

37703-05N 7316 Baltimore Avenue

Takoma Park Historic District

# LOPREST/COURTNEY RESIDENCE

7316 BALTIMORE AVE. TAKOMA PARK, MD. 20912

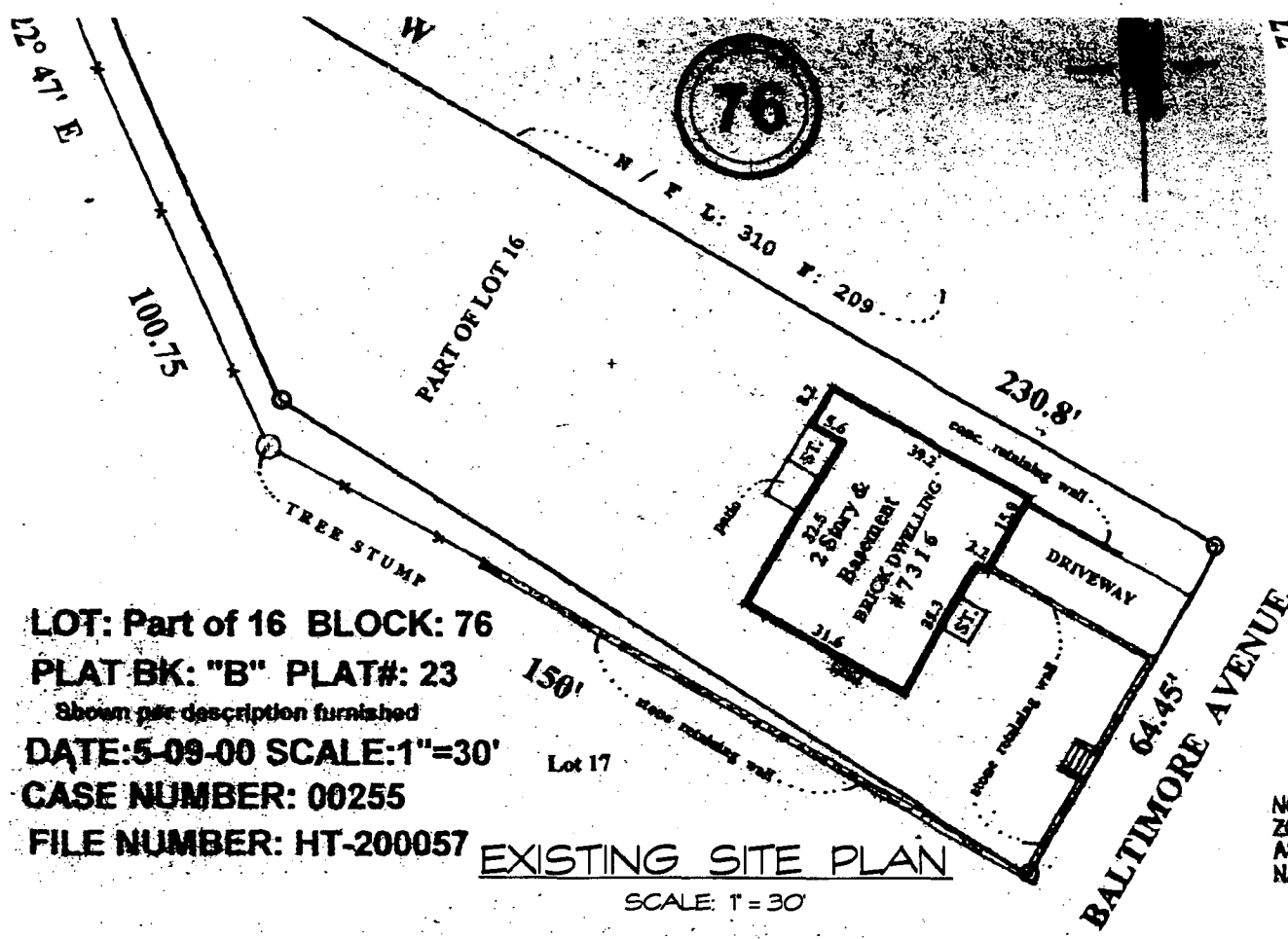
**KLOCKNER**  
 Premier Construction Services  
 6480 Sligo Mill Road, Takoma park, MD 20912  
 Phone: (301) 270-3033 / Fax: (301) 270-1441  
 Email: mail@klockner.net

- |    |                      |     |                        |
|----|----------------------|-----|------------------------|
| C1 | COVER SHEET          | A7  | DOOR/WINDOW SCHEDULE   |
| C2 | NOTES/ENERGY CALC.   | A8  | ELEVATIONS             |
| A1 | 1ST FLOOR DEMOLITION | A9  | FOUNDATION PLAN        |
| A2 | 2ND FLOOR DEMOLITION | A10 | 1ST FLOOR FRAMING PLAN |
| A3 | 1ST FLOOR PLAN       | A11 | 2ND FLOOR FRAMING PLAN |
| A4 | 2ND FLOOR PLAN       | A12 | ROOF FRAMING PLAN      |
| A5 | 1ST FLOOR ELEC/MECH  | A13 | SECTIONS               |
| A6 | 2ND FLOOR ELEC/MECH  | A14 | DETAILS                |

4-21-05 FOR PERMIT

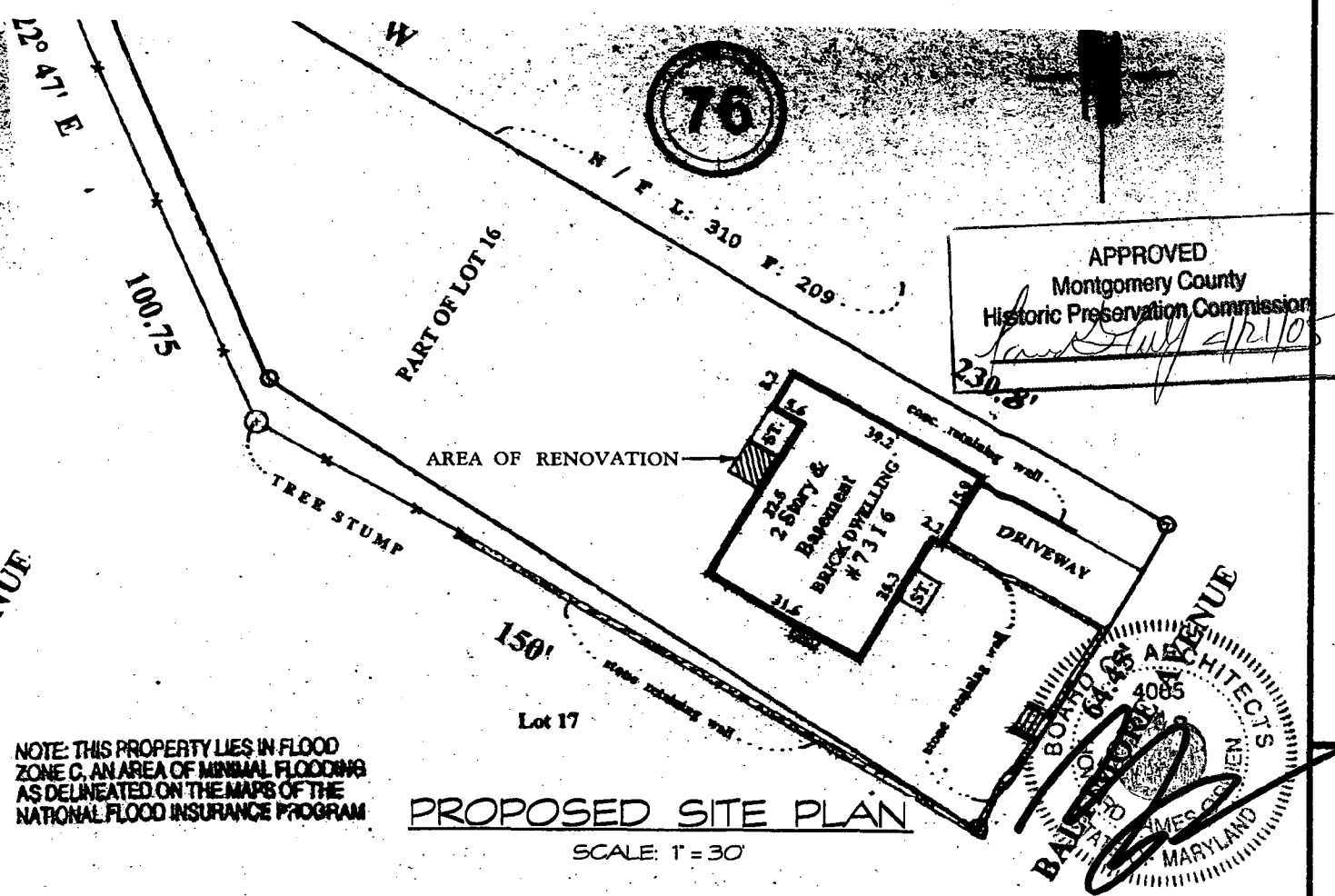
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**LOPREST/COURTNEY RESIDENCE**  
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LOT: Part of 16 BLOCK: 76  
 PLAT BK: "B" PLAT#: 23  
 Shown per description furnished  
 DATE: 5-09-00 SCALE: 1"=30'  
 CASE NUMBER: 00255  
 FILE NUMBER: HT-200057

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 4/21/05

ARCHITECTS  
 BALTIMORE, MARYLAND  
 4085  
 BALTIMORE AVENUE

C1

**GENERAL NOTES:**

1. CONSTRUCTION WORK SHALL CONFORM TO I.R.C. 2000, AS AMENDED BY MONTGOMERY COUNTY.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.

**DESIGN LOADS:**

	LIVE	DEAD	TOTAL
1. FLOORS	40	10	50
2. ROOFS	30	10	40

**PARTITION TYPES:**

1. EXTERIOR WALLS: 2X4 WOOD CONSTRUCTION  
1/2" GWB @ FINISH FACE  
1/2" EXTERIOR SHEATHING  
BRICK VENEER
2. INTERIOR WALLS: 2X4 WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.  
1/2" GWB BOTH SIDES

**FLOOR SYSTEMS:**

1. FIRST FLOOR: 2X6 SLEEPERS ON SLAB

**ROOF STRUCTURE:**

N/A

**INSULATION TYPES:**

1. EXTERIOR WALLS: R-13 FIBERGLASS KRAFT FACED
2. FLOORS AND RAFTERS: R-30 FIBERGLASS-KRAFT FACED  
UNLESS OTHERWISE NOTED.

**EXTERIOR:**

1. VENEER BRICK

**ROOFING MATERIALS:**

N/A

**HYDRONIC SPECIFICATIONS:**

1. RADIATOR AT UPSTAIRS HALLWAY TO BE DELETED (R1)
2. RADIATOR AT NEW MASTER BEDROOM AREA TO BE REPLACED, AND RELOCATED BELOW WINDOW. (R2)
3. NEW CAST IRON BASEBOARD HEAT AT MASTER BATH (6 FT.)
4. NEW CAST IRON BASEBOARD HEAT AT KITCHEN (6 FT./4 FT.)

**PLUMBING SPECIFICATIONS:**

1. SHOWER HEAD AND HAND-HELD SHOWER IN MASTER BATH.
2. ICE MAKER FOR REFRIGERATOR.
3. ADD/ALT: REPLACE EXISTING GALVANIZED 2ND FLOOR SUPPLY WITH NEW COPPER

**MECHANICAL SPECIFICATIONS:**

1. RELOCATE AIR RETURN AT UPSTAIRS HALL
2. RELOCATE THERMOSTAT

**PRESCRIPTIVE PACKAGE WORKSHEET**

Applicant Name \_\_\_\_\_ Date \_\_\_\_\_  
 Applicant Address \_\_\_\_\_ Permit (A/P) # \_\_\_\_\_  
 Building Address \_\_\_\_\_ Phone Number \_\_\_\_\_  
 Package Number 19

**REQUIRED**

**Glazing Area**

$$100 \times \frac{32 (3200)}{\text{Glazing Area}} + \frac{230}{\text{Gross Wall Area}} = \frac{13.9}{\text{Proposed Glazing Area}} \quad \frac{22}{\text{Maximum Glazing Area}} \%$$

**R-Value**

Description	Description	Proposed R-Value
Ceiling		R- 30
Wall	FIBERGLASS KRAFT FACED	R- 13
Floor over unconditioned space		R- 13
Floor over outside air		R-
Basement wall		R-
Slab floor		R-
Crawl space wall		R-

Minimum R-Value
R- 30
R- 13
R- 13
R-
R-
R-
R-

**U-Factor**

Description	Description	Proposed U-Factor
Glazing		U- 0.31
Opaque Door		U-

Maximum U-Factor
U- 0.4
U-0.35

Equipment Efficiency (This section maybe left blank if Normal is selected on the right)

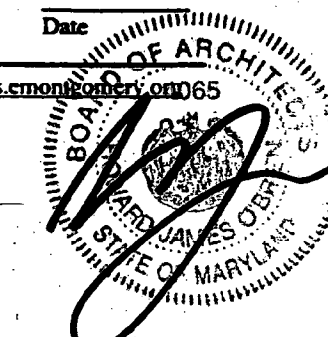
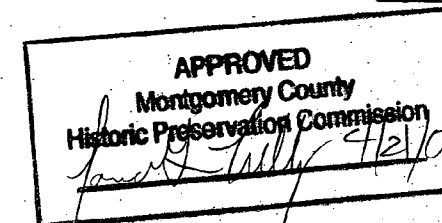
Heating \_\_\_\_\_ AFUE/HSPF \_\_\_\_\_  
 Cooling \_\_\_\_\_ SEER \_\_\_\_\_  
 Efficiency \_\_\_\_\_ Make and Model Number \_\_\_\_\_

Check One  
 Normal  
 High heating  
 High Heating & Cool

I hereby certify that the proposed building design represented in these construction documents has been designed to meet the requirements of the Montgomery County Energy Code.

Builder/Designer/Contractor \_\_\_\_\_ Company Name \_\_\_\_\_ Date \_\_\_\_\_

Residential Energy Code 4 <http://permits.emontgomery.org/065>

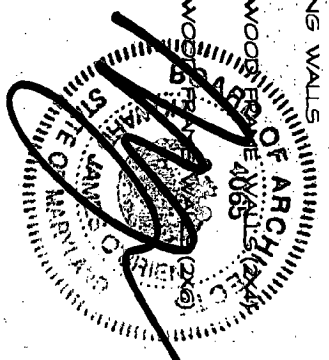
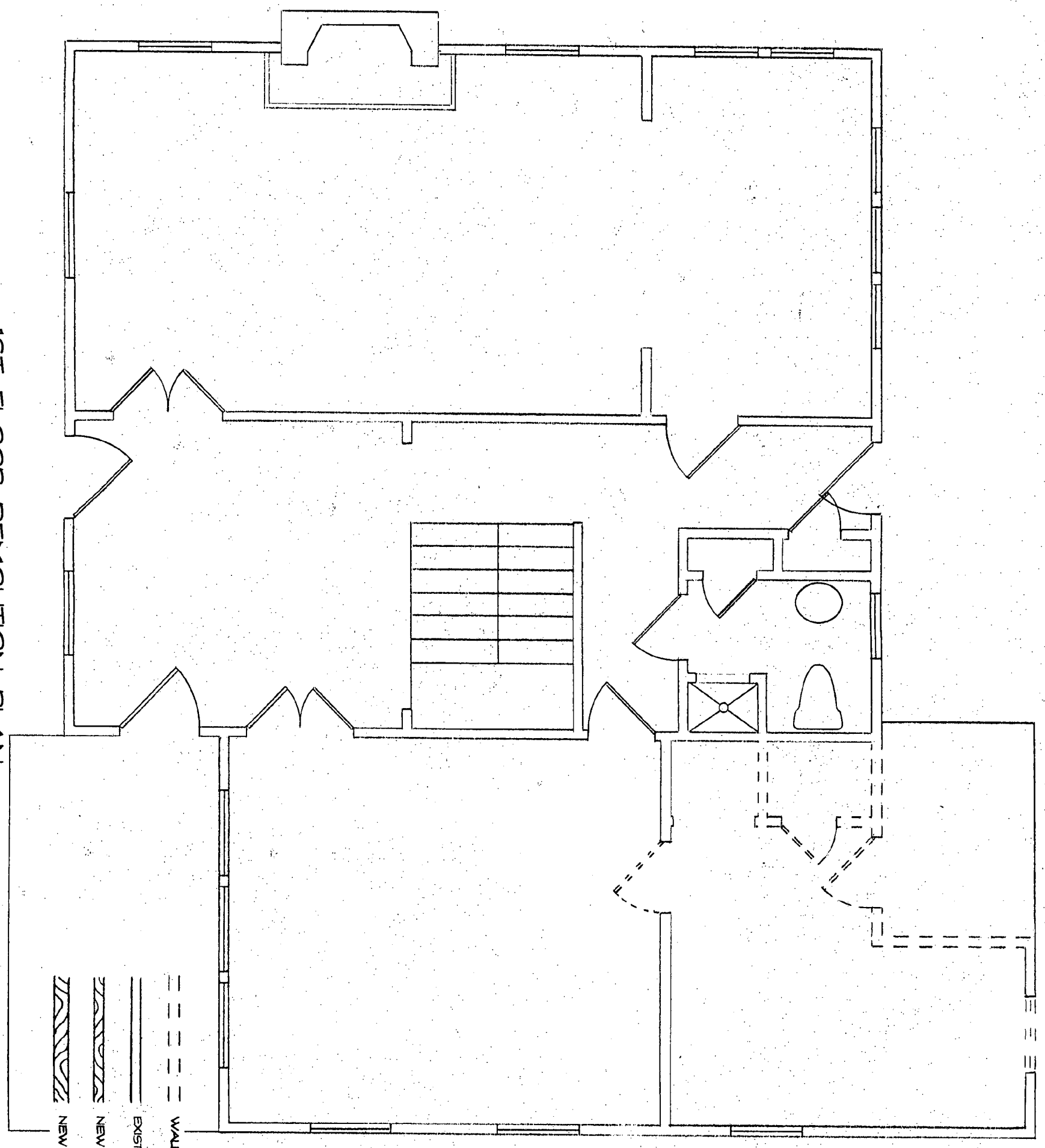


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**LOPREST/COURTNEY RESIDENCE**  
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C2

1ST FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

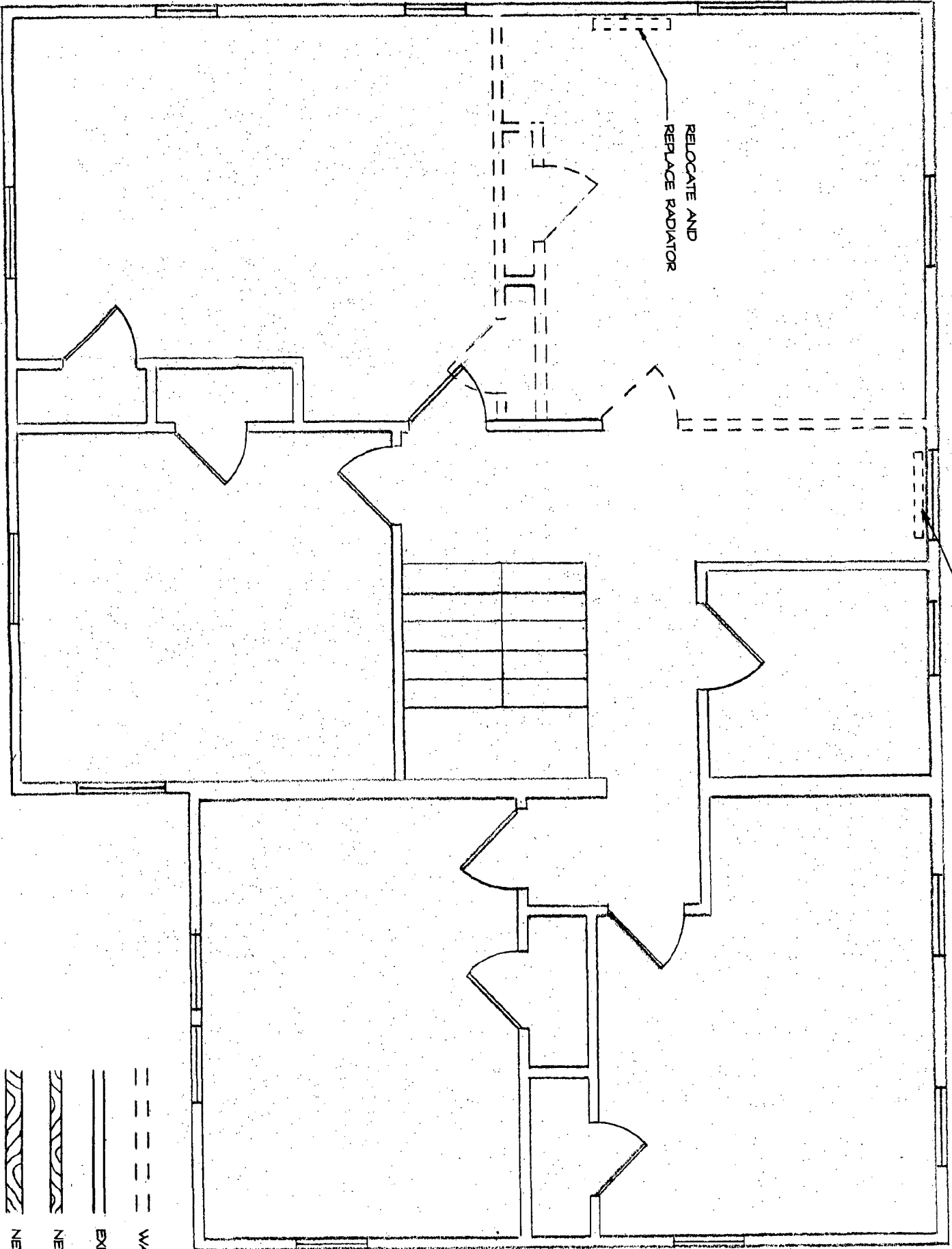


APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

AI

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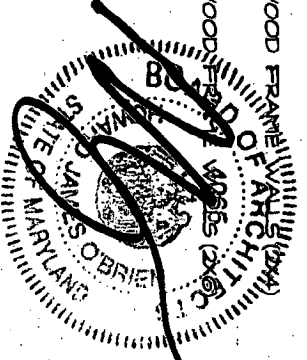
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**2ND FLOOR DEMOLITION PLAN**

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

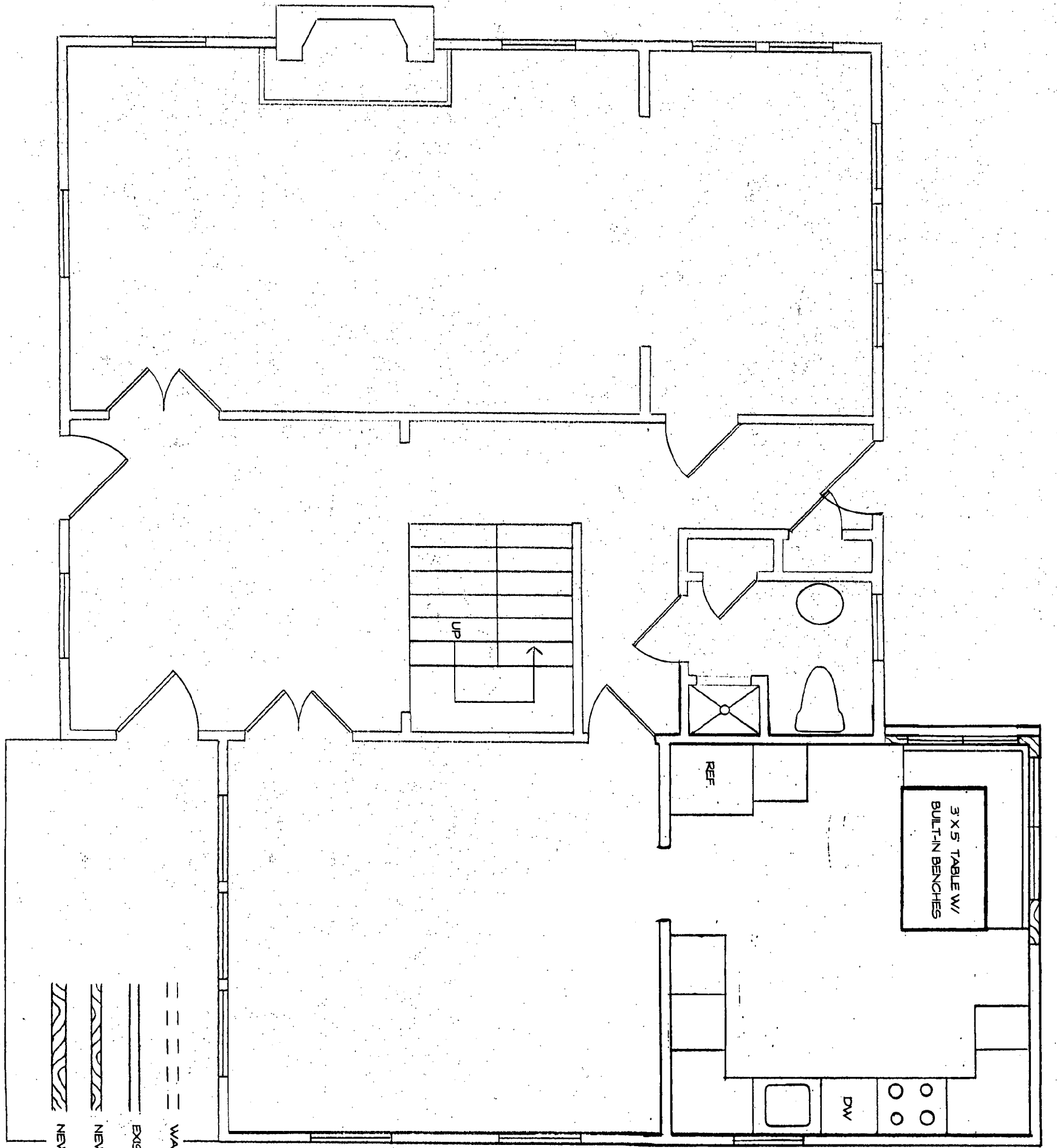
- WALLS TO BE REMOVED
- ==== EXISTING WALLS
- ==== NEW WOOD FRAME WALLS
- ==== NEW WOOD STUD WALLS



A2

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3 X 5 TABLE W/  
BUILT-IN BENCHES

REF.

DW.

UP

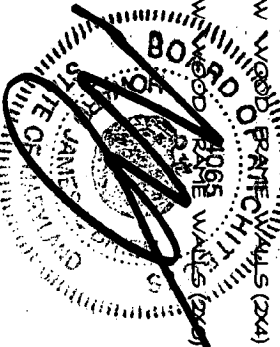
--- WALLS TO BE REMOVED

==== EXISTING WALLS

NEW WALLS (2x4)

NEW WALLS (6x6)

1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



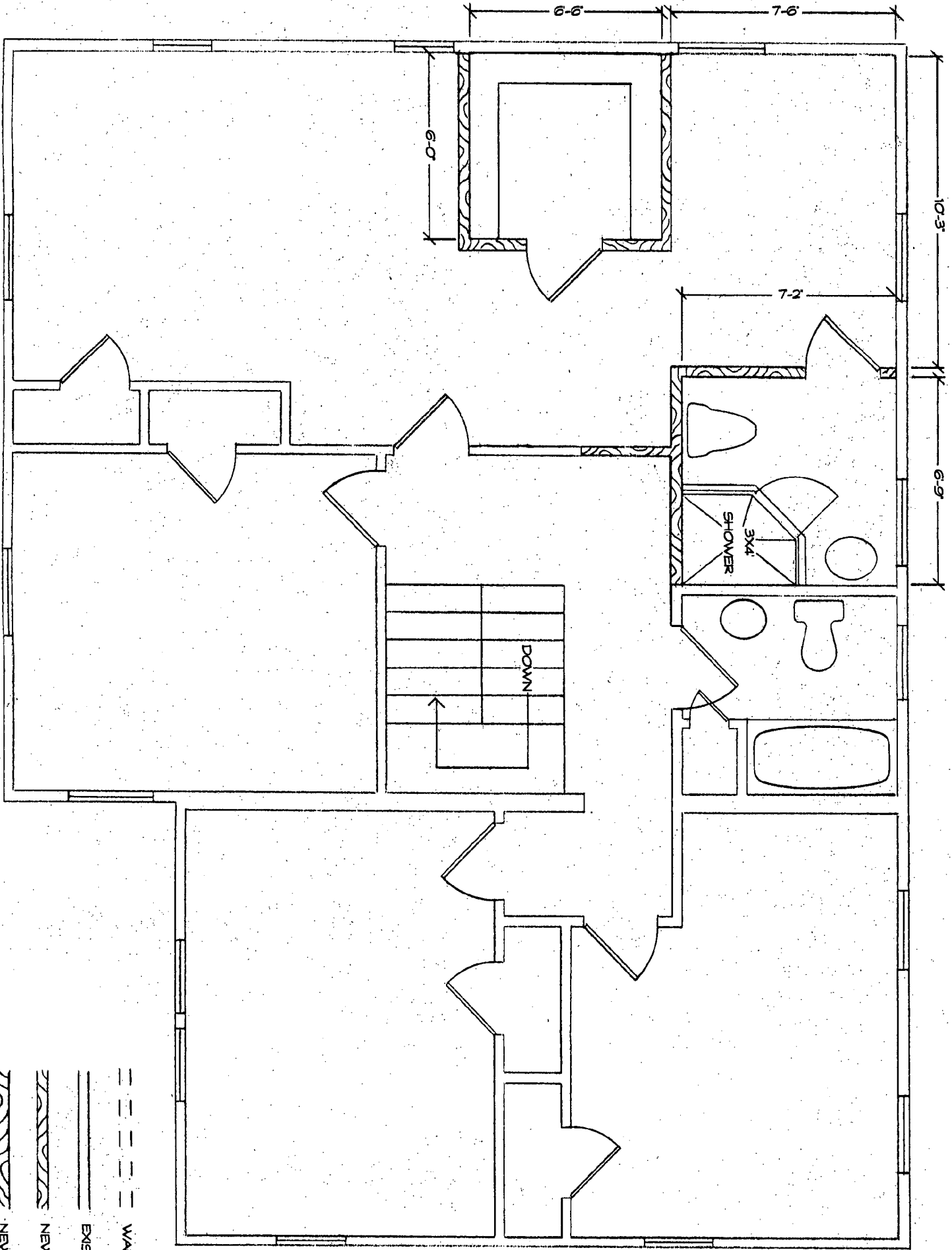
APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
4/21/75

A3

**LOPREST/COURTNEY RESIDENCE**  
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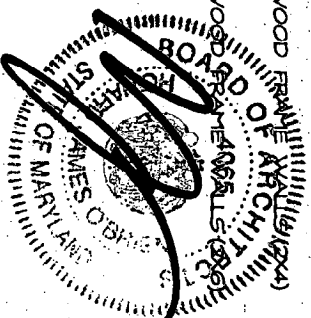
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6480 Sligo Mill Road, Takoma Park, Md 20912



2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- WALLS TO BE REMOVED
- EXISTING WALLS
- ▨ NEW WOOD FRAME WALLS
- ▨ NEW WOOD FRAME WALLS

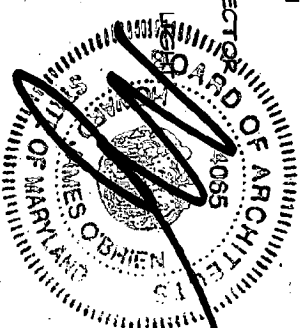
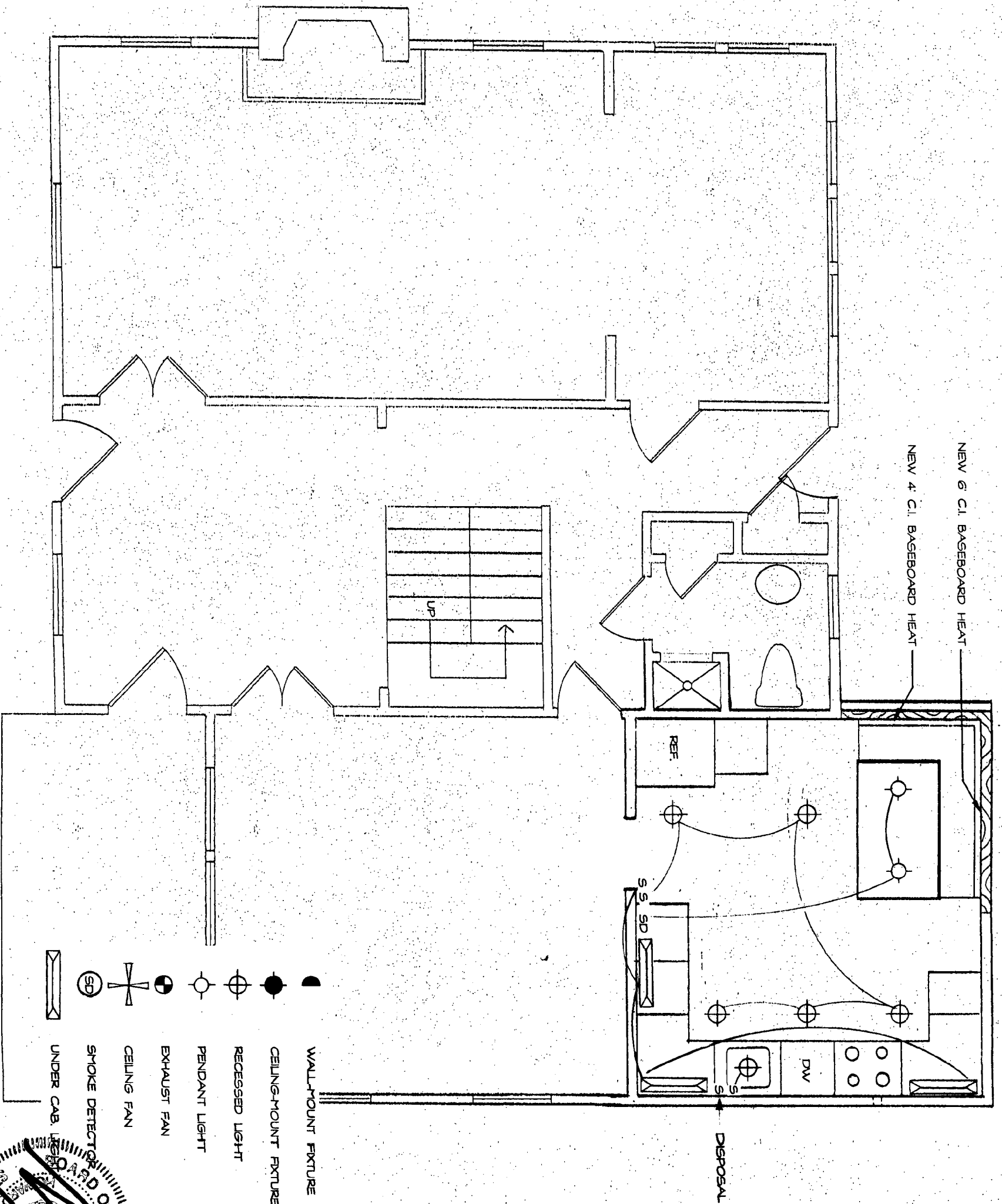


A4

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1ST FLOOR ELEC/MECH. PLAN  
SCALE: 1/4" = 1'-0"

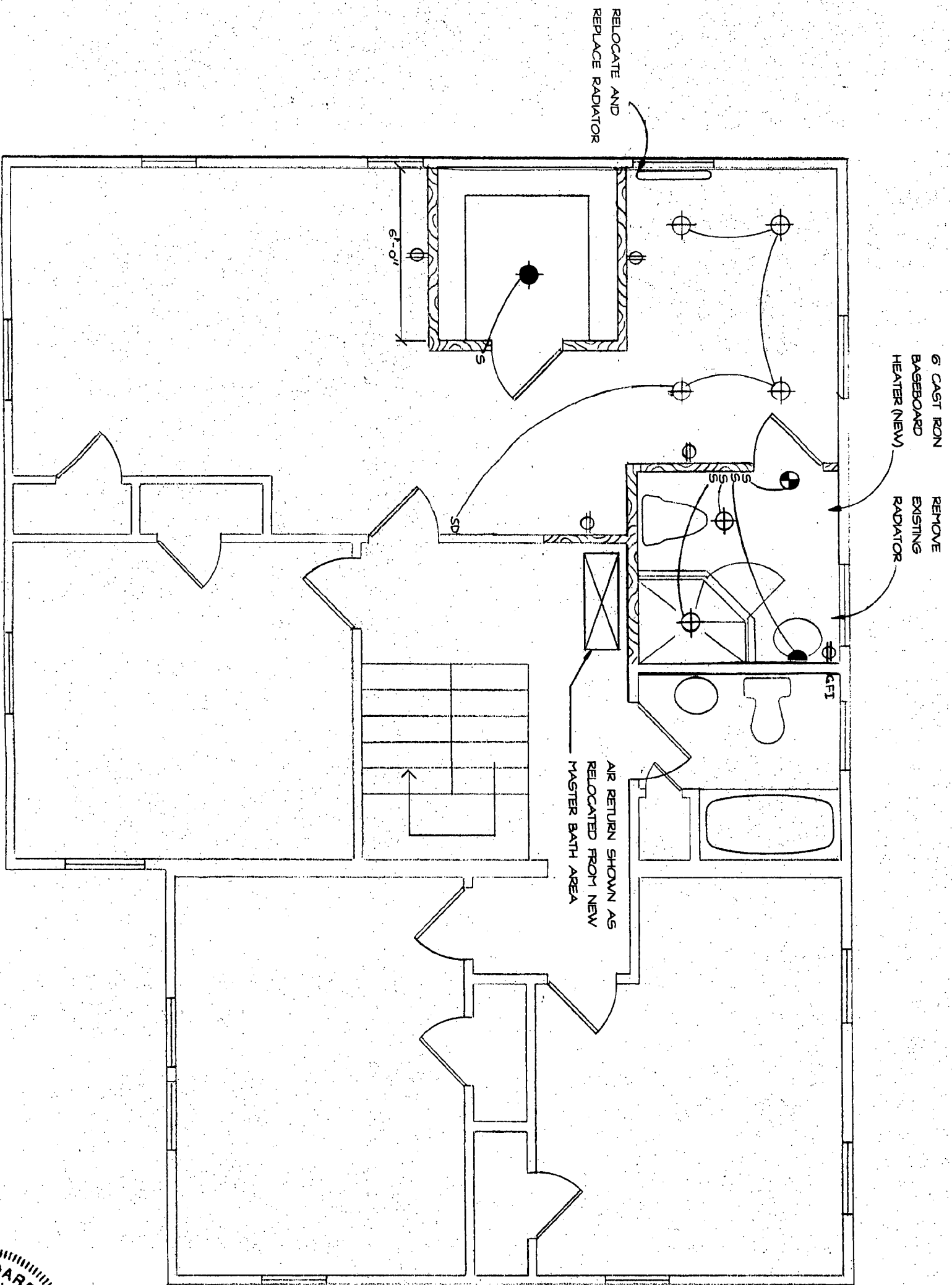


A5

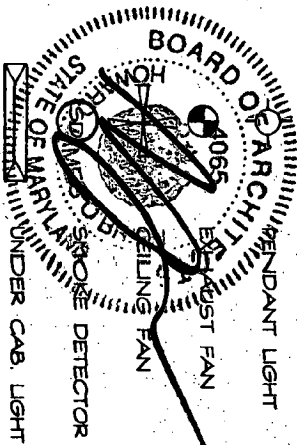
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2ND FLOOR ELEC./MECH. PLAN  
SCALE: 1/4" = 1'-0"



- WALL-MOUNT FIXTURE
- CEILING-MOUNT FIXTURE
- ⊙ RECESSED LIGHT
- ⊙ PENDANT LIGHT

A6

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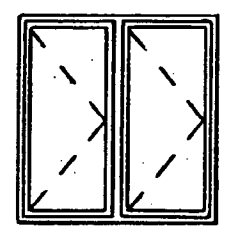
DOOR & WINDOW SCHEDULE

CRESTLINE

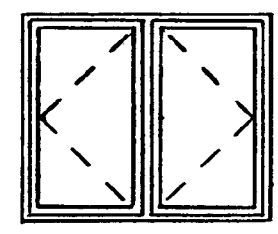
LOW E INSULATED  
WHITE SCREEN  
PRIMED INT.  
WHITE HARDWARE

CASEMENT WINDOWS

<u>LBL.</u>	<u>QTY.</u>	
A	1	(2) 2046



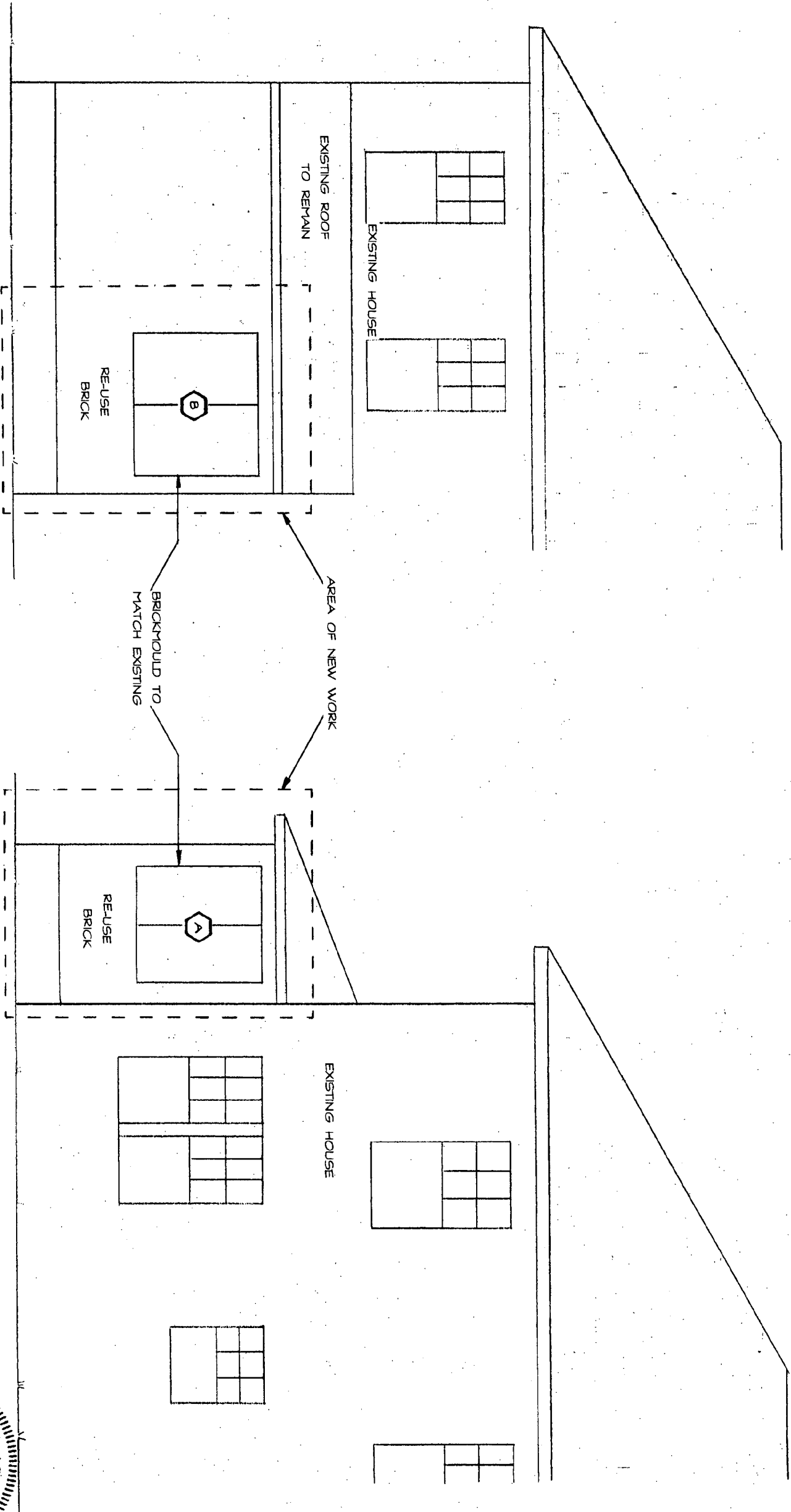
B	1	(2) 2646
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\* OPERATION OF WINDOWS IS  
AS SHOWN FROM OUTSIDE.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/2/10

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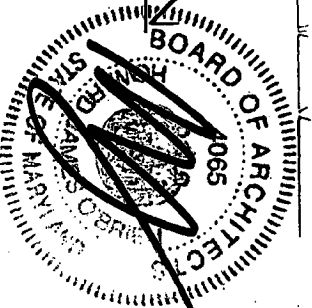
**REAR ELEVATION**

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

**LEFT SIDE ELEVATION**

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

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Quintin July 9/21/05*

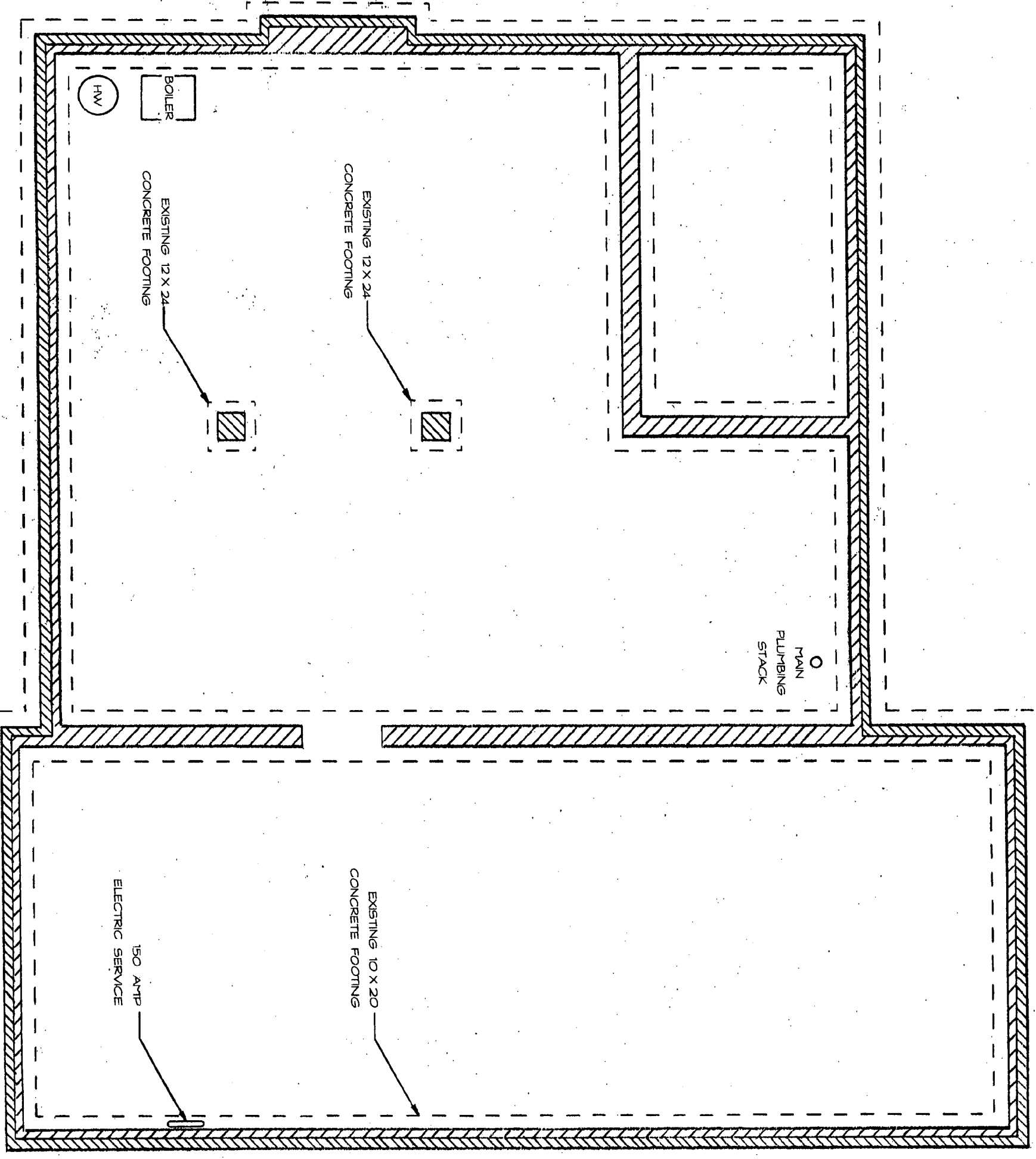


A8

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FOUNDATION / BASEMENT PLAN

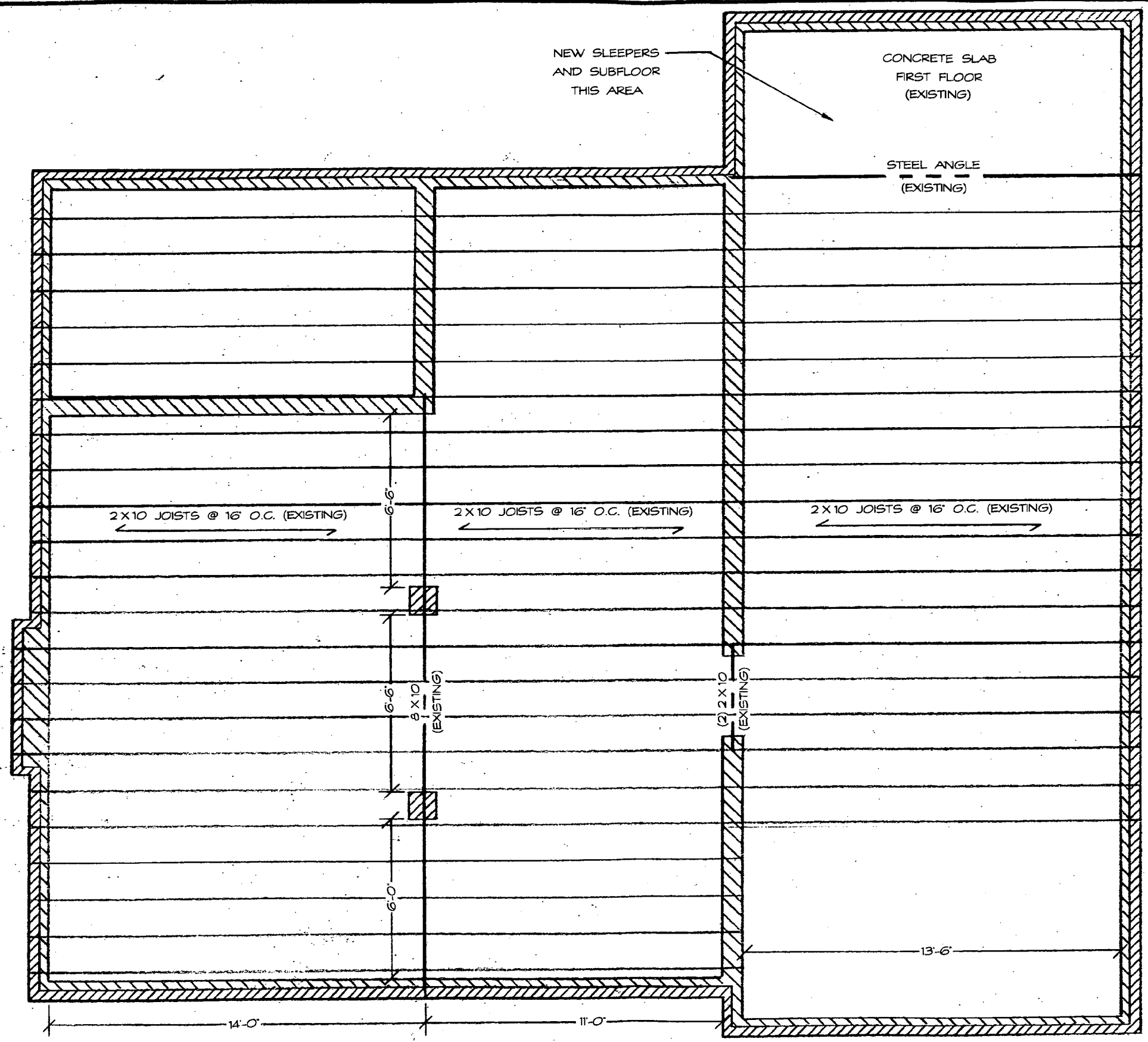
SCALE: 1/4" = 1'-0"



A9

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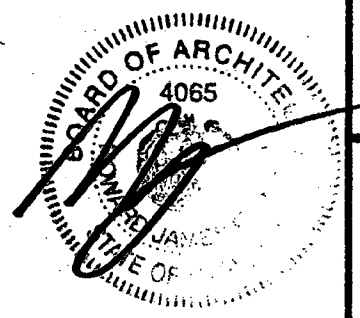
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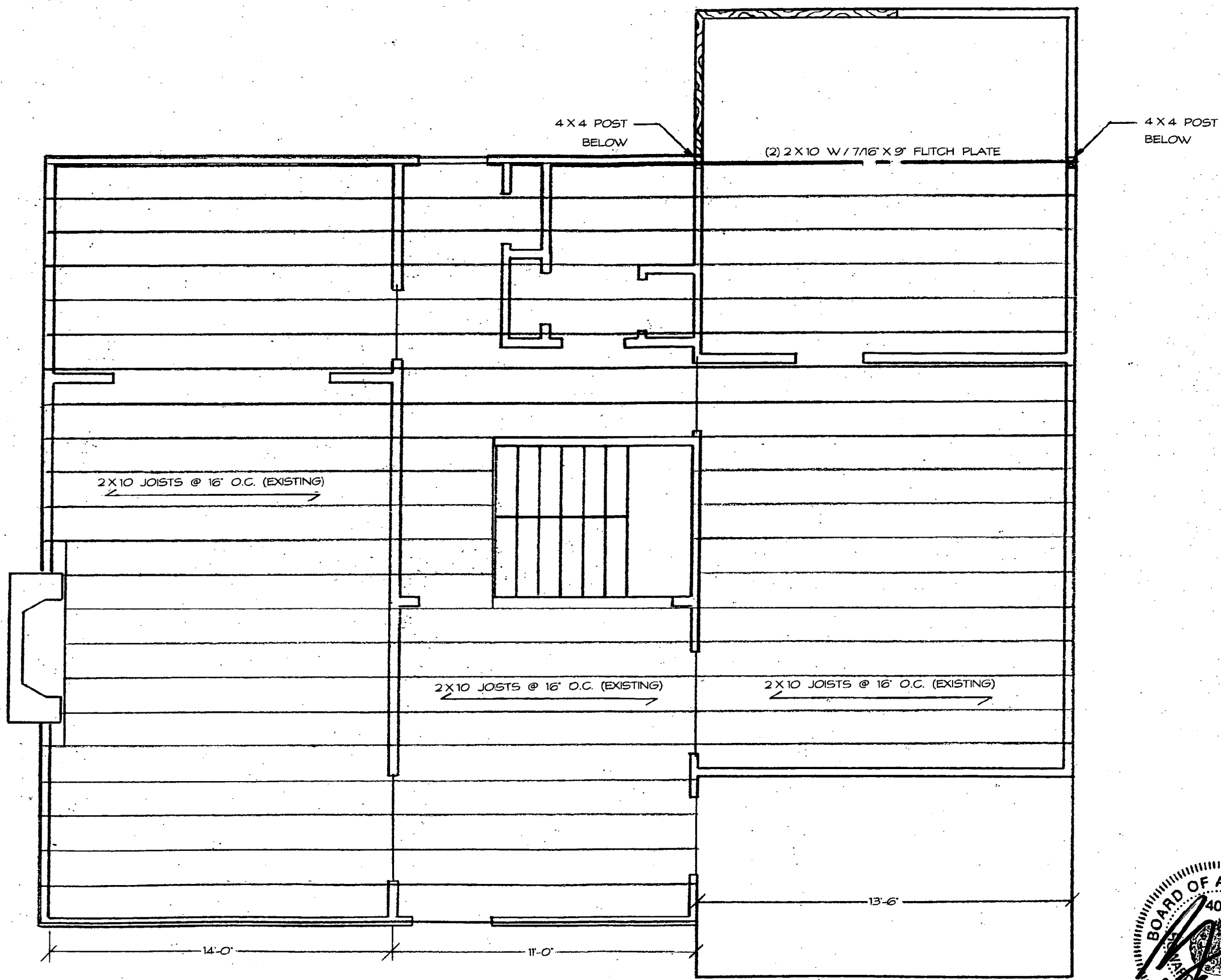
1ST FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"

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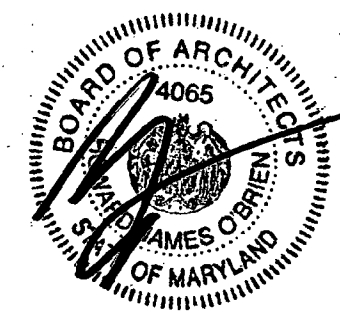


A10



2ND FLOOR FRAMING PLAN

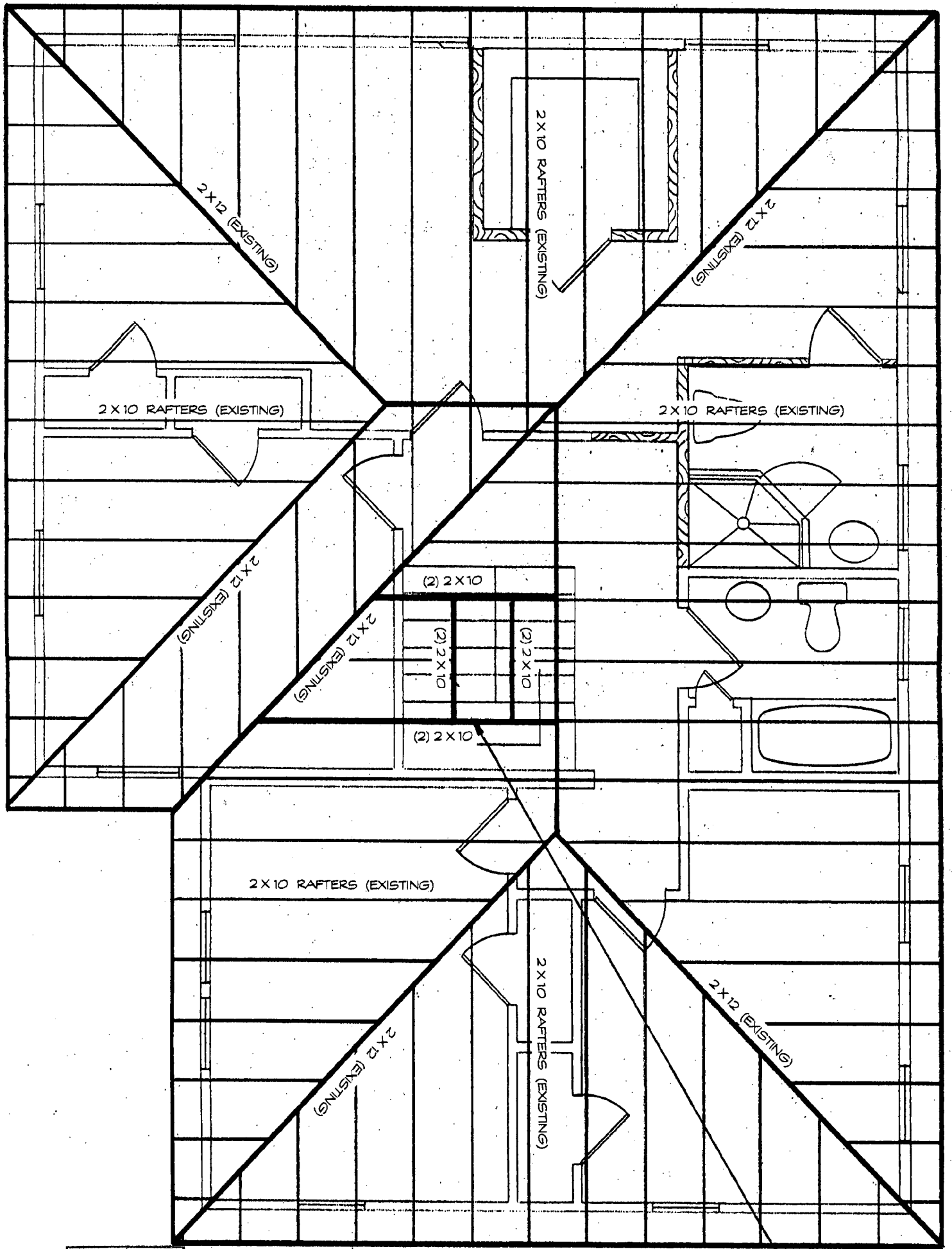
SCALE: 1/4" = 1'-0"



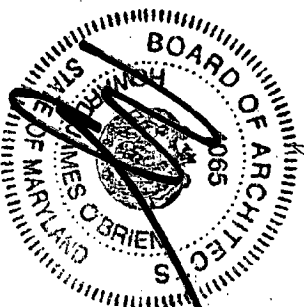
**KLOCKNER**  
Premier Construction Services  
8480 Silgo Mill Road, Takoma Park, Md 20912

**LOPREST/COURTNEY RESIDENCE**  
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A11



ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

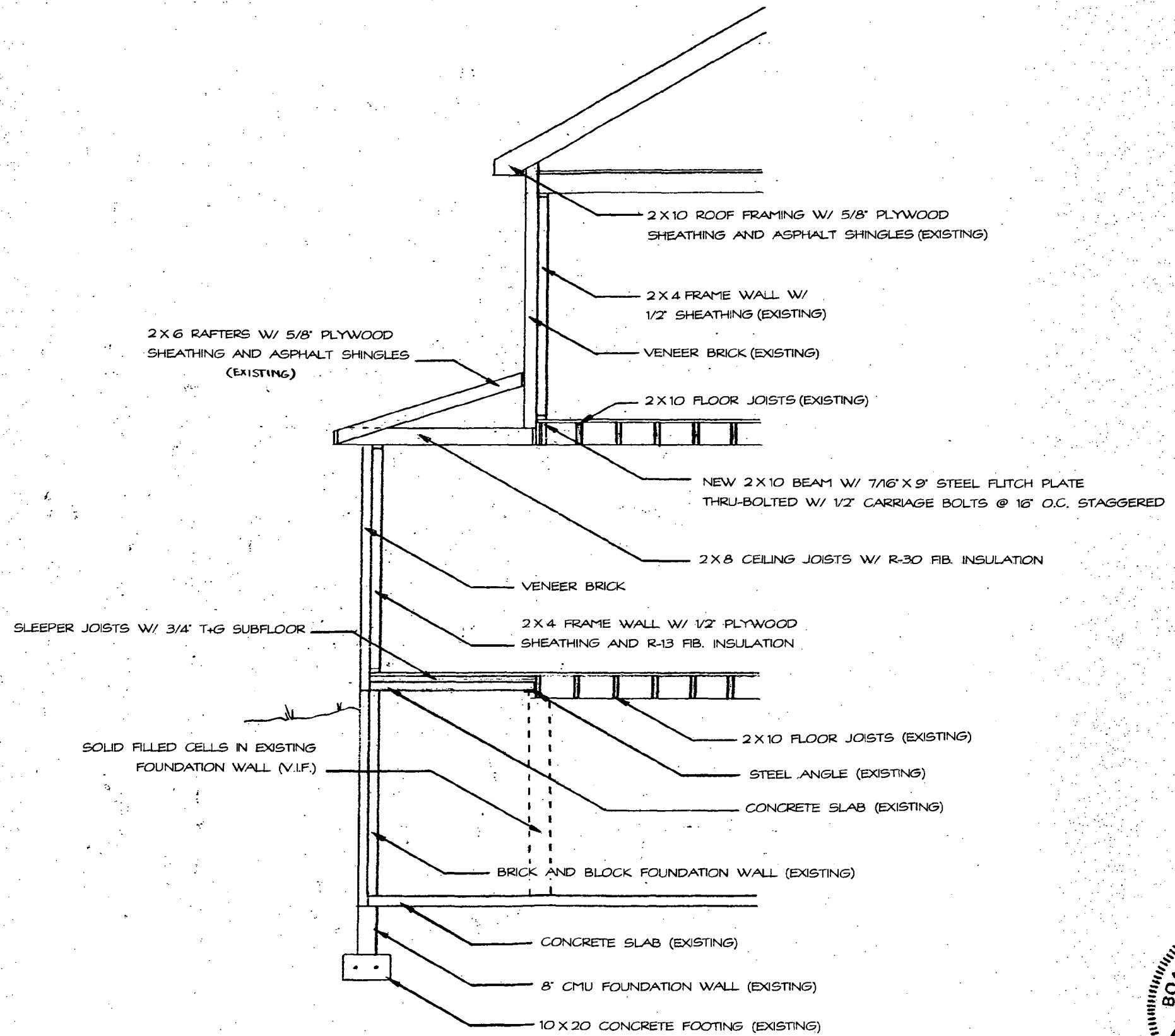
FRAMING FOR  
NEW SKYLIGHT

A12

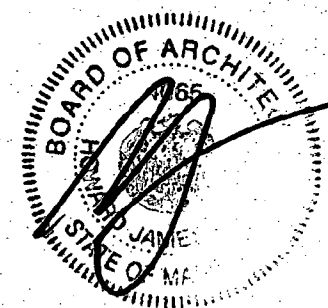
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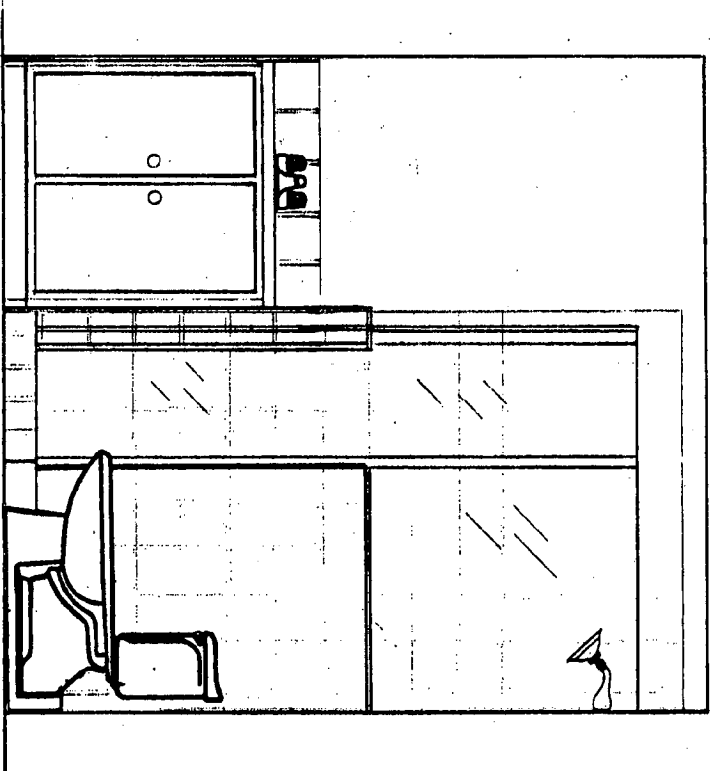
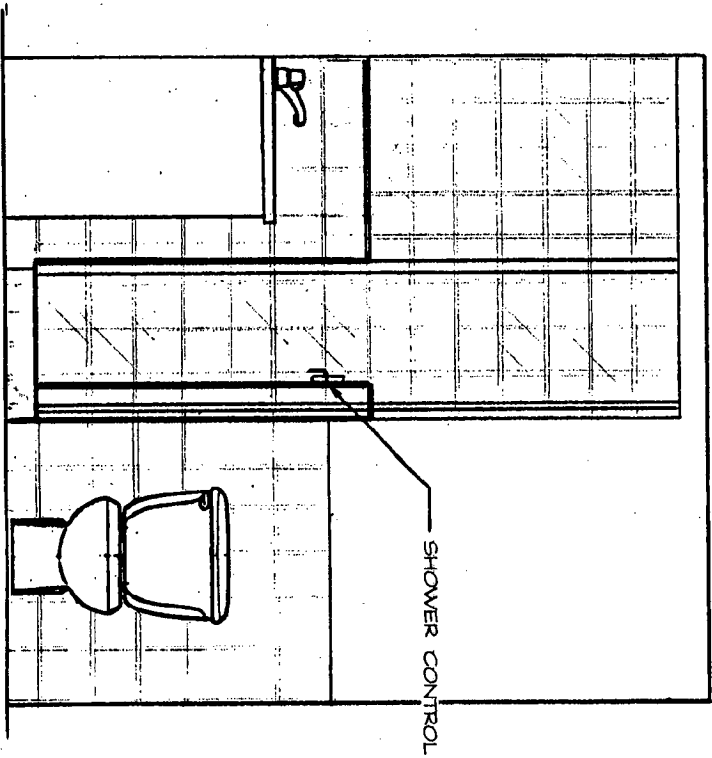
**SECTION**  
SCALE: 1/4" = 1'-0"



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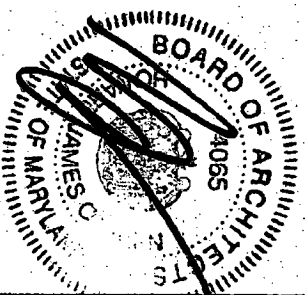
A13





MASTER BATH ELEVATIONS

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



A14

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6480 Silgo Mill Road, Takoma Park, Md 20912



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 14, 2005

MEMORANDUM

TO: Pam Loprest & Hugh Courtney (Kevin O'Dell, Agent)  
7316 Baltimore Avenue, **Takoma Park Historic District**

FROM: Tania Georgiou Tully, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 377097

---

Your Historic Area Work Permit application for Rear one-story addition and skylight installation was **approved with conditions** by the Historic Preservation Commission at its April 13, 2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

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

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 14, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 377097

---

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**.

- **The skylight should be mounted as flush to the roof as possible, the frame should match the roofing material in color, and the glass should be tinted, if possible**

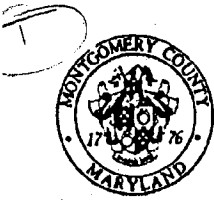
The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Pam Loprest & Hugh Courtney (Kevin O'Dell, Agent)

Address: 7316 Baltimore Avenue, Takoma Park

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
251 KVILLE 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: KEVIN ODELL  
Daytime Phone No.: (301) 270-3033 / (440) 365-6150

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: PAM LOPREST/HUGH COURTNEY Daytime Phone No. (301) 587-0722  
Address: 7316 BALTIMORE AVE. TAKOMA PARK BALTIMORE AVE. 20912  
Street Number City Street Zip Code  
Contractor: JOS. KLOCKNER + CO. Phone No.: (301) 270-3033  
Contractor Registration No.: 32483  
Agent for Owner: JOS. KLOCKNER Daytime Phone No.: (202) 439-3033

LOCATION OF BUILDING/PREMISE

House Number: 7316 Street BALTIMORE AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: NEW YORK AVE.  
Lot: 16 Block: 76 Subdivision: N/A  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 75,000  
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  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

[Signature] \_\_\_\_\_ Date: 3-18-05  
Signature of owner or authorized agent Date

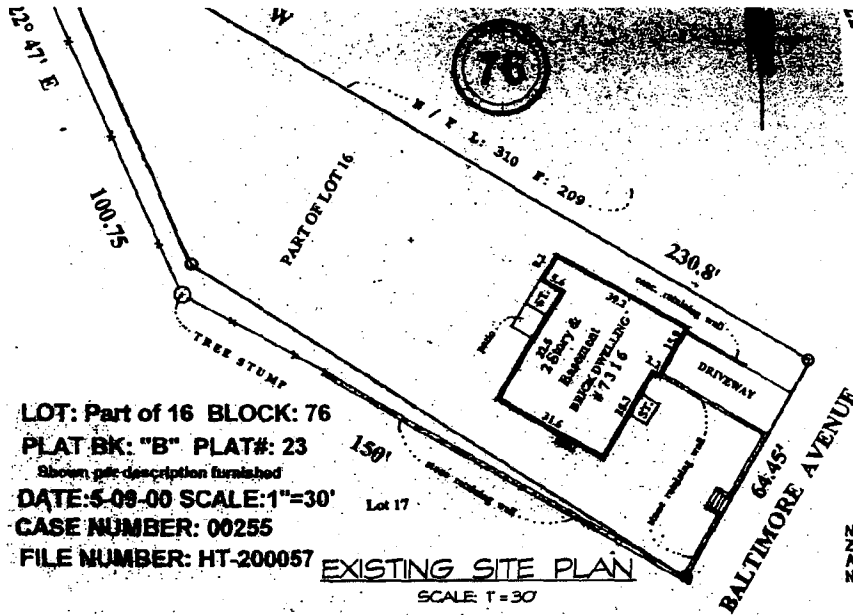
Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 377097 Date Filed: 3-18-05 Date Issued: \_\_\_\_\_

# LOPREST RESIDENCE

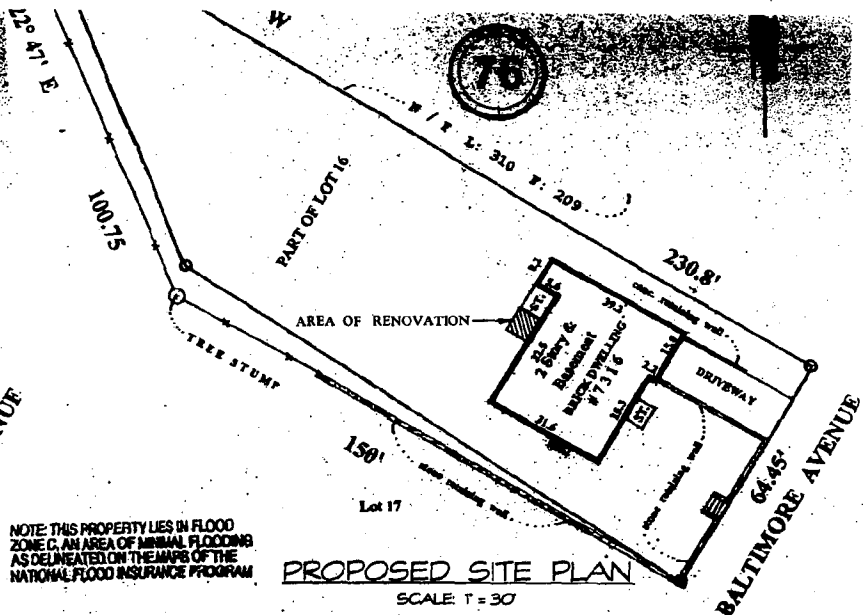
7316 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**  
Premier Construction Services  
6480 Sligo Mill Road, Takoma Park, MD 20912  
Phone: (301) 270-3033 / Fax: (301) 270-1441  
Email: mail@klockner.net

- |                         |                            |
|-------------------------|----------------------------|
| C1 COVER SHEET          | A7 DOOR/WINDOW SCHEDULE    |
| C2 NOTES/ENERGY CALC.   | A8 ELEVATIONS              |
| A1 1ST FLOOR DEMOLITION | A9 FOUNDATION PLAN         |
| A2 2ND FLOOR DEMOLITION | A10 1ST FLOOR FRAMING PLAN |
| A3 1ST FLOOR PLAN       | A11 2ND FLOOR FRAMING PLAN |
| A4 2ND FLOOR PLAN       | A12 SECTIONS               |
| A5 1ST FLOOR ELEC/MECH  | A13 DETAILS                |
| A6 2ND FLOOR ELEC/MECH  |                            |



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

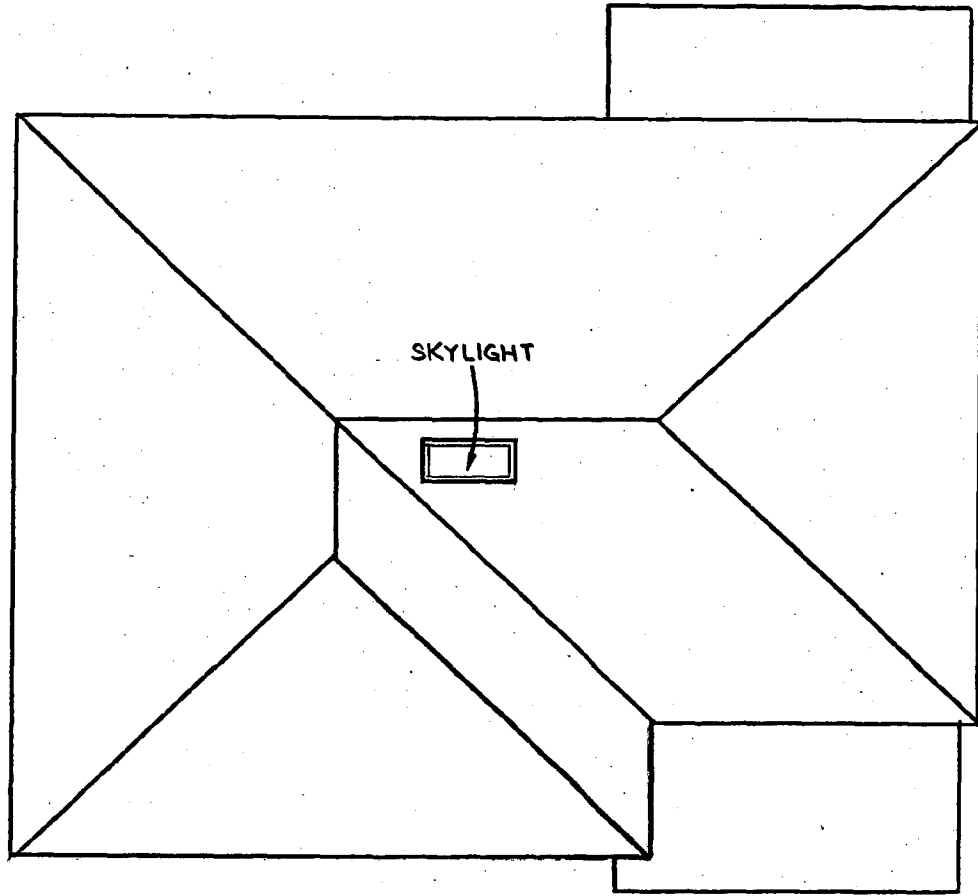


3-18-05

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6480 Sligo Mill Road, Takoma Park, Md 20912

**LOPREST RESIDENCE**  
16 BALTIMORE AVE. TAKOMA PARK, MD. 20912

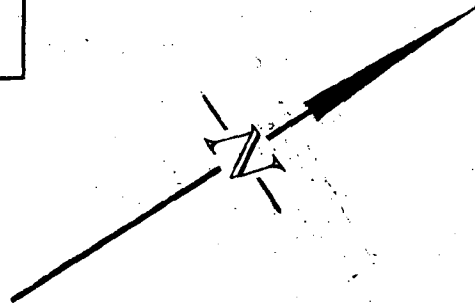
C1



SKYLIGHT



FRONT SIDE OF HOUSE













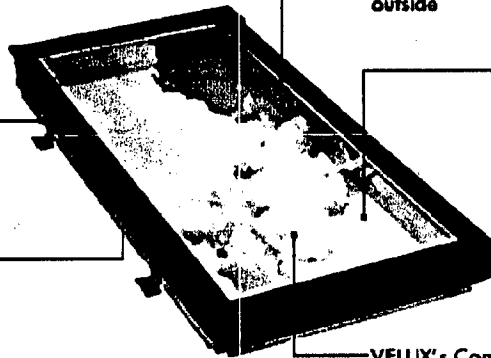


## PRODUCTS

### FS: FIXED SKYLIGHT

Select wood frame and sash provides aesthetic appeal and insulation value

Exterior cladding offers protection and a streamlined, low-profile appearance



Gaskets drain any condensation to outside

Exclusive Comfort™ Glass consists of two panes of tempered safety glass dual-seal and injected with Argon gas; a double layer of low-E coating provides excellent thermal performance

VELUX's Comfort coated glazings protect against heat gain and heat loss, fading and condensation, making rooms more comfortable year-round

### MORE INFO

■ PRICE LISTS & SIZES

■ WHY CHOOSE VELUX

■ INSTALLATION PROCESS

■ WHERE TO BUY

■ WARRANTY INFORMATION

■ PRINT/ORDER A BROCHURE

■ ENERGY EFFICIENCY

■ PRODUCT SPECIFICATIONS

### \* PRODUCT SPECIFICATIONS & SIZES

**MODEL FS TEST RESULTS**

**AIR INFILTRATION\***

<b>1.57 psf</b>	<b>75 Pa</b>
0.14 cfm/ft <sup>2</sup>	0.71 l/s/m <sup>2</sup>

**WATER RESISTANCE\***

<b>9.75 psf @ 5 US gal/ft<sup>2</sup>/h</b>	<b>466.5 Pa</b> @ 3.4 l/m <sup>2</sup> /min
No Entry	No Entry

**THERMAL PERFORMANCE**

(Complete unit values.)

All thermal performance SHGC, Vt values for VELUX Skylights are NFRC certified, labeled and listed in the NFRC Product Directory. (In accordance with NFRC procedures.)

<b>GLASS</b>	<b>Comfort (75)</b> Tempered, Low-E <sup>2</sup> , Argon Gas-filled	<b>ComfortPlus (74)</b> Laminated, Low-E <sup>2</sup> , Argon Gas-filled
U-Factor (R-Factor)	0.48 (2.08)	0.47 (2.13)
SHGC	0.33	0.33
Vt	0.55	0.54

**FADING PROTECTION %**

<b>GLAZING</b>	<b>CLASSICAL UV PROTECTION %</b>	<b>TOTAL FADING PROTECTION %</b>
Comfort (75)	87%	75%
ComfortPlus (74)	99.9%	83%

**STRUCTURAL PERFORMANCE\*\***

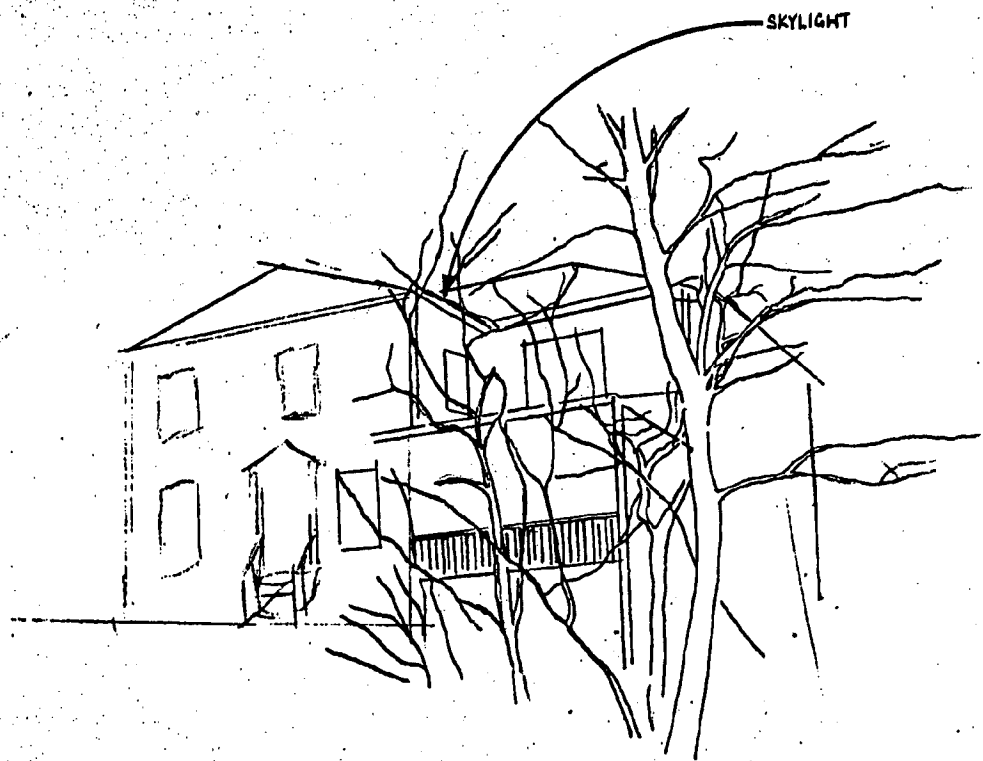
	<b>DOWNWARD LOAD</b>	<b>WIND UPLIFT</b>
Laminated, Heat-Strengthened	46-188 (psf)	18-68 (psf)
Laminated, Tempered	72-174 (psf)	23-63 (psf)

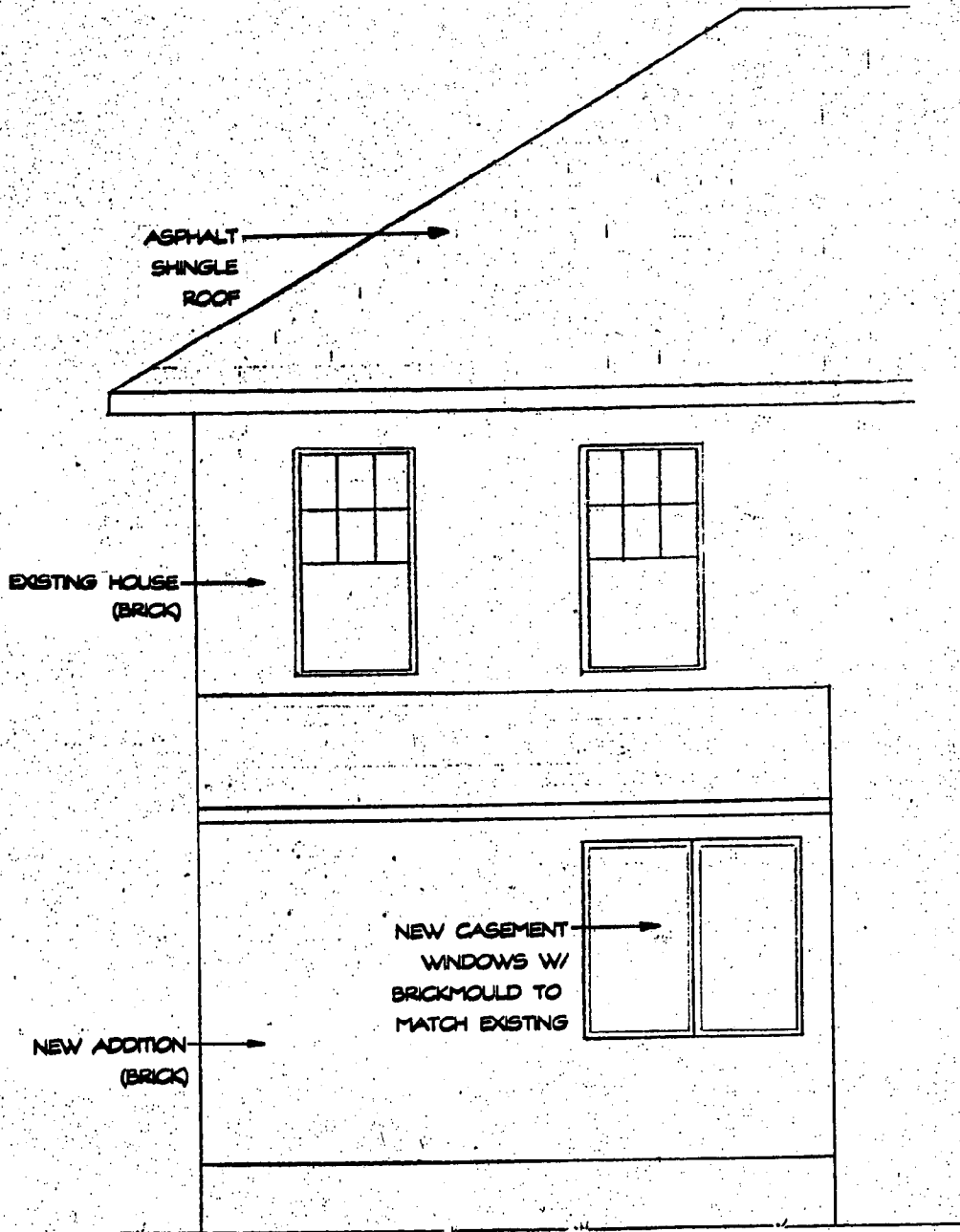
\* Tested in accordance with AAMA/WDMA 101/IS2/NAFS 02. Size 606 unit tested at a 15° roof pitch.

\*\* Tested in accordance with ICBO-Evaluation Services, Inc. Acceptance Criteria for Sloped Glazing In Solariums, Patio Covers and Prefabricated Skylights. See National Evaluation Service Report No. NER 216 and ICBO-ES Report ER-6075. Model FS is WDMA Hallmark certified. See Hallmark Report No. 426. [www.wdma.com](http://www.wdma.com)

**Dimensions**

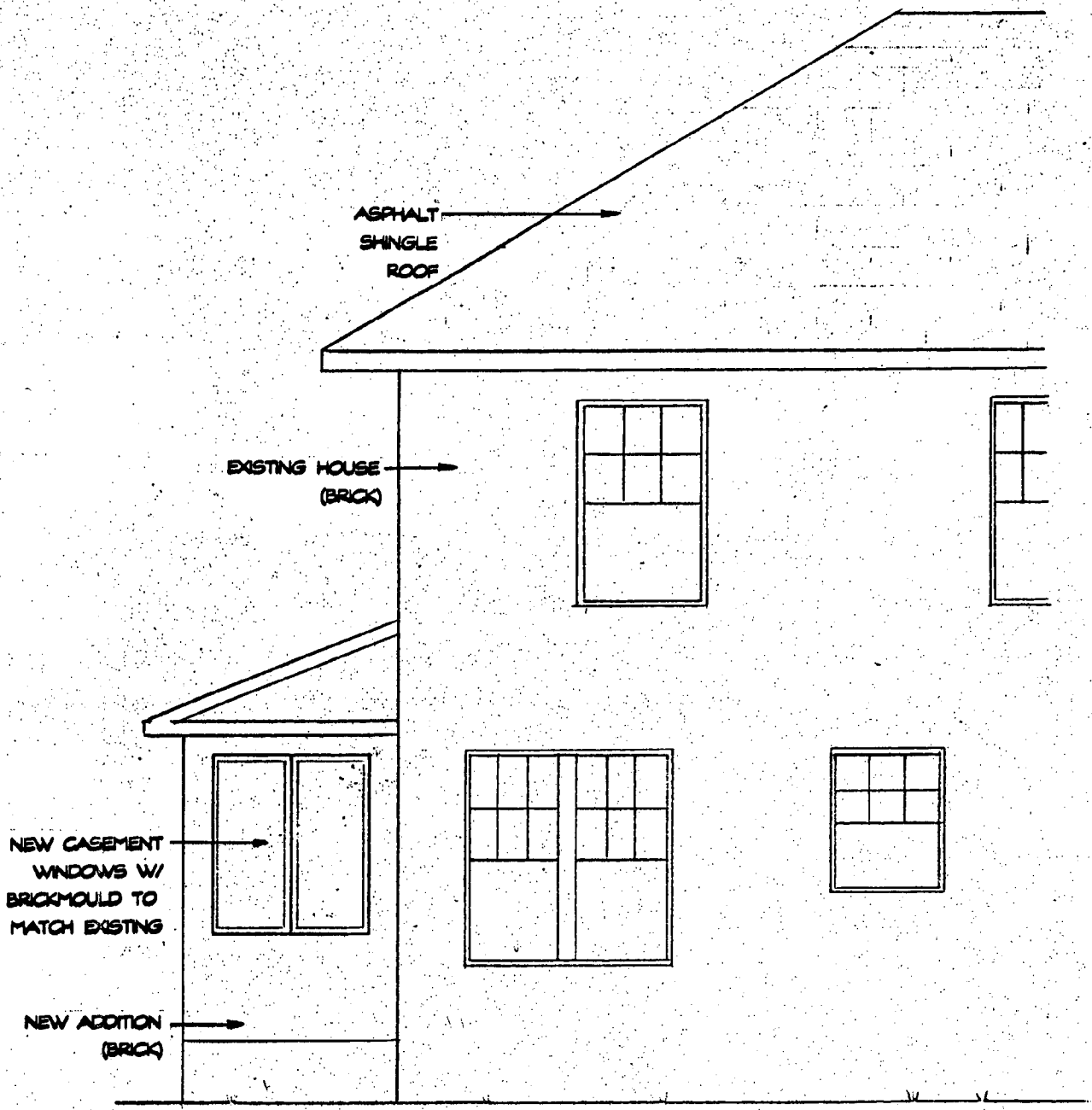
Size Code	Outside Frame	Finished Frame Dimension
FS 056	151/4" X 461/4"	143/8" X 451/16"
FS 101	211/2" X 273/8"	203/8" X 263/16"
FS 104	211/2" X 383/8"	203/8" X 373/16"
FS 106	211/2" X 461/4"	203/8" X 451/16"
FS 108	211/2" X 5415/16"	203/8" X 533/4"
FS 112	211/2" X 703/4"	203/8" X 699/16"
FS 302	309/16" X 301/2"	297/16" X 295/16"
FS 304	309/16" X 383/8"	297/16" X 373/16"
FS 306	309/16" X 461/4"	297/16" X 451/16"
FS 308	309/16" X 5415/16"	297/16" X 533/4"
* FS 601	443/4" X 273/8"	435/8" X 263/16"
FS 606	443/4" X 461/4"	435/8" X 451/16"





REAR ELEVATION

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



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**GENERAL NOTES:**

1. CONSTRUCTION WORK SHALL CONFORM TO I.R.C. 2000, AS AMENDED BY MONTGOMERY COUNTY.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.

**DESIGN LOADS:**

	<u>LIVE</u>	<u>DEAD</u>	<u>TOTAL</u>
1. FLOORS	40	10	50
2. ROOFS (N/A)	30	10	40

**PARTITION TYPES:**

1. EXTERIOR WALLS: 2X4 WOOD CONSTRUCTION  
1/2" GWB @ FINISH FACE  
1/2" EXTERIOR SHEATHING
2. INTERIOR WALLS: 2X4 WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.  
1/2" GWB BOTH SIDES

**FLOOR SYSTEMS:**

1. FIRST FLOOR: 2X10 WOOD JOISTS

**ROOF STRUCTURE:**

N/A

**INSULATION TYPES:**

- EXTERIOR WALLS: R-13 FIBERGLASS-KRAFT FACED
- FLOORS AND RAFTERS: R-30 FIBERGLASS-KRAFT FACED  
UNLESS OTHERWISE NOTED.

**EXTERIOR:**

1. VENEER BRICK

**ROOFING MATERIALS:**

N/A

**PRESCRIPTIVE PACKAGE WORKSHEET**

Applicant Name \_\_\_\_\_ Date \_\_\_\_\_  
 Applicant Address \_\_\_\_\_  
 Building Address \_\_\_\_\_ Permit (A/P) # \_\_\_\_\_  
 Package Number 19 Phone Number \_\_\_\_\_

**REQUIRED**

Glazing Area  
 $100 \times 32 (3200) \rightarrow 230 = 13.9$   
 Glazing Area Gross Wall Area Proposed Glazing Area  
 Maximum Glazing Area 22 %

**R-Value**

Description	Description	Proposed R-Value
Ceiling		R-30
Wall	FIBERGLASS KRAFT FACED	R-13
Floor over unconditioned space		R-13
Floor over outside air		R-
Basement wall		R-
Slab floor		R-
Crawl space wall		R-

Minimum R-Value
R-30
R-13
R-13
R-
R-
R-
R-

**U-Factor**

Description	Description	Proposed U-Factor
Glazing		U-0.31
Operable Door		U-

Maximum U-Factor
U-0.4
U-0.35

**Equipment Efficiency (This section maybe left blank if Normal is selected on the right)**

Heating \_\_\_\_\_ AFUE/HSPF \_\_\_\_\_  
 Cooling \_\_\_\_\_ SEER \_\_\_\_\_  
 Efficiency SEER Make and Model Number

**Check One**

- Normal  
 High Heating  
 High Heating & Cool

I hereby certify that the proposed building design represented in these construction documents has been designed to meet the requirements of the Montgomery County Energy Code.

Builder/Designer/Contractor \_\_\_\_\_ Company Name \_\_\_\_\_ Date \_\_\_\_\_

Residential Energy Code 4 <http://permits.montgomery.org>

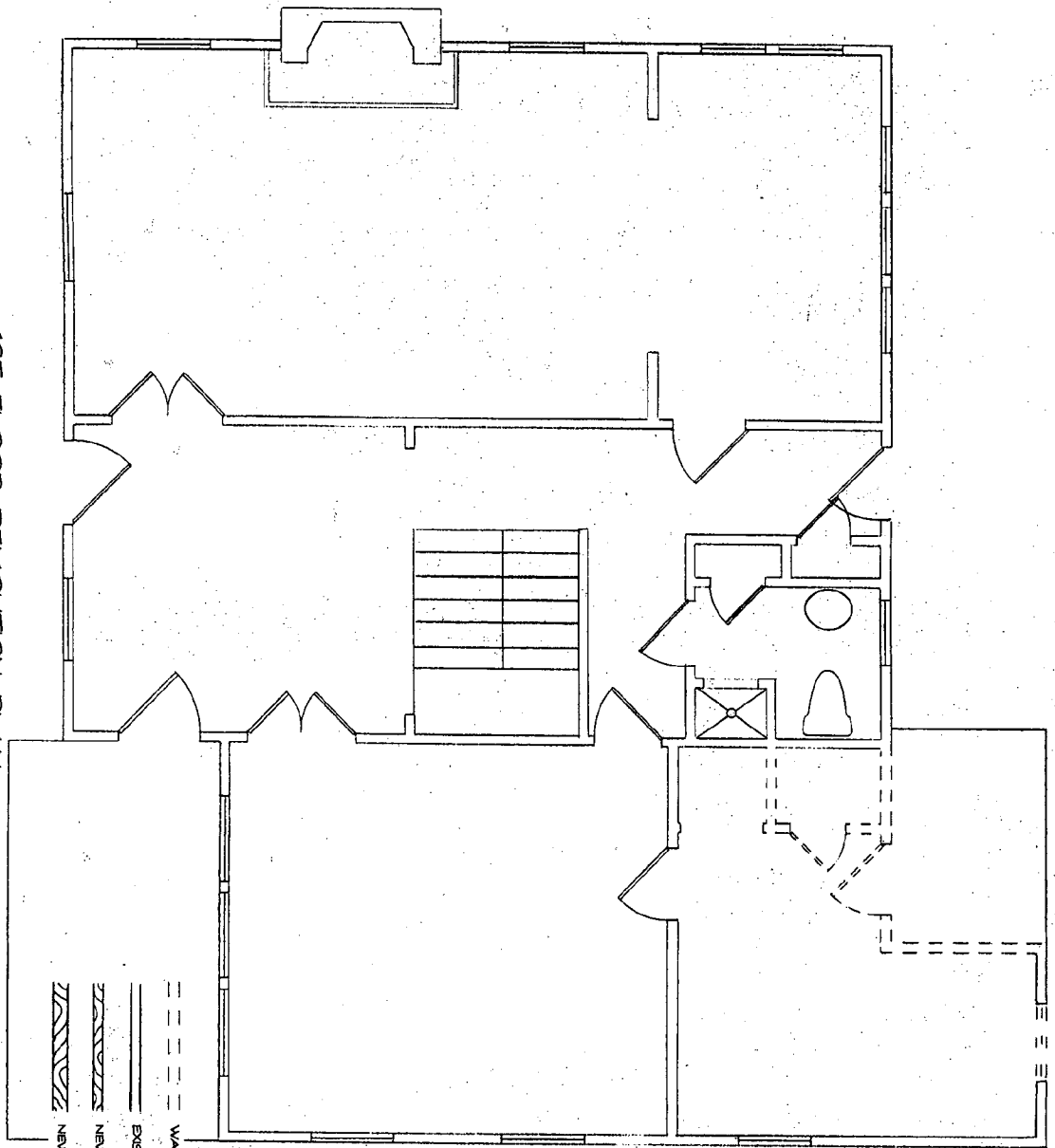
**KLOCKNER**  
 Premier Construction Services  
 6480 Sligo Hill Road, Thonon Park, Md 20912

**LOPREST RESIDENCE**  
 6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

C2

1ST FLOOR DEMOLITION PLAN

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



- WALLS TO BE REMOVED
- EXISTING WALLS
- ==== NEW WOOD FRAME WALLS (2x4)
- ===== NEW WOOD FRAME WALLS (2x6)

A1

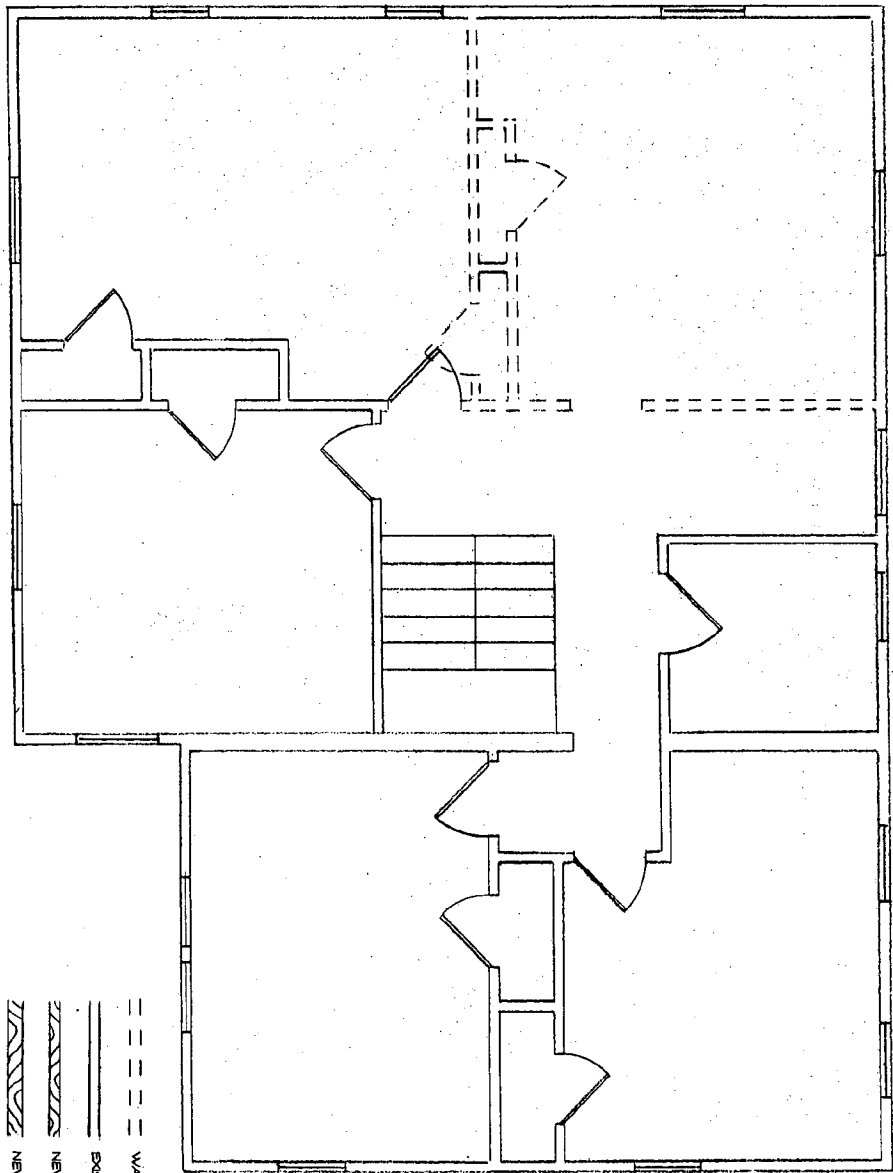
# LOPREST RESIDENCE

6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

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2ND FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



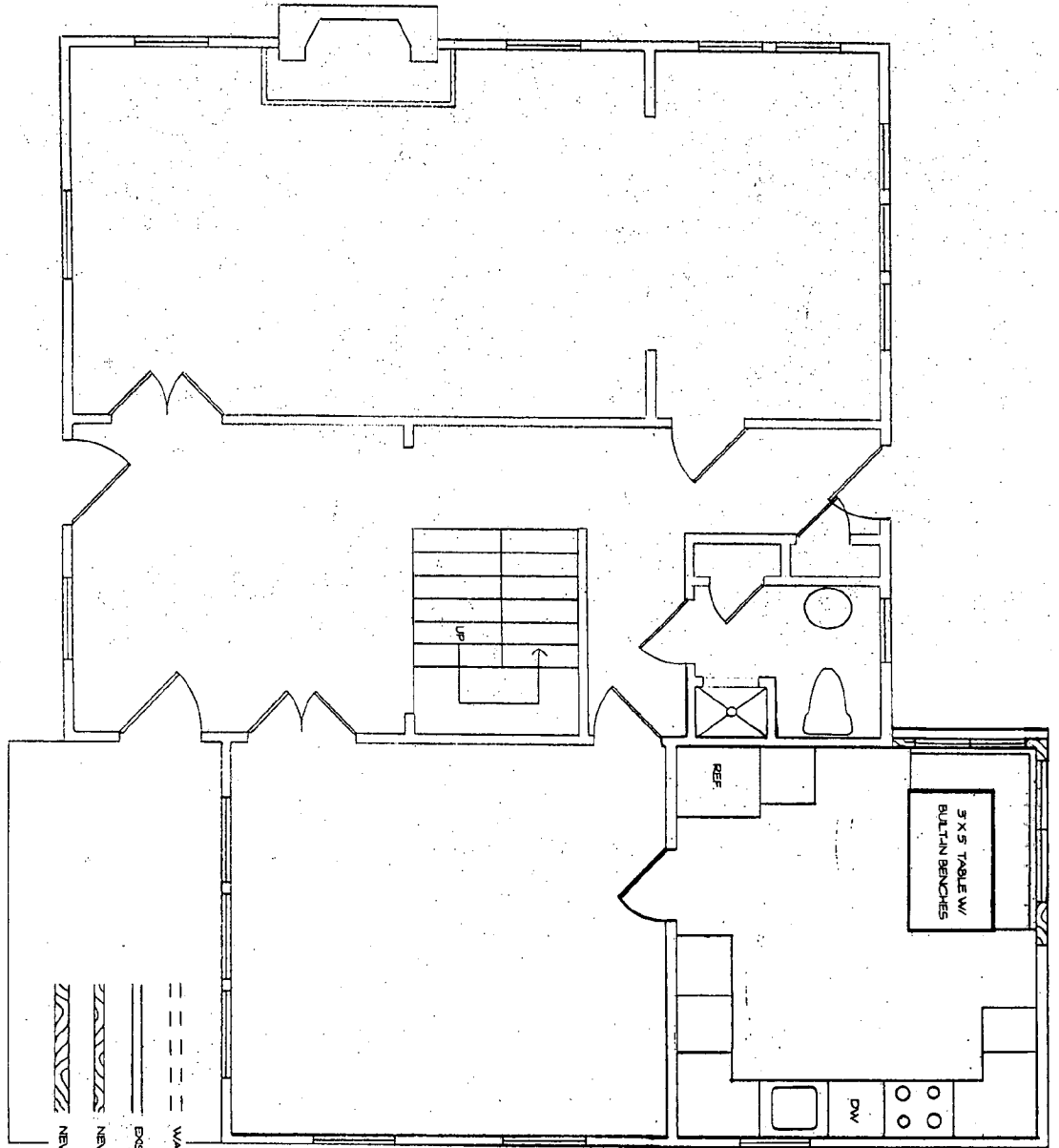
- WALLS TO BE REMOVED
- EXISTING WALLS
- /// NEW WOOD FRAME WALLS (2x4)
- /// NEW WOOD FRAME WALLS (2x6)

A2

**LOPREST RESIDENCE**  
6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**  
Premier Construction Services  
8480 Silgo Mill Road, Takoma Park, Md 20912

1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



A3

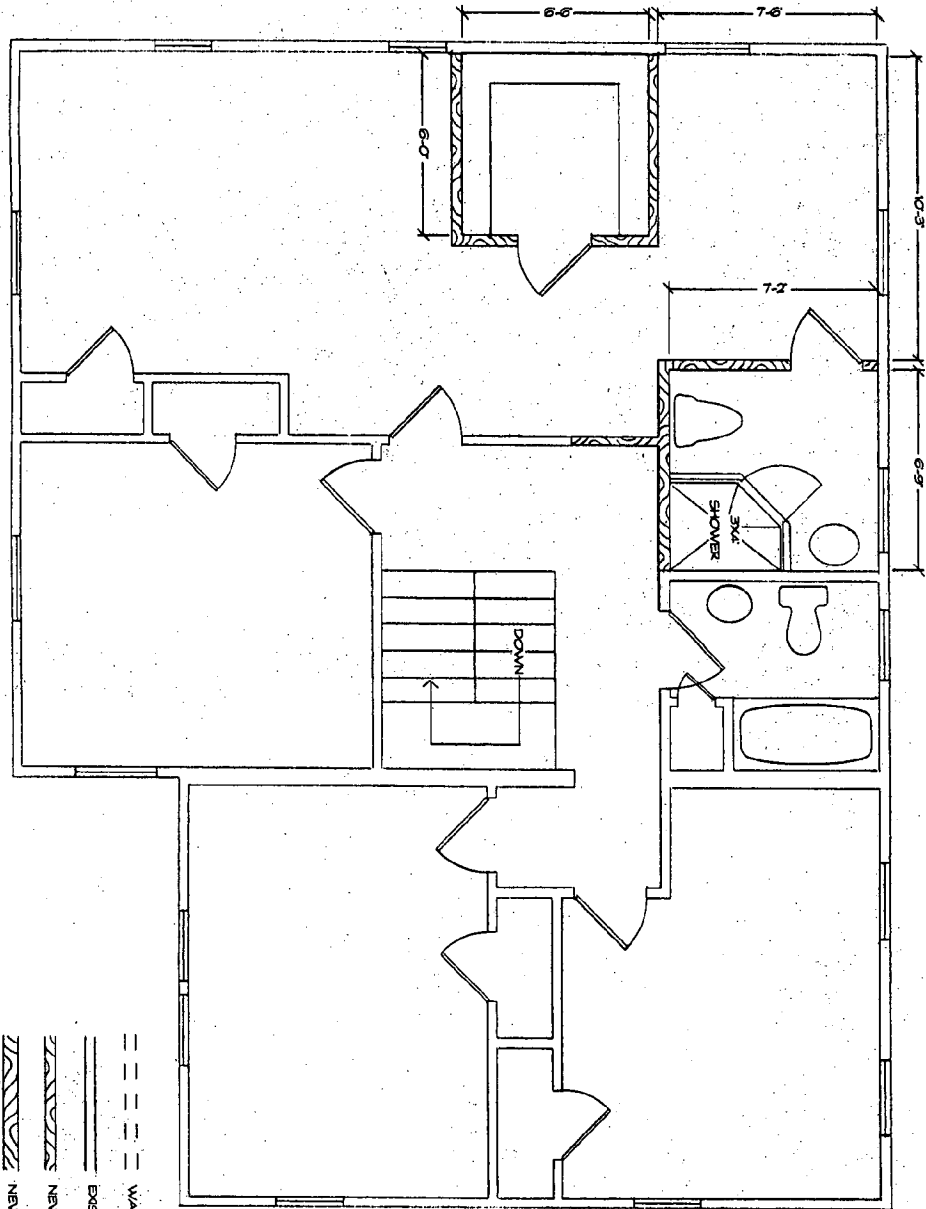
# LOPREST RESIDENCE

6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**

Premier Construction Services  
6450 Sligo Mill Road, Takoma Park, Md 20912

2ND FLOOR PLAN  
SCALE 1/4" = 1'-0"



- WALLS TO BE REMOVED
- ==== EXISTING WALLS
- ==== NEW WOOD FRAME WALLS (2x4)
- ==== NEW WOOD FRAME WALLS (2x6)

A4

**LOPREST RESIDENCE**

6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**

Premier Construction Services  
6480 Sligo Mill Road, Takoma Park, Md 20912



Premier Construction Services  
8480 Silgo Mill Road, Takoma Park, Md 20912

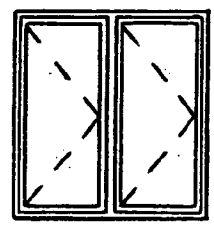
DOOR & WINDOW SCHEDULE

CRESTLINE

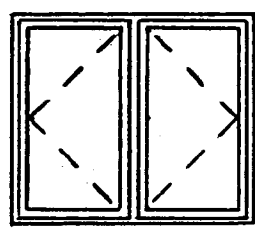
LOW E INSULATED  
WHITE SCREEN  
PRIMED INT.  
WHITE HARDWARE

CASEMENT WINDOWS

<u>LBL.</u>	<u>QTY.</u>	
A	1	(2) 2046



B	1	(2) 2646
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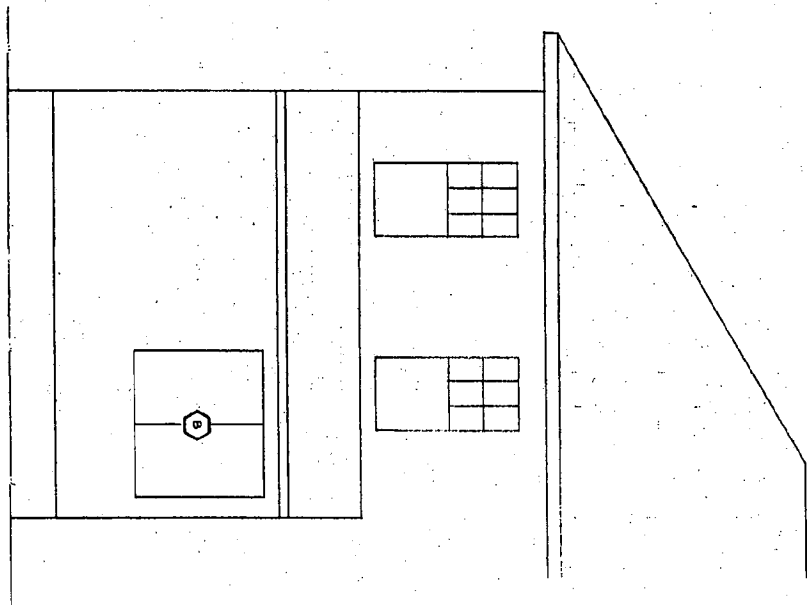
\* OPERATION OF WINDOWS IS AS SHOWN FROM OUTSIDE.

*LOPREST RESIDENCE*

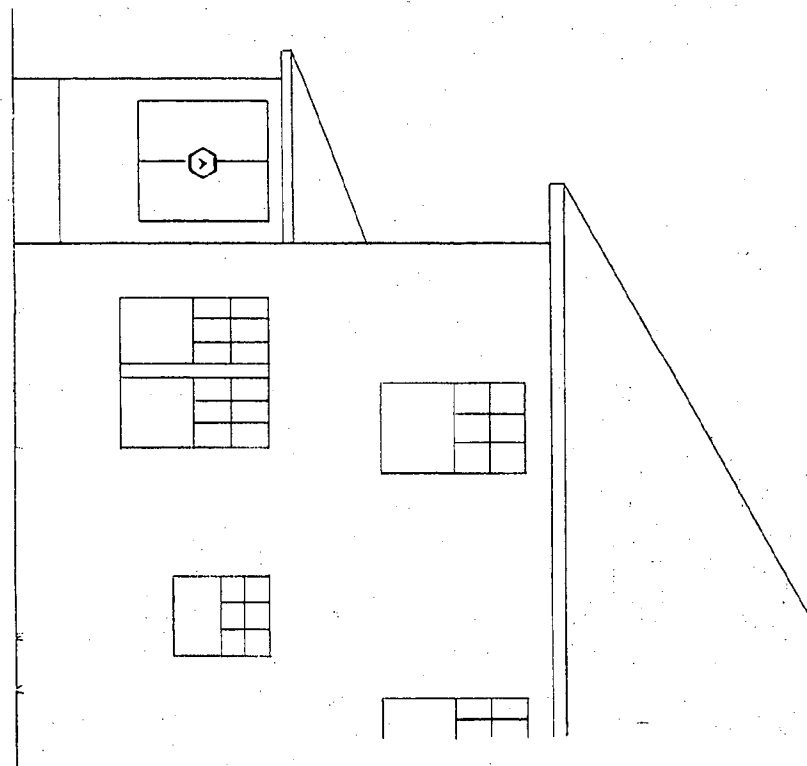
7316 BALTIMORE AVE. TAKOMA PARK, MD. 20912

A7

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



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



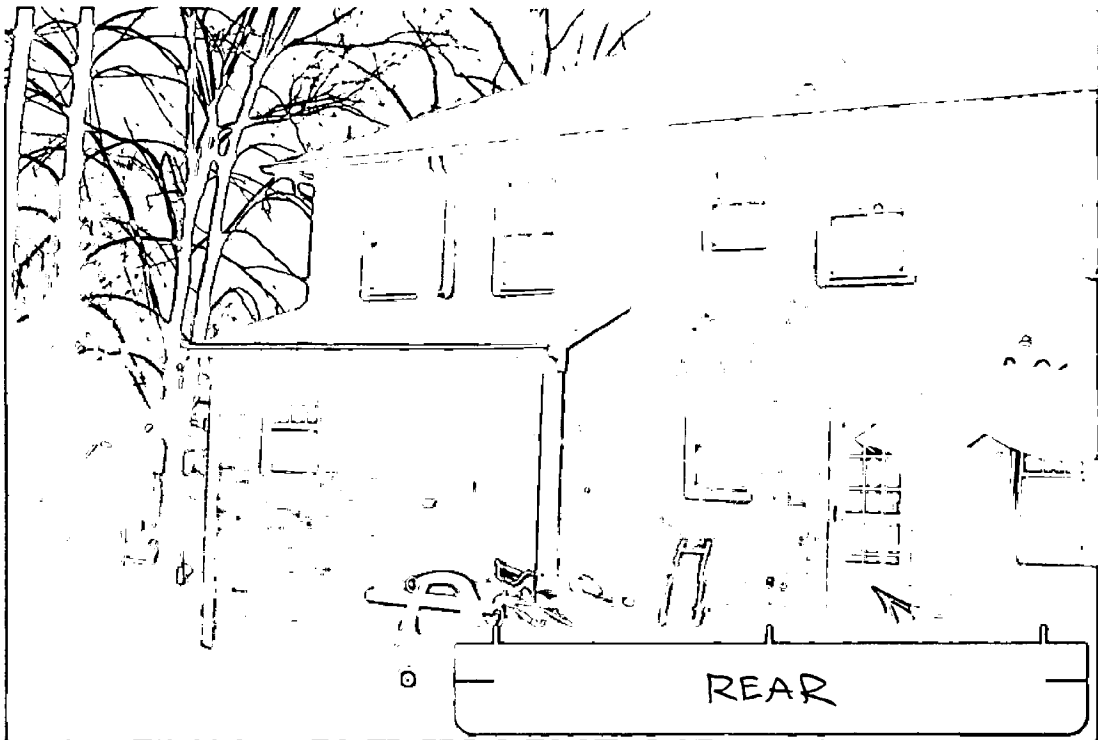
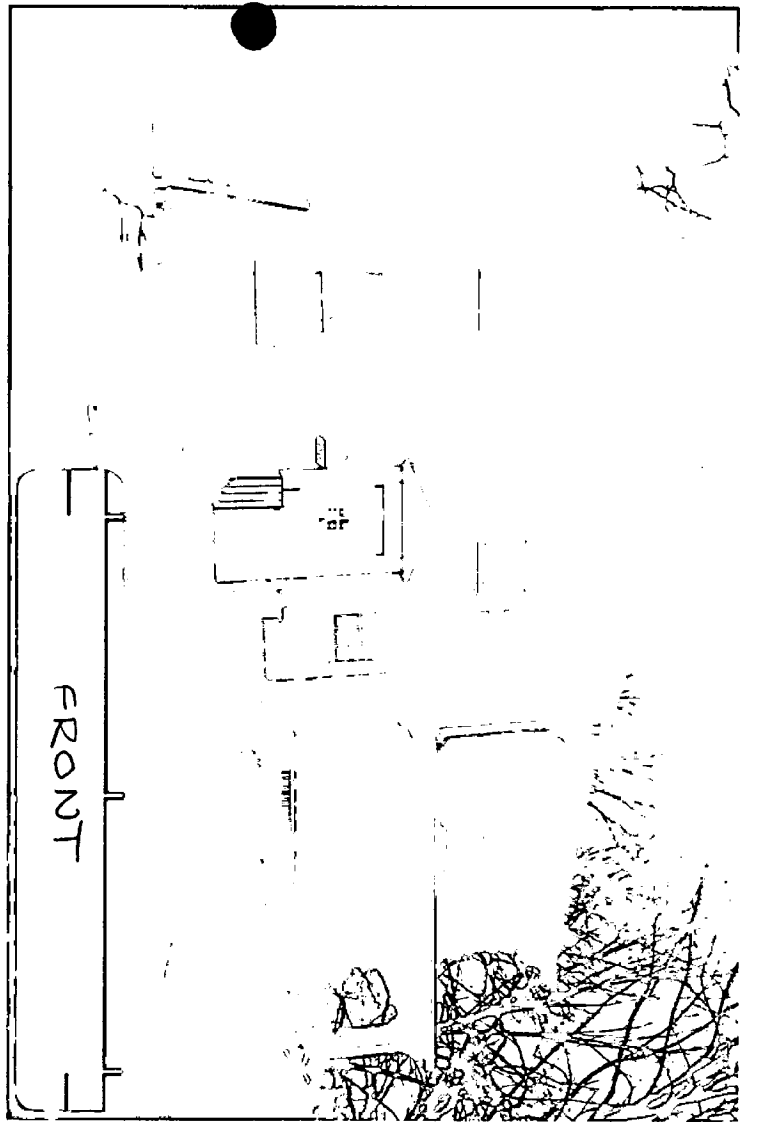
A8

# LOPREST RESIDENCE

6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**

Premier Construction Services  
6480 Silgo Mill Road, Takoma Park, Md 20912







**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7316 Baltimore Avenue, Takoma Park	<b>Meeting Date:</b>	04/13/05
<b>Applicant:</b>	Pam Loprest & Hugh Courtney (Kevin O'Dell, Agent)	<b>Report Date:</b>	04/05/05
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	03/30/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-05N	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	Rear one-story addition and skylight installation	<b>RECOMMENDATION:</b>	Approve with conditions

---

**STAFF RECOMMENDATION:**

Staff is recommending approval with the following condition:

- The skylight should be mounted as flush to the roof as possible, the frame should match the roofing material in color, and the glass should be tinted, if possible .

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the **Takoma Park Historic District**  
**STYLE:** Colonial Revival  
**DATE:** 1940s-50s

**PROPOSAL:**

The applicant is proposing the following:

- Installation of a 44 ¾" x 37 3/8" clad wood frame skylight in the northern valley of the roof at the front of the house (Circles 7,8,19,20).
- Construction of an approximately 7½ ft by 5½ ft 1-story, brick clad, rear addition (Circles 9-13). The addition will also relocate one side window.

## **APPLICABLE GUIDELINES:**

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

### ***Takoma Park Historic District***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

### ***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

## **STAFF DISCUSSION**

It is important to note that this is a non-contributing resource within the district and as such is subject to the most lenient level of review. All changes are reviewed towards their effect on the district as a whole. The addition is absolutely approvable and meets all applicable standards. Its footprint is that of an existing patio, it is only one-story, and it is situated at the rear of the house.

The skylight is slightly problematic because of its proposed location on the front plane of the roof and potential night-sky concerns. However, this is the only location that will allow the applicants

to illuminate the central stair. Additionally, as a non-contributing resource, the review is lenient. Staff suggests that the skylight be mounted as flush to the roof as possible, that the frame match the roofing material in color, and that the glass be tinted, if possible.

**STAFF RECOMMENDATION:**

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

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and provided the conditions listed on Circle 1 are met;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 AVILLE 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: KEVIN ODELL

Daytime Phone No.: (301) 270-3033 / (240) 355-6150

Tax Account No.: \_\_\_\_\_

Name of Property Owner: PAM LOPREST/HUGH COURTNEY Daytime Phone No. (301) 587-0722

Address: 7316 BALTIMORE AVE. TAKOMA PARK BALTIMORE AVE. 20912  
Street Number City Street Zip Code

Contractor: JOS. KLOCKNER + CO. Phone No.: (301) 270-3033

Contractor Registration No.: 32483

Agent for Owner: JOS. KLOCKNER Daytime Phone No.: (202) 439-3033

**LOCATION OF BUILDING/PREMISE**

House Number: 7316 Street: BALTIMORE AVE.

Town/City: TAKOMA PARK Nearest Cross Street: NEW YORK AVE.

Lot: 16 Block: 76 Subdivision: N/A

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

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

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

**CHECK ALL APPLICABLE:**

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

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

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

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

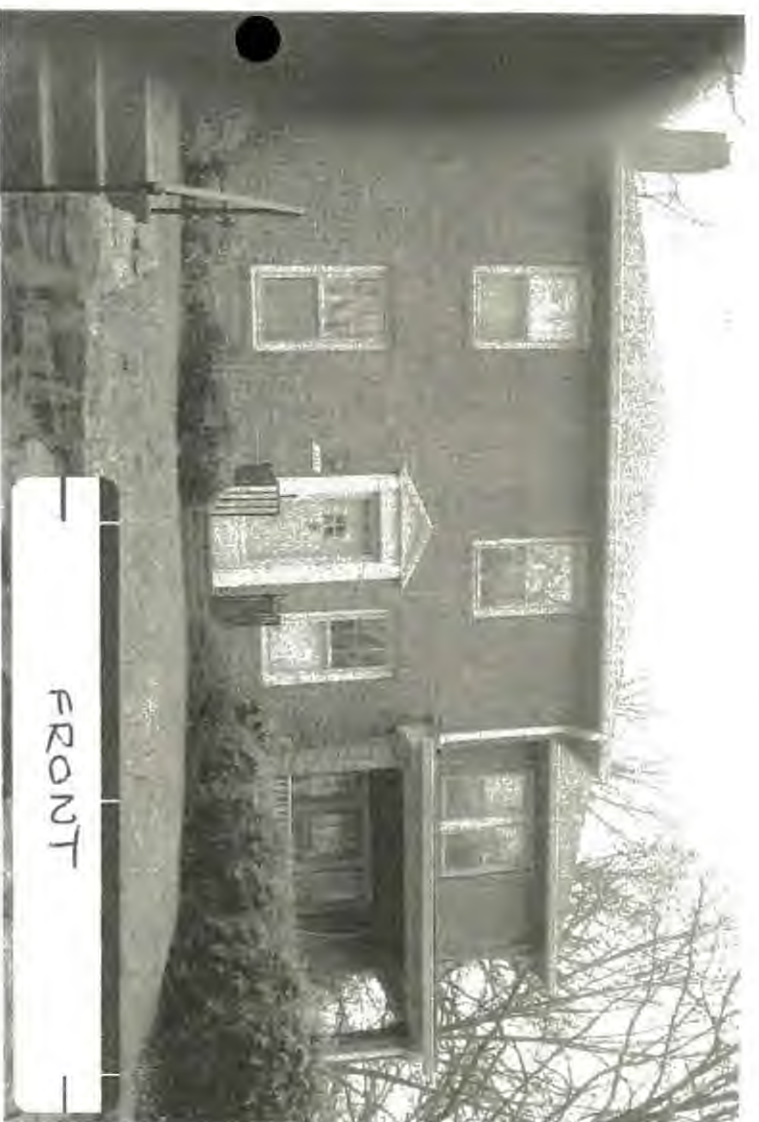
[Signature]  
Signature of owner or authorized agent

3-18-05  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

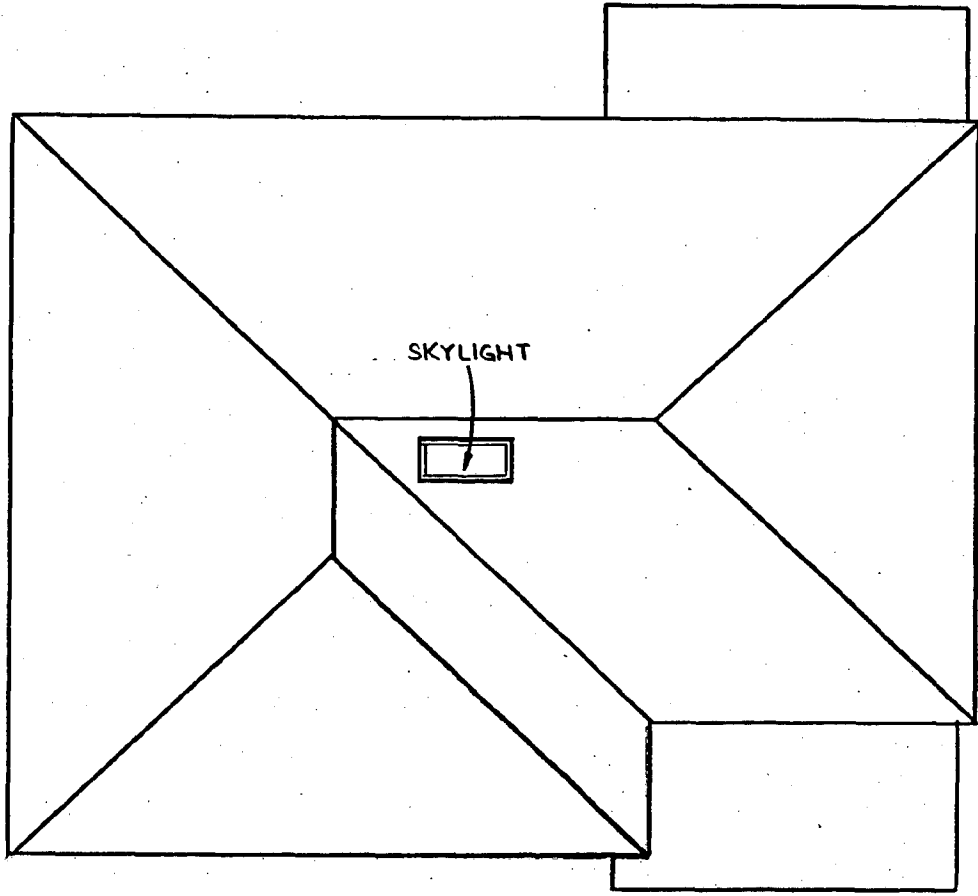
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 377097 Date Filed: 3-18-05 Date Issued: \_\_\_\_\_





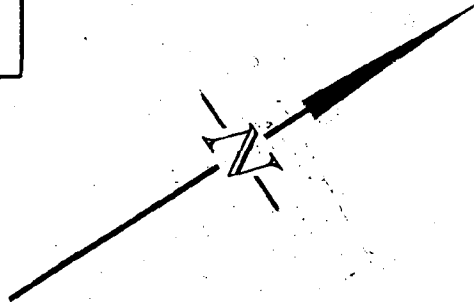
6



SKYLIGHT

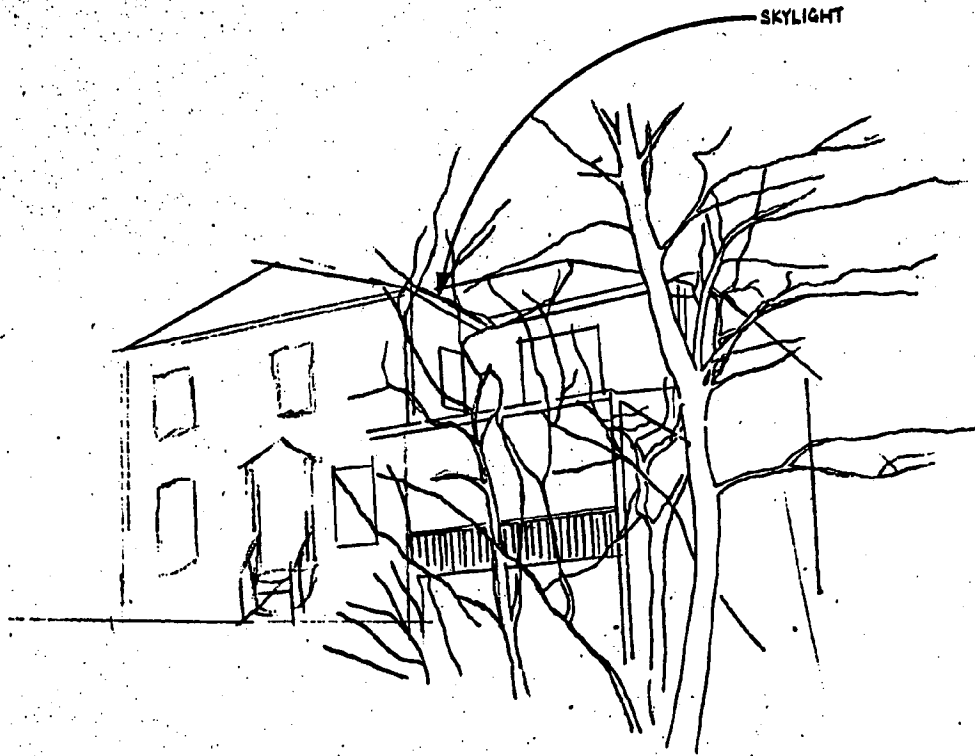


FRONT SIDE OF HOUSE



7



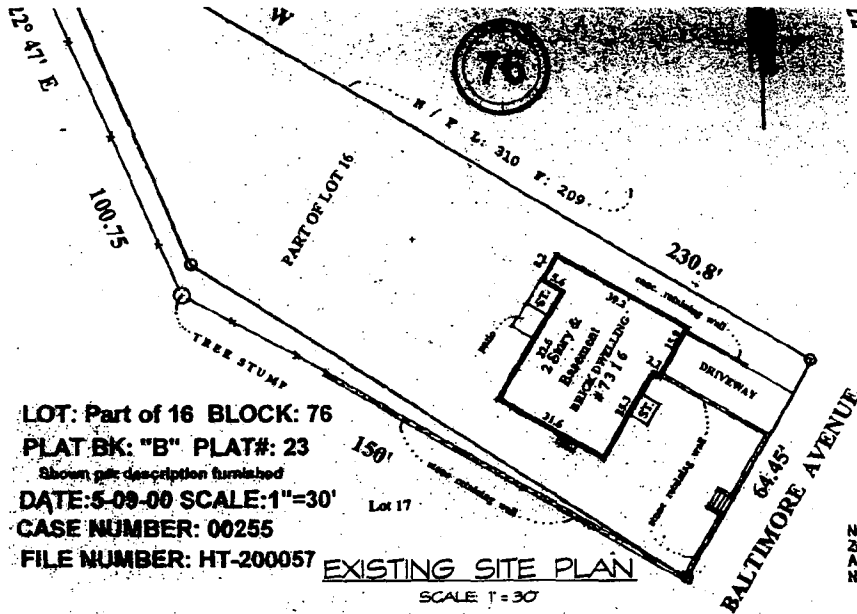


# LOPREST RESIDENCE

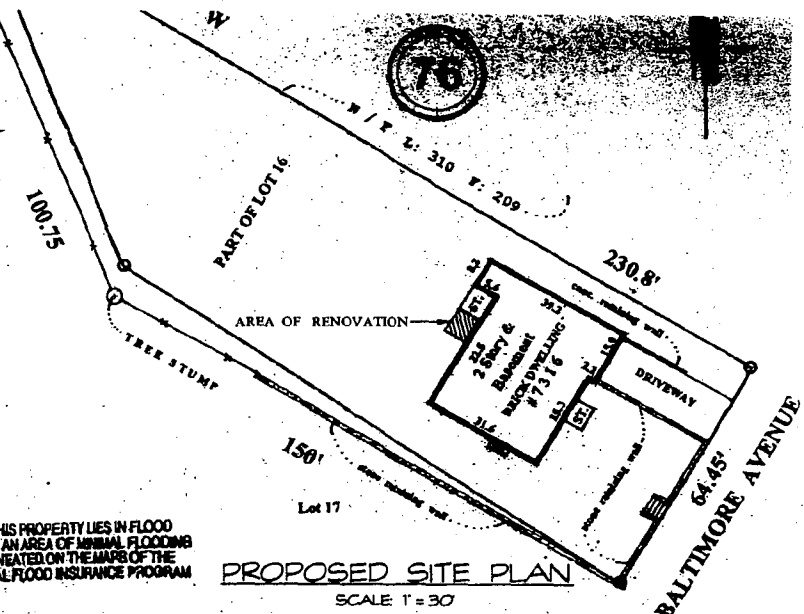
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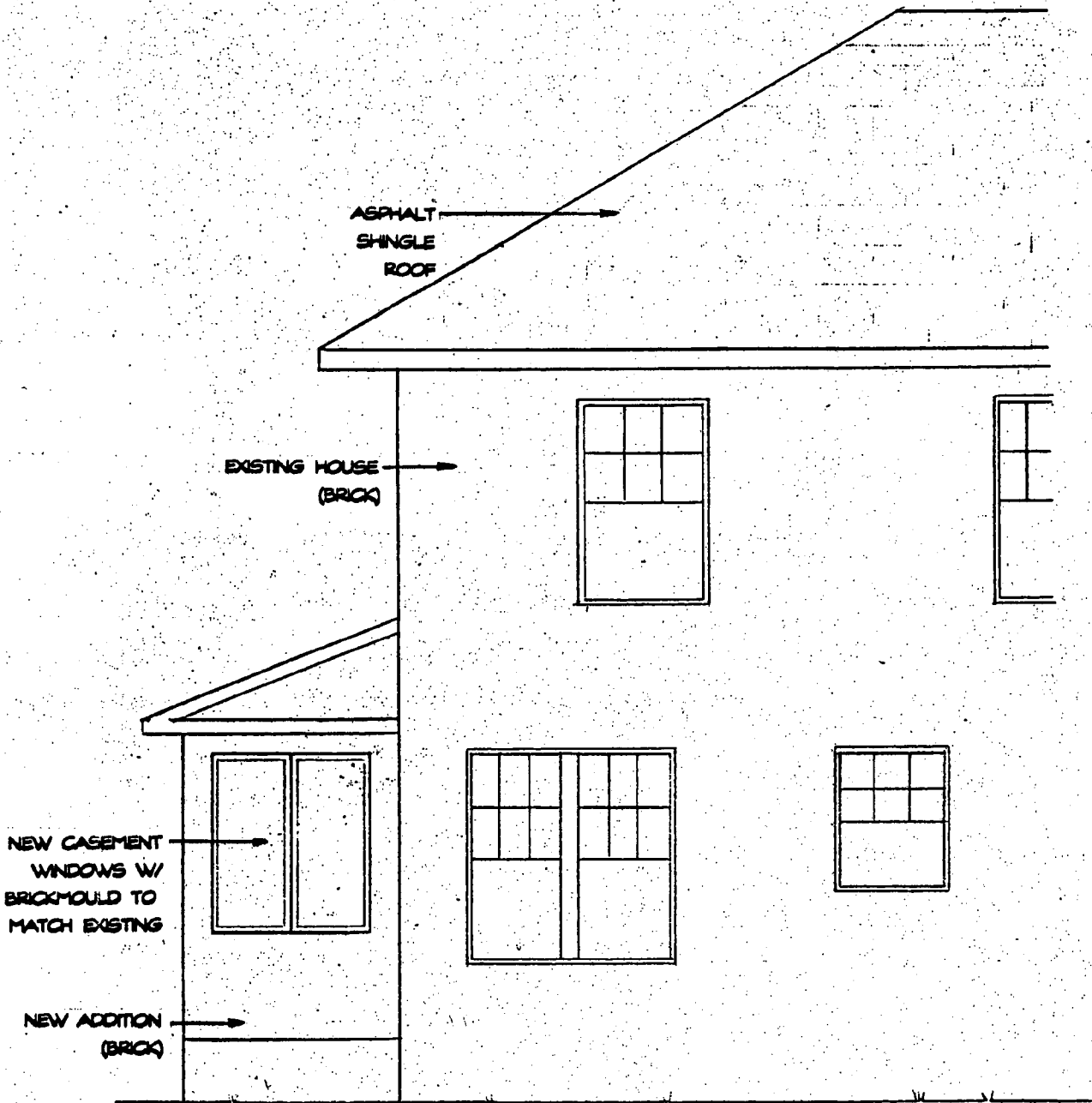


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**LOPREST RESIDENCE**  
 7316 BALTIMORE AVE. TAKOMA PARK, MD. 20912

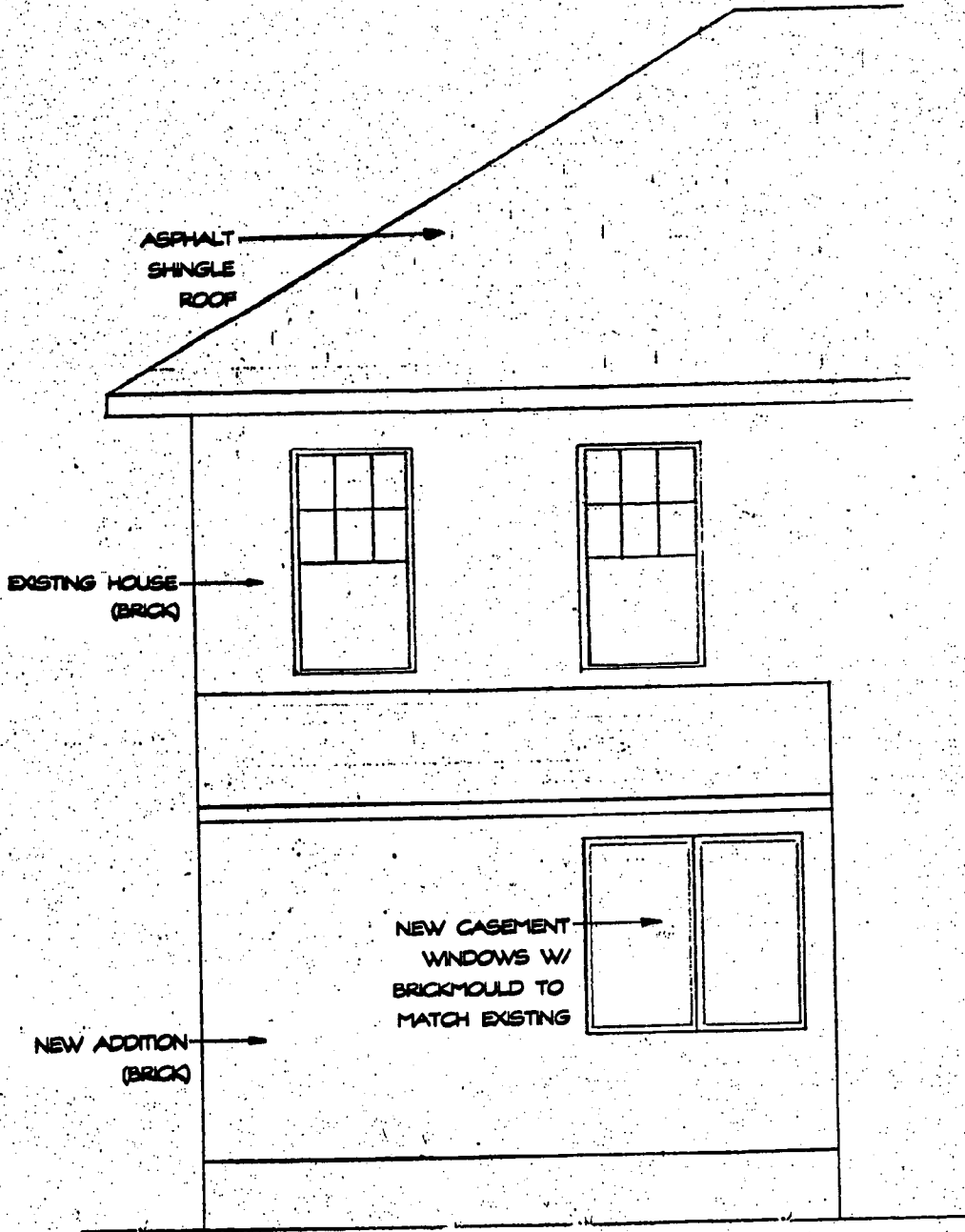
C1

6



LEFT SIDE ELEVATION

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



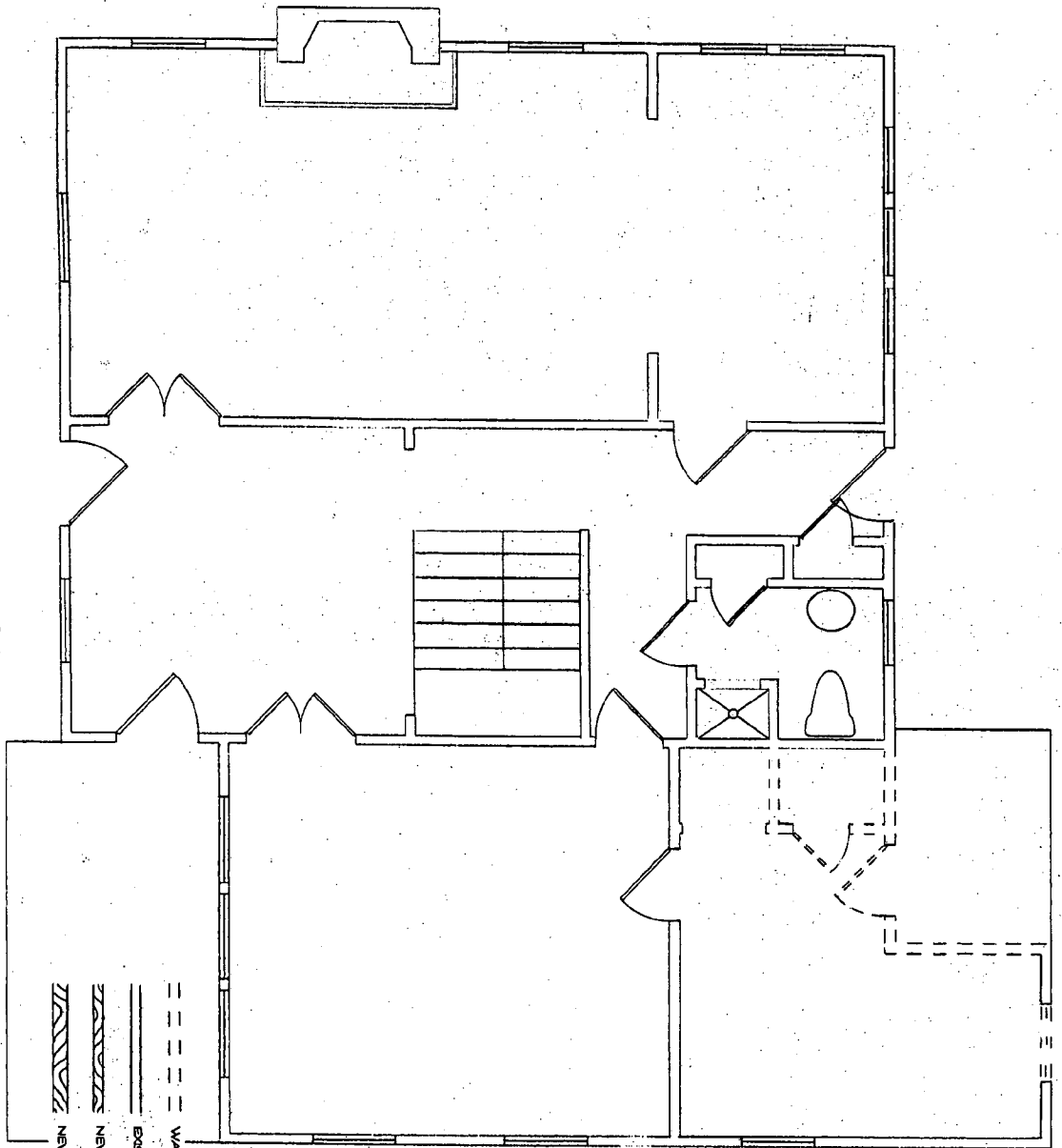
REAR ELEVATION

SCALE 1/4" = 1'-0"

11

21

1ST FLOOR DEMOLITION PLAN  
SCALE 1/4" = 1'-0"



A11

# LOPREST RESIDENCE

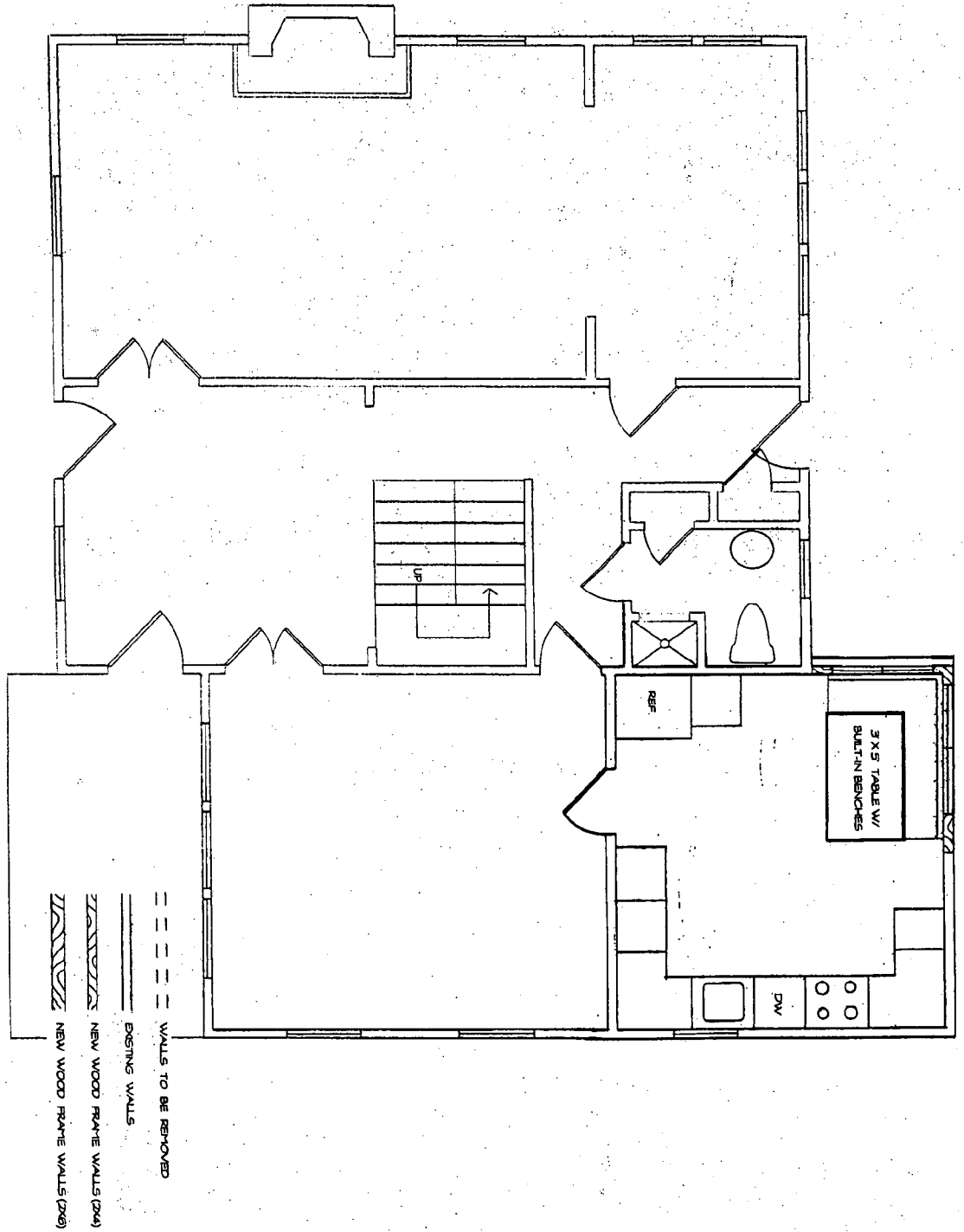
16 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**

Premier Construction Services  
6480 Silgo Mill Road, Takoma Park, Md 20912

13

1ST FLOOR PLAN  
SCALE 1/4" = 1'-0"



A3

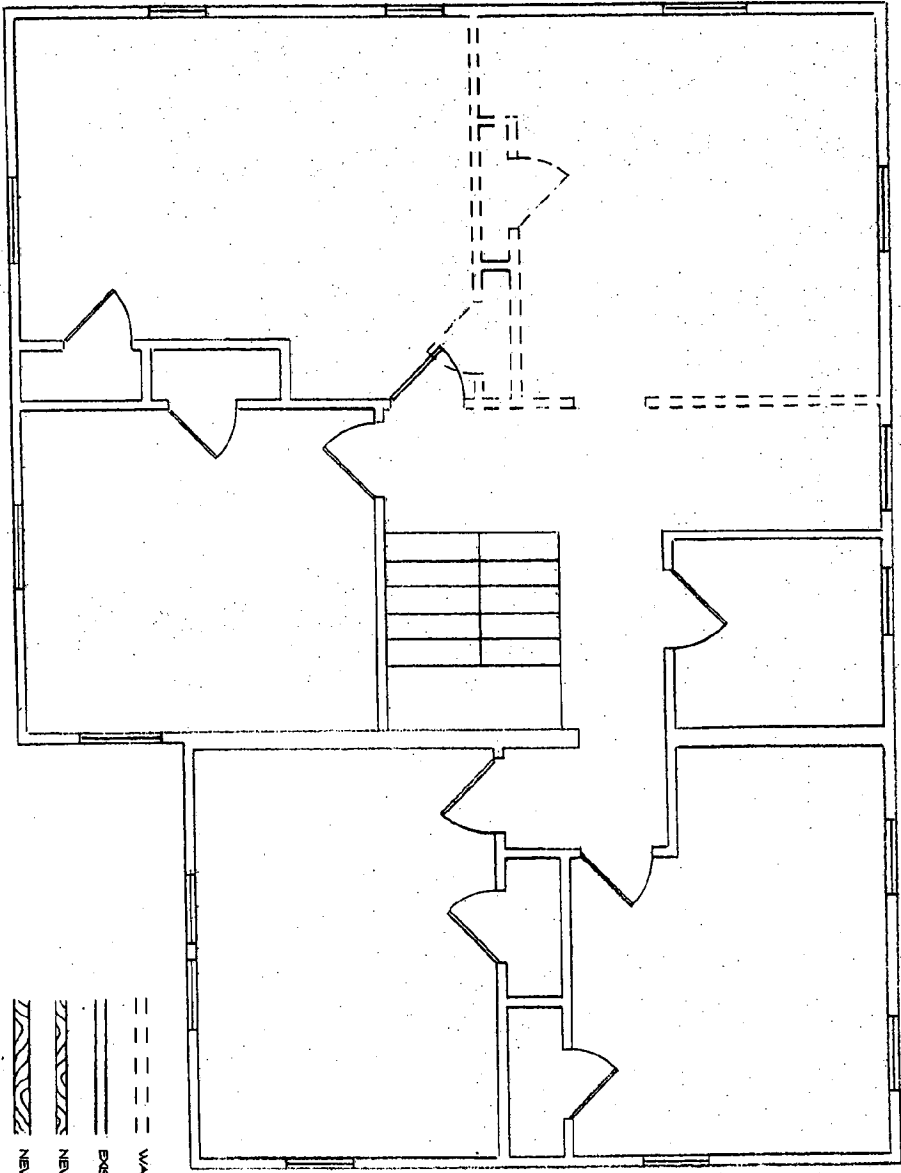
# LOPREST RESIDENCE

6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**  
Premier Construction Services  
6480 Stigo Mill Road, Takoma Park, Md 20912

121

2ND FLOOR DEMOLITION PLAN  
SCALE 1/4" = 1'-0"



- WALLS TO BE REMOVED
- EXISTING WALLS
- /// NEW WOOD FRAME WALLS (2x4)
- /// NEW WOOD FRAME WALLS (2x6)

A2

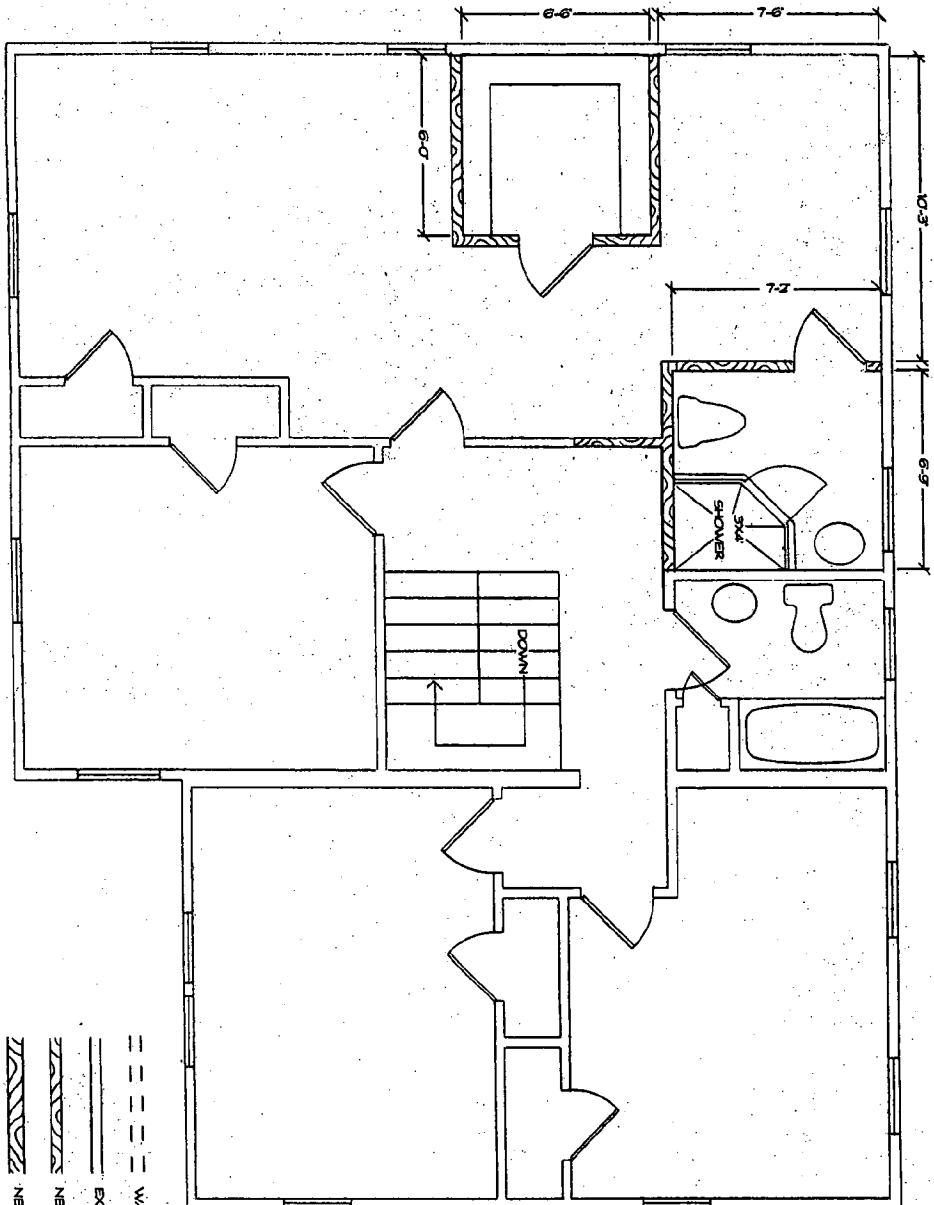
# LOPREST RESIDENCE

16 BALTIMORE AVE. TAKOMA PARK, MD. 20912

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6480 Silgo Mill Road, Takoma Park, Md 20912

15



2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- WALS TO BE REMOVED
- ==== EXSTNG WALS
- ===== NEW WOOD FRAME WALS (2x4)
- ===== NEW WOOD FRAME WALS (2x6)

A4

# LOPREST RESIDENCE

6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**

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6480 Bilgo Mill Road, Takoma Park, Md 20912



**GENERAL NOTES:**

1. CONSTRUCTION WORK SHALL CONFORM TO I.R.C. 2000, AS AMENDED BY MONTGOMERY COUNTY.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.

**DESIGN LOADS:**

	<u>LIVE</u>	<u>DEAD</u>	<u>TOTAL</u>
1. FLOORS	40	10	50
2. ROOFS (N/A)	30	10	40

**PARTITION TYPES:**

1. EXTERIOR WALLS: 2X4 WOOD CONSTRUCTION  
1/2" GWB @ FINISH FACE  
1/2" EXTERIOR SHEATHING
2. INTERIOR WALLS: 2X4 WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED.  
1/2" GWB BOTH SIDES

**FLOOR SYSTEMS:**

1. FIRST FLOOR: 2X10 WOOD JOISTS

**ROOF STRUCTURE:**

N/A

**INSULATION TYPES:**

- EXTERIOR WALLS: R-13 FIBERGLASS-KRAFT FACED  
 2. FLOORS AND RAFTERS: R-30 FIBERGLASS-KRAFT FACED  
 UNLESS OTHERWISE NOTED.

**EXTERIOR:**

1. VENEER BRICK

**ROOFING MATERIALS:**

N/A

**PRESCRIPTIVE PACKAGE WORKSHEET**

Applicant Name \_\_\_\_\_ Date \_\_\_\_\_  
 Applicant Address \_\_\_\_\_  
 Building Address \_\_\_\_\_ Permit (A/P) # \_\_\_\_\_  
 Package Number 19 Phone Number \_\_\_\_\_

**REQUIRED**

Glazing Area  
 $100 \times 32 (3200) = 3200$   
 Glazing Area  
 $+ 230 = 3430$   
 Gross Wall Area  
 $= 13.9$   
 Proposed Glazing Area  
 Maximum Glazing Area 22 %

**R-Value**

Description	Description	Proposed R-Value
Ceiling		R-30
Wall	FIBERGLASS KRAFT FACED	R-13
Floor over unconditioned space		R-13
Floor over outside air		R-
Basement wall		R-
Slab floor		R-
Control space wall		R-

Minimum R-Value
R-30
R-13
R-13
R-
R-
R-
R-

**U-Factor**

Description	Description	Proposed U-Factor
Glazing		U-0.31
Operable Door		U-

Maximum U-Factor
U-0.4
U-0.35

**Equipment Efficiency (This section maybe left blank if Normal is selected on the right)**

Heating \_\_\_\_\_ AFUE/HSPF \_\_\_\_\_  
 Cooling \_\_\_\_\_ SEER \_\_\_\_\_  
 Efficiency \_\_\_\_\_ Make and Model Number \_\_\_\_\_

**Check One**

- Normal  
 High Heating  
 High Heating & Cool

I hereby certify that the proposed building design represented in these construction documents has been designed to meet the requirements of the Montgomery County Energy Code.

Builder/Designer/Contractor \_\_\_\_\_ Company Name \_\_\_\_\_ Date \_\_\_\_\_

Residential Energy Code 4 <http://permits.montgomery.org>



Premier Construction Services  
 660 Shipley Mill Road, Upperville, VA 20188

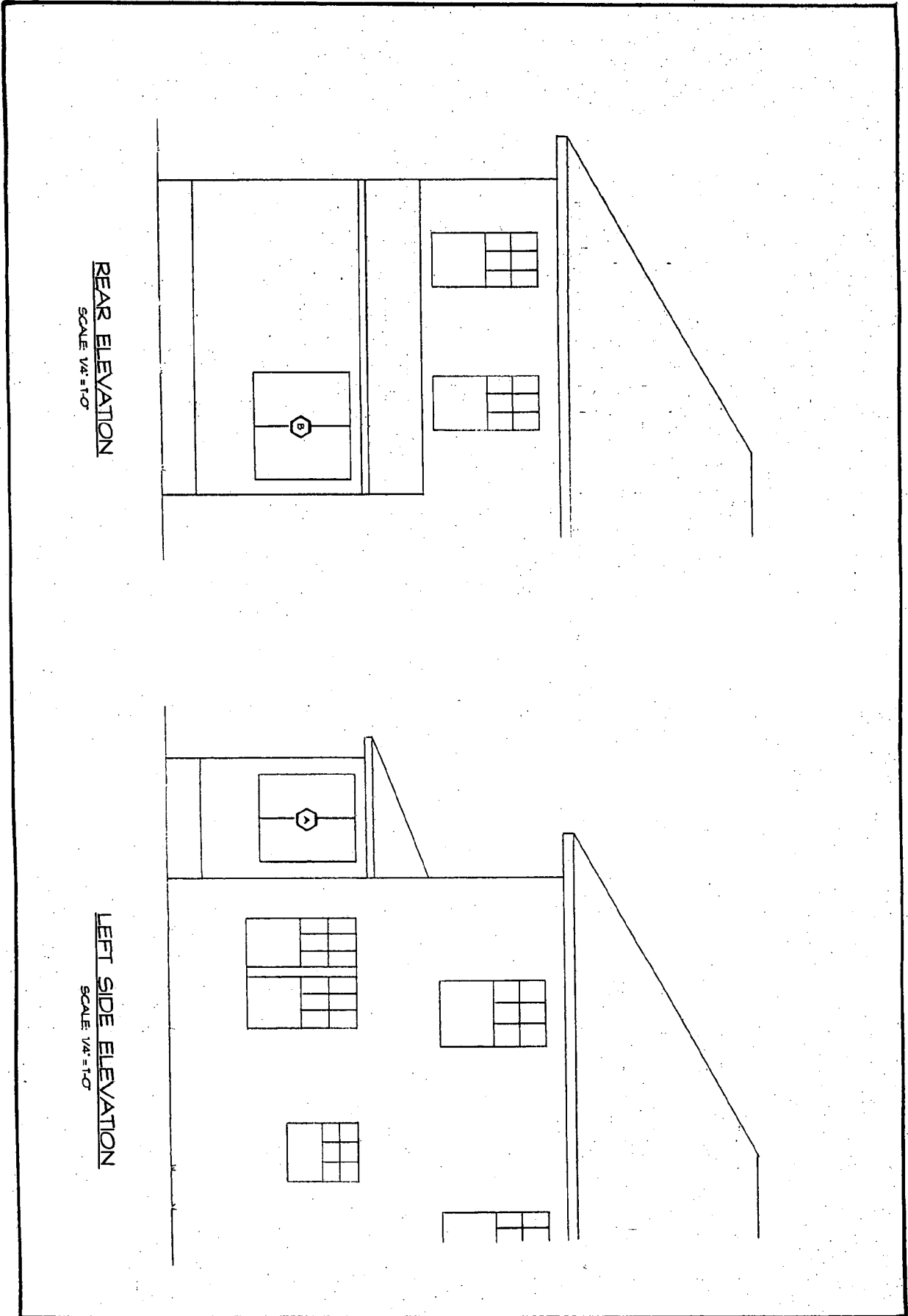
**LOPREST RESIDENCE**

6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

C2

91

11



A8

# LOPREST RESIDENCE

6 BALTIMORE AVE. TAKOMA PARK, MD. 20912

**KLOCKNER**

Premier Construction Services  
6480 Sligo Mill Road, Takoma Park, Md 20912

**LOCKNER**

Premier Construction Services  
8440 Sligo Mill Road, Takoma Park, Md 20912

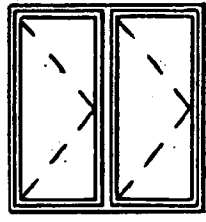
DOOR & WINDOW SCHEDULE

CRESTLINE

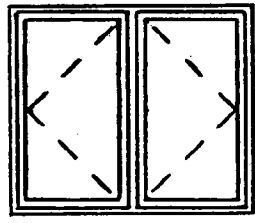
LOW E INSULATED  
WHITE SCREEN  
PRIMED INT.  
WHITE HARDWARE

CASEMENT WINDOWS

<u>LBL.</u>	<u>QTY.</u>	
A	1	(2) 2046



B	1	(2) 2646
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\* OPERATION OF WINDOWS IS  
AS SHOWN FROM OUTSIDE.

*LOPREST RESIDENCE*

7316 BALTIMORE AVE. TAKOMA PARK, MD. 20912

A7

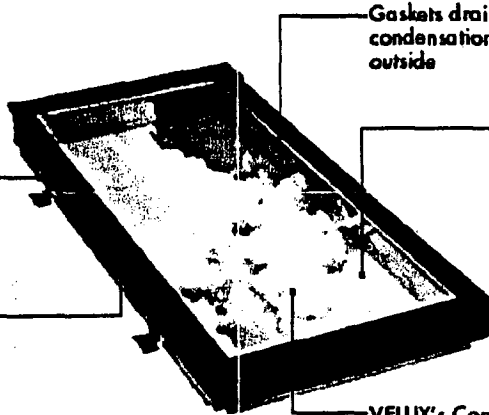


# PRODUCTS

## FS: FIXED SKYLIGHT

Select wood frame and sash provides aesthetic appeal and insulation value

Exterior cladding offers protection and a streamlined, low-profile appearance



Gaskets drain any condensation to outside

Exclusive Comfort™ Glass consists of two panes of tempered safety glass dual-seal and injected with Argon gas; a double layer of low-E coating provides excellent thermal performance

VELUX's Comfort coated glazings protect against heat gain and heat loss, fading and condensation, making rooms more comfortable year-round

## MORE INFO

■ PRICE LISTS & SIZES

■ WHY CHOOSE VELUX

■ INSTALLATION PROCESS

■ WHERE TO BUY

■ WARRANTY INFORMATION

■ PRINT/ORDER A BROCHURE

■ ENERGY EFFICIENCY

■ PRODUCT SPECIFICATIONS

## \* PRODUCT SPECIFICATIONS & SIZES

19

**MODEL FS TEST RESULTS**

<b>AIR INFILTRATION*</b>	
<b>1.57 psf</b>	<b>75 Pa</b>
0.14 cfm/ft <sup>2</sup>	0.71 l/s/m <sup>2</sup>

<b>WATER RESISTANCE*</b>	
<b>9.75 psf @ 5 US gal/ft<sup>2</sup>/h</b>	<b>466.5 Pa @ 3.4 l/m<sup>2</sup>/min</b>
No Entry	No Entry

**THERMAL PERFORMANCE**  
 (Complete unit values.)  
 All thermal performance SHGC, Vt values for VELUX Skylights are NFRC certified, labeled and listed in the NFRC Product Directory. (In accordance with NFRC procedures.)

<b>GLASS</b>	<b>Comfort (75)</b> Tempered, Low-E <sup>2</sup> , Argon Gas-filled	<b>ComfortPlus (74)</b> Laminated, Low-E <sup>2</sup> , Argon Gas-filled
U-Factor (R-Factor)	0.48 (2.08)	0.47 (2.13)
SHGC	0.33	0.33
Vt	0.55	0.54

<b>FADING PROTECTION %</b>		
<b>GLAZING</b>	<b>CLASSICAL UV PROTECTION %</b>	<b>TOTAL FADING PROTECTION %</b>
Comfort (75)	87%	75%
ComfortPlus (74)	99.9%	83%

<b>STRUCTURAL PERFORMANCE**</b>		
	<b>DOWNWARD LOAD</b>	<b>WIND UPLIFT</b>
Laminated, Heat-Strengthened	46-188 (psf)	18-68 (psf)
Laminated, Tempered	72-174 (psf)	23-63 (psf)

\* Tested in accordance with AAMA/WDMA 101/IS2/NAFS 02. Size 606 unit tested at a 15° roof pitch.  
 \*\* Tested in accordance with ICBO-Evaluation Services, Inc. Acceptance Criteria for Sloped Glazing In Solariums, Patio Covers and Prefabricated Skylights. See National Evaluation Service Report No. NER 216 and ICBO-ES Report ER-6075. Model FS is WDMA Hallmark certified. See Hallmark Report No. 426. [www.wdma.com](http://www.wdma.com)

<b>Dimensions</b>		
<b>Size Code</b>	<b>Outside Frame</b>	<b>Finished Frame Dimension</b>
FS 056	15 1/4" X 46 1/4"	14 3/8" X 45 1/16"
FS 101	21 1/2" X 27 3/8"	20 3/8" X 26 3/16"
FS 104	21 1/2" X 38 3/8"	20 3/8" X 37 3/16"
FS 106	21 1/2" X 46 1/4"	20 3/8" X 45 1/16"
FS 108	21 1/2" X 54 15/16"	20 3/8" X 53 3/4"
FS 112	21 1/2" X 70 3/4"	20 3/8" X 69 9/16"
FS 302	30 9/16" X 30 1/2"	29 7/16" X 29 5/16"
FS 304	30 9/16" X 38 3/8"	29 7/16" X 37 3/16"
FS 306	30 9/16" X 46 1/4"	29 7/16" X 45 1/16"
FS 308	30 9/16" X 54 15/16"	29 7/16" X 53 3/4"
* FS 601	44 3/4" X 27 3/8"	43 5/8" X 26 3/16"
FS 606	44 3/4" X 46 1/4"	43 5/8" X 45 1/16"