

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2106 Salisbury Road, Silver Spring	Meeting Date:	3/2/2022
Resource:	Non-Contributing Resource (Linden Historic District)	Report Date:	2/23/2022
Applicant:	Peter and Alison Cairns	Public Notice:	2/16/2022
		Tax Credit:	No
Review:	Preliminary Consultation	Staff:	Michael Kyne
Permit Number:	N/A		

PROPOSAL: Partial demolition and construction of new second story, deck, and other comprehensive alterations

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC’s comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Linden Historic District
STYLE: Ranch
DATE: 1959

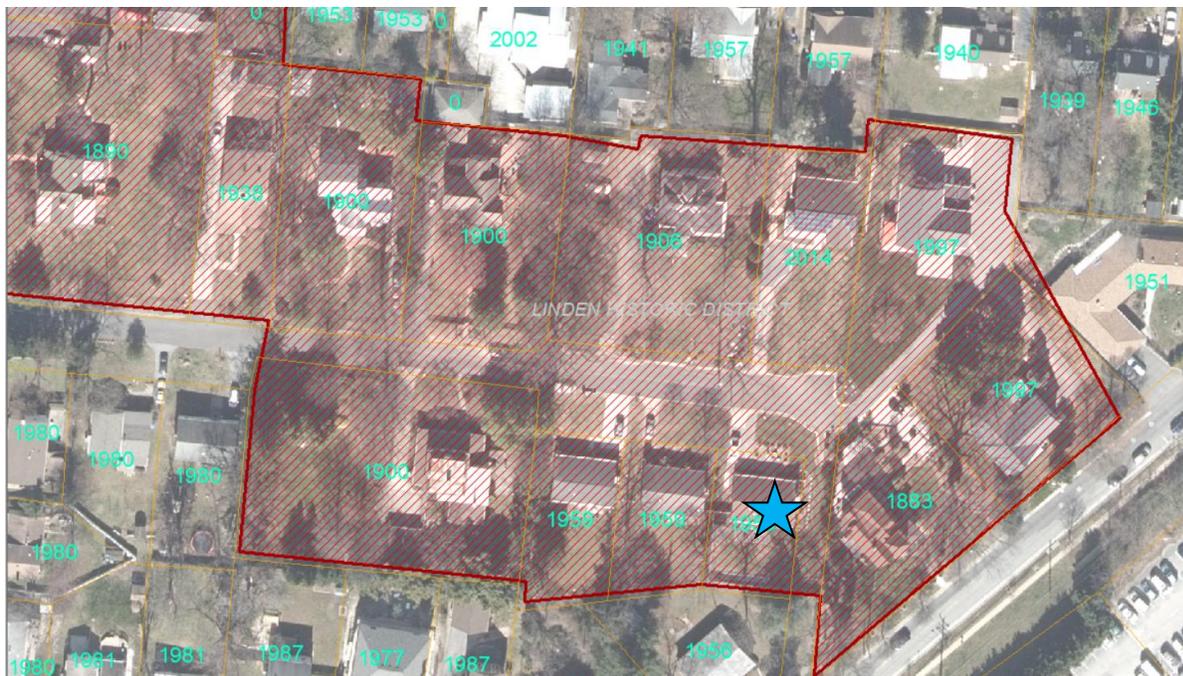


Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicants propose partial demolition and construction of new second story, deck, and other comprehensive alterations at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites 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 *Linden Historic District Master Plan Amendment (Amendment)*, 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

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (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.

Linden Historic District Master Plan Amendment

The *Amendment* includes the following statement, which is relevant to this case:

Non-contributing Resources - should be given the most lenient level of scrutiny in reviewing proposed alterations and may be considered for demolition if requested by owner.

The first four of the following structures are all post-World War II, Ranch-style houses:

1. 2106 Salisbury Road
2. 2108 Salisbury Road
3. 2109 Salisbury Road
4. 2110 Salisbury Road
5. 2210 Linden Lane - house under construction [at the time of the 1993 amendment]

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.

STAFF DISCUSSION:

The subject property is a 1959 Ranch-style Non-Contributing Resource within the Linden Historic District. The adjacent properties include two 1959 Ranch-style Non-Contributing Resources to the west and an 1883 Queen Anne-style Outstanding Resource to the east. The confronting properties include two 1997 infill houses to the northeast, a 2014 house (which replaced a Ranch-style Non-Contributing Resource noted in the *Amendment* and was approved by the Commission at the April 10, 2013 HPC meeting) to the north, and a 1906 Colonial Revival-style Outstanding Resource to the northwest.

The applicants propose the following work items at the subject property:

- Demolition of the existing roof on the subject property house and construction of a one-and-a-half story expansion above.
 - The proposed expanded house will be entirely within the existing footprint.
 - Two large cross gables (one at the north/front elevation, and one at the south/rear elevation) will extend from the existing eaveline to the proposed new ridgeline.
- Construction of a new wooden deck at the south/rear and southeast (rear/left, as viewed from the public right-of-way of Salisbury Road) corner of the house.

The proposed materials include dimensional asphalt shingle roofing, painted wood vertical siding on the proposed new second floor, painted horizontal wood siding in the proposed gables (expanded side gables and proposed front and rear gables), painted wood band boards (including one at the existing eaveline), and painted wood casement windows. A new flat roof awing is also proposed above the front door.

Staff notes that much of the existing fenestration on the first floor and basement level will be retained. Additionally, the existing horizontal wood siding on the north/front and south/rear elevations, brick veneer siding on the side elevations, cast stone base on the north/front elevation, and exposed parged foundation on the south/rear and west/right elevations will be retained.

Staff is generally supportive of applicants' proposal. As noted in the *Amendment*, the subject property is a Non-Contributing Resource, and "... should be given the most lenient level of scrutiny in reviewing proposed alterations and may be considered for demolition if requested by owner." The only questions of appropriateness and compatibility relate to height, scale and massing, and design in relation to the streetscape of the surrounding historic district. Regarding height and scale and massing, the applicants have provided a streetscape study, depicting the proposed house in relation to its adjacent neighbors (see *Fig. 2* below).



Fig. 2: Streetscape study, as provided by the applicants (subject property house circled in red).

As demonstrated by the streetscape study, the height and scale and massing of the subject property house, as expanded, is generally compatible with the surrounding streetscape.

Regarding design, the *Amendment* notes that the Linden Historic District "... is characterized by late-19th century and early-20th century frame dwellings representing Gothic Revival, Second Empire, Queen Anne, Colonial Revival, and Bungalow styles of architecture." However, as evidenced by the subject property house and its two immediate neighbors to the west, the historic district exhibits a degree of eclecticism, with other styles of architecture, including Post-WWII Ranch-style houses.

It should be noted that the infill and replacement houses to the north and northeast of the subject property take design cues from the historic houses in the district, with features including front-facing gable towers, first story bays, shingle-clad gables, wraparound porches, and symmetrical and stacked fenestration patterns. When the 2014 infill construction at 2109 Salisbury Road came before the Commission for a preliminary consultation at the February 13, 2013 HPC meeting, the Commission found that the proposed new house should take its design cues from existing historic houses and compatible non-historic houses within the historic district.

Staff also notes that the Commission previously reviewed a HAWP application for a second story expansion at the subject property house at the February 12, 2014 HPC meeting. The HAWP application was approved with conditions intended to simplify the proposed alterations and make them more compatible with the existing historic and non-historic houses within the historic district (see *Fig. 3* below for proposed elevations). Specific conditions included: the elimination of one of the three front dormers; reduction of the second story ganged windows on the front elevation from three to two, with an appropriate mullion between; that the windows on the second floor be stacked/organized in relationship to the dormers above; that the proposed front porch columns be simplified and rationally spaced; that there be a rational relationship between the porch footings and columns; and that final review and approval be delegated to staff.



Fig. 3: Previously proposed second story expansion at the subject property. Approved at the February 12, 2014 HPC meeting, with the conditions noted above.

As noted, the historic district exhibits a degree of eclecticism; however, the Non-Contributing Resources in the district are all modestly scaled Ranch-style houses that maintain some characteristics of traditional design, while all of the larger Contributing and Outstanding Resources, as well as the post-designation infill construction, clearly take design cues from late-19th century and early-20th century architectural styles. Conversely, the proposed design of the subject property house, as expanded, is reminiscent of mid-century A-frame-style houses, while the atypicality and whimsical approach is also evocative of Post-Modern architecture.

The Commission’s previous approvals largely relied on *Standard #2*, finding that deviations from the precedent architectural styles would detract from the otherwise traditional streetscape and/or historic district as a whole. However, staff supports the proposed design, arguing that greater leniency should be exercised in reviewing the proposed alterations, in accordance with the language in the *Amendment*. This finding is further supplemented by the of Chapter 24A8 (c) and (d), specifically:

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style; and,

(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* [emphasis added] impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Additionally, staff finds that new construction that replicates or is heavily influenced by any one architectural style or period could create a false sense of historical development, contrary to *Standard #3*

Questions for the Commission include:

- Are there any outstanding concerns regarding the proposed scale and massing of the subject property house?
- Does the Commission concur that the proposed expanded house is appropriate and compatible, per the *Amendment*, Chapter 24A8 (c) and (d), and *Standard #3*, or should it have a more traditional design, taking cues from existing houses within the district?

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

Adjacent and Confronting Properties:

Silver Spring, MD 20910

9310 Brookeville Road

2115 Salisbury Road

2109 Salisbury Road

2108 Salisbury Road

9302 Brookeville Road

RENOVATION & ADDITION TO 2106 SALISBURY RD. SILVER SPRING, MD, 20910

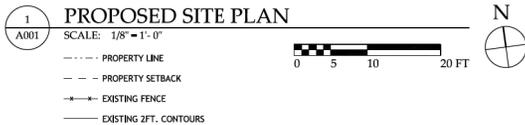
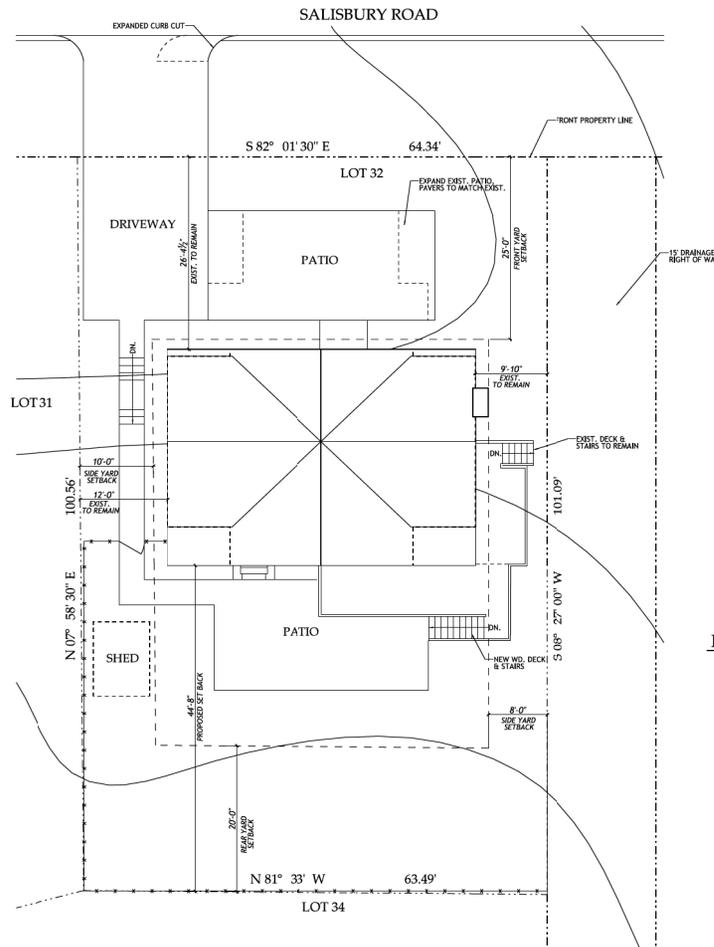
LIST OF ABBREVIATIONS

LOT DESCRIPTION:	Tax Map GP61 / Subdivision 0058/ Block L/ Lot 6		
ADDRESS:	2106 Salisbury Rd., Silver Spring, MD 20910 (Montgomery County)		
ZONE:	R-60		
	ALLOWABLE	EXISTING	PROPOSED
LOT SIZE:	Min. 6,000 SF	6,444 SF	Existing to remain
LOT COVERAGE:	35% (2,648 SF)	20% (1,300 SF)	27% (2,052 SF)
PRINCIPAL BUILDING SETBACKS:	FRONT: 25 FT min.	26.38 FT	Existing to remain
	SIDE: 8 FT min.	9.83 FT.	Existing to remain
SUM OF SIDE SETBACKS:	18 FT min.	23.83 FT.	Existing to remain
	REAR: 20 FT min.	48 FT	44.66 FT.
PRINCIPAL BUILDING HEIGHT:	35 FT max. to highest point of roof, OR	15.75 FT.	30.75 FT.
(as measured from average grade)	30 FT max. to mean height level		

LIST OF ABBREVIATIONS

Abbreviation	Item	Abbreviation	Item	Abbreviation	Item
@	Above Finish Floor	FLR.	Floor	PLV, PLIWD	PLYWOOD Pressure Treated
A.F.F.	Above	F.O.	Face of	PTD.	Painted
ABV.	Above	F.O.S.	Face of Stud	R.	Ribs(s)
A.H.U.	Air Handling Unit	F.O.M.	Face of Masonry	R.O.	Rough Opening
APPROX.	Approximate	FRMG.	Framing	REINF.	Reinforcing
BL.	Board (or Bead, if applicable)	FTG.	Footing	SHGT.	Sheathing
BLDG.	Building	FTG.	Footing	SM.	Similar
BLKG.	Blocking	Galv.	Galvanized	STD.	Standard
BN.	Beam	GW.B.	Gypsum Wall Board	STL.	Steel
C.	Concrete	HS	Hose Bib	ST. STL.	Stainless Steel
CL	Center Line	HT.	Hang / Heat	STOR.	Storage
CLG.	Ceiling	H.W.	Hot Water	STRUC.	Structure
C.J.	Ceiling Joist	IL	Inch	SW.	Switch
CMU	Concrete Masonry Unit	JT.	Joist	T	Treads(s)
COL.	Column	JST.	Joint	T&G	Tongue and Groove
CONC.	Concrete	M.	Masonry	T.B.	Truss Joists
CONT.	Continuous	M.D.	Medium Density Overlay	T.O.	Top of
CPR.	Copper	M.D.F.	Medium Density Fiberboard	T.O. ARCH	Top of Arch
DS.	Downspout	MEM.	Membrane	T.O.W.	Top of Wall
DWG.	Drawing	M.O.	Masonry Opening	U.N.O.	Unless Noted Otherwise
EQ.	Equal	M.E.C.H.	Mechanical	W.	Width
EX.	Existing	ML.	1/1000 Inch	WD.	Wood
EXT.	Exterior	MIN.	Minimum	WN.	Window
F.D.	Floor Drain	M.N.	Minimum	WPG.	Waterproofing
FIN.	Finish	O.C.	On Center	WVF	Weaved Wire Fabric
FLASHG	Flashing	O.W.T.	Open Web Truss		

VICINITY MAP



INDEX OF DRAWINGS

Sheet	Drawing Title
A001	COVER SHEET
A002	SCHEDULES
A101	FIRST FLOOR PLANS
A101b	FIRST FLOOR KITCHEN ADD.ALT.
A102	2ND FL & ATTIC PLANS
A103	BASEMENT PLANS
A201	NORTH ELEVATIONS
A202	WEST ELEVATIONS
A203	SOUTH ELEVATIONS
A301	BUILDING SECTION

KEY TO MATERIALS AND SYMBOLS

	GRAVEL		RIGID INSULATION		WINDOW TYPE
	CONCRETE		CONTINUOUS WOOD FRAMING		DOOR TYPE
	BRICK		WOOD BLOCKING		APPLIANCE
	CONCRETE MASONRY UNIT		FINISH WOOD		INTERIOR ELEVATION
	WOOD FRAMED WALL		GYPSSUM WALL BOARD		SMOKE DETECTOR
	BATT/ SPRAYFOAM INSULATION		PLYWOOD		REVISION NUMBER
	FERROUS METAL		STONE		DETAIL
					SECTION
					ELEVATION
					PLUMBING FIXTURE TYPE

INTERIOR DOOR SCHEDULE								
Mark	Location	Type / Material	Single / Pair	Size (each leaf / opening)	Tbd.	Hardware Set	Remarks	
BASEMENT	003A	Bedroom 003	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	003B	Bedroom 003	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Passage Set	
	005A	Ventilable 005	Cased Opening		2'-6" x 6'-8"			
	005B	Ventilable 005	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Passage Set	
	005C	Ventilable 005	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Passage Set	
	009A	Bedroom 009	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Passage Set	
011A	Ex. Laundry Room 011	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set		
FIRST FLOOR	101A	Ex. Living Room 101	Cased Opening		6'-0" x 6'-8"			
	102A	Office Study 102	Sliding / Wood Panel	Pair	2'-6" x 6'-8" / 5'-0" x 6'-8"	1 1/2"	Sliding Passage Set	
	105A	Kitchen 105	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	Lockable from stairway.
	106A	Hall 106	Cased Opening		2'-6" x 6'-8"			
	106B	Hall 106	Hinged / Wood Panel	Single	2'-0" x 6'-8"	1 1/2"	Passage Set	
	106C	Hall 106	Hinged / Wood Panel	Pair	1'-6" x 6'-8" / 3'-0" x 6'-8"	1 1/2"	Passage Set	
	109A	Bedroom 109	Hinged / Wood Panel	Pair	2'-0" x 6'-8" / 4'-0" x 6'-8"	1 1/2"	Passage Set	
	109B	Bedroom 109	Hinged / Wood Panel	Pair	2'-0" x 6'-8" / 4'-0" x 6'-8"	1 1/2"	Passage Set	
	203A	Hall Bath 203	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
SECOND FLOOR	204A	Bedroom 204	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	204B	Bedroom 204	Hinged / Wood Panel	Pair	2'-0" x 6'-8" / 4'-0" x 6'-8"	1 1/2"	Passage Set	
	206A	Bedroom 206	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	206B	Bedroom 206	Hinged / Wood Panel	Pair	2'-0" x 6'-8" / 4'-0" x 6'-8"	1 1/2"	Passage Set	
	208A	Laundry 208	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	209A	Primary Bedroom 209	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	209B	Primary Bedroom 209	Sliding / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Sliding Set	
	209C	Primary Bedroom 209	Sliding / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Sliding Set	
	211A	Primary Bath 211	Sliding / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Sliding Set	
	301A	Attic Room 301	Hinged / Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	

- NOTES:**
- Contractor to field verify all dimensions prior to placing order, typical.
 - Finished door/window heads shall align w/ adjacent door/window heads, typical and as indicated in the drawings. GC shall verify that typical 5'-8" door height will accommodate alignment.
 - Swing as indicated on plans and interior elevations.
 - All interior paneled doors and pocket doors shall be 1 1/2" thick minimum, typical, solid core.
 - Provide shop drawings for architect's review prior to placing an order.
 - All hardware finish TBD, typical. Contractor shall verify with Owner and architect prior to placing an order. See allowances.
 - Contractor shall coordinate all doors to receive jamb switching per electrical floor plans.
 - Paint black all wood bored holes at door strikes, typ.
 - Provide safety/tempered glass per IBC/IRC/local codes, typical.

PLUMBING SCHEDULE - PRELIMINARY PRICING SET							
Room	Mark	Fixture	Color	Fittings	Finish	Remarks	
BASEMENT	KITCHEN 001	S1	Kohler Understone Undermount Kitchen Sink, K-3025	SS	Rohlf Modern Kitchen Side Lever Pull-Down Kitchen Faucet, CV371-2	Provide supplies, stops, and P-trap. Provide disposal with air switch in matching finish. See plans and interior elevations for alignment/dimensions. GC shall coordinate exact rough-in location for handpump & air switch w/ architect prior to installation.	
						Polished Chrome	
BALL BATH 203	T1	Kohler Helix/other alcove bath, K-837	White	Waterworks UNIVERSAL 2 3/4" shower head w/ adjustable spray, UNSH18	Polished Chrome	Provide supplies, stops, P-trap, & shower drain to match fittings finish. See plans and interior elevations for drain & control wall location. GC shall coordinate exact rough-in location w/ architect prior to installation.	
						Waterworks ROADSTER shower arm and flange, RDSH10	
						Waterworks ROADSTER pressure balance control valve w/ metal lever handle, RHPB10	
						Waterworks ROADSTER wall mounted shower tub spout, RHTS80	
WC1	L1	Toto Drake two-piece toilet, 1.6gpf, round bowl, CST438, w/ SoftCloseSet, SS113	White	Trip lever	Polished Chrome	Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/dimensions.	
						Waterworks ROADSTER facet with lever handles, RDS110	
L2	WC2	Kohler Cinton Rectangle Undermount Bathroom Sink, K-2000	White	Waterworks ROADSTER facet with lever handles, RDS110	Polished Chrome	Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/dimensions.	
						Toto Drake two-piece toilet, 1.6gpf, round bowl, CST438, w/ SoftCloseSet, SS113	
T2	SH1	Kohler Suntrack Oval Freestanding Bath, K-6369	White	Rohlf Perrin & Rowe Door Exposed Tub Filler with lever handle, F1312S-AJPC	Polished Chrome	Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/dimensions.	
						Waterworks UNIVERSAL 2 3/4" shower head w/ adjustable spray, UNSH18	
SHOWER 212	S3	Built-in fill height tiled shower	-	Waterworks ROADSTER wall mounted shower arm & flange, RDSH10	Polished Chrome	Provide supplies, stops, P-trap, & shower drain to match fittings finish. See plans and interior elevations for drain & control wall location. GC shall coordinate exact rough-in location w/ architect prior to installation.	
						Waterworks ROADSTER thermostatic control valve trim w/ metal lever handle, RTHS10	
LAUNDRY 208	S3	Kohler Understone Undermount Kitchen Sink, K-3025	SS	Rohlf Modern Kitchen Side Lever Pull-Down Kitchen Faucet, CV371-2	Polished Chrome	Provide supplies, stops, and P-trap. See plans and interior elevations for alignment/dimensions. GC shall coordinate exact rough-in location for handpump & air switch w/ architect prior to installation.	
						Waterworks UNIVERSAL 5" shower drain, UNSD02	
ALTERNATE 1							
FIRST FLOOR	KITCHEN 105	S2	Kohler Understone Undermount Kitchen Sink, K-3025	SS	Rohlf Modern Kitchen Side Lever Pull-Down Kitchen Faucet, CV371-2	Provide supplies, stops, and P-trap. Provide disposal with air switch in matching finish. See plans and interior elevations for alignment/dimensions. GC shall coordinate exact rough-in location for handpump & air switch w/ architect prior to installation.	
						Polished Chrome	

- NOTES:**
- Contractor shall verify & confirm heights, locations, & alignments of all plumbing fixtures with architect prior to rough-in
 - Contractor shall coordinate all quantities of fixtures & fittings to achieve design intent shown on the drawings.

EXTERIOR WINDOW SCHEDULE					
Mark	Description	Frame Size / M.O. Size	Unit R.O. Ht. Adv. Fin. Fl.	Remarks	
A	Marvin Ultimate Casement UWCA3044	2'-6" x 3'-8 1/16"	Match 1st. fl. head height		
B	Marvin Ultimate Casement (Custom size), direct set fixed	± 1'-8" x 5'-11" V.L.F.		Replace existing window, match existing width. Daylight opening to match adjacent door X002. Existing dimensions to be field verified.	
C	Marvin Ultimate Casement UWCA3254 E	2'-8" x 4'-6 1/16"	Door & WDW. Trim to align @ 2nd fl.		
D	Marvin Ultimate Casement UWCA2654	2'-0" x 4'-6 1/16"	Door & WDW. Trim to align @ 2nd fl.		
E	Marvin Ultimate Casement UWCA3054	± 2'-6" x 4'-6 1/16" V.L.F. ± 2'-9 5/8" x 4'-7 7/8" V.L.F.	Maintain existing head height of basement level.	Existing window opening to be field verified.	
EX	Existing Window	E.T.R.			
EXTERIOR DOOR SCHEDULE					
Mark	Description	Frame Size / M.O. Size	Unit R.O. Ht. Adv. Fin. Fl.	Remarks	
X001	Marvin Ultimate Inswing French Door UWFID3068	± 3'-1 7/16" x 6'-10" V.L.F.		Replacement door. Dimensions to be field verified.	
X002	Marvin Ultimate Inswing French Door UWFID5068	5'-5 5/8" x 6'-10"			
X003	Marvin Ultimate Inswing French Door UWFID3068	± 3'-1 7/16" x 6'-10" V.L.F. ± 3'-4 9/16" x 6'-11 9/16" V.L.F.		Replacement door. Dimensions to be field verified.	
EX	Existing Door	E.T.R.			

- Contractor to verify all dimensions in field prior to placing order, typ.
- Contractor shall provide shop drawings for architect's review prior to placing order.
- Window/door swings are indicated on plans/elevations.
- Provide safety/tempered glass where req'd. by code.
- All windows to be glazed with manufacturer's low-E II and argon, insulated glass. Refer to Insulation Schedule for energy data. Furnish safety/tempered glass where required by code.
- All window units to be clear pine with factory primed interior and painted exterior, as made by Marvin or approved equal.
- Provide all window units with manufacturer's factory finish white screen frames.
- Provide all window units with manufacturer's white hardware.
- Contractor shall coord. wdw. & door rough opening locations to achieve trim alignments per int. elevations & finish schedule.
- 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.

MUSE ARCHITECTS, PC
Architecture and Interior Design

RENOVATION OF & ADDITION TO THE
HOPKINS CAIRNS RESIDENCE

206 SALISBURY RD. SILVER SPRING, MD. 20910

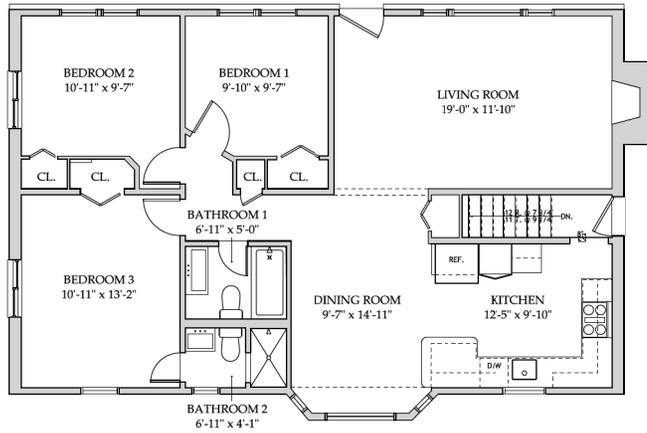
2019

PRELIM. PRICE
03 SEPTEMBER 2021

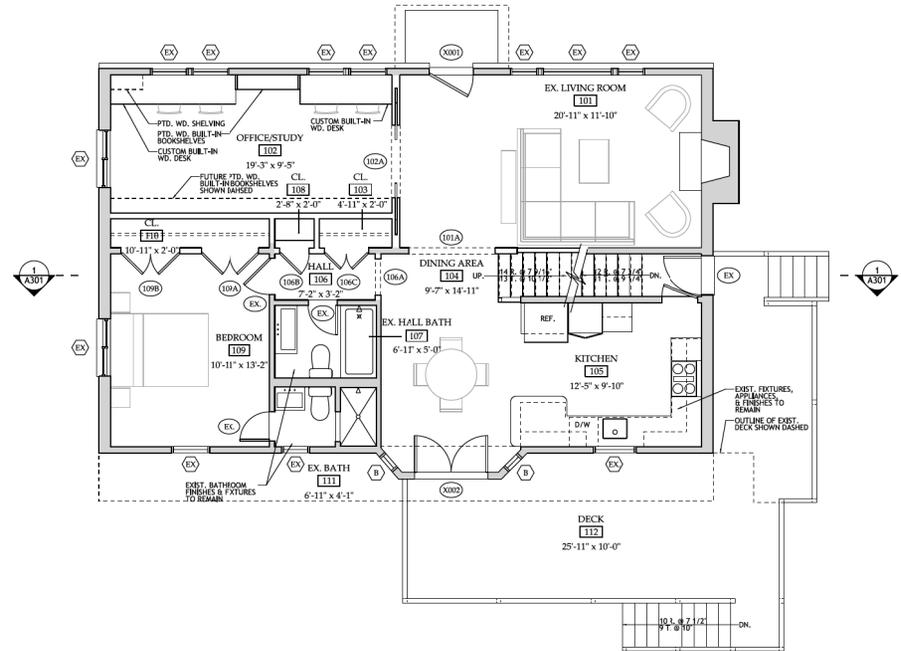
SCHEDULES

SCALE: AS NOTED

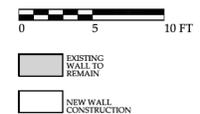
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A002

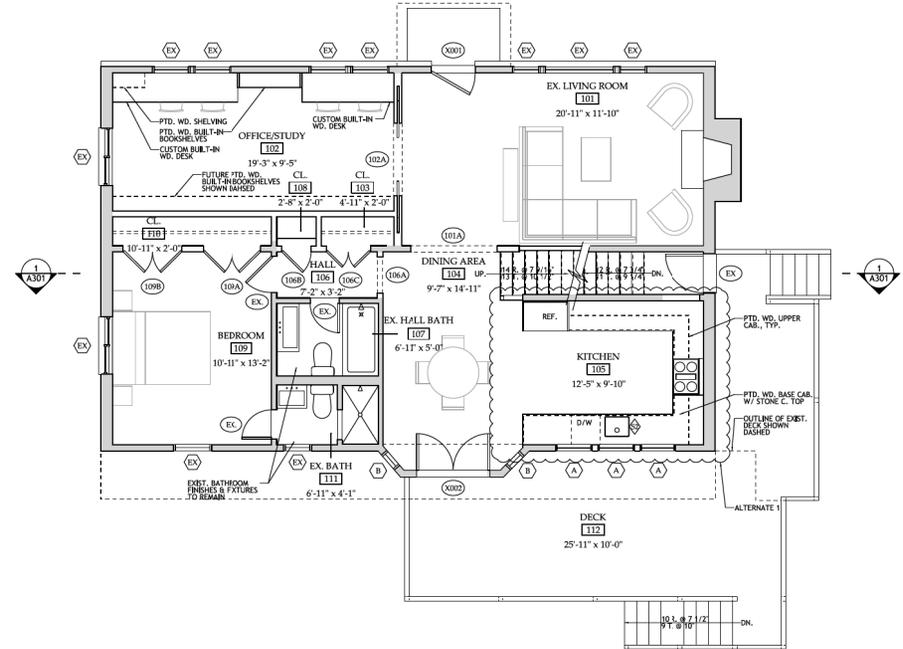


2 EXISTING 1ST FL. PLAN
A101 SCALE: 1/4" = 1'-0"

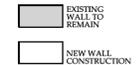


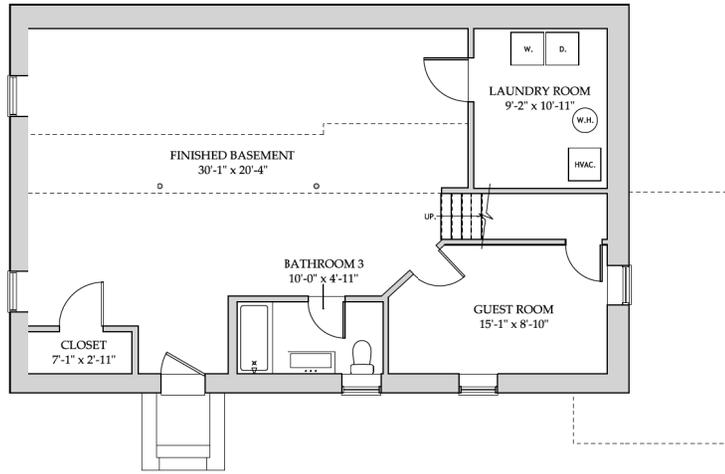
1 PROPOSED 1ST FL. PLAN
A101 SCALE: 1/4" = 1'-0"



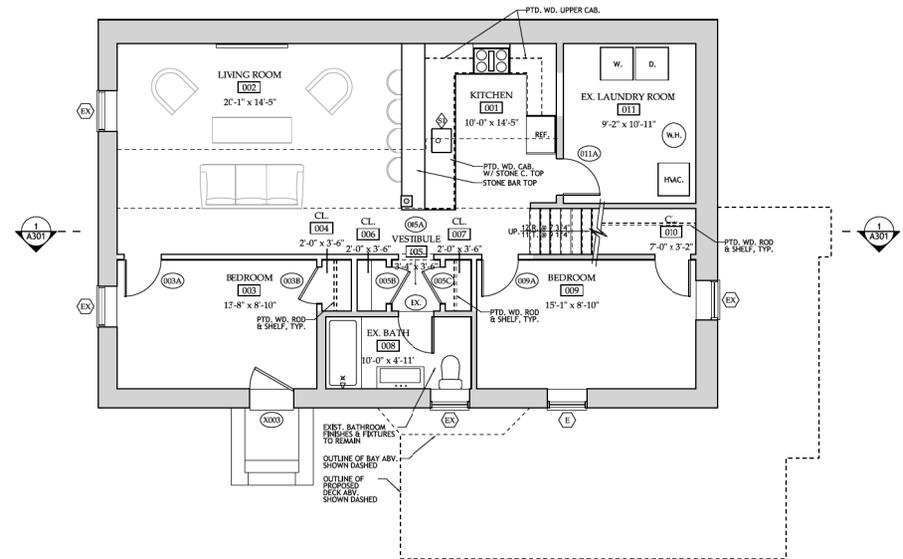


1 PROPOSED 1ST FL. PLAN - KITCHEN ADD ALTERNATE 1
 A101b SCALE: 1/4"=1'-0"





2 EXISTING BASEMENT PLAN
A103 SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT PLAN
A103 SCALE: 1/4" = 1'-0"

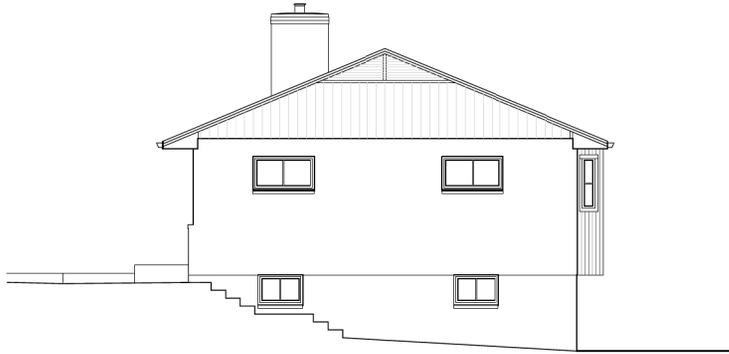
EXISTING WALL TO REMAIN
NEW WALL CONSTRUCTION



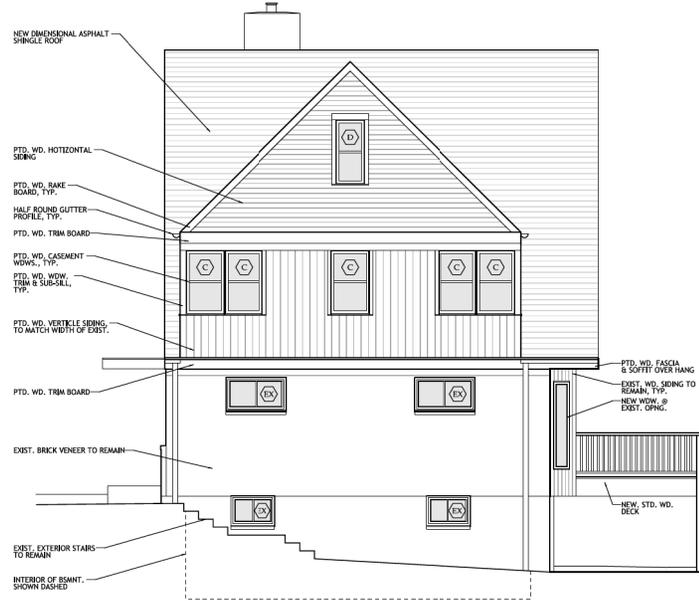
2
 A201 **EXISTING NORTH ELEVATION**
 SCALE: 1/4"=1'-0"



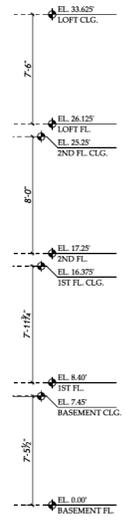
1
 A201 **PROPOSED NORTH ELEVATION**
 SCALE: 1/4"=1'-0"



2
A202 **EXISTING WEST ELEVATION**
SCALE: 1/4" = 1'-0"



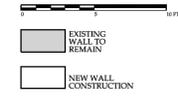
1
A202 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"







1 PROPOSED BUILDING SECTION
 A301 SCALE: 1/4" = 1'-0"





9 STREET ELEVATIONS SALISBURY ROAD
 HPC-01 SCALE: 1/16" = 1'-0"

NEIGHBORING HOUSES



8 2102 SALISBURY RD.
 HPC-01 SCALE: N.T.S.



7 9310 BROOKVILLE RD.
 HPC-01 SCALE: N.T.S.



6 2108 SALISBURY RD.
 HPC-01 SCALE: N.T.S.



5 2110 SALISBURY RD.
 HPC-01 SCALE: N.T.S.

2106 SALISBURY ROAD



4 EXIST. NORTH ELEVATION
 HPC-01 SCALE: N.T.S.



3 EXIST. WEST ELEVATION
 HPC-01 SCALE: N.T.S.



2 EXIST. SOUTH ELEVATION
 HPC-01 SCALE: N.T.S.



1 EXIST. EAST ELEVATION
 HPC-01 SCALE: N.T.S.