

37/03-04MM 7105 Sycamore  
Takoma Park Historic District

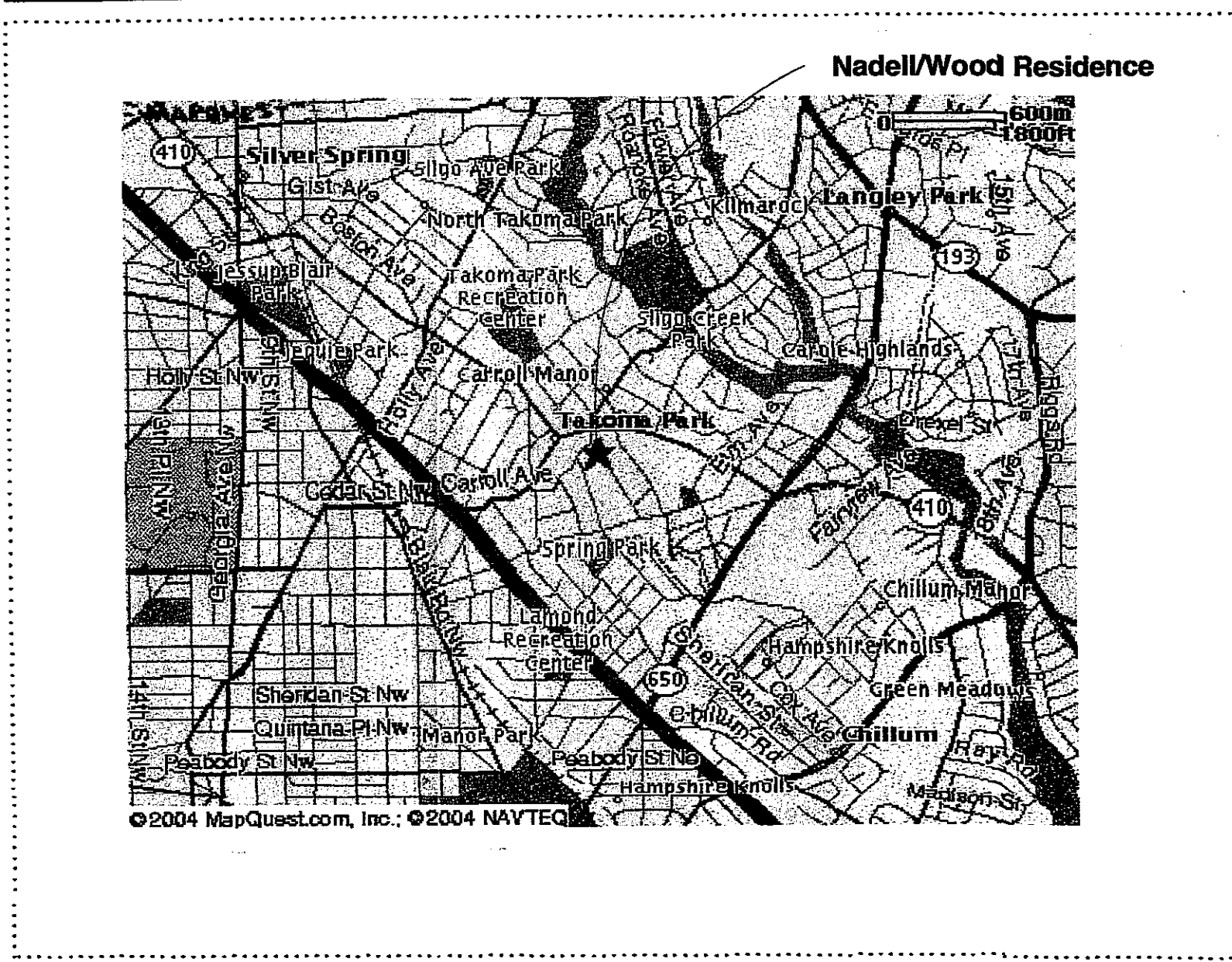
**SYMBOL LEGEND**

Office 001	Room Name Room Number
	Detail Number Detail-Section Sheet Number
	Detail Number Detail-Plan Sheet Number
	Section Number Building Section Sheet Number
	Elevation Number Exterior Building Elevation Sheet Number
	Elevation Number Interior Elevation-Plan Sheet Number
	Window Designation
	Equipment Designation
	Sheet or Work Note
	Centerline
	Alignment with Established Element
	Elevation above grade - Building Section or Building Elevation
	Elevation above finished floor - Plans
	Revision Cloud and Marker
	Existing to remain
	Existing relocated
	Partition type
	Door type
	Hardware set
	Earth
	Gravel
	Concrete
	Brick
	Concrete Masonry Unit
	Cut Stone
	Metal (See material designation & schedule for type)
	Glass
	GWB (Large scale)
	Medium Density Overlay (MDO) Board/ Oriented Strand Board (OSB)
	Plywood
	Lay-in Ceiling Tile (Acoustical Panels)
	Insulation (Loose or Batt)
	Insulation (Rigid)
	Wood Blocking/ Shim
	Wood Blocking - Continuous
	Wood - Finished
	Carpet

**ABBREVIATIONS**

1X One-inch nominal thickness	JAN Janitor
2X Two-inch nominal thickness	JST Joist
@ At	JT Joint
ABV Above	KT Kitchen
AC Air Conditioning	LAV Lavatory
ACOUS Acoustical	LEV Level
ACT Acoustical Ceiling Tile	LH Left Hand
ADJ Adjacent, Adjustable	LT Lighting
AFF Above Finish Floor	MAS Masonry
ALT Alternate	MATL Material
ALUM Aluminum	MAX Maximum
ANCH Anchor	MDO Medium Density Overlay
ANOD Anodized	MECH Mechanical
APPROX Approximate	MEMB Membrane
ASSY Assembly	MEZZ Mezzanine
AVG Average	MFR Manufacturer(s)
BD Board (or Bead, if applicable)	MIN Minimum
BTWN Between	MISC Miscellaneous
BLDG Building	MLDG Molding
BLKG Blocking	MO Masonry Opening
BLT Bolt	MTL Metal
BM Beam	MTD Mounted
BOT Bottom	MTG Mounting
BRG Bearing	MW Microwave Oven
BRK Brick	N North
BSMT Basement	NIC Not in Contract
BYD Beyond	NO Number
CAB Cabinet	NTS Not to Scale
CEM Cement	OA Overall
CER Ceramic	OD Outside Diameter
CJ Control Joint	OC On Center
CLO Closet	OFF Office
CLADG Cladding	OPNG Opening
CLG Ceiling	OPP Opposite
CLR Clear	P Pole
CMU Concrete Masonry Unit	PART Partition
COL Column	PERIM Perimeter
CONC Concrete	PG Paint Grade
CONST Construction	PL Plate
CONT Continuous	PLAM Plastic Laminate
CONTR Contractor	PLAS Plaster
CPR Copper	PLEX Plexiglass
CPT Carpet	PLMB Plumbing
CORR Corridor	PLYWD Plywood
CS Cast Stone	PMTV Pavement
CSK Countersink	POLY Polyethylene
CT Ceramic Tile	PR Pair
CTR Center	PSF Pound Per Square Foot
CTRD Centered	PSI Pound Per Square Inch
CW Cold Water	PT Pressure Treated
DBL Double	PTD Painted
DEMO Demolish, Demolition	PVC Polyvinyl Chloride
DET Detail	QT Quarry Tile
DF Drinking Fountain	QTY Quantity
DG Double Glazed	R Riser(s)/Radius
DIA Diameter	RO Rough Opening
DIM Dimension	R- Radius
DN Down	RAD Radius
DS Downspout	RDG Removable Double Glazing
DW Dishwasher	RECPT Receptacle
DWG Drawing	REF Refrigerator
E East	REG Register
EA Each	REINF Reinforcing
EJ Expansion Joint	REPL Replace(ment)
ELEC Electric(al)	REQ,REQ'D Required
ELEV Elevation	RESIL Resilient
EMER Emergency	REV Revision
EP Energy Panel	RM Room
EQ Equal	S Shelf/Shelves
EQUIP Equipment	S4S Surface Four Sides
ETR Existing to Remain	SC Solid Core
EWC Electric Water Cooler	SCHED Schedule(d)
EXIST Existing	SDG Siding
EXH Exhaust	SECT Section
EXP Expansion, Exposed	SG Single Glazed
EXT Exterior	SHT Sheet
FA Fire Alarm	SHTG Sheathing
FBO Furnished by Owner	SIM Similar
FD Floor Drain	SM Smooth Lumber Molding Desig.
FDTN Foundation	SPEC Specification
FE Fire Extinguisher Cabinet	SQ Square
FF Finish Floor	S.S. STL Stainless Steel
FFGLAS Fiberglass	ST Street
FIN Finish	STD Standard
FIX Fixture	STL Steel
FLASH Flashing	STOR Storage
FLR Floor	STRUC Structure
FLUOR Fluorescent	SUBFL Subfloor
FOM Face of Masonry	SURF Surface
FOS Face of Structure(or Face of Stud, where applicable)	SUSP Suspend
FRT Fire Retardant Treated	T Tread(s)
FRMG Framing	T&G Tongue and Groove
FT Feet	TBS To Be Specified
FTG Footing	TEL Telephone
FURN Furniture	TEMP Temperature
FURR Furring	THK Thick
GA Gauge	TLT Toilet
GALV Galvanized	TO_ Top of (---)
GB Grab Bar	TRTD Treated
GC General Contractor	TYP Typical
GFI Ground Fault Interrupter	UL Underwriters Laboratories, Inc.
GL Glass	UNO Unless Noted Otherwise
GWB Gypsum Wall Board	UNO Unless Otherwise Noted
GYP Gypsum	UTIL Utility
HB Hose Bib	V Volt
HC Hollow Core	VB Vapor Barrier
HD Head	VCT Vinyl Composition Tile
HDBD Hardboard	VENT Ventilate(-or)
HDR Header	VIF Verify in Field
HDWR Hardware	W West
HDWD Hardwood	WC Water Closet
HORIZ Horizontal	WD Wood
HT Height	WDW Window
HTR Heater	WF Wide Flange
HVAC Heating/Ventilation/Air-Conditioning	WH Water Heater
HW Hot Water	WP Waterproofing
IG Isolated Ground	WS Weather Stripping
IN Inch	W With
INCL Include(d)	W/O Without
INSUL Insulation	WT Weight
INT Interior	WWM Welded Wire Mesh

**VICINITY MAP**



**PROJECT INFORMATION**

Description: Residential - 1 story with basement addition to an existing 1 story/attic/basement addition.

Type of Construction:	Type V
Use Group:	Residential
Lot:	13
Block:	22 "Takoma Park"
Zone:	R-60
Plat Book:	A
Plat Number:	2

Historic Zone: Historic Area Work Permit Application #848970

Lot Area:	10,907 sq. ft.
% of Lot Coverage Allowed:	35%
Lot Coverage Allowed:	3817 sq. ft.
Existing House without Rear Addition (to be removed):	1,240 sq. ft.
Area of Rear Addition:	715 sq. ft.
Area of Existing Garage:	210 sq. ft.
Area of Existing Shed:	117 sq. ft.
Area of Existing Greenhouse:	100 sq. ft.

Total Area of Building(s): 2,382 sq. ft. (21.8% lot occupancy)

Rear Yard Setback:	20 ft.
Side Yard Setback:	8 ft.
Front Yard Setback:	25 ft. subject to Building Restriction Line
Height Limit:	2 1/2 stories and 35 feet

**PROJECT DIRECTORY**

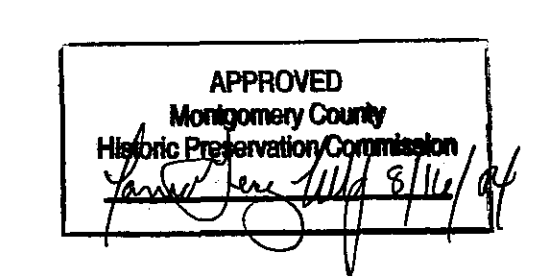
<b>Building Address</b>	<b>Architect</b>
7105 Sycamore Avenue Takoma Park, Maryland 20912	CORE 1010 Wisconsin Avenue, NW Suite 405 Washington, D.C. 20007
<b>Owner</b>	<b>Contact: Ramon I. Santos</b>
Steven Nadell and Victoria Wood	202.466.6116 202.466.6235 fax

**DRAWING INDEX**

Architectural		Structural	
A0.1	Project Information	S1.0	Basement Framing Plan
D1.0	Basement Demolition Plan	S1.1	Roof Framing Plan
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D3.0	Existing Elevations		
A1.0	Site Plan/Roof Plan		
A2.0	Basement Construction Plan		
A2.1	1st Floor Construction Plan		
A2.2	2nd Floor Construction Plan		
A3.1	Exterior Elevations		
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A4.0	Sections/ Wall Section		
A5.0	Basement Lighting / Power & Signal Plan		
A5.1	1st Floor Lighting Power & Signal Plan		

**PROJECT MANUAL**

# 1 The Project Manual is a separate 8 1/2" x 11" Document that makes up the Construction Documents.



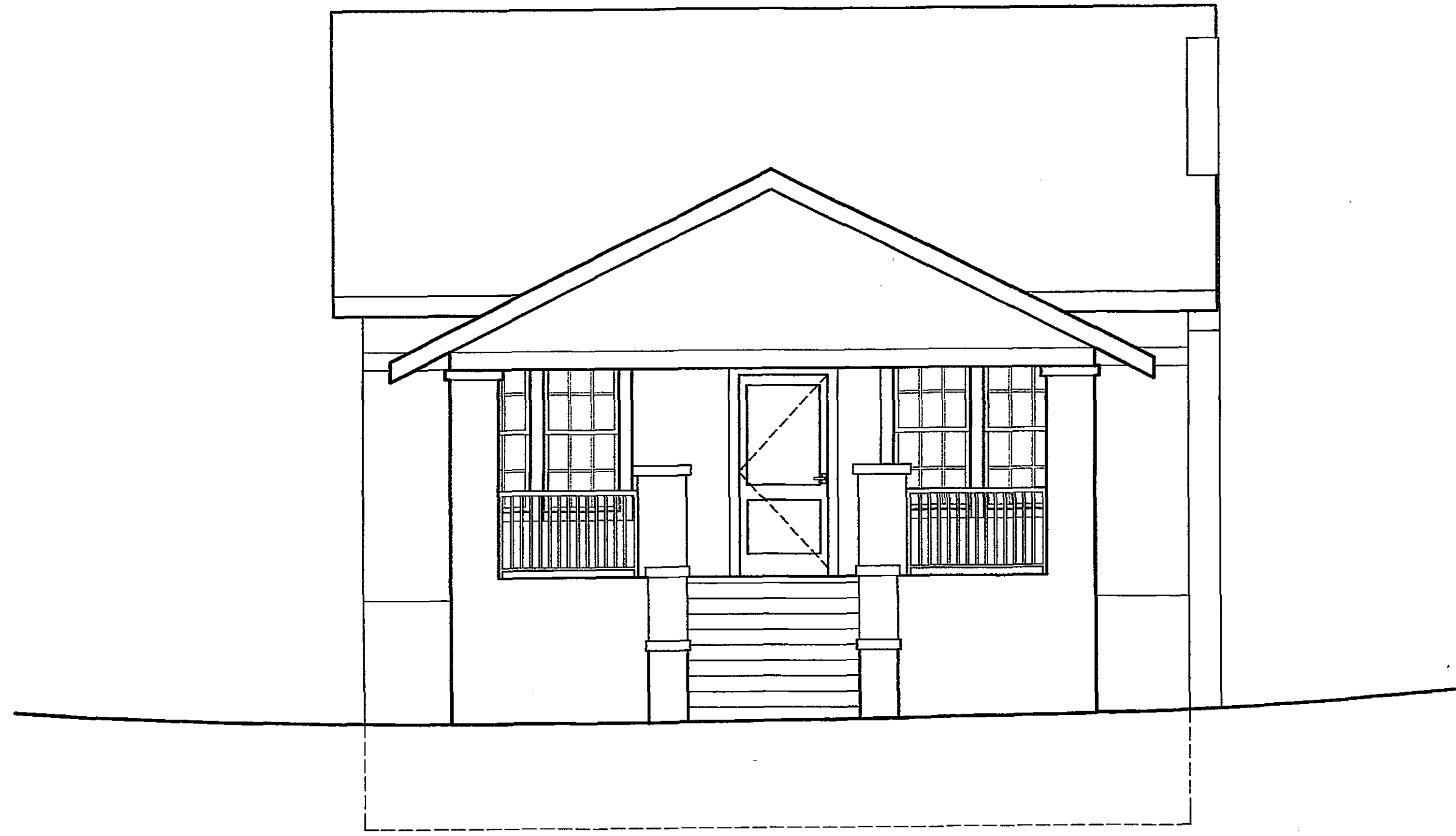
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 6614-A  
 STATE OF MARYLAND  
 Project Info, Drawing Index  
**A0.1**  
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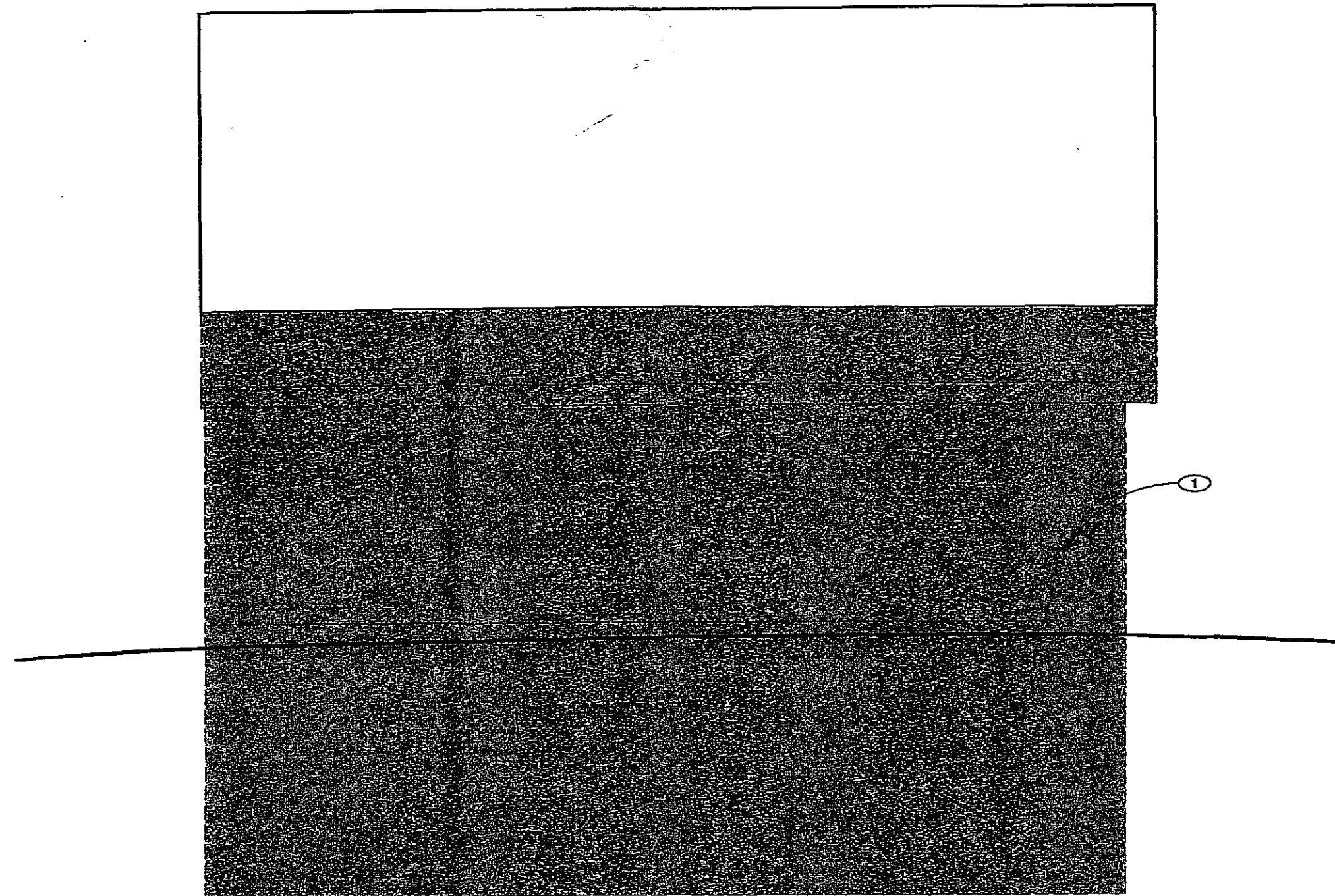
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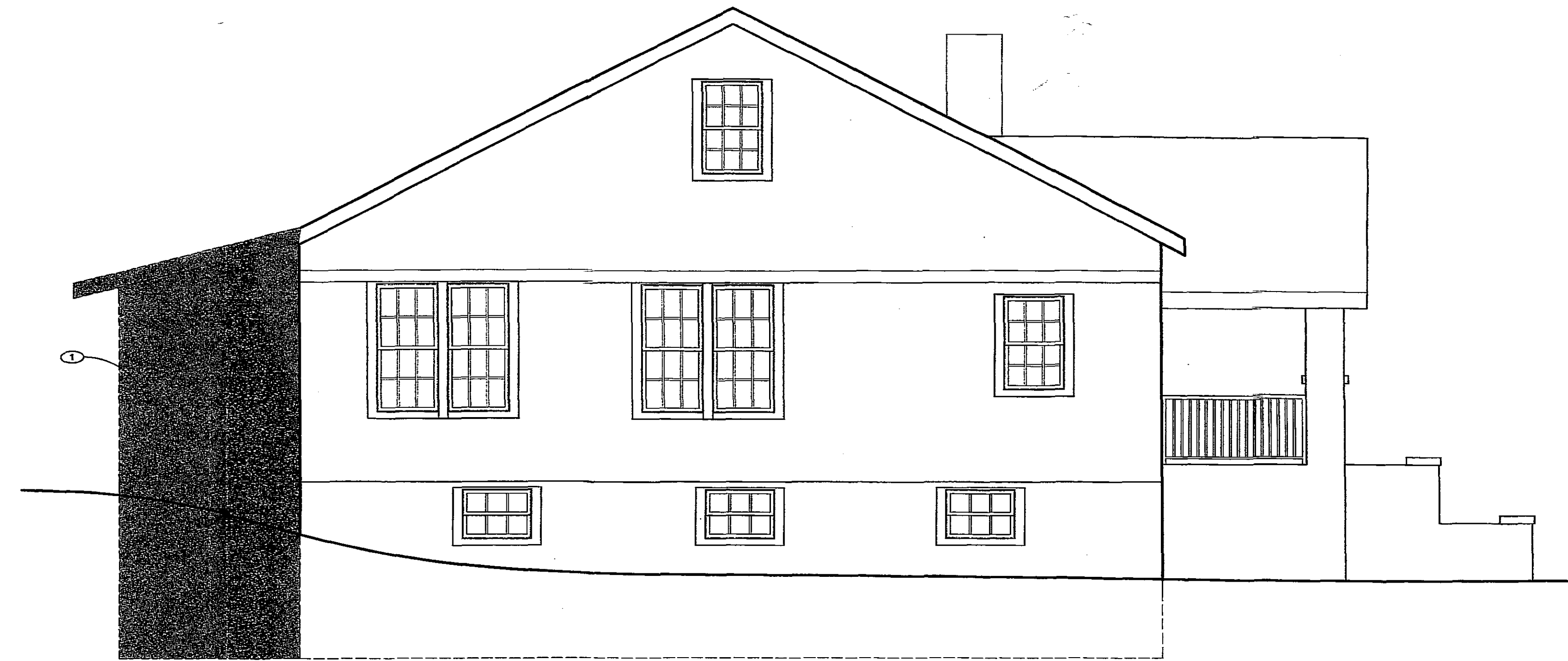
01 Southwest Elevation (Front of House)  
SCALE: 1/4" = 1'-0"



02 Southeast Elevation (Side of House)  
SCALE: 1/4" = 1'-0"



03 Northeast Elevation (Back of House)  
SCALE: 1/4" = 1'-0"



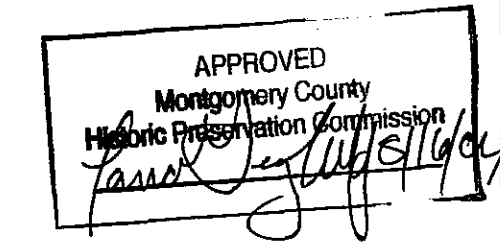
04 Northwest Elevation (Side of House)  
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN NOTES

1. See Demolition Plan for more information.

DEMOLITION PLAN WORK NOTES

1. Remove existing doors, windows, walls, floors, roof, associated components, etc. to accommodate addition.



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Existing Elevations

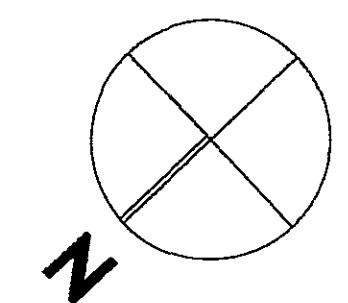
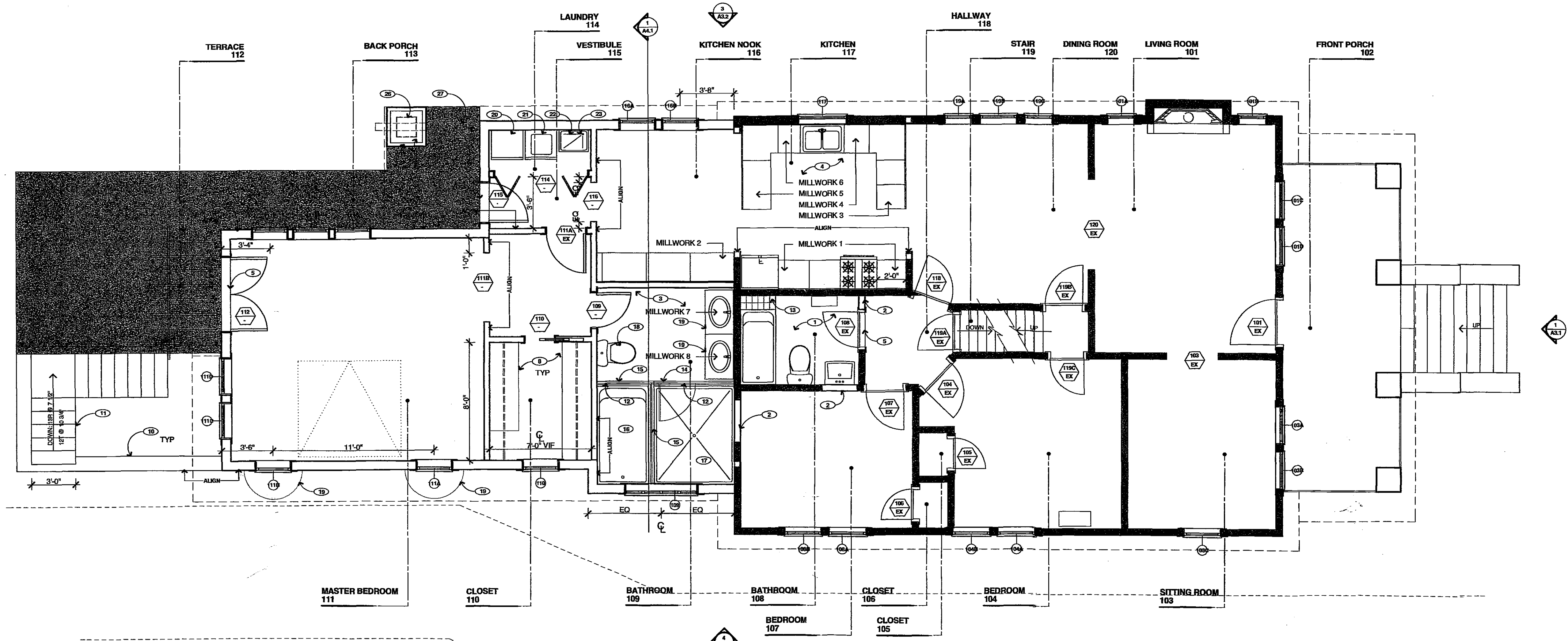
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**01** First Floor Construction Plan  
SCALE: 1/4" = 1'-0"

**CONSTRUCTION PLAN NOTES**

- 1. See A2.0 for typical construction notes.

**CONSTRUCTION PLAN WORK NOTES**

- 1 Existing tub, sink & toilet to be relocated as shown.
- 2 Patch previous door opening with new partition to match adjacent.
- 3 Restroom to receive new plumbing fixtures.
- 4 New kitchen appliances: gas range, sink w/ disposal, refrigerator & dishwasher
- 5 Threshold - See Door Schedule
- 6 New concrete patio.
- 7 New 6 x 12 painted cedar wood beam above.
- 8 New built-in dresser and shelving system w/ clothes rods. Size and layout per owners input.
- 9 New exterior "Arts and Crafts" trellis. Provide wood guard rail on the side facing lower terrace.
- 10 New lower terrace with 12" split face concrete masonry unit retaining walls w/ solid soap stone cap @ top of wall - See Architects Sample.
- 11 P.T. wood stair and stringers w/ handrail.

**CONSTRUCTION PLAN WORK NOTES (continued)**

- 12 3/4" tempered glass wall and door w/ stainless steel fittings.
- 13 Tired pattern - height to match min vertical height required by tub. Provide corner and bullnose pieces.
- 14 4" wide tiled wall.
- 15 Same as 14, except, 4" wide
- 16 Bathtub
- 17 Tiled shower
- 18 Toilet
- 19 Vanity
- 20 Washer
- 21 Dryer
- 22 Laundry sink
- 23 (2) painted wood shelves above.
- 24 Masonry base
- 25 3" cultured stone veneer
- 26 6 x 6 pressure treated column above. Provide Simpson base & beam connections. Tapered wood column above to be 1x painted \_\_\_\_\_ mitered corners over pressure treated 2x4 framing.
- 27 Align top of beam with top plate of wall.
- 28 Galvanized sheet metal light well w/ 12" gravel.

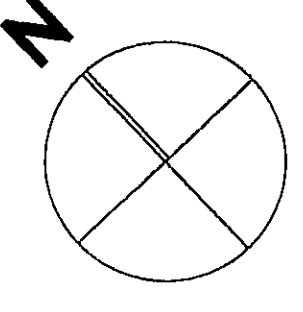
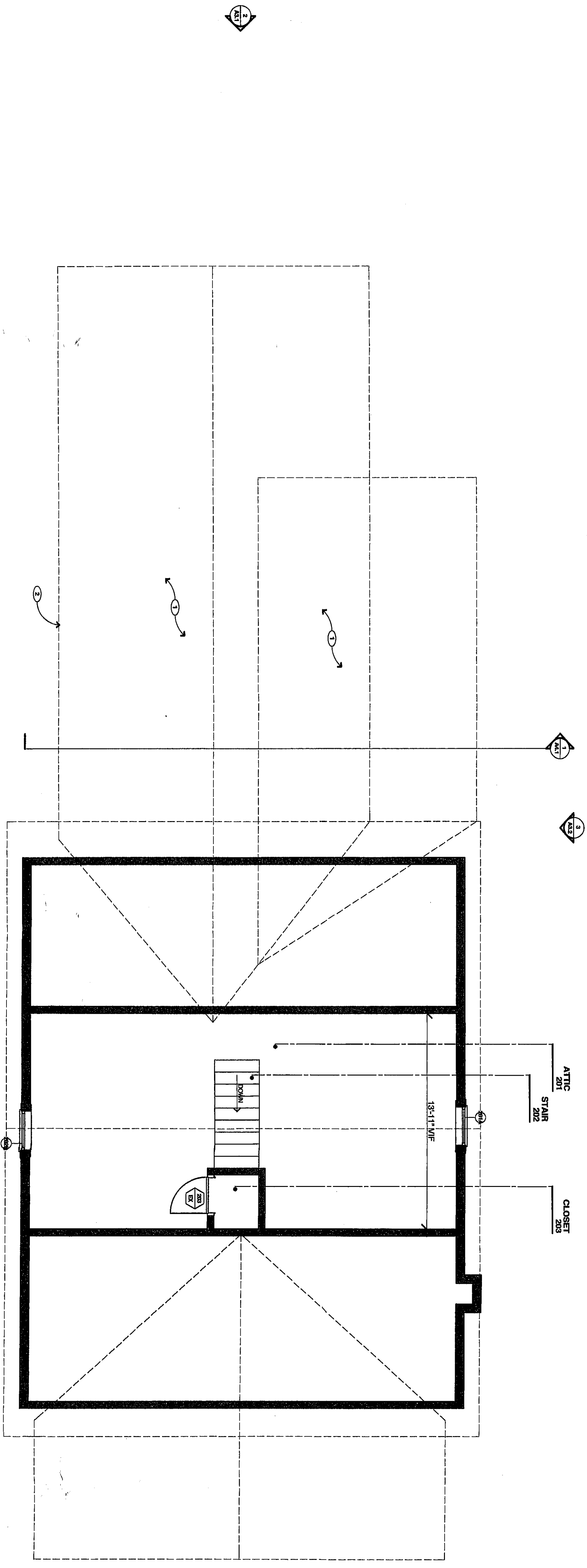
**CONSTRUCTION PLAN DRAWING LEGEND**

- New partition
- Existing partition to be remain
- Drawing key notes
- Door number
- Existing door to remain. See door schedule for door finish.
- Existing and new window. See window schedule for detail.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

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 ALBERT STEWART  
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**1st Floor Construction Plan**  
**A2.1**  
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**01** Attic Plan  
SCALE: 1/4" = 1'-0"

**CONSTRUCTION PLAN NOTES**

1. See *Architectural Construction Notes*.

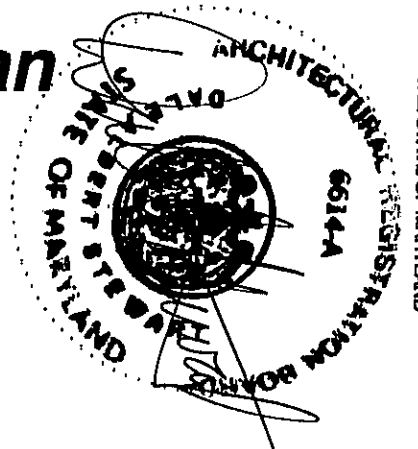
**CONSTRUCTION PLAN WORK NOTES**

- 1 Vent attic area with gable and ridge vents
- 2 Floor above, (tp)
- 3
- 4
- 5
- 6
- 7

**CONSTRUCTION PLAN DRAWING LEGEND**

- New partition
- Existing partition to be remain
- Drawing key notes
- Door number
- Existing door to remain. See door schedule for door finish.
- Existing and new window. See window schedule for detail.

APPROVED  
Hickory Planning Commission  
Date: 8/4/04  
[Signature]



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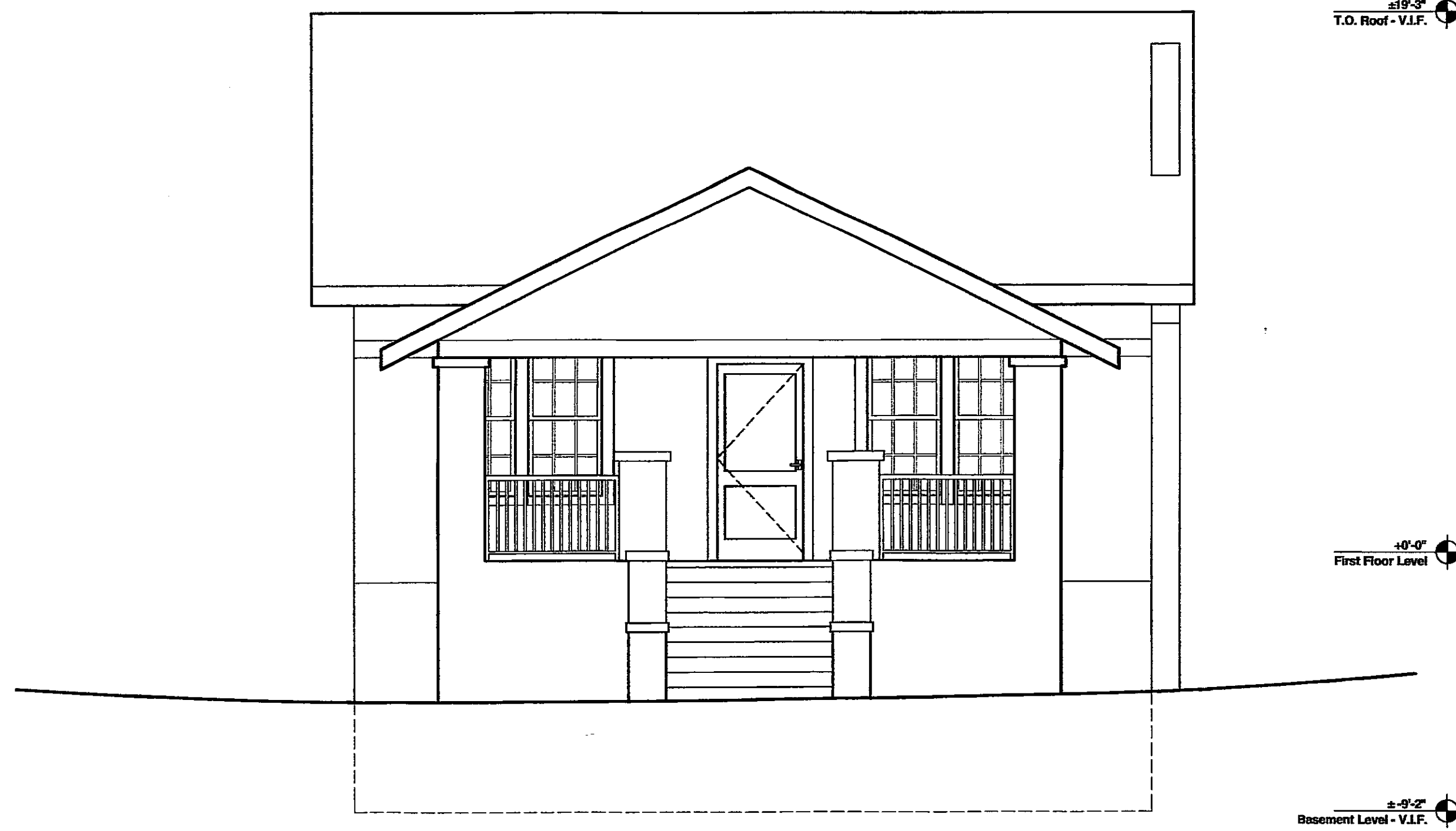
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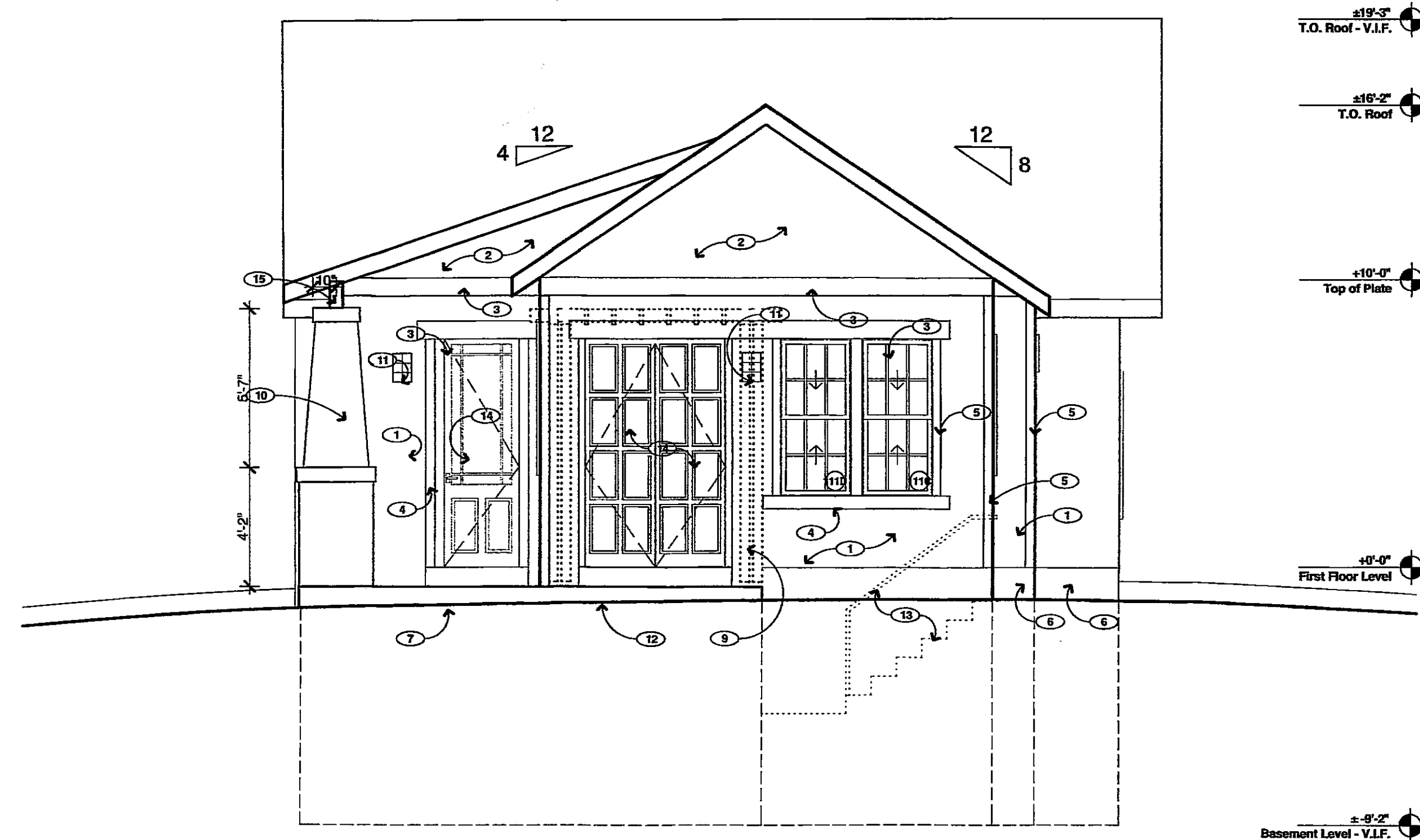
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**01 Southwest Elevation (Front of House)**  
SCALE: 1/4" = 1'-0"



**02 Northeast Elevation (Back of House)**  
SCALE: 1/4" = 1'-0"

**ELEVATION PLAN NOTES**

1. See project manual for more information.

**ELEVATION PLAN WORK NOTES**

- 1 Siding type 1. ~~CertainTeed vinyl lap siding with 6" exposure. Match Architect's sample. See Add Alternate below. USE ADD ALTERNATE BELOW~~
- 2 Siding type 2. ~~CertainTeed 10" random-hand-split vinyl shake shingles. Match Architect's sample. See Add Alternate below. USE ADD ALTERNATE BELOW~~
- 3 Harditrim XLD Smooth Planks 5/4" thick x 8". Prime and paint to match Architect's sample.
- 4 Same as Trim in note 5, except 5/4" x 6".
- 5 Same as Trim in note 5, except 5/4" x 4".
- 6 CMU retaining wall - parge and paint.
- 7 Concrete patio - seal and finish to match Architect's sample.
- 8 5" outer diameter painted aluminum rain water leader, shown with dashed lines. Provide concrete splash block.
- 9 New exterior "Arts and Crafts" trellis
- 10 New exterior "Arts and Crafts" column - See A2.1 for more information.
- 11 Exterior light, refer to Power and Signal Plans.
- 12 New CMU retaining wall with synthetic stone face.
- 13 New wood steps with gaurdail (shown dashed for clarity).
- 14 Confirm door style with owner.
- 15 New exposed wood beam - prime and paint to match Architect's sample.
- 16 Roof Base Bid: ~~GAF Royal Sovereign 3-tab asphalt shingles. USE ADD ALTERNATE BELOW~~
- 17 Gutter - See Roof Plan for more information.
- 18 Downspout - See Roof Plan for more information. (Shown dashed for clarity)
- 19 Galvanized sheet metal half-round light well w/ 1/2" gravel.

Siding Alternate: Siding type 1. Hardiplan smooth lap siding w/ 6" exposure. Corner trim to be 5/4" x 4" Harditrim. Match Architect's sample.  
Siding Alternate: Siding type 2. Hardishingle Individual Shake Shingles to match existing shingles in entry gable. Prime and paint to match Architect's sample.  
Window Alternate: See Window Schedule.  
Roof Alternate: GAF Stalene - color to be determined.

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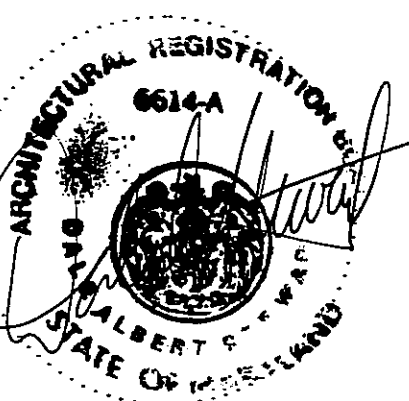
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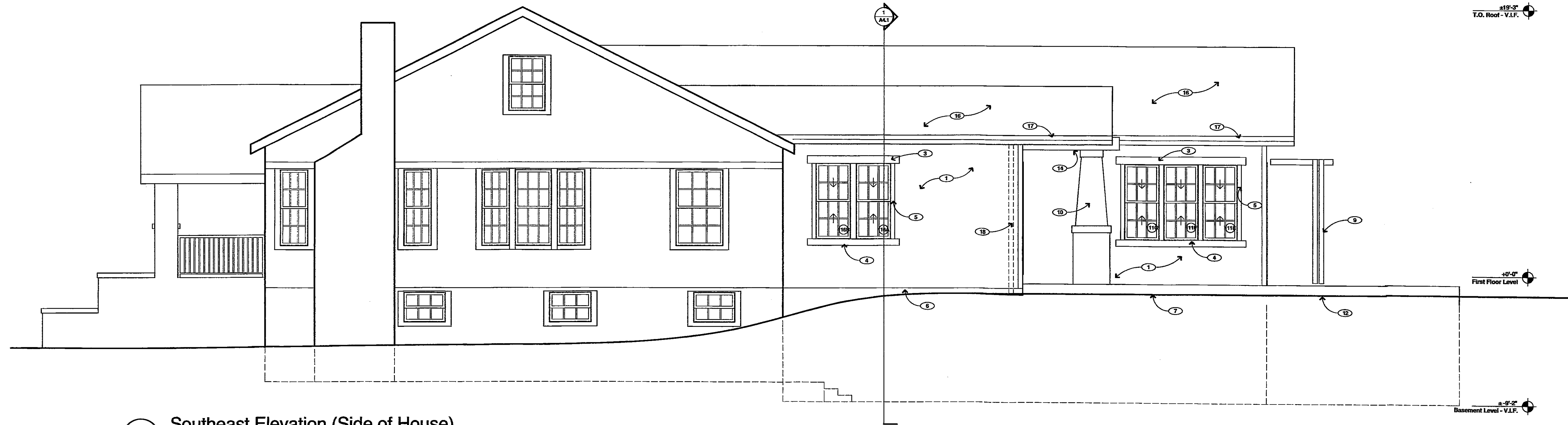
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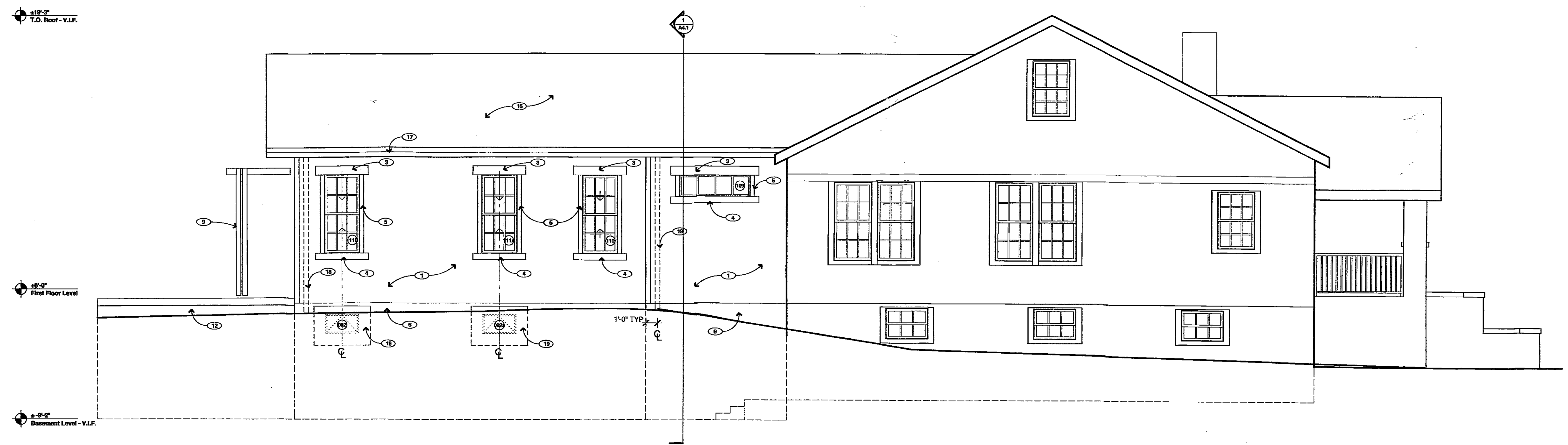
**Exterior Elevations**



**A3.1**



**01** Southeast Elevation (Side of House)  
SCALE: 1/4" = 1'-0"



**02** Northwest Elevation (Side of House)  
SCALE: 1/4" = 1'-0"

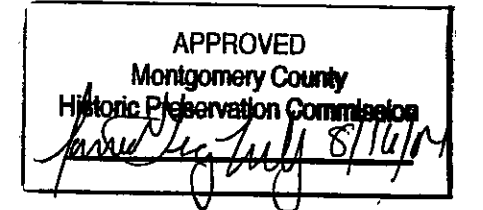
**ELEVATION PLAN NOTES**

- See project manual for more information.

**ELEVATION PLAN WORK NOTES**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>Siding type 1. <i>CertainTeed vinyl lap siding with 6" exposure. Match Architect's sample. See Add Alternate below. USE ADD ALTERNATE BELOW</i></li> <li>Siding type 2. <i>CertainTeed 10" random hand split vinyl shake shingles. Match Architect's sample. See Add Alternate below. USE ADD ALTERNATE BELOW</i></li> <li>Harditrin XLD Smooth Planks 5/4" thick x 8". Prime and paint to match Architect's sample.</li> <li>Same as Trim in note 5, except 5/4" x 6".</li> <li>Same as Trim in note 5, except 5/4" x 4".</li> <li>CMU retaining wall - parge and paint.</li> <li>Concrete patio - seal and finish to match Architect's sample.</li> <li>5" outer diameter painted aluminum rain water leader, shown with dashed lines. Provide concrete splash block.</li> <li>New exterior "Arts and Crafts" trellis</li> </ol> | <ol style="list-style-type: none"> <li>New exterior "Arts and Crafts" column - See A2.1 for more information.</li> <li>Exterior light, refer to Power and Signal Plans.</li> <li>New CMU retaining wall with synthetic stone face.</li> <li>New wood steps with gaurdrail (shown dashed for clarity).</li> <li>Confirm door style with owner.</li> <li>New exposed wood beam - prime and paint to match Architect's sample.</li> <li>Roof Base Bid: <i>GAF-Royal-Sovereign-3-tab-asphalt-shingles. USE ADD ALTERNATE BELOW</i></li> <li>Gutter - See Roof Plan for more information.</li> <li>Downspout - See Roof Plan for more information. (Shown dashed for clarity)</li> <li>Galvanized sheet metal half-round light well w/ 12" gravel.</li> </ol> |
|---|--|

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Roof Alternate: GAF Slateline - color to be determined.



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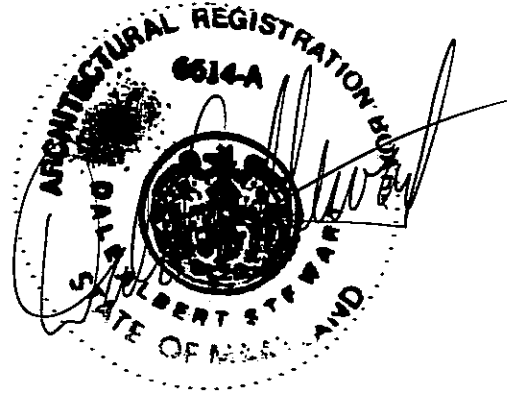
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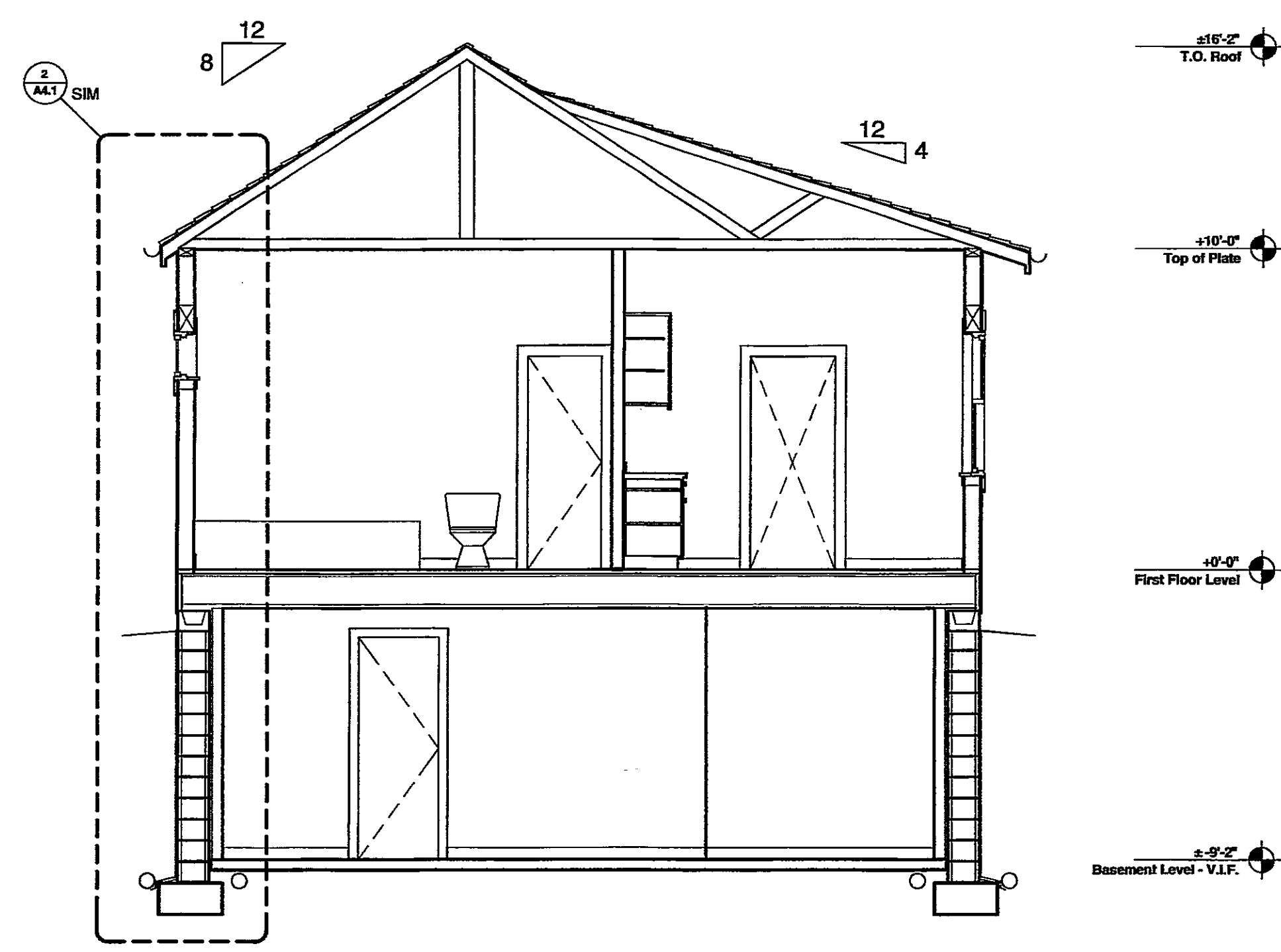
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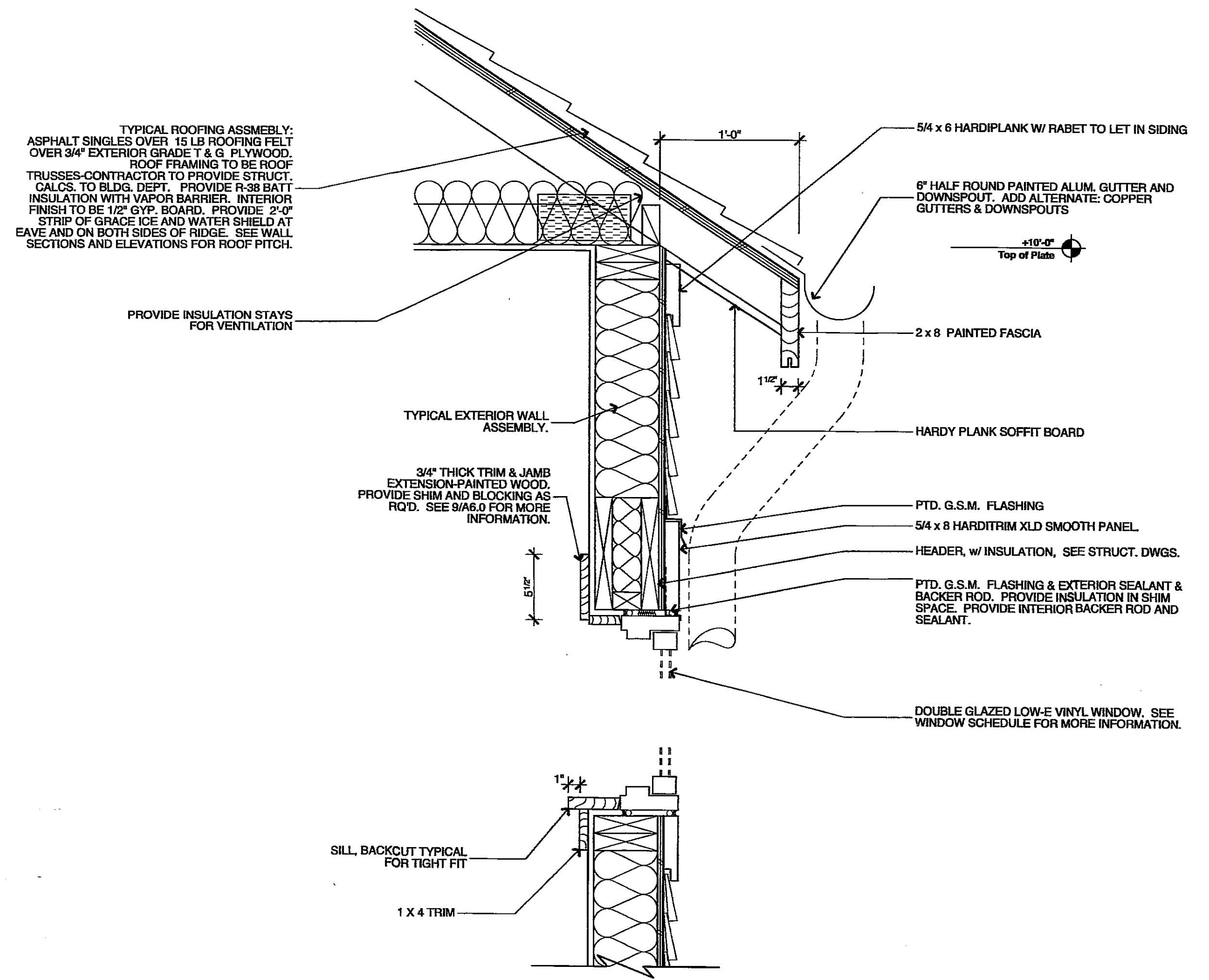
**Exterior Elevations**

**A3.2**

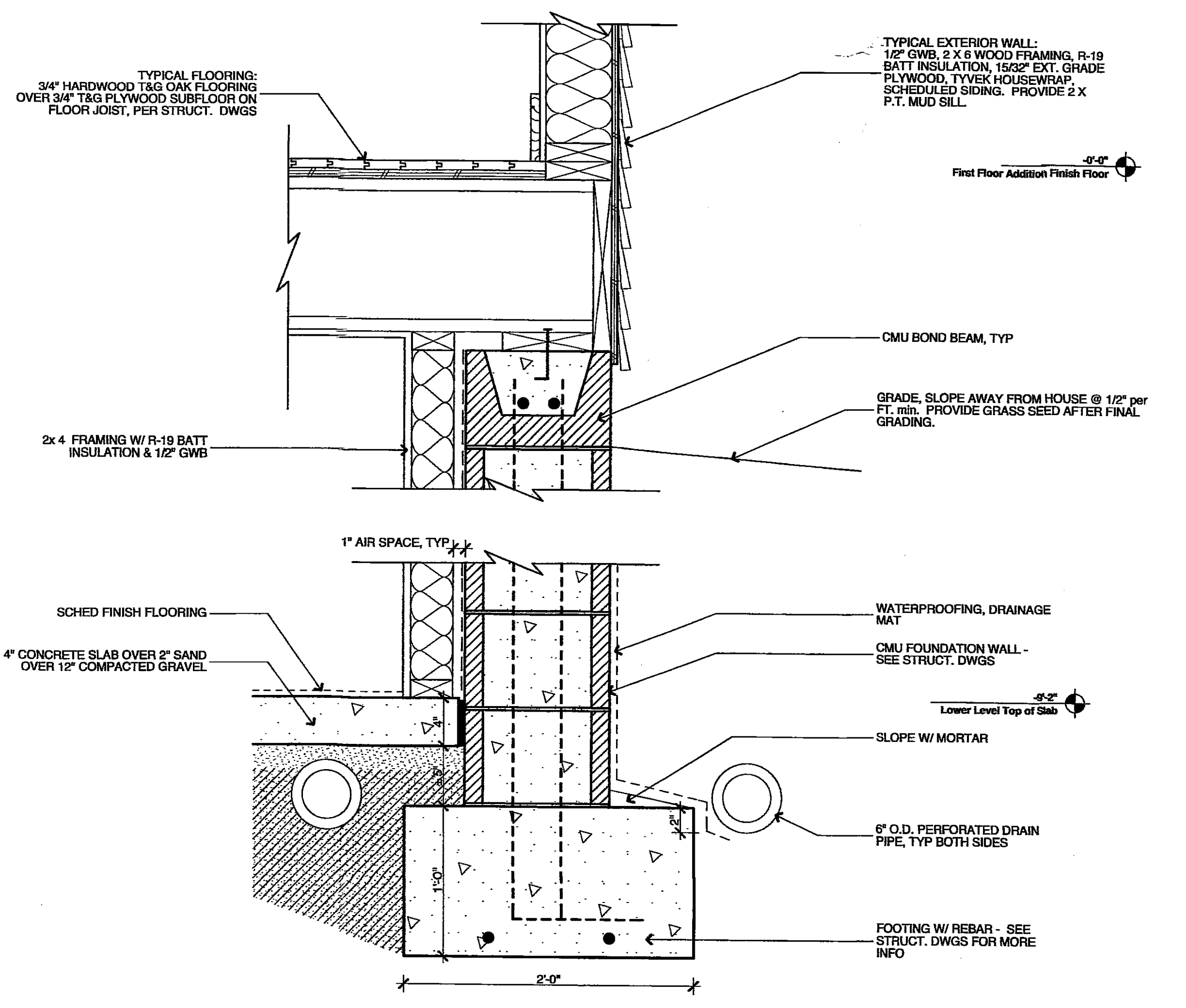
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**01 Building Section**  
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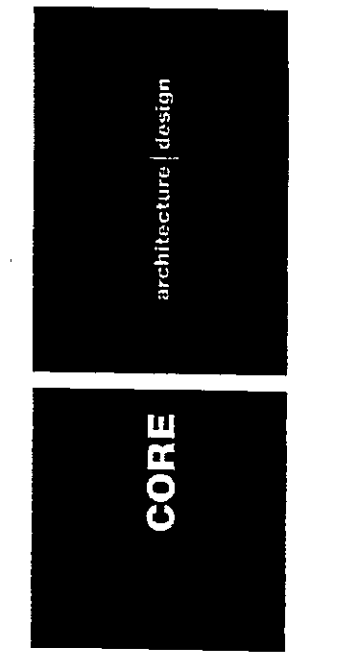


**02 SECTION DTL. @ 1ST FLOOR CEILING**  
SCALE: 1 1/2" = 1'-0"



**Nadel/Wood Residence**  
7105 Sycamore Ave.  
Takoma Park, Maryland 20912

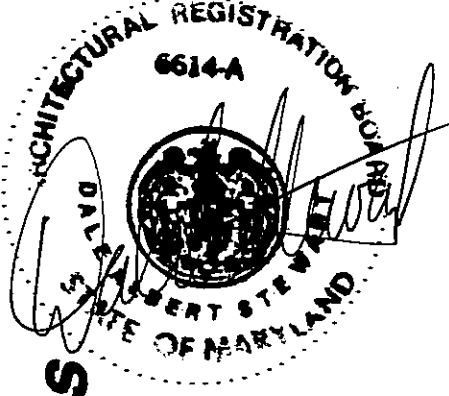
1010 Wisconsin Avenue, NW  
Suite 405  
Washington, DC 20007  
T 202-462-6116  
F 202-462-6235  
E GEN@COREdb.com



DB RS, EP  
CB RS  
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DT 8/4/04  
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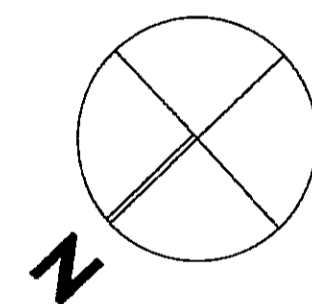
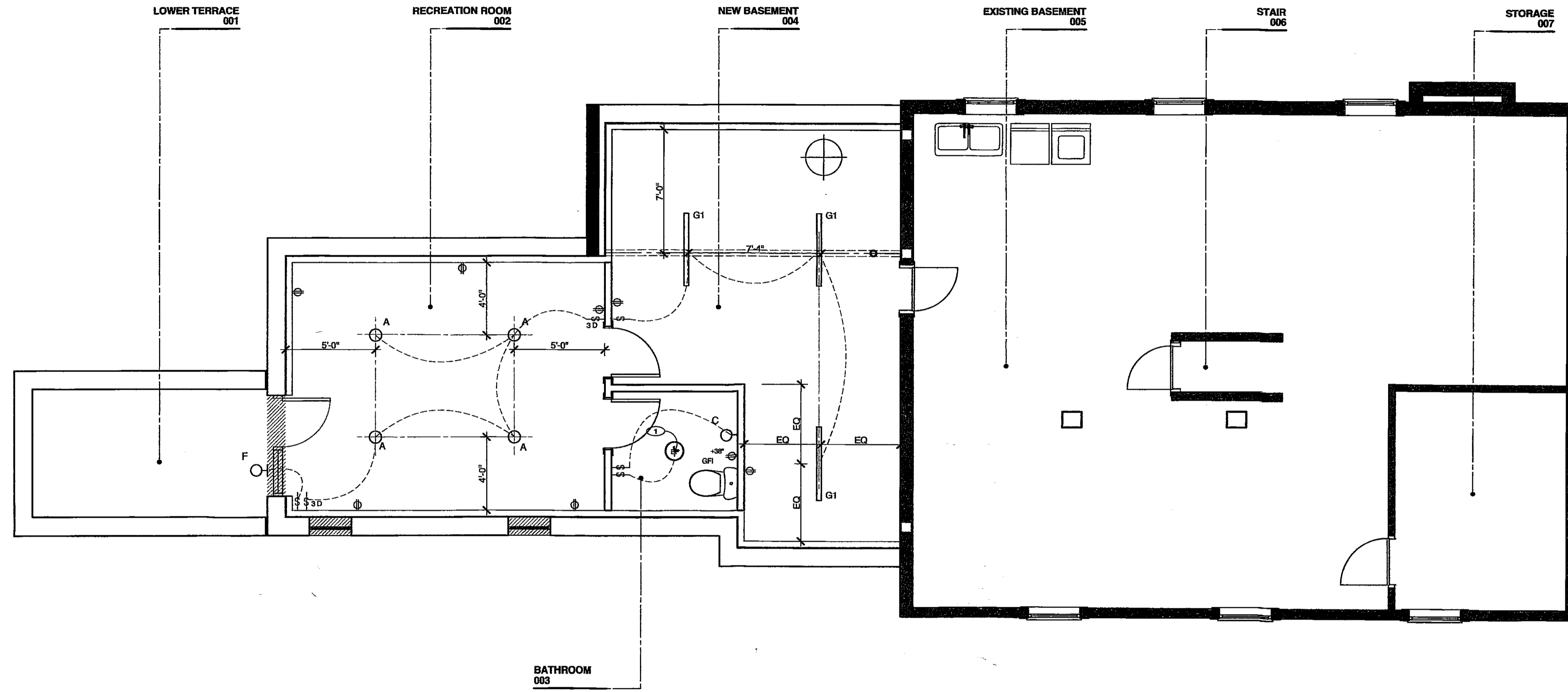


Sections/Interior Elevations

APPROVED  
Montgomery County  
Historic Preservation Commission  
*James Lee* 8/11/04

**A4.0**  
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**01** Basement Plan  
SCALE: 1/4" = 1'-0"

**POWER & SIGNAL PLAN NOTES**

- Contractor shall visit the site and familiarize themselves with and verify all existing conditions and variances prior to submittal of proposal. No consideration will be granted by reason of lack of familiarity on the part of the contractor with actual physical conditions of the site. Inspect each and every area affected by the total demolition of the space and obtain permits and notices authorizing demolition as required.

**POWER & SIGNAL PLAN WORK NOTES**

- Ⓢ Mount fixture in center of ceiling

**POWER & SIGNAL PLAN DRAWING LEGEND**

- New partition
- Existing partition to be remain
- Drawing key notes

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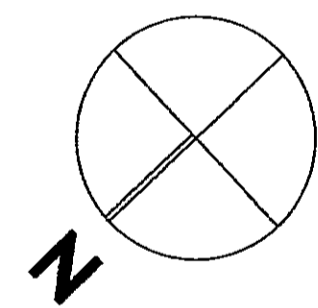
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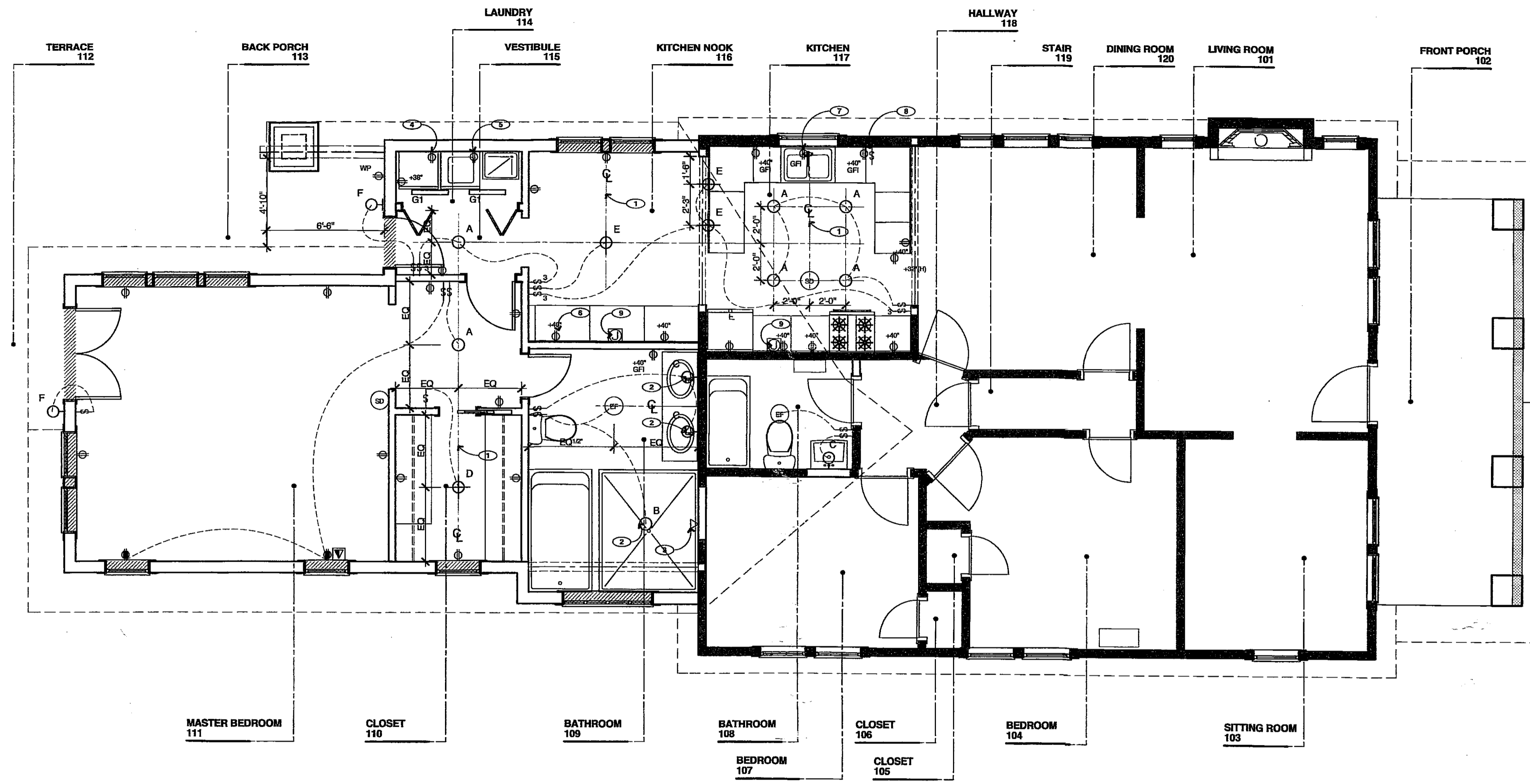


**Basement Lighting / Power & Signal Plan**

**A5.0**  
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**01** First Floor Plan  
 SCALE: 1/4" = 1'-0"



**POWER & SIGNAL PLAN NOTES**

- Contractor shall visit the site and familiarize themselves with and verify all existing conditions and variances prior to submittal of proposal. No consideration will be granted by reason of lack of familiarity on the part of the contractor with actual physical conditions of the site. Inspect each and every area affected by the total demolition of the space and obtain permits and notices authorizing demolition as required.

**POWER & SIGNAL PLAN WORK NOTES**

- Center light fixture on window(s)
- Center light fixture on plumbing fixture.
- Shower head
- Outlet for washer
- Outlet for dryer
- Outlet for refrigerator
- Outlet for garbage disposal
- Switch for garbage disposal
- Junction box for future light.

**POWER & SIGNAL PLAN DRAWING LEGEND**

- New partition
- Existing partition to be remain
- Drawing key notes

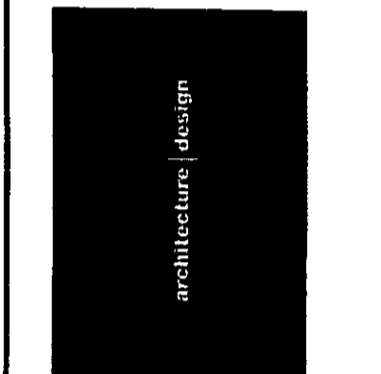


1st Floor Lighting / Power & Signal Plan

**A5.1**

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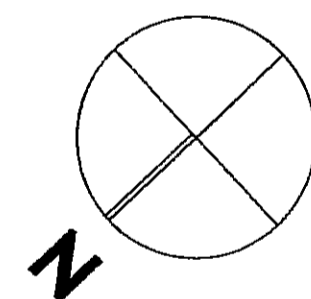
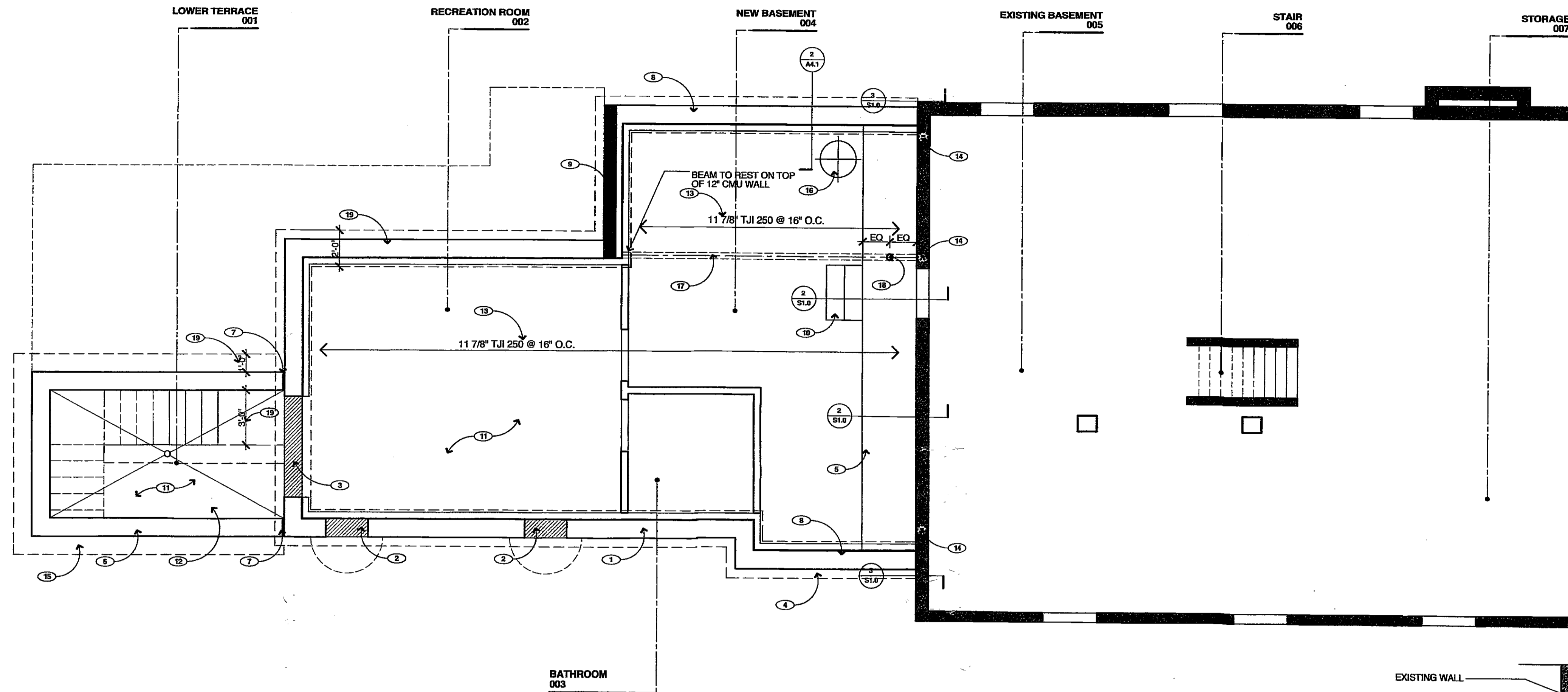


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 PN 0404.00  
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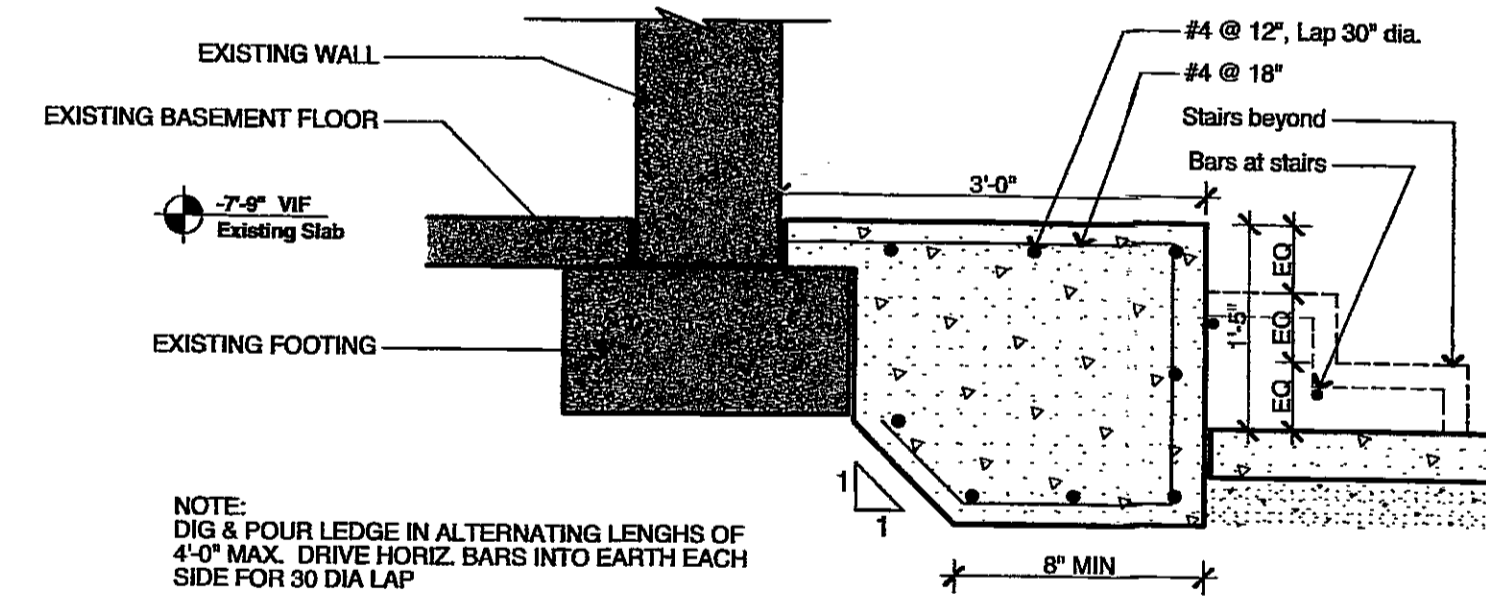
**01** Foundation Plan  
SCALE: 1/4" = 1'-0"

**STRUCTURAL PLAN NOTES**

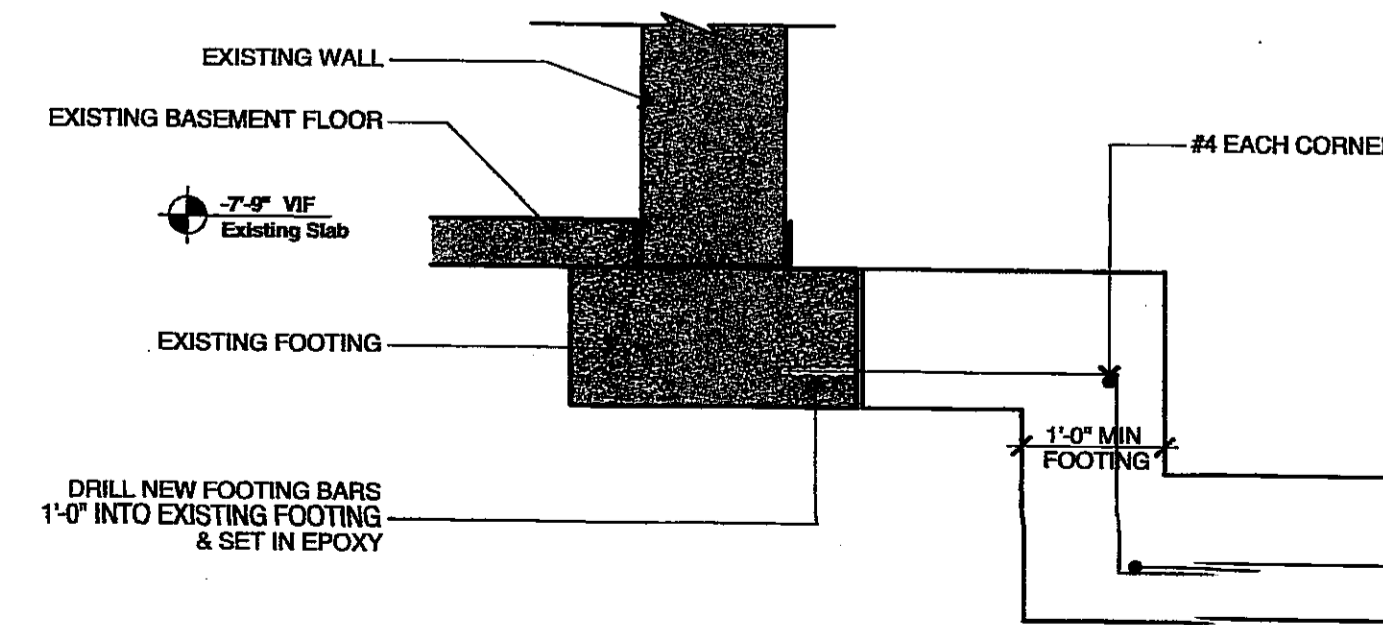
1. Basement and Lower Terrace are to be priced as an Additional Alternate. Base bid is slab on grade w/ 8" CMU stem wall and trench footing.
2. Live loads: Roof 30psf, First Floor 40psf, Second Floor 30psf. Soil Value: Soil bearing is assumed at 2000PSF - Contractor shall verify the value and notify the engineer 48 hours before the first footings are poured.
3. Footings: Bottoms of all footings shall be 1'-0" into undisturbed soil and be 2'-6" Min below exterior grade.
4. Concrete: All concrete shall be 3000psi @ 28 days
5. Reinf Steel: All reinf steel shall be ASTM A-615, Grade 60. Concrete protection shall be as follows: Footings = 3"
6. Structural Steel: All steel shall be ASTM A-36 generally and A-501 w/ Fy=36ksi for pipe sections. Connections shall be made with ASTM A-325 high strength bolts. The rigid frames shall have all welded connections. Steel shall be fabricated and erected in accordance with AISC specifications for buildings. Submit Shop Drawings for approval prior to fabrication.
7. Slab on grade: Except where noted, slabs shall be 4" thick reinforced w/ 6x6 W1.4 x W1.4 welded wire fabric poured over 2" sand, 4" washed gravel & a 6 mil vapor barrier.
8. Timber: Conventional framing shall be No. 2 southern pine or eq. Microlaminated (ML) timber sizes shown are based on Fb=2,400psi, E = 2,000,000psi
9. Provide double joists under all partitions parallel to floor joists. Provide solid blocking at joist bearing, typ. Provide double studs at all beam bearings. Provide one row of joist bridging at mid-span of all floor joists, min.
10. Lintels: Timber (2) 2x10's unless otherwise noted.

**STRUCTURAL WORK NOTES**

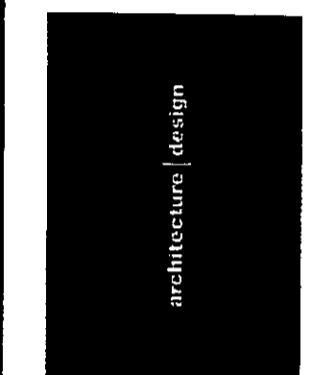
- 1 12" thick CMU wall w/ #5 rebar @ 32" O.C.
- 2 CMU lintel w/ (2) #4 rebar
- 3 CMU lintel w/ (2) #5 rebar
- 4 Trench footing below: 24" x 12" w/ (2) #5 continuous rebar
- 5 Concrete shell
- 6 Lower Terrace retaining wall - See A2.0 for more information.
- 7 Provide control joint
- 8 Top of wall to be continuous bond beam w/ (2) #4 rebar. Provide wire mesh in lower to retain mortar.
- 9 4" wide CMU @ top of basement wall. Provide enough courses for an 8" maximum step from finish floor to top of exterior concrete deck.
- 10 Concrete steps.
- 11 4" concrete slab.
- 12 Slope to drain.
- 13 Floor framing for ground floor.
- 14 Post above - See Roof Framing Plan.
- 15 Footing for retaining wall w/ (4) #5 continuous rebar.
- 16 Sump pump.
- 17 W12x35
- 18 6" O.D. standard pipe column on footing: 4'-0" x 2'-0" x 1'-0" w/ (5) #4 rebar S.W., (3) #4 rebar L.W.
- 19 Dimension of footing below.



**02** SECTION AT CONCRETE SHELF  
SCALE: 3/4" = 1'-0"



**03** SECTION AT NEW FOOTING  
SCALE: 3/4" = 1'-0"



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THE STATE OF MARYLAND







# Nadell Wood Residence

## Project Manual

### Volume 1

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 8/11/04

*See note on window scheduled  
site landscape notes.*

CORE

AUG 04 2004





**Nadell Wood Residence**  
**Project Manual**  
**Volume 1**

**CORE**

AUG 04 2004

# Abbreviations

ACOUS.	Acoustical
ADJ.	Adjustable
AFF	Above Finish Floor
AL.	Aluminum
ARCH.	Architectural
BD.	Board
BLDG.	Building
BLK., BLK'G	Block, Blocking
CABN'T, CAB.	Cabinet
CLG.	Ceiling
COL.	Column
CONC.	Concrete
CONT.	Continuous
CLR.	Clear
CL	Center Line
DBL.	Double
DIA	Diameter
DIM	Dimension
DN.	Down
DWG., DRWG.	Drawing.
E.	East
EA.	Each
EL.	Elevation
ELECT.	Electrical
EQ.	Equal
F.D.	Floor Drain
FIN.	Finish
FL.	Floor
FLUOR.	Fluorescent
F.T.	Foot or Feet
FURR.	Furring
GA.	Gauge
GLV.	Galvanized
GL.	Glass
GWB.	Gyp. Wall Board
H.C.	Hollow Core
HDWD.	Hardwood
HDWE.	Hardware
H.M.	Hollow Metal
HORIZ.	Horizontal
HT.	Height
INSUL.	Insulation
JT.	Joint
LT.	Light
MAX.	Maximum
MECH.	Mechanical
MET.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted

N.	North
N.I.C.	Not In Contract
#	Number
N.T.S.	Not To Scale
O.C.	On Center
O.D.	Outside Diameter
OPNG.	Opening
OPP.	Opposite
P.G.	Paint Grade
P. LAM.	Plastic Laminate
PLYWD.	Plywood
PR.	Pair
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RM.	Room
R.O.	Rough Opening
S.	South
SCHED.	Schedule
SECT.	Section
SHT.	Sheet
SIM.	Similar
SPEC.	Specification
SQ.	Square
S.S.	Stainless Steel
STD.	Standard
STL.	Steel
SYM.	Symmetrical
TEL.	Telephone
TH.	Thick
TYP.	Typical
UNF.	Unfinished
UON	Unless Otherwise Noted
UNO	Unless Noted Otherwise
VCT	Vinyl Composition Tile
VERT.	Vertical
VIF	Verify In Field
W.	West
W/	With
WD	Wood
W.F.	Wood Flooring
W/O	Without
W.S.	Wet Stack

# General Notes

1. Bid date deadline: tbd.
2. This package represents the Base Bid work.
3. Break out bids per CSI categories.
4. Price add/deduct alternates separately.
5. Provide estimated construction schedule.
6. The contract documents are instruments of service and shall remain the property of the Architect whether the project for which they are prepared is executed or not. The contract documents are not to be used by anyone for other projects or extensions to the project nor are they to be modified in any manner whatsoever except by agreement in writing and with appropriate compensation to the Architect.
7. Do not scale drawings; dimensions govern. Verify dimensions before proceeding with work. If discrepancies are discovered between drawings, contact architect for resolution before proceeding.
8. Horizontal dimensions indicated are to/from face of stud, except as noted.
9. Vertical dimensions are from above finished floor (AFF), unless noted otherwise. Contractor to notify Architect when deviation is greater than allowed in note 10.
10. These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements.
11. Floor Tolerance: GC to immediately verify slope and report any deviation over a 1/4 inch slope in 10 feet to the Architect prior to commencing work. Any leveling required greater than 1/4 inch slope in 10 feet shall be the responsibility of the GC.
12. Dimensions are not adjustable without approval of architect unless noted ( $\pm$ ).
13. Make all necessary provisions for items as indicated on the drawings to be furnished or installed by owner. Provide protection for these provisions until completion of the project. General Contractor to coordinate provisions for NIC items with appropriate trades.
14. General Contractor shall be responsible for checking contract documents, field conditions and dimensions for accuracy and confirming that work can proceed as shown before proceeding with construction. Clarifications regarding any conflicts shall be received prior to related work being started.
15. General Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing and sprinkler equipment (to include all piping, duct work; structural members and conduit) and that all required clearances for installation and maintenance of above equipment are provided. Elements in conflict shall be determined and reviewed with architect prior to construction proceeding.
16. General Contractor and sub-contractors shall coordinate and show the layout and exact location of all partitions, doors, electrical/telephone outlets and light switches with the architect in the field before proceeding with construction.
17. Mechanical, electrical, plumbing shall be reviewed with the architect. No construction shall proceed until coordination and review with the Architect.
18. Contractor shall provide manufacturer's specifications, installation instructions, shop drawings & samples of all materials, methods, and trades to be used for the architect's review & approval prior to ordering or proceeding with the work.
19. Contractor to follow manufacturer's recommended specification & installation procedures. If these are contrary to the contract documents, contractor shall notify architect, in writing immediately, to resolve discrepancies prior to proceeding.
20. The Contractor will supply physical samples and cut sheets of all exposed assemblies, finishes, and materials for approval by the Architect.



21. The AIA "General Conditions of the Contract for Construction" AIA Document A201, 1997 Edition, published by the American Institute of Architects, hereinafter referred to as "General Conditions", is hereby made part of the contract documents, the same as if bound herein.
22. The contract documents consist of the following:
  - A. Owner-Contractor Agreement (The Contract)
  - B. General Conditions
  - C. Drawings as dated in agreement (The Drawings)
  - D. Addenda
  - E. Modifications
  - F. Specifications
23. All work shall comply with applicable codes, amendments, rules, regulations, ordinances, laws, orders, approvals, etc. that are required by public authorities. In the event of conflict, the most stringent requirements shall govern. Requirements include, but are not necessarily limited to, the currently applicable editions or publications of the following:
  - A. International Residential Code 2000
  - B. Montgomery County Building Code
  - C. National Fire Protection Association
  - D. American National Standards Institute
  - E. M-NCPPC Historic Preservation Guidelines
24. In the event of conflict between data shown on drawings and data shown on the specification, the specifications shall govern. Detail drawings take precedence over drawings of larger scope. Should the contractor at any time discover an error in a drawing or specification, or a discrepancy or variation between dimensions or drawings and measurements at site, or lack of dimensions or other information, he shall not proceed with the work affected until clarification has been made.
25. Only new items of recent manufacture, of standard quality, free from defects, will be permitted on the work. Rejected items shall be removed immediately from the work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the contractor from the responsibility for quality and character of items used nor from any other obligation imposed on him by the contract.
26. The finished work shall be firm, well anchored, in true alignment, plumb, level, with smooth, clean, uniform appearance without waves, distortions, holes, marks, cracks, stains, or discoloration. Jointing shall be close fitting, neat and well scribed. The finish work shall have no exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for expansion, contraction, and shrinkage as necessary to prevent cracks, buckling and warping due to temperature and humidity conditions.
27. Attachments, connections, or fastenings of any nature are to be properly and permanently secured in conformance with best practice and the contractor is responsible for improving them accordingly. The drawings show only special conditions to assist contractor. They do not illustrate every such detail.
28. The contractor is responsible for verifying the dimensions and elevations at the site. The contractor and sub-contractor shall coordinate the layout and exact location of all partitioning, doors, electrical/telephone outlets, light switches and thermostats with the architect in the field before proceeding with construction.
29. The contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. No allowance of any kind will be made for the contractor's negligence to foresee means of installing equipment into position inside structures.
30. No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable in consequence of owner's or architect's failure to discover or to point out defects or deficiencies during construction. Nor will presence of inspectors on work relieve contractor from responsibility for securing quality and progress of work as required by contract. Defective work revealed within required time guarantees, as specified in the construction contract, shall be replaced by work conforming to intent of contract. No payment whether partial or final, shall be construed as an acceptance of defective work or improper materials.

31. Materials and workmanship specified by reference to number symbol, to title of a specification such as commercial standards, federal specification, trade association standard, or other similar standard, shall comply with requirements in latest edition or revision thereof and with any amendment or supplement thereto in effect on date of origin of this project's contract documents. Such standard, except as modified herein, shall have full force and effects as though printed in contract documents.
32. Contractor shall waive "Common Practice" and "Common Usage" as construction criteria wherever details and contract documents or governing codes, ordinances, etc., require greater quantity or better quality than common practice or common usage would require.
33. Contractor shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable or have a long lead time, contractor shall notify architect immediately.
34. If at any time before commencement of work, or during progress thereof contractor's methods, equipment or appliances are inefficient or inappropriate for securing quality of work, or rate of progress intended by contract documents, owners may order contractor to improve their quality or increase their efficiency. This will not relieve contractor of his sureties from their obligations to secure quality of work and rate of progress specified in contract.
35. The contractor shall coordinate all telephone and data work with the owner's representative.
36. Architect, acting as the owner's designated agent for design of this project, will exercise sole authority for determining conformance of materials, equipment and systems with the intent of the design. Review and acceptance of all items proposed by contractor for incorporation into this work will be by the architect. This function of the architect will apply both to contract as initially signed, and to the changes to contract by modification during progress of work.
37. The Architect will consider substitutions for acceptance only where indicated "equal to" or "substitutions" for specified materials, or for long lead-time. References to makes, brands, models, etc., is to establish type and quality desired; substitution of acceptable equals will not be permitted unless specifically noted otherwise when made accordingly to procedures for substitutions.
38. Exercise extreme care and precaution during construction of the work to minimize disturbances to adjacent properties and/or structures and their occupants, property, public thoroughfares, etc.
39. All debris shall be removed from the house on a daily basis, when possible. Upon completion of the work, remove all debris from the site created by work provided under this contract and leave all areas clean.
40. Permits and Inspections
  - A. The Contractor is responsible for obtaining all necessary permits required to perform the Work.
  - B. The Contractor is responsible for inspections required for the jurisdiction in which the Work is performed. Verify with local regulatory agency exact number, type and schedule of inspections required for the Work prior to commencing with the Work.
  - C. The Contractor shall provide the Owner with documentation and scheduling necessary for Occupancy Permit.
  - D. An agent of the Owner will obtain the Building Permit.
41. Prior to commencing with the Work, the Contractor shall submit to the Architect the following information:
  - A. A Schedule of Values indicating the components of Work listed in sufficient detail to the satisfaction of the Architect and the Owner to serve as a basis for computing values for Applications for Payments during construction.
  - B. A construction schedule for the Work in bar chart form. This schedule will be used as the basis for evaluating progress of the Work and Applications for Payments.
42. The above schedule will be used as the basis for evaluating progress of the Work and Applications for Payments.

43. Applications for Payment shall use AIA Document G702. Applications are to be notarized and bear the signature of an authorized officer.

44. Only approved Change Orders are to be indicated on Applications for Payment.

# Demolition General Notes

1. Contractor shall visit the site and familiarize them with and verify all existing conditions and variances prior to submittal of proposal. No consideration will be granted by reason of lack of familiarity on the part of the contractor with actual physical conditions of the site. Inspect each and every area affected by the total demolition of the space and obtain permits and notices authorizing demolition as required.
2. Contractor shall demolish and dispose of all existing GWB partition shown in dashed lines and shall remove from job site in accordance with applicable local state laws and codes unless directed otherwise by owner.
3. Demolition and removal operations shall not undermine the structural integrity of the building.
4. All holes and openings to be filled and finished to match adjacent material.
5. Provide and maintain protection for base building construction that is scheduled to remain. Take extra precaution to protect frequently used accessways to area(s) of work from unusual wear and tear. i.e. bathrooms and stairs.
6. Unless noted otherwise, the contractor shall completely remove all abandoned mechanical units, support, plumbing fixtures, etc. All resulting openings shall be properly patched.
7. When existing partitions are to be removed, all power, data and telephone outlet switches, etc. mounted on the wall are to be removed and all wiring leading back to panel is to be removed.
8. Immediately clean and remove all debris after a major demolition operation before commencement of the next normal working day. Keep premises clean and do not let debris, rubbish, excess construction material accumulate.
9. Demolition shall be done in neat, workmanlike manner within the limits indicated in the drawings, and in all cases, to the extent needed to produce intended work.
10. Inspect, test and disconnect utility services at main source without disrupting utility services for the scheduled to remain. See mechanical and electrical demo for more information.
11. Remove existing foundation, footing, etc as required for new addition. Refer to Demolition Plan, D1.0 for more information.
12. Remove existing basement access stair as required for new addition. Refer to Demolition Plan, D1.0 for more information.
13. Remove existing walls, floors, doors, windows, associated components, etc as required for new addition. Refer to Demolition Plan, D1.1 for more information.
14. Remove existing kitchen appliances and millwork. Refer to Demolition Plan, D1.1 for more information.
15. Remove existing bathroom fixtures and store in a safe place for reuse. Refer to Demolition Plan, D1.1 for more information.

# Foundation Notes

1. All plain and reinforced concrete must comply with requirements in ACI 318.
2. Concrete footings or foundation walls shall be minimum 3,000 psi. mix.
3. Foundation footing depth to be minimum 30".
4. Minimum soil bearing capacity shall be 2000 psf.
5. Poured in place concrete foundation walls shall be air entrained, smooth formed both sides.
6. Lower Terrace slab to be nominal 4" concrete over 2" sand, 6" gravel, over compacted earth with 6 mil. Poly-vapor.
7. Provide control joints at 30' intervals and at offsets.
8. Basement slabs to be nominal 4" concrete over 2" sand, 6" gravel, over compacted earth with 6 mil. Poly-vapor.
9. Per IRC 2000 - Steel columns and bases shall be given a shop coating of rust-inhibiting paint or equivalent to provide corrosion resistance.
10. Untreated wood shall be minimum 8" above finish grade.
11. Bottom plates on slabs and walls to be pressure treated material.
12. Foundation drains shall be located at builder's discretion according to local site conditions.
13. Sump pump shall be located per plan.
14. No condensate drains into sanitary sewer.
15. Flashing: 20-ml. plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the stone veneer and siding.
16. Structural drawings will be issued with the final Construction Document set.

Note: full basement is add alternate, base bid is slab on grade



# Design Loads

## Table Of Loads

Floor Living Areas	40# PSF (Live) 20# PSF (Dead)
Second Floor Areas	40# PSF (Live) 10# PSF (Dead)
Roof Areas	30# PSF (Live) 10# PSF (Dead)
Walls	20# PSF Wind Load (80 MPH Wind Velocity)

See structural drawings for joist sizes., Joist deflection is  $L/480$ . Joist spacing assumes multiple Span where indicated on plans.

Laminated beams are 2.0 E G-P Lam (LVL) beams by Georgia Pacific. Depth and number will be shown in structural drawings.

1. Installation requirements and specifications for joists to be delivered to the inspector at the framing inspection.
2. 1x6 lateral braces as indicated on truss members are required to reduce buckling length of member and should be nailed to truss members with minimum of two (2) 10d nails. Provisions must be made at ends or specified intervals to restrain or anchor lateral bracing by others..

# Partition Notes

1. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.
2. GC to notify Architect of date for partition layout. Layout to be approved by Architect before beginning construction.
3. Partition types above door are to be same as the adjacent partitions UNO.
4. All partitions joints shall be spackled, taped and sanded smooth with no visible joints.
5. All exterior corners of gypsum board shall have metal corner beads (screwed type), UNO.
6. All dimensions are shown from face of stud, unless noted otherwise. Dimensions at exterior walls are from face of sheathing on exterior.
7. Dimensions indicated to be "clear" or "clr" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction.
8. Any dimension noted "Verify" or "VIF" must be reviewed with the Architect before beginning construction.
9. Provide and install wood blocking as required in partitions at wall hung shelving, cabinets, etc. Verify shop standard with millwork subcontractor and review with the Architect for acceptance prior to installation.
10. All wet locations (bathrooms, shower room, powder room, etc.) are to have walls and ceilings constructed with moisture resistant gypsum wallboard. Durock required around bathtubs and showers, as substrate for tile.
11. Contractor to identify areas to receive access panels. Coordinate exact locations and quantity with Architect. Access doors to be provided by General Contractor and approved by Architect.

# Plan Notes

1. All exterior partitions shall be 2x6-stud construction, and interior partitions shall be 2x4-stud construction unless otherwise noted. Bearing partitions shall have stud placement 16" o/c. maximum.
2. Roof Sheathing will be 3/4" exterior grade tongue and groove plywood, nailed at 3" o/c. at all edges and at 6" o/c. at intermediate framing. Wall sheathing to be 15/32 " exterior grade plywood.
3. Sub-floor to be 3/4" tongue and groove plywood glued and nailed on joist to meet "American Plywood Assoc." approved glued floor system, unless otherwise specified.
4. Firestop all duct chases, bulkheads, laundry chutes, metal flues and all shafts at each floor.
5. Roofing membrane to be 30# felt. Provide Grace Ice and Water Shield at valleys, ridges, eaves, and rakes per manufacturer's specifications.
6. Wall membrane to be Tyvek Housewrap. Install per manufacturer's specifications.
7. Foundation wall to be concrete masonry unit. Parge and apply "spraycrete" finish to exterior of foundation wall. See Structural Drawings for more information.
8. Foundation Waterproofing. Provide drainage board over foundation waterproofing. Provide perforated drainpipe at perimeter of foundation.
9. Attic spaces and roofs shall be ventilated with continuous ridge and soffit vents per minimum class unless otherwise noted. All vents to have insect screens. Ridge vent to be painted sheet metal cap.
10. Roofing material will be minimum Class "C". Roof to be Synthetic slate to match existing slate roof. Welsh Mountain Slate Inc. Assume 6" exposure. 1-800-865-8784.
11. Provide vapor barrier on warm side of walls, ceilings, and roofs.
12. All flashing shall be corrosion resistant.
13. New windows. Refer to window schedule.
14. New doors. Refer to door schedule.
15. Every operable window to the outside space will be provided with screens. French doors shall be provided with screens.
16. New Gutters and downspouts. Painted aluminum. Gutters to be 6" half round. Downspouts to be 6" outer diameter.
17. HVAC system. Provide new forced air hvac system for cooling addition. Contractor to analyze existing hvac system and include pricing for repairing or refurbishing existing system.
18. Plumbing System. Extend and tie into existing plumbing system. Contractor to verify that existing hot water heater is adequate for additional load. If the hot water heater is not adequate, contractor to include price for a supplemental hot water heater. Contractor to analyze existing system and include pricing for repairing or refurbishing existing system. Contractor to verify with WSSC if new main or drainage lines are required. See Plumbing Fixture schedule for more information.
19. Electrical System. Contractor to analyze existing system and include pricing for repairing or refurbishing existing system. Contractor to recommend how addition will tie into existing electric system. Provide new 200-amp panel for addition.
20. Provide 14" x 30" painted wood access panel at tub connections.
21. All bathrooms: centerline of water closet to finished wall must be 15 inches. Shower and tub enclosures must be safety glass.
22. All bathrooms shall be vented to the exterior of the building. Refer to Power and Signal Plans.

23. Windows as second egress (sleeping areas) shall be minimum 5.7 sq. ft. operable area with maximum sill height 44" above finish floor, min. hgt. 24", min. width 20".
24. Minimum of 7'-6" clear ceiling height for habitable rooms per building code. Minimum clear height at stairways to be 6'-8".
25. Exterior stairs shall have a minimum rise of 4" and a maximum rise of 7" and a minimum tread length of 11".
26. The landing at the exterior of an exterior doorway shall not be more than 8 1/2" below the top of the threshold as per building code.
27. New Washer and Dryer. Owner provided, contractor installed.
28. Kitchen Range and Oven. Owner provided, contractor installed.
29. Kitchen Hood. Owner provided, contractor installed.
30. Dishwasher. Owner provided, contractor installed.
31. Garbage Disposal. Owner provided, contractor installed.
32. Refrigerator. Owner provided, contractor installed.
33. Kitchen Millwork 1. Base cabinet with drawers and shelves. Cabinet doors to clear finished hardwood veneer over 3/4" mdf. Assume 1-1/2" thick granite counter and 6" high back splash.
34. Kitchen Millwork 2. Same as Millwork 1
35. Kitchen Millwork 3. Same as Millwork 1
36. Kitchen Millwork 4. Same as Millwork 1
37. Kitchen Millwork 5. Same as Millwork 1
38. Kitchen Millwork 6. Same as Millwork 1
39. Master Bathroom Millwork 7. Base cabinet millwork. Provide base cabinet with drawers and doors and 1 shelf. Assume clear finish hardwood veneer, premium grade. See AWI cut sheets enclosed. Assume 1 1/2" thick marble counter with undercounter mounted sink.
40. Master Bathroom Millwork 8. Same as Millwork 8
41. Master Closet Millwork, owner will contract with 3<sup>rd</sup> party closet installer for this work. Provide blocking for closet millwork, coordinate with 3<sup>rd</sup> party closet installer.

# Insulation Notes

1. Ceilings/attic – blown wool or fiberglass for R-38 total.
2. Exterior wall – 5 1/2" batted R-19 insulation with vapor barrier to the inside.
3. Ground floor . Fiberglass batt R-30 between framing members. Insulate exposed foundation walls to 2'-0" below grade-R-11.
4. House insulation and glazing to comply with International Energy Conservation Code (IECC) 2000. Use Prescriptive Package #5, Zone 10. See attached IECC worksheet.
5. Rough carpentry contractors shall install a compressible sill between all sill plates and the top of foundation wall.
6. Rough carpentry contractors shall seal with construction adhesive at all panel butt joists, plates at floor and ceiling, and all window and door flanges/jambes prior to and during erection.
7. Mechanical/plumbing/electrical contractors shall be required to seal all horizontal and vertical penetrations in the exterior wall caused by their trade.
8. All sheathing penetrations caused by erection shall be patched and repaired according to manufacturer specifications.

# Millwork Notes

1. Submit shop drawings and hardware catalog cuts of millwork hardware for review by the Architect in accordance with the requirements of the contract documents. Shop drawings shall show the design and dimensions, and clearly indicate in large scale the construction of the various components, reinforcements and all other pertinent data and information as required for construction. Any variation from the drawings must be clearly noted as a variation from the requirements. Fabrication of millwork shall not proceed until the Architect has approved shop drawings.
2. The method of manufacturing, fabricating and installing millwork and equipment and its structural components defined in the contract documents is representative and indicates design intent only. If the materials, details or dimensional properties are at variance with the GC's or manufacturer's recommendations, alternate details will be considered for review when shop drawings are submitted in accordance with the contract documents. It shall be the responsibility of the GC to guarantee that the millwork and equipment will have proper support, stability, and fault-free performance. All work shall conform to Architectural Woodwork Institute (AWI) standards for premium construction.
3. The GC shall be responsible for making certain that millwork items are not delivered until areas are sufficiently dry so that the millwork will not be damaged by excessive changes in moisture content. All delivered units shall match the final approved shop drawings and samples. Units, which are marred, chipped or otherwise damaged, shall be repaired or replaced as determined by the Architect. Units shall be protected during shipment and installation. After installation of units in their proper location, all protection shall be removed and all surfaces thoroughly cleaned to the complete satisfaction of the Architect. Surfaces shall then be recovered and protected.
4. Before proceeding with the millwork, the manufacturer is to obtain field measurements and verify dimensions and provide shop-drawing details to ensure an accurate fit. Any variance found in the field must be brought to the attention of the Architect.
5. It is the intent of the Architect that the hardware represents the highest quality and lasting durability for its specific function. If, in the opinion of the GC, the hardware indicated on the drawings does not represent the above-stated intent, he shall notify the Architect in writing with stated reasons and proposed substitutions.
6. Install millwork to be plumb, level, true and straight with no distortions. Shim as required using concealed shims.
7. Scribe and cut work to fit adjoining work and refinish cut surfaces or repair damaged finish at cuts. Provide clear sealant at all joints.
8. Anchor millwork to built-in blocking or directly attach to substrate. Secure to grounds, strapping and blocking with counter-sunk, concealed fasteners and blind nailing, as required, for a complete installation.
9. Repair or replace damaged or defective millwork wherever deemed necessary. If millwork cannot be adequately repaired, it shall be replaced to the satisfaction of the Architect.
10. The manufacturer shall submit two 12" x 12" samples of all millwork finishes (including marble or granite) for written verification and approval. Finishing of millwork is not to proceed until such samples have been approved.
11. All millwork to have transparent finishes to be constructed according to AWI standards for premium grade construction
12. Millwork contractor to provide field layout of all work and report any discrepancies to the GC.
13. Provide blocking as required at locations to receive millwork. Contractor responsible for assuring integrity of blocking and its location.
14. All cabinets to have adjustable, self-closing hinges.

# Finish Plan Notes

1. Before proceeding with procurement, the respective installer shall field verify dimensions to assure that sufficient quantities of materials are ordered to complete the work.
2. Walls and surfaces receiving paint and wall coverings, etc., shall be properly prepared prior to finish installation as per manufacturer's specifications. "J" beads or other gypsum metal trim shall be spackle blended into adjacent surfaces.
3. Finishes shall be installed in strict accordance with the manufacturer's specifications and instructions and in a manner consistent with the highest quality and standards of workmanship.
4. Where there is a question as to the acceptable level of quality for the installation of any materials, the Architect shall act as mediator.
5. Upon receipt from the manufacturer, the installer shall inspect materials for defects, flaws, shipping damage, correct color and pattern. In addition, the respective installer shall provide three 12" square samples of finishes for written verification and acceptance by the Architect. Prior to beginning work, damaged or wrong materials shall be returned to the manufacturer for immediate replacement to prevent delays in the completion of the work.
6. Compliance with the manufacturer's requirements for handling, storage, installation and protection is the exclusive responsibility of the GC and his respective installers.
7. The respective installer shall advise the Architect of locations of changes in dye lots, batches or similar color shifts.
8. Ceiling registers, vents, grills, diffusers, speakers, etc. shall be painted in semi-gloss to match ceiling.
9. The installer shall refer to the elevation sheet(s), and detail sheet(s) for specific locations of all finishes. Should the installer find any discrepancies, omissions, ambiguities or conflicts on the plans, he should bring the item(s) to the attention of the Architect for direction, before proceeding with any work in question.
10. Verify plastic finishes with elevations. Should the contractor find any discrepancies, he should bring the items to the attention of the Architect before proceeding.
11. Wall or ceiling reveals are to be painted as noted on pertaining details. Consult architect for clarification should any discrepancies exist before proceeding.
12. Where paints or wall coverings of two different types or colors abut, the seam shall be on an inside corner only.
13. Floor sub-surfaces shall be properly prepared prior to finish installation. Surfaces shall be sealed, sized or properly prepared per manufacturer's specifications. The GC shall flash patch uneven floor slab surfaces in order to provide a flat, smooth and continuous floor surface.
14. Floor tolerance: Any leveling greater than 1/4" in 10'-0" shall be the responsibility of the General Contractor. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level and shall not follow variations in floor plane. G.C. to report any deviations to architect upon.
15. Exposed glass edges to be polished.



## Mechanical Notes

1. All pipes, ducts, vents wiring and chases, which penetrate ceilings directly below truss of roof assemblies, shall be firestopped.
2. All kitchen exhaust fans and bath fans shall be vented to outside air.
3. Air handler – Size and model as per heat loss calculations.
4. Provide separately switched exhaust fans at all bathrooms.
5. CONDENSATE DISPOSAL: An approved means shall be provided for the collection and disposal of condensate from the air cooling to outside of building or other approved locations. Where the cooling coil or air-conditioning unit is located above a living space, or where structural damage may result from condensate overflow, an additional watertight pan of corrosion-resistant metal shall be installed beneath the cooling coil or unit to catch overflow and separate drain may be provided in lieu of the second drain pan. The additional pan or the free standing overflow shall be provided with a drain pie, minimum of three-fourths inch normal pipe size, discharging at a point which can be readily observed.
6. Allow 36" wide access area in front of HVAC equipment access panel.

# Electrical Notes

1. Electrical System. Provide new electrical system. Provide 200-amp service for addition. Use Romex cable. Provide electrical outlets per electrical code. Power and Signal Plan will be provided in the Construction Document phase.
2. Provide power for all kitchen appliances, washer, dryer, and sump pump.
3. Height of ceilings and bulkheads are above finished floor.
4. All dimensions of light fixtures are as noted on plans.
5. Dimensioned light fixtures are from finish face of partitions to center line of fixture and from center line of fixture to center line of fixture
6. All multiple switch locations are to be ganged and installed with a single faceplate. Cover plates shall not be cut and butted together.
7. Receptacles, switches and respective cover plates are to be white plastic. Style to match those in existing house.
8. Exact locations of thermostats shall be identified by GC and verified in field by the Architect prior to installation.
9. Any discrepancies with light fixtures, switches, thermostats, diffusers as to location between Architectural drawings and field conditions shall be clarified with the Architect before proceeding with installation.
10. The GC shall be responsible for electrical work to be done in strict accordance with applicable codes, regulations and requirements for the governing body having jurisdiction.
11. Fixtures of similar type are to be hung at the same height. See fixture schedule for mounting heights.
12. Fixtures shown suspended from ceiling are to be supported independently from mechanical or electrical devices.
13. Drywall ceilings are not to contain any access panels.
14. Electrical GFI per NEC.
15. Electric panel box location to be coordinated with the architect.
16. Approved smoke detectors shall be installed per building code.
17. Outlets to be mounted 18" above finished floor to centerline of cover plate UNO. Outlets at non-standard mounting heights shall be installed from the finished floor to centerline of outlet, vertically at designated height.
18. Outlets are dimensioned horizontally from finished face of wall (or partition) to centerline of outlet and to centerline of outlet to centerline of outlet. Outlets shown grouped together shall not be more than 5 inches apart and shall be spaced equally apart, UNO.
19. Double duplex outlets are to be a single quad box with matching faceplate.
20. Refer to Architectural drawings for general location of outlets, switches, and phone jacks. Exact location of these items will be confirmed during a site visit.
21. Any discrepancies or conflicts between Architectural and field conditions shall be clarified with the Architect before beginning of work.
22. Floor outlet locations are to be "marked" by the GC and approved by the Architect in the field prior to installation.
23. Outlets within 6'-0" to "wet" areas are to be Ground Fault Interruption (GFI) type.

# Alternate Notes

- 1) Alternates to be priced separately.

## Alternate List

- **Alternate 1:** Full Basement is an additional alternate. Base bid is slab on grade.
- **Siding Alternate:** Siding type 1. Hardiplank smooth lap siding with 6" exposure. Corner trim to be 5/4" x 4" Harditrim. Match Architect's sample.  
*BASE BID →*
- **Siding Alternate:** Siding type 2. Hardishingle Individual Shake Shingles to match existing shingles in entry gable. Match Architect's sample.  
*BASE BID →*
- ~~Window Alternate: See Window Schedule.~~
- **Roof Alternate:** GAF Slateline. Color to be determined.  
*BASE BID →*
- **Insulation Alternate:** Insulation to be Natural Cotton Fiber and Deni m. Ultra-touch. Made from post industrial cotton and denim fibers, formaldehyde and resin free. See attached cut sheet.
- **Paint and Sealers Alternate:** All Paint to be Benjamin Moore EcoSpec very low VOC content. See attached cut sheet.
- **Air Filtration System:** Provide electrostatic air filtration system.
- **Concrete BlockAlternate:** Use Seal tech water resistant block. See attached cut sheet.
- **Plywood and Substrate Boards:** All plywood and substrate boards to be formaldehyde free.
- **Domestic Water Heater (if required):** Energy factor greater than .60.
- **Central AC and heat pumps:** SEER rating of 16 or higher.



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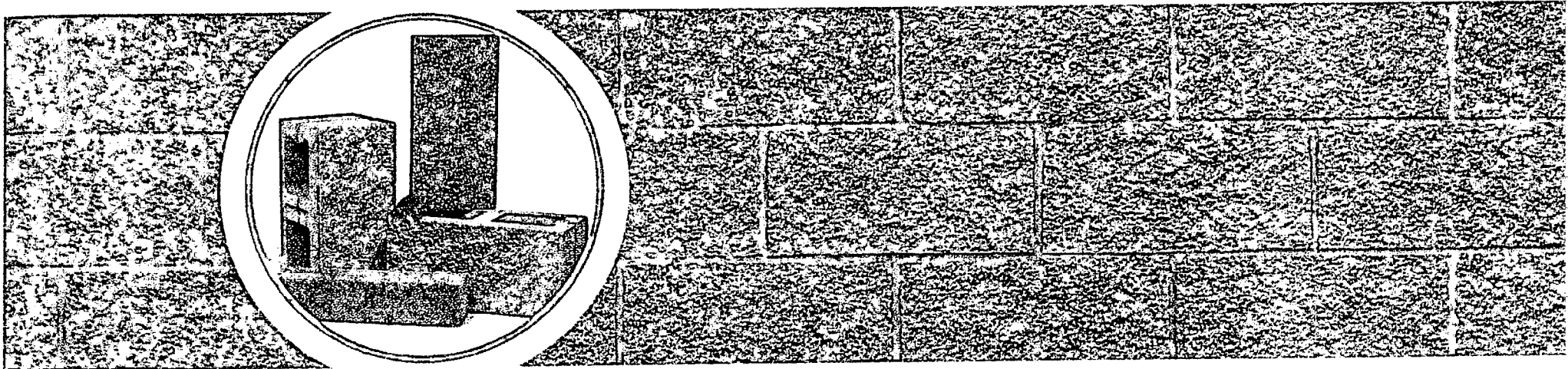
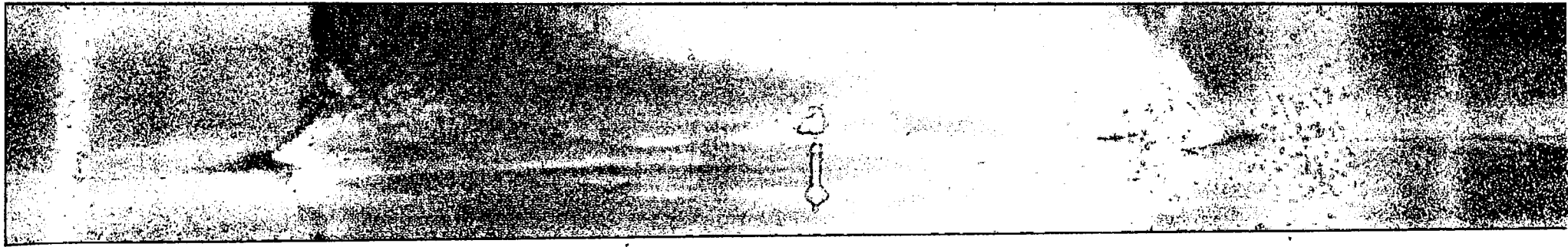
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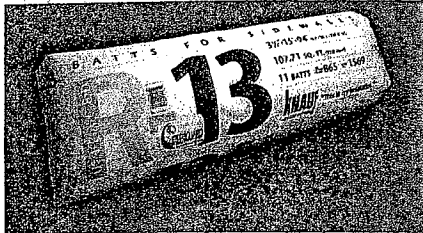
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CONCRETE  
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## INSULATION

### CERTIFIED FIBERGLASS



Shelbyville, Ind. — Knauf's fiberglass insulation products are recognized for indoor air quality performance with certification by the GREENGUARD Environmental Institute. Knauf provides third-party confirmation of its low emitting status for Volatile Organic Compounds (VOCs), including formaldehyde, and IAQ excellence. Knauf Insulation was the first insulation manufacturer to address the issue by earning certification from the GREENGUARD Environmental Institute. All of Knauf's air handling, residential and metal building insulations are GREENGUARD Certified.

READER SERVICE NO. 100

### ENGINEERED PAPER-FIBER CELLULOSE



Charlotte, NC — Cocoon brand cellulose from U.S. GreenFiber LLC insulation is engineered paper-fiber insulation designed to minimize energy loss. Blown into wall cavities and attics of new home construction projects, it creates a continuous blanket of protection without gaps and voids. It does not cause itching and requires no special handling or labeling to minimize health risks. Cocoon is made from 100% recycled newspaper and other paper products.

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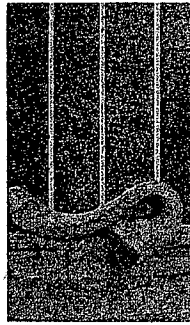
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### NATURAL COTTON FIBER AND DENIM

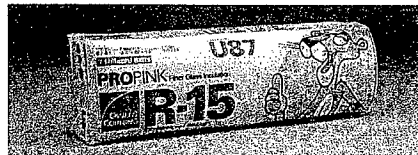
Chandler, Ariz. — Made of post-industrial cotton and denim fibers, UltraTouch brings fire, fungi and corrosive resistance to batt insulation that is formaldehyde and resin free, does not itch, requires no carcinogenic warning labels and can be installed without protective clothing or gear. UltraTouch's

patented manufacturing process ensures superior soundproofing, maximum thermal performance and fire resistance all in an insulation free of noxious chemicals. UltraTouch contains over 80 percent post-industrial recycled content, but it does not contain any harmful chemicals or irritants and therefore does not pose any VOC or off-gassing concerns. Bonded Logic, Inc. recently announced that its new state-of-the-art manufacturing facility in Chandler, Ariz., will be built in accordance with the Leadership in Energy and Environmental Design (LEED) Rating System standards.

READER SERVICE NO. 102



### RECYCLED CONTENT, CERTIFIED FIBERGLASS



Toledo, Ohio — Owens Corning invented fiberglass insulation in the 1930's and have been developing products that make buildings warmer, quieter, dryer and more durable ever since. Owens Corning has been recognized by Scientific Certification Systems for: fiberglass insulation containing, on average, at least 30 percent recycled glass; and extruded polystyrene insulation made from a minimum 15 percent post-industrial recycled material. Owens Corning products have also been awarded Greenguard Certification for indoor air quality, including PINK fiberglass batts and rolls, all blowing wools, Foamular extruded foam, QuietZone batts and acoustic floor mat, SelectSound black acoustic blanket and FoamSealR ridged sill gasket.

READER SERVICE NO. 103

### PERMEABLE VAPOR RETARDER

Valley Forge, Pa. — CertainTeed Corp.'s Insulation Group has introduced a vapor

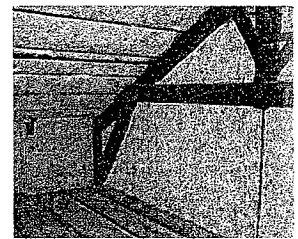
retarder for use with unfaced fiberglass insulation that breathes and allows excess moisture to escape from wall cavities. Called MemBrain, this patented new smart vapor retarder is a polyamide film that changes permeability from less than 1 perm at low humidity (such as during winter) to greater than 20 perms at high relative humidity. When moisture penetrates construction, it can condense on cold surfaces and accumulate in the wall cavity. Excess moisture can then result in moisture problems such as mold growth and rot. A nylon-based material, MemBrain is also impermeable to organic pollutants and gases.

READER SERVICE NO. 104



### FEATHERS, WOOL AND TEXTILE FIBERS

Chicago — The French company NAP'TURAL is launching a patented new insulating material called BATIPLUM for the building industry.



Made of feathers, wool and textile fibers, this blanket-like material is available in two categories, BATIPLUM mur (for walls) and BATIPLUM toiture (for roofing). BATIPLUM consists of 70 percent safety-treated Oeko-Tex standard 100 duck feathers, 20 percent thermofusible textile fibers and 10 percent hygienic wool, creating a natural, effective heat insulating material. It can be used in all new construction or renovation operations. The company says the material conforms with the High Environmental Quality approach and is recyclable.

READER SERVICE NO. 105

### SUCROSE-BASED OPEN-CELL FOAM

New Orleans — Apex Foam and Coatings announces the introduction of their newest innovation for commercial and residential insulation applications, EARTH-SEAL FOAM .5 (light density, half-pound class 1 foam) HCFC-free, Sucrose-Based

INSULATION ALTERNATIVE

## Site Landscape Notes

1. Re-grade existing site to slope away from house. Minimum slope 1/4"/Foot.
2. Provide 6" new topsoil for area 20' around addition.
3. Provide grass seed for areas disturbed during construction.
4. Provide straw bales and silt fences to prevent soil erosion during construction.
5. Provide new asphalt parking space as shown on Site Plan, A1.0
6. Provide new ~~wood~~ fence along southeast property line as shown on Site Plan, A1.0.



Nadell Wood  
 Residence  
 Project Number: 04004.00  
 7/1/04

Room Finish Schedule

Room Number	Room Name	Floor	Walls	Base	Ceiling	Note
001	Lower Terrace	concrete	n/a	n/a	n/a	This is an add alternate
002	Recreation Room	Carpet	G.W.B.	4" Vinyl	G.W.B.	This is an add alternate
003	Bathroom	Vinyl Composition Tile	G.W.B.	4" Vinyl	G.W.B.	This is an add alternate
004	New Basement	n/a	n/a	n/a	n/a	This is an add alternate
005	Existing Basement	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
006	Stair	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
007	Storage	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
101	Living Room	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
102	Front Porch	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
103	Sitting Room	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
104	Bedroom	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
105	Closet	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
106	Closet	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
107	Bedroom	Existing to remain	Existing to remain	Existing to remain	Existing to remain	Patch new wall and floor portions and finish to match existing
108	Bathroom	Existing to remain	Existing to remain	Existing to remain	Existing to remain	Patch new wall and floor portions and finish to match existing
109	Bathroom	Ceramic Tile	Ceramic Tile	4" Ceramic Tile	G.W.B.	Tile walls adjacent to bath tub and shower up to ceiling
110	Closet	Wood Floor	G.W.B.	match exist.	G.W.B.	
111	Master Bedroom	Wood Floor	G.W.B.	match exist.	G.W.B.	
112	Terrace	n/a	n/a	n/a	n/a	
113	Back Porch	n/a	n/a	n/a	n/a	

*Room Finish Schedule*

Room Number	Room Name	Floor	Walls	Base	Ceiling	Note
114	Laundry	Vinyl Composition Tile	G.W.B.	4" Vinyl	G.W.B.	
115	Vestibule	Wood Floor	G.W.B.	match exist.	G.W.B.	
116	Kitchen Nook	Wood Floor	G.W.B.	match exist.	G.W.B.	
117	Kitchen	Wood Floor	G.W.B.	match exist.	G.W.B.	
118	Hallway	Existing to remain	Existing to remain	match exist.	Existing to remain	
119	Stair	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
120	Dining Room	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
201	Attic	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
202	Stair	Existing to remain	Existing to remain	Existing to remain	Existing to remain	
203	Closet	Existing to remain	Existing to remain	Existing to remain	Existing to remain	

General Notes

1. Prepare and level all wood subfloors and concrete slabs as required with per flooring (vinyl, carpet, wood, tile, etc.) manufacturer's recommendations.
2. Tile Notes. Thin set tile over waterproof cement board. Provide bullnose, corner, and base pieces. \$12/sf allowance.
3. Wood Trim. All interior wood trim, doors, and windows on this level to be paint grade. Match existing profile of all trim.
4. All G.W.B. to be painted. Flat finish on ceilings, eggshell finish on walls. Color to be determined.
5. Patch and repair any walls, floors, and ceiling after Demolition to accommodate renovation.

Nadell/ Wood Residence  
 Project Number: 04004.00  
 6/18/04

Door Schedule

Door Number	Rough Opening (WxH)	Manufacturer/ Model	Door Size (WxH)	Head Detail	Jamb Detail	Sill Detail	Note
002			5'-0" x 8'-0"				New swinging door w/ glass sidelite
003			vif.				Existing door to remain.
004			vif.				Existing door to remain.
005			vif.				Existing door to remain.
101			vif.				Existing door to remain.
103			vif.				Existing door to remain.
104			vif.				Existing door to remain.
105			vif.				Existing door to remain.
106			vif.				Existing door to remain.
107			vif.				Existing door to remain.
108			vif.				Existing door to be reused - see A2.1
109			2'-6" x 8'-0"				New swinging door
110			2'-2" x 8'-0"				New pocketing door
111A			2'-8" x 8'-0"				New swinging door
111B			4'-8" x 8'-0"				New framed opening, provide head and jamb trim
112			5'-0" x 8'-0"				New pair swinging doors
114			6'-0" x 8'-0"				New bi-folding doors
115			2'-10" x 8'-0"				New swinging door, provide \$600 allowance for door and lockset
116			2'-8" x 8'-0"				New framed opening, provide head and jamb trim
117			vif.				Existing framed opening
118			vif.				Existing door to remain
119A			vif.				Existing door to remain
119B			vif.				Existing door to remain

## Door Schedule

Door Number	Rough Opening (WxH)	Manufacturer/ Model	Door Size (WxH)	Head Detail	Jamb Detail	Sill Detail	Note
119C			vif.				Existing door to remain
120			vif.				Existing framed opening

### General Door Notes

1. Interior Doors: provide Tru-stile 1 3/8" thick MDF (routed out/simulated) 3 panel doors V.I.F. or equal. If door width is 1'-6" or less provide a 3 panel door. See interior elevations for panel design.
2. Existing Interior Doors - V.I.F.
3. Interior Door Hardware-Bedrooms, Bathrooms: Lockset to be Emtek Butte Series knob. Cast bronze. Provide Privacy (Push button) lock. Hinges to match material and finish of lockset.
4. Interior Door Hardware-Closets & Storage: Same as note #2 except with Passage (always open) lockset.
5. Add Alternate: Exterior French Doors - Weathershield, aluminum clad, oak stain grade interior, simulated divided lite, double glazed, low-e. Provide screen door. Provide weatherstripping.
6. Add Alternate: Exterior French Door Hardware - Per manufacturer, dark bronze finish. Provide multi-point hardware at all exterior french doors.
7. Exterior French Door - Base Bid
8. Undercut all doors as required at thresholds.
9. Provide weatherstripping and aluminum sills at all exterior doors.
10. Interior Pocket Doors and Hardware: Match interior doors. Provide wall framing to accommodate pocket door hardware. Hardware to be to Schlage Privacy Set 46-101. Bronze finish.
11. All First Floor doors and trim to be paint grade.
12. Provide cut sheets or shop drawings of all doors and hardware for approval.
13. Provide sample of all trim for approval. Trim to match existing, unless otherwise noted.

**Nadell/ Woods Residence**

Project Number: 04004.00

July 2, 2004

*Window Schedule*

Window Number	Operation	Rough Opening (WxH)	Manufacturer/ Model	Window Size (HxW)	Head Height (A.F.F.)	Detail	Note
W002A	Awning			1'-4" x 2'-4"	7'-6"		Clip installation at CMU opening w/ int wood frmg
W002B	Awning			1'-4" x 2'-4"	7'-6"		Clip installation at CMU opening w/ int wood frmg
W003A	Casement			vif.			Existing to remain
W003B	Casement			vif.			Existing to remain
W003C	Casement			vif.			Existing to remain
W003D	Casement			vif.			Existing to remain
W003E	Casement			vif.			Existing to remain
W005	Casement			vif.			Existing to remain
W101A	Double hung			vif.			Existing to remain
W101B	Double hung			vif.			Existing to remain
W101C	Double hung			vif.			Existing to remain
W101D	Double hung			vif.			Existing to remain
W103A	Double hung			vif.			Existing to remain
W103B	Double hung			vif.			Existing to remain
W103C	Double hung			vif.			Existing to remain
W104A	Double hung			vif.			Existing to remain
W104B	Double hung			vif.			Existing to remain
W108A	Double hung			vif.			Existing to remain
W108B	Double hung			vif.			Existing to remain
W109	Awning			1'-10" x 5'-0"	8'-0"		Mull (2) Awning windows together
W110	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmg
W111A	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmg
W111B	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmg
W111C	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmg

## Window Schedule

Window Number	Operation	Rough Opening (WxH)	Manufacturer/ Model	Window Size (HxW)	Head Height (A.F.F.)	Detail	Note
W111D	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmng
W111E	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmng
W111F	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmng
W111G	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmng
W116A	Double hung			5'-6" x 2'-6"	8'-0"		Fin installation at siding on wood frmng
W117	Double hung			vif.			Existing to remain
W119A	Double hung			vif.			Existing to remain
W119B	Double hung			vif.			Existing to remain
W119C	Double hung			vif.			Existing to remain

**BASE BID**

1. ~~Add Alternate:~~ Windows to be Weathershield aluminum clad, paint grade, double glazed with low-e glass. Hardware to be bright brass.

2. ~~Base Bid:~~ Windows to be Builders Grade vinyl windows, double glazed with snap on muntins.

3. All new windows to receive anodized aluminum clad wood sills.

4. All operable windows to receive insect screens.

5. Alignment of window heads to align with door heads.

6. Provide cut sheets and shop drawings for windows and hardware for approval.

*Must be approved by NPC staff.*

Nadell Wood Residence  
 Project Number: 04004.00  
 7/1/04

*Plumbing Fixture and Accesory Schedule*

Location	Sink	Faucet	Lavatory	Toilet	Toilet Paper Dispenser & Hooks	Towel Bar	Bath Tub	Bath Faucet	Glass Shower Door & Side Panels	Shower Faucet & Head	Shower Curtain Rod
Restroom 003	1	1		1	1	2					
Allowance for each fixture	\$400	\$125		\$300	\$80	\$40					
Total	\$400	\$125		\$300	\$80	\$80					
Kitchen 117	1	1									
Allowance for each fixture	\$750	\$300									
Total	\$750	\$300									
Master Restroom 109	2	2		1	1	3	1	1	2	1	
Allowance for each fixture	\$1,000	\$450		\$500	\$100	\$40	\$0	\$0	\$1,000	\$400	
Total	\$2,000	\$900		\$500	\$100	\$120	\$0	\$0	\$2,000	\$400	
Total											

*Nadell Wood Residence*

Project Number: 04004.00

7/1/04

*Lighting Fixture Schedule*

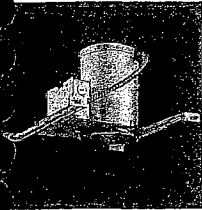
Fixture #	Notes
A	Recessed incandescent light, JUNO 5" universal IC with Haze trim. Deep cone. 206HZ-WH, Bulb PAR 30-50w halogen IR
B	Recessed incandescent light, JUNO 5" universal IC 212-SC, Bulb PAR 30-50w
C	Wall Mounted Bathroom Light Above Vanity, \$200 per fixture allowance.
D	Pendant light, \$150 per fixture allowance.
E	Pendant light, \$200 per fixture allowance.
F	Exterior Wall Mounted Light. \$300 per fixture allowance.
G	Flourescent Strip in Basement
G1	Flourescent Strip in Laundry - Slimline closet light, 18" long (each) - On/Off pull switch, completely wired & ready for install.
Exhaust Fan	Nutone/Quietest fan/QT100L (exhaust to exterior)

1. Use IC (insulated) fixtures in insulated floors and ceilings.
2. Provide cut sheets of all fixtures for approval.
3. Provide all necessary hanging and mounting accessories.
4. For Juno recessed IC (insulated) fixtures provide AirLoc energy conserving gasket.
5. Juno lighting contact: Walter Leiserson 410-795-5800
6. Provide bulbs listed in base bid.



Universal Housings

IC20

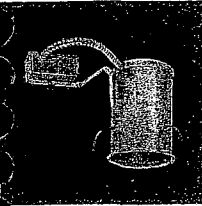


IC Housing "Air-Loc Ready"



Energy efficient, non-perforated housing. For Air-Loc order ALG5 Air-Loc Gasket. Housing can be covered with insulation. 12-3/4"L x 6-5/8"W x 7-1/2"H  
Ceiling cutout: 5-5/8"

IC20R

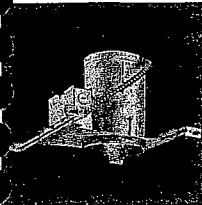


IC Remodel Housing "Air-Loc Ready"



Energy-efficient housing. For Air-Loc order ALG5R Air-Loc Gasket. Housing can be covered with insulation. Installs from below ceiling. 12-1/2"L x 5-7/8"W x 7-1/2"H  
Ceiling cutout: 5-1/2"

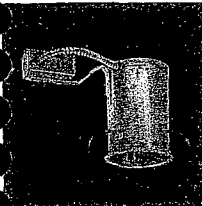
TC20



TC Housing

Requires 3" spacing from insulation. 12-3/4"L x 6-5/8"W x 7-1/2"H  
Ceiling cutout: 5-5/8"

TC20R

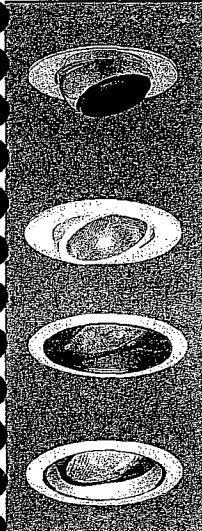


TC Remodel Housing

Requires 3" spacing from insulation. Installs from below ceiling. 12-1/2"L x 5-7/8"W x 7-1/2"H  
Ceiling cutout: 5-1/2"

5" Universal Trims

Adjustables



Eyeball with Baffle

208B-WH Black Baffle  
208B-PB Black Baffle  
208W-WH White Baffle  
35° vertical adjustment, 358° rotation  
50W PAR20/R20

Gimbal Ring with Flat Trim

209-WH  
30° vertical adjustment, 358° rotation  
75W PAR30

Gimbal Ring in Baffle

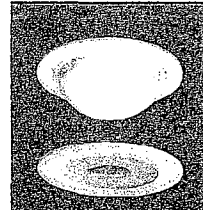
688B-WH Black Baffle  
688W-WH White Baffle  
30° vertical adjustment, 358° rotation  
IC: 50W PAR30; TC: 75W PAR30

Gimbal Ring in Cone

689C-WH Clear Alzak  
689G-WH Gold Alzak  
30° vertical adjustment, 358° rotation  
IC: 50W PAR30; TC: 75W PAR30

5" Universal Trims (continued)

Lensed



Shower Trim (Wet Location Approved)



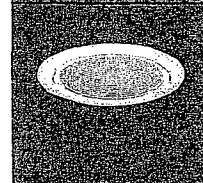
211-PW  
40W A19

PAR Shower Trim (Wet Location Approved)



212-WH  
212-SC  
IC: 50W PAR30/40W A15  
TC: 75W PAR30/60W A15

Downlights



BR30/PAR30 Baffle

205B-WH Black Baffle  
205B-PB Black Baffle  
205W-WH White Baffle  
205B-SC Black Baffle  
IC: 50W PAR30  
TC: 75W PAR30, 65W BR30

Deep Baffle

For TC Housings Only  
Aperture: 4-1/2"  
203B-WH Black Baffle  
203W-WH White Baffle  
TC: 75W PAR30, 65W BR30

PAR30/BR30 Baffle



Aperture: 4-1/2"  
215B-WH Black Baffle  
215W-WH White Baffle  
IC: 65W BR30, 75W PAR30L, 75W PAR30  
w/Socket Extender,  
TC: 75W PAR30L, 75W PAR30 w/Socket Extender,  
85W BR30, 60W A19

BR30/PAR30 Cone



216C-WH Clear Alzak  
216G-WH Gold Alzak  
216W-WH Gloss White  
216HZ-WH Haze  
IC: 65W BR30, 75W PAR30L,  
75W PAR30 w/Socket Extender  
TC: 75W PAR30L, 75W PAR30 w/Socket Extender,  
85W BR30, 60W A19 (Clear and Gold Cone),  
40W A19 (White Cone)

Cone

Aperture: 4-1/2"  
207C-WH Cone in Clear Alzak  
207G-WH Cone in Gold Alzak  
207B-WH Cone in Black Alzak  
207W-WH Cone in Gloss White  
207HZ-WH Cone in Haze  
50W PAR20/R20

Deep Cone

Aperture: 4-1/2"  
206C-WH Cone in Clear Alzak  
206G-WH Cone in Gold Alzak  
206B-WH Cone in Black Alzak  
206PT-SC Pewter Alzak  
206HZ-WH Cone in Haze

IC: 50W PAR30  
TC: 75W PAR30, 65W BR30

Open Frame

201-WH  
65W BR30

B

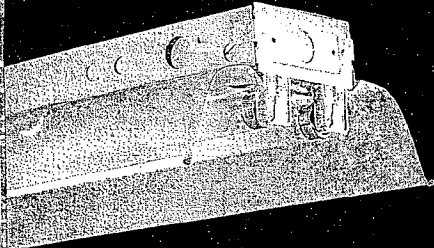
A  
deep cone  
HANDGEP IR



When the Air-Loc® symbol appears next to trim, no gasket is required when used with IC Housings.

Trim Size: 6 1/4" O.D. Trim Finish: WH - White, PB - Polished Brass, SC - Satin Chrome. Note: In Canada when insulation is present, Type IC fixtures must be used.

## GENERAL PURPOSE INDUSTRIAL (RN)



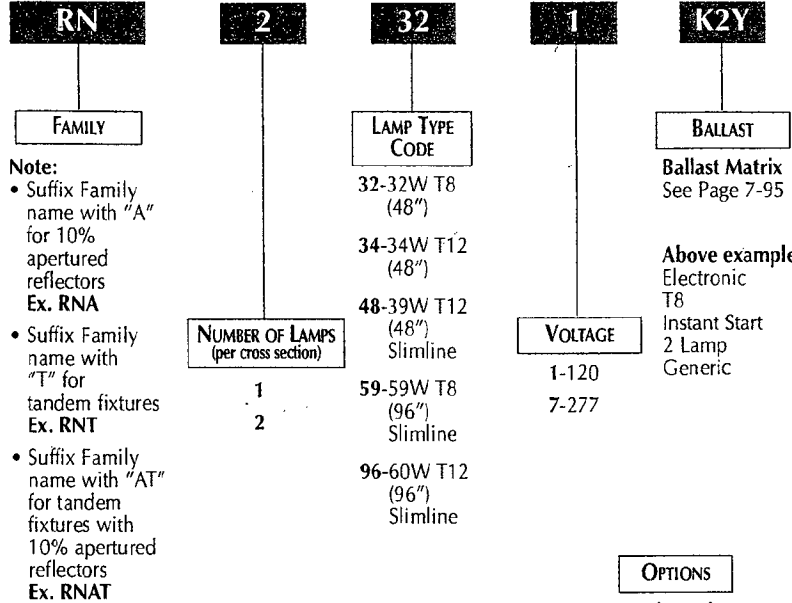
### PRODUCT FEATURES

- Die-formed 4-ft. reflector with transverse ribbing for structural stability
- Quick-release quarter-turn fasteners provide ease of installation and maintenance
- Cord, plug and chain sets available for reduced installation cost
- Combination end plate/coupler assures integrity of row alignment (Heavy-duty 10% coupler available)
- UL Damp Location labels are standard with this series
- **New options available:**
  - A12 Prismatic Lens
  - Cracked Ice Lens
  - Metalized Plastic Parabolic Louvers
  - Aluminum Parabolic Baffles
  - Decorative Reflectors
  - Reflectors with "Silver-coated Strip"
  - Wireguards

## ORDERING INFORMATION

CATALOG NUMBER:

Example: RN2321K2Y



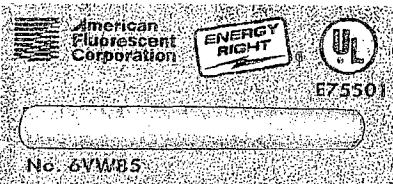
## PRODUCT AVAILABILITY

FAMILY	NOMINAL SIZE	NUMBER OF LAMPS (per cross section)	NUMBER OF LAMPS (per fixture)	LAMP TYPE CODE	LENGTH	WIDTH	HEIGHT
RN	4'	2	2	32, 34	48"	10 3/4"	4 1/8"
		2	2	48			
RN	8'	1	1	59, 96	96"	10 3/4"	4 1/8"
		2	2	59, 96			
RNA	4'	2	2	32, 34	48"	10 3/4"	4 1/8"
		2	2	48			
RNA	8'	1	1	59, 96	96"	10 3/4"	4 1/8"
		2	2	59, 96			
RNT	8'	1	2	32, 34	96"	10 3/4"	4 1/8"
		2	4	32, 34			
RNT	16'	1	2	59, 96	192"	10 3/4"	4 1/8"
RNAT	8'	1	2	32, 34	96"	10 3/4"	4 1/8"
		2	4	32, 34			
RNAT	16'	1	2	59, 96	192"	10 3/4"	4 1/8"

**LIGHTING FIXTURES**

**COMMERCIAL/RESIDENTIAL FIXTURES**

**DECORATIVE VANITY FIXTURES**



**Applications:** For use above vanities, in hallways, corridors or in closets, wall or ceiling mounting.  
**Housing:** Baked white enamel, heavy gauge die formed metal.  
**Ballast:** Prewired, high power factor, rapid start ballast (No. 3JN39 uses T8, high power factor magnetic ballast). 120V, 60 Hz. Complies with Federal Energy Efficiency Standards. Operating tempera-

ture 60-104°F. For operation on grounded system only.  
**Lens:** Distinctive white acrylic diffuser with stylish rounded edges presents a floating cloud look. Fits flush to wall or ceiling.  
**Lamps not included:** For better lighting results use energy-saving, high color rendering lamps such as Staybright-XL, SP, or SPX lamps from GE. See Index under Lamps, Fluorescent. UL Listed (E75501).

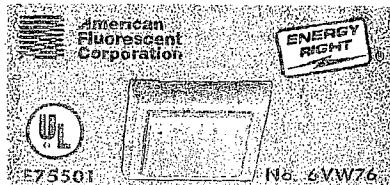
Qty.	Lamps (Not Included)		Amp Temp. (°F)		Dimensions (in.)			Am. Fluor. Model	Stock No.	Less Lamps		Shpg. Wt.
	Watts	Type	Min.	Max.	L	W	H			List	Each	
2	20	F20T12	60	104	26 3/4	6	4 1/2	VPN220RS	6VW63	\$118.84	\$87.40	9.5
2	30	F30T12	60	104	38 3/4	6	4 1/2	VPN230RS	6VW64	145.92	107.30	13.0
2	32	F32T8	60	104	50 3/4	4 3/8	4	V8PN240	3JN39	160.49	83.80	14.0
2	34*	F40T12WM	60	104	50 3/4	6	4 1/2	VPN240RS	6VW65	154.45	113.55	15.0

(\*) Will operate standard wattage lamps. (✓) Denotes energy efficient product.

**CLOSET/HALLWAY FIXTURES**

**Applications:** Slim styling designed for closets, under cabinets or hallways.  
**Housing:** High impact, injection molded polycarbonate plastic.  
**Ballast:** Prewired, pre-heat type ballast. 120V, 60 Hz. Operating temperature 60-104°F. For operation on grounded system only. Complies with Federal Energy Efficiency Standards.

**Lamps not included:** Uses 2 Blax twin tube lamps, use suggested lamp listed below or see Index under Lamps, Fluorescent.  
**UL Listed (E75501):** Meets National Electrical Code requirements for closet lighting.



Description	Qty.	Lamp (Not Included)		Suggested Lamp Stock No.	Dimensions (in.)			Am. Fluor. Model	Stock No.	Less Lamps		Shpg. Wt.
		Watts	Type		L	W	H			List	Each	
Fluorescent	2	9	F9BX	2V894	9 1/2	9 1/2	2	FC209	6VW76 *	\$55.12	\$40.65	2.5
Fluorescent	2	13	F13BX	2V835	12	12	2	FC213	6VW77 *	59.84	44.10	3.5

(\*) Pre-heat ballasts. (✓) Denotes energy efficient product.

**SLIMLINE CLOSET LIGHT**

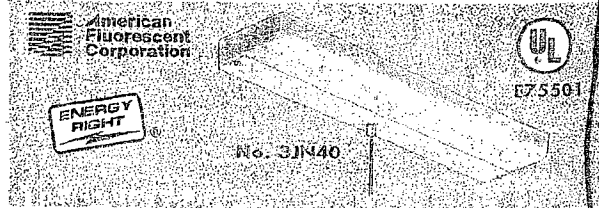
**Applications:** Slim styling designed for closets. Heavy duty On-Off pull switch. Completely wired, ready for installation. Lamp included.

**Housing:** All white steel housing. Snap-in ribbed acrylic diffuser.

**Ballast:** Prewired, pre-heat type ballast. 120V, 60 Hz. Operating temperatures 60-104°F. For operation on grounded system only. Complies with Federal energy Efficiency Standards.

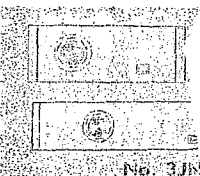
**Lamp included:** 15W fluorescent.

**UL Listed:** Meets National Electrical Code requirements for closet lighting.



Description	Qty.	Lamp (Included)		Suggested Lamp Stock No.	Dimensions (in.)			Am. Fluor. Model	Stock No.	List		Shpg. Wt.
		Watts	Type		L	W	H			Each		
Fluorescent	1	15	F15	1V173	18 1/4	4 1/2	1 1/4	VTU15WTX137	3JN40	\$36.20	\$22.22	3.0

(✓) Denotes energy efficient product.



G.1

- Durable extruded aluminum white housing
- Frosted lens minimizes glare
- 20 watt halogen lamp included; suggested replacement—No. 2F522
- Built in On/Off rocker switch, 120V 60Hz
- 60" white cord with standard 2 prong plug
- Includes mounting hardware

No.	Lamps Included		Amb. Temp (°F)		Line Amps	Dimensions (in.)			Am. Fluor. Model	Stock No.	List		Shpg. Wt.
	Watt	Type	Min.	Max.		Length	Width	Height			Each		
1	20	Halogen	-20	95	.20	11 1/8	4 3/8	1 1/4	TH2201RCP	3JN36	\$62.03	\$42.75	2.5
2	20	Halogen	-20	95	.37	23 3/8	4 3/8	1 1/4	TH2201RCP	3JN37	79.08	54.45	3.8
3	20	Halogen	-20	95	.56	35 3/8	4 3/8	1 1/4	TH3201RCP	3JN38	94.18	64.35	9.0

**Housing:** Supplied with rounded convenience ballast: 120V, 60 Hz. Core Energy Efficiency Standard temperature 60-104°F. Grounded system only.  
**Lamp not included:** For results use energy-saving lamps such as Staybright-XL, SP, or SPX lamps from GE.

Qty.	Lamps (Not Incl.)		Type
	Watts	Type	
1	15	F15	F15
1	20	F20	F20
1	30	F30	F30
1	34**	F34	F34
1	8	F8	F8
1	15	F15	F15
1	15	F15	F15

\* Fixtures have preheat ballasts

**Applications:** Used for faces in kitchens, offices, and worksho. tion in dark counter place extra light is ne

**Housing:** 20 gauge die-cast with white bonderi scratching and marri switch. All models 5"

**Ballast:** Preheat 8 or 1 factor ballast. Opera 104°F. For operation only. 120V 60Hz.

**Lens:** Nonyellowing s diffuser provides sof tion.

**Installation:** Flush end mounting. Slim, 1" p ture to be hidden fro lations. Hinged and 3/16" diameter mou 1/2" diameter knocko tomex conduit conn

**Lamp not included:** Us ed in chart or see Fluorescent.

American Fluorescent



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March 23, 2004

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## QuietTest Exhaust Fans by NuTone



NuTone QuietTest fans combine powerful air movement with very quiet operation.

- Ten models let you freshen rooms of every size
- Rounded, low-profile grilles add distinction to your room
- Six models let you bring QuietTest performance to your tub or shower enclosure when installed with GFI branch circuit wiring
- All QuietTest models include prewired outlet boxes with plug-in receptacles
- For larger residences and light commercial applications see the [QuietTest Central Ventilation](#) lineup

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### Email Newsletter

Model Number	Fan	Incandescent Light	Night Light	Flourescent Light	Tub/Shower Rated	CFM (Vert/Horiz)	Sones (Vert/Horiz)
QT80	x			x	x	80	2.0
QT90	x				x	90	2.0
QT100FL	x		x	x	x	100	3.5
QT100L	x	x	x		x	100	3.5
QT110	x				x	110	3.0
QT130	x					120/130	0.9/1.0
QT140L	x	x	x		x	150/150	2.5/2.0
QT150	x					160/160	2.5/2.5
QT200	x					200/200	2.0/2.0
QT300	x					300/300	4.5/4.5



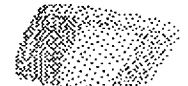
**QT80** - Exhaust Fan  
 • [Specification Sheet](#)  
 • [Installation Guide](#)

**\$113.24**



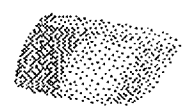
**QT90** - Exhaust Fan  
 • [Specification Sheet](#)

**\$121.43**



**QT100FL** - Exhaust Fan with Flourescent Light  
 • [Specification Sheet](#)  
 • [Installation Guide](#)

**\$156.78**



**QT100L** - Exhaust Fan with Light  
 • [Specification Sheet](#)  
 • [Installation Guide](#)

**\$141.11**



**QT110 - Exhaust Fan**

- [Specification Sheet](#)
- [Installation Guide](#)

**\$116.55** [Add to Cart](#)



**QT130 - Exhaust Fan**

- [Specification Sheet](#)
- [Installation Guide](#)

**\$126.60** [Add to Cart](#)



**QT140L - Exhaust Fan with Light**

- [Specification Sheet](#)
- [Installation Guide](#)

**\$184.95** [Add to Cart](#)



**QT150 - Exhaust Fan**

- [Specification Sheet](#)
- [Installation Guide](#)

**\$131.50** [Add to Cart](#)



**QT200 - Exhaust Fan**

- [Specification Sheet](#)
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**\$143.12** [Add to Cart](#)



**QT300 - Exhaust Fan**

- [Specification Sheet](#)
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**Bathroom Exhaust Fans ▶**

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# Department of Permitting Services

## Residential Energy Code

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

### INTRODUCTION

Montgomery County has adopted and is currently enforcing the 2000 Edition of the International Residential Code (IRC). Chapter 11 of the IRC sets standards for building energy performance and incorporates by reference the 2000 Edition of International Energy Conservation Code (IECC). IECC is a performance-based national code, which regulates the design of new attached and detached single-family dwellings for thermal resistance, air leakage, and mechanical, electrical, water-heating, and lighting systems efficiency.

There are several methods of achieving compliance with the Energy Conservation Provisions of the IRC and IECC. For the purpose of this manual, four methods are offered. One is a simplified package that indicates compliance with IRC, but has limitations on the glazing amount. The second package is a prescriptive requirement based on the IECC and developed by the Department of Energy known as REScheck. The third package requires compliance on a component-by component basis. These three packages only address building envelope performance and equipment efficiencies. Please refer to the IRC and IECC for additional requirements. The fourth package permits the use of REScheck computer software to indicate compliance.

*The most commonly used method is Method 2 that is included in this handout. For other packages, visit our web site at the address listed below.*

### HEATING AND AIR CONDITIONING APPLIANCE AND EQUIPMENT PERFORMANCE

Performance of equipment listed in Table below is covered by preemptive Federal law. Appliances and equipment not listed in this Table shall meet the minimum efficiency requirements of Section 503.2 of the International Energy Conservation Code.

EQUIPMENT CATEGORY	SUB-CATEGORY <sup>c</sup>	REFERENCED STANDARD	MINIMUM PERFORMANCE
Air-cooled heat pumps heating mode < 65,000 Btu/h cooling capacity	Split systems	ARI 210/240	6.8 HSPF <sup>a,b</sup>
	Single package		6.6 HSPF <sup>a,b</sup>
Gas-fired or oil-fired furnace < 225,000 Btu/h	—	DOE 10 CFR Part 430, Subpart B, Appendix N	AFUE 78% <sup>b</sup>
	—		Et 80% <sup>c</sup>
Gas-fired or oil-fired steam and hot-water boilers < 300,000 Btu/h	—	DOE 10 CFR Part 430, Subpart B, Appendix N	AFUE 78% <sup>b,d</sup>
Air-cooled air conditioners and heat pumps cooling mode < 65,000 Btu/h cooling capacity	Split systems	ARI 210/240	10.0 SEER <sup>b</sup>
	Single package		9.7 SEER <sup>b</sup>

For SI: 1 Btu/h = 0.2931 W.

- <sup>a</sup> For multicapacity equipment, the minimum performance shall apply to each capacity step provided. Multicapacity refers to manufacturer-published ratings for more than one capacity mode allowed by the product's controls.
- <sup>b</sup> This is used to be consistent with the National Appliance Energy Conservation Act (NAECA) of 1987 (Public Law 100-12).
- <sup>c</sup> These requirements apply to combination units not covered by NAECA (three-phase power or cooling capacity 65,000 Btu/h).
- <sup>d</sup> Except for gas-fired steam boilers, for which the minimum AFUE shall be 75 percent.
- <sup>e</sup> Seasonal rating.

This prescriptive method describes one of the simplest compliance approaches. With this approach, you select a package of insulation and window requirements from a list of packages developed for a specific climate zone (in this case, Montgomery County). Each package specifies insulation levels, glazing areas, glazing U-factors, and sometimes heating and cooling equipment efficiency. Once selected, simply meet or exceed all requirements listed in the package to achieve compliance. Few calculations are required.

## **Prescriptive Packages Overview**

The REScheck Prescriptive Packages were developed to demonstrate compliance with the insulation and window requirements of the Council of American Building Officials (CABO) Model Energy Code (MEC). REScheck includes prescriptive packages that demonstrate compliance with the 1992, 1993, and 1995 editions of the MEC and the 1998 and 2000 editions of the International Energy Conservation Code (IECC). All illustrations in this chapter are based on packages which demonstrate compliance with the 2000 IECC.

The prescriptive package approach requires minimal calculations and is the simplest method for demonstrating compliance with the code insulation and window requirements for residential buildings. The REScheck materials include prescriptive package for one- and two-family buildings (referred to as single-family buildings).

## **Quick Start**

This section provides quick-and-easy instructions for using the REScheck prescriptive packages.

## **Find Your Climate Zone**

The REScheck Prescriptive Packages give requirements for climate zones which fall along county boundaries. *Montgomery County is Climate Zone 10.*

## **Select a Prescriptive Package**

Tables of prescriptive packages are included with this. Each climate zone has a table of prescriptive packages from which you can select one package. If your building meets the insulation R-value, glazing, and heating and/or cooling equipment efficiency requirements specified for the package you select, then the building complies with the code insulation and window requirements. Refer to the first page of the prescriptive package tables for notes that further clarify the requirements.

## **Complete the Prescriptive Package Worksheet**

Fill in the *Prescriptive Package Worksheet* to document your building's compliance with the insulation and window requirements of the code. Be sure to include the prescriptive package number for the package you selected. Copy the glazing area percentage, R-value, and U-factor requirements specified in your selected package to the corresponding blanks on the right side of the worksheet. Write in the glazing area of your building and your proposed insulation R-values and glazing and door U-factors on the left side of the worksheet. If the package you selected requires high-efficiency heating or cooling equipment, record the efficiency, make, and model number of the equipment you intend to install.



## Check for Compliance

Your building complies if:

- your glazing area is less than or equal to the required glazing area, and
- all proposed insulation R-values are greater than or equal to all required insulation R-values, and
- all proposed glazing and door U-factors are less than or equal to all required glazing and door U-factors, and
- your heating and cooling equipment meets the requirements specified for the package you selected.



**ZONE 10 (MONTGOMERY COUNTY)  
2000 IECC**

**Step by Step Instructions**

**Step 1:** Determine the glazing area %.

**Step 2:** The glazing area percentage is a maximum, so as long as any buildings built with the selected package have less than or equal to the listed glazing area percentage, the buildings will comply with the selected code. Each component requirement must be met within the selected package, otherwise select another package or use Method 4, which can calculate trade-offs for compliance.

**Step 3:** Complete the Prescriptive Package Worksheet provided or available online at [www.energycodes.gov/rescheck/prescriptive.stm](http://www.energycodes.gov/rescheck/prescriptive.stm).

## Single-Family Prescriptive Package

Package	MAXIMUM		MINIMUM						Heating/Cooling Equipment Efficiency <sup>9</sup>
	Glazing Area % <sup>1</sup>	Glazing U-Factor <sup>2</sup>	Ceiling R-Value <sup>3</sup>	Wall R-Value <sup>4</sup>	Floor R-Value <sup>5</sup>	Basement wall R-Value <sup>6</sup>	Slab Perimeter R-Value <sup>7</sup>	Crawl Space R-Value <sup>8</sup>	
1	8%	0.55	R-38	R-13	R-15	R-8	R-2	R-12	Normal
2	12%	0.65	R-38	R-19	R-19	R-9	R-7	R-17	Normal
3	12%	0.50	R-30	R-14	R-19	R-9	R-5	R-16	Normal
4	12%	0.45	R-38	R-13	R-19	R-9	R-6	R-17	Normal
5	15%	0.55	R-38	R-19	R-21	R-10	-	R-22	Normal
6	15%	0.45	R-38	R-16	R-19	R-9	R-6	R-17	Normal
7	15%	0.40	R-38	R-13	R-19	R-9	R-5	R-16	Normal
8	18%	0.45	R-38	R-19	R-19	R-9	R-7	R-17	Normal
9	18%	0.37	R-38	R-15	R-19	R-9	R-6	R-16	Normal
10	20%	0.37	R-38	R-16	R-19	R-9	R-6	R-16	Normal
11	25%	0.33	R-38	R-19	R-19	R-9	R-6	R-17	Normal
12	12%	0.75	R-38	R-11	R-19	R-8	R-2	R-17	High Heating
13	12%	0.65	R-38	R-13	R-11	R-6	-	R-8	High Heating
14	15%	0.65	R-30	R-13	R-19	R-9	R-2	R-22	High Heating
15	15%	0.50	R-30	R-13	R-11	R-6	-	R-8	High Heating
16	18%	0.55	R-30	R-13	R-19	R-9	R-2	R-22	High Heating
17	18%	0.45	R-38	R-13	R-11	R-5	-	R-8	High Heating
18	22%	0.55	R-38	R-17	R-19	R-9	R-2	R-22	High Heating
19	22%	0.40	R-30	R-13	R-13	R-6	R-2	R-10	High Heating
20	12%	0.75	R-30	R-13	R-15	R-7	R-2	R-14	High Heat/Cool
21	12%	0.65	R-26	R-13	R-13	R-6	-	R-10	High Heat/Cool
22	15%	0.70	R-30	R-15	R-19	R-9	R-2	R-22	High Heat/Cool
24	18%	0.65	R-38	R-19	R-15	R-7	R-2	R-14	High Heat/Cool
25	18%	0.50	R-38	R-13	R-13	R-6	-	R-10	High Heat/Cool
26	22%	0.60	R-38	R-17	R-26	R-11	R-8	-	High Heat/Cool
27	22%	0.45	R-38	R-13	R-15	R-7	R-2	R-12	High Heat/Cool

- <sup>1</sup> **Glazing Area** is the ratio of the area of the glazing assemblies (including sliding-glass doors, skylights, and basement windows but excluding opaque doors) to the gross wall area, expressed as a percentage. The nominal area or rough opening is acceptable for flat windows. Up to 1% of the total allowed glazing area may be excluded from the U-factor requirement. For example, 3 ft<sup>2</sup> of decorative glass may be excluded from a building design with 300 ft<sup>2</sup> of glazing area.
- <sup>2</sup> **Glazing U-Factors** must be tested and documented by the manufacturer in accordance with the National Fenestration Rating Council (NFRC) test procedure or taken from the glazing U-factor table in Appendix B of the Prescriptive Packages User's Guide located at [www.energycodes.gov](http://www.energycodes.gov). Center-of-glass U-factors cannot be used.
- <sup>3</sup> The **Ceiling R-values** do not assume a raised or oversized truss construction. If the insulation achieves the full insulation thickness over the plate lines of exterior walls, R-30 insulation may be substituted for R-38 insulation. Ceiling R-values represent the sum of cavity insulation plus insulating sheathing (if used). For ventilated ceilings, insulating sheathing must be placed between the conditioned space and the ventilated portion of the roof.
- <sup>4</sup> **Wall R-Values** represent the sum of the wall cavity insulation plus insulating sheathing (if used). Do not include R-values for air films, exterior siding, "housewraps", structural sheathing, or interior drywall. For example, an R-19 requirement could be met EITHER by R-19 cavity insulation OR R-13 cavity insulation plus R-6 insulating sheathing. Wall requirements apply to wood-frame wall constructions. Metal-frame wall or mass (concrete, masonry, log) wall equivalent R-values can be found in the Prescriptive Packages User's Guide located at [www.energycodes.gov](http://www.energycodes.gov).
- <sup>5</sup> The **Floor R-Value** requirements apply to floors over unconditioned spaces (such as unconditioned crawlspaces, basements, or garages). Floors over outside air (such as cantilevers, bay windows, etc.) must meet the ceiling requirements.
- <sup>6</sup> **Basement Wall R-Values** apply to walls of conditioned basements below uninsulated floors and must be insulated from the top of the basement wall to a depth of 10 ft below grade or to the level of the basement floor, whichever is less. The entire opaque portion of any individual basement wall with an average depth less than 50% below grade must meet the same R-value requirement as above-grade walls. Windows and sliding glass doors of conditioned basements must be included with the other glazing.
- <sup>7</sup> The **Slab Perimeter R-Value** requirements are for unheated slabs. Add an additional R-2 for heated slabs. For packages with a slab insulation requirement, the insulation must extend a total linear distance of at least 24 in. in Zones 2-12. The insulation must extend: 1) down from the top of the slab, or 2) down from the top of the slab to the bottom of the slab and then horizontally underneath the slab, or 3) down from the top of the slab to the bottom of the slab and then horizontally away from the slab, with pavement or at least 10 in. of soil covering the horizontal insulation. Exterior exposed insulation shall be protected.
- <sup>8</sup> The **Crawl Space Wall R-Value** requirements are for walls of unventilated crawl spaces. The crawl space wall insulation must extend from the top of the wall (including the rim joist and sill plate) to at least 12 in. below the outside finished grade. If the distance from the outside finished grade to the top of the footing is less than 12 in., the insulation must extend a total vertical plus horizontal distance of 24 in. from the outside finished grade.
- <sup>9</sup> Normal refers to the efficiency requirements according to the National Appliance Energy Conservation Act (NAECA). It represents the minimum equipment efficiency which can be legally sold in the U.S. **High Heating** means a furnace AFUE of 90% or more, or a heat pump HSPF of 7.8 or more. **High Cooling** means a SEER of 12 or more. **High Heat/Cool** means both heating and cooling equipment must meet these minimum efficiencies. If you plan to install more than one piece of heating equipment or more than one piece of cooling equipment, the equipment with the lowest efficiency must meet or exceed the efficiency required by the selected package.

## Townhouse Prescriptive Package

Package	MAXIMUM		MINIMUM						Heating/Cooling Equipment Efficiency <sup>9</sup>
	Glazing Area % <sup>1</sup>	Glazing U-Factor <sup>2</sup>	Ceiling R-Value <sup>3</sup>	Wall R-Value <sup>4</sup>	Floor R-Value <sup>5</sup>	Basement wall R-Value <sup>6</sup>	Slab Perimeter R-Value <sup>7</sup>	Crawl Space R-Value <sup>8</sup>	
1	15%	0.70	R-38	R-13	R-11	R-5	R-0	R-6	Normal
2	15%	0.60	R-26	R-11	R-11	R-5	R-0	R-5	Normal
3	20%	0.60	R-26	R-13	R-19	R-9	R-4	R-15	Normal
4	20%	0.50	R-26	R-11	R-13	R-6	R-0	R-7	Normal
5	25%	0.53	R-30	R-13	R-11	R-5	R-0	R-6	Normal
6	25%	0.50	R-38	R-13	R-15	R-7	R-2	R-10	Normal
7	25%	0.45	R-38	R-13	R-11	R-5	R-0	R-6	Normal
8	30%	0.45	R-38	R-13	R-19	R-9	R-6	R-15	Normal
9	30%	0.40	R-49	R-13	R-11	R-5	R-0	R-6	Normal
10	15%	0.90	R-19	R-11	R-11	R-5	R-0	R-6	High Heating
11	20%	0.75	R-26	R-11	R-11	R-5	R-0	R-7	High Heating
12	25%	0.70	R-30	R-13	R-15	R-7	R-2	R-13	High Heating
13	25%	0.65	R-30	R-13	R-11	R-5	R-0	R-7	High Heating
14	30%	0.60	R-30	R-13	R-15	R-7	R-2	R-14	High Heating
15	30%	0.55	R-26	R-13	R-11	R-5	R-0	R-8	High Heating
16	15%	0.90	R-19	R-11	R-11	R-4	R-0	R-5	High Heat/Cool
17	20%	0.75	R-26	R-11	R-11	R-5	R-0	R-6	High Heat/Cool
18	25%	0.65	R-30	R-11	R-11	R-5	R-0	R-7	High Heat/Cool
19	25%	0.60	R-19	R-11	R-11	R-5	R-0	R-7	High Heat/Cool
20	30%	0.60	R-26	R-11	R-19	R-8	R-2	R-19	High Heat/Cool
21	30%	0.55	R-19	R-13	R-13	R-6	R-0	R-10	High Heat/Cool

<sup>1</sup> **Glazing Area** is the ratio of the area of the glazing assemblies (including sliding-glass doors, skylights, and basement windows but excluding opaque doors) to the gross wall area, expressed as a percentage. The nominal area or rough opening is acceptable for flat windows. Up to 1% of the total allowed glazing area may be excluded from the U-factor requirement. For example, 3 ft<sup>2</sup> of decorative glass may be excluded from a building design with 300 ft<sup>2</sup> of glazing area.

<sup>2</sup> **Glazing U-Factors** must be tested and documented by the manufacturer in accordance with the National Fenestration Rating Council (NFRC) test procedure or taken from the glazing U-factor table in Appendix B of the Prescriptive Packages User's Guide located at [www.energycodes.gov](http://www.energycodes.gov). Center-of-glass U-factors cannot be used.

<sup>3</sup> The **Ceiling R-values** do not assume a raised or oversized truss construction. If the insulation achieves the full insulation thickness over the plate lines of exterior walls, R-30 insulation may be substituted for R-38 insulation. Ceiling R-values represent the sum of cavity insulation plus insulating sheathing (if used). For ventilated ceilings, insulating sheathing must be placed between the conditioned space and the ventilated portion of the roof.

<sup>4</sup> **Wall R-Values** represent the sum of the wall cavity insulation plus insulating sheathing (if used). Do not include R-values for air films, exterior siding, "housewraps", structural sheathing, or interior drywall. For example, an R-19 requirement could be met EITHER by R-19 cavity insulation OR R-13 cavity insulation plus R-6 insulating sheathing. Wall requirements apply to wood-frame wall constructions. Metal-frame wall or mass (concrete, masonry, log) wall equivalent R-values can be found in the Prescriptive Packages User's Guide located at [www.energycodes.gov](http://www.energycodes.gov).

<sup>5</sup> The **Floor R-Value** requirements apply to floors over unconditioned spaces (such as unconditioned crawlspaces, basements, or garages). Floors over outside air (such as cantilevers, bay windows, etc.) must meet the ceiling requirements.

<sup>6</sup> **Basement Wall R-Values** apply to walls of conditioned basements below uninsulated floors and must be insulated from the top of the basement wall to a depth of 10 ft below grade or to the level of the basement floor, whichever is less. The entire opaque portion of any individual basement wall with an average depth less than 50% below grade must meet the same R-value requirement as above-grade walls. Windows and sliding glass doors of conditioned basements must be included with the other glazing.

<sup>7</sup> The **Slab Perimeter R-Value** requirements are for unheated slabs. Add an additional R-2 for heated slabs. For packages with a slab insulation requirement, the insulation must extend a total linear distance of at least 24 in. in Zones 2-12. The insulation must extend: 1) down from the top of the slab, or 2) down from the top of the slab to the bottom of the slab and then horizontally underneath the slab, or 3) down from the top of the slab to the bottom of the slab and then horizontally away from the slab, with pavement or at least 10 in. of soil covering the horizontal insulation. Exterior exposed insulation shall be protected.

<sup>8</sup> The **Crawl Space Wall R-Value** requirements are for walls of unventilated crawl spaces. The crawl space wall insulation must extend from the top of the wall (including the rim joist and sill plate) to at least 12 in. below the outside finished grade. If the distance from the outside finished grade to the top of the footing is less than 12 in., the insulation must extend a total vertical plus horizontal distance of 24 in. from the outside finished grade.

<sup>9</sup> Normal refers to the efficiency requirements according to the National Appliance Energy Conservation Act (NAECA). It represents the minimum equipment efficiency which can be legally sold in the U.S. **High Heating** means a furnace AFUE of 90% or more, or a heat pump HSPF of 7.8 or more. **High Cooling** means a SEER of 12 or more. **High Heat/Cool** means both heating and cooling equipment must meet these minimum efficiencies. If you plan to install more than one piece of heating equipment or more than one piece of cooling equipment, the equipment with the lowest efficiency must meet or exceed the efficiency required by the selected package.

**Notes:**

The maximum **Door U-factor** is 0.35 for solid doors. One door may be excluded from this requirement. If a door contains glass and an aggregate U-factor is not available, include the glass area with your glazing and use the non-glazed door U-factor table in Appendix B of the Prescriptive Packages User's Guide located at [www.energycodes.gov](http://www.energycodes.gov).

**OTHER REQUIREMENTS OF THE PRESCRIPTIVE PACKAGE**

**Vapor Retarders**

Vapor retarders (with a maximum perm rating of 1.0) must be installed on the "warm-in-winter" side of all non-vented framed ceilings, walls and floors.

**Air Leakage**

All penetrations to the building envelope must be sealed, caulked, gasketed, weather-stripped or otherwise sealed. This includes, but is not limited to, areas around windows, doors, HVAC ductwork, plumbing pipe, electrical penetrations, etc. Recessed lights must meet one of the following conditions:

- **Type IC** rated with no penetrations between the inside of the fixture and ceiling cavity.
- **Type IC or non-IC** rated and installed in a sealed box constructed from 1/2" gypsum wallboard or other approved assembly.
- **Type IC** rated, tested and labeled as to being "airtight".

### **Service Water Heating**

Water heaters with pipe risers shall have heat traps on both the inlet and outlet of the water heater unless the water heater has integral heat traps or is part of a circulating system. Typical methods used for creating heat traps are “U” or “rams horn” bends in the flexible pipe connectors or installing aftermarket pipe nipples with integral traps.

### **Duct Insulation**

Supply and return-air ducts located within crawlspaces, uninsulated basements, attics and framed wall cavities must be insulated to **R-6.5**. Ductwork located on the exterior of the building must be insulated to **R-8**.

### **Duct Construction**

All joints, seams and connections must be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded fabric or approved tapes. Standard duct tape is not permitted.

### **Temperature Controls**

Thermostats must be capable of being set down to 55°F or lower for heating and up to 85°F or more for cooling. Thermostats for both heating and cooling must have a deadband (temperature range where no heating or cooling takes place) of at least 5°F. Heat pumps require a thermostat capable of preventing back-up heat from operating when the heating requirements can be met by the heat pump alone.





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 29, 2004

MEMORANDUM

TO: Steven Nadell and Victoria Wood  
7105 Sycamore Avenue, Takoma Park Historic District

FROM: Tania Georgiou Tully, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 349970

---

Your Historic Area Work Permit application to construct a rear deck was **approved with conditions** by the Historic Preservation Commission at its July 28, 2004 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. 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: July 29, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 349970

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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.**

1. Wood or aluminum clad wood windows are used.
2. Hardi-plank rather than vinyl is used as the siding material.
3. A wood fence rather than a stone wall is erected.
4. Design details are to be worked out with staff.

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: Steven Nadell and Victoria Wood

Address: 7105 Sycamore Avenue. Takoma Park Historic District

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  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/777-5170

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RAMON SANTOS

Daytime Phone No.: 202-466-6116

Account No.: \_\_\_\_\_  
Name of Property Owner: STEVEN NADELL / VICTORIA WOOD Daytime Phone No.: \_\_\_\_\_  
Address: 7105 SYCAMORE AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: TO BE DETERMINED Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RAMON SANTOS Daytime Phone No.: 202-466-6116

**LOCATION OF BUILDING/PREMISE**

House Number: 7105 Street: SYCAMORE AVE  
Town/City: TAKOMA PARK Nearest Cross Street: ETHAN ALLEN AVE.  
Lot: 13 Block: 22 Subdivision: TAKOMA PARK  
Tract: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_  
PLAT BOOK A PLAT NO. 2 DISTRICT: 13

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

- A. CHECK ALL APPLICABLE:
- |   |  |  |   |  |   |   |  |                               |
|---|--|--|---|--|---|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC                              | <input checked="" type="checkbox"/> Stab | <input checked="" 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 checked="" type="checkbox"/> Wreck/Reuse    | <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 checked="" 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 # \_\_\_\_\_

**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 JUN 29 2004 Date

Approved: with conditions For Chairperson Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 7/28/04  
Application/Permit No.: 349970 Date Filed: 6-30-04 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

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

ARTS & CRAFTS BUNGALOW - 1 STORY W/ BASEMENT & ATTIC.

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

1 STORY ADDITION W/ BASEMENT.  
REMOVE EXISTING PEAR ADDITION.  
THE ADDITION IS SYMPHETIC TO THE ORIGINAL STRUCTURE  
IN BOTH MASSING & STYLE.

**SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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.

**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.

**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.

**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.

**TREE SURVEY**

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

**ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 7105 Sycamore Avenue Meeting Date: 07/28/04  
 Applicant: / Steven Nadell and Victoria Wood Report Date: 07/21/04  
 (Ramon Santos, Agent) Public Notice: 07/14/04  
 Resource: Contributing Resource Takoma Park Historic District  
 Review: HAWP Tax Credit: No  
 Case Number: 37/03-04MM Staff: Tania Tully  
 PROPOSAL: One story rear addition and associated landscaping  
 RECOMMENDATION: Approval with conditions

**STAFF RECOMMENDATION:**

Staff is recommending approval with the following conditions:

1. Wood or aluminum clad wood windows with simulated divided lights are used.
2. Hardi-plank rather than vinyl is used as the siding material.
3. A wood fence rather than a stone wall is erected.

*no snap-in windows of divided lights are to be used*  
*4. Details worked out by staff*

**PROJECT DESCRIPTION**

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District  
 STYLE: Craftsman Bungalow  
 DATE: c.1910s

The existing house is a 1½ story, side-gable stucco and shingle bungalow with front facing gable roofed stone front porch. There is also a frame shed-roofed rear addition. The lot slopes slightly towards the road and contains few trees.

**PROPOSAL:**

The applicant is proposing to:

- Remove the existing rear addition. (circle 17).
- Construct a 1-story rear addition with potential basement (circles 6, 8, 10, 11, 19 & 20).
- Add a new concrete patio and lower terrace (circle 6).
- Relocate one parking space (circle 6)
- Add an approximately 45' length of 4' wood fencing or stone veneer wall (circle 6).

*7103 has vinyl siding addition*

## 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 Guidelines***

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

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

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited;
- While additions should be compatible, they are not required to be replicative of earlier architectural styles;
- 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 will 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**

This rear addition is very responsive to the Secretary of the Interior's Standards for Rehabilitation through its locations (rear), massing (lower than and inset from the historic house), and articulation (design is in the Craftsman language without being replicative of the historic house). It also has the potential to be materially compatible with staff's proposed conditions. The siding is shown as either vinyl or Hardi-plank and the windows are proposed as either vinyl with snap-in muntins or aluminum clad wood windows with simulated divided lights. It is more in keeping with the historic house and district as a whole if Hardi-plank and windows with simulated divided lights are used. Staff also recommends that a wood fence, rather than a stone wall, would be truer to the green space in the district. The architect on this project met with staff prior to submitting an application to receive guidance. This application responded to staff's concerns.

**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 with the *Secretary of the Interior's Standards for Rehabilitation #9*.

and with the conditions that:

1. Wood or aluminum clad wood windows with simulated divided lights are used.
2. Hardi-plank rather than vinyl is used as the siding material.
3. A wood fence rather than a stone wall is erected.

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  
 265 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAMON SANTOS  
 Daytime Phone No.: 202-466-6116

Account No.: \_\_\_\_\_  
 Name of Property Owner: STEVEN NADDELL/VICTORIA WOOD Daytime Phone No.: \_\_\_\_\_  
 Address: 7105 SYCAMORE AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
 Contractor: TO BE DETERMINED Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: PAMON SANTOS Daytime Phone No.: 202-466-6116

LOCATION OF BUILDING/PREMISE  
 House Number: 7105 Street: SYCAMORE AVE  
 Town/City: TAKOMA PARK Nearest Cross Street: ETHAN ALLEN AVE.  
 Lot: 13 Block: 22 Subdivision: TAKOMA PARK  
 Liber: PLAT BOOK A Folio: \_\_\_\_\_ Parcel: PLAT NO. 2 DISTRICT: 13

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

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input checked="" type="checkbox"/> Slab	<input checked="" 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 checked="" 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"/> Revoceable	<input checked="" 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 # \_\_\_\_\_

**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: \_\_\_\_\_

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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.

Pamon Santos  
 Signature of owner or authorized agent

JUN 2 8 2004  
 Date

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

(4)



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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ARTS & CRAFTS BUNGALOW - 1 STORY W/ BASEMENT & ATTIC

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REMOVE EXISTING REAR ADDITION.  
THE ADDITION IS SYMPHATIC TO THE ORIGINAL STRUCTURE  
IN BOTH MASSING & STYLE

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- a. the scale, north arrow, and date;
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- c. site features such as, walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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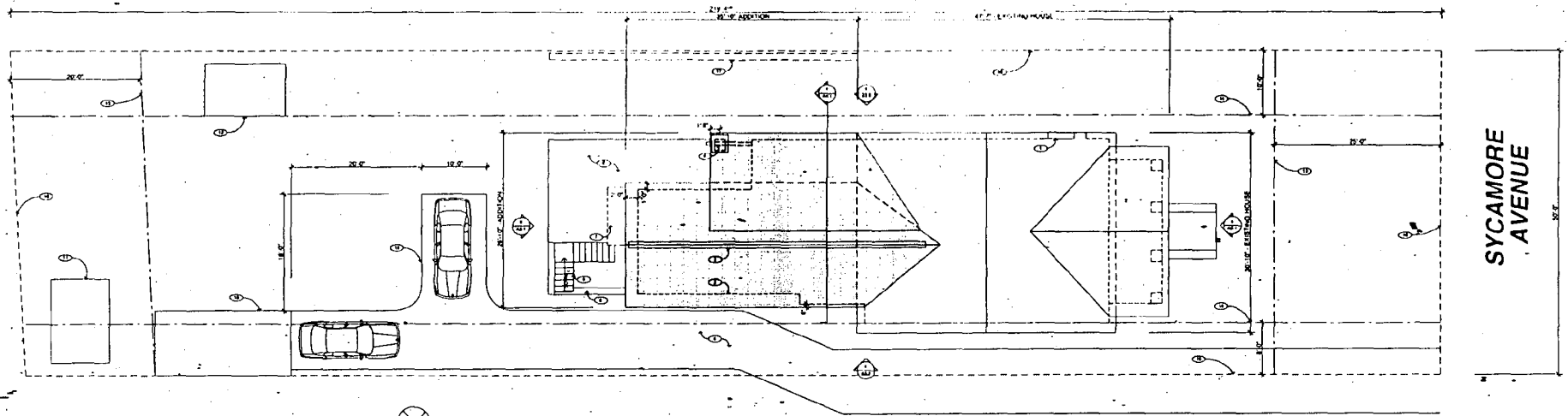
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
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01 Site/Roof Plan  
 SCALE: 1/16" = 1'-0"

**SITE PLAN WORK NOTES**

- ① Existing chimney
- ② New ridge vent or insect screen
- ③ Outline of existing footprint, below
- ④ New column base
- ⑤ New concrete patio
- ⑥ Existing driveway
- ⑦ New walk
- ⑧ New stone apron with concrete masonry and retaining walls
- ⑨ New wood stair or ground
- ⑩ Existing detached garage
- ⑪ Existing shed
- ⑫ Existing greenhouse
- ⑬ Front Yard Setback
- ⑭ Side Yard Setback
- ⑮ Rear Yard Setback
- ⑯ Existing Property Line
- ⑰ Wall or fence. Base to be 4" x 4" galvanized steel pipe. Alternative: 4" x 4" high x 1" x 10" cultured stone veneer wall section with dashed lines.
- ⑱ New parking space. Remove existing parking space. As required for ADA.

6

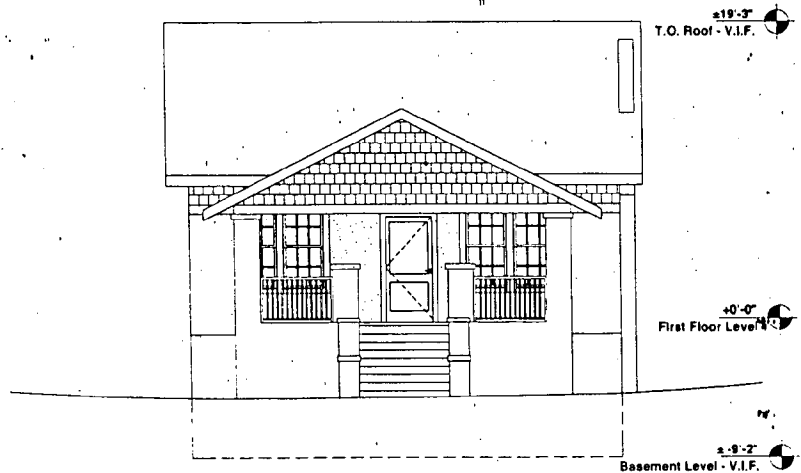
JUN 23 2004



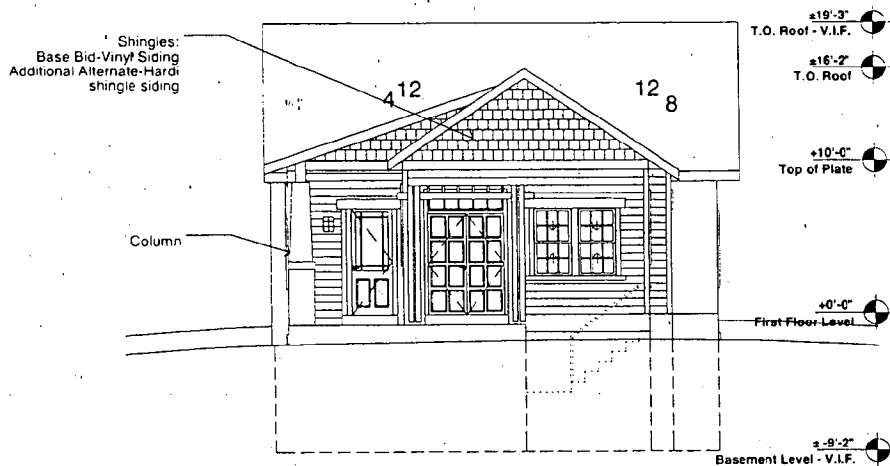
41

1000 1/2 E. 1000 N.

1000 1/2 E. 1000 N.



01 Southwest Elevation (Front of House)  
SCALE: 1/8" = 1'-0"



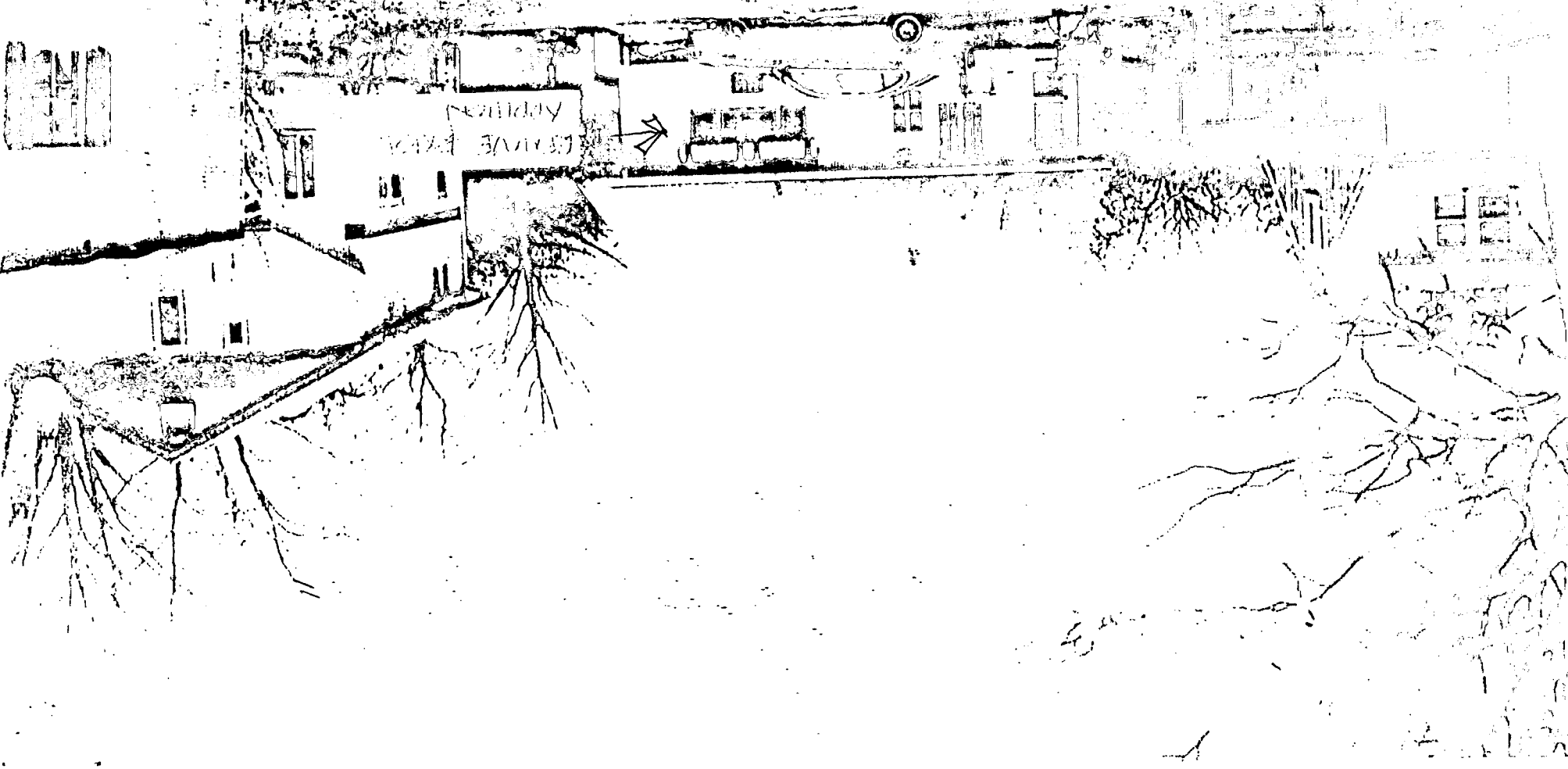
02 Northeast Elevation (Back of House)  
SCALE: 1/8" = 1'-0"

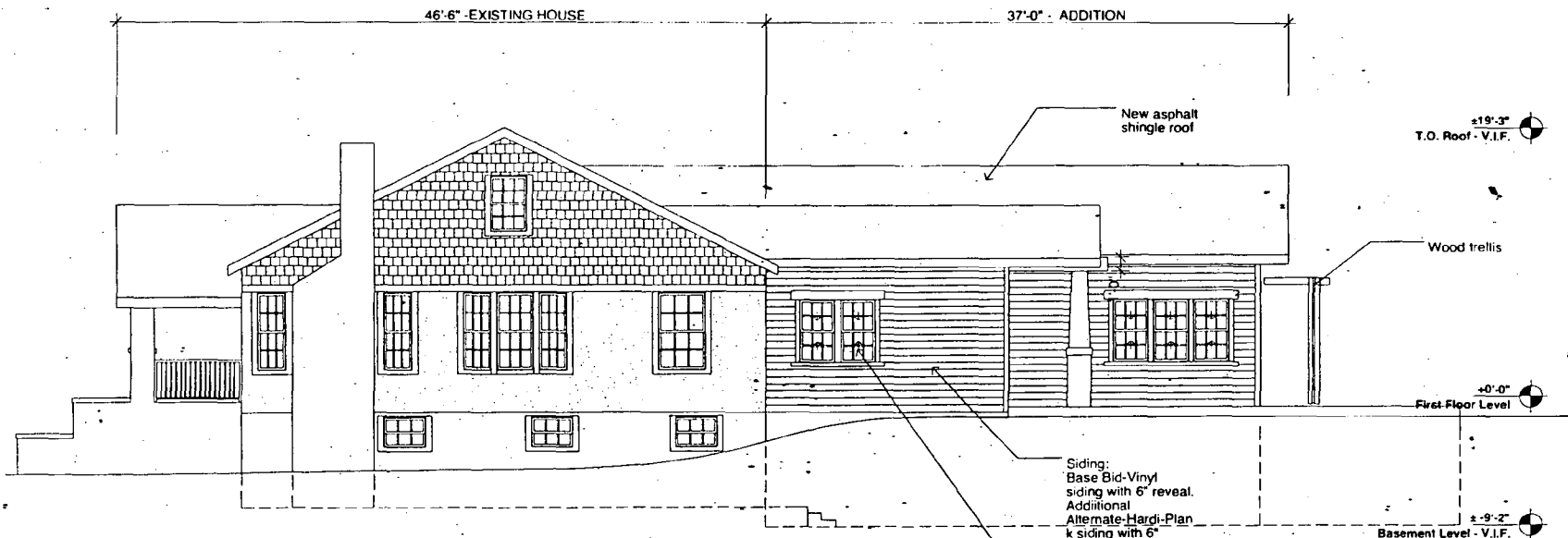
2

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2

APR 19 1941





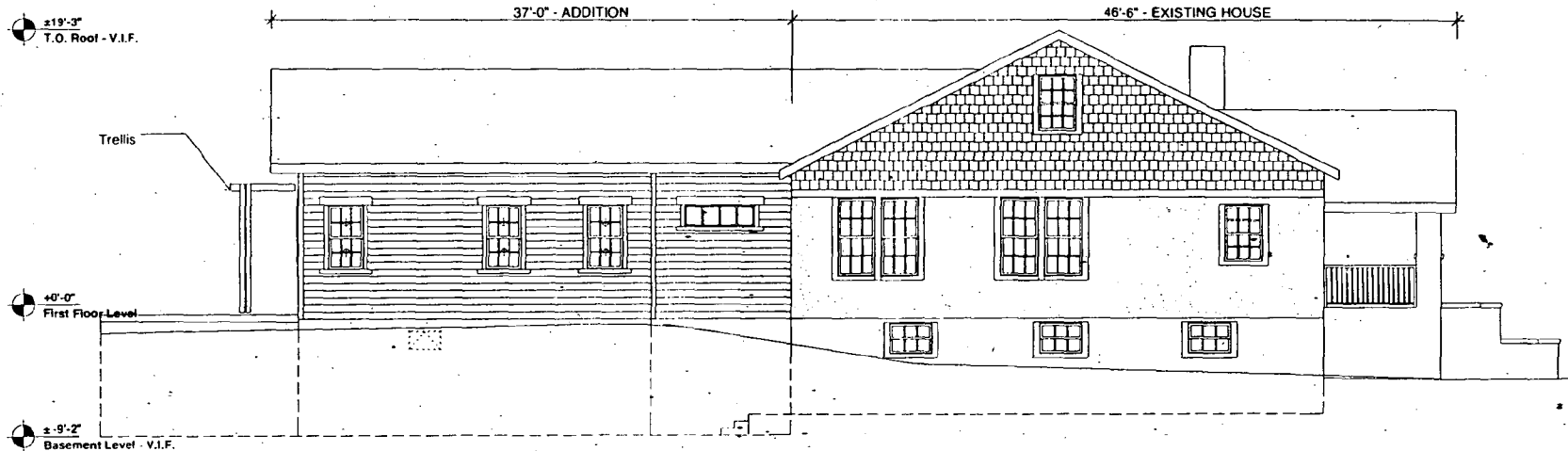
01

Southeast Elevation (Side of House)

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

10

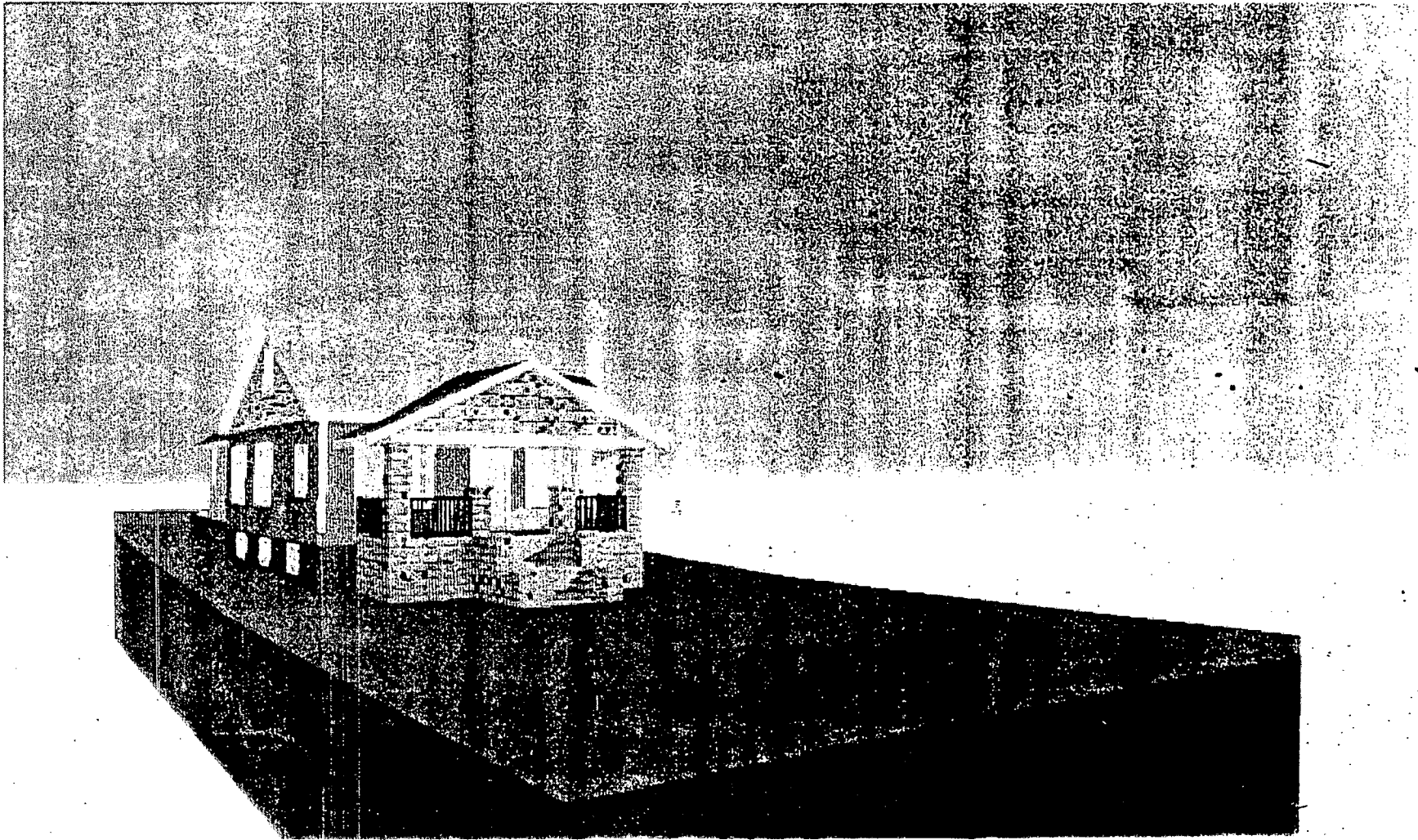
JUN 23 2004



02 Northwest Elevation (Side of House)  
 SCALE: 1/8" = 1'-0"

11

04/23/08



VIEW OF FRONT OF HOUSE



12

2004 2 3 10:04

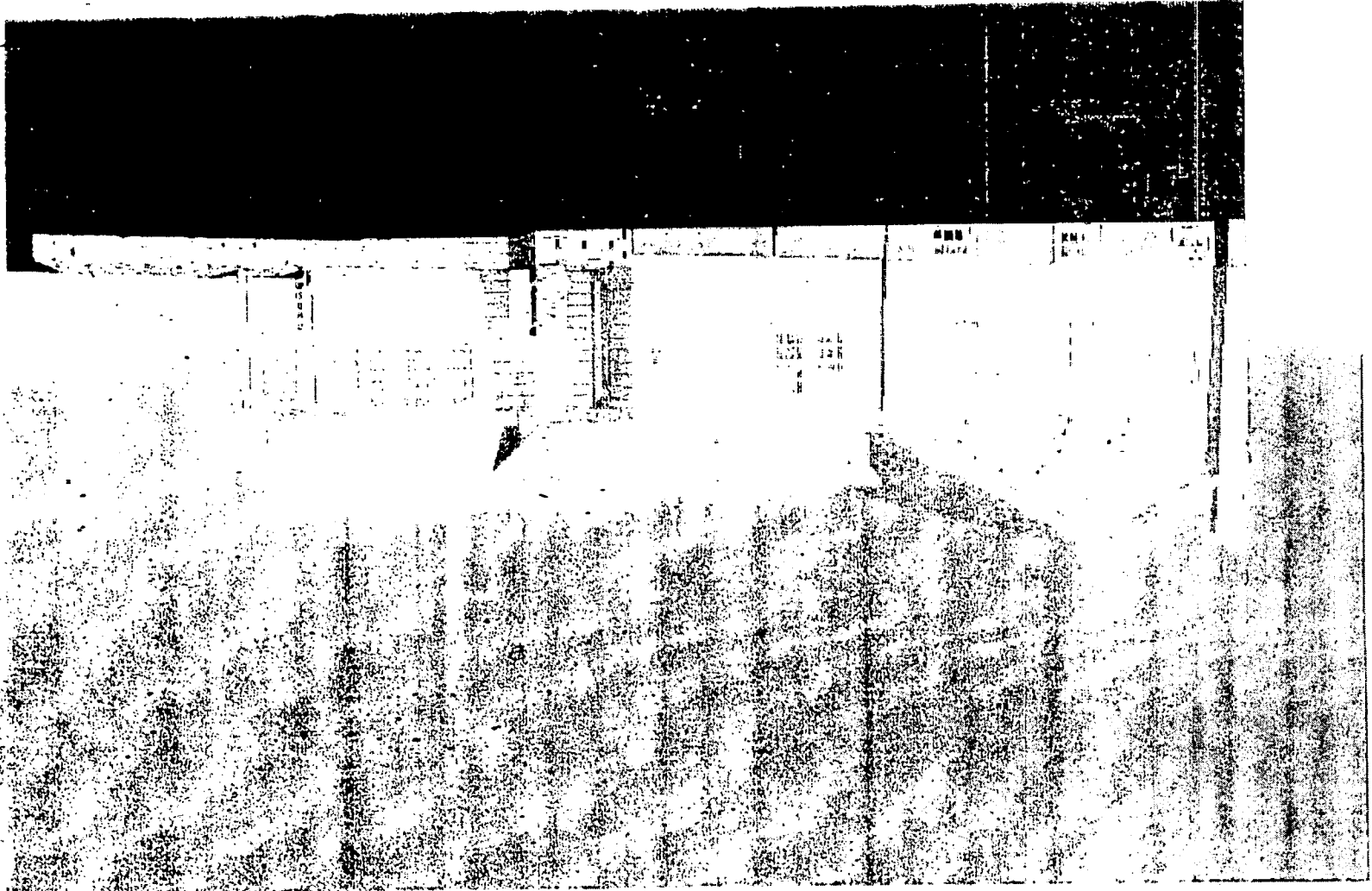


13

APR 2 1964

13

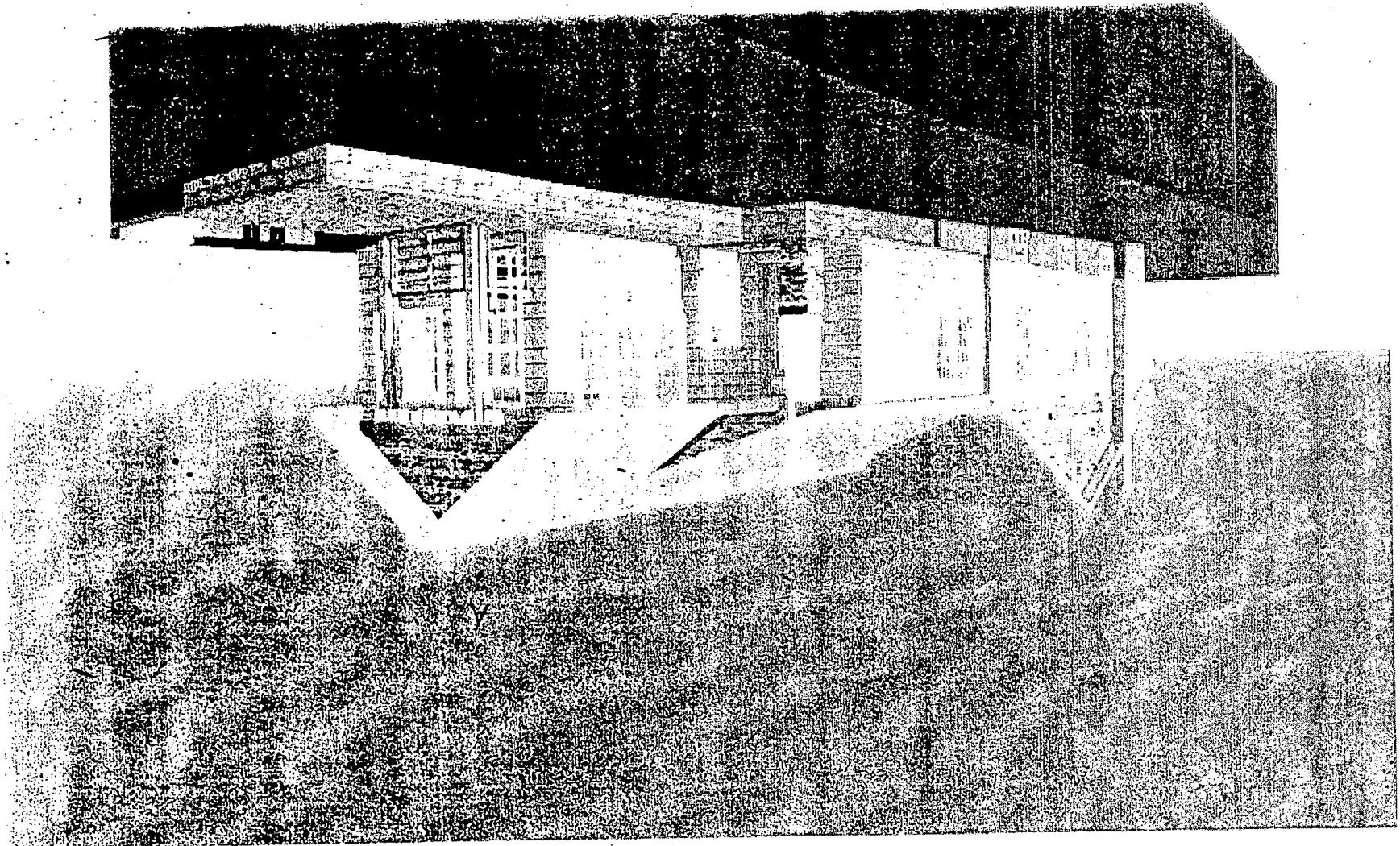
SOUTHEAST ELEVATION

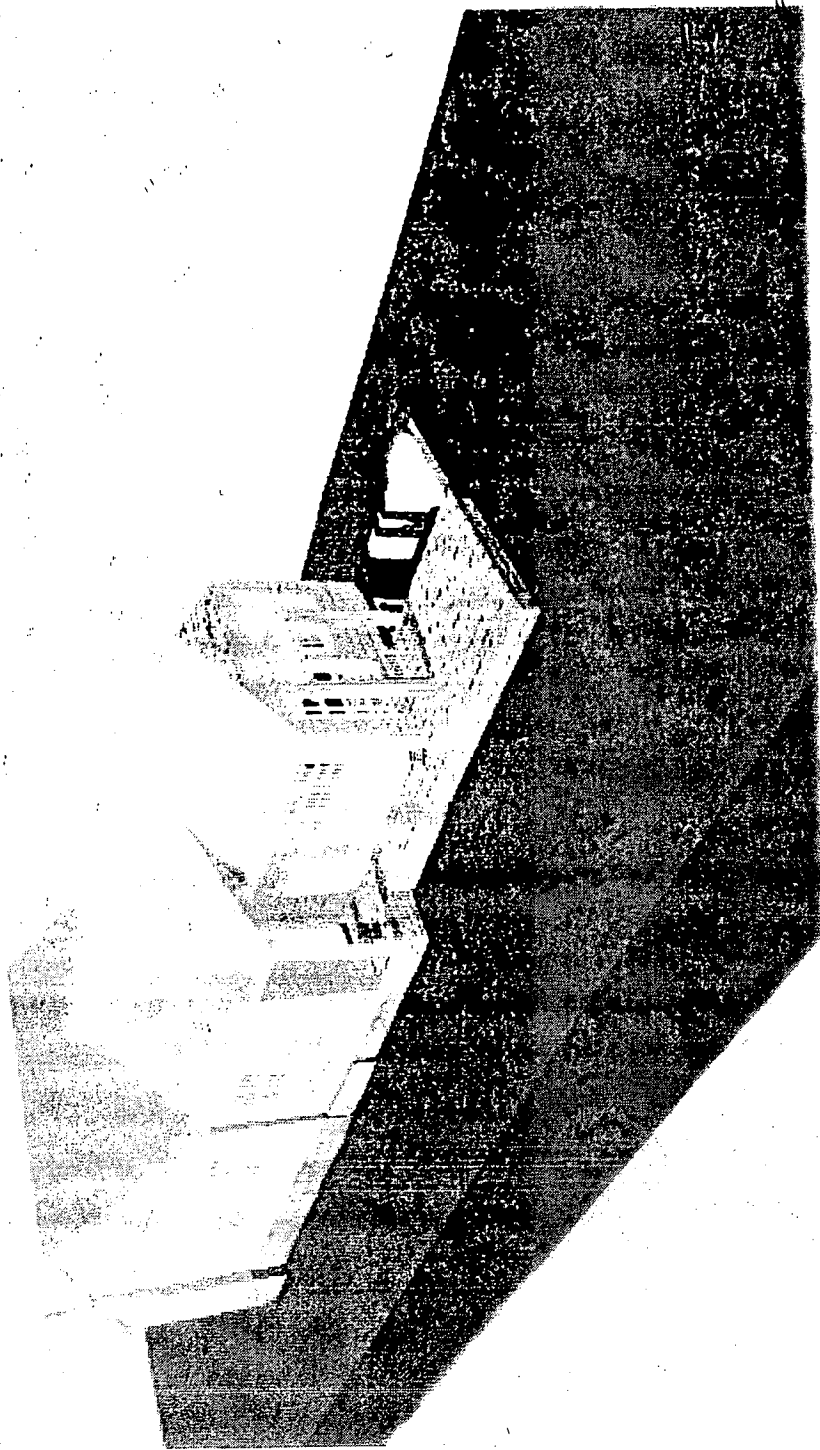


1957 8 2 WLT

2

VIEW OF REAR OF HOUSE

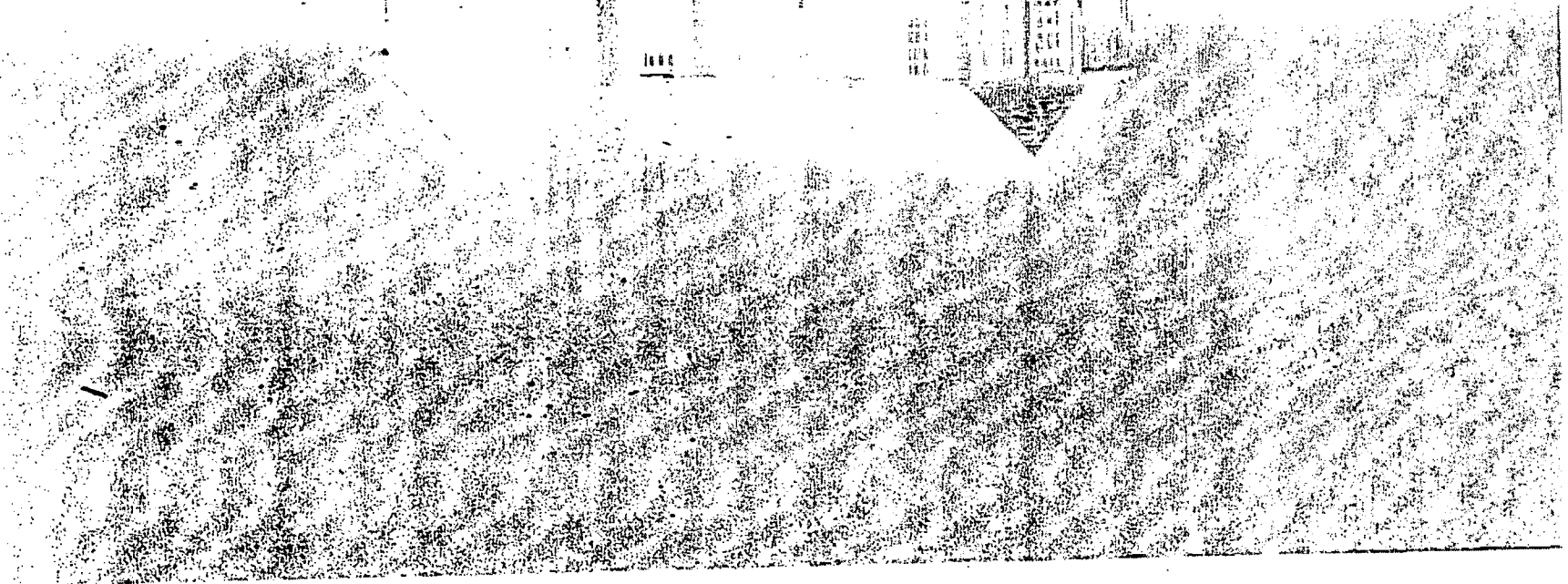




VIEW OF REAR OF HOUSE

JUN 2 2004

NORTHWEST ELEVATION





17

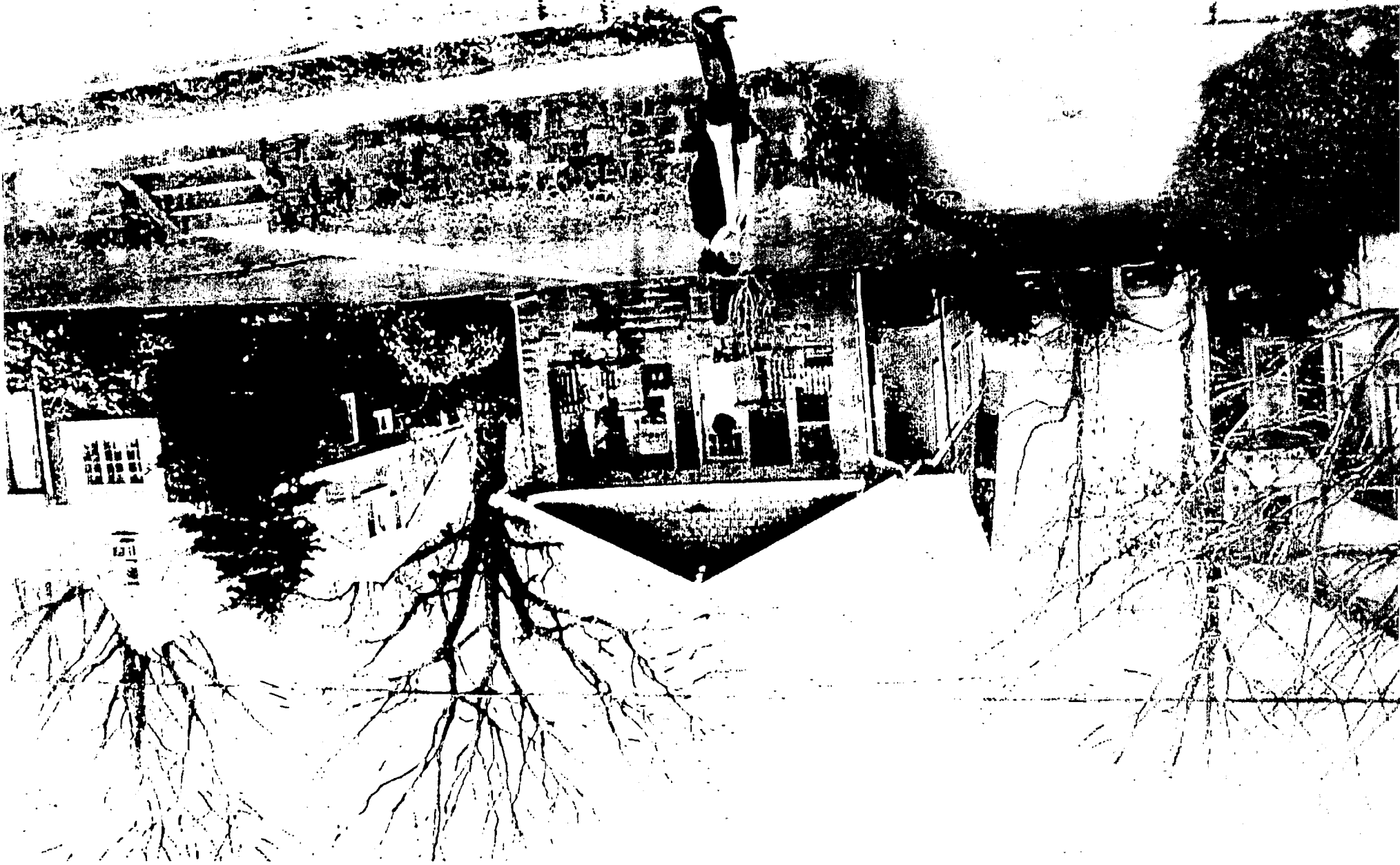
SALLY'S  
KING STREET

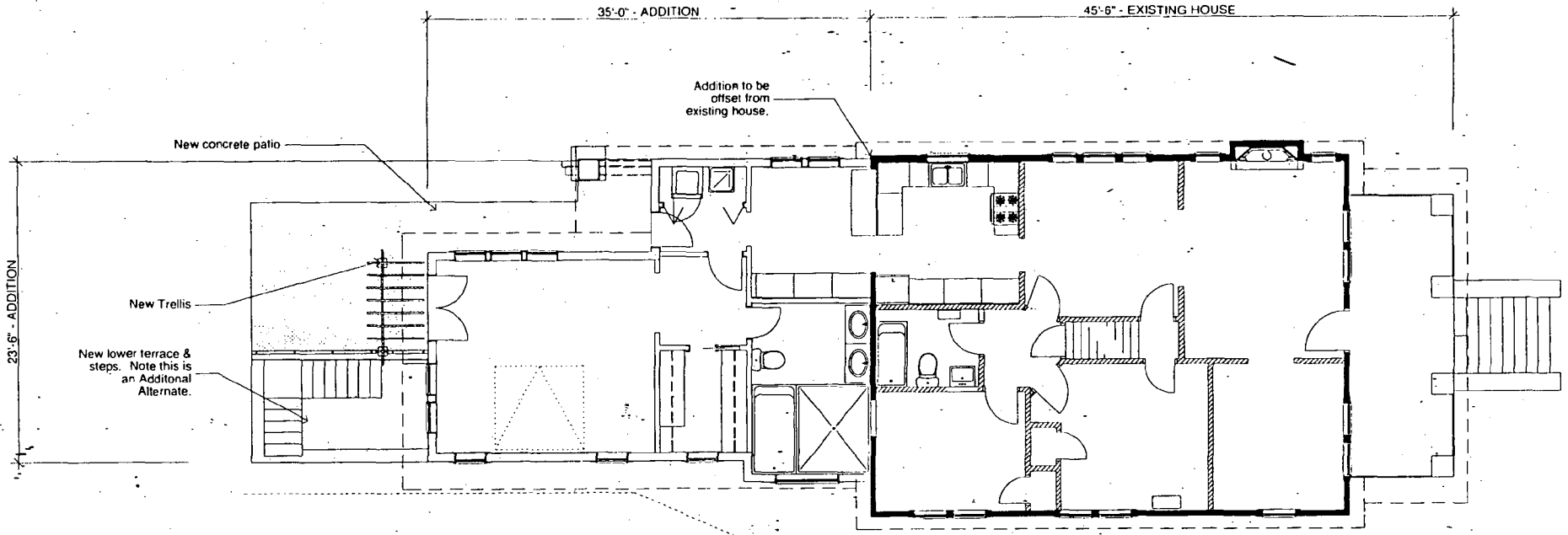


APR 11 1964

FRONT OF HOUSE

81





Existing driveway

19



1

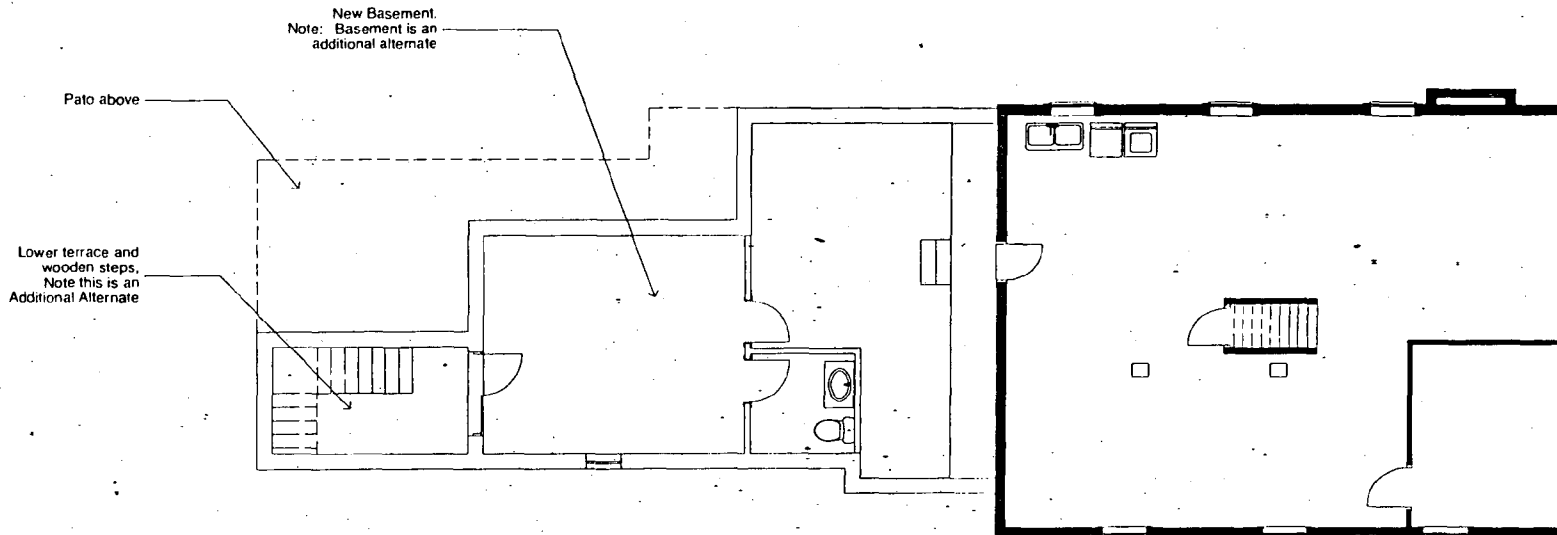
First Floor Plan

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



JAN 25 2004

10



20  
N

1

**Basement Plan**

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

JUN 23 2004



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

Owner's mailing address.	Owner's Agent's mailing address
Steven Nadell / Victoria Wood 7105 Sycamore Ave Takoma Park, MD 20912	Frene Heine 16844 Harbour Town Dr Silver Spring, MD 20905 (For 7103 Sycamore)
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Paul Wapner - Diane Singerman 7107 Sycamore Ave Takoma Park, MD 20912	Jay Brockett 7103 Sycamore Ave Takoma Park, MD 20912
Rachel Gold / Jeffery Weiss 7106 Sycamore Ave Takoma Park MD 20912	
Richard + Berdina Henry 7104 Sycamore Ave Takoma Park, MD 20912	



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Richard + Berdina Henry 7104 Sycamore Ave Takoma Park, MD 20912	

APR 17 2004

FRONT/SIDE OF  
HOUSE



Wendy



PERMITS FIRST.  
APPROVAL





REMOVE EXIST.  
ADDITION

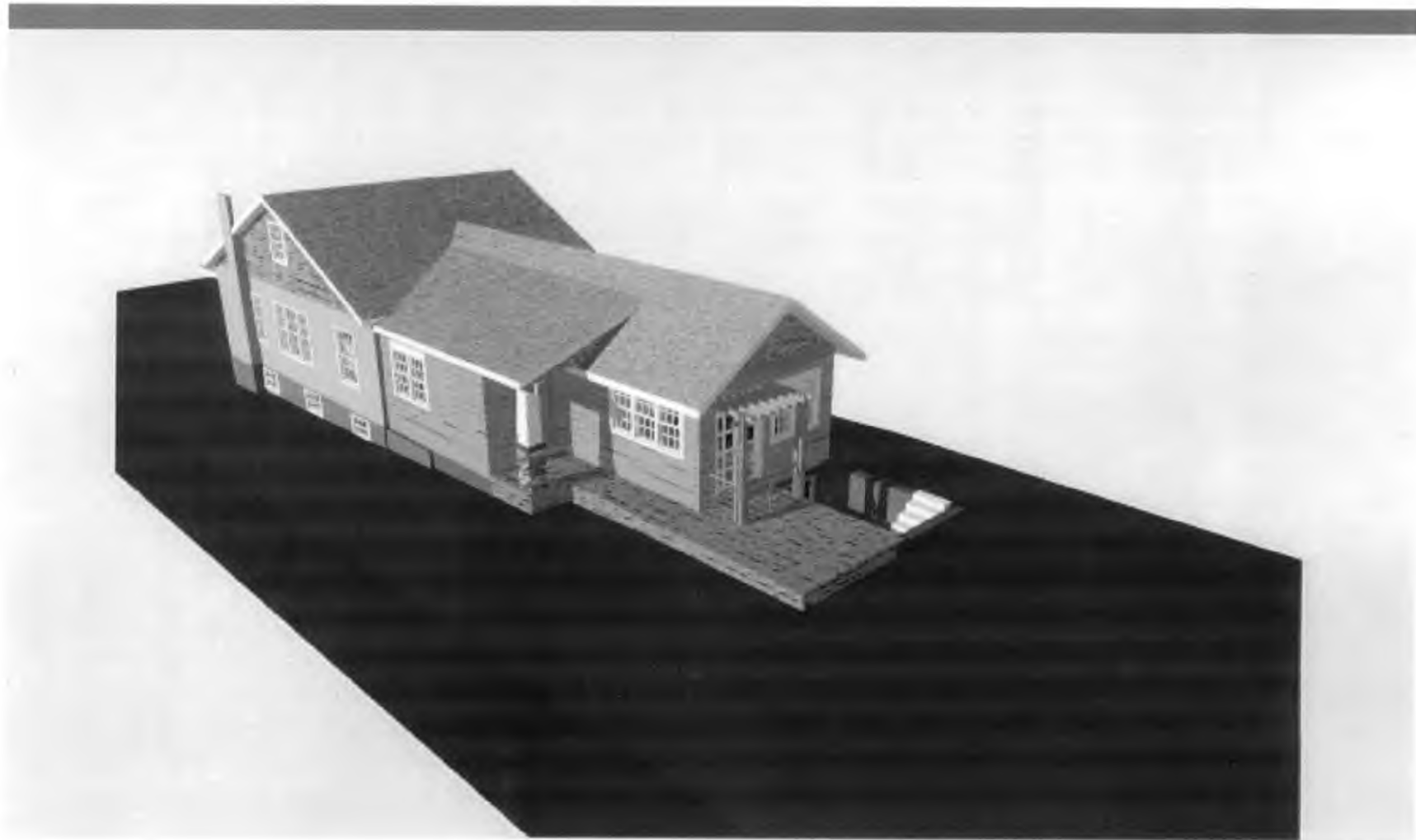
REAR OF HOUSE





FRONT OF HOUSE

FEB 19 1906



VIEW OF REAR OF HOUSE

JUN 23 2004





NORTH WEST ELEVATION

JUN 23 2004

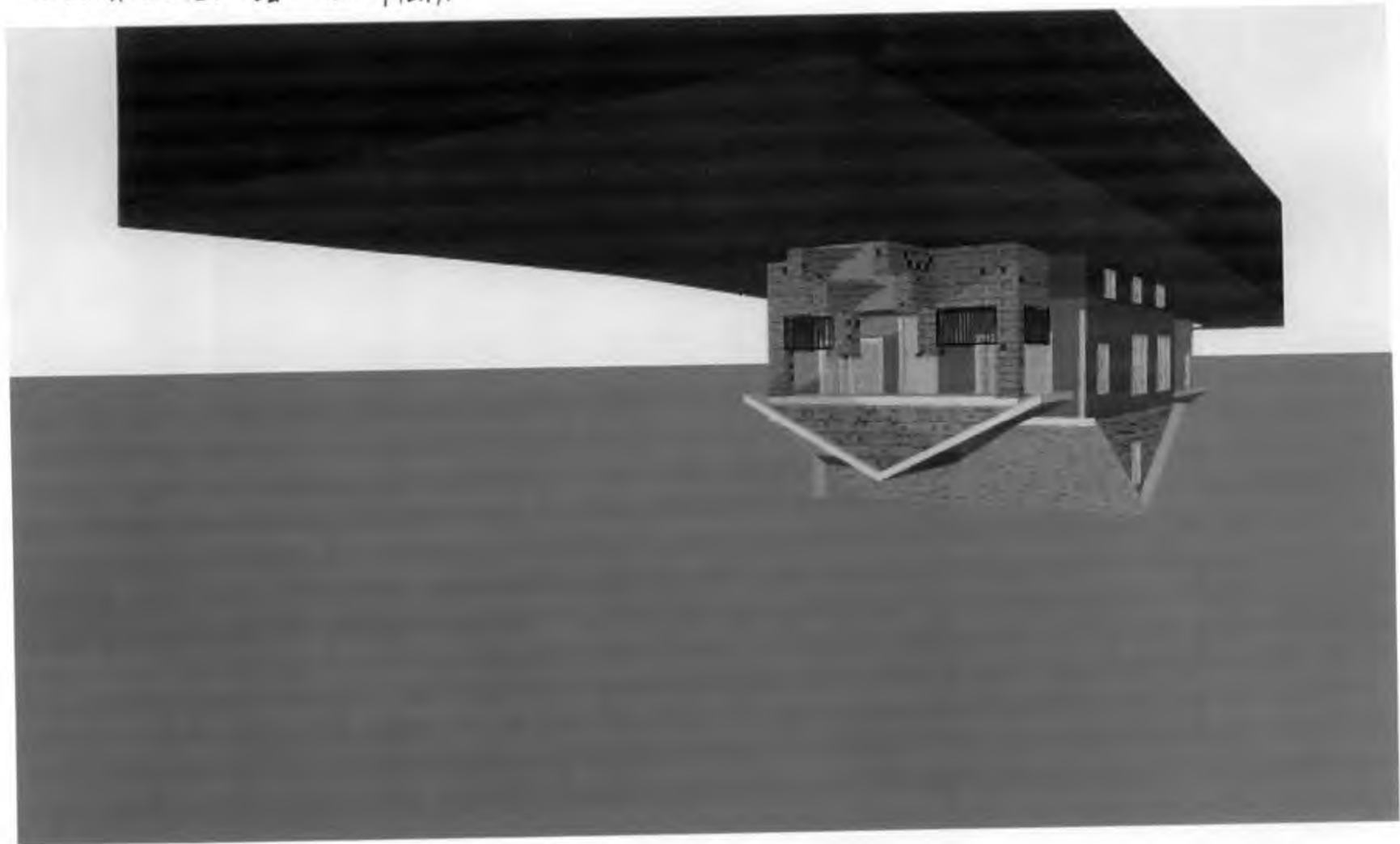
JUN 2 9 2004

SOUTHEAST ELEVATION



JUN 2 3 2004

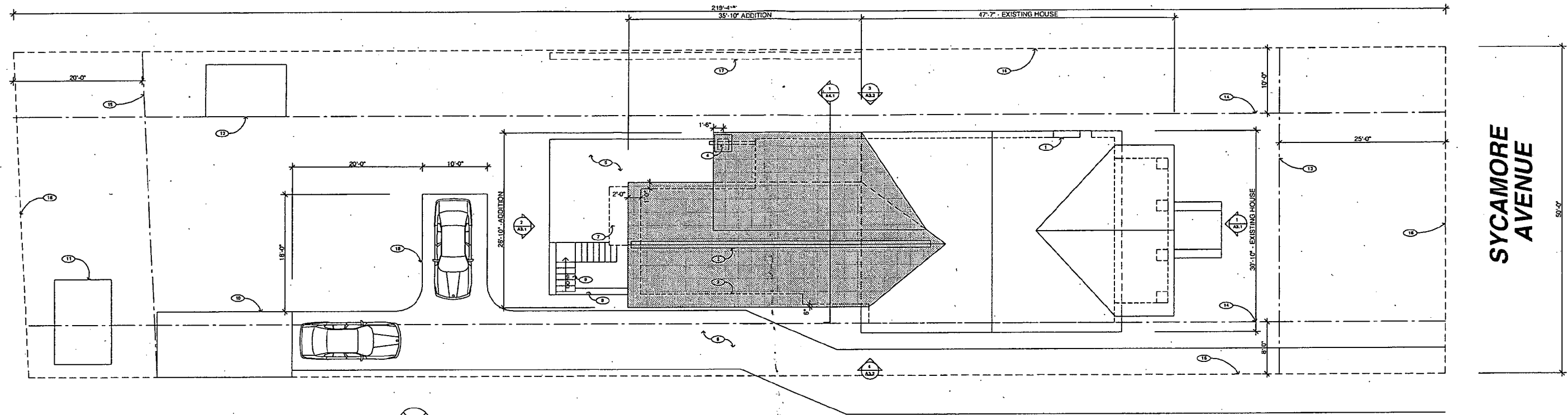
VIEW OF FRONT OF HOUSE





VIEW OF REAR OF HOUSE

JUN 23 2004



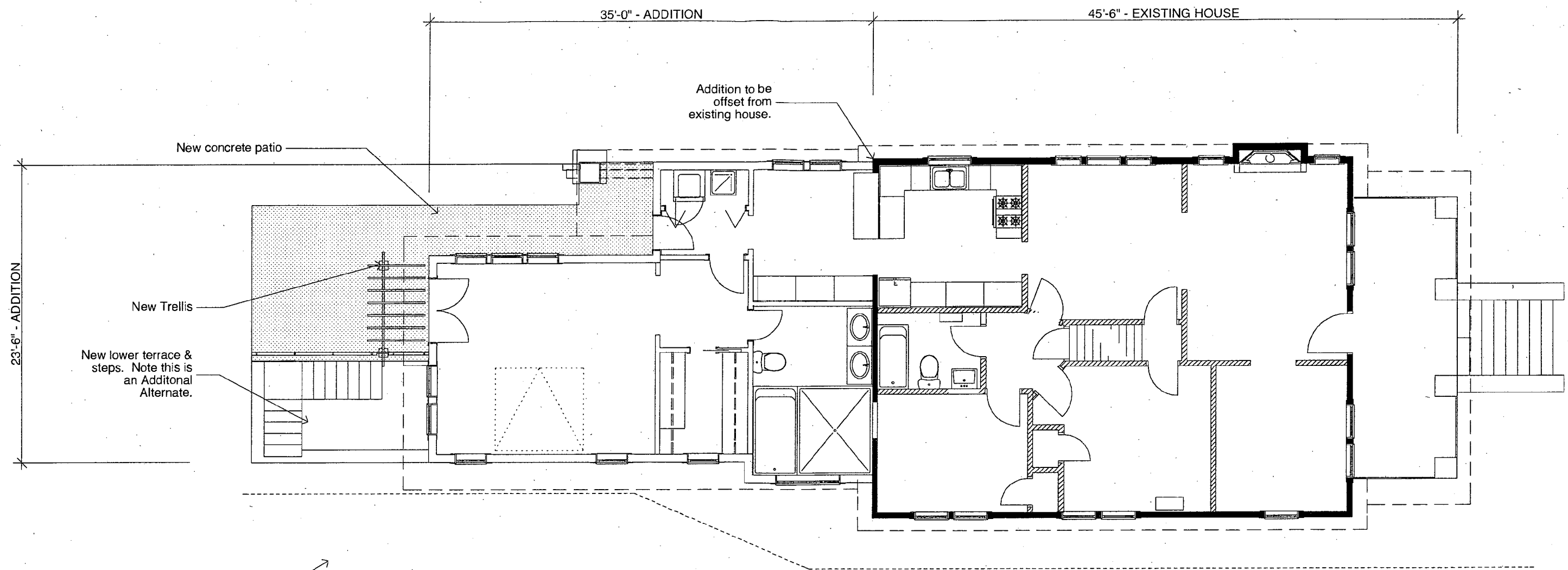
SYCAMORE AVENUE



**01 Site/Roof Plan**  
SCALE: 1/16" = 1'-0"

**SITE PLAN WORK NOTES**

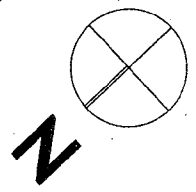
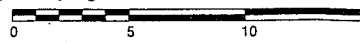
- 1 Existing chimney
- 2 New ridge vent w/ insect screen.
- 3 Outline of building footprint, below
- 4 New column below
- 5 New concrete patio.
- 6 Existing driveway
- 7 New trails.
- 8 New lower terrace with concrete masonry unit retaining walls.
- 9 New wood stair w/ gaurdrail.
- 10 Existing detached garage.
- 11 Existing shed.
- 12 Existing greenhouse.
- 13 Front Yard Setback.
- 14 Side Yard Setback.
- 15 Rear Yard Setback
- 16 Existing Property Line.
- 17 Wall or fence. Base bid is 4'-0" stained wood fence. Additional Alternate is 4'-0" high x 1'-0" wide cultured stone veneer wall, shown with dashed lines.
- 18 New parking space. Remove existing parking space as required for Addition.



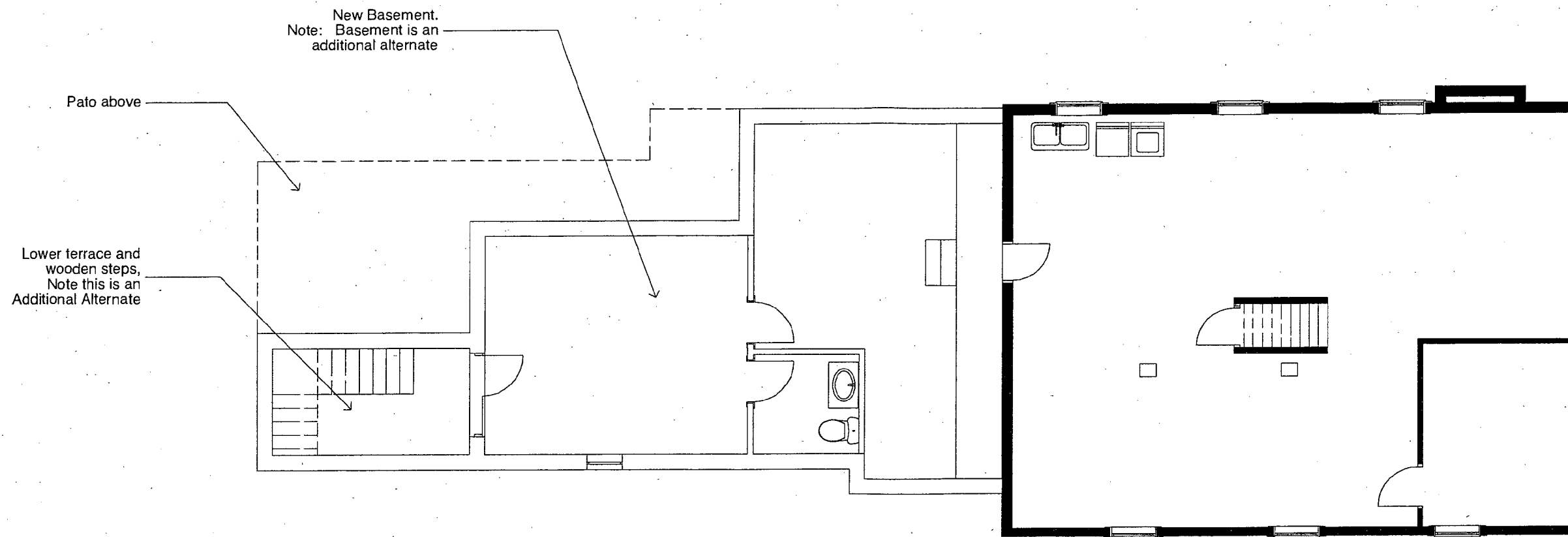
# First Floor Plan

1

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



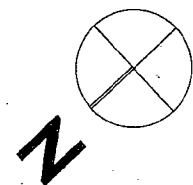
JUN 23 2004



New Basement.  
Note: Basement is an  
additional alternate

Patio above

Lower terrace and  
wooden steps,  
Note this is an  
Additional Alternate



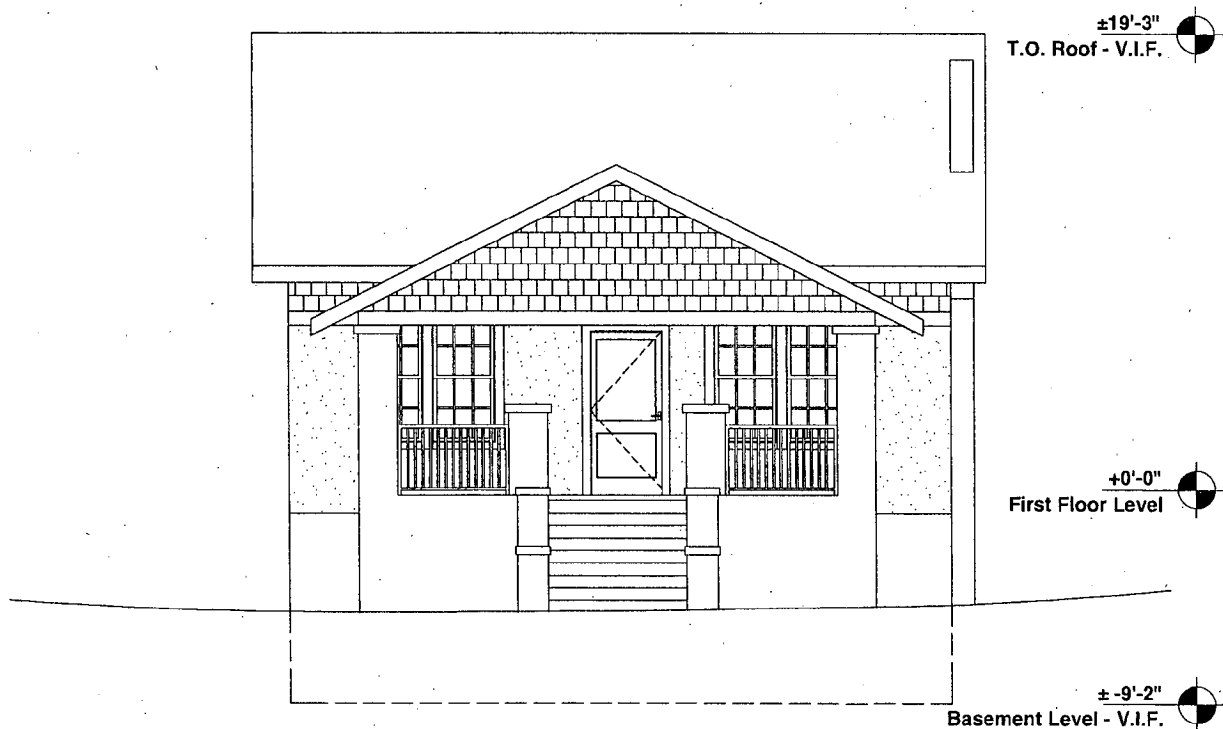
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### Basement Plan

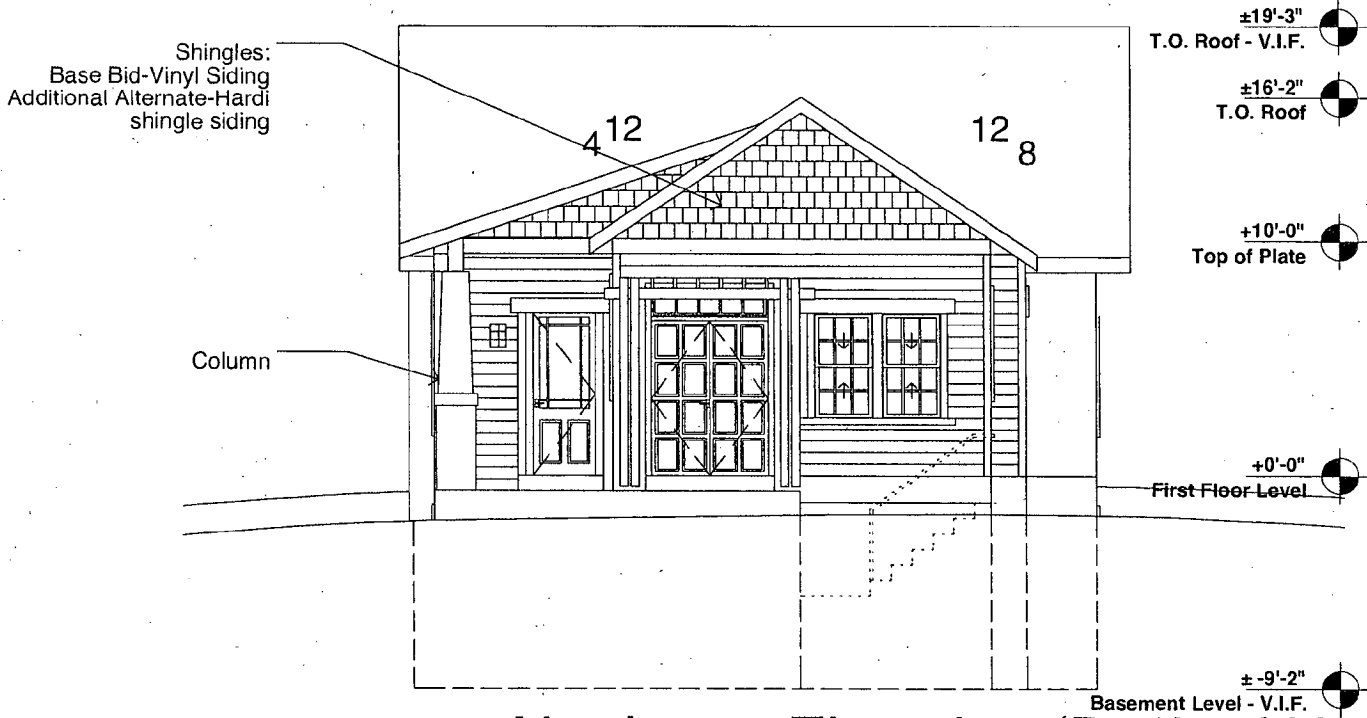
SCALE: 1/8" = 1'-0"



JUN 23 2004



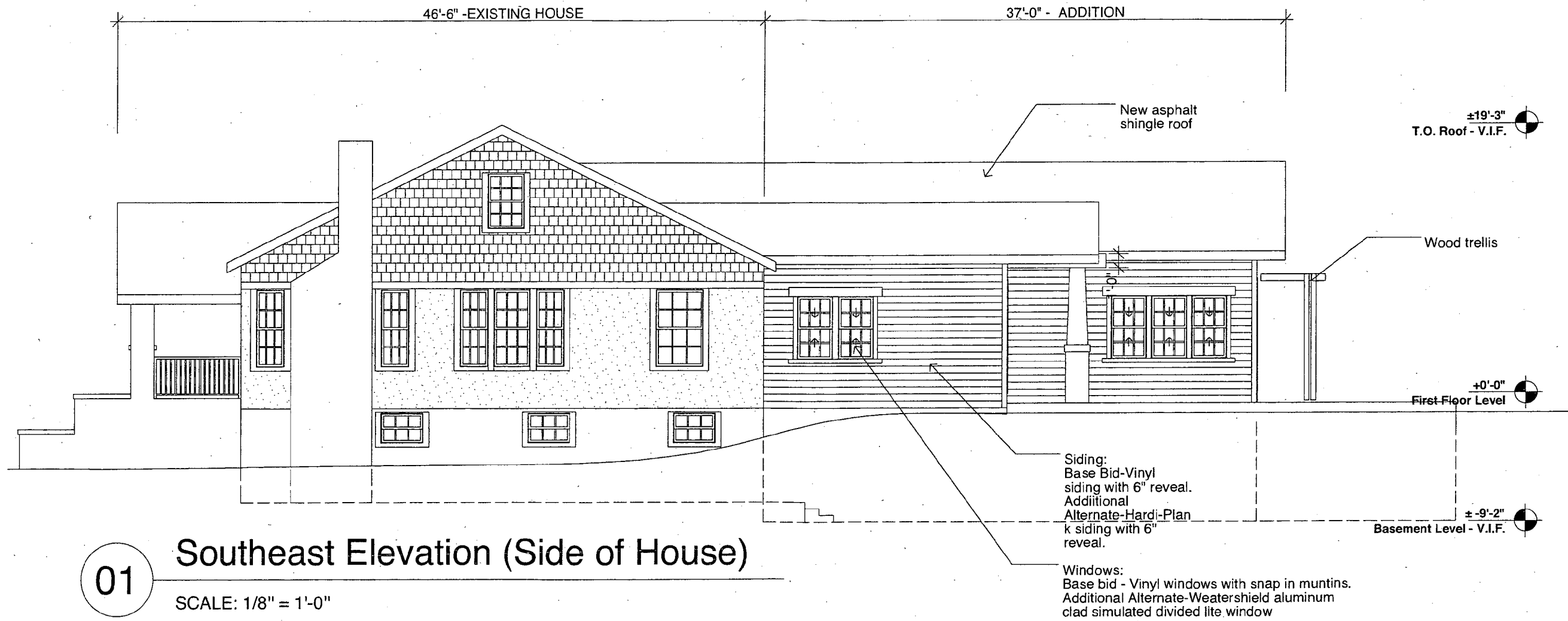
**01** Southwest Elevation (Front of House)  
SCALE: 1/8" = 1'-0"



**02** Northeast Elevation (Back of House)  
SCALE: 1/8" = 1'-0"

JUN 23 2004



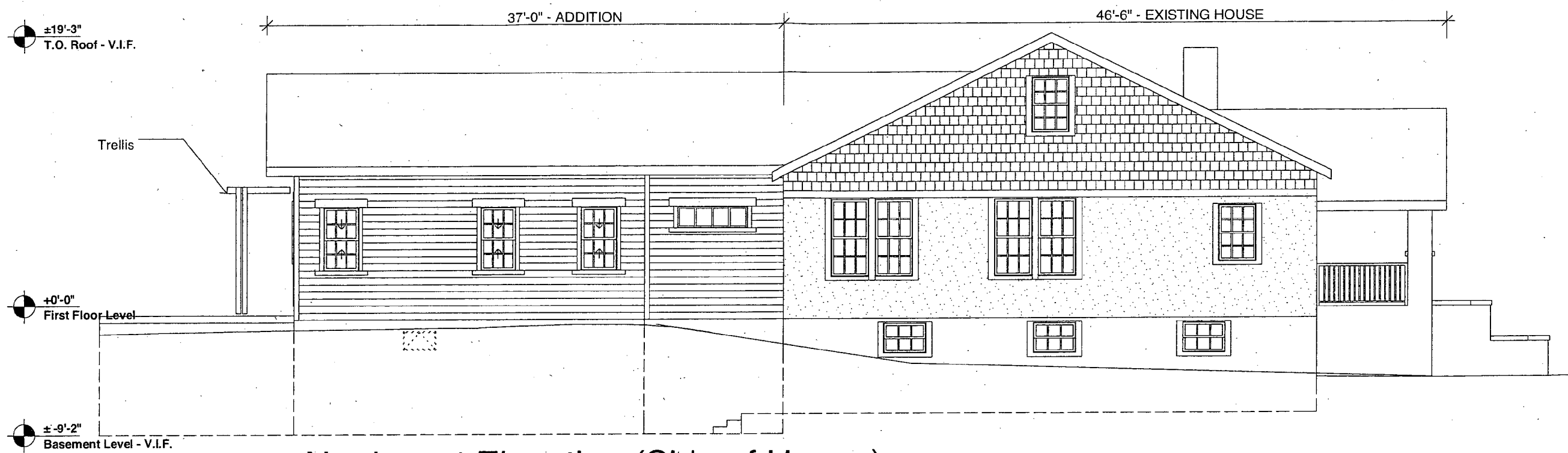


01

Southeast Elevation (Side of House)

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

JUN 23 2004



02 Northwest Elevation (Side of House)  
SCALE: 1/8" = 1'-0"

JUN 23 2004

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7105 Sycamore Avenue	<b>Meeting Date:</b>	07/28/04
<b>Applicant:</b>	Steven Nadell and Victoria Wood (Ramon Santos, Agent)	<b>Report Date:</b>	07/21/04
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	07/14/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-04MM	<b>Staff:</b>	Tania Tully

**PROPOSAL:** One story rear addition and associated landscaping

**RECOMMENDATION:** Approval with conditions

**STAFF RECOMMENDATION:**

Staff is recommending approval with the following conditions:

1. Wood or aluminum clad wood windows with simulated divided lights are used.
2. Hardi-plank rather than vinyl is used as the siding material.
3. A wood fence rather than a stone wall is erected.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman Bungalow  
**DATE:** c.1910s

The existing house is a 1½ story, side-gable stucco and shingle bungalow with front facing gable roofed stone front porch. There is also a frame shed-roofed rear addition. The lot slopes slightly towards the road and contains few trees.

**PROPOSAL:**

The applicant is proposing to:

- Remove the existing rear addition. (circle 17).
- Construct a 1-story rear addition with potential basement (circles 6, 8, 10, 11, 19 & 20).
- Add a new concrete patio and lower terrace (circle 6).
- Relocate one parking space (circle 6)
- Add an approximately 45' length of 4' wood fencing or stone veneer wall (circle 6).

## **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 Guidelines***

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

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

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited;
- While additions should be compatible, they are not required to be replicative of earlier architectural styles;
- 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 will 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

This rear addition is very responsive to the *Secretary of the Interior's Standards for Rehabilitation* through its locations (rear), massing (lower than and inset from the historic house), and articulation (design is in the Craftsman language without being replicative of the historic house). It also has the potential to be materially compatible with staff's proposed conditions. The siding is shown as either vinyl or Hardi-plank and the windows are proposed as either vinyl with snap-in muntins or aluminum clad wood windows with simulated divided lights. It is more in keeping with the historic house and district as a whole if Hardi-plank and windows with simulated divided lights are used. Staff also recommends that a wood fence, rather than a stone wall, would be truer to the green space in the district. The architect on this project met with staff prior to submitting an application to receive guidance. This application responded to staff's concerns.

## 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 with the *Secretary of the Interior's Standards for Rehabilitation* #9.

and with the conditions that:

1. Wood or aluminum clad wood windows with simulated divided lights are used.
2. Hardi-plank rather than vinyl is used as the siding material.
3. A wood fence rather than a stone wall is erected.

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 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RAMON SANTOS

Daytime Phone No.: 202-466-6116

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

Name of Property Owner: STEVEN NADEL/VICTORIA WOOD Daytime Phone No.: \_\_\_\_\_

Address: 7105 SYCAMORE AVE. TAKOMA PARK MD 20912  
Street Number City Street Zip Code

Contractor: TO BE DETERMINED Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: RAMON SANTOS Daytime Phone No.: 202-466-6116

### LOCATION OF BUILDING/PREMISE

House Number: 7105 Street: SYCAMORE AVE

Town/City: TAKOMA PARK Nearest Cross Street: ETHAN ALLEN AVE

Lot: 13 Block: 22 Subdivision: TAKOMA PARK

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_  
PLAT BOOK A PLAT NO. 2 DISTRICT: 13

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

#### 1A. CHECK ALL APPLICABLE:

- |   |  |  |   |  |   |   |  |                               |
|---|--|--|---|--|---|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/renovate | <input checked="" type="checkbox"/> A/C                             | <input checked="" type="checkbox"/> Slab | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Fence/Wall (complete Section 4) |  | <input type="checkbox"/> Other: _____             |   |  |                               |

#### CHECK ALL APPLICABLE:

1B. Construction cost estimate: \$ 200,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITDNS

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.

Ramon Santos  
Signature of owner or authorized agent

JUN 23 2004

Date

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

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

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

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

ARTS & CRAFTS BUNGALOW. 1 STORY W/ BASEMENT & ATTIC.

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

1 STORY ADDITION W/ BASEMENT.  
REMOVE EXISTING REAR ADDITION.  
THE ADDITION IS SYMPHATIC TO THE ORIGINAL STRUCTURE  
IN BOTH MASSING & STYLE.

**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.

**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.

**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.

**PHOTOGRAPHS**

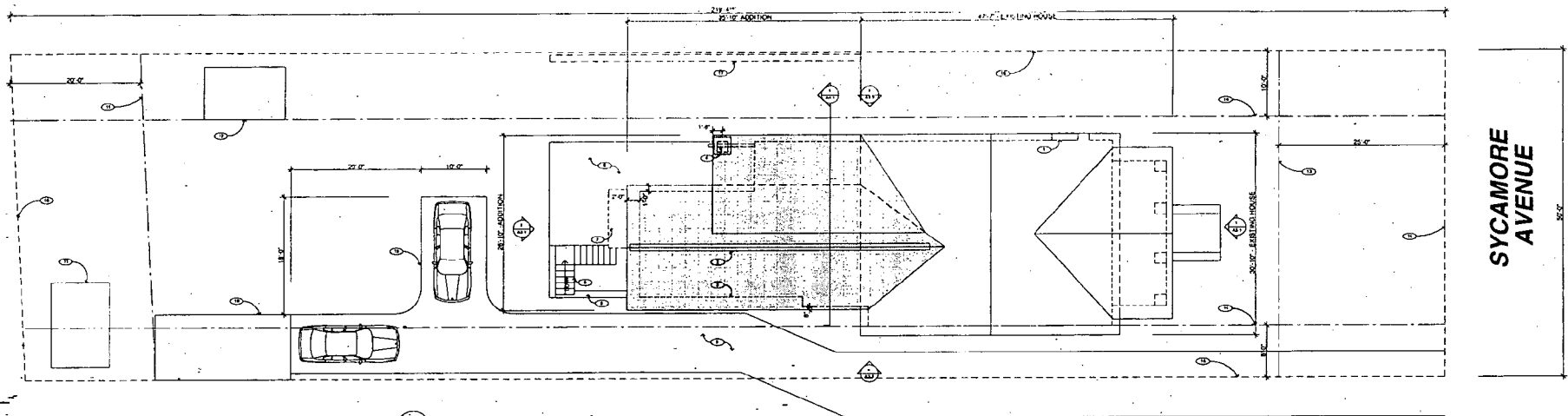
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

**TREE SURVEY**

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

**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).



01 Site/Roof Plan

SCALE: 1/16" = 1'-0"

SITE PLAN WORK NOTES

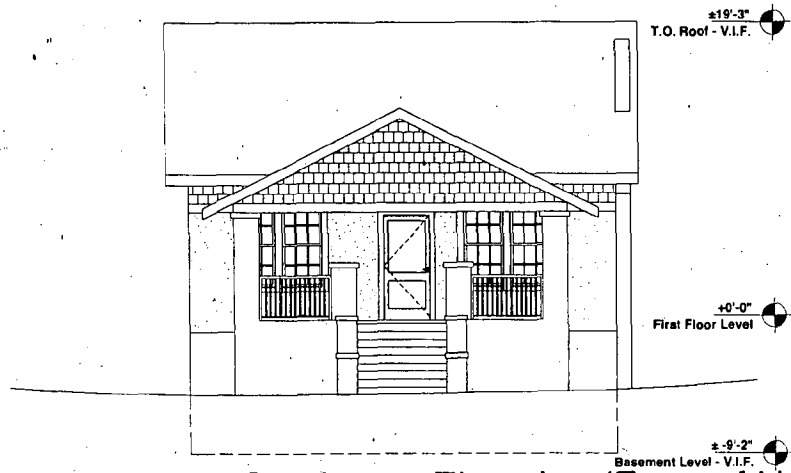
- ⊖ Existing driveway
- ⊖ New ridge vent w/ insect screen
- ⊖ Outline of building footprint, below
- ⊖ New column below
- ⊖ New concrete path
- ⊖ Existing driveway
- ⊖ New trails
- ⊖ New lower terrace with concrete masonry unit retaining walls
- ⊖ New wood stair w/ guardrail
- ⊖ Existing detached garage
- ⊖ Existing shed
- ⊖ Existing greenhouse
- ⊖ Front Yard Setback
- ⊖ Side Yard Setback
- ⊖ Rear Yard Setback
- ⊖ Existing Property Line
- ⊖ Wall or fence. Base is 4'-0" stacked wood fence. Additional Alternate is 4'-0" high a 1'-0" with cultured stone veneer wall, shown with dashed lines
- ⊖ New parking space. Remove existing parking space as required for Addition

6

JUN 23 2004





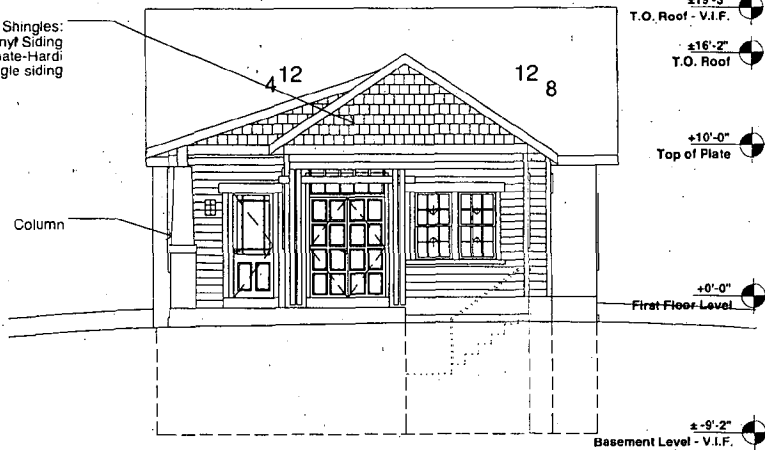


01

Southwest Elevation (Front of House)

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

Shingles:  
Base Bid-Vinyl Siding  
Additional Alternate-Hardi  
shingle siding



02

Northeast Elevation (Back of House)

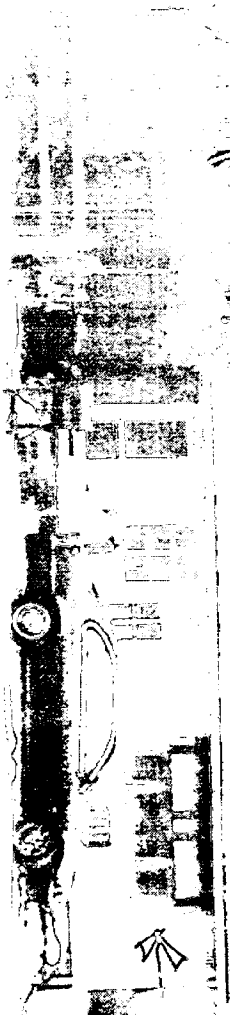
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2

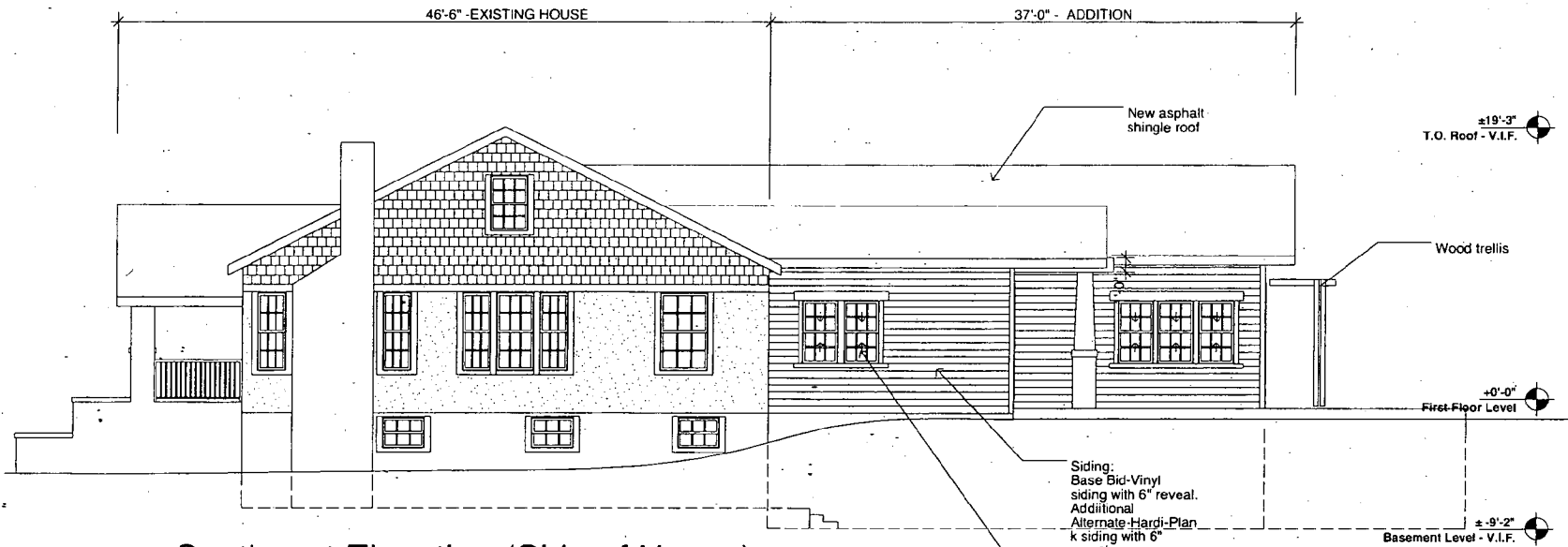
JUN 23 2004

(b)

ROAD TO HOUSE



CRANNE FROM  
ADDITION



01

**Southeast Elevation (Side of House)**

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

10

2004 2 3 2004

±19'-3"  
T.O. Roof - V.I.F.

37'-0" - ADDITION

46'-6" - EXISTING HOUSE

Trellis

±0'-0"  
First Floor Level

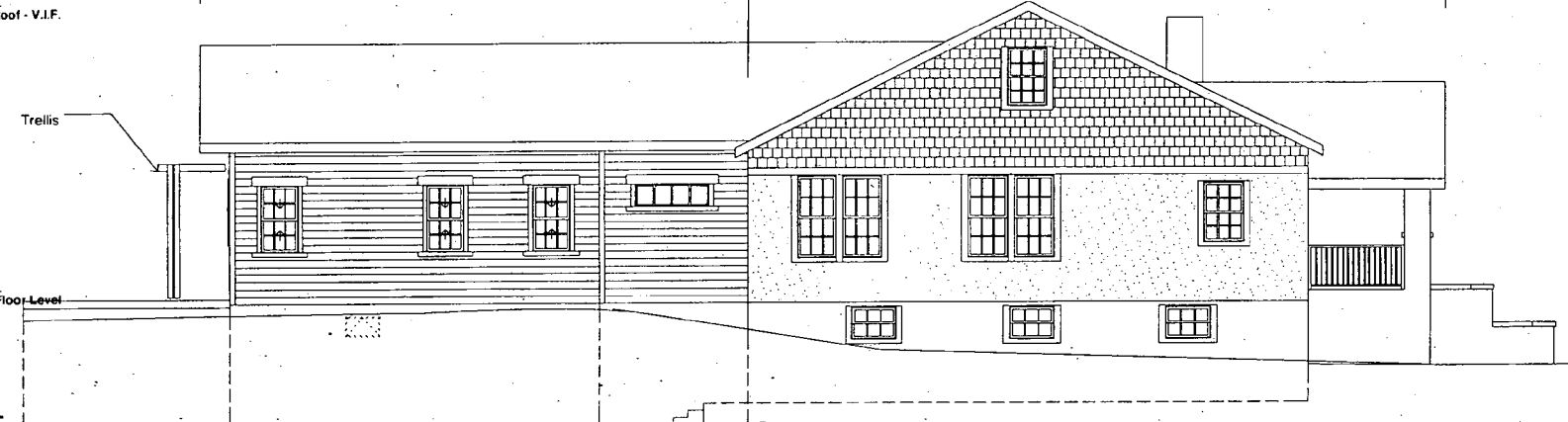
±9'-2"  
Basement Level - V.I.F.

02 Northwest Elevation (Side of House)

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

11

REV 2 3 2014

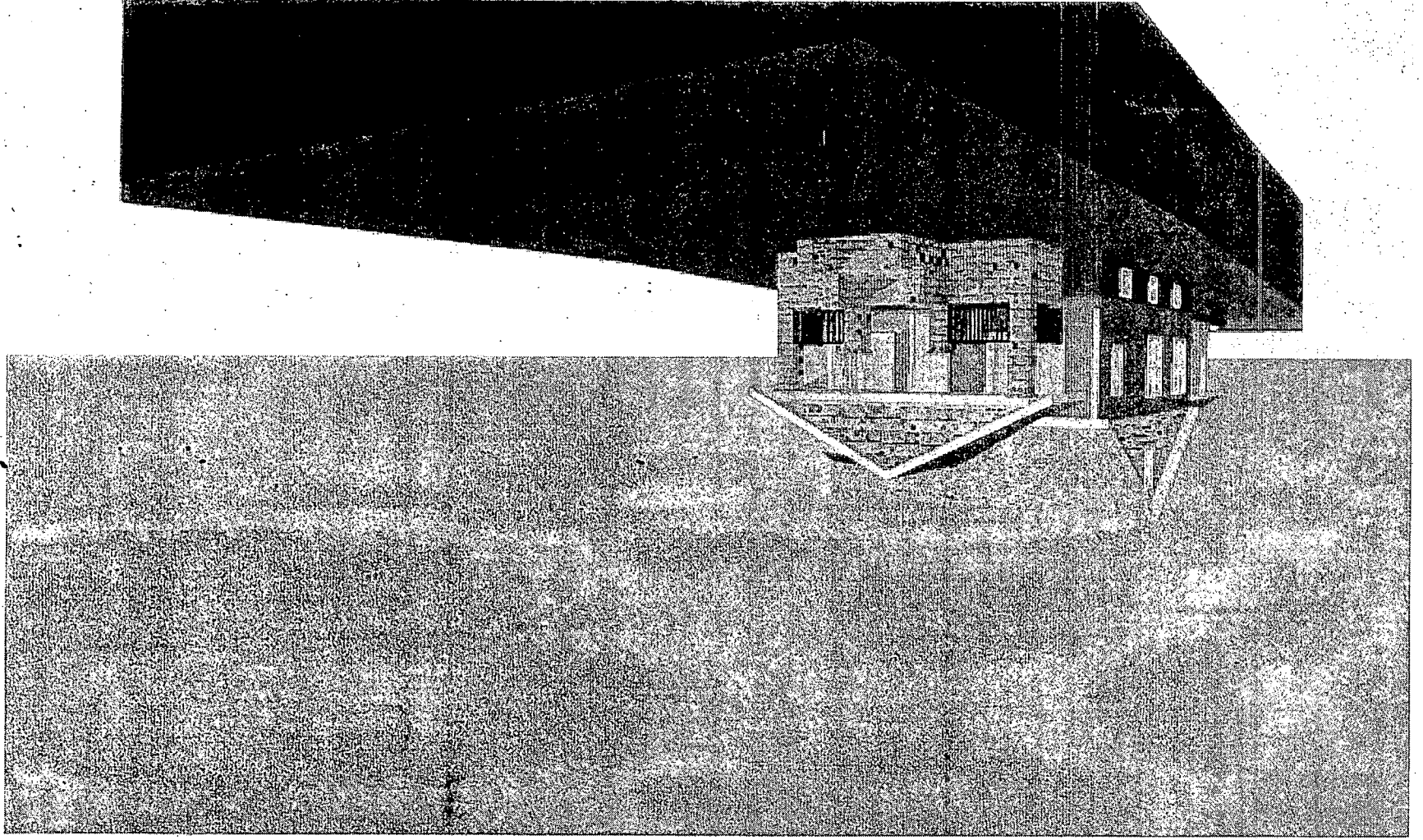


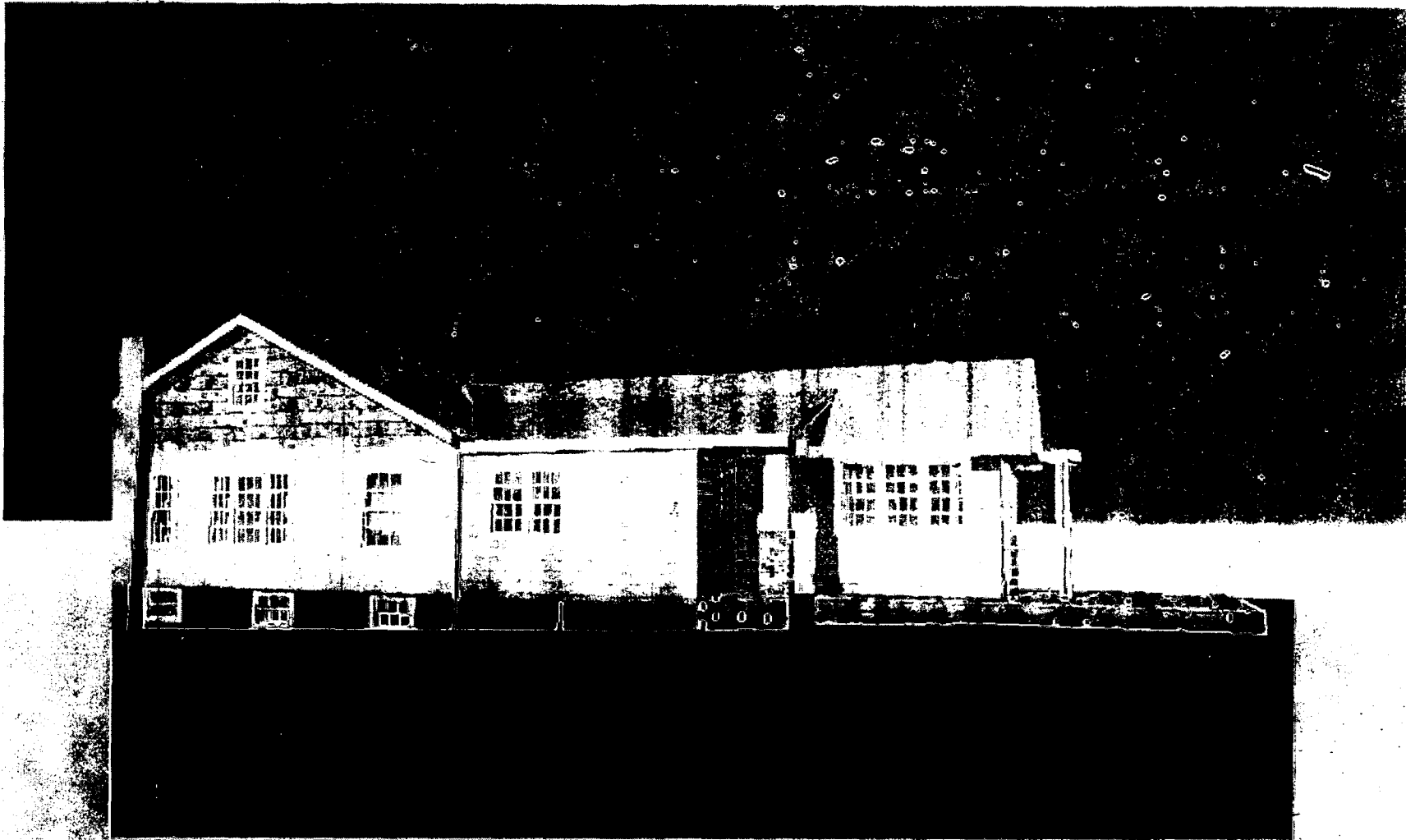
JUN 2 9 2014

(21)

(21)

VIEW OF FRONT OF HOUSE





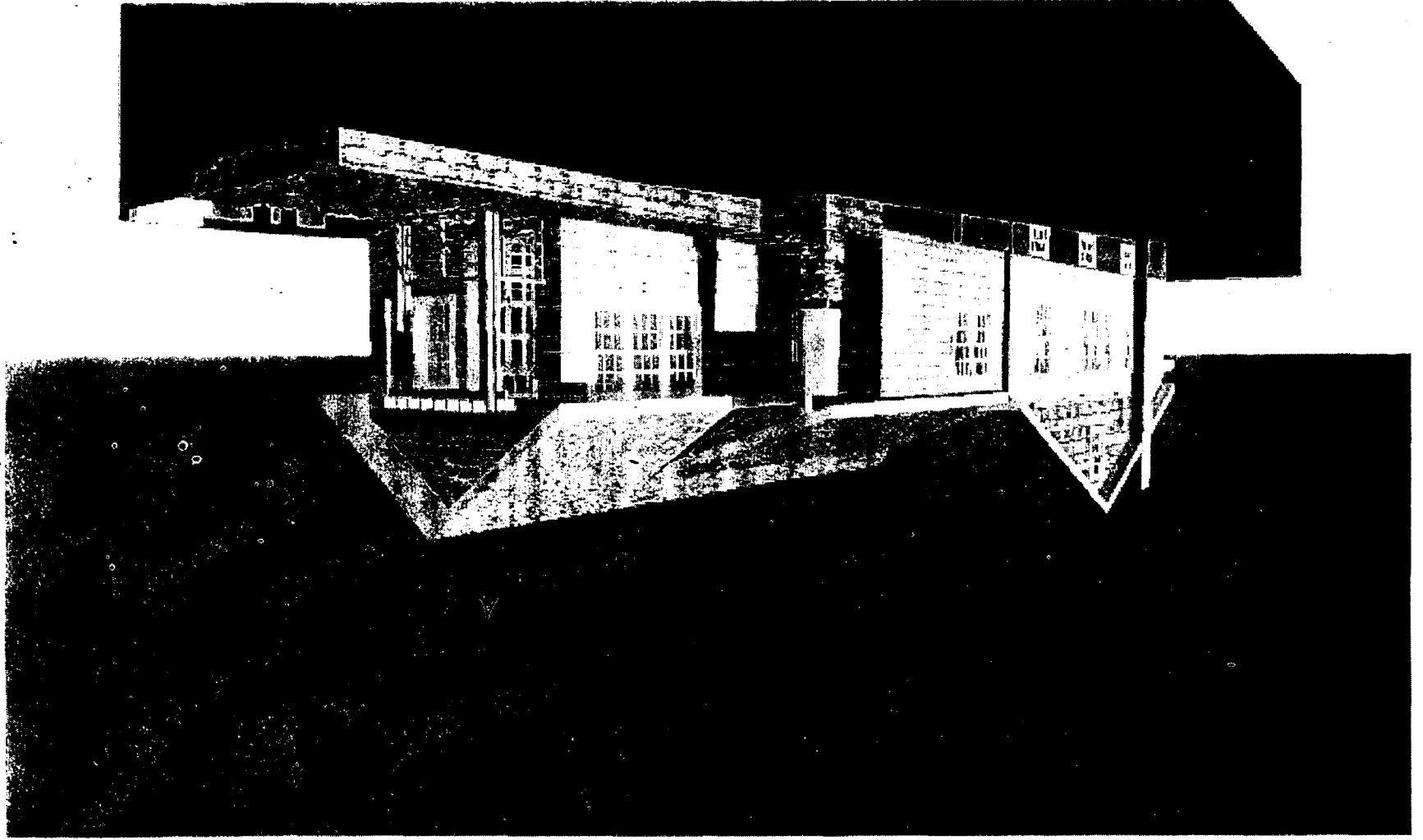
SOUTHEAST ELEVATION

13

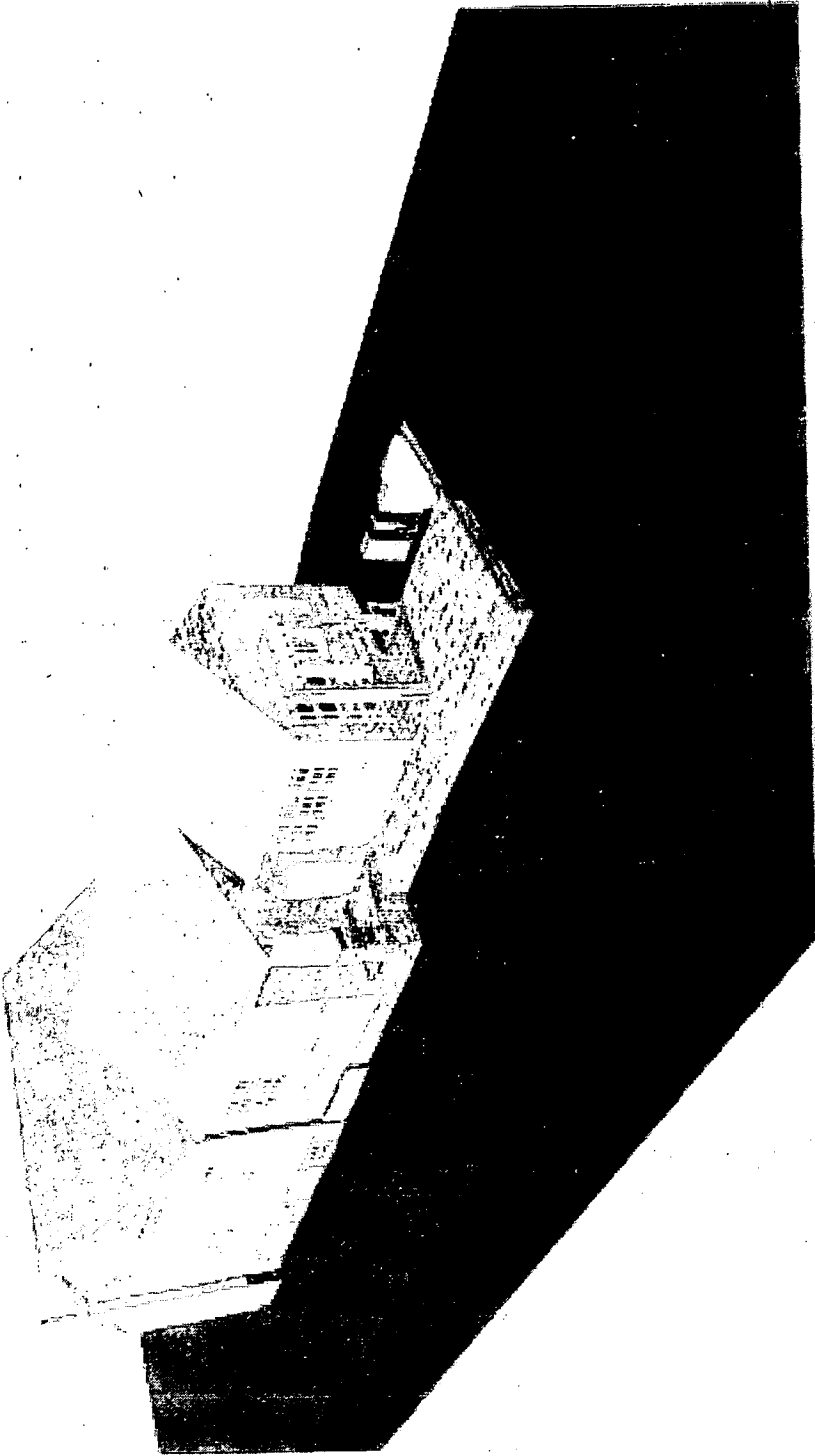
13

JUN 29 2004

VIEW OF REAR OF HOUSE





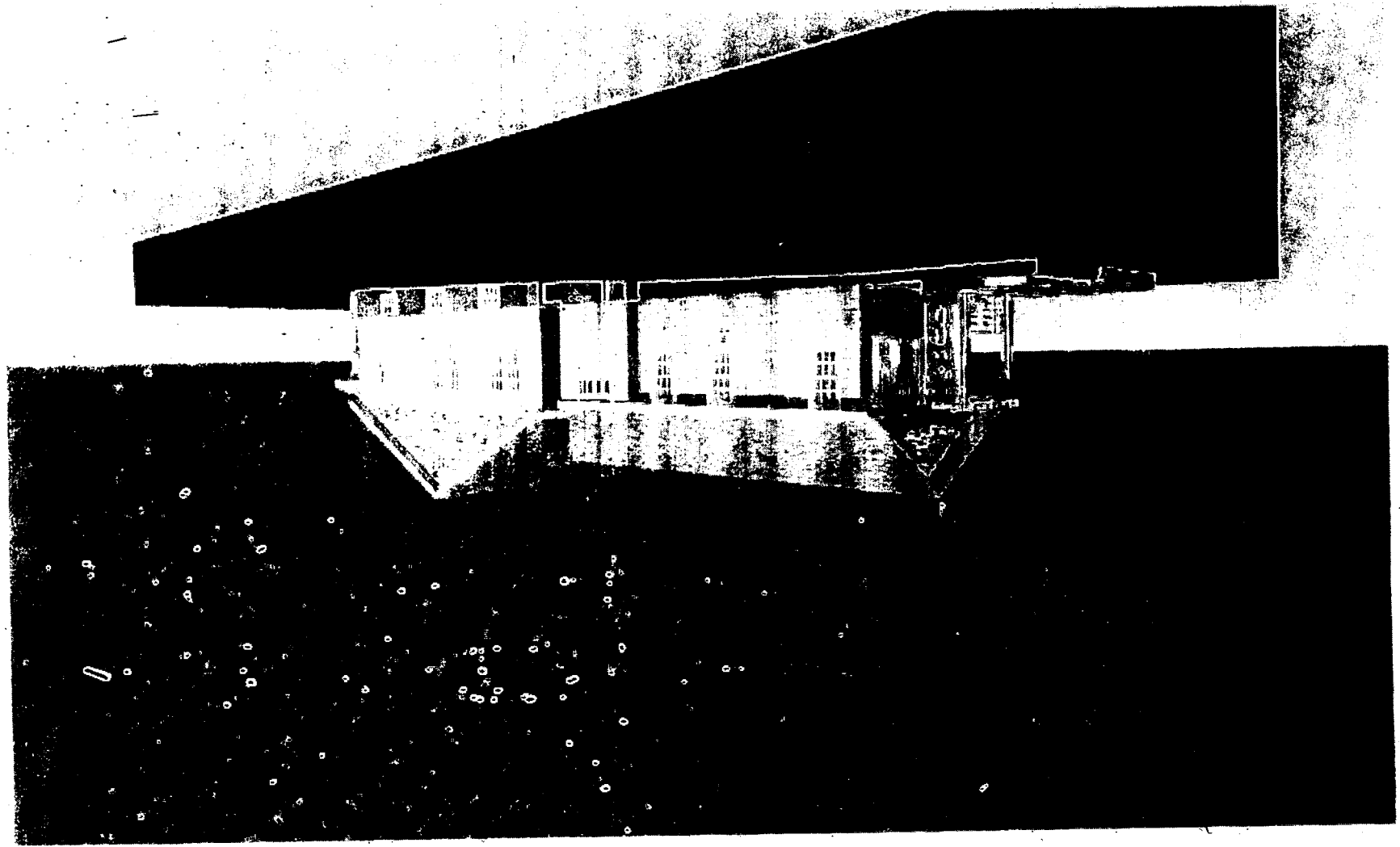


VIEW OF REAR OF HOUSE

JUN 2 2014

61

NORTH WEST ELEVATION

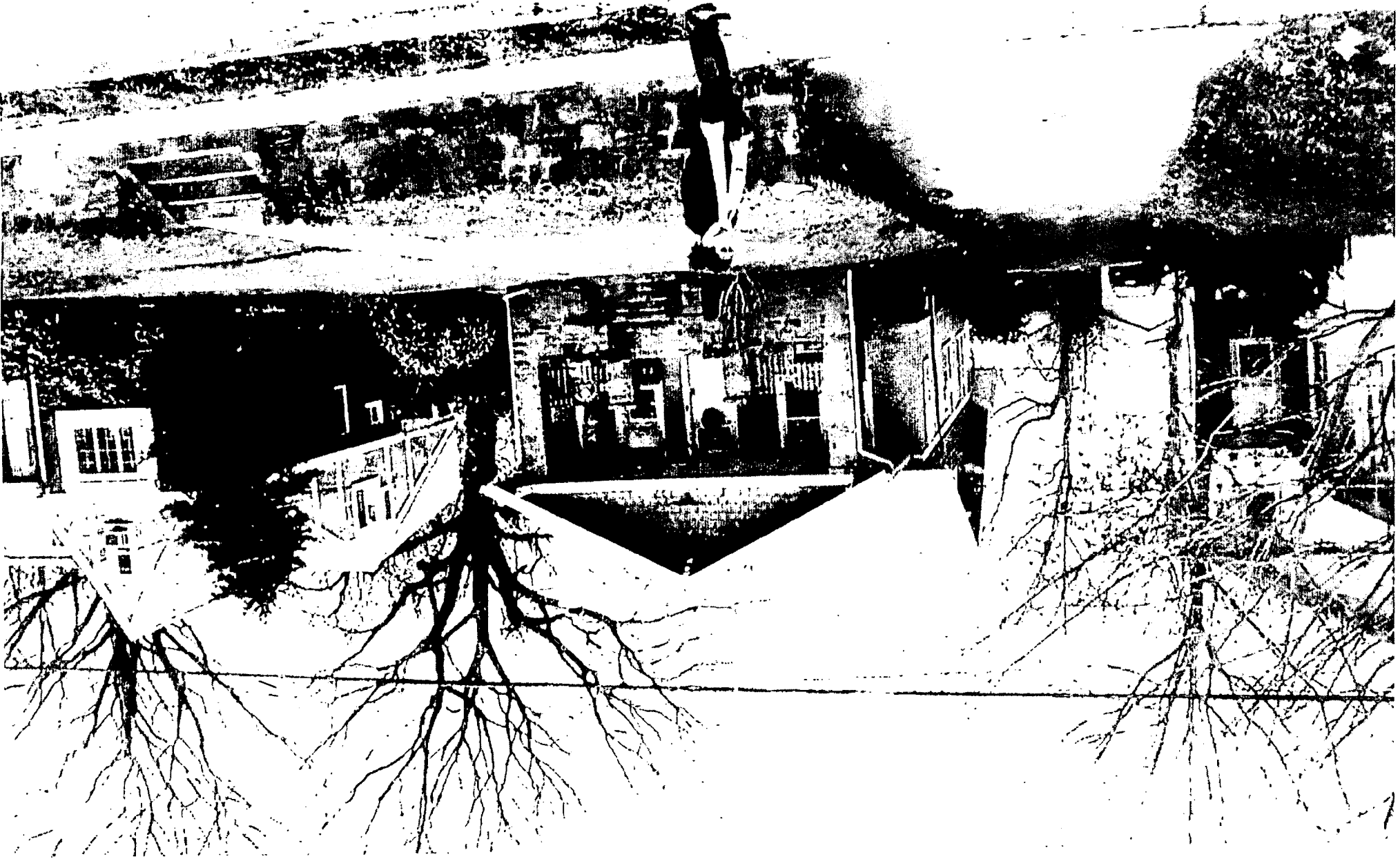


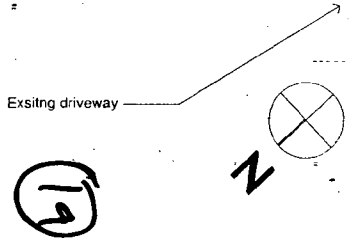
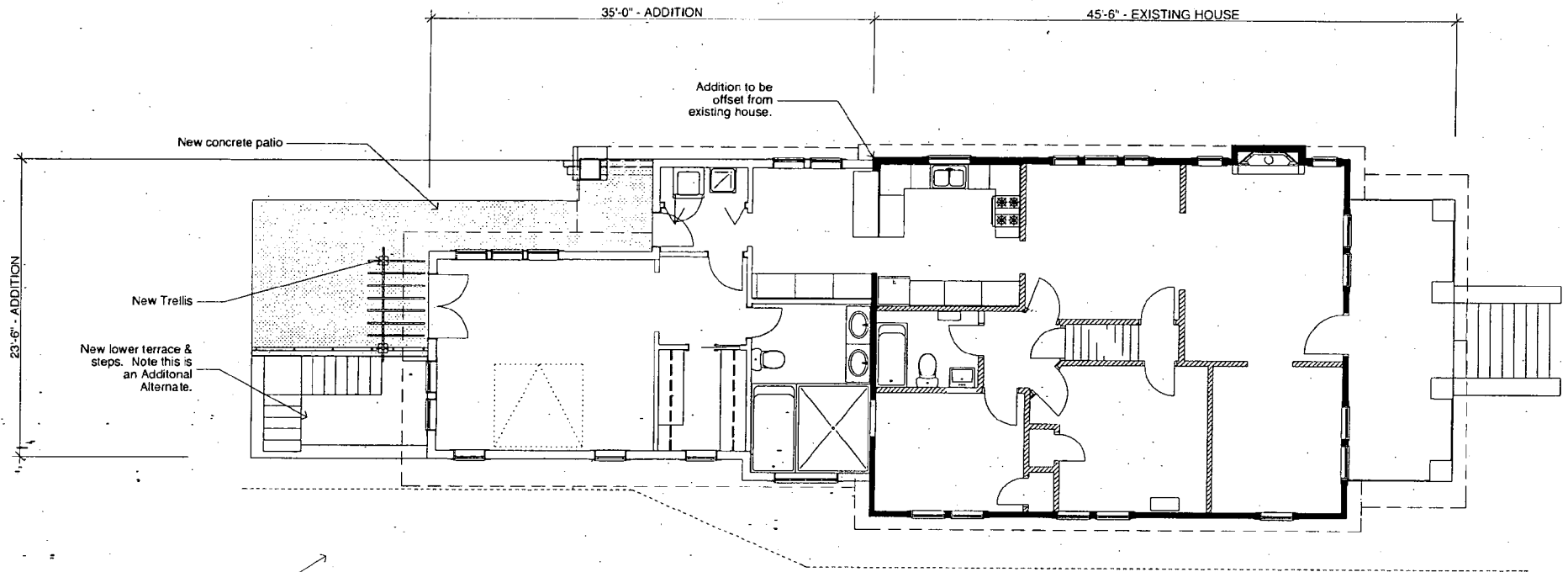
21



FRONT OF HOUSE

(118)



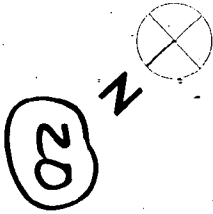
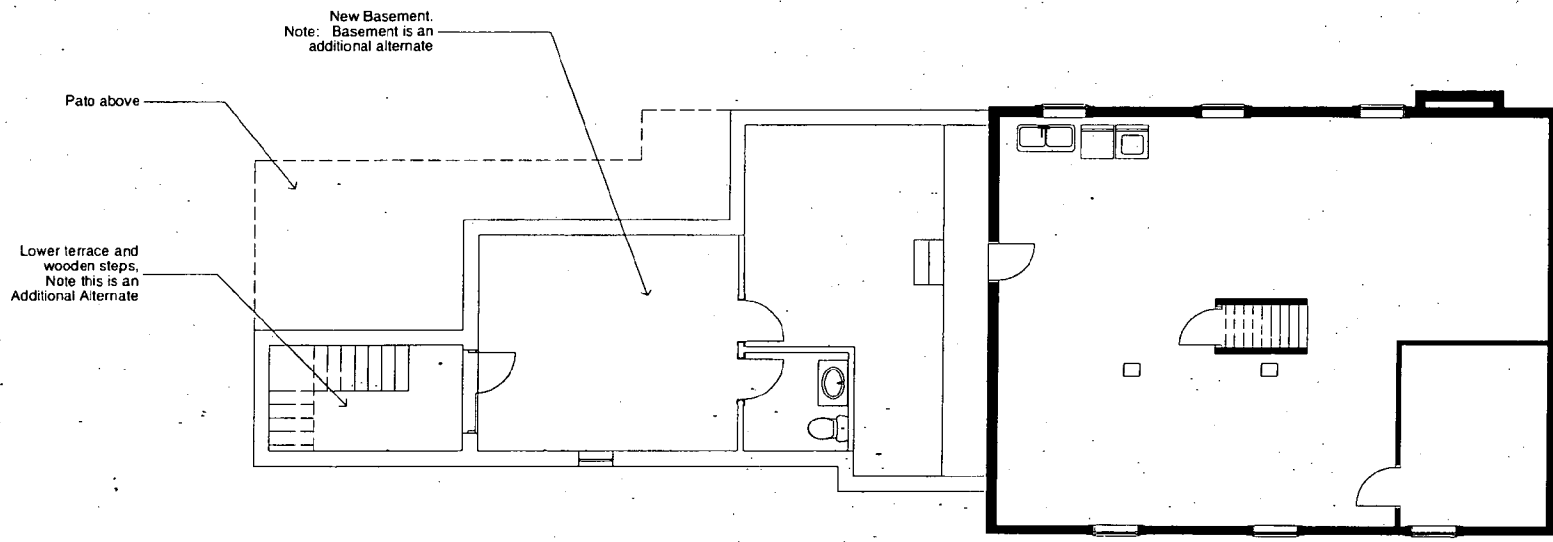


1 First Floor Plan

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

JUN 23 2004





1

### Basement Plan

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



JUN 23 2004

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address. Steven Nadell / Victoria Wood 7105 Sycamore Ave Takoma Park, MD 20912	Owner's Agent's mailing address Flene Heine 16844 Harbour Town Dr Silver Spring, MD 20905 (For 7103 Sycamore)
Adjacent and confronting Property Owners mailing addresses	
Paul Wapner - Diane Singerman 7107 Sycamore Ave Takoma Park, MD 20912	Jay Brockett 7103 Sycamore Ave Takoma Park, MD 20912
Rachel Gold / Jeffery Weiss 7106 Sycamore Ave Takoma Park MD 20912	
Richard + Berdina Henry 7104 Sycamore Ave Takoma Park, MD 20912	

CPD 1 7 2004

FRONT/SIDE OF  
HOUSE

7



5/2/2004



FEB 17 2004

PROOF OF HOUSE

16

REMOVE EXIST.  
ADDITION

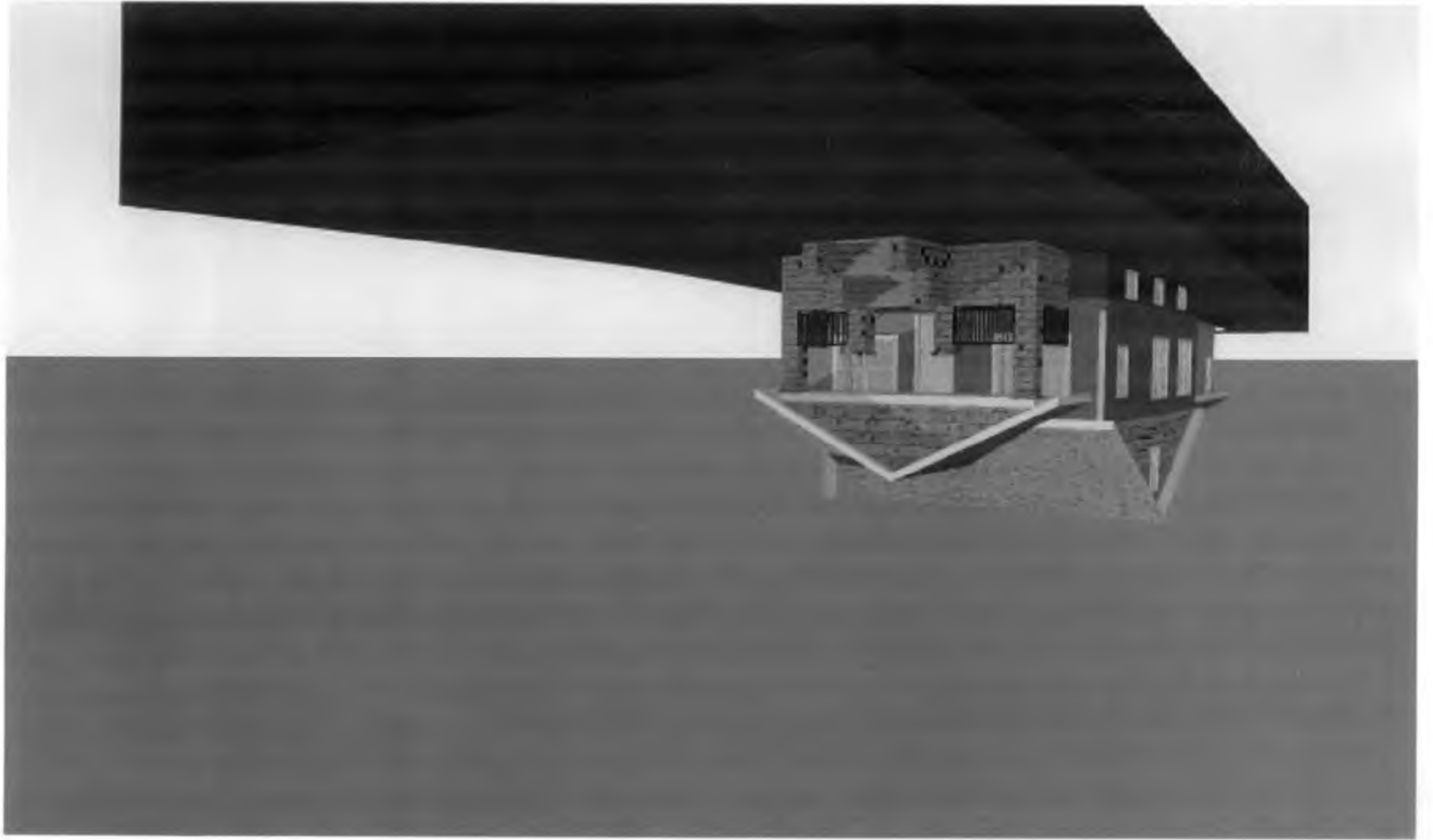


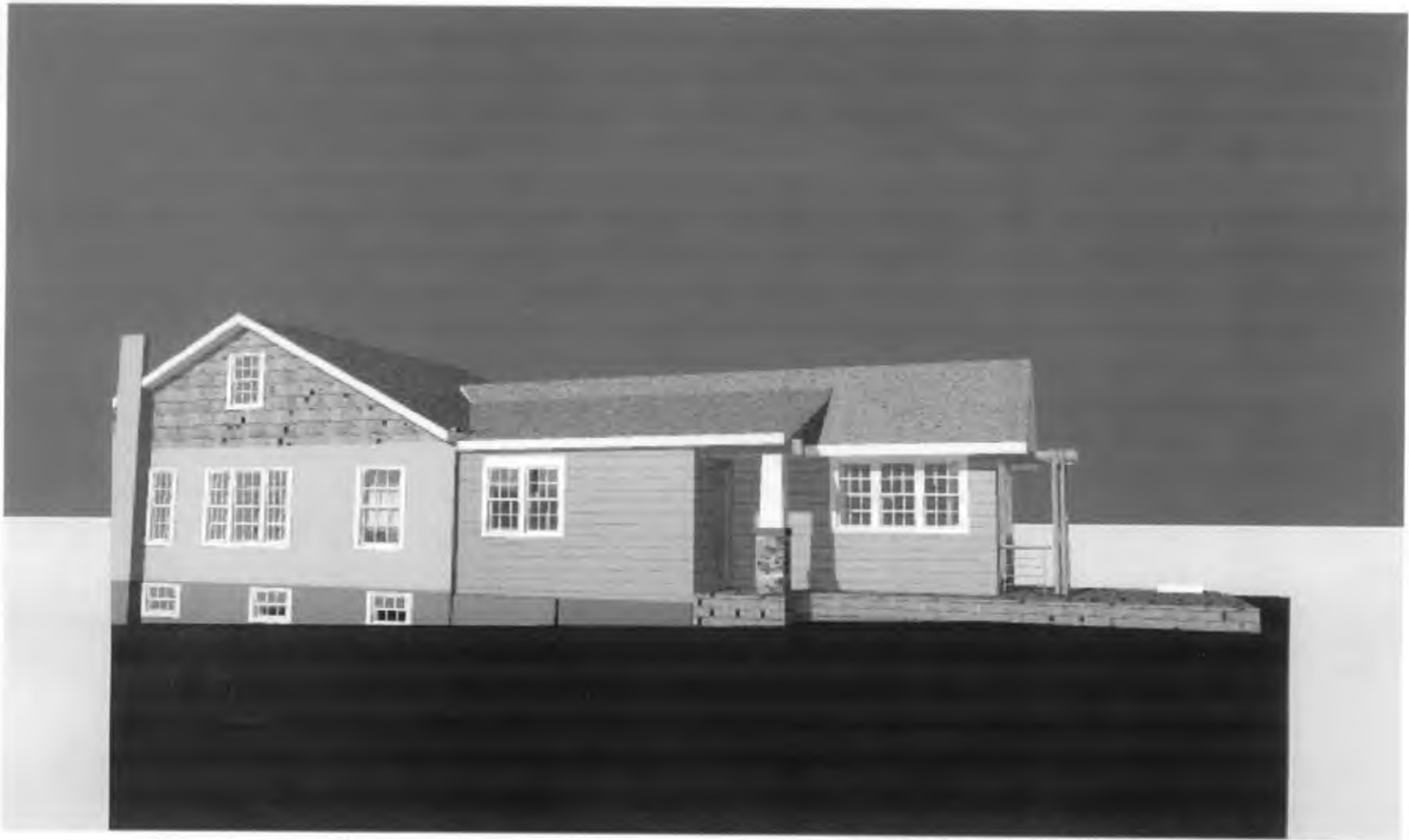
JUN 2 9 2004

(12)

(12)

VIEW OF FRONT OF HOUSE





SOUTHEAST ELEVATION

13

13

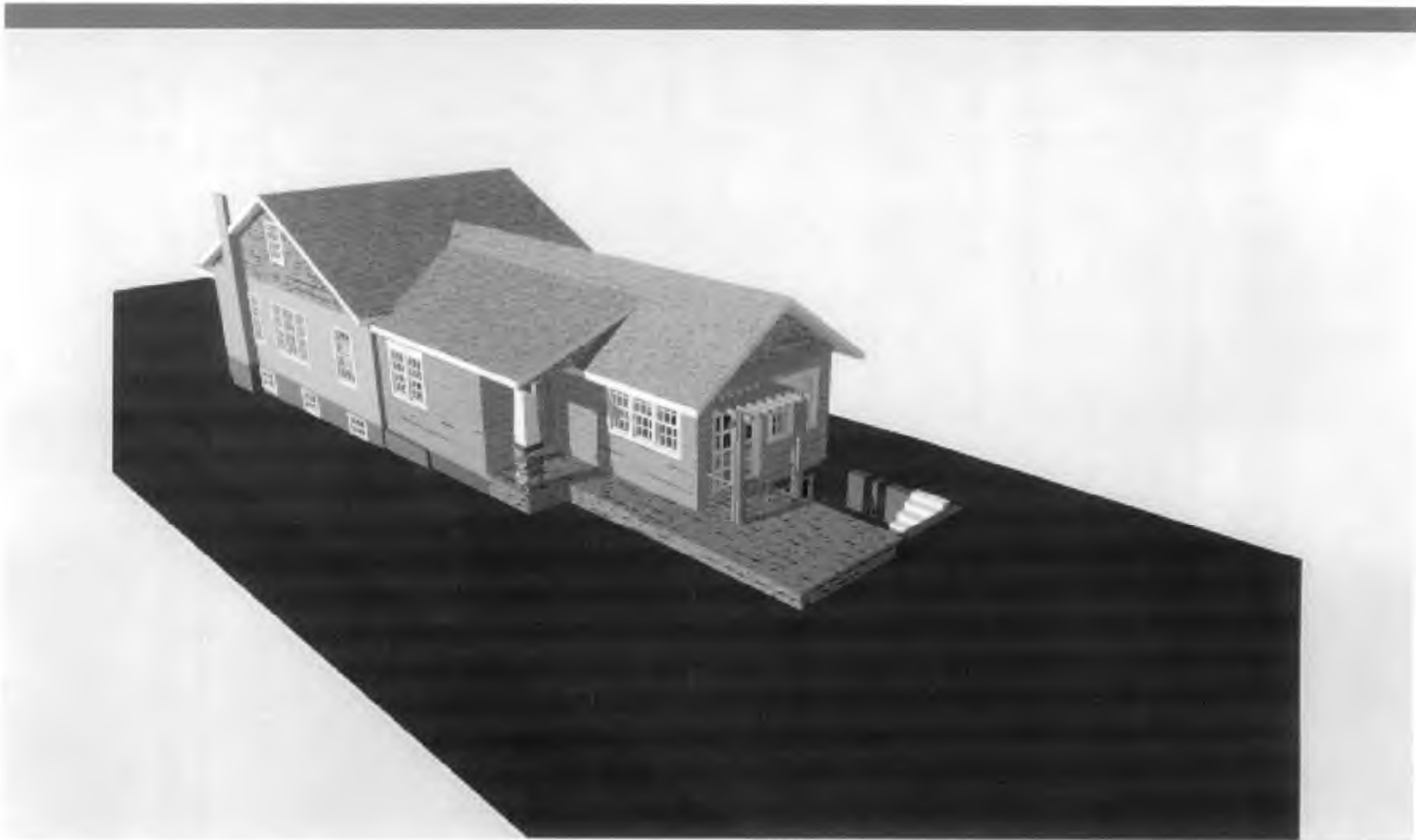
JUN 23 2004



VIEW OF REAR OF HOUSE

⑦

JUN 23 2004



VIEW OF REAR OF HOUSE

15

JUN 23 2004



NORTH WEST ELEVATION

16

JUN 23 2004



21

PERMANENT FROST  
APPROX

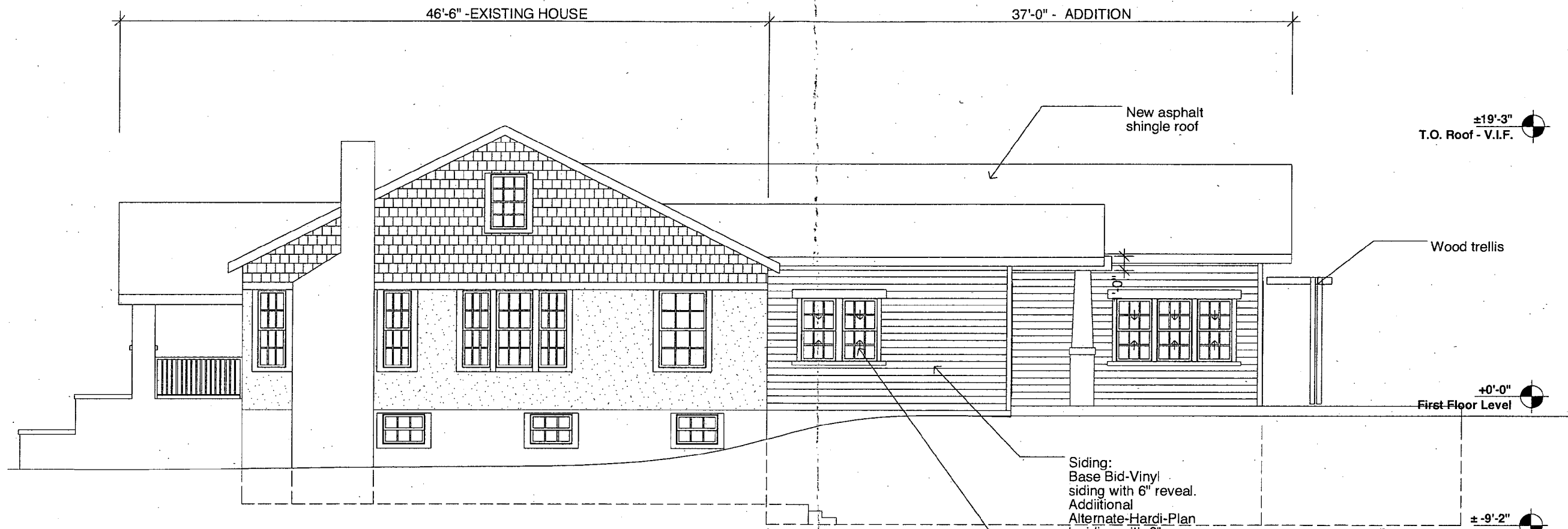




FRONT OF HOUSE

FEB 17 2004





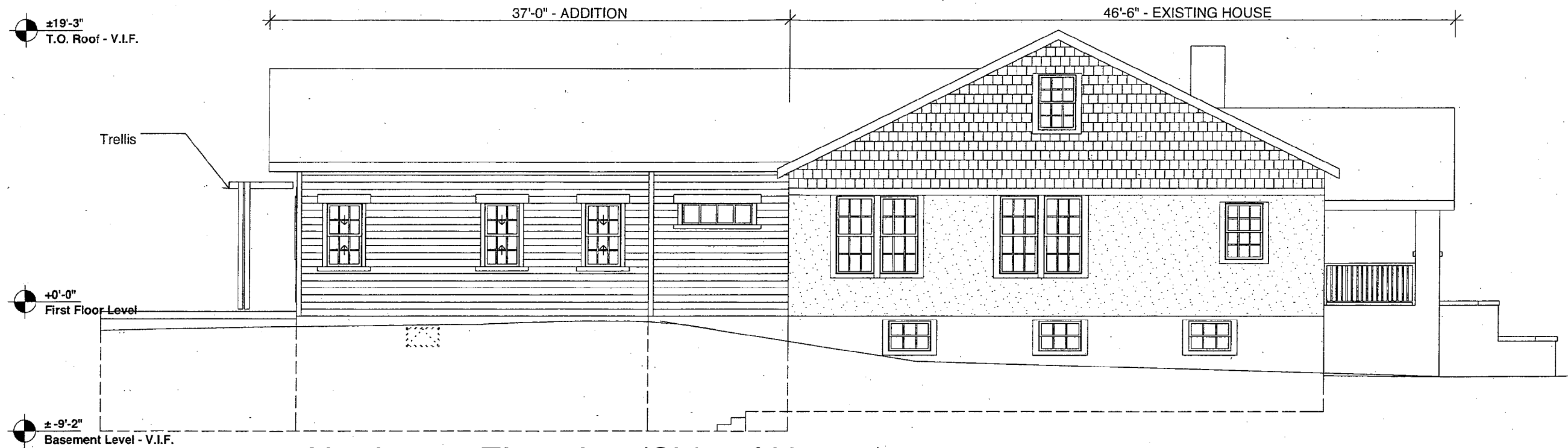
**01** Southeast Elevation (Side of House)  
 SCALE: 1/8" = 1'-0"

Siding:  
 Base Bid-Vinyl  
 siding with 6" reveal.  
 Additional  
 Alternate-Hardi-Plan  
 k siding with 6"  
 reveal.

Windows:  
 Base bid - Vinyl windows with snap in muntins.  
 Additional Alternate-Weatershield aluminum  
 clad simulated divided lite window

10

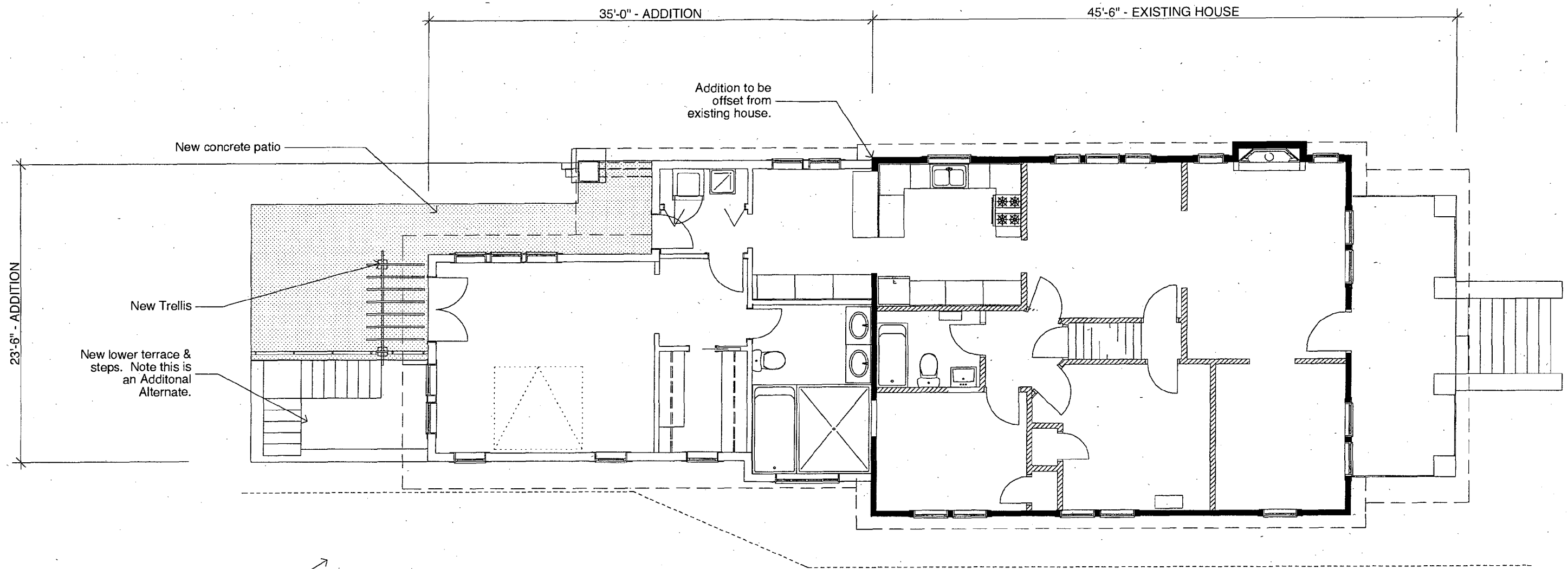
JUN 23 2004



02 Northwest Elevation (Side of House)  
 SCALE: 1/8" = 1'-0"

11

JUN 23 2004



1 First Floor Plan

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

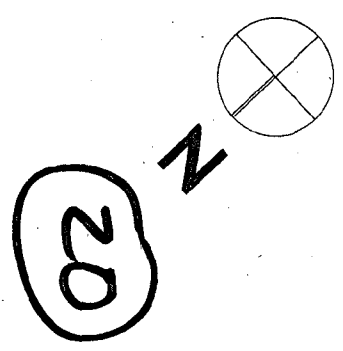
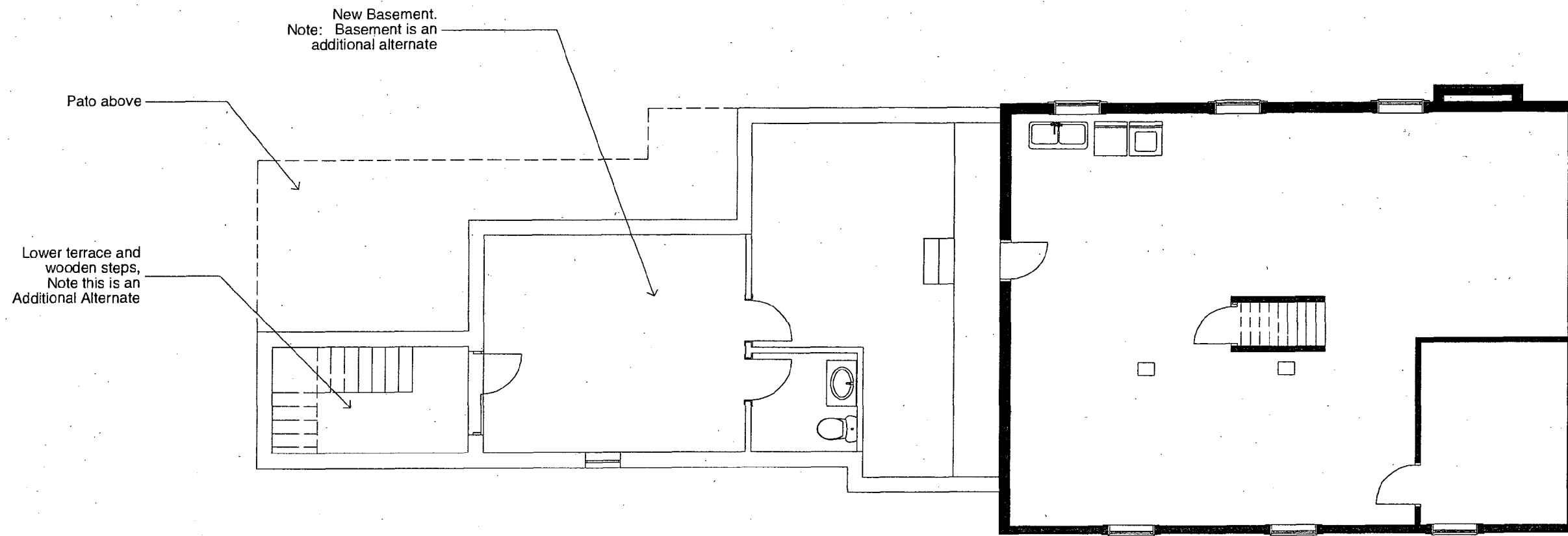


(19)

N

JUN 23 2004

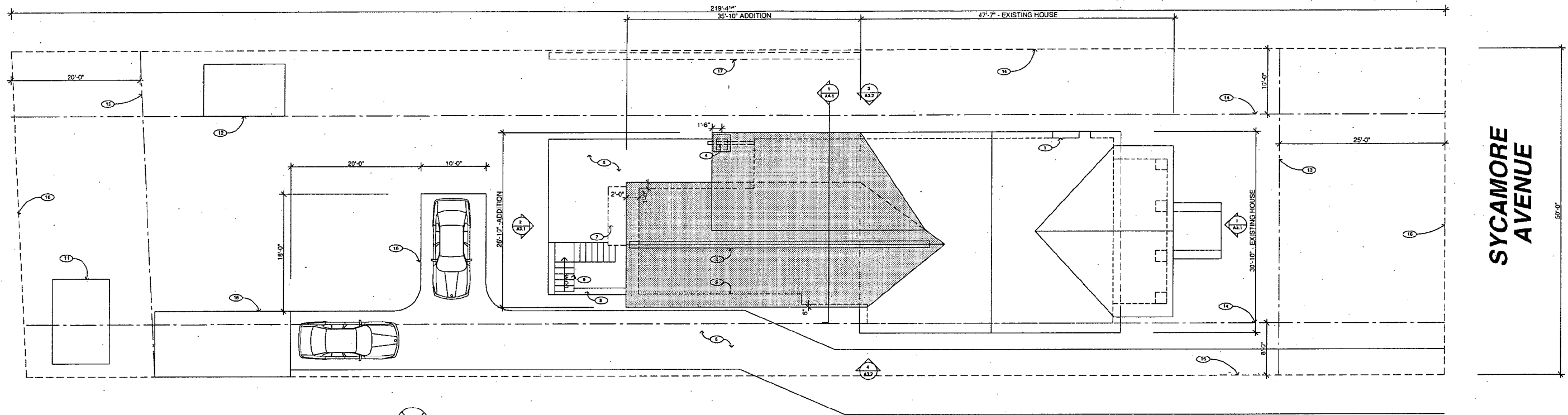
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1 Basement Plan

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

JUN 23 2004



SYCAMORE AVENUE

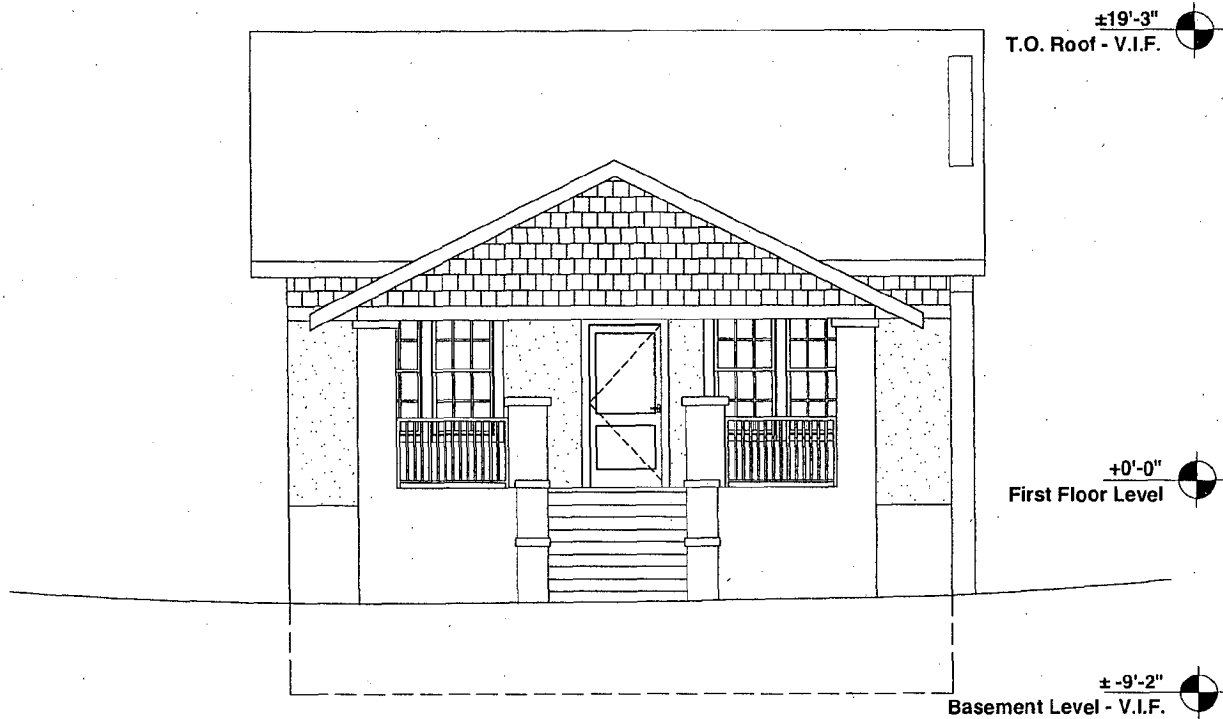
01 Site/Roof Plan  
SCALE: 1/16" = 1'-0"

**SITE PLAN WORK NOTES**

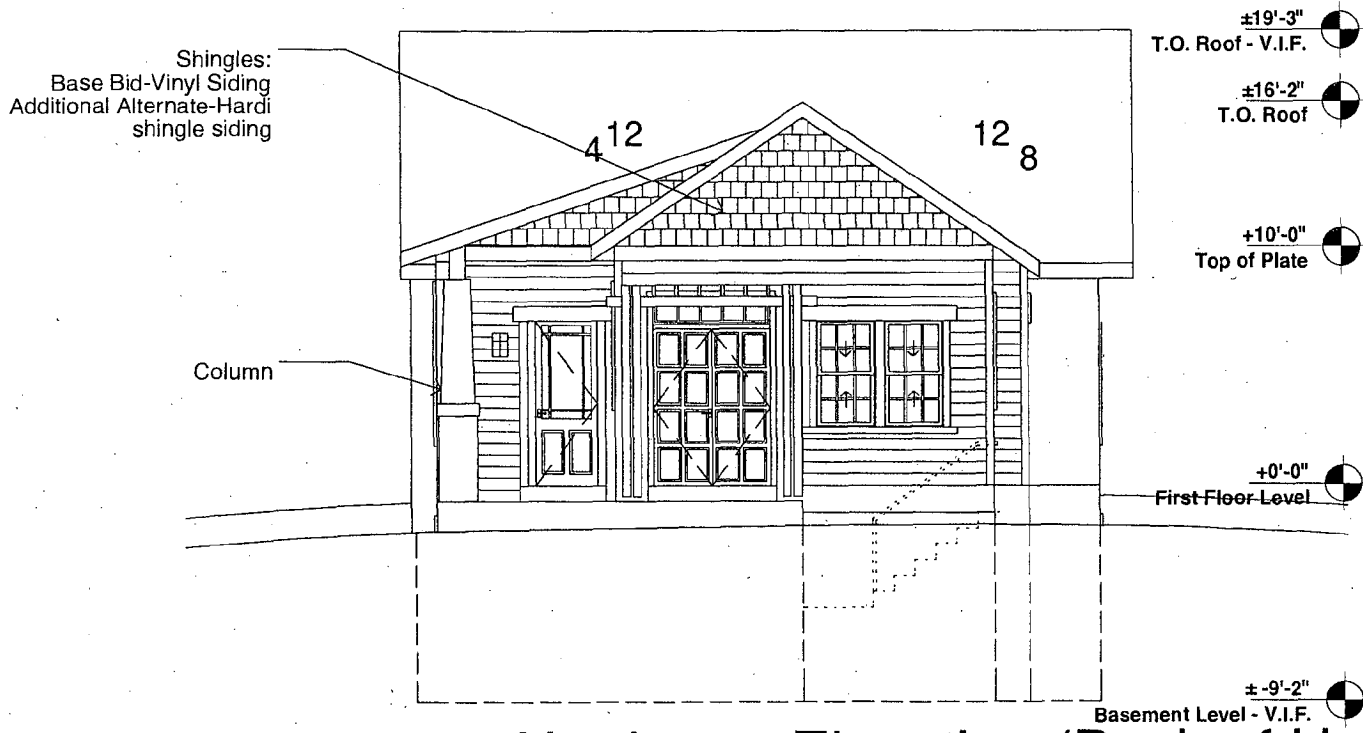
- 1 Existing chimney
- 2 New ridge vent w/ insect screen.
- 3 Outline of building footprint, below
- 4 New column below
- 5 New concrete patio.
- 6 Existing driveway
- 7 New trellis.
- 8 New lower terrace with concrete masonry unit retaining walls.
- 9 New wood stair w/ gaurdail.
- 10 Existing detached garage.
- 11 Existing shed.
- 12 Existing greenhouse.
- 13 Front Yard Setback.
- 14 Side Yard Setback.
- 15 Rear Yard Setback
- 16 Existing Property Line.
- 17 Wall or fence. Base bid is 4'-0" stained wood fence. Additional Alternate is 4'-0" high x 1'-0" wide cultured stone veneer wall, shown with dashed lines.
- 18 New parking space. Remove existing parking space as required for Addition.

6

JUN 23 2004



**01** Southwest Elevation (Front of House)  
SCALE: 1/8" = 1'-0"



**02** Northeast Elevation (Back of House)  
SCALE: 1/8" = 1'-0"

2

JUN 23 2004

SA

**Tully, Tania**

---

**From:** Ramon Santos [ris@COREdc.com]  
**Sent:** Monday, May 24, 2004 11:10 AM  
**To:** Tully, Tania  
**Cc:** Alex Wilbur  
**Subject:** Nadell/Wood Residence

Tania,

I am looking forward to our meeting this Friday at 11:00 am in your office regarding the Nadell/Wood residence addition. The project is located on 7105 Sycamore Avenue in Takoma Park.

I will email you some images before our meeting.

Ramon I. Santos

**CORE**

1010 wisconsin ave nw suite 405  
washington, dc 20007

**t** 202.466.6116, x **34** **f** 202.466.6235  
**e** [ris@coredc.com](mailto:ris@coredc.com) **w** [coredc.com](http://coredc.com)

## Tully, Tania

---

**From:** Alex Wilbur [acw@coredc.com]  
**Sent:** Monday, May 24, 2004 11:38 AM  
**To:** Tully, Tania  
**Cc:** ris@coredc.com  
**Subject:** Nadell/Wood Residence



04004cadimage photos.txt  
s.pdf

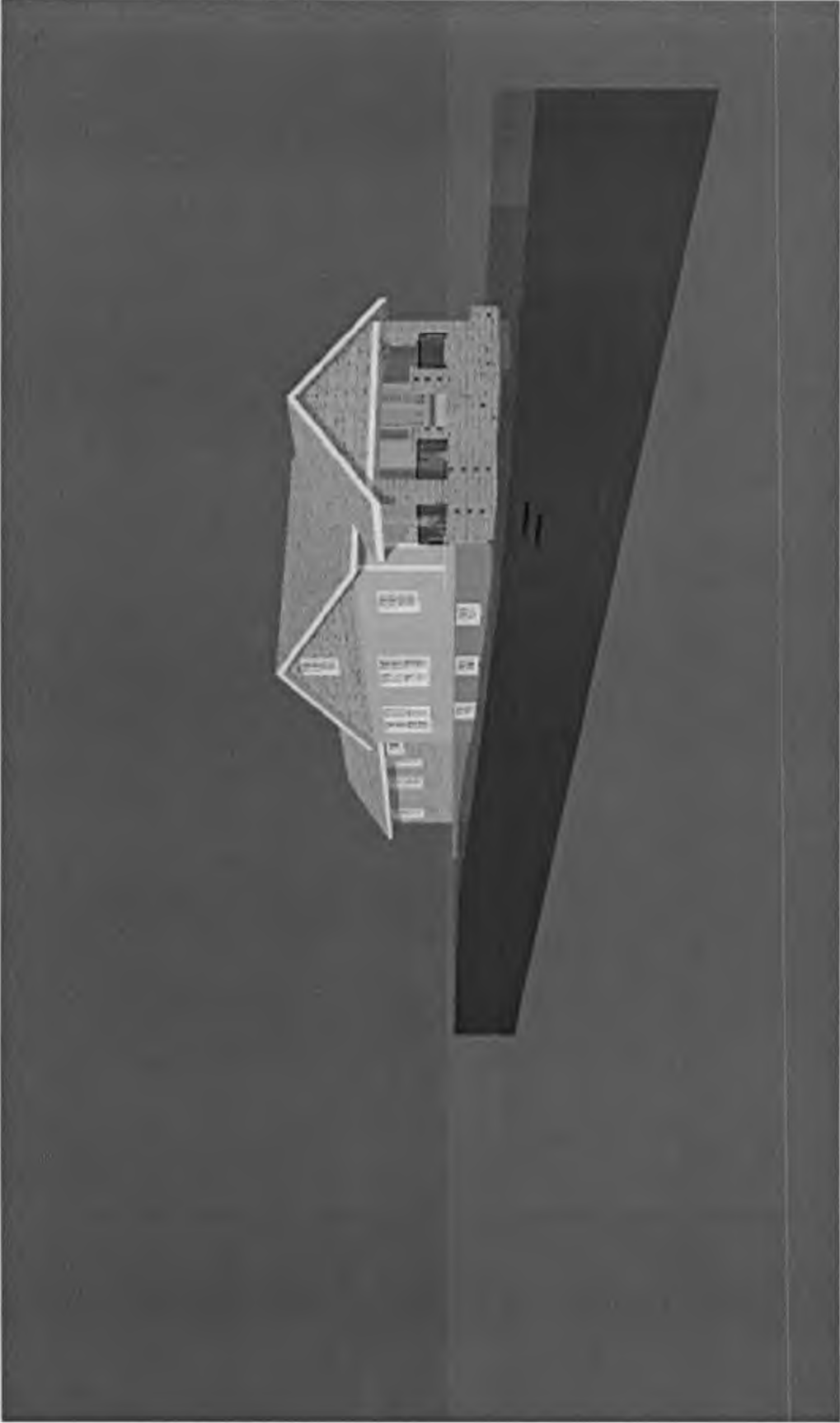
Tania-

I am working with Ramon on the Nadell/Wood residence and am sending you two files. One includes 3 photos of the existing house and site. The other is a file with 9 different views of a model that Ramon has been working on for the addition/renovation. Please let me know if you have any problem viewing either of the files. Thank you.

Alex Wilbur

MA 8  
FRI





hardi plank















