

**2<sup>nd</sup> Preliminary Consultation**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7018 Poplar Ave., Takoma Park	<b>Meeting Date:</b>	5/27/2020
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	5/20/2020
<b>Applicant:</b>	Thomas & Sue Immermann Wakota Tokunaga	<b>Public Notice:</b>	5/13/2020
<b>Review:</b>	2 <sup>nd</sup> Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	New Building Construction		

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**RECOMMENDATION**

Staff recommends that the applicant make revisions based on the feedback from the HPC and return for a third prelim or a HAWP, as recommended.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Takoma Park Historic District  
**STYLE:** Ranch  
**DATE:** c.1940s

The subject property is a one-story, brick, side gable ranch house with a small front porch.

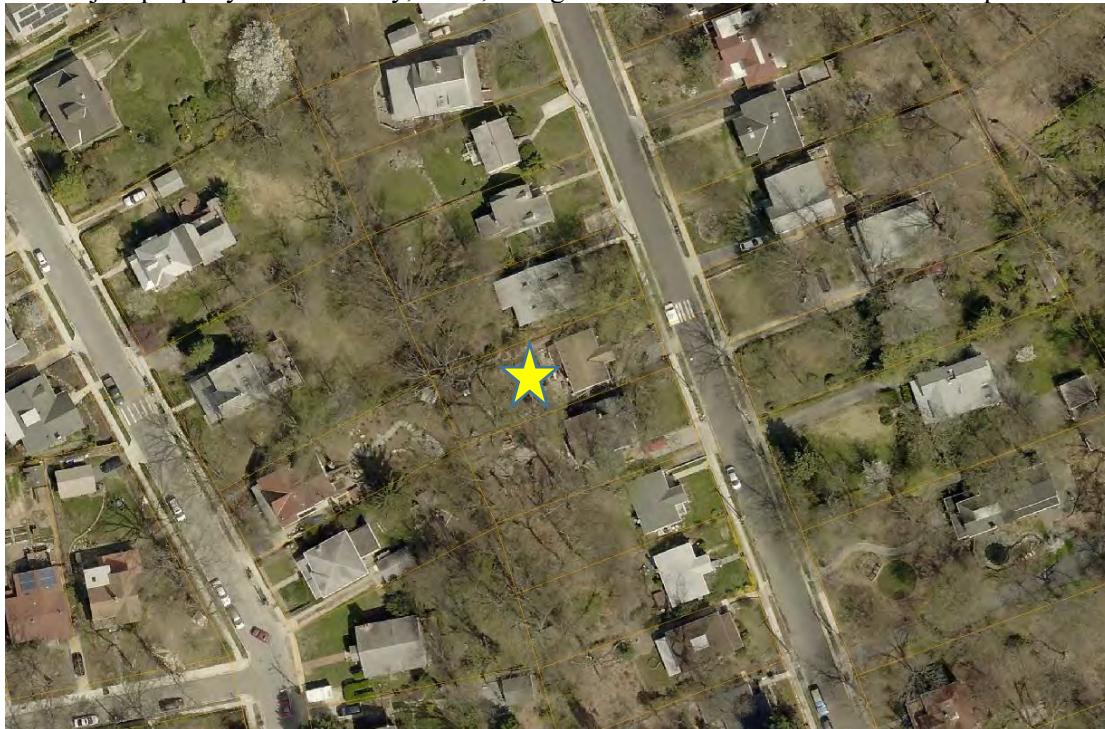


Figure 1: 7018 Poplar Ave.

## **BACKGROUND**

The applicant presented a preliminary consultation proposal for new construction at the April 10, 2019 HPC meeting.<sup>1</sup>

The HPC acknowledged that the *Design Guidelines* for the Takoma Park Historic District supported the demolition of the existing, non-contributing, building. The general feedback from the HPC regarding the new proposal was that the proposed building was too wide and too tall to be compatible with the surrounding district. However, the HPC acknowledged that there was not sufficient information to fully evaluate the proposal within the larger context. Many of the Commissioners also agreed that the front porch without stairs was an awkward design element. The applicants have returned for a second preliminary consultation. Additional information regarding the size and placement of houses in the surrounding residential area has been submitted for consideration.

## **PROPOSAL**

The applicant proposes to construct a new two-story house on the lot.

## **APPLICABLE GUIDELINES**

### ***Takoma Park***

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (*Guidelines*), Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

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<sup>1</sup> The Staff Report for the first Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/04/II.A-7018-Poplar-Avenue-Takoma-Park.pdf> and audio of that hearing can be found here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=dedd0033-5c58-11e9-ace3-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=dedd0033-5c58-11e9-ace3-0050569183fa). Discussion of this item begins at 14:58.



Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

#### New Construction

“The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported.”

#### Residential Areas

In Takoma Park, there are a number of elements which define the streetscape and building patterns within the residential areas. New construction should consider some of these elements, such as:

- Rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch;
- Patterns of open space/landscaping and building coverage, including ample front and back yards, space between houses, preservation of important mature trees, etc.;
- Principal building facades oriented toward the street;
- Covered porches on the front or main facades;
- Patterns of openings in facades, especially doors and windows, which provide a sense of residential scale;
- Building and roofing material;
- High degree of building craftsmanship, as expressed in detailing and use of materials;
- Use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street;
- Sidewalk and planting strips along the street;
- Orientation of driveways and parking areas to the rear and sides of the buildings;
- Use of outbuildings (e.g. detached garages); and
- Extensive landscaping, including mature trees and flowering plants.

#### ***Montgomery County Code, Chapter 24A-8 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;

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior's Standards for Rehabilitation:***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicant proposes to demolish the c.1940s Non-Contributing house at 7018 Poplar Ave. and construct a new two-story house with a partially exposed basement. The demolition was discussed at the previous preliminary consultation and was universally supported.

**Massing and Placement**

The primary concerns raised by Staff and the HPC at the previous Preliminary Consultation were the massing and placement of the new construction and its impact on the surrounding streetscape. The majority of the houses along this side of Poplar Ave. are Non-Contributing Resources; however, all but one of the Contributing buildings are either one-and-a-half or two stories tall. Due to the variety of building heights, Staff finds that the massing of the proposed house will have a bigger impact on compatibility than the height of new construction.

The proposed house will be two stories with a partially exposed basement. The previous design exposed virtually all of the basement which created the effect of having the full front wall of the house creating a 25' (twenty-five) foot tall wall. The HPC and Staff encouraged the applicant to revise the design so that the front edge of the building was softened to mitigate the looming feel of the proposed design.

The applicant's revised proposal has not changed the size of the building footprint. It remains 33' 11" × 34' 7" (thirty-three feet, eleven inches by thirty-four feet, seven inches). And the height of the pyramidal roof remains 35' (thirty-five feet). The previous proposal set back the house 31' (thirty-one feet) from the street to the front wall plane, which would have made the proposed house one of the closest houses to the street. The revised proposal has moved the house rearward on the lot so the front wall setback is now 39' (thirty-nine feet) from the street. This setback is consistent with the surrounding houses on the lot, and further from the street than the adjacent one-story houses. To soften the front edge of the building, the applicants now propose a side-loading staircase from the front porch. Additionally, the on-grade basement entrance is now slightly recessed and adjacent to an angled storage room door. The overall effect, as shown on the attached renderings, is a house with more depth that has reduced the overall sense of mass of the house.

The previous proposal would have built a house that was the widest, tallest, and closest to the street of any of the houses on the west side of Poplar Ave. The HPC and Staff found that such a house would be out of character with the surrounding district and directed the applicant to make revisions. While the height and width of the house have not changed, Staff finds that the front setback is now compatible with the houses along Poplar Ave. The outstanding question is whether the alterations in the setback and the

design of the house are sufficient to be compatible with the *Design Guidelines* and the surrounding district.

To provide more context to the proposed design, the applicant has provided renderings, axonometric drawings of the proposed construction, and included a streetscape study (see the attached application materials).

### **New Construction Design**

In the first Preliminary Consultation Staff Report, Staff indicated that the size, massing, and placement of the proposed design were the primary concerns. The architectural vocabulary of the prior design was a Prairie-inspired Craftsman which appeared to have some unresolved issues of proportionality. By changing to architectural style to the contemporary design presented for this preliminary consultation, the architectural details and size appear to be compatible.<sup>2</sup>

Staff finds that the proposed design, which includes two different dimensions of vertical wood siding and large, horizontally oriented windows helps to break up the apparent massing of the house more than a house with a symmetrical, vertically oriented fenestration pattern could. Detailed material specifications were submitted with the application materials as requested in the previous preliminary consultation.

The *Design Guidelines* do not dictate a style or era of design for houses in the historic district, rather the focus is on designing a house that is compatible while not detracting from the surrounding district. There is one specific exception to requiring traditional architecture in the *Design Guidelines* and that is where, “Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported (*Takoma Park Historic District Design Guidelines*, pg. 18).” Staff finds that the proposed design is unique to the neighborhood and the proposed placement of the house are significant improvements to the previous submission.

Staff requests feedback from the HPC regarding the following:

- Has relocating the house 9’ toward the rear of the lot mitigated the height and width concerns?
- Are there specific modifications to the building massing that would satisfy your concerns?
- Is the contemporary design “sensitive to and compatible with the fabric of the community?”
- Are there any other revisions or recommendations?

### **STAFF RECOMMENDATION**

Staff recommends the applicant make the revisions recommended by the HPC and return for either an additional preliminary consultation or HAWP, as recommended.

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<sup>2</sup> For a precedent project, the whole house rehabilitation at 509 Albany Avenue in Takoma Park (approved by the HPC in 2015) was designed by the project architect.



Prelim



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: larry@klockner.net Contact Person: Larry Neal or Jos. Klockner  
P JK@klockner.net Daytime Phone No.: 301-270-3033  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Thomas Kenny / Sue Immerman Daytime Phone No.: 301-651-6432 (Tom)  
Address: 7018 Poplar AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: Jos. Klockner & Company Phone No.: 301-270-3033  
Contractor Registration No.: 32483  
Agent for Owner: Larry Neal Daytime Phone No.: 202-439-4200

## LOCATION OF BUILDING/PREMISE

House Number: 7018 Street: Poplar AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE  
Lot: 28 Block: 20 Subdivision: 0025  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 0000

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

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

### CHECK ALL APPLICABLE:

☒ A/C ☒ Slab ☒ Room Addition ☒ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☒ Woodburning Stove ☒ Single Family  
☒ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 500,000

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 3' feet 6" 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.

Larry Neal  
Signature of owner or authorized agent

2/21/19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

Demolish Existing wood frame structure  
Rebuild utilizing existing foundation  
New 2 story structure w/ front porch  
Replace existing drive & retaining walls

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

Historically pleasing intent  
Environmental setting will be much improved

**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.

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

<b>Owner's mailing address</b> 7018 Poplar Ave Takoma Park, MD. 20912	<b>Owner's Agent's mailing address</b> 6480 Sligo Mill Rd, Takoma Park Md. 20912
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<b>Left side</b> Elizabeth Pitcher 7016 Poplar Ave Takoma Park Md 20912	<b>Right Side</b> Jon Frederick 7100 Poplar Ave. Takoma Park Md. 20912
<b>Front Confronting</b> Jamie LYN TROEL 7021 Poplar Ave Takoma Park Md. 20912	<b>Rear</b> Julia L WASHBURN 20 Hickory Ave. Takoma Park Md. 20912



7018 POPLAR AVENUE  
TAKOMA PARK, MD  
HAWP APPLICATION

PROPOSED WORK

5.27.2020

WT ARCHITECTURE





7018 POPLAR AVENUE - EXISTING STREET VIEW  
WT ARCHITECTURE 5/27/2020





7018 POPLAR AVENUE - PROPOSED STREET VIEW  
WT ARCHITECTURE 5/27/2020





7018 POPLAR AVENUE - PROPOSED STREET VIEW  
WT ARCHITECTURE 5/27/2020 12





7018 POPLAR AVENUE - PROPOSED STREET VIEW  
WT ARCHITECTURE 5/27/2020





7018 POPLAR AVENUE - PROPOSED STREET VIEW  
WT ARCHITECTURE 5/27/2020 14





NORTHEAST VIEW

7018 POPLAR AVENUE TAKOMA PARK MD  
PROPOSED WORK  
CONCEPTUAL RENDERINGS  
WT ARCHITECTURE  
5/27/2020



SOUTH VIEW

7018 POPLAR AVENUE, TAKOMA PARK, MD  
PROPOSED WORK  
CONCEPTUAL RENDERINGS  
WT ARCHITECTURE  
5/27/2020







# LOT 14

OWNER: dani westburn  
20 Hickory Avenue  
Takoma Park, MD 20912  
E-11983 L-00769

N 20°00'00" W 50'

LOT 28  
7,105 sq.ft.

# LOT 29

OWNER: Elizabeth Pitcher  
2916 Poplar Avenue  
Takoma Park, MD 20912  
E-13940 L-00505

# LOT 27

OWNER: Deborah Zuckerman  
7180 Poplar Avenue  
Takoma Park, MD 20912  
E-11205 L-00366

PROPOSED WD DECK  
(354 SF)

PROPOSED 2-STORY  
FRAME CONSTRUCTION  
(1,118 SF)

EXISTING FOUNDATION WALL  
EXISTING FOOTPRINT  
(840 SF)

PROPOSED FRONT PORCH

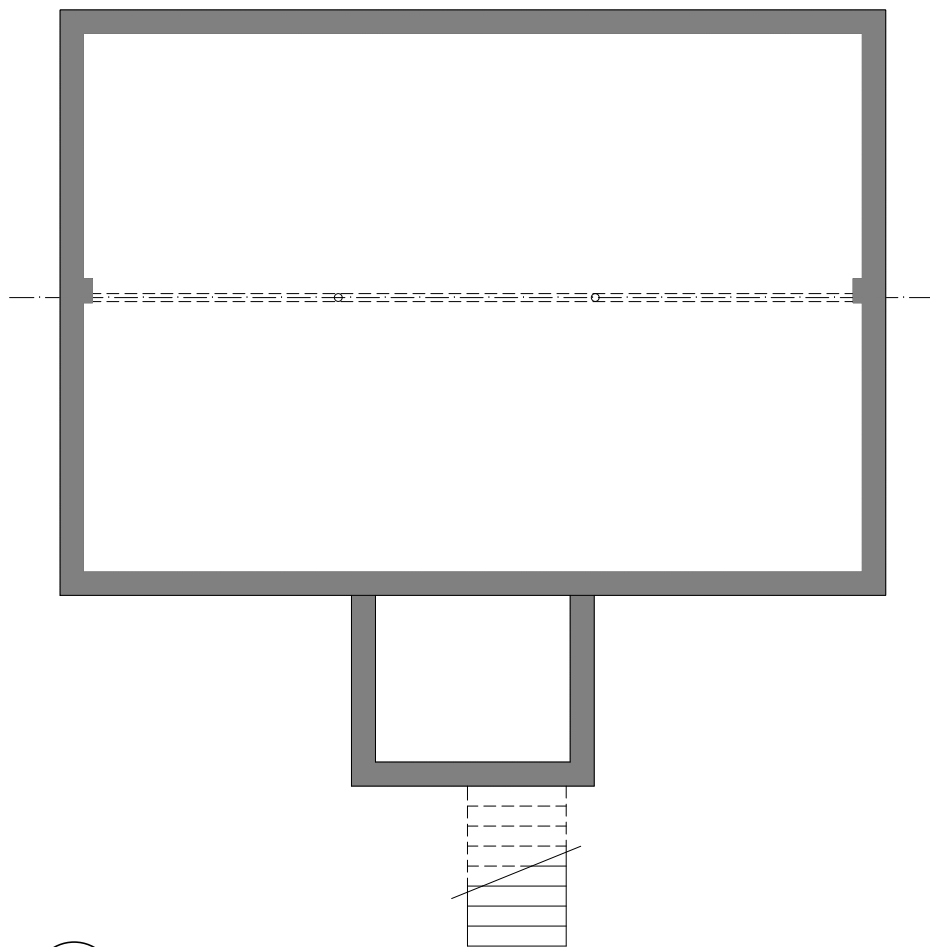
NEW CONCRETE STEPS

PROPOSED DRIVEWAY  
PERMEABLE CONCRETE PAVERS

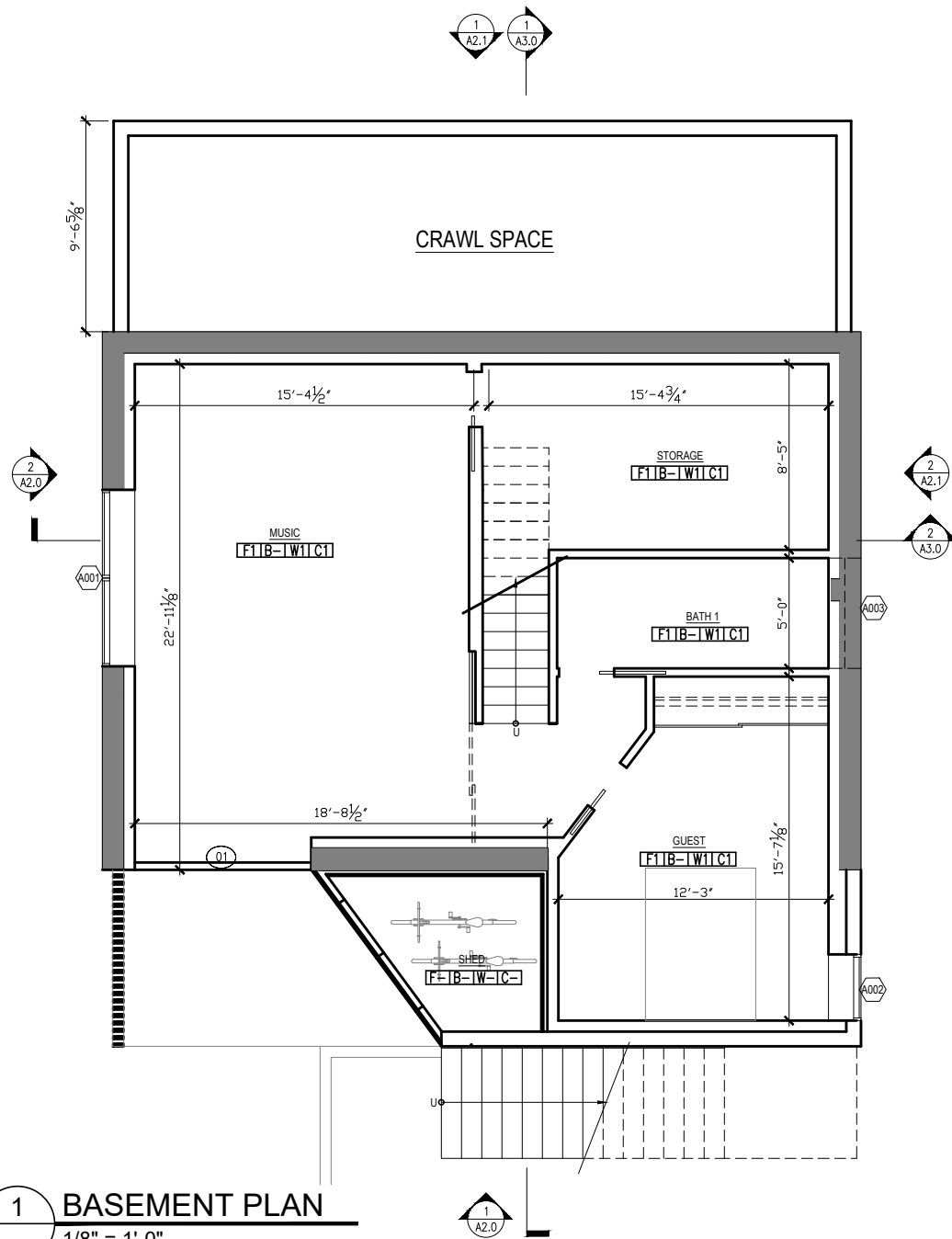
PROPOSED STONE BLOCK  
RETAINING WALL

POPLAR AVENUE



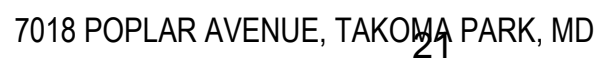


0 EXISTING BASEMENT PLAN  
1/8" = 1'-0"



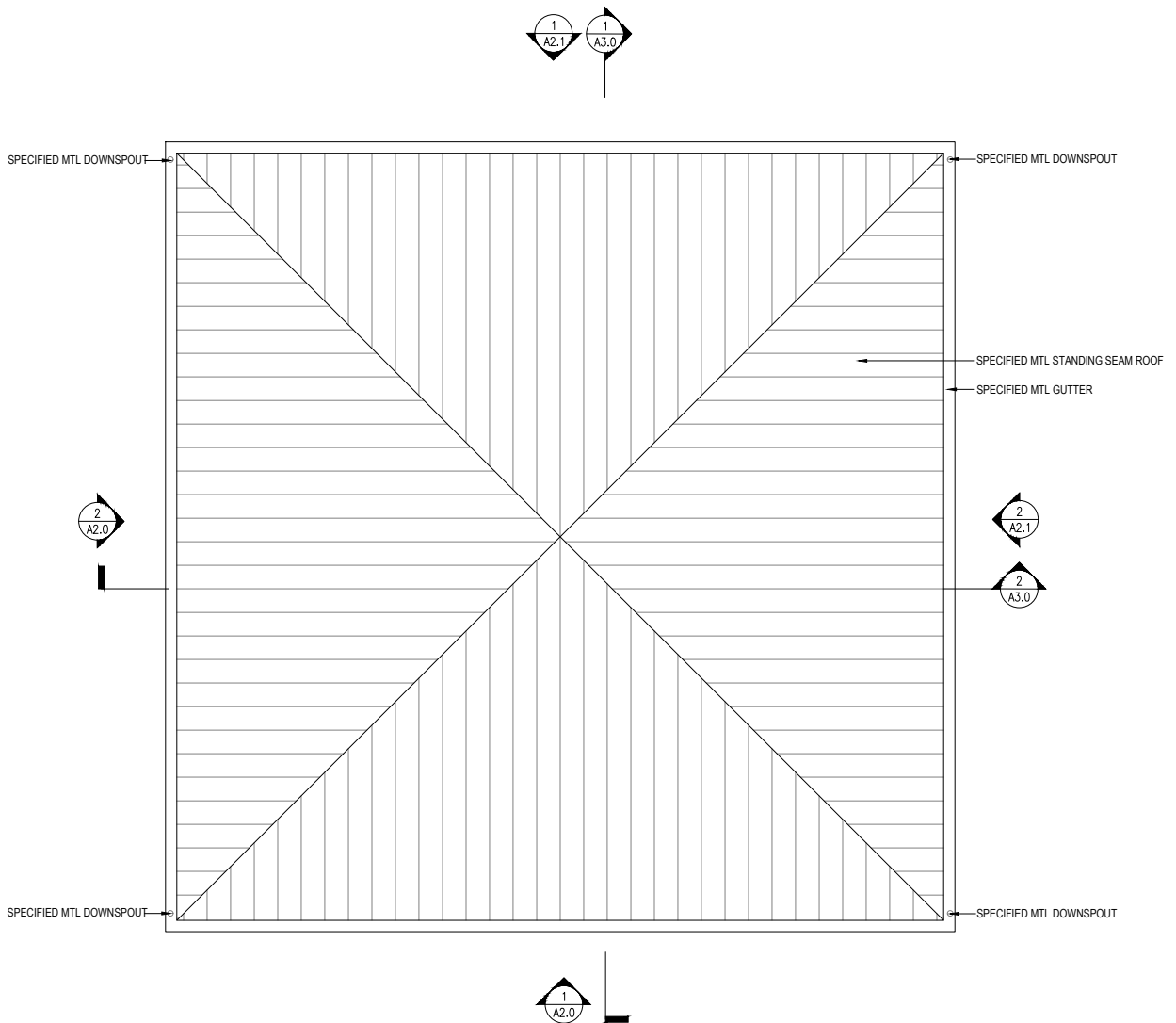
1 BASEMENT PLAN  
1/8" = 1'-0"



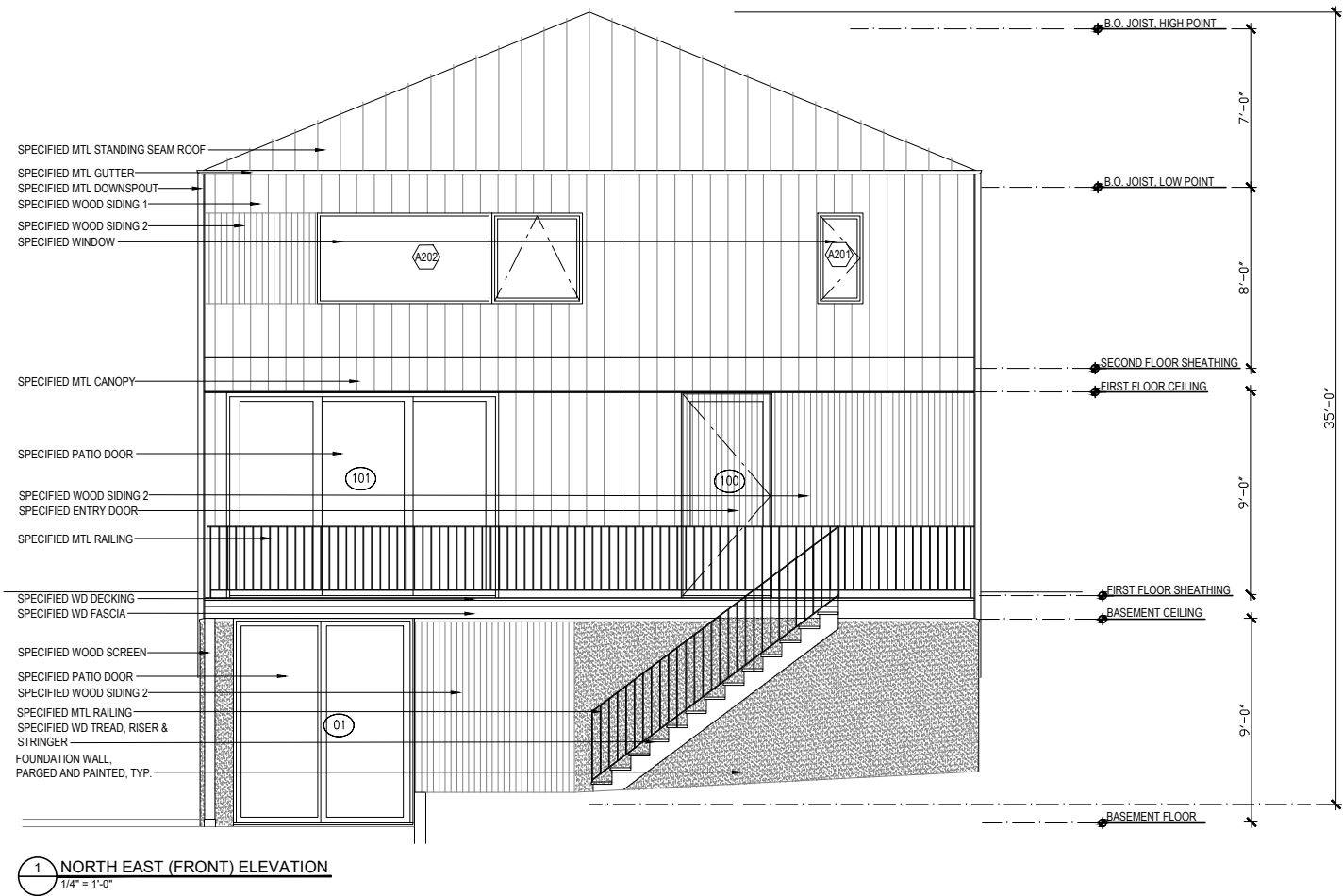


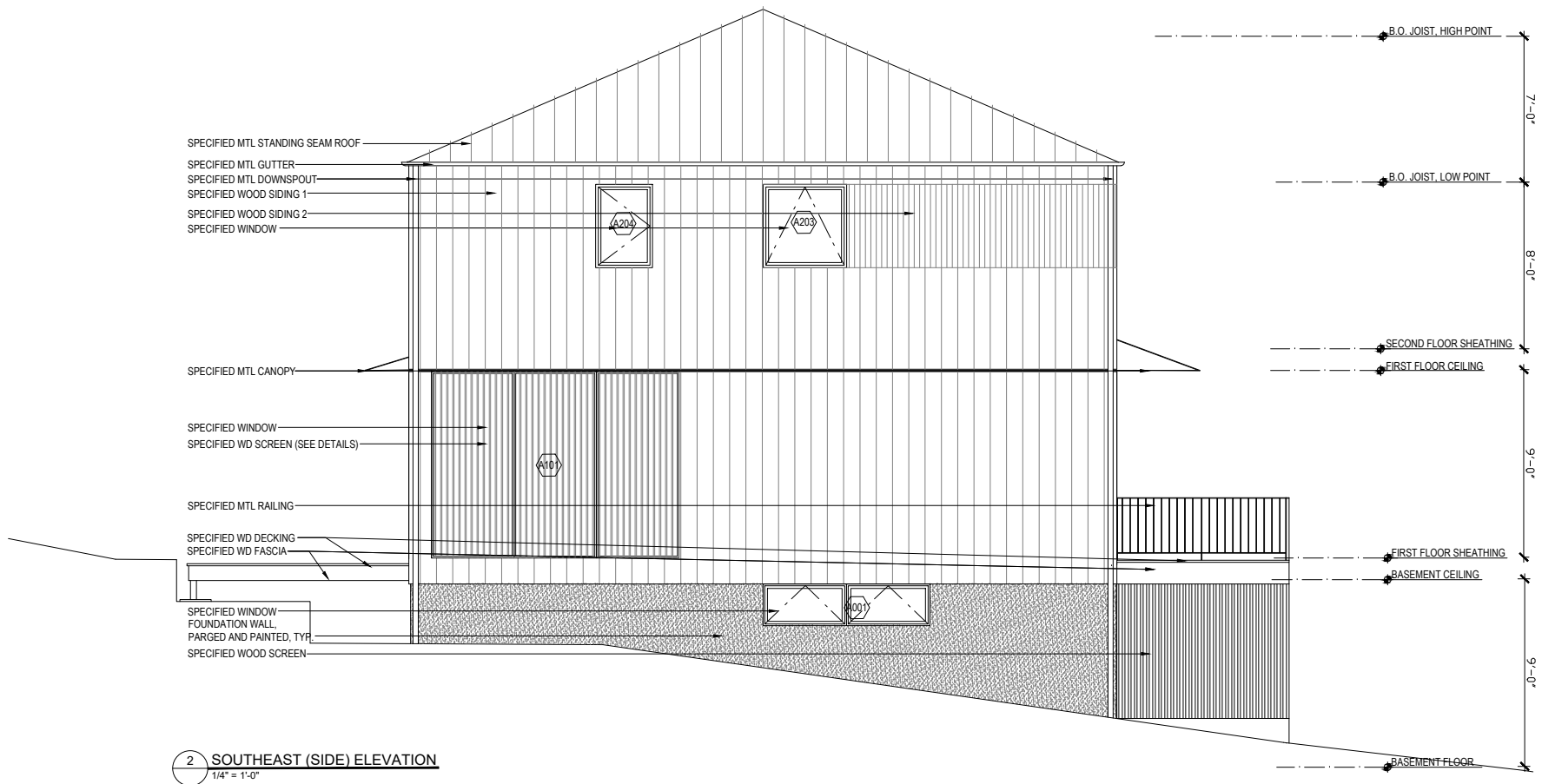




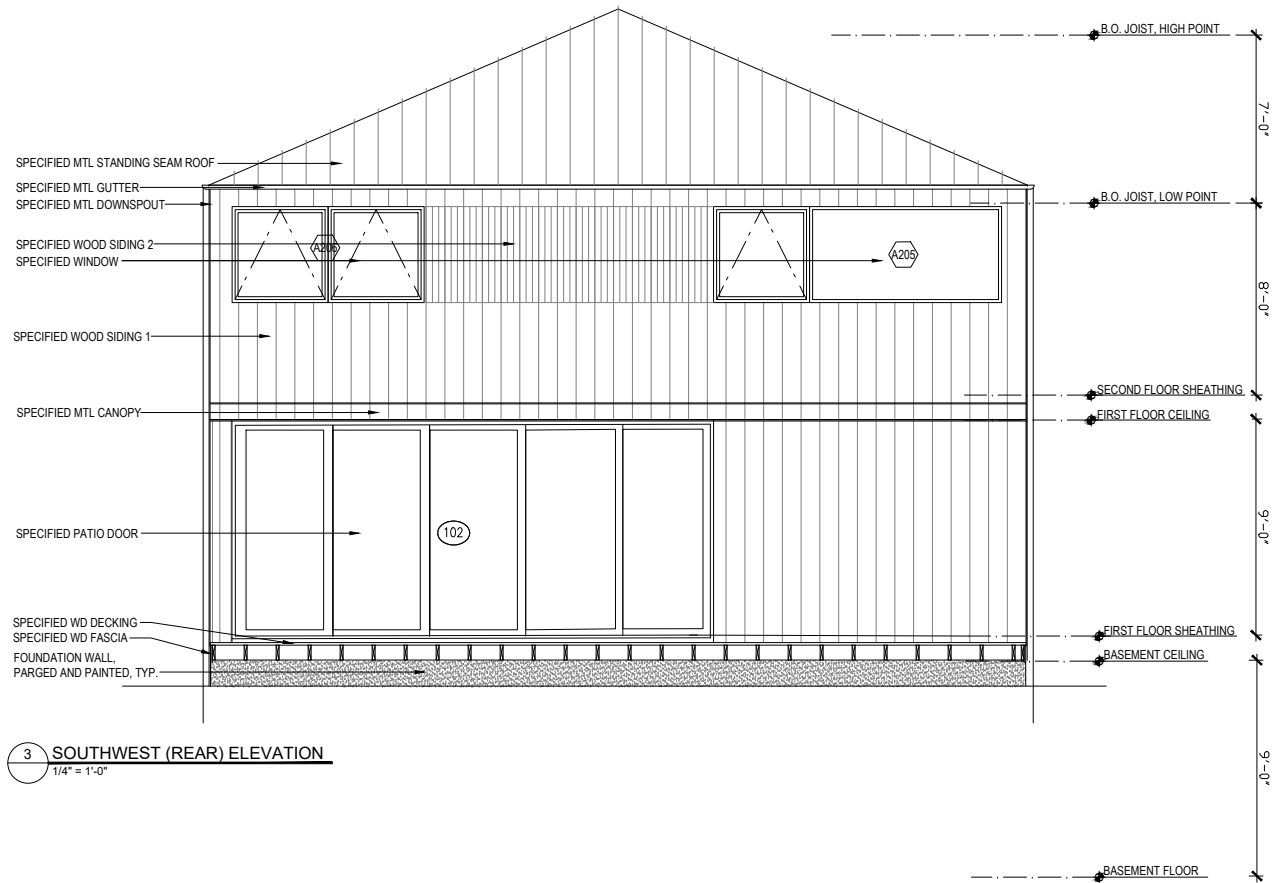


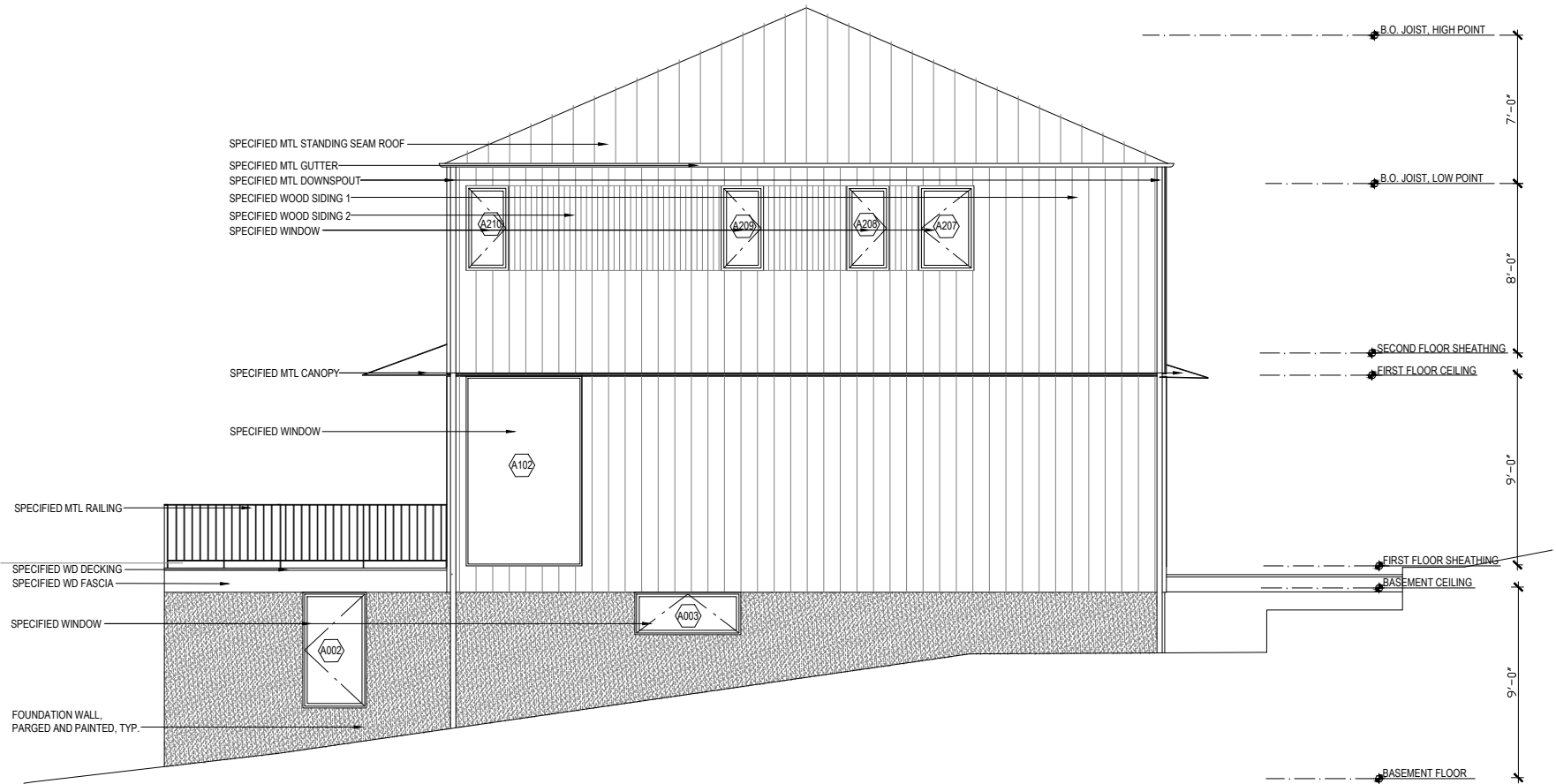
**4 ROOF PLAN**  
 1/8" = 1'-0"











4 NORTHWEST (SIDE) ELEVATION  
 1/4" = 1'-0"

## **Proposed Design:**

### **1. Rhythm, Massing, Placement and Scale**

The new 2-story frame structure will be built within the current side and front footprint of the original structure to keep the placement and orientation of the house to the street unchanged. The width of the house will remain 34' and the front setback from the street to the face of the front porch 31' as they are now. The structure will be 2-story tall with a partially exposed basement, with the peak of the roof at 35' from the front average grade. The height of the proposed structure will be similar to a number of houses on the block (7000, 7002, 7004, 7006, 7010, 7104, 7106, 7110, 7013, 7021, 7101, 7113) and will keep in line with the massing on the street that is made of a random pattern of tall, short, narrow and wide houses. The orientation of the house remains the same as the existing, the principal front facade is paralleled to the street, with the front porch and the front door on the main facade.

The new covered front porch will run across the full width of the house, and the front stairs will cascade down from the front porch along the house, to reduce the distance the stairs protrude into the front yard and to gently lead the dwellers up to the front door. The porch and the stairs will break up the verticality of the house, bringing the scale appropriate to the streetscape, while contributing to creating a welcoming and engaging front facade. The stepping stones will wind from the street between the existing large trees, through the front garden, and to the front of the house. The existing driveway is proposed to be repaired and widened to make it more practical/usable. The existing stone retaining walls are proposed to be repaired and reconstructed to match existing as necessary. The driveway is proposed to be repaved with permeable blocks for a softer, more inviting curb appeal. A barrier free entrance to the basement is provided from the driveway. This exposure of the basement will be similar in nature to the house on 7002 Poplar Avenue.

### **2. Building Materials**

The house will be clad with stained vertical wood shiplap siding, much like the house across the street at 7021 Poplar Avenue. The siding will be stained, similar in nature to the stained shingles at 7112 Poplar. The front porch and stairs will be black locust wood decking. Windows and patio doors will be aluminum clad wood windows by Marvin and the front door will be solid wood with natural stain like one of 7001 Poplar. Metal railing will be iron railing, to keep in line with the many houses on the block. The existing stone retaining walls will be preserved/repared and new retaining wall materials will match the existing.

### **3. Roofline and material**



The new roof will be a pyramid style roof, finished in standing seam metal. The shape and style is similar to the house at 2010 Poplar Avenue. The material of the roof is similar to the house across the street at 2009 Poplar Avenue.

4. Pattern of the doors and windows

The new front door is placed in a prominent location on the front facade, at the top of the front stairs, similar to the rest of the houses on the street. The scale of windows throughout the house is consistent with the houses on the block and provides the sense of residential scale and inviting facades.

Overall, the proposed design for the new construction at 7018 Poplar Avenue carefully and thoughtfully adheres to the Takoma Park Historic Preservation guidelines. While the design is representative and reflective of the modern time in which the house is built, it is sensitive and compatible to the fabric of the community, and takes into consideration the design elements that contribute to the streetscape and the building pattern. It will be a thoughtful addition to the streetscape, while respecting and reflecting the characteristics of the street and its community.

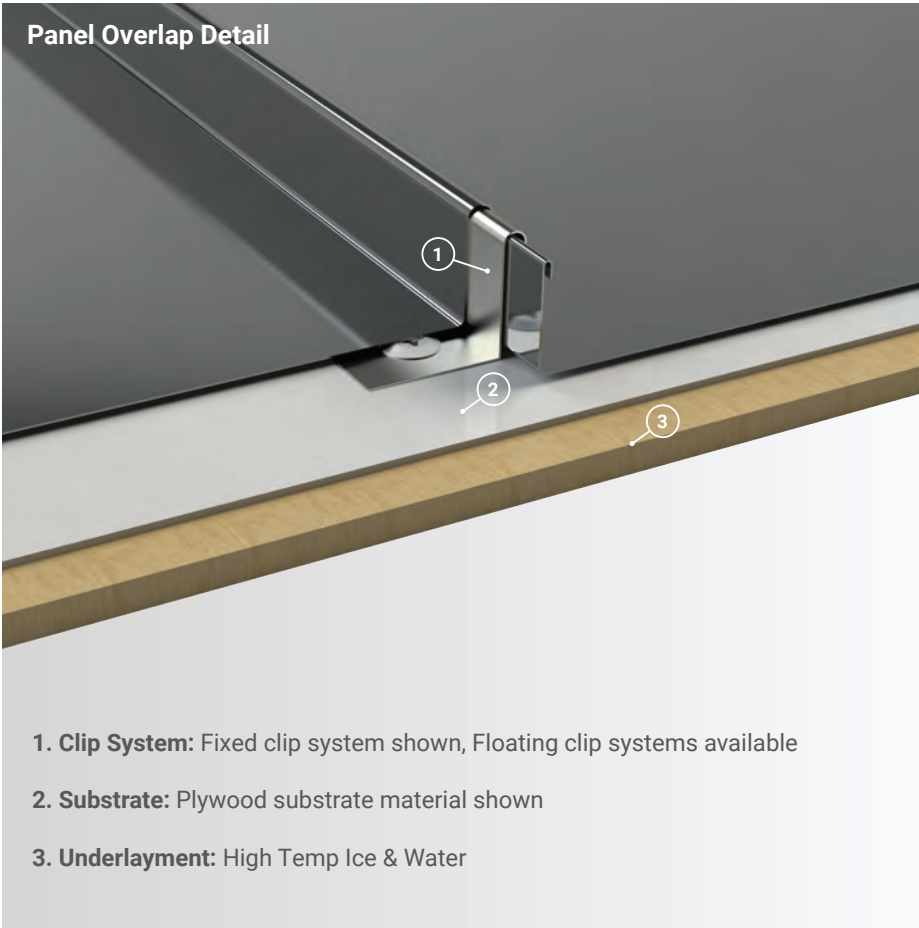
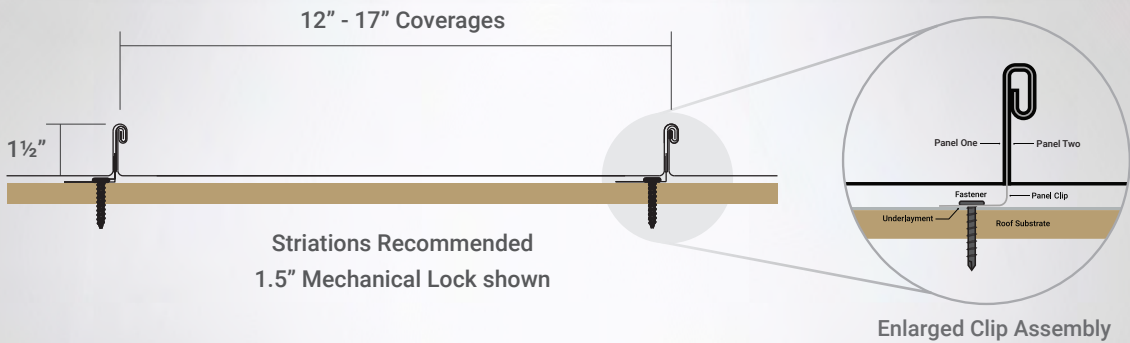
7018 POPLAR AVENUE  
TAKOMA PARK, MD  
HAWP APPLICATION

FINISH MATERIALS  
SPECIFICATIONS

5.27.2020

WT ARCHITECTURE

# METAL STANDING SEAM ROOF



Roof Coverage	12"-17"
Radius Panel	Available
Panel Gauges	22*, 24*, 26
Fastener Options	Concealed Clip System
Panel Length	3' to 100'+
Rib Height	1", or 1.5"
Roof Slope	Minimum 1:12 or Greater with Mastic
Impact Rating	UL 2218
Wind Uplift Rating	ASTM E1592
Warranty	Based on Paint System
For more information	1.877.783.3568

\* Grade 50

Version 3.2, 4/2018



SHOP BY MATERIAL

- Aluminum ▶
- Mill Finish Aluminum ▶
- Copper ▶
- Copper Penny Aluminum ▶
- Euro Copper ▶
- Galvalume ▶
- Galvanized Steel ▶
  - Galvanized Steel Gutters
  - Galvanized Steel Downspouts
  - Galvanized Steel Elbows
  - Galvanized Steel Miters
  - Galvanized Steel End Caps
  - Galvanized Steel Screens/Strainers
  - Galvanized Steel Conductor Heads
  - Galvanized Steel Hangers
  - Galvanized Steel Outlets
  - Galvanized Steel Fasteners
  - Galvanized Steel Shanks
  - Galvanized Steel Downspout Hooks
  - Galvanized Steel Drives/Rack & Key
  - Galvanized Steel Downspout Pipe Band
  - Galvanized Steel Offsets
  - Galvanized Steel Flashing
  - Galvanized Steel Sheets

- Designer Copper Aluminum ▶
- Freedom Gray Copper ▶
- Paint Grip Steel ▶
- Preweathered Zinc ▶
- Vinyl Gutter Systems ▶

PRODUCTS ON SALE

- Gutter Machines ▶
- Rain Chains 25% Off ▶

SHOP BY MATERIAL LIST

- Quick Shop ▶

BUY MORE, SAVE MORE!

- Buy In Bulk ▶

SHOP BY PRODUCT LINE



Product Catalog -> Galvanized Steel -> Galvanized Steel Gutters

Galvanized Steel Half Round Gutters, Galvanized Gutters,Rain Gutter Supplies



Image 1



Click for a Larger View

Half Round Galvanized Gutters, Galvanized Gutters, Half Round Gutters,Rain Gutter Supplies

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
GAH105XG26X	5 Half Round Gutter - 10 ft	Galvanized 26 GA	\$28.50 / 10FT	<input type="text" value="1"/> <input type="button" value="Add To Cart"/>
GAH205XG26X	5 Half Round Gutter - 20 ft	Galvanized 26 GA	\$57.00 / 20FT	<input type="text" value="1"/> <input type="button" value="Add To Cart"/>
GAH106XG26X	6 Half Round Gutter - 10 ft	Galvanized 26 GA	\$38.50 / 10FT	<input type="text" value="1"/> <input type="button" value="Add To Cart"/>
GAH206XG26X	6 Half Round Gutter - 20 ft	Galvanized 26 GA	\$77.00 / 20FT	<input type="text" value="1"/> <input type="button" value="Add To Cart"/>
GAH107XG26X	7 Half Round Gutter	Galvanized 26 GA	\$100.50 / 10FT	<input type="text" value="1"/> <input type="button" value="Add To Cart"/>
GAH108XG26X	8 Half Round Gutter	Galvanized 26 GA	\$108.25 / 10FT	<input type="text" value="1"/> <input type="button" value="Add To Cart"/>

Half Round Galvanized gutters have been around for decades because of their strength and corrosion resistance. Heavy gauge steel hot dipped with zinc gives the gutter both added strength and superior resistance to the elements.

Available in 5", 6", 7", and 8".

Call for custom sizes, profiles, and thicknesses.

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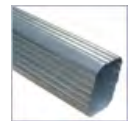
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May We Also Recommend:



[Galvanized Steel Gutters](#)

Galvanized rain gutters are stronger and more durable than...



[Galvanized Steel Downspouts](#)

We carry an assortment of galvanized downspouts in various...



[Galvanized Steel Elbows](#)

Galvanized Elbows are fittings that attach to the...



[Galvanized Steel Miters](#)

These galvanized miters are used to connect two lengths of...



[Galvanized Steel End Caps](#)

The end cap is the fitting that closes off the end of the...



[Galvanized Steel Screens/Strainers](#)

We've done the research, so you don't have to! We have the...

## SHOP BY MATERIAL

- Aluminum ▶
- Mill Finish Aluminum ▶
- Copper ▶
- Copper Penny Aluminum ▶
- Euro Copper ▶
- Galvalume ▶
- Galvanized Steel ▶
- Designer Copper Aluminum ▶
- Freedom Gray Copper ▶
- Paint Grip Steel ▶

- Paint Grip Steel Gutters
- Paint Grip Steel Downspouts
- K Style Hangers
- Paint Grip Steel Elbows
- Paint Grip Steel Miters
- Paint Grip Steel End Caps
- Half Round Hangers
- Galvanized Steel Outlets
- Galvanized Steel Fasteners
- Galvanized Steel Drives/Rack & Key

- Preweathered Zinc ▶
- Vinyl Gutter Systems ▶

## PRODUCTS ON SALE

- Gutter Machines ▶
- Rain Chains 25% Off ▶

## SHOP BY MATERIAL LIST

- Quick Shop ▶

## BUY MORE, SAVE MORE!

- Buy In Bulk ▶

## SHOP BY PRODUCT LINE

- Gutter Machines ▶
- Gutter Guards ▶
- Rain Chains ▶
- Roof Panel Machines ▶
- Snow Guards ▶
- Gutters ▶
- Downspouts ▶
- Leader Heads ▶
- Half Round Gutter Products ▶
- K Style Gutter Products ▶



Product Catalog -> Paint Grip Steel -> Paint Grip Steel Downspouts

### Plain Round Downspouts

Image 1



Click for a Larger View

Plain Round Paint Grip Steel Downspout

Plain Round Paint Grip Steel Downspout are available in 3", 4", 5" and 6" diameters.

### Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
PSPRD3XS26X	3 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$43.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD4XS26X	4 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$56.00 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD5XS26X	5 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$81.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD6XS26X	6 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$93.50 / 10FT	<input type="text" value="1"/> Add To Cart



 My Account

 Shopping Cart

### May We Also Recommend:



[Gutter Guards](#)

Gutter Guards , Gutter...



[Rain Chains](#)

25% Off Select Rain Chains  
Rain...



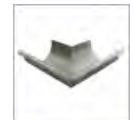
[Paint Grip Steel Gutters](#)

Paint Grip Steel Gutters is one of our many selections of...



[Paint Grip Steel Elbows](#)

Paint Grip Steel Elbows are what you attach to the downspout...



[Paint Grip Steel Miters](#)

Miters are the gutter fittings that connect two gutters at a...



[Paint Grip Steel End Caps](#)

A gutter end cap is a fitting that attaches to as well as closes...

VERTICAL SHIPLAP WOOD SIDING



Contact the Team Today  
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- Wood Siding ▾
- Tongue and Groove ▾
- Log Home Products ▾
- Flooring ▾
- Interior Wood Doors ▾
- Shakes/Shingles ▾
- Kitchens ▾
- Reviews
- Photo Gallery



Price : \$1.39/l.f.

Standard Grade

Rating:

Share:



Contact Seller



BOARD AND BATTEN WOOD SIDING



Contact the Team Today  
Click Here Now



- Wood Siding ▾
- Tongue and Groove ▾
- Log Home Products ▾
- Flooring ▾
- Interior Wood Doors ▾
- Shakes/Shingles ▾
- Kitchens ▾
- Reviews
- Photo Gallery



Eastern White Pine  
- 1 x 4

Price : \$0.49/lf



Standard Grade  
Rating:  
Share:

Contact Seller

## WOOD SIDING FINISH

Produkter / Products / Pine tar / Pine tar / PINE TAR VITRIOL



### PINE TAR VITRIOL

Auson Pine Tar Vitriol is a mixture of Special Pine Tar and high quality Gum Turpentine. The material is especially suitable as wood protection on spruce and pine paneling. Pine Tar Vitriol leaves a beautiful wooden structure with a classy matte warm-gray color.

#### A great wood protection

Auson Pine Tar Vitriol is a pure natural product for surface treatment of wooden buildings and other outdoor wooden constructions. Pine Tar Vitriol supplies the surface with an outstanding wood protection that allows the wood to breathe. The material can be used on new and untreated wood or wood former treated with Pine Tar Vitriol or Iron Vitriol.



Produkten bedömd i  
SundaHus



PINE TAR VITRIOL SAMPLE



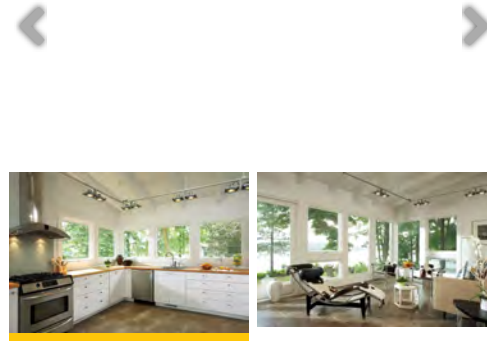


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MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE AWNING NARROW FRAME

## ULTIMATE AWNING NARROW FRAME

*Previously known as Clad Ultimate Replacement Awning/Contemporary Awning*



The Marvin Signature™ Ultimate Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame, meaning it can be installed without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window's contemporary aesthetic looks beautiful on its own or as a complement to narrow frame

casement or picture windows, and hardware located at the bottom of the window means easy operation even in hard to reach areas like over a kitchen sink.



### Features of the Ultimate Awning Narrow Frame Window

- Available in heights up to 8 feet or widths up to 8 feet
- Narrow frame and flush exterior create a sleek contemporary aesthetic
- Can be easily installed without removing an existing window frame
- Multi-point locking system ensures a tight seal and security from top to bottom
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- CE certified

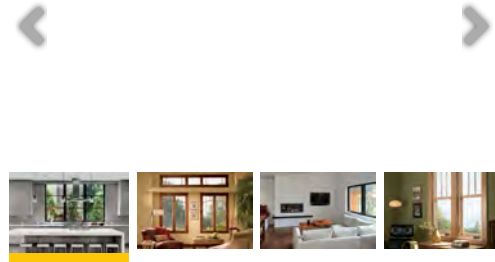


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MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE CASEMENT NARROW FRAME

## ULTIMATE CASEMENT NARROW FRAME

*Previously Known as Clad Ultimate Replacement Casement/Contemporary Casement*



The Marvin Signature™ Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb ideal for frame-in-frame replacement, allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views. With many design options, including round top shapes, the Ultimate Casement Narrow Frame window is a flexible option that can be sized to complement the most expansive views.



### Features of the Ultimate Casement Narrow Frame Window

- Available in heights up to 8 feet or widths up to 3.5 feet
- Contemporary-style window with sleek design and square profiles
- Narrow jamb for replacement applications that minimizes tear-down of existing frame and walls
- Unique wash mode allows access to both sides of glass from indoors
- Retractable screen option is nearly invisible when the screen is not in use

INTERIOR EXTERIOR



Products

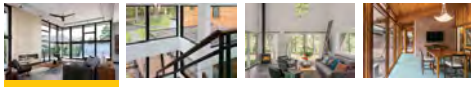
Solutions

Inspiration

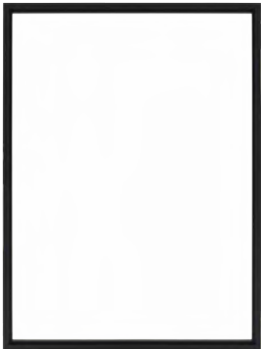
Why Marvin

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[MARVIN](#) / [SIGNATURE COLLECTION](#) / [MARVIN SIGNATURE](#) / [SIGNATURE](#) / [SIGNATURE PICTURE NARROW FRAME](#)

## ULTIMATE PICTURE NARROW FRAME



The Marvin Signature™ Ultimate Picture Narrow Frame window offers a classic style in a non-operable window. It's perfect for bringing expansive views and natural light into a room, and the window's narrow frame allows for window replacement without disturbing existing interior or exterior trim. Durable and energy-efficient, it can be sized to match accompanying operable windows for a streamlined design with flexible design options like wood species and stains to create a custom look.



### Features of the Ultimate Picture Narrow Frame Window

- Available in a large range of size options
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Suits new construction, remodeling, or full-frame replacement
- Coastal/hurricane certification of IZ3
- CE certification



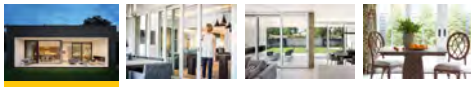


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MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE MULTI-SLIDE DOOR

# ULTIMATE MULTI-SLIDE DOOR

*Previously known as Marvin Ultimate Multi-Slide Door*



The Marvin Signature™ Ultimate Multi-Slide Door is more than just a panoramic door, it's a gateway to indoor-outdoor living with performance that stands up to any weather, coast to coast. Design your ideal view, with sliding panels available in configurations that move in one direction or part in the center, and

panels that stack in full view within the frame or conceal within a wall pocket. When accessibility is important, choose an optional low-profile sill that maintains a smooth, flush transition from indoors to out. In sizes as big as 56 feet wide or small enough to create a counter-height, kitchen pass-through option for a patio or deck, this door opens possibilities.



## Features of the Ultimate Multi-Slide Door

- Choose from 22 operating configurations
- Available in frame sizes up to 60 feet wide



Products

Solutions

Inspiration

Why Marvin

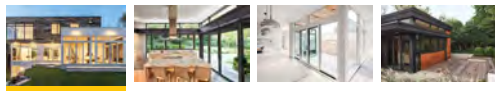
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Built on the same solid foundation as the Marvin

Signature™ Ultimate Sliding French Door, the Ultimate Sliding Patio Door offers more daylight with a contemporary vibe.

A dual point locking system offers security. Panels seal tightly to keep out the weather.

Operating configurations up to 16 feet wide make for a grand design element and can bring in a beautiful view or flood a room with light.



INTERIOR

EXTERIOR

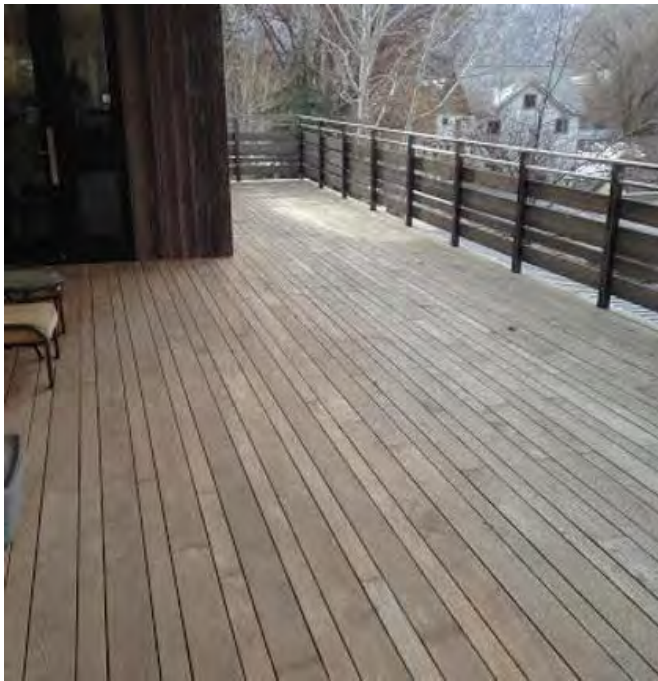
## Features of the Ultimate Sliding Patio Door

- Available in heights up to 9 feet or widths up to 16 feet
- Narrow 3-inch clad-wood top and bottom rails open space for light and views
- Handle options let you personalize the aesthetics
- Durable sill engineered for years of energy-efficient and weathertight performance
- Available in two-, three- or four-panel operating configurations for design versatility
- Optional top-hung screen glides smoothly
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Optional low-profile, high-performance, universal design sill for a flush transition
- CE certified



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## Decking



**"Forever Decking" - a decking product so long-lasting and maintenance-free you will forever thank yourself for installing this decking over pressure-treated, cedar, or composite products.**

**Call Now: (832) 800-4MBL or (608) 218-4582**

**Decking**

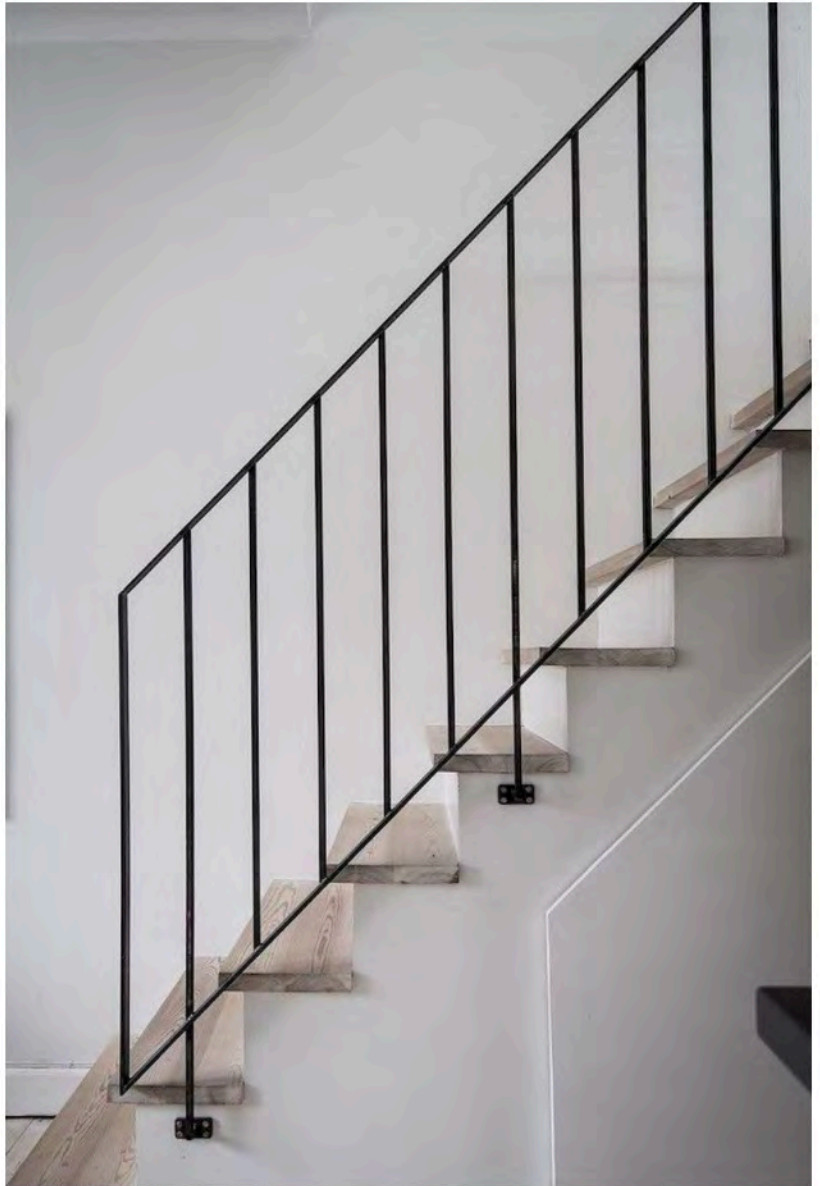
Midwest Black Locust offers its "Forever Decking" in two stock widths, 3 1/2" or 5", and custom widths and lengths. We will tailor the product to fit your particular aesthetic needs and design. Like all black locust products from Midwest Black Locust, this product is naturally decay, water, and UV resistant. Without the need for any type of waterproofing or sealing, "Forever Decking" weathers to a beautiful grey color, and when wet, produces a natural anti-skid surface under foot. It is a superior choice for pool decks, walkways, piers and boardwalks, stair treads, and any place you don't want the slick feel of wet pressure-treated decking - think especially about those areas where children or commercial activities require additional precautions against slips and falls. "Forever Decking" is also extremely hard and wears well even in heavy-traffic areas like commercial walkways, marine settings, or storage facilities. "Forever Decking" will perform like an exotic hardwood such as teak or ipe without the high cost or environmental consequences of a rain-forest harvested product. Midwest Black Locust's "Forever Decking" starts at \$2.25 / lineal foot.

**Our decking material as compared to pressure-treated pine.**





FRONT DOOR



METAL RAILING

7018 POPLAR AVENUE  
TAKOMA PARK, MD  
HAWP APPLICATION

STREETSCAPE STUDY

5.27.2020

WT ARCHITECTURE

7018 POPLAR AVENUE TAKOMA PARK, MD  
HAWP APPLICATION

**Property:**

The existing rambler structure built in 1953 is classified as a non-contributing resource in the Historic District of Takoma Park, Maryland. As such, it should receive the most lenient level of design review. The proposed work should be approved as a matter of course so long as the massing and scale of proposed design are in line with the surrounding streetscape and landscape, and do not impair the character of the historic district as a whole. (See Takoma Park Historic Preservation guidelines, Pg 16 & 17)

**Proposed Work:**

The demolition of the existing frame structure is needed since it is assessed unsafe, unhealthy and impractical to salvage. Reconstruction of a 2-story frame structure is proposed on top of the existing basement foundation walls. Throughout the previous reviews, the demolition and new construction at the property have been supported by the HPC.

**Takoma Park Historic Preservation Design Guidelines:**

The Takoma Park Historic Preservation Guidelines states: "The goal of new construction within the residential historic district in Takoma Park is to be sympathetic to the traditional street and the building pattern while allowing for creative new building designs. It is appropriate for the new structure to reflect and represent the period in which it is built. It is not the intention of these guidelines to inhibit or exclude design solutions that may be developed for new buildings in the Takoma Park district. Unique Designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community, should be supported."

As stated in the guidelines, New Construction should consider elements which define the streetscape and building patterns such as:

- Rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch.
- Patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees
- Principal building facades oriented to the street
- Covered porch on the front facade
- Patterns of doors and windows to provide a sense of residential scale and rhythm along the street
- Building and roofing materials
- High degree of building craftsmanship, as expressed in detailing and use of materials
- Use of decorative stone retaining walls
- Sidewalks and planting strips along the street



**Streetscape Study:**

The 7000 block of Poplar Avenue is an eclectic street consisting of houses of various heights, width, setbacks, and styles and eras. The houses on the street are finished with different building materials including painted clapboard siding, stained shingles, vertical shiplap siding, stucco, bricks and aluminum siding. The rooflines of the houses vary from gable and cross gable, hip and cross hipped roofs, gambrel and pyramid style roofs, all of varying angles. The varying massing, scale, styles and materials of houses do not have any specific pattern, but rather occur in a random rhythm as seen in the attached photos of the neighboring houses in a sequential order from the south end of the block to the north. This makes up the unique characteristic of the streetscape. (\*Refer to the attached map insert and the photos of neighboring houses on the block for reference.)

**1. Pattern, Massing, Placement & Scale****A. Front setback**

Houses along the west side of the 7000 block of Poplar Avenue, the side the 7018 Poplar Avenue property sits, have wide range of front setbacks, ranging from 25' (7000, 7004, 7006, 7008, 7010) to 56' (7002 & 7106), occurring in an irregular pattern. (\* See attached insert from the Montgomery County zoning map.)

**B. Width of the structure**

The width of the houses on the west side of the 7000 block of Poplar Avenue vary widely from 28' (7104) to 41' (7118) over the stretch of the block, occurring in an irregular pattern. (\* See attached insert from the Montgomery County zoning map.)

**C. Height of the structure**

The height of the houses on the west side of the 7000 block of Poplar Avenue vary widely from 15' (7108) to 36' (7106) from the front average grade. The homes vary from 1 story structure (i.e. 7008), 1-½ story with exposed basement (i.e. 7100), 2 stories with a fully exposed basement (i.e. 7002), to a 2-story with partially exposed basement level (i.e. 7106), showing an irregular pattern. (\*See attached photos of neighboring houses along the block.)

**D. Orientation and placement of the structure**

All but two houses on the block on the west side have a front porch and the front steps leading to the porch. The front steps on the block either run perpendicular to the house or sideway (i.e. 7010, 7008, 7014, 7016, 7112). All driveways on the block sit perpendicular to the street and on one side of the property. All houses on the block have principal facades oriented towards the street.

#### E. Open space and landscaping

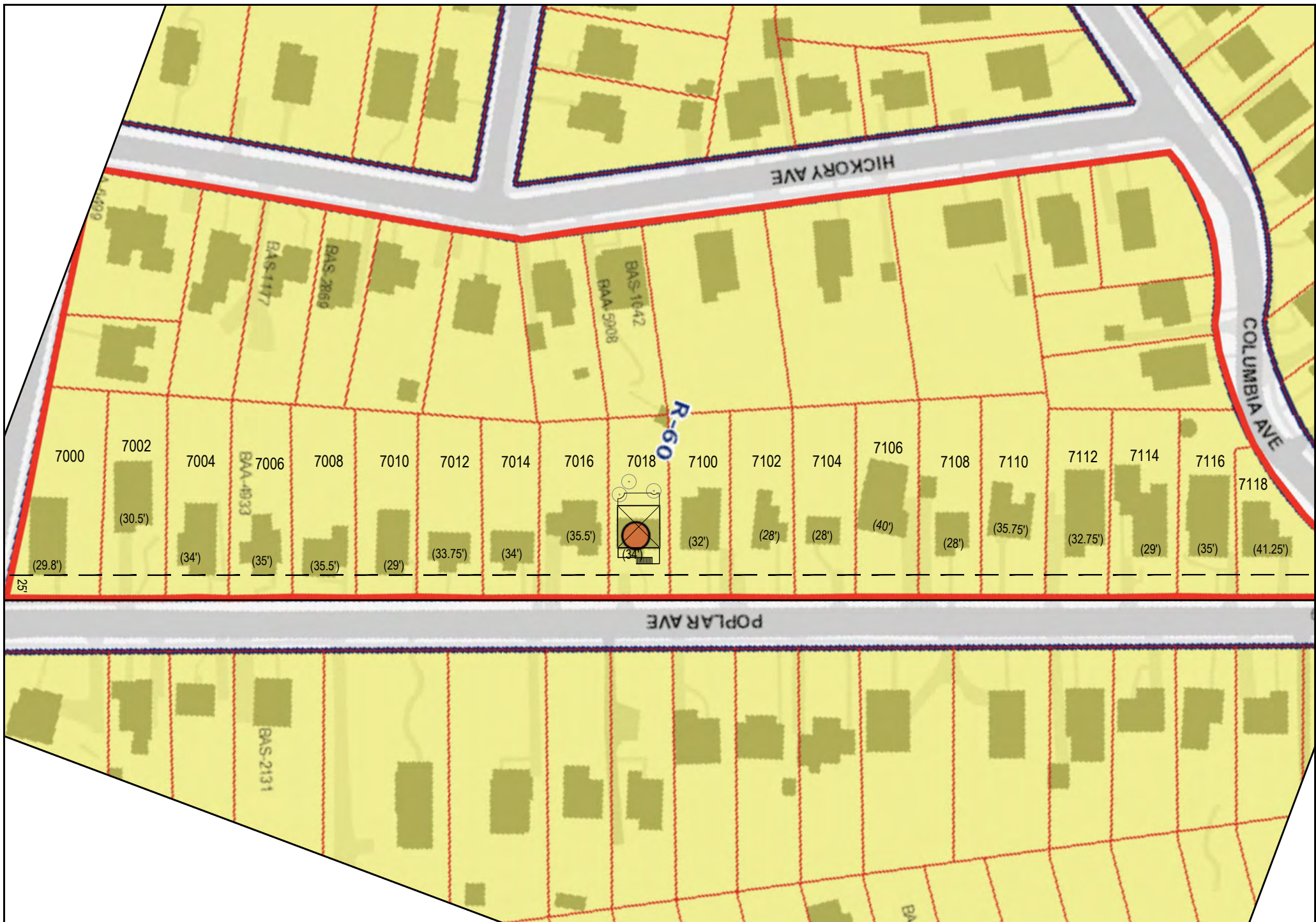
All houses on the block have a substantial front yard and narrow side yards. Most houses have trees or some form of landscaping in the front that soften the edges between the sidewalks and the house. The sidewalk is accompanied by planting strips, and retaining walls on many of the properties are masonry.

#### 2. Building materials

The variety of finish materials such as stucco, brick, painted clapboard siding, stained vertical shiplap wood siding, stained shingle, aluminum siding are evident in the attached photos.

#### 3. Roofline and material

Various rooflines, including gable & cross gable, hip and cross hipped, gambrel and pyramid style roofs of differing angles are also seen on the block. The roof materials are asphalt shingles, slate, metal roof. See attached photos.



FRONT SETBACK, MASSING & SCALE



WEST SIDE OF POPLAR AVENUE, 7000 BLOCK



7000 POPLAR AVENUE





7002 POPLAR AVENUE





7004 POPLAR AVENUE





7006 POPLAR AVENUE





7008 POPLAR AVENUE



7010 POPLAR AVENUE





7014 POPLAR AVENUE





7016 POPLAR AVENUE





7018 POPLAR AVENUE  
(EXISTING STRUTURE)





7100 POPLAR AVENUE





7102 POPLAR AVENUE





7104 POPLAR AVENUE





7106 POPLAR AVENUE





7108 POPLAR AVENUE





7110 POPLAR AVENUE





7112 POPLAR AVENUE





7114 POPLAR AVENUE





7116 POPLAR AVENUE



EAST SIDE OF POPLAR AVENUE, 7000 BLOCK



7001 POPLAR AVENUE





7003 POPLAR AVENUE





7007 POPLAR AVENUE



7009 POPLAR AVENUE





7013 POPLAR AVENUE





7017 POPLAR AVENUE





7021 POPLAR AVENUE





7101 POPLAR AVENUE





7103 POPLAR AVENUE





7105 POPLAR AVENUE





7107 POPLAR AVENUE





7019 POPLAR AVENUE





7021 POPLAR AVENUE





7111 POPLAR AVENUE





7113 POPLAR AVENUE





7115 POPLAR AVENUE





7117 POPLAR AVENUE





7119 POPLAR AVENUE





# GENERAL CONDITIONS

1. PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE/SHE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.
2. UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE A.I.A. DOCUMENT A105, 2007.
3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.
4. POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
5. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.
7. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/ OR SIZES; WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
8. SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.
9. NOTIFY ARCHITECT FOR REVIEW OF PARTITION CHALK LINE LAYOUT FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDY UNTIL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINAL SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY INFORM ARCHITECT IF ANY CONFLICTS ARE FOUND. DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS.
10. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES UNTIL WRITTEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.
11. REVIEW DOCUMENTS, VERIFY DIMENSIONS, CEILING TO SLAB CLEARANCES AND ALL FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICT OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
12. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
13. COORDINATE WORK WITH BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, AND USE OF BUILDING FACILITIES. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
14. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

## FINISH SCHEDULE

FINISH	DESCRIPTION	MANUFACTURER	SPECIFICATION/ COLOR	NOTES
F1	EX HARDWOOD FLOORING		SAND AND REFINISH EXISTING HARDWOOD FLOOR	COLOR TO BE SELECTED BY OWNER
F2	HARDWOOD FLOORING	T.B.D.		TO MATCH EXISTING
F3	TILE FLOORING	T.B.D.	12X24 FLOOR TILE	COLOR TO BE SELECTED BY OWNER
F4	STAIN		PLYWOOD SUBFLOOR, SANDED AND STAINED	COLOR TO BE SELECTED BY OWNER
B1	WOOD BASE	T.B.D.	4" HIGH WOOD BASE, 1/2" THICK	COLOR TO BE SELECTED BY OWNER
B2	TILE BASE	T.B.D.	4" HIGH WOOD BASE	COLOR TO BE SELECTED BY OWNER
W1	PAINT	BENJAMIN MOORE	CLOUD WHITE, MATTE OR EGGSHELL	FINISH TO BE DETERMINED BY ARCHITECT
W1	TILE	T.B.D.	3"x6" WHITE SUBWAY TILE	COLOR TO BE SELECTED BY OWNER
C1	PAINT	BENJAMIN MOORE	CLOUD WHITE, MATTE OR EGGSHELL	FINISH TO BE DETERMINED BY ARCHITECT

F1 B1 W1 C1

• SEE FLOOR PLANS FOR FINISH

[illegible]

# WINDOW SCHEDULE

CLG FINISH	4'-0"	4'-0"	3'-0"	5'-0"	4'-0"	4'-0"	4'-0"	5'-5 1/2"
A001	A002	A003	A101	A102				
MARVIN CONTEMPORARY AWNING 1" INSULATED GLASS LOW-E U FACTOR .29	MARVIN CONTEMPORARY CASEMENT 1" INSULATED GLASS LOW-E U FACTOR .29	MARVIN CONTEMPORARY AWNING 1" INSULATED GLASS LOW-E U FACTOR .29	MARVIN DIRECT GLAZE 1" INSULATED GLASS LOW-E 3, ERS COATING U FACTOR .29	MARVIN DIRECT GLAZE 1" INSULATED GLASS LOW-E 3, ERS COATING U FACTOR .29				
2'-0"	7'-8"	4'-0"	2'-8"	4'-0"	8'-0"			
A201/A203/A209/A210	A202	A203	A204	A205				
MARVIN CONTEMPORARY CASEMENT 1" INSULATED GLASS LOW-E U FACTOR .29	MARVIN CONTEMPORARY AWNING 1" INSULATED GLASS LOW-E U FACTOR .29	MARVIN CONTEMPORARY AWNING 1" INSULATED GLASS LOW-E U FACTOR .29	MARVIN CONTEMPORARY CASEMENT 1" INSULATED GLASS LOW-E U FACTOR .29	MARVIN CONTEMPORARY AWNING 1" INSULATED GLASS LOW-E U FACTOR .29				
4'-0"	4'-0"	2'-7"	4'-0"	4'-0"				
A206	A207							
MARVIN CONTEMPORARY AWNING 1" INSULATED GLASS LOW-E U FACTOR .29	MARVIN CONTEMPORARY CASEMENT 1" INSULATED GLASS LOW-E U FACTOR .29							

# ARCHITECTURAL NOTES

1. REVIEW GENERAL CONDITIONS NOTES BEFORE COMMENCING WORK.
2. PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS.
3. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
4. MAKE NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.
5. GYPSUM BOARD FINISHING: COMPLY WITH REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD AND WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS ALWAYS USING THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISCREPANCY.
6. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 'J' BEADS ALONG ENDS OF GYPSUM BOARD UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED.
7. FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.
8. PROVIDE BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.
9. ALL EXPOSED WALL SURFACES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH.
10. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT.

DOOR DETAILS	

# DOOR TYPES

The diagrams show four door types with their dimensions and specifications:

- 01** MARVIN ULTIMATE SLIDING PATIO DOOR  
1" INSULATED GLASS LOW-E 3, ERS COATING  
U FACTOR .29  
Dimensions: 8'-0" wide, 9'-1" high.
- 100** CUSTOM MADE WOODEN ENTRY DOOR  
Dimensions: 4'-0" wide, 9'-1" high.
- 101** MARVIN ULTIMATE MULTI-SLIDE DOOR  
1" INSULATED GLASS LOW-E 3, ERS COATING  
U FACTOR .29  
Dimensions: 12'-0" wide, 9'-1" high.
- 102** MARVIN ULTIMATE MULTI-SLIDE DOOR  
1" INSULATED GLASS LOW-E 3, ERS COATING  
U FACTOR .29  
Dimensions: 20'-0" wide, 9'-1" high.

[illegible]

## GENERAL NOTES & SCHEDULES

87



7018 POPLAR AVENUE  
ADDITION + RENOVATION  
7018 POPLAR AVENUE, TAKOMA PARK MD 20912

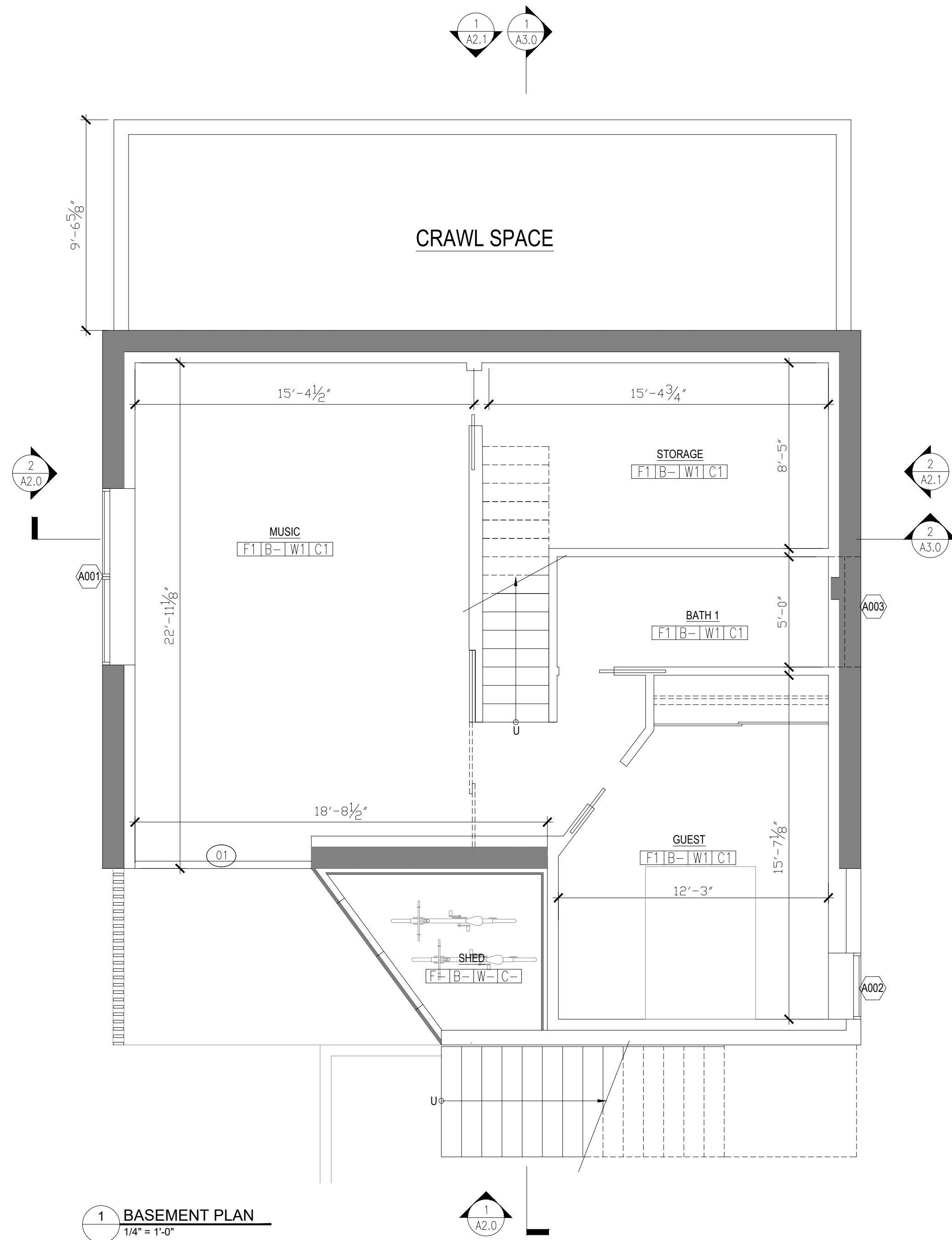
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REGISTRATION

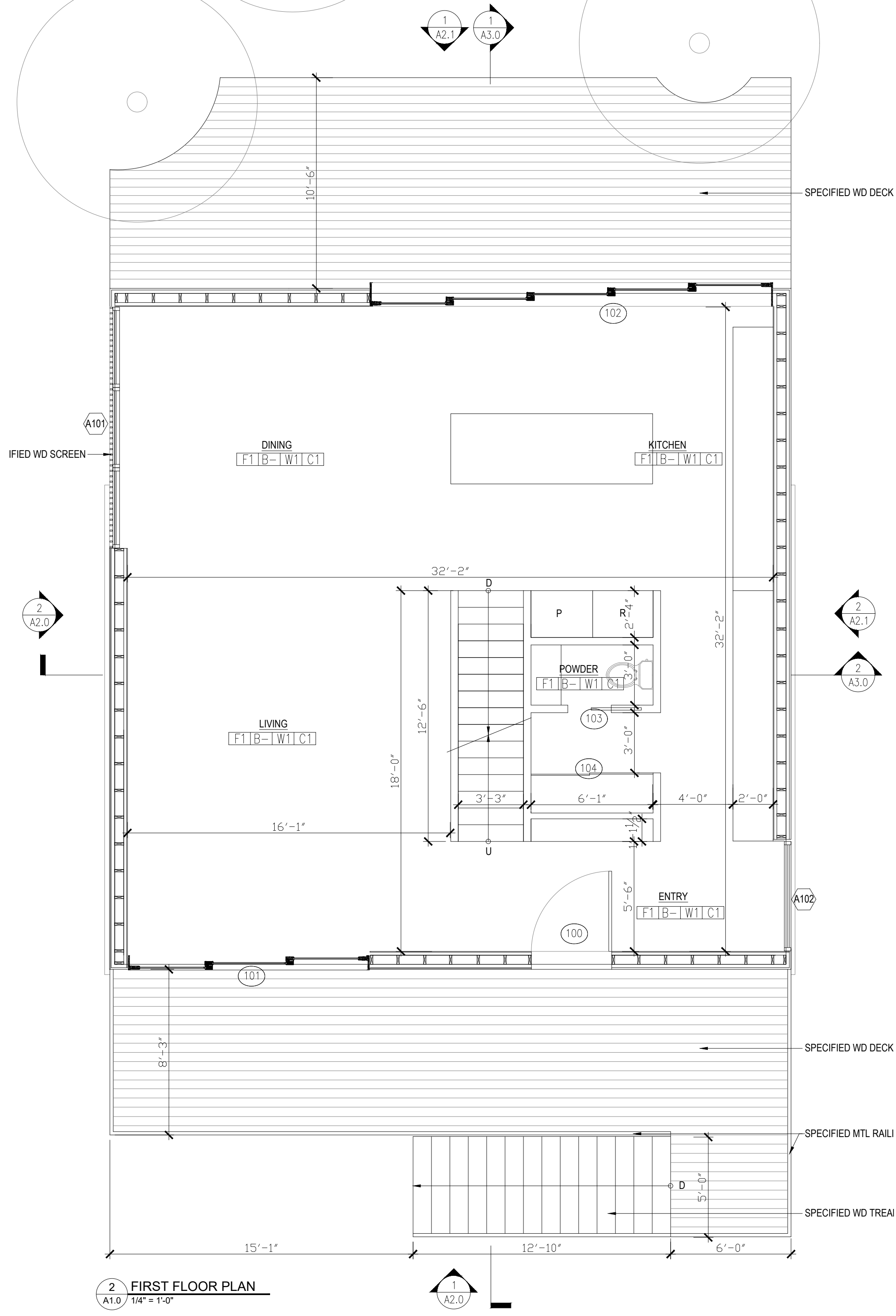
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FLOOR  
PLANS

A1.0



1 BASEMENT PLAN  
1/4" = 1'-0"



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

7018 POPLAR AVENUE  
ADDITION + RENOVATION  
7018 POPLAR AVENUE, TAKOMA PARK MD 20912

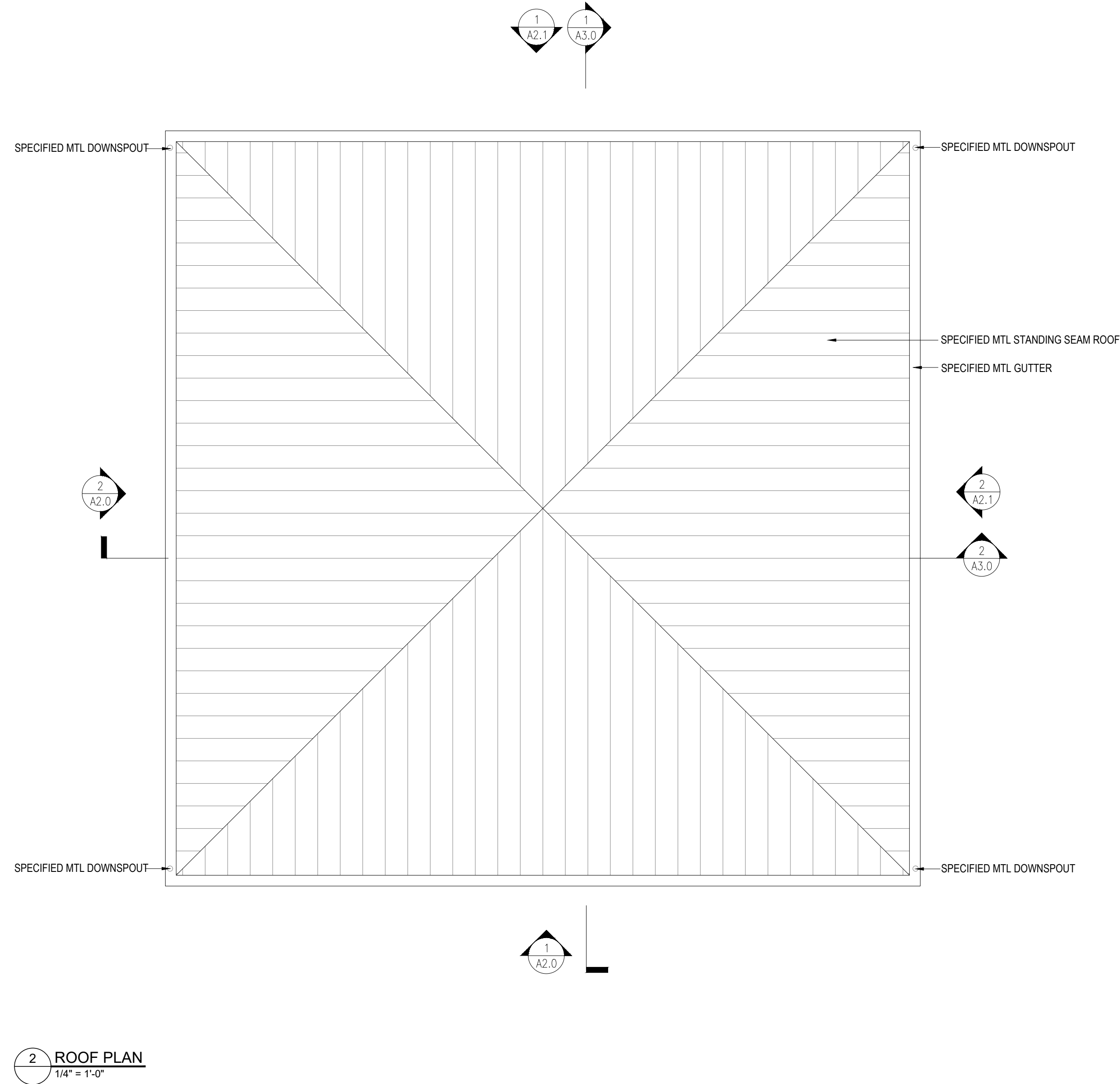
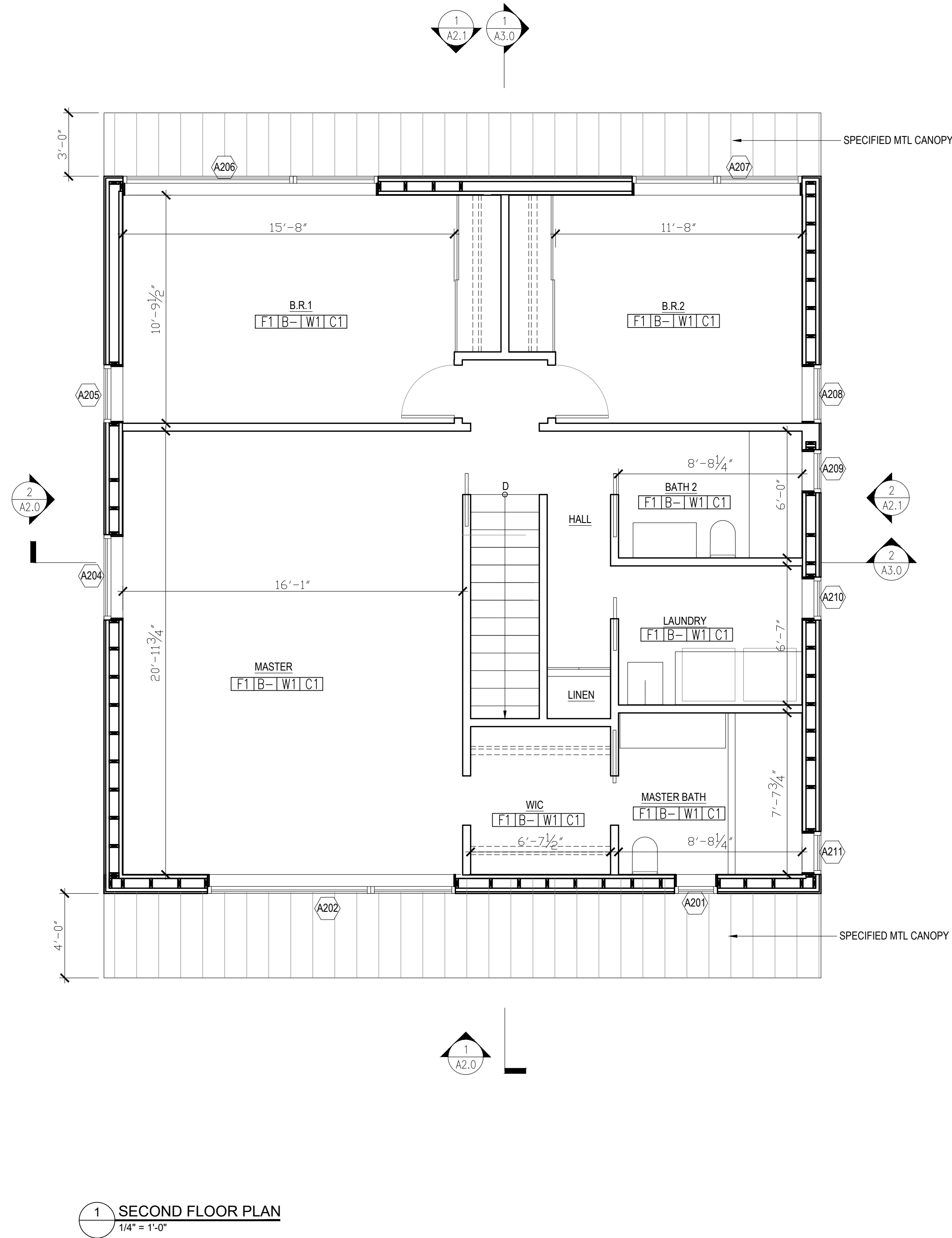
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FLOOR  
PLANS

A1.1



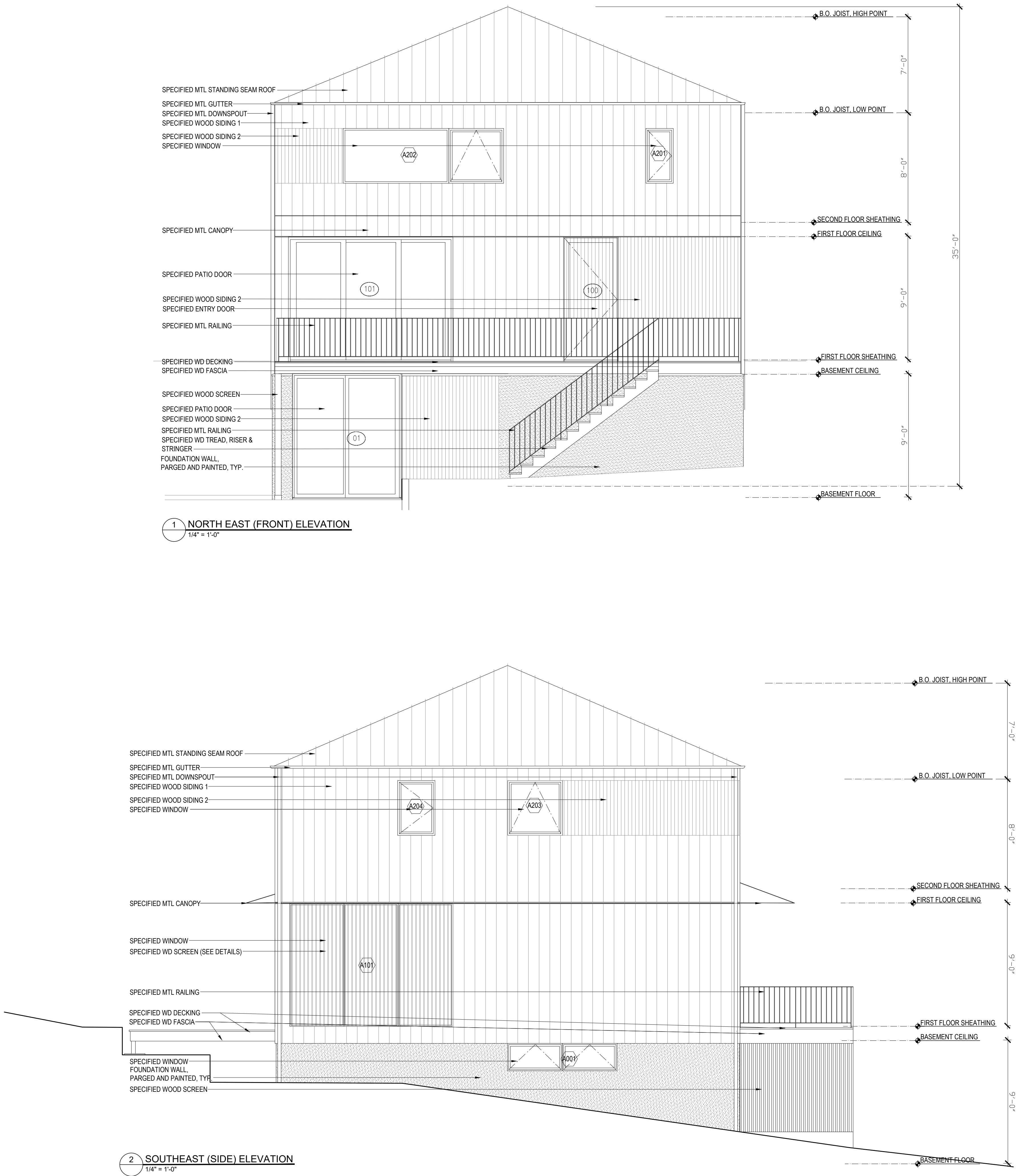


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BUILDING  
ELEVATIONS

A2.0



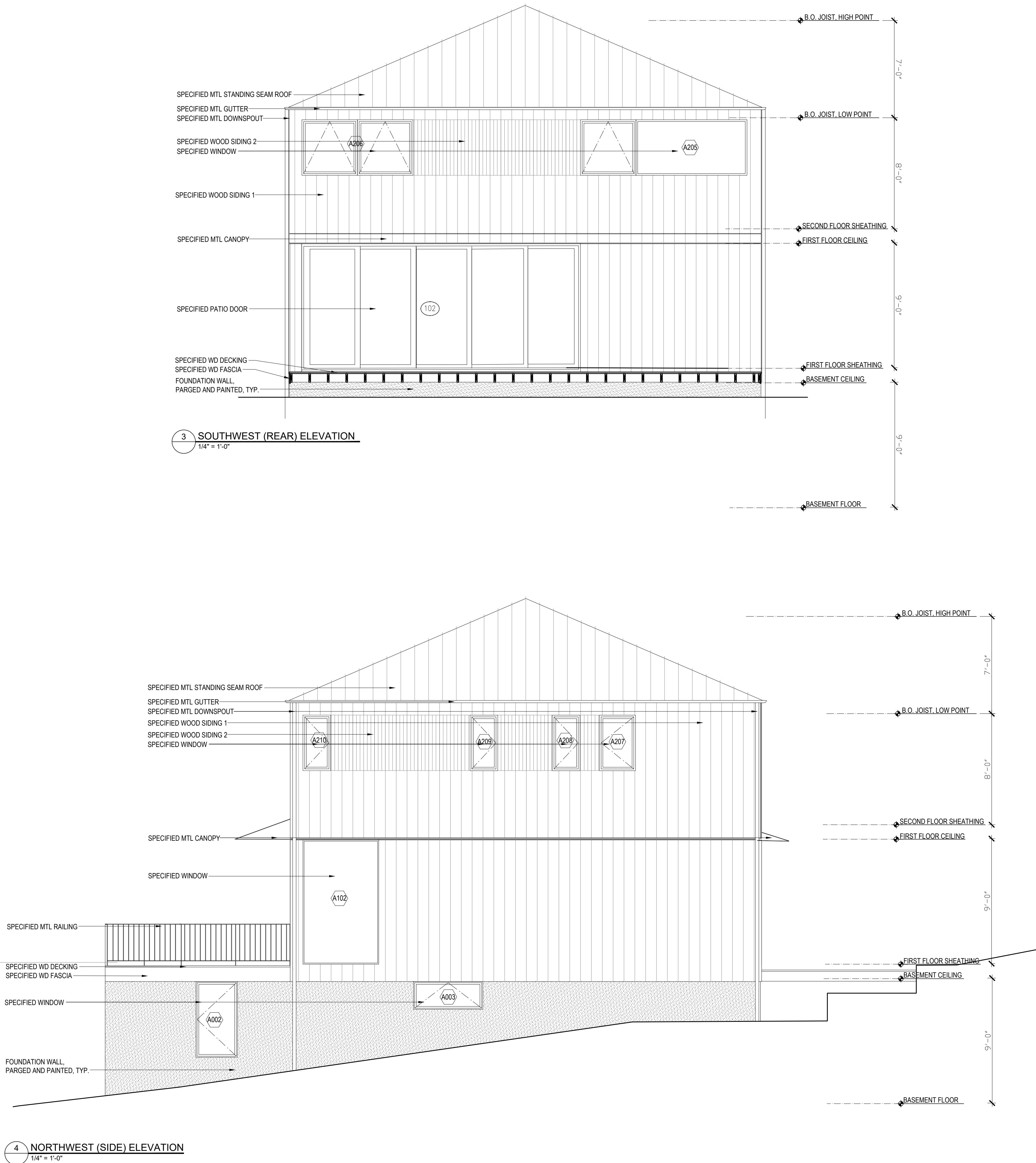
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PERMIT	-
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CD	-


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BUILDING  
ELEVATIONS

A2.1





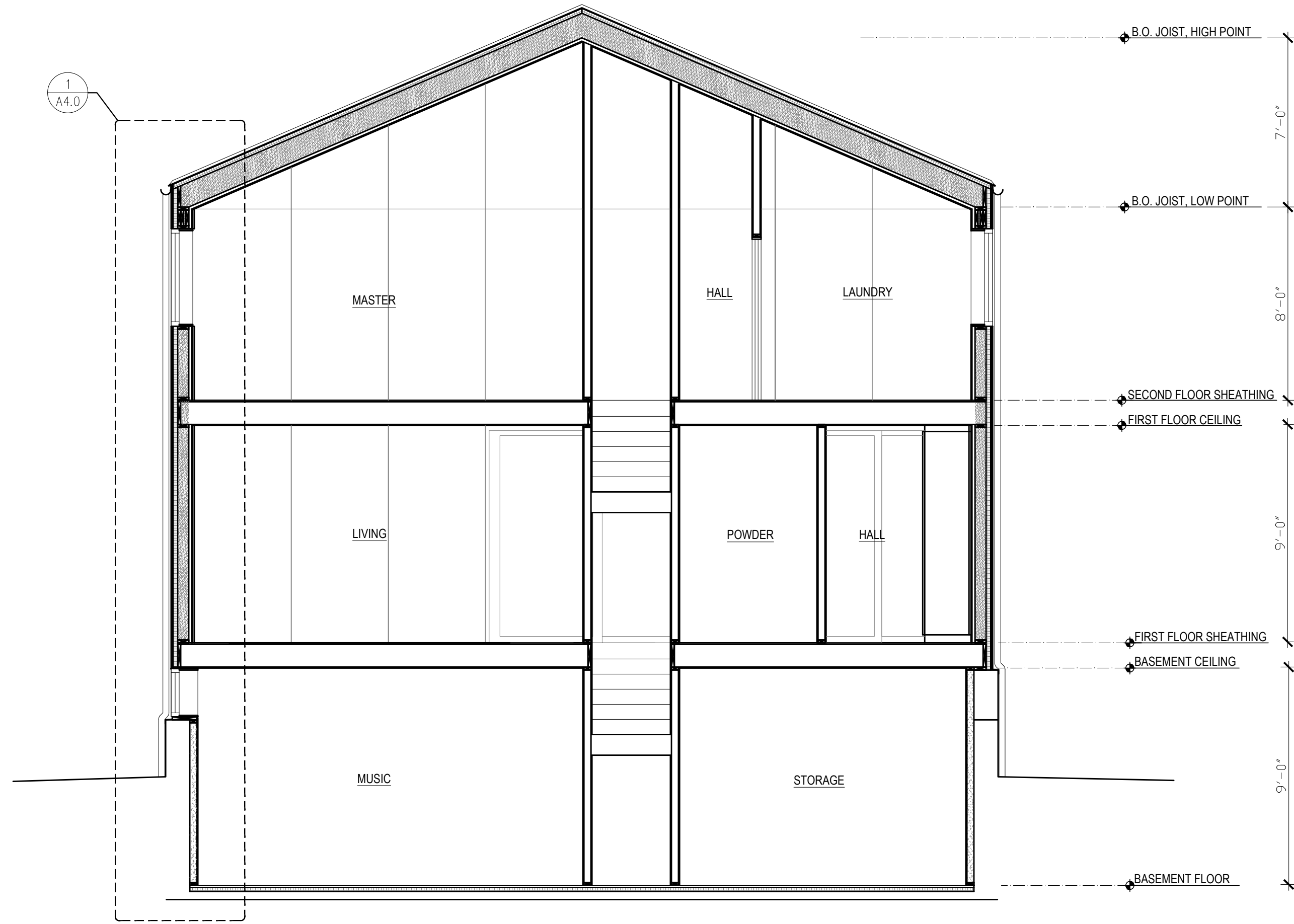
7018 POPLAR AVENUE  
ADDITION + RENOVATION  
7018 POPLAR AVENUE, TAKOMA PARK MD 20912

REVIEW	4/17/20
PERMIT	-
BID	-
CD	-

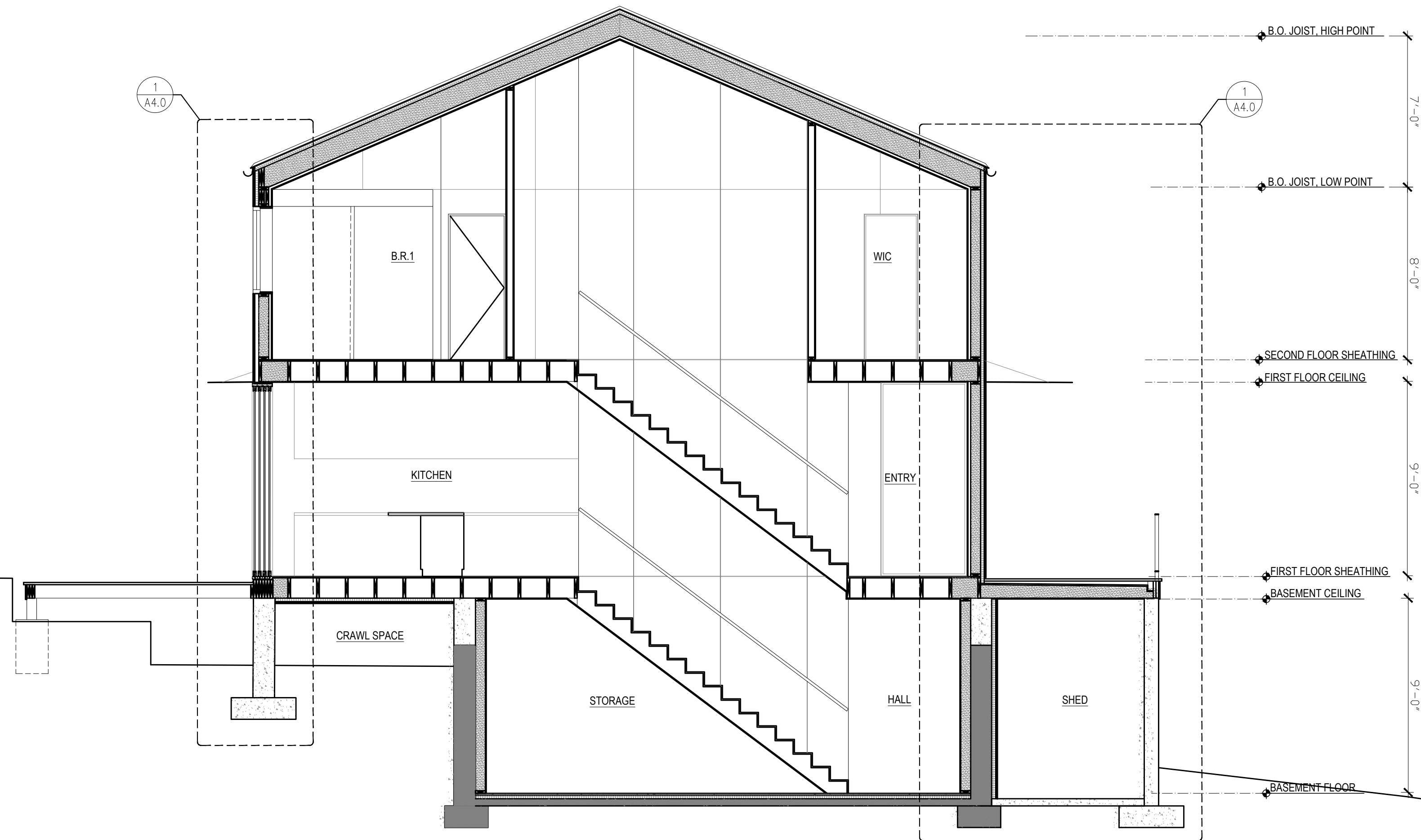
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BUILDING  
ELEVATIONS

A2.0



1 BUILDING SECTION  
1/4" = 1'-0"



2 BUILDING SECTION  
1/4" = 1'-0"