



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: February 5, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 936925 - Building Addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the January 6, 2021 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Chris & Shivani Sutton
Address: 7307 Piney Branch Rd., Takoma
Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



SUTTON RESIDENCE

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

PROJECT DESCRIPTION

THE PROJECT INVOLVES REMODELING AND EXPANDING A TWO-STORY WOOD FRAME STRUCTURE (W/ WALK-OUT BASEMENT). THE PROPOSED THREE LEVEL ADDITION IS ON THE REAR. THE UPPER LEVEL WILL PROVIDE A NEW BEDROOM SUITE AND A LAUNDRY ROOM. THE MIDDLE AND LOWER LEVELS WILL PROVIDE A FAMILY ROOM AND REC ROOM RESPECTIVELY, AS WELL AS A NEW STAIRCASE TO CONNECT THOSE TWO FLOORS. THE BASEMENT ADDITION WILL ALSO PROVIDE A GRADE LEVEL SIDE ENTRY AND HUB ROOM 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 MODIST CLOSET IN BEDROOM #2.

SPECIFICATIONS

STORMWATER MANAGEMENT

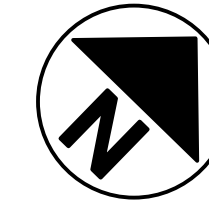
SCALE: 1/16"=1'-0"

ZONING SITE PLAN

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

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

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



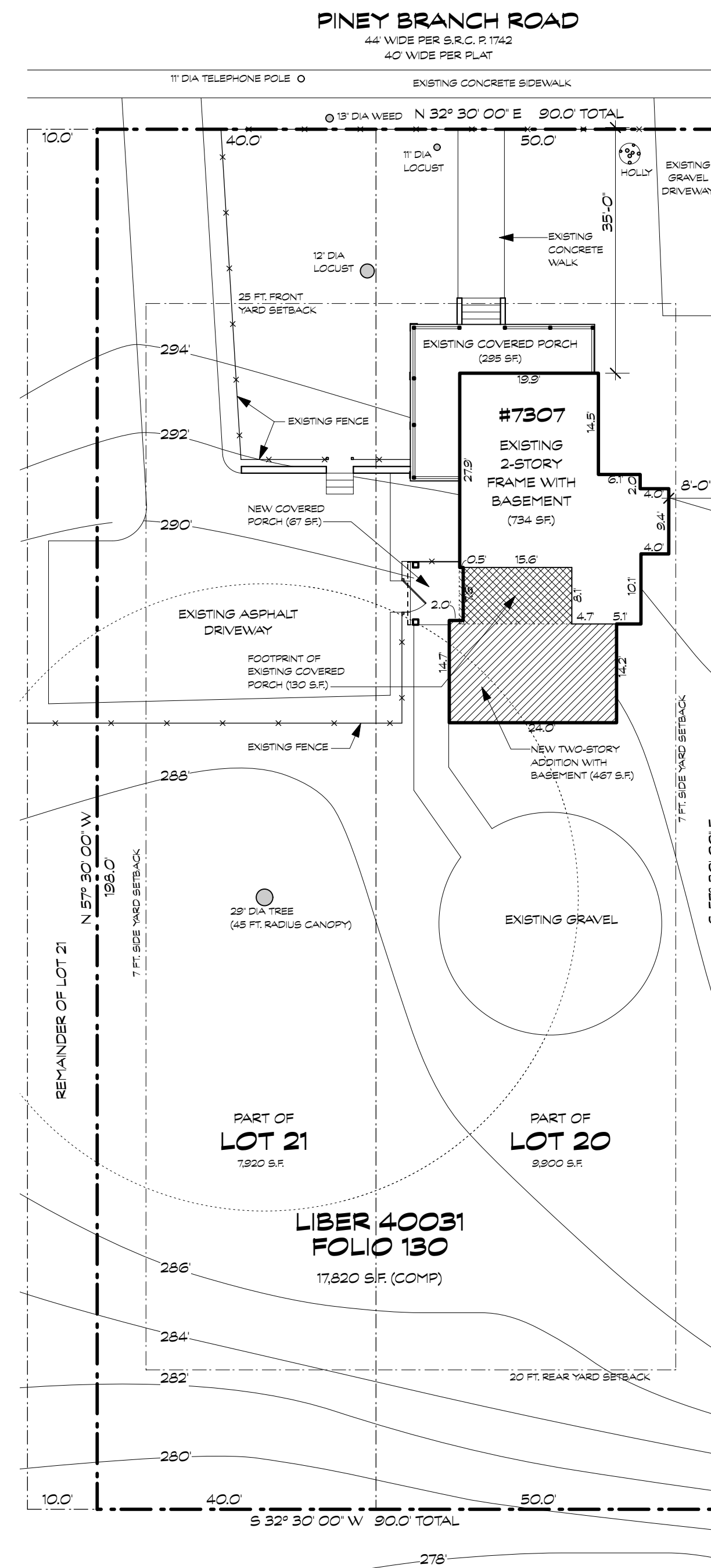
SITE PLAN SUMMARY			
1. LOT COVERAGE			
TOTAL LOT AREA	8900 SF		100.0%
EXISTING LOT COVERAGE	1159 SF		11.7%
PROPOSED LOT COVERAGE	1563 SF		15.8%
PROPOSED INCREASE	404 SF		4.1%
2. BUILDING FLOOR AREA -STORIES			
LEVEL	EX. AREA (SF)	NEW AREA	TOTAL AREA
BASEMENT	734 SF	467 SF	1201 SF
FIRST	864 SF	337 SF	1201 SF
SECOND	638 SF	484 SF	1122 SF
TOTALS	2236 SF	1288 SF	3524 SF

VICINITY MAP



ROOF DRAINAGE ANALYSIS

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



REVIEWED
By Dan.Bruechert at 3:12 pm, Feb 05, 2021

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

OWNER

Chris & Shivani Sutton
7307 Piney Branch Avenue
Takoma Park, MD 20912 (202) 550-6120

STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc
8555 16th St. Suite 200
Silver Spring, MD 20910 (301) 565-0543

CONTRACTOR

Rubens Josefino
340 Ednor Road
Ashton, MD 20861 MHIC# 138270 (240) 400-1549

DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	SP100	SPECIFICATIONS
	D100	CELLAR & FIRST FLOOR DEMOLITION PLANS
	D101	SECOND FLOOR DEMOLITION PLANS
	D200	DEMOLITION ELEVATIONS
	A100	PROPOSED CELLAR & FIRST FLOOR PLANS
	A101	SECOND FLOOR PROPOSED PLAN & SCHEDULES
	A200	PROPOSED ELEVATIONS
	A300	BUILDING SECTIONS
	A301	WALL SECTIONS
	A302	WALL SECTIONS
	A400	INTERIOR ELEVATIONS & SCHEDULES
	S100	FOUNDATION & FIRST FLOOR FRAMING PLANS
	S101	SECOND FLOOR & ROOF FRAMING PLANS
	S102	WIND BRACING PLANS
	S103	STRUCTURAL NOTES & DETAILS
	M100	MECHANICAL PLANS
	E100	ELECTRICAL PLANS

DATE	ISSUE
DECEMBER 8, 2020	PROGRESS SET

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ABBREVIATIONS

AND	CONC	CONCRETE	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
AT	CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER	PLAM	PLASTIC LAMINATE	STL	STEEL
ABOVE FINISHED FLOOR	CONT	CONTINUOUS	EQ	EQUAL		LUMBER	PLYWD	PLYWOOD	TBD	TO BE DETERMINED
APARTMENT	D	DRYER	ETR	EXISTING TO REMAIN	MARB	MARBLE	PT	PRESSURE TREATED	T&G	TONGUE AND GROOVE
BLDG	DIA	DIAMETER	FF	FINISH FLOOR	MATL	MATERIAL	PTD	PAINTED	TOS	TOP OF SLAB
BSMT	DM	DIMENSION	FIN	FINISH	MDO	MAXIMUM DENSITY OVERLAY	R	RISER	TYP	TYPICAL
CJ	DN	DOWN	FLR	FLOOR	MANU	MANUFACTURER	REF	REFRIGERATOR	UNC	UNLESS NOTED OTHERWISE
CAB	DR	DOOR	GA	GAUGE	MIN	MINIMUM	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
CL	DS	DOWNSPOUT	GWB	GYPSPUM WALL BOARD	MANU	MANUFACTURER	RGD	REQUIRED	W	WASHER
CLG	DTL	DETAIL	HB	HOSE BIB	MTL	METAL	RM	ROOM	W	WITH
CLR	DW	DISHWASHER	HC	HOLLOW CORE	MECH	MECHANICAL	SC	SOLID CORE	WC	TOILET / WATER CLOSET
CMU	DWS	DRAWING	HT	HEIGHT	NC	NOT IN CONTRACT	SHT	SHEET	WD	WOOD
	EFB	EXTERIOR INSULATION FINISHING SYSTEM	HDWR	HARDWARE	NBS	NOT TO SCALE	SHWR	SHOWER	W/O	WITHOUT
	EL	ELEVATION	JB	JUNCTION BOX	OC	ON CENTER	SM	SIMILAR	W/O	WITHOUT
			LB	LOAD BEARING	OH	OPPOSITE HAND	SPEC	SPECIFICATION	W/M	WELDED WIRE MESH

SYMBOLS

CL	CENTERLINE
1	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)
A	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)
1	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)
X	DRAWING CALL-OUT: DRAWING NUMBER SHEET REFERENCE
X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE
X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE
X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE

PROJECT DATA

JURISDICTION: MONTGOMERY COUNTY, MD
BUILDING CODE: 2015 IRC & MONTGOMERY COUNTY AMENDMENTS
BUILDING USE GROUP: SINGLE-FAMILY, DETACHED
CONSTRUCTION TYPE: SB - COMBUSTIBLE, UNPROTECTED
FIRE SUPPRESSION SYSTEM: NA

CERTIFICATION

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: _____

SUTTON #2016

BENNETT FRANK MCCARTHY
architects, inc.

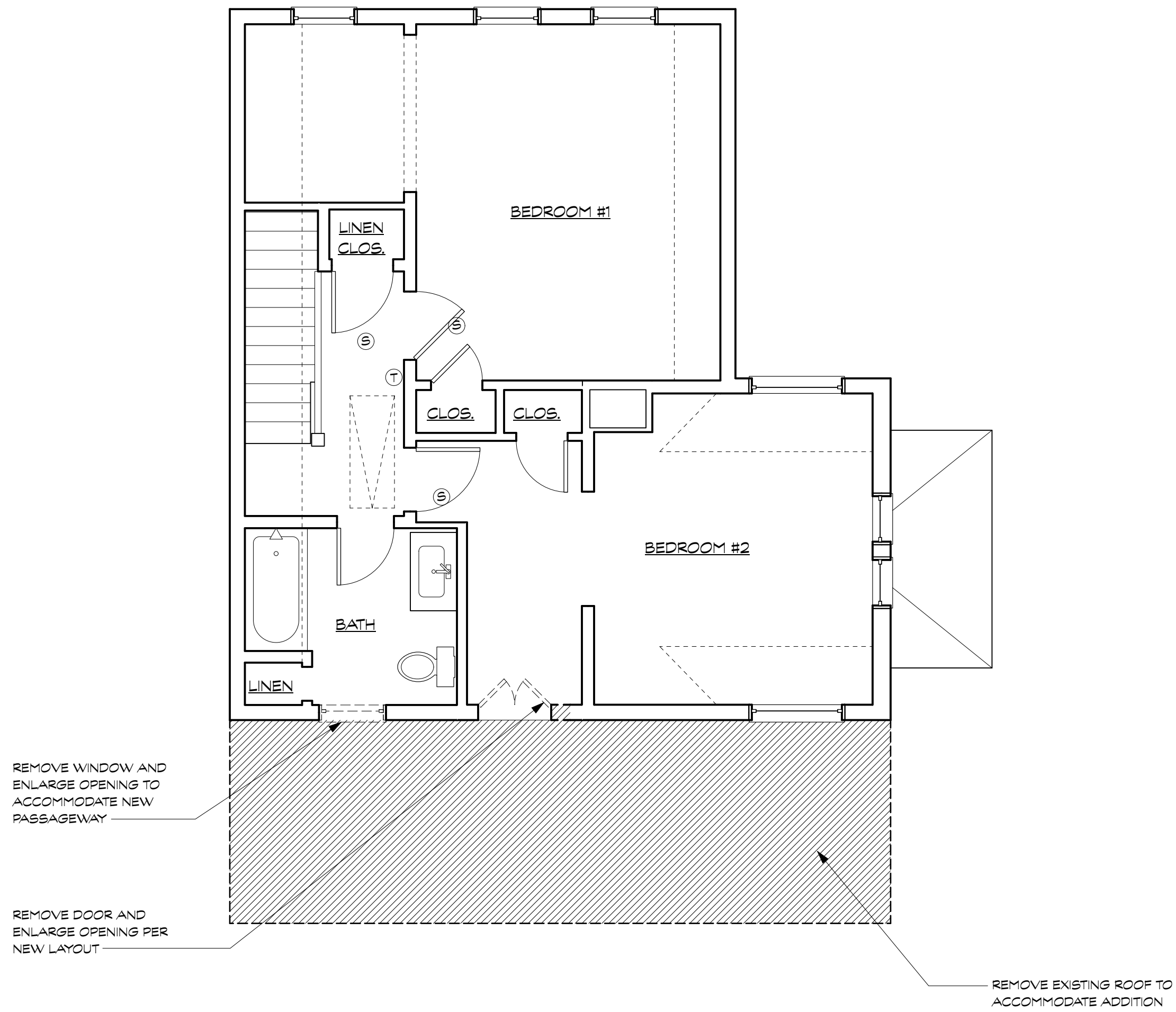
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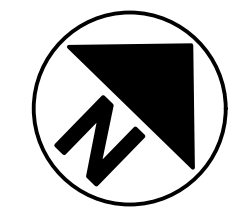
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1 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



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)

SUTTON RESIDENCE
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Project # 2016

SECOND FLOOR DEMOLITION PLAN

D101

8 December 2020 -Progress Set



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

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 3:12 pm, Feb 05, 2021



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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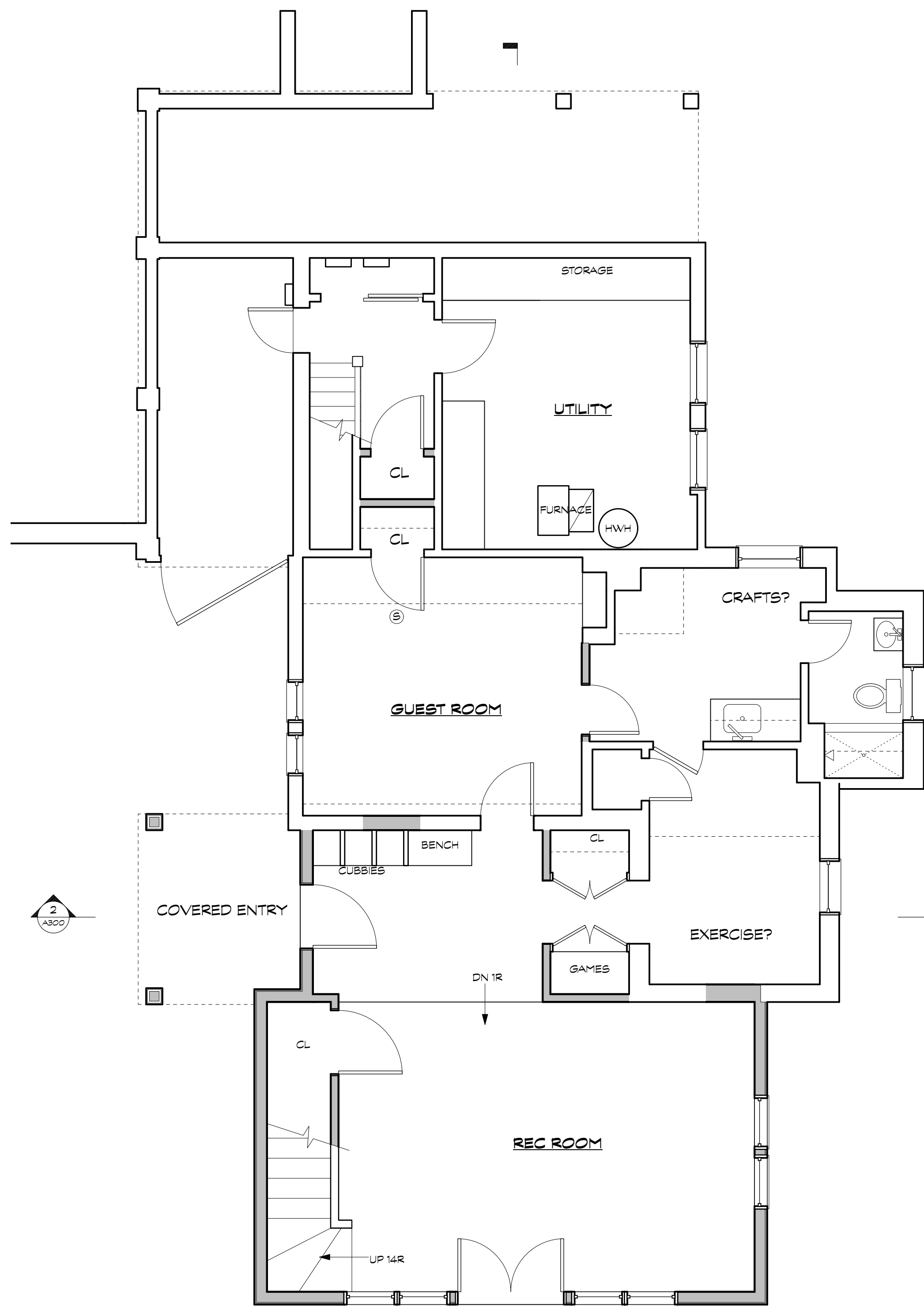
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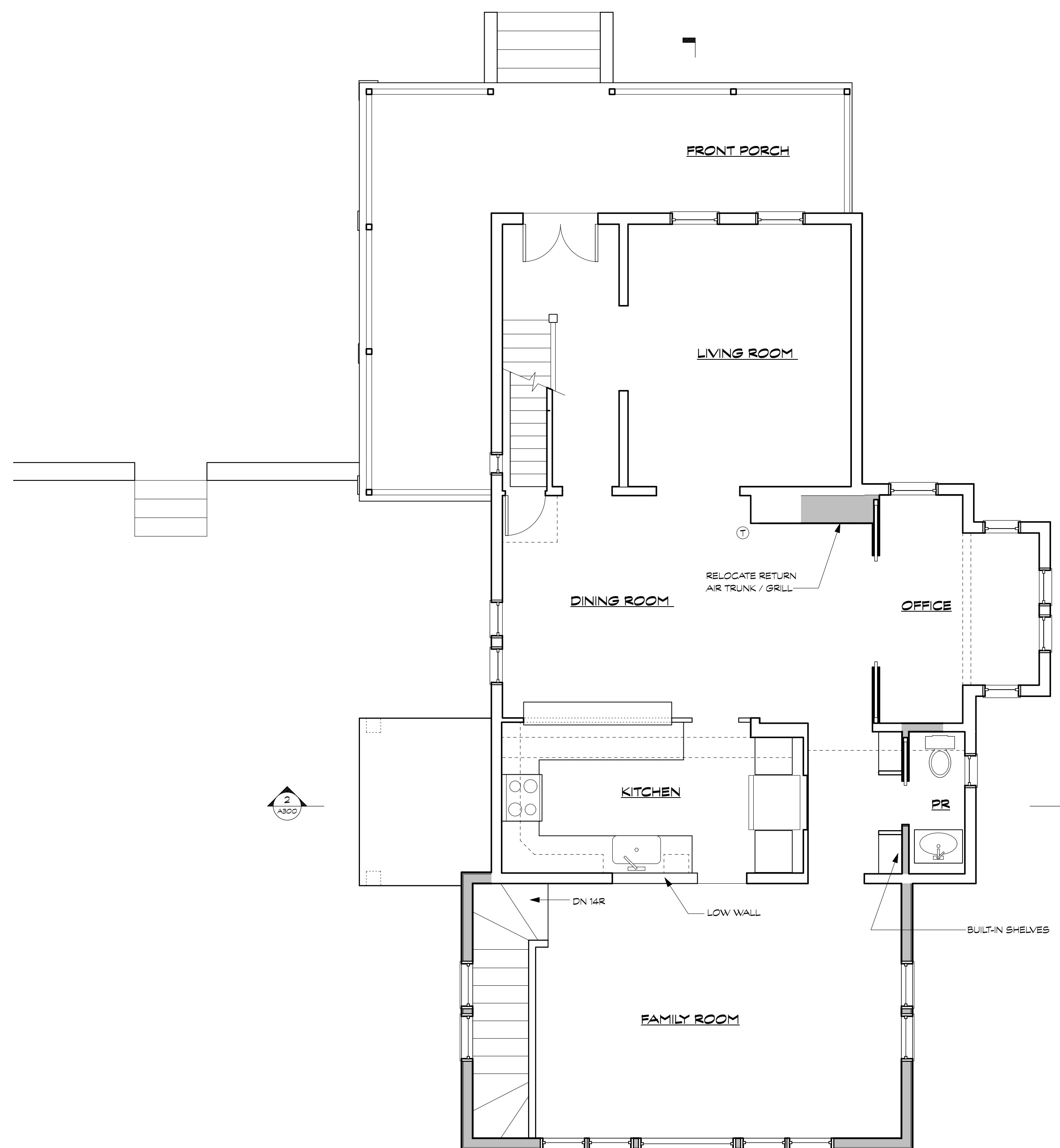
DEMOLITION
ELEVATIONS
D200



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

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Montgomery County
Historic Preservation Commission
Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 3:12 pm, Feb 05, 2021



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-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)

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PROPOSED CELLAR & FIRST FLOOR PLAN

A100

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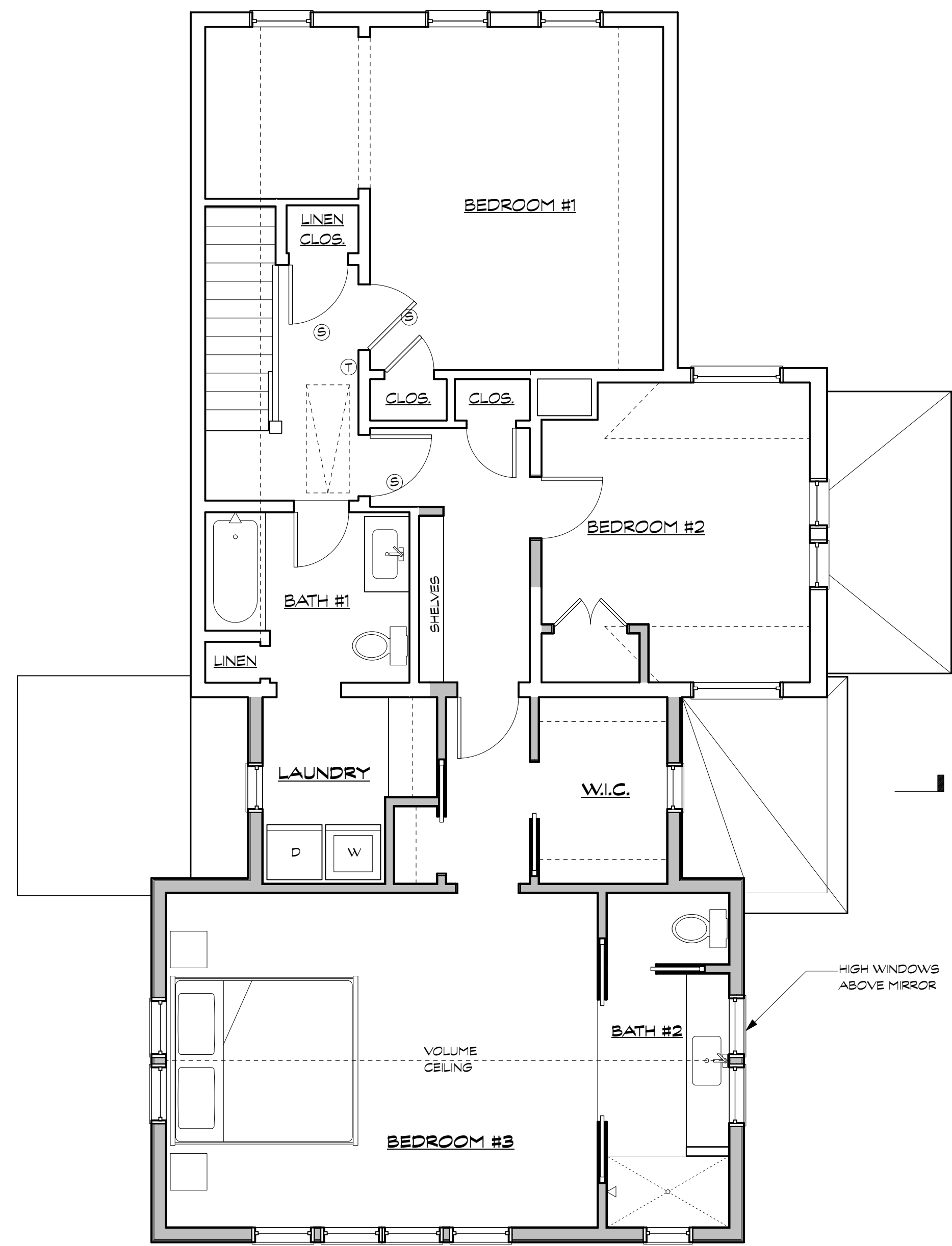
MARK	MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	REMARKS	MARK
A									A
B									B
C									C
D									D
E									E
F									F

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

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

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



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-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:
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

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Project # 2016

PROPOSED SECOND FLOOR PLAN & SCHEDULES
A101

8 December 2020 -Progress Set



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

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler



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

REVIEWED
By Dan.Bruechert at 3:13 pm, Feb 05, 2021



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



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

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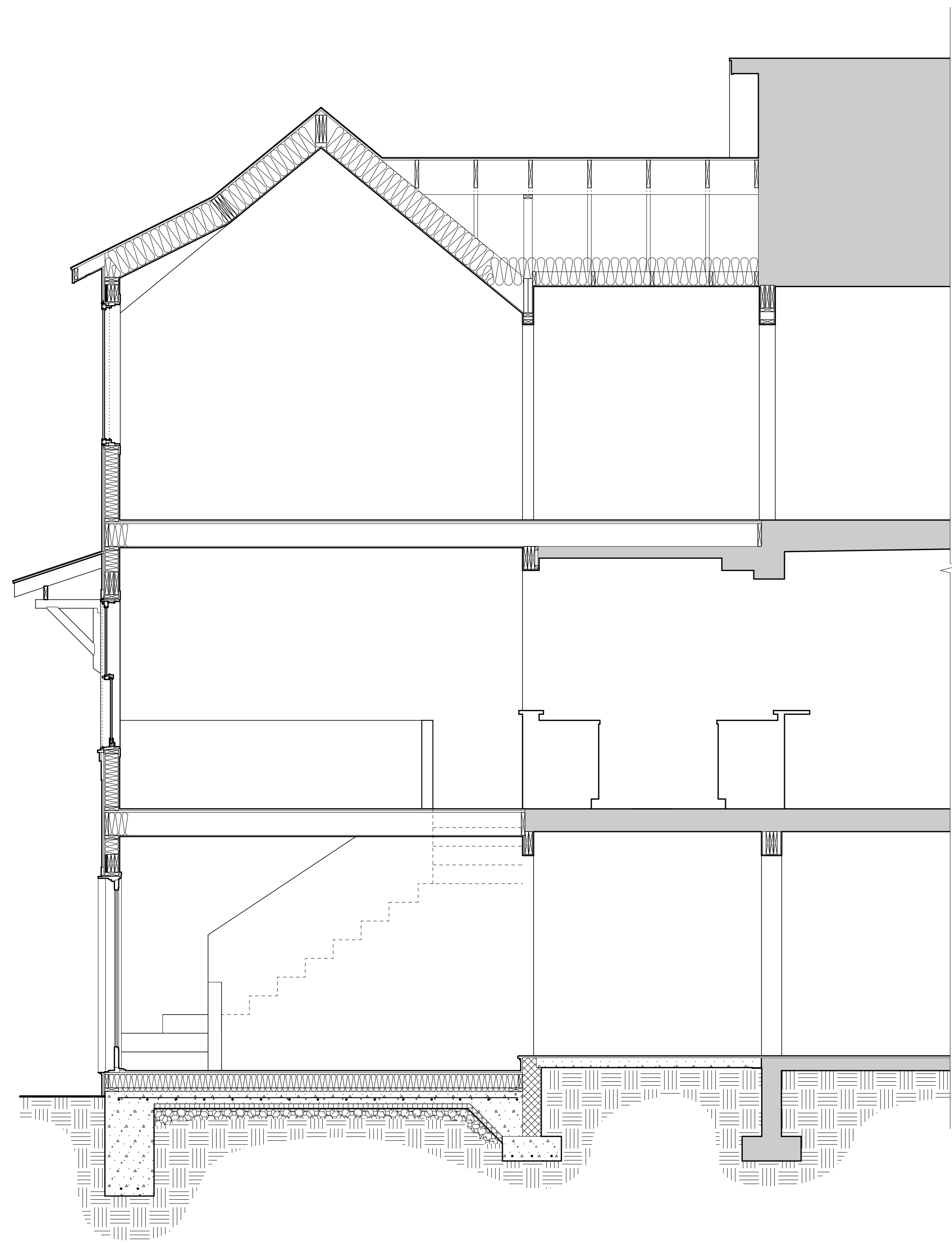
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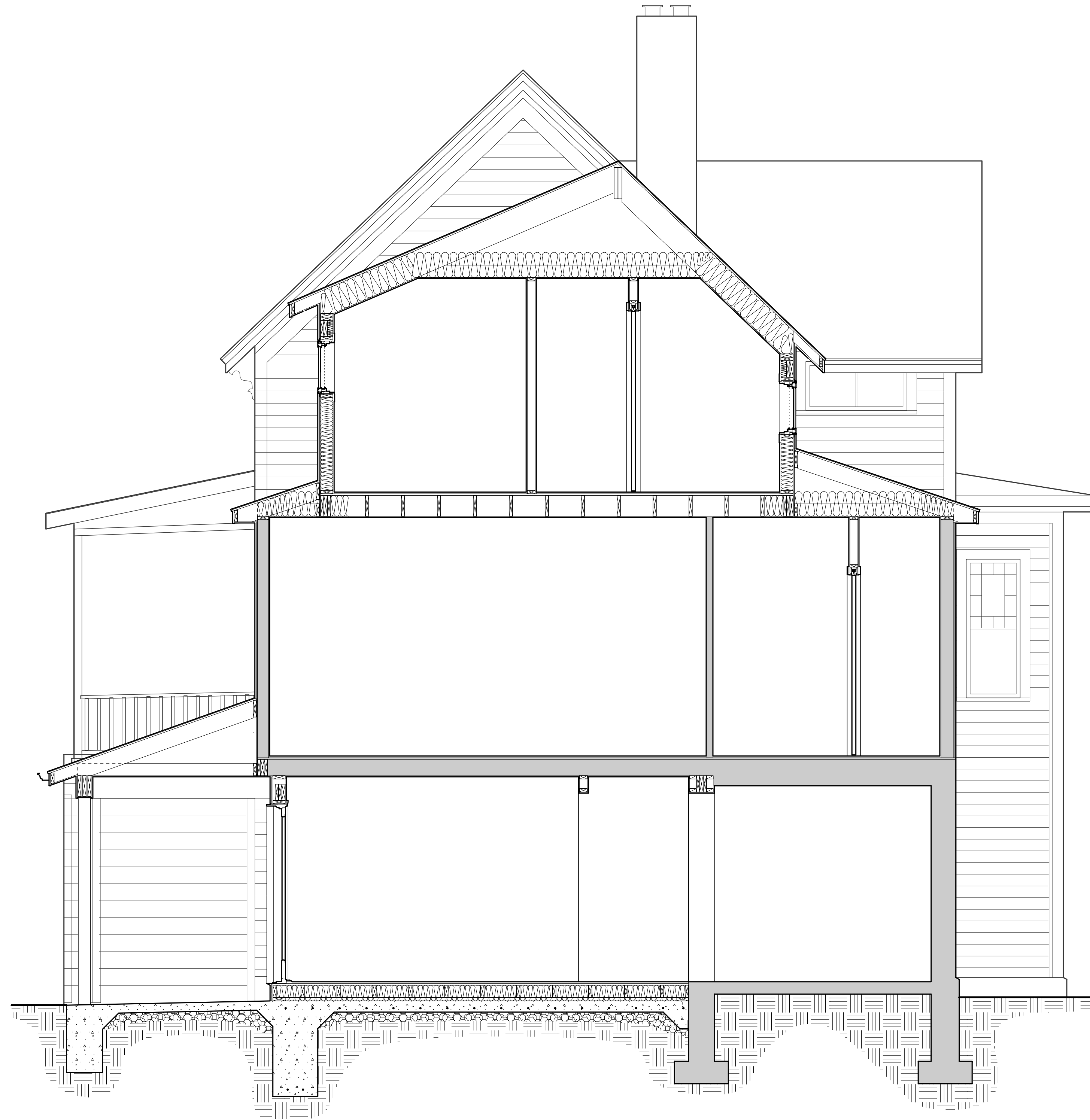
8 December 2020 -Progress Set

ELEVATIONS

A200



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



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

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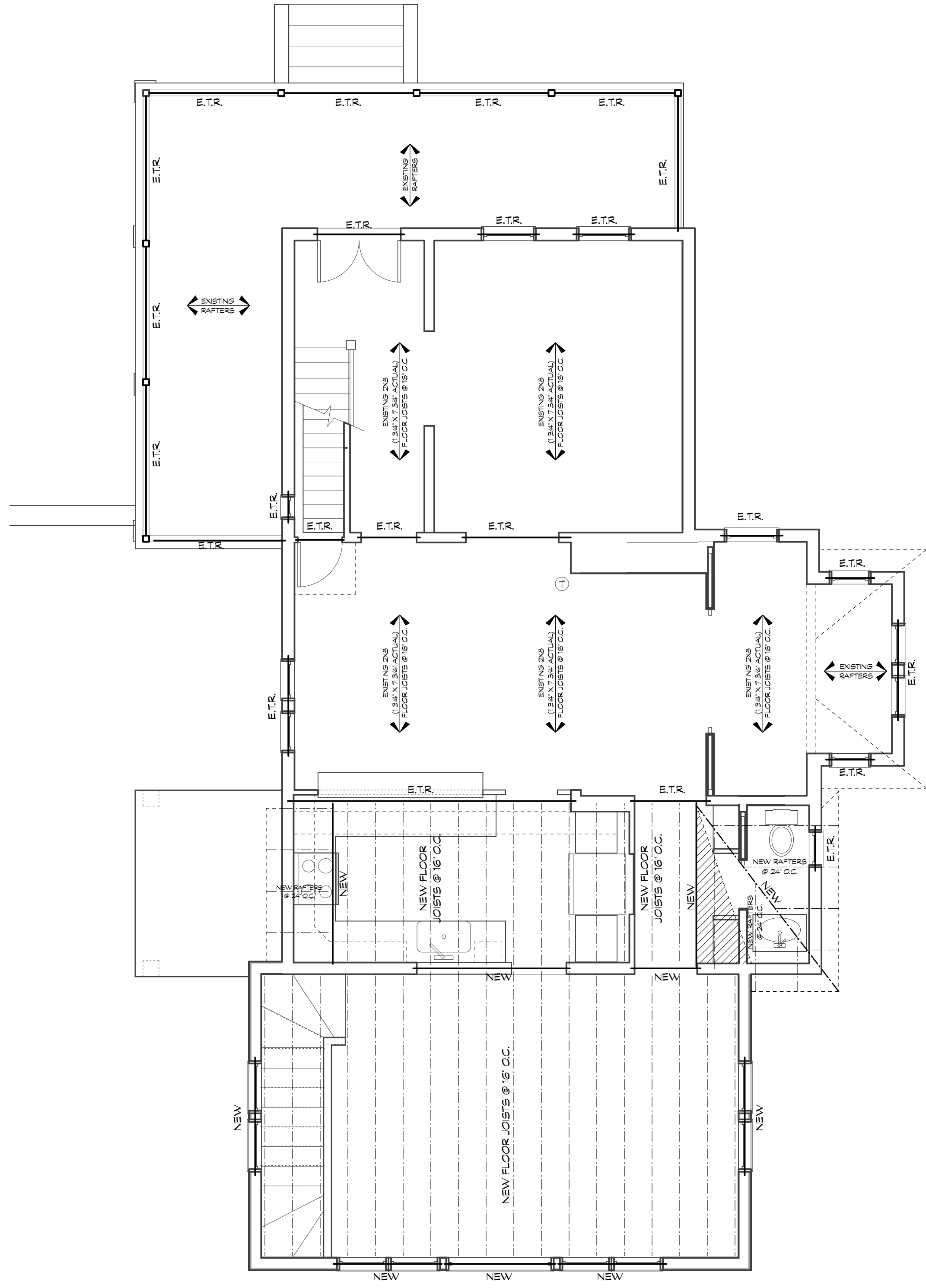
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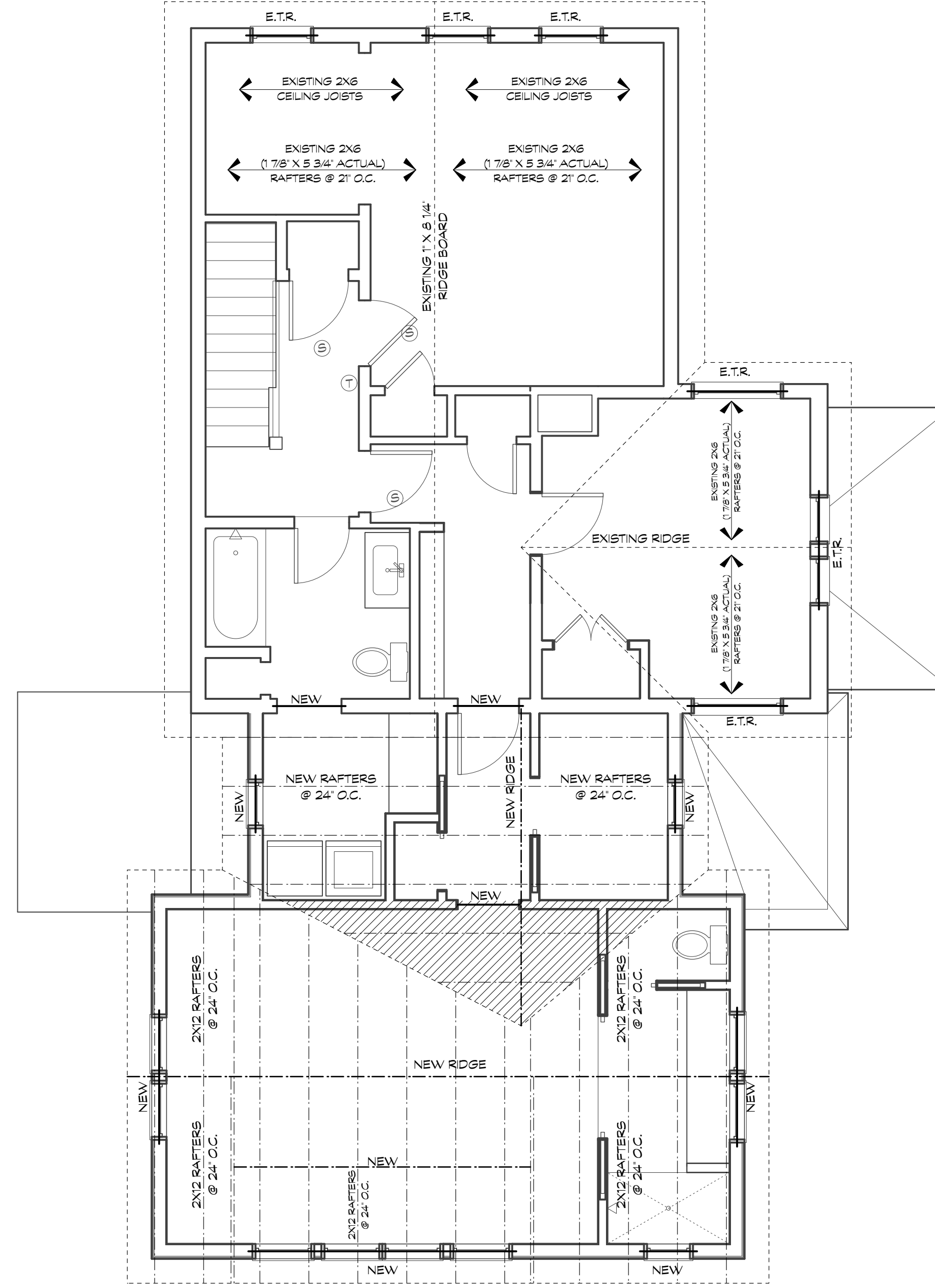
BUILDING SECTIONS
A300



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

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Montgomery County
Historic Preservation Commission
Sandra Heiler

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By Dan.Bruechert at 3:13 pm, Feb 05, 2021



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

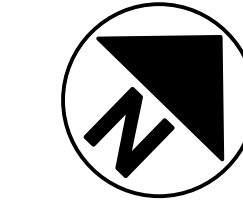
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301-583-9477 (f)

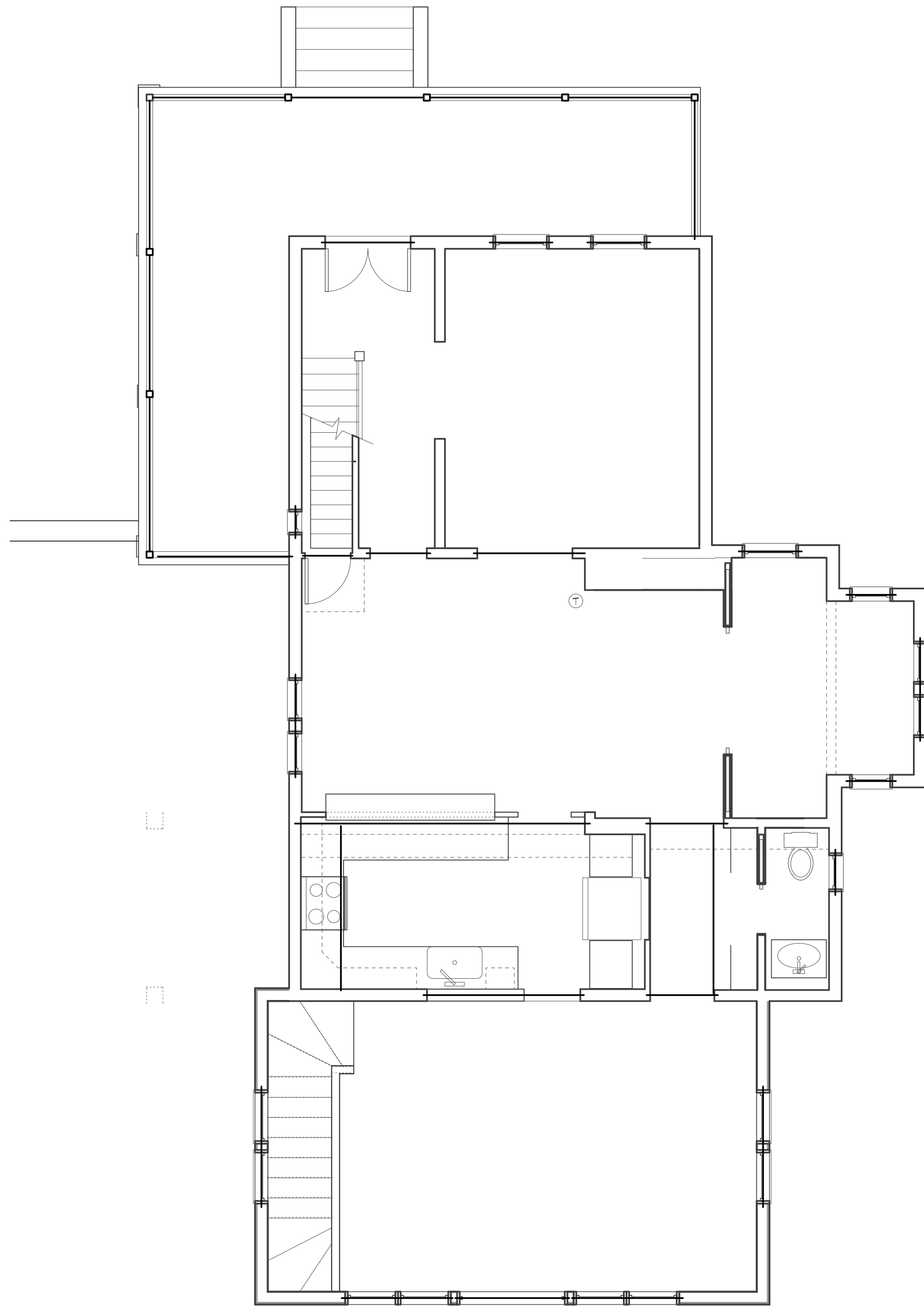


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Project # 2016

SECOND FLOOR &
ROOF FRAMING PLANS

S101

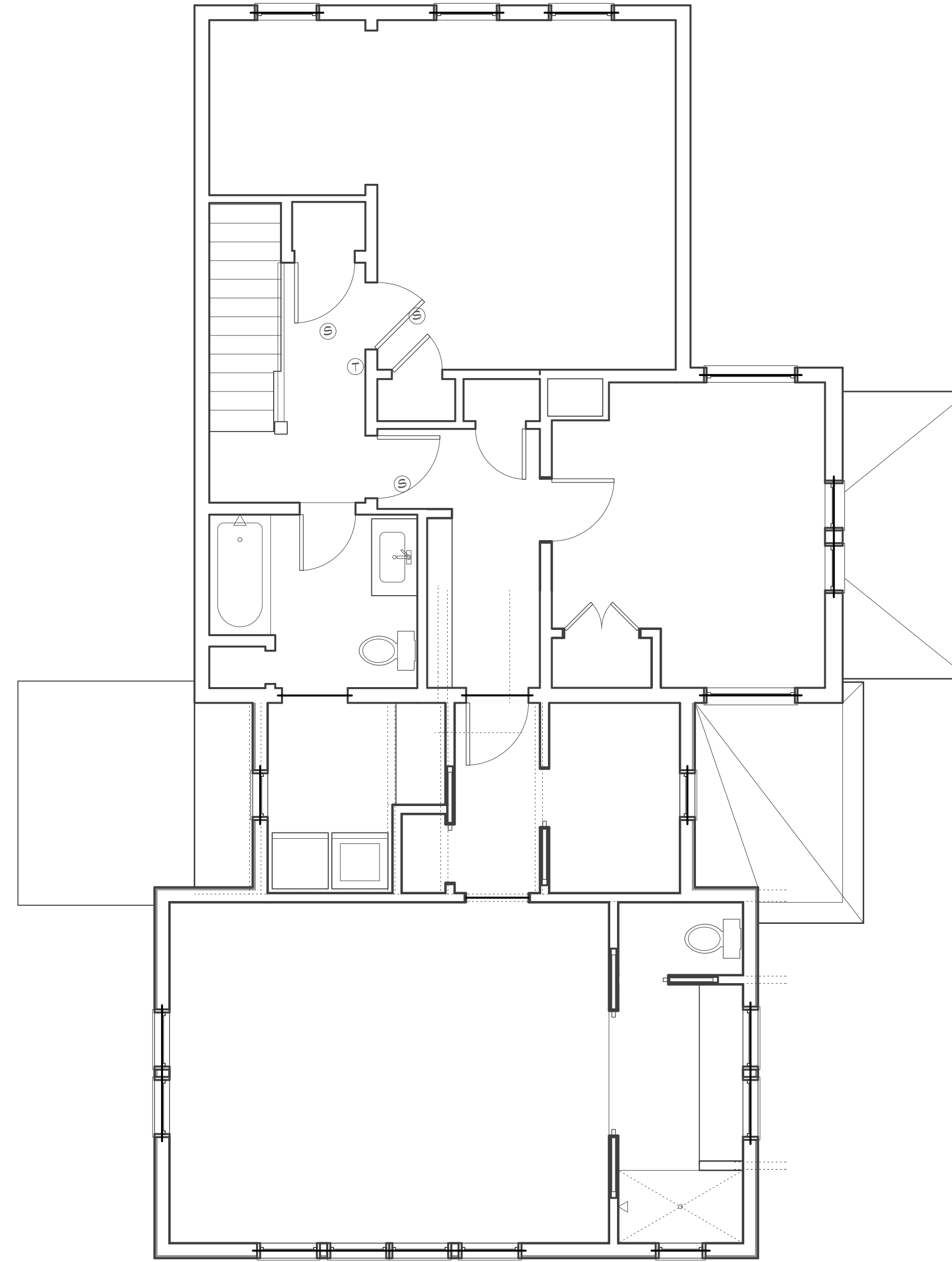
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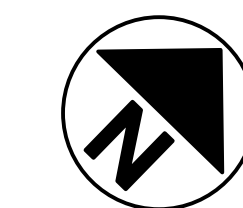
1 FIRST FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"

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Montgomery County
Historic Preservation Commission
Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 3:13 pm, Feb 05, 2021



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



APAC
ENGINEERING, Inc.
8555 16th St., #200
Silver Spring, MD 20910
301-585-0543
301-583-9477 (f)

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Project # 2016

WIND BRACING PLANS

S102

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