

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7212 Carroll Ave., Takoma Park	Meeting Date:	5/9/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/2/18
Applicant:	Manjit & Guru Singh	Public Notice:	4/25/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18BB	Staff:	Dan Bruechert
Proposal:	Rear Addition, hardscape and other alterations		

RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. The sash windows need to be either wood or aluminum clad wood windows. New windows specifications need to be submitted to Staff for review and approval with final approval authority delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Art Deco/Commercial
DATE: c.1930

The subject property is a rectangular one-story brick commercial building with a large, projecting storefront window and a recessed entrance door to the left. Along the long side wall, three large windows have been installed. In 2017, the applicant received a HAWP for a trapezoidal-shaped addition to the rear of the building.

The adjacent two-story Craftsman house is being utilized as part of the school, but no work is proposed for this resource as part of this HAWP.

BACKGROUND

This applicant has made additional revisions to their proposal based on requirements from the Department of Permitting Services after the last two preliminary consultations with the HPC on April 25, 2018 and April 10, 2018. The HPC was generally supportive of the concept and suggested several design revisions.

PROPOSAL

The applicants are proposing to construct a one-story addition to the rear of the one-story c.1930s commercial building in the Takoma Junction section of the Takoma Park Historic District.

Previous conceptual submissions have shown both one and two-story additions. The current proposal has returned to a one-story scheme.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*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.

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

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

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

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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 proposes constructing a one-story addition at the rear of the property at 7212 Carroll Ave. The new building addition will connect to the historic building by the creation of a new 7' (seven foot) wide breezeway. The proposal will also require the relocation of playground equipment and additional hardscape and landscape alterations.

Breezeway

The one-story breezeway will connect the non-historic rear addition of 7212 Carroll Ave. to the proposed one-story addition at the rear. The breezeway will be constructed out of yellow brick that matches the color of the historic face brick at 7212 Carroll Ave.¹ The wall on the east side will be painted CMU (concrete modular units) and will be a blank wall as this faces the parking area behind adjacent commercial properties. The western elevation will have three one-over-one windows that match the windows installed on the south elevation of the proposed one-story addition. At the preliminary consultation on April 25, 2018, the HPC indicated support for either a wood or an aluminum clad wood window. The applicant, however, proposes to install Jeld-Wen Aluminum single-hung windows. These windows will have a more slender profile than either of the materials identified by the HPC at the prelim. As the HPC identified two acceptable window materials, Staff supports conditioning approval of this HAWP on the use of a wood or an aluminum wood clad window. However, the HPC could find that the proposed aluminum window is compatible with the aluminum and steel windows on the historic portion of 7212 Carroll Ave. At the parapet, the applicant proposes to install a soldier course of brick with a metal cap. On the south elevation, there will be a single-lite door covered by a flat-roofed metal canopy.

The construction of the breezeway is in keeping with the materials and design of the non-historic addition to 7212 Carroll Ave. The materials are consistent with a proposed addition, and Staff

¹ Staff will evaluate the selected brick at the site to compare it to the historic brick and provide the feedback to the HPC regarding the brick compatibility.

finds that the proposed breezeway complies with both the *Guidelines* and Chapter 24A and supports approval with the condition that the window material comply with the guidance provided by the HPC with final approval authority delegated to Staff.

One-story Rear Addition

The proposed construction at the rear of the property will be one-story tall and constructed out of brick on the south and west elevations, matching the color of the façade of the historic one-story commercial building at 7212 Carroll Ave. The north and east elevations, which face the public alley will be constructed out of painted CMU. The building will be almost square, measuring 28' (twenty-eight feet) wide by 28' 8" (twenty-eight feet, eight inches) deep with a notch cut out of the southwest corner.

The notch in the southwest (front left) corner was created to meet required building codes. The new entrance has been moved away from the property boundary but is still a single lite door with a transom above facing west. Staff finds that this change in the design from previous preliminary consultations will not negatively impact the massing of the proposed new construction and it is an appropriate alteration.

On the right side of the south façade the applicant proposes to construct a small commercial window similar to the design of the historic storefront window at 7212 Carroll Ave. The area below the storefront window will be brick that matches the rest of the one-story building. The south elevation will also have two one-over-one sash windows to the left of the storefront window. The windows will have a header course of brick at the window head. Feedback at the preliminary consultation recommended using wood or aluminum clad wood windows in the new construction. The applicant instead proposes to use an aluminum frame window. As discussed above, Staff recommends conditioning the approval on changing the window material to either wood or aluminum clad wood absent a finding by the HPC that aluminum is appropriate within the context of the historic commercial building.

Windows on the east and north elevations shown during previous preliminary consultations have been removed to meet code requirements. The applicant now proposes to have blank, painted CMU walls on these elevations. As both of these walls face a public alley, Staff finds this treatment to be acceptable.

The west façade faces into a back yard and toward Philadelphia Ave. In consultation with Staff, the applicant proposes to install three 'blank windows' into the wall. These 'windows' will have a header course that matches the window on the south elevation and the interior bricks will be slightly inset giving the suggestion of a window form while allowing the applicant to meet the required code. Staff finds this to be an appropriate treatment on this secondary elevation as it breaks up the massing to avoid a flat wall while meeting the applicants' needs.

Staff finds that overall the proposal is in conformance with the *Guidelines* and Chapter 24A; and supports approval.

Hardscape and Site Alterations

There are several alterations to the hardscape proposed for the project. The most significant alteration will be the relocation of the play yard and equipment. These items will be moved from their current location to the northwest corner of the lot, behind the two-story Craftsman house. The relocation of this non-historic feature will have no adverse effect on the historic resources or the surrounding district. As this new construction will be adjacent to a relatively limited parking area, the applicants are also proposing a series of bollards around the breezeway and two-story building. These vertical metal posts will not detract from the historic buildings as they are only adjacent to the new construction and are in keeping with the more urban setting of the commercial building. Lastly, the applicant indicates that there will be some landscaping surrounding the new construction. This will not impact the character of the new construction and Staff supports approval of these elements at the HAWP stage.

STAFF RECOMMENDATIONS

Staff recommends the HPC **approve with one (1) condition** the HAWP application;

1. The sash windows need to be either wood or aluminum clad wood windows. New window specifications need to be submitted to Staff for review and approval with final approval authority delegated to Staff.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Gsingh@worldbank.org Contact Person: GURU SINGH / MANJIT SINGH
 Daytime Phone No.: 240-644 2239
 Tax Account No.: _____
 Name of Property Owner: MANJIT K. SINGH Daytime Phone No.: 240-644 3422
 Address: 7212 CARROLL AVENUE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7212, CARROLL AVENUE Street
 Town/City: TAKOMA Nearest Cross Street: CARROLL AVENUE / PHILADELPHIA
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ \$ 80,000

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

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.

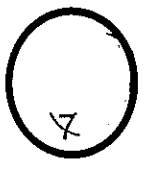
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

819732



**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:

7212, 15 & Taloma Montessori School

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

7212 Taloma Montessori School has capacity
of 22 kids only. It require more space
to accommodate more kids.
Current capacity cannot even break even
the business.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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

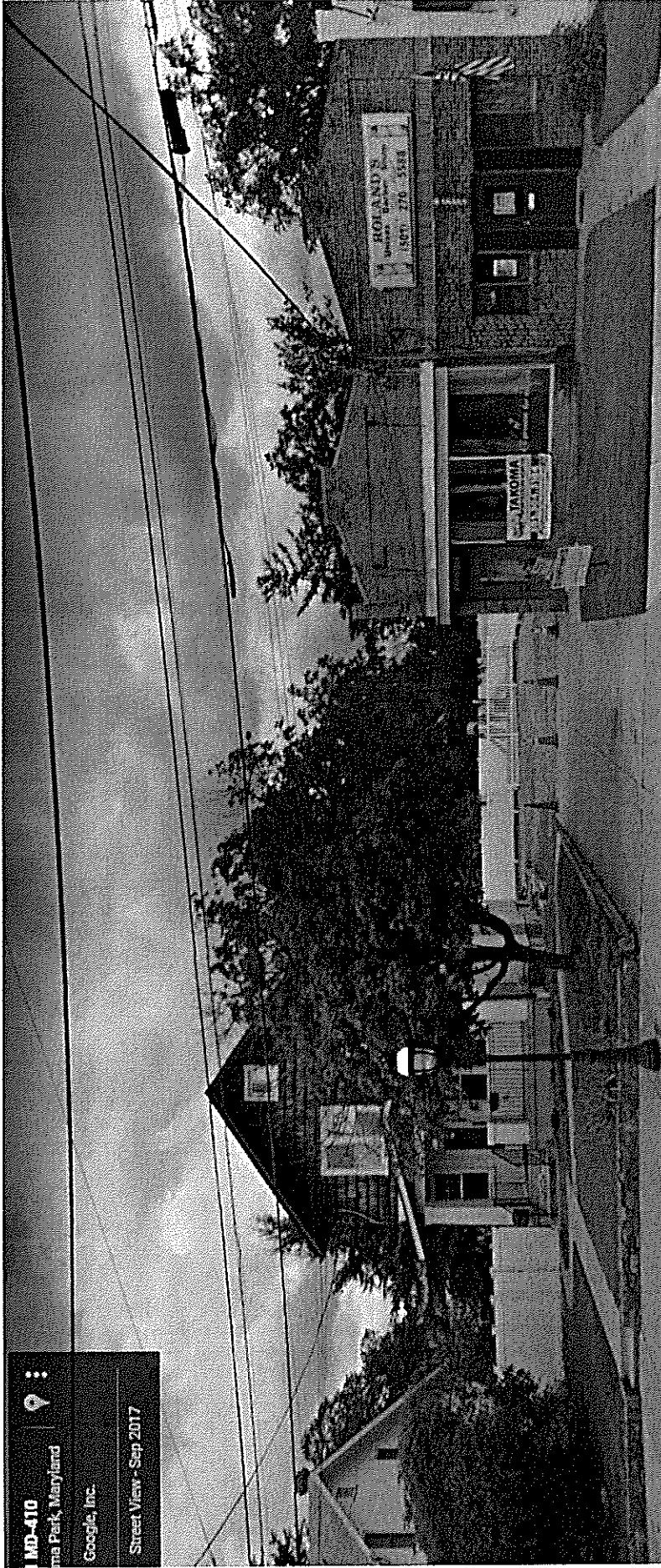
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

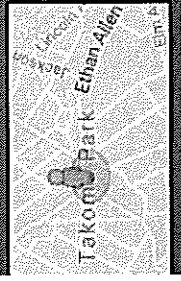
60

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

Owner's mailing address	Owner's Agent's mailing address
7212 Carroll Ave Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
7200 Carroll Ave Takoma Park, MD 20912	6 Philadelphia Ave Takoma Park, MD 20912
7214 Carroll Ave. Takoma Park, MD 20912	7211 Carroll Ave Takoma Park, MD 20912

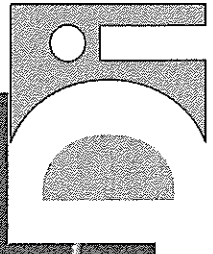


MD-410
Takoma Park, Maryland
Google, Inc.
Street View - Sep 2017



STREET VIEW-SITE ENTRANCE

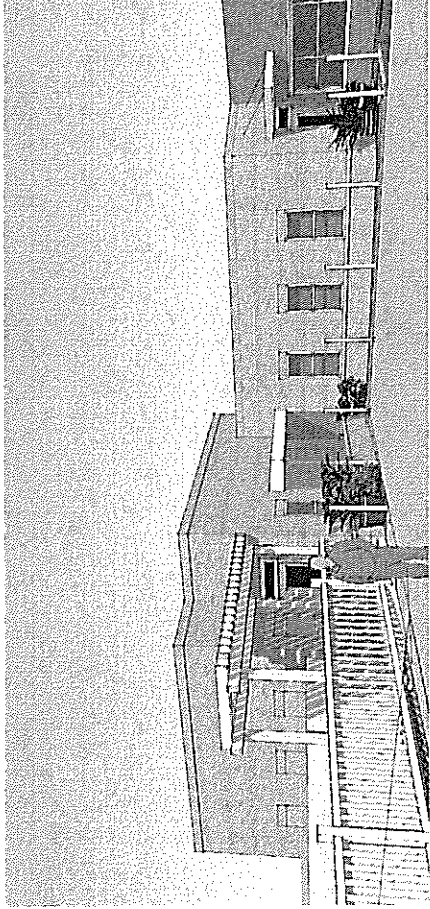
Date: 3/20/2018



By: Design Intents LLC



**TAKOMA MONTESSORI SCHOOL
EXTENSION
7212 CARROLL AVE, TAKOMA PARK MD
HPC REVIEW
4.27.2018**



LIST OF DRAWINGS

T0	TITLE SHEET
A00	ARCHITECTURAL
A100	ACCESSIBILITY DETAILS
A101	SITE PLAN-PROPOSED AND CODE REVIEW
A102	FIRST FLOOR PLAN
A104	SELECTED CEILING PLAN
A200	MECHANICAL EQUIPMENT
A203	PROPOSED ELEVATIONS & MATERIALS
A303	WINDOW SCHEDULE AND DETAILS
A302	SCHEDULES & MISCELLANEOUS DETAILS
A303	WALL TYPES
A401	BUILDING SECTIONS

4413 WHITE TAPE PL
N POTOMAC, MD 20878
TEL: 734-65-4542
www.dalshdprnts.com

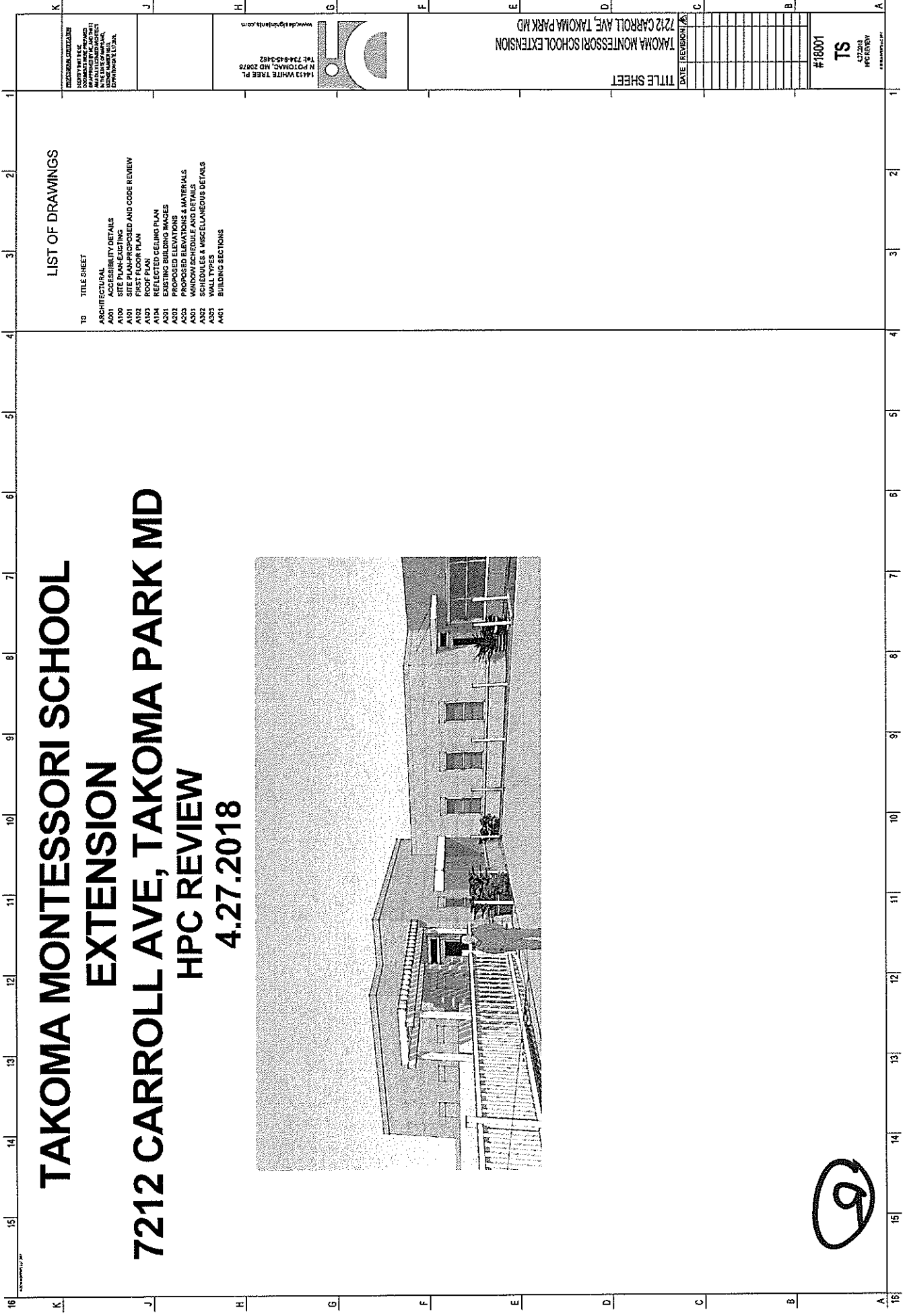


TAKOMA MONTESSORI SCHOOL EXTENSION
7212 CARROLL AVE, TAKOMA PARK MD

TITLE SHEET

DATE	REVISION

#18001
TS
CJZ/JG
HPC REVIEW
11/24/2017



ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBILITY REQUIREMENTS ARE BASED ON THE 2010 ADA STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND ELEMENTS (2010 ADA STANDARDS).

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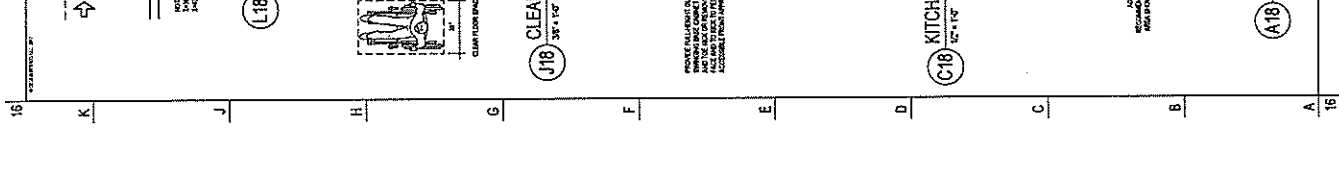
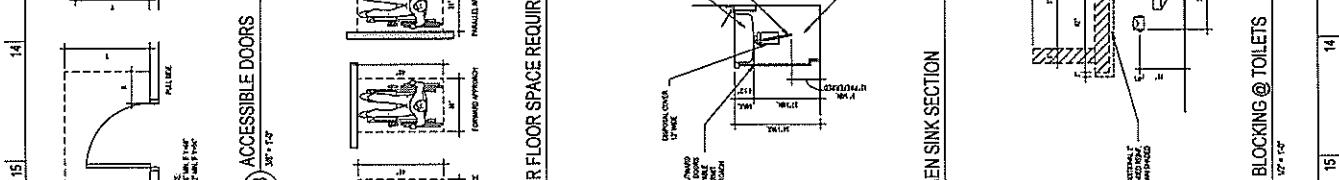
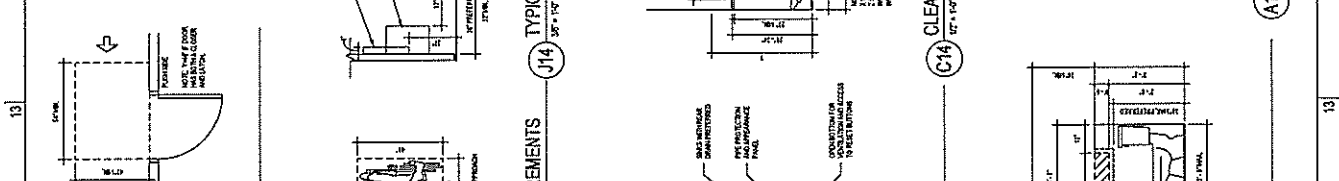
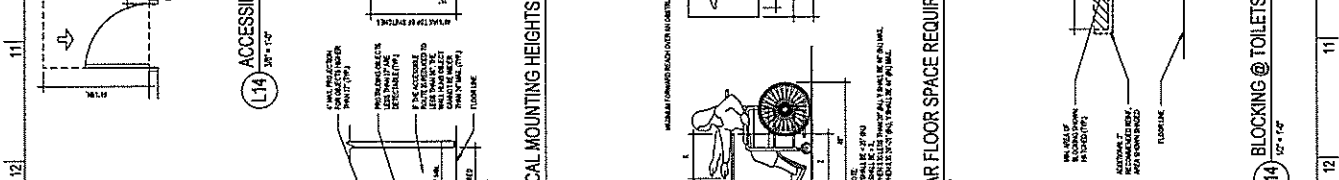
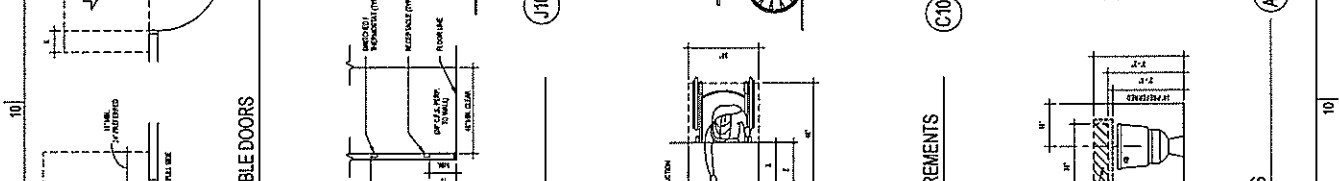
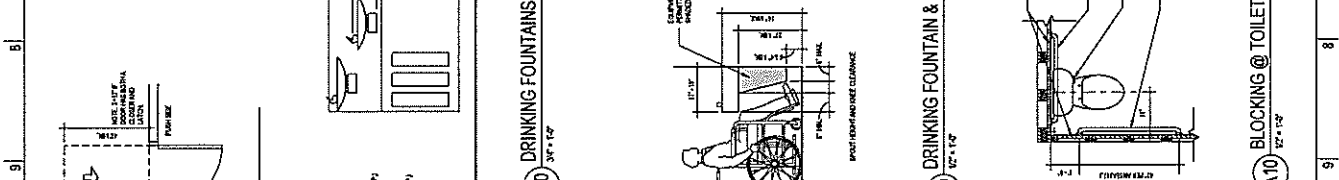
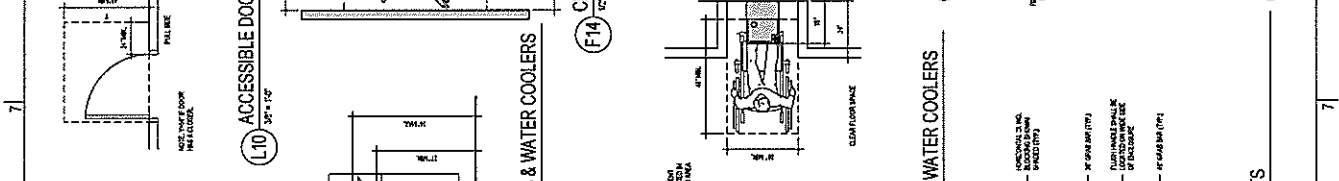
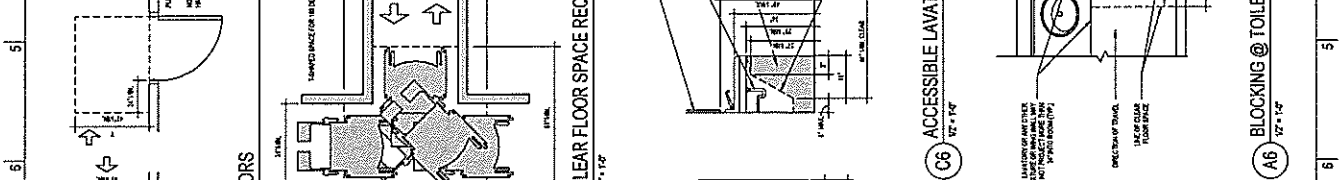
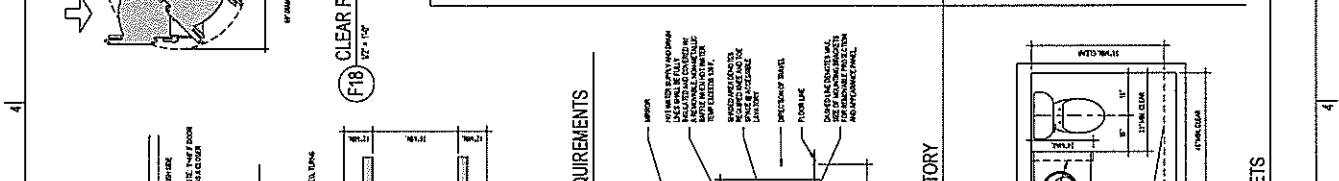
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A 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

#18001
A100
03/2018
P. PETERSON
www.peterston.com

TAKOMA MONTESSORI SCHOOL EXTENSION
7212 CARROLL AVE TAKOMA PARK MD

1413 WHITE TAPE PL
12 POTOMAC RD 20118
TEL 734-845-3462
www.designstx.com

PROFESSIONAL CERTIFICATION
LICENSE #1413
DATE OF EXPIRATION 12/31/2018
ISSUED BY THE BOARD OF ARCHITECTS
AND LANDSCAPE ARCHITECTS
FOR THE STATE OF MARYLAND
2018-12-31

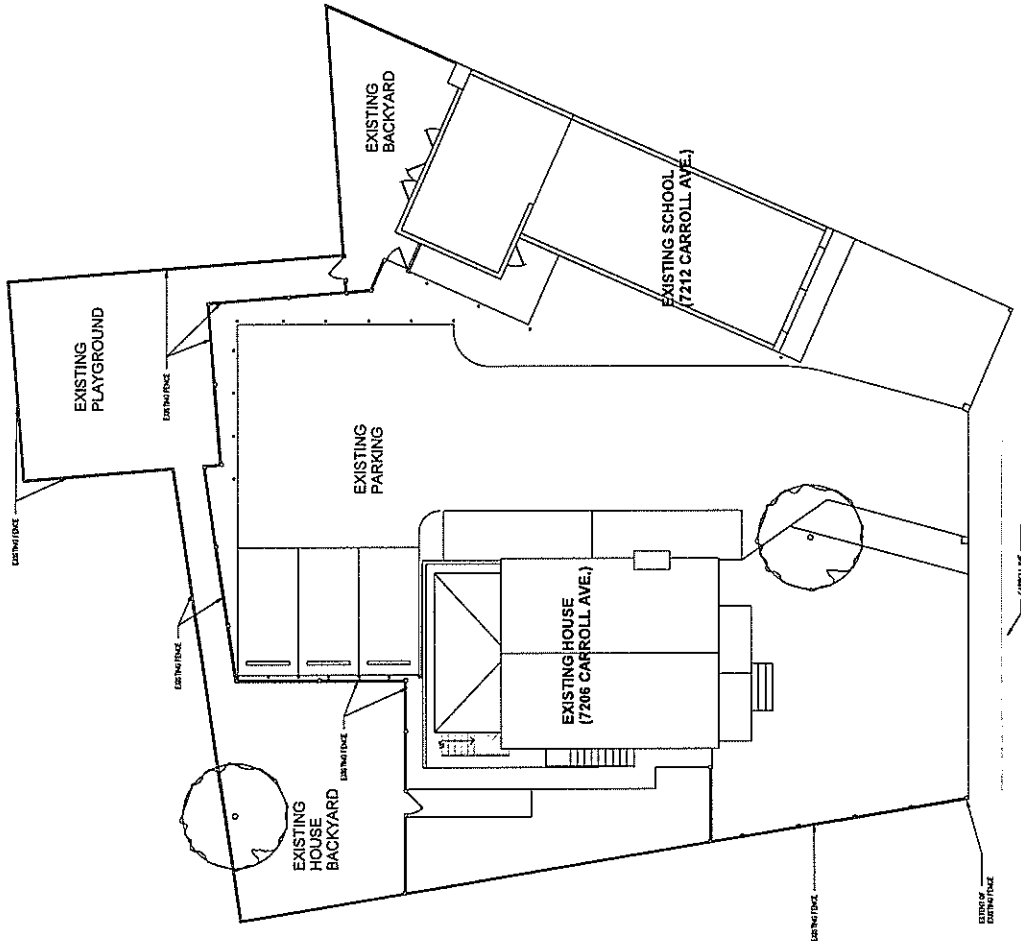
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K J H G F E D C B A

11

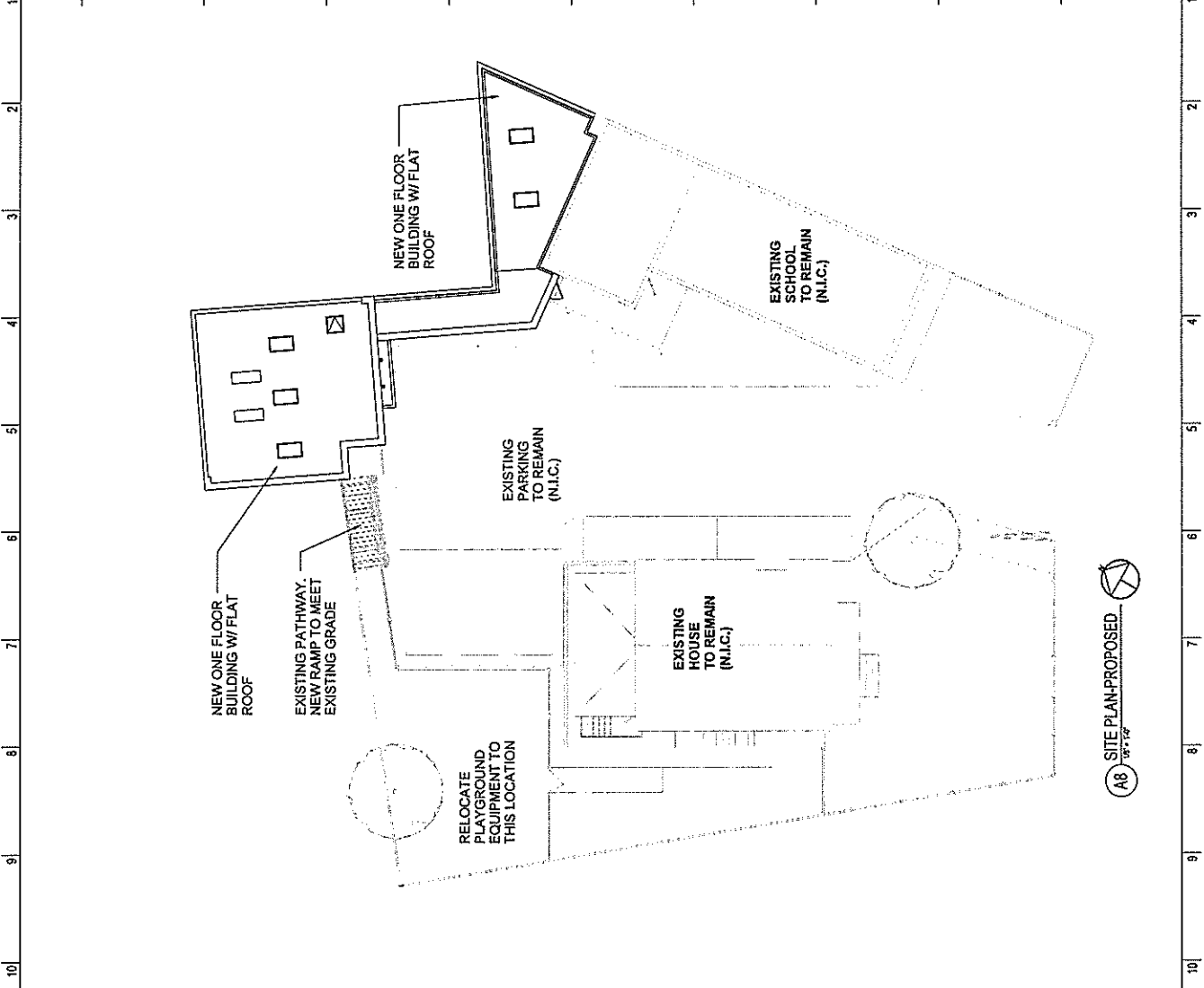


LOCATION MAP OF SITE

AB SITE PLAN-EXISTING
10-11-17



16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
K J H G F E D C B A



A8 SITE PLAN-PROPOSED
10/1/14

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

K J H G F E D C B A

PROJECT CODE INFORMATION
PROJECT NAME: TAKOMA MONTESSORI SCHOOL EXTENSION
PROJECT NUMBER: 1212 CARROLL AVE, TAKOMA PARK, MD
ARCHITECT: DESIGN SHIRTS, INC.
CONTRACT NUMBER: 1413 WHITE TREE PL, CROFTON, MD
DATE: 10/1/14

ADDITIONAL CODES
N/A

PERMITS
NONE

ELECTRICAL
NONE

MECHANICAL
NONE

PLUMBING
NONE

CONCRETE
NONE

WOOD
NONE

ROOFING
NONE

PAVING
NONE

LANDSCAPE
NONE

TABLE 1: PERMITS AND APPROVALS
TABLE 2: PERMITS AND APPROVALS
TABLE 3: PERMITS AND APPROVALS

REVISIONS
NO. DATE DESCRIPTION

DATE: 10/1/14

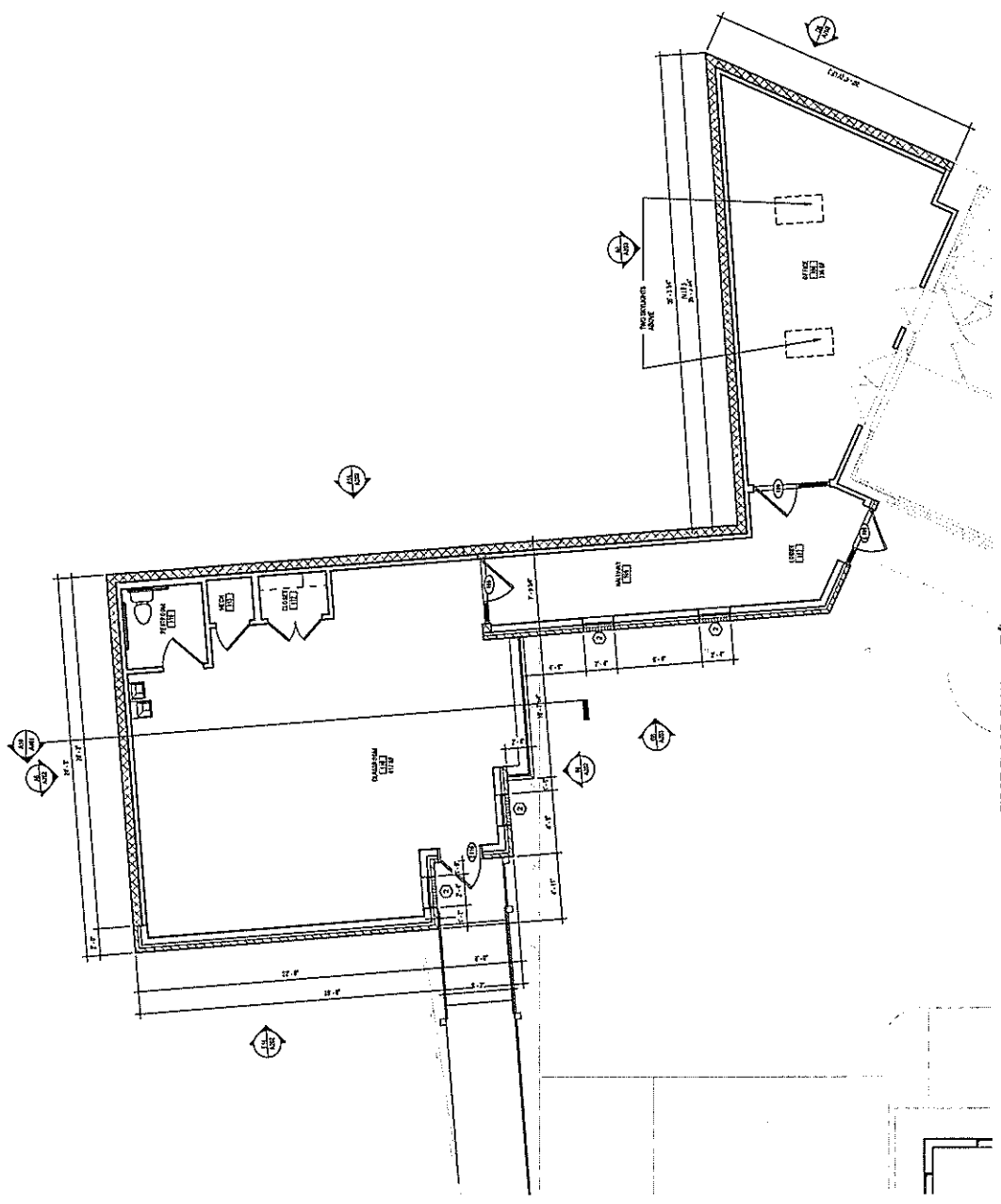
BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

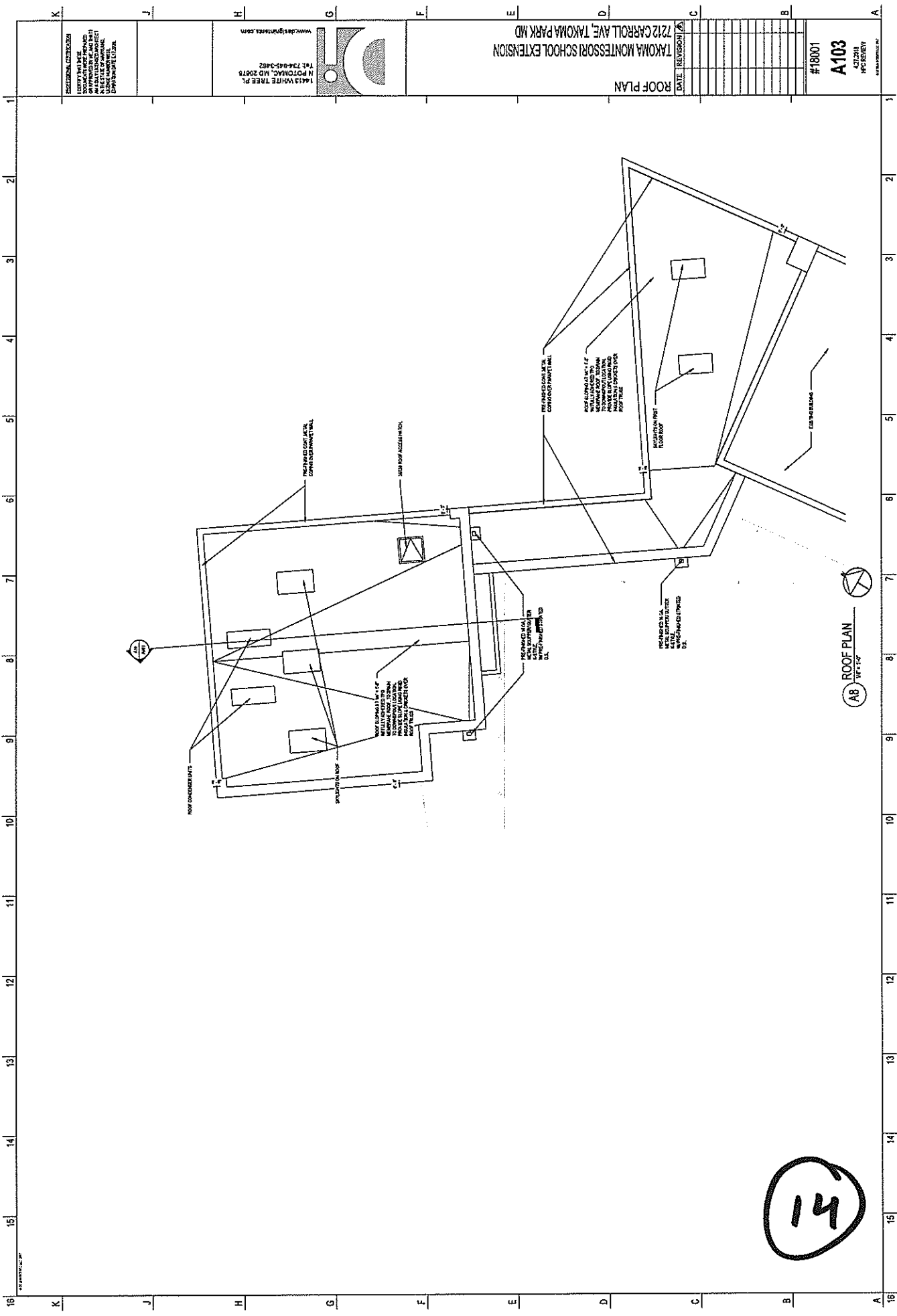
NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GULLY UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CANAL UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE TRENCH UNLESS OTHERWISE NOTED.
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15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE GULLY UNLESS OTHERWISE NOTED.

12



(A8) FIRST FLOOR PLAN
 1/8" = 1'-0"

13



166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

K J H G F E D C B A

PROFESSIONAL OVERSEER: [Name], LICENSE NO. [Number], ADDRESS: [Address], PHONE: [Number], FAX: [Number], EMAIL: [Address]

DATE: [Date]

TAKOMA MONTESSORI SCHOOL EXTENSION, 7212 CARROLL AVE, TAKOMA PARK MD

PROJECT NO. [Number], DRAWING NO. [Number], SHEET NO. [Number]

SCALE: [Scale]

ROOF PLAN

#18001

A103

4/2/2013

PER REVIEW

14

ROOF PLAN

W 11' x 7' 0"

SECTION AB

SECTION AB

SECTION AB

SECTION AB

SECTION AB

SECTION AB

SECTION AB

SECTION AB

SECTION AB

SECTION AB

SECTION AB

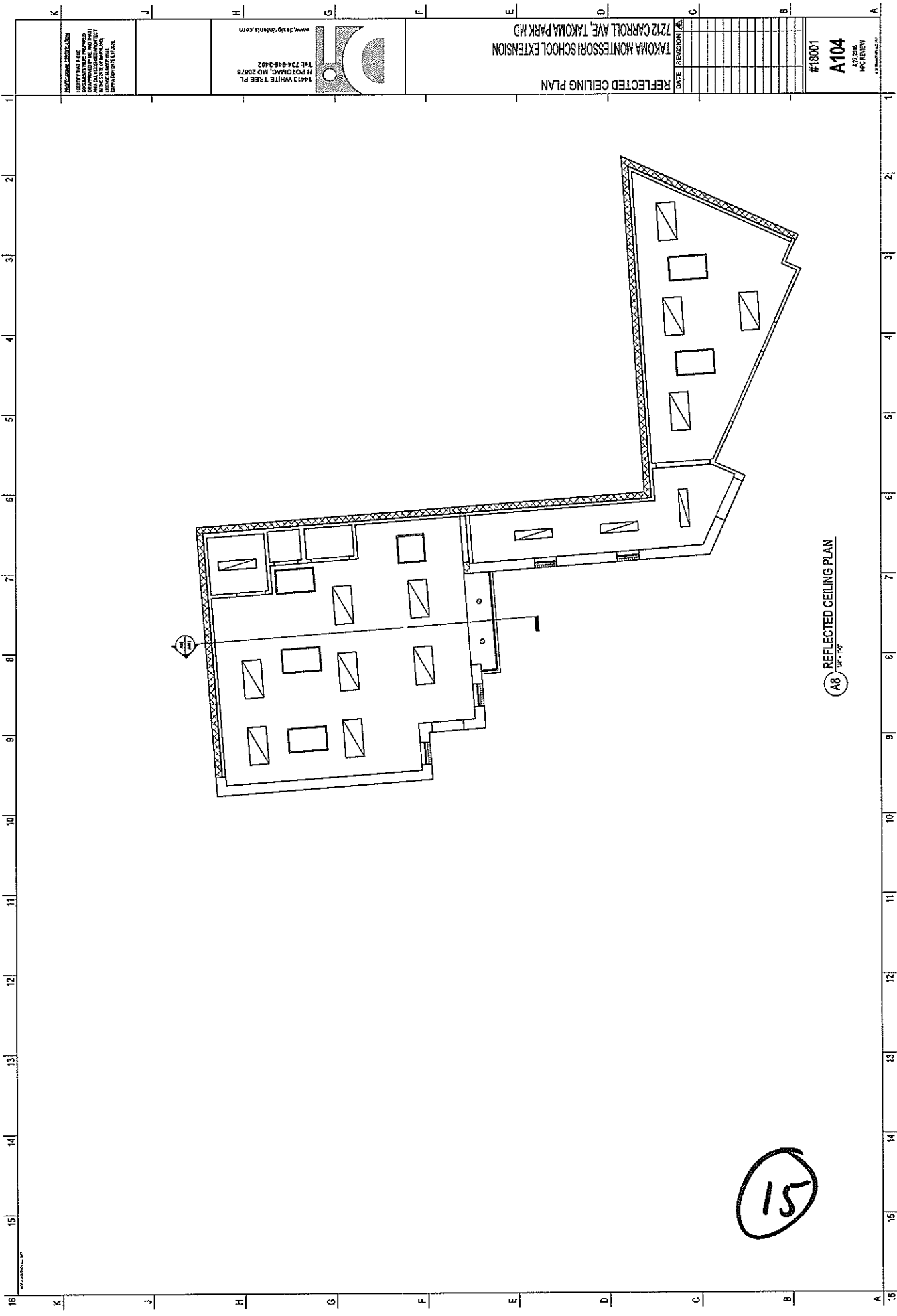
SECTION AB

SECTION AB

SECTION AB

SECTION AB

SECTION AB



REFLECTED CEILING PLAN
 A8 1/16/14

15

#18001
A104

4/27/2018
 IPC REVIEW

REFLECTED CEILING PLAN

TAKOMA MONTESSORI SCHOOL EXTENSION
 7212 CARROLL AVE. TAKOMA PARK MD



14413 WHITE TREE PL
 N POTOMAC, MD 20878
 TEL: 724-454-4922
 www.designstents.com

PROFESSIONAL LICENSE
 LICENSE #1414
 DOCUMENTS PREPARED
 AND ALL RELATED PROJECTS
 BY THE ARCHITECT OR
 DESIGNER ARE THE PROPERTY OF
 DESIGNSTENTS, INC.

ELEVATION NOTES:

1. ALL ELEVATIONS OF THIS PROJECT SHALL BE SHOWN IN THE SAME SCALE AS THE ARCHITECTURAL DRAWINGS UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

11. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

13. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

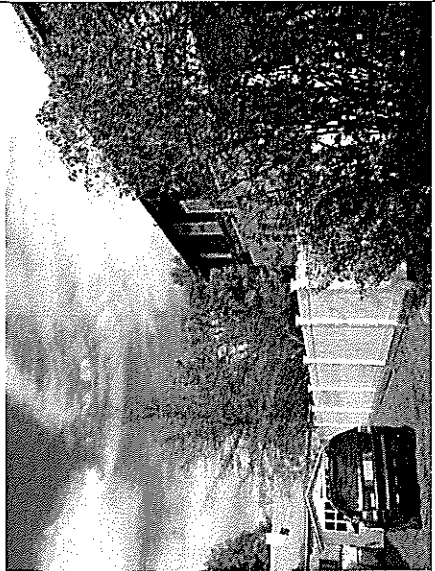
14. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

15. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

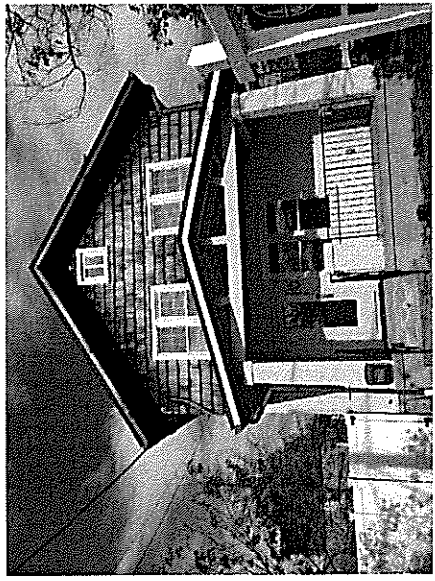
16. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED.

EXISTING BUILDING PICTURES

17



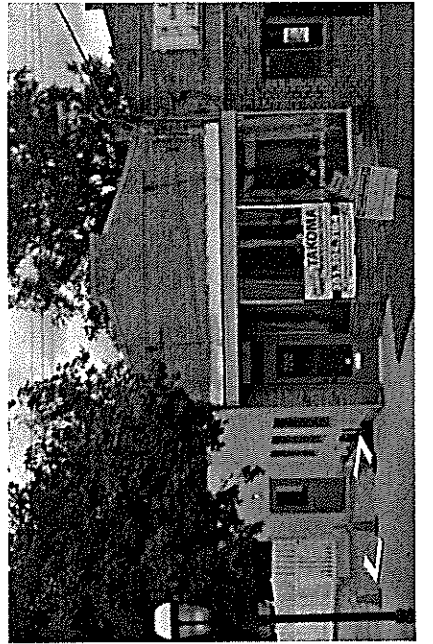
(E7) EXISTING FENCE AROUND PROPERTY
SCALE: N/A



(E12) EXISTING BUILDING FRONT VIEW
SCALE: N/A



(A7) EXISTING BUILDING REAR VIEW
SCALE: N/A



(A12) EXISTING BUILDING FRONT VIEW
SCALE: N/A



15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

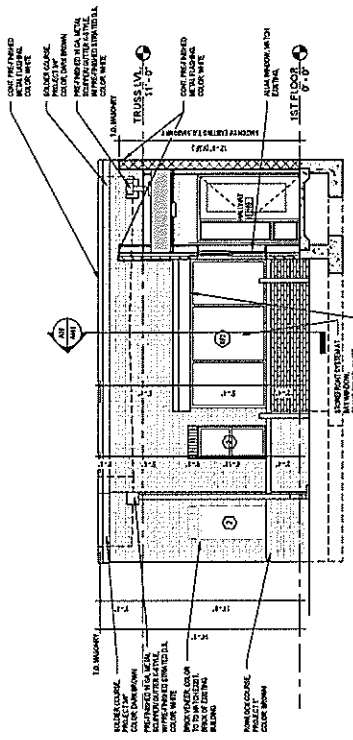
K J H G F E D C B A

PROPOSED ELEVATIONS
 2212 CARROLL AVE. TAKOMA PARK MD
 TAKOMA MONTESSORI SCHOOL EXTENSION
 DATE: REVISION: A

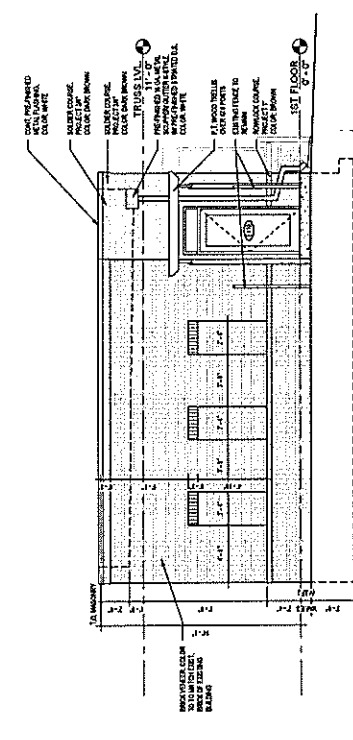
#18001
 A202
 C23218
 PFC REVIEW
 11/20/2014

1413 WHITE TREE PL.
 N POTOMAC, MD 20854
 TEL: 734-65-4482
 WWW.DESIGNARTS.COM

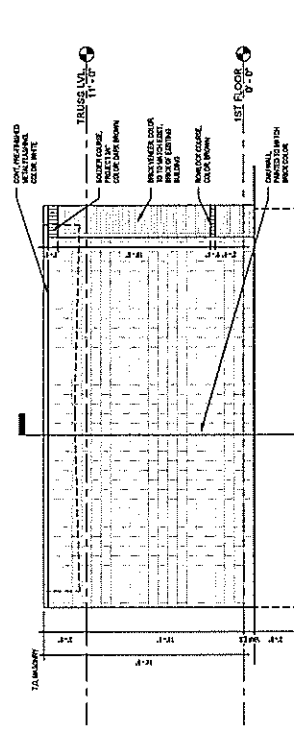
PROFESSIONAL CONTRACTOR:
 DOCUMENT THESE PROVISIONS
 AND ANY OTHER PROVISIONS
 THAT MAY BE APPLICABLE TO
 THIS PROJECT.
 CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS.



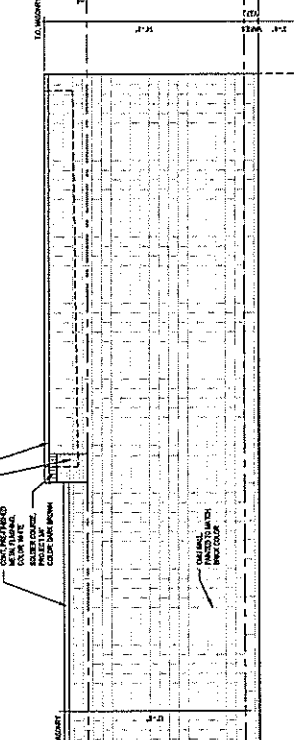
F6 SOUTH ELEVATION
 1/4" = 1'-0"



F14 WEST ELEVATION
 1/4" = 1'-0"



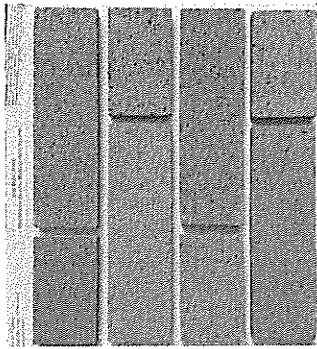
A6 NORTH ELEVATION
 1/4" = 1'-0"



A14 EAST ELEVATION
 1/4" = 1'-0"

17

MATERIAL SAMPLES



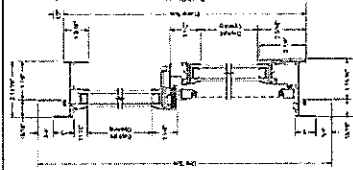
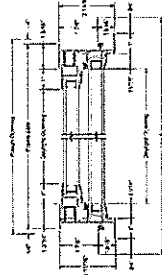
BRICK:

BRICK: WIRECUT STANDARD BRICK - BLEND

WINDOWS:

BASIS OF DESIGN: JELD-WEN - ALUMINUM SINGLE HUNG (BUILDER SERIES); www.jeld-wen.com
 PROPOSED NOMINAL SIZE: 2'-4" x 5'-0"
 OTHER EQUAL OPTIONS:

1. PLY-GEM (3710 SERIES); www.plygem.com
2. GERKIN (5900 SINGLE HUNG); www.gerkin.com
3. MI WINDOWS (185 SERIES); www.miwindows.com

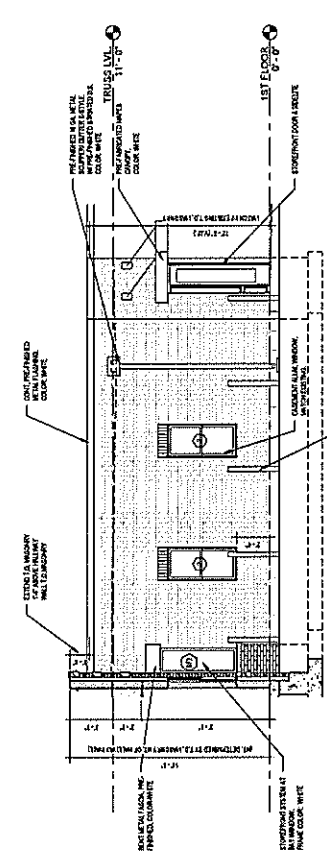


Product Name: Aluminum Single Hung Window
 Model: 3710
 Date: 11/11/11

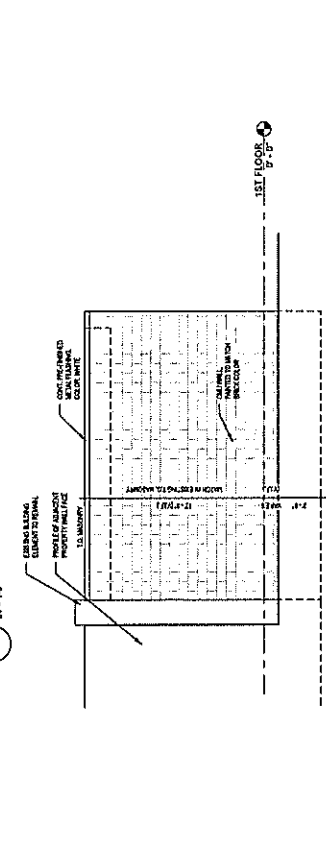
Product Name: Aluminum Single Hung Window
 Model: 5900
 Date: 11/11/11

19

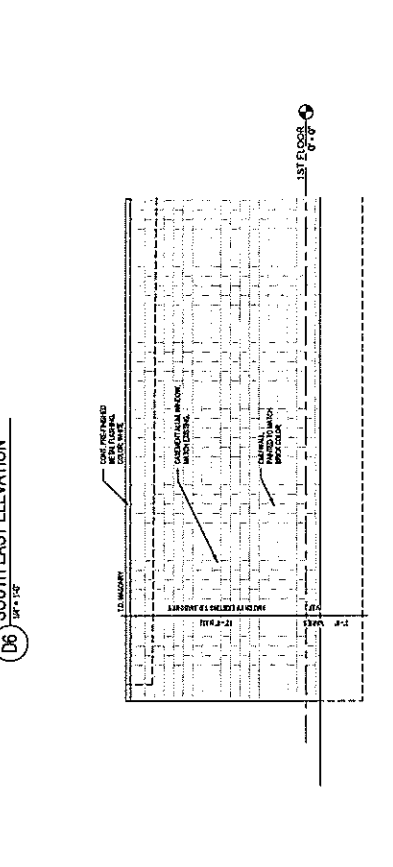
16	K	PROPOSED ELEVATIONS & MATERIALS
15	J	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
14	H	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
13	G	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
12	F	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
11	E	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
10	D	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
9	C	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
8	B	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
7	A	1413 WHITE TREE PL 744-734-4342 www.designbricks.com



WEST ELEVATION-2
1/4" = 1'-0"



SOUTH EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION-2
1/4" = 1'-0"

16	A	PROPOSED ELEVATIONS & MATERIALS
15	B	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
14	C	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
13	D	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
12	E	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
11	F	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
10	G	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
9	H	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
8	J	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
7	K	1413 WHITE TREE PL 744-734-4342 www.designbricks.com

16	A	PROPOSED ELEVATIONS & MATERIALS
15	B	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
14	C	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
13	D	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
12	E	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
11	F	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
10	G	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
9	H	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
8	J	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
7	K	1413 WHITE TREE PL 744-734-4342 www.designbricks.com

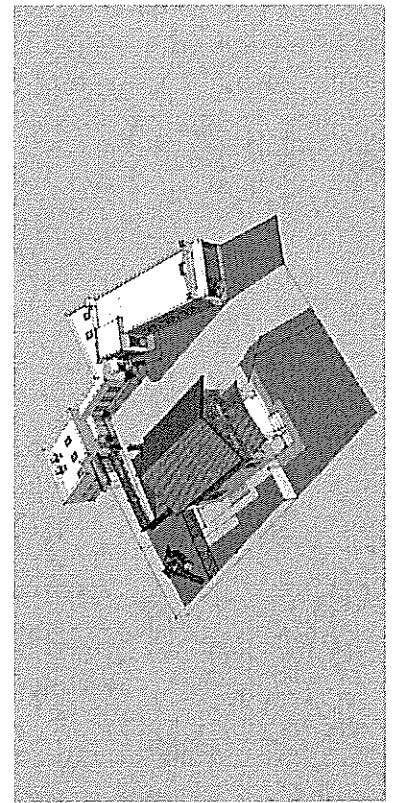
16	A	PROPOSED ELEVATIONS & MATERIALS
15	B	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
14	C	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
13	D	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
12	E	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
11	F	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
10	G	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
9	H	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
8	J	1413 WHITE TREE PL 744-734-4342 www.designbricks.com
7	K	1413 WHITE TREE PL 744-734-4342 www.designbricks.com

#18001
A204
 4/27/2018
 P-CREVIEW
 4/27/2018

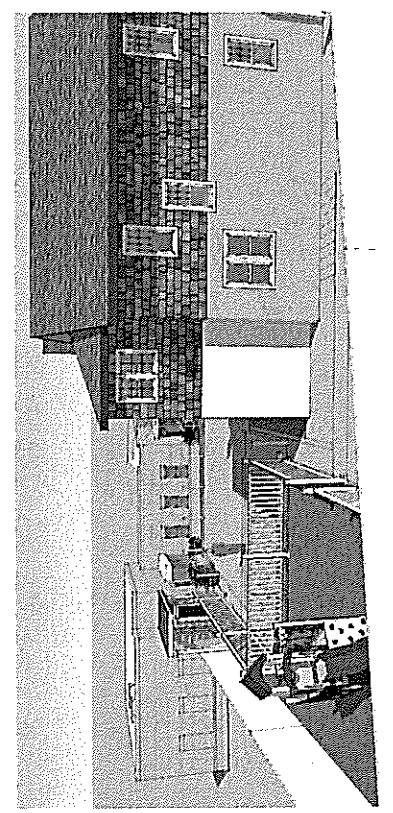
RENDERED VIEWS OF EXISTING & NEW
 TAKOMA MONTESSORI SCHOOL EXTENSION
 7212 CARROLL AVE, TAKOMA PARK MD

14413 WHITE TREE PL
 N POTOMAC, MD 20878
 TEL: 734-945-3492
 WWW.DESIGNSTAKOMA.COM

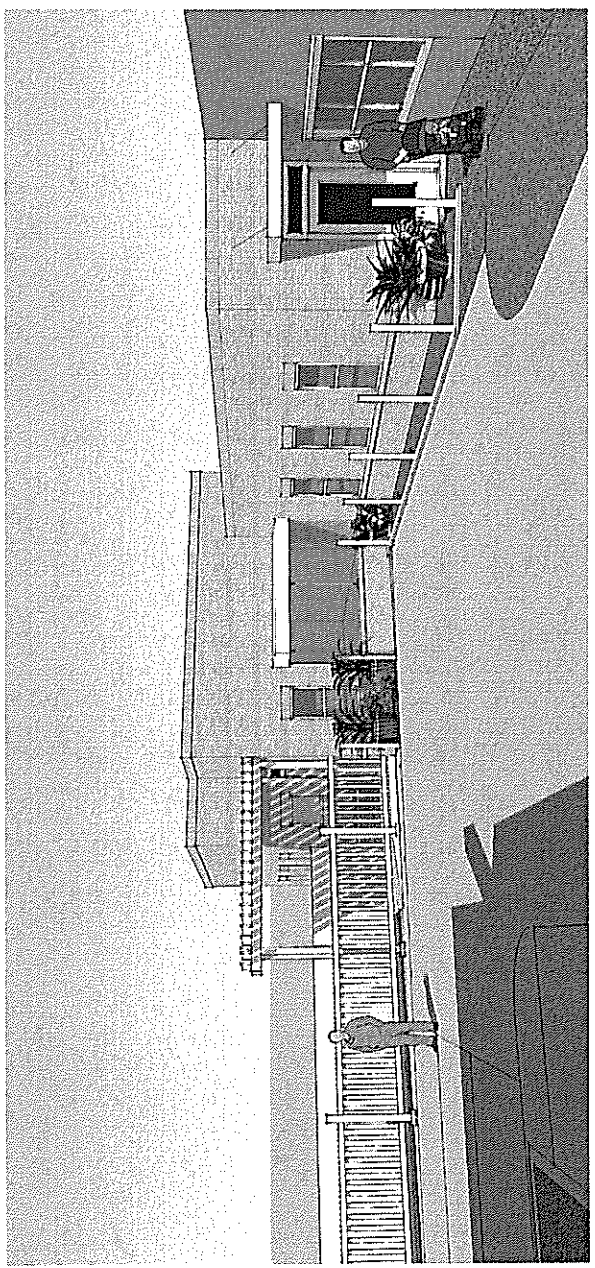
EXCLUSIONS AND NOTES:
 (CITY) NOT IN USE
 1. EXISTING AND PROPOSED
 2. EXISTING AND PROPOSED
 3. EXISTING AND PROPOSED
 4. EXISTING AND PROPOSED
 5. EXISTING AND PROPOSED
 6. EXISTING AND PROPOSED
 7. EXISTING AND PROPOSED
 8. EXISTING AND PROPOSED
 9. EXISTING AND PROPOSED
 10. EXISTING AND PROPOSED
 11. EXISTING AND PROPOSED
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 16. EXISTING AND PROPOSED



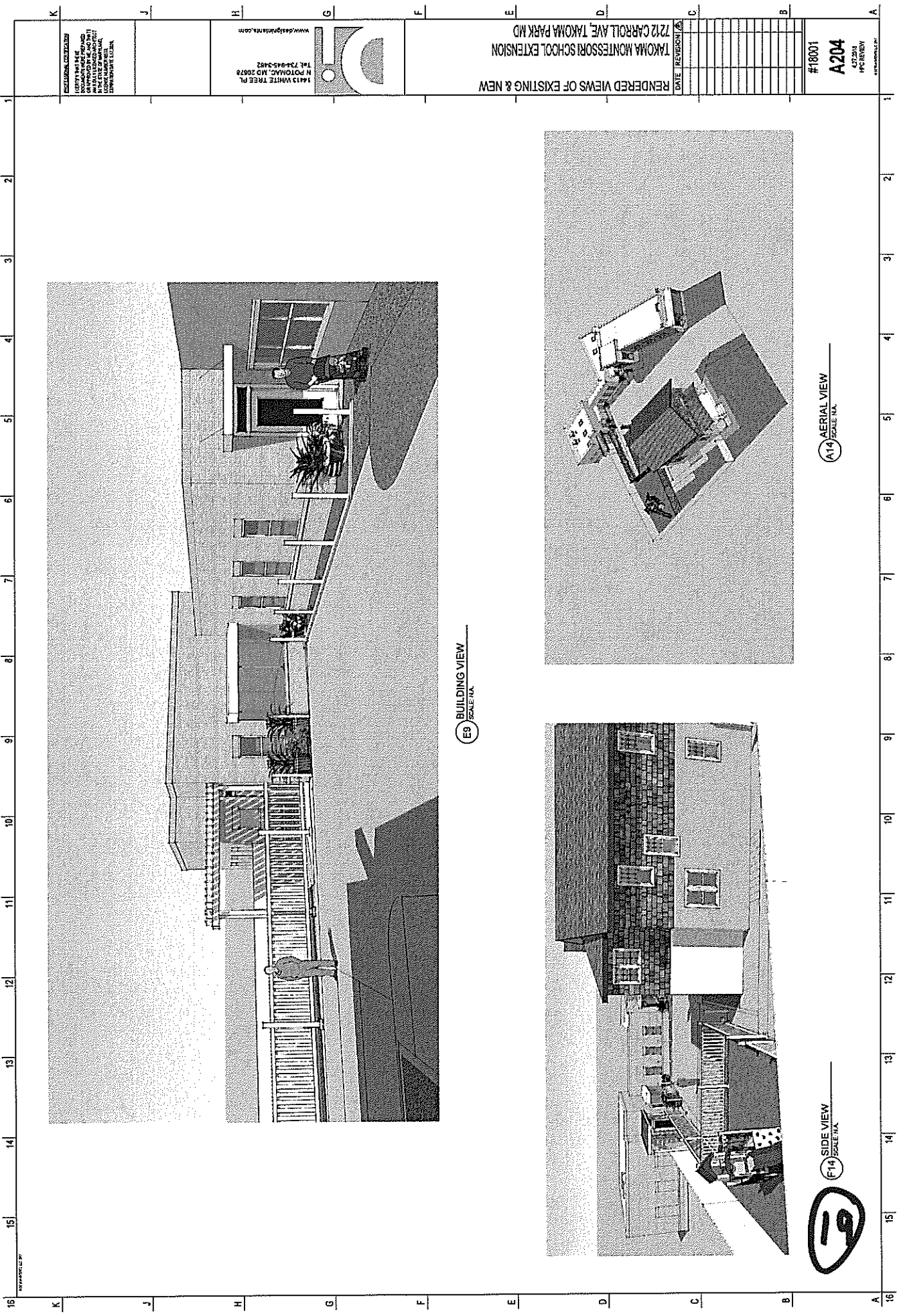
A14 AERIAL VIEW
 SCALE: N/A



F14 SIDE VIEW
 SCALE: N/A



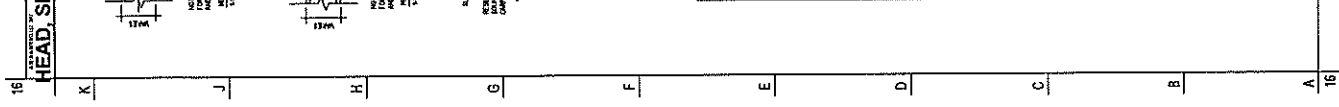
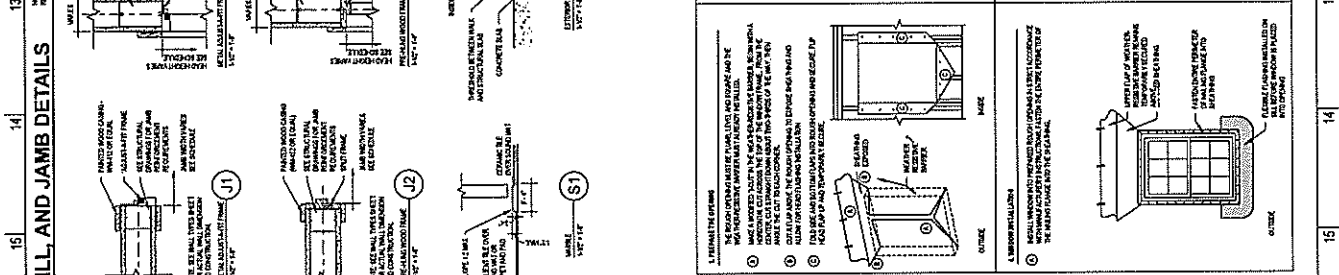
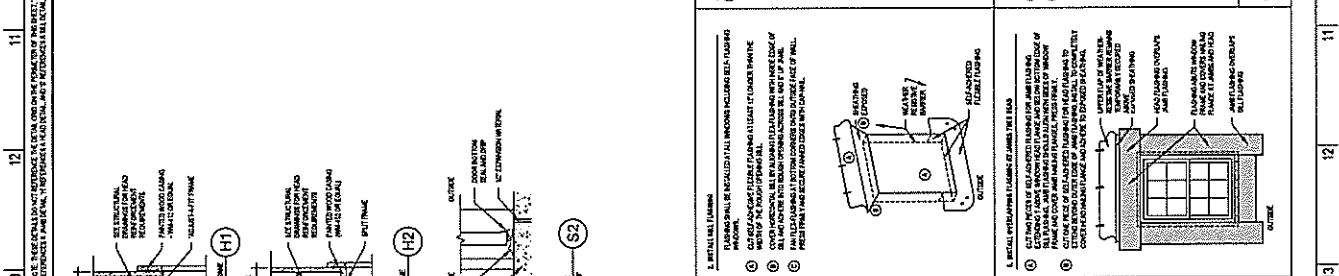
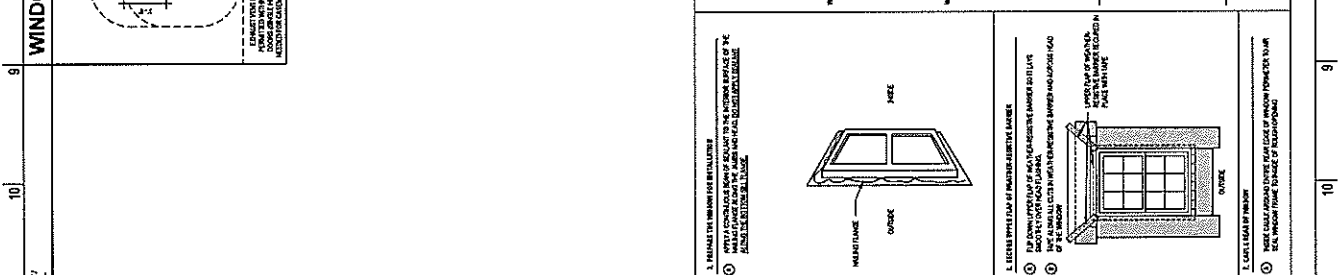
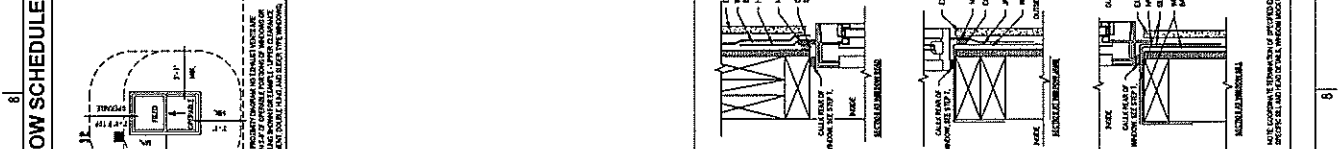
E9 BUILDING VIEW
 SCALE: N/A



WINDOW SCHEDULE

NOTE: SEE SCHEDULE DETAIL FOR SIZES, TYPES AND WINDOW MATERIALS.

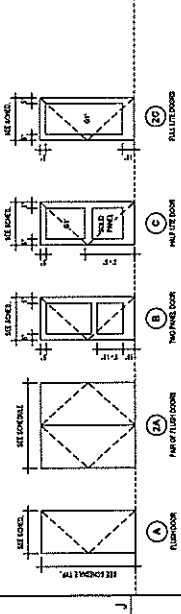
NO.	TYPE	SIZE	FINISH	OPERATION	GLASS	MARKING
1	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	1
2	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	2
3	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	3
4	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	4
5	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	5
6	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	6
7	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	7
8	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	8
9	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	9
10	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	10
11	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	11
12	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	12
13	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	13
14	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	14
15	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	15
16	PICTURE WINDOW	12'-0" x 12'-0"	WOOD	FIXED	CLERESTORY	16



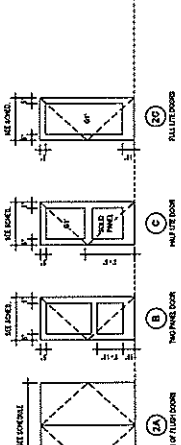
02

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

DOOR TYPES



FRAME TYPES



DOOR SCHEDULE

DOOR		FRAME SECTIONS				DOOR LABEL	FIRE RATING	HARDWARE SET	REMARKS
NO.	SIZE	THICK.	TYPE	MATL.	JAMB				
01	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
02	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
03	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
04	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
05	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
06	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
07	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
08	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
09	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
10	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
11	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
12	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
13	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
14	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH
15	3'-0" x 7'-0"	1 1/2"	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	SEE ELEVATION FOR FINISH

GENERAL DOOR & FRAME NOTES

- ALL EXTERIOR DOORS SHALL BE 1 1/2" THICK UNLESS OTHERWISE NOTED.
- ALL EXTERIOR DOORS SHALL BE 1 1/2" THICK UNLESS OTHERWISE NOTED.
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- ALL EXTERIOR DOORS SHALL BE 1 1/2" THICK UNLESS OTHERWISE NOTED.

GLASS TYPES & NOTES

- ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
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- ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
- ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

DOOR & FRAME MATERIAL KEY

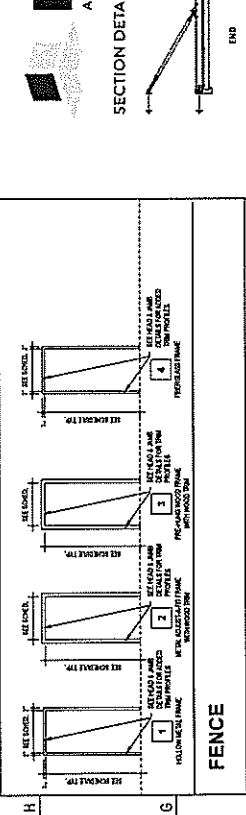
- ALUMINUM
- GLASS
- WOOD
- STEEL
- CONCRETE
- BRICK
- MASONRY
- EIFS
- INSULATION
- ROOFING
- PAINT
- FINISH

CANOPY

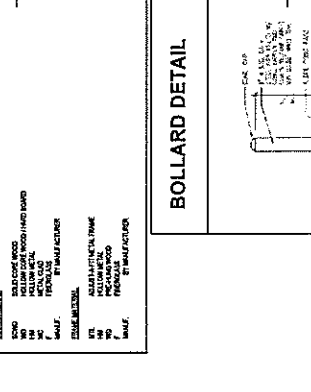
mapes
ARCHITECTURAL CANOPIES

SECTION DETAIL
WALL MOUNT DETAILS
FASCIA OPTIONS
CANOPY DETAILS

ENTRY CANOPY DETAIL



BOLLARD DETAIL



GENERAL DOOR & FRAME NOTES

- ALL EXTERIOR DOORS SHALL BE 1 1/2" THICK UNLESS OTHERWISE NOTED.
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- ALL EXTERIOR DOORS SHALL BE 1 1/2" THICK UNLESS OTHERWISE NOTED.

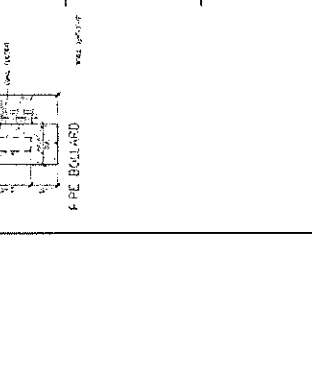
GLASS TYPES & NOTES

- ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
- ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
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- ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
- ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

DOOR & FRAME MATERIAL KEY

- ALUMINUM
- GLASS
- WOOD
- STEEL
- CONCRETE
- BRICK
- MASONRY
- EIFS
- INSULATION
- ROOFING
- PAINT
- FINISH

BOLLARD DETAIL



GENERAL DOOR & FRAME NOTES

- ALL EXTERIOR DOORS SHALL BE 1 1/2" THICK UNLESS OTHERWISE NOTED.
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DOOR & FRAME MATERIAL KEY

- ALUMINUM
- GLASS
- WOOD
- STEEL
- CONCRETE
- BRICK
- MASONRY
- EIFS
- INSULATION
- ROOFING
- PAINT
- FINISH

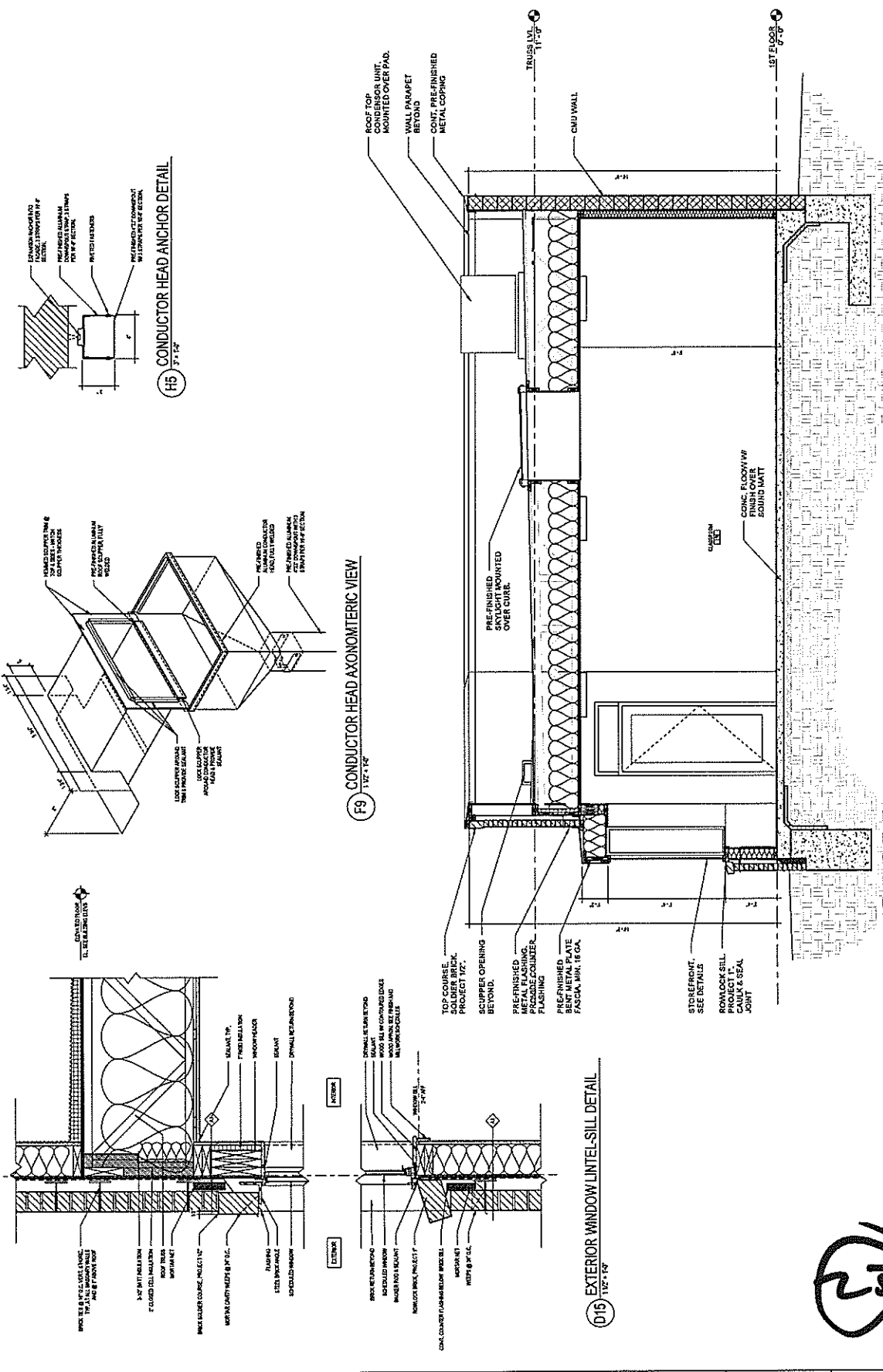
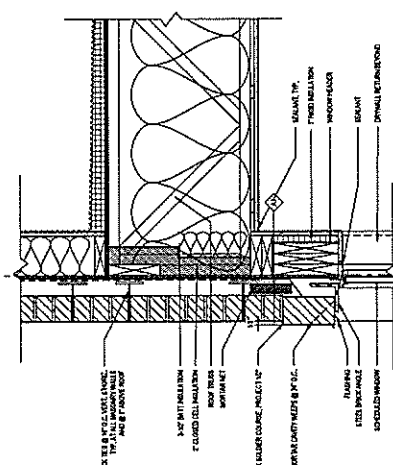
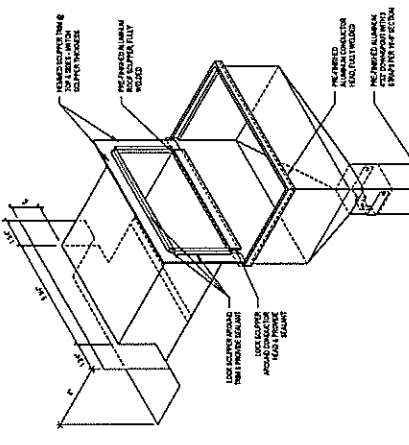
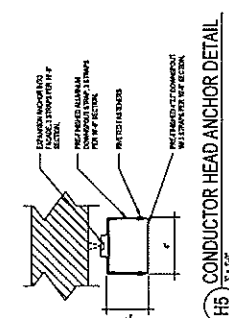
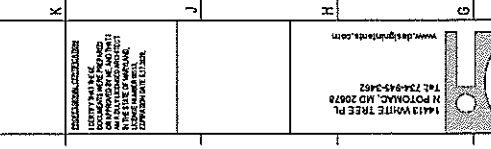
12

TAKOMA MONTESSORI SCHOOL EXTENSION
1212 CARROLL AVE TAKOMA PARK MD
DATE: REVISION: 04
#18001
A302
CJZ/SB
PC/REVIEW
VTD/ISSUED FOR PERMIT

#18001
A401
4/27/2018
PROJECT
www.digitalspace.com

TAKOMA MONTROSSI SCHOOL EXTENSION
7232 CARROLL AVE TAKOMA PARK MD

DATE	REVISION	BY



A-10 BUILDING SECTION
1/8" = 1'-0"

D15 EXTERIOR WINDOW LINTEL-SILL DETAIL
1/2" = 1'-0"

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

K J H G F E D C B A

