



BEN NORKIN

- ARCHITECTURE -

PLANS

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FIRST FLOOR PLAN



Open concept living-dining-kitchen area with 9 foot ceilings throughout.

Large guest room/home office aka Architecture Studio. Kitchen features a 108" x 45" island and booth seating, but no upper cabinets. Open shelving in front of windows provides more light and (in my mind) will force us to be more minimalist. Everyone gets one plate, one bowl and one cup.

Visit bennorkinarchitecture.com/additions to see more floor plan inspiration

SECOND FLOOR PLAN



We created three nicely sized bedrooms, a beautiful semi-private home office, laundry room, reading nook at the top of the stairs, and...oh yeah, perhaps the biggest walk-in closet and shower in all of Takoma Park?!

This is 1,296 sf. The rooms all could have been slightly bigger, but the architect in the family wanted an extra wide stair and hallway.

Visit bennorkinarchitecture.com/central to see floor plans for a 3-bedroom plus nursery second floor done in just 1,000 sf.

BUILDING SCIENCE

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Exterior walls were framed at 24" on center, eliminating up to 1/3 of the studs required for walls framed at 16" o.c. With 288 linear feet of walls that's a lot of lumber saved!

Framing this way also provides more space for insulation and can reduce the thermal bridging between outdoors and conditioned indoor space.

Window headers were minimally sized or completely eliminated where possible, further reducing the amount of lumber used and increasing the amount of insulation in each wall.



We used an insulated sheathing for this project, creating a continuous layer outside of the studs. This reduces thermal bridging and counteracts the studs reducing the effective R-Value of the typical cavity-only insulation.

The stud cavity was then filled with open cell spray foam.

Code minimum insulation for this project is R13+5 (R13 between the studs, R5 exterior). We used R20+6, significantly exceeding the minimum. Roof insulation minimum was R38, we used R52 closed cell spray foam.



One of the most effective things you can do to create a long-lasting exterior wall assembly is to add an air gap between the siding and the sheathing. This is sometimes referred to as a Rain Screen.

Leaving a space as little as 1/4" can improve the wall's ability to dry, which in turn improves mold resistance. This air space should be open at the top and bottom of the wall to ensure proper airflow and provide an escape for any bulk water that gets through.

There are many ways to create a rainscreen. This particular product is a drainage and ventilation fabric called Mortair Vent. The green is the exterior face of the insulated sheathing. The Mortair Vent is stapled on and then the siding is placed outside of the fabric.

FINISHES

FINISHES

FINISHES



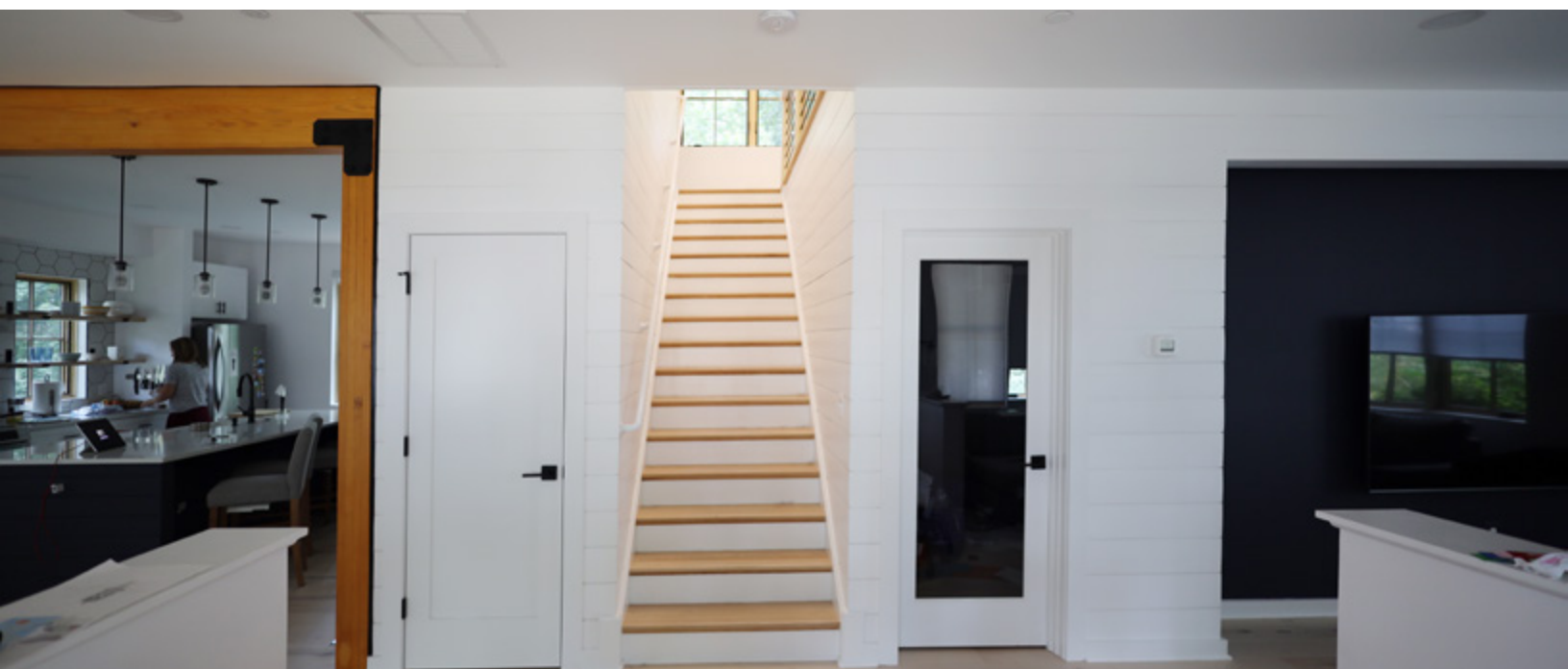
EXTERIOR

| | |
|-------------|---|
| Siding: | James Hardie Lap Siding, Smooth Finish, Deep Ocean |
| Porch Deck: | Trex Clamshell |
| Posts: | Rough-Sawn Cedar, special order |
| Brackets: | Simpson Strong Tie Architectural Grade brackets |
| Windows: | Weathershield Contemporary Series Aluminum Clad Casement, black |
| Lights: | Steel Lighting Company, Westchester 16" Gooseneck |
| Numbers: | Modern House Numbers, 6" Palm Springs |



FIRST FLOOR

| | |
|--------------|--|
| Lights: | Steel Lighting Company Carson |
| Floors: | Malibu Wide Plank Maple Manhattan 7-1/2" |
| Shiplap: | Arauco 1/2" x 7" Nickel Gap |
| White Paint: | Benjamin Moore Chantilly Lace |
| Blue Paint: | Benjamin Moore Hale Navy |
| Doors: | TW Perry Mill Ship Solid Slab Doors (one with Full Lite) |
| Beam: | Architectural Grade Glulam, Stained |
| Hardware: | Simpson Strong Tie Decorative Hardware |





KITCHEN

- Backsplash: Madrid White 8X9 Hexagon Matte Porcelain Tile
Brackets: Cascade Iron Company 11" Heavy Duty J Bracket
Shelves: Home Depot solid wood Butcher Block
Countertop: Arctic White by Top Granite (Crofton, MD)
Cabinets: Bryce Cabinetry stock Shaker style
Floor: Malibu Wide Plank Maple Manhattan 7-1/2"
Island Color: Benjamin Moore Hale Navy (HC-154)



POWDER ROOM

Mirror: Arranjeet Flat Wall Mirror
Vanity: Brandolf Vanity by Wade Logan
Floor Tile: Aster 9 x 10 Porcelain Patterned Tile - Green



OWNER BATHROOM

| | |
|----------------|--|
| Vanity Light: | Amazon |
| Mirrors: | 24" x 36" Modern Wall-Mounted Vanity Mirror by Zipcode Design |
| Vanities: | Albers 30" Single Bathroom Vanity w. Resin Top by Zipcode Design |
| Shower Tile: | Icelandic White Porcelain II 12 x 24 |
| Shower Accent: | Angela Harris Sonata Decor 8 x 8 Polished Ceramic Wall Tile |
| Floor Tile: | Chanelle Sapphire Blue 8 x 9 Hexagon Porcelain Tile |





HALLWAY

| | |
|----------------|---|
| Floors: | Malibu Wide Plank Maple Manhattan 7-1/2" |
| Shiplap: | Arauco 1/2" x 7" Nickel Gap Shiplap |
| White Paint: | Benjamin Moore Chantilly Lace |
| Door: | TW Perry Mill Shop - 32" x 80" Full Lite Slab |
| Door Pulls: | Smartstandard Heavy Duty 12" Pull and Flush Handle Set (Amazon) |
| Barn Hardware: | T-Shaped Barn Door Roller |
| Railing: | Stair Warehouse 5/8" Heavy Duty Hollow Round Bar - Black Satin |
| Runner: | 2'-7" x 13' Blue Lattice Trellis Runner Rug |

MORE INFO

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PROJECT TEAM



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WITH THANKS TO...

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| YOUR TURN!

PROJECT CONSULT WITH BEN

<https://bennorkinarchitecture.com/projectconsult>

Zoom with me (or visit my office) to talk about your addition, renovation or new construction project.

We can discuss working with architects and builders, design and construction process and costs, permitting process, zoning, possibilities and challenges for your project and more.

If we're a good fit I'll schedule a visit to your house and bring along a proposal for my services.

OTHER ADDITIONS

<https://bennorkinarchitecture.com/additions>

See floor plans, 3d renderings, photographs and more of some of my current or recently completed projects.

SCREENED PORCHES

<https://bennorkinarchitecture.com/screened-porches>

I can also help if all you need is a little bit of covered outdoor space. Check out some of the screened porches I've designed, including a couple in the Takoma Park Historic District.





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