

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-----------------------|--|-----------------------|--------------|
| Address: | 2106 Salisbury Road, Silver Spring | Meeting Date: | 3/2/2022 |
| Resource: | Non-Contributing Resource (<i>Linden Historic District</i>) | 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

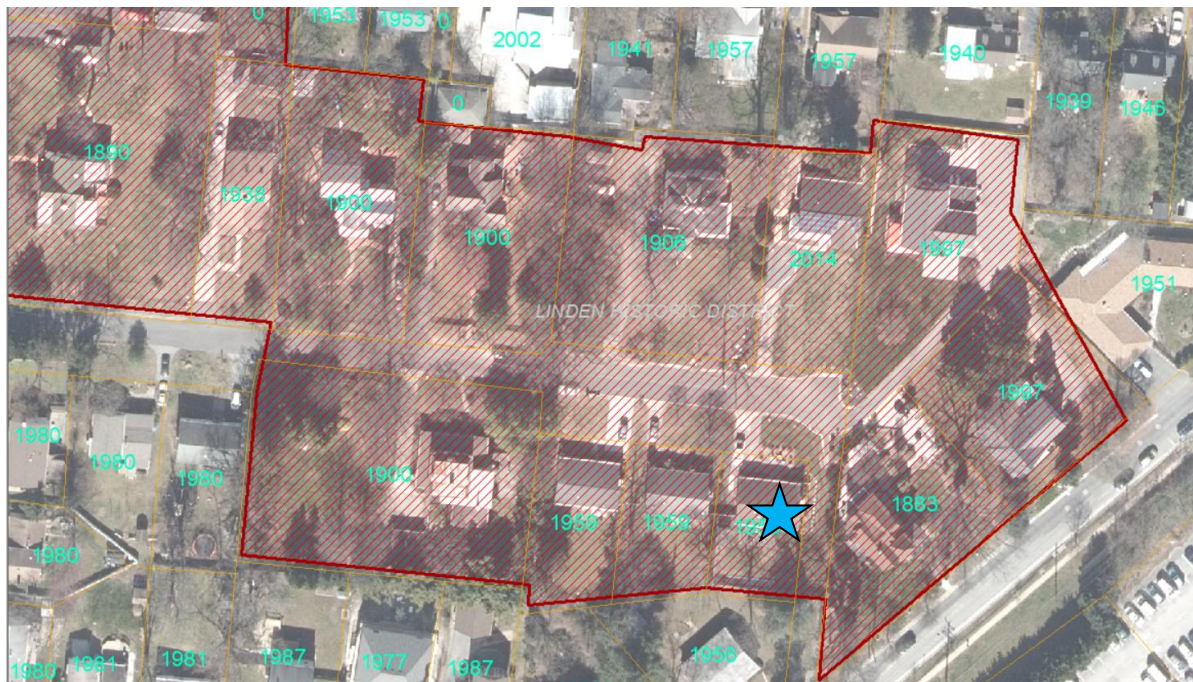


Fig. 1: Subject property, as marked by the blue star.

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

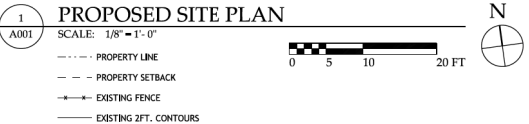
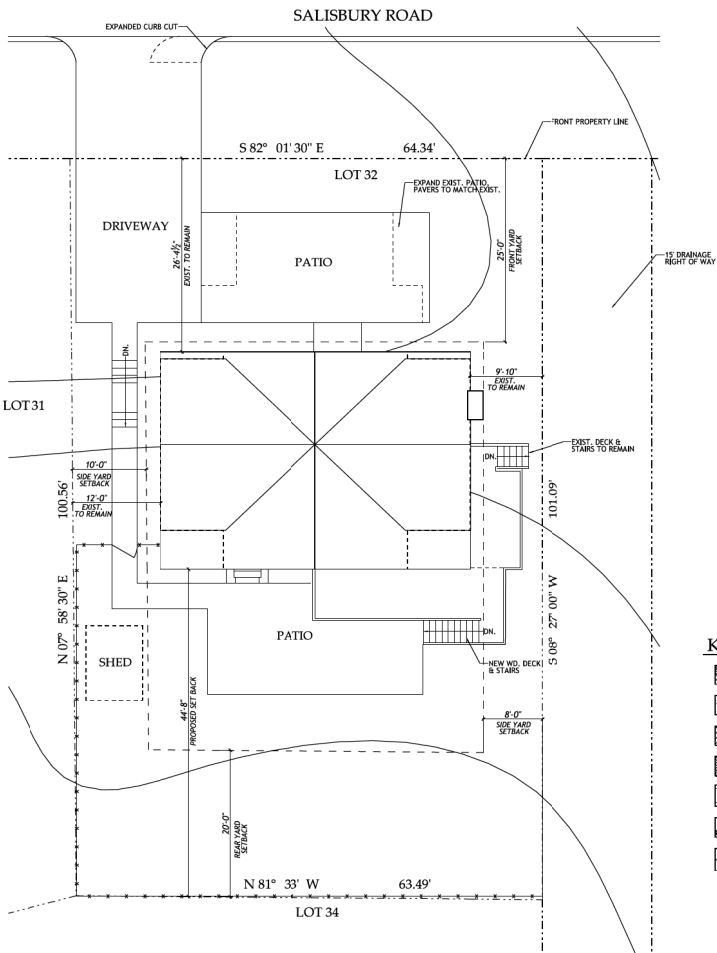
LIST OF ABBREVIATIONS

| | | | |
|------------------------------|---|----------------|--------------------|
| 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. | Existing to remain |
| PRINCIPAL BUILDING HEIGHT: | 35 FT max. to highest point of roof, OR 30 FT max. to mean height level | 15.75 FT. | 30.75 FT. |

LIST OF ABBREVIATIONS

| | | | | | |
|--------------|--------------------------------|--------------|------------------------|--------------|------|
| Abbreviation | Item | Abbreviation | Item | Abbreviation | Item |
| @ | At | P.L.V. | PLY, PLWD | | |
| A.F.F. | Above Finish Floor | P.L.R. | Floor | | |
| ABV. | Above | P.O. | Pressure Treated | | |
| A.H.U. | Air Handling Unit | P.T.D. | Painted | | |
| APPROX. | Approximate | R. | Reinforcing | | |
| BD. | Board (or Bead, if applicable) | R.O. | Rough Opening | | |
| BLDG. | Building | REIN. | Reinforcing | | |
| BLKG. | Blocking | SHTG. | Sheathing | | |
| BM. | Beam | SM. | Similar | | |
| C. | Concrete | STD. | Standard | | |
| CL. | Center Line | STL. | Steel | | |
| CLG. | Ceiling | ST. STL. | Stainless Steel | | |
| C.J. | Ceiling Joint | STR. | Storage | | |
| CMU | Concrete Masonry Unit | STRUC. | Structure | | |
| COL. | Column | SW. | Switch | | |
| CONC. | Concrete | T | Tread(s) | | |
| CONT. | Continuous | T&G | Tongue and Groove | | |
| CPR. | Cover | T.B. | Truss Joist | | |
| DS. | Downspout | T.O. | Top of | | |
| DWG. | Drawing | T.O. ARCH | Top of Arch | | |
| EQ. | Equal | T.O.W. | Top of Wall | | |
| EX. | Existing | U.N.O. | Unless Noted Otherwise | | |
| EXT. | Exterior | W. | With | | |
| F.D. | Floor Drain | WD. | Wood | | |
| FIN. | Finish | WN. | Window | | |
| FLASHG. | Flashing | WPG | Waterproofing | | |
| | | W.W.F. | Welded Wire Fabric | | |
| | | 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 | REGB INSULATION | WINDOW TYPE |
| CONCRETE | CONTINUOUS WOOD FRAMING | DOOR TYPE |
| BRICK | WOOD BLOCKING | APPLIANCE |
| CONCRETE MASONRY UNIT | FINISH WOOD | INTERIOR ELEVATION |
| WOOD FRAMED WALL | GYPSUM WALL BOARD | SMOKE DETECTOR |
| BATT / SPRAYFOAM INSULATION | PLYWOOD | REVISION NUMBER |
| FERRIOUS METAL | STONE | DETAIL |
| | | SECTION |
| | | ELEVATION |
| | | PLUMBING FEATURE TYPE |

| INTERIOR DOOR SCHEDULE | | | | | | | | |
|---|----------|----------------------|----------------------|----------------------------|-------------------------------|--------------|---------------------|-------------------------|
| Mark | Location | Type / Material | Single / Pair | Size (each leaf / opening) | Thk. | 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 | Ventibule 005 | Cased Opening | | 2'-6" x 6'-8" | | | |
| | 005B | Ventibule 005 | Hinged / Wood Panel | Single | 2'-6" x 6'-8" | 1 1/2" | Passage Set | |
| | 005C | Ventibule 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 | |
| FIRST FLOOR | 011A | Ex. Laundry Room 011 | Hinged / Wood Panel | Single | 2'-6" x 6'-8" | 1 1/2" | Privacy Set | |
| | 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: | | | | | | | | |
| 1. Contractor to field verify all dimensions prior to placing order, typical. | | | | | | | | |
| 2. 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. | | | | | | | | |
| 3. Swing as indicated on plans and interior elevations. | | | | | | | | |
| 5. All interior paneled doors and pocket doors shall be 1 1/2" thick minimum, typical, solid core. | | | | | | | | |
| 6. Provide shop drawings for architect's review prior to placing an order. | | | | | | | | |
| 7. All hardware finish TBD, typical. Contractor shall verify with Owner and architect prior to placing an order. See allowances. | | | | | | | | |
| 8. Contractor shall coordinate all doors to receive jamb switching per electrical floor plans. | | | | | | | | |
| 9. Paint black all wood bored holes at door strikes, typ. | | | | | | | | |
| 10. 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 | Rold Modern Kitchen Side Lever Pull-Down Kitchen Faucet, CV751-2 | Polished Chrome | 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 handperry & air switch w/ architect prior to installation. |
| | BALL BATH 203 | T1 | Kohler Belvoir above bath, K-837 | White | Waterworks UNIVERSAL 2 3/4" shower head w/ adjustable spray, UNSH18 Waterworks ROASTER shower arm and flange, RDSH01 Waterworks ROASTER pressure balance control valve w/ metal lever handle, RDPB10 Waterworks ROASTER wall mounted shower tub spout, RDT580 | 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. |
| | | WC1 | Toto Drake two-piece toilet, 1.6gpf, round bowl, CS-743S, w/ SoftClose seat, SS113 | White | Trip lever | Polished Chrome | Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions. |
| | | L1 | Kohler Cinton Rectangle Undermount Bathroom Sink, K-2000 | White | Waterworks ROASTER facet with lever handles, RDS10 | Polished Chrome | Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions. |
| | | L2 | Kohler Cinton Rectangle Undermount Bathroom Sink, K-2000 | White | Waterworks ROASTER facet with lever handles, RDS10 | Polished Chrome | Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions. |
| SECOND FLOOR | PRIMARY BATH 211 | WC2 | Toto Drake two-piece toilet, 1.6gpf, round bowl, CS-743S, w/ SoftClose seat, SS113 | White | Trip lever | Polished Chrome | Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions. |
| | | T2 | Kohler Steamrock Oval Freestanding Bath, K-6369 | White | Rold Perrin & Rowe Door Exposed Tub Filler with lever handle, 113123-S-APC Waterworks UNIVERSAL 2 3/4" shower head w/ adjustable spray, UNSH18 Waterworks ROASTER wall mounted shower arm & flange, RDSH01 Waterworks ROASTER volume control valve trim w/ metal lever handle, RDVC50 Waterworks ROASTER thermostatic control valve trim w/ metal lever handle, RDT110 Waterworks ROASTER handshower on hook w/ metal handle, RDSH01 Waterworks UNIVERSAL 5" shower drain, UNSD02 | Polished Chrome | Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions. |
| | | SH1 | Bath in full height tiled shower | - | Waterworks ROASTER handshower on hook w/ metal handle, RDSH01 Waterworks UNIVERSAL 5" shower drain, UNSD02 | 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. |
| | SHOWER 212 | SH1 | Bath in full height tiled shower | - | Waterworks ROASTER handshower on hook w/ metal handle, RDSH01 Waterworks UNIVERSAL 5" shower drain, UNSD02 | 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. |
| | SHOWER 212 | SH1 | Bath in full height tiled shower | - | Waterworks ROASTER handshower on hook w/ metal handle, RDSH01 Waterworks UNIVERSAL 5" shower drain, UNSD02 | 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. |
| FIRST FLOOR | LAUNDRY 208 | S3 | Kohler Understone Undermount Kitchen Sink, K-3025 | SS | Rold Modern Kitchen Side Lever Pull-Down Kitchen Faucet, CV751-2 | Polished Chrome | Provide supplies, stops, and P-trap. See plans and interior elevations for alignment/ dimensions. GC shall coordinate exact rough-in location for handperry & air switch w/ architect prior to installation. |
| | ALTERNATE 1 | | | | | | |
| | KITCHEN 105 | S2 | Kohler Understone Undermount Kitchen Sink, K-3025 | SS | Rold Modern Kitchen Side Lever Pull-Down Kitchen Faucet, CV751-2 | Polished Chrome | 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 handperry & air switch w/ architect prior to installation. |
| | NOTES: | | | | | | |
| | 1. | Contractor shall verify & confirm heights, locations, & alignments of all plumbing fixtures with architect prior to rough-in | | | | | |
| 2. | 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. | | Replce 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. |
| EX | Existing Window | E.T.R. | | Existing window opening to be field verified. |
| EXTERIOR DOOR SCHEDULE | | | | |
| Mark | Description | Frame Size/ M.O. Size | Unit R.O. Ht. Adv. Fin. Fl. | Remarks |
| X001 | Marvin Ultimate Inswing French Door UWFD3068 | ± 3'-1 7/16" x 6'-10" V.L.F. | | Replacement door. Dimensions to be field verified. |
| X002 | Marvin Ultimate Inswing French Door UWFD3068 | 5'-5/8" x 6'-10" | | |
| X003 | Marvin Ultimate Inswing French Door UWFD3068 | ± 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. | | |
| 1. Contractor to verify all dimensions in field prior to placing order, typ. | | | | |
| 2. Contractor shall provide shop drawings for architect's review prior to placing order. | | | | |
| 3. Window/ door swings are indicated on plans/elevations. | | | | |
| 4. Provide safety/tempered glass where req'd. by code. | | | | |
| 5. 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. | | | | |
| 6. All window units to be clear pine with factory primed interior and painted exterior, as made by Marvin or approved equal. | | | | |
| 7. Provide all window units with manufacturer's factory finish white screen frames. | | | | |
| 8. Provide all window units with manufacturer's white hardware. | | | | |
| 9. Contractor shall coord. wdw. & door rough opening locations to achieve trim alignments per int. elevations & finish schedule. | | | | |
| 10. 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. | | | | |

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RENOVATION OF & ADDITION TO THE
HOPKINS CAIRNS RESIDENCE
206 SALISBURY RD. SILVER SPRING, MD, 20910

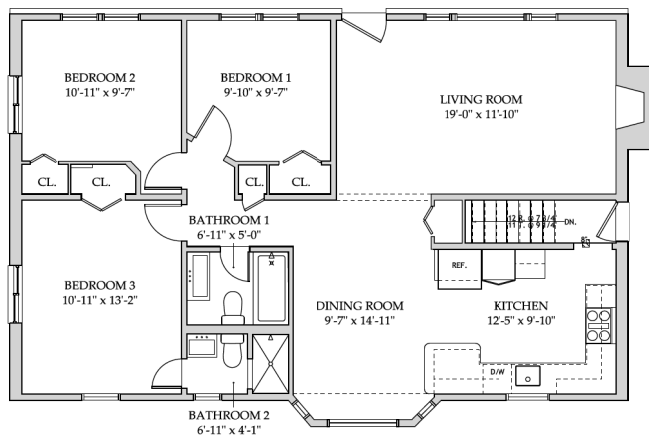
21.09

PRELIM. PRICE
03 SEPTEMBER 2021

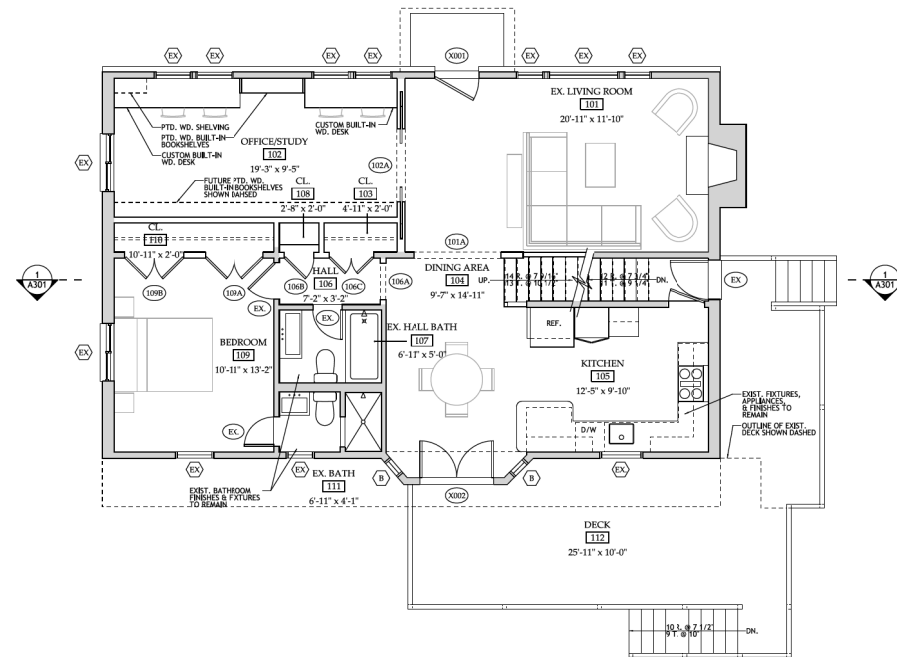
SCHEDULES

SCALE: AS NOTED

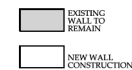
SHEET NO.
A002

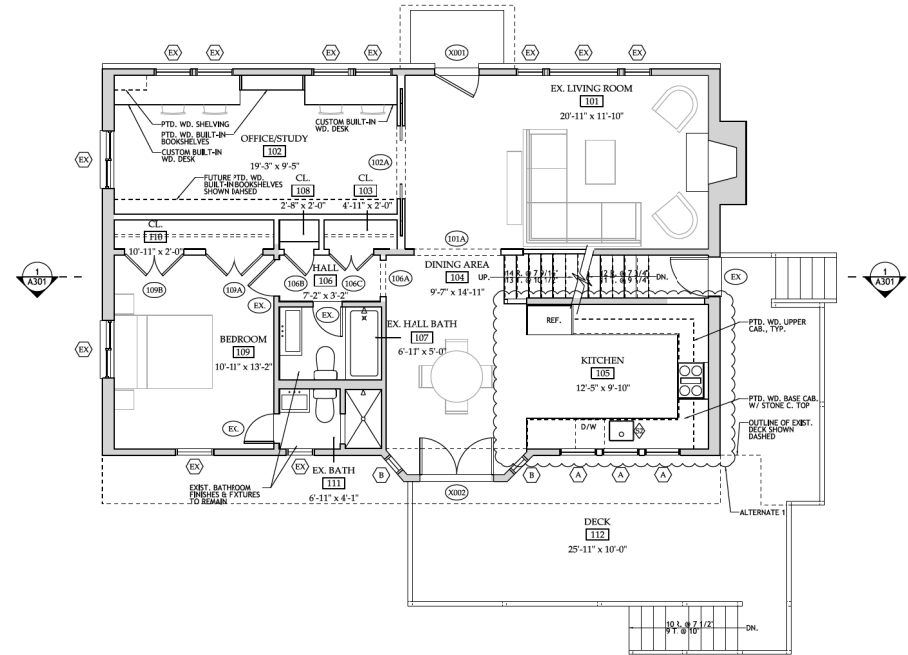


2 EXISTING 1ST FL. PLAN
A101 SCALE: 1/4" = 1'-0"



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



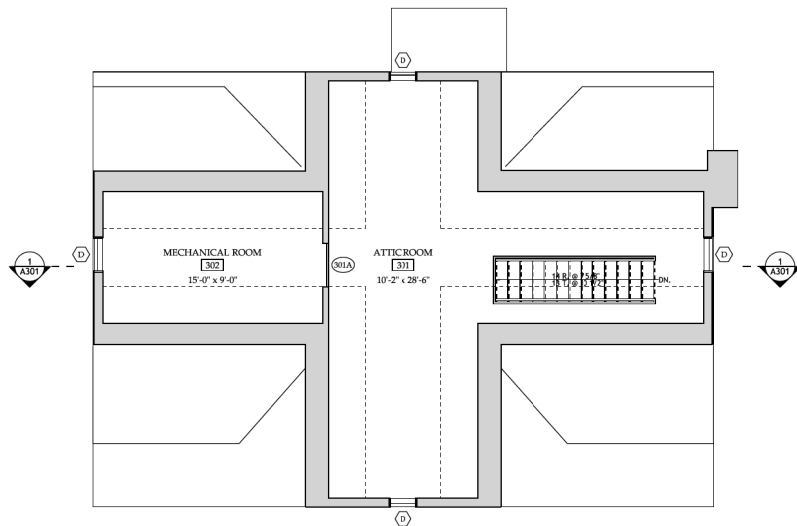


1
A101b PROPOSED 1ST FL. PLAN - KITCHEN ADD ALTERNATE 1
SCALE: 1/4" = 1'-0"

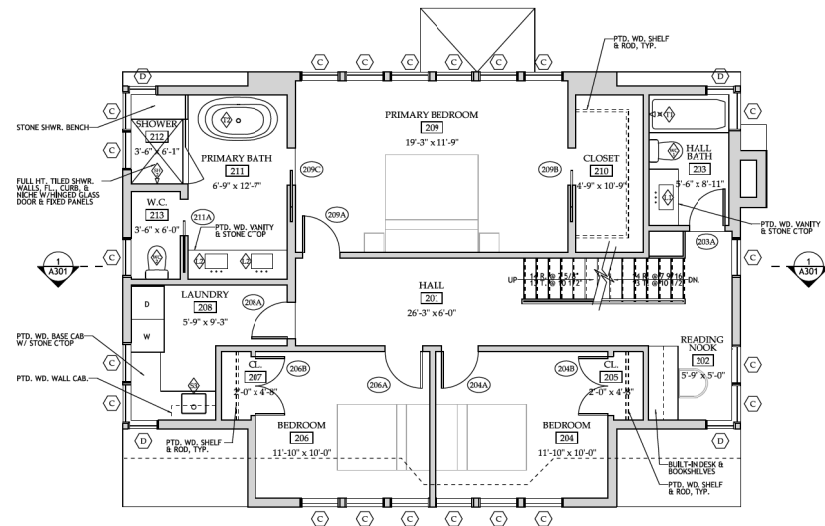
0 5 10 FT

EXISTING
WALL TO
REMAIN

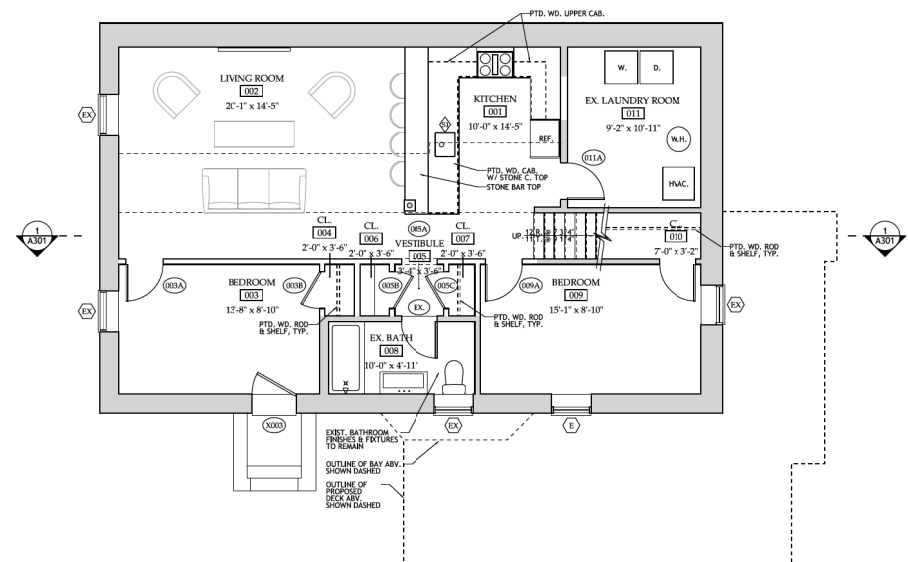
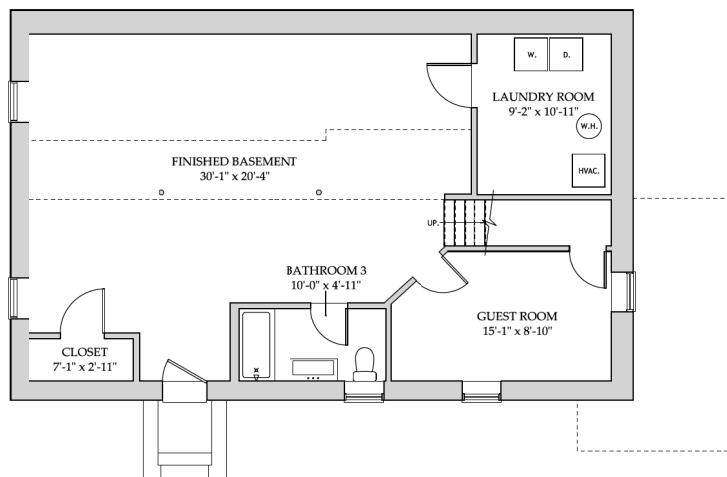
NEW WALL
CONSTRUCTION



2 PROPOSED ATTIC PLAN
A102 SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
A102 SCALE: 1/4" = 1'-0"



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

21.09

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03 SEPTEMBER 2021

BASEMENT PLANS

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

SHEET NO.

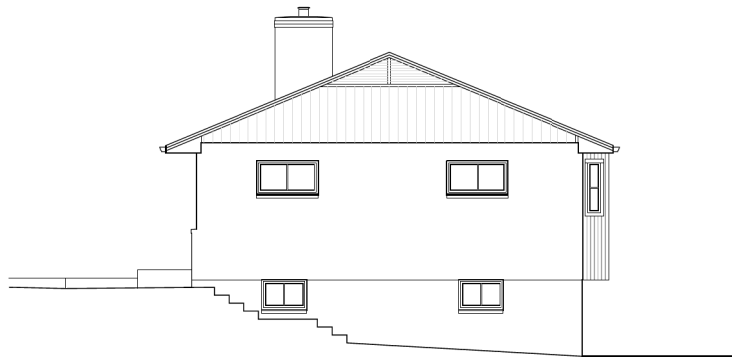
A103



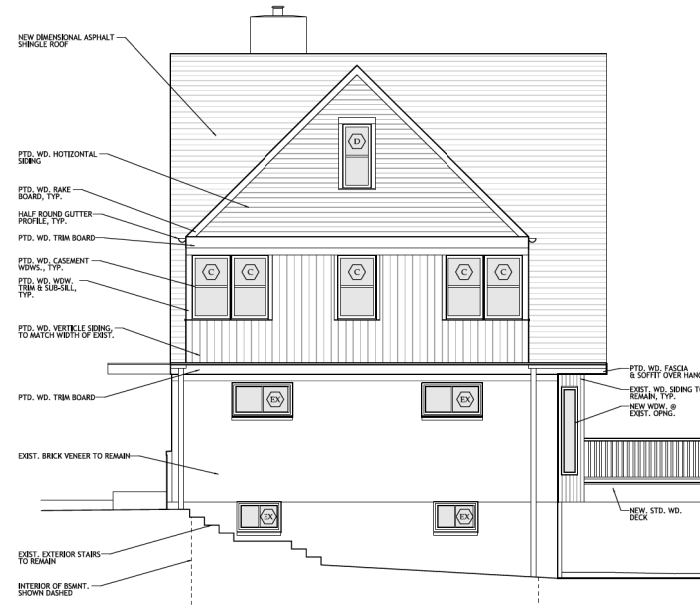
2
A201 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



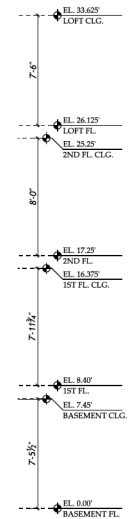
1
A201 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

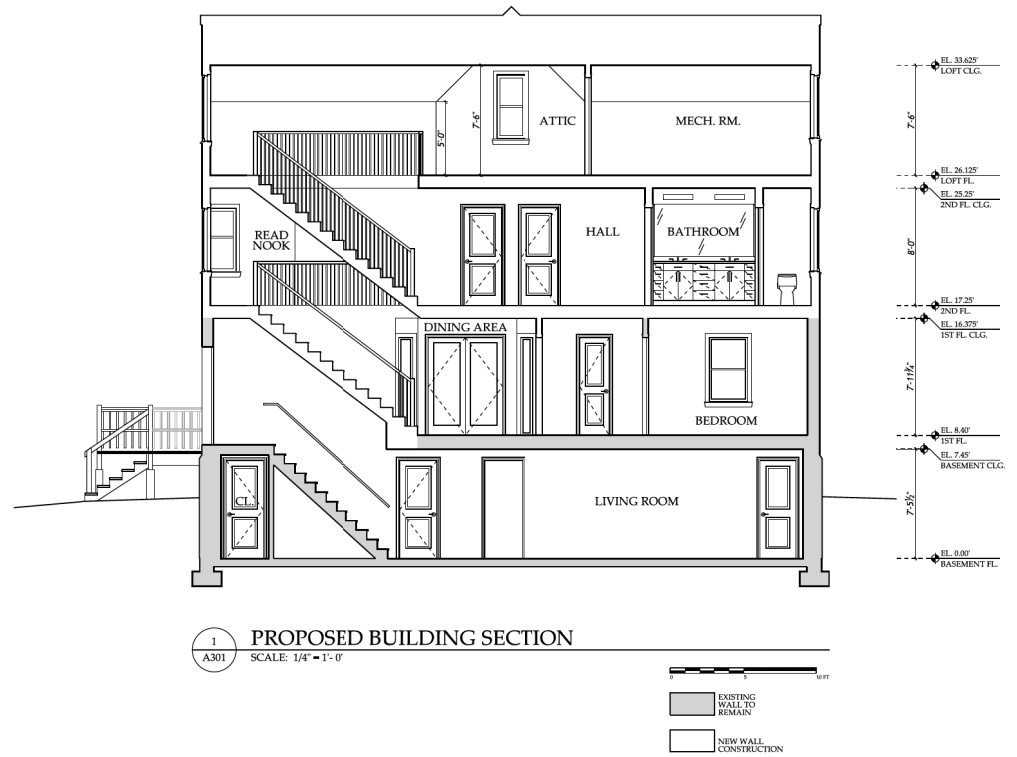




2
A203
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1
A203
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

| | |
|--|------------------------------------|
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| RENOVATION OF & ADDITION TO THE HOPKINS CAIRNS RESIDENCE 2106 SALISBURY RD. SILVER SPRING, MD, 20910 | |
| 21.09 | PRELIM. PRICE 03 SEPTEMBER 2021 |
| SOUTH ELEVATIONS | SCALE: 1/4" = 1'-0" |
| SHEET NO. A203 | |





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.