# MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7307 Piney Branch Road, Takoma Park Meeting Date: 1/6/2021

**Resource:** Outstanding Resource **Report Date:** 12/30/20

**Takoma Park Historic District** 

**Applicant:** Chris & Shivani Sutton **Public Notice:** 12/23/2020

Brian McCarthy, Architect

Review: HAWP Staff: Dan Bruechert

Permit No.: 936925 Tax Credit: n/a

**Proposal:** Building Addition

### **STAFF RECOMMENDATION**

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

### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District

STYLE: Stick Style DATE: 1885



Fig. 1: The house at 7307 Piney Branch is located on the left (north) side of its lot.

### **BACKGROUND**

The HPC held a Preliminary Consultation for the subject property at the August 11, 2020, HPC Meeting. <sup>1</sup> The HPC found the overall size, materials, and design of the proposal to be compatible with the historic house. Several Commissioners voiced their position that the ridgeline of the addition should be lowered to be compatible with the historic house, and suggested that a rear wall dormer be used to provide additional headspace while keeping the ridge lower.

### **PROPOSAL**

The applicant proposes to construct an addition to the rear of the house.

### **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

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public rightof-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation* 

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier

<sup>&</sup>lt;sup>1</sup> The Preliminary Consultation Staff Report can be found here: <a href="https://montgomeryplanning.org/wp-content/uploads/2020/08/II.C-7307-Piney-Branch-Road-Takoma-Park.pdf">https://montgomeryplanning.org/wp-content/uploads/2020/08/II.C-7307-Piney-Branch-Road-Takoma-Park.pdf</a> and the recording of the meeting can be found here: <a href="http://mncppc.granicus.com/MediaPlayer.php?publish">http://mncppc.granicus.com/MediaPlayer.php?publish</a> id=364c82d2-dda6-11ea-b5c3-0050569183fa.

architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encourages

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

### 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 ensure 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
- (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:

- 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 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 proportions, 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

The subject property is a two-story stick style house with an L-shaped roof and a porch that wraps around the right (south) elevation), designated as an 'Outstanding Resource' in the Master Plan District Survey<sup>2</sup>. The slope of the lot drops off significantly to the rear and the house has a walk-out basement.

The applicant proposes to construct a two-story rear addition with a walk-out basement. The addition's

<sup>&</sup>lt;sup>2</sup> The survey notes that this is one of the earliest Takoma Park houses, but does not identify further architectural or historical significance.

design was only slightly modified based on the HPC support and recommended revisions discussed at the August 11, 2020, Preliminary Consultation. The design of the addition draws largely from a Craftsman vocabulary with simple lines, shiplap siding, awnings supported by brackets, and pairs of two-over-two windows. Staff finds that these features are deferential to and compatible with the historic architecture. The addition will be covered in fiber cement siding in a reveal that matches the historic wood siding. The two-over-two sash and casement windows will be aluminum-clad wood windows, and the doors will be wood. The addition's roof will be shingled to match the historic house. Staff finds these materials are all consistent with those discussed at the Preliminary Consultation and were supported by the HPC.

The application materials indicate that the propped addition will add 348 ft<sup>2</sup> (three hundred forty-eight square feet) to the building footprint, which is an increase of 39%. Staff finds that an addition of this size will not overwhelm the historic house. At the Preliminary Consultation, the HPC concurred with this finding.

The 2<sup>nd</sup>-floor of the addition narrows, creating a hyphen between the two phases of construction. The wall plane on the left (north) side will project beyond the living room wall plane but is inset from the large office projection. On the right (south) elevation, the addition appears to project by approximately 2' (two feet) from the historic wall plane. The typical requirement is that additions to historic buildings be inset from the historic wall planes unless there are mitigating circumstances. At the Preliminary Consultation, the HPC was uniform in finding that the massing of the wrap-around porch obscured the small projection and that the addition was far enough from the street that it would not have a significant impact on the surrounding district.

Several Commissioners found the side gable of the rear addition too tall and recommended it be lowered to the greatest extent possible. The applicants revised their plans so that the ridge of the addition has been lowered by 2' (two feet) and introduced a wall dormer on the rear. Staff finds that this alteration reduces the mass of the proposed addition and is consistent with HPC feedback to make the proposal more compatible with the historic house.

Staff finds the applicants' revisions are consistent with the feedback from the HPC feedback and with the *Design Guidelines*, Chapter 24A-8(b)(2), and Standards 9 and 10 and recommends the HPC approve the HAWP.

### STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve</u> the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource 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

<u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>dan.bruechert@montgomeryplanning.org</u> to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CORRECTE BRAIL   Priam & Definanch.com   Daytime Phone No.: 301-602-0115    Tax Account No.: 01061630   Daytime Phone No.: 202-550-6120    Name of Property Owner: Chris & Shivari Sutton   Daytime Phone No.: 202-550-6120    Address: 7307 Ringy Branch Rd Takoma Park MD. 20912    Street Number   Steet   Ze Code    Contractor: NA   Phone No.: 202-015    Contractor: NA   Phone No.: 201-602-0115    Contractor: NA   Phone No.: 201-602-015    Contractor: NA   Phone No.: 201-6	bri	and bfma	rch.com	Contact Person:	Brian N	1c Carthy
Name of Property Owner: Chris & Shivari Sutton Osytime Phone No.: 202.550.6120  Address: 7307 Riney Branch Rd Takoma Park MD. 20912  Steet Akunder Corty Steet Rd. MD. 20912  Ste			, -,,,,,,	Daytime Phone No.	301-60	2.0115
Address: 7307 Piney Branch Rd Takoma Park MD. 20912  Steet Abunder Contractor: NA Phone No.:  Contractor Registration No.:  Agent for Owner: Brian Mc Carthy Deptime Phone No.: 301 602 0115  OCATION OF BUILDING PREMISE  House Number: 7307 Steet Piney Branch Road  Town/City: Takoma Park Nearest Cross Street Eastern Avenue  Float 20\$21 Block: 12 Subdivision: BF Gilbert's Subdivision: of Takoma Partone: 1790 Pract  Part One: 1790 OF Parall Action and USE  1A CHECK ALL APPLICABLE CHECK ALL APPLICABLE  Construct A Extend Alber/Barovete Act Stab Room Addition Porch Dack Shed  Move Install Wreck/Raze Soler Frequence Woodburning Stove Single Family  Revision Repair Revocable Fence/Wall Complete Section 4) Other:  1B. Construction cost estimate: \$ 400,000  PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  2A. Type of sewage disposal: 01 WSSC 02 Septc 03 Other:  2B. Type of water supply: 01 WSSC 02 Weel 03 Other:  PART THREE: COMPLETE ONLY FOR FENCE/ART ANNING WALL  3A. Height leet inches  1B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:	A Maria Company of the Company of th					
Contractor Registration No.:  Agent for Owner: Brian McCarthy Daytime Phone No.: 301. 602. 0115  OCATION OF BUILDING PREMISE House Number: 7307 Street Piney Branch Road TownCity: Takowa Park Nearest Cross Street Eastern Avenue Lots 20\$2 Block: 12 Subdivision: BF Gribert's Subdivision: Of Takoma P Liber: 4031 Folia: 130 Percek  PART ONE: TYPE OF PERMI TATION AND USE  1A CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  Construct A Extend A Attar/Renovate Arc Stab Room Addition Porch Deck Shed Move Install Wreck/Rizes Soler Fresplace Woodburning Stove Single Femily  Revision Repair Revocable: Fence/Well (complete Section 4) Other:  1B. Construction cost estimates: \$400,000  PART TYPE: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  2A. Type of sewage disposal: 01 XWSC 02 Septe 03 Cother:  2B. Type of wester supply: 01 XWSSC 02 Well 03 Other:  PART THREE: COMPLETE ONLY FOR FENCE/REJAINING WALL  3A. Height leet inches  1B. Indicate whiether the fence or retaining wall is to be constructed on one of the following locations:	Mr. A. W. St. A. S.					
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Agent for Owner: Brian McCarthy Deptime Phone No.: 301. 602.0115    COCATION OF BUILDING PREMISE			Lity	5181		Zip Code
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Town/City: Takoma Park   Nearest Cross Street   Eastern Avenue    Lots   20   2   Block:   12   Subdivision:   BF G	House Number: 73	07	Street	Piney P.	Branch Re	pad
Check all applicable	Towncin: Takon	ia Park	Nearest Cross Street	Eastern	Avenue	
CHECK ALL APPLICABLE   CHECK ALL APPLICABLE     Construct   Extend   Alter/Renovate   AC   Slab   Room Addition   Porch   Dack   Shed     Move   Install   Wreck/Raze   Soler   Fireplace   Woodburning Stove   Single Family     Revision   Repair   Revocable   Fence/Wall (complete Section 4)   Other:     18. Construction cost estimate: \$ 400,000     10. If this is a revision of a previously approved active permit, see Permit #   O	- Lots 20\$21 Block:	12_ Subdivis	sion: BF Gill	pert's Sub	division of	Takoma P
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Parties of owner or authorized agent  Signature of owner or authorized agent  Date						
7/20/2020	Approved:		For Chair	person, Historic Preserve	tion Commission	
PSUGE 7 120/2020 Signature of owner or subdivised agent 7 leave	Disapproved:	Signature:			Date:	
Approved:	Application/Permit No.:		Date F	iled:	Date Issued:	
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## 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:  See attached.
	• Canada and Anna and
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.  See Attached
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.
	<ul> <li>Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context.</li> <li>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.</li> </ul>
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
	<ul> <li>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.</li> </ul>
	<ul> <li>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.</li> </ul>
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.

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.

### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

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

### Owner's mailing address

Chris and Shivani Sutton 7307 Piney Branch Rd Takoma Park, Md. 20912

### Owner's Agent's mailing address

Brian McCarthy Bennett Frank McCarthy Architects 1400 Spring Str. #320 Silver Spring, Md. 20910

## Adjacent and confronting Property Owners mailing addresses

Marc & Leah Ryan 7303 Piney Branch Rd Takoma Park, Md. 20912

John Winthrop Bohn i Natalie Hopkins 7309 Piney Branch Rd Takoma Park, Md 20912

Amanda & Nelson Wagner 7301 Takoma Avenue Takoma Park, Md 2091Z John & Lindsey Simpson 7310 Piney Branch Road Takoma Park, Md 20912

Cassandra Barnum and Rebeccah Watson 7312 Piney Branch Rd Takoma Park, Md 20912

# BENNETT FRANK McCARTHY architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

20 July 2020

To: Historic Preservation Commission (HPC)

Maryland-National Capital Park & Planning Commission c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for

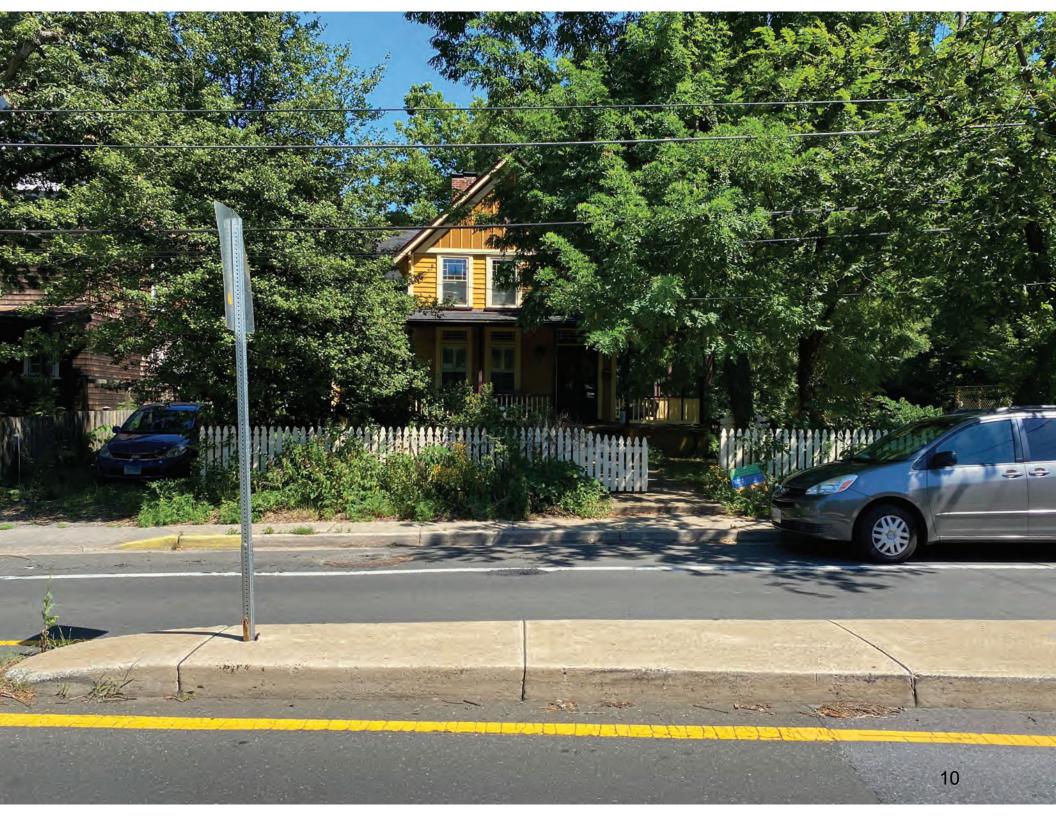
7307 Piney Branch Road, Takoma Park Historic District Addenda to HAWP: Written Description of Project

### Addendum a.

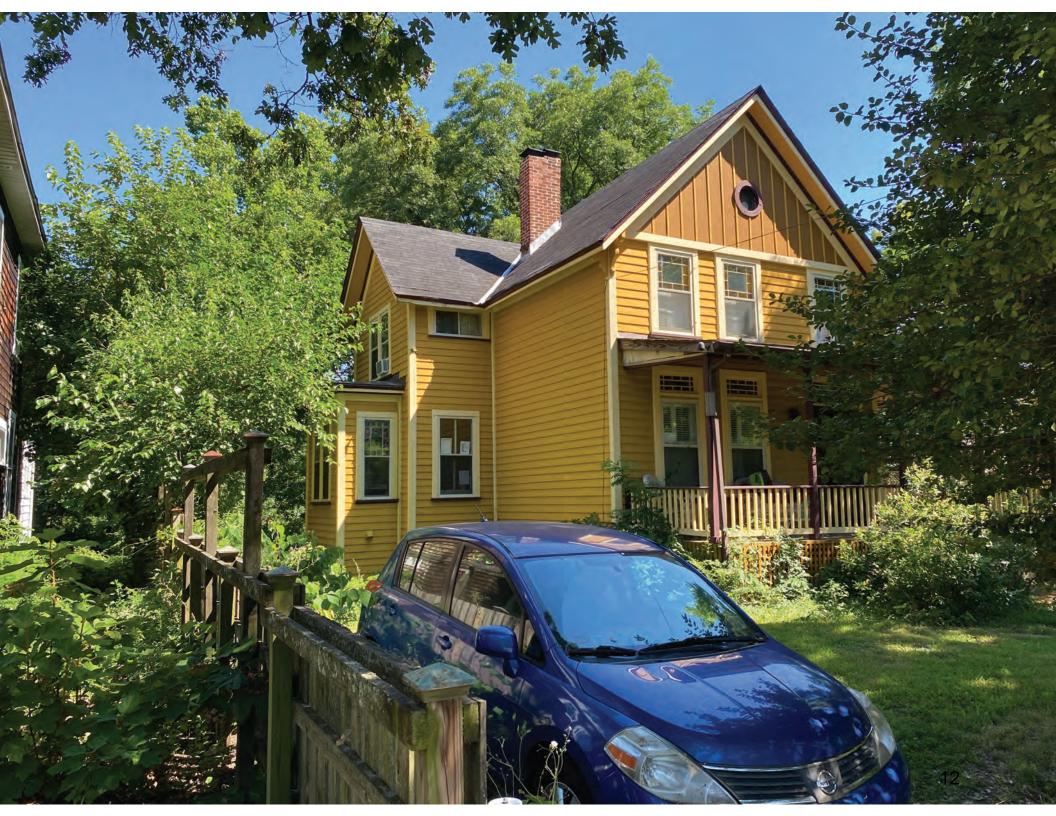
The property is an historic, 2-story Stick Style home located in the Takoma Park Historic District on a large double lot near the MD/DC line at the intersection of Piney Branch Road and Eastern Avenue. The house, built by Azro Cory in 1884, is designated as an outstanding resource. The basic form is a simple rectangle – two stories facing the right of way and three stories on the rear - embellished by a wraparound front porch on the northwest corner. The massing is further differentiated on the eastern side by a 2-1/2-story projection featuring a bay window. The main rectangle is capped by a steep roof with eaves that are set roughly 6 ft above the second floor line. The lower two levels at the rear of the house extend 8 ft beyond the rear gable of the main rectangle, likely the result of a porch enclosed by a prior owner. The southwestern rear corner remains a covered porch at the walk-out basement level. This back porch serves as the owners' main point of access by virtue of the basement level parking area.

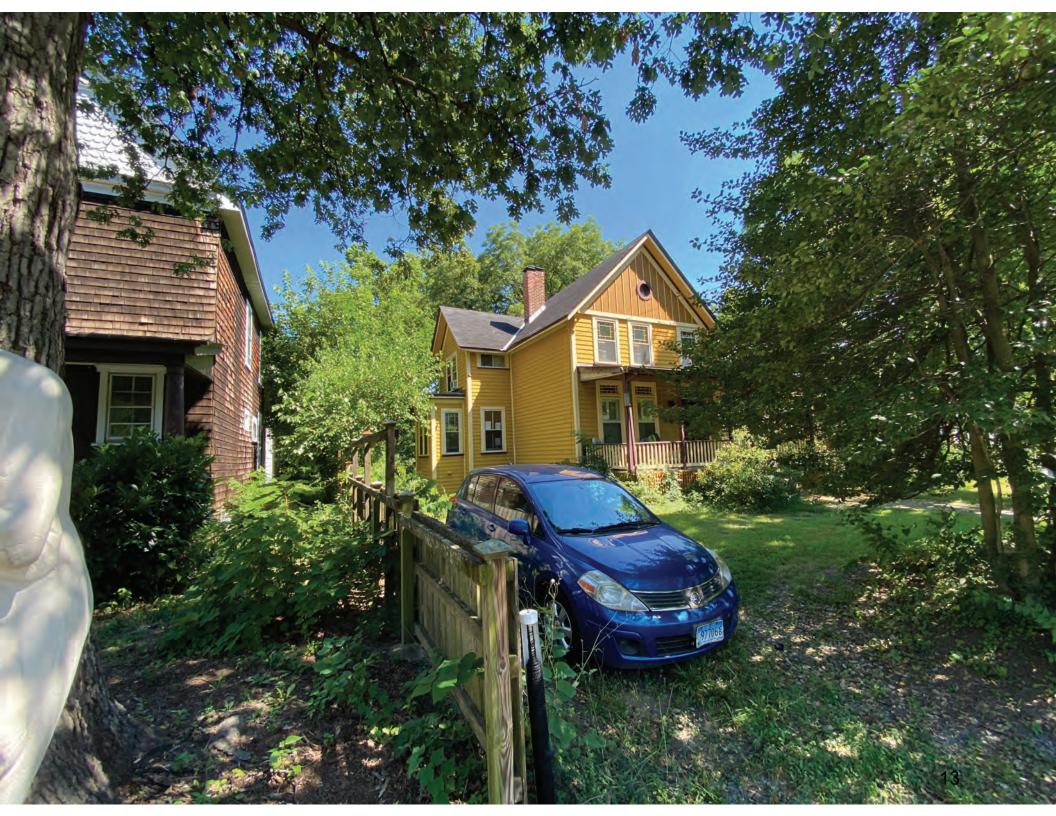
The wood frame structure is predominantly clad in painted wood clapboard siding. Exceptions include board and batten on the front gable, and a parged foundation where exposed above grade. The roofing consists of three-tab fiberglass composition shingles in need of replacement. The windows are predominantly double hung with a variety of muntin patterns, including a simple 2 over 2, more refined colored glass sashes of 11 over 1, and the occasional 1 over 1. The first floor windows on the front façade feature 13 lite transoms of colored glass, matching a wider version over the pair of solid wood front doors.

The owners, Chris and Shivani Sutton, purchased the house out of foreclosure in 2010. The prior owner acquired it from the Cory family in the mid-1970s, converted it to a multi-family boarding house and rented it out for 40 years. During that period the house was badly neglected, with portions allowed to rot to the point of structural instability. The bathrooms and kitchen were completely non-functional and the large lot was littered with construction debris and auto parts. After considerable historic research, including contact with the Corys, the Suttons obtained a HAWP in 2011 and set about to fix structural deficiencies, replace plumbing and wiring, clean up the lot, and generally restore the property's single-family character, both inside and out. This represented phase one of their plan to make the house their long-term home.









# SUTTON RESIDENCE

SPECIFICATIONS

7307 Piney Branch Road, Takoma Park, MD 20912 - Project # 2016

# PROJECT DESCRIPTION

THE PROJECT INVOLVES REMODELING AND EXPANDING A TWO-STORY WOOD FRAME STRUCTURE (W/ WALK-OUT BASEMENT). THE PROPOSED THREE LEVEL ADDITION IS ON THE REAR. THE UPPER LEVEL WILL PROVIDE A NEW BEDROOM SUITE AND A LAUNDRY ROOM. THE MIDDLE AND LOWER LEVELS WILL PROVIDE A FAMILY ROOM AND REC ROOM RESPECTIVELY, AS WELL AS A NEW STAIRCASE TO CONNECT THOSE TWO FLOORS. THE BASEMENT ADDITION WILL ALSO PROVIDE A GRADE LEVEL SIDE ENTRY AND MUDROOM IN THE LOCATION OF AN EXISTING BACK PORCH. THE REMODELING SCOPE CONSISTS OF MODESTLY RECONFIGURING THE BASEMENT TO CREATE A GUEST BEDROOM, OPENING THE KITCHEN TO THE NEW FAMILY ROOM, RECONFIGURING THE ADJACENT FULL BATH TO A HALF BATH AND HALLWAY, AND ADDING A MODEST CLOSET IN BEDROOM #2.

# STORMWATER MANAGEMENT

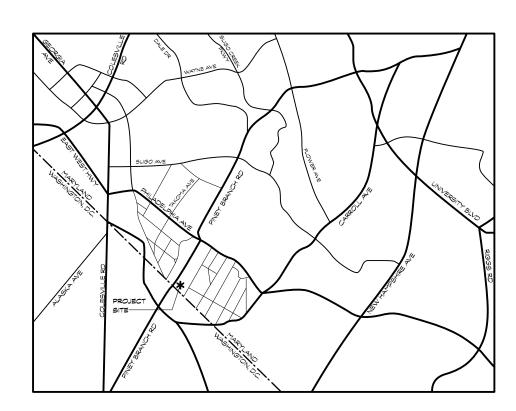
SCALE: 1/16"=1'-0"

SITE PLAN BASED ON HORIZONTAL/BOUNDARY INFORMATION FROM HOUSE LOCATION PLAN BY SNIDER & ASSOCIATES LAND SURVEYORS DATED 11/03/2010 & FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 20, BLOCK 12 PLAT BOOK: A PLAT NUMBER: 3 LIBER: 40031 FOLIO: 130 B.F. ROBERT'S SUBDIVISION OF TAKOMA PARK MONTGOMERY COUNTY, MD **ZONE: R-60** 

SITE PLAN SUMMARY			
1. LOT COVERAGE			
TOTAL LOT AREA	9900 SF		100.0%
EXISTING LOT COVERAGE	1159 SF		11.7%
PROPOSED LOT COVERAGE	1563 SF		15.8%
PROPOSED INCREASE	404 SF		4.1%
2. BUILDING FLOOR AREA -STORIE	S		
LEVEL	EX. AREA (SF)	NEW AREA	TOTAL AREA
BASEMENT	734 SF	467 SF	12 <i>0</i> 1 SF
FIRST	864 SF	337 SF	12 <i>0</i> 1 SF
SECOND	638 SF	484 SF	1122 SF
TOTALS	2236 SF	1288 SF	3524 SF

# VICINITY MAP



ROOF DRAIN	AGE ANALYS	315	
DRAINAGE LOCATION	EXISTING ROOF AREA SERVED	PROPOSED ROOF AREA SERVED	DRAINAGE DESTINATION
DOWNSPOUT #1			
DOWNSPOUT #2			
DOWNSPOUT #3			
DOWNSPOUT #4			
DOWNSPOUT #5			
DOWNSPOUT #6			
DOWNSPOUT #7			
DOWNSPOUT #8			
TOTAL			Δ=0

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

# PINEY BRANCH ROAD 44' WIDE PER S.R.C. P. 1742 40' WIDE PER PLAT 11" DIA TELEPHONE POLE O EXISTING CONCRETE SIDEWALK 0 13" DIA WEED N 32° 30' 00" E 90.0' TOTAL 12" DIA LOCUST O YARD SETBACK EXISTING COVERED PORCH #7307 EXISTING 2-STORY FRAME WITH BASEMENT (734 SF.) PORCH (67 SF.)----EXISTING ASPHALT DRIVEWAY EXISTING COVERED PORCH (130 S.F.) —

# BENNETT FRANK McCARTHY architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 fax (301) 585-8917 www.bfmarch.com

## OWNER

Chris & Shivani Sutton 7307 Piney Branch Avenue Takoma Park, MD 20912

(202) 550-6120

# STRUCTURAL ENGINEER

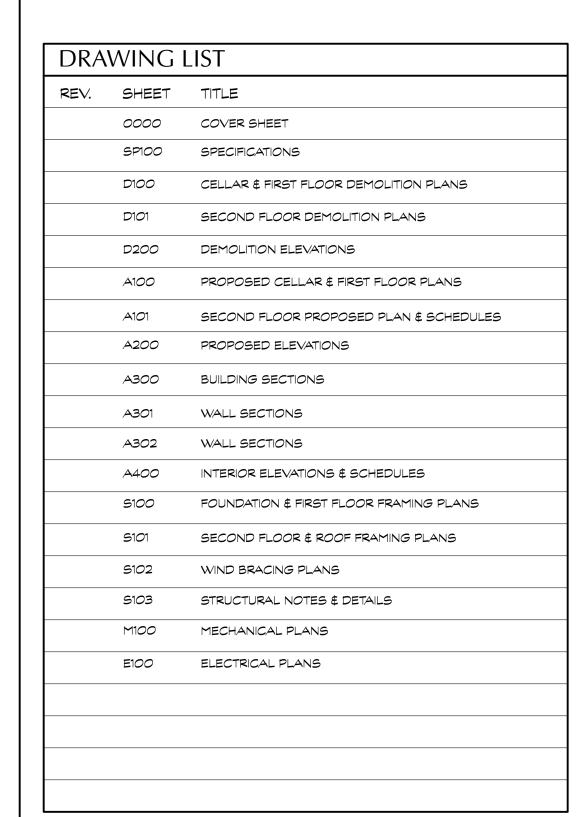
Robert Wixson, APAC Engineering, Inc. 8555 16th St. Suite 200 Silver Spring, MD 20910

(301) 565-0543

# CONTRACTOR

Rubens Josefino 340 Ednor Road Ashton, MD 20861

MHIC# 138270 (240) 400-1549

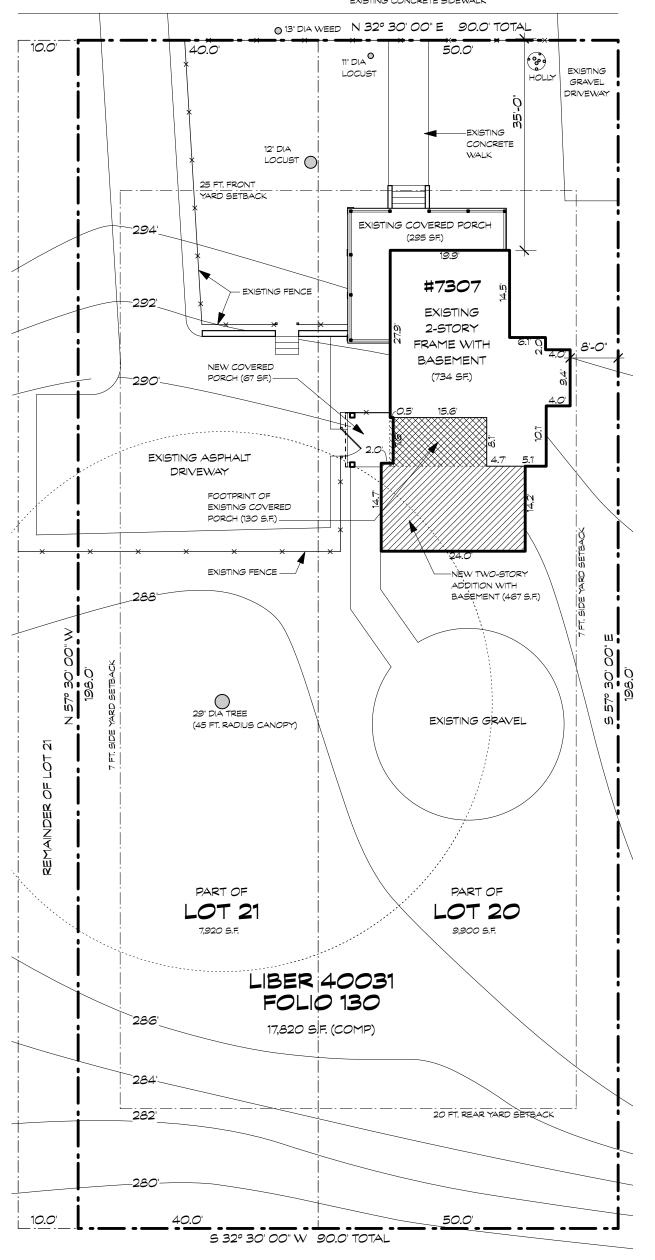


DATE	ISSUE
DECEMBER 8, 202	O PROGRESS SET

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CERTIFICATION	ON	
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LICENSE #:		
EXPIRATION DATE:	2016	

# ZONING SITE PLAN



ABBREVIATIONS								
€	AND							
@	AT							
AFF	ABOVE							
	FINISHED FLOOR							
APT	APARTMENT							
BLDG	BUILDING							
BSMT	BASEMENT							
$C \cup$	CONTROL JOINT							
CAB	CABINET							
CL	CENTER LINE							
CLG	CEILING							
	C							

CONCRETE

MASONRY UNIT

CMU

CONDITION CONC CONCRETE CONT CONTINUOUS DOUBLE HUNG DIAMETER DIMENSION DOWN DOOR DOWNSPOUT

DISHWASHER

EXTERIOR INSULATION HOWR

FINISHING SYSTEM JB

DRAWING

ELEVATION

DIA

DIM

DN

DR

DS

DTL

DW

ELEC EXP EQ ETR EX FINISH FLOOR FLR GAUGE GWB HB DETAIL

ELECTRICAL EXPANSION EXISTING TO REMAIN MARB EXISTING MATL FINISH FLOOR MAXGYPSUM WALL BOARD MANU HOSE BIB

NIC

NTS

00

HOLLOW CORE

JUNCTION BOX

HEIGHT

POUND

HARDWARE

LOAD BEARING WALL OSB LAMINATED VENEER MARBLE MATERIAL MAXIMUM MEDIUM DENSITY OVERLAY MINIMUM MANUFACTURER METAL

MECHANICAL

ON CENTER

NOT IN CONTRACT

NOT TO SCALE

OPPOSITE HAND

PLYWD PLYWOOD RQD

SHT

SHWR

SPEC

SHEET

SHOWER

SIMILAR

SPECIFICATION

ORIENTED STRAND BOARD PLASTIC LAMINATE PRESSURE TREATED PAINTED RISER REFRIGERATOR ROUGH OPENING REQUIRED ROOM SOLID CORE

SPRINKLER TBD TO BE DETERMINED T\$G TONGUE AND GROOVE TOS TOP OF SLAB TYPICAL UNLESS NOTED UNO OTHERWISE VIF VERIFY IN FIELD WASHER WITH WC TOILET /

WD

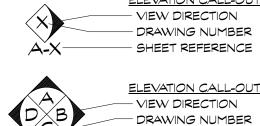
WATER CLOSET WOOD W/O WITHOUT WELDED WIRE MESH WWM

**SYMBOLS** 

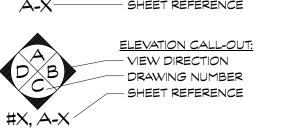
DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)

WINDOW REFERENCE (SEE WINDOW SCHEDULE) <u>WALL TAG:</u> WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)

<u>CENTERLINE</u>



DRAWING CALL-OUT: - DRAWING NUMBER - SHEET REFERENCE ELEVATION CALL-OUT: - VIEW DIRECTION - DRAWING NUMBER



ELEVATION MARKER: XXX'-XX X/X" - ELEVATION BENCHMARK-- LOCATION

- SPOT LOCATION SECTION CUT CALL-OUT:

- DIRECTION OF VIEW

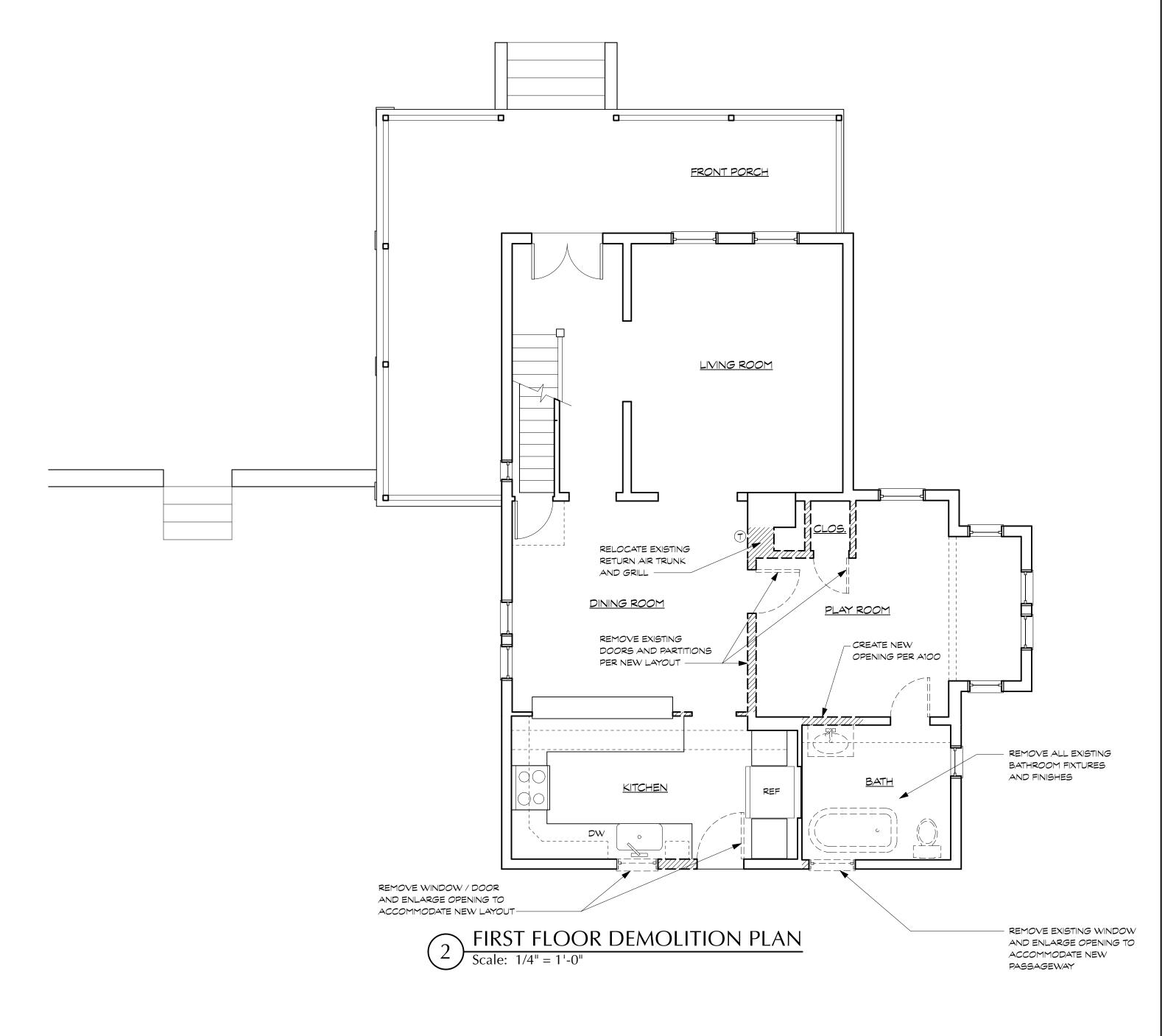
REFERENCE BUILDING CODE: 2015 IRC & MONTGOMERY COUNTY **AMENDMENTS** BUILDING USE GROUP: - DRAWING REFERENCE SINGLE-FAMILY, DETACHED - SECTION CUT LOCATION CONSTRUCTION TYPE: 5B - COMBUSTIBLE, UNPROTECTED — SHEET REFERENCE

PROJECT DATA

FIRE SUPRESSION SYSTEM:

MONTGOMERY COUNTY, MD

JURISDICTION:



- REMOVE SHELVING, COUNTER,

AND LAUNDRY SINK

- RELOCATE EXISTING LAUNDRY EQUIPMENT

- CREATE NEW

INFILL OPENING

REMOVE WINDOW AND

OPENING

PER A101

<u>OFFICE</u>

-ELECTRICAL PANEL(S)

REC ROOM

BACK PORCH

CELLAR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

LAUNDRY

<u>STORAGE</u>

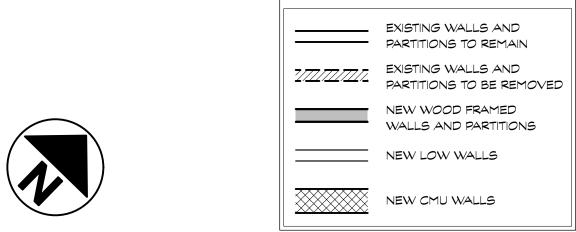
REMOVE WINDOW AND

ENLARGE OPENING TO ACCOMMODATE NEW

REMOVE DOOR AND PATCH OPENING -

REMOVE EXISTING POSTS
AND WOOD DECK———

DOOR -



WALL LEGEND

- GENERAL NOTES:

  1. DO NOT SCALE THE DRAWINGS

  2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)

3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

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209

Park,

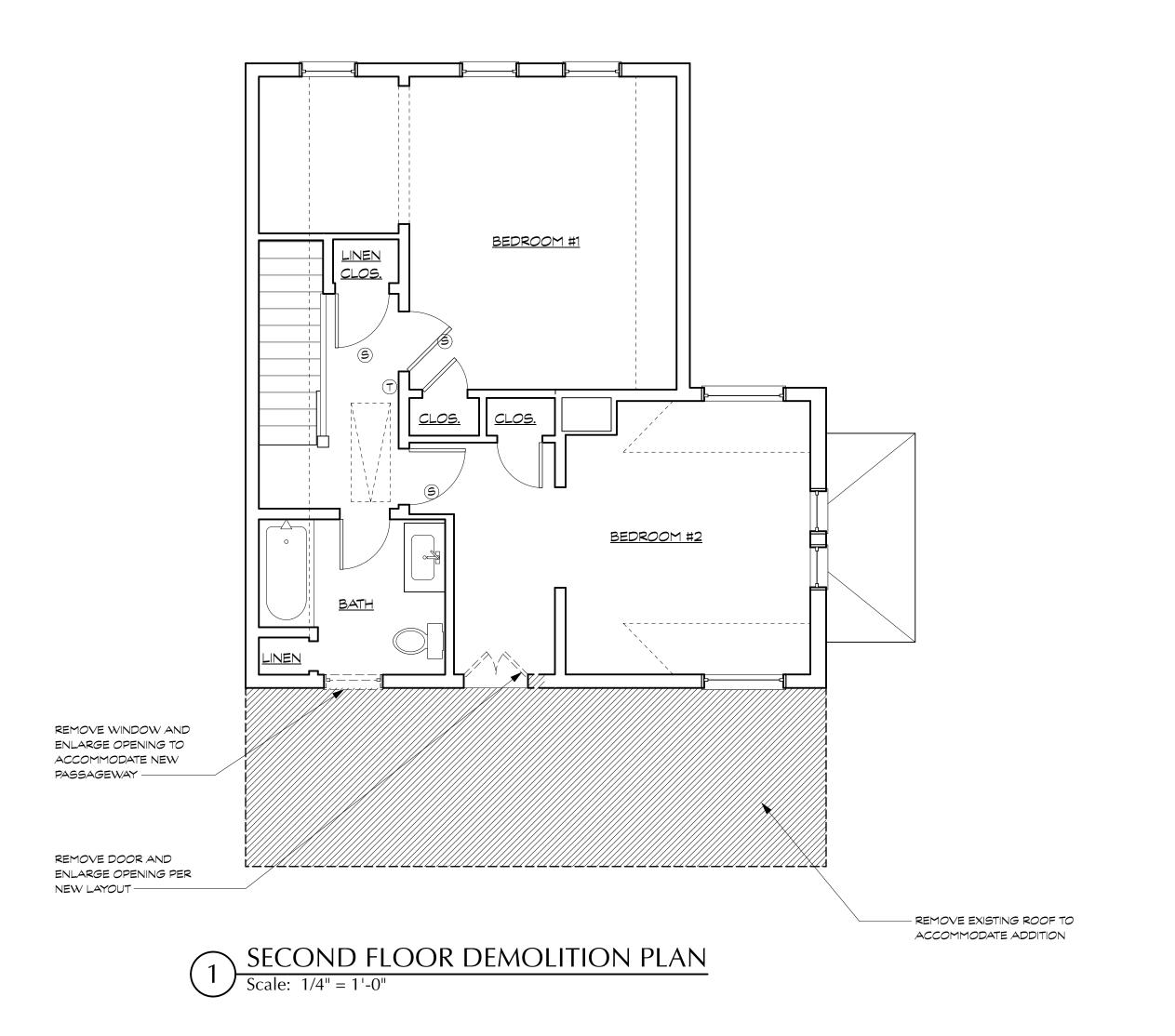
Takoma

DEMOLITION

PLANS

y Branch 2016





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209 y Branch 2016

EXISTING WALLS AND
PARTITIONS TO REMAIN NEW WOOD FRAMED
WALLS AND PARTITIONS SECOND FLOOR DEMOLITION PLAN

WALL LEGEND

\_\_\_\_\_ NEW LOW WALLS

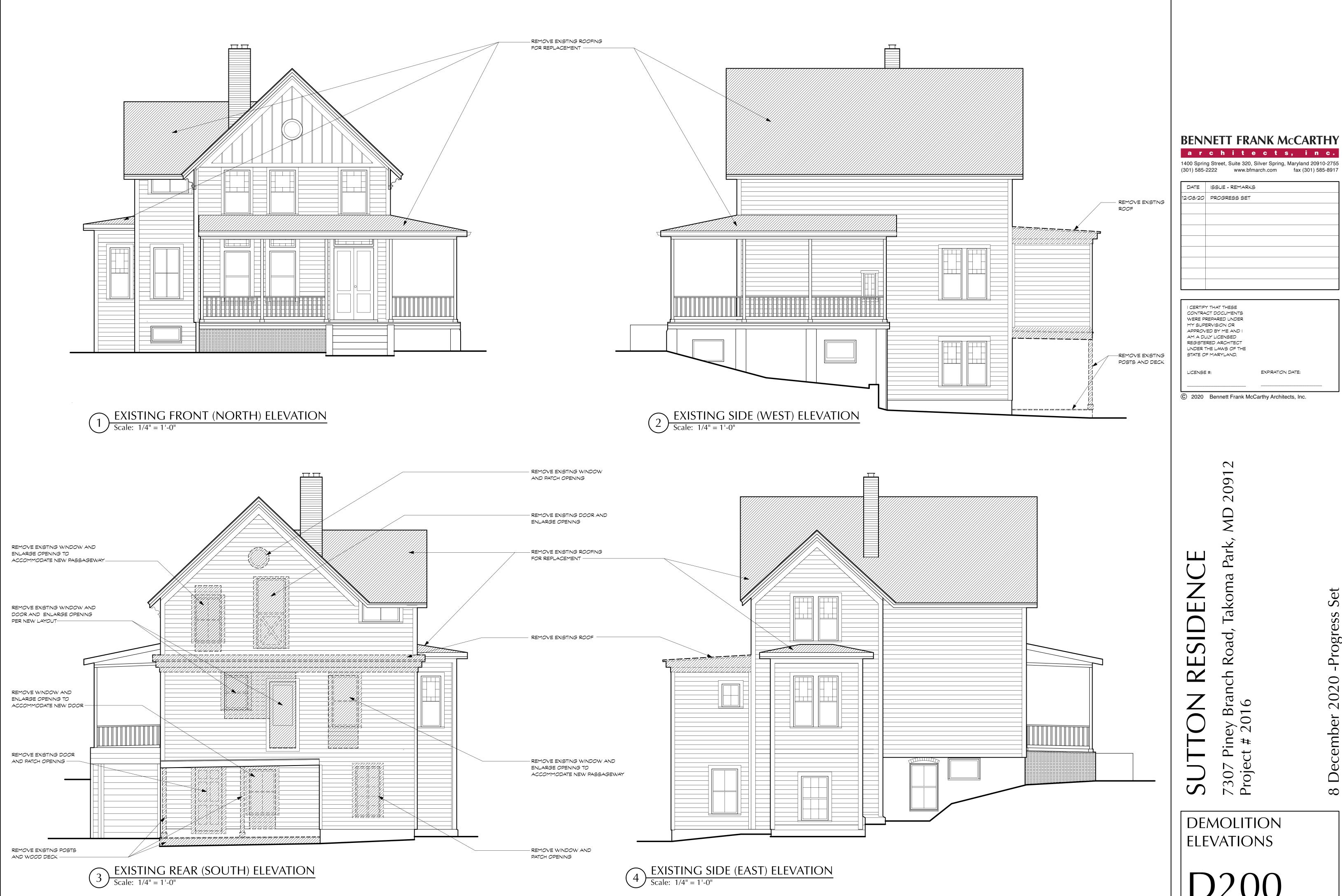
NEW CMU WALLS

- GENERAL NOTES:

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  3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



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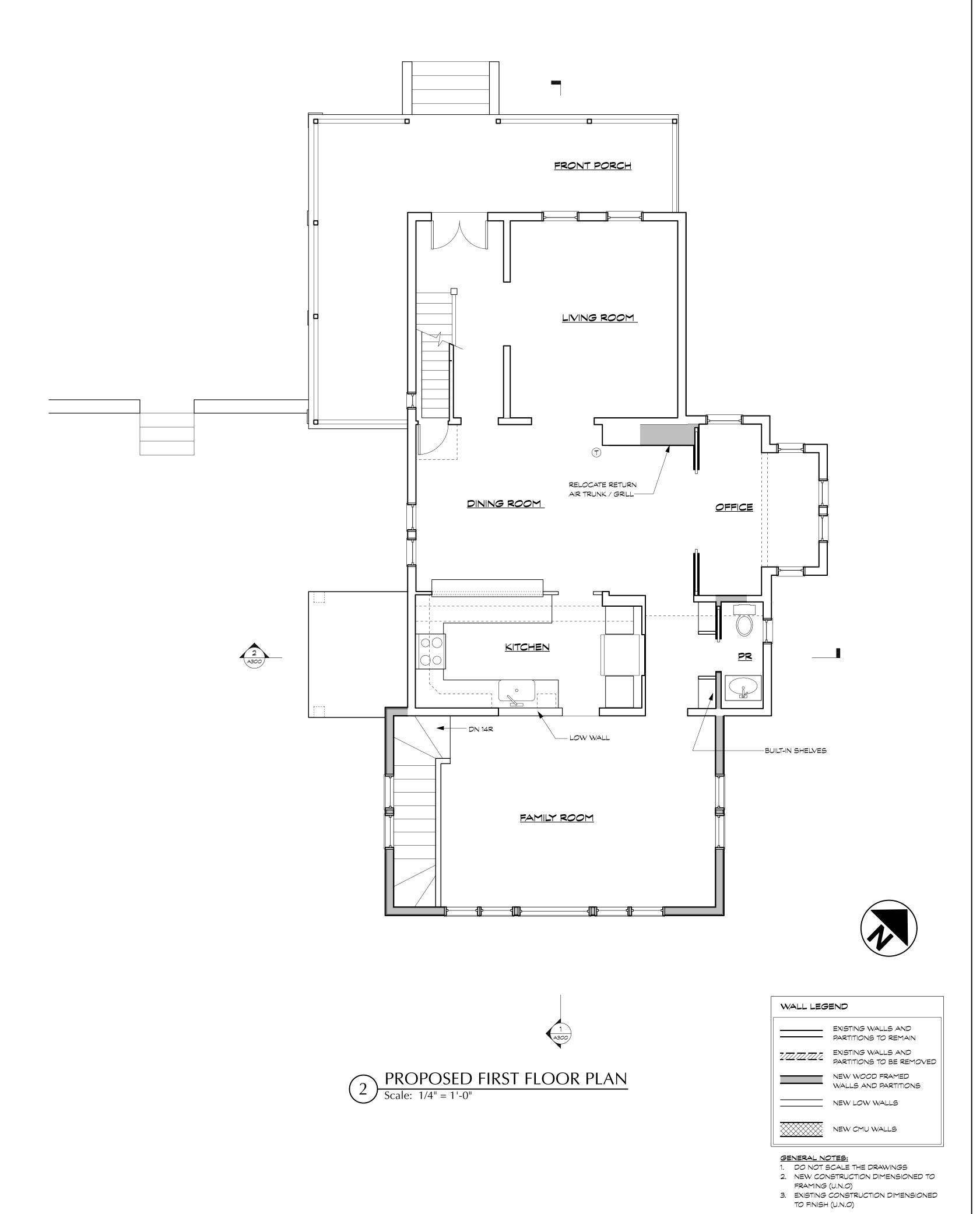
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December 2020

DEMOLITION ELEVATIONS





STORAGE

UTILITY

<u>GUEST ROOM</u>

DŅ 1R

PROPOSED CELLAR PLAN
Scale: 1/4" = 1'-0"

REC ROOM

COVERED ENTRY

CRAFTS?

EXERCISE?

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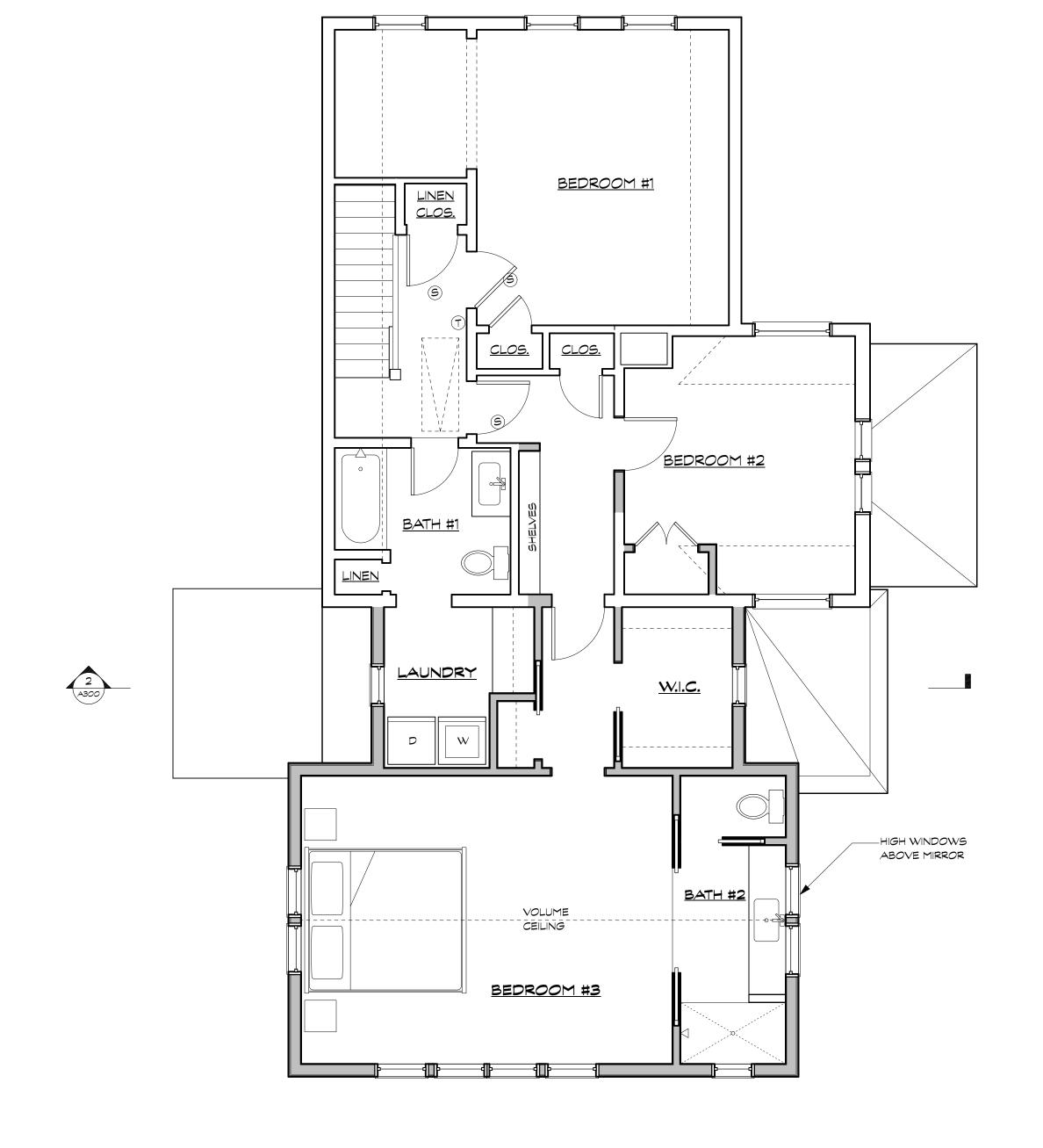
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PROPOSED CELLAR & FIRST FLOOR PLAN

Piney Branch | ct # 2016



PROPOSED SECOND FLOOR PLAN

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

			UNIT SIZE	ROUGH OPENING					
MARK	MODEL NO.	TYPE	$(W \times H)$	$(W \times H)$	OPER.	EGRESS	GLAZING	REMARKS	MARK
Α									A
В									В
С									С
D									D
E									E
F									F
NOTES:		•	•		•	•			•
1. PROVI	DE TEMPERED / SAFET	Y GLASS IN WINDO	DWS & SIDELIGHTS W	VHERE THE SILLS ARE	LESS TH	AN 18" ABC	VE THE FINIS	SH FLOOR.	
	DE TEMPERED / SAFET	Y GLASS IN WINDO	OWS & SIDELIGHTS V	VHERE GLAZING IS WIT	THIN 24" (	OF A DOOR	OPENING.		
2. PROVI			We tenselicute w	VILLEDE OL AZINIO IO AD	IACENT:	TO BATHTU	B & SHOWER	R ENCLOSURES.	
	DE TEMPERED / SAFET	Y GLASS IN WINDO	/W5 & 5 DEL GH   5 M	vhere Glazing is ad.	J/ 10L 1				
3. PROVI	DE TEMPERED / SAFET DE ONE EMERGENCY E							, , _ , _ , _ , _ , _ , _ , _ , _ ,	

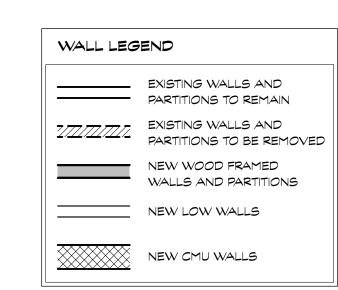
5. SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION

	ROOM	FLOORING	BASE	WALLS	PAINT	CEILING	PAINT	TRIM	REMARKS
; i i i i									

1. PATCH TO MATCH EXISTING HARDWOOD FLOOR AS NECESSITATED BY NEW WORK. SAND / REFINISH ENTIRE FLOOR TO UNIFORM APPEARANCE
2. TILE SHOWER SURROUND
3. TILE BACKSPLASH

				MATERIAL				1			
NO.	LOCATION	SIZE	THICKNESS	DR	FR	TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS	NO.
1											1
2											2
3											3
4											4
5											5
6											6
7											7
8											8
9											9
10											10
11											11
12											12





- GENERAL NOTES:

  1. DO NOT SCALE THE DRAWINGS

  2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)

  3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

PROPOSED SECOND FLOOR PLAN & SCHEDULES

Piney Branch | ct # 2016

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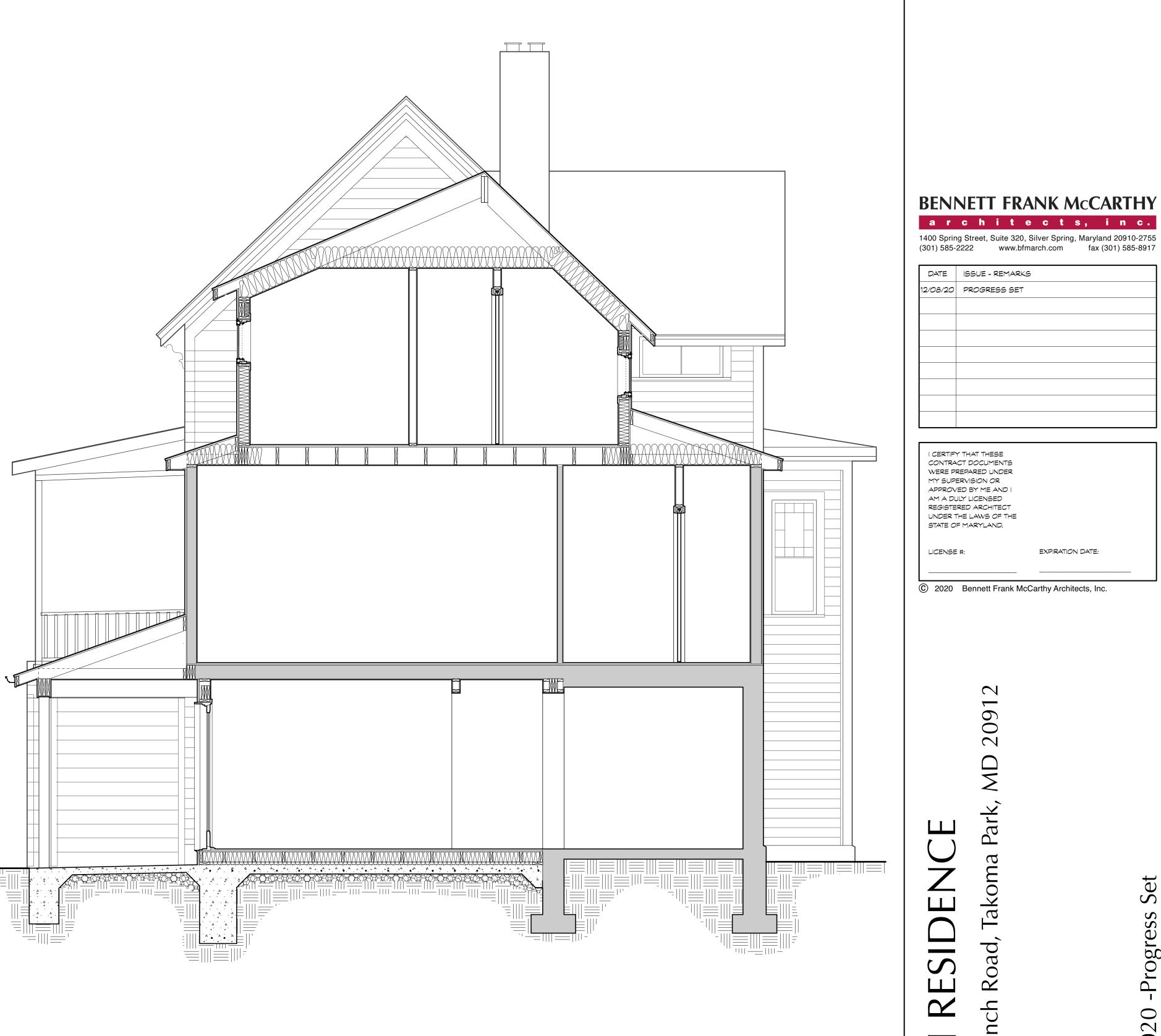
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ELEVATIONS

RESIL





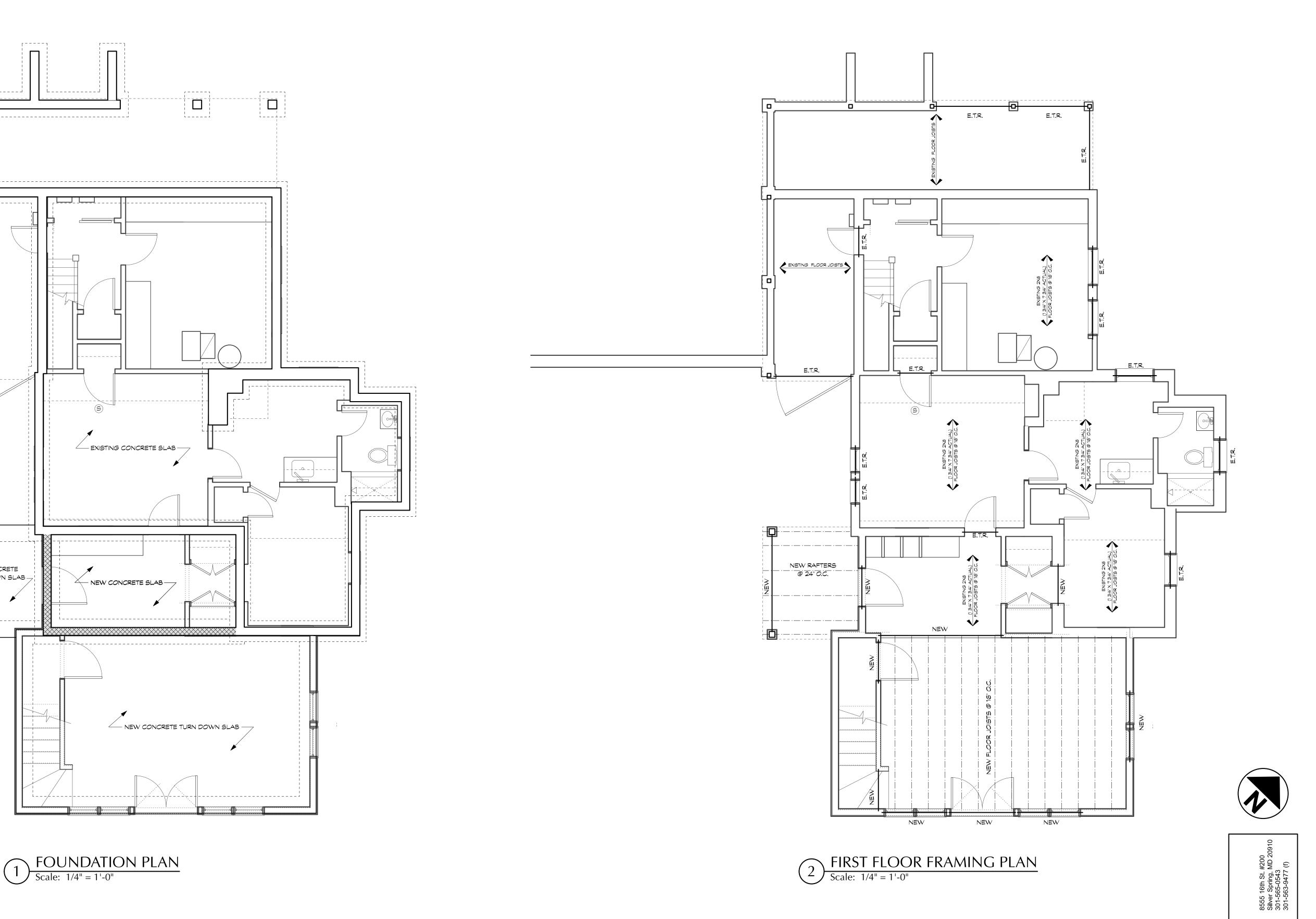
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BUILDING SECTIONS

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ANEW CONCRETE

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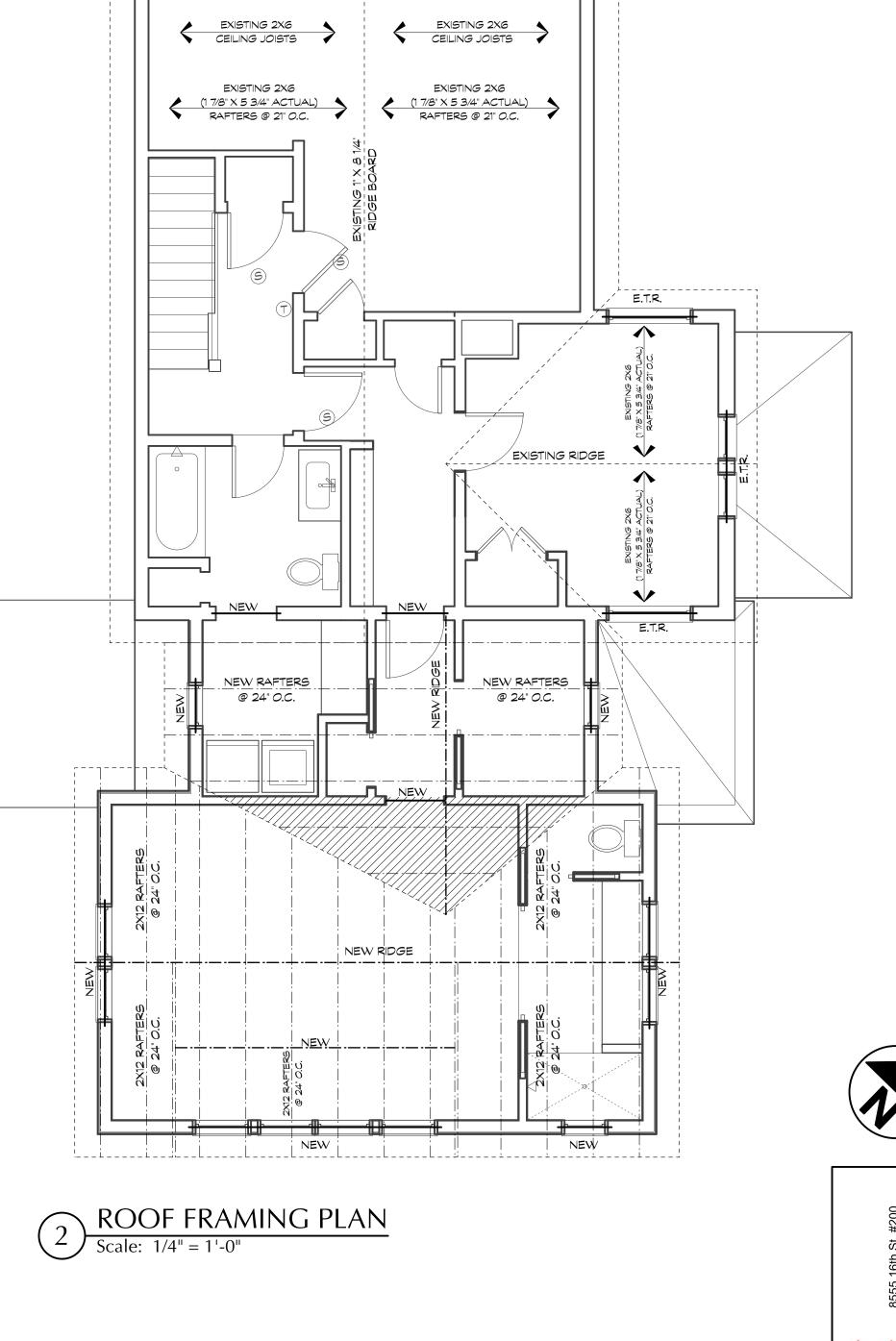
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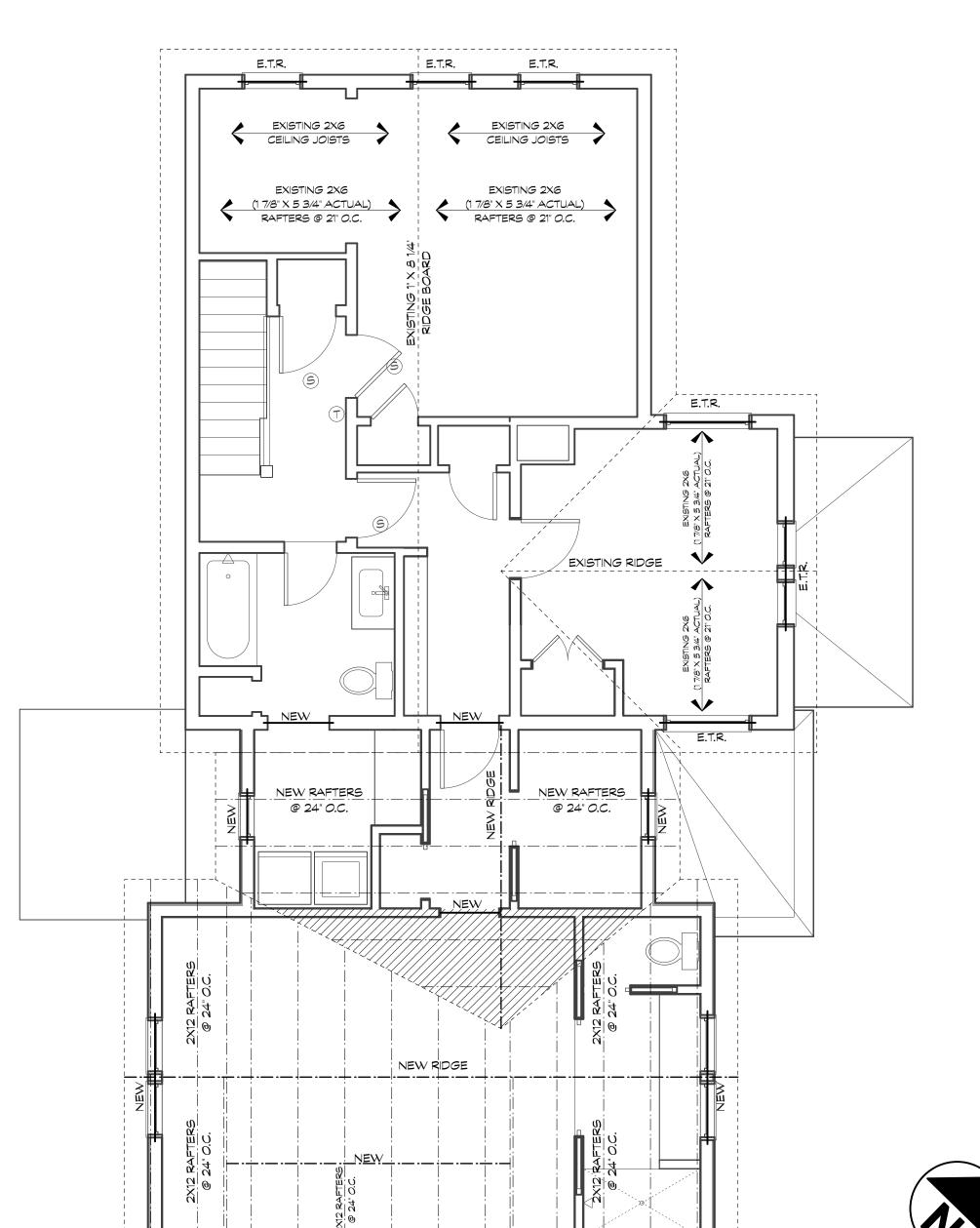
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SUTTON RESIDENCE

FOUNDATION &
FIRST FLOOR
FRAMING PLANS

22





EXISTING RAFTERS

E.T.R.

E.T.R.

SECOND FLOOR FRAMING PLAN

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

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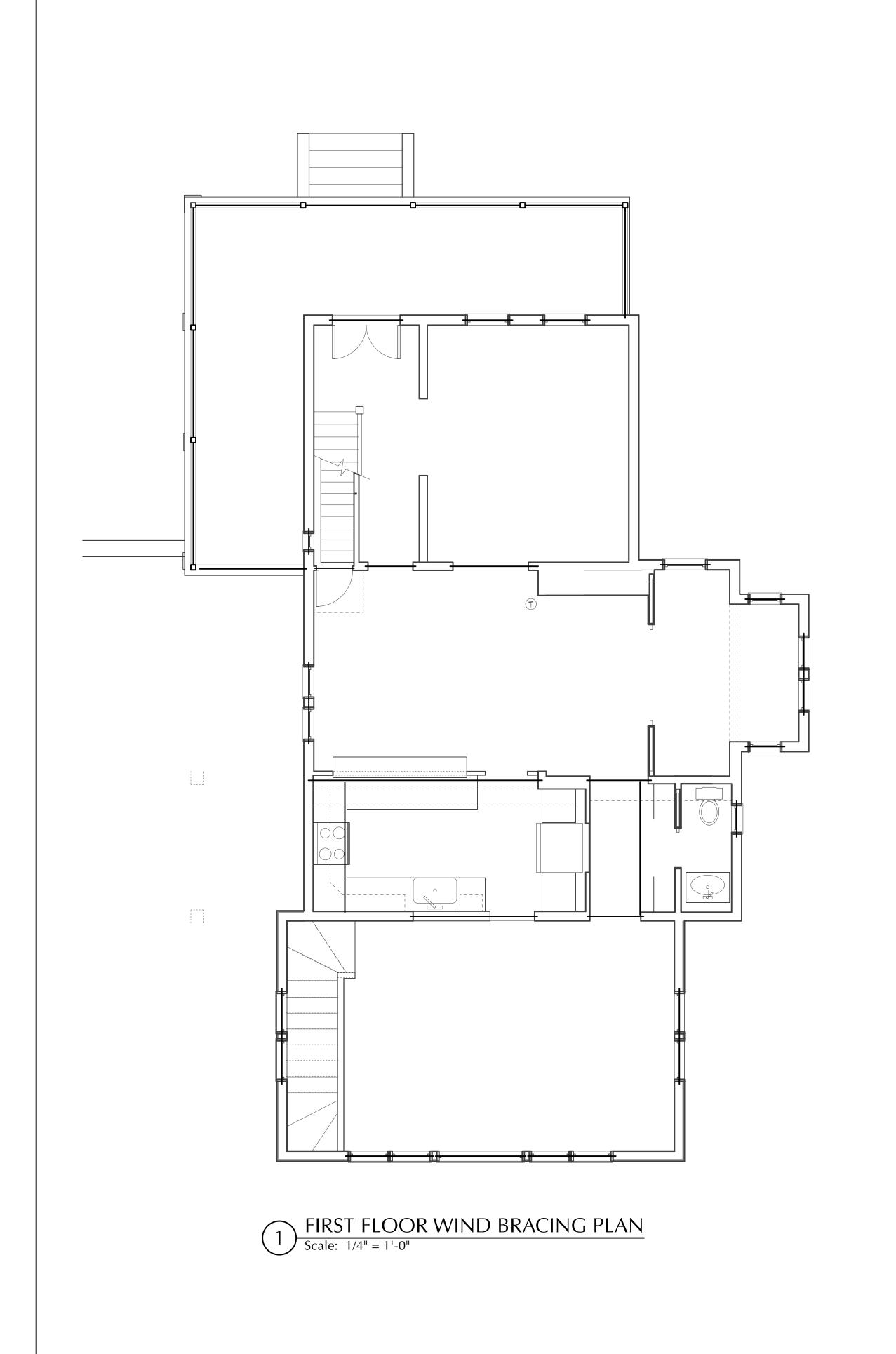
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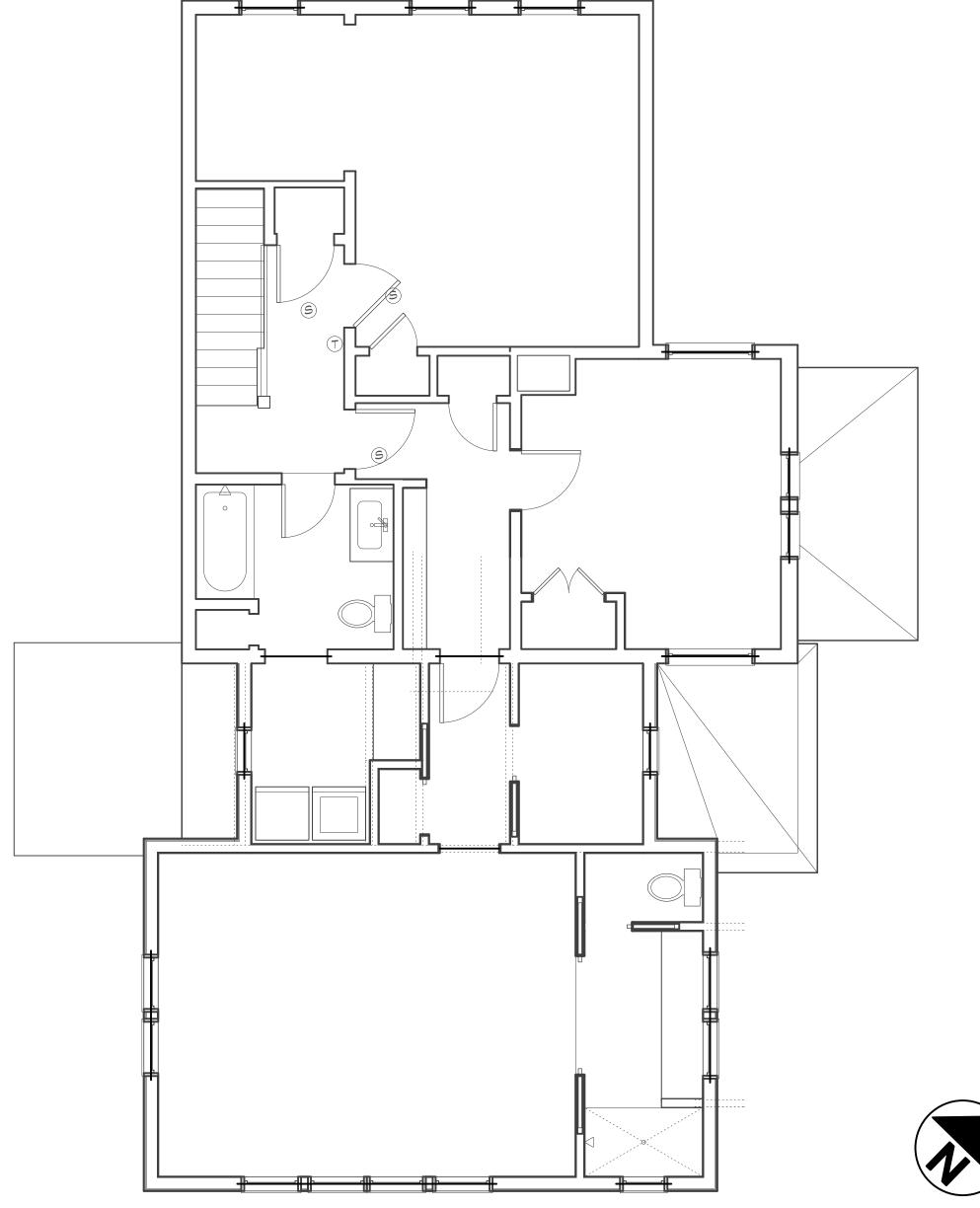
RESIDE

S

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SECOND FLOOR & ROOF FRAMING PLANS





SECOND FLOOR WIND BRACING PLAN

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



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7 RESIDENCE

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WIND BRACING PLANS

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