

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3947 Baltimore St., Kensington	Meeting Date:	6/28/2023
Resource:	Primary One Resource Kensington Historic District	Report Date:	6/21/2023
Applicant:	Franco Construction, LLC	Public Notice:	6/14/2023
Review:	HAWP	Staff:	Dan Bruechert
Case No:	1032242	Tax Credit:	n/a
PROPOSAL:	Fenestration Alteration		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application **with one (1) condition:**

1. The proposed window shall have exterior and interior grilles and a spacer bar between the panes of glass. Specifications showing this condition has been satisfied shall be submitted to Staff for final approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Colonial Revival/Queen Anne
DATE: 1898

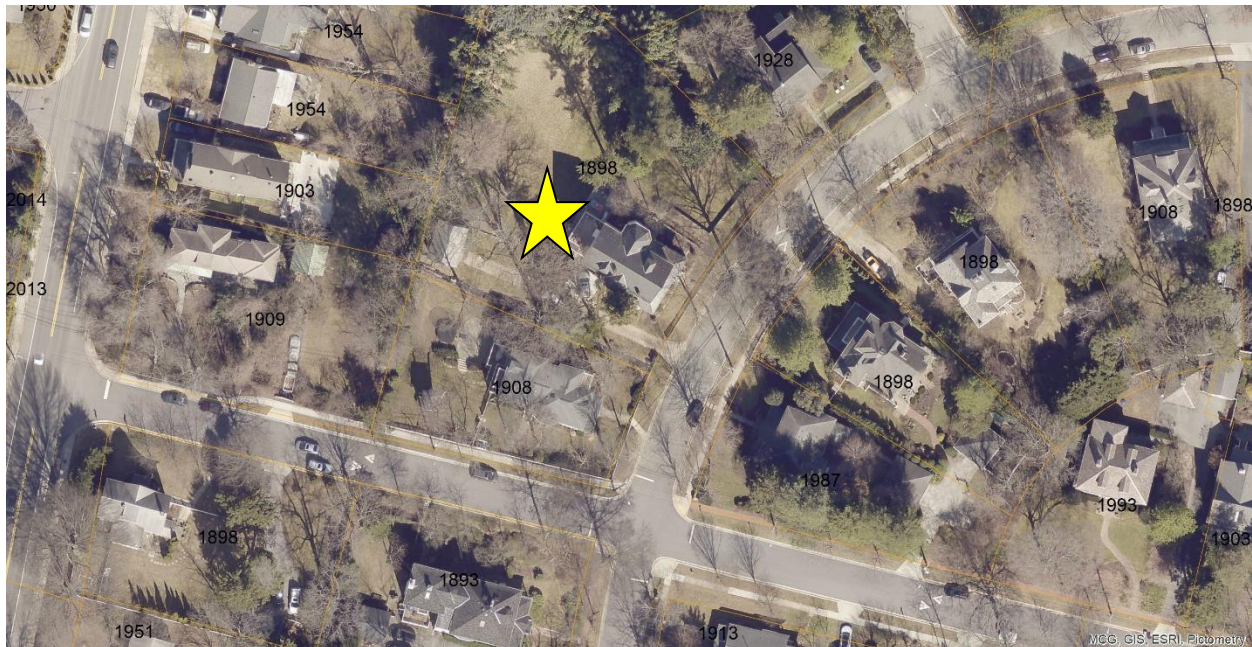


Figure 1: The subject property is on a wedge-shaped lot at the edge of the historic district.

PROPOSAL

The applicant proposes to revise the fenestration at the rear of the house.

APPLICABLE GUIDELINES***Kensington Historic District Guidelines***

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *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.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

"In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

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
- (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.” The *Standards* are as follows:

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 subject property is a clapboard sided-house with a front gable roof and Queen Anne and Colonial Revival elements. In 2018, the HPC approved a HAWP to demolish the sleeping porch at the rear, construct a deck, and alter the rear fenestration. The porch was removed, but the fenestration was not changed. The 2018 HAWP has not been digitized, however, the approved rear elevation is shown in Figure 2, below. The applicant proposes to alter two openings on the rear elevation of the subject property.

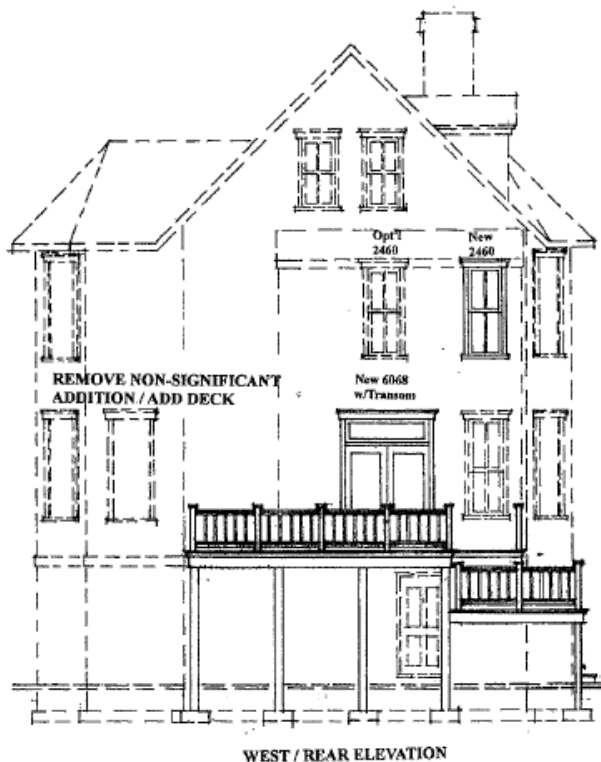


Figure 2: 2018 approved HAWP to change the rear fenestration and install a deck.

On the ground floor, the applicant proposes to remove a second-story door and a door and a window on the first floor. In place of the second-story window, the applicant proposes to install a wood two-over-two SDL sash window. On the first floor, the applicant proposes to install a pair of four-light Lincoln

aluminum clad doors with a two-light transom above each door. The second-story door historically provided access to the sleeping porch – removed as part of the 2018 HAWP, discussed above. All proposed siding and trim will match the existing in materials, dimensions, and appearance. The siding will be patched to match the existing wood clapboards.

Staff finds the proposed changes will not have a significant impact on the character of the house or surrounding district, per 24A-8(b)(1). While the openings appear to be historic, removing the sleeping porch and constructing the existing deck (also approved in 2018) have changed the house's appearance and how the rear of the house is used. Additionally, Staff finds changes to the rear of properties in historic districts are generally given more lenience because they are not visible from the right of way and do not tend to impact the overall character of the district (see 24A-8(d)).

Staff finds the proposed wood window is an appropriate material for alterations to the openings at the rear of the house (24A-8(b)(2)). Additionally, Staff notes the proposed window will match the two-over-two windows found throughout the house. The one detail missing in the material specification is the treatment of the grille on the two-over-two window. The HPC's typical requirement is for SDL windows to have permanently affixed exterior and interior grilles with a spacer bar between the glass. These features create an appearance closest to a traditionally constructed simulated divided light window. Lincoln Windows offers windows in that configuration, but also offers windows without the interior spacer bar. Staff recommends the HPC add a condition that the proposed window needs to have an interior spacer bar and delegate final approval authority to Staff to verify the condition has been satisfied.

Staff finds the proposed aluminum-clad wood door is appropriate for a new opening on the rear elevation of the subject house (24A-8(b)(2) and (d)). Staff additionally finds the proposed four-light configuration is appropriate, but would also recommend the HPC approve a pair of single-light doors, per 24A-8(d).

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

- 1) The proposed window shall have exterior and interior grilles and a spacer bar between the panes of glass. Specifications showing this condition has been satisfied shall be submitted to Staff for final approval;

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 an electronic set 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1032242
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Franco Construction, LLC E-mail: housingart@aol.com
Address: 4631 Araby Church Road City: Frederick Zip: 21704
Daytime Phone: 301-370-0660 Contractor Registration No.: 97835

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Y Yes/District Name Kensington
_____ 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.

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.

Building Number: 3947 Street: Baltimore Street
Town/City: Kensington Nearest Cross Street: Prospect
Lot: 20 Block: 10 Subdivision: 0015 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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Alter</u> |

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.

Richard Kirby _____ May 24, 2024 _____
Signature of owner or authorized agent Date

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

<p>Owner's mailing address Mike Bagshaw 3947 Baltimore Street Kensington, MD 20095</p>	<p>Owner's Agent's mailing address Franco Construction, LLC c/o: Richard Kirby 4631 Araby Church Road Frederick, MD 21704</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Michael & Kirsten Henehan 3951 Baltimore Street Kensington, MD 20895</p> <p>3941 Baltimore Street Kensington 10304 Detrick Avenue, Kensington 10319 Summit Avenue, Kensington</p>	<p>Peter Strathes Et Al 20304 Detrick Ave Kensington, MD 20895</p>
<p>Un K Ruschell 10315 Summit Ave Kensington, MD 20895</p> <p>10317 Summit avenue, Kensington 10315 Summit Avenue, Kensington 10313 Summit Avenue, Kensington</p>	<p>Jamie Steven Keller 10319 Summit Ave Kensington, MD 20895</p> <p>10311 Summit Avenue, Kensington 3948 Baltimore Street, Kensington 3944 Baltimore Street, Kensington</p>
<p>James and Andrea Purse 4011 Prospect St Kensington, MD 20895</p>	<p>3940 Baltimore Street, Kensington</p>

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

Wood clad house on stone foundation built in 1898 on treed lot with private backyard.

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

Remove two doors and a window then install a window and door on the rear elevation.

Work Item 1: _____

Description of Current Condition:
Original second story door from rear bedroom has no balcony and is considered a hazard.

Proposed Work:
Replace door with window.

Work Item 2: _____

Description of Current Condition:
Existing non-significant door and original window placement undesirable.

Proposed Work:
Replace existing door and window with larger door and transom for additional light and connection to the rear deck and yard.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

NEW PROPOSAL

The owner wishes to change the lite pattern on the french door to better match the windows. They would also like to have both the door and window units to be manufactured from Lincoln since the preferred 7' wide door sizing is unavailable from Andersen. Also, Lincoln will not warranty the door in wood but they will warranty the door in clad which is herein requested. The new rear window unit shall remain wood. All other specifications remain the same.

REVISIONS	BY

HOUSING ART
28716 Greenberry Road
Laytonsville, MD 20882
301-370-0660

BAGSHAW KITCHEN REMODEL
3947 Baltimore Street
Kensington, MD 20895

NOTES & NEW REAR ELEVATION

Date: 4-31-23
Scale: 1/4" = 1'-0"
Drawn: JZ
Job:

A001
10

BAGSHAW KITCHEN REMODEL

PROJECT DESCRIPTION

The scope of work includes the remodeling of an existing kitchen to include the partial removal of a bearing wall with related beam, post, and footing pad installation; rear elevation changes to include the elimination of a kitchen window along with the replacement / relocation of a french door, and the second floor rear bedroom door is to be replaced with a window.

CODE / DESIGN CRITERIA

WORK SHALL CONFORM WITH IRC 2018, NFPA 2017, AND WSSC PLUMING CODE, AS WELL AS ALL APPLICABLE LOCAL AMENDMENTS FOR THESE REFERENCED CODES.

ROOF LIVE LOAD – 30 LBS/SF
BEDROOM FLOOR LIVE LOADS – 30 LBS/SF
ROOF & FLOOR DEAD LOADS – 10 LBS/SF
SEISMIC DESIGN CATEGORY B
WIND SPEED – 115 MPH
SOIL BEARING CAPACITY – 2500 PSF

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS.
- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH THE LATEST A.C.I. CODE WITH A 28 DAY STRENGTH OF 3,000 PSI FOR THE NEW FOOTING PADS. CONCRETE SLUMP SHALL BE 4" +/- 1" PER ASTM C143.
- FOOTING PADS SHALL BE SIZED AND REINFORCED AS NOTED. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BILLET STEEL CONFORMING TO ASTM A614-60.
- SAWN LUMBER WALL STUDS, TOP/BOTTOM PLATES, BLOCKING, JOISTS, RAFTERS, BEAMS, AND HEADERS: SPRUCE-PINE-FIR #1/#2 OR APPROVED EQUIVALENT WITH THE FOLLOWING MINIMUM DESIGN VALUES, SURFACE DRY 19% MAX, Fb = 875 PSI, Fv = 135 PSI, Fc = 1150 PSI, E = 1,400,000 PSI
- PSL POSTS: WEYERHAEUSER PARALLAM PSL OR APPROVED EQUIVALENT WITH THE FOLLOWING MINIMUM DESIGN VALUES, Fb = 2,400 PSI, Fv = 190 PSI, Fc = 2,500 PSI, E = 1,800,000 PSI.
- LVL BEAMS AND HEADERS: WEYERHAEUSER MICORLAM LVL OR APPROVED EQUIVALENT WITH THE FOLLOWING MINIMUM DESIGN VALUES, Fb = 2,600 PSI, Fv = 285 PSI, Fc = 2,510 PSI, E = 2,000,000 PSI.
- NEW FRENCH DOOR SHALL BE GLAZED WITH WITH SAFETY GLASS IN ACCORDANCE WITH SECTION 308 OF THE 2018 IRC.
- MAINTAIN THREE FEET OF CLEARANCE FROM THE RANGE VENT CAP TO ADJACENT WINDOW OPENINGS.
- PROVIDE MAKE-UP AIR WITH RANGE VENT EXHAUST GREATER THAN 400 CFM.
- KITCHEN CABINETRY DESIGN AND DETAILS BY OTHERS. VERIFY NEW CABINET / APPLIANCE LOCATIONS PRIOR TO ORDER PLACEMENTS.

DRAWING INDEX

NOTES & NEW REAR ELEVATION	A001
EXISTING BASEMENT & FIRST FLOOR PLAN	A002
EXISTING SECOND FLOOR & ATTIC PLANS	A003
NEW KITCHEN PLAN & SECTION	A004

Wood Siding In-Kind Repairs

The existing 5" to weather beveled wood siding shall be removed carefully and reused where practicable to infill the removed door disturbance. New siding, if required, shall be custom fabricated and installed to match existing conditions. Vertical joints shall have a 16" minimum stagger and pieces shorter than four feet shall not be installed.



REAR ELEVATION

NOTES

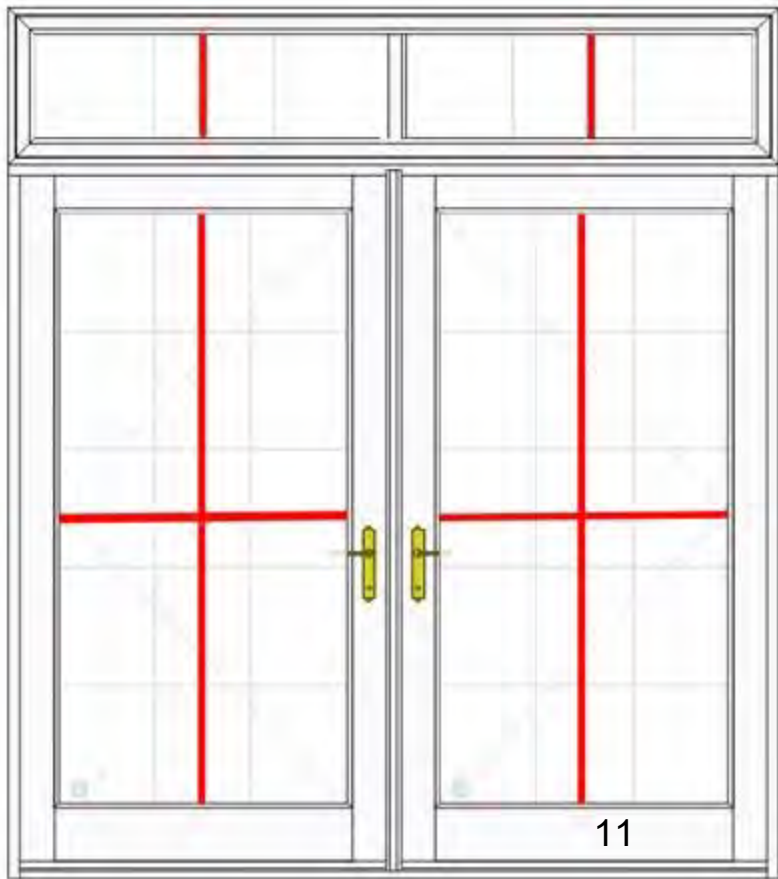
- Remove Existing Door & Window
- Install New In-Kind Door or Door w/Transom
- Repair Siding, Trim Out / Finish In Kind
- Replace Door w/In-Kind Window Matching Adjacent Window in Size and Header Height (New Header Size: (2) 2 x 12's)

Rear Kitchen Door Replacement

The existing non-distinct 36" x 80" rear kitchen door shall be replaced with a new 84" x 80" swinging patio door with two side-by-side 18" high transoms. The new door and transoms shall be from Lincoln Wood Products with Insulated Glass, Simulated Divided Lites w/Inner Bar and 1/8" Muntins. The doors shall receive four lites per door (two over two) and each transom shall consist of two vertical lites. The exterior of this door unit shall be aluminum clad so that the manufacturer can provide a warranty. New exterior door trim shall be custom-fabricated and field-applied to match existing window head and beveled side trim detailing.

Rear Bedroom Door Removal and In-Kind Window Replacement

The existing side rear bedroom window to remain on the second floor is Double Hung, Single Pane, True Divided Lite Two over Two with 1 1/8" Muntins in a Wood Sash and a 2'-6" x 5'-10" unit size. The new window replacing the door on the second floor rear bedroom shall be from Lincoln Wood Products matching the same specifications above with insulated glass and simulated divided lite. Exterior trim shall be custom-fabricated and field-applied to match the existing window head, over-size sill, and beveled trim detailing.



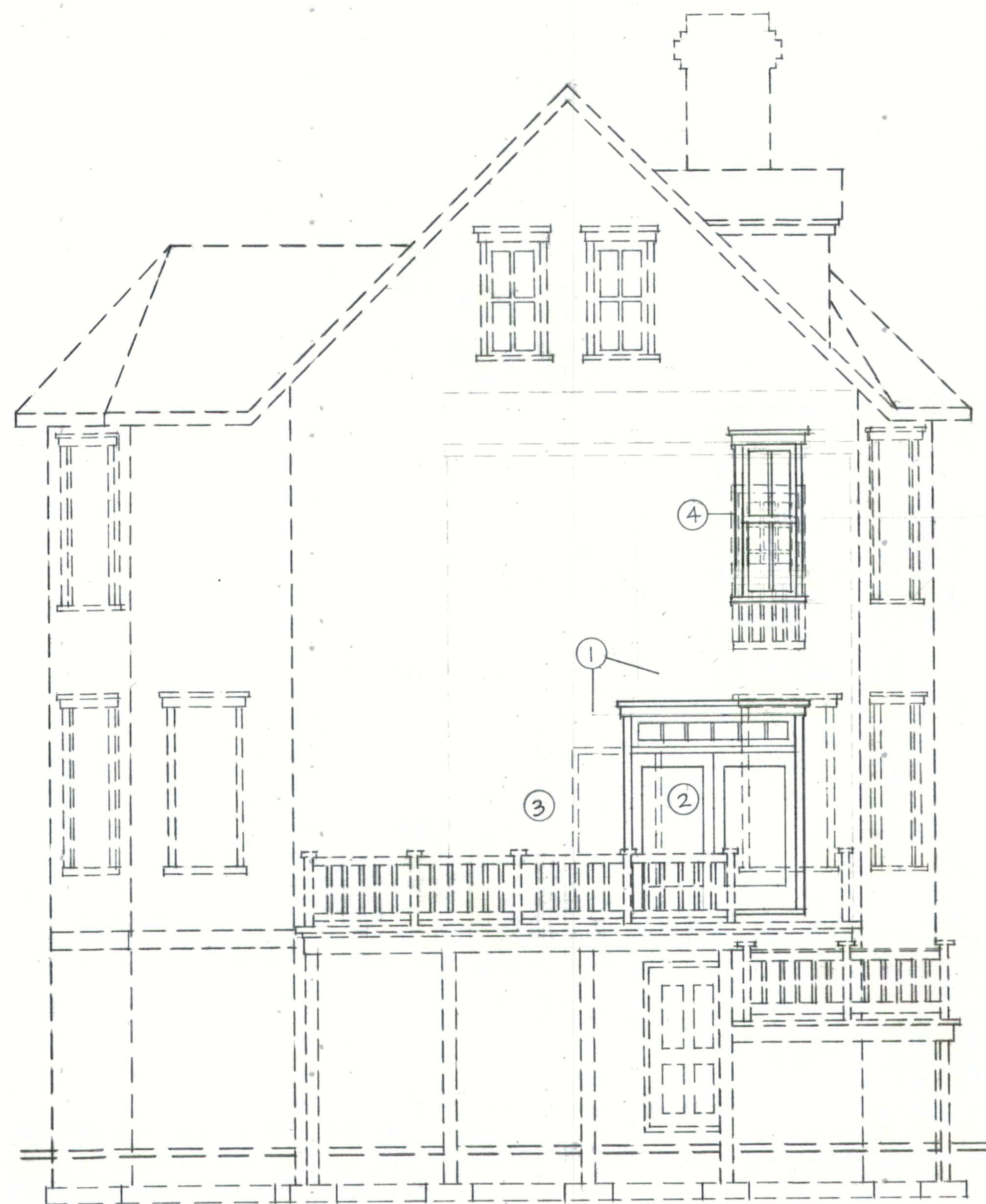
ORIGINAL PROPOSAL

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1. Remove Existing Door & Window
2. Install New In-Kind Door or Door w/Transom
3. Repair Siding, Trim Out / Finish In Kind
4. Replace Door w/In-Kind Window Matching Adjacent Window in Size and Header Height (New Header Size: (2) 2 x 12's)



REAR ELEVATION

Rear Bedroom Kitchen Door Replacement

The existing non-distinct 36" x 80" rear kitchen door shall be replaced with a new 84" x 80" swinging patio door w/18" high transom. The new door shall be from Andersen's Series 400 Woodwright product line with 15 Lites per door, Insulated Glass, Simulated Divided Lite w/Inner Bar and 1 1/8" Muntins. The transom shall consist of 6 vertical lites (no horizontal lites) with Insulated Glass, Simulated Divided Lite w/Inner Bar and 1 1/8" Muntins. New exterior door trim shall be custom-fabricated and field-applied to match existing window head and beveled side trim detailing.

Rear Bedroom Door Removal and In-Kind Window Replacement

The existing side rear bedroom window to remain is Double Hung, Single Pane, True Divided Lite with 1 1/8" Muntins in a Wood Sash and a 2'-6" x 5'-10" unit size. The new window replacing the door on the second floor rear bedroom shall be from Andersen's Series 400 Woodwright product line matching the same specifications above with insulated glass and simulated divided lite. Exterior trim shall be custom-fabricated and field-applied to match the existing window head, over-size sill, and beveled trim detailing.

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NOTES & NEW REAR ELEVATION	A001
EXISTING BASEMENT & FIRST FLOOR PLAN	A002
EXISTING SECOND FLOOR & ATTIC PLANS	A003
NEW KITCHEN PLAN & SECTION	A004

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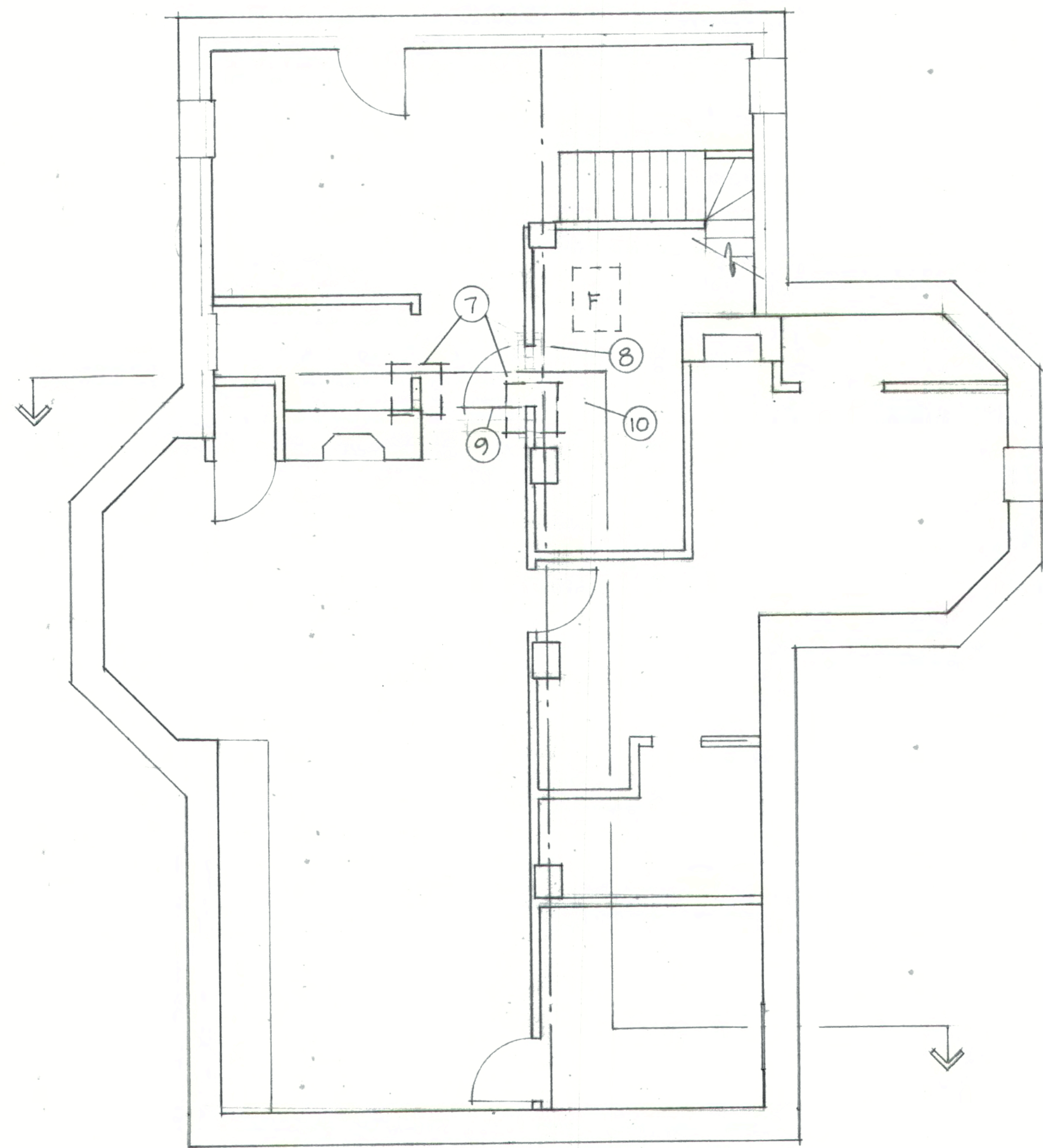
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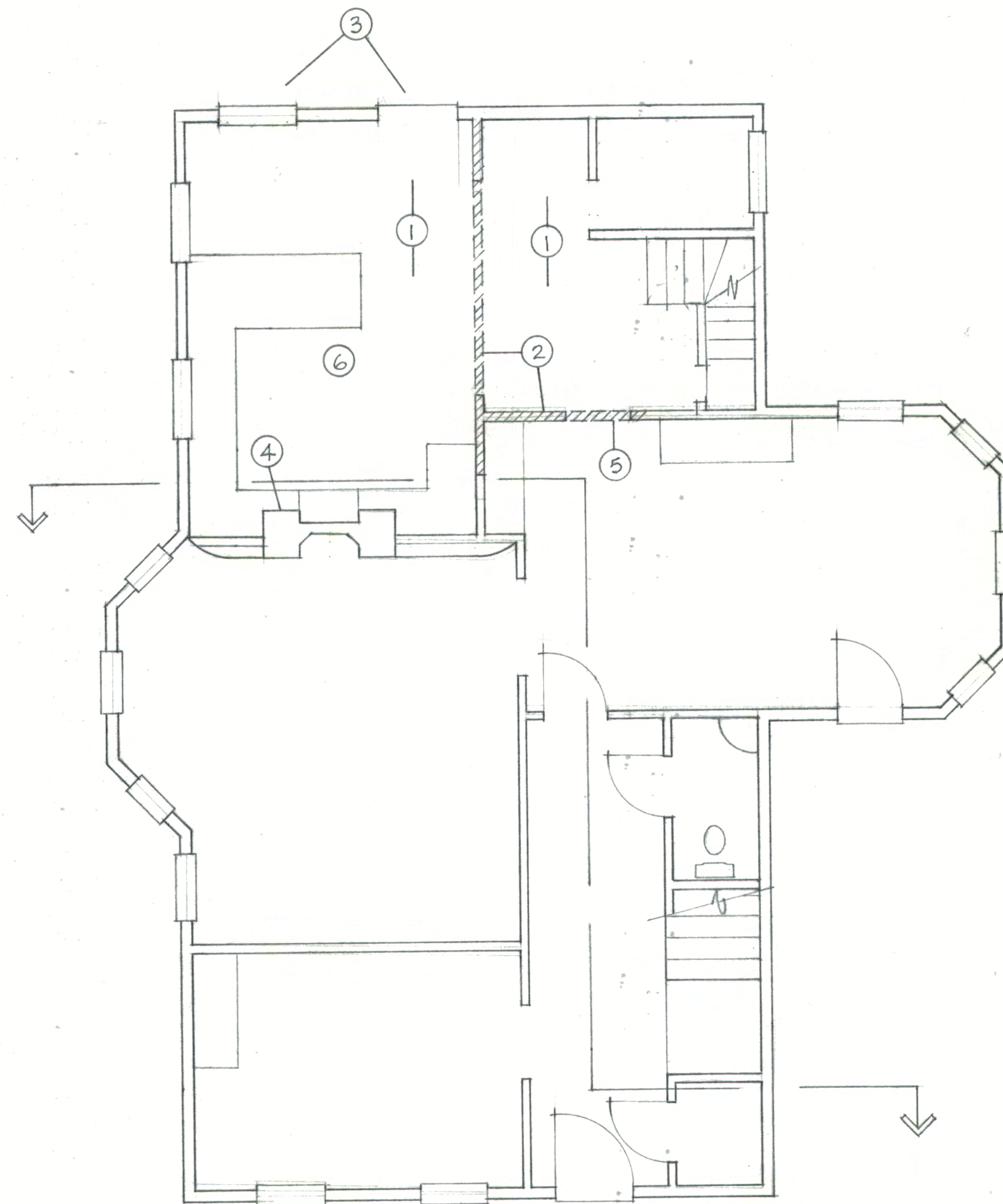
NOTES & NEW REAR ELEVATION

Date: 4-31-23
Scale: 1/4" = 1'-0"
Drawn: JZ
Job:

A001



EXISTING BASEMENT w/PROPOSED BEARING PADS



EXISTING FIRST FLOOR w/DEMO AREA

NOTES

1. Provide Temporary Support for Wall Removal
2. Demo Existing Walls As Necessary
3. Demo Existing Door and Window
4. Demo Non-Structural Fireplace / Chimney Remnant
5. Verify / Install (2) 2 x 10 Joists Above
6. See Sheet A004 for New Kitchen Revisions
7. New Concrete Pads - See Sheet A004
8. Shift Door 20" Towards Furnace
9. All Existing Ductwork to Remain Undisturbed

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**EXISTING BASEMENT
 & FIRST FLOOR PLANS**

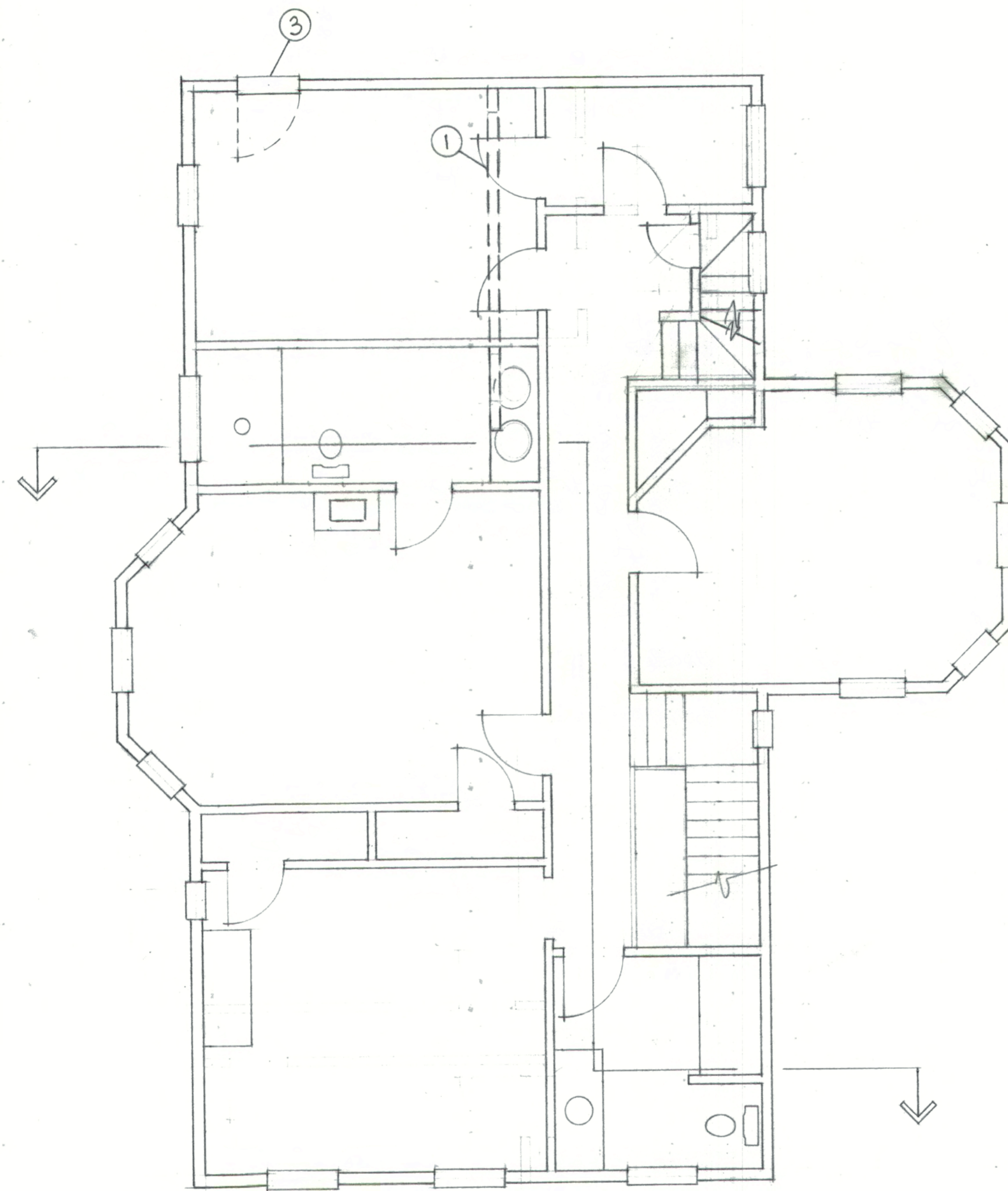
Date 4-31-23

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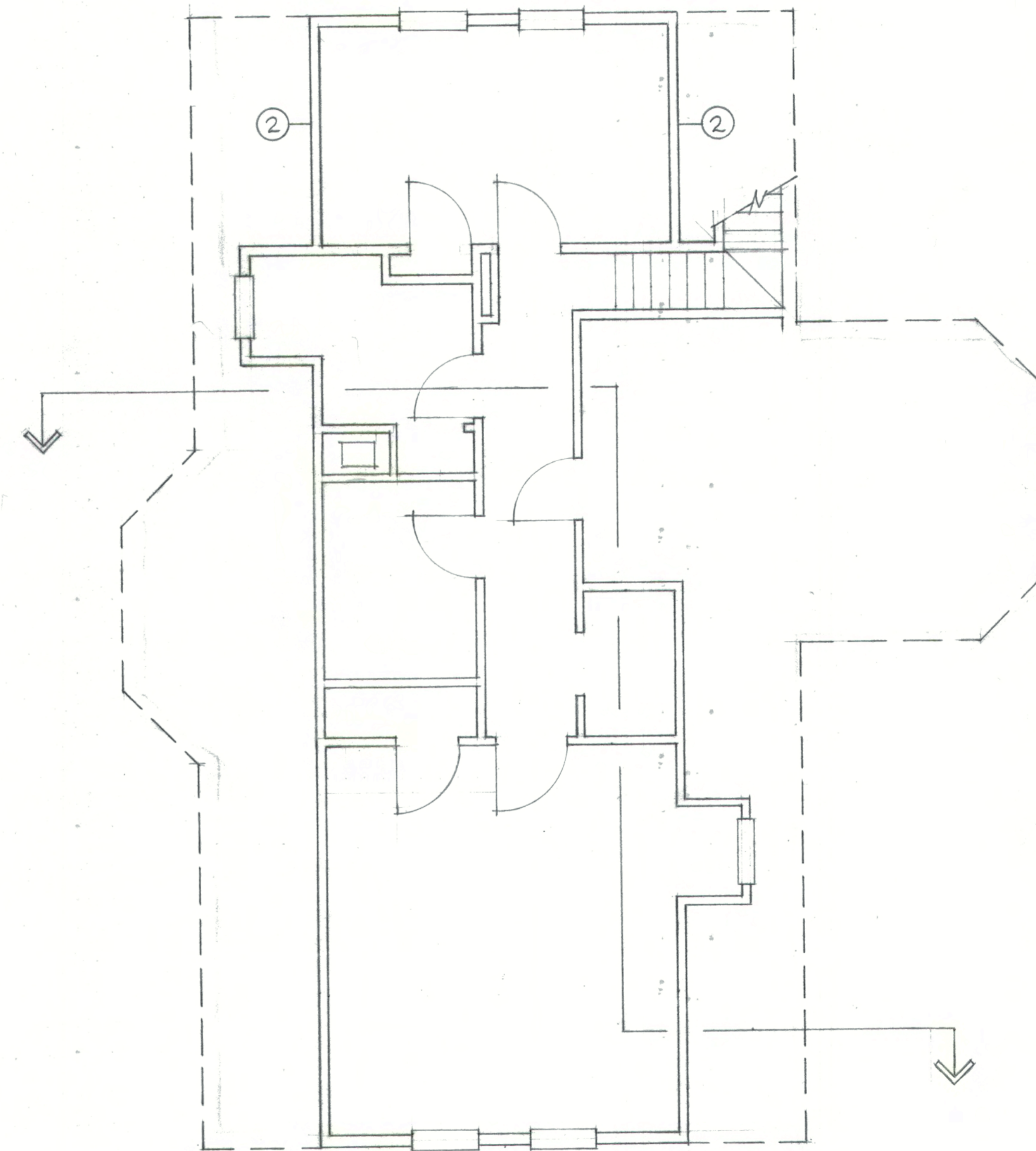
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Job

A002



EXISTING SECOND FLOOR PLAN



EXISTING ATTIC PLAN

NOTES

1. New Beam Bearing Below with 13' Clear Span.
2. Second Floor and Attic Floor Live and Dead Loads each contribute a 12' Tributary Area with the roof contributing an Eighteen Foot Tributary Area transferred through the attic bedroom cripple walls. The combined loading is 1680 PLF.
3. Replace Door w/In Kind Window Meeting Egress Requirements

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EXISTING SECOND FLOOR & ATTIC PLANS

Date 4-31-23
 Scale 1/4" = 1'-0"
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 Job

A003

REVISIONS	BY

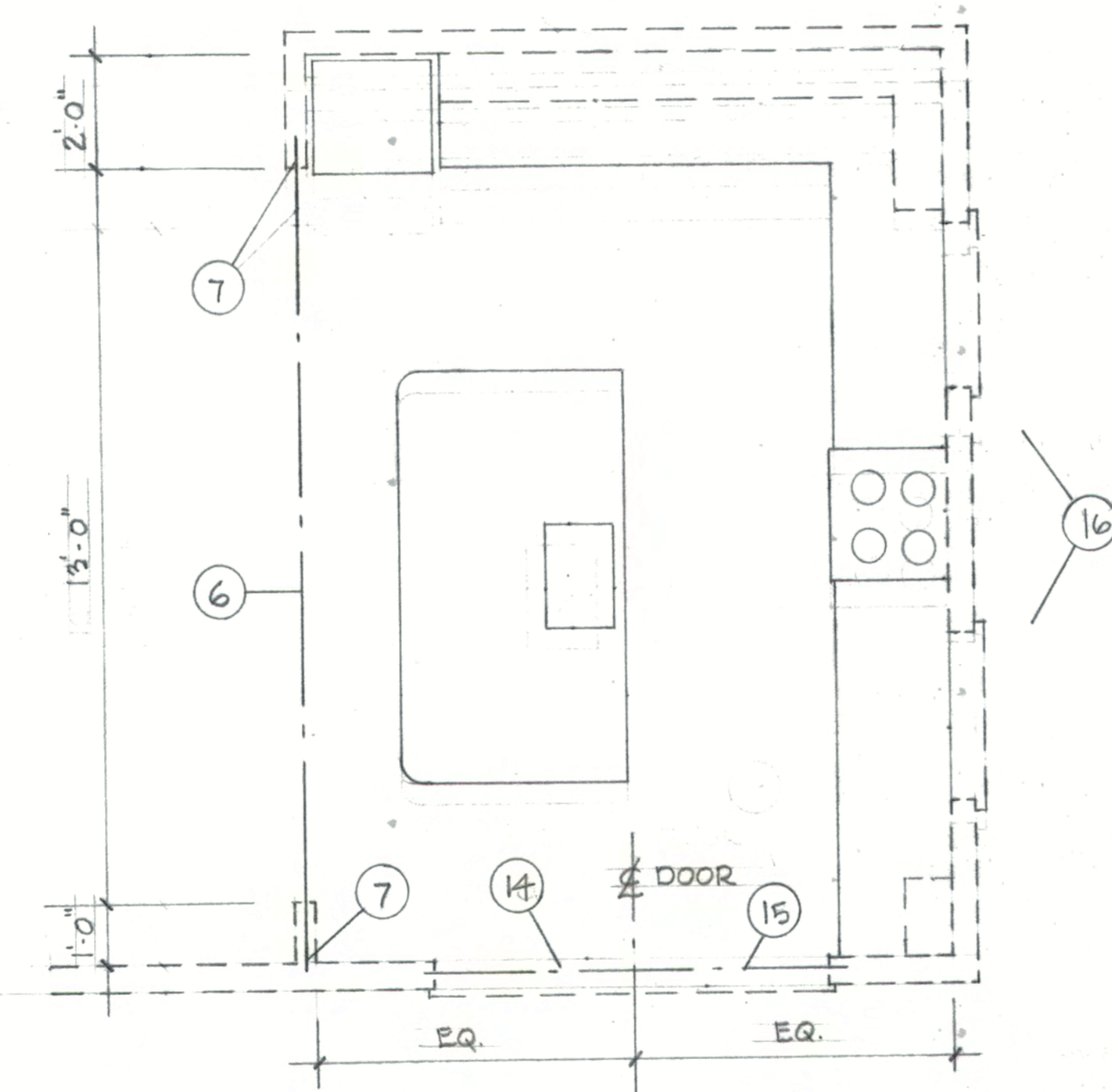
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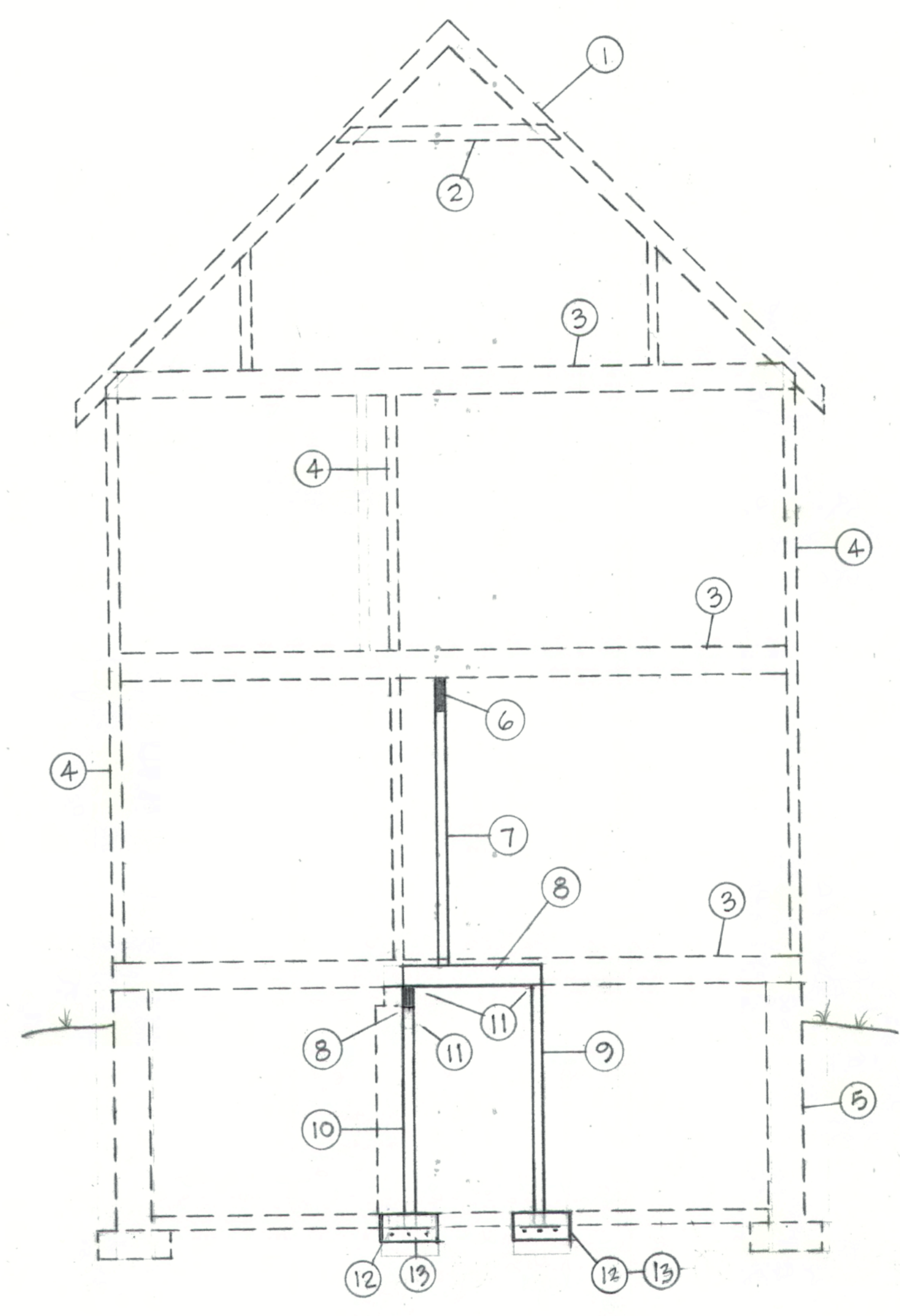
**NEW KITCHEN
 PLAN & SECTION**

Date 4-31-23
 Scale 1/4"=1'-0"
 Drawn t
 Job

A004



NEW KITCHEN PLAN



CROSS - SECTION

NOTES

1. Existing 2 x 8 Rafters @ 16" oc
2. Existing 2 x 6 Collar Ties @ 16" oc
3. Existing 2 x 10 Joists @ 16" oc
4. Existing 2 x 4 Bearing Wall
5. Existing Masonry Foundation
6. (3) 1 1/2" x 14" LVL 2.0E Beam
7. 5 1/2" x 5 1/2" PSL w/Simpson BC6 Cap (E.S.)
8. (3) 1 1/2" x 9 1/2" LVL 2.0 E Beam
9. (1) 3 1/2" x 5 1/2" PSL Post
10. (2) 2x4 PT SYP Jacks (E.S.)
11. Simpson A44 Brackets
12. 24" x 24" x 12" Concrete Pad
13. (3) #4 Rebar Each Way
14. New 84" x 80" Door w/16" Transom (+/-)
15. (2) 1 1/2" x 11 7/8" LVL Header
16. Existing Windows To Remain







25 1:05AM



25 1:00AM



25 1:00AM



25 1:00AM



25 1:01AM



25 1:01AM