MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address: 4023 Jones Bridge Rd., Chevy Chase  
Meeting Date: 12/2/2020

Resource: Individually Listed Master Plan Site  
Report Date: 11/25/2020

James Hurley House

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
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.

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
This addition will allow the space to accommodate 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-over-two 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 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
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: Tatyana & Gregory Baytler
Address: 9308 Cedar Ln
Daytime Phone: 443-527-4375

E-mail: TBaytler@gmail.com
City: Bethesda
Zip: 20814

Tax Account No.: ________________

AGENT/CONTACT (if applicable):
Name: ____________________________
Address: ____________________________
Daytime Phone: ____________________________

E-mail: ____________________________
City: ________________
Zip: ________________

Contractor Registration No.: ________________

LOCATION OF BUILDING/PREMISE:
MIHP # of Historic Property: Hurley/Sutton House MIHP 35/056-000A
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/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: ________________
Street: ________________________________________________
Town/City: ________________
Nearest Cross Street: ________________________________
Lot: ____________
Block: ____________
Subdivision: ________
Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

[ ] New Construction [ ] Deck/Porch
[ ] Addition [ ] Fence
[ ] Demolition [ ] Hardscape/Landscape
[ ] Grading/Excavation [ ] Roof
[ ] Shed/Garage/Accessory Structure
[ ] Solar
[ ] Tree removal/planting
[ ] Window/Door
[ ] Other: ____________________________

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

Signature of owner or authorized agent:

Date: 11/06/2020

For Staff only:
HAWP# ________________
Date assigned: ________________

Yes/District Name ____________________________
No/Individual Site Name ____________________________

Tatyana & Gregory Baytler
TBaytler@gmail.com
9308 Cedar Ln
Bethesda, MD 20814
443-527-4375

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Hurley/Sutton House

dotloop signature verification: dtlp.us/3cTm-zGHL-tqqt
### 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:

<p>| 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. |</p>
<table>
<thead>
<tr>
<th>Work Item 1:</th>
<th>Second story over kitchen</th>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
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<tr>
<td>One story kitchen area on the rear of the house</td>
<td>An upper level addition over existing kitchen area</td>
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<th>Work Item 2:</th>
<th>Replace old deck with new deck</th>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
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<tr>
<td>Old small deck at the rear of the house</td>
<td>Build new deck</td>
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</tbody>
</table>

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<th>Work Item 3:</th>
<th>New Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
</tr>
<tr>
<td>Old roof is damaged by Tree</td>
<td>New Roof to be installed</td>
</tr>
</tbody>
</table>
pellet’s fade-resistant vinyl formula

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 window

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.

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 1500 sq. ft. existing single-family frame 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.
**PRODUCT SPECIFICATIONS**

**WINDOW HARDWARE**

- **SLIDING, SINGLE- & DOUBLE-HUNG**
  - Pella’s cam-action locks pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.

- **INTEGRATED SASH LIFT**
  - Make raising and lowering single- and double-hung window sashes easy with a standard, integrated sash lift.

- **WINDOW LIMITED OPENING DEVICES**
  - A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a single- or double-hung window can open. A window opening control device (WOCD) complies with a safety standard and allows for ventilation, emergency escape and rescue when released. A WOCD automatically limits the sash opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open.

**WINDOW SIZES AVAILABLE IN 1/8” INCREMENTS**

- *See back cover for disclosures.*
Made to protect your home. Your story. And those of over 50 million of your fellow Americans!

Shown: Timberline Ultra HD® in Weathered Wood
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 Ltd. Warranty*—for your peace of mind—and the backing of the Good Housekeeping Seal.**

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?

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

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 female homeowners in the U.S.3

* See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word “lifetime” refers to the length of coverage providing the GAF Timberline & Accessory Shingles and means as long as the original individual owner(s) of a single-family detached residence or the second owner(s) in certain circumstances own the property, while the shingles are installed. For survey, respondents not meeting the above criteria, lifetime coverage is not applicable.

** Timberline® High Definition® Shingles have earned the prestigious Good Housekeeping Seal, which names that Good Housekeeping endorses the best of these products. Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.

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.
ADDITON
4023 JONES BRIDGE ROAD
CHEVY CHASE MD 20815
(MONTOMGERY COUNTY)

SCOPE:
THE SCOPE OF THIS PROJECT IS AN UPPER LEVEL ADDITION OVER AN EXISTING 1 STORY PORTION IN THE REAR. A NEW DECK IS PROPOSED, AS WELL AS AN INTERIOR RENOVATION.

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NOTE: ALL INTERIOR WALLS SHOWN AT 4'-1/2" THICK (2X4 @ 16" O.C. W/ 1/2" GWB ON BOTH SIDES), UNLESS NOTED OTHERWISE.

NOTES:
1. SITE PLAN SHOWN BASED ON CLIENT PROVIDED SURVEY.
2. DIMENSIONS ARE APPROXIMATE.
3. DRAWING IS SCHEMATIC DESIGN WITH REQUESTED DIMENSIONS AS COPY SIZE AND FOUNDATION.

GENERAL NOTES FOR GC:
1) PROJECT MUST BE BUILT TO BUILDING CODE STANDARDS.
2) INSTALL MATERIALS TO MANUFACTURER AND INDUSTRY STANDARD.
3) COMPLY WITH ENERGY CODE REQTS.
4) COORD STRUCTURAL REQTS. STRUCTURAL INFO SHOWN ARE ASSUMPTIONS BY THE ARCHITECT.
5) COORD FINISHES & LIGHTING WITH OWNER.
6) NOTIFY ARCHITECT BEFORE MAKING CHANGES IF FIELD CONDITIONS REQUIRE CHANGES IN THE DESIGN.
7) THE FINAL DESIGN OF HVAC, PLUMBING, ELECTRICAL & GAS FUEL SYSTEMS SHALL BE BY THE RESPECTIVE SUB TRDES. ANY LOCATIONS SHOWN ON THESE DRAWINGS ARE SCHEMATIC AND SHALL BE VERIFIED IN THE FIELD AND RECALCULATED BY THE TRADE.
8) REROUTE ANY EXISTING UTILITES IN ORDER TO BUILD THE PROJECT.
9) PROVIDE DRAIN TILE, SUMP PUMPS AS NECESSARY.
10) GRADE SHOWN VARIES SLIGHTLY.
11) VERIFY IN FIELD DIMENSIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCIES.
12) NOTES SHOULD BE TREATED AS TYPICAL UNO.
13) VERIFY ALL RISER HEIGHTS & QTY WITH ACTUAL ELEVATION DIFFERENCES.
14) DIMENSIONS FOR TREADS ARE FROM EDGE OF NOSING TO EDGE OF NOSING.
15) EGRESS WINDOWS IN SLEEPING ROOMS TO HAVE NET OPEN AREA OF 5.7 SF MIN PER IRC SECTION 310 (5 SF IF BELOW OR AT GRADE BEDROOM). CONFIRM W/ MANUFACTURER OPENING DIMENSION.
16) COORD W/ OWNER WINDOW STYLES.
17) IF MATERIAL IS NOT SPECIFIED, ASSUME 'BUILDER GRADE' QUALITY.
18) TILED WALLS NOT INCLUDING IN PLAN WALL THICKNESSES.
19) BATHROOM WINDOWS LOCATED WITHIN 5' OF A TUB OR SHOWER TO BE TEMPERED.
20) VERIFY IN FIELD DIMENSIONS PRIOR TO ORDERING SIZE SPECIFIC MATERIALS.
21) DIMENSIONS ON DRAWINGS ARE TO FINISHED SURFACE (NOT STUDS).
22) PATCH AND REPAIR DAMAGE TO EXISTING CONDITIONS.
23) THESE DRAWINGS ARE COPYRIGHTED UNDER DONNY ANKRI ARCHITECT LLC. THESE DRAWINGS CAN ONLY BE USED FOR THE REFERENCED ADDRESS.
24) ALL PIPES & DUCTWORK TO BE LOCATED WITHIN THERMAL ENVELOPE.
25) "ALIGN" NOTES OVERRIDE ANY DIMENSIONS. CONSULT ARCHITECT WITH ANY DISCREPANCIES.
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.
28) SLOPE GRADE AWAY FROM BUILDING.
29) VERIFY IN FIELD MOUNTING HEIGHT OF A/F PIPING.
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86) VERIFY IN FIELD MOUNTING HEIGHT OF A/F PIPING.
LEVEL 1
0' - 0"
ATTIC
18' - 10"
LEVEL 2
10' - 0"
NEW TRIM AND SIDING TO MATCH EXISTING
NEW WHITE RAILING

FACADE TO REMAIN AS IS

ADDITION
UPPER LEVEL
DEMO EXISTING ROOF
EXISTING FRONT PORCH

NEW ATTIC WINDOW, NOT IN WINDOW SCHEDULE, ATTIC WILL NOT BE HABITABLE, WINDOW SIZE TO BE VERIFIED BY MANUF. WINDOW TO FOLLOW SLOPE OF THE ROOF.

2' - 0"
3' - 9"

LEVEL 1
0' - 0"
ATTIC
18' - 10"
LEVEL 2
10' - 0"

101

DONNYANKRI.COM | 443.929.2377
DONNY ANKRI ARCHITECTS

DATE
SCALE
JOB NO.
DRAWN BY

1/4" = 1'-0"
2015 IECC Code Compliance

R401.1 Climate Zone 4-A.

R401.2 Compliance Method: Mandatory and prescriptive provisions.

R401.3.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2015 Edition.

R401.3.2 Wall Insulation: R-13 or R-18, R-38 frame insulation, vented/mansard face.

R401.3.2 Closet Space Insulation: R-59 or R-13.5 solid continuous, under/attached south face.

R401.2.1 Floor Insulation over Unconditioned Space: R-9 or R-19 insulation.

R402.1.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2015 Edition.

R402.1.2 Attic Insulation: R-49, Raised Heel Trusses R-38 MIN 0’ - 7 3/4” MAX 0’ - 10”

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 insulation, full height extending from floor above to finish grade level and then vertically or horizontally on addition 2'-0”.

R402.1.2 Window U-Value/SHGC: .35 (U-Value), .65 (SHGC) MIN 0’ - 7 3/4” MAX 0’ - 10”

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, weatherstripping or an air barrier of suitable material. Sealing methods shall be documented.

R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E 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 approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.

R402.4.4 Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from the building thermal envelope. Exceptions: (1) Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. (2) Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.

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

R403.6 Mechanical Ventilation: Outdoor (make-up and exhaust) ventilation shall be provided. Roof exhausts shall be provided. The ventilation system fan efficiency to comply with TABLE R403.6.1.

R404.1 Lighting Equipment: A minimum of 75% of all lamps (lights) must be high-efficacy lamps.

NOTES:
1) ALL DIM ARE TO CLEAR OPENINGS.
2) PROVIDE WINDOW WELL WITH DRAIN, GRATE COVER AND LADDER, IF APPLICABLE.
3) SEE CODE BOOK (IBC SECTION 1030) FOR OPERATIONAL CONSTRAINTS AND SAFETY REQUIREMENTS.
4) PROVIDE TEMPERED WINDOWS FOR WINDOWS WITHIN 5’ - 0” OF A BATHTUB OR SHOWER.
5) PROVIDE SAFETY GLAZING FOR GLAZING WITHIN 18” TO 28” OF A STAIRWAY OR STAIRwell.

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