MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7305 Holly Ave., Takoma Park  Meeting Date: 7/15/2020
Resource: Outstanding Resource  Report Date: 7/8/2020
Takoma Park Historic District
Applicant: Chris and Molly Campbell  Public Notice: 7/1/2020
Review: HAWP  Tax Credit:  
Case Number: 37/03-20XX  Staff: Dan Bruechert
Proposal: Tree removal, partial demolition, and building addition

RECOMMENDATION

Staff recommends the HPC **approves with two (2) conditions** the HAWP:
1. The proposed Trex decking is not a compatible material and the decking needs to be wood; and
2. The wood deck railing needs to have the pickets installed between the top and bottom rails.

Final approval authority, verifying these conditions have been met should be delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District.
STYLE: Craftsman
DATE: c.1910

Fig. 1: The subject property is on a narrow, deep lot near the edge of the Historic District (aerial photo, 2019).
BACKGROUND

On April 22, 2020, the applicant presented a preliminary consultation for a tree removal, demolition of the rear deck, and constructing a new rear addition.¹ The HPC generally supported the size and location of the proposed addition but recommended that the south wall plan be inset from the historic wall plane and made additional comments and recommendations (attached).

PROPOSAL

The applicant proposes to remove a tree, demolish the existing deck, and construct a rear addition.

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), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). As this project is also in one of the two commercial districts in Takoma Park review of the project shall be guided by the Design Guidelines for Commercial Buildings in the City of Takoma Park, Maryland.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes, and additions. The guiding principles to be utilized by the Historic Preservation Commission are the Secretary of the Interior’s Standards for Rehabilitation.

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource’s original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

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

architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc., is encouraged.

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.

Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

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

(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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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 the following work items:

- Tree removal;
- Demolishing the existing deck;
- Constructing a new rear addition; and
- Constructing a new 12’ deck adjacent to the new rear addition.
The subject property is a c.1910 Sears Argyle Kit house that is categorized as an ‘Outstanding Resource’ due to its intact form and materials. Sometime c.1970 a rear addition with a deck was constructed, matching the building form and siding with a lowered roof gable. The addition was constructed on piers and has windows that don’t match the historic in proportions. There is a 33” (thirty-three inch) d.b.h. white oak growing through the existing rear porch.

**Tree Removal**

There is a 33” (thirty-three inch) d.b.h white oak at the rear of the house that is growing through the existing rear deck. More accurately, the existing rear deck was constructed around this tree. Due to the shape of the house and the narrow lot width, the only location an addition could be constructed is immediately behind the existing house. At the Preliminary Consultation, the HPC voiced their support for the tree and encouraged the applicant to re-plant on site if possible. The Takoma Park Arborist reviewed the proposal and preliminarily approved removing this tree.

Staff finds that the tree location would make any new construction on the site impossible and that there are several other large trees immediately adjacent to the house, so the mature tree canopy will not be substantially impacted by removing this one tree. To mitigate the loss of the tree, The City of Takoma Park has indicated the applicant may choose to either plant 15 1½” (one and one-half inch) deciduous trees or pay a fee in lieu of the planting. The applicant has indicated that they are planning to pay the fee in lieu of additional tree plantings on site. Staff recommends the HPC approve the removal of the identified white oak.

**Rear Deck Demolition**

At the rear of the house, there is an existing wood rear deck. Based on the information provided by the applicant this deck was constructed sometime around 1970. Staff finds that this deck is not a historic feature and is not visible from the public right-of-way, so it’s removal will not have an impact on the historic character of the resource or the surrounding district and recommends the HPC approve demolishing the deck.

**Building Addition and Alterations**

The applicant proposes to construct an addition at the rear, 12’ (twelve feet) deep by 22’ 8 ¾” (twenty-two feet, eight and three-eighths inches) wide. The addition will be inset 2’ (two feet) from the historic wall plane on the south (right) elevation and co-planer with the historic wall plane on the north (left) side.

The rear addition will match many of the architectural details from the historic details, including the shingle siding, one-over-one windows, and a gable roof with decorative brackets. Staff and the HPC concurred at the Preliminary Consultation that the proposed design of the addition was appropriate and requested additional material specifications for the HAWP. The applicant proposes Weather Shield Signature series aluminum-clad wood windows and doors throughout the new addition. The HPC has consistently allowed properly detailed aluminum-clad windows on new construction in the Takoma Park Historic District. Additionally, Staff finds due to the narrow lot configuration, these new windows will not be visible from the public right-of-way. Staff finds the proposed windows and doors are compatible with the historic character of the resource and recommends the HPC approve the materials for the proposed addition.

In order to avoid damaging the critical root zones of the other mature trees in the rear yard, the proposed addition will be constructed on piers. The excavation for the pairs will be hand dug to further minimize damage to the tree roots. The applicant has been in communication with the Takoma Park Arborist who will approve the footings before the concrete pour. This excavation plan was recommended by one of the
Commissioners at the Preliminary Consultation, and Staff finds this will protect the large white oak and yellow poplar adjacent to the new construction to the greatest extent possible.

Staff concurs with the HPC’s finding that the addition is modest in size and scale and will not detract from the historic significance of the historic house and surrounding district, per 24A-8(b)(2) and the Design Guidelines. Staff additionally finds that the materials and design proposed are appropriate for the site and recommends the HPC approve the rear addition.

To accommodate the new interior floorplan, the applicant proposes replacing several windows in the c.1970s addition. On the south (right) elevation, the applicant proposes removing the existing two sash windows and installing a single six-lite casement window. On the north (left) elevation, the applicant proposes removing the rear-most sash window and replacing it with a new aluminum-clad sash window. Staff finds that the existing windows are not historic, so their removal will not impact the historic character of the house. Additionally, the proposed windows are a compatible design and configuration and Staff recommends the HPC approve the window alteration in the c.1970s addition.

Finally, the applicant proposes to construct a 12’ (twelve-foot) deep deck to the rear of the proposed addition. This deck will not be visible from the right of way and will be constructed on piers with side-loading stairs at the rear. The applicant proposes to use Trex decking and a wood rail. The Takoma Park Design Guidelines state that the “use of appropriate, compatible new materials is encouraged.” However, the Historic Preservation Commission has not determined that Trex decking is a material that is compatible with wood when installed on ‘Outstanding’ resources in Takoma Park. Additionally, Staff notes that the railing shown in the drawings does not provide sufficient detail, aside from the material, for the Staff to provide a determination of compatibility. Staff recommends two conditions for approval of the proposed deck. First, the porch decking needs to be constructed using wood; and second, the wood porch railing needs to be designed so the pickets are inset between the top and bottom rails. The construction drawings, submitted to Staff before permitting, need to show that these conditions have been satisfied. Conversely, the HPC may determine that because the deck will not be at all visible from the public right-of-way, and that the proposed Trex decking is acceptable.

**STAFF RECOMMENDATION**

Staff recommends that the Commission approves with two (2) conditions the HAWP application:

1. The proposed Trex decking is not a compatible material and the decking needs to be wood; and
2. The wood deck railing needs to have the pickets installed between the top and bottom rails, with final approval authority, verifying these conditions have been met, delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: GregD@grossmuellers.com
Contact Person: Greg Daltonzo
Daytime Phone No.: (202) 537-0060

Tax Account No.: __________
Name of Property Owner: Chris and Molly Campbell
Daytime Phone No.: __________

Address: 7305 Holly Ave
City: Takoma Park
State: Maryland Park
Zip Code: 20912

Contractor: The Levine Group
Phone No.: (301) 585-4848
Contractor Registration #: 27455

Agent for Owner: Grossmueller's Design Consultants - Greg Daltonzo
Daytime Phone No.: (202) 537-0060

LOCATION OF BUILDING/PREMISE

House Number: 7305
Street: Holly Ave
Town/City: Takoma Park
Nearest Cross Street: Dogwood Ave

Lot: __________
Block: 272
Subdivision: __________
Parcel: 823

PART ONE: TYPE OF PERMIT, ACTION AND USE

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

1B. Construction cost estimate: $ __________

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENDED 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 FENCES/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/assessment

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] May 21, 2020
Signature of owner or authorized agent
Date

Approved: _____________________________ For Chairperson, Historic Preservation Commission
Disapproved: ____________________________
Application/Permit No.: __________________ Data Filed: __________ Data Issued: __________

Edit 6/21/99
SEE REVERSE SIDE FOR INSTRUCTIONS
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:

      The current property is a circa 1910 Sears Roebuck Modern Homes - The Argyle. Significant details include notched rafters and small pane glass. The existing kit home is in excellent shape, but has an addition dating from the 1970's in the rear. The addition continues the same material and plane of the side walls. The roof of the addition changes the pitch and plan of the roof.

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

      The project is a 12' extension of the house toward the rear of the property with a new 12' deck. We will be continuing the walls and roof of the addition, with materials to resemble the Sears Roebuck portion of the home. Windows in the existing addition portion will be retrimmed to match the Sears Roebuck styling, and the new windows will be installed to resemble these. The addition will step back 2' on the south side elevation, per comments received from the Historic Preservation Board in the concept review. The rear of the house shall have trim to resemble a scaled down version of the front elevation, to bring visual appeal and consistent styling to this elevation, per the HPB concept review. In order to construct the addition, we will be removing a mature 33' white oak tree that is within 5' of the existing house. The Takoma Park arborist has given preliminary approval to remove this tree, with a fee in lieu of replanting.

2. SITE PLAN

   Site and environmental setting, drawn to scale. You may use your plat. 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 5' or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>7305 Holly Ave, Takoma Park, MD 20912</td>
<td>5236 44th St NW, Washington, DC 20002</td>
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</tbody>
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<table>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>7307 Holly Ave, Takoma Park, MD 20912</td>
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<tr>
<td>7303 Holly Ave, Takoma Park, MD 20912</td>
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<tr>
<td>7304 Birch Ave, Takoma Park, MD 20912</td>
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</table>
Drawings, specifications, and all other instruments of service are and shall remain the property of Grosmuellers Design Consultants, Inc. whether the projects for which they are made are executed or not. This is an original design and may not be used or copied under penalty of law.

**GENERAL NOTES:**

1. NOTIFY MISS UTILITY 48 HOURS PRIOR TO DIGGING: 1-800-257-7777.
2. Regulatory compliance: Comply with all local, construction, codes and zoning ordinances. Obtain all necessary trade and building permits, wall checks, inspections, and certificates of occupancy.
3. Conditions: Thoroughly review field conditions, dimensions, and contract documents. Notify the Designer immediately of conflicts, deficiencies or omissions. Request clarification as needed. Do not scale the drawings. Change orders will not be issued due to the Contractor's failure to review the drawings, specs., or existing conditions. Deviations from plans and product substitutions must be approved by the Owner.
4. Supervision: Contractor is responsible for supervision, coordination and scheduling of each subcontractor and supplier. Project must proceed in a timely and workmanlike manner. Require all subcontractors & installers to inspect areas to receive work and conditions under which work is to be performed; report any unsatisfactory conditions. Change orders will not be issued due to Contractor's failure to review and coordination of subcontractors.
5. Site Controls: Contractor is solely responsible for job site safety. Provide temporary pedestrian and vehicular barriers as required to protect workers and public. Maintain job site neat and free from accumulation of trash and building material waste.
6. Products: Furnish items specified and install per manufacturer's instructions. Inspect deliveries for compliance with specified product, material and quantity. Store in accordance with manufacturer's instructions.
7. Temporary Protection: Provide temporary protection against wear for all new and existing construction. Repair, patch, etc. as required.
8. Site Controls: Prior to excavation and throughout course of work, provide control measures as necessary to prevent sediment discharge to property lines. Measures shall be followed by all state and local, county requirements. Maintain sediment control features until landscaping is in place and stabilized.
9. Defective Work: Promptly correct work rejected by Designer or found not in compliance with the contract, including defective work discovered after the date of Substantial Completion.

**PROJECT SCOPE:**

1. **NEW REAR ADDITION**
2. **NEW WORKSHOP BELOW**

**DRAWING INDEX**

- L000 COVER
- L001 TREE PROTECTION PLAN
- L002 SITE PLAN
- L003 TREE PROTECTION DETAILS
- D001 EXISTING FLOOR PLANS - DEMOLITION
- D002 EXISTING ELEVATIONS - DEMOLITION
- A001 FIRST FLOOR PLANS - NEW WORK
- A002 WORKSHOP PLANS - NEW WORK
- A003 ELEVATIONS - NEW WORK
- A004 ELEVATIONS - NEW WORK
- A005 WINDOW AND DOOR CHART

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HAWP June 24, 2020

**ARCHITECTS + BUILDERS**

LEVINE GROUP

ARCHITECTS + BUILDERS

301.585.4848
fax 301.585.4207
8639B 16th Street
Ste. 278
Silver Spring, MD 20910

GROSSMUELLER'S DESIGN

5236 44th Street NW #3
Washington, DC 20015
0 202.537.0060
Grossmuellers.com
NOTES
1. EXCAVATION TO BE HAND DUG
2. NO TREE ROOTS LARGER THAN 2" TO BE CUT
3. POST FOOTINGS TO TERMINATE AT LEAST 30" BELOW GRADE (FROST DEPTH)

SITE PLAN
SCALE: 1" = 20'0"

EXISTING FENCE
SUPER SILT FENCE*
TREE PROTECTION FENCE**
CRITICAL ROOT ZONE
SOIL REMOVAL
TREE ROOT PROTECTION***

*SEE DETAIL ON L003
**4' TALL 14 GA WELDED WIRE FENCING W/ METAL STAKES
***6" OF WOODCHIPS AND 3/4" PLYWOOD
NOTES

1. EXCAVATION TO BE HAND DUG
2. NO TREE ROOTS LARGER THAN 2" TO BE CUT
3. LOCATION OF POST FOOTINGS TO BE ADJUSTED AS NEEDED BASED ON TREE ROOT LOCATION. CONSULT STRUCTURAL ENGINEER BEFORE ADJUSTMENT
4. POST FOOTINGS TO TERMINATE AT LEAST 30" BELOW GRADE (FROST DEPTH)
5. TAKOMA PARK ARBORIST TO APPROVE FOOTINGS BEFORE CONCRETE POUR

HAND DUG CONCRETE POST FOOTINGS. TYP.

NEW 4" FLOATING SLAB, INTEGRAL TO HAND DUG POST FOOTINGS PER STRUCTURAL ENGINEER

SITE PLAN W/ FOOTERS

SCALE: 1" = 20'-0"
The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect: No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

CRAWFORD / CAMPBELL / TALMADGE / TUGWILY

SUPER SILT FENCE INSTALLATION IN CRITICAL ROOT ZONE

1/2" = 1'-0"

1 9

SECTION

WOOD POST

+8'-12" OF SUPER SILT FENCE TO BE FOLDED OVER @ BASE & STAPLED INTO GROUND W/ SOD STAPLES

IF NECESSARY SECURE TOE OF FILL SLOPE WITH DRAINAGE STONE AS CONDITIONS WARRANT

EX. GRADE

PROPOSED GRADE

UNDISTURBED TREE ROOTS
The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect: No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.
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fax 301.585.4207
301.585.4848
8639B 16th Street
Ste. 278
Silver Spring, MD 20910

ARCHITECTS + BUILDERS

DATE: 6/24/2020

Historic Area Work Permit as noted
CGM/GAD & UDZIRUG & DPSEHOO

BASEMENT PLAN - NEW WORK
scale: 1/8" = 1'-0"
NEW ADDITION
EXISTING
HOUSE
Modify window locations (this section)

Deck stair removed for clarity

Existing wall and roof to step back 2', this side only

Existing change in roof overhang

Trex deck with wood rail
Decorative fascia and brackets to resemble the front elevation
Cedar shake siding to resemble existing
Trim board to resemble trim on existing side elevation

New roof to resemble existing

Cedar shake siding to resemble existing

Skylight to remain

New aluminum gutters on extension to resemble existing

NORTH ELEVATION - NEW WORK

SOUTH ELEVATION - NEW WORK

Scale: 1" = 1'-0"
**WINDOW SCHEDULE**

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<th>TYPE</th>
<th>MARK</th>
<th>UNIT WIDTH</th>
<th>UNIT HEIGHT</th>
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**Window Legend**

Scale: 1" = 1'-0"

**DOOR SCHEDULE**

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<th>TYPE</th>
<th>LOCATION</th>
<th>DOOR TYPE</th>
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<th>WIDTH</th>
<th>HEIGHT</th>
<th>THICKNESS</th>
<th>MANUFACTURER</th>
<th>MODEL</th>
<th>FINISH</th>
<th>HARDWARE FINISHES</th>
<th>HANDLE MODEL</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>B01</td>
<td>WORKSHOP</td>
<td>ENTRY DOOR</td>
<td>LEFT</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>1-3/4&quot;</td>
<td>THERMA TRU</td>
<td>SMOOTH-STAR S1100</td>
<td>ALPINE</td>
<td>SATIN NICKEL</td>
<td>Andover Knock with Addion trim Keyed Entry Lock w/ keyed deadbolt</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>B02</td>
<td>WORKSHOP</td>
<td>ENTRY DOOR</td>
<td>BOTH</td>
<td>6'-0&quot;</td>
<td>6'-8&quot;</td>
<td>1-3/4&quot;</td>
<td>THERMA TRU</td>
<td>SMOOTH-STAR S1101</td>
<td>ALPINE</td>
<td>SATIN NICKEL</td>
<td>Andover Knock with Addion trim Keyed Entry Lock w/ keyed deadbolt</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>101</td>
<td>PANTRY</td>
<td>BARN DOOR</td>
<td>N/A</td>
<td>2'-0&quot;</td>
<td>6'-8&quot;</td>
<td>1-3/8&quot;</td>
<td>MASONEITE</td>
<td>5 RECESED PANELS C55</td>
<td>WHITE</td>
<td>SATIN NICKEL</td>
<td>Andover Knock with Addion trim</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>102</td>
<td>BEDROOM</td>
<td>SWING DOOR</td>
<td>LEFT</td>
<td>2'-8&quot;</td>
<td>6'-8&quot;</td>
<td>1-3/8&quot;</td>
<td>MASONEITE</td>
<td>6 RECESED PANELS C55</td>
<td>WHITE</td>
<td>SATIN NICKEL</td>
<td>Andover Knock with Addion trim</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>103</td>
<td>BEDROOM</td>
<td>SWING DOOR</td>
<td>LEFT</td>
<td>2'-8&quot;</td>
<td>6'-8&quot;</td>
<td>1-3/8&quot;</td>
<td>MASONEITE</td>
<td>7 RECESED PANELS C55</td>
<td>WHITE</td>
<td>SATIN NICKEL</td>
<td>Andover Knock with Addion trim</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>104</td>
<td>BEDROOM</td>
<td>SWING DOOR</td>
<td>LEFT</td>
<td>2'-8&quot;</td>
<td>6'-8&quot;</td>
<td>1-3/8&quot;</td>
<td>MASONEITE</td>
<td>8 RECESED PANELS C55</td>
<td>WHITE</td>
<td>SATIN NICKEL</td>
<td>Andover Knock with Addion trim</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>105</td>
<td>FAMILY ROOM</td>
<td>4 PANEL SLIDING PATIO DOOR</td>
<td>BOTH</td>
<td>12'-4&quot;</td>
<td>6'-8&quot;</td>
<td>1-3/4&quot;</td>
<td>WEATHERSHIELD</td>
<td>PREMIUM SERIES PATIO DOOR</td>
<td>WHITE</td>
<td>BRUSHED NICKEL PVD</td>
<td>Ashland Sliding Patio Door Three-Point Locking System Arched Back Plate</td>
<td></td>
</tr>
</tbody>
</table>

**Window Legend**

Scale: 1" = 1'-0"