

#37/3-010 7336 Carroll Avenue<sup>W</sup>  
(Takoma Park Historic District)

II J - Michele



Existing front Elevation  
Existing porch

7336



South Elevation  
New windows under ext. to  
match upper windows



Rear Elevation:  
Master bedroom Floor  
Interior Repair

Rear Elevation  
New Windows/Door on Porch



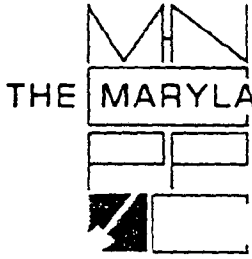


EXISTING North East  
Elevation

lower windows →  
Replaced



South East from Lee Ave  
New windows under existing  
extension



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

Date: 5/24/01

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC# 31/3-010 DPS# 247183

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

X Approved

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: KERRY AND JAY DANNER - McDONALD

Address: 7330 CARROLL AVE. TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JAY DANNER-McDONALD
Daytime Phone No.: 301-252-7961

Tax Account No.:
Name of Property Owner: Kerry + Jay Danner-McDonald Daytime Phone No.: 301-2
Address: 7336 Carroll Avenue, Takoma Park, MD 20912
Contractor: tbd Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7336 Carroll Street: Carroll Ave
Town/City: Takoma Park Nearest Cross Street: Lee Ave
Lot: Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ N/A
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 WALL

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

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

Signature of owner or authorized agent: Jay Danner Date: 4/13/01

Approved: X Signature: [Signature] Date: 5/24/01
Application/Permit No.: 247183 Date Filed: 5/11/01 Date Issued:

**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:

1923 Cape Code / Bengawan 1 story w/ wood up attic and unfinished basement. Corner lot on Street and Lee Ave. Access from laundry mtr

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

Lowering basement slab to grade code height requirements. Finishing basement for home office and art studio space. Enclosing summer porch (basement access) and expanding back ceiling / Master bedroom floor. potentially rebuilding porch

**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.

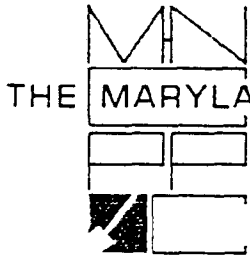
**6. TREE SURVEY**

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 INTO MAILING LABELS.**



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

Date: 5/24/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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

HPC # 37/3-010 DPS # 247183

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](mailto:permits.emontgomery.org) of your anticipated work schedule.

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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7336 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	05/23/01
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	05/16/01
<b>Review:</b>	HAWP	<b>Public Notice:</b>	05/09/01
<b>Case Number:</b>	37/03-010	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Kerry and Jay Danner-McDonald	<b>Staff:</b>	Michele Naru
<b>PROPOSAL:</b>	Basement/Foundation Rehabilitation	<b>RECOMMEND:</b>	Approval

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**PROJECT DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource in Takoma Park Historic District.  
**STYLE:** Craftsman/Bungalow  
**DATE:** 1923

This one-story Craftsman/Bungalow dwelling clad in painted, wood shingles is located in the Takoma Park Historic District. A full-width gable-end front porch detailed with square, battered columns with rusticated CMU block bases ornament the principal façade. The foundation is constructed of rusticated CMU block and the side gable roof is sheathed in asphalt shingles

**PROPOSAL:** The proposal is to:

1. Lower the existing basement slab to gain code height requirements.
2. Install new Andersen double pane, wood casement, awning and double hung windows and French doors in the new basement level per drawings.
3. Rebuild existing rear porch.

**STAFF DISCUSSION**

Staff notes that this proposal for alterations to a Contributing Resource should “receive a more lenient level of design review than those structures that have been classified as Outstanding.” These structures are important to the overall character of the district and the streetscape due their size, scale, and architectural character, rather than for their particular architectural features.

In considering the current proposal, staff turned to the *Takoma Park Historic Preservation Review Guidelines*, which was prepared in 1993 to provide guidance to the Historic Preservation

Commission in their consideration of new proposals within the historic district. The following guidelines pertain to this proposal.

1. **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.**
2. **Original size and shape of window and door openings should be maintained, where feasible.**
3. **Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.**

The proposed alterations are sympathetic with the resource's architectural design and respects the existing environmental setting. The *Guidelines* discuss the importance of retaining the original size and shape of window and door openings. Staff understands the importance of this guideline for fenestrations on the main and subsequent floors of structures. Yet, with the growing popularity of additions in this historic district, staff views this applicant's proposed alteration to be a more appropriate solution for the homeowner's increasing square footage needs than the rear addition alternative. A rear addition to the existing massing of this structure would be very visible due to the building's corner lot siting. Therefore, staff is recommending the Commission approve the applicant's request for the installation of larger window and door fenestrations.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #9 and #10:

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.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

With the general condition that **the applicant shall present the 3 permit sets of drawings to**

**HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

contributing 1920's



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240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jay Danner-McDonald  
Daytime Phone No.: 301-252-7961

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Kerry + Jay Danner-McDonald Daytime Phone No.: 301-2  
Address: 7336 Carroll Avenue, Takoma Park, MD 20912  
Street Number City State Zip Code  
Contractor: tbd Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7336 Carroll Street: Carroll Ave  
Town/City: Takoma Park Nearest Cross Street: Lee Ave  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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: \$ N/A

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 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.

Jay Danner-McDonald Jay Danner-McDonald 4/13/01  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 2117183 Date Filed: 5/11/01 Date Issued: \_\_\_\_\_

37/3.010 (4)

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basement. Corner lot on Carroll and Lee Ave. Close to laundry middle

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basement for home office and art studio space. Enclosing summer  
porch (basement access) and repairing porch ceiling. Master bedroom  
floor. Potentially rebuilding porch

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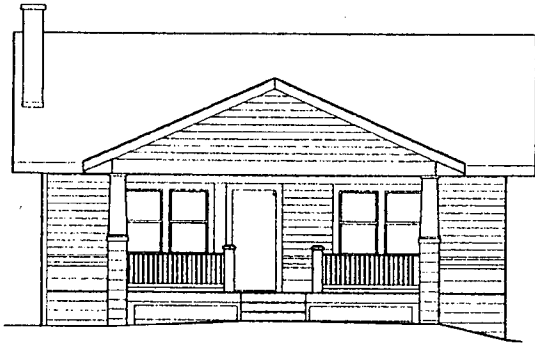


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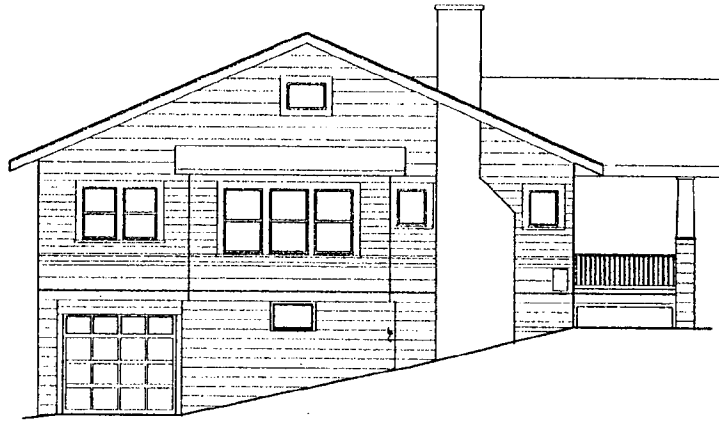
Property Owner Addresses

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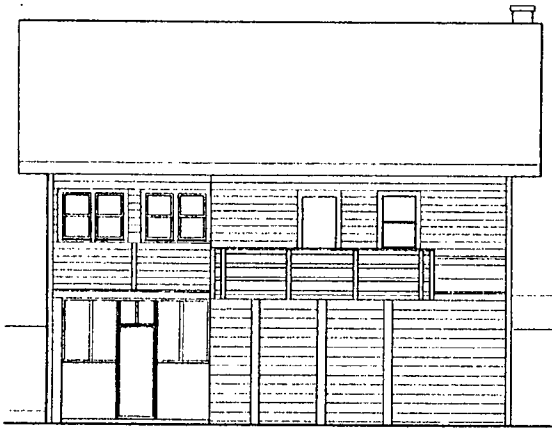
7327 Canal Ave. (Directly Across)  
7329 Canal Ave. (left)  
7324 Canal Ave. (Right)  
2 Lee Ave. (Behind)



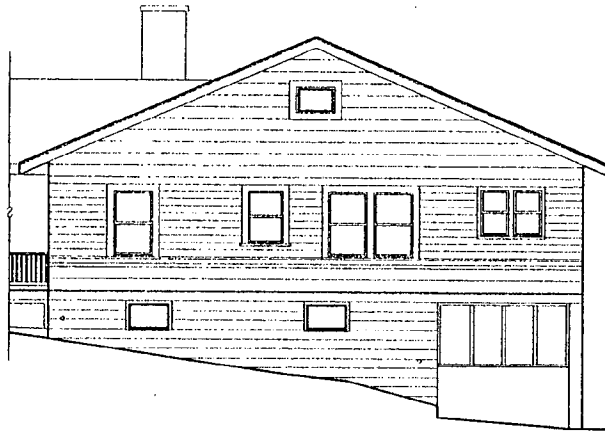
① FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



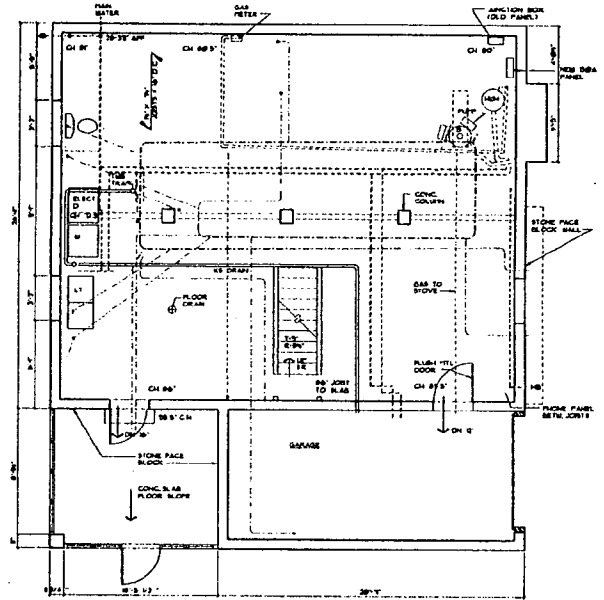
② SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



③ REAR ELEVATION  
SCALE: 1/4" = 1'-0"



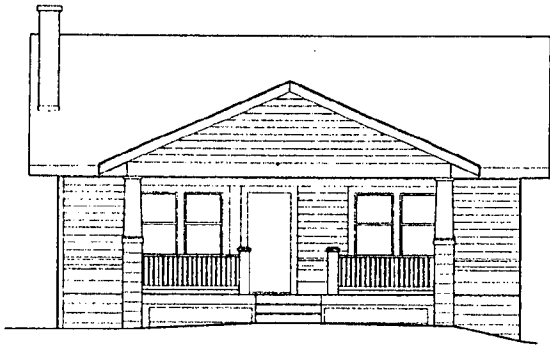
④ NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



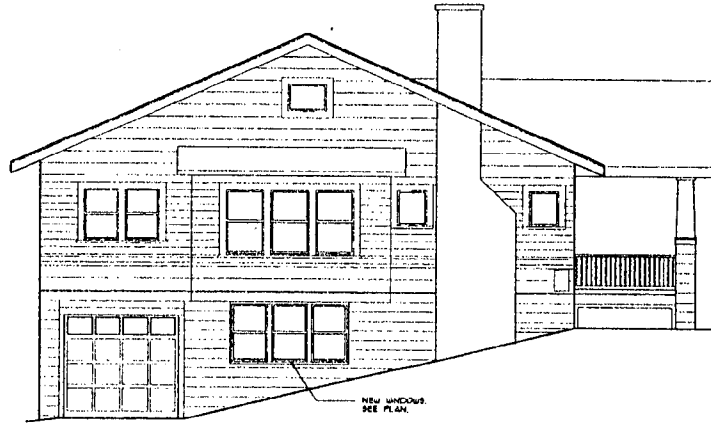
⑤ BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

Existing Elevations

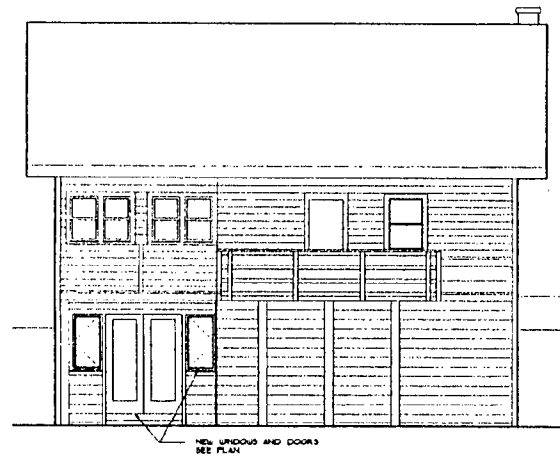
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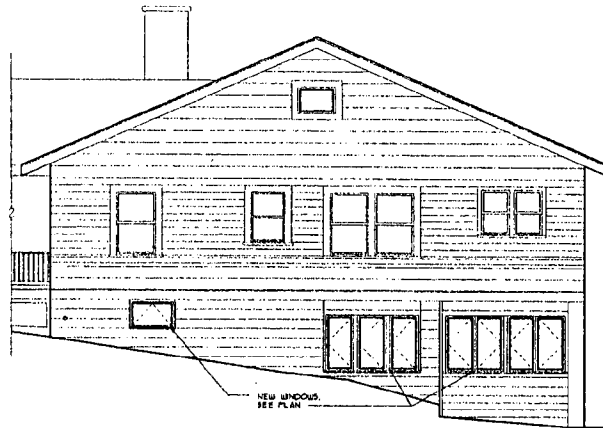
① EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



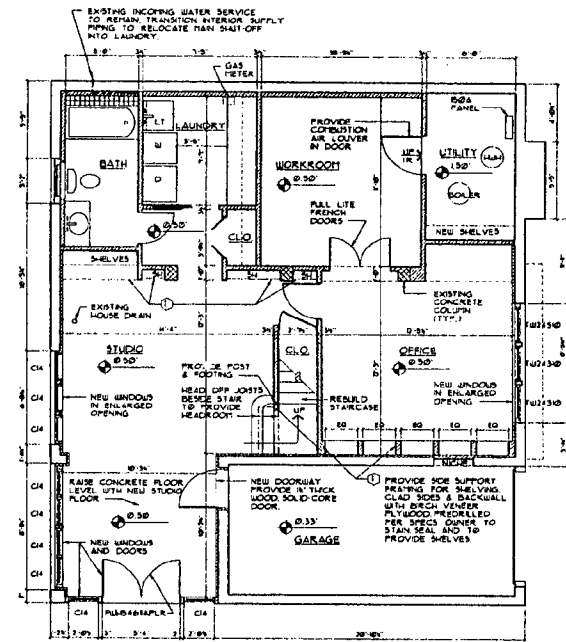
② SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



③ REAR ELEVATION  
SCALE: 1/4" = 1'-0"



④ NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



⑤ BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

Proposed Elevations

8

# Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

(301) 270-9480

Danner-McDonald Renovation

Project #0035

Outline Specification

6 April 2001

## Scope:

The scope of work includes basement renovation at the private residence at 7336 Carroll Avenue, Takoma Park, Maryland.

Drawings attached include Sheets A1 & A2, dated 6 April 2001.

## Spec Section

## Choice for Estimate

- |   |  |   |
|---|--|---|
| 1 | General data:<br>Permits<br>Warranty<br>Protection<br><br>Debris<br>Site access                          | Owner to obtain general building permit.<br>Contractor shall provide 1 year warranty.<br>Provide protection as necessary for driveway and all landscaping in areas affected by exterior work.<br>Remove at regular intervals.<br>Via the driveway and rear yard entrance.   |
| 2 | Sitework:<br>Rough & Fine Grading<br>Utilities<br>Demolition<br><br>Erosion Control<br>Termite Treatment | Grade and seed disturbed area at completion of work.<br>Electricity, gas, water and sewer existing in house and on-site.<br>Remove existing basement slab per drawings. (Utility room slab to remain. Provide alternate price if slab remains in Laundry and Bath area). Remove exterior wall to open interior to screened porch. Remove and enlarge basement windows; remove doors and porch wall framing at basement per drawings.<br>None anticipated.<br>Treat soil at perimeter and below new and existing slabs and footings. |
| 3 | Concrete   | Excavate to lower finish floor elevation 10" (see Plumbing), and pour 4" concrete slab on grade at basement in accordance with ACI standards and recommendations. Underpin interior columns as necessary (replace columns with steel posts as alternate.) Extend new concrete into current porch to level with adjacent basement floor.   |
| 4 | Masonry  | Restore textured block face at enlarged window openings.  |
| 5 | Metals   | None.   |
| 6 | Wood & Plastics  | Interior walls: 2x4 @ 16" o.c. stud walls.<br>Flooring: sister new 2x joists to existing joists above porch as necessary to stiffen and level bedroom floor above.<br>Microlam: provide new (2) 1-3/4x 11-7/8" LVL beam at new opening to porch.<br>Perimeter furring: pressure treated 2x material as noted in plans.  |

- Interior trim: paint grade.  
Exterior trim: paint grade.  
Wood shelving: shelves by Owner. Contractor shall provide 12" deep birch veneer plywood side supports and back. Side supports shall be pre-drilled to accept shelf bracket posts. See plans for locations.
- 7 Thermal & Moisture Prot. 1-1/2" rigid insulation at 2x furring.  
R-13 batt insulation at 2x4 perimeter furring.  
R-30 batt sound insulation in ceiling cavities.  
Flashing: white aluminum.  
Exterior walls: Wood bevel siding below new porch windows.
- 8 Doors and Windows Provide new Andersen double pane, wood casement, awning and double-hung windows and French doors per drawings.  
Existing openings are to be modified per drawings.  
Interior doors: Two-panel unless noted otherwise.  
Hardware: Schlage or equal.
- 9 Finishes Walls & Ceilings: 1/2" GWB taped, blocked, sanded throughout unless noted otherwise.  
Armstrong Plank ceiling (painted white): provide in Studio, Office and Work Room.  
Shelf alcove backing: provide stain grade birch veneer plywood.  
Interior Paint: by owner.  
Exterior Paint: Benjamin Moore or equivalent, premium grade over primer on all new woodwork. Color to be selected by Owner.  
Flooring: Laminate simulated plan wood floor, (Pergo Preferred), in office and workroom. Vinyl tile in laundry and studio.  
Ceramic tile in bath, including floor, base, bathtub surround and bathtub ledge.
- 10 Specialties Bathroom accessories: Owner to provide, Contractor to install.  
Coordinate and install blocking for all wall-hung accessories.
- 11 Equipment Basement laundry: reuse/reinstall existing equipment.  
Coordinate utilities.  
Laundry cabinets: Owner to provide base & wall cabinets and countertop. Contractor shall install.
- 15 Mechanical/Plumbing Heat: Confirm capacity of existing boiler. Extend existing radiant heat system to cast iron radiators in studio, enclosed porch, office, workroom and bathroom.  
Alternate: price radiant floor tubing and manifold/control as extension of boiler system to heat all new slab areas. Provide radiator(s) in enclosed porch.  
Plumbing Fixtures and Faucets: Owner shall provide toilet, vanity base, sink & faucet, tub & shower faucet/head. Contractor shall install.  
Washing machine: provide direct sanitary drain connection.  
House drain: Contractor shall confirm depth and direction of house drain to ascertain the feasibility of lowering the bathroom slab per the majority of the rest of the basement.

Floor drain: relocate existing drain to new laundry area.

16 Electrical

Electrical service: verify existing service and panel capacity is suitable to handle new/additional systems

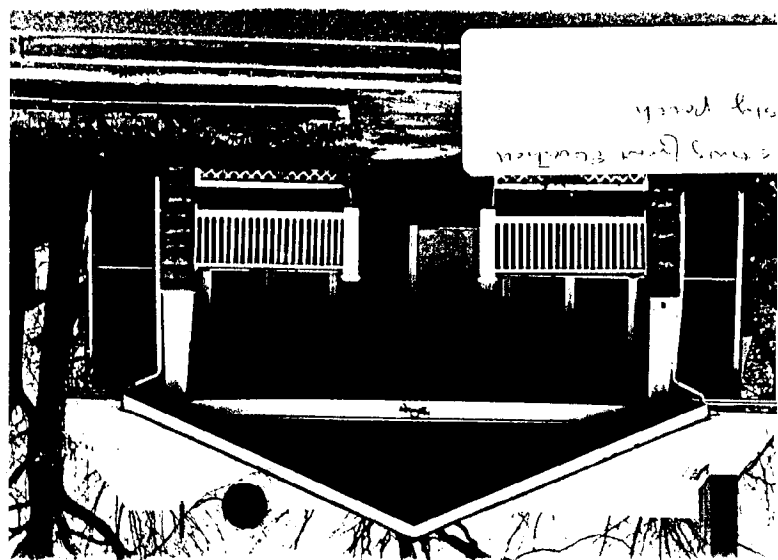
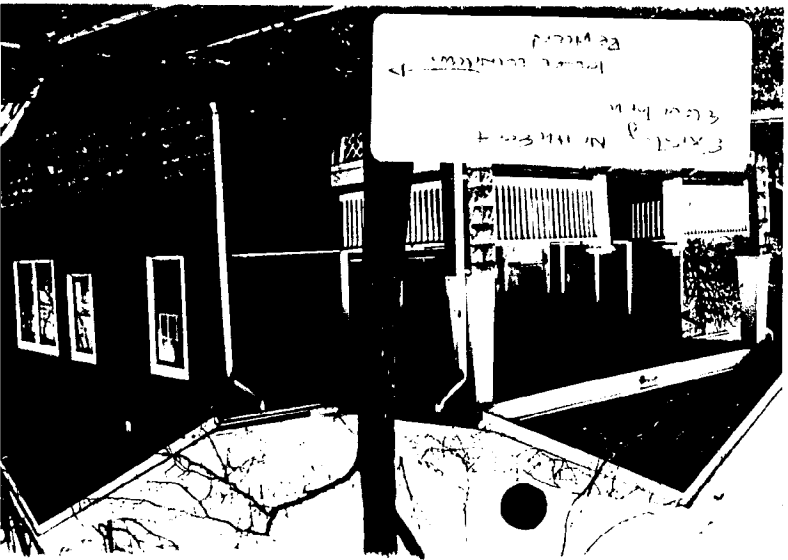
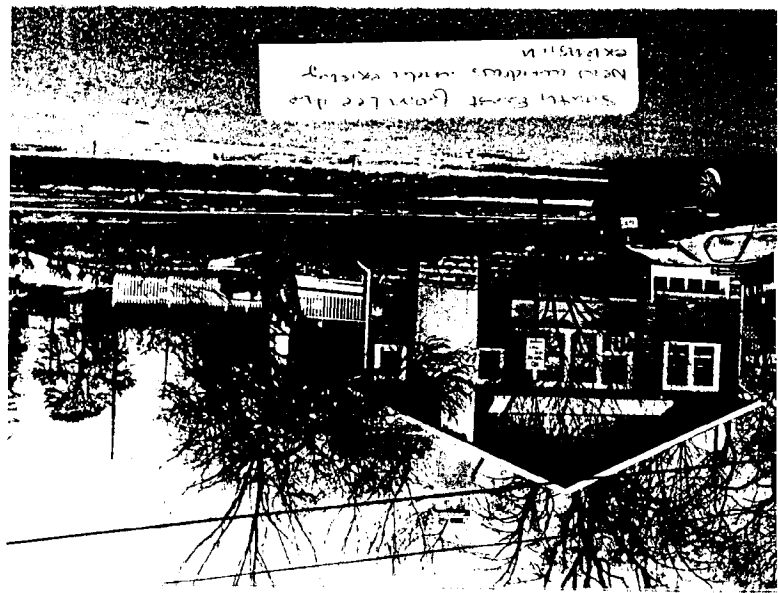
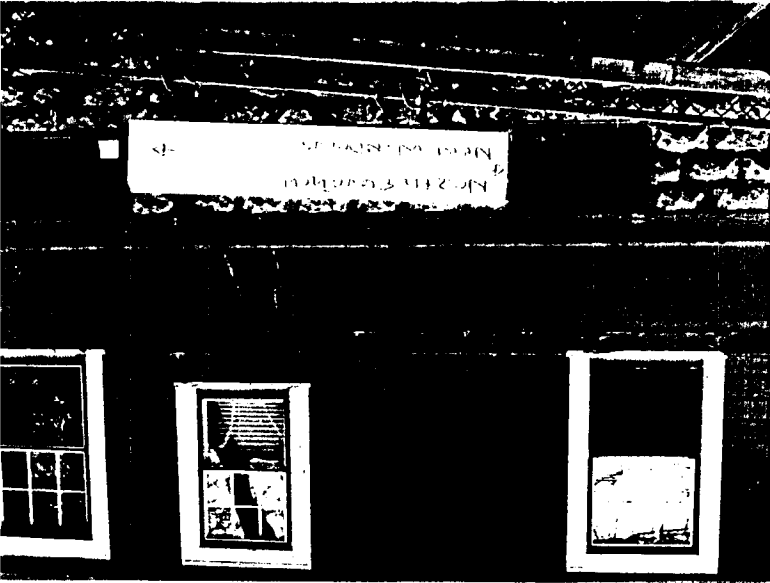
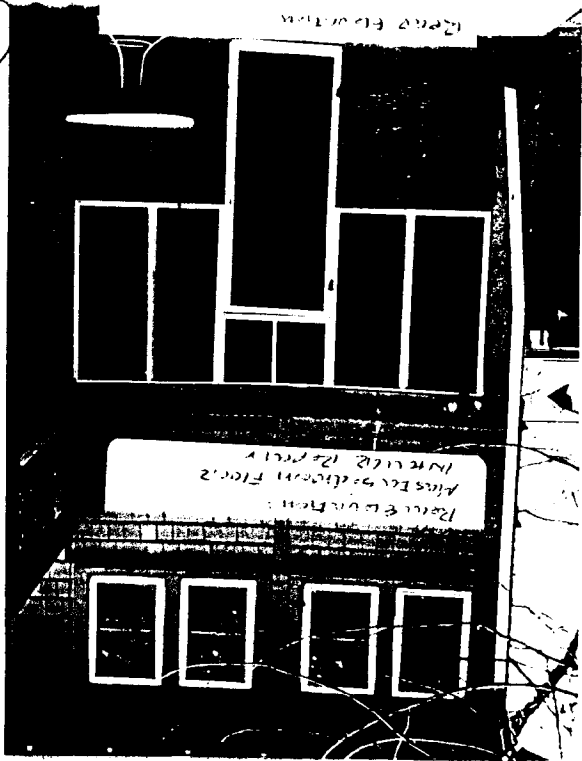
Lighting: Owner to provide recessed and surface fixtures.  
Contractor to install.

Electrical power: provide wall receptacles and switches (Leviton) in conformance with NEC and local code for spacing and GFCI protection.

Smoke/Fire protection: provide per Code, hardwired.

Telephone & Cable TV: connect to existing.

12



# Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

(301) 270-9480

Danner-McDonald Renovation  
Project #0035  
Outline Specification  
6 April 2001

## Scope:

The scope of work includes basement renovation at the private residence at 7336 Carroll Avenue, Takoma Park, Maryland.

Drawings attached include Sheets A1 & A2, dated 6 April 2001.

Spec Section	Choice for Estimate
1 General data: Permits Warranty Protection  Debris Site access	Owner to obtain general building permit. Contractor shall provide 1 year warranty. Provide protection as necessary for driveway and all landscaping in areas affected by exterior work. Remove at regular intervals. Via the driveway and rear yard entrance.
2 Sitework: Rough & Fine Grading Utilities Demolition  Erosion Control Termite Treatment	Grade and seed disturbed area at completion of work. Electricity, gas, water and sewer existing in house and on-site. Remove existing basement slab per drawings. (Utility room slab to remain. Provide alternate price if slab remains in Laundry and Bath area). Remove exterior wall to open interior to screened porch. Remove and enlarge basement windows; remove doors and porch wall framing at basement per drawings. None anticipated. Treat soil at perimeter and below new and existing slabs and footings.
3 Concrete	Excavate to lower finish floor elevation 10" (see Plumbing), and pour 4" concrete slab on grade at basement in accordance with ACI standards and recommendations. Underpin interior columns as necessary (replace columns with steel posts as alternate.) Extend new concrete into current porch to level with adjacent basement floor.
4 Masonry	Restore textured block face at enlarged window openings.
5 Metals	None.
6 Wood & Plastics	Interior walls: 2x4 @ 16" o.c. stud walls. Flooring: sister new 2x joists to existing joists above porch as necessary to stiffen and level bedroom floor above. Microlam: provide new (2) 1-3/4x 11-7/8" LVL beam at new opening to porch. Perimeter furring: pressure treated 2x material as noted in plans.



- Interior trim: paint grade.  
Exterior trim: paint grade.  
Wood shelving: shelves by Owner. Contractor shall provide 12" deep birch veneer plywood side supports and back. Side supports shall be pre-drilled to accept shelf bracket posts. See plans for locations.
- 7 Thermal & Moisture Prot. 1-1/2" rigid insulation at 2x furring.  
R-13 batt insulation at 2x4 perimeter furring.  
R-30 batt sound insulation in ceiling cavities.  
Flashing: white aluminum.  
Exterior walls: Wood bevel siding below new porch windows.
- 8 Doors and Windows Provide new Andersen double pane, wood casement, awning and double-hung windows and French doors per drawings.  
Existing openings are to be modified per drawings.  
Interior doors: Two-panel unless noted otherwise.  
Hardware: Schlage or equal.
- 9 Finishes Walls & Ceilings: 1/2" GWB taped, blocked, sanded throughout unless noted otherwise.  
Armstrong Plank ceiling (painted white): provide in Studio, Office and Work Room.  
Shelf alcove backing: provide stain grade birch veneer plywood.  
Interior Paint: by owner.  
Exterior Paint: Benjamin Moore or equivalent, premium grade over primer on all new woodwork. Color to be selected by Owner.  
Flooring: Laminate simulated plan wood floor, (Pergo Preferred), in office and workroom. Vinyl tile in laundry and studio.  
Ceramic tile in bath, including floor, base, bathtub surround and bathtub ledge.
- 10 Specialties Bathroom accessories: Owner to provide, Contractor to install.  
Coordinate and install blocking for all wall-hung accessories.
- 11 Equipment Basement laundry: reuse/reinstall existing equipment.  
Coordinate utilities.  
Laundry cabinets: Owner to provide base & wall cabinets and countertop. Contractor shall install.
- 15 Mechanical/Plumbing Heat: Confirm capacity of existing boiler. Extend existing radiant heat system to cast iron radiators in studio, enclosed porch, office, workroom and bathroom.  
Alternate: price radiant floor tubing and manifold/control as extension of boiler system to heat all new slab areas. Provide radiator(s) in enclosed porch.  
Plumbing Fixtures and Faucets: Owner shall provide toilet, vanity base, sink & faucet, tub & shower faucet/head.  
Contractor shall install.  
Washing machine: provide direct sanitary drain connection.  
House drain: Contractor shall confirm depth and direction of house drain to ascertain the feasibility of lowering the bathroom slab per the majority of the rest of the basement.

Floor drain: relocate existing drain to new laundry area.

16 Electrical

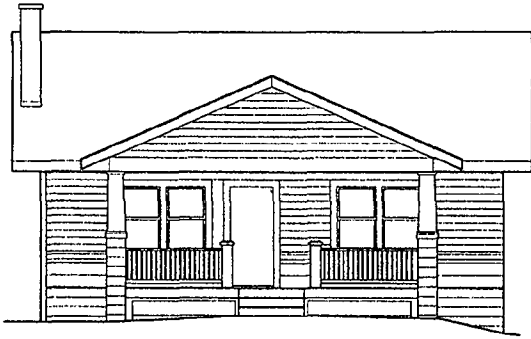
Electrical service: verify existing service and panel capacity is suitable to handle new/additional systems

Lighting: Owner to provide recessed and surface fixtures.  
Contractor to install.

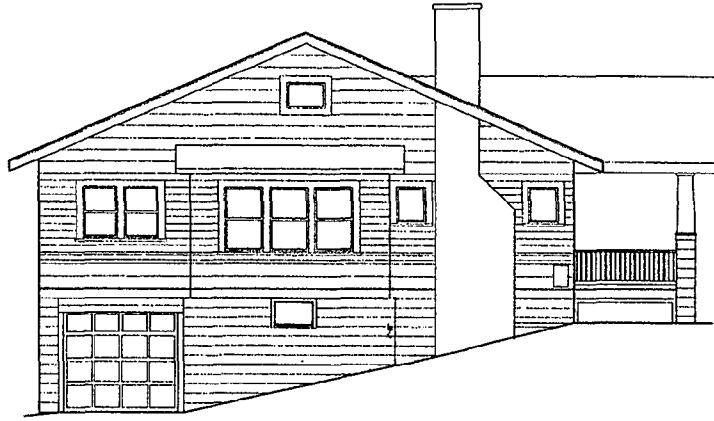
Electrical power: provide wall receptacles and switches (Leviton) in conformance with NEC and local code for spacing and GFCI protection.

Smoke/Fire protection: provide per Code, hardwired.

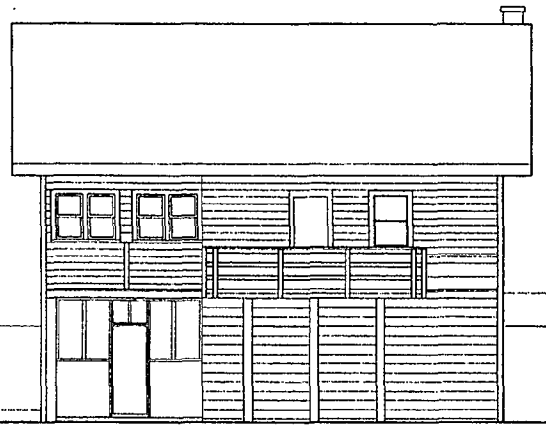
Telephone & Cable TV: connect to existing.



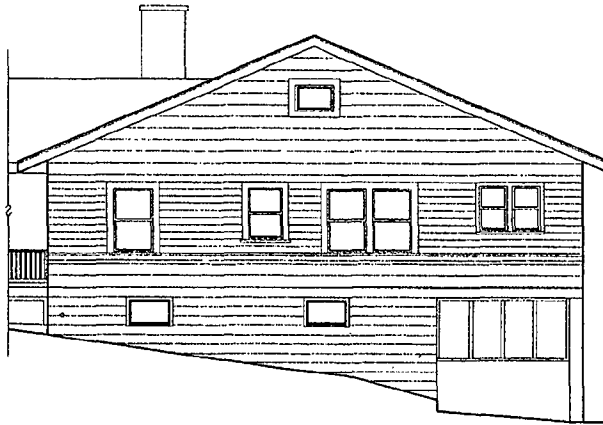
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



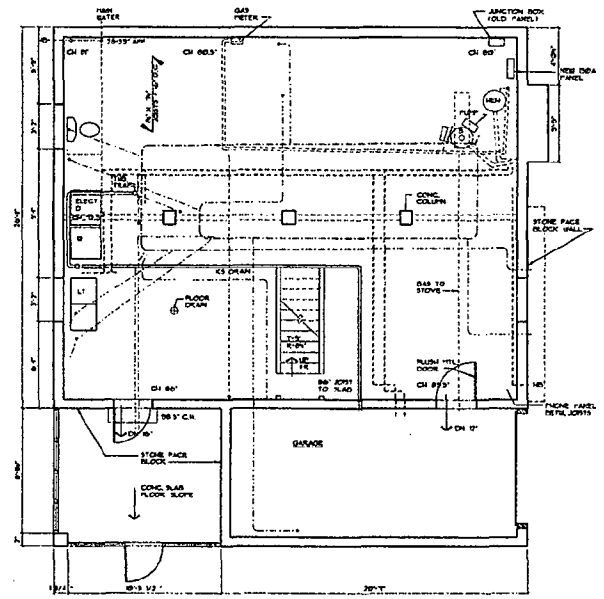
2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

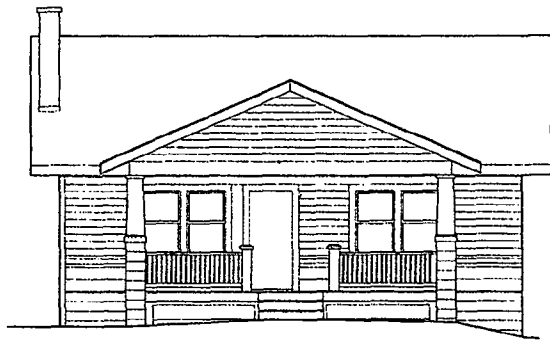


4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

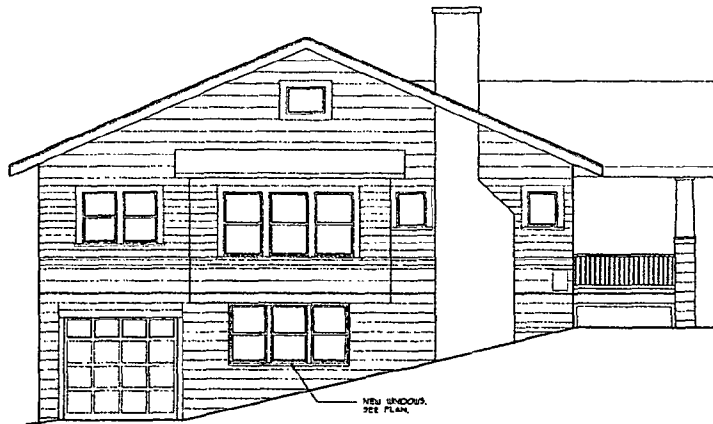


5 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

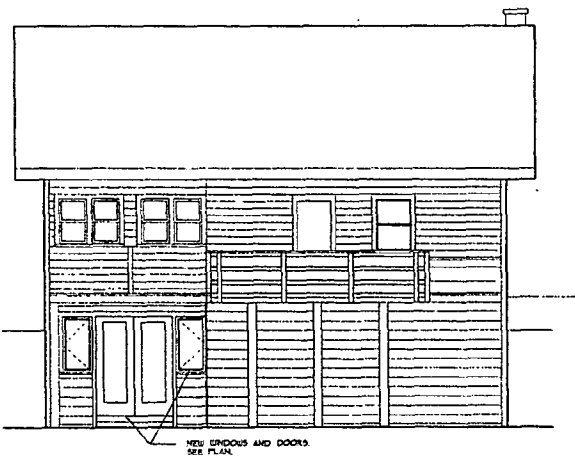
Existing Elevations



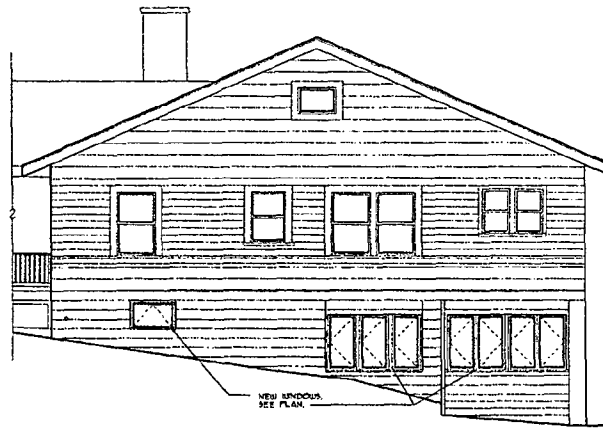
1 EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



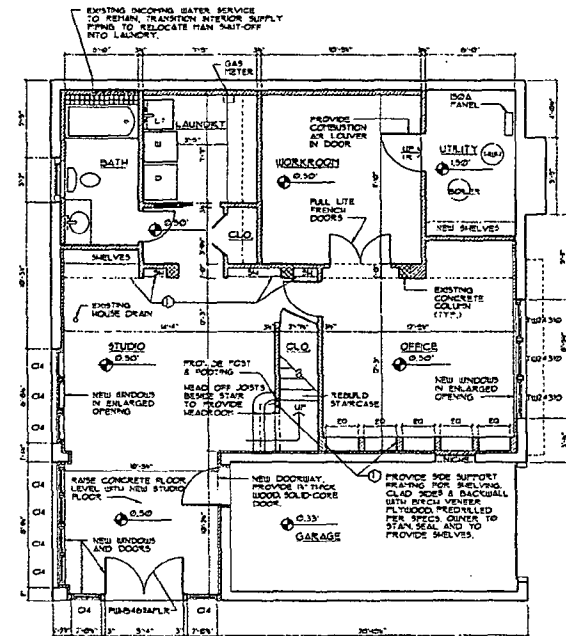
2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



5 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

Proposed Elevations

# Property Owner Addresses

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7327 Canell Ave. (Directly Across)  
7329 Canell Ave. (Left)  
7324 Canell Ave (Right)  
2 Lee Ave. (Behind)

\* \* \* COMMUNICATION RESULT REPORT ( MAY. 1. 2001 1:28PM ) \* \* \*

TTI DCI TECH CENTER

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
4850 MEMORY TX		7035505180	OK	3/3

REASON FOR ERROR

E-1) HANG UP OR LINE FAIL  
E-3) NO ANSWER

E-2) BUSY  
E-4) NO FACSIMILE CONNECTION



Networks of Discovery Communications, Inc.

Date ~~5/11/01~~ 5/11/01

Number of Pages including Cover sheet: 3

To YVONNE VANCE

Phone \_\_\_\_\_

Fax 703-550-5186

CC: \_\_\_\_\_