MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 40 Columbia Avenue, Takoma Park
Meeting Date: 2/10/2021

Resource: Contributing Resource
Takoma Park Historic District
Report Date: 2/3/2021

Applicant: Diana Bradley
Public Notice: 1/27/2021
(Brian McCarthy, Architect)

Review: HAWP
Tax Credit: No

Case No.: 939478
Staff: Dan Bruechert

PROPOSAL: Accessory Building Demolition and Accessory Structure Construction

STAFF RECOMMENDATION

Staff recommends the HPC approve with one (1) condition the HAWP.
1. Fiber shake siding is acceptable on a new accessory structure. Hardie shake has too narrow of a profile to be compatible and a thicker material needs to be install. Final approval authority of thicker exterior cladding is delegated to Staff for review and approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1915-25
Fig. 1: 40 Columbia Avenue.

BACKGROUND

The HPC heard a preliminary consultation for this project on March 11, 2020. The HPC was supportive of the proposal, though, many Commissioners recommended a material other than Hardie fiber cement shake for the exterior of the structure, finding its profile to be too flat for this application and recommended an alternative fiber cement product or wood shake be used instead.

PROPOSAL

The applicants propose to demolish the existing garage and construct a new accessory building in its place.

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect

the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.

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

- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

*Montgomery County Code; Chapter 24A-8*

(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 ensure 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 is necessary in order that unsafe conditions or health hazards be remedied; or

(c) 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:*

The Secretary of the Interior defines rehabilitation 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.” The *Standards* are as follows:

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.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of midding features shall be substantiated by documentary, physical or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 subject property is a two-story shingle sided cottage with a detached garage. The applicant proposes to demolish the existing garage and construct a new, larger accessory building based on the design of the historic garage in approximately the same location. The HPC was supportive of the project when it was presented at the preliminary consultation. Minor modifications were made based on the HPC feedback and the applicant returns for a HAWP.

Accessory Building Demolition

The existing garage is a one-bay shingle sided garage built on a textured concrete block foundation. The garage is constructed into the grade as it rises to the rear. The index of historic properties in Takoma Park identifies this as the “original garage.” The applicant proposes to demolish this structure.

In evaluating a proposal the burden of proof is on the applicant to demonstrate that the proposed work complies with the requisite guidance; in the case of demolishing a historic building, it means that the building has deteriorated beyond repair (Standard 6).

Figure: 1927 Sanborn Fire Insurance Map showing the subject property and the accessory building to the rear.

The applicant contends that the existing garage has degraded to the point where it may no longer be repaired reasonably. The damage to the garage includes significant failure of the foundation and rotted roof members. The applicant further notes that much of the structure was replaced approximately 20
I.

years ago after a tree fell on the garage. Staff conducted a site visit in August 2019 while the applicant was developing preliminary plans and can confirm that the garage is in a severely damaged state. While the walls appear to be structurally sound, the larger issue is that the foundation has failed due to water infiltration and the weight of the hillside to the north. In proposing to demolish this structure the applicant further argues that because this building is a “Contributing Resource” to the Takoma Park Historic District, larger consideration should be given to the effect on the surrounding streetscape rather than particular architectural features (per the Guidelines). Staff concurs with this contention.

Staff finds that the only way to repair this structure would be to remove or lift the wood structure and remove, excavate, and reconstruct the foundation and lower, concrete block wall. While this would preserve the appearance of the accessory structure, it would introduce a significant amount of new materials. Staff finds that this level of intervention is beyond what should reasonably be expected for an accessory structure to a Contributing Resource in the Takoma Park Historic District.

Staff finds that the garage has deteriorated beyond repair and that demolition is appropriate. At the March 11, 2020, HPC Meeting, the Commissioners uniformly agreed with Staff’s conclusion.

New Accessory Structure Construction

In place of the existing garage, the applicant proposes to construct a one-story building that is more than twice the size of the existing garage (the existing garage is 221 ft² and the proposed structure is 518 ft²). The structure will have a parged stucco foundation with ?????? siding and asphalt shingles. The windows will be a mix of Weathershield Signature series aluminum clad casement and sashes and the doors will be wood. The existing garage doors will be rehabilitated and reinstalled to maintain the appearance of the historic garage. The applicant notes that this solution is similar to projects reviewed and approved by the HPC at 7309 Willow Ave. (approved in 2010) and 7309 Willow Ave. (approved in 2017). During the Preliminary Consultation, several Commissioners encouraged the applicant to consider re-using the existing textured concrete blocks. After evaluating the condition of the blocks the applicant determined they would be structurally deficient.

Ordinarily, the preferred location for an expanded accessory structure would be to the rear to lessen the visual impact on the streetscape. Staff finds that in this instance, that is not feasible for two primary reasons. First, because of the change in grade an expanded accessory structure would be enveloped by the rising back yard, potentially changing the character of the back yard. The second reason that extending the accessory structure to the rear is not feasible is that there are two mature trees in the rear, and the excavation would damage the root zone of these trees.

Staff finds that the traditional architectural design of the accessory structure is compatible with the historic resource and early 20th-century architecture of the surrounding streetscape. When viewed in elevation, the front gable and preserved garage doors will match the style of the historic house and existing garage. Staff additionally finds that the proposed parged foundation, wood windows and doors, and asphalt shingles are compatible with the historic resource and surrounding district. At the Preliminary Consultation, the HPC found that the fiber cement shakes make by Hardie were too thin to be compatible in the historic setting and that a thicker material needed to be selected. The applicant has not settled on a final exterior fiber cement shingle. Staff recommends the HPC add a condition to the HAWP approval that the exterior cladding needs to be thicker than the ¼” (one-quarter inch) of the Hardie shingles. Final review and approval authority can be delegated to Staff to ensure the condition has been satisfied.

Staff finds that much of the proposed structure would not be visible from the public right-of-way because

2 The Staff Report for the approved HAWP at 7304 Willow Ave. can be found here: https://montgomeryplanning.org/wp-content/uploads/2017/02/I.P-7304-Willow-Avenue-Takoma-Park.pdf. Note: the HAWP for 7309 Willow Ave. was not digitized.
it will be obscured by the house; and that the new portion of the accessory structure that is visible from the right-of-way will not have a significant impact on the surrounding district. This limited impact is due, largely, to the distance from the right of way. The front wall plane of the garage is approximately 90’ (ninety feet) from Columbia Ave. The front wall plane of the proposed structure will be nearly 10’ (ten feet) closer to the street, however, Staff does not find that difference to be sufficient to detract from the surrounding streetscape.

Staff finds that the design revisions are all in keeping with the HPC’s recommendations and are consistent with the requisite guidance.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application:

1. Fiber shake siding is acceptable on a new accessory structure. Hardie shake has too narrow of a profile to be compatible and a thicker material needs to be install. Final approval authority of thicker exterior cladding is delegated to Staff for review and approval;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the Takoma Park Historic District Guidelines, 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; 6, and 9

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.
HISTORIC PRESERVATION COMMISSION
301/583-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: brian@bfmarch.com
Contact Person: Brian McCarthy
Daytime Phone No.: 301.585.2222

Tax Account No.: 13-01059038
Name of Property Owner: Diana M. Bradley
Daytime Phone No.: 301.775.9201
Address: 40 Columbia Ave, Takoma Park MD 2012
Street Number: 40
City: Takoma Park
State: MD
Zip Code: 2012

Contractor: TBD
Contractor Registration No.: 
Agent for Owner: Brian McCarthy
Daytime Phone No.: 301.585.2222

LOCATION OF BUILDING/PREMISE
House Number: 40
Street: Columbia Avenue
Town/City: Takoma Park
Nearest Cross Street: Poplar Avenue

Lot: 2
Block: 19
Subdivision: BPG

PART 2: THE GENERAL INFORMATION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extends ☐ Alter/Remodel ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Removal ☐ Solar ☐ Fireplace ☐ Wood Burning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section #) ☐ Other: Studio

1B. Construction cost estimate: $ 80,000.00

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

PART 3: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART 4: COMPLETE FOR FENCE/RETAINING WALL

3A. Height: feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/ easement

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

Signature of owner or authorized agent

Date

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:
      
      See attached memo

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

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 resources 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 drip line of any tree 8" 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 lots(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.
To: Historic Preservation Commission (HPC)
   Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for the Contributing Resource at 40 Columbia Avenue in the Takoma Park Historic District.  
Addenda to HAWP: Written Description of Project

Addendum a.
The house is a 2-story wood frame, shingled cottage style in the Takoma Park historic district, sited on a sloping lot on a residential street with mature trees. The house, which includes a detached one-story one-car garage, was built in the 1920s and is registered as a Contributing Resource.

The main residence has a saltbox style massing when viewed from the northern/driveway side, with the main roof slope extending forward to cover a former front porch that was enclosed by a prior owner. The foundation consists of rusticated concrete masonry units, and the wood framed walls above are clad in painted wood shingles. The roofing is composition fiberglass shingles. In a curious departure from the norm of its era the roof has no overhangs.

The garage, accessed from the driveway at the right/northern side of the lot, is set 27 feet behind the house and bermed into the considerable hillside that rises up to the section of Carroll Avenue near the volunteer fire station. The garage walls are a mix of wood framing above grade and rusticated concrete block below grade. The wood walls are clad with non-original, unpainted cedar shingles. The garage entrance consists of a pair of 4 ft wide, side hinged, half-lite doors. The existing garage is 12’-4” wide x 18’-4” deep and sits 5 feet off the side property line.

The existing garage structure is in general disrepair. Per the enclosed photos several sections of the foundation are failing, and the framing has been compromised by termites and water damage. A tree fell against the garage about 20 years ago and most of the southern wall framing and sheathing had to be replaced. Many of the original rafter tails have been eaten or rotted back to the point where they no longer sit on the top plate, and had to be sistered with new lumber.
Addendum b.
We are proposing to replace the garage with a modest, 1-story studio to accommodate the owner’s home business, which needs roughly twice the area the current garage provides. As the site plan shows, there are mature trees behind the garage that constrain our ability to enlarge the garage to the rear, which would require excavating deeper into the hillside. The zoning setback on the northern side of the garage is already at the minimum allowed. So our only options are to expand the garage footprint forward toward the street, and southward into the center of the property. The proposed studio will mimic the street façade of the garage with comparable massing, height, width, and doors, but 6 feet closer to the street.

The portion of the studio to the left/south side of the driveway will be set back 8 feet, behind a low shed roofed porch, to subordinate that element to the gabled garage façade.

The new structure, like the existing, will have a block foundation wall where needed to retain earth, with wood framing above. Unlike the existing rusticated block, we propose to finish the new foundation with a cementious parging/stucco. The upper frame walls will be finished with cement fiberboard shingles to acknowledge the painted wood shingle finish on the main house. The garage doors will be restored/rebuilt and reinstalled to retain the appearance of a garage. The roof will be “asphalt” shingles, like the main house.

Lastly, we’d like to mention two similar precedents in the Historic District, both on Willow Avenue:

- 7309 Willow Ave (HPC case #37/03-10JJJ). In this case a detached one-story garage was demolished and replaced with a 1-½ story “writer’s studio”.

- 7304 Willow Ave (HPC case #37/03-17HHH). In this case an attached one-story garage was demolished and replaced with a 1-½ story in-law suite.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diana M. Bradley</td>
<td>Brian McCarthy</td>
</tr>
<tr>
<td>40 Columbia Ave.</td>
<td>BFM Architects, Inc.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>1400 Spring St. # 320</td>
</tr>
<tr>
<td></td>
<td>Silver Spring, MD 20910</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Joan Meier</td>
</tr>
<tr>
<td>42 Columbia Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Bradley &amp; Stephanie Dickie</td>
</tr>
<tr>
<td>38 Columbia Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

| David Pollock & Judy Kipich                                  |
| 7118 Poplar Avenue                                          |
| Takoma Park, MD 20912                                       |
| Danielle Rowan & Jacob McDevitt                             |
| 7131 Carroll Ave.                                          |
| Takoma Park, MD 20912                                       |
Existing Property Condition Photographs (duplicate as needed)

Detail: 40 Columbia Avenue - Front elevation & driveway view from street

Detail: 40 Columbia Avenue - Front elevation, driveway, neighbor - view from street

Applicant: Diana M. Bradley
Existing Property Condition Photographs (duplicate as needed)

Detail: 40 Columbia Avenue - Front entry & steps

Detail: 40 Columbia Avenue - Right side elevation

Applicant: Diana M. Bradley
Existing Property Condition Photographs (duplicate as needed)

Detail: 40 Columbia Avenue - Rear elevation

Detail: 40 Columbia Avenue - Left side elevation

Applicant: Diana M. Bradley
Existing Property Condition Photographs (duplicate as needed)

Detail: 40 Columbia Avenue - Left side & partial front elevation

Detail: 40 Columbia Avenue - Garage front elevation

Applicant: Diana M. Bradley
Existing Property Condition Photographs (duplicate as needed)

Detail: 40 Columbia Avenue - Garage left side elevation

Detail: 40 Columbia Avenue - Garage rear elevation

Applicant: Diana M. Bradley
Existing Property Condition Photographs (duplicate as needed)

Detail: 40 Columbia Avenue - Garage exterior detail, failing foundation

Detail: 40 Columbia Avenue - Garage interior detail, failed/buckled foundation.

Applicant: Diana M. Bradley
Existing Property Condition Photographs (duplicate as needed)

Detail: 40 Columbia Ave - Garage interior detail, DIY restoration after tree fall

Detail: 40 Columbia Ave. - Garage interior detail, termite damage at rafters.

Applicant: Diana M. Bradley
40 Columbia Avenue, Takoma Park, Maryland 20912 - Project # 1938

BRADLEY STUDIO

PROJECT DESCRIPTION

The project involves demolition of an existing detached one-car garage and construction of a new, one-story 464 square foot studio. Work includes connecting to the existing utilities.

SPECIFICATIONS

1. LOT COVERAGE
   PROPOSED INCREASE
   PROPOSED LOT COVERAGE
   EXISTING LOT COVERAGE
   TOTAL LOT AREA

   EXISTING

   1

   A

   CL

   S 54º 10’ E

   217.0’

   TRB 5'-0”

   12.3

   18.2

   A-X

   7.7’

   8.3’

   12.0’

   4.0’

   4.0’

   3.7’

   3.7’

   PORCH (57 SF)

   COVERED

   EXISTING STONE

   5.9’

   6'-0”

   8.6’

   15.1’

   8.9’

   12.8’

   20.0’

   5.5’

   BLACKTOP DRIVEWAY

   250’ 248’ 252’ 246’ 244’ 254’ 256’ 258’ 260’ 262’ 264’

   18.3’

   10.0’

   8.6’

   15.1’

   7.7’

   8.3’

   12.0’

   4.0’

   4.0’

   3.7’

   3.7’

   PROPOSED STUDIO (464 SF.)
EXISTING TWO-STORY FRAME WITH BASEMENT

EXISTING TREES TO REMAIN
EXISTING STONE WALL AND PATIO TO REMAIN

CUT BACK EXISTING DRIVEWAY TO ACCOMMODATE NEW STUDIO
EXISTING WALLS AND PARTITIONS TO REMAIN
EXISTING WALLS AND PARTITIONS TO BE REMOVED
NEW WOOD FRAMED WALLS AND PARTITIONS
NEW LOW WALLS
NEW CMU WALLS

D100 DEMOLITION PLAN

Scale: 1/4" = 1'-0"

REMOVE EXISTING GARAGE IN ITS ENTIRETY TO ACCOMMODATE NEW STUDIO

1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)
FRONT DEMOLITION ELEVATION

SIDE DEMOLITION ELEVATION

REMOVE EXISTING GARAGE COMPLETELY
EXISTING HOUSE TO REMAIN

REMOVE EXISTING GARAGE AND CUT BACK DRIVEWAY TO ACCOMMODATE NEW STUDIO

PROTECT EXISTING DRIVEWAY TO REMAIN. RESTORE AS REQUIRED WHEREVER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES.
PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0"

1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
4. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
5. BASEMENTS, HABITABLE ATTICS & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW.
6. PROVIDE LIMITERS ON ALL WINDOWS WITH SILLS HEIGHT BELOW 36" TO PREVENT PASSAGE OF A 4" SPHERE THROUGH FULLY OPENED WINDOW.
7. ALL FENESTRATION PRODUCTS SHALL BE NFRC CERTIFIED AND SHALL MEET THE PERFORMANCE CRITERIA LABELED ON THE UNIT INCLUDING U-VALUE, SHGC, AND AIR LEAKAGE RATING.
8. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE LABELED PER IBC 2406.
WALL SECTIONS

1. WALL SECTION

2. WALL SECTION
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #: _____________________________

EXPIRATION DATE: ______________________________

BRADLEY STUDIO
40 Columbia Avenue, Takoma Park, Maryland 20912

PROJECT # 1938

2020 Bennett Frank McCarthy Architects, Inc.

30 November 20 - Progress Set
MECHANICAL & ELECTRICAL PLANS

MECHANICAL PLAN

SANITARY DRAIN LINE SHALL BE BURIED WITH A MINIMUM OF 42 INCHES OF COVERAGE AND SLOPED TO DRAIN AT 1/4 INCH PER FOOT. PROVIDE CLEAN-OUTS AS REQUIRED, SET Flush WITH ADJACENT SURFACES.

ELECTRICAL PLAN

GENERAL: PROVIDE "I.C." HOUSING AS NECESSARY IN INSULATED CAVITIES.

LIGHTING SYMBOLS

ELECTRICAL SYMBOLS

MECHANICAL SYMBOLS

SANITARY DRAIN LINE SHALL BE BURIED WITH A MINIMUM OF 42 INCHES OF COVERAGE AND SLOPED TO DRAIN AT 1/4 INCH PER FOOT. PROVIDE CLEAN-OUTS AS REQUIRED, SET Flush WITH ADJACENT SURFACES.