

37/03-06HHH 7314 BALTIMORE AVE

Takoma Park Historic District

Plans
stamped
11-30-06

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, June 14, 2007 10:42 AM
To: 'rl-hbr@verizon.net'
Subject: 7314 Baltimore

The HPC has agreed to the proposed change for the approved rear deck at 7314 Baltimore. The proposed wood inset picket railing has been approved at the staff level. Please keep this email for your files and we will keep a copy of "Sheet 1Bx" that you sent June 13, 2007 as the approved side elevation for our files.

Thanks, Anne

Anne Fothergill
Historic Preservation Planner
Montgomery County Planning Department
Countywide Planning--Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

SHEET 1A X
Scale 1/4" = 1'

approved
rear deck

1/4" lip
over
deck

LIGHT FIXTURE
3/4" lip
over
deck

ALL
NEW
WORK
TO
BE
AS
SHOWN

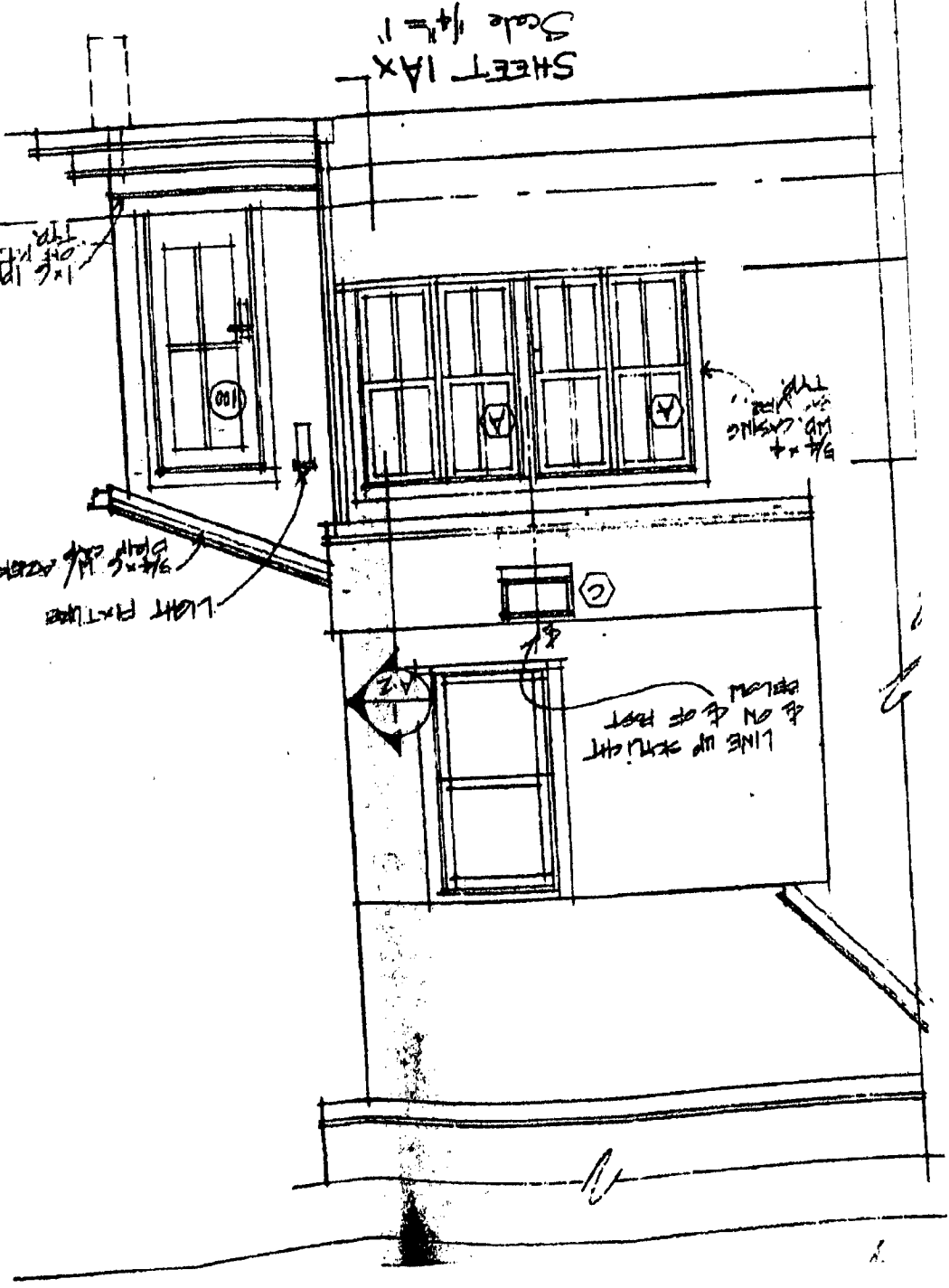
LINE UP SKYLIGHT
& ON TOP OF
ROOF

Approved

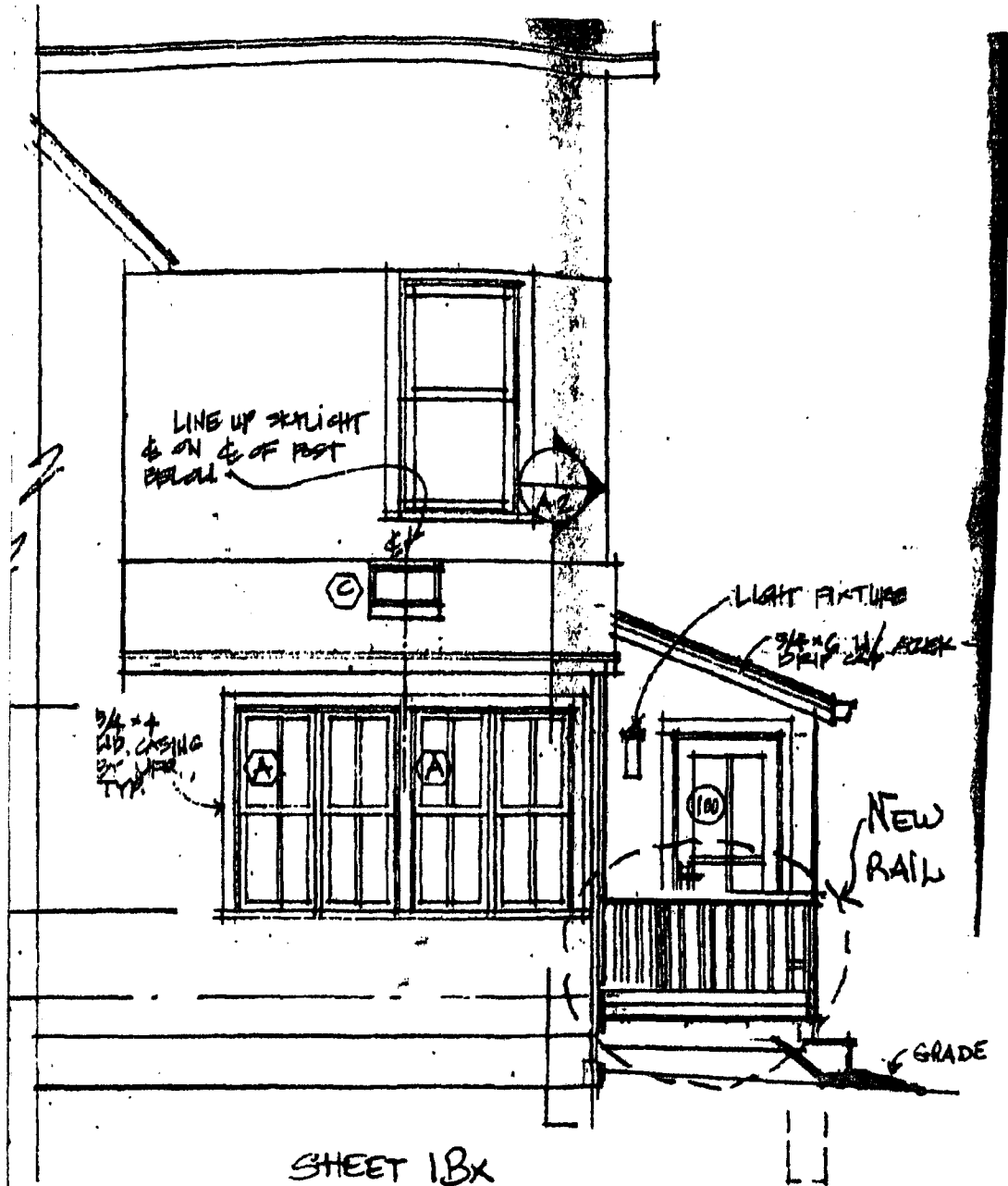
npc ok to approve at
street level

6-13-07

STREET LEVEL
7314 BALTIMORE



proposed



SHEET 1Bx

SIDE ELEVATION

1/4" = 1'-0"

HERITAGE BUILDING
AND RENOVATION, INC.

FACSIMILE TRANSMITTAL SHEET

TO:	ANN @historic	FROM:	Rick Leonard
COMPANY:		DATE:	
FAX NUMBER:	301 563 3412	TOTAL NO. OF PAGES INCLUDING COVER:	
PHONE NUMBER:		SENDER'S PHONE NUMBER:	301-270-4799; email: r-leonard@verizon.net
RE:	BALTIMORE AVE	FAX NUMBER:	301-270-0166

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

DEAR ANN,

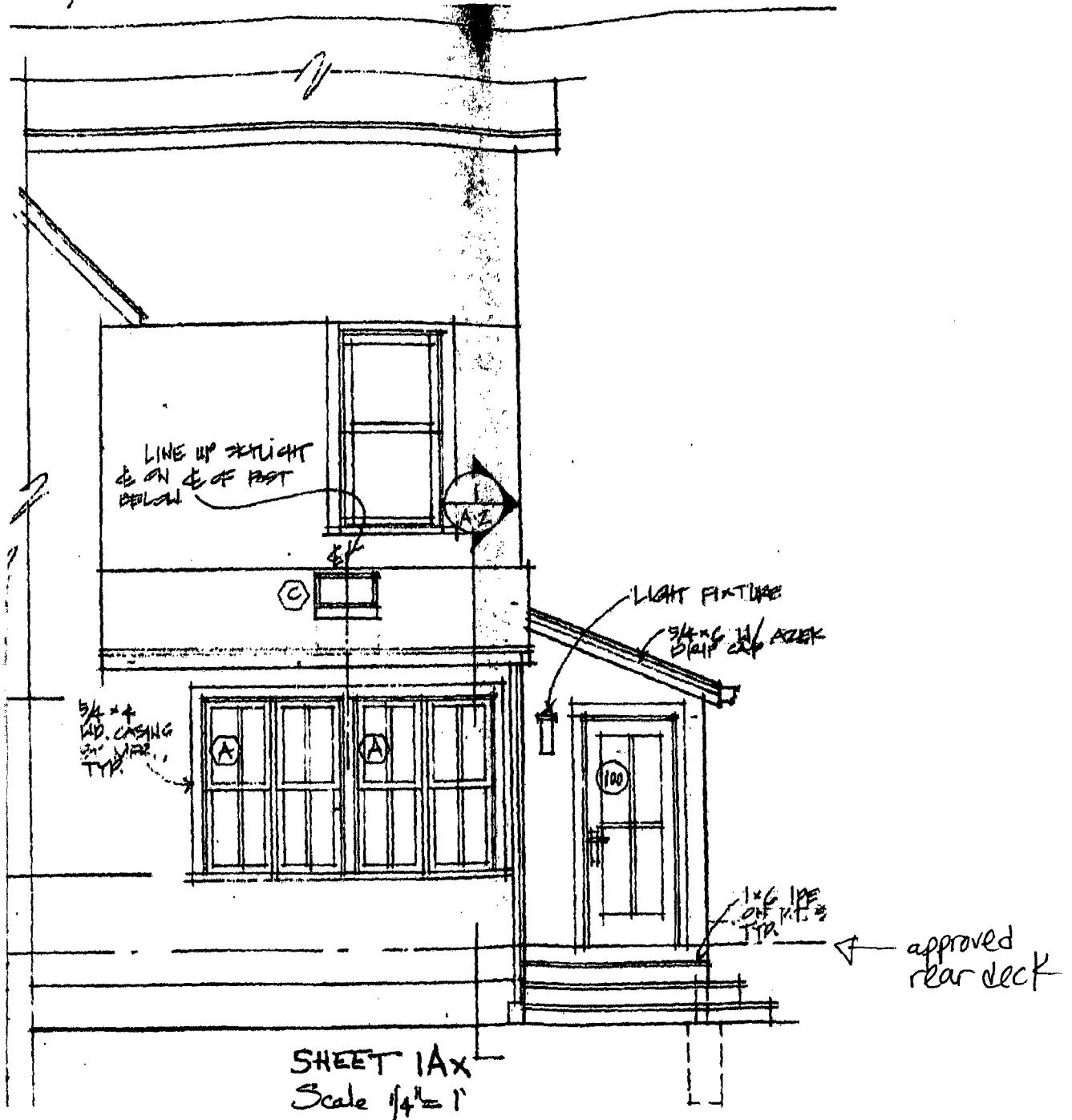
SHEET 1A_x SHOWS THE VERSION YOU APPROVED. SHEET 1B_x SHOWS THE REVISED RAIL ON THE Rear PORCH.

Thank you

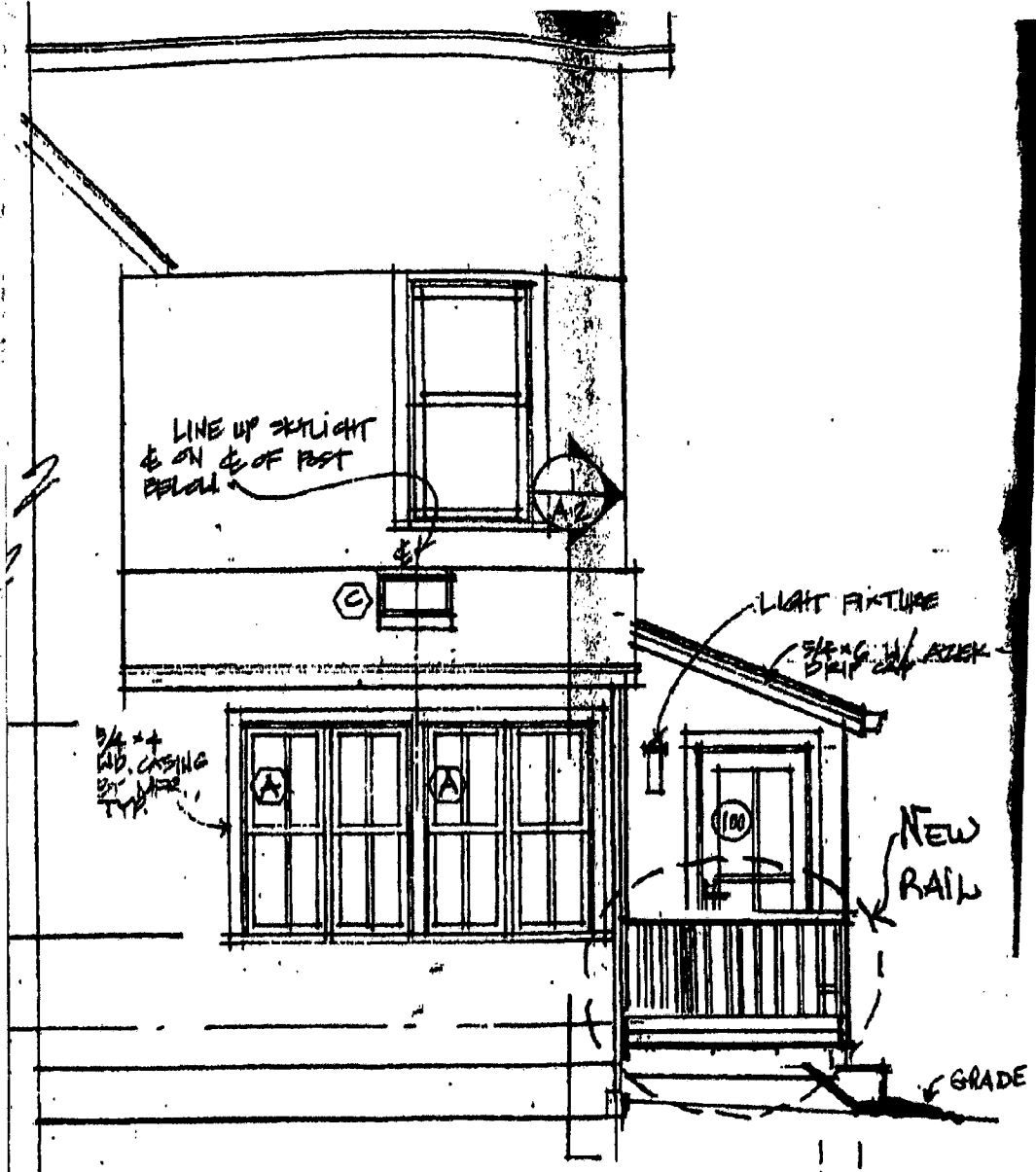
David

STAFF ITEM
7319 BALTIMORE

Approved



proposed



SHEET 1Bx

SIDE ELEVATION
1/4\"/>



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: November 16, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #435405, window replacement, deck construction, and front porch alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the November 15, 2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Julie Boddy

Address: 7314 Baltimore Ave, 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
340/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
OCT 5 2006

Contact Person: JULIE BODDY
Daytime Phone No.: (301) 585-8166

Tax Account No.: 16-13-01062474

Name of Property Owner: JULIE BODDY Daytime Phone No.: (301) 585-8166

Address: 7314 BALTIMORE AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BUILDING + RENOVATION Phone No.: (301) 270-4799

Contractor Registration No.: _____
Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7314 Street: BALTIMORE AVE.
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE.
Lot: P17 Block: 76 Subdivision: _____
Liber: 4809 Folio: 271 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|--|--|---------------------------------------|--|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Reuse | <input type="checkbox"/> Sider | <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: \$ 30,000.00
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature]

Signature of owner or authorized agent

10/3/06

Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 11-16-06
Application/Permit No.: 435405 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7314 Baltimore Ave, Takoma Park	Meeting Date:	11/15/2006
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/8/2006
Applicant:	Julie Boddy (Rick Vitullo, AIA)	Public Notice:	11/1/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06HHH	Staff:	Anne Fothergill

PROPOSAL: Window replacement, deck construction, and front porch alterations

RECOMMENDATION: Approval

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman duplex
DATE: 1899

PROPOSAL

The applicants are proposing alterations to three sections of this house:

- 1) Rebuild the front porch stairs with a wood railing to match the existing baluster design.
- 2) Construct a wood landing off the back of the house with wood stairs to grade.
- 3) Replace the non-original windows in rear shed roof section of the house with new wood TDL windows (see proposed elevation in Circle 14). Remove existing door at back of house and replace with a window and install a wood TDL door at back of house. Install a flat skylight in shed roof at rear north side of house.

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

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- 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 the 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 and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- 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 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 or 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.

Secretary of the Interior's Standards for Rehabilitation:

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.

STAFF DISCUSSION

An Outstanding Resource receives the highest level of scrutiny in a historic district, and it is important to ensure that the proposed alterations and additions are appropriate and compatible. The proposed alterations are sympathetic with the resource and approvable within the *Guidelines* and the *Standards*.

The rear shed roof section of the house has been altered over time -- it was probably an open porch that was enclosed at some point and since then it has been altered even more. The other side of the duplex also

has been altered substantially. As can be seen from the historic (c. 1940s) photo provided, the rear shed roof section at one time had 2-over-2 TDL windows and they were removed in the 1970s when the existing windows were installed. The proposed wood TDL windows and door are appropriate for this resource, and the proposed rear landing and skylight will not be visible. Because this is not the original main massing of the historic house but a shed roof extension that has been altered and is set very far back from the street, staff is recommending approval of the proposed alterations.

The applicant's architect has met with the City Arborist and will hand dig the holes for the new landing piers as part of the approved tree protection permit with the City of Takoma Park.

STAFF RECOMMENDATION

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

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, if applicable, 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.



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

RECEIVED
OCT 5 2006

Contact Person: JULIE BODDY
Daytime Phone No.: (301) 585-8166

Tax Account No.: 16-13-01062474
Name of Property Owner: JULIE BODDY Daytime Phone No.: (301) 585-8166
Address: 7314 BALTIMORE AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: HERITAGE BUILDING + RENOVATION Phone No.: (301) 270-4799
Contractor Registration No.: _____
Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7314 Street: BALTIMORE AVE.
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE.
Lot: P17 Block: 76 Subdivision: _____
Lib: 4809 Folio: 271 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Teaze	<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: \$ 30,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

[Signature]

Signature of owner or authorized agent

10/3/06

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 435405 Date Filed: _____ Date Issued: _____

Edn 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4

**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:

SEE ATTACHED

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

SEE ATTACHED

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address JULIE BODDY 7314 BALTIMORE AVE. TAKOMA PARK, MD 20912	Owner's Agent's mailing address RICHARD J. VITULLO AIA Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
CONRAD AUGUSTIN 7312 BALTIMORE AVE. TAKOMA PARK, MD 20912	KENNETH WYNER 7313 BALTIMORE AVE. TAKOMA PARK, MD 20912
HUGH COURTNEY 7316 BALTIMORE AVE. TAKOMA PARK, MD 20912	

Boddy Residence
7314 Baltimore Ave.
Takoma Park, MD 20912

Description of existing structure and environmental setting:

The existing house was built in 1899, and is an "Outstanding Resource"; it is a "unique form/early duplex" Craftsman house. It is set up on a hill, and the rear area (where the proposed work will occur) is not plainly visible from the public way (see photos). The side elevation window configuration at the rear was remodeled in the 1970's (approx.), enclosing a porch with non-conforming double hung windows. These windows are 1-over-1, whereas the existing predominant window lite configuration is 2-over-2 double hung.

General description of project and its effect on the historic resource:

The proposed work is to renovate the existing kitchen and shed-roofed porch into a combined area for a kitchen and breakfast room. New True-Divided Lite windows (and a door) will be inserted in existing walls; the new windows will replicate an earlier window configuration and design (2-over-2 double hung), replacing a window layout and design that do not conform to the historic character of the house. A small wood deck/landing will be constructed at the rear as well, replacing a dilapidated masonry stoop. A small skylight is to be built into the shed porch roof in the rear area (not visible from the public way).

The existing stair at the front of the porch will be rebuilt, and will conform to building codes in rise/run. However, in order to conform to the historic character of the house, the baluster design will replicate the existing baluster design, which does not conform to the rule about a 4-inch maximum opening between balusters. The existing balusters are approx. 7 ³/₄-inches on center.

VITULLO ARCHITECTURE STUDIO, P.C.

7016 Woodland Ave. Takoma Park, MD 20912

Phone 301 920-0737

Fax 301 920-0738

Email vitullostudio@earthlink.net

Website www.vitullostudio.com

October 3, 2006

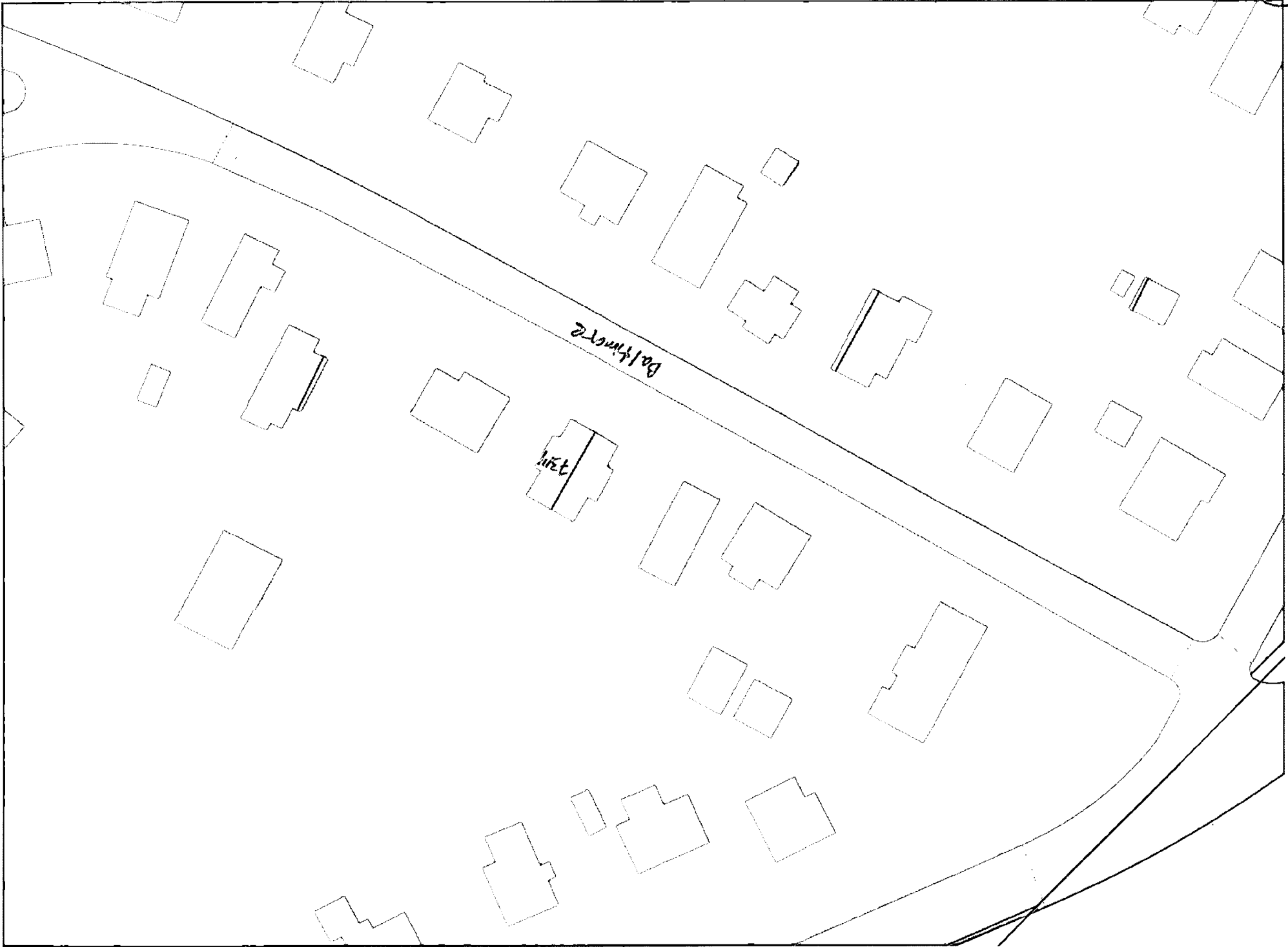
Boddy Residence

7314 Baltimore Ave.

Takoma Park, MD 20912

MATERIALS LIST :

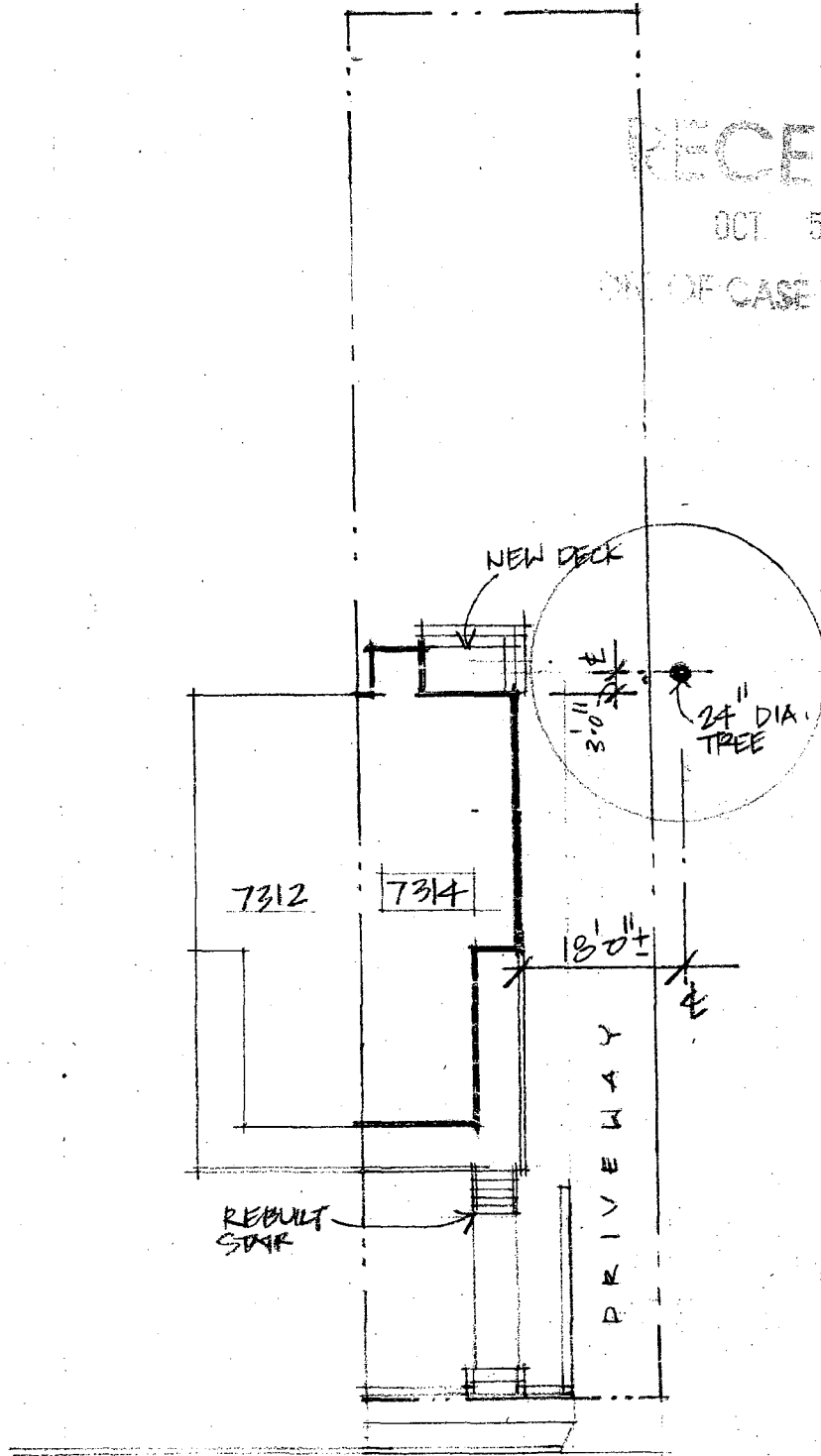
1. **Siding:** 10-inch fiber cement lap siding to match existing asbestos siding.
2. **Windows:** new windows in existing house at 1st floor to be wood True Divided Lite 2-over-2 double hung. Skylight to be located in shed roof towards the rear.
3. **Window and Door Trim:** wood trim to match existing (5/4 x 6 with ogee bead at perimeter; wood sub-sill).
4. **Wood deck:** pressure-treated wood.
5. **Wood stairs (in front):** treads to be painted wood (to match existing); railing to match existing porch railing in design.



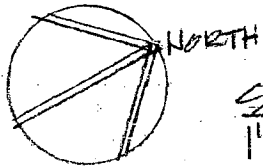
RECEIVED

OCT 5 2006

OFFICE OF CASE WORK M/SH



BALTIMORE AVE.

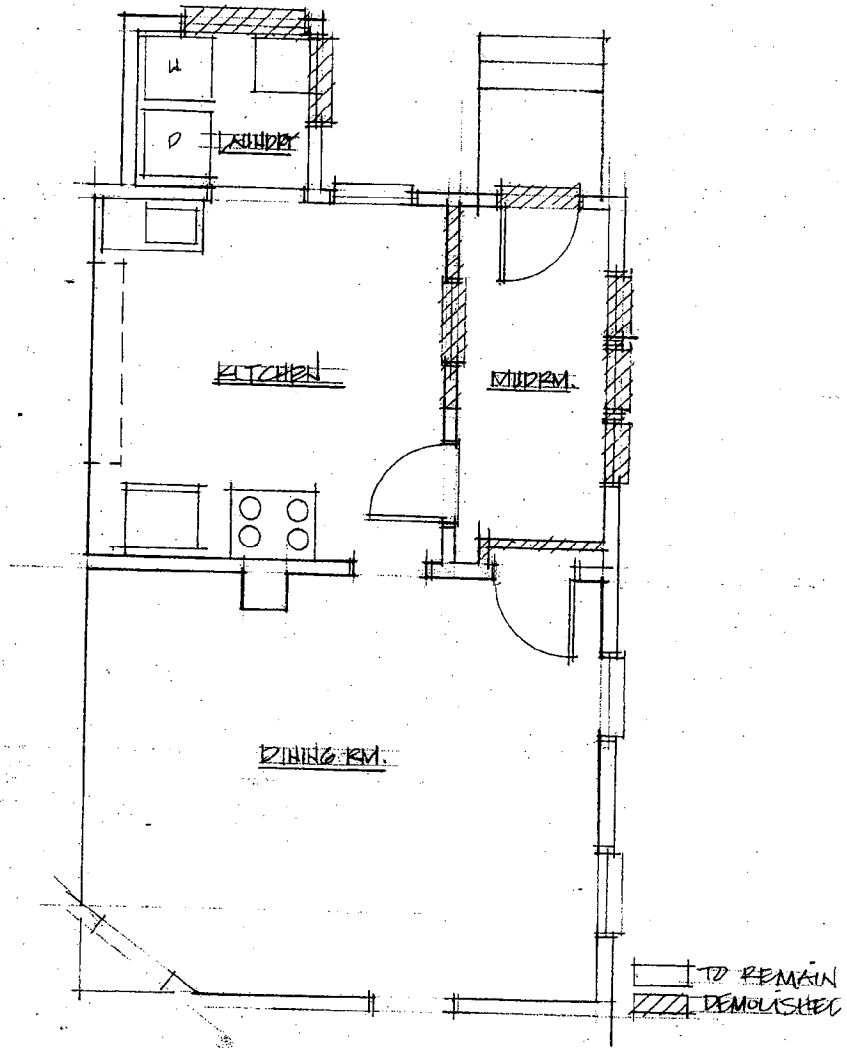


SITE PLAN

1" = 20'-0"

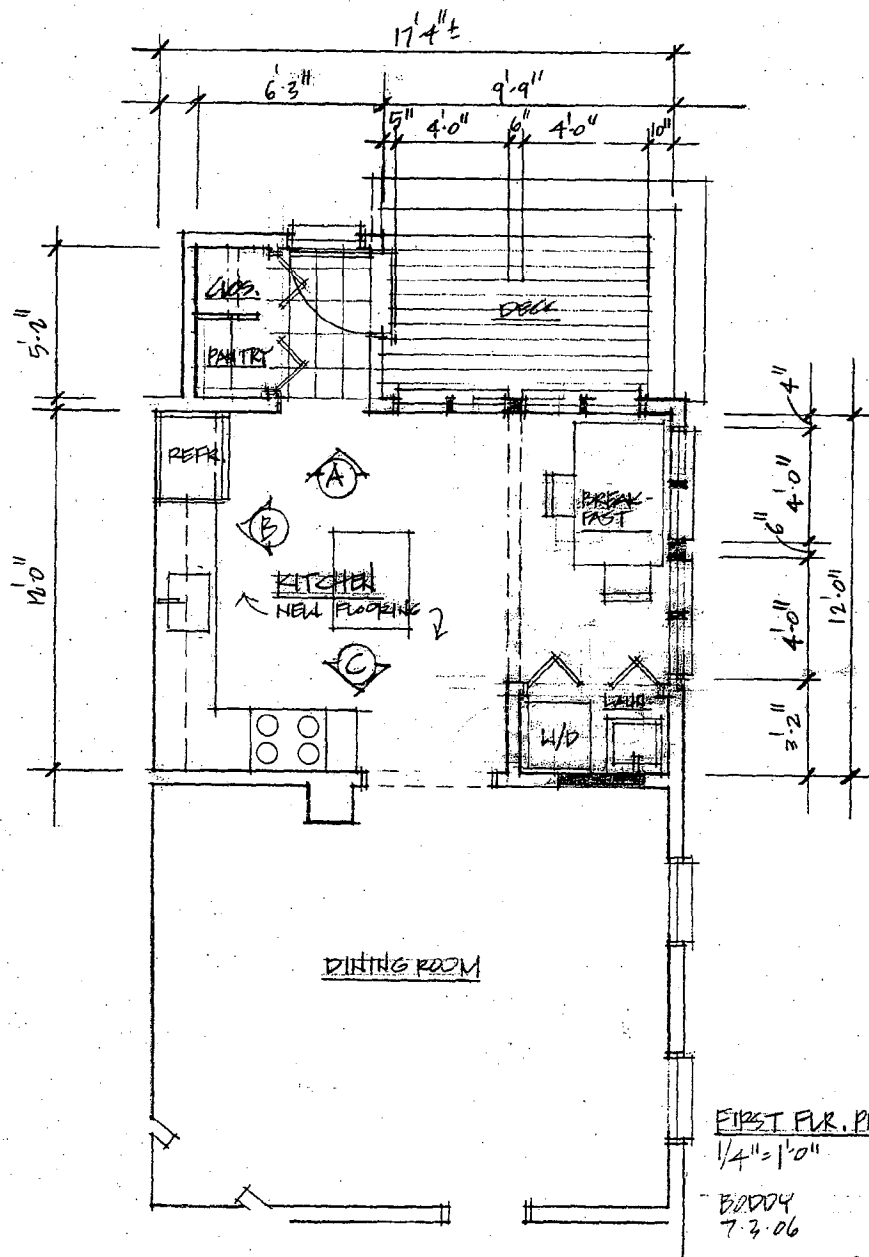
7314 BALTIMORE
TAKOMA PARK, MD 20912

10-3-06



BOB'S KITCHEN
7-3-06

FIRST FLOOR PLAN/EXIST.
1/4" = 1'-0"



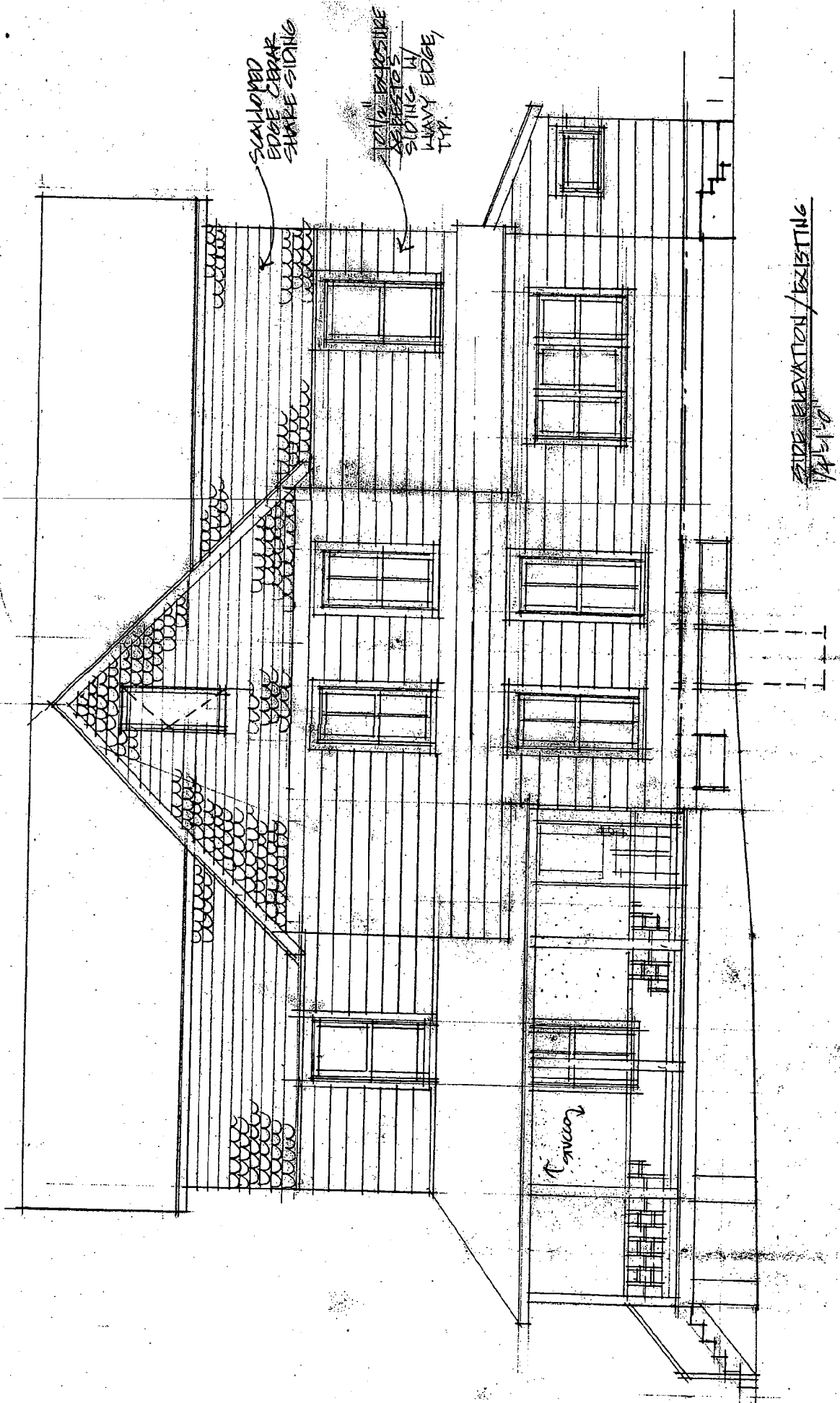
FIRST FLR. PLAN

1/4" = 1'0"

BODDY
7-3-06

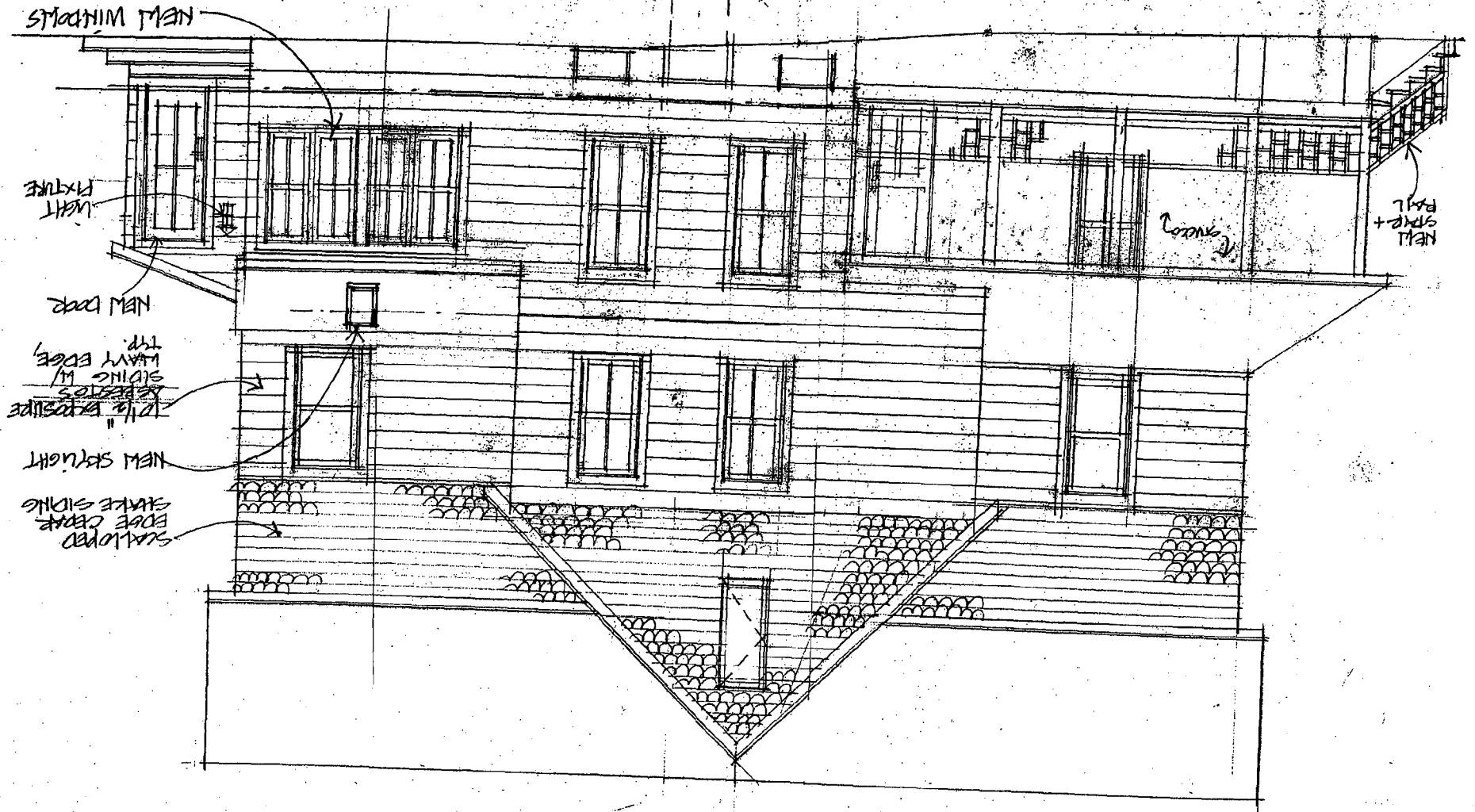
EXISTING

NEW



1314 BALTIMORE AVE
TOWSON PARK, MD 21286

~~SIDE ELEVATION / EXISTING PROPOSED~~
1/15/2011



NEW WINDOLLS

LIGHT
FIXTURE

NEW DOOR

NEW SKYLIGHT
SCALLOPED
EDGE SHINGLES

NEW SKYLIGHT

SCALLOPED
EDGE SHINGLES

NEW BAL
STRAP +
RAIL

NEW BAL
STRAP +
RAIL

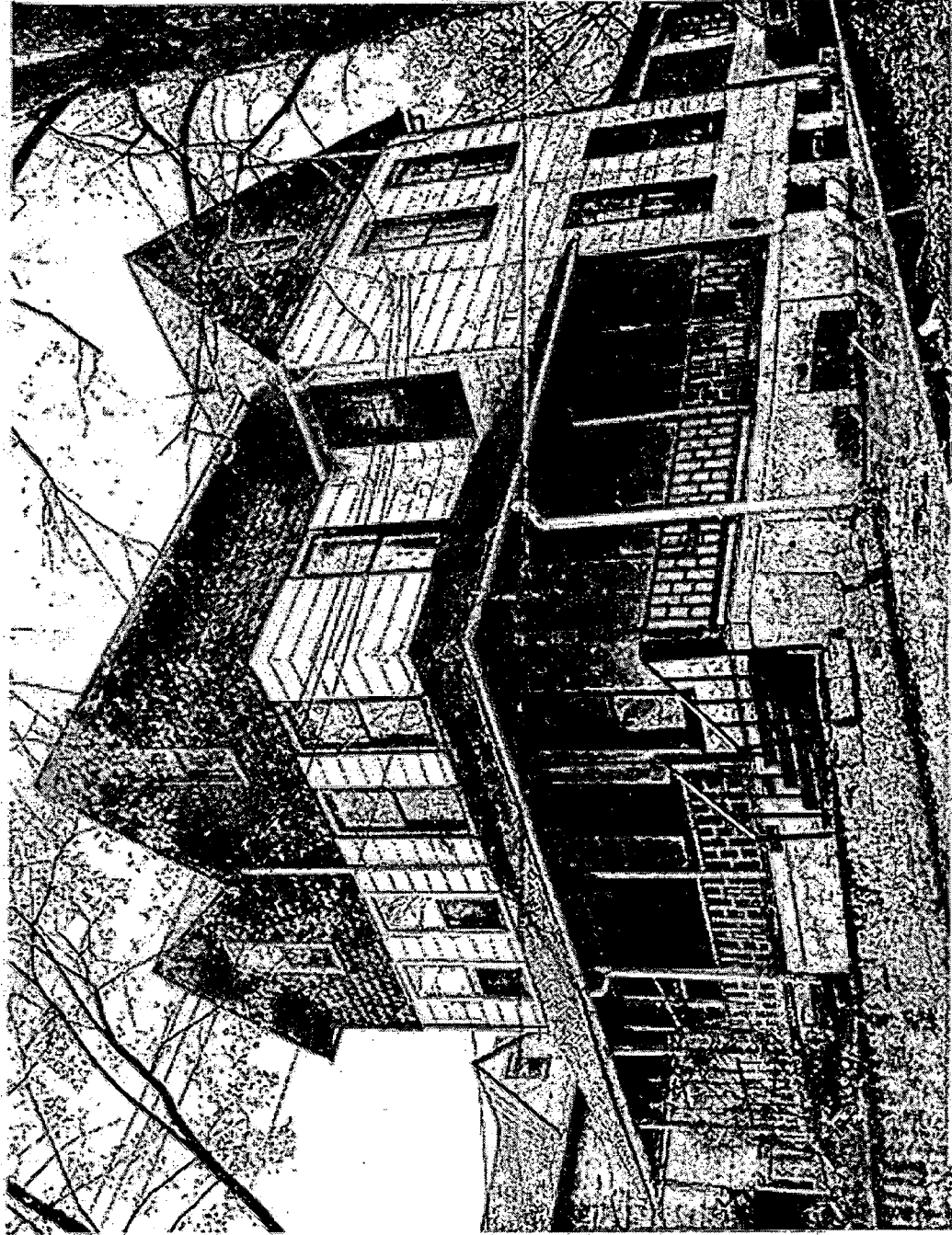


~~REAR ELEVATION~~/EXIST.
1/4" = 1'-0"



BODDY RES
7314 BALTIMORE AVE.
9-12-06

NEW DECK
REAR ELEVATION PROPOSED
1/4" = 1'-0"





FRONT (1940's ±)

← (4) WINDOWS
(2-OVER-2)
ENCLOSING "PORCH"
AREA

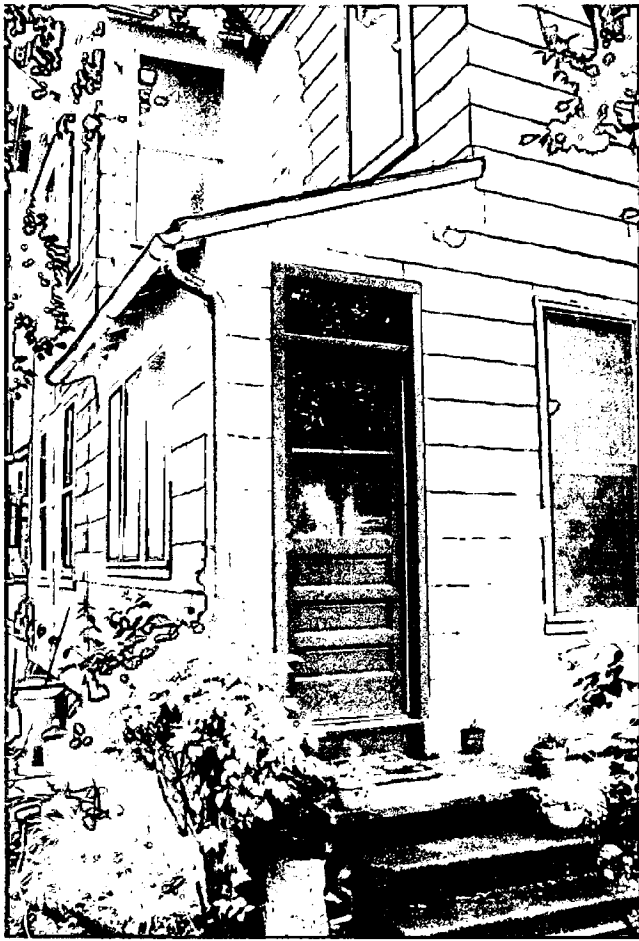


FRONT (2006)

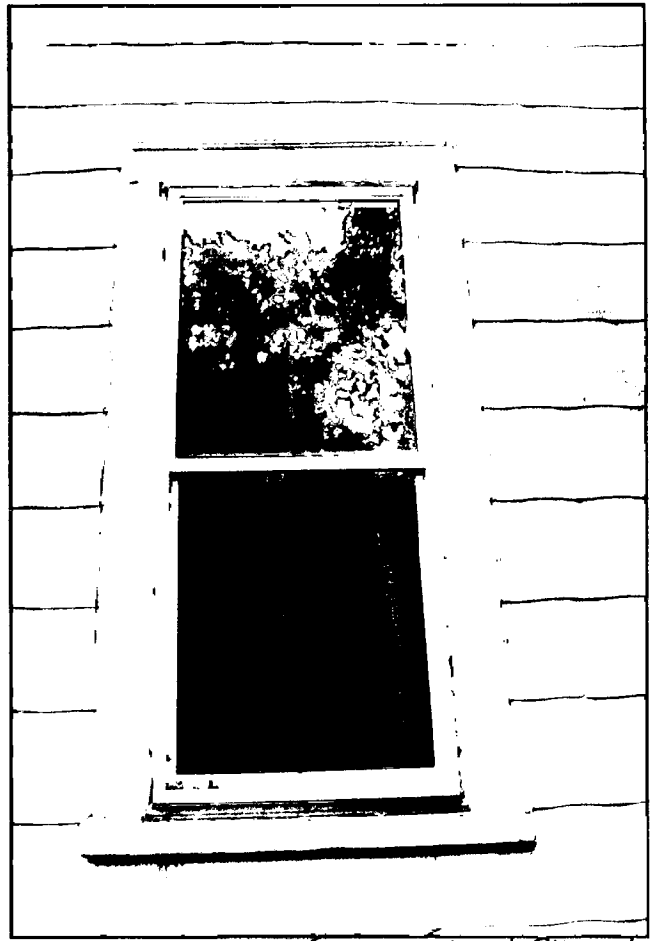
← (2) 1970's
ERA
WINDOWS AT
REAR SIDED
"PORCH" AREA

7314 BALTIMORE AVE.
PACOMA PARK, MD 20912

10-3-06



REAR (2) SHED
"PORCH"



ORIGINAL WINDOW DESIGN
(WITH ADDED STORM
WINDOW)
- 2 OVER 2 DOUBLE HUNG

7314 BALTIMORE AVE.
TAKOMA PARK, MD 20912

10-3-06

7314 BALTIMORE AVE.
TAKOMA PARK, MD 20912

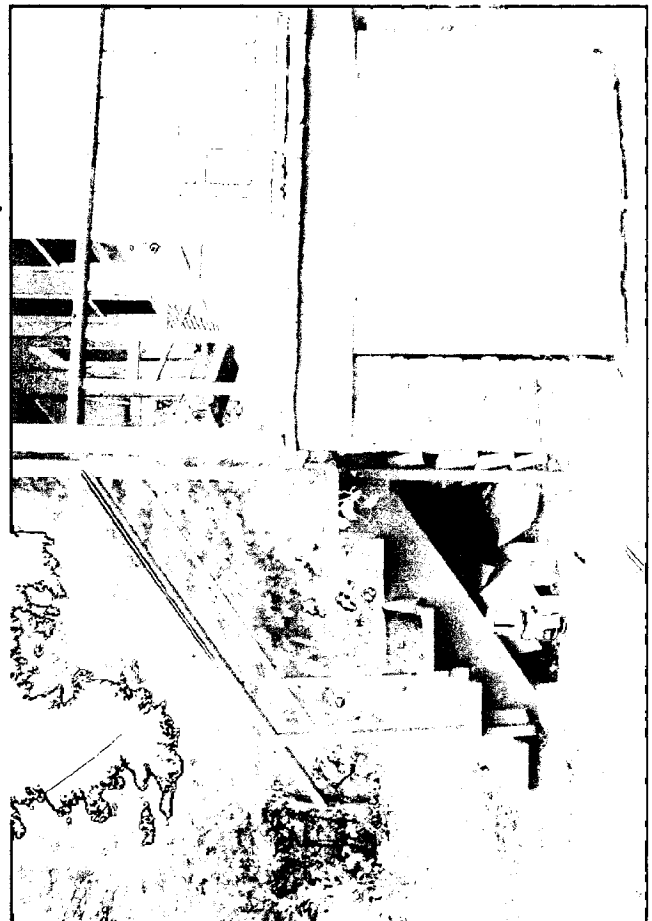
10-3-06



REAR



FRONT @ PORCH STAIR



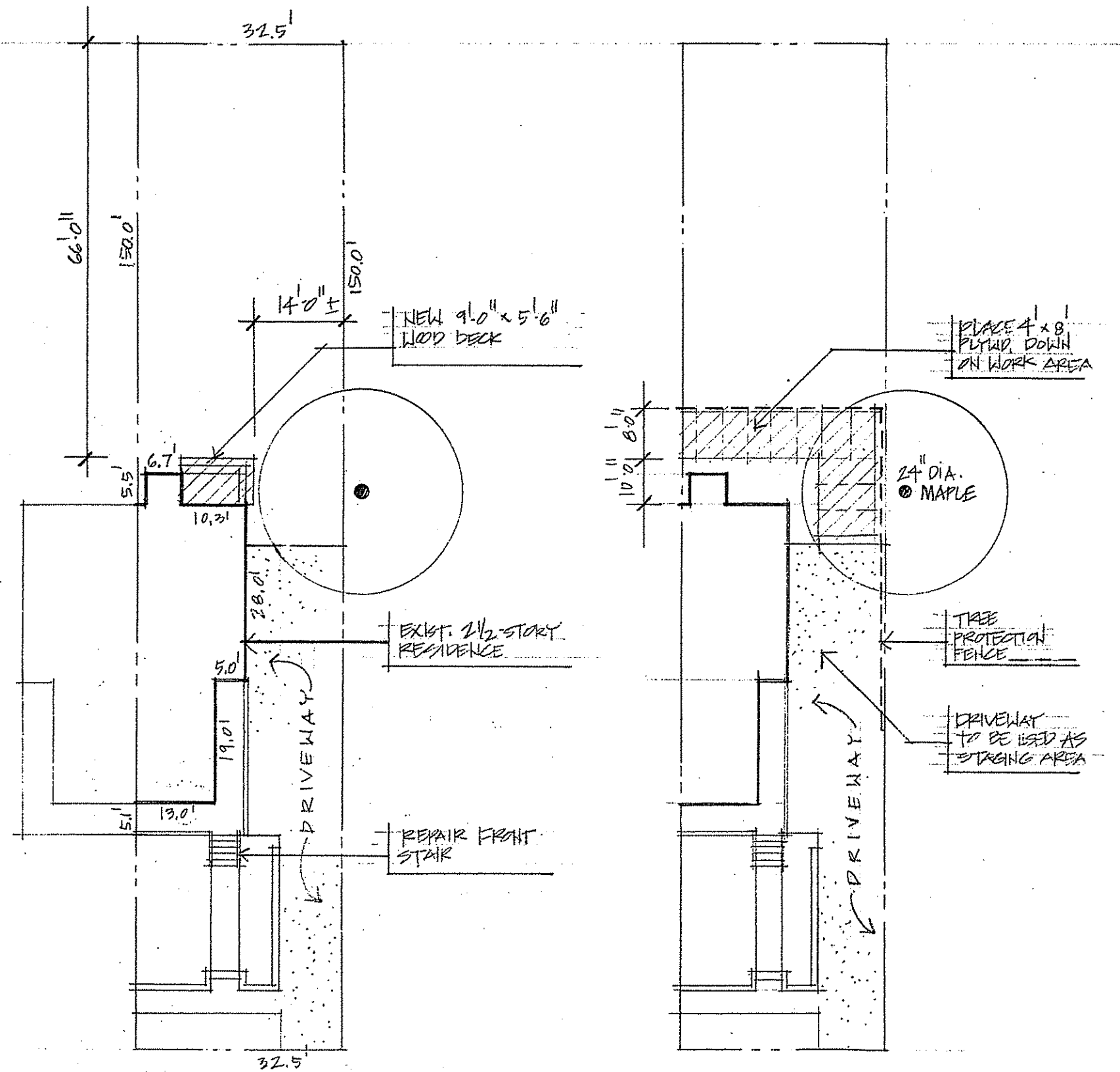
FRONT @
PORCH STAIR

HISTORIC PRES.
COPY

Proposed Renovation & Addition to:

Boddy Residence

7314 Baltimore Avenue
Takoma Park, MD 20912



Site Plan

1" = 20'-0"

Tree Protection and Soil Erosion Plan

1" = 20'-0"

Lot: P17 Block: 76
Liber: 4809 Folio: 271
Address: 7314 Baltimore Ave., Takoma Park, MD 20912
Zoning: R-60

PROJECT DESCRIPTION:

Construct new 2-foot high wood deck at rear of residence; repair stair leading to front porch. Renovate existing kitchen and laundry room.

RESIDENTIAL CODE NOTES:

All construction shall be in conformance with the International Residential Code (IRC), 2003 Edition.

AREA CALCULATIONS

EXISTING:

Lot Area:	4875 s.f.
Lot Coverage/Building Area:	971 s.f.
% of Lot Coverage:	20%

PROPOSED:

Footprint Expansion (deck only):	50 s.f.
Total Lot Coverage/Building Area:	1020 s.f.
% Lot Coverage:	21%

Sheet No. Sheet Title Legend

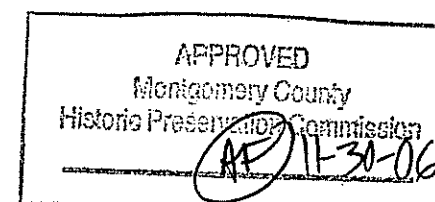
Cover Site Plan / Tree protection Plan

ARCHITECTURAL

- A-1 First Floor Demolition Plan / First Floor Plan (1/4"=1'-0")
- A-2 Exterior Elevations (1/4"=1'-0") Framing Plans (1/4"=1'-0") Section (1/2"=1'-0")
- A-3 Interior Elevations (3/8"=1'-0") Window & Door Schedule
- A-4 Window Details (3"=1'-0") Stair Details (3/4"=1'-0")

ELECTRICAL / LIGHTING

- E-1 First Floor Electrical & Lighting Plan (1/4"=1'-0")



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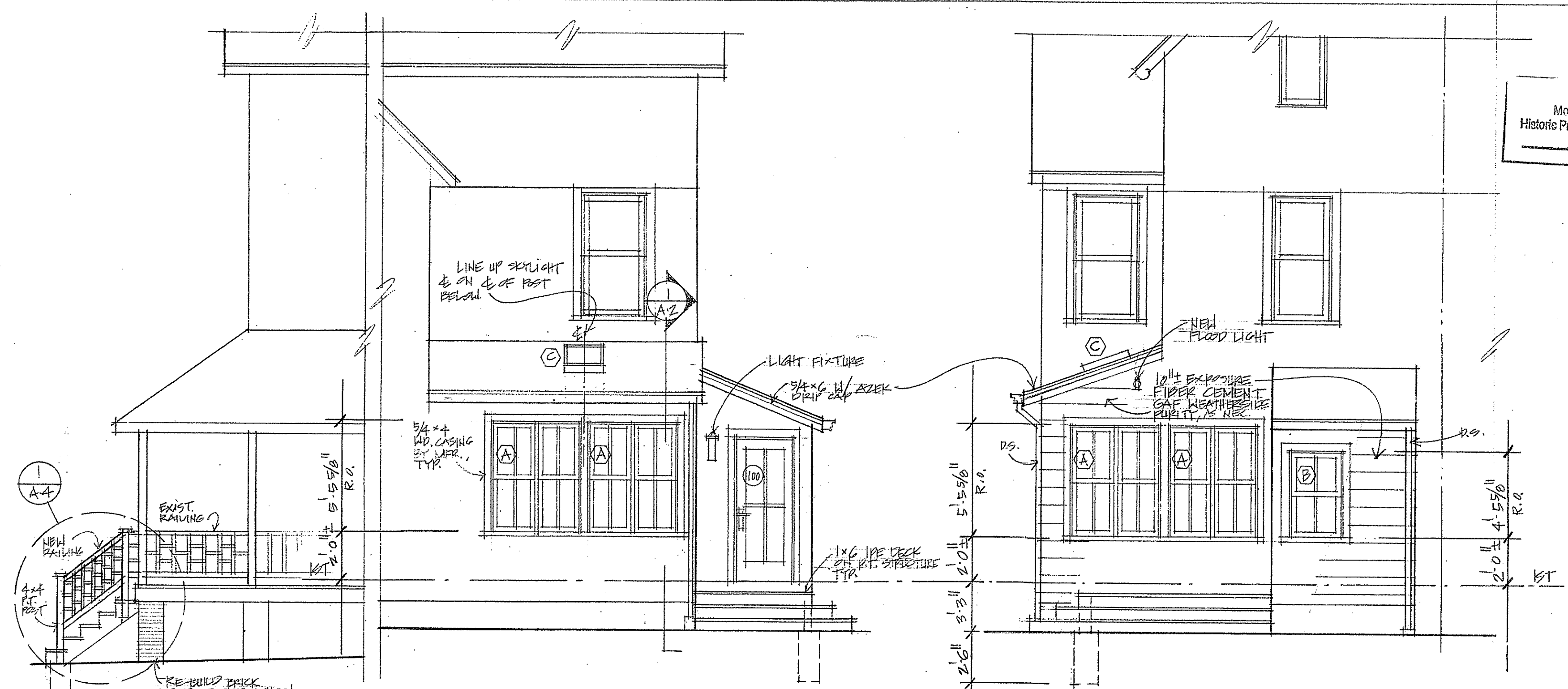
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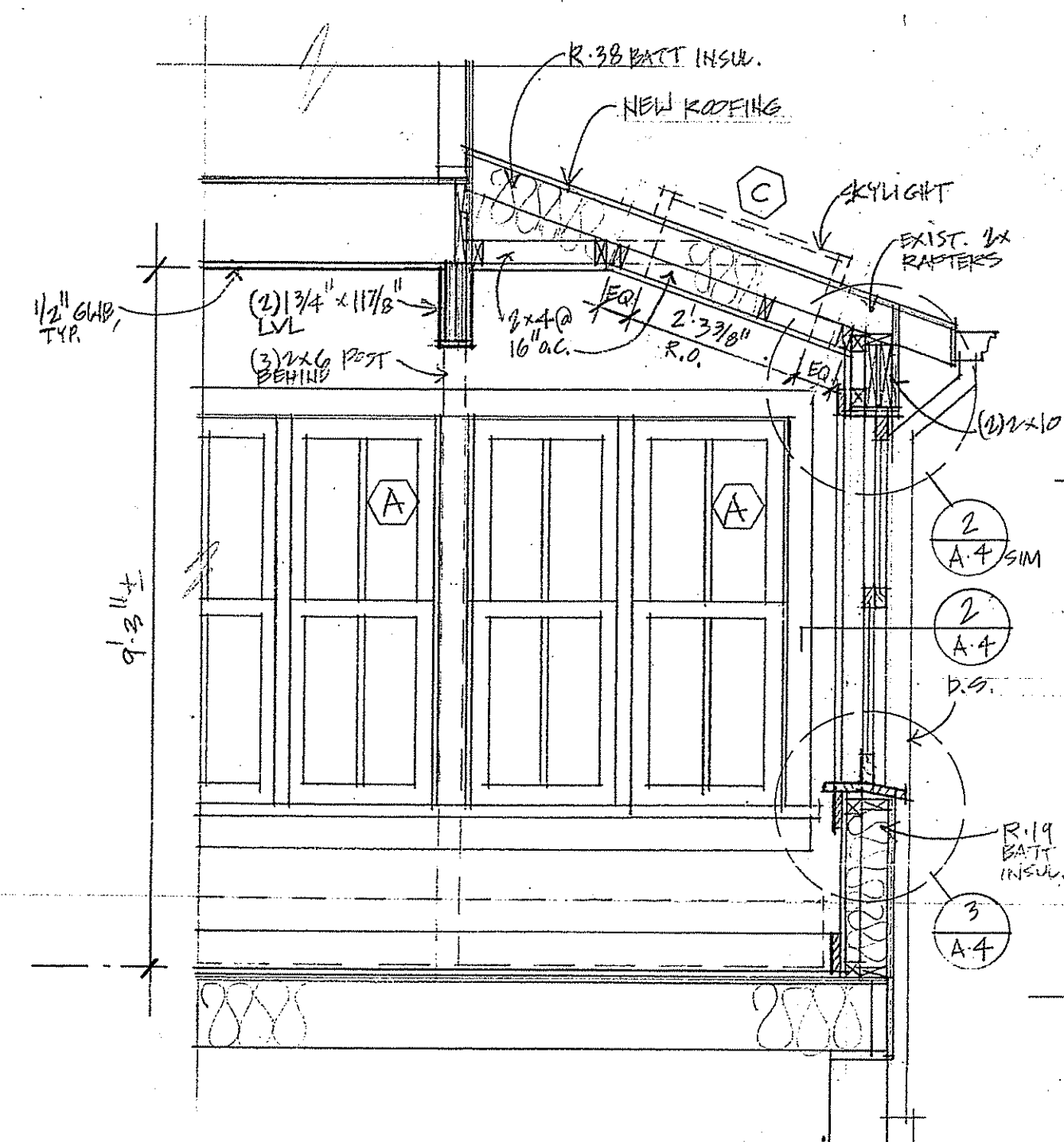
COVER

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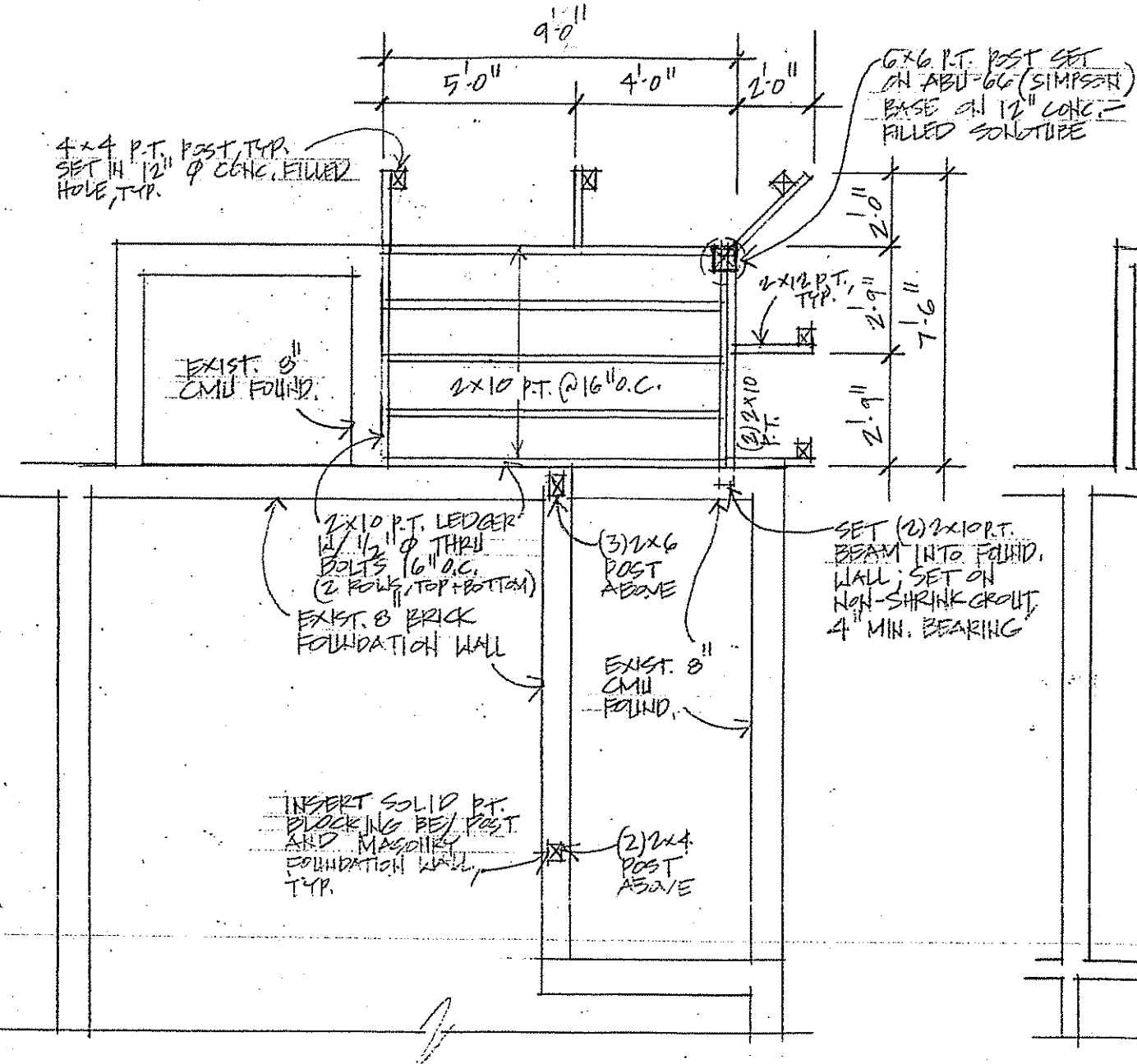


SIDE ELEVATION
1/4" = 1'-0"

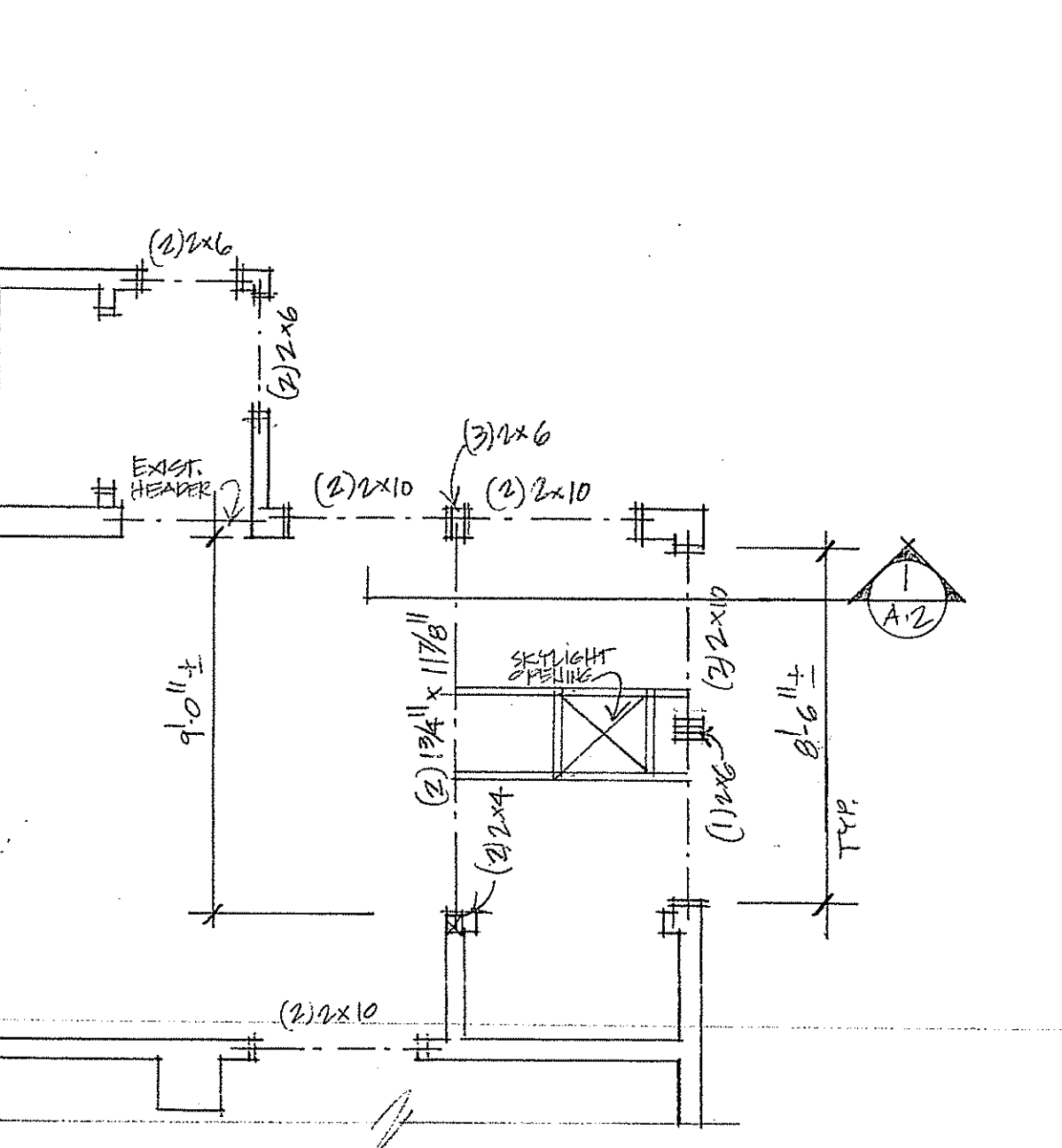
REAR ELEVATION
1/4" = 1'-0"



SECTION
A2
1/2" = 1'-0"



FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

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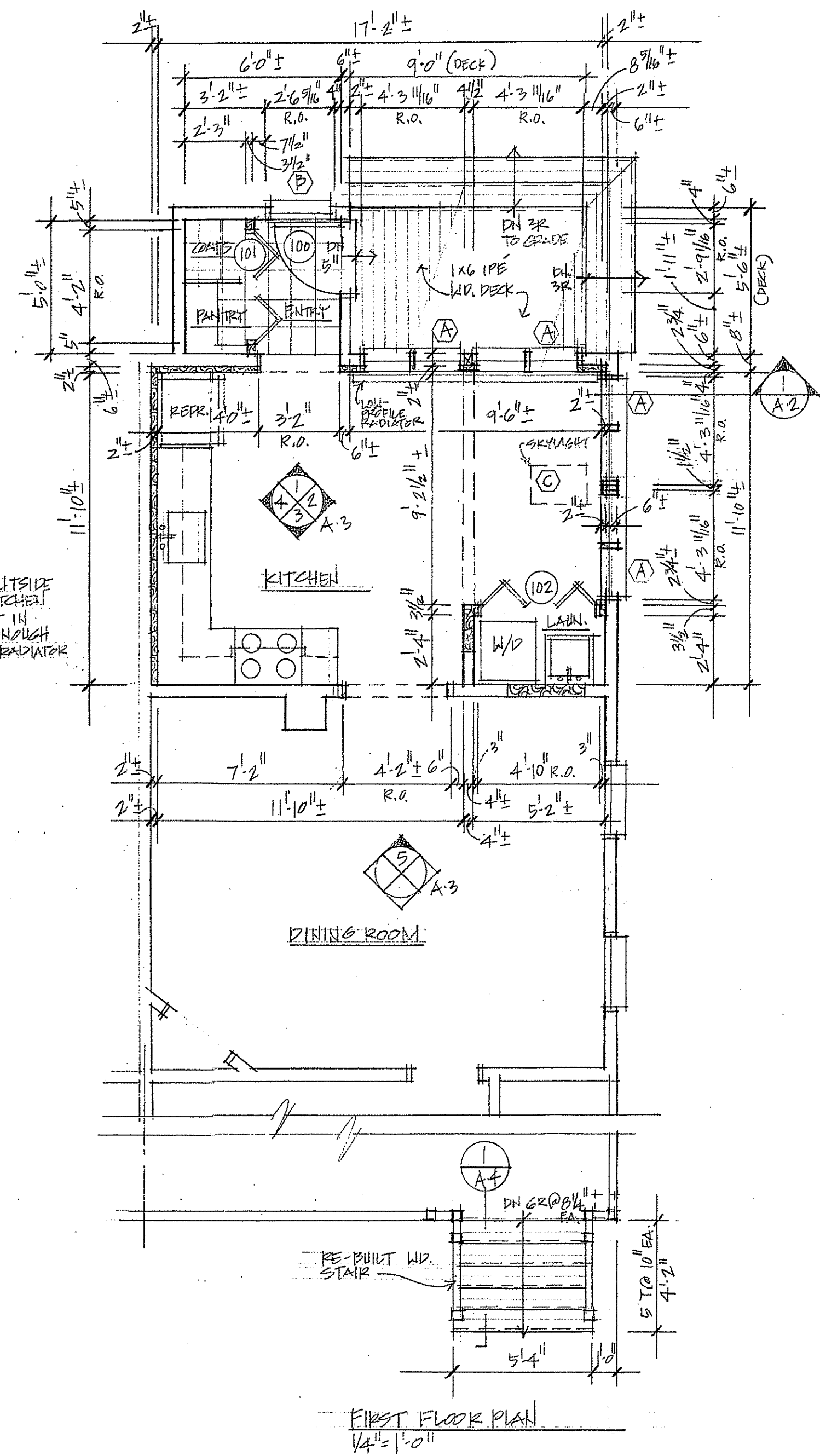
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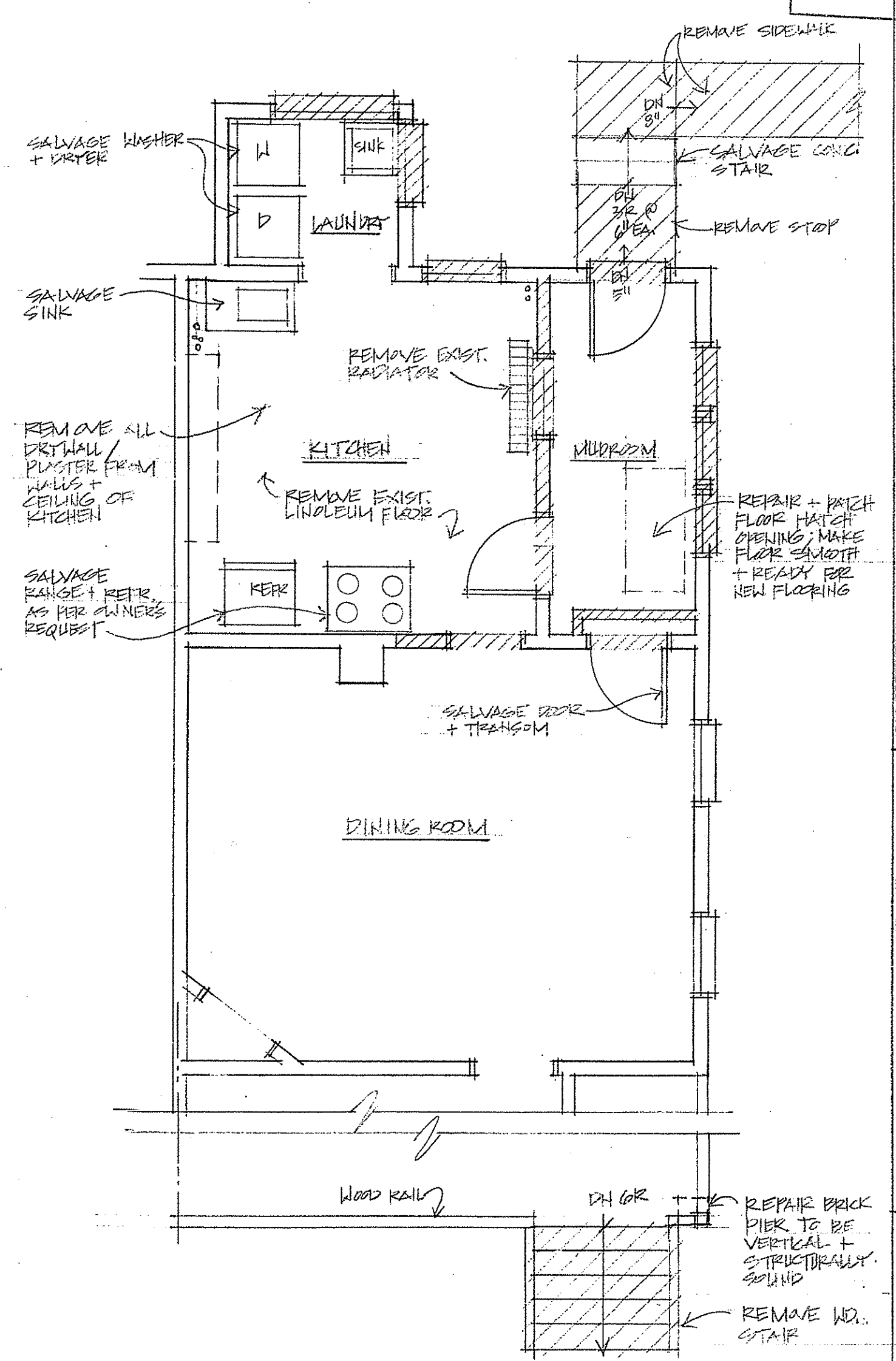
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NOTE:
FURK OUT OUTSIDE
WALLS IN KITCHEN
2"± (EXCEPT IN
LAUNDRY) ENOUGH
TO ENCASE RADIATOR
PIPES, ETC.



FIRST FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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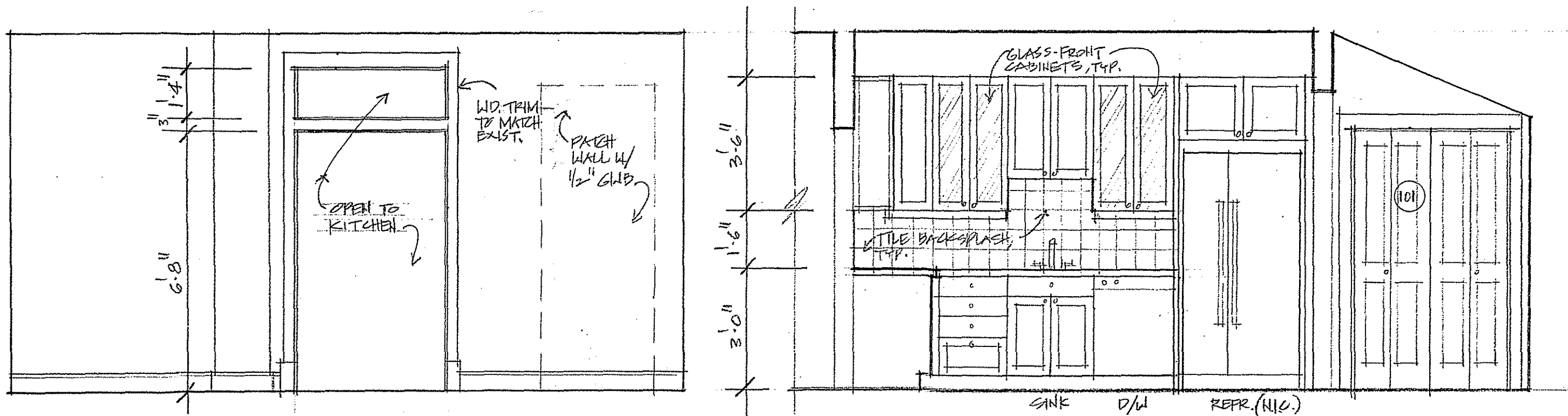
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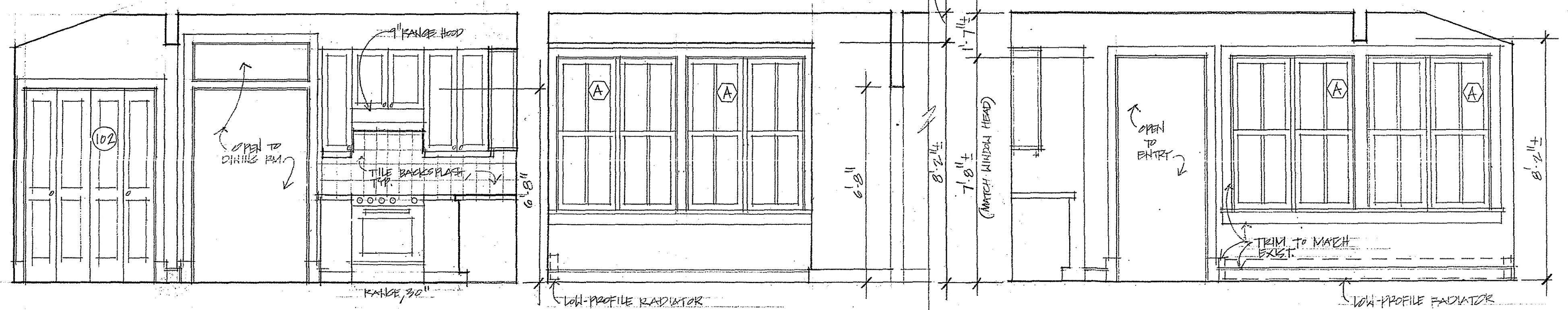
WINDOW SCHEDULE						Manufacturer- Windows: Weathershield										
No.	Mfr. No.	Height (unit size / R.O.)	Width (unit size / R.O.)	Jamb Depth	Exterior Casing by Mfr.	Window Type/Material	Glazing Type	Subsill	Grille Bar Structure	Mullion Divisions (top sash over bottom sash)	Exterior Color	Overall Opening Size (Total) s.f.	U-value Total Unit	Egress window	Quant. (units)	Remarks
A	T21-20 x 28	5'-5 1/8" (5'-5 5/8" R.O.)	4'-2 11/16" (4'-3 11/16" R.O.)	2 x 6 wall	5/4 x 4 wood flat	double hung / wood interior & exterior	3/4-inch Insulated Low-E with Argon gas	Standard wood subsill	1/3/8" Interior & exterior Putty Wood TDL*	2 over 2	Paint/ color TBD	23 (92)	0.33	n/a	4	TDL- true divided lite* this window is located in existing house
B	T11-24 x 22	4'-5 1/8" (4'-5 5/8" R.O.)	2'-5 5/16" (2'-6 5/16" R.O.)	2 x 6 wall	5/4 x 4 wood flat	double hung / wood interior & exterior	3/4-inch Insulated Low-E with Argon gas	Standard wood subsill	1/3/8" Interior & exterior Putty Wood TDL*	2 over 2	Paint/ color TBD	10.8	0.33	n/a	1	TDL- true divided lite* this window is located in existing house
C	Velux FS 101	2'-3 3/8" (2'-3 7/8" R.O.)	1'-9 1/2" (1'-9 1/2" R.O.)	n/a	n/a	skylight	3/4-inch Insulated Low-E with Argon gas	n/a	n/a	n/a	Paint/ color TBD	3.5	0.47	n/a	1	* this skylight is located in existing house
Window Totals																
6																
DOOR SCHEDULE						Manufacturer- Doors: Weathershield										
No.	Mfr. No.	Height (unit size / R.O.)	Width (unit size / R.O.)	Jamb Depth	Exterior Casing by Mfr.	Door Type / Material	Glazing Type	Hardware	Grille Bar Structure	Mullion Divisions (top sash over bottom sash)	Exterior Color	Overall Opening Size (Total) s.f.	U-value Total Unit	Swing direction (shown from outside room)	Quant. (units)	Remarks
100	FD11-2-8 x 6-8	6'-7 1/2" (6'-8" R.O.)	2'-8 5/16" (2'-9 1/16" R.O.)	2 x 6 wall	5/4 x 4 wood flat	Inswing French door / wood interior & exterior	1-inch Insulated Low E with Argon gas	TBD	1/3/8" Interior & exterior Putty Wood TDL*	4 lites	Paint/ color TBD	17.8	0.33	Inswing /right-hand hinge Code B	1	TDL- true divided lite* this window is located in existing house
101	TBD	6'-8" (6'-9" R.O.)	4'-0" / pair of 2'-0" bifold doors (4'-2" R.O.)	2 x 4 wall	n/a	solid wood, raised-panel, 5-panel, paint-grade	n/a	TBD	n/a	n/a	Paint/ color TBD	n/a	n/a	n/a	1 pair	Interior Door
102	TBD	6'-8" (6'-9" R.O.)	4'-8" / pair of 4" bifold doors (4'-10" R.O.)	2 x 4 wall	n/a	solid wood, raised-panel, 5-panel, paint-grade	n/a	TBD	n/a	n/a	Paint/ color TBD	n/a	n/a	n/a	1 pair	Interior Door
Door Totals																
3 units																
TOTALS																
												123.5 s.f.	0.34 avg.		9 units	

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5 DINING ROOM ELEV.
A-3 3/8" = 1'-0"

4 KITCHEN ELEV.
A-3 3/8" = 1'-0"



3 KITCHEN ELEV.
A-3 3/8" = 1'-0"

2 KITCHEN ELEV.
A-3 3/8" = 1'-0"

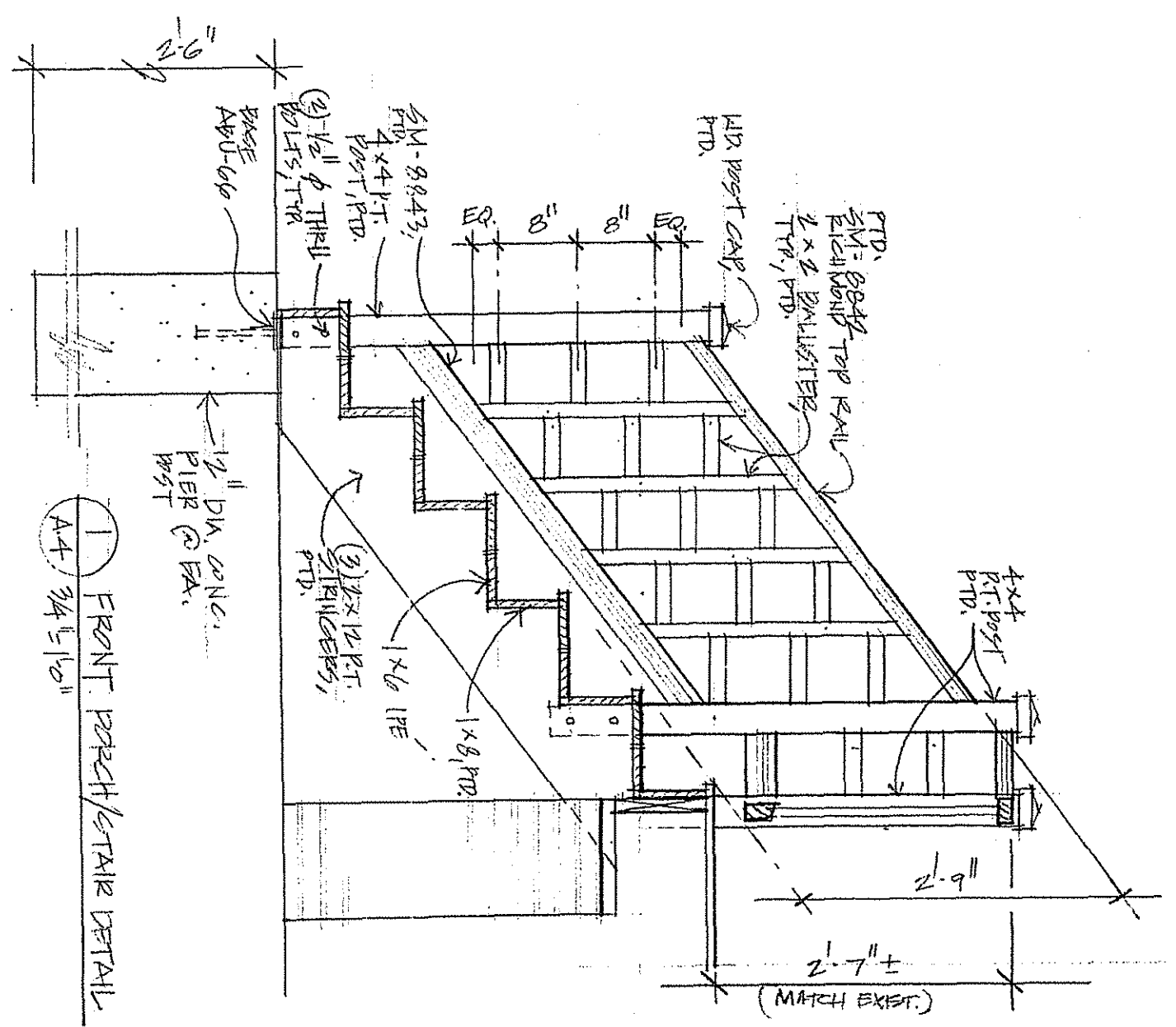
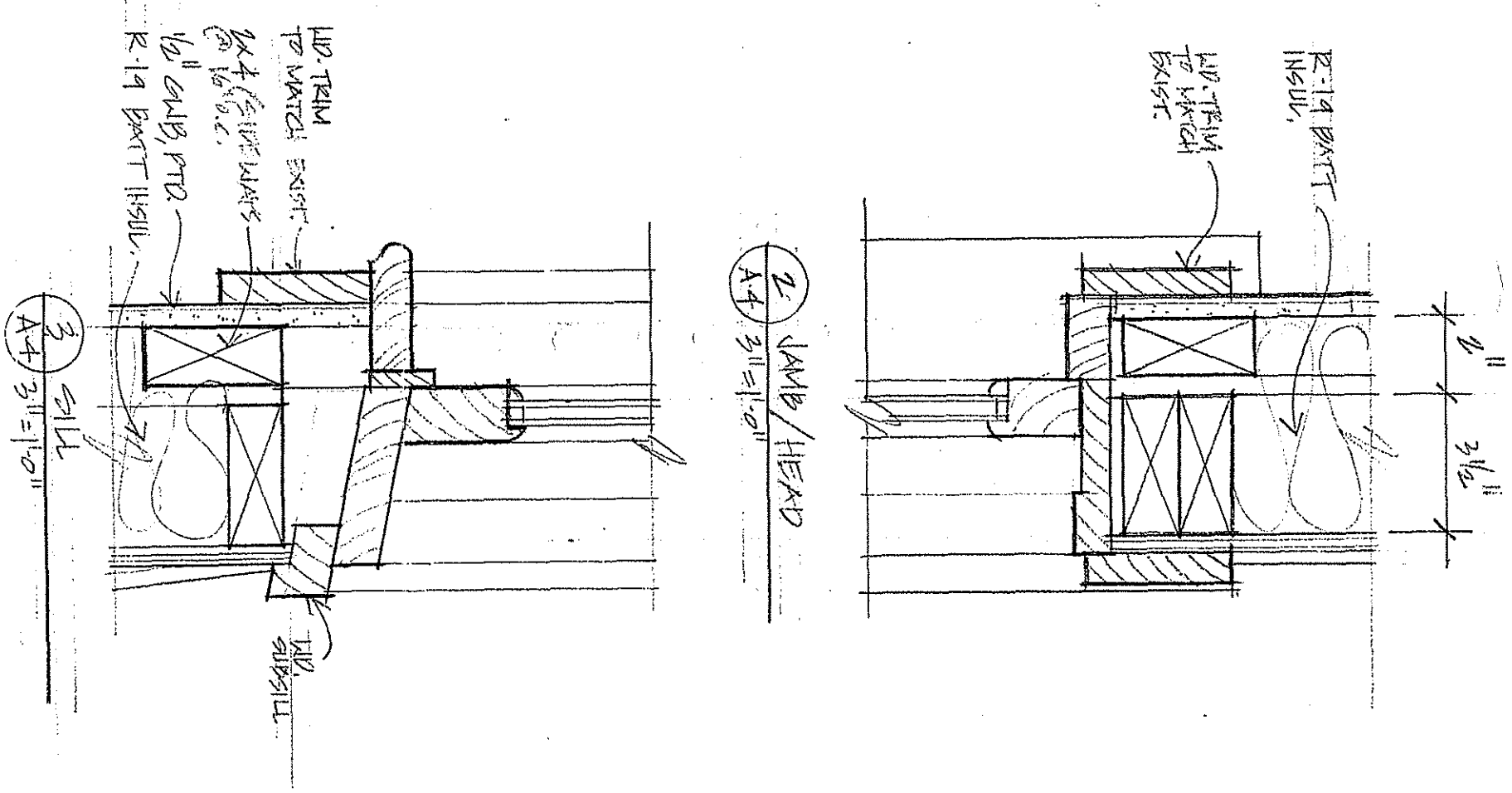
1 KITCHEN ELEV.
A-3 3/8" = 1'-0"

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A-3

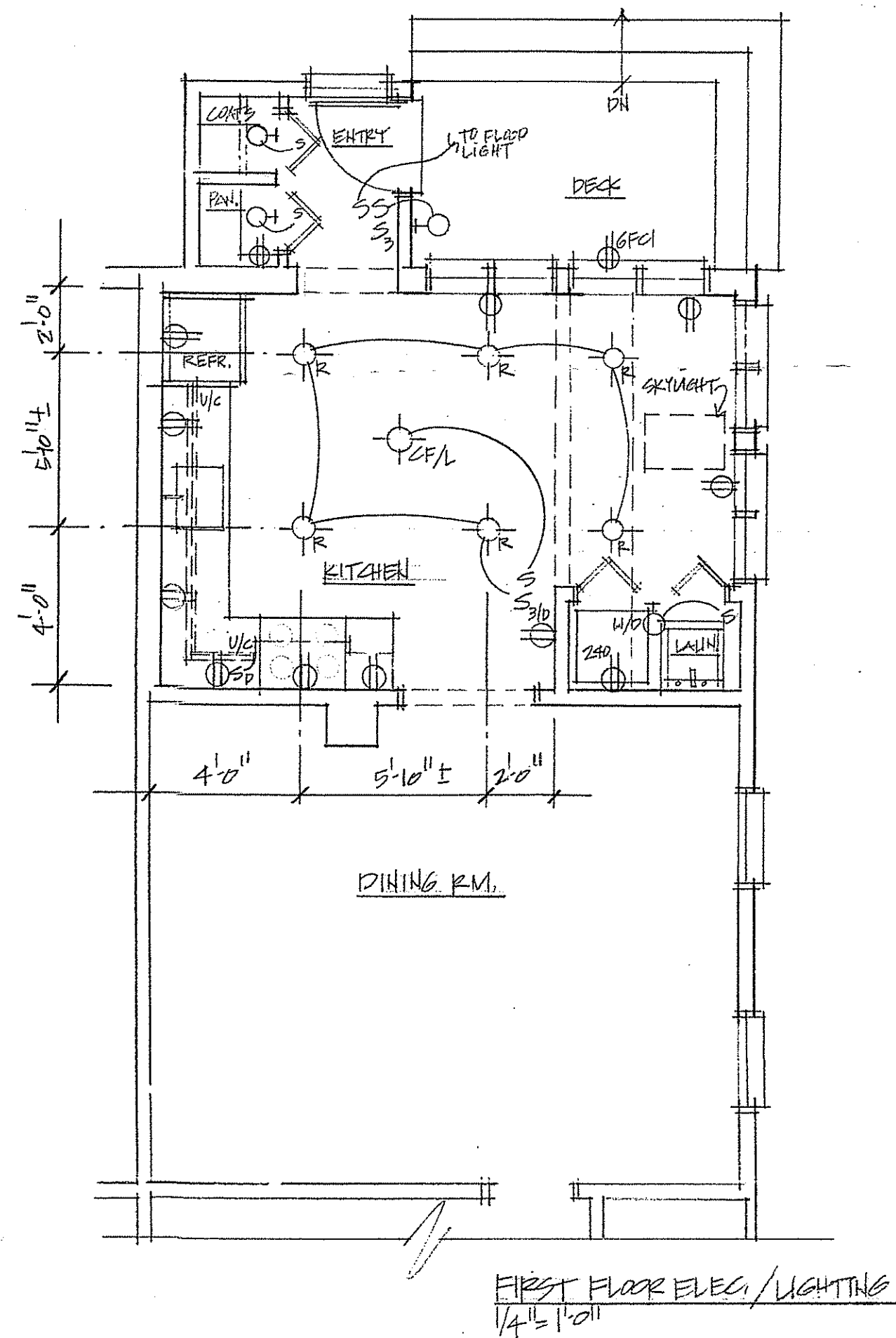
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<p>A-4</p>	<p>Boddy Residence 7314 Baltimore Ave. Takoma Park, MD 20912</p> <p>11-27-06</p>	<p>Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912</p>	<p>Heritage Building & Renovation, Inc. 7334 Carroll Ave. Takoma Park, MD 20912</p>
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ELECTRICAL & LIGHTING LEGEND

- ⊖_E Duplex Outlet/existing
- ⊖ Duplex Outlet/new
- ⊖_{A/C} Duplex Outlet/new/above counter
- ⊖_{GFCI} Duplex Outlet/new/GFCI
(all outlets in kitchens, baths, and exterior are to be GFCI)
- ⊖_{DD} Double Duplex Outlet
- ⊖_F Duplex Floor Outlet
- ⊖₂₄₀ 240v Outlet
- ⊖_{EF} Exhaust Fan
- ⊖_{EF/H} Exhaust Fan/Heat
- ⊖_{EF/H/L} Exhaust Fan/Heat/Light
- ⊖_{CF} Ceiling Fan
- ⊖_{CF/L} Ceiling Fan/Light
- ⊖_P Pendant Light Fixture
- ⊖_R Recessed Light Fixture
- ⊖_{R/E} Recessed Light Fixture/Eyeball
- ⊖_{SM} Surface Mounted Light Fixture
- ⊖_{W/P} Light Fixture /Waterproof
- ◀_{DSL} Data/Telephone Jack
- ◀_{TV} Cable TV
- S Switch
- S_D Switch/Dimmer
- S₃ Three-way Switch
- ===_T Track light
- ===_P "Plugmold" Power Strip
- ===_{U/C} Undercabinet Lights
- ▲ Smoke Detectors
(hard-wired in dedicated circuit, interconnected, with battery backup)
- △ Thermostat



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