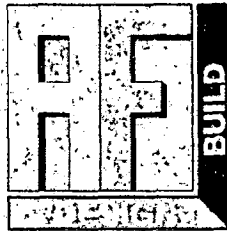


18/13 White/Turner Farm  
18/13-90A



AF DESIGN BUILD

GEORGE AMIN FOTOWAT  
INTERNATIONAL DESIGNER  
ARCHITECT

P.O. Box 59943  
Potomac Maryland 20859  
Direct 301 674 2505  
Pager 301-901-1664  
Fax 301 907 8227

DESIGNING YOUR DREAMS  
INTO THE NEXT MILLENNIUM



## Montgomery County Government

January 31, 1990

Mr. Amin Fotowat  
9329 Bentrige Avenue  
Potomac, Maryland 20854

RE: 19701 Bucklodge Road (HPC Case No. 18/13 - 90A)

Dear Mr. Fotowat:

I would like to take this opportunity to formally thank you for your patient cooperation with the design review process and the Historic Preservation Commission. It was a pleasure working with you, and having an opportunity to see the White-Turner house in its "raw" state.

As you will recall, the vast majority of your revised project was approved by the Commission at its January 24 meeting. However, the restoration and/or replacement plan for windows was not approved. Before finalizing your window plans, please contact me at 217-3625 in order to arrange a meeting to discuss the various options. Also, as I indicated earlier, I would like to assist you with information on appropriate masonry restoration techniques prior to commencement of that portion of the project.

Please also keep in mind that if any substantive changes to the approved plan become necessary for any reason, the Historic Preservation Commission office must be informed. Again, thank you very much for your cooperation. Good luck on the project!

Sincerely,

A handwritten signature in black ink, appearing to read "JBC", with a long horizontal line extending to the right.

Jared B. Cooper  
Historic Preservation Specialist

JBC:av  
1597E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625



# Montgomery County Government

## MEMORANDUM

DATE: 1/30/90

TO: Robert Seely, Chief  
Department of Environmental Protection  
Division of Construction Codes Enforcement

FROM: Jared B. Cooper, <sup>ms</sup>Historic Preservation Specialist  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 1/24/90 reviewed the attached application by Manoocher Parvizian for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: The plans for renovation of, and addition to, this structure have been approved by the Commission, with the exception of window replacements. The applicant has been directed by the Commission to return to the Commission with a detailed report on the condition of the existing windows, a restoration plan, and a replacement plan as necessary.

Attachments:

1. HAWP Application
2. Photographs
3. Complete Plans
4. Construction Specifications
5. \_\_\_\_\_

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419 (301)217-3625



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 919885

NAME OF PROPERTY OWNER Mr MANOOCHER PARYIZIAN TELEPHONE NO. (301) 654-8987  
(Contract/Purchaser) (Include Area Code)

ADDRESS 19701 BUCKLODGE Rd BARNESVILLE MD 20841  
CITY STATE ZIP

CONTRACTOR OWNER TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Mr Amin Fetawat TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE 19701 BUCKLODGE Rd

House Number 19701 Street BUCKLODGE Rd

Town/City BARNESVILLE Election District 11

Nearest Cross Street \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision 1

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair  Wreck/Raze  Move  Install  Revocable  Revision

Circle One: A/C  Slab  Room Addition   
 Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ \$80,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC EDISON COMPANY

1E. IS THIS PROPERTY A HISTORICAL SITE?

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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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.

MUHAMMAD AHMADI 12-12-89  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X with conditions For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 1/5/90

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



MEMORANDUM

TO: Historic Preservation Commission

FROM: Jared B. Cooper, *JBC* Historic Preservation Specialist  
Department of Housing and Community Development

SUBJECT: Update on Case No. 18/13-90A

DATE: January 18, 1990

Amin Fotowat, architect for Manoocher Parvizian, has returned with revised plans for renovation/additions to the White/Turner Farm. The proposed revisions are in response to Commission suggestions as well as guidance offered separately by Commissioner Taylor. The principal changes include: (a) reduction in size of the proposed front entrance portico; (b) reduction in height/design changes to proposed rear elevation tower and (c) elimination of proposed garage cupola. A design solution for the proposed rear elevation screened porch has not been finalized, and Mr. Fotowat has indicated that it should be considered to be eliminated from the application at this point in time.

As far as changes to the site, the applicant is proposing the addition of a second driveway (see attached site plan in original packet). The existing driveway will be retained, but not regularly used, as its entrance from the highway poses a sight distance problem. Also, the applicant has indicated that all remaining outbuildings will be retained and stabilized.

Although the original staff recommendation was for denial, staff now recommends that the revised plans be approved based on criteria 24A-8(b)(2) and (3). However, staff also recommends that, as a condition of approval, the applicant work with staff on the final details of historic fabric restoration (masonry repair/repointing methodology; exterior trim, etc). The applicant is willing to work with staff in this capacity.

Attachments

1. Memorandum from Leonard Taylor (regarding ex parte communication with applicant)
2. Applicant's revised elevations
3. Original packet from January 4, 1990 meeting

JAB/rm

1577E



# Montgomery County Government

## M E M O R A N D U M

TO: Historic Preservation Commissioners

FROM: Leonard Taylor, Jr. AIA, Historic Preservation Commissioner *LT/lav*

DATE: January 10, 1990

SUBJECT: Ex Parte Communication: Manoocher Parvizian/Amin Fotowat  
Re: HPC Case No. 18/13 - 90A (19701 Bucklodge Road, Barnesville, Maryland)

On Friday afternoon, January 5, 1990, I met with Mr. Manoocher Parvizian and his architectural designer, Mr. Amin Fotowat, to review their outstanding application for renovation to the White/Turner Farm. This meeting was at the pleasure of the Commission and occurred while the record on the above-referenced application remained open.

The meeting was convened to provide an opportunity for a representative of the Commission to meet with the applicant in an informal setting to discuss the Commission's concerns with the pending application.

At the outset of the meeting I explained that, although I was acting as a representative of the Commission, I could not speak for them as a body. I explained further that the application was subject to the review and approval of the full Commission, and that in the end, the best I could provide would be informed advice.

I began the discussion by reading and reviewing the Secretary of the Interior's guidelines and explaining what I felt was and was not germane to the application. After some general discussion, I stated that, in my opinion, there were three major concerns with the application:

1. Too much of the existing fabric and character of the house was obscured by the current proposal.
2. Many of the proposed features were not stylistically sympathetic with the existing house.
3. The proposed tower on the rear elevation was out of scale and inappropriate.



HPC Commissioners  
Page Two  
January 10, 1990

We proceeded to review the proposed design in light of these concerns. In the course of the discussion that followed, it was suggested that the two story entrance porch be changed to a more refined, smaller scale entrance feature, preferably one story high. We also discussed the new dormers on the front elevation; although not original, they are not uncommon on houses of this type. I suggested that a third dormer over the entrance bay would, in context, be appropriate.

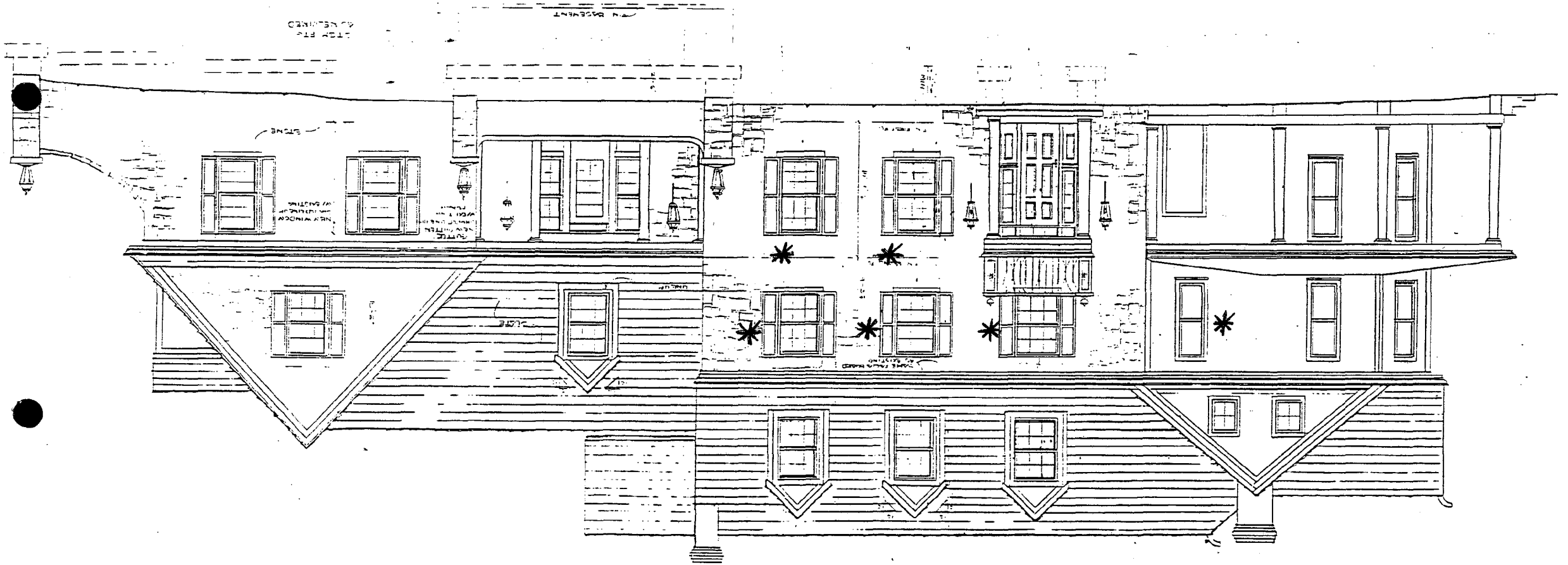
The second area we discussed in detail was the garage wing. I recommended that the overall appearance of this wing be simplified and that the cupola be eliminated.

The last portion of the design we reviewed was the rear elevation and tower. The applicant was very reluctant to eliminate the tower, as he felt that it was a very distinctive feature both inside and out. I argued that the interior spatial qualities of the attic rooms could be created with a different roof line. I urged the applicant to explore alternative solutions that were more in keeping with the reserved Queen Anne style of the Victorian addition, as well as below the existing ridge line to the main block of the house.

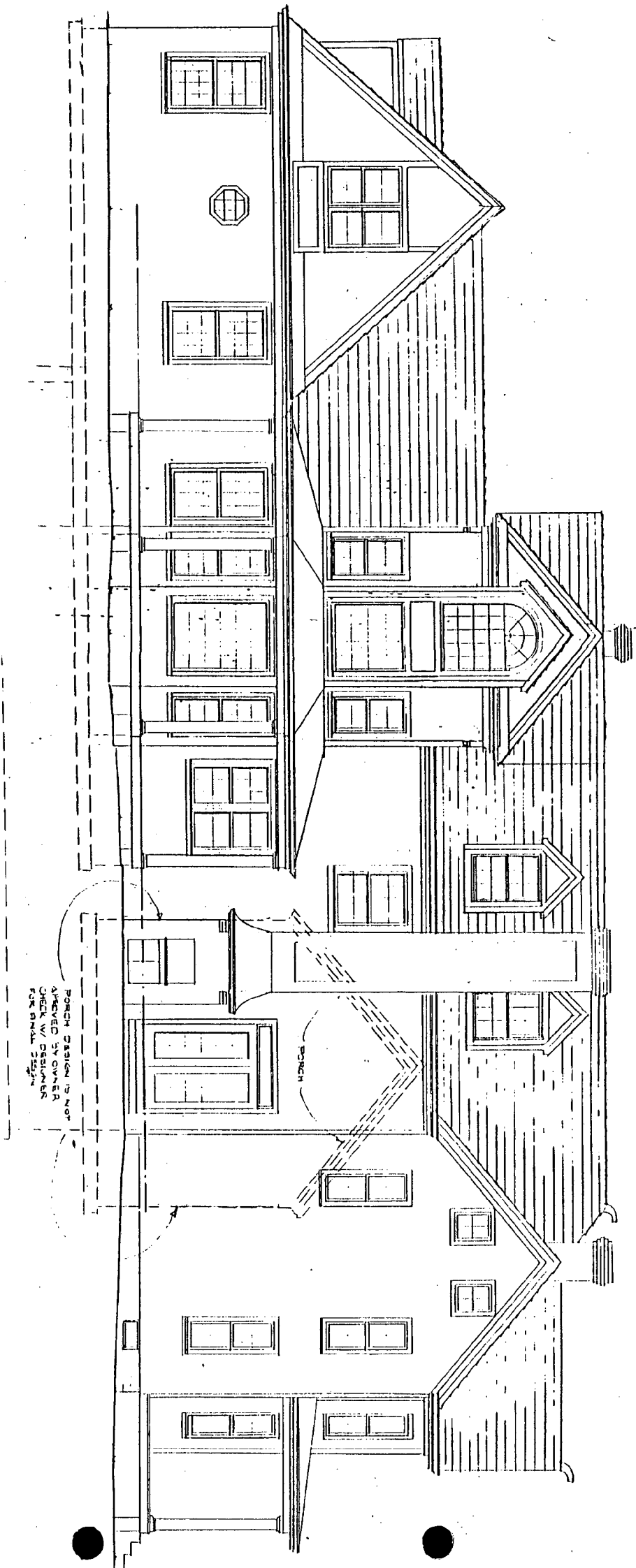
At the close of the meeting, I reminded the applicant that the ordinance requires Historic Area Work Permits for all work that might affect the resource. I also stated that the Commission staff would forward to the applicant copies of the ordinance, HPC application checklists and explanatory information, and a copy of the Secretary of the Interior's guidelines.

cc: Mr. Manoocher Parvizian  
Mr. Amin Fotowat

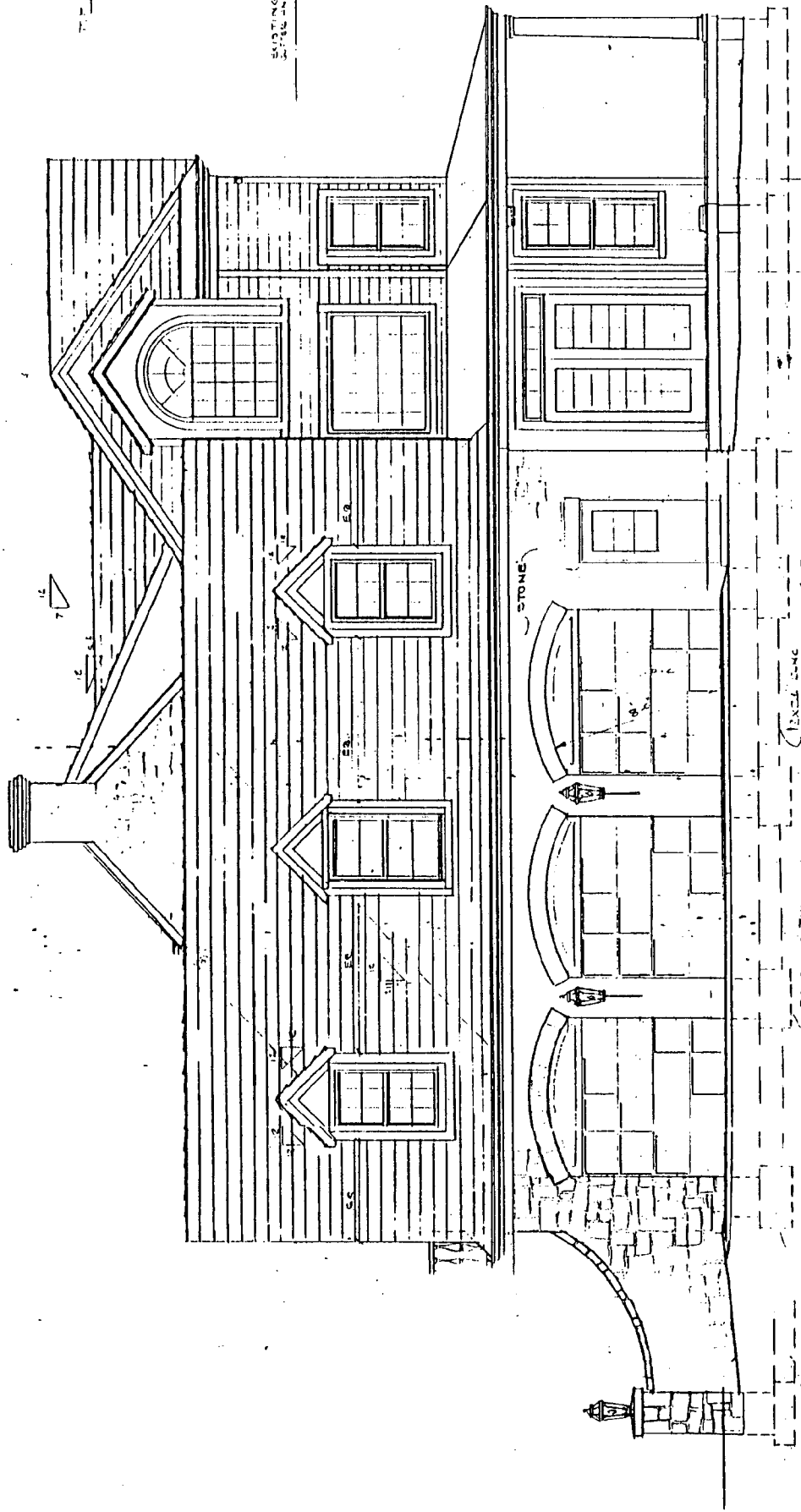
LT:av  
1560E



\* Windows to be replaced



PORCH DESIGN IS NOT  
APPROVED BY OWNER  
CHECK W/ DESIGNER  
FOR FINAL DESIGN



10'-0"

2'-0"

7'-0"

12'-0"

5'-0"

5'-0"

5'-0"

5'-0"

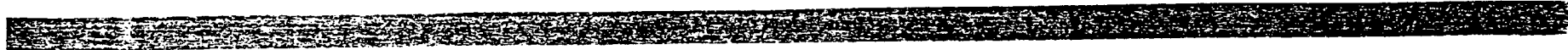
STONE

EXCL. CONC. FIG. W/ CAS. D. WAT. (199)

3048x18 TALK CONC. FIG. (199)

STEP FIG. 43

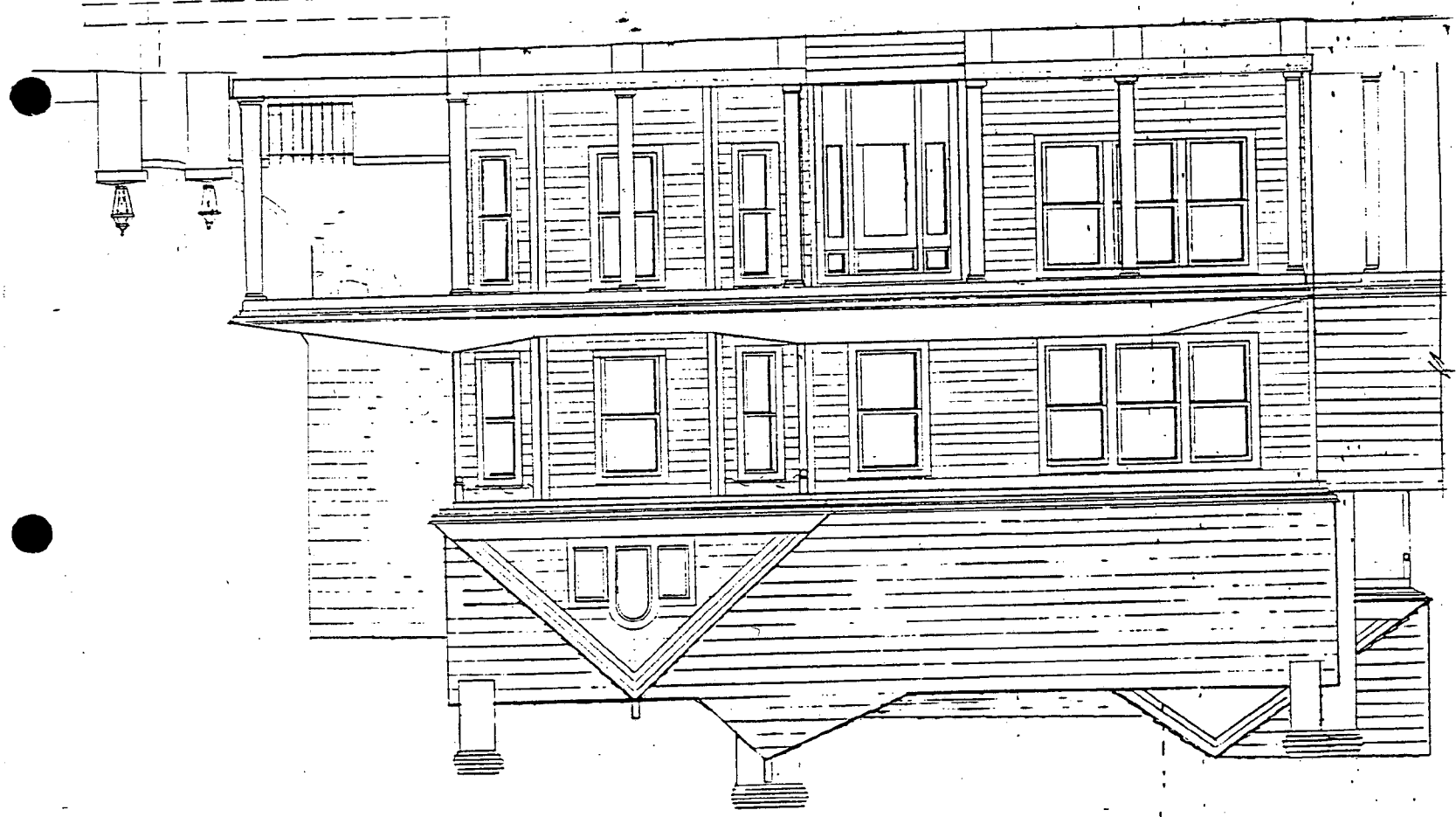
REC.



NEW CONSTRUCTION

EXISTING HOUSE

CONSTRUCTION



HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: December 21, 1989

CASE NUMBER: 18/13-90A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: White/Turner  
Farm

PROPERTY ADDRESS: 19701 Bucklodge Road  
Barnesville, Maryland

DISCUSSION:

The applicant is proposing additions to the White/Turner Farm (Master Plan Site #18/13). The project involves addition of rooms, garage, porches and towers. In addition, existing openings in the east (front) elevation (stone portion) are proposed to be expanded. Also, existing windows are proposed to be replaced with new units; and 2 new roof dormers are proposed for the east elevation.

Staff encouraged the applicant to meet with the Commission on a preliminary basis. The applicant chose to formally apply for an HAWP at this juncture.

STAFF RECOMMENDATION:

Staff recommends denial of the application as submitted. As proposed, the project would substantially alter three (south, east, west), and perhaps four, of the existing elevations. There are a number of aspects of the proposal which serve to substantially alter the resource. The proposed east elevation portico has a dramatic impact on the visual integrity of that elevation. Its height, width and depth are overscaled to the extent that they detract significantly from the original building form, proportions, and design philosophy. The proposed conical roof for the same porch is inappropriate in that it represents a style/form that contrasts dramatically with the simple gable roof forms which characterize the resource.

Also, the proposed expansion of existing masonry openings at the east elevation is inappropriate. Not only will it serve to irreversibly destroy important historic masonry fabric, but it would interrupt the rhythm/uniformity of bays which is very characteristic of this resource, and others of its genre.

The tower at the west elevation is also inappropriate in that it, like the conical-roofed portico, represents a form that contrasts dramatically with the comparatively simple rectilinear gable-roofed forms characteristic of the resource.

While the garage/connector addition as a whole is scaled and attached in a relatively sensitive manner, certain of its embellishments, particularly the cupola and posts with carriage lights, are inconsistent with the predominant forms, styles, and decorative features associated with this resource and others of its genre.

Lastly, the proposed kitchen/breakfast room addition at the west elevation is inappropriate as it conceals a significant original native stone facade.

At a general level, staff recommends a number of possible ways to mitigate the impact of the proposed changes, viz: 1) reduce proposed east elevation porch in terms of height, width, depth; change roof style of same to gable or flat; 2) maintain existing opening widths in east elevation (stone portion); 3) eliminate tower at west elevation; 4) eliminate cupola over garage, 5) reconfigure west kitchen/breakfast room/porch addition such that the existing stone elevation is respected and not completely concealed.

In terms of work on historic fabric, staff is concerned about masonry, window, and roof repairs. The existing masonry walls are in need of some repair, and staff recommends that a condition be placed on any approvals that such repairs be undertaken by a qualified, experienced contractor, approved by staff prior to beginning work. Also, the applicant has indicated that the roof and framing over the stone portion is weak/deteriorated and may have to be entirely replaced. The method of such repair/replacement should also be approved by staff prior to commencement of work. Lastly, the applicant has indicated that certain existing windows are proposed to be replaced. Prior to approval, the applicant should clearly indicate the necessity of, and type of, replacement.

ATTACHMENTS:

1. HAWP Application
2. Site Plan
3. Photographs
4. Proposed Elevations
5. Floor Plans
  - a. existing
  - b. proposed
6. Specifications
7. Background Information: White/Turner Farm

JBC:av  
1531E



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 919885

NAME OF PROPERTY OWNER Mr MANOOCHER PARYIZIAN TELEPHONE NO. (301) 654-8989

(Contract/Purchaser)

(Include Area Code)

ADDRESS 19701 BUCKLODGE Rd BARNESVILLE MD 20841

CITY

STATE

ZIP

CONTRACTOR OWNER TELEPHONE NO. \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Mr Amin Fatah TELEPHONE NO. \_\_\_\_\_

(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 19701 Street BUCKLODGE Rd

Town/City BARNESVILLE Election District 11

Nearest Cross Street \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision 1

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)  
Construct Extend/Add Alter/Renovate Repair Porch Slab Room Addition  
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ \$80,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC EDISON COMPANY

1E. IS THIS PROPERTY A HISTORICAL SITE? #

### 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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
1. On party line/Property line \_\_\_\_\_  
2. Entirely on land of owner \_\_\_\_\_  
3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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.

MOHAMMAD AHMADI  
Signature of owner or authorized agent (agent must have signature notarized on back)

12-18-89 Date

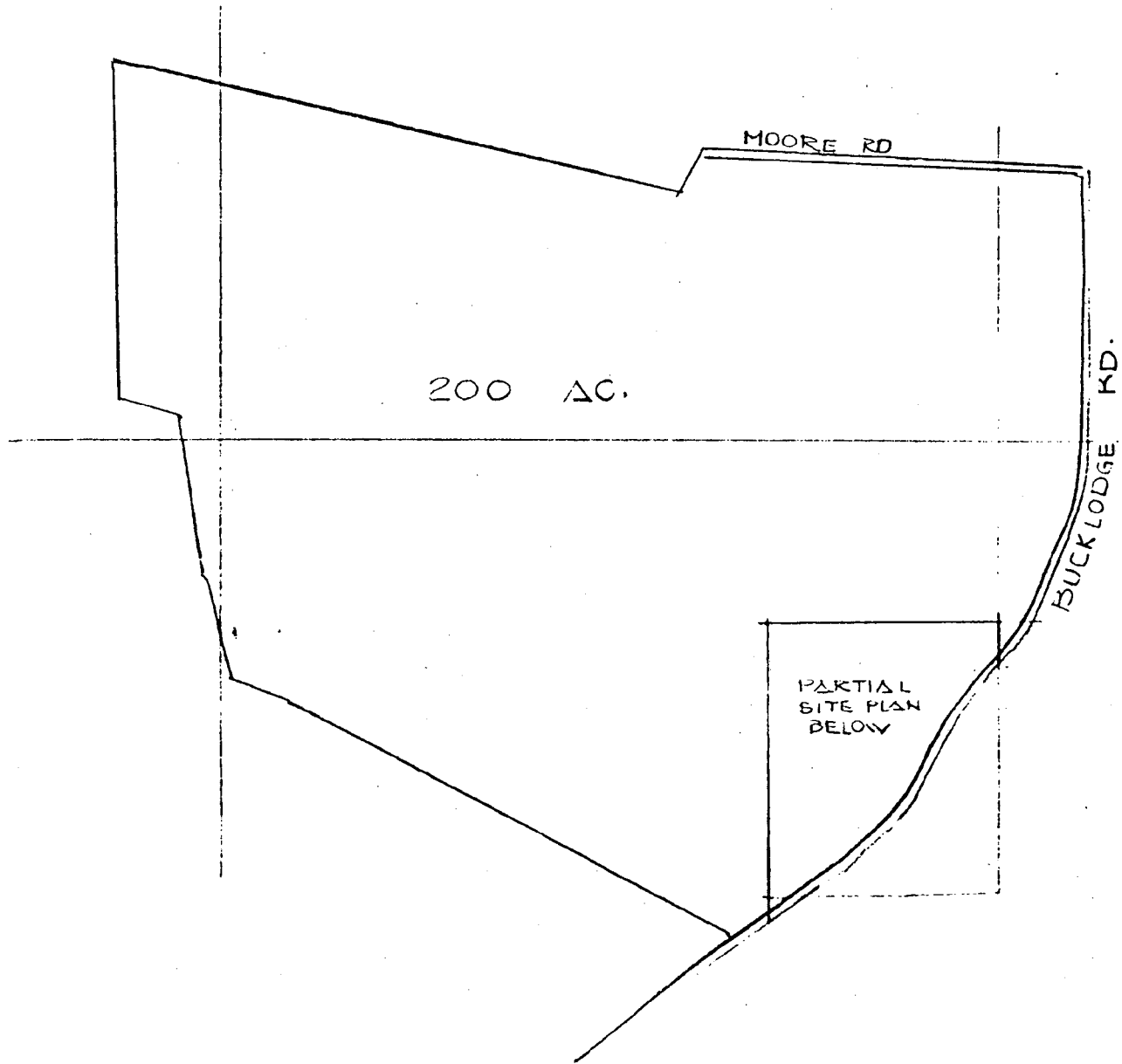


CONSTRUCTION PROPOSAL

FOR

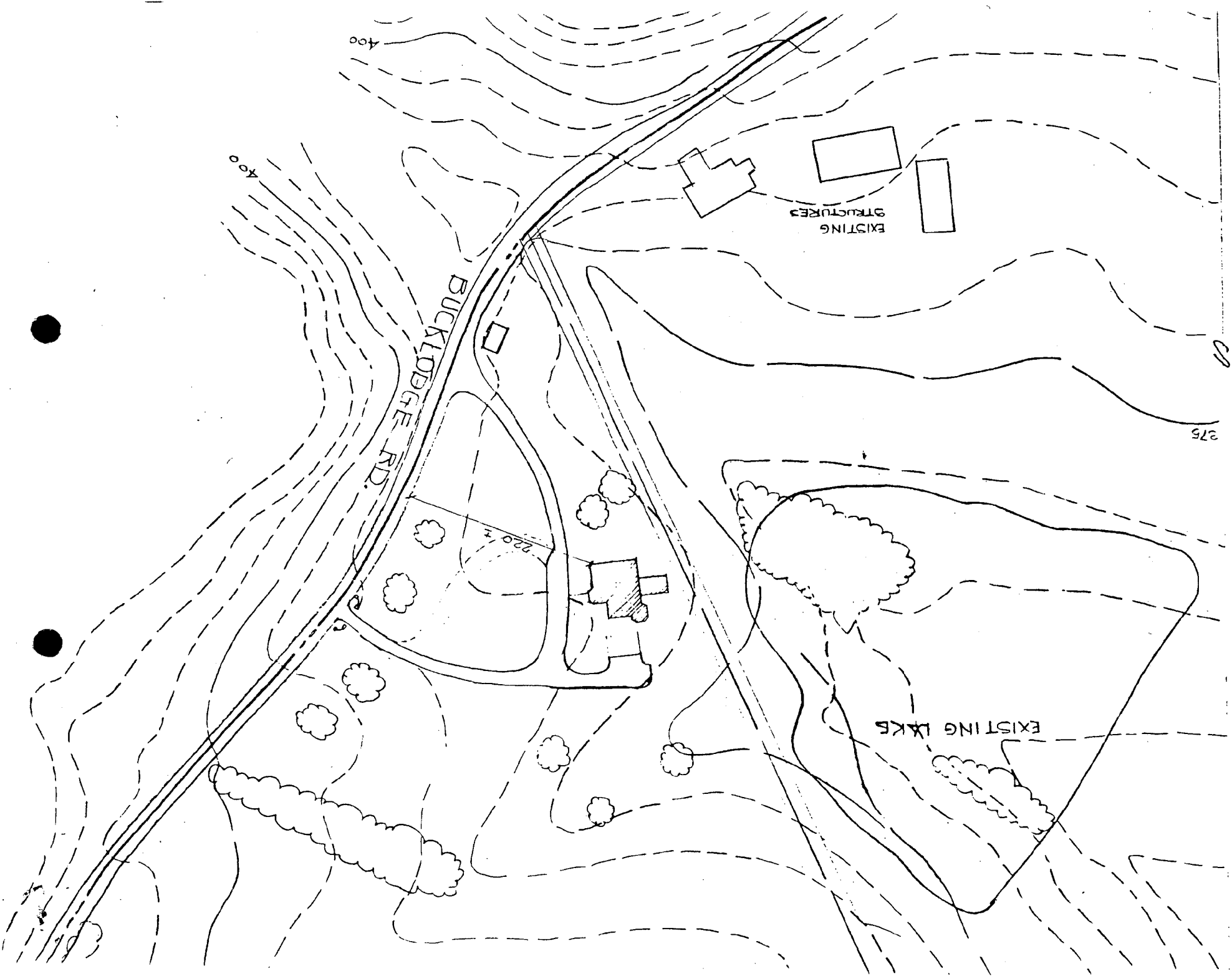
ADDITION & RENOVATION TO THE EXISTING HOME  
FOR MR. MANOOCHER PARVIZIAN

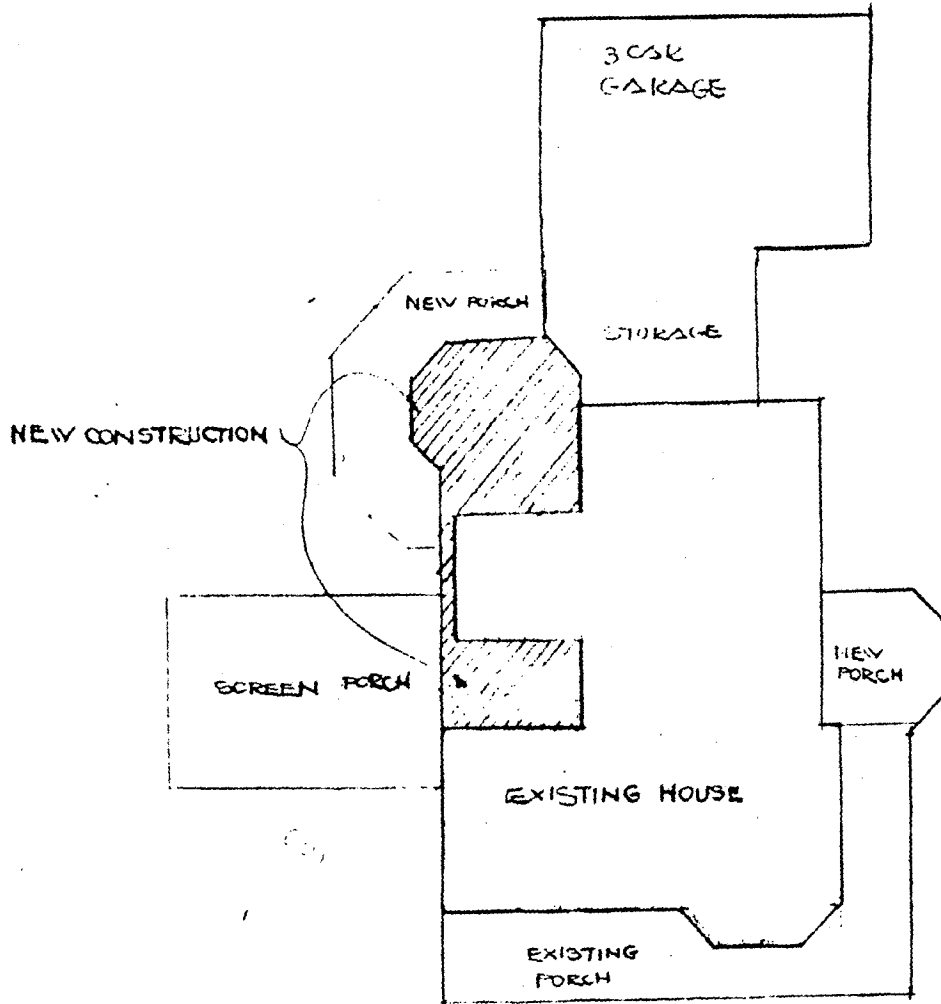
HOMESITE: 19701 BUCKLODGE RD. BARNESVILLE  
MD 20841

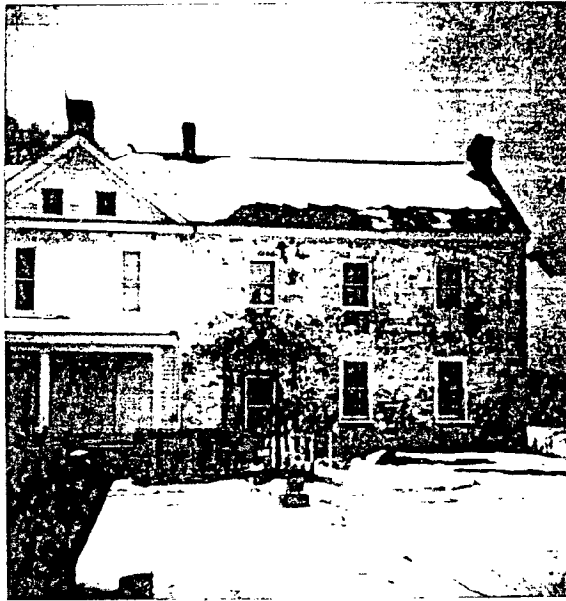


SITE PLAN  $1" = 600'$

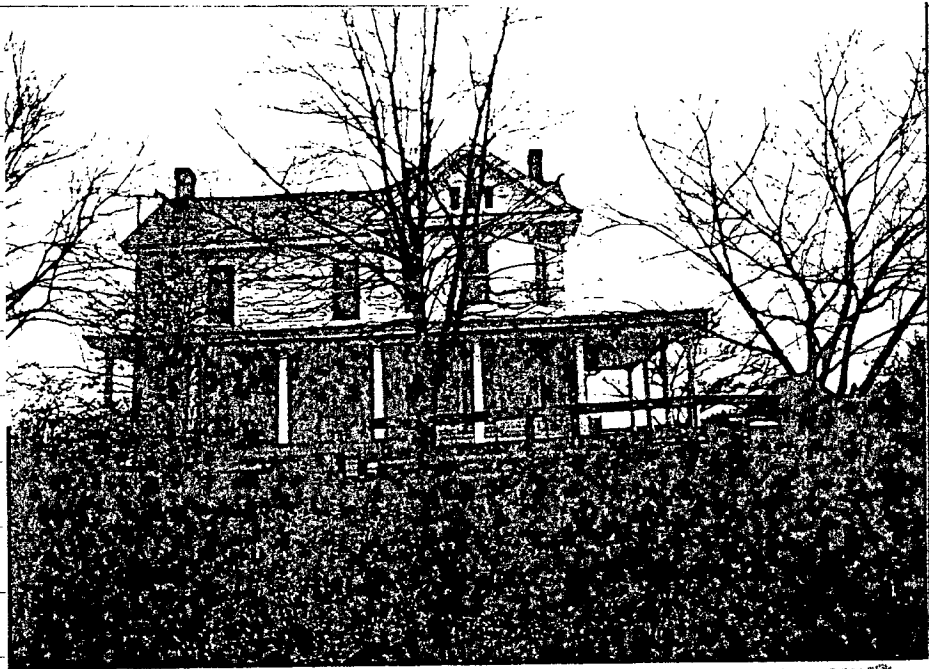
19701 BUCKLODGE RD.



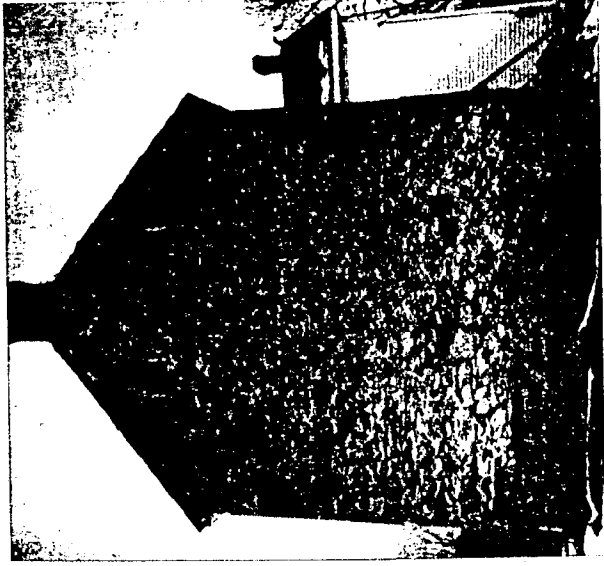




FRONT ELEVATION



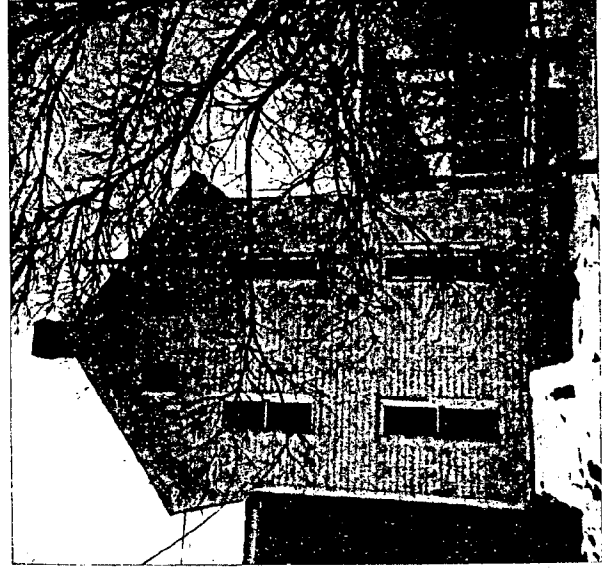
LEFT SIDE ELEVATION



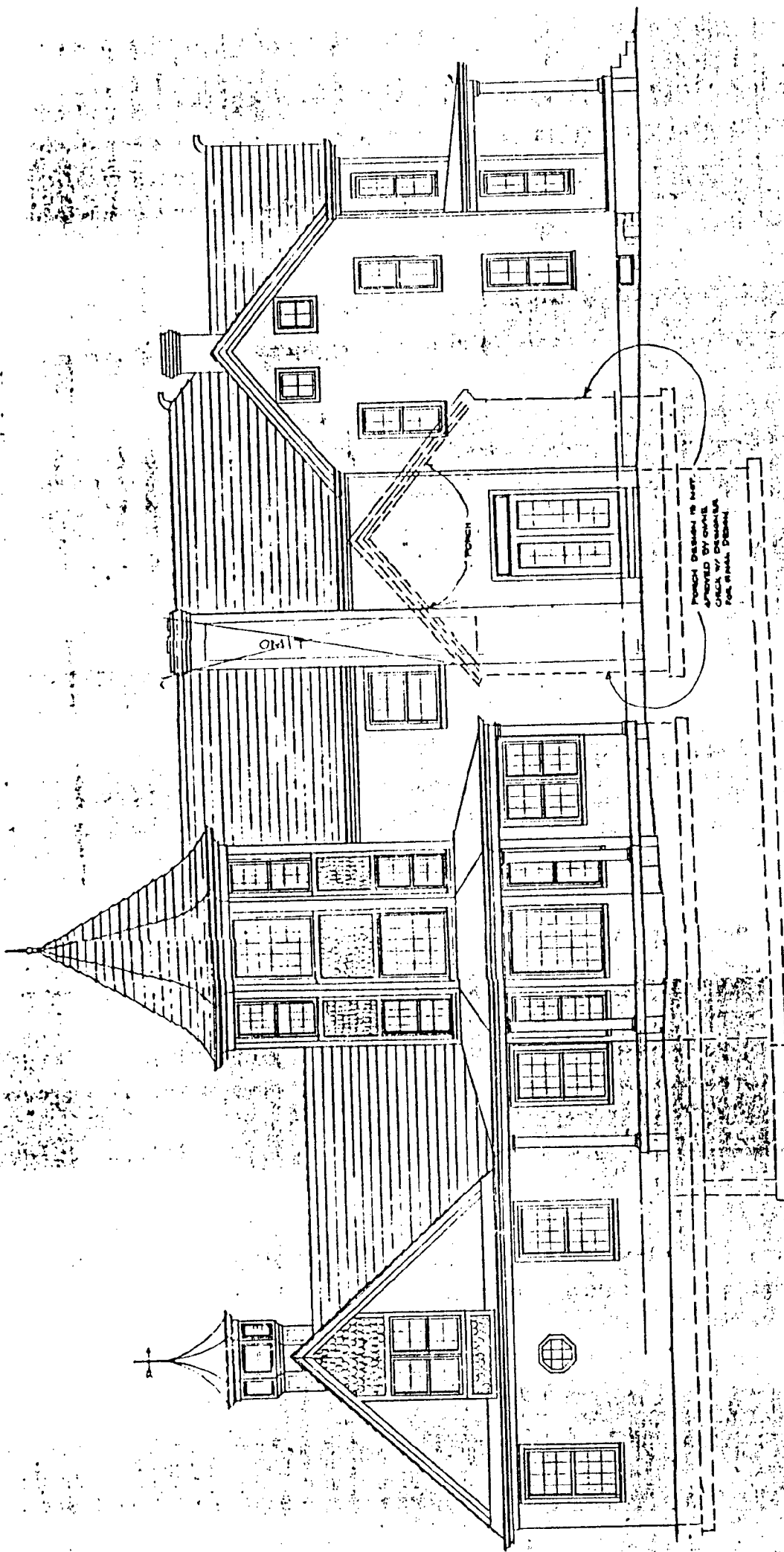
RIGHT SIDE ELEVATION



REAR ELEVATION







POUCH DESIGN IS NOT  
APPROVED BY OWNER  
CHECK W/ DRAWINGS  
FOR OTHER DETAILS

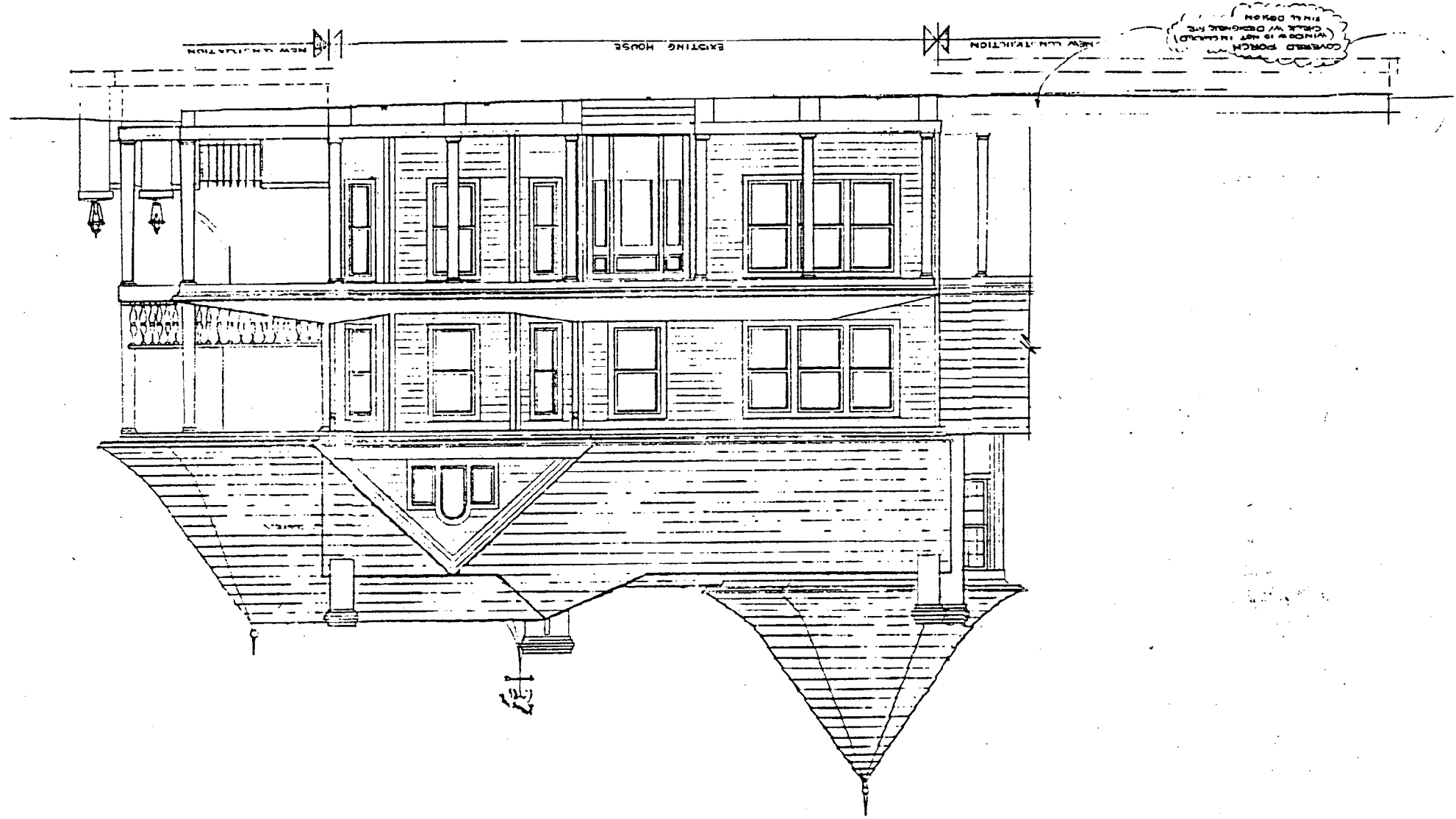
D G A L E 1/4

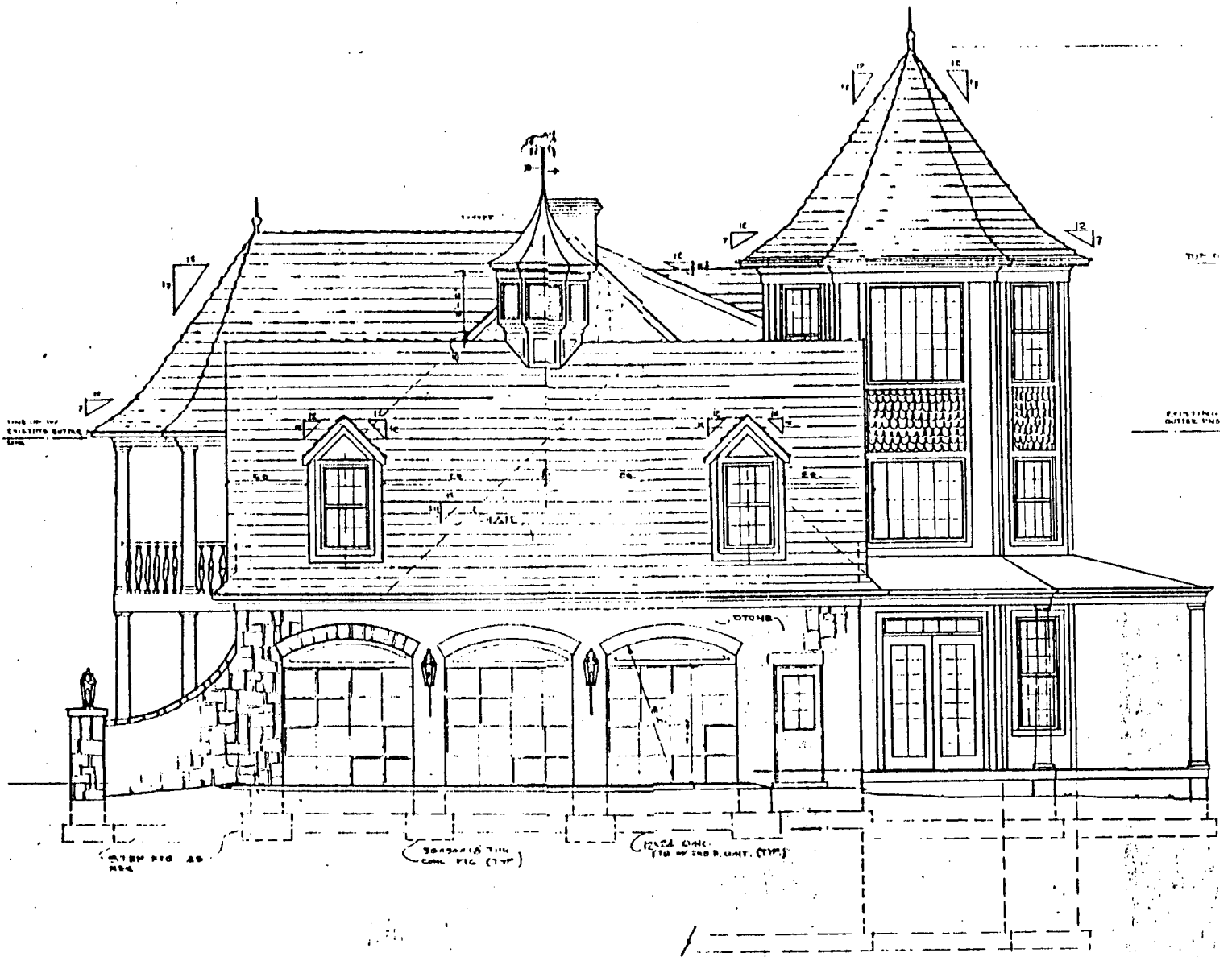
T I O N

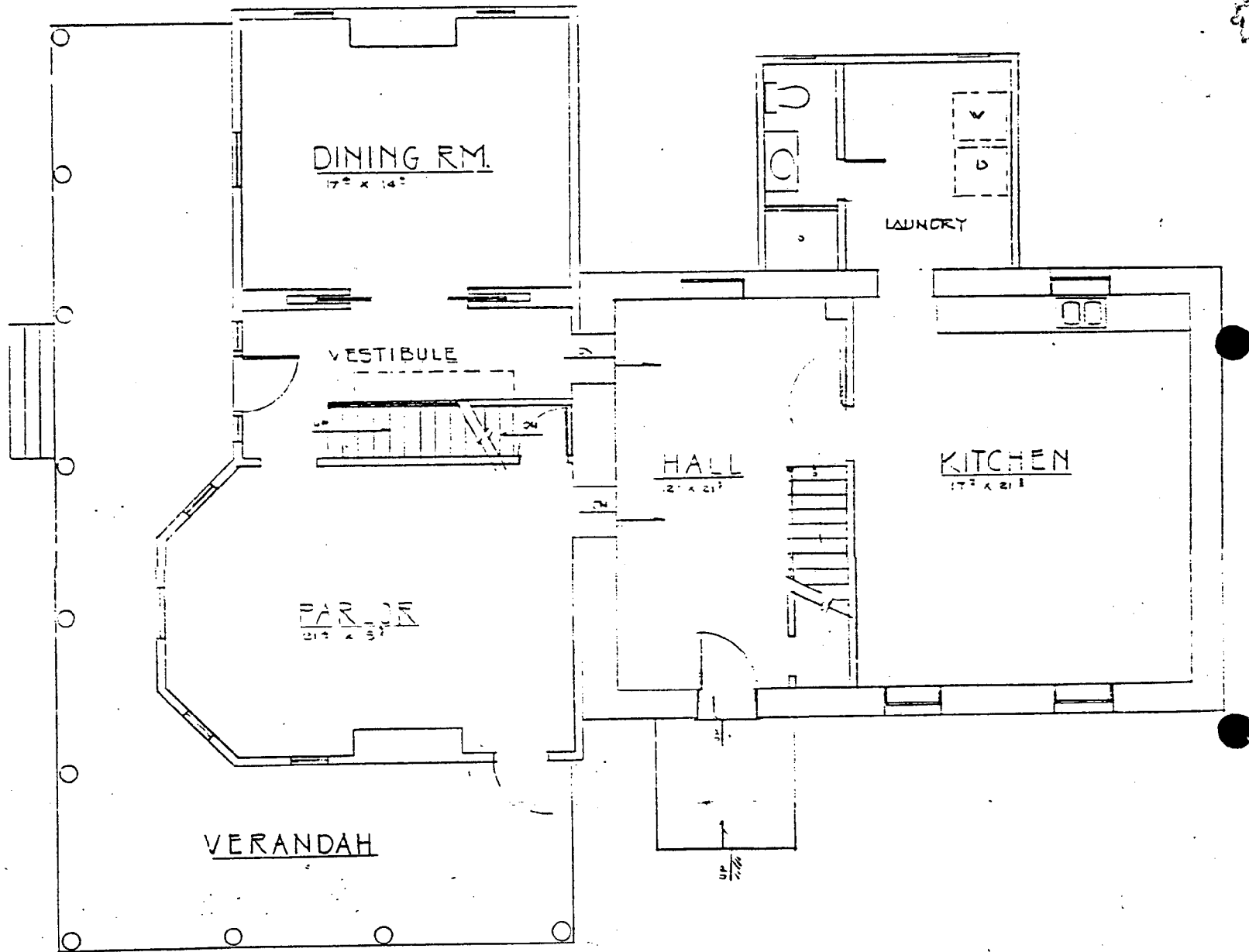
E L E

R E A R



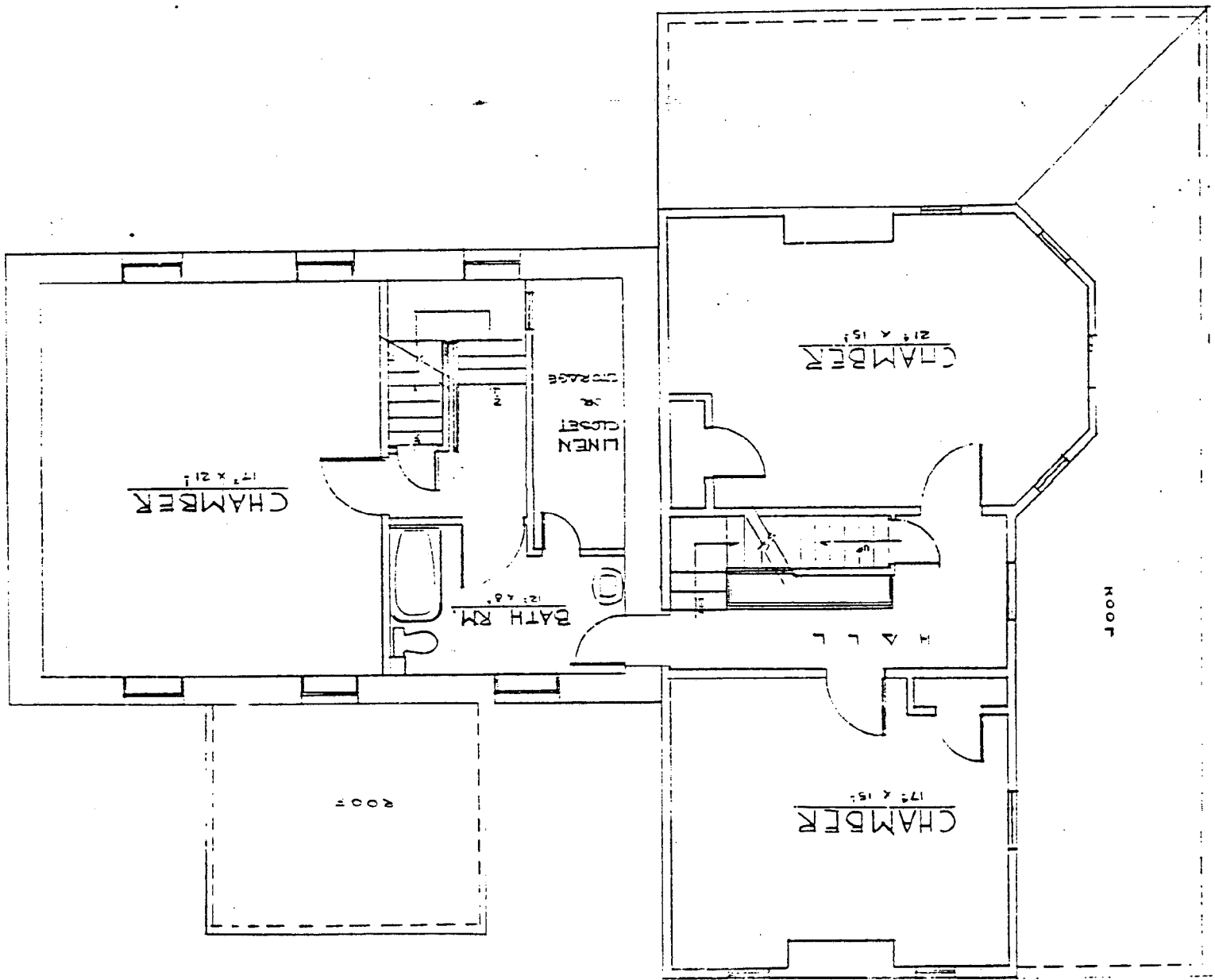


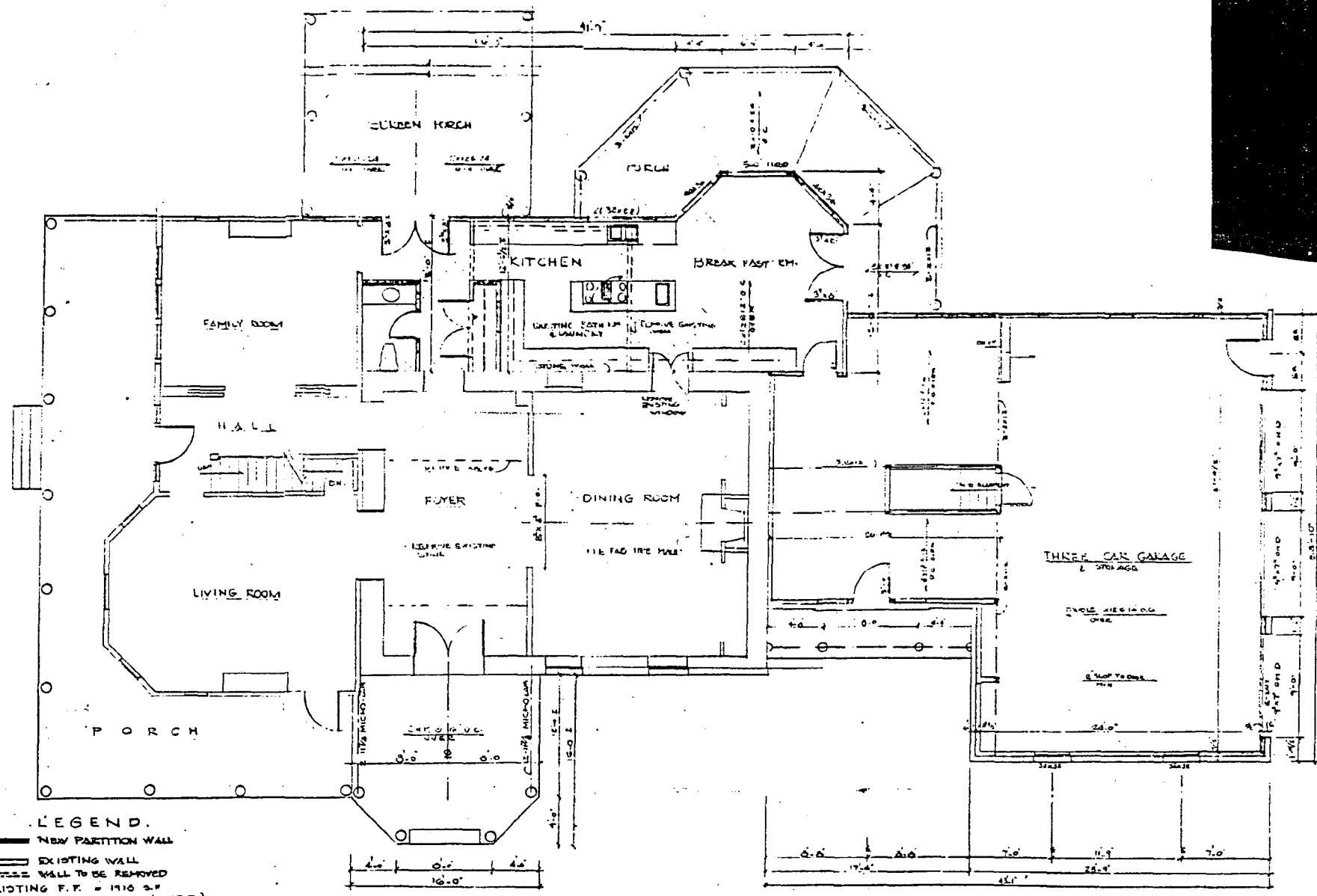




EXISTING FLOOR PLAN

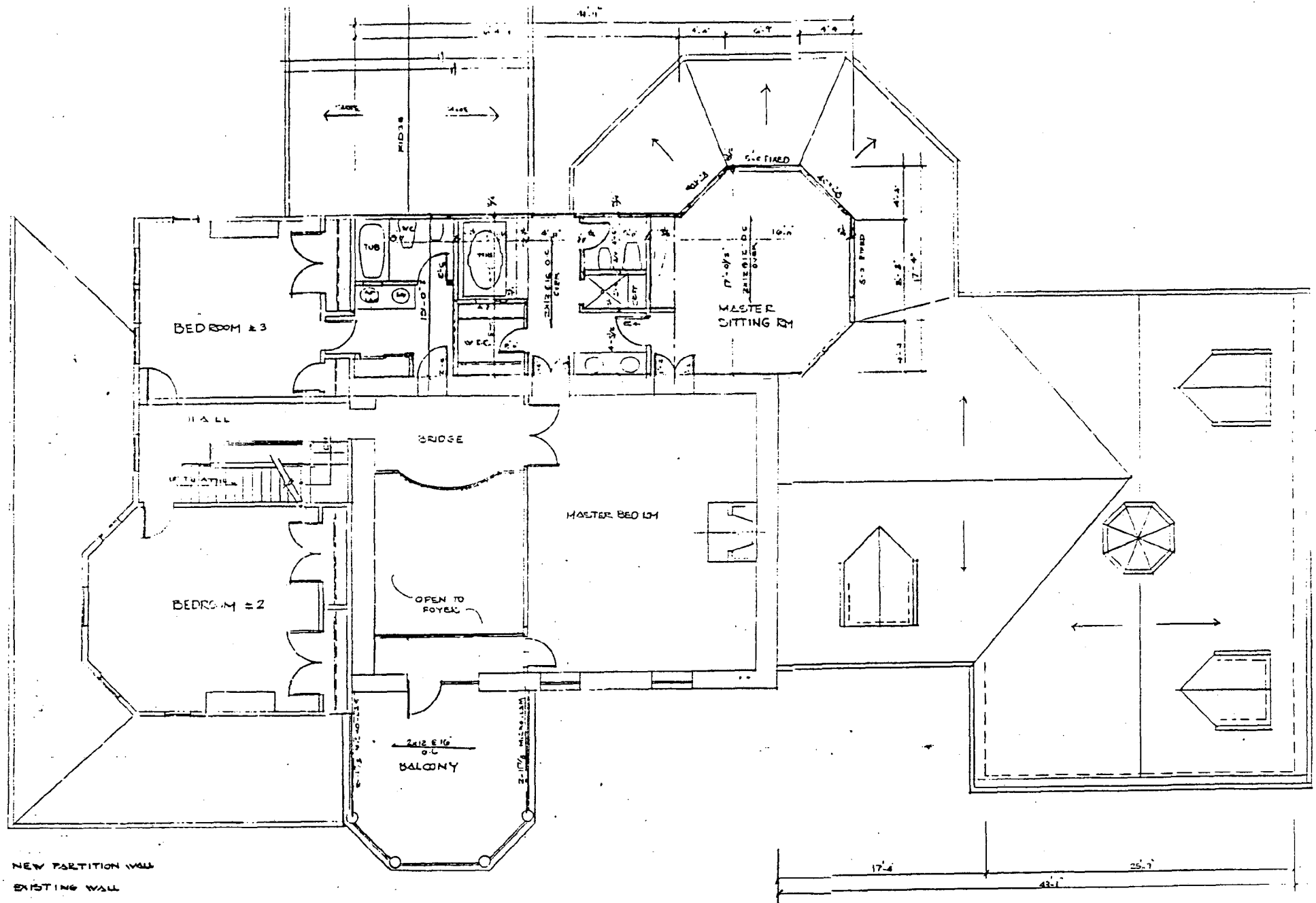
EXISTING FOUNDATION





**LEGEND.**  
 — NEW PARTITION WALL  
 — EXISTING WALL  
 - - - - - WALL TO BE REMOVED  
 EXISTING F.P. = 1910 S.P.  
 NEW CONSTRUCTION 402 (FIRST FL.)

F I R S T F L O O R P L A N



■ NEW PARTITION WALL  
 ——— EXISTING WALL  
 ▨ EXISTING S.F. = 1742 S.F.  
 ▨ NEW CONSTRUCTION = (570 S.F.)

COPPER

- Copper valleys and flashings. OR METAL ROOF OVER PORCH (REAR)  
-- Standing seam copper roofs ~~on the roof over the porch~~

Exterior Trim

- Exterior wood to be D& Better
- 1x6 fascia
- 1x12 frieze
- 1/2" crown between fascia and frieze
- 3/8" Duroply soffit with continuous soffit vent
- 3/4" clear cedar beveled lap siding where required

Gutters and Downspouts

- Gutters and downspouts to be .032 seamless aluminum 6" gutters with 3x4" downspouts
- Provide precast cement splash blocks
- Run water away with underground drains where possible

Driveway

- Driveway to be 4" asphalt ( 2" base, 2" topping )
- Subsurface to be covered with Typar fabric over 4" CR-6 crusher run
- layout as per site plan

Leadwalks

- Leadwalks and front stoop to be exposed aggregate concrete
- Layout as per site plan

Landscaping

- Lot to be fine graded and hydro-seeded
- Provide planting allowance

Insulation

- Foam sealing around all windows, doors, and wall protrusions
- Caulk all sill plates and wall intersections
- R-30 Blown in attic insulation
- R-19 Batt wall insulation
- R-19 Batt insulation in floor of crawl space

Soundproofing

- Insulate all walls of powder room
- Insulate walls of laundry room adjacent to ~~laundry~~ BED ROOM.
- Insulate walls and floors of Bath ~~and Bath Room~~
- Wrap all 4" drain pipes that pass through 1st floor

Drywall

- 1/2" drywall glued and screwed
- 5/8" firecode drywall on walls and ceiling of garage

### Flooring

- Subfloor to be same level throughout creating 3/4" reducer at tile/ hardwood interface
- Floors to be ~~1/2"~~ strip oak over 15# felt paper except:
  - Foyer and Powder room- 12x12 marble OR SLATE ?
  - Master Bath, Kitchen, Laundry, Breakfast Room- 8x8' ceramic tile
  - 1x4 ceramic tile BATHROOMS.
- Marble and ceramic floors to be set on 1 1/2" mud" base with mesh reinforcement
- Wood floors to be finished with stain/sealer and two coats of polyurethane varnish

### Interior Doors

- Interior doors to be masonite moulded 6-paneled split-jamb pre-hung door units
- Three hinges per door.
- 8" plinth blocks
- 6"

### Interior Trim

- Window and door casing to be 3 1/4" DC99 colonial paint grade
- Base to be 5 1/2" moulded O.G. base paint grade
- Closets to have Novaply shelving, 1x4 cleats, wood poles and pole sockets
- Metal shelf and pole support brackets
- 3 1/4" Oak handrail system with turned newel posts and balusters
- 2 1/4" oak wall hung handrail to basement
- 2- piece chair rail in foyer and dining room
- 3- piece crown moulding in dining room, living room, and foyer
- 1 5/8" s " panel mould applied as wainscoting in foyer and dining room
- Bedroom closets to be divided with high/low poles on one side and pole and shoe platform on other side

### Painting (Interior)

- All walls and ceilings to receive two coats of flat latex paint
- 1st coat (primer) to be sprayed
- 2nd coat to be rolled
- All woodwork to receive oil primer and oil 2nd coat
- One off-white color throughout



### Painting (Exterior)

- All trim and woodwork to receive two coats of latex semi-gloss paint
- Primed wood will count as having one coat
- Siding to receive semi-transparent stain

### Bath Tub and Shower Walls

- Ceramic tile tub surrounds to a height of 6'8" off floor
- Tub surrounds to contain ceramic soapdish and towel bar
- Ceramic walls to be set with thinset on cement board subbase
- Showers to be tiled to ceiling
- Ceramic tile on tub platform in master

### Hardware

- Schlegle "F" series interior door hardware
- Schlage "A" series exterior locksets with single cylinder deadbolts
- Baldwin front door locksets and hinges ( 4 per door )
- Ball catches on double swing closet doors
- Brass doorstops

### Garage Doors

- Garage doors to be paneled masonite
- Automatic door operators included on each door

### Counter Tops

- Formica kitchen counter top and wet bar
- Corian vanity tops in powder room and master bath
- Cultured marble tops in Bath's

2 - 80 gallon

- 420 Gallon electric hot water heaters
- Copper supply lines
- Four hose bibs
- Fiberglass laundry tray
- Well and Septic

### Electrical

- Outlets spaced as per code
- Chandelier in dining room, foyer, and breakfast room
- Switched outlets in bedrooms
- Five pairs of exterior flood lights
- Strip lights over vanities
- Recessed lighting as per plan
- Heat lamp in Master Bath
- 400 amp service
- Prewire for telephone and T.V. antenna
- Allowance for fixtures

### HVAC

- Three zone high efficiency heat pumps
- One system for Master bedroom wing
- One system for 2nd floor
- One system for the remainder of the 1st floor
- Ceiling registers on 2nd Floor
- Floor registers on 1st floor
- Condensate pump in basement
- Humidifier on basement unit
- Bath fans in all baths
- Dryer vent

### Bath Accesories

- Beveled glass medicine cabinets in all baths
- 42" Mirrors over all vanities and wet bar mirror to ceiling
- Glass shower doors on showers
- Curtain rods over tubs
- Chrome surface mounted paper holders and towel bars in Baths 2&3
- Polished brass surface mounted paper holder and towel bars in Master Bath and Powder room

### Kitchen Cabinets, Vanities, Wet Bar and Laundry Cabinets

- Layout and design to be approved by homeowner
- Laundry to have two 30" wall cabinets over washer and dryer
- Allowance item

## Sediment Control

- Adequate sediment measures to insure the containment of sediment within the property lines in compliance with county requirements.

## Foundation

- 12" cinder block walls with durawall reinforcement
- Walls parged with cement and sprayed with tar coating.
- Drain tile around perimeter on outside and drained to drywell on in ground condition and to daylight on walkout condition.

## Framing

- Studs to be 16" O.C.
- Framing lumber to be #2 or better kiln dried.
- Floor joists on all levels to be 2x12. ~~None with below + 2x8 spaced @ 16" O.C.~~
- Treated plates wherever contact with masonry surfaces occurs.
- 5/8" ~~3/4"~~ T&G underlayment on all levels and glued.
- 5/8" CDX plywood roof sheathing with plywood clips.
- Wrap house with Tyveck.

## Concrete

- Basement slab to be 4" concrete with 6x6 #10 wire mesh over 4" of 3/4" blue stone covered with 6 mil polyethylene vapor barrier.
- Interior drain tile around perimeter with two sump crocks.
- Garage concrete to be 4" on packed earth with adequate reinforcement to assure a sound surface devoid of structural cracks.

## Crawl Space

- Provide foundation vents.
- Cover crawl space with 6 mil polyethylene.
- Provide access from basement.

## Windows and Exterior Doors

- Windows to be Weathershield wood primed <sup>double-hung</sup> ~~casements~~ with 1" insulated glass. OR EQUAL
- Sizes to be as shown on plans.
- Windows to include screens and grills.
- Exterior doors to be Weathershield wood doors as sized on plans. OR EQUAL
- House door to garage to meet fire code.
- Front doors to be a pair of paneled/oak 3/0x8/0 doors with design as per plans.

## Roofing

Construction Specifications

Sediment Control

- Adequate sediment measures to insure the containment of sediment within the property lines in compliance with county requirements.

Foundation

- 12" cinder block walls with durawall reinforcement
- Walls parged with cement and sprayed with tar coating.
- Drain tile around perimeter on outside and drained to drywell on in ground condition and to daylight on walkout condition.

Framing

- Studs to be 16" O.C.
- Framing lumber to be #2 or better kiln dried.
- Floor joists on all levels to be 2x12. ~~None of the joists are to be 2x10's~~
- Treated plates wherever contact with masonry surfaces occurs.
- 5/8" ~~3/4"~~ T&G underlayment on all levels and glued.
- 5/8" CDX plywood roof sheathing with plywood clips.
- Wrap house with Tyveck.

Concrete

- Basement slab to be 4" concrete with 6x6 #10 wire mesh over 4" of 3/4" blue stone covered with 6 mil polyethylene vapor barrier.
- Interior drain tile around perimeter with two sump crocks.
- Garage concrete to be 4" on packed earth with adequate reinforcement to assure a sound surface devoid of structural cracks.

Crawl Space

- Provide foundation vents.
- Cover crawl space with 6 mil polyethylene.
- Provide access from basement.

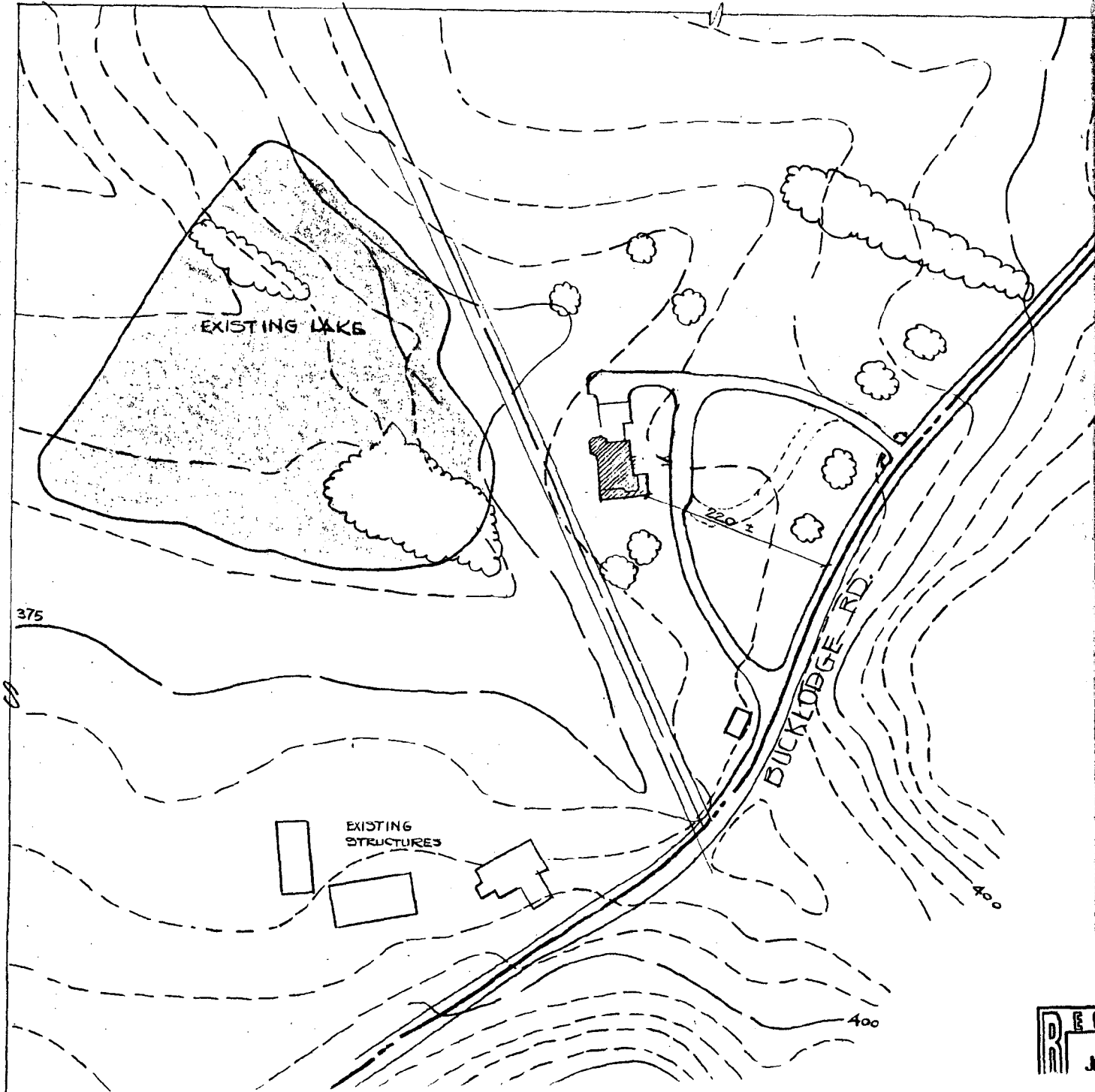
Windows and Exterior Doors

*Not approved by the Hist. Pres. Commission.*

- Windows to be Weathershield wood primed casements with 1" insulated glass. OR EQUAL
- Sizes to be as shown on plans.
- Windows to include screens and grills.
- Exterior doors to be Weathershield wood doors as sized on plans. OR EQUAL
- House door to garage to meet fire code.
- Front doors to be a pair of paneled/oak 3/0x8/0 doors with design as per plans.

Roofing

19701 BUCKLODGE RD.



*Final approval  
foot print.*

*JMR 1/30/90*

REG  
J.M.

