

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23601 Laytonsville, Laytonsville	Meeting Date:	11/17/2021
Resource:	Master Plan Site #23/123 <i>Jacob Allnut House</i>	Report Date:	11/10/2021
Applicant:	Lisa Horton (Muse Architects, Architect)	Public Notice:	11/3/2021
Review:	HAWP	Tax Credit:	N/A
Case Number:	972184	Staff:	Michael Kyne
Proposal:	Construction of new building and hyphen addition		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #23/123, *Jacob Allnut House*
 STYLE: Queen Anne
 DATE: 1887

Excerpt from *Places from the Past*:

The Jacob Allnutt House is a high-style Queen Anne house more typically found in suburban communities of Kensington and Takoma Park. The German-sided house has fishscale shingles in pedimented gables and a wraparound porch sheltering three elevations. Jacob was 36 when his father, John Allnutt, built this house on Laytonsville Road. In the late 19th century, John Allnutt owned land from Griffith Road to Etchison, along Route 108. The rich loam soil of the area contributed to the success of his farm. John built substantial dwellings for his children: village houses for his two daughters, and farm houses for six sons. The Jacob Allnutt farm has been one of the few Allnutt houses to survive. The farm, which had beef cattle, chickens, hogs, and an apple orchard, remained in the family until 1934.



Fig. 1: Subject property, with historic house marked by the blue star.

PROPOSAL:

The applicant proposes the construction of a new building and hyphen addition at the subject property.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, 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 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 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.

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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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 missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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 historic Jacob Allnut House experienced a catastrophic propane explosion on the morning of Tuesday, September 7, 2021. Staff (Michael Kyne, Planner Coordinator) and representatives from the HPC (Robert K. Sutton, Chair, and Karen Burditt, Vice Chair) met with Chris Allen, DPS Acting Field Supervisor, on site on the morning of Thursday, September 9. By the time staff and the HPC representatives arrived, the house had been demolished on the order of DPS, as it was deemed an immediate safety hazard to the public. The house was leaning significantly, the remaining walls that were not destroyed by the explosion had bowed and detached from the sill plates, and it was ordered to be demolished immediately (within one day), due to its hazardous condition. The historic house's foundation remains, but it has been secured with temporary fencing for safety purposes. Staff briefed the Commission about the explosion and subsequent demolition at the September 22, 2021 HPC meeting.

The historic Jacob Allnut House served as office space for Rupert Landscape, and the applicant proposes to replace the demolished building to provide the same function. The proposed new building will be two stories above grade, as was the historic house, and include a full basement. The historic house featured a one-story open breezeway, which connected to the Rupert Landscape headquarters building directly behind it. As proposed, the new building will include a window lined enclosed hyphen, connecting to the headquarters building on all three levels. The proposed hyphen will be within the same approximate footprint as the existing breezeway connector. In providing this connection, the proposed new building can be treated as an addition to the headquarters building. This will allow the required second means of egress and elevator to access all levels to be provided by existing facilities within the headquarters building rather than in the new building.

The proposed new building takes design cues from the historic house, without attempting to create an exact replica or reconstruction. In terms of scale and massing, the footprint of the new building will be approximately 35% larger than the historic house (increasing from 1,281 sf to 1,830 sf), and the gross square footage will increase by approximately 57% (going from 3,174 gsf to 5,716 gsf). The footprint of the proposed new building is a total of 3'-2" wider than the historic house in the north/south direction (1'-7" on either side) and 6'-8" longer in the east/west direction. The proposed front porch of the new building will move it closer to Laytonsville Road.

The height of the proposed new building will be exactly the same as that of the historic house from the first floor to the ridge of the roof, although at-grade walkways/entrances to meet ADA requirements will make the proposed new building 1'-7" lower than the historic when measured from grade.

The materials for the proposed new building include the following:

- Fiber cement siding and synthetic trim.
- An exposed foundation, utilizing field stone salvaged from the historic house's foundation and veneer.
- Aluminum-clad SDL wood windows and doors.

- Pre-finished standing seam metal roofing, matching the roofing that the HPC previously approved for the Ruppert Landscape headquarters building.

Staff is fully supportive of the applicants' proposal and approach to this project. The requirement to construct new office space was necessitated by an unforeseen disaster, resulting in the complete loss of the historic building. Staff finds that the proposed new building generally respects the historic house in terms of location, scale, massing, design, and materials, without creating a false sense of history or development. Accordingly, staff finds the proposal consistent with *Standards #3*, which states "Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

Staff also finds that, because the historic house has already been demolished, the proposal will not substantially alter the exterior features of the historic site, per Chapter 24A-8(b) (1). Additionally, as the proposed new building is a generally compatible and appropriate replacement for the historic house, staff finds it consistent with Chapter 24A-8(b) (2), which states "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."

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b) (1) and (2), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #3* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1) and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for *Rehabilitation #3*;

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.



FOR STAFF ONLY:
HAWP# 972184
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Ruppert Landscape/Lisa Horton
Address: 23601 Laytonsville Road
Daytime Phone: 301-482-0300

E-mail: lhorton@ruppertcompanies.com
City: Laytonsville Zip: 20882
Tax Account No.: 20-0802650

AGENT/CONTACT (if applicable):

Name: Muse Architects
Address: 7401 Wisconsin Ave. #500
Daytime Phone: 301-718-8118

E-mail: qgiroux@musearchitects.com
City: Bethesda Zip: 20814
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 23-123

Is the Property Located within an Historic District? ☐ Yes/District Name _____
☒ No/Individual Site Name Jacob Allnut 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.
No

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. See the Property Description for the Special Exception case number.

Building Number: 23601 Street: Laytonsville Road
Town/City: Laytonsville Nearest Cross Street: Hawkins Creamery Road
Lot: _____ Block: _____ Subdivision: 0001 Parcel: N823

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 checked="" type="checkbox"/> New Construction | <input checked="" 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.

Quinn Durex
Signature of owner or authorized agent

10/27/2021
Date

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Fall Creek LLC. 23601 Laytonsville Rd. Laytonsville MD, 20882-2525	Owner's Agent's mailing address Muse Architects 7401 Wisconsin Ave. Suite 500 Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
Hitchcock, Nancy 23220 Laytonsville Rd. Gaithersburg MD, 20882-2516	Lechliden, George E. 24110 Laytonsville Rd. Gaithersburg MD, 20882-3126
Ruppert Family 2012 Trust 23601 Laytonsville Rd. Laytonsville MD, 20882-2525	

An Addition to the Ruppert Landscape Headquarters Building

Description of Property:

Ruppert Landscape operates from of their property in Laytonsville, Maryland, on a 16 acre site containing 4 operations buildings, a landscape maintenance yard, storage pole barns for landscape maintenance materials, associated parking, storm water management structures, and a photo-voltaic array, and under the approval of Montgomery County Zoning Special Exception Case No. S-2636. The property is surrounded by additional property owned by Ruppert Landscape that supports their vast acreage of tree farms. One of the buildings on the property, the Historic Jacob Allnutt House had been renovated and used as an office building for their operations when the property was improved as their headquarters in 2009. The improvements to the property at that time included renovations to the Historic Jacob Allnutt House to convert it into office space, and the three new operations buildings and associated site work, including the headquarters building located directly behind the Allnutt House. That project was previously approved by the Montgomery County Historic Preservation Commission.

Description of Work Proposed:

On the morning of September 7th, 2021, The Historic Jacob Allnutt House on the grounds of the Ruppert Landscape's headquarters was severely damaged due to a propane gas explosion in the cellar. Later that same day Montgomery County Department of Permitting Services officials declared the building condemned and order its immediate demolition due to the risk of eminent collapse. Ruppert Landscape desperately needs to replace the former building as quickly as possible in order to provide office space for their currently displaced staff that had occupied the Allnutt House prior to the disaster.

The proposed replacement structure will be two stories above grade, as was the former Allnutt House, with a full basement, and will be connected on all three levels with a window lined hyphen corridor structure that contains a hallway on all three levels to connect the new structure to the existing Ruppert Landscape headquarters building. The proposed replacement structure has been designed to recall the Historic Allnutt House without being a facsimile. Similar aluminum clad wood windows and exterior doors with simulated divided lites, painted cementitious siding and synthetic trim, and a pre-finished standing seam metal roof, that were previously approved by the Historic Preservation Commission for the headquarters building, are proposed for the new proposed replacement structure. The exposed foundation of the replacement structure will utilize field stone salvaged from the former Allnutt House foundation walls as a veneer. To further manage the footprint and scale of the new replacement structure we are treating the new structure as an addition to the headquarters building so that the required second means of egress and elevator to access all levels can be utilized from facilities provided in the existing headquarters building, such that they do not have to be accommodated in the replacement structure as otherwise required by code.

The proposed replacement structure has a footprint of 1,830 sf compared to the former Allnutt House that had a footprint of 1,281 sf. The new hyphen connecting the replacement structure to the existing headquarters building is an additional 360 sf of footprint but occupies the similar footprint of the former covered walkway that connected the two building previously.

The total gross square footage of the three story replacement structure is 5,716 gsf, compared to 3,174 gsf for the former Allnutt House. The new three story hyphen adds an additional 1,033 gsf.

The larger size of the proposed replacement structure is due in large part to meeting the current building code and life safety requirements for new commercial office buildings. The former Allnutt House was an existing building, a designated historic structure, and a former residence adaptively reused as an office building and could utilize the existing building code to adapt residential components to a commercial office environment. For the replacement structure, new commercial building codes and accessibility requirements dictate floor plan elements such as corridor widths, restroom sizes and clearances, and egress stair requirements that make the replacement structure larger in area compared to the former Allnutt House.

The footprint of the proposed replacement structure is 3'-2" wider than the former Allnutt House in the north/south direction divided between both sides of the former building, and 6'-8" longer in the east/west direction as well as closer to Laytonsville Road by the depth of the proposed front porch.

The height of the proposed replacement structure is exactly the same as the former Allnutt House from first floor to the ridge of the roof. The new structure will be lower in height from grade by 1'-7" due to designing the new first floor elevation to meet ADA accessibility requirements via at-grade walkways to the entrances of the proposed structure.



FORMER JACOB ALLNUTT HOUSE & RUPPERT LANDSCAPE HEADQUARTERS BUILDING
VIEW FROM WEST



FORMER JACOB ALLNUTT HOUSE & RUPPERT LANDSCAPE HEADQUARTERS BUILDING
VIEW FROM SOUTHWEST

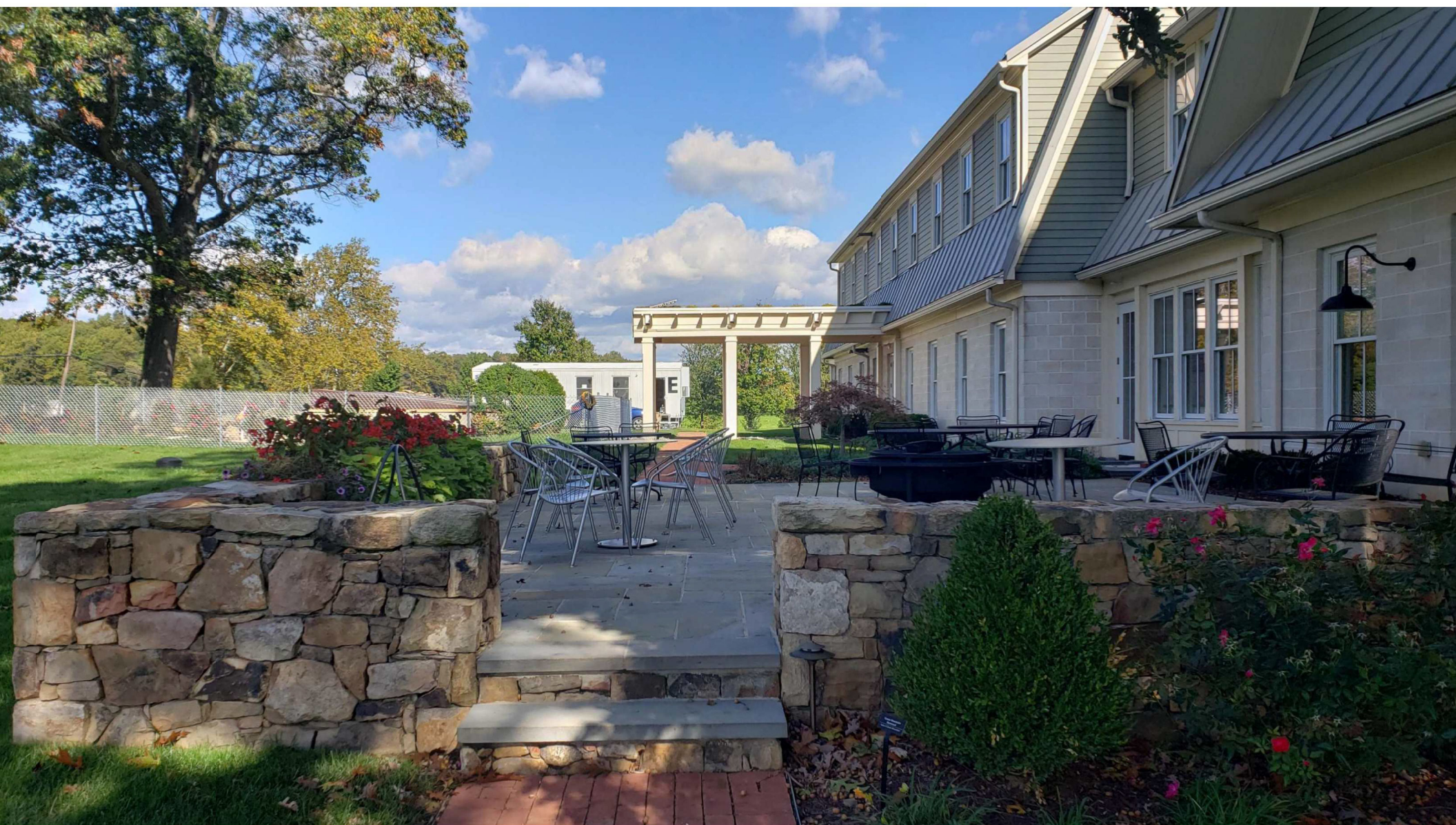


FORMER JACOB ALLNUTT HOUSE & RUPPERT LANDSCAPE HEADQUARTERS BUILDING
VIEW FROM NORTH



EXISTING RUPPERT LANDSCAPE HEADQUARTERS BUILDING

VIEW FROM WEST



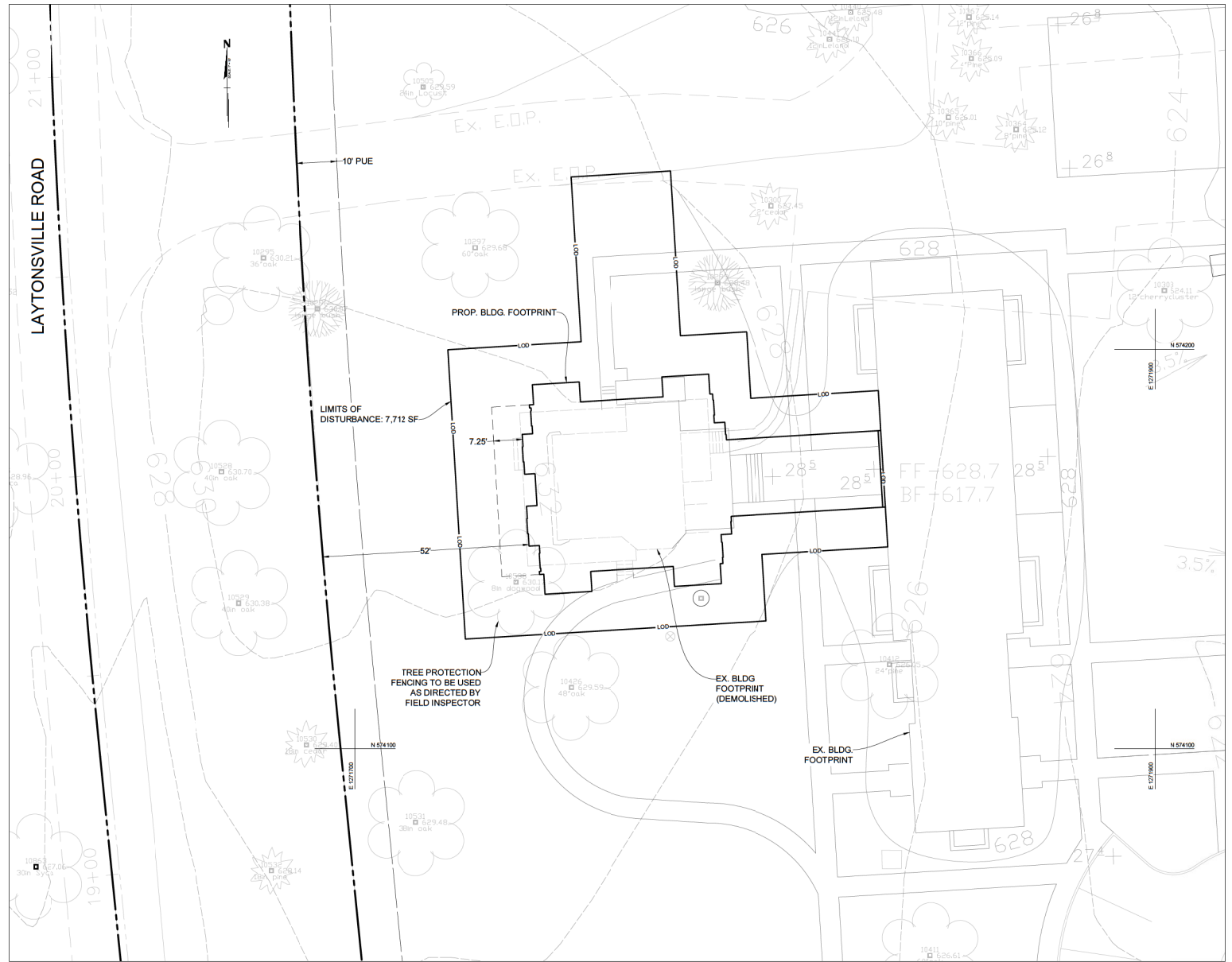
EXISTING RUPPERT LANDSCAPE HEADQUARTERS BUILDING
VIEW FROM SOUTH



EXISTING SITE OF FORMER JACOB ALLNUTT HOUSE
VIEW LOOKING WEST



EXISTING RUPPERT LANDSCAPE HEADQUARTERS BUILDING
VIEW FROM NORTHWEST



LEGEND

- PUBLIC STREET RIGHT OF WAY (R/W)
- LOT LINES
- PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING
- PROPOSED DECK
- EXISTING BUILDING
- EXISTING BUILDING (DEMOLISHED)
- LIMIT OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREES AND SHRUBS

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 336 of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER/DEVELOPER:
FALL CREEK LLC.
RUPPERT LANDSCAPE
23601 LAYTONSVILLE ROAD
LAYTONSVILLE, MD 20151
ATTN: CRAIG RUPPERT
PH: (301) 482-0300

HISTORIC JACOB ALLNUTT HOUSE

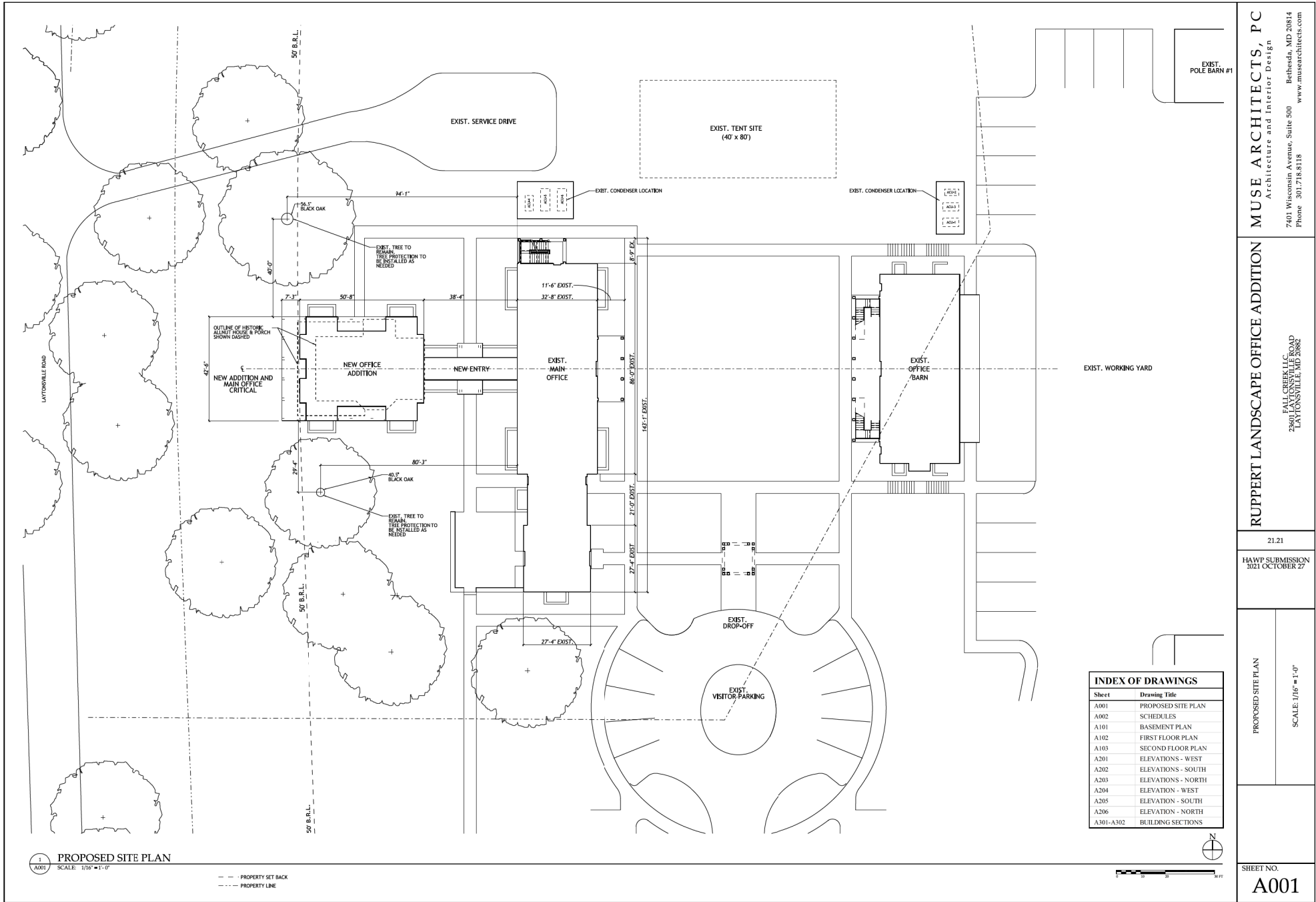
L. 2581 F. 133
ELECTION DISTRICT NO. 1
LAYTONSVILLE, MONTGOMERY COUNTY, MARYLAND

RODGERS
CONSULTING
1947 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6234 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
APPROVED CONTACT	
RELEASE FOR	
BY	DATE

SITE PLAN

SCALE: 1" = 10'
JOB NO.: 8500
DATE: OCT. 2021
SHEET NO.: 1 OF 1



EXTERIOR WINDOW SCHEDULE

Mark	Description	Frame Size/M.O. Size	Screen	Head height alignment	Hardware	Remarks
A	Marvin Ultimate Double Hung UDHG2 2632 EI	F.S. 3'-1 1/4" x 5'-11 1/2"	-	7'-6", align w/ exterior doors @ main block		
B	Marvin Ultimate Double Hung UDHG2 2016	F.S. 2'-1 1/4" x 3'-3 1/2"	-	7'-6", align w/ exterior doors @ main block		
C	Marvin Ultimate Double Hung UDHG2 3234 E	F.S. 3'-1 1/4" x 6'-7 1/2"	-	7'-6" @ ramp landing, align w/ hall entry door		
D	Marvin Ultimate Double Hung UDHG2 3230 E	F.S. 3'-1 1/4" x 5'-7 1/2"	-	8'-6", align w/ exist. 2nd FL. WDWs.		
E	Marvin Ultimate Double Hung UDHG2 3224	F.S. 3'-1 1/4" x 4'-7 1/2"	-	8'-6", align w/ exist. 2nd FL. WDWs.		
F	Marvin Ultimate Double Hung UDHG2 3226 EI	F.S. 3'-1 1/4" x 4'-11 1/2"	-	8'-6", align w/ exist. 2nd FL. WDWs.		
G	Marvin Ultimate Double Hung UDHG2 2418	F.S. 2'-5 1/4" x 3'-7 1/2"	-			
H	Marvin Ultimate Casement UCA3640 E	F.S. 3'-0" x 3'-3 1/8" M.O. 3'-0 1/2" x 3'-3 3/8"	-			
I	Marvin Ultimate Casement UCA3648 E	F.S. 3'-0" x 3'-11 1/8" M.O. 3'-0 1/2" x 3'-11 3/8"	-			
1.	All windows to be glazed with manufacturer's low-E II and argon, insulated glass, 7/8" overall thickness. Refer to Insulation Schedule for energy data. Finish safety/tempered glass where required by code.					
2.	See plans and elevations for locations and to verify handling/operable. GC to verify count/quantity.					
3.	See elevations for the dividers (SLD).					
4.	Unless otherwise noted, all window designations and sizing notes are based on Marvin Ultimate Clad Double Hung and Casement.					
5.	Provide wood sub-sill per Architects' details. Field apply custom mulls at grouped units per Architects' details. Field applied wood trim to be provided by General Contractor in lieu of Marvin brick mold.					
6.	Contractor to verify all dimensions in field prior to placing order, typ.					
7.	Contractor shall provide shop drawings for architect's review prior to placing order.					
8.	Window/door swings are indicated on plans/elevations.					
9.	All window units to be clear pine with factory primed interior and clad exterior, as made by Marvin or approved equal.					
10.	All hardware to match existing in finish.					
11.	Contractor shall coord. wdw. & door rough opening locations to achieve trim alignments per int. elevations & finish schedule.					
12.	Egress windows shall conform to min. net clear opening of 5.7 SF w/ bottom of clear opening no greater than 44" A.F.F.					

EXTERIOR DOOR SCHEDULE

Mark	Type / Material	Single / Pair	Size	Rating	Hdw. Function	Remarks
X001	ALUM. CLAD DOORS	pair	6'-0" x 7'-6" (DOORS)	SEE EXT. EL.	entry	MATCH EXISTING
X002	ALUM. CLAD DOORS	pair	6'-0" x 7'-6" (DOORS)	SEE EXT. EL.	entry	MATCH EXISTING
X003	ALUM. CLAD DOORS	pair	6'-0" x 7'-6" (DOORS)	SEE EXT. EL.	entry	MATCH EXISTING
X004	ALUM. CLAD DOORS	single	3'-0" x 7'-6" (DOORS)	SEE EXT. EL.	entry	MATCH EXISTING
X005	ALUM. CLAD DOORS	single	3'-0" x 7'-6" (DOORS)	SEE EXT. EL.	entry	MATCH EXISTING
X006	ALUM. CLAD DOORS	single	3'-0" x 7'-6" (DOORS)	SEE EXT. EL.	entry	MATCH EXISTING
X007	ALUM. CLAD DOORS	single	3'-0" x 7'-6" (DOORS)	SEE EXT. EL.	entry	MATCH EXISTING
<p>NOTES:</p> <p>1. Contractor to field verify all dimensions prior to placing order, typical.</p> <p>2. Finished door/window heads shall align w/ adjacent door/window heads, typical and as indicated in the drawings.</p> <p>3. Swing as indicated on plans & elevations.</p> <p>4. Provide safety/tempered glass per IRC/IBC/local codes, typical.</p> <p>5. Provide shop drawings for architect's review prior to placing an order.</p> <p>6. All hardware finish TBD, typical. Contractor shall verify with Owner and architect prior to placing an order.</p> <p>7. UNO all exterior glazing to be LowE2, argon-filled insulating glass. Refer to Insulation Schedule for energy data.</p>						

FINISH SCHEDULE

Room #	Room Name	Ceiling	Clg. Height	Base	Floor	Walls	Remarks
Basement	001 HALL/RAMP	PTD. GWB	9'-0"	PTD. WD.	CPT.	PTD. GWB / FINISHED WD.	
	002 HALL	PTD. GWB	9'-0"	PTD. WD.	CPT.	PTD. GWB / FINISHED WD.	
	003 OFFICE	ACT.	9'-0"	VINYL	CPT.	PTD. GWB.	
	004 CLOSET	ACT.	9'-0"	VINYL	CPT.	PTD. GWB.	
	005 MECH. ROOM	ACT.	9'-0"	VINYL	PTD. CONC.	PTD. GWB.	
	006 OFFICE	ACT.	9'-0"	VINYL	CPT.	PTD. GWB.	
	007 OFFICE	ACT.	9'-0"	VINYL	CPT.	PTD. GWB.	
	008 CLOSET	ACT.	9'-0"	VINYL	CPT.	PTD. GWB.	
	009 STAIR	PTD. GWB	-	PTD. WD.	WD. / CPT.	PTD. GWB.	
	101 ENTRY HALL	PTD. GWB	9'-0"	PTD. WD.	HARDWOOD	PTD. GWB / FINISHED WD.	
First Floor	102 HALL	PTD. GWB	8'-0"	PTD. WD.	HARDWOOD	PTD. GWB / FINISHED WD.	
	103 OFFICE	ACT.	8'-0"	VINYL	CPT.	PTD. GWB.	
	104 OFFICE	ACT.	8'-0"	VINYL	CPT.	PTD. GWB.	
	105 VESTIBULE	ACT.	8'-0"	PTD. WD.	HARDWOOD	PTD. GWB.	
	106 BATHROOM	ACT.	8'-0"	C.T.	C.T.	PTD. GWB.	
	107 SEC. ENTRY HALL	PTD. GWB	8'-0"	PTD. WD.	HARDWOOD	PTD. GWB / FINISHED WD.	
	108 VESTIBULE	ACT.	8'-0"	PTD. WD.	HARDWOOD	PTD. GWB.	
	109 BATHROOM	ACT.	8'-0"	C.T.	C.T.	PTD. GWB.	
	110 OFFICE	ACT.	8'-0"	VINYL	CPT.	PTD. GWB.	
	111 VESTIBULE	PTD. GWB	8'-0"	PTD. WD.	HARDWOOD	PTD. GWB.	
Second Floor	112 OFFICE	ACT.	8'-0"	VINYL	CPT.	PTD. GWB.	
	113 STAIR	PTD. GWB	-	PTD. WD.	HARDWOOD	PTD. GWB.	
	114 SOUTH PORCH	-	8'-0"	-	BLUESTONE	PTD. CEMENTITIOUS SIDING	
	115 WEST PORCH	-	8'-0"	-	BLUESTONE	PTD. CEMENTITIOUS SIDING	
	116 NORTH PORCH	-	8'-0"	-	BLUESTONE	PTD. CEMENTITIOUS SIDING	
	201 HALL	PTD. GWB	10'-0"	PTD. WD.	HARDWOOD	PTD. GWB.	
	202 HALL	PTD. GWB	10'-0"	PTD. WD.	HARDWOOD	PTD. GWB.	
	203 OFFICE	ACT.	10'-0"	VINYL	CPT.	PTD. GWB.	
	204 OFFICE	ACT.	10'-0"	VINYL	CPT.	PTD. GWB.	
	205 CONFERENCE RM.	ACT.	10'-0"	VINYL	CPT.	PTD. GWB.	
	206 OFFICE	ACT.	10'-0"	VINYL	CPT.	PTD. GWB.	
	207 OFFICE	ACT.	10'-0"	VINYL	CPT.	PTD. GWB.	
	208 STAIR	PTD. GWB	-	PTD. WD.	HARDWOOD	PTD. GWB.	
	209 NORTH PORCH	N/A	-	-	TREX	PTD. GWB.	
	210 SOUTH PORCH	N/A	-	-	TREX	PTD. GWB.	
1	<p>1. Gypsum Wall Board: Apply single layer 5/8" thick gypsum board screwed in place. Follow USG and Gypsum Association recommendations to maximize acoustic protection. Provide "Level 5" finish unless otherwise indicated. Apply moisture resistant wall board in bath.</p>						

MUSE ARCHITECTS, PC
Architecture and Interior Design

7401 Wisconsin Avenue, Suite 500 Bethesda, MD 20814
Phone 301.718.8118
www.musarchitects.com

RUPPERT LANDSCAPE OFFICE ADDITION

FALL CREEK LLC
23401 WOOD ROAD
LAYTONSVILLE, MD 20882

21.21

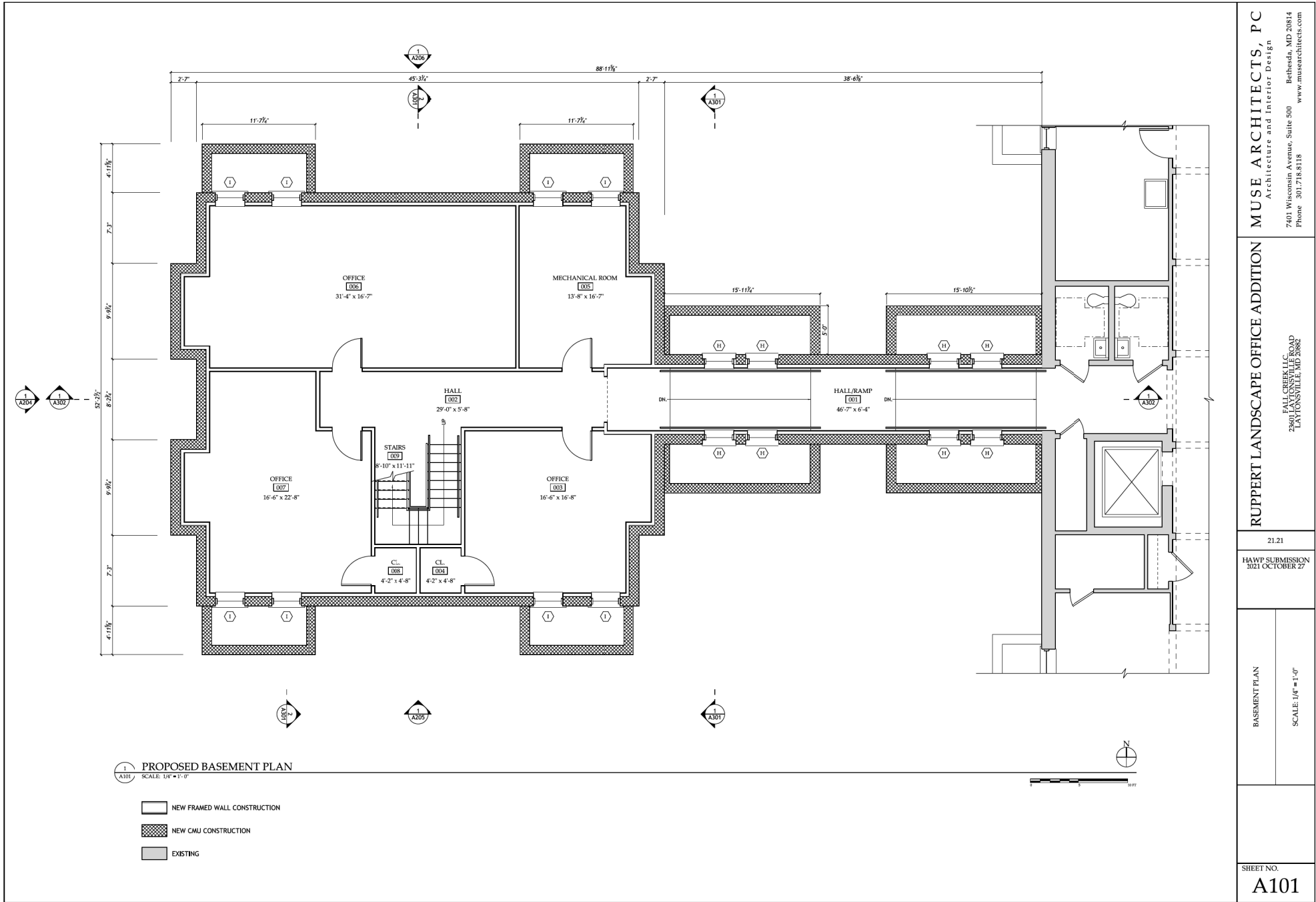
HAWP SUBMISSION
2021 OCTOBER 27

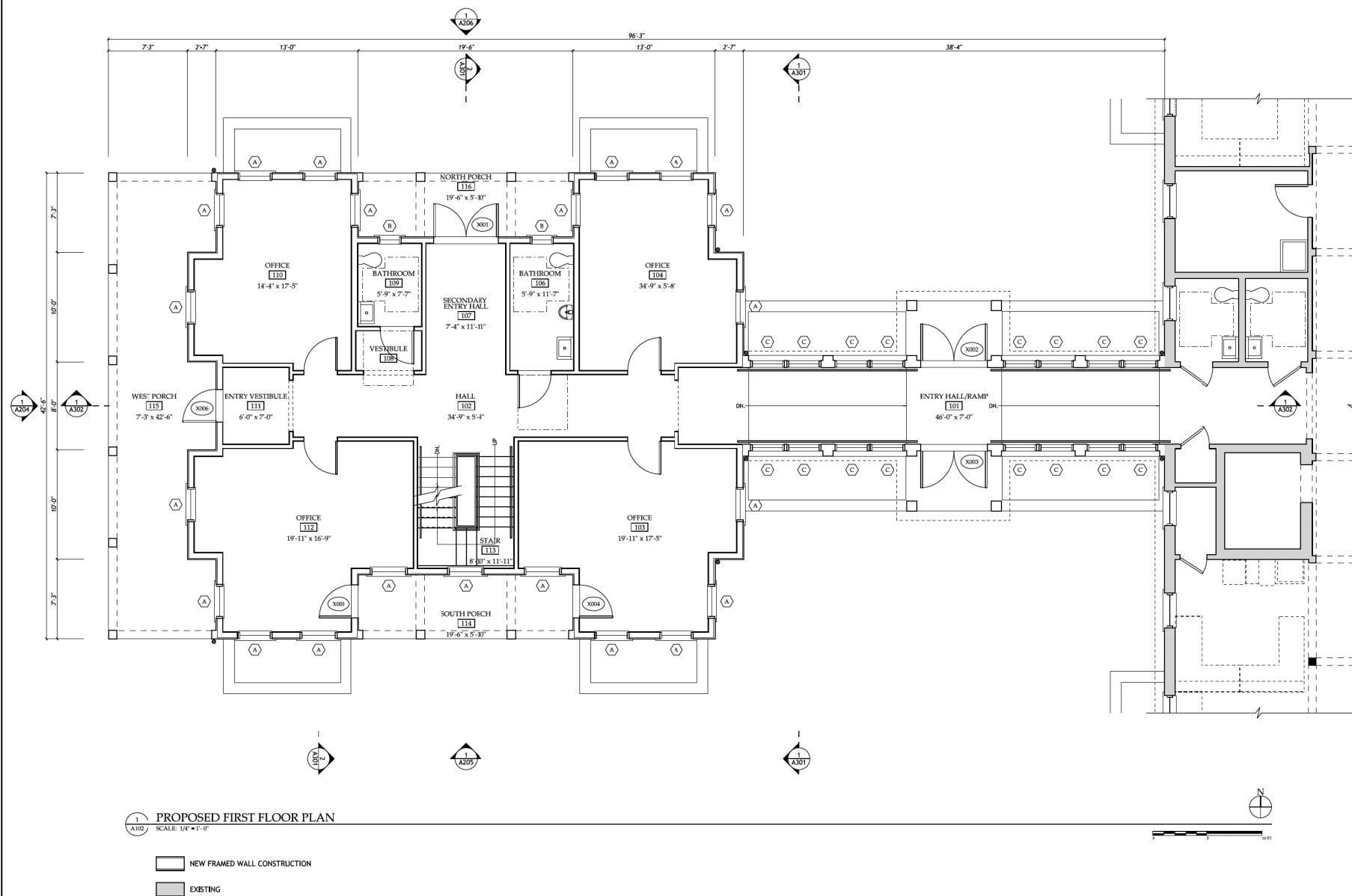
SCHEDULES

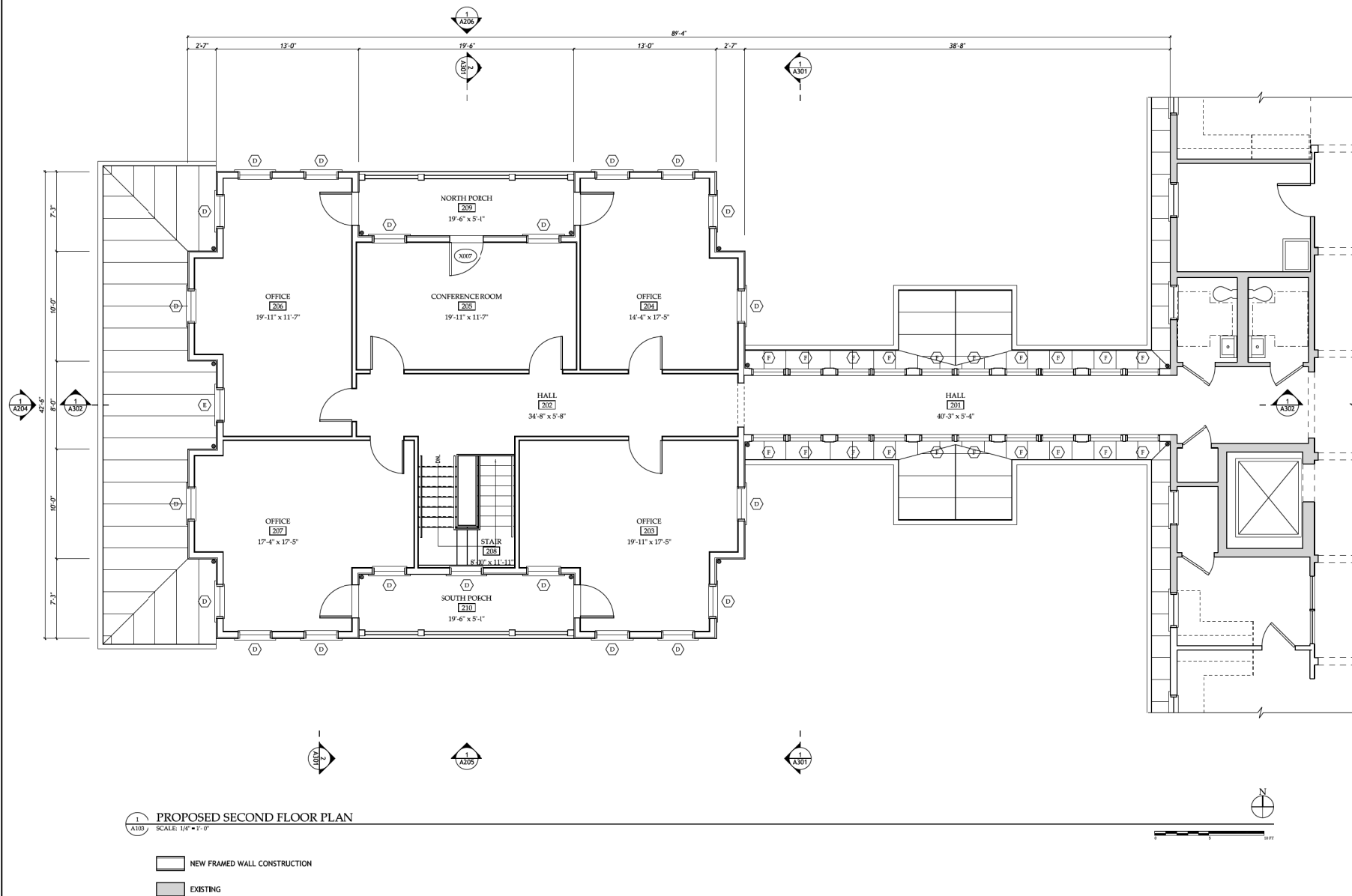
SCALE: AS NOTED

SHEET NO.

A002





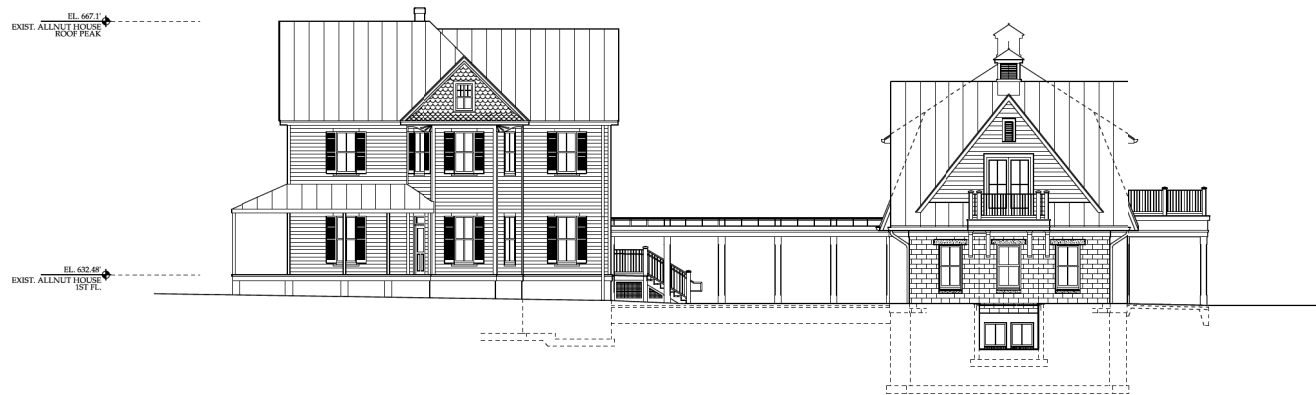




2
A201 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



1
A201 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

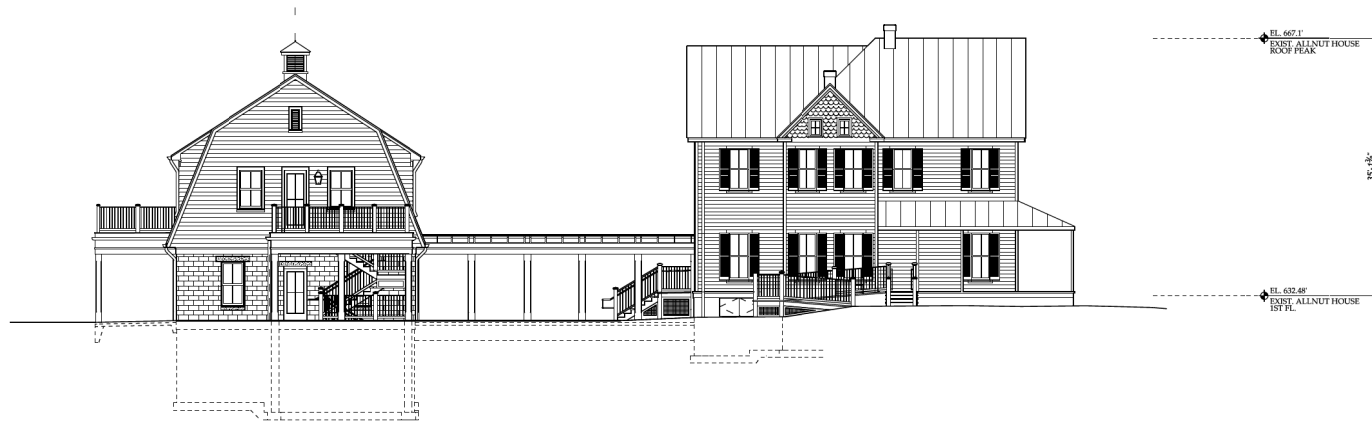


2
A202 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1
A202 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"





2
A203 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1
A203 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"







2 BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION/SECTION
SCALE: 1/4" = 1'-0"



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RUPPERT LANDSCAPE OFFICE ADDITION
FALL CREEK, LLC
2800 FALL CREEK ROAD
LAVINGTONVILLE, MD 20882

21.21
HAWP SUBMISSION
2021 OCTOBER 27

BUILDING SECTIONS
SCALE: 1/4" = 1'-0"

SHEET NO.
A302