MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT				
Address:	10220 Capitol View Avenue	Meeting D	ate:	1/8/2025
<b>Resource:</b>	1917-1935 Contributing Resource Capitol View Park Historic District	Report Da	ite:	12/31/2024
Applicant:	Skafte Development Group (Augusto Tono, Architect)	Public No	tice:	12/25/2024
Review:	Preliminary Consultation	Staff:		eccah Ballo/ Bruechert
Proposal:	For partial demolition and construction of new	two-story rear	additior	1

**Preliminary Consultation** 

## STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP.

## **ARCHITECTURAL DESCRIPTION:**

SIGNIFICANCE:1917-1935 Contributing Resource within the Capitol View Park Historic DistrictSTYLE:Colonial Revival FoursquareDATE:c.1917



Figure 1: The subject property is an interior lot located on the south side of Capitol View Avenue shown with a yellow star.

### **PROPOSAL**

The applicant proposes to demolish the rear elevation of the house and construct a two-story rear addition.

#### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View 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 *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan/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.

Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan/Guidelines)

1. Contributing (1917-1935): Characterized by small lots, regularity of setbacks, and predominantly of the bungalow style, these twenty-three houses are of a lesser architectural significance, but taken as a whole do contribute to the historic character of the district.

#### Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (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.

#### Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 proportion, 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.

The subject property is located on an unusually large property for the historic district measuring approximately .926 acres (the lot is grouped with landlocked Parcel 899 to the rear). The subject property is also unusual in the Contributing Resources/1917-1935 category in that it is a large American Foursquare and not a Bungalow as are most of the other properties in this category. The property is characterized by a large wrap around porch supported by Tuscan wood columns. The side elevations feature irregular fenestration patterns typical of the eclectic revival style of the era. The rear elevation contains the enclosed two-story sleeping porch above an enclosed rear stoop/pantry area. Two shed dormers pierce the asphalt-shingle clad pyramidal roof on the front and rear elevations. The siding is painted wood lap and the house appears to contain all of its original 1/1 wood double hung windows with wood painted shutters on all elevations, along with its original 4-lite wood casement windows in the attic dormer windows. There are no HAWP records for the property.

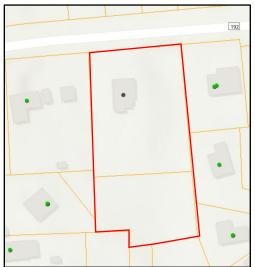


Figure 2: The property at 10220 Capitol View Avenue and its accompanying rear Parcel 899 are outlined in red.

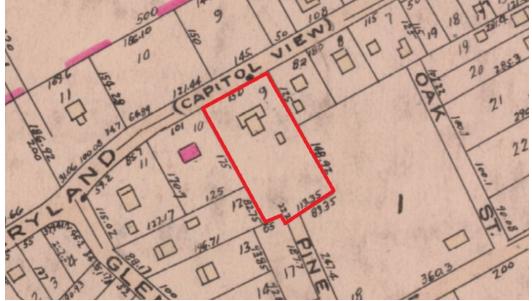


Figure 3: Image from the 1948-53 Klinge Atlas of Montgomery County with the subject property outlined in red.

#### **Partial Demolition**

The existing house is in a remarkably intact state, with no apparent exterior alterations or new construction since the creation of the historic district in 1985. The proposed demolition would remove the rear elevation and the enclosed sleeping porch and stoop area to allow for the construction of a new addition. Staff finds that the front and side elevations of the house, the grand wrap around porch, and the unaltered state of these three elevations warrant the highest consideration for preservation; additionally, if any addition is to be constructed, it should be on the rear so as not to impact the character of the streetscape. Staff finds that this demolition would not adversely affect the character of the house or the district as a whole.

#### **New House Construction**

The applicant proposes to construct a new two-story rear addition with an excavated crawl space below. The proposed addition measures approximately 25' 7 ½" long by 21' 9" wide for a total footprint of approximately 557 square feet. The existing house appears to measure approximately 27' long (excluding the depth of the front porch) and approximately 22' wide for a total footprint of the main mass of the house of approximately 594 square feet (note this does not account for the bay window bumpout on the east elevation nor does it account for the square footage cut out for a new rear stoop). Though approximate, the measurements demonstrate that the proposed rear addition measures at least 90% of the square footage of the historic house (the exact calculation is closer to 93.77%). This would effectively double the size of the historic house with the proposed new addition. The applicant is proposing to expand the hipped roof to enclose this new space. While a roof plan with slope calculations was not provided, the plans on A2 and the sections on A3 show that the new roof would engage the existing roof at the same height, with no step down for the new addition. The size of the new addition appears to contravene the *Standards for Rehabilitation: New Exterior Additions to Historic Buildings and Related New Construction;* specifically the standards outlined below in red<sup>1</sup>:

RECOMMENDED	NOT RECOMMENDED
New Additions	
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by alter- ing non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character- defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

#### NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

Staff does not find that the size of the proposed addition and the location/height of the new roof adheres to the guidance that it be subordinate and secondary to the mass and scale of the historic building. This finding is enhanced by the minimal setback of the addition from the face of the historic building. While not dimensioned in the drawings, it appears that the new addition is setback less than 4" on each side; the HPC typically requires a minimum 1' setback at each side elevation. Staff recommends the applicant step

<sup>&</sup>lt;sup>1</sup> <u>https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf</u> page 156.

the roof height down a minimum of 1', reduce the length of the addition by 3' - 5', and provide a deeper inset at the side elevations where the historic house meets the new addition.

The design of the new addition proposes a fenestration pattern similar to the existing house, featuring 1/1 windows with shutters, and a simple French patio door on the rear. Staff requests material specifications for the proposed windows, doors, and shutters in the next submission to assess compatibility. Similarly, the new siding appears to match the existing house and the applicants are proposing a brick-faced CMU foundation that would also match the existing house. Full specification information for these features should be provided with the next submission. Staff would also suggest that the profile of the addition on the siding either be 1" wider or 1" narrower than the existing to provide for subtle differentiation between the old and the new per *Standard 9*.

The application notes that no trees will be removed or disturbed by the new construction, but has not provided a tree survey to verify. Staff requests the tree survey for the next submission.

Overall, the proposal presents a relatively sympathetic approach for a new addition at this property. With some of the issues of size and massing addressed, staff would support the application for a HAWP at the next available meeting.

Staff requests feedback from the HPC regarding:

- The appropriateness of the proposed footprint/size of the new addition;
- The appropriateness of the height of the addition's roof;
- Any additional comments.

Staff recommended the applicant supply the following additional materials for all subsequent submissions:

- Tree survey noting the location, caliper, and species of trees on the property with the limits of disturbance clearly noted so the HPC can determine if the critical root zone of any trees may be impacted.
- Manufacturer's material specification sheets for all proposed materials.

#### **STAFF RECOMMENDATION**

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP.

	FOR STAFF ONLY:
COMERY CO	HAWP# <u>1093444</u> DATE ASSIGNED
APPLICATIO HISTORIC AREA WO HISTORIC PRESERVATION 301.563.340	ORK PERMIT
APPLICANT:	
Name: Skafte Development Group	E-mail:Pskafte@verizon.net
Address:Address:Address:	City: Kensington, MD Zip: 20895
301-346-7736	Tax Account No.:02635336
AGENT/CONTACT (if applicable):	
Name:Augusto Tono	E-mail:atono@architono.com
Address:	North Poyomac, MD Zip: 20878
Daytime Phone:	Contractor Registration No.:
LOCATION OF BUILDING/PREMISE: MIHP # of Histori	
Is the Property Located within an Historic District? $X_{N}$	/es/District NameSilver Spring lo/Individual Site Name
Is there an Historic Preservation/Land Trust/Environme map of the easement, and documentation from the Eas	ental Easement on the Property? If YES, include a
Are other Planning and/or Hearing Examiner Approvals (Conditional Use, Variance, Record Plat, etc.?) If YES, in supplemental information.	
Building Number: 10220 Street: Capit	tol View Avenue
Town/City: Silver Spring, MD 20910 Nearest Cros	s Street:Meredith Ave.
Lot: Block: Subdivision: _	Parcel:
TYPE OF WORK PROPOSED: See the checklist on Pa for proposed work are submitted with this applica	age 4 to verify that all supporting items ition. Incomplete Applications will not
<b>be accepted for review.</b> Check all that apply:	Shed/Garage/Accessory Structure
New ConstructionDeck/PorchXAdditionFence	Solar Tree removal/planting
X Addition Image: Fence   X Demolition Image: Hardscape/Lands	
Grading/Excavation Roof	Other:
I hereby certify that I have the authority to make the for and accurate and that the construction will comply wit agencies and hereby acknowledge and accept this to b A Taugusto tono	bregoing application, that the application is correct h plans reviewed and approved by all necessary

## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[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:

Existing two story huse with basement located on a large lot on Capitol View Ave Silver Spring MD 20910. House is Historic with a front wrap aroung one story porch, supported on brick piers with wood lattice between the piers. Existing house has wood clap board siding painted white with wood windows without grilles and wood shutters painted green. Rood has asphalt shingles 3 tab with aluminim gutters and down spouts. House has a U shaped gravel driveway with a middle green area. Main house has living area, dining area and kitchen with powder room on the first level and three bedrooms with one bath on the second level. Basement has space for the mechanical room and utility area. Attic is open with exposed rafters and ceiling joists. Existing roof has a front and rear doormer.

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

Proposed work does not affect the front elevation at all. The proposed two story addion with crawlspace is located on the rear of the property housing a relocated Kitchen, breakfast area and new family room on the lower level with a reworked existing bedroom to become a main bedroom with its own bath and walk in closets. a portion of the second floor will house a laundry area as well.

The new work required the demolition of an existing rear porch and dormer, as well as reworking the rear wall to allow for acces to the rear addition from the main house.

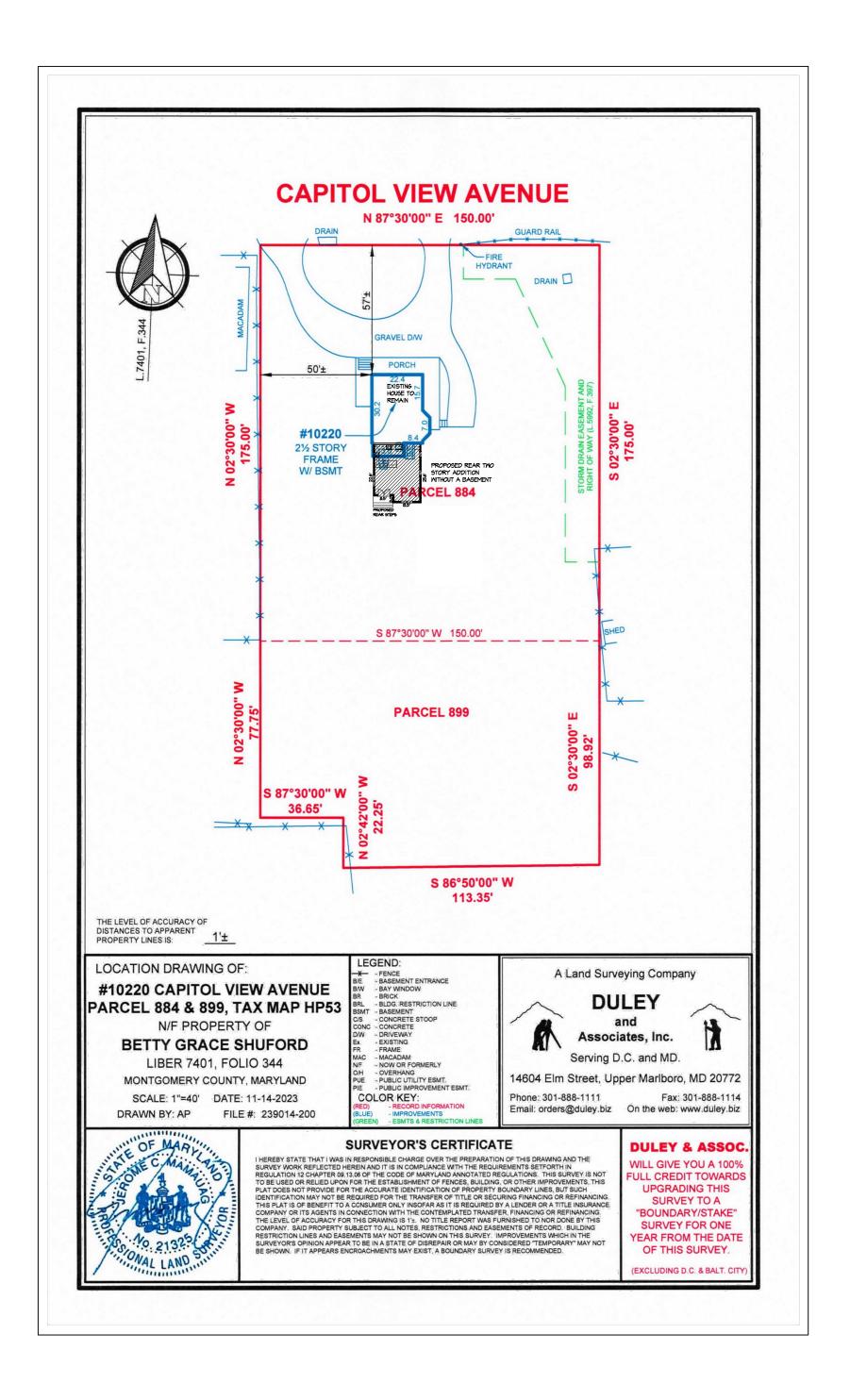
Note: New work is to take place on the rear elevation Only. No work is to be performed on the street elevation. Attached drawings show the existing and proposed conditions with a site plan shown the location of the new rear addition.

Work Item 1:	
Description of Current Condition: Existing rear covered open porch and rear dormer will be removed to allow for construction of the new rear addition. Rear wall will be reworked as needed to allow access from the main house into t he new addiion.	Proposed Work: Remove existingrear porch and dispose of trash properly.
Work Item 2: Rear Addition	
Description of Current Condition: Rear of the property has a partial covered open porch and dormer which is to be removed.	Proposed Work: Proposed work includes a new rear two story on crawlspace addion as shown on the attached drawings. New addition will use same building materials, color and finishes as existing. Height of new addition will match existing. There are no trees on the area where the addition is to be placed. No trees need to be removed.

Work Item 3: <b>Remodeling interior work</b>	
Description of Current Condition: Existing kitchen is to be removed and relocated as per attached plans.	Proposed Work: Kitchen is to be relocated to the new rear addition. Second floor rear bedroom is to be reworked to become main bedroom.

## 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	*	*	*	*	*		*



# PROJECT REMODELING EXISTING

# 10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910

# PROJECT NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO EXECUTION OF CONTRACT WORK IF DISCREPANCIES ARE FOUND IN THE FIELD OR CODE RELATED ISSUES ARE DISCOVERED CONTACT ARCHITECT BEFORE PERFORMING ANY
- 2. PROVIDE R-49 INSULATION IN ATTIC. ALSO PROVIDE R-20 INSULATION ON ALL EXTERIOR WALLS WHERE APPLICABLE.
- 3. SOIL DESIGN VALUE REQ'D: 1,500 PSF FOR FOOTINGS FOUNDED ON UNDISTURBED SOIL DESIGN SOIL BEARING SHALL BE FIELD VERIFIED.
- FOUNDATION: BOTTOMS OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF ONE FOOT INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 30 INCHES BELOW FINISH GRADE. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED TO SUIT FIELD CONDITIONS. ALL FOUNDATION WORK TO BE APPROVED BY BUILDING INSPECTOR OR PROFESSIONAL ENGINEER PRIOR TO POURING CONCRETE.
- CONCRETE: ALL CONCRETE SHALL CONFORM TO ACI CODE 318 AND INTERNATIONAL BUILDING CODES. 28 DAYS STRENGTH SHALL BE FC' = 3000 PSI FOR FOOTINGS. ALL CONCRETE SHALL BE NORMAL WEIGHT.
- CONCRETE PROTECTION FOR REINFORCEMENT: REINFORCING BARS AND MESH TO HAVE MINIMUM CONCRETE COVER AS FOLLOWS: CONCRETE POURED AGAINST EARTH - 3 INCH. FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: 2"
- REINFORCING STEEL: ALL REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60, WELDED WIRE MESH TO CONFORM T ASTM A-185. FABRICATE AND PROVIDE STANDARD SUPPORTING ACCESSORIES IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES AC-315-80 AND CRSI STANDARDS. PROVIDE PLACING ACCESSORIES IN ACCORDANCE WITH ACI RECOMMENDATIONS
- FOUNDATION WALL:
- CONCRETE MASONRY UNIT (CMU) FOUNDATION WALLS SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02/TMS 402-02) CHAPTER I, 2 AND 3. MINIMUM HORIZONTAL JOINT REINFORCEMENT CONSISTING OF NOT LESS THAN TWO CONTINUOUS WIRES EACH WITH MINIMUM CROSS-SECTIONAL AREA OF 0.017 SQUARE INCH (9 GAGE) SHALL BE PROVIDE IN HORIZONTAL BED JOINTS SPACED NOT MORE THAN EVERY SECOND COURSE VERTICALLY. MINIMUM VERTICAL REINFORCEMENT SHALL CONSIST OF ONE #5 REBAR @ 16" OC MAXIMUM, CELLS HAVING VERTICAL REINFORCEMENT SHALL BE FILLED WITH EA GRAVEL CONCRETE OR MASONRY GROUT MEETING THE REQUIREMENTS OF ASTM C476. VERTICAL STEEL REINFORCEMENT SHALL BE PLACED NOT MORE THAN 2 INCHES FROM THE INSIDE FACE OF THE WALLS.
- FOUNDATION ANCHORAGE: ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE TOP OF THE FOUNDATION WALL WITH 1/2" DIAMETER ANCHOR BOLTS SPACED OF 48" ON CENTER.
- IO. WOOD FRAMING: ALL WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION MANUAL" LATEST EDITION. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE NO 2 MMG 19% ( INCLUDING TOP PLATED, HEADERS, JOISTS, STUDS, RAFTERS, AND POSTS ) OR EQUAL. ALL LUMBER IN CONTACT WITH CONCRETE SLAB TO BE MOISTURE PROOFED TREATED LUMBER. FIRE RETARDANT TREATED LUMBER IS UNACCEPTABLE.

FRAMING LUMBER SHALL BE FB = 1200 PSI MINIMUM. TOP PLATE SPLICES MUST BE STAGGERED A MINIMUM OF 4 FEET AND OCCUR OVER STUD. WHERE CUTTING OF TOP PLATE MORE THAN HALF WIDTH IS NECESSARY, A METAL TIE NOT LESS THAN EIGHTEEN GAUGE 04 INCH THICKNESS AND I 1/2" WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16D NAILS.

ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY. SHEATHING FASTENING METHOD TO CONFIRM WITH INTERNATIONAL BUILDING CODES.

CONVENTIONAL FLOOR JOISTS SHALL MEET THE PERFORMANCE STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY. SHEATHING FASTENING METHOD TO CONFIRM WITH INTERNATIONAL BUILDING CODES. CONVENTIONAL JOISTS OR RAFTERS SHALL HAVE BRIDGING AT A MINIMUM OF 8' - O" . CUT AND NOTCH HOLES SIZE AND

LOCATIONS SHALL CONFORM WITH THE RECOMMENDATION OF BUILDING INSPECTOR OR PROFESSIONAL ENGINEER. SUBMIT 3 COPIES OF TRUSS FABRICATORS SHOP DRAWING SIGNED AND SEALED BY A P.E. AS REQUIRED FOR APPROVAL PRIOR TO FABRICATION AND ERECTION OF PREFABRICATED TRUSSES. PREFABRICATED TRUSSES SHALL BE CENTERED OVER STUD WHENEVER RESPECTIVE SPACING COINCIDES AND METAL SHARP ANCHOR TO BE USED AT SUCH INTERVAL. NOT CUTS OR HOLES PERMITTED IN ANY PART OF TRUSS, UNLESS OTHERWISE INDICATED AND APPROVED BY TRUSS DESIGNER. ON SITE STORAGE OF ALL PREFABRICATED WOOD TRUSSES SHALL BE ON LEVEL GRADE, PROTECTED FROM MOISTER AND/ OR GROUND CONDITIONS, AND LAID FLAT UNLESS OTHERWISE INDICATED BY MANUFACTURERS RECOMMENDATION. ALL LATERAL BRIDGING AND BRACING AS REQUIRED BY TRUSS DESIGNER SHALL BE INSTALLED.

- WIND BRACING: EXTERIOR SHEATHING TO BE 1/2" PLYWOOD. FASTENERS ARE 1 1/8" TO 1 1/4" 10-D SMOOTH OR 8 D DEFORMED NAILS AT 8" OC NAILING THE EDGES AND AT 12" OC INTERMEDIATE.
- 12. ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY AND AT EXTERIOR AREAS SHALL BE PRESSURE TREATED.
- 13. LINTEL : AT WOOD WALL USE 2-2X IO FOR UP TO 6 FT SPAN WITH MINIMUM 2 STUDS EACH END.
- APPLICABLE CODE: INTERNATIONAL RESIDENTIAL CODE '2018

14. ALL ENERGY COMPONENTS SHALL MEET OR EXCEED MODEL ENERGY CODE REQUIREMENTS. AN ENERGY EVALUATION SHALL BE PERFORMED & SUBMITTED BY AN AUTHORIZED INSULATION OR ENERGY EVALUATION COMPANY.

- 15. ALL PLUMBING, ELECTRICAL AND HVAC WORK SHALL BE DONE BY LICENSED CONTRACTORS IN THEIR FIELD WITH SEPARATE
- 16. PROVIDE SMOKE DETECTORS IN BASEMENT, STAIR, BEDROOMS AND HALL. SMOKE DETECTORS ARE TO BE INTERCONNECTED WIRED TO POWER SOURCE AND WITH BATTERY BACK UP.

# AIR LEAKAGE

## BUILDING THERMAL ENVELOPE:

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AND AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

- I. ALL JOINTS, SEAMS AND PENETRATIONS.
- 2. SITE-BUILTS WINDOWS, DOORS AND SKYLIGHTS.
- 3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING. 4. UTILITY PENETRATIONS.
- 5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
- 6. KNEE WALLS. 7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
- 8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
- 9. COMMON WALLS BETWEEN DWELLING UNITS.
- IO. ATTIC ACCESS OPENINGS. II. RIM JOIST JUNCTION.
- 12. OTHER SOURCES OF INFILTRATION.



CONCRETE GRAVEL

- BRICK
- C.M.U.
- EARTH

# ABBREVIATIONS

ALUM.	ALUMINUM
A.C.T.	ACOUSTICAL CEILING TILE
<b>\$</b>	AND
0	AT
A.D.	AREA DRAIN
A√E.	AVENUE
BLDG.	BUILDING
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY WALL
CONT.	CONTINUOUS
DEM.	DEMOLITION, DEMOLISH
S.B.O.	SELECTION BY OWNER
DIA (Ø)	DIAMETER
DWG.	DRAWING
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
EXP. JT.	EXPANSION JOINT
GALV.	GALVANIZED
GYP. BD.	GYPSUM BOARD
MARB.	MARBLE
R AS R	RISE AS REQUIRED

# RESIDENTIAL CODE NOTES

CLIMATIC AND GEOGRAPHIC DESIGN PARAMETERS

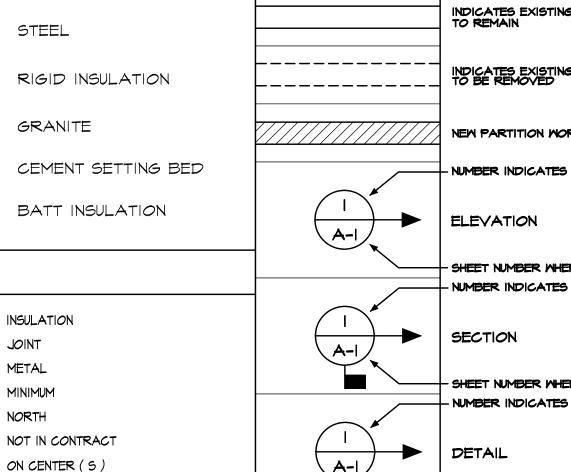
SEISMIC DESIGN CATEGORY:	B
WEATHERING:	SEVERE
FROST LINE DEPTH:	30 Inches (minimum)
TERMITE:	MODERATE TO HEAV
WINTER DESIGN TEMPERATURI	E: 13° F
FLOOD HAZARD:	JULY 2, 1979
AIR FREEZING INDEX:	300
MEAN ANNUAL TEMPERATURE:	55° F

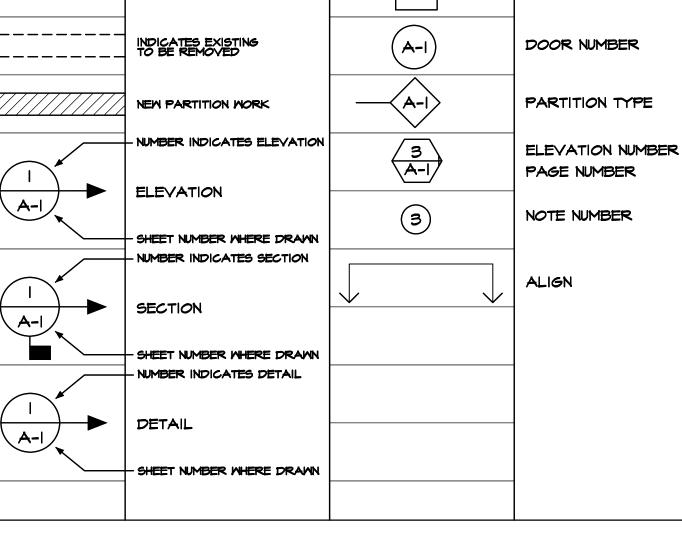
## MINIMUM DESIGN L

USE ATTICS WITHOUT STORAGE 6 ATTICS WITH LIMITED STORAGE bg HABITABLE ATTICS AND ATTICS SERVED WITH BALCONIES (EXTERIOR) AND DECKS FIRE ESCAPES GUARDRAILS AND HANDRAILS d GUARDRAILS IN-FILL COMPONENTS F PASSENGER VEHICLE GARAGES a ROOMS OTHER THAN SLEEPING ROOM SLEEPING ROOMS STAIRS

## EXISTING CONDITIONS PHOTOS FRONT AND REAR

SYMBOLS





A-I

ROOM NUMBER

# LIST OF MATERIALS

١.	ROOF: ASPHALT SHINGLES TO
	MATCH EXISTING. MAINTAIN SAME SLOPE.
2.	GUTTERS AND DOWNSPOUTS TO MATCH
	EXISTING.
3.	FASCIA, SOFFIT AND SOFFIT VENTS TO
	MATCH EXISTING.
4.	SIDING AND TRIM TO MATCH EXISTING.
5.	WINDOWS AND SHUTTERS: WOOD
	WINDOWS AND SHUTTERS TO MATCH
	EXISTING IN MATERIALS AND COLOR .
	EXISTING WINDOWS DO NOT HAVE
	GRILLES. NONE WILL BE INCORPORATED
	ON NEW ADDITION TO MATCH EXISTING.
6.	REAR DOOR: WOOD DOOR TO MATCH
	EXISTING.
┦.	FOUNDATION WALL: MASONRY
	FOUNDATION WALL WITH BRICK TO
	MATCH EXISTING.
8.	EXISTING FINISH GRADE TO REMAIN.

'/////

INSUL

SIM.

S.S.

STL.

STRUCT

TME.

ST.

OPPOSITE

ROUTE

SHEET

SIMILAR

STEEL

STREET

TYPICAL

WEST

WITH

REINFORCED (METAL)

PLASTIC LAMINATE

STAINLESS STEEL

STRUCTURE ( AL )

VERIFY IN FIELD

TO BE SELECTED

SELECTION TO FOLLOW

TO MATCH EXISTING

IVE VALU	ES
	LIVE LOAD
	10 PSF
	20
FIXED STAIRS	30
	40
	40
	200 h PLF
	50 h PLF
	50 a PLF
	40 PSF
	30 PSF
	40 c PSF

## INDEX

C - O	COVER SHEET
DE-I	FLOOR PLANS EXISTING
A -	FLOOR PLANS PROPOSED
A - 2	FLOOR PLANS PROPOSED

- FLOOR PLANS PROPOSED 3 A - 3
- FLOOR PLANS PROPOSED 4 A - 4
- A-5 ELEVATIONS

## INFORMATION

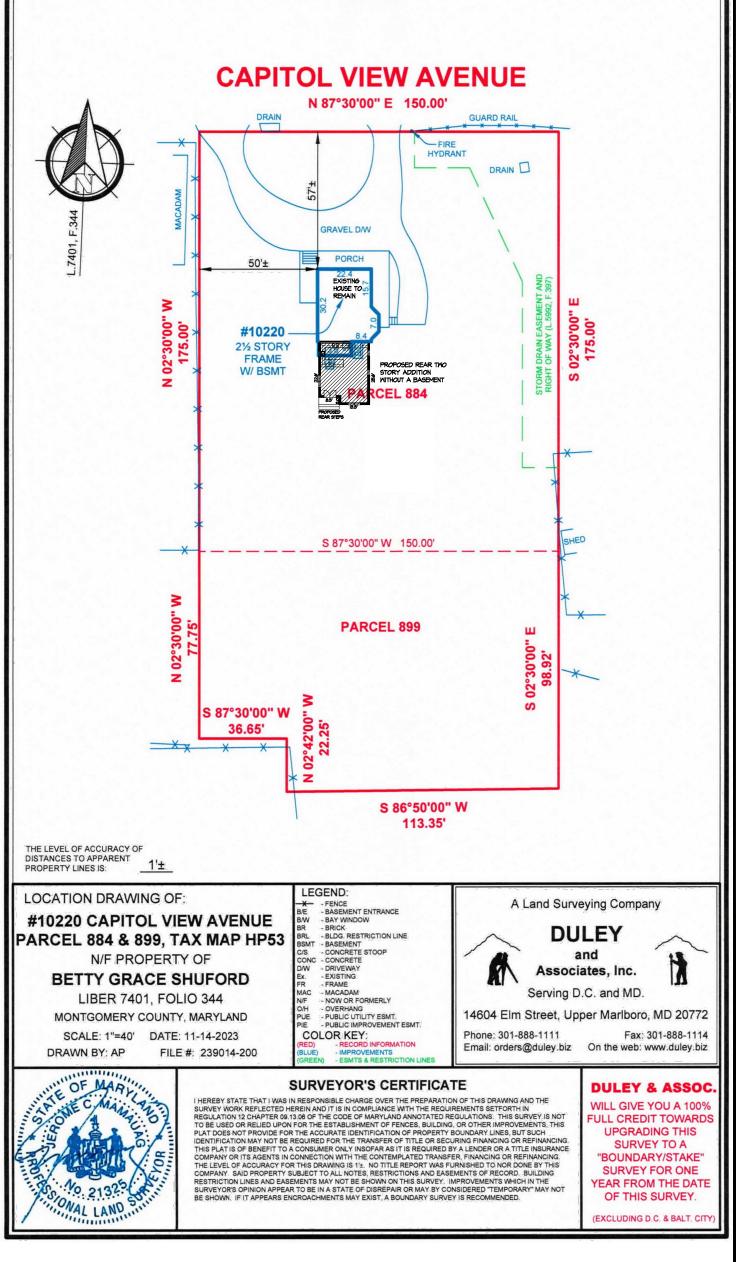
LOCATION : SILVER SPRING, MD 20910 GOVERNING CODE BOOKS : IRC 2018 CONSTRUCTION CLASSIFICATION SFD

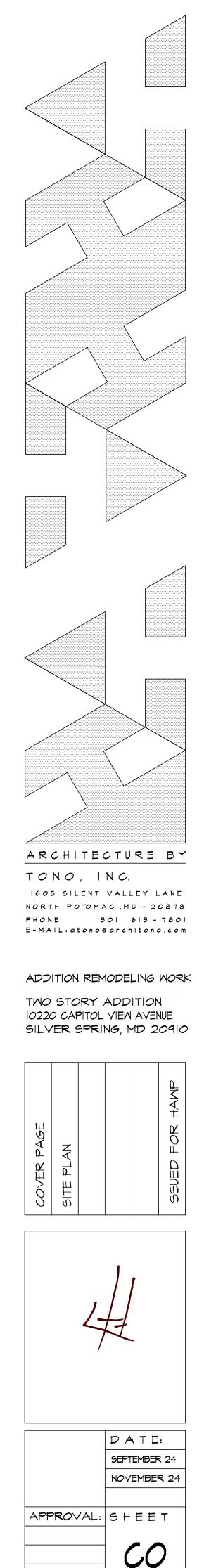
SCOPE OF WORK

TWO STORY REAR ADDITION ON CRAWLSPACE AND REMODEL EXISTING CONDITIONS PER THESE PLANS. NO NEW WORK ON STREET ELEVATION. WORK INCLUDES REMOVING REAR PORCH.

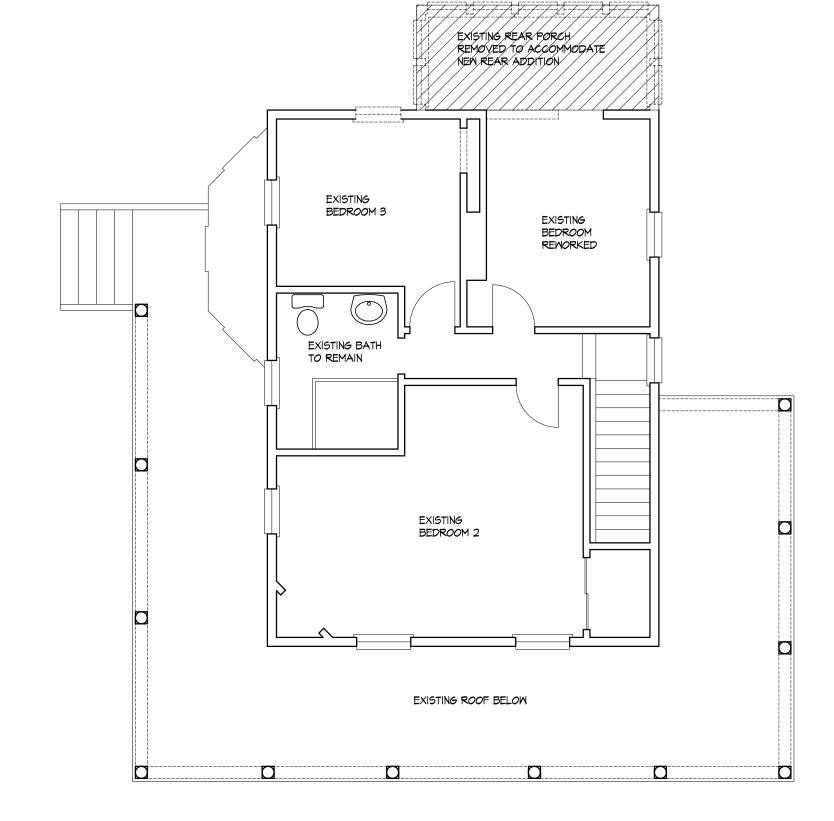
SITE PLAN

SCALE |" = 40'-0"



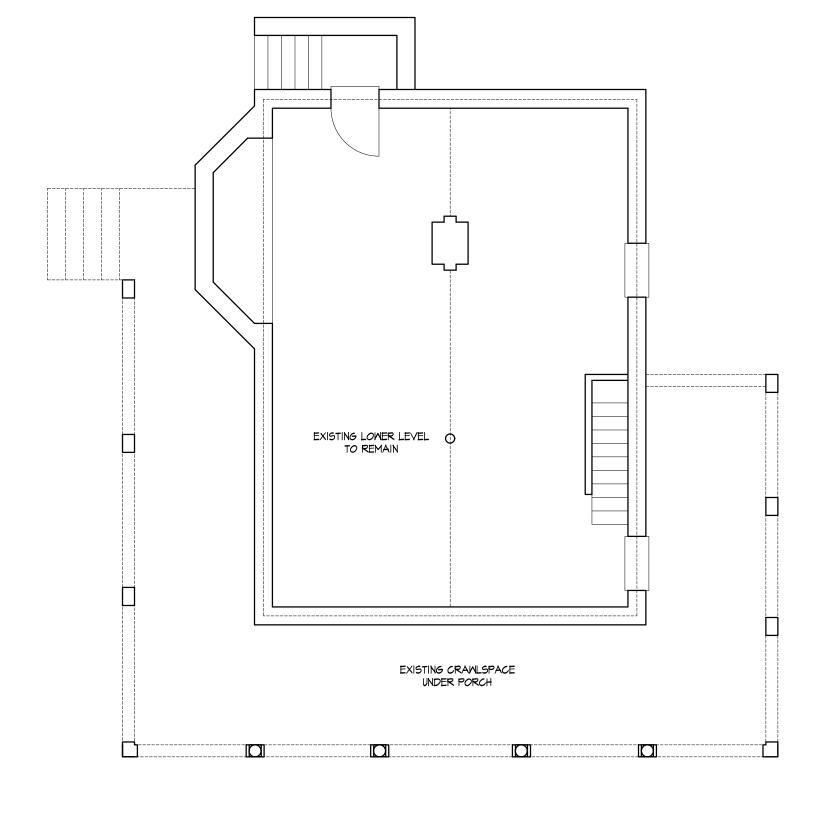


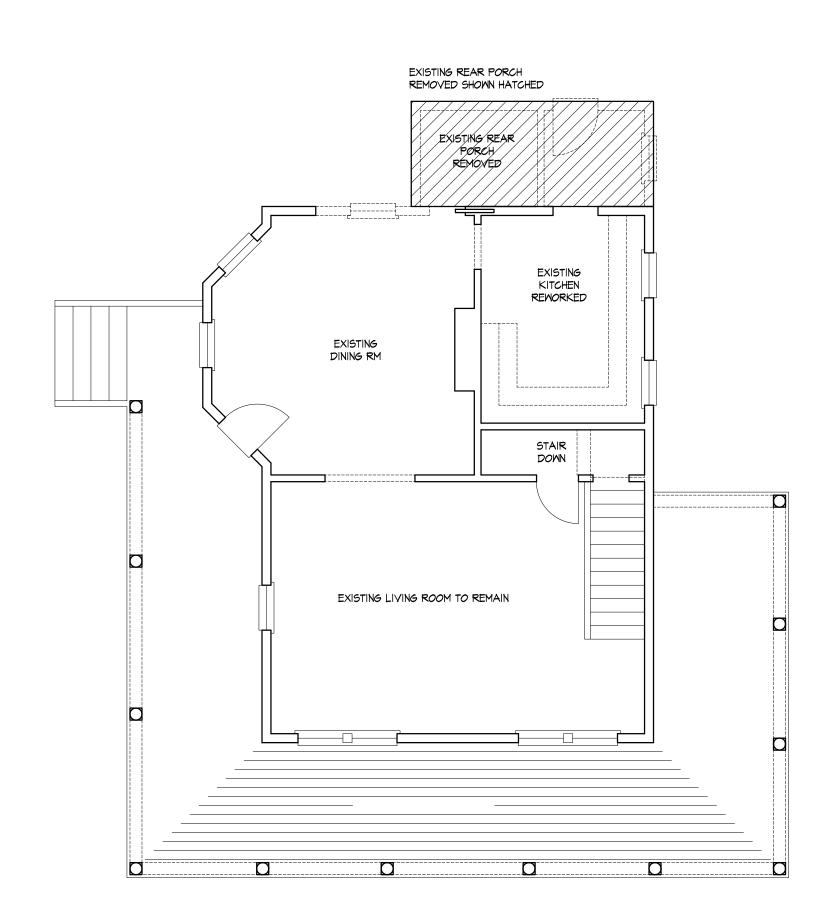
C ARCHITONO



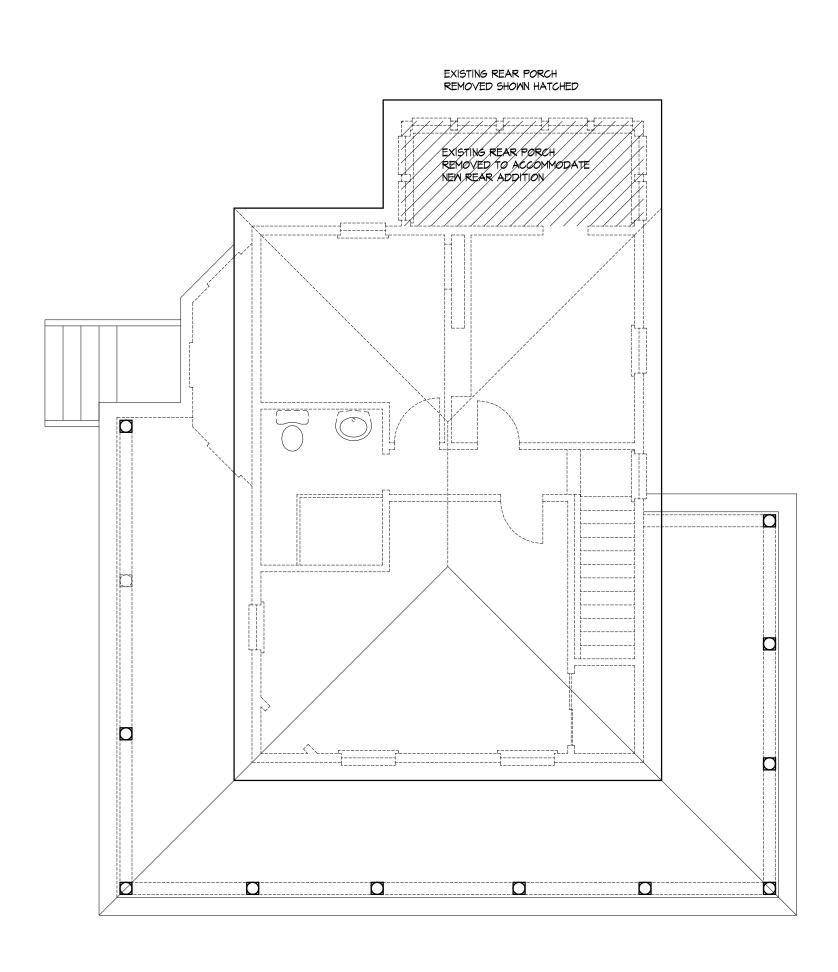
EXISTING REAR PORCH REMOVED SHOWN HATCHED

TEXISTING LOWER FLOOR PLAN D SCALE 1/4"=1'-0"





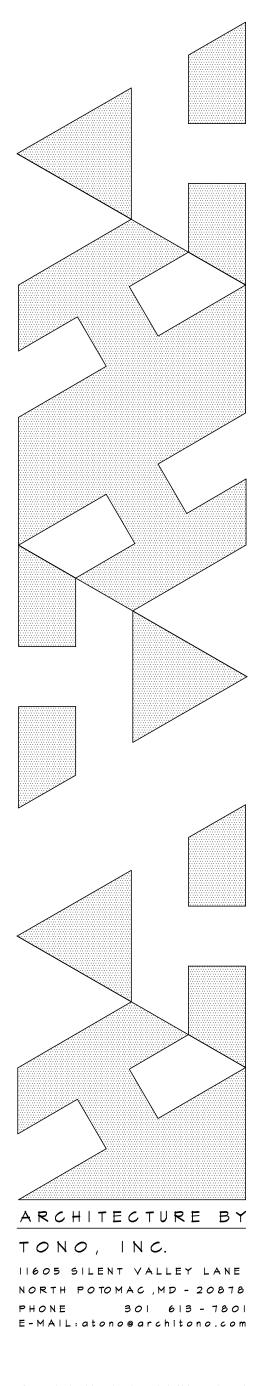
EXISTING FIRST FLOOR PLAN (2)SCALE |/4"=|'-0" 







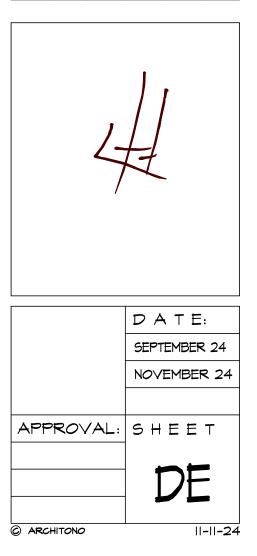


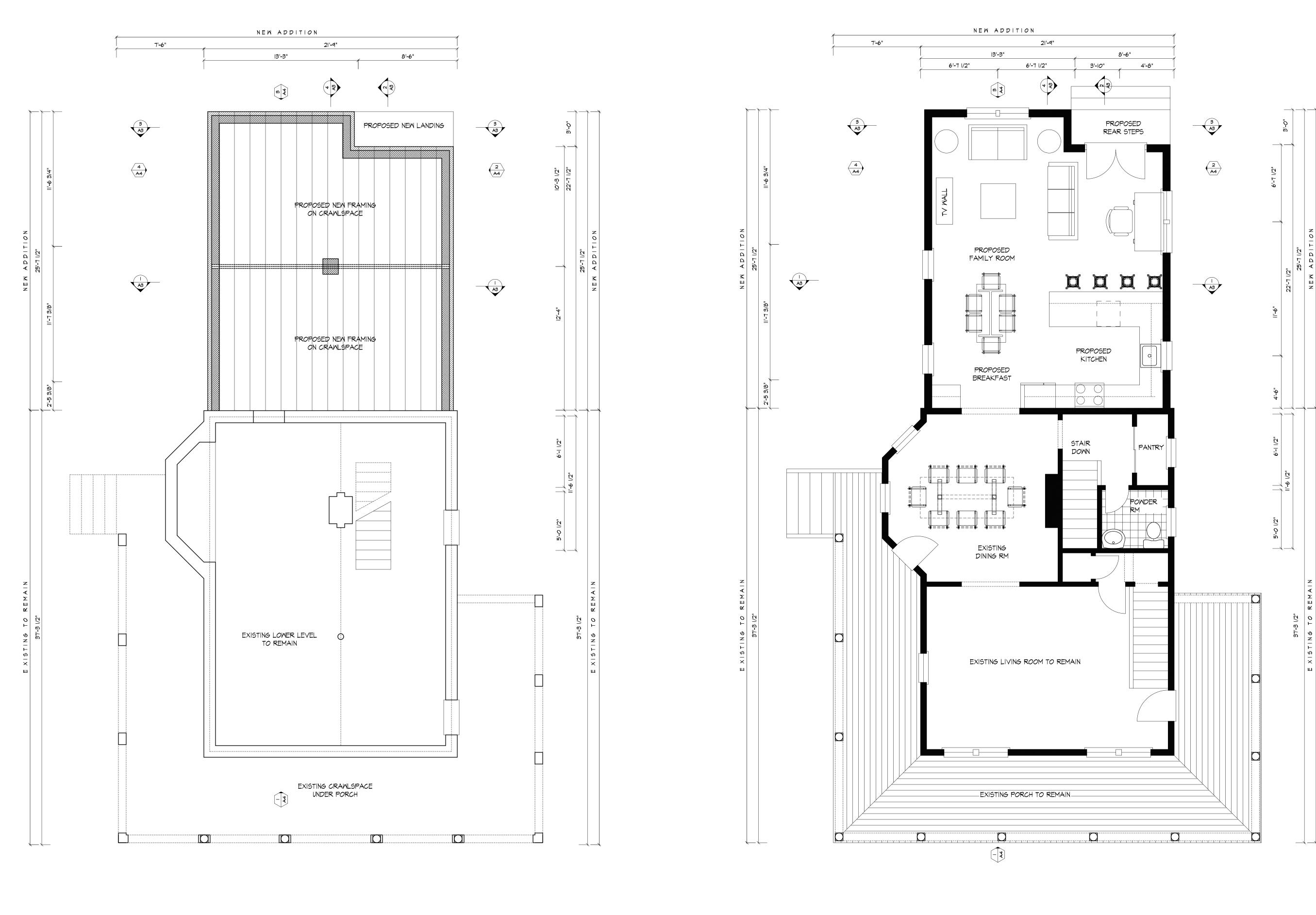


## ADDITION REMODELING WORK

TWO STORY ADDITION 10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910

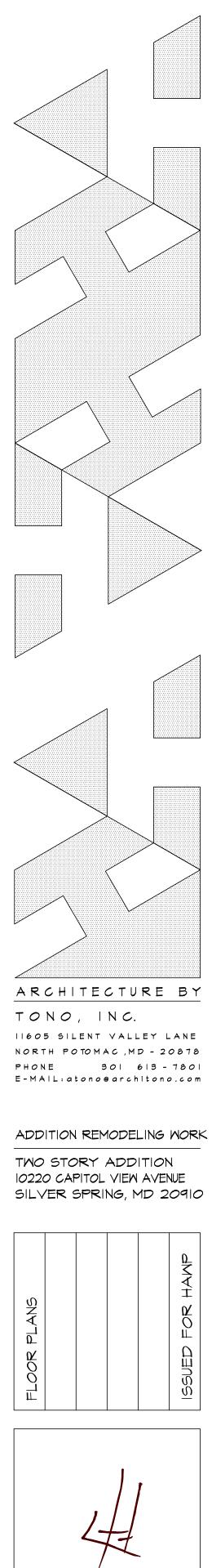
EXISTING CONDITIONS			ISSUED FOR HAMP





2 PROPOSED FIRST FLOOR PLAN Al scale 1/4"=1'-0"

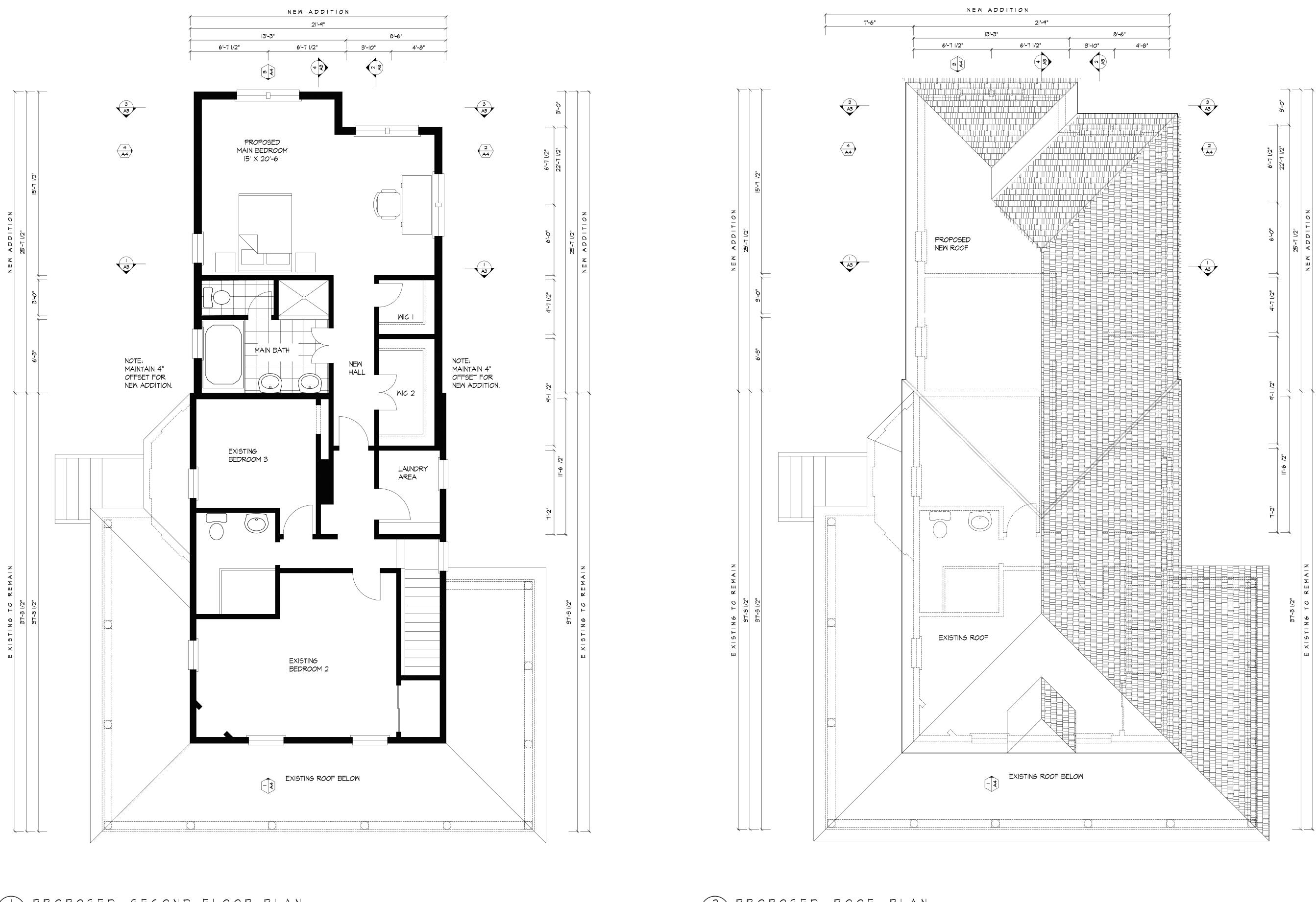
SCALE 1/4"=1'-0





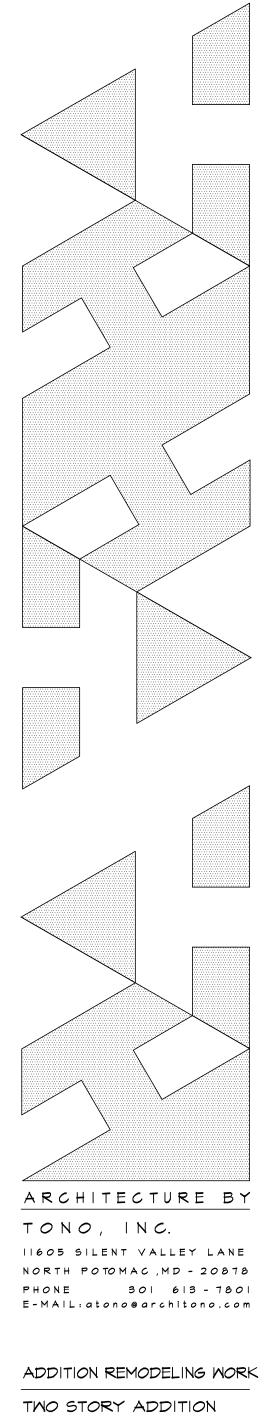
C ARCHITONO

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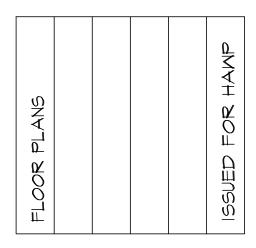


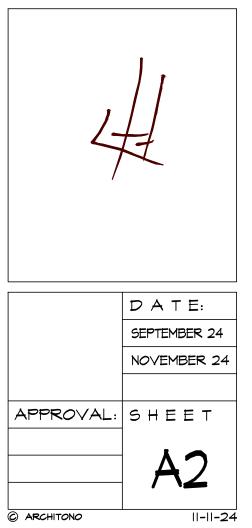
A2 SCALE 1/4"=1'-0"

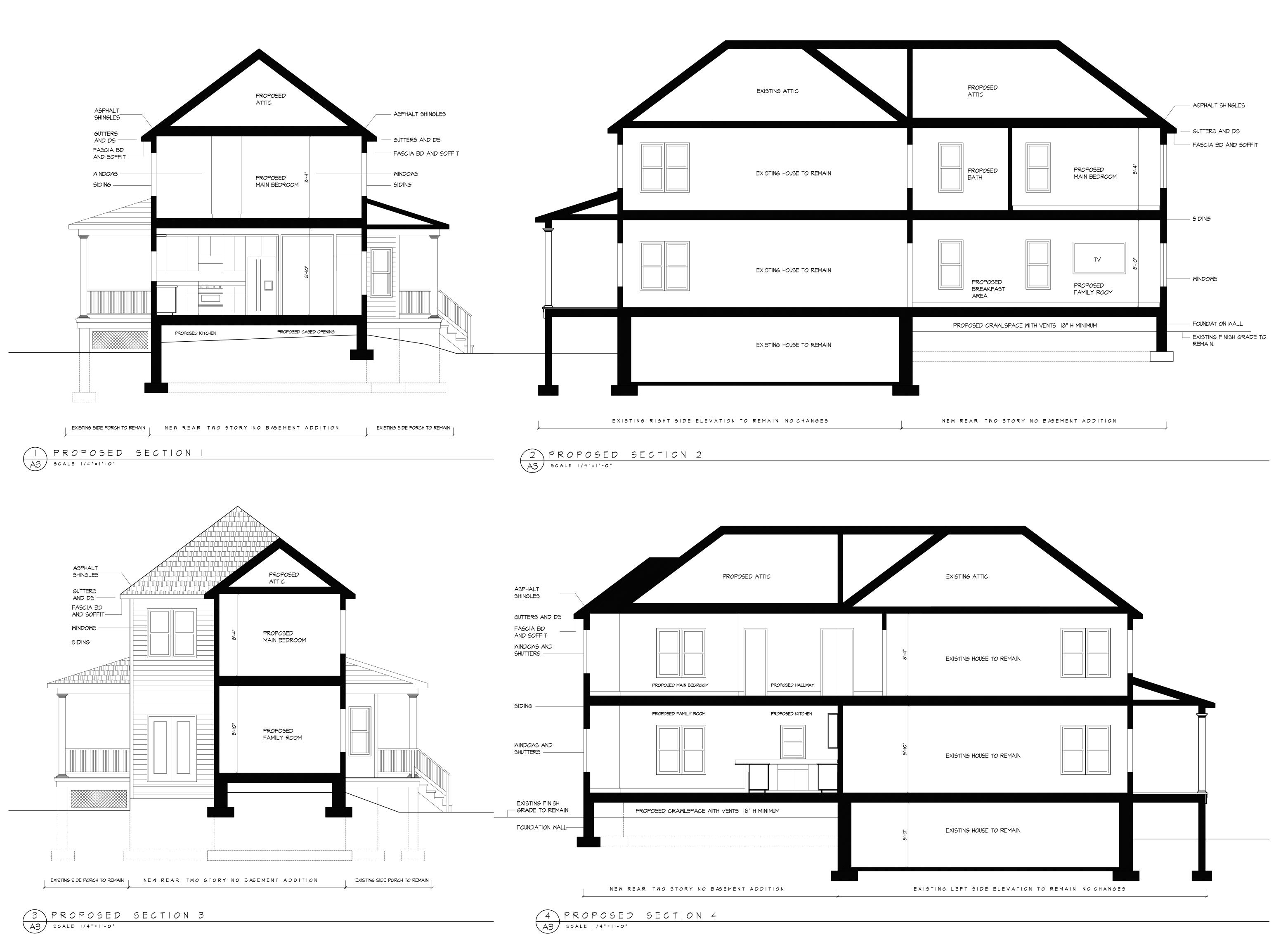
2 PROPOSED ROOF PLAN A2 SCALE 3/8"=1'-0"

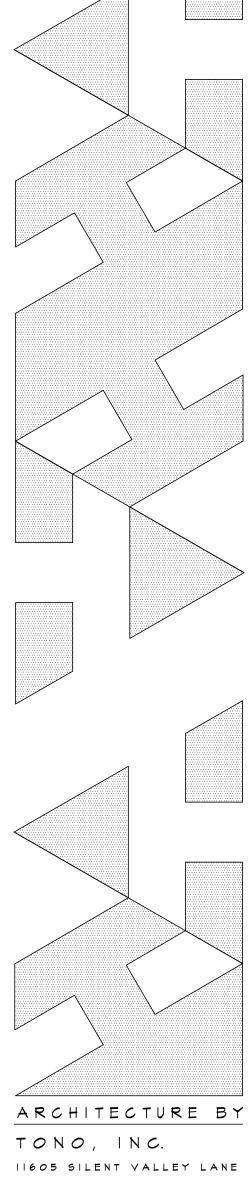


10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910





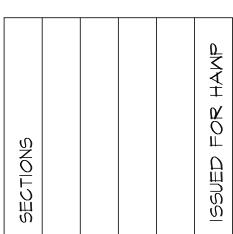


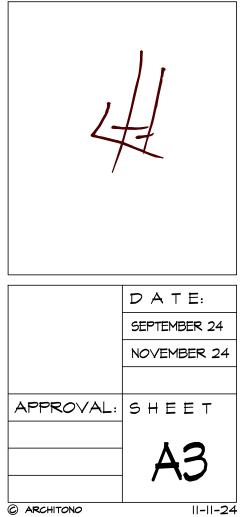


NORTH РОТОМАС ,MD - 20878 PHONE 301 613 - 7801 E-MAIL∶atono@architono.com

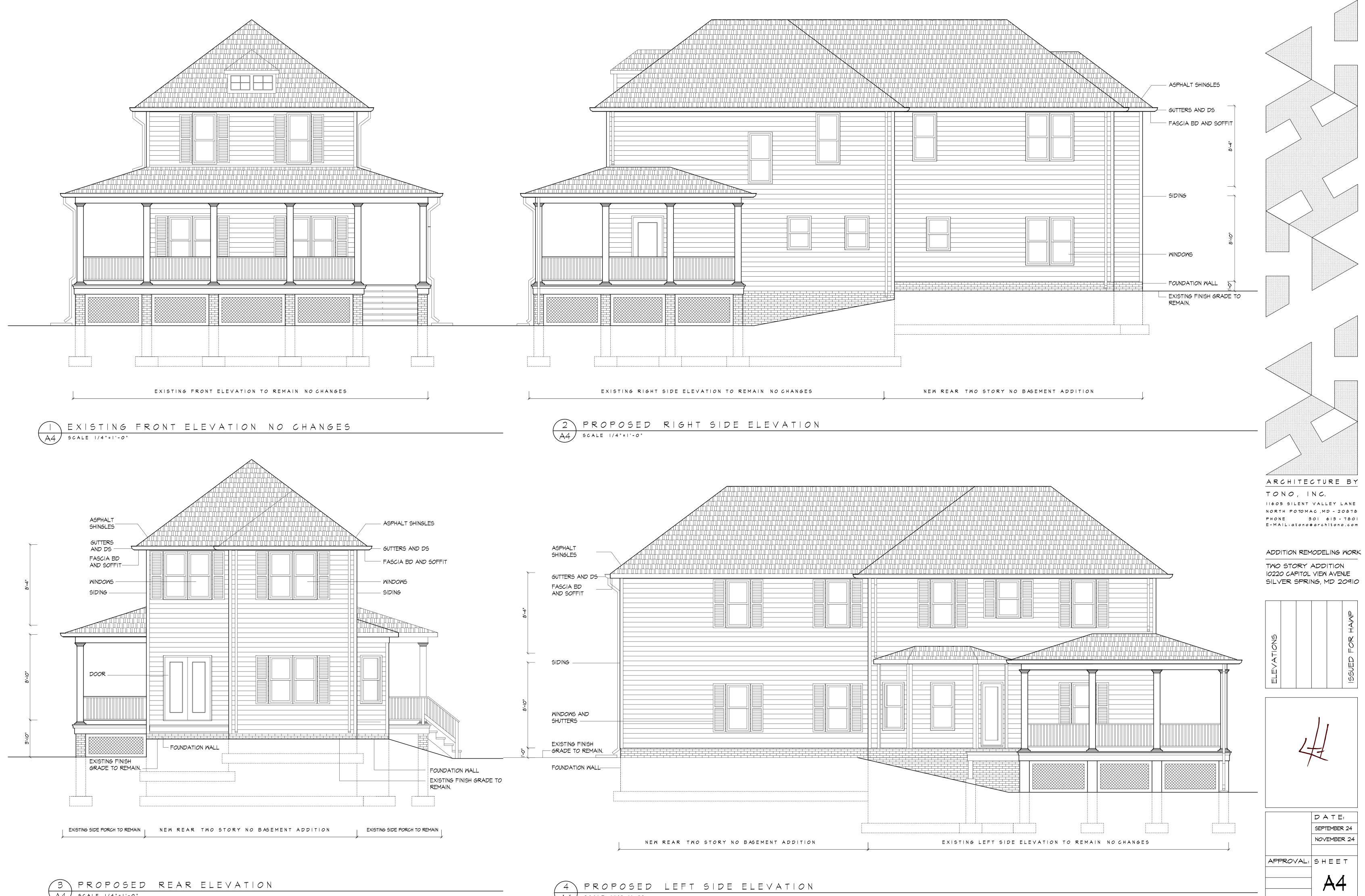
# ADDITION REMODELING WORK

TWO STORY ADDITION 10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910





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A4 SCALE 1/4"=1'-0"

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