

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7056 Carroll Ave., Takoma Park	Meeting Date:	11/17/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/10/2021
Applicant:	Carolina McCandless Michelle Bove, Architect	Public Notice:	11/3/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	970566	Staff:	Dan Bruechert
Proposal:	Construction of walk-in refrigerator and associated fencing		

STAFF RECOMMENDATION

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Commercial
DATE: 1922



Figure 1: 7056 Carroll Ave. has rear access from Tulip Ave.

PROPOSAL

The applicant proposes to construct a commercial walk-in refrigerator/freezer and construct fencing to create a trash enclosure. The walk-in will be 8' 7" (eight-feet, seven-inches) tall and will be surrounded by an 8' 6" (eight-foot, six-inch) tall wood fence/trash enclosure. The fence will obscure the walk-in and trash enclosure from the neighboring residential area.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of 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 relevant *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.

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 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 with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this

Historic Preservation Office if any changes to the approved plan are made;

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.
visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Carolina McCandless

E-mail: carolina@cielo-rojo.com

Address: 7056 Carroll Ave

City: Takoma Park Zip: 20912

Daytime Phone: 301-219-8409

Tax Account No.: 82-3898145

AGENT/CONTACT (if applicable):

Name: Shawn

E-mail: shawn@hospitalitygc.com

Address: _____

City: _____ Zip: _____

Daytime Phone: 301-915-4038

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property not sure

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park Historic District
☐ 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: 7056 Street: Carroll Ave

Town/City: Takoma Park Nearest Cross Street: Tulip Ave

Lot: 22 Block: 6 Subdivision: 2 Parcel: 141

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 | ☐ Shed/Garage/Accessory Structure |
| ☒ Addition | ☒ Fence | ☐ Solar |
| ☐ Demolition | ☐ Hardscape/Landscape | ☐ Tree removal/planting |
| ☐ Grading/Excavation | ☐ Roof | ☐ 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

Work Item 1: _____

Description of Current Condition: Existing
restaurant

Proposed Work: addition of outdoor walk in refrigerator
with fence around it

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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

Our building is split into two 1st floor retail spaces and a large upstairs. There is a driveway in the back and a small garage.

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

We want to add an outdoor walk-in refrigerator in the driveway of our restaurant. There will be a fence around the walk in.

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7054 Carroll Avenue

7060 Carroll Avenue

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES AS ADOPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY. ARRANGE FOR REQUIRED INSURANCE AND BONDS PRIOR TO START OF WORK. MAINTAIN ACCESS AND INSTRUCTIONS IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.
1. THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO BIDDER, SUPPLIER, OR INSTALLER FOR WORK DONE IN EXCESS OF THE WORK SHOWN ON THE DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL PREVAIL. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON VISUAL SURVEY AND FIELD VISITS PRIOR TO CLEARING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCEMENT OF WORK OR ORDERING MATERIAL OR ORDERING MATERIAL (SUCH AS DOORS AND TRUSSES) AND SHALL ADVISE ARCHITECT OF ANY DISCREPANCIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING CONSTRUCTION. THE OWNERS CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CURRENT SET OF THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETE, WITH A COPY PROVIDED TO THE ARCHITECT.
4. IF ANY ERROR, DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
5. NO MATERIALS SUBSTITUTION WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL IN WRITING.
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A LIST OF ALL SUB-CONTRACTORS TO BE USED AND SUBMIT TO THE OWNER AND ARCHITECT WITHIN 10 WORKING DAYS OF CONTRACT AWARD.
7. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES BY OTHERS AND SHALL BE AVAILABLE TO RECEIVE INFORMATION FROM THE OWNER REGARDING THE LOCATION AND FIXTURES PROVIDED BY THE OWNER. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFE KEEPING OF PRODUCTS STORED ON SITE.
8. CONTRACTOR TO CHECK IN AND VERIFY ALL SHIPMENTS OF OWNERS FURNISHED MATERIALS. THIS INCLUDES OPENING ALL BOXES OF EACH SHIPMENT AND VERIFYING THE THEIR CONTENTS. IF ANY DISCREPANCY IS FOUND, THE CONTRACTOR SHALL NOTIFY THE OWNER OF ALL BACK ORDERS OR SHORTAGES WITHIN 48 HOURS OF RECEIVING SHIPMENT. IF THIS IS NOT DONE, THE OWNERS CONTRACTOR WILL BEAR THE COSTS OF ANY EXPEDITED FREIGHT CHARGES TO MEET CONSTRUCTION SCHEDULE.
9. OWNERS CONTRACTOR SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEYS IN A MARKED ENVELOPE. ALL KEYS ARE TO BE KEPT IN THE MARKED ENVELOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE KEEPING OF PRODUCTS STORED ON SITE. REPRESENTATIVE WITH THE CERTIFICATE OF USE AND OCCUPANCY, RELEASES OF LIENS FROM ALL THOSE RECEIVING, INCLUDED WITH THIS INFORMATION IS TO BE A LIST OF ALL SUB-CONTRACTORS WITH PHONE NUMBERS.
10. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT AUTHORIZATION FROM THE ARCHITECT. CHANGES IN THE DRAWINGS SHALL BE ISSUED BY THE ARCHITECT.
11. WORK SCHEDULED TO BE SUPERVISED BY OTHERS, BUT NOT INSTALLED, SHALL BE DELIVERED BY OTHERS.
12. WARRANT TO THE OWNER THAT ALL MATERIAL AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND CONFORMS WITH THE CONTRACT DOCUMENTS, SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROMPTLY CORRECT WORK NOT FOUND TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
13. CONTRACTOR SHALL COORDINATE WORK TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ACCOMMODATING ITEMS INSTALLED LATER.
14. CONTRACTOR SHALL PROVIDE SUPPLEMENTARY STRUCTURAL FRAMING FOR ALL LIGHT FIXTURES, CEILING DIFFUSERS, ETC.
15. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. ALL WORK PERFORMED SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES.
16. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.
17. PROVIDE PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY OWNER, OR AS NECESSARY FOR SAFETY.
18. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND INSTRUCTIONS IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.
19. EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE A GUARANTEE OF THE QUALITY OF THE SUBSTRATE. ADVISE ARCHITECT OF ANY EXISTING CONDITION NOT LEVEL, PLUMB, AND SMOOTH WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
20. OWNER RESERVES THE RIGHT TO OCCUPY AND TO PLACE OR INSTALL EQUIPMENT IN COMPLETED AREAS OF THE PROJECT. PROVIDING SUCH ACTS DO NOT INTERFERE WITH THE COMPLETION OF THE WORK, SUCH ACTS BY THE OWNER SHALL NOT CONSTITUTE ACCEPTANCE OF THE TOTAL WORK.
21. THOROUGHLY CLEAN ALL SURFACES OF DUSTS, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT 24 HOURS PRIOR TO THE START OF FINISHES. MAINTAIN APPROPRIATE, ALL FLOORS AND CLEAN WINDOWS AND GLAZING.
22. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACT IS TO BE PERFORMED TO A COMPLETE AND FINISHED PRODUCT. AT THE END OF JOB, CONTRACTOR SHALL CLEAN ALL FINISHED SURFACES AND LEAVE JOB IN AN ORDERLY AND NEAT MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE KEEPING OF PRODUCTS STORED ON SITE. CONTRACTOR SHALL CARRY AND MAINTAIN ALL STANDARD INSURANCE COVERAGE TO STANDARD LIMITS OR GREATER, AS IS REQUIRED BY THE LANDLORD.
23. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION AND REQUIREMENTS.
24. CONTRACTOR SHALL CARRY AND MAINTAIN ALL STANDARD INSURANCE COVERAGE TO STANDARD LIMITS OR GREATER, AS IS REQUIRED BY THE LANDLORD.

PROJECT LOCATION



CIELO ROJO

BUILDING INFORMATION

LOCATION: 7106 CARROLL AVE
TACOMA PARK, MD 20912

CONTACT: MICHELLE BOYE
CONTACT: MICHELLE.BOYE@DESIGNCASELLC.COM

ARCHITECT: DESIGN CASE
2121 DECATUR PLACE NW
SUITE 09
TACOMA PARK, MD 20908
CONTACT: MICHELLE.BOYE@DESIGNCASELLC.COM

SCOPE OF WORK DESCRIPTION: NEW EXTERIOR WALK-IN REFRIGERATION AND TRASH AREA

USE GROUP: A-2

BUILDING CONSTRUCTION TYPE: IHB

FIRE SUPPRESSION SYSTEM: BUILDING IS NOT SPRINKLERED. BASE BUILDING CONSTRUCTION TO REMAIN

CODE:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 INTERNATIONAL GREEN CONSTRUCTION CODE
- 2019 ADA STANDARDS

AREA OF WORK - 192 SF

SHEET LIST

ARCHITECTURAL

001 COVER SHEET
A001 SITE PLAN
A002 SEWMENT CONTROL PLAN

ELECTRICAL

E1 ELECTRICAL PLAN AND DETAILS

CODE ANALYSIS

IBC USE GROUP	EXISTING BUILDING	EXISTING SPACE	PROPOSED ALTERATION
CONSTRUCTION TYPE	IIB	IIB	IIB
NUMBER OF STORIES ABOVE GRADE	2	EXTERIOR GROUND	EXTERIOR GROUND
NUMBER OF STORIES BELOW GRADE	N	N	NONE
SEPARATED BASED USE	N	N	NONE
HIGH RISE	N	N	NONE
COVERED MALL	N	N	NONE
IBC 510 FEDERAL CONSTRUCTION	N	N	NONE
IBC 510 FEDERAL CONSTRUCTION	N	N	NONE
FULLY SPOOLED	N	N	NONE
FLOOR AREA	3,572	888	192
OCCUPANT LOAD	NOT AVAILABLE	36	36
ENERGY COMPLIANCE PATH	NOT AVAILABLE	NOT AVAILABLE	PERFORMANCE

PERFORMANCE PATH: THE BASE BUILDING'S WHITE PAPER COMPLIANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL FUEL GAS CODE, 2018 INTERNATIONAL EXISTING BUILDING CODE, 2017 NATIONAL ELECTRICAL CODE (NFPA 70), 2018 INTERNATIONAL GREEN CONSTRUCTION CODE, AND 2019 ADA STANDARDS. EXPIRATION DATE: 07-15-2022.

DATE: 08/31/21
DESCRIPTION: PERMIT SET
RELEASE

PROJECT NUMBER
DRAWN BY
CHECKED BY

COVER SHEET
001

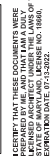
SCALE: 1"=1'-0"



PROJECT NUMBER	
DATE	
DRAWN BY	
CHECKED BY	

SCALE

6



PROJECT NUMBER	
DATE	
DRAWN BY	
CHECKED BY	

SCALE

Cielo Rojo
7056 CARROLL AVE
TAKOMA PARK, MD 20912

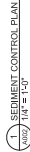
DesignCase
2121 DECATUR PLACE NW
WASHINGTON DC, 20008
973-768-7511
WWW.DESIGNCASELLC.COM

ELECTRICAL ENGINEER
POTOMAC ENERGY GROUP
2301 TELESTAR COURT
SUITE 400
FALLS CHURCH, VA 22042
703-463-5000

2901 TELESTAR COURT
SUITE 400
FALLS CHURCH, VA 22042
703-463-5000



SEDIMENT CONTROL
PLAN
A002

SCALE
II

- 1- ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
- 2 - ALL GRASS COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.

1. SET EROSION AND SEDIMENT CONTROL FENCES/HAY BALES IN PLACE
2. BEGIN EXCAVATION
3. HAUL ANY EARTH AWAY THAT WILL NOT BE REUSED
4. SET FOUNDATION FOOTINGS
5. INFILL WITH BACKFILL EARTH AFTER FOOTINGS HAVE CURED
6. PREFER REMAINDER OF CONSTRUCTION PER DRAWINGS.

PROPERTY LINE

SILT FENCE / HAY BALE

GENERAL ELECTRICAL NOTES

- [illegible]

PANELBOARD SCHEDULE (NEW CONDITIONS)

[illegible]

PANELBOARD	SCHEDULE (NO CHANGES)
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WIRE	LOAD DESCRIPTION	LOAD FACTOR	PROD. (KVA)	WIRE	LOAD DESCRIPTION	WIRE
1	SPACE	1	1	1	SPACE	1
2	SPACE	1	3	4	1	SPACE
3	SPACE	6	20	6	20	0.54
4	RECEPTS.	0.54	1	7	8	1
5	RECEPTS.	0.54	1	20	9	0.54
6	RECEPTS.	0.54	1	20	10	0.54
7	RECEPTS.	0.54	1	20	11	0.54
8	RECEPTS.	0.54	1	20	12	0.54
9	RECEPTS.	0.54	1	20	13	0.54
10	RECEPTS.	0.54	1	20	14	0.54
11	RECEPTS.	0.54	1	20	15	0.54
12	RECEPTS.	0.54	1	20	16	0.54
13	RECEPTS.	0.54	1	20	17	0.54
14	RECEPTS.	0.54	1	20	18	0.54
15	RECEPTS.	0.54	1	20	19	0.54
16	RECEPTS.	0.54	1	20	20	0.54
17	RECEPTS.	0.54	1	20	21	0.54
18	RECEPTS.	0.54	1	20	22	0.54
19	RECEPTS.	0.54	1	20	23	0.54
20	RECEPTS.	0.54	1	20	24	0.54
21	RECEPTS.	0.54	1	20	25	0.54
22	RECEPTS.	0.54	1	20	26	0.54
23	RECEPTS.	0.54	1	20	27	0.54
24	RECEPTS.	0.54	1	20	28	0.54
25	RECEPTS.	0.54	1	20	29	0.54
26	RECEPTS.	0.54	1	20	30	0.54
27	RECEPTS.	0.54	1	20	31	0.54
28	RECEPTS.	0.54	1	20	32	0.54
29	RECEPTS.	0.54	1	20	33	0.54
30	RECEPTS.	0.54	1	20	34	0.54
31	RECEPTS.	0.54	1	20	35	0.54
32	RECEPTS.	0.54	1	20	36	0.54
33	RECEPTS.	0.54	1	20	37	0.54
34	RECEPTS.	0.54	1	20	38	0.54
35	RECEPTS.	0.54	1	20	39	0.54
36	RECEPTS.	0.54	1	20	40	0.54
37	RECEPTS.	0.54	1	20	41	0.54
38	RECEPTS.	0.54	1	20	42	0.54
39	RECEPTS.	0.54	1	20	43	0.54
40	RECEPTS.	0.54	1	20	44	0.54
41	RECEPTS.	0.54	1	20	45	0.54
42	RECEPTS.	0.54	1	20	46	0.54
43	RECEPTS.	0.54	1	20	47	0.54
44	RECEPTS.	0.54	1	20	48	0.54
45	RECEPTS.	0.54	1	20	49	0.54
46	RECEPTS.	0.54	1	20	50	0.54
47	RECEPTS.	0.54	1	20	51	0.54
48	RECEPTS.	0.54	1	20	52	0.54
49	RECEPTS.	0.54	1	20	53	0.54
50	RECEPTS.	0.54	1	20	54	0.54
51	RECEPTS.	0.54	1	20	55	0.54
52	RECEPTS.	0.54	1	20	56	0.54
53	RECEPTS.	0.54	1	20	57	0.54
54	RECEPTS.	0.54	1	20	58	0.54
55	RECEPTS.	0.54	1	20	59	0.54
56	RECEPTS.	0.54	1	20	60	0.54
57	RECEPTS.	0.54	1	20	61	0.54
58	RECEPTS.	0.54	1	20	62	0.54
59	RECEPTS.	0.54	1	20	63	0.54
60	RECEPTS.	0.54	1	20	64	0.54
61	RECEPTS.	0.54	1	20	65	0.54
62	RECEPTS.	0.54	1	20	66	0.54
63	RECEPTS.	0.54	1	20	67	0.54
64	RECEPTS.	0.54	1	20	68	0.54
65	RECEPTS.	0.54	1	20	69	0.54
66	RECEPTS.	0.54	1	20	70	0.54
67	RECEPTS.	0.54	1	20	71	0.54
68	RECEPTS.	0.54	1	20	72	0.54
69	RECEPTS.	0.54	1	20	73	

PREFERENCED PI AN NOTES

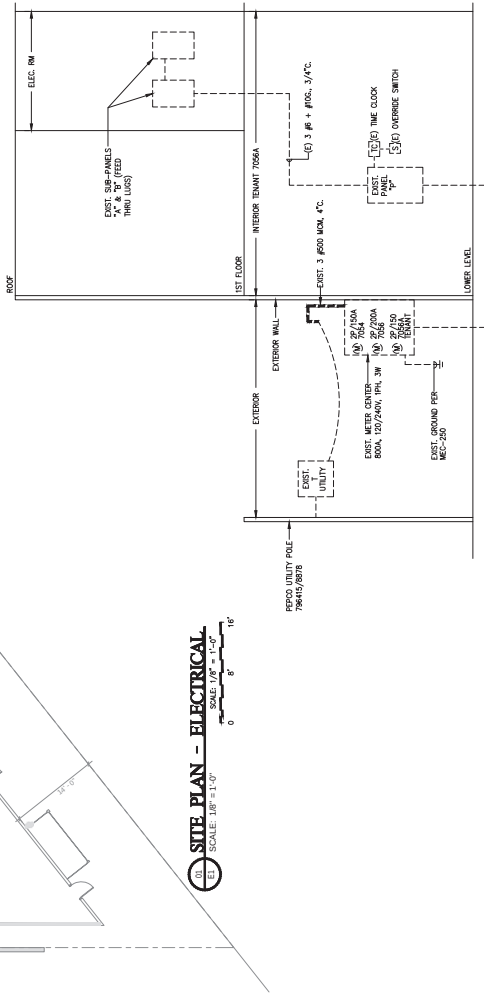
- 1** PANEL "P" IS LOCATED IN LOWER LEVEL ELECTRIC ROOM. SUB-PANELS "A" & "B" ARE LOCATED ON THE FIRST FLOOR ELECTRIC ROOM.
- 2** SURFACE MOUNT EXPOSED RIGID CONDUIT TIGHT TO STRUCTURE. ARCHITECT TO PROVIDE

ELECTRICAL DRAWING LIST

1	ELECTRICAL PLANS
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ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
	200V/150V FIREPROOFING SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS.
	200V/150V FIREPROOFING SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS.
	200V/150V FIREPROOFING SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS.
	200V/150V FIREPROOFING SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS.
	200V/150V FIREPROOFING SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS.
	200V/150V FIREPROOFING SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS.
	200V/150V FIREPROOFING SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS.
	200V/150V FIREPROOFING SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS.



POWER RISER DIAGRAM

Building Location Plat
Lot 22, Block 6

Lipscomb & Earnest, Trustees', Addition to Takoma Park
Montgomery County, Maryland
PLAT BOOK 2 PLAT NO. 141
Scale: 1"=20'

MINIMUM ADVISE

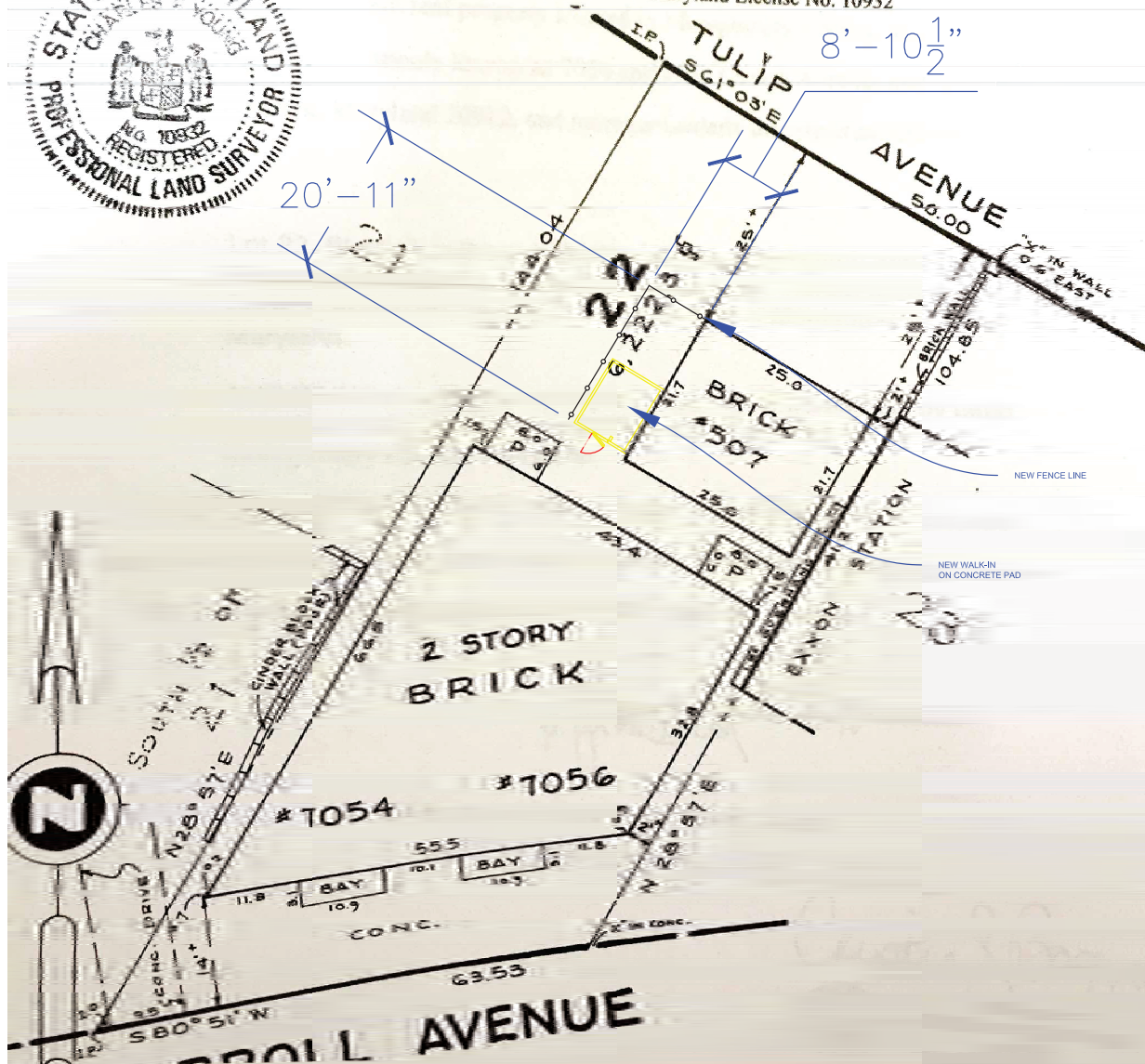
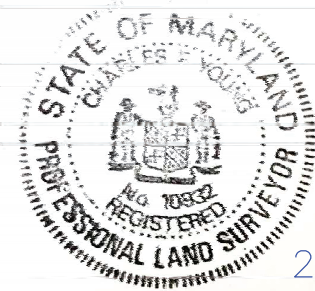
- 1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
- 2) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- 3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

Surveyor's Certificate

I hereby certify to SunTrust Bank, Stewart Title Guarantee Co. and SBK, L.L.C. to the best of my knowledge, information and belief that this "location drawing" has been prepared in accordance with Maryland state law regarding "minimum standards of practice for land surveyors" (09.13.06.06).

Charles F. Young 4-30-01
Date

Charles F. Young
Professional Land Surveyor
Maryland License No. 10932





Search The Restaurant Store



Your Store: **Capitol Heights**

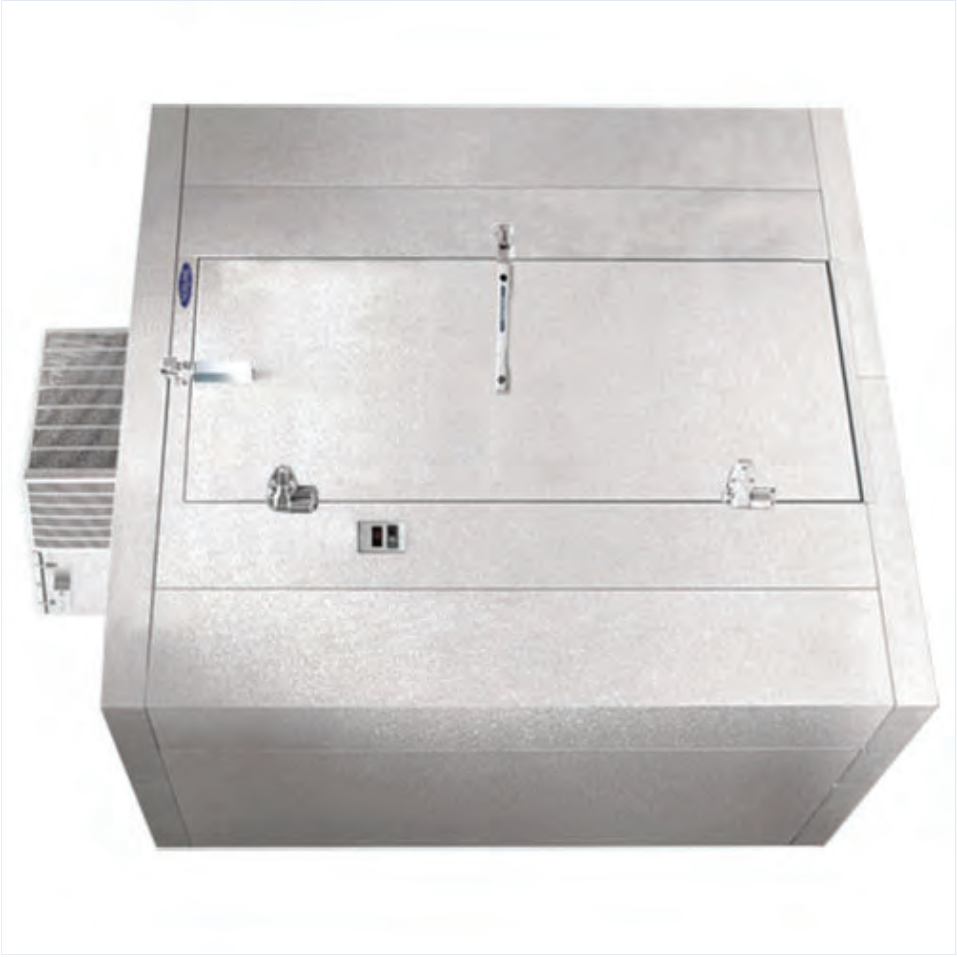
Open today until 6 PM

Departments ▶ Walk-In Coolers / Refrigerators

Nor-Lake KODB87810-C Kold Locker 8' x 10' x 8' 7" Outdoor Walk-In Cooler - Left Hinged Door

Item#: 596KDB87810 LFT UPC: 400012715327





Free Shipping

\$11,476.00 /Each

Login for details

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 **Ship**
Free Shipping

Usually Ships In 12 Weeks
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Other Type

Left Hinged Door

Right Hinged Door



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- ✓ Flush coil design keeps all cooling components outside
- ✓ Made with 26 gauge corrosion-resistant embossed galvanized steel
- ✓ 4" thick insulation maintains consistent temperatures
- ✓ Externally-mounted thermometer allows for easy temperature monitoring
- ✓ Designed for outdoor use

Companion Items [View All ▸](#)



Details

The Nor-Lake Kold Locker 8' x 10' x 8' 7" outdoor walk-in cooler offers versatility and superior food storage space all in one easy-to-assemble unit! A self-contained, 3/4 hp top-mounted CPB075DCO-A Capsule Pak refrigeration unit provides maximum interior storage space by utilizing a flush coil design, which keeps all cooling components outside the walk-in cooler. The Capsule Pak installs easily and uses R449A refrigerant to maintain a temperature of 35 degrees Fahrenheit.

The heart of the Kold Locker design is in the panels, which are made of coated 26 gauge corrosion-resistant embossed galvanized steel for durability, and assemble very quickly thanks to an innovative gasket design that provides an air-tight seal without using messy silicone sealants. The panels are also insulated with 4" thick CFC-free HFC polyurethane to maintain consistent temperatures. An aluminum floor seals the walk-in and provides a durable surface for storage.

A self-closing, 26" wide door secures easily to the Nor-Lake Kold Locker walk-in with cam lift hinges. To protect your foods, a deadbolt locking handle with independent padlock secures the door and an inside safety release prevents you from becoming accidentally stuck inside the walk-in. An externally mounted digital thermometer allows you to easily verify that the walk-in is maintaining the correct temperature, while a vapor proof light provides excellent interior visibility for added convenience! Since this walk-in is designed for outdoor use, it also features a white membrane roof and trim, and a hood to protect the refrigeration unit.

The refrigeration unit requires a 208-230V hard-wired electrical connection. The Kold Locker itself also requires a 208/230V, 15 amp hard-wired connection.

Walk-In Dimensions:

- Width: 96"
- Depth: 120"
- Height (without refrigeration unit): 103"
- Height (with refrigeration unit): 128"

Refrigeration Unit Dimensions:

- Width: 43"
- Depth: 48 1/4"
- Height: 25"

WARNING:

Quick Specs	
Width	96 Inches
Depth	120 Inches
Height	103 Inches
Door Width	26 Inches
Nominal Width	8 Feet
Refrigeration Unit Width	43 Inches
Nominal Depth	10 Feet
Refrigeration Unit Depth	48 1/4 Inches
Height (with refrigeration unit)	128 Inches
Nominal Height	8 3/5 Feet
Refrigeration Unit Height	25 Inches
Amps	15 Amps
Hertz	60 Hertz
Phase	1 Phase
Voltage	208/230 Volts
Compressor Location	Top Mounted
Door Style	Swing
Door Type	Solid
Features	LED Lighting
Floor	With Floor
Hinge Location	Left

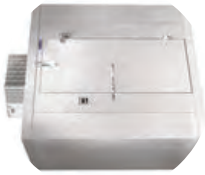
This product can expose you to chemicals including 1 3-Butadiene, which are known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information, go to www.p65warnings.ca.gov.

Certifications:

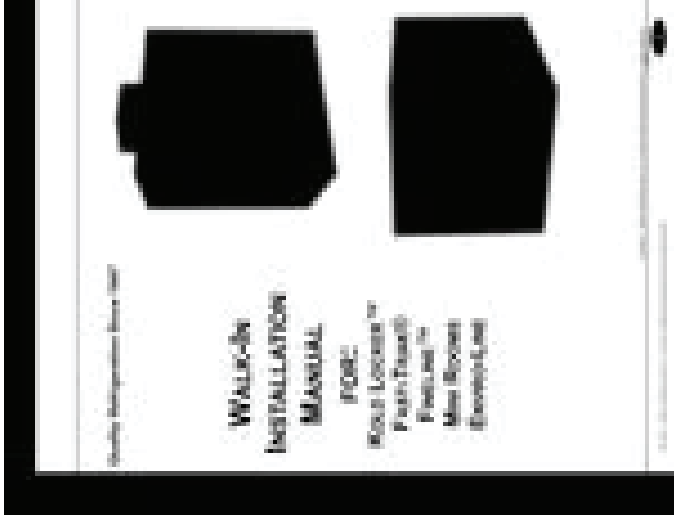


Quick Specs	
Horsepower	3/4 HP
Refrigerant Type	R-449A
Usage	Outdoor
Can this item fit through a standard height 80" doorway ? +	

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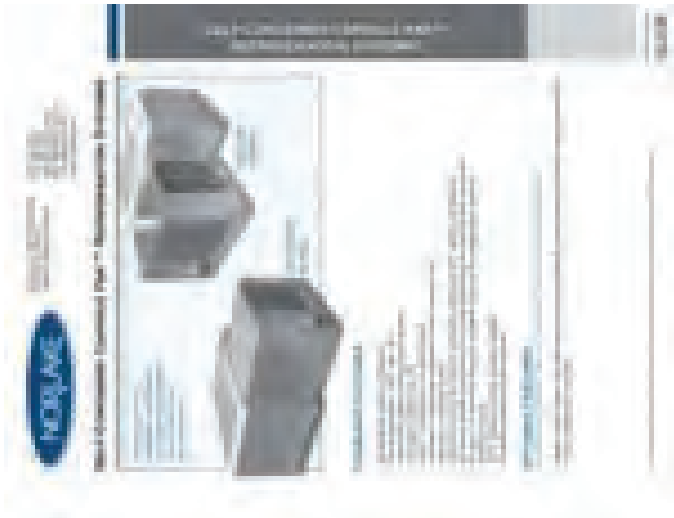
Resources



Manual



Specsheet



Specsheet

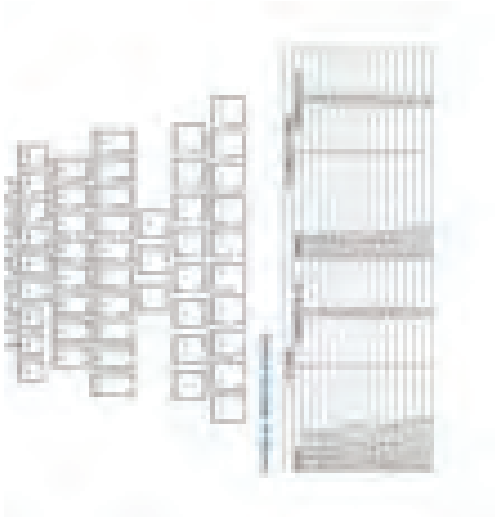




Manual

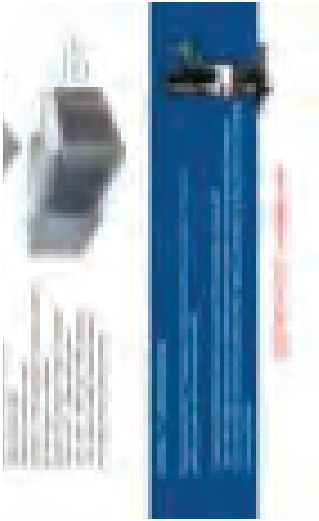


Warranty

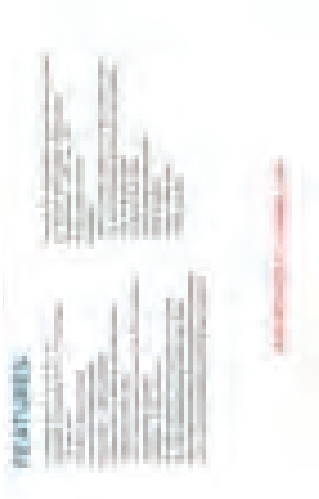


Walk-In Floor Plans





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