

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2 West Melrose Street, Chevy Chase	Meeting Date:	10/27/2021
Resource:	Non-Contributing Resource (Chevy Chase Village Historic District)	Report Date:	10/20/2021
		Public Notice:	10/13/2021
Applicant:	Roman Matinez (David Easterday, Architect)	Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Permit Number:	968997		

PROPOSAL: Side porch enclosure, new roof, new windows and doors, and other alterations.

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
DATE: 1999

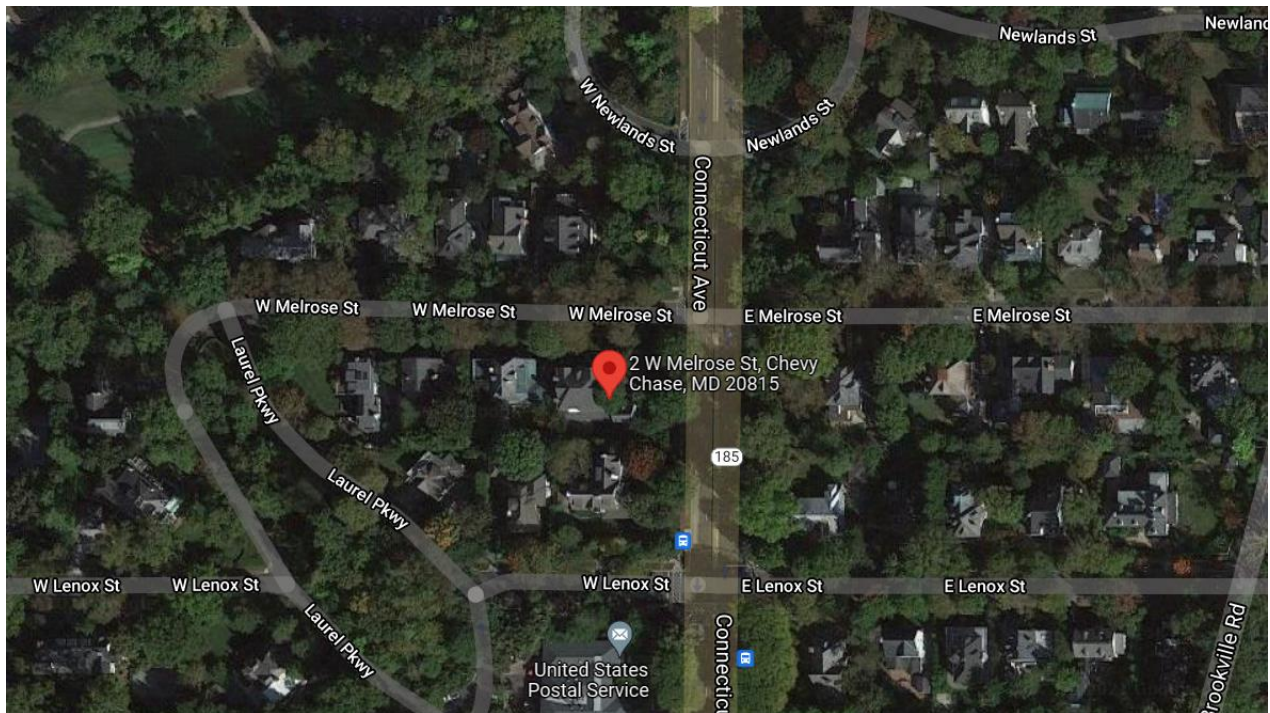


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes side porch enclosure, new roof, new windows and doors, and other alterations at the subject property.

APPLICABLE GUIDELINES:

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

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 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; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Chevy Chase Village Historic District Guidelines

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

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

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter

of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

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 applicable *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.
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.

STAFF DISCUSSION:

The subject property is a Non-Contributing Resource within the Chevy Chase Village Historic District. The house was constructed in 1999 and is located on the corner of West Melrose Street and Connecticut Avenue.

The applicant proposes the following work items at the subject property:

- Partial enclosure of the existing wraparound front porch.
 - The porch will be enclosed on the east (left, as viewed from the public right-of-way of West Melrose Street) side.
 - The enclosure will be constructed with wood frame and trim, wood columns to match the existing, and 2-over-1 aluminum-clad wood windows, with wood panels below.
- Construction of two one-story additions within the footprint of the existing covered south side/rear porch.
 - The eastmost/leftmost addition will be constructed with wood columns to match the existing, wood shingle siding to match the existing, and aluminum-clad wood windows.
 - The westmost/rightmost addition will be constructed with wood columns to match the existing, aluminum-clad wood French doors, and 2-over-1 aluminum-clad wood windows, with wood panels below.
- Construction of a new dormer at the south/rear of the house.
 - The new dormer will be constructed with architectural asphalt shingles to match the house, wood shingle siding to match the existing, composite trim, PVC moulding, and 2-over-2 aluminum-clad wood windows.
- Replacement of an existing second-floor bay window at the south side/rear of the house.
 - The new bay will be constructed with a flat seam copper roof, shingle siding to match the existing, PVC trim, and 2-over-1 aluminum-clad wood windows.
- Remove one existing window on the second floor, south/rear of the house, and install one new 2-over-1 aluminum-clad wood window, relocated to the right (as viewed from the rear).
- Replace the existing single, 2-over-1 gable windows at the east/left and west/right sides of the

- house with new paired, 2-over-2 aluminum clad wood windows.
 - New windows to have composite trim.
- Replace the existing asphalt shingle roofing with architectural asphalt roofing.

Staff supports the applicants' proposal. As noted, the house is a Non-Contributing Resource, and the *Guidelines* state that "[m]ost alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

Staff finds that the proposed alterations and additions will be within the existing footprint of the house, and they will not affect the surrounding streetscape or impair the character of the district, in accordance with the *Guidelines*. Additionally, the proposal will not remove or alter character defining features of the subject property or surrounding streetscape, per *Standards #2 and #9*.

After full and fair consideration of the applicant's submission staff finds the proposal, as revised, as being consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore 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 and #9*;

and with the general condition that the applicant shall present an electronic set 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 968997
DATE ASSIGNED

APPLICANT:

Name: Roman Martinez
Address: 2 West Melrose St
Daytime Phone: 202-637-3377

E-mail: Roman.Martinez@lw.com
City: Chevy Chase Zip: 20815
Tax Account No.: 03148095

AGENT/CONTACT (if applicable):

Name: David Easterday
Address: 5155 MacArthur Blvd NW
Daytime Phone: (202) 686-6583

E-mail: david@thomsoncooke.com
City: Washington, DC Zip: 20016
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village
☐ No/Individual Site Name

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: 2 Street: West Melrose
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: 9 Block: 43 Subdivision: 0009 Parcel: 0000

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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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

9/24/2021

Date

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

Existing two-story, single family home with cellar and attic, front and rear covered porches, and connected garage. The house was built in 1999 according to tax records. The existing roofing is asphalt shingle. The existing siding is stone veneer at the first floor and wood shake siding at the second floor and attic.

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

A side and two rear single-floor additions are proposed, which will be within the existing covered porch footprint. An existing rear bay window on the second floor will be removed and rebuilt. A new dormer window will be added to the attic floor. The unfinished attic will be finished with new bedroom and living space. The existing roofing will be replaced with new architectural, 30-year shingles. The house will be repainted, colors to match existing. The new windows and doors will be prefinished metal.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/1/2021

Application No: 968997
AP Type: HISTORIC
Customer No: 1392150

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 2 W MELROSE ST
CHEVY CHASE, MD 20815

Othercontact Easterday (Primary)

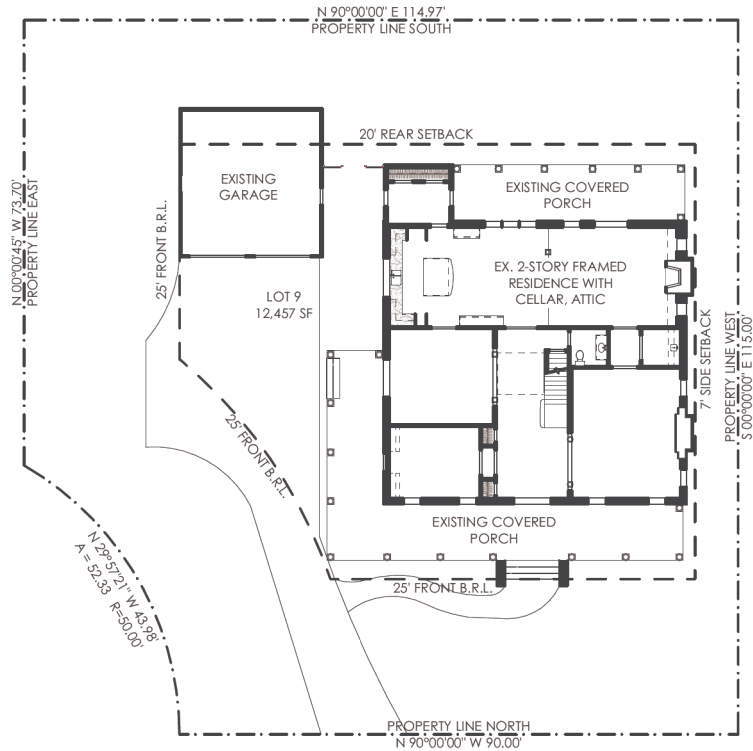
Historic Area Work Permit Details

Work Type ADD

Scope of Work Side and rear additions to existing two-story single family home with cellar and attic.

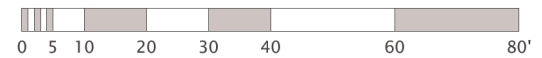
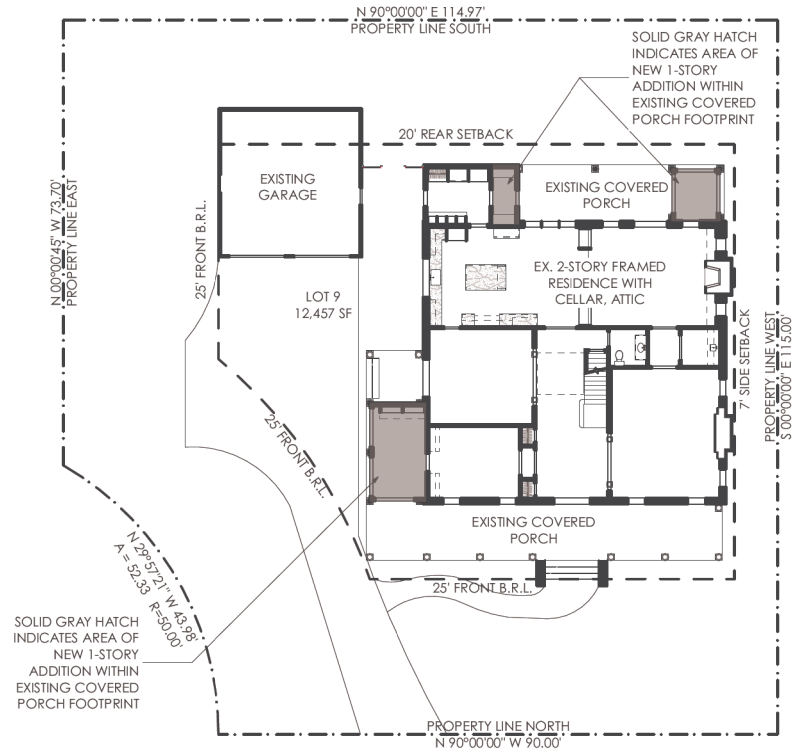
1 Existing Site Plan

1" = 20'



2 Proposed Site Plan

1" = 20'



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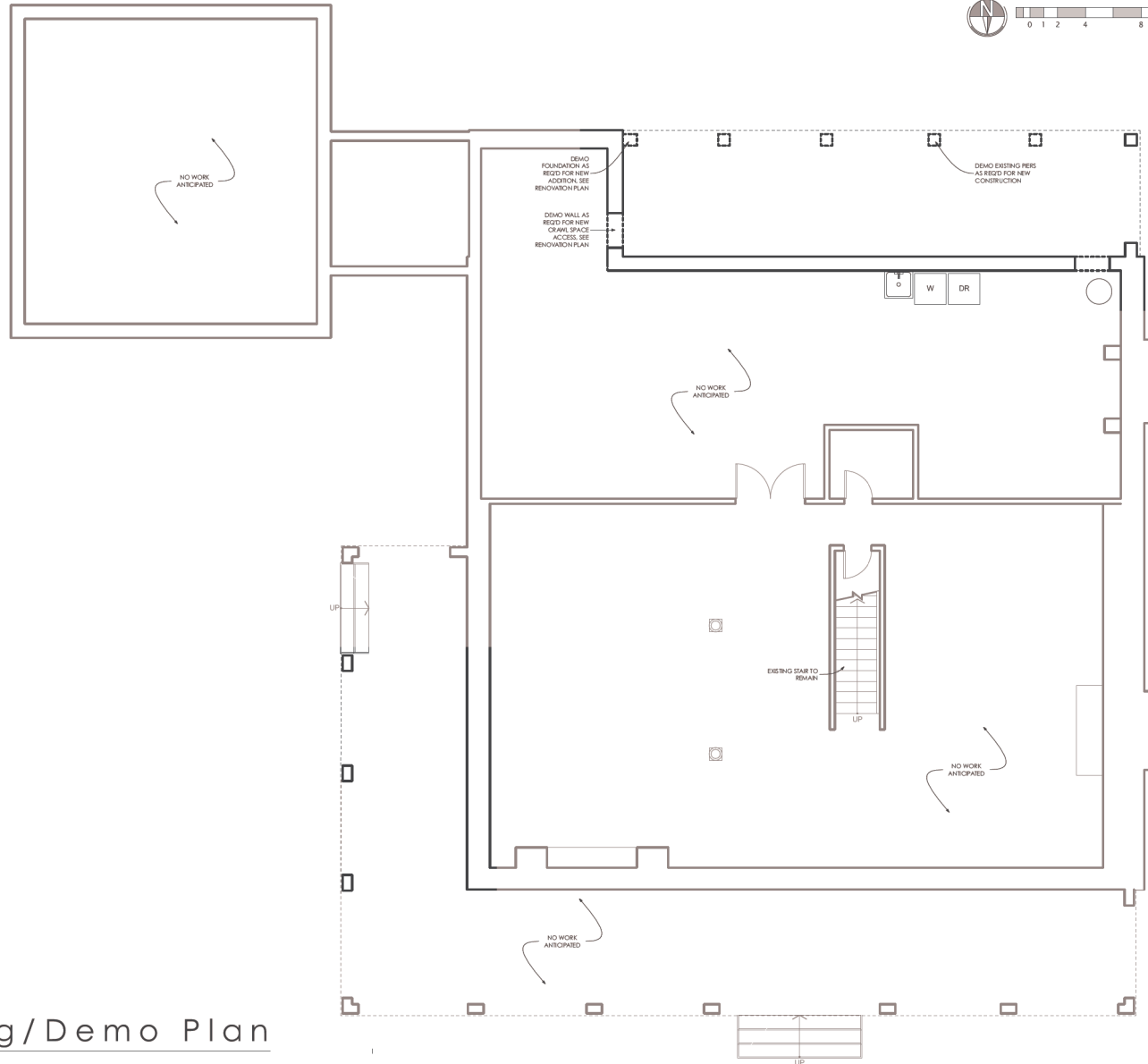
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Existing and
Proposed Site Plans

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01



1 Cellar Existing/Demo Plan
1/8" = 1'-0"

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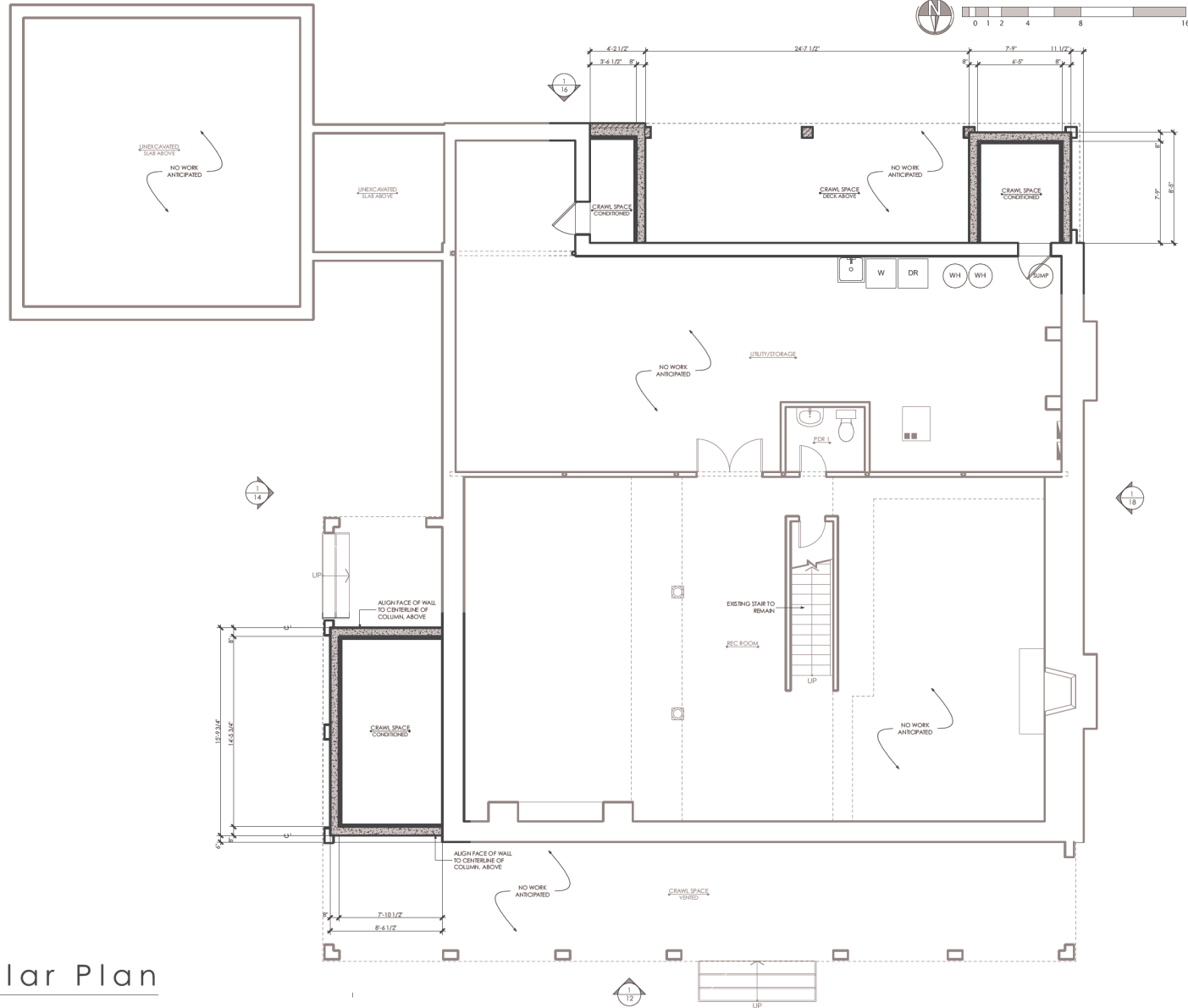
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Existing Cellar Plan

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02



1 Proposed Cellar Plan
1/8" = 1'-0"

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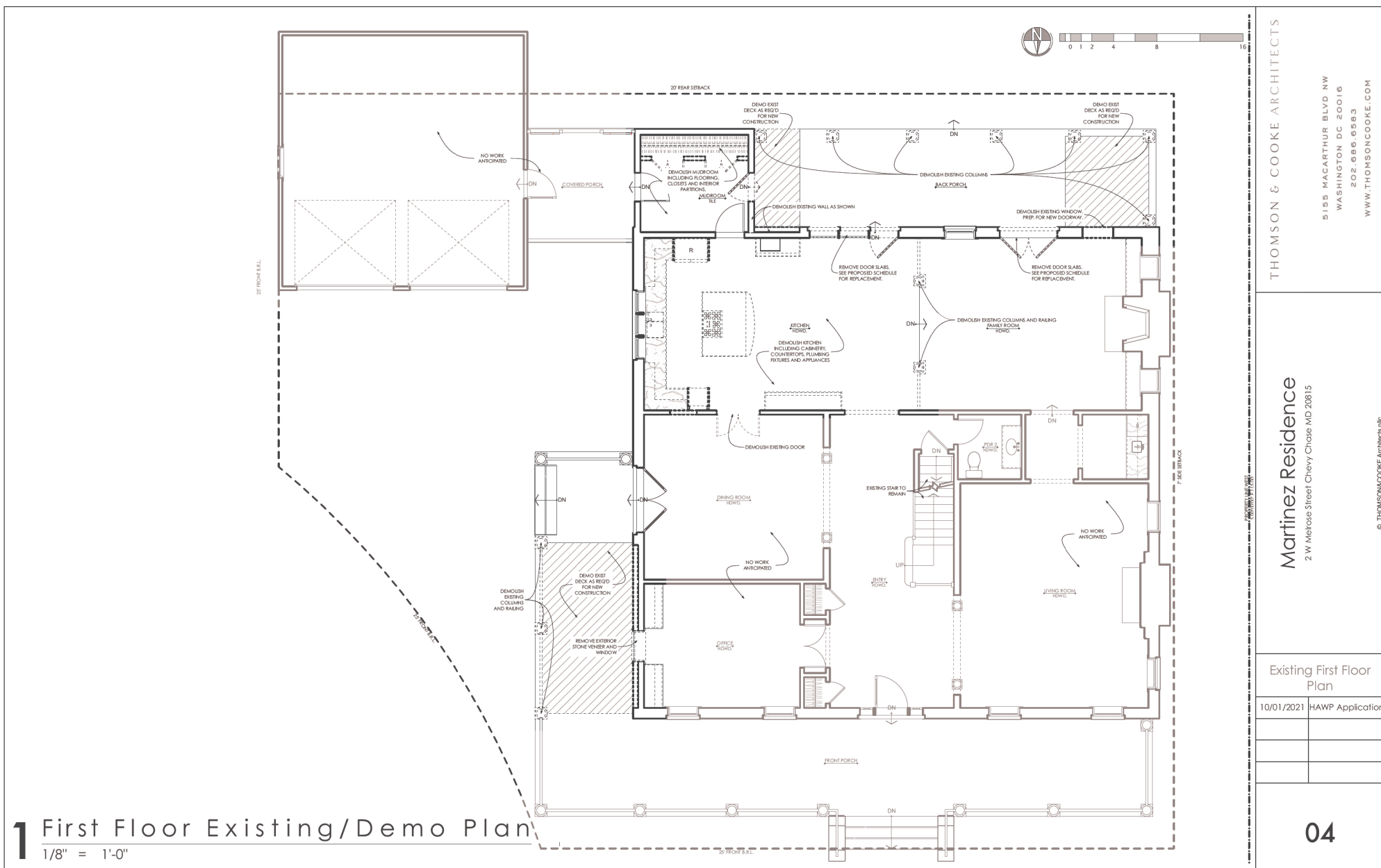
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Proposed Cellar
Plan

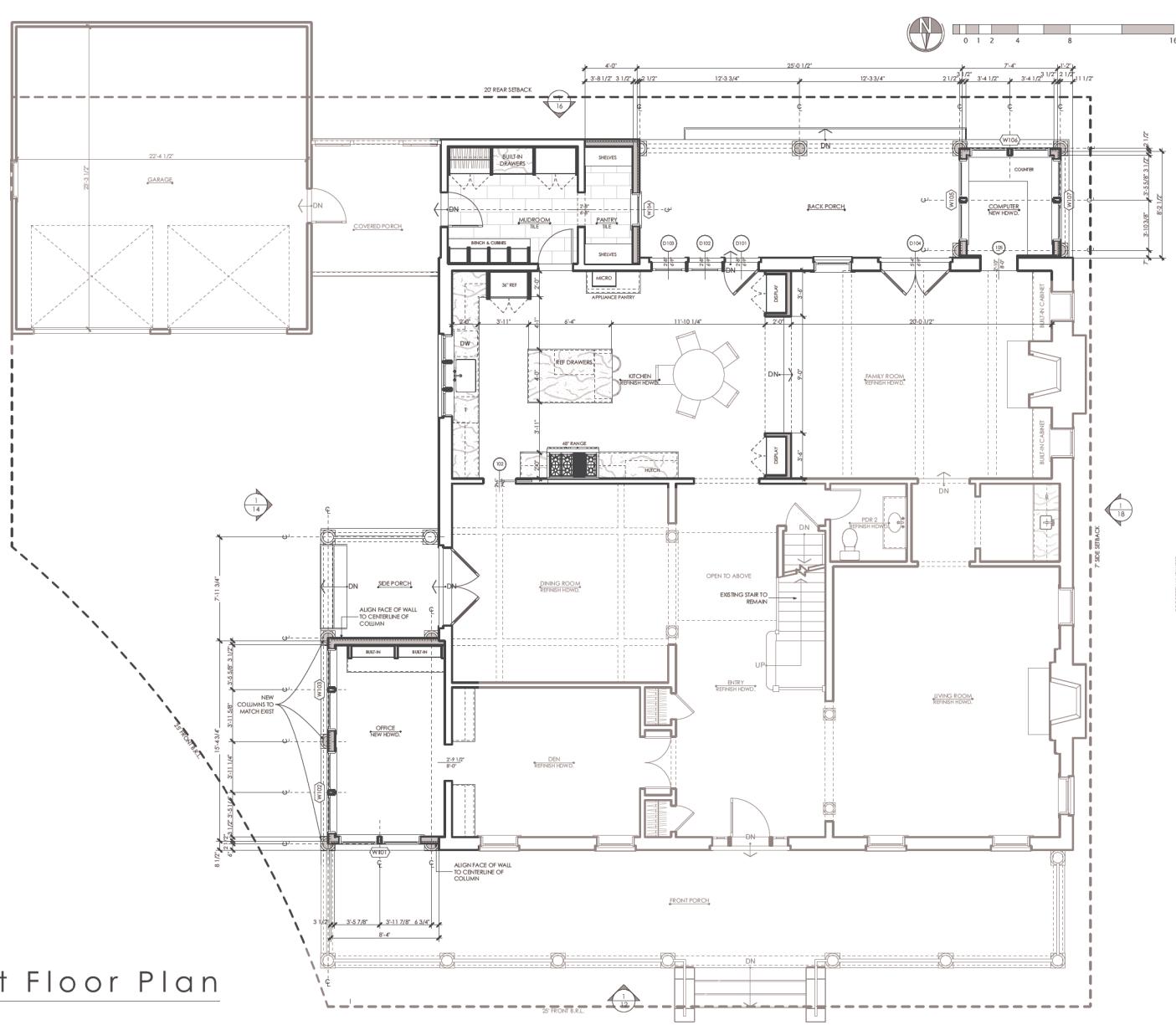
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03



1 Proposed First Floor Plan

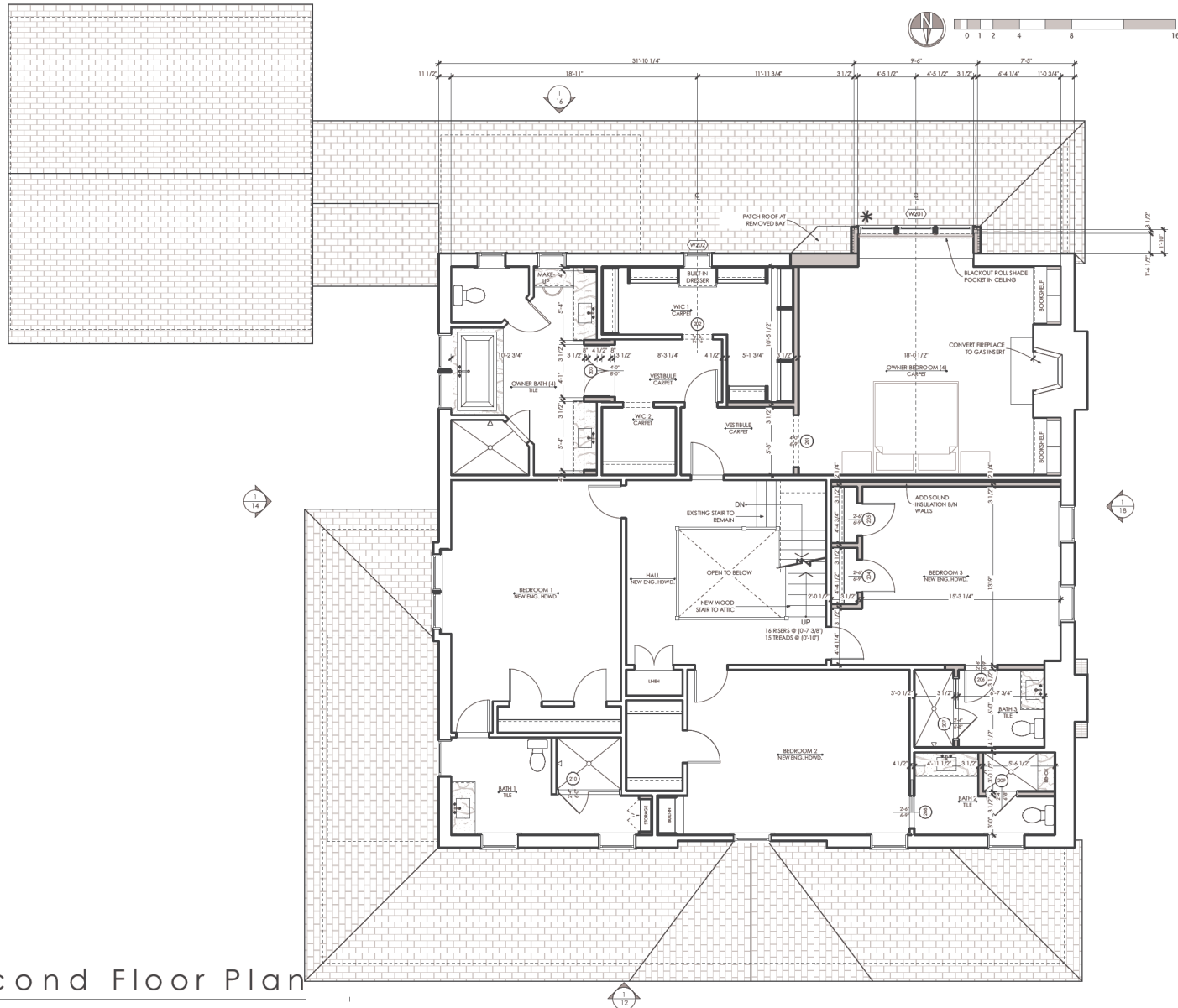
1/8" = 1'-0"



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Proposed First Floor Plan	
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1 Proposed Second Floor Plan

1/8" = 1'-0"



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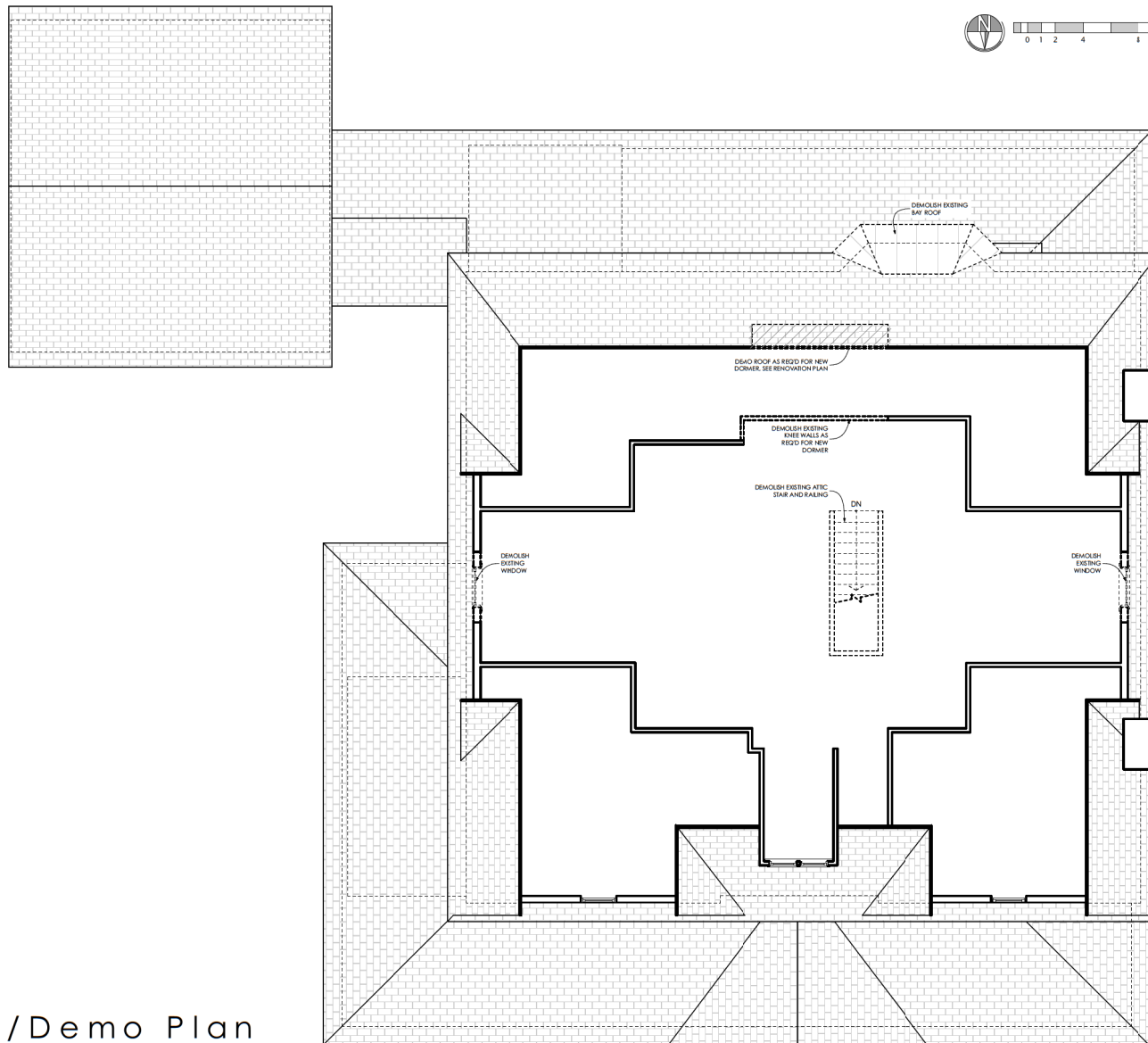
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Proposed Second
Floor Plan

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1 Attic Existing/Demo Plan 1/8" = 1'-0"



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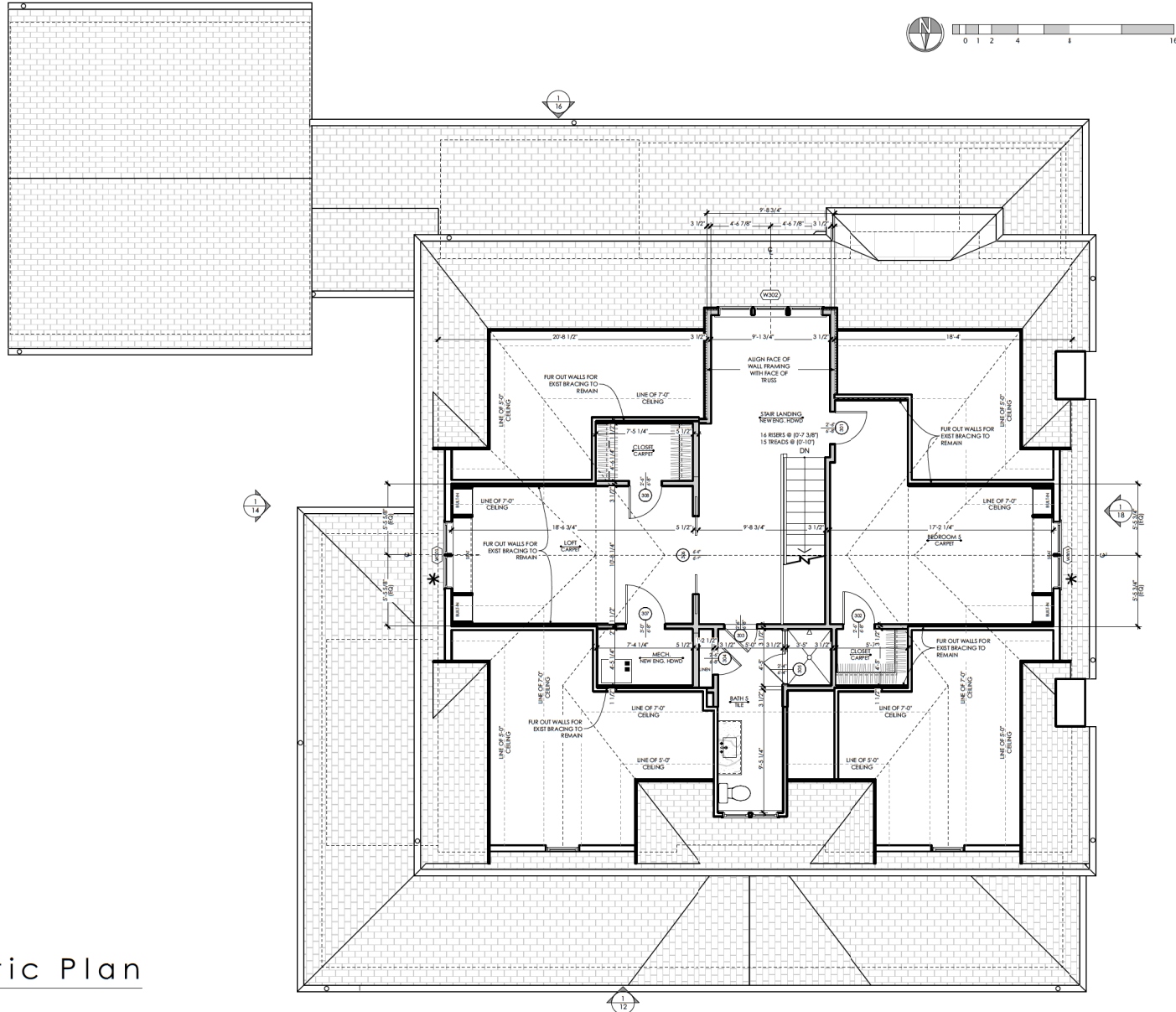
Existing Attic Plan

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1 Proposed Attic Plan

1/8" = 1'-0"



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Proposed Attic Plan

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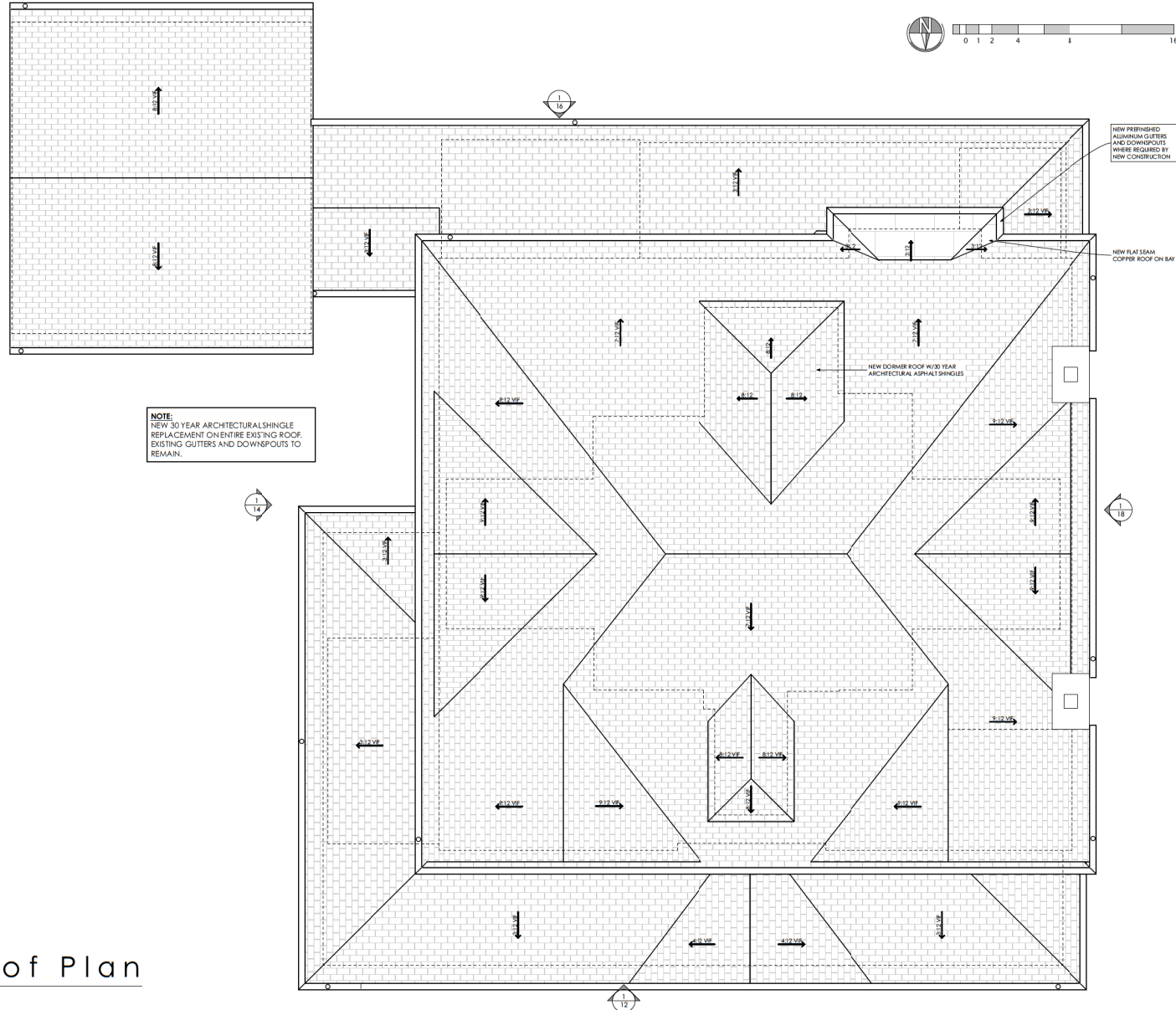
Existing Roof Plan

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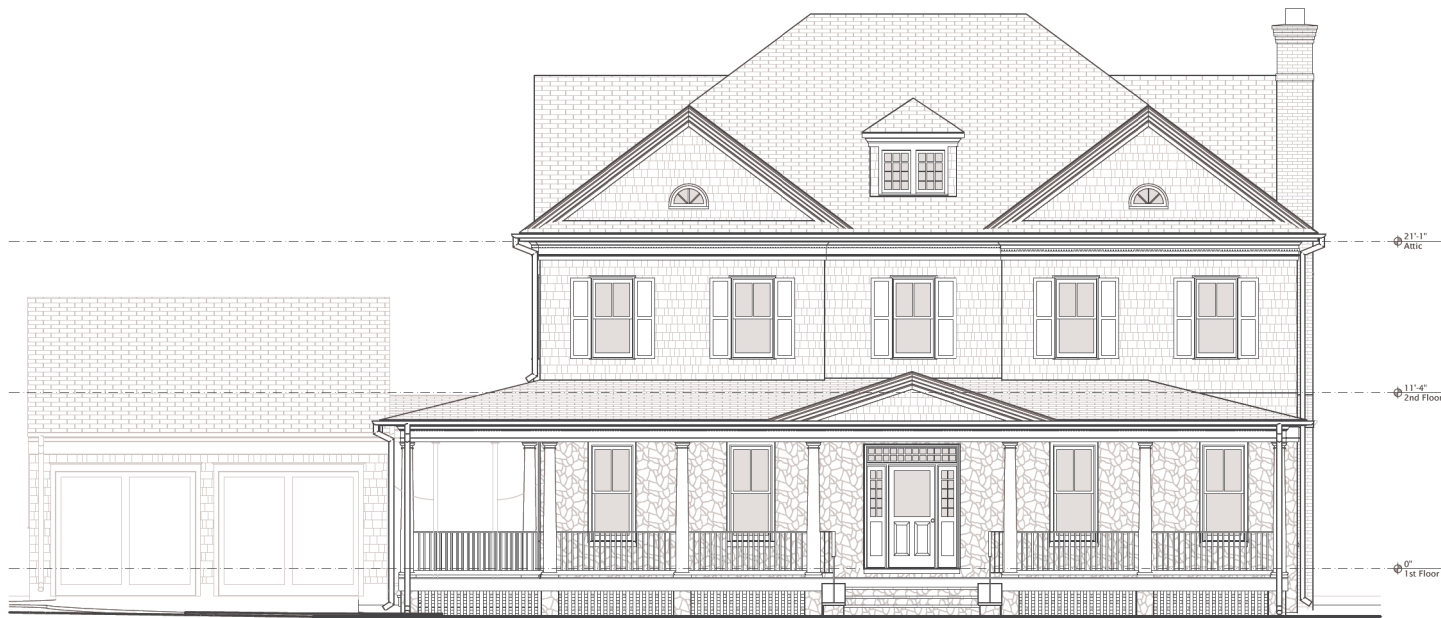
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1 Proposed Roof Plan

1/8" = 1'-0"



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1 Existing Front Elevation
 $\frac{1}{8"} = 1'-0"$

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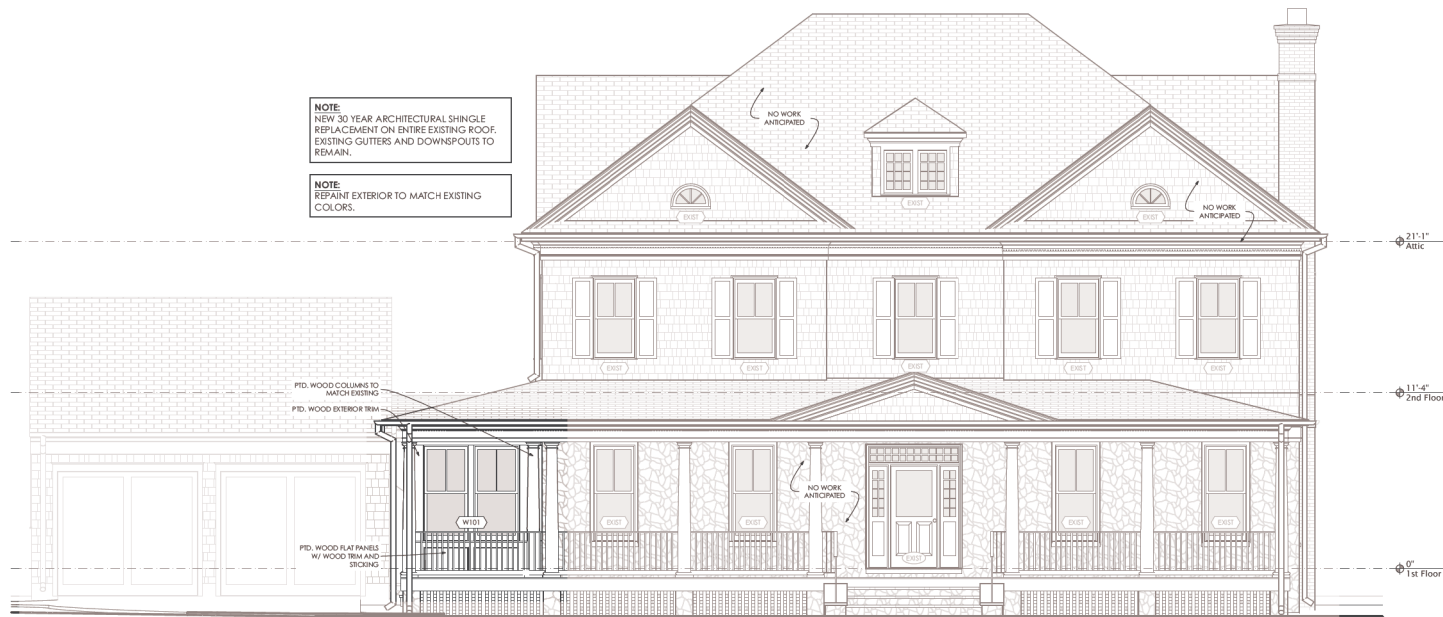
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Existing Front
 Elevation

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1 Proposed Front Elevation

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Proposed Front
Elevation

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1 Existing Left Elevation
 1/8" = 1'-0"

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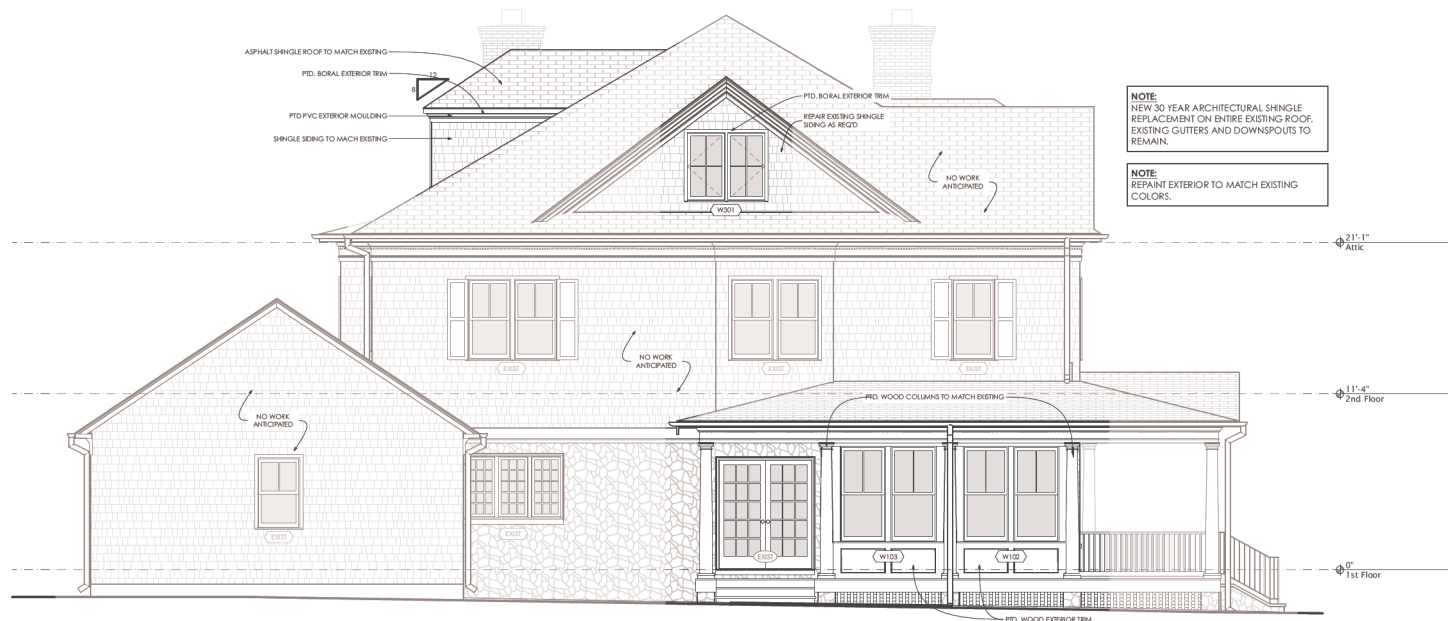
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Existing Left Side
 Elevation

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1 Proposed Left Elevation

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Proposed Left Side
Elevation

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1 Existing Rear Elevation
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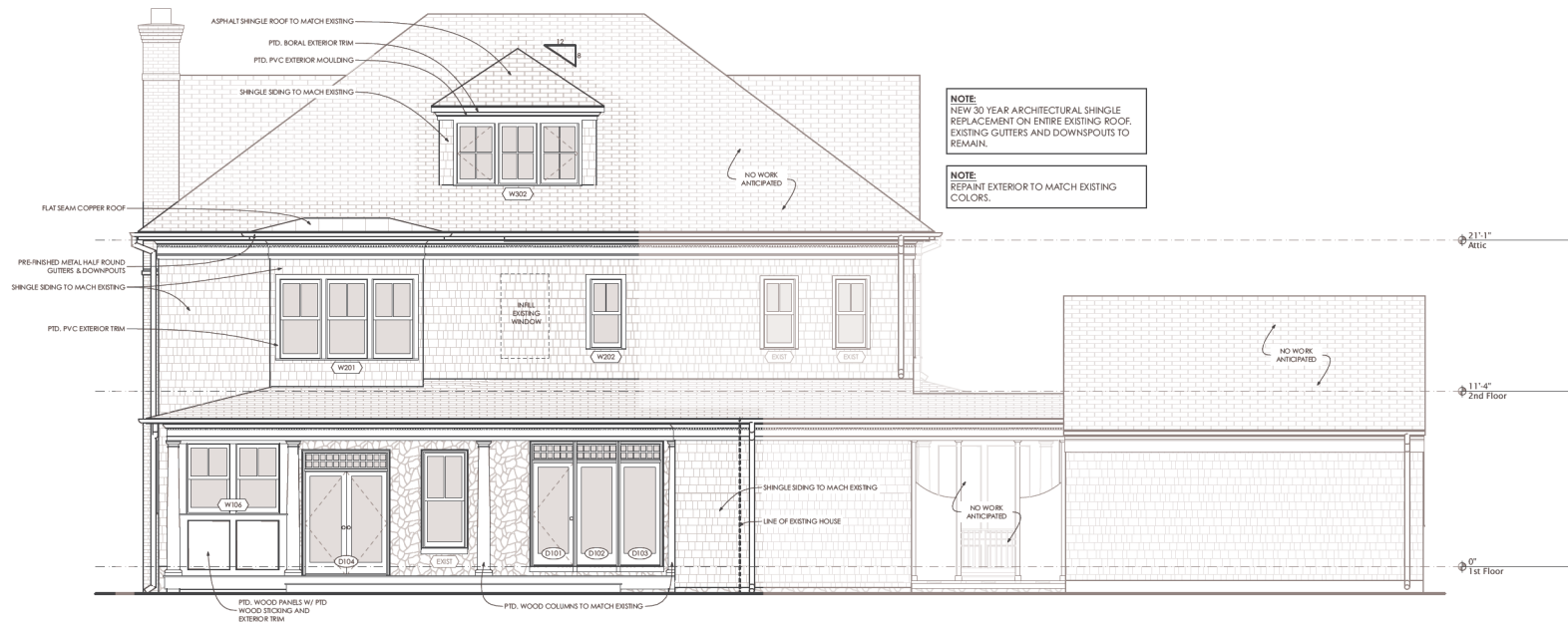
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Existing Rear
 Elevation

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1 Proposed Rear Elevation

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Proposed Rear
Elevation

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1 Existing Right Elevation
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Existing Right Side
 Elevation

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1 Proposed Right Elevation

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Proposed Right Side
Elevation

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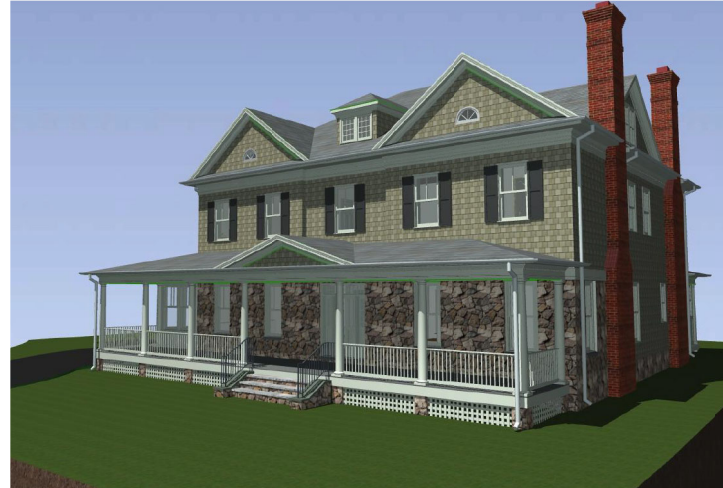
1 Existing Front-Left Perspective



3 Existing Front-Right Perspective



2 Proposed Front-Left Perspective



4 Proposed Front-Right Perspective

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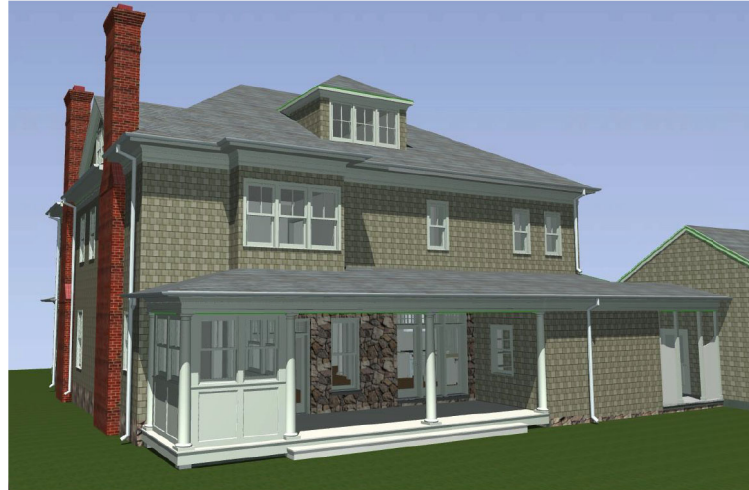
Perspectives

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5 Existing Rear Perspective



6 Proposed Rear Perspective

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Perspectives

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Martinez Residence
2 W Melrose Street Chevy Chase MD 20815

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Existing Photos

10/01/2021	HAWP Application

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Martinez Residence

2 W Melrose Street
Chevy Chase, MD 20815

October 1st, 2021

PRELIMINARY SPECIFICATIONS

DESCRIPTION: Addition and renovation to existing two- story house with Attic and Basement:

<u>First Floor:</u>	Ceiling height: 9'-11 1/2" Office, Den, Kitchen, Mudroom, Pantry, Computer
<u>Second Floor:</u>	Ceiling height: 9'-0" Bath 1, Bedroom 2, Bath 2, Bath 3, Bedroom 1, Hall, Bedroom 3, Owner Bathroom, Vestibule, WIC 1, WIC 2, Owner Bedroom
<u>Attic:</u>	Ceiling height: 8'-0" Bath 5, Loft, Mechanical/Storage, Closet, Attic, Bedroom 5, Closet, Stair Landing
<u>Cellar:</u>	N/A
<u>Outdoor Space:</u>	Back Porch, Front Porch, Side Porch

UTILITIES AND SITE WORK

1. Landscaping:
 - a. All planting and final grading by owner.
2. Utilities: Existing utilities retained. Provide assessment of existing electrical service for upgrade.
3. Electric:
 - a. Provide and install panels, outlets and switches, per code – dimmers throughout.
 - b. Decorative light fixtures by owner.
 - c. Provide lamps and bulbs for all fixtures, per manufacturers' specifications.
 - d. Home security system, intercom and audio/visual system by Owner.
 - e. Provide telephone, cable, & CAT6 wiring at locations shown on plans.
 - f. Provide recessed lights and wall washers as shown, white trim & baffle. Provide allowance.
 - g. *Hafele Loox 2037* LED under cabinet strip lighting, utilitarian lighting and exhaust fans not included in above allowance.
4. Plumbing:
 - a. See individual rooms.
 - b. Provide copper supply pipes for indoors (above ground), and PVC supply pipes for under slab and underground; PVC waste pipes with cast iron stand pipes.

5. HVAC:

- a. Recommend optimal three-zone HVAC system.
- b. Hard metal duct shall be used; maximum of 4' length of flexible duct permitted.
- c. Provide electric air filters/ unit.
- d. Provide humidifier/ unit.
- e. All ceiling and wall registers to be by *Reggio Register*, painted aluminum with scroll design. All floor registers in hardwood floors to be matching wood and flush with floor. All floor registers in stone or tile floors to be by *Architectural Grille*.

GENERAL

1. Exterior Walls: 2 x 6 stud walls 16" O.C. *Icynene* spray foam insulation to R-21 thickness or to meet performance method requirements of local jurisdiction and 1/2" plywood with *Block-It* house wrap. Exterior to be stained cedar shingles (to match existing). Interior to be drywall. R-13 batt insulation at all Bathrooms, Laundry Room and Mechanical Room walls, all bedroom walls and floors for sound insulation. Note: Pilasters and trim details per elevations.
2. Foundation: 10" Concrete walls with 4" stone veneer to match existing above grade 2" R-10 rigid insulation at conditioned crawlspaces as shown on plans.
3. Chimneys: Inspect and repair existing chimneys as needed.
4. Floor Framing: Assume 2x wood framing.
5. Roof: Framing per structural with 5/8" plywood sheathing. Provide *Icynene* closed spray foam insulation to R-49 thickness at new roof locations and R-38 at existing roof, asphalt architectural shingles to match existing roofing. Flat seam copper roof at all locations noted "flat roof". Note: Provide price for shingle replacement on entire roof.
6. Windows and Exterior Doors: New windows & doors to be *Loewen* painted wood SDL w/ 3/4" grill, insulated glass, white jamb liners and screens with oil rubbed bronze hardware.
7. Exterior Trim: Painted mahogany trim at reachable locations and painted Boral trim and PVC moulding as shown on plans. New painted Somerset or equal wood columns to match existing at locations shown.
8. Interior Trim: Provide allowance on entire trim package as shown on plans. Note: All painted interior trim, baseboard, crown, etc. to be clear poplar with no finger joints.

Note: See individual room descriptions for additional trim details.
9. Interior Doors: 1 3/4" thick, painted (6) raised panel solid wood TruStile doors with square cornered oil rubbed bronze hinges. Provide \$400 door knob allowance per door. See plans for pocket door locations.
10. Cabinet Hardware: Provide \$5,000.00 allowance for all cabinet hardware.
11. Gutters & Downspouts: Pre-finished aluminum half round gutters and full round downspouts. Run all downspouts to cast iron sleeves connected to underground drain pipes.
12. Deck: Ipe decking on pressure treated 2x framing per structural.
13. Exterior Walks/Terrace(s): Random rectangular bluestone on concrete slab.
14. Painting: Low VOC spec. *Benjamin Moore* throughout.
15. Hardwood Floors: Engineered hardwood - (3) coats oil based polyurethane, satin finish. Provide flooring no less than 4'-0" in length.

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Allowances:

a.

General:

1. Contract sum shall include all allowances.
2. Amount of allowances includes the following:
 - i. Cost of product to contractor, less any trade discounts.
 - ii. Delivery to site.
 - iii. Applicable taxes.
3. In addition to amount of each allowance, contract sum shall include Contractor's costs for the following:
 - i. Labor for installation and finishing.
 - ii. Handling at site.
 - iii. Other expenses to complete installation.
 - iv. Contractor's and Subcontractor's overhead and profit.