

35/13-012 5904 Connecticut Ave., Chevy Chase Village HD

III B. Michele

# WHITTINGTON

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D E S I G N / B U I L D

ROOM DESCRIPTIONS  
AND  
PROJECT SPECIFICATIONS  
FOR THE

TATE PROJECT

April 22, 2002

**WHITTINGTON**  
DESIGN / BUILD

ROOM DESCRIPTIONS  
AND  
PROJECT SPECIFICATIONS  
FOR THE  
TATE PROJECT  
April 22, 2002

I. ROOM DESCRIPTIONS: 1ST FLOOR

A. DINING ROOM

- 1.) Reposition door into kitchen per plans and repair plaster.
- 2.) Demo existing bay window and install new doorway into sun room per plans. Repair plaster and painting along this wall.
- 3.) Install new 15 light wood and glass pocket doors per plan.

B. KEEPING ROOM

- 1.) Flooring to 2 1/4" strip oak flooring to closely match existing with special painted square finish.
- 2.) Wood base molding to closely match existing house with painted pine shoe molding.
- 3.) Window and door casing to closely match existing house.
- 4.) Six recessed lights with dimmer controlled by two switches.
- 5.) Ceiling fan per allowance with control switch.
- 6.) Television and telephone jacks per owner's location.
- 7.) Built-in entertainment center per plans and allowance with fold back doors, painted to match trim paint color.
- 8.) Window seats on either side of entertainment center per plans and allowance painted to match trim in the room.
- 9.) Plugs per plan and code.

C. KITCHEN

- 1.) Flooring to 2 1/4" strip oak flooring to closely match existing with special painted square finish.
- 2.) Wood base molding to closely match existing with painted pine shoe molding.
- 3.) Window and door casing to closely match existing.
- 4.) Cabinets per plans and allowance.
- 5.) Granite countertop per allowance.
- 6.) Under mount stainless steel main sink with faucet per allowance, under mount stainless steel sink on island with faucet per allowance.
- 7.) Appliance package per allowance to include refrigerator, dishwasher, gas range top, range hood, double oven, and 2-3/4 horsepower disposal per allowance.
- 8.) Lighting to include, eight recessed lights with three switches and dimmer, two decorative pendant lights over the island with one switch, with "ambiance" under cabinet lights with two switches and dimmers.
- 9.) Television and telephone jacks located per owner.
- 10.) Glass wall cabinets in butler's pantry.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

#### D. MUD ROOM

- 1.) 12" x 12" ceramic tile flooring over "Durock over 3/4" sub flooring per allowance.
- 2.) Wood base molding to closely match existing house with painted pine shoe molding.
- 3.) Window and door casing to closely match existing house.
- 4.) Wood bench with flip top & coat hooks and shelf above per allowance.
- 5.) Two recessed lights with two switches.
- 6.) Three Cubby units per allowance.
- 7.) One flush mount ceiling light with one switch and one flush mount ceiling light in the closet with one switch.

#### E. REAR ENTRY HALL

- 1.) 12" x 12" ceramic tile flooring over "Durock over 3/4" sub flooring per allowance.
- 2.) Wood base molding to closely match existing house with painted pine shoe molding.
- 4.) Window and door casing to closely match existing house.
- 5.) One flush mount ceiling light with one switch.

#### F. SUN ROOM

- 1.) Flooring to be 2 1/4" strip red oak flooring to closely match existing house wood floor.
- 2.) Wood base molding to closely match existing house with painted pine shoe molding.
- 3.) Window and door casing to closely match existing house.
- 4.) Six recessed lights with one switch.
- 5.) Plugs per plan and code.
- 6.) Telephone outlet.
- 7.) Wet bar to include cabinets per allowance, marble countertop per allowance, undermount brass sink with brass faucet per allowance.

### **V. ROOM DESCRIPTIONS: EXTERIOR**

#### A. FRONT

- 1.) Stone piers to closely match existing per plans.
- 2.) Asphalt roof to closely match existing with copper flashings.
- 3.) Wood railings and panels per plan.
- 4.) Right angle lattice panels per plan painted.

#### B. REAR

- 1.) Stone and stucco to closely match existing per plans.
- 2.) Asphalt roof to closely match existing with copper flashings.
- 3.) Flagstone porch and steps per plans.
- 4.) Patio, walkway and landscaping per plan and allowance.
- 5.) Two recessed lights on porch and two flood lights per plan and allowance with two switches.
- 6.) Switch for landscape lighting at rear door.

#### C. SIDES

- 1.) Stone and stucco to closely match existing per plans.
- 2.) Asphalt roof to closely match existing with copper flashings
- 3.) Wood railings and panels per plan
- 4.) Right angle lattice panels per plan painted.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

## **VI. ITEMIZED CONSTRUCTION SPECIFICATIONS**

### **A. BUILDING PERMITS**

- 1.) All permits and fees will be submitted for and obtained by Builder. Builder or its subcontractors will pay for all permits.

### **B. SURVEYS**

- 1.) Builder will have licensed surveyor lay out house on lot using plat provided by owner and site plan developed by Parties.
- 2.) Surveyor will mark property corners with metal stakes.
- 3.) Wall check survey will be performed immediately after foundation is complete.
- 4.) As built final survey and improved record plat will be produced.

### **C. EXCAVATION/CLEARING**

- 1.) Parties will walk lot after house survey layout to agree on the limits of disturbance.
- 2.) Builder will mark save areas and trees to be saved along these boundaries.
- 3.) All required erosion controls and silt fencing as mandated by the authorities will be installed and maintained.
- 4.) Excavation and clearing will be performed as required and as per site plan.

### **D. FOUNDATIONS/WATERPROOFING**

- 1.) All foundations will be installed per plans.
- 2.) Footings will be poured concrete.
- 3.) Foundation will be block with stone ledge to accept stone veneer above grade per plans.
- 3.) Sump crock will be installed in new basements with electric sump pump to discharge collected water.

### **E. CONCRETE SLABS**

- 1.) Basement concrete slabs will be poured per plans as required. Basement slab will receive a smooth finish. Slab on grade concrete is not a structural member and will develop hairline cracks. Whittington Design/Build does not warrant against such cracks unless they are in excess of 1/4" in width or vertical displacement for more than 12" continuous along the crack.

### **F. MASONRY**

- 1.) Stone veneer to closely match existing per plans up to first floor level.
- 2.) 3/4" cementations real stucco exterior to closely match existing stucco with belt detail per plans.

### **G. PEST CONTROL**

- 1.) Foundation will be treated for termite/insects as required per code. Certification will be forwarded to owner of this application.

### **H. PLUMBING**

- 1.) All new and revised interior water service lines will be copper.
- 2.) All new and revised waste and vent piping will be PVC.
- 3.) New gas piping to be threaded steel.
- 4.) One new "frost free" hose bibs on exterior.
- 5.) Fixtures per room-to-room specification and allowance.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

I. EXTERIOR WINDOWS/DOORS

- 1.) Pella "Architect Series" simulated divided light windows and doors per plans.

J. EXTERIOR TRIM/MILLWORK

- 1.) Exterior trim to be "Alltrim".
- 2.) Exterior trim and millwork per plans.

K. INTERIOR DOORS/MILLWORK

- 1.) Interiors trim to be finger-jointed pine per room specifications.
- 2.) Window sills to be 5 1/4" standard with larger sills as required by wall thickness.
- 3.) New interior doors to closely match existing in house.

L. LUMBER/TRUSSES

- 1.) TJI "Quit Floor" floor truss system.
- 2.) Floor sheathing to be 3/4" fir tongue.
- 3.) Roof sheathing to be 1/2" 5 ply fir plywood with plywood clips.
- 4.) Exterior wall sheathing to be 1/2" 5 ply fir sheathing.
- 5.) Roof trusses to be yellow pine per engineered truss layouts.

N. HVAC

- 1.) Heating and cooling systems to be reviewed and revised to accommodate new areas and revisions required per plans.

O. ELECTRICAL SYSTEM

- 1.) New and revised spaces to be incorporated into existing service panel as required.
- 2.) 2- New RG6 Quad shield TV runs to keeping room with jacks.
- 3.) All plugs to be standard duty white.
- 4.) All switches to be standard white toggle. Dimmers will be "Ariadni".
- 5.) All plug, switch plate, TV & Telephone jacks to be white metal.
- 6.) Electrical fixtures, recessed lights and bulbs per electrical allowance.

P. ROOF

- 1.) Asphalt roof per plans.
- 2.) Metal exposed flashing will be copper unless noted on plans.
- 3.) "Ice-Guard" under-layment membrane around bottom of roof.
- 4.) Roof vents as detailed on the plans.

Q. INSULATION

- 1.) All 2 x 4 exterior walls will receive R-15 insulation
- 2.) All 2 x 6 or larger exterior walls will receive R-19 insulation.
- 3.) Ceilings with attics will receive R-30 batt insulation with approx. 8" blown-in loose insulation over top for and effective R-38. Baffles will be installed as required at eaves.
- 4.) Cathedral ceiling areas will receive R-30 insulation and will have styro-vents as required.
- 5.) All unfinished basement concrete walls will receive R-11 foil faced insulation.
- 6.) Tyvek house wrap of all exterior wall surfaces.

R. DRYWALL

- 1.) All walls and ceilings in finished areas will receive 1/2" gypsum wallboard.
- 2.) All drywall will be glued and tacked with drywall nail's, then field of drywall board will be screwed in place.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

**S. GUTTER'S AND DOWNSPOUTS**

- 1.) 6" white or cream aluminum gutters per plans.
- 2.) White or cream aluminum downspouts per plans.

**T. HARDWOOD FLOORING**

- 1.) 2 1/4" strip oak flooring in rooms as listed on room to room specification.
- 2.) Wood will be sanded in place, stained in owner's color selection and finished with two coats of satin polyurethane with special square tile painted finish.

**U. CERAMIC TILE & MARBLE FLOORING**

- 1.) All ceramic tile & marble flooring will be installed over 1/2" "Durock" glued and screwed to sub flooring.

**V. PAINTING**

- 1.) Interior ceilings and walls will be painted with a prime coat and two finish coats of Benjamin Moore's vinyl acrylic wall paint.
- 2.) Interior wood trim will be painted with a prime coat and two finish coats of Benjamin Moore's acrylic enamel.
- 3.) Exterior wood trim will receive two coats of Benjamin Moore's Exterior oil based house paint over one factory prime coat.
- 4.) Exterior stucco will receive two finish coats of Benjamin Moore's exterior acrylic house paint.

**W. CABINETS**

- 1.) All cabinetry will be Wood Mode's "Brookhaven" frame-less full overlay cabinets in owner color selection and design per allowance for each individual area.
- 2.) Built in cabinets will be per allowance.

**X. COUNTERTOPS**

- 1.) Kitchen & butler's pantry countertops to be granite with standard edge treatments and 4" high back splash per the allowance.

**Y. APPLIANCES**

- 1.) Appliances will be per allowance

**Z. DOOR HARDWARE**

- 1.) All other exterior doors will receive Baldwin lock set and deadbolts per the allowance.
- 2.) All exterior doors will be keyed alike.

**AA. WALKS AND PATIOS**

- 1.) Per allowance and site plan if applicable.

**BB. SOD & SEED**

- 1.) All disturbed areas of the property will be graded and sodden.

**CC. LANDSCAPING**

- 1.) Landscaping will be installed per landscape plan and site plan per allowance.
- 2.) All landscaped bedding areas will be mulched within the allowance amount.
- 3.) Landscape bedding areas will be improved with top soil as part of the allowance amount.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 5904 Connecticut Avenue, Chevy Chase      **Meeting Date:** 11/14/01  
**Resource:** Contributing Resource      **Report Date:** 11/07/01  
                  **Chevy Chase Village Historic District**  
**Review:** HAWP      **Public Notice:** 10/31/01  
**Case Number:** 35/13-01Z      **Tax Credit:** None  
**Applicant:** Susan and Charlie Tate      **Staff:** Michele Naru  
                  (Bryan Whittington, Architect)

**PROPOSAL:** New side/rear addition and landscape alterations

**RECOMMEND:** Approval w/ condition

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**STAFF RECOMMENDATIONS:**

Staff is recommending that the Commission approve this HAWP with the following condition:

1. All original windows to be removed will be retained and stored on site.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1916-1927

The subject house, situated on a corner lot, between an outstanding resource to the south and a contributing resource to the west, was constructed c. 1920 in the Colonial Revival style. It is a 2-1/2 story, stucco home, which features a colonnaded, front entry portico and a shed-roof attic dormer on the front elevation. Original windows are almost all intact and feature 10 and 12 light casement windows. The second story, original windows are fashioned with two paneled, louvered shutters. The roof is hipped with broad splayed overhangs.

Lot Area:	11,229 sq. ft.
Existing Footprint:	1,317sq. ft.
Existing Lot Coverage:	11%
Proposed Footprint:	450 sq. ft.
Proposed Lot Coverage:	15%
Proposed Flagstone Terrace:	935 sq. ft.



## PROPOSAL:

The Owners wish to expand the home by adding a one-story addition to the south west corner of the original house, installing an approx. 55' by 17' flagstone terrace to the west of the new side/rear addition, installing a balustrade on top of the existing north extension of the house, and updating and expanding the rear porch. The primary objectives of the proposed design can be summarized as follows:

1. Locate most of the proposed footprint behind the original residence to minimize impact on the Kirke Street and Connecticut Avenue streetscape.
2. Visually reduce the massing of the addition by making the addition one-story.

The applicant and the architect feel their proposed design of the one-story addition replicates certain prominent and distinguishing features of the original house yet clearly differentiates the new massing from the original, such as window design and materials (stucco finish, asphalt roof shingles). The addition's windows will be wood, Pella. The windowpane size will match the existing on the east elevation, which will be facing Connecticut Avenue. The remaining windows will feature modified designs as a subtle change. The windows will be wood, painted, simulated true-divided light windows. Wood, operable louvered shutters will be used on the east elevation. All new exterior doors and detailing will be constructed of wood.

Overall the objective of the applicant and the architect is to be architecturally harmonious, matching materials and building component proportions but slightly modifying and updating certain details. In terms of overall site planning, maintaining the open space in the front and south yards is an important priority, both programmatically and architecturally. By locating the proposed addition in the proposed location, the impact on the immediate surroundings is minimal.

## STAFF DISCUSSION

The house is a contributing resource within the Chevy Chase Village Historic District and alterations to these resources are reviewed with a moderate level of design review.

The *Chevy Chase Village Design Guidelines* state for major additions: "Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible for the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited."

In this case, most of the work is being proposed at the rear/side of this corner lot, which will minimize its effects on the overall district and will have minimal visibility from the public right-of way. The addition has been designed as a compatible element on the site, using materials and scale from the original massing of the house.

Staff feels that the new addition is a compatible new construction. Staff does have concern with the removal of original windows from the west and south elevations in order for the new side addition to be constructed. Staff is recommending that the windows be retained and stored on site.

Staff believes, in general, the proposed alterations are compatible to the scale and massing of the resource and feels that the alterations will not negatively impact the integrity or outstanding features of the resource.

**STAFF RECOMMENDATION**

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

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

and with the condition that:

1. All original windows to be removed will be retained and stored on site.

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.** 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 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850  
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Bryan Whittington  
Daytime Phone No.: 301-674-5584

Tax Account No.: 00454537

Name of Property Owner: Susan + Charlie Tate Daytime Phone No.: \_\_\_\_\_

Address: 5904 Connecticut Aven Cherry Chase, MD 20815  
Street Number City State Zip Code

Contractor: Whittington Design/Build Inc. Phone No.: 301-657-5518

Contractor Registration No.: BC 3585

Agent for Owner: Bryan Whittington Daytime Phone No.: 301-657-5518

Address: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 5904 Street: Connecticut Avenue

Town/City: Cherry Chase Nearest Cross Street: Connecticut + Kirke

Lot: P21 Block: 33 Subdivision: Cherry Chase Village

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

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |  |  |  |                                    |   |   |                               |                               |
|------------------------------------|--|--|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input 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: \$ #200,000

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

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

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THE FOLLOWING DOCUMENTS MUST ACCOMPANY THE APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Extend to rear and left side of house per attached plans. Addition will consist of closely matching stone skirt to existing with real stucco exterior and belt detail per plans. Rear patio will be flagstone over concrete with landscaping.

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

Remaining existing wood porch that is falling apart. New stairs up to addition will be flagstone.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

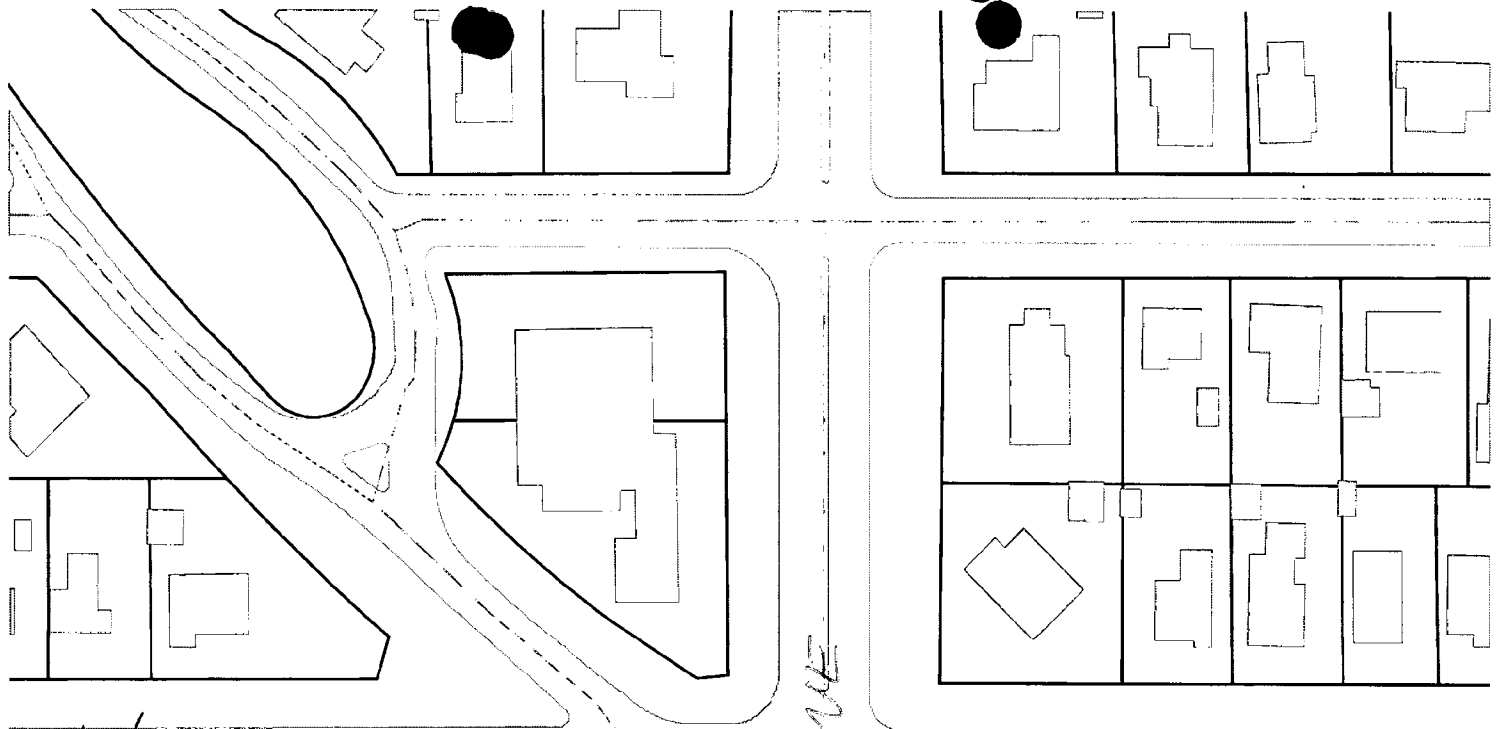
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

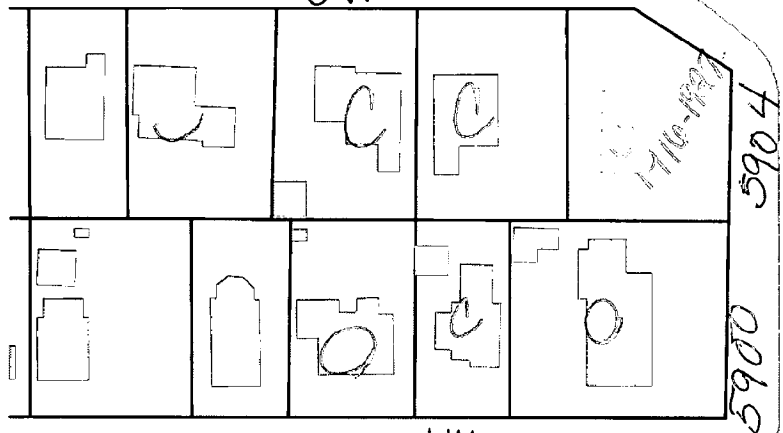
Owner's mailing address	Owner's Agent's mailing address
5904 Connecticut Avenue Chevy Chase, MD 20815	6917 Arlington Road, #351 Bethesda, MD 20814
<b>Adjacent and confronting Property Owners mailing addresses</b>	
5908 Connecticut Avenue Chevy Chase, MD 20815	5900 Connecticut Avenue Chevy Chase, MD 20815
5903 Connecticut Avenue Chevy Chase, MD 20815	2 East Kirke Street Chevy Chase, MD 20815
	4 West Kirke Street Chevy Chase, MD 20815

g addresses: noticing table



W KIRKE ST  
LOW 4W.

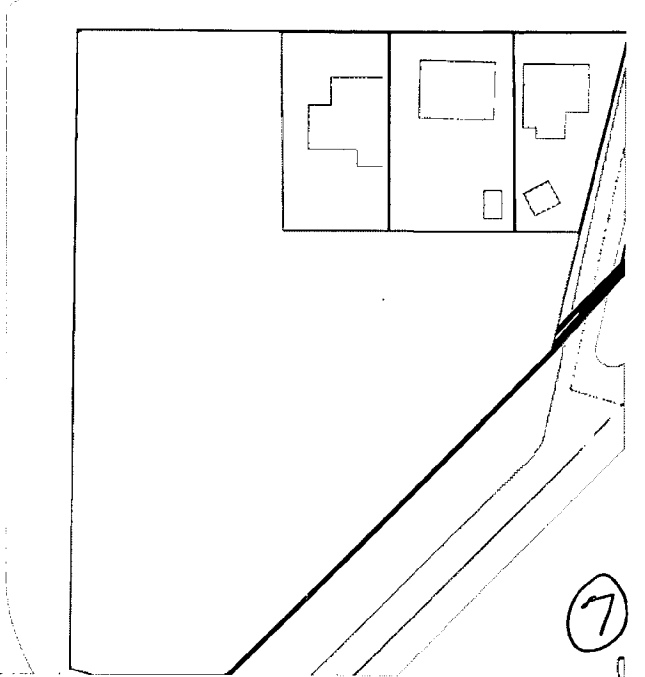
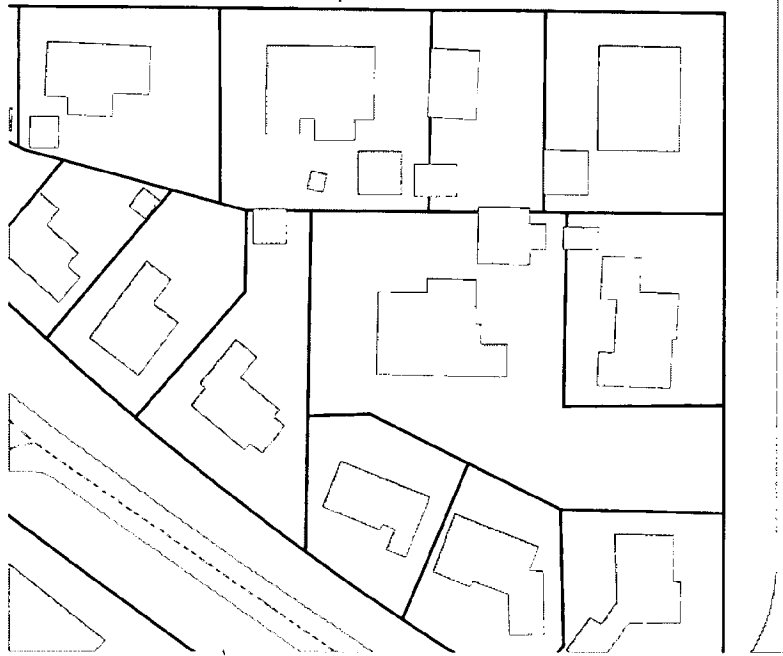
CONNECTICUT AVE

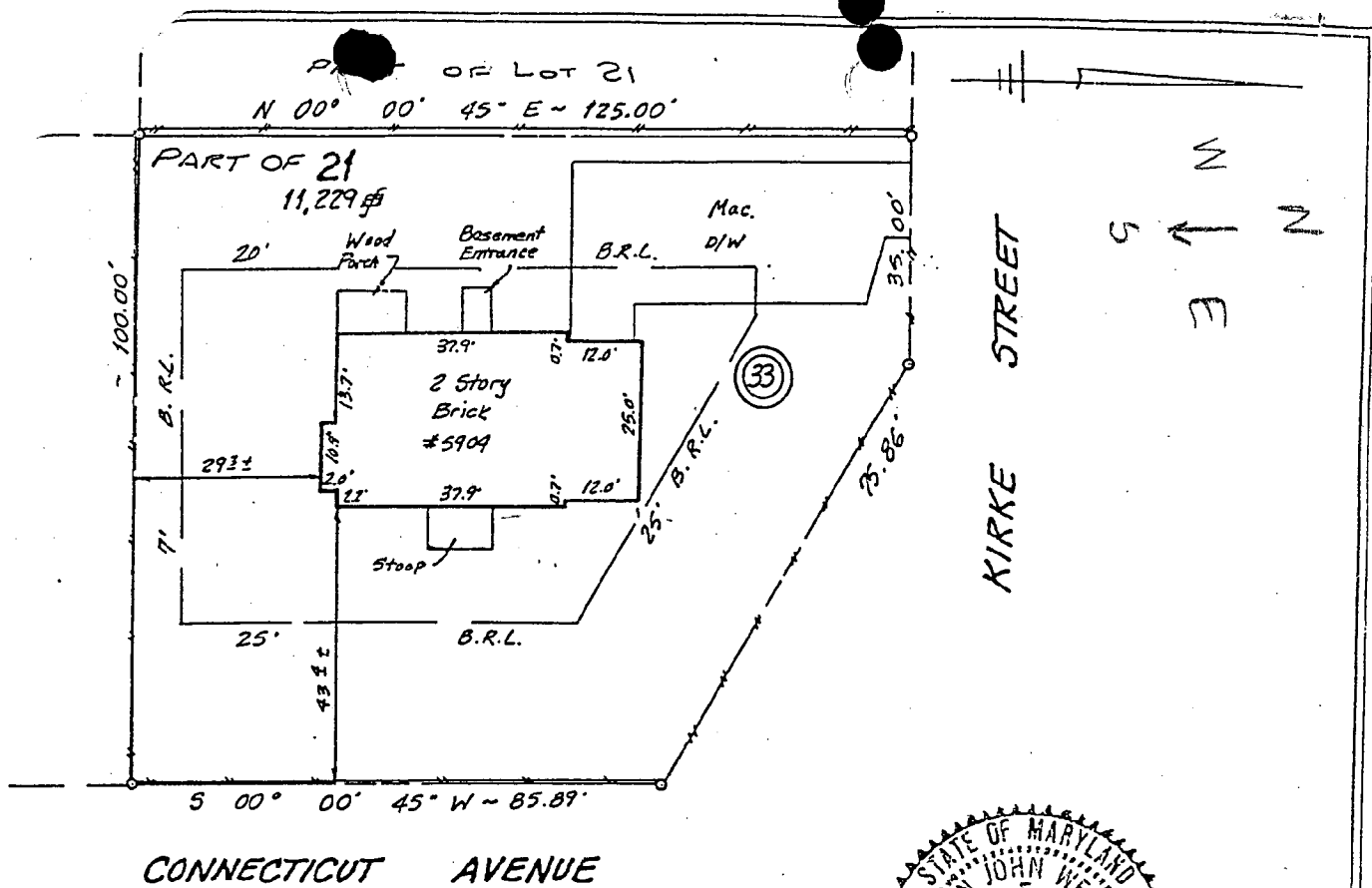


5900

CONNECTICUT

W IRVING ST  
1W





**PART OF LOT 21 BLOCK 33**  
**SECTION NO. 2**  
**CHEVY CHASE**

**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Date: 4-3-93  
 Date

Stephen J. Wenthold  
 Maryland RLS Reg. No. 10767

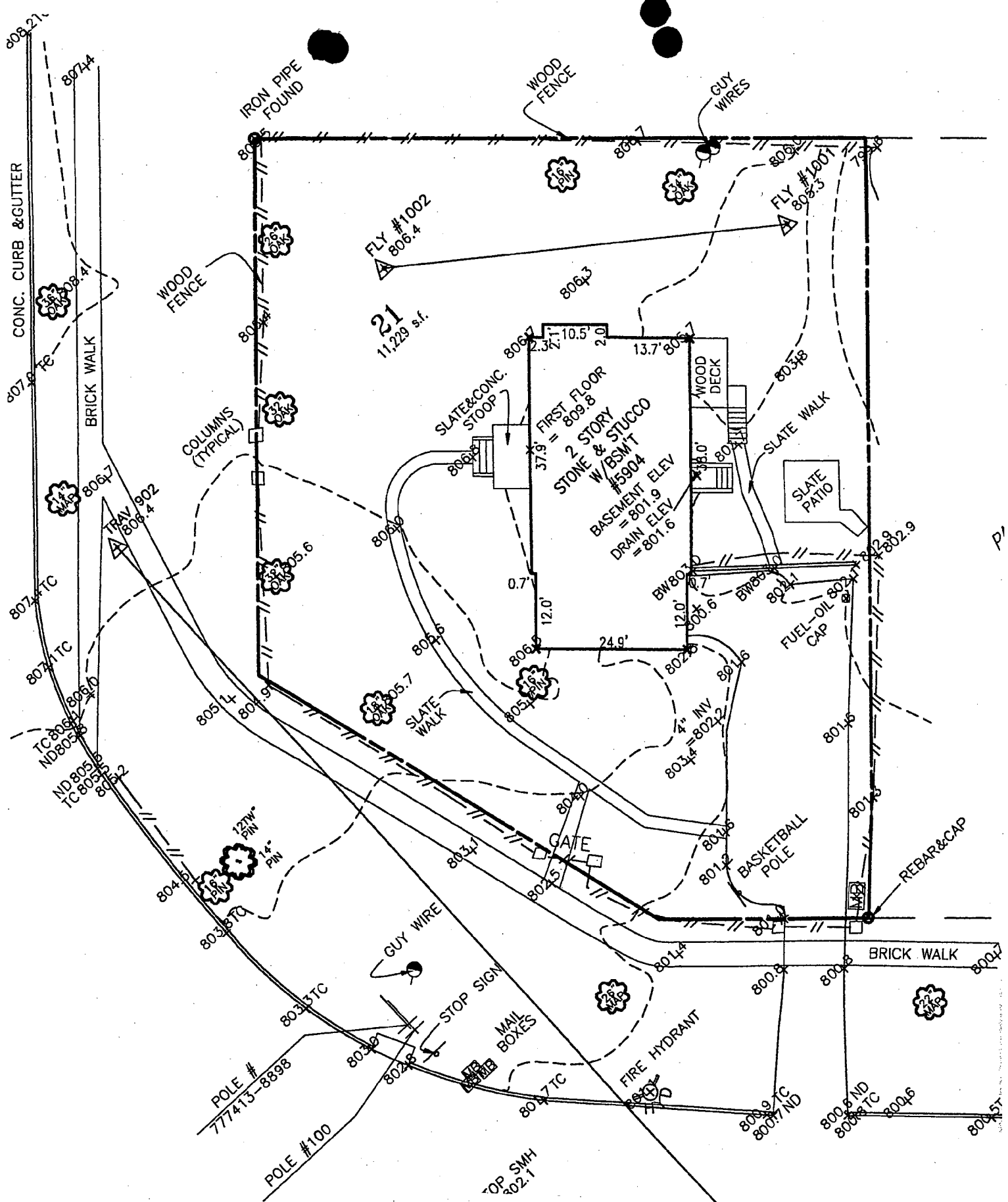
NO TITLE REPORT FURNISHED

Scale: 1" = 30'  
 Plat Book: 2  
 Plat No.: 106  
 Work Order: 93-1043

Property  
 Address: 5904 Connecticut Avenue  
 Election District #: 7  
 Jurisdiction: Montgomery County, Maryland

**Meridian Surveys, Inc.**  
 2401 Research Boulevard  
 Suite 380  
 Rockville MD, 20850  
 (301) 840-0025

33



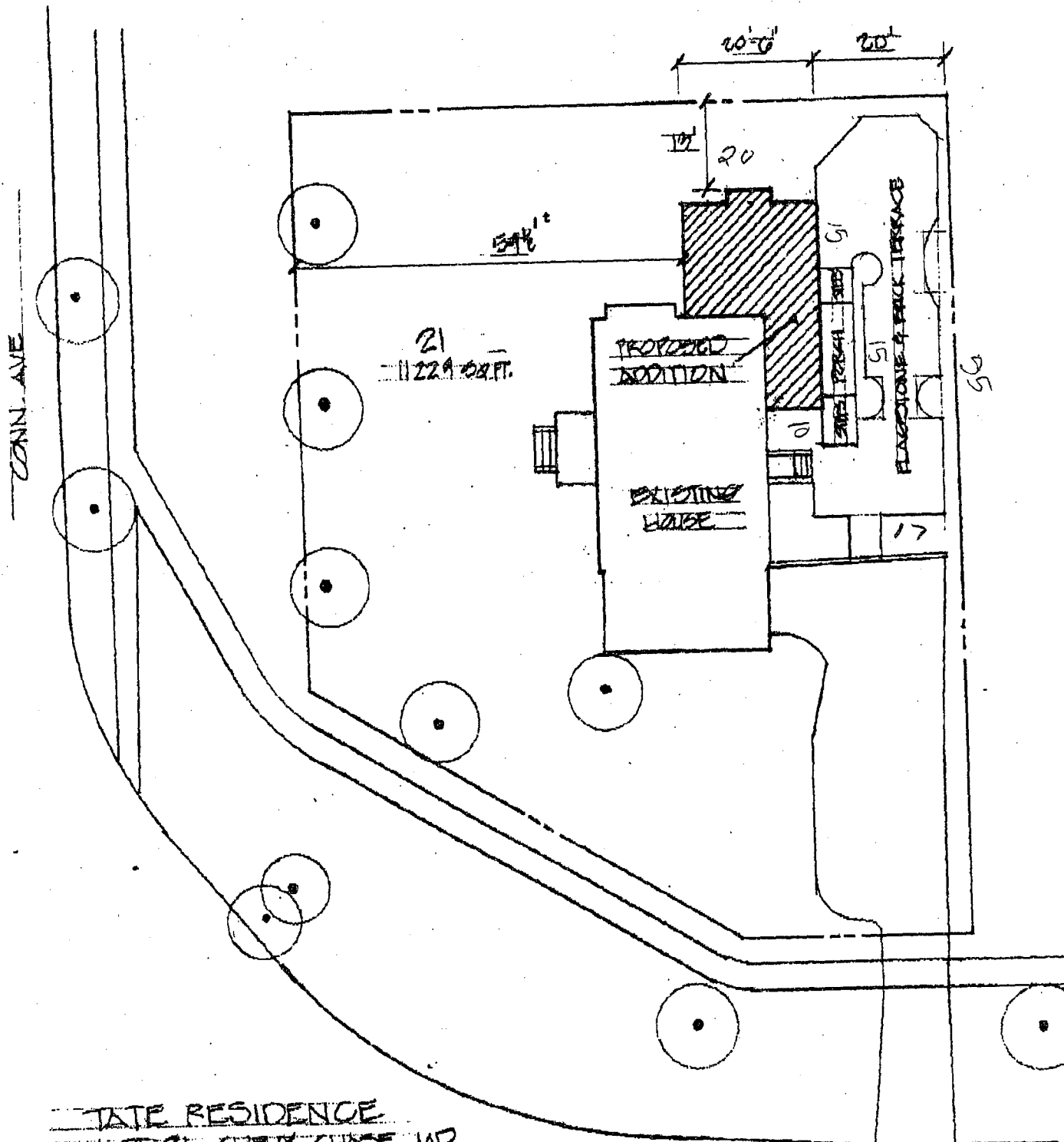
**EXISTING**

**WHITTINGTON**  
 DESIGN / BUILD  
 6917 Arlington Road, Suite 351 Bethesda, MD 20814

**K I F**

(9)





TATE RESIDENCE  
 LOT 21 CHEVY CHASE MD

SCALE 1" = 20' 9/26/11 WRA

KIRKE ST.

**WHITTINGTON**  
 DESIGN / BUILD  
 6917 Arlington Road, Suite 351 Bethesda, MD 20814

ASO  
 1508

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# WHITTINGTON

DESIGN / BUILD

## ROOM DESCRIPTIONS AND PROJECT SPECIFICATIONS FOR THE TATE PROJECT October 16, 2001

### I. ROOM DESCRIPTIONS: 1ST FLOOR

#### A. DINING ROOM

- 1.) Revise door into rear per

#### B. KEEPING ROOM

- 1.) Flooring to 2 1/4" strip oak flooring to closely match existing with special painted square finish.
- 2.) Wood base molding to closely match existing house with painted pine shoe molding.
- 3.) Window and door casing to closely match existing house.
- 4.) Natural Hand Hewn wood beamed ceiling.
- 5.) Gas fireplace with stone veneer surround floor to ceiling with wood mantel per allowance. Glass doors for fireplace per allowance.
- 6.) Ten recessed lights with dimmer controlled by one switches.
- 7.) Ceiling fan per allowance with control switch.
- 8.) Television and telephone jacks per owner's location.

#### C. KITCHEN

- 1.) Flooring to 2 1/4" strip oak flooring to closely match existing with special painted square finish.
- 2.) Wood base molding to closely match existing with painted pine shoe molding.
- 3.) Window and door casing to closely match existing.
- 4.) Cabinets per plans and allowance.
- 5.) Granite countertop per allowance.
- 6.) Under mount stainless steel main sink with faucet per allowance, under mount stainless steel sink on island with faucet per allowance.
- 7.) Appliance package per allowance to include refrigerator, dishwasher, gas range top, range hood, double oven, and 2-3/4 horsepower disposal per allowance.
- 8.) Lighting to include, eight recessed lights with three switches and dimmer, decorative pendant lights over the island with one switch, with "ambiance" under cabinet lights with two switches and dimmers.
- 9.) Television and telephone jacks located per owner.
- 10.) Wine storage refrigerator in butler's pantry.
- 11.) Glass wall cabinets in butler's pantry.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

**D. MUD ROOM**

- 1.) 12" x 12" ceramic tile flooring over "Durock over 3/4" sub flooring per allowance.
- 2.) Wood base molding to closely match existing house with painted pine shoe molding.
- 3.) Window and door casing to closely match existing house.
- 4.) Wood bench with flip top & coat hooks and shelf above per allowance.
- 5.) Two recessed lights with two switches.
- 6.) Four Cubby units per allowance

**V. ROOM DESCRIPTIONS: EXTERIOR****A. FRONT**

- 1.) Stone and stucco to closely match existing per plans.
- 2.) Asphalt roof to closely match existing with copper flashings.

**B. REAR**

- 1.) Stone and stucco to closely match existing per plans.
- 2.) Asphalt roof to closely match existing with copper flashings.
- 3.) Porch and steps per plans
- 4.) Patio, walkway and landscaping per plan and allowance.
- 5.) Coach lights and two flood lights per plan and allowance with two switches.

**C. SIDES**

- 1.) Stone and stucco to closely match existing per plans.
- 2.) Asphalt roof to closely match existing with copper flashings.

## VI. ITEMIZED CONSTRUCTION SPECIFICATIONS

### A. BUILDING PERMITS

- 1.) All permits and fees will be submitted for and obtained by Builder. Builder or its subcontractors will pay for all permits.

### B. SURVEYS

- 1.) Builder will have licensed surveyor lay out house on lot using plat provided by owner and site plan developed by Parties.
- 2.) Surveyor will mark property corners with metal stakes.
- 3.) Wall check survey will be performed immediately after foundation is complete.
- 4.) As built final survey and improved record plat will be produced.

### C. EXCAVATION/CLEARING

- 1.) Parties will walk lot after house survey layout to agree on the limits of disturbance.
- 2.) Builder will mark save areas and trees to be saved along these boundaries.
- 3.) All required erosion controls and silt fencing as mandated by the authorities will be installed and maintained.
- 4.) Excavation and clearing will be performed as required and as per site plan.

### D. FOUNDATIONS/WATERPROOFING

- 1.) All foundations will be installed per plans.
- 2.) Footings will be poured concrete.
- 3.) Foundation will be block with stone ledge to accept stone veneer above grade per plans.
- 3.) Sump crock will be installed in new basements with electric sump pump to discharge collected water.

### E. CONCRETE SLABS

- 1.) Basement concrete slabs will be poured per plans as required. Basement slab will receive a smooth finish. Slab on grade concrete is not a structural member and will develop hairline cracks. Whittington Design/Build does not warrant against such cracks unless they are in excess of 1/4" in width or vertical displacement for more than 12" continuous along the crack.

### F. MASONRY

- 1.) Stone veneer to closely match existing per plans up to first floor level.
- 2.) 3/4" cementitious real stucco exterior to closely match existing stucco with belt detail per plans.

### G. PEST CONTROL

- 1.) Foundation will be treated for termite/insects as required per code. Certification will be forwarded to owner of this application.

### H. PLUMBING

- 1.) All new and revised interior water service lines will be copper.
- 2.) All new and revised waste and vent piping will be PVC.
- 3.) New gas piping to be threaded steel.
- 4.) One new "frost free" hose bibs on exterior.
- 5.) Fixtures per room to room specification and allowance.

### I. EXTERIOR WINDOWS/DOORS

- 1.) Pella windows and doors per plans to closely match existing.

### J. EXTERIOR TRIM/MILLWORK

- 1.) Exterior trim to be "Alltrim".
- 2.) Exterior trim and millwork per plans.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

**K. INTERIOR DOORS/MILLWORK**

- 1.) Interiors trim to be finger-jointed pine per room specifications.
- 2.) Window sills to be 5/4" standard with larger sills as required by wall thickness.

**L. LUMBER/TRUSSES**

- 1.) TJI "Quit Floor" floor truss system.
- 2.) Floor sheathing to be 3/4" fir tongue.
- 3.) Roof sheathing to be 1/2" 5 ply fir plywood with plywood clips.
- 4.) Exterior wall sheathing to be 1/2" 5 ply fir sheathing.
- 5.) Roof trusses to be yellow pine per engineered truss layouts.

**N. HVAC**

- 1.) Heating and cooling systems to be reviewed and revised to accommodate new areas and revisions required per plans.

**O. ELECTRICAL SYSTEM**

- 1.) New and revised spaces to be incorporated into existing service panel as required.
- 2.) 2- New RG6 Quad shield TV runs to keeping room with jacks.
- 3.) All plugs to be standard duty white.
- 4.) All switches to be standard white toggle. Dimmers will be "Ariadni".
- 5.) All plug, switch plate, TV & Telephone jacks to be white metal.
- 6.) Electrical fixtures, recessed lights and bulbs per electrical allowance.

**P. ROOF**

- 1.) Asphalt roof per plans.
- 2.) Metal exposed flashing will be copper unless noted on plans.
- 3.) "Ice-Guard" under-layment membrane around bottom of roof.
- 4.) Roof vents as detailed on the plans.

**Q. INSULATION**

- 1.) All 2 x 4 exterior walls will receive R-15 insulation
- 2.) All 2 x 6 or larger exterior walls will receive R-19 insulation.
- 3.) Ceilings with attics will receive R-30 batt insulation with approx. 8" blown-in loose insulation over top for and effective R-38. Baffles will be installed as required at eaves.
- 4.) Cathedral ceiling areas will receive R-30 insulation and will have styro-vents as required.
- 5.) All unfinished basement concrete walls will receive R-11 foil faced insulation.
- 6.) Tyvek house wrap of all exterior wall surfaces.

**R. DRYWALL**

- 1.) All walls and ceilings in finished areas will receive 1/2" gypsum wallboard.
- 2.) All drywall will be glued and tacked with drywall nail's, then field of drywall board will be screwed in place.

**S. GUTTER'S AND DOWNSPOUTS**

- 1.) 6" white or cream aluminum gutters per plans.
- 2.) White or cream aluminum downspouts per plans.

**T. HARDWOOD FLOORING**

- 1.) 2 1/4" strip oak flooring in rooms as listed on room to room specification.
- 2.) Wood will be sanded in place, stained in owner's color selection and finished with two coats of satin polyurethane with special square tile painted finish.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

**U. CERAMIC TILE & MARBLE FLOORING**

- 1.) All ceramic tile & marble flooring will be installed over ½" "Durock" glued and screwed to sub flooring.

**V. PAINTING**

- 1.) Interior ceilings and walls will be painted with a prime coat and two finish coats of Benjamin Moore's vinyl acrylic wall paint.
- 2.) Interior wood trim will be painted with a prime coat and two finish coats of Benjamin Moore's acrylic enamel.
- 3.) Exterior wood trim will receive two coats of Benjamin Moore's Exterior oil based house paint over one factory prime coat.
- 4.) Exterior stucco will receive two finish coats of Benjamin Moore's exterior acrylic house paint.

**W. CABINETS**

- 1.) All cabinetry will be Wood Mode's "Brookhaven" frame-less full overlay cabinets in owner color selection and design per allowance for each individual area.
- 2.) Built in cabinets will be per allowance.

**X. COUNTERTOPS**

- 1.) Kitchen & butler's pantry countertops to be granite with standard edge treatments and 4" high back splash per the allowance.

**Y. APPLIANCES**

- 1.) Appliances will be per allowance

**Z. DOOR HARDWARE**

- 1.) All other exterior doors will receive Baldwin lock set and deadbolts per the allowance.
- 2.) All exterior doors will be keyed alike.

**AA. WALKS AND PATIOS**

- 1.) Per allowance and site plan if applicable.

**BB. SOD & SEED**

- 1.) All disturbed areas of the property will be graded and sodded.

**CC. LANDSCAPING**

- 1.) Landscaping will be installed per landscape plan and site plan per allowance.
- 2.) All landscaped bedding areas will be mulched within the allowance amount.
- 3.) Landscape bedding areas will be improved with top soil as part of the allowance amount.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

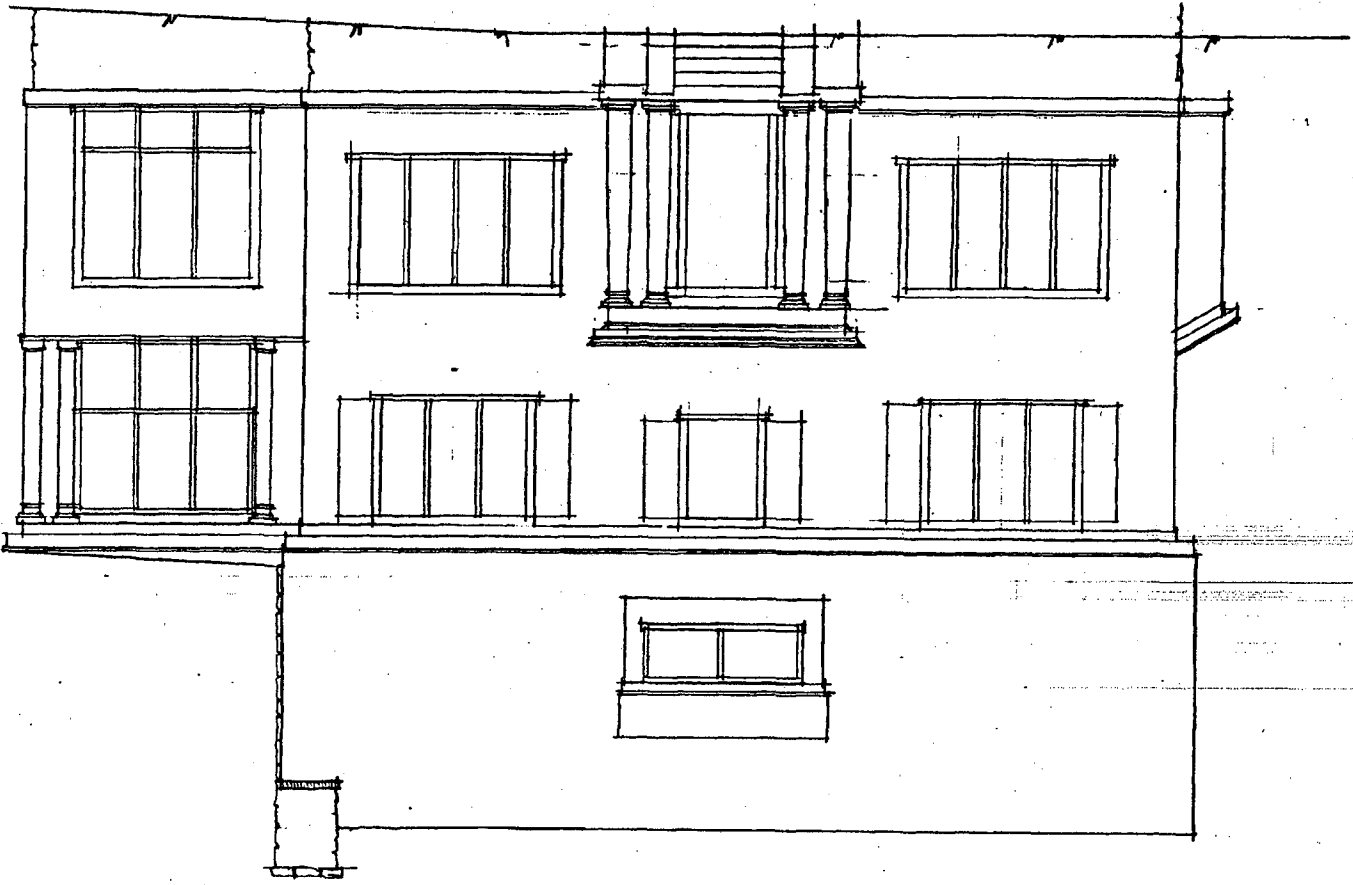
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RUTKINSON & BARNES, LTD.  
 ARCHITECTS  
 112, RIVER STREET, LONDON, E.C. 4  
 PHONE: 4011, 4012, 4013, 4014

TATE RESIDENCE

EXISTING FRONT ELEVATION



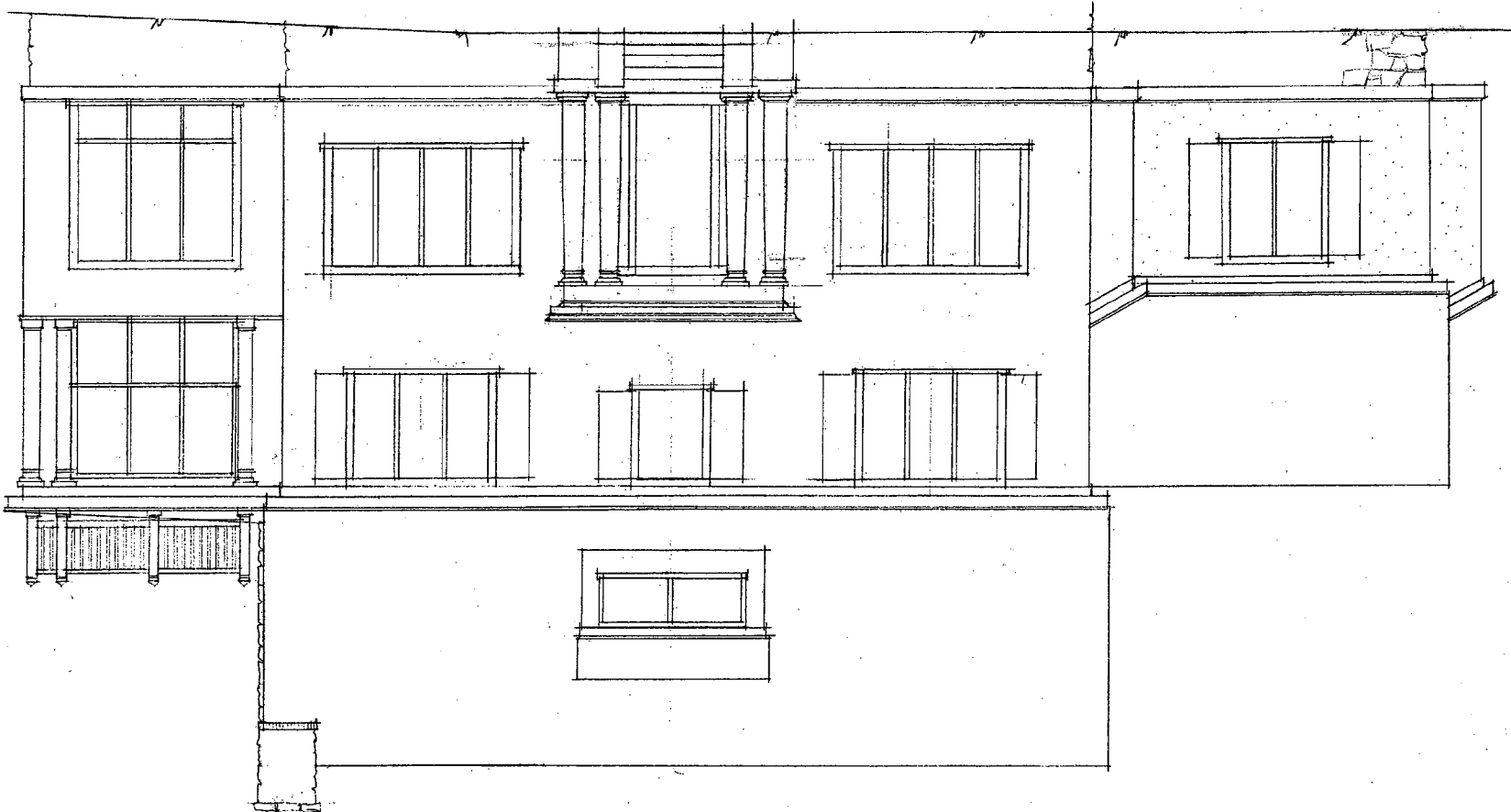
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HUTCHINSON & ANDERSON, L.L.C.  
 ARCHITECTS  
 11820 ROCKWELL ROAD, SUITE 100  
 HOUSTON, TEXAS 77036  
 PHONE (832) 770-9189 FAX (832) 770-9189

TATE RESIDENCE

NEW FRONT ELEVATION





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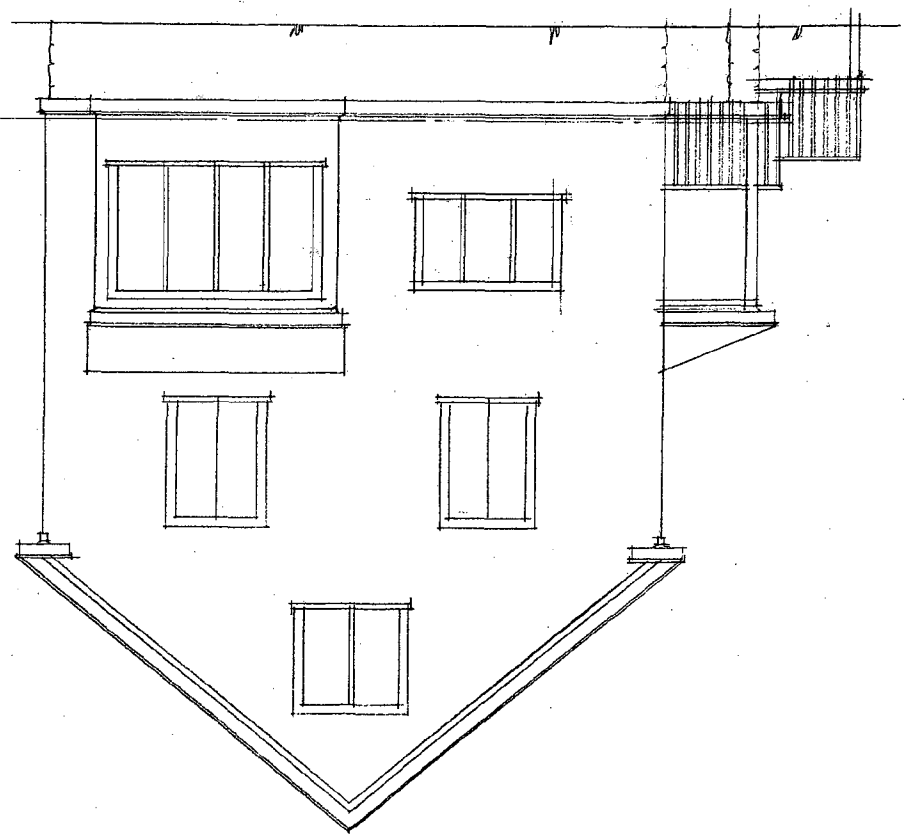
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HUTCHINSON ASSOCIATES, L.L.C.  
 ARCHITECT  
 1700 PARK DRIVE, SUITE 100  
 FARMINGTON, CT 06030  
 PHONE: (860) 275-1111 FAX: (860) 275-1112

DATE: 10/25/07

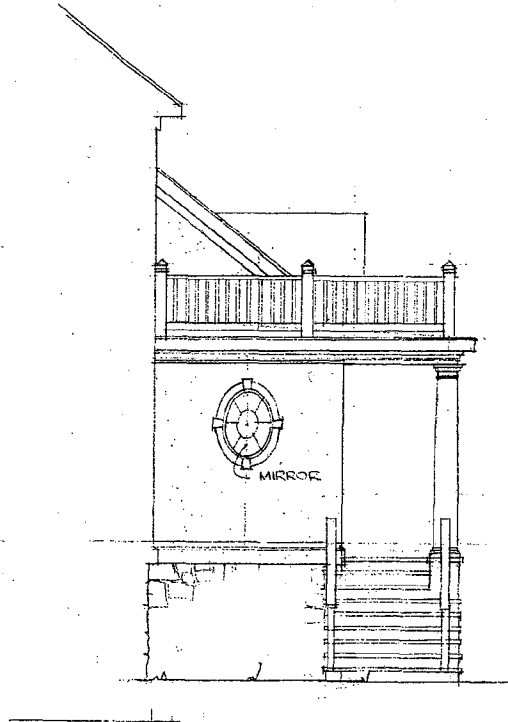
TATE RESIDENCE

EXISTING LEFT ELEVATION





NEW  
LEFT ELEVATION  
1/4" = 1'-0"



NEW  
RIGHT ELEVATION  
1/4" = 1'-0"

TATE RESIDENCE

HUTCHINSON + ASSOCIATES, L.L.C.  
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11020 PARKLAWN DRIVE, SUITE 100  
ROCKVILLE, MD 20852-2829  
PHONE: (301) 770-9690 FAX: (301) 770-9163

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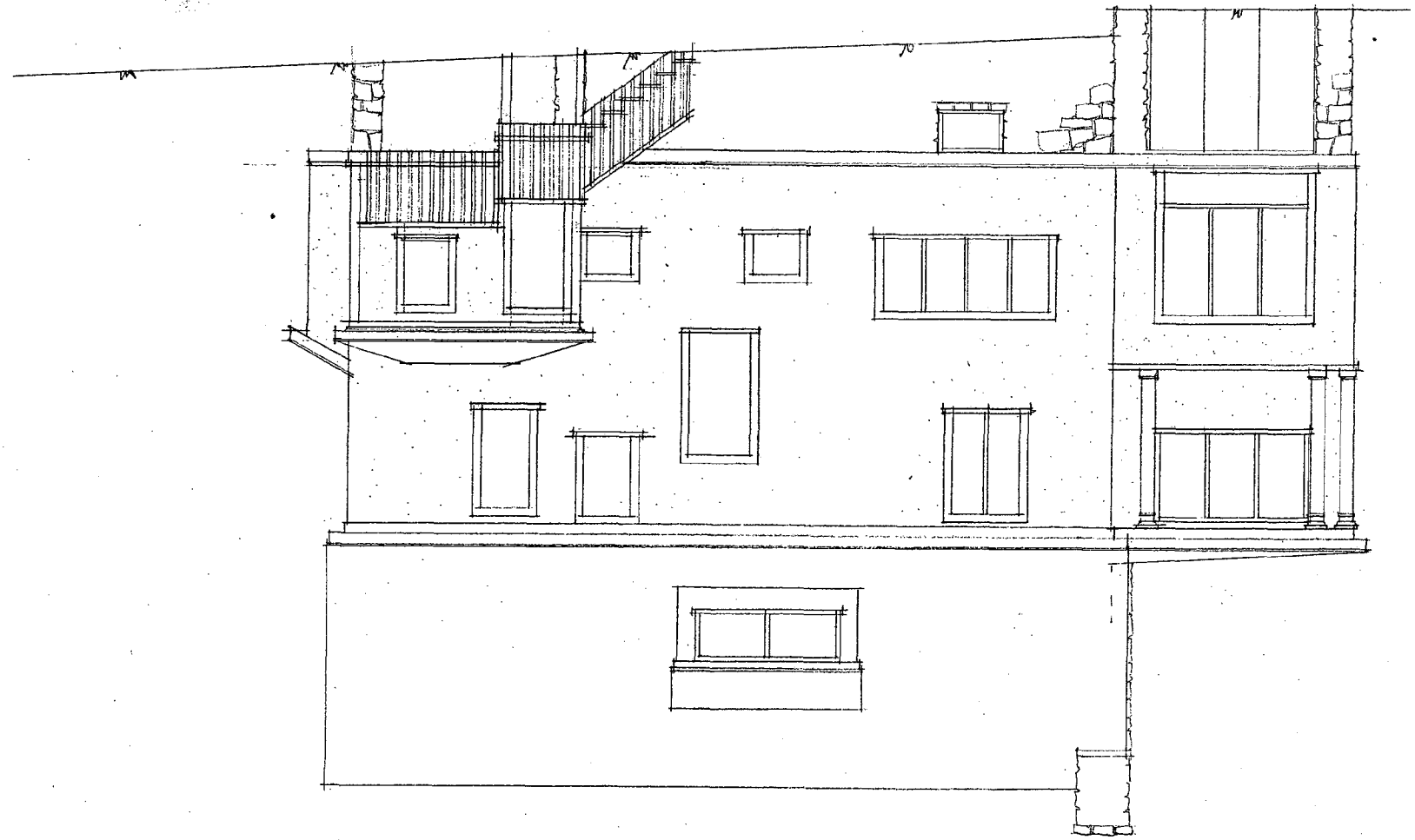
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HUTCHINGS & ASSOCIATES, L.L.C.  
 ARCHITECTS  
 1780 SOUTH AVENUE, SUITE 100  
 FORT WORTH, TEXAS 76104  
 PHONE: (817) 733-0100 FAX: (817) 733-0105

EXISTING REAR ELEVATION



TATE RESIDENCE



NEW REAR ELEVATION  
1/23/01

TATE RESIDENCE

HUTCHINSON & ASSOCIATES, L.L.C.  
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11820 PARKLAWN DRIVE, SUITE 100  
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PHONE: (301) 770-9860 FAX: (301) 770-9163

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