



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: December 18, 2018

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #850766: Window replacement

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 October 10, 2018 Historic Preservation Commission 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: Joseph and Anne Yap
Address: 4805 Cumberland Avenue, Chevy Chase

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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



QUOTE

DATE: July 31st, 2018, revised August 27th, 2018

QUOTE#: 10041

RNP REMODELING SERVICE INC.

307 Boxford Ct., Frederick MD 21702

301-602-3690 OR 301-519-0626

reinaldonicolasflores@live.com

WORK TO BE PERFORMED AT: 4805 Cumberland Ave, Somerset MD

DESCRIPTION OF WORK:

STRUCTURAL REPAIRS OF PORCH, AND PIER SUPPORT AND MODIFICATIONS TO SECOND FLOOR PER STRUCTURAL DRAWINGS BY GAVIN & ASSOC. DATED 07.16.2018

FOOTINGS AND PIERS - Remove existing brick piers and existing footings and replace with new 36"x36" footings and new piers to match existing. Remove lattice as necessary and reinstall.

\$20,800.00

PORCH FLOOR – Jack to level platform. Remove and install new flooring (scenic mahogany, usually from Malaysia, 1x4 T&G R/L for exterior deck). Remove and reinstall railing.

\$13,410.00

WINDOWS – Replace windows (Marvin wood ultimate double-hung operable and fixed pictures, interior wood trimmed pine pre-finished, exterior wood primed pine, insulated glass clear, standard hardware white finish, wood primed frames for screens on both sides with high transparency mesh)

\$20,000.00

SECOND FLOOR STRUCTURAL – Install new beam and install new insulation and dry wall as needed including beadboard repair of the existing gap, plus a full new sub-floor where carpet has been removed. Hardwood floor on remaining part of room to remain as-is. Carpet supplied by owner.

\$5,710.00

Total:

\$59,920.00

REVIEWED

By Michael.Kyne at 1:01 pm, Dec 18, 2018

GENERAL NOTES

DESIGN NOTES

I. DESIGN LOADS

- A. ROOF LIVE LOAD
 - 1. GROUND SNOW LOAD = 30 PSF
- B. WIND LOADS
 - 1. BASIC WIND SPEED = 115 MPH
 - THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 AS AMENDED BY MONTGOMERY COUNTY, MARYLAND.
- C. FLOOR LOADS
 - 1. LFE = 40 PSF
 - 2. D.L. = 10 PSF (U.N.O.)

II. CONCRETE

- A. NEW CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- B. ANY CONCRETE EXPOSED TO THE EXTERIOR TEMPERATURES SHALL BE 3500 PSI AND AIR ENTRAINED TO 6%.
- C. REINFORCEMENT SHALL BE #6 REB GRADE.

III. GENERAL

- A. ALL WATERPROOFING, ELECTRICAL, AND MECHANICAL WORK RELATED TO THE STRUCTURE IS SOLE RESPONSIBILITY OF THE CONTRACTOR.
- B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED.
- C. THE STRUCTURAL NEW WORK IS DESIGNED IN ACCORDANCE WITH IRC 2018 CODE.
- D. NEW FOOTINGS SHALL BEAR ONND 2500 PSF BEARING CAPACITY TO BE FIELD VERIFIED/INSPECTED. EXTEND NEW FOOTINGS DEEPER IF REQUIRED TO REACH ADEQUATE SOIL.

IV. PORCH FLOOR JACKING

- A. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL FLOOR JACKING WORK. RAISE UP PORCH FLOOR & SECOND FLOOR OVERHANG ABOVE AS REQUIRED TO LEVEL FLOOR. DISENGAGE FLOOR ABOVE IF NECESSARY. MAKE ALL NECESSARY ADJUSTMENTS & REPAIRS UPON COMPLETION OF FLOOR JACKING WORK.

V. NEW WINDOW

- A. THE FOUR FRONT WINDOWS SHALL BE REMOVED AND REPLACED WITH NEW DOUBLE HUNG WINDOWS. MATCH ALL AESTHETIC APPEARANCES OF HOUSE.

VI. COUNTY PERMITS

- A. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS FOR WORK AND PROVIDE COUNTY WITH ALL NECESSARY DOCUMENTS, PHOTOGRAPHS, AS NECESSARY IN ADDITION TO THESE PLANS.

4805 CUMBERLAND AVENUE SOMERSET, MD

GAVIN & ASSOC., INC.
STRUCTURAL ENGINEERS
P.O. Box 5142
McLEAN, VA 22102
PHONE: (703) 409-8785
FAX: (703) 787-1395
WWW.GAVINENGINEERING.COM

4805 CUMBERLAND AVE.
SOMERSET, MD

PROJECT TEAM	ZONING AND BUILDING CODE INFORMATION	SCOPE OF WORK
<p>OWNER: JOSEPH DEAN & MAURINE YAP 4805 CUMBERLAND AVENUE SOMERSET, MD</p> <p>ENGINEER: CHARLES GAVIN, P.E. GAVIN & ASSOCIATES P.O. BOX 5142 MCLEAN, VA 22102 P: 703-409-8785 E-MAIL: CGAVIN@GCA.NET</p> <p>CONTRACTOR: PATRICK CUNNINGHAM FINE CRAFT CONTRACTORS P. 501-456-4001 GATHERSBURG, MD</p>	<p>YEAR BUILT: 1922</p> <p>FLOOR SIZE: 5540 S.F.</p> <p>BASEMENT SIZE: 554 S.F.</p> <p>LOT SIZE: 10425 S.F.</p> <p>APPLICABLE BUILDING CODE: IRC - 2018</p>	<p>STRUCTURAL REPAIRS AT PORCH AND PIER SUPPORT AND MODIFICATIONS TO THE SECOND FLOOR.</p>

APPROVED
Montgomery County
Historic Preservation Commission



VICINITY MAP



DRAWINGS LIST

- A1 COVER SHEET
- A2 PLANS & ELEVATIONS
- A3 SECTIONS

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16726 EXPIRATION DATE 7-30-18



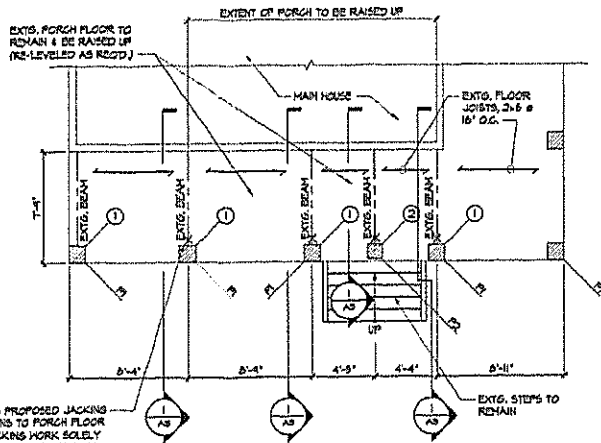
7-16-18

COVER SHEET

A1

REVIEWED
By Michael.Kyne at 1:02 pm, Dec 18, 2018

15

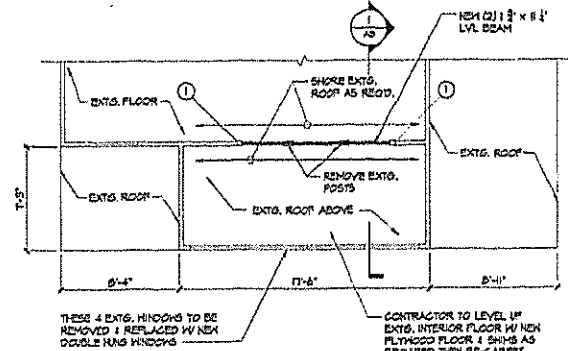


X DENOTES PROPOSED JACKING LOCATIONS TO PORCH FLOOR (ALL JACKING WORK SOLELY BY CONTRACTOR) MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO PROPERLY LEVEL FLOOR

STRUCTURAL PLAN OF EXISTING PORCH
SCALE: 1/4"=1'-0"

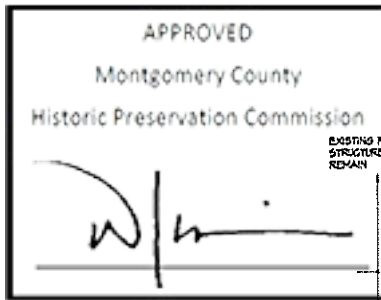
PLAN NOTES

- ① DENOTES THAT EXISTING 8"x8" BRICK PIERS AND EXISTING FOOTINGS ARE TO BE REMOVED AND NEW FOOTING AND PIER REPLACED PER SECTION VAS. ALL EXPOSED BRICK PIER WORK TO MATCH EXISTING CONDITIONS.
- ② EXISTING PIER TO BE REMOVED AND REPLACED SIMILAR TO SECTION VAS.

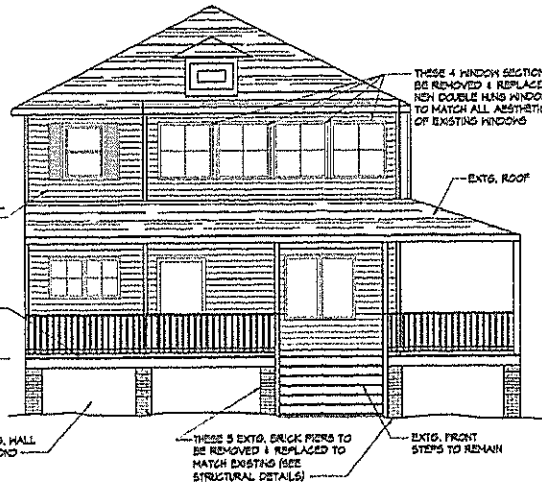


SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

- ① DENOTES NEW (2) 2x4 POST DOWN TO EXTG. LOAD BEARING HALL BELOW V.I.F. EXISTING LOAD BEARING SUPPORT WALL BELOW



EXISTING PORCH STRUCTURE TO REMAIN
EXTG. PORCH FLOOR TO REMAIN (TO BE LEVELLED UP)
REPLACE EXISTING PIERS & FOOTINGS PER SECTION VAS



FRONT ELEVATION VIEW
SCALE: 1/4"=1'-0"

3
A2

GAVIN & ASSOC., INC.
STRUCTURAL ENGINEERS
P.O. Box 5142
McLEAN, VA 22103
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FAX: (703) 797-1526
WWW.GAVINENGINEERING.COM

4805 CUMBERLAND AVE.
SOMERSET, MD

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16725, EXPIRATION DATE: 7-30-18



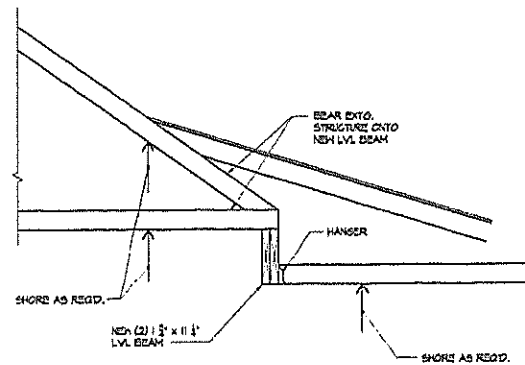
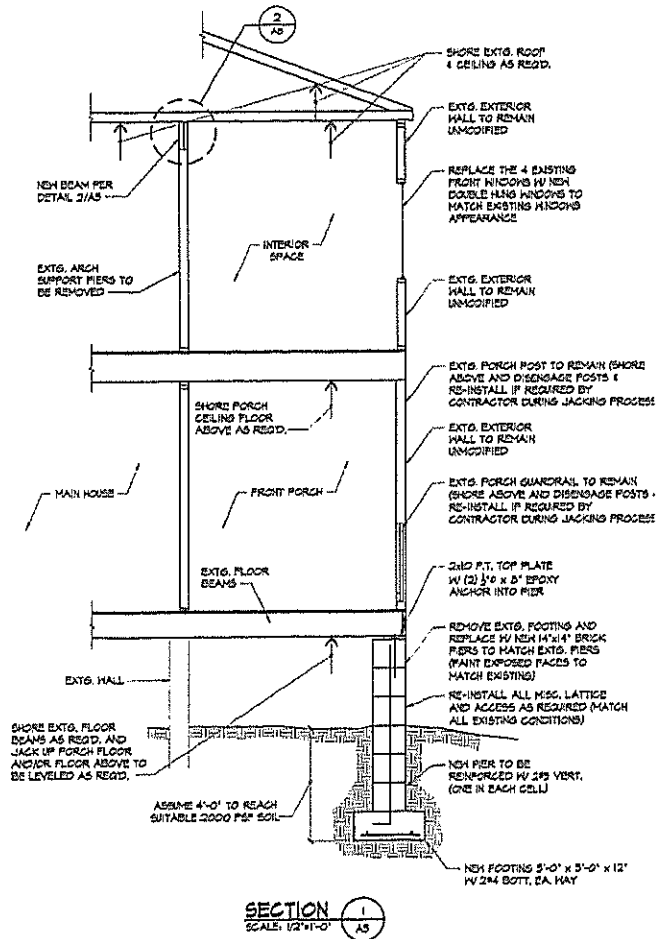
7-18-18

STRUCTURAL PLAN OF EXISTING PORCH

A2

REVIEWED

By Michael.Kyne at 1:02 pm, Dec 18, 2018



DETAIL 2 AS
SCALE: 1/4\"/>



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SOMERSET, MD

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19723, EXPIRATION DATE: 7-30-18



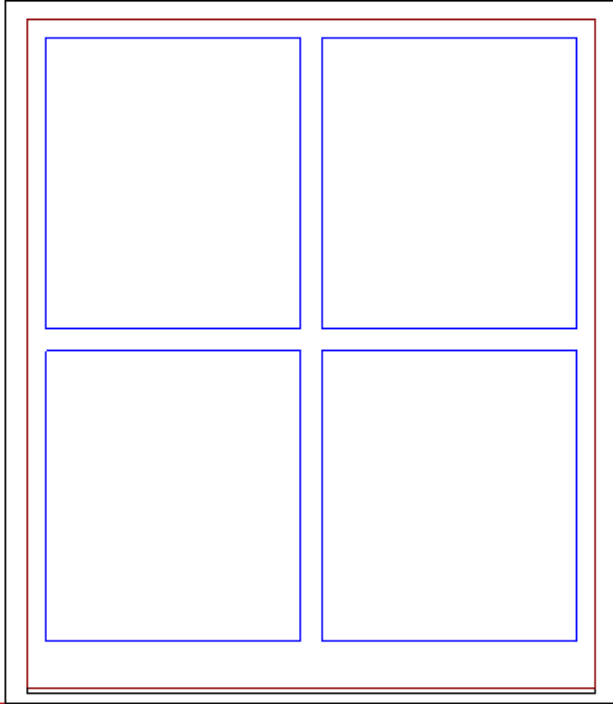
7-18-18

SECTIONS

A3

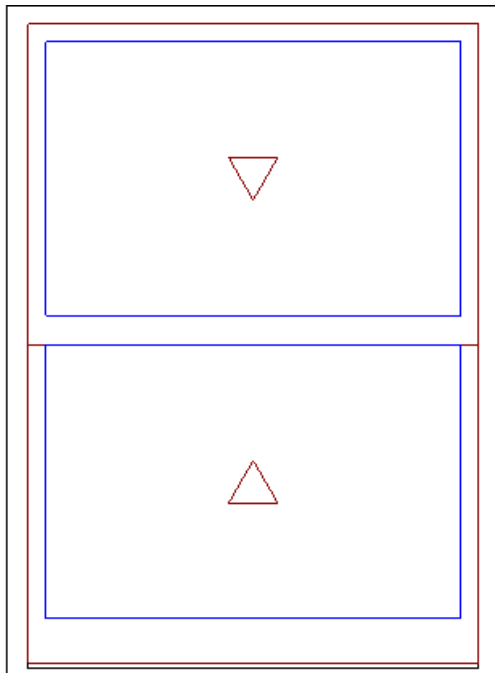
REVIEWED

By Michael.Kyne at 1:02 pm, Dec 18, 2018



As Viewed From The Exterior

FRONT ELEVATION WINDOWS



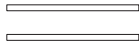
As Viewed From The Exterior

SIDE ELEVATION WINDOWS

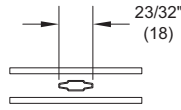


REVIEWED
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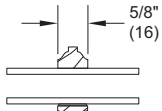
Standard Insulating Glass Divided Lite Options



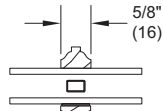
Insulating Glass



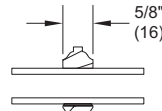
Aluminum 23/32"
Contour GBG



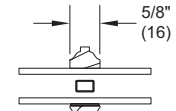
5/8" SDL



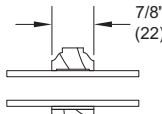
5/8" SDL
W/Spacer



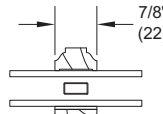
5/8" Putty
SDL



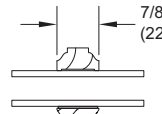
5/8" Putty SDL
W/Spacer



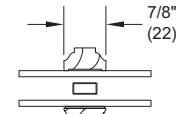
7/8" SDL



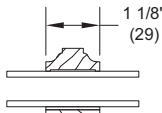
7/8" SDL
W/Spacer Bar



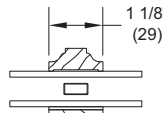
7/8" Putty SDL



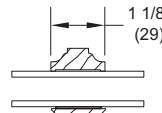
7/8" Putty SDL
W/Spacer Bar



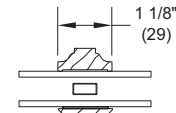
1 1/8" SDL



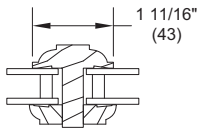
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL

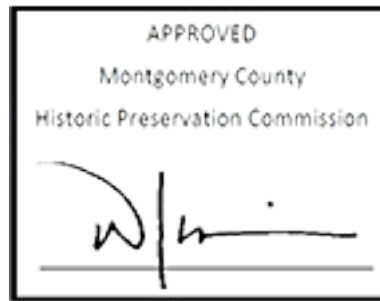


1 1/8" Putty SDL
W/Spacer Bar



1 11/16" IG ADL

NOTE: ADL is not available with CE Mark.



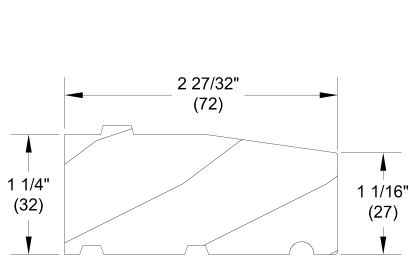
REVIEWED

By Michael.Kyne at 1:02 pm, Dec 18, 2018

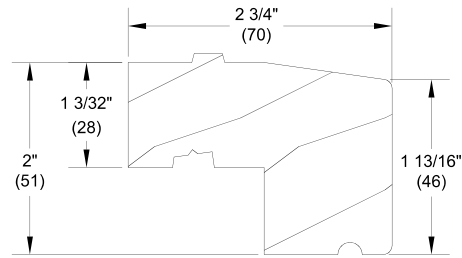
Accessories

Wood Subsills

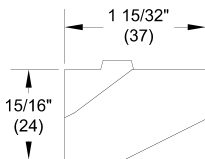
Not to Scale



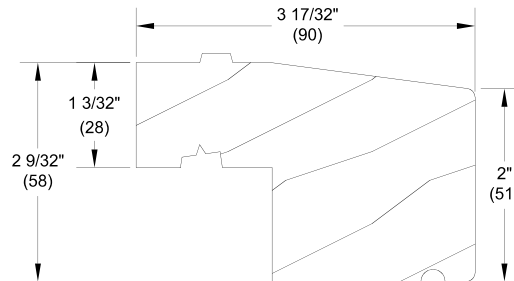
W2122 - Narrow Subsill



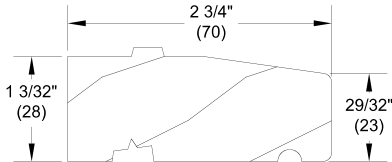
W2165 - 2" Simulated Thick Subsill



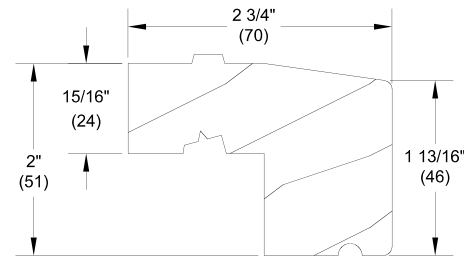
W2124 - Cut Back Subsill



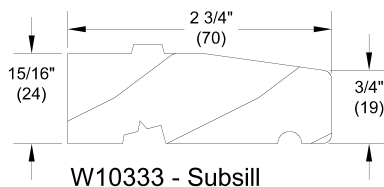
W8063 - 2" Simulated Thick Subsill



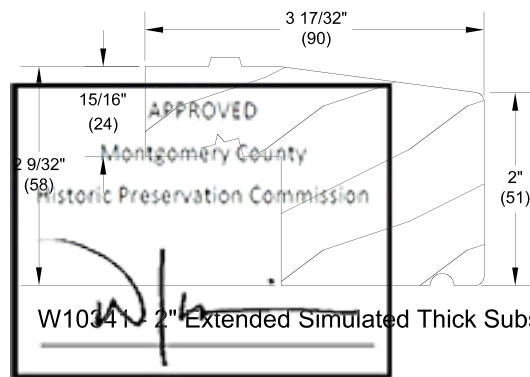
W2134 - Subsill



W10340 - 2" Simulated Thick Subsill



W10333 - Subsill



W10341 - 2" Extended Simulated Thick Subsill

NOTE: For product compatibility, see chart on next page.

REVIEWED

By Michael.Kyne at 1:02 pm, Dec 18, 2018

FINECRAFT Cumberland Project

Quote #: VFZAWBW

A Proposal for Window and Door Products prepared for:

Job Site:

20815

Shipping Address:

AMERICAN CEDAR & MILLWORK-BALTIMORE 2010

214 NAJOLES RD

MILLERSVILLE, MD 21108-2500

Featuring products from:



REVIEWED

By Michael.Kyne at 1:02 pm, Dec 18, 2018

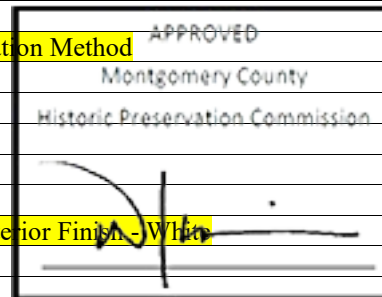
Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be overridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

Marvin Wood Spec



Exterior/Interior Colors/Finishes - Species	Pine
Exterior/Interior Colors/Finishes - Exterior Finish	Primed
Exterior/Interior Colors/Finishes - Interior Finish	Painted Interior Finish - White
Exterior/Interior Colors/Finishes - Back Prime	False
Window Glass Type - Glazing	IG
Window Glass Type - Glass Types	Clear
Window Glass Type - Perimeter Bar Color	Stainless
Divided Lites - Divided Lite Type	None
Window Hardware - Window Hardware Color	White
Window Hardware - Sash Lift	None
Window Hardware - Finger Pull	No Finger Pull
Interior Shade - Shade Placement	No Shade
Window Screens - Exterior Screen Type	Wood Screen
Window Screens - Mesh Type	Charcoal Hi-Transparency Fbrgls Mesh
Storm Sash/Energy Panel Options - Storm Sash	False
Jambs - Jamb Depth	4 9/16"
Casing/Subsill - Top Casing Type	None
Casing/Subsill - Side Casing Type	None
Casing/Subsill - Subsill	W8063 - Extended Thick Subsill
Casing/Subsill - Non Finger-Jointed Subsill	True
Casing/Subsill - Subsill Species	Pine
Casing/Subsill - Subsill Exterior Finish	Primed
Casing/Subsill - Non Finger-Jointed Sill	True
Casing/Subsill - Sill Horn Type	Long Sill Horns
Casing/Subsill - Sill Horn Width	6"
Assembly Accessories - Interior Accessory	None
Installation Method - Installation Options	No Installation Method
Miscellaneous Options - Interior Glazing Profile Options	Ovolo
Miscellaneous Options - Non Finger-Jointed Blindstop	False
Miscellaneous Options - Jamb Hardware Color	White
Miscellaneous Options - Sash Species	Pine
Miscellaneous Options - Sash Exterior Finish	Primed
Miscellaneous Options - Sash Interior Finish	Painted Interior Finish - White
Miscellaneous Options - Exterior Sash Lugs	None



REVIEWED

By Michael.Kyne at 1:02 pm, Dec 18, 2018

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2 TOTAL UNIT QTY: 8

LINE	MARK UNIT	BRAND	ITEM	QTY
1	side units as DH	Marvin	Wood Ultimate Double Hung	4
2	Front picture units	Marvin	Wood Ultimate Double Hung Picture 1 5/8" Sash	4



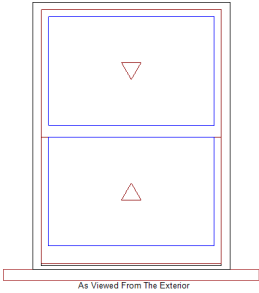
REVIEWED
By Michael.Kyne at 1:02 pm, Dec 18, 2018

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 4	Mark Unit: side units as DH			
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Marvin Wood Ultimate Double Hung



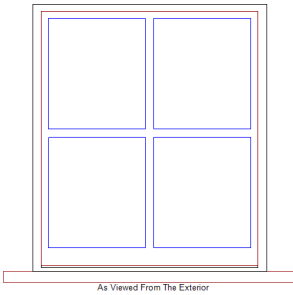
Initials required

Seller: _____

Buyer: _____

Line #2 Qty: 4	Mark Unit: Front picture units			
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Marvin Wood Ultimate Double Hung Picture 1 5/8" Sash



Initials required

Seller: _____

Buyer: _____

REVIEWED

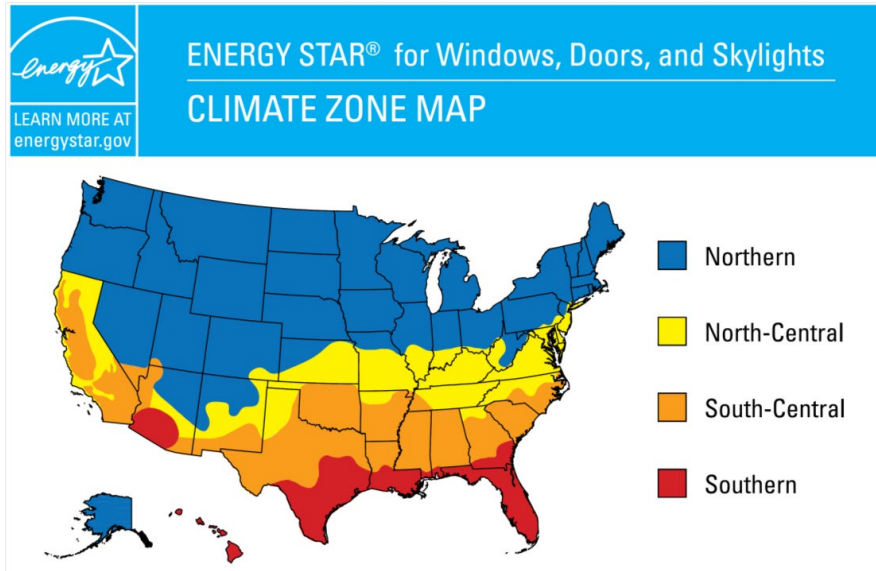
By Michael.Kyne at 1:02 pm, Dec 18, 2018

Product and Performance Information

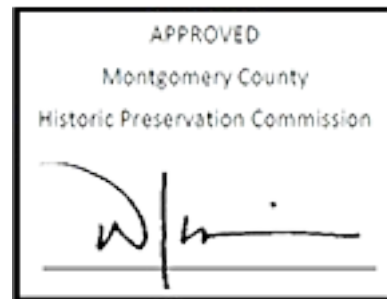
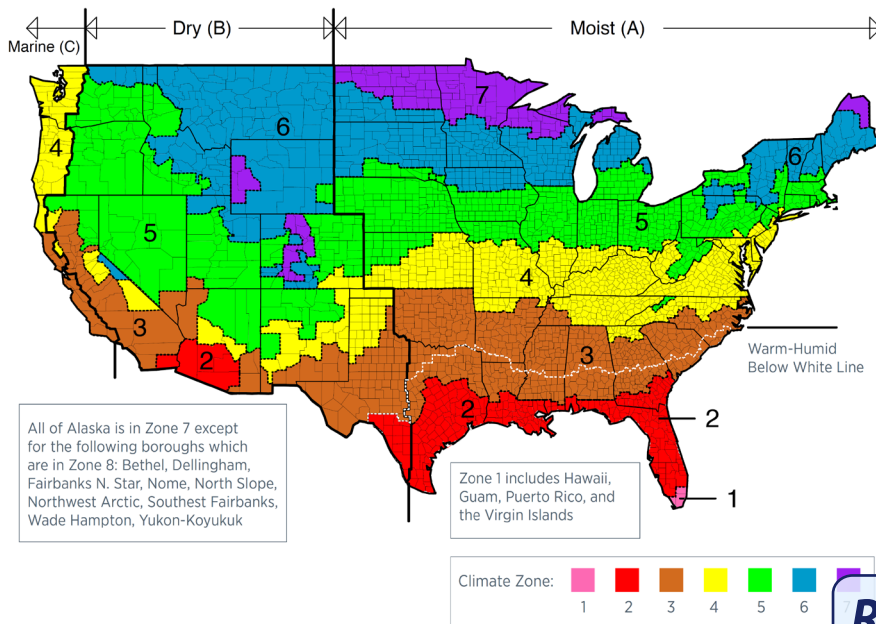
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions



REVIEWED
By Michael.Kyne at 1:03 pm, Dec 18, 2018

PURCHASE APPROVAL/SIGN OFF

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____



REVIEWED

By Michael.Kyne at 1:03 pm, Dec 18, 2018