

# Montgomery County Historic Preservation

## Staff Report

<p><b>ADDRESS:</b> 105 Elm Avenue, Takoma Park</p> <p><b>RESOURCE:</b> Takoma Park Historic District</p> <p><b>APPLICANT:</b> Prince William Home Improvement; Cra'Shae Curry (Agent)</p> <p><b>REVIEW:</b> HAWP</p> <p><b>CASE NO.</b> 1152633</p> <p><b>PROPOSAL:</b> Screened porch construction</p>	<p><b>MEETING DATE:</b> 5/13/2026</p> <p><b>REPORT DATE:</b> 5/6/2026</p> <p><b>PUBLIC NOTICE:</b> 4/29/2026</p> <p><b>TAX CREDIT ELIGIBLE:</b> No</p> <p><b>STAFF:</b> Devon Murtha</p>
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### Staff Recommendation

Staff recommends the HPC approve the HAWP application.

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### Architectural Description

**Significance:** Outstanding Resource within the Takoma Park Historic District

**Date:** c. 1892

**Style:** Queen Anne



Figure 1: The location of the subject property in the Takoma Park Historic District. The approximate boundary is outlined in red and the property is noted with a yellow star.

## Proposal

The applicant proposes to construct a one-story enclosed porch on the rear of the subject property. The porch will be inset from the main block of the house by six (6) inches, and include a new roof with asphalt shingles, a new storm door, a combination of wood and vinyl trim, wood rails and posts with Trex rail caps, mesh siding, and wood decking.



Figure 2: Existing rear of house, showing non-historic one-story addition

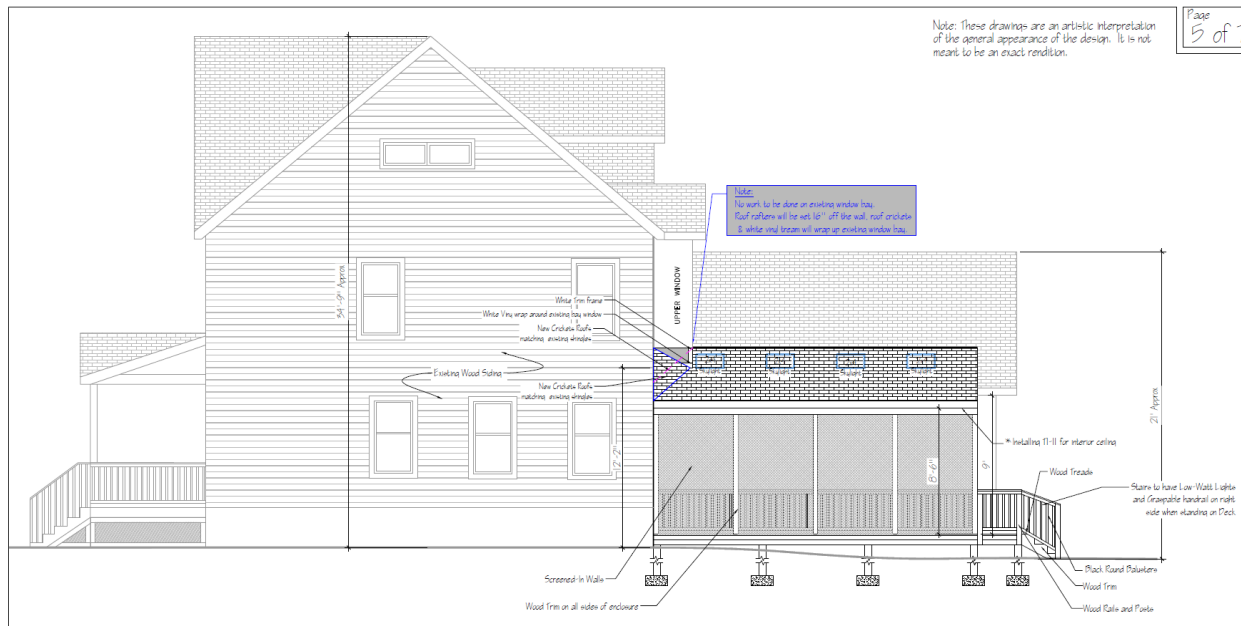


Figure 3: Proposed west side elevation of the subject property.

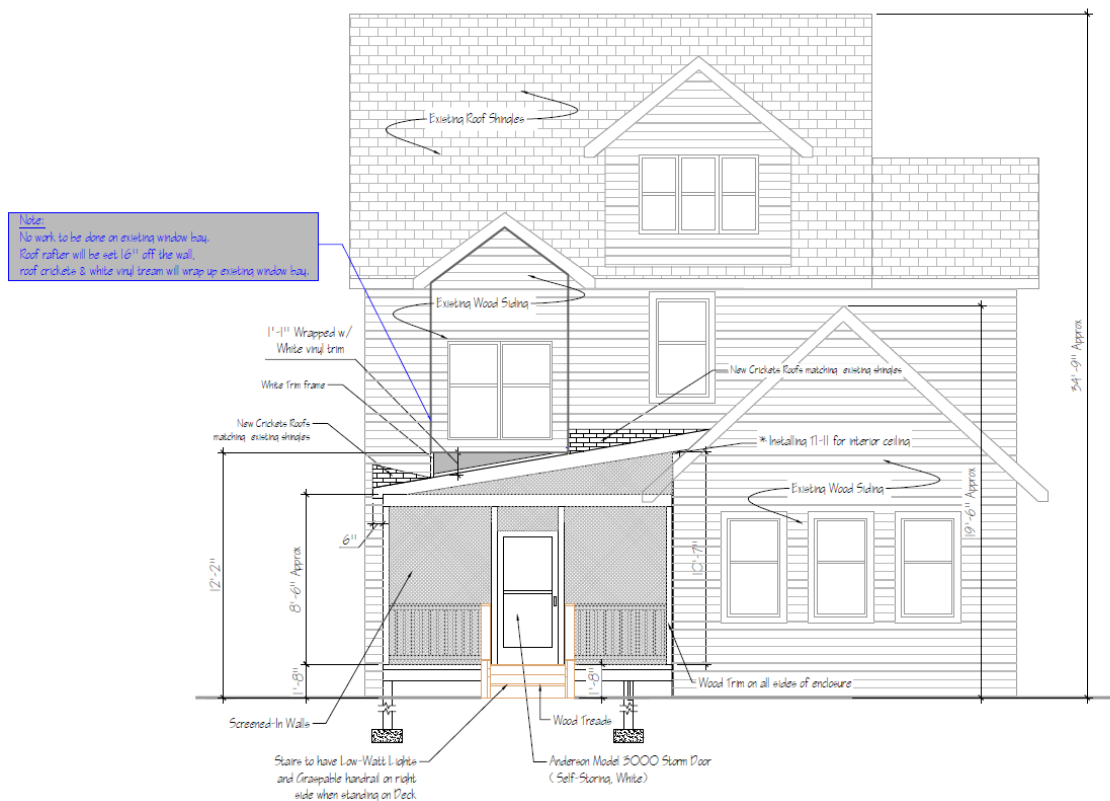


Figure 4: Proposed rear/south elevation of subject property.

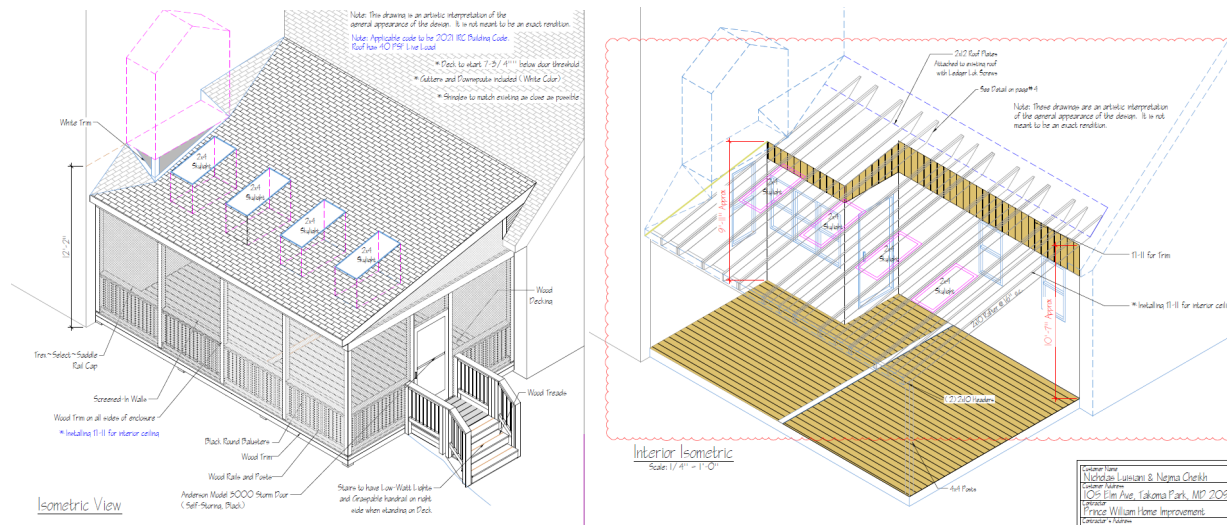


Figure 5: Conceptual rendering of addition.

## 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 Takoma Park Historic District Master Plan Amendment (*Guidelines*), Montgomery County Code Chapter 24A-8 (*Chapter 24A-8*), and the Secretary of the Interior’s Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

### Montgomery County Code Chapter 24A-8

(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

(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.)

### Takoma Park Historic District Guidelines

There are two 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
- 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.

Outstanding Resources – Residential: These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior’s “Standards for Rehabilitation”.

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials
- emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- while additions should be compatible, they are not required to be replicative of earlier architectural styles
- preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- preservation of original building materials and use of appropriate, compatible new materials is encouraged
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

### ***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 applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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.

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## Staff Discussion

The subject property is located at 105 Elm Avenue and is an Outstanding Resource to the Takoma Park Historic District. It is a two-and-a-half-story house with a one-story porch executed in the Queen Anne-style. The house features a non-historic one-story addition on the rear. The applicant is proposing to construct the one-story screen porch, adjacent to the rear of the historic block of the house and to the non-historic one-story addition.



Figure 6: View of subject property c. 1990 (left) and 2025 (right). Both photos courtesy of Montgomery County Planning.



Figure 7: Sanborn map (left; 1927-1963) and aerial (right; 2025).

Staff is generally supportive of the proposal. The proposed addition will be located behind the historic house, inset six inches (6”) from the wall, and setback substantially from the road. Per Chapter 24A-8(b), the proposal will not substantially alter the exterior features of an historic resource within an historic district and will have no impact on the overall district as it will not be at all visible from the right-of-way along Elm Avenue. In accordance with the *Guidelines*, the one-story massing of the addition is sympathetic to existing architectural character of the resource. Based on the Sandborn map, it appears that there was historically a one-story addition in the approximate location of the proposed screened porch, which served as a precedent of this proposal.

Staff finds that, in this case, the proposed materials are appropriate due to their lack of visibility from the right-of-way. Staff does not generally support the installation of vinyl trim on new construction for an Outstanding Resource due to its reflectivity; however, in this case, Staff finds that the amount of trim is relatively minor and will be installed on the rear elevation with no visibility from the right-of-way.

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## Staff Recommendation

Staff recommends that the Historic Preservation Commission approve the HAWP application, under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) 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;

*The Takoma Park Historic District Guidelines;*

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

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 [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.

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

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

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

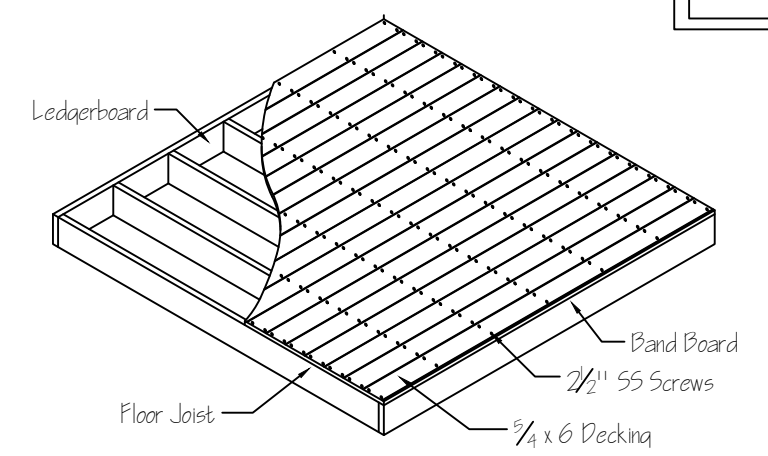
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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

## HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

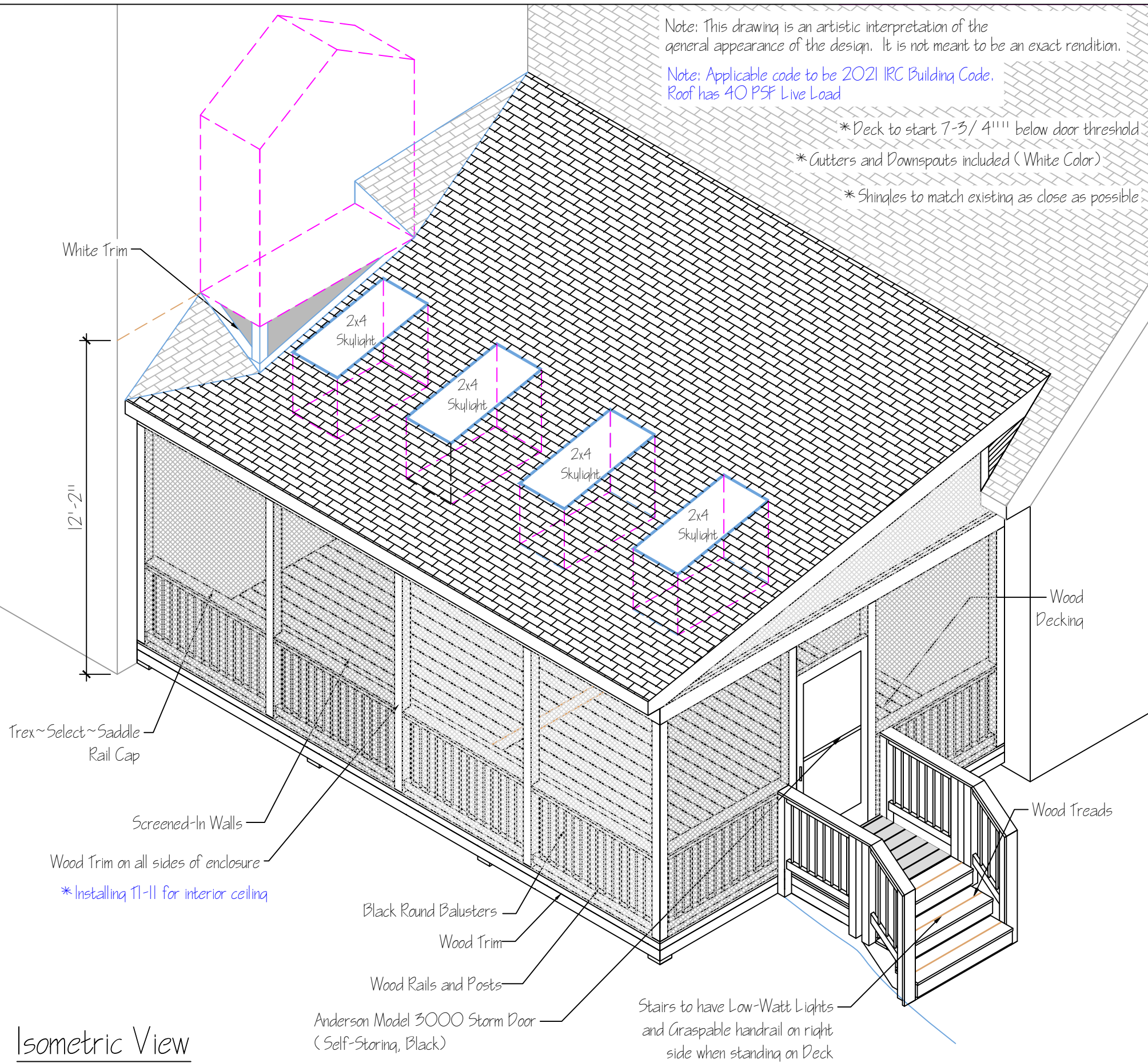
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

### Typical Floor Section

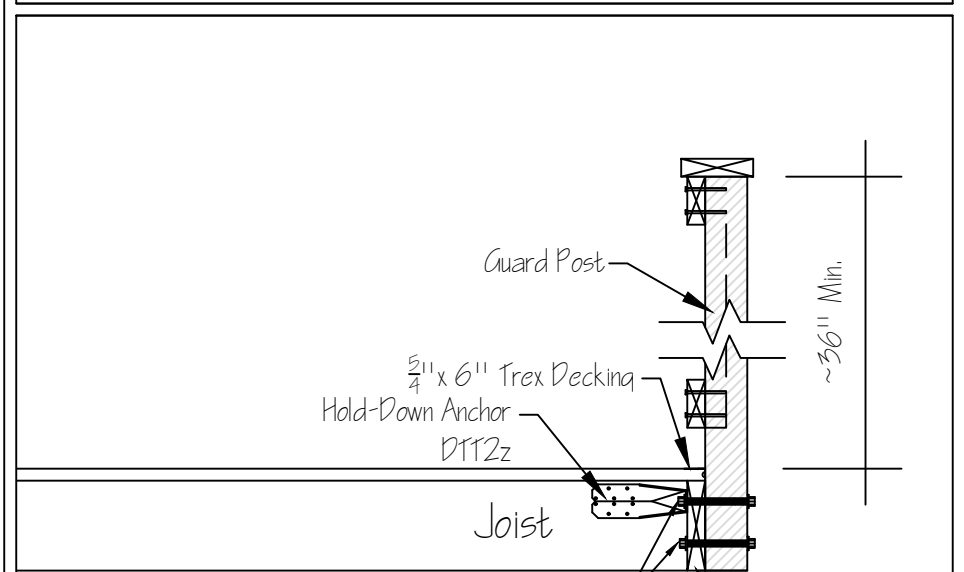


Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.  
 Note: Applicable code to be 2021 IRC Building Code.  
 Roof has 40 PSF Live Load

- \* Deck to start 7-3/4" below door threshold
- \* Gutters and Downspouts included (White Color)
- \* Shingles to match existing as close as possible

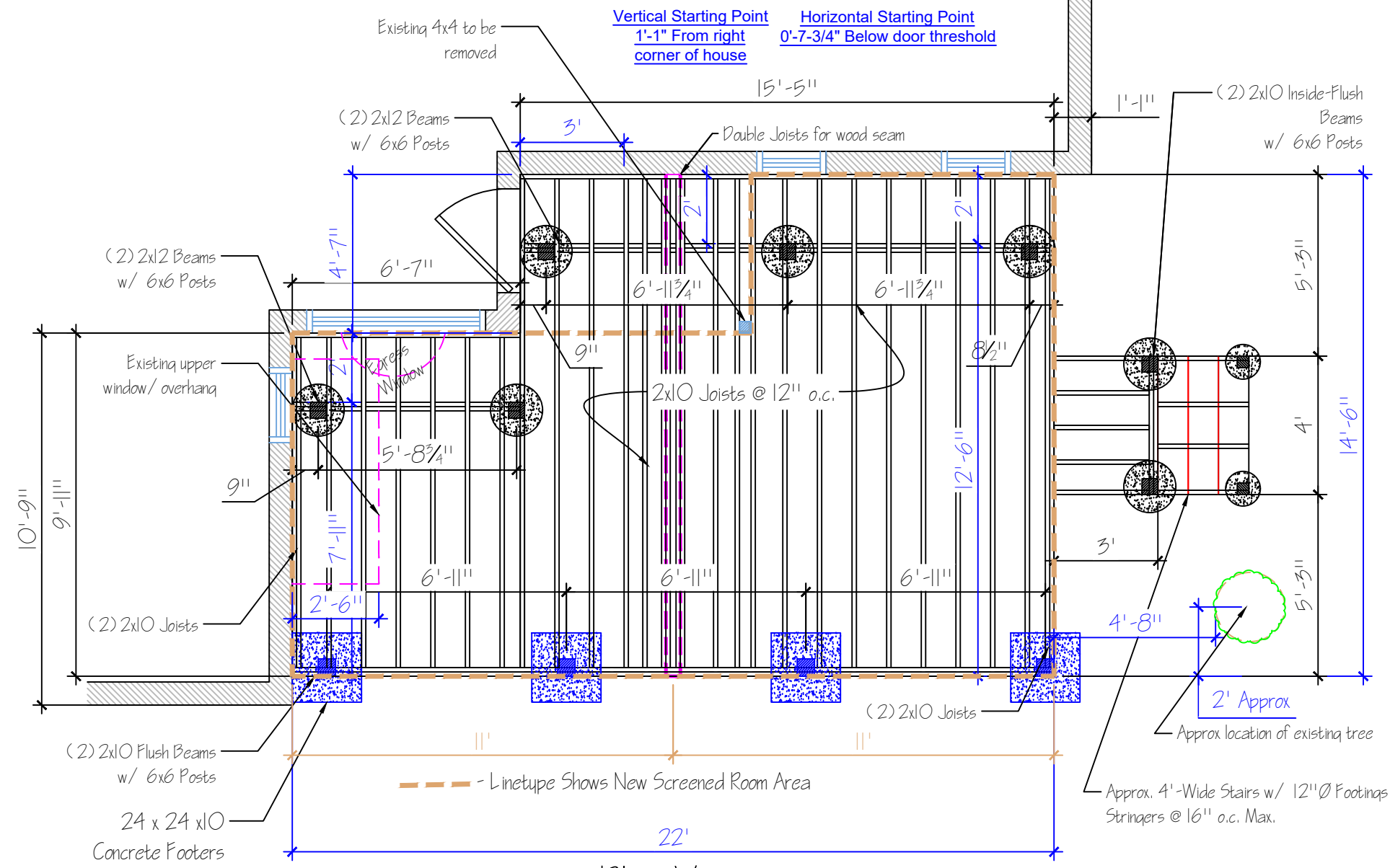


### Isometric View



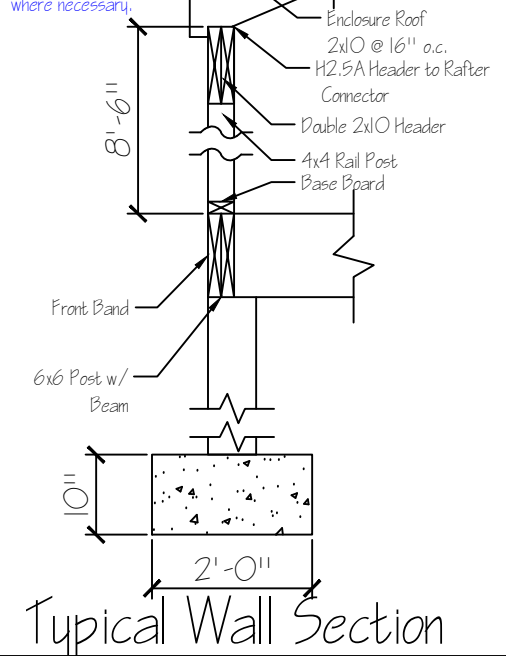
### Guard Post Section (Wood Rails)

Customer Name Nicholas Luisiani & Nejma Cheikh		Original Date: Feb, 20, 26	
Customer Address 105 Elm Ave, Takoma Park, MD 20912			
Contractor Prince William Home Improvement		Job Number 713-25	
Contractor's Address 14843 Persistence Dr Woodbridge, VA 22191			Drawn by: Alejandra Lester

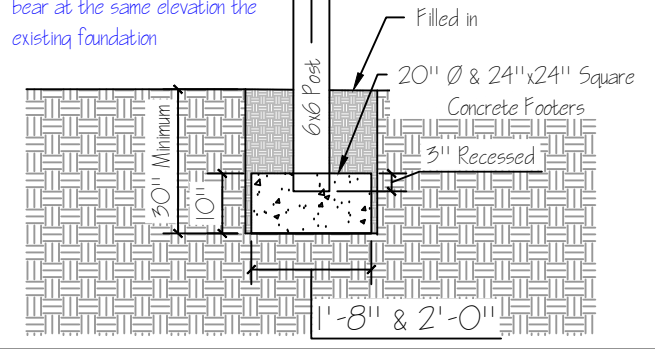


Plan View  
Scale: 1/4" = 1'-0"

Shingles:  
30# Felt 1/2" Sheeting  
Ice & Water Shield  
\*Flashing to be installed where necessary.

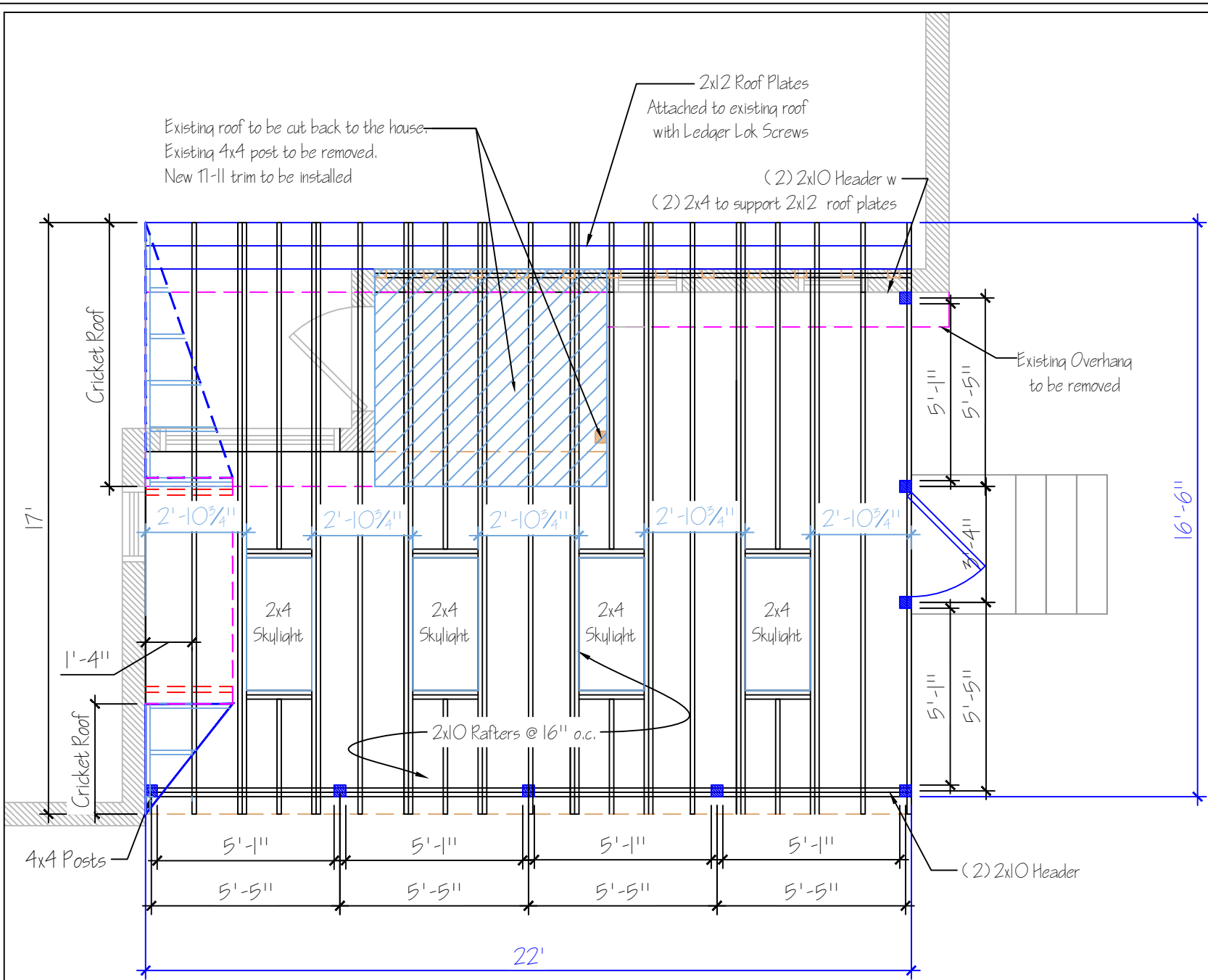


\*Note: When a deck footing is closer than 5' to an existing exterior wall, the footing must bear at the same elevation the existing foundation

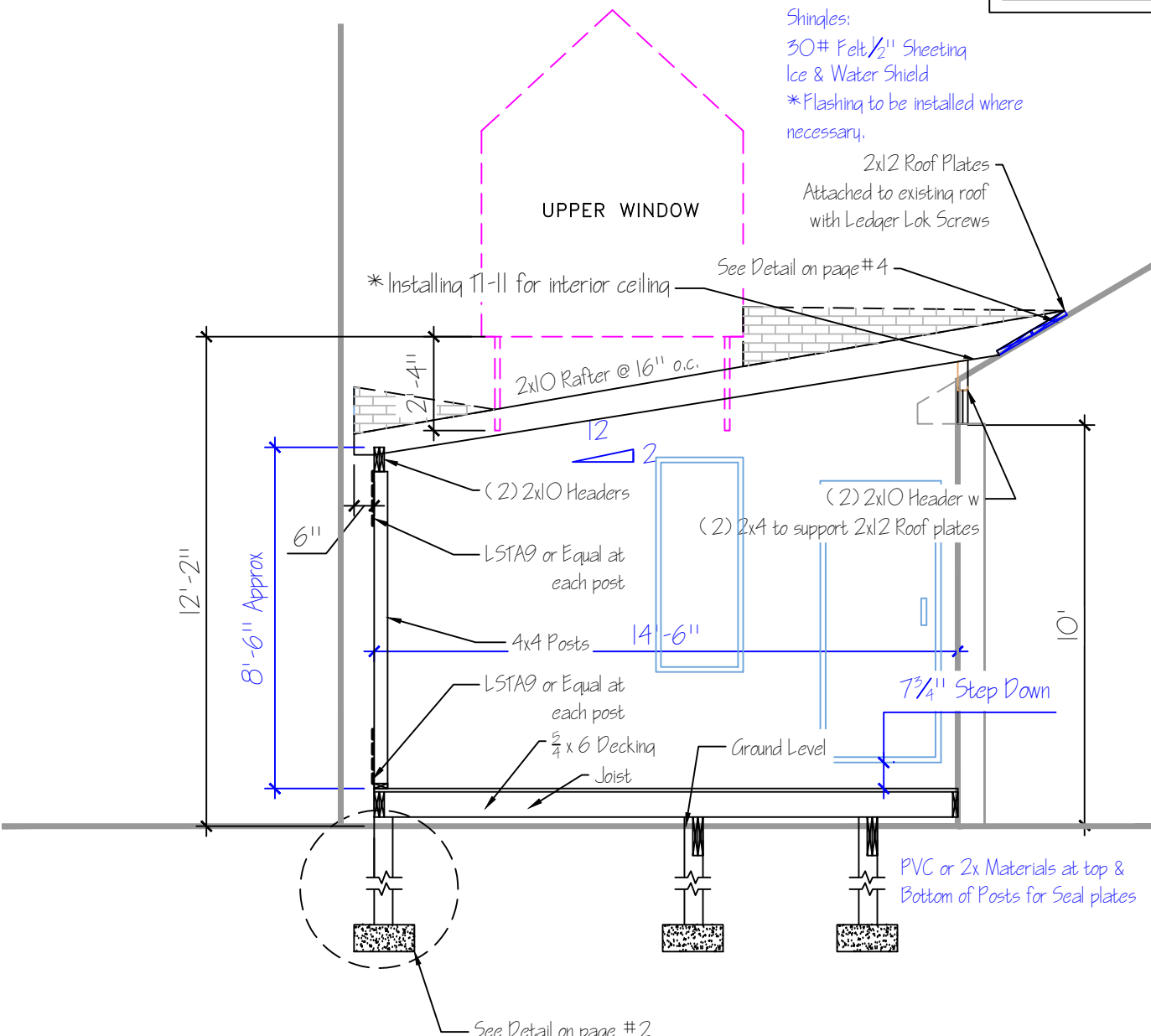


- Notes:
- 1) 2x10 Joist to be spaced 12" o.c.
  - 2) Beams - Double 2x2 P.T. & (2) 2x10 Flush Beams
  - 3) Footers 30" deep - 20" Diameter & 24"x24" Square - 10" min concrete
  - 4) Decking to be 5/4"x6 P.T. Wood
  - 5) Stairs to be built per county typical deck details. All stringers attached w/ rafter hangers.
  - 6) Railings are to be P.T. w/ Trex~Select~Saddle Rail Cap w/ Black Round Balusters
  - 7) Elevation is 1'-4"

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Roof Framing Plan  
Scale: 1/4" = 1'-0"



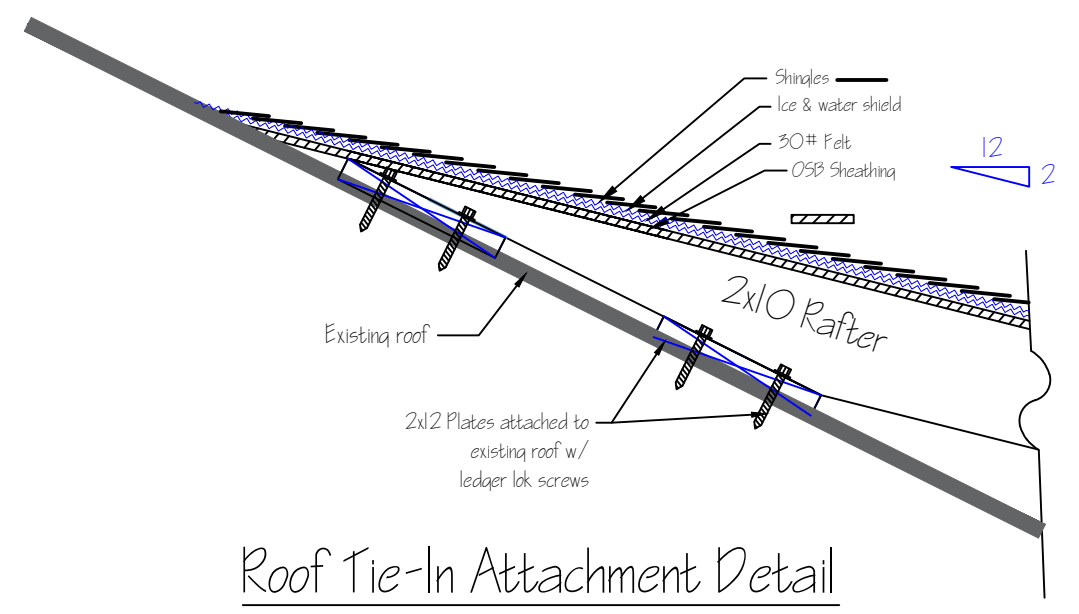
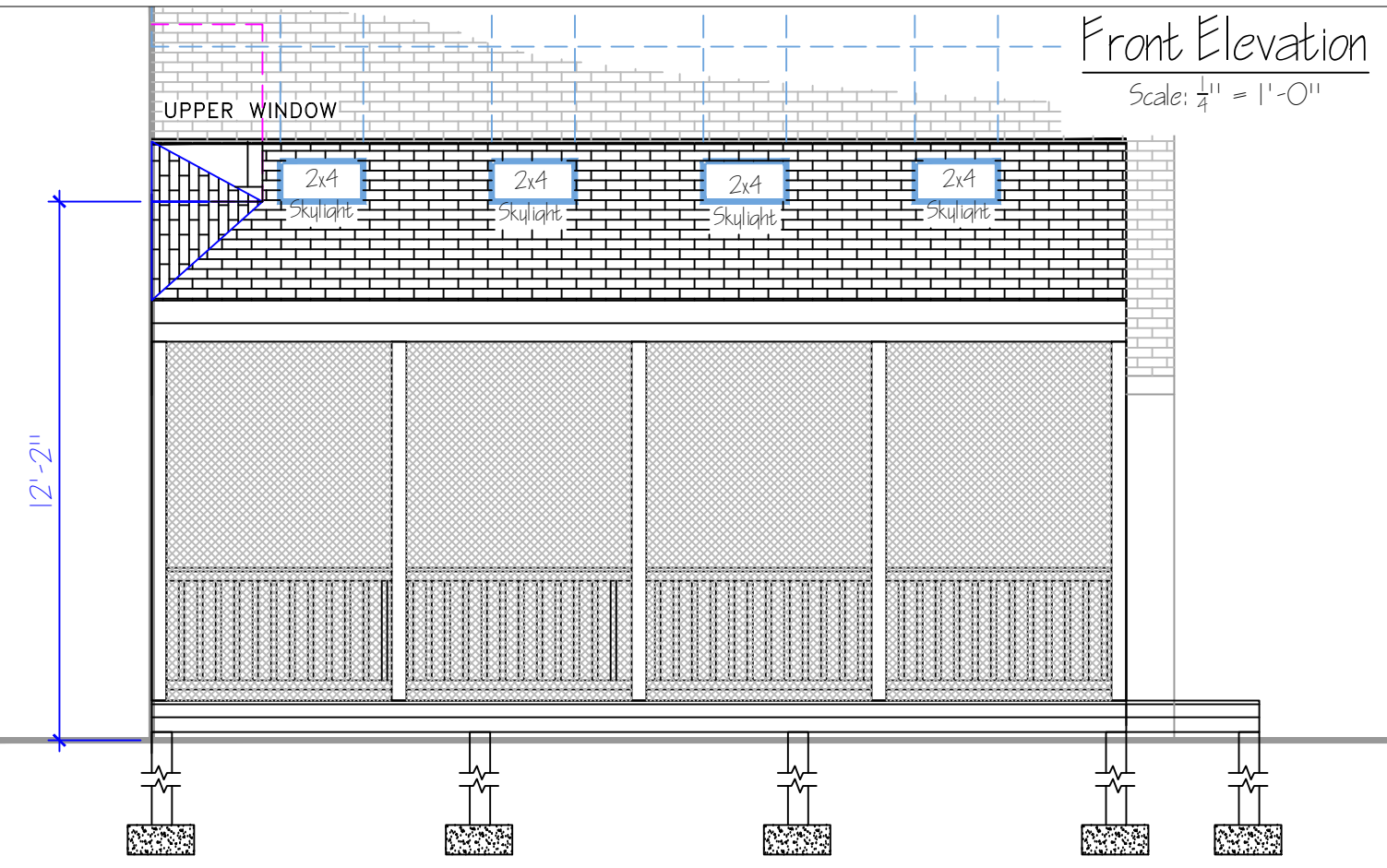
Cut-Through Section  
Scale: 1/4" = 1'-0"

Note: These drawings are an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

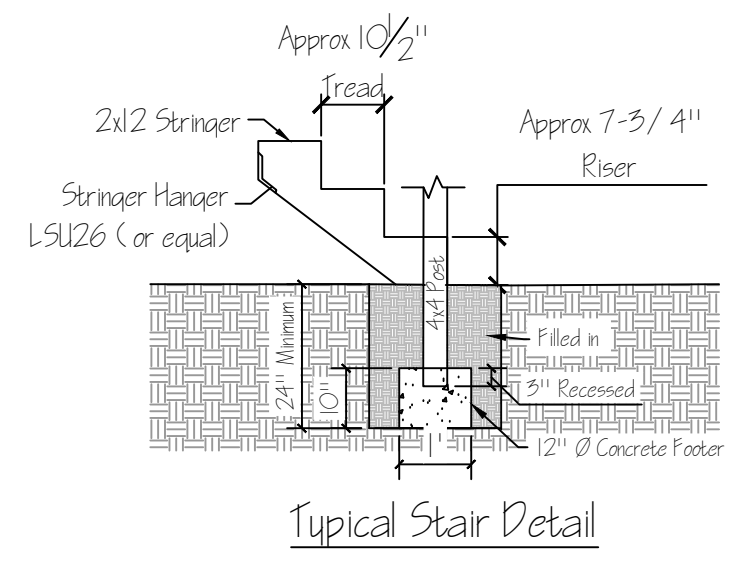
Customer Name Nicholas Luisiani & Nejma Cheikh		Original Date: Feb, 20, 26	
Customer Address 105 Elm Ave, Takoma Park, MD 20912			
Contractor Prince William Home Improvement		Job Number 713-25	Date Feb 20, 26
Contractor's Address 14843 Persistence Dr Woodbridge, VA 22191			Drawn by: Alejandra Lester

### Front Elevation

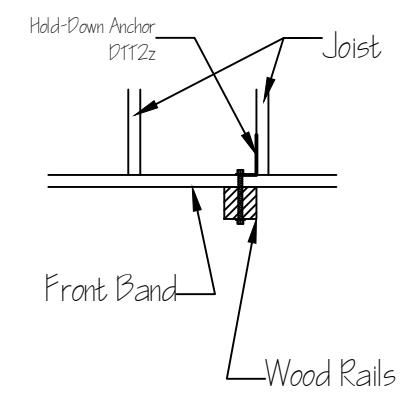
Scale:  $\frac{1}{4}'' = 1'-0''$



Roof Tie-In Attachment Detail



Typical Stair Detail

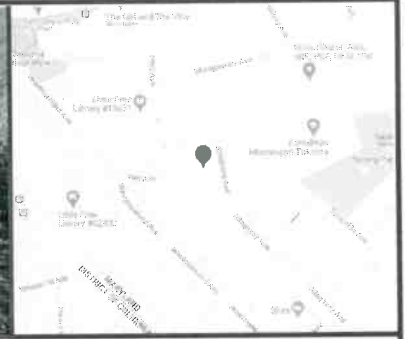


Framing Detail Guard Post Section

Customer Name Nicholas Luisiani & Nejma Cheikh		Original Date: Feb, 20, 26	
Customer Address 105 Elm Ave, Takoma Park, MD 20912			
Contractor Prince William Home Improvement		Job Number 713-25	Feb 20 26
Contractor's Address 14843 Persistence Dr Woodbridge, VA 22191			Drawn by: Alejandra Lester

# PRESIDENTIAL TITLE

Commercial & Residential Settlements



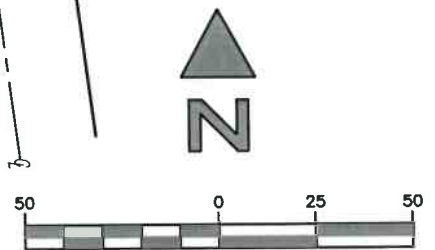
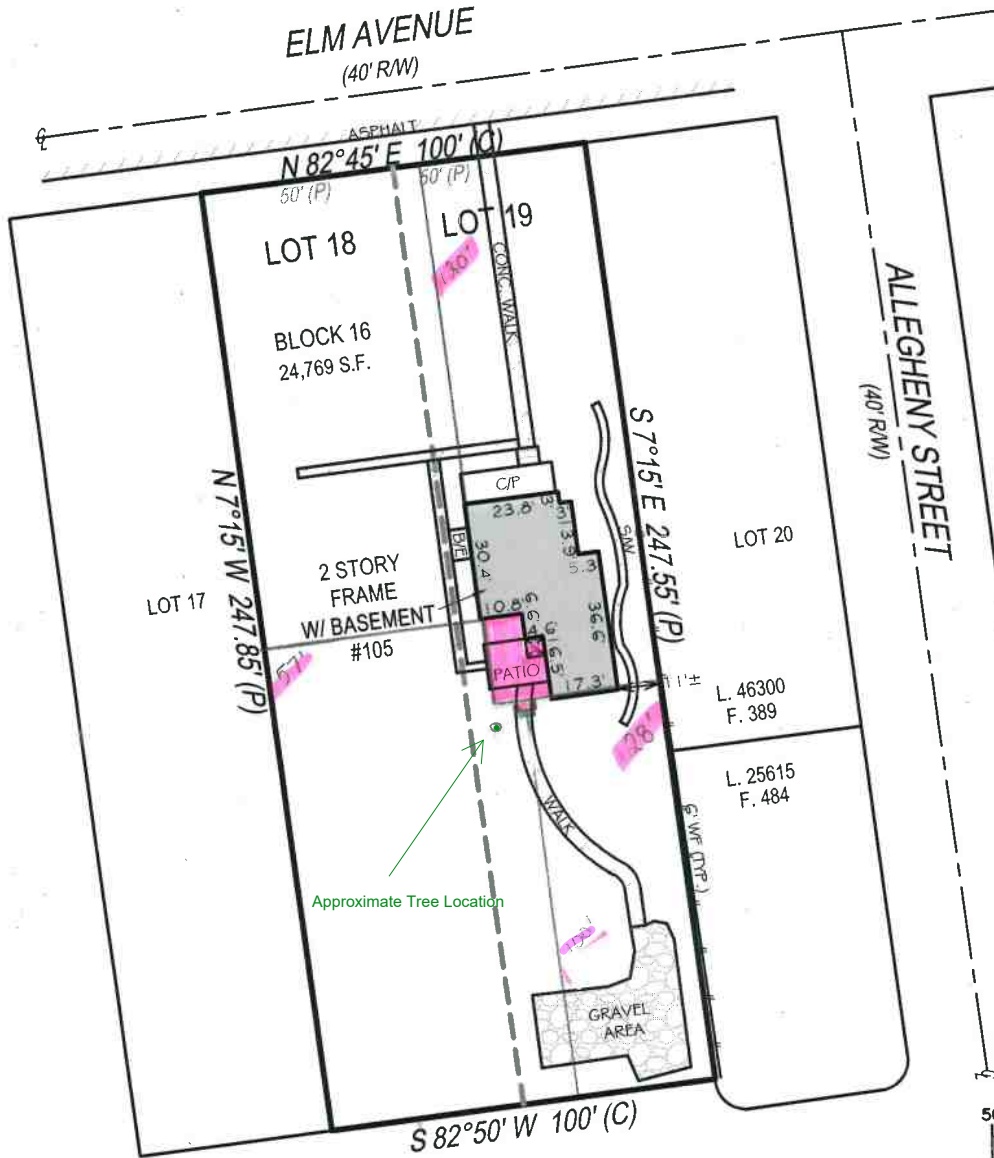
PROPERTY ADDRESS: 105 ELM AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2303.3911

2303.3911  
LOCATION DRAWING  
MONTGOMERY COUNTY

### PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



### SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

### POINTS OF INTEREST: NONE VISIBLE

#713-25 Lusiani's Check



*John E. Krobath*  
**John E. Krobath**  
State of Maryland Professional Land Surveyor  
License Number 10908 | Expires 5-26-2024



Exacta Land Surveyors, LLC  
LB# 21535  
office: 443.819.3994  
4424 Ventura Way, Apt L | Aberdeen, MD 2100



DATE SIGNED: 03/24/23  
FIELD WORK DATE: 3/23/2023  
REVISION DATE(S): (REV.0 3/24/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



# Tree Protection Plan Permit Application

## The Tree Protection Plan Permit Process

1. Tree Protection Plan Permit applications should be submitted only after a Tree Impact Assessment has been requested and conducted. The Tree Impact Assessment should be requested early in your design process so that you can best account for tree impact concerns without risking costly redesigns.
2. Complete and **submit a Tree Protection Plan Permit Application** including the following:
  - A completed and signed copy of this application packet. Every item in the Tree Protection Checklist in this packet must be checked and addressed. **Refer closely to the Tree Protection Plan Manual**, found on the City of Takoma Park website or at the Public Works building, for guidance.
  - All supplementary documentation specified in the Tree Protection Plan Checklist including:
    - A **Tree Inventory** listing all urban forest trees in the vicinity of your project
    - A **project plan drawing** accurately depicting the extents of your project and locations of all urban forest trees indicated in your Tree Inventory
    - Any **narrative descriptions** required to describe your project and your Tree Protection Plan.
    - Any relevant **construction or tree protection detail drawings or descriptions**
    - Any **reports from** arborists, surveyors, or other professionals as may be helpful
3. The City of Takoma Park Urban Forest Manager will review the application and determine if any revisions are needed. Once the plan is deemed satisfactory it will receive **preliminary approval with two further steps required** before the permit is issued.
  - a. The permit will be on hold until a **15-day adjacent property comment period** is complete. The properties will be notified of their right to review and appeal the plan.
  - b. The permit will be on hold until the applicant provides a **signed Contractor Agreement Form**.
4. After receiving a permit, the applicant must coordinate the following before beginning construction activities:
  - a. A **Preconstruction Meeting** in advance of any tree protection measures being installed, including the contractor foreman, the property owner/agent, and the Urban Forest Manager. This meeting is to ensure that all parties fully understand the requirements of the Tree Protection Plan.
  - b. A **Tree Protection Measures Inspection** conducted by the Urban Forest Manager after the measures are installed.
5. The project will then receive **Notice of Approval to Break Ground**.
6. All **tree protection measures must remain in place** until the completion of the project or as stipulated in the approved Tree Protection Plan. The plan may require **inspections by the Urban Forest Manager** at certain project milestones to approve certain activities or adjustments to the tree protection measures.
7. After completion, some projects will require a **post-construction inspection, post-construction tree healthcare measures, or other requirements specified in the approved plan**, which will be reviewed and approved by the Urban Forest Manager.

Please use the MyTKPK web portal to upload all required application materials and then follow any instructions for uploading supplementary materials. We encourage you to fill in this application packet electronically using the pdf application of your choice. A paper submission option is available upon request.

Please review the following pages to accurately complete your Tree Protection Plan Permit Application. The Urban Forest Manager can provide basic guidance but will typically refer you to the **Tree Protection Plan Manual** document. For more complicated projects you may need to hire a consulting arborist or similarly qualified professional to aid in composing your Tree Protection Plan.



# Tree Protection Plan Permit Application

## Tree Protection Plan Checklist

The following checklist will guide you through the creation of your tree protection plan. Checking a box alone is not sufficient, you must actually include the required element on your tree protection plan. Please provide a response for each element to state whether or not it applies to your project. Please refer to the Tree Protection Plan Manual as you work through this checklist for guidance in completing your Tree Protection Plan (TPP).

### 1. Tree Inventory/List

- (Required) I have included a tree inventory for all Urban Forest Trees (trees with trunks measuring 7.8 inches diameter or greater at 4.5 feet from the ground) within 50 feet of potential impacts involved with this project. This may include trees on neighboring properties, whose trunk measurements may be estimated. The trees are marked on the plan drawing with their inventory number and their diameters listed along with any other helpful information.

### 2. Critical Root Zone (CRZ) and Structural Root Zone (SRZ)

- (Required) I have illustrated the Critical and Structural Root Zones for all Urban Forest Trees within 50 feet of potential impacts involved with this project. The CRZ is determined by providing 1.5 feet of protection (radius of circle) for every 1-inch in tree diameter measured. The SRZ is determined providing 0.5 feet of protection (radius of circle) for every 1-inch in tree diameter measured.

### 3. Tree Protection Fence (TPF)

- TPF will be installed and I have depicted its location on the plan drawing. I have also specified the type of approved TPF to be used by including an approved detail drawing and/or description as part of my submission.
- No TPF will be installed.

### 4. Equipment Usage

- Heavy equipment, such as a mini-excavator, will be used on this project and I have included details on the specific equipment to be used, including type of equipment, model, ground pressure, and other information as available.
- No heavy equipment will be used. All work will be conducted with hand tools and by foot traffic only.

### 5. Trunk Protection

- Equipment or vehicles may pass close to a tree's trunk and trunk protection has been specified on the plan for the relevant trees. The installation detail for the trunk protection has been included as part of this submission.
- No trees will require trunk protection.



# Tree Protection Plan Permit Application

## 6. Root Protection Matting/Soil Compaction

- Root protection matting will be used to protect roots and soil within tree CRZ's that will be exposed to heavier construction traffic or materials storage. The areas where root protection matting is to be installed have been depicted on the project plan drawing. The construction detail for the root protection matting has been included as part of this submission and is adequate to reduce soil compaction from the expected load.
- No root protection matting is required on this project. Only light foot traffic is expected and no substantial materials storage will occur inside a tree's CRZ.

## 7. Materials Storage

- Significant materials, soil, and/or equipment will be stored on site. The storage area has been depicted on the plan drawings and adequately limits the risk of soil compaction and root damage.
- No materials, soil, or equipment are to be stored on the property. All materials will be stored off-site.

## 8. Silt Fence/Erosion Control

- Erosion control measures will be used on this project and are depicted on the plan drawings. If sediment control will pass through a tree's CRZ, a trenchless installation has been specified.
- No erosion control or silt fence will be required for this project.

## 9. Excavation and Grade Changes

- There will be excavation and/or changes to the grade as part of this project and they have been indicated on the plan drawings. The depth of excavation is also included. Grade changes have been limited to minimize impacts to trees. Appropriate measures have been taken to limit the extent of excavation that may impact tree roots.
- There will be no excavation or changes to the grade as part of this project.

## 10. Root Pruning

- Root pruning will be conducted as part of this project. Lines depicting the locations of root pruning have been included on the plan drawings. The method and depth of root pruning have been noted in narrative format.
- No root pruning will be required as part of this project.



# Tree Protection Plan Permit Application

## 11. Utilities Installation

- Underground utilities will be installed as a part of this project and their locations are depicted on the project plan drawings. The method and depth of installation/excavation is specified. Appropriate methods and alignments have been selected to minimize root impacts.
- No underground utilities will be installed as part of this project.

## 12. Preliminary Exploratory Excavation

- With prior approval from the UFM and in keeping with the guidelines included in the Tree Protection Plan Manual, I have conducted a preliminary exploratory excavation to inform this tree protection plan. The report from this exploration is included as part of this submission.
- No preliminary exploratory excavation was required for this project.

## 13. Landscaping

- Landscaping will occur as part of this project. The landscaping plan is included in this submission and addresses concerns about tree root impacts during installation.
- No landscaping will occur as part of this project.

## 14. Pruning

- Pruning of an urban forest tree will occur as part of this project. A description of which trees will require pruning and the extent and location of branches to be pruned has been included.
- No pruning of an urban forest tree will be conducted as part of this project.

## 15. Tree Healthcare / Stress Mitigation Plan

- Trees are likely to experience an elevated degree of stress during this project and a Tree Healthcare Plan has been created.
- No Tree Healthcare Plan is required as trees are not likely to experience an elevated degree of stress.

## 16. Construction Methods that Require Special Consideration

- (Required) I have reviewed Item 16 in the Tree Protection Plan Manual and have accounted for any special considerations that may be applicable to my project in my Tree Protection Plan.



## Tree Protection Plan Permit Application

### Supplementary Narrative Description of Project and Tree Protection Plan

Most tree protection plans require some amount of written description to clarify elements of the project and tree protection measures. Please refer to the Tree Protection Plan Checklist earlier in this application and the Tree Protection Plan manual for clarity on which elements may need to be specifically described. Such narrative descriptions can be provided in one of three ways mentioned below.

Please select which method(s) you are using to provide narrative descriptions:

- A report or written document attached to this application
- Notes added directly onto the plan drawings
- Notes added to the space provided on this page

Hello,

We are building a screened porch in our backyard. After the first consultation from the urban tree manager, we determined that a tree protection plan was in order because two or three of the porch footers look to be inside the SRZ of our magnolia tree.

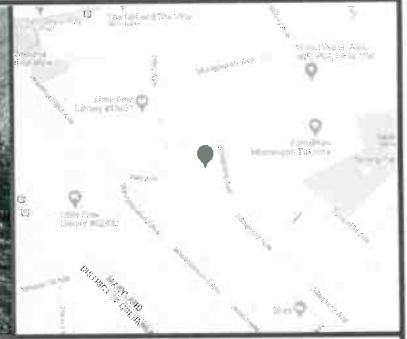
Attached you will find all the relevant information, and our plan to improve the health of the Urban Forest Trees in the vicinity. We will work with a licensed arborist (likely SavaTree) to create a healthcare plan so the magnolia in the medium-term comes out healthier than it was before the porch build.

We would like to preserve a very small but beautiful tree next to the proposed stairs. Shifting the stair pier footers up to try to get them out of the SRZ would mean relocating (and probably killing) that little tree, which we'd really prefer not to.

As noted in the Tree Inventory attached and illustrated in the plat map, orange tree protection fences will be installed to protect the exposed trees. Additionally, the full non-paved construction area within the tree fencing will enjoy a 6" thick mulch layer for matting.

# PRESIDENTIAL TITLE

Commercial & Residential Settlements



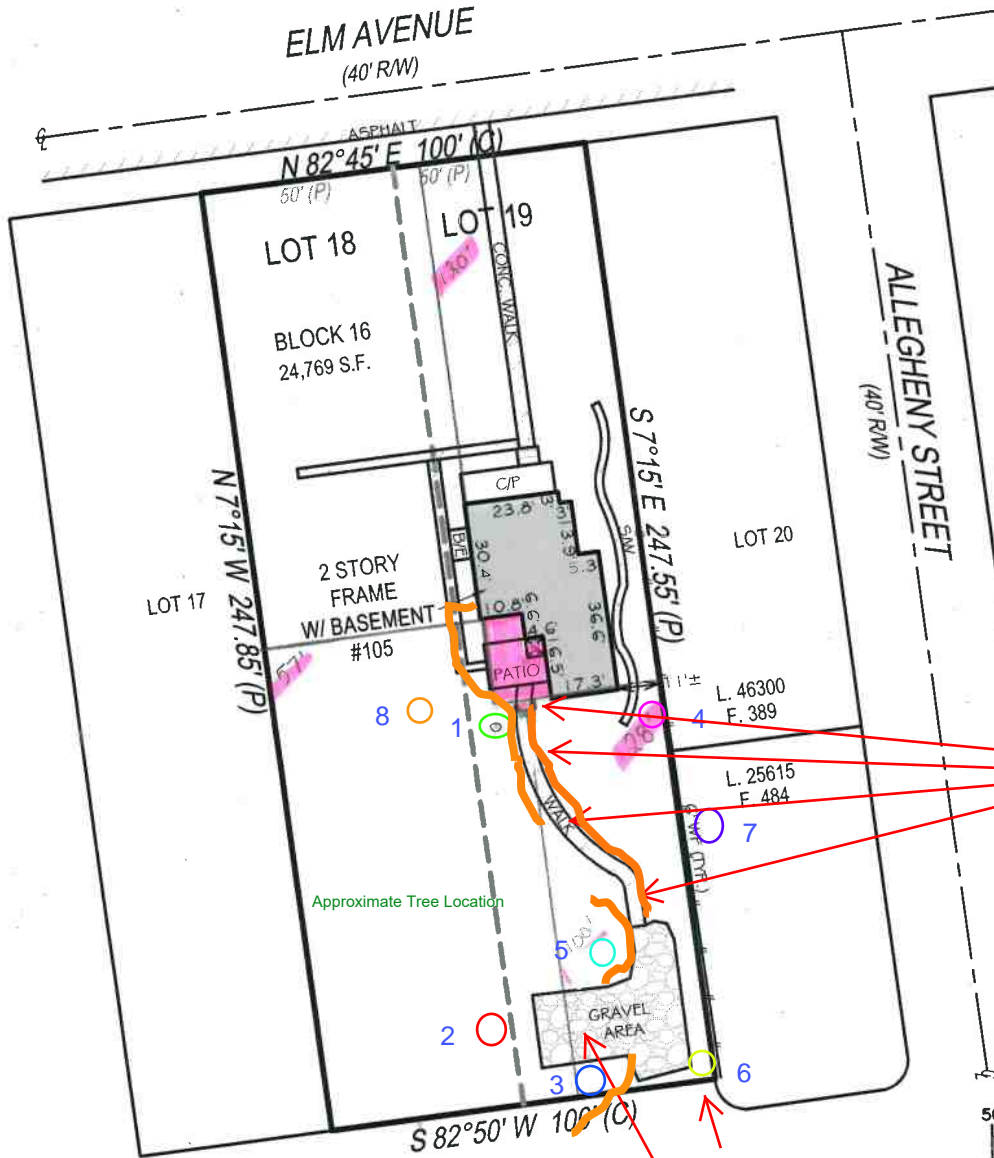
PROPERTY ADDRESS: 105 ELM AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2303.3911

2303.3911  
LOCATION DRAWING  
MONTGOMERY COUNTY

### PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



Note: orange lines indicate orange protection fencing.

Existing walkway pavers. 18" stone walls line the entry into the walkway from the gravel area.

Stone wall protects tree 6. Any storage of wood or building materials will be done on the gravel area here.



GRAPHIC SCALE (In Feet)  
1 inch = 50' ft.  
ACCURACY=1±

### SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

### POINTS OF INTEREST: NONE VISIBLE

#713-25 Lusiani's Check



*John E. Krobath*  
**John E. Krobath**  
State of Maryland Professional Land Surveyor  
License Number 10908 | Expires 5-26-2024



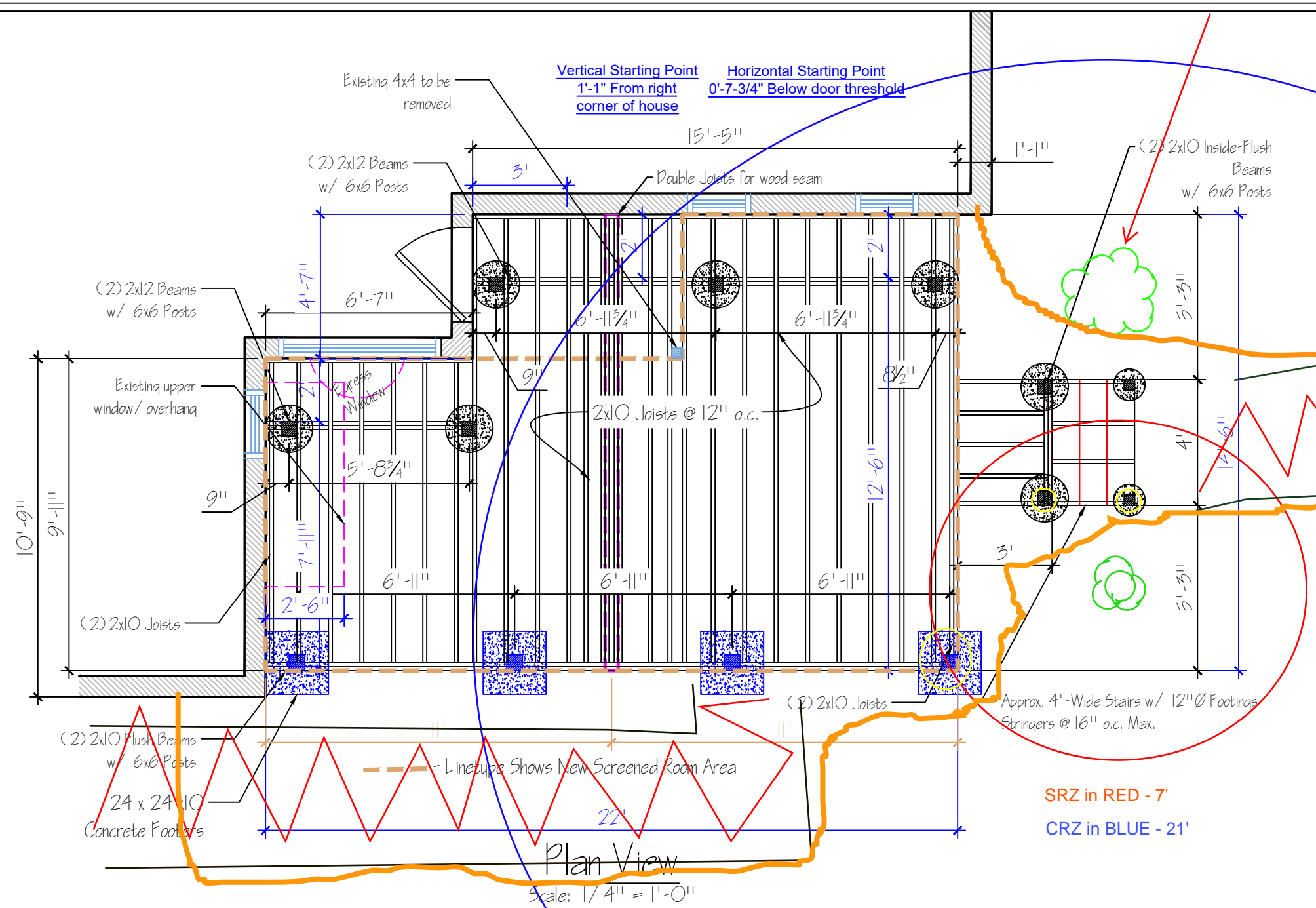
Exacta Land Surveyors, LLC  
LB# 21535  
office: 443.819.3994  
4424 Ventura Way, Apt L | Aberdeen, MD 2100



DATE SIGNED: 03/24/23  
FIELD WORK DATE: 3/23/2023  
REVISION DATE(S): (REV.0 3/24/2023)

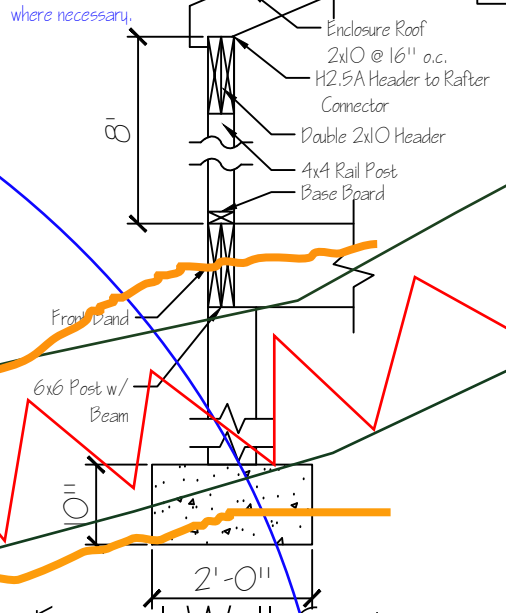
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

# Small bushy tree we want to preserve.



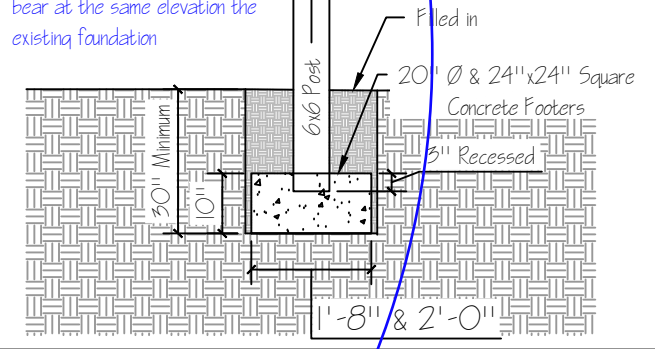
Plan View  
Scale: 1/4" = 1'-0"

Shingles:  
30# Felt 1/2" Sheeting  
Ice & Water Shield  
\*Flashing to be installed where necessary.



Typical Wall Section

\*Note: When a deck footing is closer than 5' to an existing exterior wall, the footing must bear at the same elevation the existing foundation



- Notes:
- 1) 2x10 Joist to be spaced 12" o.c.
  - 2) Beams - Double 2x12 P.T. & (2) 2x10 Flush Beams
  - 3) Footers 30" deep - 20" Diameter & 24"x24" Square - 10" min concrete
  - 4) Decking to be 5/4"x6 P.T. Wood
  - 5) Stairs to be built per county typical deck details. All stringers attached w/ rafter hangers.
  - 6) Railings are to be P.T. w/ Trex~Select~Saddle Rail Cap w/ 2x2 Wood Square Balusters
  - 7) Elevation is 1'-4"

Note: Existing paved walkway indicated with red jagged lines. Tree fencing indicated in orange. Construction area within the CRZ and within the fencing will be mulched 6" deep.

Customer Name Nicholas Luisiani & Nejma Cheikh		Original Date: Feb, 10, 26	
Customer Address 105 Elm Ave, Takoma Park, MD 20912			
Contractor Prince William Home Improvement		Job Number 713-25	Date Feb 10 26
Contractor's Address 14843 Persistence Dr Woodbridge, VA 22191			Drawn by: Alejandra Lester

## Tree Inventory - 105 Elm Ave. Takoma Park, MD 20912

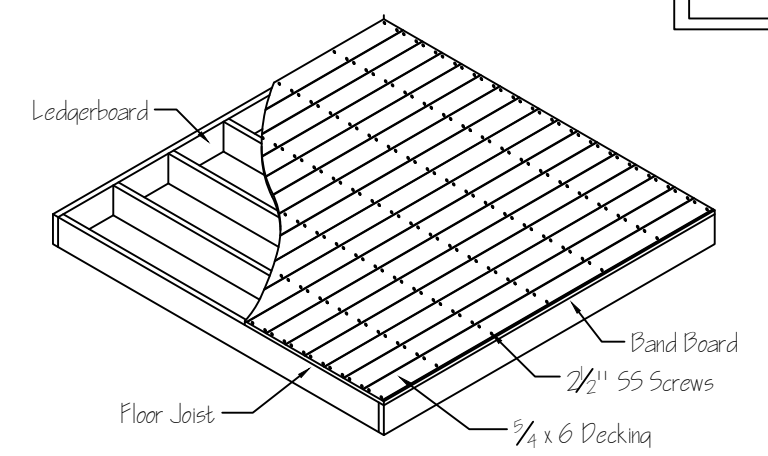
Nicholas Lusiani | APPLICATION NUMBER [W013885-020326](#)

I have included a tree inventory for all Urban Forest Trees within 50 feet of potential impacts involved with this project. This area includes 50 feet from the parking lot where materials will be stored, the stone-paved walkway and the porch site itself. The trees are marked on the plat drawing with their inventory number. Their diameters are listed below along with any other helpful information.

No.	Type	Diameter	Color on map
1	Magnolia	44"	Green
2	Chestnut oak	60"	Red
3	Holly	40"	Blue
4	Gingko	42"	Pink
5	Pin Oak	30"	Light blue
6	Black walnut	46"	Yellow
7	Oak	46"	Purple
8	Chestnut oak	42"	Orange

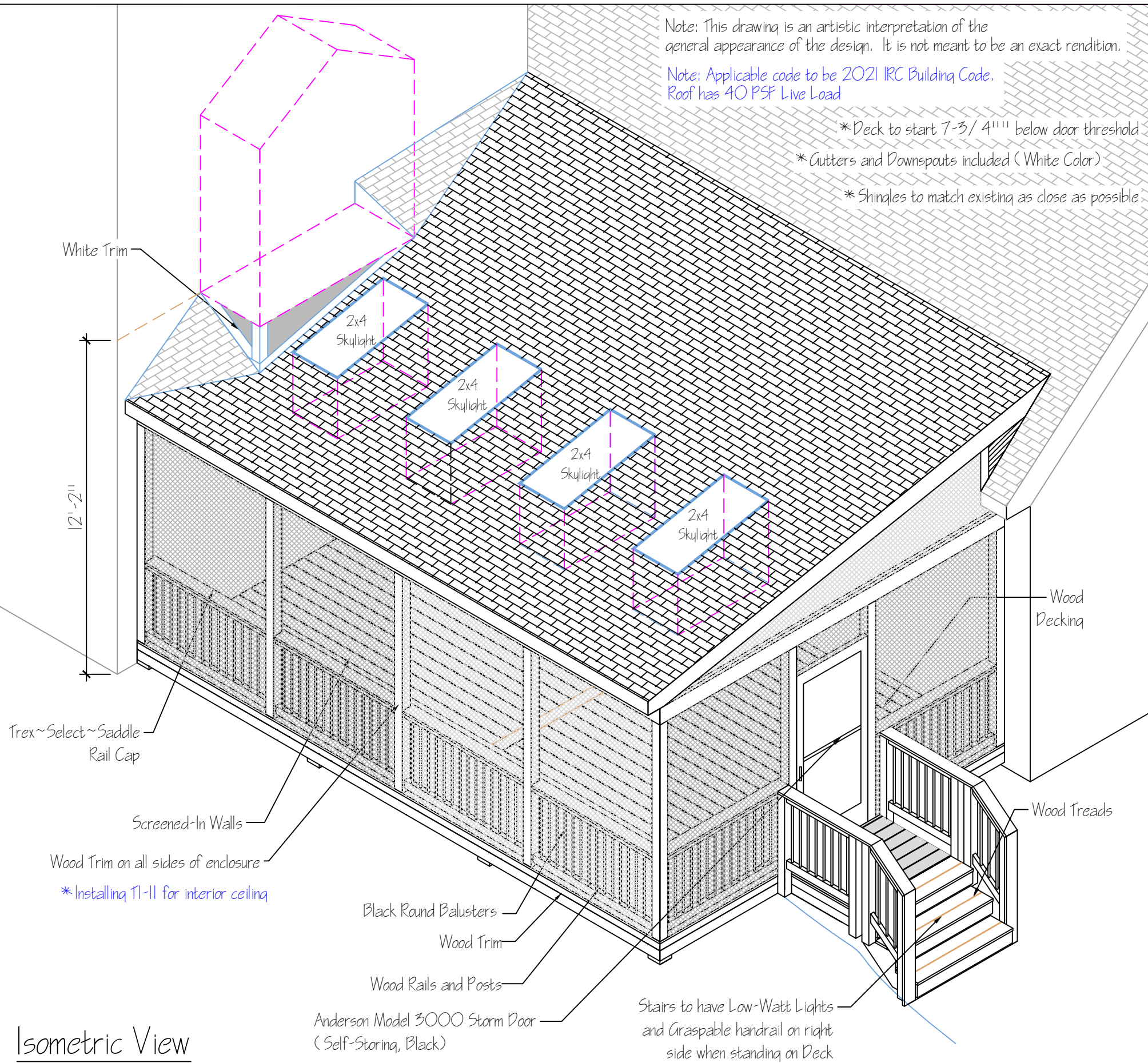
As illustrated in the plat map, orange tree protection fences will be installed to protect all relevant trees. Note that trees 2 and 8 which are both far enough away from the work area and further down the slope which divides the two lots.

### Typical Floor Section

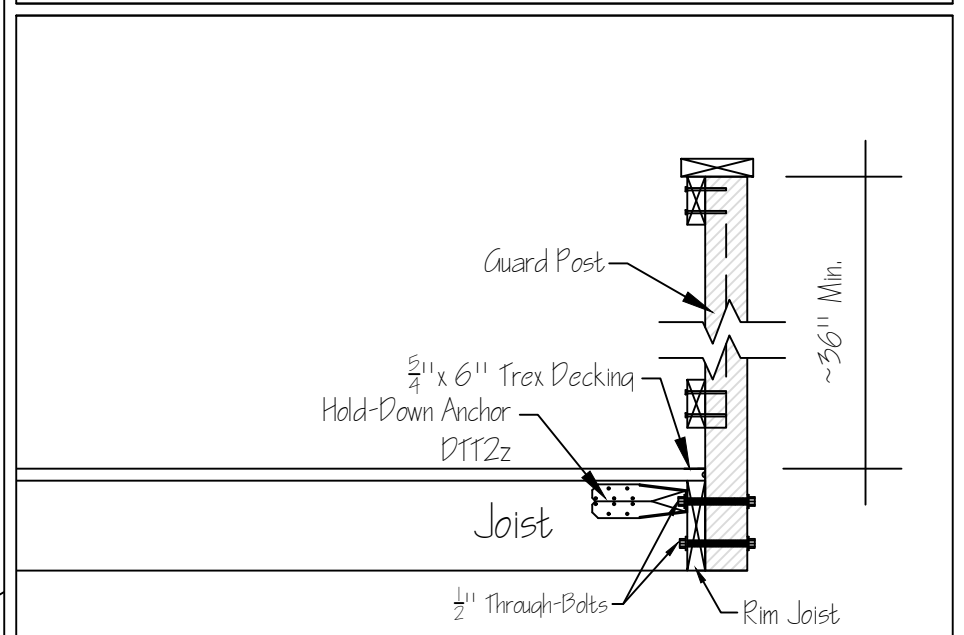


Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.  
 Note: Applicable code to be 2021 IRC Building Code.  
 Roof has 40 PSF Live Load

- \* Deck to start 7-3/4" below door threshold
- \* Gutters and Downspouts included (White Color)
- \* Shingles to match existing as close as possible



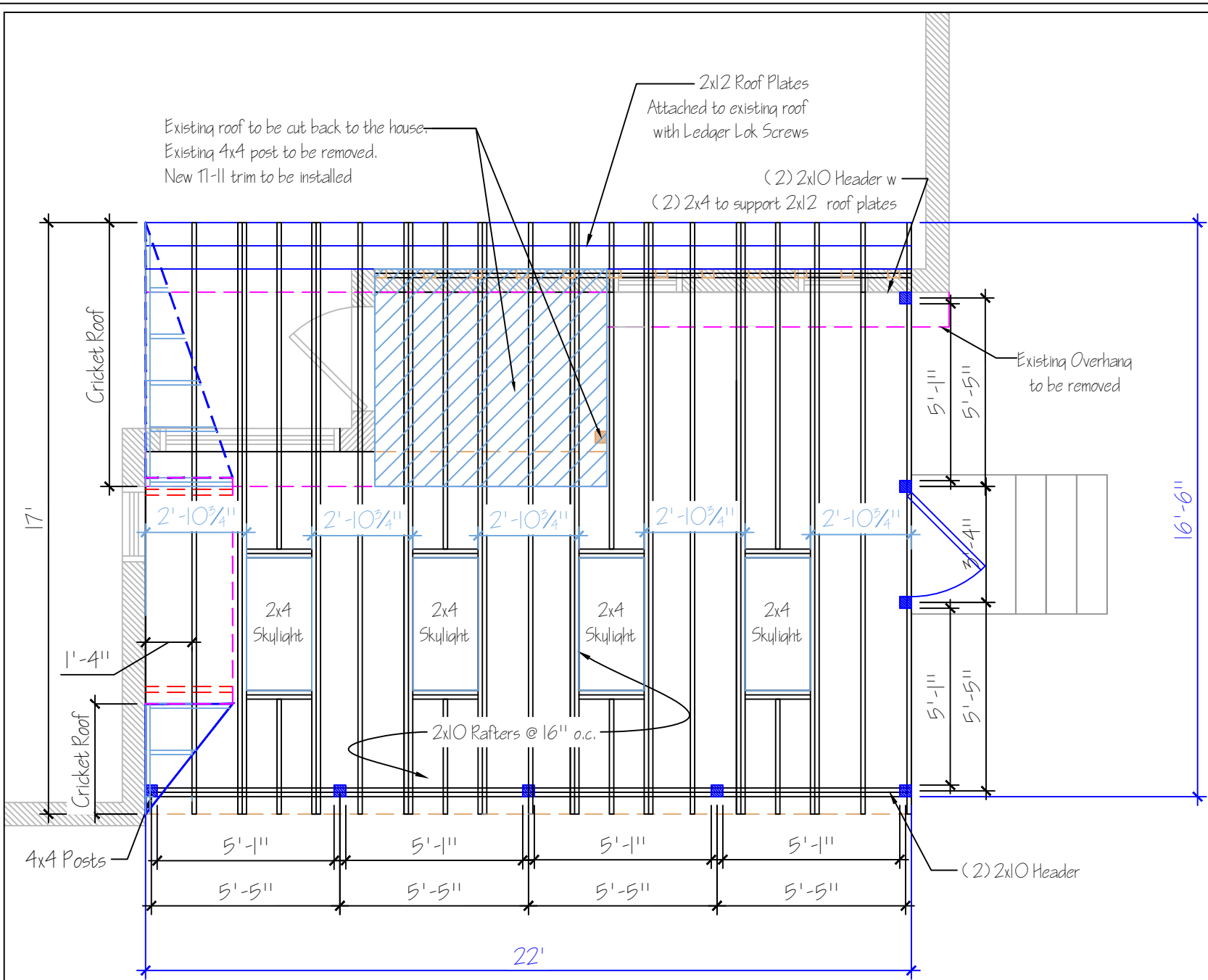
### Isometric View



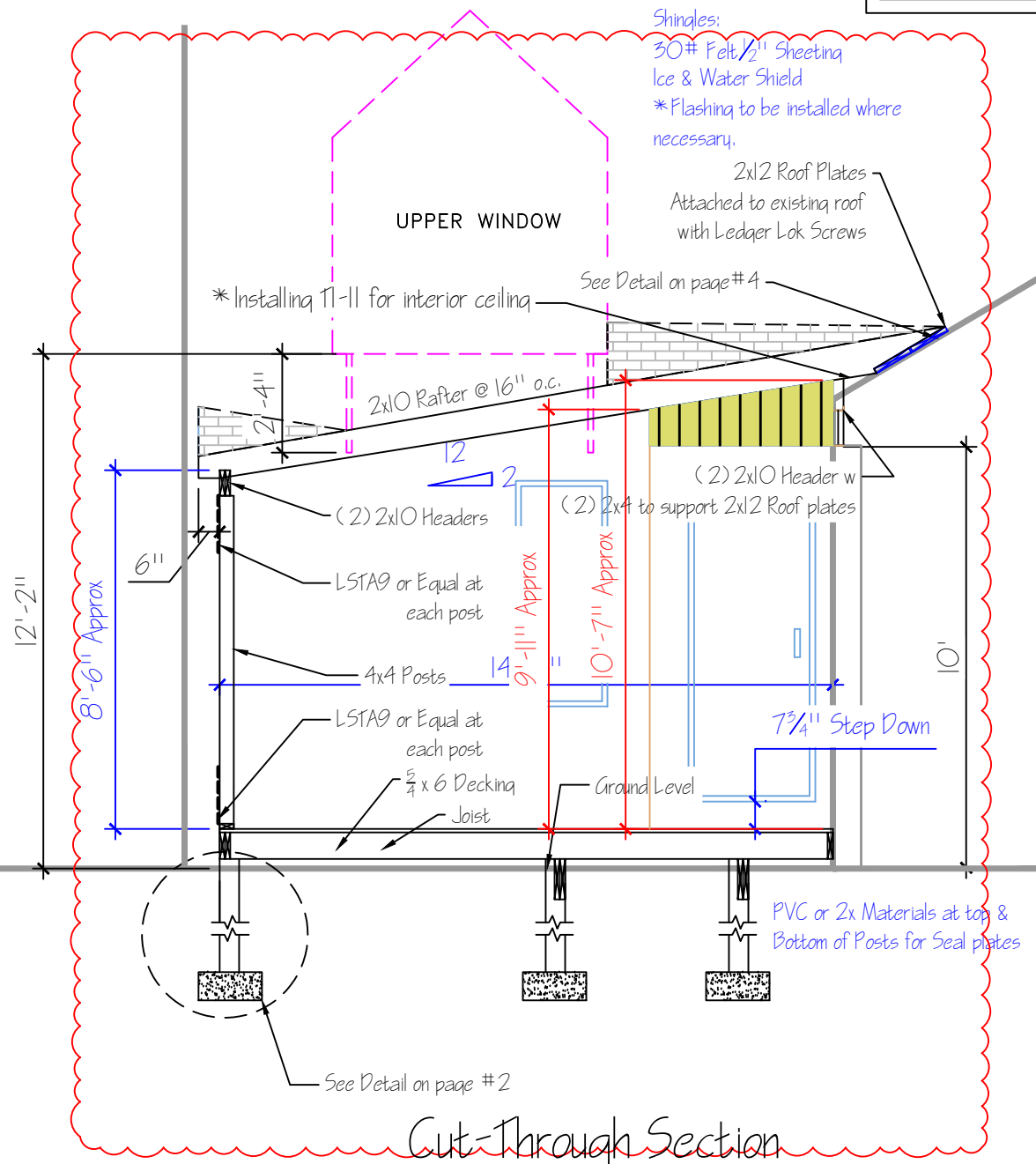
### Guard Post Section (Wood Rails)

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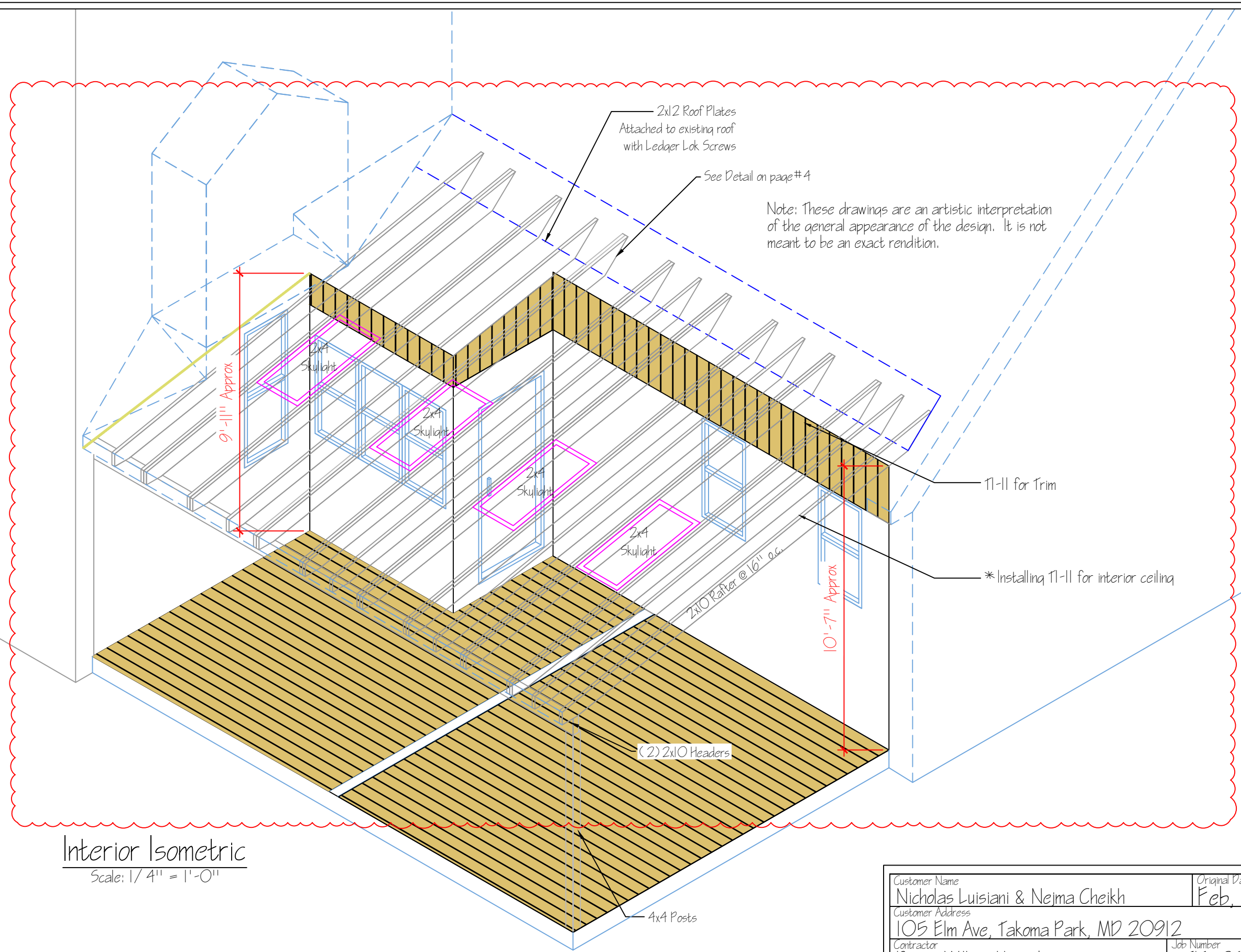
Roof Framing Plan  
Scale: 1/4" = 1'-0"



Cut-Through Section  
Scale: 1/4" = 1'-0"

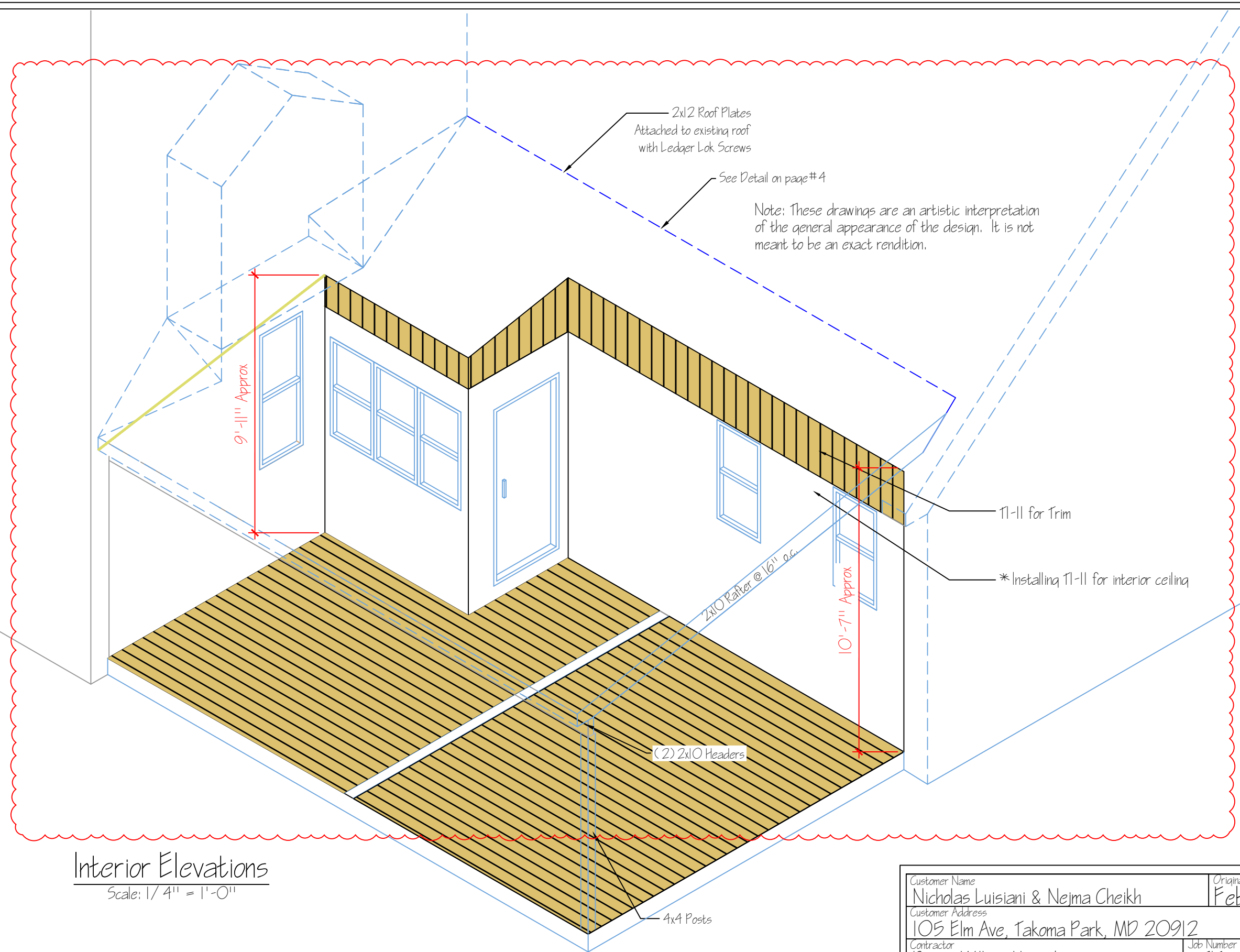
Note: These drawings are an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

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

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

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Anderson Black Self – Storing Door



Black - Screening Material



**Pressure Treated  
Lumber T1-11 Material Shed Roof**





# Skylight Sample

Size 22.5" x 45.75"

Manufacturer : Velux



# Trex Select®

**SADDLE**



Saddle's deep, honeyed brown makes any home feel like a lakeside vacation.

El profundo marrón miel de Saddle hace que cualquier casa se sienta como unas vacaciones junto al lago.



**RAILING DESIGN TIP: PURE AND SIMPLE**

Anything goes with Trex Select® railing. A timeless design and versatile white color complement any deck, simplifying your decision without sacrificing style.

Consejo práctico para el diseño de barandas: puro y simple  
Todo va con las barandas Trex Select®. Un color blanco de diseño atemporal y versátil que se complementa con cualquier terraza, lo que simplifica su decisión sin sacrificar el estilo.



Trex Select®  
**SADDLE**



Trex -  
Select  
Saddle Rail  
Cap

Wood Rails

Black  
Aluminum  
Balusters

Wood Post

Wood  
Bottom Rail







3'

1' 2"

5"

82"

6"

3"

6.5"

1' 1"

10"

20"

3' 11"



Roof pitch  
5.1/12



4' 6"

23"

1'

1'

Handwritten notes on a piece of paper on the porch steps.





5' 2"

7"

5'

66"

4"

47"

1' 5"

1' 2" 3'

19"

6"







## Proposed Project Description

Location: 105 Elm Avenue, Takoma Park, MD 20912

Homeowners propose to build a new 22'x14'-6" screened porch. New materials will include a shed roof, with 4 skylights. The new porch will have landing, stairs, deck flooring and rails that will be constructed with pressure treated lumber. New railing will be hybrid, using pressure treated lumber for the top and bottom rails and posts. The balusters will be black, round and aluminum and the rail cap will be made of composite material – Trex Select, Saddle. A new storm door will be added the porch – Anderson Model, Self- Storing – Black.

The screened porch trim will be all wood and the interior ceiling will be T1-11. Roof shingles will be matched to existing home. No additional windows or doors will be added or replaced on the historic resource.

\*Existing paver stones in project are will be removed.



6' 6"

3' 6"

28"

2' 9"

11' 9 1/2"

2' 7"

7' 7"

64"

1"

11' 9 1/2"

3'



2'

19"

2'

6' 10"

47"

3' 4"

2' 4"

67"





