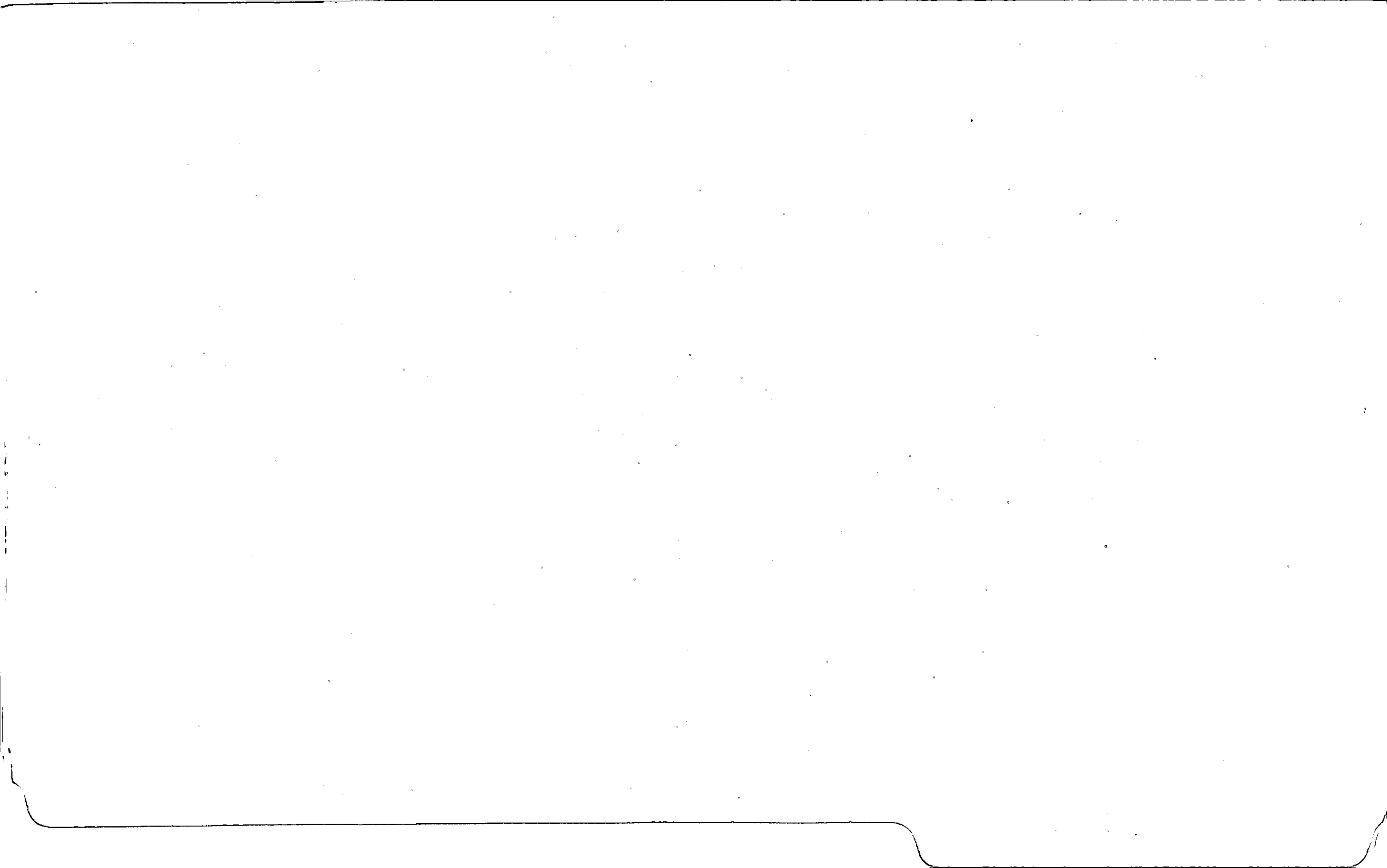


7311 Baltimore Avenue, Takoma Park
[HPC Case# 37/03-10555] REVISION
Takoma Park H.D.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: amy@abramsdesignbuild.com Contact Person: Amy Abrams
Tax Account No.: 01065034 Daytime Phone No.: 301-270-6380
Name of Property Owner: Mark F. Freedman and Kristen M. Summers Daytime Phone No.: 301-485-4556
Address: 7311 Takoma Park Baltimore Ave 20912
Contractor: Abrams Design Build Phone No.: 301-270-6380
Contractor Registration No.: MC# BC3367, MD# 86613
Agent for Owner: Amy Abrams Daytime Phone No.: 301-270-6380

LOCATION OF BUILDING/PREMISE

House Number: 7311 Street: Baltimore Ave
Town/City: Takoma Park Nearest Cross Street: Takoma Ave
Lot: 5 Block: 78 Subdivision: 25
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Rezo, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.

1B. Construction cost estimate: \$ 570,000

1C. If this is a revision of a previously approved active permit, see Permit # HAWP# 537040, MC # 572007

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: On party line/property line, Entirely on land of owner, On public right of way/easement

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

Signature of owner or authorized agent: Amy Abrams Date: 10/25/2011

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 583012 Date Filed: 10/25/11 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Applicant Name: _____ Date: _____
Address: _____
City: _____ State: _____ Zip: _____

Signature: _____
Date: _____

I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

I am a resident of the State of _____
 I am a resident of the District of Columbia
 I am a resident of the City of _____

Property Address: _____

APPLICANT'S NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____

PROPERTY ADDRESS: _____

APPLICANT'S NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PROPERTY ADDRESS: _____

APPLICANT'S NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PROPERTY ADDRESS: _____

APPLICANT'S NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PROPERTY ADDRESS: _____

APPLICANT'S NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

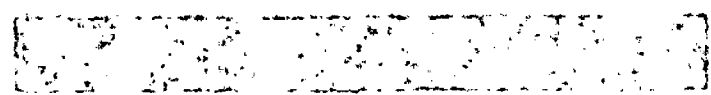
PROPERTY ADDRESS: _____

APPLICANT'S NAME: _____

HISTORIC AREA WORK PERMIT APPLICATION FOR

2000-2001

HISTORIC PRESERVATION COMMISSION



THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

Please see addendum

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

a. the scale, north arrow, and date;

b. dimensions of all existing and proposed structures; and

c. site features such as walkways, driveways, fences, ponds, streams, wash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and textures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

b. Clearly labeled photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONTIGUOUS PROPERTY OWNERS**

For **All** projects, provide an accurate list of adjacent and contiguous property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) ON TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

PLEASE PRINT IN BLUE OR BLACK INK ON THE REVERSE OF THE FRONT COVER OF THE DOCUMENT

SECTION 1

1. The undersigned hereby certifies that the information furnished herein is true and correct to the best of their knowledge and belief, and that they are not providing any false or misleading information.

SECTION 2

2. I understand that this document is being prepared for the purpose of providing information to the relevant authorities.

SECTION 3

3. I understand that the information provided in this document may be used for the purposes of the relevant authorities.

SECTION 4

4. I understand that the information provided in this document may be used for the purposes of the relevant authorities.

SECTION 5

5. I understand that the information provided in this document may be used for the purposes of the relevant authorities.

SECTION 6

SECTION 7

7. I understand that the information provided in this document may be used for the purposes of the relevant authorities.

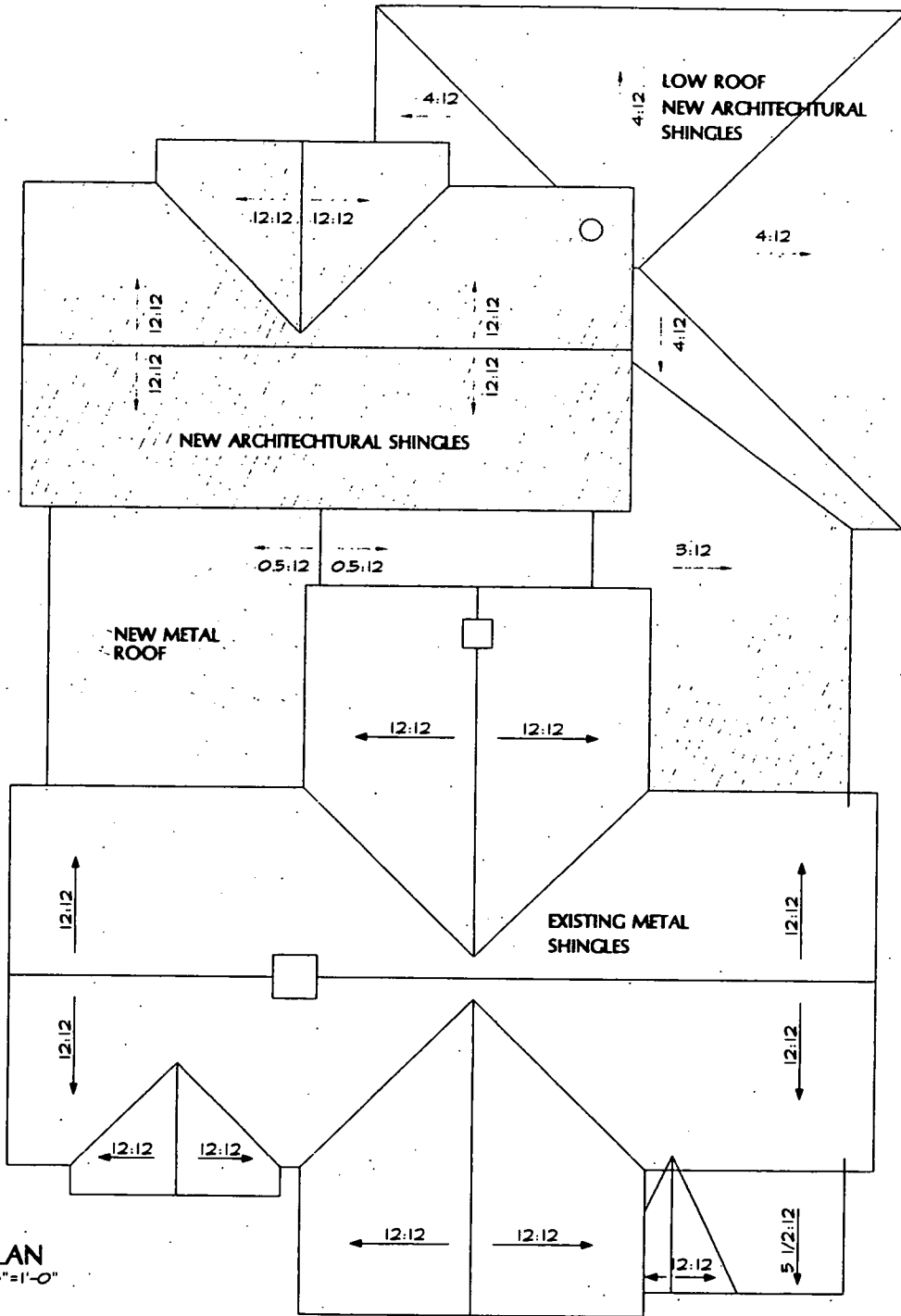
SECTION 8

8. I understand that the information provided in this document may be used for the purposes of the relevant authorities.

9. I understand that the information provided in this document may be used for the purposes of the relevant authorities.

SECTION 9

THIS DOCUMENT IS THE PROPERTY OF THE UNITED STATES GOVERNMENT AND IS LOANED TO YOU. IT AND ITS CONTENTS ARE NOT TO BE DISTRIBUTED OUTSIDE YOUR ORGANIZATION.



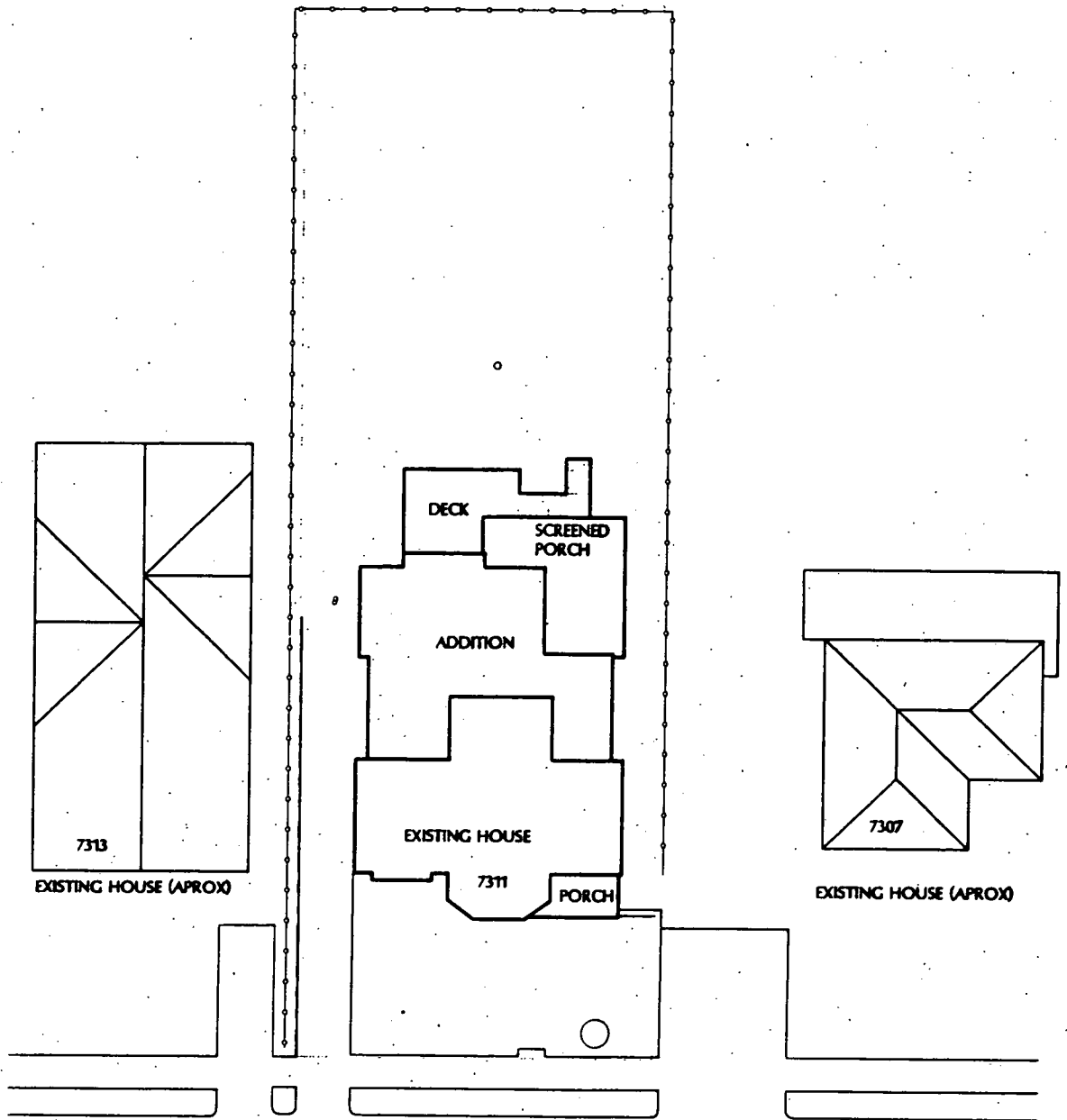
ROOF PLAN
SCALE: 3/16"=1'-0"

7311 BALTIMORE AVE
TAKOMA PARK MD
NOVEMBER 22, 2010

ABRAMS DESIGN BUILD LLC
409 BUTTERNUT ST NW WDC 20012 202-726-5844
WWW.ABRAMSDSIGNBUILD.COM

HAWP APPLICATION SET
ROOF PLAN

14



BALTIMORE AVENUE



PROPOSED SITE PLAN

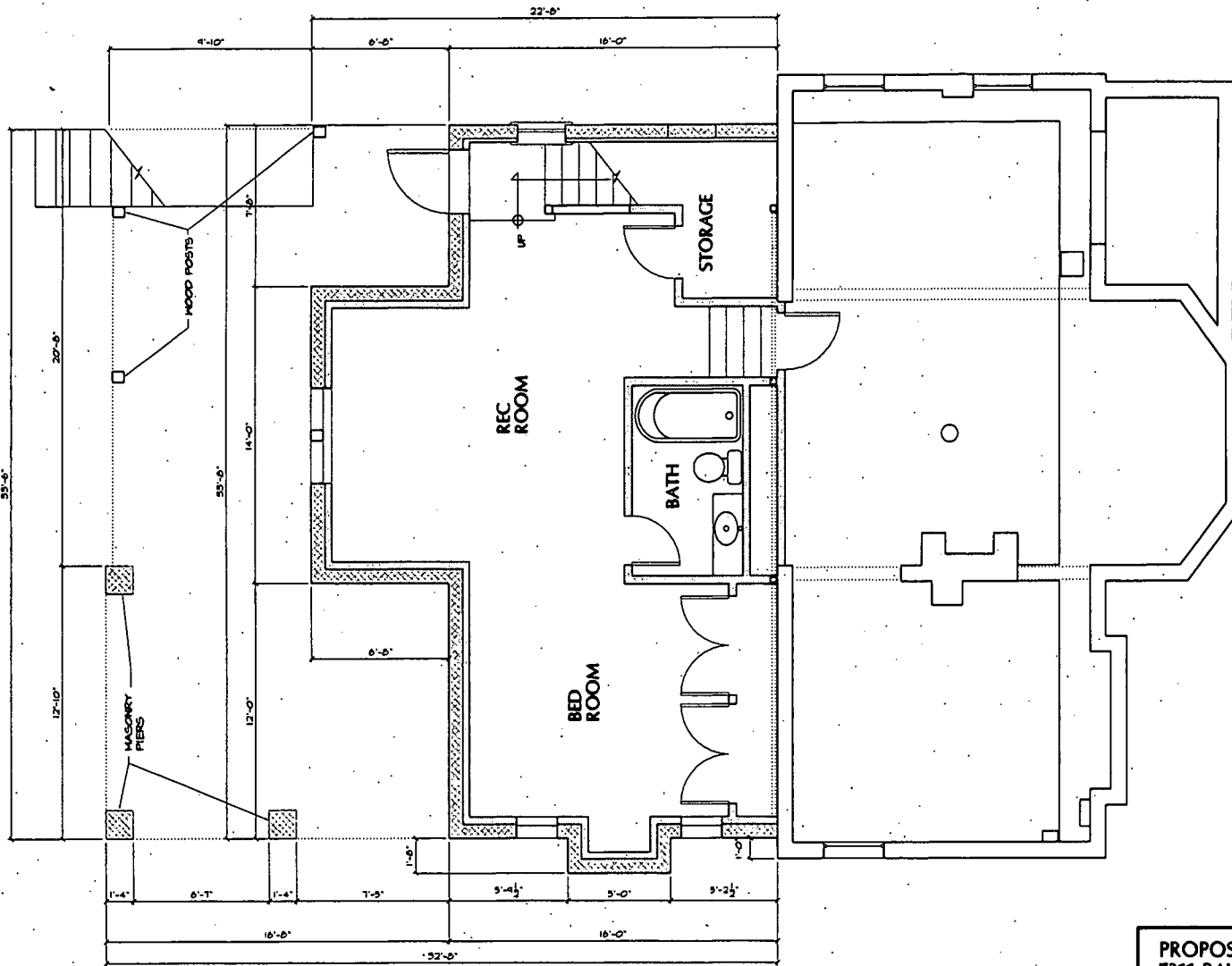
SCALE: 1/16"=1'-0"

Freedman & Summers Residence
 7311 Baltimore Ave.
 Takoma Park, Maryland 20912

ABRAMS DESIGN BUILD LLC
 A SUSTAINABLE APPROACH TO BEAUTIFUL SPACE
 404 BUTTERNUT STREET NW WASHINGTON DC 20012
 WWW.ABRAMSDSIGNBUILD.COM
 202-726-5644

HAWP DISCUSSION SET
 SHEET 1 OF 16
 JULY 7, 2010

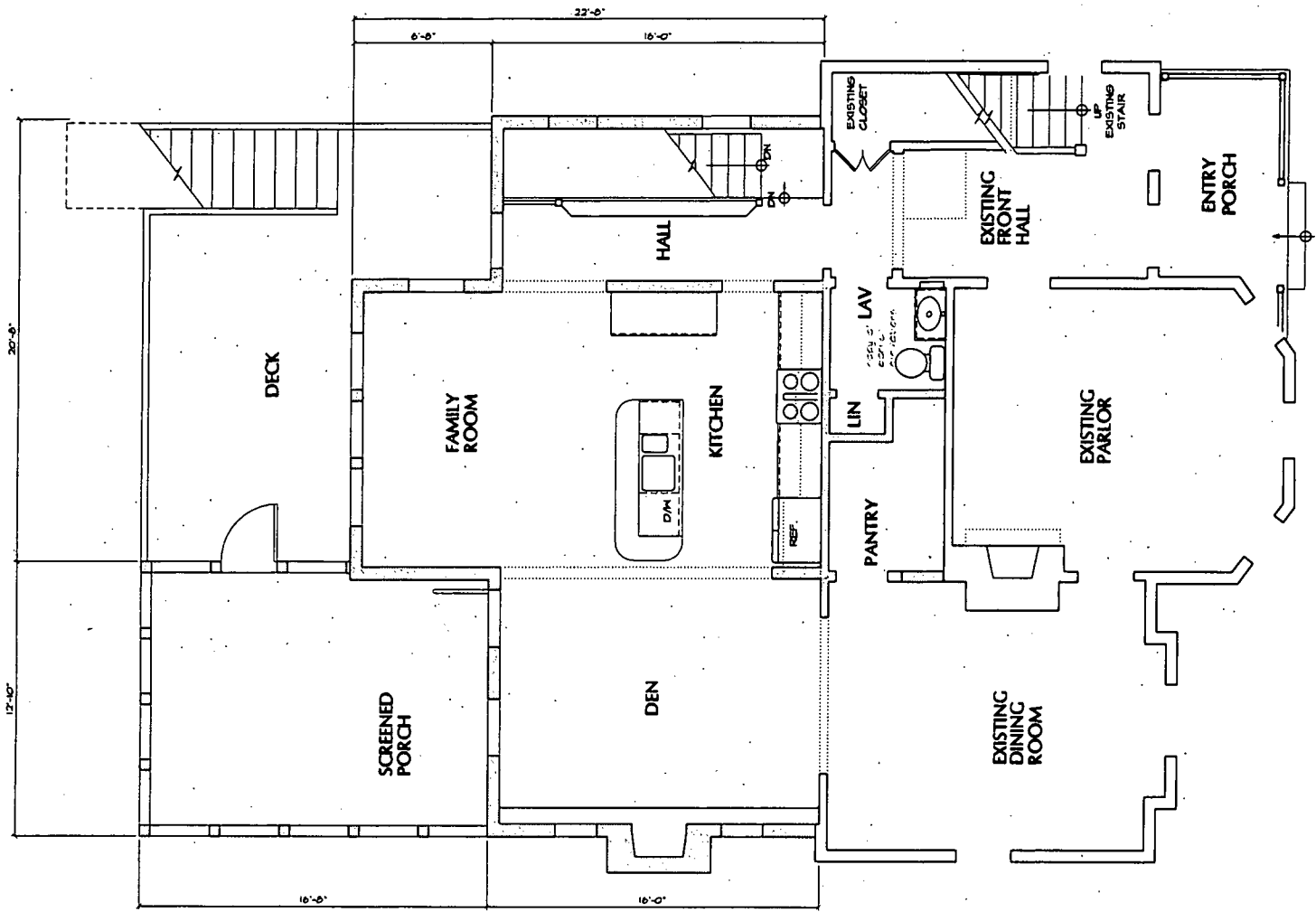




PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 3/16" = 1'-0"

ABRAMS DESIGN BUILD LLC
6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

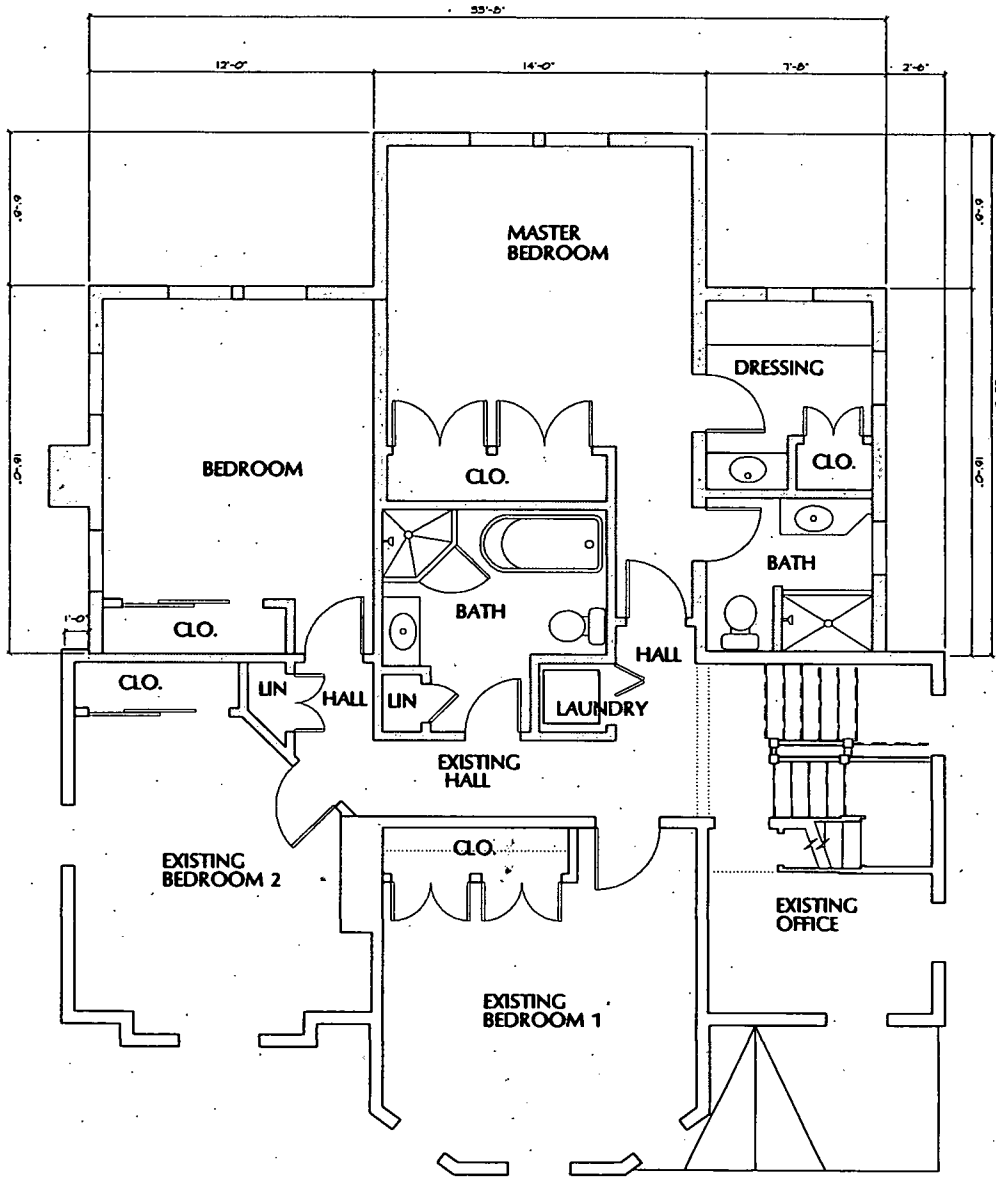


PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 3/16" = 1'-0"

ABRAMS DESIGN BUILD LLC
6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

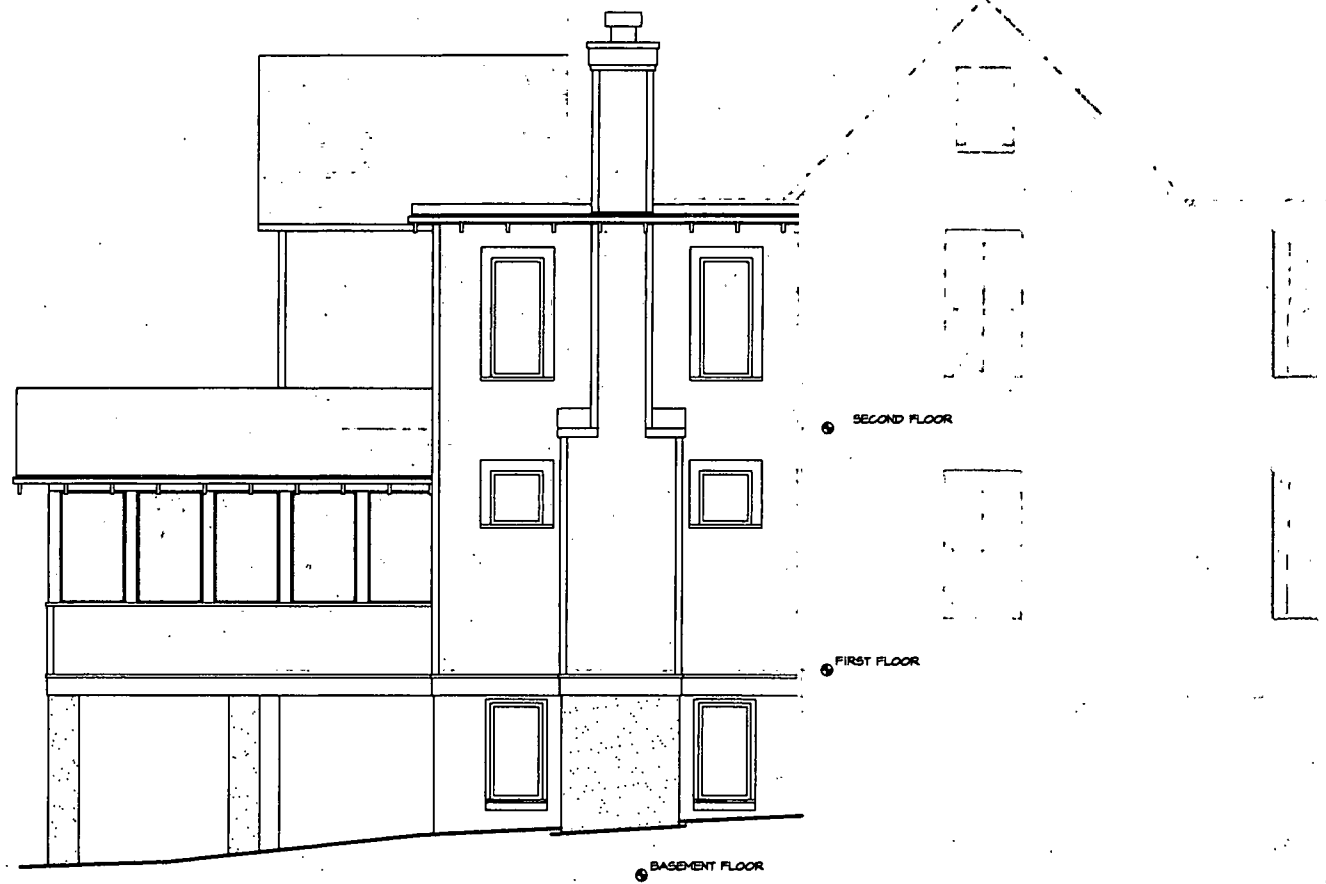
PROPOSED 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



PROPOSED ADDITION
 7311 BALTIMORE AVE
 TAKOMA PARK, MD 20912
 OCTOBER 25, 2011
 SCALE: 3/16" = 1'-0"

ABRAMS DESIGN BUILD LLC

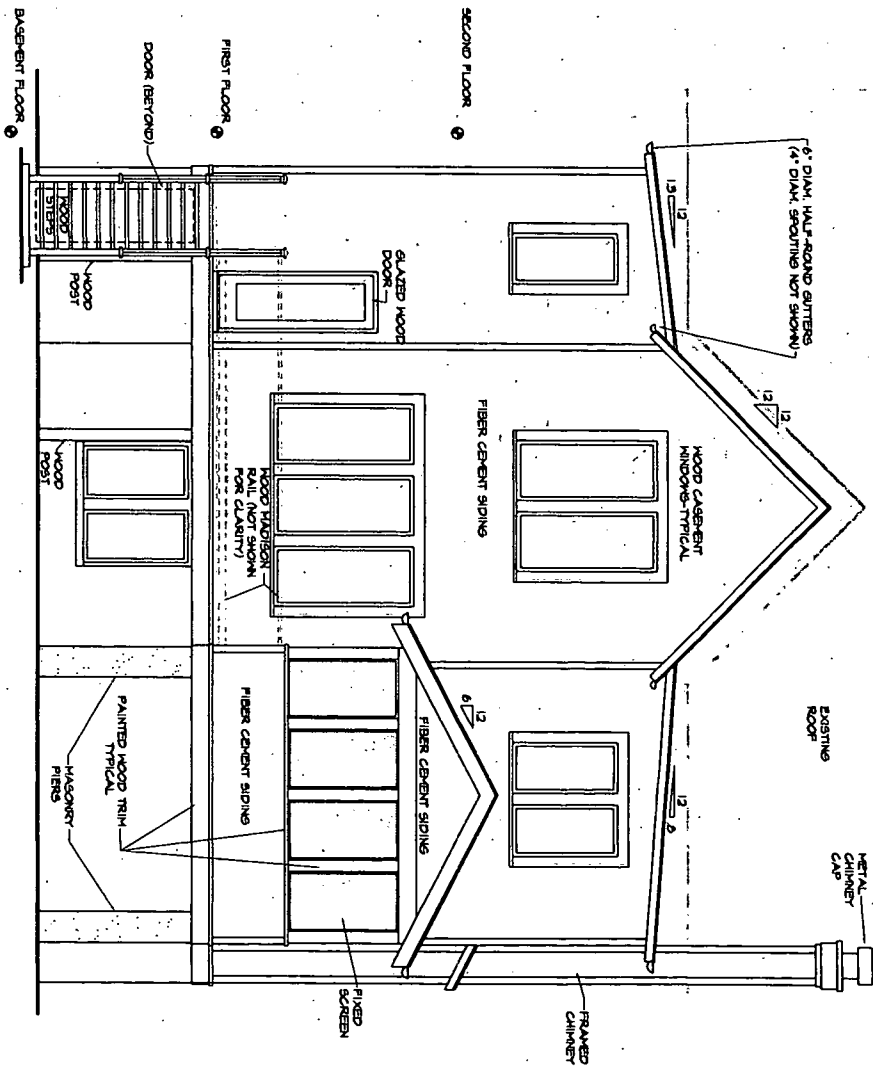
6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
 WWW.ABRAMSDSIGNBUILD.COM



PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"
SEE RIGHT AND REAR ELEVATION FOR
ADDITIONAL NOTES

PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 3/16" = 1'-0"

ABRAMS DESIGN BUILD LLC
6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM



PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

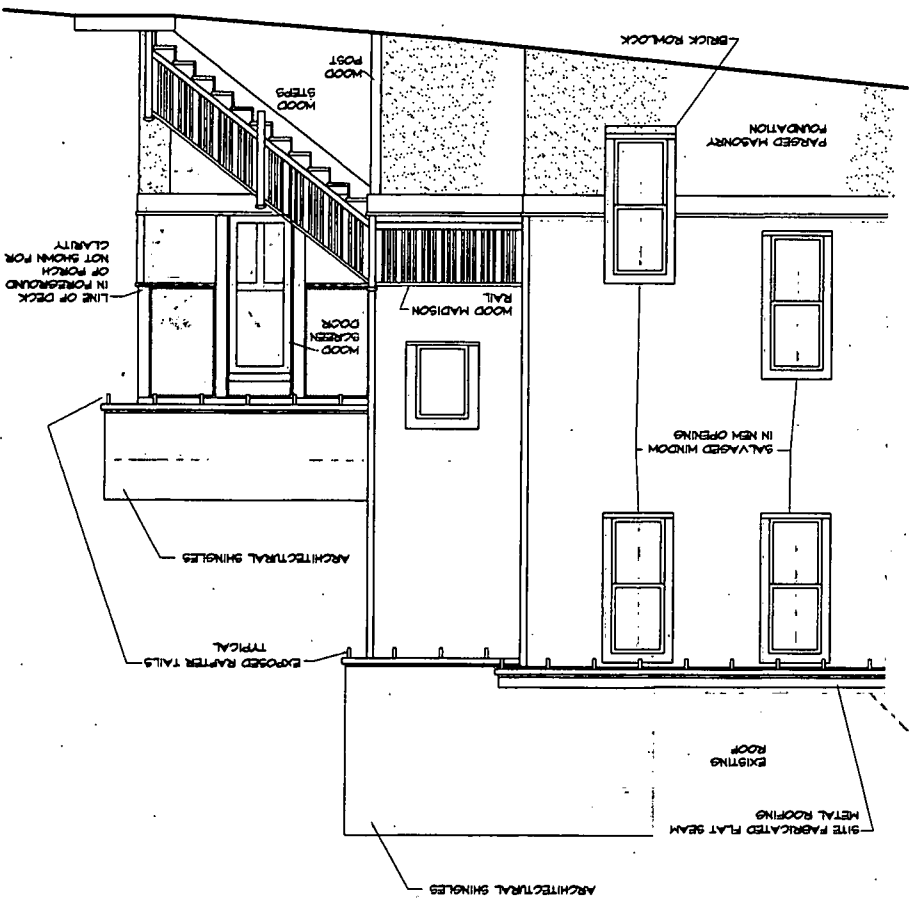
SEE RIGHT ELEVATION FOR
ADDITIONAL NOTES

PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25 2011
SCALE: 3/16" = 1'-0"

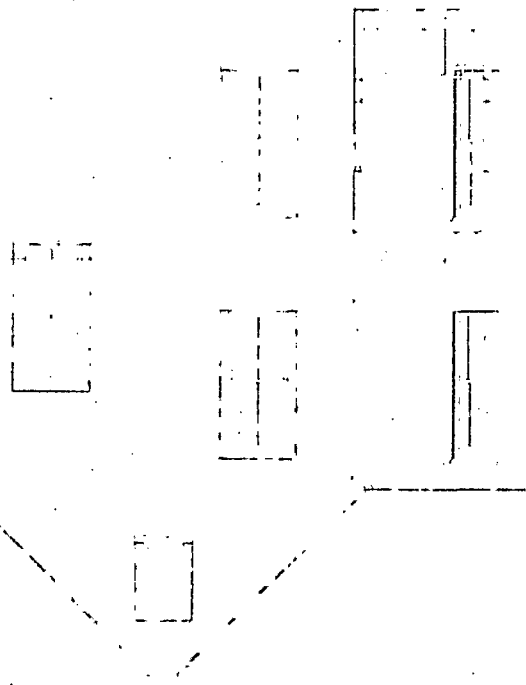
ABRAMS DESIGN BUILD LLC

6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

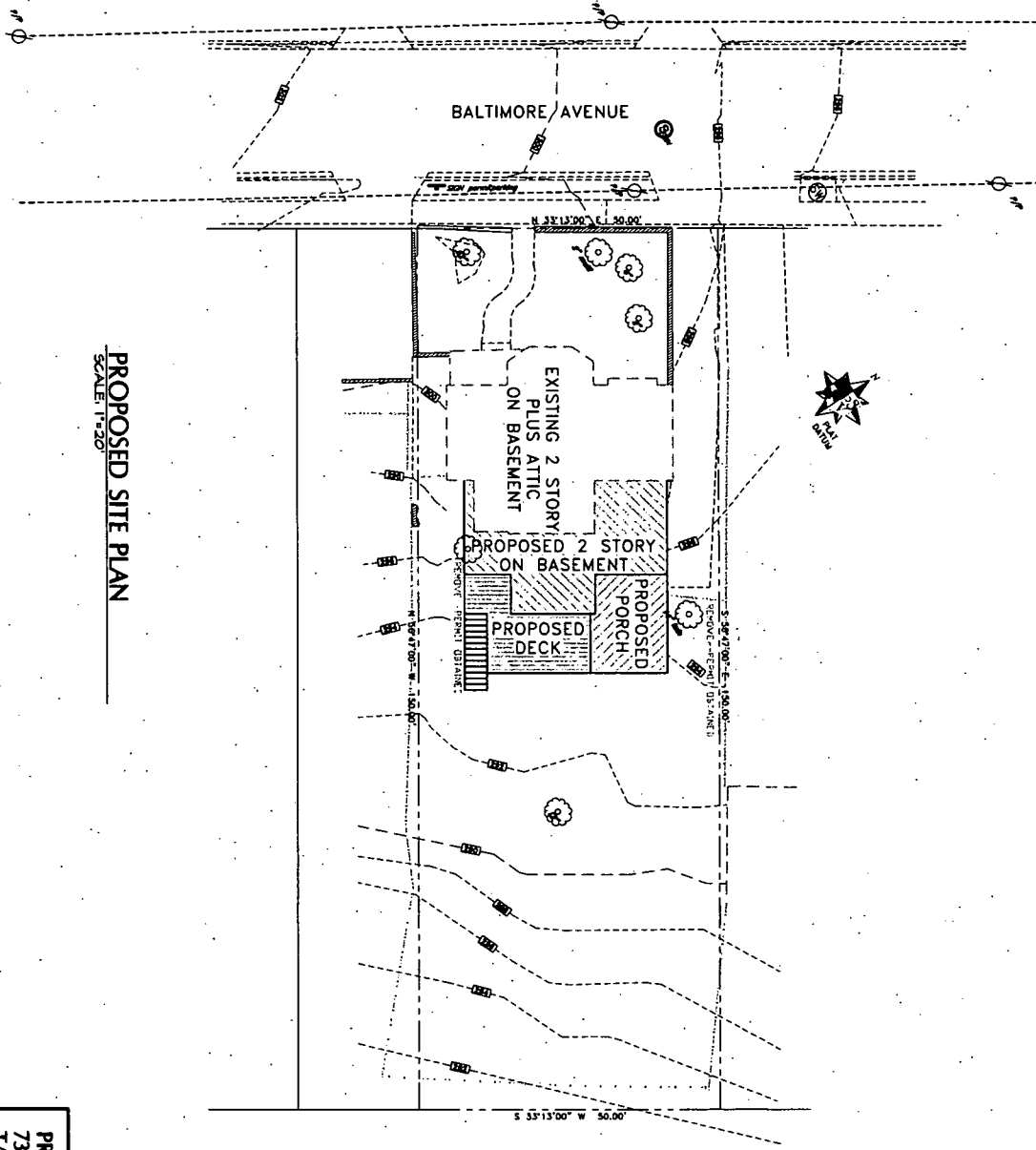
PROPOSED ADDITION
 7311 BALTIMORE AVE
 TAKOMA PARK, MD 20912
 OCTOBER 25, 2011
 SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"
 SEE REAR ELEVATION FOR
 ADDITIONAL NOTES



ABRAMS DESIGN BUILD LLC
 6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
 WWW.ABRAMSDSIGNBUILD.COM



PROPOSED SITE PLAN
SCALE: 1"=20'

PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 5/16" = 10'

ABRAMS DESIGN BUILD LLC

6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

In conclusion, we feel that the addition will compliment the original house, as well as greatly increasing the utility of the home for its owners and their large, extended family. Therefore, we submit that the proposed project will have no negative impact and hopefully a positive impact on the historic district.

Area summary (not including attic, decks, porches, patios, etc):

Total existing habitable floor area, 1st and 2nd floors: 1710 SF

Existing basement and storage area: 880 SF

Area to be removed: 50 SF

Proposed habitable floor area of addition: 1515 SF

Total existing and proposed habitable floor area: 3225 SF

Adjacent and confronting Property Owners mailing addresses - continued

Christel Steinvorth
7314 Piney Branch Rd.
Takoma Park, MD 20912

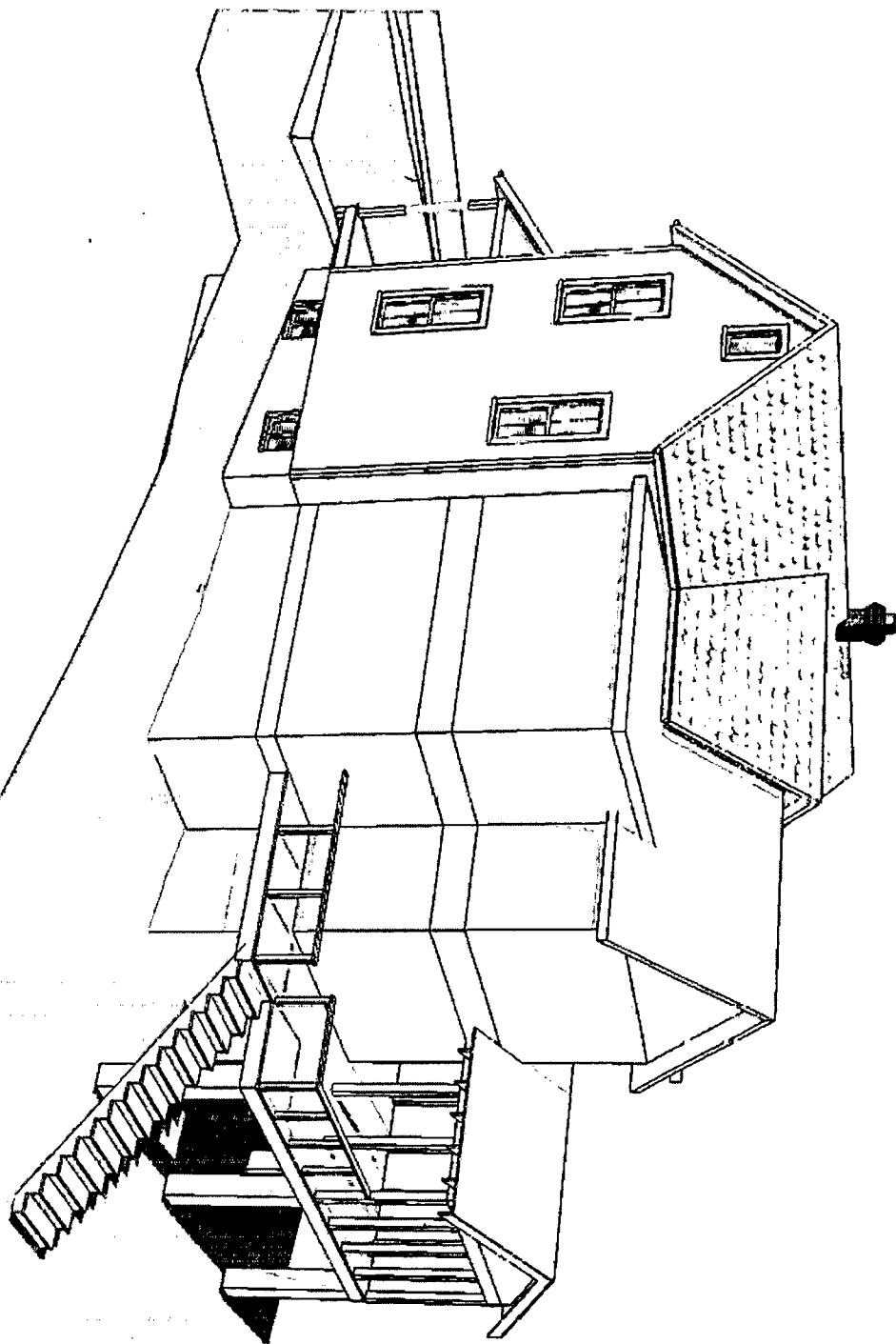
Harvey J. Solomon
7316 Piney Branch Rd.
Takoma Park, MD 20912

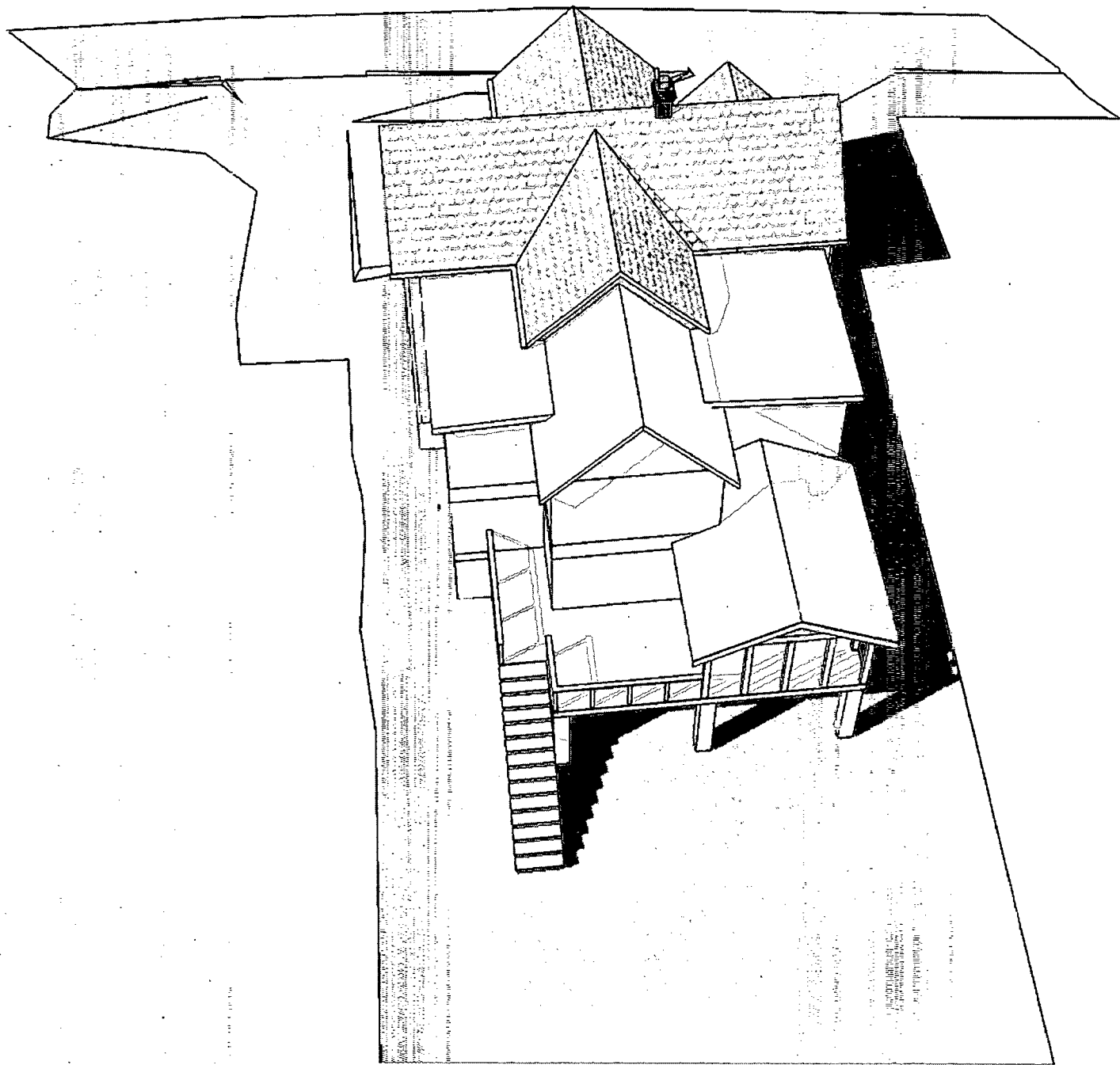
Neil J. Gamson &
Lori G Borrud
7318 Piney Branch Rd.
Takoma Park, MD 20912

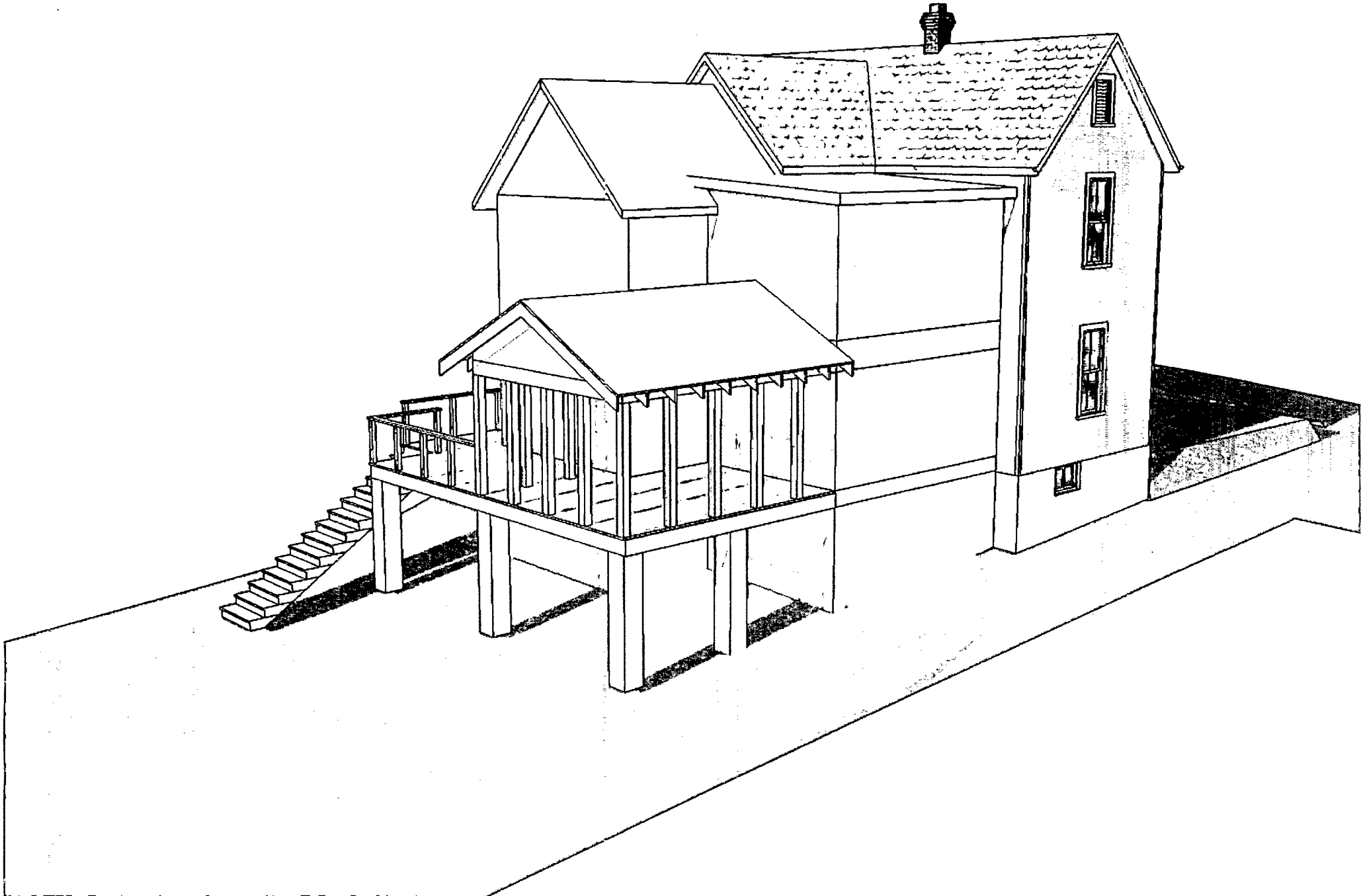
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Mark F. Freedman & Kristen M. Summers 7311 Baltimore Ave. Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Kenneth M. Wyner 7313 Baltimore Ave Takoma Park, MD 20912	William C Sandberg Et Al Tr. 7307 Baltimore Ave Takoma Park, MD 20912
Catherine Bernard & William C Sandberg 7309 Baltimore Ave Takoma Park, MD 20912	Ellen Brown 7310 Baltimore Ave Takoma Park, MD 20912
Konrad Augustin A & AM 7312 Baltimore Ave Takoma Park, MD 20912	Julia Boddy 7314 Baltimore Ave Takoma Park, MD 20912







ADDENDUM TO HAWP APPLICATION
7311 Baltimore Avenue, Takoma Park, MD
July 7, 2010
REVISED
October 25, 2011

DESCRIPTION OF EXISTING STRUCTURE

The existing house is a two story + attic, wood framed structure built in 1908 (according to tax records). The steeply pitched, cross gabled roof and lack of ornamentation is a simplified, vernacular expression of Victorian style. The strongest feature is the base of the front gable end flying beyond the diagonal sides of the front bay. The plan is cruciform, with the main block of the house an elongated rectangle running parallel to the street. A large octagonal full height bay projects from the front, with a small front porch tucked into the southwest (right front) corner. A smaller and shallower full height bay projects from the front wall of the main block, to the north (left) of the octagonal bay. This bay is also capped by a reverse gabled roof, smaller in scale but similar in proportion to the roof over the octagonal bay.

A full height rectangular wing, aligned with the octagonal bay, projects 9 feet from the rear of the house. A small single story appendage is contained in the southeast (right rear, viewed from the street) corner. The habitable portion of the house has a footprint of approximately 880 square feet.

Much of the exterior of the house appears to be original (or very early) materials, including 2/2 double hung windows, and nominal 6" wide wood clapboards, milled to resemble weatherboards with 3" exposures. The roof is clad with metal shingles, and drained with half-round gutters and round section spouting.

The house is sited on a standard 50 foot wide by 150 feet deep city lot, amid an eclectic mix of house styles, and a wide variety of scale. An extensively remodeled and extended bungalow sits to its right; on the left is a much modified and extended vernacular house also dated at 1908. Within immediate view are two large recent houses in styles deriving from historic prototypes, and other early twentieth century homes with large additions. The front portion of the subject lot slopes gently down from south to north, but the rear drops more steeply, exposing almost the entirety of the rear wall of the brick basement.

PROJECT DESCRIPTION

This proposal is a revision of a previous plan approved by the Historic Preservation Commission (HAWP # 537040). The Owners now seek approval of a significantly

ADDENDUM TO HAWP APPLICATION
7311 Baltimore Avenue, Takoma Park, MD

July 7, 2010

REVISED

October 22, 2011

DESCRIPTION OF EXISTING STRUCTURE

The existing house is a two story + attic wood framed structure built in 1908 (according to tax records). The steeply pitched, cross gabled roof and lack of ornamentation is a simplified, vernacular expression of Victorian style. The strongest feature is the base of the front gable end flying beyond the diagonal sides of the front bay. The plan is cruciform, with the main block of the house an elongated rectangle running parallel to the street. A large octagonal full height bay projects from the front, with a small front porch tucked into the southwest (right front) corner. A smaller and shallower full height bay projects from the front wall of the main block, to the north (left) of the octagonal bay. This bay is also capped by a reverse gabled roof smaller in scale but similar in proportion to the roof over the octagonal bay.

A full height rectangular wing, aligned with the octagonal bay, projects 9 feet from the rear of the house. A small single story appendage is contained in the southeast (right rear) corner. The habitable portion of the house has a footprint of approximately 880 square feet.

Much of the exterior of the house appears to be original (or very early) materials, including 2x2 double hung windows, and nominal 6" wide wood clapboards, milled to resemble weatherboards with 3" exposures. The roof is clad with metal shingles, and drained with half-round gutters and round section spouting.

The house is sited on a standard 50 foot wide by 150 feet deep city lot, and an electric mix of house styles, and a wide variety of scales. An extensively remodeled and extended bungalow sits to its right; on the left is a much modified and extended vernacular house also dated at 1908. Within immediate view are two large recent houses in styles deriving from historic prototypes, and other early twentieth century homes with large additions. The front portion of the subject lot slopes gently down from south to north, but the rear drops more steeply, exposing almost the entirety of the rear wall of the brick basement.

PROJECT DESCRIPTION

This proposal is a revision of a previous plan approved by the Historic Preservation Commission (HAWP # 237040). The Owners now seek approval of a significantly

409 Dufferin St NW, Washington DC 20012 202-738-2894 o 202-321-0836 f
www.dufferin.com

smaller and less costly plan. However, the current proposal comprises many similar elements of the approved plan.

The proposal is to construct a T-shaped addition that would extend across the majority of the rear of the house, but inset 1' from the left rear corner, and 2'-6" from the right rear corner. It would extend past the existing rear bay approximately 13'-7". A covered porch and deck would project an additional 10'. The footprint of the habitable portion of the addition would be approximately 505 square feet, finished on three levels, for a net addition of 1515 square feet. Based on a topographic survey and consultation with zoning staff at Montgomery County Department of Permitting Services, and given the steep grade, it has been determined that it is otherwise permissible to build a two story addition over a substantially above grade basement on this property.

The addition would also include a screened porch at the left rear corner, and a deck with a stairway to grade.

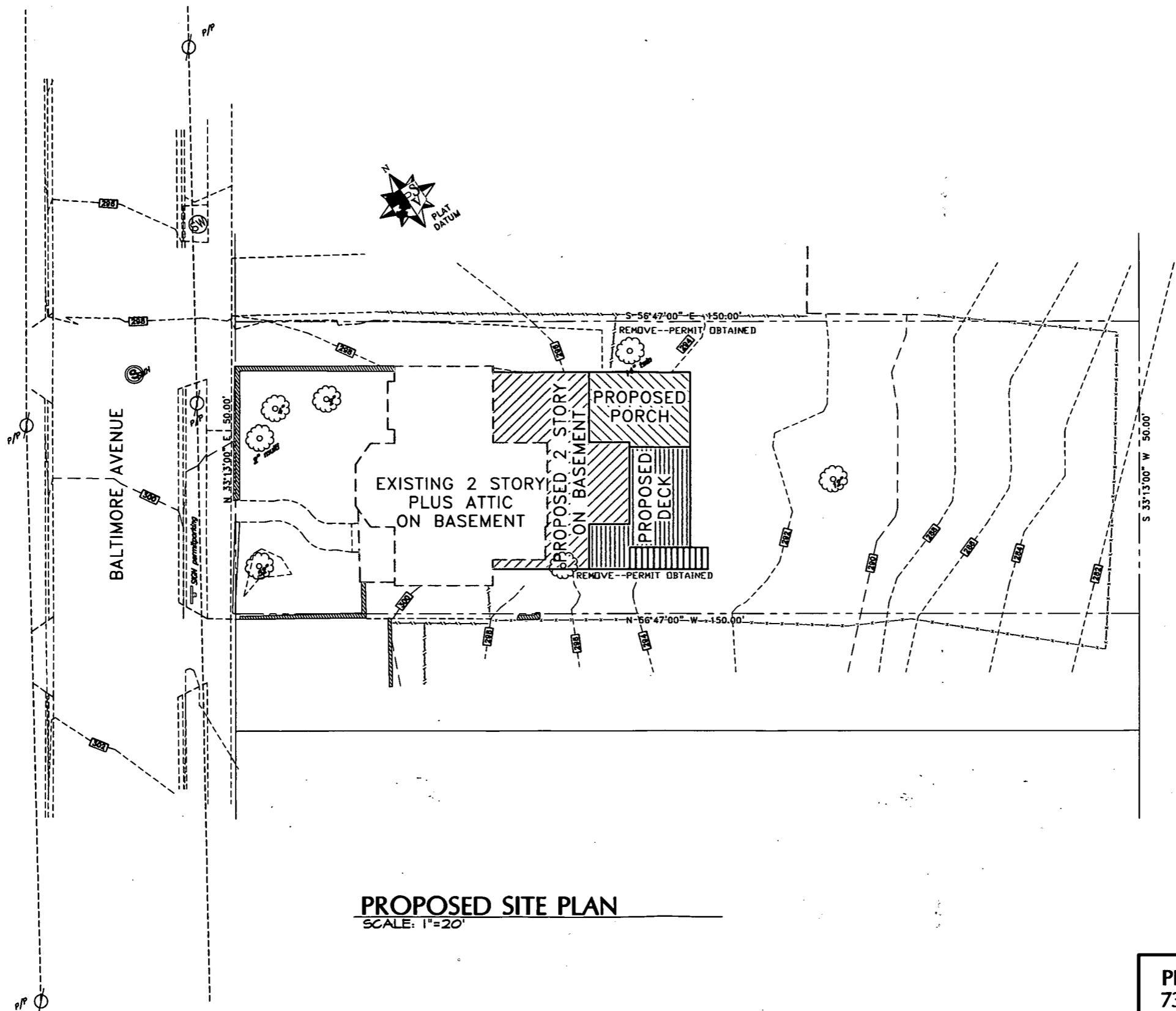
The theme of the design is to complement the original complex gabled forms with new gabled forms. The main, central portion of the new roof projects from the existing rear bay at the same pitch, but at a reduced height to preserve the existing cruciform plan. The flanking wings of the addition, which recede 6'-8" from the projection of the central portion, will be roofed with low slope roofs, to reduce massing and distinguish them from the original roofs. Cement plank siding would further distinguish the original from the new. Wood casement windows would also contrast with the existing wood double hung units, with an aspect ratio to reference the original proportions. Existing windows in areas that will be enveloped by the addition will be salvaged and installed in the right elevation of the addition.

On the main level, the addition would house a family room, kitchen, and den, and a new stairway to the basement level. (The present stairway to the basement is exceptionally steep and narrow, and leads to an area with a very low ceiling.) The second floor would include a child's bedroom and a master bedroom suite, with provision for a home office. The basement would include a rec room, bathroom, and spare bedroom.

Permits have already been obtained for the removal of two trees in the area impacted by the addition. No other trees would be seriously impacted by construction. A tree preservation plan is already in process.

The habitable portion of the addition will project less than the neighboring houses on either side. Cladding, detailing, and fenestration would distinguish the addition, yet would be in character with the existing elements. We feel that the addition would compliment the house, and little if any visual impact on the public viewscape.

A further goal of the project is to build new space with the highest levels of energy efficiency, and to retrofit existing spaces and equipment, with the specific performance objective that the combined new and existing volumes will use no more net energy for heating and cooling than did the original space.



PROPOSED SITE PLAN
SCALE: 1"=20'

PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 3/16" = 1'0"

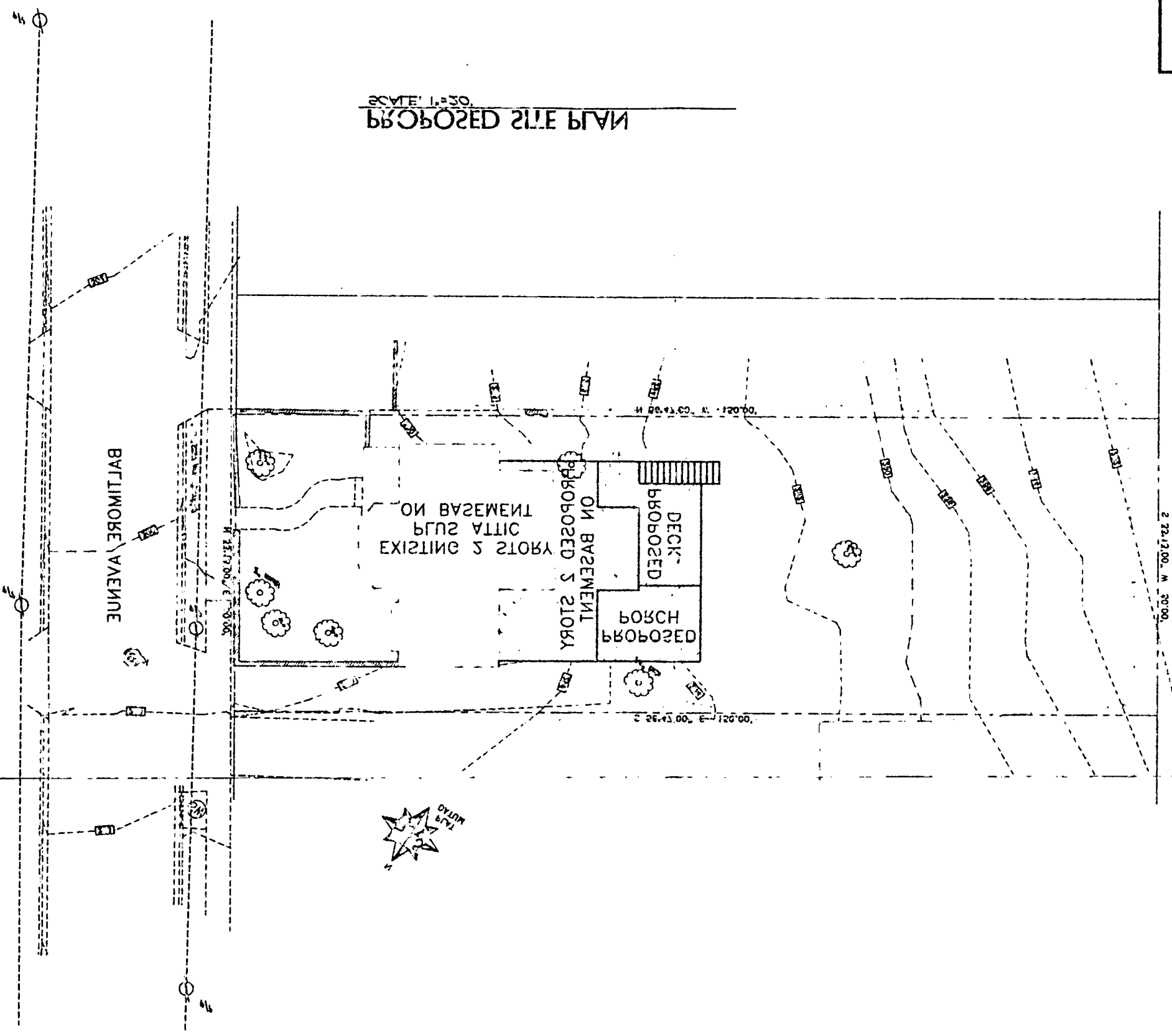
ABRAMS DESIGN BUILD LLC
6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

SCALE: 1/8" = 1'-0"
OCTOBER 22, 2011
TAKOMA PARK, MD 20912
1311 BALTIMORE AVE
PROPOSED ADDITION

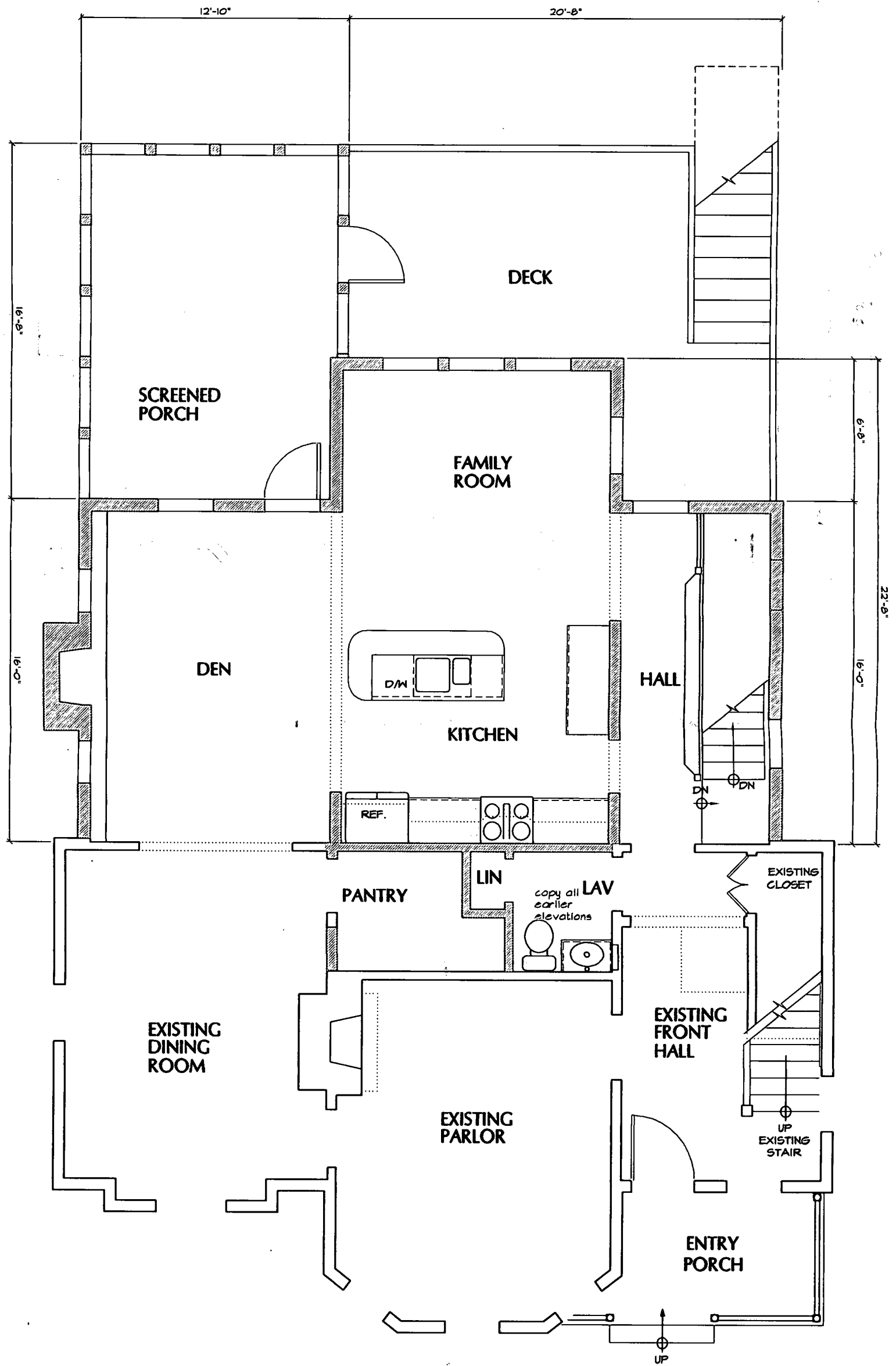
WWW.ABRAVMSDESIGNBUILD.COM
9411 ORCHARD AVE TAKOMA PARK, MD 20912 301-510-NET-ZERO

ABRAVMS DESIGN BUILD LLC

SCALE: 1/8" = 30'
PROPOSED SITE PLAN



PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 3/16" = 1'-0"

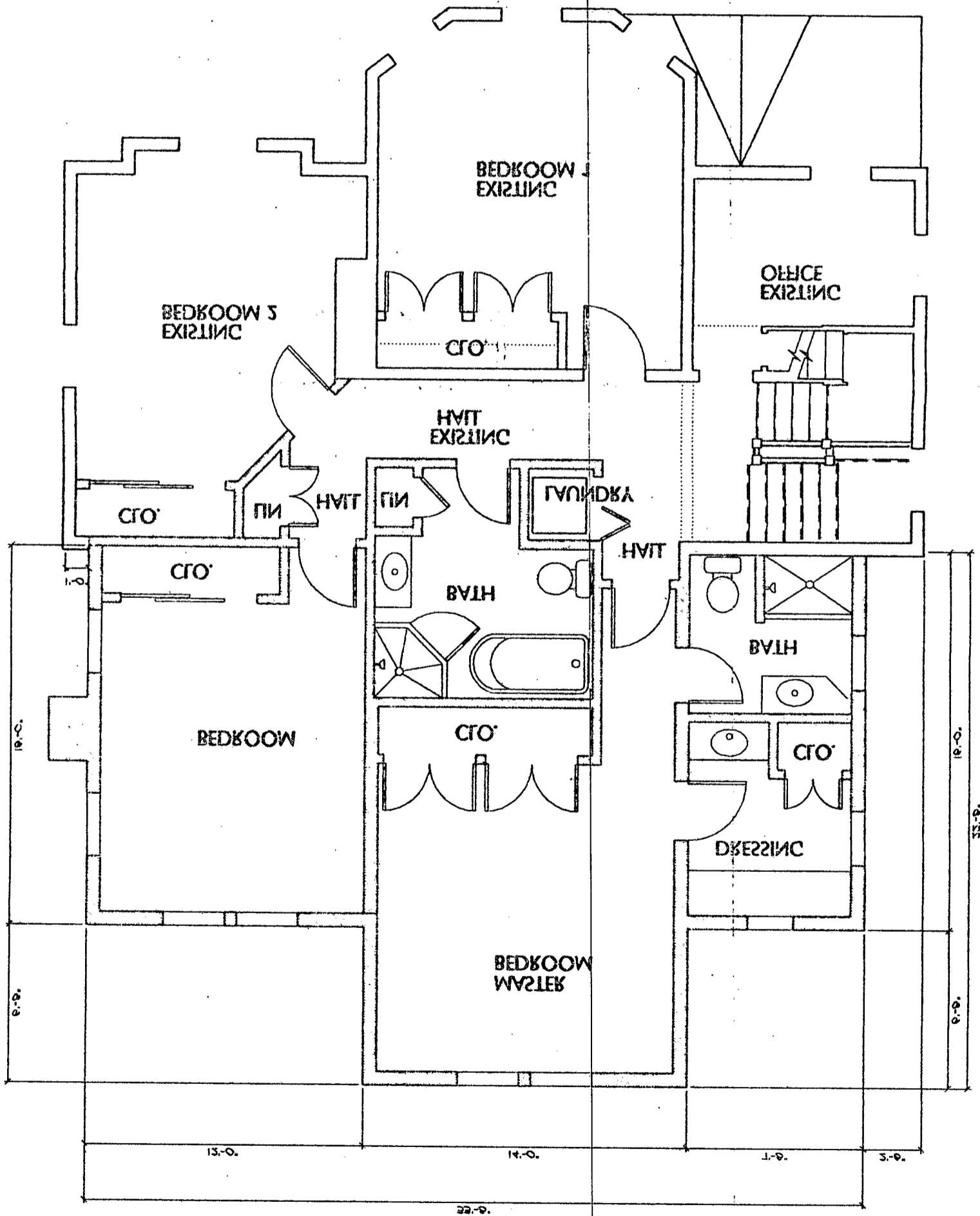
JAMES H. ...

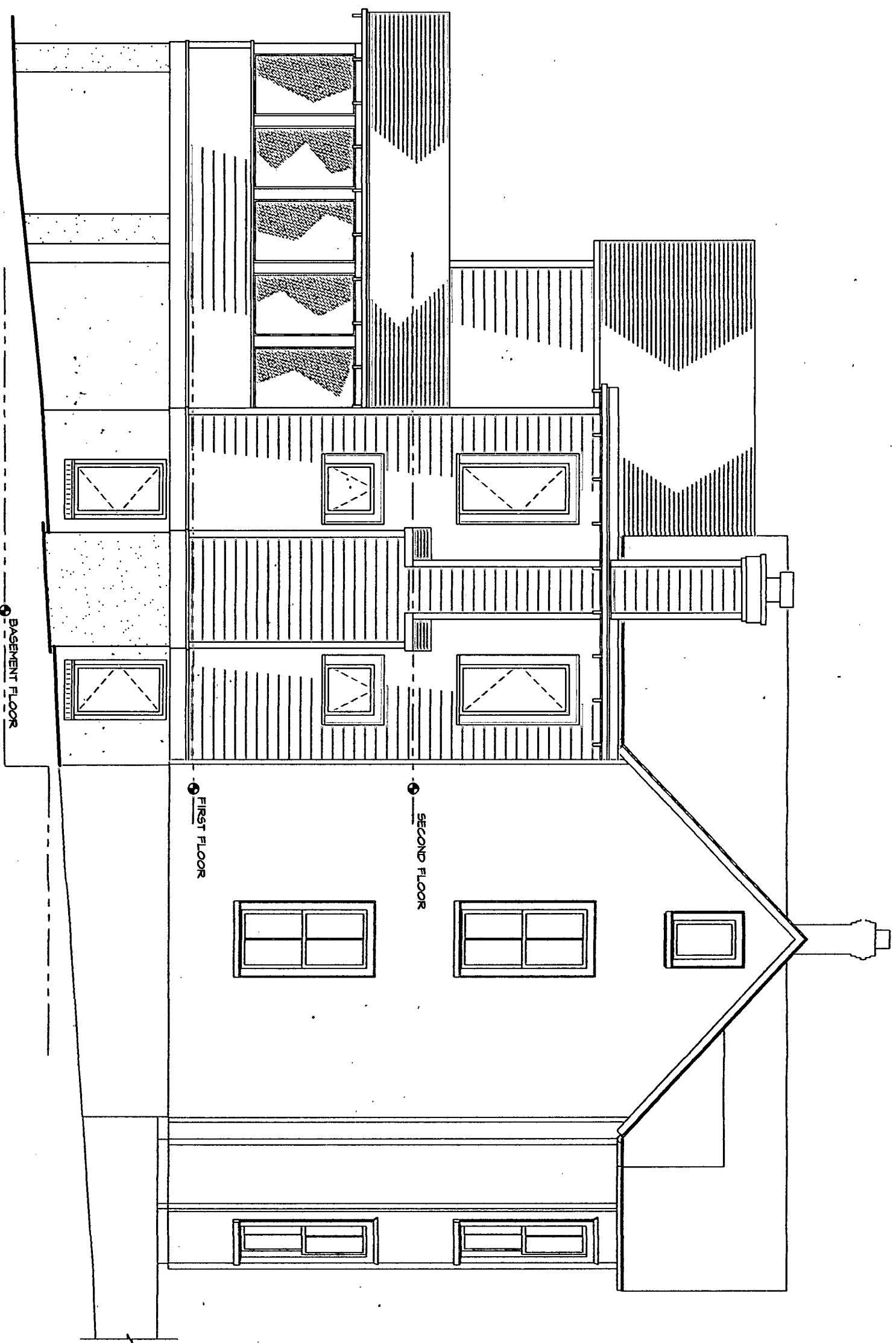
ABRAMS DESIGN BUILD LLC

6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

SCHE. 219. 10.
 OCTOBER 29, 2011
 TAKOMA PARK MD 20915
 1311 VAUGHAN AVE
 PROPOSED ADDITION

SCHE. 219. 10.
 PROPOSED 2ND FLOOR PLAN





PROPOSED LEFT ELEVATION
 SCALE: 3/16" = 1'-0"
 SEE RIGHT AND REAR ELEVATION FOR
 ADDITIONAL NOTES

● BASEMENT FLOOR

● FIRST FLOOR

● SECOND FLOOR

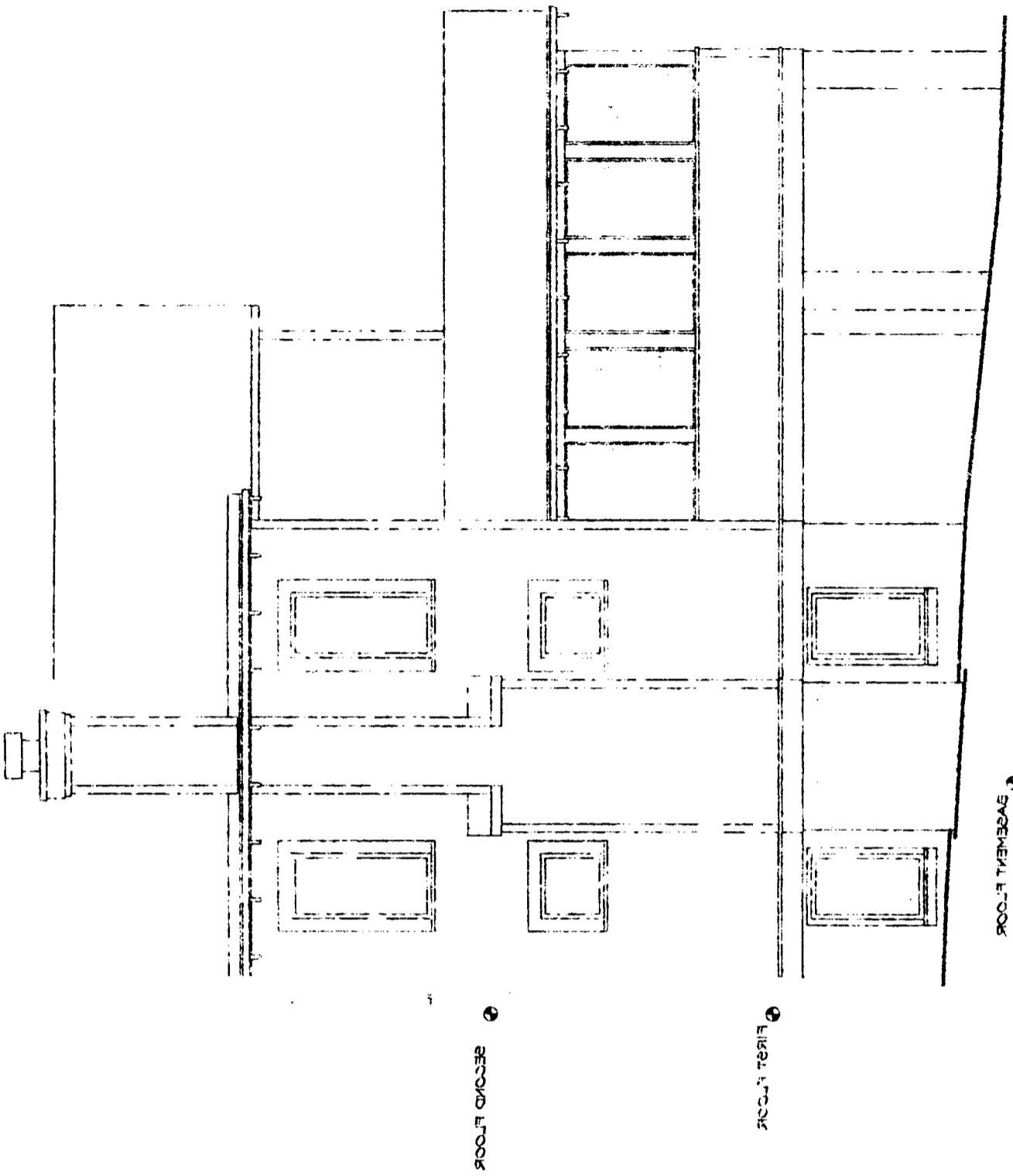
PROPOSED ADDITION
 7311 BALTIMORE AVE
 TAKOMA PARK, MD 20912
 OCTOBER 25, 2011
 SCALE: 3/16" = 1'-0"

ABRAMS DESIGN BUILD LLC

6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
 WWW.ABRAMSDSIGNBUILD.COM

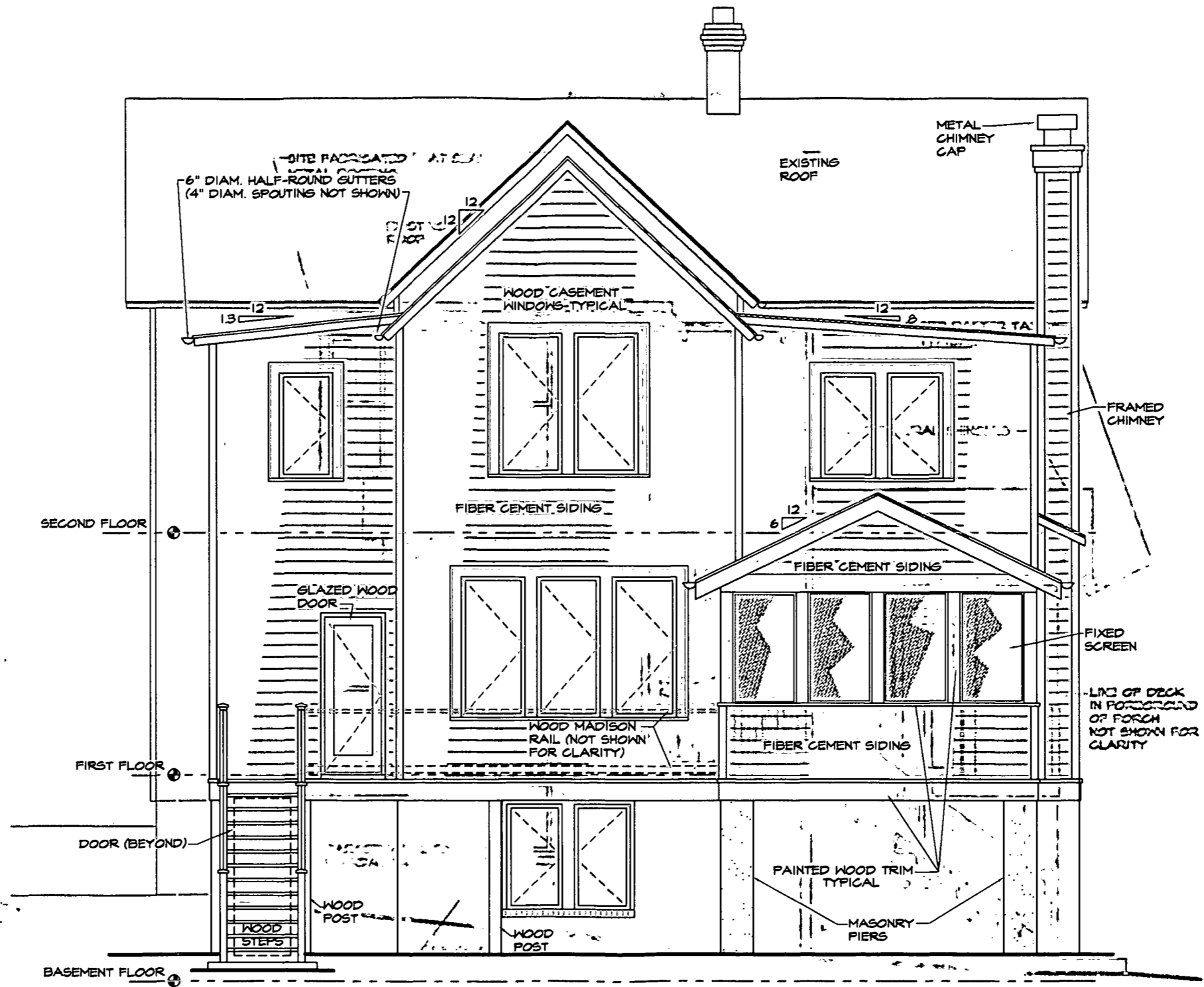
ADD: ONE (1) FLOOR
 SEE RIGHT AND BEYOND ELEVATION FOR
 SCALE 3/8" = 1'-0"
PROPOSED FELL ELEVATION

SEGMENT FLOOR



SCALE: 3/8" = 1'-0"
 DRAWING NO. 2011-001
LAKOMA PARK, MD 50915
1311 BALTIMORE AVE
PROPOSED ADDITION

WWW.ABRAMSDESIGNBUILD.COM
 6411 ORCHARD AVE TAKOMA PARK, MD 50915 301-520-NET-ZERO
ABRAMS DESIGN BUILD LLC



PROPOSED REAR ELEVATION

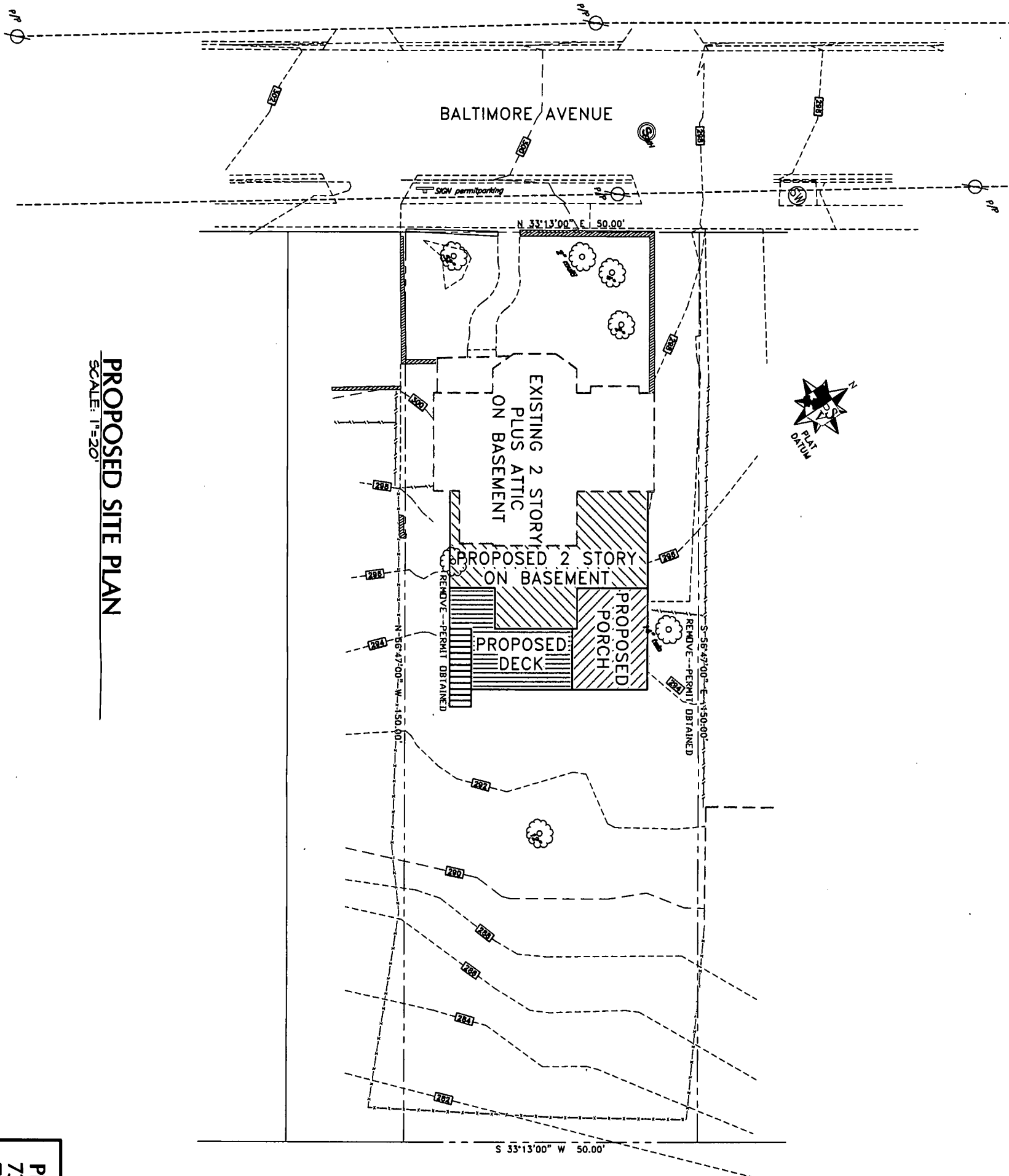
SCALE: 3/16" = 1'-0"

SEE RIGHT ELEVATION FOR
ADDITIONAL NOTES

PROPOSED ADDITION
737311 BALTIMORE AVE
TAKOMA PARK, MD 20912
25 OCTOBER 25, 2011
SCALE: 3/16" = 1'-0"

ABRAMS DESIGN BUILD LLC
 600 CANTERBURY AVE TAKOMA PARK, MD 20912
 6411 ORCHARD AVE, TAKOMA PARK, MD 20912
 301-270-NET-ZERO
 WWW.ABRAMSDSIGNBUILD.COM

SEE RIGHT ELEVATION FOR
ADDITIONAL NOTES



PROPOSED SITE PLAN
SCALE: 1"=20'

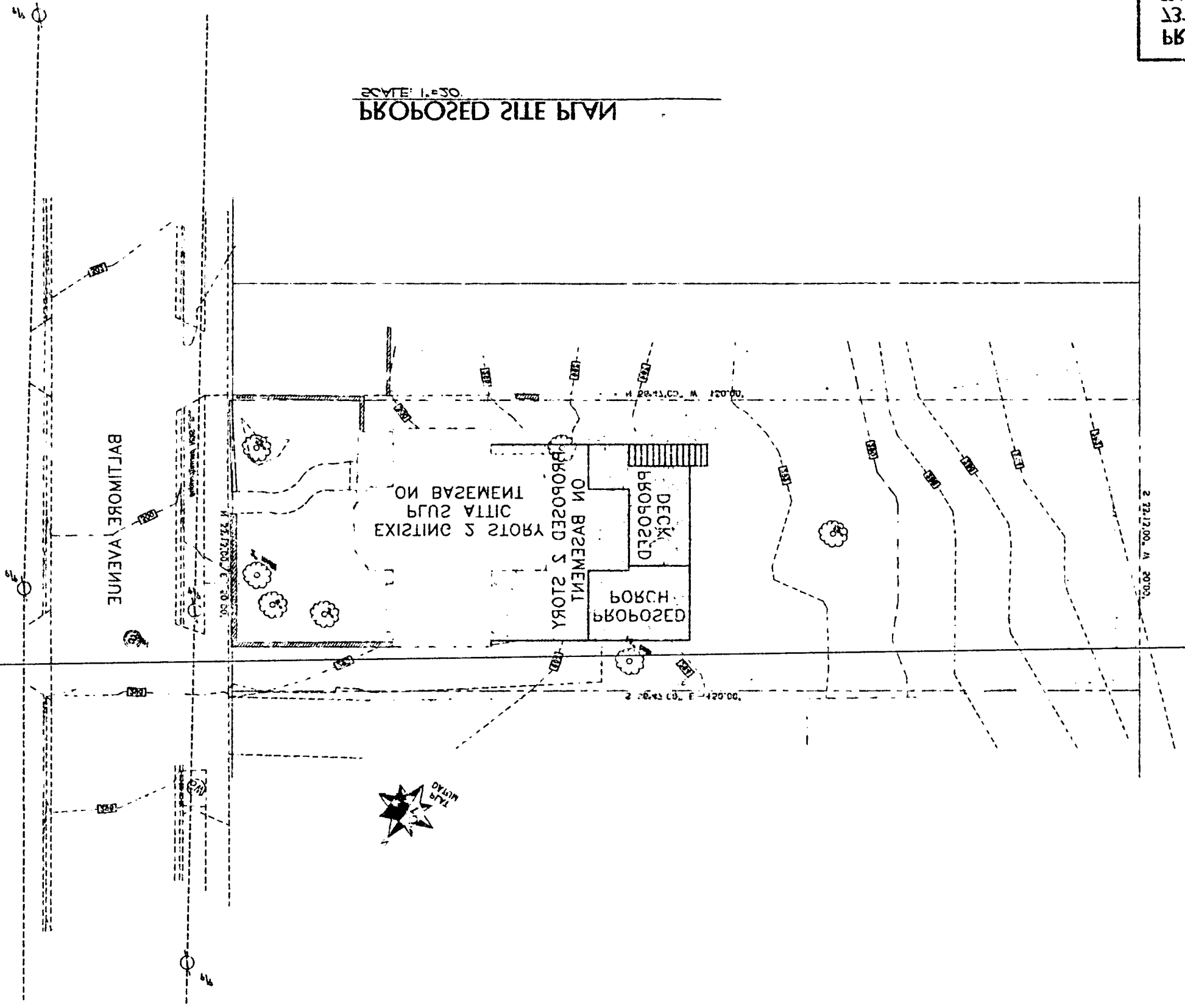
PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 3/16" = 1'0"

ABRAMS DESIGN BUILD LLC

6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

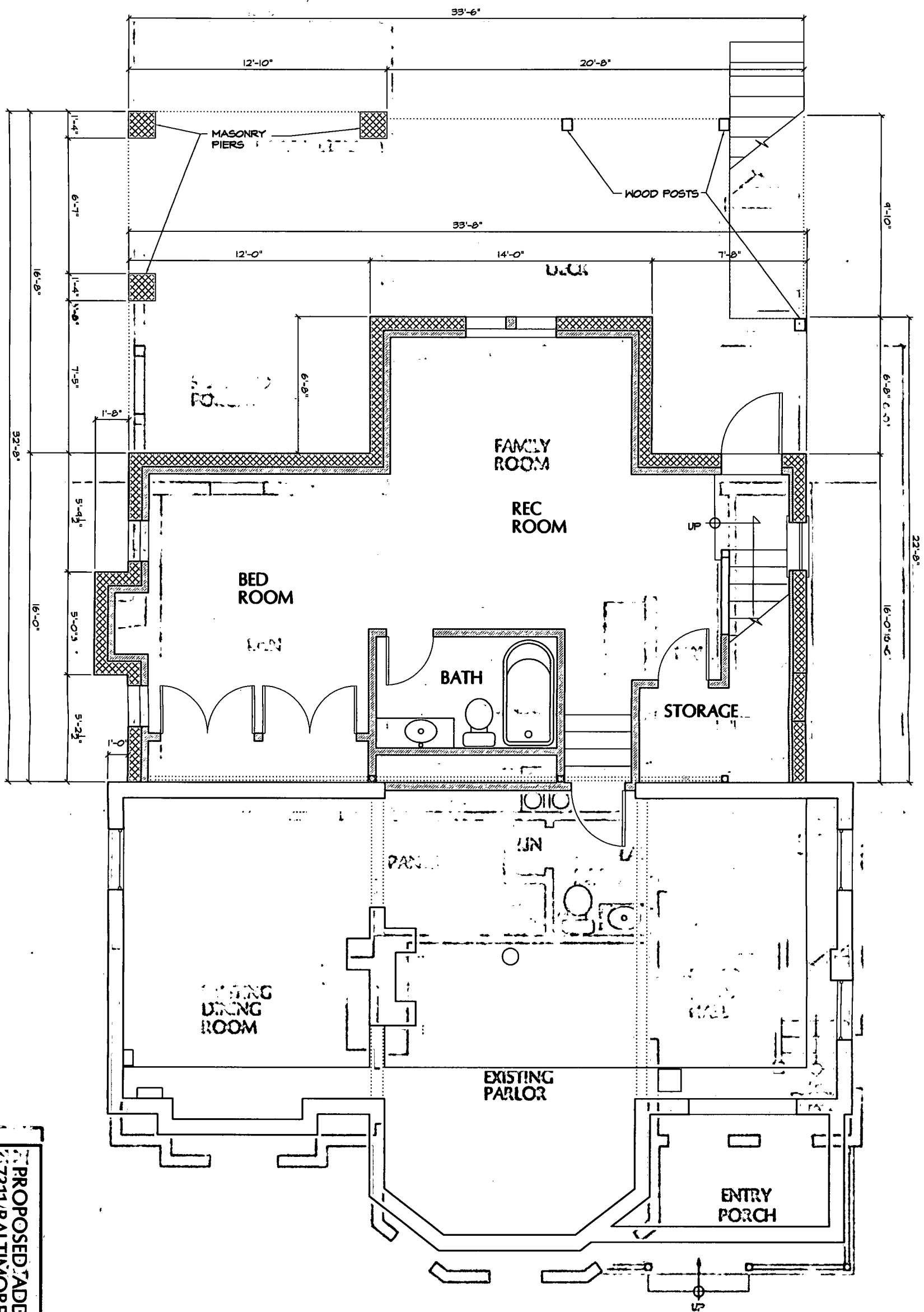
SCALE: 1/8" = 1'-0"
OCTOBER 22, 2011
LAKOMA PARK, MD 20915
1311 BALTIMORE AVE
PROPOSED ADDITION

SCALE: 1/8" = 1'-0"
PROPOSED SITE PLAN



WWW.ABRAVMSDESIGNBUILD.COM
9411 ORCHARD AVE LAKOMA PARK, MD 20915 301-510-NEE-SERO
ABRAVMS DESIGN BUILD LLC

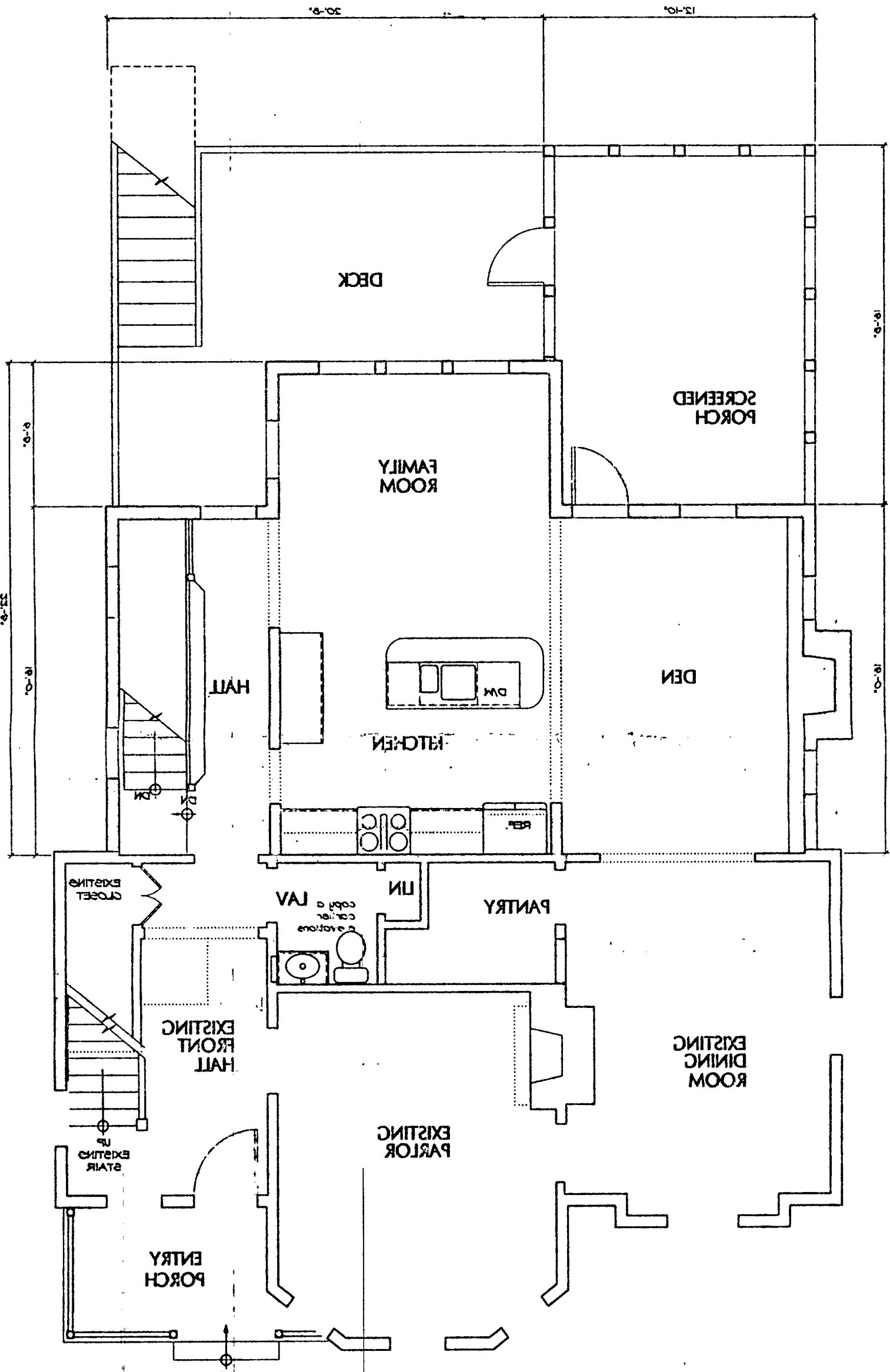
PROPOSED BASEMENT PLAN
SCALE: 5/16" = 1'-0"



PROPOSED ADDITION
757311/BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 5/16" = 1'-0"

ABRAMS DESIGN BUILD LLC
6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

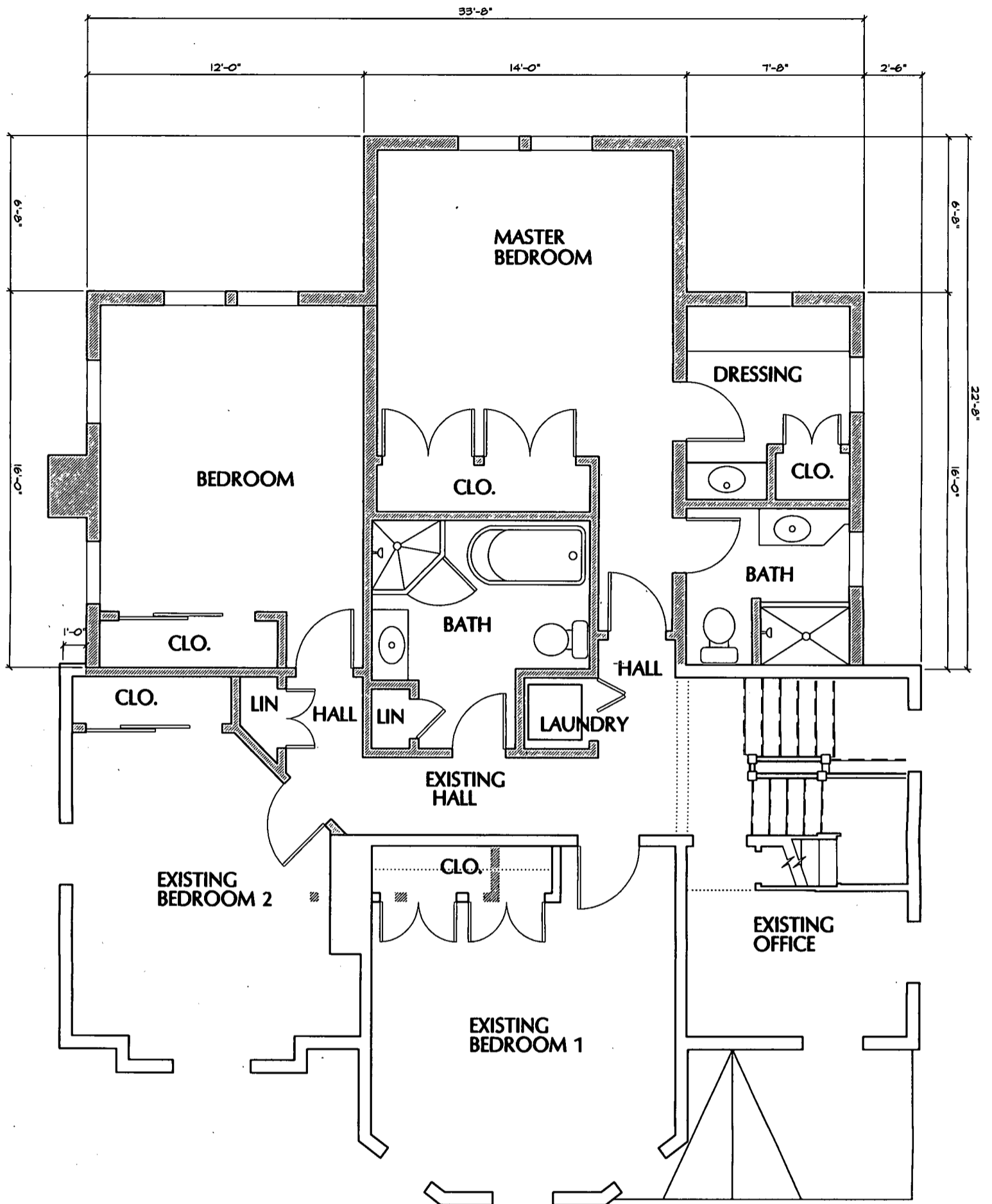
PROJECT NO. 110
PROPOSED 1ST FLOOR PLAN



8CVT11 210. 110.
 OCTOBER 23, 2011
TAKOMA PARK, MD 20915
1311 BALTIMORE AVE
PROPOSED ADDITION

ABRAMS DESIGN BUILD LLC
 WWW.ABRAMSDSIGNBUILD.COM
 6411 ORCHARD AVE TAKOMA PARK, MD 20915 301-220-NET-ZERO

PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

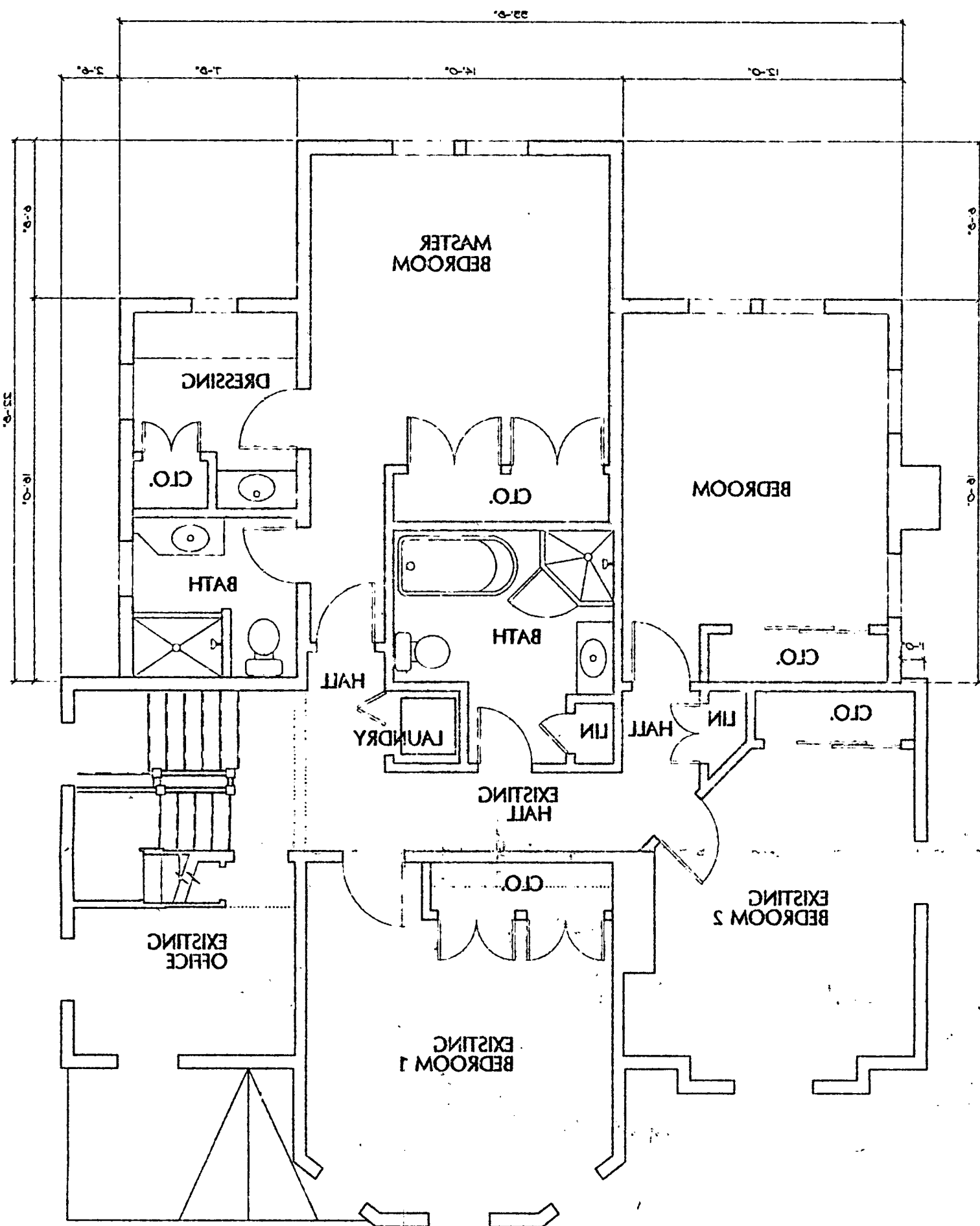


PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 29, 2011
SCALE: 3/16" = 1'-0"

ABRAMS DESIGN BUILD LLC

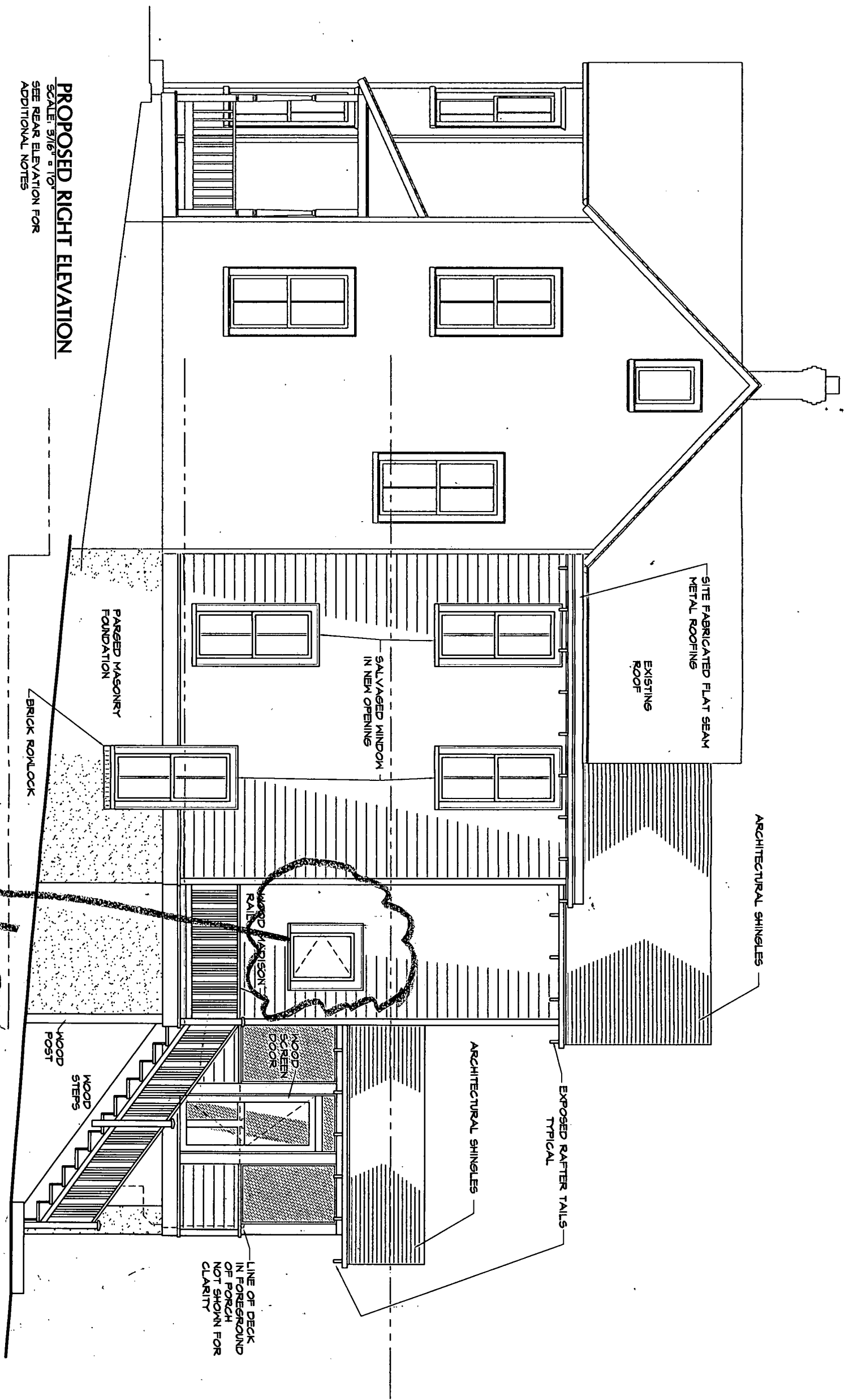
6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

SCAFEL ANS. & I/O.
PROPOSED 2ND FLOOR PLAN



SCAFEL ANS. & I/O.
 OCTOBER 29, 2011
TAKOMA PARK, MD 20915
 1311 BALTIMORE AVE
PROPOSED ADDITION

ABRAMS DESIGN BUILD LLC
 6411 ORCHARD AVE TAKOMA PARK, MD 20915 301-270-NET-ZERO
 WWW.ABRAMSDSIGNBUILD.COM



PROPOSED RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"
 SEE REAR ELEVATION FOR
 ADDITIONAL NOTES

42 SUB WINDOW

PROPOSED ADDITION
 7311 BALTIMORE AVE
 TAKOMA PARK, MD 20912
 OCTOBER 25, 2011
 SCALE: 3/16" = 1'-0"

ABRAMS DESIGN BUILD LLC

6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
 WWW.ABRAMSDSIGNBUILD.COM



PROPOSED LEFT ELEVATION
 SCALE: 3/16" = 1'-0"
 SEE RIGHT AND REAR ELEVATION FOR
 ADDITIONAL NOTES

PROPOSED ADDITION
 7311 BALTIMORE AVE
 TAKOMA PARK, MD 20912
 OCTOBER 29, 2011
 SCALE: 3/16" = 1'-0"

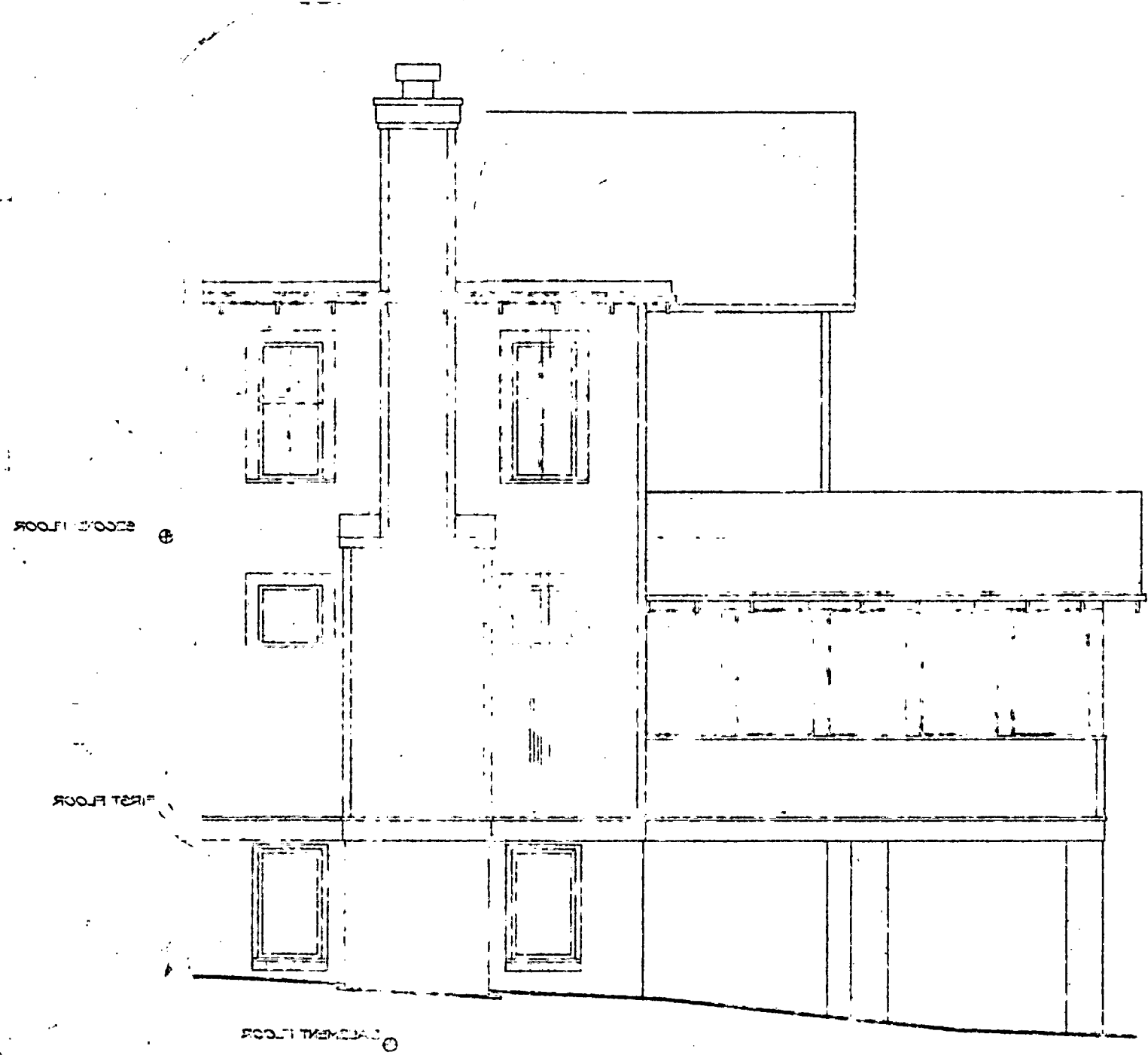
ABRAMS DESIGN BUILD LLC

6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
 WWW.ABRAMSDSIGNBUILD.COM

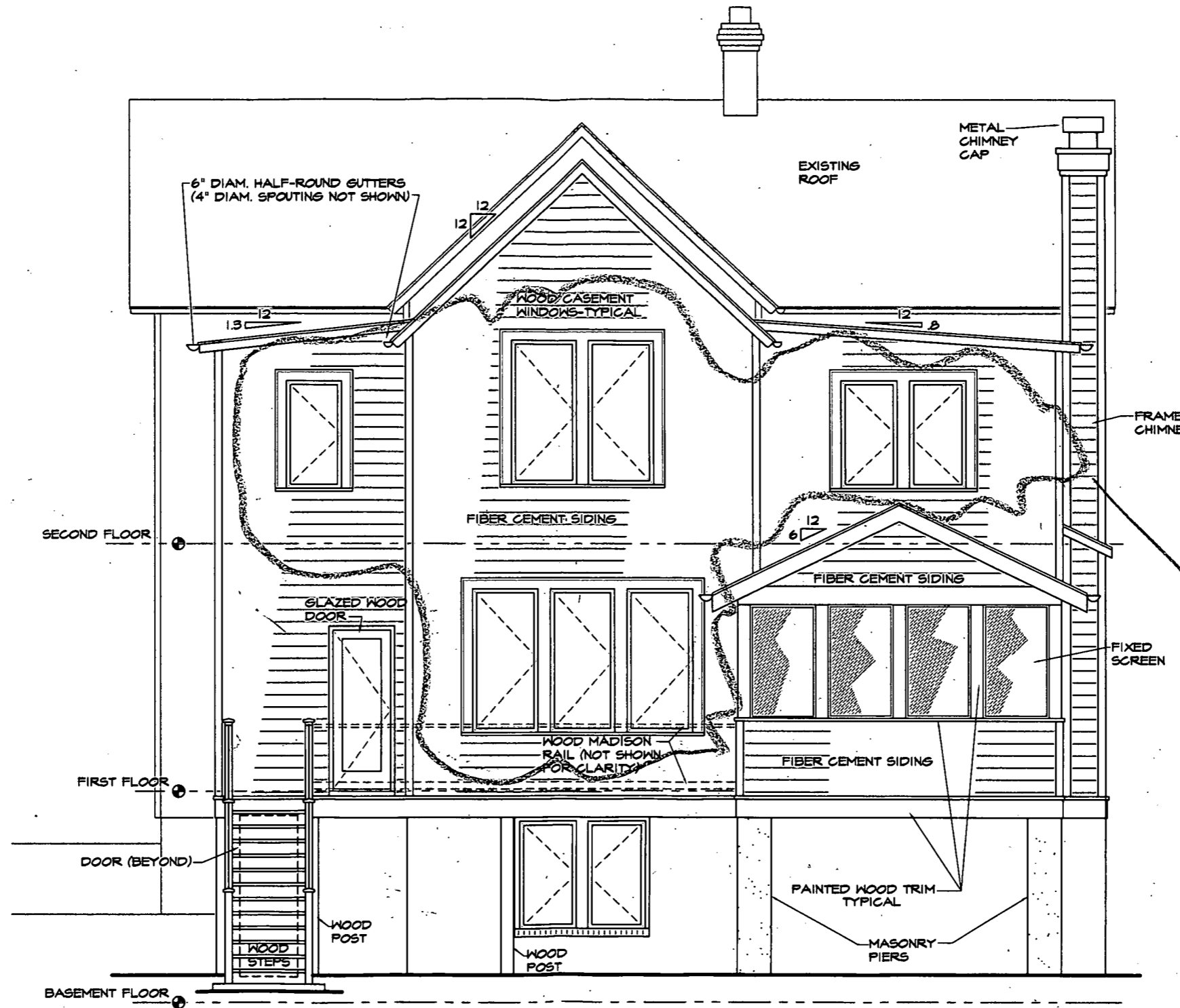
WWW.ABBADESIGNBUILD.COM
301-550-1111
301-550-1111
301-550-1111

ABBA DESIGN BUILD LLC

PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
DATE: 08/10/11
COST: \$ 250,000



PROPOSED ELEVATION
ADDITIONAL FLOOR
SEE PLAN FOR ELEVATION FOR
2ND FLOOR



ALL
2 1/2
SOL
WOOD
INT. EXT.
WINDOWS

PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'0"

SEE RIGHT ELEVATION FOR
ADDITIONAL NOTES

PROPOSED ADDITION
7311 BALTIMORE AVE
TAKOMA PARK, MD 20912
OCTOBER 25, 2011
SCALE: 3/16" = 1'0"

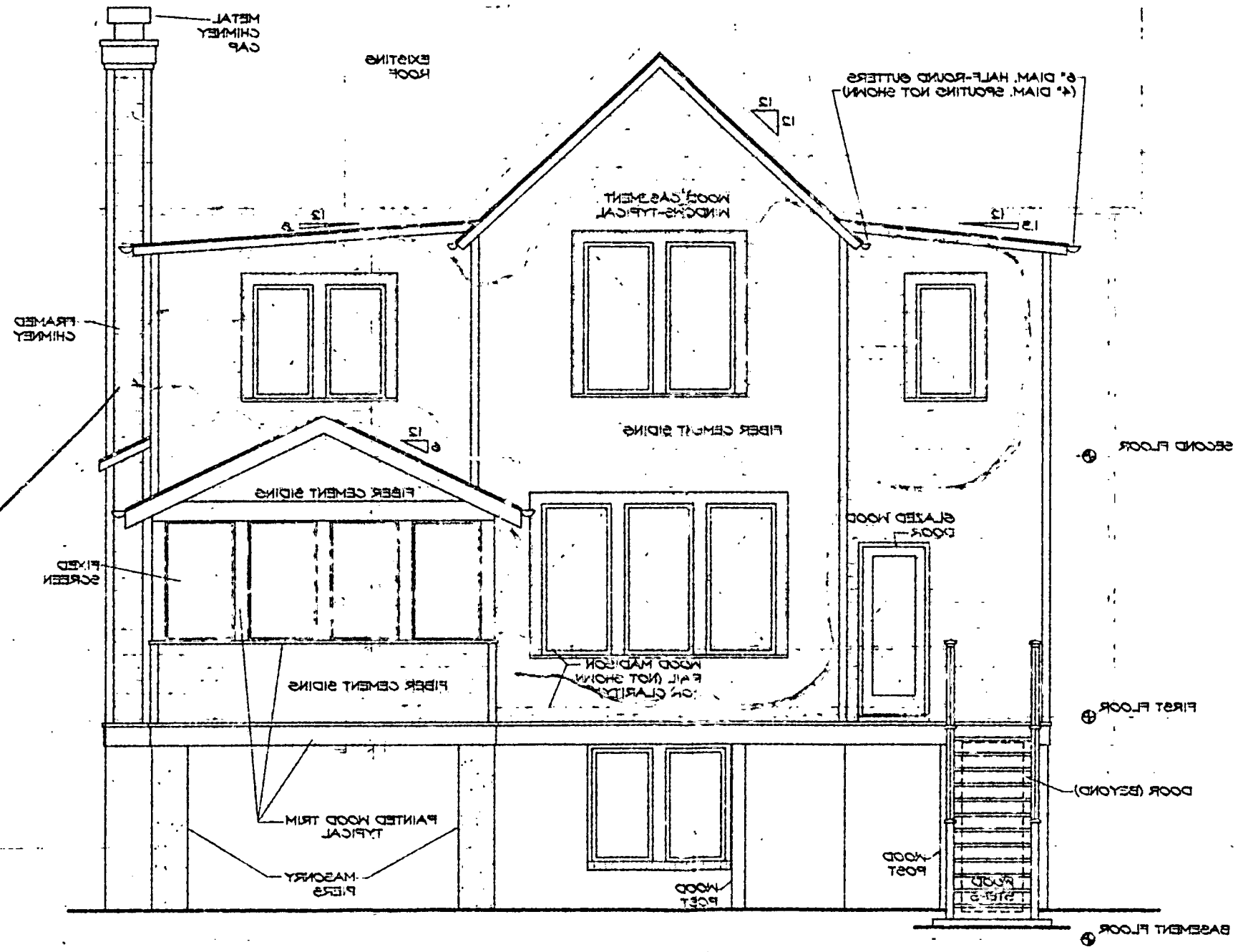
ABRAMS DESIGN BUILD LLC

6411 ORCHARD AVE TAKOMA PARK, MD 20912 301-270-NET-ZERO
WWW.ABRAMSDSIGNBUILD.COM

WWW.ABBAMSDESIGNBUILD.COM
 4111 ORCHARD AVE TAKOMA PARK MD 20913 301-570-1121-2870
ABBAMS DESIGN BUILD LLC

Handwritten notes:
 1. 10/29/11
 2. 10/29/11
 3. 10/29/11
 4. 10/29/11
 5. 10/29/11
 6. 10/29/11
 7. 10/29/11
 8. 10/29/11
 9. 10/29/11
 10. 10/29/11

SCALE: 3/8" = 1'-0"
 OCTOBER 29, 2011
 TAKOMA PARK, MD 20913
 7311 BALTIMORE AVE
 PROPOSED ADDITION



PROPOSED REAR ELEVATION

SEE RIGHT ELEVATION FOR
 ADDITIONAL NOTES