

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
PUBLIC HEARING AGENDA
AUGUST 19, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. July 1, 2020 Work Session Minutes
4. July 15, 2020 Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members


PUBLIC HEARING

7. **APPLICATION FOR AN ADDITION TO AN EXISTING STRUCTURE, HPRB #20-013**, to consider an application for a Certificate of Appropriateness to alter existing exterior features and construct a two-story rear addition on the single-family residential structure at 761 Grace Street, Herndon, Virginia, located at the intersection of Haley Place and Grace Street, and further identified as Fairfax County Tax Map 0162-02-0008B. The property is zoned R-10, Residential, Single Family; and consists of 19,355 total square feet of land. Owners/Applicants: James M. Dodson and Martha-Helene Stapleton. Applicant's Representative/Agent: Thomas J. O'Neil, O'Neil Architects, Inc.

ADJOURNMENT

MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: August 14, 2020

Subject: HPRB #20-013, Case Updates, 761 Grace Street Alterations and Addition

This memo serves as an update for the referenced HPRB case scheduled for the August 19, 2020 HPRB Public Hearing.

Since the work session the applicant has submitted revised design information and drawings (Attachment #1) which include:

- “Build date diagram” of house showing additions made over time
- Full roof plan
- Rendered perspective views of new and existing house
- Changed size of windows on front and side walls of rear addition to match proportions of original windows
- Added notes to plans and elevations as requested in your staff report
- Revised design of sunroom enclosure on north side of house with an added side entry door
- Revised new kitchen windows to double hung style

Summary of Work Session Discussion

At the work session Board members appeared to concur with the staff’s assessment that there are significant amounts of information and details missing from the application, which included:

- Roof plans with the entire roof configuration, drawn to a standard scale
- Existing materials labeled or noted in the elevation drawings of the existing structure/new addition(s)
- Revised elevation drawings showing the addition and clearly indicating if and how any alterations to the existing structure are occurring, including features proposed for demolition
- Isometric and perspective renderings of the existing structure with the new addition to better evaluate the impacts of the significant increase in mass/volume of the addition

As stated in the staff report, staff was unable to effectively analyze the application and assess its compliance with the applicable design guidelines due to the lack of information. To

assess the massing, the impacts to the existing structure, and the differentiation between the addition and the existing structure, and to gain a better overall understanding of the proposed design additional diagrams and drawings were needed. In addition, staff also noted that materials samples were not provided, thus further limiting complete of a thorough staff review.

During the work session, Board members specifically commented on concerns of about the massing of the major addition in comparison to the existing contributing structure, inability to compare existing materials with new proposed materials (in the alterations and addition), the need for three dimensional renderings to better understand the design and massing proposed, and more visual information about the finishes and textures for existing and new proposed materials. Board members also questioned new window designs and whether finding ways to align the window proportions or style may help with a cohesive composition of old and new design features. Conversely, some members of the Board expressed less concern about architectural style of the addition in comparison to the existing structure. Some Board members felt that the massing may be less of an issue with perspective renderings with street views due to the property's grade sloping downward towards street level.

Updated Information

As stated above, since the work session the applicant has submitted revised design information and drawings (Attachment #1).

Staff review of the revised submission still finds that existing material such as window and door trim materials, fascia and rake boards and window materials are not clearly identified in the existing portions of the structure to remain. Staff still feels this information is important in evaluating the existing and proposed conditions and compatibility of the alterations and addition. However, some additional materials labels have been added and the perspective renderings do provide a better idea of how the massing of the addition compares to the more diminutive existing single-story home.

Massing Comparison

Staff still has concerns about the mass of the addition as the perspective renderings do appear to show a substantially large volume that is very different in scale to the existing structure. The street view in this memorandum is provided to allow some comparison of the mass and volume of the existing condition compared to the proposed perspective conditions in Attachment #1. Staff still finds that the new mass is very noticeable and distracts from the value of the existing structure as a historic structure in Herndon.

Staff acknowledges the plight of the property owner to provide needed living space and some site constraints verbalized during the work session, however with the Heritage Preservation Handbook Design Guidelines as a background/foundational guide, attention to more delicately or subtly adding to this structure can be discussed. Understanding the site constraints noted by the applicant's representative, staff recommends the Board consider other alternatives to preserve the existing features of the building while providing the needed space for the owners.

The staff suggests that a rear wing design, utilizing a hyphen and removing the mass of the addition from the existing structure would have been a more sympathetic approach to creating the desired square footage and modernization. It would also have allowed for more

interesting landscaping treatments and the creation of a cloistered patio. Such an alternative would be more in keeping with Handbook guidelines related to, Chapter 7 New Construction Guidelines (pages 54-55), more specifically Guidelines 2, 4, and 6 related to the size, design and attachment of the new addition.

If the applicant wishes to continue to pursue the existing proposal staff provides some options for attempting to decrease the visual impact of the massing.



Figure 1 Google Earth (c) 2020 Street View of 761 Grace Street

Exterior Materials and Differentiation

Staff has (re)-reviewed the exterior materials of the additions and has another alternative for consideration that may make the differentiation recommended in the guidelines clear but more subtle in this design. Staff offers that instead of using a vertically oriented board and batten siding on the addition(s), a horizontally oriented lap siding with a significantly different reveal (width) than the future siding on the existing structure. Staff is unable to recommend a width/reveal since the ultimate siding on the original structure is unknown at this time. Should the applicant wish to have a more noticeable differentiation between the original structure and the addition the staff suggests Hardieshingle for the upper story of the addition. While a more pronounced option than the subtle use of reveal, the shingle effect will not accentuate the verticality of the taller addition, which the proposed vertical siding currently does. Shingle was widely used for residential structures during the period of the existing bungalow. In addition, the mass of the first and second floor of the primary addition can be divided with board and batten on the first floor and shingle or lap siding above, which may help to visually break-up the mass. The staff also recommends that the foundation of the proposed addition should differ in appearance from the foundation of the existing structure.

Further, greater attention to any new cladding replacing the (non-original) asbestos siding is also appropriate. For example, depending on what has or will be found underneath the asbestos siding, a new siding material can replicate or more closely mimic the original materials on the existing structure's walls and can be clearly differentiated with the different horizontal siding reveal or profile than the new addition. This same approach can be applied to trim(s), fascia boards, rake boards or other details on the addition(s) so that differentiation and cohesive design are achieved simultaneously. This subtle approach may also reduce the visual prominence of the more massive addition against the characteristically smaller Bungalow typed house.

Demolition, Alteration and Addition

The revised submittal materials more clearly depict features planned for demolition, alteration and addition. Using the revised floor plans and elevations, staff has determined that the entire rear elevation is planned for demolition to support the addition with roughly one-third of the north elevation being demolished for both alteration and addition. As noted previously in the staff report, roughly one-third of the existing roof is being removed and replaced with a new second story and new roof. The major alterations include two new windows on either side of the existing chimney, alteration of the door and window design/configuration of the former sunroom with new exterior stairs and landing, now seamlessly connecting to a one-story space adjacent the two-story addition. On the north elevation the alterations and addition appear to envelope the bulk of the existing structure. On the south elevation, the addition, while noted as existing, essentially demolishes any semblance of the original one-story wall. Simply using the existing wall plane and labeling it existing is not an accurate depiction. The proposal calls for the recladding of the entire exterior wall surface in a different material, the installation of a new window, the removal of the roof and the addition of a second story. The exterior materials and new window details of this portion of the alteration and addition are not clear within the submission.

Staff Recommendation

While the staff is reticent to recommend approval of this application as currently proposed, the staff is aware that the Board and the applicant wish to find a successful resolution to this design conundrum.

Staff recommends that during the public hearing the Board and the applicant determine:

1. Whether lap siding or shingle siding is preferred for the upper floor of the two-story addition, [Staff recommends shingle]
2. Whether lap siding, shingle or board and batten is preferred for the lower floor of the addition [Staff recommends board and batten], and
3. What exposed foundation treatment is preferred for the addition to differentiate it from the existing structure [Staff recommends stone or realistic faux stone veneer for the addition].

Once these decisions are made, the staff recommends that HPRB #20-013 be approved with the following conditions:

1. Prior to submittal of a building permit, the applicant or applicant's agent will provide to the staff missing samples for all new proposed materials including samples of any materials selected during the August 19, 2020 public hearing,

2. Prior to submittal of a building permit, the applicant or the applicant's agent will provide to the staff missing materials information and drawing notes for all existing materials to permit staff to determine appropriateness of replacement and new details,
3. Prior to submittal of a building permit, the applicant or applicant's agent shall provide photographic or other evidence of the condition and qualified disposition of suitability for re-use/salvage of the all underlying original wood siding discovered beneath the existing asbestos siding on the existing portions of the structure to remain so that either:
 - a. The original material is salvageable, the original material(s) are retained and restore throughout the existing structure without new additions; or
 - b. The original material is not salvageable, the new replacement material is appropriate in profile, dimension, and finish conforming the Board approval;
4. Prior to submittal of a building permit, the applicant or applicant's agent will work with staff to determine appropriate dimensions and styles of details for both replacement materials and proposed materials,
5. Prior to the submittal of a building permit, the applicant or applicant's agent shall work with staff to resolve any additional design issues,
6. Should the applicant and staff be unable to come to agreement regarding design details, materials and other issues, or should the staff determine that final selections differs meaningfully from the design, as reviewed and approved by the Board, the application will return to the Board as a regularly advertised public hearing with complete information provided by the applicant.

Attachment:

- 1) 761 Grace Street Revised Design

General Notes

All work shall be conducted and completed in accordance with the current Town of Herndon Municipal code, Fairfax County Code (IRC 2015), Virginia State building codes, and all other codes applicable to each trade.

General Conditions: Shall be "The General Conditions of the Contract for the Construction of Buildings" AIA Document A-201.

Prior to bid, the contractor shall examine all project documents to develop a complete understanding of the project. Failure to review all contract drawings and existing conditions will not relieve the contractor of the responsibility to perform all work required. The contractor shall, upon review of the drawings and existing conditions, advise the architect of any discrepancies which will affect the work required.

Field Conditions: Contractor shall verify all dimensions in field and notify Architect and Owner promptly of any discrepancy between the Contract Documents and actual field conditions. All conflicts and discrepancies shall be brought to the attention of the architect. The Contractor shall not proceed with related work until the conflict is resolved.

It is the intent of the contract documents to indicate finished work that is fully adjusted, tested, and ready for operation. Wherever the word "provide" is used, it shall mean "furnish and install complete and ready for use", unless noted otherwise.

The Contract drawings are diagrammatic and do not indicate all components and accessories required for the complete installation. The contractor shall provide such items to complete the entire system and place in proper operation in accordance with applicable codes, industry standards, and equipment manufacturer's recommendations.

Structural components shall not be cut, drilled or modified in any way without review and approval from the architect and/or structural engineer.

Structural Specifications

Load: Roof 30 PSF Snow, 11 PSF Dead; Floor 40 PSF Live, 12 PSF Dead; Decks 40 PSF Live, 10 PSF Dead; 18 PSF wind load for 90 mph wind, seismic design category B.

Assumed Soil Bearing Capacity: 1500 PSF, verify in field.

Footings: Bottoms of all footings shall extend a minimum of one foot into undisturbed soil, and where subject to frost action, at least two feet six inches below finish grade. Footings shall extend below this minimum distance where necessary to reach the soil bearing value. Reinforcing as shown on drawings.

Concrete: All poured in place concrete slabs and footings shall develop a compressive strength of 3,500 PSI at 28 days. All poured in place concrete foundation walls shall develop a compressive strength of 3,000 PSI at 28 days. All concrete work shall be in accordance with ACI 318-08. Reinforcing as shown on drawings.

Slabs on grade: Shall be 4 inch thick concrete reinforced with #4 w/4x4 welded wire fabric; placing, lab, etc. to conform to WRI standards. Provide 1/2" expansion material where slabs abut vertical surfaces. Smooth finish.

Fasteners and Connectors: All exterior nails, bolts, hurricane straps and joist hangers, shall be ZMAX galvanized or HDG galvanized.

Structural Steel: Shall conform to ASTM A-36. Welding shall comply with AWS D11.80. All connections shall be AISC standard. Steel pipe columns with top and bottom plates in sizes as indicated on drawings and conforming to all AISC specifications and standards.

Reinforcing Steel: Shall conform to ASTM A-615, new billet, grade 40.

Framing Carpentry: All framing to be done according to drawings. Grade and trademark required on each piece of lumber in accordance with American Lumber Standards recommendation R-16. Lumber shall be sound, thoroughly seasoned and free from warp. Moisture content shall not exceed 19% for framing lumber. Structural wood exposed to weather or used in contact with masonry, concrete or steel shall be pressure treated.

Sill plates: 2x4 and pressure treated. Attach plate to foundation wall w/ 1/2" dia anchor bolts set minimum 1" into concrete or fully grouted cmu cells. Minimum of two bolts per plate section. Maximum spacing of bolts @ 4'-0" O.C. with bolts placed maximum of 12" from end of each plate.

Framing Lumber: Spruce/Pine/Fir #2 grade and better for all general framing (FB Min: 1105psi repetitive member use, 947 psi single member use, E Min: 1,400,000, Fv Min 10 psi).

Walls: All exterior and interior bearing walls shall be 2x4's at 16" O.C. with continuous double top plate. Install blocking between studs on each side of window headers for attaching window treatments. Interior partitions (non-bearing) shall be 2x4's at 16" O.C., single top plate acceptable.

Beams: SPF #2 and better 2x conventional lumber and LVL (laminated veneer lumber) and PSL (parallel strand lumber) beams as manufactured by ILevel by Weyerhaeuser or approved equal.

Floor Joists: 2x joists and/or TJI joists as manufactured by ILevel by Weyerhaeuser or approved equal. See framing plan drawings for sizes, series, and spacing requirements. Follow all manufacturer's installation instructions and details.

Roof rafters and ceiling joists: 2x rafters and 2x ceiling joists, size and spacing as shown on drawings.

Bearing Post: Shall be minimum two 2x4's unless noted otherwise on framing plans.

Roof trusses: Manufactured roof trusses designed and sealed by a structural engineer licensed in the state of Virginia. Submit shop drawings for review and approval by the Architect prior to fabrication. Follow all manufacturer's installation instructions for setting trusses.

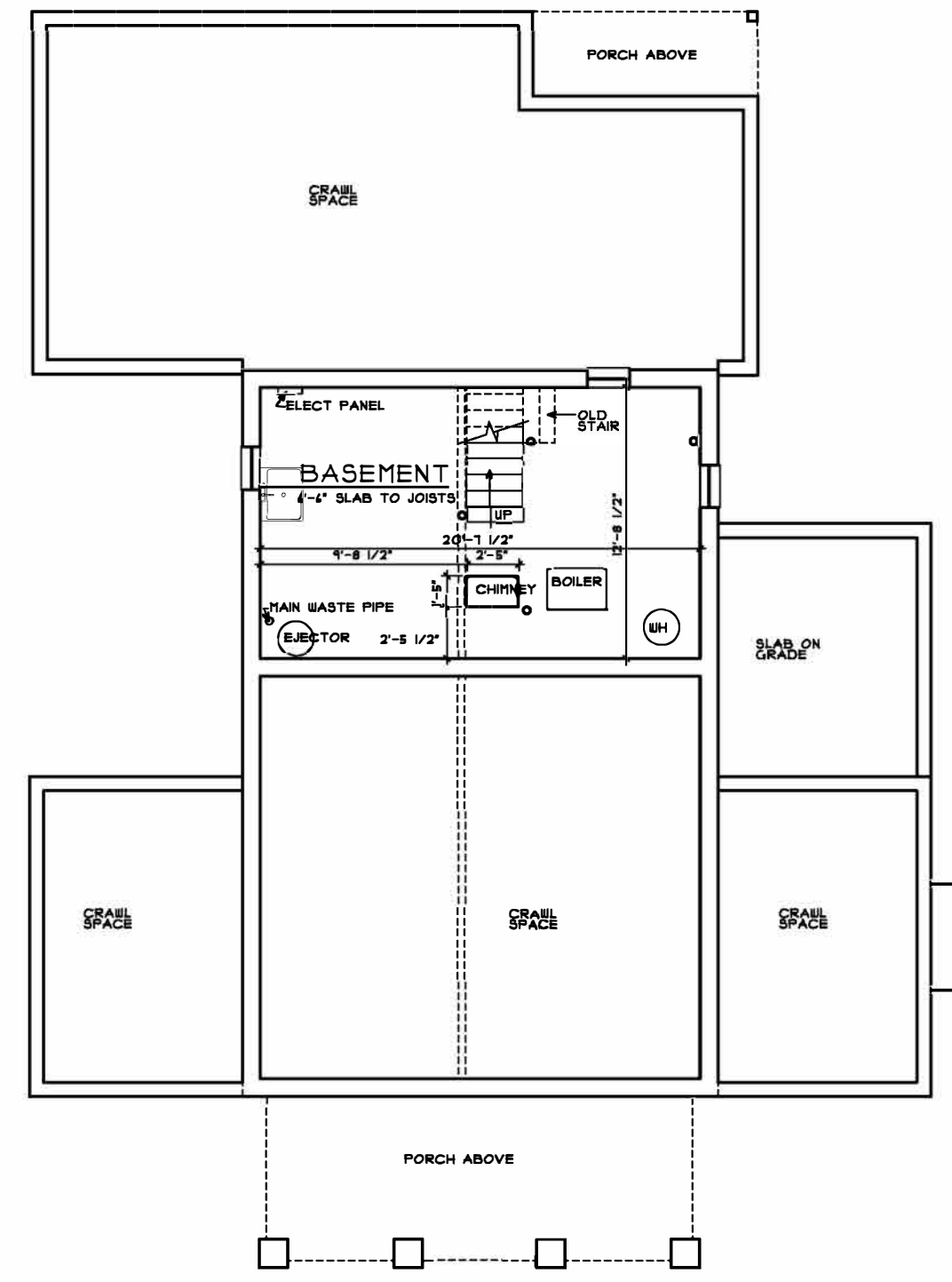
Continuous Exterior Structural Panel Sheathing: Install 1/2" - 4'x8' APA exterior OSB sheathing on all exterior framed walls and interior wood framed shear walls (if any) per Section R402.10.4 of 2015 IRC, "Continuous sheathing". Construct all exterior corners with nailing pattern as indicated in 2015 IRC, Figure R402.10.4(1) "Typical Exterior Corner Framing for Continuous Sheathing".

Roof: 1/2" - 4'x8' exterior OSB or ZIPGuard sheathing with metal clips between sheets. See sections for actual product specified.

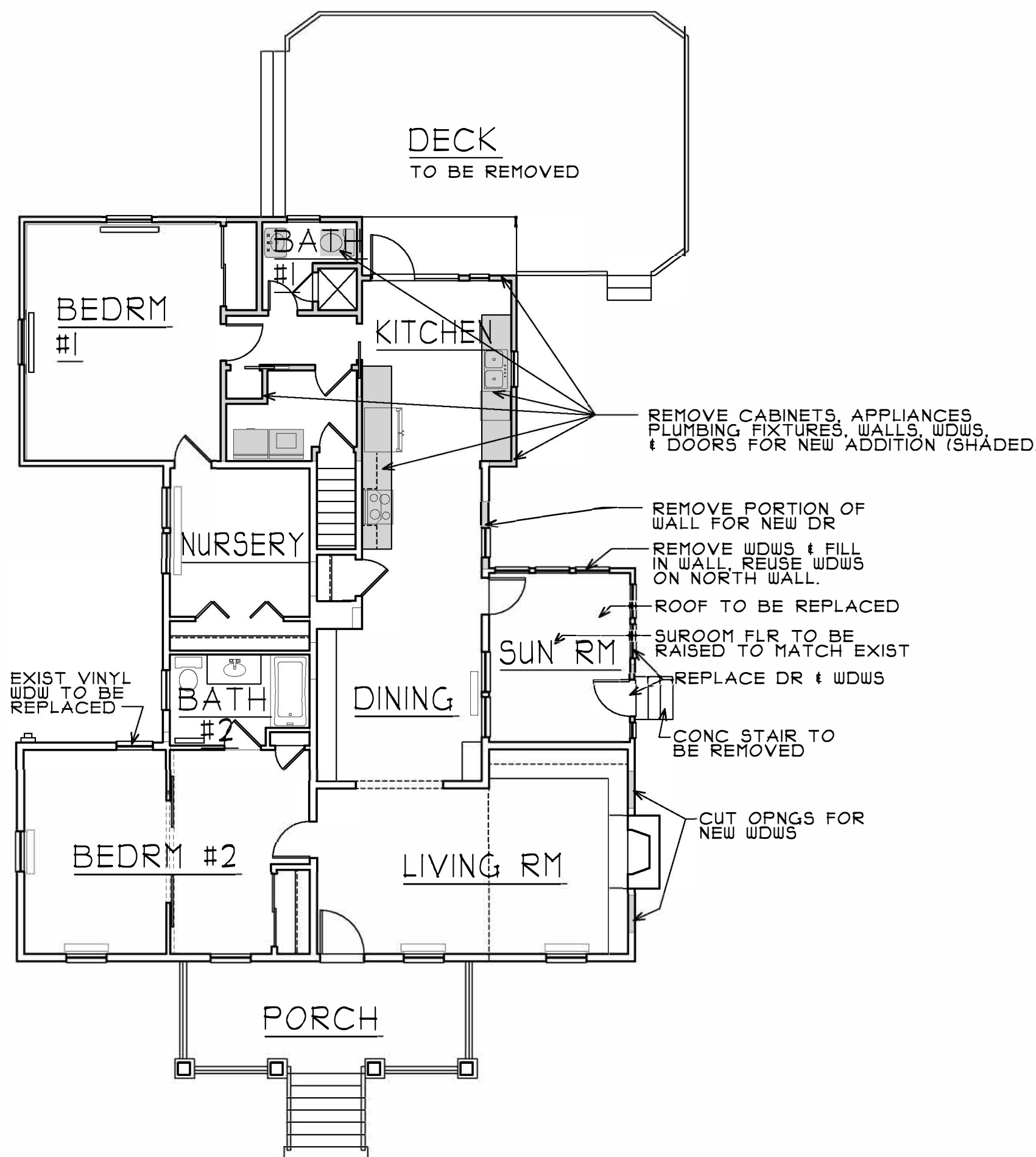
Windows: Clad Wood Windows and Exterior Doors. See plans for sizes.

Energy Conservation Code Requirements: The project will follow the prescriptive method of the 2015 International Energy Conservation Code with minimum R-values and maximum U-factors as follows:

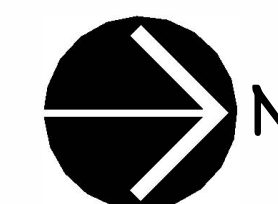
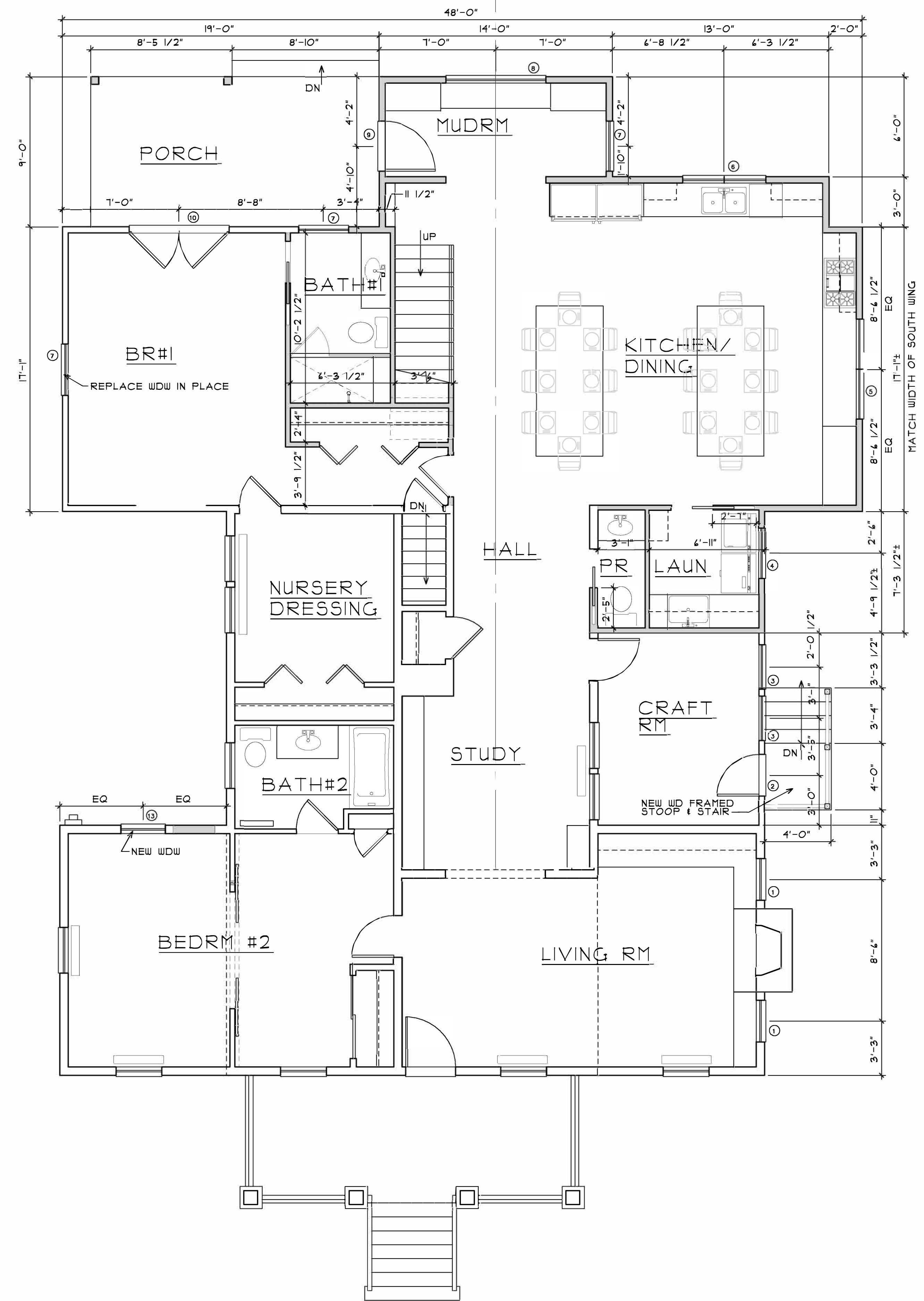
Ceilings: R-38
Wood framed 2x4 walls: R-15
Basement Walls: R-10 continuous against walls, R-13 between studs
Wood framed 2x4 walls: R-19
Crawl Space Walls: R-10 continuous against walls
Concrete/CMU walls: R-8
Windows/Doors: U-factor, max. 0.35
Floors: R-19
Skylights: U-factor, max. 0.55



EXIST BASEMENT PLAN
1/8"=1'-0"



EXIST FIRST FLR PLAN
1/8"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE: NEW WALLS ARE SHOWN SHADED

WINDOW SCHEDULE

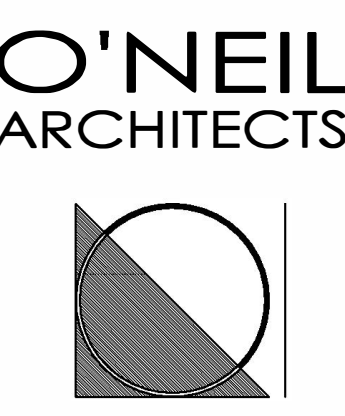
| MARK | QUAN | WINDOW TYPE AND MODEL | R.O.SIZE |
|------|------|--|----------|
| 1 | 2 | 2'-4" X 2'-4" AWNING WDW | |
| 2 | 1 | 2'-4" X 4'-8" HALF LITE ENTRY DR | |
| 3 | 2 | 2'-8" X 4'-6" DOUBLE HUNG WDW | |
| 4 | 1 | 3'-0" X 4'-0" DOUBLE HUNG WDW | |
| 5 | 1 | TWIN (2) 3'-0" X 4'-0" DOUBLE HUNG WDWs | |
| 6 | 1 | TWIN (2) 2'-4" X 4'-0" DOUBLE HUNG WDWs | |
| 7 | 9 | 3'-0" X 5'-0" DOUBLE HUNG WDW | |
| 8 | 1 | TWIN (2) 3'-0" X 5'-0" DOUBLE HUNG WDW | |
| 9 | 1 | 3'-0" X 4'-8" HALF LITE ENTRY DR | |
| 10 | 1 | 4'-0" X 4'-8" FULL LITE FRENCH ENTRY DRs | |
| 11 | 1 | 2'-4" X 4'-0" DOUBLE HUNG WDW | |
| 12 | 2 | TWIN (2) 2'-8" X 5'-0" DOUBLE HUNG WDWs | |
| 13 | 1 | 2'-8" X 5'-4" DOUBLE HUNG WINDOW TO MATCH WINDOWS ON FRONT ELEVATION | |

NOTE: ALL NEW WINDOWS ARE TO BE WINDSOR PINNACLE SERIES ALUMINUM CLAD WOOD WINDOWS
ALL NEW DOORS ARE TO BE THERMATRU PROFILES SERIES STEEL DOORS

PRICING SET
07/10/2020
SHEPLAN CORRECTED
07/23/2020
REVISED HPRB SET
08/12/2020

NOT FOR CONSTRUCTION

DODSON RESIDENCE, ADDITION
761 GRACE STREET, HERNDON, VA
1ST FLOOR PLANS



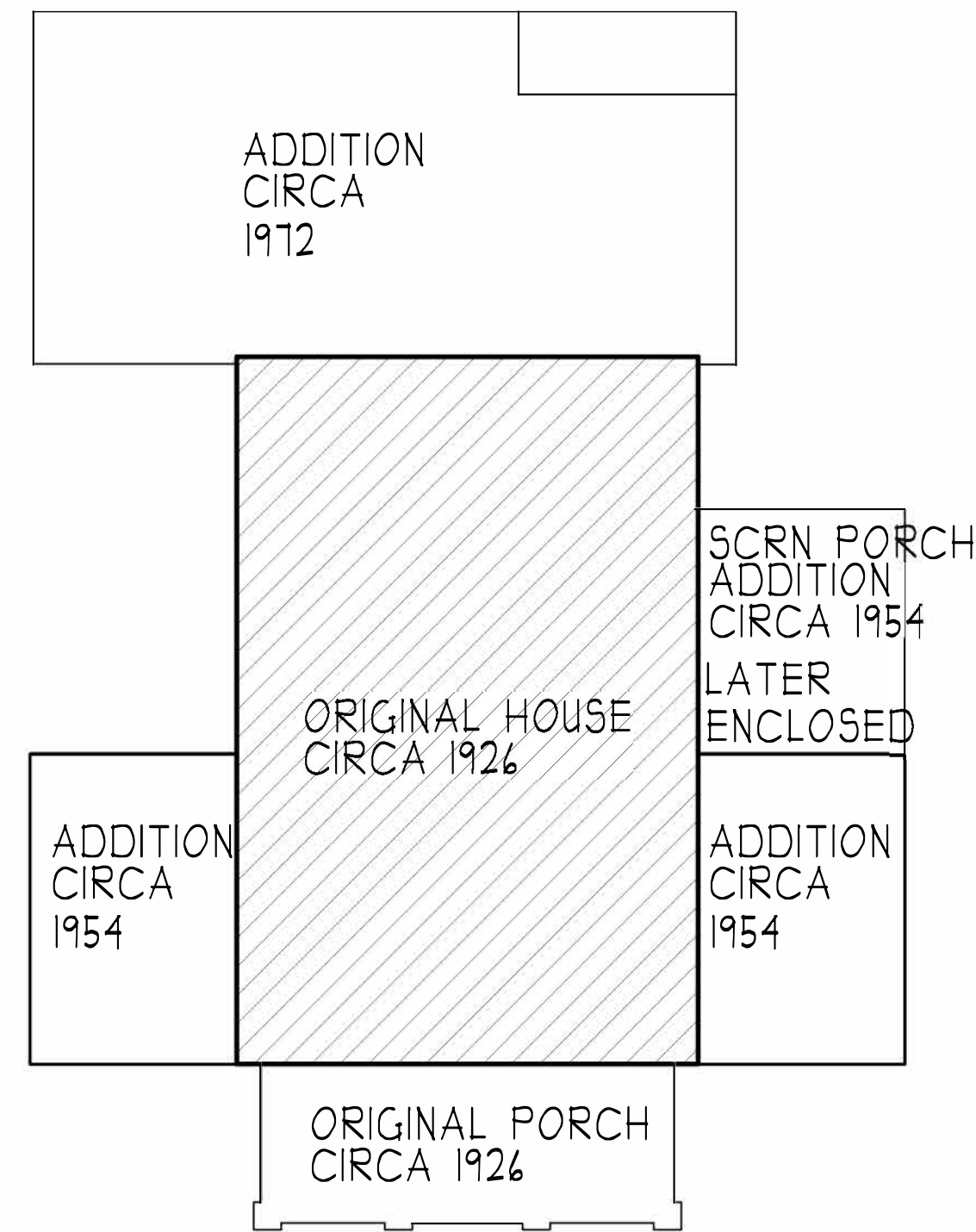
703 777 5773
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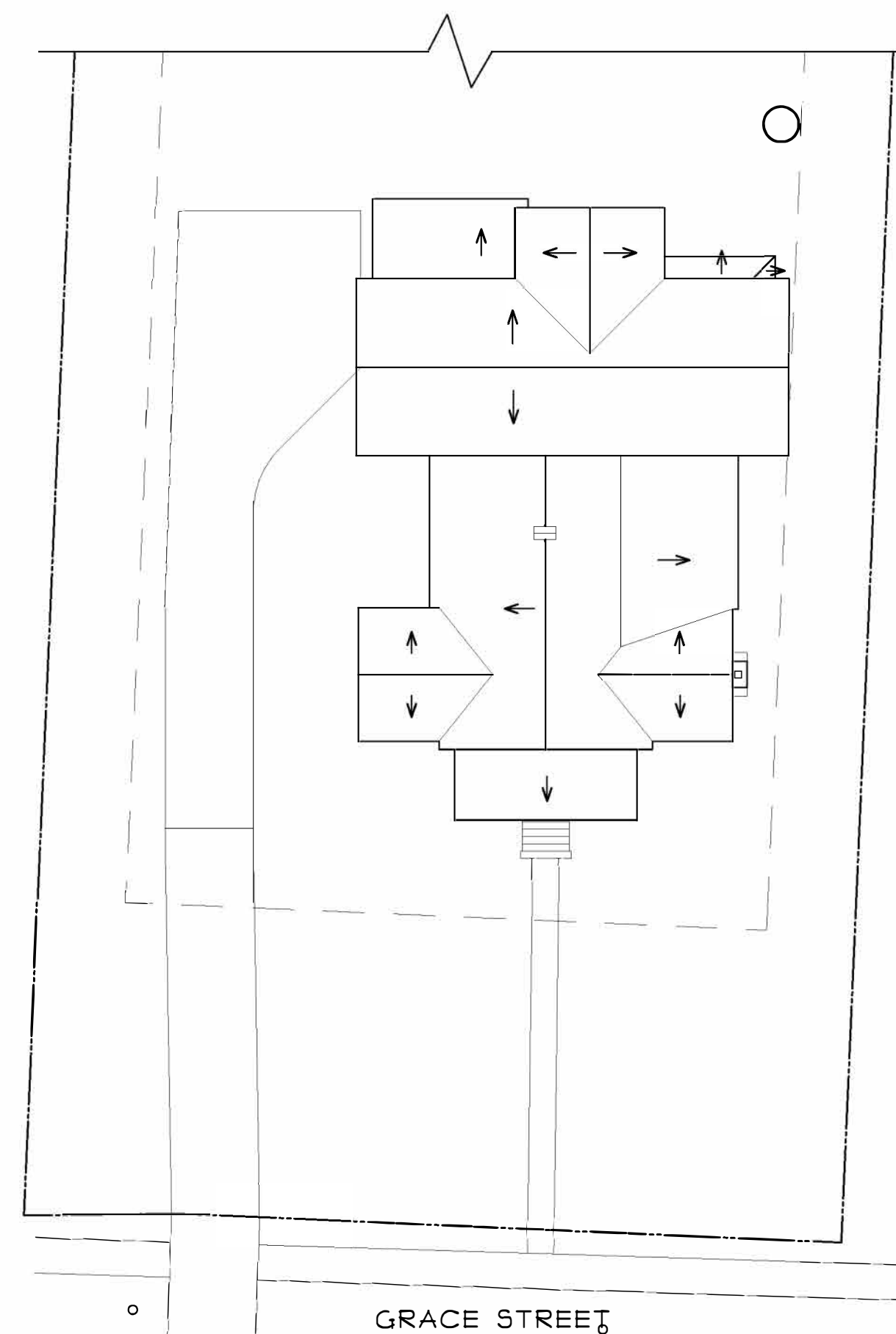
WINDOW SCHEDULE

| MARK | QUAN | WINDOW TYPE AND MODEL | R.O.SIZE |
|------|------|--|----------|
| 1 | 2 | 2'-4" X 2'-4" AWNING WDW | |
| 2 | 1 | 2'-4" X 4'-8" HALF LITE ENTRY DR | |
| 3 | 2 | 2'-8" X 4'-4" DOUBLE HUNG WDW | |
| 4 | 1 | 3'-0" X 4'-0" DOUBLE HUNG WDW | |
| 5 | 1 | TWIN (2) 3'-0" X 4'-0" DOUBLE HUNG WDWs | |
| 6 | 1 | TWIN (2) 2'-4" X 4'-0" DOUBLE HUNG WDWs | |
| 7 | 9 | 3'-0" X 5'-0" DOUBLE HUNG WDW | |
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| 9 | 1 | 3'-0" X 4'-8" HALF LITE ENTRY DR | |
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| 11 | 1 | 2'-4" X 4'-0" DOUBLE HUNG WDW | |
| 12 | 2 | TWIN (2) 2'-8" X 5'-0" DOUBLE HUNG WDWs | |
| 13 | 1 | 2'-8" X 5'-4" DOUBLE HUNG WINDOW TO MATCH WINDOWS ON FRONT ELEVATION | |

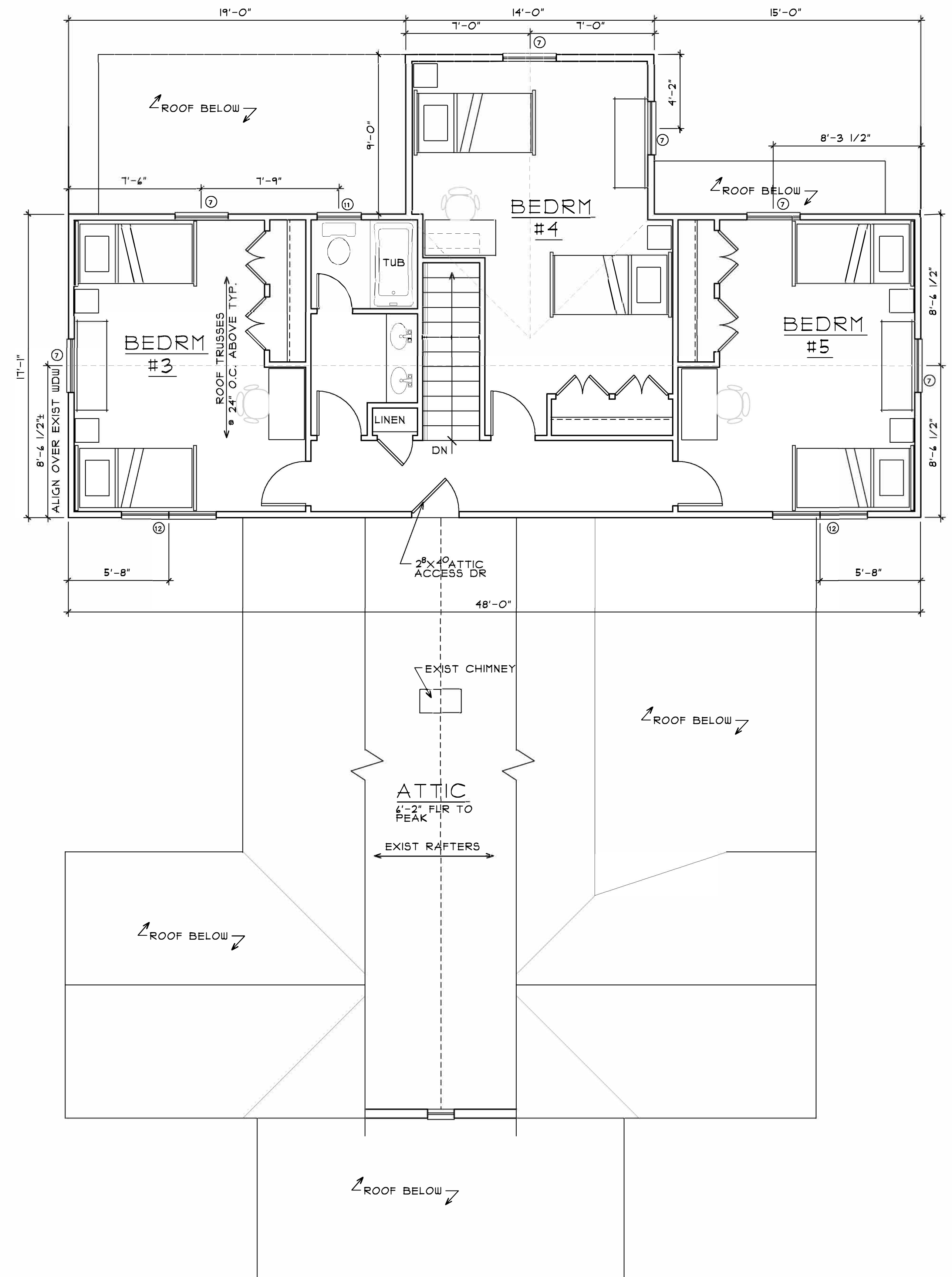
NOTE: ALL NEW WINDOWS ARE TO BE WINDSOR PINNACLE SERIES ALUMINUM CLAD WOOD WINDOWS
ALL NEW DOORS ARE TO BE THERMATRU PROFILES SERIES STEEL DOORS



EXISTING BUILD DATE DIAGRAM
NOT TO SCALE



ROOF PLAN
1/16" = 1'-0"

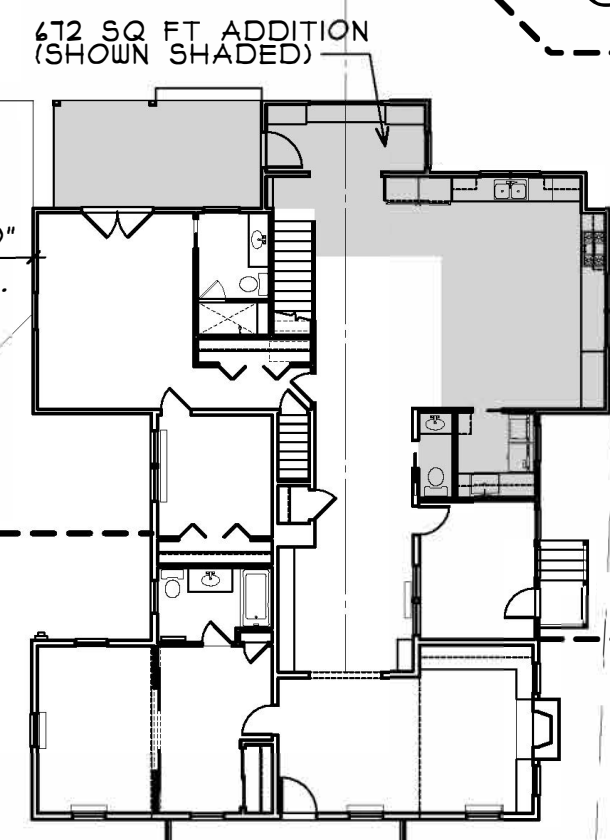


SECOND FLOOR PLAN
1/8" = 1'-0"

LOT COVERAGE:
1,909 SQ FT EXIST HOUSE + 472 SQ FT ADDITION = 2,381 SQ FT TOTAL BUILDING LOT COVERAGE
2,381/19,355 = 13.33% (25% ALLOWED)
IMPERVIOUS SURFACE LOT COVERAGE = 485 SQ FT
485 + 2,381 = 3,264/19,355 = 16.9% (50% ALLOWED)

DISTURBED AREA:
TOTAL LIMITS OF DISTURBED AREA = 2,184 SQ FT

EXTENTS OF DISTURBED AREA
EXIST LARGE TREE TO REMAIN



EXIST GRAVEL
EXIST PERVIOUS PAVERS

19355 SQ FT LOT

GRACE STREET

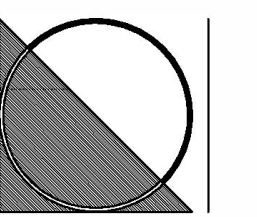
SITEPLAN
1/16" = 1'-0"

PRICING SET
HPRE REVIEW
REVISED 08/12/2020
REVISED 08/12/2020

NOT FOR CONSTRUCTION

DODSON RESIDENCE, ADDITION
761 GRACE STREET, HERNDON, VA
SECOND FLOOR PLAN

O'NEIL ARCHITECTS



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Dwg.

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of: 7

Date: 05/14/2020
07/10/2020
08/12/2020
Job No. 1840
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EXIST FRONT ELEVATION
1/4" = 1'-0"

EXIST ASBESTOS SIDING TO BE REMOVED. ORIGINAL WOOD SIDING IS TO BE EXPOSED & RESTORED IF POSSIBLE. IF EXIST SIDING CAN NOT BE REASONABLY RESTORED EXIST HOUSE IS TO BE RESIDED IN FIBER-CEMENT LAP SIDING W/ 4" EXPOSURE TYP.

NEW FIBERGLASS/ASPHALT SHINGLES TYP.
EXIST BRICK CHIMNEY TO REMAIN
NEW FIELD FORMED STANDING SEAM METAL ROOF OVER EXIST PORCH. RIB SPACING TO BE 1" O.C. COLOR TO MATCH SHINGLES AS CLOSE AS POSSIBLE.



NEW FRONT ELEVATION
1/4" = 1'-0"

EXIST WINDOWS, DOORS AND PORCH TO REMAIN



EXIST REAR ELEVATION
1/4" = 1'-0"

EXIST ABANDONED BRICK CHIMNEY TO REMAIN

NEW WHITE PREFINISHED 5" K-STYLE ALUMINUM GUTTERS AND DOWNSPOUTS TO MATCH EXISTING TYP.

NEW FIELD FORMED STANDING SEAM METAL ROOF OVER LOW SLOPE PORCH & KITCHEN BUMP-OUT. RIB SPACING TO BE 1" O.C. COLOR TO MATCH SHINGLES AS CLOSE AS POSSIBLE.

NEW AZEK TIMBERTECH CAPPED PVC DECKING FOR NEW PORCH & SIDE STOOP. COLOR TO BE: "VINTAGE COLLECTION CYPRESS"



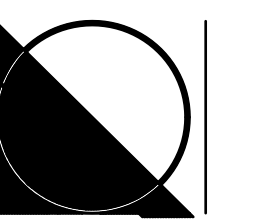
NEW REAR ELEVATION
1/4" = 1'-0"

NEW WINSOR ALUMINUM CLAD WOOD WINDOWS TYP.
NEW THERMATRU "PROFILES" STEEL EXTERIOR DOOR TYP.

**NOT FOR
CONSTRUCTION**

**DODSON RESIDENCE ADDITION
761 GRACE STREET, HERNDON VA
FRONT & REAR ELEVATIONS**

**O'NEIL
ARCHITECTS**



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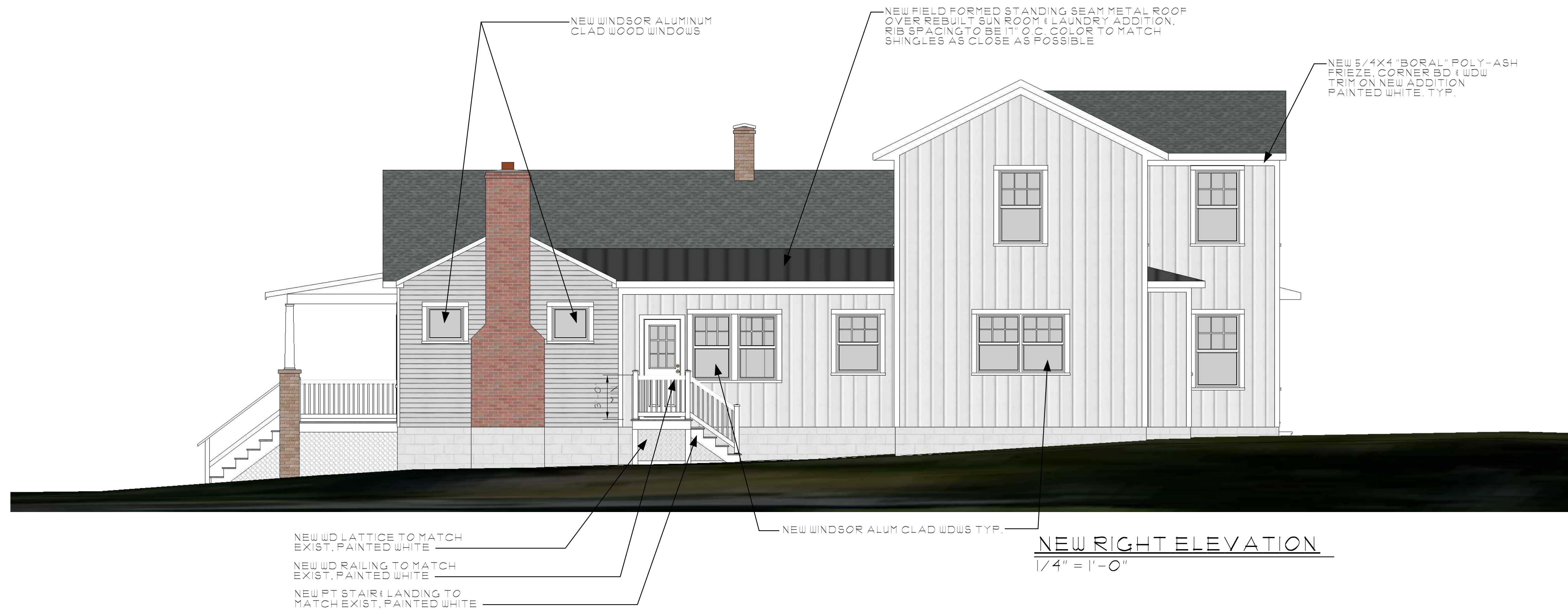
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EXIST RIGHT ELEVATION
1/4" = 1'-0"



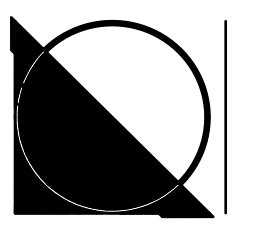
NEW RIGHT ELEVATION
1/4" = 1'-0"

PRICING SET
REVISED HPRB SET
Date: 05/14/20
06/12/20
Job No. 1840
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**NOT FOR
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**DODSON RESIDENCE ADDITION
761 GRACE STREET, HERNDON VA
RIGHT ELEVATIONS**

**O'NEIL
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EXIST LEFT ELEVATION
1/4" = 1'-0"



NEW LEFT ELEVATION
1/4" = 1'-0"

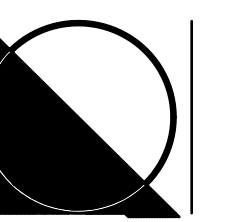
PRICING SET
REVISED HP18 SET
Date: 05/14/20
06/12/20

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**NOT FOR
CONSTRUCTION**

**DODSON RESIDENCE ADDITION
761 GRACE STREET, HERNDON VA
LEFT ELEVATIONS**

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Dwg.

5

Of: 7



EXIST FRONT PERSPECTIVE
NTS



PROPOSED FRONT PERSPECTIVE
NTS



LEFT STREET PERSPECTIVE
NTS



RIGHT STREET PERSPECTIVE
NTS

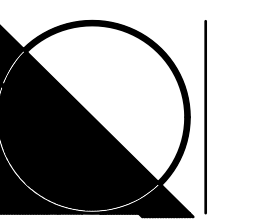
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PERSPECTIVE VIEWS**

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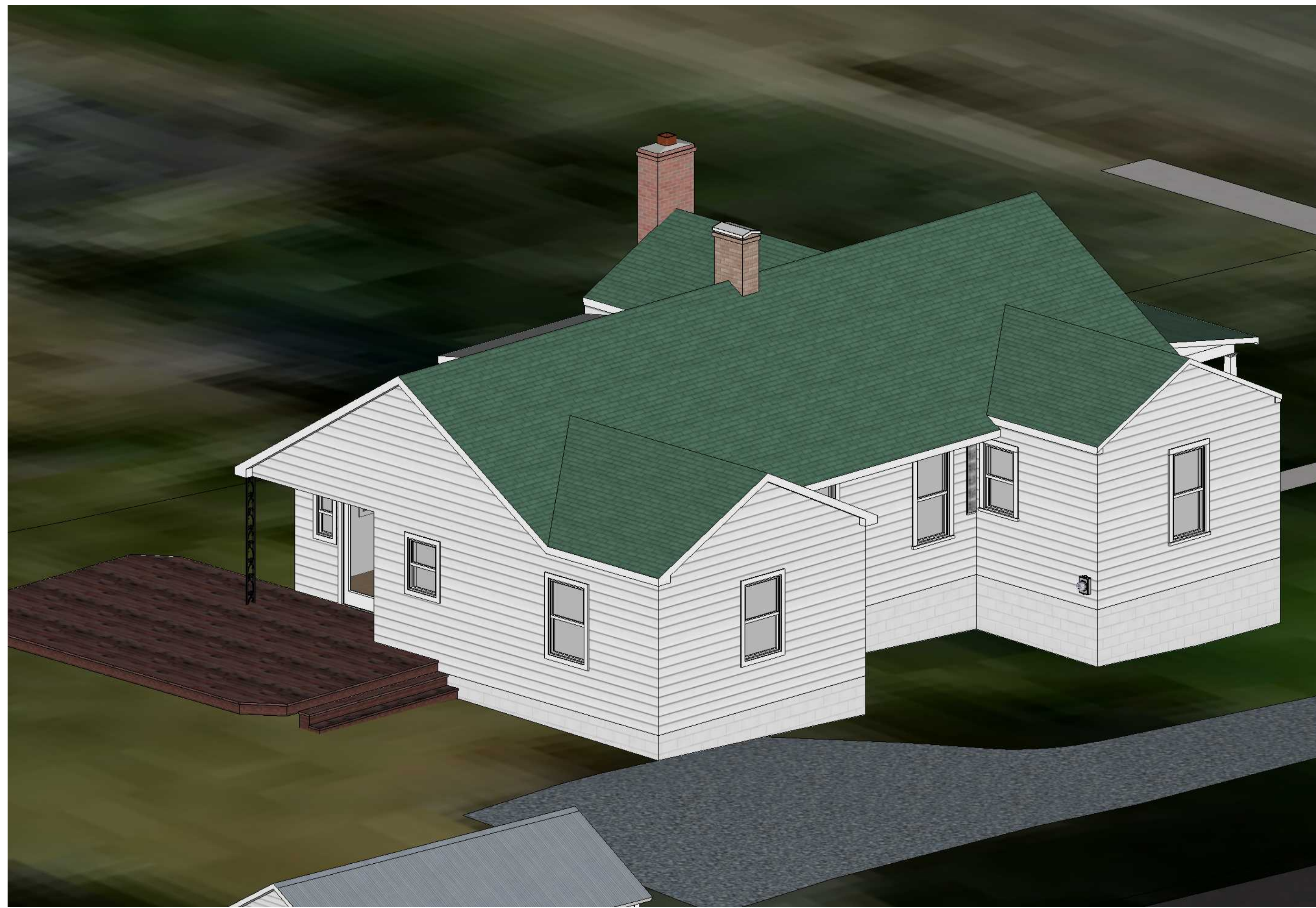
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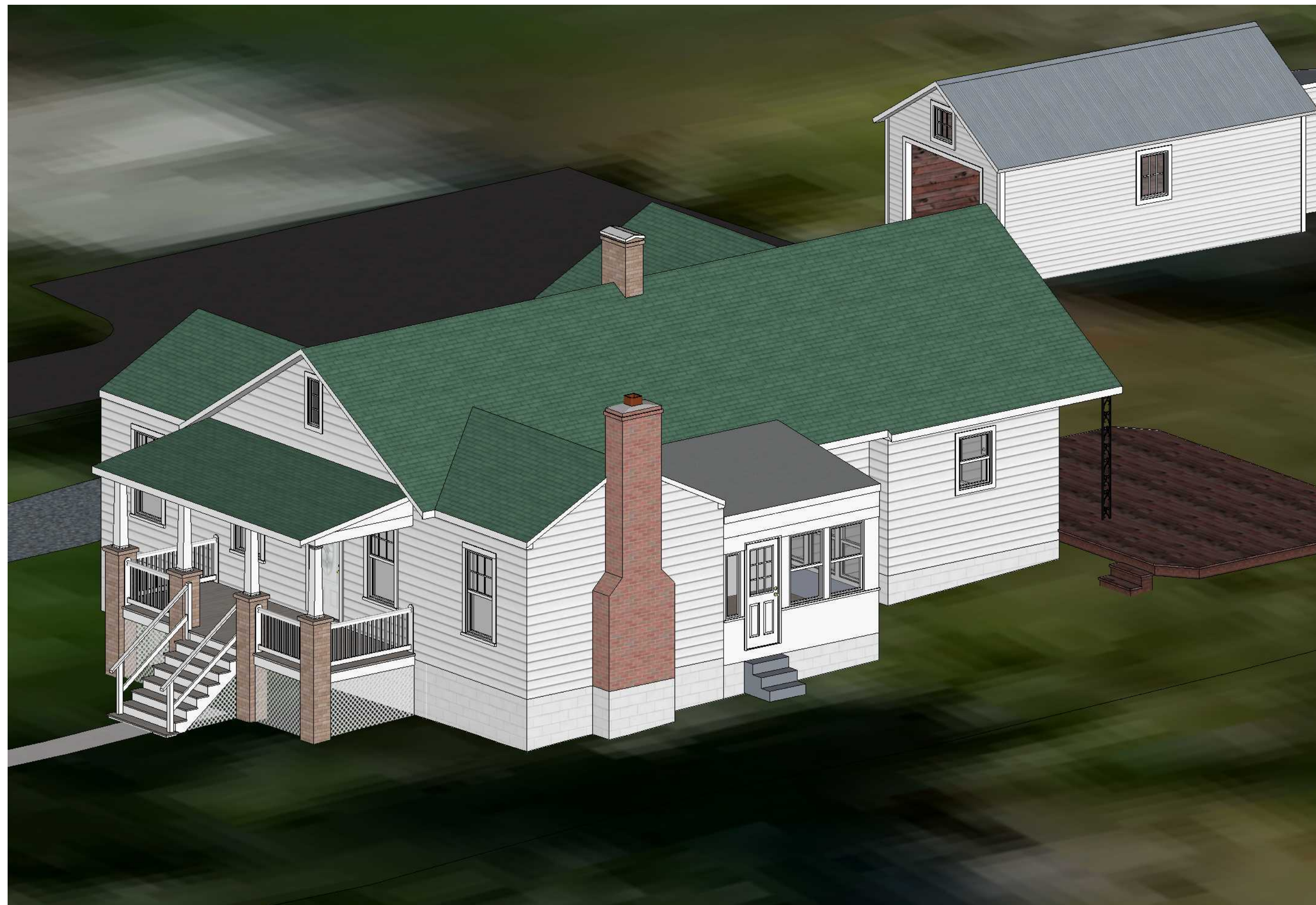
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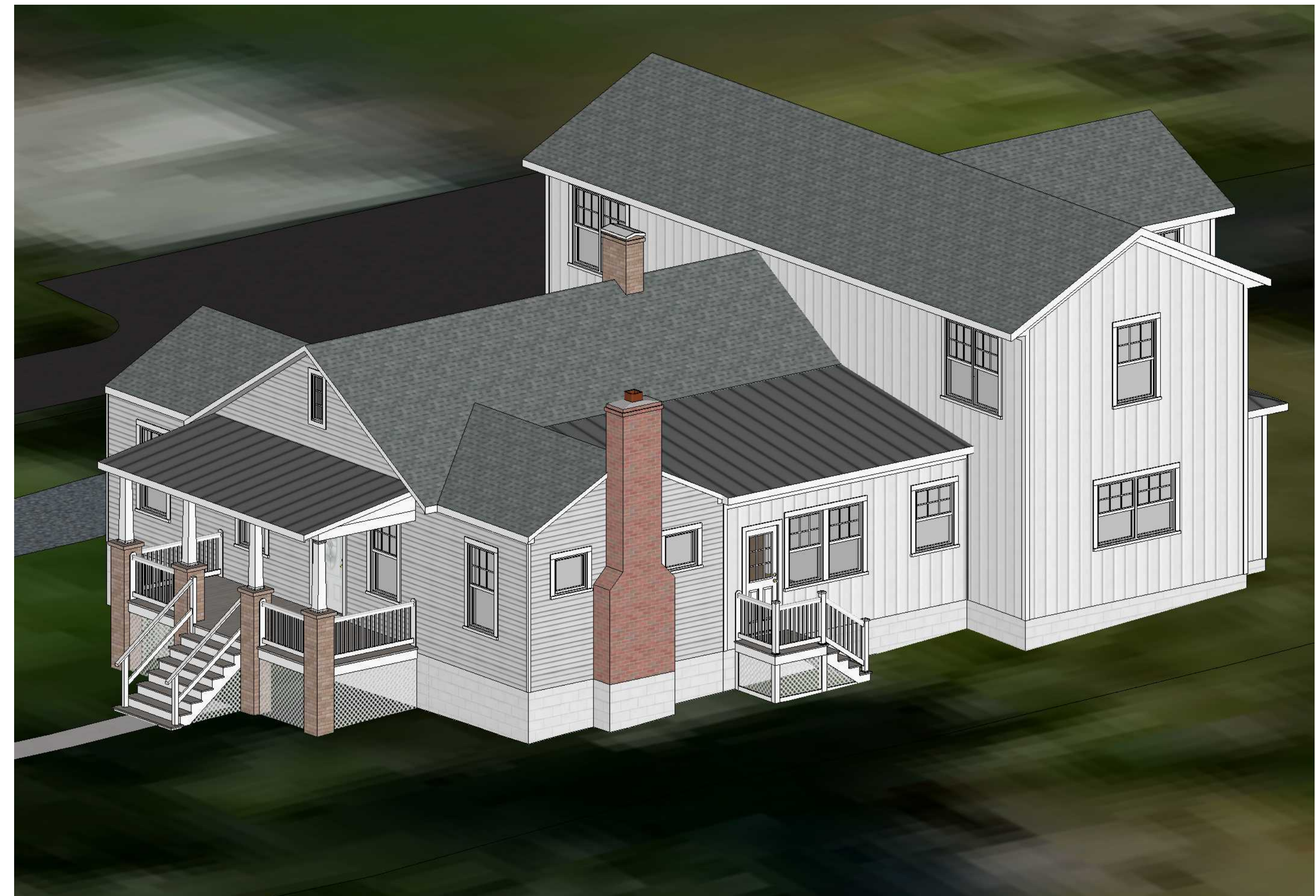
EXIST AERIAL VIEW - 1
NTS



PROPOSED AERIAL VIEW - 1
NTS



EXIST AERIAL VIEW - 2
NTS



PROPOSED AERIAL VIEW - 2
NTS

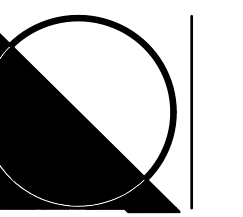
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AERIAL VIEWS**

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