MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	4023 Jones Bridge Rd., Chevy Chase	Meeting Date:	12/2/2020
Resource:	Individually Listed Master Plan Site James Hurley House	Report Date:	11/25/2020
Applicant:	Tatyana and Gregory Bayler	Public Notice:	11/18/2020
Review:	HAWP	Tax Credit:	partial
Case No.:	35/56-20A	Staff:	Dan Bruechert
Proposal:	Partial demolition, construction of rear addition and	deck.	

RECOMMENDATION

Staff recommends the HPC approve with two (2) conditions the HAWP application.

- 1. The ridgeline of the proposed addition needs to be lowered by 1' to further differentiate the addition from the historic construction.
- 2. The approval of this HAWP does not extend to the proposed deck or proposed side door.

PROPERTY DESCRIPTION

SIGNIFICANCE:	Individually Listed Master Plan Site (James Hurley House #35/56)
STYLE:	Folk Victorian
DATE:	1907



Figure 1: 7220 Spruce Ave.

From Places from the Past:

"JAMES HURLEY HOUSE (c1907) 35/56 4023 Jones Bridge Road In 1898, James A. Hurley bought a half-acre parcel from the Gilliland heirs. Judging by tax assessment records, Hurley built the house about 1907 when improvements were valued at \$450. The two-story, front-gable residence with Folk Victorian porch bears similarity to Otterbourne's Welsh House and to the nearby David Hawkins House, in Hawkins Lane Historic District, both dating from the same era. The residence remained in the Hurley family until 1961."

PROPOSAL

The applicant proposes to demolish the existing one-story rear addition, which was heavily damaged by a recent tree fall, and construct a two-story rear addition and deck.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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.

Chapter 24A

(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
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

STAFF DISCUSSION

The subject property is a two-story, front gable house with vinyl siding, a full-width front porch, and a one-story, non-historic rear addition. The applicant proposes to demolish this rear deck and install a new deck with a portion screened-in. This past summer a large tree fell onto the house and did extensive structural damage resulting in the house being condemned. The applicant proposes to repair the damage to the historic house in-kind, demolish the non-historic one-story addition, and construct a two-story addition in its place, and construct a large rear/side deck. The repair work to the house is all in-kind and does not need a HAWP, but is eligible for the County Historic Preservation Tax Credit.

Demolish One Story Addition

At the rear of the house, there is a one-story addition. Based on the condition of the windows and foundation, Staff has determined that this construction is not original to the house.



Figure 2: Undated of the subject property showing the previous siding and the rear addition.

Based on the fact that the rear addition is not historic and the structural damage, Staff supports demolition and recommends the HPC approve the proposal under 24A-8(b)(1) and (4).

New Addition

Over the footprint of the existing one-story addition, the applicant proposes to construct a two-story

addition. This addition will allow the space to accomodate an additional bedroom on the second floor. The addition will be inset from the historic wall planes by approximately 1' (one foot) on either side. The roofline will match the ridgeline of the historic gable roof. The addition will be sided in vinyl siding to match the existing siding. Windows will be vinyl one-over-one sash windows, the applicant identified Pella 250 Series windows, however, there will be two fixed triangular windows in the rear gable of the second floor.

Staff finds that the two-story addition in this location is will not detract from the historic house. Maintaining the inset of the existing one-story addition helps differentiate the new construction for the historic, Staff finds that lowering the ridgeline of the addition by at least one foot, would satisfy the requirements of Standard 9 and recommends the HPC add a condition for approval. The HPC could either delegate final approval authority to Staff or require a Staff Item at a future HPC meeting to verify the condition has been met.

Staff finds the simple one-over-one windows are a compatible configuration with the historic two-overtwo windows found throughout the house. Staff finds the simple, vernacular details of the house, along with the window configuration, and window placement at the rear of the house make this an instance where the HPC could approve a vinyl window. This is especially the case where the material would be compatible with the siding material (discussed below). However, Staff would also support a requirement for an aluminum clad wood window, which would come closer to matching the depth of the wood windows found throughout. The proposed vinyl siding, while typically a disfavored material, would match the siding found on the house. Staff finds that in this instance, the HPC should not require wood or fiber cement siding because it would require a higher level of finish for an addition than what exists on the historic house. Staff supports approval of the windows and siding under 24A-8(b)(2) and Standards 9 and 10 and recommends the HPC approved the addition with the identified condition.

Rear Deck and Side Door

At the rear of the proposed addition, the applicant proposes installing a large rear deck, that wraps around the right side of the house. The deck will be wood, constructed on wood posts, with a railing.

The applicant proposes to remove an existing window and install a new door on the right side of the house to access the deck from the side. Details for the door were not included with the submitted materials.

Staff finds that the subject Master Plan Site could support a large deck, however, because the application did not include details on the proposed door and railing, Staff recommends the HPC table consideration of this element until more information is provided. A review of these elements could be submitted as either an amended or new HAWP application.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application with two conditions:

- 1. The ridgeline of the proposed addition needs to be lowered by 1' to further differentiate the addition from the historic construction;
- 2. The approval of this HAWP does not extend to the proposed deck or proposed side door;

under the Criteria for Issuance in Chapter 24A-8(b)(2), having found that the proposal, is consistent with and compatible in character with 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 <u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>dan.bruechert@montgomeryplanning.org</u> to schedule a follow-up site visit.

	FOR STAFF ONLY:
COMERT CO.	
APPLICATIO	N FOR
HISTORIC AREA W	
HISTORIC PRESERVATION 301.563.340	N COMMISSION
APPLICANT:	
Name: Tatyana & Gregory Baytler	_{E-mail:} _TBaytler@gmail.com
Address: 9308 Cedar In	_{City:} Bethesda _{zip:} 20814
Daytime Phone: 443-527-4375	Tax Account No.:
AGENT/CONTACT (if applicable):	
Name:	E-mail:
Address:	City: Zip:
Daytime Phone:	Contractor Registration No.:
LOCATION OF BUILDING/PREMISE: MIHP # of Histor	ic Property_Hurley/Sutton House MIHP
Is the Property Located within an Historic District?	Yes/District Name
	No/Individual Site Name_Hurley/Sutton House
Is there an Historic Preservation/Land Trust/Environm map of the easement, and documentation from the Ea	ental Easement on the Property? If YES, include a assement Holder supporting this application.
Are other Planning and/or Hearing Examiner Approval	s /Reviews Required as part of this Application?
(Conditional Use, Variance, Record Plat, etc.?) If YES, in	nclude information on these reviews as
supplemental information.	
Building Number: Street:	
Town/City: Nearest Cros	ss Street:
Lot: Block: Subdivision:	Parcel:
TYPE OF WORK PROPOSED: See the checklist on F	age 4 to verify that all supporting items
for proposed work are submitted with this applic	ation. Incomplete Applications will not
be accepted for review. Check all that apply:	Shed/Garage/Accessory Structure
Addition	Tree removal/planting
Demolition Hardscape/Land	scape Window/Door
Grading/Excavation 🖌 Roof	Other:
I hereby certify that I have the authority to make the f	oregoing application, that the application is correct
and accurate and that the construction will comply wi	th plans reviewed and approved by all necessary
agencies and nevery acknowledge and accept this to	be a condition for the issuance of this permit. 11/06/2020
Signature of owner or outborized acent	Date
Signature of owner of authorized agent	6

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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two story single family house with one story addition in the back of the house. Very large tree fell on top of the house/ rear end. Impact caused significant damage.

Description of Work Proposed: Please give an overview of the work to be undertaken:

One story addition in the back of the house suffered substantial structural damage, hence will be demolished and replaced with two story addition. The roof will have to be re-built. Rear deck will be replaced with new deck.

Work Item 1: Second story over kitchen	
Description of Current Condition:	Proposed Work:
One story kitchen area on the rear of the house	An upper level addition over existing kitchen area
Work Item 2: Replace old deck with new de	ck
Description of Current Condition:	Proposed Work:
Old small deck at the rear of the house	Build new deck

Work Item 3: <u>New Roof</u>	
Description of Current Condition:	Proposed Work:
Old roof is damaged by Tree	New Roof to be installed

EDGE STAPLE



EDGE Ш STAPI

	A1 <u>SOUTH</u> 1/4" = 1'-0"	
D	l C	l B







Pella[®] 250 Series VINYL

Exceptional vinyl performance and style

¹ Based on the force required to bend a window frame profile.

- ² Some Pella products may not meet ENERGY STAR* guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
- ³ Window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2000 sq. foot existing single-story home when comparing a Pella 250 Series vinyl window with InsulShield Advanced Low-E triple pane glass with argon to a single paned wood or vinyl window. The range of energy efficiency will vary from 54% to 77% and will vary by location. Your actual savings will vary. The average window energy efficiency is based on a national average of 94 modeled cities across the country with an adjustment based on population. For more details see pella.com/methodology.

⁴ Exceeds AAMA 613 test requirements

- ⁵ Actual mullion span and combination size availability depends on design pressure requirements. Consider combination size, weight, and jobsite handling during design.
- ⁶ Only available in the West region.
- ⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁸ Not available with triple-pane glass

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:

Special shapes also available.

PELLA'S FADE-RESISTANT VINYL FORMULA

Pella 250 Series is made of high-grade vinyl that resists yellowing and never needs painting. The solid color throughout the vinyl keeps minor dings and scratches virtually invisible. Solid-color frames are available in White, Almond and Fossil.

STRONGER FRAMES THAN ORDINARY VINYL

Pella's precision welding process creates more durable products that resist warping or twisting over time. Pella 250 Series window frames are 52% stronger than ordinary vinyl.¹

EXCLUSIVE WEATHER PROTECTION SYSTEM

Protect your home with our exclusive weather repel system on single- and double-hung windows. It has three points of protection to channel water away from the home – including triple weatherstripping.

ENERGY STAR® MOST EFFICIENT 2019 WINDOW²

Upgraded triple-pane glass windows are on average 62% more energy efficient than single-pane windows.³ Pella 250 Series offers products that have been awarded the ENERGY STAR Most Efficient Mark in 2019.²

DURABLE EXTERIOR FINISHES

Dual-color frame options offer white interiors with a choice of nine DuraColor™ exterior finishes that exceed industry requirements for fade resistance.⁴

STYLE AND INSTALLATION FLEXIBILITY

Whether your project calls for a modern or traditional look, Pella 250 Series windows provide style flexibility to meet your project's needs. Multiple frame sizes available.

• FREE-FORM MULLING CAPABILITIES

Create a large or unique combination for your project by mulling standard and custom-sized windows together. Combinations are factory-mulled and arrive ready for installation.⁵

OPTIONAL PERFORMANCE ENHANCEMENTS

Increase energy performance and structural strength with optional performance enhancements such as foam insulation and steel reinforcement.

ADDITIONAL FEATURES AND OPTIONS

We have the features and options that fit most any project. Choose from five frame types, dual- and triple-pane glazing, four grille options and a full lineup of window & patio door styles.

LIMITED LIFETIME WARRANTY

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties.

TESTING BEYOND REQUIREMENTS

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

PRODUCT SPECIFICATIONS

						PERF	ORMANCE VALUI	ES	1
WINDOW & PATIO DOOR STYLES	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS & GRADE	U-FACTOR	SHGC	sтс	FRAME / INSTALL
AWNING DUAL-PANE VENT	16"	14-1⁄2"	59-1⁄2"	43-1⁄2″	LC35-LC50	0.26-0.30	0.17-0.43	30	
AWNING TRIPLE-PANE VENT	16"	14-1⁄2"	59-1⁄2"	43-1⁄2″	LC35-LC50	0.20-0.25	0.19-0.37	34	
CASEMENT DUAL-PANE VENT	14-1⁄2"	17-1⁄2"	35-1⁄2"	71-1⁄2″	LC35-LC50	0.26-0.30	0.17-0.43	30-33	
CASEMENT TRIPLE-PANE VENT	14-1⁄2"	17-1⁄2"	35-1⁄2"	71-1⁄2″	LC35-LC50	0.20-0.25	0.19-0.37	34	
SLIDING WINDOW DUAL-PANE VENT	21-½"	11-½"	96″	72" West Region 62" East Region	R25-R50	0.27-0.32	0.20-0.51	25	
SLIDING WINDOW TRIPLE-PANE VENT	21-1⁄2"	11-½"	96″	72" West Region 62" East Region	R25-R50	0.20-0.26	0.22-0.44	28	Block Frame
DOUBLE-HUNG DUAL-PANE VENT	14-1⁄2"	23-1⁄2"	53-1⁄2"	78"	R20-R50	0.27-0.33	0.19-0.49	26	Integral Fin Fin with J-Channel
DOUBLE-HUNG TRIPLE-PANE VENT	14-1⁄2"	23-1⁄2"	53-1⁄2"	78"	R20-R50	0.21-0.27	0.21-0.42	28	5/8″ Flange Frame
SINGLE-HUNG DUAL-PANE VENT	14-1⁄2"	23-1⁄2"	53-1⁄2"	77-1⁄2"	R35-R50	0.27-0.33	0.20-0.51	25	•
SINGLE-HUNG TRIPLE-PANE VENT	14-1⁄2"	23-1⁄2"	53-1⁄2"	77-1⁄2"	R35-R50	0.21-0.26	0.22-0.44	28	
FIXED FRAME RECTANGLE DUAL-PANE	11-1⁄2"	11-1⁄2"	108" 40 sq. ft. max.	108" 40 sq. ft. max.	CW30-CW50	0.26-0.31	0.21-0.58	26	
FIXED FRAME RECTANGLE TRIPLE-PANE	11-1⁄2"	11-1⁄2"	108" 40 sq. ft. max.	108" 40 sq. ft. max.	CW30-CW50	0.19-0.24	0.24-0.47	27	
SLIDING PATIO DOOR DUAL-PANE, OX or XO	46-1⁄2"	70-1⁄2"	95-1⁄2"	95-1/2"	R25-R50	0.27-0.40	0.19-0.49	26	
SLIDING PATIO DOOR TRIPLE-PANE, OX or XO	46-1⁄2"	70-1⁄2"	95-1⁄2"	95-1⁄2"	R25-R50	0.22-0.30	0.21-0.42	27	

WINDOW SIZES AVAILABLE IN 1/8" INCREMENTS

Special sizes available. For more information regarding performance, visit installpella.com/performance. Visit PellaADM.com for specific sizes and glazings tested and for more information regarding frame and installation types.

WINDOW HARDWARE

CASEMENT & AWNING	Folds neatly out of the w frame colors. FOLD-AWAY CRANK	ay so it won't interfere with roo
SLIDING, SINGLE- & DOUBLE-HUNG	Pella's cam-action locks p automatically locks the w CAM-ACTION LOCK	oull the sashes against the weat vindow when it is shut, simply c
INTEGRATED SASH LIFT	Make raising and loweri	ng single- and double-hung v
WINDOW LIMITED OPENING DEVICES	A vent stop can be enga double-hung window ca and allows for ventilation opening to less than four	ged or disengaged manually a n open. A window opening cor n, emergency escape and rescu r inches, unless it is intentionally Description

PATIO DOOR HARDWARE

SLIDING PATIO DOOR

Match the door's exterior color with a color-matched a touch of style.

SLIDING PATIO DOOR HANDLE Standard Multipoint Locking System

⁶ See back cover for disclosures.

omside	window	treatments	Finishes	match	interior
Jinside	window	treatments.	rinisnes	match	interior

COLOR-MATCHE	D FINISHES:	
WHITE	ALMOND	FOSSIL

atherstripping for a tighter seal. Optional AutoLock hardware close the sash and confirm it latches.

	COLOR-MATCHE	D FINISHES:		
	WHITE	ALMOND	FOSSIL	
wind	ow sashes eas	sy with a standa	ard, integrated	l sash lift.
	COLOR-MATCHE	D FINISHES:		
	WHITE	ALMOND	FOSSIL	

and restricts how far the bottom sash of a single- or ontrol device (WOCD) complies with a safety standard cue when released. A WOCD automatically limits the sash lly disengaged, enabling the sash to fully open.

JLOR-MAICHE	D FINISHES:	
WHITE	ALMOND	FOSSIL

Match the door's exterior color with a color-matched, corrosion-resistant handle, or upgrade the interior finish to add

COLOR-MATCHE	D FINISHES:	
WHITE	ALMOND	FOSSIL
ADDITIONAL FIN	IISHES:	
BRIGHT BRASS	OIL-RUBBED BRONZE	SATIN NICKEL

GAF Timberline[®] High Definition Shingles Brochure

(**RESTL100HD**) Updated: 7/16

Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

gaf.com

Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

AMERICA'S #1-SELLING ROOF

Install Peace Of Mind

Whether you install the ultra-dimensional Timberline Ultra HD® Shingles or the ever-popular Timberline HD® Shingles, you'll be getting all the benefits that only a genuine Timberline® roof can provide!

Install To Protect.

When you install GAF Timberline[®] High Definition[®] Shingles with **Advanced Protection[®]** Shingle Technology, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline[®] on:

✓ Toughness ✓ Wind uplift resistance Flexibility Fire resistance

That's why every Timberline® High Definition® Shingle comes with GAF's transferable Lifetime Itd. warranty*-for your peace of mind!-plus the backing of the Good Housekeeping Seal.**

Since ★ 1909

*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

**Timberline® High Definition® Shingles have earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind these products. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

Install To Invest.

Your roof can represent up to 40% of your home's "curb appeal." Timberline[®] High Definition[®] Shingles not only protect your most valuable asset but also beautify your home for years to come-and add to its resale value.

Recently, an independent research firm surveyed U.S. homeowners about the brand of architectural shingles they preferred based on appearance. The result: more homeowners preferred the look of Timberline[®] High Definition[®] Shingles to the other leading brands.¹

In fact, according to a recent survey conducted by the National Association of REALTORS[®], you can increase the value of your home by an average of 5% with a new Timberline® roof!²

So why settle for anything less than a genuine Timberline® roof?

¹Based on a 2014 survey of U.S. homeowners commissioned by GAF comparing the appearance of two popular Timberline® High Definition® Shingle colors to the comparable colors of other leading brands.

²2013 National Association of REALTORS® survey commissioned by GAF of REALTOR® Appraisers and Non-Appraisers in the U.S.; response based on REALTOR® Appraisers that have had professional experience buying or selling a home with Timberline® Shingles in the three years preceding the survey and felt they could provide an estimated value increase for a home with a Timberline® roof as compare to a home with a basic three-tab shinale roof.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Install To Impress.

Timberline[®] High Definition[®] Shingles are unlike any others, thanks to our proprietary shadow bands. Each shadow band is applied using a sophisticated, computer-controlled "feathering" technique. When combined with our randomly blended top layer, it results in a shingle with exceptional depth and dimension—and a striking look unmatched by any other brand.

But don't just take our word for it. See for yourself. When you compare Timberline[®] High Definition[®] Shingles to typical architectural shingles, it's easy to see why they'll look sharper and more beautiful on your roof-while enhancing the resale value of your home.

Whatever you're looking for, there's a Timberline® Shingle to fit your taste and your budget.

Here's What Female Homeowners Have To Say...

GAF recently received the Women's Choice Award for being the brand that is a "gold standard when it comes to meeting high standards of quality and service," as rated by WOMEN'S CHOICE AWARD female homeowners in the U.S.

GAE

Weathered Wood

The color blends on Timberline[®] High Definition[®] Shingles are sharp and well defined—to give your roof maximum dimensionality and depth. Color shown: Hickory

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	GENERAL NOTES FOR GC	
Λ	1) PRO JECT MUST BE BUILT TO BUILDING CODE STANDARDS	
XIMATE	2) INSTAL MATERIALS TO MANUFACTURER AND INDUSTRY STANDARD	
CE	3) COMPLY WITH ENERGY CODE REOTS	402
	4) COORD STRUCTURAL REOTS, STRUCTURAL INFO SHOWN ARE ASSUMPTIONS BY THE ARCHITECT	TUZ
	STRUCTURAL INFO TO BE VERIFIED BY GC AND/OR STRUCT ENGINEER	
н	5) COORD FINISHES & LIGHTING WITH OWNER	
8	6) NOTIEV ARCHITECT REFORE MAKING CHANGES IF FIELD CONDITIONS REQUIRE CHANGES IN THE	•···
NT	DESIGN	
	7) THE FINAL DESIGN OF HVAC, PLUMBING, FLECTRICAL & GAS FLIEL SYSTEMS SHALL BE BY THE	
	RESPECTIVE SUBJERADES ANY LOCATIONS SHOWN ON THESE DRAWINGS ARE SCHEMATIC AND	•
	SHALL BE VERIFIED IN THE FIELD AND RECALCULATED BY THE TRADE	
	8) REPOLITE ANY EXISTING LITH ITES IN ORDER TO BUILD THE PROJECT	SCOPE:
	9) PROVIDE DRAIN THE SUMP PLIMPS AS NECESSARY	
	10) GRADE SHOWN VARIES SLIGHTLY	THE SCOL
	11) VERIEV IN FIELD DIMENSIONS AND NOTIEV ARCHITECT IF ANY DISCREPENCIES	EXISTING
	12) NOTES SHOULD BE TREATED AS TYPICAL LINO	WELL AS
	13) VIE AU RISER HEIGHTS & OTY WITH ACTUAL ELEVATION DIFFERENCES	
CAL	14) DIMENSIONS FOR TREADS ARE FROM EDGE OF NOSING TO EDGE OF NOSING	
ARLE	15) EGRESS WINDOWS IN SI EEPING ROOMS TO HAVE NET OPEN AREA OF 5.7 SE MIN PER IRC SECTION	ADDITION
TRACT	310 (5 SE IE BELOW OR AT GRADE BEDROOM). CONFIRM W/ MANUFACTURER OPENING DIMENSION	
REATED	16) COORD W/ OWNER WINDOW STYLES	LEVEL 2 A
	17) IE MATERIAL IS NOT SPECIFIED ASSUME 'BUILDER GRADE' QUALITY	
CED	18) TILED WALLS NOT INCLUDING IN PLAN WALL THICKNESSES.	
D	19) BATHROOM WINDOWS LOCATED WITHIN 5' OF A TUB OR SHOWER TO BE TEMPERED.	NO EXIST
- D CEILING PLAN	20) VERIFY IN FIELD DIMENSIONS PRIOR TO ORDERING SIZE SPECIFIC MATERIALS.	
T	21) DIMENSIONS ON DRAWINGS ARE TO FINISHED SURFACE (NOT STUDS).	
RADE	22) PATCH AND REPAIR DAMAGE TO EXISTING CONDITIONS.	
	23) THESE DRAWINGS ARE COPYRIGHTED UNDER DONNY ANKRI ARCHITECT LLC. THESE DRAWINGS	
DTED OTHERWISE	CÁN ONLY BE USED FOR THE REFERENCED ADDRESS.	
ELD	24) ALL PIPES & DUCTWORK TO BE LOCATED WITHIN THERMAL ENVELOPE.	Chaot
	25) "ALIGN" NOTES OVERRIDE ANY DIMENSIONS. CONSULT ARCHITECT WITH ANY DISCREPENCIES.	Sheet
	26) VERIFY THAT ATLEAST 2 HOSE BIBS EXIST AROUND HOUSE ON OPPOSITE ENDS. PROVIDE IF	
	NEEDED.	
	27) DO NOT SCALE DRAWINGS. CONSULT ARCHITECT WITH REQUESTED DIMENSIONS.	A0.00
	28) SLOPE GRADE AWAY FROM BUILDING.	A1 00
		A1.01
		A 2 00

DONNY DDITION ANKRI ARCHITECTS 23 JONES BRIDGE ROAD donnyankri.com | 443.929.2377 **EVY CHASE MD 20815** ONTOMGERY COUNTY) OPE OF THIS PROJECT IS AN UPPER LEVEL ADDITION OVER AN G 1-STORY PORTION IN THE REAR. A NEW DECK IS PROPOSED, AS A FULL INTERIOR RENOVATION. ADDITION N SQUARE FOOTAGE: ADDITION = 200 GSF TING SPRINKLER, NONE PROPOSED 4023 JONES BRIDGE RD CHEVY SHEET LIST CHASE MD 20815 Sheet Name t Number COVER SHEET **BASEMENT & LEVEL 1** LEVEL 2 & ROOF ELEVATIONS ENERGY CODES & SCHEDULES REVISIONS DATE NUMBER DESCRIPTION SCHEMATIC DESIGN 11/18/2020 Date As indicated Scale XXXX Job No. DA Drawn By COVER SHEET Drawing No. **A0.00**

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	A2.00 A1		
			2 -
ά β ROOF - ά β ROOF - 1 1 1 1 1 1 1 1 1 1 1 1 1			
(*) ROOF 1/14 = 1			
★ ROOP P 10 ⁴ - 1			
			3 -
			, ,
	(A2) 1/4" = 1'-		
2200 A1			
*- *- (1) LEVEL 2 1/4" = 1'			
			5 -
$ \underbrace{\begin{array}{c} \underbrace{1} \text{ LEVEL 2} \\ 1/4^* = 1^2 \end{array} $	A2.00 A1>		
)			
1) <u>LEVEL 2</u> 1) <u>LEVEL 2</u> 1/4" = 1			
1) <u>LEVEL 2</u> 1/4" = 1'			6 -
$1 \frac{1}{1/4"} = 1^{1/4}$			
$1 \frac{\text{LEVEL 2}}{1/4" = 1'}$			
1 <u>LEVEL 2</u> 1/4" = 1' 6 F			
1 <u>LEVEL 2</u> 1/4" = 1' G F			
	1 <u>LEVEL 2</u> 1/4" = 1'- F	H G	

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

LEVEL 2 1/4" = 1'-0"

EDGE ш APL ST

EDGE Щ STAPI

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2015 IECC	CODE COMPLIANCE
R301.1	Climate zone 4A.
R401.2	Compliance Method: Mandatory and prescriptive provisions.
R402.1.1	Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the In
R402.1.2	Attic Insulation: R-49, Raised Heel Trusses R-38
R402.1.2	Wood Frame Wall: R-20 or R13 + R5 continuous insulation.
R402.1.2	Basement Wall Insulation: R-13/R-10 foil faced continuous, uninterrupted batts full height.
R402.1.2	Crawl Space Insulation: R-13/R-10 foil faced continuous batts full height extending from floor above to finish grade level and then vertically of
R402.1.2	Floor Insulation over Unconditioned Space: R-19 batt insulation.
R402.1.2	Window U-Value/SHGC: .35 (U-Value), .40 (SHGC).
R402.2.10	Slab on Grade Floors Less Than 12" Below Grade: R-10 rigid foam board under slab extending either 2'-0" horizontally or 2'-0" vertically.
R402.2.4	Attic Access: Attic access scuttle will be weatherstripped and insulated R-49.
R402.4	Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2015 IECC with caulk, gaskets between dissimlar materials shall allow sealing for differential expansion and contraction.
R402.4.1.2 ASTM E the party	Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 a 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approv conducting the test and provided to the building inspector.
R402.4.2 UL	Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be li 907 (masonry fireplaces).
R402.4.4 building and stoves	Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning applian thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: (1) Direct vent appliances with both in complying with Section R402.4.2 and Section R1006 of the IRC.
R402.4.5	Recessed Lighting: Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.
R403.1.1	Thermostat: All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2015 IECC
R403.1.2	Where a heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from
R403.3.1	Mechanical Duct Insulation: Supply and return ducts in attic R-8 minimum, R-6 when less than 3 inches. Supply and return ducts outside of completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.
R403.3.2	Duct Sealing: All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC.
handler and	A duct tightness test ("Duct Blaster" duct total leakage test) will be performed on all homes and shall be verified by either a post constructio all ducts are located within the conditioned space.
R403.6	Mechanical Ventilation: Outdoor (make-up and exhaust) air ducts to be provided with automatic or gravity damper that close when the ventil
R403.6.1	Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.
R403.7	Equipment Sizing shall comply with R403.7.
R404.1	Lighting Equipment: A minimum of 75% of all lamps (lights) must be high-efficacy lamps.

This contractor is also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

NOTES: 1) SIZES FOR WINDOWS AND DOORS ARE NOT TO ROUGH OPENING (SIZES SHOWN ARE NOMINAL). 2) GC TO VERIFY THAT NEW EGRESS WINDOWS FROM MANUF ARE 5.7 SQ FT CLEAR WHEN OPENED, RESPECTIVELY. 3) COORD NEW KITCHEN WINDOW SIZES WITH KITCHEN CABINETS, APPLIANCES AND BEAMS. 4) PROVIDE TEMPERED WINDOWS FOR WINDOWS WITHIN BATHROOM THAT'S WITHIN 5'-0" OF A BATHTUB OR SHOWER.

5) CONFIRM WINDOW SIZE, DESIGN AND FINISHES W/ CLIENT PRIOR TO ORDERING. 6) PROVIDE SAFETY GLAZING FOR GLAZING WITHIN 18" TO FLOOR, AND TO GLAZING AT BOTTOM OF STAIRS.

		DOOR SCHEDU	JLE	
Level	Mark	Family	Туре	Comments
LEVEL 0	001	Double-Flush	48" x 80"	
LEVEL 0	002	Single-Flush	28" x 80"	
LEVEL 1	101	Single-Flush	36" x 80"	
LEVEL 1	102	Door-Opening	36" x 84"	
LEVEL 1	103	Door-Opening	60" x 84"	
LEVEL 2	200	Single-Flush	30" x 80"	
LEVEL 2	201	Single-Flush	36" x 80"	
LEVEL 2	202	Single-Flush	30" x 80"	
LEVEL 2	203	Double-Flush	48" x 80"	
LEVEL 2	204	Single-Flush	32" x 80"	
LEVEL 2	205	Single-Flush	30" x 80"	
LEVEL 2	206	Single-Flush	30" x 80"	
LEVEL 2	207	Single-Flush	30" x 80"	

				WINI	DOW SCHEDULE		
Level	Mark	Width	Height	Sill Height	Head Height	Family	Comments
LEVEL 2	1	3' - 0"	4' - 8"	2' - 2"	6' - 10"	Double Hung	EGRESS WINDOW
LEVEL 2	2	2' - 6"	3' - 0"	3' - 10"	6' - 10"	Double Hung	TEMPERED

or horizontally an additional 2'-0".

ets, weatherstripping or an air barrier of suitable material. Sealing methods

air changes per hour. Testing shall be conducted in accordance with oved third party. A written report of the results of the test shall be signed by

listed and labeled in accordance with UL 127 (factory built fireplaces) and

ances, the appliances and combustion air shall be located outside the intake and exhaust pipes installed continuous to the outside. (2) Fireplaces

Section 403.1.1.

om coming on when heat pump can meet heating load.

f conditioned spaces R-8 minimum. All other ducts except those located

ion test or a rough-in test. Duct tightness test is not required if the air

ilation system is not operating.

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ADDITION

4023 JONES BRIDGE RD CHEVY CHASE MD 20815

	REVISIONS	
NUMBER	DESCRIPTION	DATE
CHEMATIC	C DESIGN	
SCHEMATI(CDESIGN	
CHEMATIC Date	C DESIGN 11/1	8/2020
SCHEMATIC Date Scale	C DESIGN 11/1 As in	8/2020 ndicated
SCHEMATIC Date Scale Job No.	C DESIGN 11/1 As it XXX	8/2020 ndicated X

Drawing No. **A3.00**