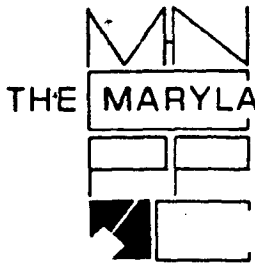


37/3-97BBB 7133 Maple Avenue
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 12/17/97

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: ^{PDC} Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Patricia Neill & Wabi Aboudeu

Address: 7133 Maple Avenue, Takoma Park, MD 20912

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: PATRICIA E. NEILL

Daytime Phone No.: 202 473-9567

Tax Account No.: 1075636

Name of Property Owner: PATRICIA E. NEILL
WABI S. ABOUDO Daytime Phone No.: same

Address: 7133 MAPLE AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: OWNER Phone No.: same

Contractor Registration No.: n/a

Agent for Owner: OWNER Daytime Phone No.: same as contact #

LOCATION OF BUILDING/PREMISE

House Number: 7133 Street: MAPLE AVE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE

Lot: 10 Block: 3 Subdivision: TALOMA PARK

Liber: 16658 Folio: 189 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" 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/Raze | <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: _____ | | | |

1B. Construction cost estimate: \$ 75,000

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

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.

Patricia E. Neill & Wabi S. Aboudo
Signature of owner or authorized agent

11/10/97
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 12/17/97

Application/Permit No.: 971120006 Date Filed: 11-20-97 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-97888

**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:

The house had an extension built in the '60's the second floor of which was partial. We intend to remove the partial second floor addition and replace with a full second floor. Also intend to reconfigure the rooms of the first floor addition. Materials (external) will remain as current, i.e. cedar shake. Windows on extension will be realigned. One window on main house will be shifted 1'4". No trees will be affected except removal of one low hanging branch.

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

The project is all within the original footprint, will be in materials compatible/suitable with original home and neighborhood. Frankly, it's going to be quite handsome and an improvement in ~~size~~ size and appearance over current addition.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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, 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.

- 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 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

- 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 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

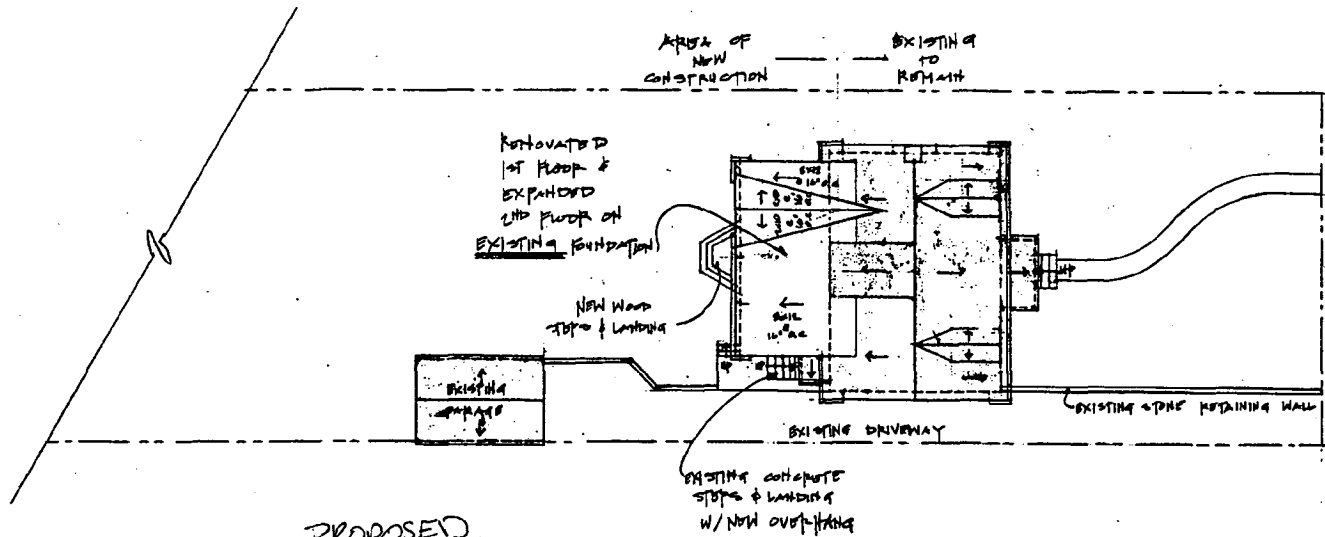
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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, (301/279-1355).

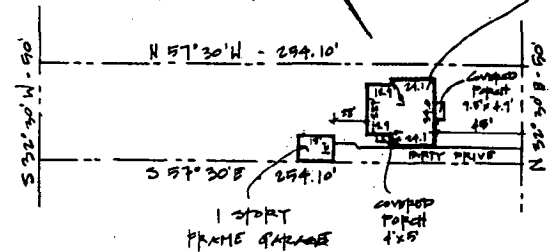
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

11-16-99 PERMITS
11-17-99 PERMIT TO CONSTRUCT



PROPOSED
 2 PARTIAL SITE PLAN W/ ROOF PLAN
 A.0
 3/22/01

LOT 10
 Block 3
 TAKOM PARK
 MONTGOMERY COUNTY, MD.
 # 7133 MAPLE AVENUE
 2- STORY BRICK W/
 2- STORY FRAME
 ADDITION



MAPLE AVENUE
 40' P/W

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 12/17/97

1 SITE PROPERTY LINES EXISTING +
 A.0
 (NO CHANGE TO FOOTPRINT)
 1"=40'
 PROPOSED SITE PLAN

RENOVATIONS FOR THE RESIDENCE OF
WABI ABOUDOU & PATRICIA NEILL
 7133 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

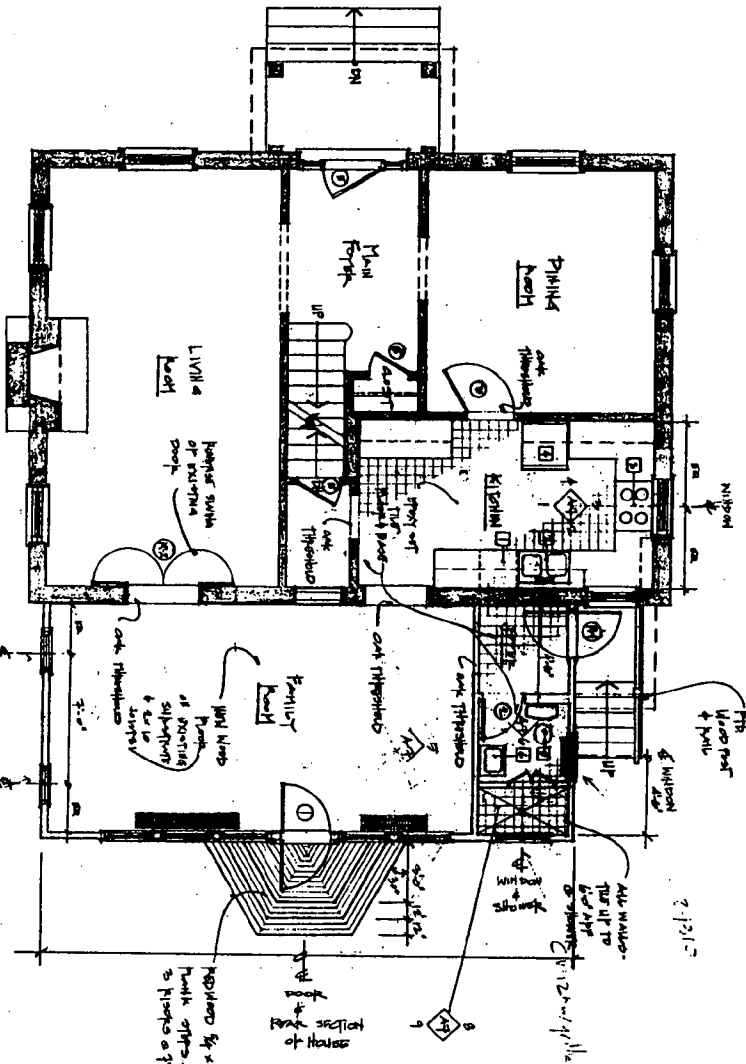
ANDREW D. BORJA, AIA
 1208 HOLLY STREET NW
 WASHINGTON, DC 20012

SITE PLAN

DATE	11-16-99
APP	ADD
SCALE	1"=40'
PROJECT	RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL
DATE	11-16-99

A.0

P181056D
 First Floor Plan
 1/21/15



- 1. EXISTING BEAM TO REMAIN
- 2. EXISTING BEAM TO BE RELOCATED
- 3. REMOVE FRAMING ABOVE PORCH TO PROVIDE ACCESS TO PORCH OF 2ND FLOOR
- 4. REMOVE 2x4 BEAM ABOVE PORCH TO PROVIDE ACCESS TO PORCH OF 2ND FLOOR
- 5. REMOVE 2x4 BEAM ABOVE PORCH TO PROVIDE ACCESS TO PORCH OF 2ND FLOOR
- 6. REMOVE 2x4 BEAM ABOVE PORCH TO PROVIDE ACCESS TO PORCH OF 2ND FLOOR
- 7. REMOVE 2x4 BEAM ABOVE PORCH TO PROVIDE ACCESS TO PORCH OF 2ND FLOOR
- 8. REMOVE 2x4 BEAM ABOVE PORCH TO PROVIDE ACCESS TO PORCH OF 2ND FLOOR
- 9. REMOVE 2x4 BEAM ABOVE PORCH TO PROVIDE ACCESS TO PORCH OF 2ND FLOOR
- 10. REMOVE 2x4 BEAM ABOVE PORCH TO PROVIDE ACCESS TO PORCH OF 2ND FLOOR

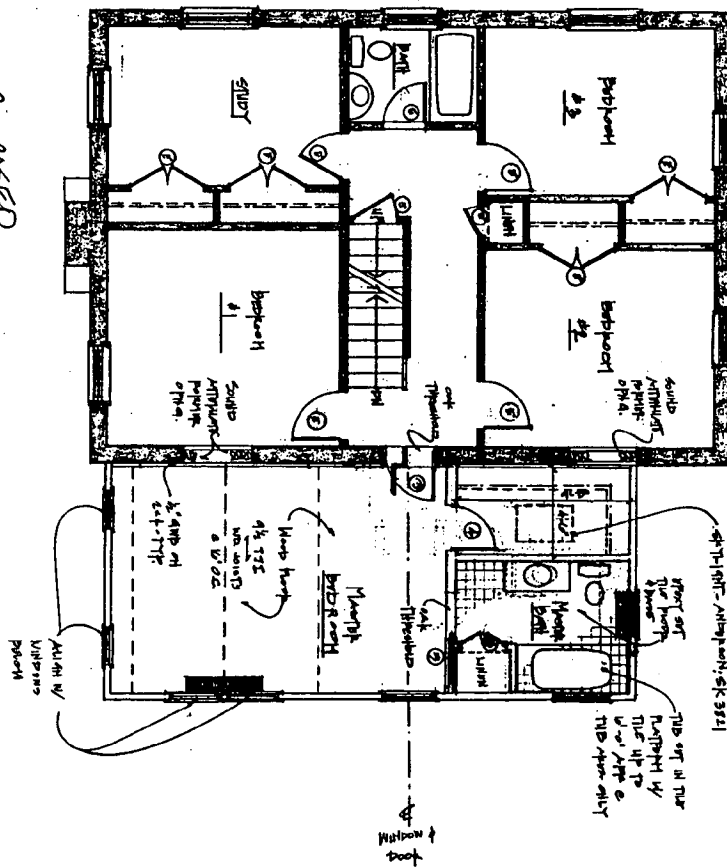
APPROVED
 Montgomery County
 Historic Preservation Commission
 Andrew D. Borja, AIA

ANDREW D. BORJA, AIA
 1208 HOLLY STREET NW
 WASHINGTON, DC 20012

RENOVATIONS FOR THE RESIDENCE OF
 WABI ABOUDOU & PATRICIA NEILL
 7133 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

1/21/15

1
A.2
P. 8055ED
Sketch Floor Plan
1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

ANDREW D. BORJA, AIA
1208 HOLLY STREET NW
WASHINGTON, DC 20012
A.2

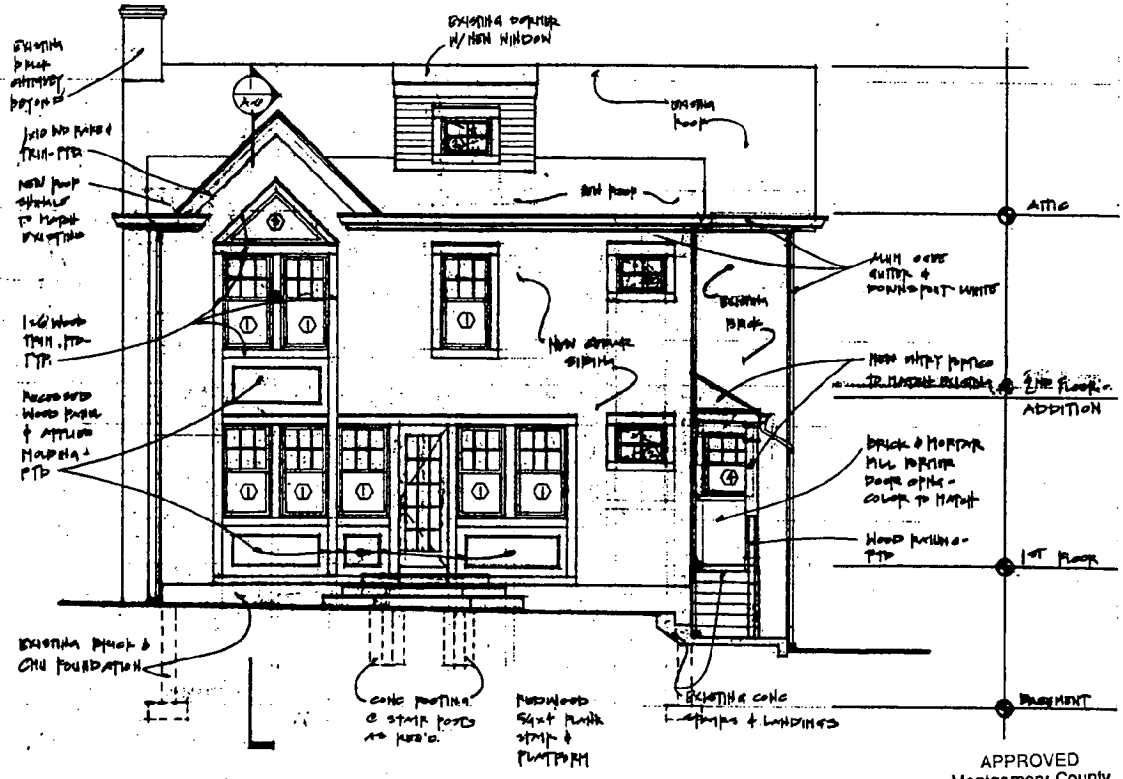
RENOVATIONS FOR THE RESIDENCE OF
WABI ABOUDOU & PATRICIA NEILL
7133 MAPLE AVENUE
TAKOMA PARK, MARYLAND

11-19-93
R. J. [unclear]

11-11-11 (Home Plan)
11-11-11 (Home Plan)

RENOVATIONS FOR THE RESIDENCE OF
WABI ABOUDOU & PATRICIA NEILL
7133 MAPLE AVENUE
TAKOMA PARK, MARYLAND

ANDREW D. BORJA, AIA
1208 HOLLY STREET NW
WASHINGTON, DC 20012
Architect's Elevation



1 BACK YARD ELEVATION
A-3 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

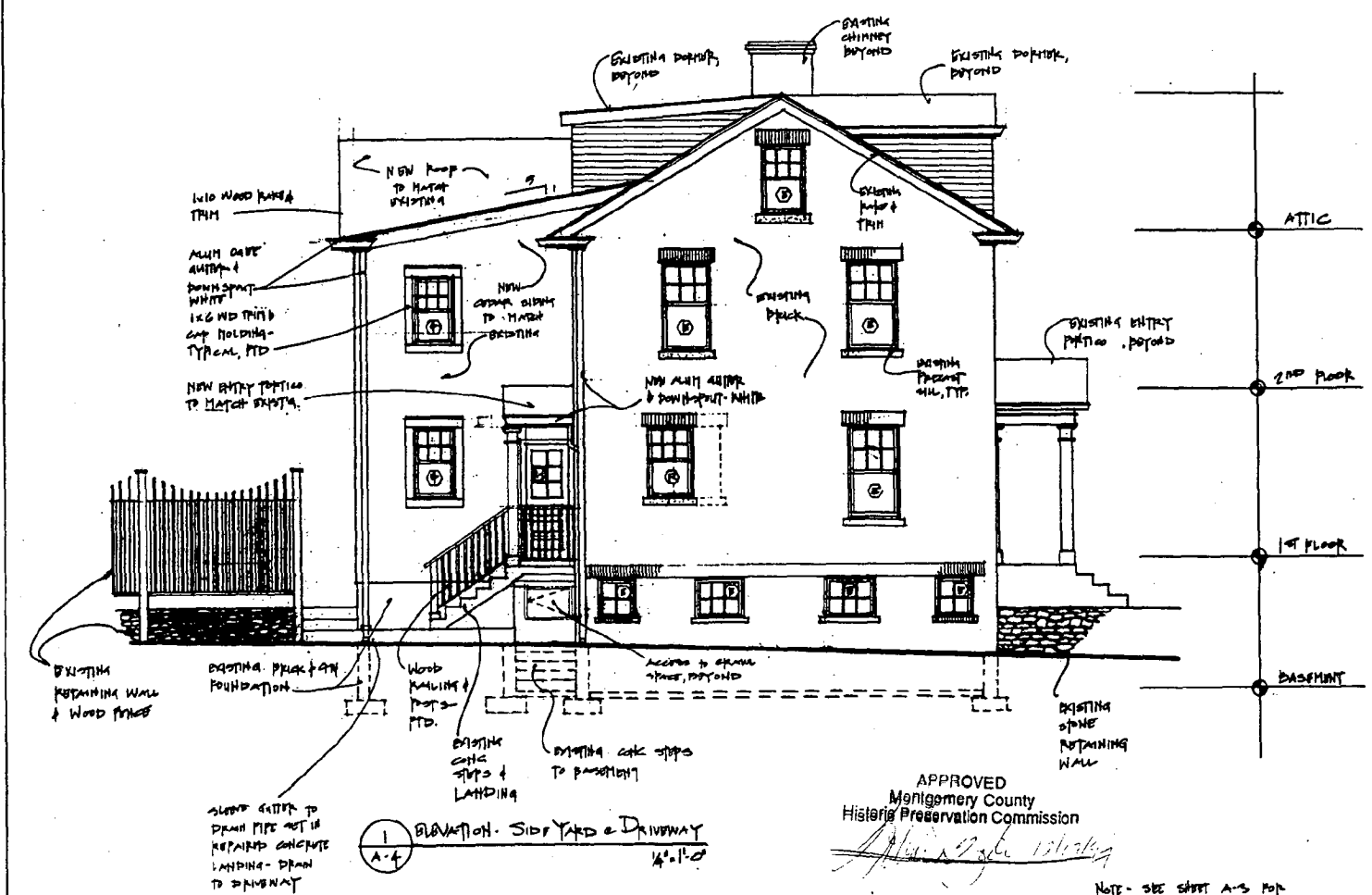
Handwritten signature and date: 12/17/17

- ⊕ EXISTING TO REMAIN
- ⊖ EXISTING TO BE RELOCATED
- ⊙ ANDERSON - NARROWLINE DOUBLE HUNG - #2440 W/GRILL, WHITE
- ⊙ CASHERM - # CW12 W/GRILL, WHITE
- ⊙ FLEXIFRAME (6'-0" W. X 2'-4" H - PRICING ONLY - TO BE VERIFIED)
- ⊙ NARROWLINE DOUBLE HUNG - #2131 W/GRILL, WHITE
- ⊙ CASHERM - # C12 W/GRILL, WHITE

1/4" = 1'-0"	Abb	1	1	1	1
--------------	-----	---	---	---	---

A-3

11-16-93 PERMIT PLAN
11-17-93 PERMIT PLAN



RENOVATIONS FOR THE RESIDENCE OF
WABI ABOUDOU & PATRICIA NEILL
 7133 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

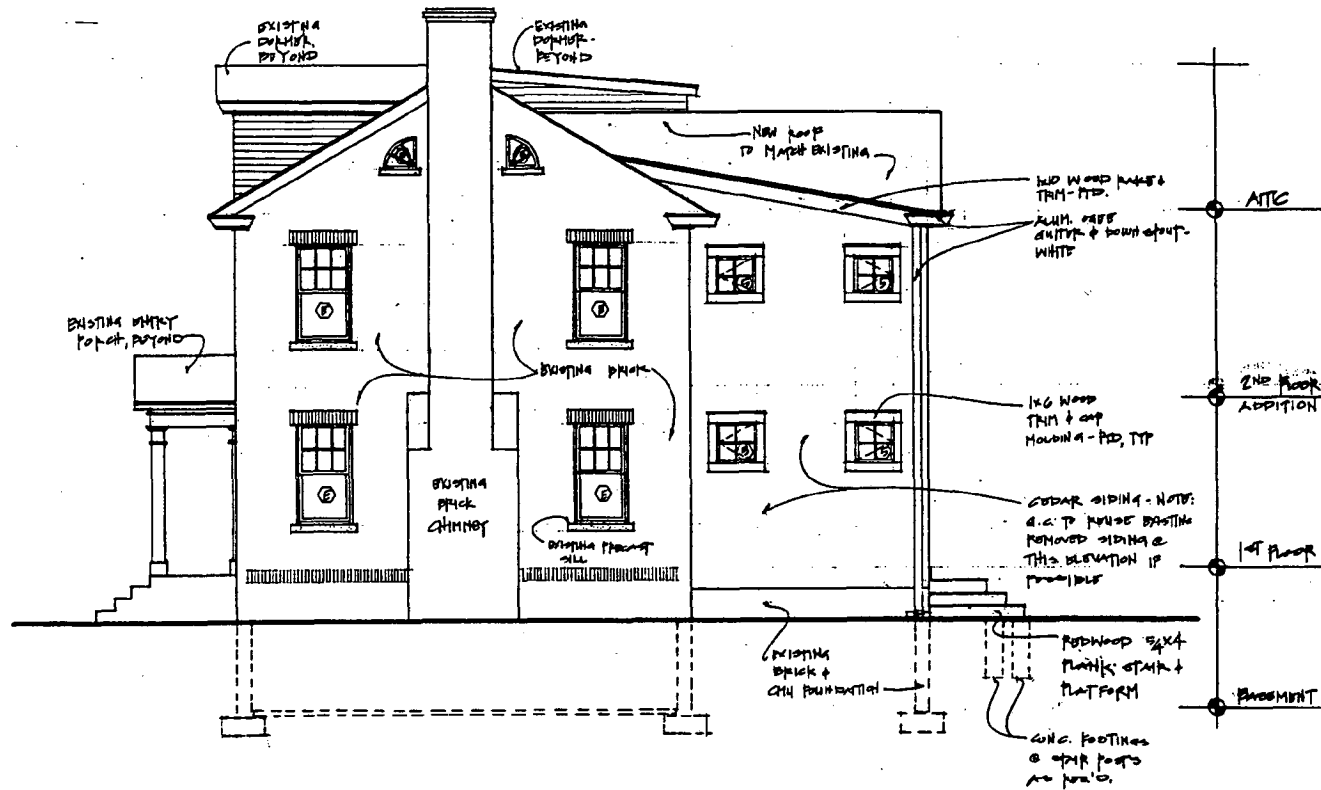
ANDREW D. BORJA, AIA
 1208 HOLLY STREET NW
 WASHINGTON, DC 20012
 SEE YARD ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
Andrew D. Borja

NOTE - SEE SHEET A-3 FOR
 WINDOW LAYOUT

1/8" = 1'-0"
 A-4
 11/17/93

A-4



1 ELEVATION - SIDYARD
A-5 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Andrew D. Borja 2/21/2017

NOTE - SEE SHEET A-5 FOR WINDOW KEY.

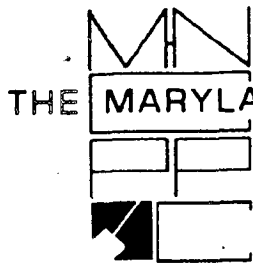
1-10-17 BORJA PLANS
11-17-17 BORJA & GROUP

RENOVATIONS FOR THE RESIDENCE OF
WABI ABOUDOU & PATRICIA NEILL
7133 MAPLE AVENUE
TAKOMA PARK, MARYLAND

ANDREW D. BORJA, AIA
1208 HOLLY STREET NW
WASHINGTON, DC 20012
Side Yard - Elevation

DATE	1/10/17
BY	ADD
NO.	1
TITLE	1

A-5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 12/17/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{PPC} Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7133 Maple Avenue Meeting Date: 12/17/97
Resource: Takoma Park Historic District Review: HAWP
Case Number: 37/3-97BBB Tax Credit: No
Public Notice: 12/3/97 Report Date: 12/10/97
Applicant: Patricia E. Neill & Wabi S. Aboudou Staff: Robin D. Ziek
PROPOSAL: Rear addition extension RECOMMENDATIONS: APPROVAL

PROJECT DESCRIPTION

RESOURCE: Non-Contributing Resource in the Takoma Park Historic District

STYLE: Colonial Revival Style

DATE: 1930-50

The two-story brick Colonial Revival style house is a non-contributing resource in the historic district. There is an existing rear addition, which is sided in wood shingles. This existing rear addition includes both a two-story portion and a one-story portion.

PROPOSAL

The applicant proposes to reconfigure the existing rear addition, adding to it to achieve a two-story space at the rear. To do this, they will remove the existing two-story portion of the existing rear addition, and build a new second floor addition at the rear on the existing first floor addition. **There will be no change to the existing footprint.** The new construction will be sided with cedar shingles, to match the existing addition. All of the windows in the rear addition will be replaced with Anderson (vinyl-clad wood windows) windows. (See A-3, Circle 11). In addition, the rear elevation will include wood panels below the new windows, which will be painted.

The only change proposed for the main part of the house is to relocate a window on the north elevation (facing the driveway) approximately 2 feet to the rear. The brickwork will be repaired.

STAFF DISCUSSION

The proposed construction is consistent with the existing structure. As a non-contributing resource, the Takoma Park Guidelines recommend the most lenient level of design review. The proposed construction is in keeping with the existing massing and scale of the resource, and would have no adverse effect on the historic district as a whole.

Staff notes that, in general, wholesale replacement of original windows is discouraged by the HPC. In addition, the proposed use of vinyl clad windows is discouraged in the historic district. This is, however, a non-contributing resource. The proposal does not involve the replacement of original windows but the replacement of relatively new windows with other new windows. All of the new windows are at the rear of the structure, and for the most part, are not at all visible from the street. The applicant is retaining their original windows in the front brick portion of the house.

RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PATRICIA E. NEILL

Daytime Phone No.: 202 473-9567

Tax Account No.: 1075636

Name of Property Owner: PATRICIA E. NEILL
WABI S. ABOUDO

Daytime Phone No.: same

Address: 7133 MAPLE AVE TAKOMA PARK MD. 20912
Street Number City State Zip Code

Contractor: OWNER Phone No.: same

Contractor Registration No.: n/a

Agent for Owner: OWNER Daytime Phone No.: same as contact #

LOCATION OF BUILDING/PREMISE

House Number: 7133 Street: MAPLE AVE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE

Lot: 10 Block: 3 Subdivision: TAKOMA PARK

Liber: 16658 Folio: 189 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 75,000

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

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.

Patricia E. Neill & Wabi S. Aboudo
Signature of owner or authorized agent

11/10/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

3

**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:

The house had an extension built in the 60's the second floor of which was partial. We intend to remove the partial second floor addition and replace with a full second floor. Also intend to reconfigure the rooms of the first floor addition. Materials (external) will remain as current, i.e. cedar shake. Windows on extension will be realigned. One window on main house will be shifted 1'4". No trees will be affected except removal of one low hanging branch.

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The project is all within the original footprint, will be in materials compatible/suitable with original home and neighborhood. Frankly, it's going to be quite handsome and an improvement in ~~outlook~~ size and appearance over current addition

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

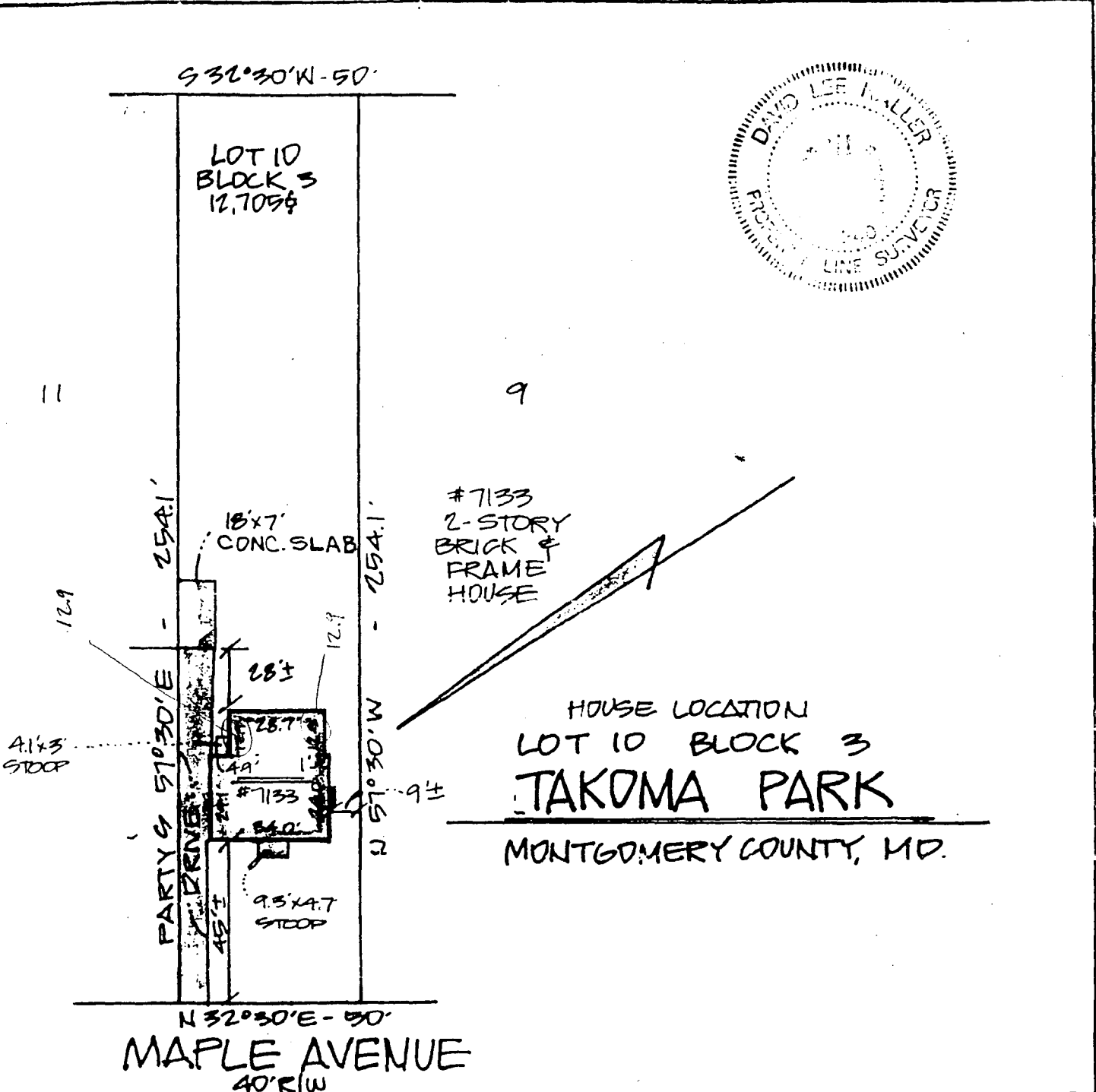
5. PHOTOGRAPHS

- 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.

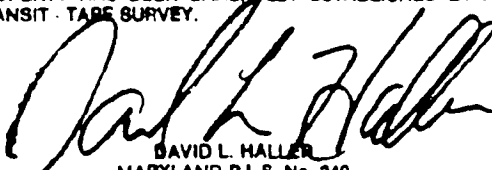
County Register Rockville Md 12/1/81

USE NO. **B 6686**

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location



HOUSE LOCATION
 LOT 10 BLOCK 3
TAKOMA PARK
 MONTGOMERY COUNTY, MD.

CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.  DAVID L. WALLER MARYLAND P.L.S. No. 240	REFERENCES PLAT BK. A PLAT NO. 3	Bull & Associates LAND SURVEYORS/CONSULTANTS (301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20874
	LIBER FOLIO	

NOTE: B.R.L. Information, if shown, obtained from M.N.C.P.P.C.

5

HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

LISA SOMMERS
7135 MAPLE AVE
TAKOMA PARK MD 20912

JEFF & ROBIN HENIG
7131 MAPLE AVE
TAKOMA PARK MD 20912

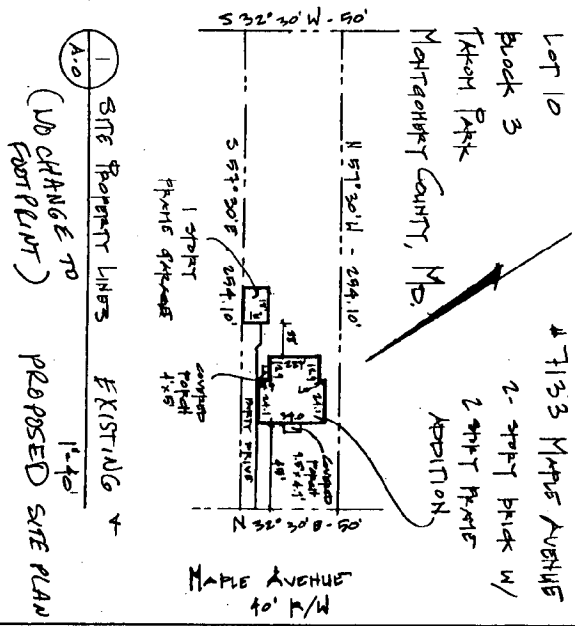
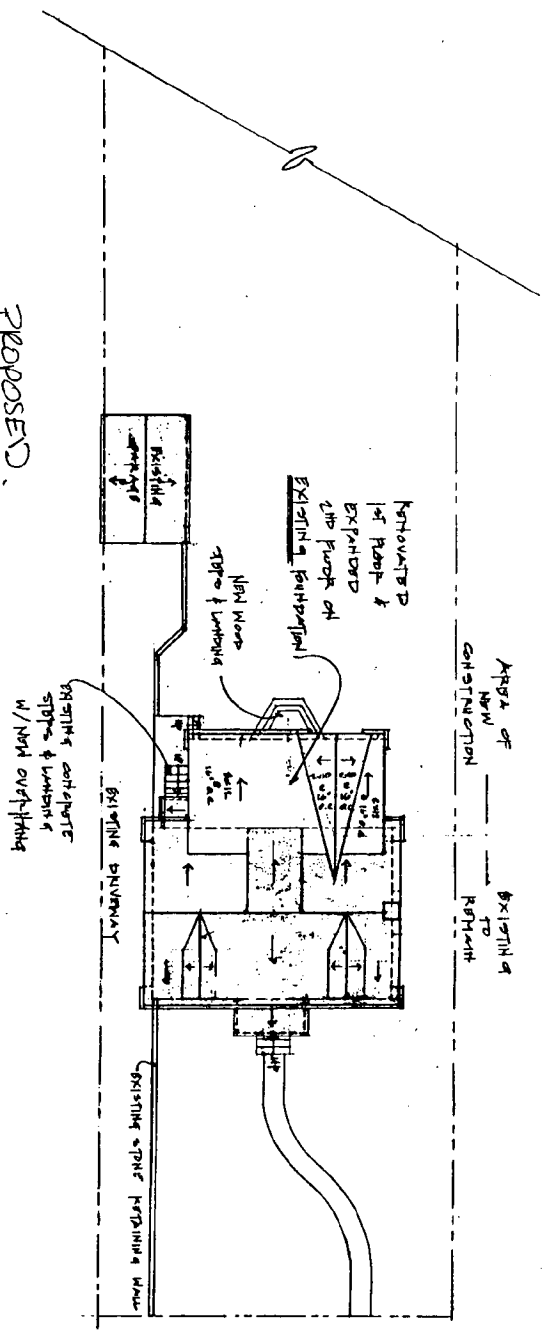
MARK & KAREN FREUDENBERGER
7128 MAPLE AVE
TAKOMA PARK MD 20912

DOROTHY & DAVID ZELINSKY
7124 WILLOW AVE
TAKOMA PARK MD 20912

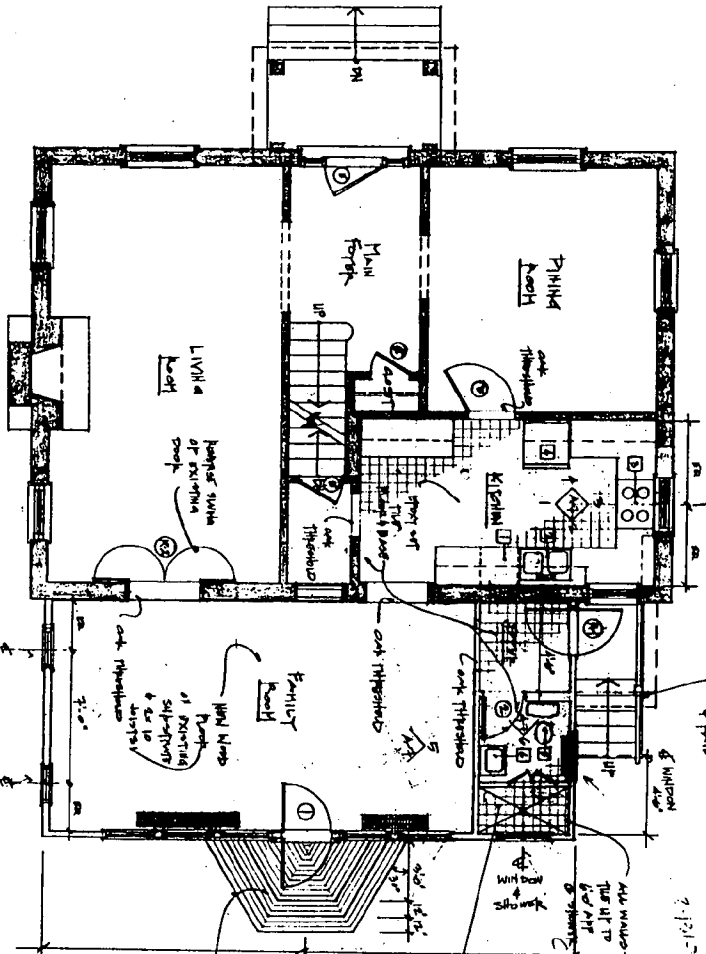
KATHY & LAIRD HART
7122 WILLOW AVE
TAKOMA PARK MD 20912

(7)

PROPOSED.
 2 Final Site Plan w/ Roof Plan
 3/16/10



A-0 	ANDREW D. BORJA, AIA 1208 HOLLY STREET NW WASHINGTON, DC 20012	RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL 7133 MAPLE AVENUE TAKOMA PARK, MARYLAND	11-17-11 Front Framing 11-17-11 Front Framing
	SITE PLAN		



1st Floor Plan
1/4" = 1'-0"

- 1. Existing work to remain
- 2. Existing work to be relocated
- 3. New work - Finish wood door #PHH2, 1'0" x 6'-0", Paint brass slip 1/4" x 1/4"
- 4. New work - Finish wood door #PHH3, 1'0" x 6'-0", Paint brass slip 1/4" x 1/4"
- 5. New work - Finish wood door #PHH4, 1'0" x 6'-0", Paint brass slip 1/4" x 1/4"
- 6. New work - 2'0" x 6'-0" - 2'0" x 6'-0" - 2'0" x 6'-0" - 2'0" x 6'-0"

A-1

ANDREW D. BORJA, AIA
1208 HOLLY STREET NW
WASHINGTON, DC 20012

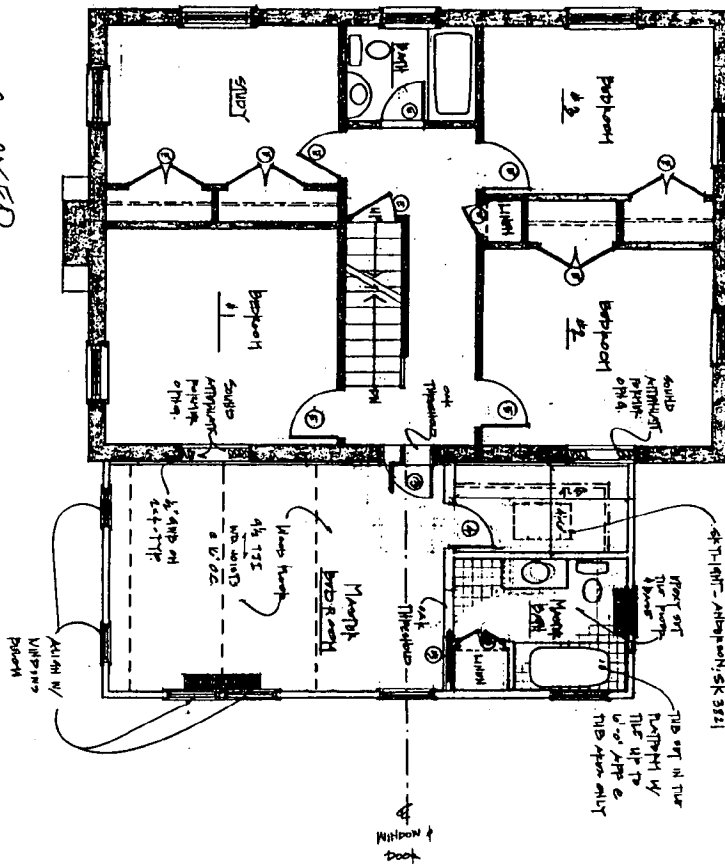
First Floor Plan

RENOVATIONS FOR THE RESIDENCE OF
WABI ABOUDOU & PATRICIA NEILL
7133 MAPLE AVENUE
TAKOMA PARK, MARYLAND

1/2" = 1'-0" Finish Plan
1/4" = 1'-0" Section

6

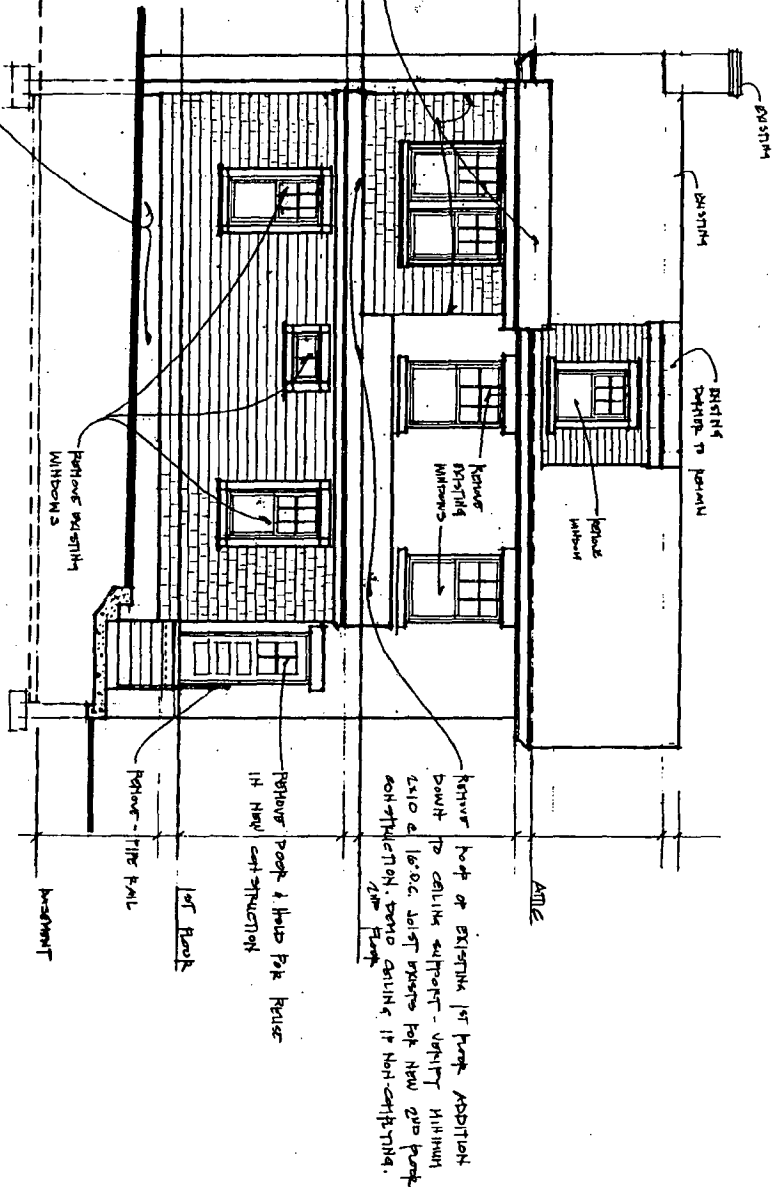
PROPOSED
SECOND FLOOR PLAN
1/2" = 1'-0"



<p>A-2</p>	<p>ANDREW D. BORJA, AIA 1208 HOLLY STREET NW WASHINGTON, DC 20012</p> <p>Second Floor PLAN</p>	<p>RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL 7133 MAPLE AVENUE TAKOMA PARK, MARYLAND</p>	<p>12-10-07 12-11-07 12-11-07</p> <p>Prepared by Reviewed by Checked by</p>
------------	--	---	---

TO REMAIN -
 Existing Brick on CMU
 Foundation wall. a.c.
 to fasten, EXPLANATION
 BIG TO VERIFY DEPTH
 & size of Footing, AFTER
 Address & square
 EXISTING W/ FINISH R.

1
 D-3
 Existing Back Yard Elevation
 W/10'



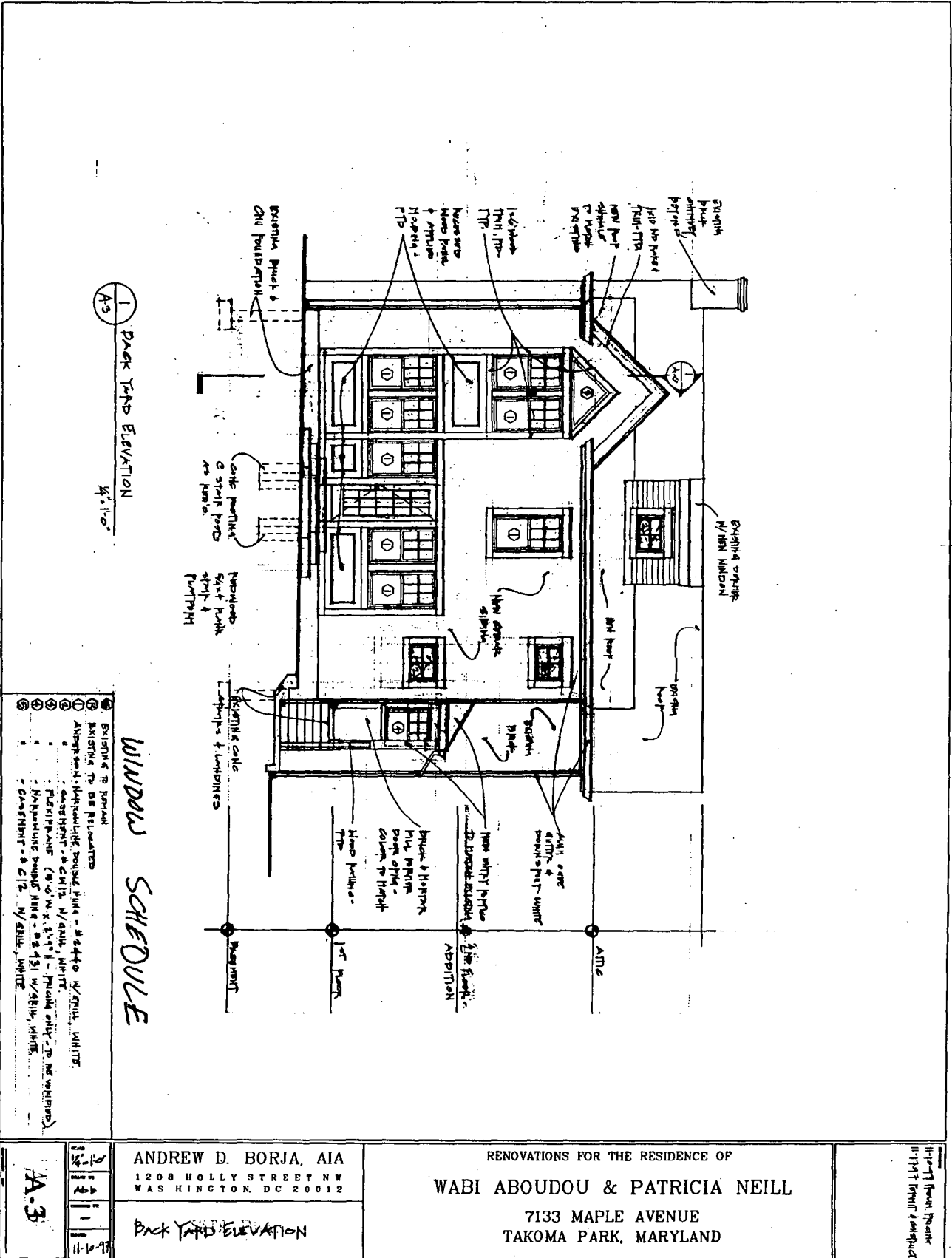
NOTE: a.c. TO REMOVE ALL EXISTING ABOVE SLABING WITH INTENT TO REMOVE & SOUND SIDE FASCIES IN NEW CONSTRUCTION.

10 11 12 13 14 15 16 17 18 19 20	ANDREW D. BORJA, AIA 1208 HOLLY STREET NW WASHINGTON, DC 20012
	Back Yard Renovation - Demolition

RENOVATIONS FOR THE RESIDENCE OF
WABI ABOUDOU & PATRICIA NEILL
 7133 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20

11



1
 A-3
 BACK YARD ELEVATION
 1/4" = 1'-0"

WINDUWS SCHEDULE

1. BRICKWORK TO PERIOD
 2. BRICKWORK TO BE RELOCATED
 3. ANCHORED-UNPAINTELE BOULEVARD WOOD W/GRILL, WHITE
 4. CASSETTE W/GRILL, WHITE
 5. PLASTERED (9'-0" x 5'-0") - BRICKWORK TO BE RELOCATED
 6. RELOCATED BRICKWORK (9'-0" x 5'-0") - BRICKWORK TO BE RELOCATED
 7. CASSETTE W/GRILL, WHITE

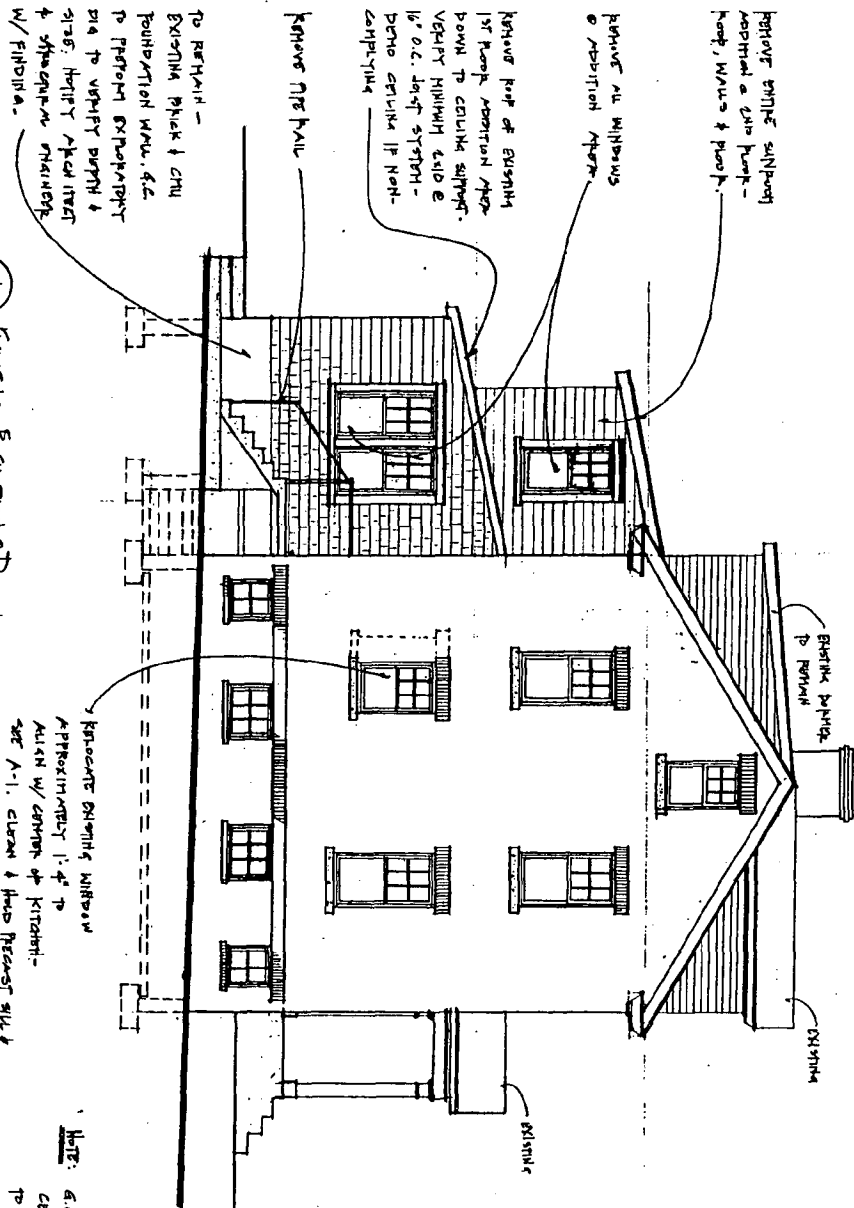
1
 11-12-14
A-3

ANDREW D. BORJA, AIA
 1208 HOLLY STREET NW
 WASHINGTON, DC 20012

BACK YARD ELEVATION

RENOVATIONS FOR THE RESIDENCE OF
WABI ABOUDOU & PATRICIA NEILL
 7133 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

11-12-14
 11-12-14
 11-12-14



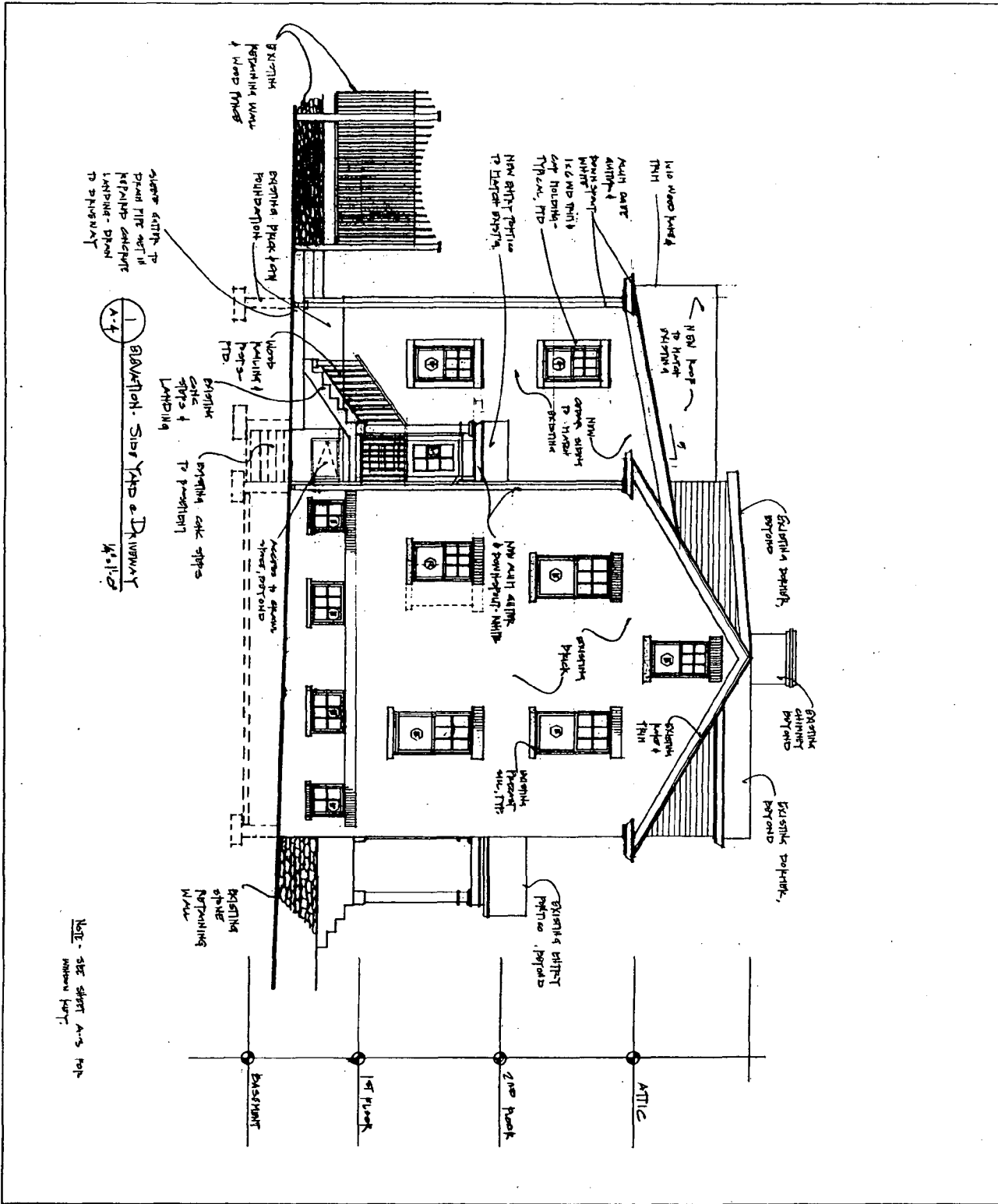
1
D4
EXISTING ELEVATION @ DRIVEWAY
1/4" = 1'-0"

REMOVE EXISTING WINDOW APPROXIMATELY 1'-4" TO AS IN W/ CENTER OF KITCHEN - SEE A-1. CLEAN & PAINT PERSIAN SILL & PLUCK TOP FINISH.

NOTE: E.C. TO REMOVE ALL EXISTING CEILING SIDING WITH INTERIOR TO HOUSE & SOffit SILENT FINISH IN NEW CONSTRUCTION.

	ANDREW D. BORJA, AIA 1200 HOLLY STREET NW WASHINGTON, DC 20012	RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL 7133 MAPLE AVENUE TAKOMA PARK, MARYLAND	11-6-23 11-17-23 RAJA, NEILL & ASSOCIATES
	DEMOLITION & REVISION 11-6-23 11-17-23		

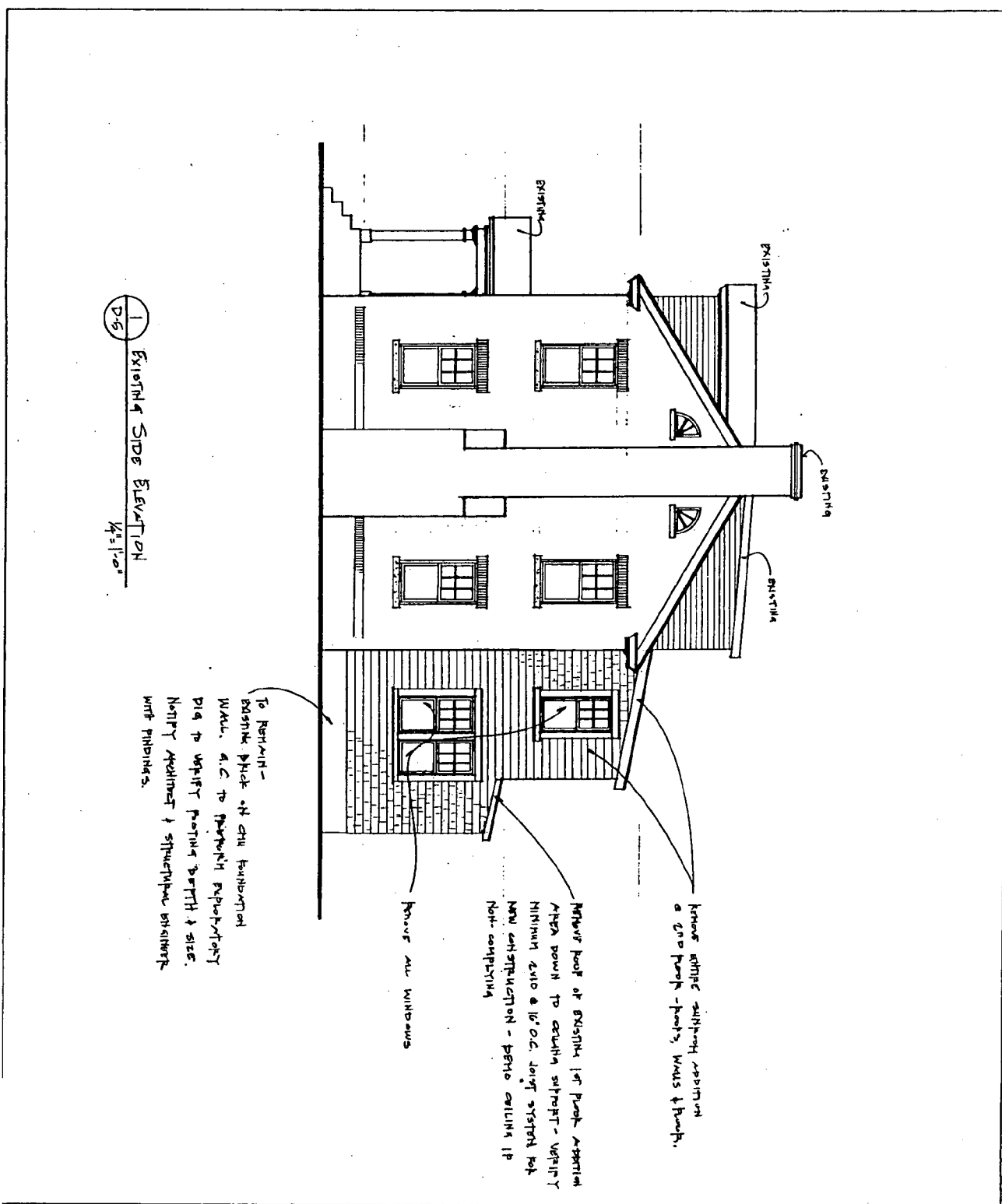
13



NOTE - SEE SHEET AND TOP SECTION FOR

<p>A-4</p>	<p>ANDREW D. BORJA, AIA 1208 HOLLY STREET NW WASHINGTON, DC 20012</p>	<p>RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL 7133 MAPLE AVENUE TAKOMA PARK, MARYLAND</p>	<p>11-10-07-10-11-12 11-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000</p>
	<p>SEE PLAN & SECTION - ELEVATION</p>		

h1



1
D-5
EXISTING SIDE ELEVATION
1/4" = 1'-0"

TO REMAIN -
EXISTING BRICK ON CHU FOUNDATION
WALL. A.C. TO FINISH WITH EXISTING
PIG TO VERIFY FOOTING BIRTH & SIZE.
NOTIFY ARCHITECT & STRUCTURAL ENGINEER
WITH FINDINGS.

REMOVE ALL WINDOWS

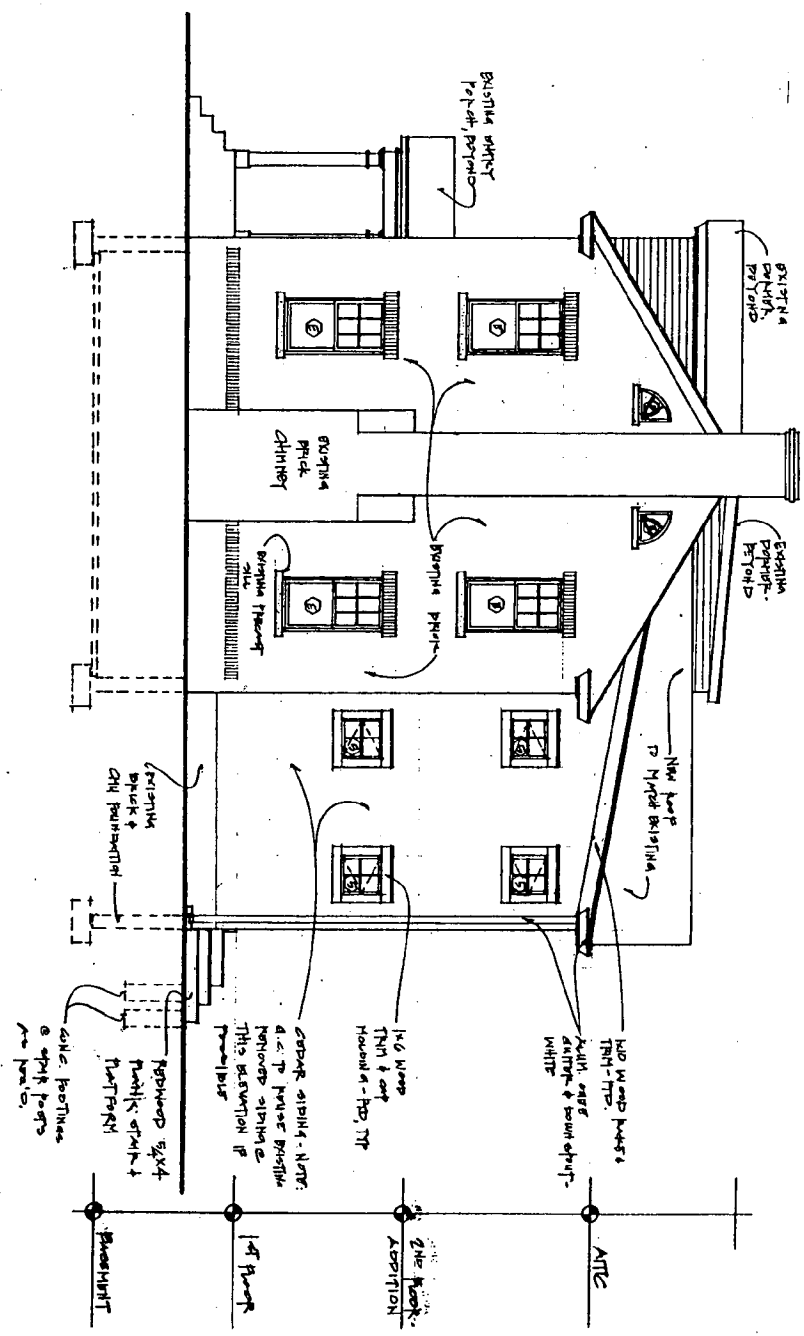
REMOVE ROOF OF EXISTING 1st FLOOR APARTMENT
AREA DOWN TO CEILING SUPPORT - VERIFY
MINIMUM 2x10 & W/O.C. JOIST SYSTEM FOR
NEW CONSTRUCTION - PERIO CALLING IF
NOT COMPLETE

REMOVE EXISTING EXTERIOR APERTURE
& 2ND FLOOR - FLOOR, WALLS & FINISH.

D-5 	ANDREW D. BORJA, AIA 1208 HOLLY STREET NW WASHINGTON, DC 20012	RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL 7133 MAPLE AVENUE TAKOMA PARK, MARYLAND	11-10-13 Wabi Neill 11-11-13 Andrew Borja
	STRUCTURAL DEMOLITION		

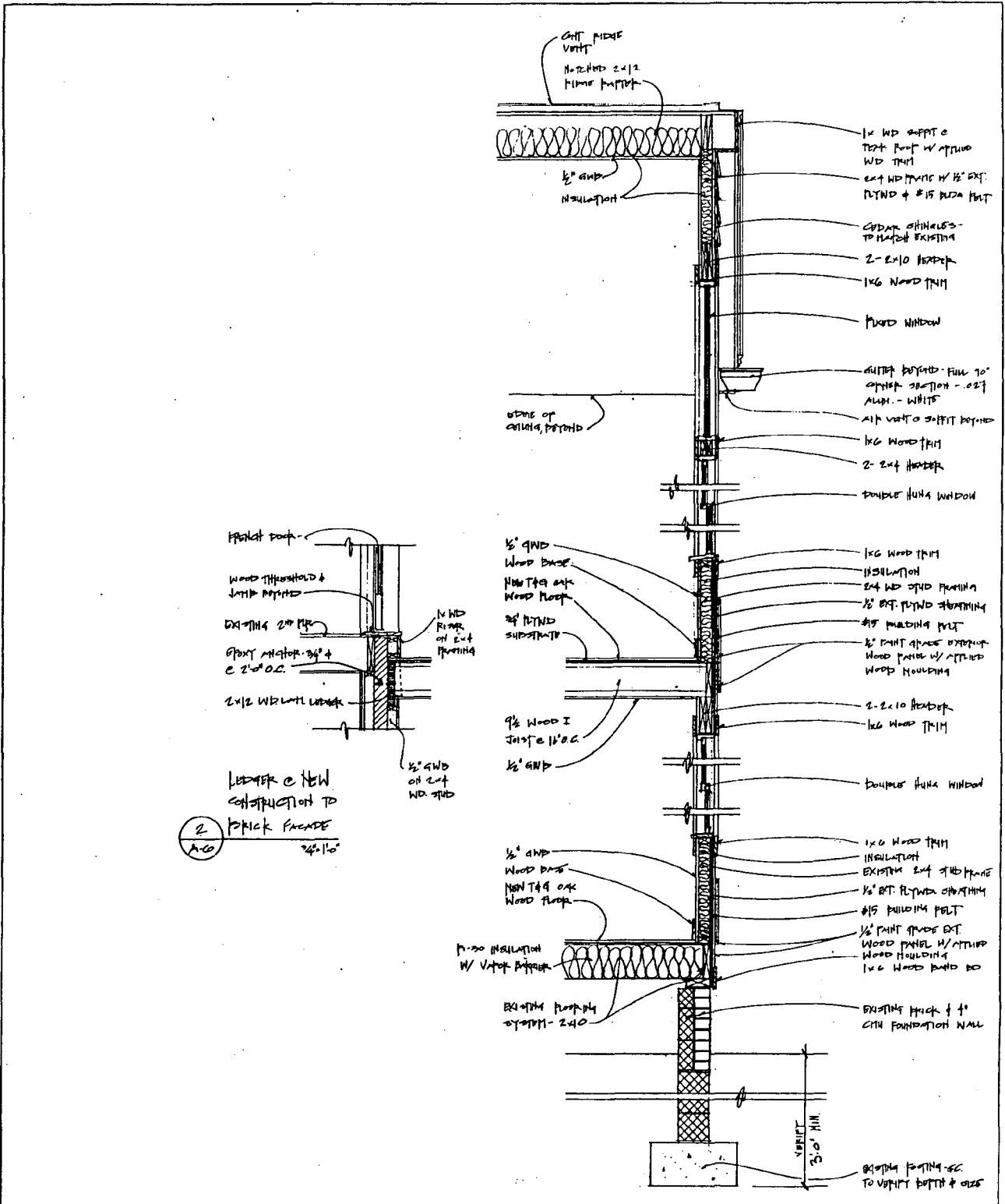
15

1 ELEVATION - SIDEYARDS
 1/4" = 1'-0"

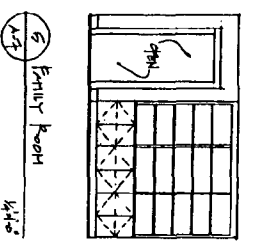
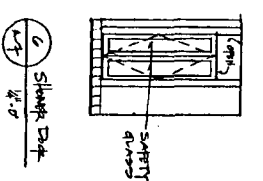
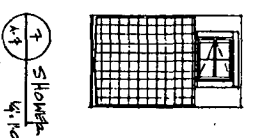
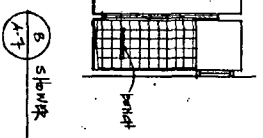
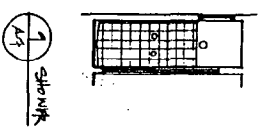
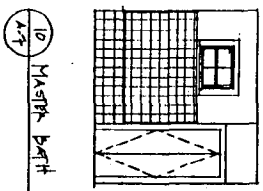
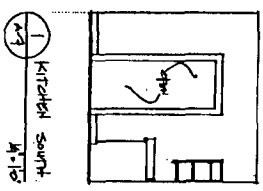
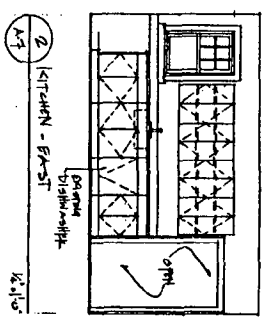
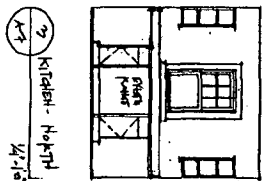
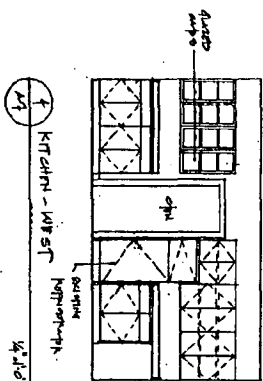


NOTE - SEE SHEET A-3 FOR WINDOW KEY.

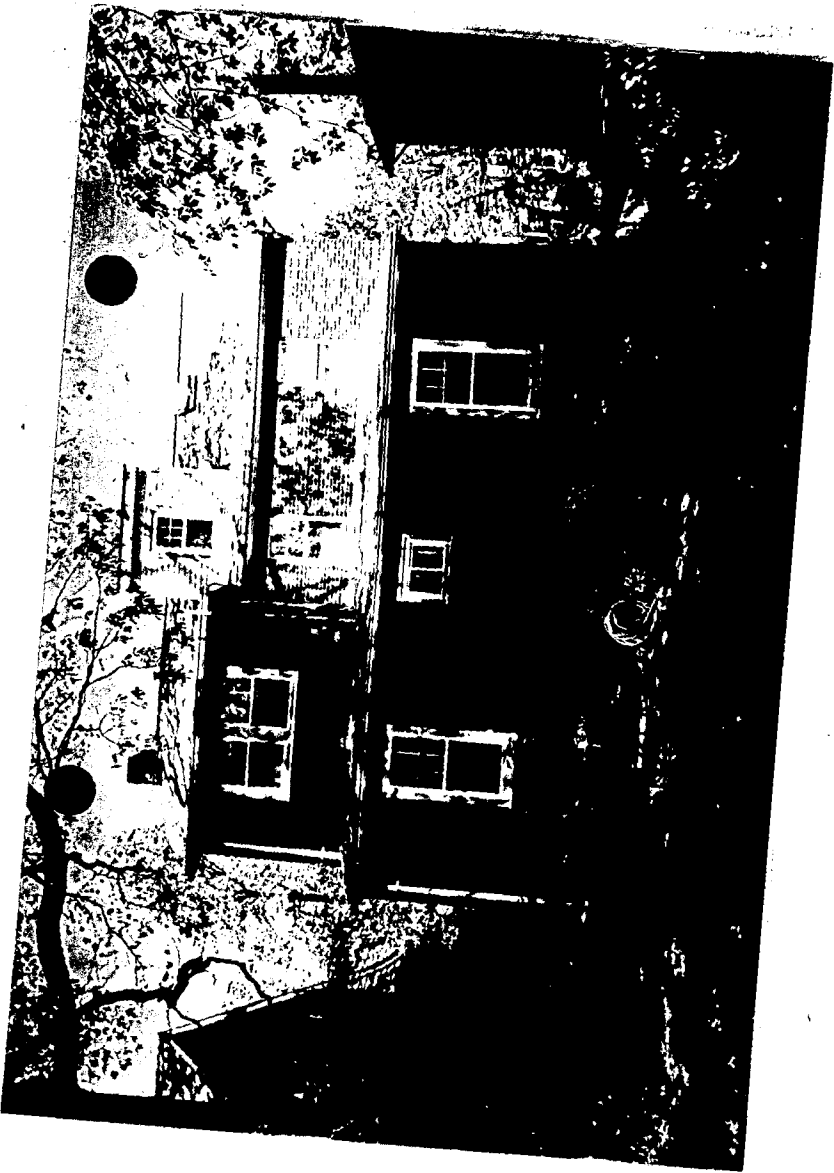
<p>A-5</p> <p>11-10-99</p>	<p>ANDREW D. BORJA, AIA 1208 HOLLY STREET NW WASHINGTON, DC 20012</p> <p>Side Yard Elevation</p>	<p>RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL 7133 MAPLE AVENUE TAKOMA PARK, MARYLAND</p>	<p>11-17-99 From Plans 11-17-99 Detail & Section</p>
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<p>9-A</p>	<p>ANDREW D. BORJA, AIA 1208 HOLLY STREET NW WASHINGTON, DC 20012</p>	<p>RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL 7133 MAPLE AVENUE TAKOMA PARK, MARYLAND</p>	<p>11-17-17</p>
	<p>Wall Section</p>		



A.7	ANDREW D. BORJA, AIA 1208 HOLLY STREET NW WASHINGTON, DC 20012	RENOVATIONS FOR THE RESIDENCE OF WABI ABOUDOU & PATRICIA NEILL 7133 MAPLE AVENUE TAKOMA PARK, MARYLAND	11-17-17 Interior Elevations
	Interior Elevations		







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