

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4709 Cumberland Avenue, Chevy Chase	Meeting Date:	12/2/2020
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	11/25/2020
Applicant:	Colby and Danielle Carrier (Keith Dodson, Agent)	Public Notice:	11/18/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/36-20C	Staff:	Michael Kyne
PROPOSAL:	Porch enclosure		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset District
DATE: c. 1905

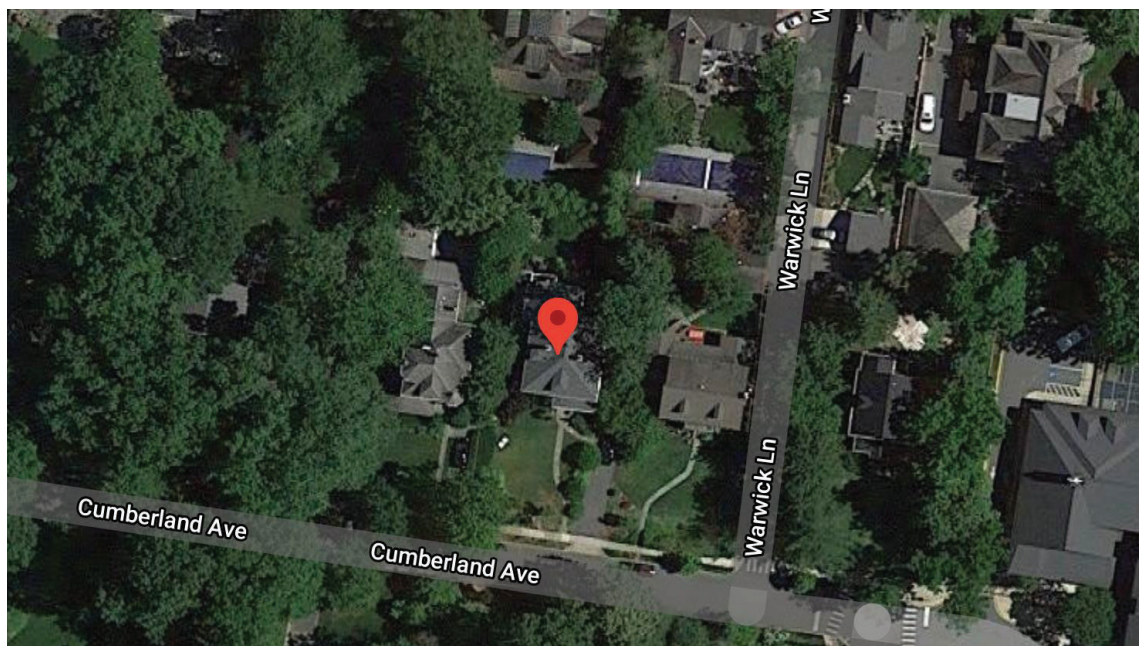


Fig. 1: Subject property.

PROPOSAL:

The applicants propose to enclose an existing covered porch at the west side (left, as viewed from the public right-of-way of Cumberland Avenue) of the house.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

Montgomery County Code; Chapter 24A-8

- (b) 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 an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall 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:

The applicants propose to enclose an existing covered porch at the west side (left, as viewed from the public right-of-way of Cumberland Avenue) of the house. The porch to be enclosed is not historic/original, as it is part of a previous addition to the house. The proposed materials include the following:

- Painted cedar shingle siding to match the existing.
- One-over-one double-hung wood windows to match the existing.
- New wood trim water table to match the existing.
- New wood lattice in 1 x 4 frames between the existing piers to match the existing lattice on the front porch.

Staff fully supports the applicants' proposal. The proposed alterations will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards* #2 and #9. In accordance with *Standard* #10, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment. Staff finds the proposed materials appropriate and compatible with the existing materials.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10 outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 931442
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Colby & Danielle Carrier

E-mail: colbyacarrier@gmail.com

Address: 4709 Cumberland Avenue

City: Chevy Chase Zip: 20815

Daytime Phone: 207-992-3103

Tax Account No.: 00536228

AGENT/CONTACT (if applicable):

Name: Keith Dodson

E-mail: keith@dcibuildmd.com

Address: P.O. Box 356

City: Jefferson Zip: 21755

Daytime Phone: 240-367-6304

Contractor Registration No.: MHIC 77185

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 35/36

Is the Property Located within an Historic District? Yes/District Name Somerset Historic Distric
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

NO

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. NO

Building Number: 4709 Street: Cumberland Avenue

Town/City: Chevy Chase Nearest Cross Street: Warwick Lane

Lot: 19 A Block: 1 Subdivision: Somerset Heights Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☒ Other: Porch Close-in

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

Keith A Dodson

10-27-2020

Signature of owner or authorized agent

Date

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

Owner's mailing address 4709 Cumberland Avenue Chevy Chase, Maryland 20851	Owner's Agent's mailing address P.O. Box 356 Jefferson, Maryland 21755
Adjacent and confronting Property Owners mailing addresses	
4707 Cumberland Avenue Chevy Chase, Maryland 20815	4711 Cumberland Avenue Chevy Chase, Maryland 20815
4712 Cumberland Avenue Chevy Chase, Maryland 20815	5812 Warwick Place Chevy Chase, Maryland 20815

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two story residential house, with painted cedar shingle siding, located on a street of similar houses. Original house has newer rear/ side addition and deck. Lot has one larger Tulip Popular tree (not affected by proposed renovation) Remainder of landscaping is newer, and well maintained (also not affected by proposed renovations)

Description of Work Proposed: Please give an overview of the work to be undertaken:

Enclose existing side covered porch (not part of original house, part of previous addition). Existing porch roof, soffit and fascia details to remain. Encloser to be built on existing porch pier foundation. New siding to be cedar shingles, painted to match existing house. Install new Weather Shield Tripple double hung wood window, painted to match existing.

Work Item 1: Enclose Existing Porch

Description of Current Condition:

Covered side porch supported by a column with wood decking.

Proposed Work:

Enclose existing porch
existing roof and column foundation to remain
new siding to be cedar shingles painted to match rest of house
Install new tripple - double hung, Weather Shield wood window painted to match existing windows
All existing landscaping to remain intact and unaffected
Existing foot print of house to remain unchanged

Work Item 2: N/A

Description of Current Condition:

Proposed Work:

Work Item 3: N/A

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. No Property Corners Found.
3. Fences, if shown, have been located by approximate methods.



*Proposed
Brick Close in*

*Tulip Populus
30"-36" Cal.*



LOCATION DRAWING
PROPERTY DESCRIBED IN
LIBER 55056 ~ FOLIO 26
PART OF LOT 19A ~ BLOCK 1
SOMERSET HEIGHTS
MONTGOMERY COUNTY, MARYLAND

N 80°53'00" W 68.00'
CUMBERLAND AVENUE
(50' R/W)

*CC
DC*

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Expires: 04-02-2019

REFERENCES

PLAT BK. 68
PLAT NO. 6354

LIBER 55056
FOLIO 26



SNIDER & ASSOCIATES
LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: M.N.B.

HSE. LOC.: 05-23-2018

JOB NO.: 11601832

10

BUILDER:
DESIGN CONSTRUCTION, INC.
 P.O. BOX 356
 JEFFERSON, MARYLAND 21755
 240-367-6304

ENGINEER:
TMM CONSULTING SERVICES, LLC
 MERCHANT McDONALD
 7941 HOLLOW RD.
 MIDDLETOWN, MD 21769
 240-439-9518

DESIGNER:
CREATIVE OUTLOOKS, LLC
 PHILIP F. GUGLIUZZA
 PGCREATIVEOUTLOOKS@GMAIL.COM
 PHONE: 410-596-1062
 CUSTOM HOME PLANNING & DESIGN
 HOME ADDITION-REMODELING DESIGN
 COMPLETE CONSTRUCTION PLANS

PROJECT FOR:
 CARRIER RESIDENCE
 4709 CUMBERLAND AVE.
 CHEVY CHASE, MARYLAND 20815

SCOPE OF WORK:
 CONVERT EXISTING COVERED PORCH INTO NEW KITCHEN/LIVING AREA

TABLE OF CONTENTS:
 COVER SHEET
 SHEET A-1 - EXISTING & NEW FIRST LEVEL FLOOR PLANS
 SHEET A-2 - EXISTING & NEW FRONT & LEFT SIDE ELEVATIONS
 SHEET A-3 - FOUNDATION/FLOOR FRAMING LAYOUT, BUILDING SECTION & SECOND FLOOR FRAMING LAYOUT
 SHEET A-4 - WIND BRACING DIAGRAM, DETAILS & NOTES

FASTENING SCHEDULE		
1. JOISTS TO SILL OR GIRDER	(3) 6d COMMON (0.01" DIAx 1/2"), TOENAIL	
2. BRIDGING TO JOIST	(2) 6d COMMON, TOE NAIL EACH END	
3. SOLE PLATE TO JOISTS OR BLOCKING	16d NAILS @ 16"oc.	
4. TOP PLATE TO STUD	(2) 16d COMMON (0.062" DIAx 1/2") END NAILS	
5. STUD TO SOLE PLATE	(4) 6d COMMON OR (2) 16d COMMON	
6. DOUBLE STUDS	16d @ 24"oc.	
7. DOUBLE TOP PLATE	16d @ 16"oc.	
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 6d COMMON, TOENAIL	
9. RM JOISTS TO TOP PLATE	6d @ 6"oc.	
10. TOP PLATE, LAPs AND INTERSECTIONS	(2) 16d COMMON	
11. CONTINUOUS HEADER, TWO PIECES	16d COMMON @ 16"oc.	
12. CONTINUOUS HEADER TO STUD	(4) 6d COMMON, TOENAIL	
13. RAFTER TO TOP PLATE	(3) 6d COMMON, TOENAIL	
14. BUILT UP CORNER STUDS	16d @ 16"oc.	
15. BUILT UP GIRDER AND BEAMS	20d @ 24"oc., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES, UNLESS NOTED ON DWG'S TO BE THROUGH BOLTED	
16. COLLAR TIES TO RAFTER	(4) 12d FACE NAIL	
17. JACK RAFTER TO HP	(3) 10d COMMON, TOENAIL	
18. ROOF RAFTER TO SINGLE 2x RIDGE BEAM	(2) 16d COMMON, TOENAIL	
19. ROOF RAFTER TO RIDGE BEAM	JOIST HANGERS, MINIMUM 500 LB. SHEAR CAPACITY	
20. JOIST TO RIBBON BOARD	(3) 16d FACE NAIL	
21. CORNER STUDS	16d COMMON 12"oc. FACE NAIL	
22. WOOD STRUCTURAL WALL PANEL SHEATHING	16d COMMON @ 6"oc. INTO TOP PLATE, 6d COMMON @ 6"oc. AT ALL EDGES AND 12"oc. AT ALL OTHER LOCATIONS	
23. PLYWOOD OR OSB DECKING LOCATIONS	6d COMMON @ 6"oc. AT EDGES, 12"oc. AT ALL OTHER LOCATIONS	

GROUND SNOW LOAD 30 psf
 WIND SPEED 105 MPH
 SEISMIC DESIGN CATEGORY - D
 WEATHERING SEVERE
 FROST DEPTH 30 INCHES
 TIDEWATE MODERATE TO HEAVY
 DECAY SLIGHT TO MODERATE
 WINTER DESIGN TEMP. 0° F
 ICE BARRIER UNDERLAYMENT REQUIRED YES
 FLOOD HAZARDS JULY 10, 1975
 AIR FREEZING INDEX SEPTEMBER 29, 2006
 MEAN ANNUAL TEMP. 59° F

MONTGOMERY COUNTY DESIGN PARAMETERS

INSULATION
 1. STANDARD TRUSS HEEL: R-49 ATTIC INSULATION
 RAISED TRUSS HEEL: R-38 ATTIC INSULATION WITH
 MIN. R-30 INSULATION OVER EXTERIOR WALL PLATE.
 2. WALLS: R-50
 3. BASEMENT WALLS: R-10 CONTIGUES OR R-13 CAVITY
 4. SLAB PERIMETER R-10
 5. CRAWL SPACE WALLS R-10
 6. FLOORS: R-10
 7. WINDOWS MUST HAVE A U-VALUE OF 4.0.
 8. SKYLIGHT & DOOR PERFORMANCE CRITERIA:

NORTH-CENTRAL	U-FACTOR	0.95
SKYLIGHT CRITERIA:	U-FACTOR	0.95
NORTH-CENTRAL	U-FACTOR	0.95
DOOR CRITERIA:	U-FACTOR	0.95
GLAZING LEVEL	U-FACTOR	0.95
OPAGUE	U-FACTOR	0.95
1/2-LITE	U-FACTOR	0.95
1/2-LITE	U-FACTOR	0.95

PRESCRIPTIVE R-VALUE PATH

2018 IRC INTERNATIONAL RESIDENTIAL CODE
 2018 IDC INTERNATIONAL BUILDING CODE
 2018 IECC INTERNATIONAL ENERGY CONSERVATION CODE
 2018 IMC INTERNATIONAL MECHANICAL CODE
 2018 IFGC INTERNATIONAL FUEL GAS CODE
 2018 ISFGC INTERNATIONAL SWIMMING POOL AND SPA CODE
 2018 IEDC INTERNATIONAL EXISTING BUILDING CODE
 NFPA 70 NATIONAL ELECTRICAL CODE 2017
 RESIDENTIAL SPRINKLERS NFPA 13D/2013
 COMAR NFPA 13D/2013

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTIC WITH LIMITED STORAGE	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	30
PASSENGER VEHICLES GARAGES	30
ROOMS OTHER THAN SLEEPING ROOM	40
SLEEPING ROOMS	30
STAIRS	40



EXISTING LEFT SIDE ELEVATION



NEW LEFT SIDE ELEVATION



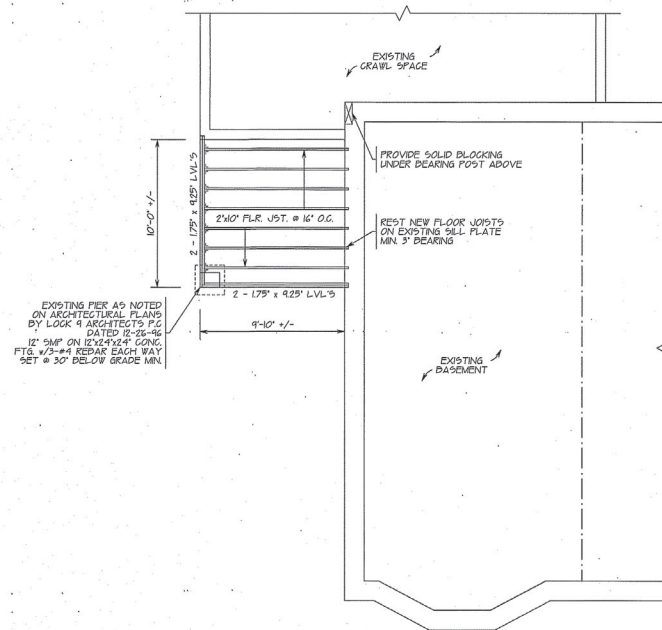
EXISTING FRONT ELEVATION



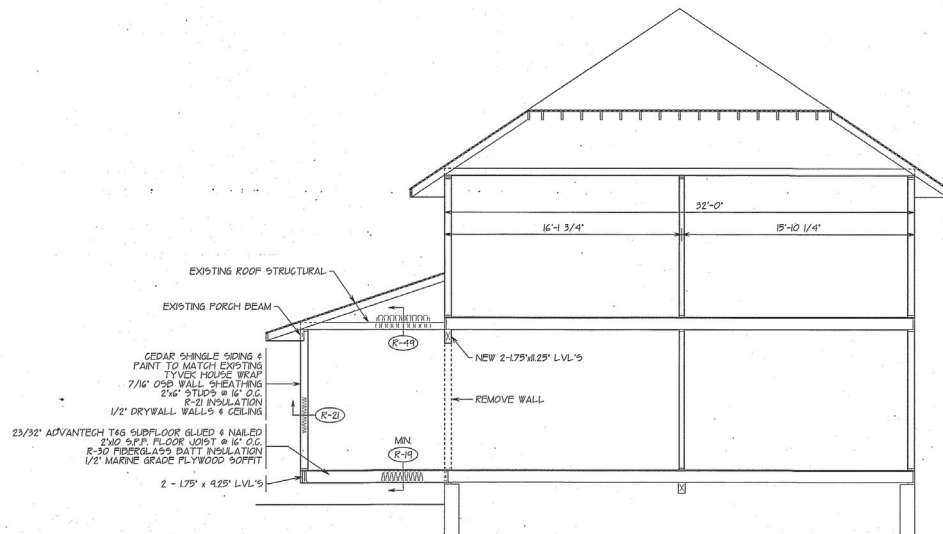
NEW FRONT ELEVATION

SCALE: 1/4" = 1' 0"

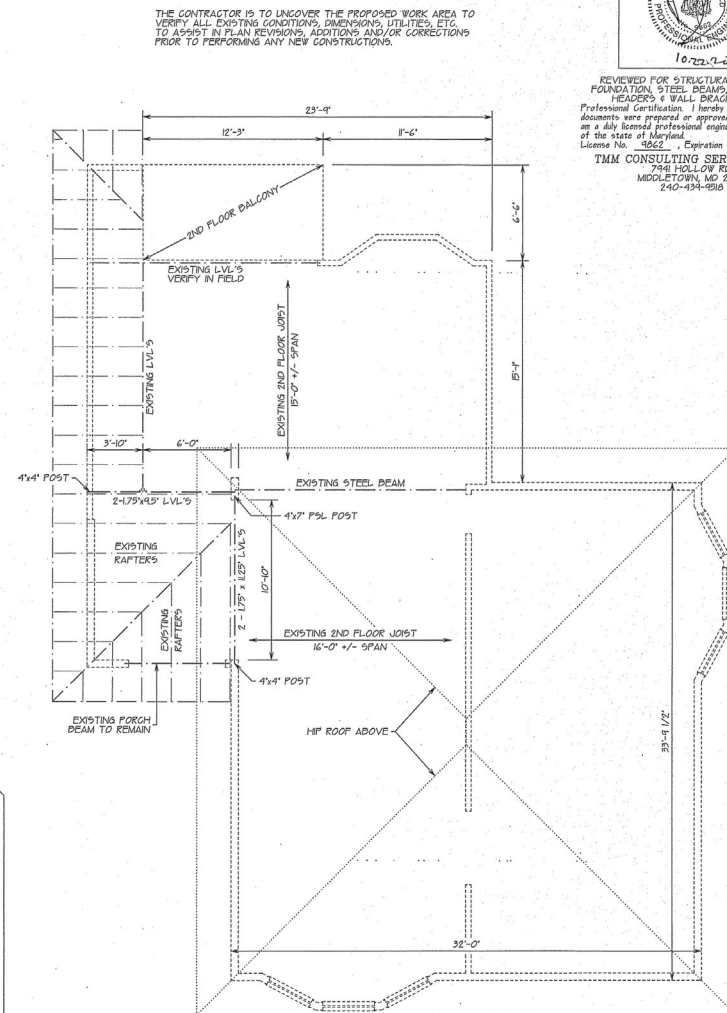
PROJECT FOR CARRIER RESIDENCE 4709 CLIMBERLAND AVE. CHEVY CHASE, MARYLAND 20815		DATE 10-27-20	SCALE 1/4" = 1'-0"	SHEET NO. 10-01	DRAWN BY P. GUBALITZA
CREATIVE OUTLOOKS, LLC PHILIP P. GUBALITZA CUSTOM HOME PLANNING & DESIGN HOME ADDITION-REMODELING DESIGN 10000 WOODBURN RD. #100 FORT LEE, NJ 07024 PHONE 407-946-0021					
AUTHORIZATION/LIMITATIONS for Use of Plans This set of drawings, the design itself, and any accompanying specifications are the property of Creative Outlooks, LLC. These drawings and specifications will be provided to the Client for their use only. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of Creative Outlooks, LLC. Copyright © Creative Outlooks, LLC. All rights reserved 2020					
Design Construction, Inc. 240-347-6304 DESIGNING.COM					
SHEET No. A - 2					



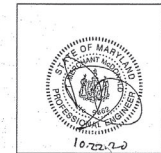
FOUNDATION/FIRST FLOOR FRAMING LAYOUT



BUILDING SECTION



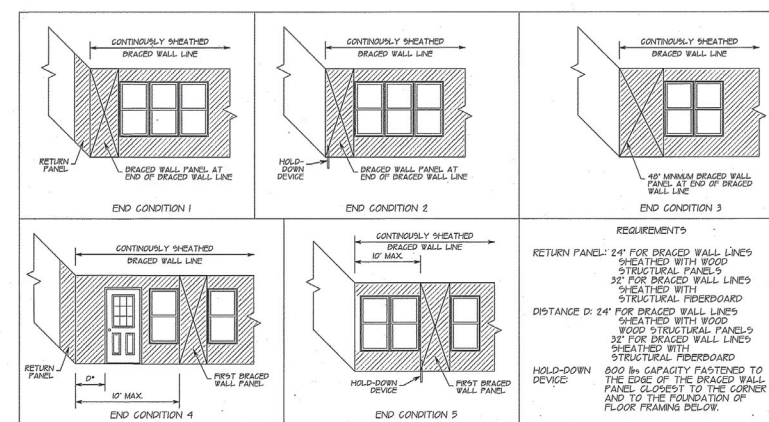
SECOND FLOOR FRAMING LAYOUT



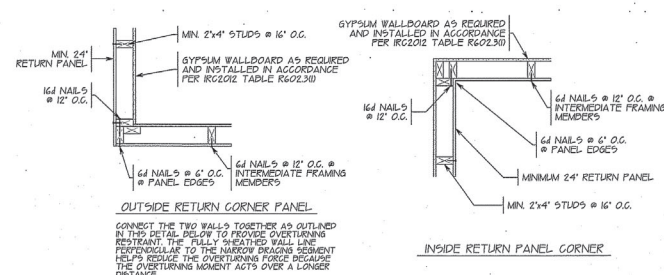
REVIEWED FOR STRUCTURAL SUPPORT:
FOUNDATION, STEEL BEAMS, MICRO-LAMPS,
HEADERS & WALL DRAGGING ONLY.
Professional Certification: I hereby certify that these
documents were prepared or approved by me, and that I
am a duly licensed professional engineer under the laws
of the state of Maryland.
License No. 4862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDLETOWN, MD 20769
240-434-4568

<p>FOUNDATION, 1ST & 2ND FLOOR FRAMING & SECTION</p>	
<p>PROJECT FOR:</p> <p>CARRIER RESIDENCE 4709 CUMBERLAND AVE. CHEVY CHASE, MARYLAND 20815</p>	<p>DATE: 05-27-20</p> <p>SCALE: 1/4" = 1'-0"</p> <p>BY: P. G. BALLOZZA</p>
<p>CREATIVE OUTLOOKS, LLC</p> <p>PHILIP F. G. BALLOZZA</p> <p>CUSTOM HOME PLANNING & DESIGN LOCAL ADAPTATION-REMODELING DESIGN CONSULTING SERVICES PHONE: 410-596-0061</p>	<p>Authorization/Limitation for Use of Plans This set of drawings, the design itself, and any accompanying specifications are the property of Creative Outlooks, LLC. These drawings and specifications will be provided to the Client for their use only. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Creative Outlooks, LLC. Copyright © Creative Outlooks, LLC. All rights reserved 2020</p>
<p>Design Construction, Inc.</p> <p>DOBUILDING.COM</p> <p>240-367-6904</p>	<p>SHEET No.</p> <p>A - 3</p>

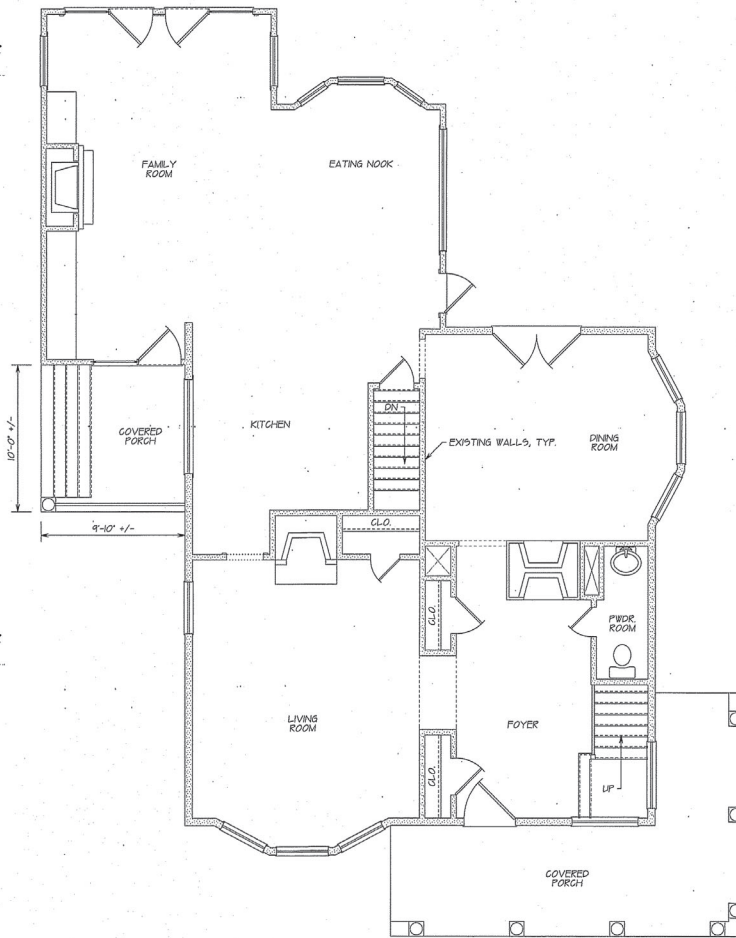
SCALE: 1/4" = 1'-0"



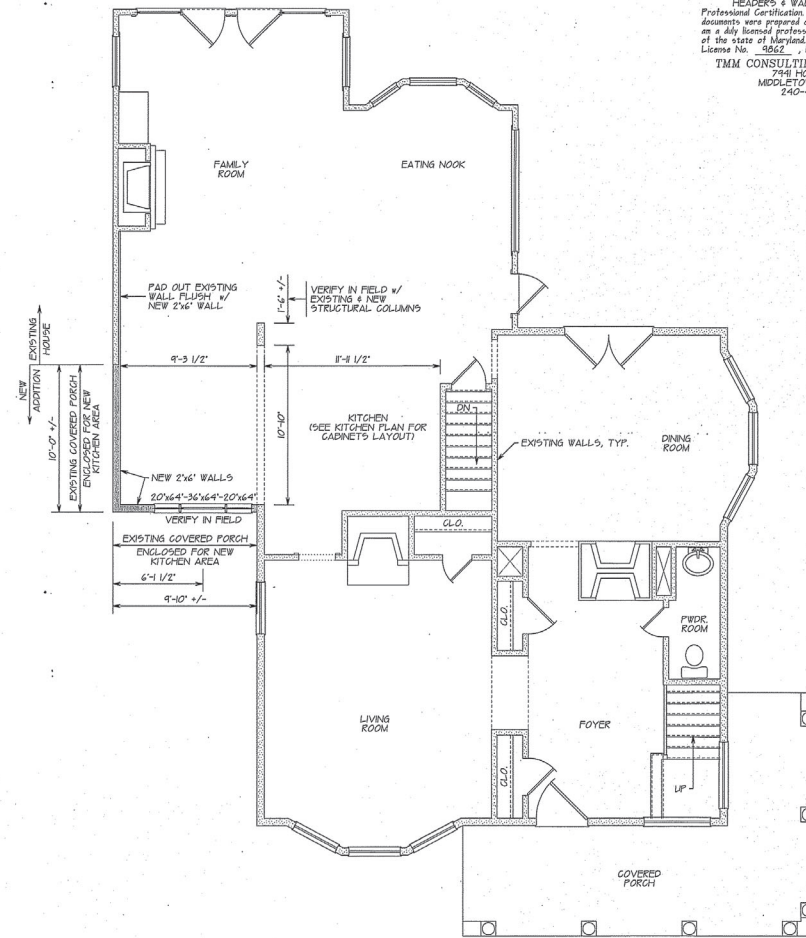
END CONDITIONS FOR BRACED WALL LINES FIGURE R602.10.7 of IRC 2018

[illegible]

2015 IECC CODE COMPLIANCE

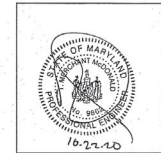


EXISTING FIRST LEVEL FLOOR PLAN



NEW FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1' 0"



REVIEWED FOR STRUCTURAL SUPPORT,
FOUNDATION, STEEL BEAMS, MICRO-PILES,
HEADERS & WALL BRACING ONLY.
Professional Certification: I hereby certify that these
documents were prepared or approved by me, and that I
am a duly licensed professional engineer under the laws
of the state of Maryland.
License No. 48621, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDLETOWN, MD 20764
240-434-0500

CREATIVE OUTLOOKS, LLC
PHILIP F. GIALLIZZA
CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING DESIGN
CONSULTING/PROJECT MANAGEMENT
PHONE: 403-946-0061

Authorization/Limitations for Use of Plans
This set of drawings, the design itself, and any calculations or specifications are the property of Creative Outlooks, LLC. These drawings and specifications will be provided to the Client for their use only. No part of these drawings or specifications may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written permission of Creative Outlooks, LLC.
Copyright: Creative Outlooks, LLC.
All rights reserved 2020

Design Construction, Inc.
DOBUILDING.COM
240-367-4304

SHEET No.
A - 1

EXISTING & NEW FIRST LEVEL FLOOR PLAN

PROJECT FOR:
CARRIER RESIDENCE
4709 CUMBERLAND AVE.
CHEVY CHASE, MARYLAND 20815
DATE: 10-27-20 SCALE: 1/4" = 1'-0" DRAWN BY: P. GIALLIZZA



