



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Village Concrete, Inc
Address: 11250 Industrial Road
Daytime Phone: 703-365-8544

E-mail: skhalatbari@villageconcrete.com
City: Manassas Zip: 20109
Tax Account No.: F14414411

AGENT/CONTACT (if applicable):

Name: Agostinho Costa COSTA ENTERPRISES LLC
Address: 13460 Saratoga Springs Way
Daytime Phone: 703-926-7645

E-mail: acosta@villageconcrete.com
City: Nokesville Zip: 20181
Contractor Registration No.: 2705095065

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 10305 Armory Avenue

Is the Property Located within an Historic District? Yes/District Name _____
 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: 10305 Street: ARMORY AVENUE
Town/City: KENSINGTON Nearest Cross Street: BALTIMORE ST
Lot: 8 Block: 9 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 checked="" type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence (REMOVAL) | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>DRAINAGE , SPRINKLER
APRON CURBCUT</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.

Agostinho Costa
Signature of owner or authorized agent

03.27.24
Date



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

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

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

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

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

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| | | <input type="checkbox"/> Other: _____ |

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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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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

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

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

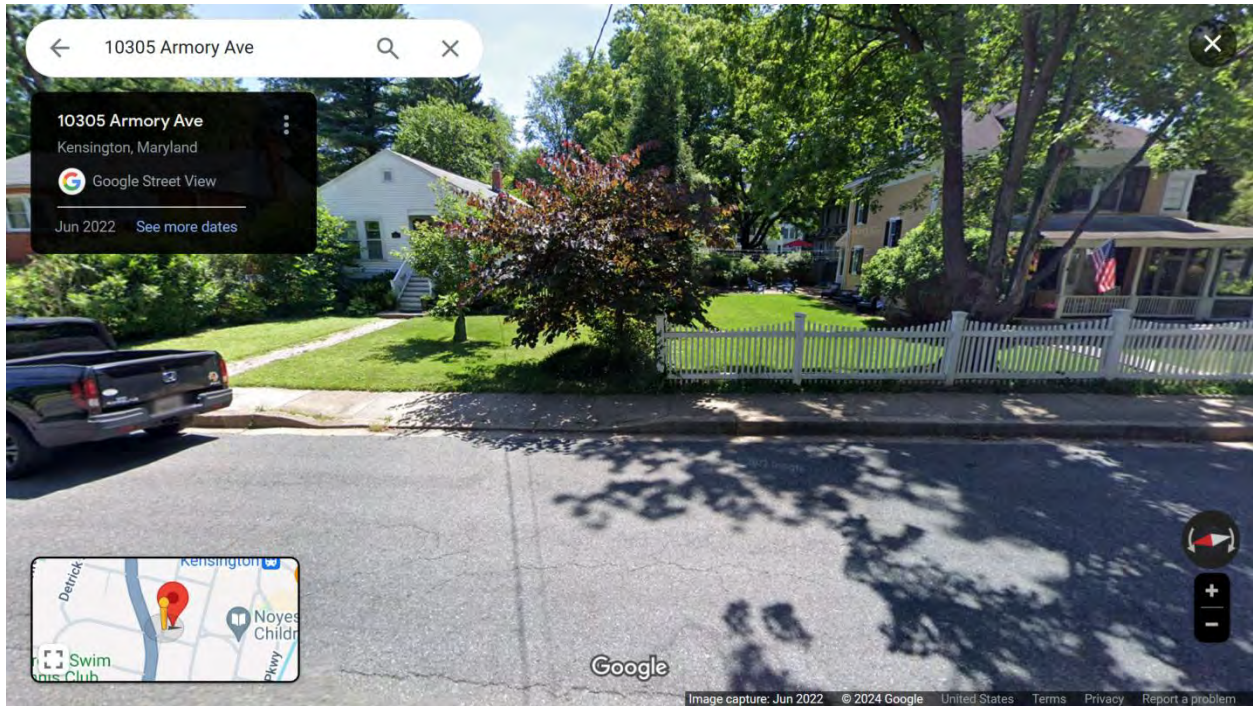
Proposed Work:

**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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

ITEM 4

OLDER PHOTO



EXISTING CURB CUT APRON PHOTO...PROPOSING SHIFTING THE APRON TO THE LEFT SO DRIVEWAY ALIGNS WITH DETACHED GARAGE FRONT AND CREATING CONCRETE DRIVE AS SHOWN ON SURVEY MARKUP. TREE IN FOREGROUND IS IN PUBLIC RIGHT OF WAY (PROPERTY LINES START ABOUT 5 FT BACK FROM SIDEWALK. OWNER TO WORK WITH KENSINGTON TO REPLACE. TREE AT LEFT IS 5" DIA TRUNK WHICH IS INTENDED TO BE REMOVED .



CLOSER PHOTO MORE CURRENT.



FRONT FACADE/GENERAL

OWNER PROPOSES TO RECLAD/REPLACE ALL EXTERIOR FINISHES . KEEPING EXISTING RAILING AND CMU AND BRICK FOUNDATIONS /PIERS. APPLYING PROPOSED PAINT COLOR TO SIDING,WITH WHITE TRIM (COLOR TBD) .

OWNER PROPOSES TO RAISE EXISTING ROOF BY 1 FT (CURRENT INTERIOR CLG 7'8"- PROPOSED 8'8") REMOVING ALL STORM WINDOW AND DOORS AND CHANGING WINDOWS AND DOORS ON ELEVATION PLANS AS NOTED.. OWNER PROPOSED TO ADD ONE FOOT GABLE EAVE PROJECTING FORWARD.

CURRENT SIDING IS VINYL - PROPOSED WOOD SAME WIDTH (4") PAINTED PROPOSED COLOR HOUSE TRIM- PROPOSED WOOD SAME PROFILE DOOR AND WINDOW TRIM- EXISTING METAL CLAD PROPOSED WOOD SAME PROFILE

PORCH AND STAIR RAILINGS- REMAIN (REMOVED AND REATTACHED) CURRENTLY BELOW CODE GUARDRAIL HEIGHT REQUIREMENT AND WILL REMAIN COLUMNS TO BE REPLACED IN KIND (DORIC-MATERIAL TBD) BUT 1' TALLER

PORCH FLOOR AND STAIR TREADS PROPOSED COMPOSITE TREX MATERIAL IN GRAY FINISH

ADDRESS PLAQUE RETAINED AND REUSED

BRICK PAVER WALK KEEP AS EXISTING

WINDOWS CURRENTLY MOST ARE WOODEN WITH METAL STORM WINDOWS..(BATHROOM AND BASEMENT ARE OTHER) . OWNER PROPOSES NEW WOOD WINDOWS ON FRONT FACADE (INCLUDING

FRONT DOOR) AND VINYL WINDOWS (MI MANUFACTURING) ELSEWHERE BLACK EXTERIOR WINDOW FINISH EXTERIOR DOOR COLOR TBD



CURRENT DETACHED GARAGE. REPAIR AND REPLACE EXISTING SIDING AS REQUIRED. POSSIBLY RESHINGLE ROOF TO MATCH HOUSE. PAINT GARAGE SIDING COLOR TO MATCH HOUSE WITH A WHITE TRIM TBD. NO PROPOSED OTHER CHANGES EXST FENCING AT LOT LINES REMAIN. THERE IS NO LONGER A BASKETBALL HOOP OR SOCCER NET (PREVIOUS OWNER)



REAR YARD PHOTO.....TERRACE SHOWN IN LEFT FOREGROUND TO BE REMOVED FOR NEW ADDITION...



EXISTING REAR HOUSE FACADE BECOMES FRONT WALL OF NEW ADDITION (EG ADDITION WALL WILL SIT ON TOP OF CURRENT REAR WALL . REAR FOUNDATION WALL TO EITHER SIDE OF REAR DOOR SHALL BE REMOVED TO PROVIDE DEEPER MECHANICAL ROOM ...UPPER REAR WALL REMAINS FILLED IN AND OPENED AS REQUIRED FOR NEW TRANSITION INTO ADDITION. AC TO BE REMOVED . ONE NEW AC AND ONE NEW HEAT PUMP WILL BE PLACED AT REAR OF NEW ADDITION MIN 5 FT FROM ADJACENT PROPERTY LINE. TREES AT LEFT AND RIGHT (AGAINST HOUSE) PROPOSED TO BE REMOVED. SEE NOTE ABOUT DRAINAGE BELOW EXISTING DOWNSPOUT LOCATIONS TO BE REUSED BUT REPLACED IN KIND (AS GUTTERS)



REAR FACADE SHOT . NOTICE BUILDING ON RIGHT IS ON PIERS. WHEN PROPOSED ADDITION PLACED DRAINAGE/GRADE OF CREATED OPEN CRAWLSPACE TO BE VERIFIED AND ADDRESSED. SHOULD REMAIN AS EXISTING CONDITION UNLESS SOME REGRADING REQUIRED



EXISTING SOUTH FACADE WINDOW CONDITIONS SEE PLANS FOR PROPOSED NEW CONDITIONS. BASEMENT WINDOWS TO HAVE NEW EGRESS WINDOWS AND GALVANIZED EGRESS WELLS PER ELEVATIONS . TWO CENTER WINDOWS TO BE CLOSED IN ON THIS SIDE TWO. TWO WINDOWS AT ENDS (BEDROOMS) ENLARGED FOR EGRESS



METER TO BE UPDATED (NO SERVICE UPGRADE 200 AMP ASSUMED- VERIFY) CABLE/DATA SERVICE TBD MOUNTED IN SIMILAR GENERAL LOCATION. FENCE SHOWN IN PHOTO WILL BE REMOVED TO ALLOW NEW PROPOSED DRIVEWAY . NO REPLACEMENT FENCE PLANNED.



SOUTH FACADE WITH VIEW OF TREE TO BE REMOVED. SEE DRAINAGE NOTE BELOW



LATTICE TO BE REPLACED IN KIND WITH WOOD (COLOR TBD) . CMU TO BE REPAINTED (GREY TBD)
PORCH CEILING FAN TO BE REMOVED AND NEW LIGHT TO BE CENTERED IN PORCH. PORCH TO RECEIVE
BEADBOARD CEILING (COLOR TBD)



CLOSE UP SHOT OF FRONT STAIRS...RAILING REMAINS , PAVERS REMAIN. STAIR TREADS PROPOSED WITH NEW TREX REPLACEMENT (MAY REQUIRE RESTRUCTURING STAIR UNDERNEATH)



FRONT DOOR TO BE REPLACED , STORM DOOR TO BE REMOVED AND STAINED GLASS WINDOW TO BE RETAINED. MAILBOX TBD DOOR BELL RING SYSTEM OR SIMILAR. ALL TRIM AND SIDING TO BE REPLACED WITH WOOD..



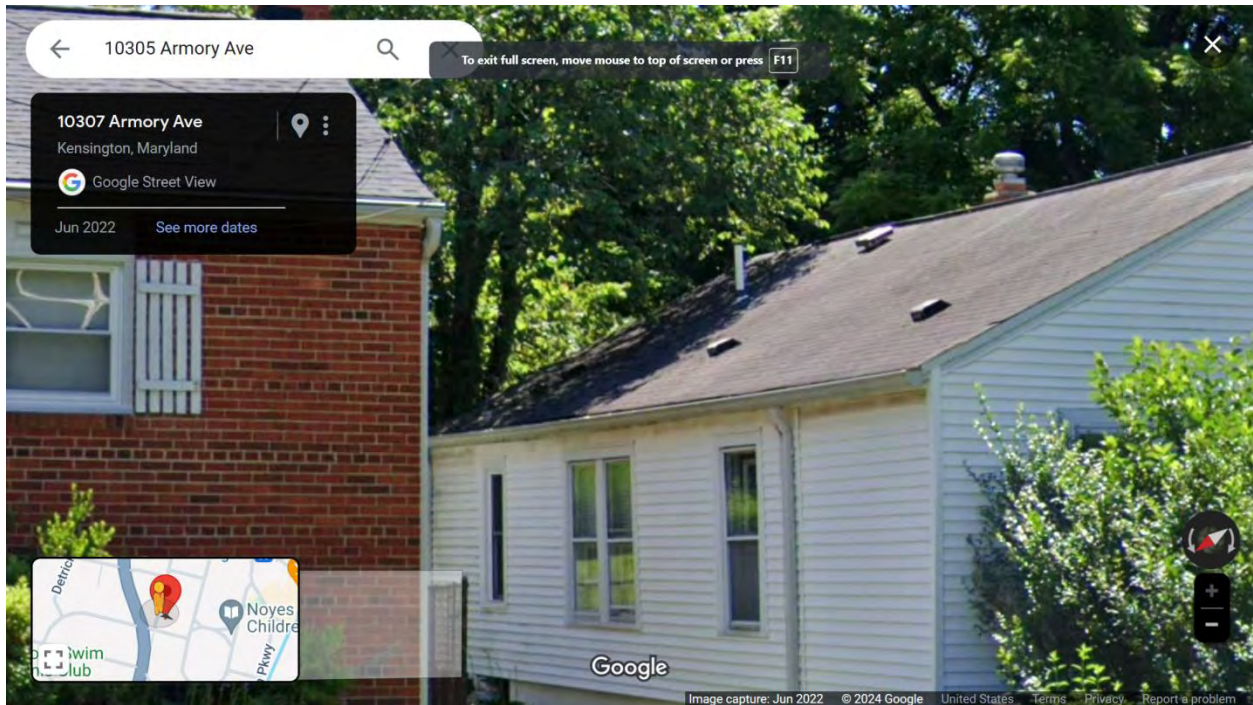
CURRENT LIVING RM WINDOW PHOTO. LATTICE TO BE REPLACED.



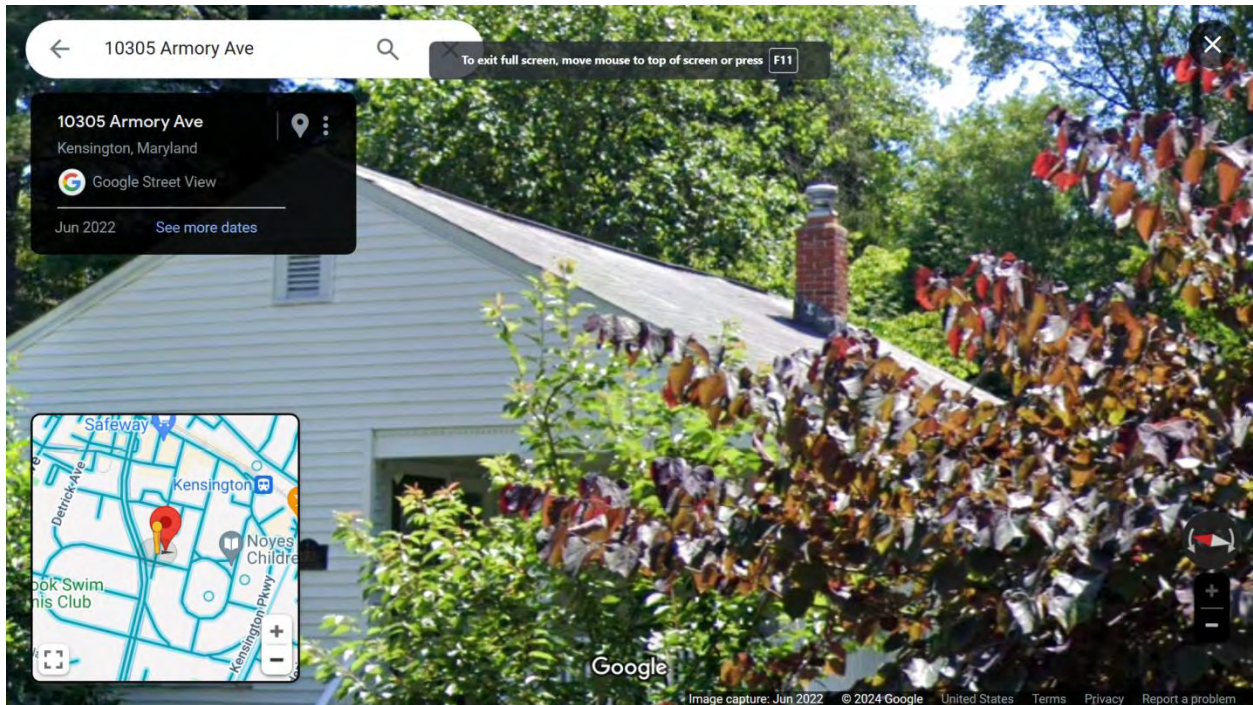
TYPICAL EXISTING WINDOW CONDITION . PROPOSED WINDOWS SHALL BE WOOD AT FRONT FACADE (THIS WINDOW PLUS LIVING RM) ACCESSORY SHOWN SHALL BE REMOVED. CURRENT ALUMINUM/METAL CLADDING SHALL BE REPLACED WITH WOOD WITH DETAILING IN KIND.



NORTH FACADE....CURRENT DOWNSPOUTS DRAIN INTO UNDERGROUND DRAINAGE CONNECTION TO FRENCH DRAIN . EXISTING SYSTEM WILL BE RETAINED WITH REPLACEMENT OF GUTTERS AND DOWNSPOUTS IN KIND. VENTINGS SHOWN IN CRAWLSPACE AREA ALONG BACK OF HOUSE SHALL BE VENTED TO ROOF AREA...NEW WINDOW IS PROPOSED AT FRONT RIGHT CORNER OF PICTURE. WINDOWS SIZES REMAIN SAME ALONG THIS SIDE OF HOUSE.



PROPOSED ROOF SHALL BE ARCHITECTURAL SHINGLES AS OPPOSED TO CURRENT 3 TAB SHINGLE.
(STYLE TBD) SIMILAR CHARCOAL COLORING. WITH RAISED ROOF SIMILAR ROOF VENTS SHALL BE USED
IN COORDINATION WITH RIDGE VENT (AS EXISTING) .



OWNER PROPOSES TO REMOVE EXISTING CHIMNEY AND USING DIRECT VENT EQUIPMENT THAT WOULD VENT AND INTAKE AT SOUTH FACING SIDE WALL ALONG DRIVEWAY SIDE

SW 7649
Silverplate

239-C5

PROPOSED SIDING FOR HOUSE AND GARAGE (WHITE TRIM TBD, FOUNDATION GREY TBD, LATTICE WHITE OR COLOR TBD) BLACK COMPOSITE AND METAL PICKET DECK RAILINGS AT REAR. BLACK METAL RAILING AT NEW BASEMENT AREAWAY .WHITE GUTTERS , ARCHITECTURAL CHARCOAL SHINGLES (COLOR TBD) PORCH CEILING COLOR TBD..

NEW OUTDOOR LIGHT FIXTURES TBD.

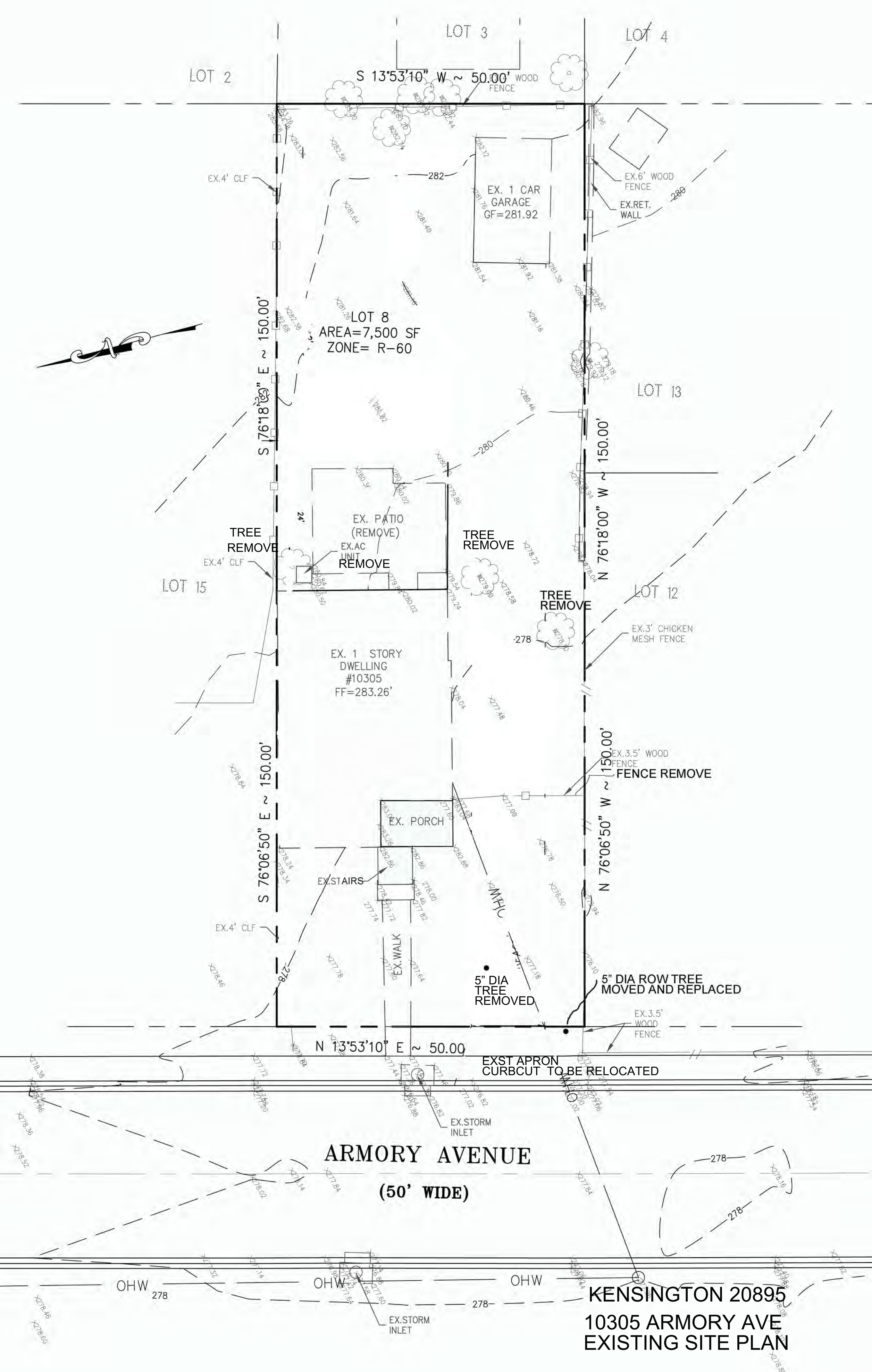
DRAINAGE- DUE TO ADDITION BEING OVER 400 SF WE ARE WORKING WITH ENGINEER, KENSINGTON AND COUNTY TO DETERMINE BEST WAY TO HANDLE NEW ROOF DRAINAGE . CURRENT SURVEY PLAT PROPOSES NEW DRYWELL AT FRONT YARD BUT EFFORTS ARE BEING MADE TO AVOID THIS FOUNDATION DRAINAGE WILL BE HANDLED BY SUMP AND WILL DRAIN/TERMINATE ALONG REAR RIGHT SIDE OF EXISTING HOUSE NEAR DRIVEWAY LINE (APPROXIMATELY 6 FT FROM HOUSE) . DOWNSPOUTS AT RIGHT SIDE OF EXISTING HOUSE DRAIN TO SURFACE GRADE AND WILL REMAIN SIMILAR....WITH ONE NEW SURFACE DOWNSPOUT TO SPLASH BLOCK AT NEW ADDITION . ROOF DRAINAGE OF LEFT SIDE OF HOUSE WILL REUSE (BUT GUTTERS/DOWNSPOUTS REPLACED IN KIND) EXISTING DOWNSPOUT LOCATIONS INTO GROUND AND FRENCH DRAIN...WITH PORTION OF NEW ADDITION ROOF ADDED TO THIS EXISTING ROOF RUN OFF.

10305 ARMORY AVE HAWP PRELIM SUBMISSION

Please find attached response to staff comments provided on April 9, 2024

We do not support raising the roof. Please provide justification why it is necessary if you would like to pursue that. As an alternative, you may consider digging a larger basement space. [THE OWNER/CONTRACTOR FEELS THE ROOF STRUCTURE NEEDS TO BE REPLACED AND NOT REPAIRED, SO WAS HOPING THERE WAS THE OPPORTUNITY TO RAISE THE ROOF BY ONE FOOT TO HAVE A SLIGHTLY HIGHER CEILING.](#)

- Inset the rear addition at least 6 inches on both sides. [EXECUTED ON DRAWINGS](#)
- You should restore the existing wood windows. Window restoration is eligible for both 20 percent state historic tax credit and 25 percent county historic tax credit. [THE OWNER /CONTRACTOR FEELS THE WINDOWS NEED TO BE REPLACED AND IS HOPING TO PROVIDE ALL NEW WITH WOOD ONLY ON THE FRONT.](#)
- Staff encourages you to restore the original siding on the house and garage, assuming it is wood and present beneath the vinyl. It also would be eligible for the tax credits. [THE OWNER/CONTRACTOR FEELS THE EXISTING WOOD SIDING WOULD NEED TO BE REPLACED AND IS PROPOSING NEW WOOD SIDING ON EXISTING AND NEW ADDITION ALONG WITH NEW WOOD TRIM.](#)
- Provide justification for the 1-foot eave extension. We prefer it not be extended but are open to your rationale. [OVER TIME THERE TENDS TO BE DAMAGE TO GABLE WALLS WHEN NO EAVE EXSTS \(CURRENT HOUSE SHOWS THIS\) , SO OWNER/CONTRACTOR WAS TRYING TO AVOID.](#)
- Window sizes should be maintained on the front elevation. Ideally, the windows on the side elevations will remain unchanged as well. [WINDOW SIZES RETAINED EXCEPT AT EGRESS WINDOWS FOR BEDROOMS AT FIRST FLOOR AND BASEMENT.](#)
- Consider additional windows on the upper levels of the side elevations on the addition. [ONE WINDOW ADDED ON NORTH 2ND FLOOR SIDE](#)
- Consider retention of the brick chimney. [OWNER/CONTRACTOR STILL HOPES TO BE ABLE TO REMOVE CHIMNEY](#)
- Keep the stained-glass window in its existing location or find a location elsewhere on the house to reinstall it. [WINDOW NOW SHOWN IN EXISTING LOCATION](#)
- Add dimensions on the elevations. The height of the existing residence and proposed addition would be particularly helpful. [DIMENSIONS ADDED](#)
- A page should be provided for each elevation that shows the existing conditions and then the proposed alterations and addition for easy comparison. [EXST AND PROP ELEVATIONS NOW INCL](#)
- Include existing and proposed roof pitches on the elevations. [NOW INCLUDED](#)
- Include a detailed existing site plan with dimensions showing the current conditions and a proposed site plan. Include any changes to the site, including tree removals, drainage, etc. [EXISTING AND PROPOSED SITE PLAN NOW INCLUDED.](#)
- Increase the line weight on the elevations so they are easier to see. [ELEVATIONS DARKENED](#)
- A 3-D streetscape showing the proposed addition in scale to the adjacent properties would be helpful. [AT THIS POINT NOT PROVIDED BUT LOOKING INTO IF IT BECOMES NECESSARY.](#)



LOT 2

LOT 3

LOT 4

S 13°53'10" W ~ 50.00' WOOD FENCE

LOT 8
AREA=7,500 SF
ZONE= R-60

EX. 1 CAR GARAGE
GF=281.92

EX. 6' WOOD FENCE

EX. RET. WALL

EX. 4' CLF

S 76°18'00" E ~ 150.00'

N 76°18'00" W ~ 150.00'

LOT 13

LOT 15

LOT 12

TREE REMOVE

TREE REMOVE

TREE REMOVE

EX. 4' CLF

EX. PATIO (REMOVE)

EX. AC UNIT REMOVE

EX. 3' CHICKEN MESH FENCE

EX. 1 STORY DWELLING
#10305
FF=283.26'

N 76°06'50" W ~ 150.00'

EX. 3.5' WOOD FENCE
FENCE REMOVE

S 76°06'50" E ~ 150.00'

EX. PORCH

EX. STAIRS

EX. WALK

5" DIA TREE REMOVED

5" DIA ROW TREE MOVED AND REPLACED

EX. 4' CLF

N 13°53'10" E ~ 50.00'

EXST APRON CURBCUT TO BE RELOCATED

EX. STORM INLET

ARMORY AVENUE

(50' WIDE)

OHW

OHW

OHW

KENSINGTON 20895

10305 ARMORY AVE
EXISTING SITE PLAN

EX. STORM INLET

PROPOSED INCREASED IN ROOF AREA= 697.5SF ()

DRYWELL SIZING (Chapter 8 .Section 8-29B, Montgomery county code)	
Roof Square footage(SF)	Drywell Size (FT)
100	3 X 3 X 3.5
200	4 X 4 X 3.5
400	6 X 6 X 3.5
500	6 X 6 X 4
1000	9 X 9 X 4

SAND SPECIFICATIONS:

WASHED ASTM C33 FINE AGGREGATE CONCRETE SAND IS UTILIZED FOR STORMWATER MANAGEMENT APPLICATIONS IN MONTGOMERY COUNTY. IN ADDITION TO THE ASTM C33 SPECIFICATION, SAND MUST MEET ALL OF THE FOLLOWING CONDITIONS:

1. SAND MUST MEET GRADATION REQUIREMENTS FOR ASTM C-33 FINE AGGREGATE CONCRETE SAND. AASHTO M-6 GRADATION IS ALSO ACCEPTABLE.
2. SAND MUST BE SILICA BASED, NO LIMESTONE BASED PRODUCTS MAY BE USED. IF THE MATERIAL IS WHITE OR GRAY IN COLOR, IT IS PROBABLY NOT ACCEPTABLE.
3. SAND MUST BE CLEAN. NATURAL, UNWASHED SAND DEPOSITS MAY NOT BE USED. LIKEWISE, SAND THAT HAS BECOME CONTAMINATED BY IMPROPER STORAGE OR INSTALLATION PRACTICES WILL BE REJECTED.
4. MANUFACTURED SAND OR STONE DUST IS NOT ACCEPTABLE UNDER ANY CIRCUMSTANCE

PROJECT NARRATIVE :

THIS PROJECT WORK INVOLVES ADDITION OF THREE LEVEL STRUCTURE AT REAR OF EXISTING 1.5 STORY PLUS BASEMENT. EXISTING DETACHED GARAGE REMAINS W/NEW DRIVE REAR PATIO. EXTERIOR AC. FENCE BETWEEN FRONT AND SIDE YARD SHALL BE REMOVED ALONG WITH 3 TREES OVER 6" DIA TRUNKS AS SHOWN. THE PROJECT SITE IS KNOWN AS 10305 ARMORY AVENUE, KENSINGTON, MD 20895. THIS PROPERTY ALSO KNOWN AS LOT 8 BLOCK 9, KENSINGTON SUBDIVISION. THE SITE CONTAINS 7500 SF OF LAND. THE PROPOSED DEVELOPMENT WILL INCREASE 697.50 SF (27.9'X25') OF ROOF AREA. THE DISTURBED DUE TO PROPOSED ADDITION WORK IS _____ SF. THE INCREASED IN RUNOFF VOLUME GENERATED BY PROPOSED ADDITIONS WILL BE CONTROLLED ONSITE BY INSTALLATION OF ONE (1) DRYWELL. THE PROPOSED DRYWELL WILL CONTROL ROOF AREA OF _____. THE PROPOSED ADDITIONS WILL HONOR NATURAL DRAINAGE PATTERN. THERE WILL NOT BE NEGATIVE IMPACT ON ADJACENT PROPERTY.

MAXIMUM ALLOWABLE LOT COVERAGE

LOT AREA = 7,500 SF
 MINUS = - 6,000 SF
 = 1,500 SF
 MULTIPLY TIMES * 0.001
 = 1.5 %

ALLOWABLE LOT COVERAGE = 30-1.5= 28.50%
 MAXIMUM ALLOWABLE BUILDING AREA = 2,137.5 SF

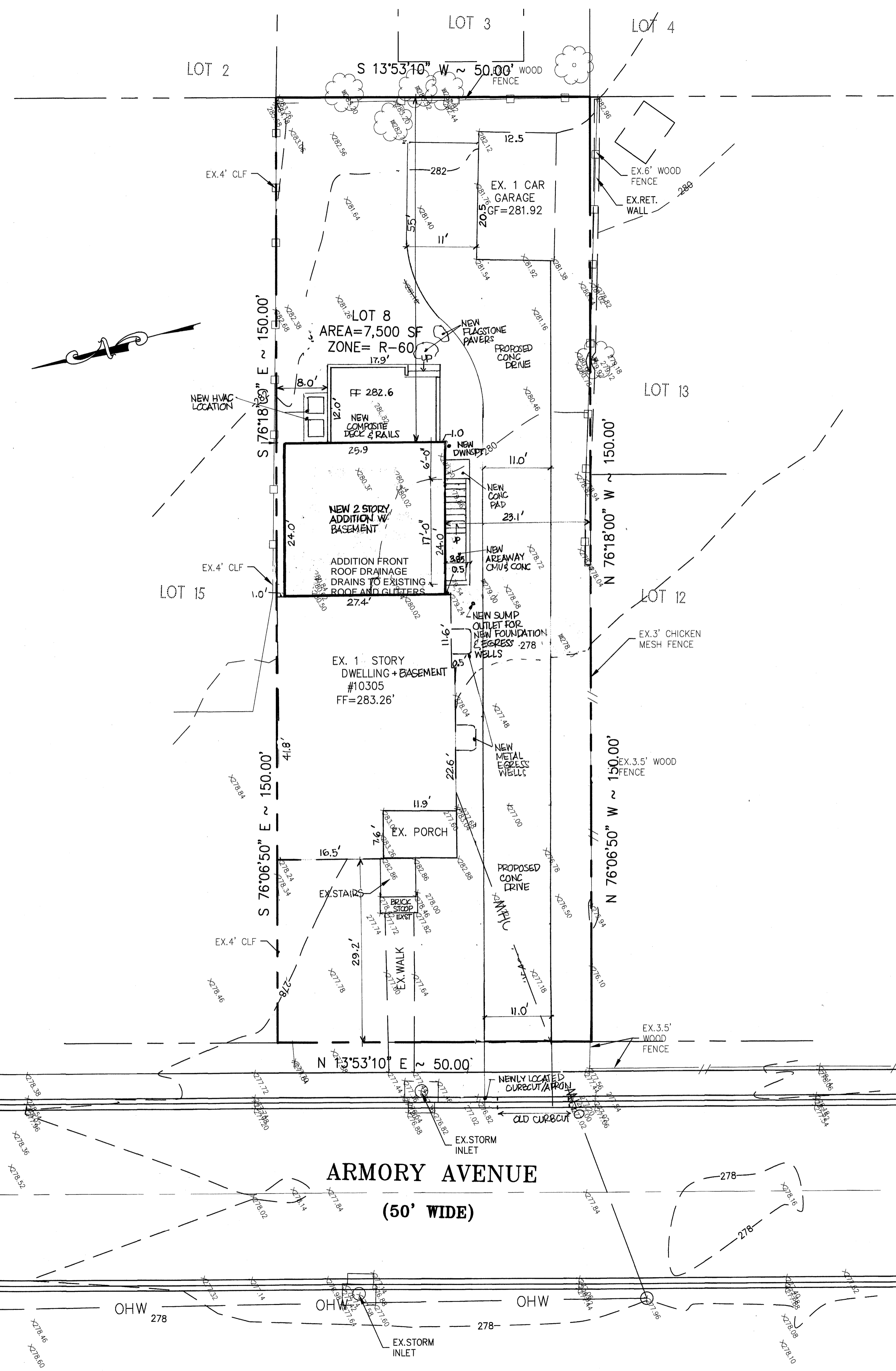
EX. BUILDING = 1,085 SF
 EX. PORCH = 90.5 SF

SUB TOTAL = 1,175.5 SF
 NEW ADDITION = 622 SF

TOTAL = 1,797.5 SF

DETACHED GARAGE = 256.25 SF

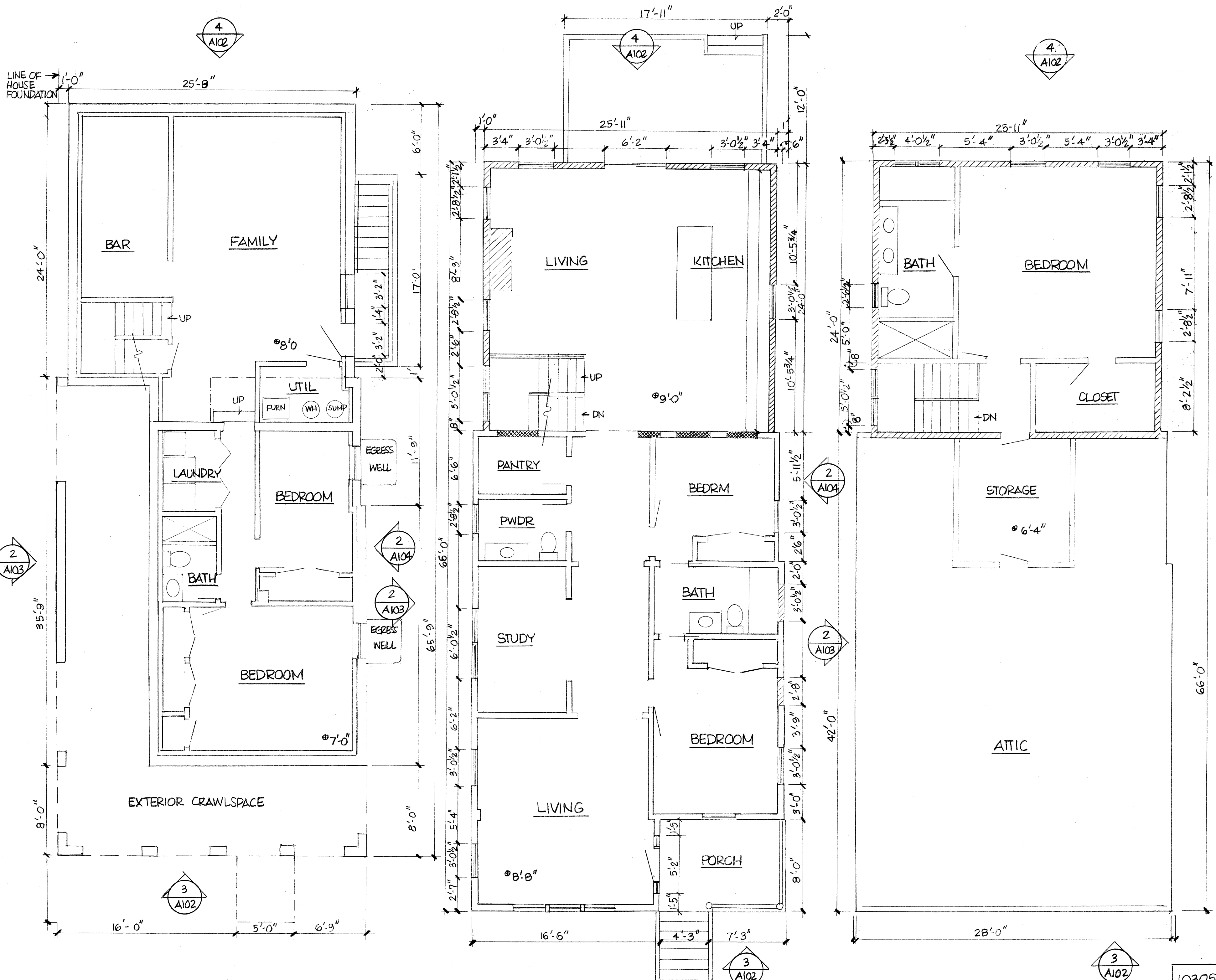
LOT COVERAGE = 2053.25/7,500= 27.38 < 28.50 % OK



10305 ARMORY AVE
 KENSINGTON MD 20895

1"=10'

PROPOSED

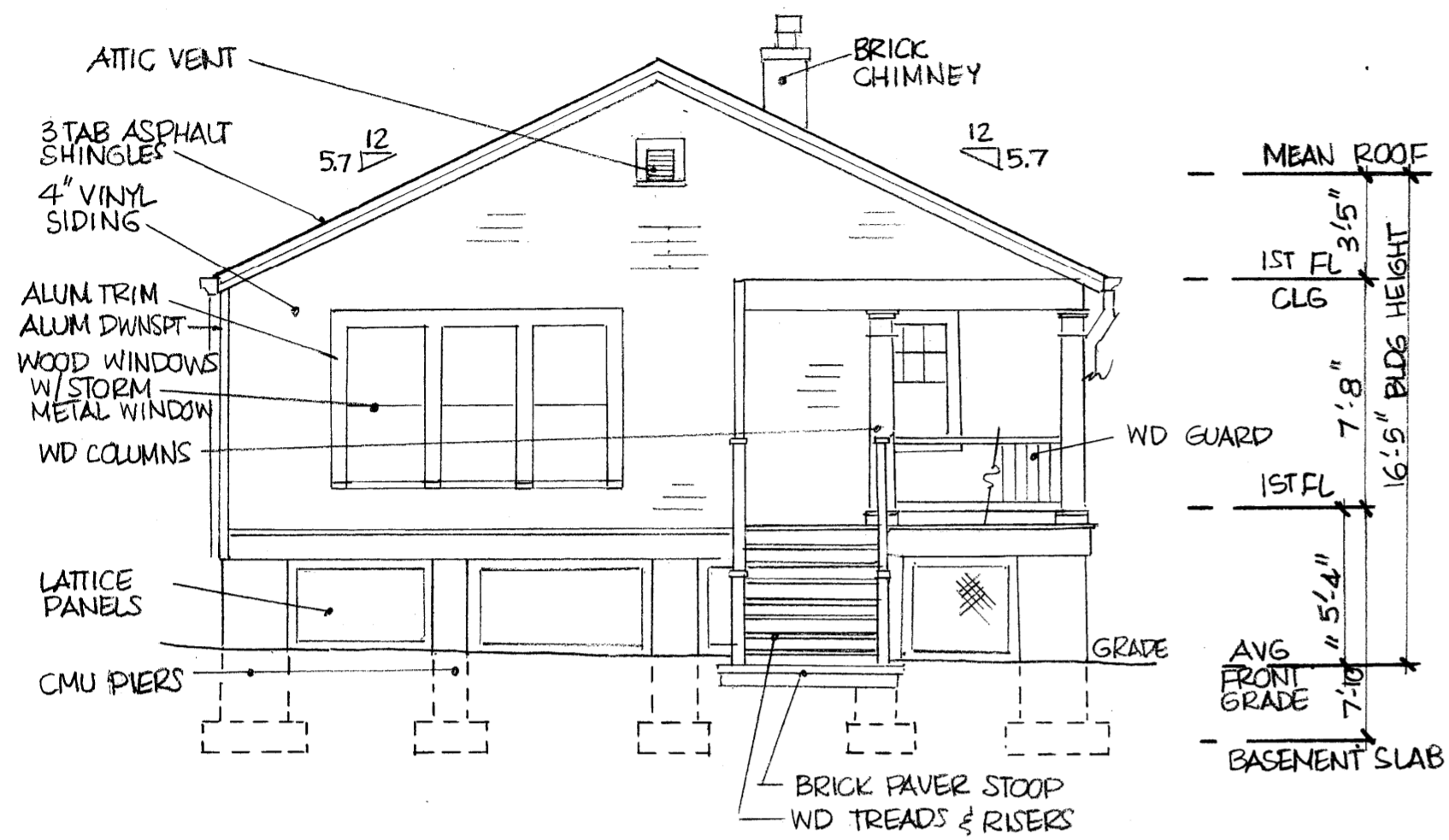


1 BASEMENT FL PLAN
 A101 3/16" = 1'-0"

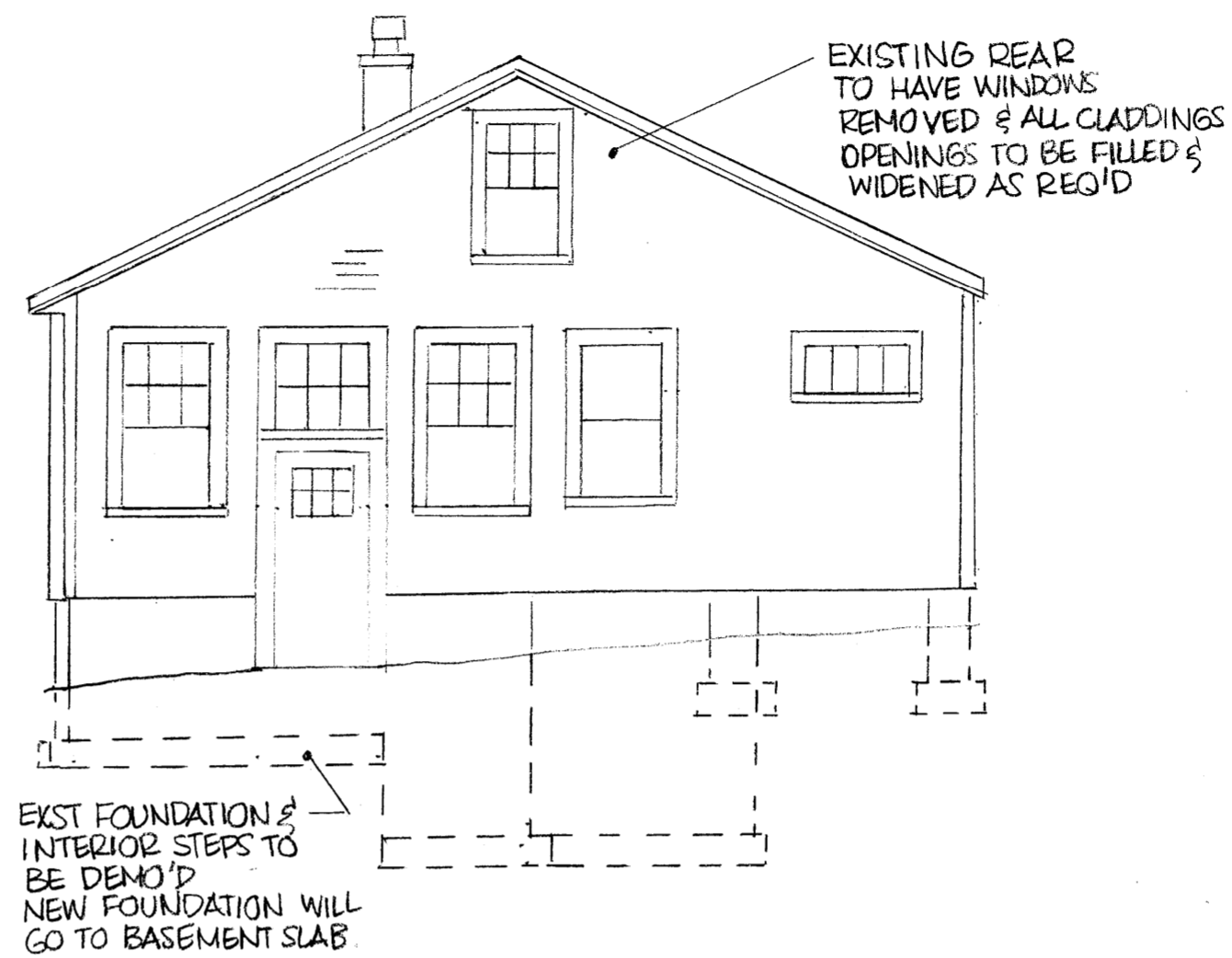
2 1ST FLOOR PLAN
 A101 3/16" = 1'-0"

3 2ND FL PLAN
 A101 3/16" = 1'-0"

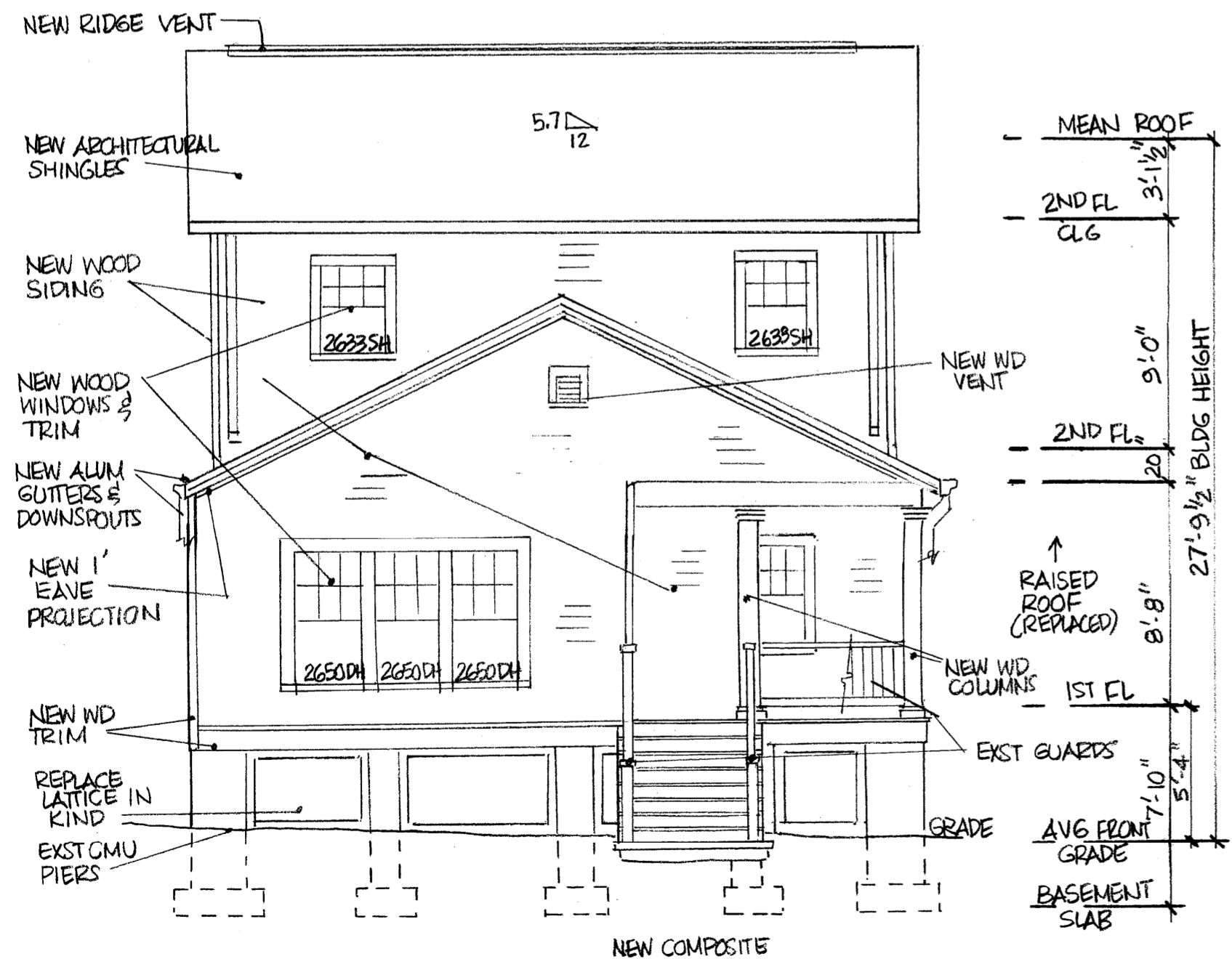
10305 ARMORY AVE
 KENSINGTON MD
 20895
 A101



1 EXST FRONT ELEVATION
A102
3/16" = 1'-0"

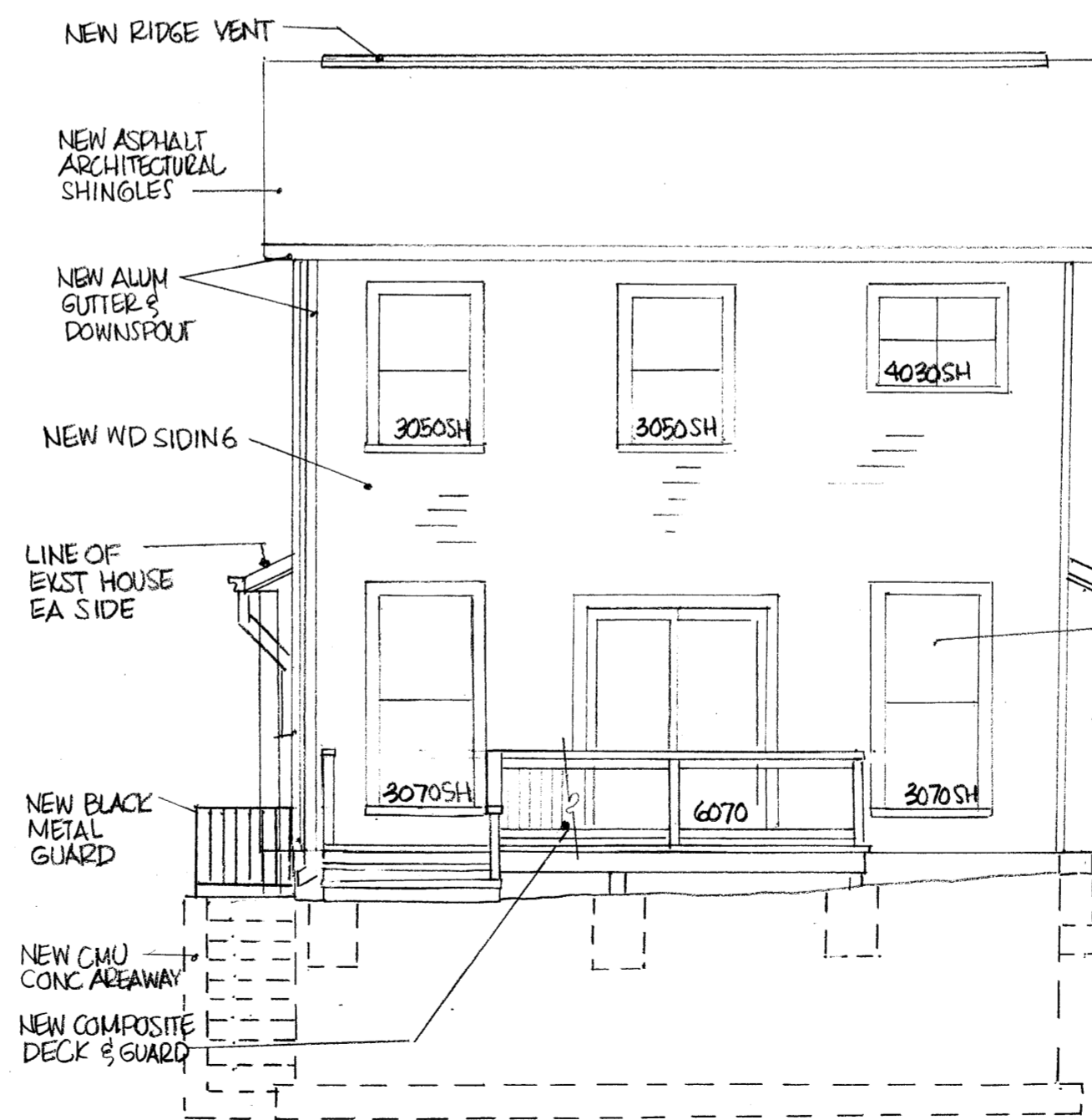


2 EXST REAR ELEVATION
A102
3/16" = 1'-0"



3 PROPOSED FRONT ELEVATION
A102
3/16" = 1'-0"

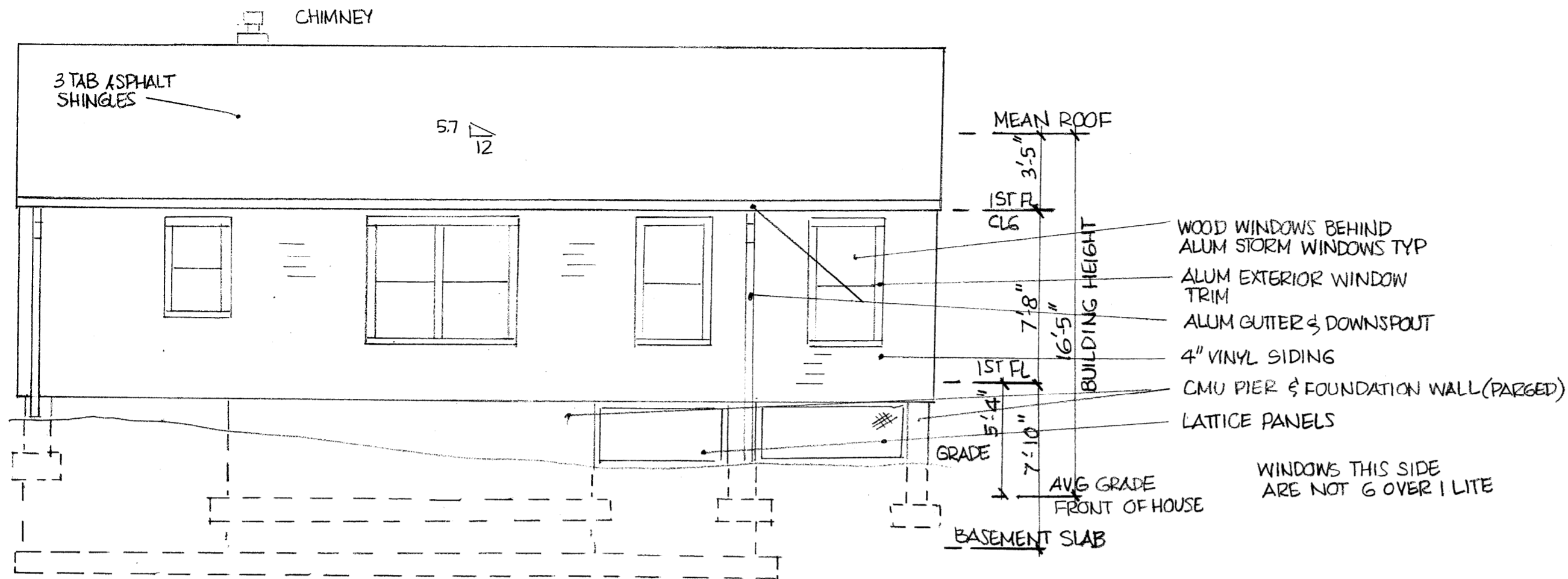
ALL WOOD TRIMS SHALL REPLICATE EXST PROFILES WHICH ARE BEING REPLACED.



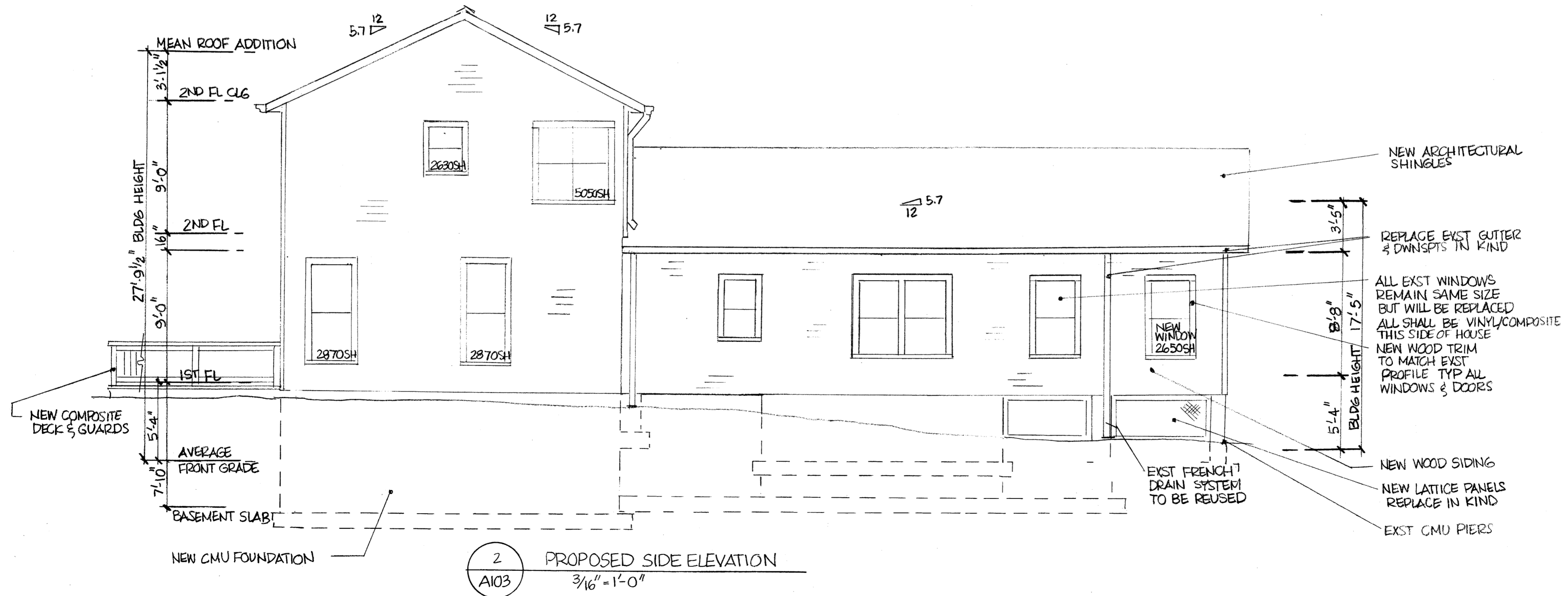
4 PROPOSED REAR ELEVATION
A102
3/16" = 1'-0"

NOTE FRONT FACADE & PORCH WINDOWS ARE TO BE WOOD. SIDES & REAR ARE TO BE VINYL COMPOSITE. ALL EXST STORM WINDOWS TO BE REMOVED.

10305 ARMORY AVE
KENSINGTON, MD 20895

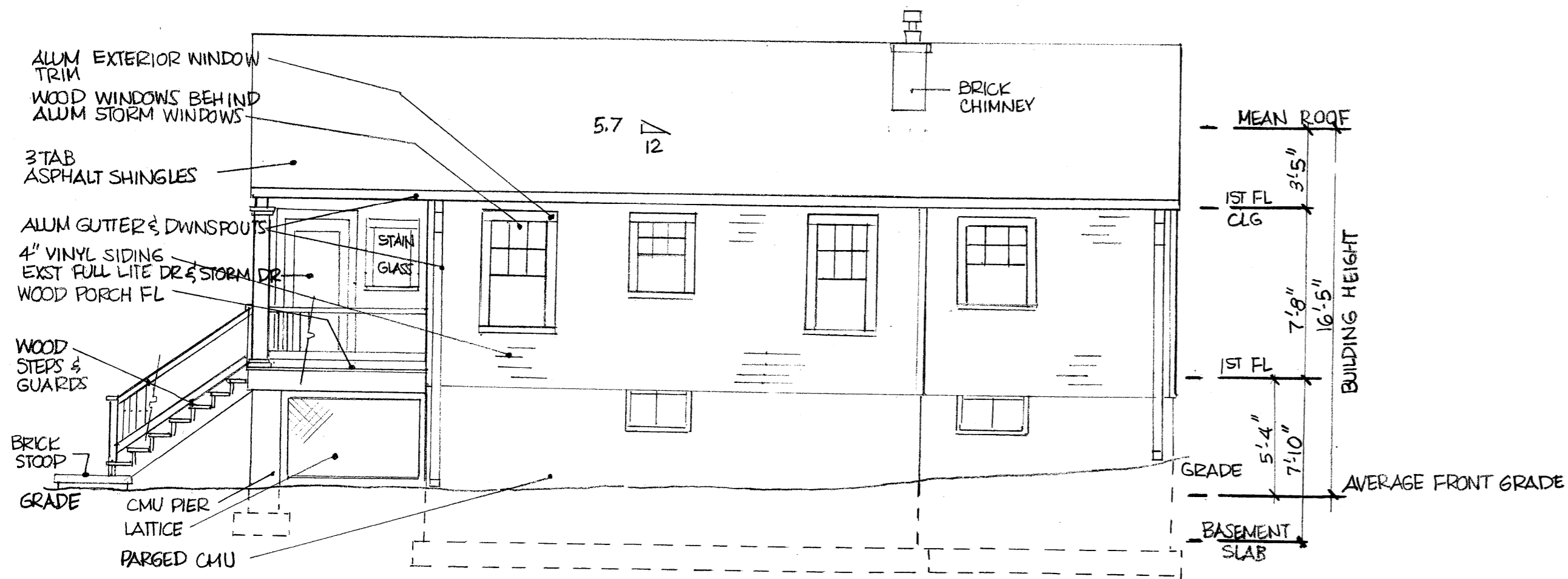


1
A103 EXST SIDE ELEVATION
3/16" = 1'-0"

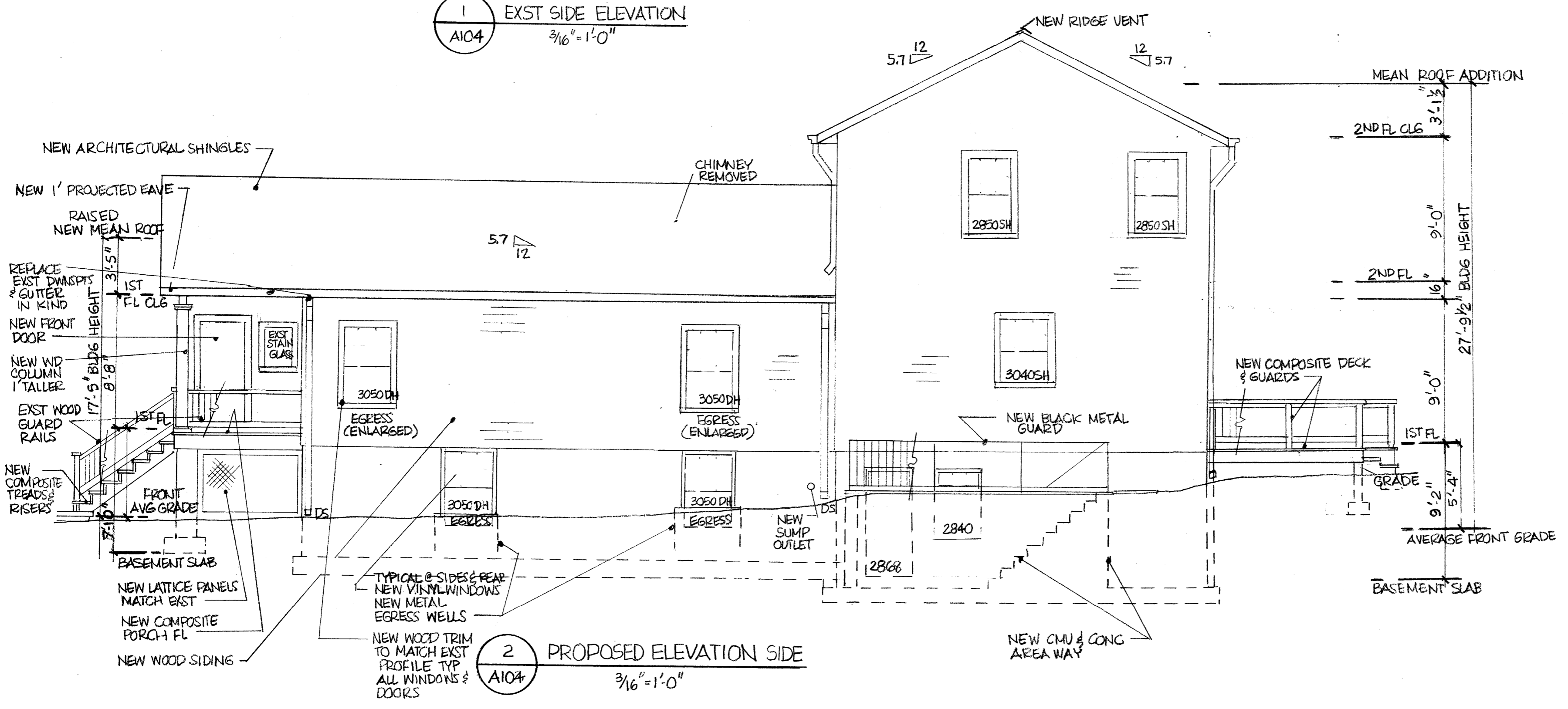


2
A103 PROPOSED SIDE ELEVATION
3/16" = 1'-0"

10305 ARMORY AVE
KENSINGTON MD 20895
A103



1 EXST SIDE ELEVATION
A104 3/16" = 1'-0"



2 PROPOSED ELEVATION SIDE
A104 3/16" = 1'-0"

10305 ARMORY AVE
KENSINGTON, MD 20895
A104

WORK ITEM 4- DETACHED GARAGE

EXIST GARAGE TO HAVE SIDING AND TRIM REPAIRED IN KIND WHERE NEEDED AND PAINTED TO MATCH PROPOSED HOUSE COLORS. SHINGLES TO BE INVESTIGATED AND DETERMINE WHETHER TO REPLACE TO MATCH PROPOSED HOUSE SHINGLES.

WORK ITEM 5 DRIVEWAY ...

EXISTING LAWN FENCE AND 3 TREES (2 NEAR ADJACENT)... NEW 11' WIDE CONC DRIVE AND NEW RELOCATED CURB CUT (COORDINATE WITH KENSINGTON) TO ALIGN WITH EXST DETACHED GARAGE FRONT

WORK ITEM 6 TREE REMOVAL

REMOVAL OF 3 TREES OVER 6" DIA (ONE AT NEW ADDITION LOCATION) , 1 HOUSE AND NEW DRIVEWAY NEAR ADJACENT AND ONE NEAR DRIVEWAY ADJACENT. SEE SITE PLAN FOR MORE INFO (NOT ALL INFORMATION YET INCLUDED FOR PRELIMINARY SUBMITTAL) REMOVE ONE TREE FRONT YARD UNDER 6" DIAMETER IN LOCATION OF PROPOSED DRIVE. COORDINATE REMOVAL AND REPLACEMENT OF ROW TREE WITH KENSINGTON. TREE REPLACEMENTS AND LOCATIONS TBD.

WORK ITEM 7 PAINT PAINT NEW ADDITION EXSTING HOUSE AND GARAGE PROPOSED SIDING COLOR , NEW WHITE TRIM TBD, LATTICE SCREENING TBD, FRONT DOOR TBD, DECK AND PORCH FL TBD (COMPOSITE PROPOSED) , NEW PORCH CLG TBD , NEW FOUNDATION COLOR TBD (GRAY)

WORK ITEM 8 FENCE REMOVAL

EXISTING FENCE 4' WOOD DIVIDING FRONT AND BACK YARD , REMOVE FOR NEW DRIVEWAY ACCESS TO DETACHED GARAGE

WORK ITEM 9 DRAINAGE

REPLACE IN KIND EXISTING FRENCH DRAIN AT LEFT SIDE OF HOUSE. WORKING WITH COUNTY ENGINEER AND KENSINGTON ON WHETHER OR NOT DRYWELL WILL BE REQUIRED FOR PROPERTY TIE IN NEW ADDITION ROOF DRAINAGE TO

EXISTING ROOF DRAINAGE WHERE POSSIBLE , ADDING ONE NEW DOWNSPOUT TO GRADE AT RIGHT REAR CORNER.

WORK ITEM 10 LANDSCAPE HARDSCAPE...MINIMAL CHANGES

COUPLE STONE PAVERS FROM NEW REAR DECK STEPS TO DRIVE , NEW CONCRETE PAD AT TOP OF BASEMENT AREAWAY. GENERAL MAINTENANCE OF EXISTING BEDS AND PERIMETER SCREENING/PLANTINGS. REPAIR LAWN AS NEEDED WITH NEW GRASS.

WORK ITEM 11

EXISTING AND NEW STRUCTURE TO BE SPRINKLERED TO ALLOW WINDOW OPENING NEAR PROPERTY LINE . EXSTING WATER SERVICE MAY NEED UPGRADE.