | SH/TILT | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | DOUBLE   |
| W5              | A    | 1     | 36"                    | 56.5"                   | 35"                   | 55.5"                  | SH/TILT | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | EXISTING MASONRY OPENING   |
| W6              | A    | 1     | 36"                    | 56.5"                   | 35"                   | 55.5"                  | SH/TILT |          | INNOTECH TILT & TURN |         |      |             | New Framed Wall - New Rough Opening                                      |
| W7              | D    | 1     | 36"                    | 42"                     | 59.5"                 | 41"                    | SH/TILT | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W8              | E    | 1     | 24.5"                  | 42"                     | 23.5"                 | 41"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W9              | C    | 2     | 31"                    | 65.5"                   | 30"                   | 64.5"                  | SH/TILT | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | Existing Masonry Opening with Existing Window Frame - not to be modified |
| W10             | C    | 2     | 31"                    | 65.5"                   | 30"                   | 64.5"                  | SH/TILT | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | Existing Masonry Opening with Existing Window Frame - not to be modified |
| W11             | C    | 2     | 31"                    | 65.5"                   | 30"                   | 64.5"                  | SH/TILT | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | Existing Masonry Opening with Existing Window Frame - not to be modified |
| W12             | D    | 3     | 60.5""                 | 42"                     | 59.5"                 | 41"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W13             | F    | 2     | 30.5"                  | 24"                     | 29.5"                 | 23"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W14             | F    | 2     | 30.5"                  | 24"                     | 29.5"                 | 23"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W15             | F    | 2     | 30.5"                  | 24"                     | 29.5"                 | 23"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W16             | G    | 3     | 30.5"                  | 42"                     | 29.5"                 | 41"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W17             | G    | 3     | 30.5"                  | 42"                     | 29.5"                 | 41"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W18             | G    | 3     | 30.5"                  | 42"                     | 29.5"                 | 41"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W19             | D    | 3     | 60.5""                 | 42"                     | 59.5"                 | 41"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W20             | D    | 3     | 24.5"                  | 42"                     | 23.5"                 | 41"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |
| W21             | D    | 3     | 24.5"                  | 42"                     | 23.5"                 | 41"                    | SH      | PVC      | INNOTECH TILT & TURN | 0.2     | 0.28 | <0.2        | New Framed Wall - New Rough Opening                                      |

Note: All bedrooms shall have an emergency and escape rescue opening and shall have a net clear opening of not less than 5.7 square feet (0.530 m<sup>2</sup>). The net clear opening of interior shall be no less than 24 inches (610mm) and the net clear width shall be no less than 20 inches (508 mm) (R310.2.1 DCRC).



FIRST FLOOR PLAN

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

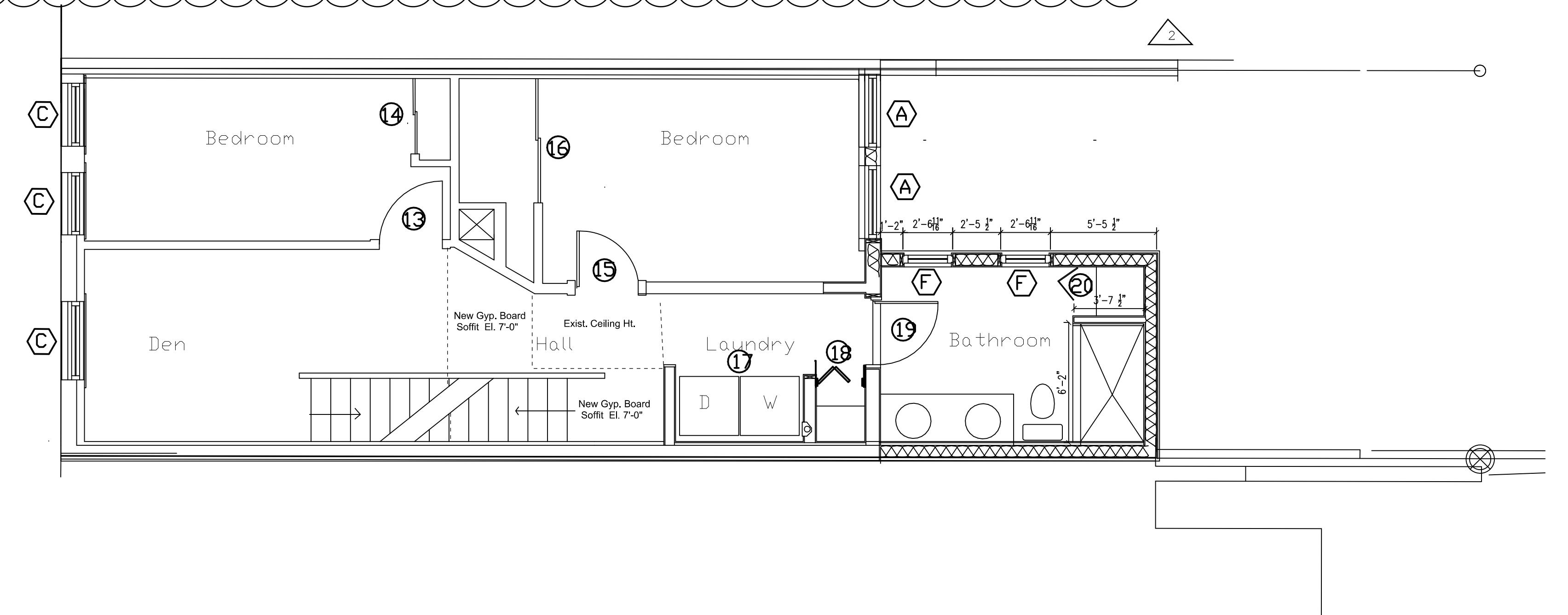


Revision 1: Plan Review Comments 07-05-2024  
Revision 2: Plan Review Comments 10-15-2024  
Revision 3: Plan Review Comments 12-20-2024

| DOOR SCHEDULE |                          |           |        |           |          |      |        |       |          |      |        |      |      |
|---------------|--------------------------|-----------|--------|-----------|----------|------|--------|-------|----------|------|--------|------|------|
| DOOR #        | LOCATION                 | DOOR      |        |           | FRAME    |      |        | HDWE. | REMARKS  |      |        |      |      |
|               |                          | WIDTH     | HEIGHT | THICKNESS | MATERIAL | TYPE | FINISH |       | MATERIAL | TYPE | FINISH | JAMB | HEAD |
| 1             | BASEMENT ENTRY           | 3'-0"     | 6'-8"  | 1 3/4"    | HM       | C    | -      | HM    | C        | PTD  | -      | -    | -    |
| 2             | BATHROOM                 | 2'-8"     | 6'-8"  | 1 3/4"    | WD       | A    | PTD    | WD    | A        | PTD  | -      | -    | -    |
| 3             | BEDROOM                  | 3'-0"     | 6'-8"  | 1 3/4"    | WD       | A    | PTD    | WD    | A        | PTD  | -      | -    | -    |
| 4             | CLOSET                   | (2) 2'-6" | 6'-8"  | -         | WD       | B    | PTD    | -     | -        | -    | -      | -    | -    |
| 5             | KITCHEN CLOSET           | (2) 1'-6" | 8'-0"  | -         | WD       | B    | PTD    | -     | -        | -    | -      | -    | -    |
| 6             | REAR DOOR BASEMENT       | 3'-0"     | 6'-8"  | 1 3/4"    | HM       | D    | -      | HM    | C        | PTD  | -      | -    | -    |
| 7             | OUTDOOR CLOSET           | (2) 3'-0" | 6'-8"  | 1 3/4"    | HM       | E    | PTD    | HM    | C        | PTD  | -      | -    | -    |
| 8             | MAIN ENTRY               | 3'-0"     | 6'-8"  | 1 3/4"    | HM       | F    | PTD    | HM    | C        | -    | -      | -    | -    |
| 9             | HALF BATH                | 2'-8"     | 6'-8"  | 1 3/4"    | WD       | A    | PTD    | WD    | A        | PTD  | -      | -    | -    |
| 10            | UNDERSTAIR CLOSET        | 2'-0"     | 3'-0"  | 1 3/4"    | WD       | H    | PTD    | WD    | A        | -    | -      | -    | -    |
| 11            | KITCHEN CLOSET           | (4) 1'-3" | 6'-8"  | -         | WD       | B    | PTD    | WD    | A        | PTD  | -      | -    | -    |
| 12            | REAR DOOR (MAIN Level)   | 3'-0"     | 6'-8"  | 1 3/4"    | HM       | C    | -      | HM    | A        | -    | -      | -    | -    |
| 13            | 2nd FLOOR BEDROOM        | 3'-0"     | 6'-8"  | 1 3/4"    | WD       | PTD  | HM     | C     | PTD      | -    | -      | -    | -    |
| 14            | 2ND FLOOR BEDROOM CLOSET | 3'-0"     | 6'-8"  | 1 3/4"    | WD       | PTD  | HM     | C     | -        | -    | -      | -    | -    |
| 15            | 2ND FLOOR MASTER BEDROOM | 3'-0"     | 6'-8"  | 1 3/4"    | WD       | C    | PTD    | AL    | C        | PTD  | -      | -    | -    |
| 16            | CLOSET                   | 3'-0"     | 8'-0"  | 1 3/4"    | HM       | A    | PTD    | HM    | A        | -    | -      | -    | -    |
| 17            | LAUNDRY BI-FOLD          | 3'-0"     | 8'-0"  | 1 3/4"    | AL       | D    | PTD    | AL    | D        | -    | -      | -    | -    |
| 18            | LINEN CLOSET             | (2) 1'-0" | 8'-0"  | 1 3/4"    | HM       | A    | PTD    | HM    | A        | -    | -      | -    | -    |
| 19            | 2ND FLOOR BATHROOM       | 3'-0"     | 6'-8"  | 1 3/4"    | AL       | D    | PTD    | AL    | D        | PTD  | -      | -    | -    |
| 20            | BATH CLOSET              | (2) 1'-0" | 6'-8"  | 1 3/4"    | HM       | A    | PTD    | HM    | A        | PTD  | -      | -    | -    |
| 21            | PORCH DOOR               | 3'-0"     | 6'-8"  | 1 3/4"    | AL       | C    | -      | AL    | D        | -    | -      | -    | -    |
| 22            | GLASS SLIDING            | (2) 2'-6" | 6'-8"  | 1 1/2"    | AL       | E    | -      | AL    | A        | -    | -      | -    | -    |
| 23            | MASTER BEDROOM           | 3'-0"     | 6'-8"  | 1 3/4"    | WD       | A    | PTD    | WD    | D        | PTD  | -      | -    | -    |
| 24            | BATHROOM/CLOSET          | 3'-0"     | 8'-0"  | 1 3/4"    | HM       | A    | PTD    | HM    | A        | PTD  | -      | -    | -    |

#### New Doors:

1. Exterior Swing Doors to be equal to Jeld Wen Smooth-Pro Fiberglass doors
2. Exterior Sliding Doors Equal to Jeld Wen two-panel sliding door premium vinyl
3. All exterior doors shall have a maximum exfiltration rate of no more than 0.5 CFM/SF by an accredited AAMA/WDMA/CSA listed and labeled on the door
4. Interior Swing Doors Equal to Masonite Prehung Melrose 6 Panel Horizontal or National Door Riverside



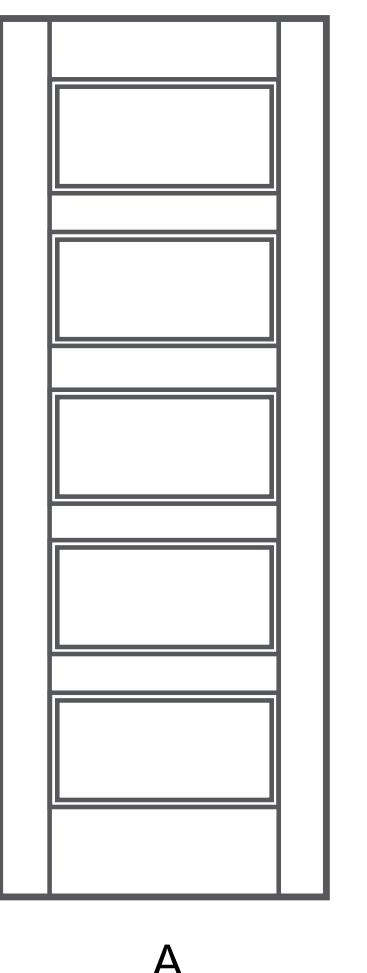
#### SECOND FLOOR PLAN

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

#### DOOR TYPES EXTERIOR



#### DOOR TYPES INTERIOR

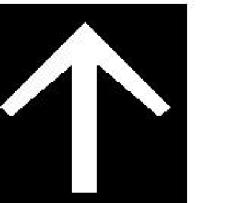


#### EXTERIOR FINISHES:

1. Exterior walls shall provide the building with a weather resistant exterior wall envelope. The exterior wall envelope shall include aluminum wall flashing at party wall, doors, windows and at porches and roof deck. At doors and windows provide pan flashing sloped to exterior per door and window manufacturers details.
2. All exterior walls and roof within 4 feet of property line shall be 2-hour fire rated. All lumber in that zone shall be exterior grade fire treated lumber. Roof ceiling assembly (3rd Floor) shall be 5/8" type 'X' gypsum board installed directly beneath roof decking and insulation shall have fire rated protection board.
3. Exterior siding shall be fiber cement siding equal to Hardie Plank "Beaded Smooth" Arctic White to comply with James Hardie Building Products Design No. JH/FCS 120-02-2-Hour rated wall and ASTM E119.
4. All openings and penetrations shall comply with Table R302.1.2 (DCRC R302.1).
5. Building envelope shall meet the minimum air leakage requirements of table R405.3 and R402.1.2.

#### INTERIOR FINISH NOTES:

1. At all showers and tub areas provide 1/2" Durock cement board to finish ceiling to receive ceramic tile, color and finish as selected by the Owner. (minimum DCRC R307.2)
2. At all damp areas (bathrooms, laundry and kitchen walls, provide 1/2" moisture and mildew resistant gypsum board (green board) at walls and ceilings.
3. Enclosed space under stairs (1st floor) shall be protected with 1/2" gypsum board per DCRA R302.7).
4. Wall and ceiling partitions separating dwelling units and at exterior walls to streets and alleys shall have and shall have a minimum STC not less than 50 in accordance with STC E90.



A-3

ADDITIONS AND RENOVATIONS FOR  
CHRISTINA FERRERI RESIDENCE  
3125 WARDER STREET NW

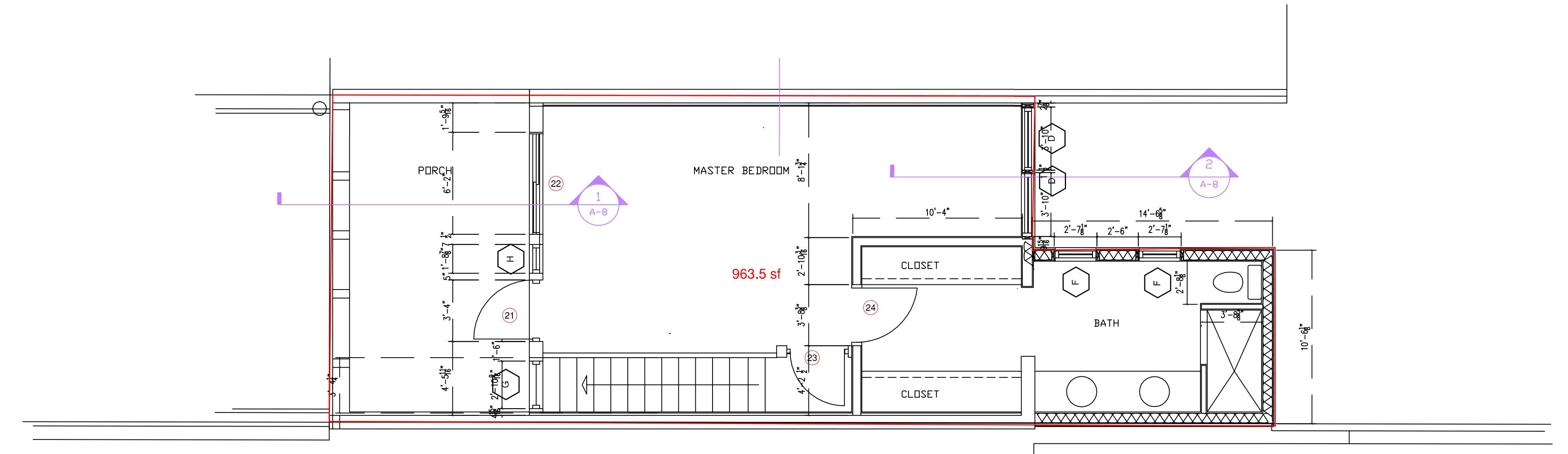
Revision 1: Plan Review Comments 07-05-2024  
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615 Avenue H, Delray Beach, FL  
(E): 561-310-5752 (E): sferreri55@gmail.com

| Appliance            | Manufacturer      | Description                             | Model #             | New/Existing | Energy Star |
|----------------------|-------------------|---|---------------------|--------------|-------------|
| <b>Basement Unit</b> |                   |   |                     |              |             |
| Stove/Oven           | Samsung           | Bespoke 30-in 4 Burners 6.3-cu ft       | NS16DG9100SR        | New          | X           |
| Microwave            | Samsung           | 1.6 cu.ft over the range                | ME16A4021AS/AA      | New          | X           |
| Dishwasher           | Samsung           | StormWash 24" Top Control Built-In      | DW80K5050US         | New          | X           |
| Disposal             | American Standard | Elite Continous Feed                    | 0-US-ASE-30         | New          | N/A         |
| Refrigerator         | Samsung           |   | RS25H5000SR         | Existing     | X           |
|                      |                   |   |                     |              |             |
| Washer               | LG                | 2.4-cu ft Stackable Steam Cycle Smart   | WM1455HWA           | New          | X           |
| Dryer                | LG                | Ventless Heat Pump 4.2-cu ft Stackable  | DLHC1455W           | New          | X           |
|                      |                   |   |                     |              |             |
| <b>Main Unit</b>     |                   |   |                     |              |             |
| Cooktop              | Samsung           | 36" Smart Induction Cooktop             | NZ36C3060UK/AA / NZ | New          | X           |
| Stove/Oven           | GE                | 30" Built-In Single Electric Convection | JTS5000SNSS         | New          | X           |
| Microwave            | Samsung           | 1.6 cu.ft over the range                | ME16A4021AS/AA      | New          | X           |
| Dishwasher           | Bosch             | SilencePlus44 DBA.                      | Shp75t55uc/02       | Existing     | X           |
| Disposal             | American Standard | 2700 RPM                                |                     | Existing     |             |
| Refrigerator         | Samsung           | 27.4 cu ft Side by Side                 | RS27T5202           | New          | X           |
| Washer               | LG                | 4.5 cu. ft. Ultra Large Front Load      | WM3400CW            | Existing     | X           |
| Dryer                | Whirlpool         | Ventless Heat Pump 7.4-cu ft Stackable  | WED7990FW           | Existing     | X           |

### Notes

1. Dryers are Ventless:
2. Microwaves at basement and Main Unit are vented. Contractor to provide vent adapt



## THIRD FLOOR PLAN

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

1

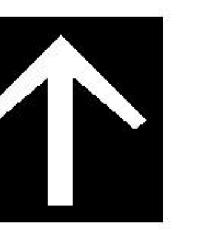
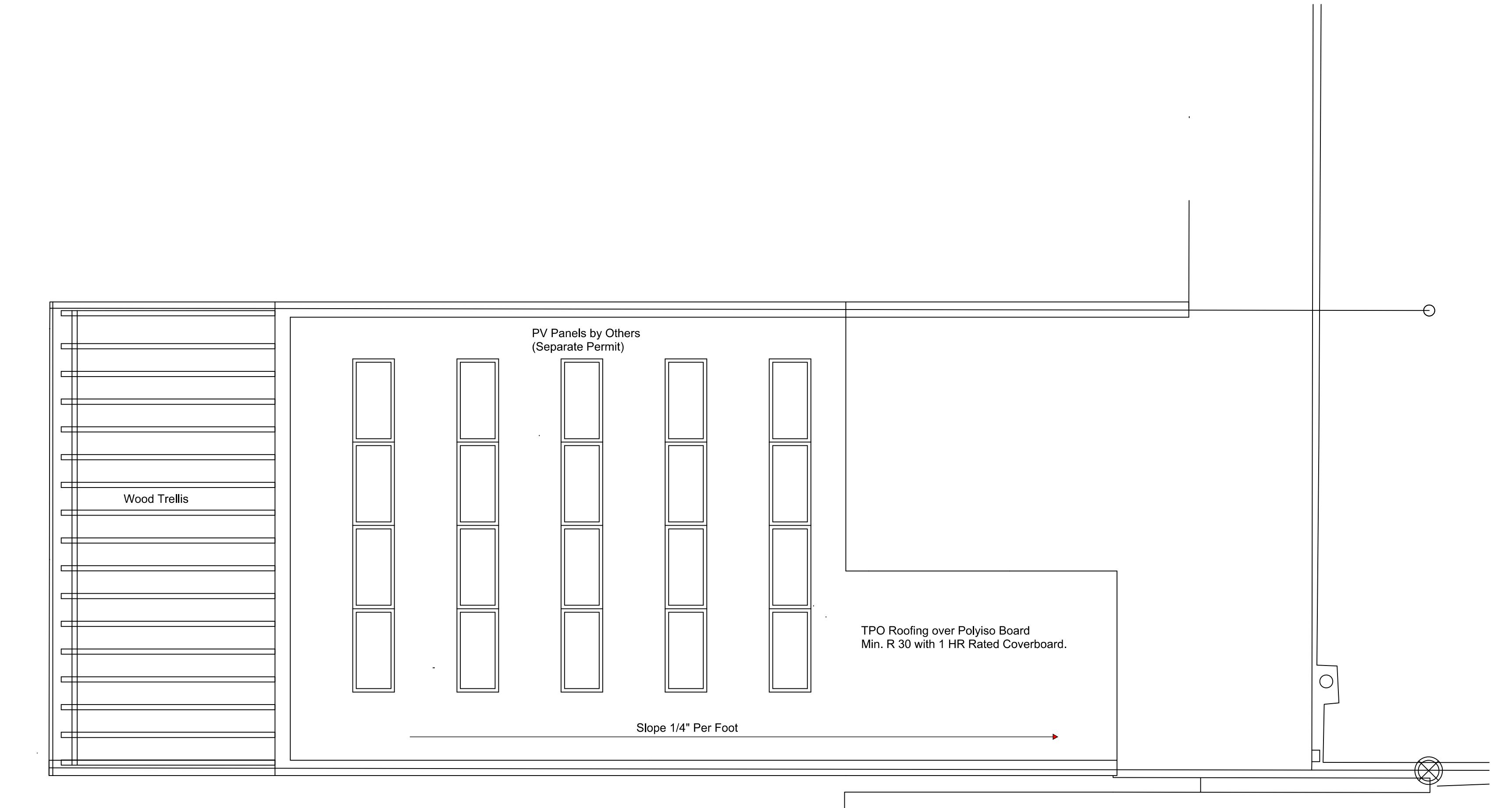
ADDITIONS AND RENOVATIONS FOR  
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3125 WARDER STREET NW  
WASHINGTON DC

Revision 1: Plan Review Comments 07-05-2024  
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**A-4**

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|--|---|
| <h1>Rebecca A. Hollins, AIA, Architect</h1> <p>ARC5821 District of Columbia<br/>201 N. Union Street, Alexandria, VA<br/><i>in association with</i></p> <h1>Samuel J. Ferreri, AIA Architect</h1> <p>615 Avenue H, Delray Beach, FL<br/>(772) 564-2405 <a href="mailto:info@ferreriassociates.com">info@ferreriassociates.com</a></p> |   |
| <p>The Department of Licensing and Consumer Protection grants this license, in trust of and under the authority of the District of Columbia Board of Architecture, Interior Design &amp; Landscaping Architects.</p>   |   |
|  <p>To: REBECCA HOLLINS<br/>AIA: Architect<br/>Affiliation: AIA, DC Chapter<br/>License Number: 00000000<br/>Tiffany Green<br/>Director<br/>Department of Licensing and Consumer Protection</p>   | <p>Expiration Date: 07/2024<br/>Issuance Date: 11/07/2014</p> <p></p> <p></p> |

ROOF PLAN



**A-5**

Revision 1: Plan Review Comments 07-05-2024  
Revision 2: Plan Review Comments 10-15-2024

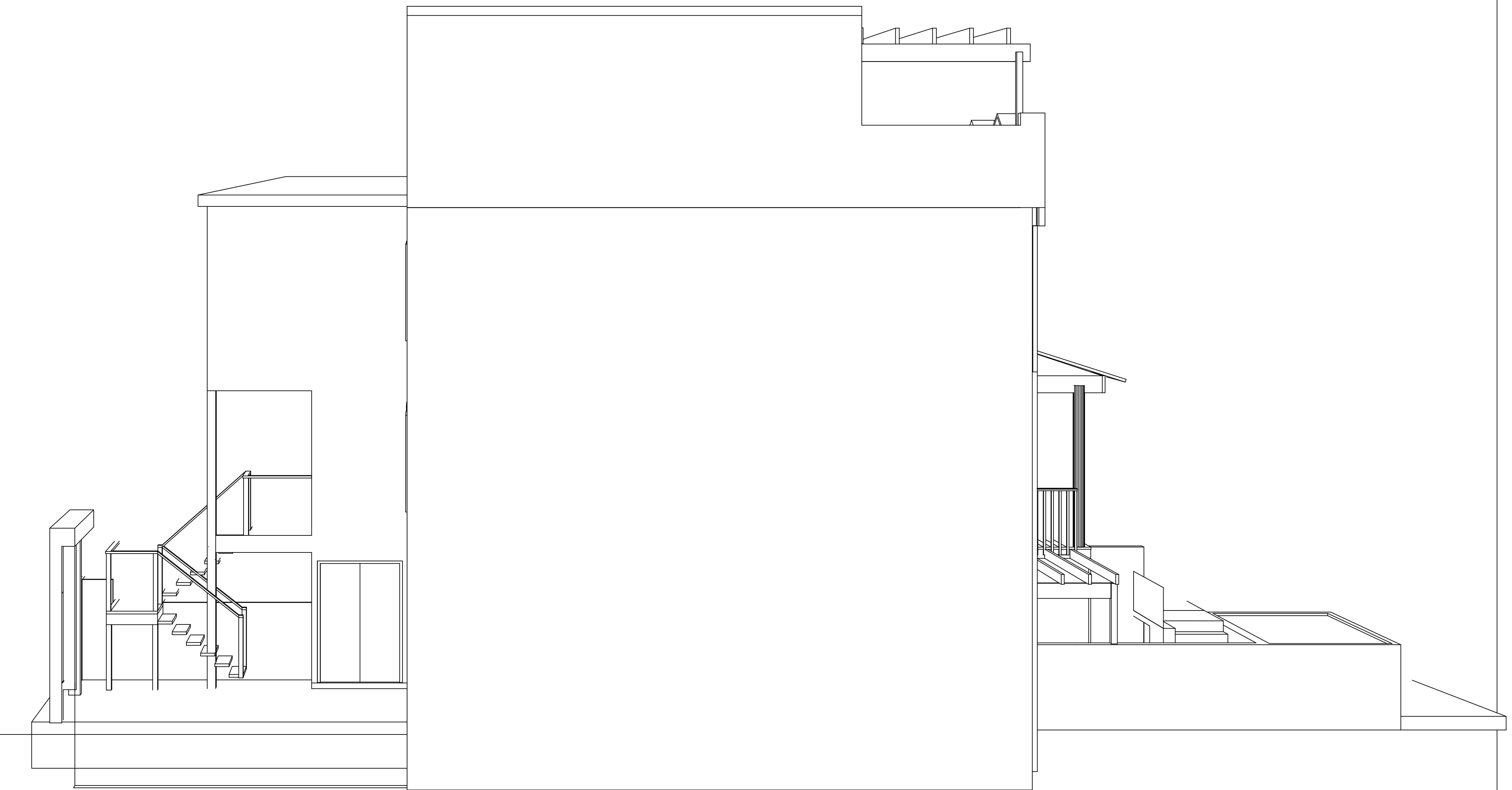
ADDITIONS AND RENOVATIONS FOR

**CHRISTINA FERRERI RESIDENCE**  
3125 WARDER STREET NW  
WASHINGTON DC

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EXTERIOR WEST ELEVATION



EXTERIOR NORTH ELEVATION

**A-6**

ADDITIONS AND RENOVATIONS FOR  
**CHRISTINA FERRERI RESIDENCE**  
3125 WARDER STREET NW  
WASHINGTON DC

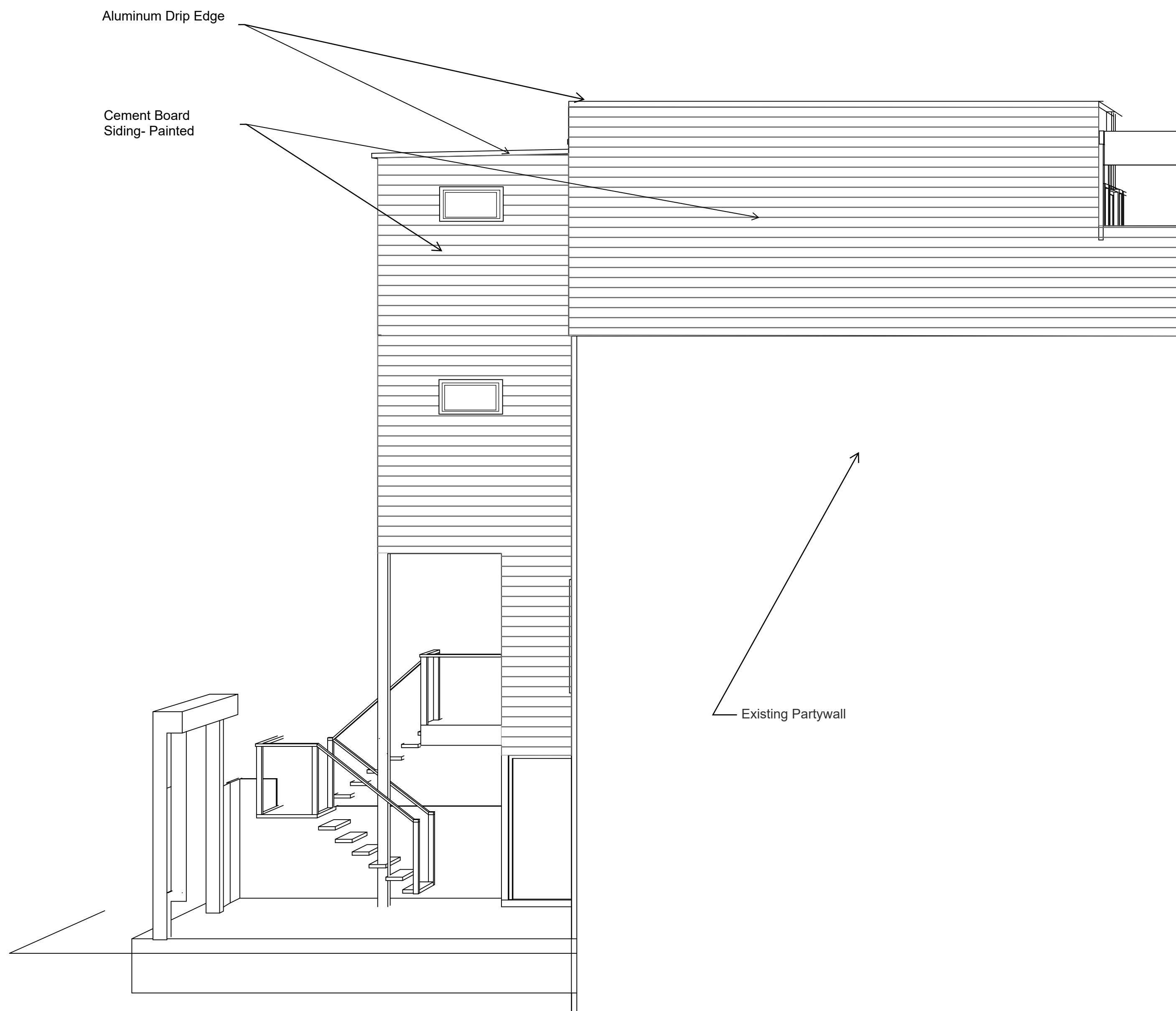
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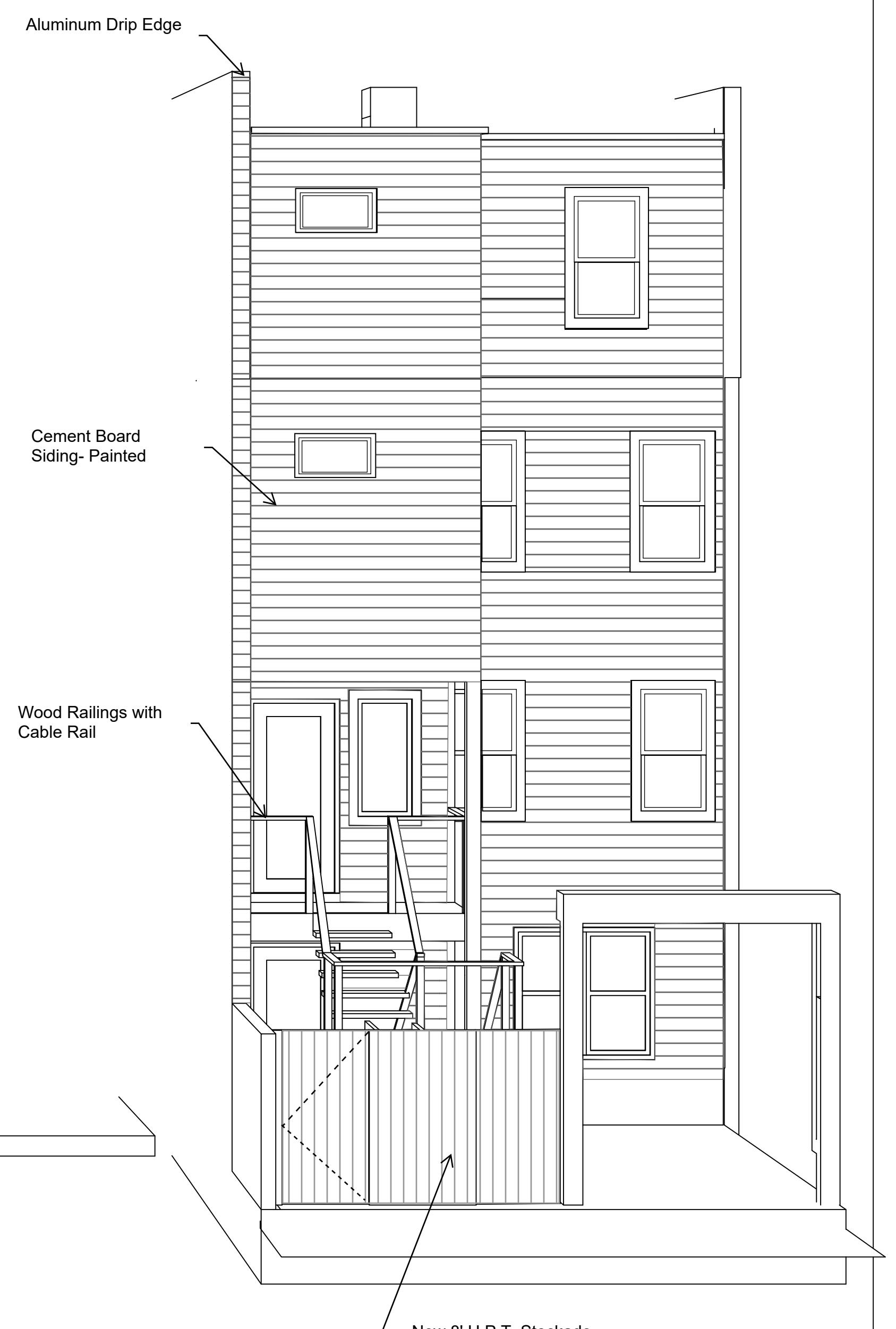
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Revision 1: Plan Review Comments 07-05-2024

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EXTERIOR NORTH ELEVATION



EXTERIOR EAST ELEVATION