


7128 Maple Avenue, Takoma Park
(HPC Case # 37/03-08 GGG)
Takoma Park Historic District





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: October 23, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #496902, rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 22, 2008 meeting.

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

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

Applicant: Mark & Katherine Ivceвич

Address: 7218 Maple Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

#496902

Contact Person: Eric Groning
Daytime Phone No.: 202.223.7059

Tax Account No.: 01079281
Name of Property Owner: Ivceovich, Mark/Katherine Daytime Phone No.: 2024807277
Address: 7218 MAPLE AVE TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7218 Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 25 Block: 5 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 100,000

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 of owner or authorized agent: _____ Date: 9.22.08

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 10/23/08

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

SEE REVERSE SIDE FOR INSTRUCTIONS

#496902

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

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing structure is a 2.5 story wood framed Colonial Revival residence with a basement built around 1923. The house currently has wood siding, asphalt shingles, wood windows and trim and is in relatively good condition. The property slopes down from front to back and the ~~first~~ first floor is ±4' above street level.

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

The most significant aspect of the proposal is to install an existing back porch which sits within the current structure's existing foot print. There will also be a small bay containing double doors which will open onto an existing deck. 75 sq ft will be added and will not expand the building's foot print. Interior renovations will also require the replacement of windows and siding on the rear of the house. New windows will be painted wood double hung with insulated glass. New siding will match existing.

2. 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.

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7218 Maple Avenue Takoma Park	Meeting Date:	10/22/2008
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/15/2008
Applicant:	Mark & Katherine Ivcevich (Eric Gronning, Architect)	Public Notice:	10/8/2008
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-08HHH	Staff:	Josh Silver
PROPOSAL:	Rear addition		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Four Square-Colonial Revival
DATE: 1909

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to enclose an existing first-floor exterior porch located on the northeast corner (rear elevation) of the house. The proposed work will be confined to the existing footprint of the house and utilize wooden siding to match the historic massing, and includes the installation of wooden windows and doors. A small wooden deck will be installed on the right side (east) elevation of the house

behind an existing bay window projection and connect to an existing wooden deck located at the rear of the house.

The proposed work also includes the removal of two double-hung windows and the installation of a double-door bay on the first-story, rear elevation, the removal of three windows from a second-story rear elevation and the installation two wooden double-hung windows in the same approximate location, and the removal of five windows from the second-story rear section of the side elevations.

APPLICABLE GUIDELINES:

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

Takoma Park Historic District Guidelines

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:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required;
- original size and shape of window and door openings should be maintained, where feasible
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic

resource within a historic district; or

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

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed rear porch enclosure and window alteration and replacement projects at the subject property. The proposed work is confined to the rear of the house and will not increase the existing building footprint or impact the historic massing. The proposed use of all wood windows and siding are acceptable material treatments for alterations to the rear and secondary elevations of a Contributing Resource. The proposed enclosure of the existing porch will not impact the streetscape of the historic district or historic massing. The proposed work is consistent with the *Guidelines and Standards* for alterations to a Contributing Resource. Staff encourages the reuse of any windows that are compatible with the proposed rear elevation window replacement program at the property. *Staff is recommending that the HPC approve this application with the condition specified on Circle 1.*

STAFF RECOMMENDATION:

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

#496902

Contact Person: Eric Groming

Daytime Phone No.: 202.223.7059

Tax Account No.: 01079281

Name of Property Owner: Ivceovich, Mark/Katherine Daytime Phone No.: 2024807277

Address: 7218 MAPLE AVE TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7218 Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 25 Block: 5 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 100,000

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 verify 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 of owner or authorized agent

9.22.08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

#496902

5

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The existing structure is a 2.5 story wood framed Colonial Revival residence with a basement built around 1923. The house currently has wood siding, asphalt shingles, wood windows and trim and is in relatively good condition. The property slopes down from front to back and the ~~first~~ first floor is ±4' above street level.

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

The most significant aspect of the proposal is to install an existing back porch which sits within the current structure's existing footprint. There will also be a small bay containing double doors which will open onto an existing deck. 75 sq ft will be added and will not expand the building's footprint. Interior renovations will also require the replacement of windows and siding on the rear of the house. New windows will be painted wood double hung with insulated glass. New siding will match existing.

2. **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.

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

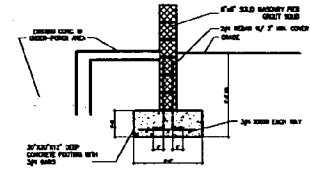
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

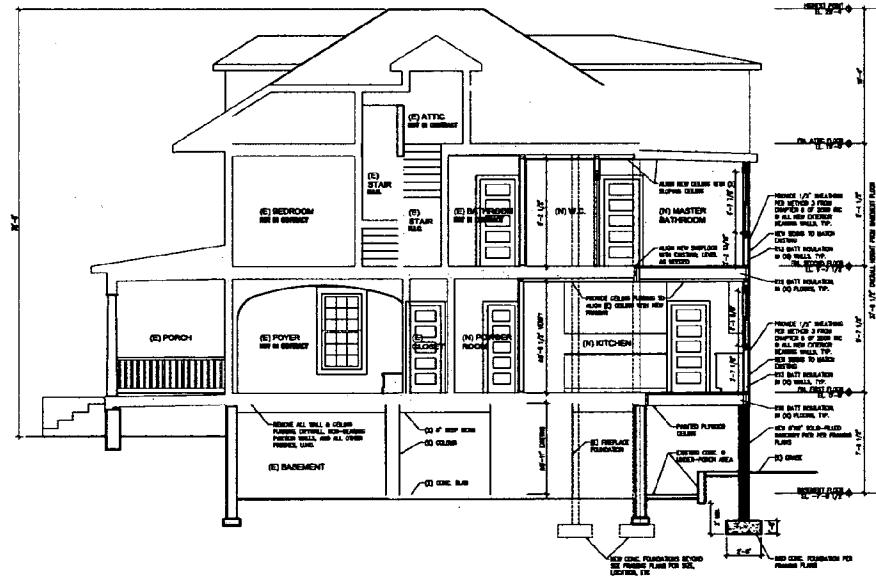
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address MARK and KATE IVCEVICH 7218 Maple Ave Takoma Park, MD 20912	Owner's Agent's mailing address ERIC GRANNING 1215 Connecticut Ave, NW 4th Flc. Washington, DC 20036
Adjacent and confronting Property Owners mailing addresses	
HARRY TEITELBAUM 7219 MAPLE AVE TAKOMA PARK, MD 20912 (301) 980-4361	ROBERTA E. LIGHT 7216 MAPLE AVE TAKOMA PARK, MD 20912 (301) 270-3909
RON AND LAURA SCHNECK 7300 MAPLE AVE TAKOMA PARK, MD 20912 (301) 891-2309	Suzanna and Peter Banwell 7221 Cedar Ave Takoma Park, MD 20912 (301) 587-2375

**RENOVATION OF THE
 IVCEVICH
 RESIDENCE**
 7218 Maple Avenue
 Takoma Park, MD 20912



2 TYPICAL FOOTING DETAIL
 ASB SCALE 1/4\"/>



1 BUILDING SECTION
 ASB SCALE 1/4\"/>

BUILDING SECTIONS

A200

FOR PERMIT

14

7218 Maple Avenue, Takoma Park
Takoma Park Historic District





view of southeast face from street (to remain)



view of northwest face from backyard (area of infill addition at left, area of bay addition at right)



view of northeast face from sideyard (area of infill addition highlighted)



view of southwest face from sideyard



PROJECT INFORMATION

BUILDING ADDRESS: 7218 MAPLE AVENUE
TAKOMA PARK, MD 20912

BUILDING OWNER: MARK AND KATE IVCEVICH

LOT: 25 ZONE: R-60

MAP: PLAT BOOK A PAGE 3 BLOCK: 5

USE GROUP: R-2 (RESIDENTIAL) HISTORIC: YES

BLDG SUPPRESSED: NO

NUMBER OF STORIES: 2.5 (+ BASEMENT) BLDG HEIGHT: 32'-5"

DESCRIPTION: ALTERATIONS ADDITION TO EXISTING WOOD FRAMED RESIDENCE

LOT SQ. FOOTAGE: 12,000 SF

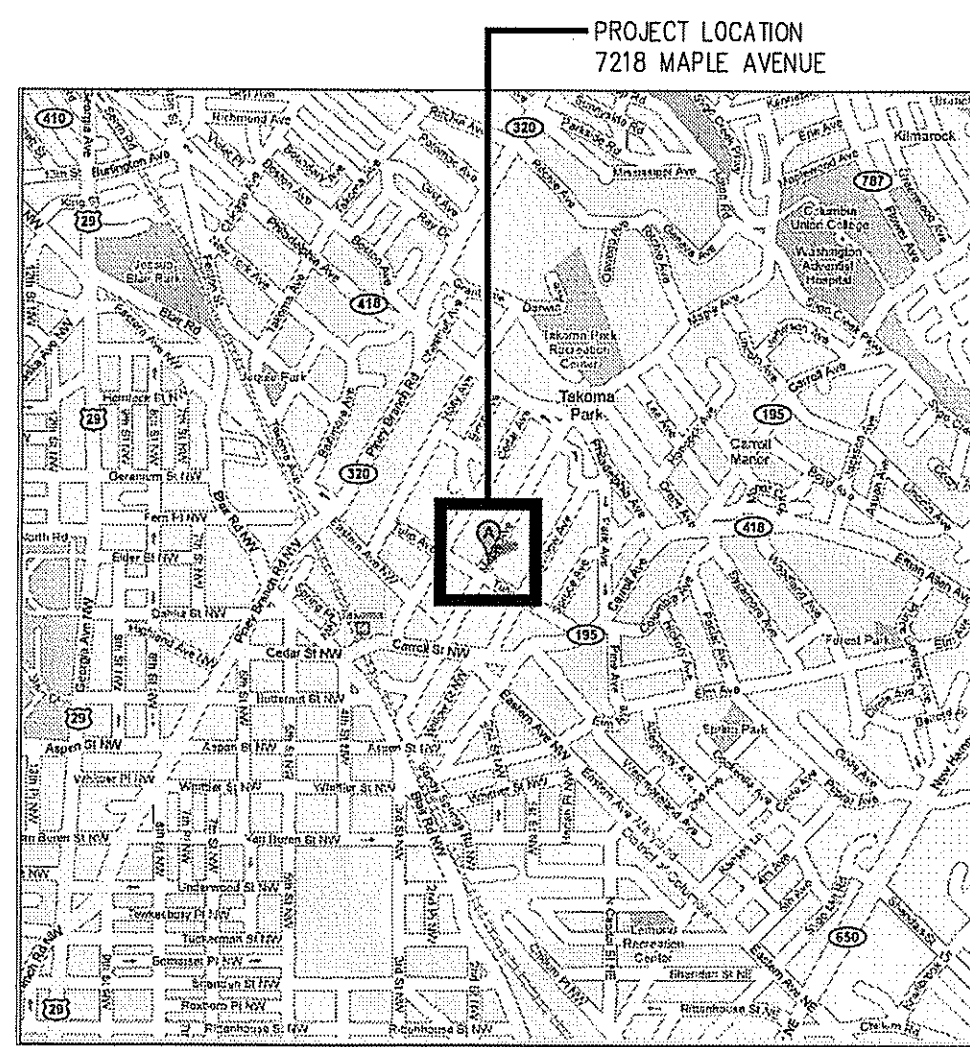
EXISTING BUILDING FOOTPRINT AREA: 924 SF

% LOT COVERAGE FOOTAGE: 7.1 %

(E) GROSS FLOOR AREA OF HOUSE: 3,175 SF

PROPOSED FLOOR AREA OF HOUSE: 3,250 SF

VICINITY MAP



SEQUENCE OF CONSTRUCTION

- OBTAIN ALL REQUIRED PERMITS.
- PLACE ALL SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
- INSTALL SILT FENCE AS PER DRAWINGS.
- NO DISTURBED AREAS SHALL BE DENuded FOR MORE THAN 7 CALENDAR DAYS; PROVIDE AND INSTALL NECESSARY VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
- ALL ACTIVITY AREAS TO BE INSPECTED DAILY BY THE CONTRACTOR; ALL DAMAGED CONTROL DEVICES SHALL BE REPLACED, REPAIRED BY END OF DAY.
- ALL SILT FENCES SHALL BE MAINTAINED IN WORKING CONDITIONS.
- STABILIZED ENTRANCES SHALL BE PERIODICALLY SUPPLEMENTED WITH NEW MATERIAL.
- CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.
- PROTECT STOCKPILED MATERIAL WITH MULCH OR TEMPORARY VEGETATION.

MATERIAL SYMBOLS

	EARTH		RIGID INSULATION
	BRICK		GRAVEL
	CONCRETE		WOOD FINISH
	CMU		WOOD
	PRECAST CONC. CEMENT, MORTAR OR SAND		MARBLE
	STRUCTURAL STEEL		EXISTING CONSTRUCTION TO REMAIN
	BLANKET INSULATION		STUCCO
	CERAMIC TILE		PLYWOOD
	STEEL		PLASTER OR GYPSUM BRD
	ALUMINUM		STONE
	GLASS		

PROJECT NARRATIVE

SITE WORK IS LIMITED TO EXCAVATION RELATED TO NEW FOOTINGS.

THE AREA OF LIMIT OF DISTURBANCE DECLARED REPRESENTS THE MAXIMUM ANTICIPATED DURING CONSTRUCTION OPERATIONS.

MAXIMUM ANTICIPATED EXPOSURE TIME IS THREE (3) WEEKS.

GRAPHIC SYMBOLS

PLAN, SECTION, # ELEVATION, DETAIL

SHEET SCALE:

ELEVATION MARK

SECTION MARK

DETAIL MARK

DOOR SYMBOL

WINDOW/EQUIPMENT SYMBOL

FINISH SYMBOL

SPOT ELEVATION

FLOOR ELEVATION

CUT / FILL TABLE

AREA OF DISTURBANCE:	17 S.F.
CUT AMOUNT:	
TOTAL:	1 CU. YARDS
FILL AMOUNT:	
TOTAL:	NONE

SITE PLAN LEGEND

	PROPERTY LINE
	EXISTING FENCE
	LIMIT OF DISTURBANCE
	TOPOGRAPHIC CONTOUR
	BUILDING OUTLINE
	SILT FENCE FOR SEDIMENT CONTROL
	AREA OF ADDITION



1215 CONNECTICUT AVE NW 4TH FLOOR
WASHINGTON, DC 20008
F 202.223.7054 T 202.223.7059
WWW.GRONNINGARCHITECTS.COM

Project:

RENOVATION OF THE IVCEVICH RESIDENCE

7218 Maple Avenue
Takoma Park, MD 20912

APPROVED

Montgomery County
Historic Preservation Commission

Caroline B. Moore 10/27/2008

Seal:

Revisions:

No.	Date	Description
08.13.08	FOR REVIEW	
08.18.08	BID SET	
09.30.08	FOR PERMIT	

Issues:

Date	Description
08.13.08	FOR REVIEW
08.18.08	BID SET
09.30.08	FOR PERMIT

Project Number:

Title:

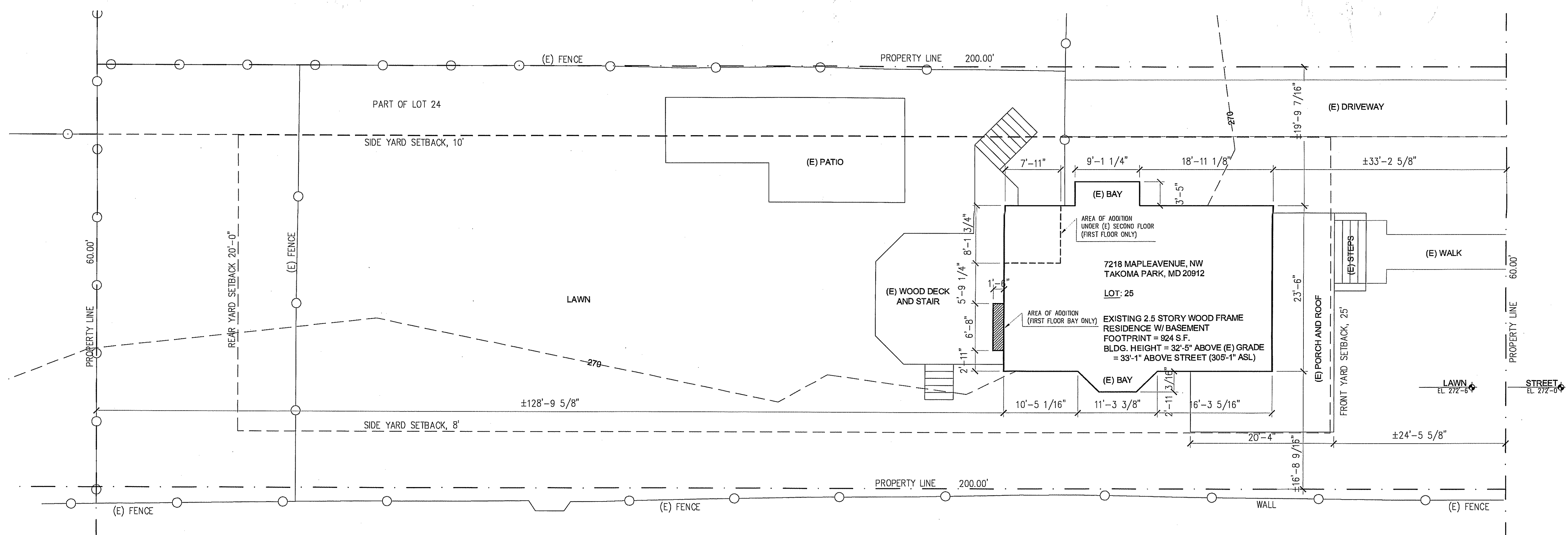
SITE AND SEDIMENT CONTROL PLAN

Sheet:

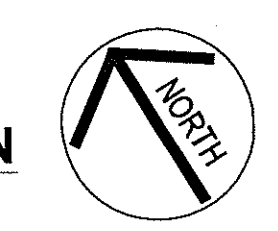
C100

FOR PERMIT-9.30.2008

© 2008 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED



1 | SITE PLAN
C100 | SCALE: 1/8"=1'-0"



GENERAL NOTES:

- 1. THE CONTRACTOR SHALL FULLY ACQUAINT HIM/HERSELF WITH CONDITIONS RELATING TO CONSTRUCTION AND LABOR SO THAT HE/SHE UNDERSTANDS THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS.
2. SHOULD THE CONTRACTOR FIND, AFTER A VISIT TO THE SITE OR DURING CONSTRUCTION, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, HE/SHE SHOULD BRING THESE ITEMS TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
3. WHEN APPLICABLE, THE FORM OF CONTRACT TO BE USED WILL BE THE ABBREVIATED AGREEMENT BETWEEN OWNER AND CONTRACTOR, STANDARD FORM A-107, 1987 EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS.
4. THE OWNER'S WRITTEN AUTHORIZATION SHALL BE REQUIRED BEFORE ANY WORK IS PERFORMED OR MATERIALS ORDERED WHICH INVOLVE EXTRA COST OVER AND ABOVE THE CONTRACT PRICE.
5. THE OWNER WILL OBTAIN AND PAY FOR THE INITIAL BUILDING PERMIT FROM MONTGOMERY COUNTY, MD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL ADDITIONAL INSTALLATION PERMITS (ELECTRICAL, PLUMBING, MECHANICAL, ETC) THE CONTRACTOR WILL BE REQUIRED TO SCHEDULE AND PROCESS ALL REQUIRED INSPECTIONS.
6. CONSTRUCTION WILL MEET ALL APPLICABLE BUILDING AND HEALTH CODES.
7. THE CONTRACTOR SHALL, DURING THE LIFE OF THE CONTRACT, AT ALL TIMES CONDUCT HIS/HER OPERATIONS AT THE SITE IN SUCH A MANNER SO AS NOT TO ENDANGER, INCONVENIENCE OR INTERFERE WITH OCCUPANTS OF THE BUILDING.
8. DIMENSIONS:
A. DO NOT SCALE DRAWINGS.
B. CHECK ALL DIMENSIONS AT THE SITE BEFORE FABRICATION AND INSTALLATION COMMENCES AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
C. WHERE DIMENSIONS ARE NOT AVAILABLE BEFORE FABRICATION COMMENCES, THE DIMENSIONS REQUIRED SHALL BE AGREED UPON BETWEEN ALL TRADES.
D. VERIFY THE DIMENSIONS OF ALL SHOP FABRICATED ITEMS AT THE SITE BEFORE SHOP DRAWINGS AND FABRICATION ARE COMMENCED.
E. IN AREAS WHERE EQUIPMENT SHALL BE INSTALLED, CHECK DIMENSIONAL DATA ON EQUIPMENT TO ENSURE THAT AREA AND EQUIPMENT DIMENSIONS ARE COMPATIBLE WITH THE NECESSARY ACCESS AND CLEARANCE PROVIDED.
9. THE CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL EQUIPMENT INDICATED ON THE DRAWINGS WHETHER SUPPLIED BY THE TENANT, OWNER OR CONTRACTOR.
10. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, AND ALL CONSTRUCTION SHALL BE OF FIRST CLASS WORKMANSHIP.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS AND REFUSE. CONTRACTOR SHALL SCHEDULE WORK IN CONJUNCTION WITH BUILDING REQUIREMENTS.
12. ALL WALLS AND/OR SURFACES RECEIVING WALLCOVERINGS, CARPET, FLEXWOOD, ETC., SHALL BE PROPERLY PREPARED PRIOR TO ANY INSTALLATION. ALL BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE BLENDED INTO ADJACENT SURFACE. IN ADDITION, SURFACE SHALL BE SEALED, SIZED OR PROPERLY PREPARED PER MANUFACTURER'S AND/OR BASE BUILDING SPECIFICATIONS.
13. ALL NEW OR EXISTING WALL CONSTRUCTION SHALL BE FINISHED READY FOR PAINT. ALL WALLS TO BE PAINTED WITH TWO OR BETTER COATS OF LATEX PAINT, UNLESS SCHEDULED OTHERWISE.

DRAWING LIST

ARCHITECTURAL
A001 TITLE SHEET
C100 SITE PLAN
D100 BASEMENT, FIRST FLOOR & SECOND FLOOR DEMO PLANS
D101 ATTIC DEMOLITION PLAN
D102 DEMO ELEVATIONS
A100 BASEMENT, FIRST FLOOR & SECOND FLOOR PLANS
A101 ATTIC & ROOF PLANS (N.I.C.), DOOR & WINDOW SCHEDULES
A103 BASEMENT, FIRST FLOOR, SECOND FLOOR & ATTIC FRAMING PANS
A200 BUILDING SECTIONS
A300 BUILDING ELEVATIONS

PROJECT DATA

PROJECT ADDRESS: 7218 MAPLE AVENUE TAKOMA PARK, MD 20912
YEAR BUILT: 1923 BLDG. HEIGHT: 32'-5"
ZONE: R-60
LOT: 25
BLOCK: 5
MAP: PLAT BOOK A, PAGE 3
LOT SIZE: 12,000 SF
EXISTING USE: Single-Family Dwelling
PROPOSED USE: Single-Family Dwelling
CODES: Building Code: International Residential Code 2006
Maryland Building Rehabilitation Code
National Electric Code 2002
Mechanical Code: International Mechanical Code 2006
International Fuel Gas Code 2006
Plumbing and Gas Code: WSSC Plumbing Code
Life Safety Code: NFPA-101 2003
Fire Alarm Code: NFPA-72 2002
Residential Sprinkler: NFPA-13D & 13R 2002
Accessibility: COMAR 05.02.02, ADAAG & FFHAG
Energy Conservation: International Energy Cons. Code 2006

SPECIFICATIONS

- 1. This project has been designed in compliance with the 2003 Edition of the International Residential Code and the 2001 Edition of the Maryland Building Rehabilitation Code and all local supplements and amendments to the codes.
2. The construction drawings and specifications complement each other and shall be considered an integral part of the construction requirements for this project.
3. Job site safety and construction procedures are the responsibility of the contractor.
4. Refer to the architectural, mechanical, electrical, plumbing, and civil drawings for the size and location of all openings, sleeves, chases, conduits, depressed areas, floor finishes, curbs, fills, embedded items, masonry details, and miscellaneous steel before detailing structural members or placing concrete.
5. This project has been designed for the weights of the materials indicated on the drawings and on the live loads indicated in the design data. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheathing, shoring, etc.

- 14. Fill (or excavate as required) under items of construction as follows: Under concrete sidewalks -subgrade must be bottom of granular fills with 4 in. of granular fills applied over subgrade. Under floor slabs on grade, subgrade must be to bottom of granular structural fills under slabs or mate with granular fills placed in compacted layers (6 in. maximum thickness each layer) over subgrade.
15. Construct fills at the location and to the lines and grades indicated on the drawings.
16. Construct fills generally in horizontal layers not exceeding 6 in. (loose depth) and uniformly compacted.
17. Compact backfills to 95% of maximum density at optimum moisture content as determined by ASTM 698.
18. General: Backfilling shall not begin until construction below finish grade has been approved, forms removed, and the excavations cleaned of trash and debris. Backfill shall be brought to required grades. Backfill shall not be placed in wet or frozen areas. Heavy equipment for spreading and compacting backfill shall not be operated closer to foundations, curbs, or walls than a distance equal to the height of backfill above the top of structural members; the area remaining shall be compacted by power-driven hand tampers suitable for the material being compacted. Backfills shall not be placed against walls prior to seven days after completion of the walls.

MASONRY

- 1. All masonry construction shall be in accordance with the "Building Code Requirements for Masonry Structures" (ACI 530-95/ASCE 5-95/TMS 402-95) and the "Specifications for Masonry Structures" (ACI 530-1-95/ASCE 5-95/TMS 502-95). Masonry bearing walls, partitions, and piers shall consist entirely of load-bearing units conforming to ASTM C-90 (hollow units), grade N-1. Use full head and bed joints. Bond masonry piers and cross-walls into adjacent walls. m shall be 1,500 psi minimum.
2. Carefully examine drawings. Check arrangement of courses and joining with size of masonry openings and work built-in connection with masonry. If discrepancies occur, notify Architect immediately.
3. The minimum thickness of masonry bearing walls more than one-story high shall be 8 inches (203 mm). Solid masonry walls of one-story dwellings and garages shall not be less than 6 inches (152 mm) in thickness when not greater than 9 feet (2743 mm) in height, provided that when gable construction is used, an additional 6 feet (1829 mm) is permitted to the peak of the gable. Masonry walls shall be laterally supported in either the horizontal or vertical direction at intervals as required by code.
3. The unsupported height of masonry piers shall not exceed ten times their least dimension. When structural clay tile or hollow concrete masonry units are used for isolated piers to support beams and girders, the cellular spaces shall be filled solidly with concrete or Type M or S mortar, except that unfilled hollow piers may be used if their unsupported height is not more than four times their least dimension. Where hollow masonry units are solidly filled with concrete or Type M, S or N mortar.
4. All concrete masonry work shall have horizontal truss type reinforcing such as standard DUR-O-WAL or equivalent at 16" o.c. vertically above grade and at 8" o.c. vertically below grade. Lap splices in DUR-O-WAL 6" minimum and provide factory-prefabricated corners. For interior applications, the reinforcing shall be mill galvanized (0.10 oz. per sq. ft.). For exterior applications, the reinforcing shall be hot dipped galvanized (1.50 oz. per sq. ft.).
5. Reinforced concrete masonry unit (CMU) walls shall be constructed of 2 cell hollow block. Fill all cells with pea-gravel concrete to a minimum compressive strength = 3,000 psi. Rod or vibrator to insure 100% filled cells. Provide clean-out at base of filled cells.
6. Hollow Load-Bearing Units (Autoclave): Conform to ASTM C90-85, Grade N, Type I and nominal face dimension of 8 in. by 16 in.
7. Hollow Non-Load-Bearing Units (Autoclave): Conform to ASTM C129-75, Grade S, Type I and nominal face dimension of 8 in. by 16 in.
8. Condition of Surfaces: Inspect surfaces to support masonry work as follows: To proper grades and elevations. Free of dirt and other deleterious material. Verify items provided by other sections of work are properly sized and located. Verify that built-in items are in proper location, and ready for roughing into masonry work. Beginning of installation means installer accepts existing conditions.
9. Build walls and other masonry construction to the full thickness shown, except, build single-wythe walls to the actual thickness of the masonry units, using units of nominal thickness shown.
10. Build chases and recesses as shown and as may be required for the work of other trades.
11. Foundations for masonry work shall be straight, on-line, and level. All surfaces to be bonded with masonry shall be clean and free from laitance or foreign materials. Reinforcing dowels shall be in the correct location as specified. The placement and location of anchor ties, inserts, and other embedded items in concrete or other adjoining work shall be coordinated by the Contractor to suit the masonry work.
12. Provide temporary bracing during installation of masonry work. Maintain in place until building structure provides permanent bracing.
13. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.
14. Lay hollow masonry units with face shell bedding on head and bed joints.
15. Butting corners of joints or excessive troweling of mortar joints is not permitted.
16. Isolate masonry partitions from vertical structural framing members with a control joint.
17. Isolate top joint of masonry partitions from horizontal structural framing members and slabs or decks with compressible joint filler.
18. Provide 2-#4 steel reinforcing bars continuous in all bond beams unless otherwise indicated in the drawings.
19. Reinforcement placed in bond beams shall be lapped minimum of 48 bar diameters at splices. Provide corner bars of equivalent size lapped 48 bar diameters at corners and intersections of walls.
20. Provide 2-#5 vertical grouted solid in cells at each end, corner and intersection of all walls.
21. Provide 1-#5 grouted solid in vertical cells spaced at 48" o.c. horizontal in all interior partition walls over 10' - 8" in height. See plans for exterior wall reinforcing.
22. Where masonry lintels bear on masonry walls provide 16" bearing on two solid grouted cores with 1-#5 vertical bar in each core, on each side of openings. This reinforcement shall extend the entire height of the wall.
23. All mortar shall conform to the requirements of ASTM C-270. The Proportion Specification Requirements of C-270, in part, provide for the following proportions by volume: Type S Mortar: Portland cement: 1/2 part Masonry cement (Type N): 1 part Sand: 3-3/8 to 4-1/2 parts Type S Mortar: Masonry cement (Type S): 1 part Sand: 2-1/4 to 3 parts
24. All masonry below finish grade shall be laid in Type S mortar with a minimum compressive strength of 1,800 psi at 28 days. All piers and partitions shall be bonded to adjacent masonry walls. Contractor shall provide adequate bracing and support for all masonry work until permanent construction is in place.

STRUCTURAL STEEL

- 1. Steel shall be of American manufacturer, new and free from defects in strength, durability, appearance, and function and shall conform to the following unless noted otherwise on the drawings: Structural Steel Shapes, Plates, and Bars: Carbon Steel: ASTM A-36 (ASTM A-36M). Cold-Formed Structural Steel Tubing: ASTM A-500, Grade B. Steel Pipe: ASTM A-53, Type E or S, Grade B. Weight Class: As noted on drawings. Finish: Black, except where indicated to be galvanized.
2. Anchor Rods, Bolts, Nuts, and Washers: As follows: Unheaded Rods: ASTM A-36 (ASTM A-36M). Headed Bolts: ASTM A-307, Grade A (ASTM F-568, Property Class 4.5); carbon-steel, hex-head bolts; and carbon steel nuts. Headed Bolts: ASTM A-325 (ASTM A-325M), Type 1, heavy hex steel structural bolts and heavy hex carbon-steel nuts. Headed Bolts: ASTM A-490 (ASTM A-490 M), Type 1 heavy hex steel structural bolts and heavy hex carbon-steel nuts. Washers: ASTM A-36 (ASTM A-36M).
3. Welding Electrodes: Comply with AWS requirements.
4. Verify governing dimensions and conditions at the Project Site before commencing any erection work. Verify that field conditions are acceptable and are ready to receive work.
5. Before erection proceeds, and with the steel erector present, verify elevations of concrete and masonry bearing surfaces and locations of anchorages for compliance with requirements.
6. Provide temporary shores, guys, braces, and other supports during erection to keep structural steel secure, plumb, and in alignment against temporary construction loads and loads equal in intensity to design loads. Remove temporary supports when permanent structural steel, connections, and bracing are in place, unless otherwise indicated.
7. All welding shall be done by qualified welders and shall conform to the AWS "Code for Arc and Gas Welding in Building Construction," latest edition.
8. There shall be no field cutting of structural steel members for the work of other trades without the prior approval of the architect.
9. Welding shall be done by qualified welders and shall conform to the AWS "Code for Arc and Gas Welding in Building Construction," latest edition.
10. All pressure treated (PT) wood members to be Southern Pine #2 or better.
11. Wood sill plates receiving joists on masonry walls and stud walls on grade slabs shall be pressure treated. Sill plates shall be bolted to the wall and slab with 1/2" diameter bolts, 18" minimum length or approved muddall anchors at 4' - 0" on center.
12. Provide double joists at parallel partitions where partition length exceeds 1/3 joist span.
13. Use Simpson Strong-Tie or engineer-approved equivalent structural wood connectors, unless noted otherwise. Timber and laminated lumber beams and headers shall be connected to posts with post cap connectors. Post bases shall be fastened to their supports in a like manner. All joists and beams shall be supported with joist or beam hangers as noted. Every roof joist or roof truss shall be attached to its support with hurricane ties, unless noted otherwise.
14. The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
15. Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches (51 mm) nominal in thickness; or by attachment to a header, band, or rim joist, or to an adjoining stud; or shall be otherwise provided with lateral support to prevent rotation.
16. Floor sheathing shall be 3/4" tongue and groove plywood. Glue with subfloor adhesive and screw plywood to joists and trusses with No. 10 screws at 9" o.c. at direct edges and 18" o.c. at all intermediate joists and trusses.
17. Roof sheathing shall be standard 5/8" C-D 24/16 (span rating) exterior glue plywood. Nail plywood to joists and trusses with 8d nails at 6" o.c. at sheet edges and at 12" o.c. at all intermediate joists and trusses.
18. Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A 108.4, A108.5, A108.6, A108.11, A118.1, A118.3, A138.1 and A137.1.
19. Gypsum board utilized as the base or backer for adhesive application of ceramic tile or other nonabsorbent finish material shall conform with ASTM C630 or C1178. Water-resistant gypsum backing board shall be permitted to be used on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for 1/2-inch-thick (12.7 mm) or 16 inches (406 mm) for 5/8 inch-thick (15.9 mm) gypsum board. Water-resistant gypsum board shall not be installed over a vapor retarder in a shower or tub compartment. All cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

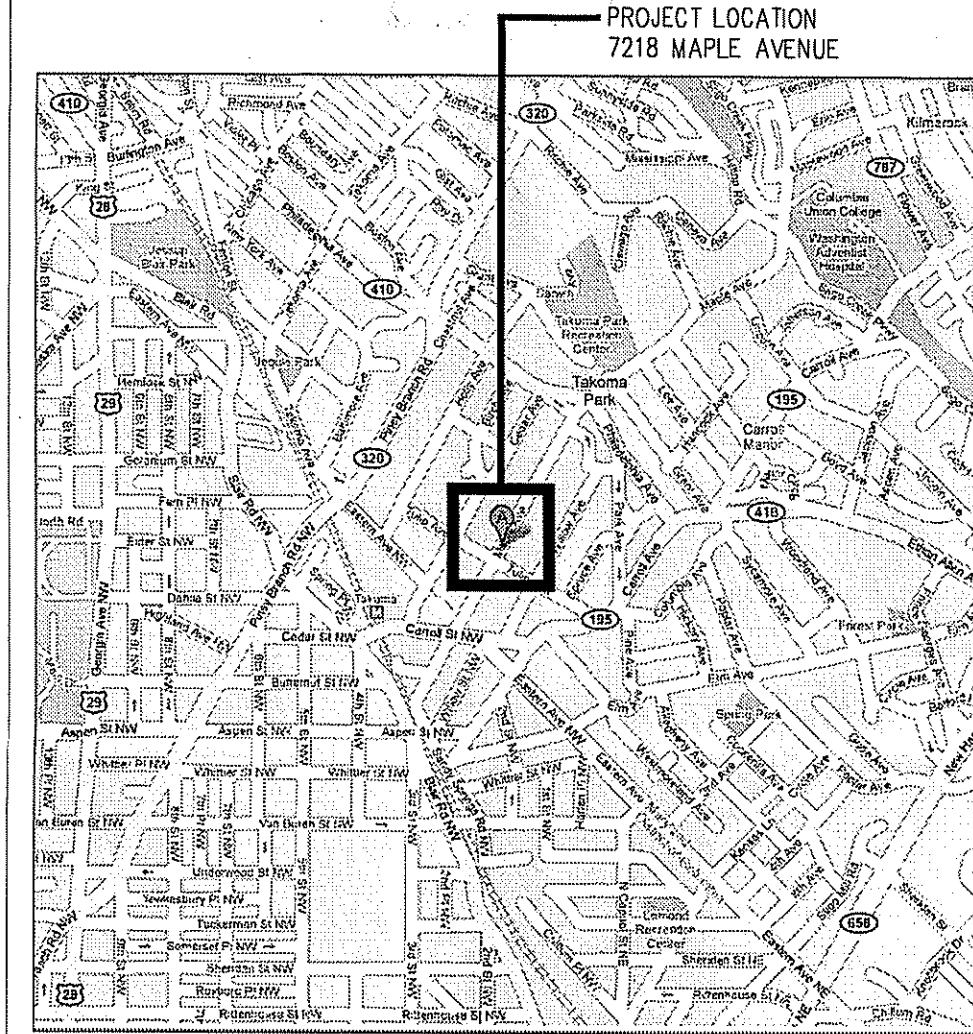
ABBREVIATIONS

Table with 2 columns: Abbreviation and Meaning. Includes AFF ABOVE FINISHED FLOOR, B BOTTOM, BILL BOTTOM LOWER LAYER, etc.

TABLE OF AREAS

Table with 2 columns: Area Type and Value. Includes EXISTING HOUSE 3,175 S.F., PROPOSED ADDITION 0 S.F., BASEMENT 924 S.F., etc.

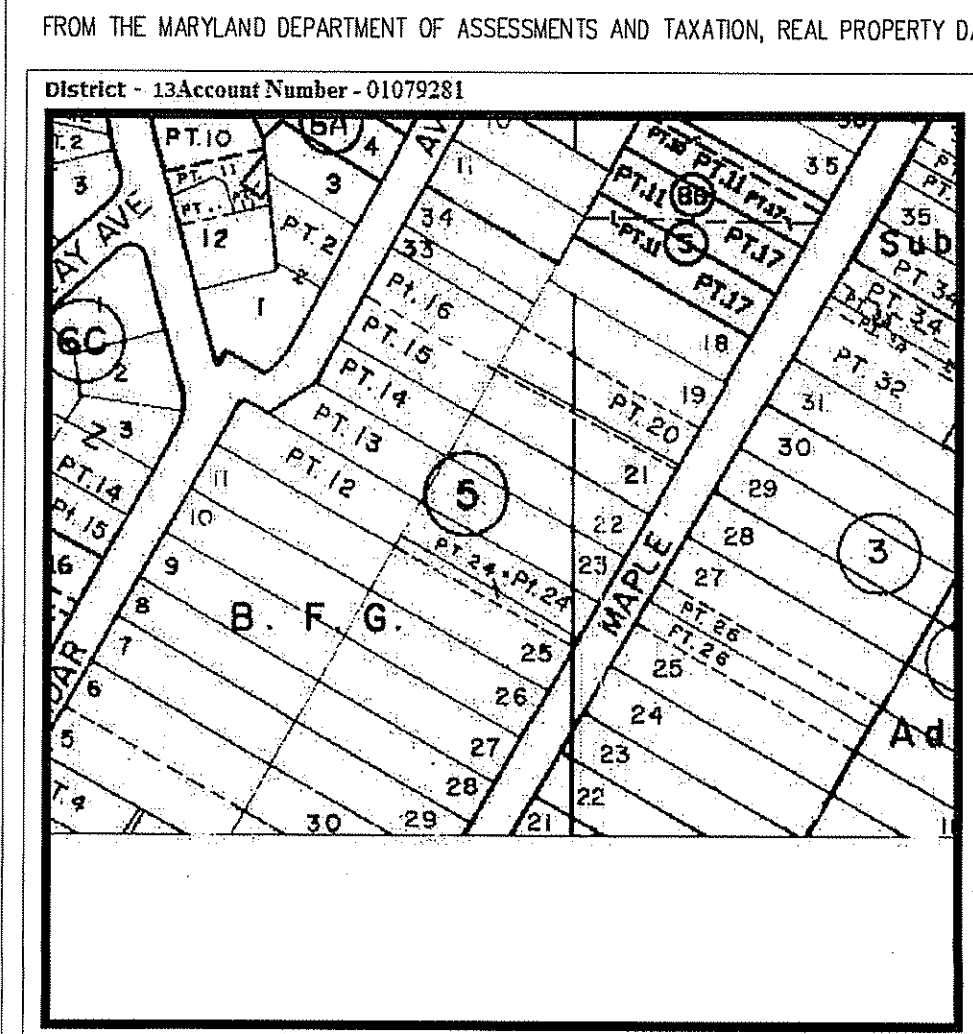
VICINITY MAP



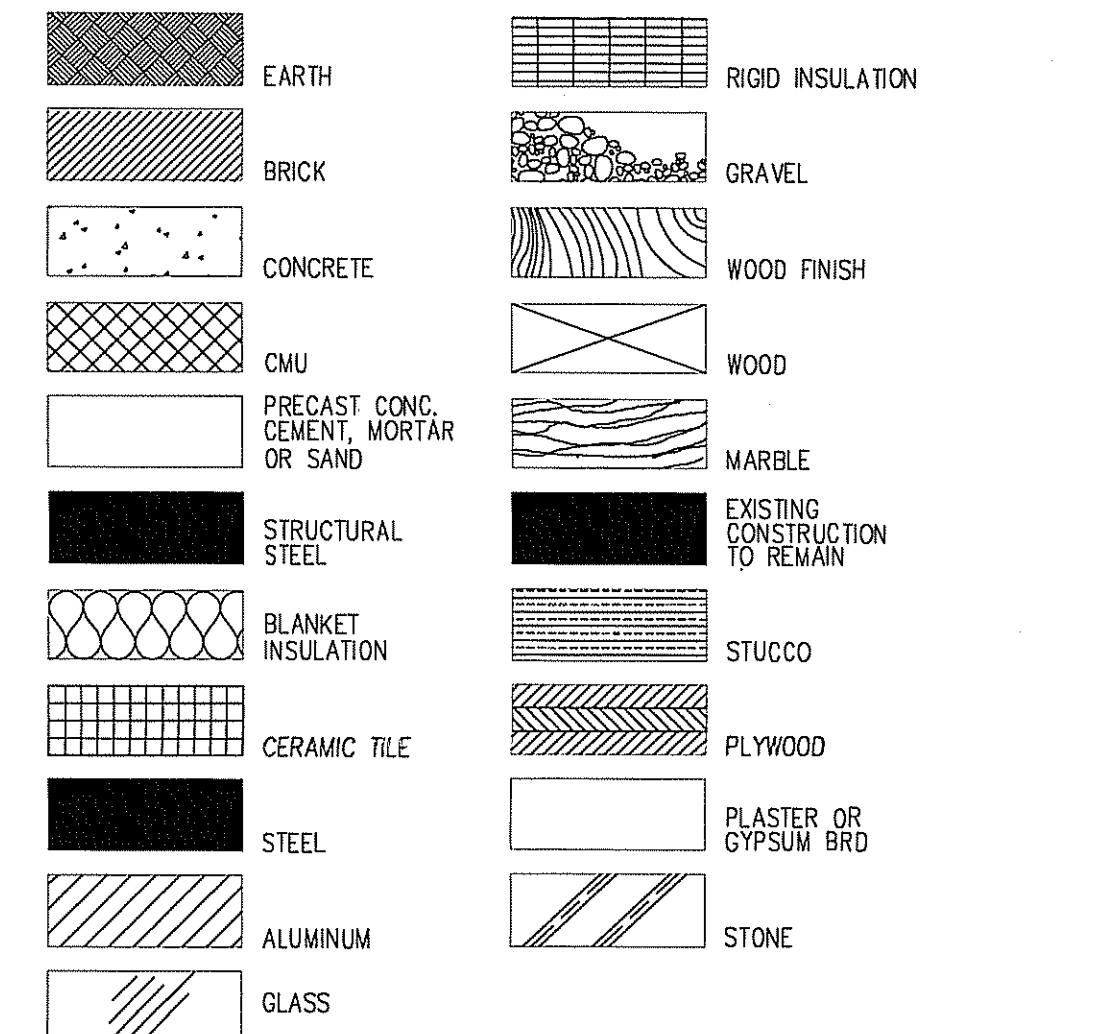
PROJECT LIST

- OWNER/CONTRACTOR: MARK AND KAVE IVCEVICH 7218 MAPLE AVENUE TAKOMA PARK, MD 20912
ARCHITECT: GRONNING ARCHITECTS, PLLC ERIC GRONNING 1215 CONNECTICUT AVENUE NW 4TH FLOOR WASHINGTON, DC 20036 PH 202.223.7059
STRUCTURAL ENGINEER:
CIVIL ENGINEER: ENTREX 1575 EYE STREET NW SUITE 350 WASHINGTON, DC 20005 PH 202.408.0960

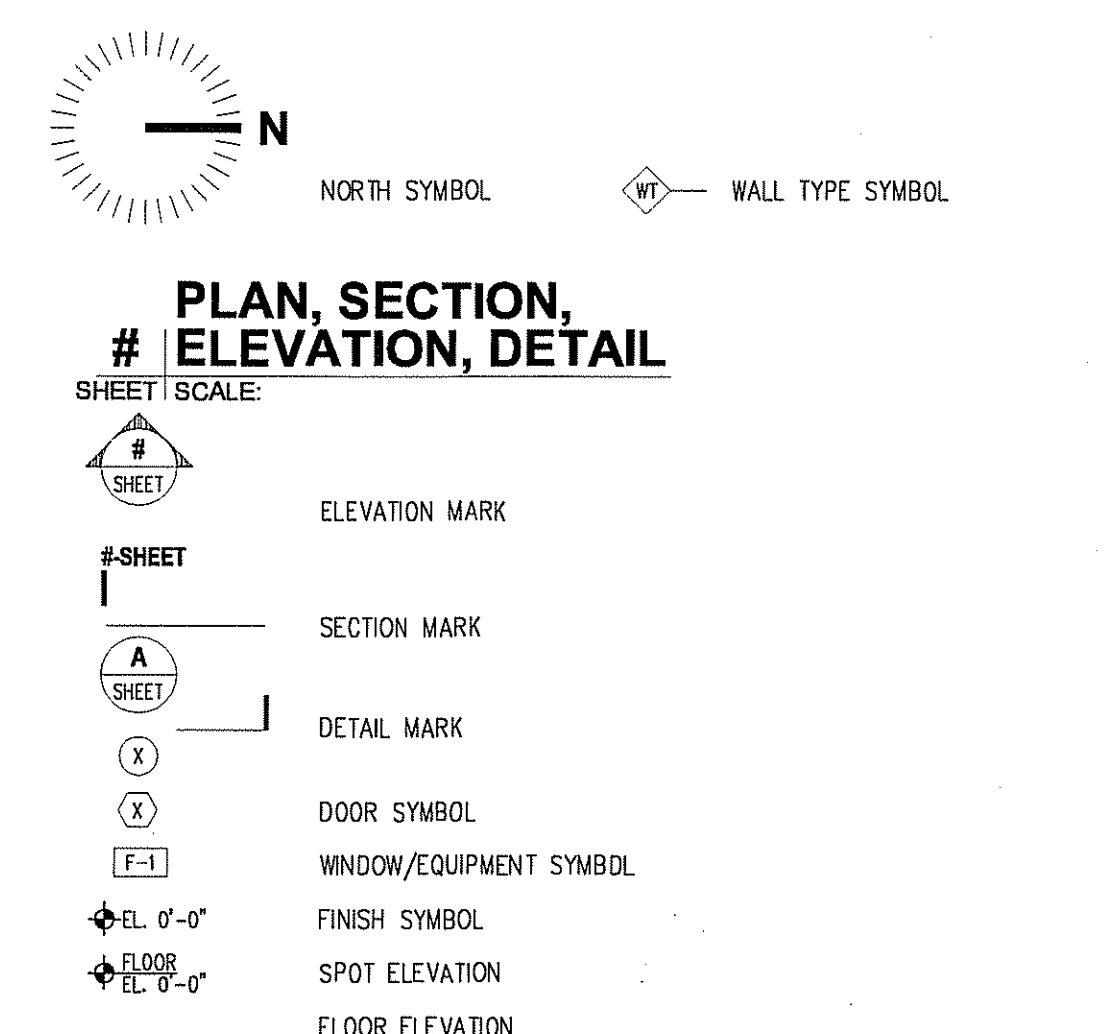
REAL PROPERTY MAP



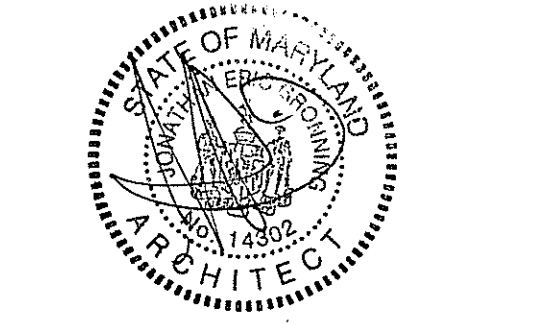
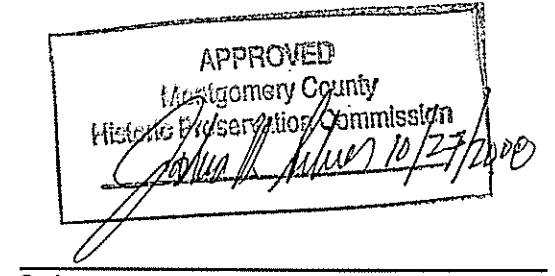
MATERIAL SYMBOLS



GRAPHIC SYMBOLS



RENOVATION OF THE IVCEVICH RESIDENCE 7218 Maple Avenue Takoma Park, MD 20912



Revision table with columns: No., Date, Description. Includes revisions for FOR REVIEW, BID SET, and FOR PERMIT.

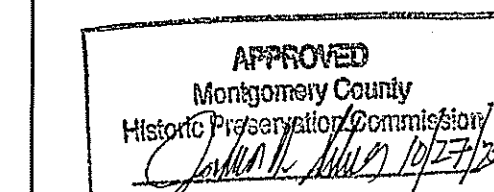
TITLE SHEET

Title sheet information including Project Number, Title, and large drawing number A001. Includes 'FOR PERMIT' and copyright notice for Gronning Architects, PLLC.

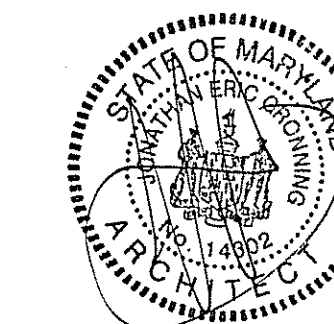
Project:

**RENOVATION OF THE
IVCEVICH
RESIDENCE**

7218 Maple Avenue
Takoma Park, MD 20912



Seal:



Revisions:

No. Date Description

Issue:

Date Description
08.13.08 FOR REVIEW
08.18.08 BID SET
09.30.08 FOR PERMIT

Project Number:

Title:

**ELEVATIONS
DEMOLITION**

Sheet:

D102

FOR PERMIT



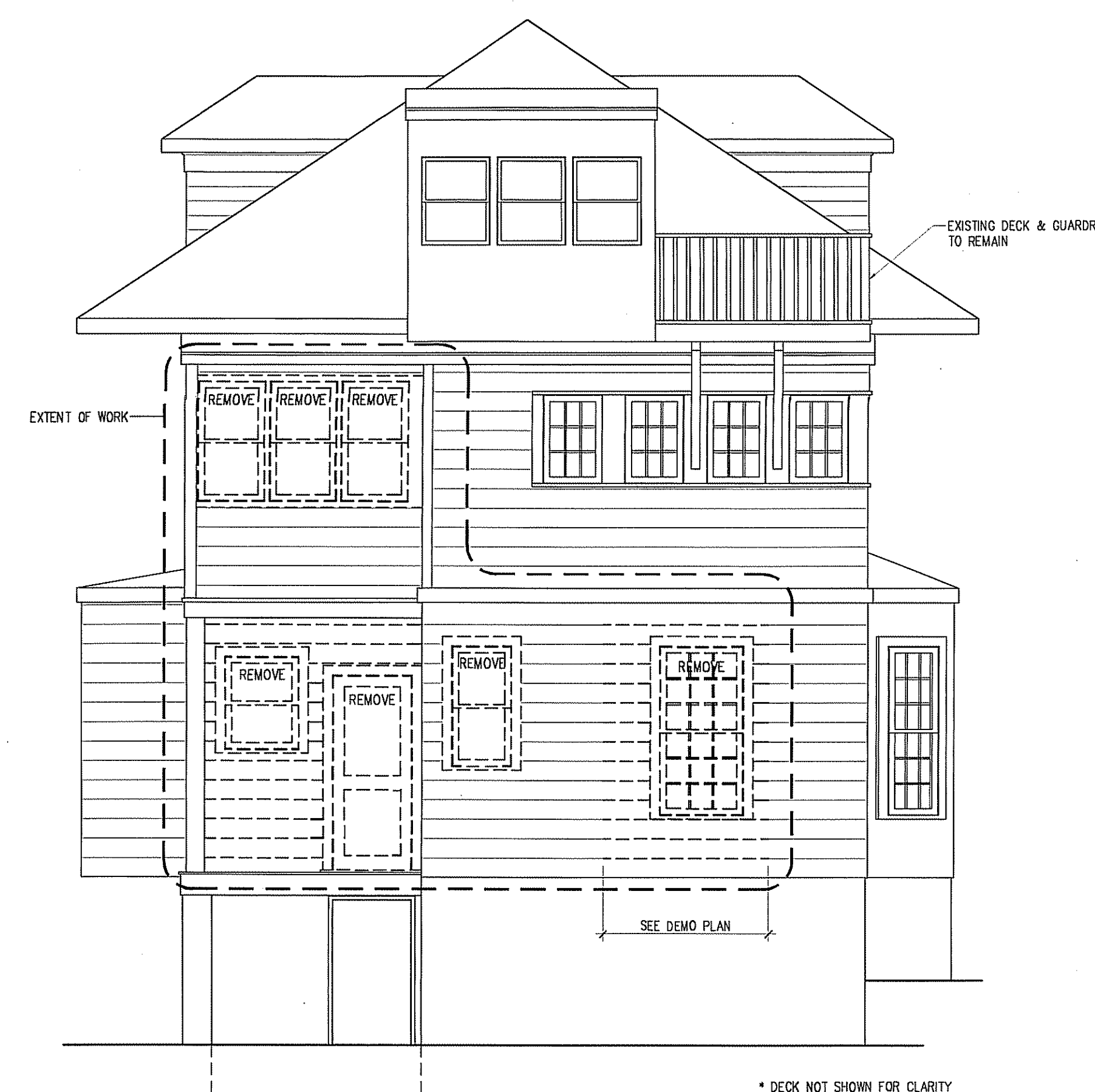
**EXISTING/DEMOLITION
4 WEST ELEVATION**
D102 | SCALE: 1/4"=1'-0"



**EXISTING
3 FRONT (SOUTH) ELEVATION**
D102 | SCALE: 1/4"=1'-0"



**EXISTING/DEMOLITION
2 EAST ELEVATION**
D102 | SCALE: 1/4"=1'-0"



**EXISTING/DEMOLITION
4 REAR (NORTH) ELEVATION**
D102 | SCALE: 1/4"=1'-0"

* DECK NOT SHOWN FOR CLARITY

