



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: August 2, 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 #956345 - Rear Addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

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: Chryssa Kanellopoulos & Stefan Muljo
(Address: 9913 Capitol View Ave., Silver Spring

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.



KITCHEN EXPANSION AND NEW BEDROOM

9913 CAPITON VIEW AVE
SILVER SPRING, MD 20819

CHRYSSOS LLC
Design Build Manage



CLIENT
CHRYSSA KANELLOPOULOS & STEFAN MULJO
9913 CAPITOL VIEW AVE
SILVER SPRING, MD 20819

ISSUE
08.02.2021
RE-ISSUE
MM.DD.YY

PROJECT NO.
MD2020-08
PROJECT
KITCHEN
RENOVATION &
ADDITION

DRAWN BY
AC
DESCRIPTION
COVER PAGE

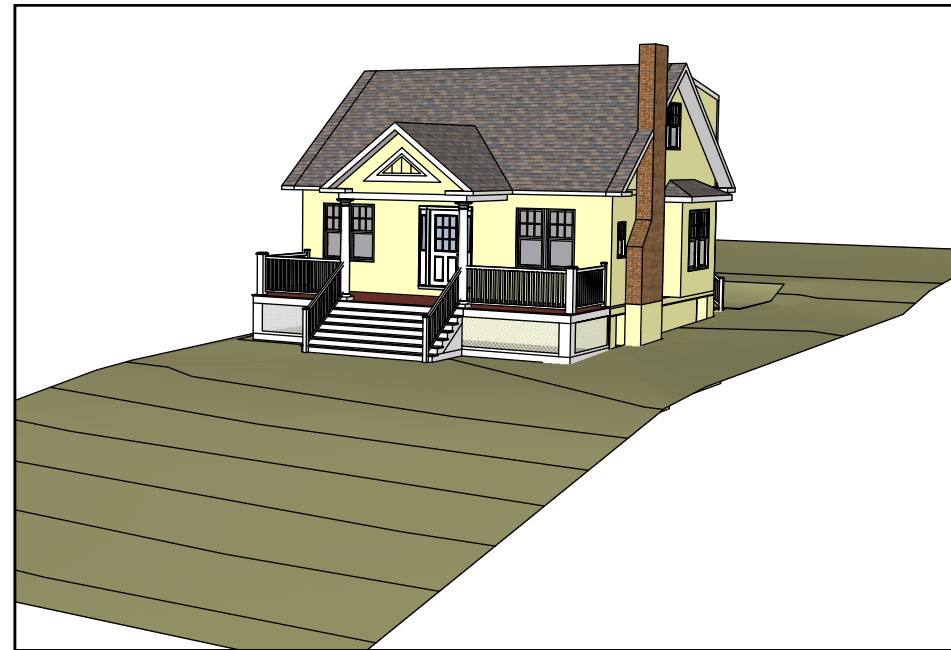
A01

SCOPE OF WORK

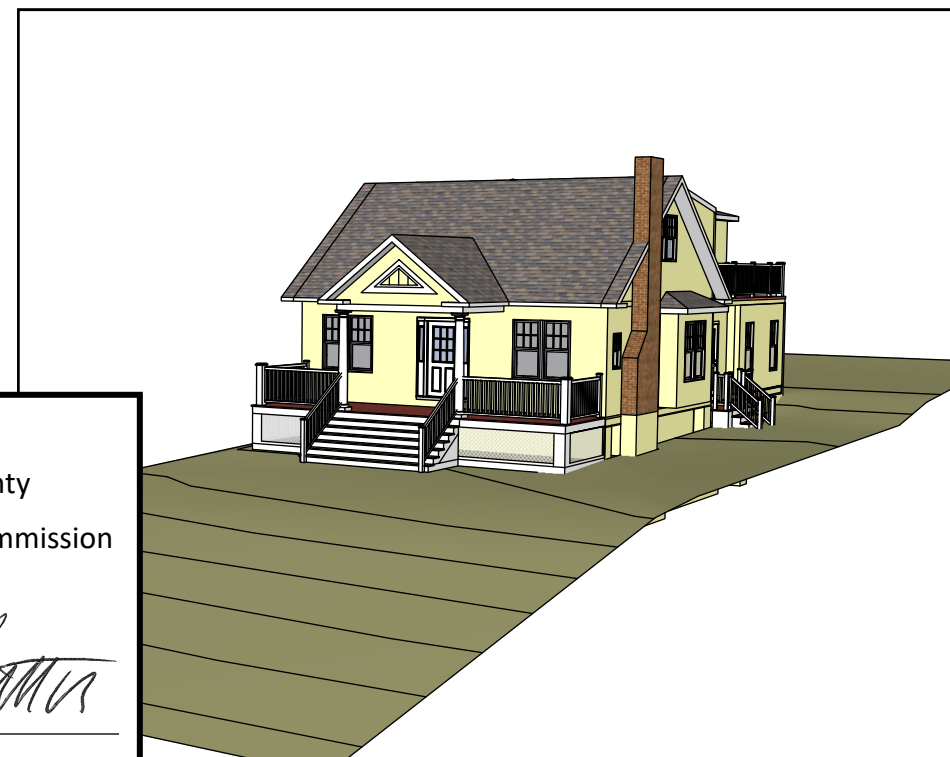
GENERAL

1. REMOVE KITCHEN ROOF AND WALLS IN THE BACK OF THE HOUSE.
2. SAVE WINDOWS TO BE RE-USED.
3. ADD NEW KITCHEN IN THE BACK OF THE HOUSE
4. ADD NEW BEDROOM ON TOP OF KITCHEN
5. ADD NEW BALCONY
6. ADD NEW STAIRCASE
7. DO NOT ALTER ANY ARCHITECTURAL ELEMENTS ON THE EXTERIOR OF THE EXISTING HOUSE.
8. MATCH NEW NORTH AND SOUTH ARCHITECTURAL ELEMENTS WITH EXISTING.

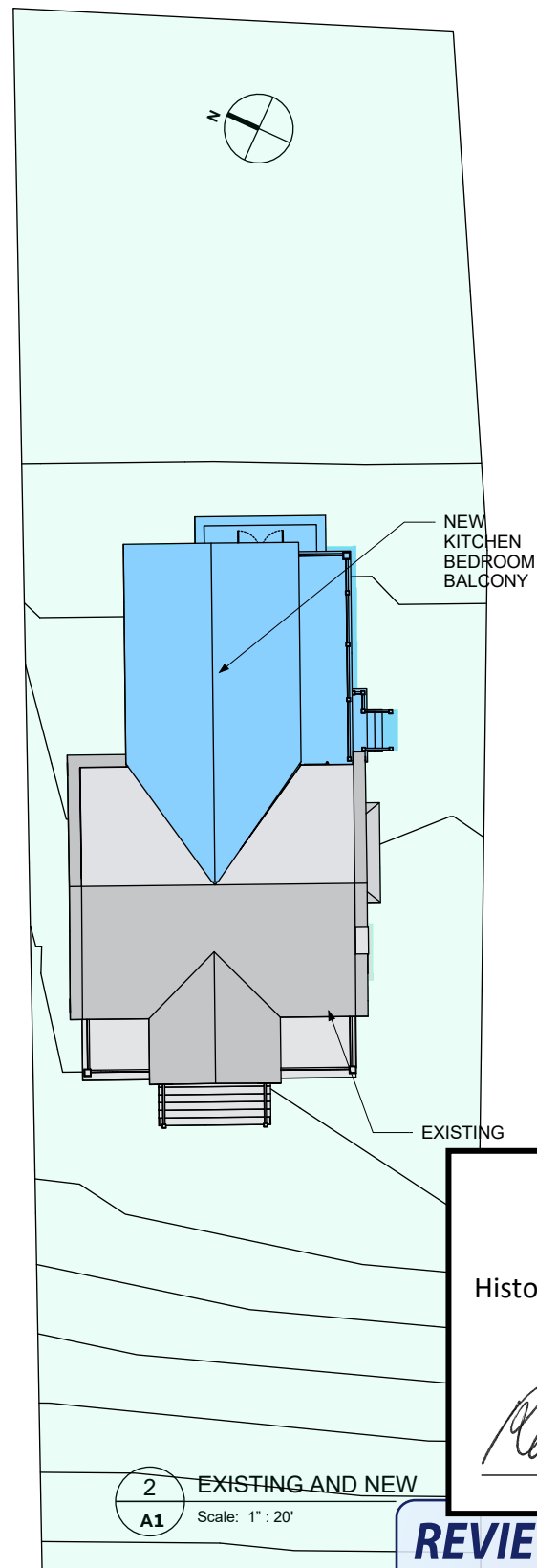
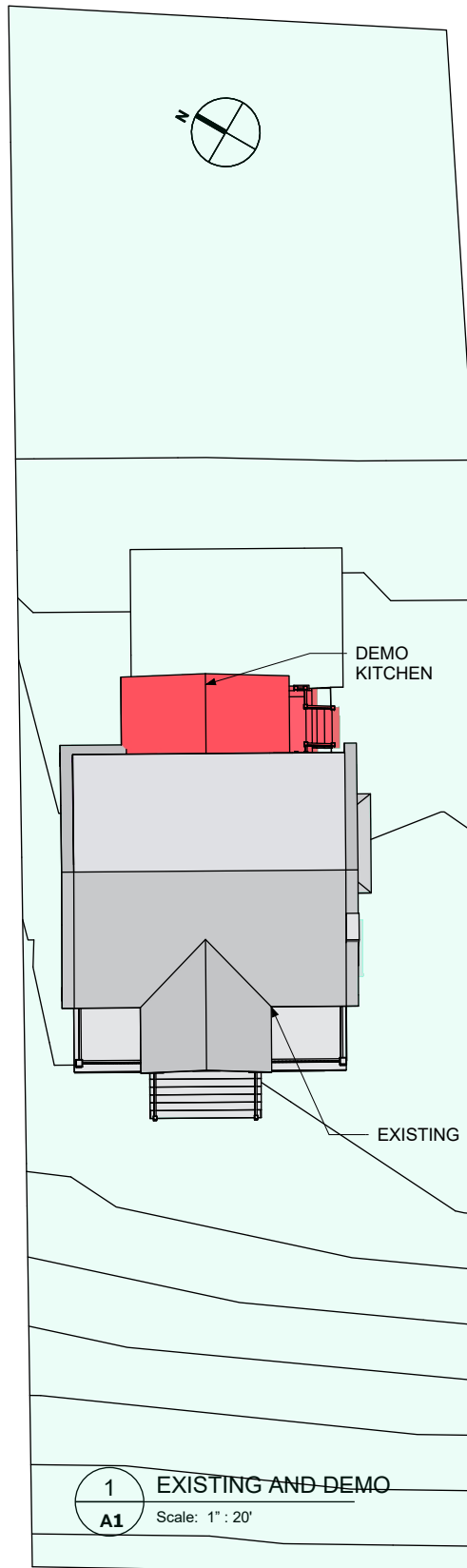
NOTE: KITCHEN CABINETS WILL BE DESIGNED BY THIRD PARTY
CONTRACTOR WILL INSTALL ALL KITCHEN ELEMENTS INCLUDING CABINETS AND APPLIANCES.
EXISTING STOVE AND FAN WILL BE RE-USED



3 EXISTING STREET VIEW
A1 Scale: N/A



4 EXISTING AND NEW STREET VIEW
A1 Scale: N/A



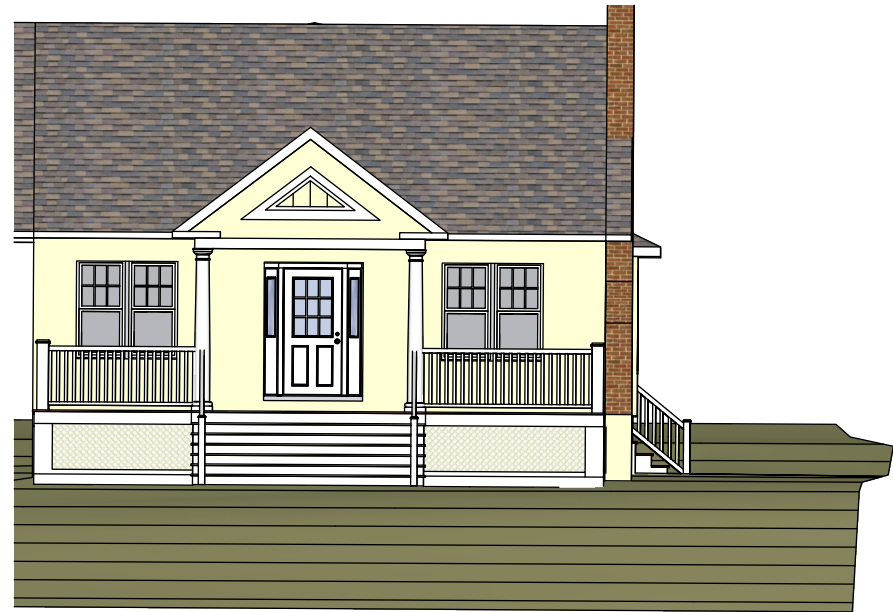
APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED

By Dan.Bruechert at 11:40 am, Aug 02, 2021

- (D00) DOOR
- (W00) WINDOW
- (100) ROOM OR NAME
- (W0) WALL TYPE
- (A00) APPLIANCE / FIXTURE
- (D# / A#) DETAIL/ DRAWING
- (S# / A#) SECTION/ DRAWING
- (A / 1) ENLARGED PLAN/ SECTION/ DETAIL
- (A5 / 2 / 3) ELEVATIONS



1 WEST ELEVATION (FRONT VIEW)
A2 Scale: 1" : 10'

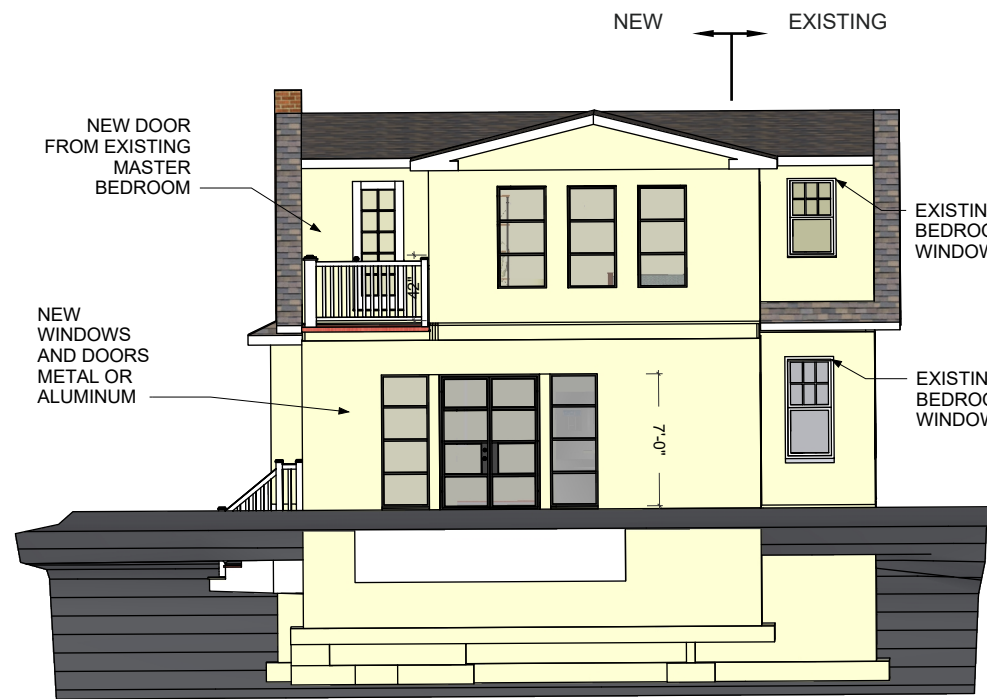


3 SOUTH ELEVATION
A2 Scale: 1" : 10'

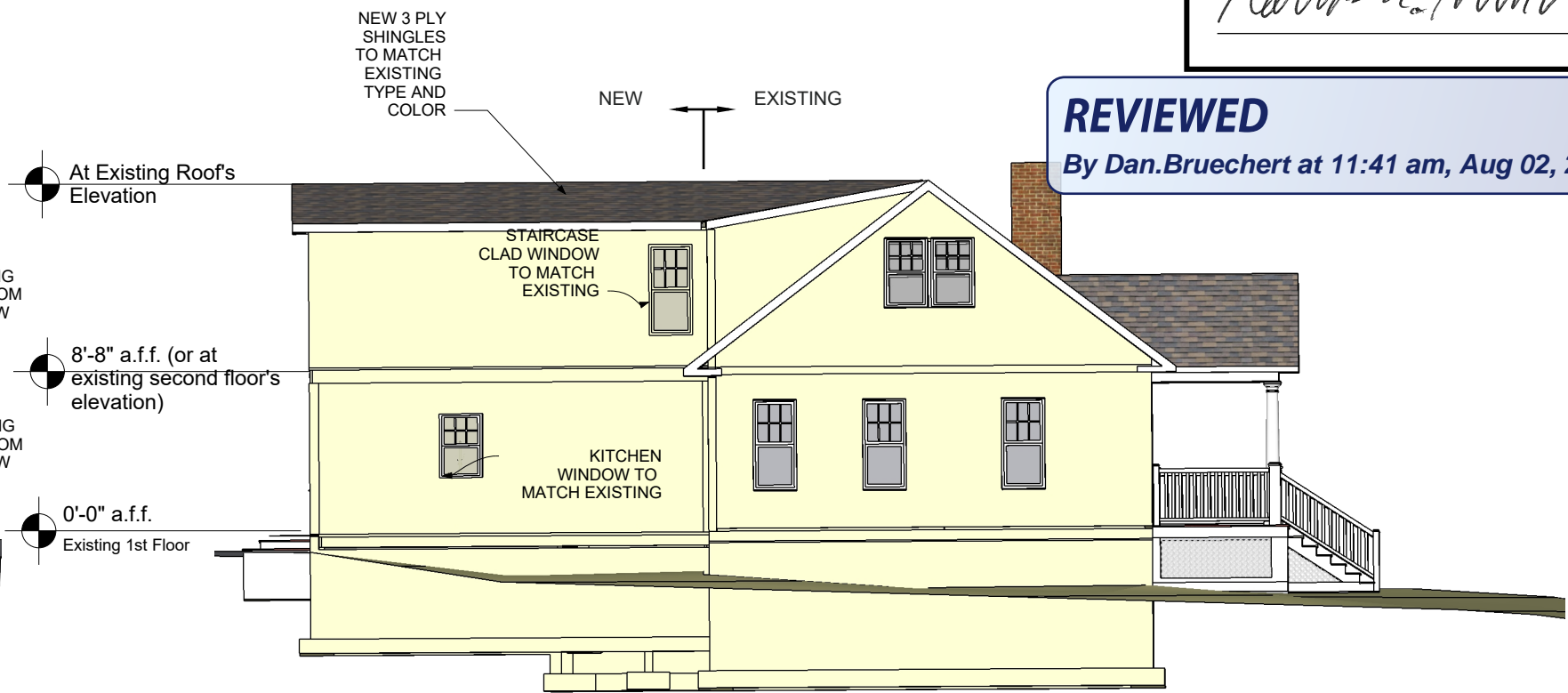
- At Existing Roof's Elevation
- NEW COMPOSITE SIDING TO MATCH EXISTING TYPE AND COLOR
- 8'-8" a.f.f. (or at existing second floor's elevation)
- NEW CLAD WINDOWS TO MATCH EXISTING
- 0'-0" a.f.f. Existing 1st Floor

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Historic Preservation Commission

[Signature]



2 EAST ELEVATION (BACK YARD VIEW)
A2 Scale: 1" : 10'



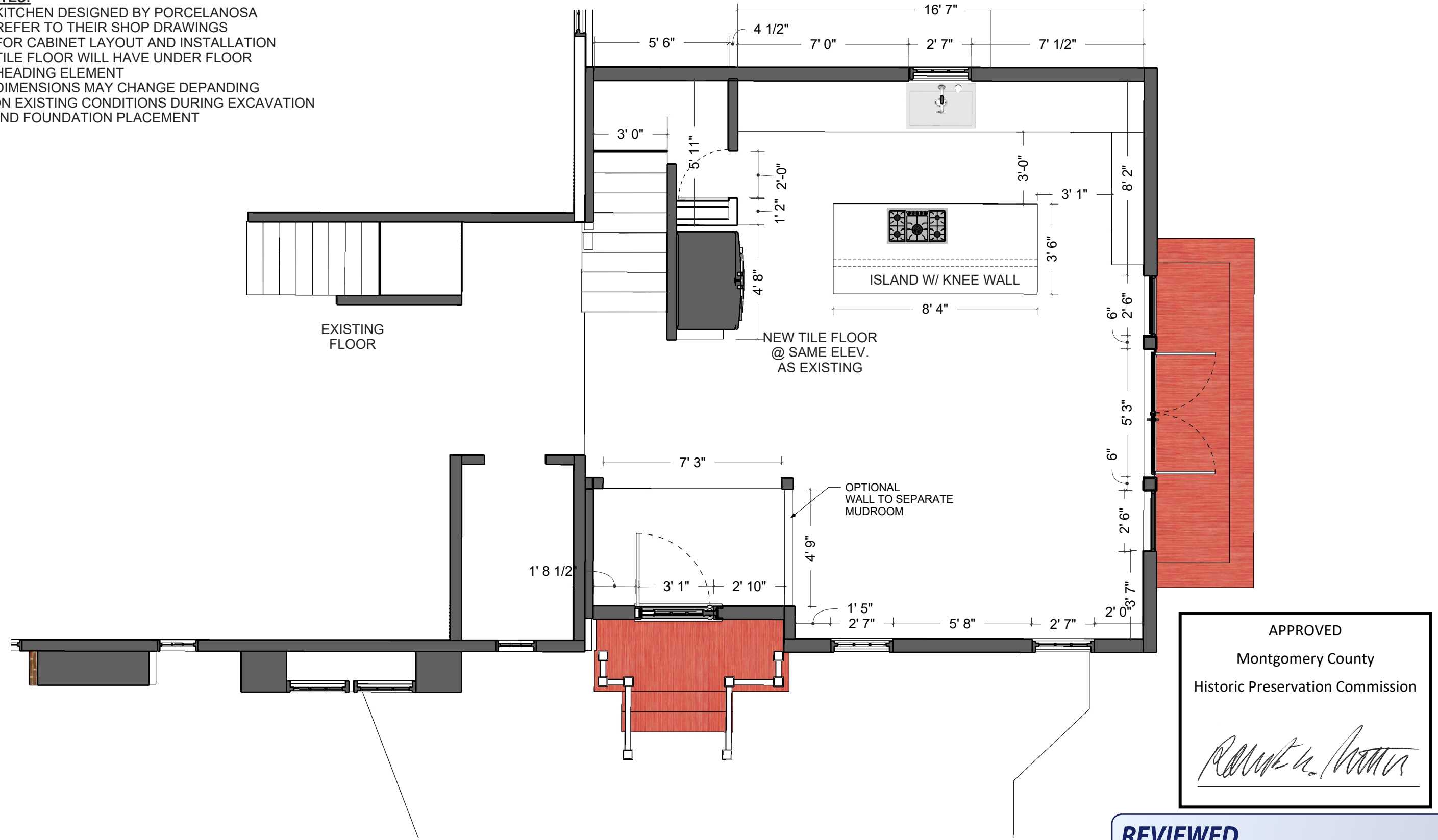
4 NORTH ELEVATION
A2 Scale: 1" : 10'

- At Existing Roof's Elevation
- 8'-8" a.f.f. (or at existing second floor's elevation)
- 0'-0" a.f.f. Existing 1st Floor

REVIEWED
By Dan.Bruechert at 11:41 am, Aug 02, 2021

NOTES:

1. KITCHEN DESIGNED BY PORCELANOSA REFER TO THEIR SHOP DRAWINGS FOR CABINET LAYOUT AND INSTALLATION
2. TILE FLOOR WILL HAVE UNDER FLOOR HEATING ELEMENT
3. DIMENSIONS MAY CHANGE DEPENDING ON EXISTING CONDITIONS DURING EXCAVATION AND FOUNDATION PLACEMENT



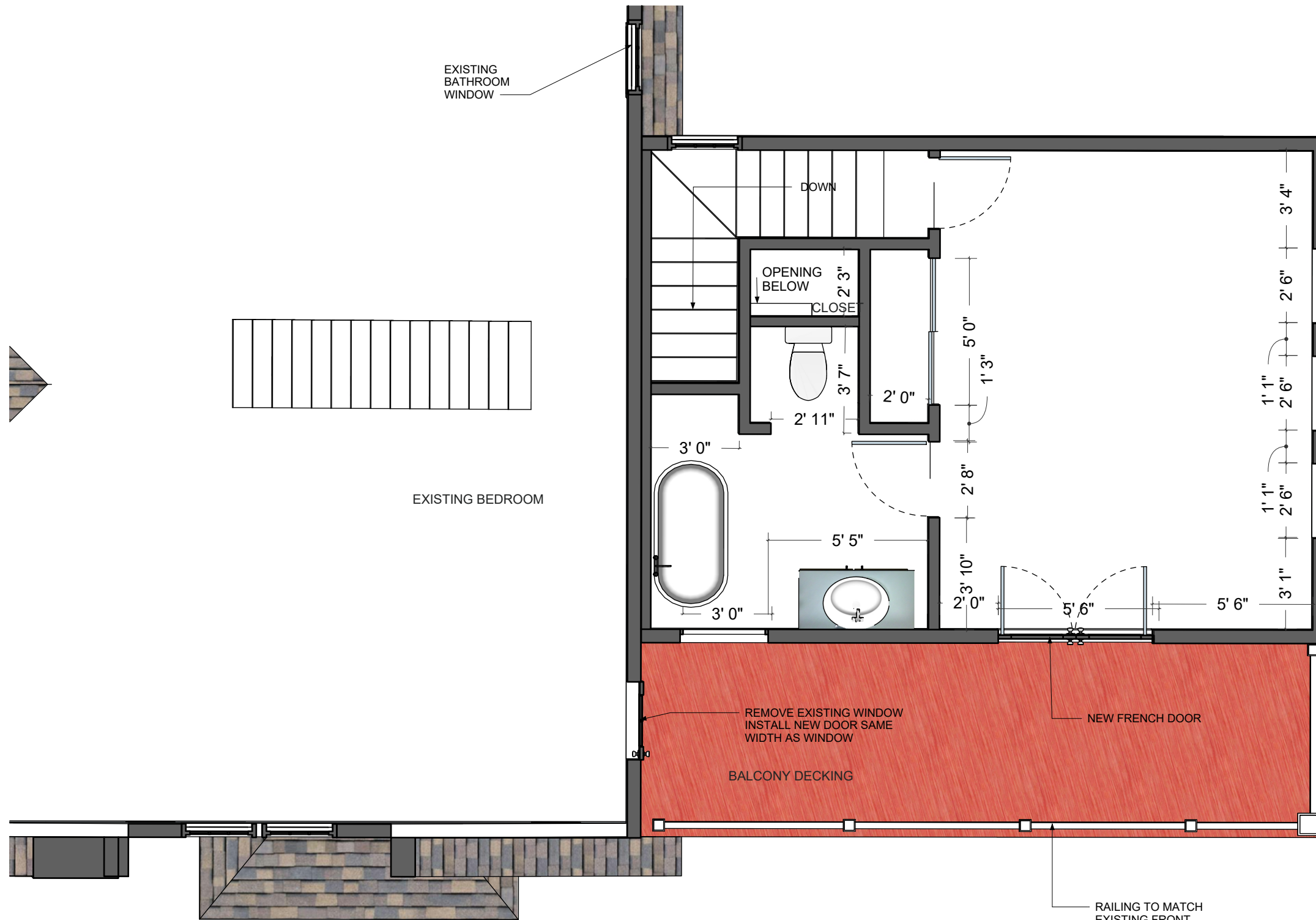
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 Montgomery County
 Historic Preservation Commission

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REVIEWED
 By Dan.Bruechert at 11:41 am, Aug 02, 2021

2 1ST FLOOR PLAN - NEW & EXISTING
 A3 Scale: 1/4" : 1'








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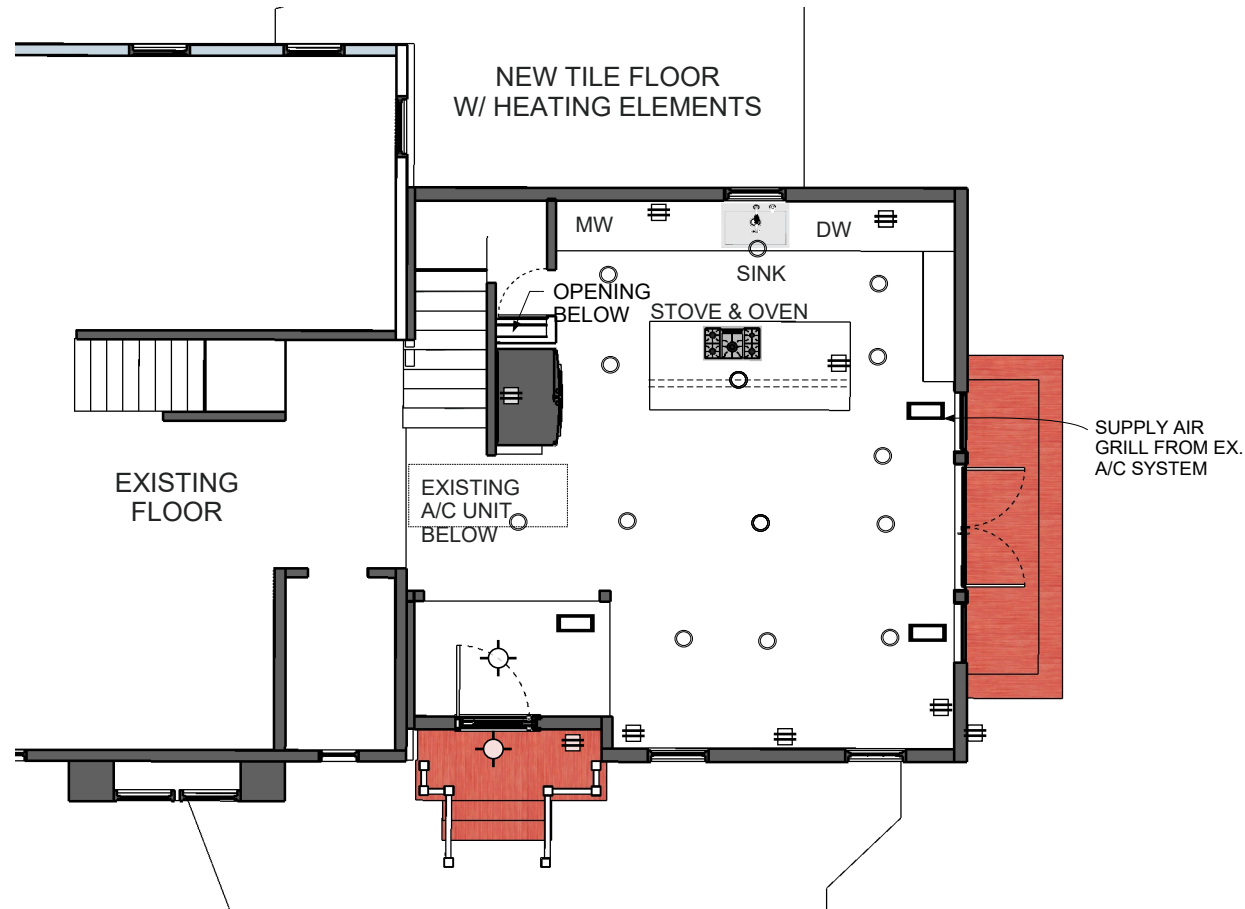
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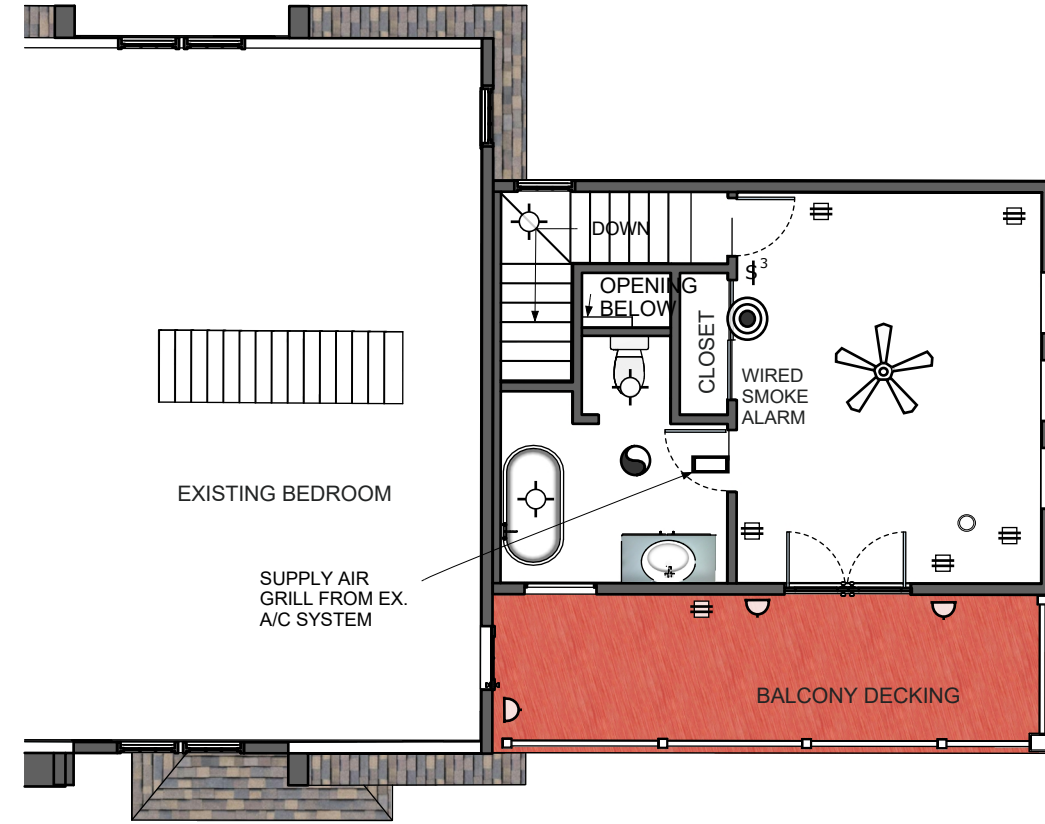
1 2ND FLOOR PLAN - NEW & EXISTING
 A04 Scale: 1/4" = 1'

















































 IN EXISTING BASEMENT BELOW
 BELOW




1 ELECTRICAL HVAC 1ST FLOOR PLAN
EM01 Scale: 1/8" : 1'



2 ELECTRICAL HVAC 2ND FLOOR
EM01 Scale: 1/8" : 1'

Electrical Outlets		Electrical Switches		Light Fixtures		HVAC		Data/Other											
	110v Duplex		Blank Outlet		Single		3-way Dimmer		Wall Sconce		Exhaust Fan		Vapor Proof GFI at Shower		Telephone Jack		Thermostat		
	110v Fourplex		Low Voltage		3-way		Low Voltage		Ceiling Light		Exhaust Fan-Light Combo		Return Air Grill		Data Jack		Smoke Alarm		
	220v Outlet		Clock Hanger		4-way		Weatherproof		Hanging Light		Ceiling Fan		Supply Air Grill		Television Jack/Cable		Door Chimes		
	GFI Outlet		Fan Hanger		Fused		Remote Control		Wall Light		Security System		Push-Button		Cable Panel		Telephone Panel		
	Floor Mounted Duplex		Dimmer		Auto-Door		Recessed Light		Directional Recessed Light		Electrical Panel		Low Voltage Transformer		Junction Box		Timer		Ceiling Pull Switch

NOTES:
 1. UNDERMOUNT LIGHTS ON A MOVE SENSOR
 2. ALL GFI CIRCUIT IN KITCHEN
 3. UPSIZE EXISTING ELECTRICAL PANEL TO 200A
 4. HEATING PROVIDED FROM EXISTING HYDRONIC SYSTEM
 5. A/C PROVIDED FROM EXISTING A/C UNITS

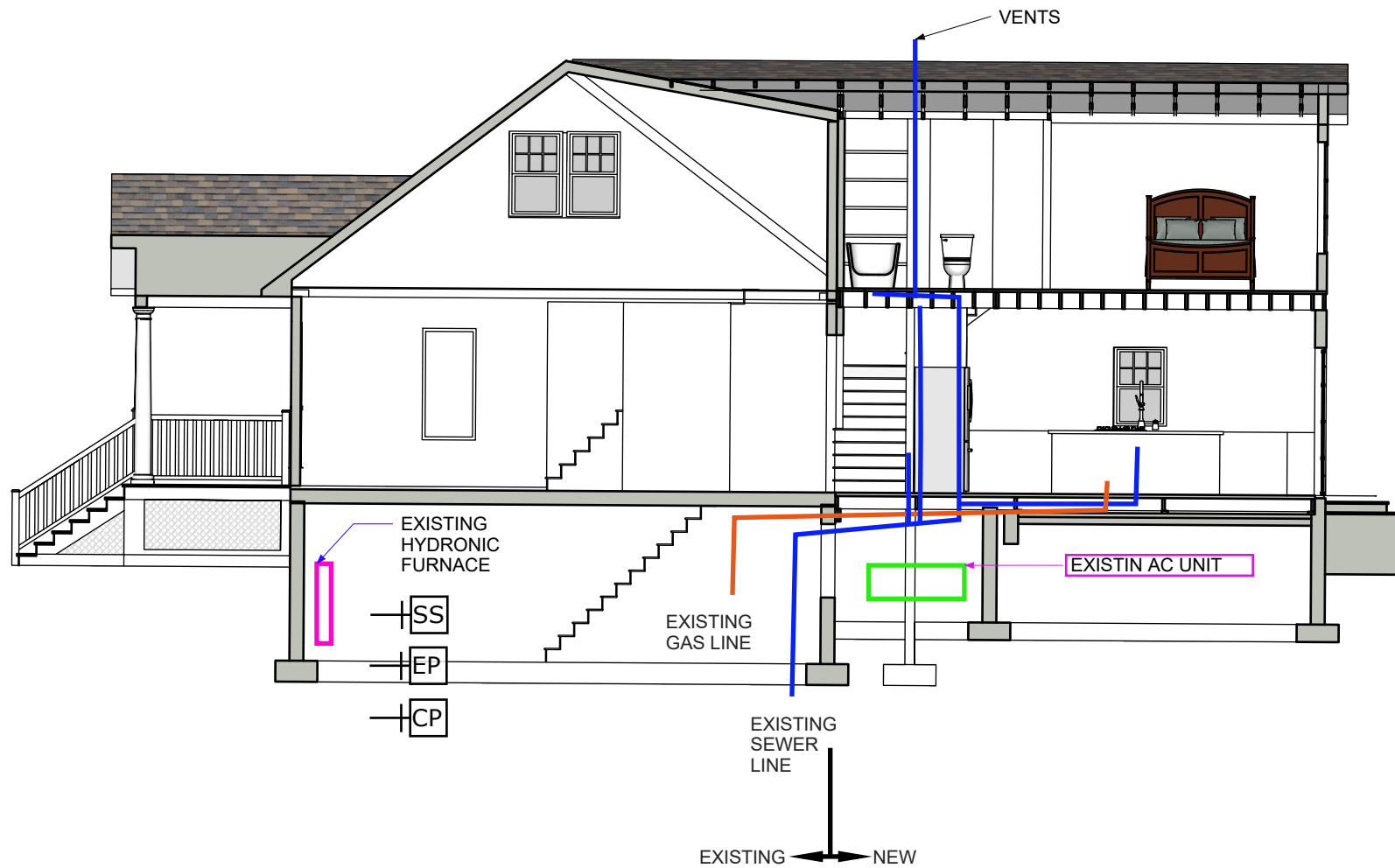
APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
 By Dan.Bruechert at 11:41 am, Aug 02, 2021

GENERAL PLUMBING NOTES:

1. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND
2. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING. "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER
3. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120F
4. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE
5. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE
6. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS
7. INSULATE WASTE LINES FOR SOUND CONTROL
8. HORIZONTAL SANITARY DRAINAGE PIPING 3" AND SMALLER IN NOMINAL DIAMETER SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT OF RUN. HORIZONTAL SANITARY DRAINAGE PIPING 4" AND LARGER IN NOMINAL DIAMETER SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT OF RUN
9. PAY FOR AND SECURE ALL PERMITS. PROVIDE THE NECESSARY TEST EQUIPMENT. PERFORM ALL TESTS, AND ARRANGE ALL INSPECTIONS REQUIRED TO OBTAIN AN OCCUPANCY PERMIT.
10. CONCEAL ALL ROUGH PIPING
11. INTERIOR DOMESTIC WATER, TRAP PRIMER AND INDIRECT DRAINAGE PIPING TYPE "L" OR TYPE "M" COPPER TUBE (ASTM B88) WITH WROUGHT COPPER FITTING AND LEAD FREE, SOLDERED OR BRAZED JOINTS.
12. DRAINAGE AND VENT PIPING ABOVE SLAB OR GRADE, NO HUB CAST IRON PIPING AND FITTINGS JOINED WITH STAINLESS STEEL SHIELD & CLAMP ASSEMBLIES, DWV COPPER PIPE (ASTM 306) WITH WROUGHT COPPER FITTING AND LEAD FREE SOLDERED OR BRAZED JOINTS.
13. WATTS LF05 WATER HAMMER ARRESTORS SHALL BE USED ON ALL ICE MAKERS, DISHWASHERS, AND WASHING MACHINES
14. ALL BATH TUBS, SHOWERS, AND TUB/SHOWER COMBO'S SHALL HAVE A THERMOSTATIC MIXING VALVES THAT LIMIT THE TEMPERATURE TO NOT GREATER THAN 120F
15. WATTS 8A HOSE CONNECTION VACCUUM BREAKERS ALL HOSE BIBS ARE ALSO FROST PROOF
16. HORIZONTAL SANITARY DRAINAGE PIPING 3" AND SMALLER IN NOMINAL DIAMETER SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT OF RUN. HORIZONTAL SANITARY DRAINAGE PIPING 4" AND LARGER IN NOMINAL DIAMETER SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT OF RUN
17. PAY FOR AND SECURE ALL PERMITS, PROVIDE THE NECESSARY TEST EQUIPMENT. PERFORM ALL TESTS AND ARRANGE ALL INSPECTIONS REQUIRED TO OBTAIN AN OCCUPANCY PERMIT.
18. CONCEAL ALL ROUGH PIPING
19. INTERIOR DOMESTIC WATER, TRAP PRIMER AND INDIRECT DRAINAGE PIPING TYPE "L" OR TYPE "M" COPPER TUBE (ASTM B88) WITH WROUGHT COPPER FITTING AND LEAD FREE, SOLDERED OR BRAZED JOINTS.
20. DRAINAGE AND VENT PIPING ABOVE SLAB OR GRADE, NO HUB CAST IRON PIPING AND FITTINGS JOINED WITH STAINLESS STEEL & CLAMP ASSEMBLIES, DWV COPPER PIPE (ASTM 306) WITH WROUGHT COPPER FITTINGS AND LEAD FREE, SOLDERED OR BRAZED JOINTS



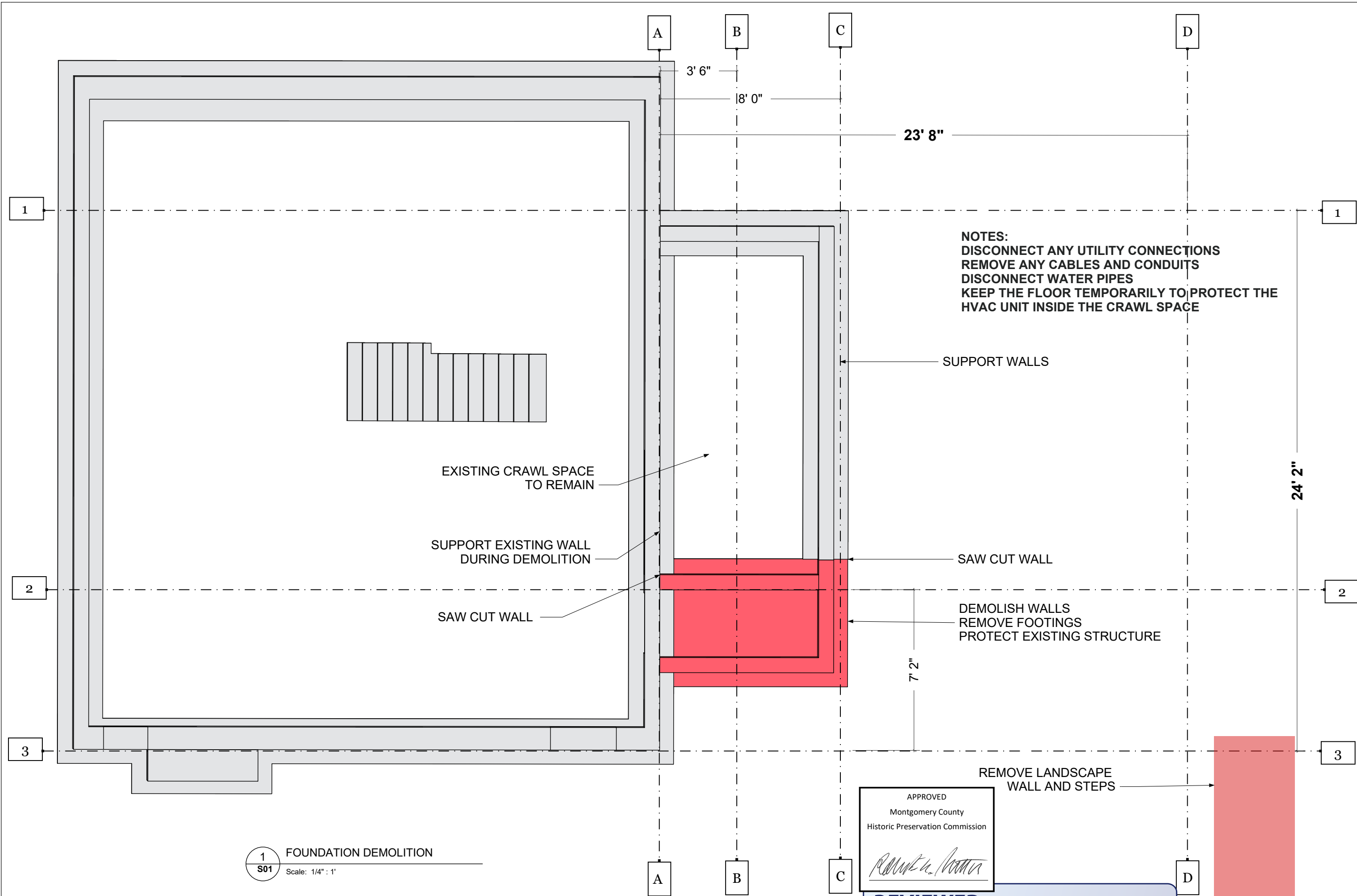
1 PLUMBING DIAGRAM
P01 Scale: 3/32" : 1"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

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By Dan.Bruechert at 11:41 am, Aug 02, 2021

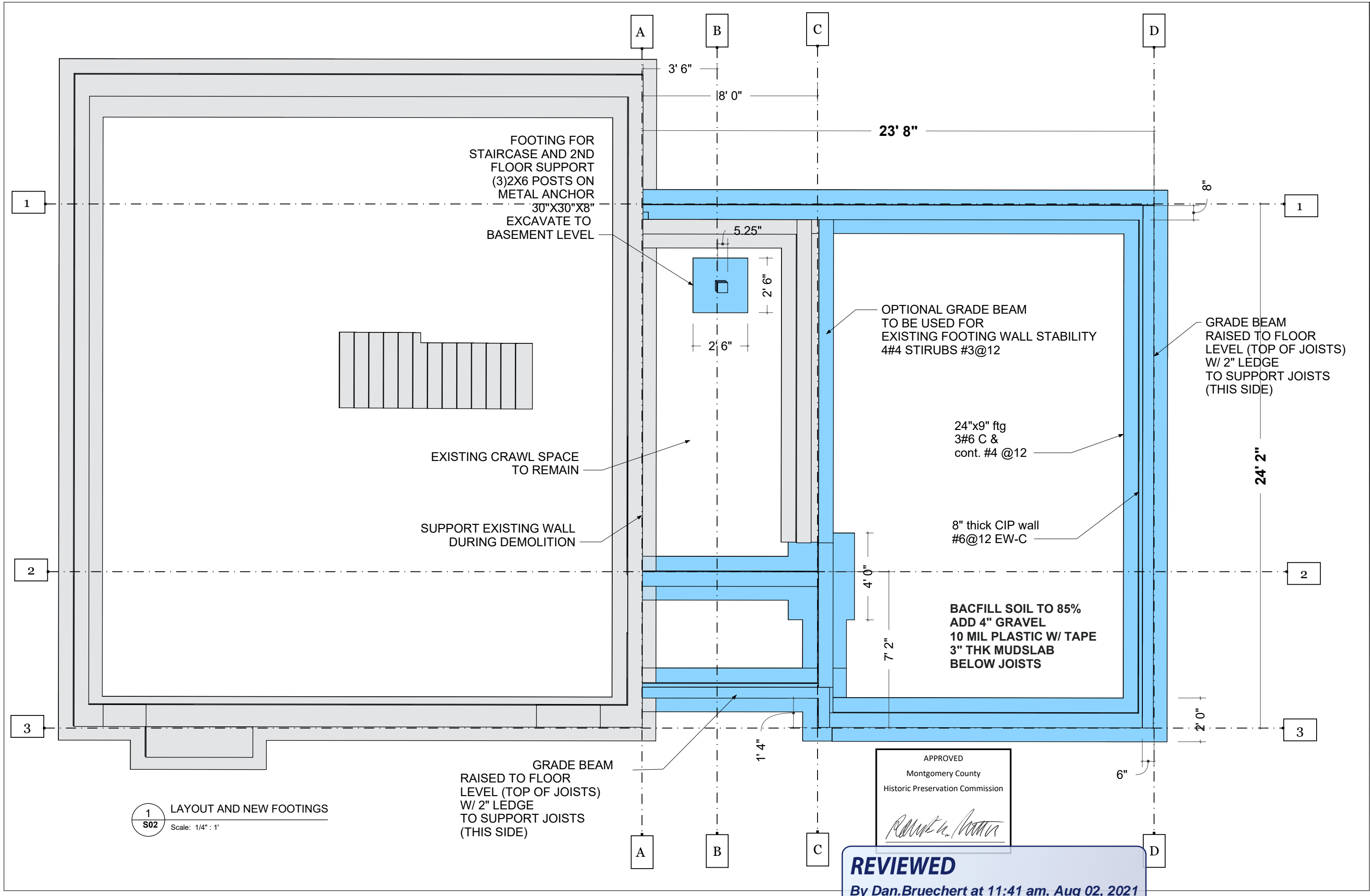




1 FOUNDATION DEMOLITION
S01 Scale: 1/4" = 1'

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Montgomery County
Historic Preservation Commission
[Signature]

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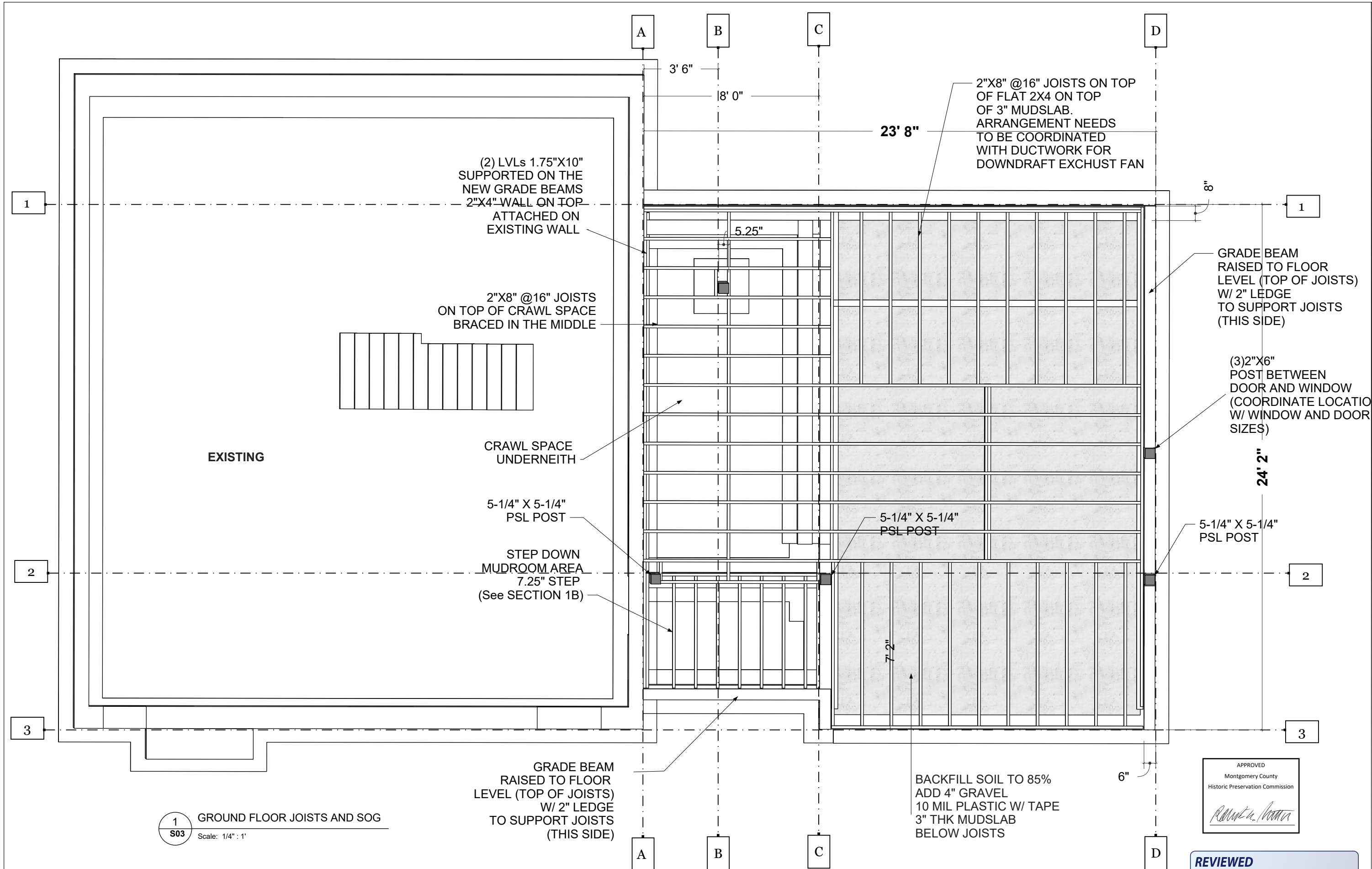


1 LAYOUT AND NEW FOOTINGS
S02 Scale: 1/4" : 1'

GRADE BEAM
RAISED TO FLOOR
LEVEL (TOP OF JOISTS)
W/ 2" LEDGE
TO SUPPORT JOISTS
(THIS SIDE)

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Dan.Bruechert at 11:41 am, Aug 02, 2021



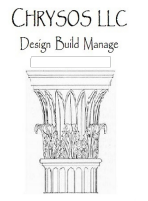
1 GROUND FLOOR JOISTS AND SOG
S03 Scale: 1/4" = 1'

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Montgomery County
Historic Preservation Commission
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REVIEWED
By Dan.Bruechert at 11:42 am, Aug 02, 2021

APPROVED
 Montgomery County
 Historic Preservation Commission


REVIEWED
 By Dan.Bruechert at 11:45 am, Aug 02, 2021



CLIENT
 CHRYSSA KANELLOPOULOS & STEFAN MULJO
 9913 CAPITOL VIEW AVE
 SILVER SPRING, MD 20819

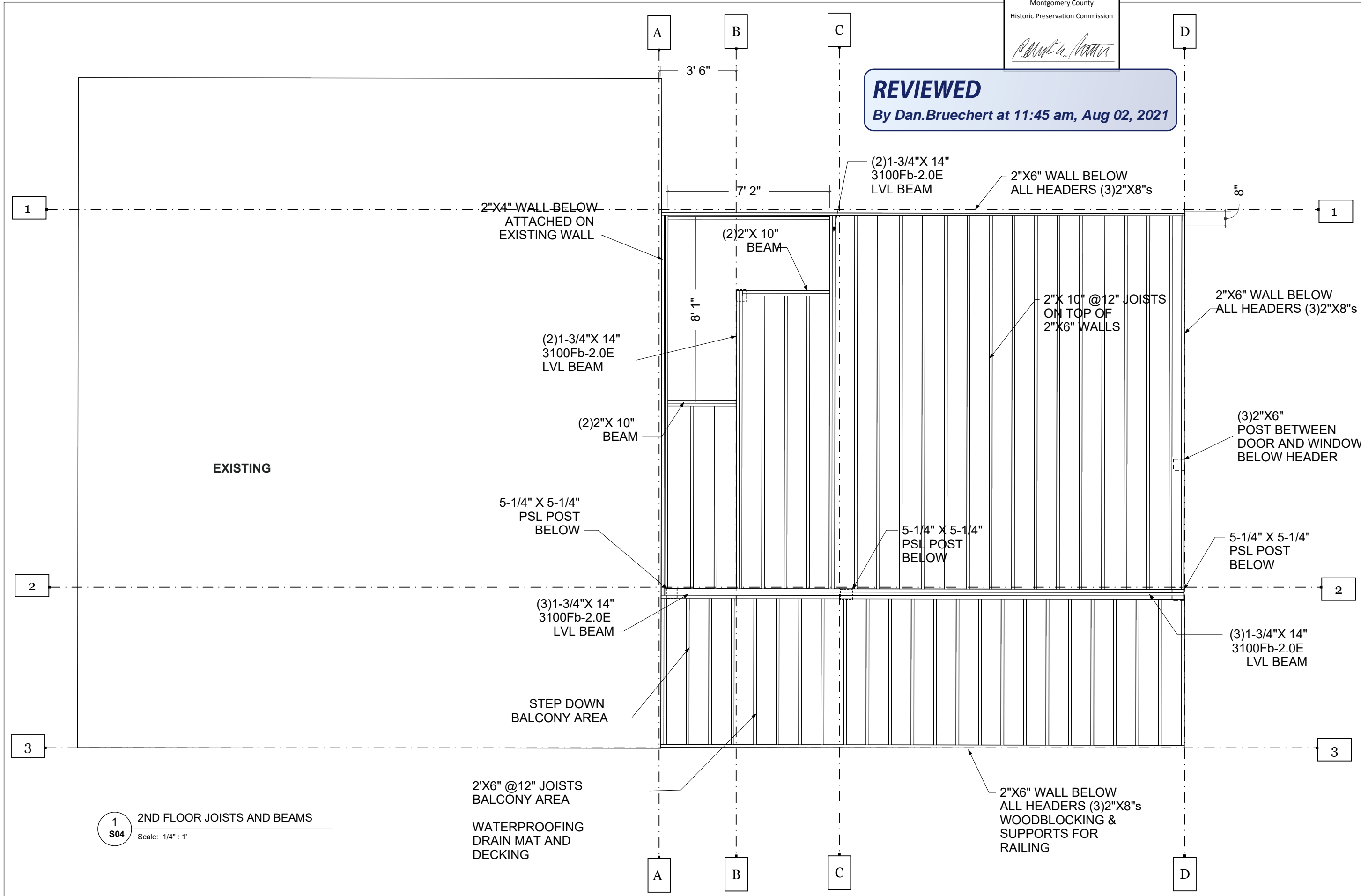
ISSUE
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PROJECT NO.
 MD2020-08
 PROJECT
 KITCHEN RENOVATION & ADDITION

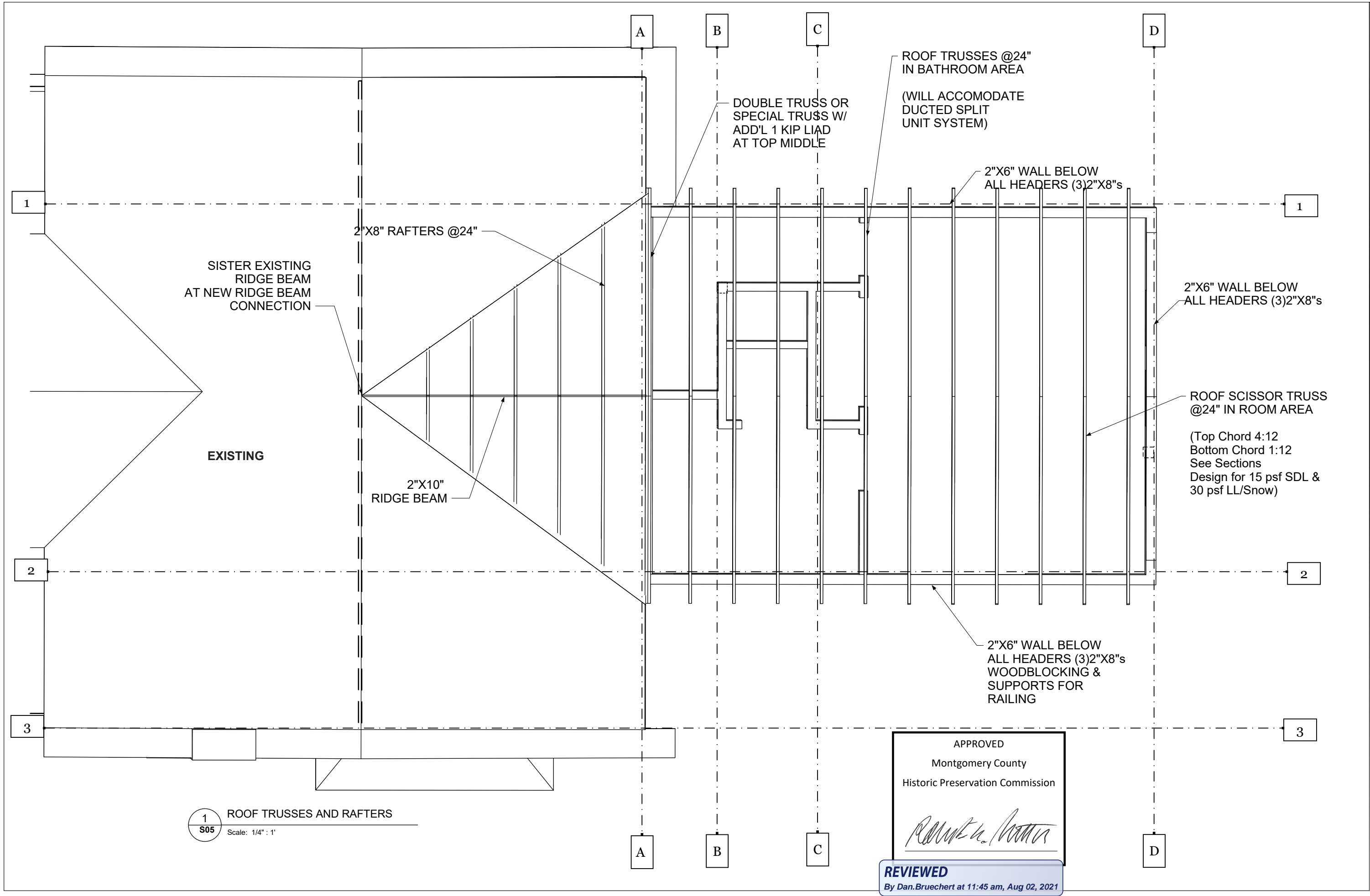
DRAWN BY
 AC
 DESCRIPTION
2ND FLOOR JOISTS AND BEAMS

S04

10



1 2ND FLOOR JOISTS AND BEAMS
 S04 Scale: 1/4" : 1'



1 ROOF TRUSSES AND RAFTERS
 S05 Scale: 1/4" : 1'

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

REVIEWED
 By Dan.Bruechert at 11:45 am, Aug 02, 2021



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DRAWN BY
 AC
 DESCRIPTION
**ROOF TRUSSES AND
 RAFTERS**

S05



REGULAR TRUSSES
BATHROOM AREA

SCISSOR TRUSSES
IN BEDROOM AREA

RAILING
DECKING
DECKING FRAMING
PLYWOOD
DRAINAGE MAT
WATERPROOFING
PLYWOOD
2"X6" JOISTS WITH SLOPE

HEADER: (3)2"X8"
(TYPICAL TO ALL
DOORS & WINDOWS)

RAILING
DECKING
FRAMING
(TO MATCH
FRONT PORCH)

ISLAND
KNEE
WALL

DRYWALL
2"X6" STUDS
R15 INSULATION
1/2" OSB
HOUSE WRAP (TYVEK)
COMPOSITE SIDING (MATCH EXISTING)

TILE
HEATED FLOOR
PLYWOOD
2"X8" JOISTS
2"X4" WOOD FILLER
3" OR 4" MUDSLAB
4" #57 GRAVEL
10 MIL PLASTIC MOISTURE BARRIER
85% SOIL COMPACTION OR GRAVEL

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED

By Dan.Bruechert at 11:45 am, Aug 02, 2021

1 SECTION 1A
S06 Scale: 1/4" : 1'



REGULAR TRUSSES
BATHROOM AREA

RAILING
DECKING
DECKING FRAMING
PLYWOOD
DRAINAGE MAT
WATERPROOFING
PLYWOOD
2"X6" JOISTS WITH SLOPE

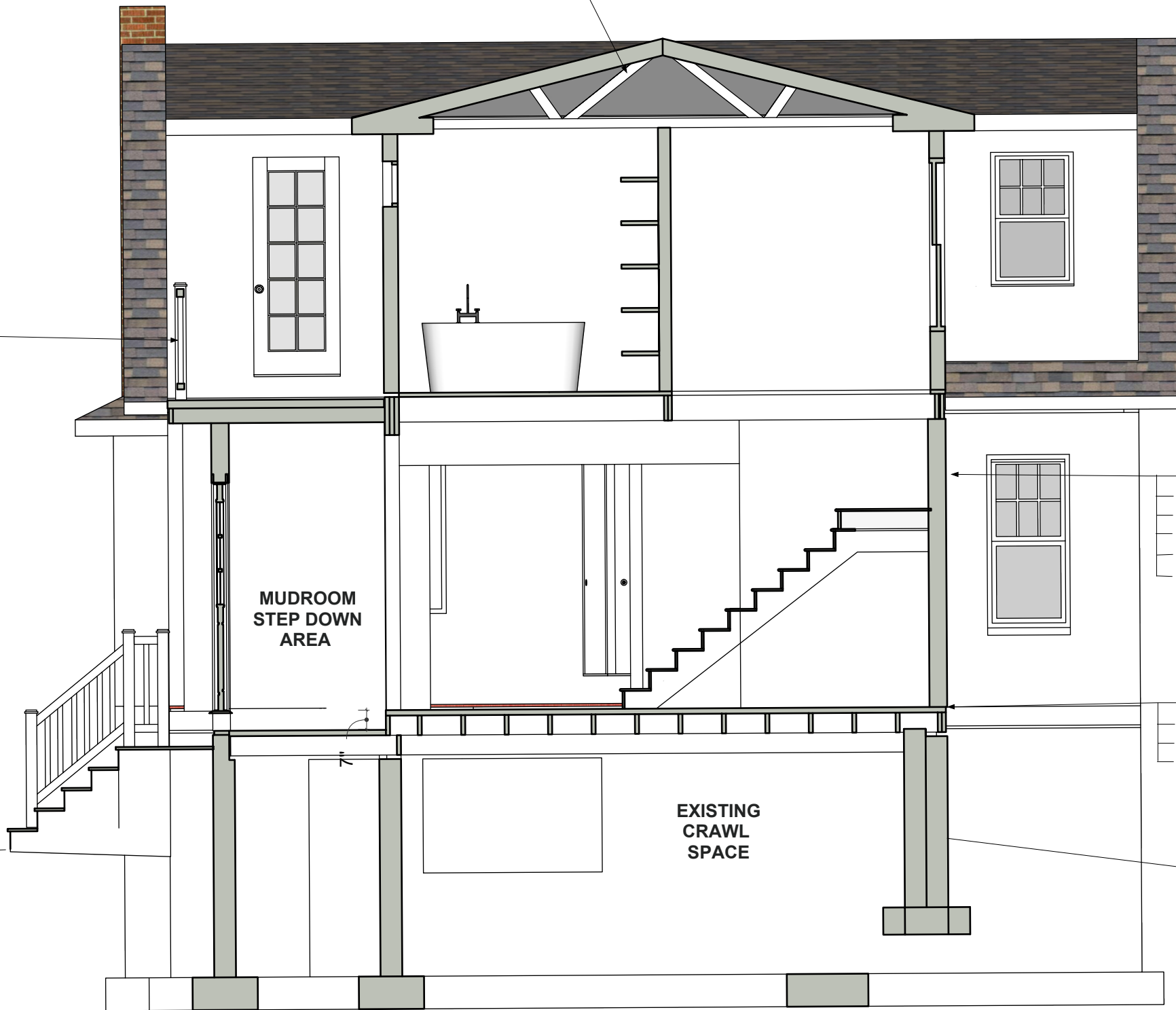
DRYWALL
2"X6" STUDS
R15 INSULATION
1/2" OSB
HOUSE WRAP (TYVEK)
COMPOSITE SIDING (MATCH EXISTING)

TILE
HEATED FLOOR
PLYWOOD
2"X8" JOISTS

MUDROOM
STEP DOWN
AREA

EXISTING
CRAWL
SPACE

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Historic Preservation Commission



1 SECTION 1B
S07 Scale: 1/4" = 1'

REVIEWED
By Dan.Bruechert at 11:45 am, Aug 02, 2021



NEW 3 LAYER SHINGLE ROOF
(LOW PICH ROOF)
MATCH EXISTING COLOR)

REGULAR TRUSSES
BATHROOM AREA

SCISSOR TRUSSES
BEDROOM AREA

DRYWALL
2"X6" STUDS
R15 INSULATION
1/2" OSB
HOUSE WRAP (TYVEK)
COMPOSITE SIDING
(MATCH EXISTING)

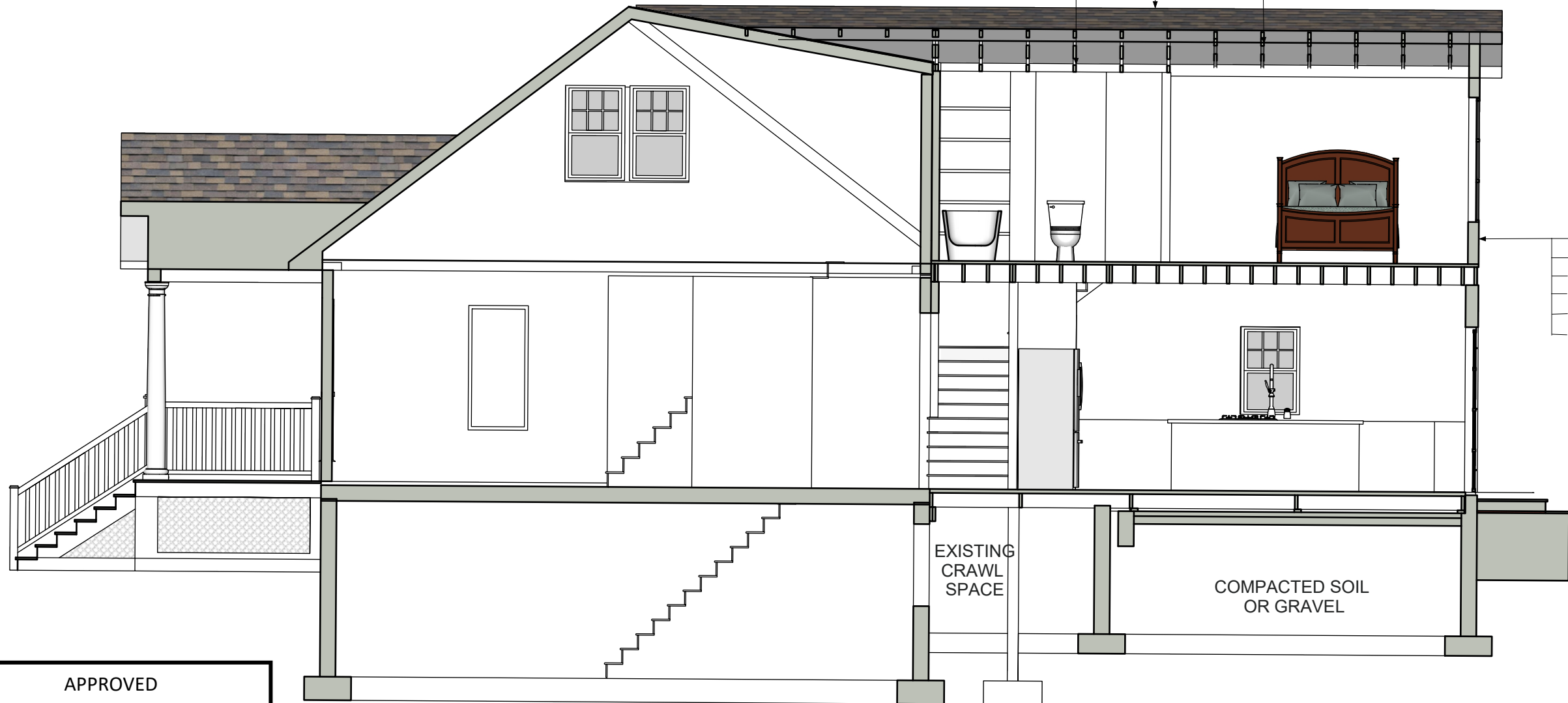
EXISTING
CRAWL
SPACE

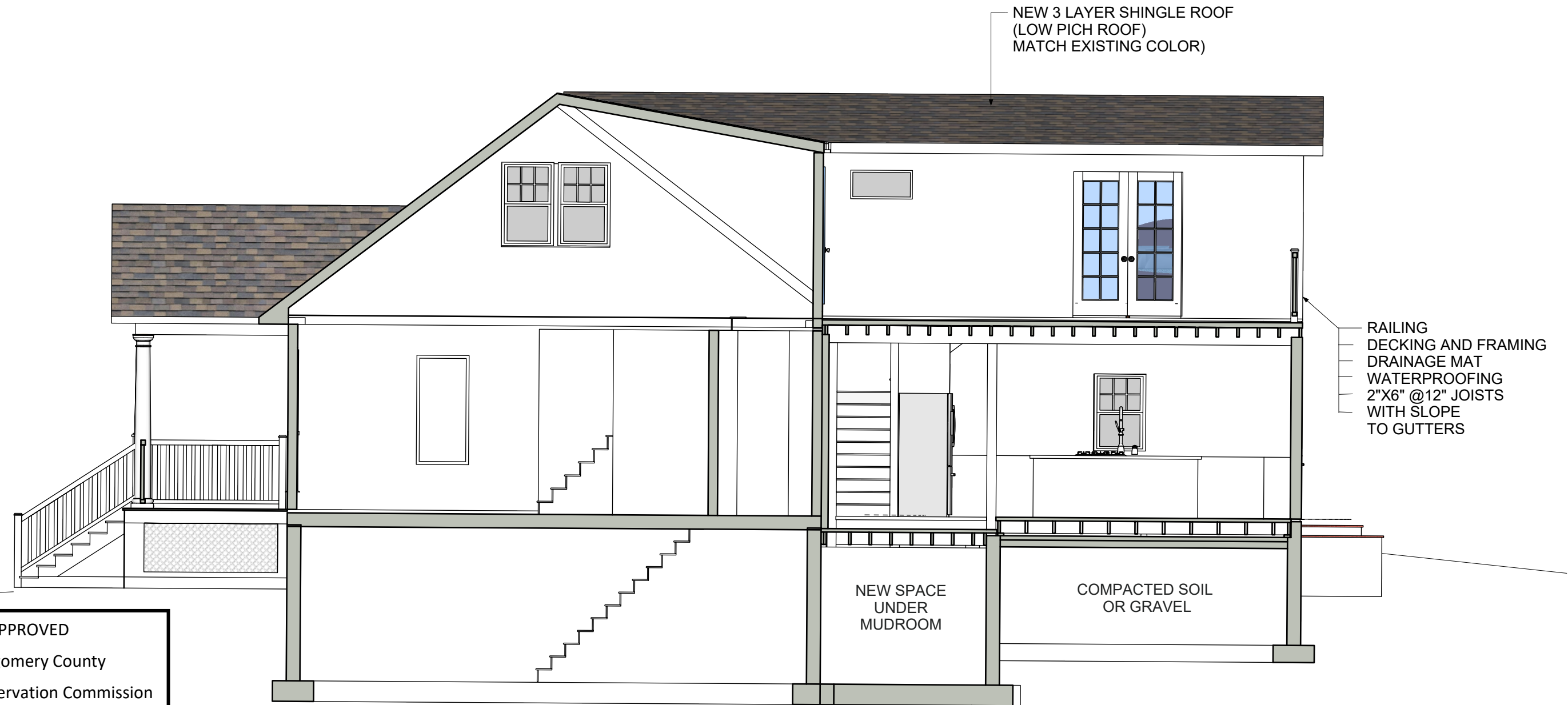
COMPACTED SOIL
OR GRAVEL

1 SECTION 2A
S08 Scale: 3/16" : 1'

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 11:45 am, Aug 02, 2021





APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 11:46 am, Aug 02, 2021

1 SECTION 2B
S09 Scale: 3/16" : 1'