

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6713 Westmoreland, Takoma Park	Meeting Date:	7/13/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/6/2022
Applicant:	Alex Thompson and Emily Adams (Joseph Rabinowitz, Architect)	Public Notice:	6/29/2022
Review:	HAWP	Tax Credit:	N/A
Case Number:	989155	Staff:	Michael Kyne
PROPOSAL:	Partial demolition, construction of new two-story rear addition, and fenestration alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with three (3) conditions** the HAWP application:

- 1) **The fenestration pattern on the side elevations of the proposed addition must be revised to be more proportionally aligned and consistent with the historic house, with final review and approval delegated to staff.**
- 2) **The lite pattern for the windows on the side elevations of the proposed addition must be revised to more appropriate and compatible with the historic house, with final review and approval delegated to staff.**
- 3) **All proposed new and replacement windows will be wood or aluminum-clad wood windows, with permanently-affixed interior and exterior muntins and internal spacer bars. Final review and approval is delegated to staff.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1915-25



Fig. 1: Subject property.

BACKGROUND

The applicants previously appeared before the Commission for a preliminary consultation at the June 8, 2022 HPC meeting.¹

PROPOSAL

The applicants propose partial demolition, construction of new two-story rear addition, and fenestration alterations at the subject property.

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and

¹ Link to June 8, 2022 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2022/06/II.B-6713-Westmoreland-Avenue-Takoma-Park.pdf>

Link to June 8, 2022 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=ae30da48-e7fa-11ec-9ad4-0050569183fa

- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

The *Guidelines* define a Contributing Resource as:

A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

The *Guidelines* state the following regarding the review of Contributing Resources:

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources". While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district).

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way - such as vents, metal stovepipes, air conditioners, fences, skylights, etc. - should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 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 subject property is a one-and-a-half story, 1,571 SF, gable front, Craftsman-style Contributing Resource within the Takoma Park Historic District. The historic house currently has non-original one-over-one, single-hung, vinyl windows and non-original aluminum siding. There is an existing one story addition at the rear, which was constructed after 1963 (see *Fig. 2* below).

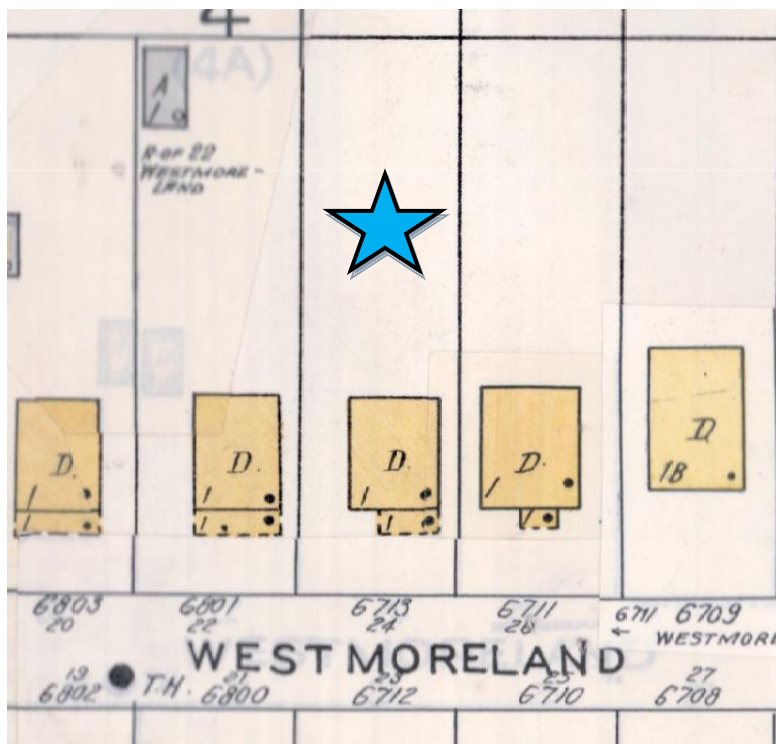


Fig. 2: 1927-1963 Sanborn Fire Insurance Map, with subject property marked by the blue star.

The applicants propose to remove the post-1963 rear addition and construct a new two story, 1,677 SF addition at the rear. The proposed rear addition will be coplanar with the historic house on the south (right, as viewed from the public right-of-way of Westmoreland Avenue) side, but it will project beyond the north (left) side of the historic house. The addition will envelop the rearmost portion of the historic house, resulting in the loss of the rearmost windows on both the south (right) and north (left) side. The addition will have side gables, being perpendicular to the historic house, and a nearly full width shed dormer at the rear.

The materials for the proposed new addition include: fiber cement clapboard siding with exposure to match the existing aluminum siding; cedar or fiber cement shake accent siding on the rear elevation; Azek trim; fiberglass shingle roofing to match the existing; fiberglass casement, awning, and sliding windows; and a new wood entry door on the front elevation of north (left) side projection to match the existing entry door on the historic house. Notably, the addition will have deep overhangs, taking visual cues from the historic house.

The applicants also propose to replace the existing, non-original, one-over-one, single-hung, vinyl windows with new double-hung, fiberglass windows. No other alterations are proposed on the historic house.

The applicants previously appeared before the Commission for a preliminary consultation at the June 8, 2022 HPC meeting. At the preliminary consultation, the Commission was generally supportive of the scale, massing, and location of the proposed addition. Several indicated that they would prefer the ridge of the addition to be lowered slightly, if possible. One Commissioner specifically stated that lowering the ridge of the addition by 1', going from 4' above the historic house to 3', may be sufficient. However, the Commission indicated that they would support the addition, as proposed.

Regarding the proposed new and replacement windows, the Commission unanimously agreed with staff's position - that the windows on the side elevations of the proposed addition should be more proportionally

aligned and consistent with the historic house, and that all proposed new windows should be constructed from an appropriate and compatible material (i.e., wood or aluminum-clad instead of fiberglass).

The applicants have returned with a HAWP application, in accordance with the Commission's comments and recommendations. In communicating with staff, the applicants' architect indicated that they explored lowering the ridge of the addition, but this resulted in undesirable ceiling heights on the second floor. Because the majority of the Commission was supportive of the previously proposed ridge height, staff supports this aspect of the proposal.

In response to the Commission's comments regarding the proposed new and replacement windows, the applicants have revised their proposal to include four-over-one, double-hung, fiberglass windows on the historic house and fiberglass casement windows on the side elevations of the addition. The addition windows will have applied muntins, resulting in a two-over-two appearance. The addition windows have also been elongated, making them more rectangular and consistent with the historic windows than previously proposed.

However, staff maintains that the windows on the side elevations of the proposed addition are inappropriate and incompatible, in terms of proportions and consistency with the historic house. Staff finds that the proposed two-over-two lite pattern is inappropriate for this Craftsman-style house, as a two-over-two lite pattern is more consistent with mid-to-late nineteenth century revival style architecture. Multiple lites in the upper sash and a single lite in the lower sash (as is proposed on the historic house) would be more consistent with Craftsman-style architecture. Regarding the proposed fenestration pattern, staff finds that, where two windows are in close proximity to one another, they should be grouped, with wide casings separating them. This is consistent with Craftsman-style architecture and with the fenestration pattern of the historic house.

Additionally, staff maintains that the proposed window materials are inappropriate. As noted in the preliminary consultation staff report and stated by the Commission, fiberglass windows are inappropriate and incompatible, and all proposed new and replacement windows should be wood or aluminum-clad wood windows. While full specification sheets have not been provided, staff also finds that the proposed new and replacement windows should have permanently-affixed interior and exterior muntins, with internal spacer bars, per the Commission's typical requirement.

Staff recommends the following conditions of approval, per the Commission's recommendations regarding windows:

- 1) The fenestration pattern on the side elevations of the proposed addition must be revised to be more proportionally aligned and consistent with the historic house, with final review and approval delegated to staff.
- 2) The lite pattern for the windows on the side elevations of the proposed addition must be revised to more appropriate and compatible with the historic house, with final review and approval delegated to staff.
- 3) All proposed new and replacement windows will be wood or aluminum-clad wood windows, with permanently-affixed interior and exterior muntins and internal spacer bars. Final review and approval is delegated to staff.

Staff finds that the applicants' proposal, as modified by the recommended conditions, is generally consistent with the *Guidelines*. As modified, the proposal will be generally consistent with the predominant architectural style and period of the resource, and it will preserve the predominant architectural features of the resource. The proposed addition is generally compatible with the historic house and surrounding streetscape, in terms of scale, massing, and location, given the established

building/addition pattern on Westmoreland Avenue. Additionally, the original size and shape of window and door openings will be maintained, where feasible.

Staff also finds that the modified proposal will not remove or alter character-defining materials, features, or spaces of the subject property, per *Standards #2 and #9*. In accordance with *Standard #10*, the proposed addition could be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired.

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

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the three (3) conditions outlined on Page 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal, as modified by the conditions, is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*.

and with the general condition that the applicant shall present the 3 electronic permit sets 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# _____
DATE ASSIGNED _____

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

APPLICANT:

Name: Guerilla Construction LLC
Address: 6600 York Road, Suite 100
Daytime Phone: 410-967-4111

E-mail: joseph@go-guerilla.com
City: Baltimore Zip: 21212
Tax Account No.: MHIC# 135541

AGENT/CONTACT (if applicable):

Name: Home Owner / Alex Thompson
Address: 6713 Westmoreland Avenue
Daytime Phone: 301-793-1311

E-mail: abt630@gmail.com
City: Takoma Park Zip: 20912
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ✓ Yes/District Name Takoma Park
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 6713 Street: Westmoreland Avenue
Town/City: Takoma Park Nearest Cross Street: Elm Ave
Lot: 07 Block: 18 Subdivision: 005 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

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

Joseph Rabinowitz

06/21/2022

Signature of owner or authorized agent

Date

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

Single family Dwelling, One level with finished basement. Front Porch, Parking Pad on the side. Rear Deck with a walk off onto the Backyard. Backyard is sloped and it includes various trees and vegetation with a small patio pad.

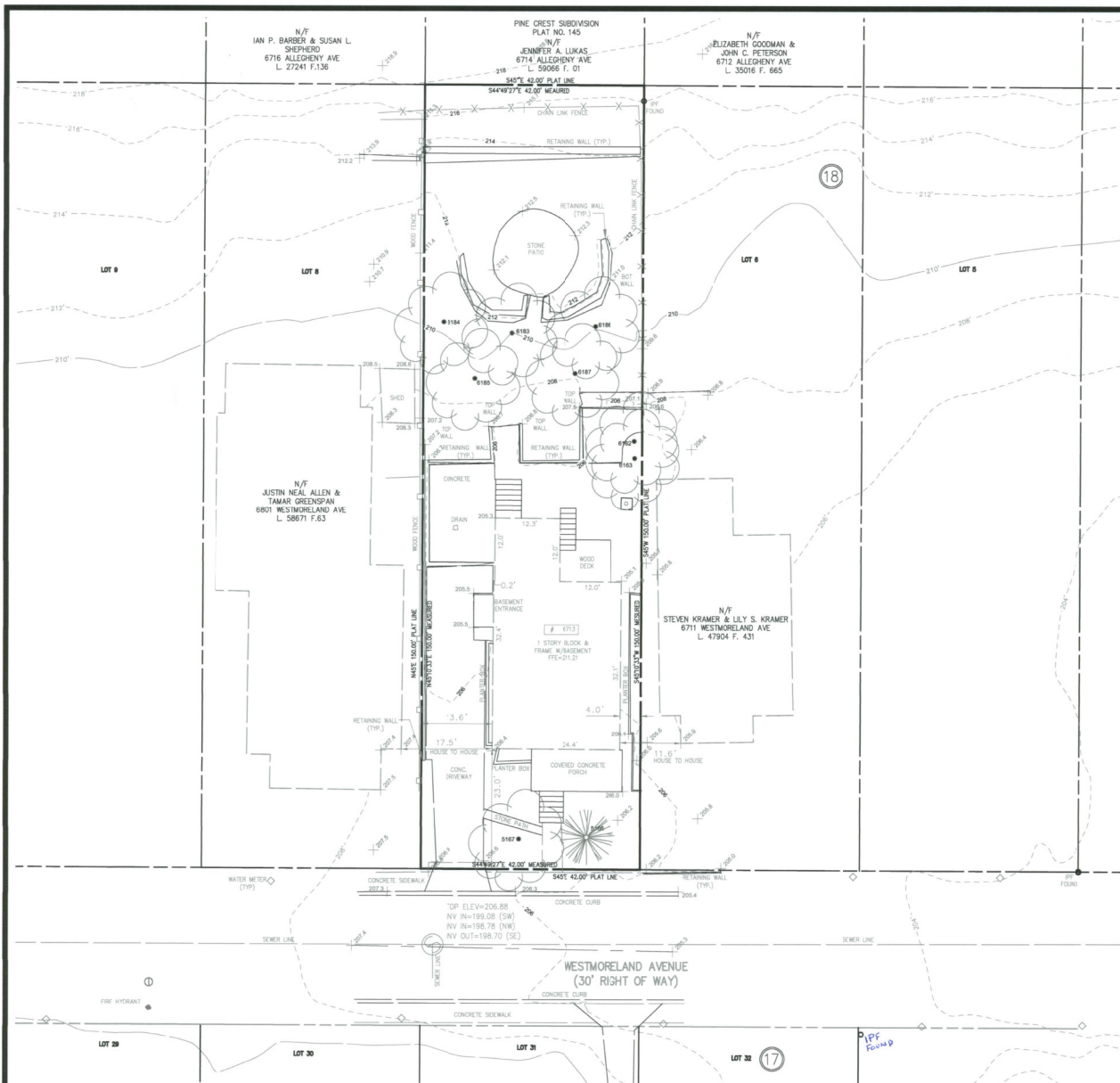
Description of Work Proposed: Please give an overview of the work to be undertaken:

Demolish rear of the building and expand with an Addition of Approximately 1700 SF. The addition will have a living room with fireplace, split level with a walk up to existing part of the dwelling's 1st floor and basement, a side entrance to the living room with mud-room. Second floor of the Addition to accommodate 3 bedrooms and 2 bathrooms, laundry, and attic access. Renovation of existing to include renovation to the kitchen, existing bathroom and update of the finishes. Site work will consist of excavation for the addition, driveway, and pathways around the disturbed areas of the site.

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

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

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



RED DOT TABLE					TREE TABLE	
Point #	Northing	Easting	ELEV	Description	Point #	Description
5126	475438.43	1309957.51	218.77	RC	5166	TREE 20IN CON
5127	475437.45	1309957.79	218.33	HSE	5167	TREE 18IN DEC
5128	475432.21	1309948.48	220.25	RG	5162	TREE 7IN DEC
5130	475429.29	1309949.14	219.98	HSE	5163	TREE 7IN DEC
5131	475406.78	1309922.93	220.65	RG	5183	TREE 8IN DEC
5132	475406.67	1309922.99	220.42	RG	5184	TREE 8IN DEC
5133	475406.41	1309926.19	210.17	HSE	5185	TREE 40IN STUMP
5134	475406.38	1309926.15	206.59	HSE	5186	TREE 8IN DEC
5135	475406.41	1309925.97	220.18	HSE	5187	TREE 8IN DEC
5136	475405.41	1309924.61	221.02	HSE		
5137	475401.09	1309931.31	210.85	HSE		
5138	475401.07	1309931.36	210.21	HSE		
5139	475395.56	1309925.58	210.75	HSE		
5140	475395.51	1309925.56	210.04	HSE		
5141	475395.50	1309925.88	207.34	HSE		
5144	475422.33	1309942.23	211.97	HSE		
5146	475424.75	1309939.65	211.51	HSE		
5147	475429.91	1309944.58	211.49	HSE		
6051	475402.39	1309930.16	220.48	HSE		
6052	475400.78	1309931.79	220.16	HSE		
6053	475395.61	1309923.89	220.07	HSE		
6054	475394.53	1309925.01	220.64	HSE		
6055	475394.27	1309925.25	219.98	HSE		
6056	475388.53	1309930.92	225.95	HSE		
6057	475396.46	1309933.44	228.51	HSE		
6058	475396.45	1309933.43	228.28	HSE		
6059	475382.90	1309936.72	220.04	HSE		

SERVITUDE NOTE:

I, CHARLES F. YOUNG, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO NOT ACCEPT RESPONSIBILITY FOR ANY SERVITUDE, EASEMENT OR RIGHT OF WAY NOT SHOWN HEREON IF NOT PROVIDED BY THE CLIENT OR HIS REPRESENTATIVE. NO RECORD RESEARCH FOR ANY SERVITUDE WAS MADE BY MYSELF OR MY REPRESENTATIVES AND THOSE SHOWN HEREON ARE ONLY THOSE WHICH ARE VISIBLE ON THE GROUND OR PROVIDED BY MY CLIENT AND/OR HIS REPRESENTATIVES. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF AN ABSTRACT OF TITLE.

SURVEYOR'S CERTIFICATE

"I, CHARLES F. YOUNG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, HEREBY CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF." MY LICENSE EXPIRES 6-17-22.

Charles F. Young 2/23/22
 CHARLES F. YOUNG
 PROFESSIONAL LAND SURVEYOR
 MARYLAND LICENSE NUMBER 10932



DESIGNED			REVISIONS		
CFY	02/22	DATE	DATE	BY	DESCRIPTIONS
JAB	02/22	DATE			
CFY	02/22	DATE			
		DATE			



201 Defense Highway
 Suite 200
 Annapolis, MD 21401
 Ph: (443) 274-3332
 Fax: (443) 274-3333
 Contact Person: Charles F. Young
 Professional Land Surveyor
 cyoung@techgroupinc.net

PREPARED FOR:
 GUERRILLA CONSTRUCTION
 6600 York Rd
 BALTIMORE, MARYLAND, 21212

OWNER NAME:
 ALEX THOMPSON & EMILY E. ADAMS
 6713 WESTMORELAND AVE
 TAKOMA PARK, MARYLAND, 20912

BOUNDARY / TOPOGRAPHIC SURVEY
6713 WESTMORELAND AVENUE

MAP 888, LOT 7 BLOCK 18
 MONTGOMERY, MARYLAND
 ELECTION DISTRICT 13
 TAX ID# 44-000000, LINDER 5440 F000 146

SCALE: AS SHOWN DATE: FEBRUARY 2022 TFS PROJECT No.: 522003 SHEET 1 OF 1

6713 Westmoreland Avenue

Takoma Park, Maryland 20912

Addition & Renovation



1 | Front View



2 | Back View

Index of Drawings

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Property Data

Address: 6713 Westmoreland Ave
Municipality: Takoma Park

Legal Description: Pinecrest
Landuse: Single Family Detached

WSSC Grid: 208NE01

District: I3

Map: JH3

Subdivision: 005

Lot: 7

Block: 18

Zone: R-40

Takoma Park Historic District

Building Data

Above Grade Living Area: 3247 SF

Existing: ~ 1871 SF

Proposed: ~ 1677 SF

Stories: 2

Use Classification: Single Family Residential

Non-Sprinklered

Project Team

Owner:
Alex Thompson
Emily Adams

Design/Build Contractor:
guerrilla / construction LLC
6400 York Road #100
Baltimore, MD 21212

Structural Consultant

Montgomery County Codes

Building Construction Code: 2018 International Building Code, adopted and amended by Montgomery County (Effective date: May 20, 2020)

Mechanical Code: 2018 International Mechanical Code, adopted and amended by Montgomery County (Effective date: May 20, 2020)

Plumbing Code: 2019 Washington Suburban Sanitary Commission (WSSC) Plumbing and Fuel Gas Code (Effective date: March 1, 2019)

Electrical Code: 2018 National Electrical Code, adopted and amended by Montgomery County (Effective date: May 20, 2020)

Energy Code: 2018 International Energy Code, adopted and amended by Montgomery County (Effective date: May 20, 2020)

General Notes

- The drawings and specifications herein provide graphic and written requirements for the execution of The Work by The Contractor.
- All dimensions are to face of finished wall, unless noted otherwise.
- The Contractor shall be responsible for executing The Work as drawn and specified in The Contract Documents The
- Contractor shall have sole responsibility and control over construction means, methods, techniques, sequences and coordination of all portions of The Work.
- The Contractor shall visit site prior to commencing Work to take field measurements and verify field dimensions for horizontal and vertical control, and shall report any discrepancies to the owner.
- The Contractor shall continue operations at the Site to the limits of the project site as described on the drawings and shall protect adjoining property from damage.
- All materials and workmanship shall comply with applicable building codes.
- The building and grounds shall be kept clean at all times. After completion of The Contract and before receiving final payment, The Contractor shall remove from the premises trash, rubbish, tools, equipment and excess materials.
- The Contractor shall store materials in a safe and dry location.
- The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be coordinated with The Owner or Owner's Representative.
- All specified products and systems shall be installed according to manufacturer's written instruction: including, but not limited to instructions regarding preparation of substrates and adjoining construction, weather conditions and protection after installation.
- The Contractor shall furnish and install all necessary materials, labor and equipment for a complete mechanical and electrical system.
- The Contractor shall coordinate with The Owner the final selection of hardware, fixtures, finishes and accessories not specified.
- The Contractor shall guarantee, for the period of one year after the date of completion and final acceptance by The Owner, all workmanship and materials.
- All equipment warranties and maintenance manuals shall be given to The Owner. Warranty periods shall begin upon completion of Work.
- The Owner shall obtain and pay for the building permit. The Contractor shall be responsible for obtaining and paying for all other permits and shall obtain all required building department inspections.



guerrilla
construction llc.

MHC # 05 - 13541

6400 York Road, Suite 100
Baltimore, MD 21212

go-guerrilla.com

410.96.7411

Contact : Joseph Robinowitz

OWNER
Alex Thompson
Emily Adams

6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions:
Description Date

Scale:

Date Last Modified:
2022.06.20

Designed By:
Guerrilla Construction PC

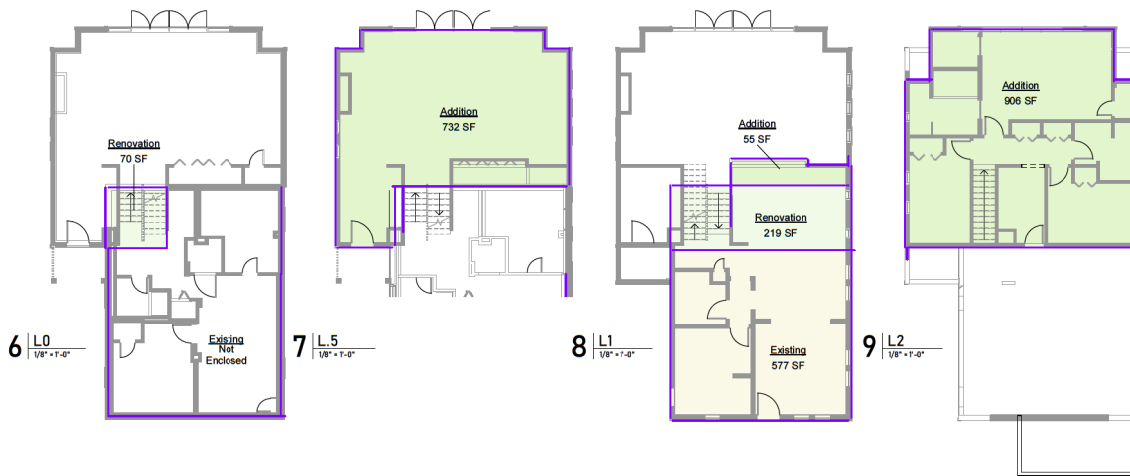
Drawn By:
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Checked By:
JR

Cover Sheet
A000

Progress Print 2022.06.20

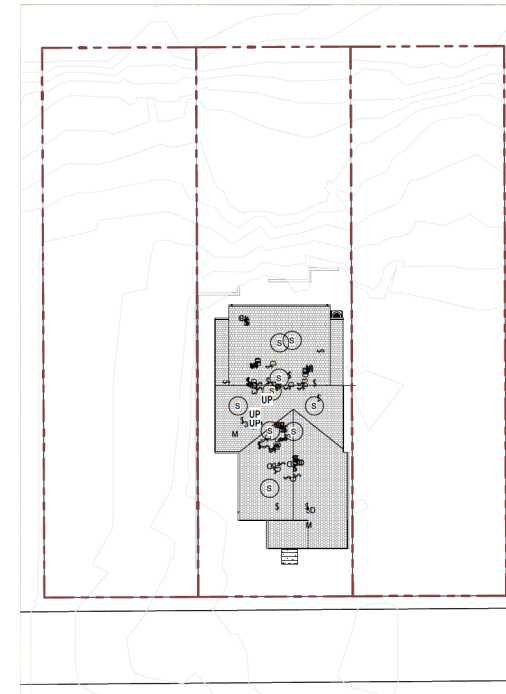
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Project Area	
Level	Area
Addition	
L5	732 SF
L1	55 SF
L2	906 SF
	1693 SF
Existing	
L0	0 SF
L1	577 SF
	577 SF
Renovation	
L0	70 SF
L1	219 SF
	289 SF
	2559 SF

Area Type

- Addition
- Existing
- Renovation



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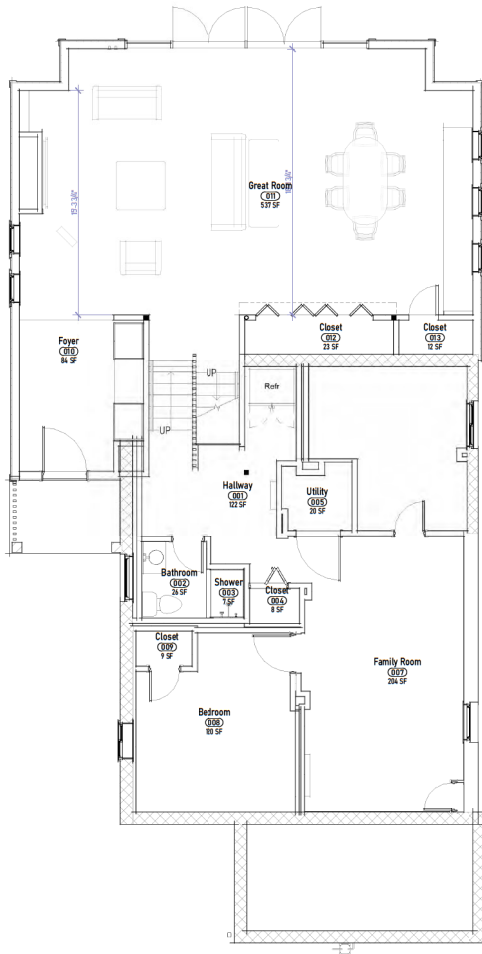
Revisions		
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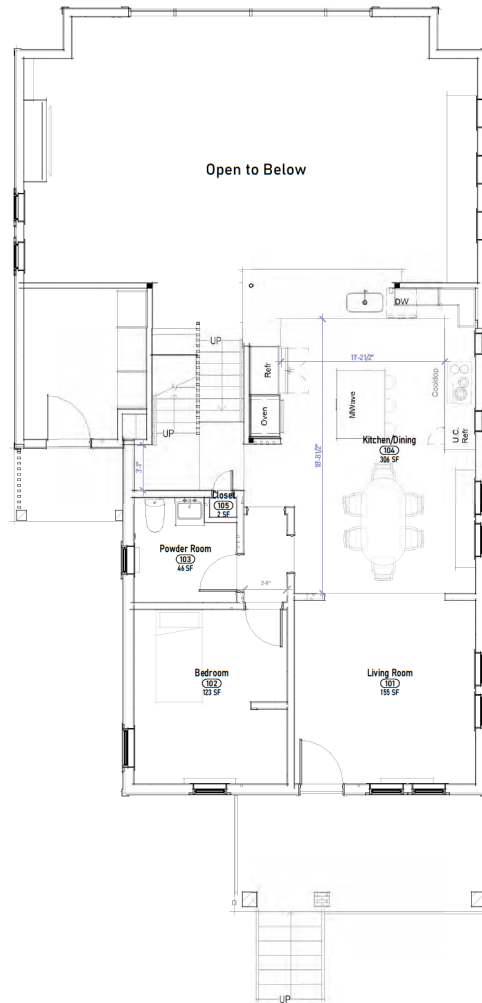
Site Plan, Areas
A001

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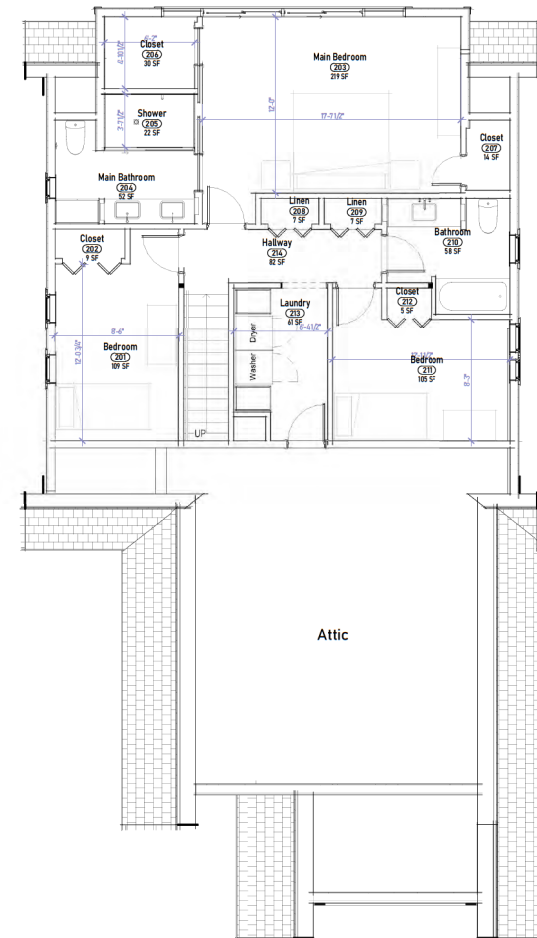
Progress Print 2022.06.20

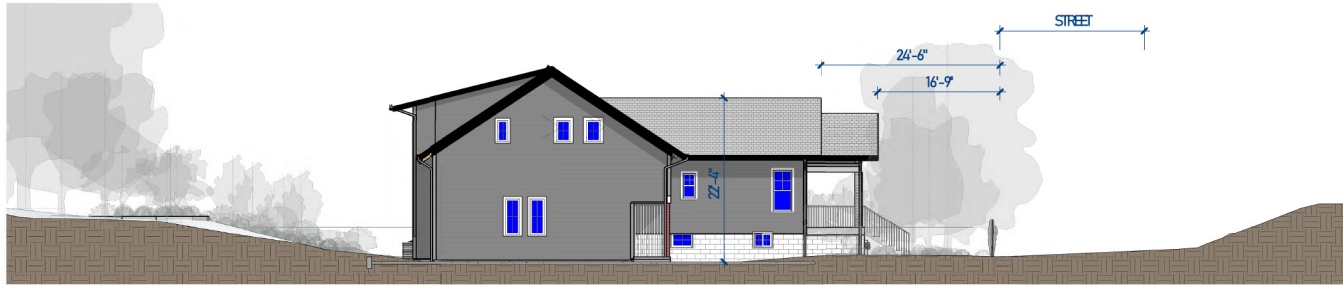


1 | GROUND FLOOR & BASEMENT
1/4" = 1'-0"



2 | FIRST FLOOR
1/4" = 1'-0"





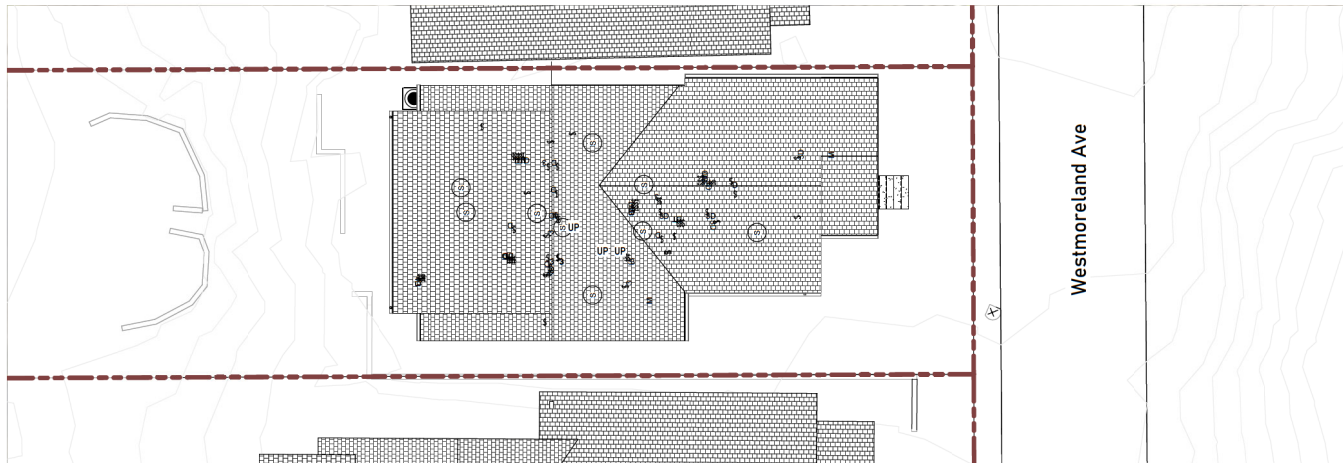
1 North Elevation
1/8" = 1'-0"



2 Front View 1
1/8" = 1'-0"



3 Front View 2
1/8" = 1'-0"



4 Site View
1/8" = 1'-0"

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Relationship to
Street
A003

6/2/2022 2:07:04 PM Sheet Size: 24x36



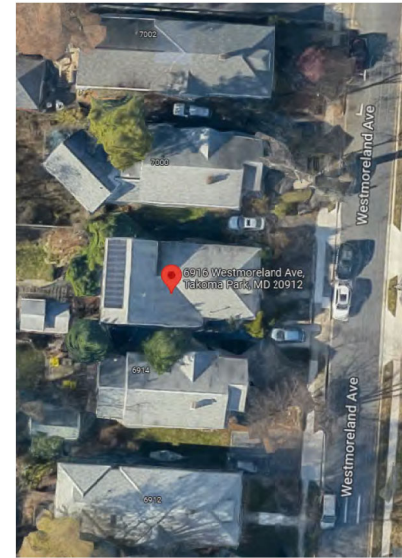
6809 Westmoreland | Higher Ridge Line



6809 Westmoreland | Higher Ridge Line



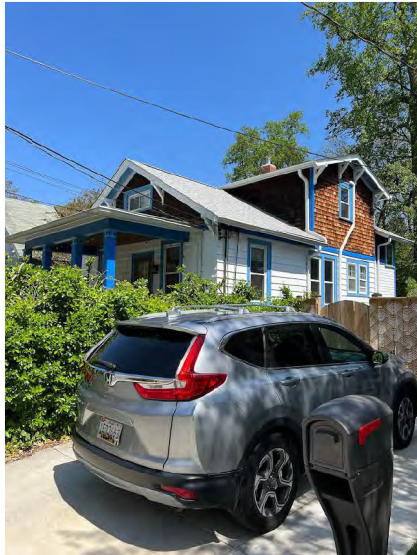
6801 Westmoreland | Side Addition



6916 Westmoreland | Higher Ridge Line



6710 Westmoreland | Side Addition



6803 Westmoreland | Higher Ridge Line



38 Westmoreland | Side Addition



7000 Westmoreland | Side Addition
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Drawn By:

SP1MS1EM

Checked By:

JP

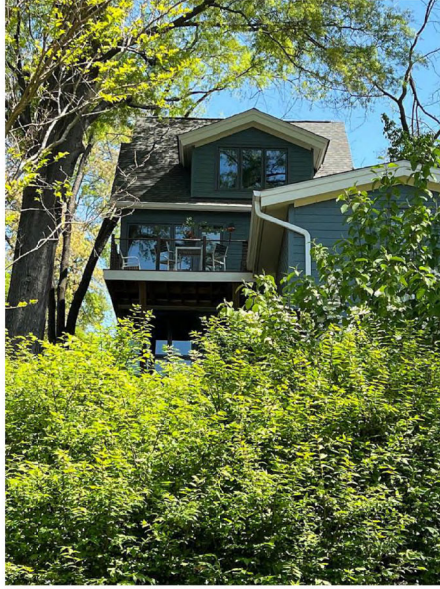
Neighboring Ridge
Lines & Side
Additions

A004

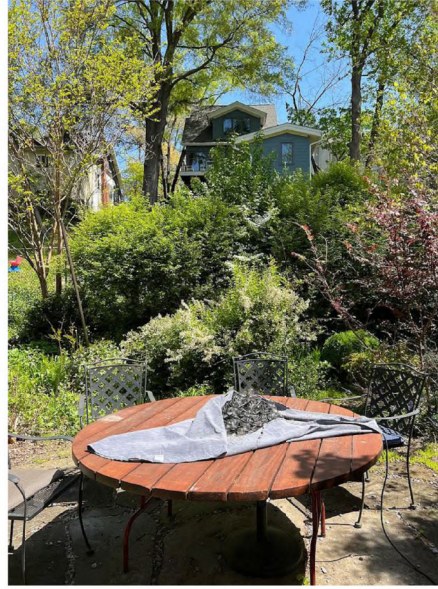
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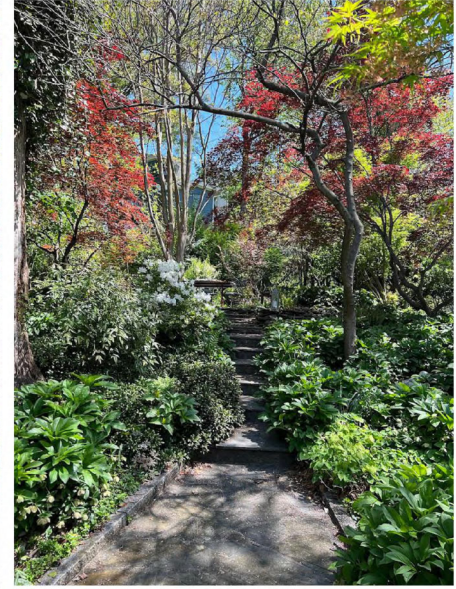
1 | Proposed design



Existing Rear Neighbor



Rear View



Rear Garden



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#	Description	Date
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**Full Lite Rear
Fenestration**

A005

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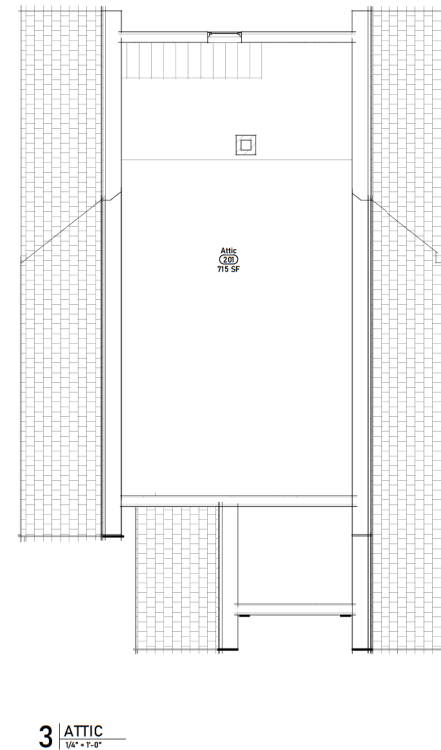
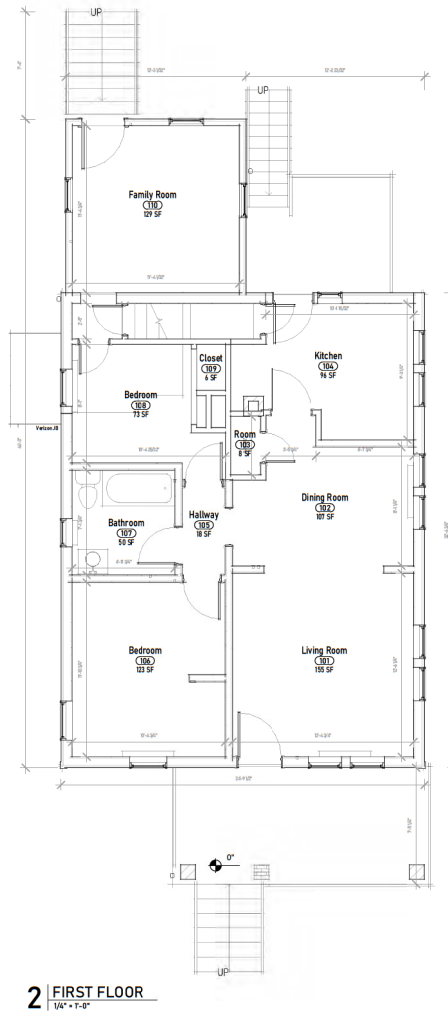
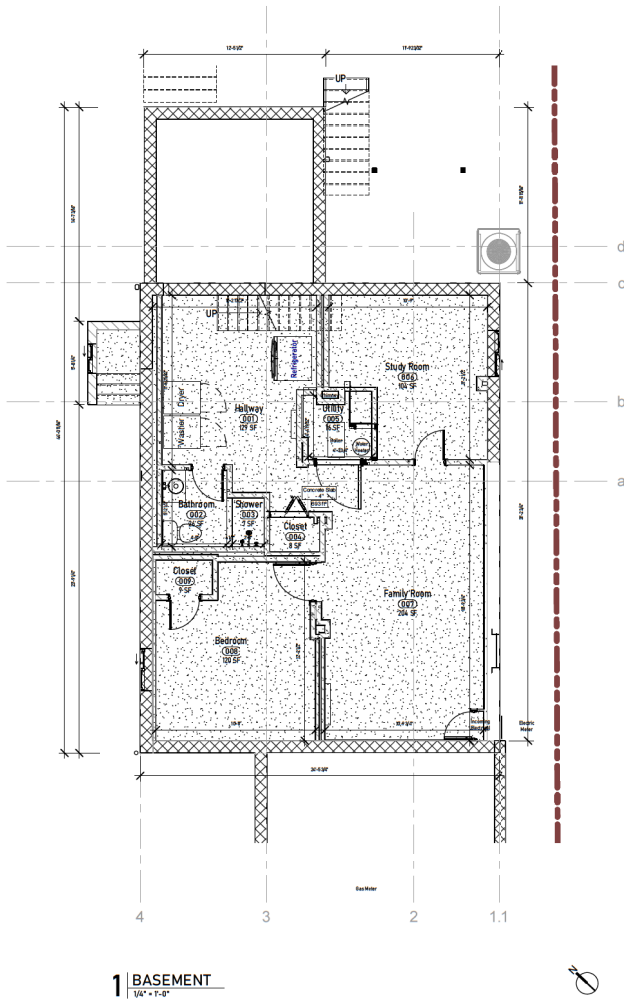
6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions		
#	Description	Date
1	Historic Review	2022.04.11

Scale:
1/4" = 1'-0"
Date Last Modified:
2022.06.20
Designed By:
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Checked By:
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Exist. Floor Plans
A010

4/21/2022 4:07:31 PM Sheet Size: 24x36



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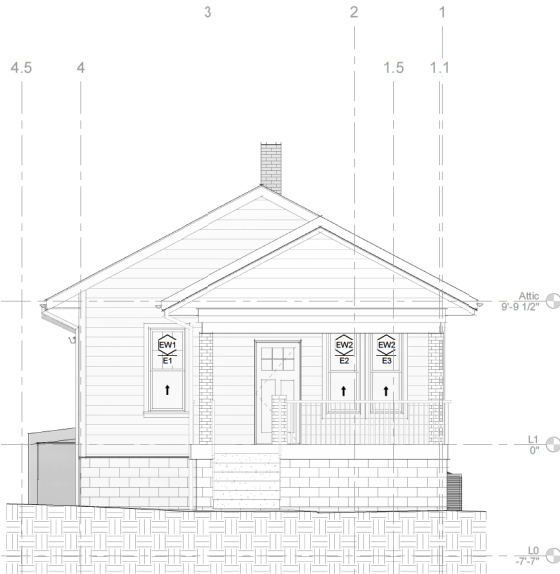
6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions		
#	Description	Date
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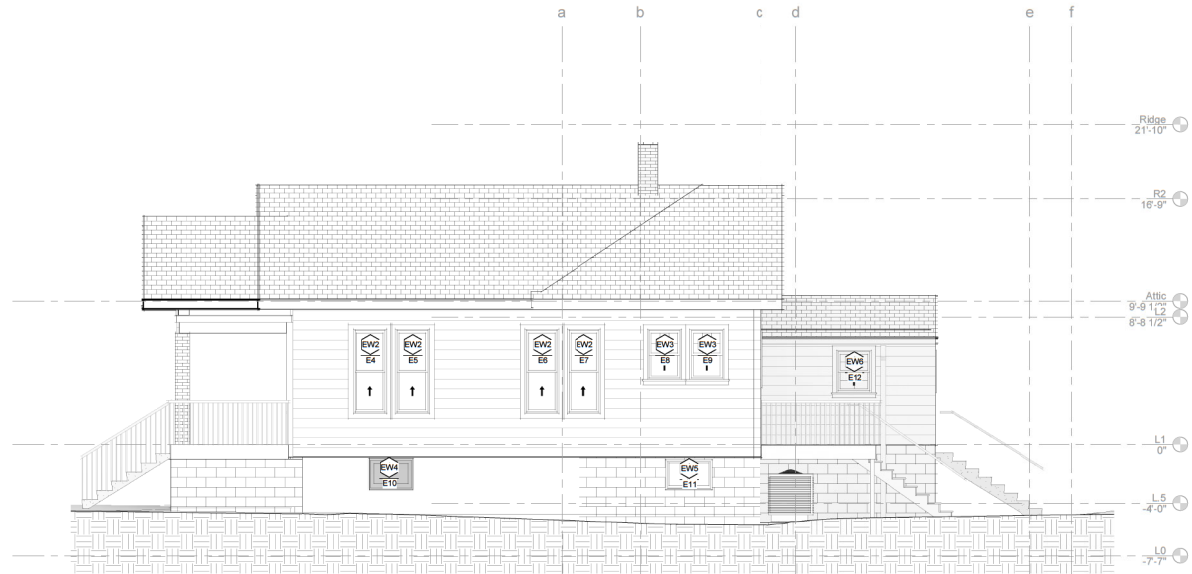
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1/4" = 1'-0"
Date Last Modified:
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JR

Exist. Elevations
A012

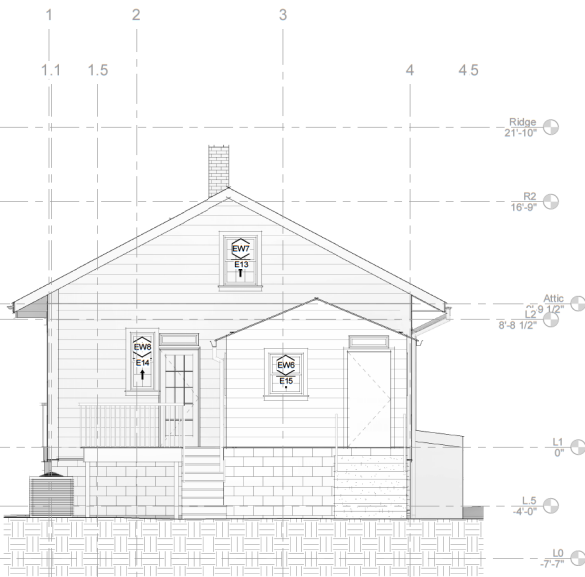
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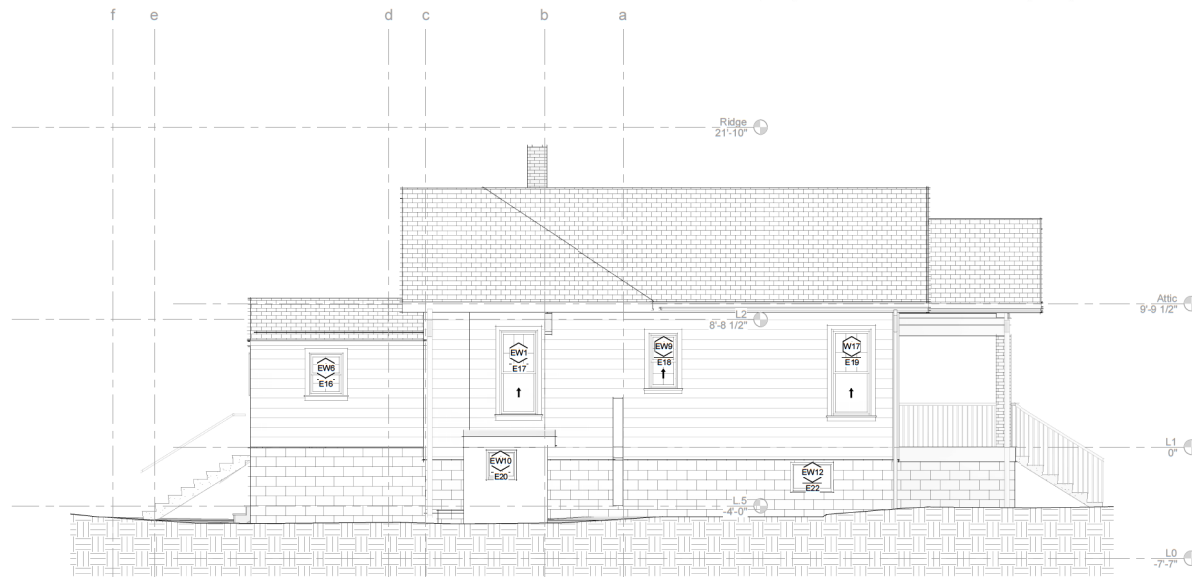
1 | FRONT ELEVATION
1/4" = 1'-0"



2 | SOUTH ELEVATION
1/4" = 1'-0"



3 | REAR ELEVATION
1/4" = 1'-0"



4 | NORTH ELEVATION
1/4" = 1'-0"

Progress Print 2022.06.20



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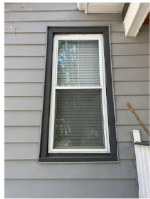
Designed By:
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Exist. Window
A013

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1



1 | 2



2&3



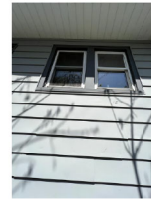
2&3 | 2



4&5



6&7



8&9



10



11



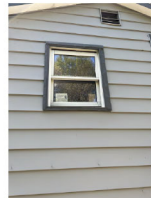
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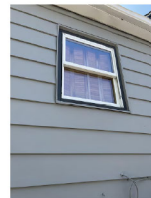
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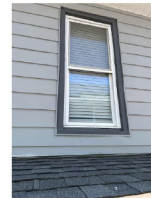
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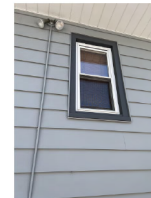
15



16



17



18



19



20



21



22



Existing Sliding



North Elevation

Exist. Window Schedule

Type Mark	Mark	Level	Phase Created	Phase Demolished	Width	Height	Wall Thickness	Location	Comments
EW1	E1	L1	Existing	New Construction	30 1/2"	68 3/4"	2"x4"	Bedroom Front	VINYL Single Hung
EW2	E2	L1	Existing	New Construction	27 1/2"	68 3/4"	2"x4"	Living Room Front	VINYL Single Hung
EW3	E3	L1	Existing	New Construction	27 1/2"	68 3/4"	2"x4"	Living Room Front	VINYL Single Hung
EW2	E4	L1	Existing	New Construction	27 1/2"	68 3/4"	2"x4"	Living Room South	VINYL Single Hung
EW2	E5	L1	Existing	New Construction	27 1/2"	68 3/4"	2"x4"	Living Room South	VINYL Single Hung
EW2	E6	L1	Existing	New Construction	27 1/2"	68 3/4"	2"x4"	Dining Room South	VINYL Single Hung
EW2	E7	L1	Existing	New Construction	27 1/2"	68 3/4"	2"x4"	Dining Room South	VINYL Single Hung
EW3	E8	L1	Existing	New Construction	27 1/2"	41"	2"x4"	Kitchen South	VINYL Single Hung
EW3	E9	L1	Existing	New Construction	27 1/2"	41"	2"x4"	Kitchen South	VINYL Single Hung
EW4	E10	L0	Existing	New Construction	34 1/2"	24 1/2"	2"x4"	Family Room South	VINYL Hopper
EW5	E11	L0	Existing	New Construction	37 1/2"	24 1/2"	2"x4"	Study Room South	VINYL Single Hung
EW6	E12	L1	Existing	New Construction	28 1/4"	34 1/2"	2"x4"	Family Room South	VINYL Single Hung
EW7	E13	Attic	Existing	New Construction	27 1/2"	41"	2"x4"	Attic Rear	
EW8	E14	L1	Existing	New Construction	20"	47 1/4"	2"x4"	Kitchen Rear	VINYL Single Hung
EW6	E15	L1	Existing	New Construction	28 1/4"	34 1/2"	2"x4"	Family Room Rear	VINYL Single Hung
EW6	E16	L1	Existing	New Construction	28 1/4"	34 1/2"	2"x4"	Family Room North	VINYL Single Hung
EW7	E17	L1	Existing	New Construction	30 1/2"	68 3/4"	2"x4"	Bedroom North	VINYL Single Hung
EW9	E18	L1	Existing	New Construction	23"	45"	2"x4"	Bathroom North	VINYL Single Hung
W17	E19	L1	Existing	New Construction	32"	70 1/4"	2"x4"	Bedroom North	VINYL Single Hung
EW10	E20	L0	Existing	New Construction	24 1/2"	24 1/2"	2"x4"	North	VINYL Sliding
EW12	E22	L0	Existing	New Construction	34 1/2"	24 1/2"	2"x4"	Bedroom North	VINYL Sliding

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Revisions		
#	Description	Date
1	Historic Review	2022.04.11

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

Date Last Modified:
2022.06.20

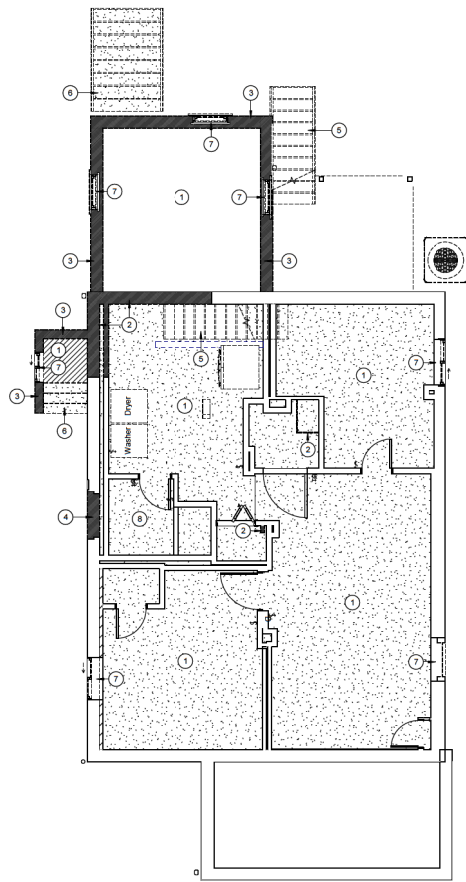
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Checked By:
JR

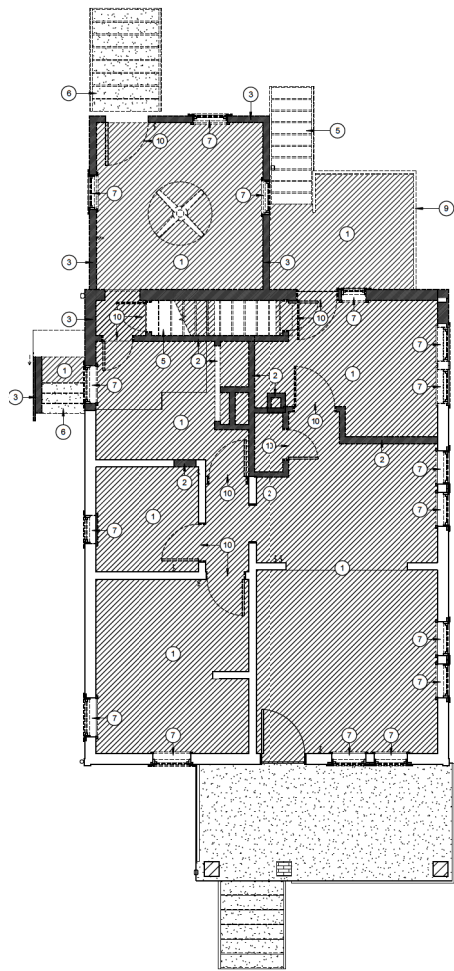
Demolition Plans
A100

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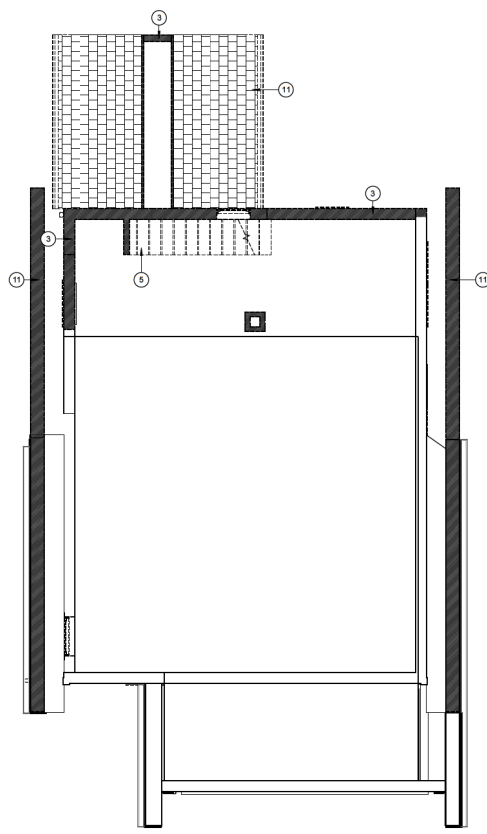
1 BASEMENT
1/4" = 1'-0"

Number	Notes-Demo Plan Description
1	EXISTING FLOORING TO BE REMOVED AND/OR REPLACED
2	INTERIOR WALL TO BE REMOVED
3	EXISTING LOAD BEARING WALL TO BE REMOVED
4	PORTION OF EXISTING LOAD BEARING WALL TO BE REMOVED



2 FIRST FLOOR
1/4" = 1'-0"

Number	Notes-Demo Plan Description
5	EXISTING WOODEN STAIR TO BE DEMOLISHED
6	EXISTING CONCRETE STAIR TO BE DEMOLISHED
7	EXIST. WINDOW TO BE REMOVED AND/OR REPLACED
8	EXISTING FLOOR TILE TO BE REMOVED AND/OR REPLACED



3 ATTIC
1/4" = 1'-0"

Number	Notes-Demo Plan Description
9	EXISTING RAILING HANDRAIL TO BE REMOVED
10	EXISTING DOOR TO BE REMOVED AND/OR REPLACED
11	EXISTING ROOF TO BE DEMOLISHED

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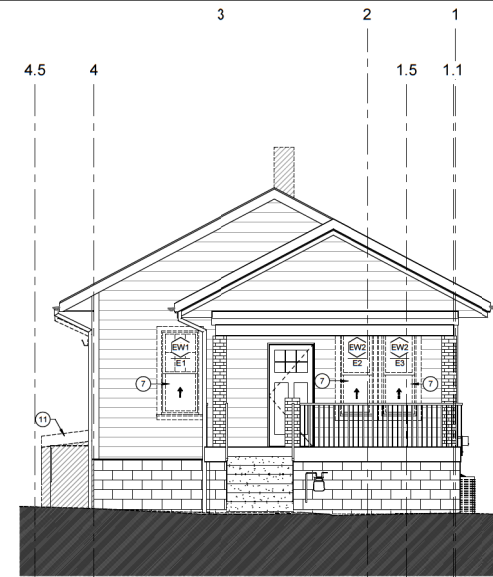
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Revisions:
Description Date

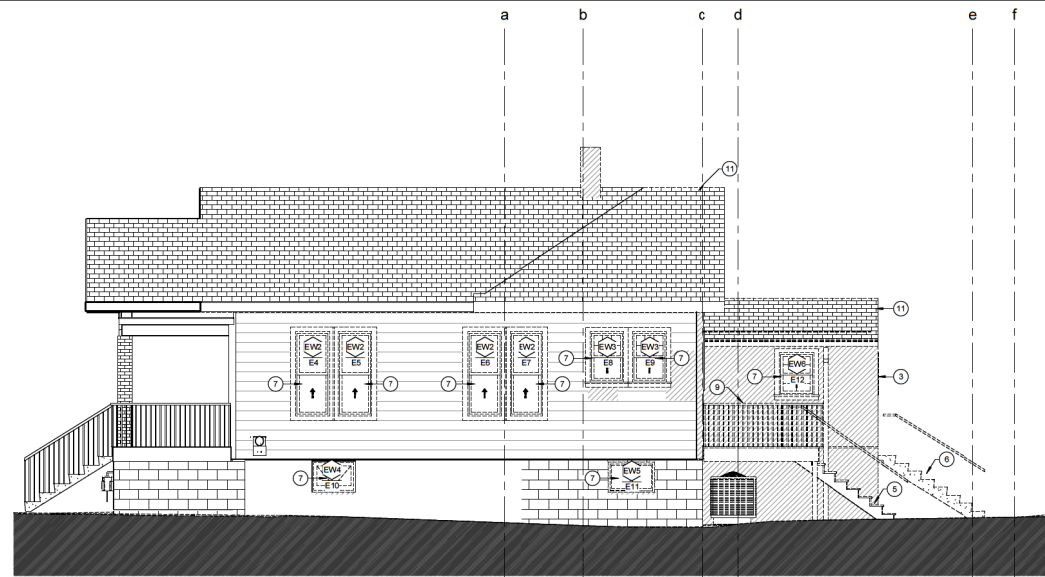
Scale:
1/4" = 1'-0"
Date Last Modified:
2022.06.21
Designed By:
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Drawn By:
SP1MS1EM
Checked By:
JR

Demc. Elevation
A101

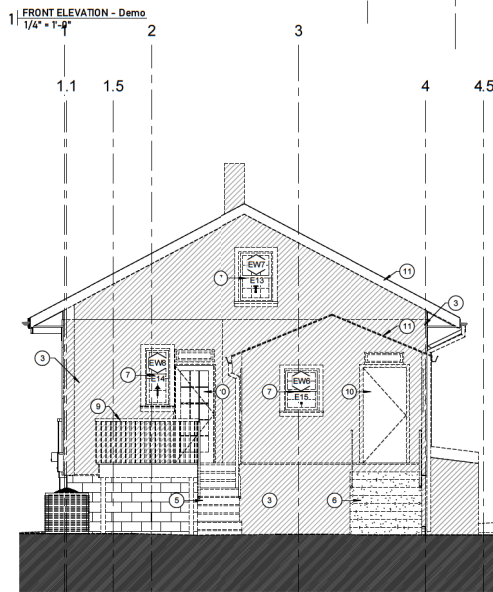
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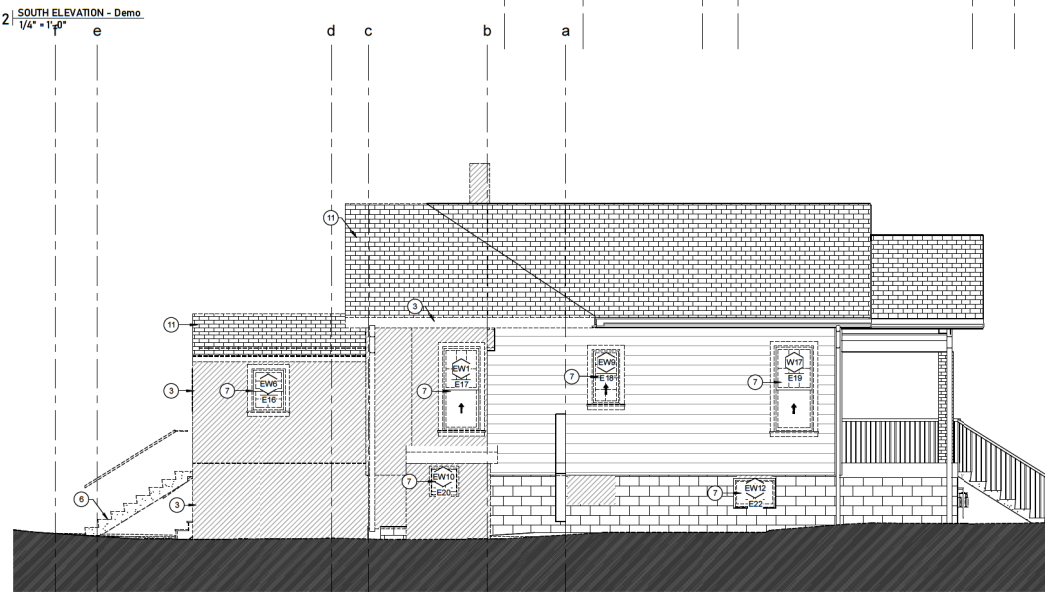
1 | FRONT ELEVATION - Demo
1/4" = 1'-0"



2 | SOUTH ELEVATION - Demo
1/4" = 1'-0"



3 | REAR ELEVATION - Demo
1/4" = 1'-0"



4 | NORTH ELEVATION - Demo
1/4" = 1'-0"

- | Number | Notes-Demo Plan Description |
|--------|---|
| 1 | EXISTING FLOORING TO BE REMOVED AND/OR REPLACED |
| 2 | INTERIOR WALL TO BE REMOVED |
| 3 | EXISTING LOAD BEARING WALL TO BE REMOVED |
| 4 | PORTION OF EXISTING LOAD BEARING WALL TO BE REMOVED |

- | Number | Notes-Demo Plan Description |
|--------|---|
| 5 | EXISTING WOODEN STAIR TO BE DEMOLISHED |
| 6 | EXISTING CONCRETE STAIR TO BE DEMOLISHED |
| 7 | EXIST. WINDOW TO BE REMOVED AND/OR REPLACED |
| 8 | EXISTING FLOOR TILE TO BE REMOVED AND/OR REPLACED |

- | Number | Notes-Demo Plan Description |
|--------|---|
| 9 | EXISTING RAILING HANDRAIL TO BE REMOVED |
| 10 | EXISTING DOOR TO BE REMOVED AND/OR REPLACED |
| 11 | EXISTING ROOF TO BE DEMOLISHED |

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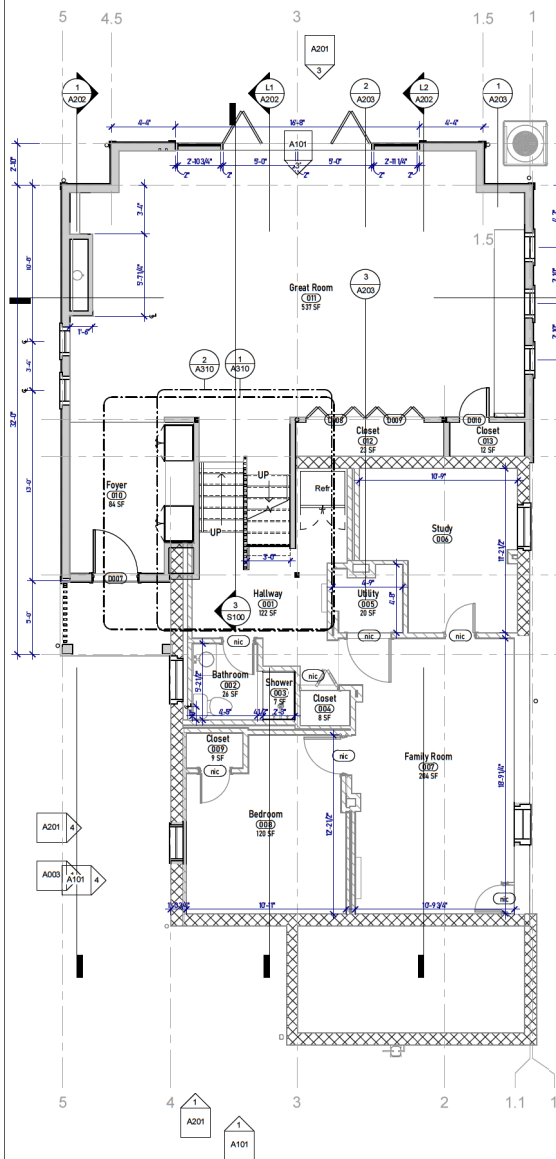
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guerilla construction PC

Drawn By:
SP1MS/EM

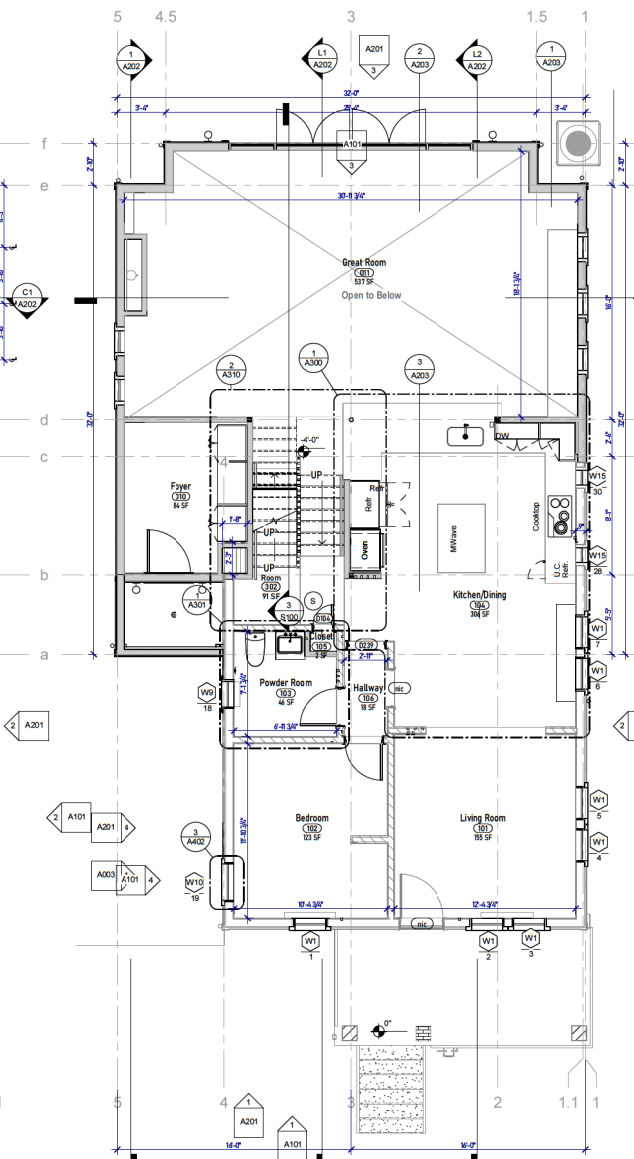
Checked By:
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Floor Plans
A102

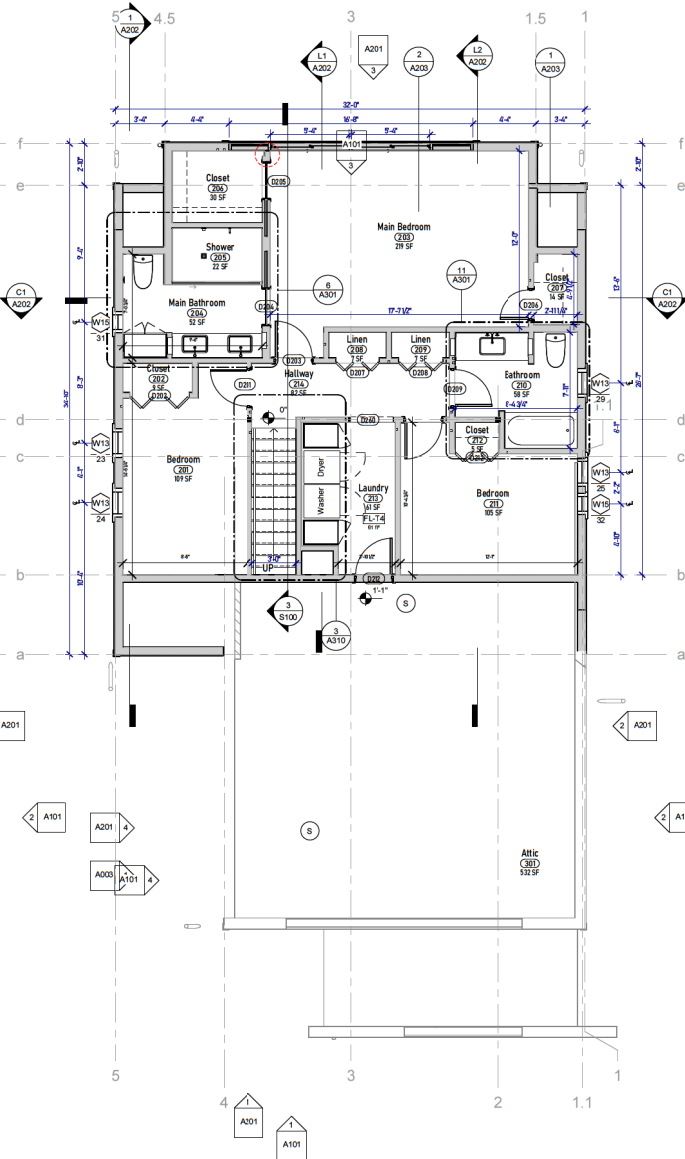
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1 GROUND FLOOR & BASEMENT
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"



3 SECOND FLOOR
1/4" = 1'-0"

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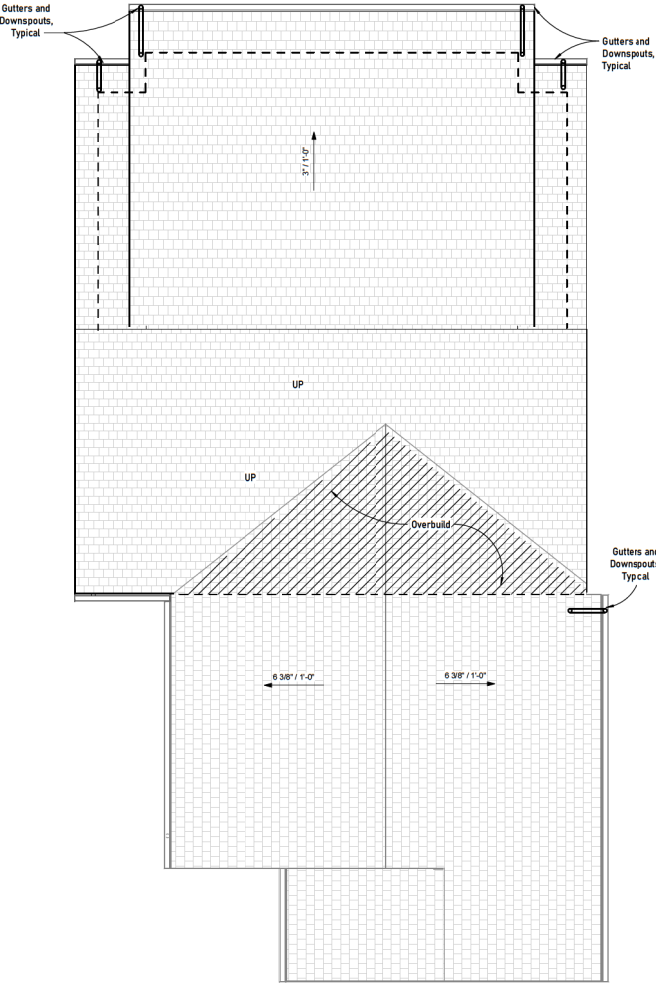
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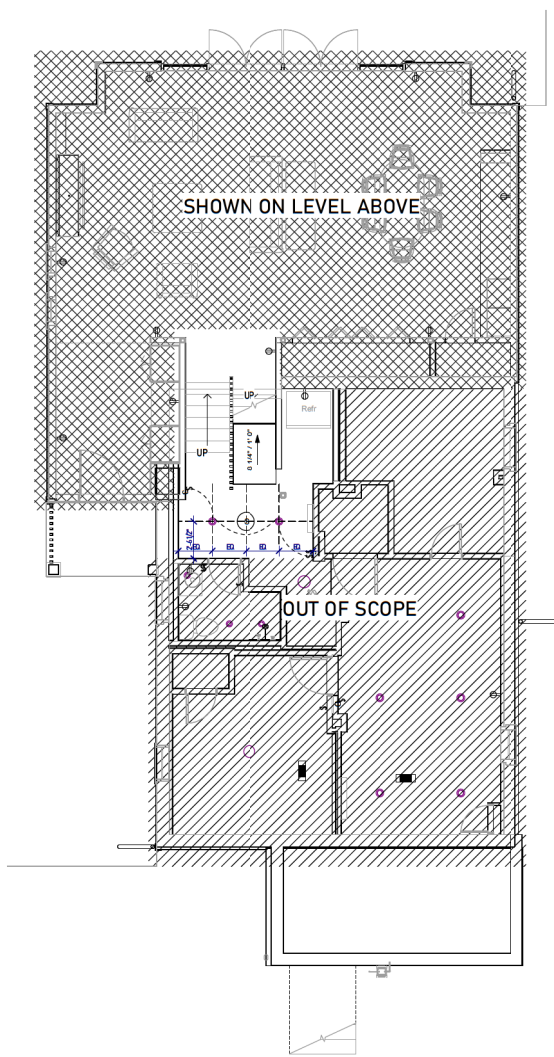
Roof Plan
A103

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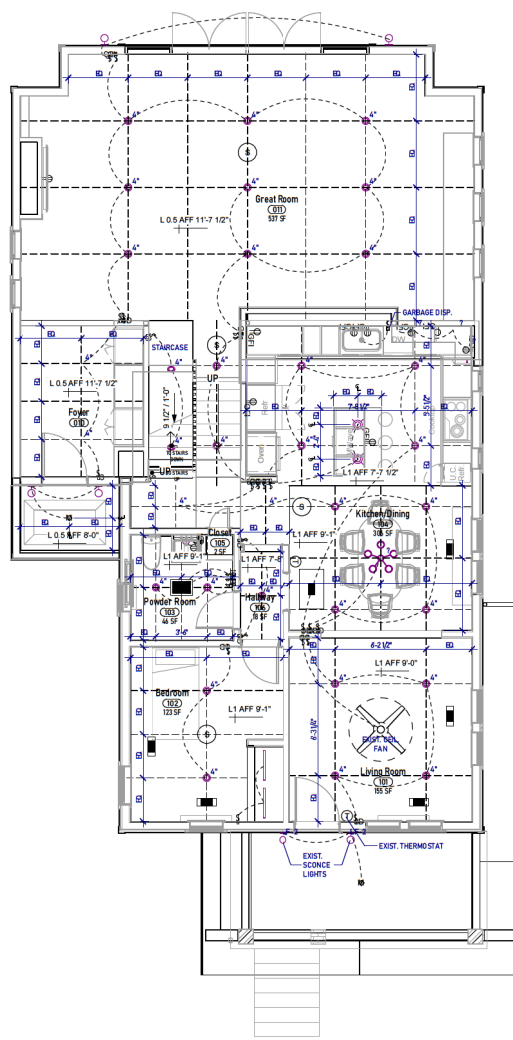


1 Roof Plan
1/4" = 1'-0"

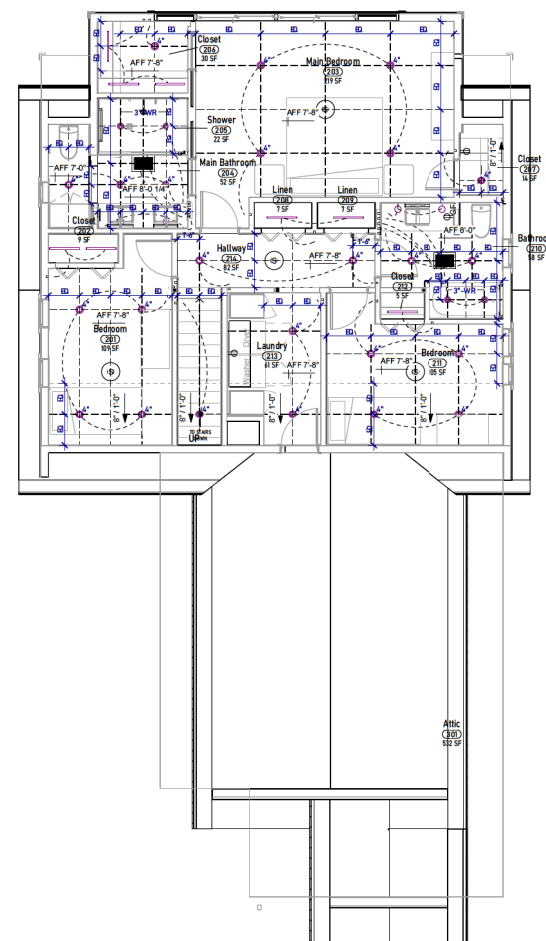
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1 BASEMENT RCP
1/4" = 1'-0"



2 FIRST FLOOR RCP
1/4" = 1'-0"



3 SECOND FLOOR RCP
1/4" = 1'-0"

SWITCH
S. SWITCH - 3 WAY
S. SWITCH W/ TIMER
SURFACE MTD FIXTURE
4" (RND.) CANLESS RECESSED LED (MTD IN BULKHEAD / INSIDE CABINET)
PENDANT LIGHT
Progress Print 2022.06.20



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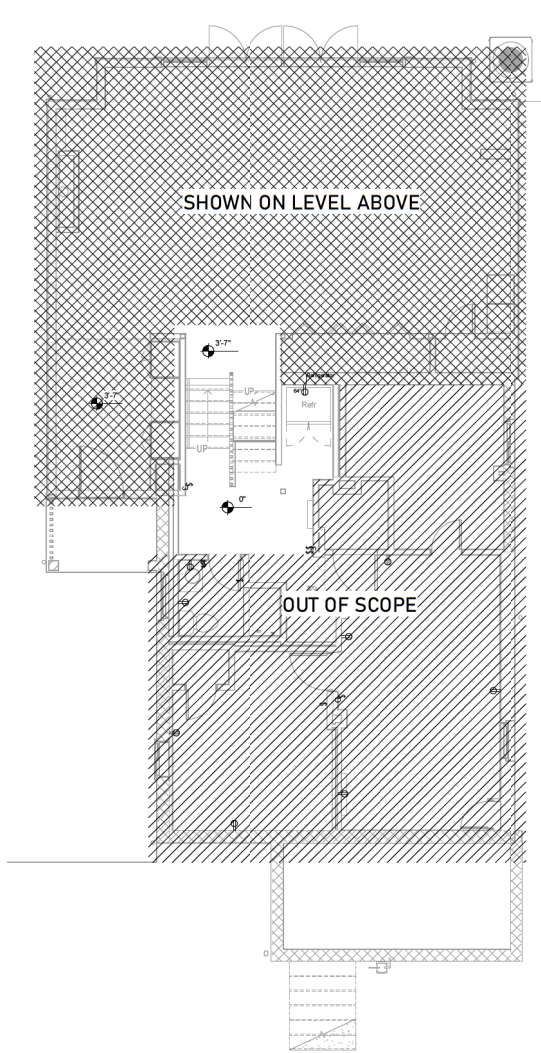
6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions:		
#	Description	Date

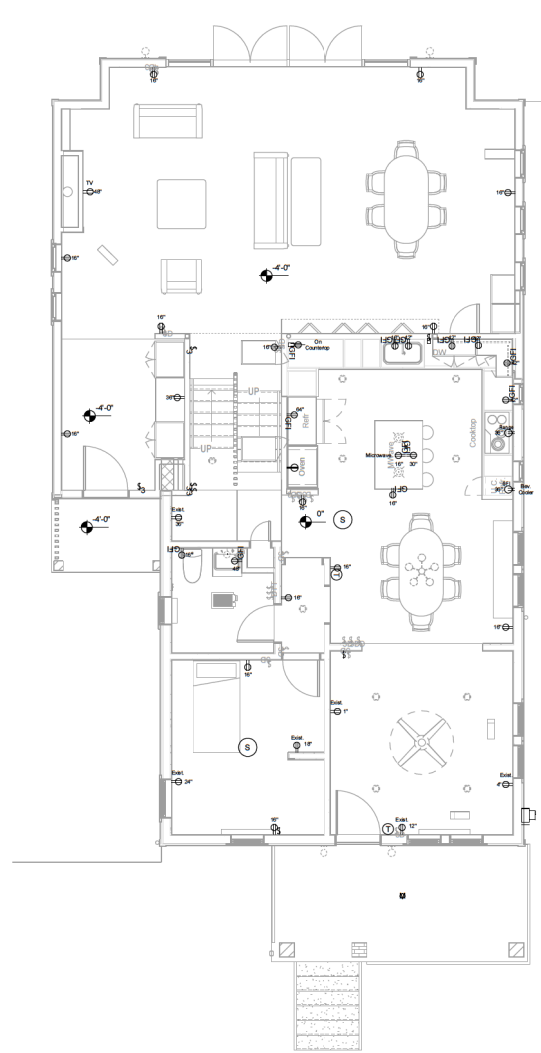
Scale:
1/4" = 1'-0"
Date Last Modified:
2022.06.20
Designed By:
Guerrilla Construction PC
Drawn By:
SP1MS1EM
Checked By:
JR

RCP
A140

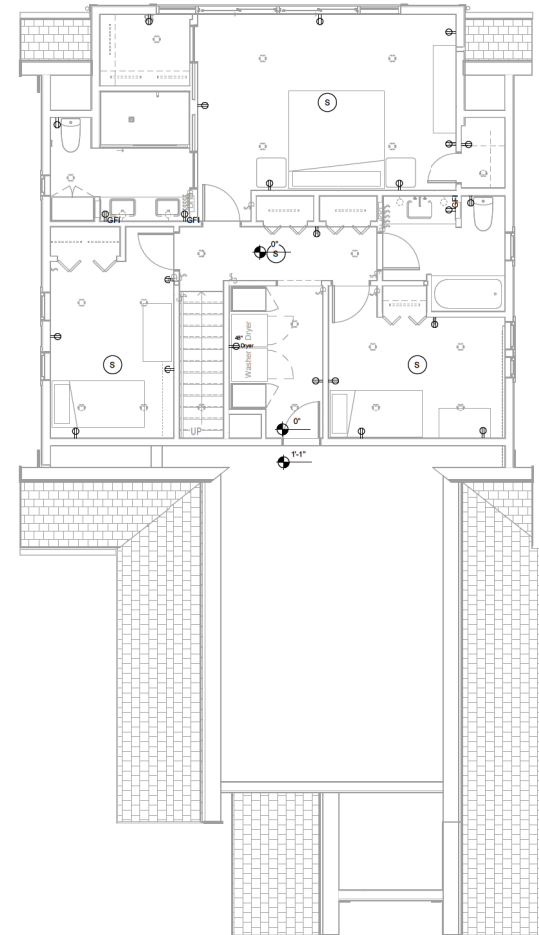
6/2/2022 6:09:02 PM Sheet Size: 36x36



1 BASEMENT
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"



3 SECOND FLOOR
1/4" = 1'-0"

SWITCH - 3 WAY

SWITCH W/TIMER

RECEPTACLE / N/A A.F.F., U.N.O.

FOUR-PLEX RECEPTACLE

CLOTHES DRYER OUTLET

RANGE OUTLET

DATA OUTLET

NOTE:
1- ALL

SURFACE MTD FIXTURE

4" S/N.O. CANLESS RECESSED LED (MTD IN BULKHEAD / INSIDE CABINETS)

PENDANT LIGHT

UNDER CABINET / STRIP LED

WALL SCONCE

SMOKE DETECTOR

MOTION DETECTOR

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

Date Last Modified: 2022.06.20

Designed By: Guerilla Construction PC

Drawn By: SP1MS/EM

Checked By: JR

Electrical Power Plans

A150

Progress Print 2022.06.20



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Revisions		
#	Description	Date

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

Date Last Modified: 2022.06.20

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Electrical Power Plans

A150

Progress Print 2022.06.20

6/21/2022 4:09:08 PM Sheet 3 of 34



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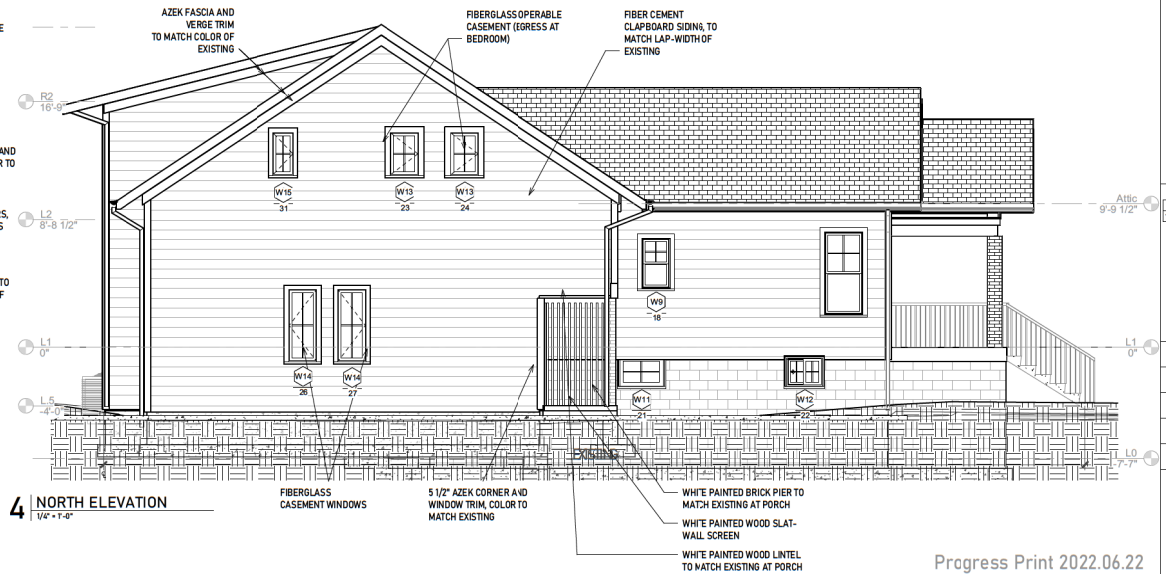
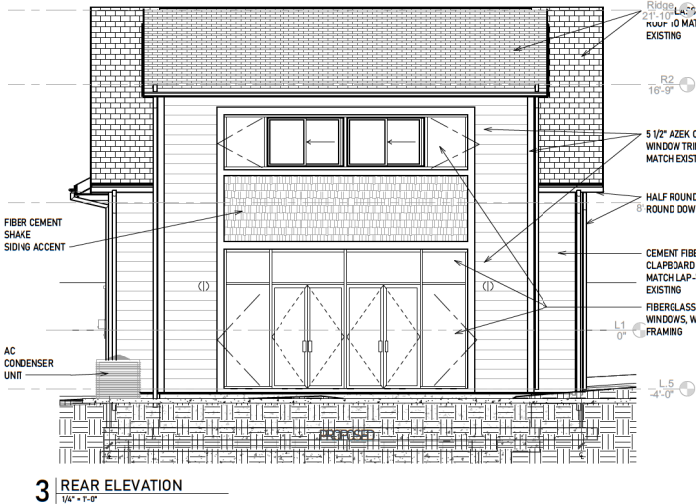
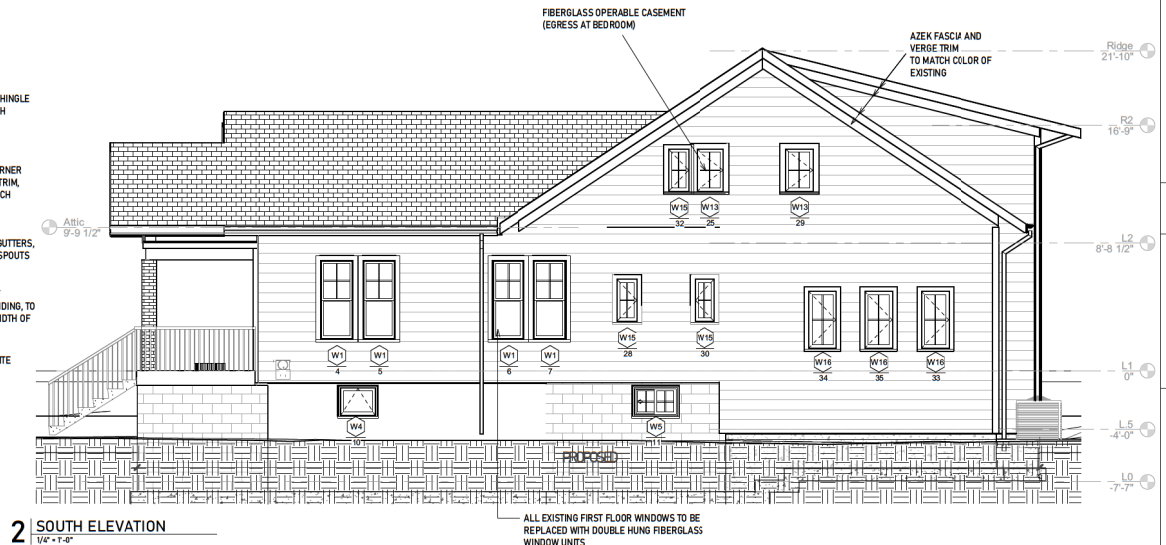
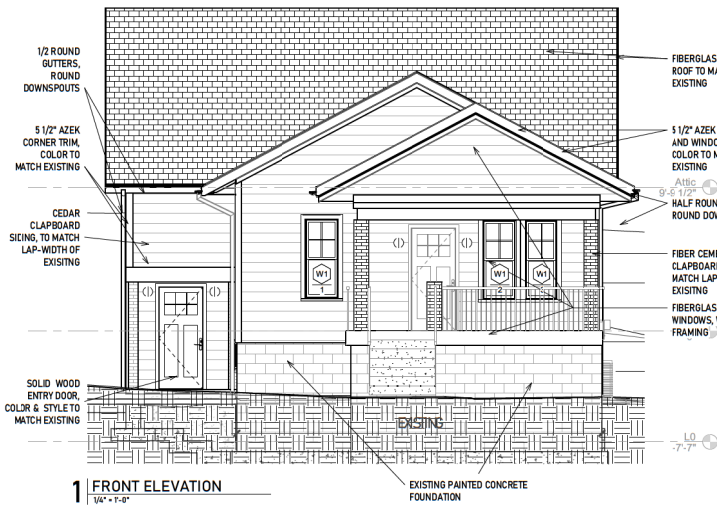
6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions		
#	Description	Date
1	Historic Review	2022.04.11

Scale:
1/4" = 1'-0"
Date Last Modified:
2022.06.22
Designed By:
Guerrilla Construction PC
Drawn By:
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Building
Elevations
A201

6/22/2022 20:43:4 PM Sheet Size: 36x36



Progress Print 2022.06.22



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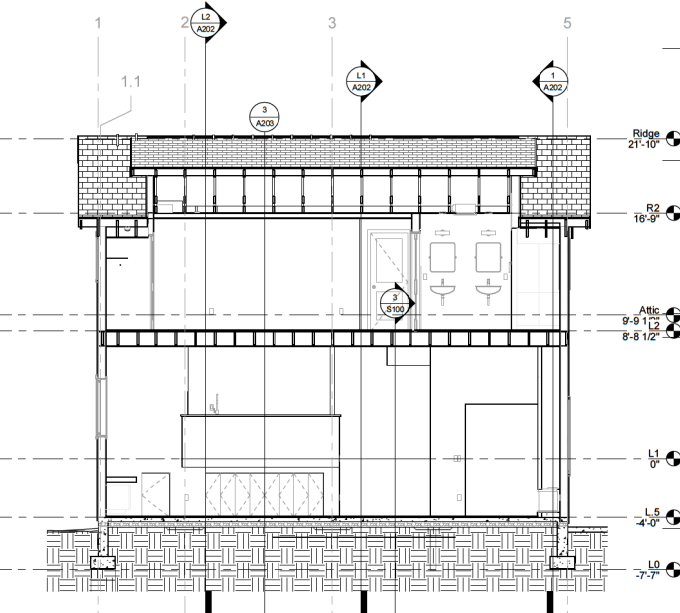
6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions		
#	Description	Date
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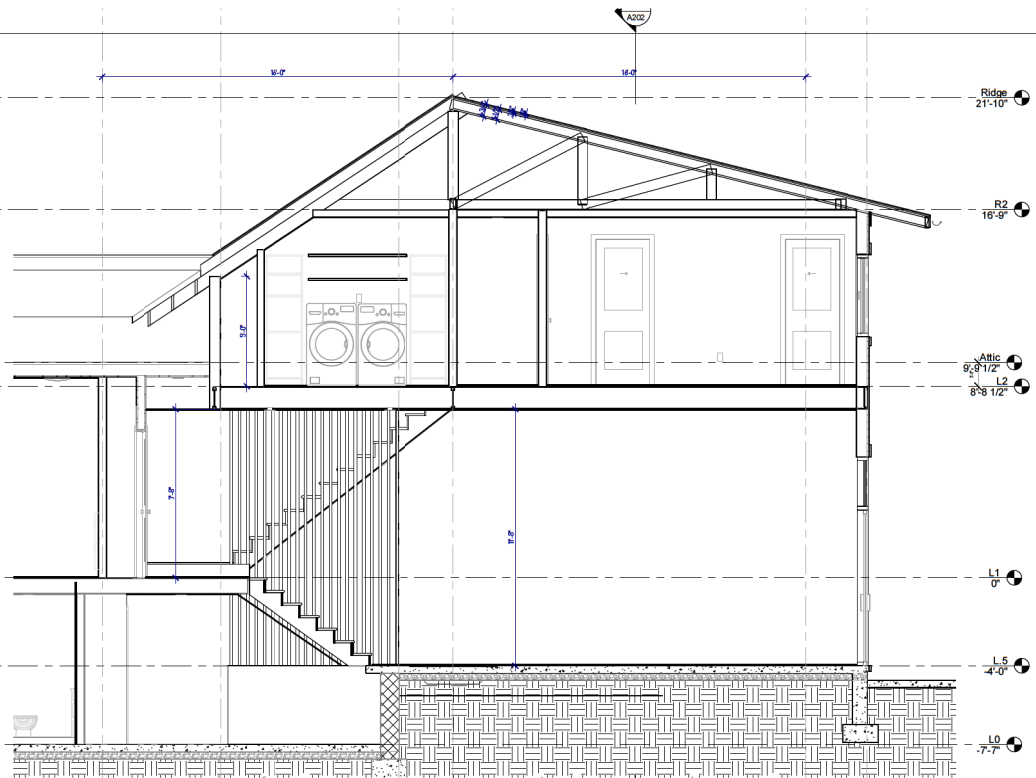
Scale:
As Indicated
Date Last Modified:
2022.06.20
Designed By:
Guerrilla Construction PC
Drawn By:
SP1MS/EM
Checked By:
JR

Building Sections
A202

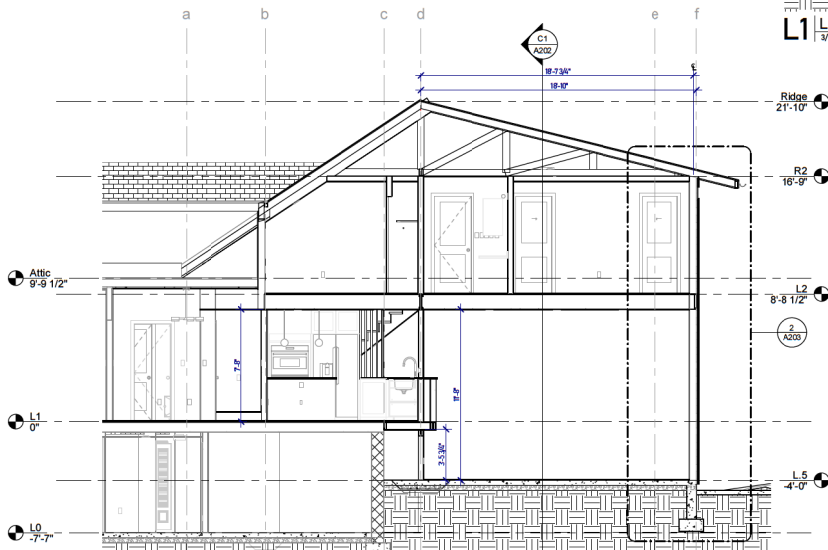
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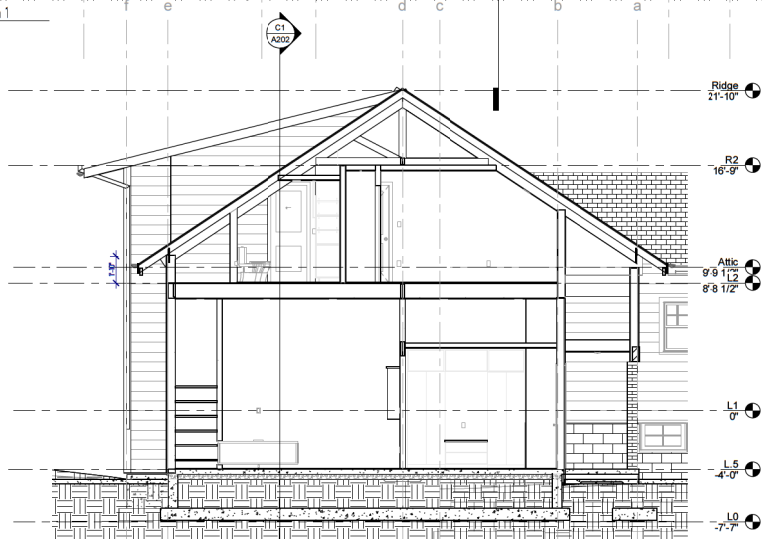
C1 | Cross Section 1
1/4" = 1'-0"



L1 | Long Section 1
3/8" = 1'-0"



L2 | Long Section 2
1/4" = 1'-0"



1 | Long Section 4
1/4" = 1'-0"

Progress Print 2022.06.20



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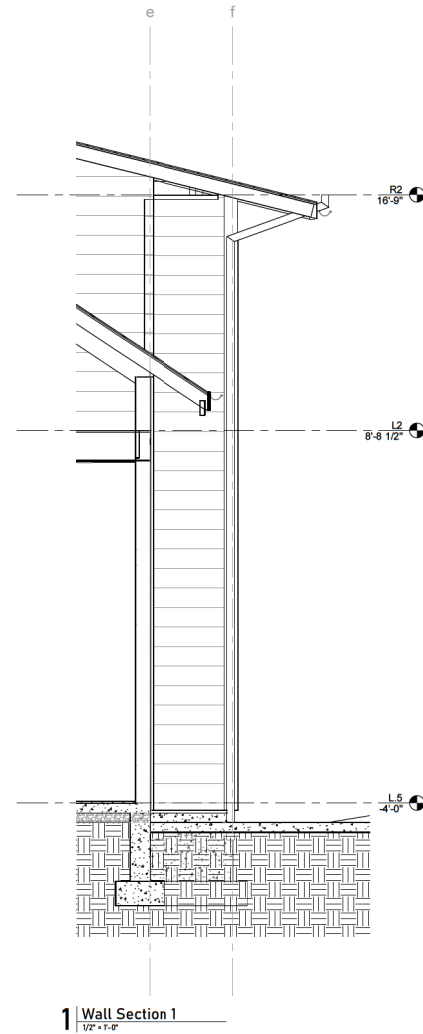
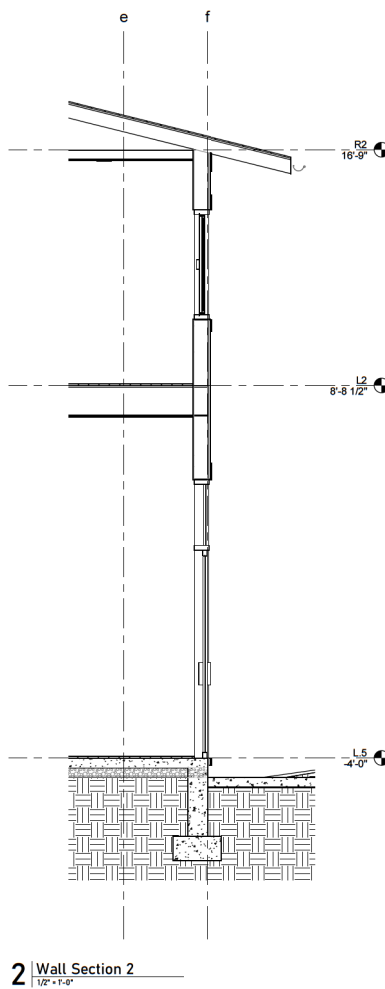
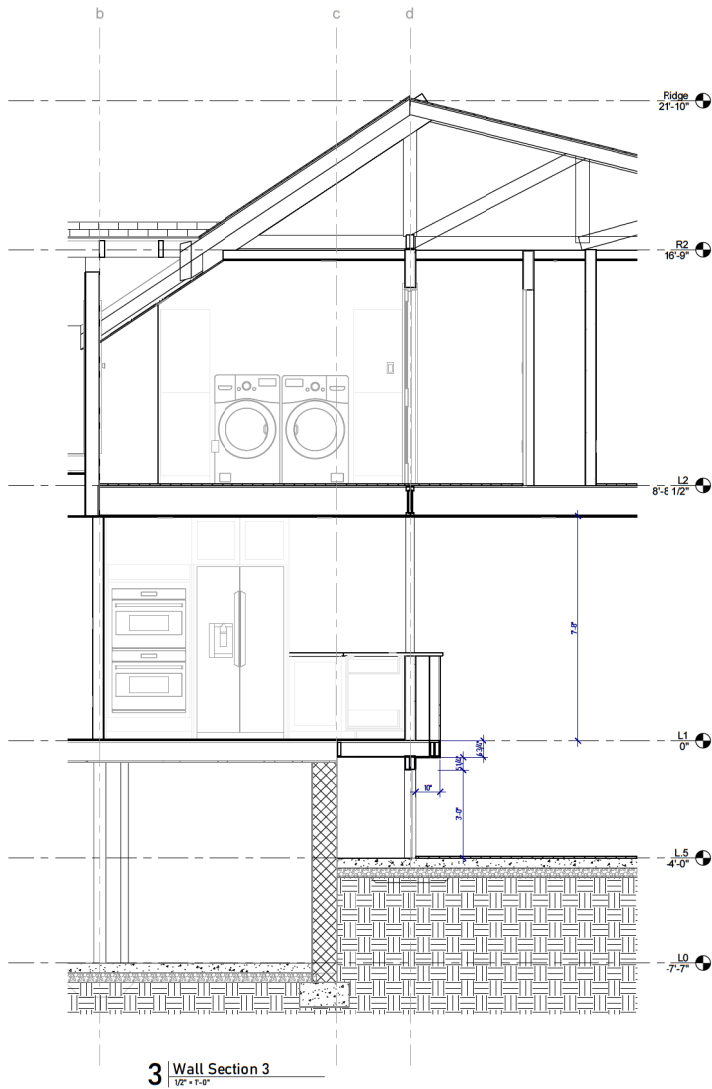
Revisions		
#	Description	Date

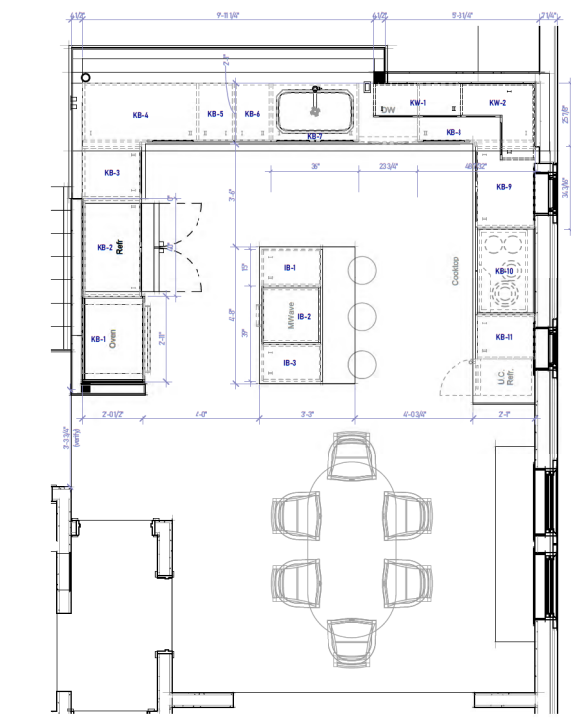
Scale:
1/2" = 1'-0"
Date Last Modified:
2022.06.20
Designed By:
Guerilla Construction PC
Drawn By:
SP | MS | EM
Checked By:
JR

Wall Sections
A203

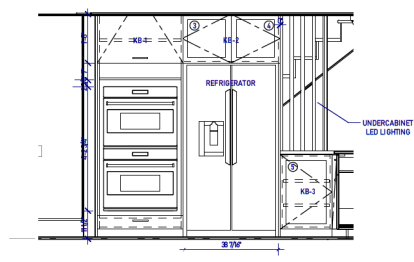
Progress Print 2022.06.20

4/21/2022 4:09:49 PM Sheet Size: 24x36

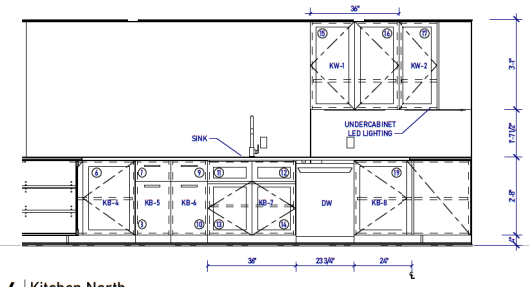




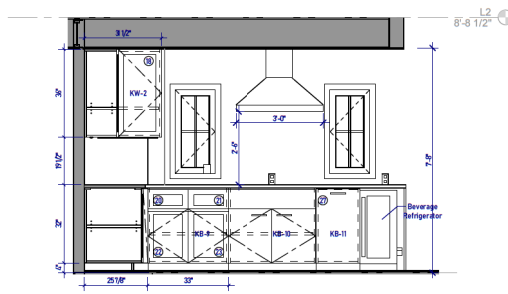
1 | Callout Kitchen
1/2" = 1'-0"



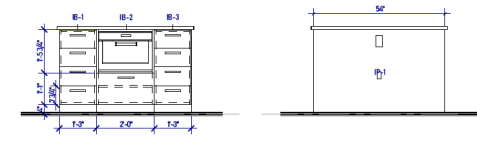
2 | Kitchen West
1/2" = 1'-0"



4 | Kitchen North
1/2" = 1'-0"



3 | Kitchen East
1/2" = 1'-0"



5 | Island East
1/2" = 1'-0"

6 | Island West
1/2" = 1'-0"

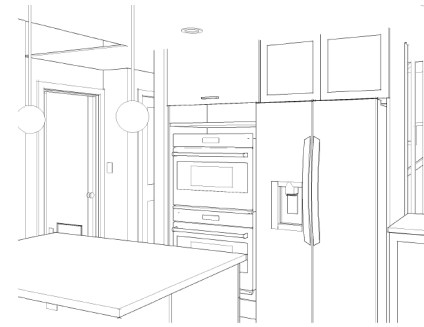
Casework Schedule1						
Mark	Assembly Description	Width	Height	Dept h	Revit Family	Revit Type
B-1		15"	34 3/4"	24"	DW Drawer1	34.75h24d - 4 Drawers Top Specified
B-2		24"	34 3/4"	24"	DW Cupbt Combined	34.75h24d - 1 Drawer - 1 Shelf - Open above
B-3		15"	34 3/4"	24"	DW Drawer1	34.75h24d - 4 Drawers Top Specified
KB-1		35"	92"	25 1/4"	DW Cupbt Combined	Oven Tower 92h24d
KB-2		40"	92"	24"	DW Cupbt	Fridge 80h24d - 2 Doors
KB-3		21 1/4"	34 3/4"	24"	DW Cupbt	34.75h24d - 1 Door - 2 Shelves
KB-4		47"	34 3/4"	24"	DW Cupbt Cnr Blind1	34.75h24d - 1 Shelf
KB-5		15"	34 3/4"	24"	DW Drawer	34.75h24d - 2 Drawers Top Specified
KB-6		15"	34 3/4"	24"	DW Drawer	34.75h24d - 2 Drawers Top Specified
KB-7		36"	34 3/4"	24"	DW Cupbt Combined1	34.75h24d - 1 Drawer Side by Side - 1 Shelf - 2 Doors below-2
KB-8		48"	34 3/4"	24"	DW Cupbt Cnr Blind1	34.75h24d - 1 Shelf
KB-9		33"	34 3/4"	24"	DW Cupbt Combined1	34.75h24d - 1 Drawer Side by Side - 1 Shelf - 2 Doors below-2
KB-10		36"	34 3/4"	24"	DW Cupbt Combined	34.75h24d - 1 Drawer - 1 Shelf - 2 Doors below
KB-11		18"	34 3/4"	24"	DW Drawer	34.75h24d - 1 Drawer
KW-1		36"	36"	14"	DW Cupbt Ahead2	36h14d - 2 Doors - 1 Shelf 2
KW-2		31 1/2"	36"	14"	DW Cupbt Ahead Car	24h14d - 1 Shelf



7 | Kitchen-1



8 | Kitchen-2



9 | Kitchen-3



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Revisions		
#	Description	Date

Scale:
1/2" = 1'-4"
Date Last Modified:
2022.06.20
Designed By:
Guerrilla Construction PC
Drawn By:
SP/MS/EM
Checked By:
JR

Kitchen Millwork
A300

Progress Print 2022.06.20

4/21/2022 10:07 PM Sheet Size: 36x36



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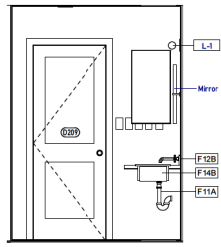
6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions:
Description Date

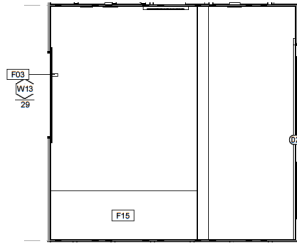
Scale:
1/2" = 1'-0"
Date Last Modified:
2022.06.20
Designed By:
Guerrilla Construction PC
Drawn By:
SP1MS/EM
Checked By:
JR

Bathrooms
A301

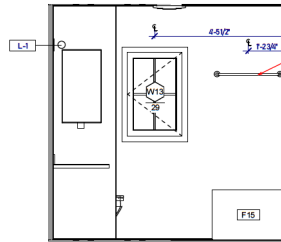
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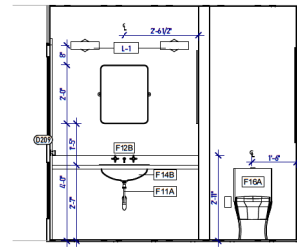
15 | 210 West
1/2" = 1'-0"



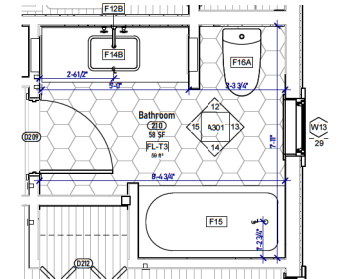
14 | 210 South
1/2" = 1'-0"



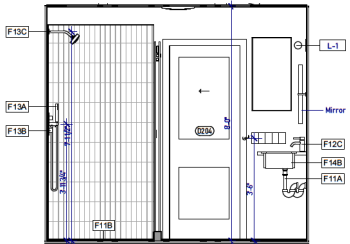
13 | 210 East
1/2" = 1'-0"



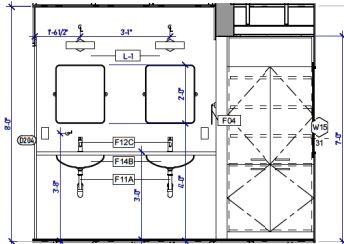
12 | 210 North
1/2" = 1'-0"



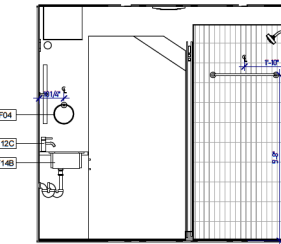
11 | L2 - Bathroom 210
1/2" = 1'-0"



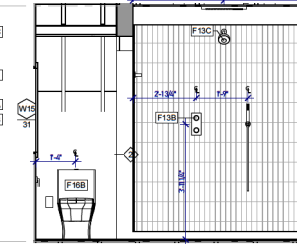
10 | 204 East
1/2" = 1'-0"



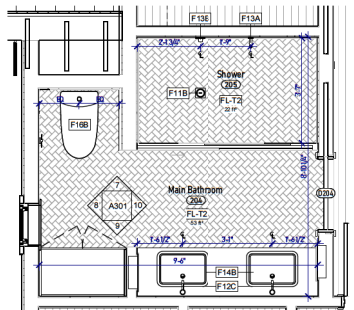
9 | 204 South
1/2" = 1'-0"



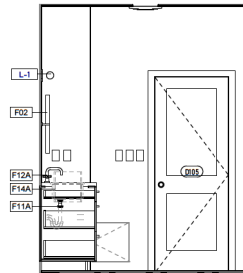
8 | 204 West
1/2" = 1'-0"



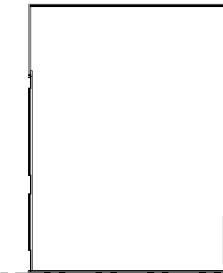
7 | 204 North
1/2" = 1'-0"



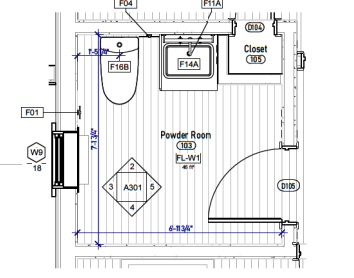
6 | L2 - Main Bathroom 204
1/2" = 1'-0"



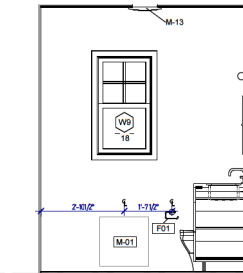
5 | 103 East
1/2" = 1'-0"



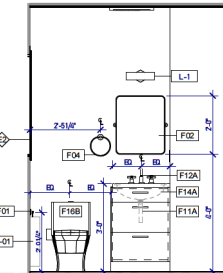
4 | 103 South
1/2" = 1'-0"



1 | L1 - Powder Room 103
1/2" = 1'-0"



3 | 103 West
1/2" = 1'-0"



2 | 103 North
1/2" = 1'-0"

Toilet Room Fixtures & Accessories Schedule

Co unt	Type Mark	Description	Comments	Manuf acturer	Model
2	F02	Toilet Paper Holder	Finish: Polished Chrome	Phylrich	BASIC & BASIC II Single Post Paper Holder DB55
4	F02	Mirror	Finish: Polished Chrome	Phylrich	BASIC & BASIC II Towel Bar DB70
2	F03	Towel Bar	Finish: Polished Chrome	Phylrich	BASIC & BASIC II Towel Ring DB40
2	F04	Towel Ring	Finish: Polished Chrome	Phylrich	BASIC & BASIC II Towel Ring DB40
1	F05	A completely customizable frameless glass sliding door shower system with adjustment features at wall, fixed panel, and door panel attachment points, configurable with up to ADA-compliant 36" clear openings. Made in the USA from high-grade stainless steel and billet aluminum.		Krownlab	Rorik Alcove Sliding Door Shower System
4	F11A	Drain		Phylrich	Push To Close Drain with Overflow 3-545 Model #3-545-004
1	F11B	Shower Drain		Schluter	-Kerdi-Drain 4 in. Brushed Classic Gold Pure Drain Grate Model #KDP 4GRKEBCG0 Finish: Classic Gold
1	F12A	Faucet -	Finish: Polished Chrome	Phylrich	BASIC Widespread Faucet, 8 1/2" High Spout, Blade Cross Handles D138
1	F12B	Faucet -	Finish: Polished Chrome	Phylrich	Hex Traditional Wall Lavatory Set Model #100-11-004 Finish: Satin Brass
2	F12C	Faucet - Lavatory	Finish: Polished Chrome Installation Type: Deck Mounted	Phylrich	BASIC II Single Hole Lavatory Faucet, Lever Handle 230-09
1	F13A	Hand Shower	Finish: Polished Chrome Valve Material: Ceramic	Phylrich	BASIC II Hand Shower with Volume Control/KR 4-204
1	F13B	Thermoplastic Valve	Finish: Polished Chrome	Phylrich	BASIC II 1/2" Mini Thermostatic Valve with Volume Control or Diverter 4-169
1	F13C	Shower Head	Finish: Polished Chrome	Phylrich	Contemporary Multifunction Shower Head 3-454
1	F14A	Sink - Under Mount	Finish: White Material: Ceramic	Fairmont designs	TC-252W8
3	F14B	Sink - Under Mount	Finish: White Material: Ceramic	Toto	19" Undermount Bathroom Sink with Overflow Model #LT5426#01
1	F15	Bathtub			
1	F16A	Toilet		Toto	UltraMax II 1-Piece 1.28 GPF Single Flush Elongated Universal Height Toilet in Cotton White Seat Included
2	F16B	Toilet	Single Flush Color: White Mount Location: Floor Mount	Toto	UltraMax II 1-Piece 1.28 GPF Single Flush Elongated Universal Height Toilet in Cotton White Seat Included
1	K-01	Faucet - Pull Down Kitchen		Perrin & Rowe	U-4044APC-2
1	K-02	31-1/4 inch x 17-7/8 inch x 9-5/16 inch large under-mount single-bowl kitchen sink		KOHLER Co.	K-5290-NA

Fixture/Equip Schedule												
In Fixture Schedule	Count	Family	Type	Type Mark	Mark	Description	Comments	Manufacturer	Model	Room: Number	Room: Name	Room: Level
Electrical Fixtures												
Yes	9	Duplex Receptacle	GFI		<varies>		<varies>			<varies>	<varies>	<varies>
Yes	38	Duplex Receptacle	Standard		<varies>		<varies>			<varies>	<varies>	<varies>
Yes	1	Outlet-GFI,Rotatable_OC	Duplex		467	Duplex	Bev. Cooler			104	Kitchen/Dinn g	L1
Yes	1	Outlet-GFI,Rotatable_OC	Range		477	Range				104	Kitchen/Dinn g	L1
Fire Alarm Devices												
Yes	9	Smoke Detector	Smoke Detector		<varies>	Smoke Detector				<varies>	<varies>	<varies>
Lighting Devices												
Yes	2	Ceiling Occupancy Sensor - Regular Voltage	Passive Infrared - 120 V		<varies>	Occupacy Sensor						
Yes	14	Lighting Switches	Dimmer		<varies>	Dimmer				<varies>	<varies>	<varies>
Yes	3	Lighting Switches	Four Way - Dimmed		<varies>	Four Way - Dimmed				<varies>	<varies>	<varies>
Yes	9	Lighting Switches	Single Pole		<varies>	Single Pole				<varies>	<varies>	<varies>
Yes	2	Lighting Switches	Single Pole- Timer		<varies>	Single Pole- Timer				103	Powder Room	L1
Yes	13	Lighting Switches	Three Way		<varies>	Three Way				<varies>	<varies>	<varies>
Yes	9	Lighting Switches	Three Way- Dimmed		<varies>	Three Way- Dimmed				<varies>	<varies>	L1
Yes	4	Lighting Switches	Timer		<varies>	Timer				<varies>	<varies>	L2
Lighting Fixtures												
Yes	2	Classic_Globe_Pendant_-_Parametric_16262	2' diameter globe		<varies>	Globe Pendant - 2' Diameter				104	Kitchen/Dinn g	L1
Yes	5	Lighting_Wall_Sconce_Illuminate_Vintage_OC_Approximate_Dimensions_GC	Lighting_Wall_Sconce_Illuminate_Vintage_COVE_Approximate_Dimensions_GC	L-1	<varies>	Wall Sconce				<varies>	<varies>	<varies>
Yes	1	Modern_Chandelier_22116	Modern_Chandelier_22116		LF-189	Chandelier				104	Kitchen/Dinn g	L1
Yes	13	Recessed Lamp - Linear - LED	24"		<varies>	Recessed Lamp - Linear - LED - 24"				<varies>	<varies>	<varies>
Yes	4	Recessed Lamp - Round - LED	3" Trimmed Downlight-WR	3"-WR	<varies>	Recessed Downlight - 3"				<varies>	<varies>	L2
Yes	60	Recessed Lamp - Round - LED	4" Trimmed Downlight	4"	<varies>	Recessed Downlight - 4"				<varies>	<varies>	<varies>
Yes	6	Sconce Light - Sphere	60W - 120V	LF-2	<varies>	Wall Sconce - Sphere				<varies>	<varies>	<varies>
Mechanical Equipment												
Yes	1	AC_Heat_Pump_Condenser_17056	AC_Heat_Pump_Condenser_17056		M-5	AC Heat Pump Condenser						
Yes	3	Exhaust Fan_Panasonic_whisperwarmfv-0511vhl	FV-0511VHL		<varies>	WhisperWarm DC - Culet, Fan/Heater Solution, 110 CFM		Panasonic	FV-0511VHL	<varies>	<varies>	<varies>
Yes	1	Ortal_Fireplace-Gas_Direct-Vent_Three-Sided_250_TS	250 TS		M-11	Ortal Gas Burning Fireplace - Model Clear 250 TS		Ortal Heating Solutions	250 TS	011	Great Room	L5
Plumbing Fixtures												
Yes	1	Cohen Shower Drain	Cohen Shower Drain	F11B		Shower Drain		Schluter	-Kerdi-Drain 4 in. Brushed Classic Gold Pere Drain Grate Model #KDIF4GRKEBCGD Finish: Classic Gold	205	Shower	L2
Yes	4	Drain_Phyrich_Push To Close Drain with Overflow 3-545	Drain_Phyrich_Push To Close Drain with Overflow 3-545	F11A		Drain		Phyrich	Push To Close Drain with Overflow 3-545 Model #3-545-004	<varies>	<varies>	<varies>
Yes	1	Faucet-Perrin & Rowe_UJ4044APC-2	Pull-Down Kitchen Faucet_RohLM87930LM	K-01		Faucet - Pull Down Kitchen		Perrin & Rowe	UJ4044APC-2	104	Kitchen/Dinn g	L1
Yes	1	Faucet-Widespread_Phyrich_Basic_D139-OC	Faucet-Widespread_Phyrich_Basic_D139-OC	F12A		Faucet -	Finish: Polished Chrome	Phyrich	BASIC Widespread Faucet, 8 1/2" High Spout, Blade Cross Handles D138	103	Powder Room	L1
Yes	1	Faucet_Wallmount_HEX Traditional-500-11	Faucet_Wallmount_HEX Traditional-500-11	F12B		Faucet -	Finish: Polished Chrome	Phyrich	Hex Traditional Wall Lavatory Set Model #500-11-004 Finish: Satin Brass	210	Bathroom	L2
Yes	1	Hand shower_Phyrich-4-204	Hand shower_Phyrich-4-204	F13A		Hand Shower	Finish: Polished Chrome Valve Material: Ceramic	Phyrich	BASIC II Hand Shower with Volume Control Kit 4-204	205	Shower	L2
Yes	4	Metal Frame Pivot Mirror_20"x24"	Metal Frame Pivot Mirror_20"x24"	F02		Mirror	Finish: Polished Chrome	Phyrich	BASIC II 1/2" Mini Thermostatic Valve with Volume Control or Diverter 4-169	<varies>	<varies>	<varies>
Yes	1	Mini Thermostatic Valve 4-169_GC	Mini Thermostatic Valve 4-169_GC	F13B		Thermostatic Valve	Finish: Polished Chrome	Phyrich	BASIC II 1/2" Mini Thermostatic Valve with Volume Control or Diverter 4-169	205	Shower	L2
Yes	2	Paper Holder_Phyrich_DB55_Wall Based_OC	Paper Holder_Phyrich_DB55_Wall Based_OC	F01		Toilet Paper Holder	Finish: Polished Chrome	Phyrich	BASIC II Single Post Paper Holder DB55	<varies>	<varies>	<varies>
Yes	1	Shower Door_Vigo_ELAN ADJUSTABLE FRAMELESS	72 x 80	F05		A completely customizable frameless glass sliding door shower system with adjustment features at wall, fixed panel, and door panel attachment points, configurable with up to ADA-compliant 36" clear openings. Made in the USA from high-grade stainless steel and billet aluminum.	Finish: Polished Chrome	Krownlab	Rorik Alcove Sliding Door Shower System			
Yes	1	Shower Head_Phyrich_Sin Contemporary Multifunction Shower Head K837	Shower Head_Phyrich_Sin Contemporary Multifunction Shower Head K837	F13C		Shower Head	Finish: Polished Chrome	Phyrich	Contemporary Multifunction Shower Head 3-454	205	Shower	L2
Yes	2	Single Hole Lavatory Faucet-Phyrich230-09_GC	Single Hole Lavatory Faucet-Phyrich230-09_GC	F12C		Faucet - Lavatory	Finish: Polished Chrome Installation Type: Deck Mounted	Phyrich	BASIC II Single Hole Lavatory Faucet, Lever Handle 230-09	204	Main Bathroom	L2
Yes	1	Sink-Under_Mount-Kitchen-KOHLER-Undertone-K-5290 (I)	NA- Stainless Steel	K-02		31-1/4 inch x 17-7/8 inch x 9-5/16 inch large under-mount single-bowl kitchen sink		KOHLER Co.	K-5290-NA	104	Kitchen/Dinn g	L1
Yes	1	Sink_TOTO_Under_mountLT5420	28" white Ceramic Vanity Sink	F14A		Sink - Under Mount	Finish: White Material: Ceramic	Fairmont designs	TC-252ZW8	103	Powder Room	L1
Yes	3	Sink_TOTO_Under_mountLT5420	Sink_TOTO_Under_mountLT5420	F14B		Sink - Under Mount	Finish: White Material: Ceramic	Toto	19" Undermount Bathroom Sink with Overflow Model #LT5420#01	<varies>	<varies>	L2
Yes	1	Toilet_TOTO_BM-08552_CST444CEMG	CST444CEMG	F16A		Toilet		Toto	UltraMax II 1-Piece 128 GPF Single Flush Elongated Universal Height Toilet in Cotton White Seat Included	210	Bathroom	L2
Yes	2	Toilet_TOTO_BM-08552_CST444CEMG	Toilet-TOTO-UltraMax II	F16B		Toilet	Single Flush Color: White Mount Location: Floor Mount	Toto	UltraMax II 1-Piece 128 GPF Single Flush Elongated Universal Height Toilet in Cotton White Seat Included	<varies>	<varies>	<varies>
Yes	2	Towel Bar_Phyrich_Basic_DB75	Towel Bar_Phyrich_Basic_DB75	F03		Towel Bar	Finish: Polished Chrome	Phyrich	BASIC & BASIC II Towel Bar DB70	<varies>	<varies>	<varies>
Yes	2	Towel Ring_Phyrich_Basic_DB40	Towel Ring_Phyrich_Basic_DB40	F04		Towel Ring	Finish: Polished Chrome	Phyrich	BASIC & BASIC II Towel Ring DB40	<varies>	<varies>	<varies>
Yes	1	Tub-Rectangular-3D	Tub- 60 1/2"x29 1/2" 2	F15		BathTub				104	Kitchen/Dinn g	L1
Specialty Equipment												
Yes	1	Cooktop-Electric-36_Inch	36"			Electric Cooktop				104	Kitchen/Dinn g	L1
Yes	1	Dishwasher	24"			Dishwasher				104	Kitchen/Dinn g	L1
Yes	1	Family2	Family2							104	Kitchen/Dinn g	L1
Yes	1	Oven-Built-in-Microwave	30"			Built-in Microwave Oven				104	Kitchen/Dinn g	L1
Yes	2	Oven-Built-in-Single	30"			Built-in Single Oven				104	Kitchen/Dinn g	L1
Yes	2	Refrigerator-Side-by-Side-with_Ice_and_Water_Dispenser	33"			Side-by-Side Refrigerator with Ice and Water Dispenser				<varies>	<varies>	<varies>
Yes	1	Undercounter_Beverage_Center	24x-33 3/4b-RH			Undercounter Beverage Center				104	Kitchen/Dinn g	L1
Yes	1	Washer-Front/Load	Dryer 27			Front Load Washer				213	Laundry	L2
Yes	1	Washer-Front/Load	Washer 27w			Front Load Washer				213	Laundry	L2

[schedule default text]



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Fixture & Equip
Schedule

A302

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Great Room
A303

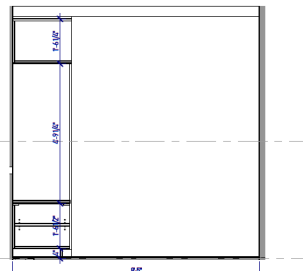
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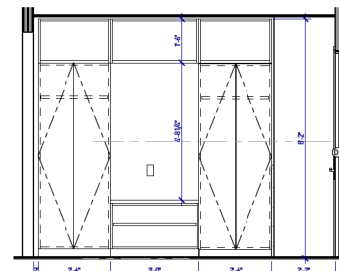
8 | Foyer-2



6 | Foyer-1



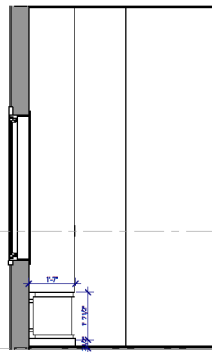
5 | Elevation-2
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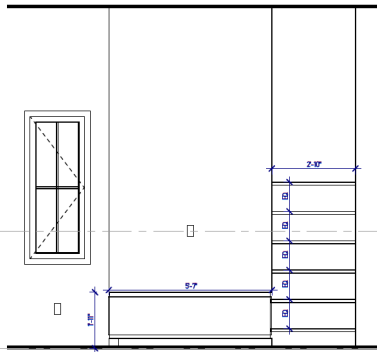
4 | Elevation-1
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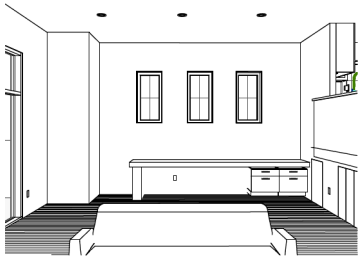
9 | 3D View 2



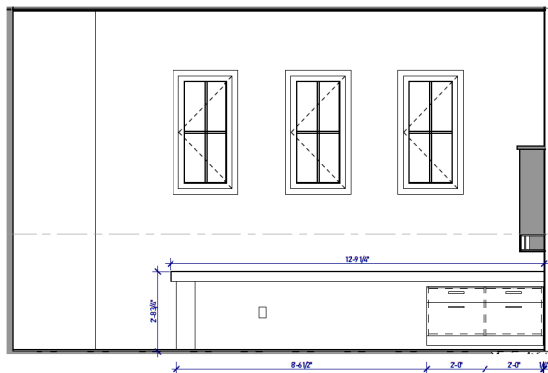
7 | Fireplace-2
1/2" = 1'-0"



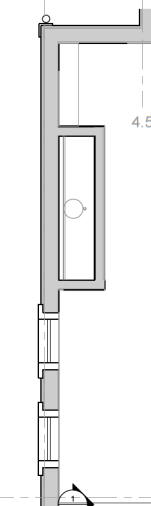
3 | Fireplace-1
1/2" = 1'-0"



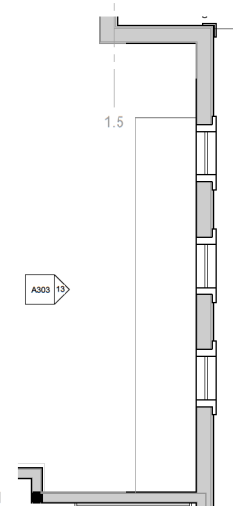
16 | 3D View 3



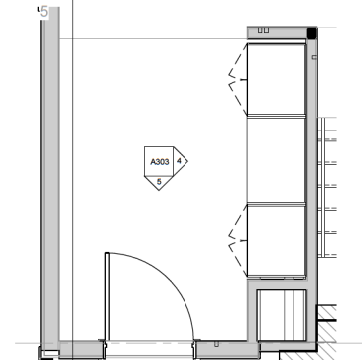
13 | Elevation 2 - a
1/2" = 1'-0"



1 | Fireplace
1/2" = 1'-0"



14 | L.5 - Callout 1
1/2" = 1'-0"



2 | Foyer
1/2" = 1'-0"

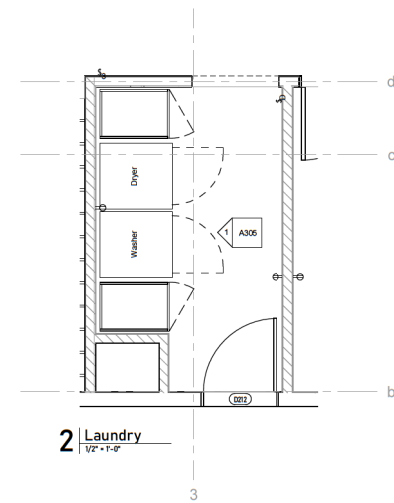
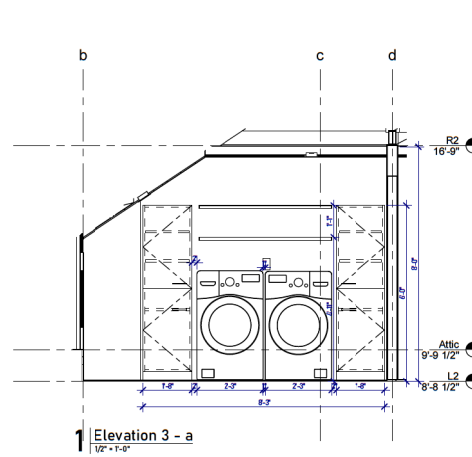
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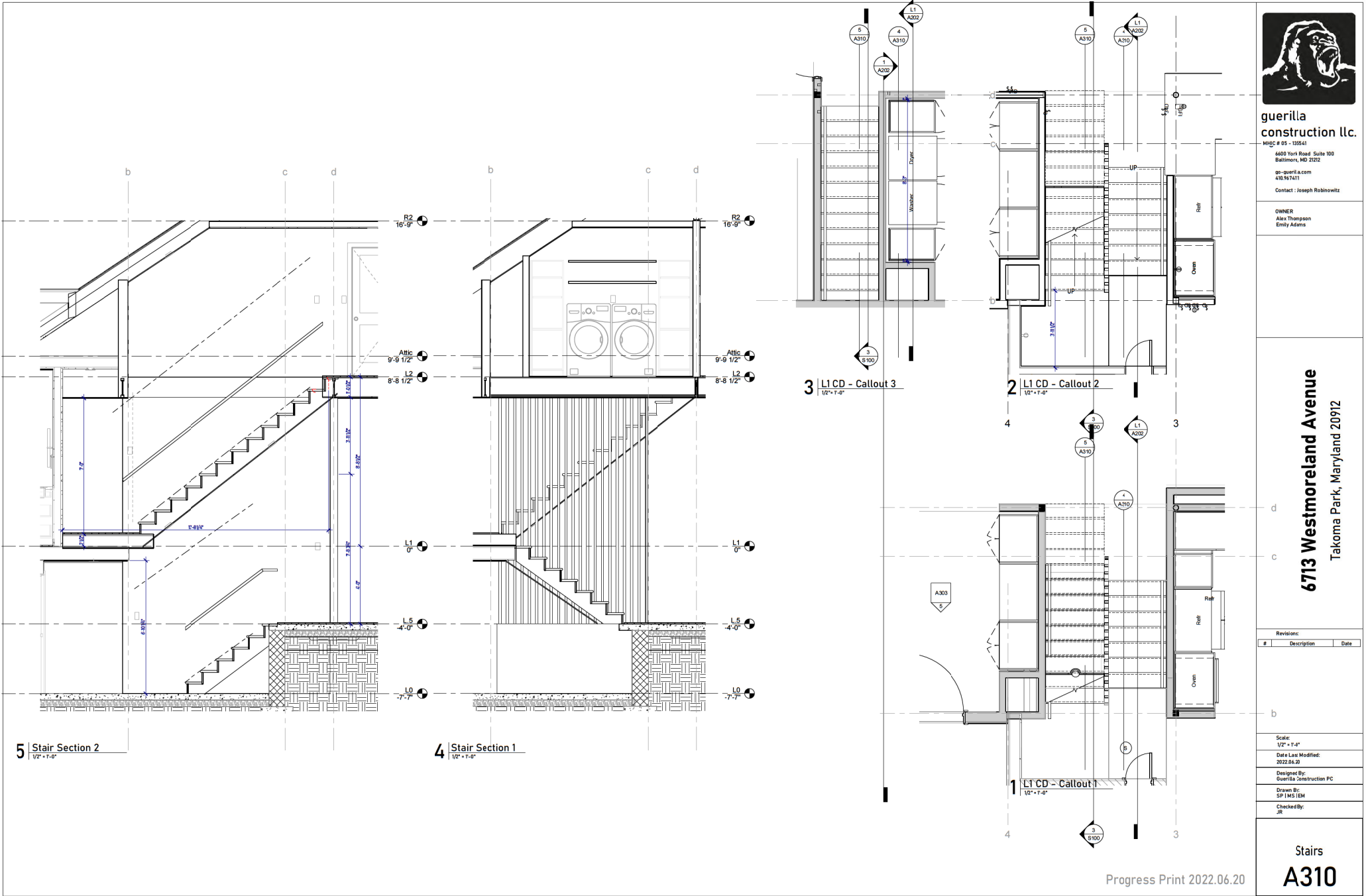
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Laundry
A305



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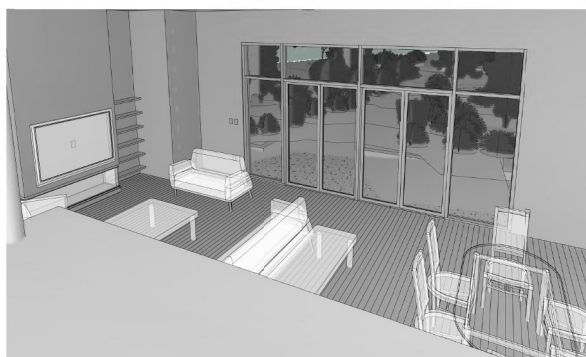
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Stairs
A310

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1 | Interior View 1



2 | Interior View 2



3 | Interior View 3



4 | Interior View 4



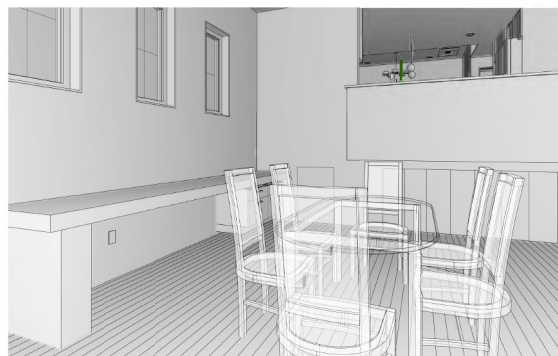
5 | Interior View 5



6 | Interior View 6



7 | Interior View 7

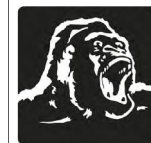


8 | Interior View 8



9 | Interior View 9

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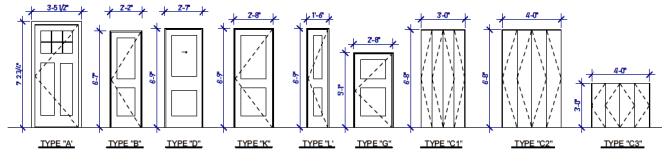
JR

Interior Views

A312

6/20/2022 4:15:14 PM Sheet Size: 24x36

Door Schedule										
Comments	Level	Mark	Type	Number	To Room Name	From Room Number	From Room Name	Description	Family and Type	Width Height
L5										
	L5	D007	A	010	Fyer			DO	craftsman door: craftsman	36" 84"
	L5	D008	C3	012	Coset	011	Great Room	Flush Panel Bifold	Efold_Door_-_Flush_Panel_698t: special	48" 36"
	L5	D009	C3	012	Coset	011	Great Room	Flush Panel Bifold	Efold_Door_-_Flush_Panel_698t: special	48" 36"
	L5		F	011	Great Room				Door-Curtain-Wall-Double-Storefront	60" 85"
	L5		F	011	Great Room				Door-Curtain-Wall-Double-Storefront	60" 85"
	L5								Door-Curtain-Wall-Double-Storefront	60" 85"
	L5	D010	J	013	Coset	011	Great Room		frameless flush: SHORT	24" 36"
L1										
not in schedule	L1	D109	A					DO	craftsman door: craftsman	36" 84"
not in schedule	L1	D121	B						Door-Interior-Single-2_Panel-Wood: 24" x 78	24" 78"
not in schedule	L1	D114	C1					Flush Panel Bifold	Bifold_Door_-_Flush_Panel_698t: 36" x 80"	36" 80"
not in schedule	L1	D116	C2					Flush Panel Bifold	Bifold_Door_-_Flush_Panel_698t: 48" x 80"	48" 80"
not in schedule	L1	D123	C3					Flush Panel Bifold	Bifold_Door_-_Flush_Panel_698t: special	48" 36"
not in schedule	L1	D239	CO	104	Kitchen/Dining	106	Hallway		Door-Interior-Single-2_Panel-Wood: 30" x 80 CO	30" 80"
not in schedule	L1	D122	D						Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 80"	30" 80"
not in schedule	L1	D111	G						Door-Interior-Single-2_Panel-Wood: 30" x short	30" 60"
not in schedule	L1	D105	K	103	Pwder Room	106	Hallway		Door-Interior-Single-2_Panel-Wood: 30" x 80	30" 80"
not in schedule	L1	D106	K	102	Bedroom	106	Hallway		Door-Interior-Single-2_Panel-Wood: 30" x 80	30" 80"
not in schedule	L1	D107	K						Door-Interior-Single-2_Panel-Wood: 30" x 80	30" 80"
not in schedule	L1	D104	L	105	Coset	302	Room		Door-Interior-Single-2_Panel-Wood: 16 x 80	16" 80"
not in schedule	L1	D108	L						Door-Interior-Single-2_Panel-Wood: 16 x 80	16" 80"
L2										
	L2	D206	B	207	Coset	203	Main Bedroom		Door-Interior-Single-2_Panel-Wood: 24" x 78	24" 78"
	L2	D208	C1	209	Lnen	214	Hallway	Flush Panel Bifold	Efold_Door_-_Flush_Panel_698t: 36" x 80"	36" 80"
	L2	D207	C1	208	Lnen	214	Hallway	Flush Panel Bifold	Efold_Door_-_Flush_Panel_698t: 36" x 80"	36" 80"
	L2	D212	C1	212	Coset	211	Bedroom	Flush Panel Bifold	Efold_Door_-_Flush_Panel_698t: 36" x 80"	36" 80"
	L2	D202	C2	202	Coset	201	Bedroom	Flush Panel Bifold	Efold_Door_-_Flush_Panel_698t: 48" x 80"	48" 80"
	L2	D205	D	206	Coset	203	Main Bedroom		Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 80"	30" 80"
	L2	D204	D	204	Main Bathroom	203	Main Bedroom		Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 80"	30" 80"
	L2	D203	K	203	Main Bedroom	214	Hallway		Door-Interior-Single-2_Panel-Wood: 30" x 80	30" 80"
	L2	D201	K	201	Bedroom	214	Hallway		Door-Interior-Single-2_Panel-Wood: 30" x 80	30" 80"
	L2	D209	K	210	Bathroom	214	Hallway		Door-Interior-Single-2_Panel-Wood: 30" x 80	30" 80"
	L2	D210	K	211	Bedroom	214	Hallway		Door-Interior-Single-2_Panel-Wood: 30" x 80	30" 80"
	L2	D260	OP	213	Laundry	214	Hallway		Door-Opening: 36" x 80	36" 80"
Attic	Attic	D212	G	213	Laundry	301	Attic		Door-Interior-Single-2_Panel-Wood: 30" x short	30" 60"



2 | Door Type
1/4" = 1'-0"



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Door Schedule &
Details
A400

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Schedule-Window

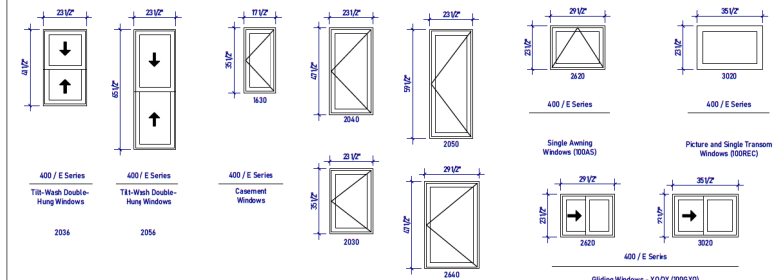
A401

6/22/2022 10:45 PM Sheet Size: 24x36

Window Schedule

W1	4	Andersen Corporation	400 / E Series	L1	None	27 1/2"	65 1/2"	2"x6"	White	White		244DH2456	Living Room South	Replaced as E4
W1	5	Andersen Corporation	400 / E Series	L1	None	27 1/2"	65 1/2"	2"x6"	White	White		244DH2456	Living Room South	Replaced as E5
W1	2	Andersen Corporation	400 / E Series	L1	None	27 1/2"	65 1/2"	2"x6"	White	White		244DH2456	Living Room Frnt	Replaced as E2
W1	3	Andersen Corporation	400 / E Series	L1	None	27 1/2"	65 1/2"	2"x6"	White	White		244DH2456	Living Room Frnt	Replaced as E3
W1	6	Andersen Corporation	400 / E Series	L1	None	27 1/2"	65 1/2"	2"x6"	White	White		244DH2456	Kitchen South	Replaced as E6
W1	7	Andersen Corporation	400 / E Series	L1	None	27 1/2"	65 1/2"	2"x6"	White	White		244DH2456	Kintchen South	Replaced as E7
W1	1	Andersen Corporation	400 / E Series	L1	None	27 1/2"	65 1/2"	2"x6"	White	White		244DH2456	Bedroom Front	Replaced as E1
W4	10	Andersen Corporation	400 / E Series	L5	None	29 1/2"	23 1/2"	2"x6"	White	White		100AS2620	Family Room South	Replaced as E10
W5	11	Andersen Corporation	400 / E Series	L5	None	35 1/2"	23 1/2"	2"x6"	White	White		100G3020	Study Room South	Replaced as E11
W9	18	Andersen Corporation	400 / E Series	L1	None	23 1/2"	41 1/2"	2"x6"	White	White	Tempered	244DH2036	Bathroom North	Replaced as E18
W10	19	Andersen Corporation	400 / E Series	L1	None	32"	68 1/4"	2"x6"	White	White		244DH2456	Bedroom North	Replaced as E19
W11	21	Andersen Corporation	400 / E Series	L0	None	35 1/2"	23 1/2"	2"x6"	White	White		100REC3020	Bathroom North	Replaced as E21
W12	22	Andersen Corporation	400 / E Series	L0	None	29 1/2"	23 1/2"	2"x6"	White	White		100G2620	Bedroom North	Replaced as E22
W13	23	Andersen Corporation	400 / E Series	L2	None	23 1/2"	35 1/2"	2"x6"	White	White		100CS2030	Bedroom North	
W13	24	Andersen Corporation	400 / E Series	L2	None	23 1/2"	35 1/2"	2"x6"	White	White		100CS2030	Bedroom North	
W13	29	Andersen Corporation	400 / E Series	L2	None	23 1/2"	35 1/2"	2"x6"	White	White	Tempered	100CS2030	Bathroom South	
W13	25	Andersen Corporation	400 / E Series	L2	None	23 1/2"	35 1/2"	2"x6"	White	White		100CS2030	bedroom South	
W14	27	Andersen Corporation	400 / E Series	L5	None	23 1/2"	59 1/2"	2"x6"	White	White		100CS2050	Great Room North	
W14	26	Andersen Corporation	400 / E Series	L5	None	23 1/2"	59 1/2"	2"x6"	White	White		100CS2050	Great Room North	
W15	28	Andersen Corporation	400 / E Series	L1	None	17 1/2"	35 1/2"	2"x6"	White	White		100CS1630	Kitchen South	
W15	30	Andersen Corporation	400 / E Series	L1	None	17 1/2"	35 1/2"	2"x6"	White	White		100CS1630	Kintchen South	
W15	31	Andersen Corporation	400 / E Series	L2	None	17 1/2"	35 1/2"	2"x6"	White	White	Tempered	100CS1630	Bathroom North	
W15	32	Andersen Corporation	400 / E Series	Attic	None	17 1/2"	35 1/2"	2"x6"	White	White		100CS1630	bedroom South	
W16	33	Andersen Corporation	400 / E Series	L5	None	23 1/2"	47 1/2"	2"x6"	White	White		100CS2640	Great Room South	
W16	34	Andersen Corporation	400 / E Series	L5	None	23 1/2"	47 1/2"	2"x6"	White	White		100CS2640	Great Room South	
W16	35	Andersen Corporation	400 / E Series	L5	None	23 1/2"	47 1/2"	2"x6"	White	White		100CS2640	Great Room South	

WINDOW TYPES



WINDOW NOTES:
1. ROUGH OPENING DIMENSION OF THE EXISTING WINDOWS TO BE V.F.
2. RIGHT/HALFT HANDLED TO BE DETERMINED
3. WINDOWS TO BE ANDERSEN 80 AND 200 SERIES.

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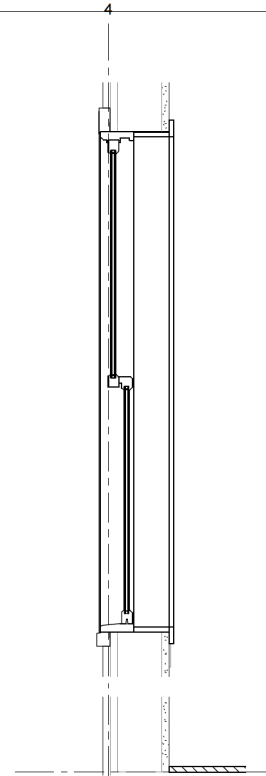
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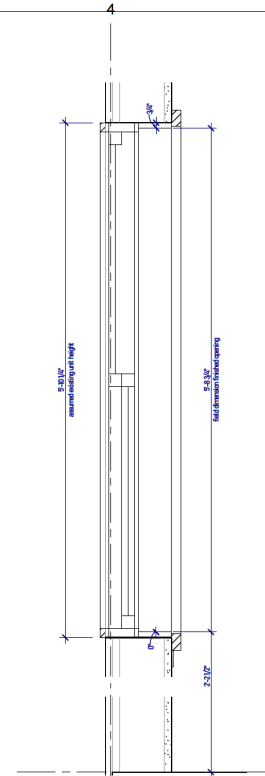
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Windows Details

A402

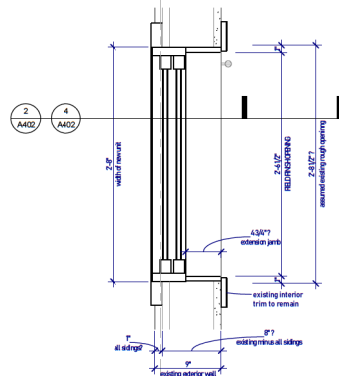
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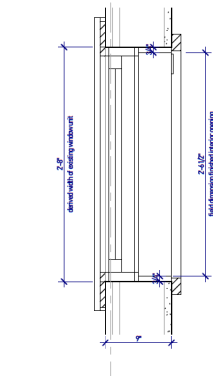
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1 1/2" x 1'-0"



2 | Section Detail @ Existing Window
1 1/2" x 1'-0"



3 | Plan Detail @ Replacement Window
1 1/2" x 1'-0"



1 | Plan Detail @ Existing Window
1 1/2" x 1'-0"

Progress Print 2022.06.20



OWNER
Alex Thompson
Emily Adams

6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions:		
#	Description	Date

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1/4" = 1'-0"

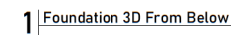
Date Last Modified:
2022.06.20

Designed By:
Guerilla Construction PC

Drawn By:
SP | MS | EM

Checked By: _____
IR

Foundations
S100



Progress Print 2022.06.20



guerilla
construction llc.

MHC # 05 - 135541
4400 York Road, Suite 100
Baltimore, MD 21222
op@guerilla.com
410.957.4111
Contact : Joseph Robinowitz

OWNER
Alex Thompson
Emily Adams

6713 Westmoreland Avenue
Takoma Park, Maryland 20912

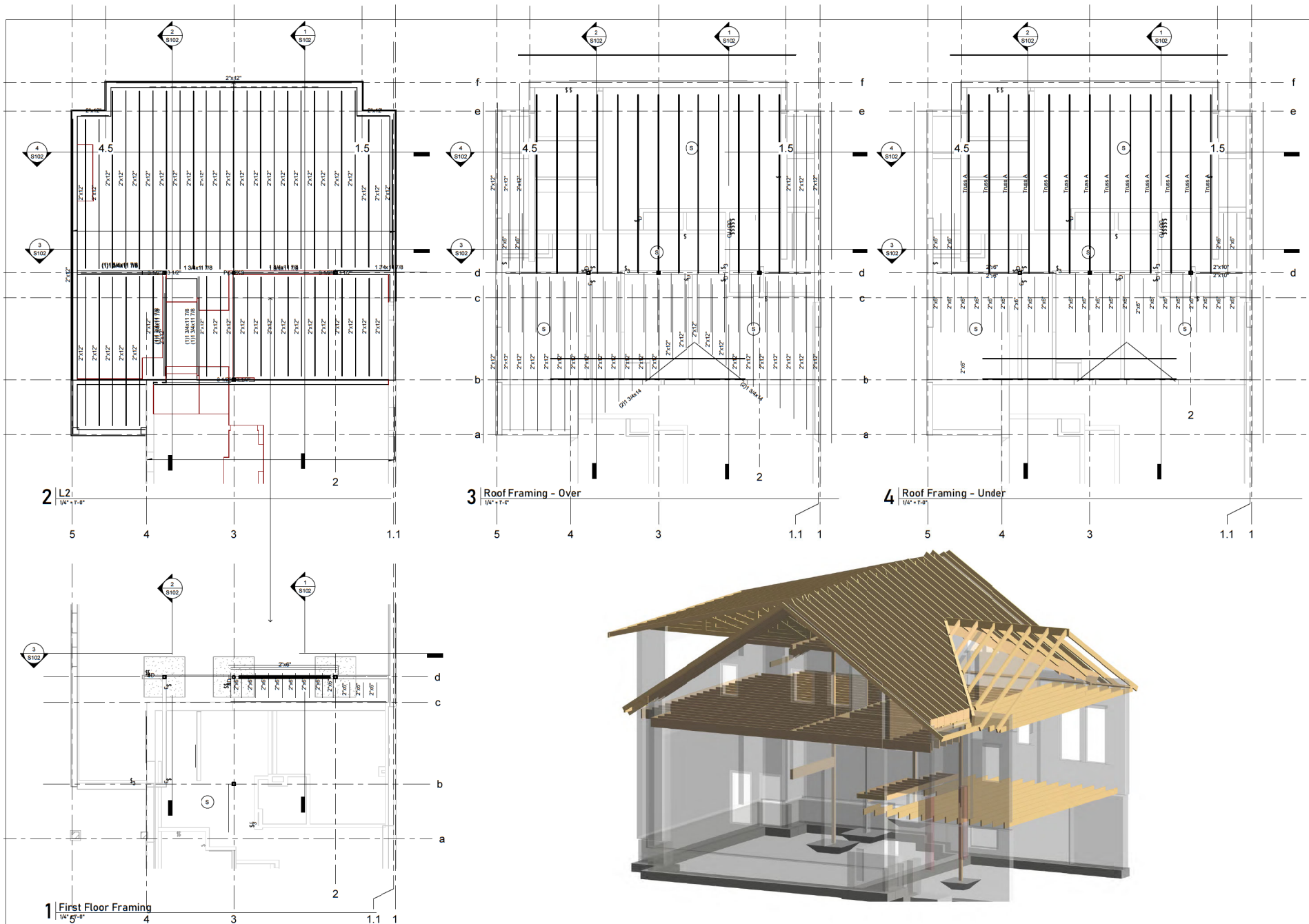
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#	Description	Date

Scale:
1/4" = 1'-0"
Date Last Modified:
2022.06.20
Designed By:
Guerilla Construction PC
Drawn By:
SP1MS/EM
Checked By:
JR

Floor & Roof
Framing Plans

S101

4/21/2022 1:11:44 PM Sheet Size: 36x36



Progress Print 2022.06.20



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MHC # 05 - 13541
6400 York Road, Suite 100
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OWNER
Alex Thompson
Emily Adams

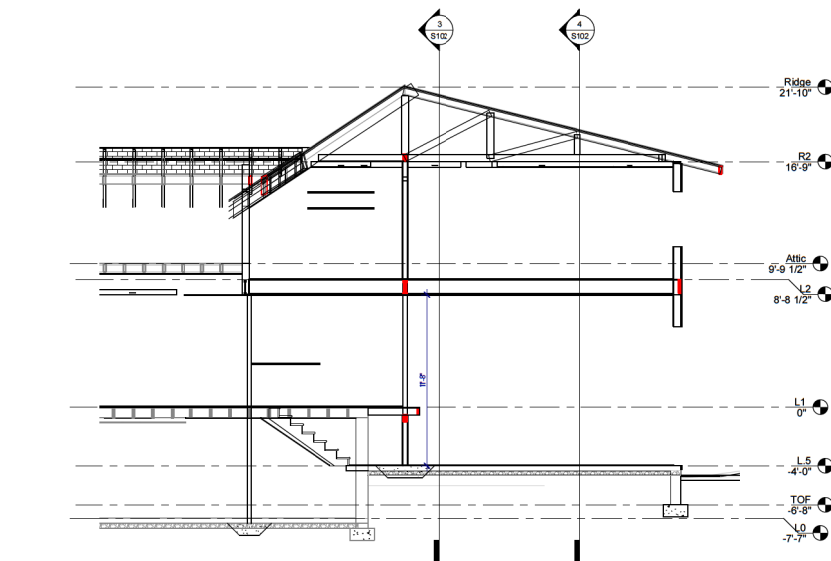
6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions:		
#	Description	Date

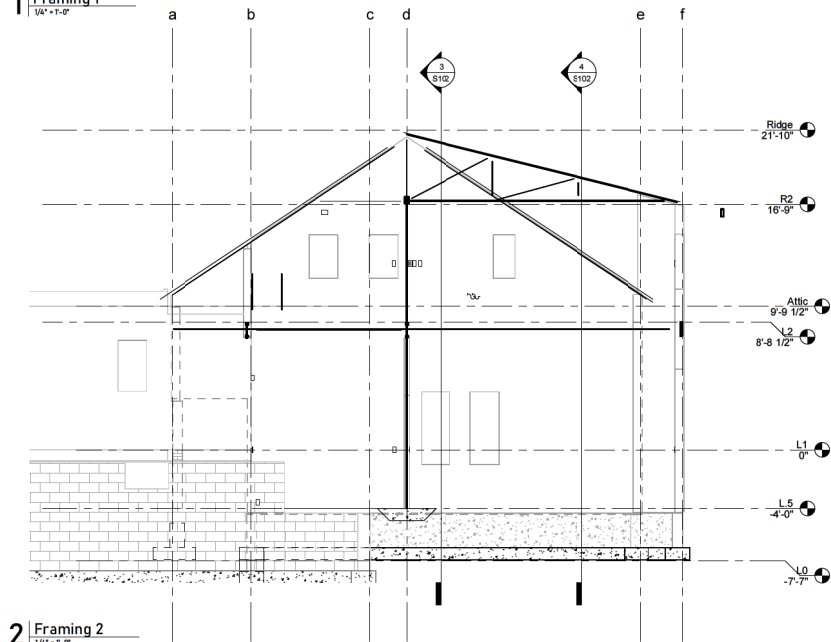
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Designed By:	Guerilla Construction PC
Drawn By:	SP1MS/EM
Checked By:	JR

Framing Sections
S102

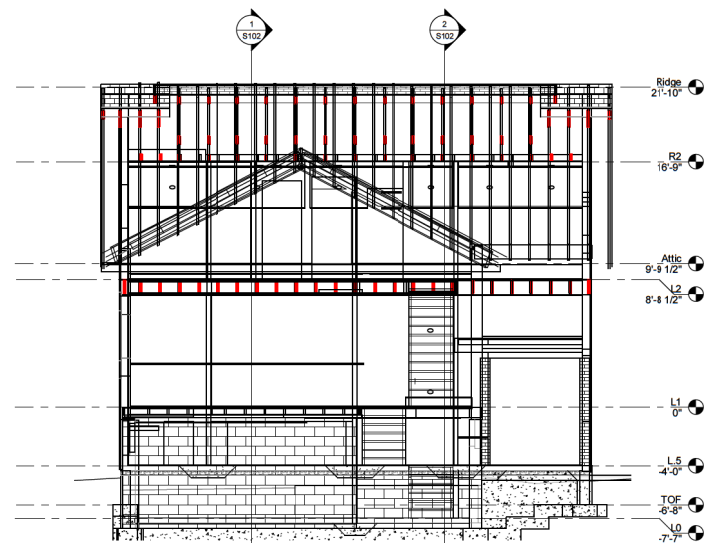
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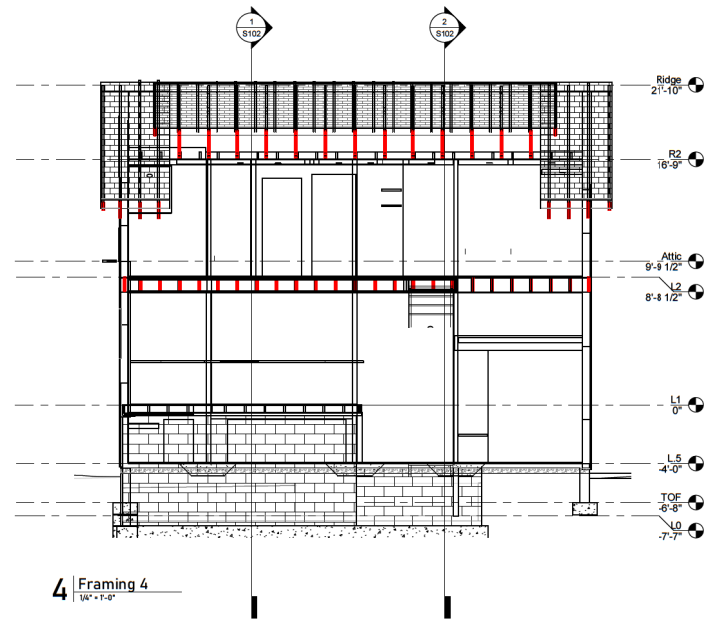
1 | Framing 1
1/4" = 1'-0"



2 | Framing 2
1/4" = 1'-0"



3 | Framing 3
1/4" = 1'-0"



4 | Framing 4
1/4" = 1'-0"

Progress Print 2022.06.20

6713 Westmoreland Ave. Takoma Park MD 20912
Existing Structure Photos



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Photo #1

FRONT ELEVATION



Photo #2

LEFT SIDE ELEVATION

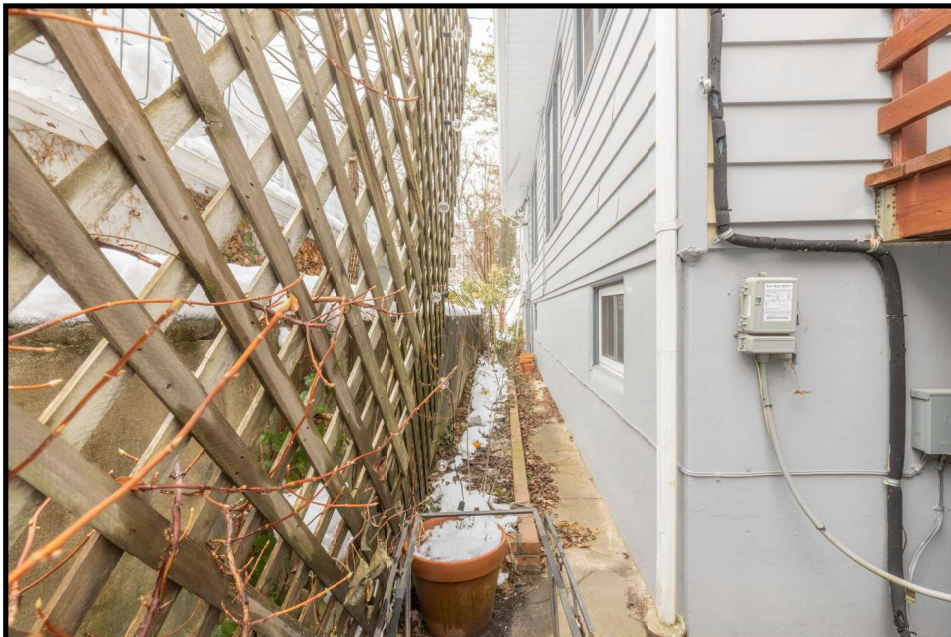


Photo #3

RIGHT SIDE ELEVATION



Photo #4

REAR ELEVATION



Photo #5

BACKYARD ELEVATION



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MHIC #135541

MHBR #8403

Michael Kyne

Cultural Resources Planner III | Historic Preservation Section

Montgomery County Planning Department | M-NCPPC

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Re: 6713 Westmoreland Historic District Approval

Michael,

I am pleased to be providing architect services as part of the design/build team for an addition to 6713 Westmoreland Avenue.

The Takoma Park Historic District provides striking examples of working class craftsman bungalows and cottages. On Westmoreland Avenue, homes line the street in a pleasant craftsman style with 1, 2, and 3 story homes, along with a mature, cultivated landscape, part of the original intent of the founders for a healthy garden community. The residence at 6713 Westmoreland is one of many adjacent 42' wide, 150' deep properties developed in the early 1900's as DC's streetcar commuter shed expanded. Our clients, Alex Thompson and Emily Adams, and their growing family are part of this tradition, and they seek to do their part to support and renew the community oriented family housing in their historic Takoma Park neighborhood.

Our task is to adapt the living space of this home: opening up the living space to the lush back gardens, adding private bedrooms above, and preserving the presentation of the original house to the public. The vernacular of the existing cottage scale homes in the immediate area, including 6713 Westmoreland, is to present a simple, raised one-and-a-half story wood structure with an 8/12 pitch slope gable facing the street. A smaller scaled version of the gable is open to the street as a canopy over the front porch. In Alex and Emily's new space to the rear of the house, private upper-level bedrooms will be clearly separated from the main level living space. The family space is at grade, facing back to the private landscape. A smaller, late 20th century rear bedroom addition will be removed.

The new addition has been strategically positioned along the back of the existing historic house, as the clients have selected a minimum possible width and height along with the maximum practical setback. The new addition setback to the back yard is limited by a retaining wall, which marks the beginning of a steady, upward incline of the landscape and garden behind the house. This placement keeps the footprint compact and minimizes site disruption and the replacement of the retaining wall (and additional site work behind the retaining wall). The new garden facing living space is dropped to the immediate grade, at split level of the existing main floor and basement. This allows the private upper bedrooms to be kept low relative to the existing attic floor and presents the minimum possible height for the new sympathetic back 8/12 pitch gable. The new gable roof springs from the same level as the existing roof and turns parallel to the street to keep a low profile. The addition aligns with the existing home on the south side, while projecting minimally at the north side as required for meeting the code for the staircase and internal height requirements. The width consists of (1) the original kitchen extent across the back, (2) flights of stairs in two widths side by side for access up to original main level and down to the basement level, and (3) the remaining width to fit a small upper-level bedroom flanking the stair up. We have considered views from the street from our design modeling to achieve a minimal visual impact of the rear addition on the original from the street, given the program needs and code constraints. (The addition for 6713 Westmoreland shares a similar profile and shape with their immediate next-door neighbor to the north, 6801 Westmoreland).

Significantly, the addition will have wide roof overhangs, clapboard siding and 4" trim throughout, faithfully replicating traditional patterns of the neighborhood. The existing vinyl single hung windows, which are no longer operable and installed by a previous owner, are to be replaced with newer double hung windows. The existing siding is 1970's era aluminum lap siding, is slated to remain in place (current budget does not allow for the restoration / reinstallation of the historic siding and detailing). The signature craftsman style front door and is replicated in a new street-visible side entry, and the rear facing windows are full glass panel fixed and casement windows for maximum view, as is now common in the neighborhood (the rear neighbor, 6714

Allegheny, has similar style windows and doors facing the rear). New bedroom windows, at the smaller traditional size, will have casement openings to allow for code egress.

Please find attached the letters of support from the immediate neighbors; I hope you can support us in historic district approval for this addition. We are eager to discuss the design in more detail and are open to any questions you may have.

Very truly yours,

Stephen C. Parsons, AIA
Senior Architect, Guerilla Construction LLC

Cc. Alex Thompson & Emily Adams
Joseph Rabinowitz, Principal, Guerilla Construction LLC
Dusan Jovetic, Project Manager, Guerilla Construction LLC

Letters of Support

6801 Westmoreland (Immediate Neighbor to the North)

From: **Tamar Greenspan** <tamar.greenspan@gmail.com> Date: Thu, Apr 28, 2022 at 3:49 PM Subject: Re: whoa, we're building... To: Alex Thompson <abt630@gmail.com> Cc: Hyde Revilla <hyde.revilla@gmail.com>, Aa Elly Kugler <ehaman@gmail.com>, Justin Allen <justinnealallen@gmail.com>, emily adams <emilyengeladams@gmail.com> This is the most fun I'm going to have today!

We are deeply supportive of the plans to expand 6713 Westmoreland Ave. The design choices will maintain the character and feel of the house, blending seamlessly into the neighborhood and reflecting the style of many of the other homes on our street. Keeping our neighborhood, the attractive, desirable place that it is requires that we accommodate the needs of today's families and lifestyles. It is critical that responsible, carefully-crafted additions like the one proposed be approved to preserve what makes this neighborhood special while also bringing the homes into our modern times. We see this project as an asset for the homeowners and the community alike, and we urge you to approve it.

Sincerely,
Tamar Greenspan and Justin Allen
6801 Westmoreland Ave.

6711 Westmoreland (Immediate Neighbor to the South)

From: **Elly Kugler** <ellykuglerjd@gmail.com> Date: Thu, May 5, 2022 at 8:17 PM Subject: Support for our neighbors To: <abt630@gmail.com>, Hyde Revilla <hyde.revilla@gmail.com>, <emilyengeladams@gmail.com>

To whom it may concern,

We are residents of 6711 Westmoreland Ave and reside immediately to the right of 6713 Westmoreland Ave. We support the plans that have been developed by our neighbors to build out an expansion on the back of their house.

Our neighborhood has an attractive aesthetic that is rooted in maintaining the historical character of the homes here. The proposed addition would align with the aesthetics of the neighborhood. Given where the addition will be located, only our household and that of their immediate neighbors would be likely to see the addition, since it falls at the back of the house. We feel comfortable with the design, which is aligned with the aesthetic of the neighborhood - an aesthetic that embraces diverse, interesting, and family friendly structures. Within a two-block radius of our home, you can find bungalows, cottages, ranch homes, palatial original structures, and a diversity of sheds, meditation spaces and ADUs. This build-out will be one more welcome addition to the neighborhood, and will be barely visible except to us.

Moreover, allowing our neighbors to build out will preserve the character of the neighborhood because it will allow our neighbors to continue to raise their child next to our child. Physical structures are important but people create the true character of a place, and our neighbors are kind, help us in times of need, and recently helped us celebrate our newborn baby. We look forward to seeing our children play together for years to come - but for that to happen, our neighbors need the space they would get from the proposed build-out.

We ask the Commission to carefully consider our support in making a determination about granting permission to build to our neighbors at 6713 Westmoreland Ave.

Thanks,
Elly Kugler

Letters of Support (continued)

303 Elm (Takoma Park Historic District)

From: **Burr Hannon** <burr.hannon@gmail.com>
Date: Wed, May 18, 2022 at 12:50 PM
Subject: Recommendation for permit approval
To: Alex Thompson <abt630@gmail.com>

Hello Takoma Park Council,

We write on behalf of our neighbors and friends, the Adams/Thompson household of 6713 Westmoreland and to endorse their home improvement project. We join the chorus of those involved hoping to see this application approved, including the most immediate neighbors as well as those in the same SDAT area just a few blocks away.

Having looked at their plans as a home inspector of seven years, to me the plans look sound and completely reasonable; we all look to utilize our properties as best we can within the guidelines of local codes.

In our capacity as neighbors, we all enjoy seeing properties be optimized and beautified which we are witnessing all over Takoma Park.

As friends, we love seeing a young family grow and develop their forever home to grow with them.

Thank you for your time and consideration,

Burr Hannon and Jodi Kumar
303 Elm Avenue