

2130 Spencerville Road  
William Chair - Make

2009 MWUP  
15/75-09A

0

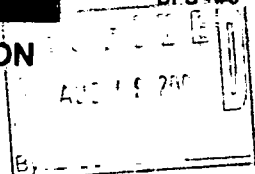
Septic



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alan Kinney

Jaytime Phone No.: 301-351-5929

Tax Account No.: 00267237

Name of Property Owner: Louis Coffee Daytime Phone No.: \_\_\_\_\_

Address: 2130 Spencerville rd. Spencerville, Maryland 20868  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Alan Kinney Daytime Phone No.: 301-351-5929

### LOCATION OF BUILDING/PREMISE

House Number: 2130 Spencerville rd. Street: Spencerville rd.

Town/City: Spencerville, Maryland 20868 Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Snowden Manor

Liber: 5555 Folio: 542 Parcel: 1

### PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Install
  - Wreck/Reuse
  - Revision
  - Repair
  - Revocable
- CHECK ALL APPLICABLE:
- A/C
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: Enclose EXISTING Porch (Portico)

1B. Construction cost estimate: \$ 12,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: NOT IN PROJECT

2B. Type of water supply: 01  WSSC 02  Well 03  Other: NOT IN PROJECT

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

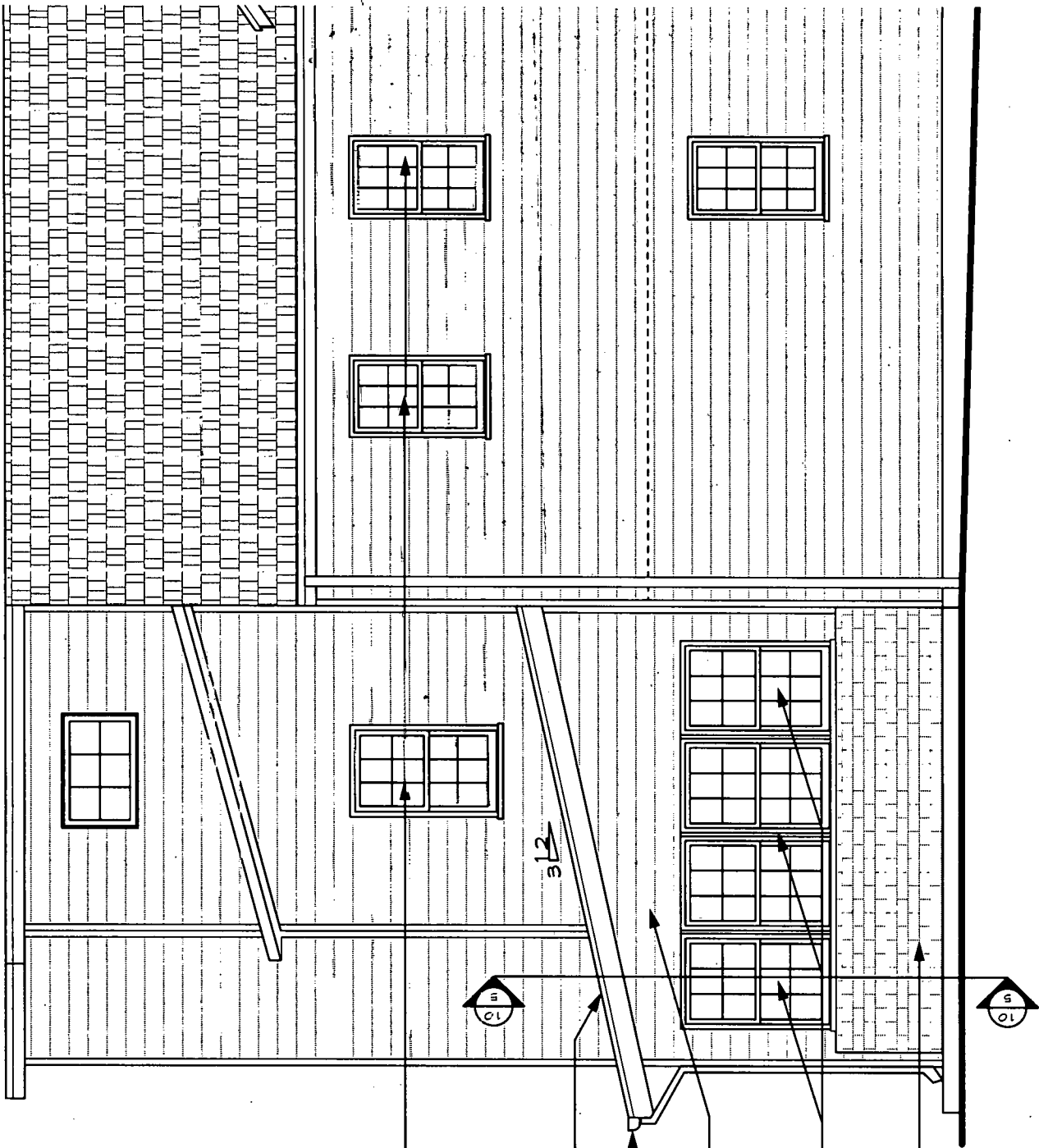
8/19/09  
Date

Approved:  with 2 conditions For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/11/09

Application/Permit No.: 519241 Date Filed: 8/19/09 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



EXISTING WINDOWS

40 YEAR 3-TAB SHINGLES W/ 30 LB FELT  
1/2" CDX PLYWOOD SHEATHING, 2 X 8  
RAFTERS @ 16" O.C., R-30 INSULATION,  
AND 2 X 8 CEILING JOISTS @ 16" O.C.

NEW GUTTERS AND DOWNSPOUTS  
TO BLEND

TYPICAL EXTERIOR WALL CONSTRUCTION  
1/2" CDX PLYWOOD SHEATHING AND  
"TYVEK" HOUSE WRAP  
W/ HARDIBACKER CONCRETE SIDING

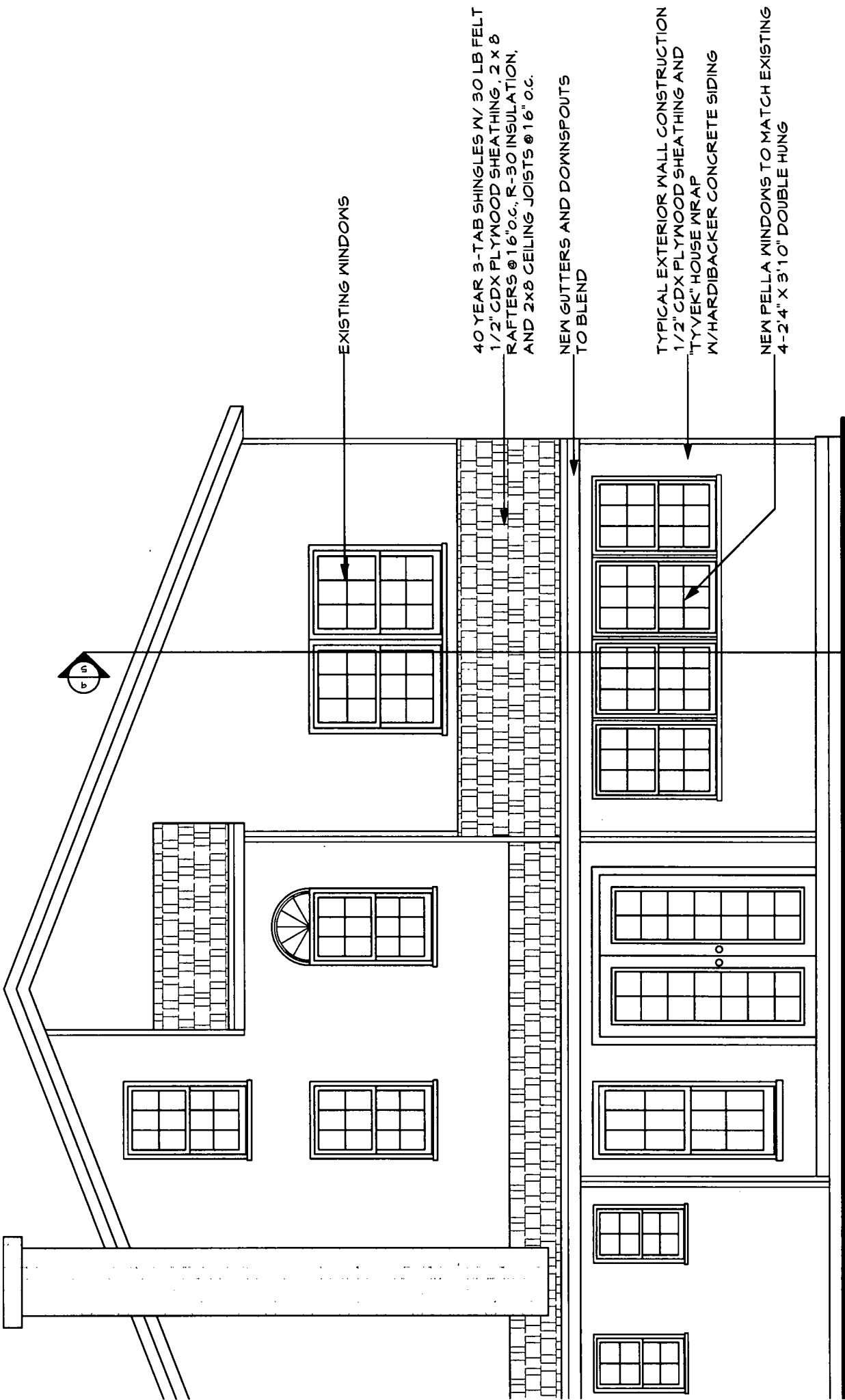
NEW PELLA WINDOWS TO MATCH EXISTING  
4'-2 1/4" X 3'-10" DOUBLE HUNG

EXISTING BRICK WALL  
TO REMAIN

8

# Proposed Left Elevation

Scale: 1/4" = 1'-0"



EXISTING WINDOWS

40 YEAR 3-TAB SHINGLES W/ 30 LB FELT  
 1/2" CDX PLYWOOD SHEATHING, 2 X 8  
 RAFTERS @ 16" o.c., R-30 INSULATION,  
 AND 2X8 CEILING JOISTS @ 16" o.c.

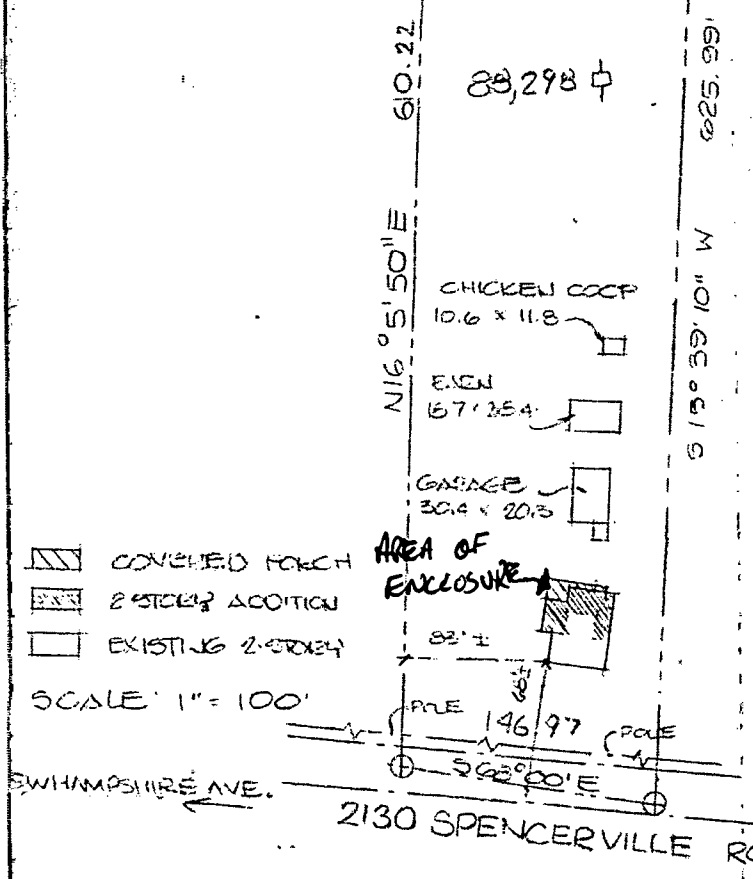
NEW GUTTERS AND DOWNSPOUTS  
 TO BLEND

TYPICAL EXTERIOR WALL CONSTRUCTION  
 1/2" CDX PLYWOOD SHEATHING AND  
 "TYVEK" HOUSE WRAP  
 W/HARDIBACKER CONCRETE SIDING

NEW PELLA WINDOWS TO MATCH EXISTING  
 4-2'4" X 3'10" DOUBLE HUNG

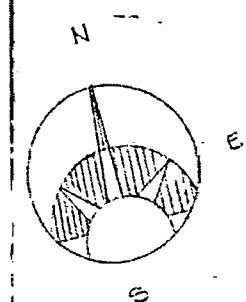
**6** Proposed Rear Elevation  
 Scale: 1/4" = 1'-0"

# WILDCREY

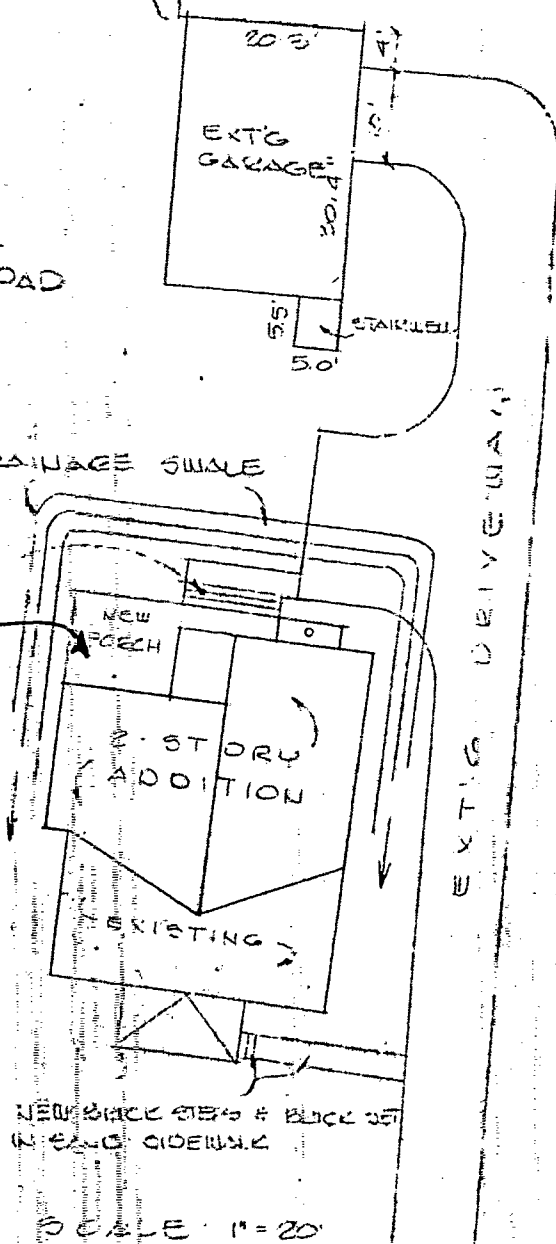


- COVERED PORCH
- 2-STORY ADDITION
- EXISTING 2-STORY

SCALE 1" = 100'



LIBER .5555 FOLIO 542  
 LOUIS COFFEE PROPERTY  
 COLESVILLE ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD.  
 PARCEL I  
 KRUM & LINK  
 692/35E 2-28-28  
 PREPARED FROM MASTER MAP:  
 WILLIAM L. WILTS (OCT. 9, 1981/#81-039)  
 REGISTERED LAND SURVEYOR (MD. 10721)



EXIST'G DRIVEWAY

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	2130 Spencerville Road, Spencerville	<b>Meeting Date:</b>	9/9/09
<b>Applicant:</b>	Louis Coffee (Alan Kinney, Agent)	<b>Report Date:</b>	9/2/09
<b>Resource:</b>	Master Plan Site #15/75, William Phair House	<b>Public Notice:</b>	8/26/09
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	15/75-09A	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Enclosure of rear porch/rear addition		

**STAFF RECOMMENDATION**

Staff is recommending that the HPC approve the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site #15/75, William Phair House  
**STYLE:** Vernacular  
**DATE:** c. 1857-65

*Excerpt from Places in the Past:*

The Phair House is one of the earliest dwellings in the community of Spencerville, established in 1848 by William A. Spencer as a settlement of Pennsylvanians. Irish nurseryman William H. Phair settled in Spencerville in 1857 and built this one-room deep, center passage log house soon thereafter. Phair operated a stagecoach stop at the house, located along the road connecting the Sandy Spring-Ashton area with the Laurel depot. A community leader, Phair was elected postmaster in 1881, and was an officer in the Union Cemetery Association. Hewn log walls are visible on the second floor interior. The logs are connected with V-notches.

**PROPOSAL**

The applicant is proposing to enclose an existing open porch at the rear left (north) side of the house attached to a non-historic addition. The enclosed addition will have the same shed roof configuration as the existing porch and will retain the existing 12' x 12'8" concrete patio/slab and low brick wall along the left side. For materials the applicant is proposing wood picture and double hung windows with simulated divided lights and vinyl siding and trim to match the house.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include

*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.*

***Montgomery County Code; Chapter 24A-8:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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

Standard #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.

**STAFF DISCUSSION**

*The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:*

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main

structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

## **18.0 DESIGN OF NEW ADDITIONS**

Design a new addition to be compatible with the primary structure.

18.1 Place an addition at the rear of a building to minimize its visual impacts.

18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.

18.3 An addition should be compatible in scale with the primary structure.

18.4 Use building materials that are compatible with those of the primary structure.

18.5 An addition should be compatible in character with the primary structure.

18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

The enclosure of a porch at the rear of this historic resource to create a small one-story rear addition is an approvable change. The owner is proposing that the addition have the same siding material as the house, but the HPC generally does not support the installation of vinyl siding on historic resources or their additions. The Commission has approved fiber cement siding on additions to Master Plan sites and staff encourages the applicant to consider that material for this project. However, because the entire house is covered in vinyl siding, in this case the HPC may allow a small one-story addition at the rear of the house to also have vinyl siding. Perhaps in the future an owner will remove the siding off the historic massing which would be eligible for tax credits.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** this HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

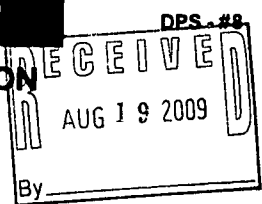
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits..





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE MD 20850  
240-777-6370

Septic



HISTORIC PRESERVATION COMMISSION  
301/563-3400

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Contact Person: Alan Kinney

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Tax Account No.: 00267237

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Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Alan Kinney Daytime Phone No.: 301-351-5929

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Town/City: Spencerville, Maryland 20868 Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Snowden Manor

Liber: 5555 Folio: 542 Parcel: 1

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Revocable

#### CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: ENCLOSE EXISTING PORCH (PARTIAL)

1B. Construction cost estimate: \$ 12,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

8/19/09

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 519241 Date Filed: 8/19/09 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

ENCLOSE EXISTING COVERED PORCH (PORTICO) OPEN EXISTING exterior  
WALL TO ALLOW LARGER DOORWAY

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

NO EFFECT ON HISTORIC PART OF HOUSE  
AREA OF ENCLOSURE IS IN REAR.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

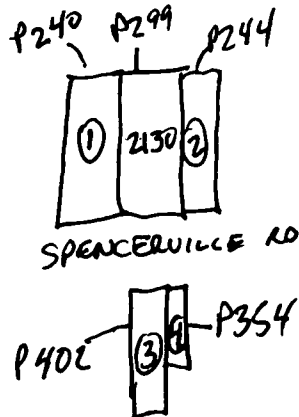
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

# RESIDENCES ADJACENT TO:

2130 SPENCERVILLE RD  
SPENCERVILLE, MD. 20868



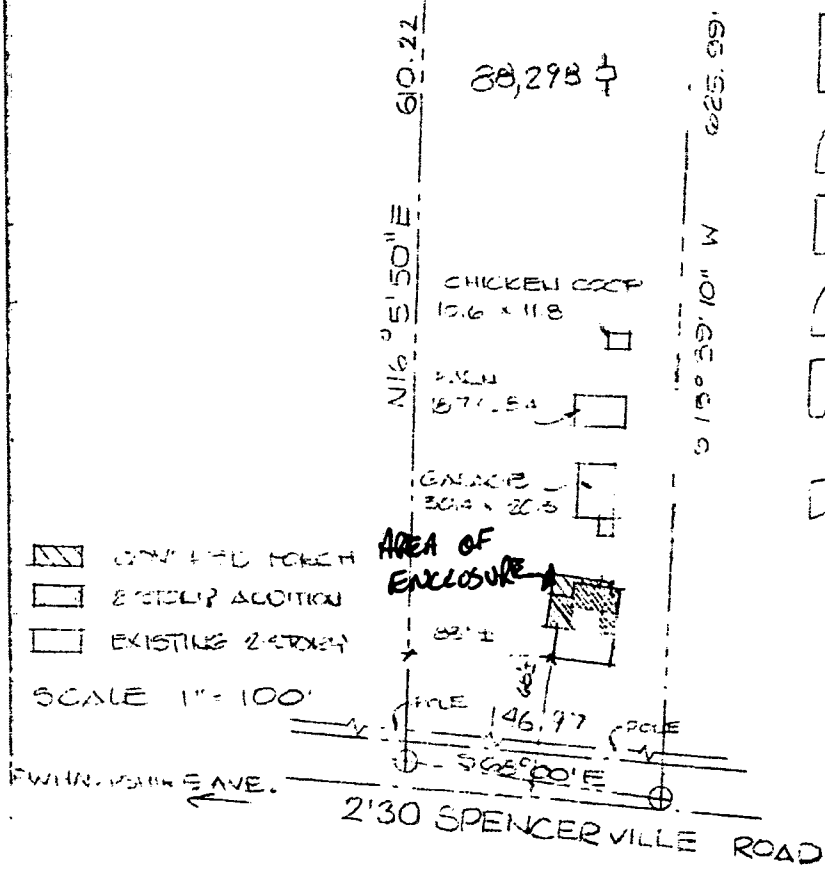
① - FREE METHODIST Church  
PO Box ~~89~~ 89  
SPENCERVILLE, MD, 20868      LOT P240

② WILLIAM DANIELS  
2134 SPENCERVILLE RD      LOT P244  
SPENCERVILLE, MD 20868

③ Gregory Vilders      LOT P402  
2125 SPENCERVILLE RD  
SPENCERVILLE, MD 20868

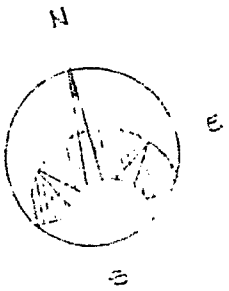
④ Edwin Hollins      LOT P354  
2129 SPENCERVILLE RD  
SPENCERVILLE MD 20868

# HITCHCOCK

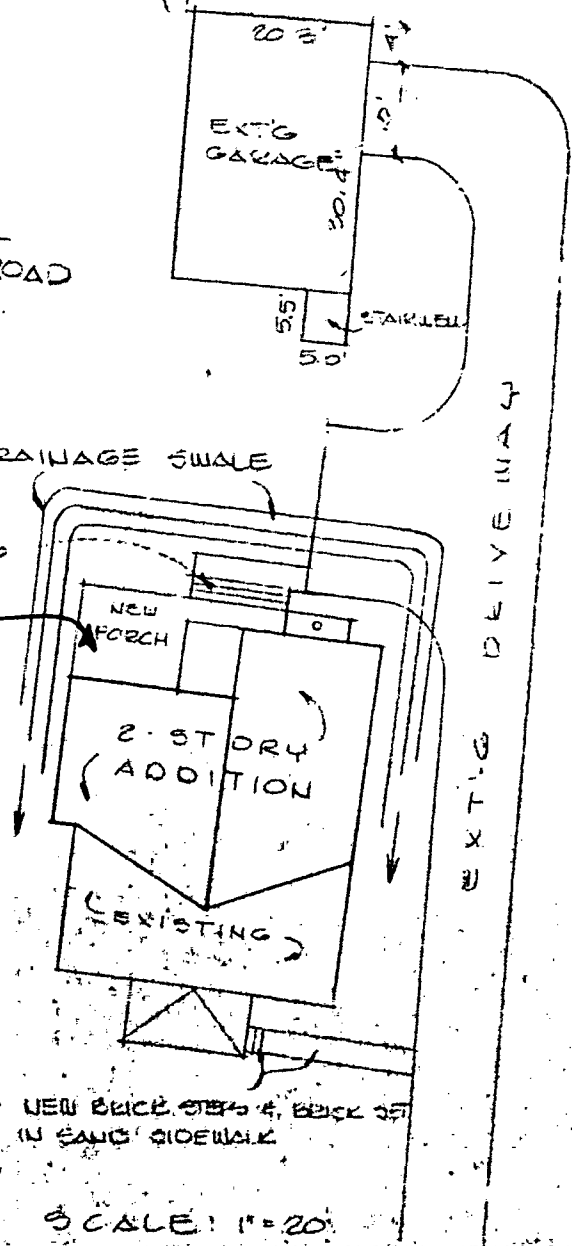


- CONCRETE PORCH
- 2-STORY ADDITION
- EXISTING 2-STORY

SCALE 1" = 100'



LIBEL 5555 FOLIO 522  
 LOUIS COFFEE PROPERTY  
 COLEVILLE ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD.  
 PARCEL I  
 KRUMH & LINK  
 692/538 2-28-38  
 PREPARED FROM MASTER PLAN:  
 WILLIAM L. WILTS, (OCT. 9, 1921/#81-039)  
 REGISTERED LAND SURVEYOR (MD. 10721)





**ARCHITECTS, LLC**  
 RAUL LISSABET A.I.A.  
 ARCHITECTS / PLANNERS / DESIGN - BUILD  
 19021 SEDLEY TERRACE  
 GAITHERSBURG, MARYLAND 20879  
 TEL: (301) 948-3197 / FAX: (301) 940-4169

DESCRIPTION  
 1000 SHELLEY RD  
 10/1/04

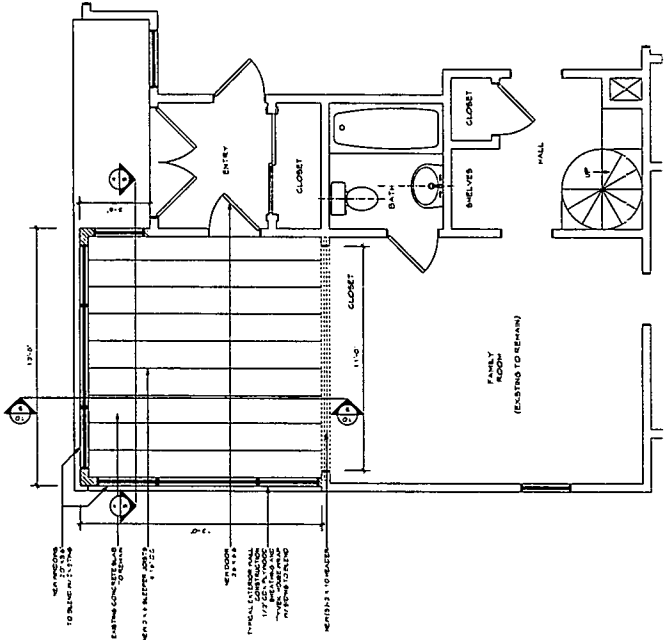
DATE  
 10/1/04

**Coffee Residence**  
 2130 Spencerville Rd.  
 Spencerville, Md. 20868-3008

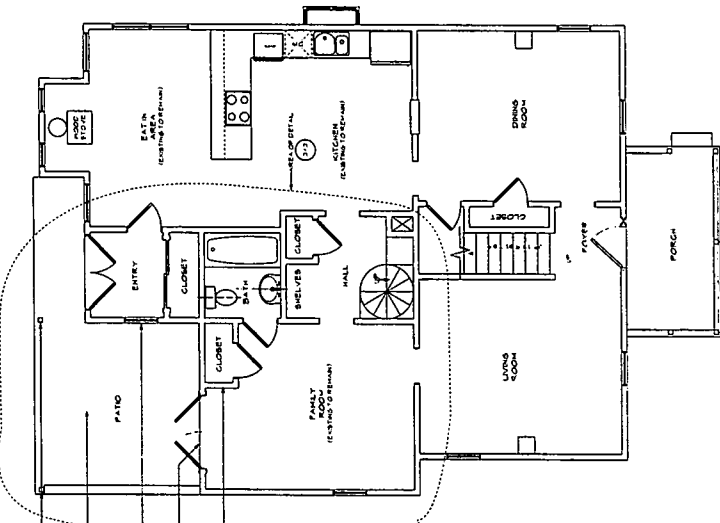
Designed By: KLUMBERT  
 Drawn By: KLUMBERT, LUDWIG  
 Scale: AS NOTED  
 Sheet Number: **A-25**  
 Of: 5  
 Existing/Proposed First Floor

**LEGEND - PLAN**

EXISTING
NEW
REMOVE
CONCRETE
WOOD
GLASS
STAINLESS STEEL
BRASS
ALUMINUM
PAINT
CEILING
FLOORING
MECHANICAL
ELECTRICAL
PLUMBING
FINISH
FOUNDATION
STRUCTURE
ROOF
MECHANICAL
ELECTRICAL
PLUMBING
FINISH
FOUNDATION
STRUCTURE
ROOF



**2 Proposed First Floor**  
 Scale: 3/8" = 1'-0"



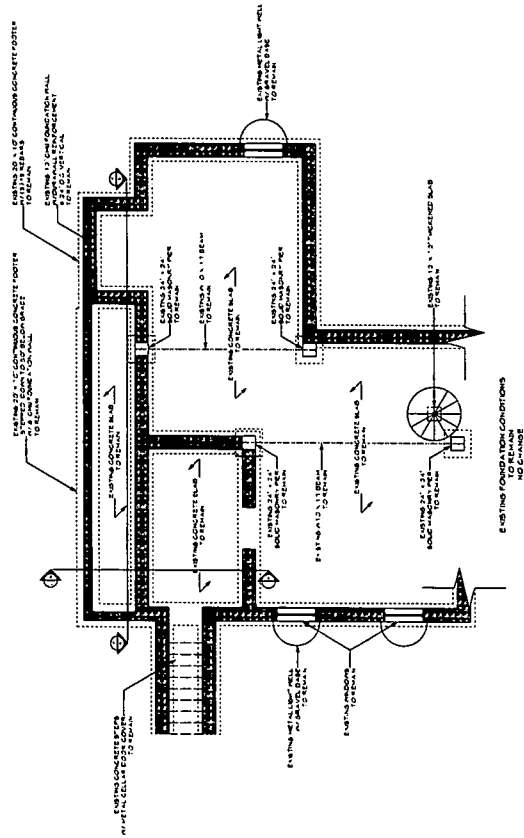
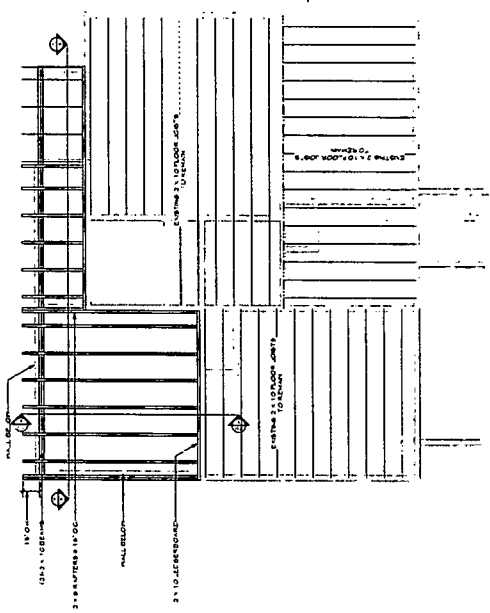
**1 Existing First Floor**  
 Scale: 1/4" = 1'-0"

Description	Date
FOUNDATION	1/21/08

Coffee Residence  
 2130 Spencerville rd  
 Spencerville, Md 20868-3008

Designed By:	Submittal
Drawn By:	Submittal/Revise
Scale:	1/4" = 1'-0"
Sheet No.:	A-35
Foundation and Roof Framing Plans	

**4 Roof Framing Plan**  
 SCALE: 1/4" = 1'-0"



**3 Existing Basement/Foundation**  
 SCALE: 1/4" = 1'-0"

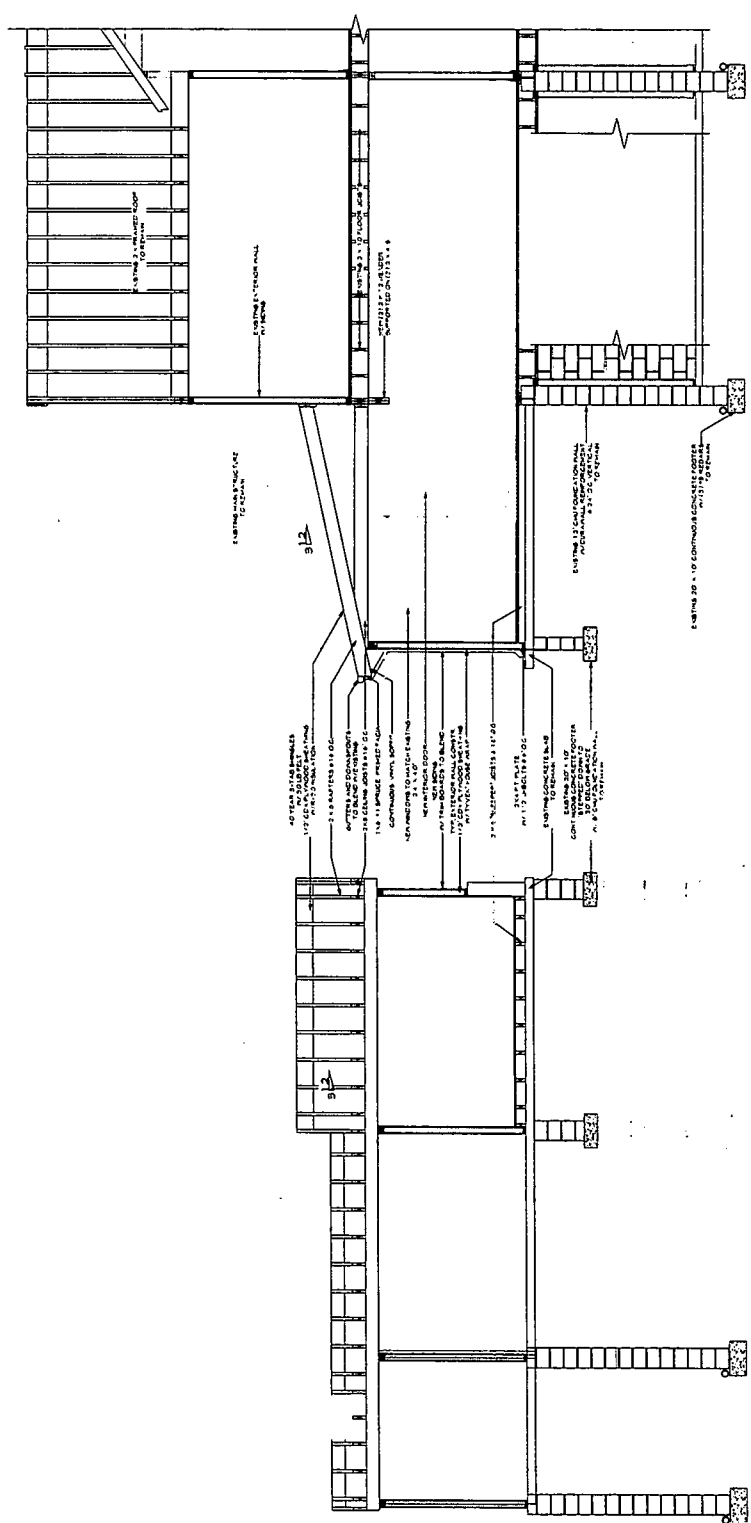
SECTIONS  
A-5  
5

Drawn By: RAULISSABET, ARCHITECTS  
Scale: 3/8" = 1'-0"

Coffee Residence  
2130 Spencerville rd.  
Spencerville, MD 20868-3008

Description: RAULISSABET, ARCHITECTS  
DATE: 11/11/07

ARCHITECTS, LLC  
RAUL LISSABET A.I.A.  
ARCHITECTS / PLANNERS / DESIGN - BUILD  
19021 SEPLEY TERRACE  
GATHERSBURG, MARYLAND 20879  
Tel: (301) 948-3197 / Fax: (301) 949-4169



10 Left Section  
Scale: 3/8" = 1'-0"

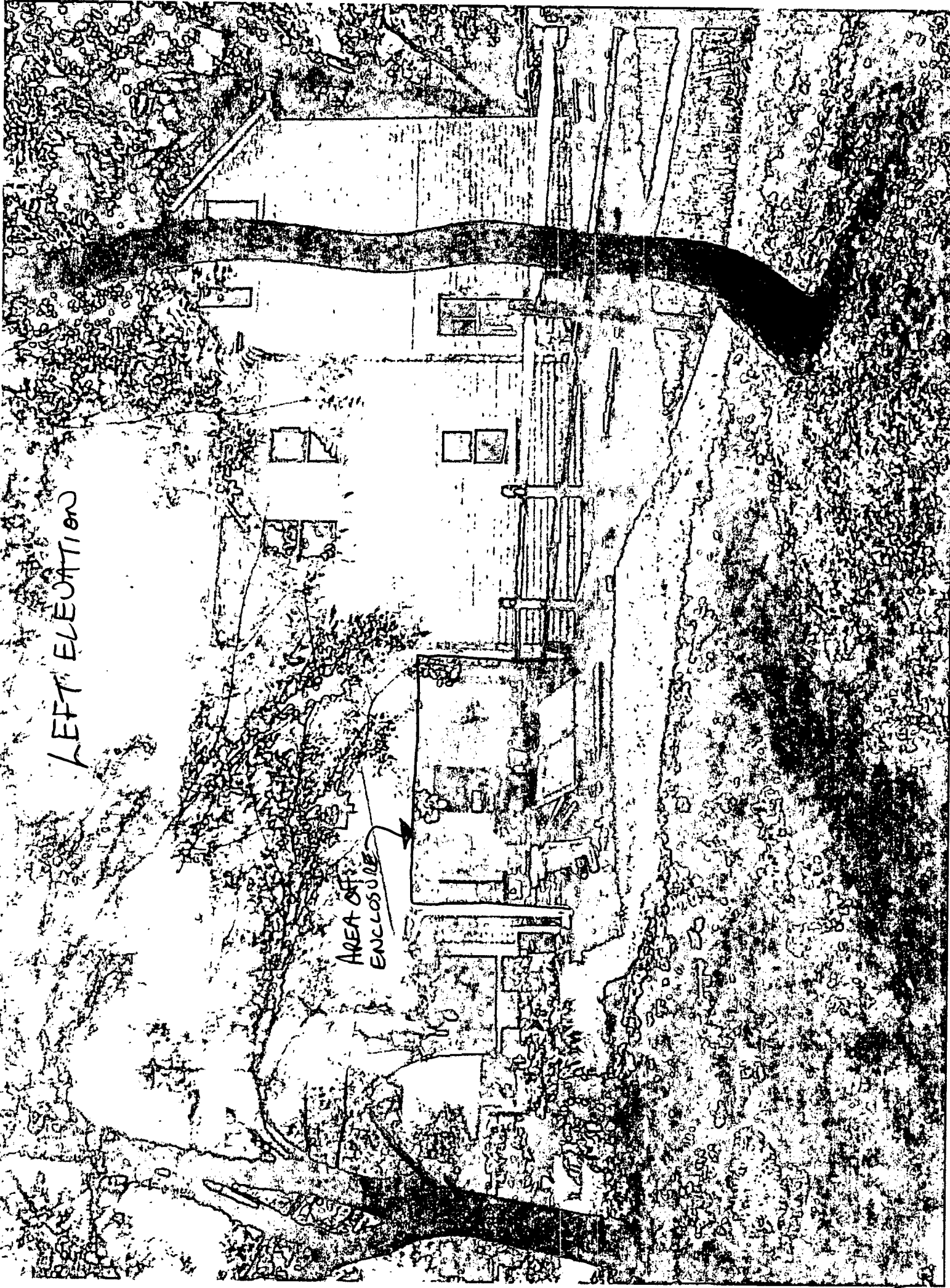
9 Rear Section  
Scale: 3/8" = 1'-0"



REAR ELEVATION



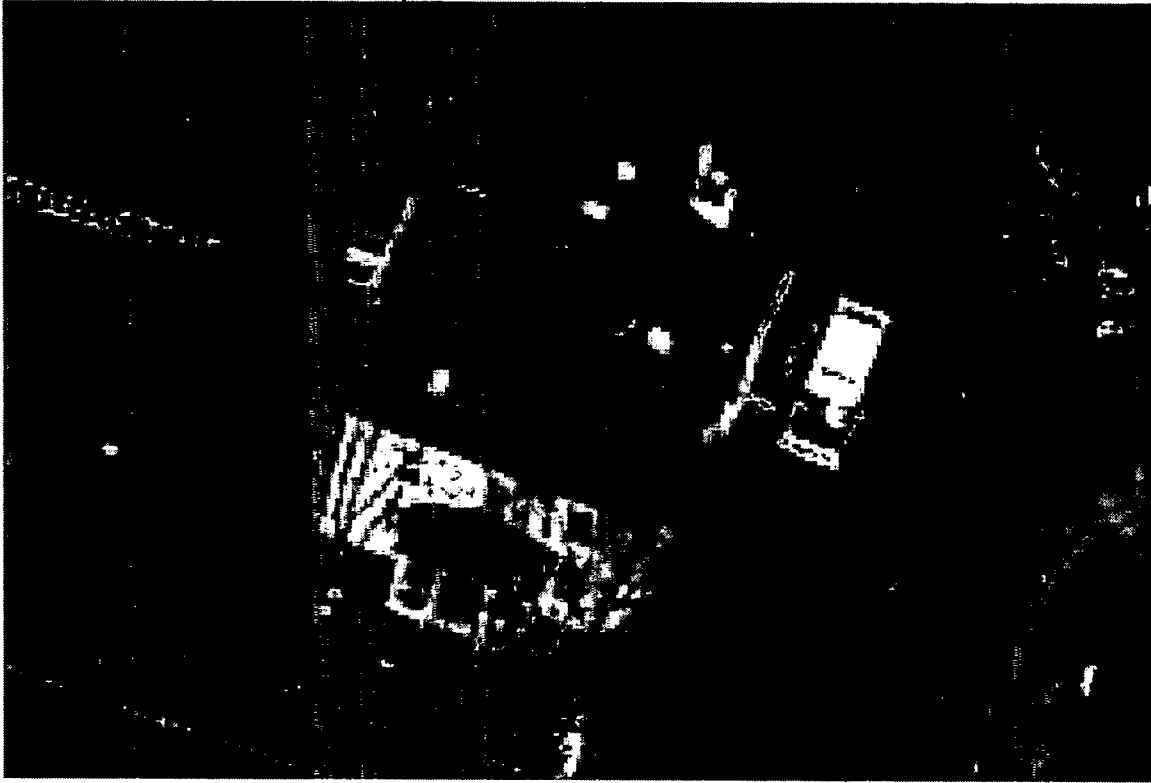
AREA OF ELEVATION

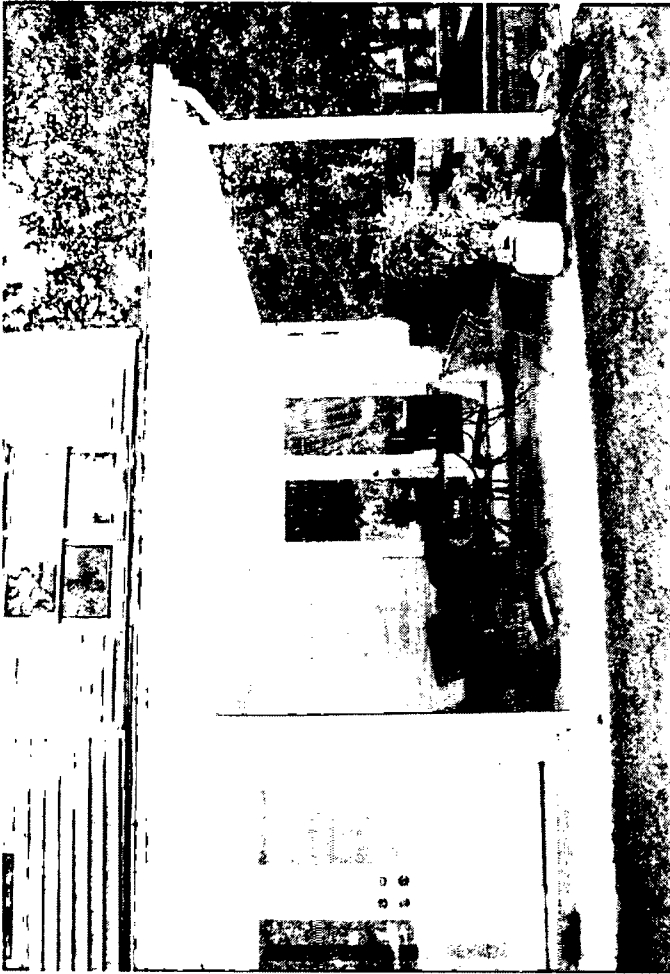


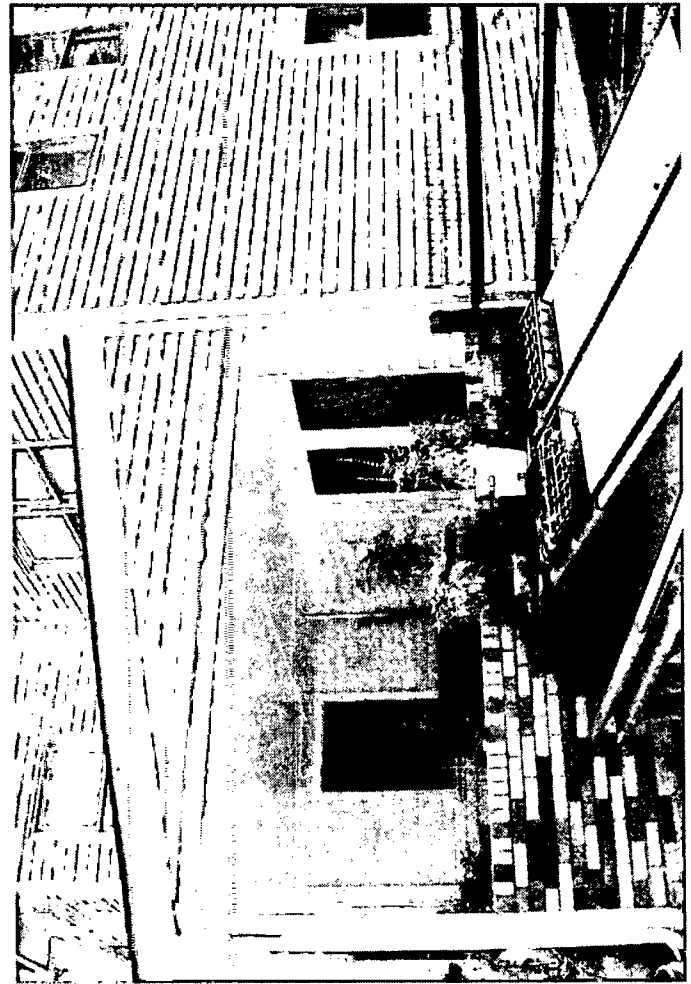
LEFT ELEVATION

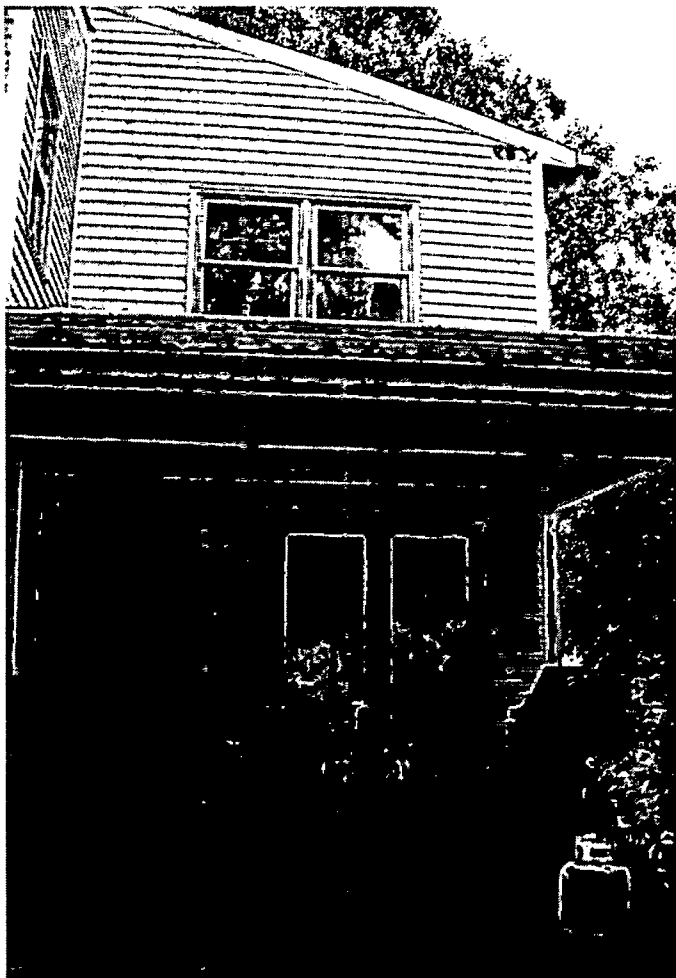
AREA OF ENCLOSURE

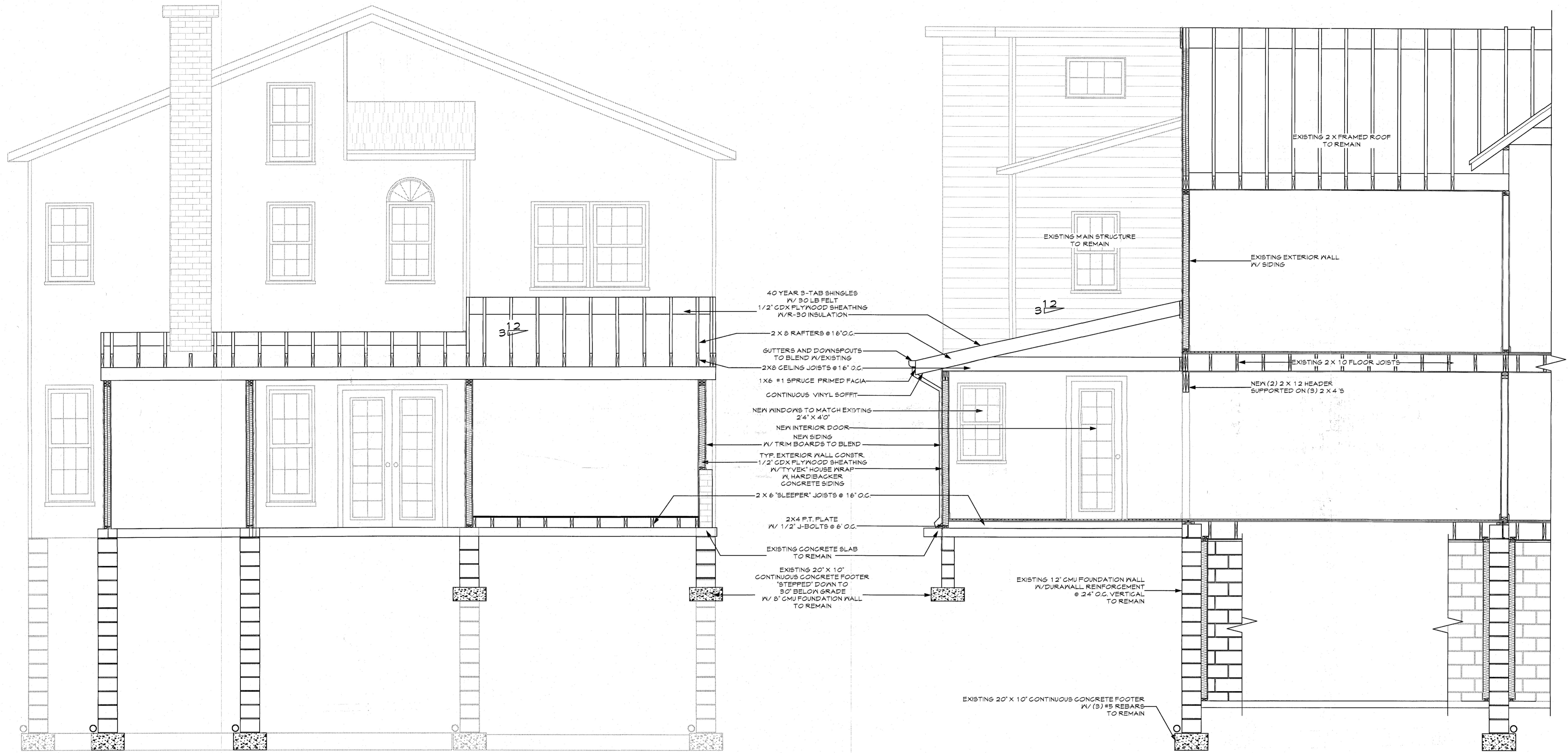
15/75 William Phair House











**9 Rear Section**  
Scale: 3/8" = 1'-0"

**10 Left Section**  
Scale: 3/8" = 1'-0"

**ARCHITECTS, LLC**  
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 19021 SEDLEY TERRACE  
 GAITHERSBURG, MARYLAND 20879  
 Tel: (301) 948-3197 / Fax: (301) 990-4169

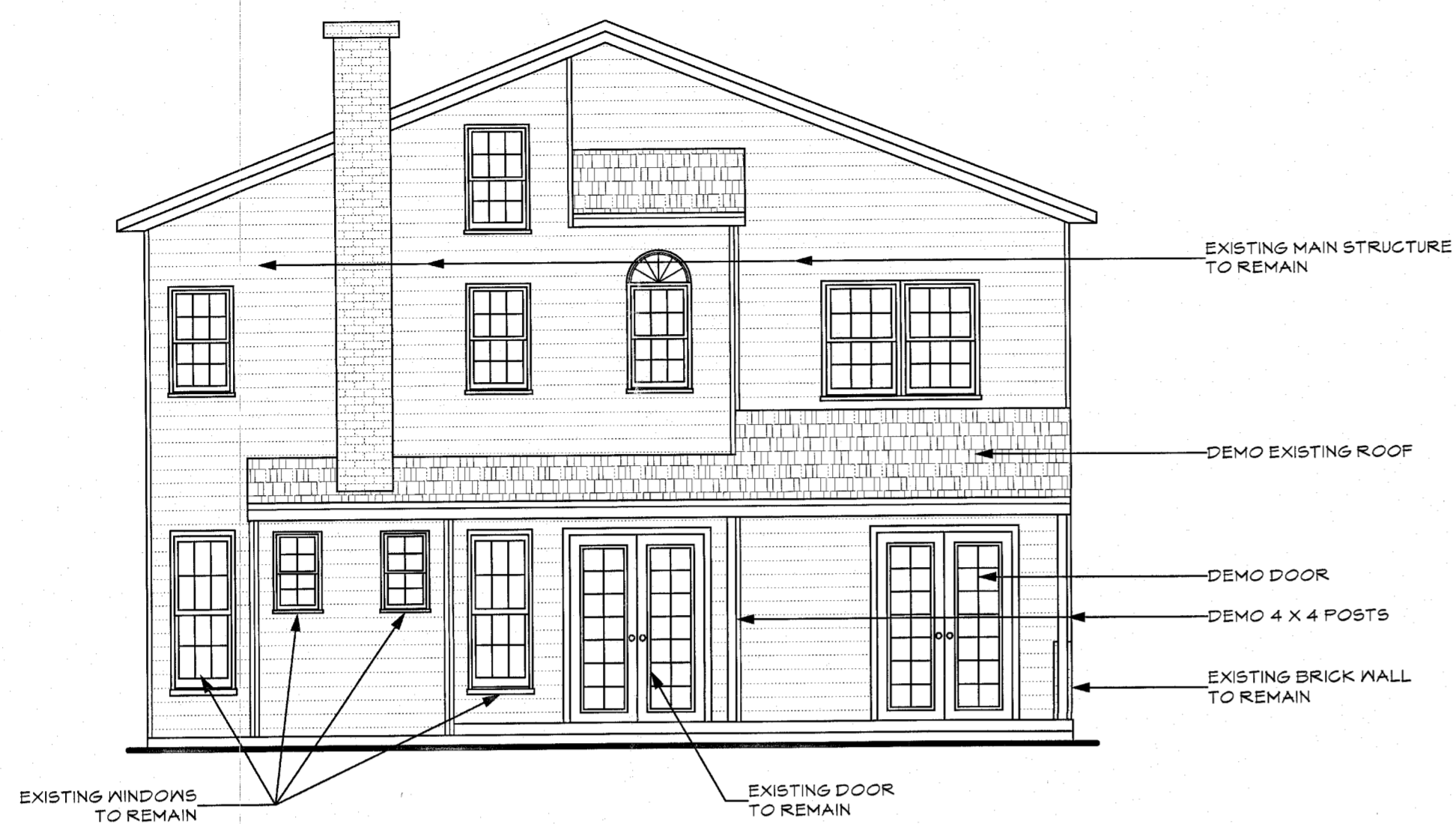
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 8152-A. EXPIRATION DATE: 3/2/2010

Description	Date
Historic/Permit	7/29/09
HANP Revision 1	9/10/09
HANP/Permit Set	9/14/09

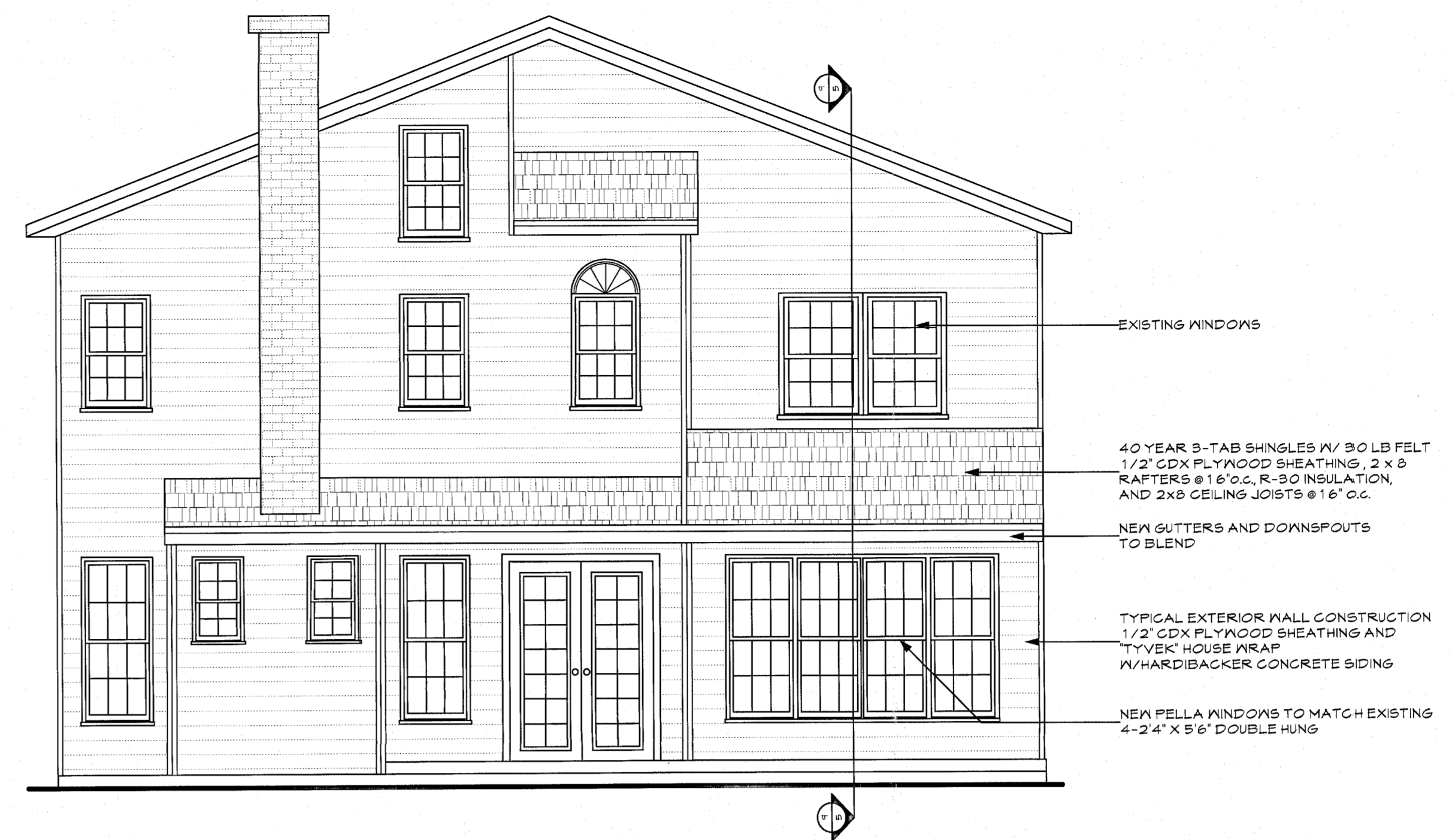
**Coffee Residence**  
 2130 Spencerville rd.  
 Spencerville, Md. 20868-3008

Designed By: RLissabet  
 Drawn By: RLissabet, AKinney  
 Scale: 3/8" = 1'-0"  
 Sheet Number: **A-5** of **5**  
 SECTIONS

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**5 Existing Rear Elevation**  
Scale: 3/16" = 1'-0"



**6 Proposed Rear Elevation**  
Scale: 1/4" = 1'-0"



**7 Existing Left Elevation**  
Scale: 3/16" = 1'-0"



**8 Proposed Left Elevation**  
Scale: 1/4" = 1'-0"

**ARCHITECTS, LLC**

**RAOUL LISSABET A.I.A.**  
ARCHITECTS / PLANNERS / DESIGN - BUILD

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Historic/Permit	7/29/09
HANP Revision 1	9/10/09
HANP/Permit Set	9/14/09

**Coffee Residence**  
2130 Spencerville rd.  
Spencerville, Md. 20868-3008

Designed By: RLissabet  
Drawn By: RLissabet, AKinney  
Scale: AS NOTED  
Sheet Number: **A-4** Of: **11**  
Elevations

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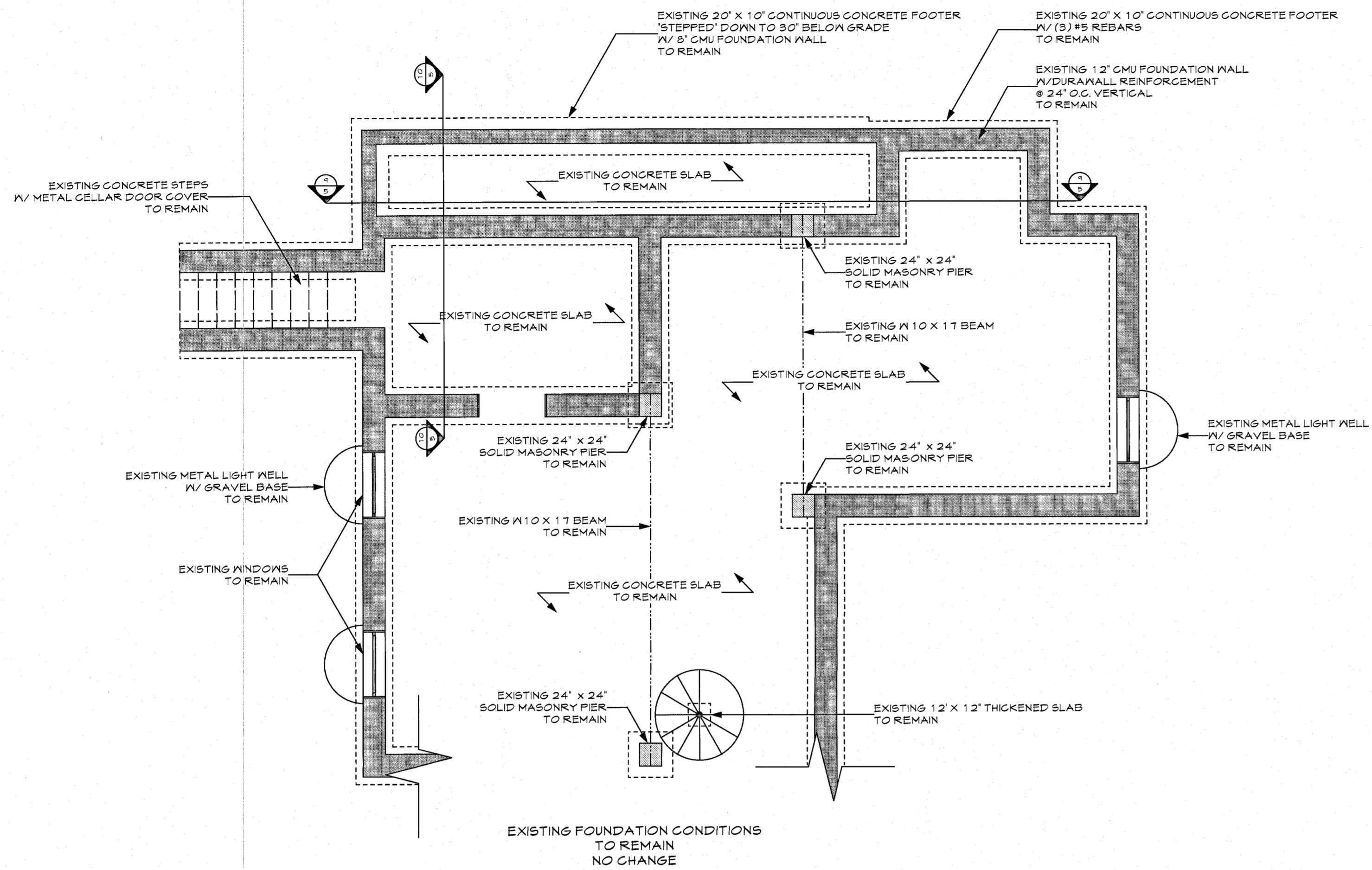
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Description	Date
Historic/Permit	7/24/09
HANP Revision 1	9/10/09
HANP/Permit Set	9/14/09

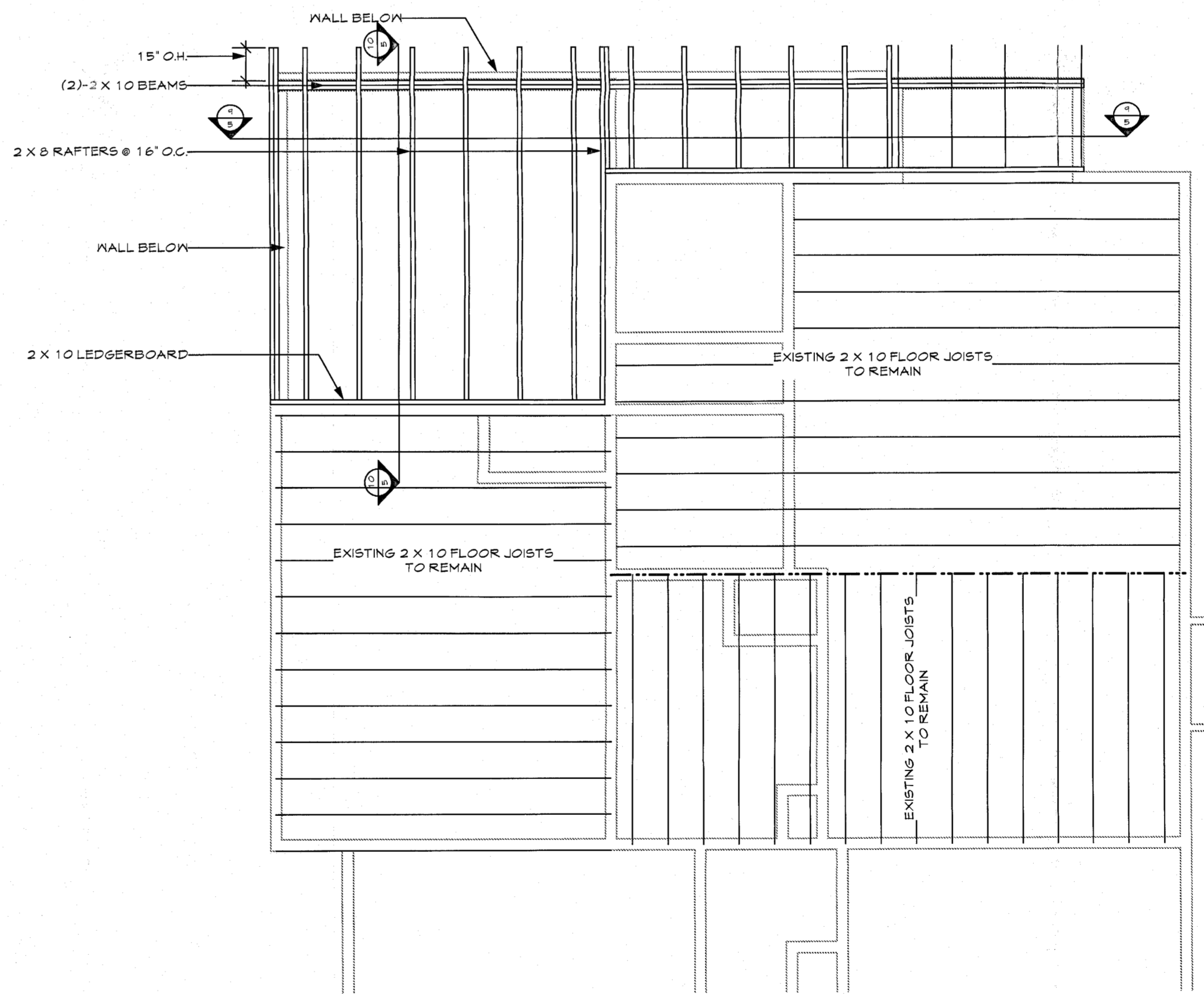
**Coffee Residence**  
 2130 Spencerville rd.  
 Spencerville, Md. 20868-3008

Designed By:	RLissabet
Drawn By:	RLissabet, AKinney
Scale:	1/4" = 1'-0"
Sheet Number:	A-3 of 5

Foundation and Roof Framing Plans



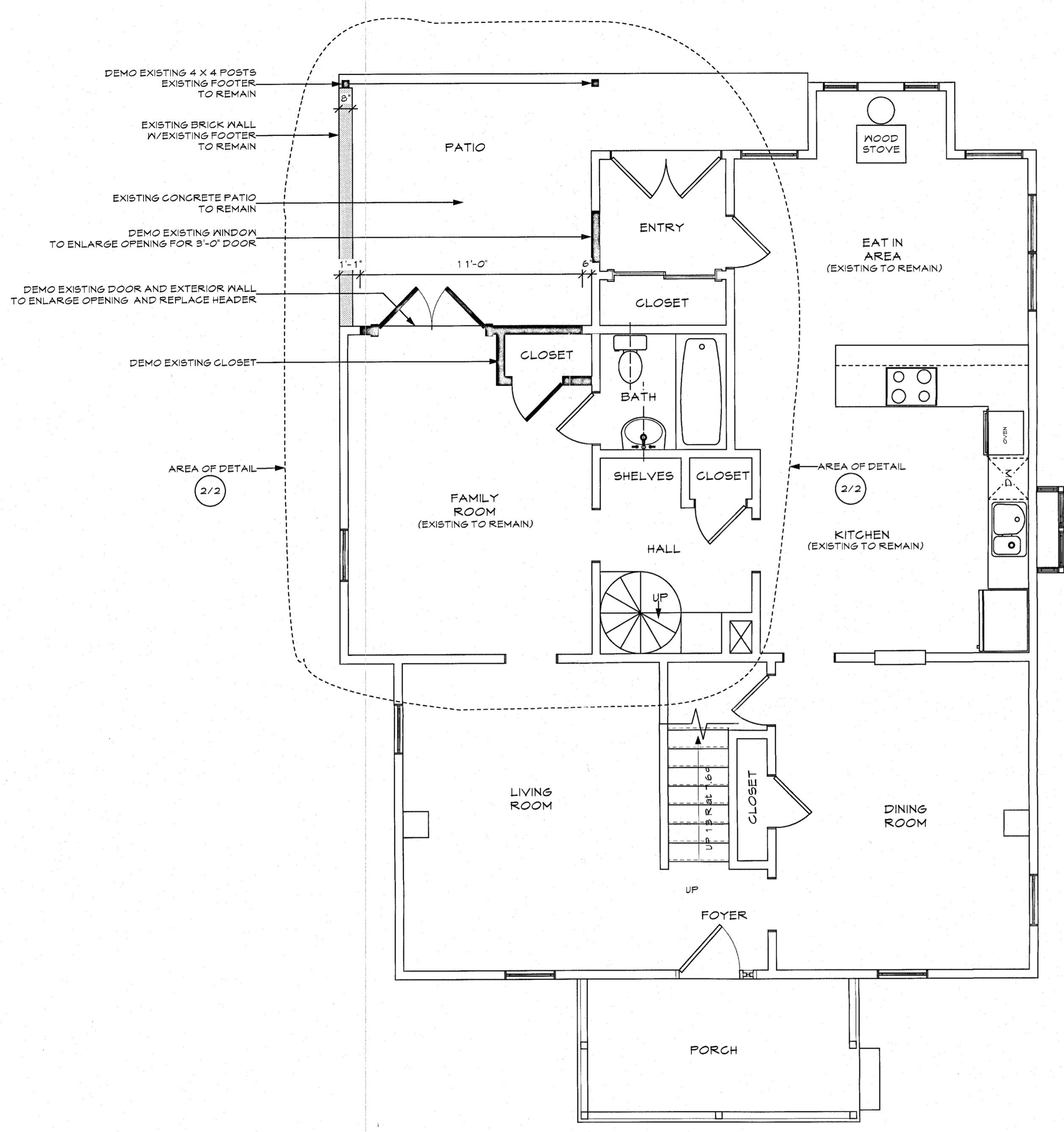
**3 Existing Basement/Foundation**  
 Scale: 1/4" = 1'-0"



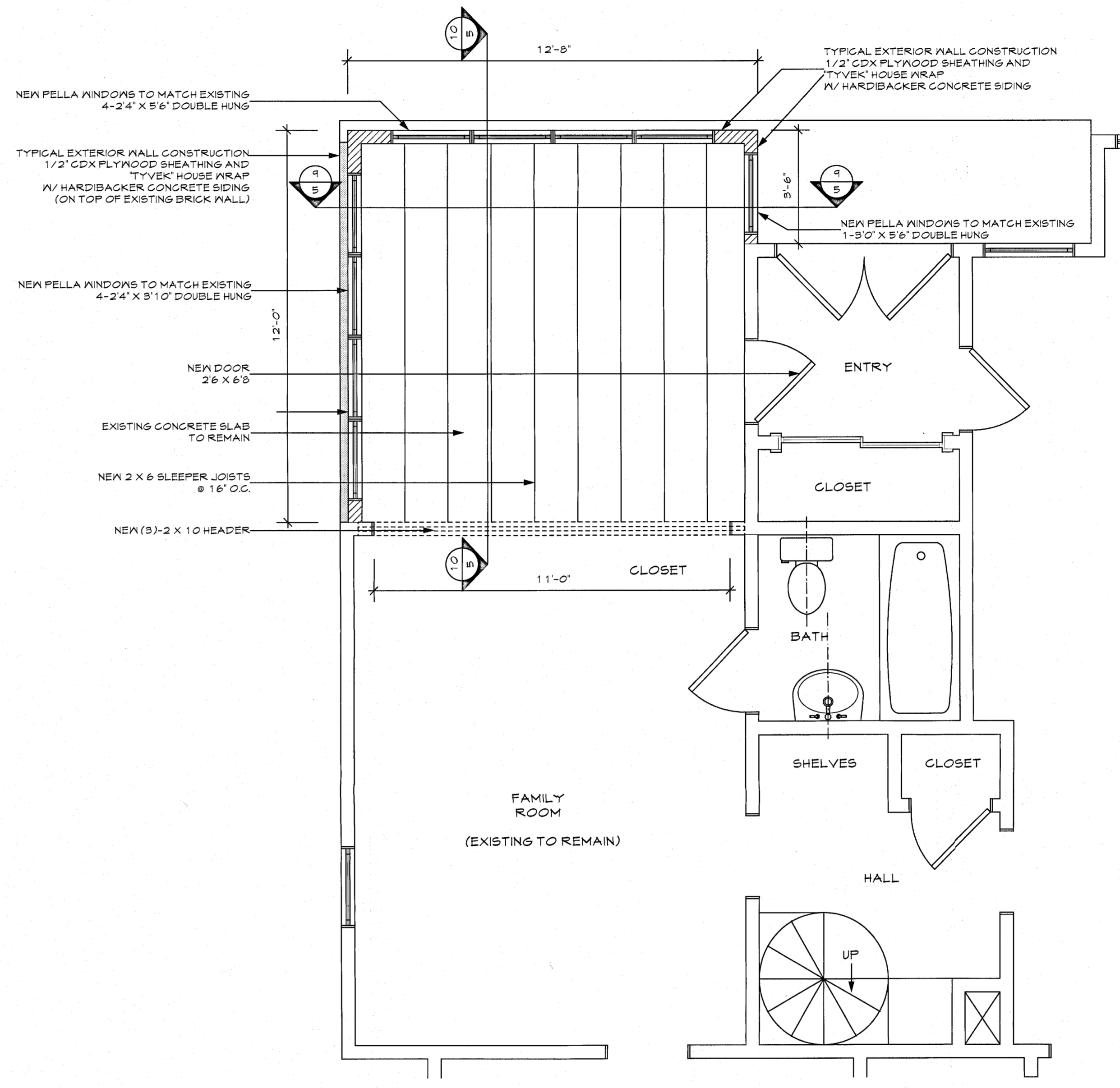
**4 Roof Framing Plan**  
 Scale: 1/4" = 1'-0"

**LEGEND - PLAN**

EXISTING	
	Brick CMU
	Wood Framing
DEMOLITION	
	Walls
	Other
NEW	
	Brick CMU
	Exterior Knight Carpentry
	Interior Bulkhead



**1 Existing First Floor**  
Scale: 1/4" = 1'-0"



**2 Proposed First Floor**  
Scale: 3/8" = 1'-0"

**ARCHITECTS, LLC**  
**RAOUL LISSABET A.I.A.**  
 ARCHITECTS / PLANNERS / DESIGN - BUILD  
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Description	Date
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HANP Revision 1	9/10/09
HANP/Permit Set	9/14/09

**Coffee Residence**  
 2130 Spencerville rd.  
 Spencerville, Md. 20868-3008

Designed By:	RLissabet
Drawn By:	RLissabet, AKInney
Scale:	AS NOTED
Sheet Number:	A-2 of 5
Existing/Proposed First Floor	

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# COFFEE RESIDENCE

## 2130 SPENCERVILLE RD. SPENCERVILLE, MD. 20868-3008

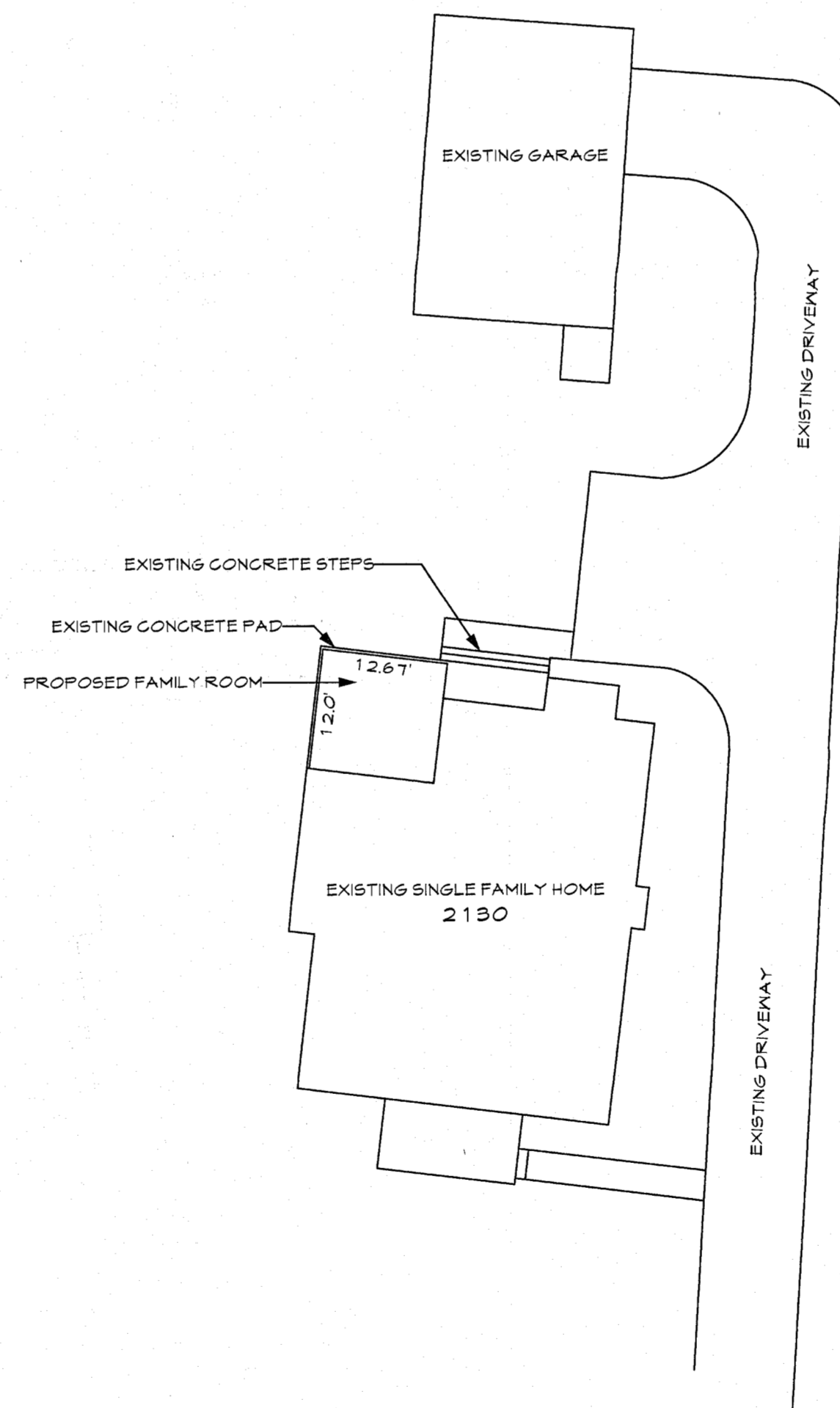
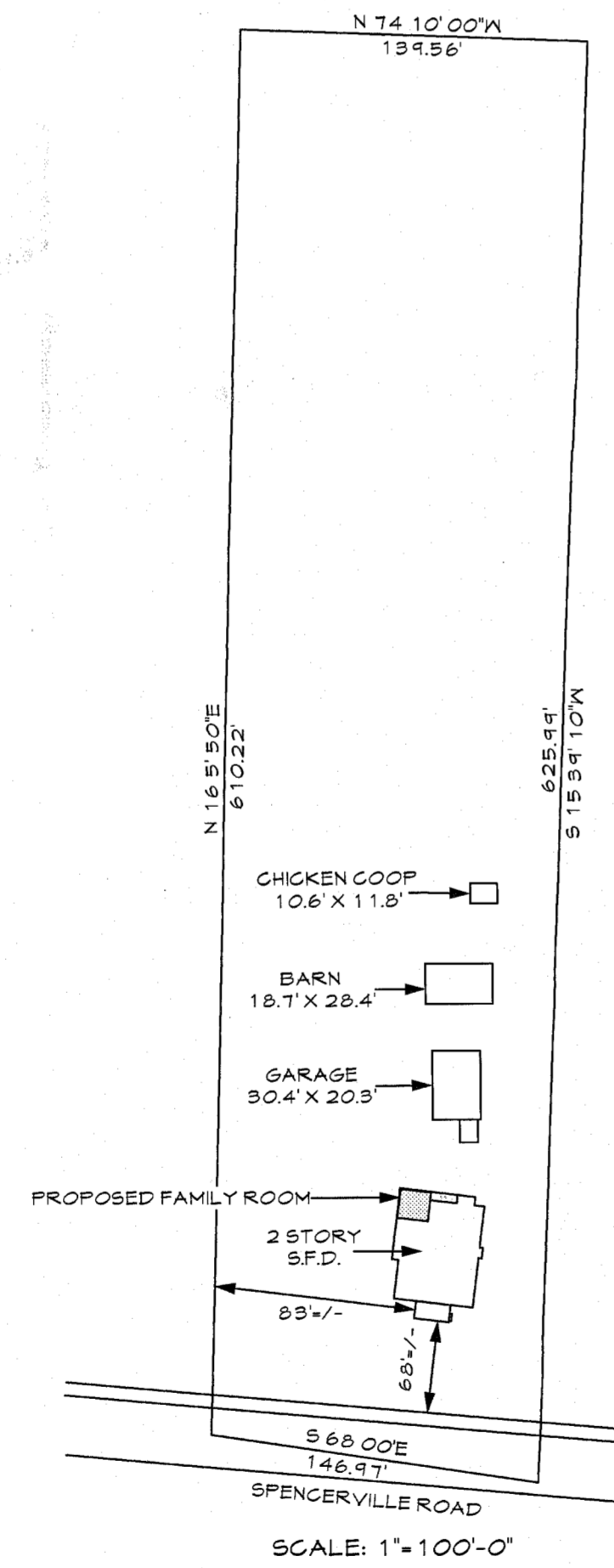
### INDEX

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Existing/Proposed First Floor	A-2
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**CODE:**

- Plans conform with IRC 2006
- All wood in contact with soil or masonry foundations will meet the ASTM standard A 153 and A663, class 185.
- All framing lumber to be SPF#2 unless indicated otherwise.
- Design criteria used are as follows:
  - Roof load-30lbs/sf.
  - Roof and floor dead load-10lbs/sf.
  - Seismic design category B.
  - Termite damage susceptibility-heavy.
  - Winter design temperature-19 degrees F.
  - Subj. to damage from weather-heavy.
  - Subj. to decay-moderate.
  - Floor live load in non-sleeping areas-40lbs/sf.
  - Floor live load in sleeping areas-30lbs/sf.
  - Wind speed-10mph.
  - Frost line depth-24".
  - Flood hazard-Yes.
  - Concrete-3000psi compressive strength at 28 days.
  - Subfloors-3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists.
  - Roof sheathing-1/2" OSB with spacers.
  - Roofing-2" 15lb per square asphalt shingles over 15lb felt.

- NOTES**
1. Prepare Site For Demo Of Existing Roof, Existing Door And Window.
  2. Construct New Roof Using 2 X 8 Rafters, 2 X 6 Ceiling Joists, 2 X 10 Ledgerboards, (2)- 2 X 10 Beams On New Loadbearing Walls.
  3. Install New 1/2" GYP S.D. on Interior Walls, Siding to Blend.
  4. Install New (2)-2 X 12 Header Above Opened Wall.
  5. Install New 2 X 6 'sleeper' Joists To Raise Floor.
  6. Install 3" Drain And Connect into Existing Drainage System.



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Description	Date
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HAMP/Permit Set	9/14/09

**Coffee Residence**  
2130 Spencerville rd.  
Spencerville, Md. 20868-3008

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
9/16/09

Designed By:	R.Lissabet
Drawn By:	R.Lissabet, A.Kinney
Scale:	1/4" = 1'-0"
Sheet Number:	<b>A-1</b> of <b>5</b>
Notes/Cover Sheet	

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