

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT**

<b>Address:</b>	5 Montgomery Ave., Takoma Park	<b>Meeting Date:</b>	5/24/2023
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	5/17/2023
<b>Applicant:</b>	Leah Curry-Rood and Justin Rood William Jelen, Architect	<b>Public Notice:</b>	5/10/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case No.:</b>	1030121	<b>Staff:</b>	Dan Bruechert

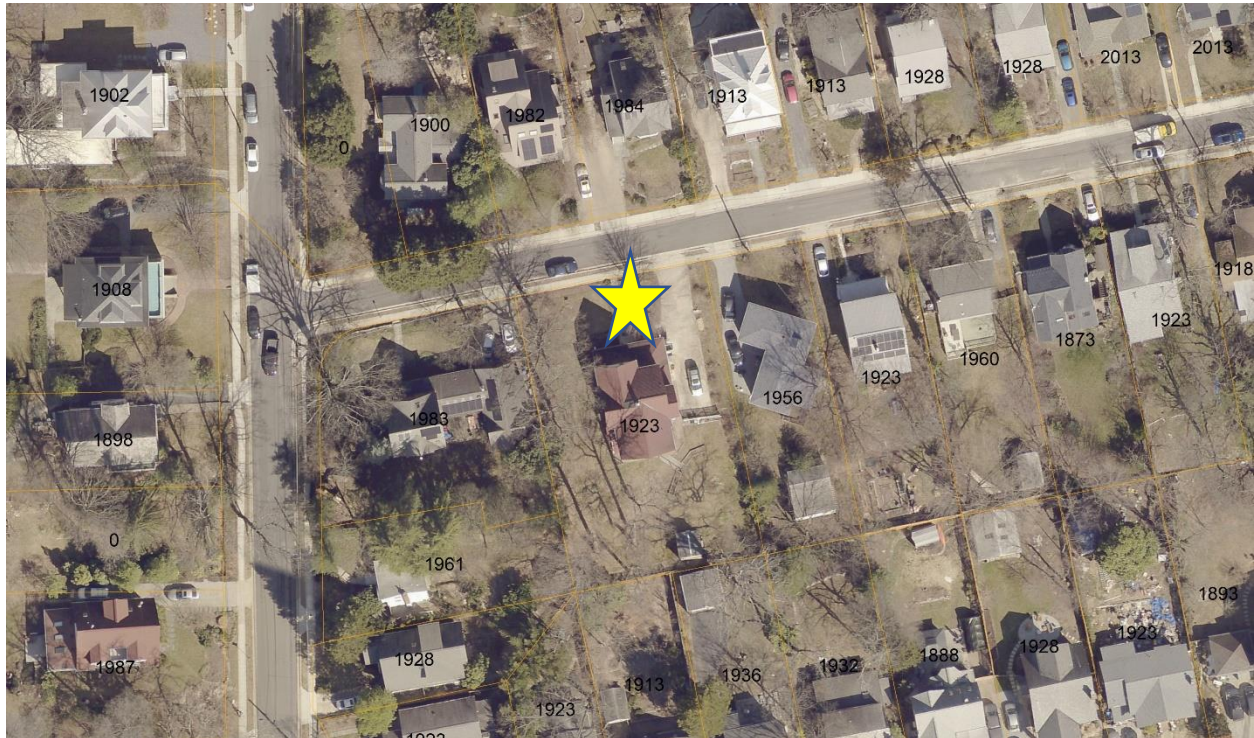
**Proposal:** Siding restoration, partial demolition, construction of a new rear addition, roof replacement, and fenestration alteration.

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** 1923



*Figure 1: The subject property is located at 5 Montgomery Ave.*

## **BACKGROUND**

At the March 8, 2023 HPC meeting, the subject property was reviewed as a Preliminary Consultation. The HPC was fully supportive of the proposal and the HPC had several recommendations to revise the design including:

- Altering the pitch and size of the proposed dormers so they are more proportional to the size of the house;
- Matching the overhangs in addition to the historic house; and
- Installing the lowest profile skylights for the roof.

The applicant made revisions to the proposal and returns for a HAWP.

## **PROPOSAL**

The applicant proposes to construct a rear addition, expose the historic siding and trim and repair it, and replace the existing roof.

## **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 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), and,

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 district.

Contributing Resources should receive a more lenient 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.

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 way-of-way which involve the replacement of or damaged 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 to 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 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 issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 two-and-a-half-story Queen Anne-style house with a cross-gable roof and a wrap-around porch. The house form has been modified by an addition on the first floor on the left side (in the location of the porch, see below) and expanding the house in the rear. The applicant proposes work in several areas including a rear addition, roof dormers, installing a bay on the first floor, and removing an existing window opening. The applicant additionally proposes to restore the historic siding and trim. The restoration work does not require a HAWP but is eligible for the County Historic Preservation Tax Credit.

The proposed building modifications are generally consistent with the proposal submitted and reviewed by the HPC in March 2023.

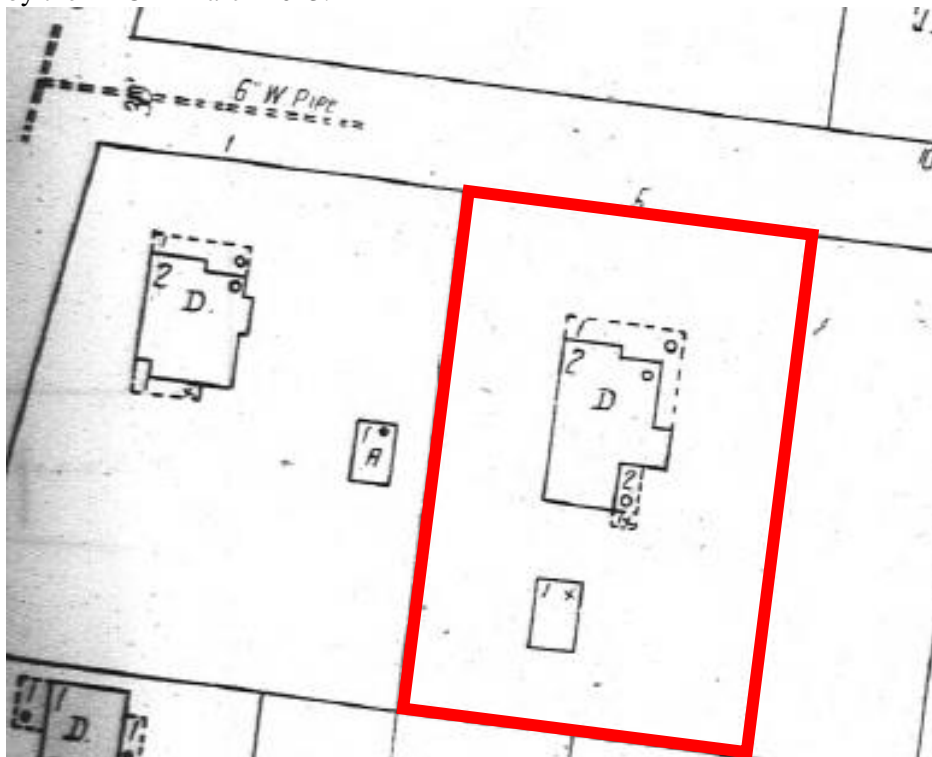


Figure 2: 1927 Sanborn Fire Insurance Map.



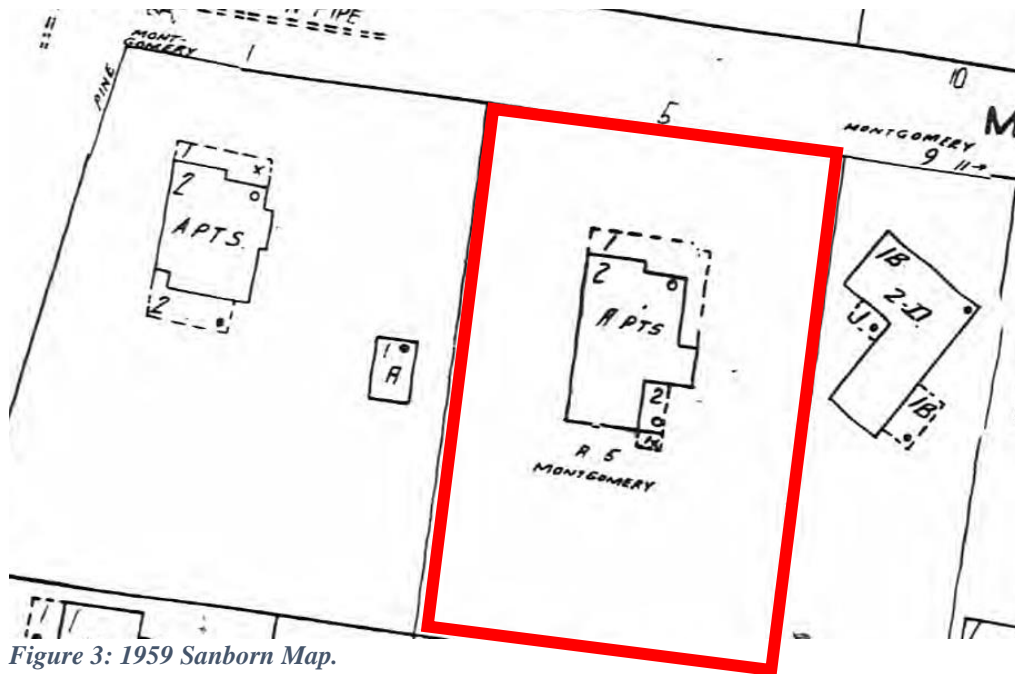


Figure 3: 1959 Sanborn Map.

### Rear Addition

At the rear of the house, the applicant proposes to construct an addition that extends 8' (eight feet) to the rear and is the full width (25' 1 7/8" – twenty-five feet and one and seven-eighths inch) of the existing house. The applicant additionally proposes a wrap-around porch around the sides and rear of the addition. Exterior materials for the addition will match the house exterior (discussed below) and the new windows and doors are aluminum clad wood windows (Jeld-Wen Siteline Series) in a combination of one-over-one sash and casement windows.

Staff finds the size of the addition will not overwhelm the character of the house or surrounding district. Staff finds the form of the house, particularly at the rear, has been altered from the historic configuration (see Sanborn maps, above). Staff additionally finds that while the HPC generally requires additions to be inset from the historic wall plane by 1' (one foot), this is an instance where the HPC determined a co-planer addition was acceptable because the rear is already inset by several feet from the historic wall planes. Staff finds these two factors are sufficient to justify an extension of the rear.

Surrounding the rear addition, the applicant proposes to construct a one-story wrap-around porch. The porch will be built on brick piers that will match the decorative details of the front porch. Because of the lot's slope, the porch will be nearly a full story above grade in certain locations. Staff finds the proposed porch's placement, materials, and design will not negatively impact the architectural character of the house or the surrounding district. The HPC concurred with this assessment at the March 2023 Preliminary Consultation. The applicants also propose to construct a small balcony in the attic level. Staff finds this element will not be at all visible from the right of way and should be approved as a matter of course.

The application proposes to clad the exterior of the proposed addition in 4 1/2" (four-and-a-half-inch) pine lap siding with corner boards. Material for the corner boards was not identified, however, Staff finds that both wood and a substitute material such as Azek would be acceptable for an addition to a Contributing resource in the Takoma Park Historic District.

### **Roof Replacement**

The applicant proposes to remove the existing roof and replace it with a new architectural shingle roof. The new roofing material will cover the historic roof and the proposed new construction. Staff finds architectural shingle is an acceptable material to replace an asphalt shingle roof under the *Design Guidelines* and 24A-8(b)(1) and (2).

### **Dormers**

At the rear of the rear-facing gable roof, the applicant proposes to construct side gable dormers on the right and left roof slopes. In the revised design, the applicant moved the dormers further to the rear, narrowed the dormers, and lowered the ridge height by a foot. Each dormer includes a single sash window – a reduction from the paired windows - and will match the siding and trim details proposed for the remainder of the house addition.

Staff finds the revisions for the proposed dormers are in keeping with the HPC’s feedback from the March Preliminary Consultation. Staff finds the proposed dormers are an appropriate addition under the *Design Guidelines* and 24A-8(d).

### **New Window**

The applicant proposes to construct a bay window on the first floor of the right elevation. The hexagonal bay matches the siding and roofing found throughout the house. Staff finds the proposed bay window is generally consistent with the house design, per the *Design Guidelines*. The HPC agreed with Staff’s finding that the bay window was consistent with the design of the house and character of the surrounding district and Staff recommends the HPC approve the new bay window under the *Design Guidelines* and Chapter 24A-8(b)(2) and (d).

The applicant also proposes to change the fenestration on the right elevation toward the rear. There is currently one sash window on this elevation. The applicant proposes to install new sash windows and stack the openings on the right elevation. Staff finds these windows will not be highly visible from the public right-of-way because of their distance to the rear and because the wall plane is inset by 4’ (four feet) from the wall plane at the front of the house. Staff finds the new aluminum-clad wood windows are appropriate in this location.

### **Skylights**

The applicant proposes installing two pairs of skylights. One pair is on the right slope of the front gable. The other is on the rear slope of the right-facing gable. The proposed skylights will be Velux low-profile deck-mounted skylights.

A majority of the HPC found the proposed pairs of skylights were appropriate alterations to the house, provided the skylights had a very low profile. The HPC has previously approved the proposed Velux skylights on other buildings in the Takoma Park Historic Buildings specifically because they have such a low profile. Based on the feedback from the HPC, Staff recommends the HPC approve the skylights under the *Design Guidelines* and 24A-8(d).

### **STAFF RECOMMENDATION**

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

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

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



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

FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Justin Rood  
Address: 5 Montgomery Avenue  
Daytime Phone: 202-281-4055

E-mail: justinrood@gmail.com  
City: Takoma Park Zip: 20912-4614  
Tax Account No.: 01074528

**AGENT/CONTACT (if applicable):**

Name: William Jelen  
Address: 11401 Nairn Road  
Daytime Phone: 202-344-5513

E-mail: bill@williamjelenarchitect.com  
City: Silver Spring Zip: 20902  
Contractor Registration No.: 16893

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? X 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: 5 Street: Montgomery Avenue  
Town/City: Takoma Park Nearest Cross Street: Pine Ave  
Lot: 3 Block: 17 Subdivision: 0025 Parcel: \_\_\_\_\_

**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 checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition   | <input type="checkbox"/> Fence                 | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape   | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation    | <input checked="" type="checkbox"/> Roof       | <input checked="" type="checkbox"/> Window/Door          |
|  |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

\* [Signature] \_\_\_\_\_ 5/3/23 \_\_\_\_\_  
Signature of owner or authorized agent Date

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

**Owner's mailing address**  
 Justin Rood et al.  
 5 Montgomery Ave.  
 Takoma Park, MD 20912

**Owner's Agent's mailing address**  
 William Jelen RA  
 William Jelen Architect Inc.  
 11401 Nairn Road  
 Silver Spring, MD 20902

**Adjacent and confronting Property Owners mailing addresses**

Jen Sermoneta & Scott Wallenstein  
 1 Montgomery Ave.  
 Takoma Park, MD 20912

Susan and Dennis Huffman  
 9 Montgomery Ave.  
 Takoma Park, MD 20912

Eliot Andalman & Martha Bergmark  
 6 Montgomery Ave.  
 Takoma Park, MD 20912

Polly Dunford  
 8 Montgomery Ave.  
 Takoma Park, MD

Paul Blain & Michael Macko  
 104 Elm Ave.  
 Takoma Park, MD 20912

William & Gloria Fischer  
 106 Elm Ave.  
 Takoma Park, MD 20912



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

The property is a double lot on an established street in Takoma Park, there are several mature trees on the lot which will be maintained, the structure listed on tax records to be 100 years old has had several permutations over the decades and is currently used as a multi-generational residence with a legal rental unit.

According to the Approved and Adopted Takoma Park Amendment to the Montgomery County Historic Master Plan 5 Montgomery Avenue is a contributing Historic Resource built in a vernacular style.

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

**PROJECT NARRATIVE:**

Addition and Alterations to existing single family residence including: New 2-1/2 story Rear Extension, Rear and Side Porches and two new attic dormers.

Updates to the exterior will include restoring original siding and trim, new roof material, and detailing to be in harmony with the homes historic designation.

On the interior a new connecting stair to the basement will be incorporated along with layout changes on all 3 levels and associated mechanical electrical and plumbing systems updates.

**Work Item 1: Exterior Trim and Siding**

**Description of Current Condition:**

Currently the majority of the home is clad in the original 4" wood lap siding, recent investigation has also revealed an original scalloped wood siding at the attic levels all of which is to be restored and will be matched in kind on the new addition including historic wood window trim details.

**Proposed Work:**

The owner would like to repair and match in the new addition all siding, trim, soffit and porch details to the original. All new windows and doors to be metal clad wood windows.

**Work Item 2: Roofing**

**Description of Current Condition:**

Existing roof is a reddish asphalt shingle

**Proposed Work:**

New roof to be complimentary CertainTeed Landmark Series architectural grade asphalt shingles.

**Work Item 3: Rear Porch and Addition**

**Description of Current Condition:**

Currently the home has limited direct access to the rear yard from the main living levels. Front porch is made of wood tongue and groove planking, wood rails and grille work.

**Proposed Work:**

One of the primary goals of the work is to create a rear porch in harmony with existing front porch with flooring, railing, grillework and trim to match the existing home. Railings will have to be higher (36") to meet current building codes.

**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	*	*	*	*	*		*



# Rood Residence

## Alterations + Addition - Permit Submission

### 5 Montgomery Avenue Takoma Park, Maryland 20912

#### BUILDING INFO:

OWNERS: Curry Rood Leah Revocable Trust  
ADDRESS: 5 Montgomery Avenue Takoma Park Maryland 20912-4614

BLOCK: 17 LOT: 3  
LEGAL DESCRIPTION: LT 4 B F G  
TOWN: Takoma Park  
HISTORIC DESIGNATION: Contributing Resource  
ZONE: R-60 CONSTRUCTION TYPE: SB

PRESENT USE OF PROPERTY: Single Family Residential  
PROPOSED USE OF PROPERTY: Single Family Residential  
YEAR BUILT: 1923

LOT AREA: 15,000 SF  
LOT WIDTH: 100'-0"

	EXISTING	ALLOWED	PROPOSED
LOT COVERAGE	12.6%	35%	18.1%
BUILDING AREA	1,896 SF	5,250 SF	2,719 SF
BASEMENT AREA	1,264 SF	+200 SF	1,464 SF
FIRST FLOOR AREA	1,662 SF	+823 SF	2,485 SF
SECOND FLOOR AREA	1,305 SF	+350 SF	1,655 SF
ATTIC	670 SF	+200 SF	870 SF
GROSS FLOOR AREA	4,901 SF <sup>C</sup>	NA	6,474 SF <sup>C</sup>
FRONT SETBACK	40'-0"	25'-0"	No Change
LEFT SIDE YARD	32'-6"	8'-0" <sup>A</sup>	No Change
RIGHT SIDE YARD	32'-9"	8'-0" <sup>A</sup>	No Change
REAR YARD	65'-0"	20'-0"	47'-6"
BUILDING HEIGHT	+/- 33'-0"	35'-0"	No Change
STORIES	2-Story	NA	3-Story

#### Footnotes:

A-Total Side Yard Required to be 18'-0" with Minimum 8'-0" on one side  
B- According to Tax records, probably does not include Basement or Attic  
C- Includes Basement, Porches and Attic

#### PROJECT NARRATIVE:

Addition and Alterations to existing single family residence including: New 2-1/2 story Rear Extension, Rear and Side Porches and two new attic dormers.

Updates to the exterior will include restoring siding and trim, new roof material, and detailing to be in harmony with the homes historic designation.

On the interior a new connecting stair to the basement will be incorporated along with layout changes on all 3 levels and associated mechanical electrical and plumbing systems updates.

#### APPLICABLE CODES:

ALL WORK SHALL CONFORM TO THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS INCLUDING THE FOLLOWING:  
2018 Edition of the International Residential Code as amended by Montgomery County, Maryland  
2018 International Energy Conservation Code

Montgomery County, Maryland - Zoning Regulations

#### ENERGY CODE REQUIREMENTS:

2018 International Energy Conservation Code including Energy Efficiency Certificate of Compliance

#### ARCHITECTURAL

A-00	Cover Sheet
A-0.1	Site Plans
A-01.0	Proposed Plans
A-01.1	Proposed Plans
A-02.0	Proposed Elevations
A-03.0	Proposed Sections
A-03.1	Details
A-04.0	Enlarged Plans
A-04.1	Enlarged Plans
A-07.0	RCP
A-07.1	RCP
A-08.0	Rear Yard SW View
A-08.1	Rear Yard SE View
A-9.0	Existing Photos

#### ARCHITECTURAL DEMO

AD-01.0	Demolition Plans
AD-01.1	Demolition Plans
AD-02.0	Existing Elevations
AD-07.0	Demolition RCP
AD-07.1	Demolition RCP

#### CIVIL DRAINAGE

C-100	Drainage Plan
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#### STRUCTURAL

S-001.1	Foundation Plan
S-002.1	1st Floor Framing Plan
S-003.1	2nd Floor Framing Plan
S-004.1	Attic Framing Plan
S-005.1	Roof Framing Plan
S-100.1	Wind Bracing Plans
S-101.1	Wind Bracing Plans
S-200.1	Structural Notes and Details
S-201.1	Structural Details
S-202.2	Structural Details

#### GENERAL NOTES AND CONDITIONS

1. THIS SET IS NOT FOR CONSTRUCTION THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. WILLIAM JELEN ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL DISCREPANCIES.

2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON THE DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.

3. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.

4. ALL WORK SHALL CONFORM TO THOSE CODES AND STANDARDS LISTED IN THESE NOTES.

5. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO WILLIAM JELEN ARCHITECT OR THE ENGINEER FOR INTERPRETATION OR CLARIFICATIONS.

6. THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY WILLIAM JELEN ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

7. THE CONTRACTOR SHALL TAKE ALL MEANS NECESSARY TO PROTECT HIS PORTION OF THE WORK BEFORE, DURING, AND AFTER INSTALLATION, AND TO PROTECT THE INSTALLED WORK AND MATERIALS OF OTHER TRADES. IN THE EVENT OF DAMAGE, THE CONTRACTOR SHALL MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF WILLIAM JELEN ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

8. WORKMANSHIP SHALL CONFORM TO THE BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADES INVOLVED, AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION REGULARLY FURNISHED OR REQUIRED FOR COMPLETION, INCLUDING ANY FINISH REQUIRED FOR SUCCESSFUL OPERATION AS INTENDED. WORK SHALL BE EXECUTED BY MECHANICS SKILLED IN THEIR RESPECTIVE LINES OF WORK.

9. NOTWITHSTANDING ITEM 8, IN THE ABSENCE OF SPECIFICATIONS COVERING INSTALLATION OF A PRODUCT, THE LATEST EDITION OF THE MANUFACTURERS SPECIFICATIONS SHALL BE CONFORMED TO.

10. WILLIAM JELEN ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

11. WILLIAM JELEN ARCHITECT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE, OR ERRORS OF OMISSIONS OR COMMISSIONS OF THE CONTRACTOR.

12. PARKING, STORAGE OF MATERIALS AND LOADING MAY BE COORDINATE WITH THE OWNER.

13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THE DRAWINGS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ANY AND ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY THEIR OPERATIONS IN PERFORMANCE OF THE WORK.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED.

15. GYPSUM WALLBOARD AND SUSPENDED CEILINGS SHALL COMPLY WITH REQUIREMENTS OF UBC CHAPTER 25. SUSPENDED CEILINGS SHALL BE INSTALLED IN COMPLIANCE WITH IRC CHAPTER 7.

16. ALL GLASS AND GLAZING SHALL COMPLY WITH IRC CHAPTER 3, AND THE U.S. CONSUMER PRODUCTS SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.

17. ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED TO, BUT NOT LESS THAN A FORCE OF FIVE (5) POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO THE WALLS.

18. EXTERIOR DOORS, WINDOWS AND OPENINGS SHALL COMPLY WITH THE CURRENT LOCAL SECURITY ORDINANCES.

19. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKUP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, STAIR RAILINGS, TOILET ROOM ACCESSORIES, PARTITIONS AND FOR ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.

20. METAL FRAMING SHALL BE I.C.B.O. APPROVED AND INSTALLED PER I.C.B.O. REPORT RECOMMENDATIONS.

21. ALL GYPSUM BOARD ON WALLS IN TOILET ROOMS SHALL BE MOISTURE AND WATER RESISTANT TYPE (VERTICAL SURFACES ONLY).

22. THE OWNER WILL PAY FOR THE BUILDING PERMIT AND ANY SEWER, WATER, OR OTHER LOCAL JURISDICTIONAL FEES OR ASSESSMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUB-CONTRACTORS WITH REGARD TO PERMITS, FEES AND TEMPORARY AS WELL AS PERMANENT UTILITIES. THE SUB-CONTRACTORS SHALL OBTAIN LICENSES AND SUBMIT SAME TO THE JOB SUPERINTENDENT BEFORE STARTING WORK. EACH SUB-CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS REQUIRED FOR THEIR PORTION OF THE WORK.

23. ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF THE KEY.

24. THE AIA DOCUMENT A101-1997, STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR WHERE THE BASIS OF PAYMENT IS A STIPULATED SUM IS TO BE UTILIZED BETWEEN THE OWNER AND THE CONTRACTOR.

25. ALL ITEMS DRAWN, NOTED, SCHEDULED, OR SPECIFIED WILL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

26. SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR WITHIN THE CONTRACT DOCUMENTS, THE BETTER QUALITY, GREATER QUANTITY, AND MOST EXPENSIVE PRODUCT OR TASK SHALL BE FURNISHED OR PERFORMED, UNLESS INSTRUCTED OTHERWISE BY WILLIAM JELEN ARCHITECT. DISCREPANCIES BETWEEN SPECIFIED ITEMS OR INSTALLATION METHODS SHALL NOT BE CAUSE FOR MODIFICATION TO THE CONTRACT SUM.

27. SUBSTITUTIONS WILL ONLY BE CONSIDERED WITHIN THE BID PERIOD. SUBSTITUTIONS WILL BE SUBMITTED WITHIN FINAL BIDS AND MUST INCLUDE SPEC SHEETS AND CLEARLY STATED DEDUCTS.

28. UNDER NO CIRCUMSTANCES SHOULD THE DRAWINGS BE SCALED FOR DIMENSIONAL INFORMATION. WILLIAM JELEN ARCHITECT SHOULD BE CONTACTED TO DETERMINE, VERIFY, AND/OR CONFIRM ANY AND ALL MISSING OR CONFLICTING DIMENSIONS.



PROPOSED REAR YARD VIEW



VICINITY AND ZONING MAP



William Jelen Architect Inc.

#### PROJECT TEAM:

**Architect:** William Jelen Architect Inc.  
**Contact:** William Jelen RA  
**Address:** 11401 Nairn Rd  
Silver Spring, MD 20902  
**Phone:** 202-344-5513

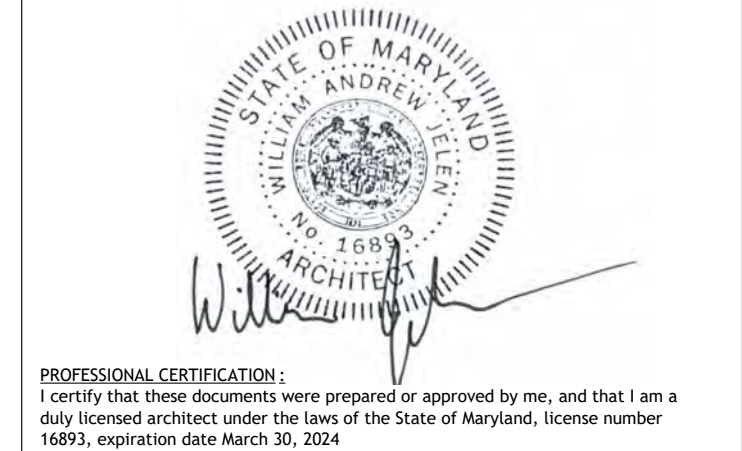
**Structural:** APAC Engineering  
**Contact:** Robert Wixon PE  
**Address:** 8555 16th Street #200  
Silver Spring, MD 20910  
**Phone:** 301-565-0543

**Owner:** Curry Rood Leah Revocable Trust

**Contact:** Justin Rood  
**Address:** 5 Montgomery Avenue  
Takoma Park, MD 20912-4614  
**Phone:** 202-281-4055

**General Contractor:** DSP Contractors

**Contact:** Marcelo Palma  
**Address:** 1400 Rising Wind Court  
Silver Spring, MD 20905  
**Phone:** 202-699-0839



No.	Description	Date

Rood Residence

5 MONTGOMERY AVENUE TAKOMA PARK, MD 20912

Permit Submission

Cover Sheet

PROJECT NUMBER 2023-02

DATE 4.6.2023

DRAWN BY WJA

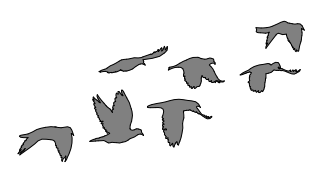
CHECKED BY WJ

A-00

SCALE

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No.	Description	Date

**Rood Residence**

5 MONTGOMERY AVENUE TAKOMA PARK, MD 20912

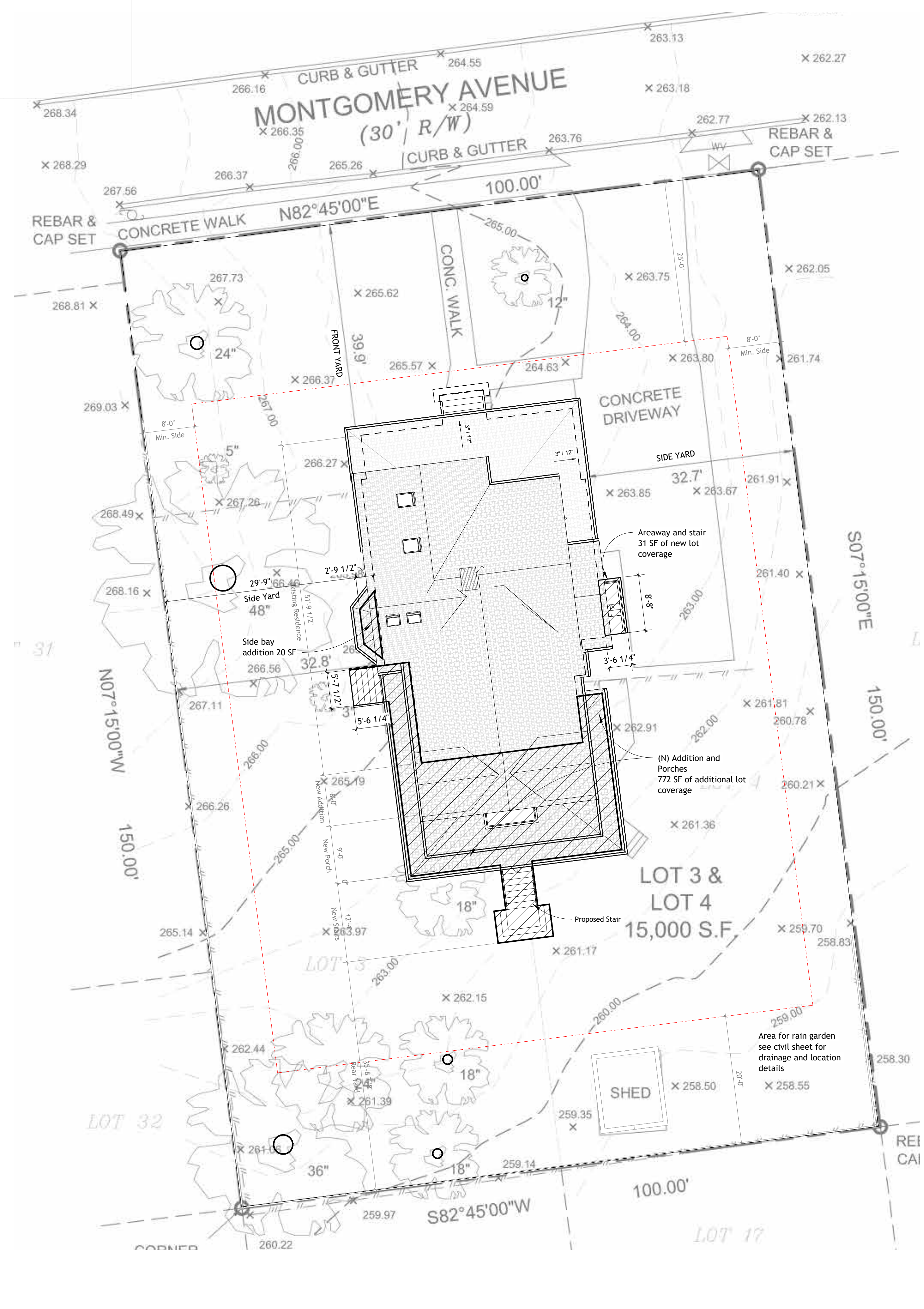
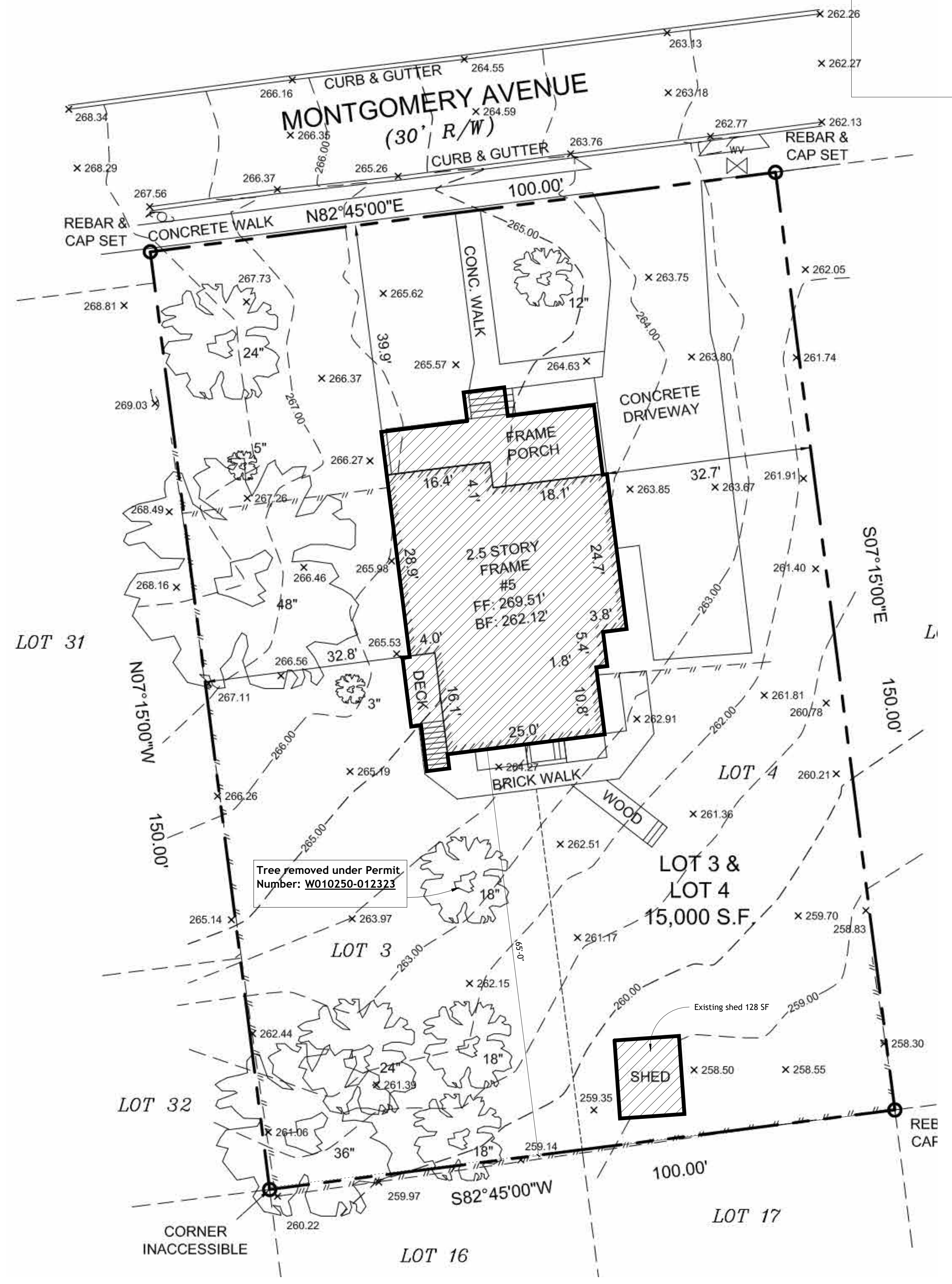
**Permit Submission**

**Site Plans**

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

**A-0.1**

SCALE 1" = 10'-0"  
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5/3/2023 2:49:59 PM









**William Jelen Architect Inc.**

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**Rood Residence**

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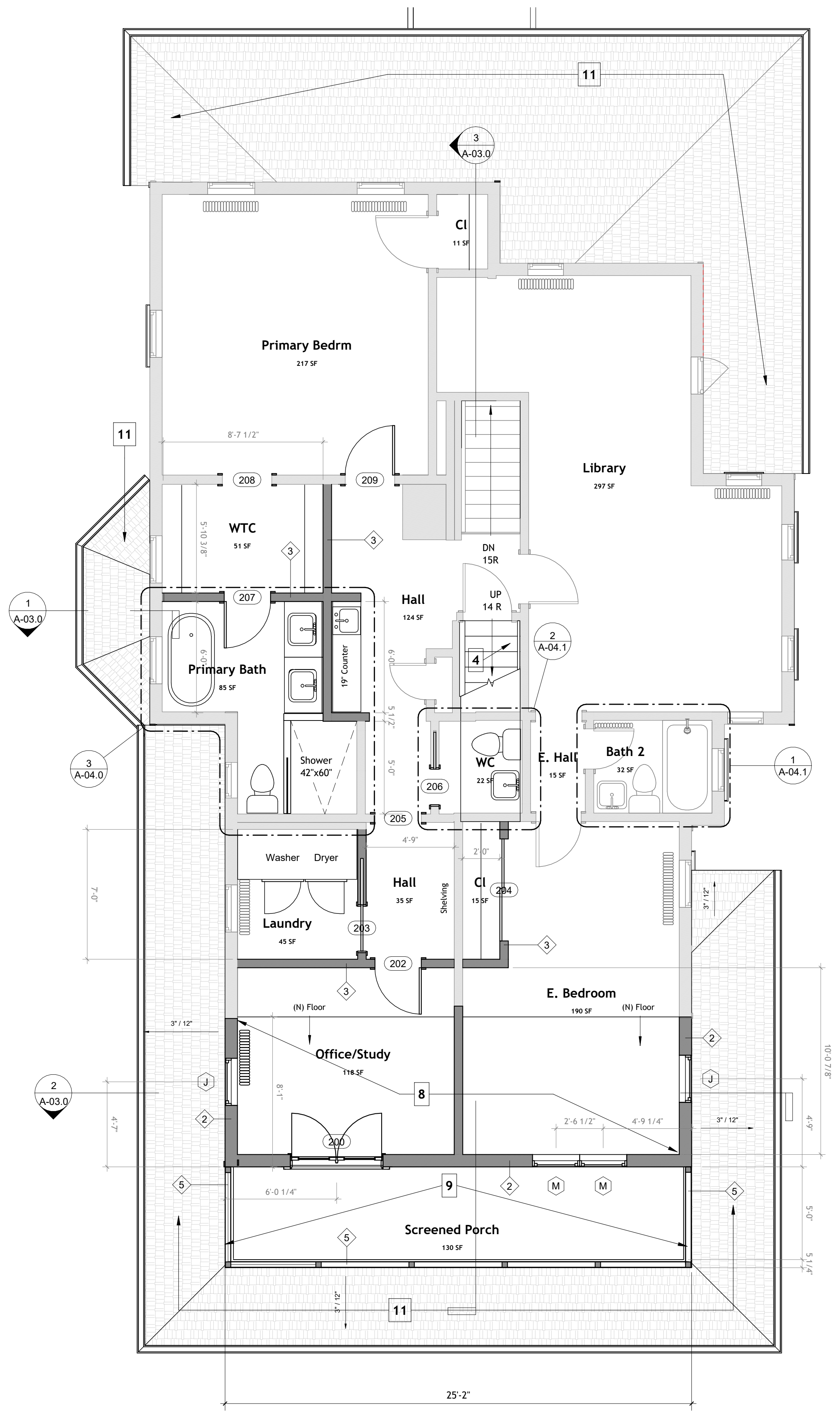
**Permit Submission**

**Proposed Plans**

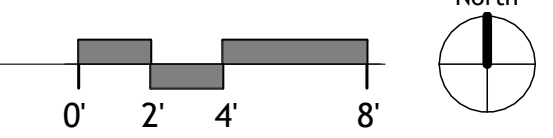
PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	WJA
CHECKED BY	WJ

**A-01.1**

SCALE As indicated



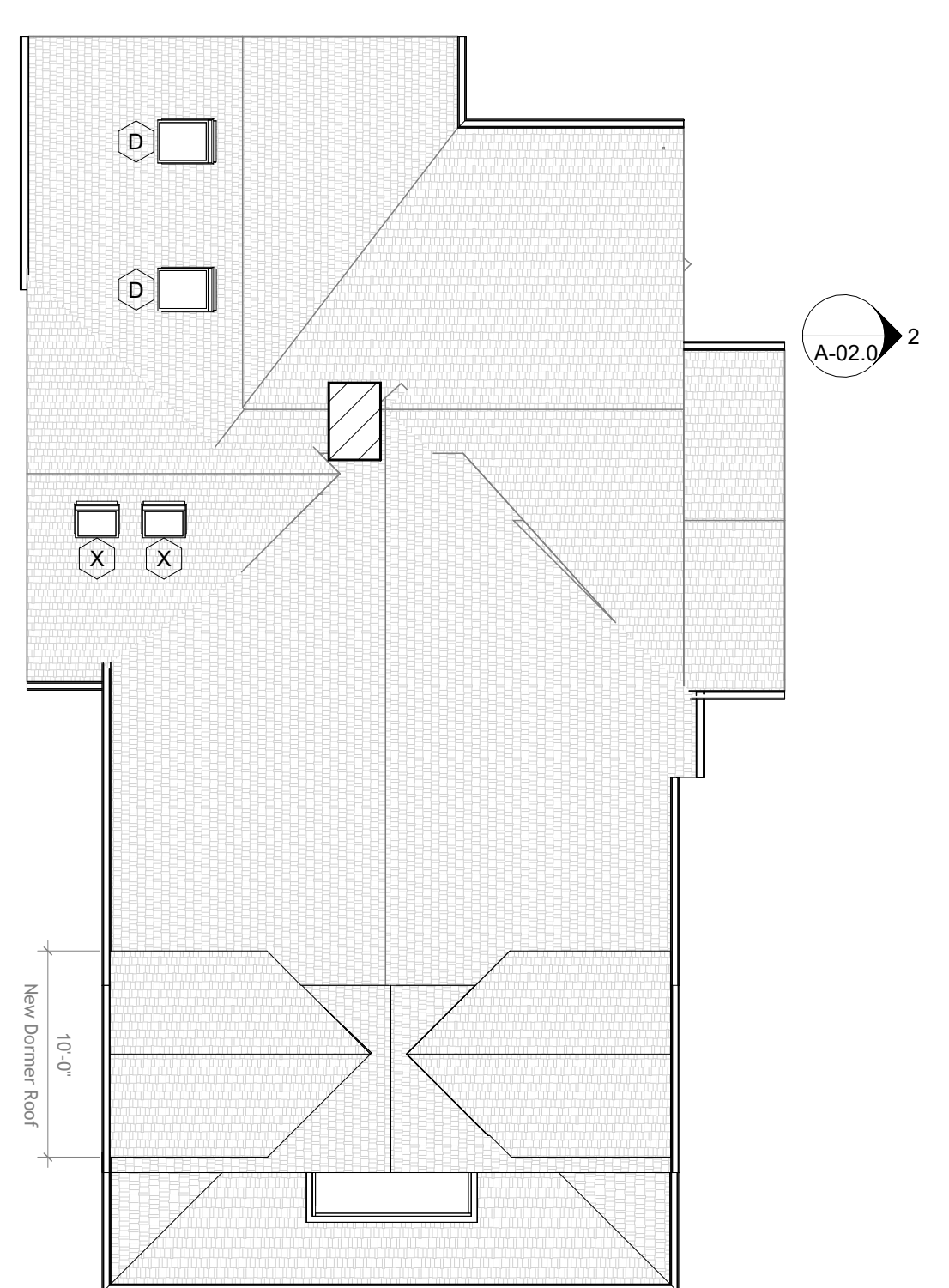
**1 PROPOSED 2 Second Floor**  
 1/4" = 1'-0"



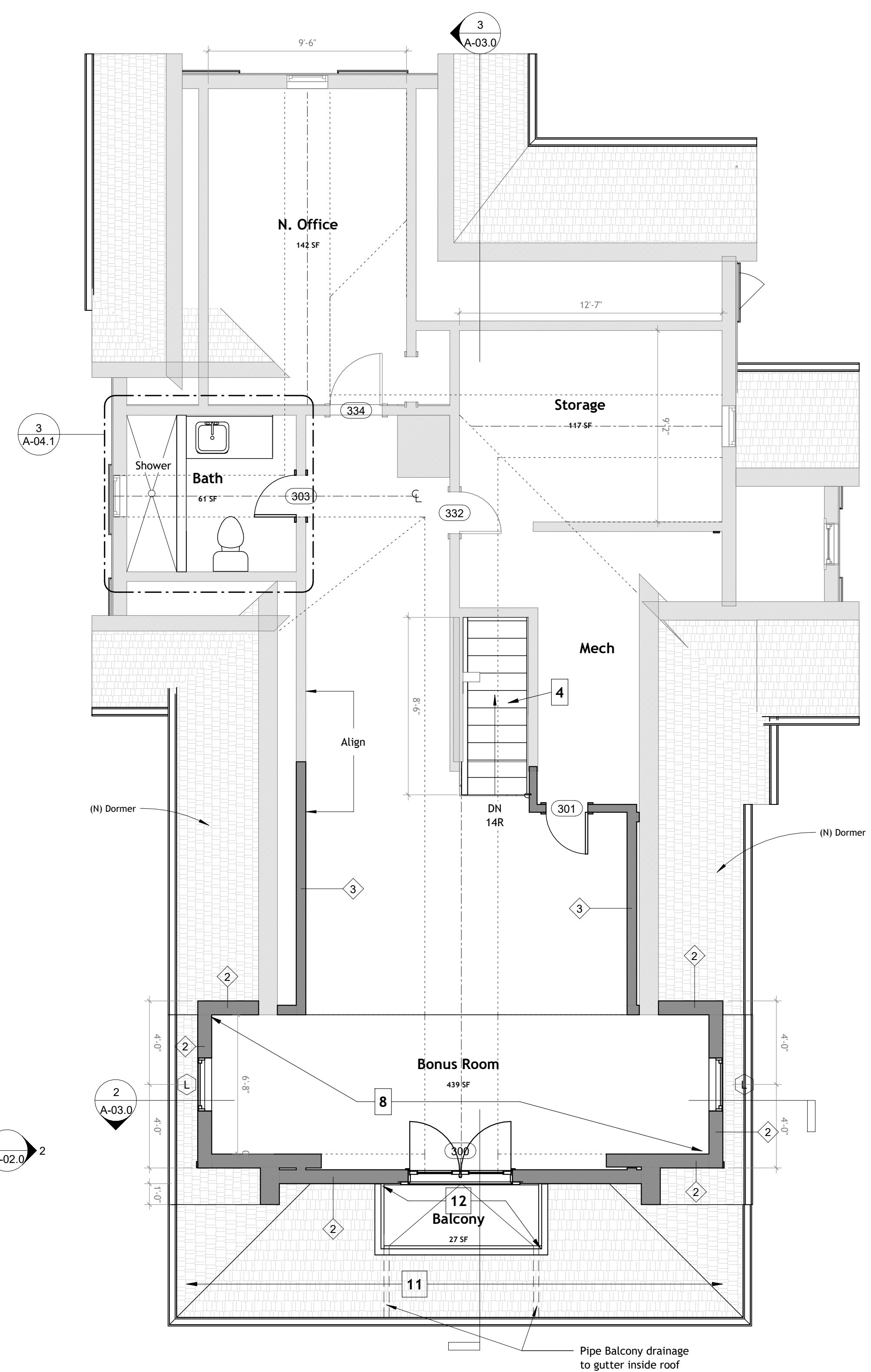
**Floor Plan Legend**

- Partition Tag refers to partition types on sheet A-5.0
- Door Tag (refers to door schedule) A-1.0
- Window Tag (refers to window schedule) A-2.0
- New building elements shown in black with poche
- Existing building elements shown grey
- Demolished building elements shown dashed
- Provide insulation as scheduled

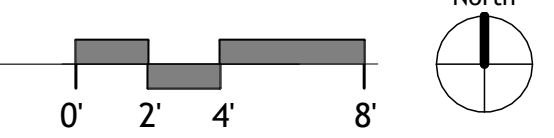
- 1 Concrete slab floor to match existing basement slab elevation, provide insulation below slab as required
- 2 Conditioned crawl space vented to basement, grcal floor
- 3 New areaway and stairs with drain, max rise 7 1/2"
- 4 New interior wood stair verify Min. tread 10", max rise 7 3/4"
- 5 Under porch storage area, graded away from house, crushed stone floor
- 6 New patio area stone or concrete slab floor
- 7 Exterior Wood Stair Min. Tread 11" Max Rise 7 1/2", see typical detail on sheet A5.0
- 8 New floor to match adjacent spaces per owner
- 9 Tongue and groove wood porch flooring per owner
- 10 New flush beam above to open up stair side to Living Room
- 11 New asphalt shingle roof with continuous underlayment, Certainteed Landmark Architectural Series or Equivalent
- 12 Waterproof decking membrane on plywood, slope to drain away from door



**3 PROPOSED 4 Roof Plan**  
 1/8" = 1'-0"



**2 PROPOSED 3 Attic Floor**  
 1/4" = 1'-0"





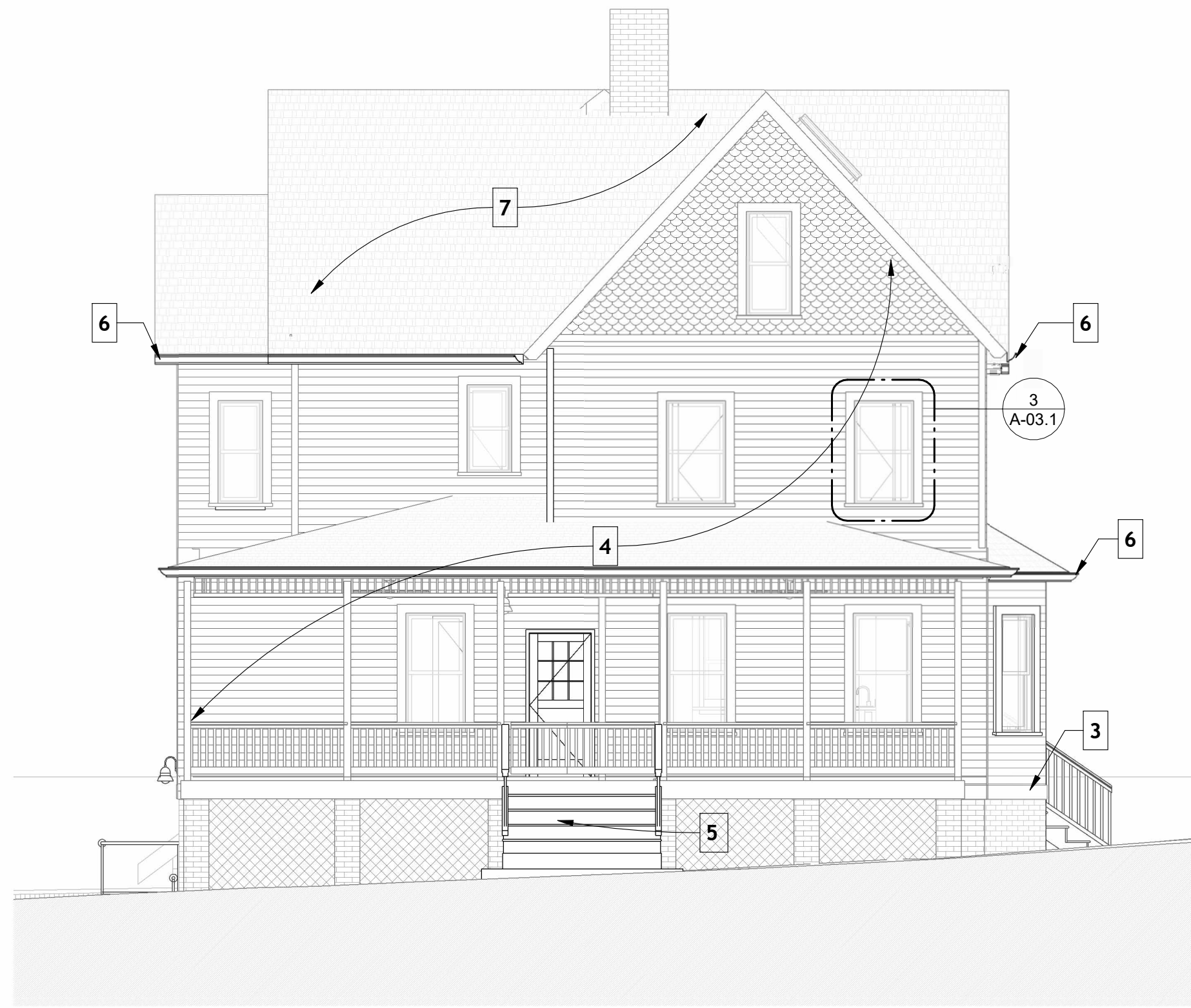
New Window Schedule				
Type Mark	Description	Width	Height	Comments
D		2'-0"	3'-6"	
J		2'-6 1/2"	4'-5"	
L		2'-6 1/2"	4'-2 1/2"	
M		2'-6 1/2"	5'-1 1/2"	
P		1'-11 1/2"	5'-1"	
X		2'-0"	2'-0"	

**Window and Door Notes**

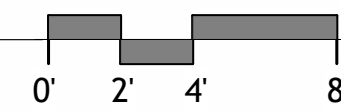
1. All new windows and doors to be metal clad wood windows Jeld-Wen Silestone Series or Equivalent.
2. All new skylights to be low profile Velux deck mounted metal clad skylights; finish in black or brown to match roof.
3. All windows and doors to meet IECC energy code requirements.
4. Builder to provide insect screens for all new windows.
5. Exterior doors to have coordinating keyed locksets.
6. Interior and Exterior door hardware to be selected by owner.
7. All Bedroom and Bathroom Doors to have privacy locksets including pocket doors.

**Proposed Elevation Legend**

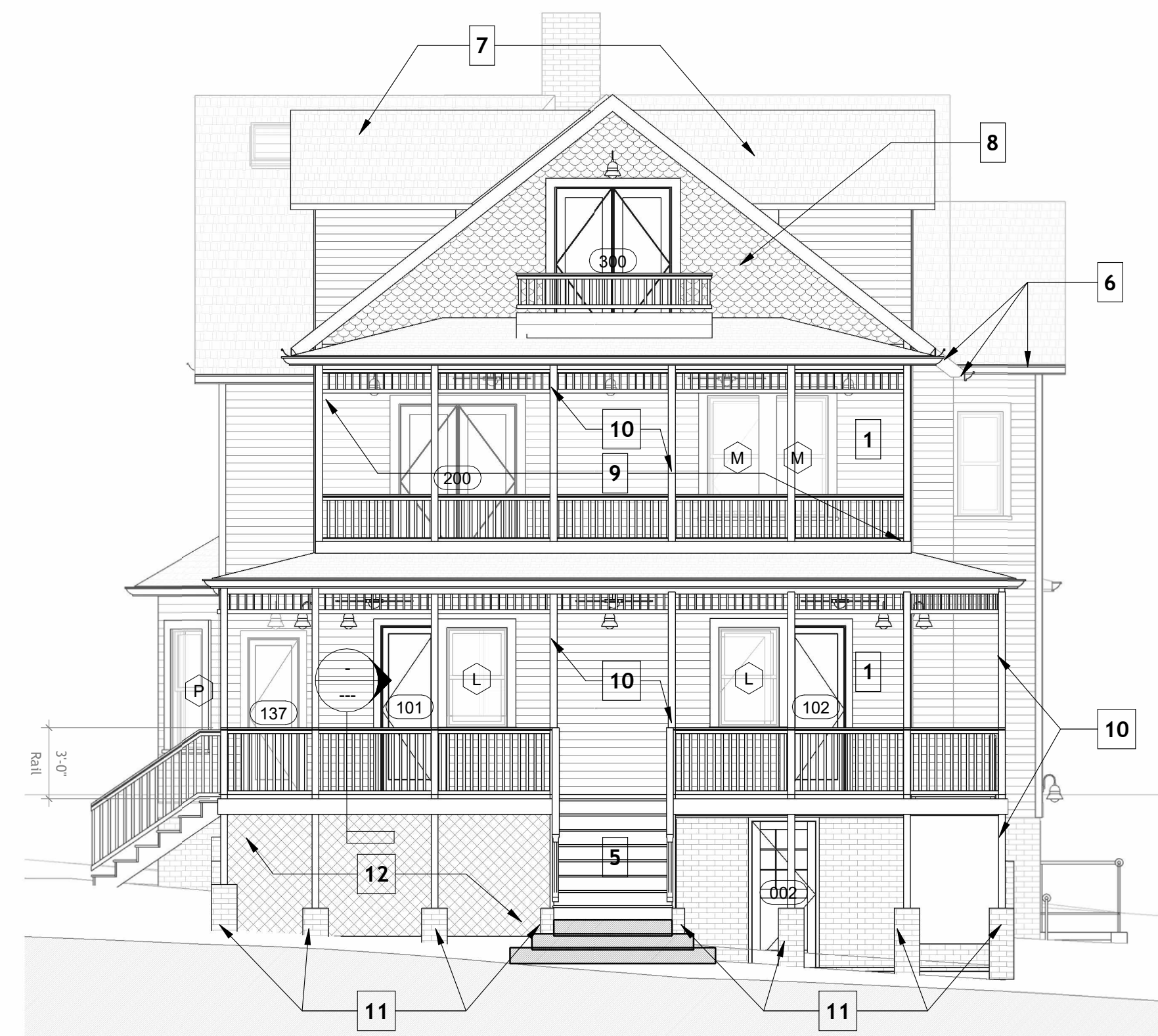
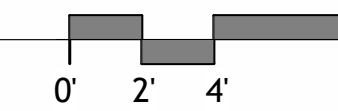
- Proposed building elements shown black
- 1 New 4 1/2" Pine lap siding with +/- 4" left exposed toothed in to existing, paint TBD
- 2 New Trim board +/- 4 1/2" ( To match existing Verify dims. in Field)
- 3 Watertable board and drip edge +/- 7" (Match existing)
- 4 Paint Existing wood siding, trim, posts and lattice work color TBD
- 5 New wood porch stairs
- 6 New Half round gutters and round downspouts paint to match trim
- 7 New Certainteed Landmark architectural asphalt roofing shingles color TBD, with rounded gutters and round downspouts
- 8 Scalloped accent shingles reclaimed from demo or to match existing
- 9 Porch with insect screen, continuous
- 10 New painted wood columns, bevel to match front porch posts
- 11 Brick pilaster, per structural
- 12 Wooden lattice to match existing



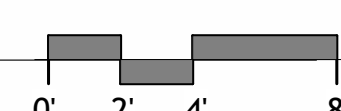
5 PROPOSED North Elevation  
3/16" = 1'-0"



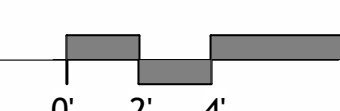
3 PROPOSED East Elevation  
3/16" = 1'-0"



1 PROPOSED South Elevation  
3/16" = 1'-0"



2 PROPOSED West Elevation  
3/16" = 1'-0"



**William Jelen Architect Inc.**

**PROJECT TEAM:**

**Architect:** William Jelen Architect Inc.  
**Contact:** William Jelen RA  
**Address:** 11401 Nairn Rd  
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**Phone:** 202-344-5513

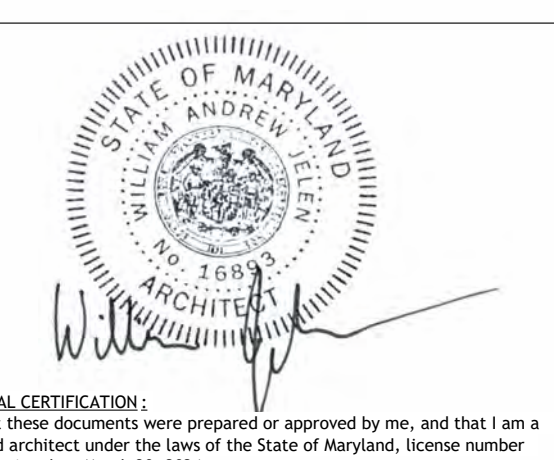
**Structural:** APAC Engineering  
**Contact:** Robert Wixon PE  
**Address:** 8555 16th Street #200  
 Silver Spring, MD 20910  
**Phone:** 301-565-0543

**Owner:** Curry Road Leah Revocable Trust

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**General Contractor:** DSP Contractors

**Contact:** Marcelo Palma  
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No.	Description	Date

**Rood Residence**

5 MONTGOMERY AVENUE TAKOMA PARK, MD  
20912

**Permit Submission**  
**Proposed Elevations**

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

**A-02.0**

SCALE As indicated

5/3/2023 2:50:12 PM





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No.	Description	Date

**Road Residence**

5 MONTGOMERY AVENUE TAKOMA PARK, MD 20912

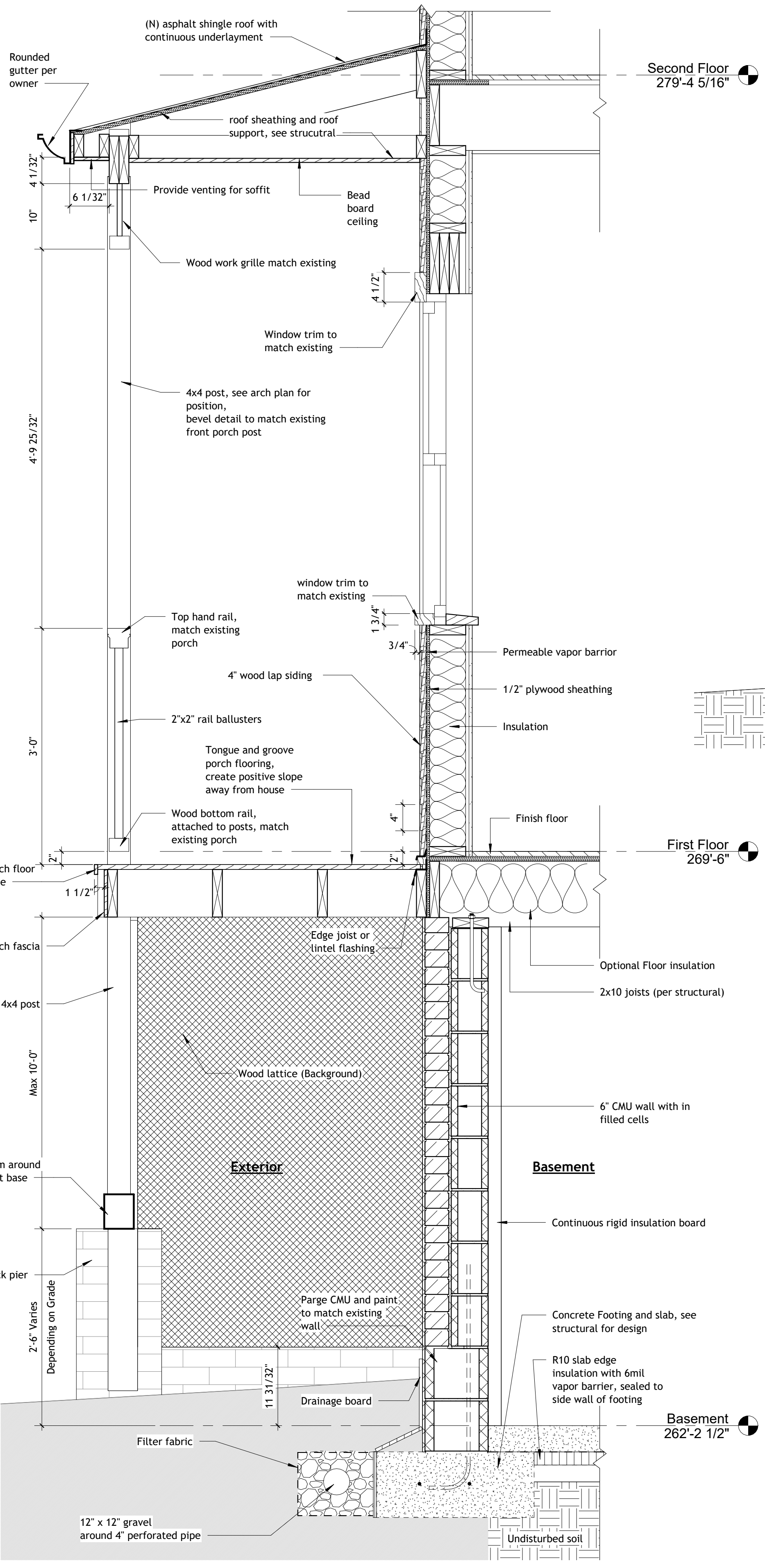
**Permit Submission**

**Proposed Sections**

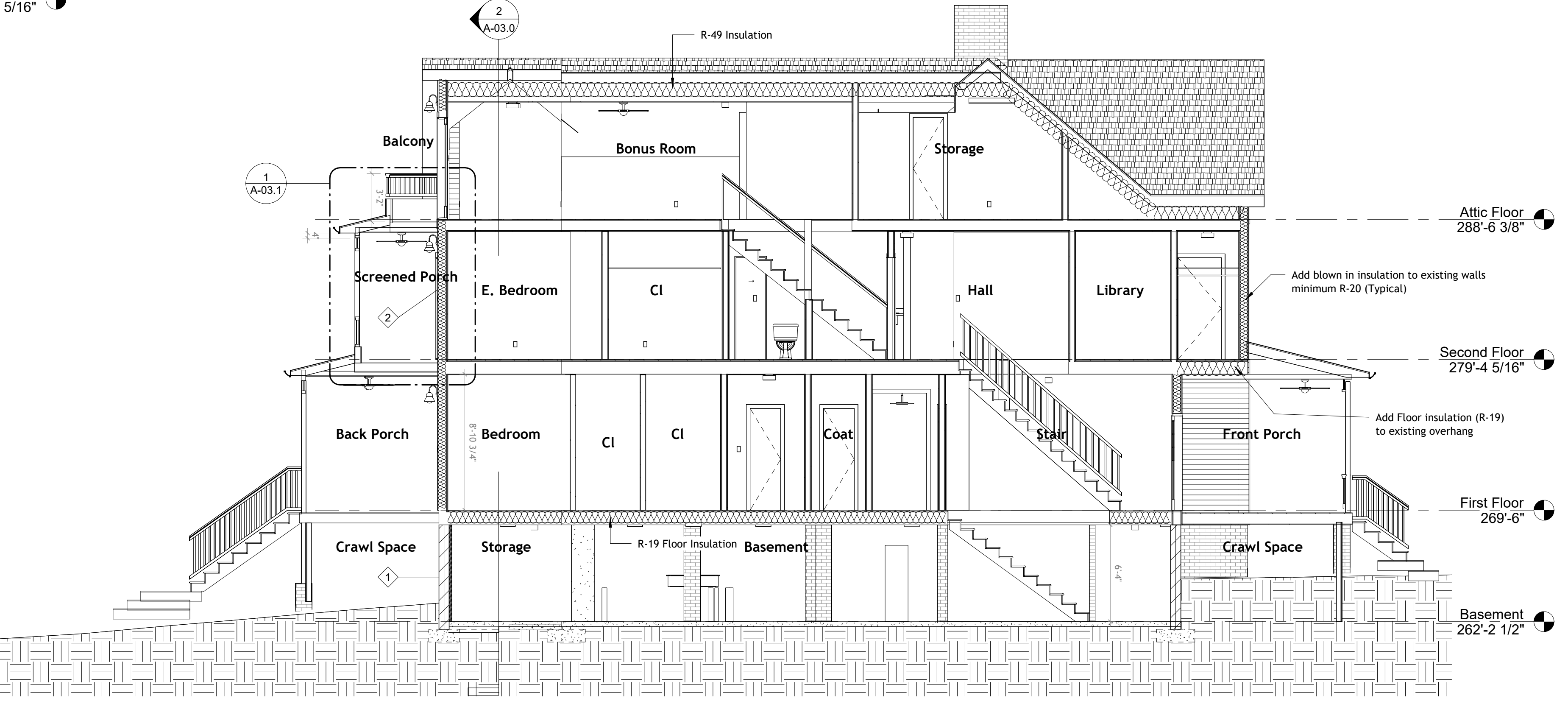
PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

**A-03.0**

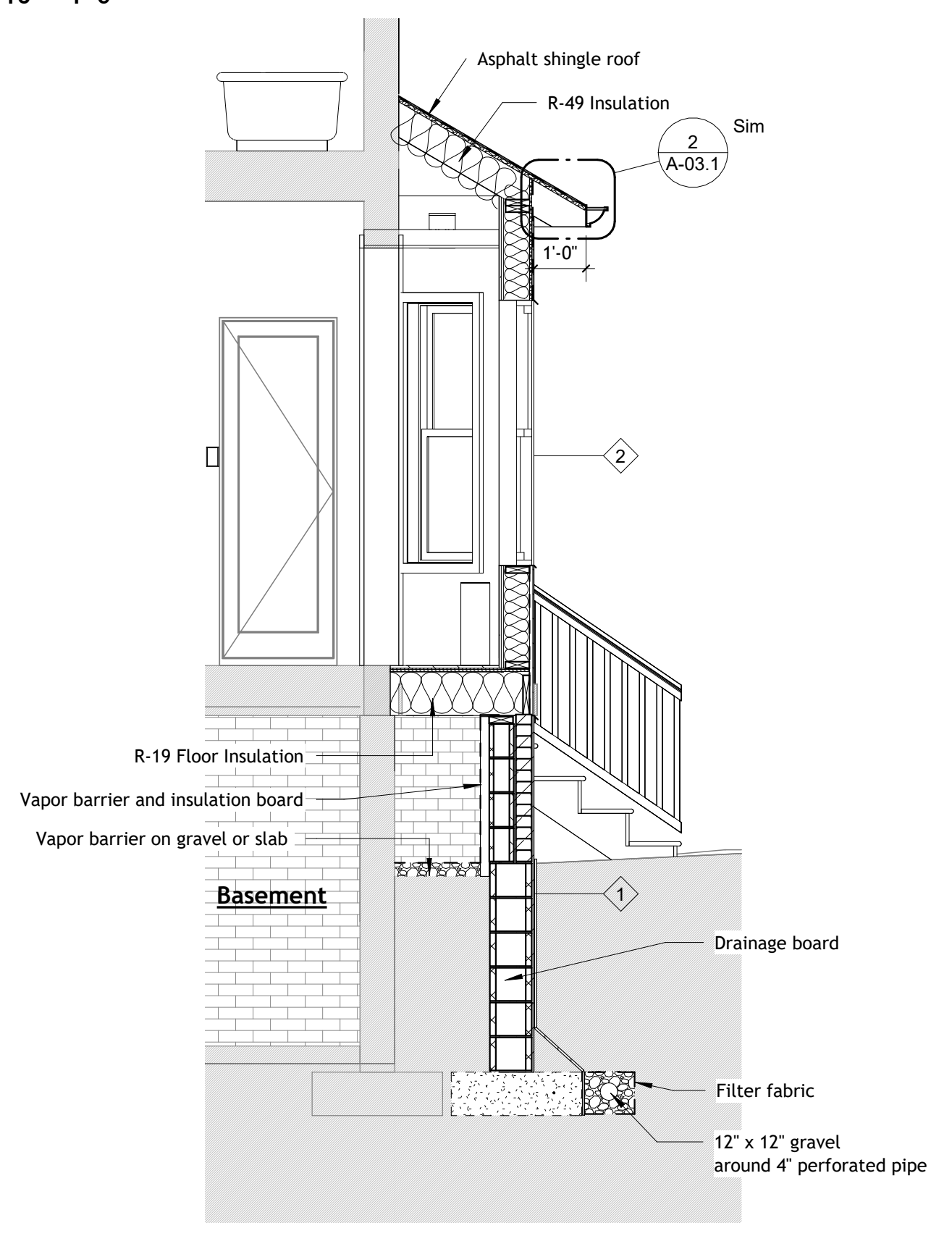
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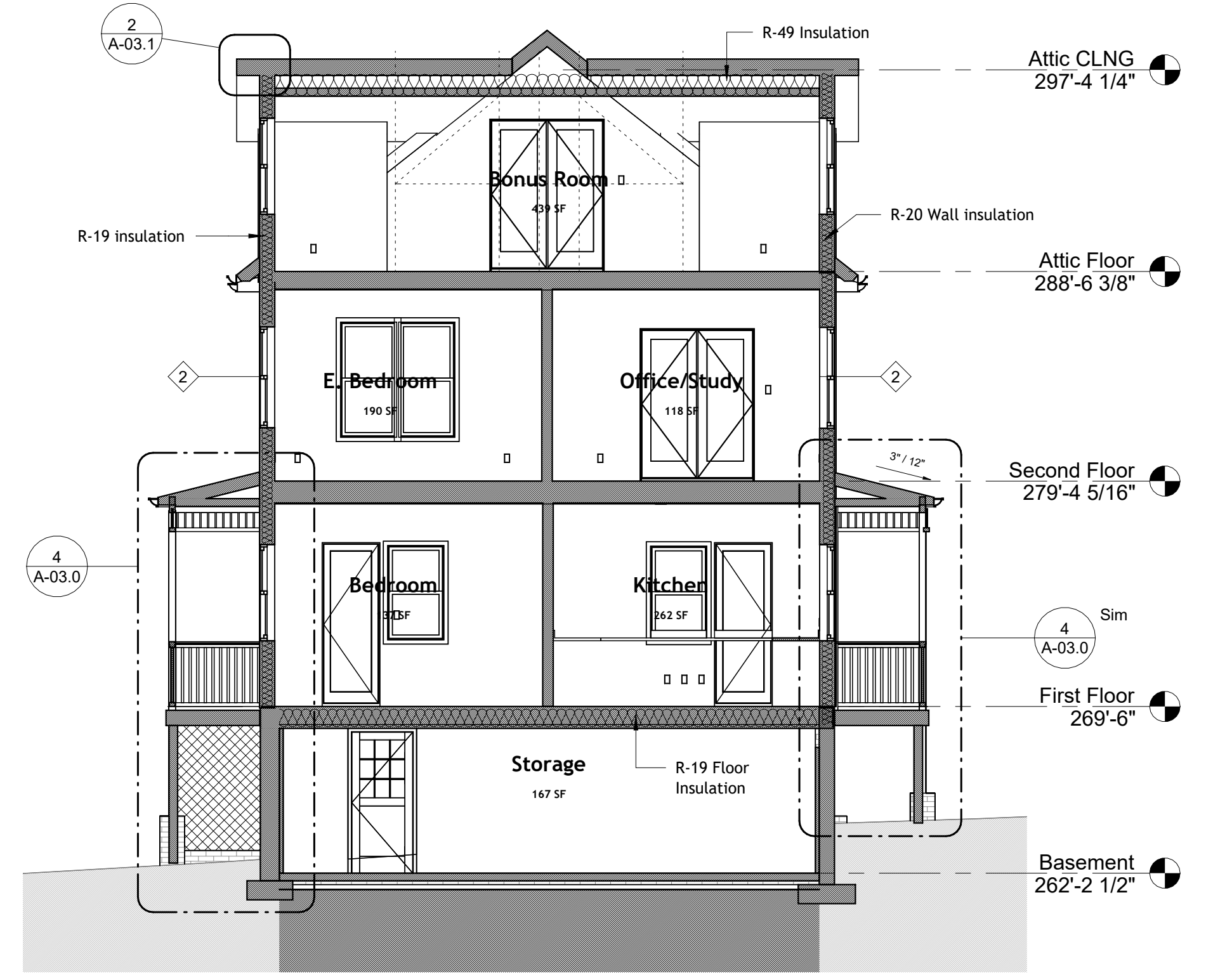
**1 Proposed Porch Detail**  
 1" = 1'-0"



**2 Section 2**  
 3/16" = 1'-0"



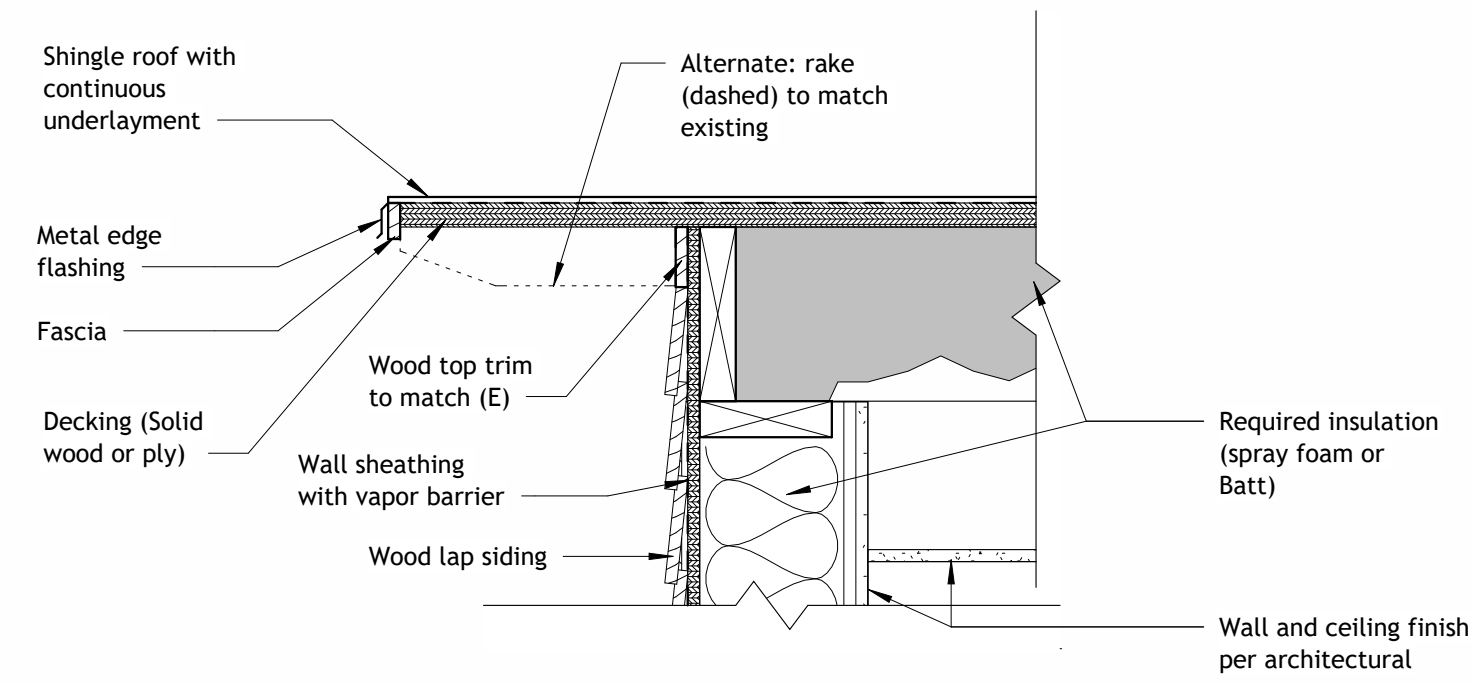
**3 Proposed Section thru Bay Window**  
 3/8" = 1'-0"



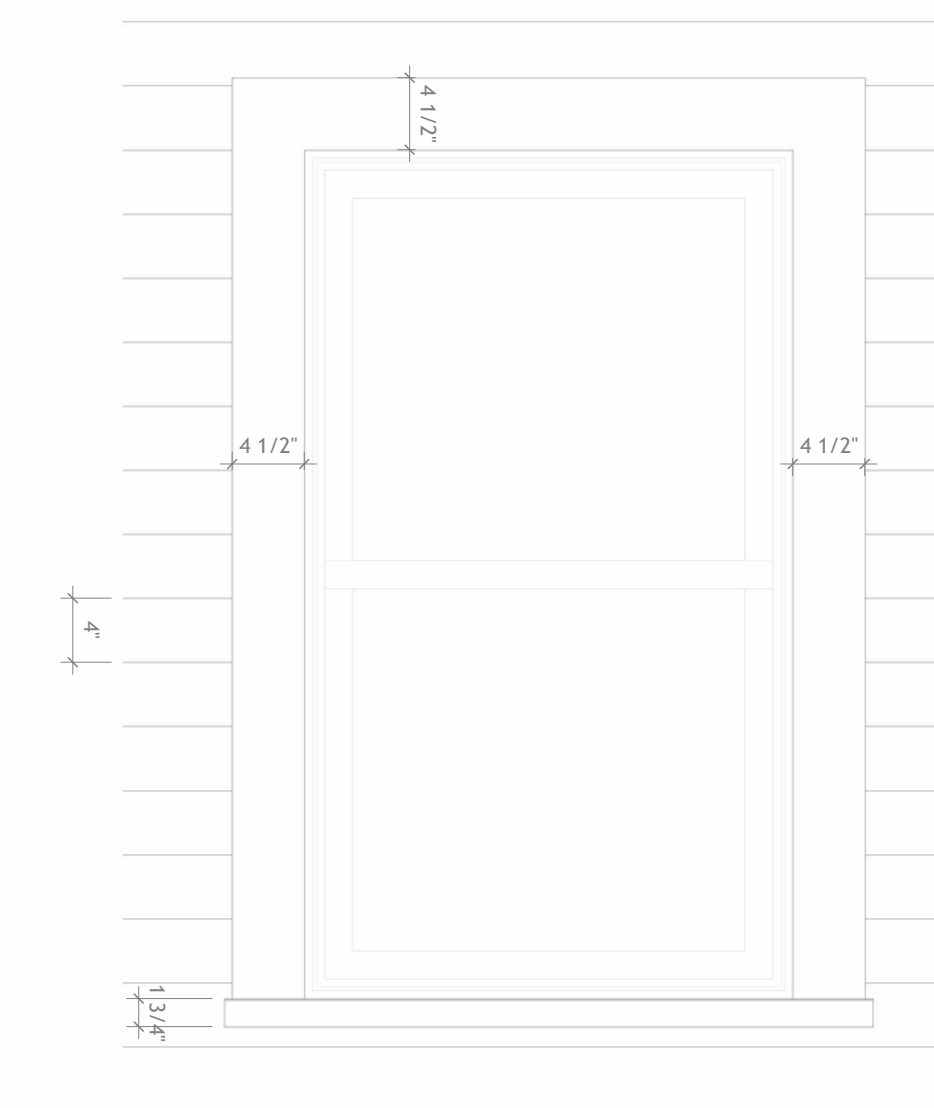
**4 Proposed Addition Section**  
 3/16" = 1'-0"

5/3/2023 2:50:14 PM

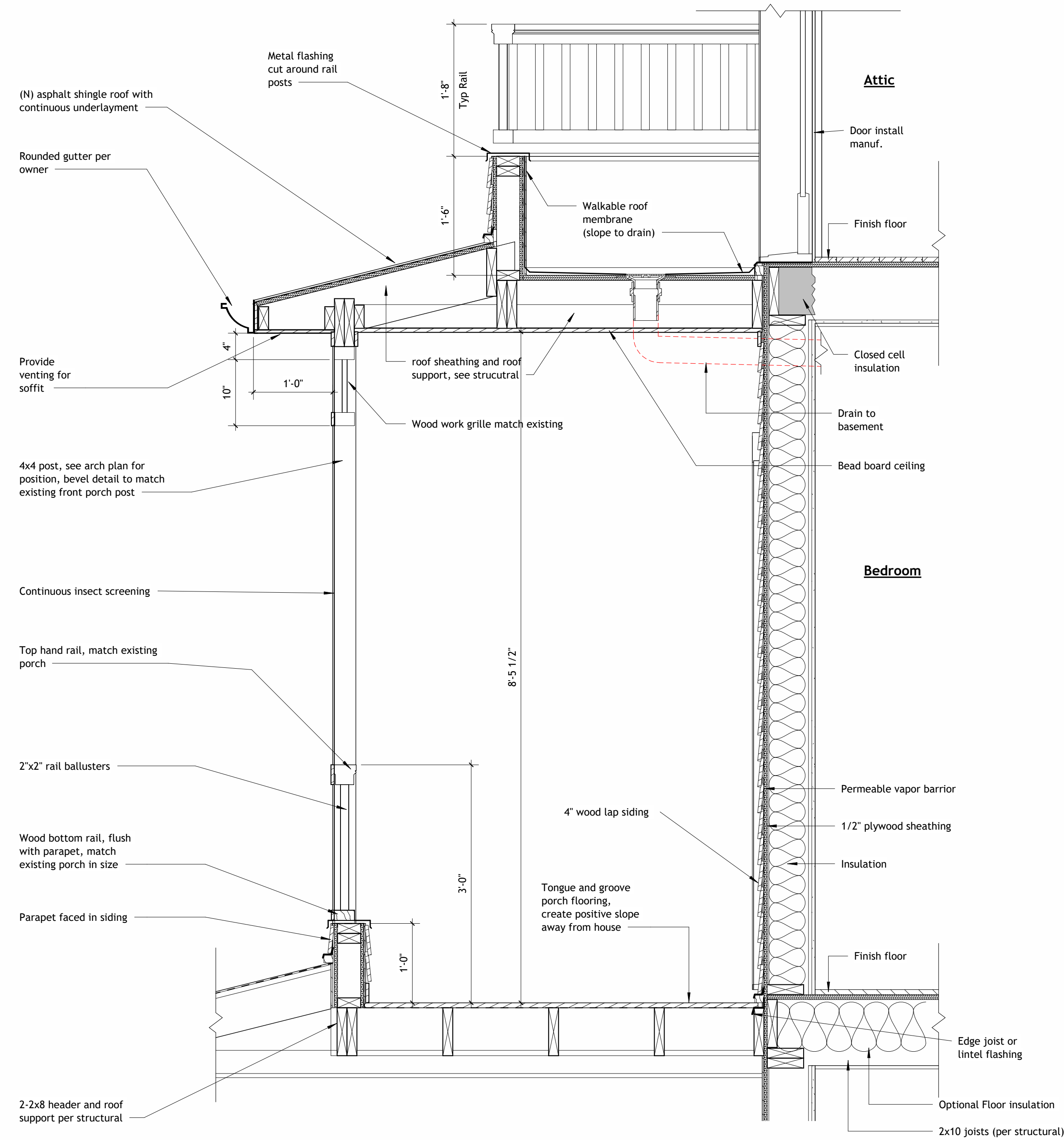




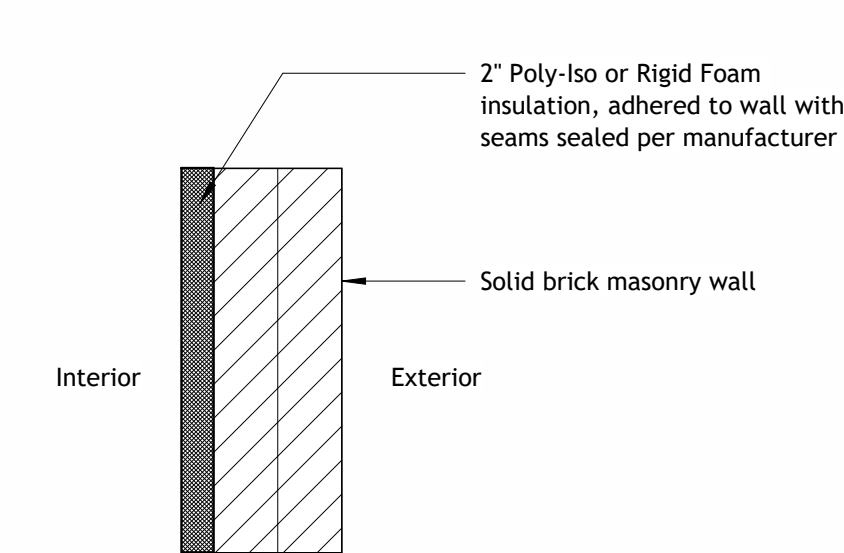
2 Typical Soffit  
1 1/2" = 1'-0"



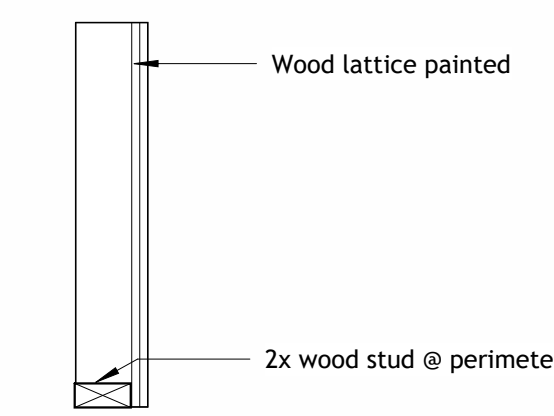
3 Typical Window Trim  
1" = 1'-0"



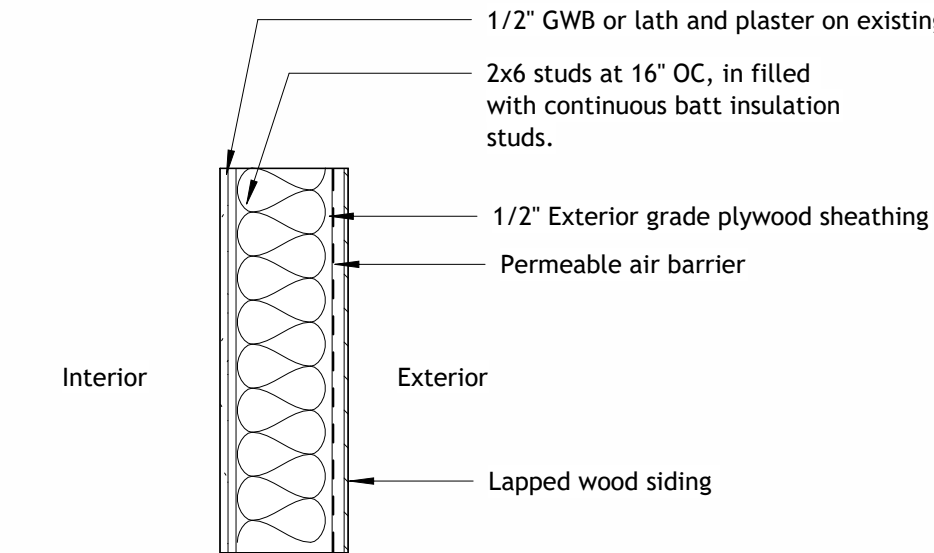
1 Screened Porch - Wall Section  
1" = 1'-0"



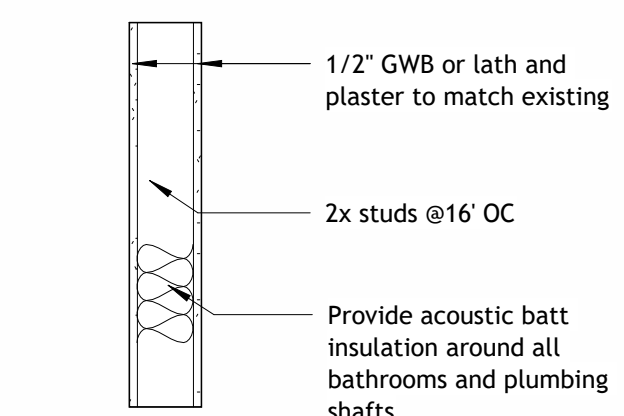
Wall Type 1  
Wall assembly ratings:  
R value Min. R-13 (R-13 2" Board)



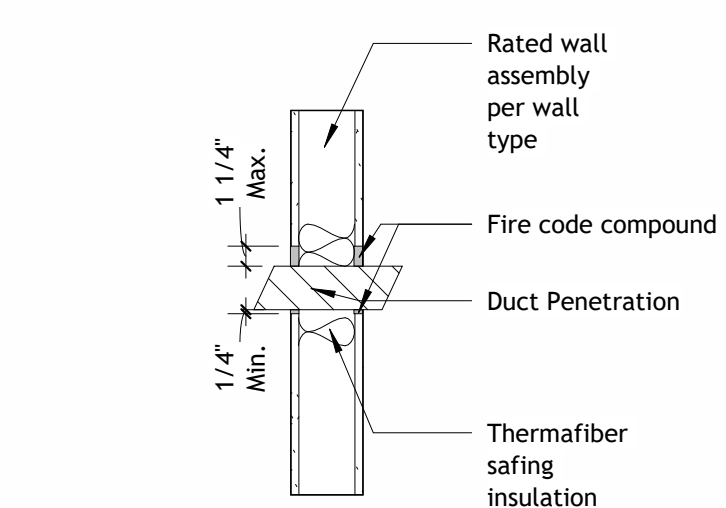
Wall Type 4



Wall Type 2  
Wall assembly ratings:  
R value R-20 (R-19 Batt)



Wall Type 3



Typical Wall Assembly Penetration Detail

Wall types  
1" = 1'-0"



**PROJECT TEAM:**  
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No.	Description	Date

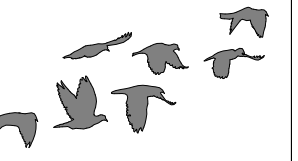
**Rood Residence**  
 5 MONTGOMERY AVENUE TAKOMA PARK, MD  
 20912

**Permit Submission  
 Details**

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

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**Rood Residence**

5 MONTGOMERY AVENUE TAKOMA PARK, MD  
20912

**Permit Submission  
Rear Yard SW View**

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

**A-08.0**





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5 MONTGOMERY AVENUE TAKOMA PARK, MD  
 20912

**Permit Submission  
 Rear Yard SE View**

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

**A-08.1**





Existing conditions looking at North(Front) and West(Side) Facades



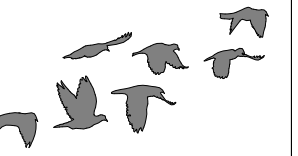
Existing conditions looking at North(Front) and East(Side) Facades



Existing conditions looking at South(Back) and West(Side) Facades



Existing conditions looking at South(Back) and East(Side) Facades



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**Rood Residence**

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**Permit Submission**

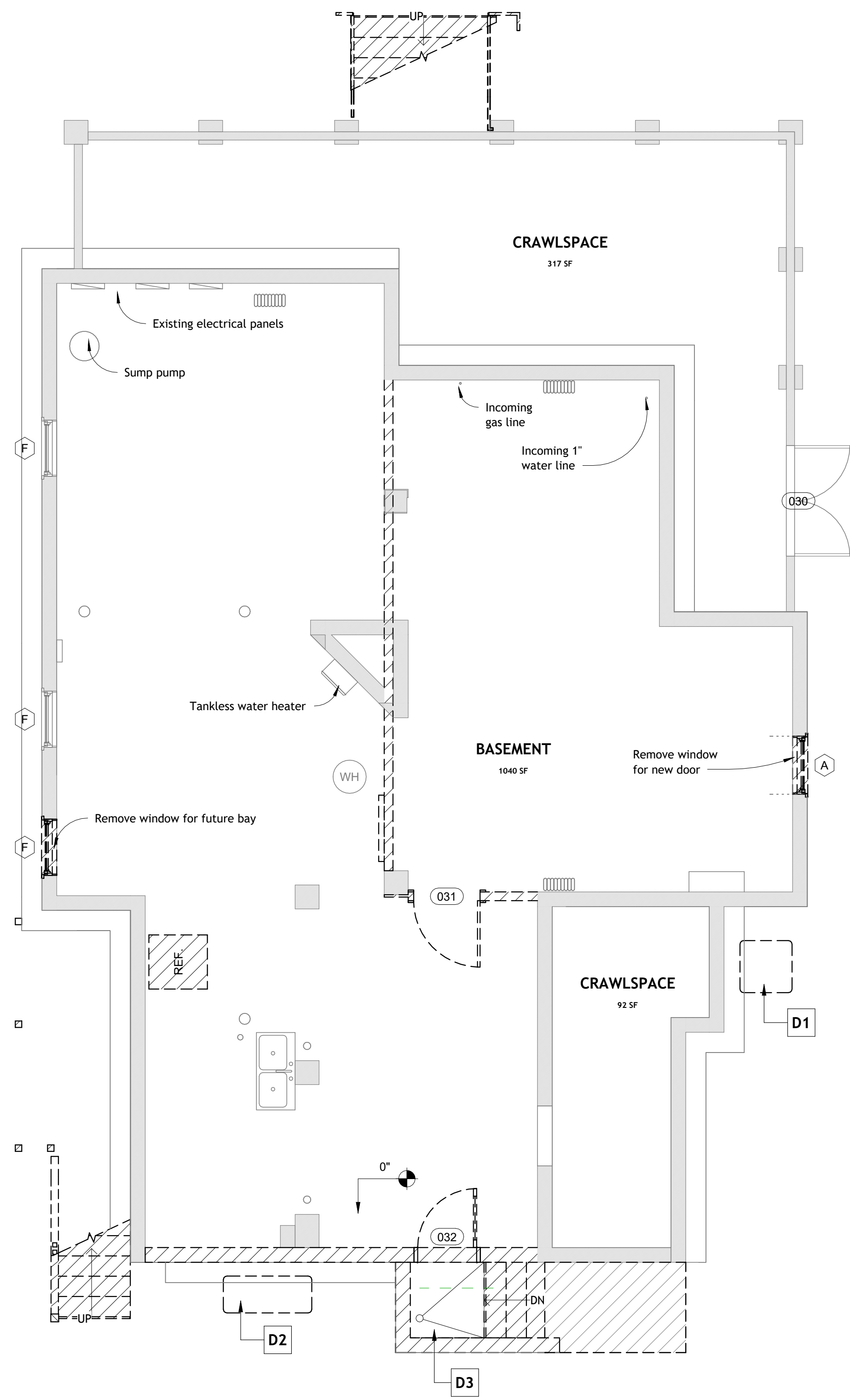
**Existing Photos**

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

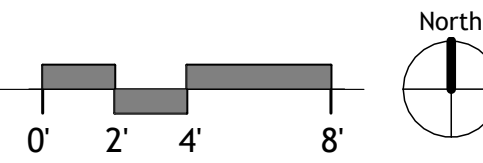
**A-9.0**

SCALE  
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5 DEMO 0 Basement  
1/4" = 1'-0"

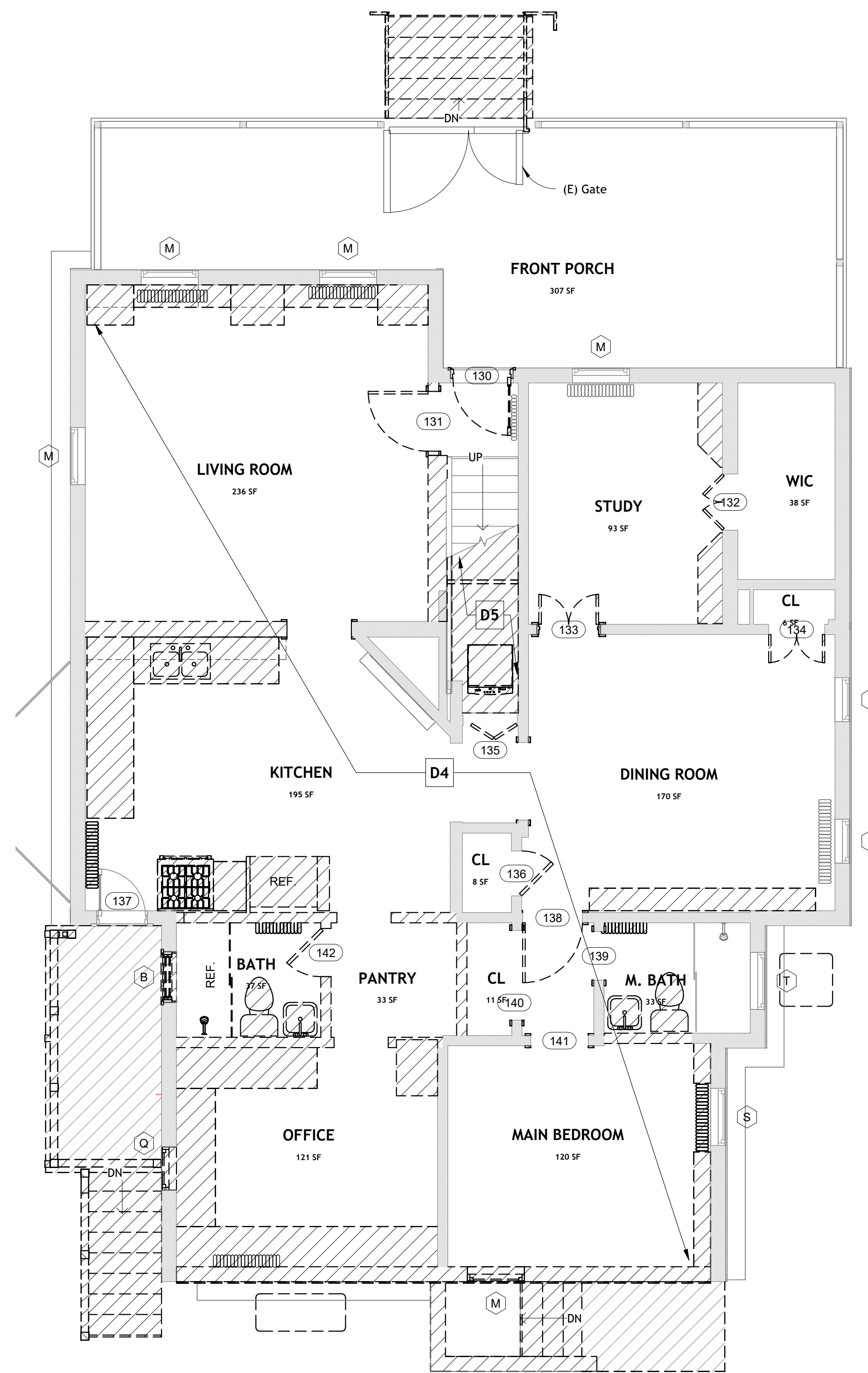


**Demolition Plan Legend**

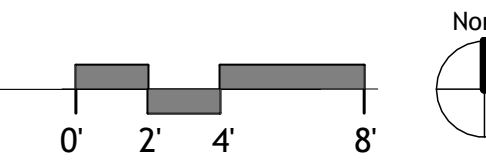
- Door Tag (refers to existing door schedule) A-01.0
- Window Tag (refers to existing window schedule) A-03.0
- Existing building elements shown grey
- Demolished building elements shown dashed with hatch

- D1** Relocate outside air unit per owner
- D2** Relocate generator per owner
- D3** Retain existing floor drain
- D4** Remove all interior millwork and floor finishes as necessary to provide new unified finish floor
- D5** Cut floor below stair for new stair, brace existing framing and install new supports per structural
- D6** Remove existing stair
- D7** Cut floor for new stair, brace existing framing and install new supports per structural

Existing Door Schedule				
Mark	Width	Height	Phase Demolished	Comments
030	5'-0"	2'-6"	None	
031	3'-0"	6'-8"	Demo	
032	2'-8"	6'-2"	Demo	
130	2'-9 7/16"	6'-10"	Demo	
131	2'-8"	6'-8"	Demo	
132	2'-6"	6'-8"	Demo	
133	2'-8"	6'-8"	Demo	
134	2'-6"	6'-8"	Demo	
135	2'-5"	6'-8"	Demo	
136	2'-0"	6'-8"	Demo	
137	2'-3"	6'-8"	None	
138	2'-8"	6'-8"	Demo	
139	2'-2"	6'-8"	Demo	
140	4'-0"	6'-8"	Demo	
141	2'-6 3/4"	6'-8"	Demo	
142	2'-1 3/4"	6'-8"	Demo	
229	2'-8"	6'-8"	Demo	
230	2'-2"	6'-8"	Demo	
231	2'-6"	6'-8"	Demo	
232	2'-6"	6'-8"	Demo	
233	2'-0"	6'-8"	Demo	
234	2'-5 1/4"	6'-8"	None	
235	2'-2"	6'-8"	None	
236	4'-0"	6'-8"	Demo	
238	2'-10"	6'-8"	None	
252	2'-7 1/2"	6'-8"	None	
253	2'-8"	6'-8"	None	
254	1'-11 1/2"	6'-8"	None	
311	3'-6 1/8"	7'-8"	None	
312	3'-5 1/2"	7'-8"	Demo	
313	2'-10 1/2"	8'-6"	Demo	
316	2'-5"	6'-6"	Demo	
323	2'-5"	6'-6 1/2"	Demo	
328	2'-6 1/2"	6'-8"	Demo	
332	2'-0"	6'-8"	None	
334	2'-6"	6'-8"	None	
335	6'-0"	4'-0"	Demo	
337	2'-6"	6'-8"	None	
342	2'-0"	6'-8"	Demo	
351	2'-8"	6'-8"	Demo	
357	2'-2"	6'-8"	Demo	
358	2'-2"	6'-8"	None	



2 DEMO 1 First Floor  
1/4" = 1'-0"



**William Jelen Architect Inc.**

**PROJECT TEAM:**  
 Architect: William Jelen Architect Inc.  
 Contact: William Jelen RA  
 Address: 11401 Nairn Rd  
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 Phone: 202-344-5513  
 Structural: APAC Engineering  
 Contact: Robert Wixon PE  
 Address: 8555 16th Street #200  
 Silver Spring, MD 20910  
 Phone: 301-565-0543  
 Owner: Curry Road Leah Revocable Trust  
 Contact: Justin Road  
 Address: 5 Montgomery Avenue  
 Takoma Park, MD 20912-4614  
 Phone: 202-281-4055  
 General Contractor: DSP Contractors  
 Contact: Marcelo Palma  
 Address: 1400 Rising Wind Court  
 Silver Spring, MD 20905  
 Phone: 202-699-0839



No.	Description	Date

**Rood Residence**  
 5 MONTGOMERY AVENUE TAKOMA PARK, MD 20912  
 Permit Submission  
 Demolition Plans

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

**AD-01.0**



**PROJECT TEAM:**

**Architect:** William Jelen Architect Inc.  
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**Structural:** APAC Engineering  
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 Phone: 301-565-0543

**Owner:** Curry Road Leah Revocable Trust

**Contractor:** Justin Road  
 Address: 5 Montgomery Avenue  
 Takoma Park, MD 20912-4614  
 Phone: 202-281-4055

**General Contractor:** DSP Contractors

**Architect:** Marcelo Palma  
 Address: 1400 Rising Wind Court  
 Silver Spring, MD 20905  
 Phone: 202-699-0839



No.	Description	Date

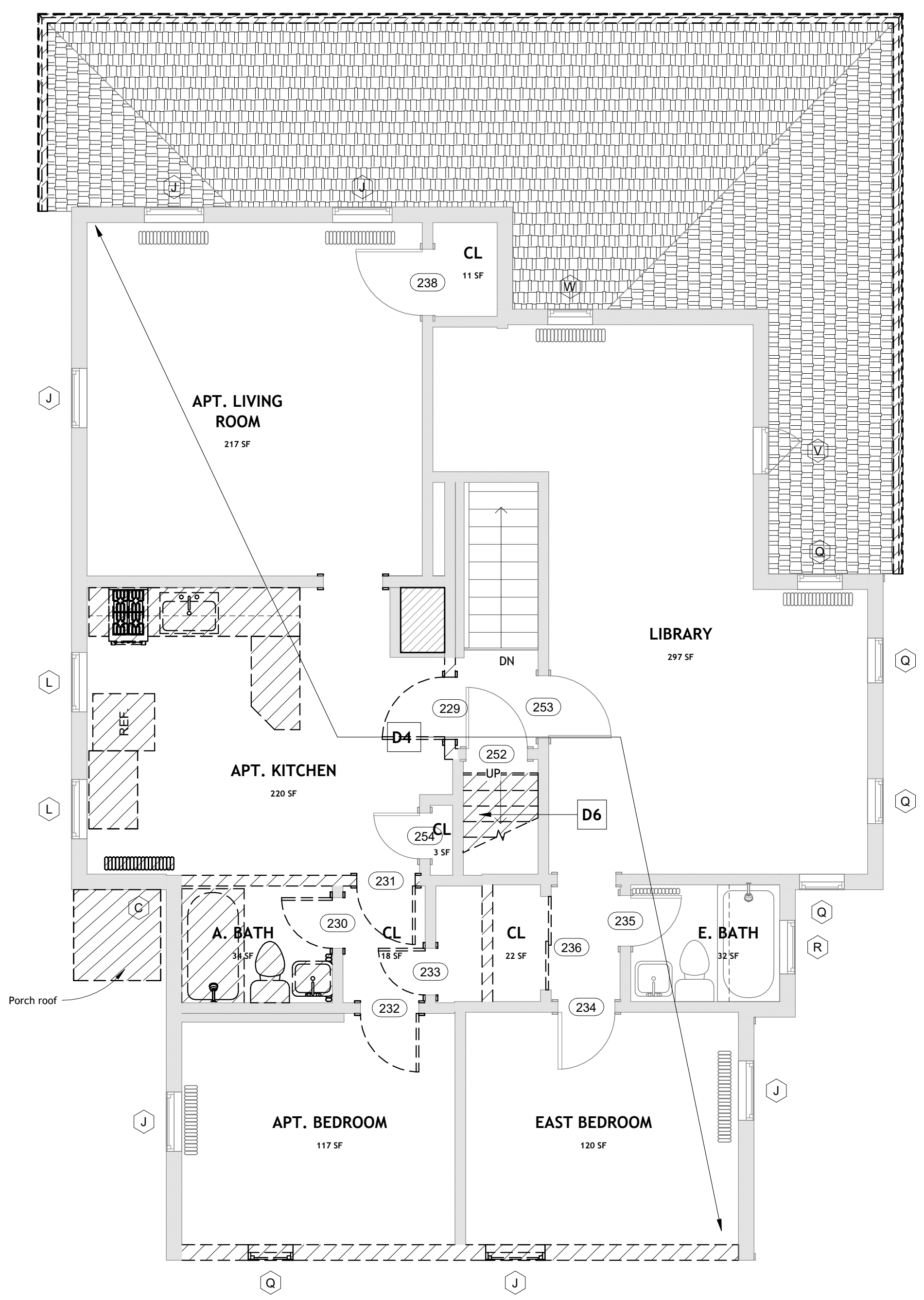
**Rood Residence**

5 MONTGOMERY AVENUE TAKOMA PARK, MD 20912

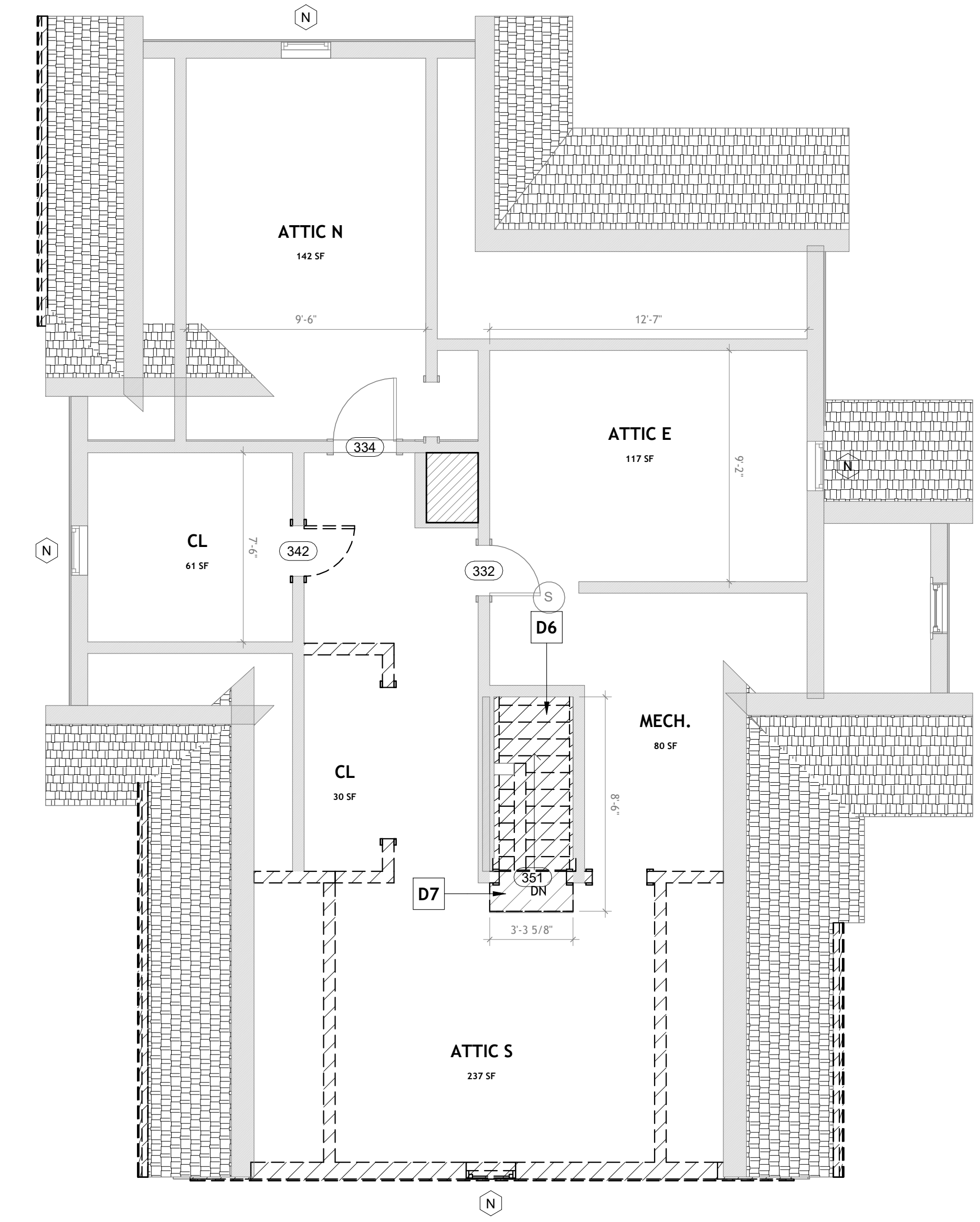
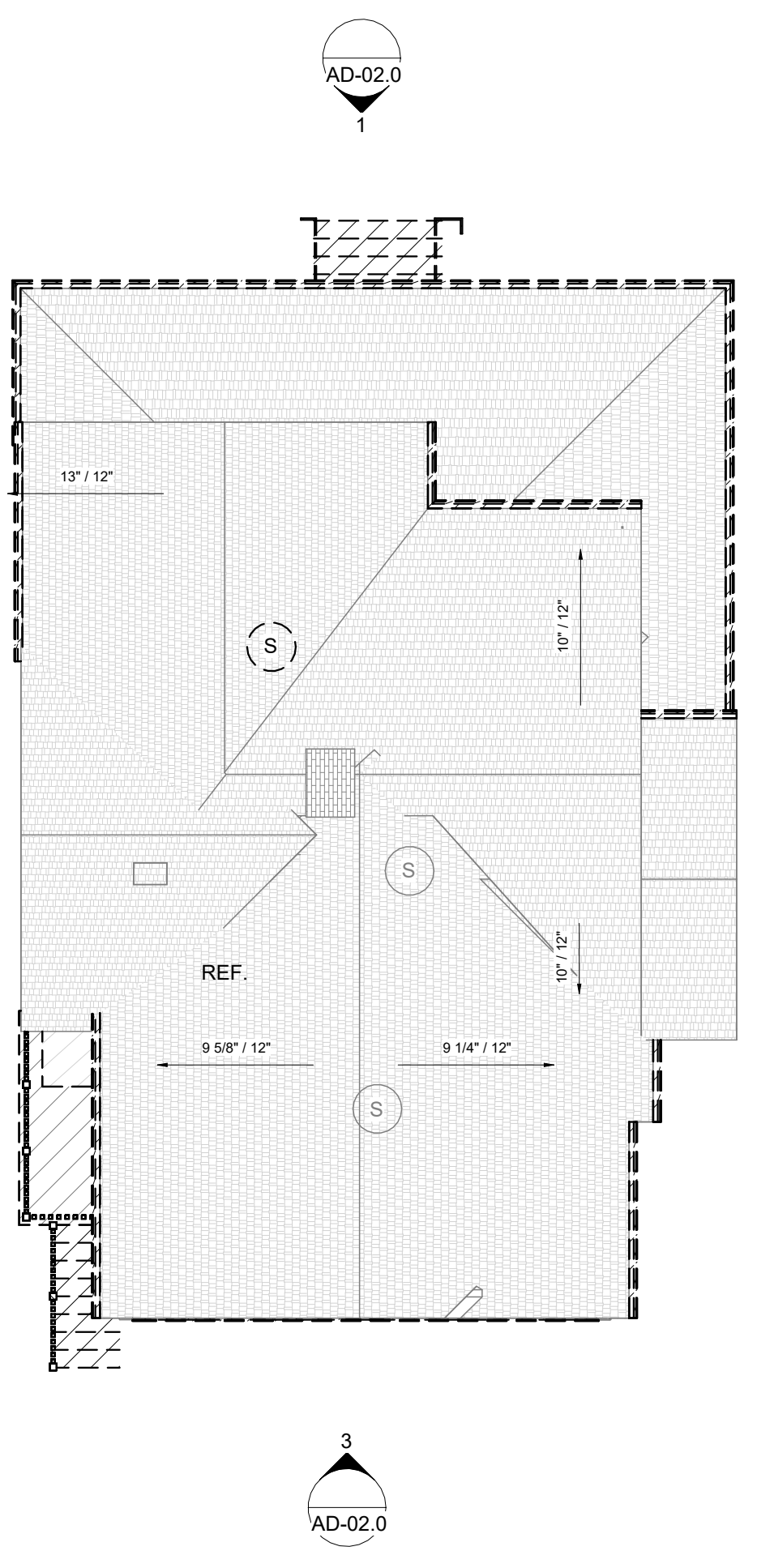
**Permit Submission**

**Demolition Plans**

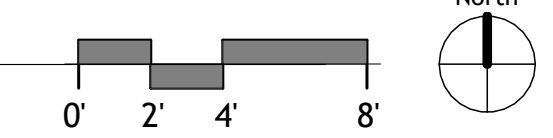
PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	WJ
CHECKED BY	WJA
<b>AD-01.1</b>	
SCALE	As indicated



- Demolition Plan Legend**
- Door Tag (refers to existing door schedule) A-01.0
  - Window Tag (refers to existing window schedule) A-03.0
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  - Demolished building elements shown dashed with hatch
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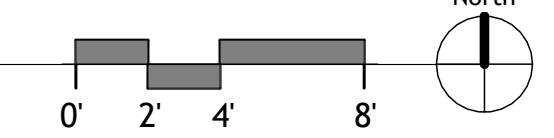


1 DEMO 2 Second Floor  
1/4" = 1'-0"

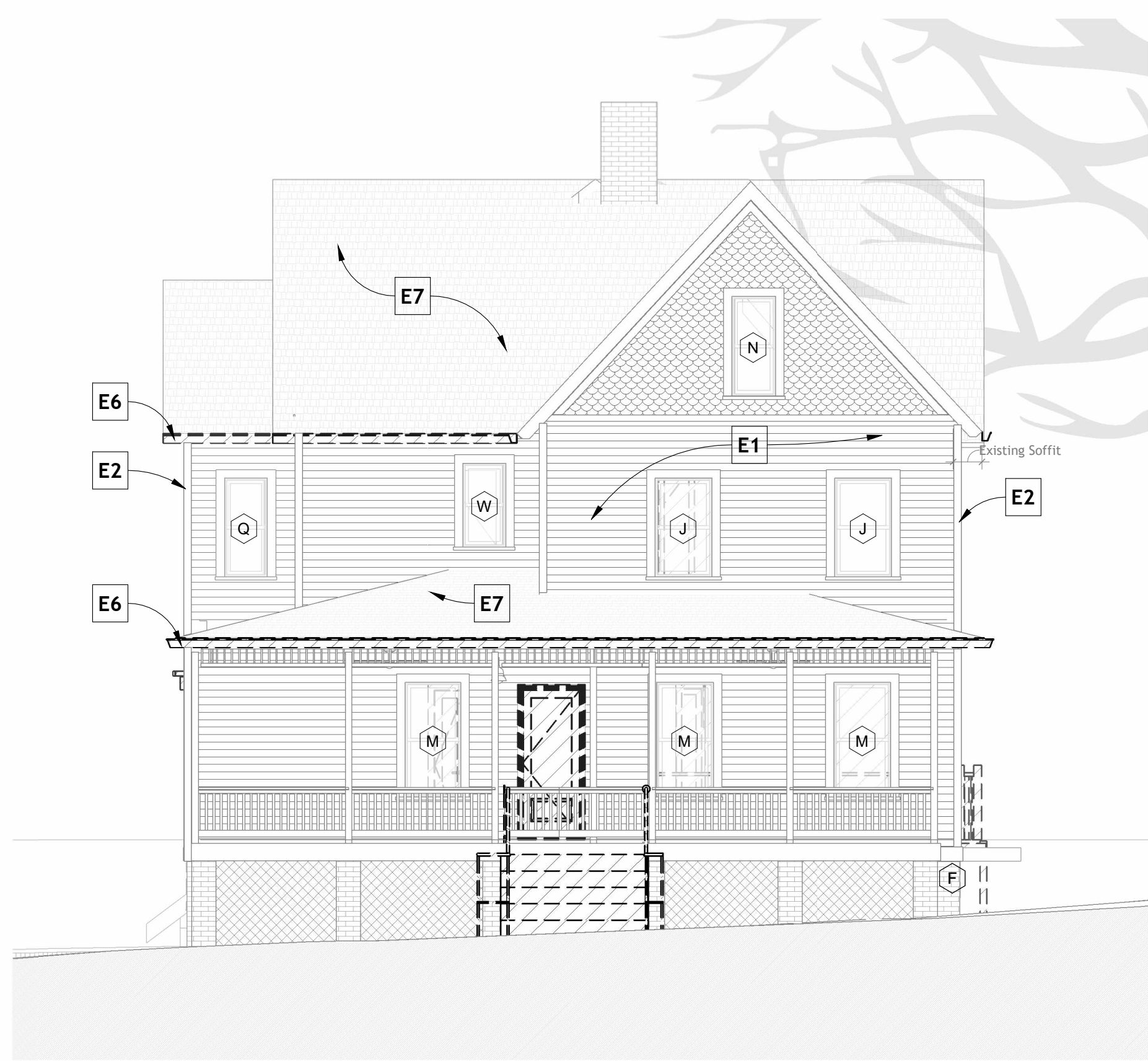


3 DEMO 4 Roof Plan  
1/8" = 1'-0"

2 DEMO 3 Attic Floor  
1/4" = 1'-0"

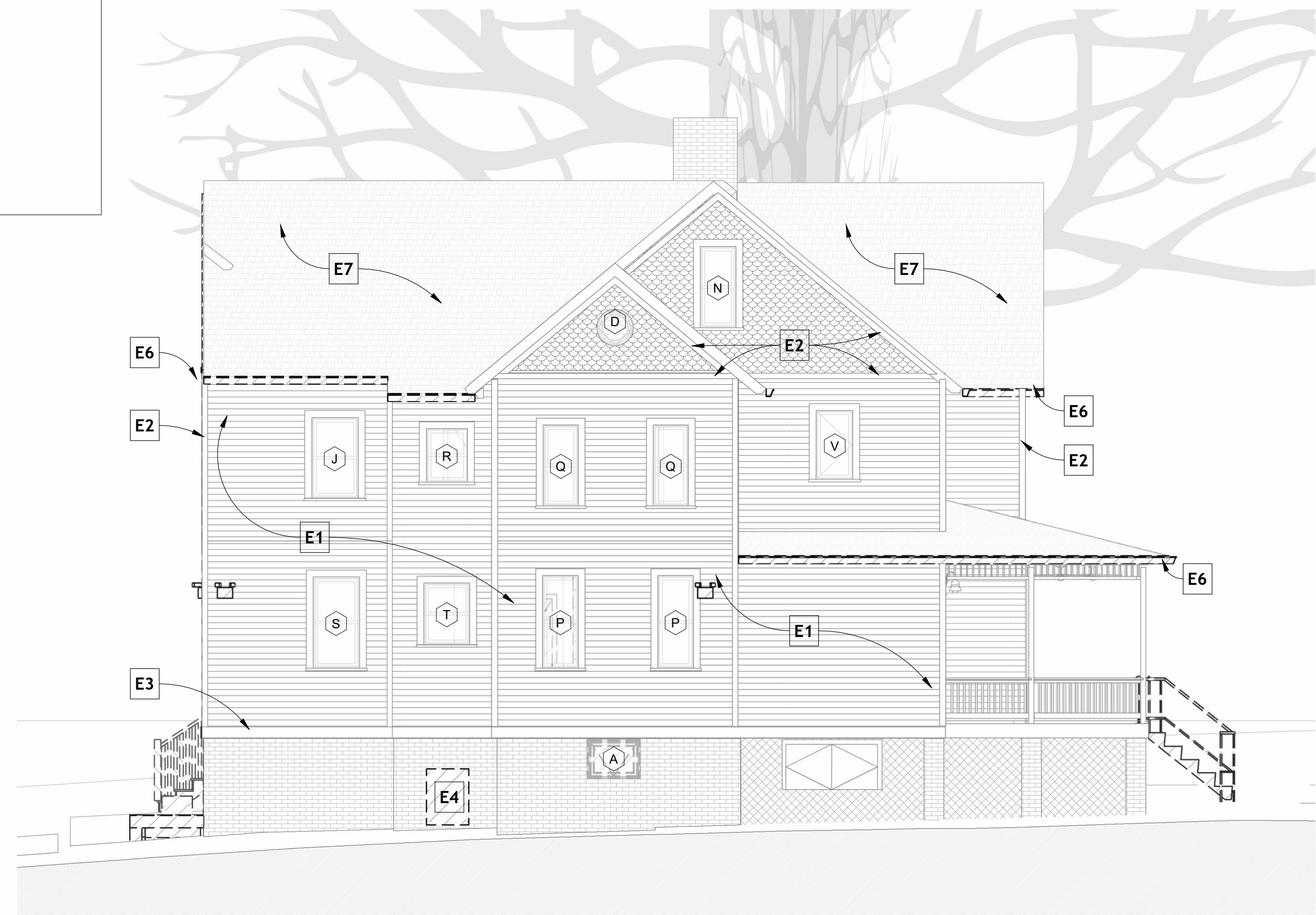




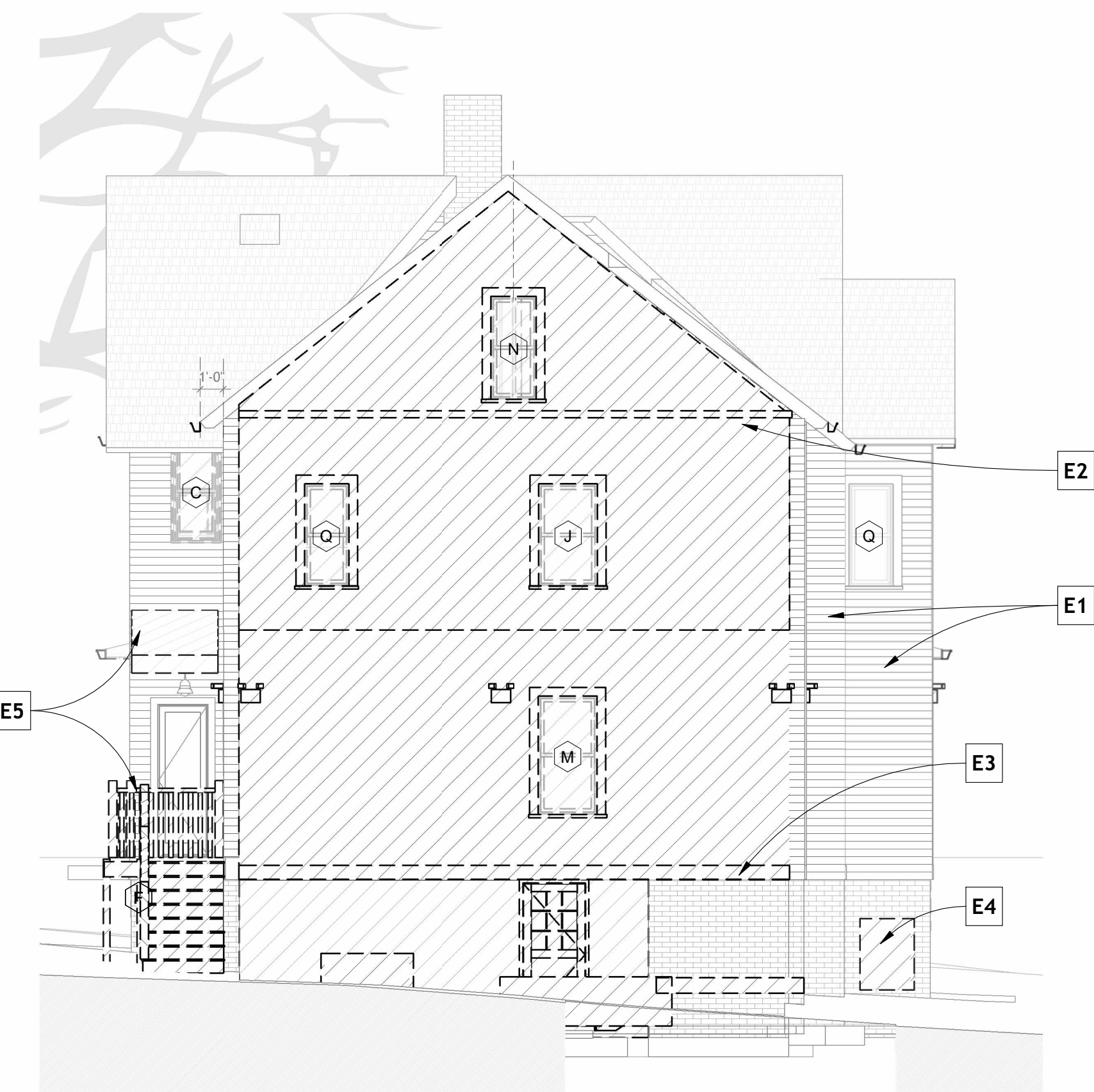


1 EXST North Elevation  
3/16" = 1'-0"

Existing Window Schedule			
Type Mark	Width	Height	Comments
A	2'-7 1/2"	2'-0"	
B	2'-3"	3'-4"	
C	1'-11 1/4"	4'-2 3/4"	
D	2'-0"	2'-0"	
F	2'-6 1/2"	1'-7"	
J	2'-6 1/2"	4'-5"	
L	2'-6 1/2"	4'-2 1/2"	
M	2'-6 1/2"	5'-1 1/2"	
N	1'-11 1/2"	4'-5 1/2"	
O	1'-11"	3'-1 1/4"	
P	1'-11 1/2"	5'-1"	
Q	1'-11"	4'-5"	
R	2'-3 1/2"	2'-11 1/4"	
S	2'-6 1/2"	5'-0"	
T	2'-6 1/2"	3'-4 1/2"	
V	2'-0"	3'-9"	
W	1'-11"	3'-9"	

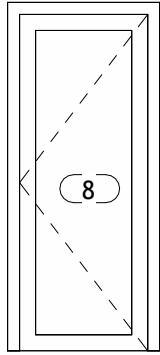
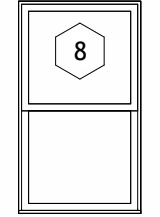
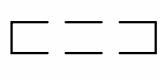


2 EXST East Elevation  
3/16" = 1'-0"

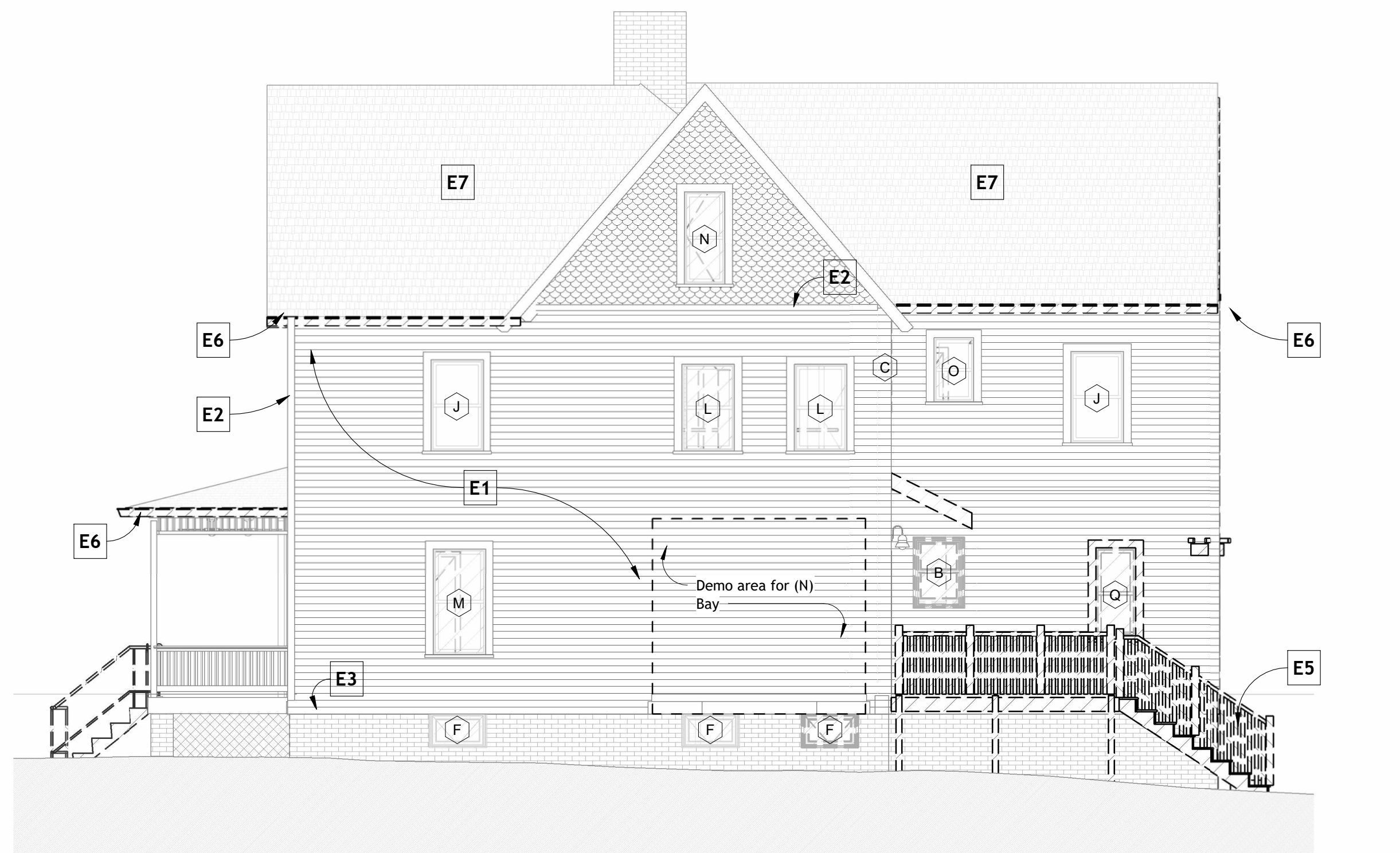


3 EXST South Elevation  
3/16" = 1'-0"

Existing Elevation Legend

-  Door Tag (refers to door schedule) A-\_\_
-  Window Tag (refers to window schedule) A-\_\_
-  Demolished building elements shown dashed
- E1** 4 1/2" Pine lap siding with +/- 4" left exposed
- E2** Trim board +/- 4 1/2" (Verify in Field)
- E3** Watertable board and drip edge +/- 7" (See detail, Verify in Field)
- E4** Relocate existing mechanical units per owner
- E5** Architectural elements to be removed
- E6** Existing "K" type aluminum gutter and downspouts to be removed
- E7** Existing roofing shingles to be removed

Elevation Legend  
1/4" = 1'-0"



4 EXST West Elevation  
3/16" = 1'-0"



William Jelen Architect Inc.

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Contact: Marcelo Palma  
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 Phone: 202-699-0839



PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 16893, expiration date March 30, 2024.

No.	Description	Date

Rood Residence

5 MONTGOMERY AVENUE TAKOMA PARK, MD  
20912

Permit Submission  
Existing Elevations

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

AD-02.0

SCALE As indicated





**William Jelen Architect Inc.**

**PROJECT TEAM:**  
 Architect: William Jelen Architect Inc.  
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No.	Description	Date

**Road Residence**

5 MONTGOMERY AVENUE TAKOMA PARK, MD 20912

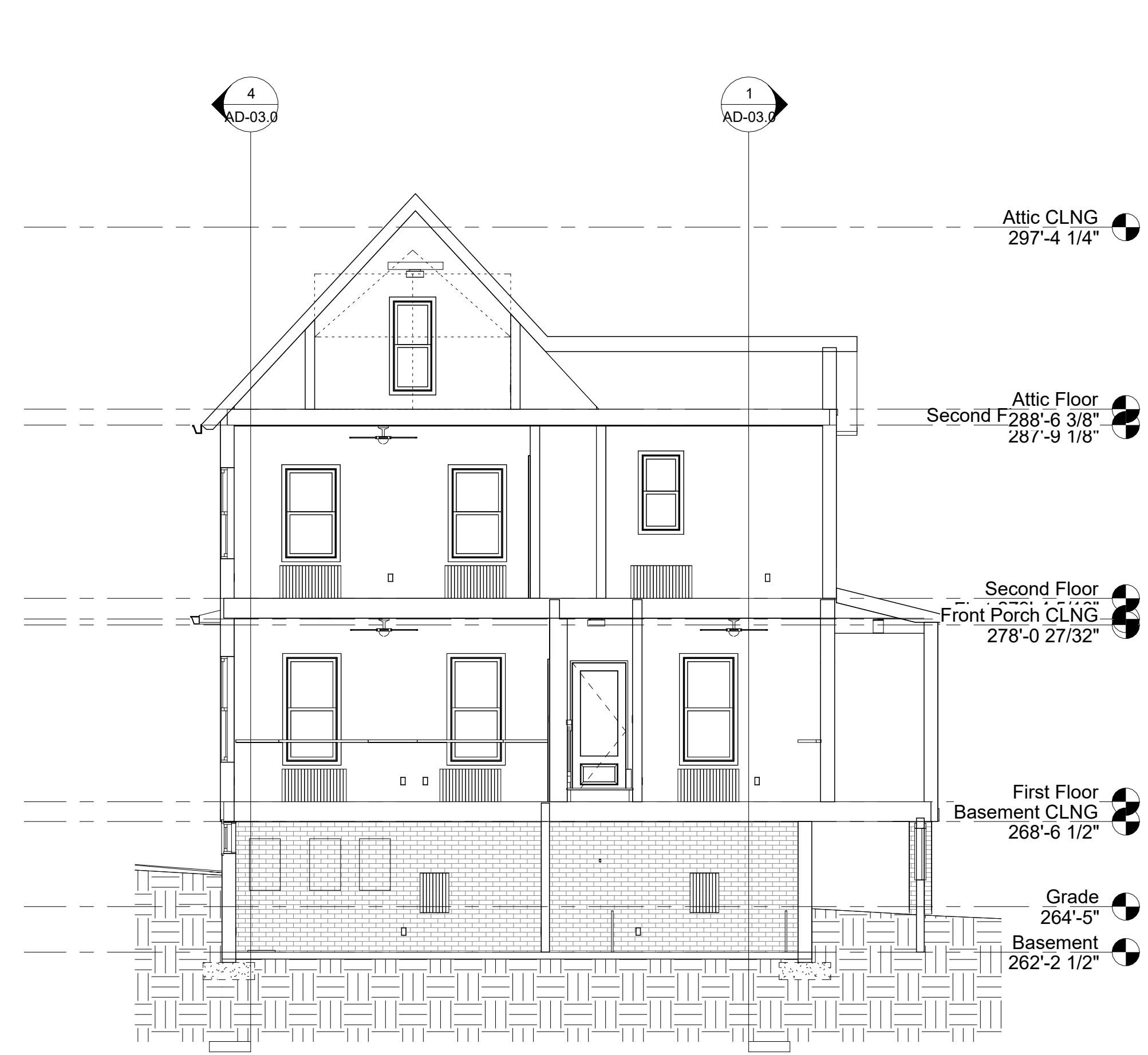
**Permit Submission  
Existing Sections**

PROJECT NUMBER	2023-02
DATE	4.6.2023
DRAWN BY	Author
CHECKED BY	Checker

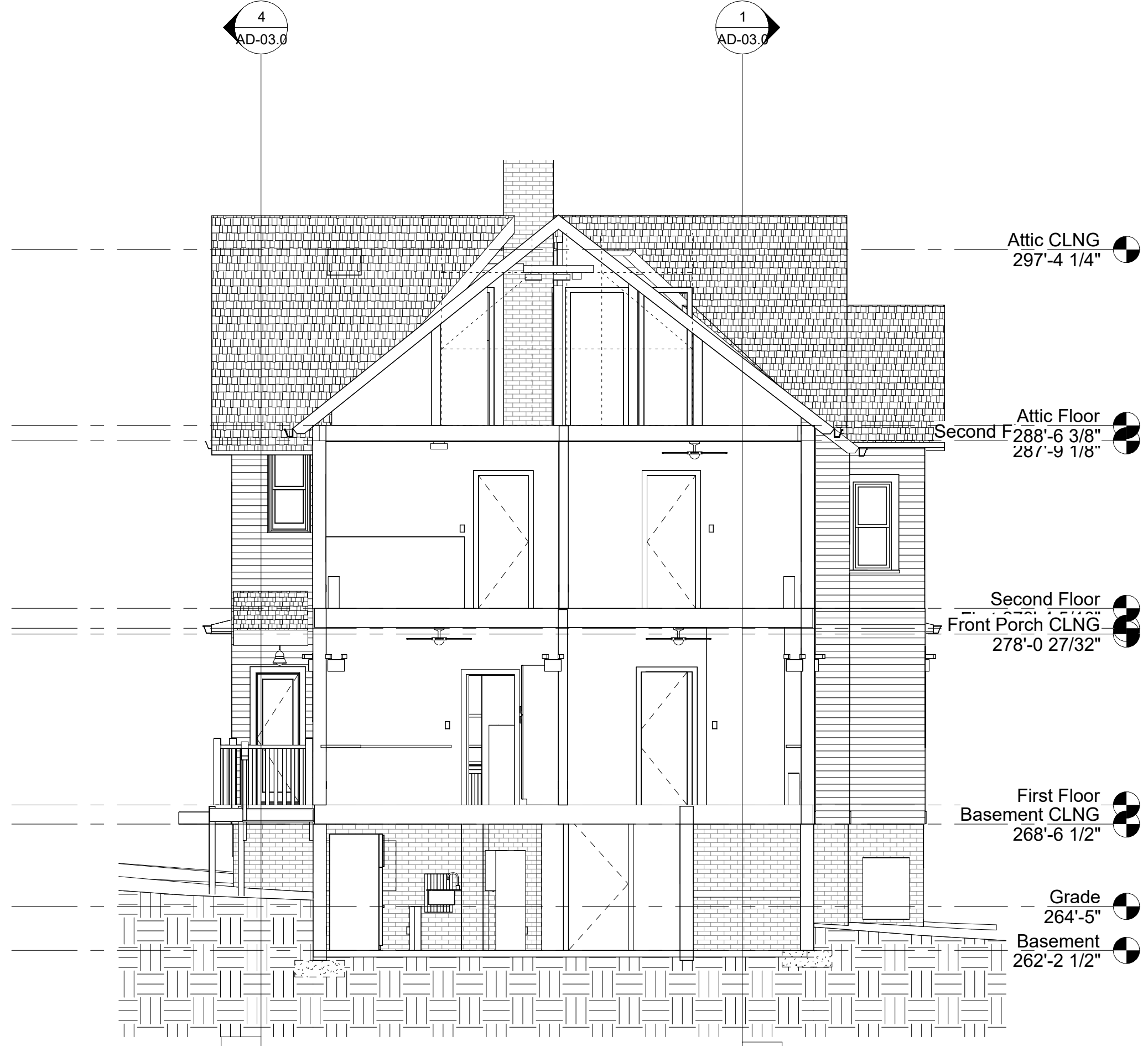
**AD-03.0**

SCALE 3/16" = 1'-0"

5/3/2023 2:50:49 PM



② Attic North  
3/16" = 1'-0"



③ Attic South  
3/16" = 1'-0"



① Attic East  
3/16" = 1'-0"



④ Attic West  
3/16" = 1'-0"