

7211 Cedar Avenue, Takoma Park
[HPC Case # 3703-09 AA]
Takoma Park Historic District

Silver, Joshua

From: Silver, Joshua
Sent: Tuesday, June 01, 2010 8:30 AM
To: 'Jill Morningstar'
Subject: RE: our front porch

Jill,

I have been out of the office since the HPC meeting on Wednesday. Sorry for the delay in getting back to you with the HPC's decision. The HPC approved your request for changes to the front porch. Please use this e-mail as your official approval for the changes described below.

If you have any questions please do not hesitate to contact me.

Regards,
Josh

From: Jill Morningstar [mailto:morningstarjill@gmail.com]
Sent: Friday, May 21, 2010 2:35 PM
To: Silver, Joshua; Alastair.Fitzpayne@do.treas.gov
Subject: our front porch

Dear Josh,

I would like to amend our permit to include changes to our front porch that will include:

1. covering our concrete floor and steps with wood;
2. removing the iron stair railing on the steps and replacing it with wood to match the existing railing that surrounds the porch; and,
3. replacing any parts of the porch railing that are rotted.

Please let me know if you need any more information. Thank you very much,

Jill Morningstar
7211 Cedar Avenue
Takoma Park, MD 20912

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (Case 37/03-09AA), for installation of dormer, shutters, screened porch and deck, and other alterations at 7211 Cedar Avenue, Takoma Park, an Outstanding Resource within the **Takoma Park Historic District**

DATE: May 26, 2010

BACKGROUND: On August 13, 2009 the HPC approved the installation of a new dormer, shutters, screened porch and deck at the subject property.

REVISED PROPOSAL: The applicant is proposing minor alterations to the front porch of the subject property. The proposed work includes covering the existing non-original concrete porch floor and stairs with wood and the removal and replacement of the iron stair railing with wood to match the existing wooden porch railing.

STAFF RECOMMENDATION: Staff is recommending that the HPC approve the revised proposal.

HPC DECISION:

APPROVED

①



WEST (FRONT) ELEV - EXISTING VIEW FROM CEDAR STREET



WEST (FRONT) ELEV - NEW VIEW FROM CEDAR STREET
 (NEW DORMER NOT VISIBLE FROM STREET)

W

ITOUJE

1100 N. 30th St.
 Indianapolis, IN 46218

DESIGNER

311 E. WABASH STREET, 11th FLOOR
 INDIANAPOLIS, IN 46204

WEST (FRONT) ELEVATION: VIEWS FROM CEDAR STREET ALTERATIONS & ADDITIONS

Fitzpayne | Morningside
 Residence
 7211MD

07/20/09

7/20/09

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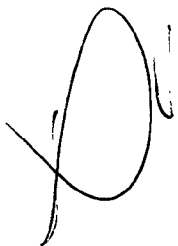
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7211 Cedar Avenue
Takoma Park, MD 20912



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: August 13, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #516703, installation of dormer, shutters, screened porch and deck, and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the August 12, 2009 meeting.

1. The applicant will work with HPC staff to determine an appropriate wooden siding and shingle treatment if original materials are determined missing after the removal of the existing asbestos siding.

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

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

Applicant: Alastair Fitzpatrick

Address: 7211 Cedar Avenue, Takoma Park

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



**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:

EXISTING SINGLE-FAMILY RESIDENCE WITH ARCHITECTURAL PERIOD DETAILS INCLUDING PORCHES, RAILINGS, EAVES, OVERHANGS, DOORS, WINDOWS, SHINGLE + SIDING. EXISTING STRUCTURE SITED ON WOODED, PRIVATE NEIGHBORHOOD LOT.

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

PROPOSED WORK INCLUDES NEW DORMER ADDITION, ADDING SHUTTERS, ADDING AN ENCLOSED SCREEN PORCH w/ NEW DECK ABOVE (IN REAR); ALTERING SEVERAL EXISTING WINDOW BAYS + DOORS. NO NEGATIVE IMPACTS ARE INTENDED TO HISTORICAL RESOURCES, ENVIRONMENTAL SETTING OR HISTORIC DISTRICT; NEW WORK INTENDED TO ENHANCE.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY → NOT APPLICABLE: NEW WORK NOT TO EXCEED EXT'G BLDG. FOOTPRINT;

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 → SEE ATTACHED.

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).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7211 Cedar Avenue, Takoma Park	Meeting Date:	8/12/2009
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	8/5/2009
Applicant:	Alastair Fitzpatrick (Timothy Dowdy, Agent)	Public Notice:	7/29/2009
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-09AA	Staff:	Josh Silver
PROPOSAL:	Installation of dormer, shutters, screened porch and deck, and other alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application **with one condition**:

1. The applicant will work with HPC staff to determine an appropriate wooden siding and shingle treatment if original materials are determined missing after the removal of the existing asbestos siding.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Victorian Vernacular
DATE: c1884

PROPOSAL

The applicants are proposing to:

- Remove the existing asbestos siding on all four elevations to evaluate if original siding and shingles are present. If original siding is present it will be rehabilitated and replaced in-kind in locations where repair is determined infeasible. If there is no evidence of original siding new wooden siding will be installed on all four elevations and shingles in the gable ends
- Install new operable wooden louvered shutters on all four elevations

North Elevation (Left side)

- Install a new 17' x 10'3", one-story wood framed screen porch with wooden roof deck above. The proposed porch and deck will be located behind the main massing of the house within an existing ell
- Remove an existing non-original 1/1 window and install a new 15-light true divided light wooden door on the (left) north elevation to provide an additional access point for the proposed 2nd story roof deck

South Elevation (Right side)

- Install a shed roof dormer with a 2/2 true divided light wooden window behind the existing cross-gable of the main roof massing
- Raise the lower sill of a non-historic bay window 1'5" to accommodate adjustments to the proposed interior program layout

East Elevation (Rear)

- Remove an existing 8-light wooden door and install a new wooden true divided light double French door
- Remove wooden framed asphalt shingle roof overhang.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

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

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 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.

STAFF DISCUSSION

Staff supports the proposed work at the subject property. The proposed work is consistent with the *Guidelines and Standards 6, 9 and 10*.

The proposed screen porch, deck and dormer installation projects are compatible alterations for the subject resource. The porch and deck design are sympathetic to the existing architectural character of the resource. Use of the space formed by the rear ell as a buildable area for the porch and deck mitigate the visual impact new construction would have on the streetscape of the historic district. The proposed wooden material treatments for the porch and deck are appropriate for the resource type and style.

The installation of a shed roof dormer behind the cross-gable of the main roof massing and below the ridge line of both roof sections minimizes any impact on the streetscape of the historic district and preserves the scale of the building. The installation of a 2/2 true divided light wooden window in the dormer is an appropriate treatment for an outstanding resource property.

The proposed installation of wooden shutters is an appropriate alteration. Staff supports the removal of the asbestos siding and retention and rehabilitation of original wooden siding if present. Staff also supports the installation of wooden siding and shingles in the gable ends if original materials are determined missing after removal of the asbestos siding. If original wooden siding is missing the applicant will work with HPC staff to determine details for appropriate siding and shingle treatments.

The proposed alterations to the bay window sill and removal of the 8-light wooden door and installation of a true divided light wooden double French door are alterations to features with little architectural importance. Staff supports these alterations.

The proposed work is also in keeping with guidance for the preserving historic building materials, dormer installation, and the design of new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

- **2.1** Retain and preserve original wall and siding materials
- **2.3** If a non-historic material covers original siding, then its removal is encouraged
- **7.1** The style of the dormer should match the style and character of the primary structure
 - A dormer should be subordinate to the overall roof form mass and should be in scale with those on similar historic structures
 - The number and size of dormers should not visually overwhelm the scale of the primary structure
 - The dormer should be located below the ridge line of the primary structure
 - Locating a dormer on a side or rear of a building's roof is preferred
- **18.1** Place an addition at the rear of a building to minimize its visual impacts
- **18.3** An addition should be compatible in scale with the primary structure
- **18.4** Use building materials that are compatible with those of the primary structure
- **18.5** An addition should be compatible in character with the primary structure

STAFF RECOMMENDATION

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

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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: TIMOTHY DOWDY (AGENT)
Daytime Phone No.: 202-657-2910 (CELL)
202-659-0600 (OFFICE)

Tax Account No.: # 01061583

Name of Property Owner: ALASTAIR FITZPATRICK Daytime Phone No.: 202-622-5780

Address: 7211 CEDAR AVENUE TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: NICK ALTEN Phone No.: 202-321-8916

Contractor Registration No.: NOT AVAILABLE - APPLICATION PENDING FOR MD REGISTRATION

Agent for Owner: TIMOTHY DOWDY Daytime Phone No.: 202-657-2910

MICHAEL BEIDLER (DESIGNER) 202-841-6418 (CELL)

LOCATION OF BUILDING/PREMISE

House Number: 7211 Street: CEDAR AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: BETWEEN TULIP + BIRCH

Lot: 7 Block: 5 Subdivision: ---

Liber: --- Folio: --- Parcel: ---

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|--|--|------------------------------------|--|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input checked="" 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 checked="" 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: \$ 150,000.00

1C. If this is a revision of a previously approved active permit, see Permit # NO

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 **NOT APPLICABLE**

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.

Timothy Dowdy
Signature of owner or authorized agent

7-20-09
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 57... Date Filed: _____ Date Issued: _____

6

**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:

EXISTING SINGLE-FAMILY RESIDENCE WITH ARCHITECTURAL PERIOD DETAILS INCLUDING PORCHES, RAILINGS, EAVES, OVERHANGS, DOORS, WINDOWS, SHINGLE + SIDING. EXISTING STRUCTURE SITED ON WOODED, PRIVATE NEIGHBORHOOD LOT.

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PROPOSED WORK INCLUDES NEW DORMER ADDITION, ADDING SHUTTERS, ADDING AN ENCLOSED SCREEN PORCH W/ NEW DECK ABOVE (IN REAR); ALTERING SEVERAL EXISTING WINDOW BAYS + DOORS. NO NEGATIVE IMPACTS ARE INTENDED TO HISTORICAL RESOURCES, ENVIRONMENTAL SETTING OR HISTORIC DISTRICT; NEW WORK INTENDED TO ENHANCE.

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- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS → SEE ATTACHED.

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7

LIST OF ADJACENT OWNERS:

- JIM COLWELL AND ALISON BAKER
7209 CEDAR AVENUE
TAKOMA PARK, MD 20912
- ELEANOR LAMBIDAKIS
7213 CEDAR AVENUE
TAKOMA PARK, MD 20912
- JEANNIE FEENEY
7212 CEDAR AVENUE
TAKOMA PARK, MD 20912

TroutServer\CURRENT PROJECTS\711MD-Fiz-Morning.plt\HC\711MD_HWAP AP2.plt 7/18/09 4:33 PM

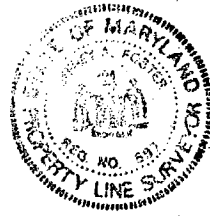
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CONSUMER INFORMATION NOTES:

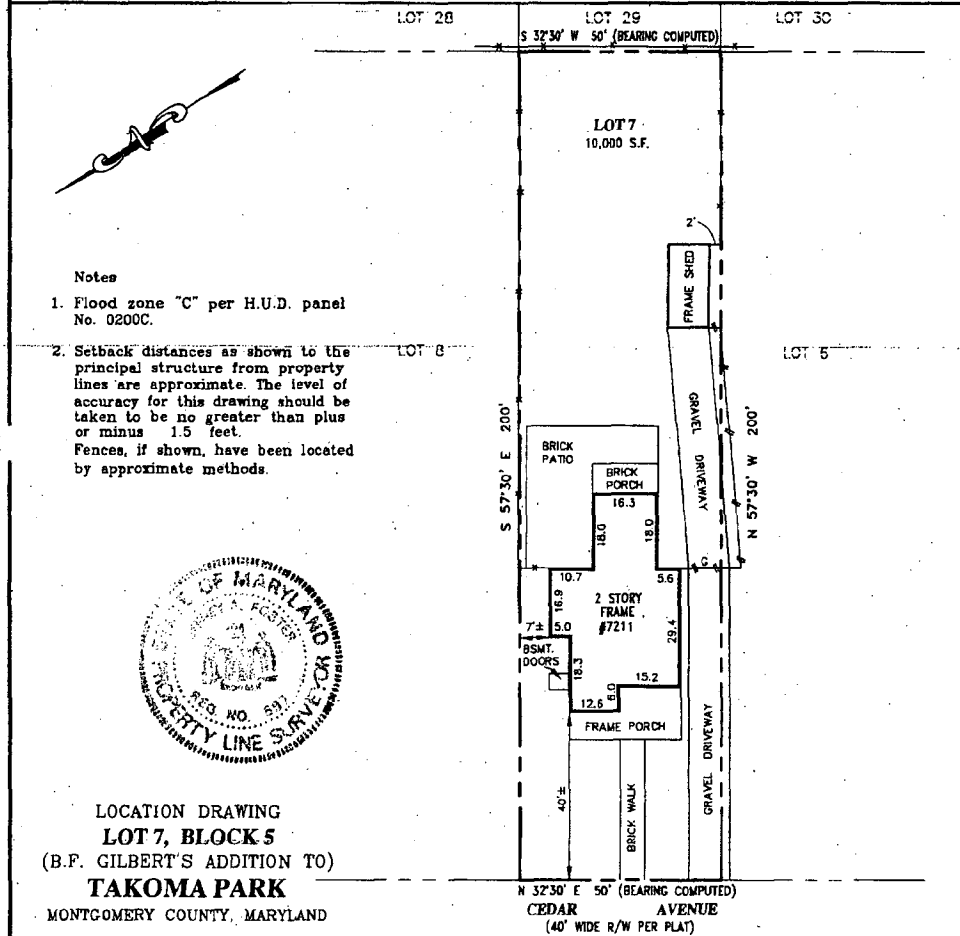
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.


Notes

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet.
Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 7, BLOCK 5
 (B.F. GILBERT'S ADDITION TO)
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND



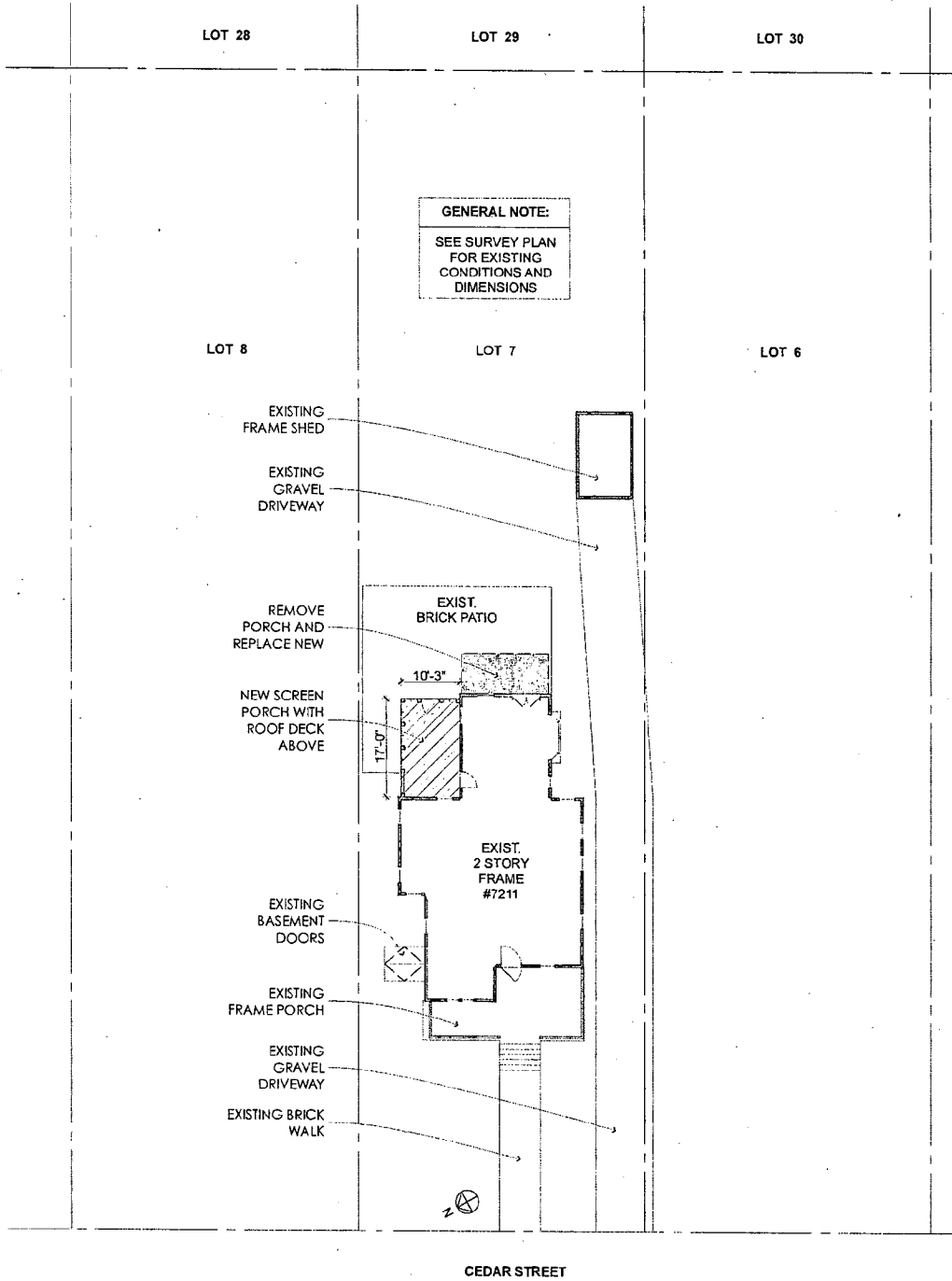
SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/848-5100, Fax 301/848-1286	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. A PLAT NO. 3			
DATE OF LOCATIONS WALL CHECK HSE. LOC.: 08-09-05		LIBER FOLIO		SCALE: 1" = 30' DRAWN BY: M.A.S. JOB NO.: 05-4228	

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9

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GENERAL NOTE:
SEE SURVEY PLAN
FOR EXISTING
CONDITIONS AND
DIMENSIONS

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1

SITE PLAN

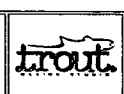
1" = 20'

C-0.3	07/20/09
	7/18/09

Fitzpayne Morningstar Residence
7211MD

SITE PLAN
ALTERATIONS & ADDITIONS

2112 WARD COURT, NW WASHINGTON DC 20037-1308 (202) 859-0500 FAX: (202) 638-1091	P.O. Box 350 Washington, NY 12881 (518) 874-1118
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10



INITIAL CDNCEPT IMAGE ONLY - IMAGE MAY NOT BE FULLY
COORDINATED WITH CURRENT PLANS.

Fitzpayne | Morningstar Residence

ALTERATIONS & ADDITIONS

7211 Cedar Avenue
Takoma Park, Maryland 20912

C-0.1	COVERSHEET
C-0.2	SURVEY
C-0.3	SITE PLAN
C-0.4	WEST (FRONT) ELEVATION: VIEWS FROM CEDAR STREET
C-0.5	SOUTH ELEVATION: VIEWS FROM NEIGHBORING LOT 6 / SIDE YARD
C-0.6	EAST ELEVATION: VIEWS FROM NEIGHBORING LOT 28 / REAR YARD
EX-1.1	1st FLOOR - EXISTING PLAN
EX-1.2	2nd FLOOR - EXISTING PLAN
EX-1.3	ATTIC LEVEL - EXISTING PLAN
A-1.1	1st FLOOR - NEW PLAN
A-1.2	2nd FLOOR - NEW PLAN
A-1.3	ATTIC LEVEL - NEW PLAN
EX-2.1	WEST (FRONT) ELEVATION - EXISTING
EX-2.2	SOUTH ELEVATION - EXISTING
EX-2.3	EAST ELEVATION - EXISTING
EX-2.4	NORTH ELEVATION - EXISTING
A-2.1	WEST (FRONT) ELEVATION - NEW
A-2.2	SOUTH ELEVATION - NEW
A-2.3	EAST ELEVATION - NEW
A-2.4	NORTH ELEVATION - NEW

WORKING DRAWINGS /
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The drawings shall be made in accordance with the standards of the American Institute of Architects and shall be prepared in accordance with the standards of the American Institute of Architects. The drawings shall be prepared in accordance with the standards of the American Institute of Architects.



P.O. BOX 258
WASHINGTON, DC 20011-0258
301.774.4119

COVERSHEET
ALTERATIONS & ADDITIONS

Fitzpayne | Morningstar
Residence
7211 CEDAR

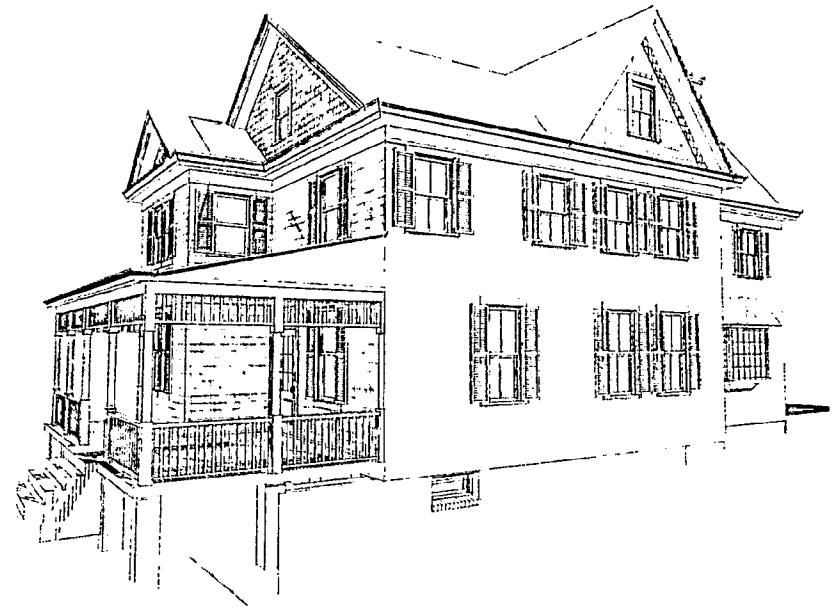
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SCALE: 1/8"=1'-0"

C-0.1





WEST (FRONT) ELEV - EXISTING VIEW FROM CEDAR STREET



WEST (FRONT) ELEV - NEW VIEW FROM CEDAR STREET

(NEW DORMER NOT VISIBLE FROM STREET)

12

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 (202) 462-1119
 www.FITOUTDESIGN.COM

WEST (FRONT) ELEVATION: VIEWS FROM
 CEDAR STREET
 ALTERATIONS & ADDITIONS

Fitzpayne | Moninger
 Residence
 7211MD

DATE: 07/20/09
 SCALE:
 PROJECT: 7/20/09

C-0.4

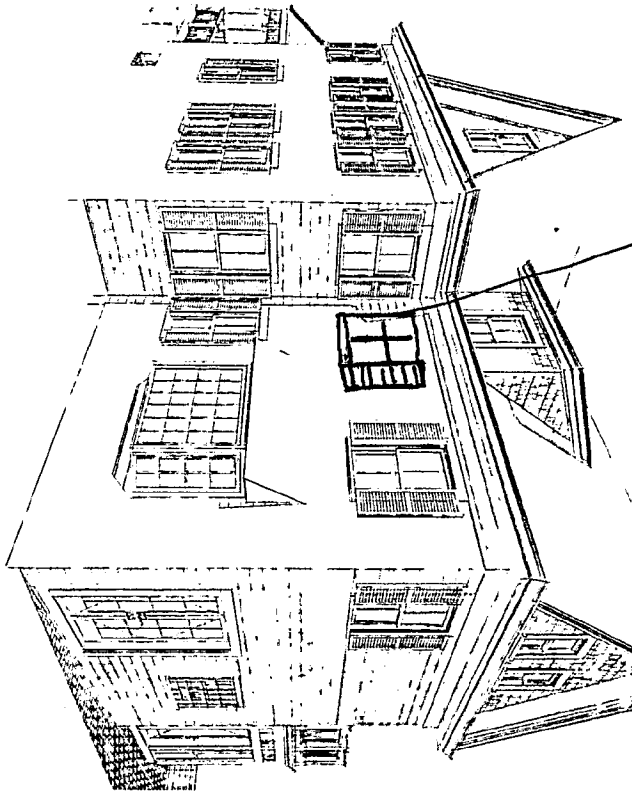
WORKING DRAWINGS /
 NOT FOR CONSTRUCTION

13

SOUTH ELEV - EXISTING VIEW FROM LOT 6 / SIDE YARD



SOUTH ELEV - NEW VIEW FROM LOT 6 / SIDE YARD



Existing window to remain

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C-0.5	07/20/09	DATE
	7/20/09	ISSUE

Fitzpayne | Morningstar
Residence
7211MD

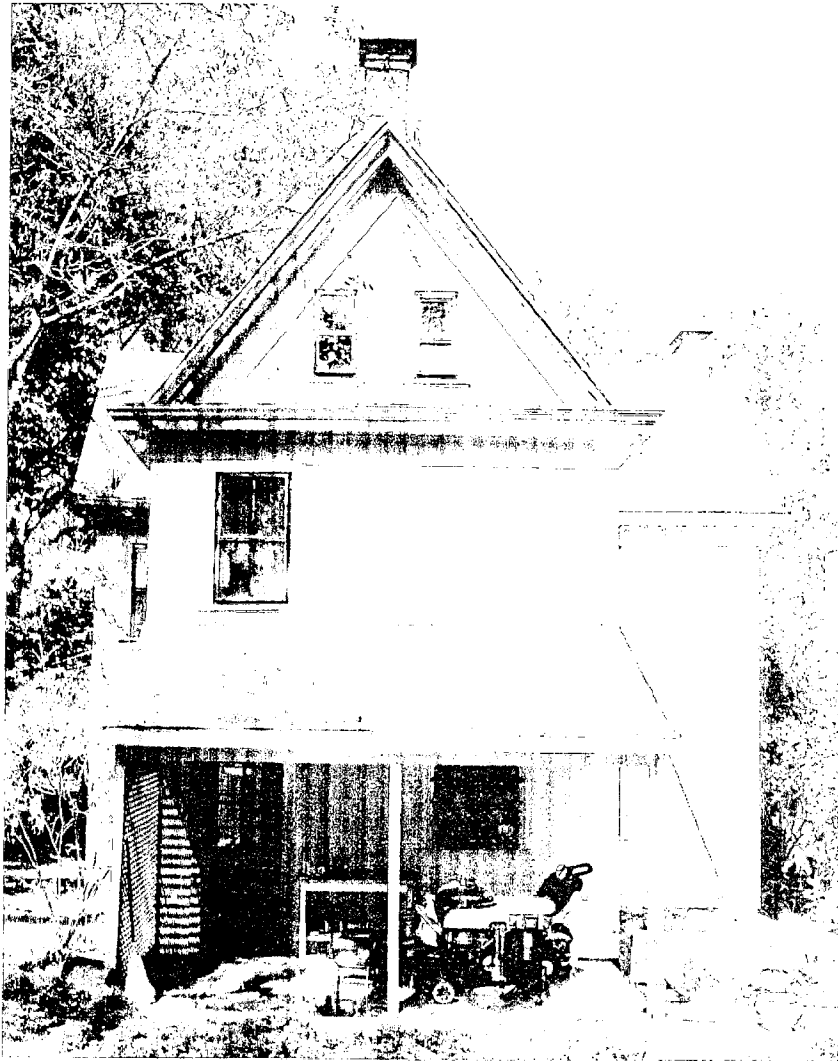
SOUTH ELEVATION: VIEWS FROM
NEIGHBORING LOT 6 / SIDE YARD
ALTERATIONS & ADDITIONS

3118 HAWK CREEK, NW
WASHINGTON, DC
20037-1209
(202) 699-0000
FAX: (202) 699-1081

OSZICKA'S
P.O. BOX 288
WARDENVILLE, WV
26061
(304) 874-1118



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EAST ELEV - EXISTING VIEW FROM LOT 28 / REAR YARD



EAST ELEV - NEW VIEW FROM LOT 28 / REAR YARD



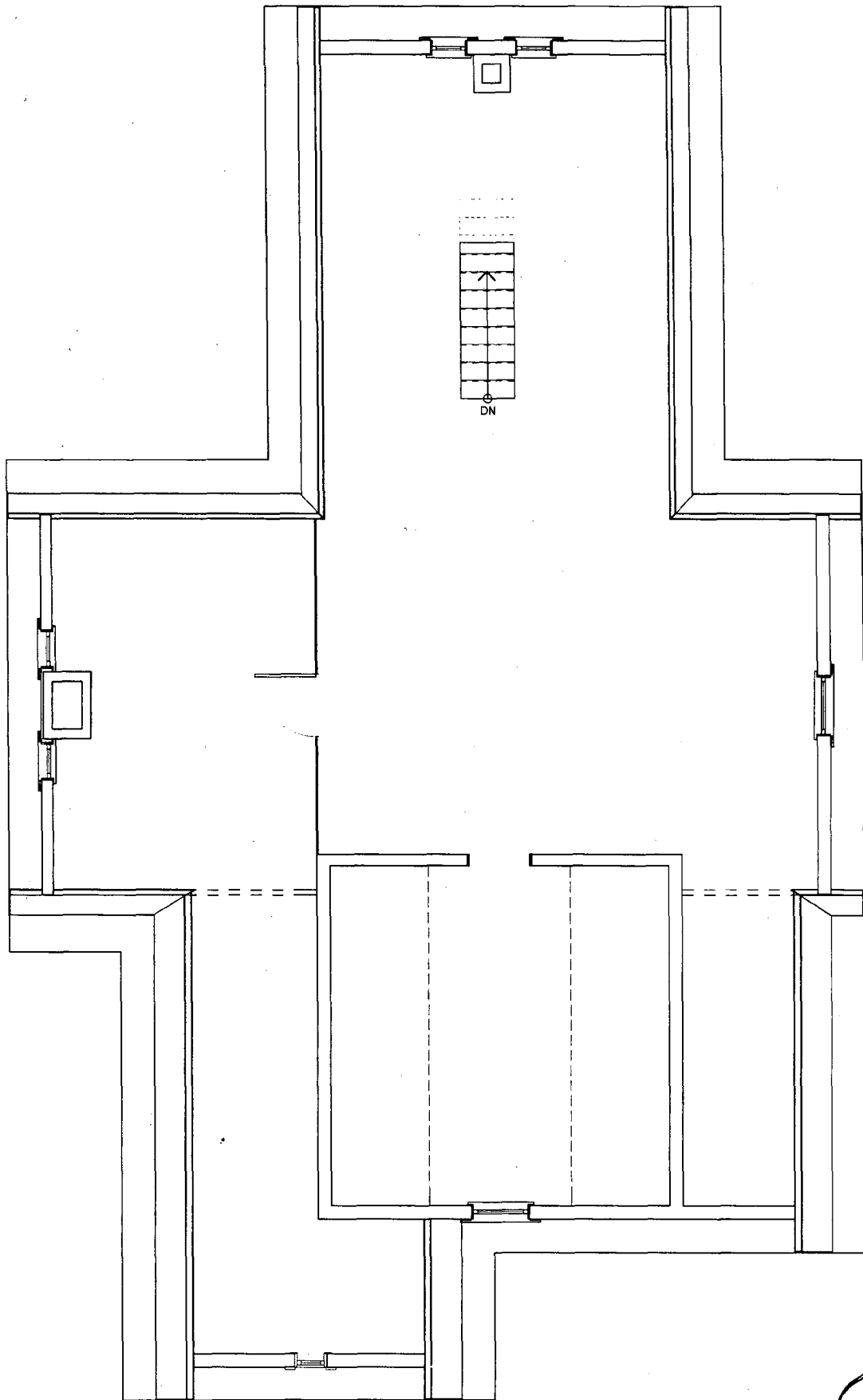
THE ARCHITECT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT. THE ARCHITECT HAS CONDUCTED VISUAL QUALITY REVIEW AND HAS ADVISED THE CLIENT OF ANY POTENTIAL VISUAL QUALITY ISSUES. THE ARCHITECT HAS CONDUCTED VISUAL QUALITY REVIEW AND HAS ADVISED THE CLIENT OF ANY POTENTIAL VISUAL QUALITY ISSUES.

3113 WOOD STREET WASHINGTON DISTRICT OF COLUMBIA 20004-1119 TEL: 202-331-0101 WWW.FITZPATRICK.COM	
EAST ELEVATION: VIEWS FROM NEIGHBORING LOT 28 / REAR YARD ALTERATIONS & ADDITIONS	
Fitzpatrick / Morningstar Residence 7211MD	
07/20/09 SCALE	7/20/09
C-0.6	

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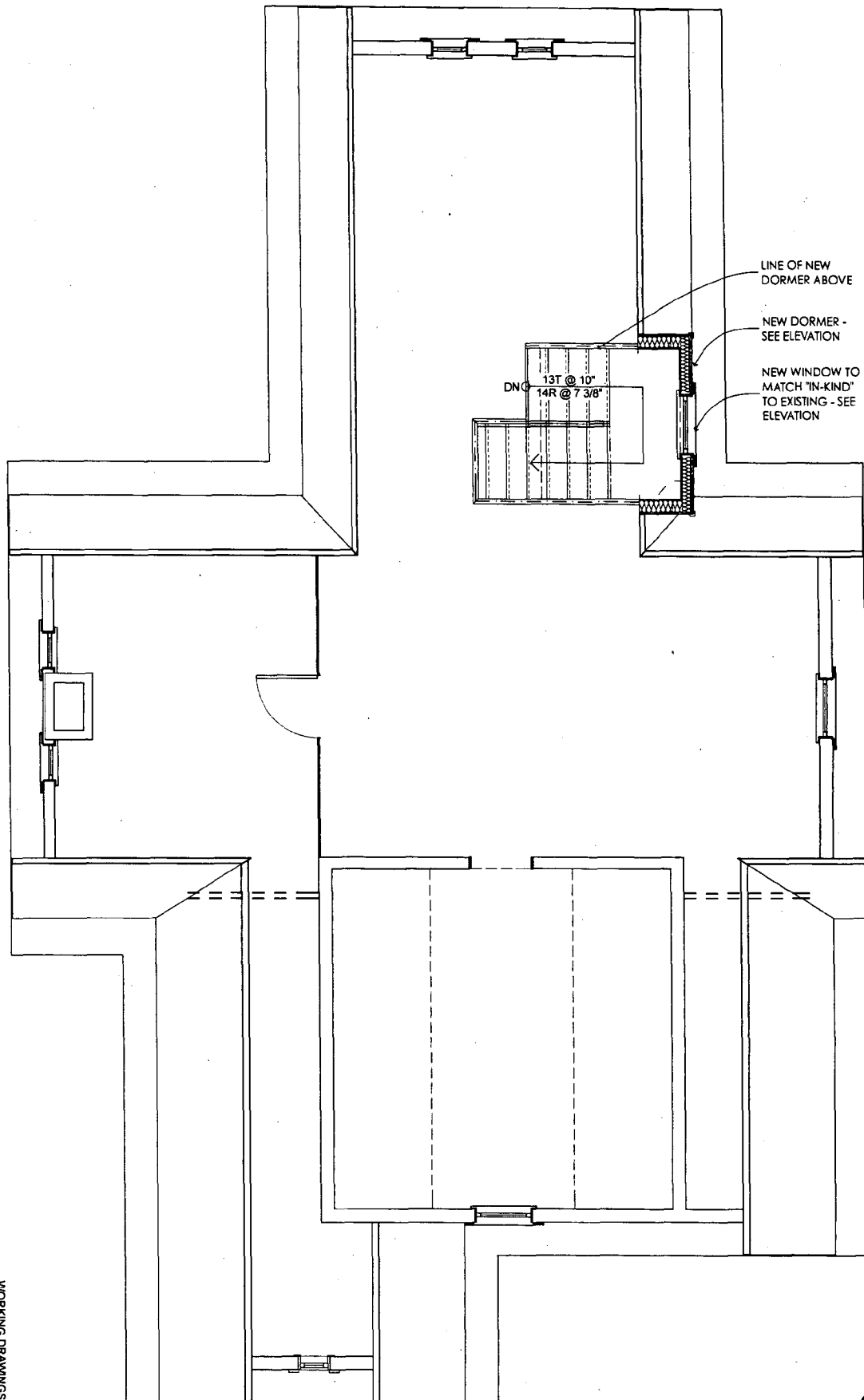
15

	07/20/09	Fitzpayne Morningstar Residence 7211MD	ATTIC LEVEL - EXISTING PLAN	<small>GENSLER</small> 5115 HANO COURT, NW WASHINGTON, DC 20037-1206 702) 856-0800 FAX: 1002) 856-1001	<small>GENSLER</small> P.O. BOX 388 WARDENVILLE, WV 26061 1904) 874-4118	
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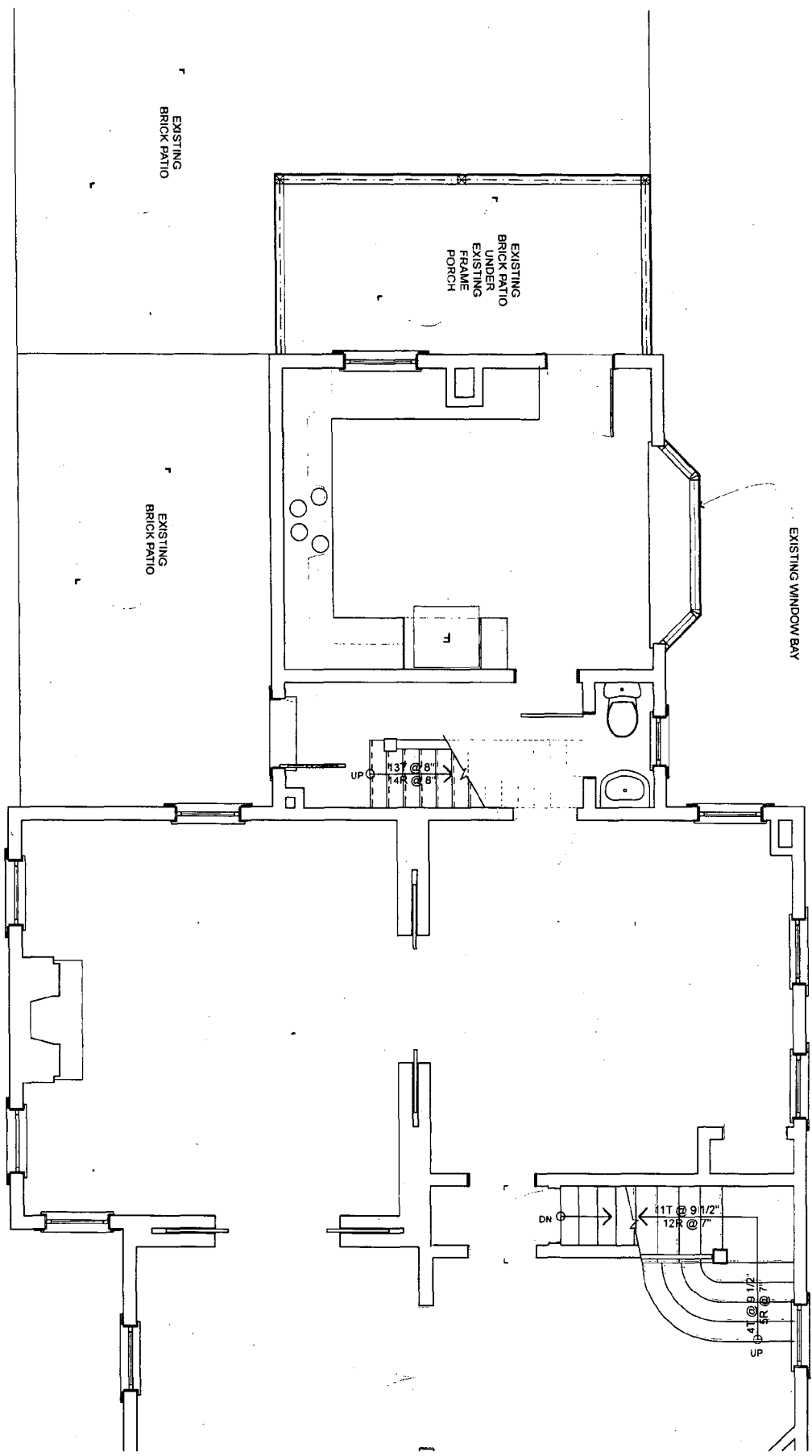


16

A-1.3	07/20/09	Fitzpayne Morningstar Residence	ATTIC LEVEL - NEW PLAN	2112 WARD COURT, NW WASHINGTON, DC 20037-1308 TEL: (202) 859-0600 FAX: (202) 859-1201	P.O. Box 358 WATERLOO, WV 26081 (304) 874-4118	
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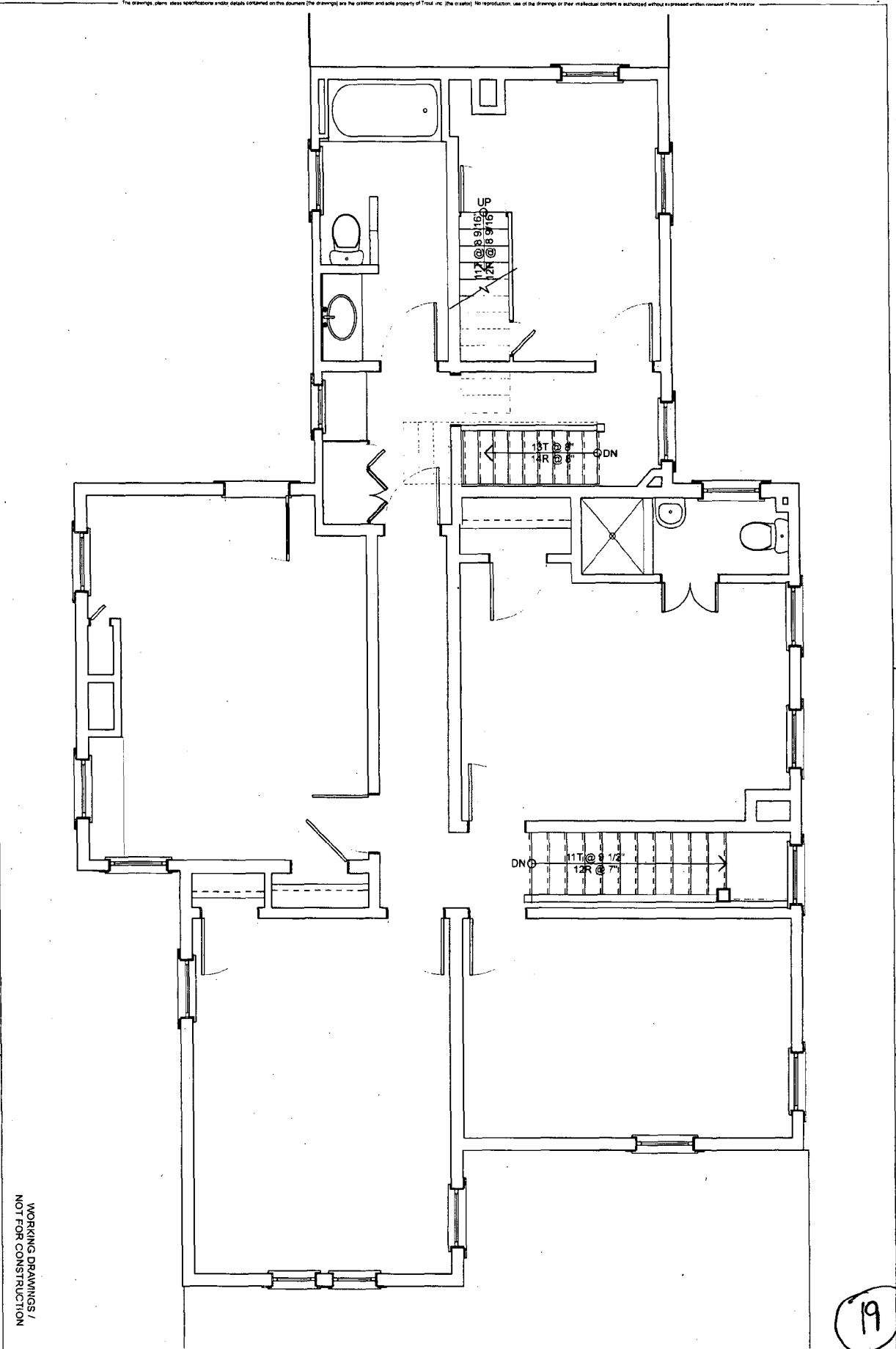
WORKING DRAWINGS / NOT FOR CONSTRUCTION

17

 EX-1.1	07/20/09	Fitzpayne Morningstar Residence 7211MD	1st FLOOR - EXISTING PLAN	2112 WARD STREET, NW WASHINGTON, DC 20037-1208 (202) 659-0500 FAX: (202) 659-1081	P.O. BOX 338 WASHINGTON, WV 26060 (304) 659-4118	
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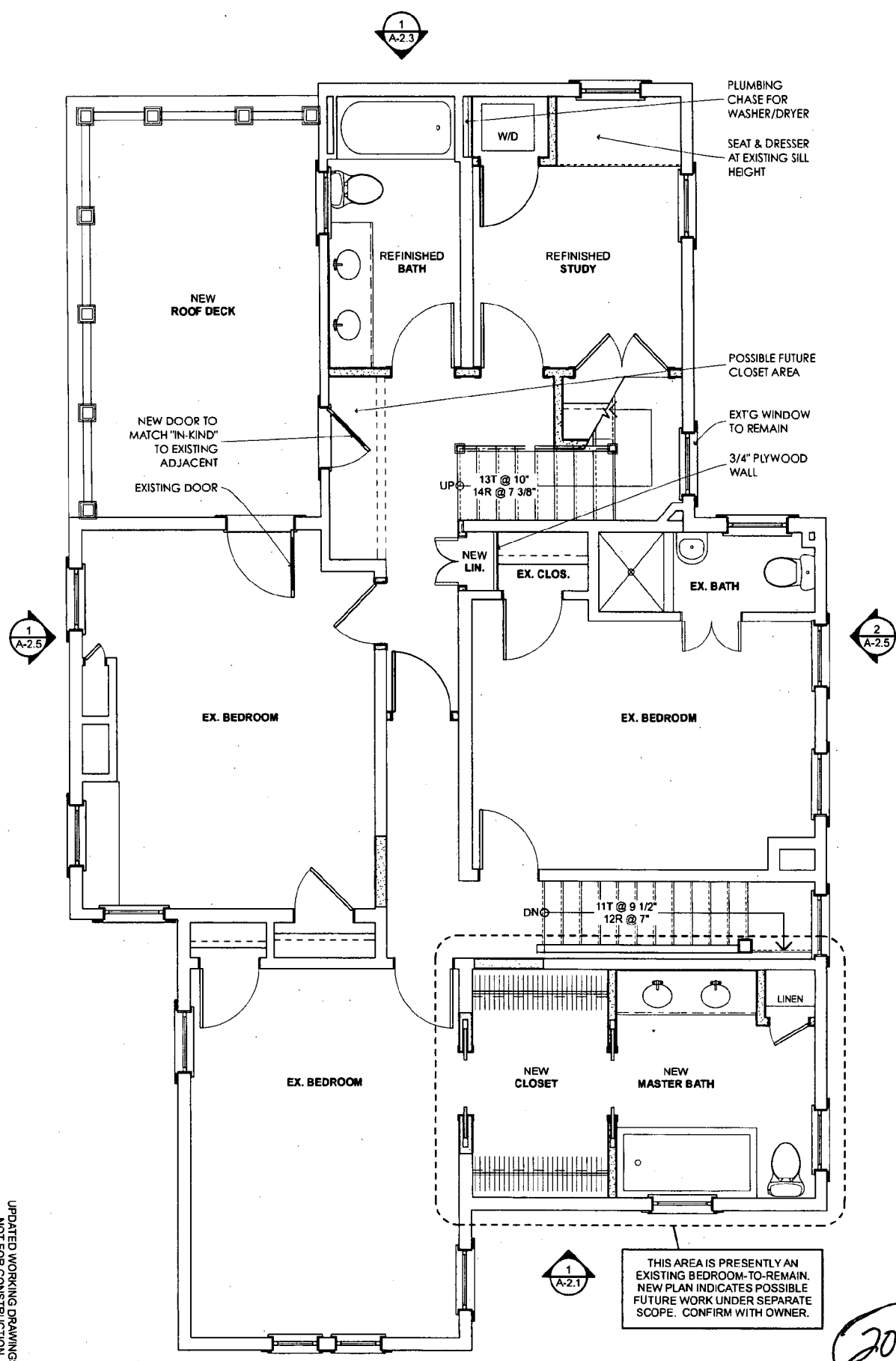
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WORKING DRAWINGS / NOT FOR CONSTRUCTION

 EX-1.2	07/20/09	Fitzpayne Morningstar Residence 7211MD	2nd FLOOR - EXISTING PLAN	2112 WARD COURT, NW FARMINGTON, CT 06031-1509 TEL: 860-659-0500 FAX: 860-659-1081 www.troutdesign.com	OFFICE P.O. BOX 358 WARRENVILLE, WV 26051 3041-874-4118	
	7/20/09					

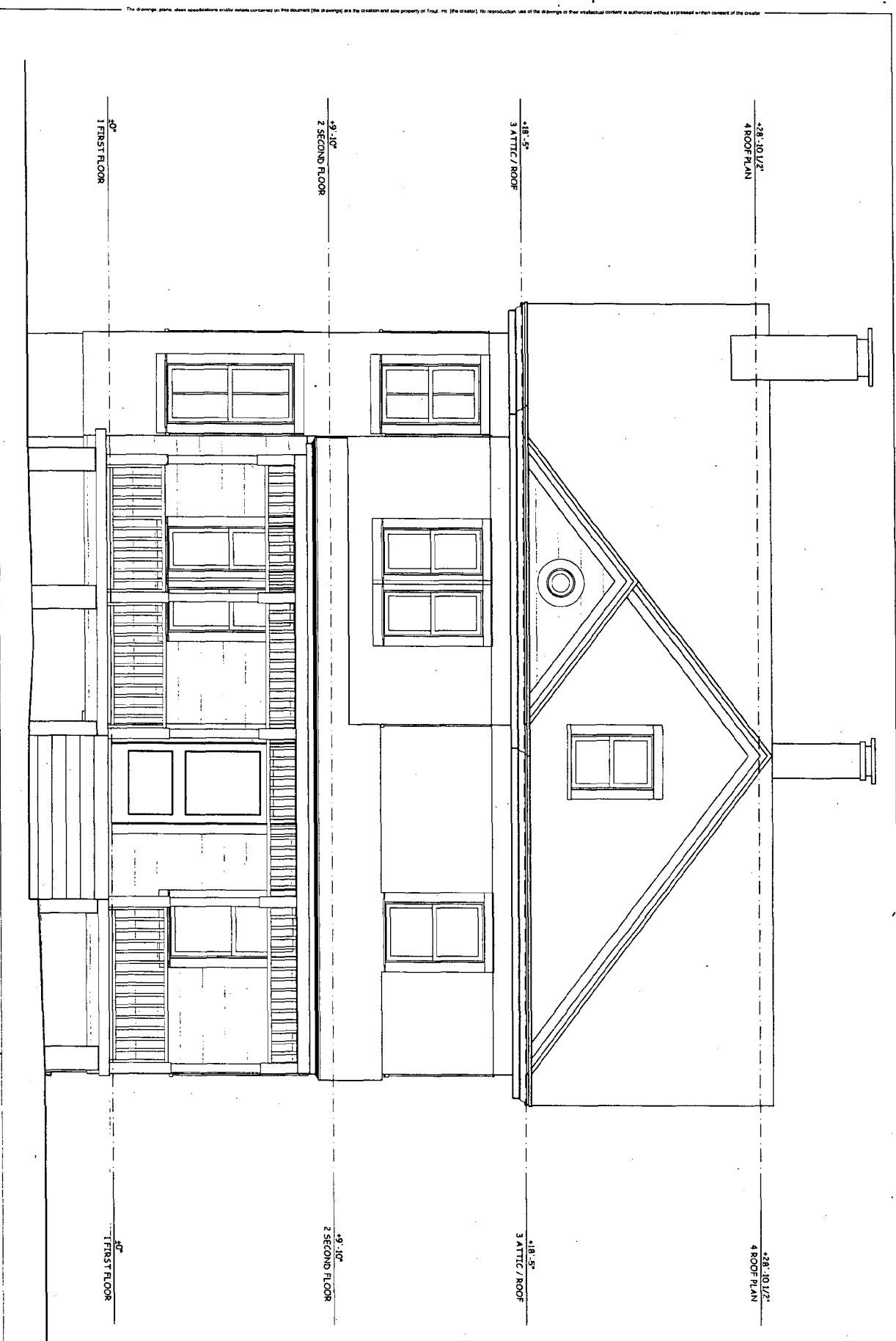
Trout/Seaver CURRENT PROJECTS/7211MD-Fit-Morningstar.ppt-HPC/HWAP permit work 7211MD_HWAP PrelimRev.ppt 8/4/09 3:00 PM



UPDATED WORKING DRAWINGS / NOT FOR CONSTRUCTION

21

TroutServer\CURRENT PROJECTS\7211MD-Fitz-Morningstar-East\7211MD_HVAC sat pin 720009 11:52 AM



	07/20/09	Fitzpayne Morningstar Residence 7211MD	WEST (FRONT) ELEVATION - EXISTING	<small> 2113 WARD COURT NW WASHINGTON, DC 20037-1204 (202) 659-0900 FAX (202) 659-1091 www.TROUTDESIGN.COM </small>	<small> OFFICE P.O. Box 358 WASHINGTON, DC 20001-0358 (301) 574-1110 </small>	
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+28'-10 1/2"
4 ROOF PLAN

+18'-5"
3 ATTIC / ROOF

+9'-10"
2 SECOND FLOOR

±0"
1 FIRST FLOOR



NEW SHINGLES

NEW SIDING

NEW 2-1/2" CORNER BOARDS AT ALL INSIDE AND OUTSIDE CORNERS. TYPICAL.

EXISTING PORCH - NO CHANGE

UPDATED WORKING DRAWINGS / NOT FOR CONSTRUCTION



REGISTERED ARCHITECT
F. G. BOB JOHNSON
1000 W. 10TH ST. WY
CASP, WY 82401
TEL: 307.251.4351
FAX: 307.251.4351
WWW.TROUTARCH.COM

WEST (FRONT) ELEVATION - NEW ALTERATIONS & ADDITIONS

Fitzpayne | Morningstar Residence
7211MD

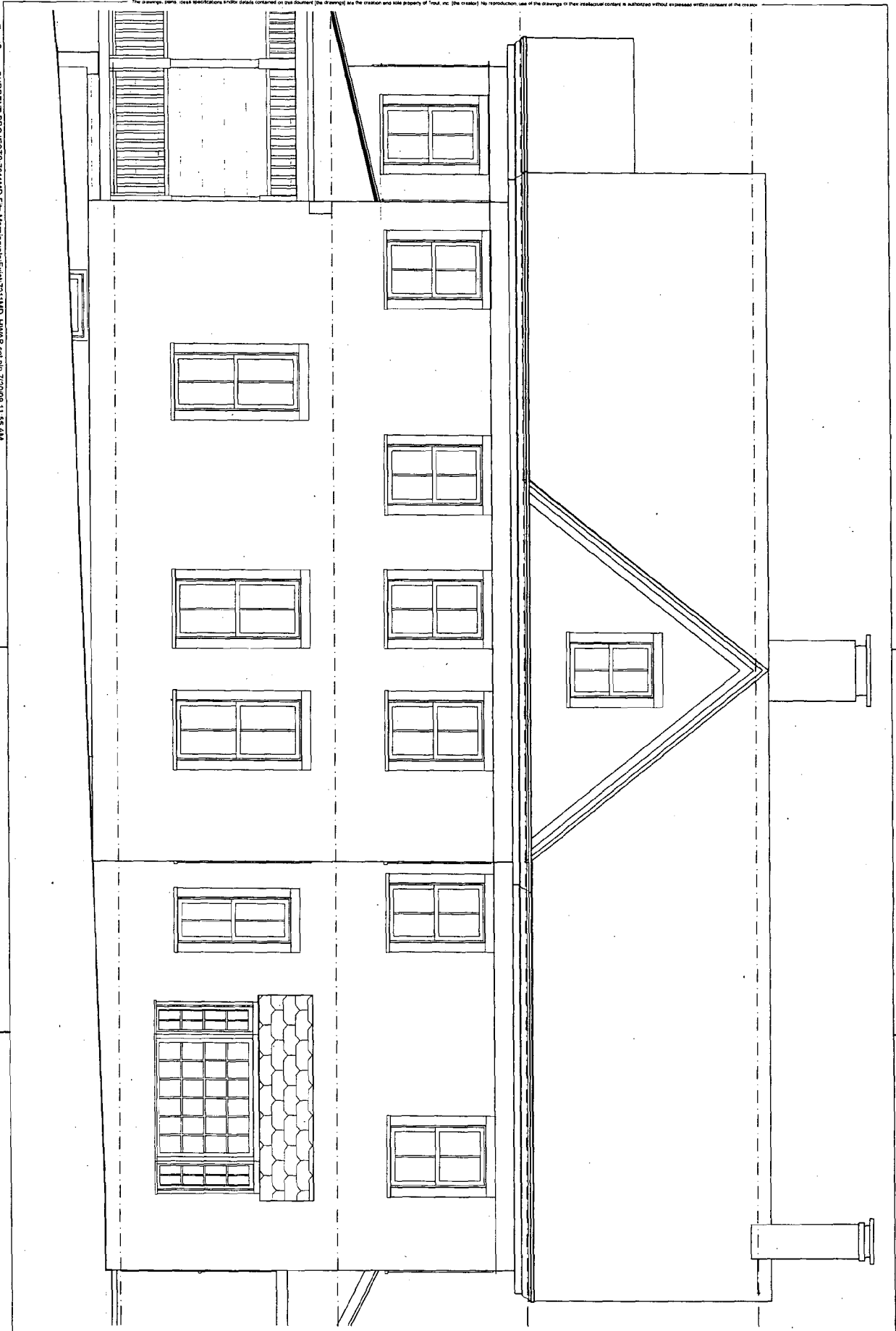
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A-2.1

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23

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	07/20/09	Fitzpayne Morningstar Residence 7211MD	SOUTH ELEVATION - EXISTING	<small> 2115 WARD COURT NW WASHINGTON, DC 20037-1209 (202) 658-0900 FAX: (202) 659-1591 WWW.TROUTDESIGN.COM </small>	<small> P.O. BOX 358 WASHINGTON, WV 26051 (204) 874-4118 </small>	
	7/20/09					



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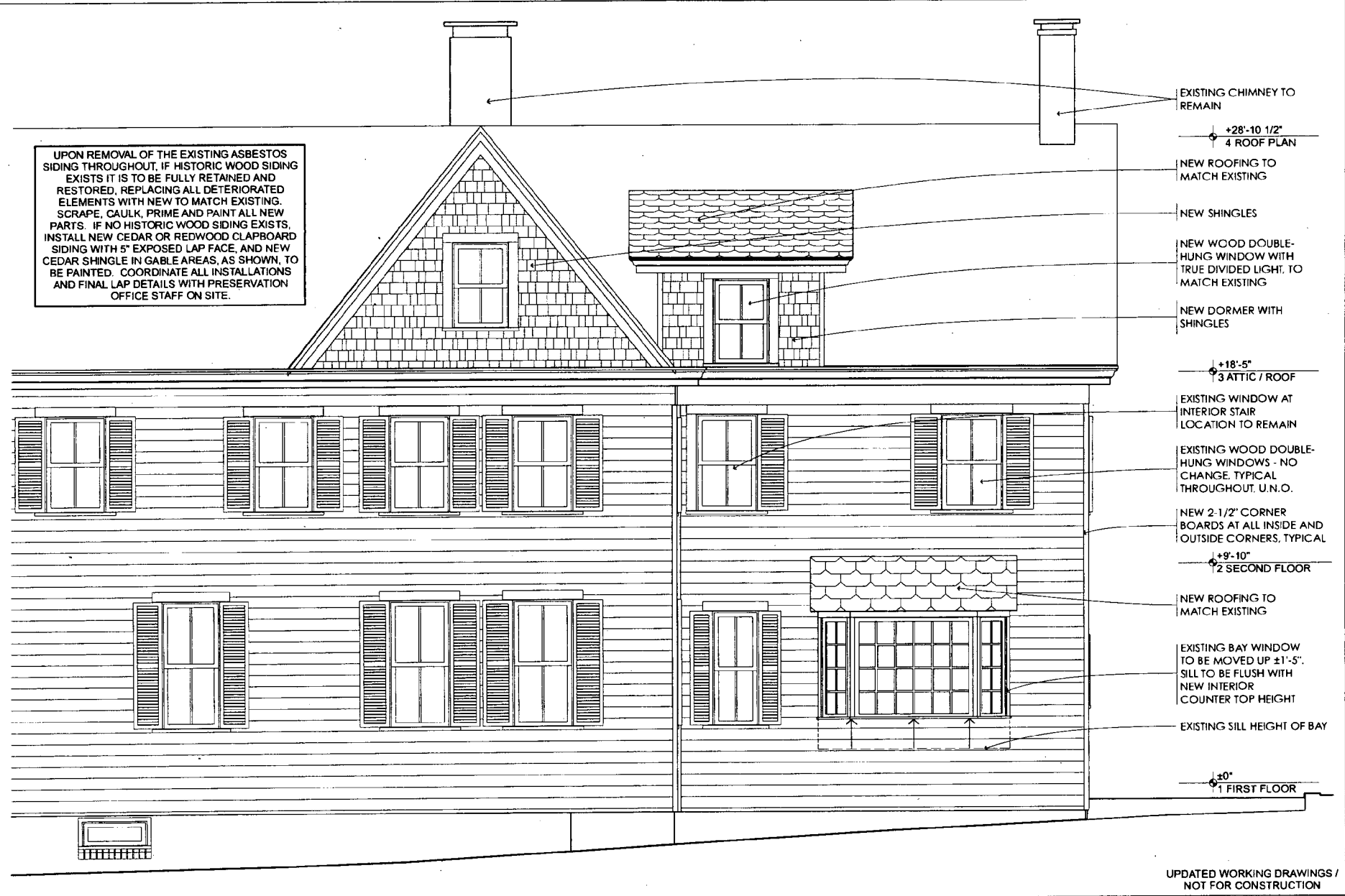
**SOUTH ELEVATION - NEW
 ALTERATIONS & ADDITIONS**

Fitzpayne | Morningstar
 Residence
 7211MD

07/20/09
 8/4/09

A-2.2

UPON REMOVAL OF THE EXISTING ASBESTOS SIDING THROUGHOUT, IF HISTORIC WOOD SIDING EXISTS IT IS TO BE FULLY RETAINED AND RESTORED, REPLACING ALL DETERIORATED ELEMENTS WITH NEW TO MATCH EXISTING. SCRAPE, CAULK, PRIME AND PAINT ALL NEW PARTS. IF NO HISTORIC WOOD SIDING EXISTS, INSTALL NEW CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5" EXPOSED LAP FACE, AND NEW CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, TO BE PAINTED. COORDINATE ALL INSTALLATIONS AND FINAL LAP DETAILS WITH PRESERVATION OFFICE STAFF ON SITE.



EXISTING CHIMNEY TO REMAIN

+28'-10 1/2"
 4 ROOF PLAN

NEW ROOFING TO MATCH EXISTING

NEW SHINGLES

NEW WOOD DOUBLE-HUNG WINDOW WITH TRUE DIVIDED LIGHT, TO MATCH EXISTING

NEW DORMER WITH SHINGLES

+18'-5"
 3 ATTIC / ROOF

EXISTING WINDOW AT INTERIOR STAIR LOCATION TO REMAIN

EXISTING WOOD DOUBLE-HUNG WINDOWS - NO CHANGE, TYPICAL THROUGHOUT, U.N.O.

NEW 2-1/2" CORNER BOARDS AT ALL INSIDE AND OUTSIDE CORNERS, TYPICAL

+9'-10"
 2 SECOND FLOOR

NEW ROOFING TO MATCH EXISTING

EXISTING BAY WINDOW TO BE MOVED UP ±1'-5". SILL TO BE FLUSH WITH NEW INTERIOR COUNTER TOP HEIGHT

EXISTING SILL HEIGHT OF BAY

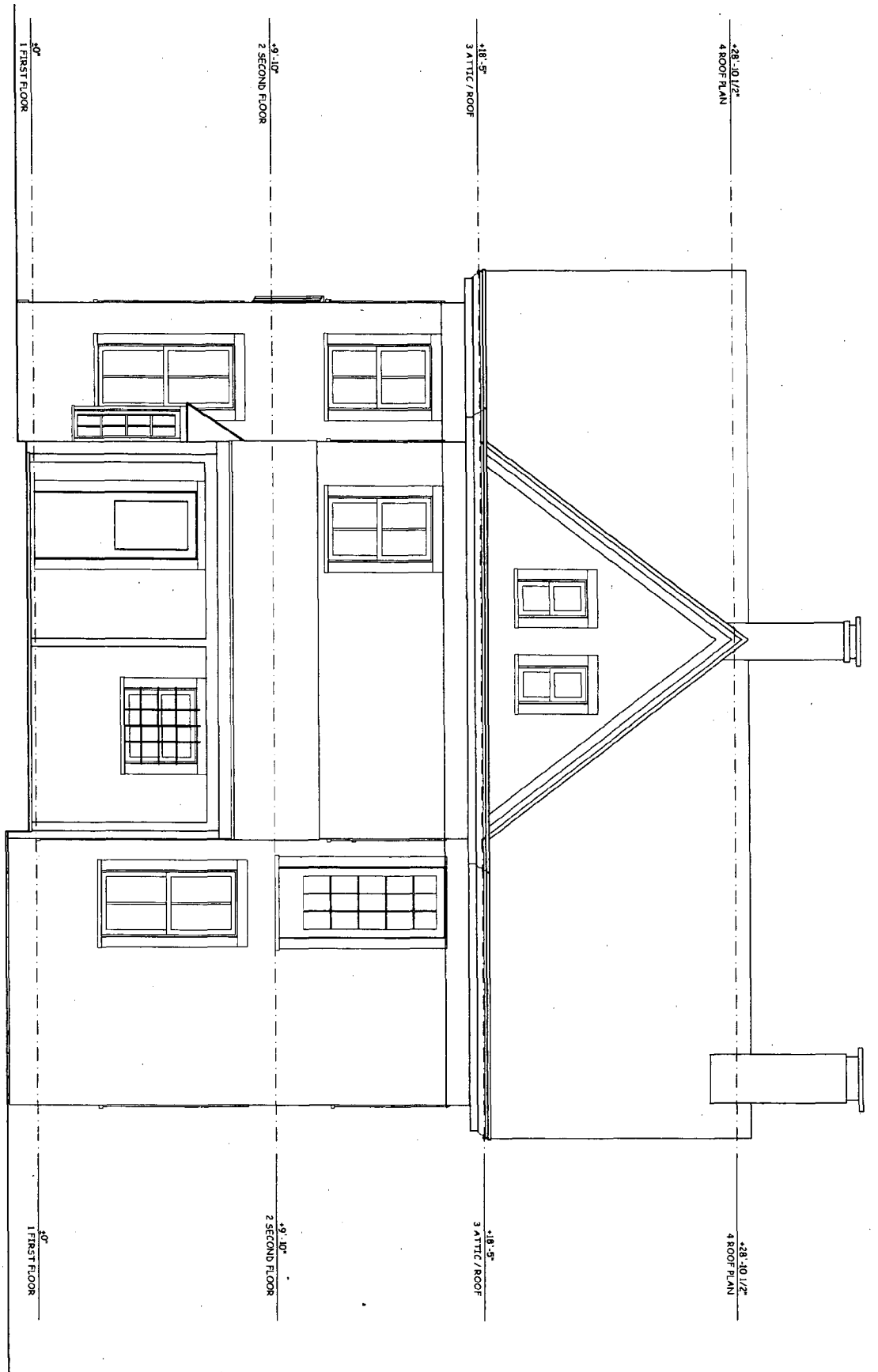
+0"
 1 FIRST FLOOR

UPDATED WORKING DRAWINGS / NOT FOR CONSTRUCTION

HC

58

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07/20/09
7/20/09
EX-2.3

Fitzpayne | Morningstar
Residence
7211MD

EAST ELEVATION - EXISTING

2112 WARD COURT, NW
WASHINGTON, DC
20037-1203
(202) 659-0400
FAX: (202) 659-1001

Office
802 6th St SW
Washington, DC 20001
3043 18th St NW
Washington, DC 20001
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EXISTING CHIMNEY TO REMAIN

UPON REMOVAL OF THE EXISTING ASBESTOS SIDING THROUGHOUT, IF HISTORIC WOOD SIDING EXISTS IT IS TO BE FULLY RETAINED AND RESTORED. REPLACING ALL DETERIORATED ELEMENTS WITH NEW TO MATCH EXISTING. SCRAPE, CAULK, PRIME AND PAINT ALL NEW PARTS. IF NO HISTORIC WOOD SIDING EXISTS, INSTALL NEW CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5" EXPOSED LAP FACE, AND NEW CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, TO BE PAINTED. COORDINATE ALL INSTALLATIONS AND FINAL LAP DETAILS WITH PRESERVATION OFFICE STAFF ON SITE.

NEW SHINGLES

NEW DORMER OVER NEW ATTIC STAIR

NEW OPERABLE WOOD SHUTTERS, TYPICAL

NEW SIDING

NEW FRENCH DOOR, WOOD WITH TRUE DIVIDED LIGHT

+28'-10 1/2"
4 ROOF PLAN

EXISTING DOOR

+18'-5"
3 ATTIC / ROOF

NEW ROOF DECK OVER SCREEN PORCH

NEW WOOD RAILING & POSTS "SIMILAR-IN-KIND" TO EXISTING FRAME PORCH AT WEST ELEVATION

+9'-10"
2 SECOND FLOOR

NEW SCREEN PORCH OVER EXISTING BRICK PATIO

NEW WOOD POSTS AND PORCH STRUCTURE

NEW INFILL SCREEN PANELS BETWEEN POSTS, TYPICAL

+4'
1 FIRST FLOOR



DEVELOPER
3113 WARD COURT NW
WASHINGTON, DC 20037-1230
PHONE: 202.778.1091
FAX: 202.778.1091
WWW.TROUTDESIGN.COM

EAST ELEVATION - NEW
ALTERATIONS & ADDITIONS

Fitzpayne | Morningstar
Residence
7211MD

DATE: 07/20/09
SCALE: 1/8"=1'-0"
DRAWING: 8/4/09

A-2.3

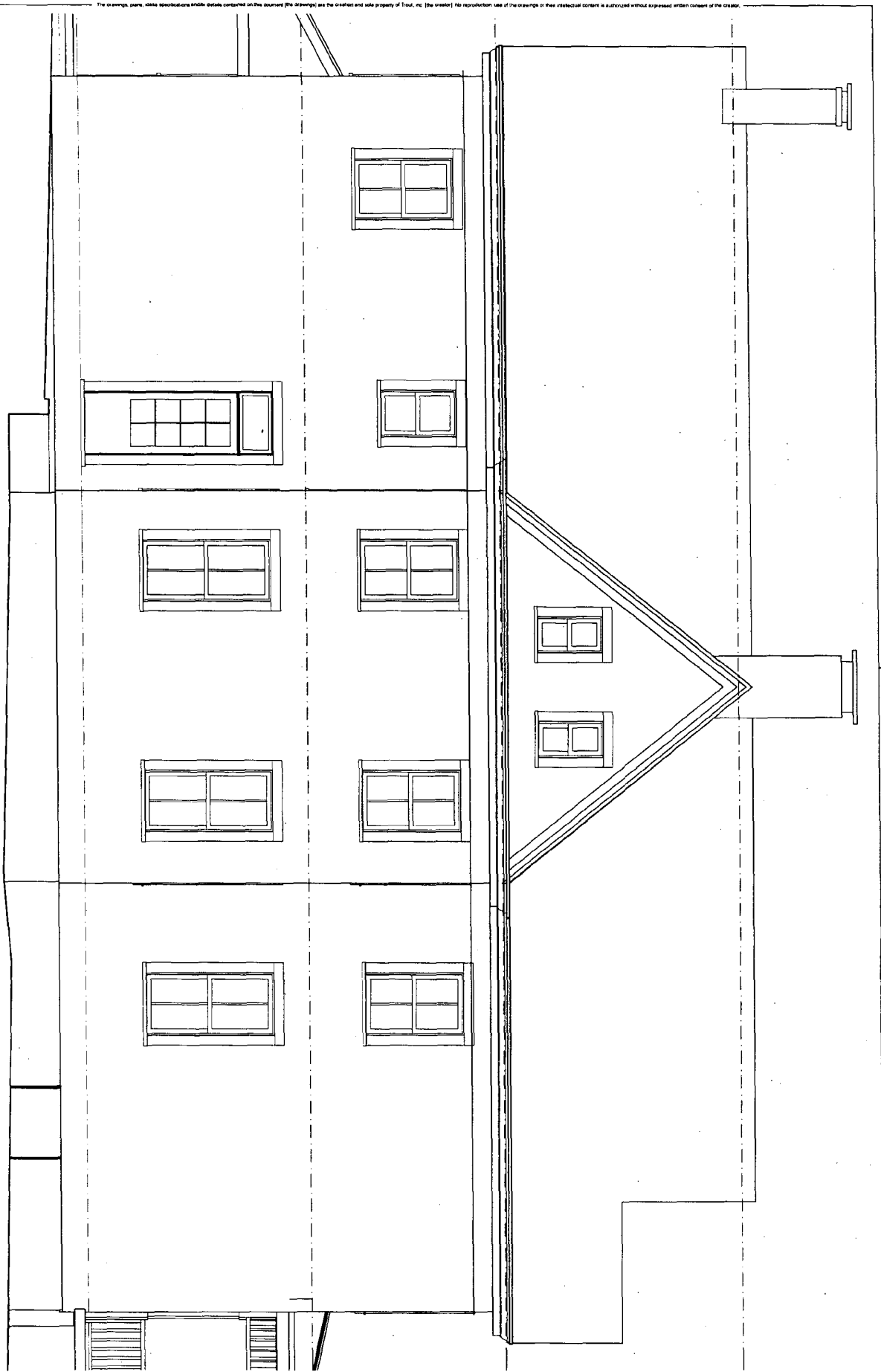
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96

27

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EX 2.4	07/20/09	Fitzpayne Morningstar Residence	NORTH ELEVATION - EXISTING	<small>OFFICE</small> 2112 WARE HOUSE, INC. WASHINGTON, DC 20037-1309 (202) 659-0600 FAX: (202) 659-1001 www.TROUTDESIGN.COM	<small>W.D. BOY 358</small> WASHINGTON, DC 20037-1309 (202) 659-0600 (304) 874-4118 <small>© 2009</small>	
	7/20/09					



UPON REMOVAL OF THE EXISTING ASBESTOS SIDING THROUGHOUT, IF HISTORIC WOOD SIDING EXISTS IT IS TO BE FULLY RETAINED AND RESTORED, REPLACING ALL DETERIORATED ELEMENTS WITH NEW TO MATCH EXISTING. SCRAPE, CAULK, PRIME AND PAINT ALL NEW PARTS. IF NO HISTORIC WOOD SIDING EXISTS, INSTALL NEW CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5" EXPOSED LAP FACE, AND NEW CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, TO BE PAINTED. COORDINATE ALL INSTALLATIONS AND FINAL LAP DETAILS WITH PRESERVATION OFFICE STAFF ON SITE.

EXISTING CHIMNEY TO REMAIN

+28'-10 1/2"
4 ROOF PLAN

NEW SHINGLES

NEW SIDING

NEW WOOD DOOR WITH TRUE DIVIDED LIGHT

+18'-5"
3 ATTIC / ROOF

NEW WOOD RAILING & POSTS "SIMILAR-IN-KIND" TO EXISTING FRAME PORCH AT WEST ELEVATION

NEW ROOF DECK OVER SCREEN PORCH

+9'-10"
2 SECOND FLOOR

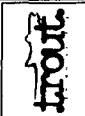
NEW WOOD POSTS AND PORCH STRUCTURE

NEW SCREEN PORCH OVER EXISTING BRICK PATIO

NEW INFILL SCREEN PANELS BETWEEN POSTS, TYPICAL

EXISTING BRICK PATIO

±0"
1 FIRST FLOOR



012526
2113 WARD COURT NW
DENVER, CO 80202-1209
FAX: 303.733.1001
WWW.TROUTDESIGN.COM

NORTH ELEVATION - NEW
ALTERATIONS & ADDITIONS

Fitzpayne | Morningside
Residence
7211MD

DATE: 07/20/09
SCALE: 1/8" = 1'-0"
PRINTED: 8/4/09

A-2.4

UPDATED WORKING DRAWINGS / NOT FOR CONSTRUCTION



7211 Cedar Avenue, Takoma Park
Takoma Park Historic District





East side

NORTH ELEVATION - CORNER

2



31

(2)

10/11/1964

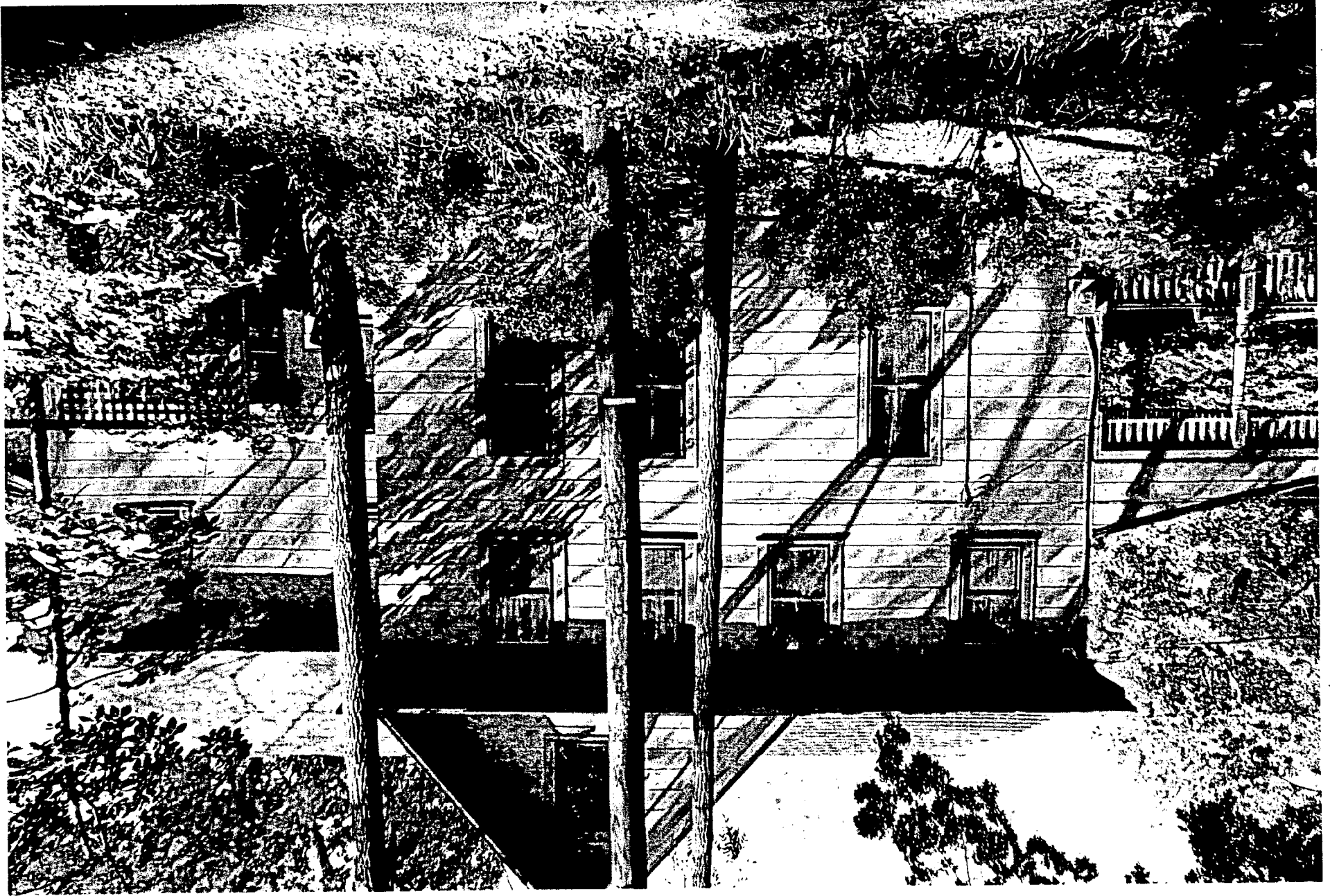
(32)



(2)

(mirrored text)

33

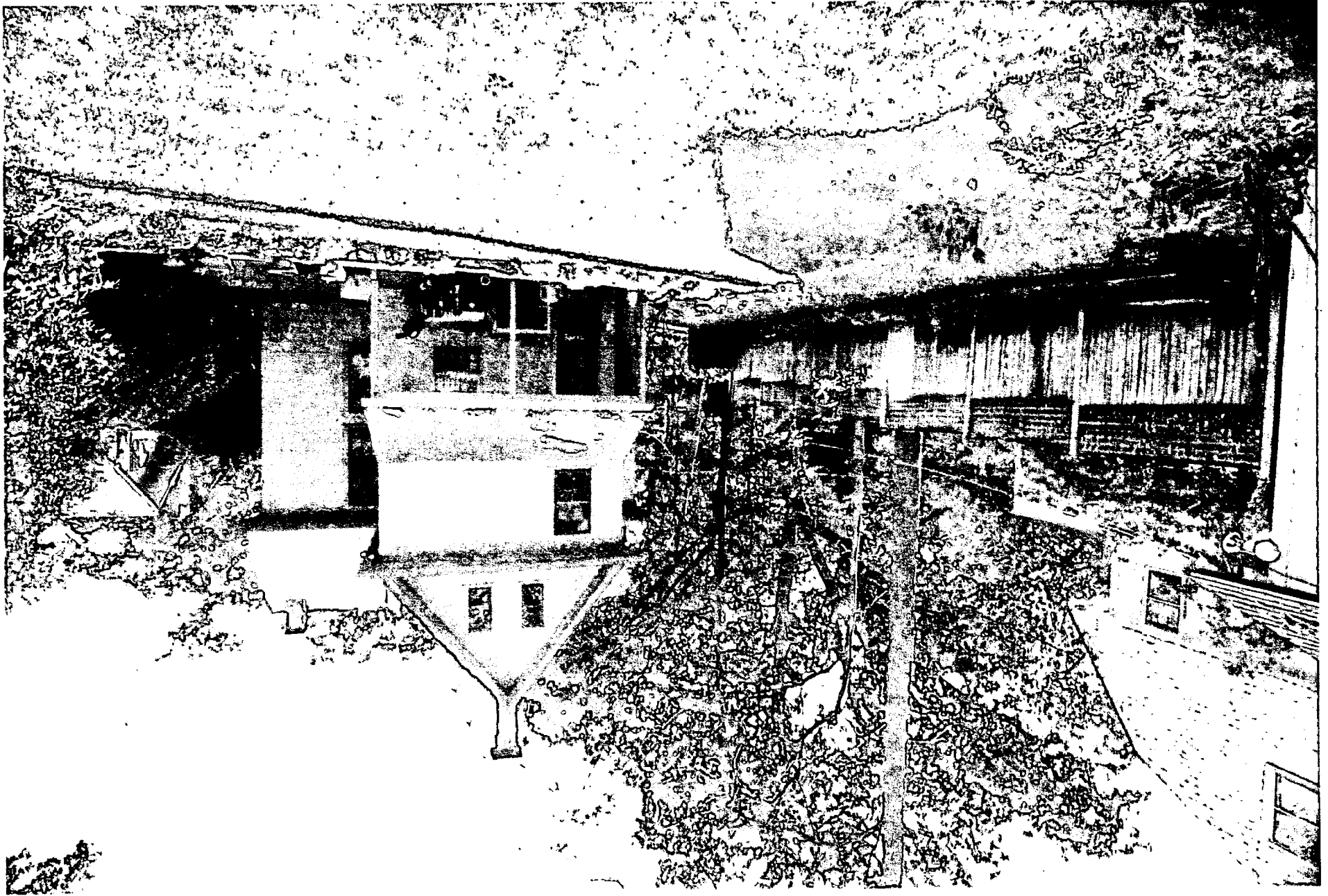




EAST (REAR) ELEVATION

5

34



36



NORTH ELEVATION

7



EAST (REAR) ELEVATION

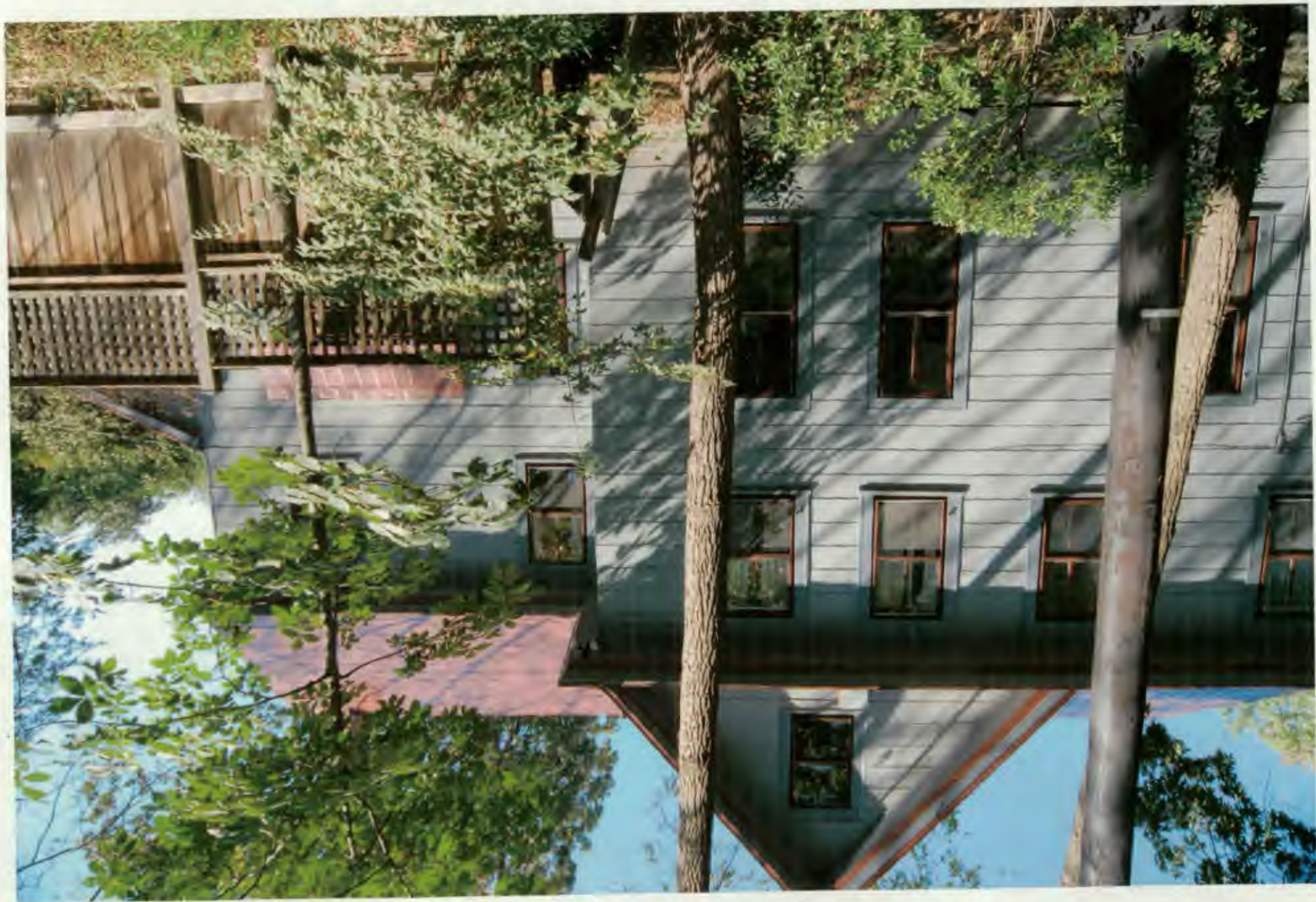
6



NORTH ELEVATION

3

South elevation





NORTH ELEVATION - CORNER



South elevation



EAST (REAR) ELEVATION

(5)

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7211 Cedar Avenue, Takoma Park	Meeting Date:	8/12/2009
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	8/5/2009
Applicant:	Alastair Fitzpatrick (Timothy Dowdy, Agent)	Public Notice:	7/29/2009
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-09AA	Staff:	Josh Silver

PROPOSAL: Installation of dormer, shutters, screened porch and deck, and other alterations

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application **with one condition:**

1. The applicant will work with HPC staff to determine an appropriate wooden siding and shingle treatment if original materials are determined missing after the removal of the existing asbestos siding.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Victorian Vernacular
DATE: c1884

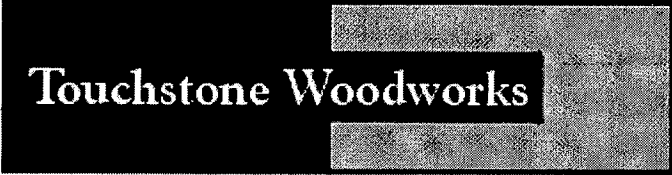
PROPOSAL

The applicants are proposing to:

- Remove the existing asbestos siding on all four elevations to evaluate if original siding and shingles are present. If original siding is present it will be rehabilitated and replaced in-kind in locations where repair is determined infeasible. If there is no evidence of original siding new wooden siding will be installed on all four elevations and shingles in the gable ends
- Install new operable wooden louvered shutters on all four elevations

North Elevation (Left side)

- Install a new 17' x 10'3", one-story wood framed screen porch with wooden roof deck above. The proposed porch and deck will be located behind the main massing of the house within an existing ell
- Remove an existing non-original 1/1 window and install a new 15-light true divided light wooden door on the (left) north elevation to provide an additional access point for the proposed 2nd story roof deck



Touchstone Woodworks

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**Handcrafted Beauty,
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TABLE OF CONTENTS

3 SEASON PORCH

**HANDCRAFTED
SCREEN AND STORM
DOORS**

What Makes a Wooden
Screen Door Last?
Our Commitment to
Quality
What our Customers
Say

FEATURES

Mahogany
Superior Construction
Method of Retaining
Screens and Storms
Removable Charcoal
Aluminum Screens
Removable Tempered
Glass Storms

STYLES AND PRICING

Traditional Classics
Arts & Crafts
Victorian & Country

REQUEST A QUOTE

SPECIAL OFFERS

THINGS TO CONSIDER

When Selecting a Style
When Selecting a
Finish
When Selecting
Hardware

FINE HARDWARE

Screen Door Latches
Screen Door Hinges
Door Closers
Slide Bolts
Hardware Finishes

DOUBLE DOORS

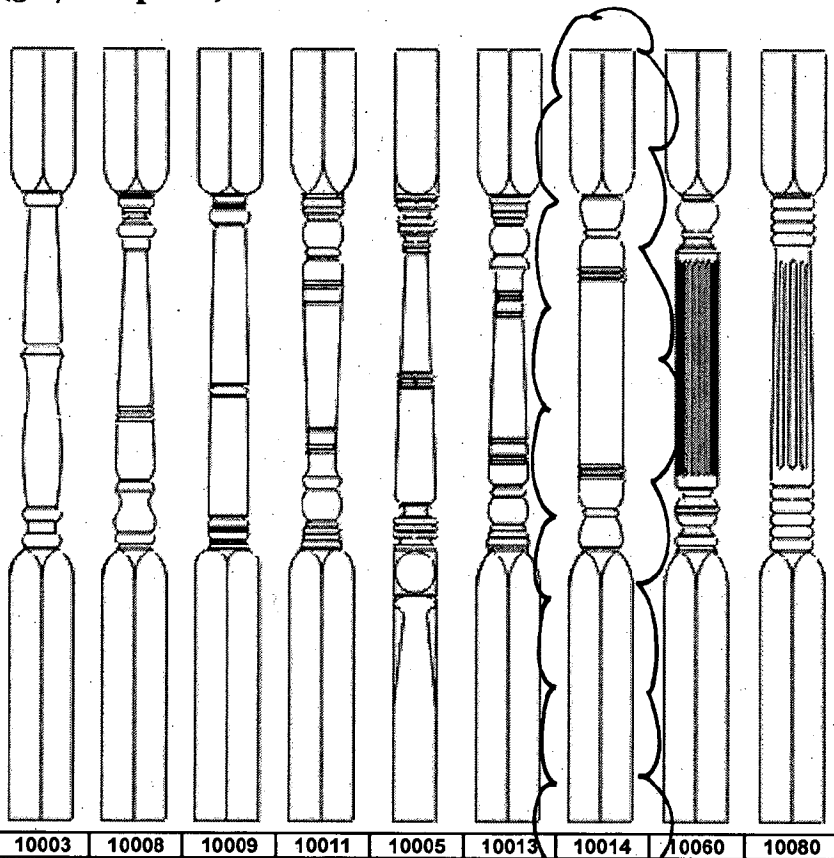
HOW TO MEASURE

For Slab Doors
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These superior quality turned porch posts and newel posts are made from decay-resistant Western Red Cedar. Voids and defects are removed before select, clear cedar is finger-jointed and laminated, maximizing strength and stability.

**Cedar Porch Posts 6 X 6
(5-1/2" square)**



Length	Base	Turning	Top	10003 - 10014	10060 - 10080
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	38"	40"	18"	B \$325ea/10+ \$300	\$400ea/10+ \$363

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Request a Quote
Request a Catalog
Shipping Information
How Long Does it
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Turned Porch Posts
Turned Newel Posts
Turned Balusters
Flat Sawn Balusters
Corbels and Brackets
Request Porch Pack

ABOUT US

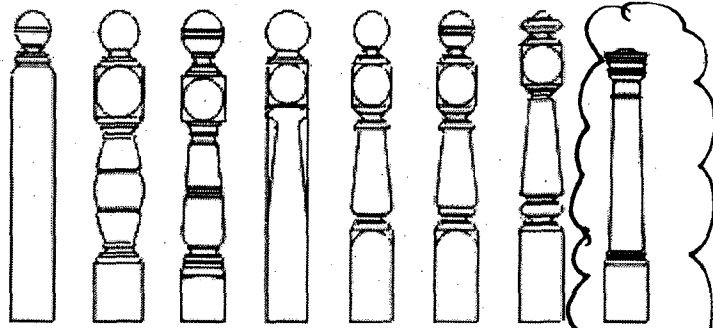
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Choose adequate length for varying setting applications

See Turned Balusters and Railings

[Turned Posts] [Turned Balusters] [Flat Sawn Balusters]
[Brackets, Corbels & Gable Ornaments] [Porch Pack Literature]
[Porch Home]

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7211 Cedar Avenue, Takoma Park	Meeting Date:	8/12/2009
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	8/5/2009
Applicant:	Alastair Fitzpatrick (Timothy Dowdy, Agent)	Public Notice:	7/29/2009
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-09AA	Staff:	Josh Silver
PROPOSAL: Installation of dormer, shutters, screened porch and deck, and other alterations			

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Staff recommends that the HPC **approve** this HAWP application **with one condition**:

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SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
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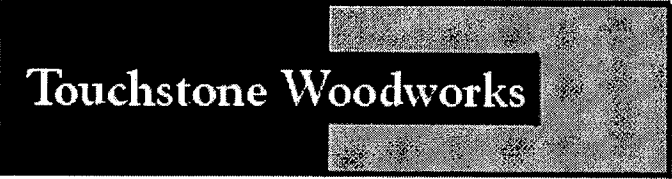
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The applicants are proposing to:

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TABLE OF CONTENTS

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SCREEN AND STORM
DOORS**

What Makes a Wooden
Screen Door Last?
Our Commitment to
Quality
What our Customers
Say

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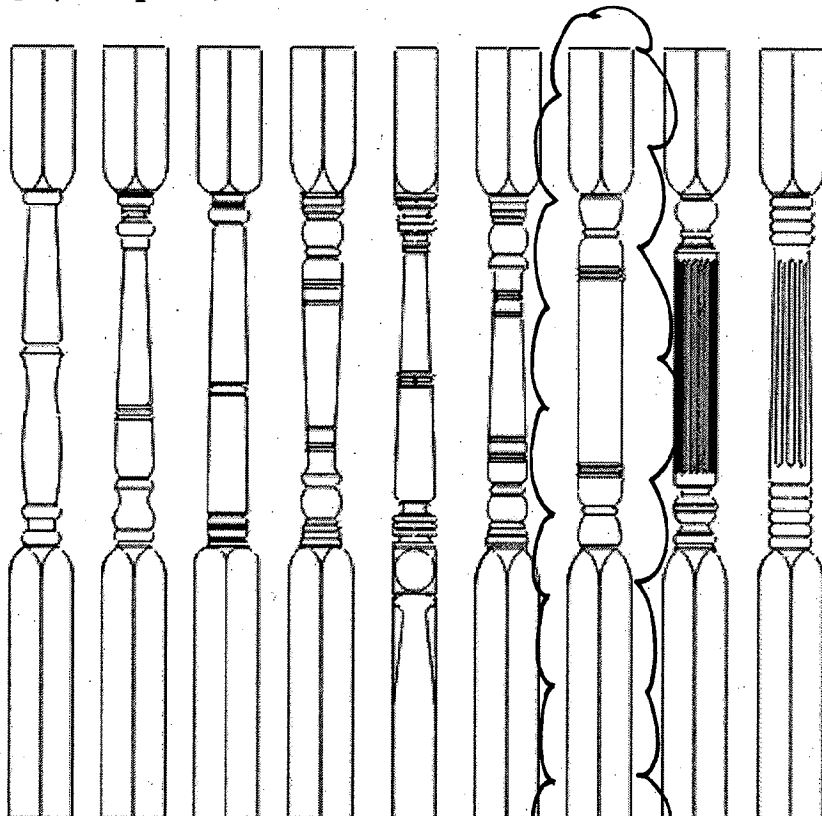
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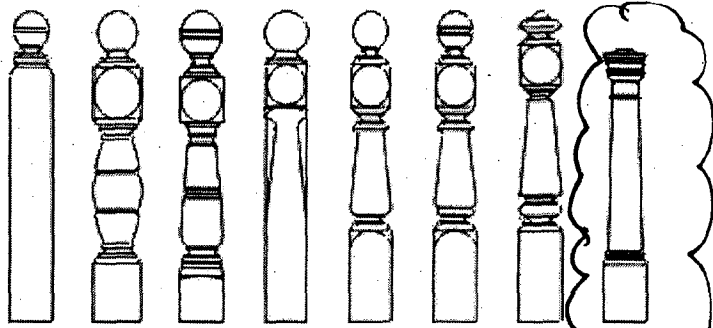
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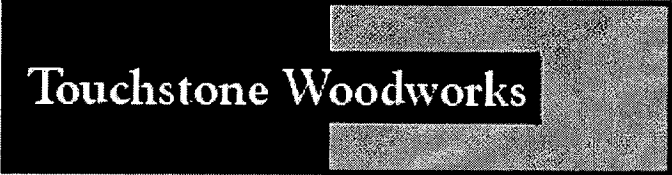
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TABLE OF CONTENTS

3 SEASON PORCH

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DOORS**

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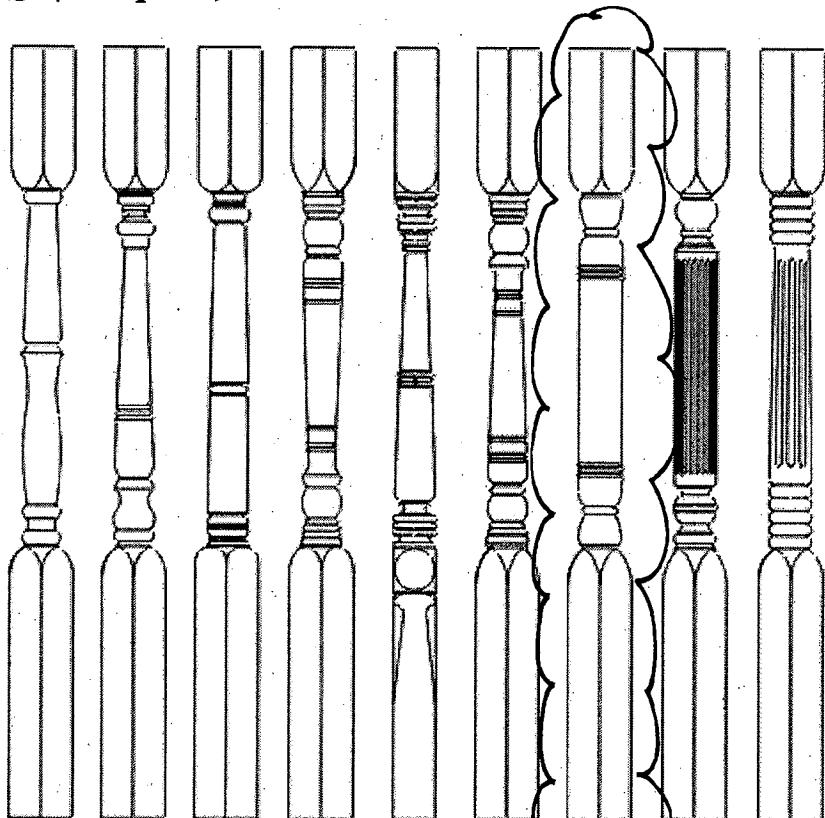
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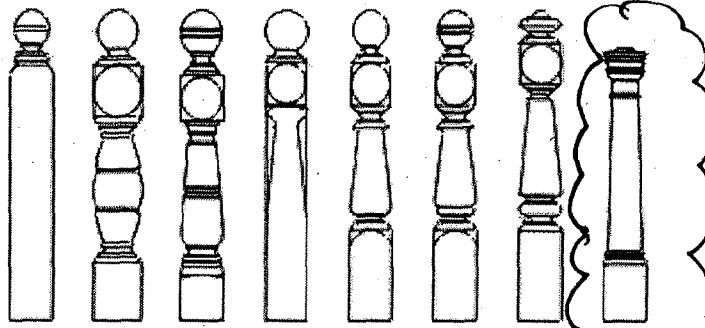
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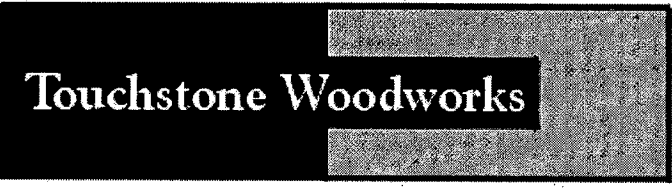
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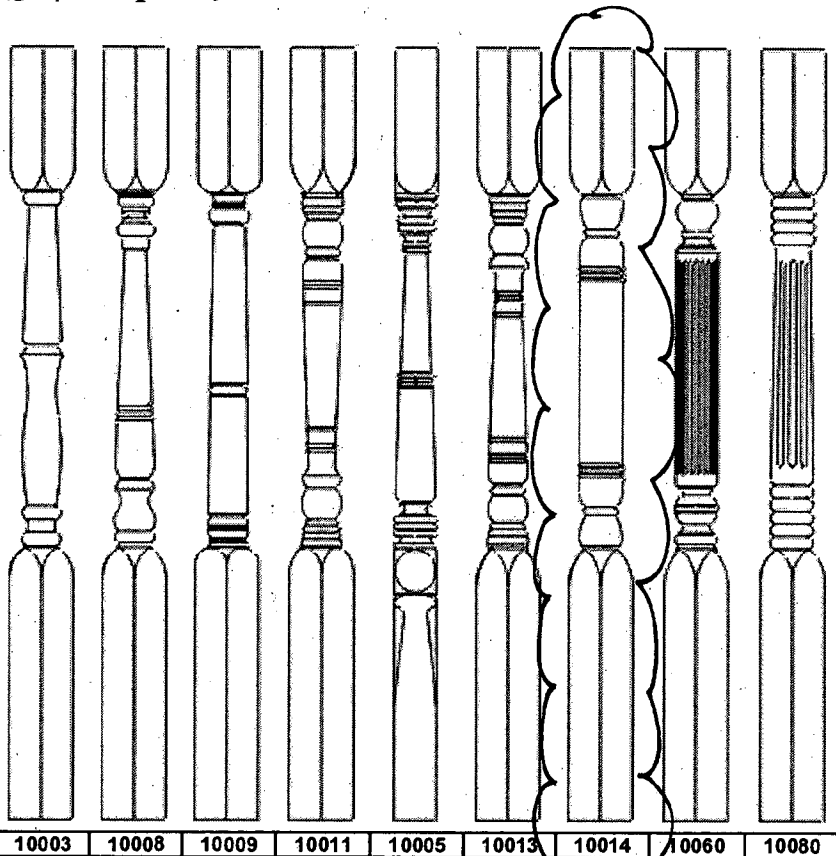
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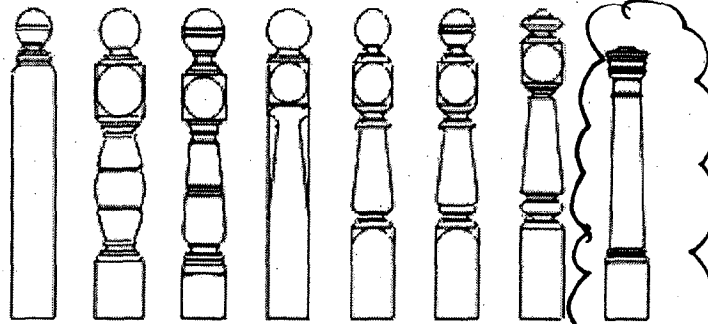
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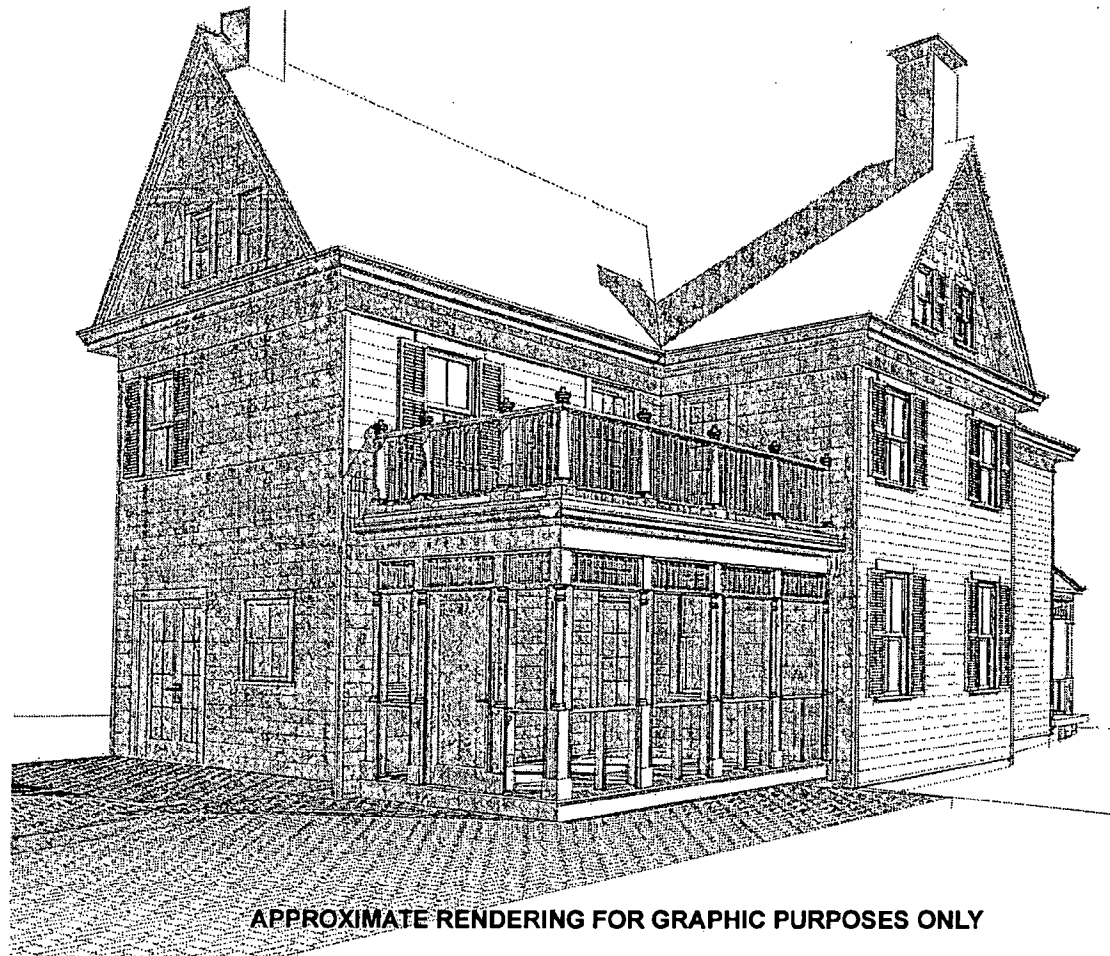
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Fitzpayne | Morningstar Residence

ALTERATIONS & ADDITIONS / PERMIT SET

7211 Cedar Avenue
Takoma Park, Maryland 20912



APPROXIMATE RENDERING FOR GRAPHIC PURPOSES ONLY

APPLICABLE CODES:

ALL WORK TO BE PERFORMED SHALL COMPLY AT MINIMUM TO REQUIREMENTS ESTABLISHED IN:

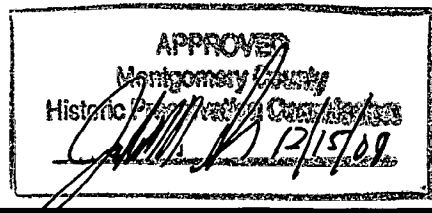
- * INTERNATIONAL RESIDENTIAL CODE (IRC) - 2006
- * MCDPS AMENDMENTS TO IRC 2006
- * REQUIREMENTS OF ALL OTHER AUTHORITATIVE JURISDICTIONS WITH FORMAL BEARING ON PERFORMANCE OF THE WORK

WITH SPECIAL CONSIDERATION GIVEN TO RELEVANT 'MEANS-AND-METHODS' GUIDELINES CONTAINED WITHIN:

- * MCDPS "RESIDENTIAL DECK DETAILS PACKAGE"

PER THE 'IRC 2006' DESIGN LOADS AS SUMMARIZED BELOW:

- * DECKS: 40 LB/SF
- * STAIRS: 40 LB/SF
- * SNOW LOAD: 25 LB/SF
- * WIND LOAD: 90 MPH
- * SEISMIC: ZONE 'B'
- * FROSTLINE: 36"



PHASE 1 DRAWING SUB-SET:

		COMMON SHEET	PHASE 1 ONLY	PHASE 2 ONLY
C-1.1	COVERSHEET	●		
C-1.2	SURVEY	●		
C-1.3	SITE PLAN	●		
C-1.4	WEST (FRONT) ELEVATION: VIEWS FROM CEDAR STREET	●		
C-1.5	SOUTH ELEVATION: VIEWS FROM NEIGHBORING LOT 6 / SIDE YARD	●		
C-1.6	EAST ELEVATION: VIEWS FROM NEIGHBORING LOT 28 / REAR YARD	●		
GN-1.1	GENERAL NOTES	●		
GN-1.2	GENERAL NOTES	●		
GN-1.3	GENERAL NOTES	●		
GN-1.4	GENERAL NOTES	●		
GN-1.5	GENERAL NOTES	●		
GN-1.6	SCHEDULES: PHASES 1 & 2	●		
D-1.1	DEMOLITION NOTES: PHASES 1 & 2	●		
D-1.2/A	PHASE 1: 1st FLOOR - EXT'G & DEMO PLANS		●	
D-1.3/A	PHASE 1: 2nd FLOOR - EXT'G & DEMO PLANS		●	
D-1.4/A	PHASE 1: ATTIC & ROOF - EXT'G & DEMO PLANS		●	
A-1.2/A	PHASE 1: 1st FLOOR - NEW PLAN		●	
A-1.3/A	PHASE 1: 2nd FLOOR - NEW PLAN		●	
A-1.4/A	PHASE 1: ATTIC & ROOF - NEW PLANS		●	
A-2.1	WEST (FRONT) ELEVATION - NEW	●		
A-2.2	SOUTH ELEVATION - NEW	●		
A-2.3	EAST ELEVATION - NEW	●		
A-2.4	NORTH ELEVATION - NEW	●		
A-2.5/A	PHASE 1: ENLARGED PORCH ELEVATION		●	
A-3.1/A	PHASE 1: DETAIL SECTIONS @ NEW PORCH FOUNDATION		●	
A-3.2/A	PHASE 1: DETAILS SECTION @ NEW PORCH ROOF / DECK		●	
A-3.3/A	PHASE 1: ENLARGED DETAILS		●	
A-5.1/A	PHASE 1: 1st FLOOR - FLOOR FINISH PLAN		●	
A-5.2/A	PHASE 1: 2nd FLOOR - FLOOR FINISH PLAN		●	
A-6.1/A	PHASE 1: 1st FLOOR - ELEC. / RCP PLAN		●	
A-6.2/A	PHASE 1: 2nd FLOOR - ELEC. / RCP PLAN		●	
S-1.1/A	PHASE 1: FRAMING PLAN - FOUNDATION		●	
S-1.2/A	PHASE 1: FRAMING PLAN - 1st FLOOR		●	
S-1.3/A	PHASE 1: FRAMING PLAN - 2nd FLOOR		●	
S-1.4/A	PHASE 1: FRAMING PLAN - ATTIC LEVEL		●	

VIEWS SHOW "PHASE 2" WORK FOR CONTEXTUAL AND GRAPHIC PURPOSES ONLY

EXTERIOR ELEVATIONS SHOW "PHASE 2" WORK FOR CONTEXTUAL AND GRAPHIC PURPOSES ONLY

PHASE 2 DRAWING SUB-SET:

D-1.3/B	PHASE 2: 2nd FLOOR - EXT'G & DEMO PLANS			●
D-1.4/B	PHASE 2: ATTIC & ROOF - EXT'G & DEMO PLANS			●
A-1.3/B	PHASE 2: 2nd FLOOR - NEW PLAN			●
A-1.4/B	PHASE 2: ATTIC & ROOF - NEW PLANS			●
A-3.1/B	PHASE 2: DETAIL SECTIONS @ NEW DORMER			●
A-3.2/B	PHASE 2: ENLARGED DETAILS			●
A-4.1/B	PHASE 2: NEW STAIR PLAN & SECTION			●
A-5.2/B	PHASE 2: 2nd FLOOR - FLOOR FINISH PLAN			●
A-6.2/B	PHASE 2: 2nd FLOOR - ELEC. / RCP PLAN			●
S-1.4/B	PHASE 2: FRAMING PLAN - ATTIC LEVEL			●
S-1.5/B	PHASE 2: FRAMING PLAN - ROOF LEVEL / DORMER			●



P.O. BOX 358
WADSWORTH, WV
26051
(304) 874-4119

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WASHINGTON, DC
(202) 659-0800
FAX: (202) 659-1091

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Residence
7211 Cedar Avenue
Takoma Park, MD 20912
7211MD

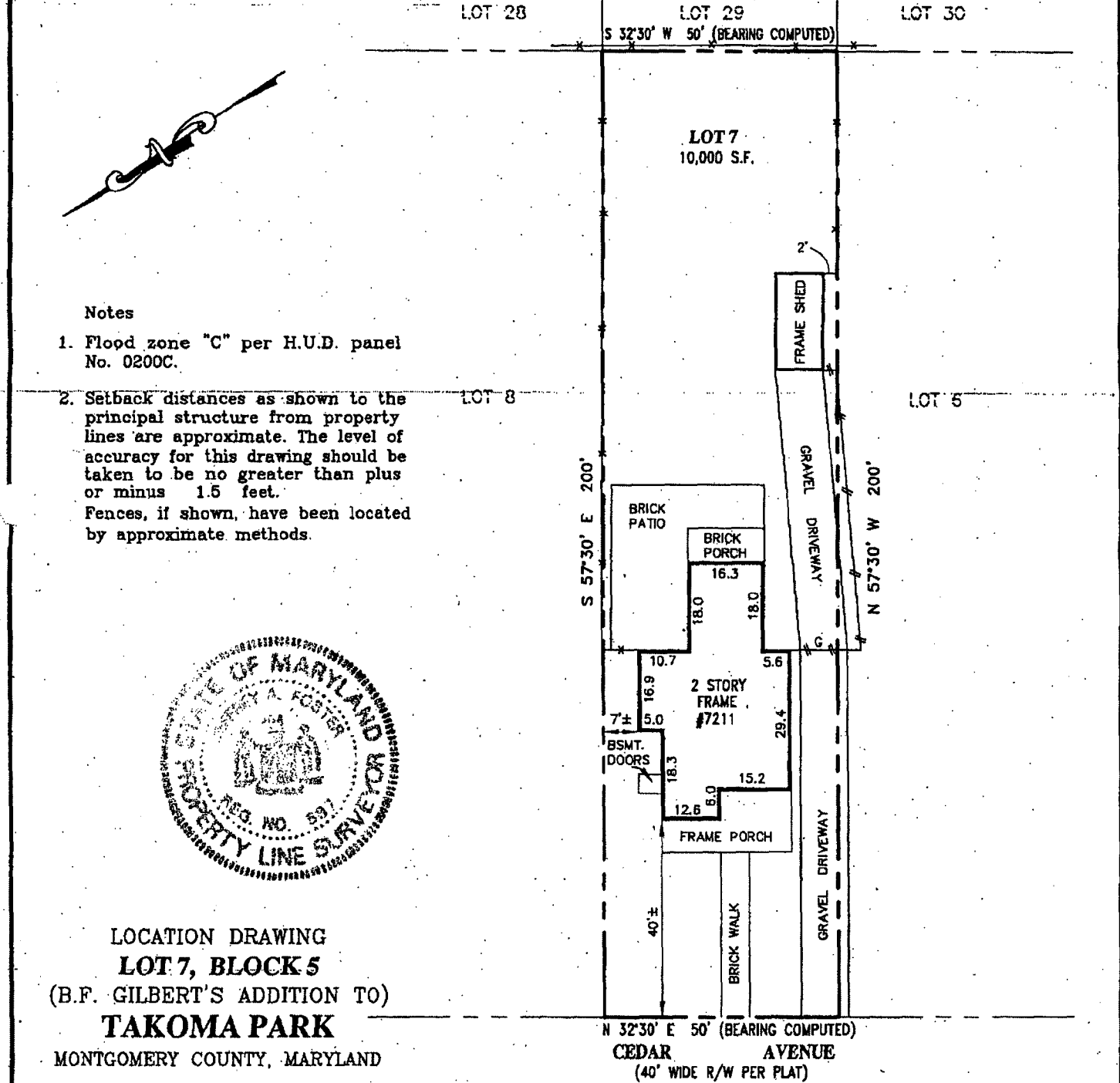
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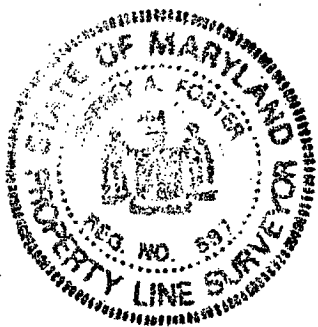
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CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.



- Notes**
1. Flood zone "C" per H.U.D. panel No. 0200C.
 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet. Fences, if shown, have been located by approximate methods.

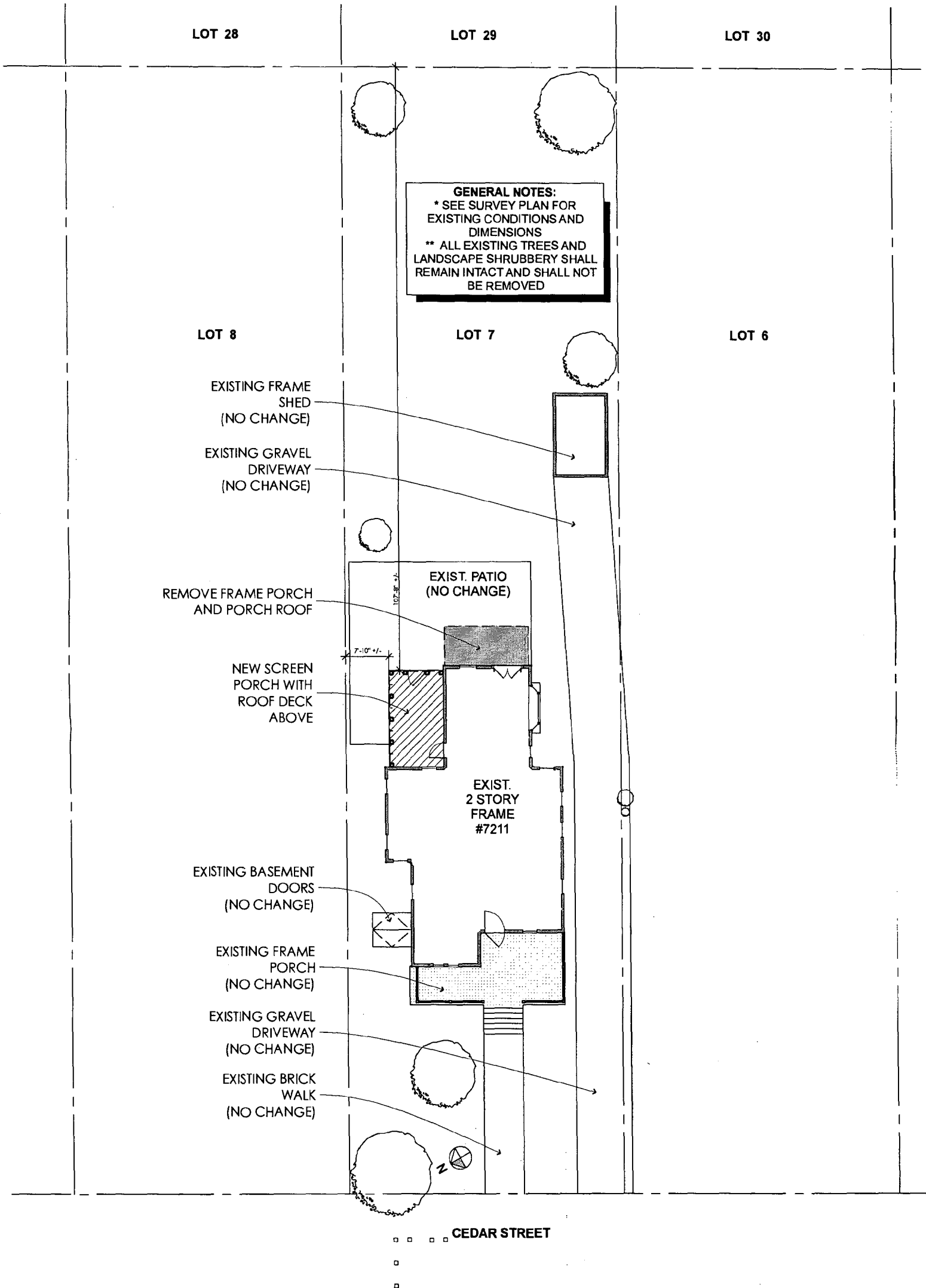


LOCATION DRAWING
LOT 7, BLOCK 5
 (B.F. GILBERT'S ADDITION TO)
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

N 32°30' E 50' (BEARING COMPUTED)
CEDAR AVENUE
 (40' WIDE R/W PER PLAT)

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. A	PLAT NO. 3		
LIBER FOLIO <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 591		DATE OF LOCATIONS		SCALE: 1" = 30'	
		WALL CHECK:		DRAWN BY: M.A.S.	
		HSE. LOC.: 06-09-05		JOB NO.: 05-4228	

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SITE PLAN

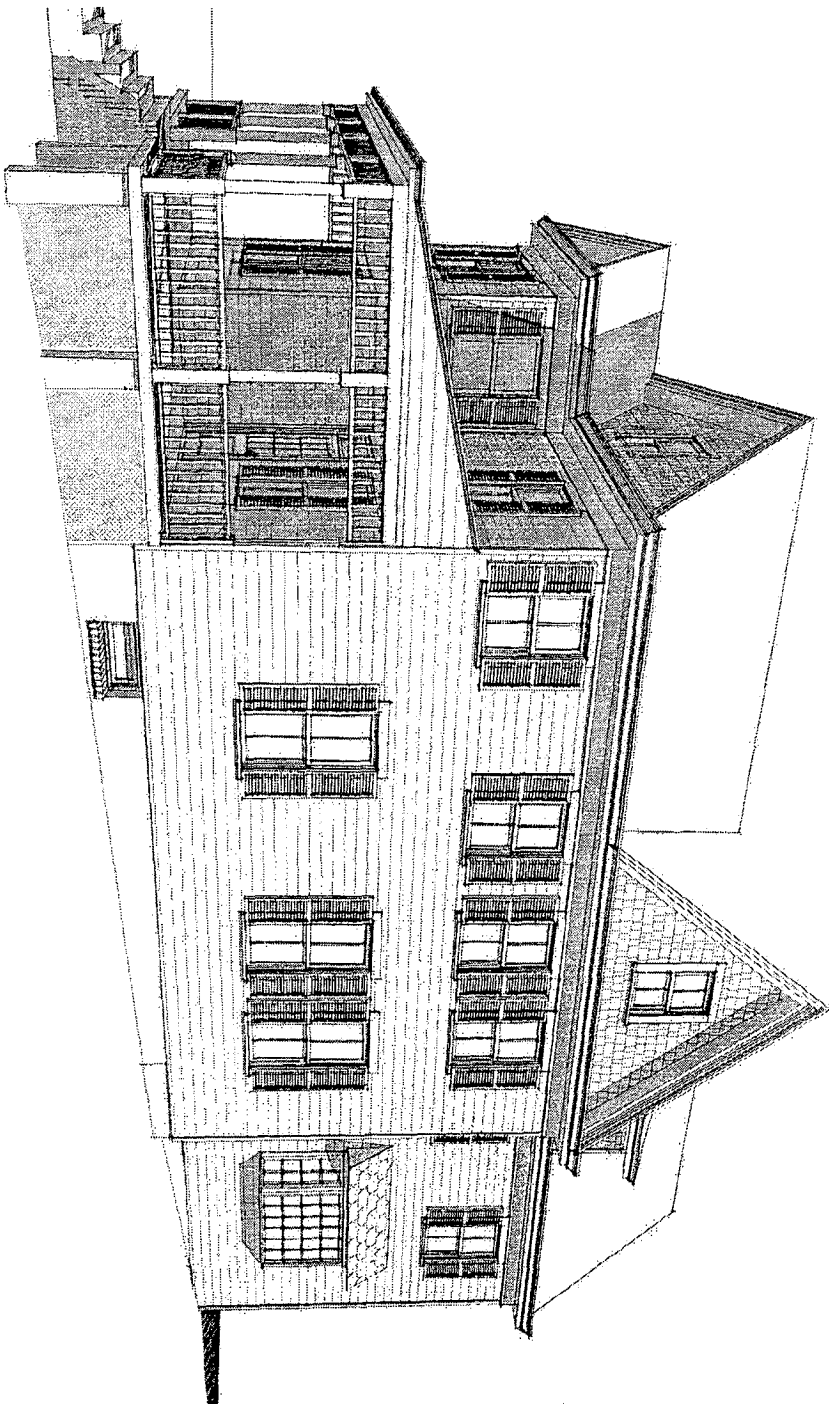
1" = 20'

C-1.3	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	SITE PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICES		
	12/13/09			2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091	P.O. BOX 356 WARDENVILLE, WV 26855 (304) 874-4110 WWW.TROUTDESIGN.COM	

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WEST (FRONT) ELEV - EXISTING VIEW FROM CEDAR STREET



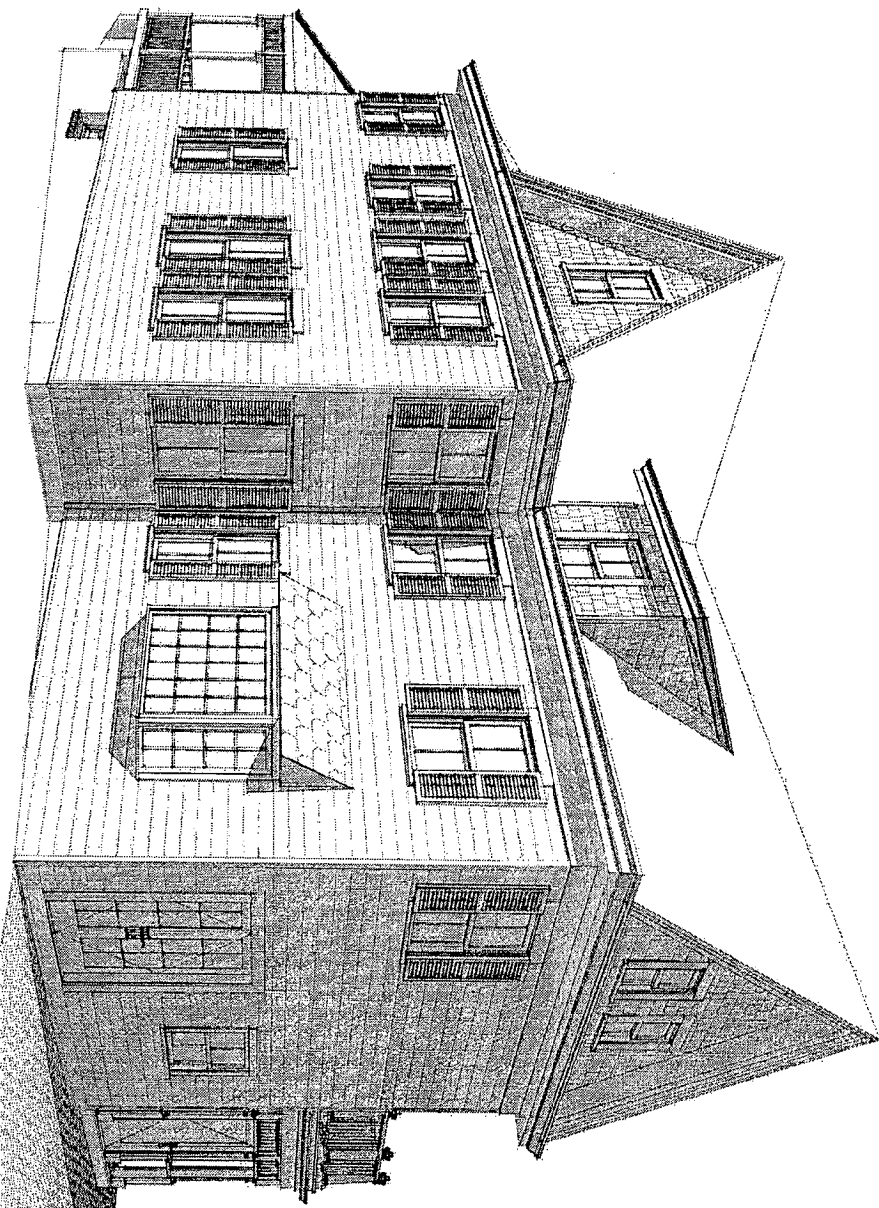
WEST (FRONT) ELEV - NEW VIEW FROM CEDAR STREET
(NEW DORMER NOT PROMINENTLY VISIBLE FROM STREET)

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	DATE	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	WEST (FRONT) ELEVATION: VIEWS FROM CEDAR STREET ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE'S 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091	P.O. BOX 358 WARDENVILLE, WV 26851 (304) 874-4118	
	DATE FINISHED	12/13/09			WWW.TROUTDESIGN.COM		




SOUTH ELEV - EXISTING VIEW FROM LOT 6 / SIDE YARD

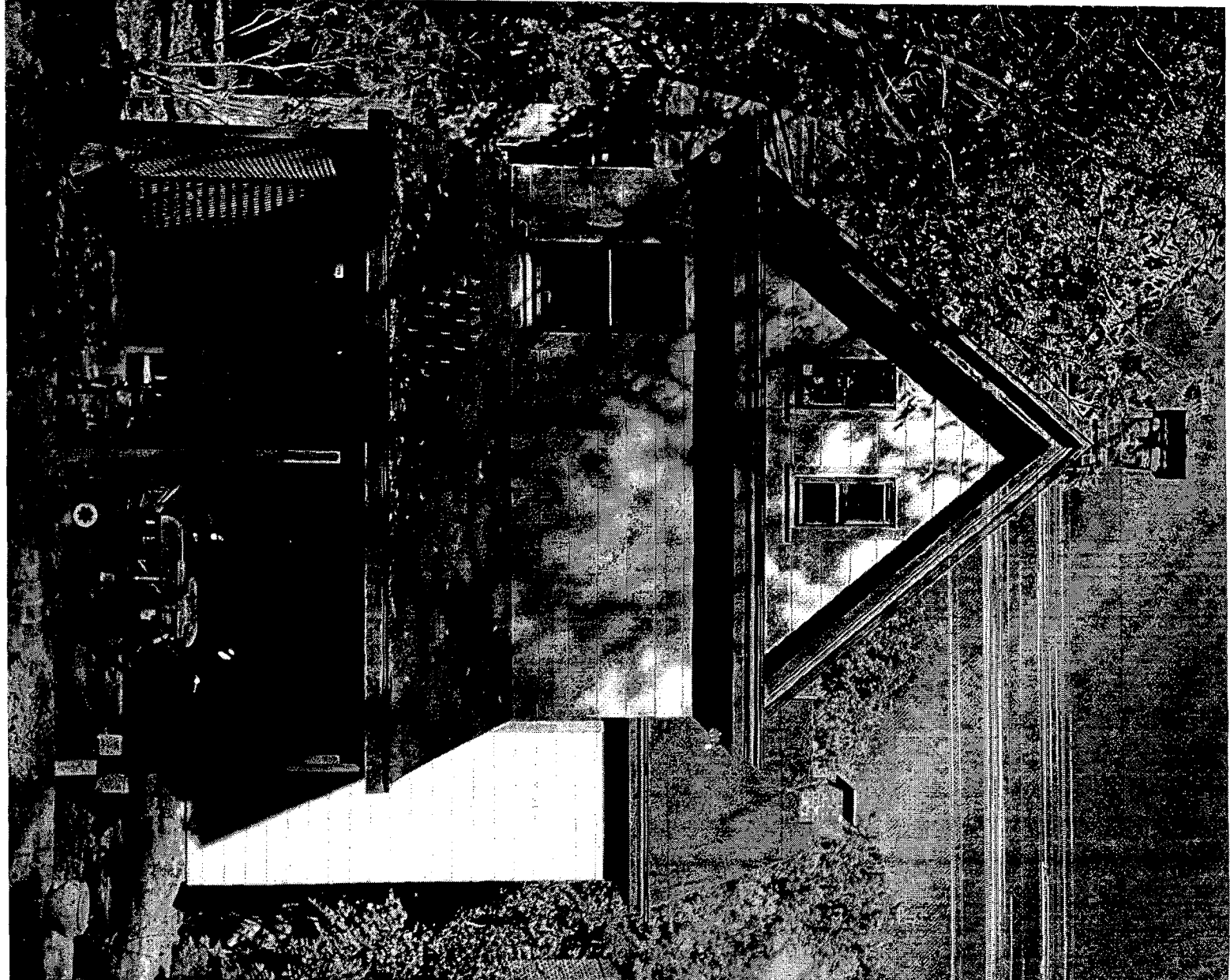


SOUTH ELEV - NEW VIEW FROM LOT 6 / SIDE YARD

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C-1.5	DATE: 12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	SOUTH ELEVATION: VIEWS FROM NEIGHBORING LOT 6 / SIDE YARD ALTERATIONS & ADDITIONS / PERMIT SET	Offices 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091	P.O. BOX 358 WARDENVILLE, WV 26051 (304) 874-4118	
	DATE: 12/13/09			WWW.TROUTDESIGN.COM		

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EAST ELEV - EXISTING VIEW FROM LOT 28 / REAR YARD



EAST ELEV - NEW VIEW FROM LOT 28 / REAR YARD

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	12/13/09	DATE SCALE DRAWN PRINTED	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	EAST ELEVATION: VIEWS FROM NEIGHBORING LOT 28 / REAR YARD ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE 2 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 459-0800 FAX: (202) 659-1091 WWW.TROJTDDESIGN.COM	P.O. BOX 358 WARDENVILLE, WY 26851 (304) 874-4118	
	12/13/09						

DIVISION 1 — GENERAL REQUIREMENTS

- 1.01 General conditions as set forth in AIA document a201 are to be enforced.
- 1.02 The attached drawings and specifications and the ideas, designs and agreements represented thereby are and shall remain the property of Trout Design Studio. No part thereof shall be copied or disclosed to others or used in connection with any work or project for which they have been prepared and developed without the written consent of Trout Design Studio. Visual contact with these drawings or specification shall constitute conclusive evidence of these restrictions.
- 1.03 Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor is not to scale dimensions from any drawing for detail, if a dimension is not provided, the contractor is to notify Trout Design Studio for clarification. Contractors shall verify and be responsible for all dimensions and conditions on the job and Trout Design Studio must be notified of any variations from the dimensions shown by these drawings.
- 1.04 Contractor shall obtain all necessary permits and approvals required by all agencies having jurisdiction, other than the main building permit which is the responsibility of the owner, to perform construction as described in the contract documents unless otherwise agreed. All fees for such permits are to be paid for by the contractor (1.1 contractor shall carry all necessary liability and worker's compensation insurance to protect himself and all others operating under the contract. Certificate of insurance will be required prior to the signing of the contract.) Contractor shall be responsible for arranging and obtaining all required inspections and approvals required by all jurisdictional authorities.
- 1.05 This project has been designed in compliance with the IRC 2006 Building code. All work shall comply with all codes and ordinances having jurisdiction.
- 1.06 These drawings neither approve nor imply the structural integrity of the existing condition, verification and maintenance of such being solely the responsibility of the contractor.
- 1.07 If there is any conflict within or between any of the contract documents involving the quality or quantity of work required, it is the intention of the contract that the work of the highest quality and the greatest quantity shown or specified shall be furnished. Notify Trout Design Studio of any conflicts prior to proceeding with any work.
- 1.07.1 All items indicated "by owner" should be provided by owner, or his agent, and delivered to the contractor. Contractor to coordinate all trades and /or for installations required per manufacturers recommendations and requirements to ensure the full capacity of all applicable guarantees and warranties.
- 1.08 Contractor to make all necessary penetrations through walls, floors, roofs, and ceilings for all ducts, pipes, wires, supports, drains, etc., whether or not such penetrations are specifically shown on the architectural drawings. All penetrations are to be verified with Trout Design Studio prior to execution.
- 1.09 New fixtures, fittings, appliances, Plumbing, electrical and mechanical equipment, cabinetry, architectural features and finishes shall be installed as per manufacturer's instructions and specifications, and in such a manner that all guarantees and warranties, expressed or implied, are valid.
- 1.09.1 Contractor shall warrantee all work for a minimum period of one year from the date of completion of construction unless otherwise agreed.
- 1.10 All contractors working or causing to have work performed on the job site shall carry all necessary liability and worker's compensation insurance to protect himself and the owner from claims which may arise out of or result from the contractor operating under the contract. Certificate of insurance will be required prior to the signing of the contract.
- 1.11 If asbestos containing materials are present in the building the owner shall retain a consultation to evaluate and recommend proper action. A specialty contractor certified by the state of Maryland (regardless of project location) shall carry out asbestos removal or treatment. Asbestos removal shall be completed prior to the work covered by these documents.
- 1.12 Contractor to perform work as specified with minimal disturbance to adjacent areas.
- 1.13 Contractor shall maintain access to the work in preparation and progress at all times wherever located.
- 1.13.1 Contractor shall keep work site secured at all times during construction.
- 1.14 Area of construction to be kept broom swept clean at all times. All other areas to be kept vacuumed.
- 1.14.1 Seal off the construction area with plastic and tape to contain dust.
- 1.15 Architectural drawings shall have precedence over all other drawings unless written notice is given by Trout Design Studio.
- 1.16 Details showing existing conditions assume construction methods and dimensions. Contractor shall notify Trout Design Studio of necessary adjustments to reflect actual conditions. Finished appearance shall be as shown unless approved by Trout Design Studio in writing.

- 1.17 All work shall be done in a workmanlike manner in accordance with generally accepted AAA grade trade practices for AAA level construction.
- 1.18 All materials to be new and of top quality, unless otherwise noted.
- 1.18.1 All single hanger rods in closets to be a 5'-6" aff with shelf at 6'-0", except areas with double rods, in which top rod to be a 6'-4" aff and lower rod at 3'-2" aff unless otherwise specified; all towel bars 4'-0" aff, toilet tissue holders to be 1'-6" aff unless otherwise specified.
- 1.19 All substitutions shall be approved by Trout Design Studio in writing prior to performance of work. Contractor shall make submittals necessary for Trout Design Studio to determine if substitutions are of "equal" quality and integrity.
- 1.20 When "approved" or "as approved" appears on the drawings, it shall mean as submitted to and approved by Trout Design Studio.
- 1.21 These contract documents are incomplete without accompanying details, schedules, specifications or other contract documents, which may contain important information relating to any aspect of this project.
- 1.22 The contractor shall be responsible for maintaining water, gas and all other utility services, and coordinating all new installations. All additional services or heavy-ups of existing services are to be applied for, paid for, and coordinated with the appropriate utility companies by the contractor.
- 1.23 The contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordination all portions of the work under the contract.
- 1.24 All keys to all permanently installed locks are to be clearly labeled and delivered to owner upon installation, unless otherwise instructed. All locks to be relocked at end of job as required by the Owner to insure maximum security.
- 1.24.1 All lock boxes, safes and security storage to be discretely installed on job site at the end of the job to insure minimum personnel exposure. Contractor to coordinate all trades required for such installations.
- 1.25 All dimensions are from finish surface to finish surface.
- 1.30 All work shall be performed between the hours of 08:00 am and 17:00 pm Monday through Friday and/or in strict accordance with District of Columbia rules and regulations governing hours of operation, unless otherwise approved by the owner in writing.
- 1.40 All new construction shall match existing, adjacent materials and conditions, details and finishes and shall be imperceptibly co-planar, unless noted otherwise.
- 1.41 Contractor shall leave any left over paint, wood flooring and stone and ceramic tile with the owner for future touch-up and repair.
- 1.45 All required fire-rated constructions shall be fire stopped as required to maintain fire rating as required by code.
- 1.50 All subcontracts and subcontractors are to be approved by the owner and or/ Trout Design Studio. Submit all contracts for review and approval prior to obligations or encumbrance as may be required by the Owner.
- 1.60 All work shall be performed in strict accordance with all applicable rules, regulations, codes and ordinances.
- 1.70 Contractor is responsible for maintaining the entire job site in conformance with all regulations and conditions contained within all of the contract, drawings notes and related referred to and referenced documents, rules, regulations and conditions set forth by all authorized entities and agencies having jurisdiction.
- 1.80 Details showing existing conditions assume construction methods and dimensions. Contractor shall make necessary adjustments to match shown details unless otherwise approved by Trout Design Studio.
- 1.90 Additional general notes are contained on other drawings in this set.

DIVISION 2- DEMOLITION

- 2.01 Remove all items indicated by plan poch'e and/or notes.
- 2.02 Demolition to occur between points indicated by demolition tape and in alignment with existing walls or surfaces. When no alignment occurs, demolition should take place between points as dimensioned on the architectural plans.
- 2.03 Written dimensions to take precedent over scaled dimensions.
- 2.04 Verify existing exterior windows and doors all related parts that are to remain, and/or to be removed. See Architectural plan and elevations for existing individual windowpanes to be replaced with frosted glass.

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GENERAL NOTES
 ALTERATIONS & ADDITIONS / PERMIT SET

Fitzpayne | Morningstar
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- 2.04 Verify existing exterior windows and doors all related parts that are to remain, and/or to be removed. See Architectural plan and elevations for existing individual windowpanes to be replaced with frosted glass.
- 2.05 Contractor to coordinate all demolition sequencing and interfacing with work from other trades.
- 2.06 Existing wall finish materials to be removed only as indicated.
- 2.07 Remove all loose and crumbling plaster from interior walls where it exists, down to the most stable under layer, to be re-plastered.
- 2.08 All exposed, surface run existing plumbing, mechanical, and electrical systems are to be removed unless otherwise indicated.
- 2.09 All plumbing and utilities specified to be capped shall be capped beneath adjacent surfaces to be finished, in accordance with local codes.
- 2.10 All debris to be removed promptly from the site.
- 2.11 Existing doors to be retained for reuse as per door schedule. Contractor to clearly label all existing doors to be retained as necessary.
- 2.12 All items to be retained shall be stored in a clean, dry, and secure place in order to maintain their existing condition and integrity.
- 2.13 Contractor to stabilize existing adjacent conditions, and protect all existing conditions specified to remain, whether or not indicated on drawings.
- 2.14 Contractor to immediately notify Trout Design Studio if conditions at site vary from those indicated on drawings, including complications discovered during and/or after demolition.
- 2.15 The contractor is responsible for all cutting required for the installation of new mechanical, electrical and plumbing systems whether they appear on the demolition drawings or not, and shall be responsible for determining all locations for the demolition and coordinate all such demolition with the respective trades.
- 2.16 Demolition associated with other means or methods of construction elected by the contractor may not be indicated on demolition drawings. Contractor shall obtain approval of Trout Design Studio prior to proceeding with any demolition not described in the demolition drawings.
- 2.17 All load bearing masonry or framed elements specified to be removed are to be removed only under the direction and supervision of persons familiar with and qualified with to remove load bearing masonry partitions.
- 2.18 Contractor is to verify, establish, and maintain the structural integrity of the existing structure and all related parts and assemblies. The contractor shall not remove any walls, wall sections; floor, floor sections or any other items indicated to be removed within the demolition drawings without first establishing structural stability and verifying the structural integrity of adjacent components to remain.
- 2.19 The contractor is to supply and install all bracing and shoring required to maintain structural stability whether or not such stabilization is specifically called out on the drawings.
- 2.20 Not Used.
- 2.21 Additional demolition notes may be contained in the demolition drawings included within this set.

DIVISION 3 - CONCRETE & CEMENTITIOUS MATERIALS

- 3.01 All new concrete to be level and even unless otherwise indicated. Concrete to slope to drain as indicated.
- 3.01.1 New concrete at driveway to be sloped maximum of 12% and is to be horizontally grooved to provide tire traction.
- 3.02 All existing concrete/tile setting beds and all relating parts in the work area that are specified to be removed, shall including removal of setting beds, reinforcing and tile adhesive.
- 3.03 All new masonry to be installed on 4mil polyurethane sheets with all seams sealed and to be level and true unless otherwise noted. Reinforce as required with 6 x 6 welded wire fabric or approved equal system.
- 3.04 All in floor (in concrete) heating systems are to be installed as per manufacturing recommendations regarding clearance to adjacent materials and insulation. Verify special or non-specified requirements and/or installation required with architect prior to execution.
- 3.05 All new concrete is to be installed so that finished stone or tile floor surfaces are level and even with existing adjacent floor finishes unless otherwise specified. Notify Trout Design Studio if level changes or threshold requirements differ from those specifications.


- 3.06 All new concrete schedule for vehicular traffic shall be minimum 6" thick with 4 x 4 wwf over minimum 2 layers 30 ml poly barrier on nominal 4" crushed gravel on tamped earth. Slabs are to be sloped to drain, see plans.
- 3.07 Cementitious siding is to be of the highest grade and is to be installed per manufacturers specifications so that all guarantees and warranties are in full effect and fully applicable, whether specified or shown otherwise. Outside and inside corners are to be installed against minimum corner blocking to replicate existing field conditions. Attach with galvanized mechanical fasteners or other approved non-rusting mechanical fasteners.
- 3.08 All wall tile is to be installed upon 1/2" fiberglass reinforced tile backer board with all seams and joints sealed as recommended by the manufacturer. Securely attach with galvanized or other strong non-rusting mechanical fasteners and a heavy-duty construction adhesive.
- 3.09 New concrete footings to be minimum 18" wide, 12" deep with minimum 3 @ #4 re-bars, continuous, at bottom 1/4 of footing. Footings to be poured upon undisturbed soil, pour no footings upon fill, gravel or tamped soils.
- 3.10 Install minimum 12" crushed gravel drain pit liner around 4" diameter full perimeter drain tile/pipe, to drain into combined sewer/drainage system, VIF.
- 3.11 Additional notes related to concrete may be contained in the structural drawings included within this set. Structural notes and drawings to superceded all other related notes and drawings.

DIVISION 4 - MASONRY, STONE & TILE

- 4.01.1 Size of masonry and load bearing lintels to be determined by an experienced and qualified structural engineer.
- 4.01.2 New CMU to be securely anchored into new concrete footings at minimum intervals of 24" o.c., VIF. Anchor cells to be filled at least 1 full course in height. CMU to be reinforced horizontally at every 3 courses, minimum, with cross metal horizontal reinforcing.
- 4.02 New floor stone and tile is to be set upon nominal 3" reinforced concrete setting bed with 4 x 4 wwf reinforcing and in-floor electric heating cables, per specification and manufacturers recommendation. See electric plans for in-floor heat locations and specifications. New stone and tile floor finish elevations are to match and align with existing adjacent floor finishes to remain. Alter floor substrate as required to achieve finish floor alignment, typical. VIF requirements in field. Reinforce existing substrate systems as required.
- 4.03 Wall stone and ceramic tile is to be installed upon 1/2" fiberglass reinforced cementitious tile backer board with all attachment pints and joints sealed and reinforced with fiberglass tape, as recommended by the manufacturer to ensure waterproof barrier. Install over 1/2" CDX plywood securely attached to existing/new studs. Tile is to be securely attached with epoxy-based adhesive.
- 4.04 Tile groute to be Laticrete or approved equal. Groute joints to be minimum recommended by the manufacturer of the tile.
- 4.05 See enlarged part plans and interior elevations for tile layouts and starting points. All stone/tile to be installed according to layouts provided. Alert Trout Design Studio of variations or site conditions that alter tile layouts from conditions shown. Tile layouts not installed per the drawings may be rejected as unacceptable.
- 4.06 Additional notes related to masonry, stone and tile might be contained in the structural drawings included within this set. Structural notes and drawings to superceded all other related notes and drawings.

DIVISION 5 - METALS

- 5.01 Structural steel lintels shall conform to astm-36. Minimum bearing 8" each end. Fill masonry solid with concrete a minimum of two courses below bearing by 1'-4" long at each end minimum, or as described within the structural drawings.
- 5.02 Provide one structural steel angle for every 4" of masonry thickness unless otherwise noted.
- 5.03 Double angles over 5'-0" to be bolted together at mid span.
- 5.04 Length of lintels equal opening plus 1'-4" (8" minimum bearing each end). See lintel schedule.
- 5.05 Exterior lintels to be Steel primed and painted with rust inhibiting primer and paint, Rustoleum or equal.
- 5.06 Vertical leg of all angles to be placed against the back face of masonry, typical.
- 5.07 Not used



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GENERAL NOTES

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- 5.08 Structural metal stud specifications to be found on structural drawings. Non-structural metal stud specification to be found on architectural wall type details.
- 5.20 Copper roofing, gutter and/or downspouts, as applicable shall be minimum 24 oz. Cold rolled copper roofing sheets and cleats to be sized and gauged according to industry standards for top quality custom installation. Nails for securing cleats are to be copper or bronze. Pre-tin all sheet edges 1 1/2" prior to folding edges as recommended by industry standards. Soldering coppers should weigh not less than 10 lbs. Per part, 3 lbs. When gas heated soldering torch is used. All copper roofing, gutters and all related parts shall be suited for climatic conditions for Washington D.C. all work shall be performed to industry standards for premium quality installations and shall conform to SMACNA and all other industry standards for durability, performance and overall quality.
- 5.90 See Structural drawings and notes for additional notes and clarifications. Structural drawings and notes to supercede all other related notes and drawings.

DIVISION 6 - WOOD AND PLASTICS

- 6.01 All exposed finished wood shall be of the highest grade available free from visible knots or serious surface defects for any kind.
- 6.01.1 Exterior wood trim — all exterior wood trim, including but not limited to corner boards, soffits, fascias, eaves and window, and door casings shall be paint grade redwood.
- 6.02 All structural lumber to be Douglas fir or southern pine with fb=1500min. All other framing lumber to be Douglas fir or southern pine 75% fb =1500, 25% fb=1200 min. unless otherwise specified.
- 6.03 Install double Jack studs and double joints around all openings and headers unless otherwise indicated. Fire stop all new walls at midpoint. Install bridging between new joists at 6-foot intervals for lateral stability. Install double top and bottom plates on all bearing walls and partitions.
- 6.04 Wood in contact with masonry or concrete shall be non arsenic salt pressure treated lumber all applicable codes to be observed.
- 6.05 Plywood roof sheathing to be 3/4", T&G, APA rated exterior roof sheathing.
- 6.06 Plywood: exterior wall sheathing to be 1/2" CDX, APA approved treated exterior sheathing.
- 6.07 Plywood: sub flooring to be T&G, 3/4" APA rated underlayment.
- 6.08 Plywood: finish plywood to be painted is to be APA rated MDO surface paint grade, unless otherwise specified.
- 6.09 Install all plywood with the long dimension or strength axis of the panel across supports where applicable, typical.
- 6.10 All painted interior finish wood may be composite hardwood material or may be clear poplar or fir, free of knots and imperfections, unless otherwise specified. No particulate materials are to be used on the project.
- 6.90 Not used

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- 7.01 Vapor barriers shall be 30 mil. Polyethylene minimum.
- 7.02 All insulation installed at exterior surfaces shall, be foil, faced insulation installed as recommended by the manufacturer with all lap joints sealed and foil face toward heated side of the wall, ensuring their overall integrity of the insulation as an integrated system.
- 7.03 Install maximum unfaced fiberglass batt insulation as sound attenuations barrier continuous wall to wall and flush to ceiling in all new bathroom walls and in cavities containing plumbing waste lines. Typical throughout.
- 7.04 Wrap insulation around all pipes, waste lines and all related parts in new work area as sound attenuation barrier, typical.

DIVISION 8 - DOORS AND WINDOWS

- 8.01 Contractor should label all existing doors according to the existing plans before removal.
- 8.02 Door numbers followed by an "e" (ex. 15e) refer to existing doors indicated on the existing plans, to be re-located.
- 8.03 Contractor to field verify rough and finish door openings to accommodate door sizes indicated in the door schedule and field re-located units.

- 8.04 Contractor to verify existing dimension and swing of retained doors prior to framing new openings for existing doors.
- 8.05 Contractor to field verify all existing rough openings prior to ordering new doors as specified for these openings.
- 8.06 Thresholds to be provided only at all doorways where flooring direction or materials change. Thresholds to match existing wood thresholds or adjacent flooring material at the discretion of Trout Design Studio. Width of threshold is to match the doorframe width, VIF as doorways may differ. Where no floor material change or no flooring direction changes, no threshold is to be installed. Finish floor level on each side of new doorways is to be the same, typical, VIF.
- 8.07 Solid core wood doors to be constructed with non-asbestos mineral core.
- 8.08 Install ultra violet protecting filament all exterior glass windows and doors. Submit samples and specifications for approval prior to ordering or letting contract. See window schedule for applicable windows and doors.
- 8.09 All existing exterior windows and storm units are to remain except where new work occurs see plans. Replace all cracked or broken windowpanes with vision glass to match existing, typical. No repair to operability of units is required.
- 8.10 All new exterior windows and doors are to be all wood, 6 over 1 simulated divided lite units, with details, profiles and trims to match, or closely replicate the existing units, to be field painted. VIF. Windows are to have 3/4" Low-E argon filled glazing, typical. See plans, elevations and schedules for size and context relationships required, VIF all conditions in the field. Provide full window screen. No exterior storm units are required for new window and door units.
- 8.11 New exterior doors to be nominal 1 3/4" thick wood doors in wood frames, factory primed, field painted with 3/4" Low-E argon filled glazing. Verify glazing and hardware layouts with client. Provide exterior screen/storm door as shown on the drawings. See plans, elevations and schedules for size and context relationships required, VIF all conditions in the field.
- 8.12 Contractor and manufacturer to verify all dimensions and details "to match existing" and provide shop drawings to be submitted to Trout Design Studio.
- 8.13 Contractor to coordinate all new frame details shown at existing window locations with overall window sash dimensions.
- 8.14 "Single pane" refers to double strength single pane glazing where applicable.
- 8.15 All window flashing is to be as per NCRA standards. All typical flashing to be copper. Flashing @ limestone to be leaded copper.
- 8.16 All existing window and door hardware is to be made fully operable on re-located units only. Existing door and window hardware on units to remain are not to be restored or re-worked to make fully operable.
- 8.17 Metal doors in metal frames are to carry a fire rating of 1.5hrs, unless otherwise specified and are to be installed so the fire rating is in full effect.

DIVISION 9 — FINISHES AND PAINT SPECIFICATIONS

- 9.0 Provide all painting work as shown on the drawings and finish schedule, and/or as inferable therefore and/or as specified in accordance with the finish painting schedule.
- 9.01 Paint all existing and new interior walls, ceilings, baseboards, trim, paint grade shelving and casework units, etc. unless otherwise specified.
- 9.02 All existing and new cast iron heating radiators are to be painted with heat resistant paint, to match selected interior trim color, by room, Typical, VIF.
- 9.03 Interior surfaces of ducts, where visible through registers and grilles, and all visible inside metal and plaster surfaces shall be painted Benjamin Moore black forest green or approved equal.
- 9.04 Unprimed finished metals such as anodized aluminum, stainless steel or bronze will not be painted, unless otherwise called for in this document.
- 9.05 All walls and ceilings are to be painted with Benjamin Moore flat finish interior latex primer and paint, typical. Except all walls and ceilings in wet areas like bathrooms, kitchen areas and any other area generating moisture shall be Benjamin Moore eggshell finish interior latex primer and paint, typical.
- 9.06 All interior window and door trims, windows and doors, painted base boards, crowns, painted millwork in general are to be painted with Benjamin Moore eggshell finish interior latex primer and paint, typical
- 9.07 All exterior window and door trims, windows and doors and paintable trims are to be primed and painted with Benjamin Moore semigloss finish exterior latex primer and paint, typical.



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- 9.10 Provide mock —up of a selected ceiling and wall with specified color and finish for approval prior to start of work. This approved mock-up will be the basis upon which all other work is deemed to be acceptable.
- 9.11 All painting to match approved mock-up for color, texture and coverage. Remove, repair, refinish or repaint work not in compliance with specified requirements.
- 9.12 All new finish surfaces built adjacent to and/or continuous with existing finish surfaces are to be finished so the transition to/from/between each finish surface and the finish surfaces themselves, is imperceptible. Fir walls and substrate as required for even, level and plumb transitions, as required. VIF.
- 9.13 New concrete floors to be sealed with clear impregnating finish sealer only. Provide preferred product specification for approval.
- 9.14 Use KILZ, opaque primer and overpaint on surfaces with leaching qualities prior to specified finish painting.
- 9.20 Place plain or solvent soaked rags, waste or other materials that might constitute a hazard of any kind in metal containers and remove from the premises at the close of each days work. Take every precaution to avoid any possibility of damage by fire, solvent qualities or fumes. Any damage resulting from improper storage shall be repaired at the sole cost of the contractor.
- 9.21 Provide and use drop cloths and other suitable coverings and exercise care to protect finished of floors and other work. Immediately remove spatter, stains and drippings from such surfaces when painting.
- 9.22 All work to be implemented in strict accordance with EPA and OSHA standards for safe working environment, proper ventilation, proper storage and proper disposal of materials.
- 9.30 Examine unfinished surfaces to which this report is to be applied and notify Trout Design Studio if conditions exist which are detrimental to the proper and expeditious execution of the work. Start of work shall imply acceptance of surfaces to perform work as specified.
- 9.40 Clean room spaces and surfaces so they are dust free before painting is started; thoroughly clean off dirt, loose material and substances that may interfere with proper adhesion of paint or may result in a less than smooth and even finish surface. Paint dry surfaces only.
- 9.41 Cut out and fill scratches, cracks, holes, indentations, gouges and similar defects in surfaces with diamond plaster or other patching materials as may be required, and bring to a smooth flush surface. Give patched portions a coat of primer — sealer in addition to other specified coats.
- 9.42 Prime surfaces not more than 8 hours after cleaning.
- 9.43 Use only primers and undercoats that are suitable for each surface to be covered and that are compatible with the finish coat required.
- 9.44 Where the shop-primed materials are specified or prime coat materials differ in manufacturer from the manufacturer of the specified finish coat materials, confirm compatibility of the primers with the manufacturer of the finish coat paints.
- 9.45 Sand undercoats thoroughly and uniformly to provide smooth, even surface for all finishes.
- 9.50 Apply materials with care to a uniform film thickness, showing no runs, sags or other surface defects. Apply with a minimum of brush or roller marks. Sufficient coats shall be applied to provide adequate coverage to insure finish surface is uniform in density, color, and texture.
- 9.51 No visible brush strokes will be acceptable on rolled finish surfaces, likewise brushed finish surfaces should be smooth and even with brush strokes visible only as absolutely necessary and only then along the long direction of the finish surface, unless otherwise specified.
- 9.52 Allow coats to dry thoroughly before succeeding coats are applied; allow a minimum of 24 hours between applications on any one surface unless otherwise specified by the manufacturer.
- 9.53 Protect all finished surfaces from damage & repair damage where it occurs.

DIVISION 10 — FINISHES

- 10.01 The quality of finishes shall be standard industry practice "premium grade" for custom single-family residential construction. The architect's final judgment of finish shall be final.
- 10.02 All wall and ceiling surfaces specified to remain, modified during construction shall be reconstructed with materials of equal or greater quality than those originally used and receive a new finish akin to the existing as required to achieve uniform appearance with existing adjacent materials.

- 10.03 All patch and repair of all interior wood trim is to be performed with non-shrinking wood filler or "bondo". Sand smooth all repaired areas to match adjacent surfaces and paint as specified.
- 10.04 All cracks and crevices in existing plaster walls in work area to be patched and sanded smooth to remove all surface variation.
- 10.05 Paint to be the best grade available, Benjamin Moore or approved equal.
- 10.06 Not used.
- 10.07 Not used.
- 10.08 Not used.
- 10.09 Not used.
- 10.10 Final color and finishes of all surfaces to be selected and approved by owner or Trout Design Studio. All wall and ceiling materials are to match existing materials, same room.
- 10.11 All new wall and ceiling materials to match existing materials, same room.
- 10.12 New plaster ceiling vaults, domes, and wet area walls and ceilings are to be standard 3 coat wet plaster system over galvanized wire mesh, nominal 3/4" thick unless otherwise specified. Existing plaster surface is to be repaired with gypsum plaster as required. All plaster shall have smooth, uniform continuous, uniform finish to be approved by Trout Design Studio.
- 10.13 All wall and ceiling surfaces to remain that are modified during construction, or new wall built in alignment, shall receive new gypsum dry wall, plaster or veneer coat to match existing adjacent materials unless otherwise specified. Feathered to be continuous width, and to match the existing surface as required to achieve uniform appearance.
- 10.14 All metal plaster or drywall edge corner trim s to have grounds for veneer finishing. Overlap- type trim will not be accepted. Contractor to select specific trim appropriate to each application.
- 10.15 All wall and ceiling surfaces specified to remain, modified to receive new lighting or mechanical penetrations, or to remove existing lighting fixtures or mechanical penetrations to be repaired with materials to match existing adjacent materials, or superior system. Refinish to eliminate all surface variations to adjacent existing materials and repaint entire surface (ceiling or wall) as specified.

DIVISION 11 — SPECIALTIES

- 11.01 Stone tile/veneer to be minimum, nominal 3/8", epoxy set onto minimum 1/2" cement, tile backer board, unless otherwise specified.
- 11.02 Slab stone is to be nominal 1 1/4" or 3 cm thick with epoxy attached fiberglass reinforcing mesh on the back side, typical. All exposed edges to be polished, including exposed underside of front edges of slabs.

DIVISION 12 — EQUIPMENT

- 12.01 All equipment shall be installed in accordance with the manufacturer's recommendations in such a manner that all guarantees and warranties, expressed or implied, are valid and with adequate clearance for service and use as recommended by the manufacturer.

DIVISION 13 — FURNISHINGS

- 13.01 All existing furnishings are to be protected from damage use, abuse and or theft from all contracted parties for the entire length of the project.

DIVISION 14 — SPECIAL CONSTRUCTION — NOT USED

DIVISION 15 — CONVEYING SYSTEMS — NOT USED

DIVISION 16 — MECHANICALS

- 16.01 All mechanical, electrical and plumbing work shall be performed in strict accordance with all applicable state and local codes.
- 16.02 Contractor shall field verify all site conditions prior to bidding and commencement of any portion of the work and will be responsible for all coordination with those conditions.



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- 16.03 Contractor shall obtain or cause to be obtained all necessary permits, sub permits, certificates inspections and approvals, etc. required for all work performed at the job site. Copies of all certificates shall be delivered to the owner and the architect for their files and all originals shall be kept on the job site for the entire construction period and delivered to the owner upon completion of the project. Contractor shall verify and install sound and vibration isolators for all mechanical equipment installed.
- 16.04 All equipment shall be installed in accordance with manufacturer's recommendations in such a manner that all guarantees and warranties, expressed or implied are valid and with adequate clearance for servicing.
- 16.05 Contractor shall guarantee all materials and workmanship for a minimum period of one year from the date of final acceptance.
- 16.06 Contractor shall install the HVAC system in strict accordance with the 2003 BOCA and IRC codes and the District of Columbia supplements to the code in effect at the time of the work.
- 16.07 All final supply outlet and return inlet locations to be coordinated and field determined by Trout Design Studio.
- 16.08 Duct runs shall be coordinated with architectural reflected ceiling plans to prevent conflicting locations with lighting. Any conflicts with duct runs shall be reported to Trout Design Studio prior to fabrication or installation of any ductwork. Contractor is to coordinate all installations with other trades. All work is to begin and work from centerline installations, typical. VIF with Trout Design Studio.
- 16.09 All new supply and return register installations to be performed with minimum disturbance to adjacent finished surfaces scheduled to remain. Repair/replace damaged areas with materials to match existing in such a way as to make new repairs/replacements continuous and even with adjacent existing finished surfaces.
- 16.11 Contractor shall inspect the site prior to construction and base all descriptions of work, bids and proposals on the basis of existing conditions at the site.
- 16.12 Contractor shall report immediately to Trout Design Studio if existing conditions are discovered in excavation, demolition, or during general construction which would prohibit the installation of operable plumbing systems as described in the contract documents.
- 16.13 The contractor shall site verify inverts of sanitary, storm, water and drain piping, and shall report immediately to Trout Design Studio if connections thereto cannot be made as specified.
- 16.14 Contractor shall verify that existing sanitary and storm drainage piping is in adequate repair and undiminished in size from that indicated on the drawings and shall report this condition immediately, prior to replacement if needed.
- 16.15 Contractor shall provide CPVC hot and CPVC cold supply lines, PVC waste lines, and PVC vents to all locations where plumbing fixtures are indicated on drawings. All exposed supply lines to be polished chrome or other metal finish to match finish of related fixture, VIF.
- 16.16 All valves and piping accessories shall be line size according to the plumbing specifications.
- 16.17 Contractor shall coordinate installations with all other trades. Offsets shall be made in accordance with code requirements to avoid beams, ducts, lights, etc. Contractor shall not cut building structure without specific written authorization of Trout Design Studio or engineer.
- 16.18 Plumbing contractor shall furnish and install all material required to complete the plumbing system as designed, whether provided by the supplier or not. Verify requirements in field.
- 16.20 Provide individual hot, cold and gas shutoffs at all fixtures, typical. Provide hot and cold shutoffs from all bathrooms and kitchens from utility spaces as well as main riser shutoffs at hot, cold and gas risers into area of work. Final locations are to be approved by Trout Design Studio. Contractor to submit cut sheets for access panels where required, for approval, prior to purchase and installation.
- 16.30 Additional note related to plumbing may be contained in the plumbing drawings included within this set. Notes found in the plumbing drawings supercede all other related notes.
- 16.90 Additional notes related to HVAC may be contained in the mechanical drawings included within this set. Mechanical drawings supercede all other related notes and drawings.
- 16.91 Additional notes related to plumbing may be contained in the plumbing drawings included within this set. Plumbing drawings supercede all other related notes.

DIVISION 17 — ELECTRICAL

- 17.01 Contractor shall obtain or cause to be obtained and pay for all, certificates, permits, inspections and approvals etc., required for all work performed at the job site. Copies of all certificates shall be delivered to the owner and Trout Design Studio for their files and all originals shall be kept on the job site during the entire construction period. And delivered to the owner on completion of the project.
- 17.02 All work shall be performed in accordance with the latest national electrical code, the District of Columbia code, IRC and any and all other applicable codes.
- 17.03 Contractor shall provide all wiring, fixtures and fitting as required by the specifications and contract documents for the complete installation of same.
- 17.04 All branch circuit wiring shall be romax cable with separate ground as required. All wiring outside shall be type "u" cable.
- 17.05 Contractor shall guarantee all material and workmanship for a minimum period of one year from date of final acceptance.
- 17.06 All lighting fixture types, locations and manufacturers will be selected by Trout Design Studio and be represented on the architectural reflected ceiling plans. Exact locations, types and color of all switches, fixtures and finish cover plates are to be verified with Trout Design Studio prior to final installation.
- 17.07 All new light fixture installations to be performed with minimum disturbance to adjacent finished surfaces specified to remain. Repair/replace any damaged areas with materials to match existing in such a way as to make new repairs/replacements continuous and even with adjacent existing finished surfaces.
- 17.08 Ceiling locations of light fixtures, grills, registers, etc. To be replaced as per reflected ceiling plans and connected as per mechanical and electrical plans. Final locations of all grills, registers, fixtures, switches and outlets to be approved by Trout Design Studio.
- 17.09 Contractor shall provide all wiring, fixtures and fittings as required by the specifications and contract documents for the complete installation of the project as shown on the plans and defined in the specifications.
- 17.10 All work shall be subject to the reasonable approval of the owner or his authorized representative as outlined in the contract.



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ACTIVE IN:
PHASE 1
PHASE 1
PHASE 1
PHASE 2
PHASE 2
PHASE 1
PHASE 2
PHASE 2
PHASE 1
PHASE 1 & 2
PHASE 1 & 2
PHASE 1

DOOR SCHEDULE					
LABEL	TYPE / LOCATION	FRAME MATERIAL	R.O.*		NOTES
			WIDTH	HEIGHT	
1	EXTERIOR DOOR / KITCHEN	WOOD	4'-10"	6'-9"	'MARVIN' (OR APPROVED EQUAL) ARCHITECTURAL SERIES DOUBLE FRENCH DOOR w/ TRUE DIVIDED LIGHT. NEW DOOR PANELS TO MATCH EXT'G MULTI-LITE DOOR PANELS.
2	EXTERIOR DOOR / SCREEN PORCH	WOOD	3'-0"	6'-9"	CUSTOM - SEE PORCH & SCREEN DETAILS
3	INTERIOR DOOR / BATHROOM SHOWER	GLASS	2'-6"	6'-8"	CLEAR GLASS, FRAMELESS
4	INTERIOR DOOR / W/D CLOSET	WOOD	2'-6"	6'-8"	TO MATCH EXISTING HISTORIC DOORS IN BEDROOM; UNDERCUT FOR W/D AIR
5	EXTERIOR DOOR / ROOF DECK	WOOD	2'-10"***	7'-0"***	'MARVIN' (OR APPROVED EQUAL) ARCHITECTURAL SERIES DOOR w/ TRUE DIVIDED LIGHT. TO REPLACE EXT'G WINDOW, COORDINATE NEW DOOR DIMS. W/ EXT'G OPN'G
6	INTERIOR DOOR / LINEN	WOOD	2'-0"***	6'-6"***	NEW IN PHASE 1; SALVAGED DOOR FROM REMOVED ATTIC STAIRCASE PHASE 2
7	INTERIOR DOOR / BEDROOM CLOSET	WOOD	2'-8"	6'-8"	TO MATCH EXISTING HISTORIC DOORS IN BEDROOM
8	INTERIOR DOOR / BEDROOM ENTRY	WOOD	2'-6"***	6'-6"***	SALVAGED DOOR FROM BEDROOM AND RELOCATED NEW
9	INTERIOR DOOR / HALLWAY	WOOD	2'-6"***	6'-6"***	SALVAGED DOOR FROM HALLWAY AND RELOCATED NEW
10	INTERIOR DOOR / BEDROOM ENTRY	WOOD	2'-6"***	6'-6"***	EXT'G TO REMAIN PHASE 1; SALVAGED DOOR FROM BEDROOM AND RELOCATED NEW PHASE 2
11	INTERIOR DOOR / BATHROOM ENTRY	WOOD	2'-6"***	6'-6"***	EXT'G TO REMAIN PHASE 1; SALVAGED BATH DOOR RE-INSTALLED SAME LOCATION PHASE 2
12	INTERIOR DOOR / HALLWAY	WOOD	2'-6"	6'-8"	TO MATCH EXISTING HISTORIC DOORS IN HALLWAY
EXT'G	EXISTING, NO ANTICIPATED CHANGES, U.N.O. TYPICAL				

* CONTRACTOR MUST VERIFY DOOR & WINDOW OPENING DIMENSIONS PRIOR TO PURCHASE AND INSTALLATION.
 ** FOR RELOCATED DOORS AND REPLACED WINDOWS, COORDINATE NEW WORK TO EXISTING DIMENSIONS.

ACTIVE IN:

PHASE 2

WINDOW SCHEDULE						
LABEL	LOCATION	TYPE	FRAME MATERIAL	R.O.*		NOTES
				WIDTH	HEIGHT	
A	NOT USED					
B	EXTERIOR WINDOW / NEW DORMER	DOUBLE-HUNG	WOOD	2'-5"	3'-11"	'MARVIN' (OR APPROVED EQUAL) ARCHITECTURAL SERIES, 2/2 DOUBLE-HUNG UNIT w/ TRUE DIVIDED LIGHT
EX-R1	NOT USED					
EX	EXISTING, NO ANTICIPATED CHANGES, U.N.O. TYPICAL					

* CONTRACTOR MUST VERIFY DOOR & WINDOW OPENING DIMENSIONS PRIOR TO PURCHASE AND INSTALLATION.
 ** FOR RELOCATED DOORS AND REPLACED WINDOWS, COORDINATE NEW WORK TO EXISTING DIMENSIONS.

ACTIVE IN:
PHASE 2
PHASE 1
PHASE 1
PHASE 1

ARCHITECTURAL PRODUCT SPECIFICATIONS - EXTERIOR		
ITEM	MFR / PRODUCT #	NOTES
WINDOW: SHUTTER	'TIMBERLAND' WL1, WOOD LOUVERED SHUTTER	HINGING: #101123, 1"-WIDE HEAVY-DUTY TAPERED STRAP HINGE w/ HAMMERED BEVEL (2 PER SHUTTER), VERIFY HANDING AS REQUIRED. +/- 2033 JAMB PINTEL PER HINGE, VERIFY OFFSET REQUIRED WITH FINISH TRIMS.
PORCH: SCREEN	'PHIFER' ALUMINUM INSECT SCREEN	CHARCOAL
PORCH: TURNED POST	'TOUCHSTONE' WOODWORKS, #10014, 6x6 CEDAR PORCH POST	8'-0" TALL (EXPOSED DIMENSION) - COORD. W/ NEW PORCH AND INFILL SCREEN PANEL CONSTRUCTION (SEE DETAILS).
DECK: NEWELL POST	'TOUCHSTONE' WOODWORKS, #13012, 6x6 CEDAR NEWELL POST	42" TALL (EXPOSED DIMENSION) - SPECIFY ADD'L LENGTH AS REQUIRED FOR STRUCTURAL CONNECTION TO DECK (SEE DETAILS). COORDINATE POST SETTING WITH HANDRAIL HEIGHT



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SCHEDULES: PHASES 1 & 2
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DEMOLITION General Notes.

1. These notes and guidelines apply to all demolition work defined with-in the scope of work identified in these documents whether performed on the job site or any an all related work, regardless of location.
2. The general contractor shall carefully study and compare the various drawings and other contract documents, shall visit the site prior to beginning construction and become familiar with the existing conditions of the structure and all related parts, the adjacent and surrounding conditions and the job site and it's existing situation and conditions and confirm coordination of all the documents so as to accurately implement the intent of the design shown in the contract documents. Any discrepancy or deficiency in the drawings shall be brought to the immediate attention of Trout Design Studio, prior to implementation of that portion of the work so that the discrepancy or deficiency may be corrected.
3. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards and with full consideration of reasonable visual and audible peace and quiet in the neighborhood.
4. The Contractor shall supervise and direct all work and all work is to be performed by Contractors licensed and bonded in the District of Columbia unless specifically otherwise approved in writing by the Owner. The Contractor shall provide full time, on site supervision during all times that any work is performed. The Contractor shall engage on the project only legally registered labor and shall comply with all applicable labor rules and regulations related to any of the work.
5. All work on site is to be performed between the hours of 7:00 am and 7:00 p.m., Monday through Friday only in strict accordance with the applicable laws of the District of Columbia, unless approved in writing by the Owner.
6. The Contractor shall provide the Owner access to the work in progress wherever located.
7. Remove no wall, floor, ceiling, pier, column or any other load bearing or structural member and/or all related parts, without the direction and /or direct supervision of the Structural Engineer. Contact Mr. John Frankhouser @ 703.691.4040 for any and all structural inquiries related to this project.
8. Means and methods and scheduling of demolition, stabilization, construction, disconnect, installation, removals, storage, connection, rough-in, finish work, subcontracts, supervision, inspection, certification and any and all other parts or events required to realize the design, is the sole responsibility and obligation of the general contractor.
9. The Contractor is required to maintain safety and sanitary conditions on site in full compliance with all federal, state and local laws, rules and ordinances. All OSHA standards and requirements are to be observed and adhered to at all times.
10. The Contractor is fully responsible for protection and maintenance of adjacent public and private property. Protections to assure no damage occurs and to prevent compromise of any adjacent property, is the full responsibility of the contractor. If damage occurs, damage shall be corrected immediately by the Contractor, at the sole expense of the Contractor, to pre-existing or better condition, subject to the Client review and approval.
11. The Contractor is responsible for and required to coordinate the disconnect, suspension and reconnection of any and all public services and utilities supplied to the building as required by the project, whether above ground or in the ground, on private or public property. Coordinate utilities with demolition and construction as required to insure the health and safety of all persons on site and the safety of the building, trees and adjacent properties on/at/to the site.
12. The Contractor is to maintain full water and sewer, electric power, gas and heating and cooling on a continuous basis on the project site, to the parts of the house defined by the Client as their living environment for the duration of the project. Any disconnect in services is to be full coordinated and confirmed with the Client prior to interruption of service.
13. Security and protection from weather and severity of the elements of any and all materials or property stored on the project site is the sole responsibility of the Contractor. The Contractor shall designate storage and secure zones on the project site for the storage of the Owners property and personal items, which shall be off limits and secure from the general contractor except to access basic house systems and implement the work. The Contractor is responsible for any damage or theft resulting from a compromise in the secure zones of the house.
14. The Contractor shall maintain the work, materials and equipment used free from injury or damage from precipitation, wind, storms, frost or heat.
15. All items specified to be stored on site for future re-use, may, for the Contractors convenience, be stored off site, at no expense to the owner, and re-installed on site, as the project requires. The Contractor is responsible for the security and protection of any and all items stored off site.
16. All removals required for the full coordination and implementation of the final project, whether shown or not described on these drawings and in these documents, are to be coordinated with the appropriate trades and implemented, if required, as required and when required, in order to fully complete the overall project. Some removals may occur after the "demolition phase" of the project.
17. All removals and items noted to be removed and discarded, are to be removed from their existing location in their entirety and removed from the site within 14 calendar days. No refuse is to accumulate on site, except in steel dumpsters with the required covering or approved refuse containers which shall be removed and emptied after no more than 14 days on site.
18. No organic materials, including but not limited to food waste, human, animal or plant materials or byproducts, are to be stored or allowed to accumulate on the site for more than 5 working days.
19. The Contractor shall keep the premises and surrounding job site and adjacent neighborhood area free from accumulation or distribution of waste materials and rubbish caused directly or indirectly by operations under the contract.
20. No waste shall accumulate or be stored on site during non working hours or periods without proper covering to protect the waste from animal or insect intrusion or infestation or natural disruption, including but not limited to blowing by the wind or leaking into or onto the soil or adjacent property.
21. The job site is to be kept broom swept clean at all times.
22. Disposal of all waste and materials from the site is to be implemented in full compliance with all national, state and local ordinances and regulations.
23. No caustic or poisonous materials are to be used on site for insect or animal control without the expressed written consent of the Owner or the Owners agent.
24. No storage, presence, use or generation of hazardous substances and materials, on or from the property shall be permitted except as required for the specific implementation of the work defined in the contract documents. All hazardous materials are to be removed from the project site immediately upon completion of the work related to the material. All use and storage of hazardous materials and/or products is to be performed in strict conformance with industry standards, OSHA standards and as set forth by the manufacturer of those materials and/or products.
25. If reasonable precautions will not be adequate to prevent foreseeable injury or death to persons resulting from a material or substance, including but not limited to asbestos or PCB's, encountered on the site by the Contractor or his agents, the Contractor shall, upon recognizing the condition, immediately stop work in the affected area and report the condition to the Owner and Trout Design Studio in writing. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor.
26. All alleyways, public rights of way, Streets and/or sidewalks are to be kept clear and free from accumulated traffic or debris at all times. No materials, supplies, delivery vehicles, employee or consultant vehicles or any other obstruction is permitted that will cause inconvenience or annoyance at any time, unless permitted with the District of Columbia.
27. No elevations are part of the demolition drawing set. All references to vertical elements or elements in the third dimension are referenced and/or inferred from the floor plans and notes. Field verify with Owner or Trout Design Studio, any intent not clear in these documents.
28. Notes pertaining to specific areas of the house are located on the floor plan of that level. See Demolition plans.
29. See the soil erosion control notes sheet for specific and general site preparation and maintenance requirements related to soil erosion, and ground water runoff related to the project.
30. Remove all rotten and/or termite damaged wood and replace with new P.T. material to match original, as required. Notify owner of specific findings for treatment.
31. Contractor is to protect from damage all walkways, doors, windows, roofs, gutters, floors, walls, railings, trim, furniture, fixtures & fittings of any kind throughout the work area & transit area where materials are moved into and/or thru the property as part of the project. Contractor is fully liable for and shall bear sole expense for maintaining & repairing all such conditions. VIF requirements prior to start of work.



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DEMOLITION NOTES: PHASES 1 & 2

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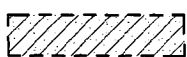
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EXT'G REAR YARD (NO CHANGE)

DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED

* NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER
 ** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.
 *** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED. ALTER ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK, COORDINATE WITH NEW PLANS.

EXT'G LOW BRICK WALL (NO CHANGE)

EXT'G LOW BRICK WALL TO REMAIN (NO CHANGES)

EXT'G BRICK PATIO (NO CHANGE)

EXT'G SURFACES FLUSH

REMOVE EXT'G FRAME PORCH POSTS, SHED ROOF ABOVE, AND ALL RELATED PARTS. CONCRETE SLAB TO REMAIN.

EXT'G CONCRETE PATIO (NO CHANGE)

5'-1" +/-
COORD. W/
NEW DOOR

REMOVE EXISTING CHIMNEY AT 1st and 2nd FLOORS. INSTALL SUPPORT IN ATTIC LEVEL FLOORING PRIOR TO REMOVAL. COORDINATE WITH FRAMING PLAN S-1.4/A

REMOVE EXISTING BRICK PATIO AS REQUIRED FOR NEW PORCH ASSEMBLY, COORD. WITH NEW WORK

EXISTING KITCHEN & HALLWAY DEMO:
 REMOVE EXT'G FIXTURES, FLOORS, WALL FINISHES & CEILINGS COMPLETE. PROVIDE INSULATION AT ALL SURFACES. SALVAGE FLOORING FOR POSSIBLE INFILL / RE-USE ELSEWHERE, COORDINATE WITH NEW PLANS.

EXISTING WINDOW BAY, NO CHANGES

EXT'G RANGE EXHAUST - RELOCATE PER NEW WORK

EXT'G LOW BRICK WALL TO REMAIN (NO CHANGES)

REMOVE EXT'G LOW BRICK WALL AS REQ'D FOR NEW PORCH ASSEMBLY, COORD. WITH NEW WORK

EX. POWDER ROOM (NO CHANGES)

PROVIDE TEMPORARY SHORING AT FLOOR JOISTS ABOVE THIS WALL SCHEDULED FOR REMOVAL. VERIFY EXISTING FRAMING & STRUCTURAL CONDITIONS IN FIELD PRIOR TO COMPLETE WALL REMOVAL - SEE DEMO NOTE (*) ABOVE.

REMOVE EXT'G STAIRS & ALL RELATED PARTS UP TO 2nd FLOOR. SALVAGE ALL ELEMENTS SUITABLE FOR POSSIBLE RE-USE IN NEW WORK, TYPICAL AT ALL REMOVED STAIRS.

EX. LIVING (NO CHANGE)


EX. DINING (NO CHANGE)

EX. CL. (NO CHANGE)

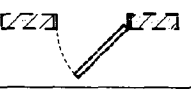
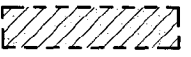


EX. STUDY (NO CHANGE)

EX. ENTRY / FOYER (NO CHANGE)

D-1.2/A	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 1: 1st FLR - EXT'G & DEMO PLANS		Office's 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 www.TROUTDESIGN.co4	F.O. Box 358 WARDENSVILLE, WV 26851 (304) 874-4118 
	1/4" = 1'-0"		ALTERATIONS & ADDITIONS / PERMIT SET			
	12/13/09					

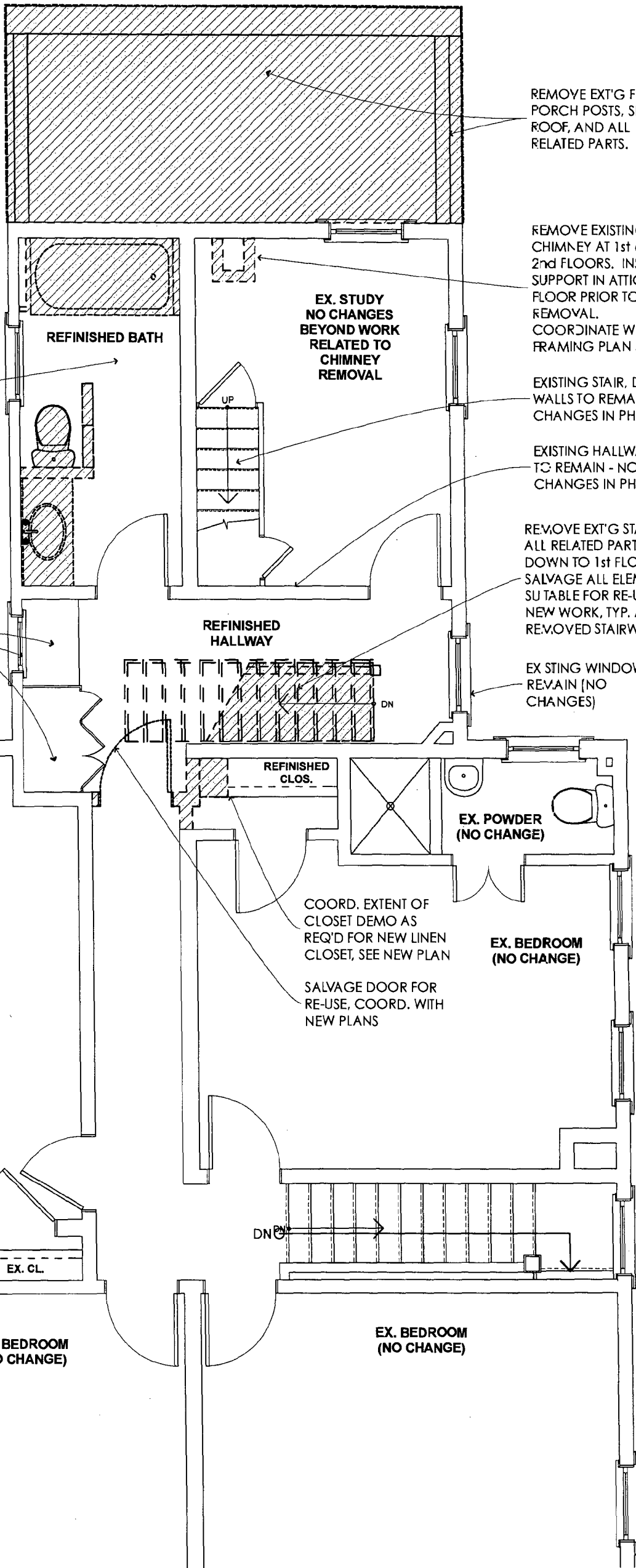
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DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED

- * NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER
- ** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.
- *** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED. ALTER ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW PLANS.

EXISTING BATHROOM DEMOLITION:
REMOVE EXISTING FIXTURES, FLOORS, WALL FINISHES & CEILINGS COMPLETE. PROVIDE AND INSTALL INSULATION AT ALL SURFACES.

EXISTING EXTERIOR WINDOW, INTERIOR CLOSET AND BUILT-INS TO REMAIN, NO CHANGES IN PHASE 1.



REMOVE EXT'G FRAME PORCH POSTS, SHED ROOF, AND ALL RELATED PARTS.

REMOVE EXISTING CHIMNEY AT 1st and 2nd FLOORS. INSTALL SUPPORT IN ATTIC LEVEL FLOOR PRIOR TO REMOVAL. COORDINATE WITH FRAMING PLAN S-1.4/A

EXISTING STAIR, DOOR & WALLS TO REMAIN - NO CHANGES IN PHASE 1

EXISTING HALLWAY WALL TO REMAIN - NO CHANGES IN PHASE 1

REMOVE EXT'G STAIRS & ALL RELATED PARTS, DOWN TO 1st FLOOR, SALVAGE ALL ELEMENTS SU TABLE FOR RE-USE IN NEW WORK, TYP. AT ALL REMOVED STAIRWAYS

EXISTING WINDOW TO REMAIN (NO CHANGES)

EX. STUDY
NO CHANGES
BEYOND WORK
RELATED TO
CHIMNEY
REMOVAL

REFINISHED
HALLWAY

REFINISHED
CLOS.

EX. POWDER
(NO CHANGE)

EX. BEDROOM

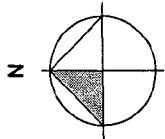
EX. BEDROOM
(NO CHANGE)


COORD. EXTENT OF CLOSET DEMO AS REQ'D FOR NEW LINEN CLOSET, SEE NEW PLAN

SALVAGE DOOR FOR RE-USE, COORD. WITH NEW PLANS


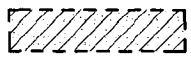
EX. BEDROOM
(NO CHANGE)

EX. BEDROOM
(NO CHANGE)



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	1/4" = 1'-0"			F.C. BOX 356 WARDENVILLE, WV 26051 (304) 874-4118	
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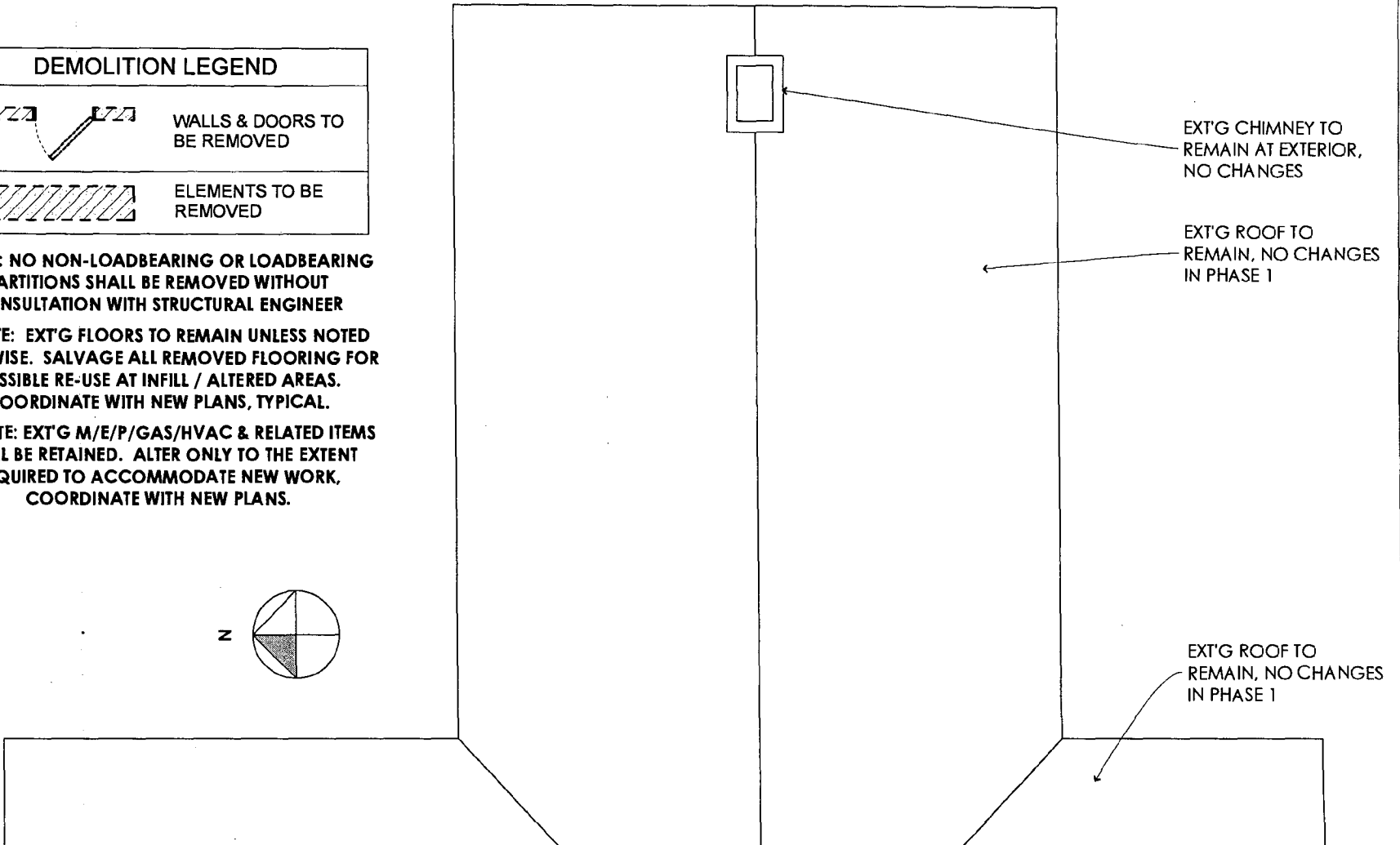
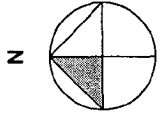
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DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED

* NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER

** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.

*** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED. ALTER ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK, COORDINATE WITH NEW PLANS.


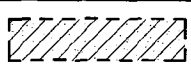


EXT'G CHIMNEY TO REMAIN AT EXTERIOR, NO CHANGES

EXT'G ROOF TO REMAIN, NO CHANGES IN PHASE 1

EXT'G ROOF TO REMAIN, NO CHANGES IN PHASE 1

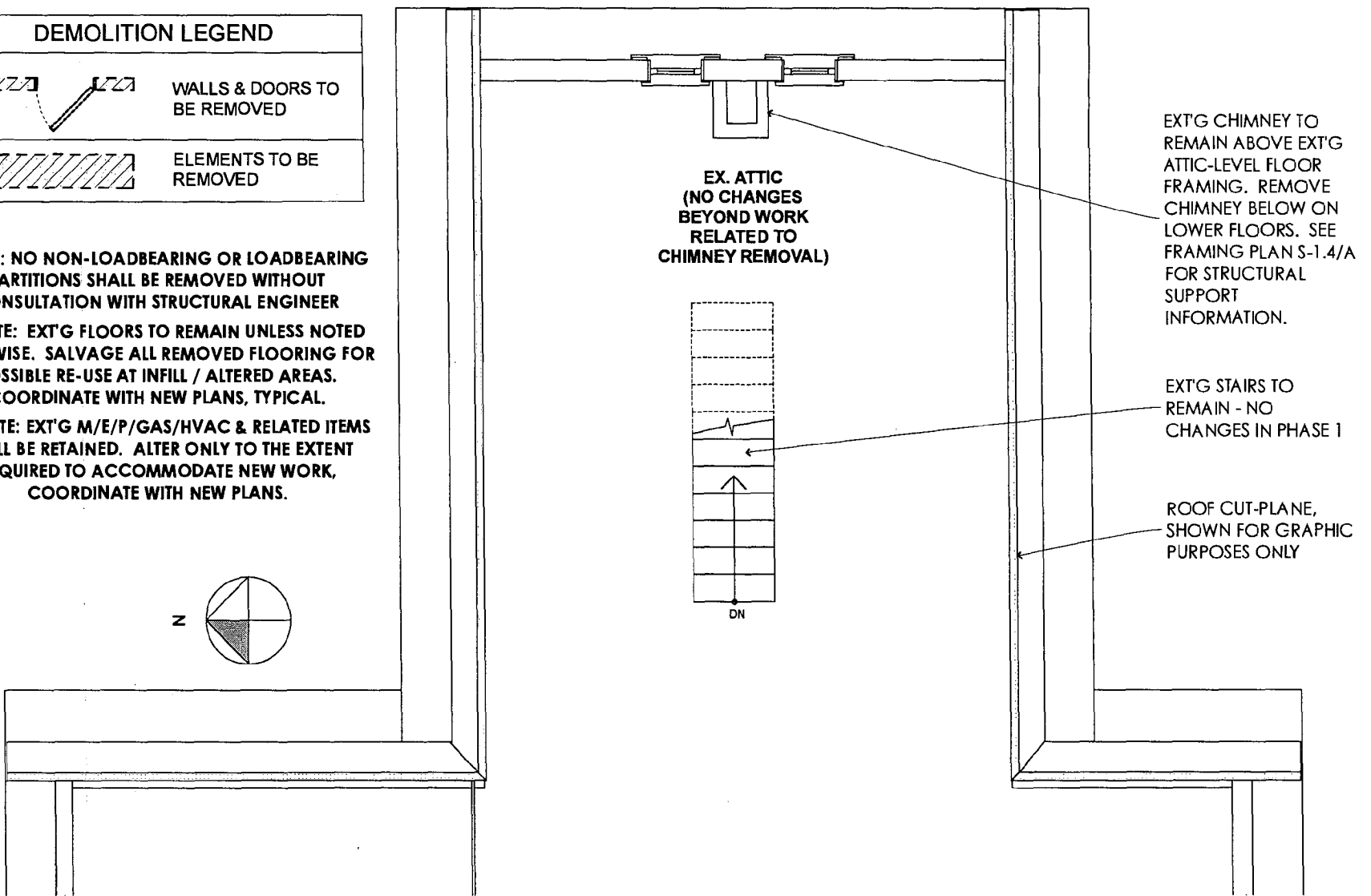
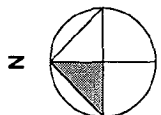
2 ROOF LEVEL - EXT'G & DEMO PLANS
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED

* NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER

** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.

*** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED. ALTER ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK, COORDINATE WITH NEW PLANS.



EX. ATTIC (NO CHANGES BEYOND WORK RELATED TO CHIMNEY REMOVAL)

EXT'G CHIMNEY TO REMAIN ABOVE EXT'G ATTIC-LEVEL FLOOR FRAMING. REMOVE CHIMNEY BELOW ON LOWER FLOORS. SEE FRAMING PLAN S-1.4/A FOR STRUCTURAL SUPPORT INFORMATION.

EXT'G STAIRS TO REMAIN - NO CHANGES IN PHASE 1

ROOF CUT-PLANE, SHOWN FOR GRAPHIC PURPOSES ONLY

1 ATTIC LEVEL - EXT'G & DEMO PLANS
SCALE: 1/4" = 1'-0"

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EXT'G REAR YARD (NO CHANGE)

EXT'G LOW BRICK WALL (NO CHANGE)

ALL SELECTIONS FOR INTERIOR FINISHES, MILLWORK, SALVAGED MILLWORK & CABINETS, NEW CABINERY AND ALL APPLIANCES ARE TO BE SPECIFIED & APPROVED BY OWNER PRIOR TO PURCHASE AND/OR INSTALLATION, UNLESS NOTED OTHERWISE.

PLUMBING / DRAIN NOTE: NO NEW PLUMBING LOADS ANTICIPATED; EXISTING PLUMBING / DRAIN ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK

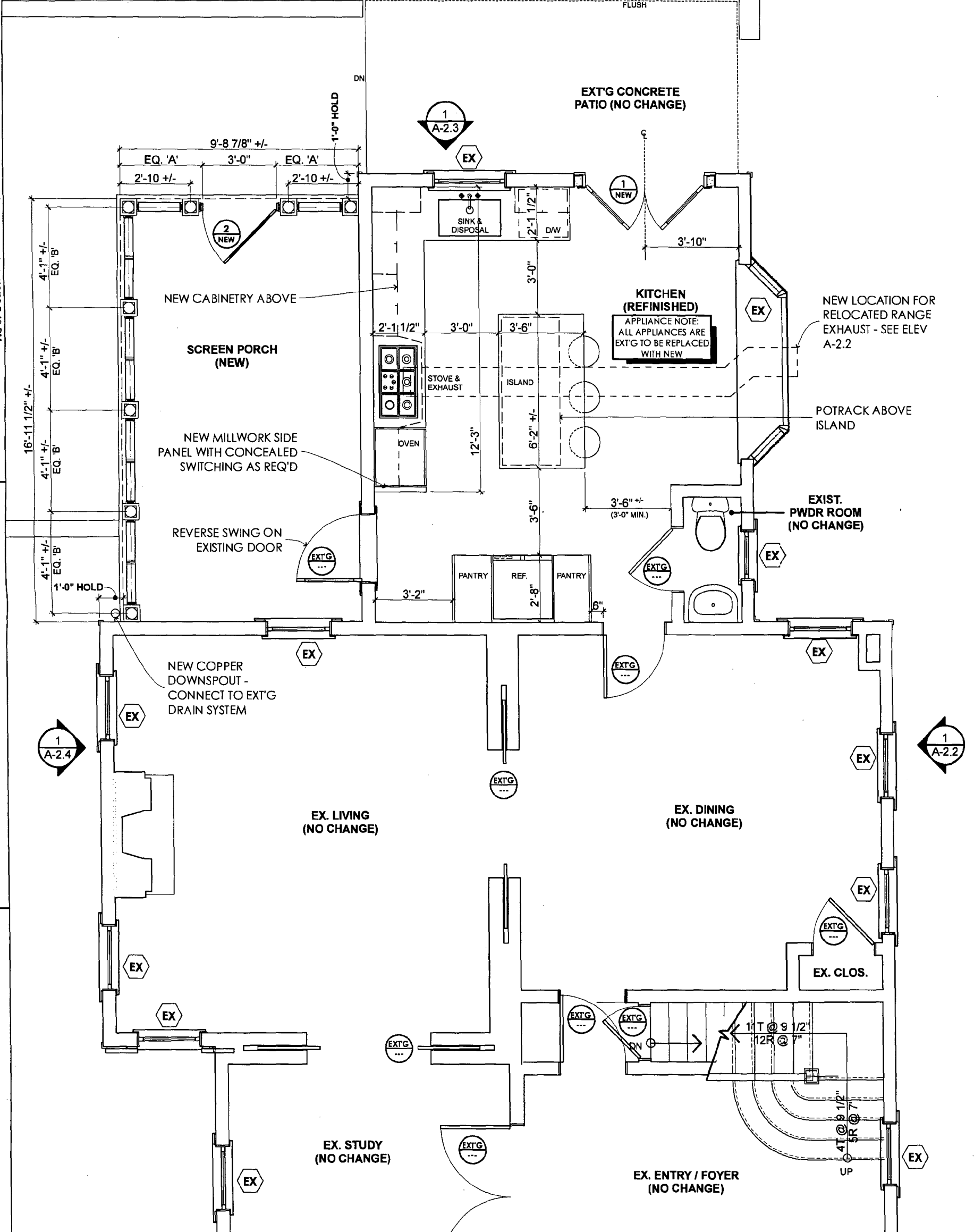
HVAC NOTE: NO NEW HEATING OR COOLING LOADS ANTICIPATED; EXISTING HVAC ELEMENTS TO BE ADJUSTED, RE-CONFIGURED OR RELOCATED TO ACCOMMODATE NEW WORK

EXT'G BRICK PATIO (NO CHANGE)

EXT'G SURFACES FLUSH

EXT'G CONCRETE PATIO (NO CHANGE)

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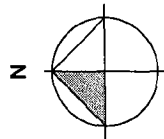
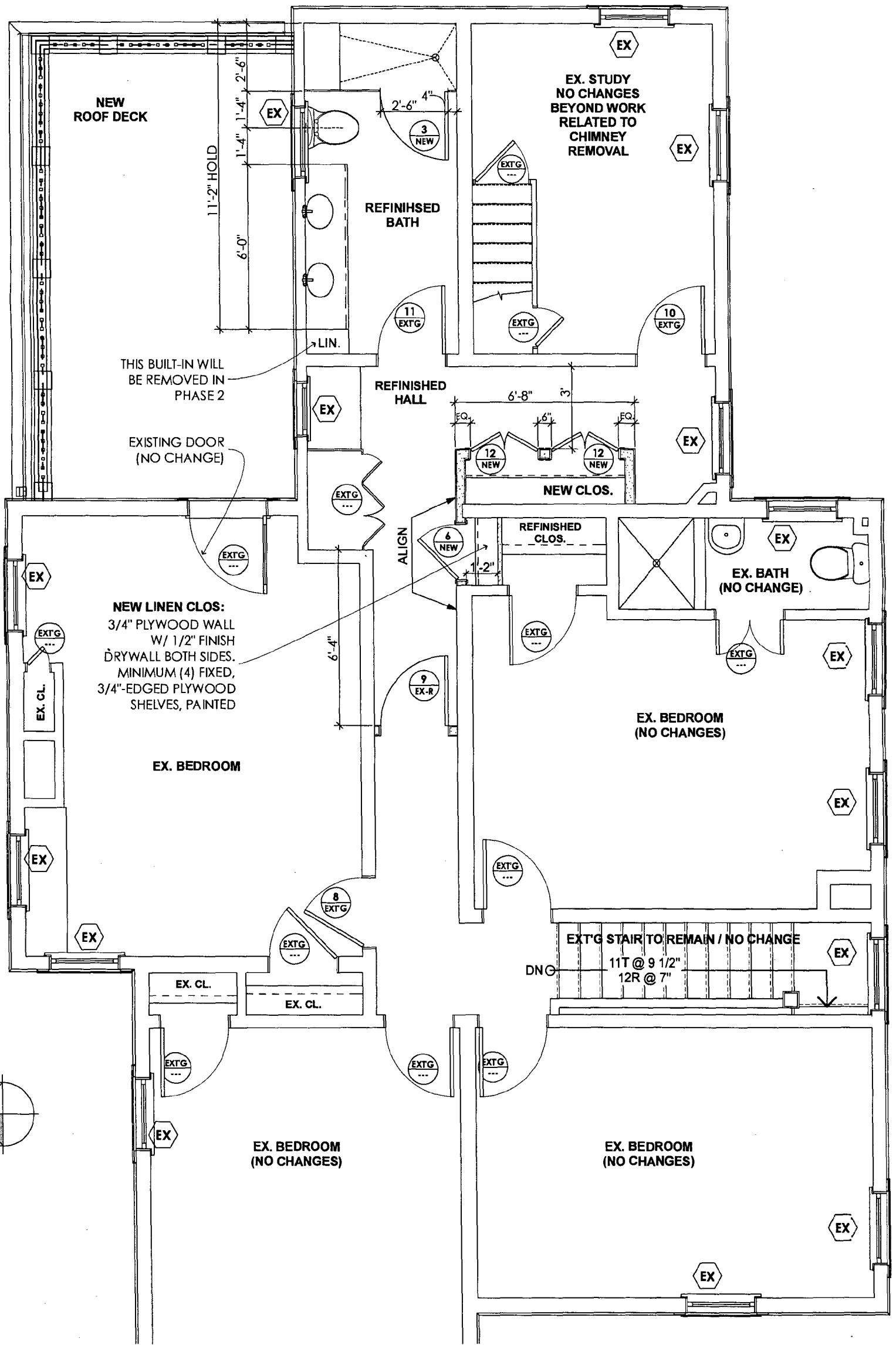
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ALL SELECTIONS FOR INTERIOR FINISHES, MILLWORK, SALVAGED MILLWORK & CABINETS, NEW CABINETS AND ALL APPLIANCES ARE TO BE SPECIFIED & APPROVED BY OWNER PRIOR TO PURCHASE AND/OR INSTALLATION, UNLESS NOTED OTHERWISE.

PLUMBING / DRAIN NOTE: NO NEW PLUMBING LOADS ANTICIPATED; EXISTING PLUMBING / DRAIN ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK

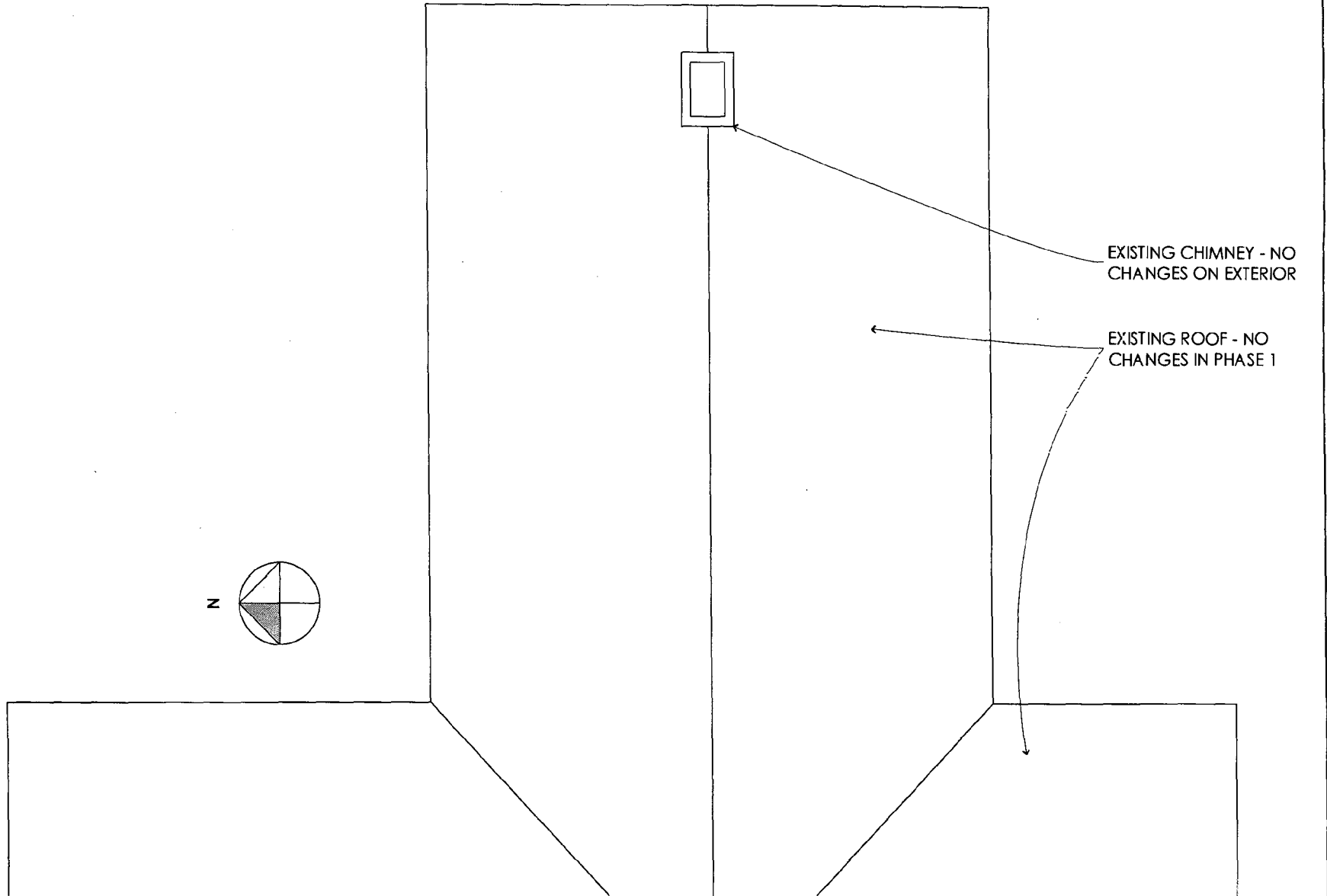
HVAC NOTE: NO NEW HEATING OR COOLING LOADS ANTICIPATED; EXISTING HVAC ELEMENTS TO BE ADJUSTED, RE-CONFIGURED OR RELOCATED TO ACCOMMODATE NEW WORK



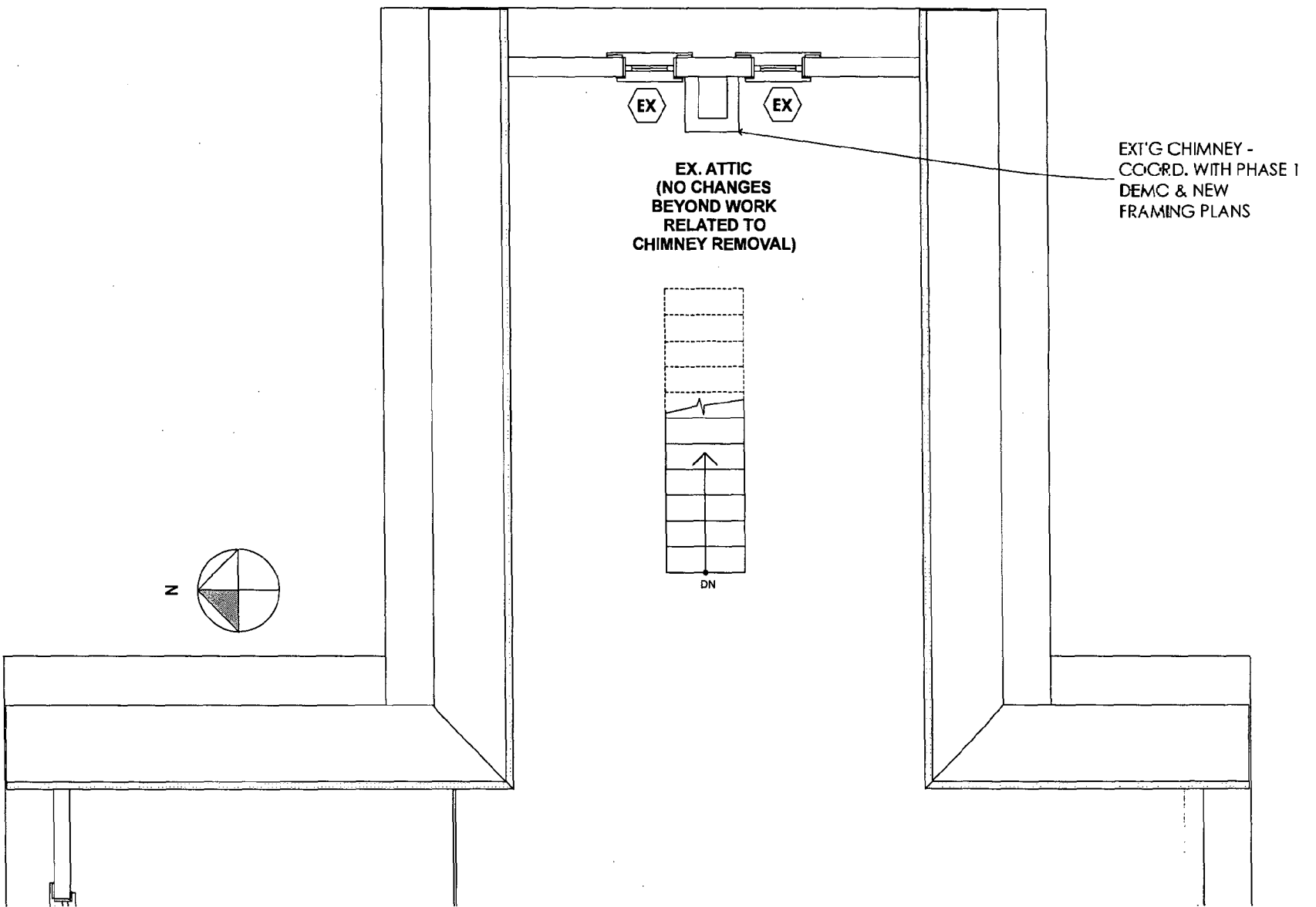
<p>A-1.3/A</p>	<p>12/13/09 1/4" = 1'-0" 12/13/09</p>	<p>Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD</p>	<p>PHASE 1: 2nd FLR - NEW PLAN ALTERATIONS & ADDITIONS / PERMIT SET</p>	<p><small>OFFICE</small> 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091</p>	<p><small>P.O. BOX 358 WARDENVILLE, WV 26051 (304) 874-4118</small></p>	
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2 ROOF LEVEL - NEW PLAN
SCALE: 1/4" = 1'-0"



1 ATTIC LEVEL - NEW PLAN
SCALE: 1/4" = 1'-0"

	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 1: ATTIC & ROOF - NEW PLANS ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 WWW.TROUTDESIGN.COM	P.O. BOX 358 WARDENVILLE, WV 26021 (304) 874-4118
	1/4" = 1'-0"				

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EXT'G CHIMNEY (NO CHANGE)

EXT'G CHIMNEY (NO CHANGE)

EXT'G SHINGLE ROOF (NO CHANGE)

+28'-10 1/2"
4 ROOF PLAN

PHASE 2: TYPICAL SIDING AND SHINGLE NOTE:
UPON REMOVAL OF THE EXISTING ASBESTOS SIDING & SHINGLES THROUGHOUT, IF HISTORIC WOOD SIDING AND/OR SHINGLES EXISTS UNDERNEATH, THEY ARE TO BE FULLY RETAINED AND RESTORED, REPLACING ALL DETERIORATED, ROTTEN OR MISSING ELEMENTS WITH NEW TO MATCH EXISTING. SCRAPE, CAULK, PRIME AND PAINT ALL NEW PARTS. IF NO HISTORIC WOOD SIDING AND/OR SHINGLES EXISTS, INSTALL NEW CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5" EXPOSED LAP FACE, AND NEW RANDOM-LAID CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, ALL TO BE PAINTED. COORDINATE ALL INSTALLATIONS AND FINAL LAP DETAILS WITH PRESERVATION OFFICE STAFF ON SITE.

+18'-5"
3 ATTIC / ROOF

PHASE 2: TYPICAL SIDING AND SHINGLE NOTE:
THE APPLICANT WILL WORK WITH HPC STAFF TO DETERMINE AN APPROPRIATE WOODEN SIDING AND SHINGLE TREATMENT IF ORIGINAL MATERIALS ARE DETERMINED MISSING AFTER THE REMOVAL OF THE EXISTING ASBESTOS SIDING

NEW WOOD LOUVERED SHUTTERS, TYPICAL - SEE SCHEDULE

NEW 2-1/2" PAINTED WOOD CORNER BOARDS AT ALL INSIDE AND OUTSIDE CORNERS, TYPICAL.

EXISTING PAINTED WOOD PORCH POST, RAILINGS, BALUSTERS, AND FRAME ROOF ABOVE - TO BE FULLY RESTORED & PAINTED, VIF

EXT'G
...
EXT'G DOOR (NO CHANGE), TYPICAL UNLESS OTHERWISE NOTED

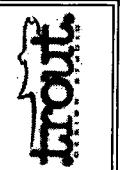
NEW PAINTED WOOD LATTICE INFILL PANELS UNDER EXISTING PORCH, SEE DETAIL 1/A-3.2/B

EX
EXT'G WOOD DOUBLE-HUNG WINDOW (NO CHANGE), TYPICAL UNLESS OTHERWISE NOTED

+9'-10"
2 SECOND FLOOR

EX
EXT'G WOOD DOUBLE-HUNG WINDOW WITH TRUE DIVIDED LIGHT (NO CHANGE), TYPICAL UNLESS OTHERWISE NOTED

±0"
1 FIRST FLOOR



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WEST (FRONT) ELEVATION - NEW
ALTERATIONS & ADDITIONS / PERMIT SET

Fitzpayne | Morningstar
Residence
7211 Cedar Avenue
Takoma Park, MD 20912
7211MD

DATE 12/13/09
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A-2.1

NEW EAVE TO MATCH EXT'G
 EXT'G WOOD DOUBLE-HUNG WINDOW
 WITH TRUE DIVIDED LIGHT (NO
 CHANGE), TYPICAL U.N.O.
 EXISTING EAVE (NO CHANGE)

EXISTING CHIMNEY (NO
 CHANGE)
 EXT'G SHINGLE ROOF
 (NO CHANGE)
 NEW COPPER FLASHING, 4"
 EXPOSED
 +28'-10 1/2"
 4 ROOF PLAN

PHASE 2: TYPICAL SIDING AND SHINGLE NOTE:

UPON REMOVAL OF THE EXISTING ASBESTOS
 SIDING & SHINGLES THROUGHOUT, IF HISTORIC
 WOOD SIDING AND/OR SHINGLES EXISTS
 UNDERNEATH, THEY ARE TO BE FULLY RETAINED
 AND RESTORED, REPLACING ALL DETERIORATED,
 ROTTEN OR MISSING ELEMENTS WITH NEW TO
 MATCH EXISTING. SCRAPE, CAULK, PRIME AND
 PAINT ALL NEW PARTS. IF NO HISTORIC WOOD
 SIDING AND/OR SHINGLES EXISTS, INSTALL NEW
 CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5"
 EXPOSED LAP FACE, AND NEW RANDOM-LAID
 CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, ALL
 TO BE PAINTED. COORDINATE ALL INSTALLATIONS
 AND FINAL LAP DETAILS WITH PRESERVATION
 OFFICE STAFF ON SITE.

NEW ROOFING TO
 MATCH EXISTING, VIF
 NEW WOOD DOUBLE-HUNG
 WINDOW WITH TRUE DIVIDED
 LIGHT, TO MATCH WINDOW
 AT ADJACENT ROOF GABLE -
 SEE SCHEDULE
 NEW PTD. WOOD TRIM
 AROUND WINDOW - TRIM
 SIZE & WIDTH TO MATCH WIN.
 AT ADJACENT GABLE

+18'-5"
 3 ATTIC / ROOF

EXISTING WINDOW TO
 REMAIN (NO CHANGES)

NEW 2-1/2" PAINTED WOOD
 CORNER BOARDS AT ALL
 INSIDE AND OUTSIDE
 CORNERS, TYPICAL.

NEW WOOD LOUVERED
 SHUTTERS, TYPICAL - SEE
 SCHEDULE

+9'-10"
 2 SECOND FLOOR

KITCHEN RANGE EXHAUST,
 RELOCATED FROM NORTH
 EXTERIOR WALL

EXISTING BAY WINDOW &
 ROOF (NO CHANGES)

+0"
 1 FIRST FLOOR

PHASE 2: TYPICAL SIDING AND SHINGLE NOTE:
 THE APPLICANT WILL WORK WITH HPC STAFF TO
 DETERMINE AN APPROPRIATE WOODEN SIDING
 AND SHINGLE TREATMENT IF ORIGINAL
 MATERIALS ARE DETERMINED MISSING AFTER THE
 REMOVAL OF THE EXISTING ASBESTOS SIDING



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SOUTH ELEVATION - NEW

ALTERATIONS & ADDITIONS / PERMIT SET

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 Takoma Park, MD 20912
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A-2.2

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PHASE 2: TYPICAL SIDING AND SHINGLE NOTE:
UPON REMOVAL OF THE EXISTING ASBESTOS SIDING & SHINGLES THROUGHOUT, IF HISTORIC WOOD SIDING AND/OR SHINGLES EXISTS UNDERNEATH, THEY ARE TO BE FULLY RETAINED AND RESTORED, REPLACING ALL DETERIORATED, ROTTEN OR MISSING ELEMENTS WITH NEW TO MATCH EXISTING. SCRAPE, CAULK, PRIME AND PAINT ALL NEW PARTS. IF NO HISTORIC WOOD SIDING AND/OR SHINGLES EXISTS, INSTALL NEW CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5" EXPOSED LAP FACE, AND NEW RANDOM-LAID CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, ALL TO BE PAINTED. COORDINATE ALL INSTALLATIONS AND FINAL LAP DETAILS WITH PRESERVATION OFFICE STAFF ON SITE.

- EXT'G SHINGLE ROOF (NO CHANGE)
- NEW DORMER ROOF TO MATCH EXT'G ADJACENT
- NEW EAVE AND TRIMS TO MATCH EXT'G ROOF, VIF
- LINE OF NEW COPPER FLASHING ALONG DORMER, 4" EXPOSURE
- EXT'G WOOD DOUBLE-HUNG WINDOW WITH TRUE DIVIDED LIGHT (NO CHANGE), TYPICAL UNLESS OTHERWISE NOTED
- NEW WOOD LOUVERED SHUTTERS, TYPICAL - SEE SCHEDULE
- EXISTING WINDOW TO REMAIN (NO CHANGE) - REMOVE EXT'G GRILLE ELEMENT ON EXTERIOR FACE OF WINDOW
- NEW 'MARVIN' (OR APPROVED EQUAL) ARCHITECTURAL SERIES EXTERIOR DOOR W/ TRUE DIVIDED LIGHT, SEE SCHEDULE
- NEW WOOD DOOR TRIM, PTD. TRIM SIZES AND WIDTHS TO MATCH EXISTING TRIMS AT ORIGINAL DOOR (PRIOR TO REMOVAL)
- NEW 2-1/2" PAINTED WOOD CORNER BOARDS AT ALL INSIDE AND OUTSIDE CORNERS, TYPICAL.



EXT'G CHIMNEY (NO CHANGE)

+28'-10 1/2"
4 ROOF PLAN

EXT'G SHINGLE ROOF (NO CHANGE)

EXT'G EAVE AND TRIMS (NO CHANGE)

EXT'G DOOR (NO CHANGE), TYPICAL UNLESS OTHERWISE NOTED

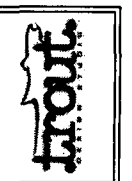
+18'-5"
3 ATTIC / ROOF

SEE 1/A-2.5/A FOR SIMILAR PORCH / DECK NOTES

+9'-10"
2 SECOND FLOOR

PHASE 2: TYPICAL SIDING AND SHINGLE NOTE:
THE APPLICANT WILL WORK WITH HPC STAFF TO DETERMINE AN APPROPRIATE WOODEN SIDING AND SHINGLE TREATMENT IF ORIGINAL MATERIALS ARE DETERMINED MISSING AFTER THE REMOVAL OF THE EXISTING ASBESTOS SIDING

±0"
1 FIRST FLOOR



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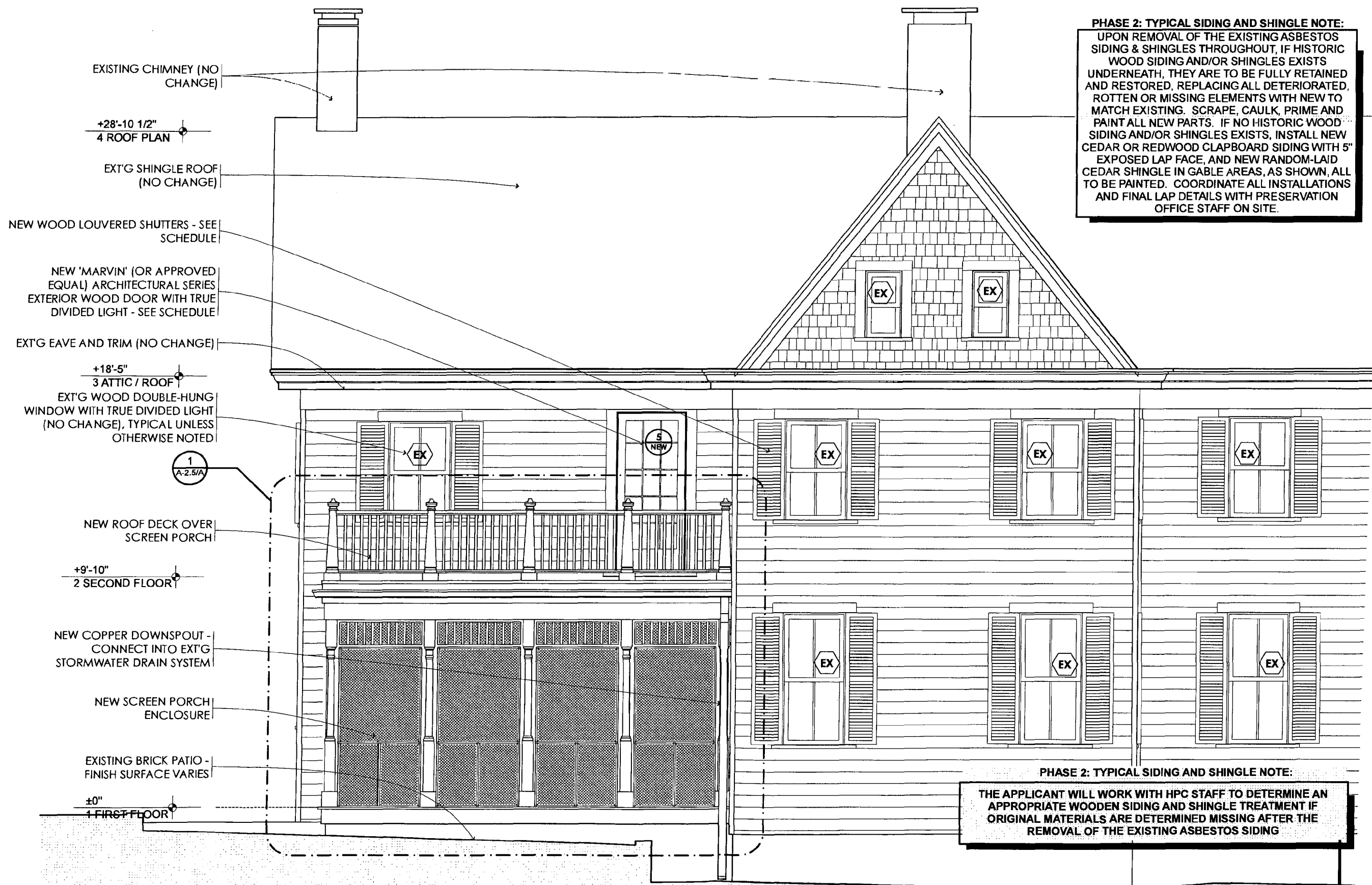
**EAST ELEVATION - NEW
ALTERATIONS & ADDITIONS / PERMIT SET**

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7211MD

DATE: 12/13/09
SCALE: 1/4" = 1'-0"
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A-2.3

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PHASE 2: TYPICAL SIDING AND SHINGLE NOTE:
 UPON REMOVAL OF THE EXISTING ASBESTOS SIDING & SHINGLES THROUGHOUT, IF HISTORIC WOOD SIDING AND/OR SHINGLES EXISTS UNDERNEATH, THEY ARE TO BE FULLY RETAINED AND RESTORED, REPLACING ALL DETERIORATED, ROTTEN OR MISSING ELEMENTS WITH NEW TO MATCH EXISTING. SCRAPE, CAULK, PRIME AND PAINT ALL NEW PARTS. IF NO HISTORIC WOOD SIDING AND/OR SHINGLES EXISTS, INSTALL NEW CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5" EXPOSED LAP FACE, AND NEW RANDOM-LAID CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, ALL TO BE PAINTED. COORDINATE ALL INSTALLATIONS AND FINAL LAP DETAILS WITH PRESERVATION OFFICE STAFF ON SITE.

PHASE 2: TYPICAL SIDING AND SHINGLE NOTE:
 THE APPLICANT WILL WORK WITH HPC STAFF TO DETERMINE AN APPROPRIATE WOODEN SIDING AND SHINGLE TREATMENT IF ORIGINAL MATERIALS ARE DETERMINED MISSING AFTER THE REMOVAL OF THE EXISTING ASBESTOS SIDING



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NORTH ELEVATION - NEW

ALTERATIONS & ADDITIONS / PERMIT SET

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 7211MD

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A-2.4

NOTE: PORCH & NEWELL POST PROFILES NOT EXACT; SHOWN APPROXIMATE FOR DRAWING PURPOSES ONLY. VERIFY EXACT PROFILES IN FIELD.

NOTE: EAST ELEVATION PORCH CONST. SIMILAR

TOUCHSTONE WOODWORKS,
6x6 CEDAR NEWELL POST
#13012 - SEE SCHEDULE

EXPOSED COPPER BAND /
FLASHING UNDERNEATH GUTTER &
PTD. WOOD FASCIA ABOVE

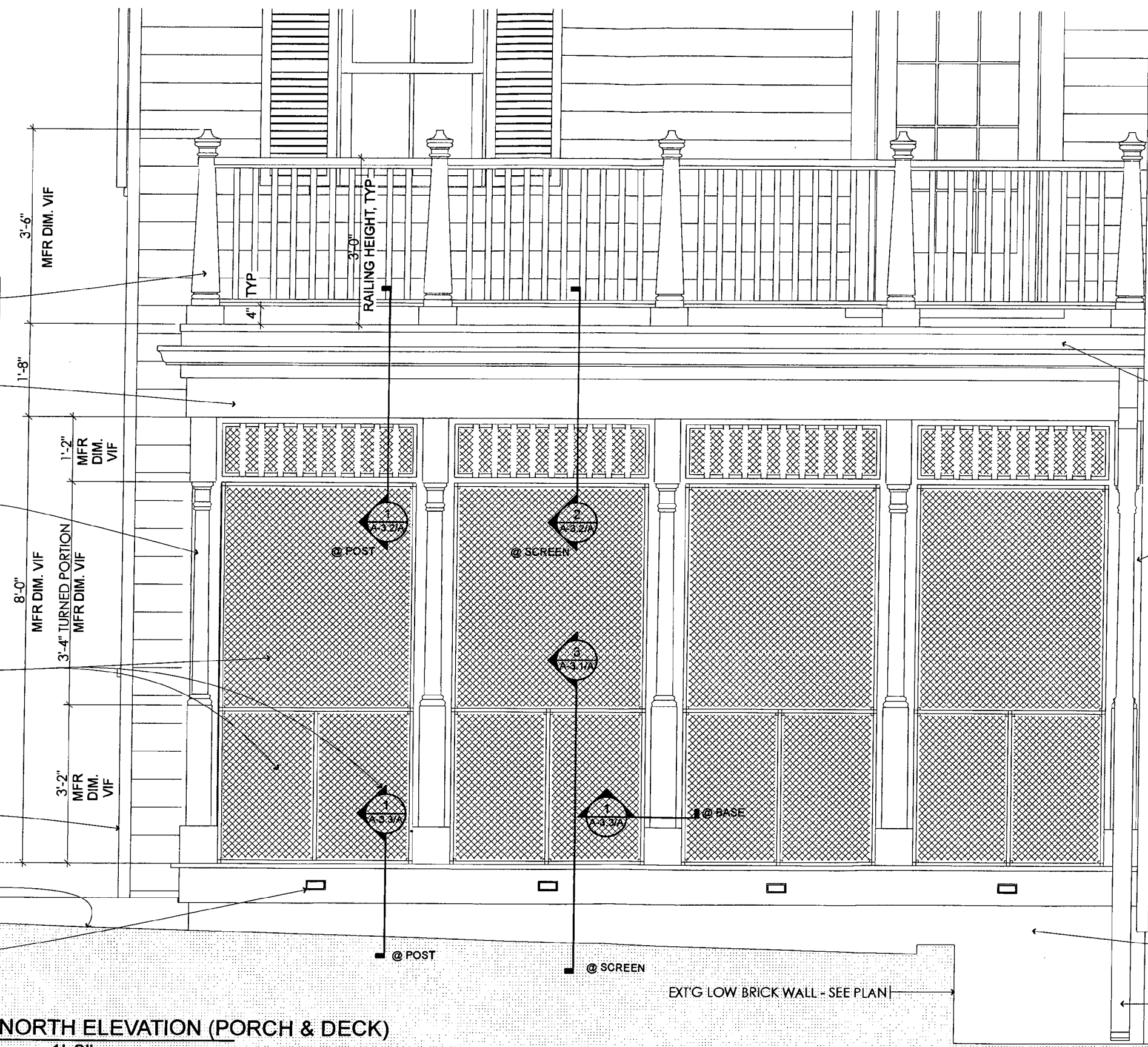
TOUCHSTONE WOODWORKS,
6x6 CEDAR PORCH POST
#10014 - SEE SCHEDULE

INFILL SCREEN PANEL - SEE
SCHEDULE

LINE OF EXISTING HOUSE
(BEYOND)

EXT'G PATIO / GRADE (VARIES)

BLACK METAL VENT - CENTERED
WITHIN BAY, TYP.



EXTERIOR WORK SHALL BE 'PHASE 2' UNLESS NOTED OTHERWISE, WITH EXCEPTION FOR WORK RELATED TO:

A) REMOVAL OF EXISTING REAR PORCH SHED ROOF

B) NEW SCREEN PORCH / DECK CONSTRUCTION

NEW 'OGEE' COPPER GUTTER

PTD. WOOD DADO /
FILLER PIECE BETWEEN
POST AND FACE OF EXT'G
HOUSE STRUCTURE (TYP. AT
OPPOSITE SIDE OF NEW
PORCH ENCLOSURE) -
SIM. DETAIL 1/A-3.3/A

NEW PORCH
FOUNDATION WALL W/
STUCCO FINISH

NEW COPPER DOWNSPOUT
- CONNECT INTO EXT'G
STORM DRAINAGE SYSTEM

1 ENLARGED NORTH ELEVATION (PORCH & DECK)
SCALE: 1/2" = 1'-0"

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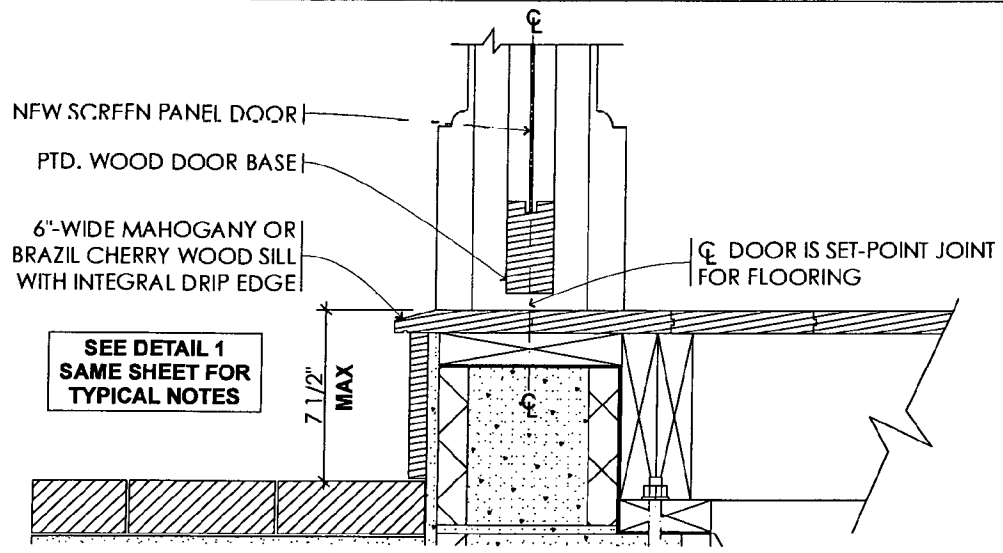
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PHASE 1: ENLARGED PORCH ELEVATION
ALTERATIONS & ADDITIONS / PERMIT SET

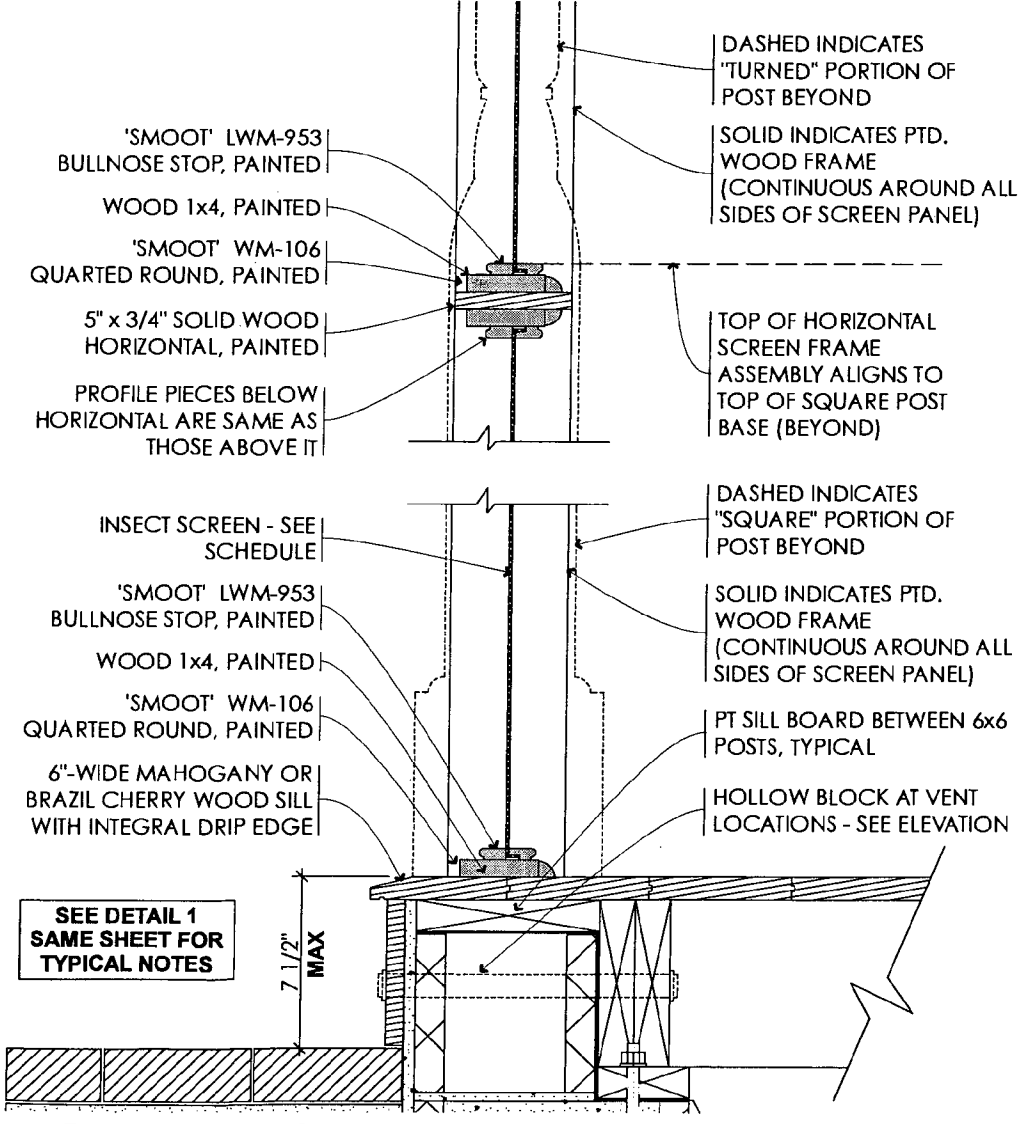
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7211MD

DATE: 12/13/09
SCALE: 1/2" = 1'-0"
PRINTING: 12/13/09

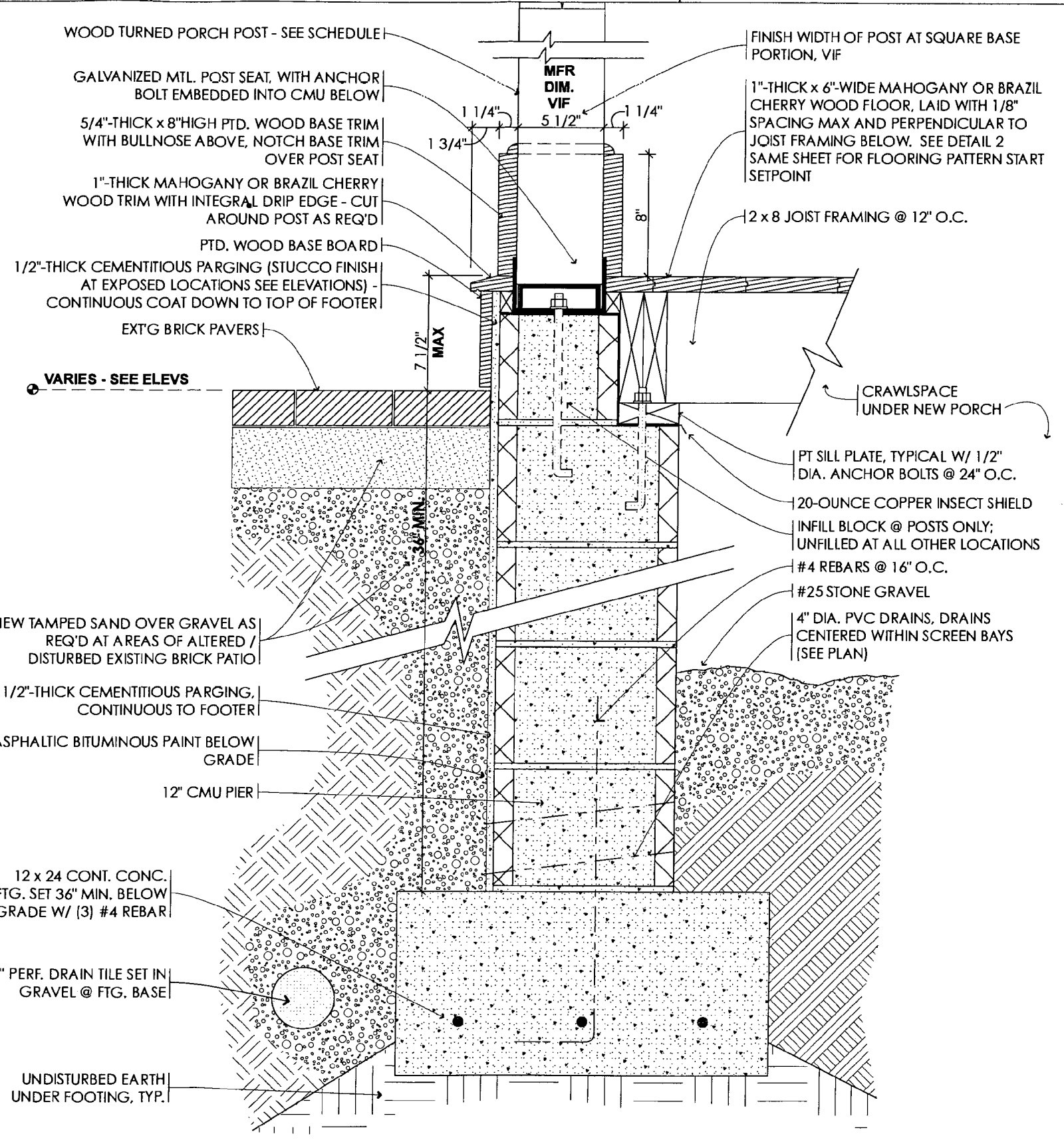
A-2.5/A



2 PORCH DETAIL : DOOR & STEP
SCALE: 1 1/2" = 1'-0"



3 PORCH DETAIL : SCREEN BASE & HORIZ. RAIL
SCALE: 1 1/2" = 1'-0"



1 PORCH DETAIL : FOUNDATION & STRUCTURAL POST
SCALE: 1 1/2" = 1'-0"

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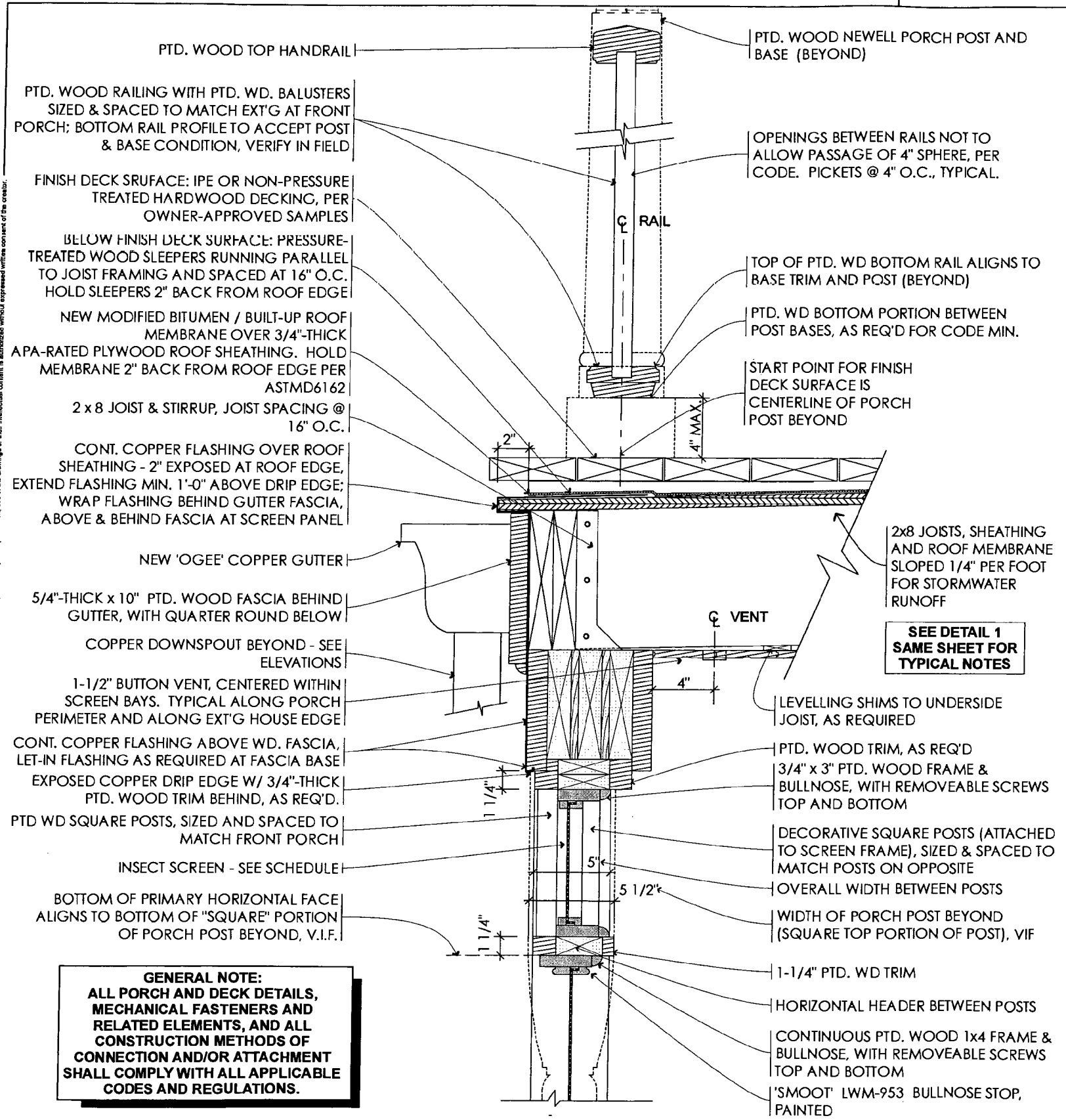
PHASE 1: DTL. SECTIONS @ PORCH FDN.
ALTERATIONS & ADDITIONS / PERMIT SET

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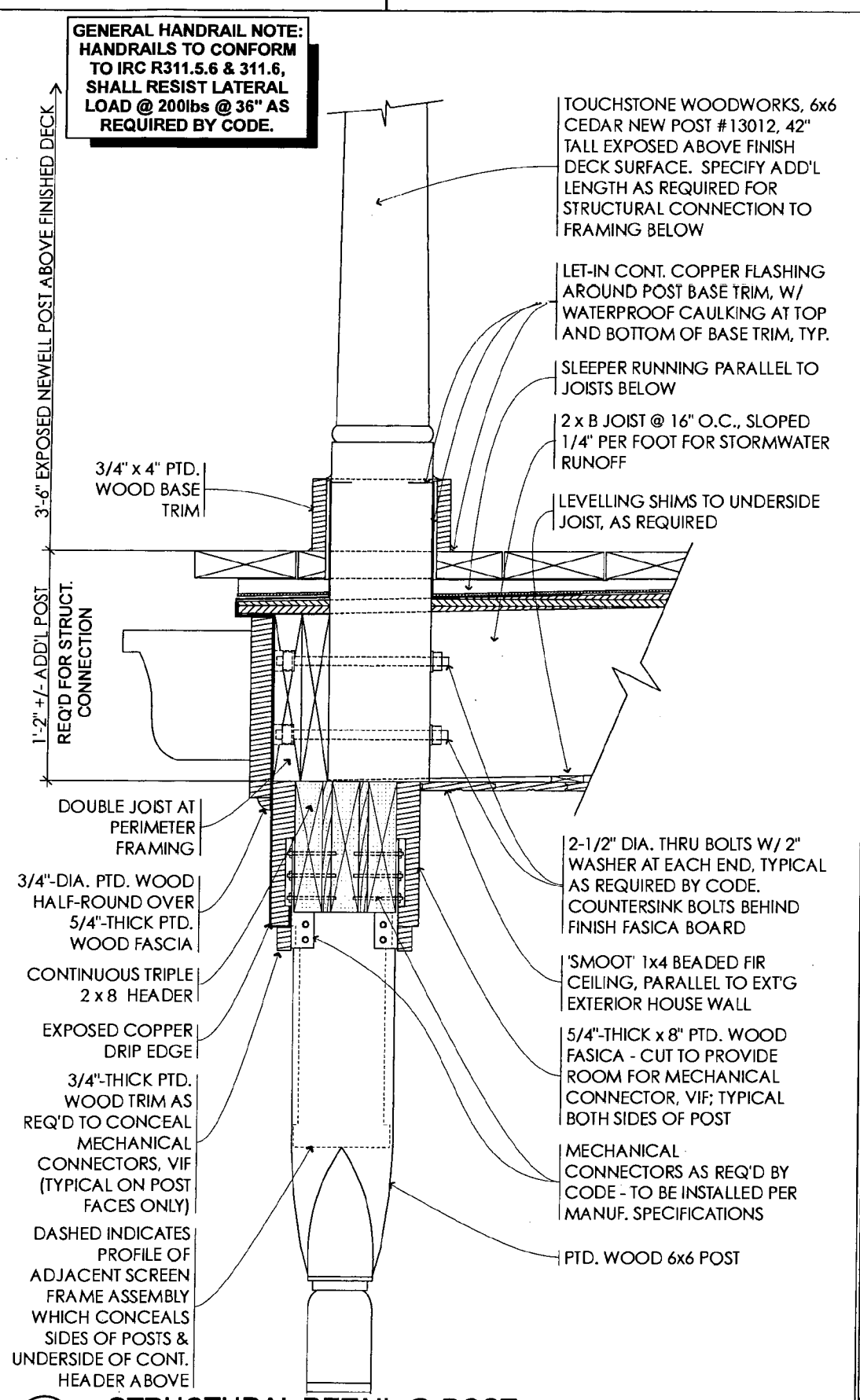
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GENERAL NOTE:
ALL PORCH AND DECK DETAILS, MECHANICAL FASTENERS AND RELATED ELEMENTS, AND ALL CONSTRUCTION METHODS OF CONNECTION AND/OR ATTACHMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

2 DETAIL @ PORCH SCREENS & DECK RAILING
 SCALE: 1 1/2" = 1'-0"



GENERAL HANDRAIL NOTE:
HANDRAILS TO CONFORM TO IRC R311.5.6 & 311.6, SHALL RESIST LATERAL LOAD @ 200lbs @ 36" AS REQUIRED BY CODE.

1 STRUCTURAL DETAIL @ POST
 SCALE: 1 1/2" = 1'-0"



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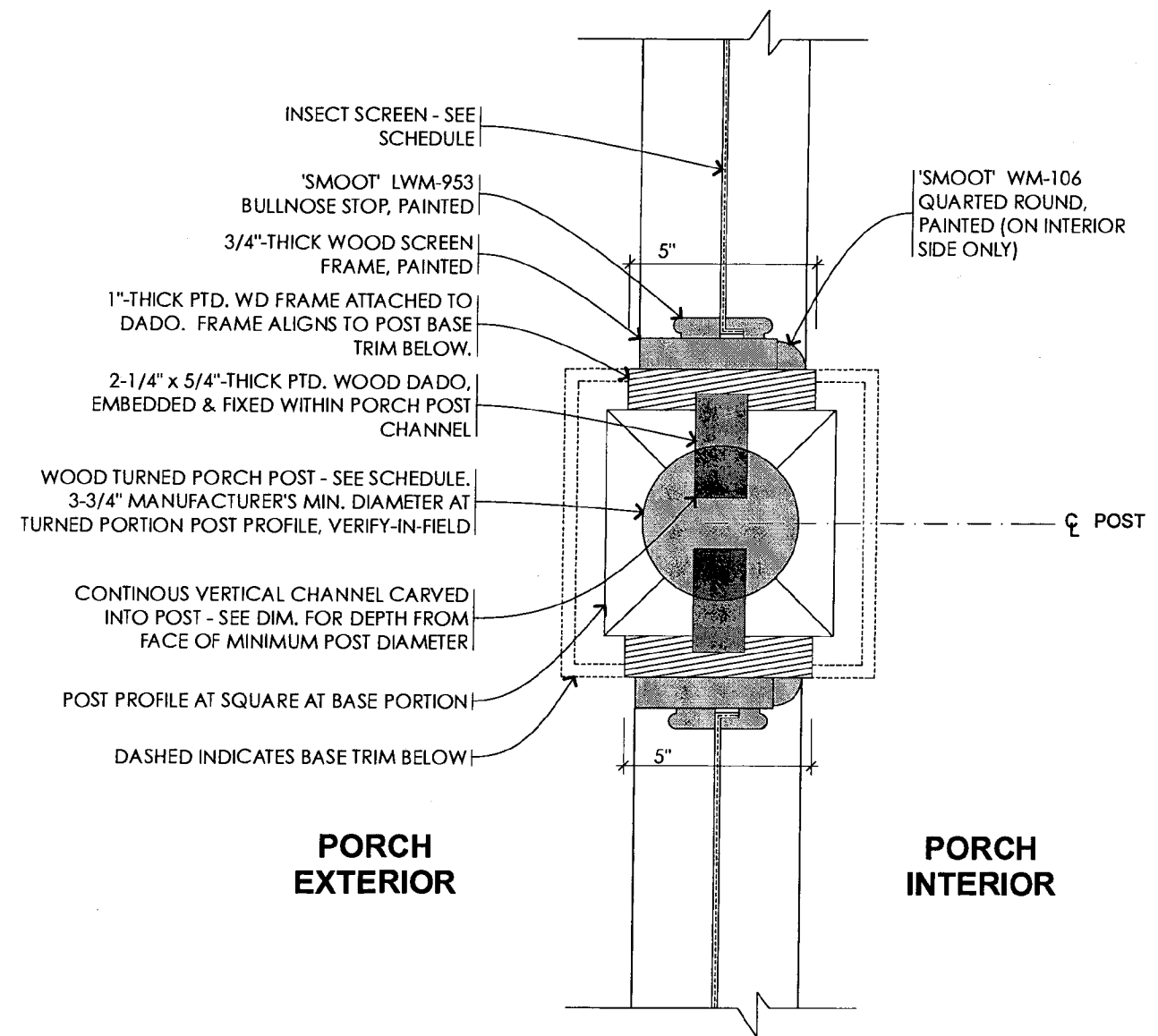
PHASE 1: DTL. SECTIONS @ PORCH ROOF
 ALTERATIONS & ADDITIONS / PERMIT SET

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A-3.2/A

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1 PLAN DETAIL AT PORCH POST & SCREEN
SCALE: 3" = 1'-0"



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PHASE 1: ENLARGED DETAILS
ALTERATIONS & ADDITIONS / PERMIT SET

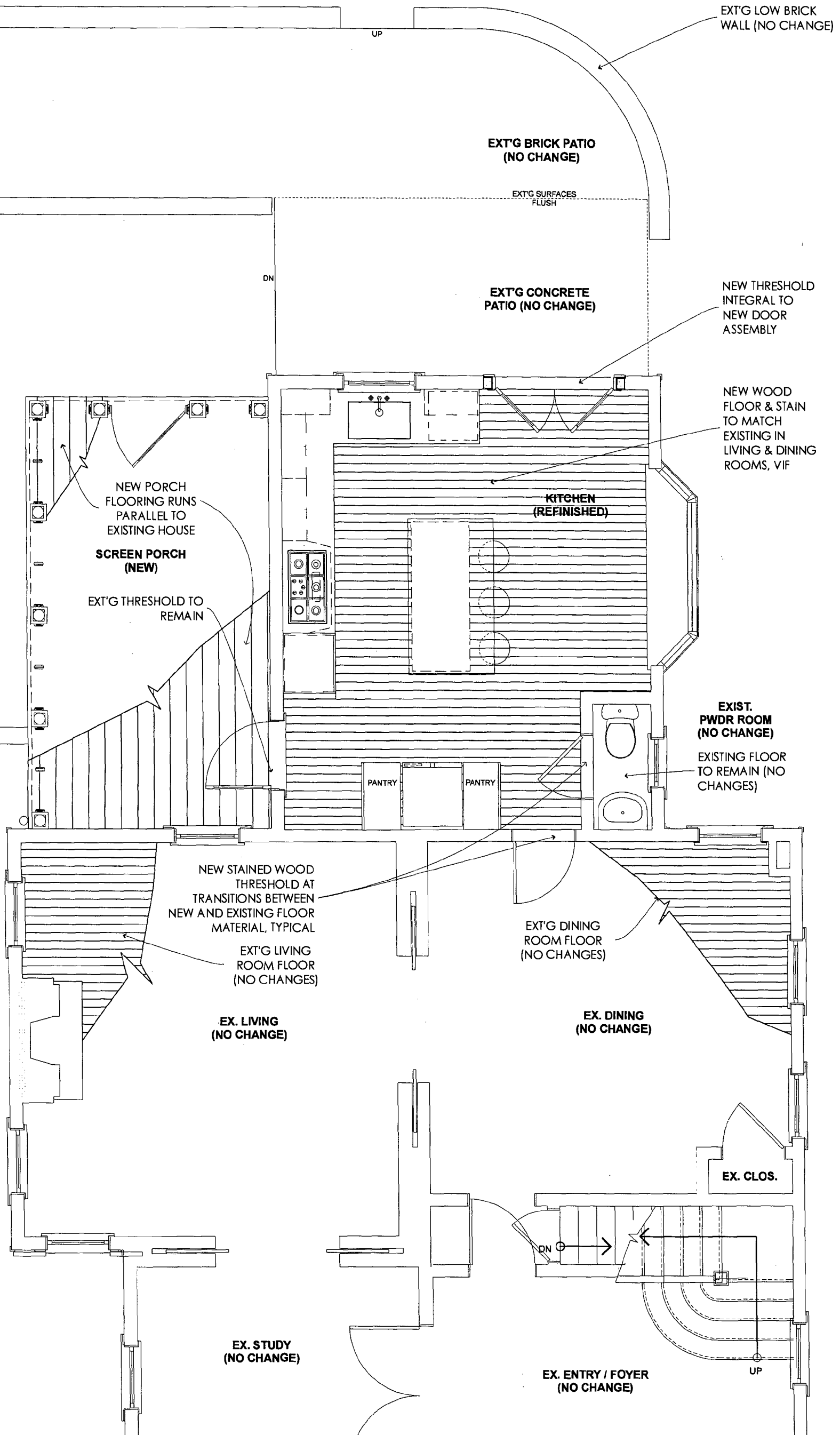
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A-3.3/A

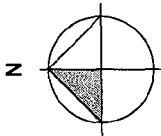
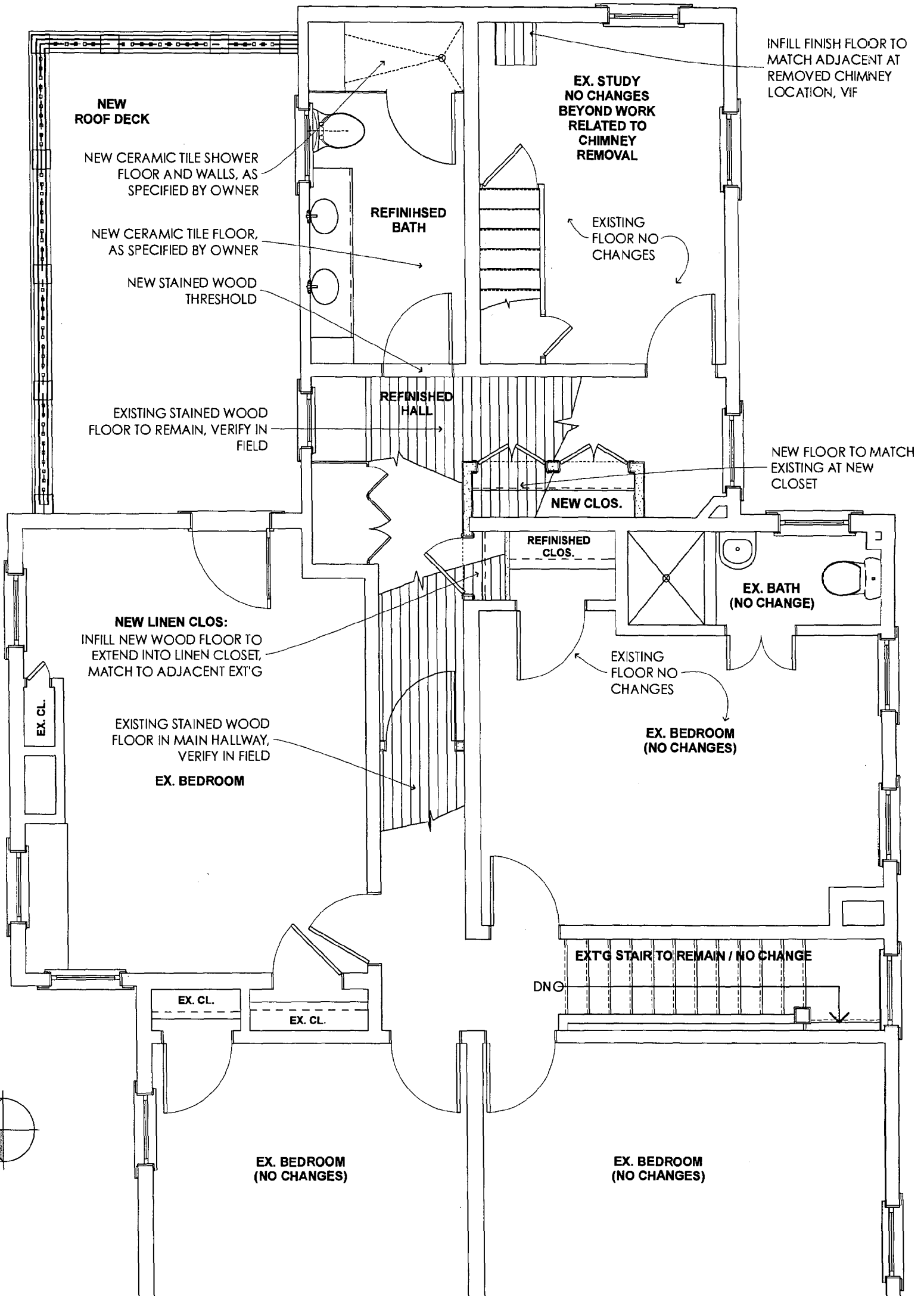
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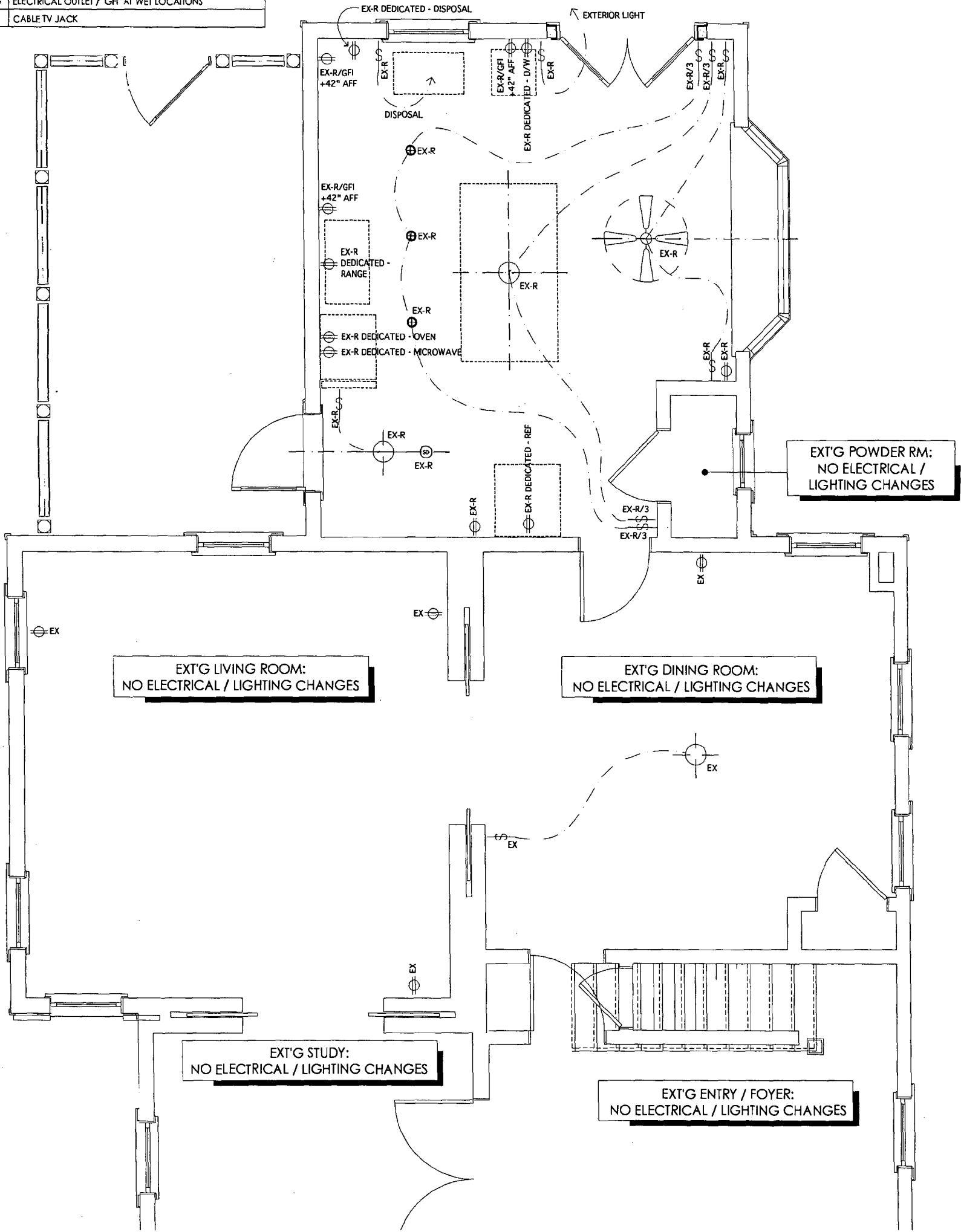
A-5.2/A	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	DATE	PHASE 1: 2nd FLR FINISH PLAN ALTERATIONS & ADDITIONS / PERMIT SET	Office's 2112 WARD COURT, NW WASHINGTON, DC 20037-1259 (202) 659-0600 FAX: (202) 659-1091 www.TROUTDESIGN.COM	P.O. BOX 358 WARDENVILLE, WV 26051 (304) 874-4118	
	1/4" = 1'-0"		SCALE				
	12/13/09		DATE PRINTING				

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RCP / ELECTRICAL LEGEND	
"EX" indicates re-use without anticipated alterations "EX-R" indicates "Existing to be re-used or relocated"	
	PENDANT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	SURFACE-MOUNT FIXTURE
	WALL-MOUNT FIXTURE
	CEILING FAN
	SMOKE DETECTOR
	SWITCH
	SWITCH - "D" ON DIMMER; "3" INDICATES 3-WAY SWITCH
	ELECTRICAL OUTLET / "GFI" AT WET LOCATIONS
	CABLE TV JACK

ELECTRICAL / RCP NOTE: NO NEW ADDITIONAL LOADS ANTICIPATED; EXISTING ELECTRICAL & LIGHTING ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK. ALL KITCHEN APPLIANCES ARE EXT'G TO BE RE-USED OR REPLACED NEW W/ OWNER-APPROVED ITEM.

ELECTRICAL / RCP NOTE: ALL ALTERATIONS, ADJUSTMENTS, OUTLET AND LIGHTING RE-USE & RELOCATIONS MUST FIRST BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF THE WORK.



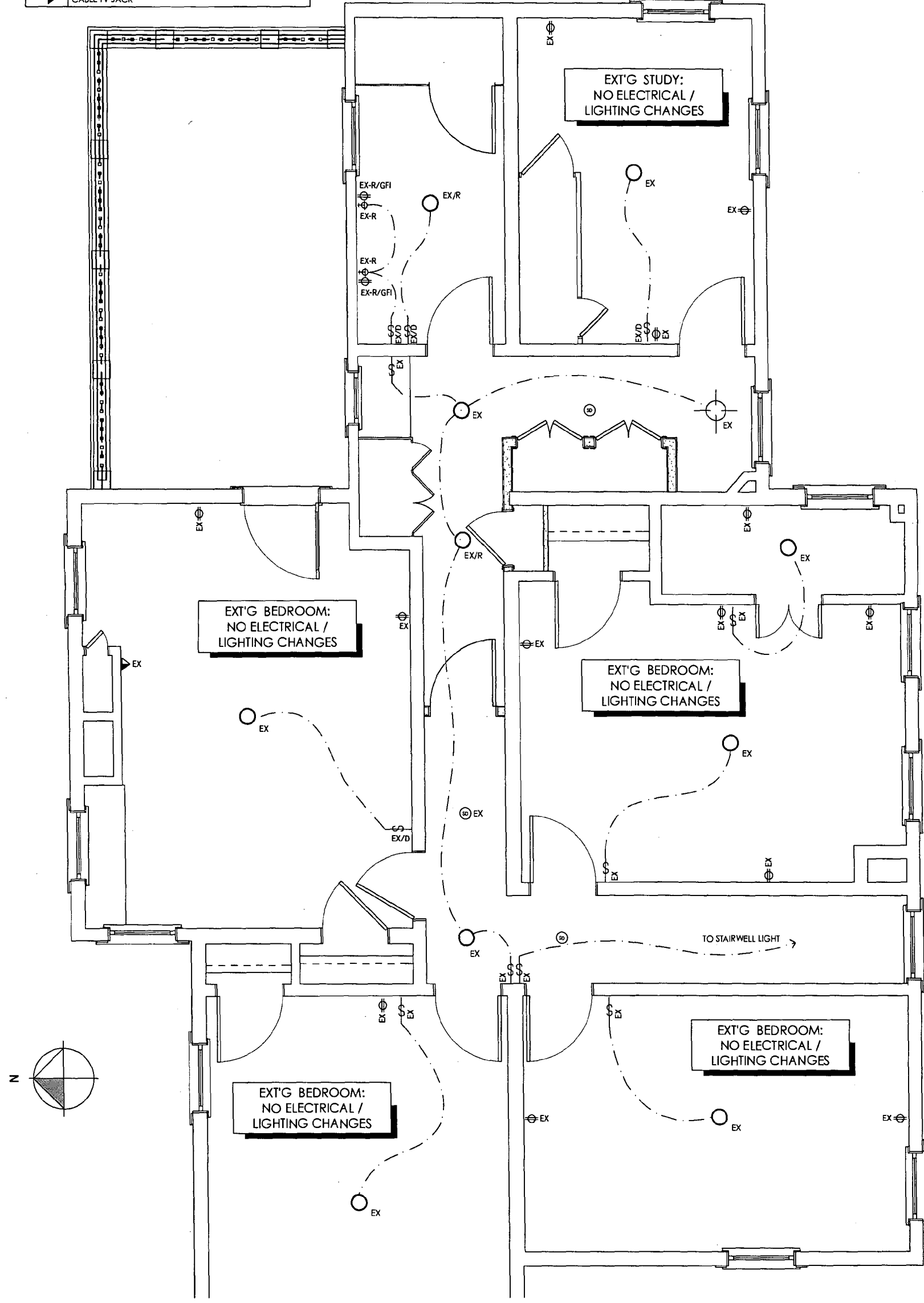
A-6.1/A	DATE	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 1: 1st FLR ELEC. / RCP PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICER	2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091	P.O. BOX 358 WARDENSVILLE, WV 26051 (304) 874-4118	
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RCP / ELECTRICAL LEGEND	
	PENDANT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	SURFACE-MOUNT FIXTURE
	WALL-MOUNT FIXTURE
	CEILING FAN
	SMOKE DETECTOR
	SWITCH
	SWITCH - "D" ON DIMMER; "3" INDICATES 3-WAY SWITCH
	ELECTRICAL OUTLET / "GFI" AT WET LOCATIONS
	CABLE TV JACK

ELECTRICAL / RCP NOTE: NO NEW ADDITIONAL LOADS ANTICIPATED; EXISTING ELECTRICAL & LIGHTING ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK. ALL KITCHEN APPLIANCES ARE EXT'G TO BE RE-USED OR REPLACED NEW W/ OWNER-APPROVED ITEM.

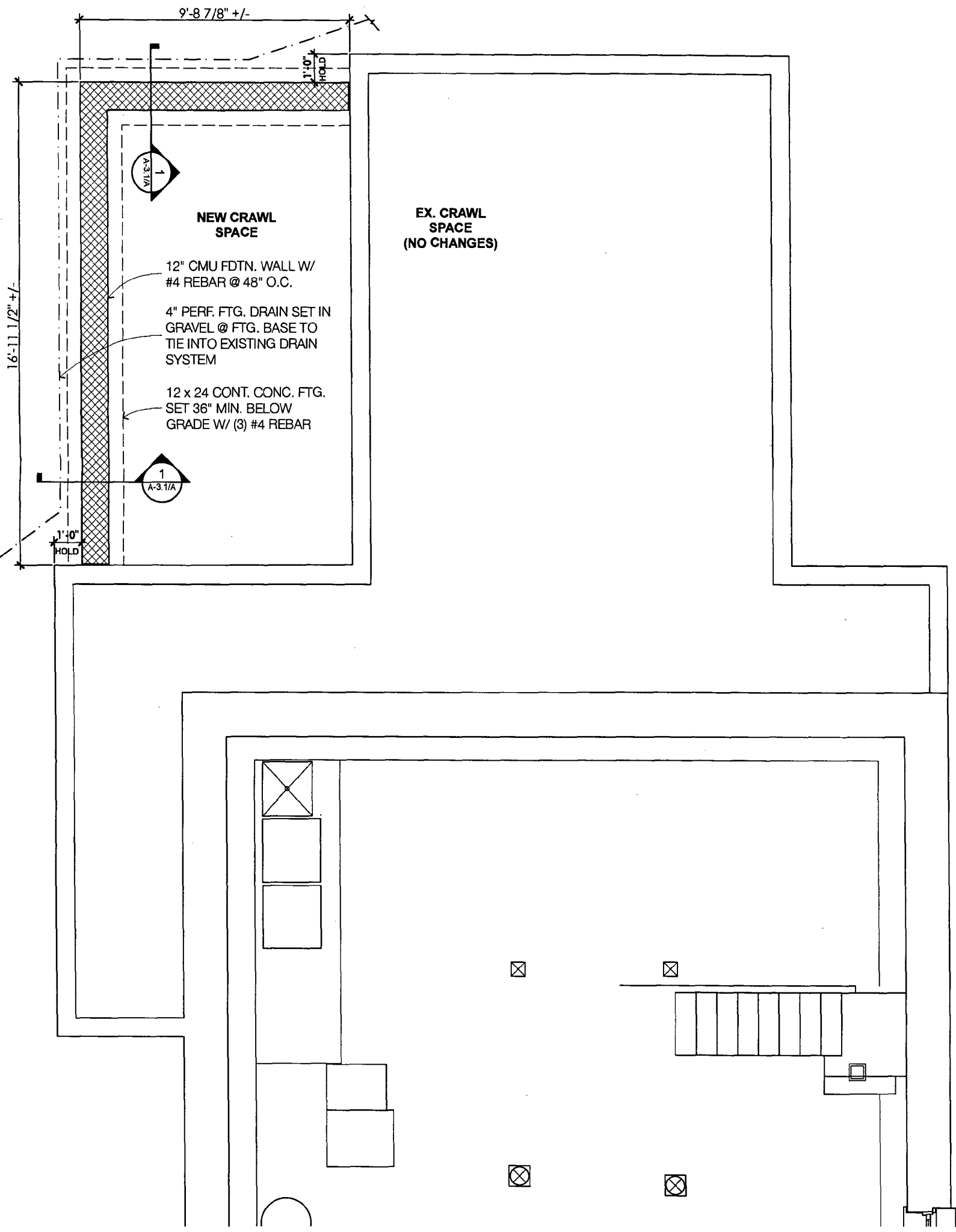
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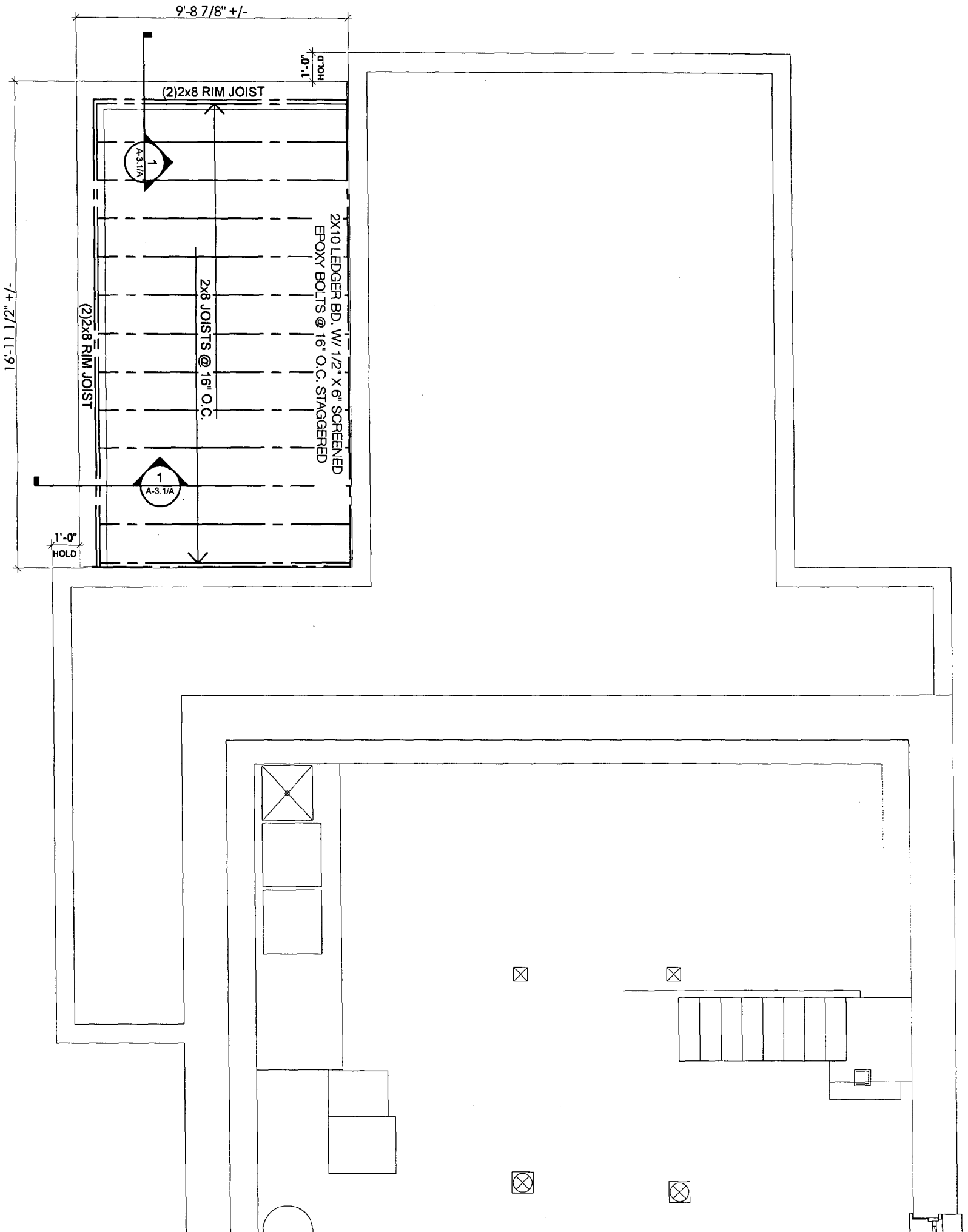


	12/13/09 1/4" = 1'-0" 12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 1: FOUNDATION PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE'S 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 WWW.TROUTDESIGN.COM	P.O. Box 358 WARDENVILLE, WV 26851 (304) 874-4118
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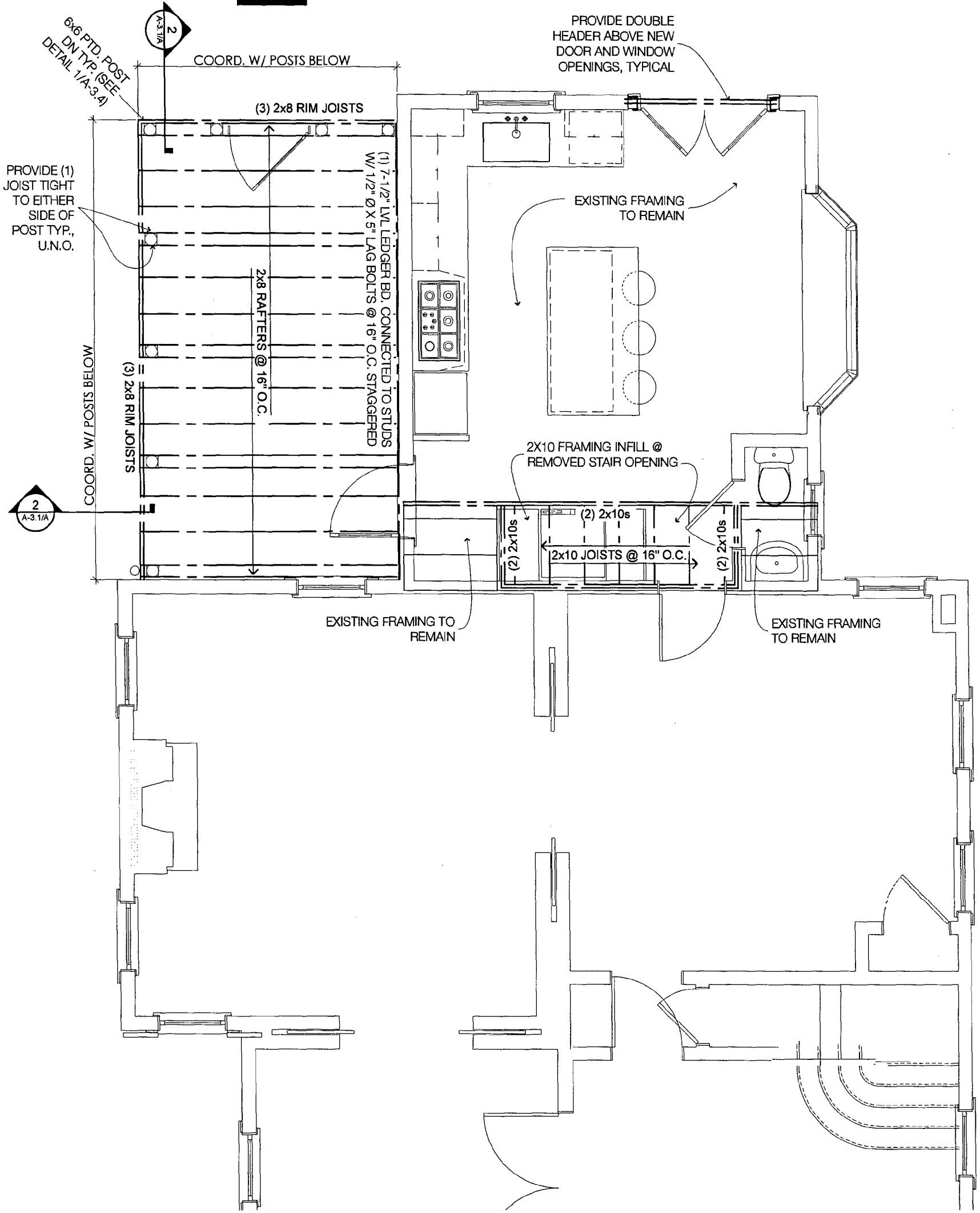
FLOOR JOISTS & FRAMING
TO CONFORM TO:
* IRC TABLE R502.3.1(2)
* IRC TABLE R502.3.3(1)



	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 1: 1st FLR FRAMING ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE		
	1/4" = 1'-0"			2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 www.TROUTDESIGN.COM		P.O. Box 358 WARENSVILLE, WV 26051 (304) 974-4118
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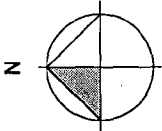
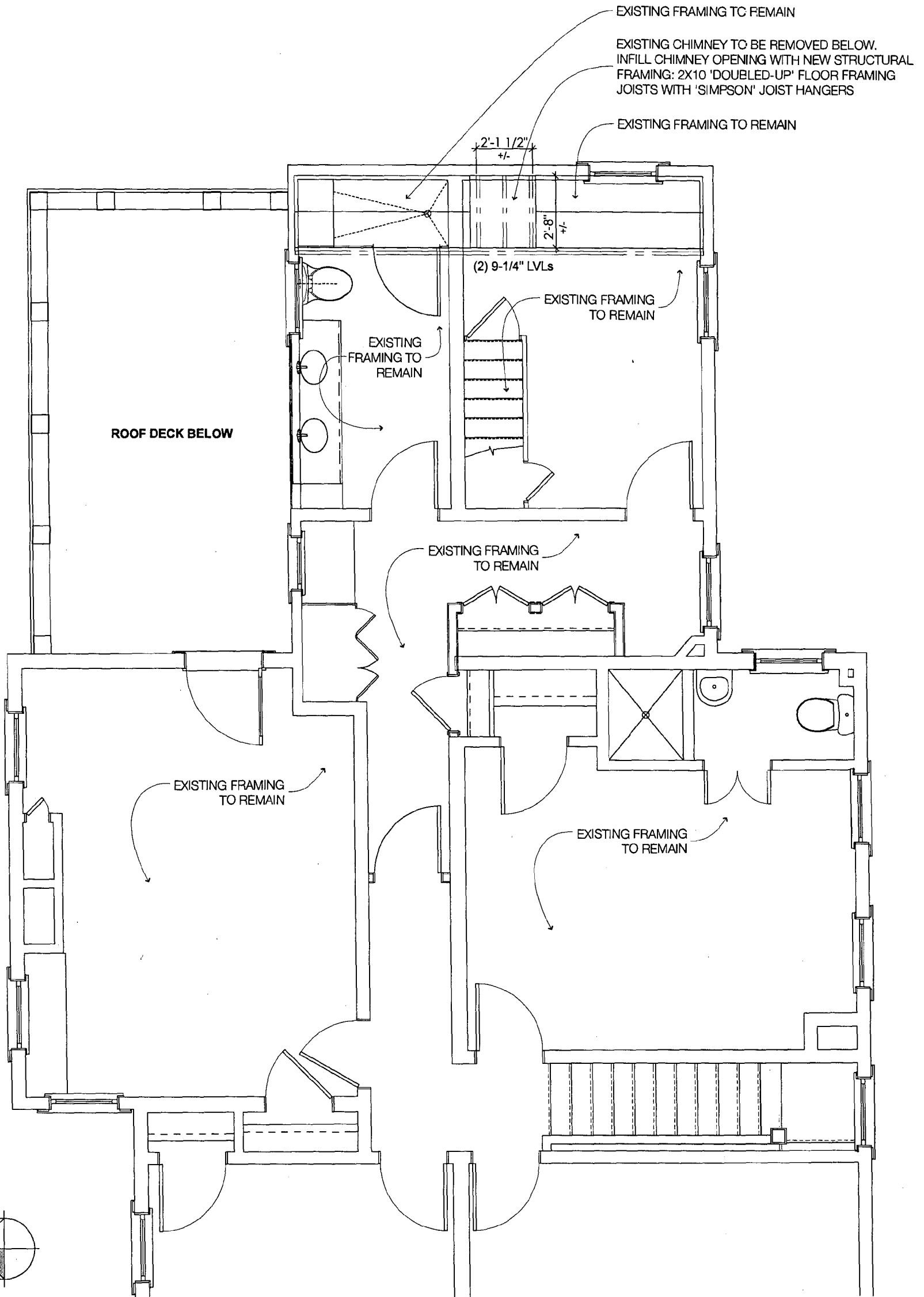
FLOOR JOISTS & FRAMING
TO CONFORM TO:
 * IRC TABLE R502.3.1(2)
 * IRC TABLE R502.3.3(1)



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PHASE 1: ATTIC FLOOR FRAMING PLAN
 ALTERATIONS & ADDITIONS / PERMIT SET

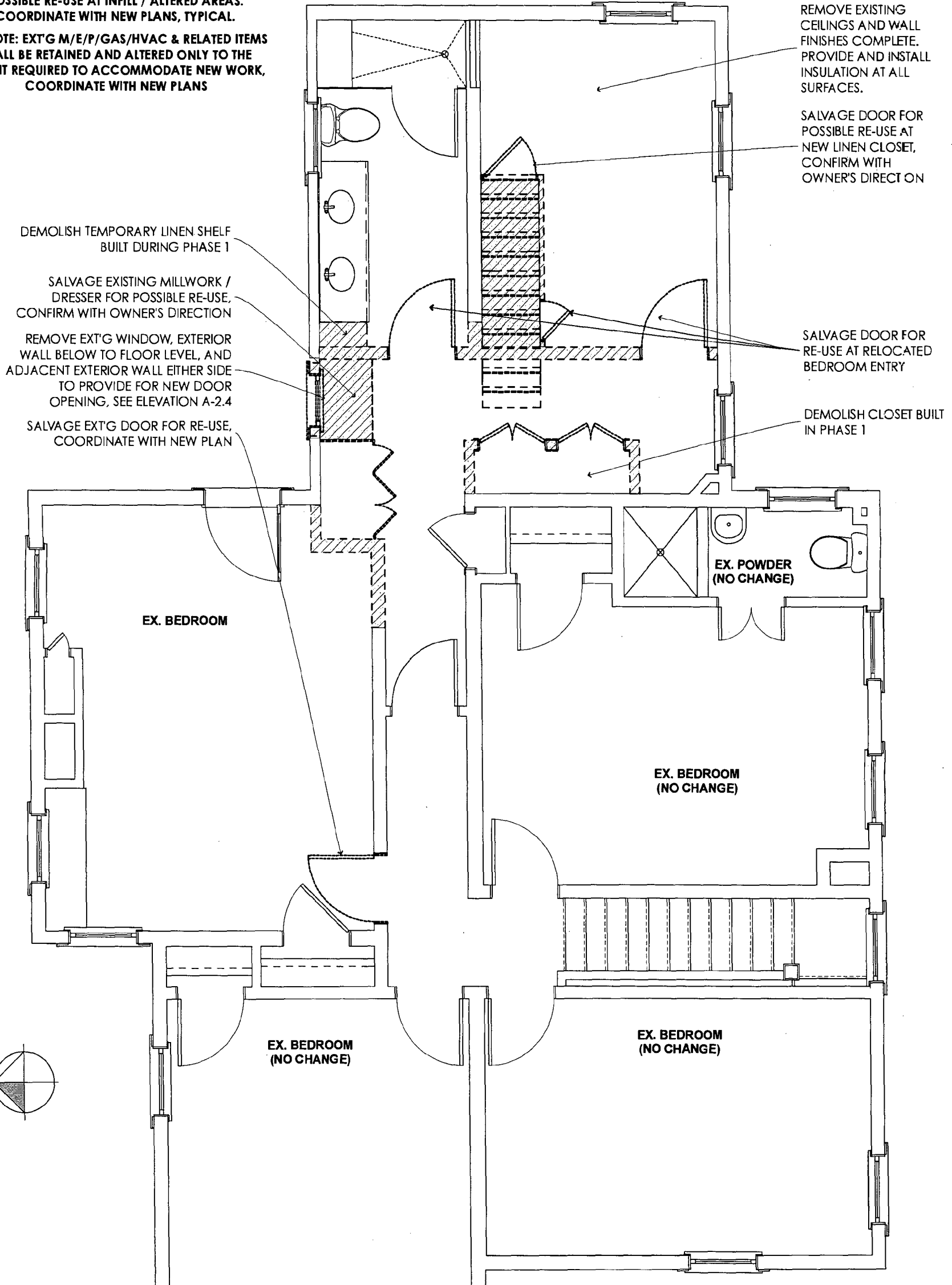
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DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED

- * NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER
- ** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.
- *** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED AND ALTERED ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK, COORDINATE WITH NEW PLANS



D-1.3/B	12/13/09	DATE
	1/4" = 1'-0"	SCALE
	12/13/09	DATE

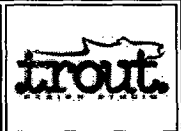
Fitzpayne | Morningstar Residence
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PHASE 2: 2nd FLR - EXT'G & DEMO PLANS
ALTERATIONS & ADDITIONS / PERMIT SET

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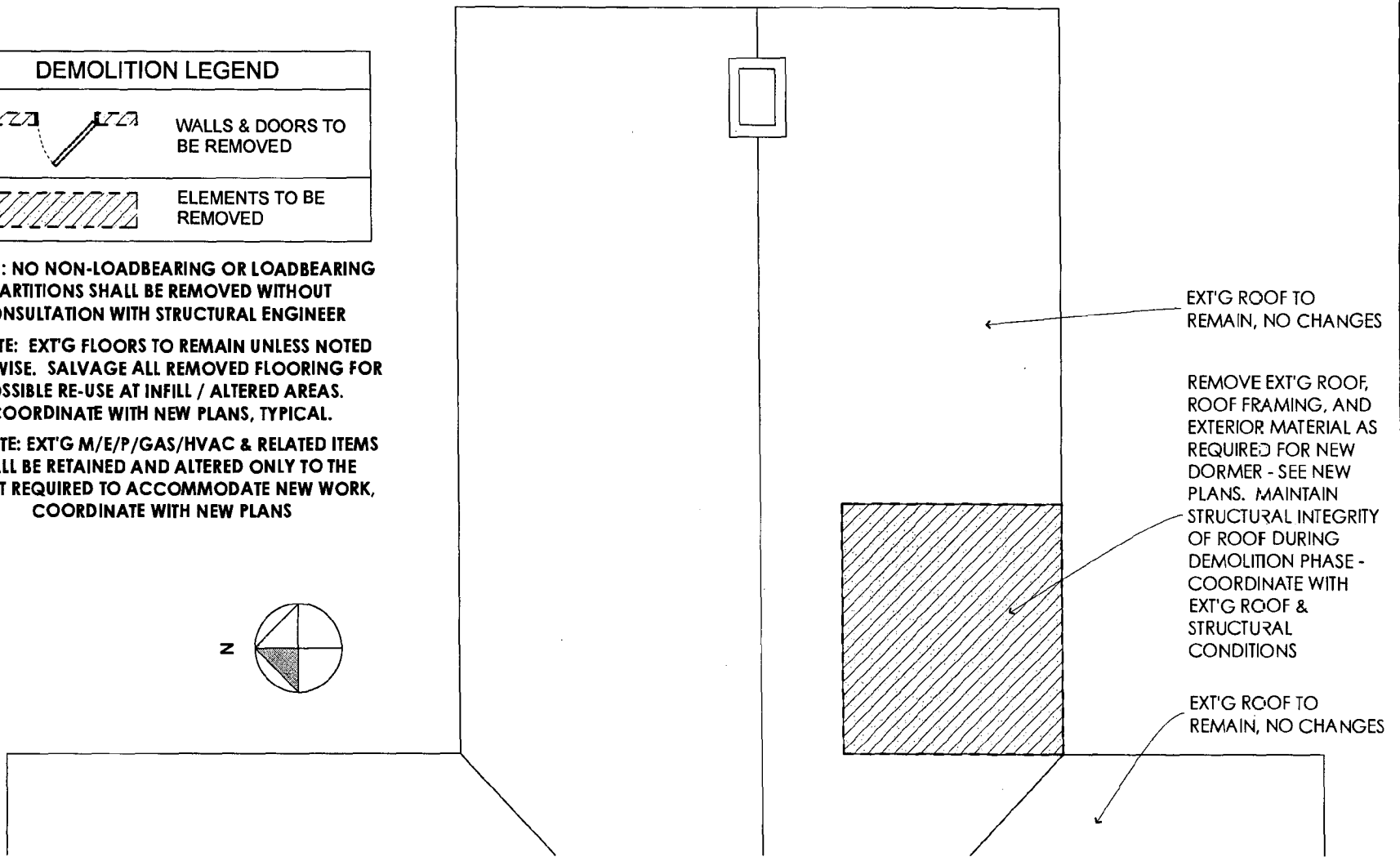
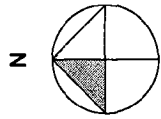
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DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED

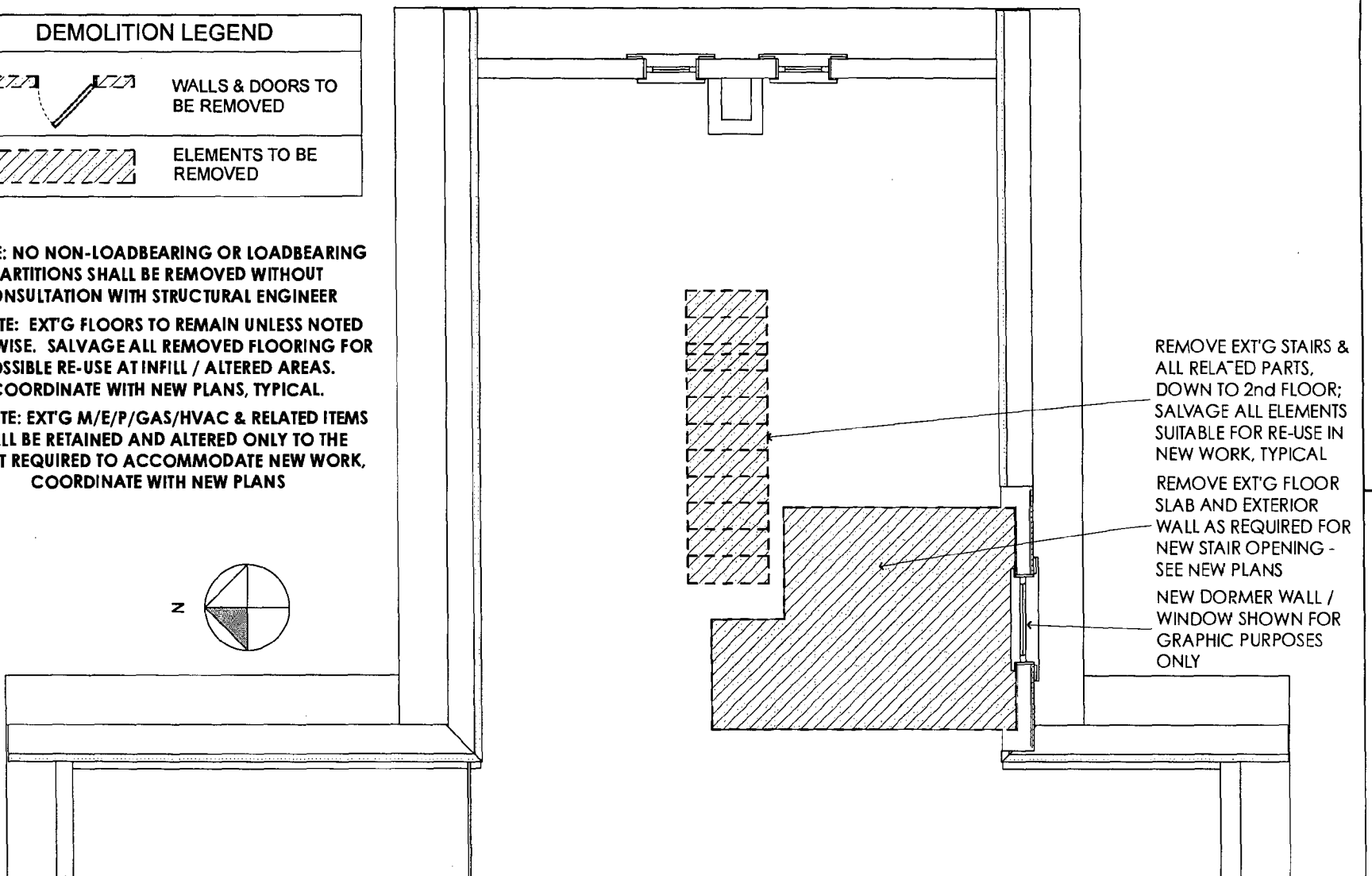
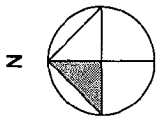
- * NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER
- ** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.
- *** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED AND ALTERED ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK, COORDINATE WITH NEW PLANS



2 ROOF LEVEL - EXT'G & DEMO PLANS
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED

- * NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER
- ** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.
- *** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED AND ALTERED ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK, COORDINATE WITH NEW PLANS



1 ATTIC LEVEL - EXT'G & DEMO PLANS
SCALE: 1/4" = 1'-0"

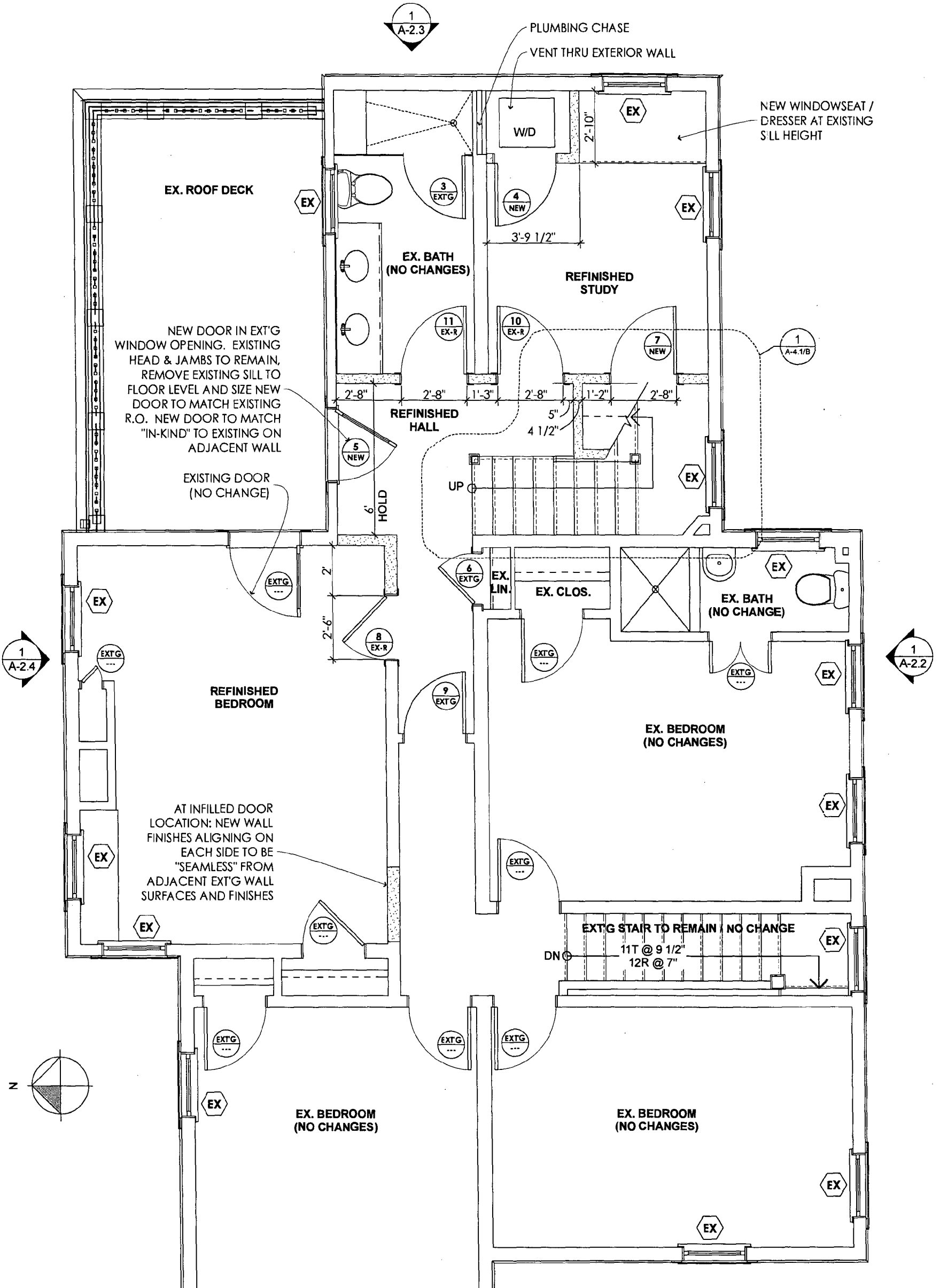
D-1.4/B	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 2: ATTIC & ROOF - EXT'G & DEMO PLANS ALTERATIONS & ADDITIONS / PERMIT SET	Office's 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091	P.O. BOX 358 WARDENSVILLE, WV 26851 (304) 874-4119
	1/4" = 1'-0"			www.TROUTDESIGN.COM	
	12/13/09				

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ALL SELECTIONS FOR INTERIOR FINISHES, MILLWORK, SALVAGED MILLWORK & CABINETS, NEW CABINETS AND ALL APPLIANCES ARE TO BE SPECIFIED & APPROVED BY OWNER PRIOR TO PURCHASE AND/OR INSTALLATION, UNLESS NOTED OTHERWISE.

PLUMBING / DRAIN NOTE: NO NEW PLUMBING LOADS ANTICIPATED; EXISTING PLUMBING / DRAIN ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK

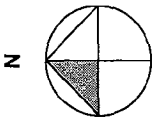
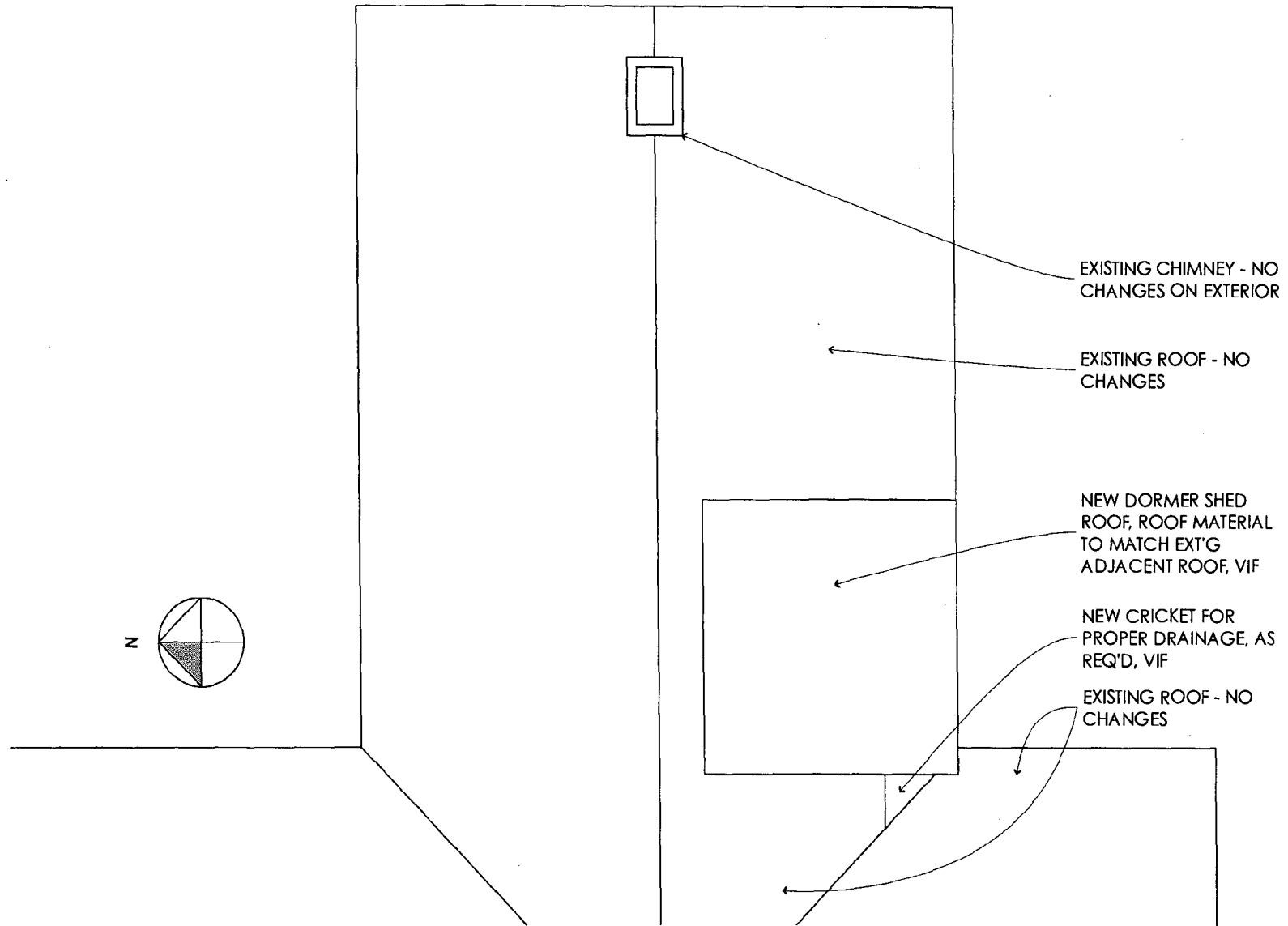
HVAC NOTE: NO NEW HEATING OR COOLING LOADS ANTICIPATED; EXISTING HVAC ELEMENTS TO BE ADJUSTED, RE-CONFIGURED OR RELOCATED TO ACCOMMODATE NEW WORK



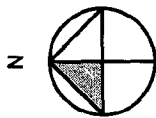
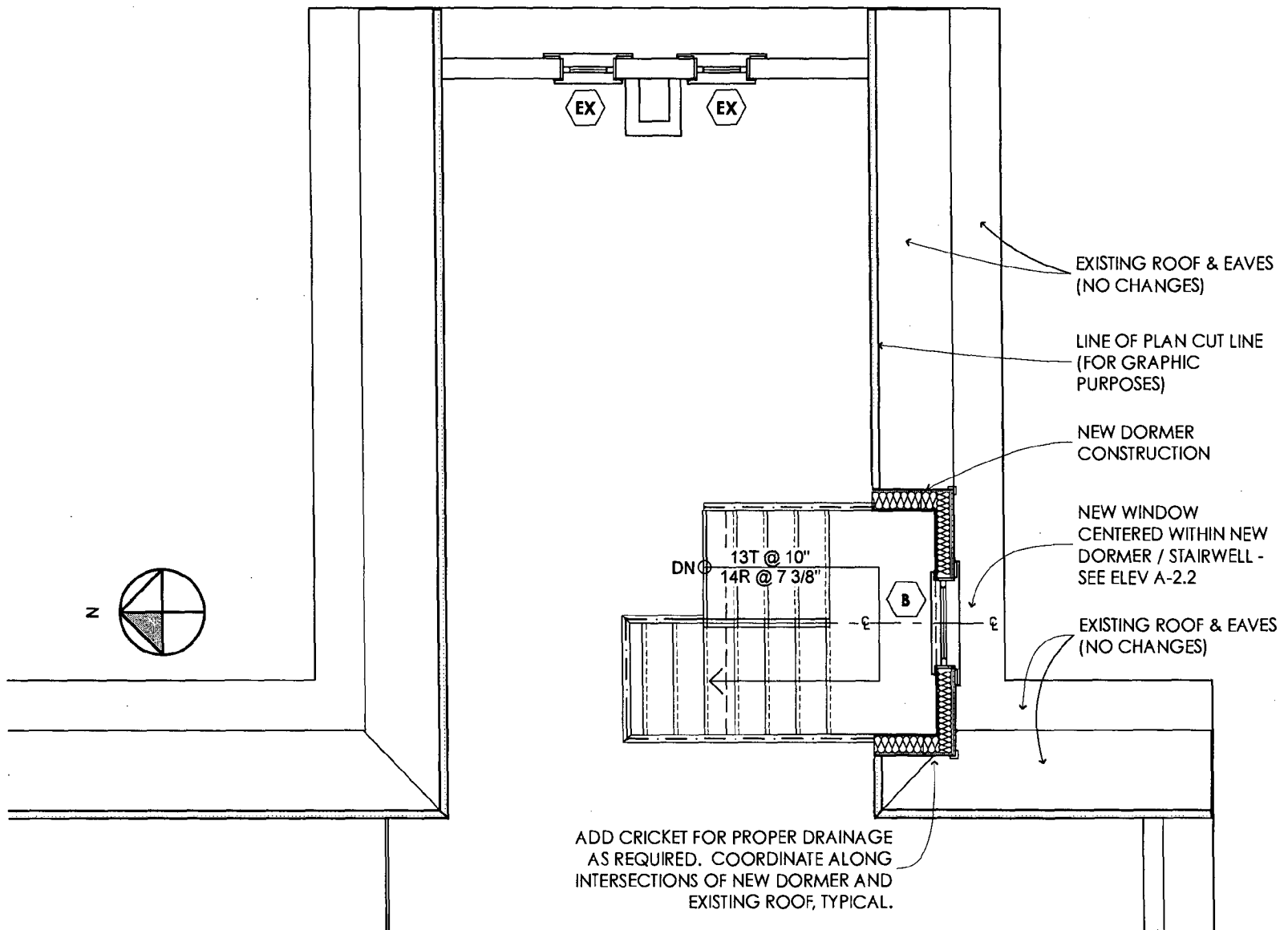
	DATE: 12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 2: 2nd FLR - NEW PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE'S 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0800 FAX: (202) 659-1091 www.TROUTDESIGN.COM	P.O. BOX 558 WARDENVILLE, WV 26051 (304) 874-4118	
	SCALE: 1/4" = 1'-0"					
	DATE: 12/13/09					

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2 ROOF LEVEL - NEW PLAN
SCALE: 1/4" = 1'-0"



1 ATTIC LEVEL - NEW PLAN
SCALE: 1/4" = 1'-0"

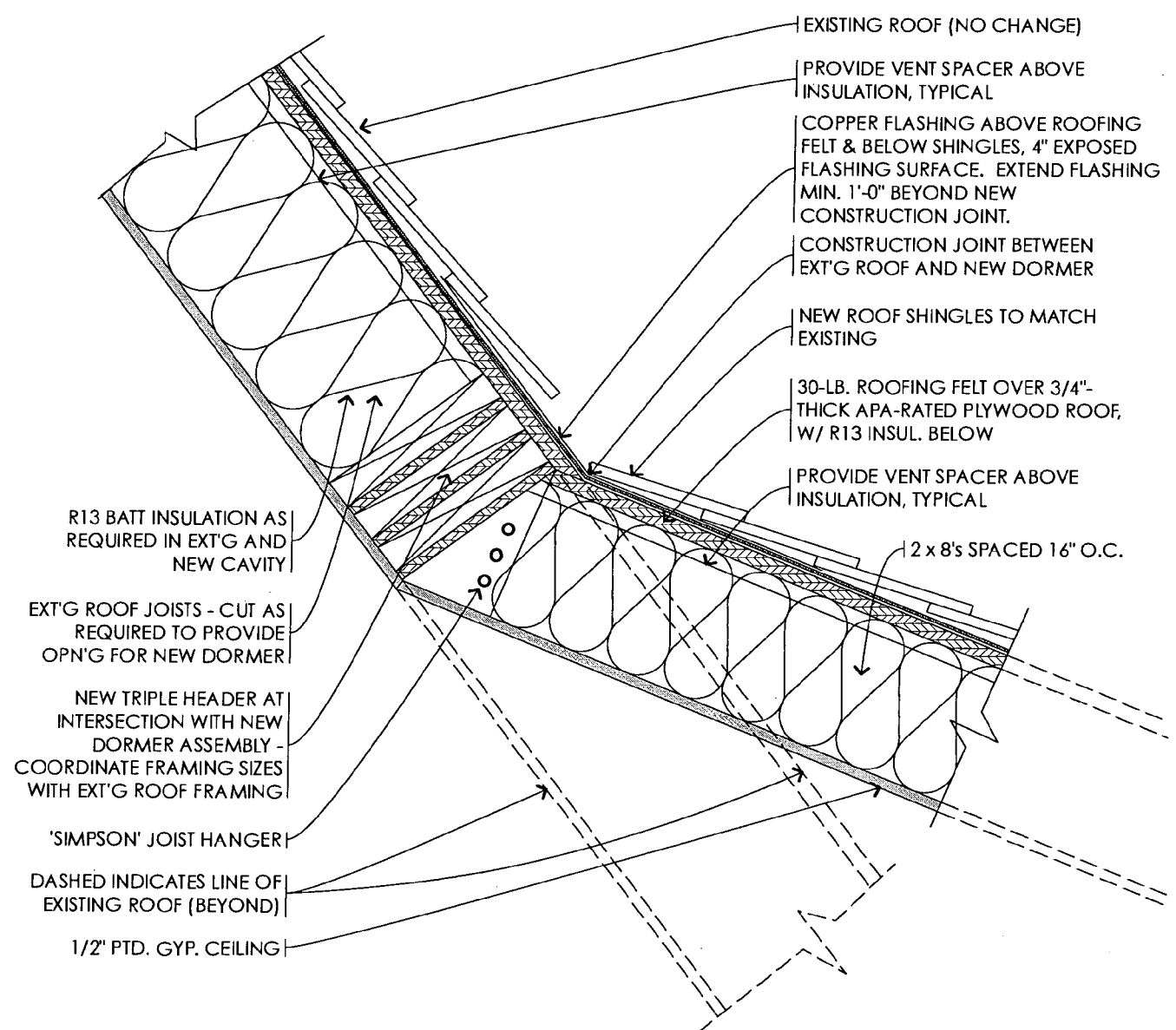
A-1.4/B	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 2: ATTIC & ROOF - NEW PLANS ALTERATIONS & ADDITIONS / PERMIT SET	DATE	Office: 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0800 FAX: (202) 659-1091 www.TROUTDESIGN.COM	P.O. Box 358 WARDENVILLE, WV 26051 (304) 874-4118	
	1/4" = 1'-0"			SCALE			
	12/13/09			DATE			

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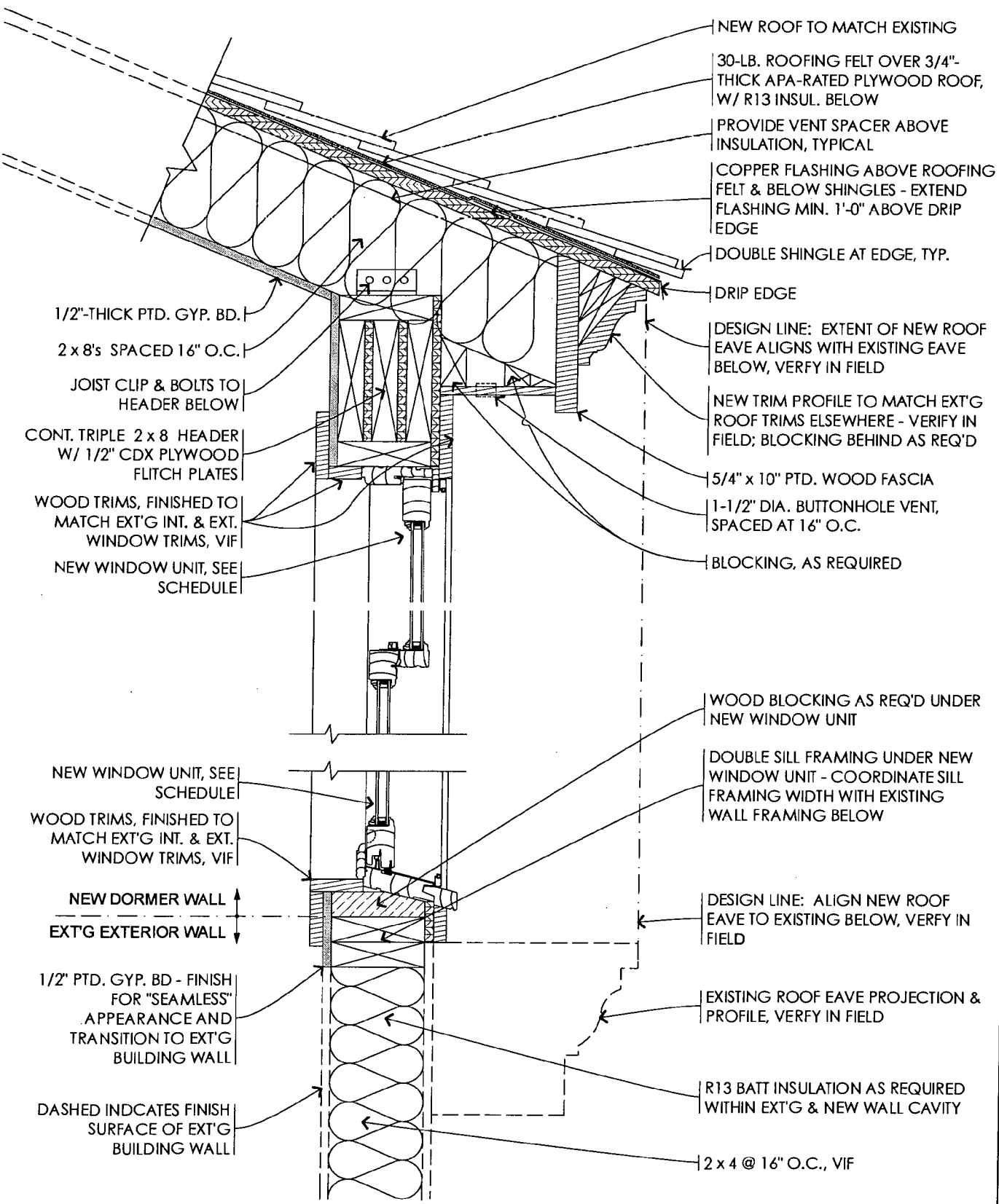
EXTERIOR WORK SHALL BE 'PHASE 2' UNLESS NOTED OTHERWISE, WITH EXCEPTION FOR WORK RELATED TO:

A) REMOVAL OF EXISTING REAR PORCH SHED ROOF


B) NEW SCREEN PORCH / DECK CONSTRUCTION



3 DETAIL SECTION @ DORMER ROOF
SCALE: 1 1/2" = 1'-0"



1 DETAIL SECTION @ NEW DORMER
SCALE: 1 1/2" = 1'-0"



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PHASE 2: DTL. SECTIONS @ NEW DORMER

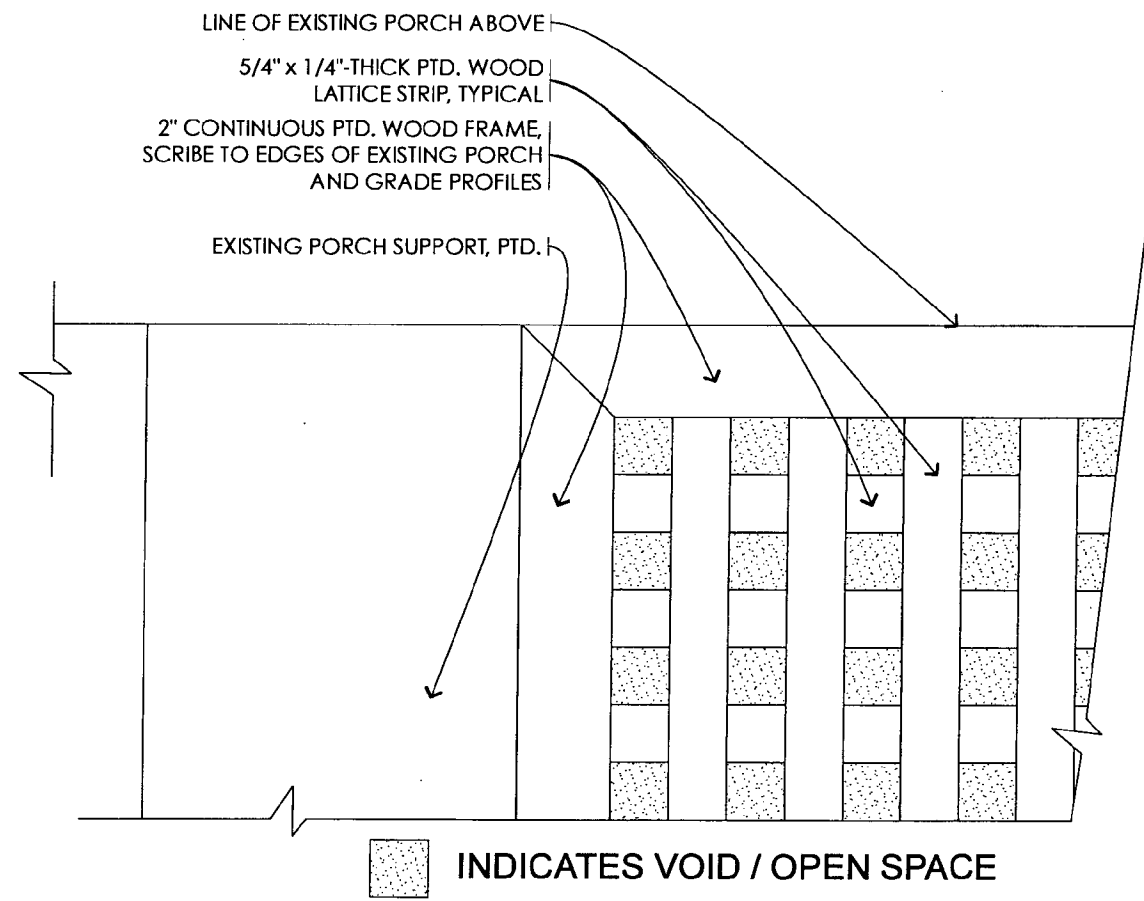
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12/13/09	AS NOTED	12/13/09

A-3.1/B

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1 ENLARGED PARTIAL ELEV - LATTICE
SCALE: 3" = 1'-0"

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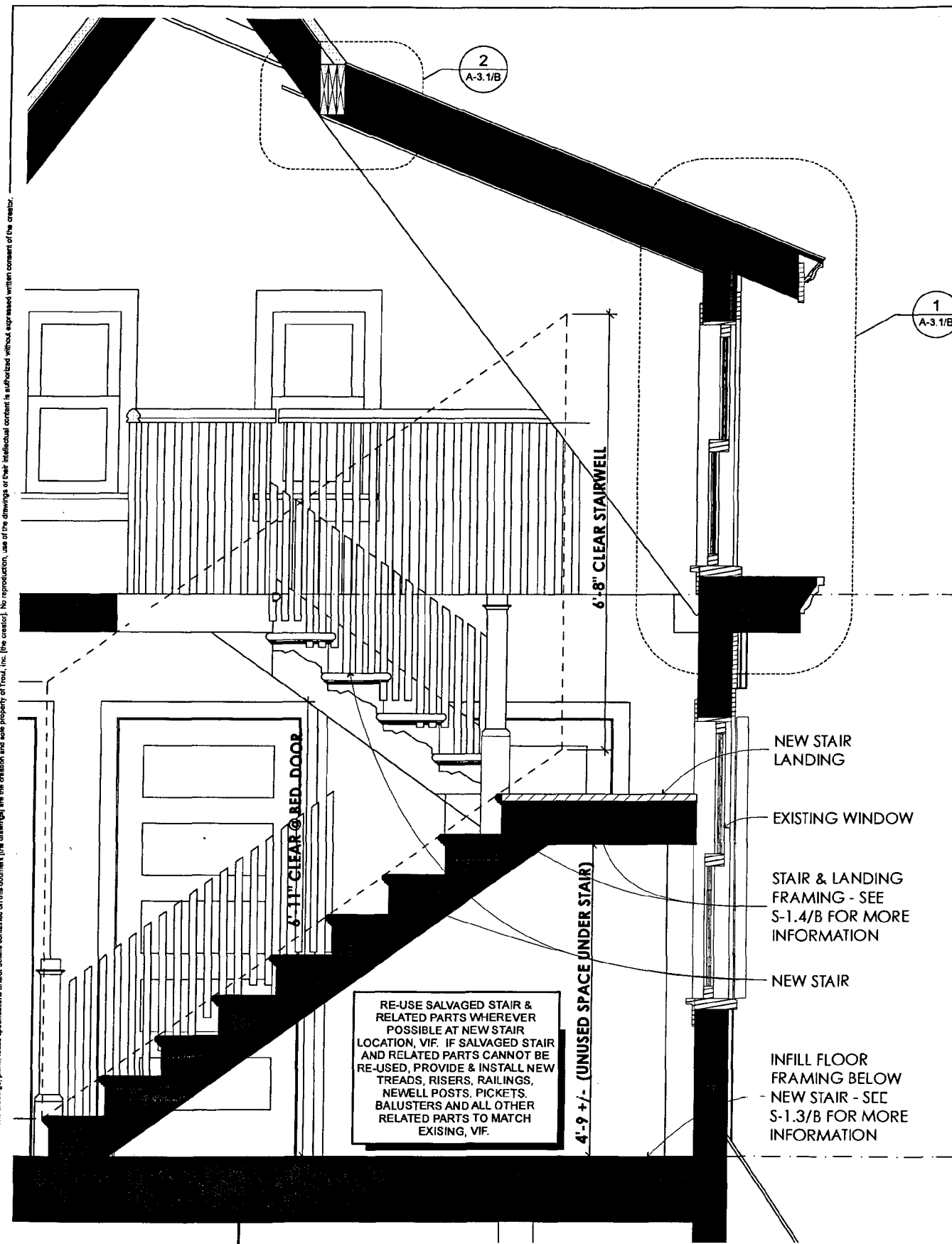
PHASE 2: ENLARGED DETAILS
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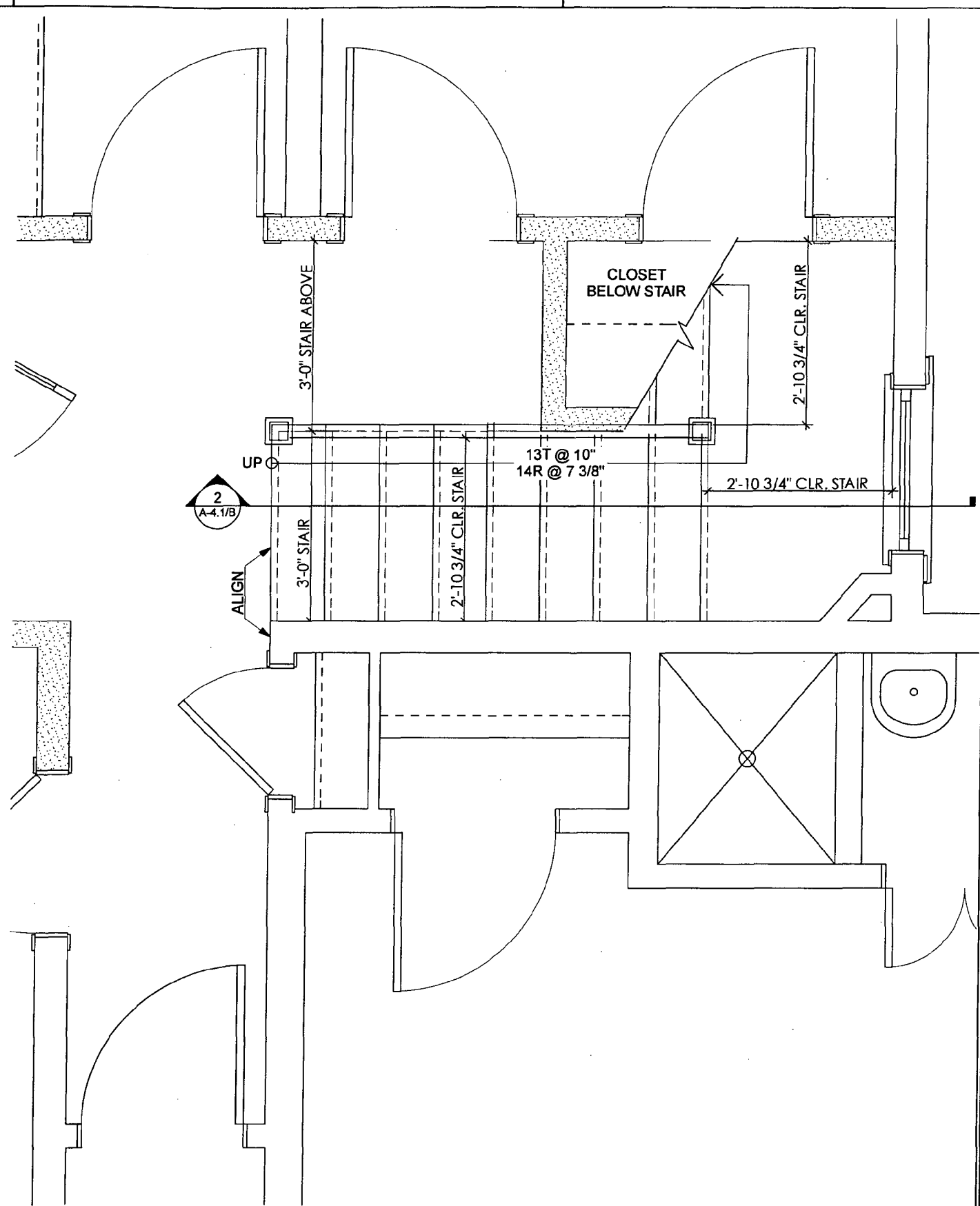
DATE	SCALE	PRINTING
12/13/09	AS NOTED	12/13/09

A-3.2/B

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2 1/2 STAIR SECTION
SCALE: 1/2" = 1'-0"



1 1/2 ENLARGED STAIR
SCALE: 1/2" = 1'-0"



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PHASE 2: NEW STAIR PLAN & SECTION
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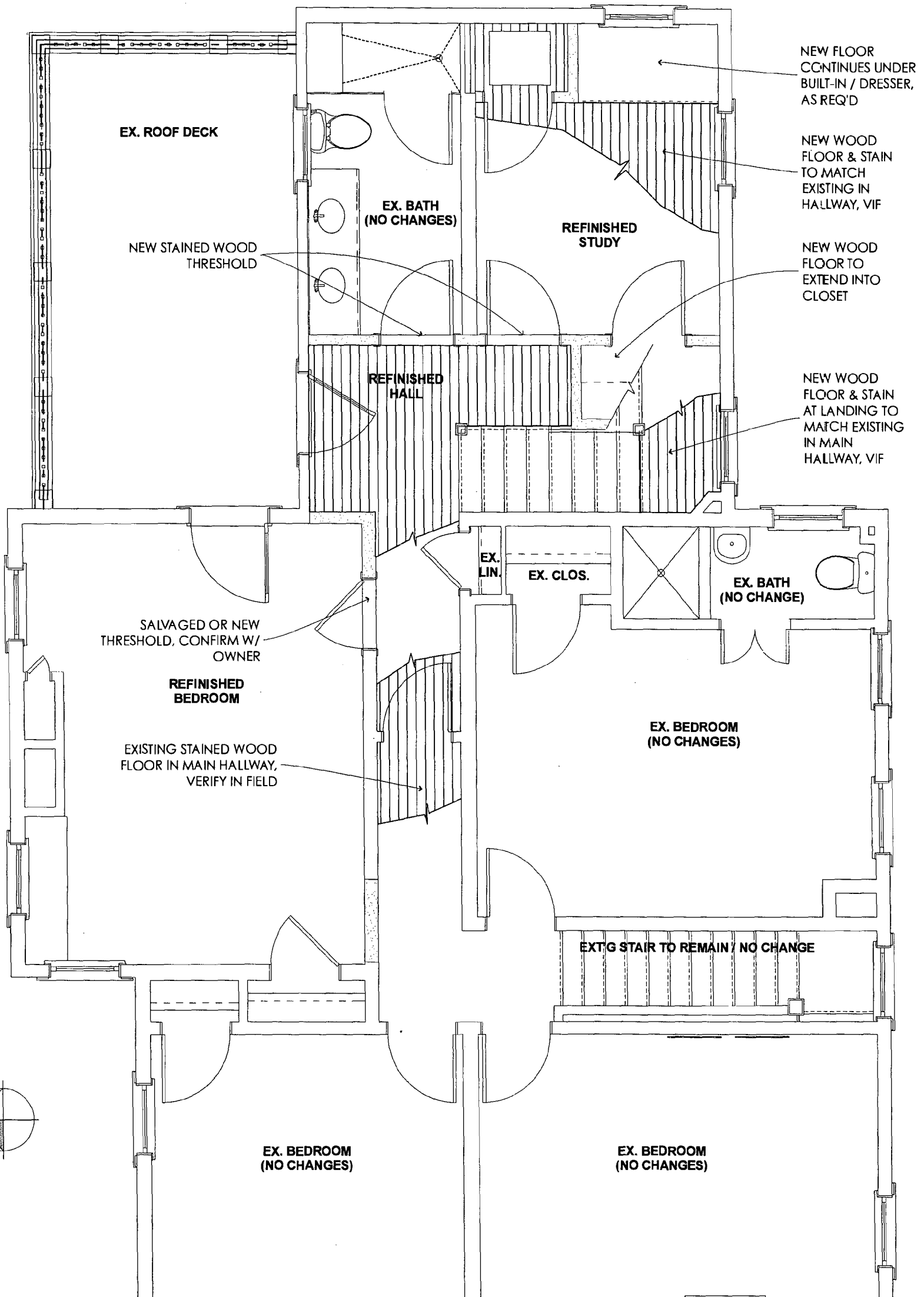
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7211MD

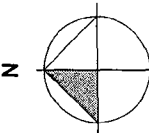

DATE 12/13/09	SCALE 1/4" = 1'-0"	PRINTING 12/13/09
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A-4.1/B

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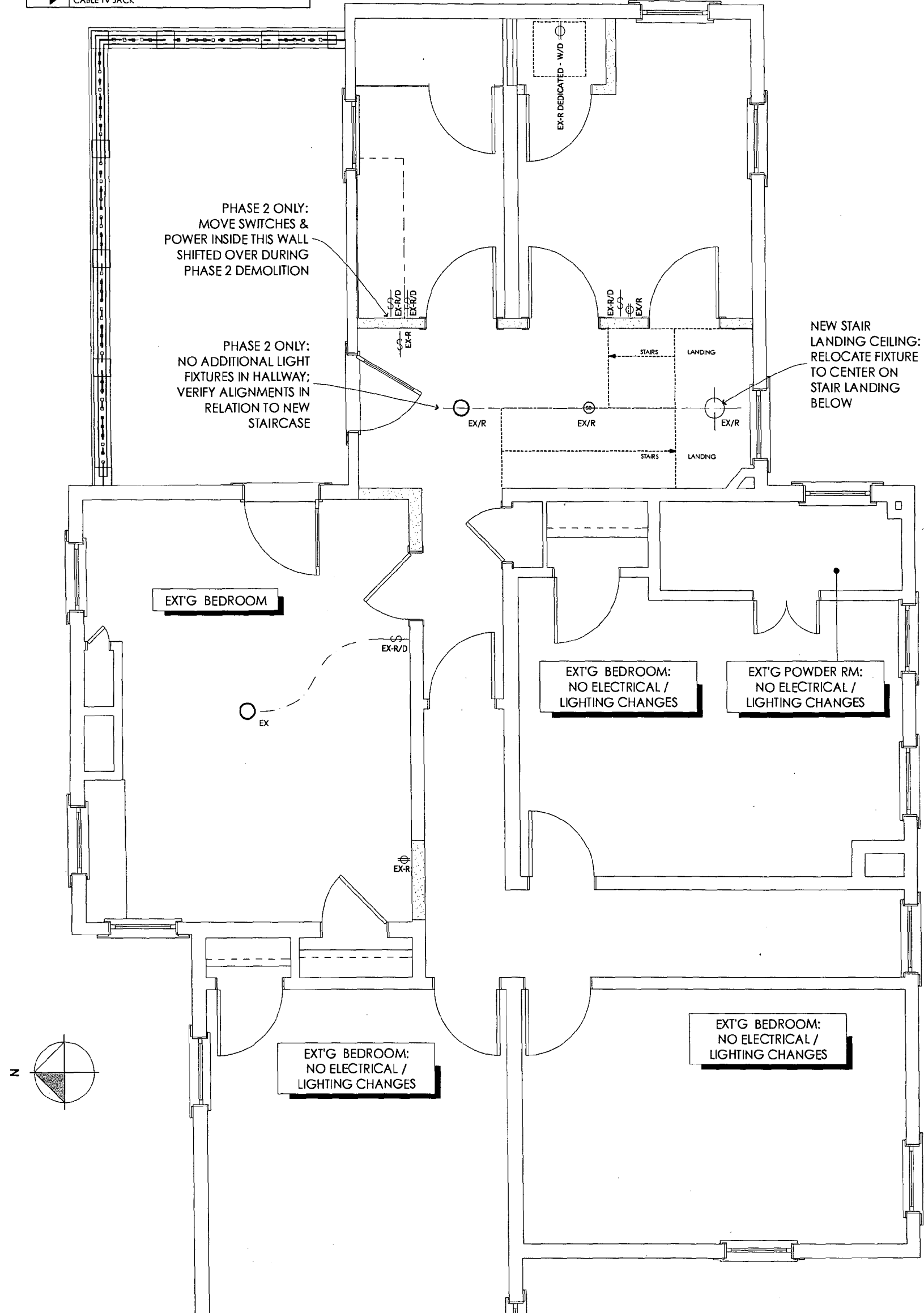
 A-5.2/B	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 2: 2nd FLR FINISH PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 WWW.TROUTDESIGN.COM	P.O. Box 358 WARDENVILLE, WV 26851 (304) 874-9118 
	1/4" = 1'-0"				
	12/13/09				

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RCP / ELECTRICAL LEGEND	
"EX" Indicates re-use without anticipated alterations "EX-R" Indicates "Existing to be re-used or relocated"	
	PENDANT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	SURFACE-MOUNT FIXTURE
	WALL-MOUNT FIXTURE
	CEILING FAN
	SMOKE DETECTOR
	SWITCH
	SWITCH - "D" ON DIMMER; "3" INDICATES 3-WAY SWITCH
	ELECTRICAL OUTLET / "GFI" AT WET LOCATIONS
	CABLE TV JACK

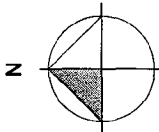
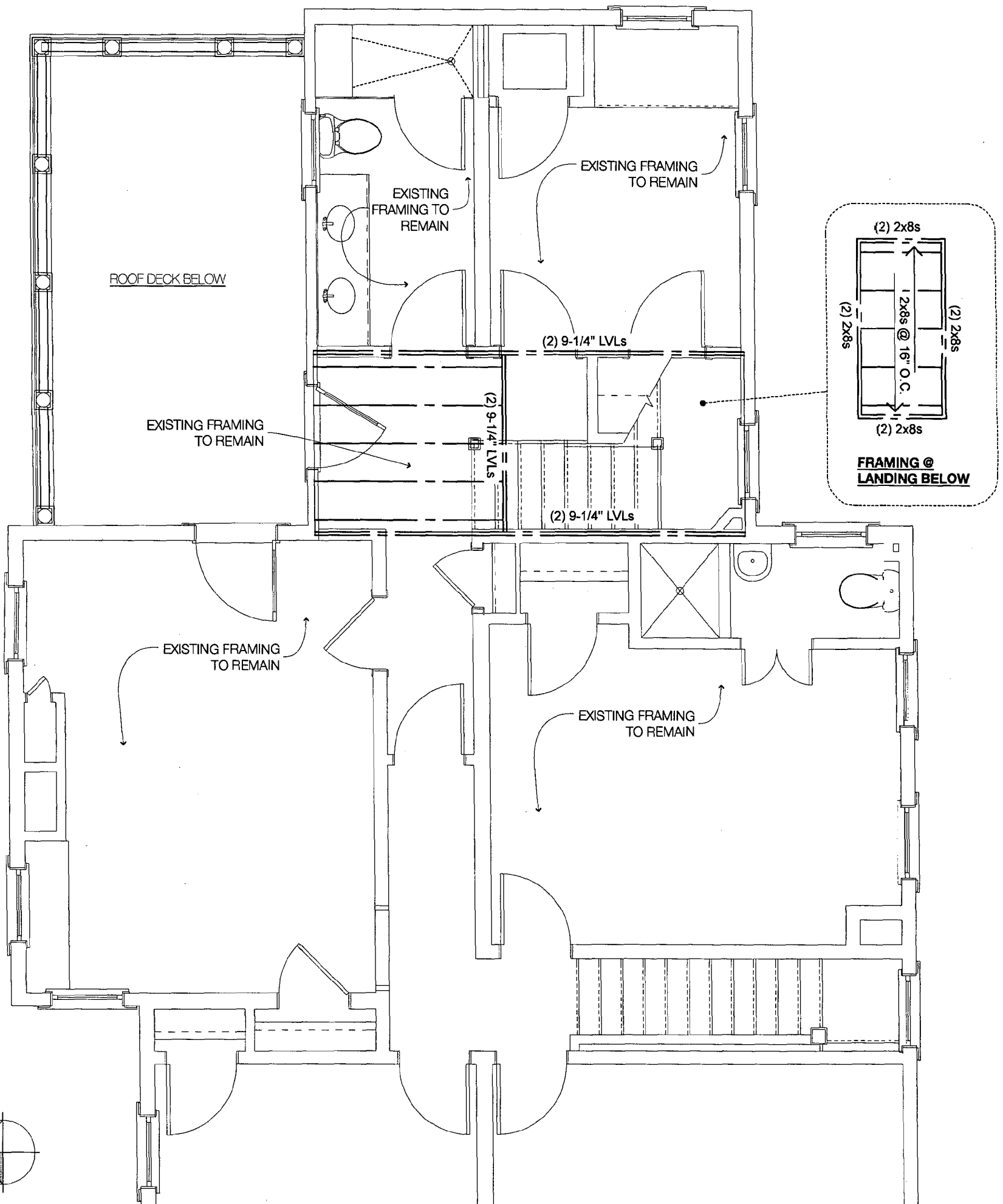
ELECTRICAL / RCP NOTE: NO NEW ADDITIONAL LOADS ANTICIPATED; EXISTING ELECTRICAL & LIGHTING ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK. ALL KITCHEN APPLIANCES ARE EXT'G TO BE RE-USED OR REPLACED NEW W/ OWNER-APPROVED ITEM.

ELECTRICAL / RCP NOTE: ALL ALTERATIONS, ADJUSTMENTS, OUTLET AND LIGHTING RE-USE & RELOCATIONS MUST FIRST BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF THE WORK.



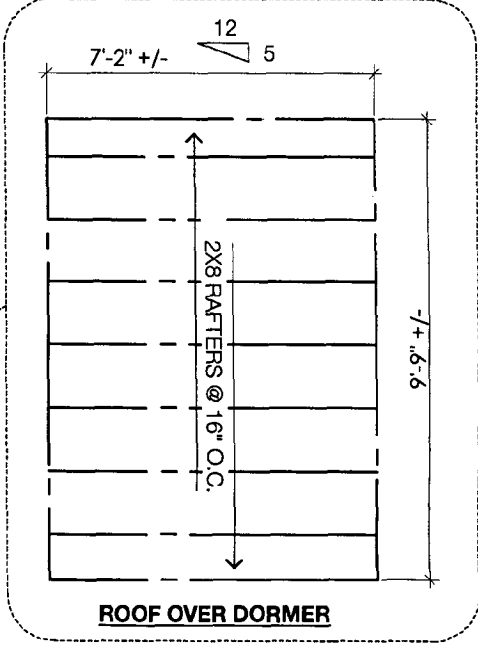
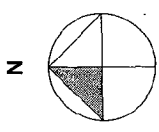
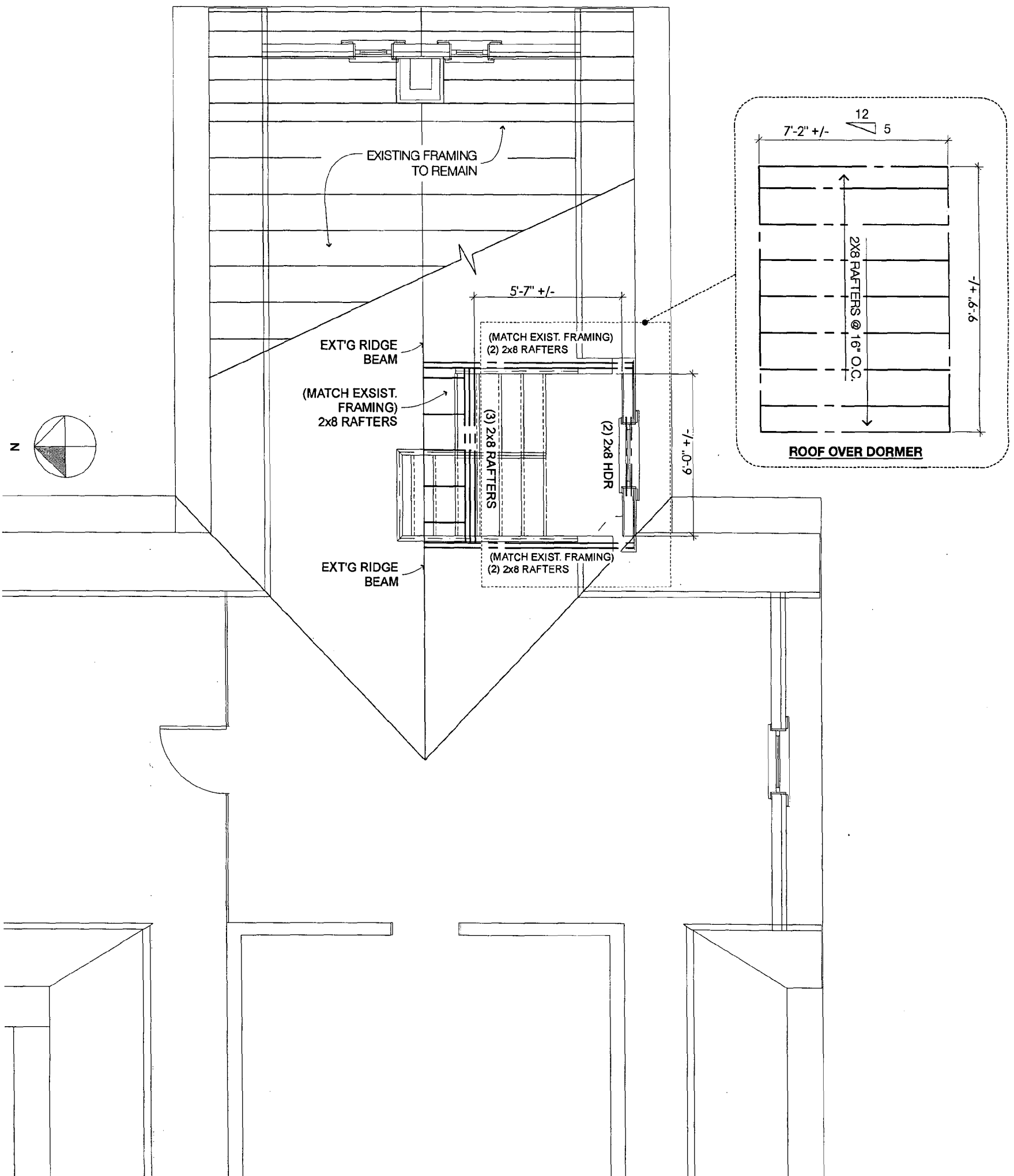
A-6.2/B	12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 2: 2nd FLR ELEC. / RCP PLAN	Office 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091	P.O. Box 358 WARDENVILLE, WV 26051 (304) 874-4118	
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<p style="font-size: 24px; font-weight: bold;">S-1.4/B</p>	DATE: 12/13/09	<p>Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD</p>	PHASE 2: ATTIC FLOOR FRAMING PLAN	<p>Office's 2112 WARD COURT, NW WASHINGTON, DC 20007-1209 (202) 659-0600 FAX: (202) 659-1091 WWW.TROUTDESIGN.COM</p>	
	SCALE: 1/4" = 1'-0"		ALTERATIONS & ADDITIONS / PERMIT SET		
	DATE: 12/13/09		<p>P.O. Box 356 WARDENVILLE, WV 26051 (304) 874-4118</p>		

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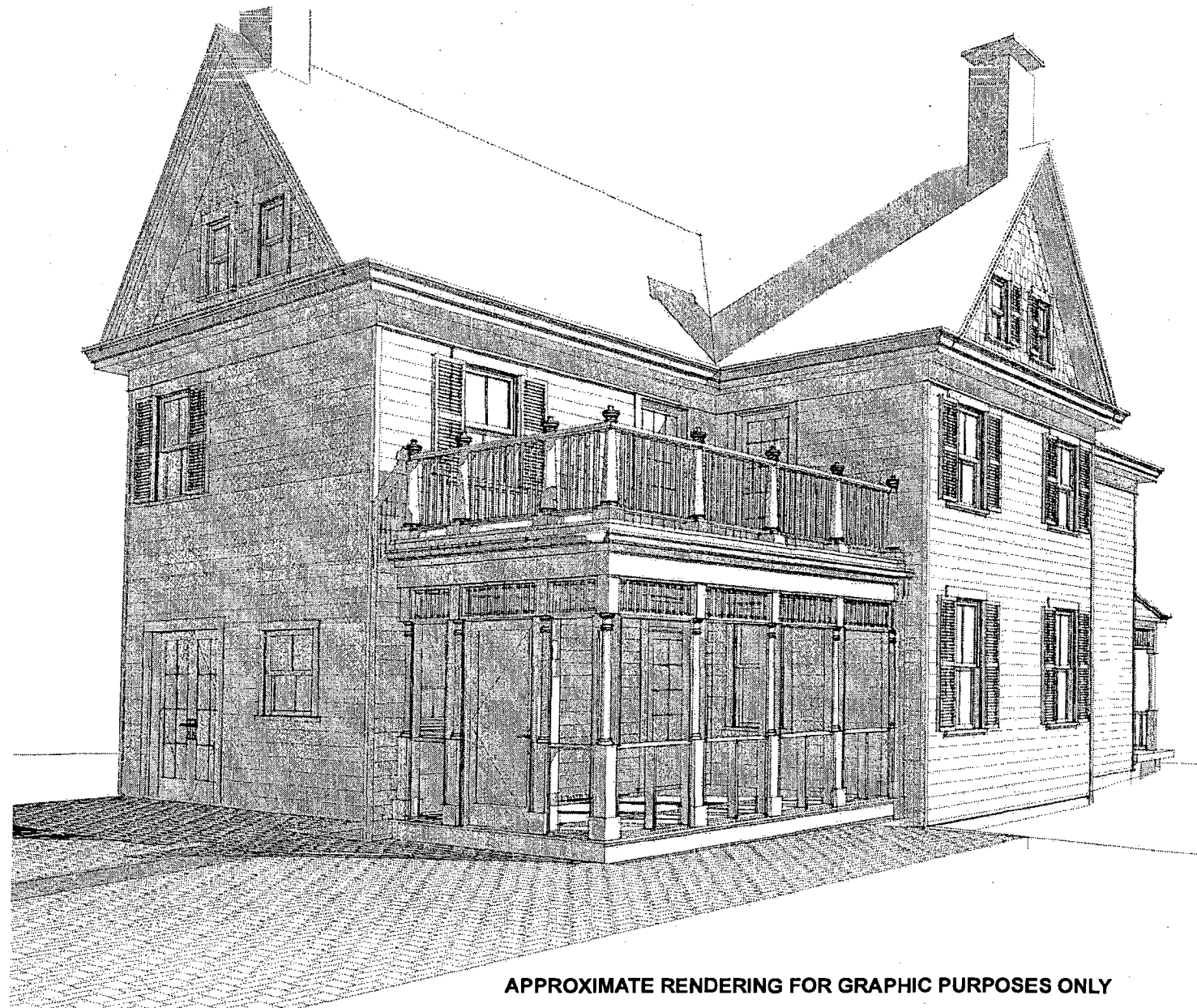


S-1.5/B	DATE: 12/13/09 SCALE: 1/4" = 1'-0" PERMITTED: 12/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	PHASE 2: ROOF & DORMER FRAMING PLAN ALTERATIONS & ADDITIONS / PERMIT SET	Office: 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0500 FAX: (202) 659-1091 www.TROUTDESIGN.COM	P.O. BOX 358 WARDENSVILLE, WV 26051 (304) 874-4118
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ALTERATIONS & ADDITIONS / PERMIT SET

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Takoma Park, Maryland 20912



APPROXIMATE RENDERING FOR GRAPHIC PURPOSES ONLY

C-1.1	COVERSHEET
C-1.2	SURVEY
C-1.3	SITE PLAN
C-1.4	WEST (FRONT) ELEVATION: VIEWS FROM CEDAR STREET
C-1.5	SOUTH ELEVATION: VIEWS FROM NEIGHBORING LOT 6 / SIDE YARD
C-1.6	EAST ELEVATION: VIEWS FROM NEIGHBORING LOT 28 / REAR YARD
GN-1.1	GENERAL NOTES
GN-1.2	GENERAL NOTES
GN-1.3	GENERAL NOTES
GN-1.4	GENERAL NOTES
GN-1.5	GENERAL NOTES
D-1.1	DEMOLITION NOTES
D-1.2	1st FLOOR - EXT'G & DEMO PLANS
D-1.3	2nd FLOOR - EXT'G & DEMO PLANS
D-1.4	ATTIC & ROOF - EXT'G & DEMO PLANS
A-1.1	SCHEDULES
A-1.2	1st FLOOR - NEW PLAN
A-1.3	2nd FLOOR - NEW PLAN
A-1.4	ATTIC & ROOF - NEW PLANS
A-2.1	WEST (FRONT) ELEVATION - NEW
A-2.2	SOUTH ELEVATION - NEW
A-2.3	EAST ELEVATION - NEW
A-2.4	NORTH ELEVATION - NEW
A-2.5	ENLARGED PORCH ELEVATION
A-3.1	DETAIL SECTIONS @ NEW DORMER
A-3.2	DETAIL SECTIONS @ NEW PORCH FOUNDATION
A-3.3	DETAILS SECTIONS @ NEW PORCH ROOF / DECK
A-3.4	ENLARGED DETAILS
A-4.1	NEW STAIR PLAN & SECTION
A-5.1	1st FLOOR - FLOOR FINISH PLAN
A-5.2	2nd FLOOR - FLOOR FINISH PLAN
A-6.1	1st FLOOR - ELEC. / RCP PLAN
A-6.2	2nd FLOOR - ELEC. / RCP PLAN
S-1.1	FRAMING PLAN - FOUNDATION
S-1.2	FRAMING PLAN - 1st FLOOR
S-1.3	FRAMING PLAN - 2nd FLOOR
S-1.4	FRAMING PLAN - ATTIC LEVEL
S-1.5	FRAMING PLAN - ROOF LEVEL / DORMER

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11/18/09

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COVERSHEET
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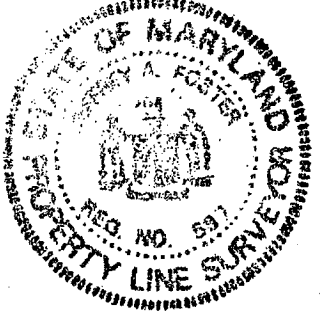
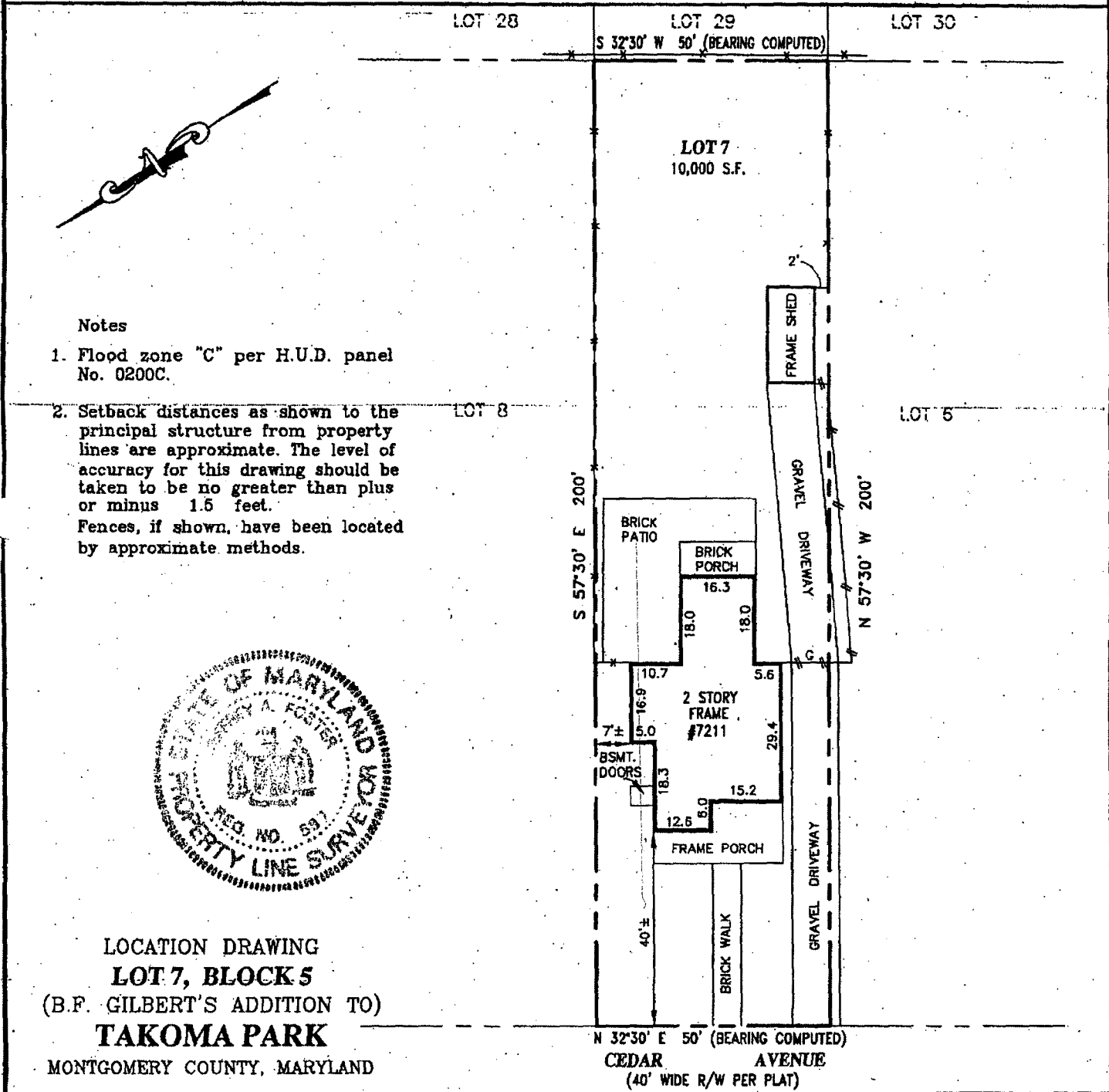
DATE SCALE PRINTING
11/13/09
11/13/09

C-1.1

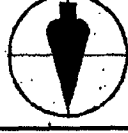
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CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

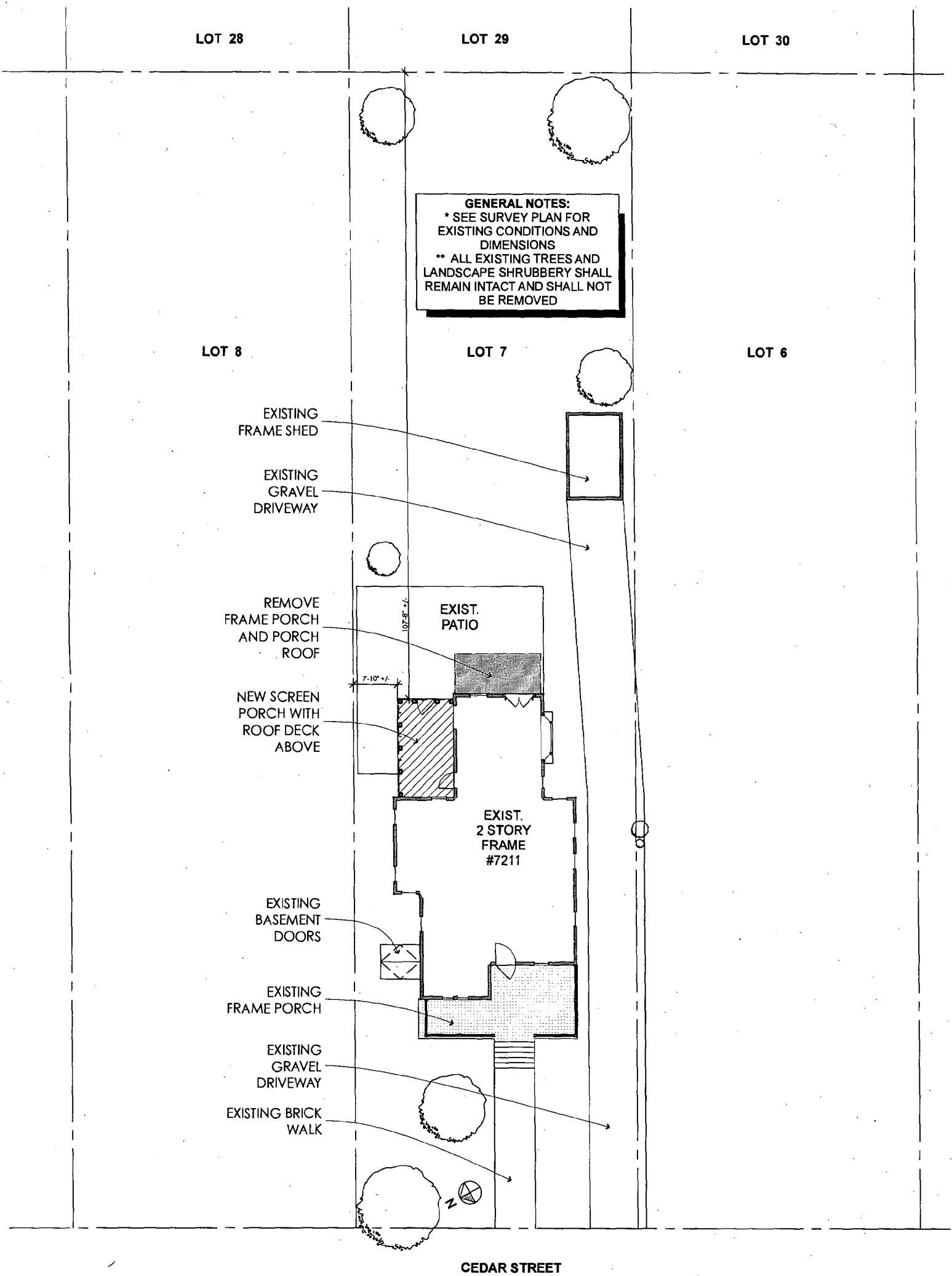


LOCATION DRAWING
LOT 7, BLOCK 5
(B.F. GILBERT'S ADDITION TO)
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. A PLAT NO. 3			
LIBER <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 597		FOLIO		DATE OF LOCATIONS SCALE: 1" = 30' WALL CHECK: DRAWN BY: M.A.S. HSE. LOC.: 08-09-05 JOB NO.: 05-4228	

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GENERAL NOTES:
 * SEE SURVEY PLAN FOR EXISTING CONDITIONS AND DIMENSIONS
 ** ALL EXISTING TREES AND LANDSCAPE SHRUBBERY SHALL REMAIN INTACT AND SHALL NOT BE REMOVED

1

SITE PLAN

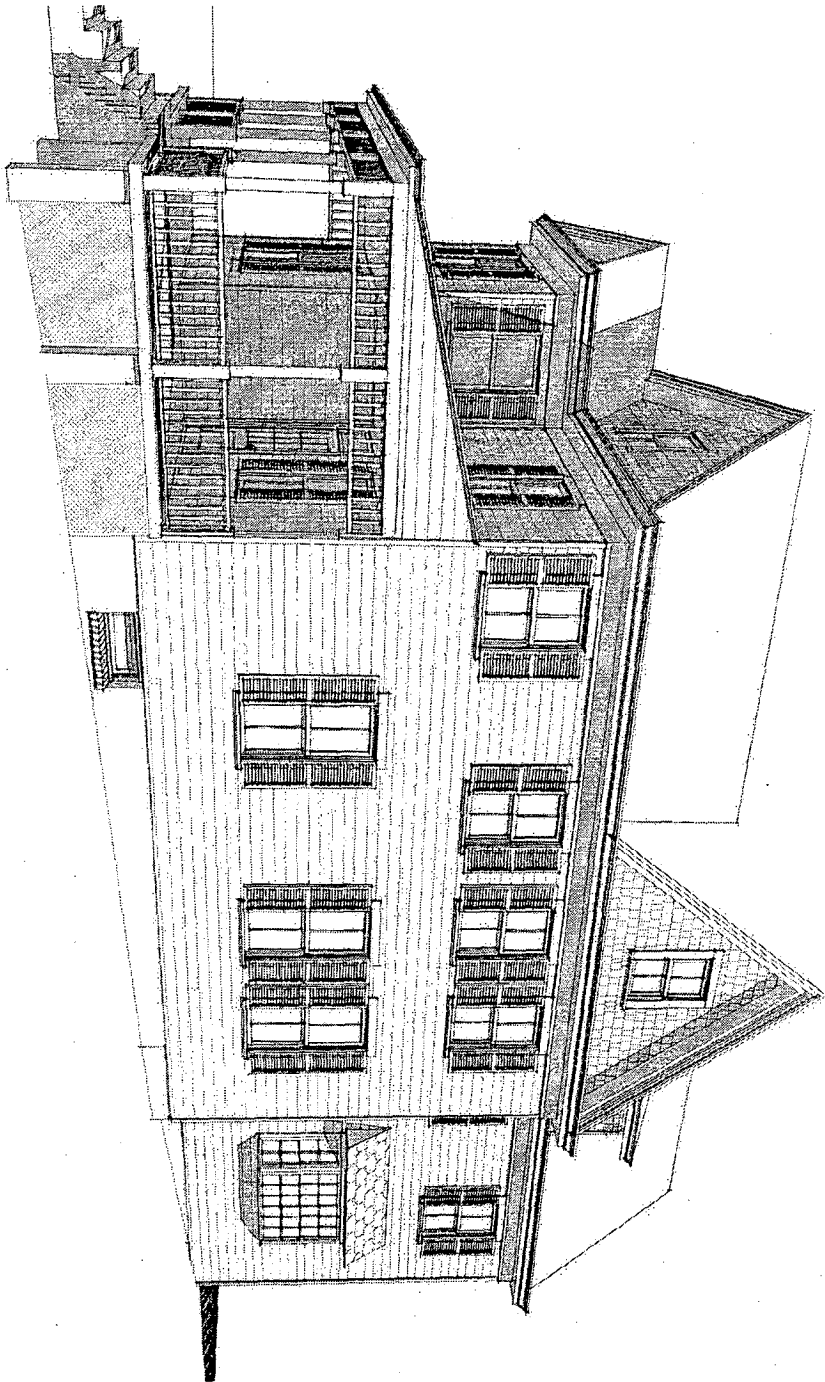
1" = 20'

C-1.3	11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	SITE PLAN	OFFICE 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 www.TROUTDESIGN.COM	P.O. Box 358 WARDENVILLE, WV 26051 (304) 874-4118	
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WEST (FRONT) ELEV - EXISTING VIEW FROM CEDAR STREET



WEST (FRONT) ELEV - NEW VIEW FROM CEDAR STREET

(NEW DORMER NOT PROMINENTLY VISIBLE FROM STREET)

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C-14	DATE	11/13/09
	SCALE / PRINTING	11/13/09

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WEST (FRONT) ELEVATION: VIEWS FROM CEDAR STREET
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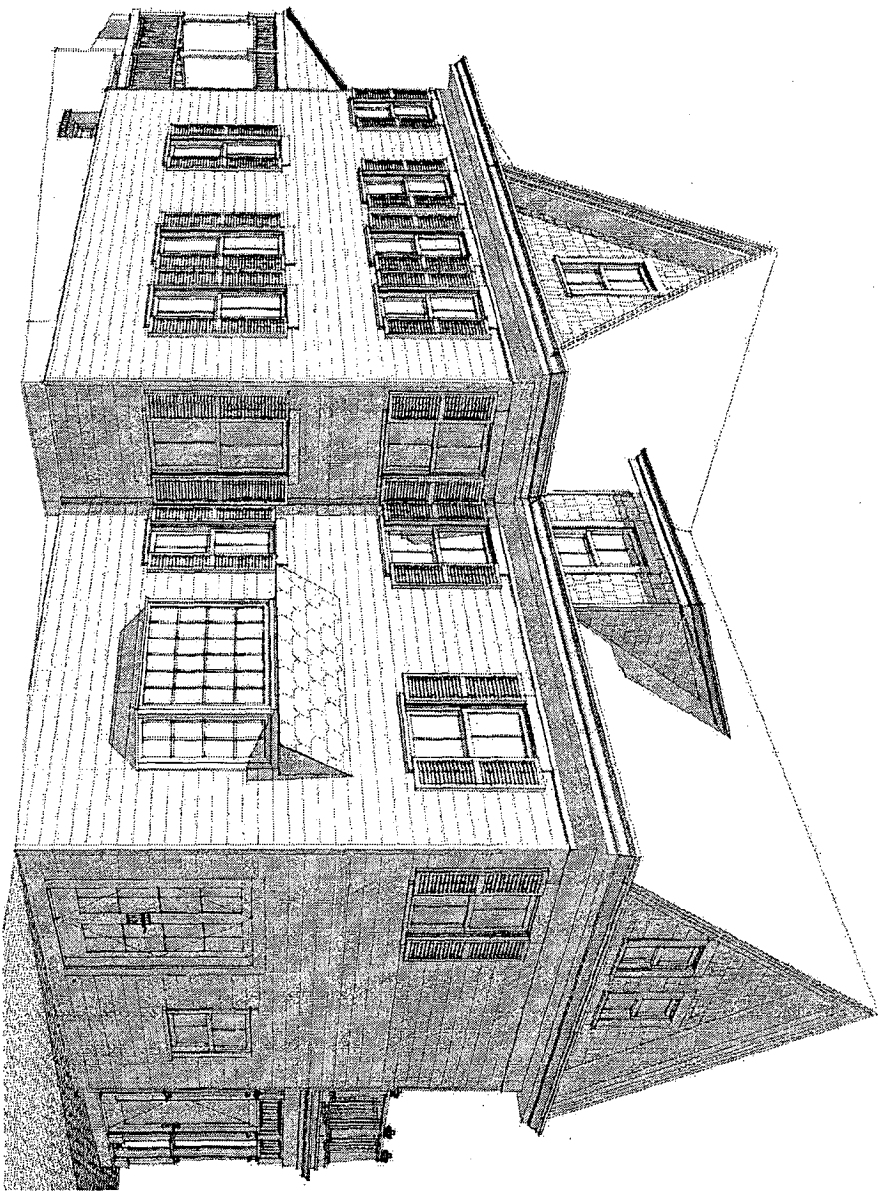
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SOUTH ELEV - EXISTING VIEW FROM LOT 6 / SIDE YARD



SOUTH ELEV - NEW VIEW FROM LOT 6 / SIDE YARD

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C-1.5	DATE	11/13/09
	SCALE	
	DATE	11/13/09
	SCALE	

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**SOUTH ELEVATION: VIEWS FROM
NEIGHBORING LOT 6 / SIDE YARD**
ALTERATIONS & ADDITIONS / PERMIT SET

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EAST ELEV - EXISTING VIEW FROM LOT 28 / REAR YARD



EAST ELEV - NEW VIEW FROM LOT 28 / REAR YARD

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C-1.6
DATE 11/13/09
SCALE FINISHING
11/13/09

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EAST ELEVATION: VIEWS FROM
NEIGHBORING LOT 28 / REAR YARD
ALTERATIONS & ADDITIONS / PERMIT SET

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DIVISION 1 — GENERAL REQUIREMENTS

- 1.01 General conditions as set forth in AIA document a201 are to be enforced.
- 1.02 The attached drawings and specifications and the ideas, designs and agreements represented thereby are and shall remain the property of Trout Design Studio. No part thereof shall be copied or disclosed to others or used in connection with any work or project for which they have been prepared and developed without the written consent of Trout Design Studio. Visual contact with these drawings or specification shall constitute conclusive evidence of these restrictions.
- 1.03 Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor is not to scale dimensions from any drawing for detail, if a dimension is not provided, the contractor is to notify Trout Design Studio for clarification. Contractors shall verify and be responsible for all dimensions and conditions on the job and Trout Design Studio must be notified of any variations from the dimensions shown by these drawings.
- 1.04 Contractor shall obtain all necessary permits and approvals required by all agencies having jurisdiction, other than the main building permit which is the responsibility of the owner, to perform construction as described in the contract documents unless otherwise agreed. All fees for such permits are to be paid for by the contractor (1.1 contractor shall carry all necessary liability and worker's compensation insurance to protect himself and all others operating under the contract. Certificate of insurance will be required prior to the signing of the contract.) Contractor shall be responsible for arranging and obtaining all required inspections and approvals required by all jurisdictional authorities.
- 1.05 This project has been designed in compliance with the IRC 2006 Building code. All work shall comply with all codes and ordinances having jurisdiction.
- 1.06 These drawings neither approve nor imply the structural integrity of the existing condition, verification and maintenance of such being solely the responsibility of the contractor.
- 1.07 If there is any conflict within or between any of the contract documents involving the quality or quantity of work required, it is the intention of the contract that the work of the highest quality and the greatest quantity shown or specified shall be furnished. Notify Trout Design Studio of any conflicts prior to proceeding with any work.
- 1.07.1 All items indicated "by owner" should be provided by owner, or his agent, and delivered to the contractor. Contractor to coordinate all trades and /or for installations required per manufacturers recommendations and requirements to ensure the full capacity of all applicable guarantees and warranties.
- 1.08 Contractor to make all necessary penetrations through walls, floors, roofs, and ceilings for all ducts, pipes, wires, supports, drains, etc., whether or not such penetrations are specifically shown on the architectural drawings. All penetrations are to be verified with Trout Design Studio prior to execution.
- 1.09 New fixtures, fittings, appliances, Plumbing, electrical and mechanical equipment, cabinetry, architectural features and finishes shall be installed as per manufacturer's instructions and specifications, and in such a manner that all guarantees and warranties, expressed or implied, are valid.
- 1.09.1 Contractor shall warrantee all work for a minimum period of one year from the date of completion of construction unless otherwise agreed.
- 1.10 All contractors working or causing to have work performed on the job site shall carry all necessary liability and worker's compensation insurance to protect himself and the owner from claims which may arise out of or result from the contractor operating under the contract. Certificate of insurance will be required prior to the signing of the contract.
- 1.11 If asbestos containing materials are present in the building the owner shall retain a consultation to evaluate and recommend proper action. A specialty contractor certified by the state of Maryland (regardless of project location) shall carry out asbestos removal or treatment. Asbestos removal shall be completed prior to the work covered by these documents.
- 1.12 Contractor to perform work as specified with minimal disturbance to adjacent areas.
- 1.13 Contractor shall maintain access to the work in preparation and progress at all times wherever located.
- 1.13.1 Contractor shall keep work site secured at all times during construction.
- 1.14 Area of construction to be kept broom swept clean at all times. All other areas to be kept vacuumed.
- 1.14.1 Seal off the construction area with plastic and tape to contain dust.
- 1.15 Architectural drawings shall have precedence over all other drawings unless written notice is given by Trout Design Studio.
- 1.16 Details showing existing conditions assume construction methods and dimensions. Contractor shall notify Trout Design Studio of necessary adjustments to reflect actual conditions. Finished appearance shall be as shown unless approved by Trout Design Studio in writing.

- 1.17 All work shall be done in a workmanlike manner in accordance with generally accepted AAA grade trade practices for AAA level construction.
- 1.18 All materials to be new and of top quality, unless otherwise noted.
- 1.18.1 All single hanger rods in closets to be a 5'-6" aff with shelf at 6'-0", except areas with double rods, in which top rod to be a 6'-4" aff and lower rod at 3'-2" aff unless otherwise specified; all towel bars 4'-0" aff, toilet tissue holders to be 1'-6" aff unless otherwise specified.
- 1.19 All substitutions shall be approved by Trout Design Studio in writing prior to performance of work. Contractor shall make submittals necessary for Trout Design Studio to determine if substitutions are of "equal" quality and integrity.
- 1.20 When "approved" or "as approved" appears on the drawings, it shall mean as submitted to and approved by Trout Design Studio.
- 1.21 These contract documents are incomplete without accompanying details, schedules, specifications or other contract documents, which may contain important information relating to any aspect of this project.
- 1.22 The contractor shall be responsible for maintaining water, gas and all other utility services, and coordinating all new installations. All additional services or heavy-ups of existing services are to be applied for, paid for, and coordinated with the appropriate utility companies by the contractor.
- 1.23 The contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordination all portions of the work under the contract.
- 1.24 All keys to all permanently installed locks are to be clearly labeled and delivered to owner upon installation, unless otherwise instructed. All locks to be relocked at end of job as required by the Owner to insure maximum security.
- 1.24.1 All lock boxes, safes and security storage to be discretely installed on job site at the end of the job to insure minimum personnel exposure. Contractor to coordinate all trades required for such installations.
- 1.25 All dimensions are from finish surface to finish surface.
- 1.30 All work shall be performed between the hours of 08:00 am and 17:00 pm Monday through Friday and/or in strict accordance with District of Columbia rules and regulations governing hours of operation, unless otherwise approved by the owner in writing.
- 1.40 All new construction shall match existing, adjacent materials and conditions, details and finishes and shall be imperceptibly co-planar, unless noted otherwise.
- 1.41 Contractor shall leave any left over paint, wood flooring and stone and ceramic tile with the owner for future touch-up and repair.
- 1.45 All required fire-rated constructions shall be fire stopped as required to maintain fire rating as required by code.
- 1.50 All subcontracts and subcontractors are to be approved by the owner and or/ Trout Design Studio. Submit all contracts for review and approval prior to obligations or encumbrance as may be required by the Owner.
- 1.60 All work shall be performed in strict accordance with all applicable rules, regulations, codes and ordinances.
- 1.70 Contractor is responsible for maintaining the entire job site in conformance with all regulations and conditions contained within all of the contract, drawings notes and related referred to and referenced documents, rules, regulations and conditions set forth by all authorized entities and agencies having jurisdiction.
- 1.80 Details showing existing conditions assume construction methods and dimensions. Contractor shall make necessary adjustments to match shown details unless otherwise approved by Trout Design Studio.
- 1.90 Additional general notes are contained on other drawings in this set.

DIVISION 2- DEMOLITION

- 2.01 Remove all items indicated by plan poch'e and/or notes.
- 2.02 Demolition to occur between points indicated by demolition tape and in alignment with existing walls or surfaces. When no alignment occurs, demolition should take place between points as dimensioned on the architectural plans.
- 2.03 Written dimensions to take precedent over scaled dimensions.
- 2.04 Verify existing exterior windows and doors all related parts that are to remain, and/or to be removed. See Architectural plan and elevations for existing individual windowpanes to be replaced with frosted glass.

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GENERAL NOTES
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- 2.04 Verify existing exterior windows and doors all related parts that are to remain, and/or to be removed. See Architectural plan and elevations for existing individual windowpanes to be replaced with frosted glass.
- 2.05 Contractor to coordinate all demolition sequencing and interfacing with work from other trades.
- 2.06 Existing wall finish materials to be removed only as indicated.
- 2.07 Remove all loose and crumbling plaster from interior walls where it exists, down to the most stable under layer, to be re-plastered.
- 2.08 All exposed, surface run existing plumbing, mechanical, and electrical systems are to be removed unless otherwise indicated.
- 2.09 All plumbing and utilities specified to be capped shall be capped beneath adjacent surfaces to be finished, in accordance with local codes.
- 2.10 All debris to be removed promptly from the site.
- 2.11 Existing doors to be retained for reuse as per door schedule. Contractor to clearly label all existing doors to be retained as necessary.
- 2.12 All items to be retained shall be stored in a clean, dry, and secure place in order to maintain their existing condition and integrity.
- 2.13 Contractor to stabilize existing adjacent conditions, and protect all existing conditions specified to remain, whether or not indicated on drawings.
- 2.14 Contractor to immediately notify Trout Design Studio if conditions at site vary from those indicated on drawings, including complications discovered during and/or after demolition.
- 2.15 The contractor is responsible for all cutting required for the installation of new mechanical, electrical and plumbing systems whether they appear on the demolition drawings or not, and shall be responsible for determining all locations for the demolition and coordinate all such demolition with the respective trades.
- 2.16 Demolition associated with other means or methods of construction elected by the contractor may not be indicated on demolition drawings. Contractor shall obtain approval of Trout Design Studio prior to proceeding with any demolition not described in the demolition drawings.
- 2.17 All load bearing masonry or framed elements specified to be removed are to be removed only under the direction and supervision of persons familiar with and qualified with to remove load bearing masonry partitions.
- 2.18 Contractor is to verify, establish, and maintain the structural integrity of the existing structure and all related parts and assemblies. The contractor shall not remove any walls, wall sections; floor, floor sections or any other items indicated to be removed within the demolition drawings without first establishing structural stability and verifying the structural integrity of adjacent components to remain.
- 2.19 The contractor is to supply and install all bracing and shoring required to maintain structural stability whether or not such stabilization is specifically called out on the drawings.
- 2.20 Not Used.
- 2.21 Additional demolition notes may be contained in the demolition drawings included within this set.

DIVISION 3 - CONCRETE & CEMENTITIOUS MATERIALS

- 3.01 All new concrete to be level and even unless otherwise indicated. Concrete to slope to drain as indicated.
- 3.01.1 New concrete at driveway to be sloped maximum of 12% and is to be horizontally grooved to provide tire traction.
- 3.02 All existing concrete/tile setting beds and all relating parts in the work area that are specified to be removed, shall including removal of setting beds, reinforcing and tile adhesive.
- 3.03 All new masonry to be installed on 4mil polyurethane sheets with all seams sealed and to be level and true unless otherwise noted. Reinforce as required with 6 x 6 welded wire fabric or approved equal system.
- 3.04 All in floor (in concrete) heating systems are to be installed as per manufacturing recommendations regarding clearance to adjacent materials and insulation. Verify special or non-specified requirements and/or installation required with architect prior to execution.
- 3.05 All new concrete is to be installed so that finished stone or tile floor surfaces are level and even with existing adjacent floor finishes unless otherwise specified. Notify Trout Design Studio if level changes or threshold requirements differ from those specifications.

- 3.06 All new concrete schedule for vehicular traffic shall be minimum 6" thick with 4 x 4 wwf over minimum 2 layers 30 mil poly barrier on nominal 4" crushed gravel on tamped earth. Slabs are to be sloped to drain, see plans.
- 3.07 Cementitious siding is to be of the highest grade and is to be installed per manufacturers specifications so that all guarantees and warranties are in full effect and fully applicable, whether specified or shown otherwise. Outside and inside corners are to be installed against minimum corner blocking to replicate existing field conditions. Attach with galvanized mechanical fasteners or other approved non-rusting mechanical fasteners.
- 3.08 All wall tile is to be installed upon 1/2" fiberglass reinforced tile backer board with all seams and joints sealed as recommended by the manufacturer. Securely attach with galvanized or other strong non-rusting mechanical fasteners and a heavy-duty construction adhesive.
- 3.09 New concrete footings to be minimum 18" wide, 12" deep with minimum 3 @ #4 re-bars, continuous, at bottom 1/4 of footing. Footings to be poured upon undisturbed soil, pour no footings upon fill, gravel or tamped soils.
- 3.10 Install minimum 12" crushed gravel drain pit liner around 4" diameter full perimeter drain tile/pipe, to drain into combined sewer/drainage system, VIF.
- 3.11 Additional notes related to concrete may be contained in the structural drawings included within this set. Structural notes and drawings to superceded all other related notes and drawings.

DIVISION 4 - MASONRY, STONE & TILE

- 4.01.1 Size of masonry and load bearing lintels to be determined by an experienced and qualified structural engineer.
- 4.01.2 New CMU to be securely anchored into new concrete footings at minimum intervals of 24" o.c., VIF. Anchor cells to be filled at least 1 full course in height. CMU to be reinforced horizontally at every 3 courses, minimum, with cross metal horizontal reinforcing.
- 4.02 New floor stone and tile is to be set upon nominal 3" reinforced concrete setting bed with 4 x 4 wwf reinforcing and in-floor electric heating cables, per specification and manufacturers recommendation. See electric plans for in-floor heat locations and specifications. New stone and tile floor finish elevations are to match and align with existing adjacent floor finishes to remain. Alter floor substrate as required to achieve finish floor alignment, typical. VIF requirements in field. Reinforce existing substrate systems as required.
- 4.03 Wall stone and ceramic tile is to be installed upon 1/2" fiberglass reinforced cementitious tile backer board with all attachment pints and joints sealed and reinforced with fiberglass tape, as recommended by the manufacturer to ensure waterproof barrier. Install over 1/2" CDX plywood securely attached to existing/new studs. Tile is to be securely attached with epoxy-based adhesive.
- 4.04 Tile groute to be Laticrete or approved equal. Groute joints to be minimum recommended by the manufacturer of the tile.
- 4.05 See enlarged part plans and interior elevations for tile layouts and starting points. All stone/tile to be installed according to layouts provided. Alert Trout Design Studio of variations or site conditions that alter tile layouts from conditions shown. Tile layouts not installed per the drawings may be rejected as unacceptable.
- 4.06 Additional notes related to masonry, stone and tile might be contained in the structural drawings included within this set. Structural notes and drawings to superceded all other related notes and drawings.

DIVISION 5 - METALS

- 5.01 Structural steel lintels shall conform to astm-36. Minimum bearing 8" each end. Fill masonry solid with concrete a minimum of two courses below bearing by 1'-4" long at each end minimum, or as described within the structural drawings.
- 5.02 Provide one structural steel angle for every 4" of masonry thickness unless otherwise noted.
- 5.03 Double angles over 5'-0" to be bolted together at mid span.
- 5.04 Length of lintels equal opening plus 1'-4" (8" minimum bearing each end). See lintel schedule.
- 5.05 Exterior lintels to be Steel primed and painted with rust inhibiting primer and paint, Rustoleum or equal.
- 5.06 Vertical leg of all angles to be placed against the back face of masonry, typical.
- 5.07 Not used

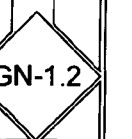


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- 5.08 Structural metal stud specifications to be found on structural drawings. Non-structural metal stud specification to be found on architectural wall type details.
- 5.20 Copper roofing, gutter and/or downspouts, as applicable shall be minimum 24 oz. Cold rolled copper roofing sheets and cleats to be sized and gauged according to industry standards for top quality custom installation. Nails for securing cleats are to be copper or bronze. Pre-tin all sheet edges 1 1/2" prior to folding edges as recommended by industry standards. Soldering coppers should weigh not less than 10 lbs. Per part, 3 lbs. When gas heated soldering torch is used. All copper roofing, gutters and all related parts shall be suited for climatic conditions for Washington D.C. all work shall be performed to industry standards for premium quality installations and shall conform to **SMACNA** and all other industry standards for durability, performance and overall quality.
- 5.90 See Structural drawings and notes for additional notes and clarifications. Structural drawings and notes to supercede all other related notes and drawings.

DIVISION 6 - WOOD AND PLASTICS

- 6.01 All exposed finished wood shall be of the highest grade available free from visible knots or serious surface defects for any kind.
- 6.01.1 Exterior wood trim — all exterior wood trim, including but not limited to corner boards, soffits, fascias, eaves and window, and door casings shall be paint grade redwood.
- 6.02 All structural lumber to be Douglas fir or southern pine with fb=1500min. All other framing lumber to be Douglas fir or southern pine 75% fb =1500, 25% fb=1200 min. unless otherwise specified.
- 6.03 Install double Jack studs and double joints around all openings and headers unless otherwise indicated. Fire stop all new walls at midpoint. Install bridging between new joists at 6-foot intervals for lateral stability. Install double top and bottom plates on all bearing walls and partitions.
- 6.04 Wood in contact with masonry or concrete shall be non arsenic salt pressure treated lumber all applicable codes to be observed.
- 6.05 Plywood roof sheathing to be 3/4", T&G, APA rated exterior roof sheathing.
- 6.06 Plywood: exterior wall sheathing to be 1/2" CDX, APA approved treated exterior sheathing.
- 6.07 Plywood: sub flooring to be T&G, 3/4" APA rated underlayment.
- 6.08 Plywood: finish plywood to be painted is to be APA rated MDO surface paint grade, unless otherwise specified.
- 6.09 Install all plywood with the long dimension or strength axis of the panel across supports where applicable, typical.
- 6.10 All painted interior finish wood may be composite hardwood material or may be clear poplar or fir, free of knots and imperfections, unless otherwise specified. No particulate materials are to be used on the project.
- 6.90 Not used

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- 7.01 Vapor barriers shall be 30 mil. Polyethylene minimum.
- 7.02 All insulation installed at exterior surfaces shall, be foil, faced insulation installed as recommended by the manufacturer with all lap joints sealed and foil face toward heated side of the wall, ensuring their overall integrity of the insulation as an integrated system.
- 7.03 Install maximum unfaced fiberglass batt insulation as sound attenuations barrier continuous wall to wall and flush to ceiling in all new bathroom walls and in cavities containing plumbing waste lines. Typical throughout.
- 7.04 Wrap insulation around all pipes, waste lines and all related parts in new work area as sound attenuation barrier, typical.

DIVISION 8 - DOORS AND WINDOWS

- 8.01 Contractor should label all existing doors according to the existing plans before removal.
- 8.02 Door numbers followed by an "e" (ex. 15e) refer to existing doors indicated on the existing plans, to be re-located.
- 8.03 Contractor to field verify rough and finish door openings to accommodate door sizes indicated in the door schedule and field re-located units.

- 8.04 Contractor to verify existing dimension and swing of retained doors prior to framing new openings for existing doors.
- 8.05 Contractor to field verify all existing rough openings prior to ordering new doors as specified for these openings.
- 8.06 Thresholds to be provided only at all doorways where flooring direction or materials change. Thresholds to match existing wood thresholds or adjacent flooring material at the discretion of Trout Design Studio. Width of threshold is to match the doorframe width, VIF as doorways may differ. Where no floor material change or no flooring direction changes, no threshold is to be installed. Finish floor level on each side of new doorways is to be the same, typical, VIF.
- 8.07 Solid core wood doors to be constructed with non-asbestos mineral core.
- 8.08 Install ultra violet protecting filament all exterior glass windows and doors. Submit samples and specifications for approval prior to ordering or letting contract. See window schedule for applicable windows and doors.
- 8.09 All existing exterior windows and storm units are to remain except where new work occurs see plans. Replace all cracked or broken windowpanes with vision glass to match existing, typical. No repair to operability of units is required.
- 8.10 All new exterior windows and doors are to be all wood, 6 over 1 simulated divided lite units, with details, profiles and trims to match, or closely replicate the existing units, to be field painted. VIF. Windows are to have 3/4" Low-E argon filled glazing, typical. See plans, elevations and schedules for size and context relationships required, VIF all conditions in the field. Provide full window screen. No exterior storm units are required for new window and door units.
- 8.11 New exterior doors to be nominal 1 3/4" thick wood doors in wood frames, factory primed, field painted with 3/4" Low-E argon filled glazing. Verify glazing and hardware layouts with client. Provide exterior screen/storm door as shown on the drawings. See plans, elevations and schedules for size and context relationships required, VIF all conditions in the field.
- 8.12 Contractor and manufacturer to verify all dimensions and details "to match existing" and provide shop drawings to be submitted to Trout Design Studio.
- 8.13 Contractor to coordinate all new frame details shown at existing window locations with overall window sash dimensions.
- 8.14 "Single pane" refers to double strength single pane glazing where applicable.
- 8.15 All window flashing is to be as per NCRA standards. All typical flashing to be copper. Flashing @ limestone to be leaded copper.
- 8.16 All existing window and door hardware is to be made fully operable on re-located units only. Existing door and window hardware on units to remain are not to be restored or re-worked to make fully operable.
- 8.17 Metal doors in metal frames are to carry a fire rating of 1.5hrs, unless otherwise specified and are to be installed so the fire rating is in full effect.

DIVISION 9 — FINISHES AND PAINT SPECIFICATIONS

- 9.0 Provide all painting work as shown on the drawings and finish schedule, and/or as inferable therefore and/or as specified in accordance with the finish painting schedule.
- 9.01 Paint all existing and new interior walls, ceilings, baseboards, trim, paint grade shelving and casework units, etc. unless otherwise specified.
- 9.02 All existing and new cast iron heating radiators are to be painted with heat resistant paint, to match selected interior trim color, by room, Typical, VIF.
- 9.03 Interior surfaces of ducts, where visible through registers and grilles, and all visible inside metal and plaster surfaces shall be painted Benjamin Moore black forest green or approved equal.
- 9.04 Unprimed finished metals such as anodized aluminum, stainless steel or bronze will not be painted, unless otherwise called for in this document.
- 9.05 All walls and ceilings are to be painted with Benjamin Moore flat finish interior latex primer and paint, typical. Except all walls and ceilings in wet areas like bathrooms, kitchen areas and any other area generating moisture shall be Benjamin Moore eggshell finish interior latex primer and paint, typical.
- 9.06 All interior window and door trims, windows and doors, painted base boards, crowns, painted millwork in general are to be painted with Benjamin Moore eggshell finish interior latex primer and paint, typical
- 9.07 All exterior window and door trims, windows and doors and paintable trims are to be primed and painted with Benjamin Moore semigloss finish exterior latex primer and paint, typical.

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- 9.10 Provide mock —up of a selected ceiling and wall with specified color and finish for approval prior to start of work. This approved mock-up will be the basis upon which all other work is deemed to be acceptable.
- 9.11 All painting to match approved mock-up for color, texture and coverage. Remove, repair, refinish or repaint work not in compliance with specified requirements.
- 9.12 All new finish surfaces built adjacent to and/or continuous with existing finish surfaces are to be finished so the transition to/from/between each finish surface and the finish surfaces themselves, is imperceptible. Fir walls and substrate as required for even, level and plumb transitions, as required. VIF.
- 9.13 New concrete floors to be sealed with clear impregnating finish sealer only. Provide preferred product specification for approval.
- 9.14 Use KILZ, opaque primer and overpaint on surfaces with leaching qualities prior to specified finish painting.
- 9.20 Place plaint or solvent soaked rags, waste or other materials that might constitute a hazard of any kind in metal containers and remove from the premises at the close of each days work. Take every precaution to avoid any possibility of damage by fire, solvent qualities or fumes. Any damage resulting from improper storage shall be repaired at the sole cost of the contractor.
- 9.21 Provide and use drop cloths and other suitable coverings and exercise care to protect finished of floors and other work. Immediately remove spatter, stains and drippings from such surfaces when painting.
- 9.22 All work to be implemented in strict accordance with EPA and OSHA standards for safe working environment, proper ventilation, proper storage and proper disposal of materials.
- 9.30 Examine unfinished surfaces to which this report is to be applied and notify Trout Design Studio if conditions exist which are detrimental to the proper and expeditious execution of the work. Start of work shall imply acceptance of surfaces to perform work as specified.
- 9.40 Clean room spaces and surfaces so they are dust free before painting is started; thoroughly clean off dirt, loose material and substances that may interfere with proper adhesion of paint or may result in a less than smooth and even finish surface. Paint dry surfaces only.
- 9.41 Cut out and fill scratches, cracks, holes, indentations, gouges and similar defects in surfaces with diamond plaster or other patching materials as may be required, and bring to a smooth flush surface. Give patched portions a coat of primer — sealer in addition to other specified coats.
- 9.42 Prime surfaces not more than 8 hours after cleaning.
- 9.43 Use only primers and undercoats that are suitable for each surface to be covered and that are compatible with the finish coat required.
- 9.44 Where the shop-primed materials are specified or prime coat materials differ in manufacturer from the manufacturer of the specified finish coat materials, confirm compatibility of the primers with the manufacturer of the finish coat paints.
- 9.45 Sand undercoats thoroughly and uniformly to provide smooth, even surface for all finishes.
- 9.50 Apply materials with care to a uniform film thickness, showing no runs, sags or other surface defects. Apply with a minimum of brush or roller marks. Sufficient coats shall be applied to provide adequate coverage to insure finish surface is uniform in density, color, and texture.
- 9.51 No visible brush strokes will be acceptable on rolled finish surfaces, likewise brushed finish surfaces should be smooth and even with brush strokes visible only as absolutely necessary and only then along the long direction of the finish surface, unless otherwise specified.
- 9.52 Allow coats to dry thoroughly before succeeding coats are applied; allow a minimum of 24 hours between applications on any one surface unless otherwise specified by the manufacturer.
- 9.53 Protect all finished surfaces from damage & repair damage where it occurs.

DIVISION 10 — FINISHES

- 10.01 The quality of finishes shall be standard industry practice "premium grade" for custom single-family residential construction. The architect's final judgment of finish shall be final.
- 10.02 All wall and ceiling surfaces specified to remain, modified during construction shall be reconstructed with materials of equal or greater quality than those originally used and receive e new finish akin to the existing as required to achieve uniform appearance with existing adjacent materials.

- 10.03 All patch and repair of all interior wood trim is to be performed with non-shrinking wood filler or "bondo". Sand smooth all repaired areas to match adjacent surfaces and paint as specified.
- 10.04 All cracks and crevices in existing plaster walls in work area to be patched and sanded smooth to remove all surface variation.
- 10.05 Paint to be the best grade available, Benjamin Moore or approved equal.
- 10.06 Not used.
- 10.07 Not used.
- 10.08 Not used.
- 10.09 Not used.
- 10.10 Final color and finishes of all surfaces to be selected and approved by owner or Trout Design Studio. All wall and ceiling materials are to match existing materials, same room.
- 10.11 All new wall and ceiling materials to match existing materials, same room.
- 10.12 New plaster ceiling vaults, domes, and wet area walls and ceilings are to be standard 3 coat wet plaster system over galvanized wire mesh, nominal 3/4" thick unless otherwise specified. Existing plaster surface is to be repaired with gypsum plaster as required. All plaster shall have smooth, uniform continuous, uniform finish to be approved by Trout Design Studio.
- 10.13 All wall and ceiling surfaces to remain that are modified during construction, or new wall built in alignment, shall receive new gypsum dry wall, plaster or veneer coat to match existing adjacent materials unless otherwise specified. Feathered to be continuous width, and to match the existing surface as required to achieve uniform appearance.
- 10.14 All metal plaster or drywall edge corner trim s to have grounds for veneer finishing. Overlap- type trim will not be accepted. Contractor to select specific trim appropriate to each application.
- 10.15 All wall and ceiling surfaces specified to remain, modified to receive new lighting or mechanical penetrations, or to remove existing lighting fixtures or mechanical penetrations to be repaired with materials to match existing adjacent materials, or superior system. Refinish to eliminate all surface variations to adjacent existing materials and repaint entire surface (ceiling or wall) as specified.

DIVISION 11 — SPECIALTIES

- 11.01 Stone tile/veneer to be minimum, nominal 3/8", epoxy set onto minimum 1/2" cement, tile backer board, unless otherwise specified.
- 11.02 Slab stone is to be nominal 1 1/4" or 3 cm thick with epoxy attached fiberglass reinforcing mesh on the back side, typical. All exposed edges to be polished, including exposed underside of front edges of slabs.

DIVISION 12 — EQUIPMENT

- 12.01 All equipment shall be installed in accordance with the manufacturer's recommendations in such a manner that all guarantees and warranties, expressed or implied, are valid and with adequate clearance for service and use as recommended by the manufacturer.

DIVISION 13 — FURNISHINGS

- 13.01 All existing furnishings are to be protected from damage use, abuse and or theft from all contracted parties for the entire length of the project.

DIVISION 14 — SPECIAL CONSTRUCTION — NOT USED

DIVISION 15 — CONVEYING SYSTEMS — NOT USED

DIVISION 16 — MECHANICALS

- 16.01 All mechanical, electrical and plumbing work shall be performed in strict accordance with all applicable state and local codes.
- 16.02 Contractor shall field verify all site conditions prior to bidding and commencement of any portion of the work and will be responsible for all coordination with those conditions.



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GENERAL NOTES
ALTERATIONS & ADDITIONS / PERMIT SET

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Residence
7211 Cedar Avenue
Takoma Park, MD 20912
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GN-1.4

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- 16.03 Contractor shall obtain or cause to be obtained all necessary permits, sub permits, certificates inspections and approvals, etc. required for all work performed at the job site. Copies of all certificates shall be delivered to the owner and the architect for their files and all originals shall be kept on the job site for the entire construction period and delivered to the owner upon completion of the project. Contractor shall verify and install sound and vibration isolators for all mechanical equipment installed.
- 16.04 All equipment shall be installed in accordance with manufacturer's recommendations in such a manner that all guarantees and warranties, expressed or implied are valid and with adequate clearance for servicing.
- 16.05 Contractor shall guarantee all materials and workmanship for a minimum period of one year from the date of final acceptance.
- 16.06 Contractor shall install the HVAC system in strict accordance with the 2003 BOCA and IRC codes and the District of Columbia supplements to the code in effect at the time of the work.
- 16.07 All final supply outlet and return inlet locations to be coordinated and field determined by Trout Design Studio.
- 16.08 Duct runs shall be coordinated with architectural reflected ceiling plans to prevent conflicting locations with lighting. Any conflicts with duct runs shall be reported to Trout Design Studio prior to fabrication or installation of any ductwork. Contractor is to coordinate all installations with other trades. All work is to begin and work from centerline installations, typical. VIF with Trout Design Studio.
- 16.09 All new supply and return register installations to be performed with minimum disturbance to adjacent finished surfaces scheduled to remain. Repair/replace damaged areas with materials to match existing in such a way as to make new repairs/replacements continuous and even with adjacent existing finished surfaces.
- 16.11 Contractor shall inspect the site prior to construction and base all descriptions of work, bids and proposals on the basis of existing conditions at the site.
- 16.12 Contractor shall report immediately to Trout Design Studio if existing conditions are discovered in excavation, demolition, or during general construction which would prohibit the installation of operable plumbing systems as described in the contract documents.
- 16.13 The contractor shall site verify inverts of sanitary, storm, water and drain piping, and shall report immediately to Trout Design Studio if connections thereto cannot be made as specified.
- 16.14 Contractor shall verify that existing sanitary and storm drainage piping is in adequate repair and undiminished in size from that indicated on the drawings and shall report this condition immediately, prior to replacement if needed.
- 16.15 Contractor shall provide CPVC hot and CPVC cold supply lines, PVC waste lines, and PVC vents to all locations where plumbing fixtures are indicated on drawings. All exposed supply lines to be polished chrome or other metal finish to match finish of related fixture, VIF.
- 16.16 All valves and piping accessories shall be line size according to the plumbing specifications.
- 16.17 Contractor shall coordinate installations with all other trades. Offsets shall be made in accordance with code requirements to avoid beams, ducts, lights, etc. Contractor shall not cut building structure without specific written authorization of Trout Design Studio or engineer.
- 16.18 Plumbing contractor shall furnish and install all material required to complete the plumbing system as designed, whether provided by the supplier or not. Verify requirements in field.
- 16.20 Provide individual hot, cold and gas shutoffs at all fixtures, typical. Provide hot and cold shutoffs from all bathrooms and kitchens from utility spaces as well as main riser shutoffs at hot, cold and gas risers into area of work. Final locations are to be approved by Trout Design Studio. Contractor to submit cut sheets for access panels where required, for approval, prior to purchase and installation.
- 16.30 Additional note related to plumbing may be contained in the plumbing drawings included within this set. Notes found in the plumbing drawings supercede all other related notes.
- 16.90 Additional notes related to HVAC may be contained in the mechanical drawings included within this set. Mechanical drawings supercede all other related notes and drawings.
- 16.91 Additional notes related to plumbing may be contained in the plumbing drawings included within this set. Plumbing drawings supercede all other related notes.

DIVISION 17 — ELECTRICAL

- 17.01 Contractor shall obtain or cause to be obtained and pay for all, certificates, permits, inspections and approvals etc., required for all work performed at the job site. Copies of all certificates shall be delivered to the owner and Trout Design Studio for their files and all originals shall be kept on the job site during the entire construction period. And delivered to the owner on completion of the project.
- 17.02 All work shall be performed in accordance with the latest national electrical code, the District of Columbia code, IRC and any and all other applicable codes.
- 17.03 Contractor shall provide all wiring, fixtures and fitting as required by the specifications and contract documents for the complete installation of same.
- 17.04 All branch circuit wiring shall be romax cable with separate ground as required. All wiring outside shall be type "uf" cable.
- 17.05 Contractor shall guarantee all material and workmanship for a minimum period of one year from date of final acceptance.
- 17.06 All lighting fixture types, locations and manufacturers will be selected by Trout Design Studio and be represented on the architectural reflected ceiling plans. Exact locations, types and color of all switches, fixtures and finish cover plates are to be verified with Trout Design Studio prior to final installation.
- 17.07 All new light fixture installations to be performed with minimum disturbance to adjacent finished surfaces specified to remain. Repair/replace any damaged areas with materials to match existing in such a way as to make new repairs/replacements continuous and even with adjacent existing finished surfaces.
- 17.08 Ceiling locations of light fixtures, grills, registers, etc. To be replaced as per reflected ceiling plans and connected as per mechanical and electrical plans. Final locations of all grills, registers, fixtures, switches and outlets to be approved by Trout Design Studio.
- 17.09 Contractor shall provide all wiring, fixtures and fittings as required by the specifications and contract documents for the complete installation of the project as shown on the plans and defined in the specifications.
- 17.10 All work shall be subject to the reasonable approval of the owner or his authorized representative as outlined in the contract.



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DEMOLITION General Notes.

1. These notes and guidelines apply to all demolition work defined with-in the scope of work identified in these documents whether performed on the job site or any an all related work, regardless of location.
2. The general contractor shall carefully study and compare the various drawings and other contract documents, shall visit the site prior to beginning construction and become familiar with the existing conditions of the structure and all related parts, the adjacent and surrounding conditions and the job site and it's existing situation and conditions and confirm coordination of all the documents so as to accurately implement the intent of the design shown in the contract documents. Any discrepancy or deficiency in the drawings shall be brought to the immediate attention of Trout Design Studio, prior to implementation of that portion of the work so that the discrepancy or deficiency may be corrected.
3. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards and with full consideration of reasonable visual and audible peace and quiet in the neighborhood.
4. The Contractor shall supervise and direct all work and all work is to be performed by Contractors licensed and bonded in the District of Columbia unless specifically otherwise approved in writing by the Owner. The Contractor shall provide full time, on site supervision during all times that any work is performed. The Contractor shall engage the project only legally registered labor and shall comply with all applicable labor rules and regulations related to any of the work.
5. All work on site is to be performed between the hours of 7:00 am and 7:00 p.m., Monday through Friday only in strict accordance with the applicable laws of the District of Columbia, unless approved in writing by the Owner.
6. The Contractor shall provide the Owner access to the work in progress wherever located.
7. Remove no wall, floor, ceiling, pier, column or any other load bearing or structural member and/or all related parts, without the direction and /or direct supervision of the Structural Engineer. Contact Mr. John Frankhouser @ 703.691.4040 for any and all structural inquiries related to this project.
8. Means and methods and scheduling of demolition, stabilization, construction, disconnect, installation, removals, storage, connection, rough-in, finish work, subcontracts, supervision, inspection, certification and any and all other parts or events required to realize the design, is the sole responsibility and obligation of the general contractor.
9. The Contractor is required to maintain safety and sanitary conditions on site in full compliance with all federal, state and local laws, rules and ordinances. All OSHA standards and requirements are to be observed and adhered to at all times.
10. The Contractor is fully responsible for protection and maintenance of adjacent public and private property. Protections to assure no damage occurs and to prevent compromise of any adjacent property, is the full responsibility of the contractor. If damage occurs, damage shall be corrected immediately by the Contractor, at the sole expense of the Contractor, to pre-existing or better condition, subject to the Client review and approval.
11. The Contractor is responsible for and required to coordinate the disconnect, suspension and reconnection of any and all public services and utilities supplied to the building as required by the project, whether above ground or in the ground, on private or public property. Coordinate utilities with demolition and construction as required to insure the health and safety of all persons on site and the safety of the building, trees and adjacent properties on/at/to the site.
12. The Contractor is to maintain full water and sewer, electric power, gas and heating and cooling on a continuous basis on the project site, to the parts of the house defined by the Client as their living environment for the duration of the project. Any disconnect in services is to be full coordinated and confirmed with the Client prior to interruption of service.
13. Security and protection from weather and severity of the elements of any and all materials or property stored on the project site is the sole responsibility of the Contractor. The Contractor shall designate storage and secure zones on the project site for the storage of the Owners property and personal items, which shall be off limits and secure from the general contractor except to access basic house systems and implement the work. The Contractor is responsible for any damage or theft resulting from a compromise in the secure zones of the house.
14. The Contractor shall maintain the work, materials and equipment used free from injury or damage from precipitation, wind, storms, frost or heat.
15. All items specified to be stored on site for future re-use, may, for the Contractors convenience, be stored off site, at no expense to the owner, and re-installed on site, as the project requires. The Contractor is responsible for the security and protection of any and all items stored off site.
16. All removals required for the full coordination and implementation of the final project, whether shown or not described on these drawings and in these documents, are to be coordinated with the appropriate trades and implemented, if required, as required and when required, in order to fully complete the overall project. Some removals may occur after the "demolition phase" of the project.
17. All removals and items noted to be removed and discarded, are to be removed from their existing location in their entirety and removed from the site within 14 calendar days. No refuse is to accumulate on site, except in steel dumpsters with the required covering or approved refuse containers which shall be removed and emptied after no more than 14 days on site.
18. No organic materials, including but not limited to food waste, human, animal or plant materials or byproducts, are to be stored or allowed to accumulate on the site for more than 5 working days.
19. The Contractor shall keep the premises and surrounding job site and adjacent neighborhood area free from accumulation or distribution of waste materials and rubbish caused directly or indirectly by operations under the contract.
20. No waste shall accumulate or be stored on site during non working hours or periods without proper covering to protect the waste from animal or insect intrusion or infestation or natural disruption, including but not limited to blowing by the wind or leaking into or onto the soil or adjacent property.
21. The job site is to be kept broom swept clean at all times.
22. Disposal of all waste and materials from the site is to be implemented in full compliance with all national, state and local ordinances and regulations.
23. No caustic or poisonous materials are to be used on site for insect or animal control without the expressed written consent of the Owner or the Owners agent.
24. No storage, presence, use or generation of hazardous substances and materials, on or from the property shall be permitted except as required for the specific implementation of the work defined in the contract documents. All hazardous materials are to be removed from the project site immediately upon completion of the work related to the material. All use and storage of hazardous materials and/or products is to be performed in strict conformance with industry standards, OSHA standards and as set forth by the manufacturer of those materials and/or products.
25. If reasonable precautions will not be adequate to prevent foreseeable injury or death to persons resulting from a material or substance, including but not limited to asbestos or PCB's, encountered on the site by the Contractor or his agents, the Contractor shall, upon recognizing the condition, immediately stop work in the affected area and report the condition to the Owner and Trout Design Studio in writing. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor.
26. All alleyways, public rights of way, Streets and/or sidewalks are to be kept clear and free from accumulated traffic or debris at all times. No materials, supplies, delivery vehicles, employee or consultant vehicles or any other obstruction is permitted that will cause inconvenience or annoyance at any time, unless permitted with the District of Columbia.
27. No elevations are part of the demolition drawing set. All references to vertical elements or elements in the third dimension are referenced and/or inferred from the floor plans and notes. Field verify with Owner or Trout Design Studio, any intent not clear in these documents.
28. Notes pertaining to specific areas of the house are located on the floor plan of that level. See Demolition plans.
29. See the soil erosion control notes sheet for specific and general site preparation and maintenance requirements related to soil erosion, and ground water runoff related to the project.
30. Remove all rotten and/or termite damaged wood and replace with new P.T. material to match original, as required. Notify owner of specific findings for treatment.
31. Contractor is to protect from damage all walkways, doors, windows, roofs, gutters, floors, walls, railings, trim, furniture, fixtures & fittings of any kind throughout the work area & transit area where materials are moved into and/or thru the property as part of the project. Contractor is fully liable for and shall bear sole expense for maintaining & repairing all such conditions. VIF requirements prior to start of work.

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DEMOLITION NOTES
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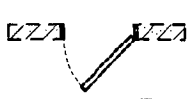
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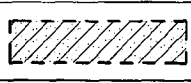
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EXT'G REAR YARD (NO CHANGE)

EXT'G LOW BRICK WALL (NO CHANGE)

DEMOLITION LEGEND

 WALLS & DOORS TO BE REMOVED

 ELEMENTS TO BE REMOVED

*** NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER**

**** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.**

***** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED AND ALTERED ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW PLANS**

EXT'G BRICK PATIO (NO CHANGE)

EXT'G LOW BRICK WALL TO REMAIN (NO CHANGES)

EXT'G CONCRETE PATIO (NO CHANGE)

REMOVE EXT'G FRAME PORCH POSTS, SHED ROOF ABOVE, AND ALL RELATED PARTS. CONCRETE SLAB TO REMAIN.

REMOVE EXISTING CHIMNEY AT 1st and 2nd FLOORS. INSTALL SUPPORT AT ATTIC LEVEL PRIOR TO REMOVAL. COORDINATE WITH FRAMING PLAN S-1.4.

DISMANTLE & SALVAGE EXT'G WINDOW BAY, ROOF, TRIMS, AND ALL RELATED MATERIALS. RELOCATE ALL - SEE NEW ELEVATION. REMOVE EXTERIOR WALL ABOVE BAY AS REQ'D FOR BAY RELOCATION. SALVAGE EXTERIOR SIDING / MATERIALS IF SUITABLE AND APPROPRIATE FOR RE-USE

EXISTING POWDER ROOM TO REMAIN UNALTERED (NO CHANGES)

EXISTING KITCHEN & HALLWAY DEMO:
 REMOVE EXT'G FIXTURES, FLOORS, WALL FINISHES & CEILINGS COMPLETE. PROVIDE INSULATION AT ALL SURFACES. SALVAGE FLOORING FOR POSSIBLE INFILL / RE-USE ELSEWHERE. COORDINATE WITH NEW PLANS.

REMOVE EXISTING BRICK PATIO AS REQUIRED FOR NEW PORCH ASSEMBLY. COORD. WITH NEW WORK

REMOVE PORTION OF EXT'G EXTERIOR WALL TO ACCOMMODATE NEW PASS-THRU WINDOW. SEE NEW ARCH PLAN

EXT'G RANGE EXHAUST - RELOCATE PER NEW WORK

EXT'G LOW BRICK WALL TO REMAIN (NO CHANGES)

REMOVE EXT'G LOW BRICK WALL AS REQ'D FOR NEW PORCH ASSEMBLY. COORD. WITH NEW WORK

PROVIDE TEMPORARY SHORING AT FLOOR JOISTS ABOVE THIS WALL SCHEDULED FOR REMOVAL. VERIFY EXISTING FRAMING & STRUCTURAL CONDITIONS IN FIELD PRIOR TO COMPLETE WALL REMOVAL - SEE DEMO NOTE (*) ABOVE.

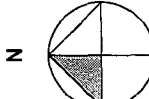
REMOVE EXT'G STAIRS & ALL RELATED PARTS UP TO 2nd FLOOR. SALVAGE ALL ELEMENTS SUITABLE FOR POSSIBLE RE-USE IN NEW WORK, TYPICAL AT ALL REMOVED STAIRS.


EX. LIVING (NO CHANGE)

EX. DINING (NO CHANGE)


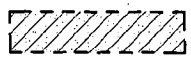
EX. STUDY (NO CHANGE)

EX. ENTRY / FOYER (NO CHANGE)



D-1.2	DATE: 11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	1st FLOOR - EXT'G & DEMO PLANS		OFFICE'S 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091	F.O. Box 358 WARDENVILLE, WV 26051 (304) 974-4118	
	SCALE: 1/8" = 1'-0"		DATE: 11/13/09	ALTERATIONS & ADDITIONS / PERMIT SET			

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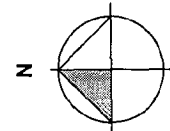
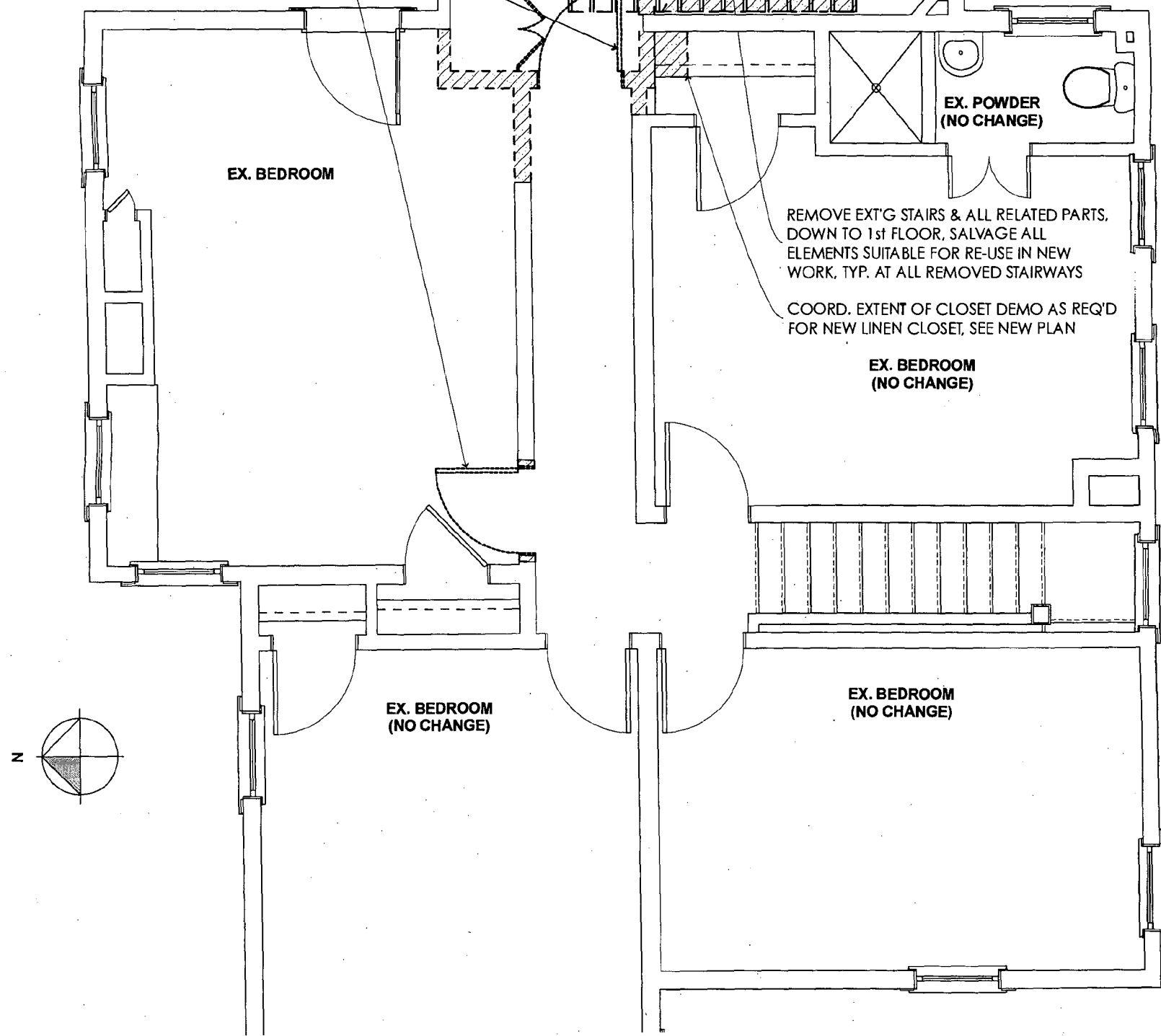
DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED


- * NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER
- ** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.
- *** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED AND ALTERED ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK, COORDINATE WITH NEW PLANS

EXISTING BATHROOM DEMOLITION:
 REMOVE EXISTING FIXTURES, FLOORS, WALL FINISHES & CEILINGS COMPLETE. PROVIDE AND INSTALL INSULATION AT ALL SURFACES.

- SALVAGE EXISTING DOOR FOR RE-USE AT BATHROOM ENTRY, COORDINATE WITH NEW PLAN
- SALVAGE EXISTING MILLWORK / DRESSER FOR POSSIBLE RE-USE, CONFIRM WITH OWNER'S DIRECTION
- REMOVE EXT'G WINDOW, EXTERIOR WALL BELOW TO FLOOR LEVEL, AND ADJACENT EXTERIOR WALL EITHER SIDE TO PROVIDE FOR NEW DOOR OPENING, SEE ELEVATION A-2.4
- SALVAGE EXT'G DOORS FOR RE-USE, COORDINATE WITH NEW PLAN

- REMOVE EXT'G FRAME PORCH POSTS, SHED ROOF, AND ALL RELATED PARTS.
- REMOVE EXISTING CHIMNEY AT 1st and 2nd FLOORS. INSTALL SUPPORT AT ATTIC LEVEL PRIOR TO REMOVAL. COORDINATE WITH FRAMING PLAN S-1.4.
- REMOVE EXISTING CEILINGS AND WALL FINISHES COMPLETE. PROVIDE AND INSTALL INSULATION AT ALL SURFACES.
- SALVAGE DOOR FOR POSSIBLE RE-USE AT NEW LINEN CLOSET, CONFIRM WITH OWNER'S DIRECTION
- REMOVE EXT'G STAIRS & ALL RELATED PARTS, UP TO ATTIC LEVEL. SALVAGE ALL ELEMENTS SUITABLE FOR POSSIBLE RE-USE IN NEW WORK, TYP. AT ALL REMOVED STAIRWAYS
- SALVAGE DOOR FOR RE-USE AT RELOCATED BEDROOM ENTRY
- SALVAGE WINDOW FOR RE-USE AND REMOVE EXTERIOR WALL AS REQ'D FOR NEW WINDOW ALIGNMENT - COORD. W/ NEW PLAN



D-1.3	11/13/09 <small>DATE</small>	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	2nd FLOOR - EXT'G & DEMO PLANS ALTERATIONS & ADDITIONS / PERMIT SET	<small>OFFICE</small> 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0800 FAX: (202) 659-1091	P.O. BOX 358 WARDENVILLE, WV 26851 (304) 874-4118	 <small>EST. 1978</small>
	11/13/09 <small>DATE</small>			<small>WWW.TROUTDESIGN.COM</small>		

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DOOR SCHEDULE					
LABEL	TYPE / LOCATION	FRAME MATERIAL	R.O.*		NOTES
			WIDTH	HEIGHT	
1	EXTERIOR DOOR / KITCHEN	WOOD	4'-10"	6'-9"	'MARVIN' (OR APPROVED EQUAL) ARCHITECTURAL SERIES DOUBLE FRENCH DOOR w/ TRUE DIVIDED LIGHT. NEW DOOR PANELS TO MATCH EXT'G MULTI-LITE DOOR PANELS.
2	EXTERIOR DOOR / SCREEN PORCH	WOOD	3'-0"	6'-9"	CUSTOM - SEE PORCH & SCREEN DETAILS
3	INTERIOR DOOR / BATHROOM SHOWER	GLASS	2'-6"	6'-8"	CLEAR GLASS, FRAMELESS
4	INTERIOR DOOR / BEDROOM CLOSET	WOOD	2'-6"	6'-8"	TO MATCH EXISTING HISTORIC DOORS IN BEDROOM
5	EXTERIOR DOOR / ROOF DECK	WOOD	2'-10"***	7'-0"***	'MARVIN' (OR APPROVED EQUAL) ARCHITECTURAL SERIES DOOR w/ TRUE DIVIDED LIGHT. TO REPLACE EXT'G WINDOW, COORDINATE NEW DOOR DIMS. W/ EXT'G OP'NG
6	INTERIOR DOOR / LINEN	WOOD	2'-0"***	6'-6"***	SALVAGED DOOR FROM REMOVED ATTIC STAIRCASE
7	INTERIOR DOOR / BEDROOM CLOSET	WOOD	2'-8"	6'-8"	TO MATCH EXISTING HISTORIC DOORS IN BEDROOM
8	INTERIOR DOOR / BEDROOM ENTRY	WOOD	2'-6"***	6'-6"***	SALVAGED DOOR FROM BEDROOM AND RELOCATED NEW
9	INTERIOR DOOR / HALLWAY	WOOD	2'-6"***	6'-6"***	SALVAGED DOOR FROM HALLWAY AND RELOCATED NEW
10	INTERIOR DOOR / BEDROOM ENTRY	WOOD	2'-6"***	6'-6"***	SALVAGED DOOR FROM BEDROOM AND RELOCATED NEW
11	INTERIOR DOOR / BATHROOM ENTRY	WOOD	2'-6"***	6'-6"***	SALVAGED BATH DOOR, RE-INSTALLED SAME LOCATION
EXT'G	EXISTING, NO ANTICIPATED CHANGES, U.N.O. TYPICAL				

- * CONTRACTOR MUST VERIFY DOOR & WINDOW OPENING DIMENSIONS PRIOR TO PURCHASE AND INSTALLATION.
- ** FOR RELOCATED DOORS AND REPLACED WINDOWS, COORDINATE NEW WORK TO EXISTING DIMENSIONS.

WINDOW SCHEDULE						
LABEL	LOCATION	TYPE	FRAME MATERIAL	R.O.*		NOTES
				WIDTH	HEIGHT	
A	PASS-THRU / KITCHEN-TO-PORCH	SLIDER	WOOD	4'-0"	1'-2"	COORD. W/ CABINETS & CONFIRM W/ OWNER
B	EXTERIOR WINDOW / NEW DORMER	DOUBLE-HUNG	WOOD	2'-5"	3'-11"	'MARVIN' (OR APPROVED EQUAL) ARCHITECTURAL SERIES, 2/2 DOUBLE-HUNG UNIT w/ TRUE DIVIDED LIGHT
EX-R1	EXT'G TO BE RELOCATED / KITCHEN BAY	BAY	EXISTING, NO CHANGES**		COORD. W/ DEMOLITION AND NEW PLANS**	
EX-R2	EXT'G TO BE RELOCATED / STAIR	DOUBLE-HUNG	EXISTING, NO CHANGES**		COORD. W/ DEMOLITION AND NEW PLANS**	
EX	EXISTING, NO ANTICIPATED CHANGES, U.N.O. TYPICAL					

- * CONTRACTOR MUST VERIFY DOOR & WINDOW OPENING DIMENSIONS PRIOR TO PURCHASE AND INSTALLATION.
- ** FOR RELOCATED DOORS AND REPLACED WINDOWS, COORDINATE NEW WORK TO EXISTING DIMENSIONS.

ARCHITECTURAL PRODUCT SPECIFICATIONS - EXTERIOR		
ITEM	MFR / PRODUCT #	NOTES
WINDOW: SHUTTER	'TIMBERLAND' WL1, WOOD LOUVERED SHUTTER	HINGING: #101123, 1"-WIDE HEAVY-DUTY TAPERED STRAP HINGE w/ HAMMERED BEVEL (2 PER SHUTTER), VERIFY HANDING AS REQUIRED. +/- 2033 JAMB PINTEL PER HINGE, VERIFY OFFSET REQUIRED WITH FINISH TRIMS.
PORCH: SCREEN	'PHIFER' ALUMINUM INSECT SCREEN	CHARCOAL
PORCH: TURNED POST	'TOUCHSTONE' WOODWORKS, #10014, 6x6 CEDAR PORCH POST	8'-0" TALL (EXPOSED DIMENSION) - COORD. W/ NEW PORCH AND INFILL SCREEN PANEL CONSTRUCTION (SEE DETAILS).
DECK: NEWELL POST	'TOUCHSTONE' WOODWORKS, #13012, 6x6 CEDAR NEWELL POST	42" TALL (EXPOSED DIMENSION) - SPECIFY ADD'L LENGTH AS REQUIRED FOR STRUCTURAL CONNECTION TO DECK (SEE DETAILS). COORDINATE POST SETTING WITH HANDRAIL HEIGHT



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SCHEDULES

ALTERATIONS & ADDITIONS / PERMIT SET

Fitzpayne | Morningstar
Residence
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7211MD

DATE: 11/13/09
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A-1.1

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EXT'G REAR YARD (NO CHANGE)

EXT'G LOW BRICK WALL (NO CHANGE)

ALL SELECTIONS FOR INTERIOR FINISHES, MILLWORK, SALVAGED MILLWORK & CABINETS, NEW CABINETS AND ALL APPLIANCES ARE TO BE SPECIFIED & APPROVED BY OWNER PRIOR TO PURCHASE AND/OR INSTALLATION, UNLESS NOTED OTHERWISE.

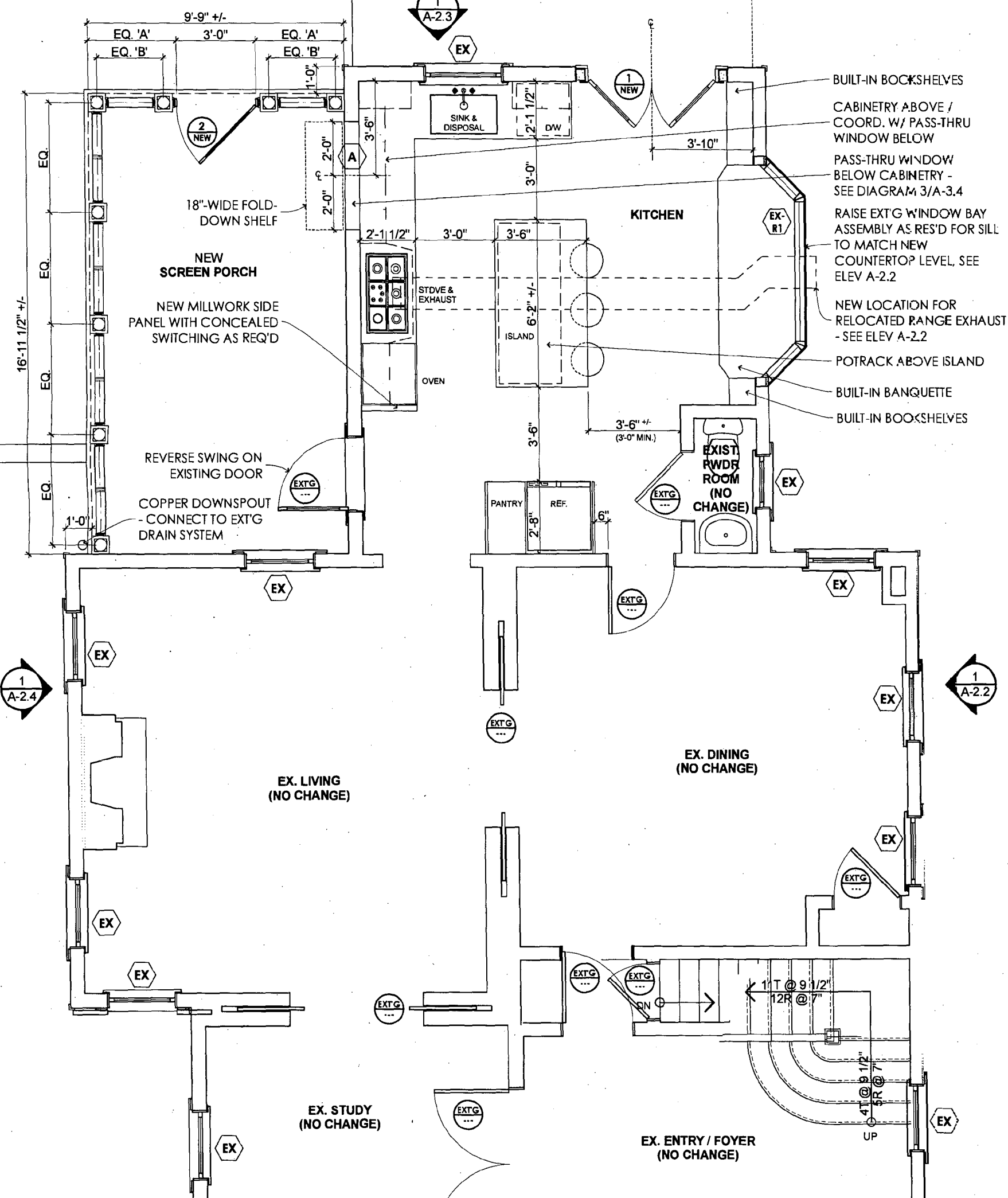
PLUMBING / DRAIN NOTE: NO NEW PLUMBING LOADS ANTICIPATED; EXISTING PLUMBING / DRAIN ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK

HVAC NOTE: NO NEW HEATING OR COOLING LOADS ANTICIPATED; EXISTING HVAC ELEMENTS TO BE ADJUSTED, RE-CONFIGURED OR RELOCATED TO ACCOMMODATE NEW WORK

EXT'G BRICK PATIO (NO CHANGE)

EXT'G SURFACES FLUSH

EXT'G CONCRETE PATIO (NO CHANGE)



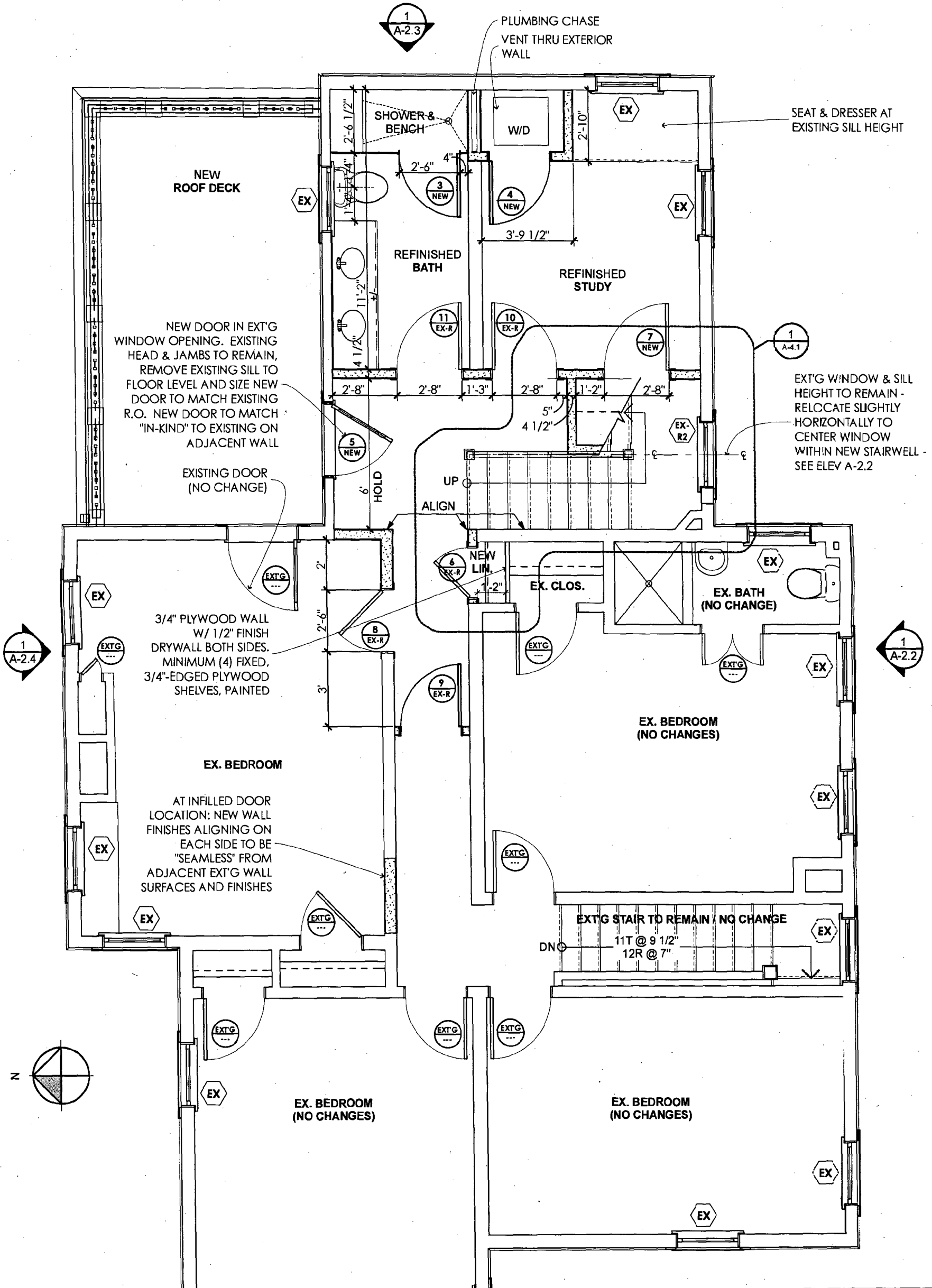
A-1.2	DATE: 11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	1st FLOOR - NEW PLAN	OFFICER 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-2600 FAX: (202) 659-1091 WWW.TROUTDESIGN.COM	P.O. BOX 358 WARDENVILLE, WV 26851 (304) 974-4118	
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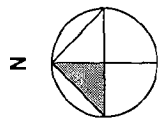
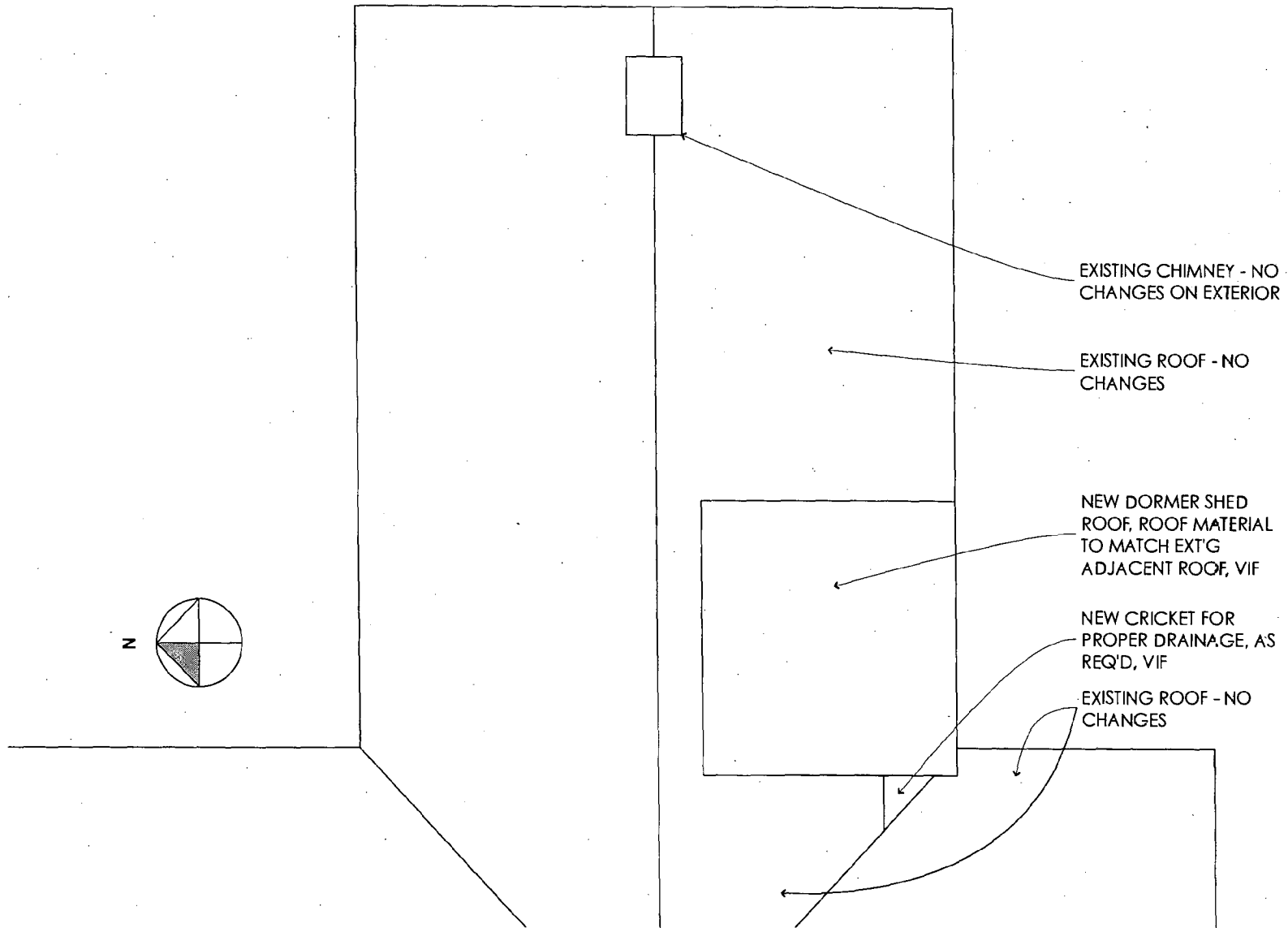
HVAC NOTE: NO NEW HEATING OR COOLING LOADS ANTICIPATED; EXISTING HVAC ELEMENTS TO BE ADJUSTED, RE-CONFIGURED OR RELOCATED TO ACCOMMODATE NEW WORK

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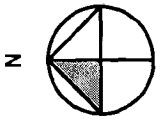
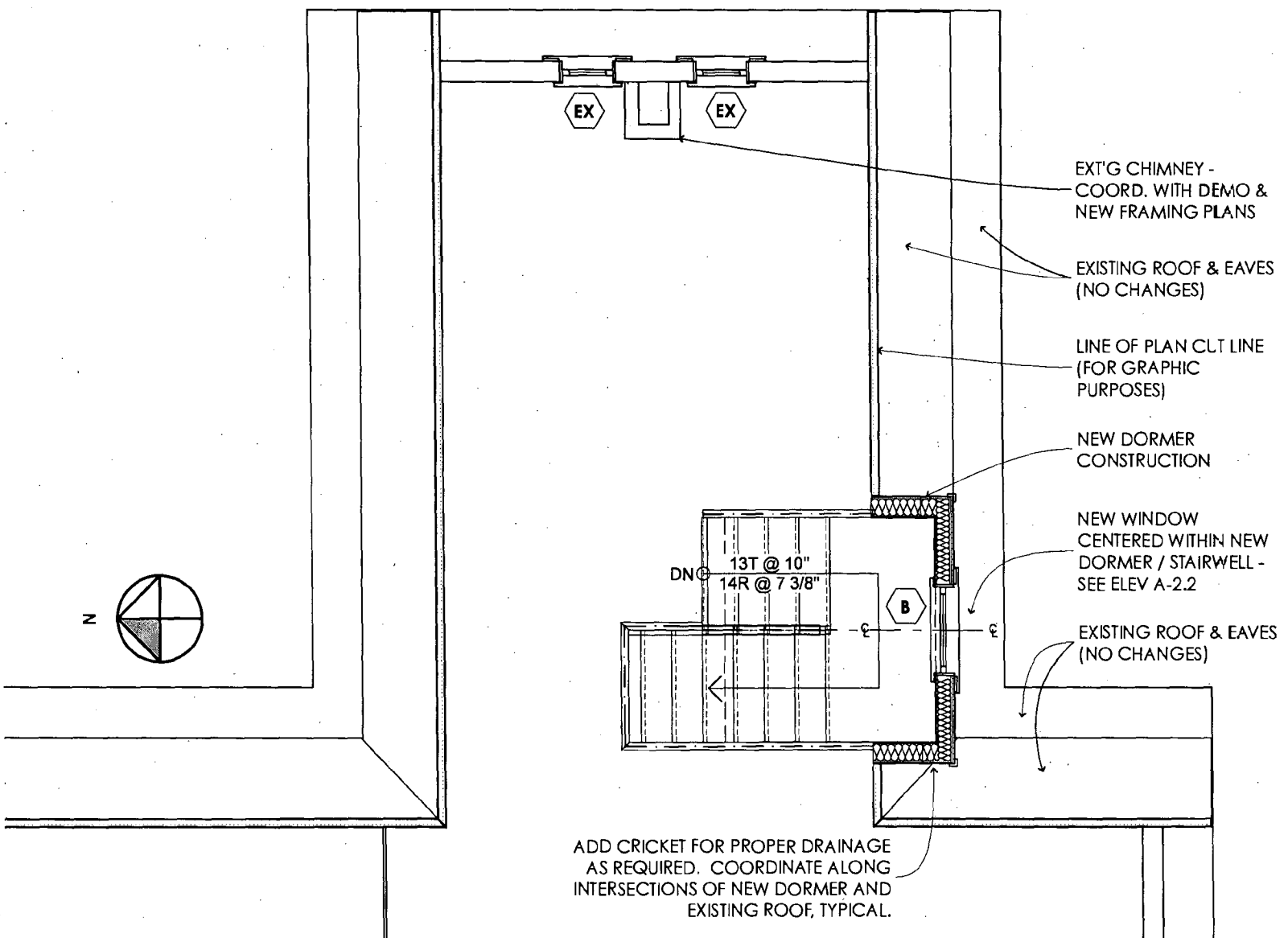


<p>11/13/09 DATE A-1.3 SCALE 11/13/09 PERMIT</p>	<p>Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD</p>	<p>2nd FLOOR - NEW PLAN ALTERATIONS & ADDITIONS / PERMIT SET</p>	<p>OFFICE 2112 WARD ROUTE, NW WASHINGTON, DC 20037-1209 (202) 659-0500 FAX: (202) 659-1091</p>	<p>P.O. BOX 958 WANDENVILLE, WV 26051 (304) 874-4113</p>	
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2 ROOF LEVEL - NEW PLAN
SCALE: 1/4" = 1'-0"



1 ATTIC LEVEL - NEW PLAN
SCALE: 1/4" = 1'-0"

A-1.4	DATE 11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	ATTIC & ROOF - NEW PLANS ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE	
	SCALE 11/13/09			2112 WARD COURT, NW WASHINGTON, DC 20037-1308 (202) 659-0600 FAX: (202) 659-1091 P.O. BOX 358 WARDENSVILLE, WV 26851 (304) 874-4118 WWW.TROUTDESIGN.COM	



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WEST (FRONT) ELEVATION - NEW
 ALTERATIONS & ADDITIONS / PERMIT SET

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 SCALE: 1/8" = 1'-0"
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A-2.1

EXT'G CHIMNEY (NO CHANGE)

EXT'G CHIMNEY (NO CHANGE)

EXT'G SHINGLE ROOF (NO CHANGE)

+28'-10 1/2"
 4 ROOF PLAN

TYPICAL SIDING AND SHINGLE NOTE:
 UPON REMOVAL OF THE EXISTING ASBESTOS SIDING & SHINGLES THROUGHOUT, IF HISTORIC WOOD SIDING AND/OR SHINGLES EXISTS UNDERNEATH, THEY ARE TO BE FULLY RETAINED AND RESTORED, REPLACING ALL DETERIORATED, ROTTEN OR MISSING ELEMENTS WITH NEW TO MATCH EXISTING. SCRAPE, CAULK, PRIME AND PAINT ALL NEW PARTS. IF NO HISTORIC WOOD SIDING AND/OR SHINGLES EXISTS, INSTALL NEW CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5" EXPOSED LAP FACE, AND NEW RANDOM-LAID CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, ALL TO BE PAINTED. COORDINATE ALL INSTALLATIONS AND FINAL LAP DETAILS WITH PRESERVATION OFFICE STAFF ON SITE.

+18'-5"
 3 ATTIC / ROOF

EX EXT'G WOOD DOUBLE-HUNG WINDOW WITH TRUE DIVIDED LIGHT (NO CHANGE), TYPICAL UNLESS OTHERWISE NOTED

EX EXT'G WOOD DOUBLE-HUNG WINDOW (NO CHANGE), TYPICAL UNLESS OTHERWISE NOTED

NEW WOOD LOUVERED SHUTTERS, TYPICAL - SEE SCHEDULE

NEW 2-1/2" PAINTED WOOD CORNER BOARDS AT ALL INSIDE AND OUTSIDE CORNERS, TYPICAL.

+9'-10"
 2 SECOND FLOOR

TYPICAL SIDING AND SHINGLE NOTE:
 THE APPLICANT WILL WORK WITH HPC STAFF TO DETERMINE AN APPROPRIATE WOODEN SIDING AND SHINGLE TREATMENT IF ORIGINAL MATERIALS ARE DETERMINED MISSING AFTER THE REMOVAL OF THE EXISTING ASBESTOS SIDING

EXISTING PAINTED WOOD PORCH POST, RAILINGS, BALUSTERS, AND FRAME ROOF ABOVE - TO BE FULLY RESTORED & PAINTED, VIF

±0"
 1 FIRST FLOOR

EXT'G EXT'G DOOR (NO CHANGE), TYPICAL UNLESS OTHERWISE NOTED

NEW PAINTED WOOD LATTICE INFILL PANELS UNDER EXISTING PORCH, SEE DETAIL 2/A-3.4



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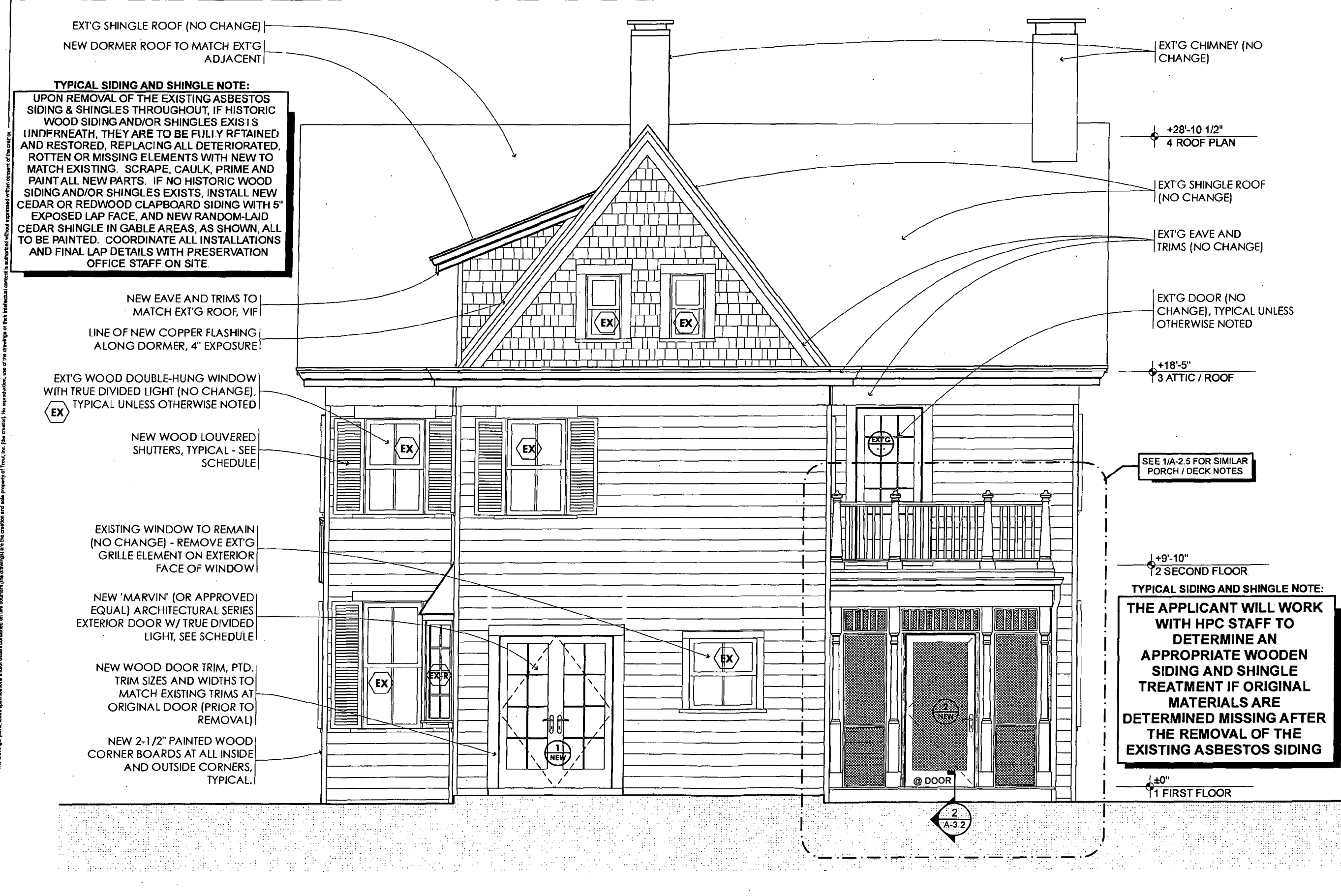
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**EAST ELEVATION - NEW
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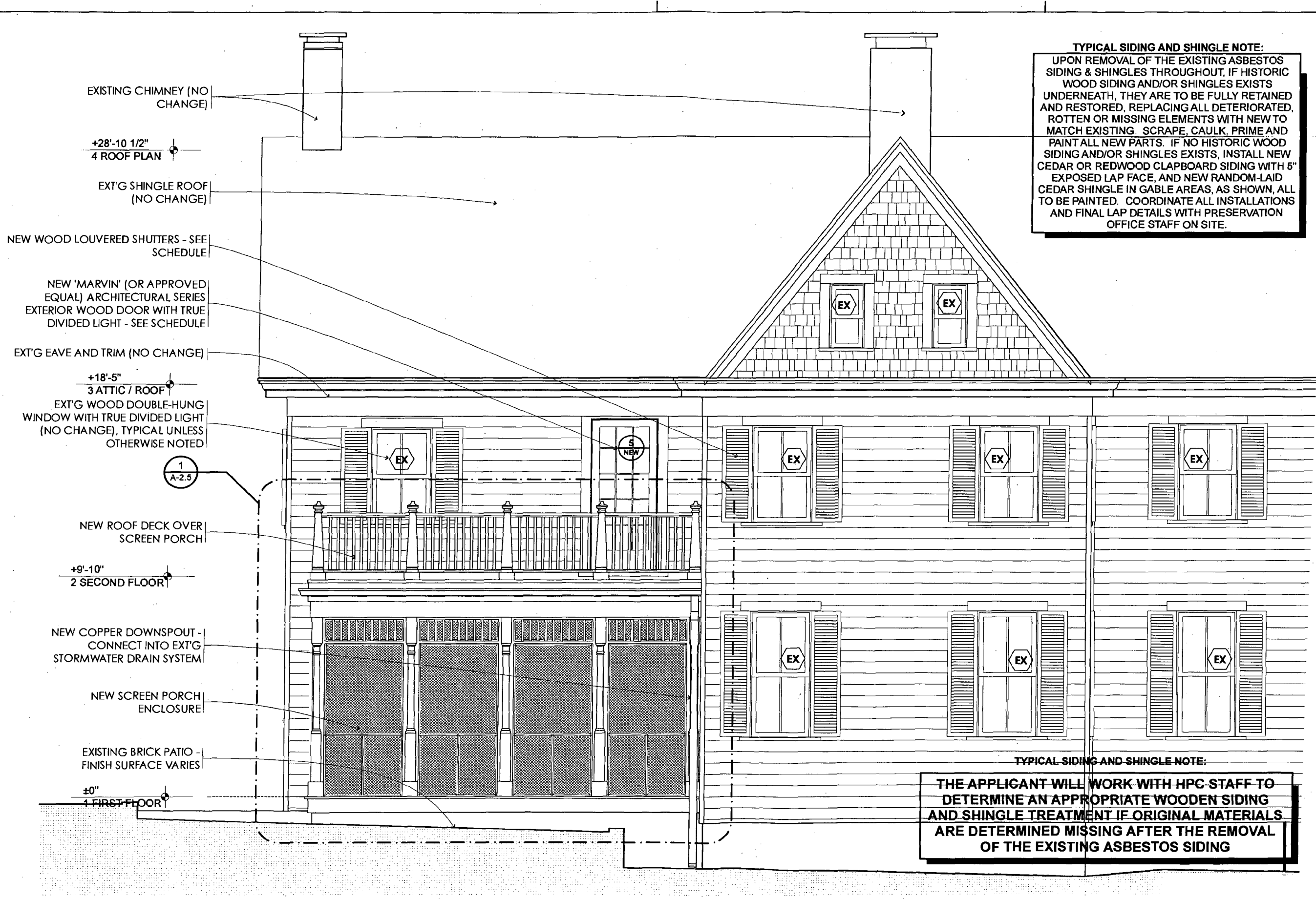
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A-23




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TYPICAL SIDING AND SHINGLE NOTE:
 THE APPLICANT WILL WORK WITH HPC STAFF TO DETERMINE AN APPROPRIATE WOODEN SIDING AND SHINGLE TREATMENT IF ORIGINAL MATERIALS ARE DETERMINED MISSING AFTER THE REMOVAL OF THE EXISTING ASBESTOS SIDING



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**NORTH ELEVATION - NEW
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A-2.4

NOTE: PORCH & NEWELL POST PROFILES NOT EXACT; SHOWN APPROXIMATE FOR DRAWING PURPOSES ONLY. VERIFY EXACT PROFILES IN FIELD.

NOTE: EAST ELEVATION PORCH CONST. SIMILAR

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TOUCHSTONE WOODWORKS,
6x6 CEDAR NEWELL POST
#13012 - SEE SCHEDULE

EXPOSED COPPER BAND /
FLASHING UNDERNEATH GUTTER &
PTD. WOOD FASCIA ABOVE

TOUCHSTONE WOODWORKS,
6x6 CEDAR PORCH POST
#10014 - SEE SCHEDULE

INFILL SCREEN PANEL - SEE
SCHEDULE

LINE OF EXISTING HOUSE
(BEYOND)

EXT'G PATIO / GRADE (VARIES)

VENT - CENTERED WITHIN BAY, TYP.

3'-6" NEWELL POST
MFR DIM. VIF

1'-8"

1'-6" MFR
DIM. VIF

8'-0" PORCH POST
MFR DIM. VIF

3'-4" TURNED PORTION
MFR DIM. VIF

3'-2" MFR
DIM. VIF

3'-0" RAILING HEIGHT

LINE OF EXISTING HOUSE

NEW 'OGEE' COPPER
GUTTER

PTD. WOOD DADO /
FILLER PIECE BETWEEN
POST AND FACE OF EXT'G
HOUSE STRUCTURE (TYP. AT
OPPOSITE SIDE OF NEW
PORCH ENCLOSURE) -
SIM. DETAIL 1/A-3.4

NEW PORCH
FOUNDATION WALL

NEW COPPER DOWNSPOUT
- CONNECT INTO EXT'G
STORM DRAINAGE SYSTEM

EXT'G LOW BRICK WALL - SEE PLAN

@ POST

@ SCREEN

@ BASE

1 ENLARGED NORTH ELEVATION (PORCH & DECK)
SCALE: 1/2" = 1'-0"



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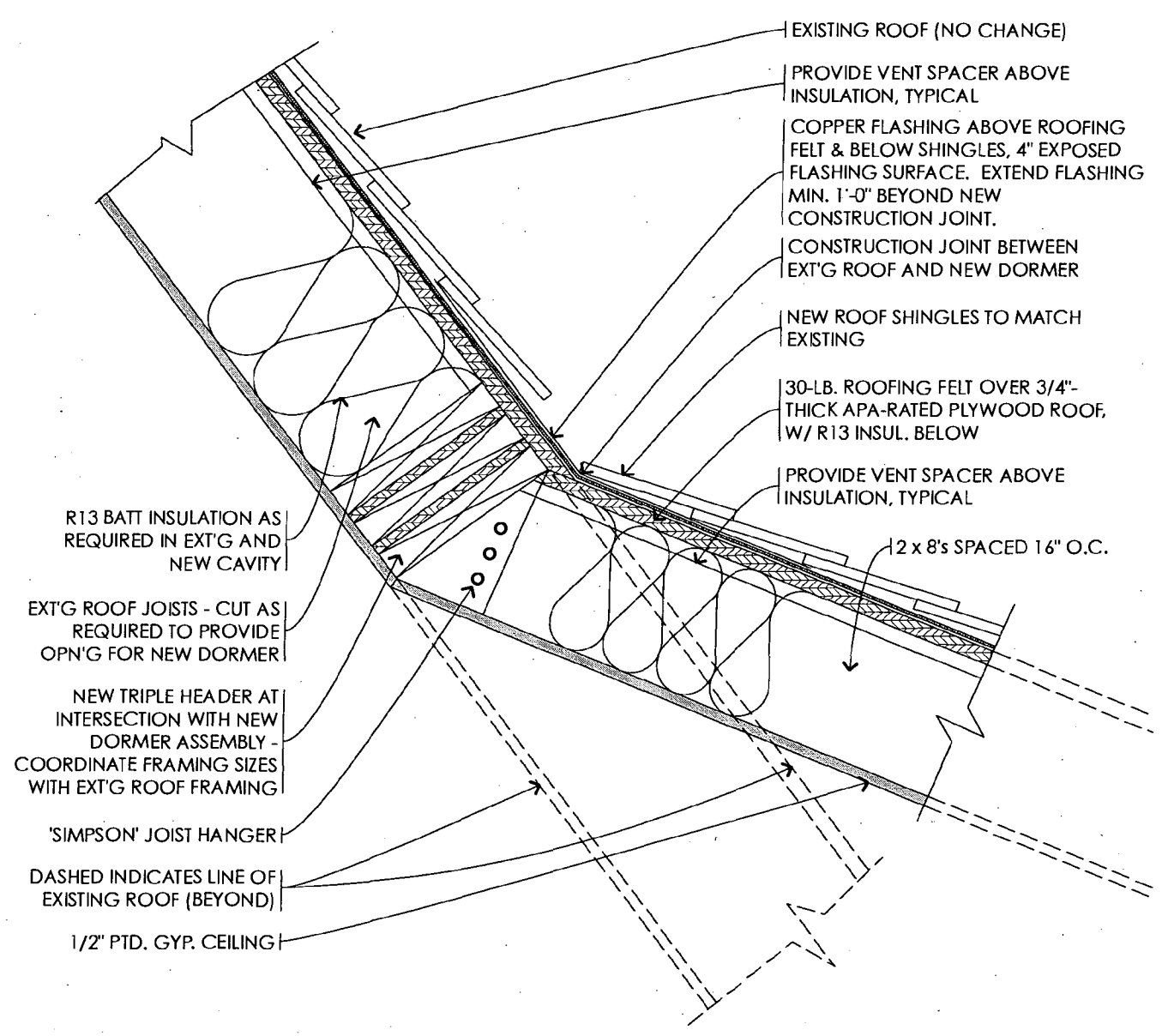
ENLARGED PORCH ELEVATION
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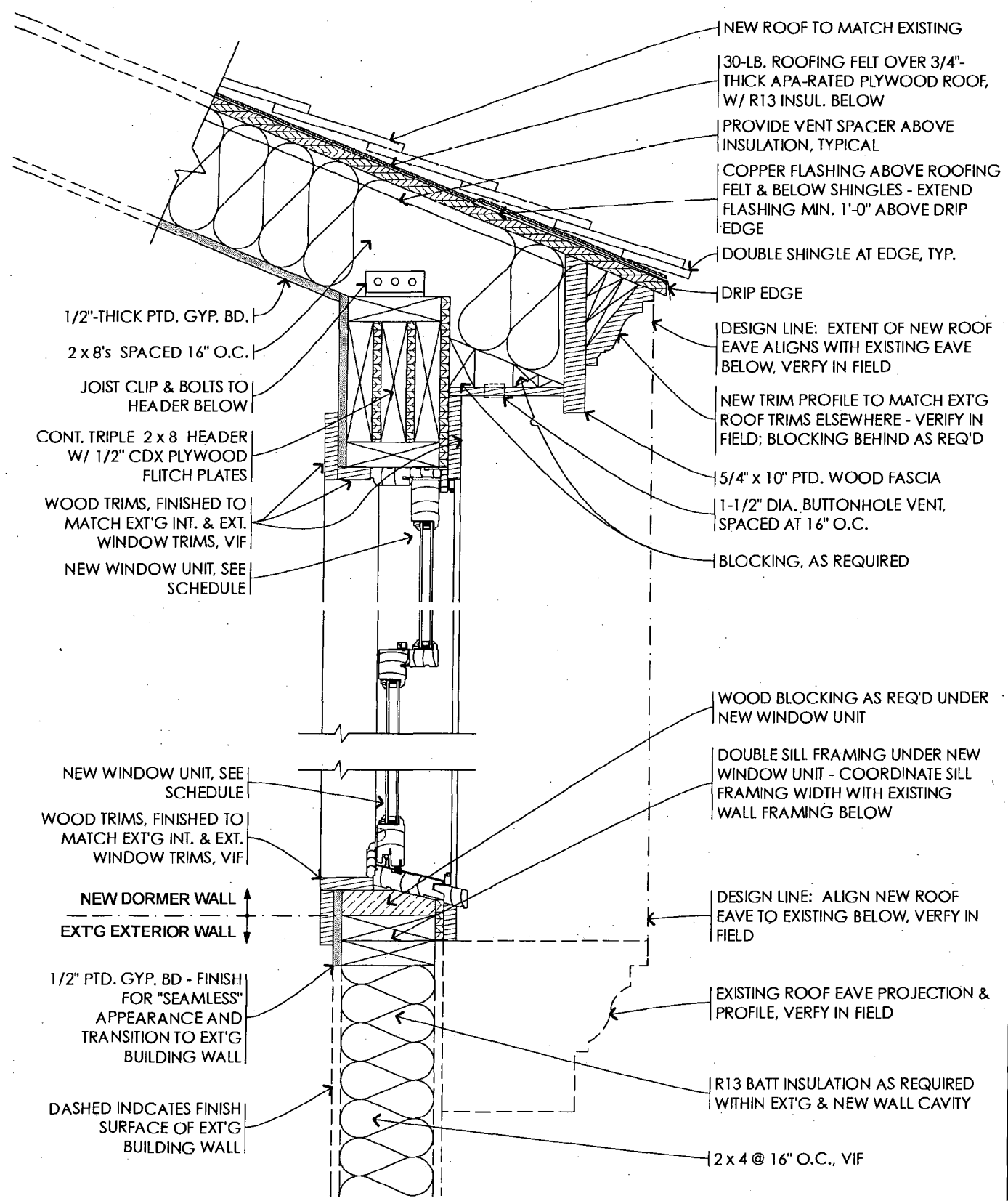
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A-2.5


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3 **DETAIL SECTION @ DORMER ROOF**
SCALE: 1 1/2" = 1'-0"



1 **DETAIL SECTION @ NEW DORMER**
SCALE: 1 1/2" = 1'-0"



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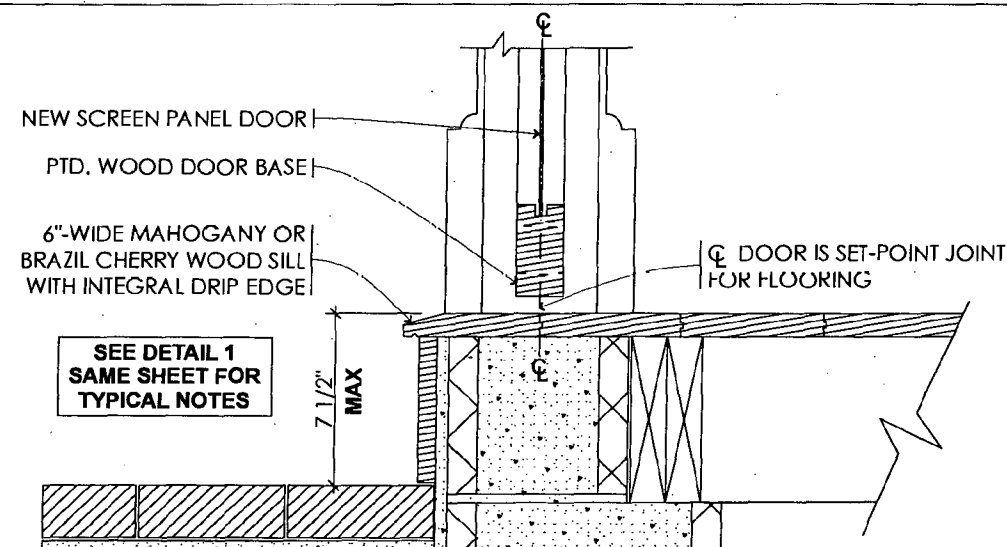
DTL. SECTIONS @ NEW DORMER

ALTERATIONS & ADDITIONS / PERMIT SET

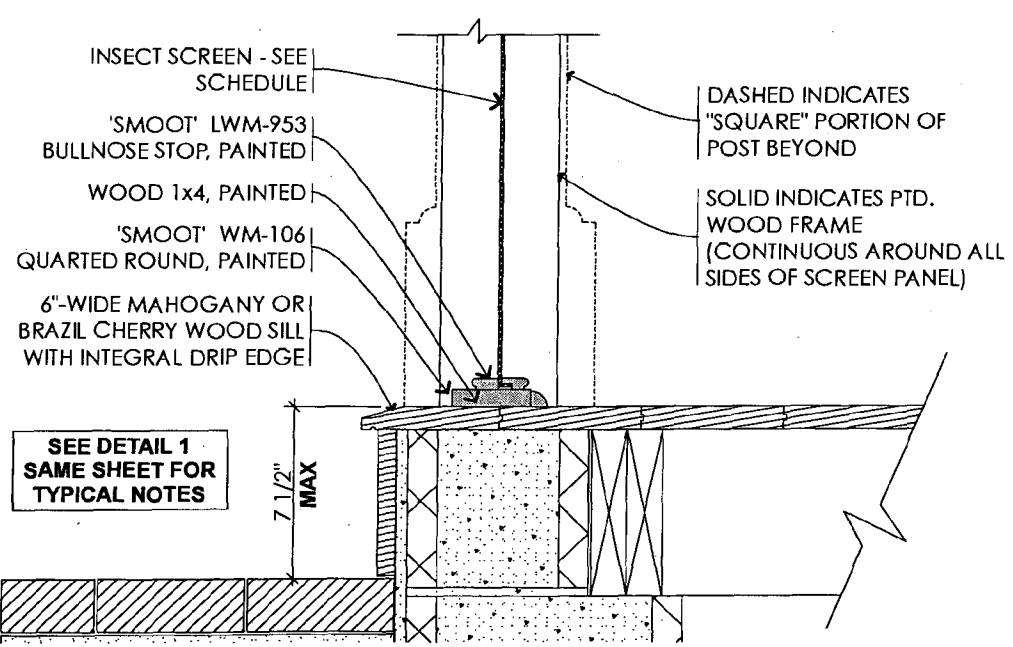
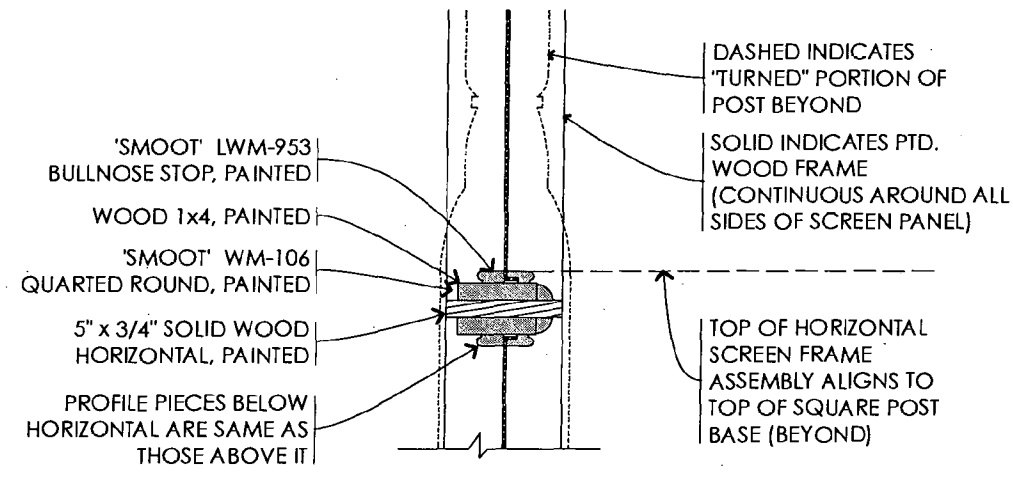
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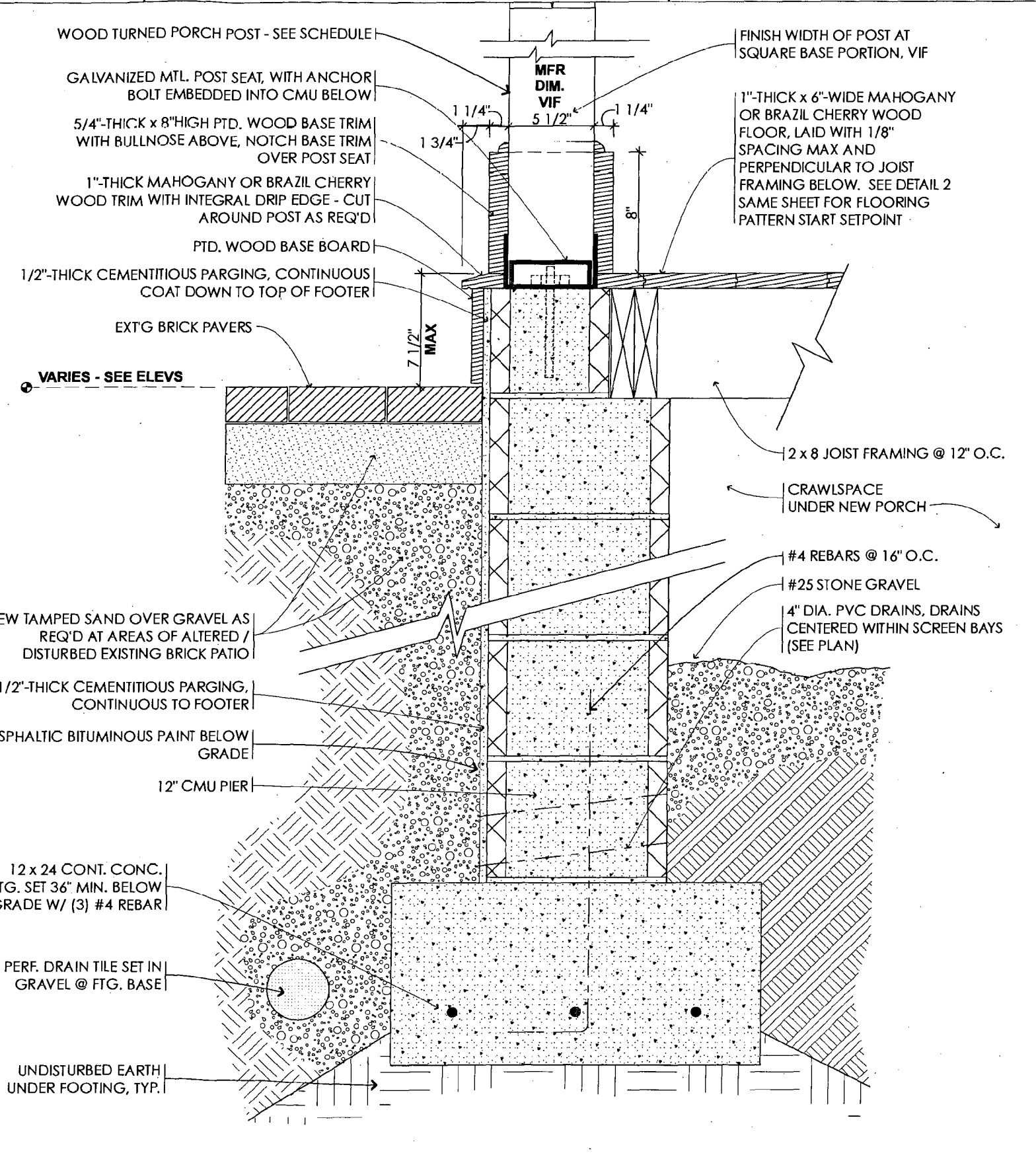
A-3.1



2 PORCH DETAIL : DOOR & STEP
SCALE: 1 1/2" = 1'-0"



3 PORCH DETAIL : SCREEN BASE & HORIZ. RAIL
SCALE: 1 1/2" = 1'-0"



1 PORCH DETAIL : FOUNDATION & STRUCTURAL POST
SCALE: 1 1/2" = 1'-0"

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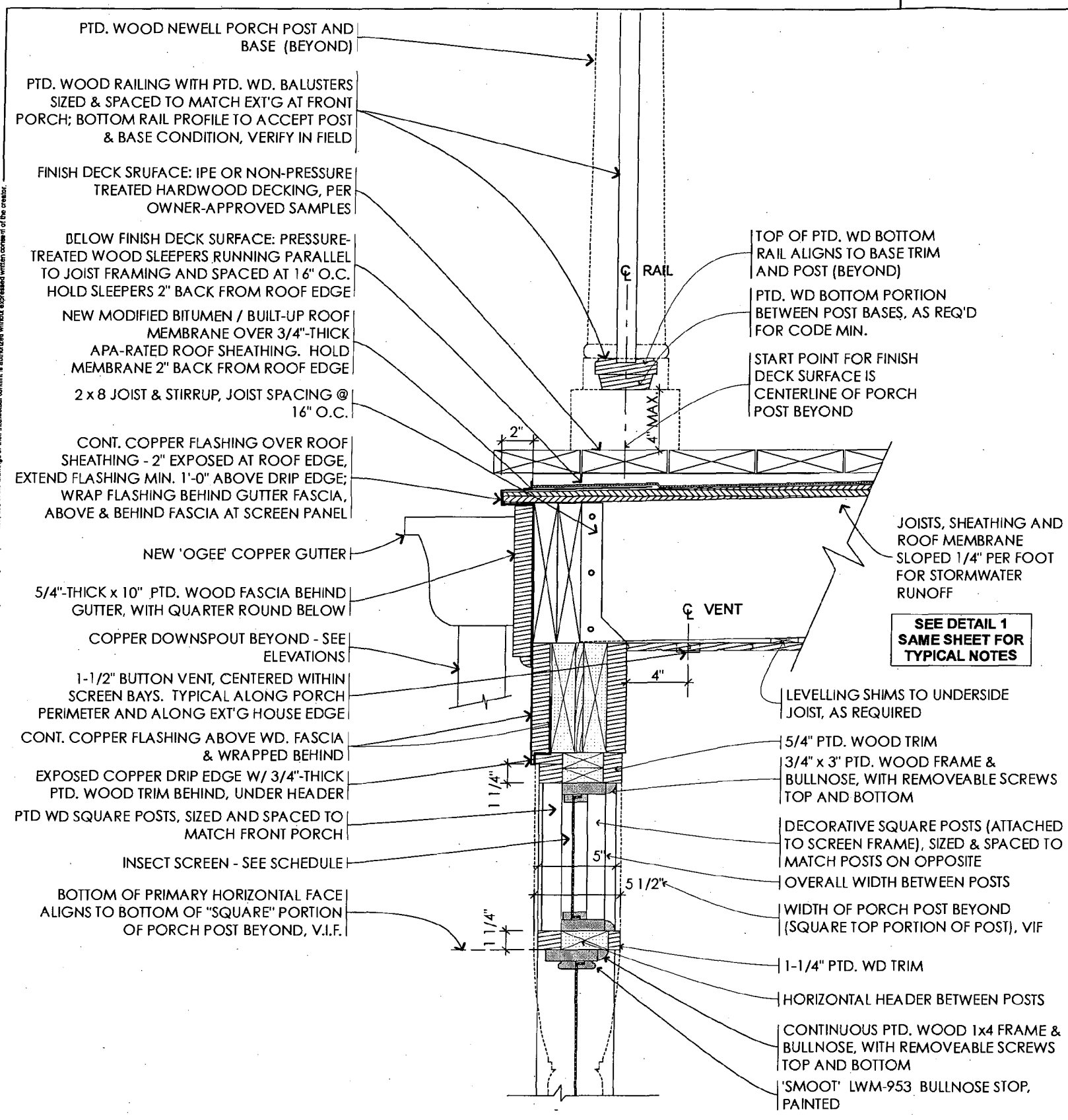
DTL. SECTIONS @ PORCH FDN.
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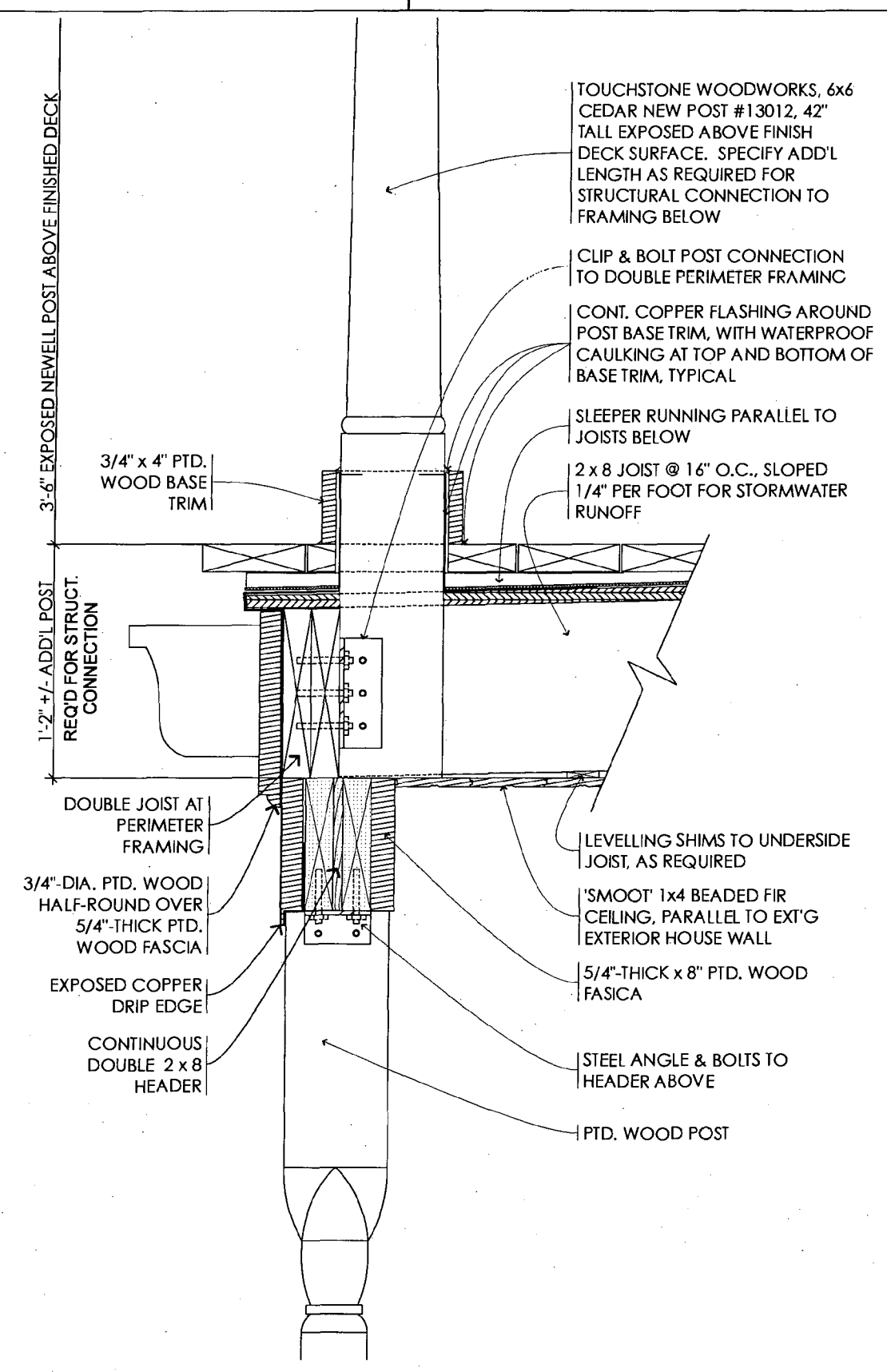
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A-3.2


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2 DETAIL @ SCREEN
SCALE: 1 1/2" = 1'-0"



1 STRUCTURAL DETAIL @ POST
SCALE: 1 1/2" = 1'-0"



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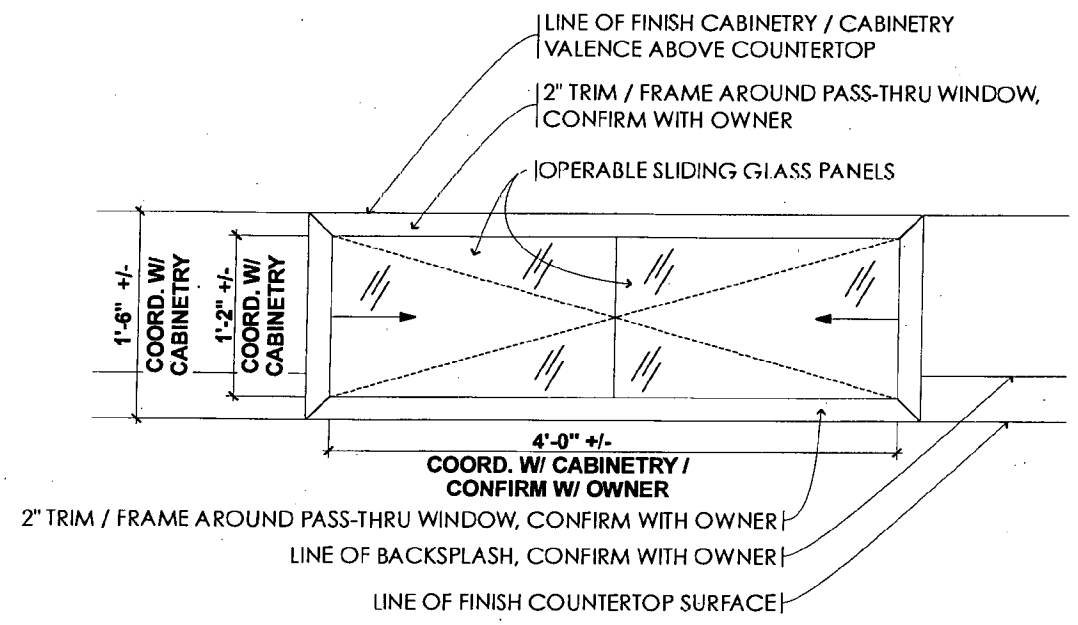
**DTL. SECTIONS @ PORCH ROOF
ALTERATIONS & ADDITIONS / PERMIT SET**

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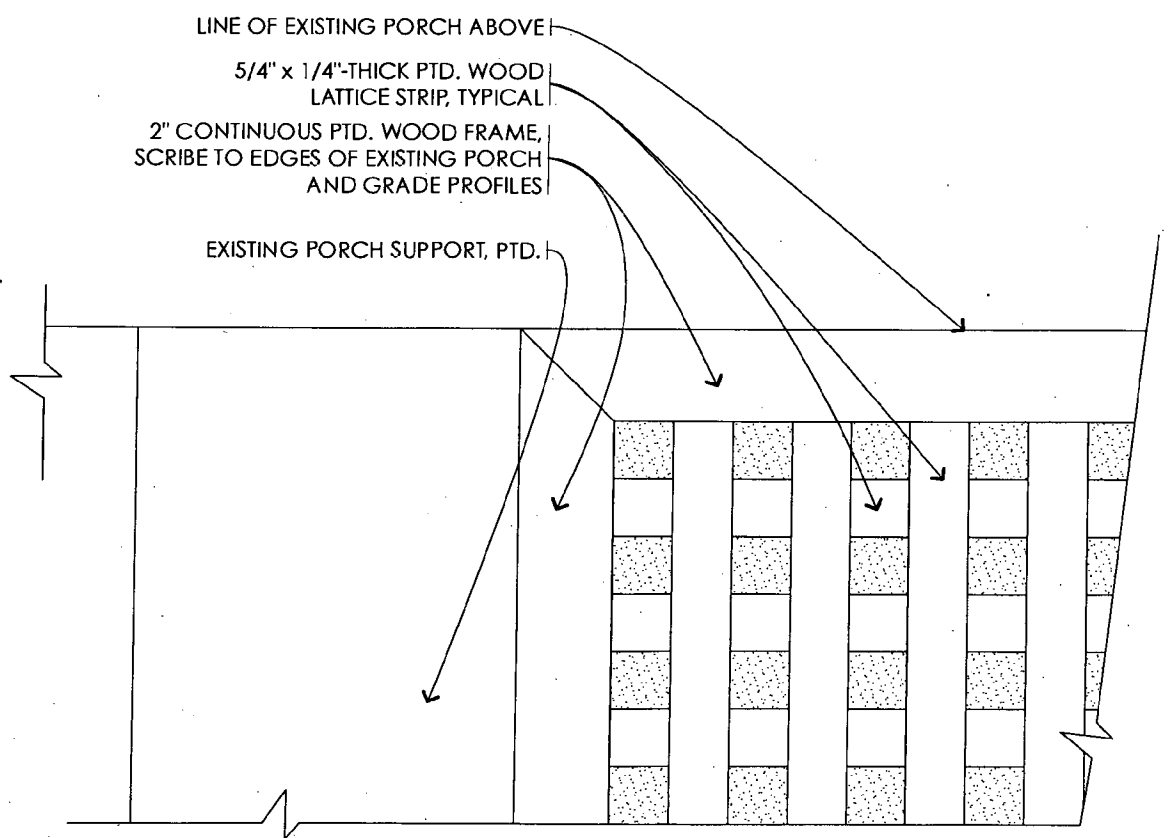
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A-3.3

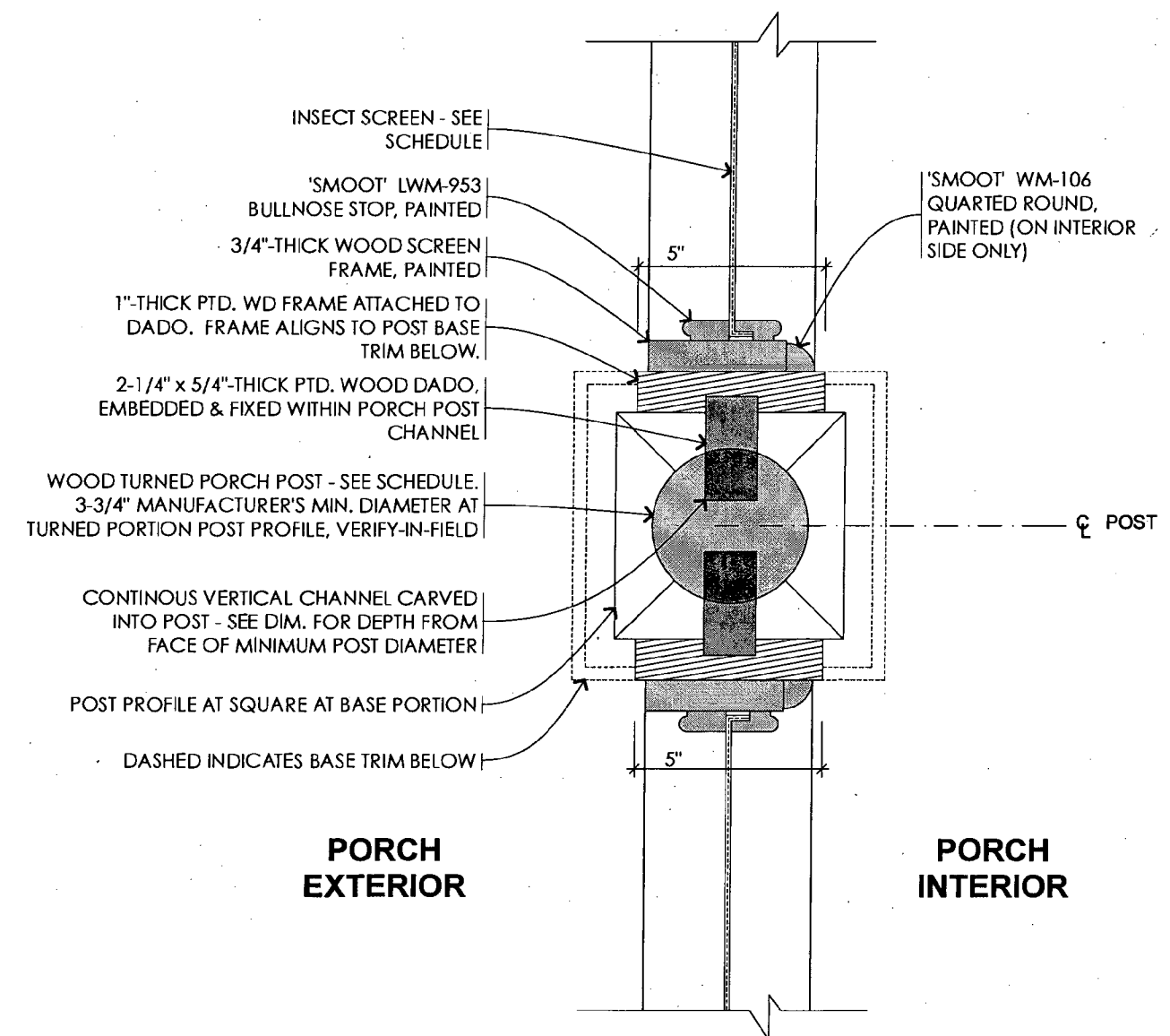
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3 ENLARGED PARTIAL ELEV - PASS-THRU DIAGRAM
SCALE: 3/4" = 1'-0"



2 ENLARGED PARTIAL ELEV - LATTICE
SCALE: 3" = 1'-0"



1 PLAN DETAIL AT PORCH POST & SCREEN
SCALE: 3" = 1'-0"



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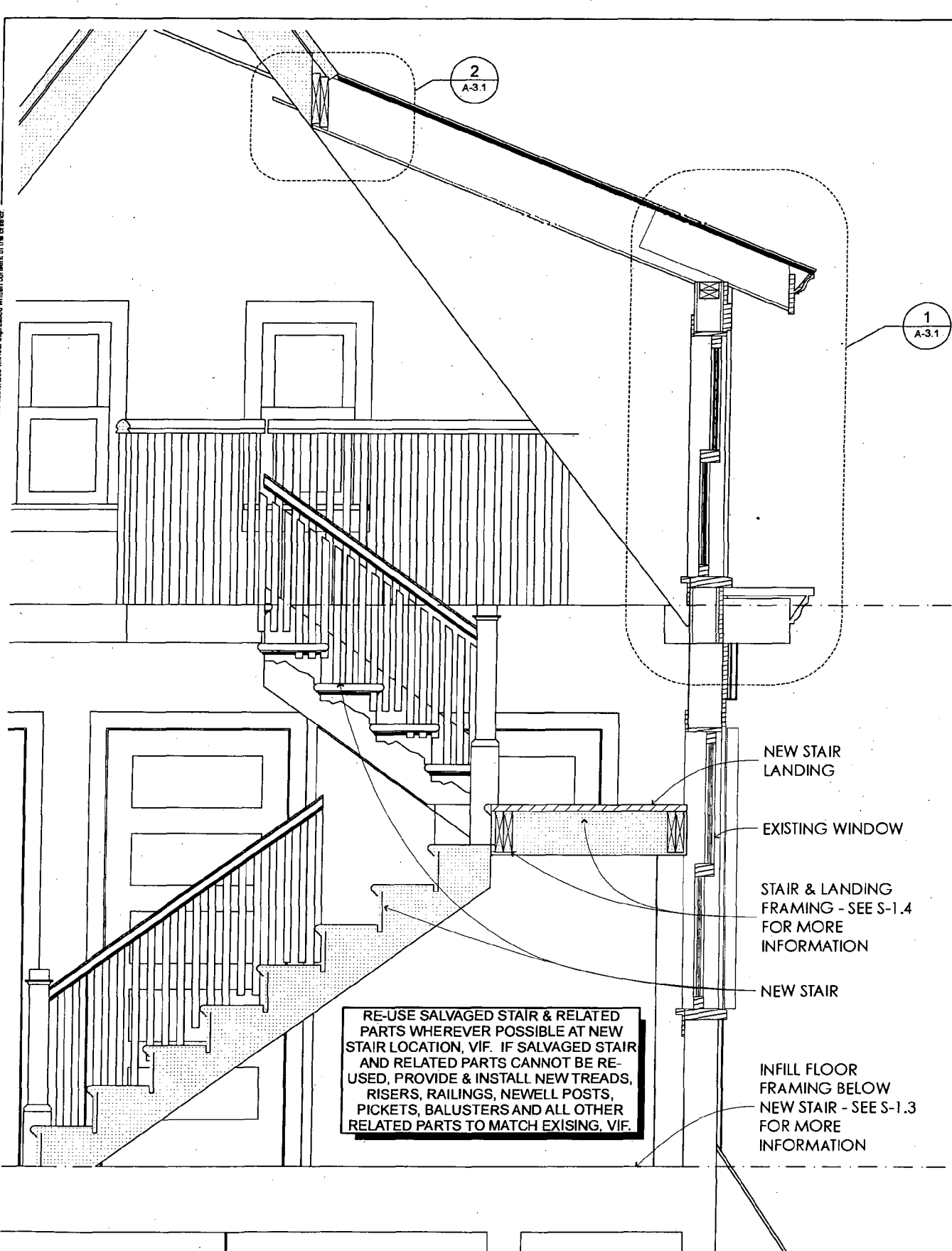
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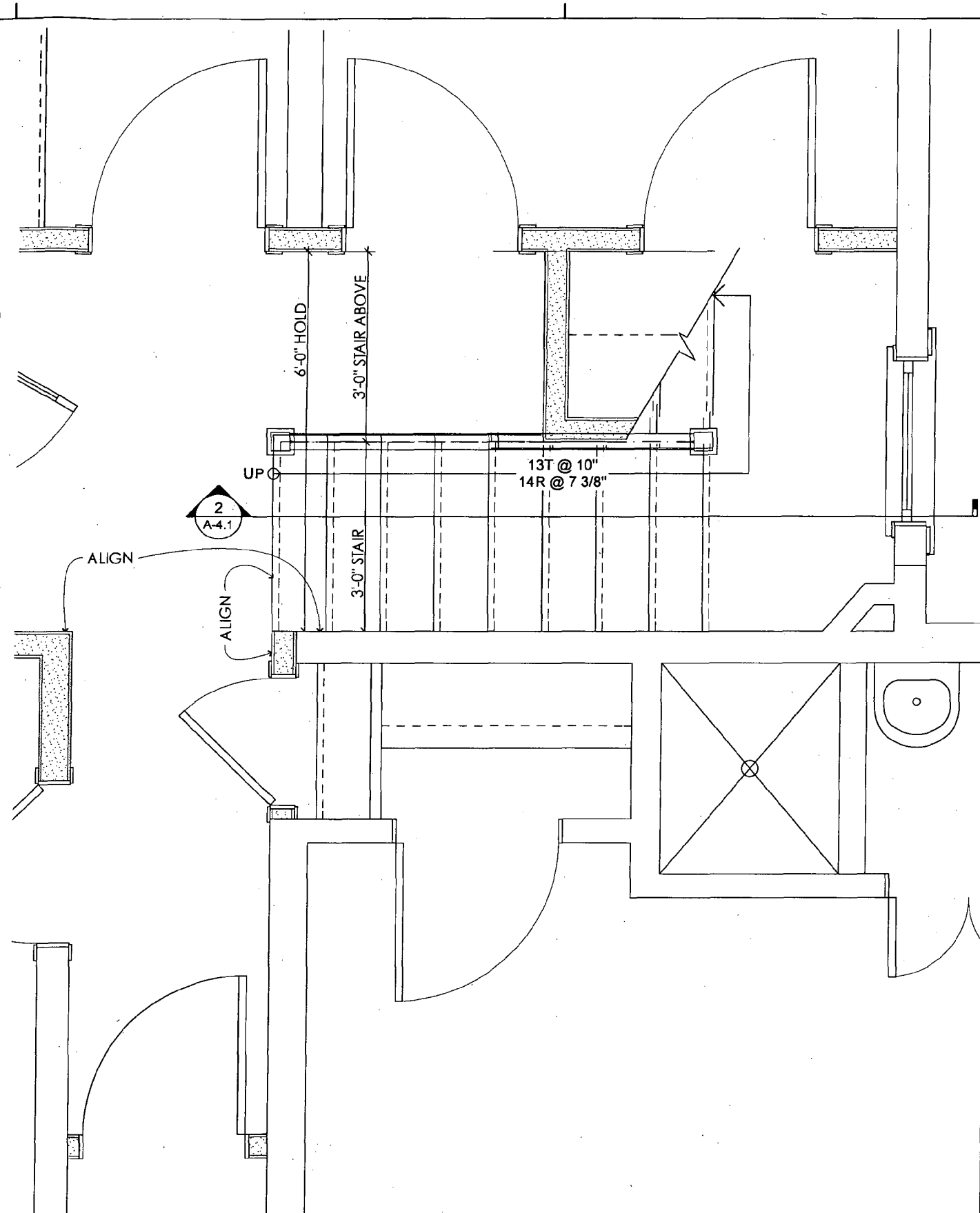
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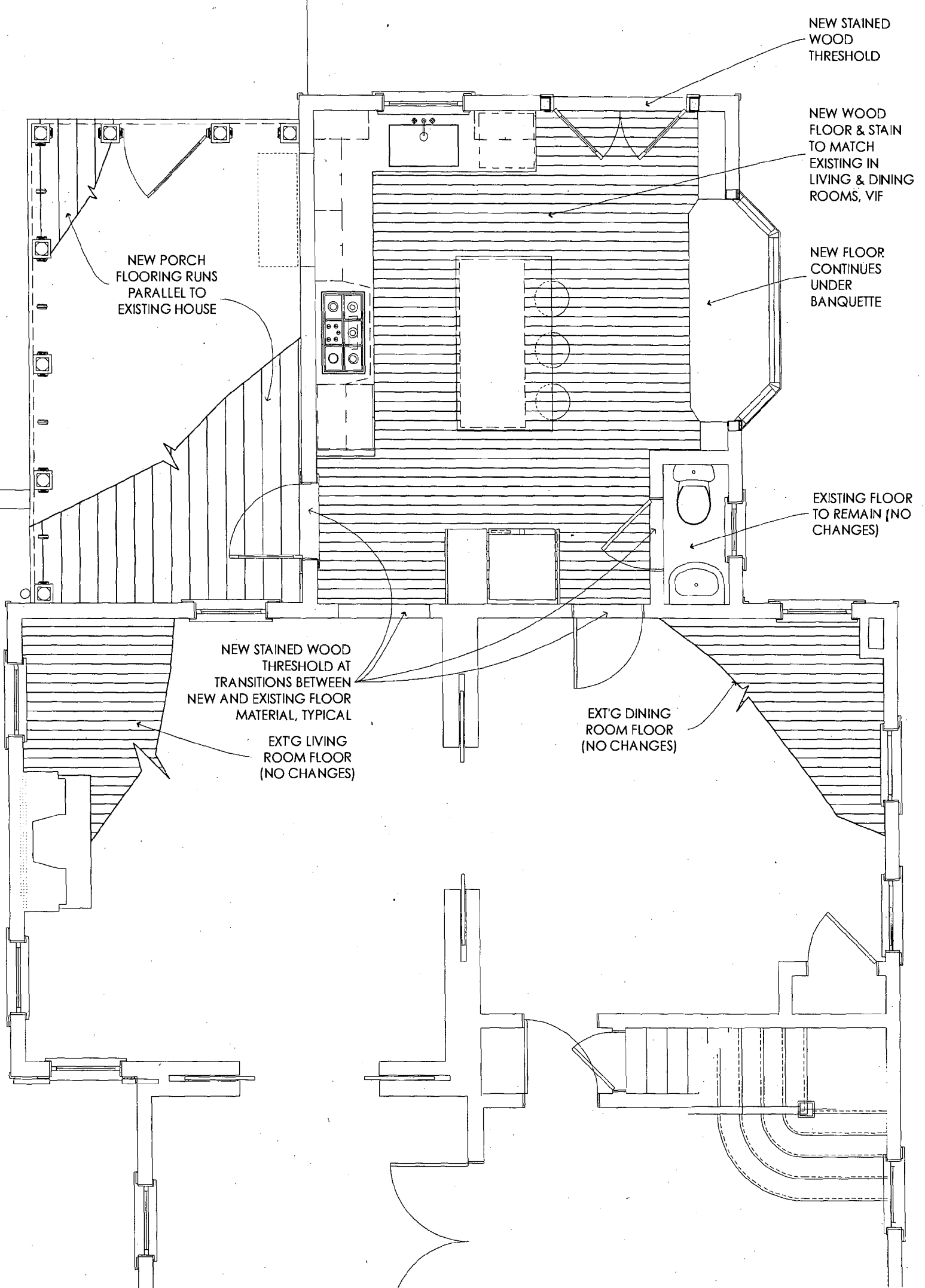
2 1/2 STAIR SECTION
SCALE: 1/2" = 1'-0"



1 1/2 ENLARGED STAIR
SCALE: 1/2" = 1'-0"

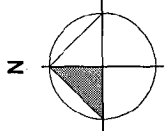
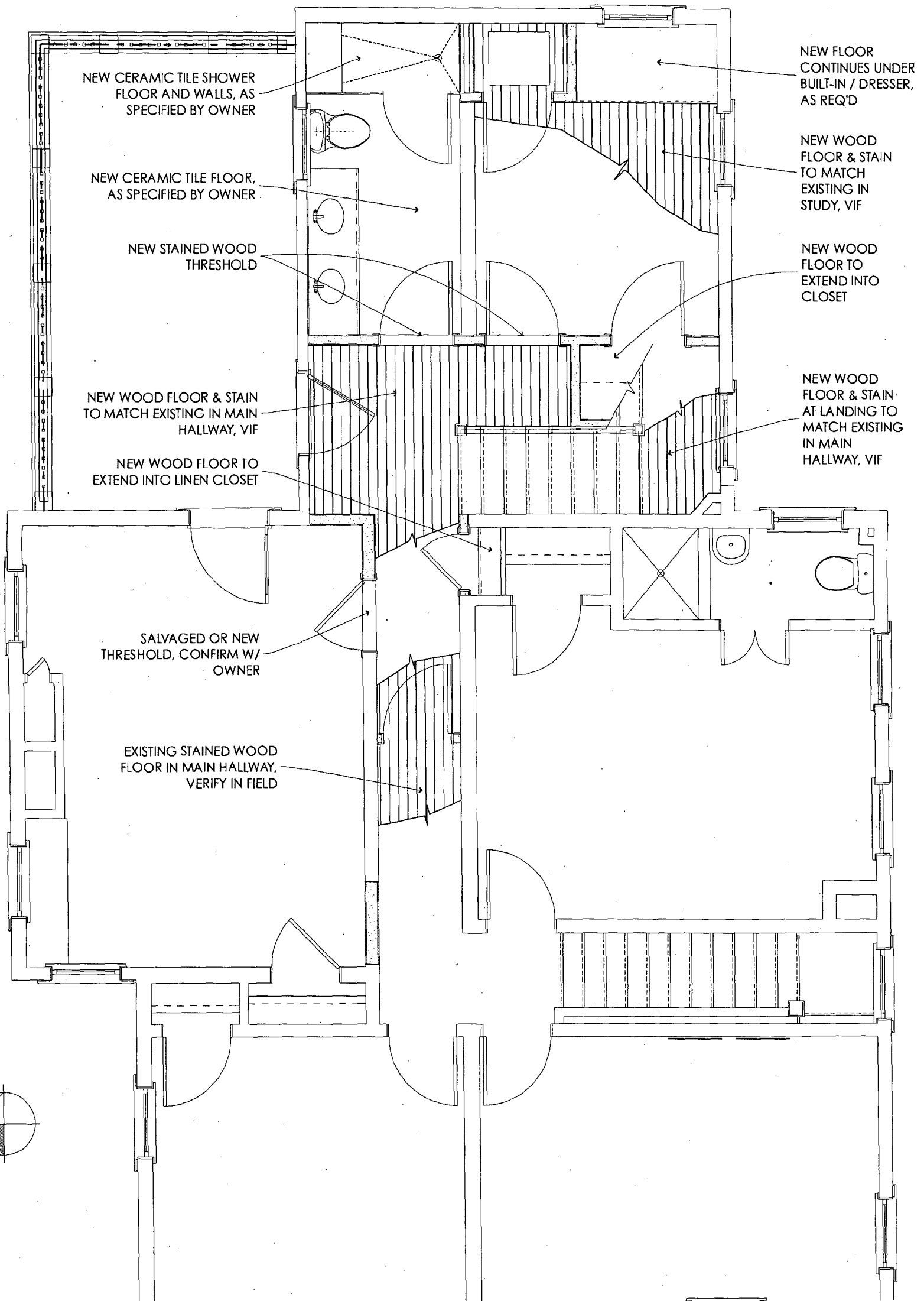
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A-5.1	11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	1st FLOOR - FLOOR FINISH PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE	P.O. BOX 358 WARDENSVILLE, WV 26881 (304) 874-4118 www.TROUTDESIGN.COM	
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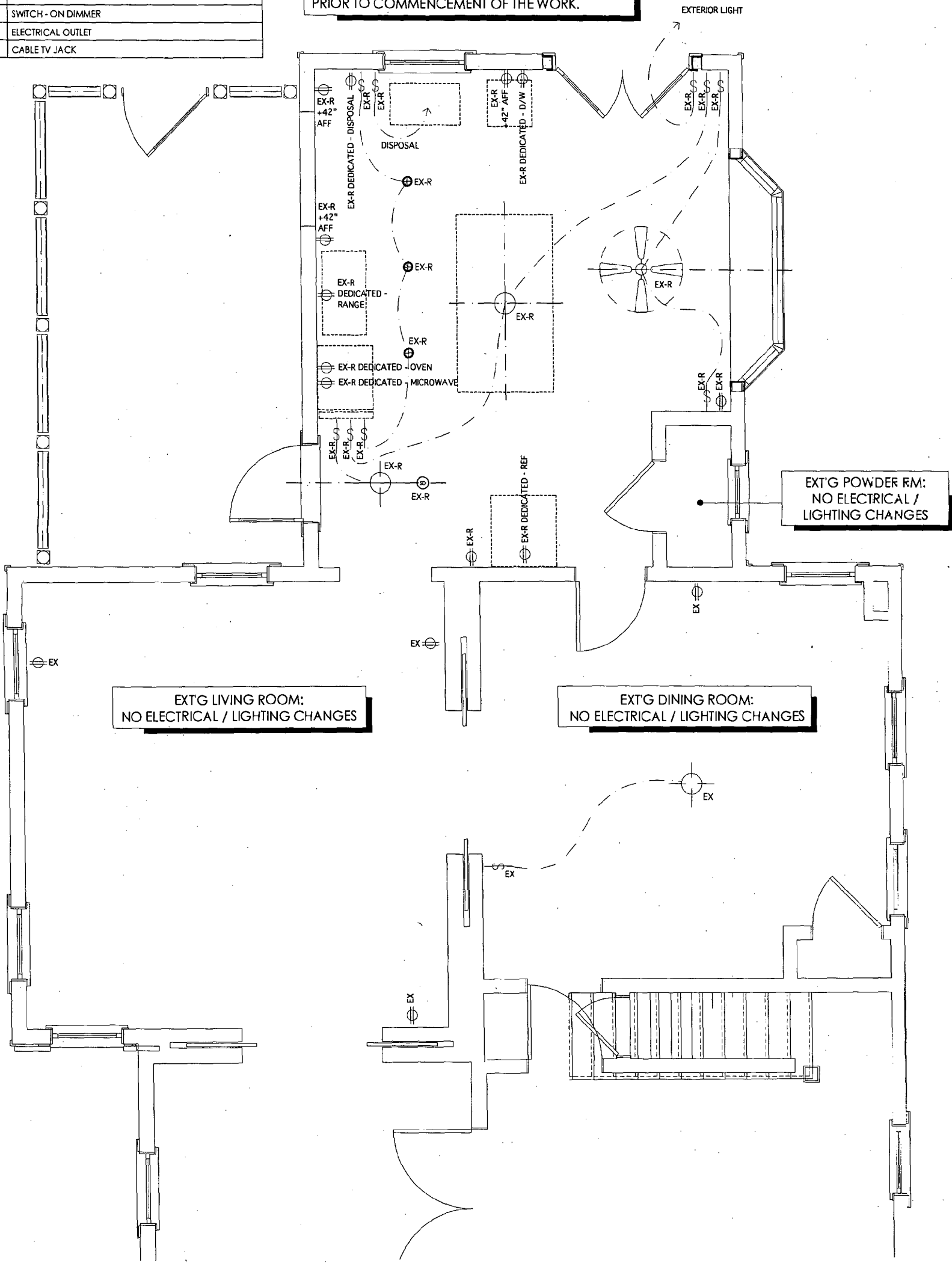
A-5.2	11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	2nd FLOOR - FLOOR FINISH PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE'S	
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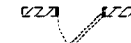
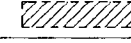
RCP / ELECTRICAL LEGEND	
⊕	PENDANT LIGHT FIXTURE
⊙	RECESSED LIGHT FIXTURE
○	SURFACE-MOUNT FIXTURE
⊕	WALL-MOUNT FIXTURE
⊕	CEILING FAN
⊙	SMOKE DETECTOR
⊕	SWITCH
⊕	SWITCH - ON DIMMER
⊕	ELECTRICAL OUTLET
⊕	CABLE TV JACK

ELECTRICAL / RCP NOTE: NO NEW ADDITIONAL LOADS ANTICIPATED; EXISTING ELECTRICAL & LIGHTING ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK. ALL KITCHEN APPLIANCES ARE EXT'G TO BE RE-USED OR REPLACED NEW W/ OWNER-APPROVED ITEM.

ELECTRICAL / RCP NOTE: ALL ALTERATIONS, ADJUSTMENTS, OUTLET AND LIGHTING RE-USE & RELOCATIONS MUST FIRST BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF THE WORK.



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DEMOLITION LEGEND	
	WALLS & DOORS TO BE REMOVED
	ELEMENTS TO BE REMOVED

- * NOTE: NO NON-LOADBEARING OR LOADBEARING PARTITIONS SHALL BE REMOVED WITHOUT CONSULTATION WITH STRUCTURAL ENGINEER
- ** NOTE: EXT'G FLOORS TO REMAIN UNLESS NOTED OTHERWISE. SALVAGE ALL REMOVED FLOORING FOR POSSIBLE RE-USE AT INFILL / ALTERED AREAS. COORDINATE WITH NEW PLANS, TYPICAL.
- *** NOTE: EXT'G M/E/P/GAS/HVAC & RELATED ITEMS SHALL BE RETAINED AND ALTERED ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW PLANS

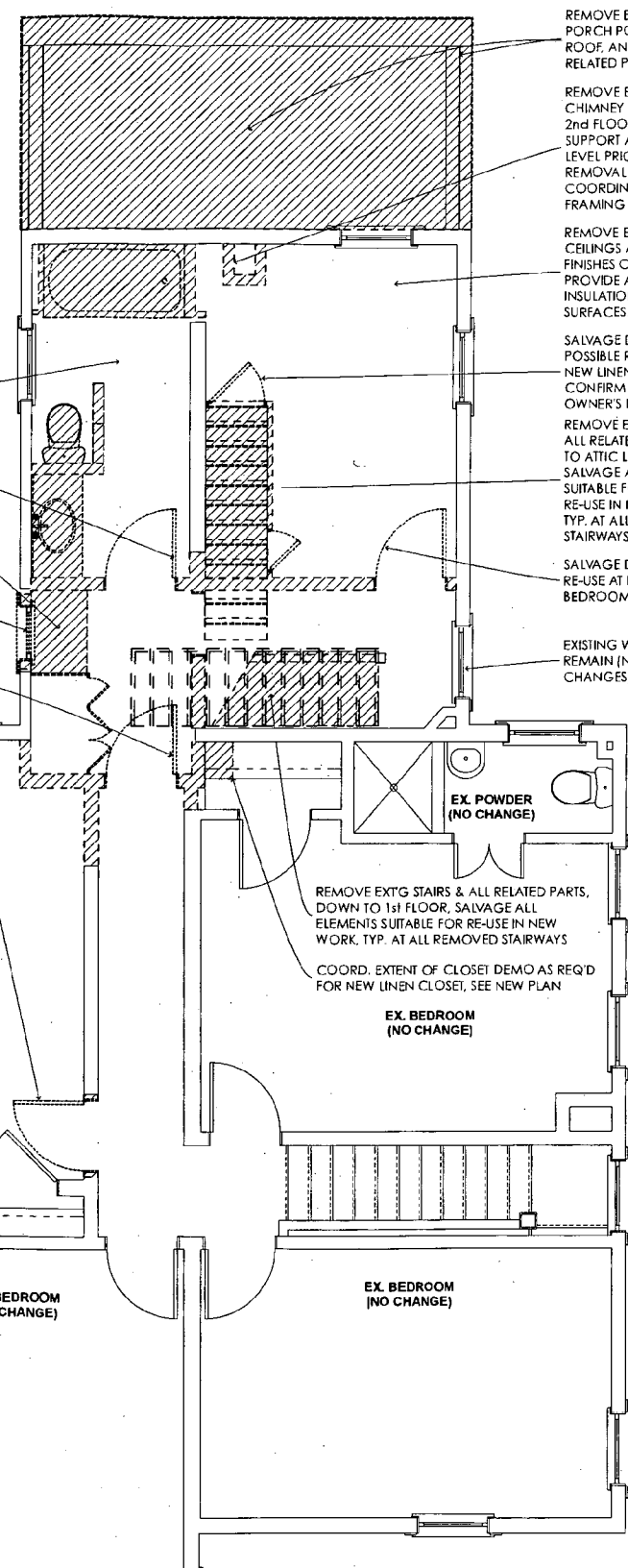
EXISTING BATHROOM DEMOLITION:
 REMOVE EXISTING FIXTURES, FLOORS, WALL FINISHES & CEILINGS COMPLETE. PROVIDE AND INSTALL INSULATION AT ALL SURFACES.

SALVAGE EXISTING DOOR FOR RE-USE AT BATHROOM ENTRY, COORDINATE WITH NEW PLAN

SALVAGE EXISTING MILLWORK / DRESSER FOR POSSIBLE RE-USE, CONFIRM WITH OWNER'S DIRECTION

REMOVE EXT'G WINDOW, EXTERIOR WALL BELOW TO FLOOR LEVEL AND ADJACENT EXTERIOR WALL EITHER SIDE TO PROVIDE FOR NEW DOOR OPENING. SEE ELEVATION A-2.4

SALVAGE EXT'G DOORS FOR RE-USE, COORDINATE WITH NEW PLAN



REMOVE EXT'G FRAME PORCH POSTS, SHED ROOF, AND ALL RELATED PARTS.

REMOVE EXISTING CHIMNEY AT 1st and 2nd FLOORS. INSTALL SUPPORT AT ATTIC LEVEL PRIOR TO REMOVAL. COORDINATE WITH FRAMING PLAN S-1.4.

REMOVE EXISTING CEILINGS AND WALL FINISHES COMPLETE. PROVIDE AND INSTALL INSULATION AT ALL SURFACES.

SALVAGE DOOR FOR POSSIBLE RE-USE AT NEW LINEN CLOSET. CONFIRM WITH OWNER'S DIRECTION

REMOVE EXT'G STAIRS & ALL RELATED PARTS, UP TO ATTIC LEVEL. SALVAGE ALL ELEMENTS SUITABLE FOR POSSIBLE RE-USE IN NEW WORK, TYP. AT ALL REMOVED STAIRWAYS

SALVAGE DOOR FOR RE-USE AT RELOCATED BEDROOM ENTRY

EXISTING WINDOW TO REMAIN (NO CHANGES)

EX. POWDER (NO CHANGE)



REMOVE EXT'G STAIRS & ALL RELATED PARTS, DOWN TO 1st FLOOR. SALVAGE ALL ELEMENTS SUITABLE FOR RE-USE IN NEW WORK, TYP. AT ALL REMOVED STAIRWAYS

COORD. EXTENT OF CLOSET DEMO AS REQ'D FOR NEW LINEN CLOSET, SEE NEW PLAN

EX. BEDROOM (NO CHANGE)

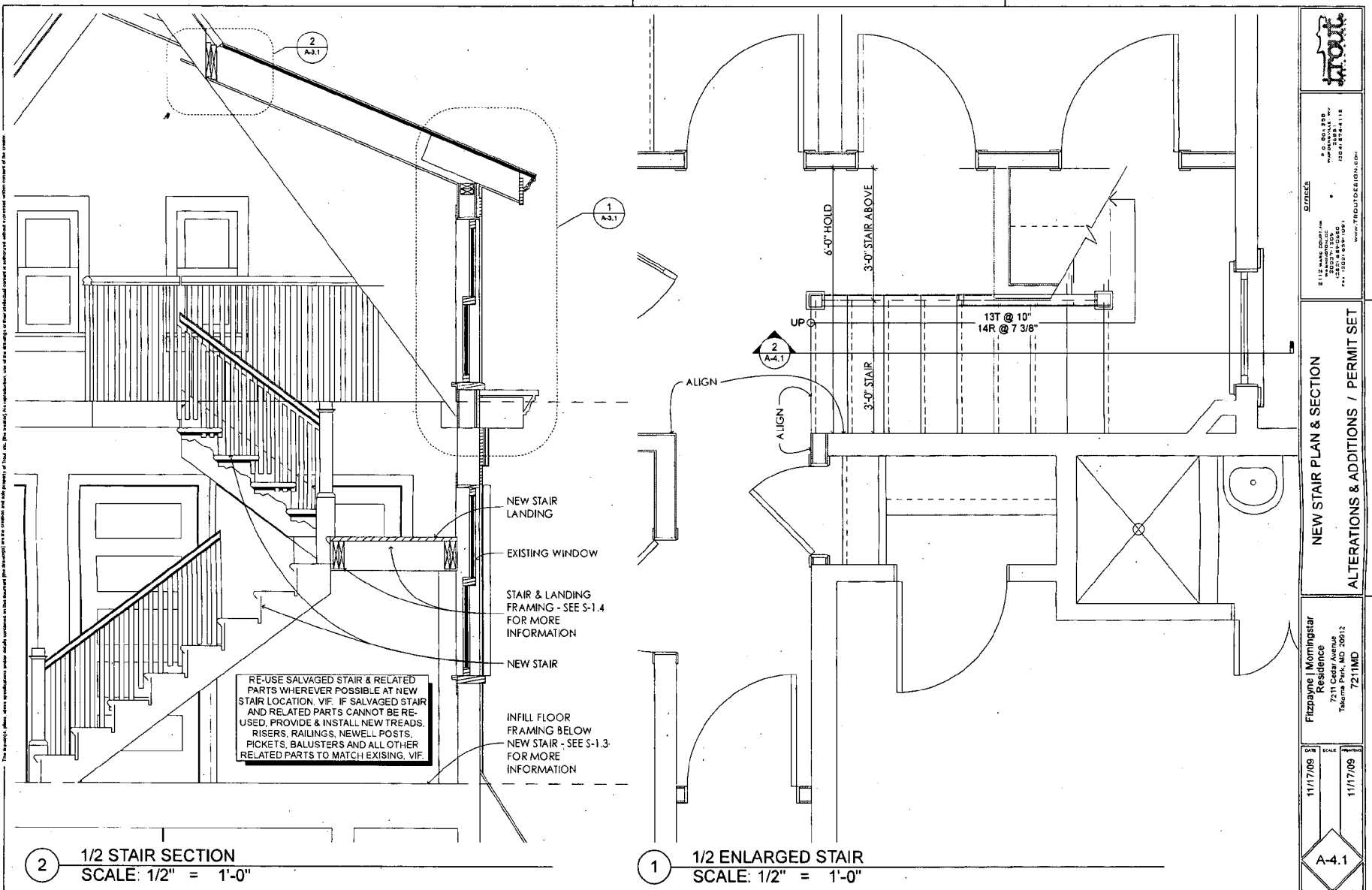
EX. BEDROOM (NO CHANGE)

EX. BEDROOM (NO CHANGE)

	11/17/09 11/17/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	2nd FLOOR - EXT'G & DEMO PLANS	2112 WARD COURT WASHINGTON, DC 20037-1205 (202) 486-5600 FAX: (202) 658-1091 www.TROUTDECISION.com	P.O. Box 358 WASHINGTON, DC 20007-0358 (202) 674-1118	
	ALTERATIONS & ADDITIONS / PERMIT SET					

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 Montgomery County
 Historic Preservation Commission
[Signature] 11/17/09

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[Signature]



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 Historic Preservation Commission
 1004 27th St
 P.O. Box 298
 Historic Preservation Commission
 1004 27th St

**NEW STAIR PLAN & SECTION
 ALTERATIONS & ADDITIONS / PERMIT SET**

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 7211MD

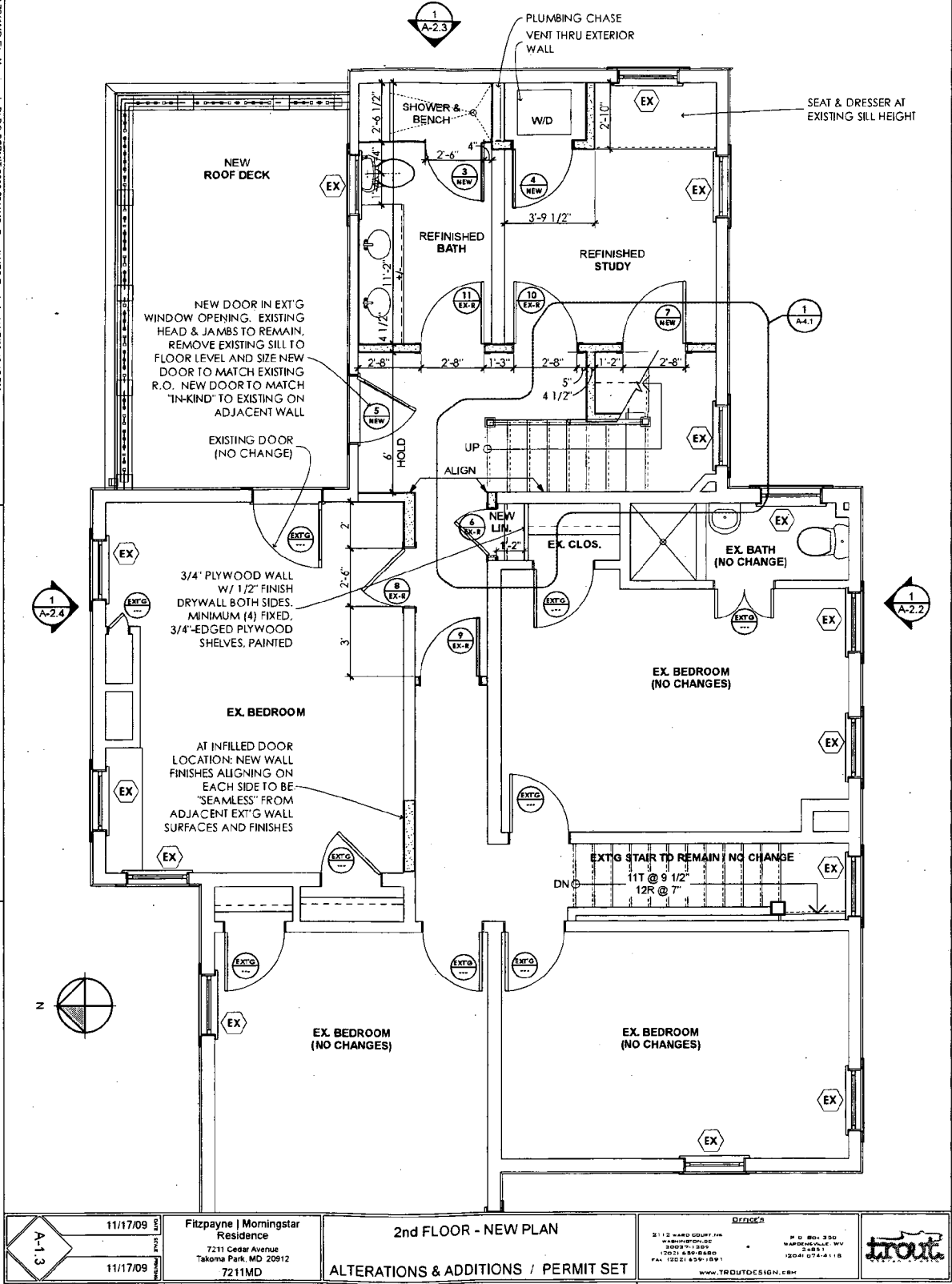
11/17/09
 11/17/09
 A-4.1

TROUT DESIGN PROJECTS 7211MD-Fix-Morning Star BLDG PERMIT 2008-211MD Permit HPC Rev 1 Jan 11/17/09 12:15 PM

ALL SELECTIONS FOR INTERIOR FINISHES, MILLWORK, SALVAGED MILLWORK & CABINETS, NEW CABINERY AND ALL APPLIANCES ARE TO BE SPECIFIED & APPROVED BY OWNER PRIOR TO PURCHASE AND/OR INSTALLATION, UNLESS NOTED OTHERWISE

PLUMBING / DRAIN NOTE: NO NEW PLUMBING LOADS ANTICIPATED; EXISTING PLUMBING / DRAIN ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK

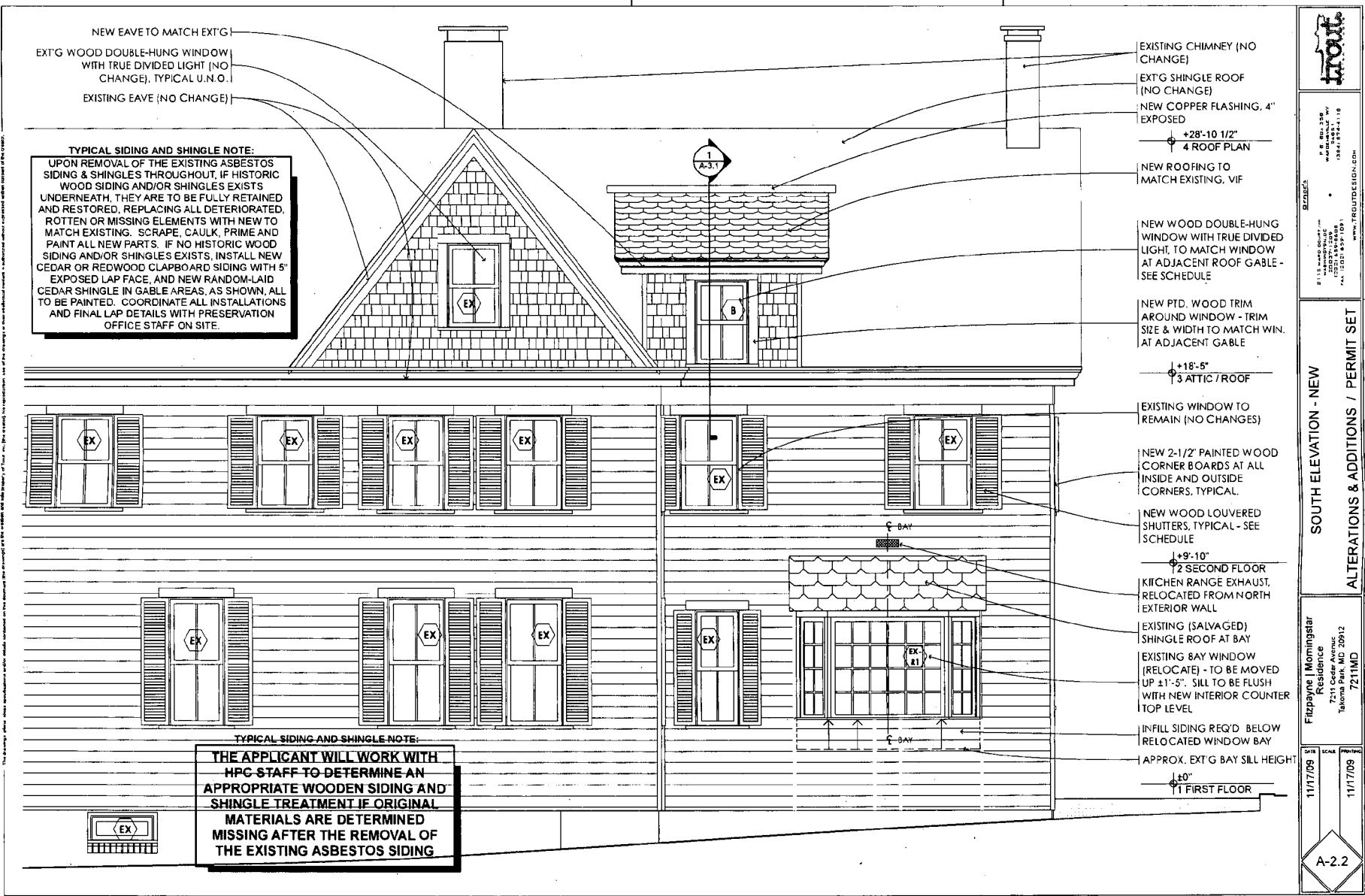
HVAC NOTE: NO NEW HEATING OR COOLING LOADS ANTICIPATED; EXISTING HVAC ELEMENTS TO BE ADJUSTED, RE-CONFIGURED OR RELOCATED TO ACCOMMODATE NEW WORK



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Historic Preservation Commission
[Signature]
11/19/09

A-1.3	11/17/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	2nd FLOOR - NEW PLAN		2112 - 4400 COURT AVE WASHINGTON, DC 20007-1000 (703) 859-8480 FAX: (703) 459-1081 WWW.TROUTDESIGN.COM	P.O. BOX 350 WASHINGTON, DC 20501-0350 (202) 674-4118	
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 Historic Preservation Commission
 11/17/09



NEW EAVE TO MATCH EXT'G
 EXT'G WOOD DOUBLE-HUNG WINDOW
 WITH TRUE DIVIDED LIGHT (NO
 CHANGE), TYPICAL U.N.O.
 EXISTING EAVE (NO CHANGE)

TYPICAL SIDING AND SHINGLE NOTE:
 UPON REMOVAL OF THE EXISTING ASBESTOS
 SIDING & SHINGLES THROUGHOUT, IF HISTORIC
 WOOD SIDING AND/OR SHINGLES EXISTS
 UNDERNEATH, THEY ARE TO BE FULLY RETAINED
 AND RESTORED, REPLACING ALL DETERIORATED,
 ROTTEN OR MISSING ELEMENTS WITH NEW TO
 MATCH EXISTING. SCRAPE, CAULK, PRIME AND
 PAINT ALL NEW PARTS. IF NO HISTORIC WOOD
 SIDING AND/OR SHINGLES EXISTS, INSTALL NEW
 CEDAR OR REDWOOD CLAPBOARD SIDING WITH 5"
 EXPOSED LAP FACE, AND NEW RANDOM-LAID
 CEDAR SHINGLE IN GABLE AREAS, AS SHOWN, ALL
 TO BE PAINTED. COORDINATE ALL INSTALLATIONS
 AND FINAL LAP DETAILS WITH PRESERVATION
 OFFICE STAFF ON SITE.

EXISTING CHIMNEY (NO
 CHANGE)
 EXT'G SHINGLE ROOF
 (NO CHANGE)
 NEW COPPER FLASHING, 4"
 EXPOSED
 +28'-10 1/2"
 4 ROOF PLAN
 NEW ROOFING TO
 MATCH EXISTING, VIF
 NEW WOOD DOUBLE-HUNG
 WINDOW WITH TRUE DIVIDED
 LIGHT, TO MATCH WINDOW
 AT ADJACENT ROOF GABLE -
 SEE SCHEDULE
 NEW PTD. WOOD TRIM
 AROUND WINDOW - TRIM
 SIZE & WIDTH TO MATCH WIN.
 AT ADJACENT GABLE
 +18'-5"
 3 ATTIC / ROOF

EXISTING WINDOW TO
 REMAIN (NO CHANGES)
 NEW 2-1/2" PAINTED WOOD
 CORNER BOARDS AT ALL
 INSIDE AND OUTSIDE
 CORNERS, TYPICAL.
 NEW WOOD LOUVERED
 SHUTTERS, TYPICAL - SEE
 SCHEDULE
 +9'-10"
 2 SECOND FLOOR
 KITCHEN RANGE EXHAUST,
 RELOCATED FROM NORTH
 EXTERIOR WALL
 EXISTING (SALVAGED)
 SHINGLE ROOF AT BAY
 EXISTING BAY WINDOW
 (RELOCATE) - TO BE MOVED
 UP ±1'-5". SILL TO BE FLUSH
 WITH NEW INTERIOR COUNTER
 TOP LEVEL
 INFILL SIDING REQ'D BELOW
 RELOCATED WINDOW BAY
 APPROX. EXT'G BAY SILL HEIGHT
 +0"
 1 FIRST FLOOR

TYPICAL SIDING AND SHINGLE NOTE:
 THE APPLICANT WILL WORK WITH
 HPC STAFF TO DETERMINE AN
 APPROPRIATE WOODEN SIDING AND
 SHINGLE TREATMENT IF ORIGINAL
 MATERIALS ARE DETERMINED
 MISSING AFTER THE REMOVAL OF
 THE EXISTING ASBESTOS SIDING

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**SOUTH ELEVATION - NEW
 ALTERATIONS & ADDITIONS / PERMIT SET**

Fitzpayne | Moringstar
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 7211MD

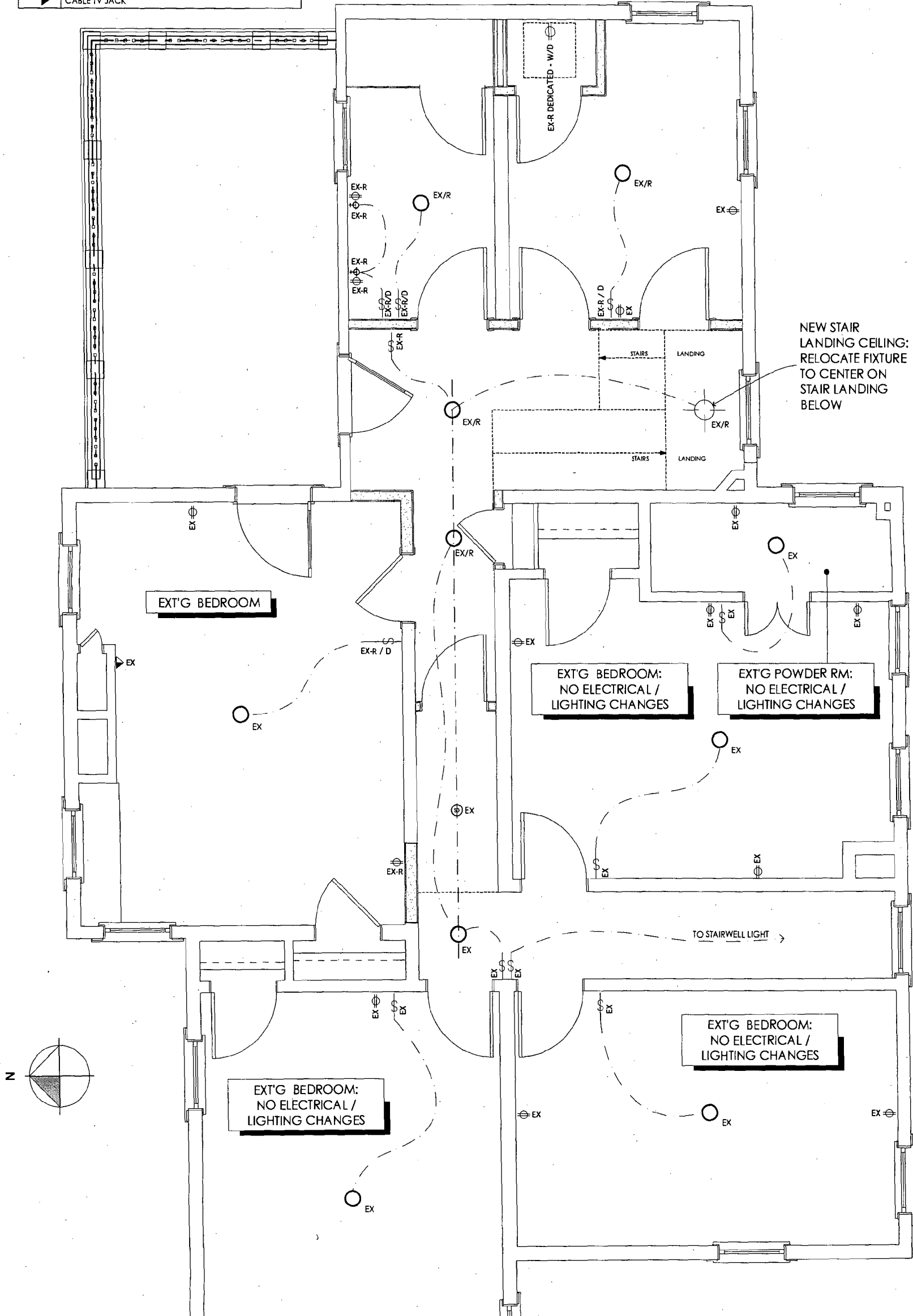
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 A-2.2

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RCP / ELECTRICAL LEGEND	
"EX" Indicates re-use without anticipated alterations "EX-R" Indicates "Existing to be re-used or relocated"	
	PENDANT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	SURFACE-MOUNT FIXTURE
	WALL-MOUNT FIXTURE
	CEILING FAN
	SMOKE DETECTOR
	SWITCH
	SWITCH - ON DIMMER
	ELECTRICAL OUTLET
	CABLE TV JACK

ELECTRICAL / RCP NOTE: NO NEW ADDITIONAL LOADS ANTICIPATED; EXISTING ELECTRICAL & LIGHTING ELEMENTS TO BE RELOCATED OR REPLACED NEW TO ACCOMMODATE NEW WORK. ALL KITCHEN APPLIANCES ARE EXT'G TO BE RE-USED OR REPLACED NEW W/ OWNER-APPROVED ITEM.

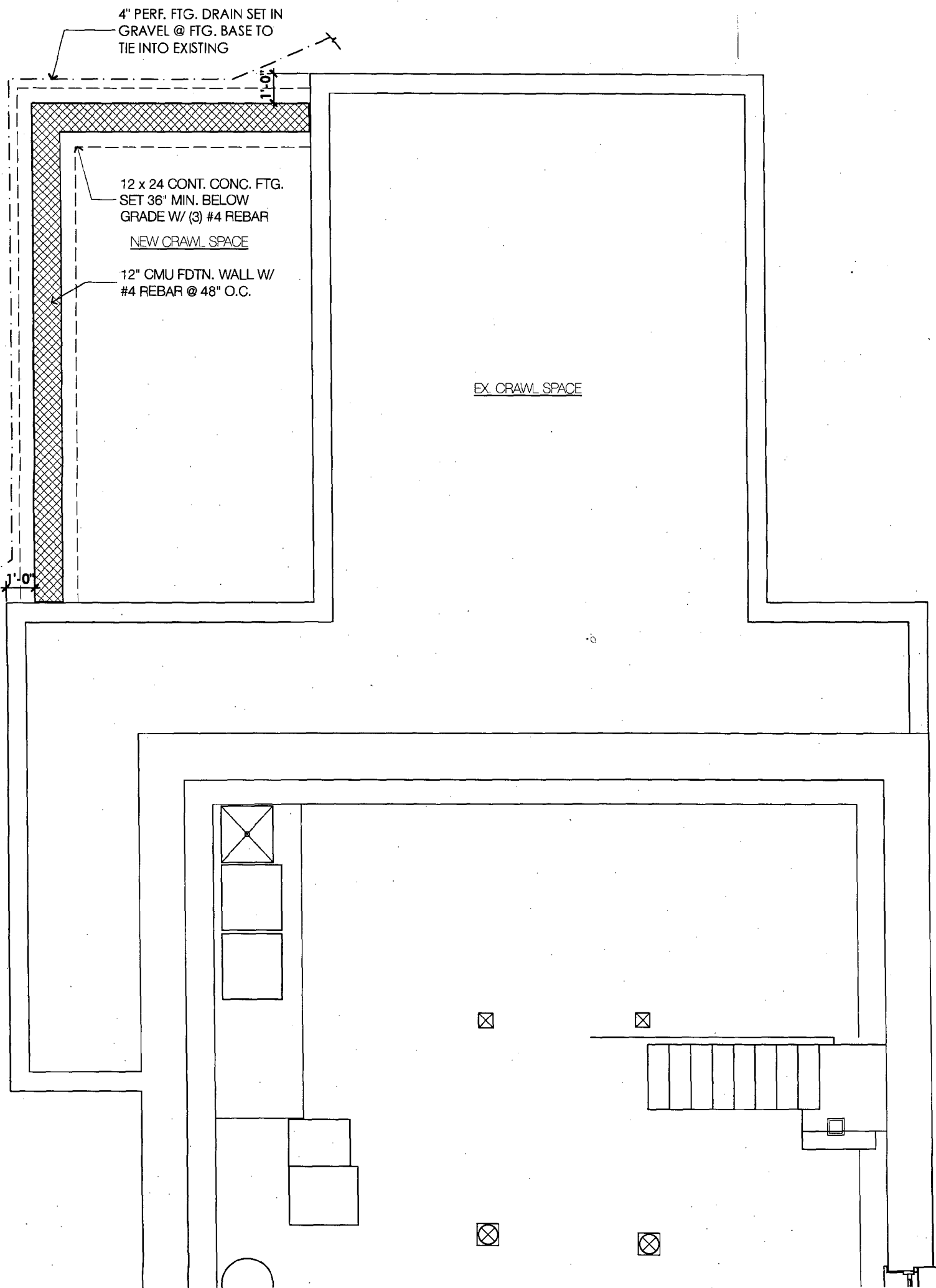
ELECTRICAL / RCP NOTE: ALL ALTERATIONS, ADJUSTMENTS, OUTLET AND LIGHTING RE-USE & RELOCATIONS MUST FIRST BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF THE WORK.



A-6.2	DATE: 11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	2nd FLOOR ELEC. / RCP PLAN ALTERATIONS & ADDITIONS / PERMIT SET	Office: 2112 WARD COURT, NW WASHINGTON, DC 20037-1309 (202) 659-0600 FAX: (202) 659-1091	P.O. BOX 258 WARDENVILLE, WV 26851 (304) 874-4118	
	DATE: 11/13/09					

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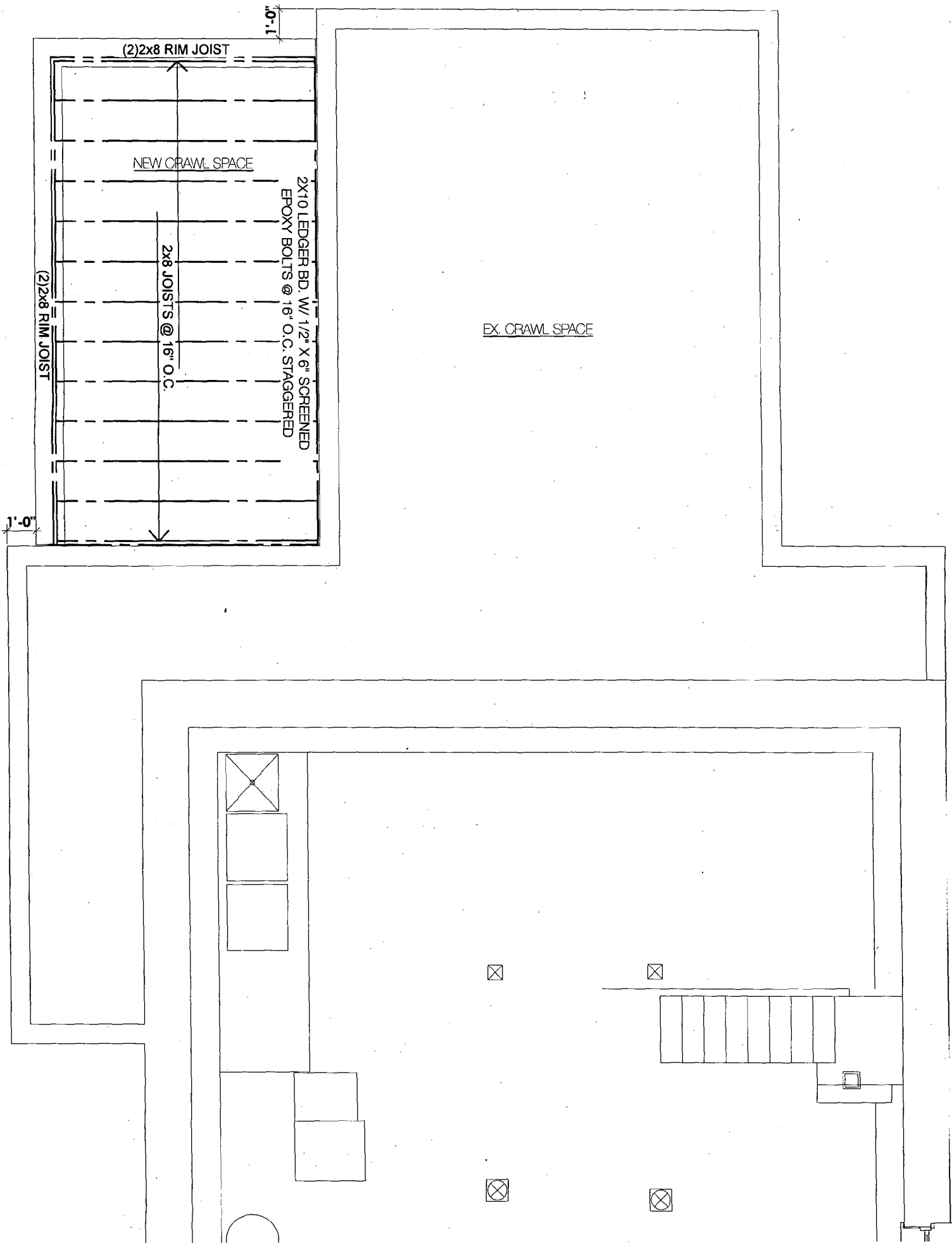
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	11/13/09	Fitzpayne Morningstar Residence. 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	FOUNDATION PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 WWW.TROUTDESIGN.COM	P.O. Box 358 WARDENVILLE, WY 26851 (304) 874-4116
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S-1.2

DATE: 11/13/09
SCALE:
REVISION: 11/13/09

Fitzpayne | Morningstar
Residence
7211 Cedar Avenue
Takoma Park, MD 20912
7211MD

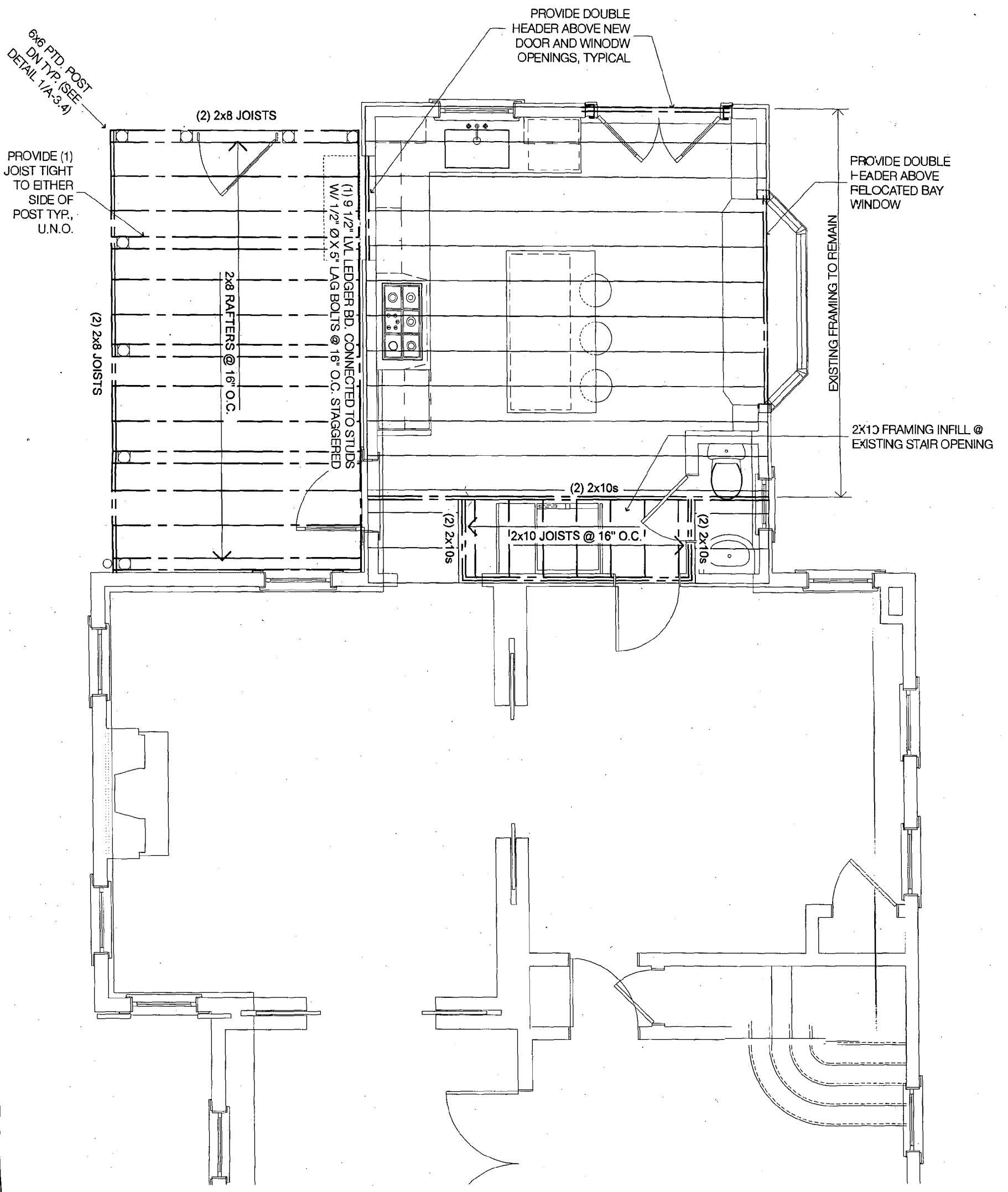
FIRST FLOOR FRAMING
ALTERATIONS & ADDITIONS / PERMIT SET

OFFICE'S
2112 WARD COURT, NW
WASHINGTON, DC 20037-1209
(202) 659-0660
FAX: (202) 659-1091
P.O. Box 358
WARDENVILLE, WV 26051
(304) 874-4118
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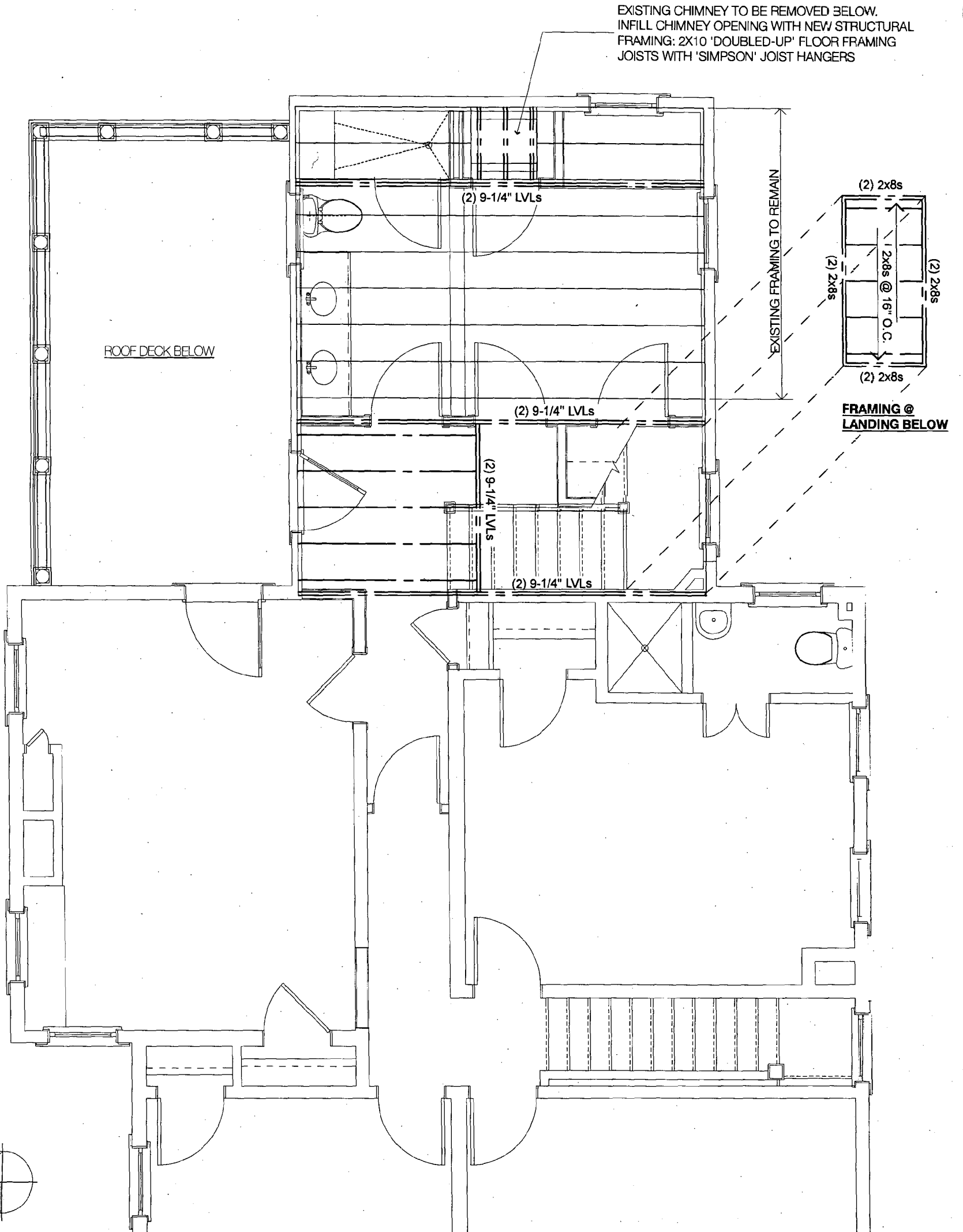
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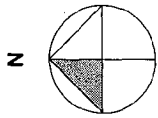
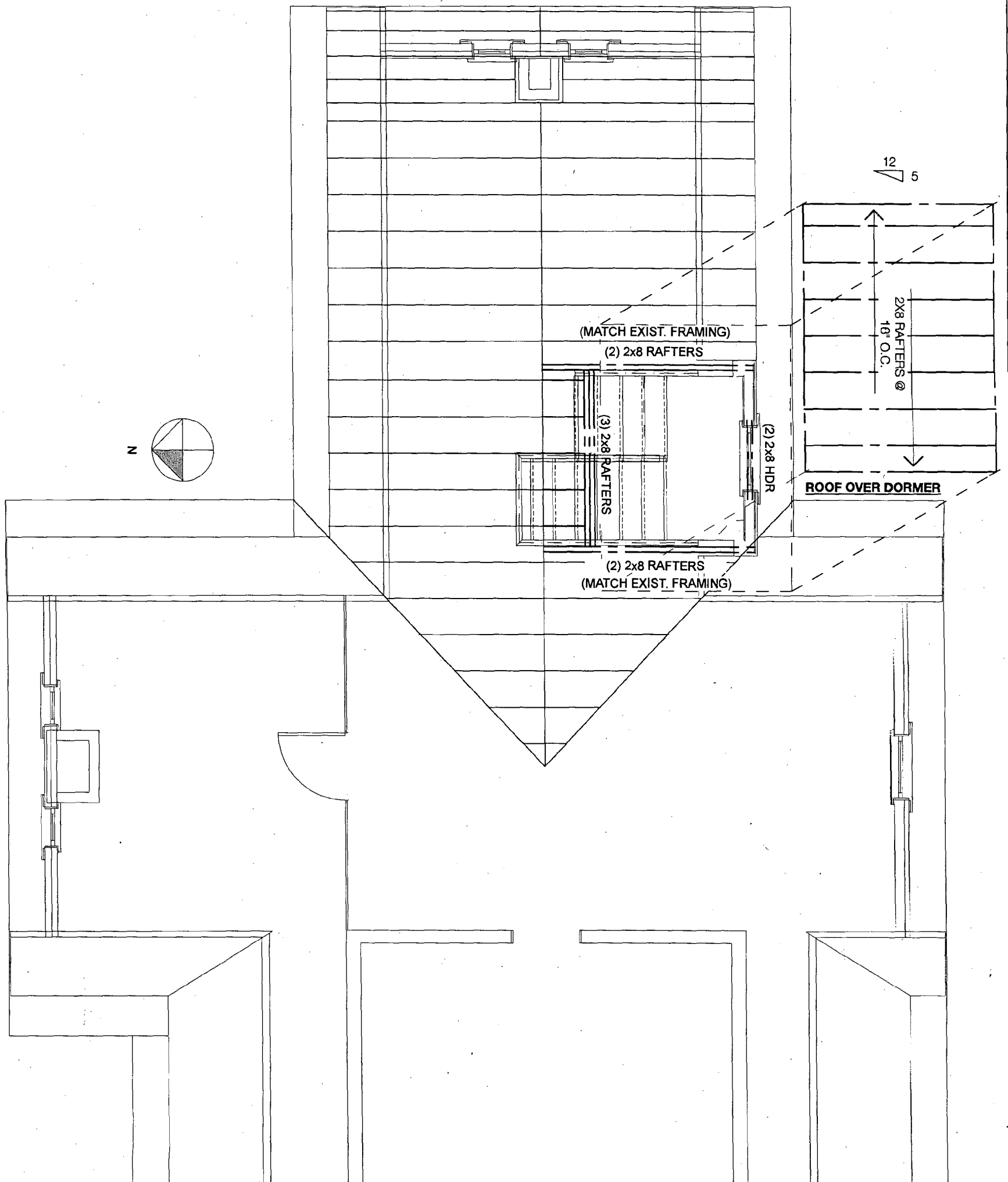
S-1.3	11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	SECOND FLOOR & PARTIAL ROOF FRAMING PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE'S 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 WWW.TROUTDESIGN.COM	P.O. BOX 350 WARDENSVILLE, WV 26051 (304) 874-4118	
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S-1.4	11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	ATTIC FLOOR FRAMING PLAN	2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091	Office's	P.O. Box 358 WARDENVILLE, WV 26051 (304) 874-4118	
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<div style="border: 1px solid black; padding: 2px; display: inline-block;">S-1.5</div>	DATE: 11/13/09 SCALE: PERMITTING DATE: 11/13/09	Fitzpayne Morningstar Residence 7211 Cedar Avenue Takoma Park, MD 20912 7211MD	ROOF & DORMER FRAMING PLAN ALTERATIONS & ADDITIONS / PERMIT SET	OFFICE: 2112 WARD COURT, NW WASHINGTON, DC 20037-1209 (202) 659-0600 FAX: (202) 659-1091 P.O. Box 358 WARDENVILLE, WV 26851 (304) 874-4118 WWW.TROUTDESIGN.COM	
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