

Preliminary Consultation
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7714 Takoma Ave., Takoma Park	Meeting Date:	3/28/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/21/18
Review:	Preliminary Consultation	Public Notice:	3/14/18
Applicant:	Marianna Diggs	Staff:	Dan Bruechert
Proposal:	Building Addition		

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based on the HPC's comments and return for either an additional preliminary consultation or a HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1924

The subject property is a two-story, brick, asphalt-shingled, front gable house, with a full-width front porch with brick piers. The house has three-over-one windows throughout. The house is at the southwest corner of the intersection of Philadelphia Ave. and Takoma Ave. This placement creates two highly visible facades. The façade along Philadelphia Ave. is three bays deep and has a small, wood shed roof addition. The exterior stairs that provide access to the second story are visible from Philadelphia Ave.

BACKGROUND

The applicant submitted plans for review as a preliminary consultation at the February 7, 2018 (rescheduled to February 13, 2018) meeting of the Historic Preservation Commission. The submitted plans have been revised based on the feedback presented at that meeting.

PROPOSAL

The applicant proposes to construct a one-story, one room addition off of the southwest of the historic house, accessed by a newly created hallway, and construct a deck in front of the proposed addition. The applicant additionally proposes to replace the non-historic bottom sash of all of the historic windows. The applicant proposes to expand the small one-story addition in the rear of the house by adding a second story in matching cladding. Lastly, the applicant proposes removing the non-historic ADA ramp and non-historic rear stairs.

APPLICABLE GUIDELINES:

When reviewing alterations and additions for new construction within the Takoma Park Historic District, decisions are guided by the *Takoma Park Historic District Design Guidelines* (Design Guidelines) and *Montgomery County Code Chapter 24A* (Chapter 24A).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8(b)

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

STAFF DISCUSSION

The applicant is proposing to work in three areas of the historic house: a rear corner addition; window replacement; and an expansion of an existing, non-historic rear addition.

Building Rear-Corner Addition

The applicant is proposing to construct a rear gable addition off of the left rear corner of the house that will be accessed by a newly created hallway. The addition will be approximately 17' × 21' (seventeen feet by twenty-one feet) and will have a brick foundation and be clad using Hardi siding with a 10" (ten inch) reveal with a steeply-pitched metal roof. The addition in the rear will project 4'2" (four feet, two inches) beyond the wall plane of the historic side gable-L at the front of the house. The creation of the new hallway will require the removal of the historic exterior wall behind the side gable-L addition (see Fig. 1 below).

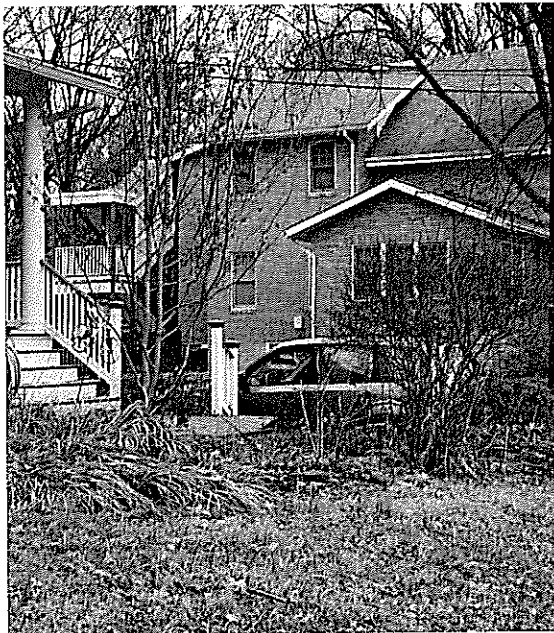


Figure 1: Right side of the house showing the location of the proposed hallway.

The windows in the addition will be large single lite casement windows with sliding single-lite doors in the hallway that will provide access to the new side deck. The side deck will project approximately 8'-10' (eight to ten feet), with a staircase that extends further to the right, and be constructed on brick piers to match the existing with a wire railing and lattice infill.



Figure 2: View from Takoma Ave toward proposed addition

As this is a corner lot, both the Takoma Ave. and the Philadelphia Ave. facades of the historic house are highly visible. Because of this any new construction on this site will be visible from the public right-of-way from one street or the other. The *Design Guidelines* state that major additions (which the *Guidelines* do not define, but Staff finds this qualifies) should be placed to the rear so they are less visible from the right-of-way.

Staff finds that the applicant made several revisions based on the recommendations by the HPC at the February 13th meeting. The location of the addition has been moved further toward the rear, and it projects much less than the previous submission (see attached) that projected more than 14' (fourteen feet) from the side gable-L. The roof form has been simplified, so that the new hallway is covered in a shed roof, with a single rear-facing gable roof over the addition, instead of the more complex side and rear gable proposal previously submitted. One substantial change from the previous submission has to do with the height of the roof on the addition. The proposed roof is much taller than the previous submission. The ridgeline extends to the eave of the rear gable on the historic house (at the level of the attic floor). This is 6' - 8' (six feet to eight feet) taller than the side gable-L roof at the front of house and will be largely visible from the public right-of-way.

The HPC voiced support for moving any building additions to the rear of the house, determining that the side and rear elevations (visible from Philadelphia Ave.) are secondary elevations and can accommodate more change without damaging the historic character of the building. The applicant has relocated the proposed construction, however, it still projects beyond the wall plan.

Overall, Staff finds that the revisions submitted by the applicant are a significant improvement from the previous submission. The Hardi siding ties the addition to the historic house to the

siding in the porch gable and the rear gable of the house. The single-lite casement windows are on a portion of the house that reads as new and will Staff finds are compatible in size but sufficiently differentiated from the historic six-over-one windows. The applicant has proposed a metal roof, but has not provided specifications. Even though metal roofs in the Takoma Park Historic District are rare, Staff finds that a flatter profiled metal roof may be compatible. The applicant must submit additional information with the HAWP application so that the HPC can make that determination.

While the *Guidelines* state that additions should be placed at the rear of the building to minimize their visual impact from the public right-of-way, this building is at the corner and will be visible from the front, side, and rear. In this instance, Staff believes that the addition should be evaluated first for its impact on the streetscape and second for the compatibility of its design.

Staff believes that the addition would be more compatible with the surrounding streetscape if it did not project beyond the wall plane of the side gable-L, however, Staff is more concerned about the impact created by the projection of the proposed deck and stairs beyond the historic wall plane. The deck and stairs project more than 15' (fifteen feet) to the left of the historic wall plane and will introduce a new focal point along the south elevation of the building. Due to the large side lot setback, the deck and stairs will be highly visible from the surrounding district.

Staff is less concerned about the removal of the portion of the wall behind the front side gable-L. While the loss of this historic fabric is not a desirable outcome, the visibility of this element is limited to the view shown in Fig. 1 and its loss will not have a major impact on the surrounding District.

Staff further finds that the steeply pitched roof form is incompatible with the design of the historic house and recommends other roof forms be explored if the HPC determines that the size and placement of the addition are compatible. In examining the plans, Staff believes that a lower sloped shed roof on the proposed addition would sit below the side gable of the front-L and would create less visual impact than the proposed roof.

Staff requests the HPC provide comments and recommendations regarding:

- The removal of the existing exterior wall along the left elevation behind the gable-L;
- The construction of a new hallway;
- The appropriateness of the placement of the new front gable addition;
- The appropriateness of the design of the new front gable addition; and
- The location and details of the proposed deck.

Window Replacement

Upon conducting a window assessment, the applicant has discovered that a previous owner removed and replaced the lower sashes while retaining the upper sashes. The applicant is proposing to repair the historic upper sashes of the windows and replace the non-historic (replacement) lower sashes with new wood sashes. This is a historic preservation best practice and meets the requirements of the *Guidelines*, *Chapter 24A*, and the *Standards*.

Expanded Rear Addition

In the northwest corner of the house there is a non-historic, one-room addition with a shed roof.

The applicant proposes to add a second story to this addition and clad both of these additions in 10" (ten inch) reveal Hardi siding to match the proposed addition. As these are non-historic features of the house, Staff finds this to be an acceptable treatment.

Front Door Replacement

The applicant proposes to replace the non-historic, half-lite door and sidelights with a Simpson Craftsman three panel, three-lite door with sidelights to match. Staff finds that design and materials of the proposed door are compatible and it is an appropriate replacement.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for either an additional preliminary consultation or submit a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact email: Permits@manionandassociates.com Contact Person: Rebecca Leal
Daytime Phone No.: 301.229.7000
Tax Account No.: 13-01064041
Name of Property Owner: PAVEN AULUCK Daytime Phone No.: 617.447.4008
Address: 6916 Willow St. NW Washington DC 20012
Street Number City State Zip Code
Contractor: (not selected) Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Thomas Manion Daytime Phone No.: 301.229.7000

LOCATION OF BUILDING/PREMISE

House Number: 2714 Street: Takoma Ave
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave
Lot: P13 Block: 69 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☒ Extend ☒ Alter/Reinforce
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ AC ☐ Stab ☒ Room Addition ☐ Porch ☒ Deck ☐ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 375,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

01/15/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

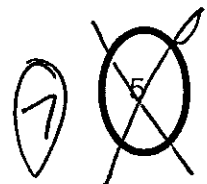
Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit: 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

825 266



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

We are trying to match the style & proportion of the building. We will be replacing windows. New additions will be compatible but different material than the brick.

The addition to the house includes a new family room with two access decks, the renovation of a previous addition (bathroom) on the first floor and a new small addition on the second floor (wic).

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

In the historic district we are matching the slope & scale of the exg. porch and other volumes of the house. Because the house is seen from multiple angles we decided there are no facades visually compatible with other house in the historic district.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

✶ You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

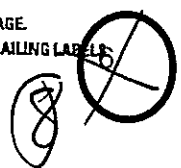
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

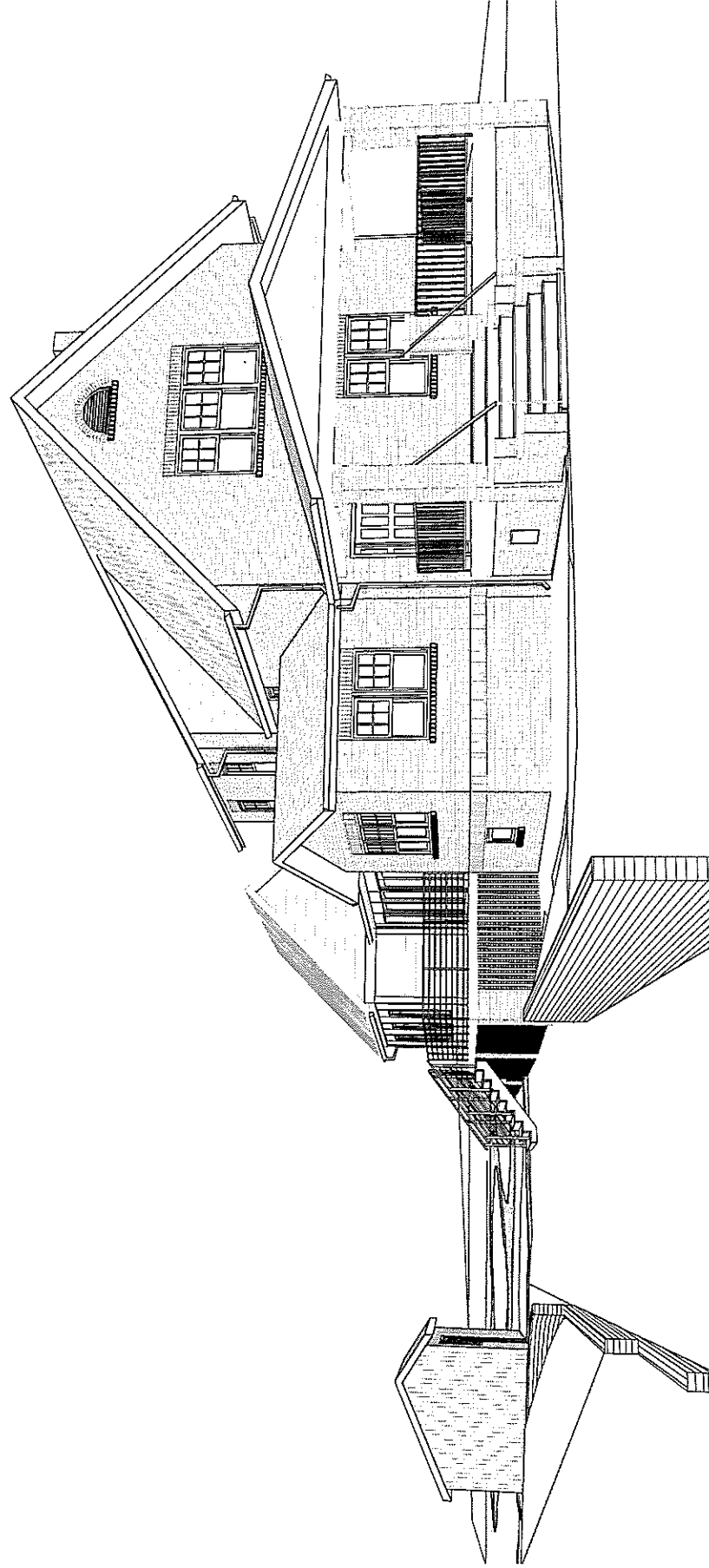


HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Pavan Auluck 6916 Willow St. NW Washington, DC 20012</p>	<p>Owner's Agent's mailing address Thomas Manion, AIA Manion + Associates Architects 7307 MacArthur Blvd</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Elliott Vanskike & Julie Schmid 7710 Takoma Ave Takoma Park, MD 20912.</p> <p align="center">(left side)</p>	<p>Pamela Lotke & Alexander Cronin 608 Philadelphia Ave Takoma Park, MD 20912</p> <p align="center">(rear)</p>
<p>Susan Schulken 601 Philadelphia Ave Takoma Park, MD 20912</p> <p align="center">(right side - across st.)</p>	<p>Candida Deluise 7715 Takoma Ave Takoma Park, MD 20912</p> <p align="center">(across left)</p>
<p>Lawrence Hershmann & Amy Turim 7713 Takoma Ave Takoma Park, MD 20912</p> <p align="center">(across right)</p>	<p>Adam Ernst 7801 Takoma Ave Takoma Park, MD 20912</p> <p align="center">(across intersection)</p>

Auluck

7714 Takoma Ave.
Takoma Park, MD 20912



1 Takoma Ave View

A1

MANION+ASSOCIATES ARCHITECTS, P.C.
7307 McArthur Blvd, Ste. 216, Bethesda, Maryland 20816
Tel: 301.229.7000 Fax: 301.229.7171 www.manionandassociates.com



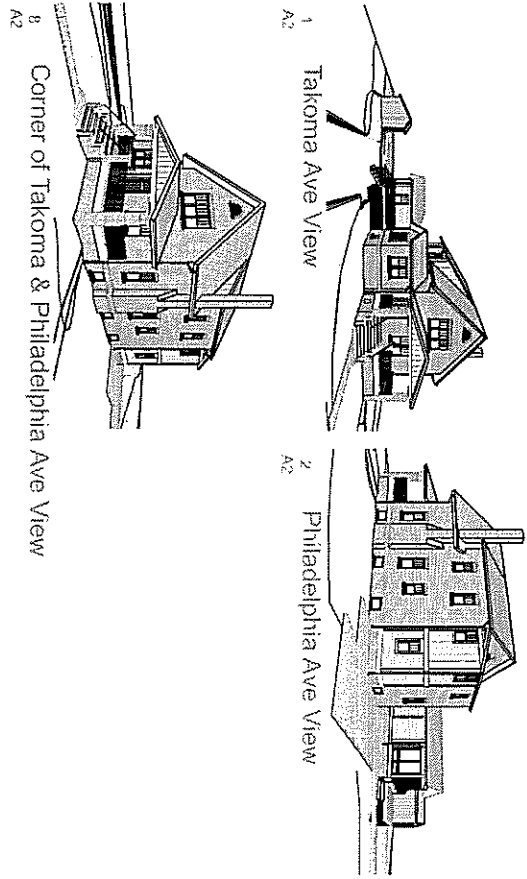
Auluck
7714 Takoma Ave.
Takoma Park, MD 20912

Sheet
Drawing No. 1
7714 Takoma Ave.

A1

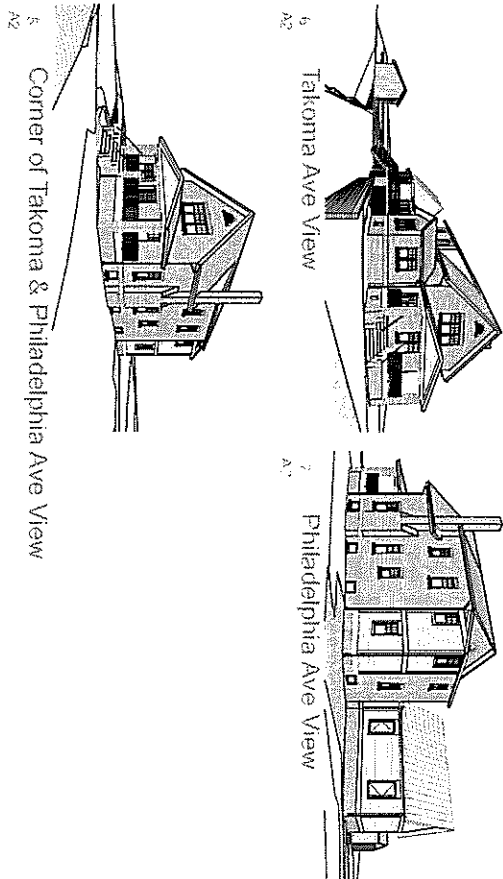
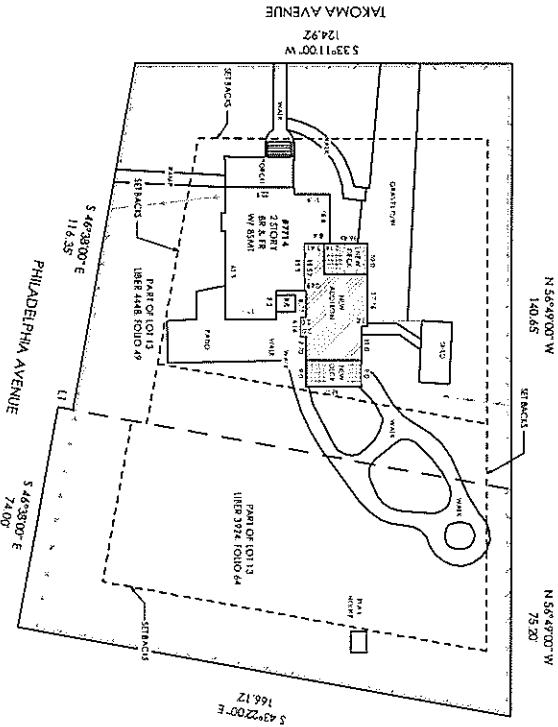
NOT FOR CONSTRUCTION

10



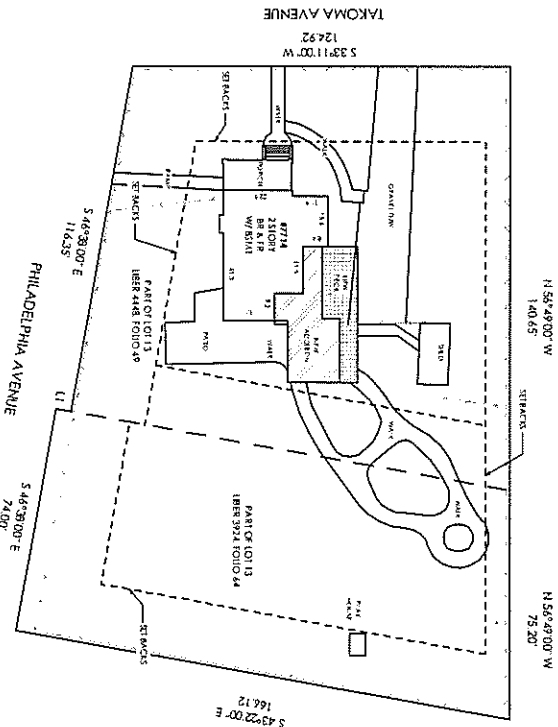
Corner of Takoma & Philadelphia Ave View

4 Site Plan- Previous Design
SCALE: 1" = 20'



Corner of Takoma & Philadelphia Ave View

3 Site Plan- New Design
SCALE: 1" = 20'



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A2

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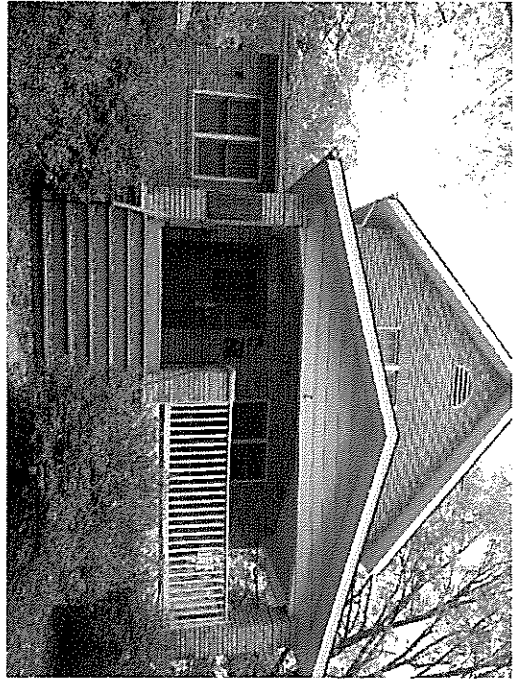
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TAKOMA PARK, MD 20912



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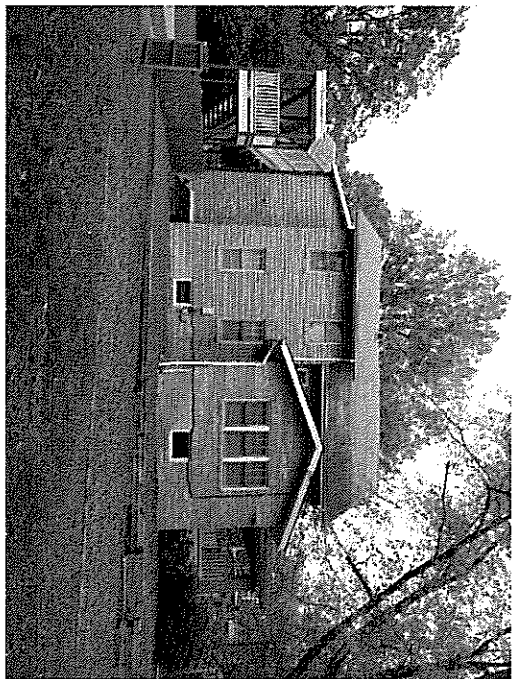
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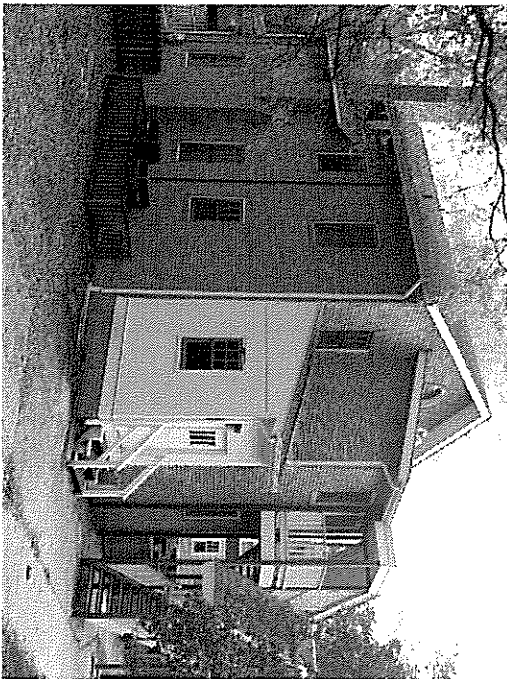
Front View-Existing



Rear View-Existing



Left View-Existing



Right View-Existing

12

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A3

Sheet 12
12/02/07
Drawing 12

Auluck
7714 Torrance Ave
Towson Park, MD 21204
Date of Review



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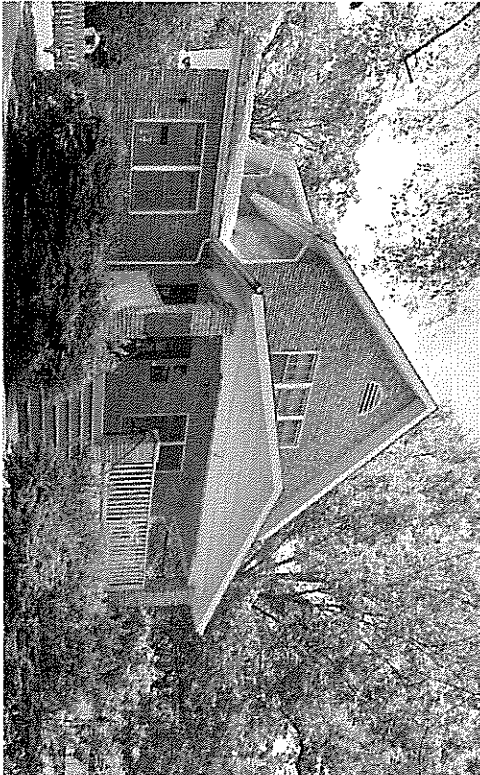
Takoma Ave corner with
Philadelphia Ave



Philadelphia Ave View



Takoma Ave View



Takoma Ave View from
Sidewalk

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A4

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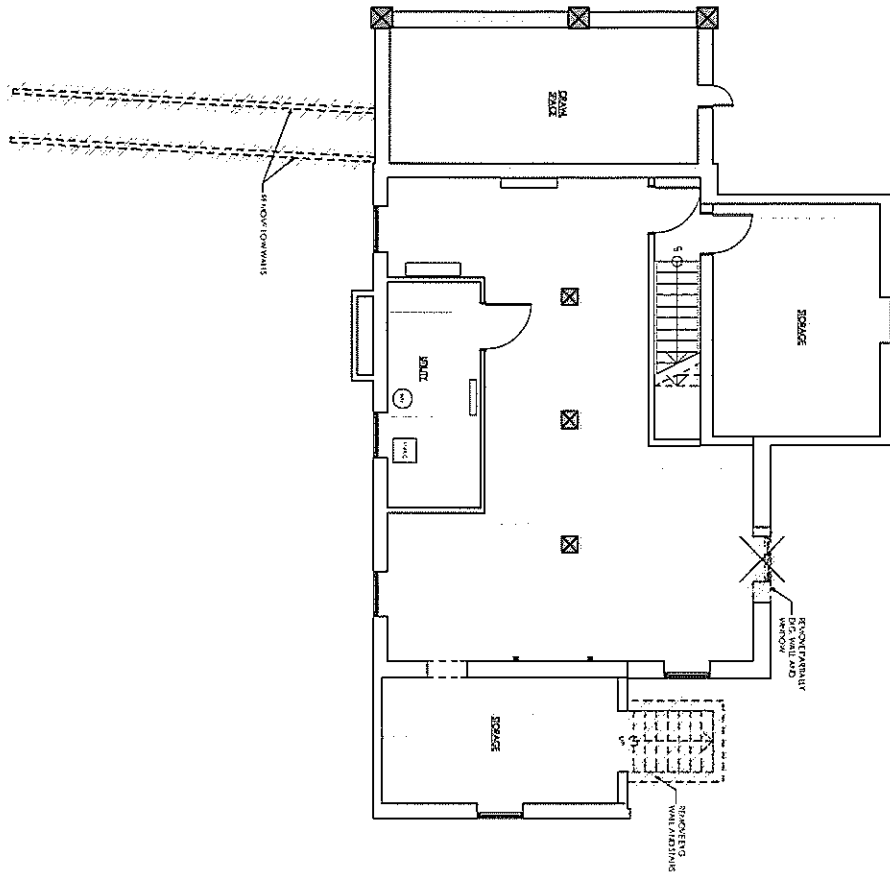


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13

AS SELECTING 1950



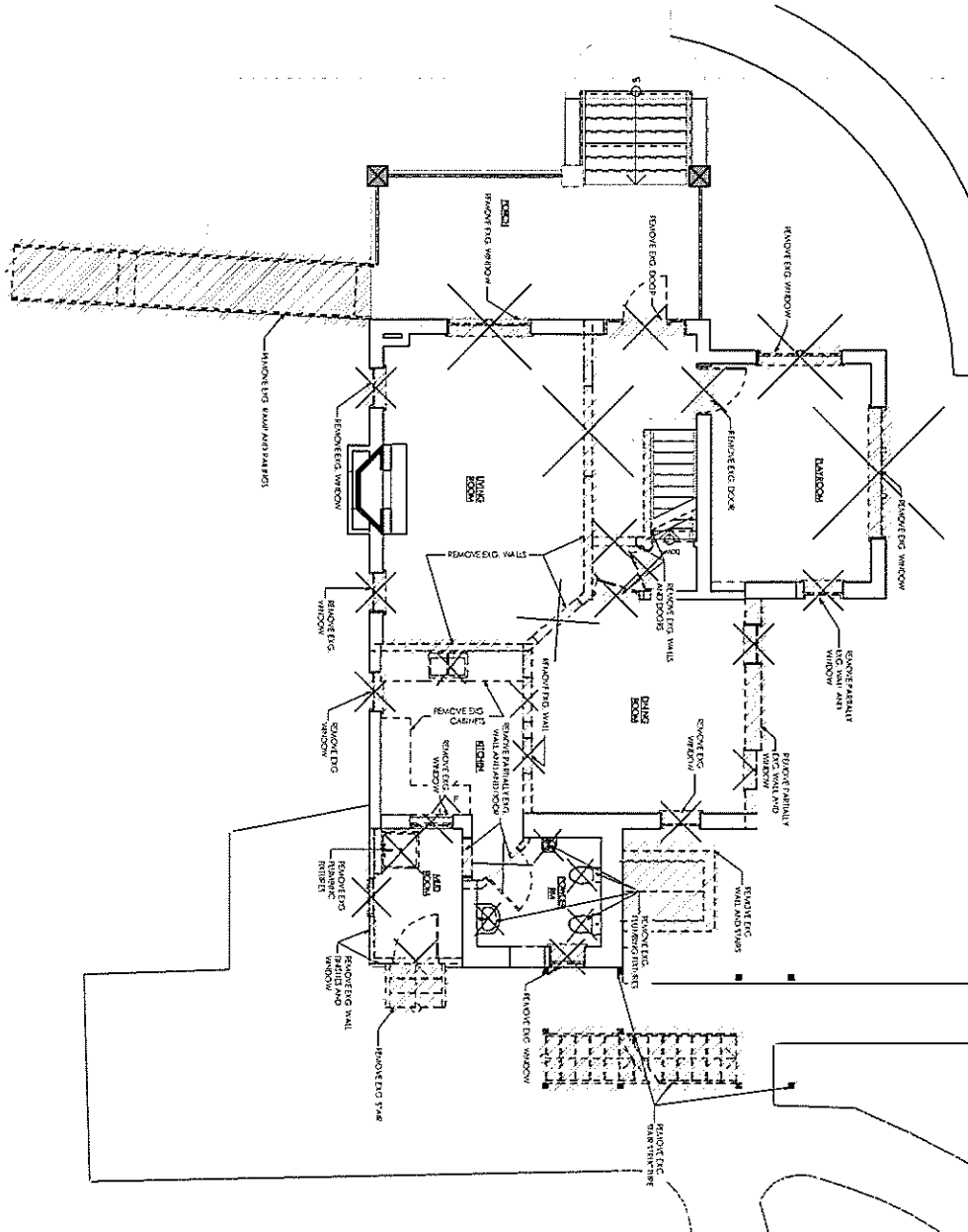
-EGG WINDOWS HAVE THE ORIGINAL TOP SASH, SINGLE GLASS, NOT INSULATED. IT HAS BEEN MODIFIED FROM DOUBLE HUNG TO FIXED PANEL. THE BOTTOM SASH IS NOT ORIGINAL. IT HAS BEEN REPLACED BY OPERATIONAL DOUBLE GLASS PANEL, BUT THEY DON'T MEET EGRESS IN SOME PLACES.

NOTES:

-EXG. DOORS TO BE REPLACED WITH RESIDENTIAL UNITS.

- EXG. RAMP WILL BE REMOVED.

1
A7
First Floor Demo
SCALE 1/8" = 1'-0"



EXISTING CONDITIONS:

-EXG. WINDOWS HAVE THE ORIGINAL TOP SASH, SINGLE GLASS, NOT INSULATED. IT HAS BEEN MODIFIED FROM DOUBLE HUNG TO FIXED PANEL. THE BOTTOM SASH IS NOT ORIGINAL. IT HAS BEEN REPLACED BY OPERATIONAL DOUBLE GLASS PANEL, BUT THEY DON'T MEET EGRESS IN SOME PLACES.

-EXG. DOORS ARE NOT ORIGINAL. THEY HAVE BEEN REPLACED FOR SWING OUT COMMERCIAL DOORS.

NOTES:

- EXG. WINDOWS TO BE REPLACED WITH NEW WINDOWS WITH SAME DIMENSION.
- EXG. DOORS TO BE REPLACED WITH RESIDENTIAL UNITS.
- EXG. METAL STAIR AT THE REAR WILL BE REMOVED.
- EXG. RAMP WILL BE REMOVED.

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A7

Autuck
7714 Fox Drive, A-3
Towson, MD 21204

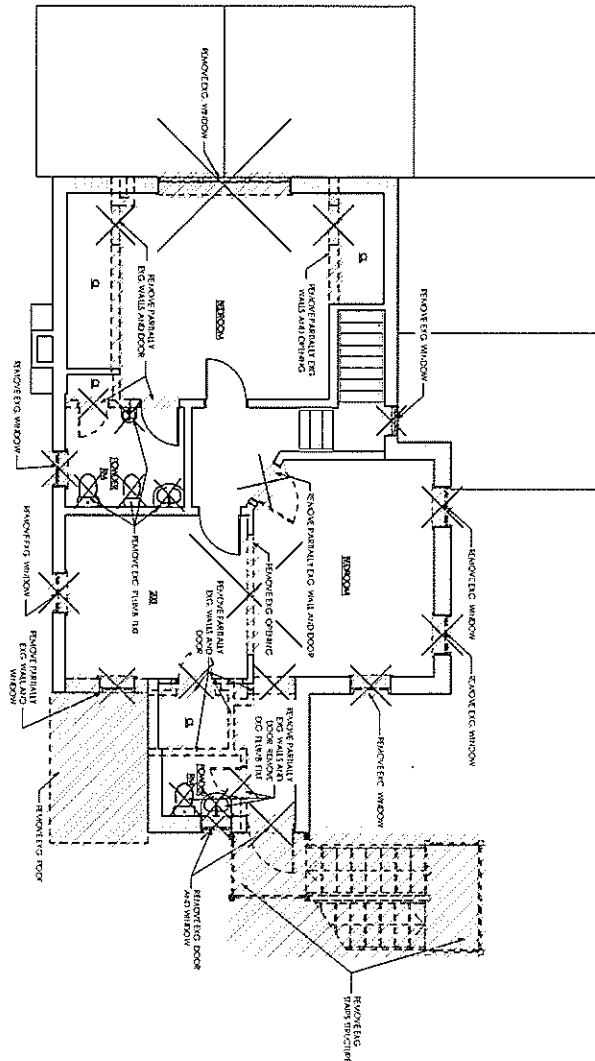
Demolition Plan



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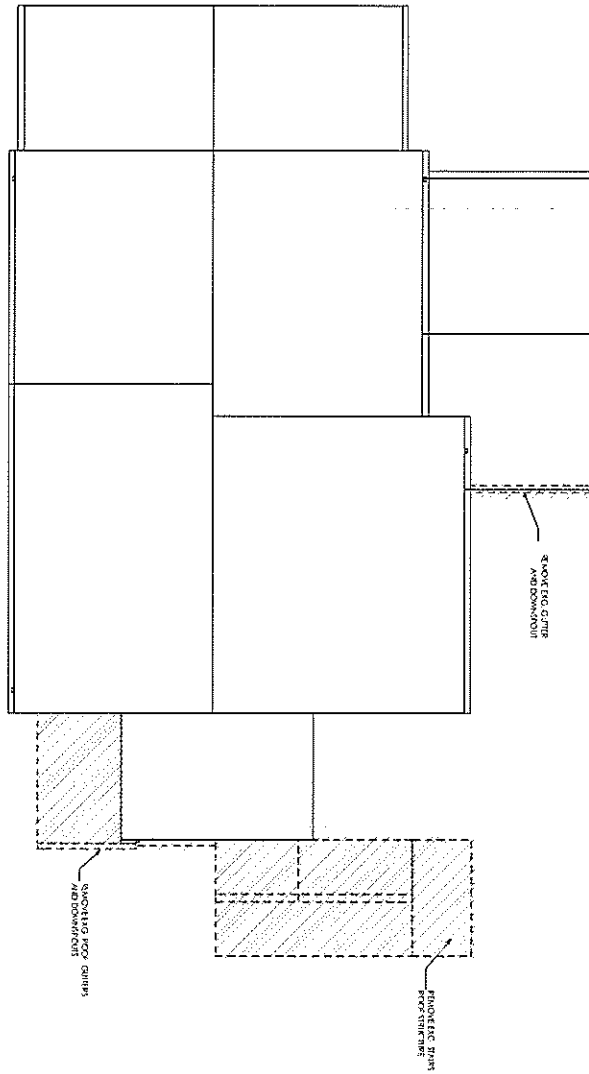
16



- EXG. RAMP WILL BE REMOVED.

PERIOD: 1952 and 1953, REPROD

1 Roof Demo
A9
Scale 1/8" = 1'-0"



EXISTING CONDITIONS:

-EXG. WINDOWS HAVE THE ORIGINAL TOP SASH, SINGLE GLASS, NOT INSULATED. IT HAS BEEN MODIFIED FROM DOUBLE HUNG TO FIXED PANEL. THE BOTTOM SASH IS NOT ORIGINAL. IT HAS BEEN REPLACED BY OPERATIONAL DOUBLE GLASS PANEL, BUT THEY DON'T MEET EGRESS IN SOME PLACES.

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NOTES:

-EXG. WINDOWS TO BE REPLACED WITH NEW WINDOWS WITH SAME DIMENSION.

-EXG. DOORS TO BE REPLACED WITH RESIDENTIAL UNITS.

-EXG. METAL STAIR AT THE REAR WILL BE REMOVED.

-EXG. PUMP WILL BE REMOVED.

NOT FOR CONSTRUCTION

Architect
MANION + ASSOCIATES
DESIGN A-2

Architect
2714 E. Randolph Ave.
Takoma Park, MD 20912

Designated Area

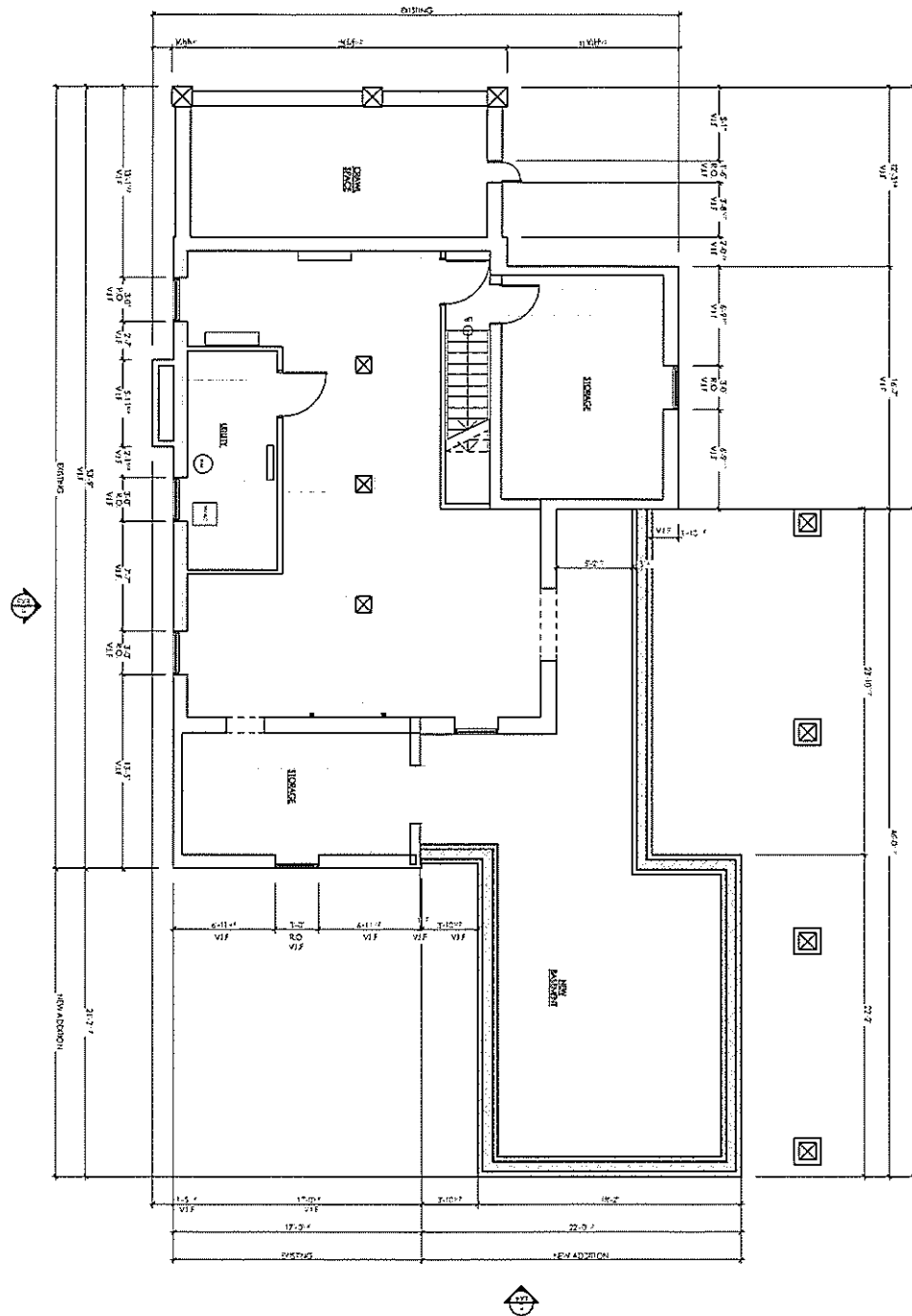


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18

1
Basement Floor
A10
SCALE 1/8" = 1'-0"



NOT FOR CONSTRUCTION

A10

DESIGNED BY
A10
DRAWN BY
A10

Auluck
7714 Topping Ave.
Toronto Park, MD 20712

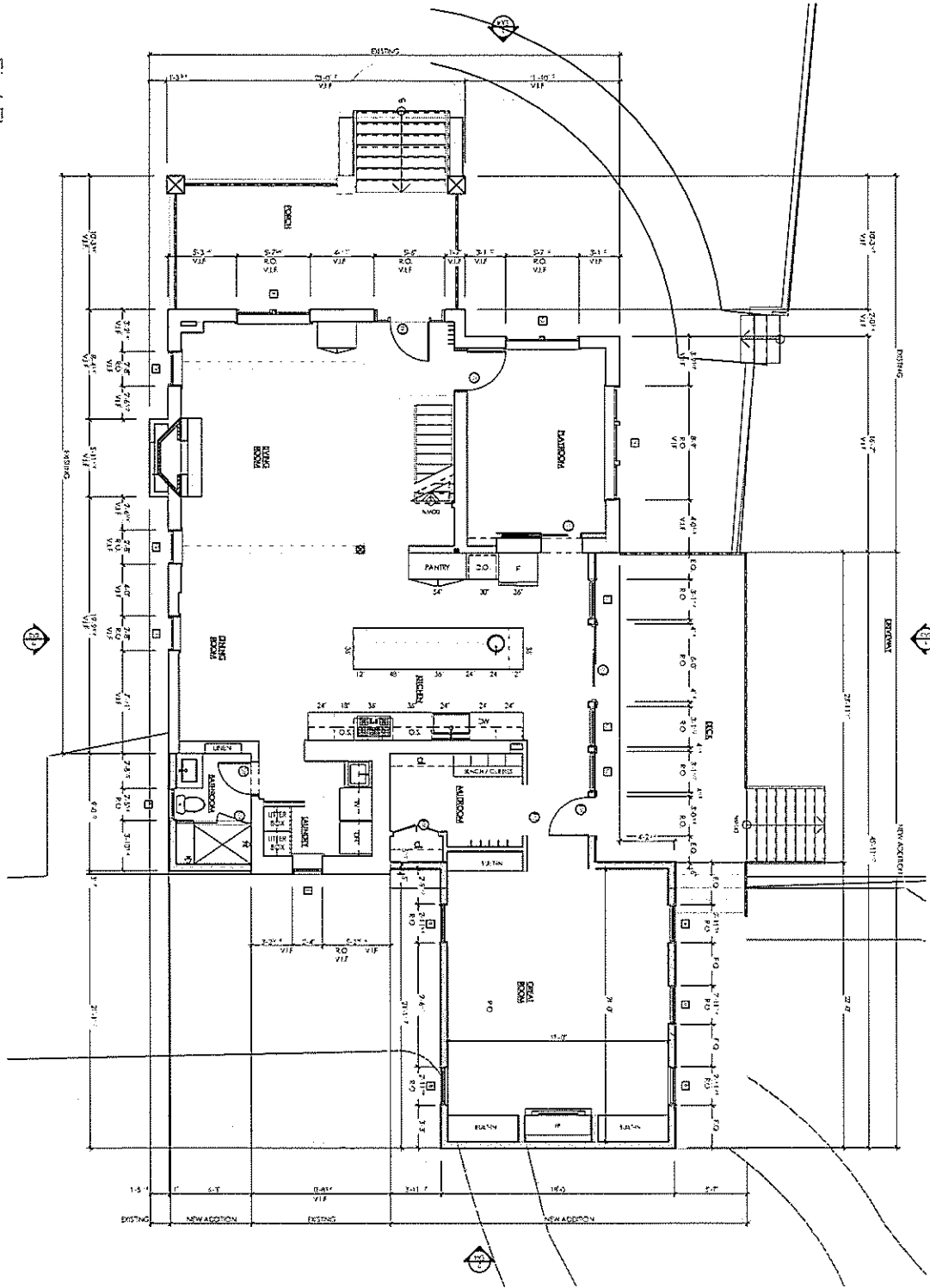


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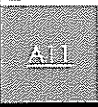
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19

1
All
First Floor
SCALE 1/8" = 1'-0"



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ARCHITECT
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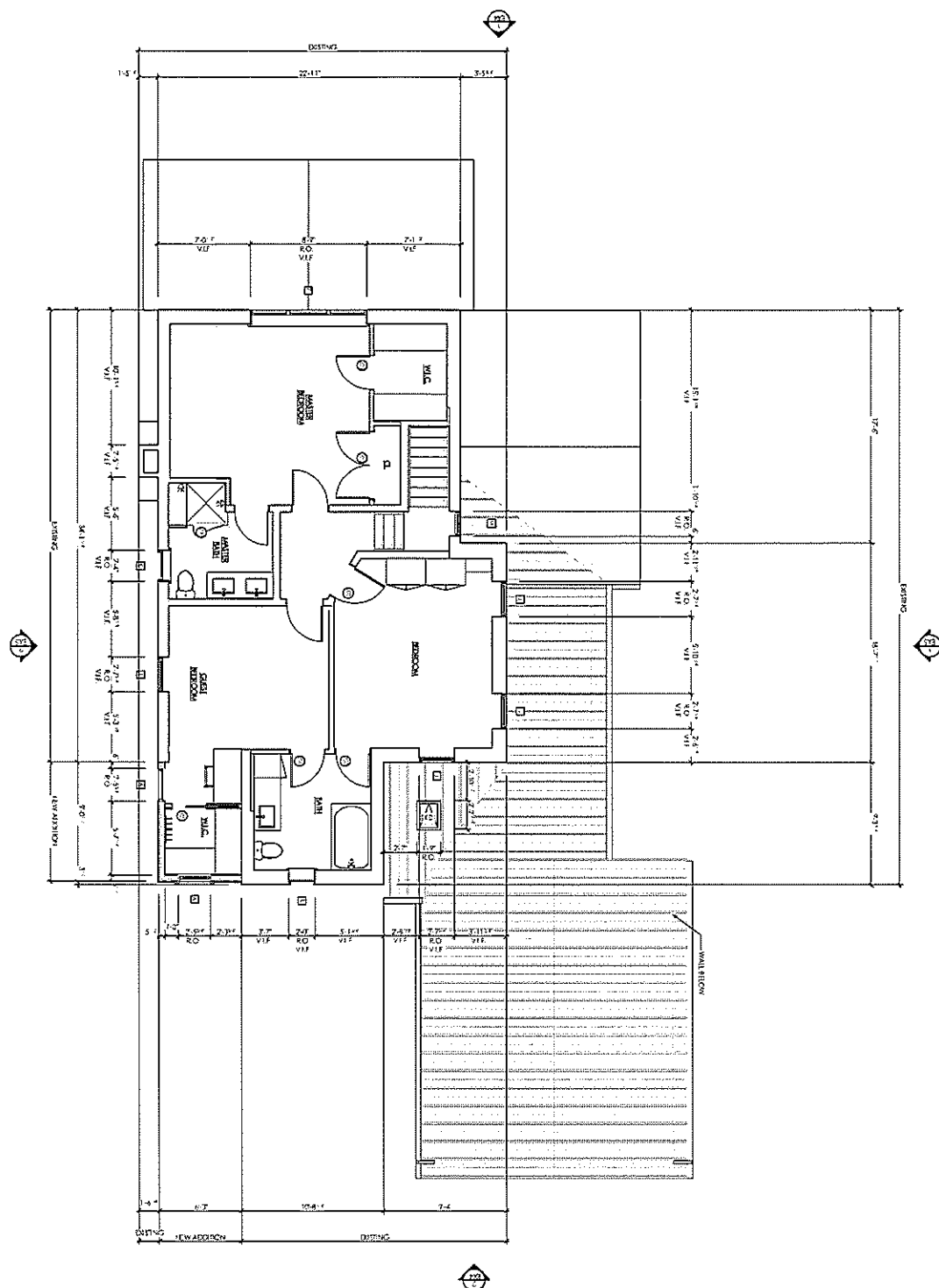
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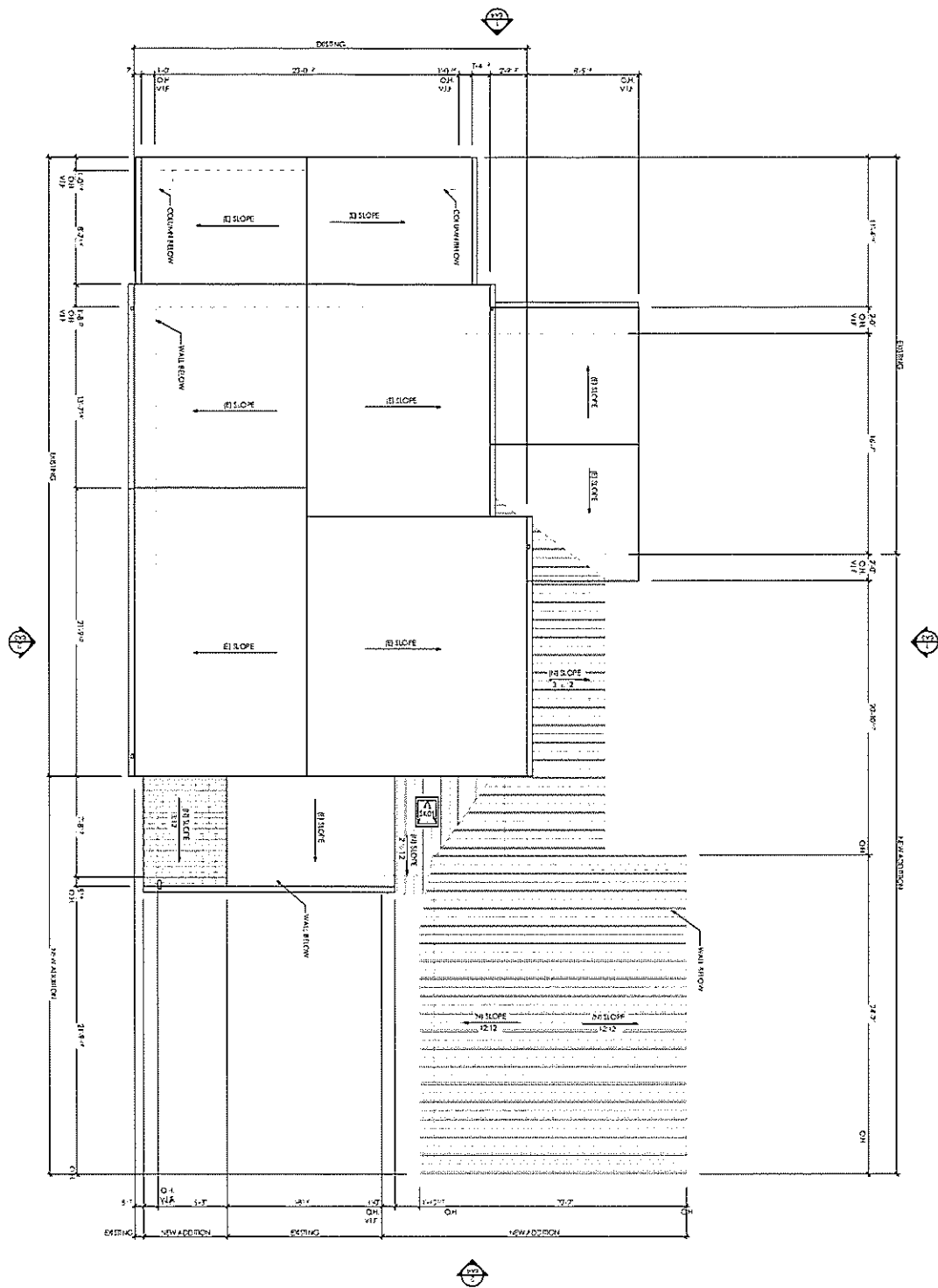
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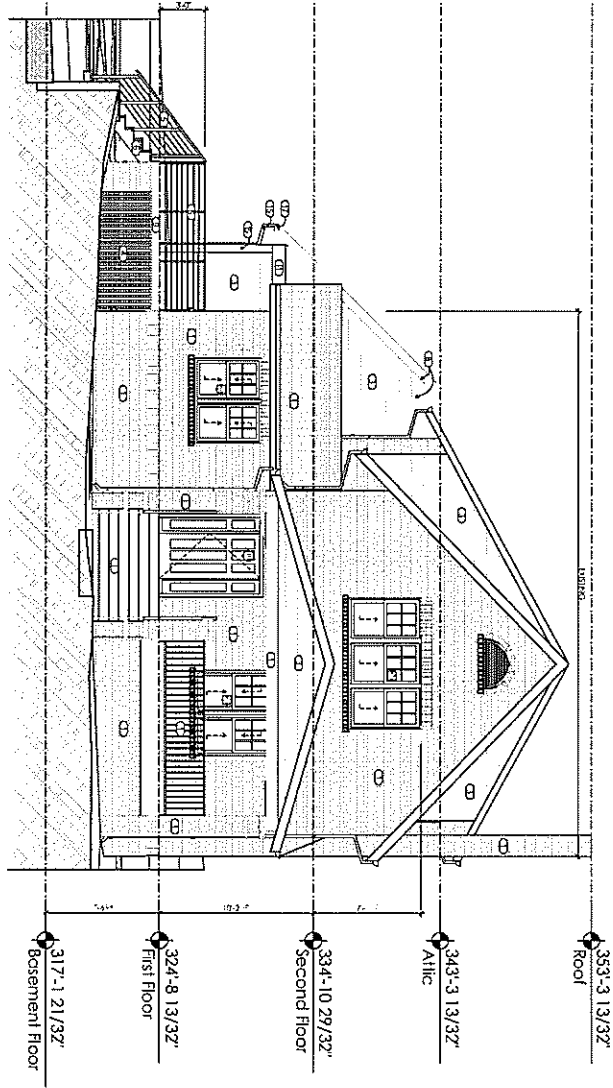
A13

Auluck
2714 Torrance Ave.
Torrance Park, MD 20912
Raymond Reed Ph.D.

[illegible]

22

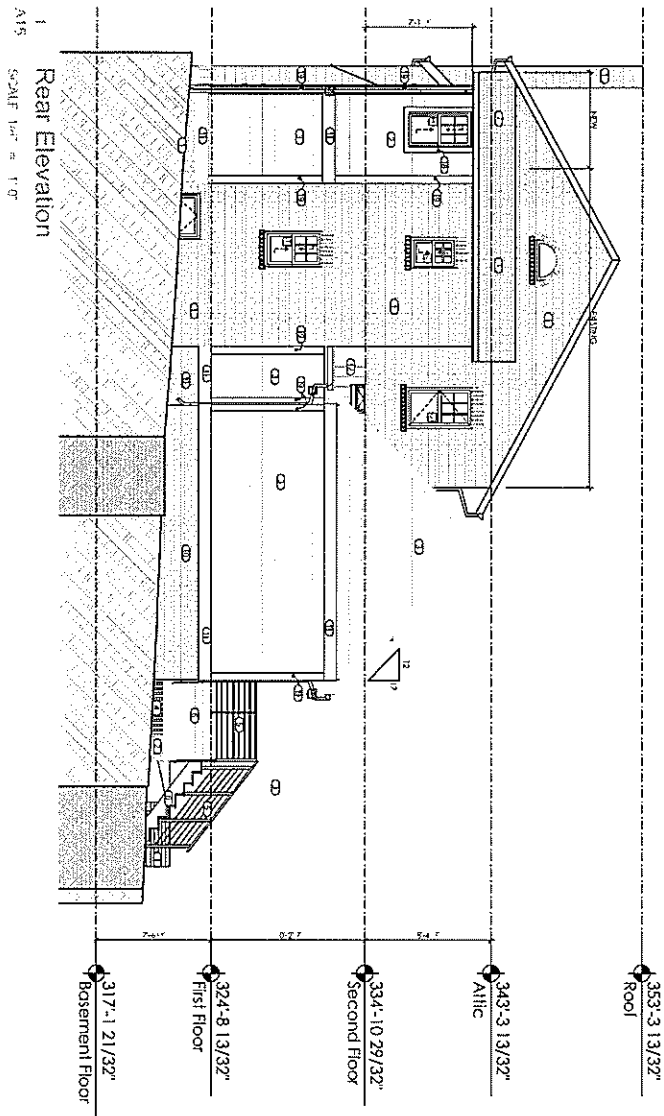
1
A14
Front Elevation
Scale: 1/8" = 1'-0"



DRAWING SYMBOL KEYS	
	DOOR
	PLUMBING FIXTURE
	WINDOW
	APPLIANCE
	SKYLIGHT
	LIGHT FIXTURE
	WALL TYPE KEY
	ELEVATION KEYNOTE
	DOWN SPOUT

ELEVATION KEY NOTES	
1)	EXISTING TO REMAIN
2)	BRICK PIERS, BRICK TO MATCH EXG.
3)	HARDIE 10" SIDING- SMOOTH FINISH
4)	LATTICE
5)	WIRE RAILING
6)	TREX STEPS
7)	SHINGLE ROOF TO MATCH EXISTING
8)	BORAL TRIM
9)	BORAL TRIM 5/4 X 12 BAND BOARD CUT TO FIT
10)	BRICK WALL TO MATCH EXISTING
11)	BORAL TRIM
12)	METAL ROOF
13)	BORAL TRIM
14)	(E) DOWNSPOUT
15)	(N) METAL DOWNSPOUT TO MATCH EXISTING
16)	(F) GUTTER
17)	(N) METAL GUTTER TO MATCH EXISTING
18)	BORAL 1 X 4 CASING
19)	6" BORAL TRIM CUT TO FIT

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DRAWING SYMBOL KEYS	
	DOOR
	PLUMBING FIXTURE
	WINDOW
	APPLIANCE
	SKYLIGHT
	LIGHT FIXTURE
	WALL TYPE KEY
	ELEVATION KEYNOTE
	DOWN SPOUT

ELEVATION KEY NOTES

- 1) EXISTING TO REMAIN
- 2) BRICK PIERS, BRICK TO MATCH EXG.
- 3) HARDIE 10" SIDING- SMOOTH FINISH
- 4) LATTICE
- 5) WIRE RAILING
- 6) TREX STEPS
- 7) SHINGLE ROOF TO MATCH EXISTING
- 8) BORAL TRIM
- 9) BORAL TRIM 5/4 X 12 BAND BOARD CUT TO FIT
- 10) BRICK WALL TO MATCH EXISTING
- 11) BORAL TRIM
- 12) METAL ROOF
- 13) BORAL TRIM
- 14) (E) DOWNSPOUT
- 15) (N) METAL DOWNSPOUT TO MATCH EXISTING
- 16) (E) GUTTER
- 17) (N) METAL GUTTER TO MATCH EXISTING
- 18) BORAL 1 X 4 CASING
- 19) 6" BORAL TRIM CUT TO FIT

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A15

Sheet 15
 12/14/07
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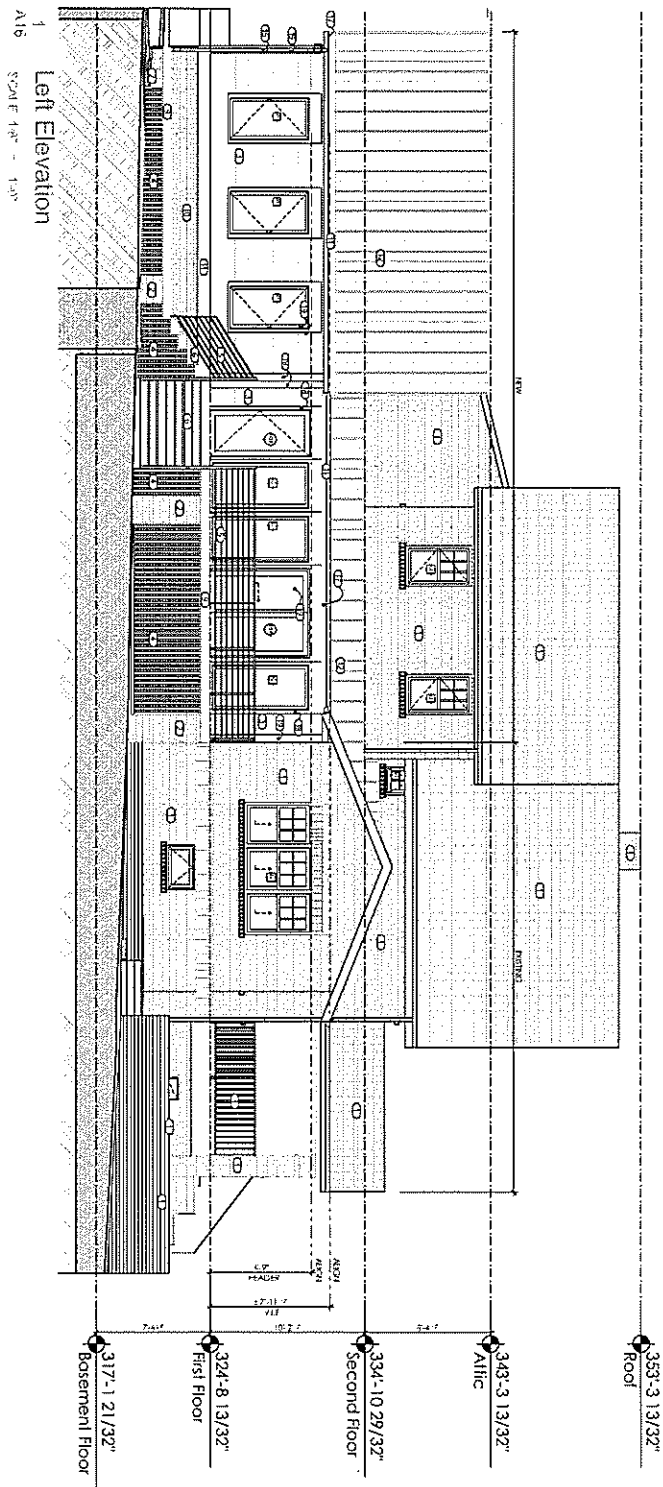
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







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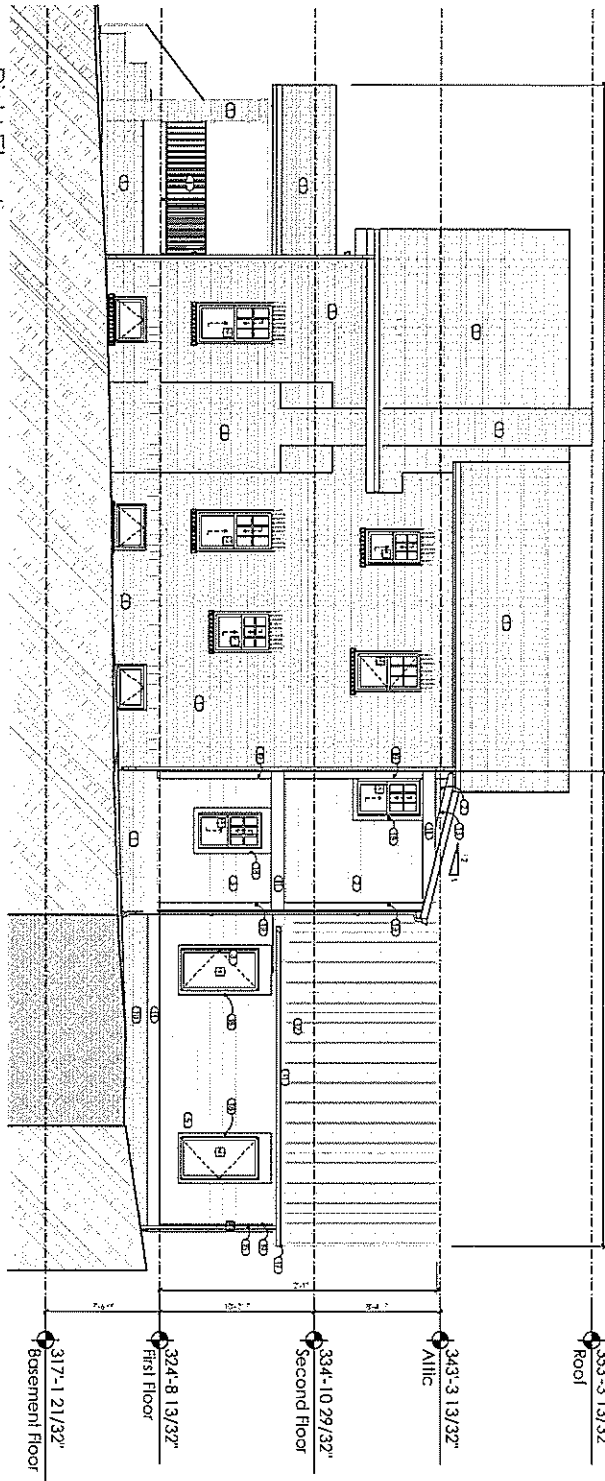


DRAWING SYMBOL KEYS	ELEVATION KEY NOTES
 DOOR  PLUMBING FIXTURE  WINDOW  APPLIANCE  SKYLIGHT  LIGHT FIXTURE  WALL TYPE KEY  ELEVATION KEYNOTE  DOWN SPOUT	1) EXISTING TO REMAIN 2) BRICK PIERS, BRICK TO MATCH EXG. 3) HARDIE 10" SIDING- SMOOTH FINISH 4) LATTICE 5) WIRE RAILING 6) TREX STEPS 7) SHINGLE ROOF TO MATCH EXISTING

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1
Right Elevation
A17
SCALE 1/4" = 1'-0"



DRAWING SYMBOL KEYS	ELEVATION KEY NOTES
	1) EXISTING TO REMAIN
	2) BRICK PIERS, BRICK TO MATCH EXG.
	3) HARDIE 10\"/>

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1
A18 Philadelphia Ave View



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A18

SCHME: 12
ISSUE DATE: 03/07/16
DRAWN BY: RL

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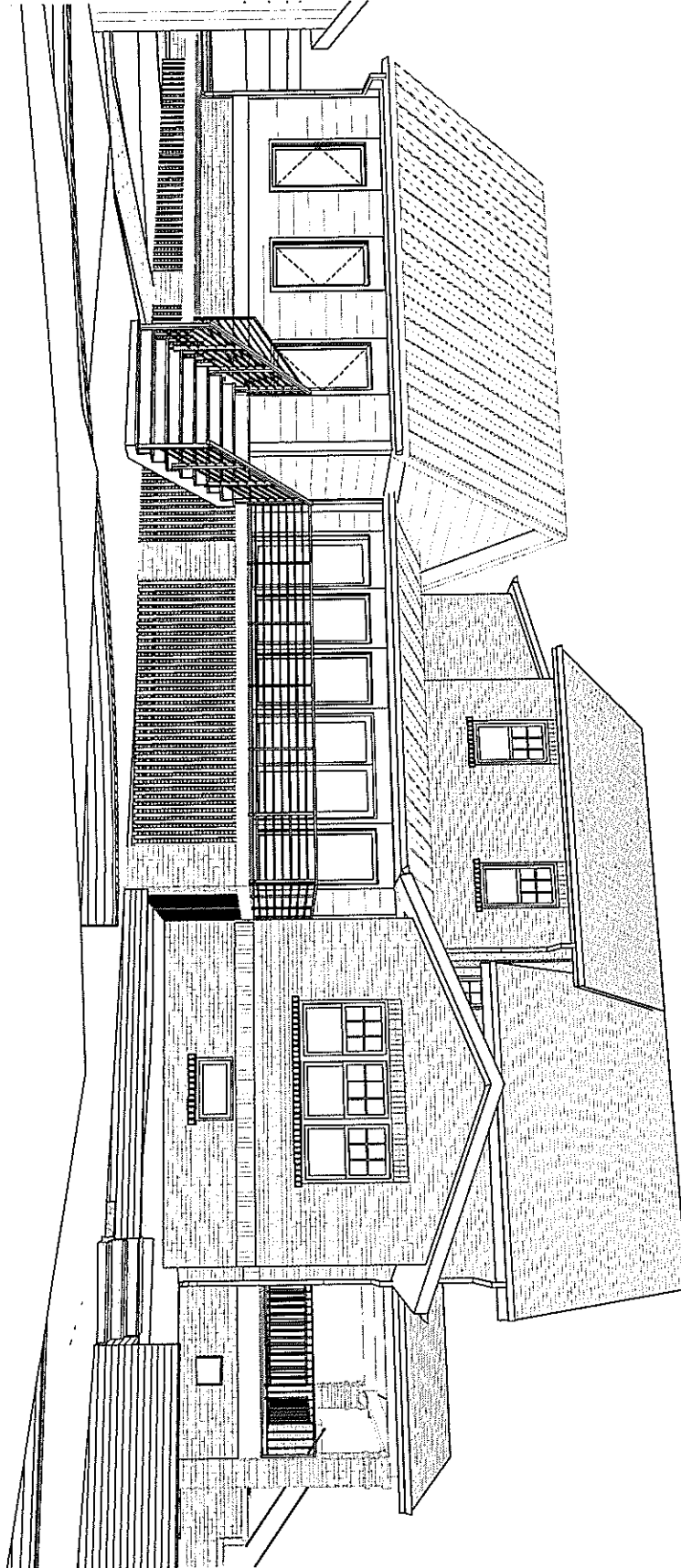


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1
A19 Neighbor's View



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SCHEME 12
ISSUE DATE 03/07/16
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Views

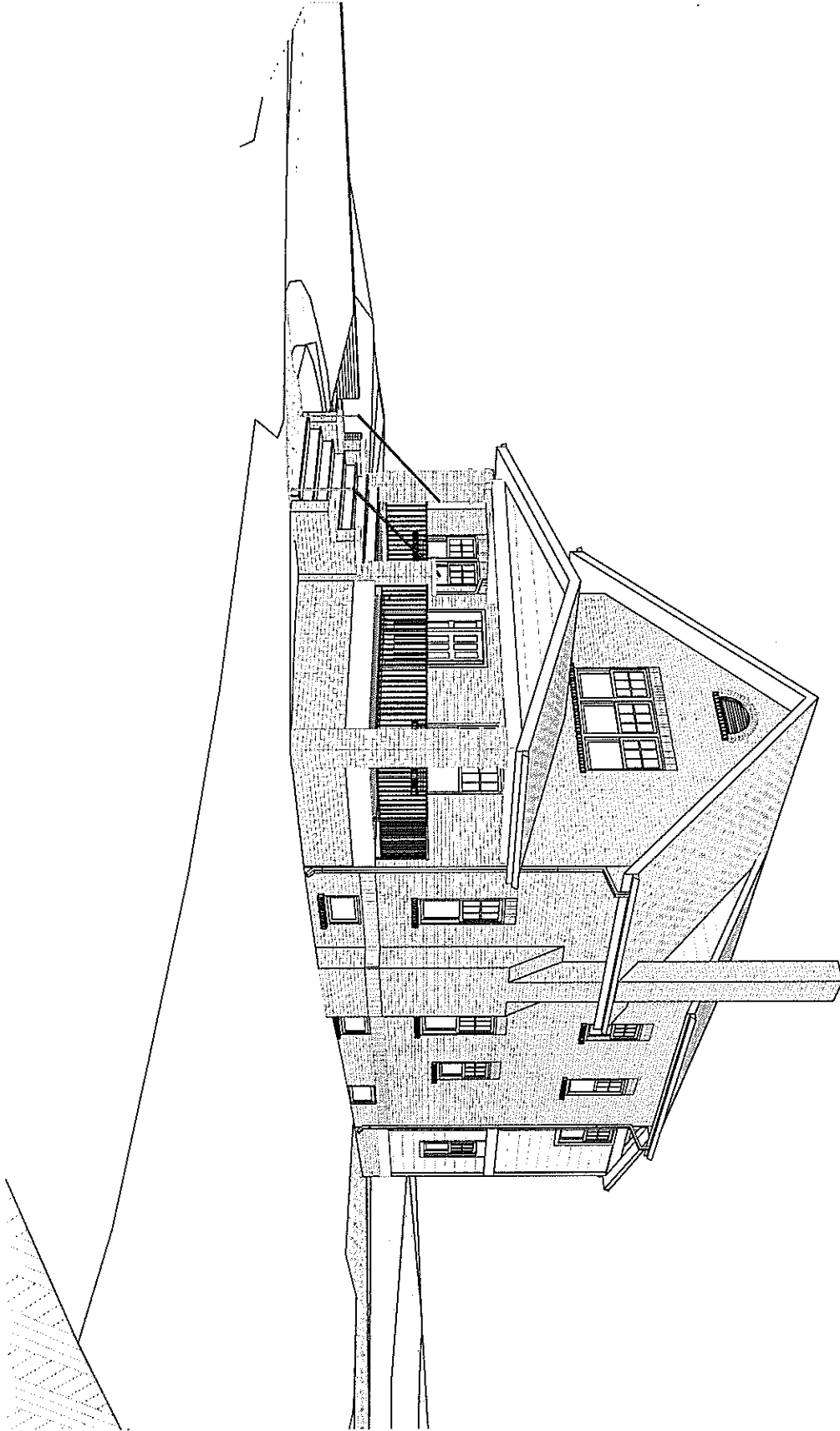


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1
A20
Corner of Takoma & Philadelphia Ave View



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SCHEDULE 12
ISSUE DATE 05/07/16
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Views



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WINDOW SCHEDULE

Story	Mark	Model #	Unit Size		R.O. Size	Type	Temper	Egress	Notes
			Width	Height					
First Floor									
	A	2953	2'-5"	4'-5"	2'-5 3/4"x4'-5 3/4"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	B	3565	2'-11"	5'-5"	2'-11 3/4"x5'-5 3/4"	CASEMENT	YES	YES	PELLA 450 SERIES
	C	3780	3'-0 3/4"	6'-7 1/2"	3'-1 1/2"x6'-8"	CASEMENT	YES	NO	PELLA 450 SERIES
	D		2'-0"	6'-10 3/4"	2'-0 3/4"x6'-11 1/2"	CASEMENT	NO		PELLA 450 SERIES
	D		2'-5"	1'-6"	2'-5 3/4"x1'-6 3/4"	CASEMENT	NO		PELLA 450 SERIES
	D		2'-5"	5'-5"	2'-5 3/4"x5'-5 3/4"	CASEMENT	NO		PELLA 450 SERIES
	D		5'-10"	1'-6"	6'-0 1/4"x1'-6 3/4"	CASEMENT	NO		PELLA 450 SERIES
	D		5'-10"	5'-5"	6'-0 1/4"x5'-5 3/4"	CASEMENT	NO		PELLA 450 SERIES
	F	2-UNIT CUSTOM	5'-7 3/4"	5'-1 3/4"	5'-7 3/4"x5'-1 3/4"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	G	CUSTOM	2'-8"	5'-1 1/2"	2'-8 3/4"x5'-1 1/2"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	H	CUSTOM	2'-8"	3'-9 1/2"	2'-8 3/4"x9-1 1/2"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	I	CUSTOM	2'-4"	3'-9 1/2"	2'-4 3/4"x9-1 1/2"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	N	3-UNIT CUSTOM	8'-9"	4'-5 1/2"	8'-9 3/4"x5-1 1/2"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	O	2-UNIT CUSTOM	5'-7 1/2"	4'-5 1/2"	5'-7 1/2"x4'-5 1/2"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
Second Floor									
	A	2953	2'-5"	4'-5"	2'-5 3/4"x4'-5 3/4"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	J	CUSTOM	2'-7 1/4"	4'-4 1/2"	2'-7 3/4"x4'-4 3/4"	CASEMENT	NO	YES	PELLA 450 SERIES
	K	CUSTOM	2'-4"	3'-9 1/2"	2'-4 3/4"x9-1 1/2"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	L	CUSTOM	2'-0"	3'-0"	2'-0 3/4"x0"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	M	CUSTOM	1'-10 3/4"	1'-10 1/2"	1'-10 3/4"x1'-10 1/2"	DOUBLE HUNG	NO	NO	PELLA 450 SERIES
	P	3-UNIT CUSTOM	8'-9"	4'-9 3/4"	8'-9 3/4"x4'-9 3/4"	DOUBLE HUNG	NO	YES	PELLA 450 SERIES

WINDOW GENERAL NOTES:

1. WINDOWS SPECIFIED ARE BY PELLA, 450 SERIES.
2. WINDOWS ARE ALUMINUM CLAD WOOD, FRAME & SASH COLOR: AUBURN BROWN, LOW-E ARGON GLASS, WITH 3/4" SDL GRILLES. CASING TO BE FIELD APPLIED UNLESS NOTED OTHERWISE. SEE ELEVATIONS FOR GRILLE PATTERNS AND OPENING DIRECTIONS.
3. PROVIDE ALL NECESSARY HARDWARE - SAVING NICKEL FINISH, WEATHER STRIPPING, TRIM PIECES, ETC./
4. PROVIDE INSECT SCREENS FOR ALL OPERABLE WINDOWS (UNLESS NOTED OTHERWISE) COLOR TO BE WHITE.
5. REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS, VERIFY SIZES AND QUANTITIES PRIOR TO ORDERING.
6. APPLY SEALANT AROUND EXTERIOR PERIMETER BEHIND WINDOW TRIM AND SET INTO OPENING.
7. APPLY FOAM BACKER ROD AND SEALANT TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
8. APPLY LOW EXPANSION SPRAY FOAM AROUND ALL WINDOW JAMBS.
9. WINDOWS LISTED AS TEMPERED ARE FOR REFERENCE ONLY. COORDINATE WITH WINDOW SUPPLIER AND APPLICABLE CODES TO VERIFY REQUIRED LOCATIONS/ WINDOW TO BE TEMPERED PRIOR TO BIDDING/ PURCHASING.
10. ALL WINDOWS TO HAVE JAMB EXTENDERS AS NECESSARY FOR 4-9/16" & 6-9/16" JAMBS. COORDINATE REQUIRED DEPTHS WITH PLAN.
11. FIELD VERIFY WINDOW HEIGHTS AND CLEARANCES PRIOR TO PURCHASING.
12. WINDOWS TO HAVE ADHESIVE FLASHING & SILL PANS- INSTALL PER MFR'S RECOMMENDATIONS

SKYLIGHT SCHEDULE

Mark	Model #	Rough Opening / Finished Frame		Notes
		Width	Height	
SK01	CO1	11'-9"	2'-2 7/8"	VELUX DECK MOUNTED, FIXED

SKYLIGHT GENERAL NOTES:

1. SKYLIGHTS SPECIFIED ARE BY VELUX.
2. DECK MOUNTED INSTALLATION.
3. TYPE EDL FLASHING.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

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Window Schedule



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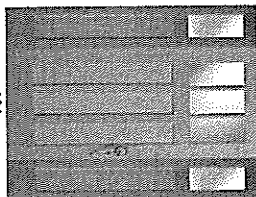
30

DOOR SCHEDULE

Story	Mark	Model #	Unit Size		R.O. Size	Left Sidelight Width	Right Sidelight Width	NOTES	
			Width	Height					
First Floor									
	101	6863 / 6175	3'-0"	6'-8"	5'-6"x6'-10 1/2"	1'-0"	1'-0"	SIMPSON 6863 CRAFTSMAN THREE PANEL-THREE LITE. WITH 6175 CRAFTSMAN SIDELIGHTS	
	102		3'-0"	6'-8"	3'-2"x6'-9"				
	103		3'-0"	6'-8"	3'-2"x6'-9"				
	103		4'-0"	6'-8"	4'-0"x6'-8"				-
	104	7280	5'-7 1/2"	6'-5 3/4"	6'-0"x6'-8"				FIXED-VENT (OX)
	104	7280	6'-0"	6'-8"	6'-4 1/2"x6'-10 1/4"				FIXED-VENT (OX)
	106		3'-6"	6'-8"	3'-8"x6'-9"				
	107		6'-0"	6'-8"	6'-4 1/2"x6'-10 1/4"				
	107		6'-0"	6'-8"	6'-4 1/2"x6'-10 1/4"				
	107		6'-0"	6'-8"	6'-4 1/2"x6'-10 1/4"				
	108	3680	2'-6"	6'-8"	2'-8"x6'-9"			HINGED LEFT, IN-SWING	
	108	3680	3'-0"	6'-8"	3'-0 3/4"x6'-8"			HINGED LEFT, IN-SWING	
	108	3680	3'-0"	6'-8"	3'-2"x6'-9"			HINGED LEFT, IN-SWING	
	109		2'-4"	6'-8"	2'-6"x6'-9"				
Second Floor									
	200		2'-4"	6'-8"	2'-6"x6'-9"				
	201		2'-8"	6'-7 1/2"	2'-10"x6'-8 1/2"				
	202		5'-0"	6'-8"	5'-2"x6'-9"				
	203		2'-6"	6'-8"	2'-8"x6'-9"				
	205		2'-6"	6'-8"	2'-8"x6'-9"				
	206		2'-6"	6'-8"	2'-8"x6'-9"				
	207		2'-6"	6'-8"	2'-8"x6'-9"				

DOOR GENERAL NOTES:

- CHECK DRAWINGS FOR SWING DIRECTIONS AND LOCATIONS.
- PROVIDE ALL NECESSARY HARDWARE: WEATHER STRIPPING, TRIM PIECES, ETC.
- EXTERIOR DOORS ARE PELLA, AUBURN BROWN, ARCHITECT SERIES, ALUMINUM CLAD WOOD. HINGED PATIO DOORS: IN-SWING. SEE ELEVATIONS FOR GRILLE PATTERNS, WITH 3/4" SD GRILLE.
- HARDWARE: SAINI NICKEL - CONFIRM WITH OWNER PRIOR TO ORDERING.
- INTERIOR DOORS TO BE JELD-WEN, LEMIEUX, REEB OR SIMPSON.
- APPLY SEALANT AROUND EXTERIOR PERIMETER BEHIND DOOR TRIM/ FLANGE AND SET INTO OPENING.
- APPLY FOAM BACKER ROD & SEALANT TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
- BEDROOM, BATHROOM AND ENTRY DOORS TO BE SOLID.
- GLASS TO BE LOWE ARGON TEMPERED GLASS.
- ALL DOORS IN WALLS OTHER THAN 2x4 WALLS TO HAVE JAMB EXTENDERS AS NECESSARY.
- FIELD VERIFY EXISTING DOOR OPENING SIZES AND COORDINATE AS REQUIRED.
- EXTERIOR DOORS NOTED TO HAVE RETRACTABLE SCREENS SHOULD BE SHOWN MEASURED AND THE SCREENS CUSTOM SIZED FOR EACH DOOR LISTED. MANUFACTURER TO BE LIBERTY SCREENS, PHANTOM SCREENS OR ARCHITECT/OWNER APPROVED ALTERNATE. COLOR TO MATCH DOORS.



101

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Door Schedule



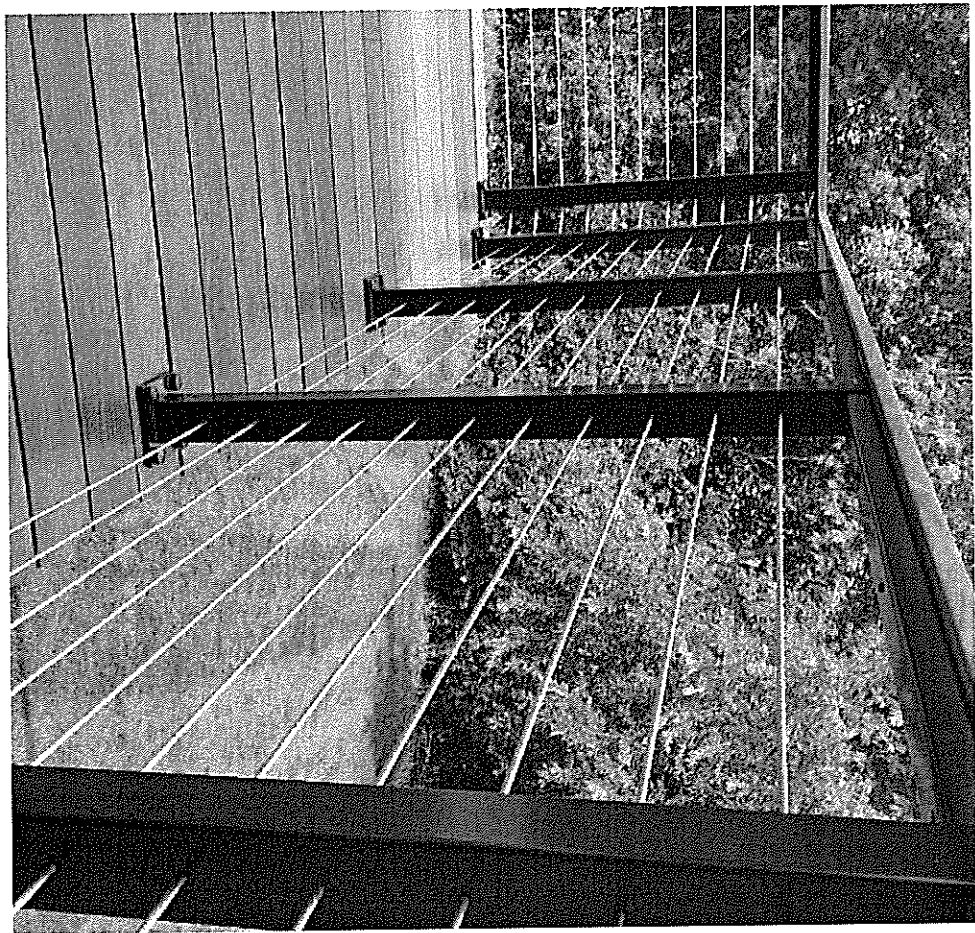
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1 WIRE RAILING



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Railing Detail



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