

7426 Buffalo Avenue, ~~SHAWNEE~~ Takoma Park

[HPC Case # 37/03-11Z]

Takoma Park H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: September 8, 2011

MEMORANDUM

TO: Hadi Mansouri, Acting Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #568099, rear dormer installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the June 8, 2011 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Diane Bartz

Address: 7426 Buffalo Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALAN HILL
 Daytime Phone No.: 301 412 1675
 Tax Account No.: 38 3649827
 Name of Property Owner: Diane Bartz Daytime Phone No.: 202 538 5719
 Address: 7426 BUFFALO AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code
 Contractor: ALAN HILL Phone No.: 301 412 1675
 Contractor Registration No.: 4014089 / 183718
 Agent for Owner: ALAN HILL Daytime Phone No.: 301 412 1675

PART ONE: LOCATION OF BUILDING/CHANGES

House Number: 7426 Street: BUFFALO AVE
 Town/City: TAKOMA PARK MD 20912 Nearest Cross Street: New York Ave
 Lot: 16-A Block: 74 Subdivision: TAKOMA PARK LOAN & TRUST CO.
 Liber: 15310 Folio: 504 Parcel: LOT 16-A BLOCK 74

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Stab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reuse	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: <u>Former</u>			

1B. Construction cost estimate: \$ 40,000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

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 WALLS

3A. Height _____ foot _____ 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.

Alan Hill Signature of owner or authorized agent May 5 2011 Date

Approved: [Signature] Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 9/8/11
 Application/Permit No.: 568099 Date Filed: 5/11/11 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

I believe this is a Craftsman Bungalow from the early 1900s. I see no evidence of later additions, though some remodeling has occurred inside. It is located in a neighborhood which includes some older Victorian homes as well.

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

This renovation does not affect the footprint on the land. Part of the roof in the back of the house will be raised to gain extra floor space for the master bedroom and add a 2nd floor shower/toilet

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash 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.

- 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.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures 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

- 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.
- Clearly label 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 CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting 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 lie 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)278-1255.

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7426 Buffalo Avenue, Takoma Park	Meeting Date:	6/8/2011
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/1/2011
Applicant:	Diane Bartz (Alan Hill, Agent)	Public Notice:	5/25/2011
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-11Z	Staff:	Josh Silver
PROPOSAL:	Rear dormer construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c1920-30s

PROPOSAL

The applicant is proposing to construct an approximately 16' wide shed roof dormer in the rear roof pitch of the subject property. The proposed materials include wooden siding, exterior clad wooden windows, wood trim and asphalt shingle roofing to match the existing.

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

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.

The *Guidelines* that pertain to this project are as follows:

- 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;
- while additions should be compatible, they are not required to be replicative of earlier architectural styles;
- second story addition 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;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course;
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little

historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the proposed construction of a 2nd floor dormer addition at the rear of the house. The proposed addition is located at the rear to diminish its visibility from the public right-of-way. The proposed design includes material treatments appropriate for new construction on a Contributing Resource property.

The construction of a 2nd floor dormer addition is in keeping with the Takoma Park *Guidelines*, which state:

“Second story addition 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.”

Staff finds the proposed dormer expansion as being consistent with predominant architectural style and period of the resource. The HPC has recently approved 2nd story dormer expansions with a similar design to Contributing Resource properties within the Takoma Park Historic District.

Staff supports the material and window treatments for the proposed alterations finding them compatible with the historic massing.

Staff finds that the proposal is consistent with Chapter 24A (b) 1 & 2, *Guidelines* and *Standard # 9* referenced above and recommends approval of the HAWP application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b)(1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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Street Number City State Zip Code
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PROPERTY INFORMATION

House Number: 9426 Street: BUFFALO AVE
Town/City: TAKOMA PARK MD 20912 Nearest Cross Street: New York Ave
Lot: 16-A Block: 74 Subdivision: TAKOMA PARK LOAN & TRUST CO.
Liber: 15310 Folio: 504 Parcel: LOT 16-A BLOCK 74

PERMIT TYPE AND ACTION REQUEST

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wharf/Ramp Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Former
1B. Construction cost estimate: \$ 40,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PERMIT TYPE AND ACTION REQUEST - SANITATION AND EXTERIOR CONDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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PERMIT TYPE AND ACTION REQUEST - FENCE/RETAINING WALL

2A. Height _____ feet _____ inches
2B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

Alan Hill
Signature of owner or authorized agent

May 5 2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 568099 Date Filed: 5/11/11 Date Issued: _____

5

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

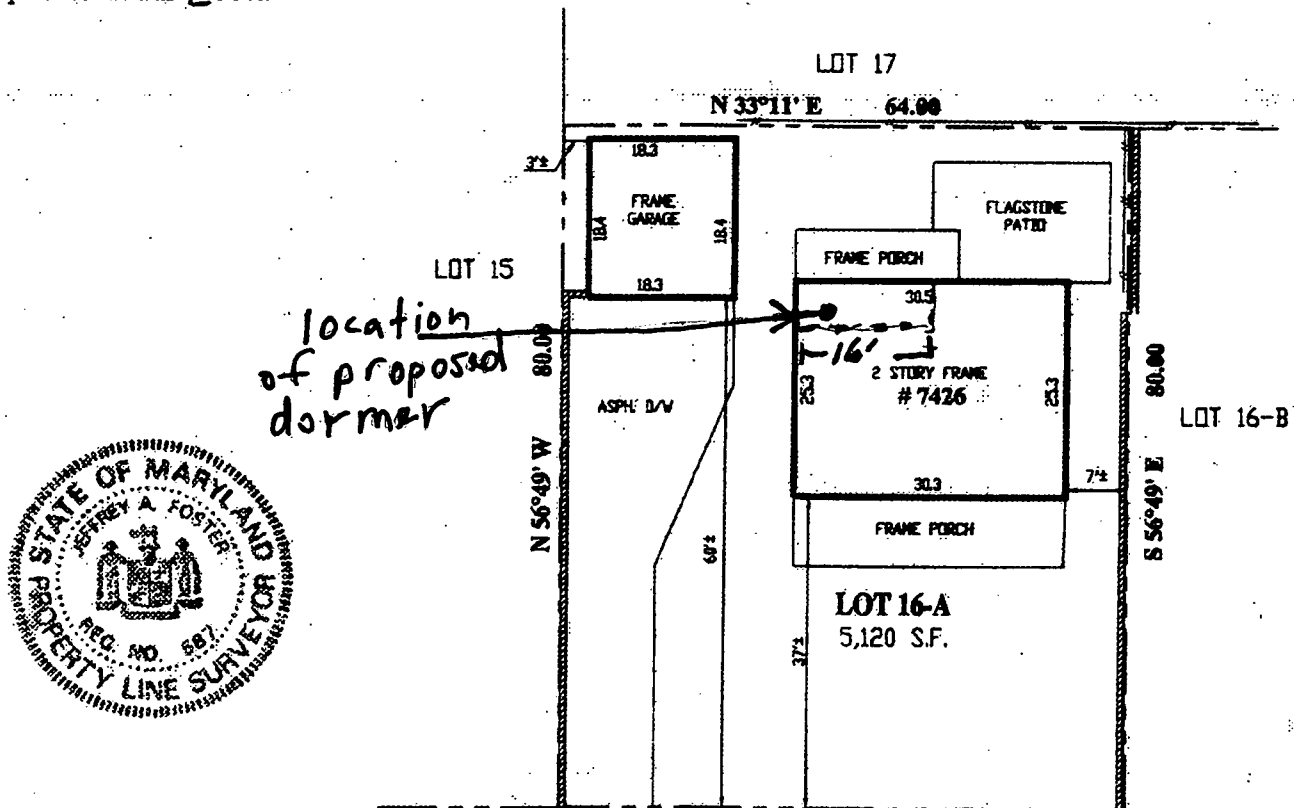
<p>Owner's mailing address</p> <p>7426 BUFFALO AVE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>103 Central Ave. Gaithersburg MD 20877</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>PETER CLOSE + ELLEN CONWAY</p> <p>510 New York Ave. TAKOMA PARK MD 20912</p>	<p>Daniel Cunningham + Mary Hennessey</p> <p>7427 BUFFALO AVE, TAKOMA PARK, MD 20912</p>
<p>Lauren + Brian Rice</p> <p>508 New York Ave. TAKOMA PARK, MD 20912</p>	
<p>Joyce + Wilfred BRUNNER</p> <p>7424 BUFFALO AVE TAKOMA PARK, MD 20912</p>	

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.



LOCATION DRAWING
 LOT 16-A, BLOCK 74
**TAKOMA PARK LOAN &
 TRUST COMPANY'S SUBDIVISION
 OF TAKOMA PARK**
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. 8 PLAT NO. 604	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 03-25-08		
LIBER 16310 FOLIO 504					

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

⑧

GENERAL CONDITIONS

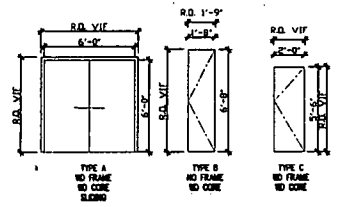
- PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION UNLESS OTHERWISE AGREED UPON. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AS REQUIRED FOR WORK HE IS TO PERFORM AND WILL RETURN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.
- UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE AIA DOCUMENT A305, 1997.
- THE CONTRACTOR SHALL NOT USE THE SIDE OR BE SUBJECT TO OTHER CONDITIONS TO THE EXTENT AND BEHIND OF THE SIDE.
- POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPLICABLE CODES IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. NO CORRECTION WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. CORRECTIONS NOT BRING TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS NO MORE EXPENSIVE METHOD OF CONSTRUCTION.
- ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR NEGLIGENT PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION SHALL MAINTAIN, REPAIR OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF COMPLETE MATERIAL OR EQUIPMENT FOUND TO BE DEFECTIVE, WEARING OR DEFICIENT WITHIN THE SCOPE OF THE CONTRACT.
- DO NOT SCALE DIMENSIONS FOR DIMENSIONS AND/OR FROM WITHIN EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL DIMENSIONS. DIMENSIONS MUST BE TAKEN FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR INSPECTION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL TRADE WORK. SUBMIT WITH A LIST OF ALL TRADES TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.
- NOTIFY ARCHITECT FOR REVIEW OF FINISHES ONLY LINE LAYOUT FOR WORK NOT TO BE PROTECTED WITH INSTALLATION OF CURTS LEVEL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINISH SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY NOTIFY ARCHITECT IF ANY CONFLICTS ARE FOUND. CLASHES IDENTIFIED MUST BE RESOLVED WITHIN 24 HOURS OF IDENTIFICATION. THE RESPONSIBILITY OF VERIFYING DIMENSIONS.
- CHANGES IN THE WORK SHALL BE RETURNED THROUGH CONSTRUCTION. ARCHITECT CONTRACTOR SHALL NOT PROCEED WITH EXERCISE OF CHANGES WITHOUT ARCHITECT'S APPROVAL OF CHANGES UNDER NOISE CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.
- VERIFY DIMENSIONS, VERIFY DIMENSIONS CEILING TO FLOOR CLEARANCE AND ALL FIELD CONDITIONS AND CORNER THAT IT IS ALLOWED AS WORK. REPORT ANY CONFLICT OR DISCREPANCY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN ORDER.
- SUBMIT REQUESTS FOR SUBSTITUTION, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WITH THE BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERY AND BUILDING ACCESS. MAINTAIN CLEARANCE OF BUILDING FUNCTIONAL AND COMPATIBLE.
- MAINTAIN WORK AREAS NEAT AND LOCATIONS DURING CONSTRUCTION.

FINISH SCHEDULE

FINISH	DESCRIPTION	MANUFACTURER	SPECIFICATION/COLOR	NOTES
FR	CONCRETE FLOOR	T&A		COLOR TO BE SELECTED BY OWNER
BR	WOOD BASE	T&A	1" NON WOOD BASE	MATCH EXISTING
TR	TWO LAMINATE	T&A		COLOR TO BE SELECTED BY OWNER
CL	CEILING- PAINT	CHUCKS	FLAT ACRYLIC- WHITE	COLOR TO BE SELECTED BY OWNER

- REFER TO PROJECT INFORMATION SHEET FOR FINISH SCHEDULE.
- REFER TO PROJECT INFORMATION SHEET FOR FINISH SCHEDULE.

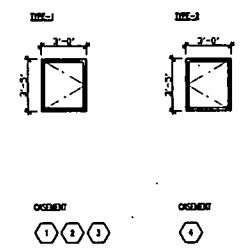
DOOR TYPE



DOOR SCHEDULE

DOOR NO	TYPE	DOOR SIZE	FINISH	FRAME	HOLDING	LOCATION	REMARKS
01	A	EX 3'-0" 6'-0"	T&A	WOOD	SLIDING	CLOSET	SLIDING
02	B	1'-0" 6'-0"	T&A	NA	NA	LINEN CLOSET	
03	C	2'-0" 5'-0"	T&A	WOOD	NA	ATTIC	

WINDOW TYPES/SCHEDULE



ARCHITECTURAL NOTES

- VERIFY GENERAL CONDITIONS BEFORE COMMENCING WORK.
- VERIFY LOCATION, DIMENSIONS AND TYPES, ROOM AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLANS IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLANS SUPERSEDES OTHER PLANS.
- WINDOWS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE. DO NOT ASSUME DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- USE NEW WINDOW FRAME CONSTRUCTION INCLUDING EXISTING CONSTRUCTION IN THE SAME PLACE, FINISH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.
- WINDOW FRAME FINISHES COMPLY WITH REQUIREMENTS OF WINDOW SCHEDULE. COORDINATE WITH THE BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERY AND BUILDING ACCESS. MAINTAIN CLEARANCE OF BUILDING FUNCTIONAL AND COMPATIBLE.
- PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 1/2" SLIPS ALONG EDGE OF WINDOW FRAME UNLESS NOTED OTHERWISE. TYPE 304L SS AND SS JANTS PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIALS APPLICABLE UNLESS OTHERWISE NOTED.
- FOR ALL WINDOW WOOD PROVIDE FINISH GRADE HARDWOOD, FLAT, SMOOTH, FINISH AND READY FOR SCHEDULED FINISH.
- NOT USED
- NOT USED
- NOT USED
- NOT USED
- NOT USED
- PROVIDE SLIDING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.
- NOT USED
- ALL GLASS SHALL SURFACE TO BE FINISHED, BEATED AND FINISHED WITH APPROPRIATE FINISH AS SHOWN IN FINISH FLOOR PLANS.
- UNDERLIFT DOORS TO CLEAR TOP OF FLOOR FINISHED BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE CLEAR WITH FLOOR FINISH TO ENSURE PROPER CONTACT.

REGISTRATION
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 15763, expiration date 6/4/2011.

website: tohanaga architecture
300 ebony ave.
baltimore park, maryland

7426 BUFFALO AVE.
RENOVATION

REVIEW	DATE
PERMIT	9/25/2010
BID	

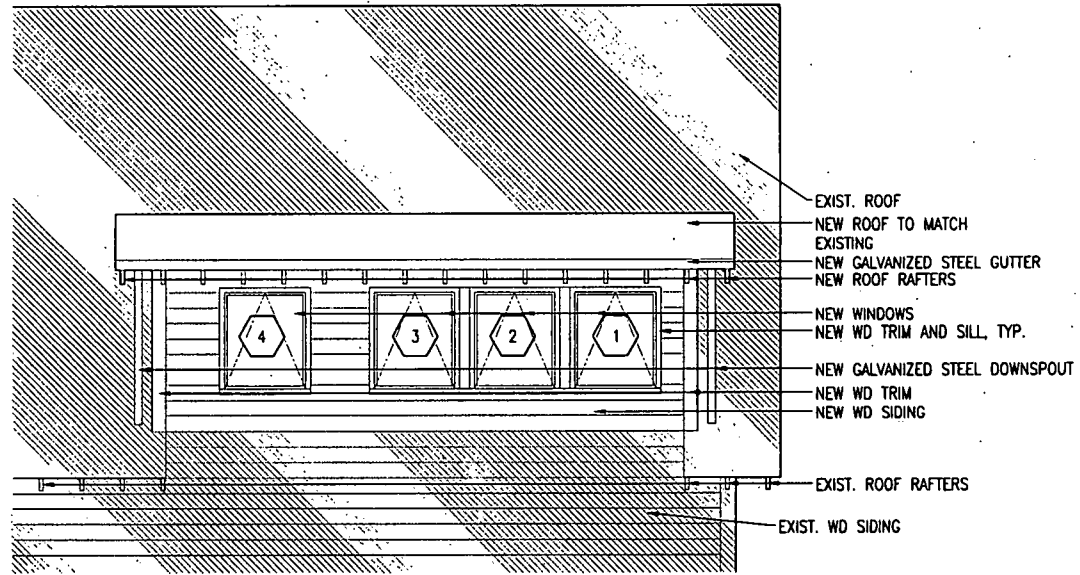
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REGISTRATION

GENERAL NOTES
COVER SHEET
SCHEDULES

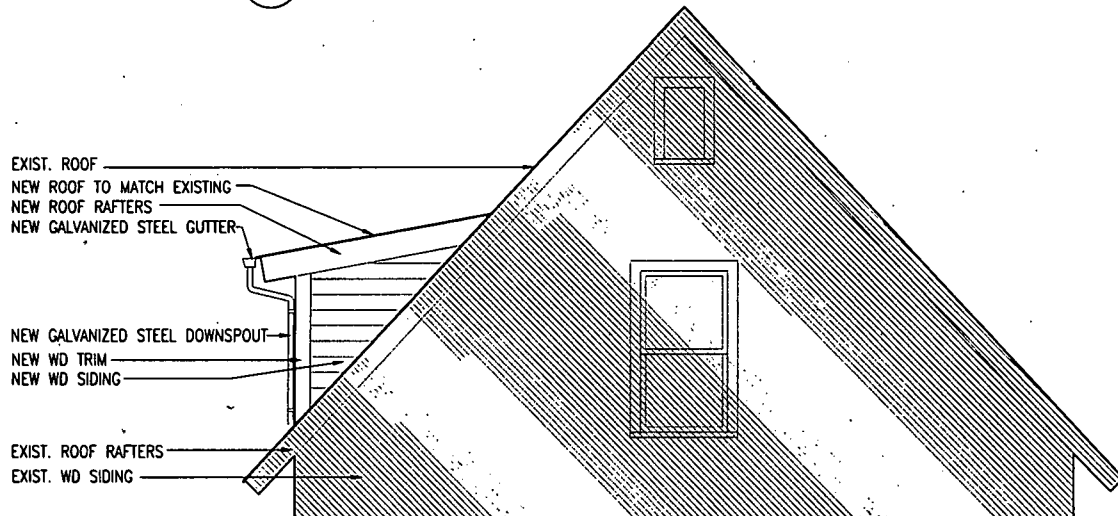
A0.2

10

whitko tobago architects
505 liberty ave.
takoma park, maryland



1 WEST ELEVATION
A2.0 1/4" = 1'-0"



2 SOUTH ELEVATION
A2.0 1/4" = 1'-0"

7426 BUFFALO AVE.
TAKOMA PARK, MD

REVIEW	9/29/2010
PERMIT	-
BD	-

DRAWN BY: WT
REGISTRATION:

BUILDING
ELEVATIONS

A2.0

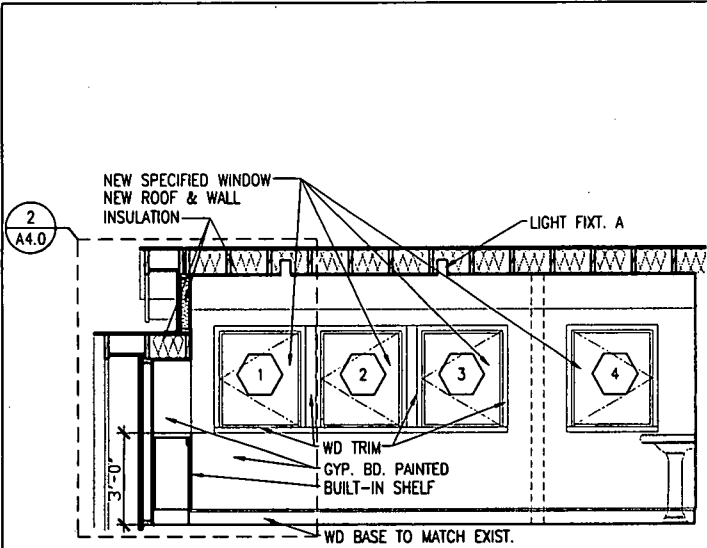
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7426 BUFFALO AVE.
 TAKOMA PARK, MD

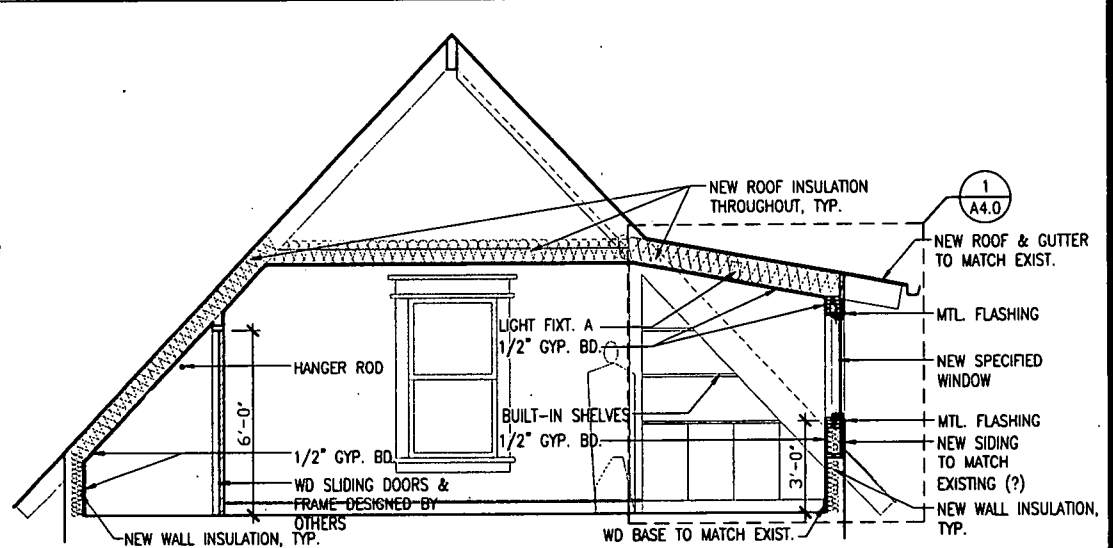
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PERMIT	-
BD	-
DRAWN BY	WT
REGISTRATION	

BUILDING SECTIONS
 &
 INT. ELEVATIONS

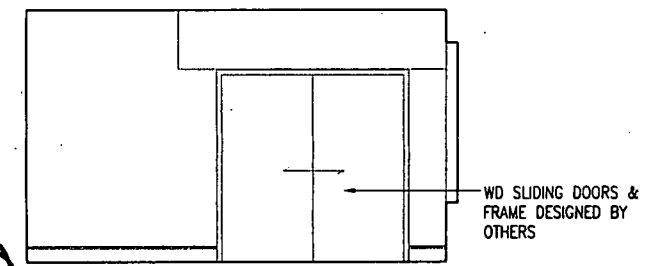
A3.0



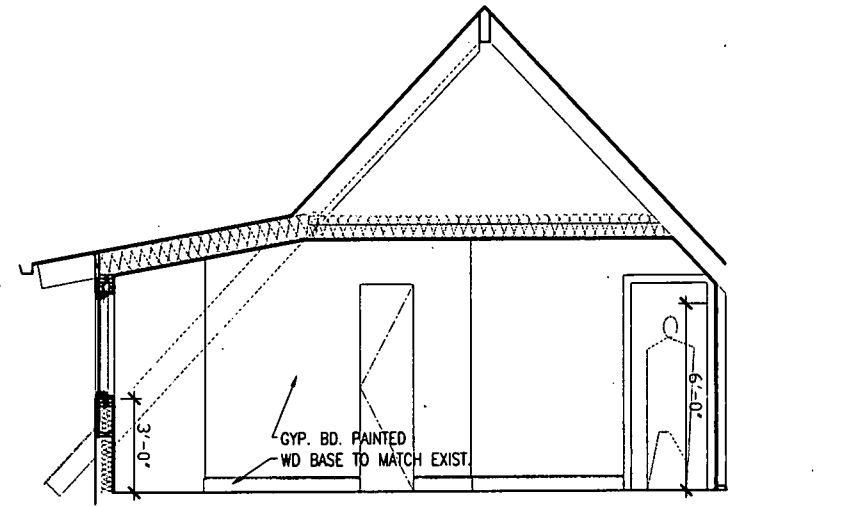
2 BUILDING SECTION & INT. ELEV. TOWARD WEST
 A3.0 1/4" = 1'-0"



1 BUILDING SECTION & INT. ELEVATION TOWARD SOUTH WALL
 A3.0 1/4" = 1'-0"



4 INTERIOR ELEVATION TOWARD EAST WALL
 A3.0 1/4" = 1'-0"



3 BUILDING SECTION & INT. ELEVATION TOWARDS NORTH WALL
 A3.0 1/4" = 1'-0"

*SEE 1/A2.0 FOR TYPICAL NOTES AND DIMENSIONS.

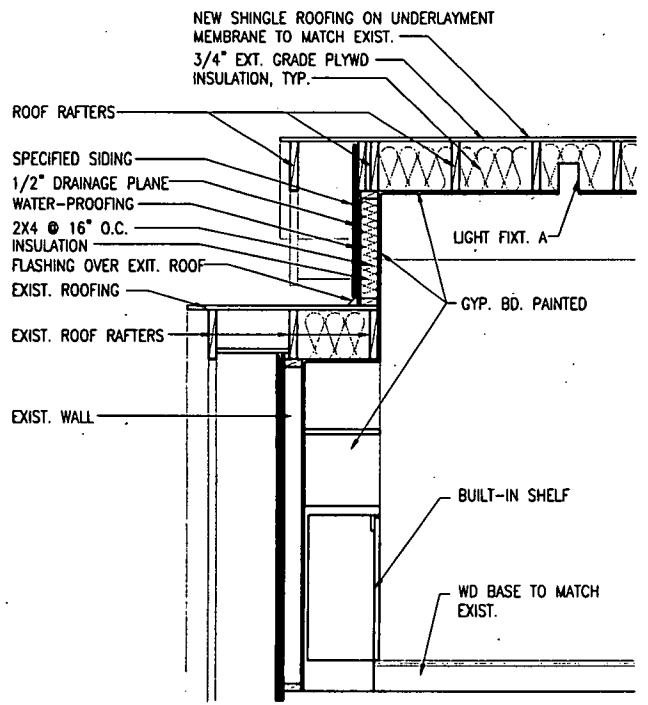
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7426 BUFFALO AVE.
TAKOMA PARK, MD

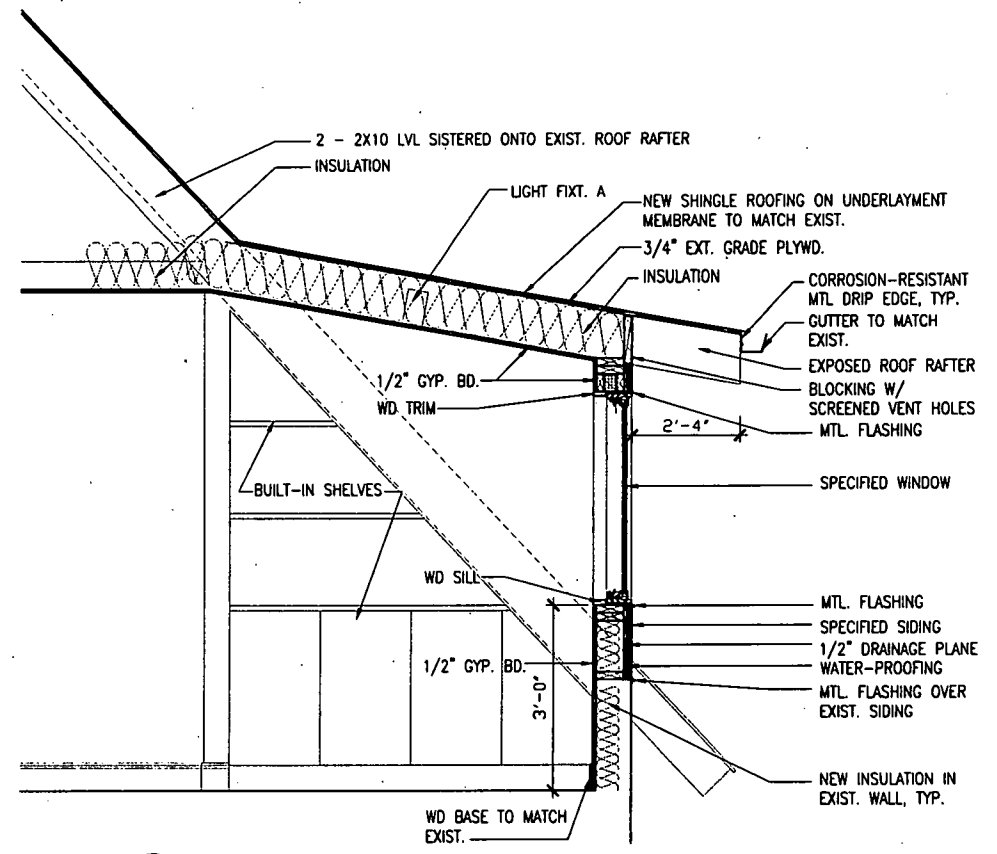
REVIEW	9/20/2010
PERMIT	-
NO	-
DATE	-
BY	-
DRAWN BY	WT
RESTRICTION	-

WALL SECTIONS

A4.0

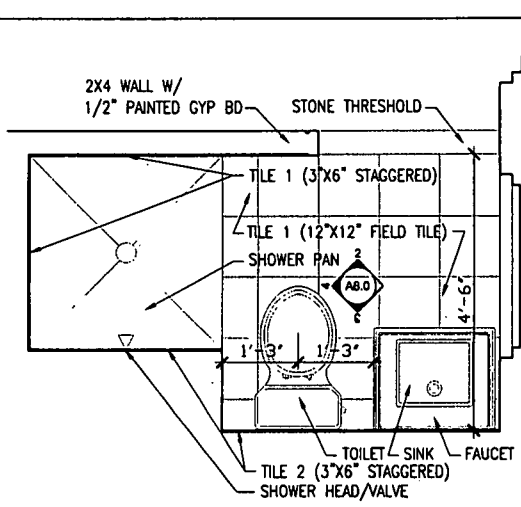


2 WALL SECTION
A4.0 1/2" = 1'-0"

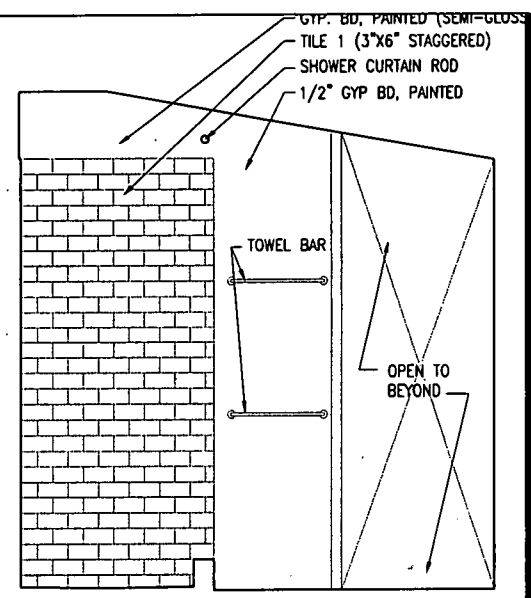


1 WALL SECTION
A4.0 1/2" = 1'-0"

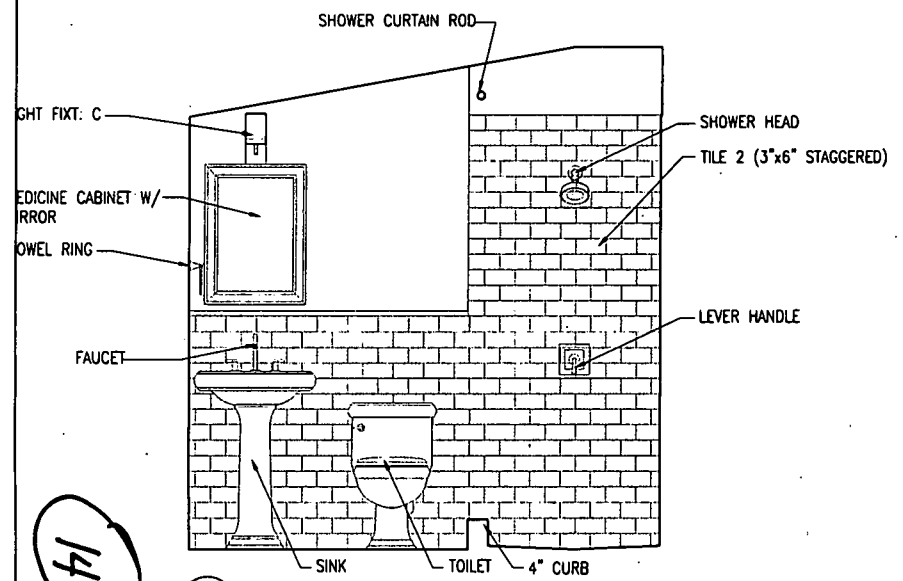
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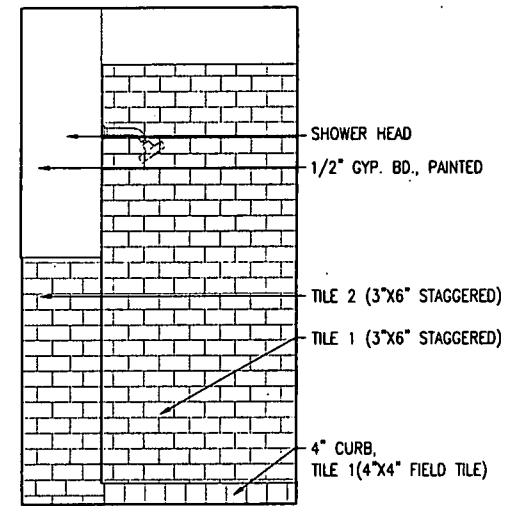
1 MASTER BATHROOM PLAN
A6.0 1/2" = 1'-0"



2 MASTER BATHROOM ELEV
A6.0 1/2" = 1'-0"



3 MASTER BATHROOM ELEV
A6.0 1/2" = 1'-0"



4 MASTER BATHROOM ELEV
A6.0 1/2" = 1'-0"

whitlock tsunaga architecture
309 edbury ave.
takoma park, maryland

7426 BUFFALO AVE.
TAKOMA PARK, MD

REVIEW	9/20/2010
PERMIT	-
BD	-
DRAWN BY	WT

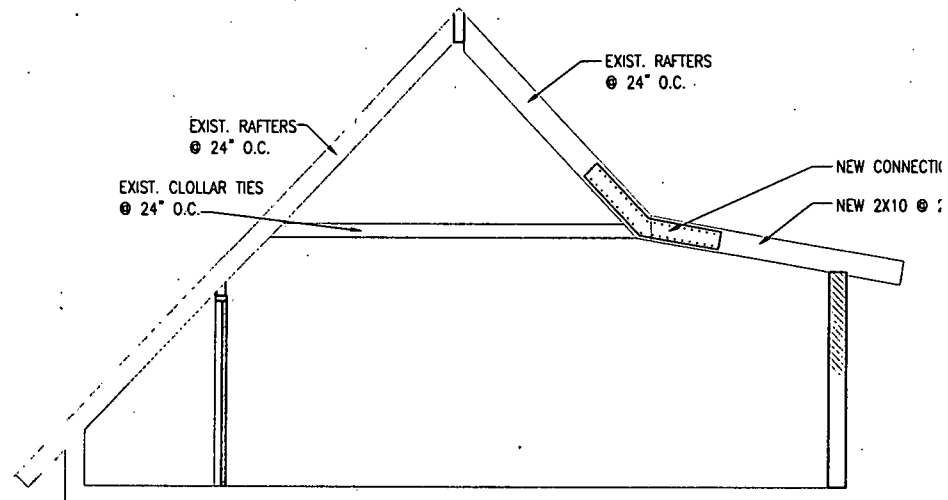
REGISTRATION

SHOWER ROOM
DETAILS

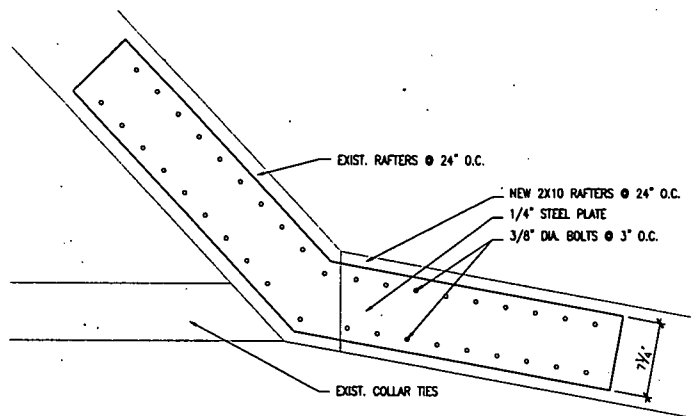
A6.0

Wolke Takano Architects
500 Liberty Ave.
Takoma Park, Maryland

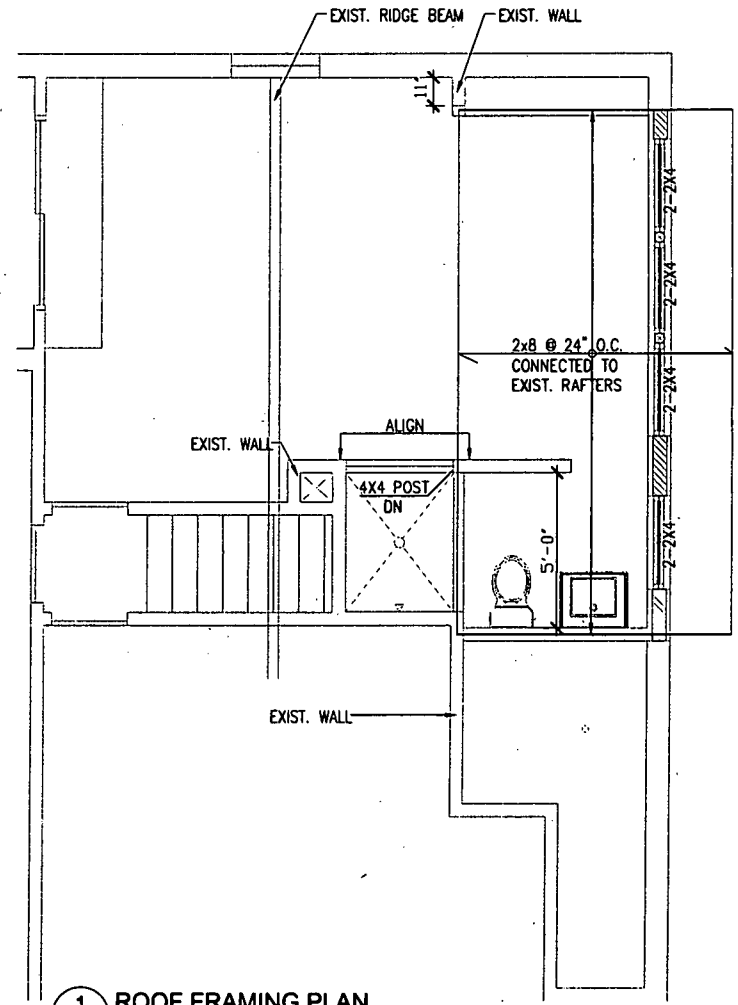
7426 BUFFALO AVE.
TAKOMA PARK, MD



2 ROOF FRAMING SECTION
S2 1/4" = 1'-0"



3 ROOF FRAMING CONNECTION DETAIL
S2 1 1/2" = 1'-0"



1 ROOF FRAMING PLAN
S2 1/4" = 1'-0"

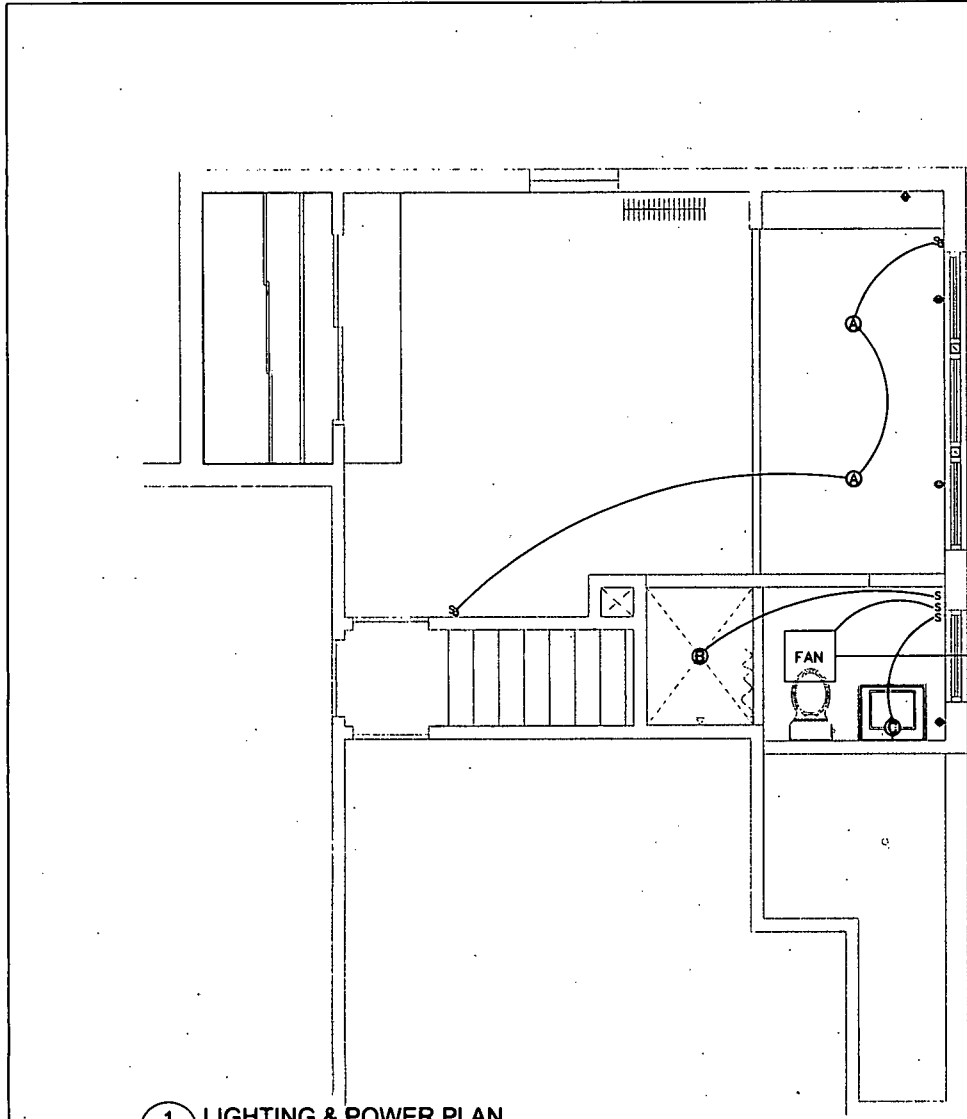
2X4 @ 16" O.C.

REVIEW	9/20/2010
PERMIT	
NO	
DRAWN BY	WT
	REGISTRATION

FRAMING PLAN & SECTION

S2

91



1 LIGHTING & POWER PLAN
E1 1/4" = 1'-0"

13

LIGHTING KEY:

SYMBOL	MANUFACTURER	DESCRIPTION	LAMP(S)	FINISH	SHOWN IN L.S.	ROUTING	LOCATION REMARKS
Ⓐ	TBD	RECESSED DOWNLIGHT	INCANDESCENT	WHITE	YES	REQUIRED	
Ⓑ	TBD	RECESSED DOWNLIGHT FOR NET AREA	INCANDESCENT	WHITE	YES	REQUIRED	POWER
Ⓒ	TBD	WALL BOSS	INCANDESCENT	WHITE	YES	WALL	SEE

NOTES:

- S SINGLE POLE TOGGLE SWITCH, 120V, 15 OR 20 AMP, +48" A.F.F.
- S1 THREE WAY SWITCH 120V 15 OR 20 AMP, +48" A.F.F.
- Ⓛ DUPLEX RECEPTACLE, 120V, 15 OR 20 AMP, +48" A.F.F.
- Ⓛ DUPLEX RECEPTACLE ABOVE COUNTER 120V, 20 AMP, +48" A.F.F.
- Ⓛ DUPLEX RECEPTACLE 1/2" BUILT IN GROUND FAULT PROTECTION 20 AMP, 120V, +48" U.O.M.

urbano takanaga architects
505 ebony on
takoma park, maryland

7426 BUFFALO AVE.
TAKOMA PARK, MD

REVIEW 9/22/2010

PERMIT

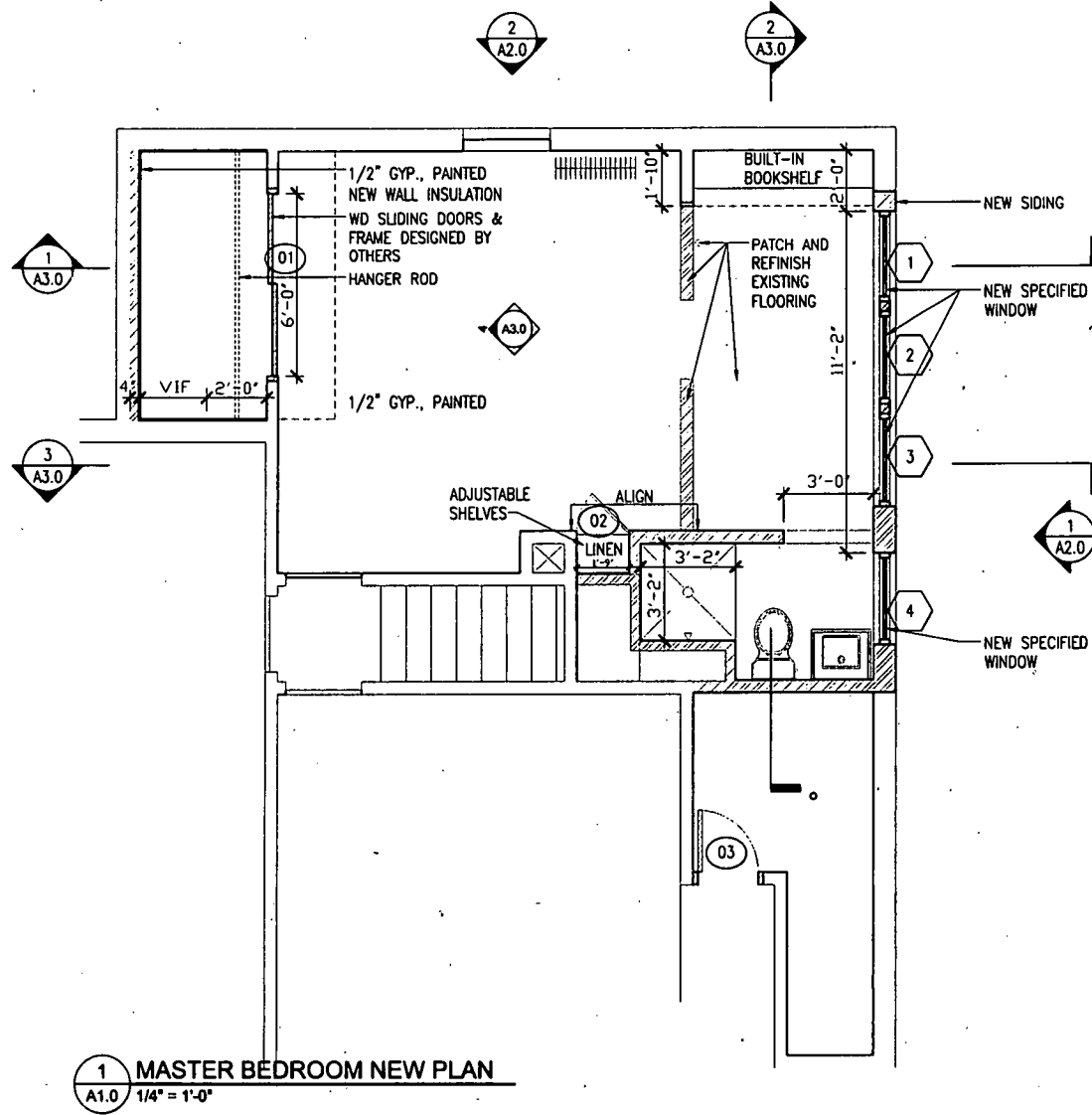
BD

DESIGN BY WT

REGISTRATION

LIGHTING
&
POWER PLAN

E1



REVIEW	9/20/2010
PERMIT	-
END	-

DESIGN BY	WT

MASTER BEDROOM
NEW PLAN

1 MASTER BEDROOM NEW PLAN
A1.0 1/4" = 1'-0"

▨ TO BE NEWLY CONSTRUCTED

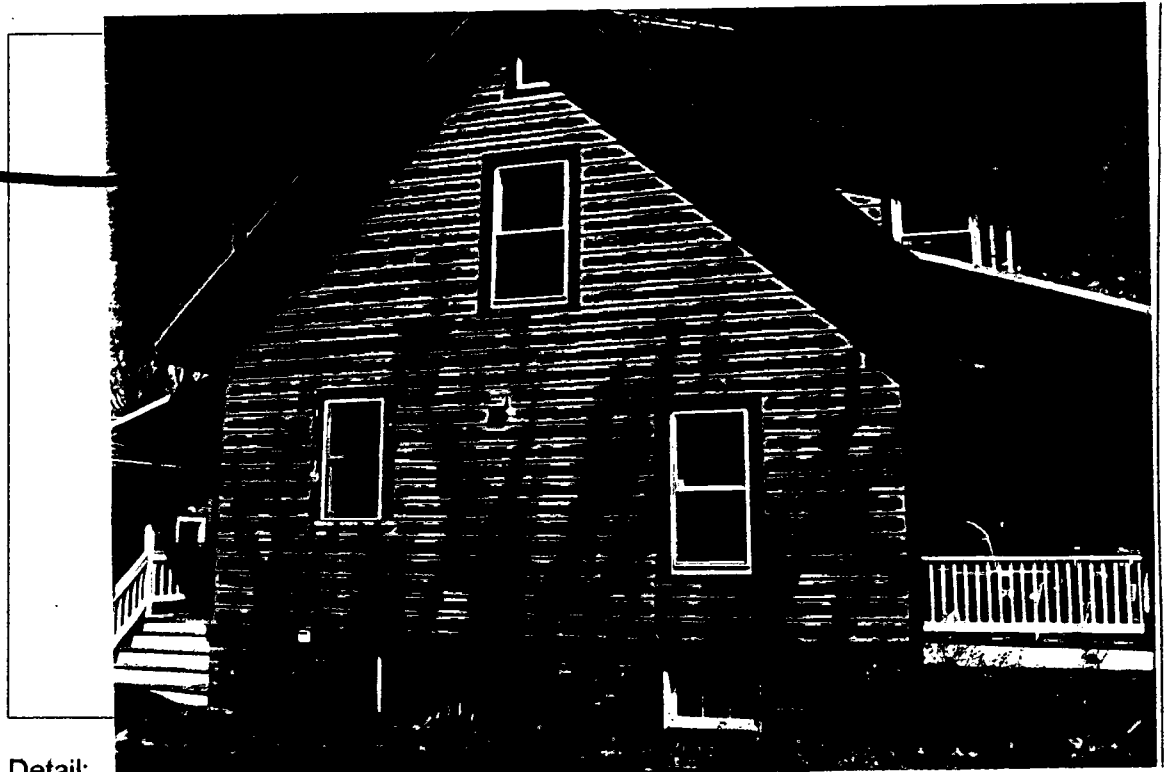
6

A1.0



Detail: FRONT OF HOUSE SE view

PROPOSED
DORMER
LOCATION



Detail: view from South Dormer visible upper left

Applicant: Alan Hill

Page: L172

(20)

Existing P



Detail: FROM NE standing on NY ave Not visible from here

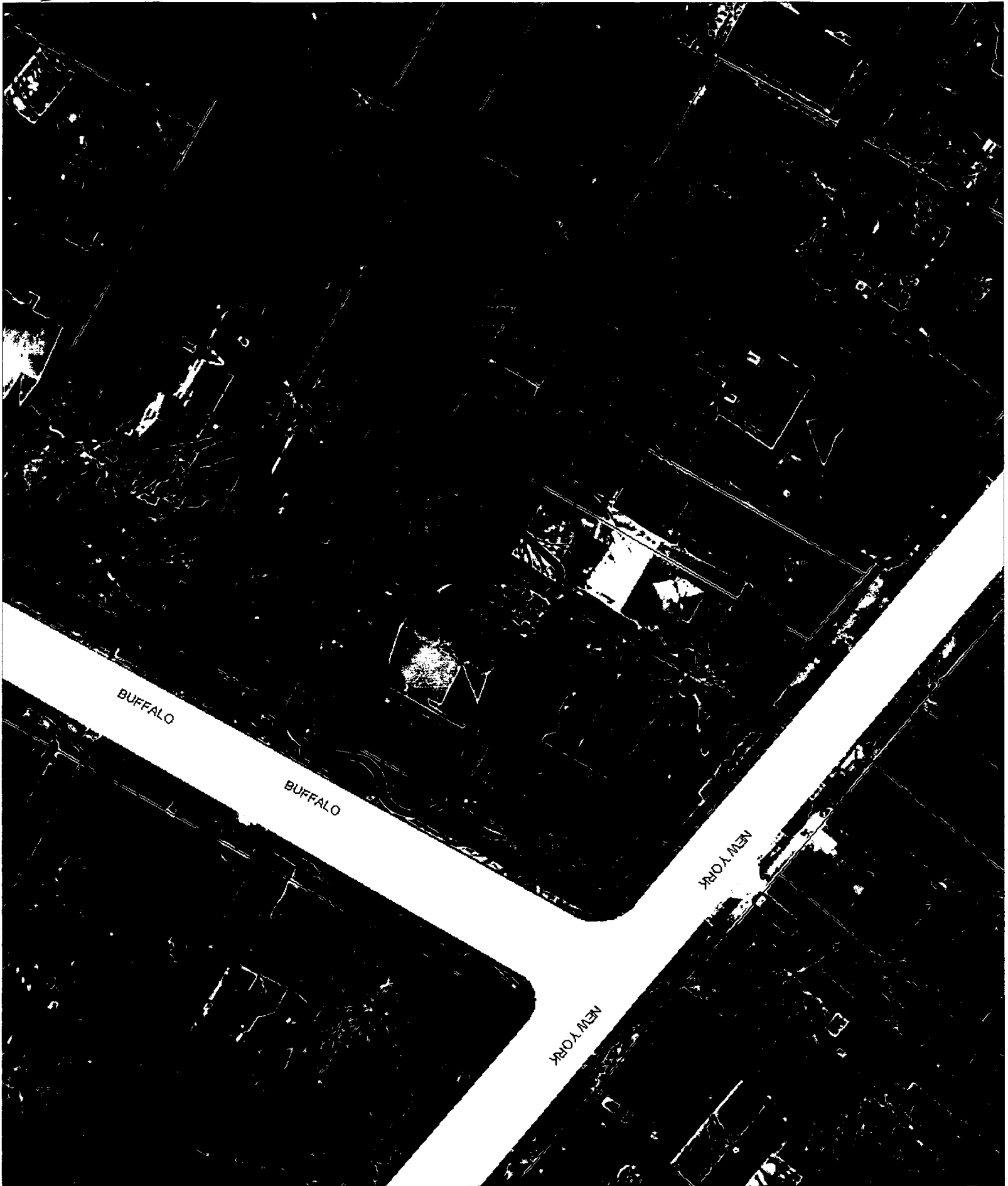


Detail: view from North Porch is above porch roof. This is the back of the house

Applicant: Alan Hill

Page: 272

22





Detail: FRONT OF HOUSE SE view



Detail: view from South Downer visible upper left

Applicant: Alan Hill

left

Existing P



Detail: FROM NE standing on N Y ave Not visible from here



Detail:

view from North Dormer is above porch roof - This is the back of the house

Applicant:

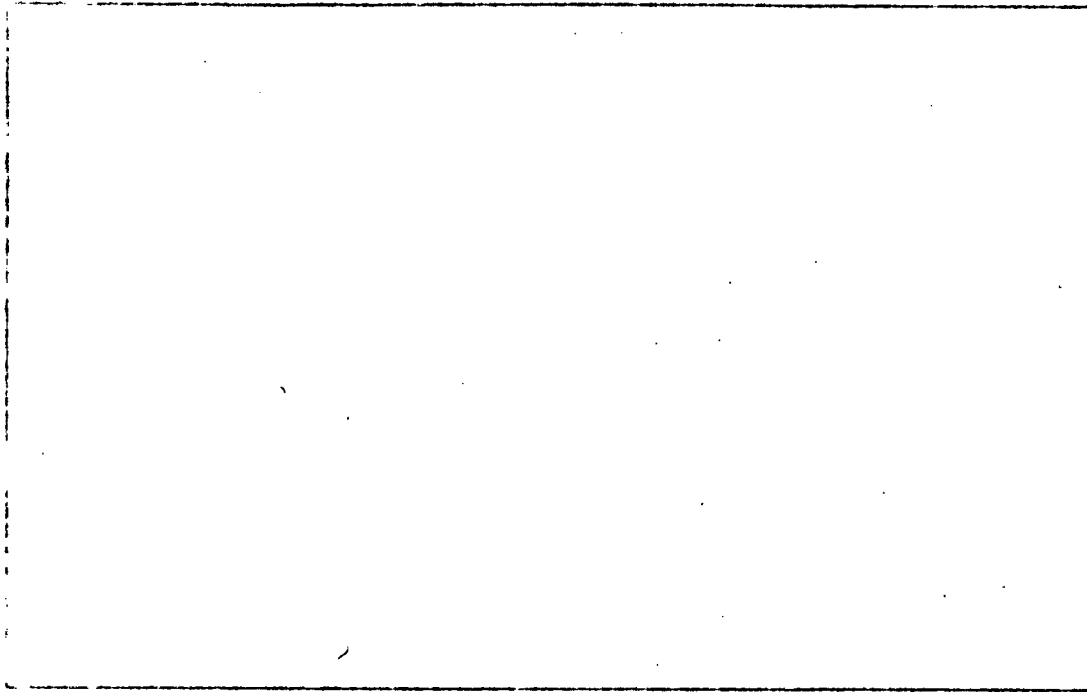
Alan Hill

Page: 272

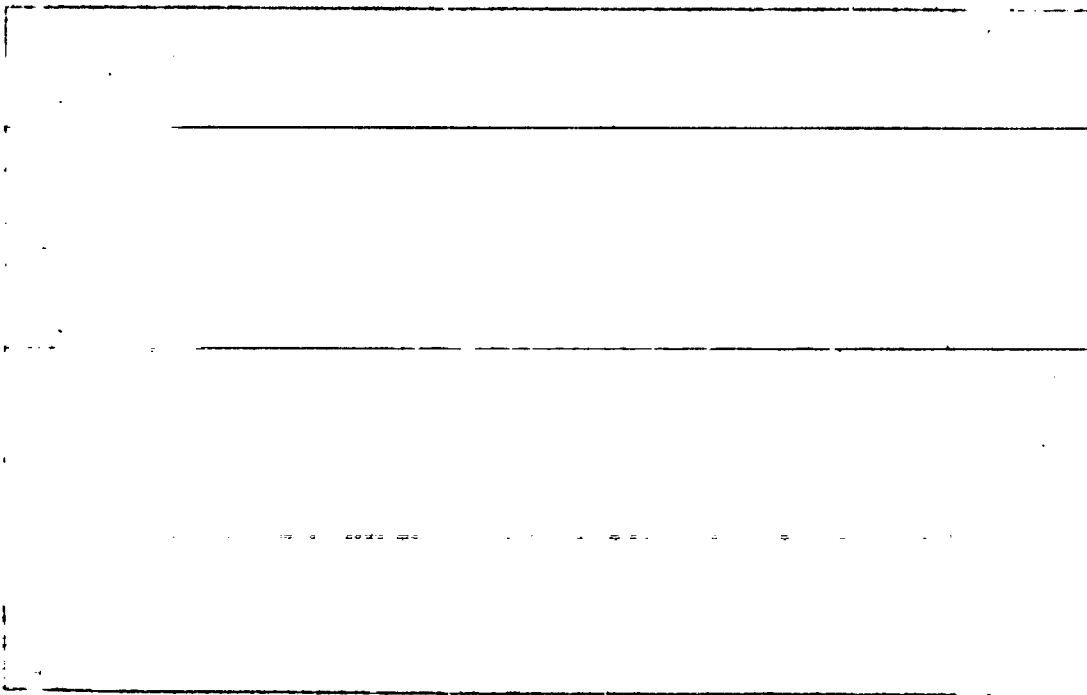
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Detail:



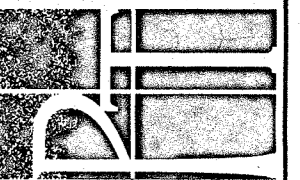
Detail:



Erzeuge Projekt Condition Photoeizyme (dupliziere es needed)



REAR ELEVATION



6320 Wiccasset Road
Bethesda, MD 20816
301-320-1580
Fax - 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date

Scale

Drawn

Job

Sheet



Of Sheets

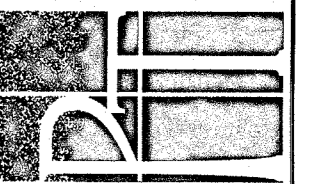
Job

Sheet





RIGHT SIDE ELEVATION



6320 Wiscasset Road
 Bethesda, MD 20816
 301-320-1580
 Fax— 301-320-1581
 Paul.Treseder@verizon.net

Paul Treseder
 Architect AIA

Date

Scale

Drawn

Job

Sheet

Of

3
 Sheets

RIGHT SIDE ELEVATION

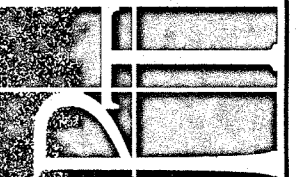
Job

Sheet

3



FRONT ELEVATION



6320 Wicaccaset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date

Scale

Drawn

Job

Sheet

Of

2

Sheets

Job

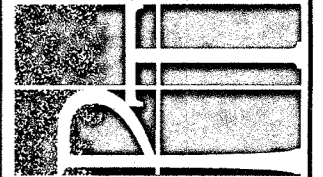
Sheet

2

FRONT ELEVATION



EXISTING REAR ELEVATION



6320 Wiccasset Road
Bethesda, MD 20816
301-320-1580
Fax- 301-320-1581
Paul.Tresseder@verizon.net

Paul Tresseder
Architect AIA

Date 10-24-07

Scale

Drawn

Job

Sheet



Of Sheets

Job

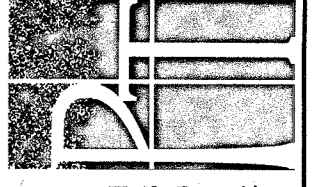
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Of Sheets



EXISTING LEFT SIDE ELEVATION

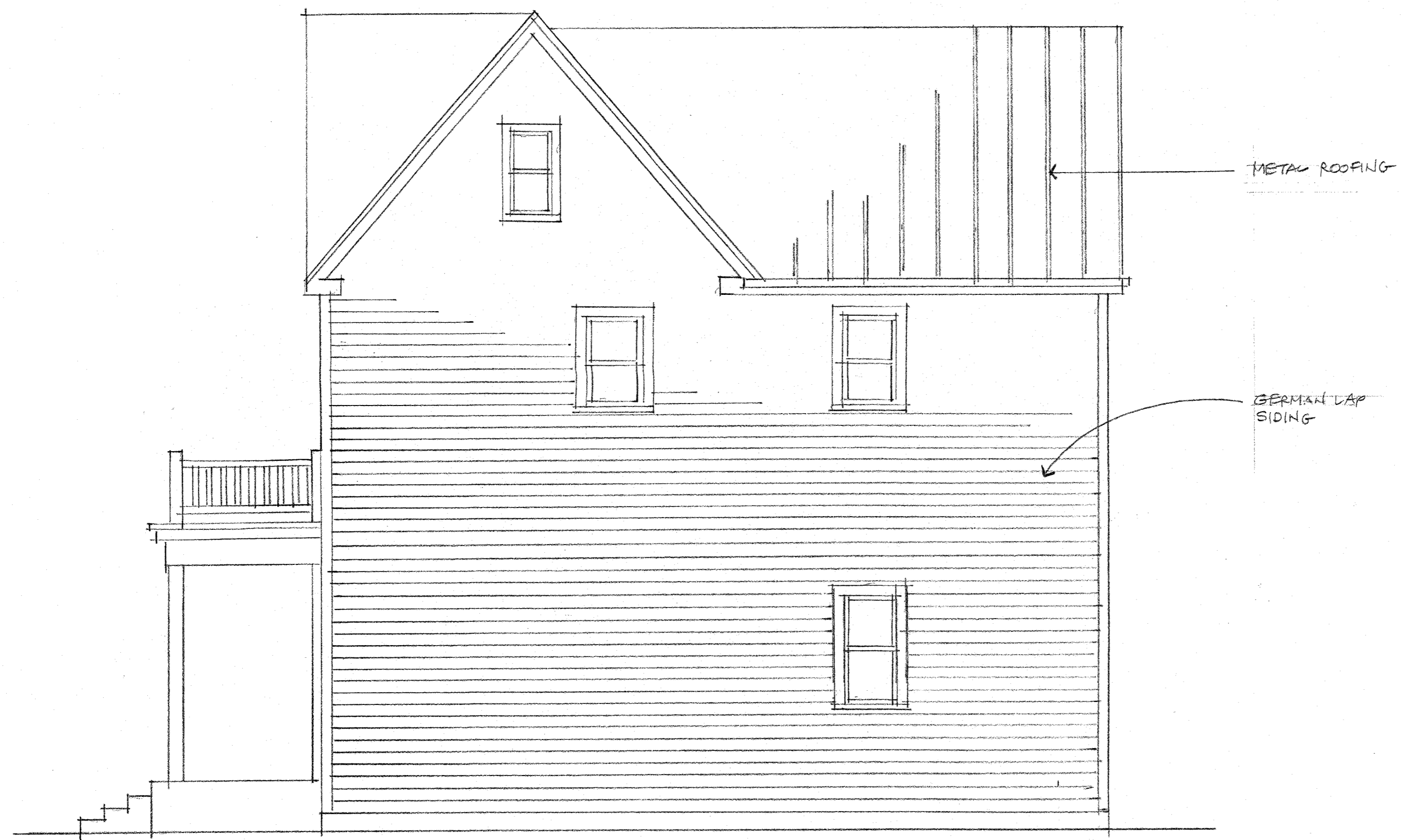


6320 Wiscasset Road
Bethesda, MD 20816
301-320-1560
301-320-1561
Paul.Treseder@verizon.net

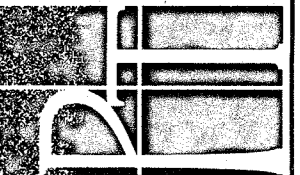
Paul Treseder
Architect AIA

Date	10-24-07
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

Job	
Sheet	



EXISTING RIGHT SIDE ELEVATION



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax - 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

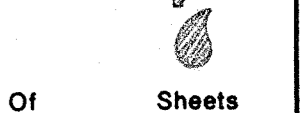
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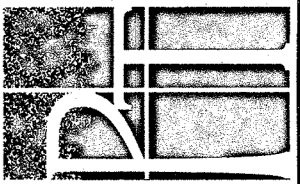
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EXISTING FRONT ELEVATION



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date 10.24.07

Scale

Drawn

Job

Sheet

Of

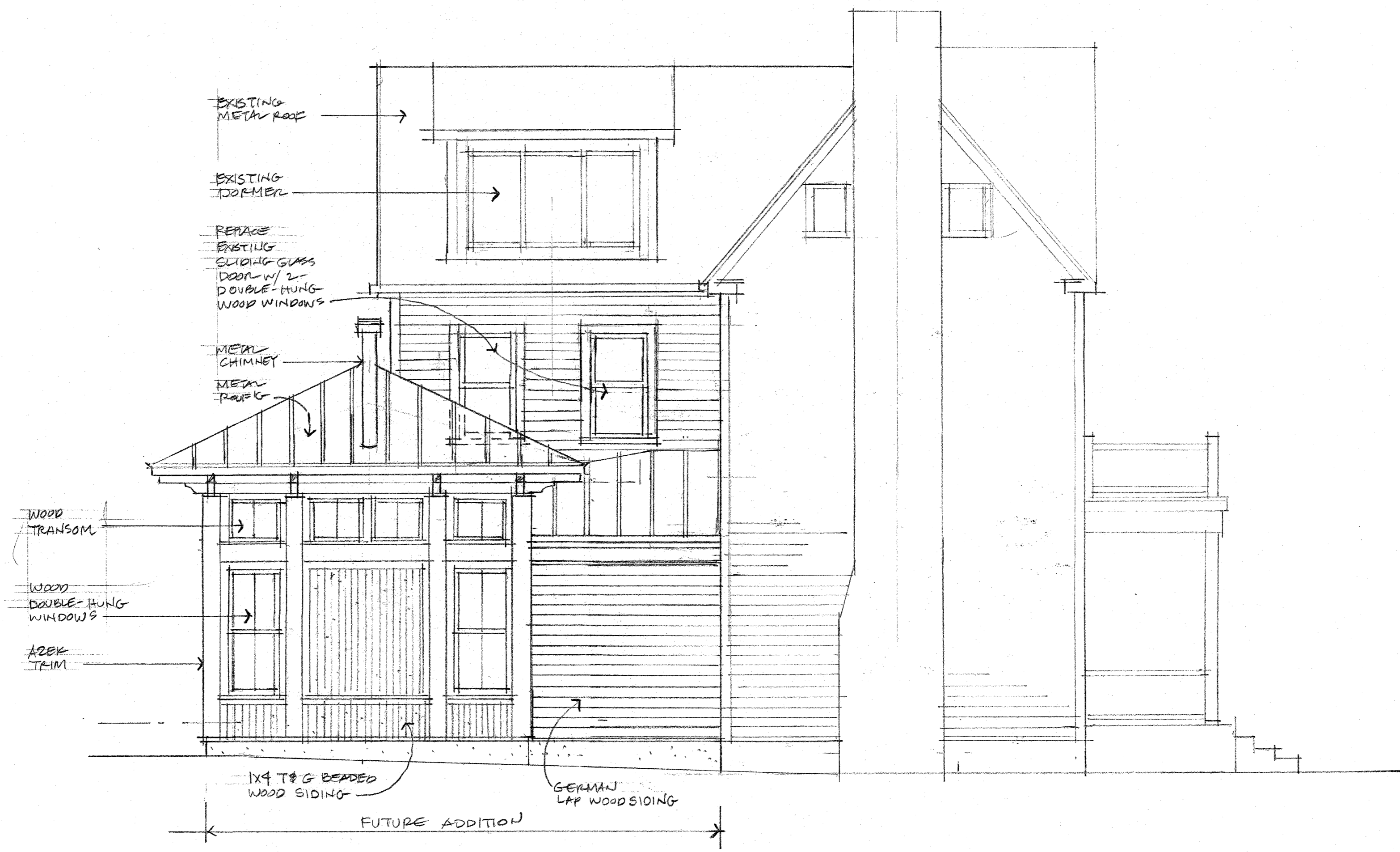


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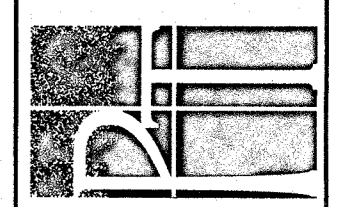
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LEFT SIDE ELEVATION

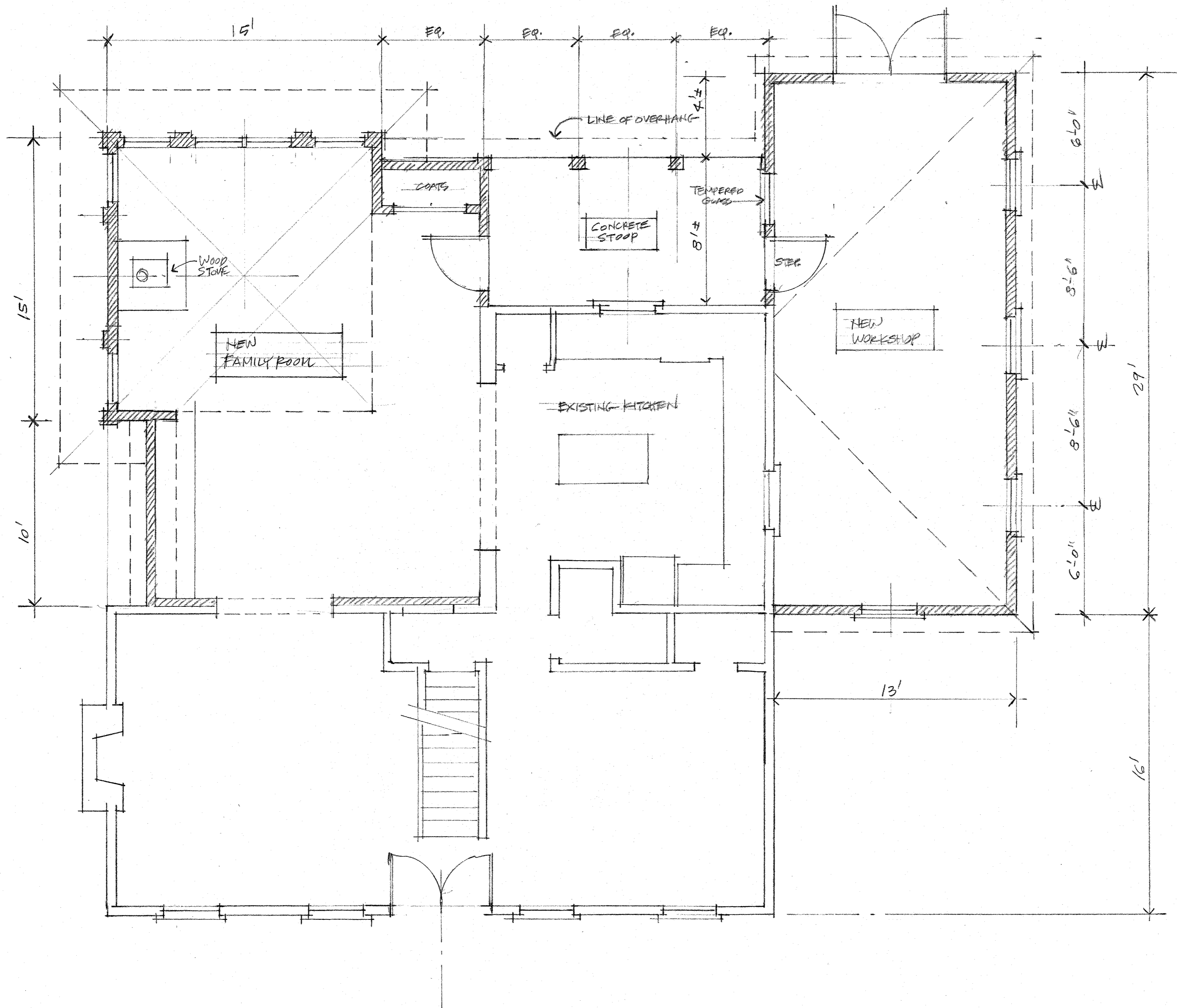


6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

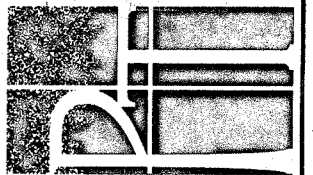
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Scale	
Drawn	
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Sheet	5
Of	Sheets

Job	
Sheet	5



FLOOR PLAN

CHABUK RESIDENCE
 2309 LINDEN LANE, SILVER SPRING MD



6320 Wiscasset Road
 Bethesda, MD 20816
 301-320-1580
 Fax - 301-320-1581
 Paul.Treseder@verizon.net

Paul Treseder
 Architect AIA

Date	
Scale	
Drawn	
Job	
Sheet	1
Of	Sheets

FLOOR PLAN

Job	
Sheet	1

12/07

wakako tokunaga architecture
509 albany ave.
takoma park, maryland

CONTACT INFORMATION

OWNER

DIANE BARTZ
7426 BUFFALO AVE.
TAKOMA PARK, MD 20912
TEL: -----

ARCHITECT

WAKAKO TOKUNAGA
WAKAKO TOKUNAGA ARCHITECTURE
509 ALBANY AVENUE
TAKOMA PARK, MD 20912
TEL: 202.320.3867

STRUCTURAL ENGINEERS

MGV CONSULTING STRUCTURAL ENGINEERS
6239 EXECUTIVE BLVD.
NORTH BETHESDA, MD 20852
TEL: 301.816.0648

LIST OF DRAWINGS

- A0.1 COVER SHEET
- A0.2 GENERAL NOTES & SCHEDULES
- A0.3 MASTER BEDROOM DEMO PLAN

- A1.0 WATER BEDROOM NEW PLAN (1/4"=1'-0")
- A2.0 BUILDING ELEVATIONS (1/4"=1'-0")
- A3.0 BUILDING SECTIONS & INT. ELEVATIONS (1/4"=1'-0")
- A4.0 WALL SECTIONS (1/2"=1'-0")

- A6.0 SHOWER ROOM DETAILS (1/2"=1'-0")

- S1 STRUCTURAL NOTES
- S2 FRAMING PLAN & SECTION
- E1.0 LIGHTING & POWER PLAN

PROJECT DATA

PROJECT NAME: 7426 BUFFALO AVE.
MASTER BEDROOM RENOVATION
PROJECT ADDRESS: 7426 BUFFALO AVE.
TAKOMA PARK, MD
SECTION: -
LOT: -
PROPOSED PROJECT: BEDROOM RENOVATION
ZONING - R60
LOT AREA: 6,000 SF
MINIMUM REQUIRED: NA
PROVIDED: NA
BUILDING HEIGHT: MAXIMUM ALLOWABLE, 2.5 STORIES
PROVIDED: NA
LOT OCCUPANCY: MAXIMUM ALLOWABLE
PROPOSED: NA
SET BACK: REQUIRED PROVIDED
FRONT: 25 FEET NA
REAR: 20 FEET NA
SIDE: 25 FEET TOTAL NA

SYMBOLS

- ROOM NUMBER
- DOOR SYMBOL & DOOR TYPE NUMBER
- WINDOW DESIGNATION
- PARTITION TYPE REFER TO A0.3 FOR WALL TYPES
- PLAN NOTES
- PLAN/SECTION DETAIL
- ELEVATION
- SECTION

CODE

BUILDING CODE EDITION: IRC 2006
USE GROUP: SINGLE FAMILY

REGISTRATION

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 15793, expiration date 5/6/2011.

7426 BUFFALO AVE.
RENOVATION

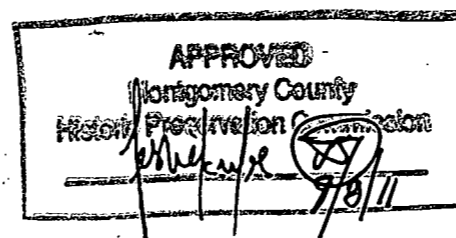
REVIEW	9/20/2010
PERMIT	-
BID	-

DRAWN BY: WT

REGISTRATION

COVER SHEET

A0.1

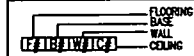


GENERAL CONDITIONS

1. PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION UNLESS OTHERWISE AGREED UPON. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.
2. UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE A.I.A. DOCUMENT A201, 1997.
3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.
4. POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
5. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE TENANT ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.
7. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/OR SIZES. WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
8. SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.
9. NOTIFY ARCHITECT FOR REVIEW OF PARTITION CHALK LINE LAYOUT FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS UNTIL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINAL SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY NOTIFY ARCHITECT IF ANY CONFLICTS ARE FOUND. DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS.
10. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.
11. REVIEW DOCUMENTS, VERIFY DIMENSIONS, CEILING TO SLAB CLEARANCES AND ALL FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDPABLE AS SHOWN. REPORT ANY CONFLICT OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
12. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
13. COORDINATE WORK WITH BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES AND BUILDING ACCESS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
14. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

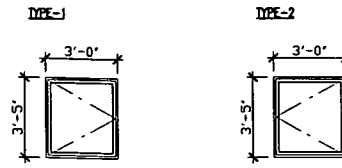
FINISH SCHEDULE

FINISH	DESCRIPTION	MANUFACTURER	SPECIFICATION/ COLOR	NOTES
F1	CONCRETE STAIN	T.B.D.		COLOR TO BE SELECTED BY OWNER
B1	WOOD BASE	T.B.D.	4" HIGH WOOD BASE	MATCH EXISTING
W1	NO LAMINATE	T.B.D.		COLOR TO BE SELECTED BY OWNER
C1	CEILING- PAINT	DURON	FLAT ACRYLIC- WHITE	COLOR TO BE SELECTED BY OWNER

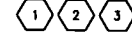


1. REFER TO PROJECT SPECIFICATION
2. SEE FLOOR PLANS FOR FINISH

WINDOW TYPES/SCHEDULE



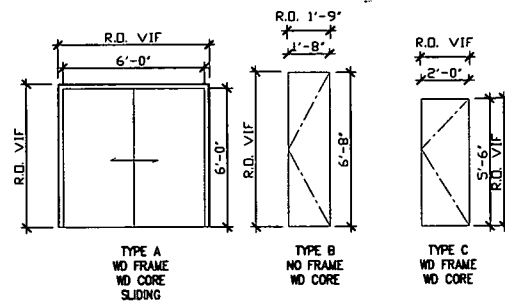
CASEMENT



CASEMENT



DOOR TYPE



DOOR SCHEDULE

DOOR NO.	TYPE	DOOR SIZE		FINISH	FRAME	HDWARE	LOCATION	REMARKS
01	A	2x 3'-0"	6'-0"	TBD	WOOD		CLOSET	SLIDING
02	B	1'-8"	6'-8"	TBD	NA		LINEN CLOSET	
03	C	2'-0"	5'-6"	TBD	WOOD		ATTIC	

ARCHITECTURAL NOTES

1. REVIEW GENERAL CONDITIONS NOTES BEFORE COMMENCING WORK.
2. PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS.
3. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
4. MAKE NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.
5. GYPSUM BOARD FINISHING: COMPLY WITH REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD AND WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS ALWAYS USING THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISCREPANCY.
6. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 1/2" BEADS ALONG ENDS OF GYPSUM BOARD UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED.
7. FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.
8. NOT USED
9. NOT USED
10. NOT USED
11. NOT USED
12. NOT USED
13. PROVIDE BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.
14. NOT USED
15. ALL EXPOSED WALL SURFACES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH AS SHOWN IN FINISH FLOOR PLANS.
16. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT.

REGISTRATION

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 15793, expiration date 5/6/2011.

GENERAL NOTES COVER & SHEET SCHEDULES

A0.2

wakako takunaga architecture
 509 albany ave.
 takoma park, maryland

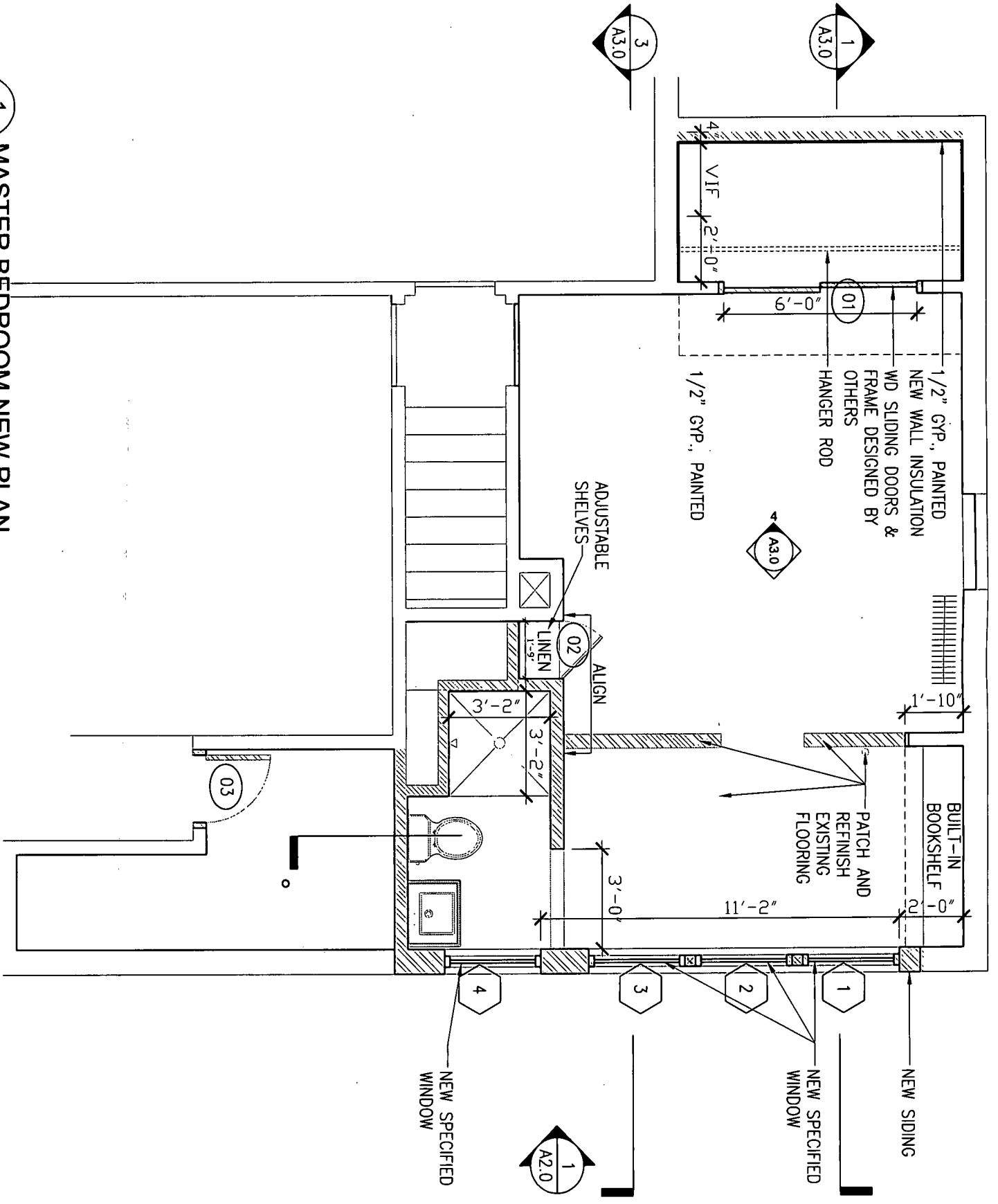
7426 BUFFALO AVE.
 RENOVATION

REVIEW	9/20/2010
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REGISTRATION

GENERAL NOTES COVER & SHEET SCHEDULES

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1 MASTER BEDROOM NEW PLAN
A1.0 1/4" = 1'-0"

TO BE NEWLY CONSTRUCTED

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MASTER BEDROOM
NEW PLAN

A1.0

7426 BUFFALO AVE.
TAKOMA PARK, MD

REVIEW 9/20/2010

PERMIT -

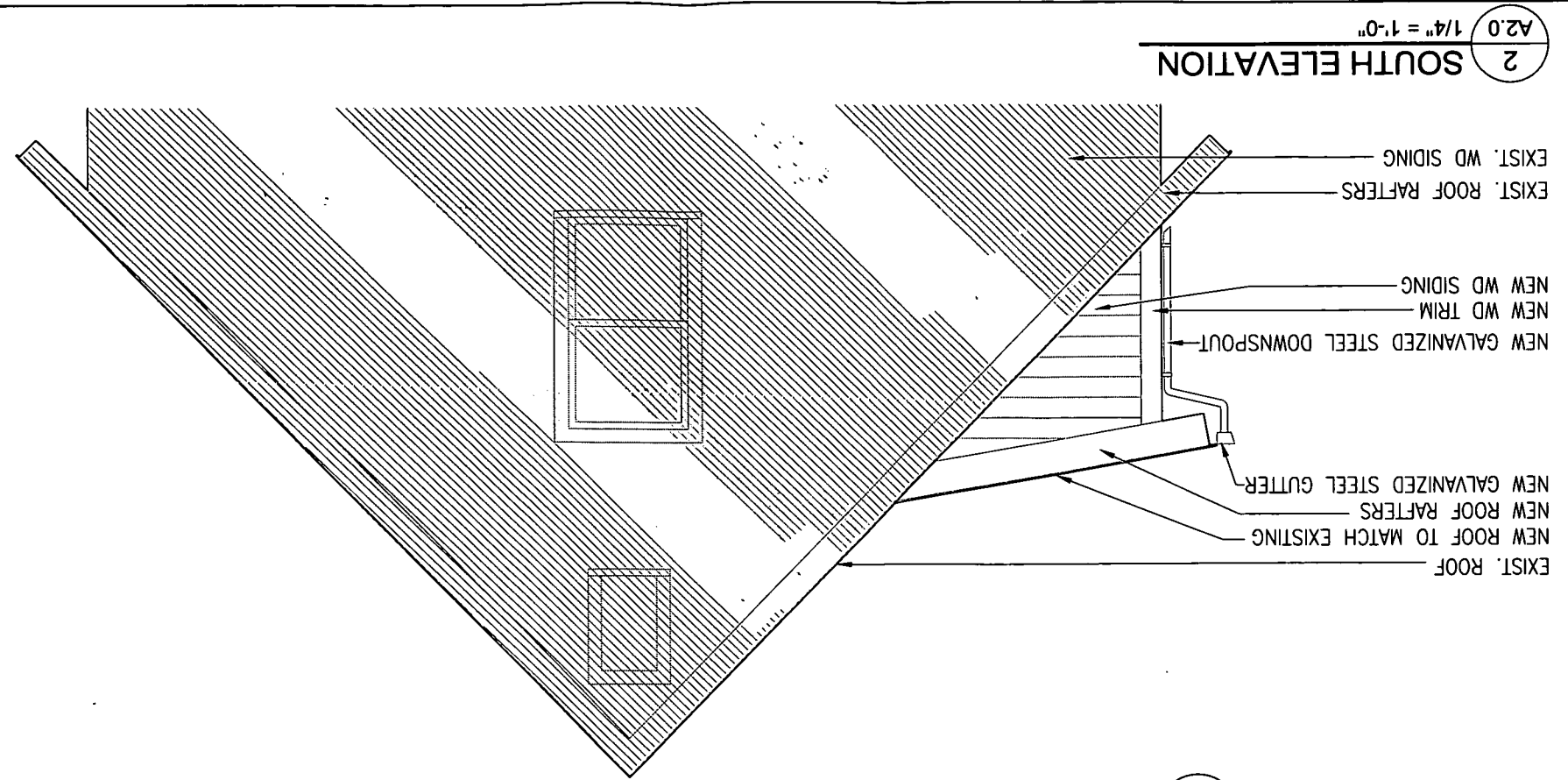
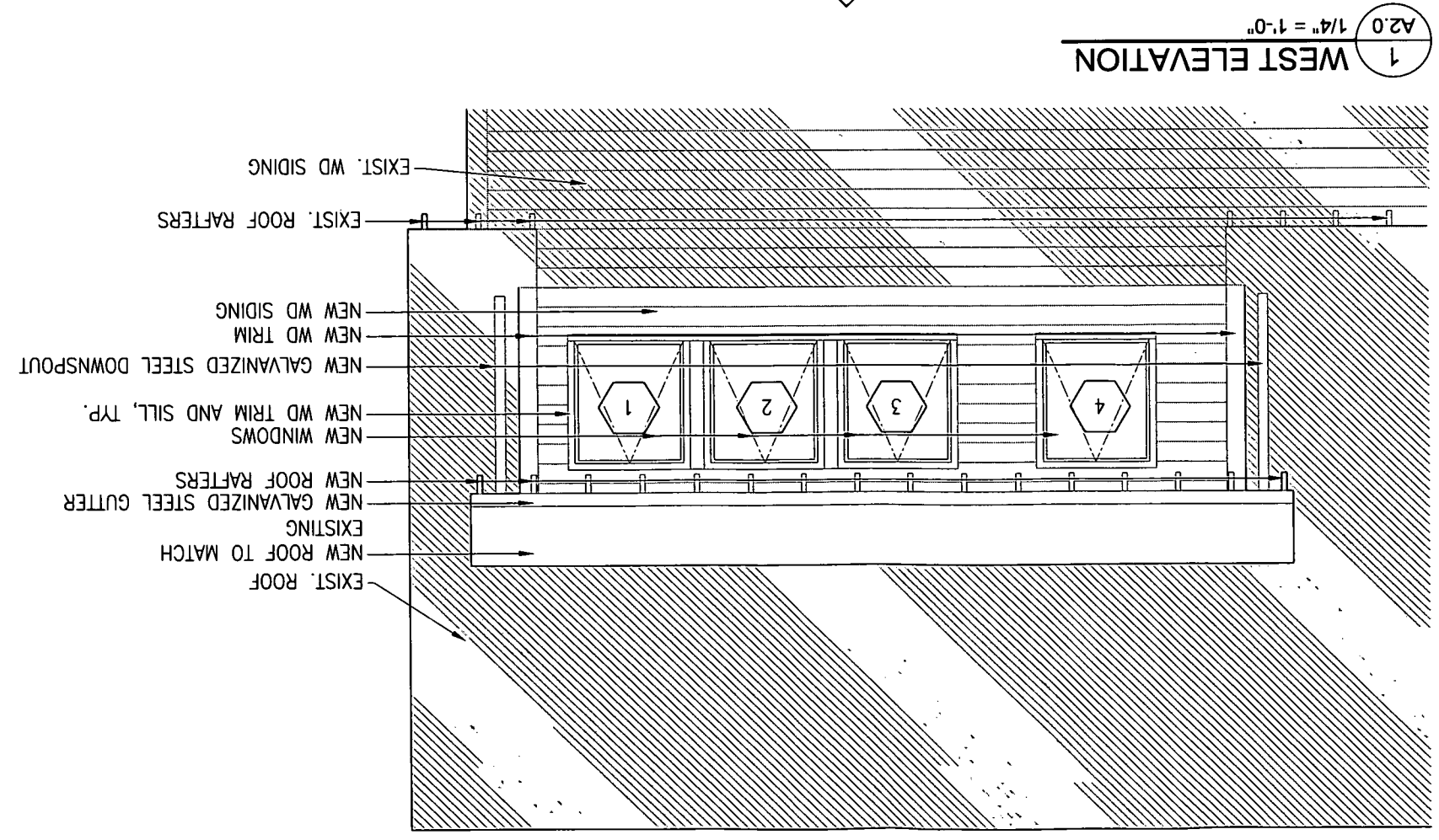
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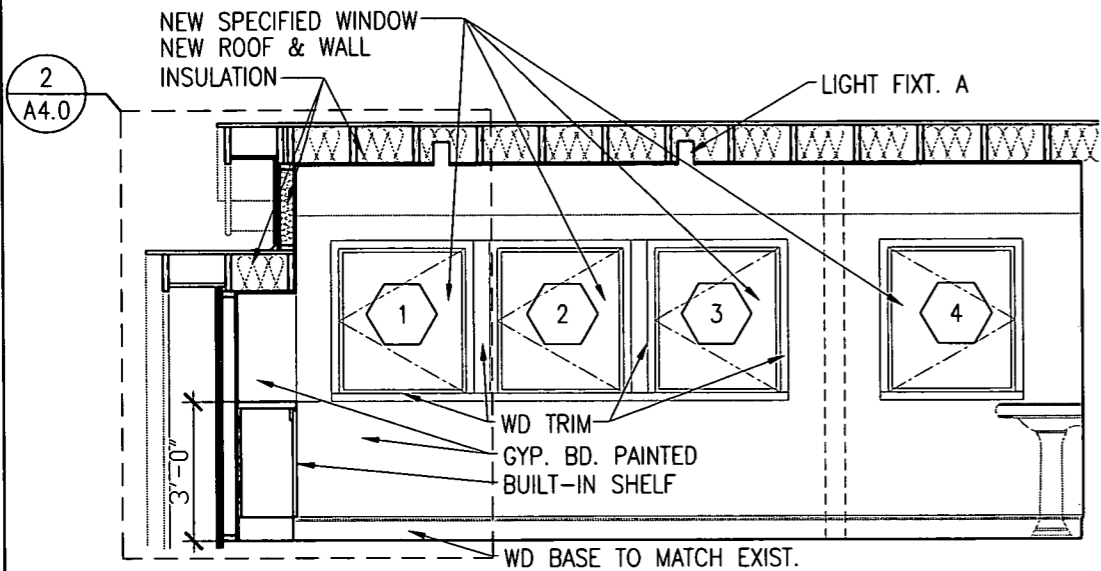
REGISTRATION

BUILDING ELEVATIONS

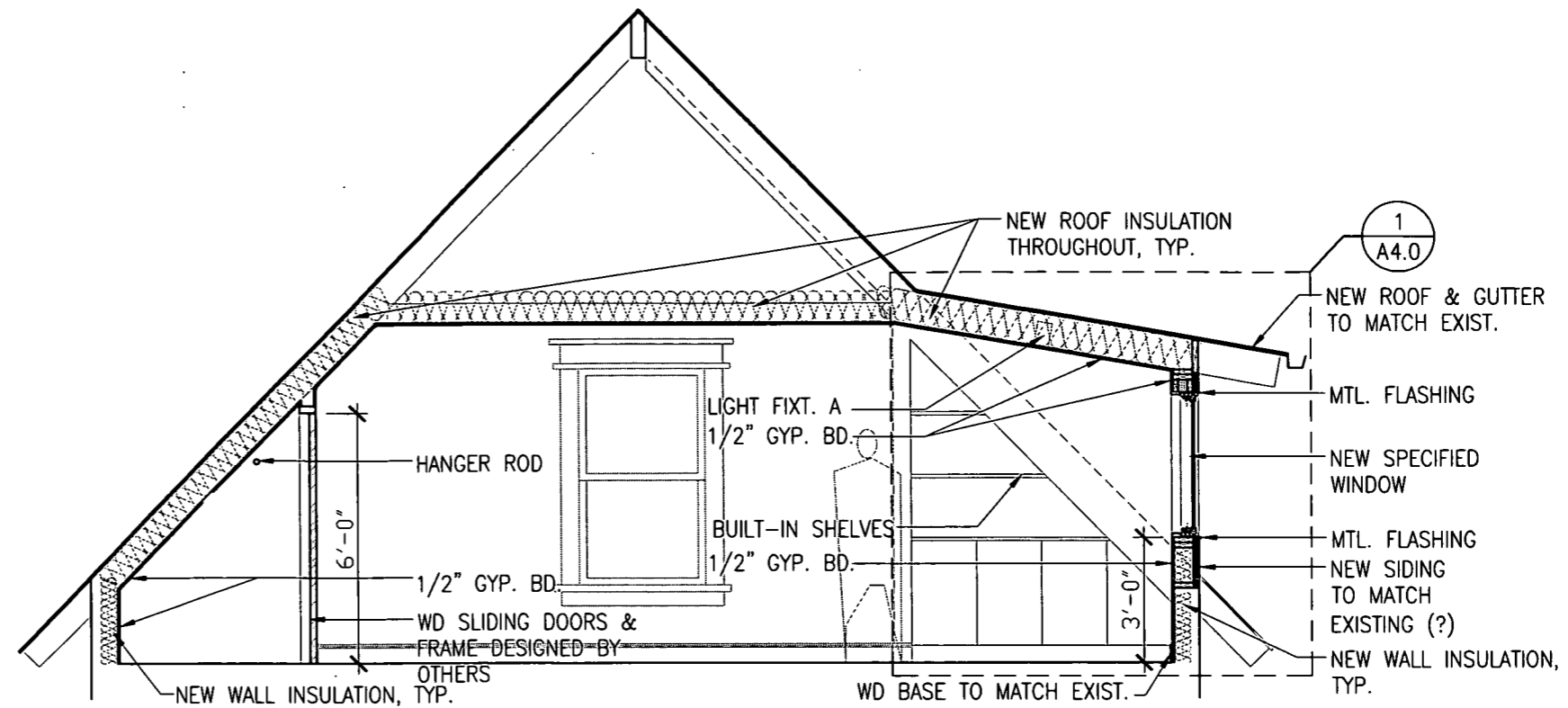
A2.0



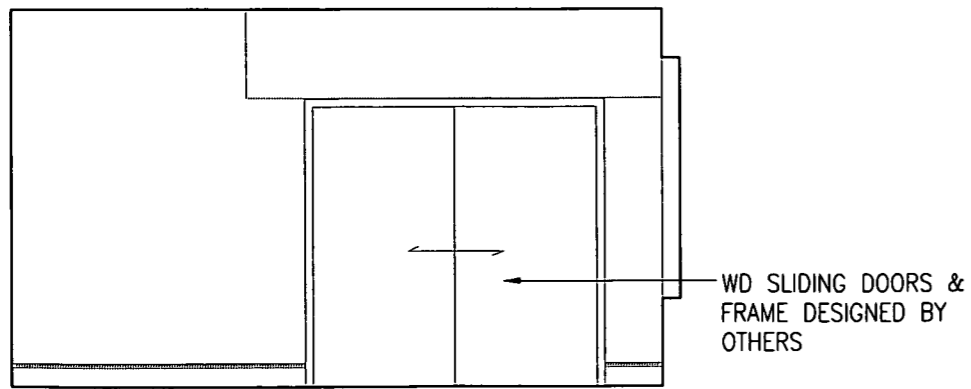
7426 BUFFALO AVE.
TAKOMA PARK, MD



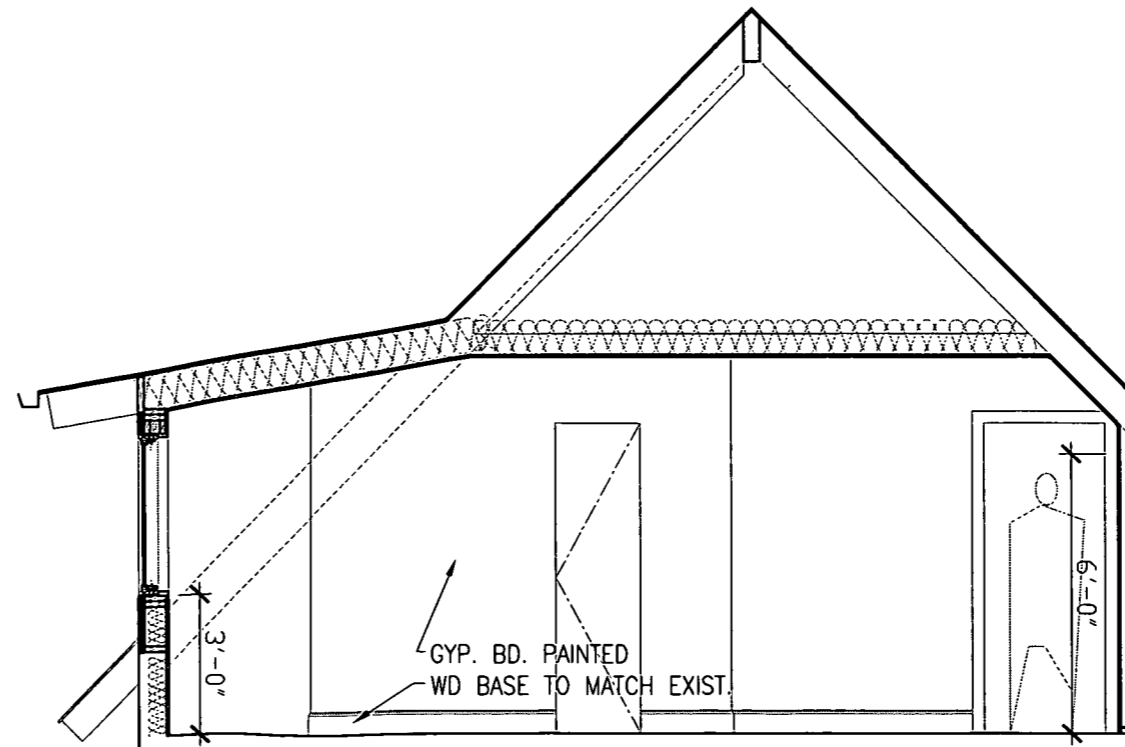
2 BUILDING SECTION & INT. ELEV. TOWARD WEST
A3.0 1/4" = 1'-0"



1 BUILDING SECTION & INT. ELEVATION TOWARD SOUTH WALL
A3.0 1/4" = 1'-0"



4 INTERIOR ELEVATION TOWARD EAST WALL
A3.0 1/4" = 1'-0"



3 BUILDING SECTION & INT. ELEVATION TOWARDS NORTH WALL
A3.0 1/4" = 1'-0"

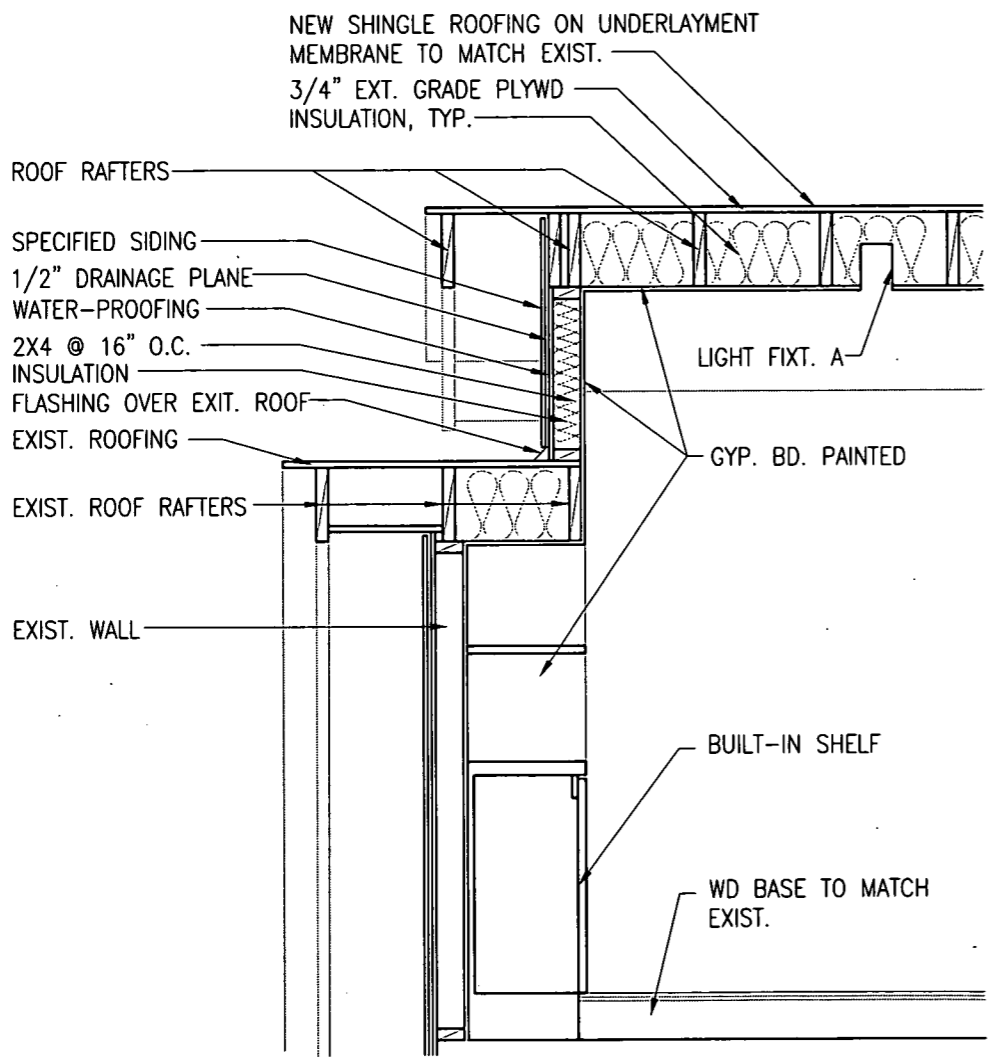
*SEE 1/A2.0 FOR TYPICAL NOTES AND DIMENSIONS.

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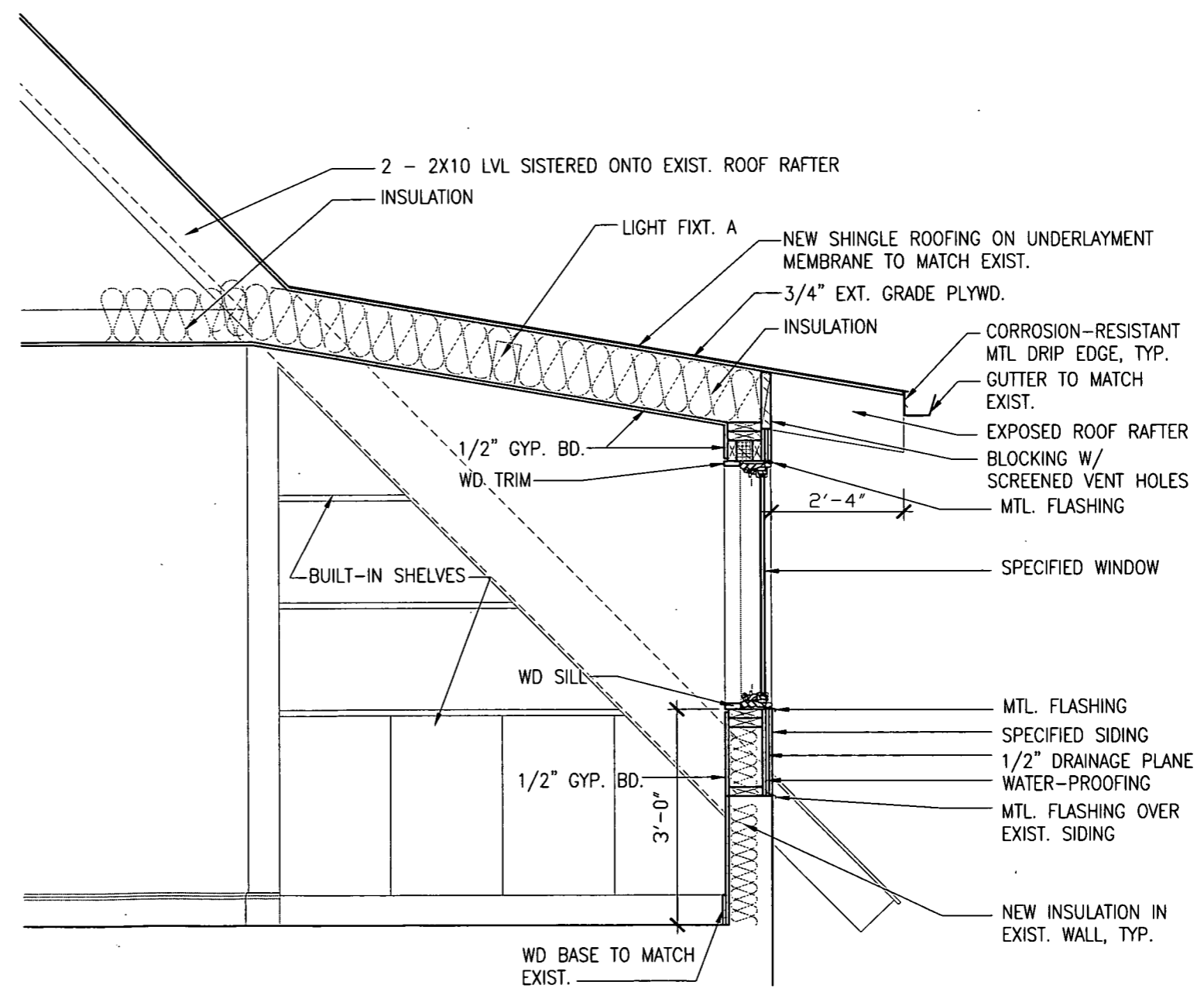
BUILDING SECTIONS
&
INT. ELEVATIONS

A3.0

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2 WALL SECTION
A4.0 1/2" = 1'-0"



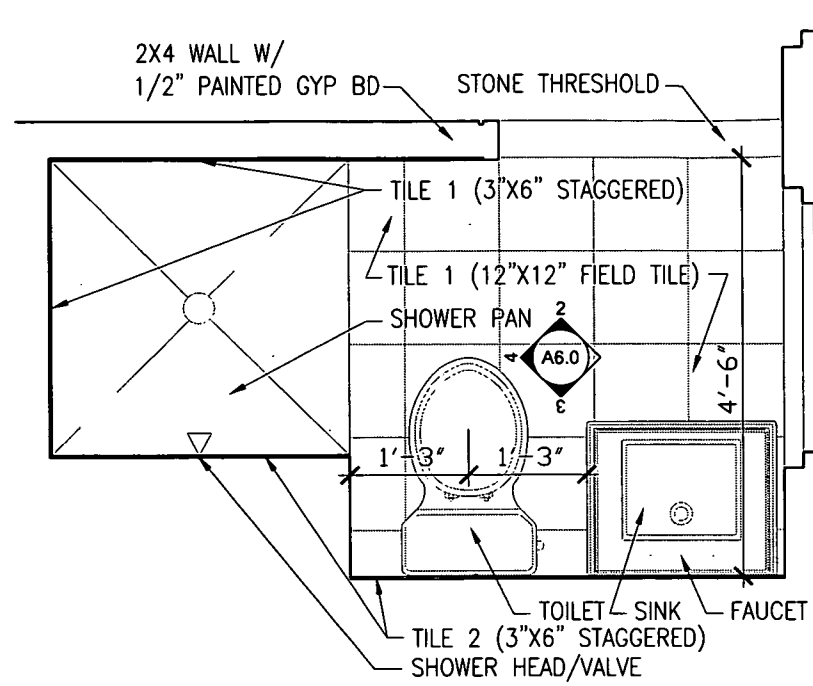
1 WALL SECTION
A4.0 1/2" = 1'-0"

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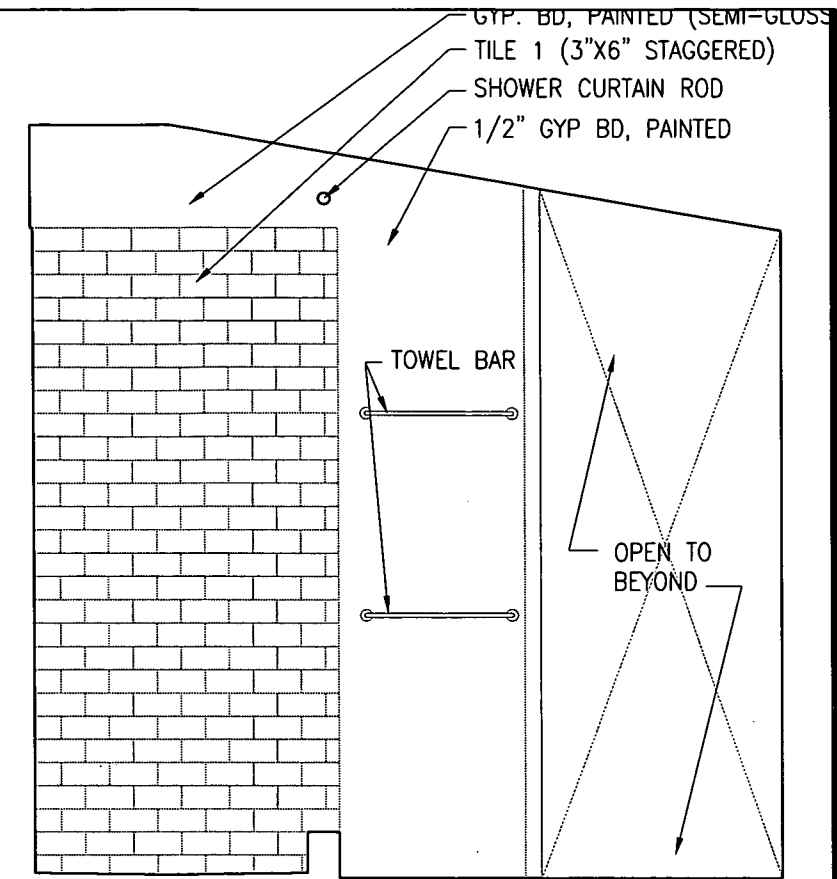
REGISTRATION

WALL SECTIONS

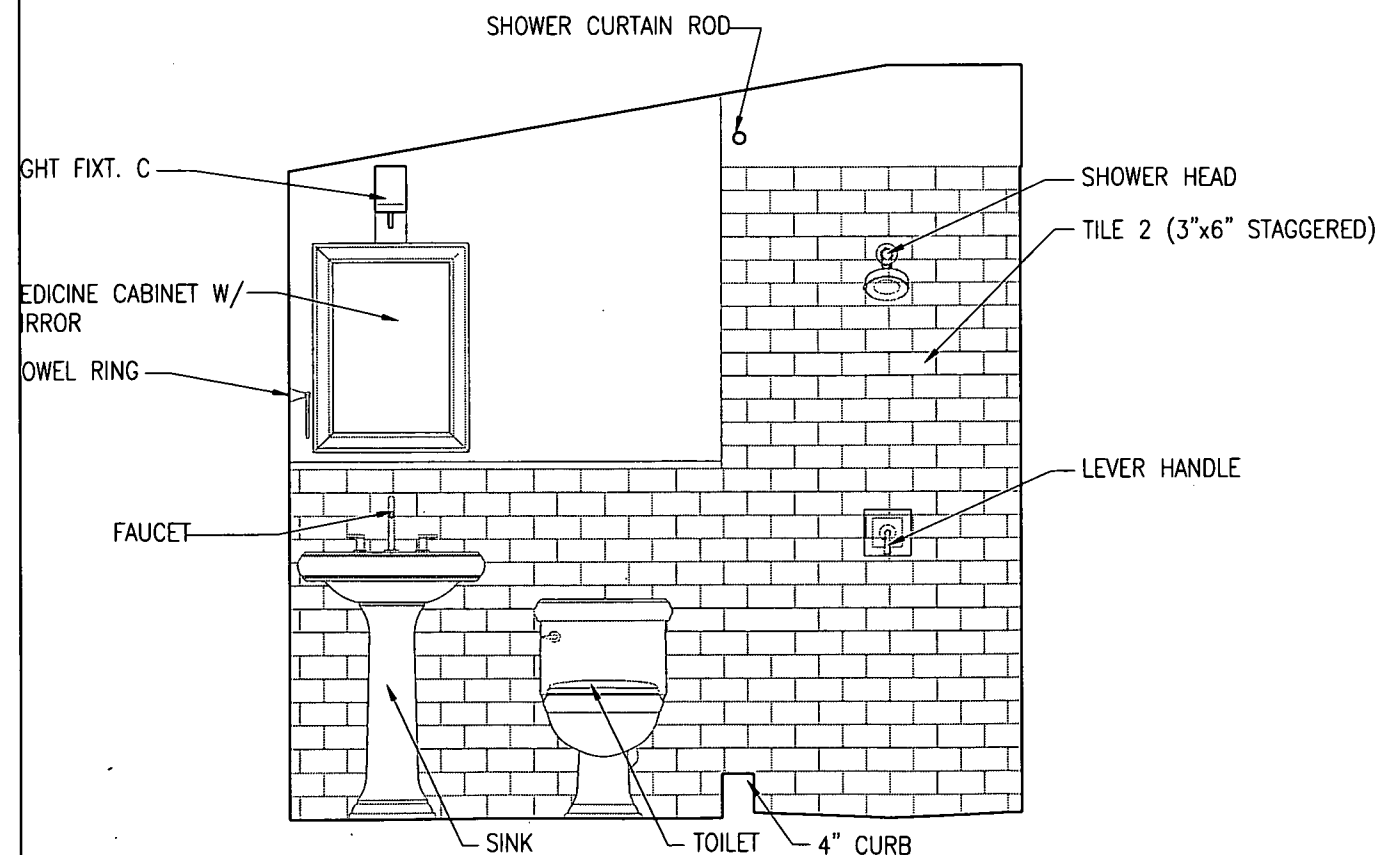
A4.0



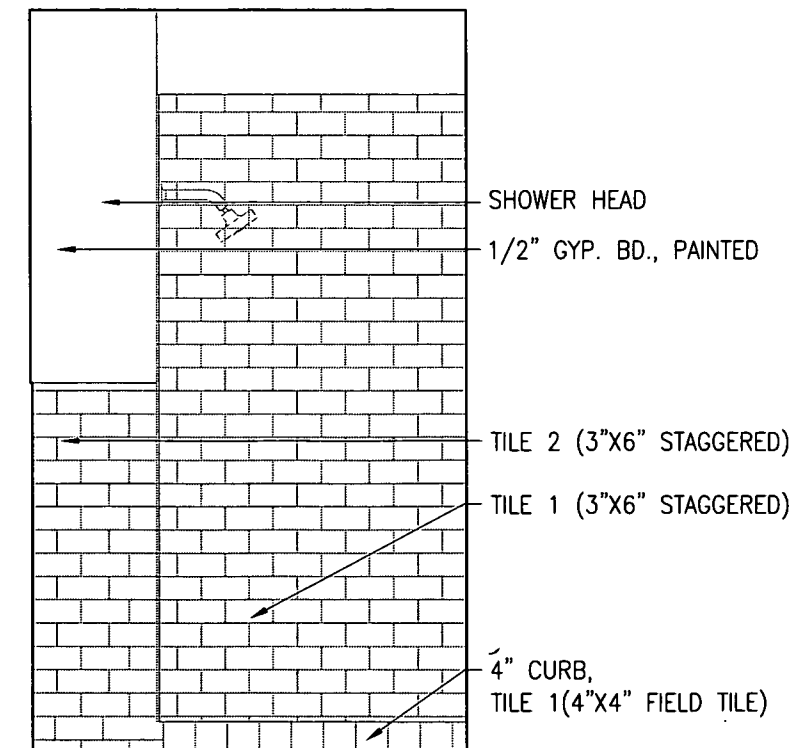
1 MASTER BATHROOM PLAN
A6.0 1/2" = 1'-0"



2 MASTER BATHROOM ELEV
A6.0 1/2" = 1'-0"



3 MASTER BATHROOM ELEV
A6.0 1/2" = 1'-0"



4 MASTER BATHROOM ELEV
A6.0 1/2" = 1'-0"

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REGISTRATION

SHOWER ROOM
DETAILS

A6.0

