

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7307 Piney Branch Road, Takoma Park	Meeting Date:	1/6/2021
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	12/30/20
Applicant:	Chris & Shivani Sutton Brian McCarthy, Architect	Public Notice:	12/23/2020
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.¹ 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 right-of-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

¹ The Preliminary Consultation Staff Report can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/08/II.C-7307-Piney-Branch-Road-Takoma-Park.pdf> and the recording of the meeting can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_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 Survey². 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

² 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 ft² (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 2nd-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 **approve** 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

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy
Tax Account No.: 01061630 Daytime Phone No.: 301-602-0115
Name of Property Owner: Chris & Shivani Sutton Daytime Phone No.: 202-550-6120
Address: 7307 Piney Branch Rd Takoma Park MD 20912
Street Number City State Zip Code
Contractor: NA Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Brian McCarthy Daytime Phone No.: 301-602-0115

LOCATION OF BUILDING/PREMISE

House Number: 7307 Street: Piney Branch Road
Town/City: Takoma Park Nearest Cross Street: Eastern Avenue
Part of Lots 20 & 21 Block: 12 Subdivision: BF Gilbert's Subdivision of Takoma PK
Liber: 40031 Folio: 130 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☒ AC ☒ Stab ☒ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 400,000

1C. If this is a revision of a previously approved active permit, see Permit # No

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.

Brian McCarthy
Signature of owner or authorized agent

7/20/2020
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

936925

**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

- 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.
- 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.

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

<p>Owner's mailing address</p> <p>Chris and Shivani Sutton 7307 Piney Branch Rd Takoma Park, Md. 20912</p>	<p>Owner's Agent's mailing address</p> <p>Brian McCarthy Bennett Frank McCarthy Architects 1400 Spring Str. #320 Silver Spring, Md. 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Marc & Leah Ryan 7303 Piney Branch Rd Takoma Park, Md. 20912</p>	<p>John Winthrop Bohn & Natalie Hopkins 7309 Piney Branch Rd Takoma Park, Md 20912</p>
<p>Amanda & Nelson Wagner 7301 Takoma Avenue Takoma Park, Md 20912</p>	<p>John & Lindsey Simpson 7310 Piney Branch Road Takoma Park, Md 20912</p>
<p>Cassandra Barnum and Rebecca Watson 7312 Piney Branch Rd Takoma Park, Md 20912</p>	

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

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.

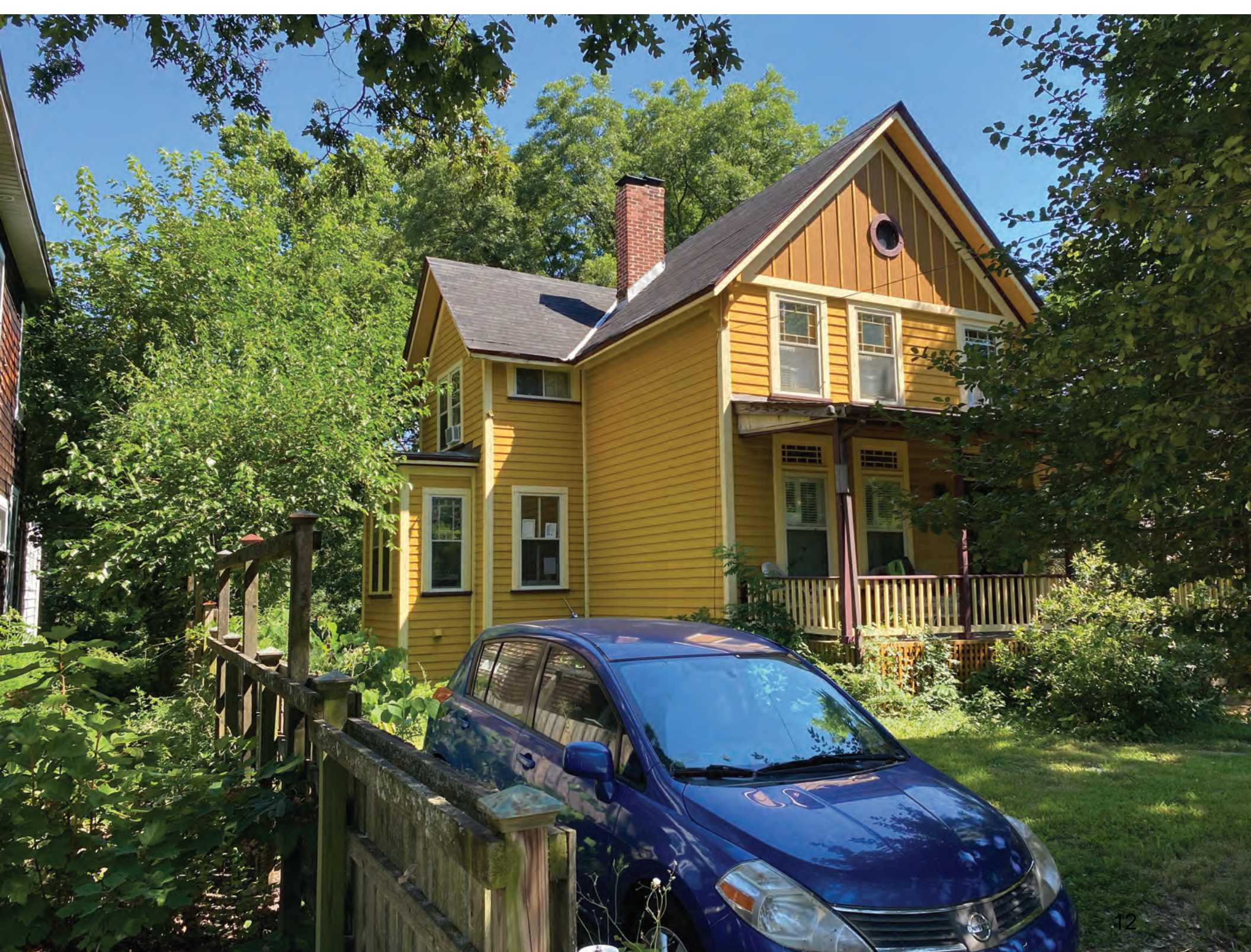


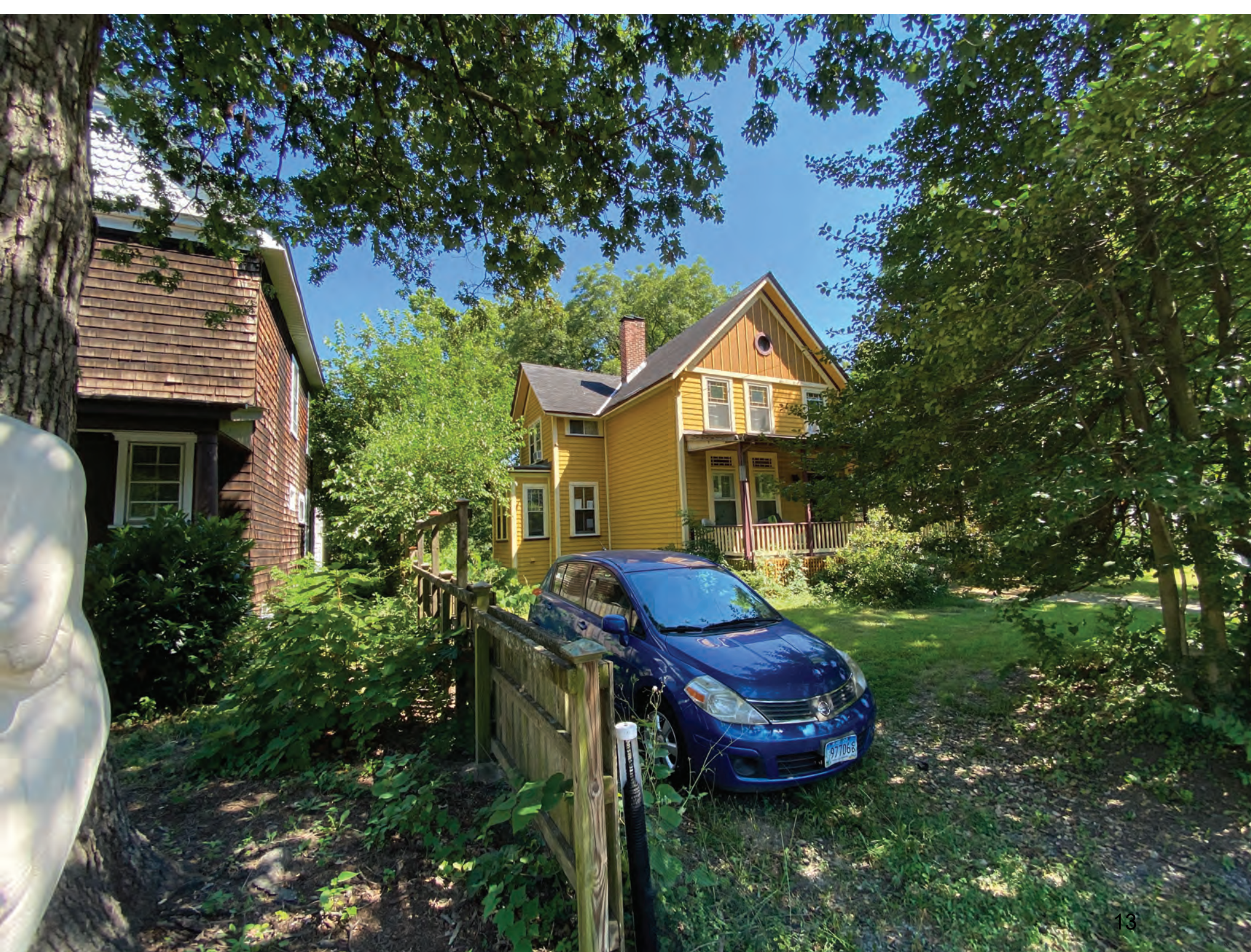


WELCOME!
Stella
CLASS OF
2024
SJC ST. JOHN'S
ST. JOHN'S HIGH SCHOOL, BELLEVILLE

CONGRATULATIONS
Takoma Park Middle School

Class of 2020
50th





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

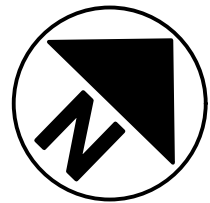
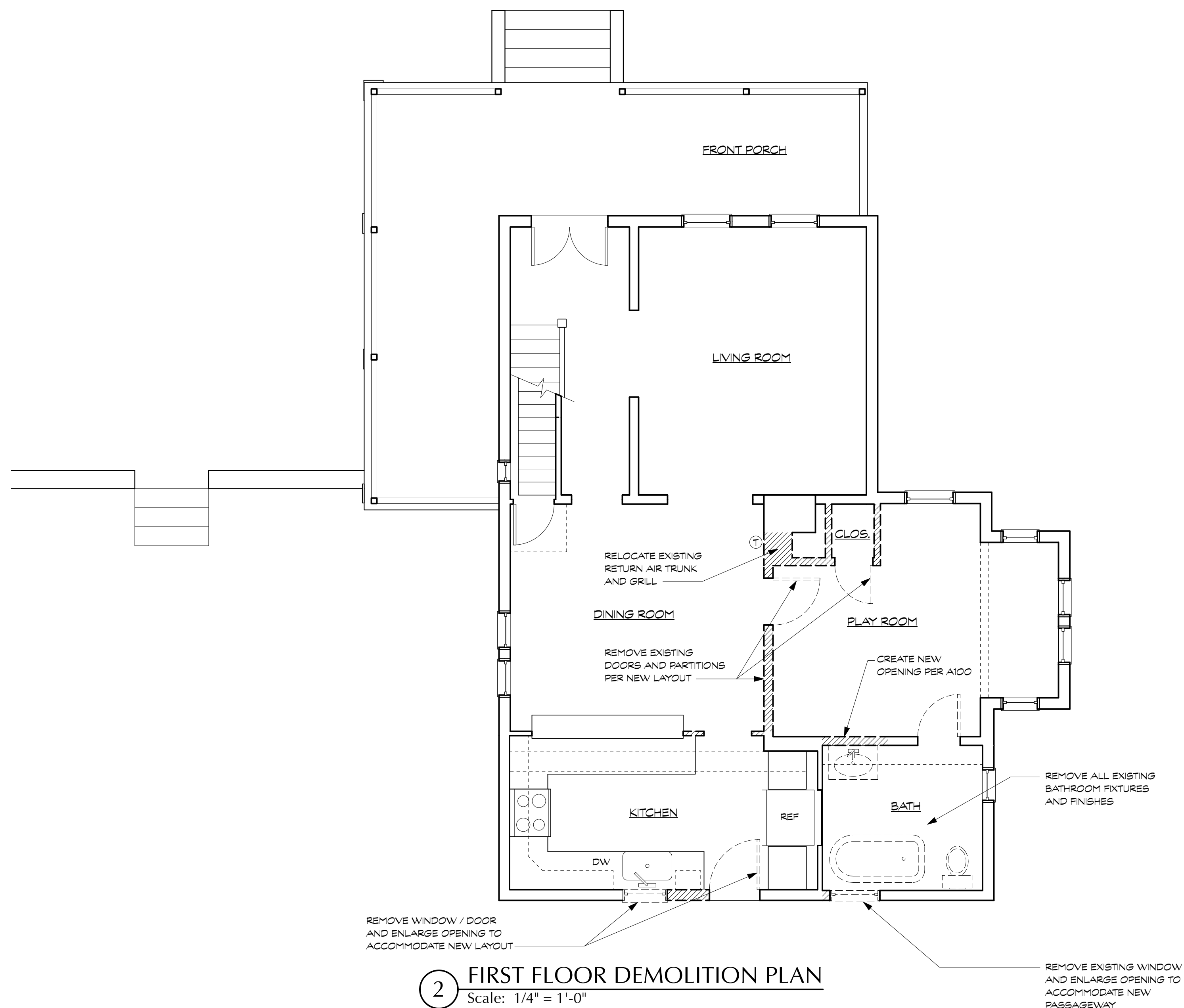
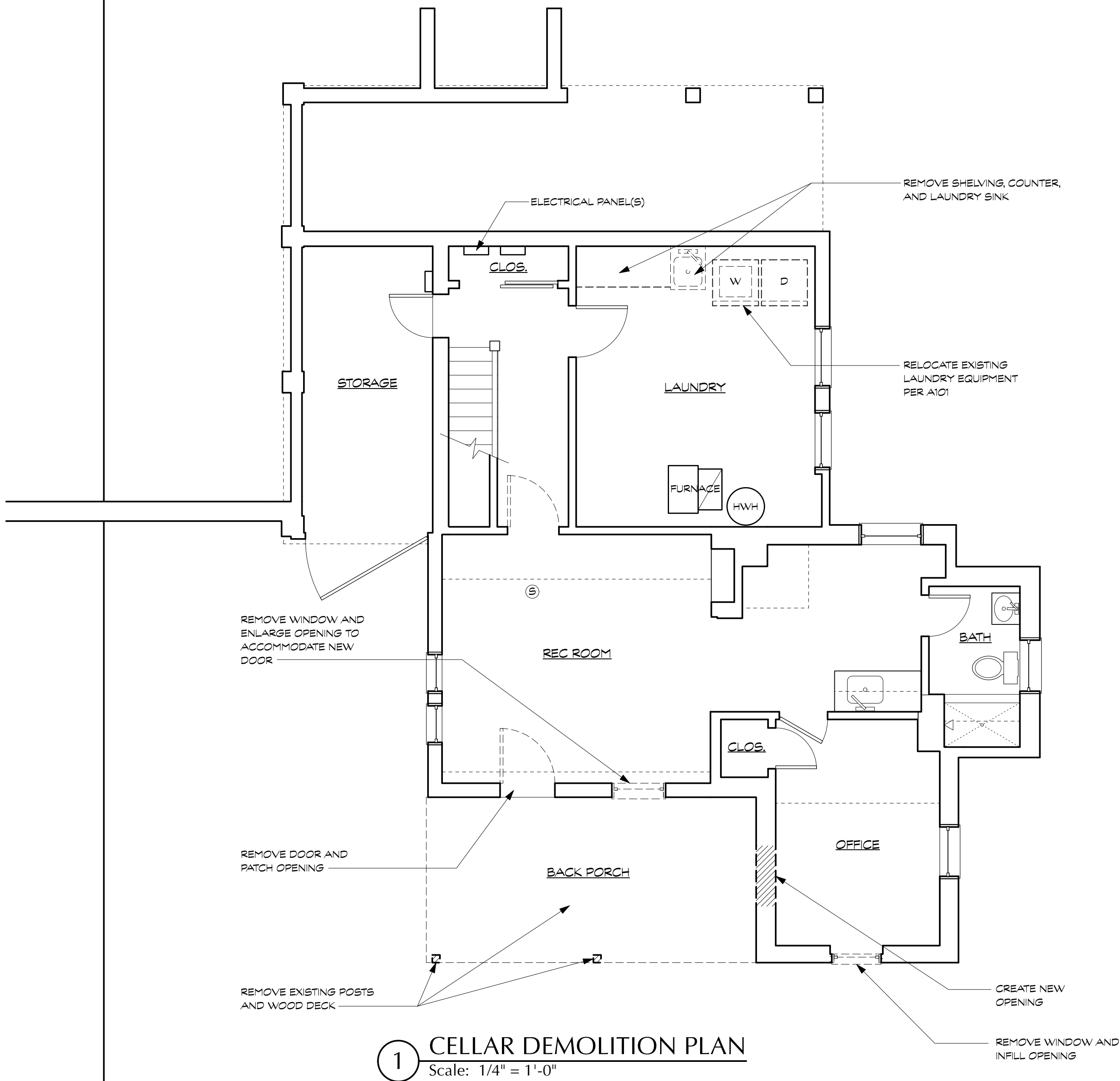
THE PROJECT INVOLVES REMODELING AND EXPANDING A TWO-STORY WOOD FRAME STRUCTURE (W/ WALK-OUT BASEMENT). THE PROPOSED THREE-LEVEL ADDITION IS ON THE REAR. THE UPPER LEVEL WILL PROVIDE A NEW BEDROOM SUITE AND A LAUNDRY ROOM. THE MIDDLE AND LOWER LEVELS WILL PROVIDE A FAMILY ROOM AND REAR ROOM RESPECTIVELY, AS WELL AS A NEW STAIRCASE TO CONNECT THOSE TWO FLOORS. THE BASEMENT ADDITION WILL ALSO PROVIDE A GROUND 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.

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

[illegible]

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			$\Delta=0$





WALL LEGEND	
	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:
- DO NOT SCALE THE DRAWINGS
 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
 - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

BENNETT FRANK MCCARTHY
architects, inc.

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

DATE	ISSUE - REMARKS
12/08/20	PROGRESS SET

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

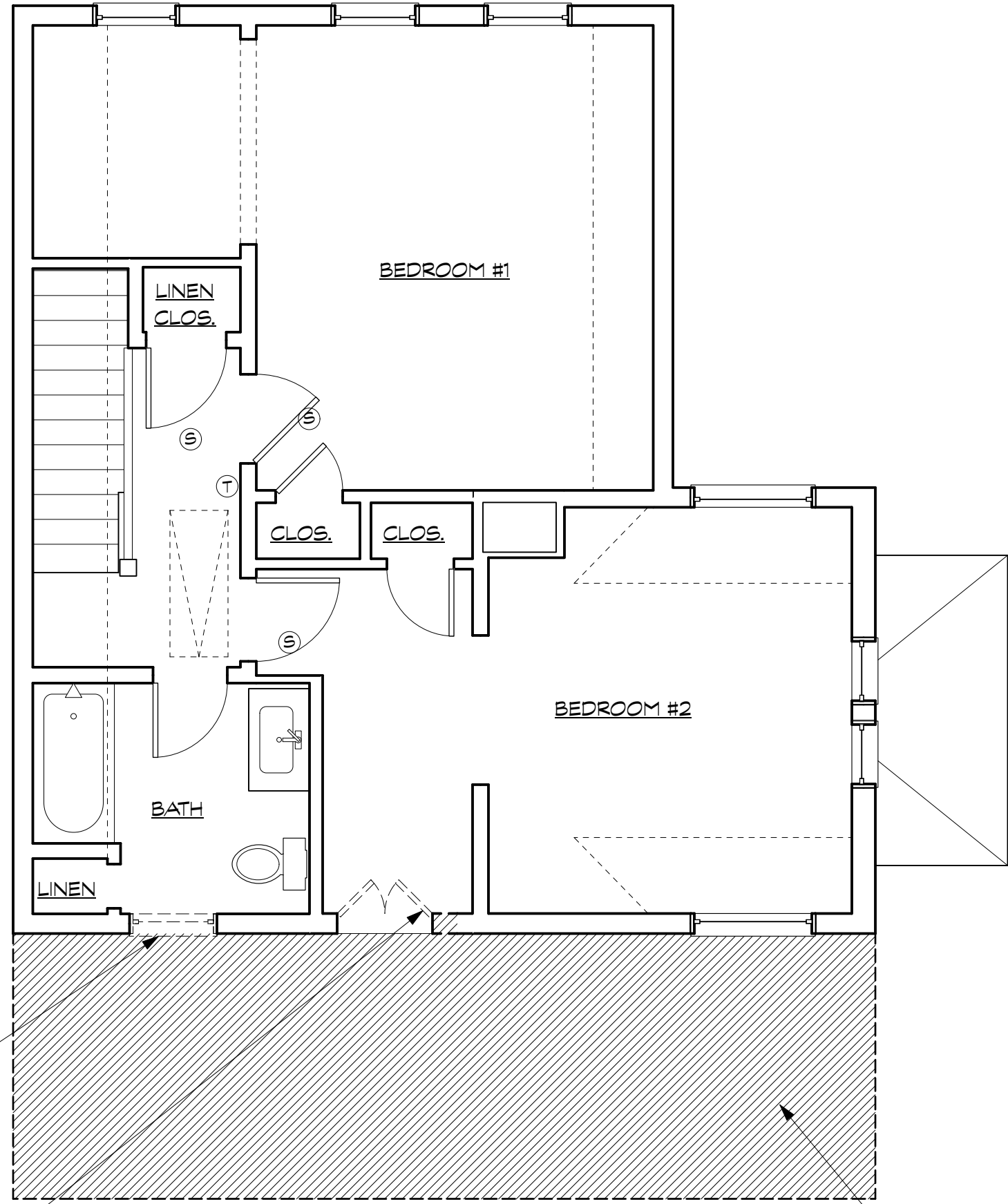
LICENSE #: EXPIRATION DATE:

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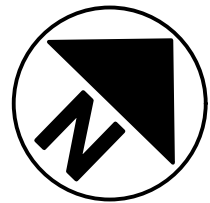
SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

DEMOLITION PLANS

D100



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



WALL LEGEND	
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SUTTON RESIDENCE
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Project # 2016

SECOND FLOOR
DEMOLITION PLAN

D101



1 EXISTING FRONT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING SIDE (WEST) ELEVATION
Scale: 1/4" = 1'-0"



3 EXISTING REAR (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



4 EXISTING SIDE (EAST) ELEVATION
Scale: 1/4" = 1'-0"

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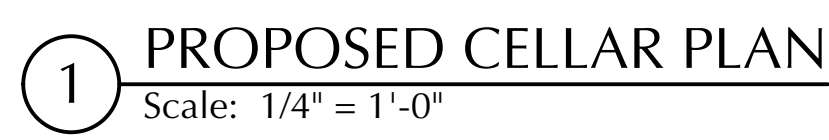
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SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

DEMOLITION
ELEVATIONS
D200

8 December 2020 -Progress Set



GENERAL NOTES:

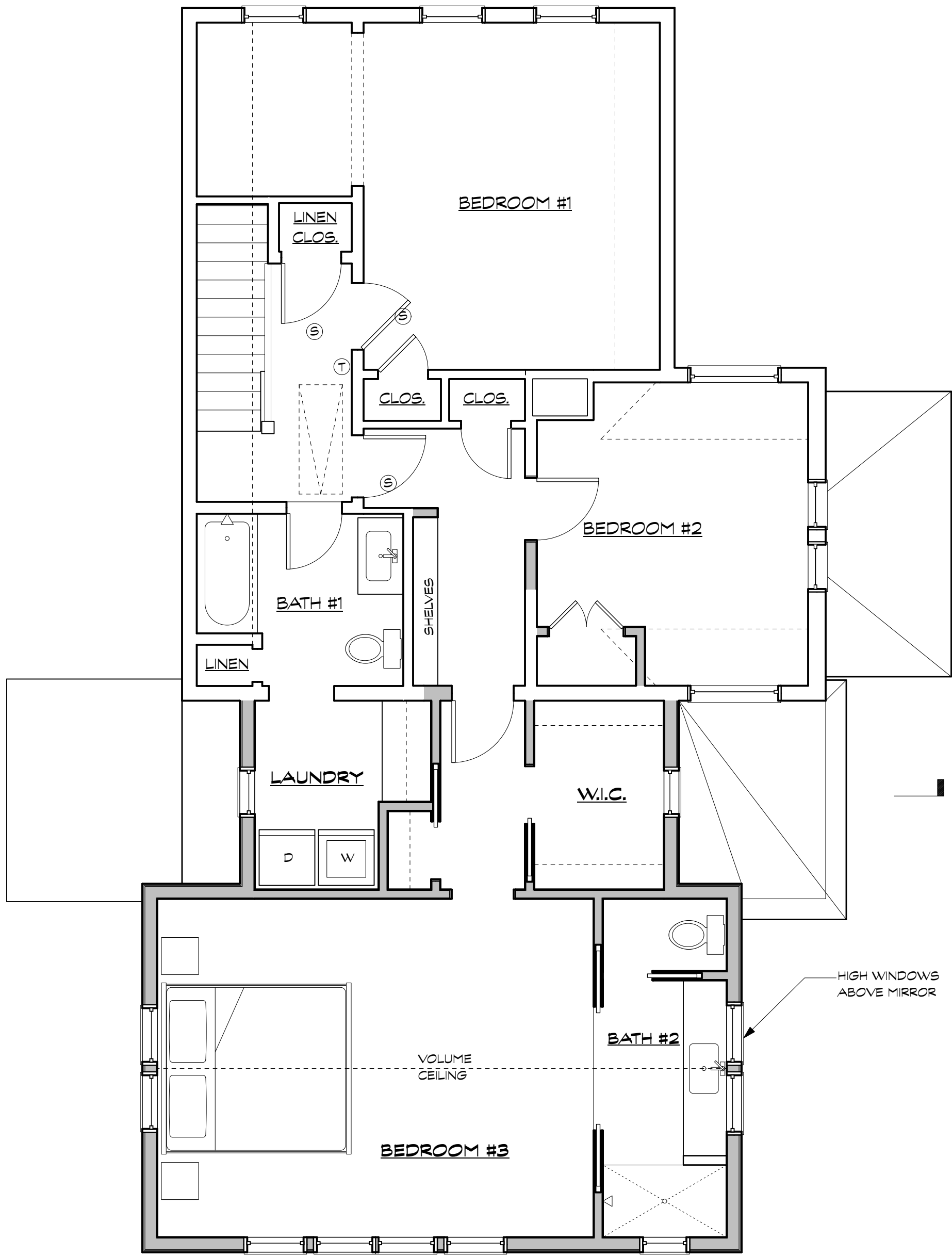
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<p>LICENSE #: _____</p>	<p>EXPIRATION DATE: _____</p>

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PROPOSED CELLAR &
FIRST FLOOR PLAN

A100

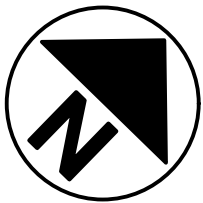


2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE									
MARK	MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	REMARKS	MARK
A									A
B									B
C									C
D									D
E									E
F									F
NOTES: 1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR. 2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING. 3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES. 4. PROVIDE ONE EMERGENCY EGRESS WINDOW CONFORMING W/ CODE IN EACH SLEEPING AREA & BEDROOM: THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES. THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES. THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR. 5. SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION									

FINISH SCHEDULE									
	ROOM	FLOORING	BASE	WALLS	PAINT	CEILING	PAINT	TRIM	REMARKS
CELLAR									
FIRST FLOOR									
SECOND FLOOR									
NOTES: 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									

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



WALL LEGEND

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BENNETT FRANK MCCARTHY
architects, inc.
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
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12/08/20	PROGRESS SET

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Project # 2016

PROPOSED SECOND FLOOR PLAN & SCHEDULES

A101



1 PROPOSED FRONT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED REAR (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



4 PROPOSED SIDE (EAST) ELEVATION
Scale: 1/4" = 1'-0"

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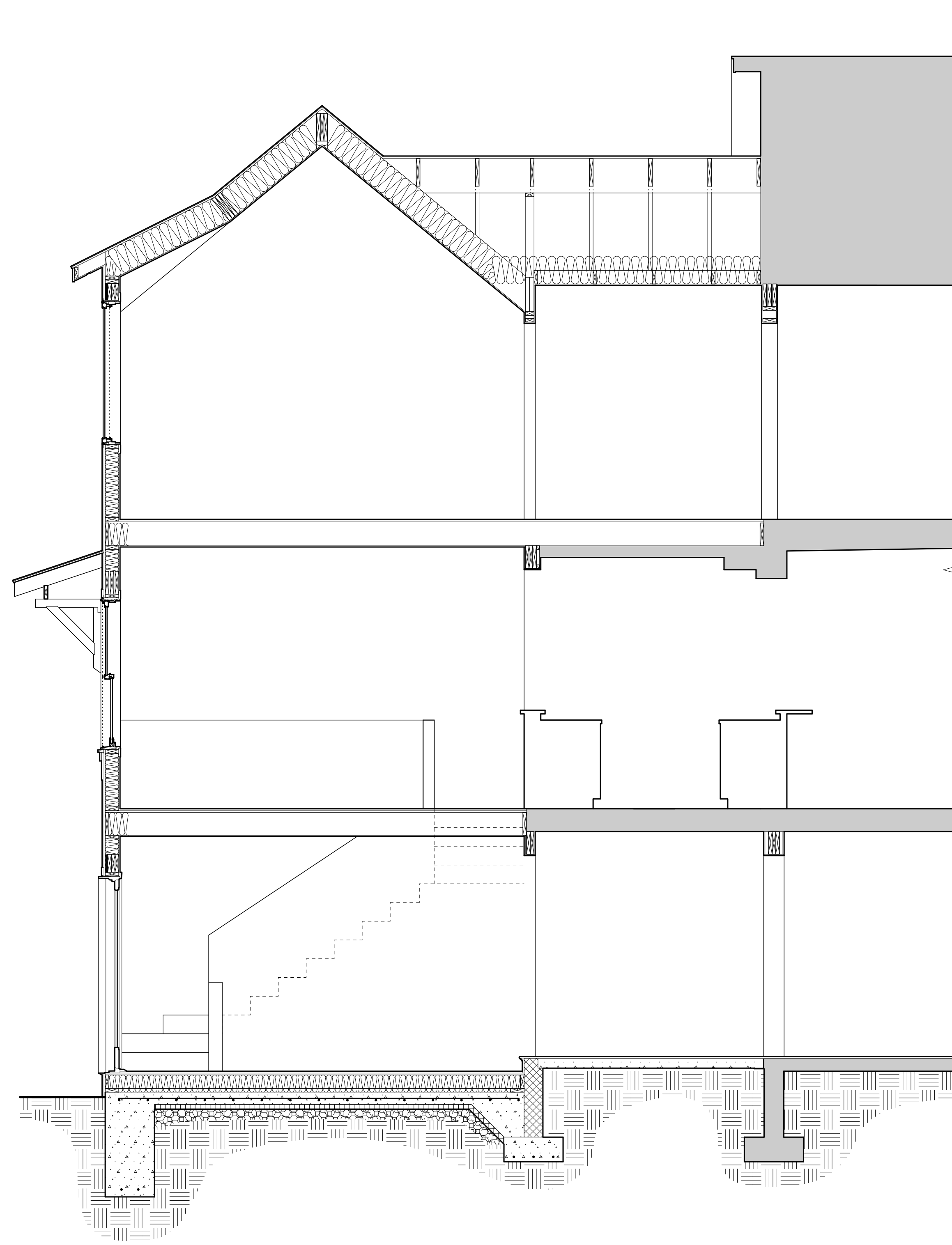
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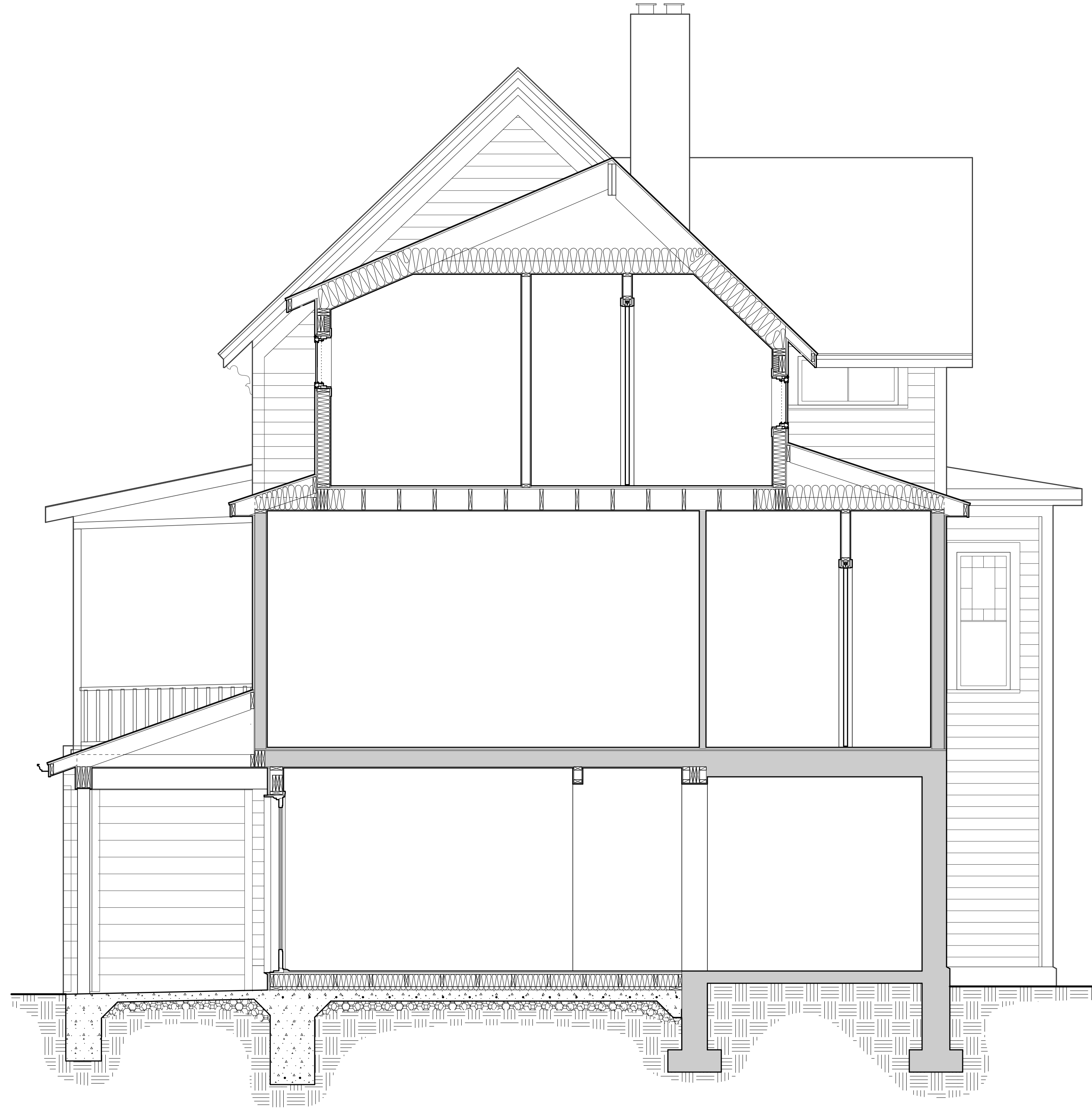
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ELEVATIONS

A200



1 BUILDING SECTION
Scale: 3/8" = 1'-0"



2 BUILDING SECTION
Scale: 3/8" = 1'-0"

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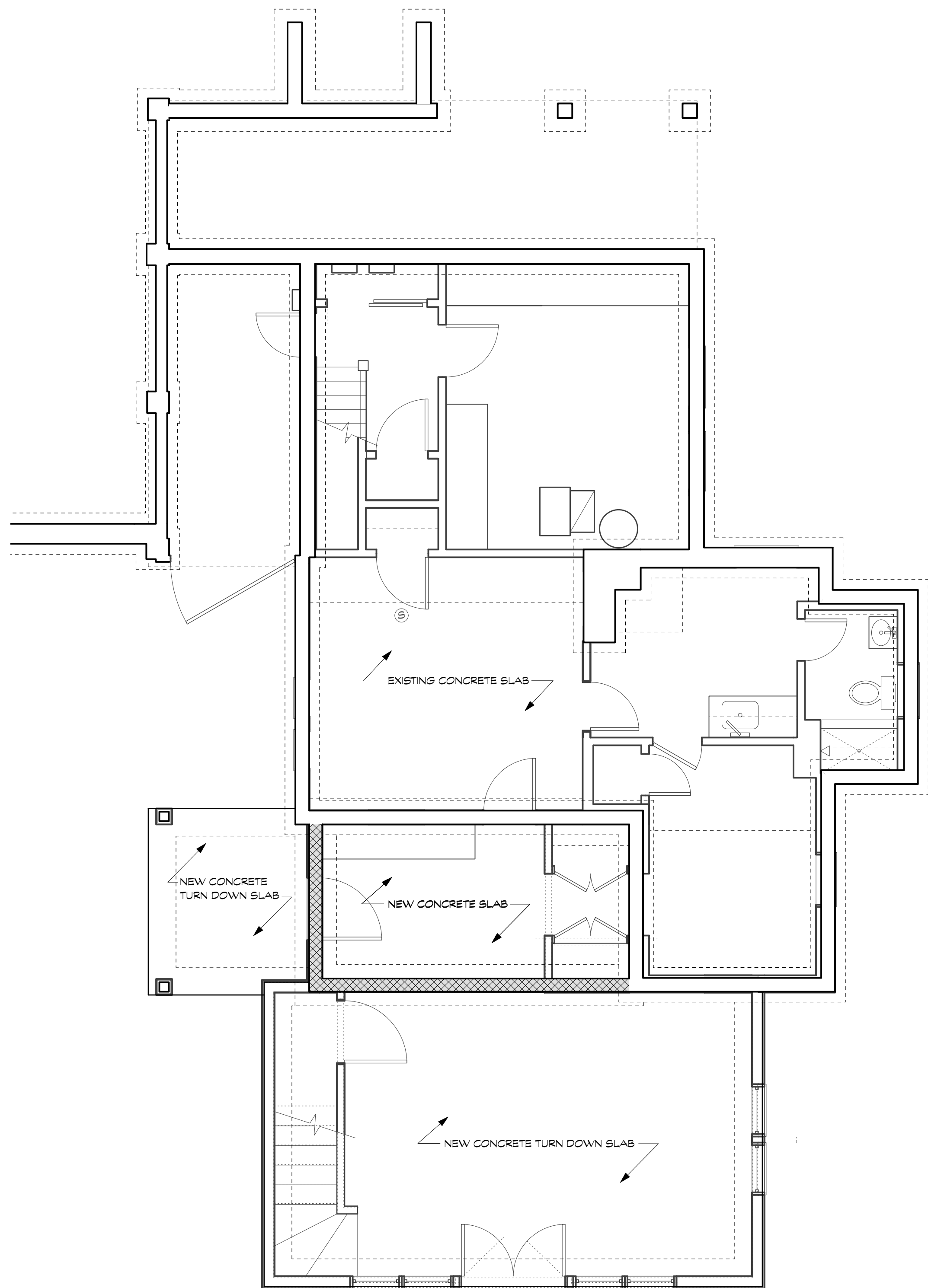
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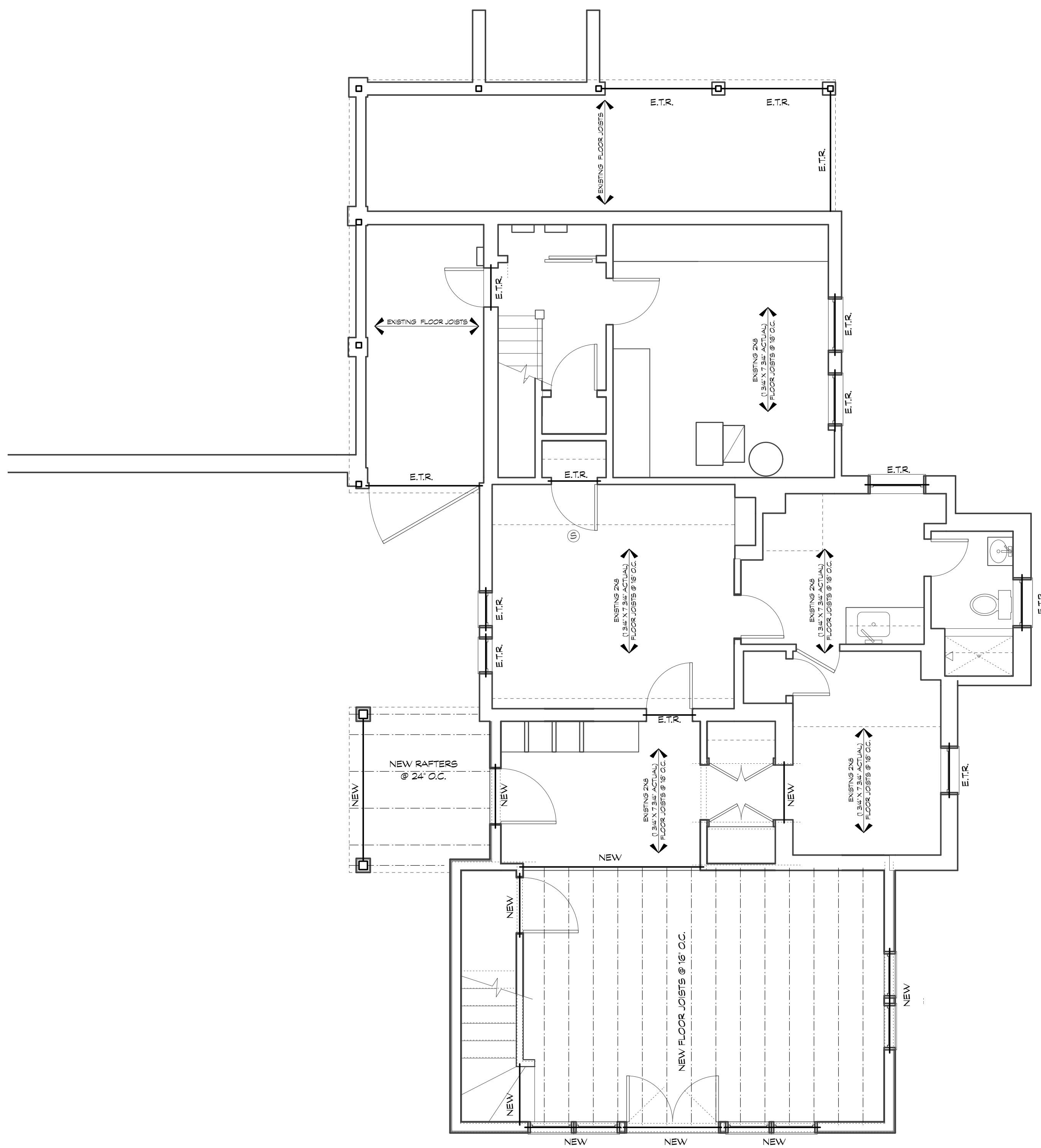
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BUILDING SECTIONS

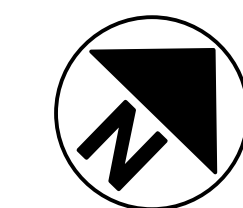
A300



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



2 FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"



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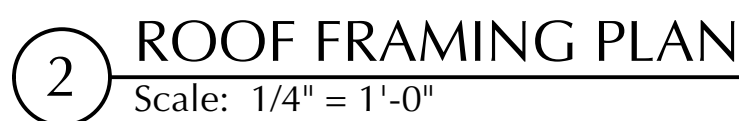
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FOUNDATION &
FIRST FLOOR
FRAMING PLANS
S100

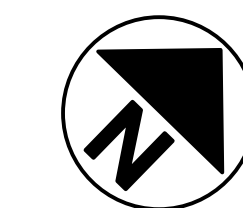
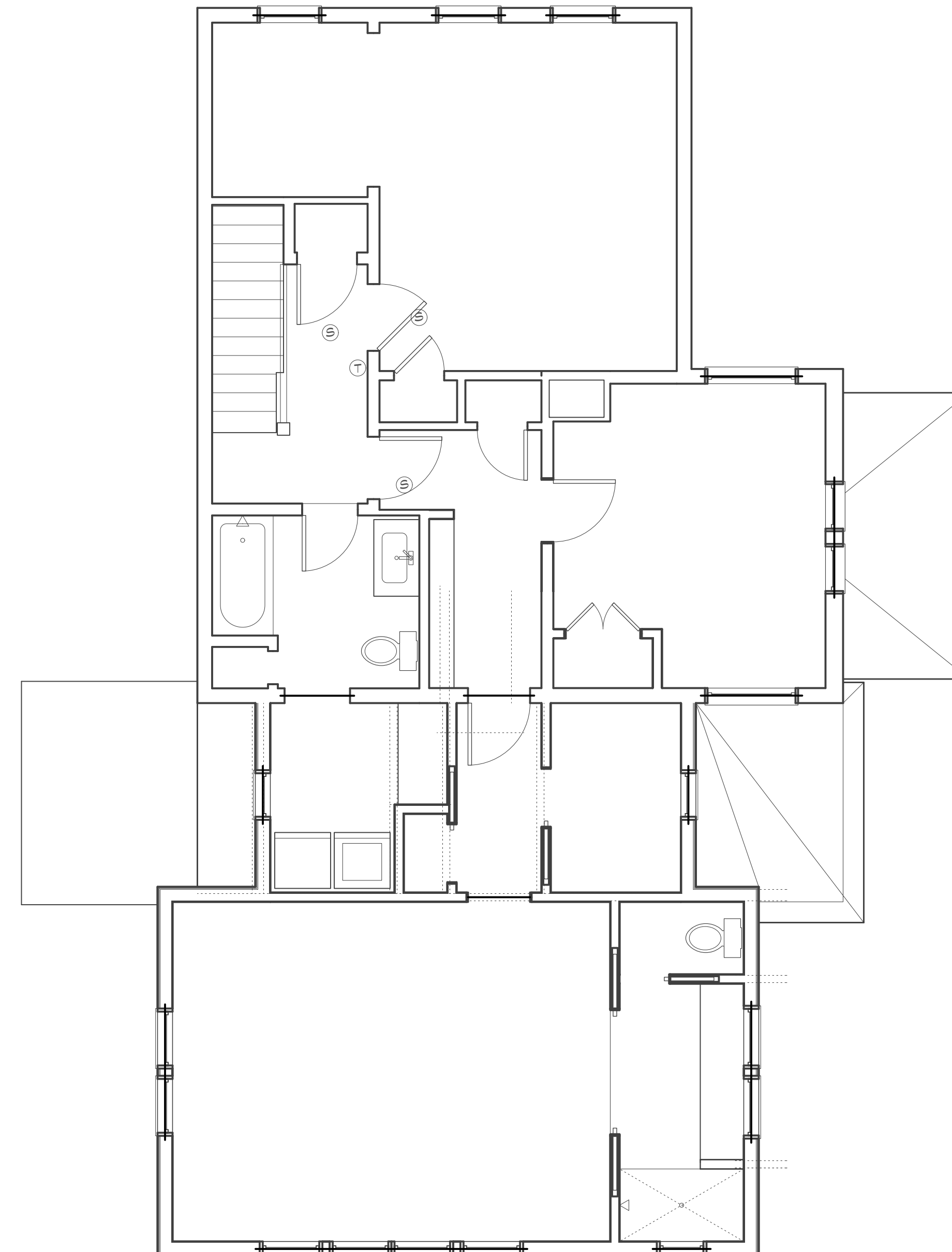
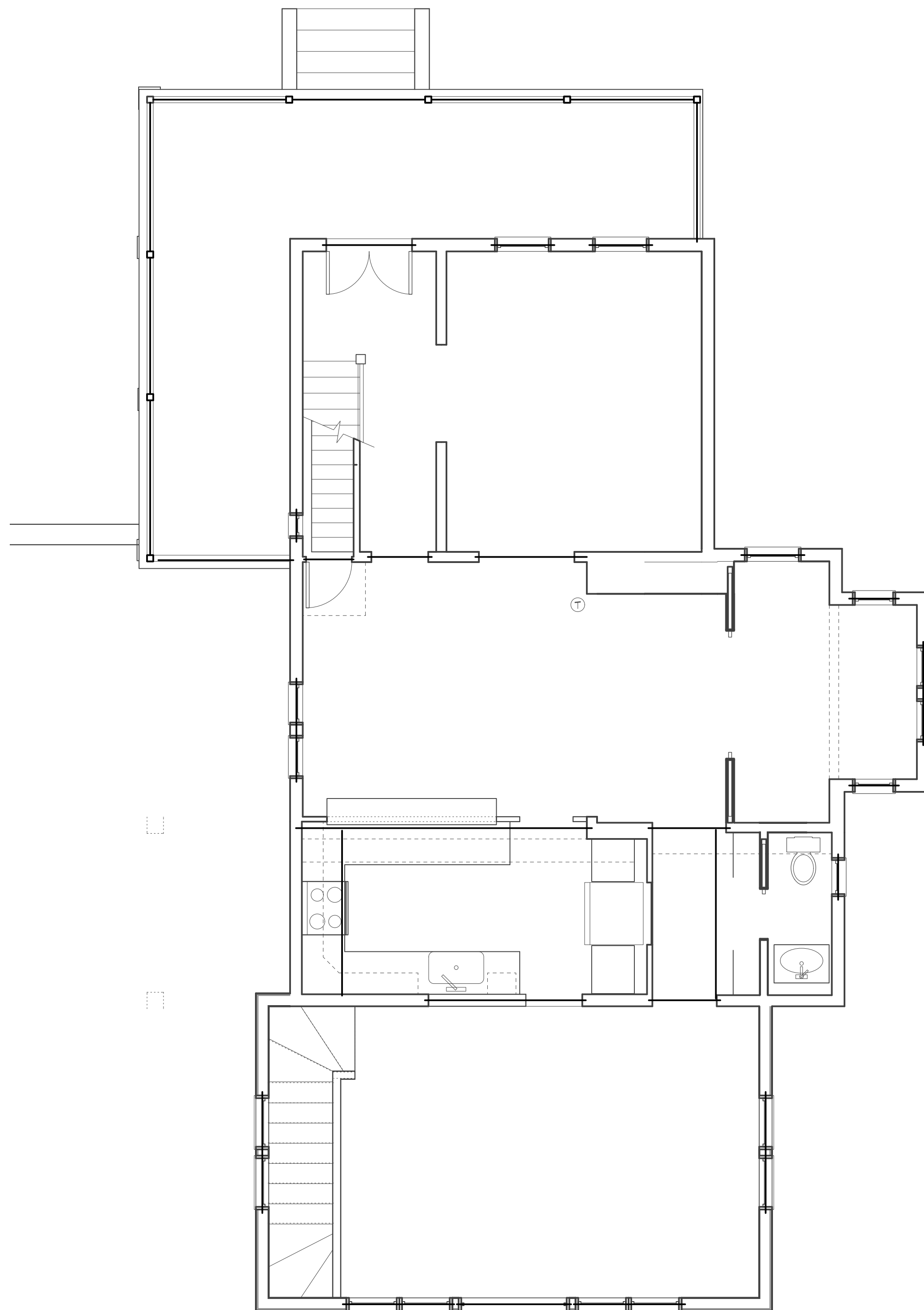
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S101

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Silver Spring, MD 20910
301-565-0543
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WIND BRACING PLANS

S102

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