

THOMAS HOUSE





EAST SIDE



STREET FACING FRONT



WEST SIDE
LOOKING SOUTH



WEST SIDE
LOOKING NORTH



ALLY FACING SOUTH



ALLY FACING SOUTH



SOUTH EAST CORNER

A LETTER DENOTES LOCATION ON EXISTING SITE PLAN



FOYER



KITCHEN



BATHROOM



LIVING ROOM



BEDROOM



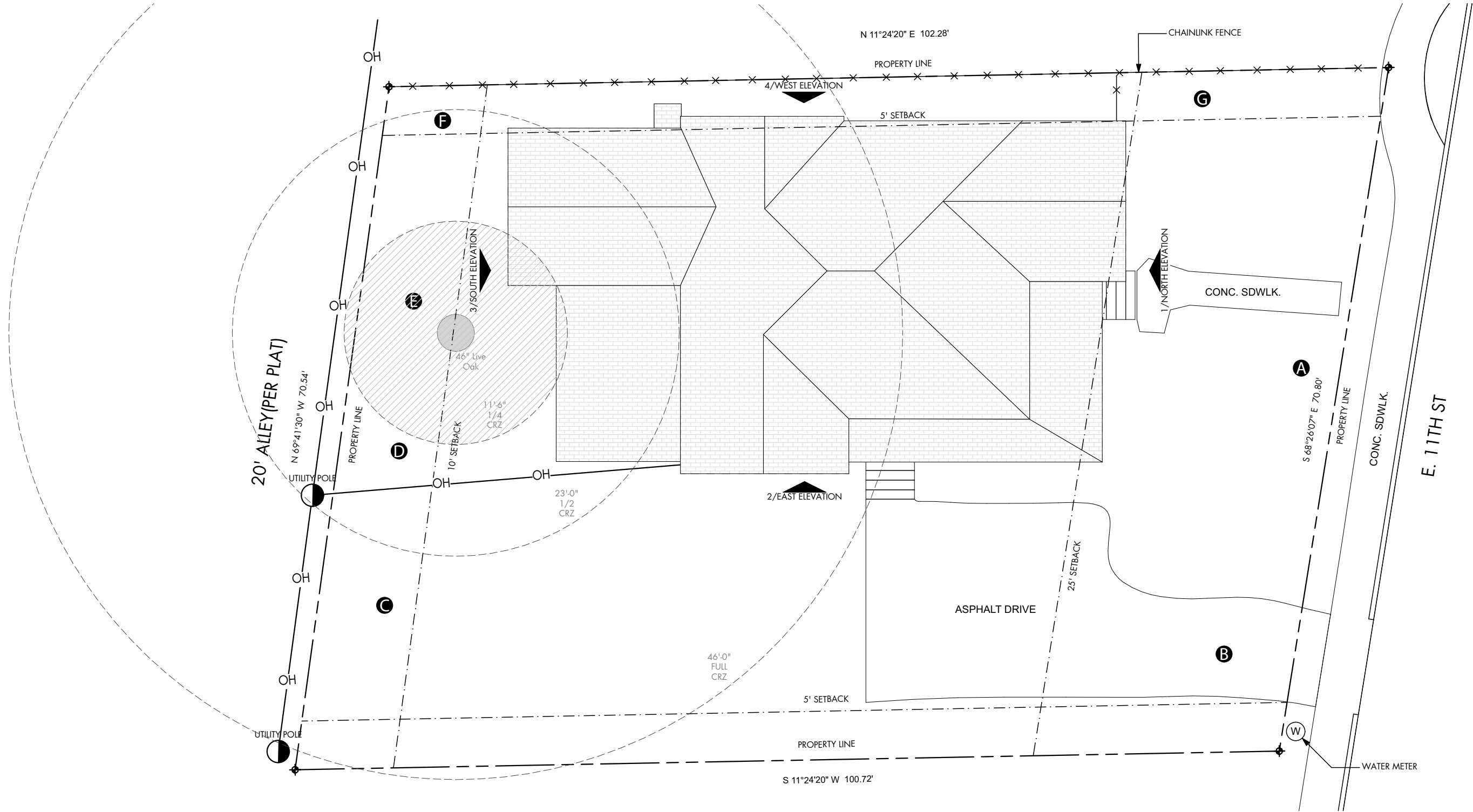
DEN (NOT ORIGINAL)



SITTING ROOM

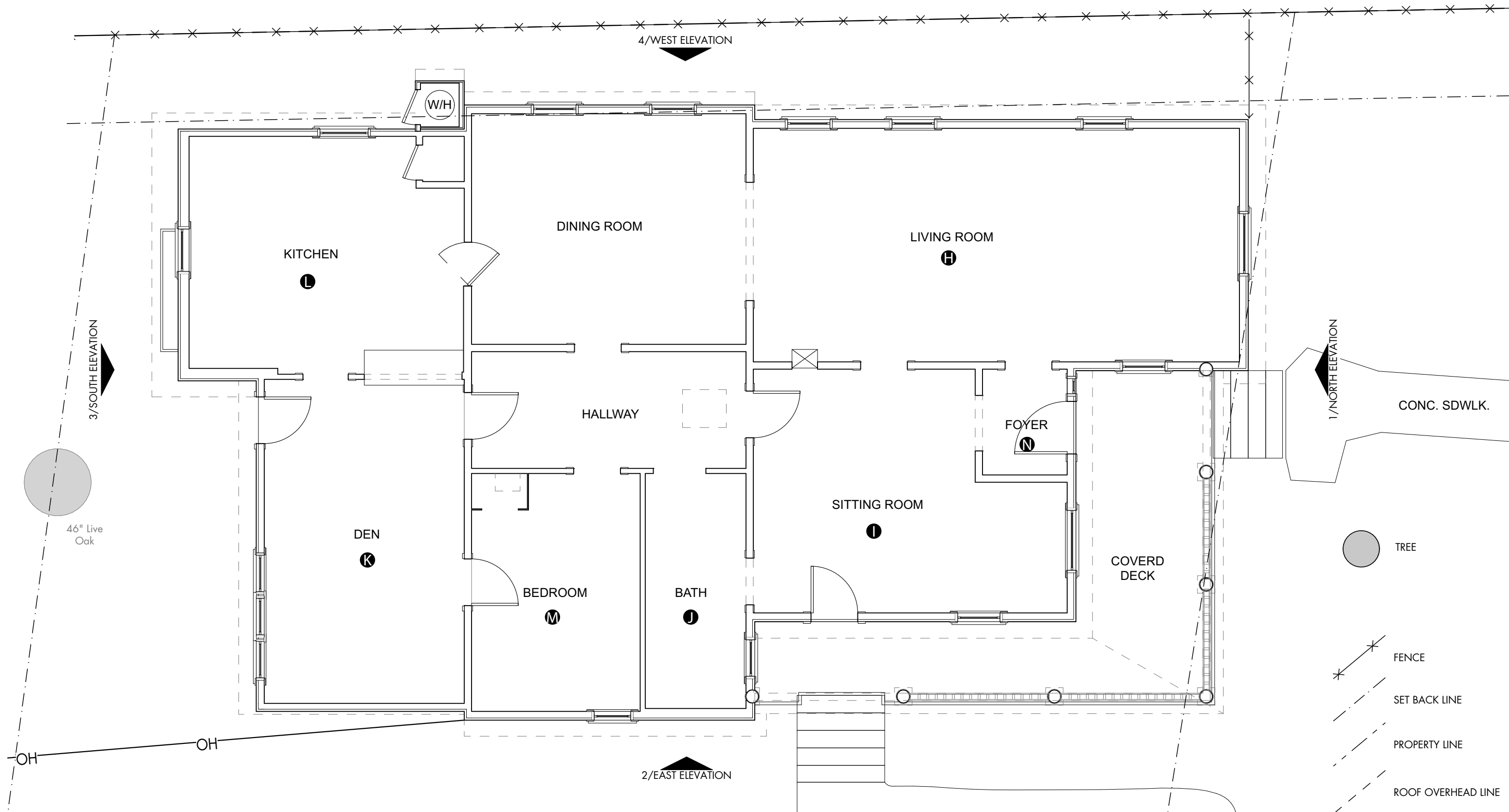


A LETTER DENOTES LOCATION ON EXISTING FLOOR PLAN



SITE PLAN
SCALE: 3/32" = 1'-0"

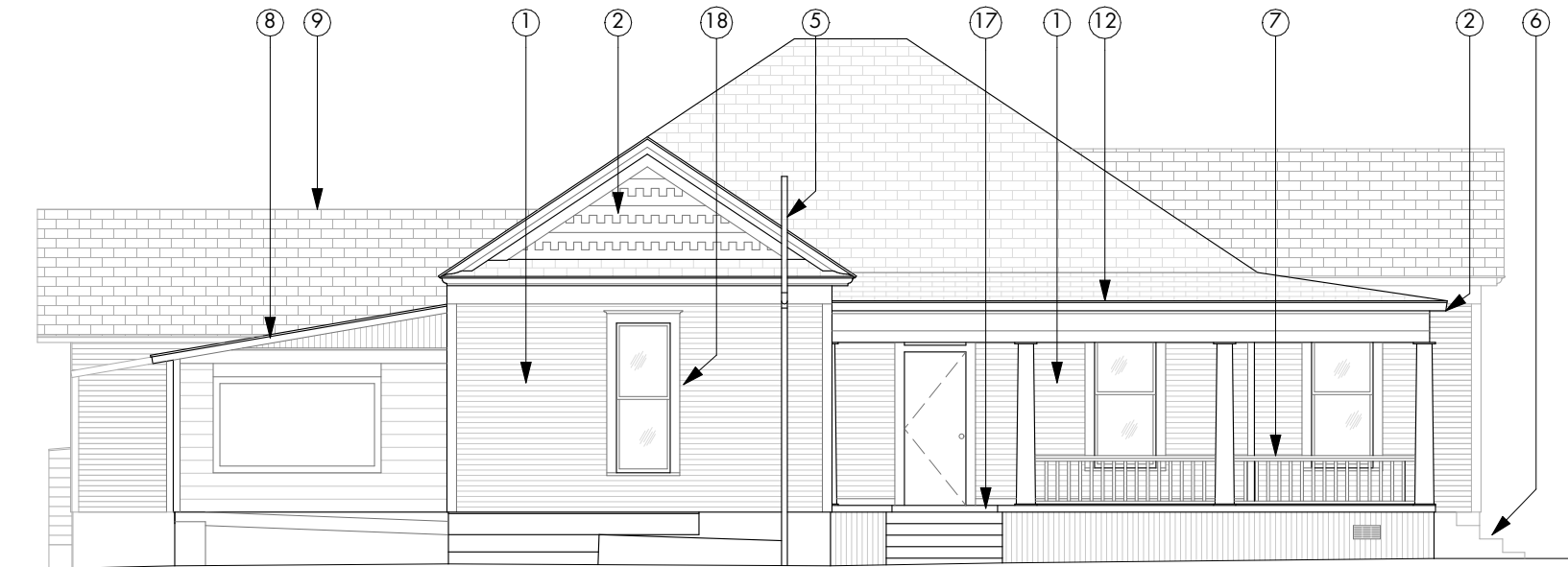
A LETTER DENOTES EXTERIOR PHOTO LOCATION



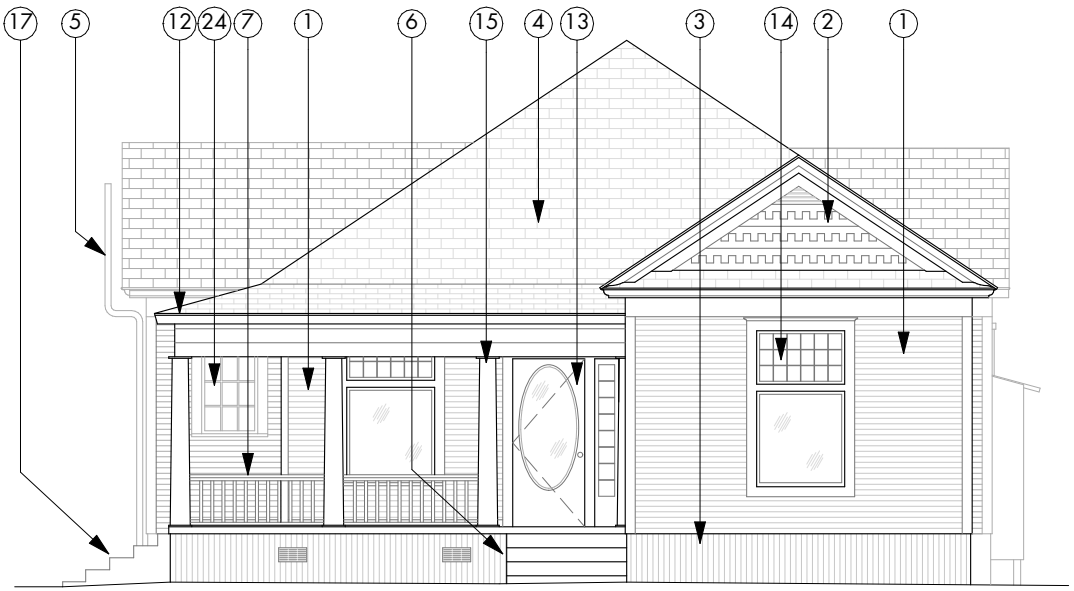
A LETTER DENOTES INTERIOR PHOTO LOCATION

KEYNOTES

- 1. Existing wood siding to remain. Repair existing siding.
- 2. Existing period moulding details to remain. Repair existing gable shingles.
- 3. Replace corrugated metal skirt with brick painted to match siding to not detract from home aesthetic.
- 4. New shingle roof to replace 30+ year old roof.
- 5. Reroute existing soil stack beyond.
- 6. Remove existing concrete steps and metal handrail.
- 7. New railing to replace existing to meet required code for railing height.
- 8. Remove non-original addition to home. Addition is in disrepair and not critical for new use.
- 9. Raise portion of roof to match existing roof line. Dashed line indicates existing gable height.
- 10. Existing water heater closet to be demolished and water heater replaced with tankless water heater.
- 11. Damaged old encasement to be removed to return home to original footprint.
- 12. Replace gutters with similar K-Style gutter, adjust output on side of home to not distract from porch aesthetic.
- 13. Strip, repair and repaint existing front door to reflect Late Queen Anne period. Swap door swing to open out.
- 14. Repair existing windows where possible. Replace with Marvin wood windows to match existing style/size/material when necessary.
- 15. Repair or replace Doric Columns to match exiting. Re-align columns with porch support beam.
- 16. Replace existing door. Door is falling apart and not original to home.
- 17. Remove existing concrete steps and replace with wood to match porch. New steps relocated to accommodate ADA compliant lift.
- 18. Remove existing window. Replace siding as required to match adjacent siding.
- 19. New exterior door at proposed kitchen access from alleyway
- 20. Demolish existing window and replace with siding as required to match adjacent siding.
- 21. Relocate existing window.
- 22. Location of accessible lift.
- 23. Match existing siding, as required, where addition removed.
- 24. Remove window. Match existing siding, required, where necessary.



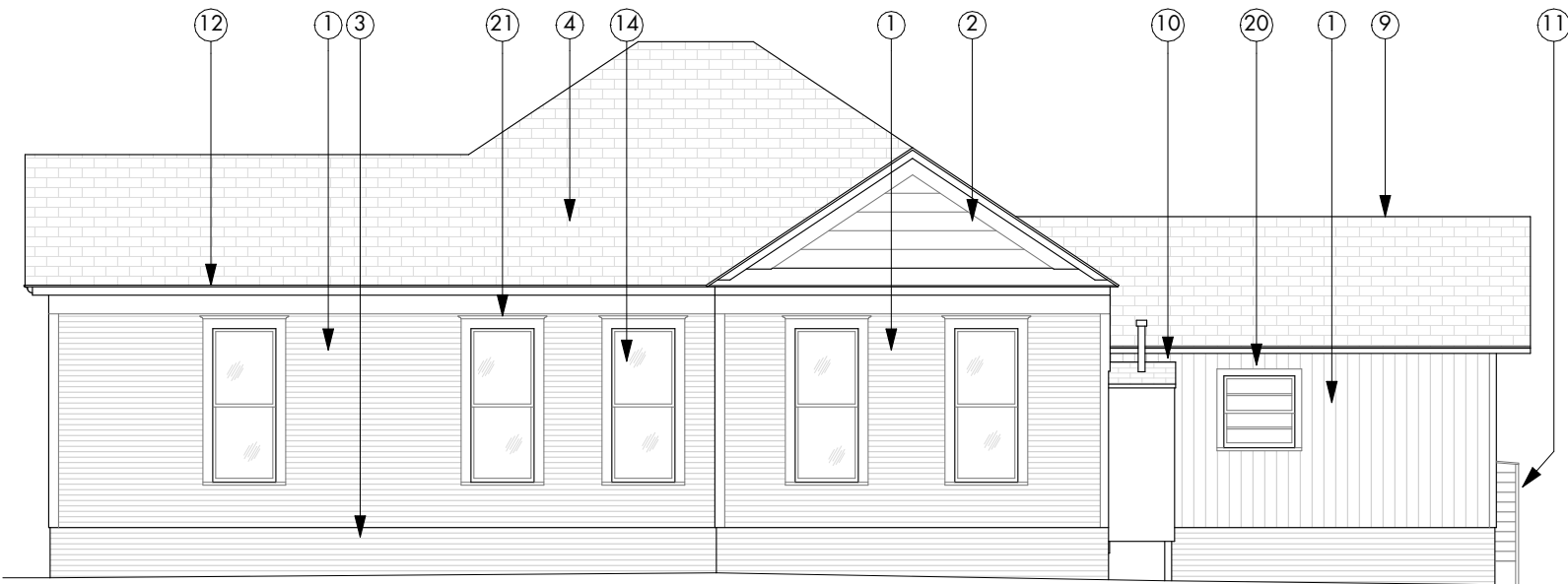
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



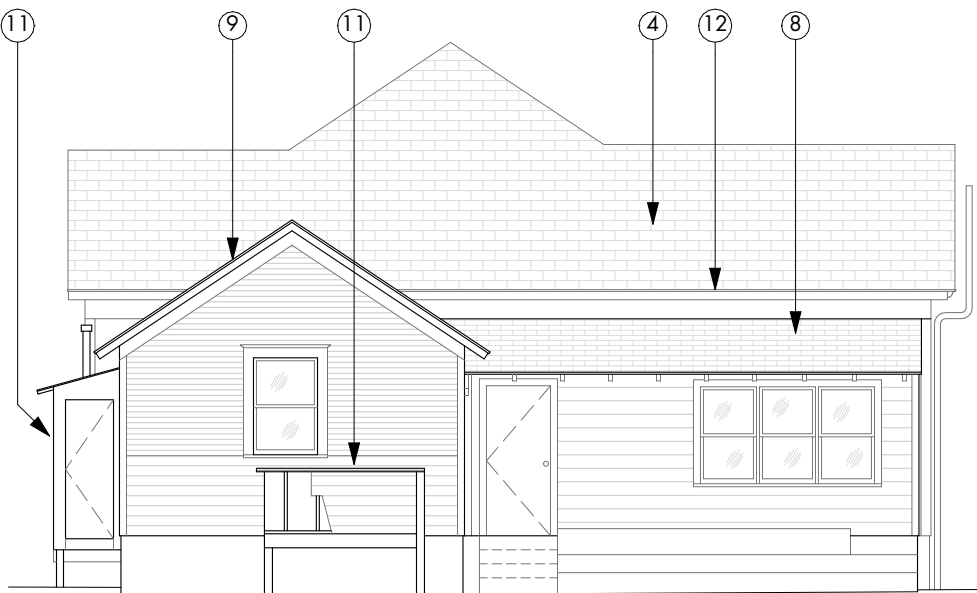
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

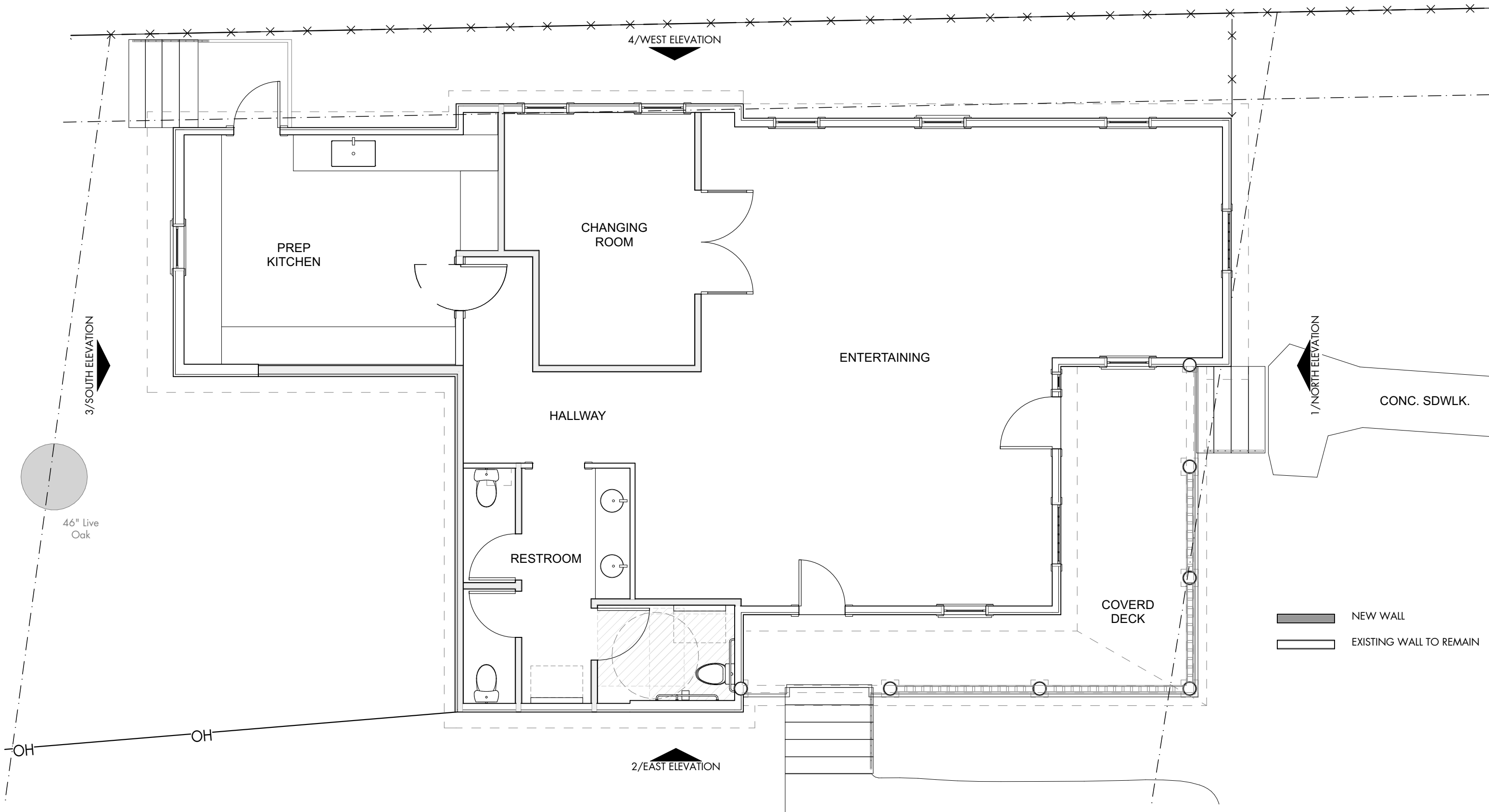
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4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

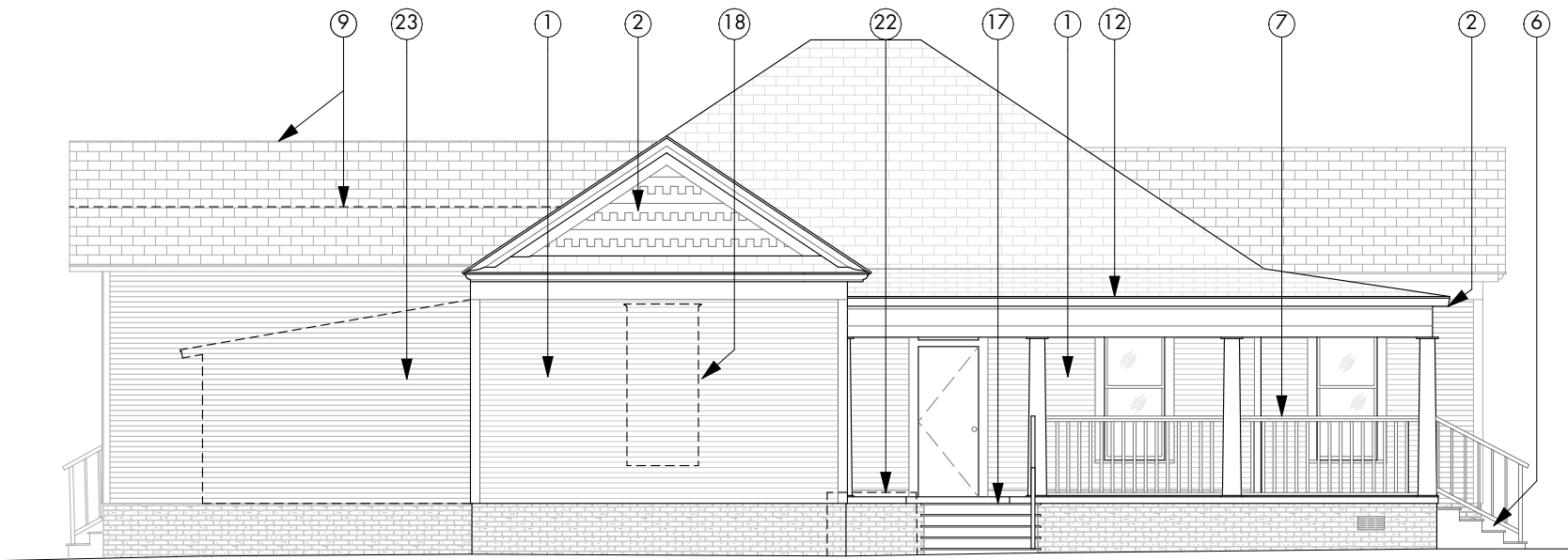


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

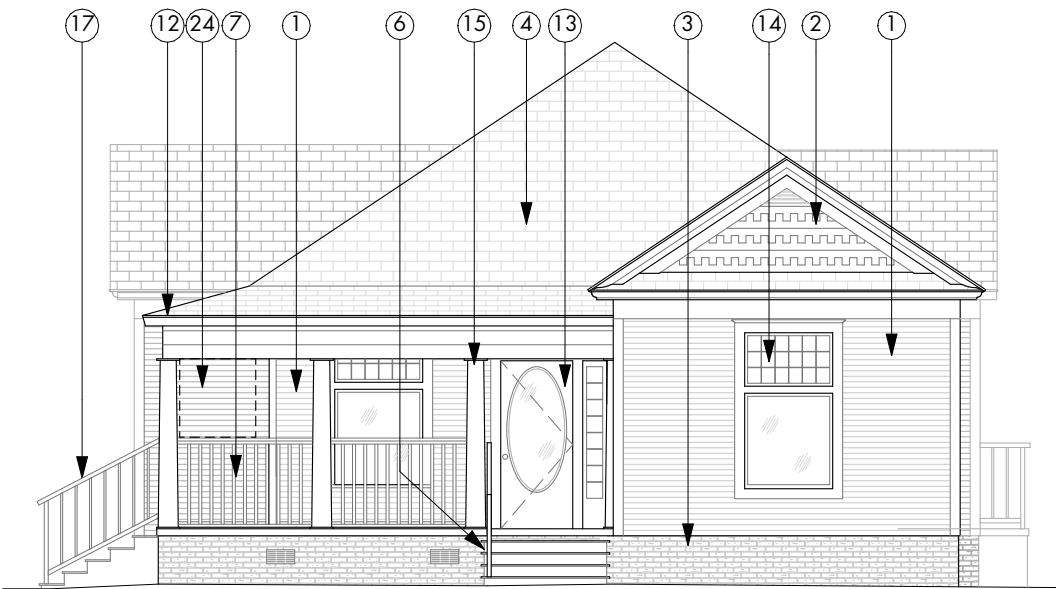


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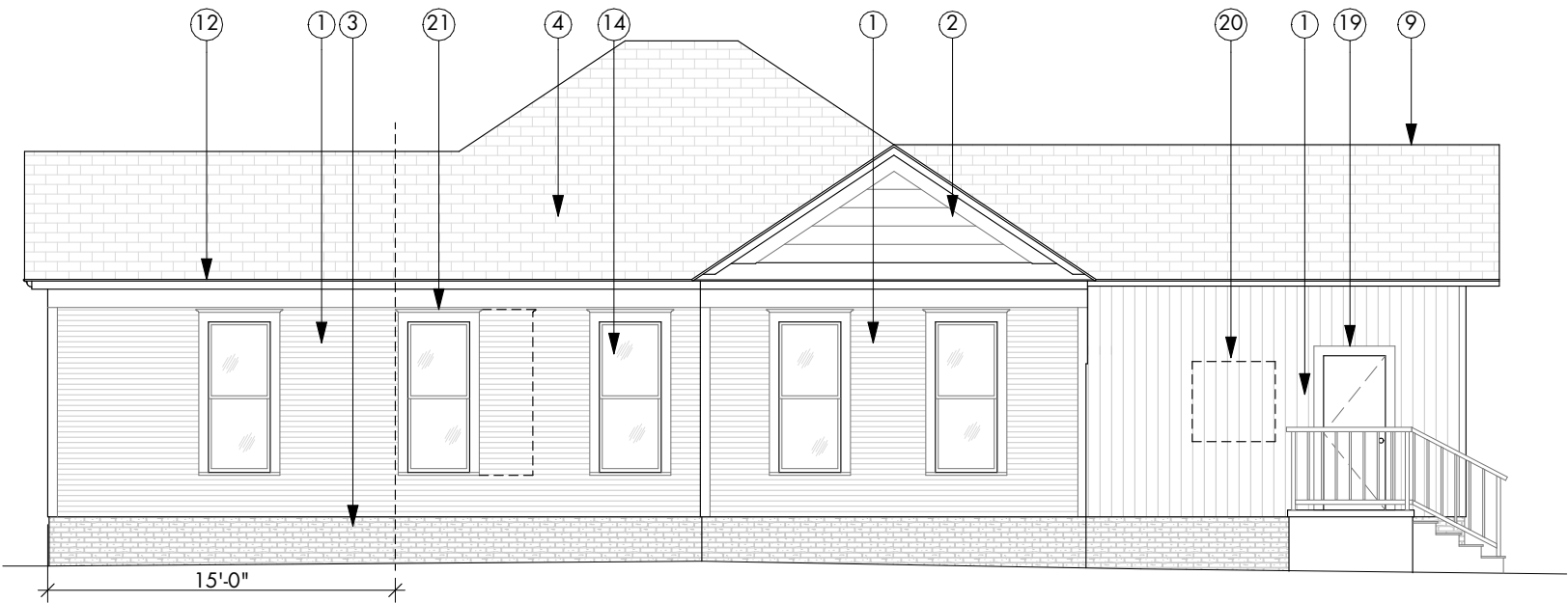
2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



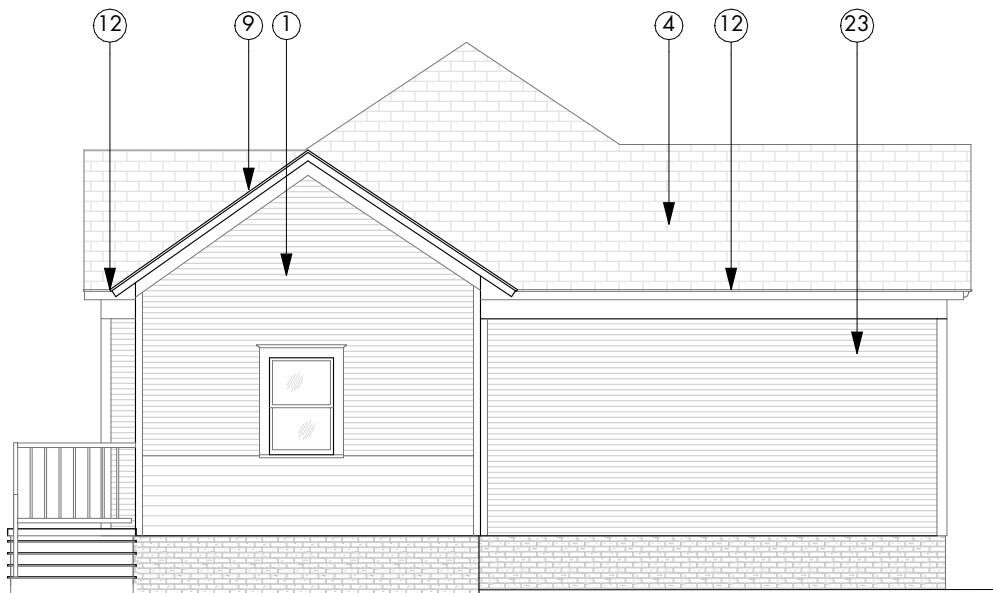
1 PROPOSED NORTH ELVATION
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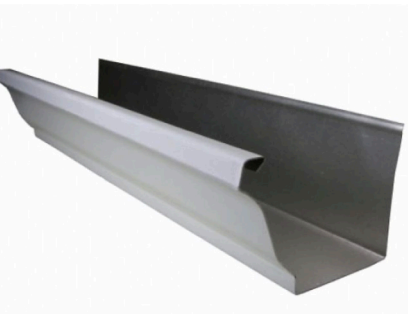
4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SHINGLE ROOF
TO MATCH



NEW K-STYLE GUTTERS



WINDOW LOCATIONS



METAL CLAD EXTERIOR
WOOD INTERIOR WINDOWS



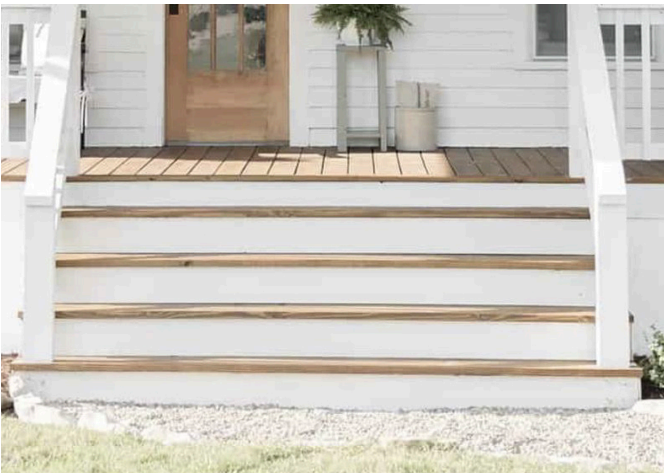
WOOD SIDING WITH PROFILE



SKIRT AND STAIR LOCATIONS



PAINTED BRICK
SKIRT



WOOD STEPS AND RAILING



REPAIR DAMAGED PORCH DECK AND
REPLACE RAILING



REPAIR DAMAGED
COLUMNS



REPLACE DOOR



REFRESH DOOR