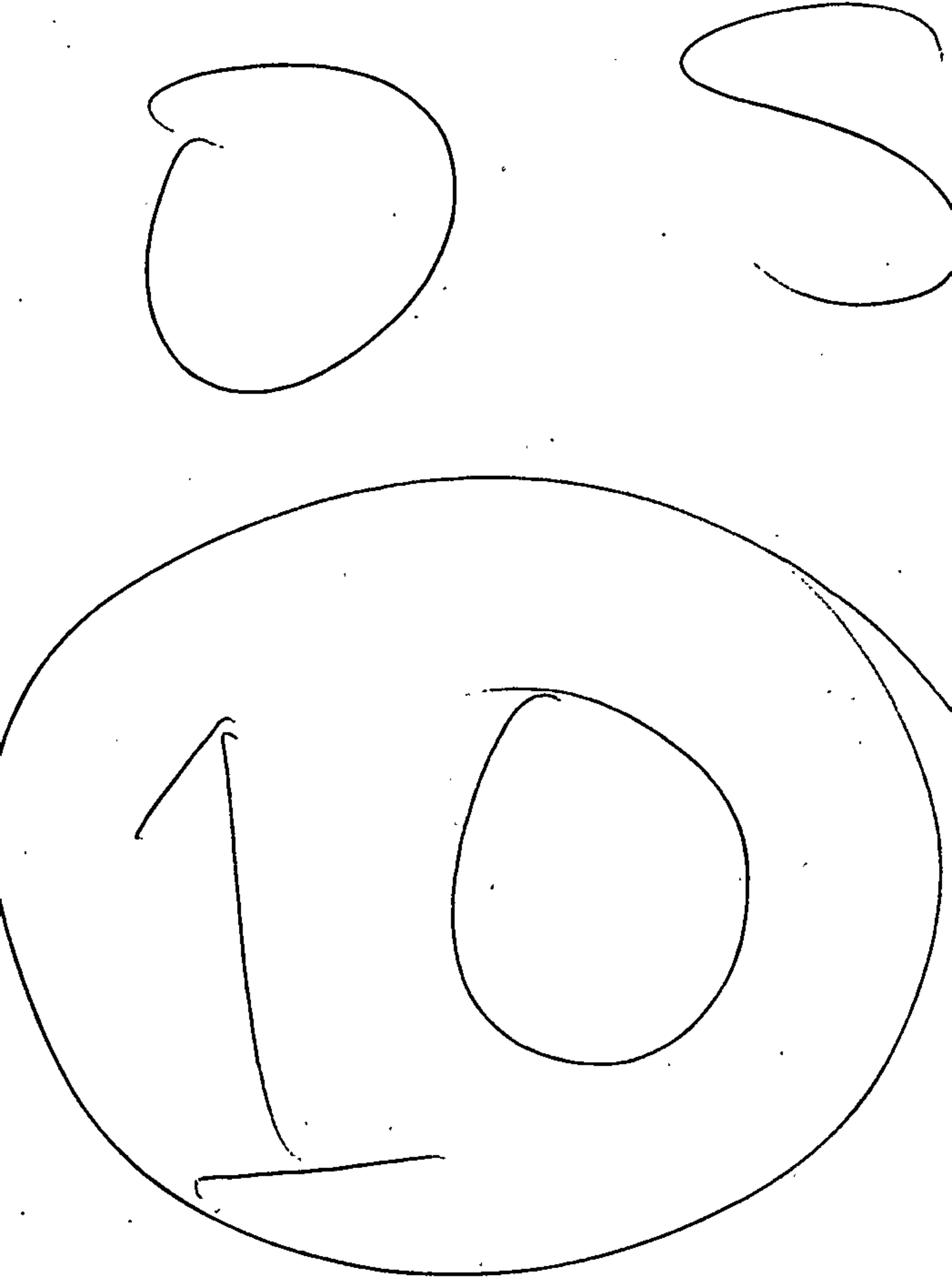
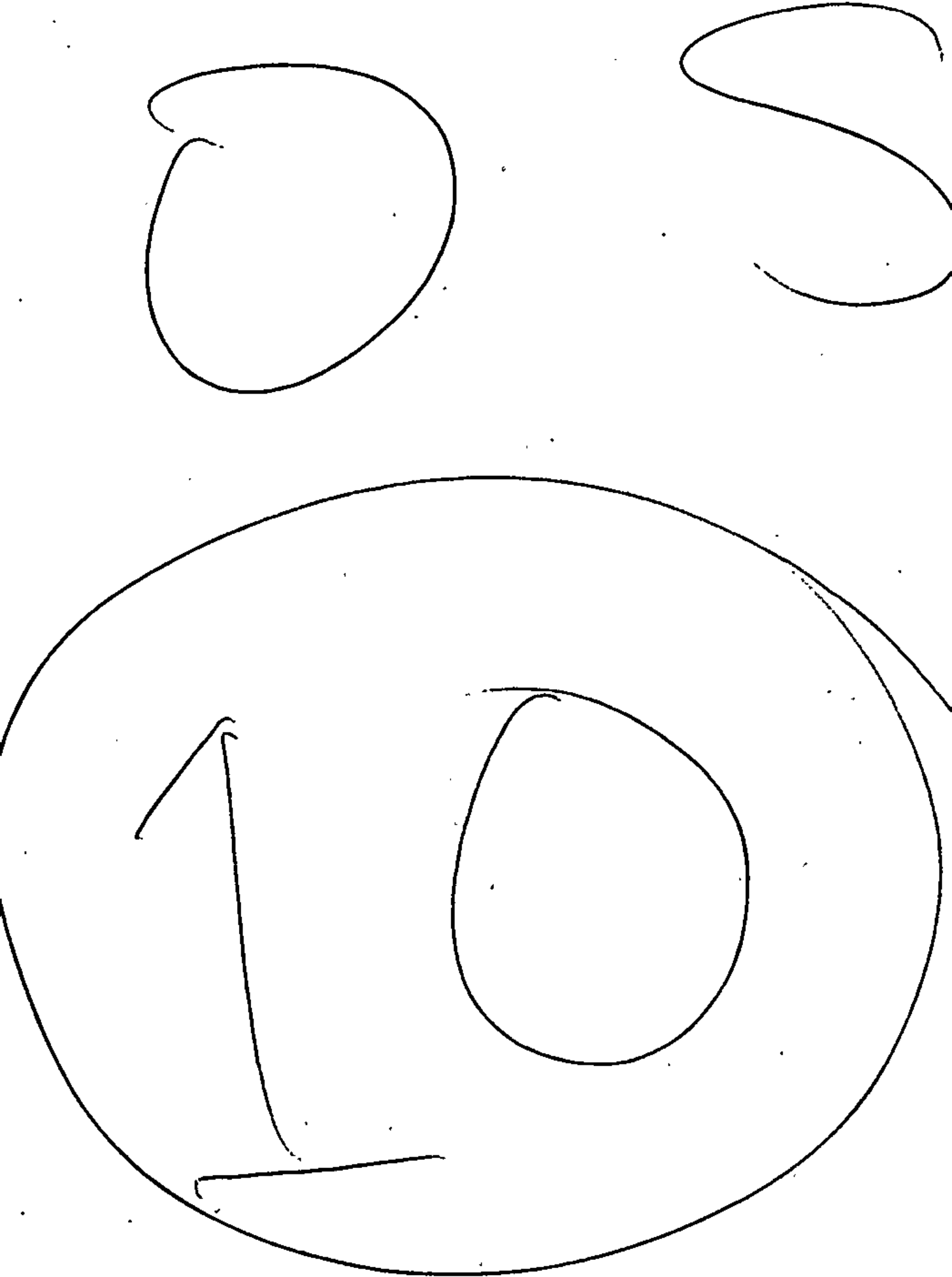
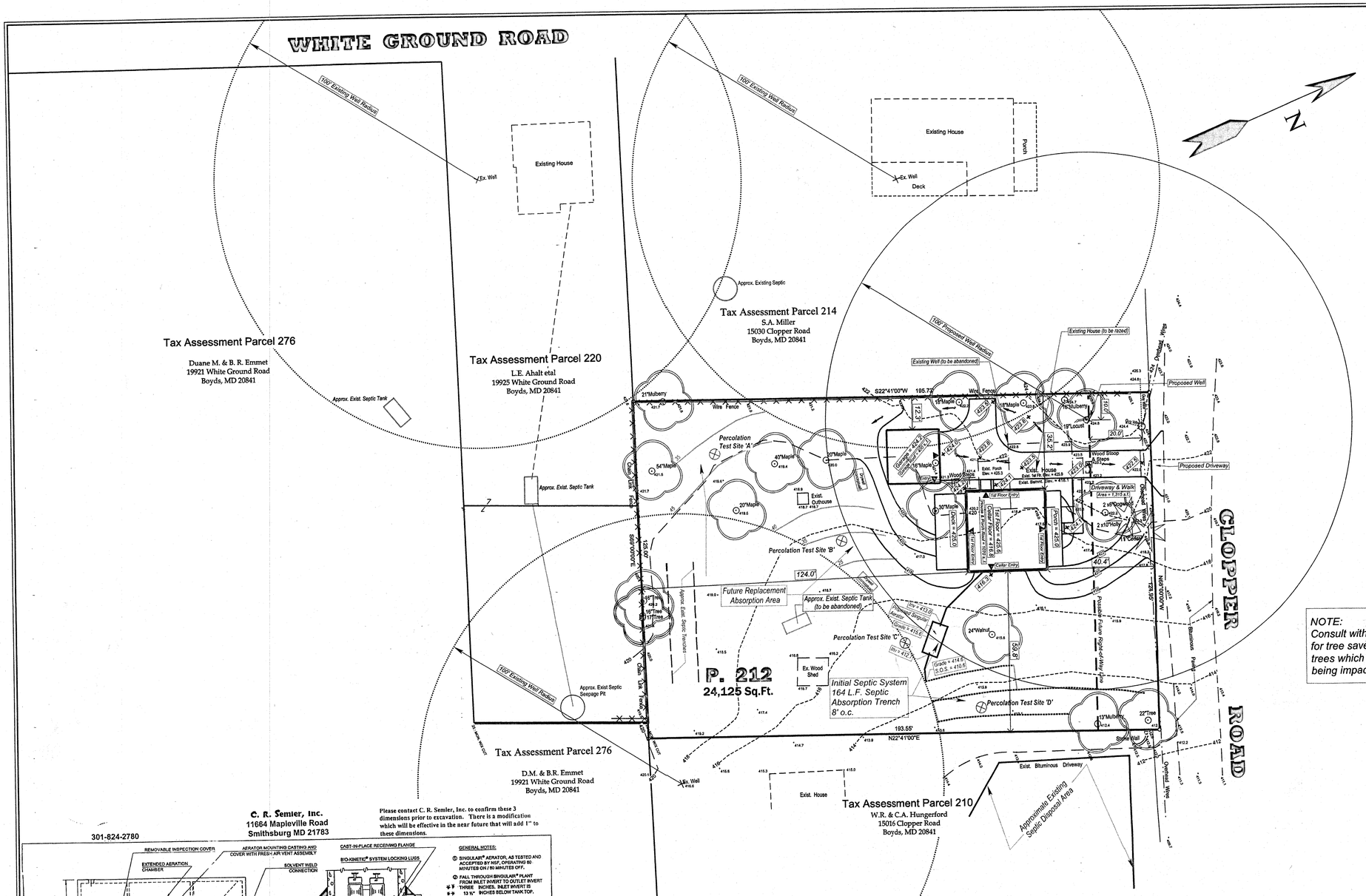
15020 Clopper Road, Boyds
(HPC Case # 18/08-10B)
Boyds Historic District



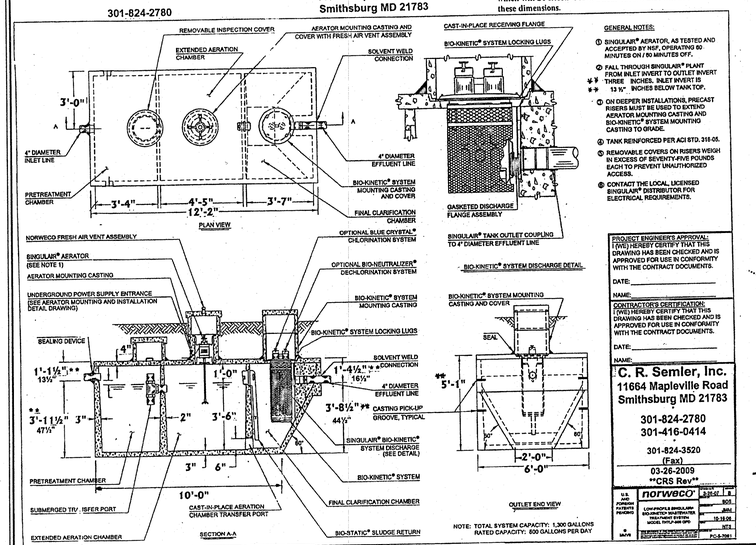




GENERAL NOTES

1. The subject property, listed as State Assessment Account No. 387461, is included and described in a Deed recorded, November 10, 2010, among the Land Records of Montgomery County, Maryland in Liber 40401 at Folio 188.
2. Two foot contour topography, as shown, is from a survey completed by this office, October 19, 2010. Vertical datum established from WSSC Engineering Records Information data for Bench Mark BM 2908, elevation 421.74.
3. Site is located in Montgomery County Water Category W-6 and Sewer Category S-6, no public service planned, approved private well and septic systems required.
4. This site is located in the Boyds Master Plan Historic District.
5. The site is zoned R-200.
6. This parcel, created by Deed prior to June 1, 1958, qualifies as an exemption to the Montgomery County Subdivision Plan requirements under Chapter 50 of the County Code.
7. Existing well and septic systems within 100 feet of the subject site boundaries have been shown from well and septic records provided by the Montgomery County Department of Permitting Services, Well and Septic Section for 15016, 15020 & 15030 Clopper Road, and 19921 &19925 White Ground Road; except the existing well on 15030 Clopper Road has been field located by this office.
8. The location of the percolation test sites, as shown, for the subject property have been approximated from a sketch provided by the Montgomery County Department of Permitting Services Well and Septic Section.
9. The location of the proposed septic trenches, as shown, have been graphically reproduced from review comments and sketch provided by the Montgomery County Department of Permitting Services Well and Septic Section.
10. The location of the stormwater management drywells are approximate and subject to MC-DPS review and approval at the time of building permit.
11. The purpose of this plan is to establish an approvable replacement well site and sufficient area for an initial septic system and one alternate system to serve the proposed replacement dwelling to be constructed. Replacement dwelling will have a maximum of three (3) bedrooms.
12. Prior to approval of any building permits for the property, the new well must be successfully completed and the original well must be properly abandoned and sealed. The new well must be tested for VOC's at the time of drilling - results must be in compliance with EPA standards to proceed.
13. Prior to approval of any building permits for the property, the owner must make application for a septic system permit for the new septic system.
14. At such time that the alternate trenches need to be installed, a pump will be required and (according to MC-DPS- WSell & Septic) stormwater management drywells will need to be relocated.
15. Percolation test data:
    - Test site 'A': 20 mpi @ 7.5' and 16'
    - Test site 'C': 17 mpi @ 5'
    - Test site 'D': 20 mpi @ 5.5'
    - Sewage disposal area at 15020 Clopper Road: 19 mpi @ 5.5' and 15'.
16. Septic system design data (3 bedroom maximum): 164 linear feet, trenches 2' wide, invert 4' below grade, bottom 9.5' below grade, stone depth 5.5' (effective depth 4').

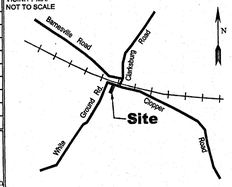
NOTE:
Consult with a Tree Expert or Arborist for tree save recommendations for all trees which are to remain that are being impacted by demo & construction



TAX MAP	DU
WSSC 200 SHEET NO.	227 NW 15
ADC MAP PAGE	17
GRID	H - 1

REVISIONS:
3-16-2011 Well & Septic comments added.
3-17-2011 Proposed well relocated.

VICINITY MAP
NOT TO SCALE



PREPARED FOR:
Farnsworth Homes, Inc.
25101 Peachtree Rd.
Clarksburg, MD 20871
Contact: Bubba Farnsworth
Tele. (301) 370-8625

SHEET TITLE
SITE PLAN

PROJECT
TAX ASSESSMENT PARCEL 212
15020 CLOPPER ROAD
FARNSWORTH PROPERTY
6th (DARNESTOWN) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879
Tele. (301) 740-1409 Fax (301) 740-3056 E-Mail witmerllc@ymail.com

SCALE	DATE	WALLC PROJECT NO.	SHEET NO.
1" = 10'	Oct., 2010	10984 A	1 of 1

APPROVED
Montgomery County
Historic Preservation Commission
6/24/11

Traverse PC

15020 CLOPPER ROAD
BOYDS, MD
20841

FARNSWORTH HOMES

COVER PAGE

APPROVED
Montgomery County
Historic Preservation Commission

SPECIFICATIONS

Residential Code Notes

All construction shall be in conformance with the International Residential Code (IRC) and International Energy Conservation Code (IECC), 2009 edition, as amended by Montgomery County Executive Regulation No. 26-09. All chapters, tables, sections, figures and appendices referenced herein are from the IRC and the IECC as amended. This document contains items often written on approved plans and is provided for convenience only. It is not intended as a substitute for the code or any of its provisions.

Climatic and Geographic Design Parameters

Ground Snow Load: 30psf
Wind Speed: 90mph
Topographic Effects: No
Seismic Design Category: B
Weathering: Severe
Frost Line Depth: 24 inches (minimum)
Termite: Moderate to Heavy
Winter Design Temperature: 13°F
Ice Shield Underlayment Required: Yes
Flood Hazard: July 2, 1979
Air Freezing Index: 300
Mean Annual Temperature: 55°F

It is unlawful to occupy or use any project for which a permit was issued without first receiving final inspection approval from this department.

1. Table R301.5. Minimum design live values shall conform to following

USE	LIVE LOAD
Attics without storage[b]	10
Attics with limited storage[b, g]	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks[e]	40
Fire escapes	40
Guardrails and handrails[d]	200[h]
Guardrail in-fill components[f]	50[h]
Passenger vehicle garages[a]	50[a]
Rooms other than sleeping room	40
Sleeping rooms	30
Stairs	40[c]

2. R302.11. Fireblocking shall be provided in accordance with this section.
3. R302.12. Draftstopping shall be provided in accordance with this section.
4. R303.3. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.
5. R305.1 (Amended). Habitable space, hallways, corridors, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finished floor to the lowest projection of the ceiling. Not more than 50% of the floor area of a room or space is permitted to have a sloped ceiling less than 7 feet in height. Any floor area having less than 5 feet of ceiling height shall not be considered part of the room area and shall not be allowed to have any permanent fixtures or furnishings such as, but not limited to, bathtubs, showers, water closets, sinks, cabinets, counters and shelves. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches over the fixture and at the front clearance area for fixtures as shown in Figure R307.1. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.
6. R308. Panes of glazing in hazardous locations shall be adequately identified.
7. R310.1. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
8. R311.2. At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
9. R311.3. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed $^1/_4$ unit vertical in 12 units horizontal (2-percent).
10. R311.3.1. Landings or floors at the required egress door shall not be more than 11/2 inches lower than the top of the threshold. The exterior landing or floor shall not be more than $7^3/_4$ inches below the top of the threshold provided the door does not swing over the landing or floor. When exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.
11. R311.3.2. Doors other than the required egress door shall be provided with landings or floors not more than 73/4 inches below the top of the threshold.
12. R311.7.2. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
13. R311.7.4.1. The maximum riser height shall be 73/4 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
14. R311.7.4.2. The minimum tread depth shall be 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch of the rectangular tread depth.
15. Winder treads shall have a minimum tread depth of 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch.
16. R311.7.7.1. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.
17. 311.7.8. All stairways shall be provided with illumination in accordance with Section R303.6.
18. R312.1. (Amended). Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below and retaining walls with a difference in grade level on either side of the wall exceeding 30 inches and within 2 feet of a walk, path, parking lot or driveway on the high side at any point within 36 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
19. R312.2. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.
20. R312.3. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
21. R313.4. (Amended) Automatic sprinkler system for reconstruction. An approved automatic fire sprinkler system shall be installed when 50% or more of the gross floor area as defined in section 1002.1 of the IBC of the existing building is demolished.
22. R314.1. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
23. R314.2. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72. Low voltage heat or smoke detection systems require a permit from the Department of Fire and Rescue Services.
24. R314.3. Smoke alarms shall be installed in each sleeping room, outside each sleeping area, and on each level.
25. R314.3.1. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.
26. R314.4. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.
27. R315.1. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
28. R315.2. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.
29. R317.1. Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
    1. Wood joists or the bottom of a wood structural floor when closer than 18 inches or wood girders when closer than 12 inches to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
    2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
    3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
    4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than $^1/_2$ inch on tops, sides and ends.
    5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.
    6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
    7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.
30. R317.1.2. All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure-preservative-treated wood suitable for ground contact use, except untreated wood may be used where entirely below groundwater level or continuously submerged in fresh water.
31. R317.1.4. Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood.
32. R317.3.1 Fasteners for preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.
33. R317.4. Wood/plastic composites used in exterior deck boards, stair treads, handrails and guardrail systems shall bear a label indicating the required performance levels and demonstrating compliance with the provisions of ASTM D7032.
34. R401.3. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.
35. **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.
36. R403.1. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.
37. Table R401.4.1. Soil bearing capacity shall be minimum 2000 psf. Unless the footing is insulated or bearing on rock, the bottom of the footing shall be a minimum 24 inches below grade.
38. R403.1.3.1. Foundations with stem walls shall have installed a minimum of one No. 4 bar within 12 inches of the top of the wall and one No. 4 bar located 3 inches to 4 inches from the bottom of the footing.
39. R403.1.3.2. Slabs on ground with turned down footings shall have a minimum of one No. 4 bar at the top and the bottom of the footing.
40. R403.1.6. Sill plates and walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section. Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. Bolts shall be at least $^1/_2$ inch in diameter and shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a braced wall panel shall be positively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. Cold-formed steel framing systems shall be fastened to wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.3.1. Approved foundation anchor straps that provide equivalent anchorage to ½-inch anchor bolts are acceptable based on ICC-ES report for spacing and nailing.
41. Section R403.1.7.3. On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent.
42. R404.1.2.3.1. The minimum specified compressive strength of concrete, shall comply with Section R402.2 and shall be not less than 2,500 psi at 28 days in buildings assigned to Seismic Design Category B.
43. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.1.
44. R404.1.5.1. Masonry foundation walls shall not be less than the thickness of the wall supported, except that masonry foundation walls of at least 8-inch nominal thickness shall be permitted under brick veneered frame walls and under 10-inch-wide cavity walls where the total height of the wall supported, including gables, is not more than 20 feet, provided the requirements of Section R404.1.1 are met.
45. R404.1.6. Concrete and masonry foundation walls shall extend above the finished gradle adjacent to the foundation at all points a minimum of 4 inches where masonry veneer is used and a minimum of 6 inches elsewhere.
46. R404.1.7. Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.
47. R404.4. Retaining walls that are not laterally supported at the top and that retain in excess of 24 inches of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.
48. R405.1. (Amended). Concrete or Masonry foundations, Exterior drainage system. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.
49. R405.1(1). (Amended). Concrete or Masonry foundation interior drainage system. Weep holes at least 2 inches in diameter, spaced at a maximum of 6 feet on center shall be installed in the footing connecting into the interior drains. Weep hole inlets shall have a minimum of 6 inches of gravel for the full perimeter of the foundation, extending at least 12 inches from the inlets and covered by a layer of approved filter membrane.
50. R405.1.1. Precast concrete walls that retain earth and enclose habitable or useable space located below-grade that rest on crushed stone footings shall have a perforated drainage pipe installed below the base of the wall on either the interior or exterior side of the wall, at least one foot beyond the edge of the wall. If the exterior drainage pipe is used, an approved filter membrane material shall cover the pipe. The drainage system shall discharge into an approved sewer system or to daylight.
51. R406.2. (Amended). Exterior foundation walls retaining earth and enclosing usable spaces below grade must be waterproofed with an approved waterproofing system or a membrane extending from the top of the footings to finished grades. Waterproofing system shall be installed as required in the current International Code Council Evaluation Service Report for the product.
52. R407.3. The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches. Steel columns shall not be less than 3-inch-diameter Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or approved equivalent.
53. R408.1. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot for each 1,500 square feet of under-floor space area. One such ventilating opening shall be within 3 feet of each corner of the building.
54. R408.4. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See Section M1305.1.4 for access requirements where mechanical equipment is located under floors.
55. R502.2.2. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck.
56. R502.2.2.1. For decks supporting a total design load of 50 pounds per square foot [40 pounds per square foot live load plus 10 pounds per square foot dead load], the connection between a deck ledger of pressure- preservative-treated Southern Pine, incised pressure-preservative-treated Hem-Fir or approved decay- resistant species, and a 2-inch nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with $^1/_2$-inch lag screws or bolts with washers in accordance with Table R502.2.2.1. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.
57. R502.2.2.1.1. The lag screws or bolts shall be placed 2 inches in from the bottom or top of the deck ledgers and between 2 and 5 inches in from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger.
58. R502.2.2.2. Deck ledger connections not conforming to Table R502.2.2.1 shall be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer.
59. R502.3. Spans for floor joists shall be in accordance with Tables R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AF&PA Span Tables for Joists and Rafters.
60. R502.5. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).
61. R502.7. Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches nominal in thickness; or by attachment to a full-depth header, band or rim joist, or to an adjoining stud or shall be otherwise provided with lateral support to prevent rotation. Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations.
62. R502.8.1. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member. The tension side of members 4 inches or greater in nominal thickness shall not be notched except at the ends of the members. The diameter of holes bored or cut into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the notch.
63. R502.9. Floor framing shall be nailed in accordance with Table R602.3(1). Where posts and beam or girder construction is used to support floor framing, positive connections shall be provided to ensure against uplift and lateral displacement.
64. R502.10. Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist that is located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and the header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for the header joist to trimmer joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips not less than 2 inches by 2 inches.
65. R502.11.1. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R106.1.
66. R502.11.4 Truss design drawings. Truss design drawings, prepared in compliance with Section R502.11.1, shall be submitted to the building official and approved prior to installation. Truss design drawings shall be provided with the shipment of trusses delivered to the job site.
67. R503.1. Maximum allowable spans for lumber used as floor sheathing shall conform to TablesR503.1, R503.2.1.1 (1) and R503.2.1.1 (2).
68. R506.1. Concrete slab-on-ground floors shall be a minimum 3.5 inches thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.
69. R602.3. Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3.(2) or in accordance with AF&PA's NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Structural wall sheathing shall be fastened directly to structural framing members. Exterior wall coverings shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3). Wood structural panel sheathing used for exterior walls shall conform to the requirements of Table R602.3(3). Studs shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.
70. R602.3.1. The size, height and spacing of studs shall be in accordance with Table R602.3.(5).
71. R602.6. Drilling and notching of studs shall be in accordance with the following:
    1. Notching. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width.
    2. Drilling. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no more than 60 percent of the stud width, the edge of the hole is no more than $^5/_8$ inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40 percent and up to 60 percent shall also be doubled with no more than two successive doubled studs bored. See Figures R602.6(1) and R602.6(2).
72. R602.6.1. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (16 ga) and $1^1/_2$ inches wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of $1^1/_2$ inches at each side or equivalent. The metal tie must extend a minimum of 6 inches past the opening.
73. R602.10. Buildings shall be braced in accordance with this section. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with Section R301.1.
74. R612.1. This section prescribes performance and construction requirements for exterior window and door installed in wall. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written installation instructions. Window and door openings shall be flashed in accordance with Section R703.8. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.
75. R612.2 (Amended). In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 18 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

15020 Clopper Rd

SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED

Specifications

DRAWING NUMBER 1 of 9

14. R311.7.4.2. The minimum tread depth shall be 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch of the rectangular tread depth.

concrete footings, crushed stone footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

56. R502.2.2.1. For decks supporting a total design load of 50 pounds per square foot [40 pounds per square foot live load plus 10 pounds per square foot dead load], the connection between a deck ledger of pressure- preservative-treated Southern Pine, incised pressure-preservative-treated Hem-Fir or approved decay- resistant species, and a 2-inch nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with $^1/_2$-inch lag screws or bolts with washers in accordance with Table R502.2.2.1. Lag screws, bolts and washers shall be hot-dipped galvanized

DATE: REVISED

Specifications

DRAWING NUMBER 1 of 9

Front Elev.

Rear Elev

15020 Clopper Rd

SCALE: 1/4" = 1'0"	APPROVED BY:	DRAWN BY
DATE:		REVISED

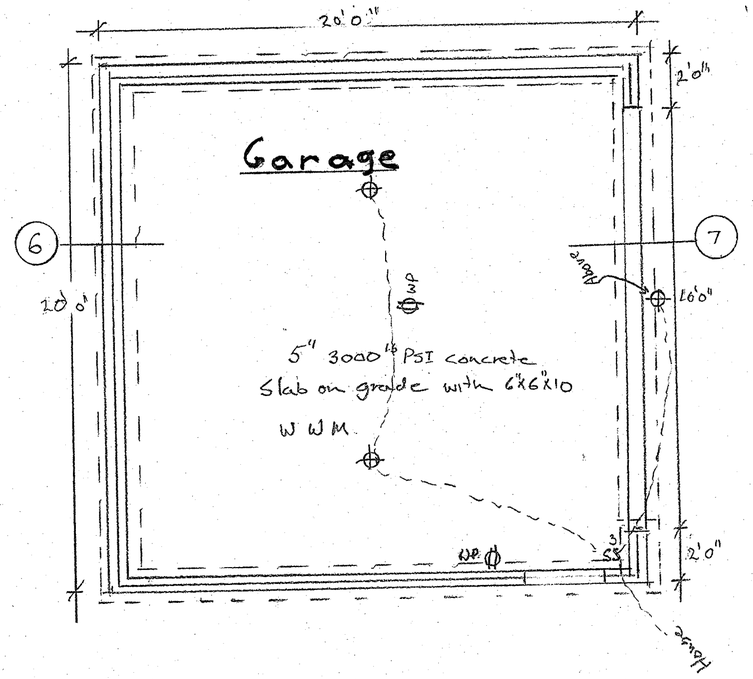
Front + Rear Elev

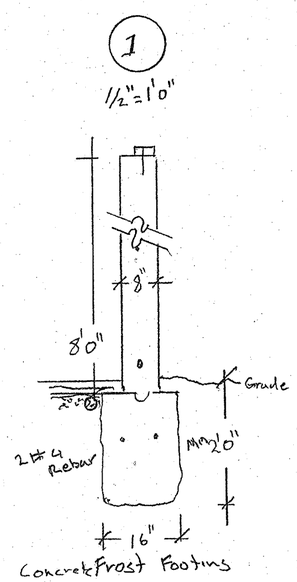
DRAWING NUMBER 3 of 9

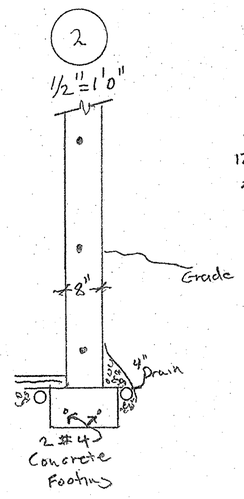
DATE:		REVISED

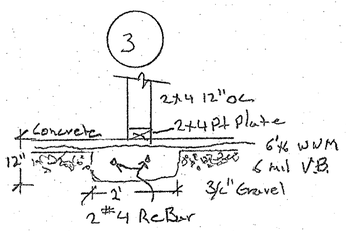
Front + Rear Elev

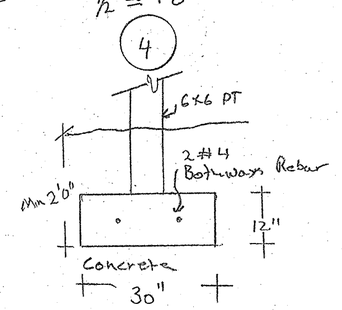
DRAWING NUMBER 3 of 9

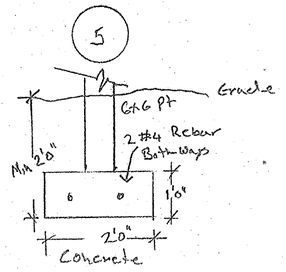




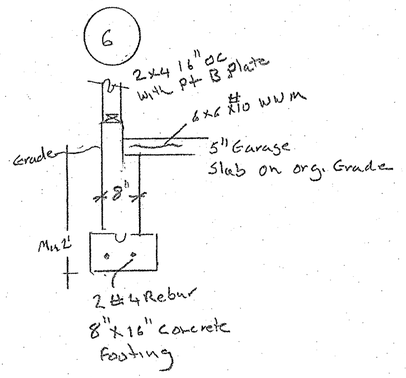


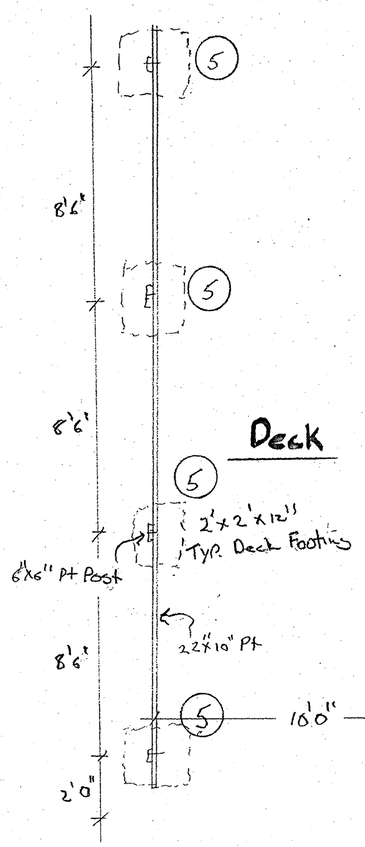


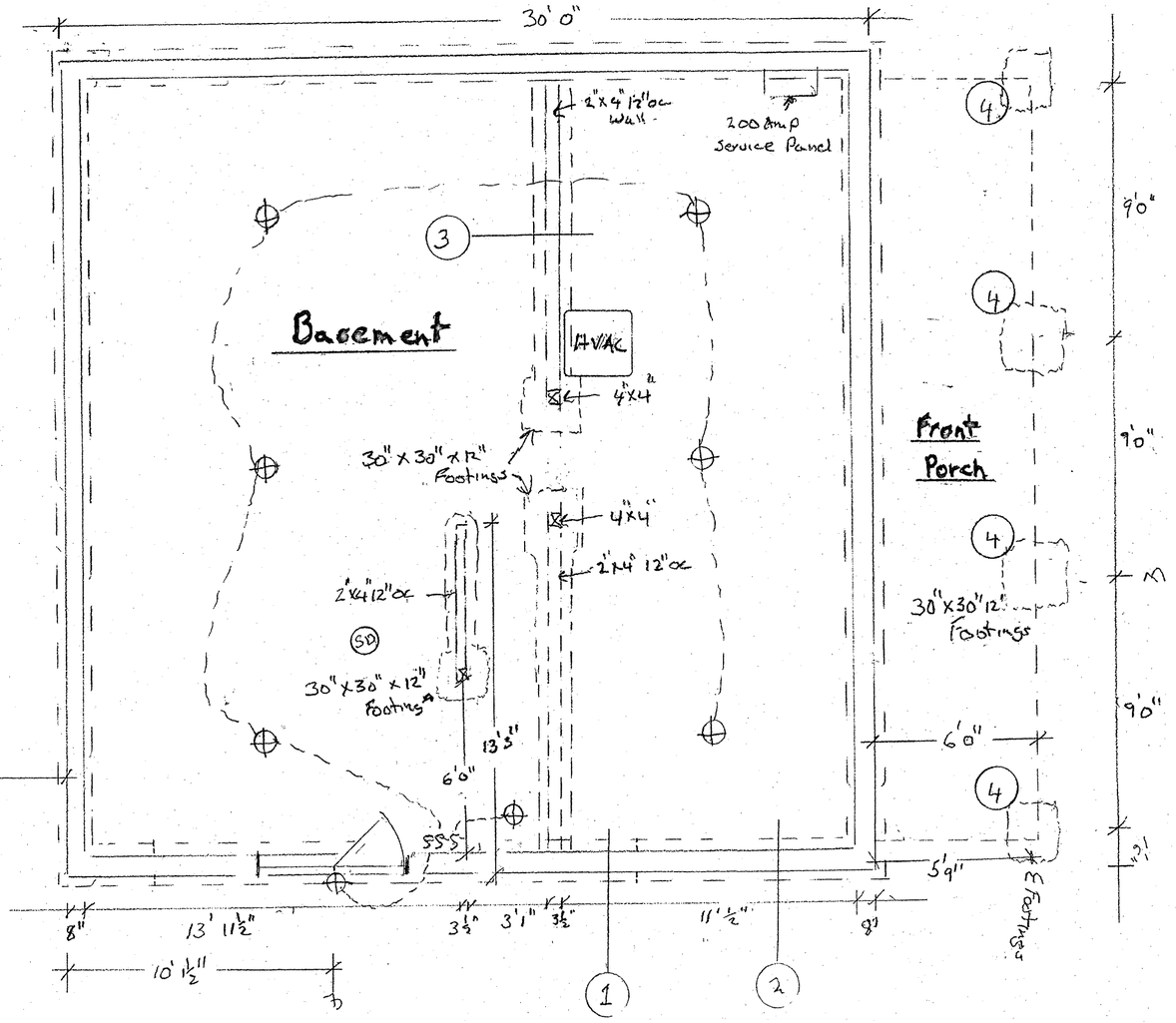




1/2"=1'0"







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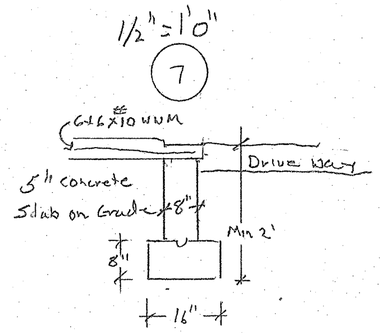

Slabs

Basement slab 3000 PSI Concrete 4" w/ 6"x6"x10 WWM over 6 Mil VB on 4" of 3/4" stone

Garage slab 3000 PSI Concrete 5" w/ 6"x6"x10 WWM over org. Grade

15020 Clopper Rd

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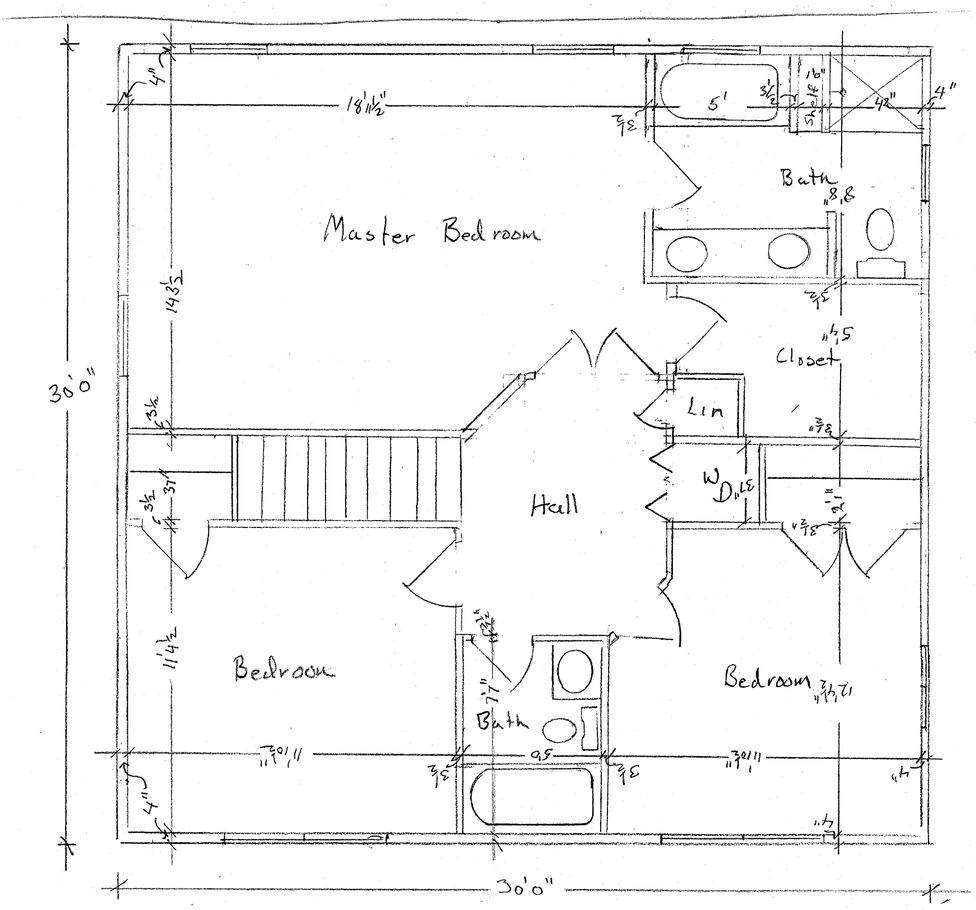
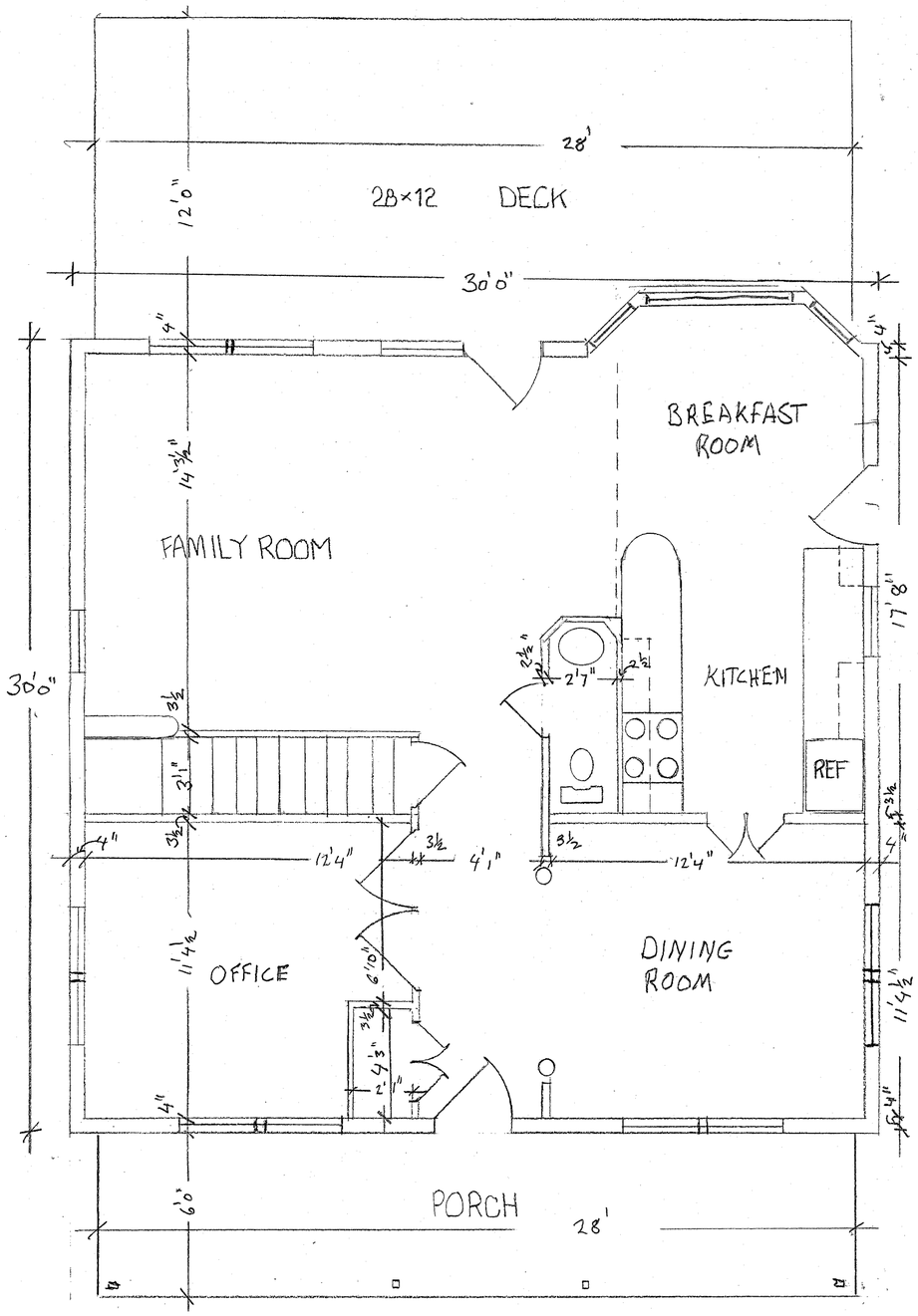
DATE:		REVISED	

Foundation & Elect

DRAWING NUMBER 4 of 9



2nd Floor



First Floor

15020 Clopper Rd

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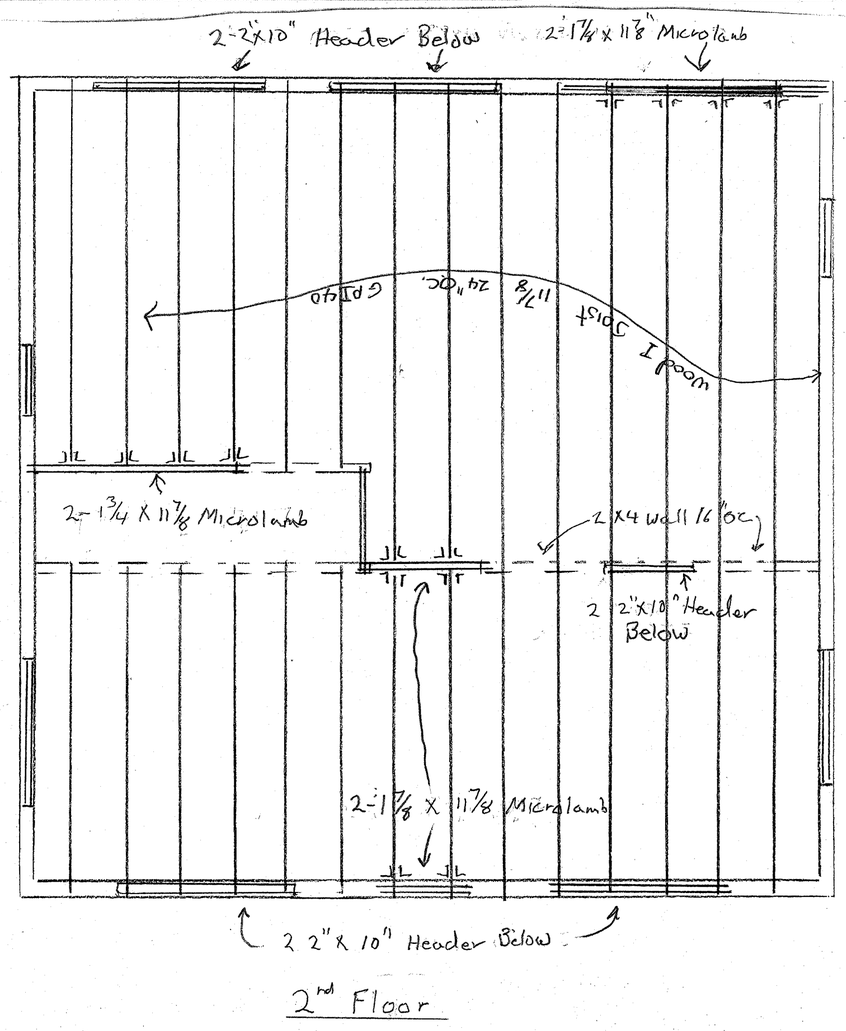
First + 2nd Floor Plans

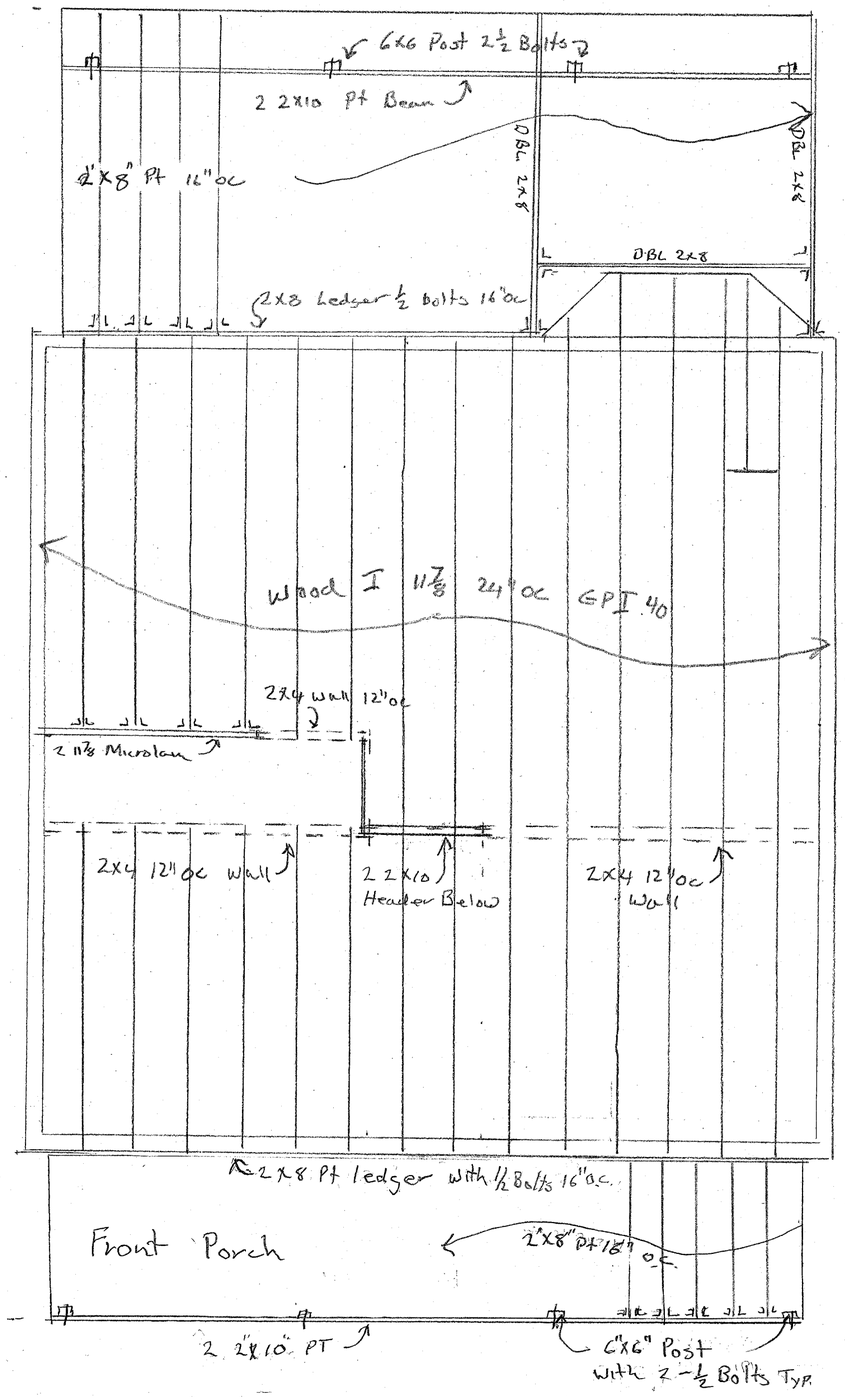
DRAWING NUMBER 5 of 9

First + 2nd Floor Plans

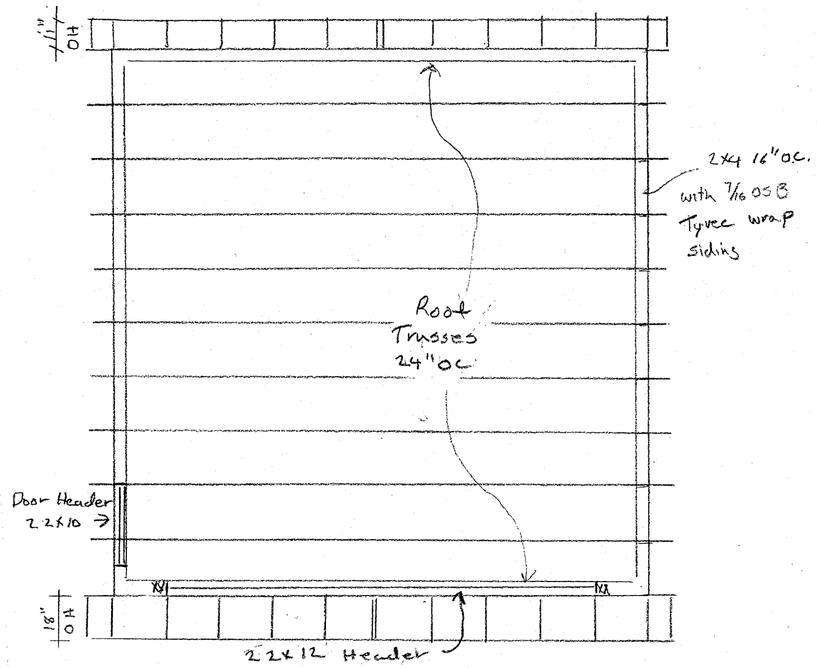
DRAWING NUMBER 5 of 9



2nd Floor

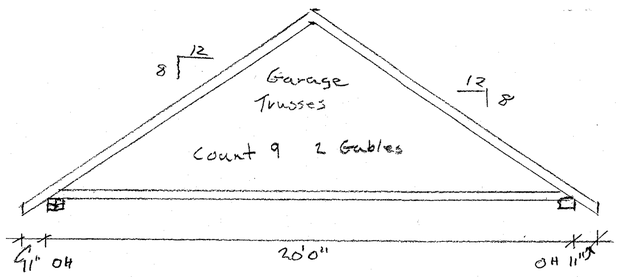


First Floor



1/4" = 1'0"

Garage Front



15020 Clopper Rd

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DATE:		REVISED

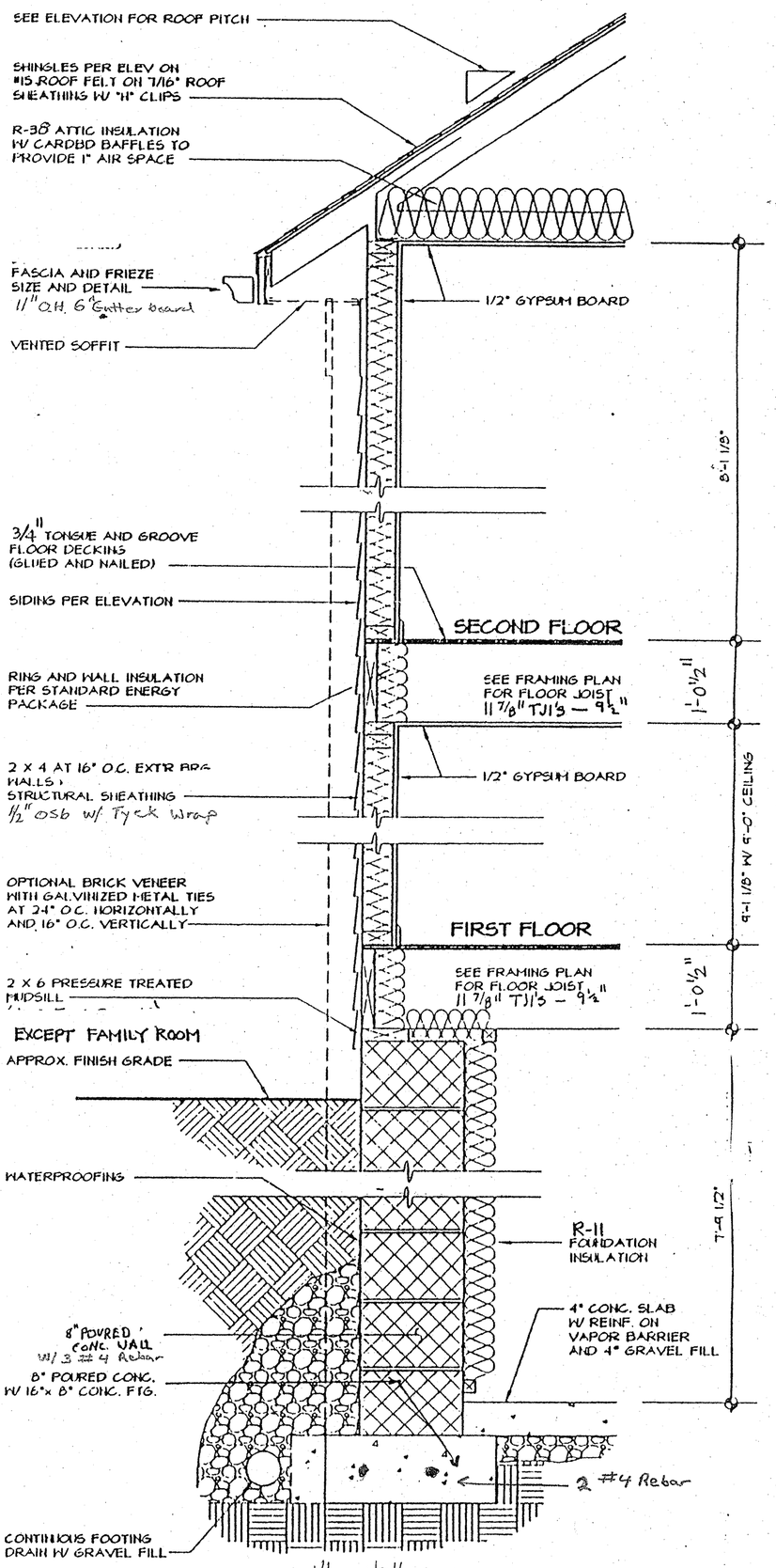
First, 2nd Floor, Garage & Roof Framing

DRAWING NUMBER 6 of 9

2 2x12 Header
1/4" = 1'0"
Garage Front

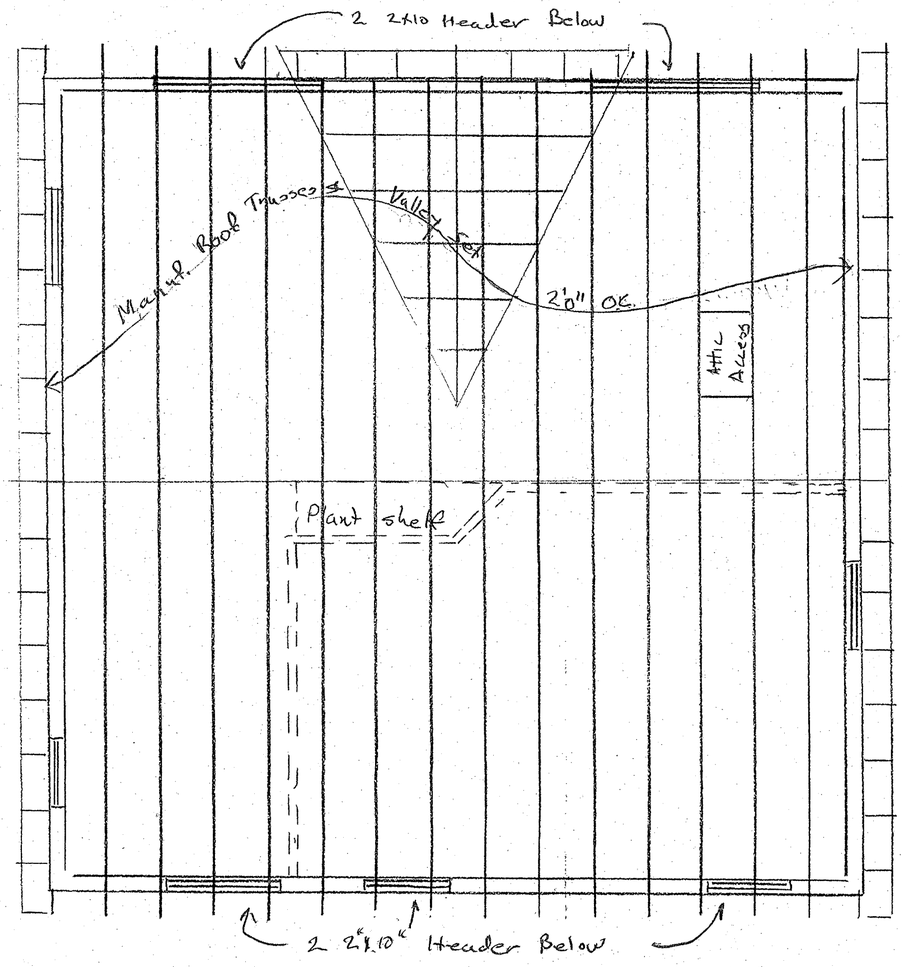
First, 2nd Floor, Garage & Roof Framing

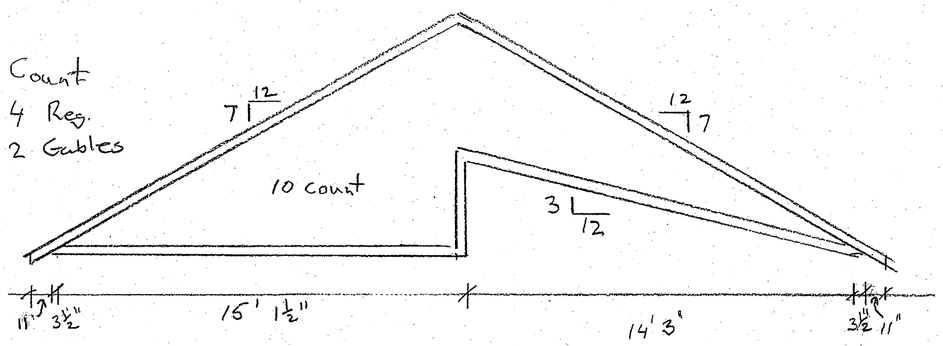
DRAWING NUMBER 6 of 9



1" = 1'0"

TYPICAL WALL SECTION





15020 Clopper Rd

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DATE:		REVISED

Roof Framing + Wall section

DRAWING NUMBER 7 of 9

DRAIN W/ GRAVEL FILL

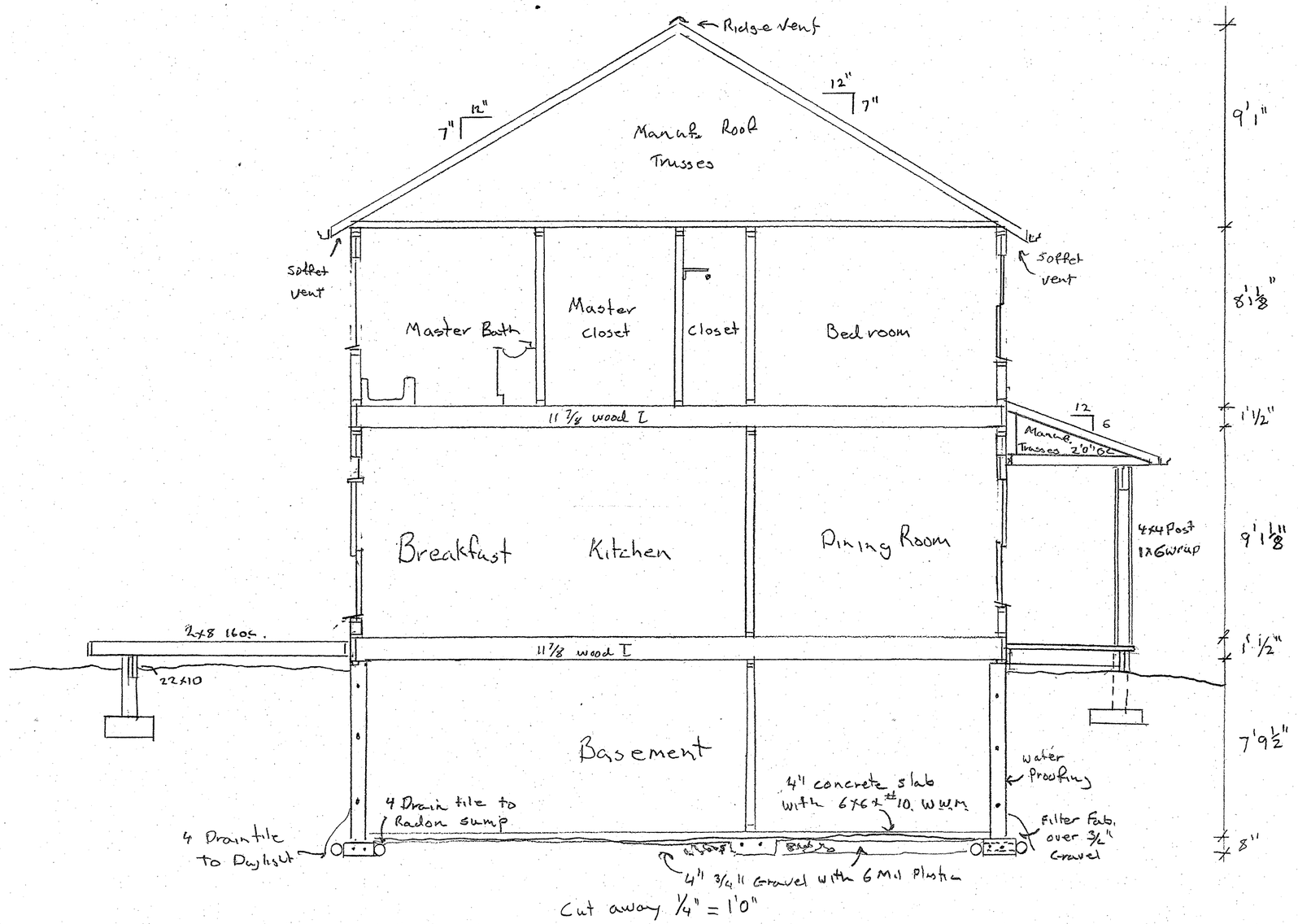
1" = 1'0"

TYPICAL WALL SECTION

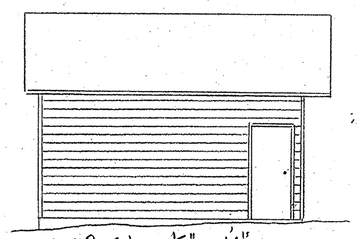
DATE: REVISED

Roof Framing + Wall section

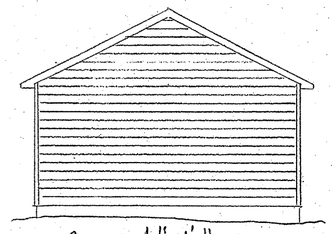
DRAWING NUMBER 7 of 9



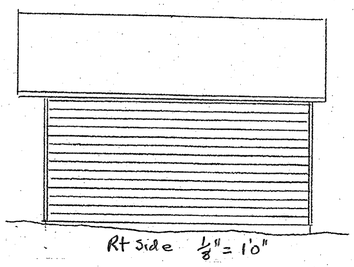
Cut away 1/4" = 1'0"



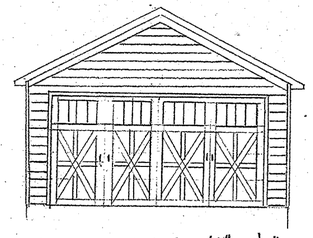
Lf Side 1/8" = 1'0"



Rear 1/8" = 1'0"

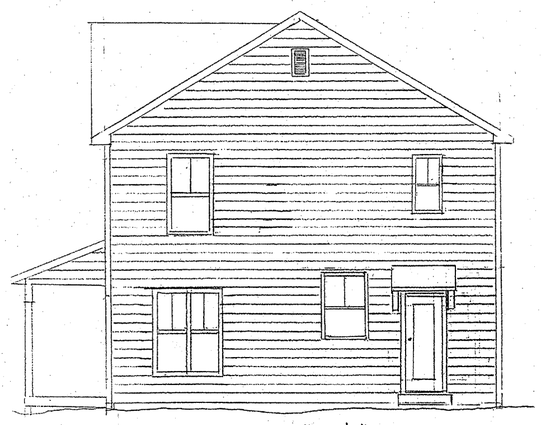


Rt Side 1/8" = 1'0"

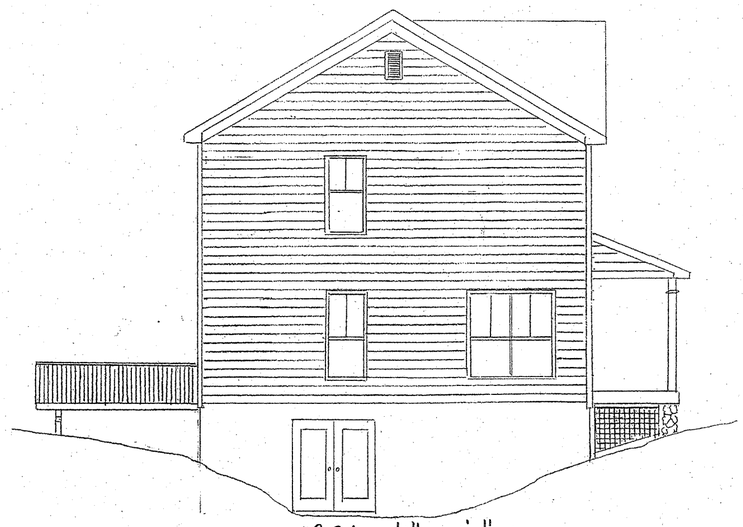


Front 1/8" = 1'0"

Garage Elev.



Rt Side 1/8" = 1'0"



Lf Side 1/8" = 1'0"

15020 Clopper Rd

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Cut away, Side elev., Garage elev.

DRAWING NUMBER 8 of 9

Rt Side 1/8" = 1'0"

Lf Side 1/8" = 1'0"

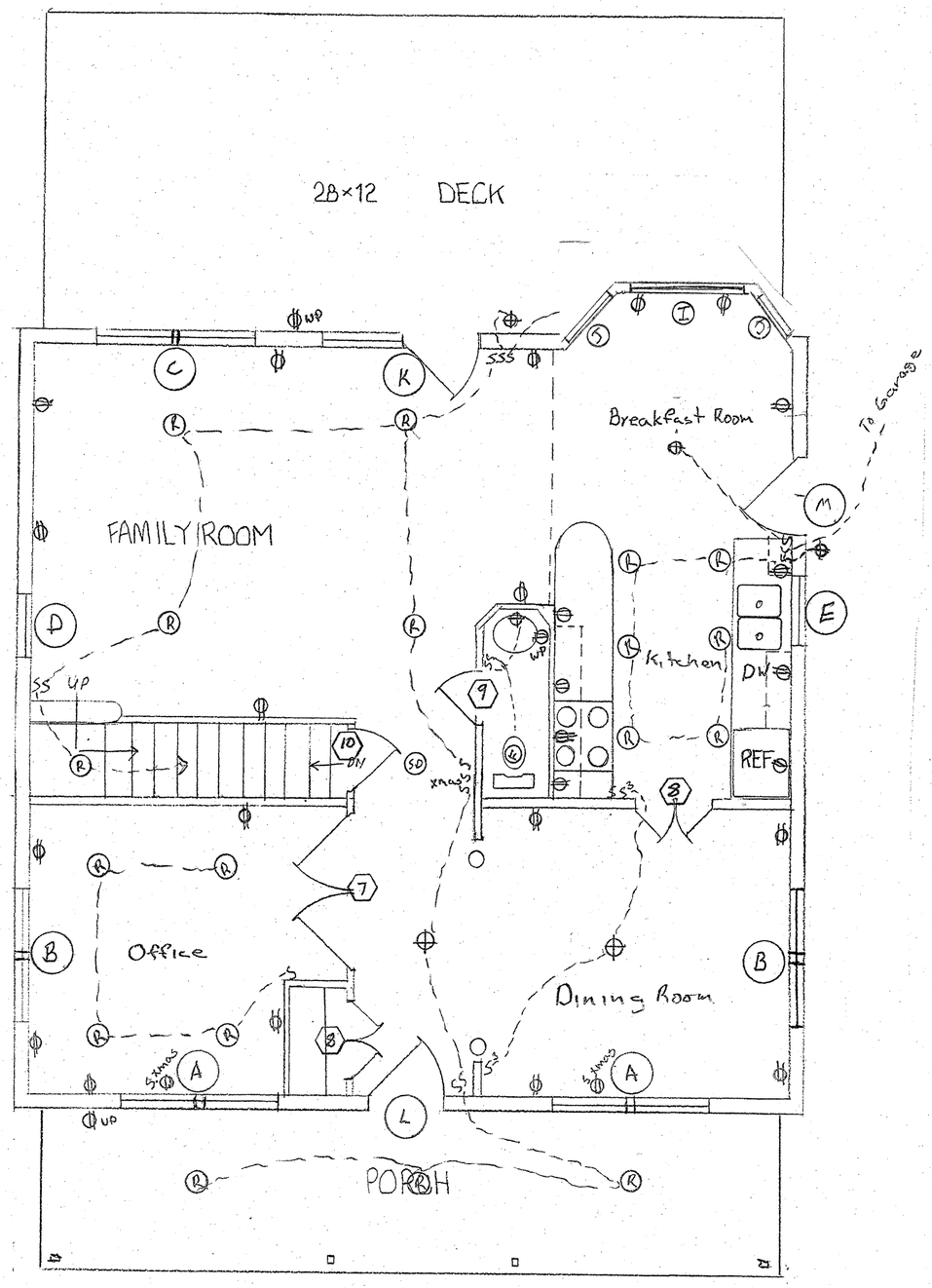
1/4 = 1'0"

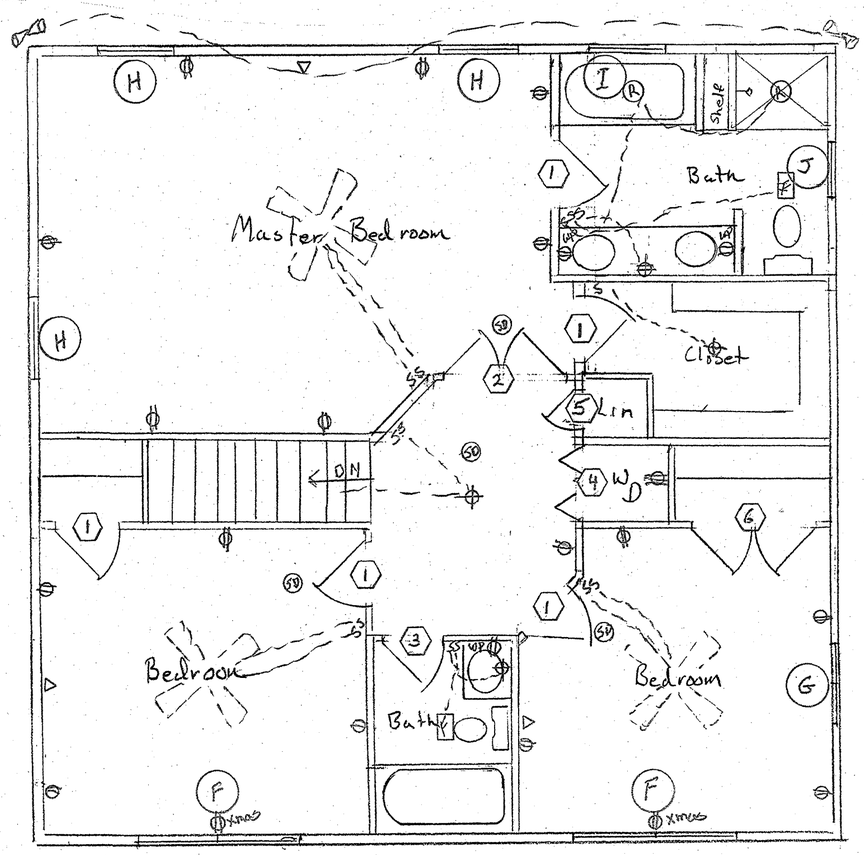
Cut away, Side elev., Garage elev.

Interior Doors	
1	2'6" x 6'8"
2	3'0" x 6'8"
3	2'4" x 6'8"
4	3'0" x 6'8" Bifold
5	1'6" x 6'8"
6	2'0" x 6'8" Biswing (40")
7	3'0" x 6'8" Biswing 75 light w/ 1'0" Transom
8	1'6" x 6'8" Biswing w 1'0" Transom (30")
9	2'0" x 6'8"
10	2'8" x 6'8"

Windows / Exterior Doors	
A	36 72 Twin
B	28 72 Twin
C	36 60 Twin w/ 1'0 Transom
D	36 72
E	32 42
*F	36 60 Twin
G	28 60 Twin
*H	36 60
I	48 48 Rec Temp
J	24 48
K	6068 center swing w/ 1'0 Transom
L	30 68 w/ 1'0" Transom
M	2868 w/ 1'0 Transom

* Egress window





15020 Clopper Rd

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Elect., Window & Door Schedule

DRAWING NUMBER 9 of 9

DATE: REVISED

Elect., Window & Door Schedule

DRAWING NUMBER 9 of 9

76. R703.1. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8.

77. R703.7. Stone and masonry veneer shall be installed in accordance with this chapter, Table R703.4 and Figure R703.7. These veneers installed over a backing of wood or cold-formed steel shall be limited to the first story above-grade and shall not exceed 5 inches (127 mm) in thickness. See Section R602.12 for wall bracing requirements for masonry veneer for wood framed construction and Section R603.9.5 for wall bracing requirements for masonry veneer for cold-formed steel construction.

78. R703.7.5. Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements.

79. R703.8. Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:
    1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
    2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
    3. Under and at the ends of masonry, wood or metal copings and sills.
    4. Continuously above all projecting wood trim.
    5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
    6. At wall and roof intersections.
    7. At built-in gutters.

80. R703.9. Exterior Insulation and Finish System (EIFS) shall comply with this chapter and Sections R703.9.1 and R703.9.3. EIFS with drainage shall comply with this chapter and Sections R703.9.2, R703.9.3 and R703.9.4. EIFS shall comply with ASTM E 2568.

81. R802.3.1. Ceiling joists and rafters shall be nailed to each other in accordance with Table R802.5.1(9), and the rafter shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined in accordance with Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters. Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be a minimum of 2-inch by 4-inch (nominal), installed in accordance with the connection requirements in Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice. Collar ties shall be a minimum of 1-inch by 4-inch (nominal), spaced not more than 4 feet on center.

82. R802.10.2. Wood trusses shall be designed in accordance with accepted engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional.

83. R802.10.3. Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for the building and on the individual truss design drawings. In the absence of specific bracing requirements, trusses shall be braced in accordance with the Building Component Safety Information (BCSI 1-03) Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

84. R802.10.5. Trusses shall be connected to wall plates by the use of approved connectors having a resistance to uplift of not less than 175 pounds and shall be installed in accordance with the manufacturer's specifications.

85. R806.1. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of $^1/_{16}$ inch minimum and $^1/_4$ inch maximum. Ventilation openings having a least dimension larger than $^1/_4$ inch shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of $^1/_{16}$ inch minimum and $^1/_4$ inch maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

86. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high. When the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

87. R903.2. Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.

88. R903.2.1. Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet).

89. R1001.11. All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2 inches from the front faces and sides of masonry fireplaces and not less than 4 inches from the back faces of masonry fireplaces. The air space shall not be filled, except to provide fire blocking in accordance with Section R1001.12.

90. R1003.8. Chimneys shall not support loads other than their own weight unless they are designed and constructed to support the additional load. Construction of masonry chimneys as part of the masonry walls or reinforced concrete walls of the building shall be permitted.

91. R1003.15. Flue sizing for chimneys serving fireplaces shall be in accordance with Section R1003.15.1 or Section R1003.15.2.

92. R1003.17. Cleanout openings shall be provided within 6 inches of the base of each flue within every masonry chimney. The upper edge of the cleanout shall be located at least 6 inches below the lowest chimney inlet opening. The height of the opening shall be at least 6 inches. The cleanout shall be provided with a noncombustible cover.

93. R1003.18. Any portion of a masonry chimney located in the interior of the building or within the exterior wall of the building shall have a minimum air space clearance to combustibles of 2 inches. Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum air space clearance of 1 inch. The air space shall not be filled, except to provide fire blocking in accordance with Section R1003.19.

94. R1006.1. Factory-built or masonry fireplaces covered in this chapter shall be equipped with an exterior air supply to assure proper fuel combustion unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive.

95. M1305.1.3. (Amended) Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long measured along the centerline of the passageway from the opening to the appliance. Access to the attic opening shall be provided by a permanent or pull-down stairway in all new construction. In existing installations, portable ladders shall be acceptable. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, and large enough to allow removal of the largest appliance.

96. M1305.1.4. Underfloor spaces containing appliances shall be provided with an unobstructed passageway large enough to remove the largest appliance, but not less than 30 inches high and 22 inches wide, nor more than 20 feet long measured along the centerline of the passageway from the opening to the appliance. A level service space at least 30 inches deep and 30 inches wide shall be present at the front or service side of the appliance. If the depth of the passageway or the service space exceeds 12 inches below the adjoining grade, the walls of the passageway shall be lined with concrete or masonry extending 4 inches above the adjoining grade in accordance with Chapter 4. The rough-framed access opening dimensions shall be a minimum of 22 inches by 30 inches, and large enough to remove the largest appliance.

97. M1401.1. Heating and cooling equipment and appliances shall be installed in accordance with the manufacturer's installation instructions and the requirements of this code.

98. M1401.3. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies.

99. M1502. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination. Exhaust ducts shall have a smooth interior finish and shall be constructed of metal a minimum 0.016-inch thick. The exhaust duct size shall be 4 inches nominal in diameter. Transition ducts used to connect the dryer to the exhaust duct system shall be a single length that is listed and labeled in accordance with UL 2158A. Transition ducts shall be a maximum of 8 feet in length. Transition ducts shall not be concealed within construction.

100. M1502.4.4.1. The maximum length of the exhaust duct shall be 25 feet from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table M1502.4.4.1.

101. M1502.4.4.2. The size and maximum length of the exhaust duct shall be determined by the dryer manufacturer's installation instructions. The code official shall be provided with a copy of the installation instructions for the make and model of the dryer at the concealment inspection. In the absence of fitting equivalent length calculations from the clothes dryer manufacturer, Table M1502.4.4.1 shall be used.

102. M1601.1. Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance with the provisions of this section and ACCA Manual D or other approved methods.

103. Appendix F. New construction shall comply with the construction techniques to resist radon entry and prepare the building for post-construction radon mitigation.

104. Appendix G. All residential swimming pools shall comply with this appendix as amended and Article 680 of the National Electrical Code, 2008 Edition.

2009 IECC (Energy Conservation Code)

105. 402.4.5. Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaries shall be IC-rated and labeled as meeting ASTM E 283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.0 cfm of air movement from the conditioned space to the ceiling cavity. All recessed luminaries shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

106. 403.2.2. All ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.1 of the International Residential Code. Duct tightness shall be verified by either a post construction test or rough-in test. Duct tightness test is not required if the air handler and all ducts are located within conditioned space.

107. 403.6. Heating and cooling equipment shall be sized in accordance with Section M1401.3 of the International Residential Code.

NEC 2008, section 210.52 Dwelling Unit Receptacle Outlets

108. (E) Outdoor Outlets. Outdoor receptacle outlets shall be installed in accordance with (E)(1) through (E)(3).[See 210.8(A)(3).]

109. (3) Balconies, Decks, and Porches. Balconies, decks, and porches that are accessible from inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck, or porch. The receptacle shall not be located more than 2.0 m (6 ft) above the balcony, deck, or porch surface. Exception to (3): Balconies, decks, or porches with a usable area of less than 1.86 m2 (20 ft^2) are not required to have a receptacle installed.

15020 Clopper Rd

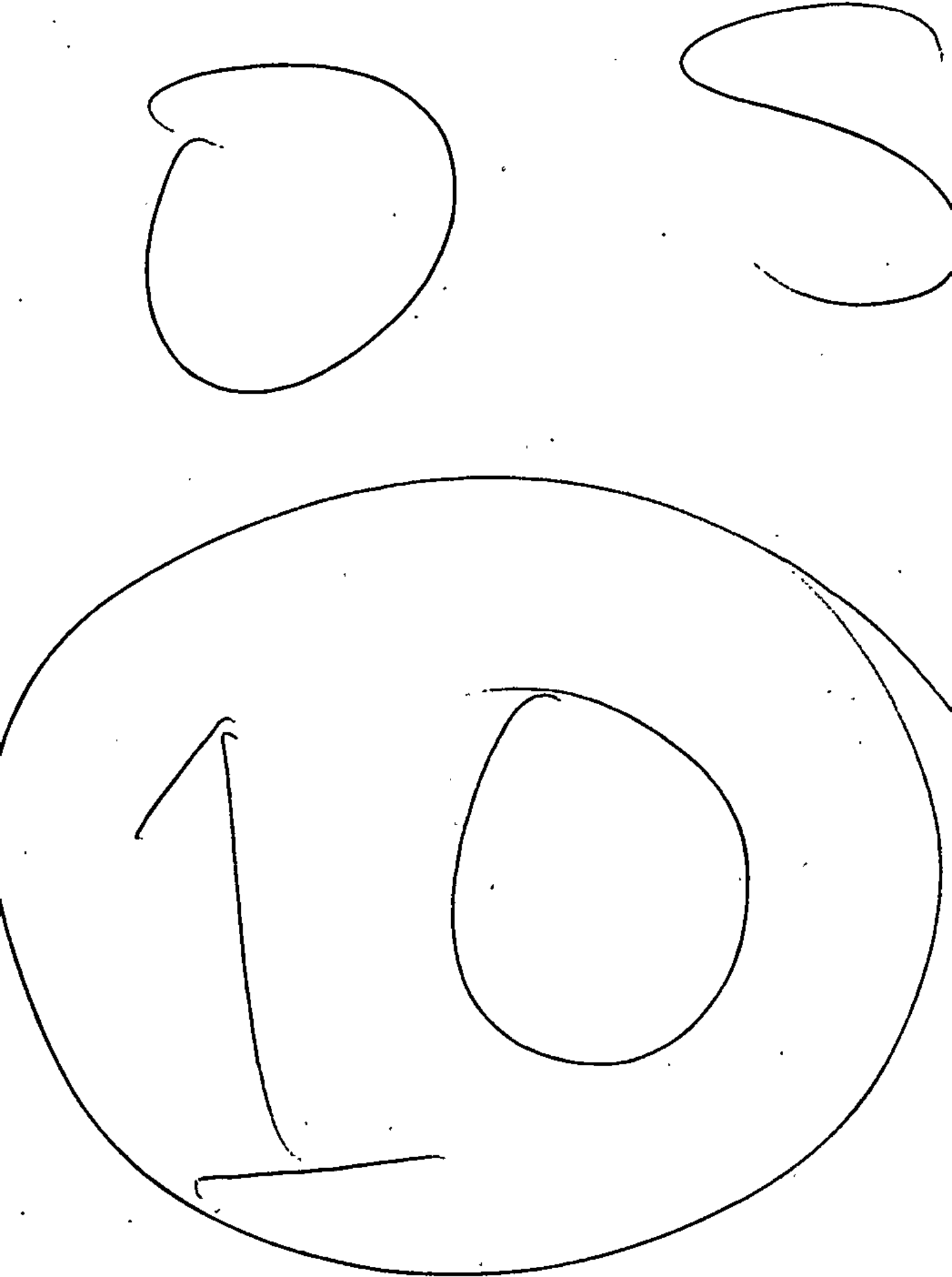
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED

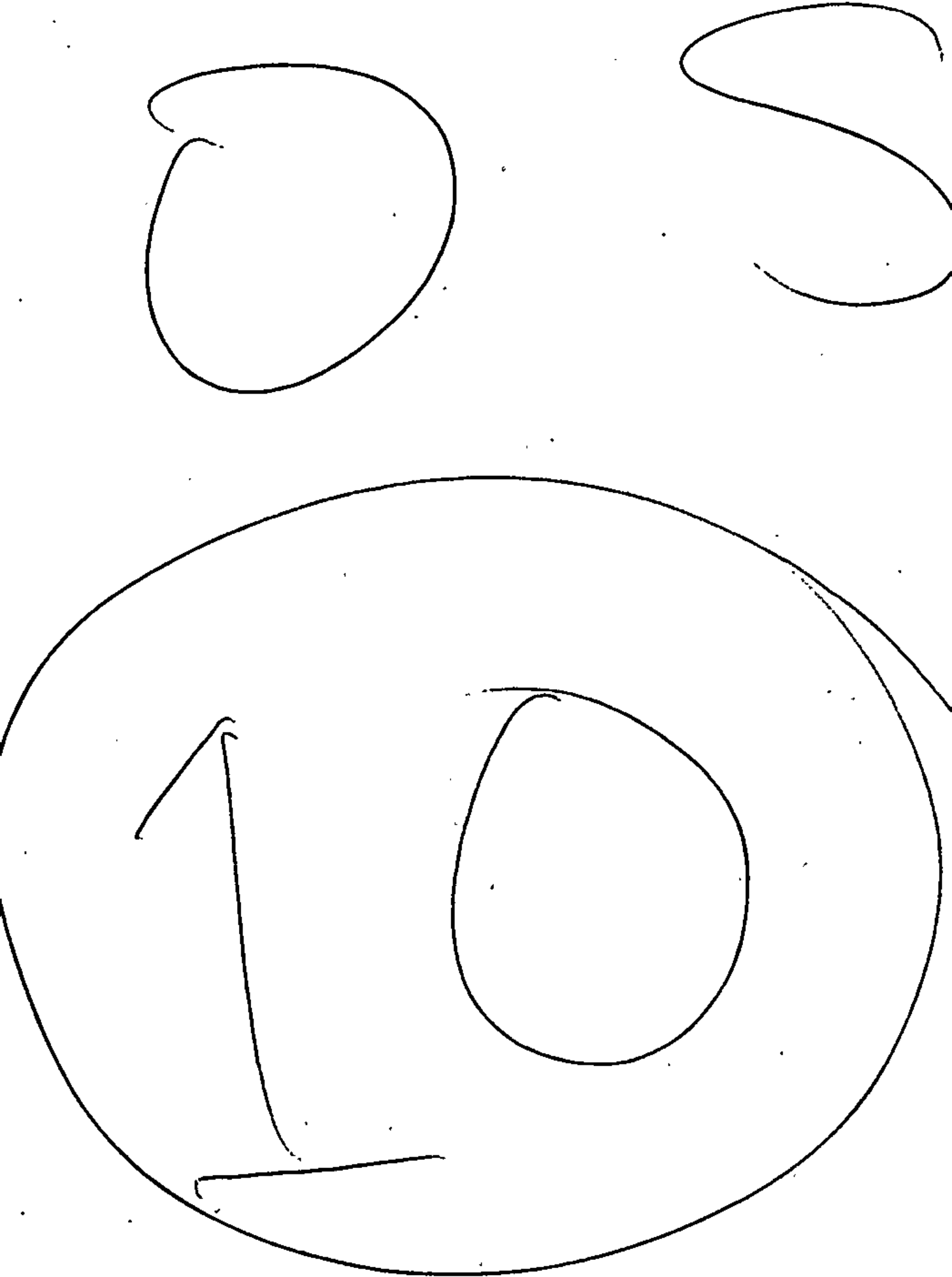
Specification

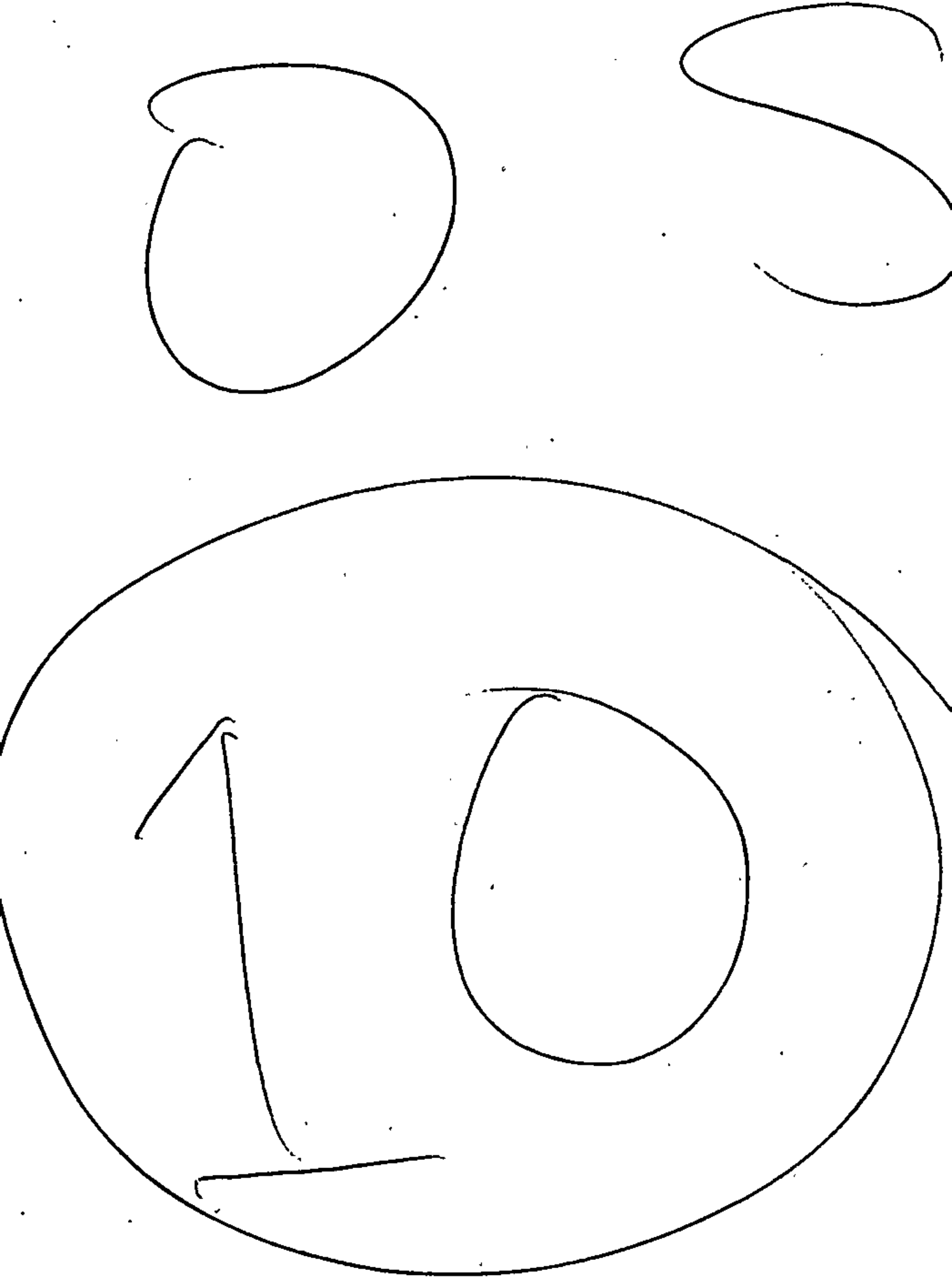
DRAWING NUMBER 2 of 9

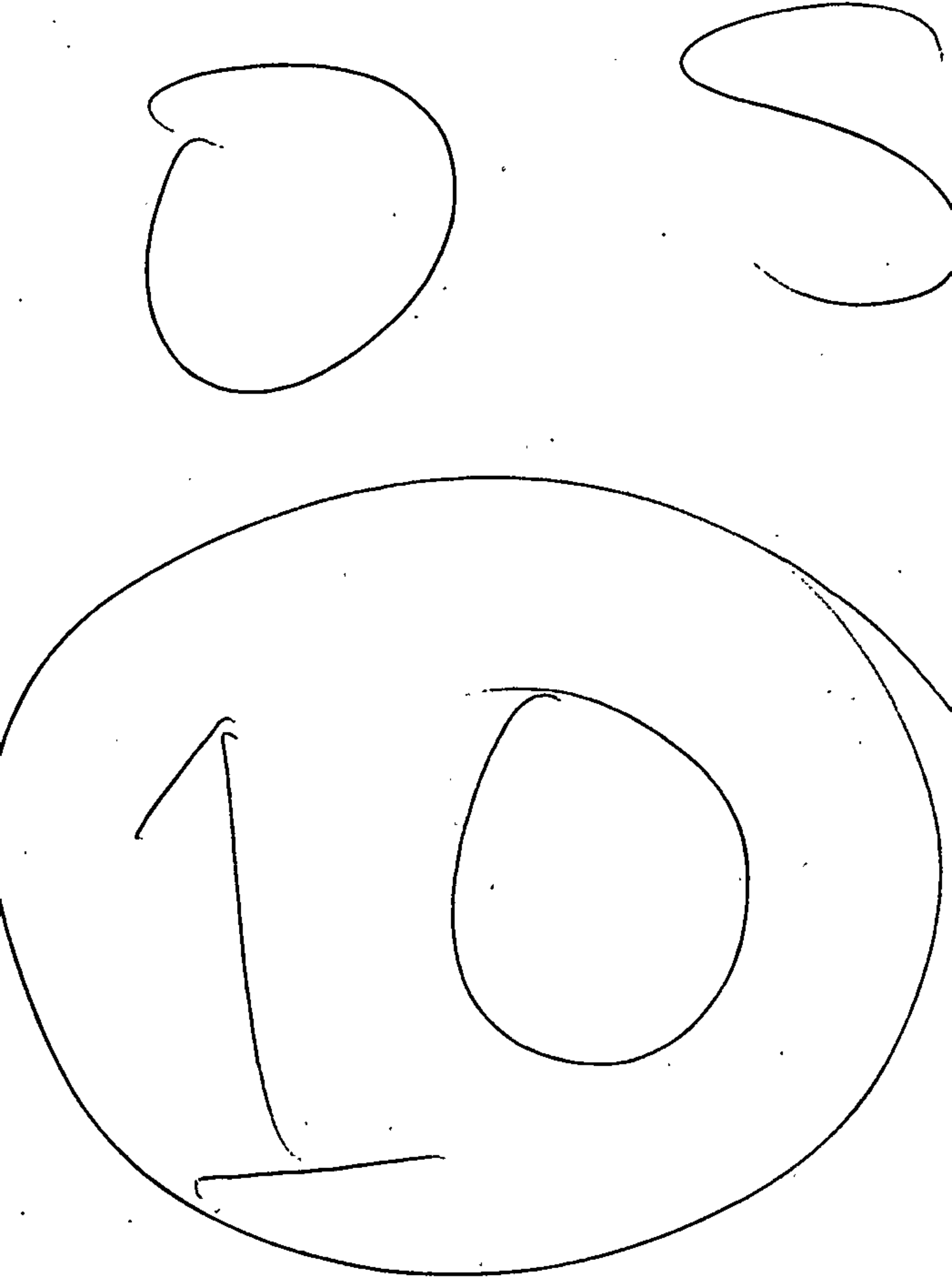
94. R1006.1. Factory-built or masonry fireplaces covered in this chapter shall be equipped with an exterior air supply to assure proper fuel combustion unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive.

DATE: REVISED
Specification
DRAWING NUMBER 2 of 9









STAFF ITEM **STAFF MEMBER: JOSH SILVER**

SUBJECT: Revision to approved HAWP (Case 18/08-10B), for demolition of a **Non-Contributing Resource** and construction of a new house, 15020 Clopper Road, Boyds, a Non-Contributing Resource within the **Boyds Historic District**

DATE: March 22, 2011

BACKGROUND: On October 27, 2010 the HPC approved the demolition of a **Non-Contributing Resource** and construction of a new house at the subject property.

REVISED PROPOSAL: The applicant is requesting approval to install a bay window in lieu of the approved double-hung windows at the rear elevation.

The applicant is also requesting approval to install an external box chimney clad in fiber cement siding on the left side elevation.

STAFF RECOMMENDATION: Staff is recommending that the HPC approve the bay window addition in lieu of the approved double-hung window. The proposed alteration is confined to the rear elevation of a new house, as such it will have negligible impact on the streetscape of the historic district.

Staff does not support the revised proposal to install a fiber cement external box chimney on the left side elevation. The proposed chimney design and materials are incompatible with the style and materials of other masonry chimneys found within the Boyds Historic District. Staff finds the proposed installation of a external box chimney clad in fiber cement siding to be *inconsistent* with Chapter 24(b)(2), which states:

> "The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental therto or to the achievement of the purposes of this chapter."

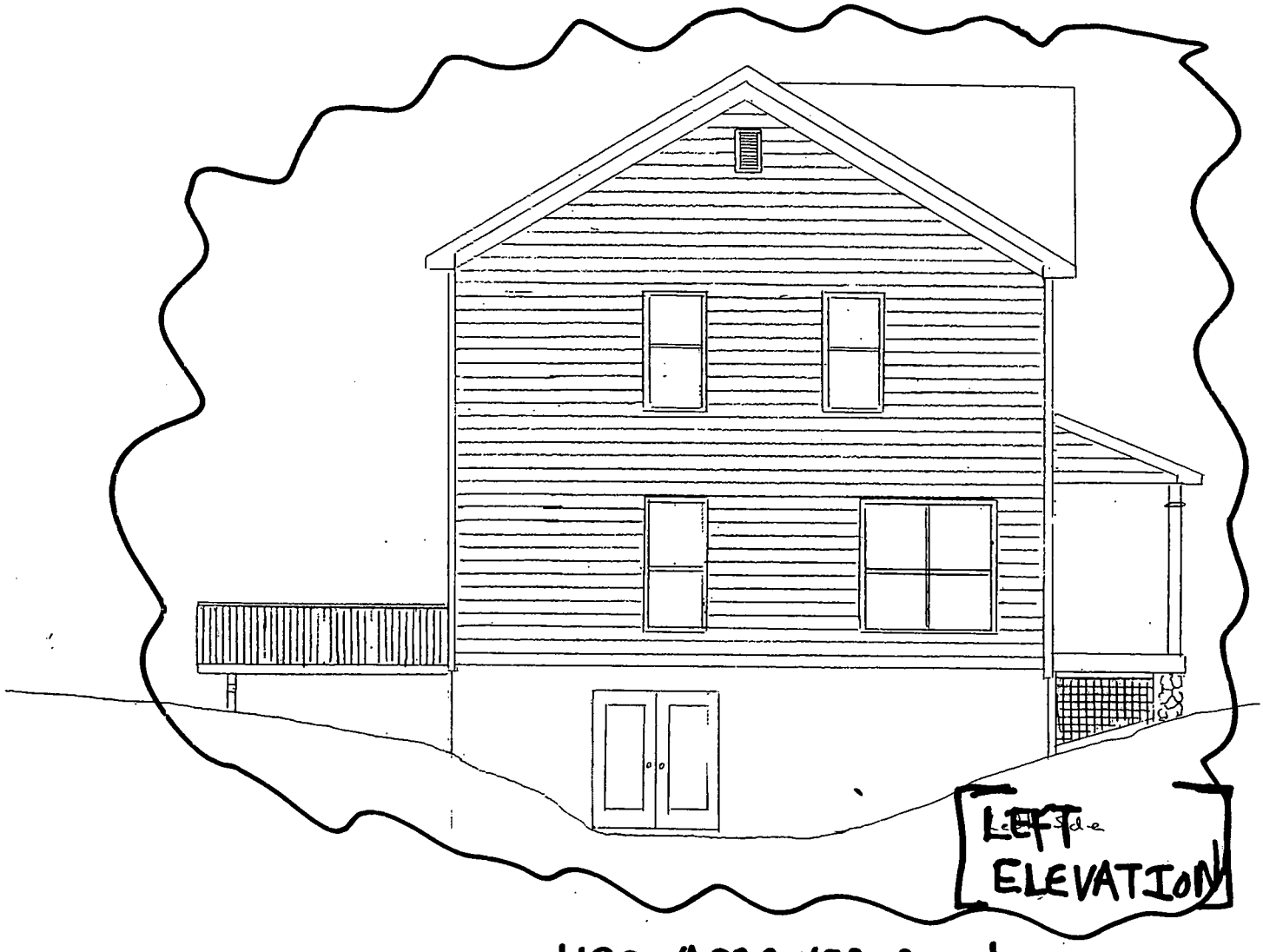
Staff recommends approval of the bay window. Staff recommends that the HPC deny the applicants request to install an external box chimney clad in fiber cement on the left elevation.

HPC DECISION:

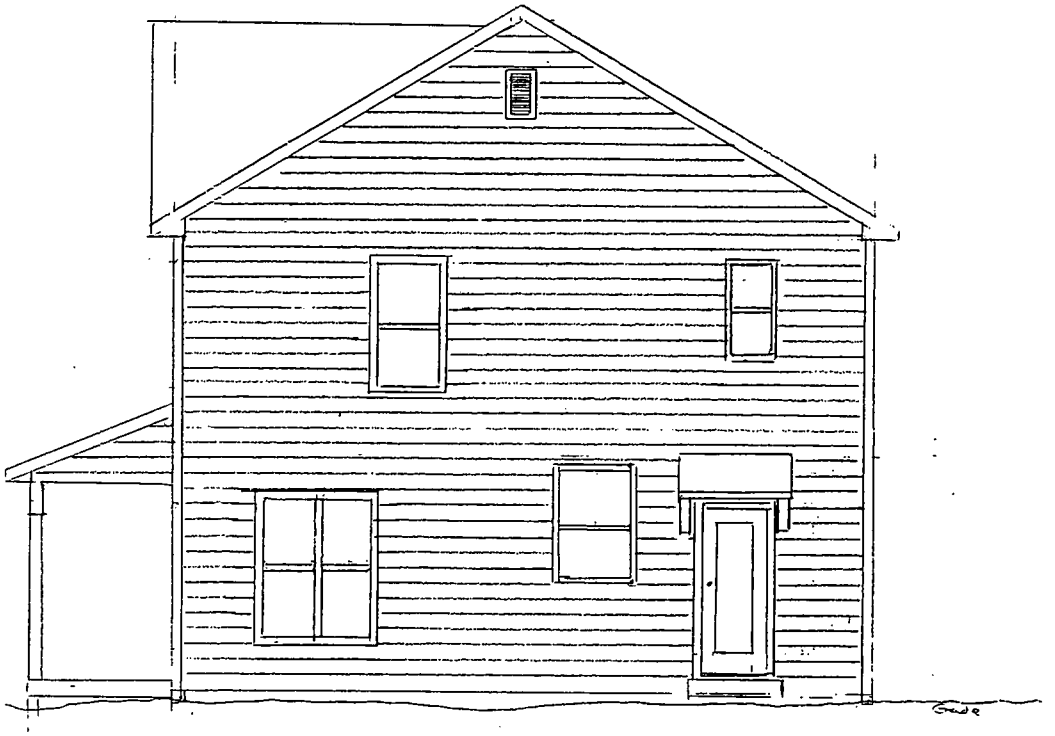
APPROVE BAY WINDOW;
DENY CHIMNEY INSTALLATION

15020 CLOPPER ROAD
BOYDS, MD
20841

Rear Elevation
Showing Added Bay Window
And Chimney on Right



HPC APPROVED PLAN



Right side

REVISED PLAN

15020 CLOPPER ROAD
BOYDS, MD
20841

Left Elevation
Showing Chimney
And Bay Window on Rear

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: June 24, 2011

MEMORANDUM

TO: Jennifer Hughes, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #550313, demolition of non-contributing resource, construction of new house

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the October 27, 2010 meeting.

1. *The proposed garage door style is **not** approved. The applicant will install a carriage style or similar door in lieu of the proposed door. Final design to be reviewed and approved by HPC 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: Parker Farnsworth

Address: 15020 Clopper Road, Boyds

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE 301/...

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

550313

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Bubba Farnsworth
Daytime Phone No.: 301-370-8625

Tax Account No.: 16060387461

Name of Property Owner: Parker Farnsworth Daytime Phone No.: 301-370-8625

Address: 25101 Peach Tree Rd Clarksburg MD 20871
Street Number City Steet Zip Code

Contractor: Owner Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 15020 Clopper Rd Street: Clopper Road

Town/City: Boyds Nearest Cross Street: White Ground Rd

Lot: Block: Subdivision:

Liber: Folio: Parcel: P212

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:

1B. Construction cost estimate: $ 150,000-

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:

2B. Type of water supply: 01 ☐ WSSC 02 ☒ Well 03 ☐ Other:

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 of owner or authorized agent

9/24/10
Date

Approved: X

Disapproved: Signature: For Chairperson, Historic Preservation Commission JS Date: 6/24/11

Application/Permit No.: Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

   Demolish existing non-historic structure located within the historic district of Boyds, that has been condemned by Montgomery County Department of Housing and remove three trees marked on attached site plan.

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

   Construct a non-historic single family home within the historic district of Boyds.

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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15020 Clopper Road, Boyds	**Meeting Date:**	10/27/2010
Resource:	Non-Contributing Resource **Boyds Historic District**	**Report Date:**	10/20/2010
		Public Notice:	10/13/2010
Applicant:	Parker Farnsworth	**Tax Credit:**	No
Review:	HAWP	**Staff:**	Josh Silver
Case Number:	18/08-10B		

PROPOSAL: Demolition of non-contributing resource, construction of new house

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STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application **with one condition**:

1. *The proposed garage door style is **not** approved. The applicant will install a carriage style or similar door in lieu of the proposed door. Final design to be reviewed and approved by HPC staff.*

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Boyds Historic District
STYLE: Bungalow
DATE: c1940s

BACKGROUND

On September 22, 2010 the HPC held a Preliminary Consultation hearing for demolition of an existing non-contributing house and construction of a new house and garage at the subject property. The HPC provided the applicant with the following feedback on the proposed design:

1. The massing and design of the house is compatible with the historic district
2. Specific attention should be given to the location and spacing between windows on the front and side elevations. Specifically, an additional 4-6 inches of spacing between the paired windows on the front elevation was recommended
3. Eliminate the nonfunctional shutters
4. Add louvered vents in the roof peak of the side gables to help break up the solid –to- void ratio on the side elevations
5. Provide a contour site plan to demonstrate the relationship of the proposed house location with the existing site topography
6. The installation of an asphalt driveway would not be detrimental to the historic district.

PROPOSAL

The applicant is proposing to demolish an existing non-historic house and construct an approximately 900 s.f. (footprint, excluding front porch and rear deck), 2 story house, that is setback approximately 35' from the public right-of-way. The proposal also includes the construction of a 400 s.f. (footprint), 1 story, 2 car detached garage, installation of an asphalt driveway, removal of three trees and construction of a new deck in the rear yard.

The material treatments for the house include fiber cement siding, 1/1 wooden double-hung windows, fiberglass doors, asphalt shingle roofing, wooden and composite material decking and railing systems and painted wood trim. Materials for the proposed garage will be consistent with the house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Boyds Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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

(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 1 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.)

STAFF DISCUSSION

Staff supports the proposed demolition of the non-contributing resource at the subject property; demolition of this resource will have no impact on the streetscape of the historic district.

Staff supports the proposed construction of a new house and garage at the subject property. The proposed design fits within the setting of the historic district and reinforces the basic visual characteristics of the area and historic properties within the immediate vicinity. The size, orientation and setback proposed for the house is compatible with the outstanding resource located to the right. The proposed design maintains a rhythm that is consistent with the adjacent resource and takes cues from the predominant architectural styles of the district.

Staff supports the revisions to the proposed design finding them consistent with the comments the applicant received from the HPC. The revised design eliminates the nonfunctional shutters and addresses the spacing between the windows on the front elevation. More fenestration has been introduced on the side elevations and the addition of louvers assists with breaking up the solid -to- void ratio. A contour site plan has been provided to assist the HPC in their review of proposed changes to the landscape and relationship of the house with the existing topography.

Staff supports the proposed installation of composite decking and railing materials for the rear deck and wood for the front porch. The deck will be located in the rear yard and is part of an infill construction project, the deck railings, posts and pickets can be painted; as such staff finds the installation of composite materials in this location will have negligible impact on the historic district. The front porch ceiling, floor and railing system will be fabricated from wood that can be painted for compatibility with the predominant materials of historic front porches in the district.

Staff supports the installation of an asphalt driveway and tree removal finding it consistent with the feedback the applicant received from the HPC at the Preliminary Consultation.

Staff supports the size, orientation, location and material treatments for the proposed garage. The proposed garage is detached from the proposed house and setback from the public right-of-way with material treatments that are consistent with the main house. Staff does not support the overhead garage door style as submitted. Staff recommends the applicant use an alternative door style that takes its cues from door styles of other accessory structures found within the historic district.

The proposed design is consistent with the general vernacular of the historic district. The massing and scale of the proposed house is in keeping with the adjacent historic resource to the right. The proposed material treatments are appropriate for new construction, as such staff finds the proposed design for new construction consistent with Chapter 24A-8(b)(2) and (d):

(b) (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. (Ord. No. 9-4, § 1; Ord. No. 11-59.);

STAFF RECOMMENDATION

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

(b) (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. (Ord. No. 9-4, § 1; Ord. No. 11-59.);

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@montgomeryplanning.org to schedule a follow-up site visit.

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

550313

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Bubba Farnsworth
Daytime Phone No.: 301-370-8625

Tax Account No.: 16060038746l

Name of Property Owner: Parker Farnsworth Daytime Phone No.: 301-370-8625

Address: 25101 Peach Tree Rd Clarksburg MD 20871
Street Number City Stael Zip Code

Contractor: Owner Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 15020 Clopper Rd Street: Clopper Road

Town/City: Boyds Nearest Cross Street: White Ground Rd

Lot: Block: Subdivision:

Liber: Folio: Parcel: P212

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:

1B. Construction cost estimate: $ 150,000-

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:

2B. Type of water supply: 01 ☐ WSSC 02 ☒ Well 03 ☐ Other:

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 of owner or authorized agent

9/24/10
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

5

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:

   Demolish existing non-historic structure located within the historic district of Boyds, that has been condemned by Montgomery County Department of Housing and remove three trees marked on attached site plan.

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

   Construct a non-historic single family home within the historic district of Boyds.

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.

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
Parker Farnsworth 25101 Peach Tree Rd Clarksburg MD 20871	N/A

Adjacent and confronting Property Owners mailing addresses

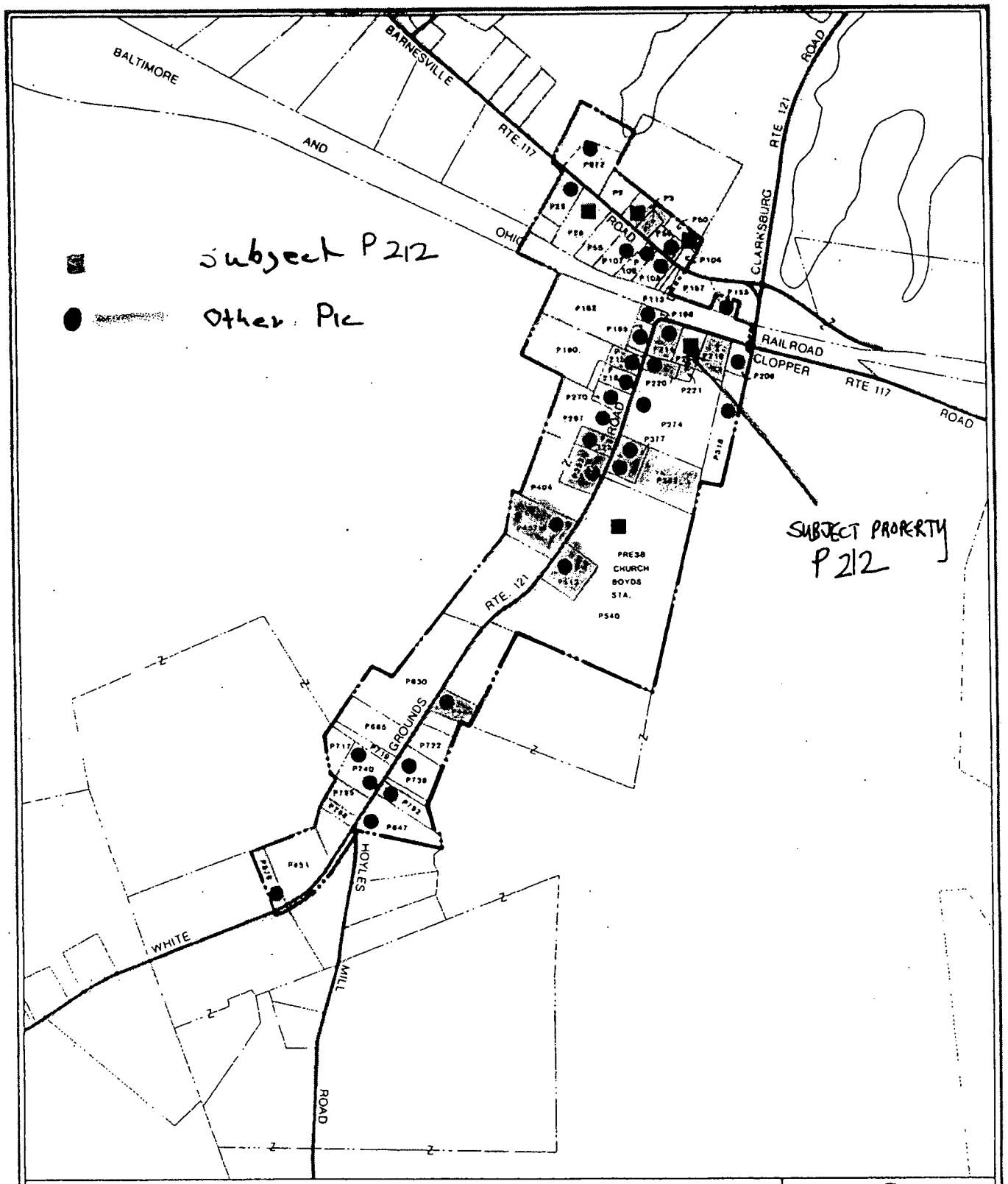
Sharon Miller 15030 Clopper Rd Boyds, MD 20841	CSX Transportation Inc 500 Water St. Jacksonville, FL 32202
Duane + B.R. Emmet 19921 White Ground Rd Boyds, MD 20841	Larry Ahalt et al 19925 White Ground Rd Boyds, MD 20841
Walter + Carol Hungerford 15016 Clopper Rd Boyds, MD 20841	

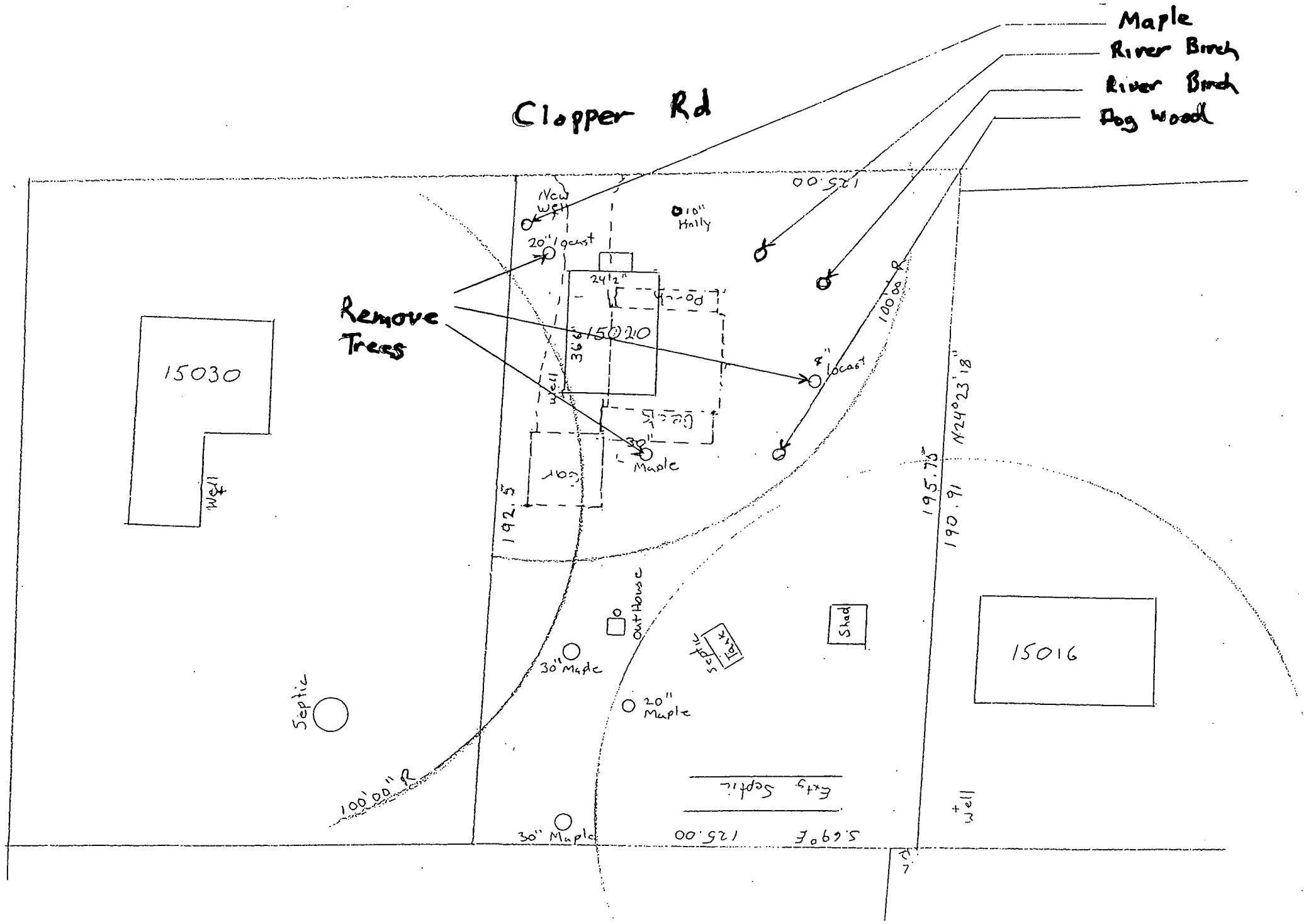
15020 Clopper Road

Boyds, MD 20841

The exterior materials for the proposed house and detached garage are as follows:

Siding	Fiber cement siding 7"
Trim	Wood painted
Gutters & Downspouts	White aluminium colonial style
Roofing	Tamko Heritage laminated shingles
Decking Material	Evergrain decking
Deck Railings	Azak painted
Windows	Wood double hung 1 over 1
Doors	Jeld Wen exterior
Exterior Hardware & Fixtures	Polished brass finish colonial style
Driveway	Asphalt material
Porch Posts	Square wood painted
Porch Ceiling	Beadboard wood painted
Porch Floor & Railings	Wood painted
Garage Door	Carriage house style


Subject P212
Other Pic
SUBJECT PROPERTY
P212
BALTIMORE
AND
OHIO
BARNESVILLE
RTE 117
ROAD
RTE 121
CLARKSBURG
RAILROAD
CLOPPER
RTE 117
ROAD
PRE38
CHURCH
BOYDS
STA.
P540
RTE. 121
GROUNDS
HOYLES
MILL
ROAD
WHITE
HISTORIC DISTRICT BOUNDARY
PRIMARY RESOURCES 1850-1935
SECONDARY RESOURCES 1936-
0 350 feet 700
0 .2 .1 kilometer .4 .2
Approved and Adopted
Feb. 1985
BOYDS MASTER PLAN
Montgomery County, Maryland
Master Plan Historic District


Maple
River Birch
River Birch
Dog Wood
Clopper Rd
New well
20" locust
10" Holly
24 1/2"
Remove Trees
15030
15020
36'6"
well
8" locust
Maple
16'
192.5'
100'8" R
125.00
N24°23'18"
195.75'
190.91'
15016
Shed
Out House
Septic
Tank
30" Maple
20" Maple
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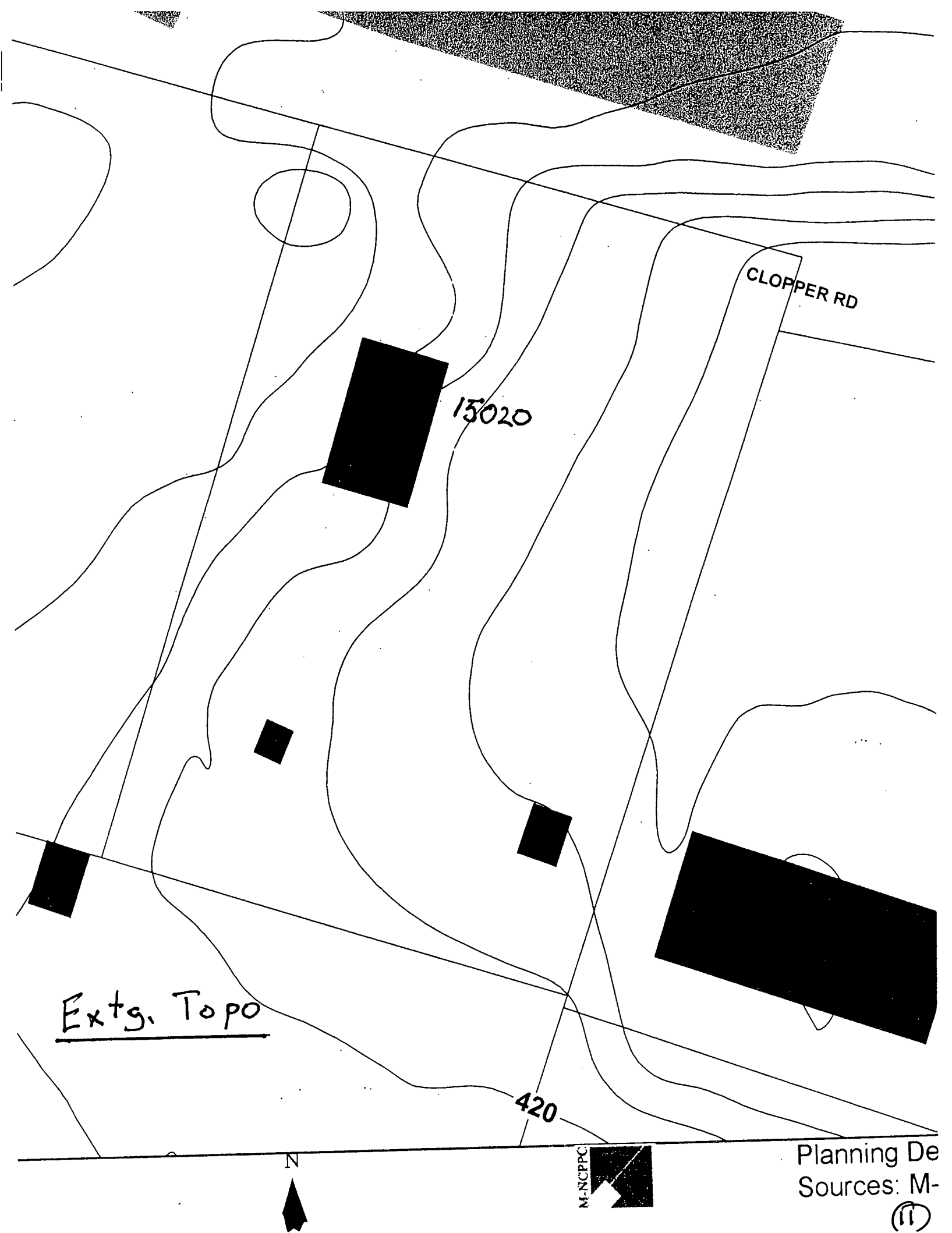
well
100'00" R
30" Maple
Septic

(10)


CLOPPER RD
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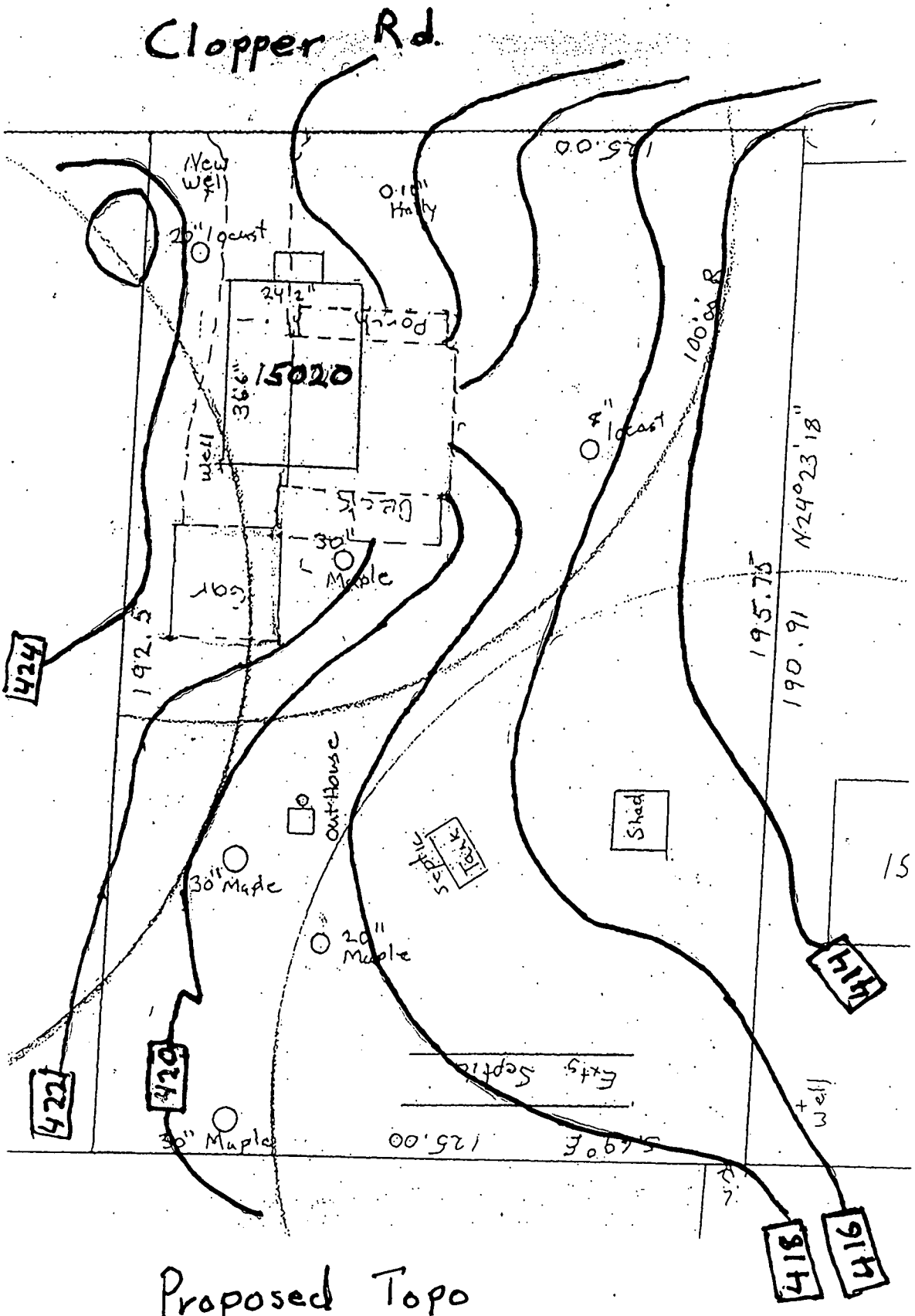
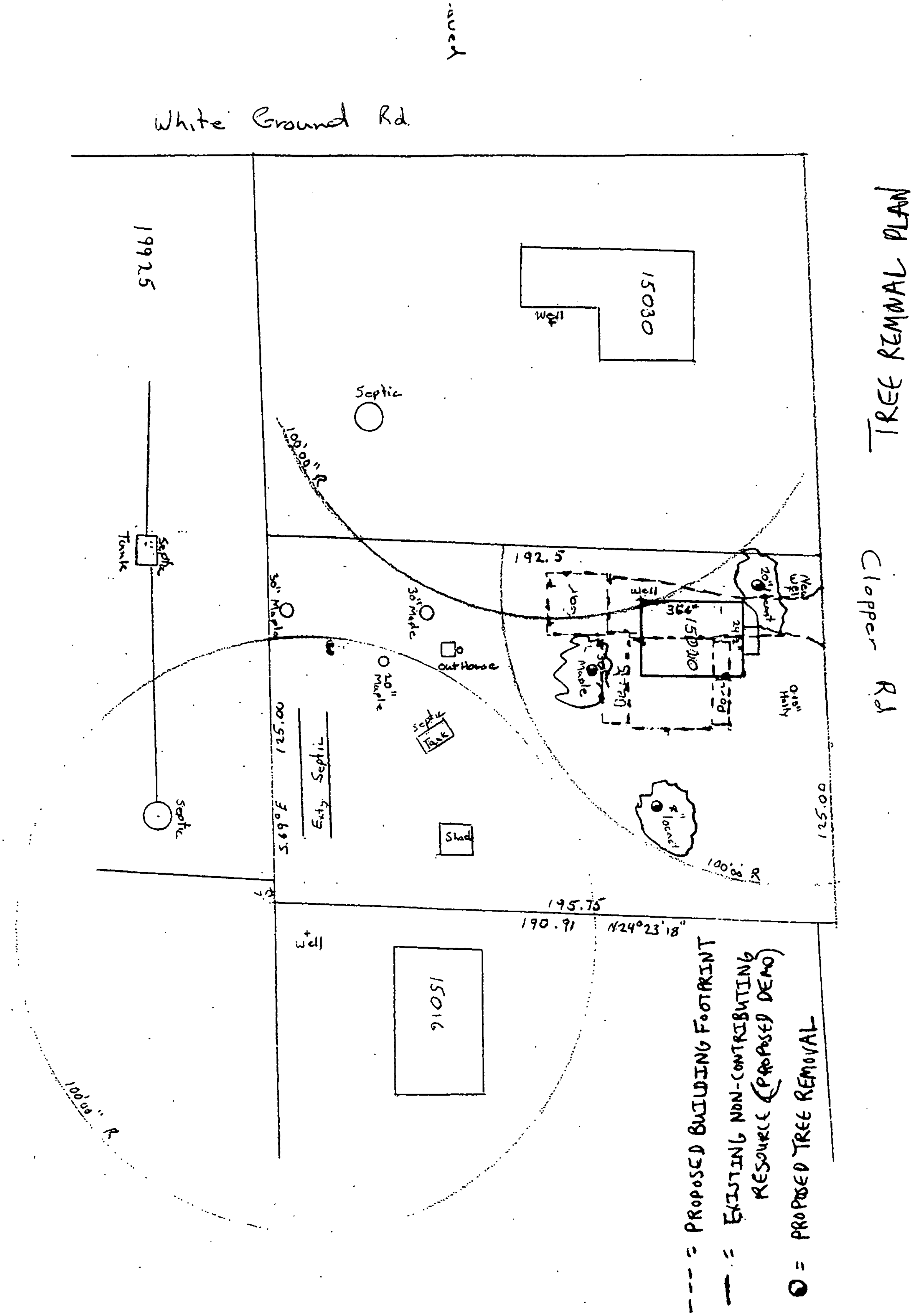
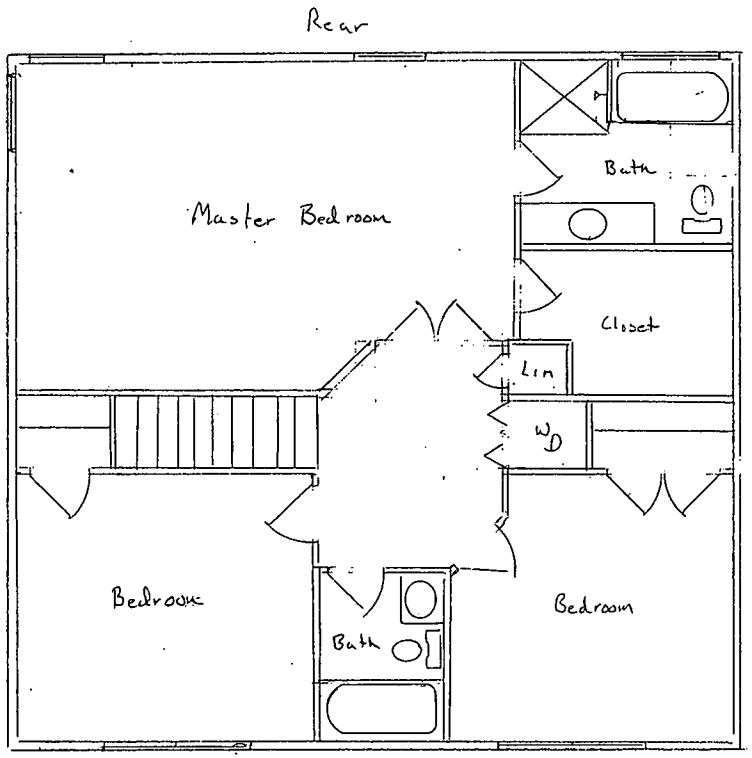
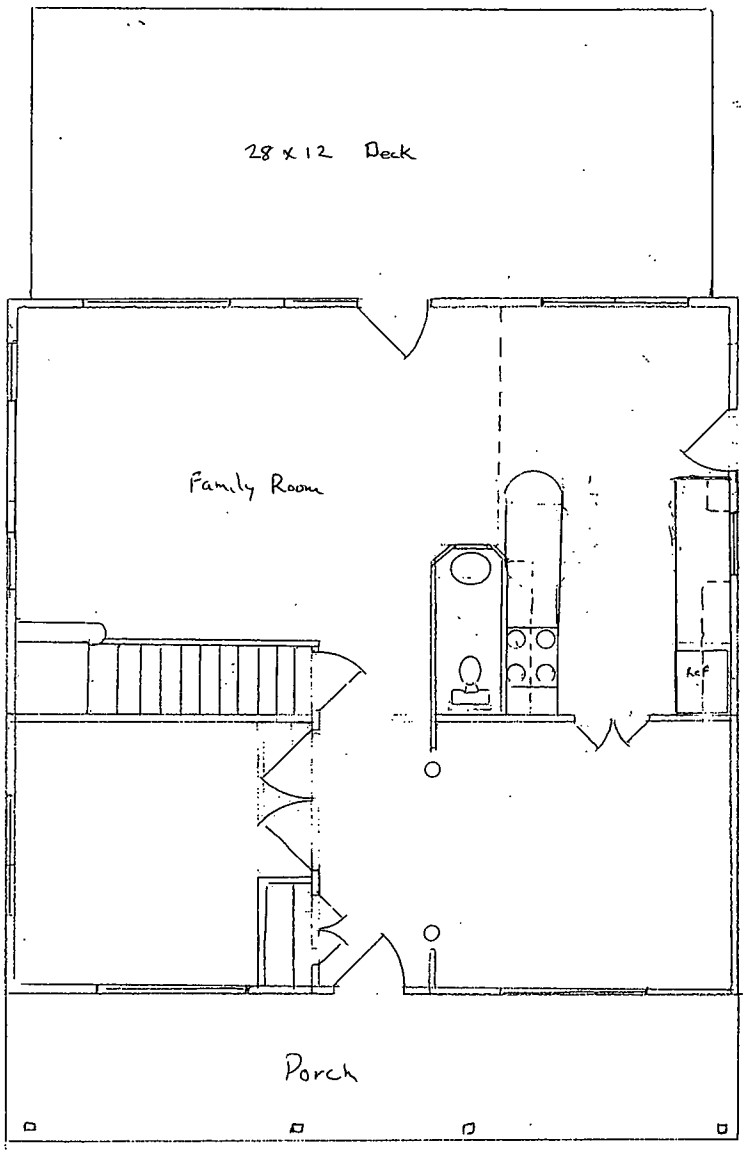


Proposed Topo



TREE REMOVAL PLAN
White Ground Rd.
Clopper Rd
15030
15010
15016
19925
Well
Septic
Septic Tank
Out House
Shed
Exty Septic
30" Maple
10" Maple
20" Locust
4" Locust
Maple
Holly
New Well
Porch
192.5
195.75
190.91
125.00
N24°23'18"
S69°E
100'00" R
--- = PROPOSED BUILDING FOOTPRINT
▬ = EXISTING NON-CONTRIBUTING RESOURCE (PROPOSED DEMO)
● = PROPOSED TREE REMOVAL

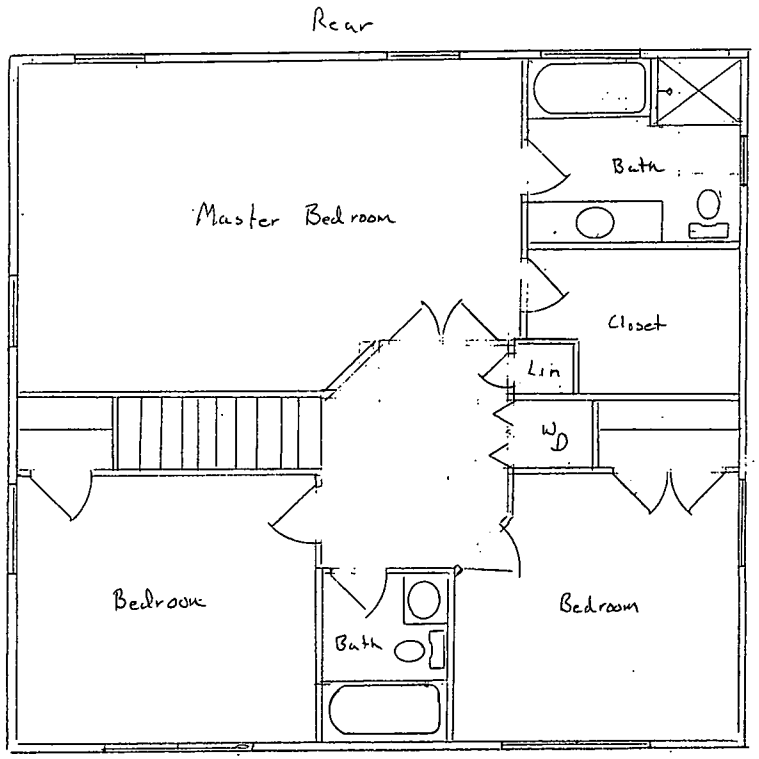


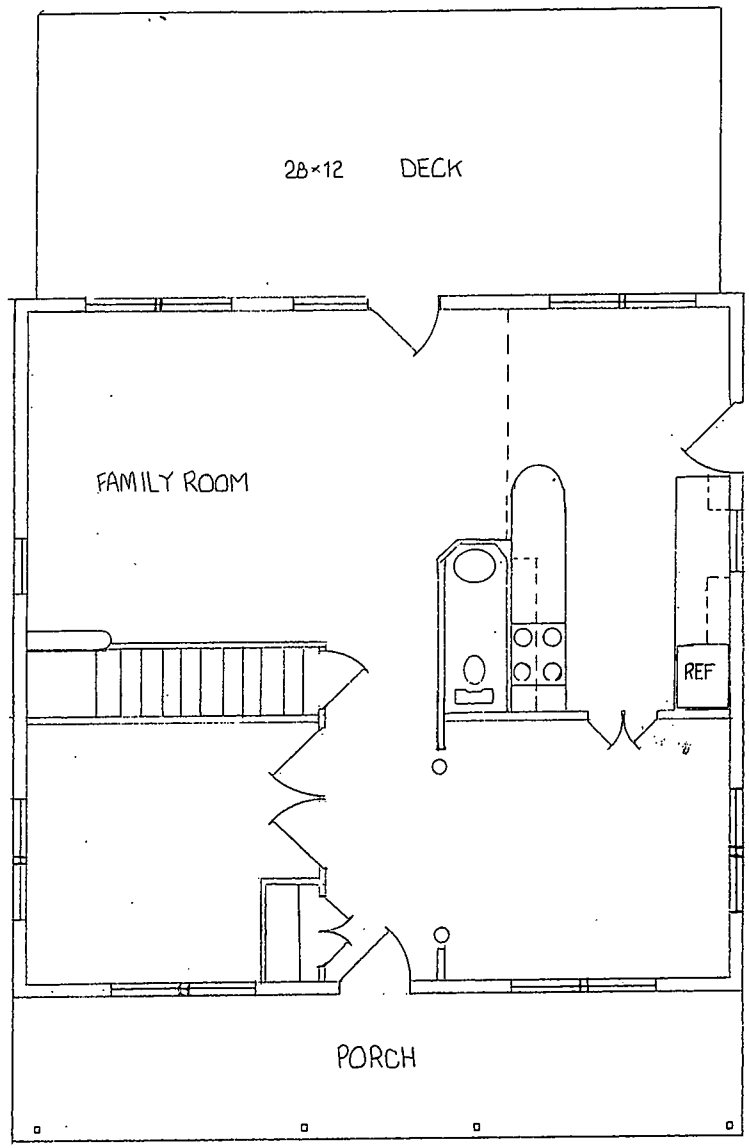


(11)

1/8" = 1'0"

PRELIMINARY CONSULTATION PLAN





REVISED PLAN

(9)

Proposed Subject house

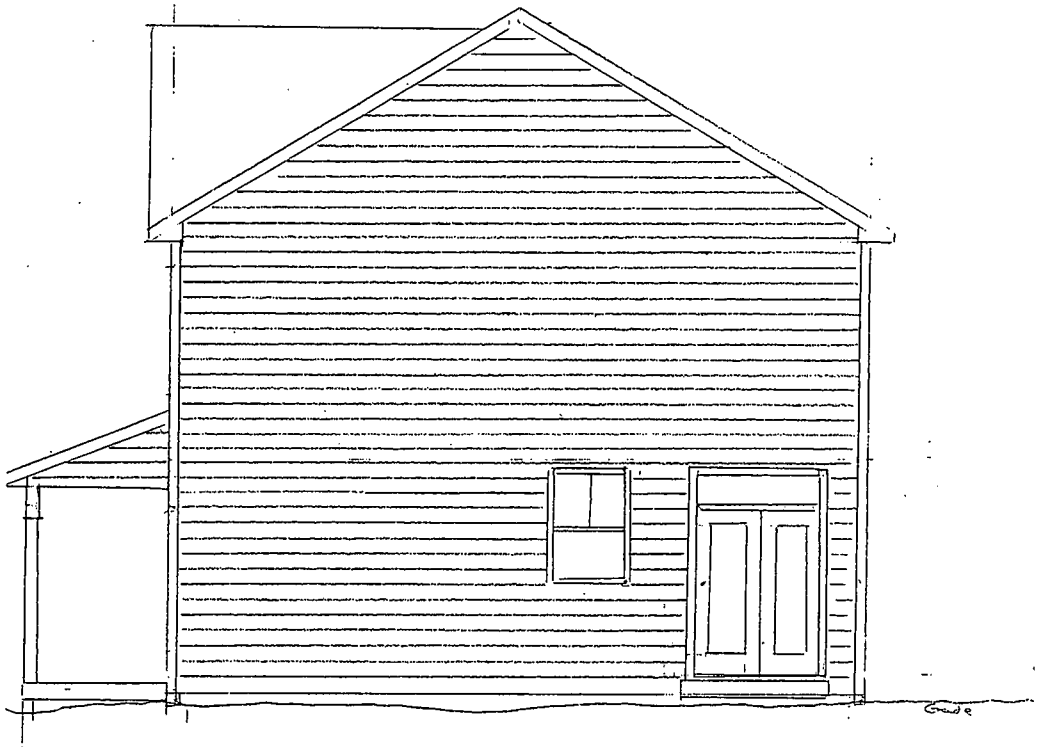
Front

1/8" = 1'0"

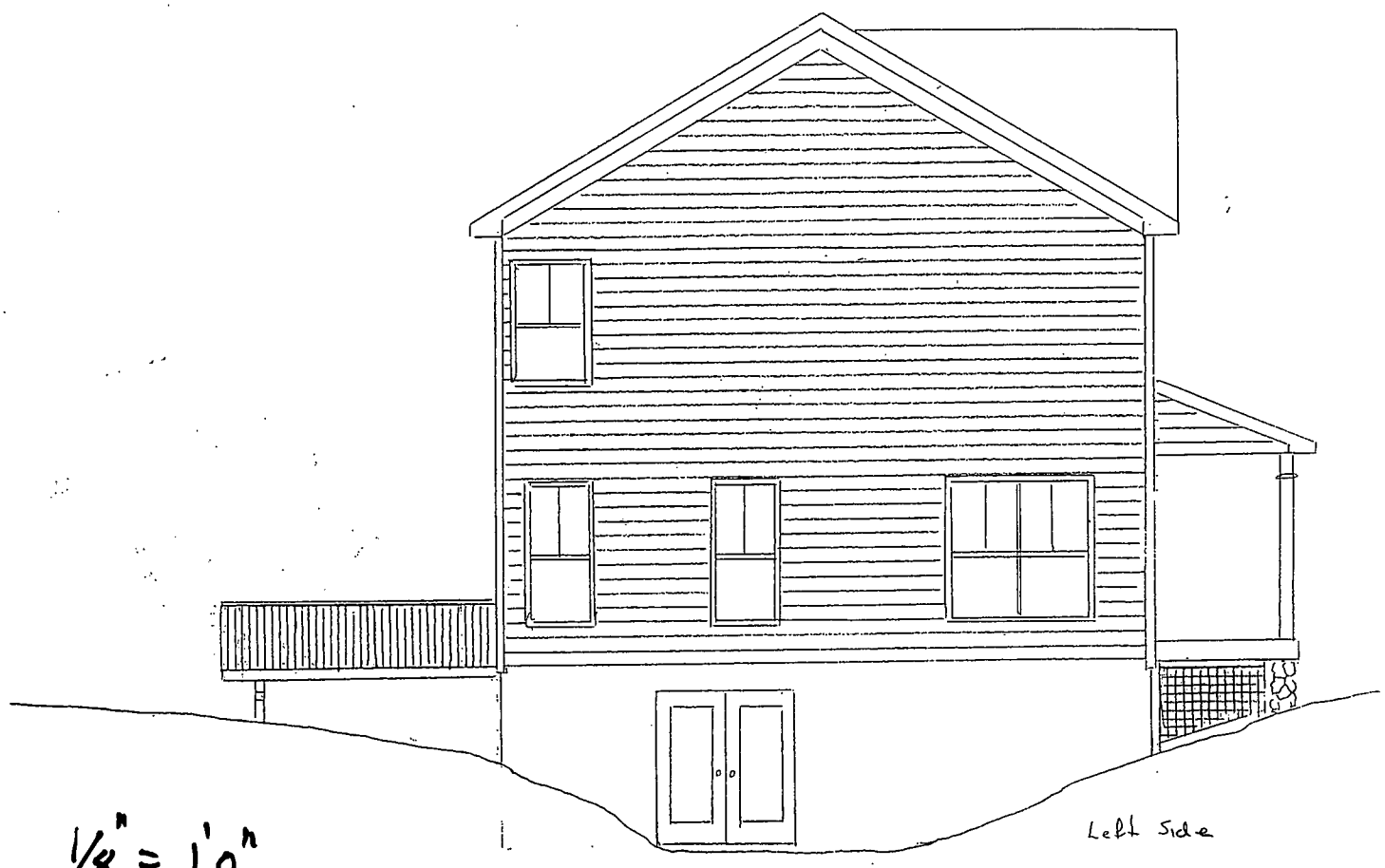
Front

Rear

REVISED PLAN



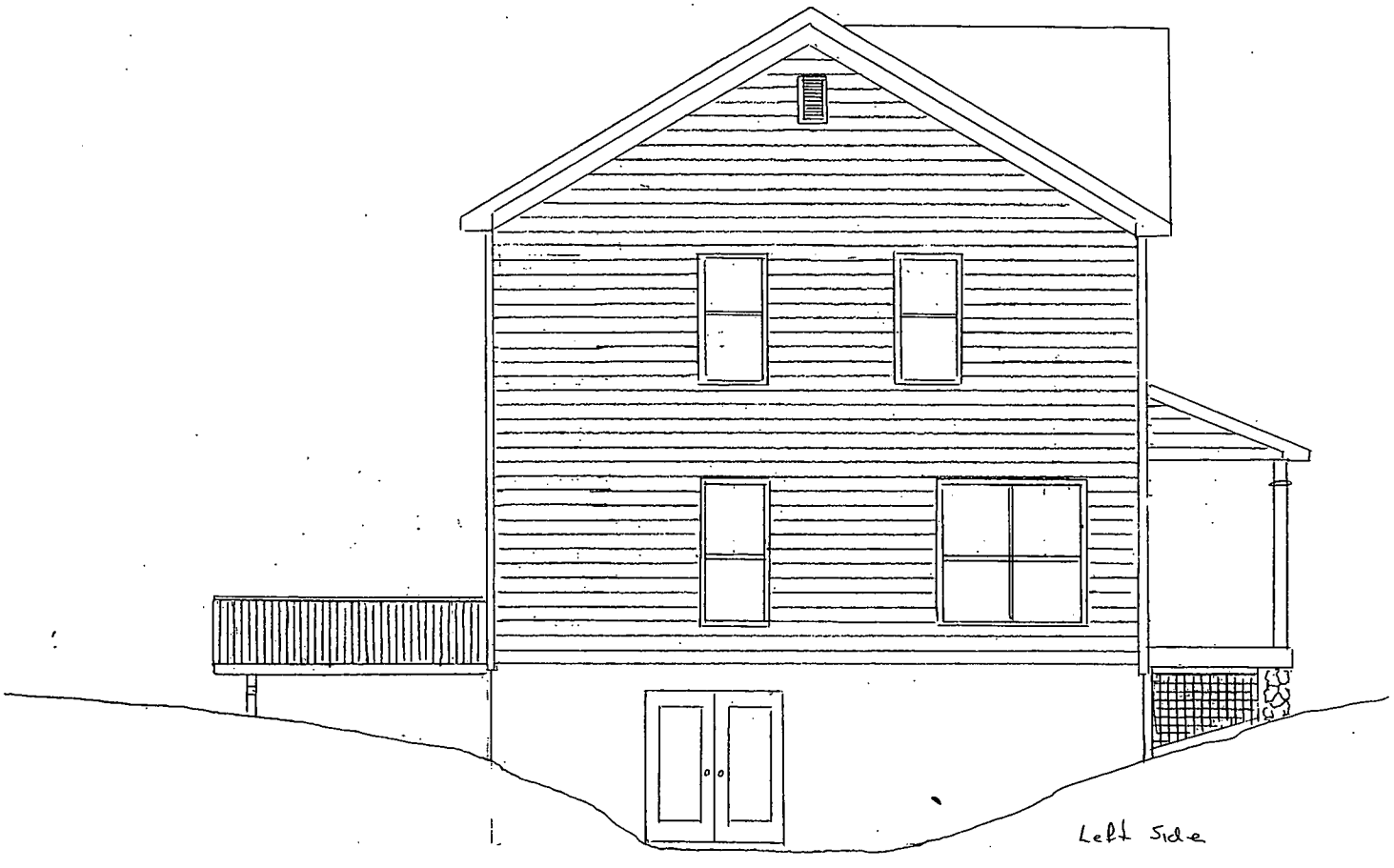
Right side



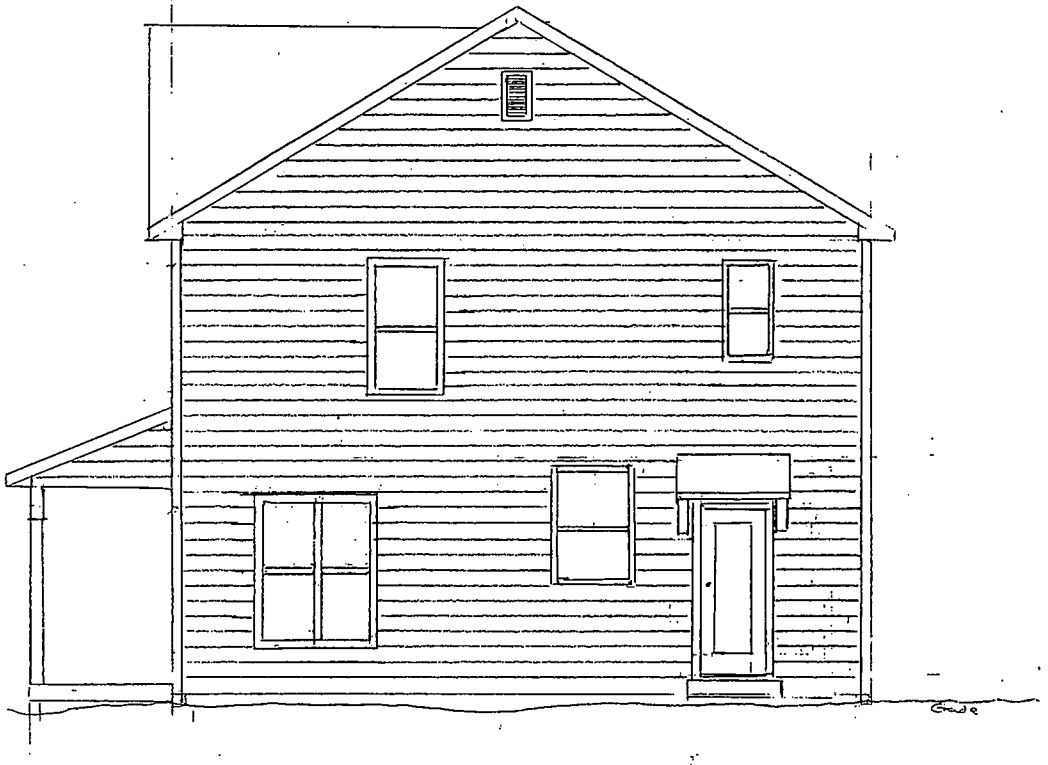
Left side

1/8" = 1'0"

PRELIMINARY CONSULTATION PLANS

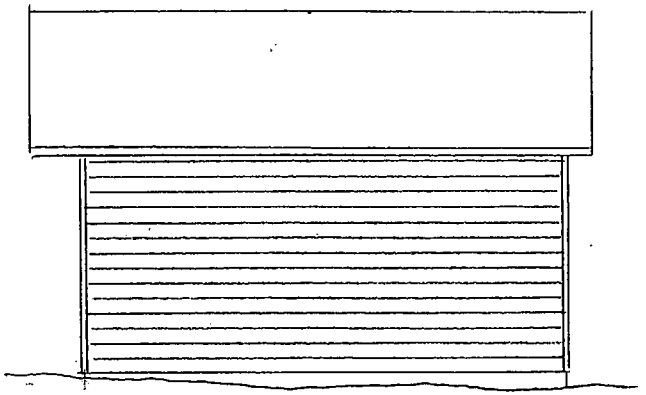


Left Side

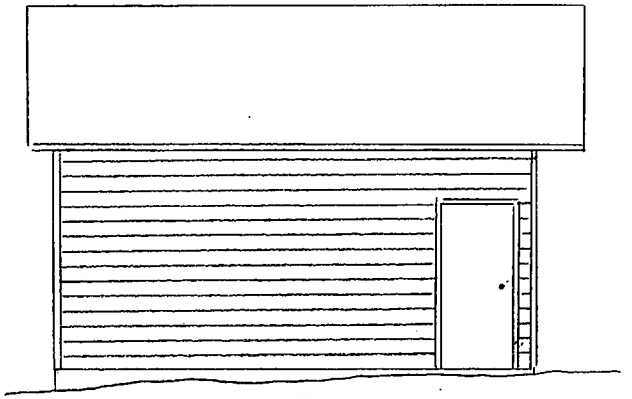


Right Side

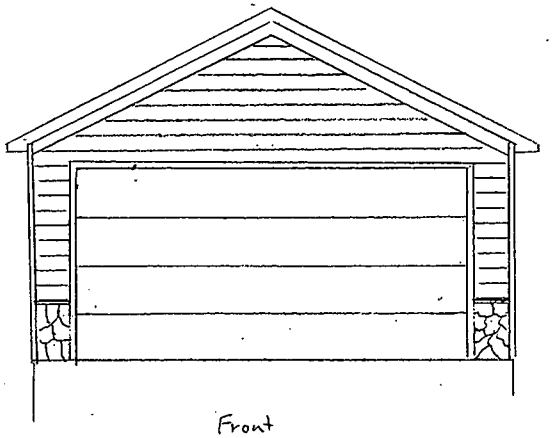
REVISED PLAN



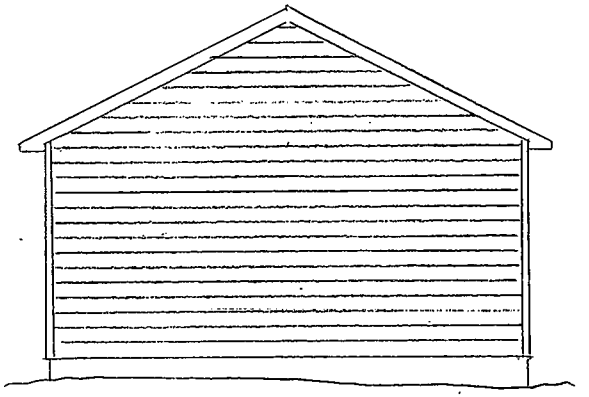
Right side



Left side



Front



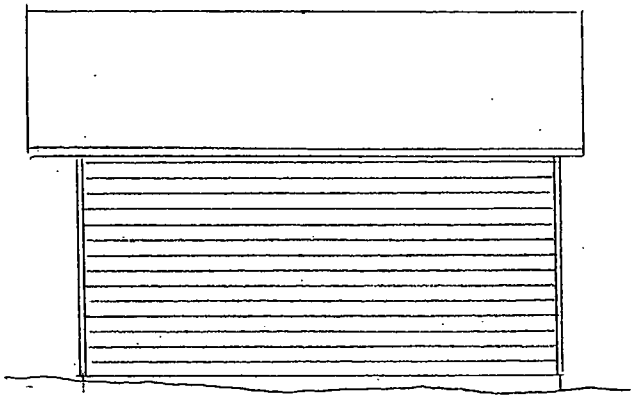
Rear

20'x20'
Garage

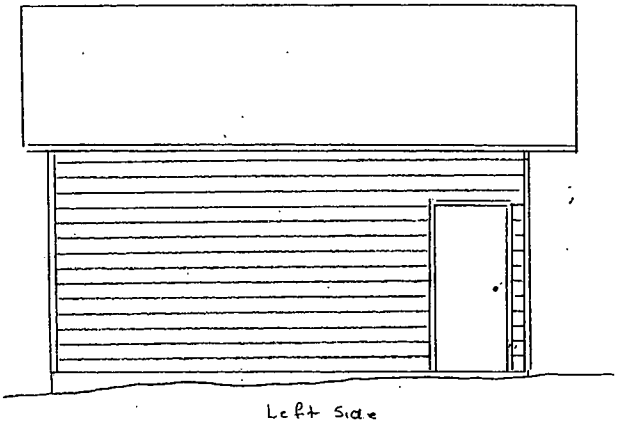
(20) 1/8" = 1'0"

PRELIMINARY CONSULTATION PLANS

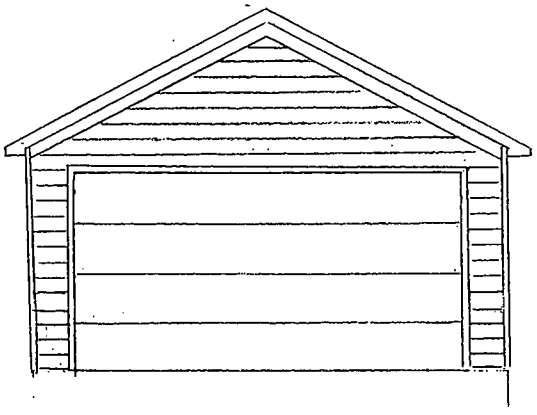
1/8" = 1'0"



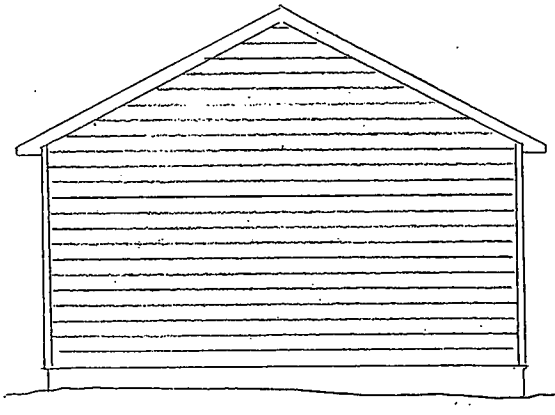
Right side



Left Side



Front



Rear

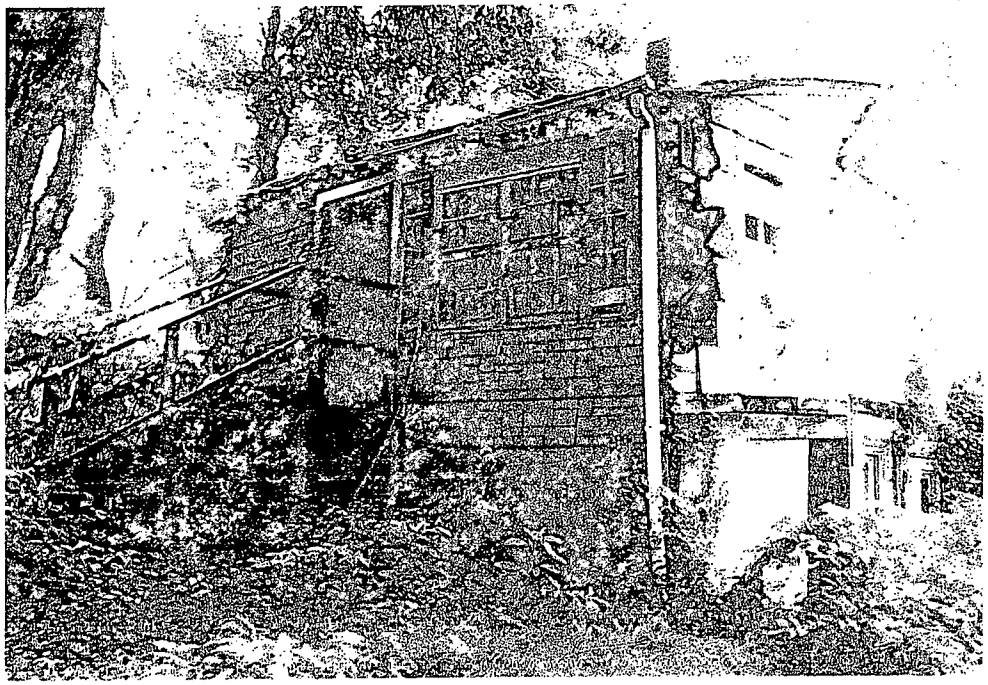
20'x20' Garage

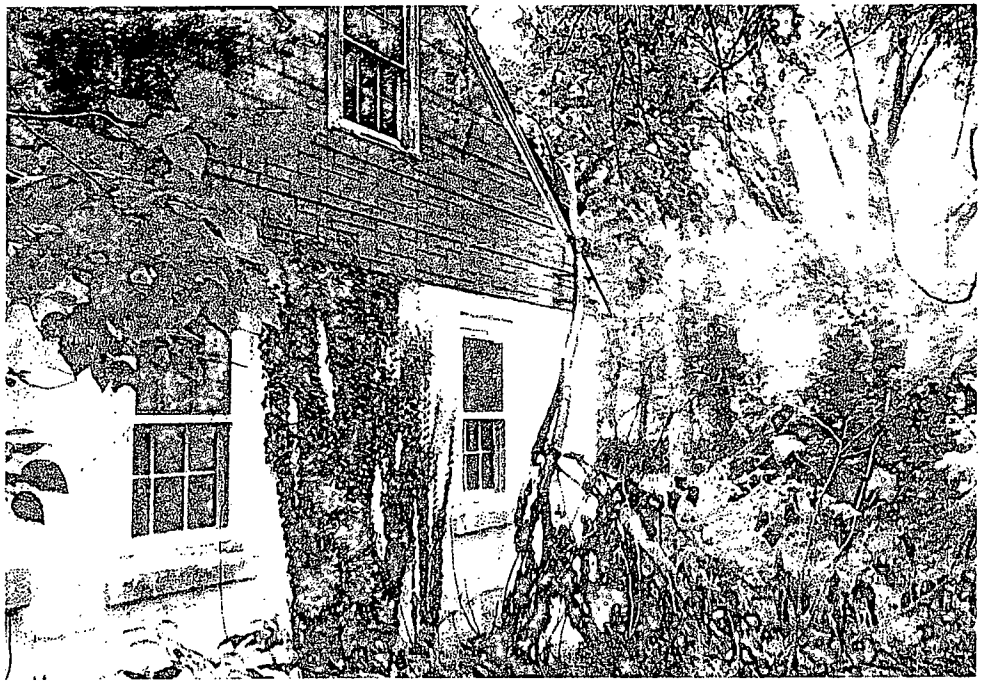
REVISED PLAN

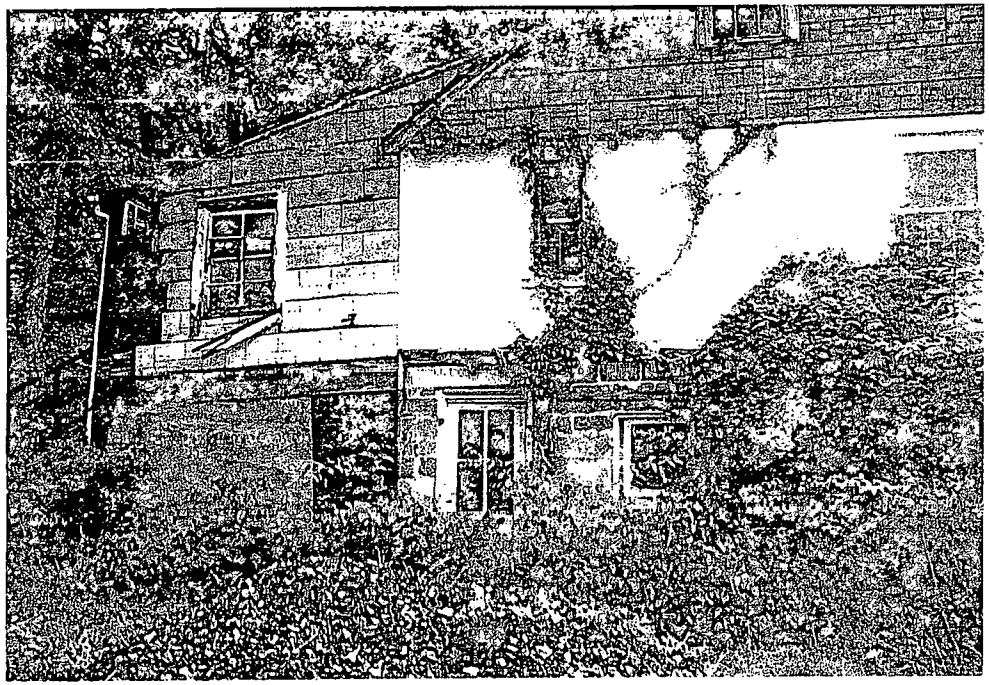

P212

P 212 Subject house

Subject house







DRAFT
HPC Meeting Transcript
September 22, 2010

perhaps with your staff's support as well. They may be able to trigger that request since it's one governmental agency with another governmental agency because of a pending case than just a property owner making an inquiry. But, we'll work together with staff.

MR. JESTER: Thank you.

MR. SWIFT: If it's helpful, I could summarize my reading of the code related to this. It's a difficult thing to talk about in a public forum and if that would be helpful I can talk to staff.

MR. HUTT: Commissioner Swift, I think it would be simply because, at least, it would be able to be proffering to DPS that this is HPC's interpretation of the provision. Please assist us in clarification as to that aspect of it.

MR. WHIPPLE: And, what we'll do is whatever it is that Commissioner Swift writes up we'll share with you and then we'll make it available to anybody who's interested in seeing it.

MR. HUTT: We appreciate that. Thank you very much.

MR. JESTER: Thank you. The next item on our agenda this evening are the preliminary consultations. We have one this evening. It's Case A at 15020 Clopper Road in Boyds. Is there a staff report?

MR. SILVER: Yes, there is. Anne is going to hand

out some supplementary material that the applicant has provided tonight which will be related to some of the discussion points I know that they would like to have with the Commission about their proposal.

15020 Clopper Road is a non-contributing resource in the Boyds Historic District. The applicant's proposal is relatively straightforward. They are proposing to demolish an existing non-historic house and construct an approximately 900 square foot, two story house and a 400 square foot one story, two car detached garage. The proposed work includes the installation of an asphalt driveway, removal of three trees and the design includes construction of a deck in the rear yard that is attached to the house.

As I indicated at the work session upstairs, since the staff report was written I have spoken with the applicants and they are in agreement with some of the material suggestions that staff has outlined in the staff report. So, forgive me if I'm sort of going over the staff report in an odd way, but I'm going to try and address some of the new materials that the applicant has agreed to.

So, these material treatments for the house and the garage include fiber cement siding, one over one double-hung windows, composite material decking and railing system for the rear deck and a painted wood for the front porch,

and the garage materials will be consistent with the house.

Staff supports the proposed demolition of a non-contributing resource. Demolition will have no impact on the streetscape of the historic district and support for the proposed design concept for construction of a new house and garage. The design fits within the setting of the district and reinforces the basic characteristics, visual characteristics of the area and historic properties in the vicinity. The size and orientation setback proposed for the house is compatible with the outstanding resource located to the right, which also helps in establishing an appropriate rhythm with that house as well.

Staff supports the amended material selections for the fiber cement siding on wood, one over one double-hung windows and a wood frcnt porch. Staff does support a composite porch, or excuse me, deck for the rear yard. The decking would be a composite Trex or evergreen product and the railing systems would be Azek so they could be painted.

Staff's one concern with the project is the window arrangements on the rear and side elevations and staff is asking the Commission to discuss with the applicant the sort of solid to void ratio, and support the garage location. It's detached and it's set back. As I said, the materials for the garage will be consistent with recommendations for the house and what the applicant has agreed to.

Staff would recommend an alternative driveway material such as an exposed aggregate concrete, pavers or gravel, Grasscrete be installed in lieu of asphalt to help mitigate visual impact on the streetscape of the district. Again, the applicant would like to discuss the installation of an asphalt driveway.

I addressed the composite decking for the rear elevation deck and the tree removal. Staff recommended the applicant provide a more detailed landscape plan for the property that illustrates the existing proposed tress and measures necessary to protect the trees and/or whether or not trees would be planted. That is included with the supplementary information and it does appear that the applicant is going to plant trees on the property and has provided photographic evidence of at least one of the trees from what I saw that is in deteriorated condition from my assessment.

I can quickly go through some slides just to give you a sense of where this is. We don't see too many projects in the Boyds Historic District. Give you an idea of where this is located. You can see that there is a non-contributing resource to the left with a circular driveway that is set back that is part of the historic district as is the property to the left of that one as well. The one to the right of the red rectangle is the

outstanding resource.

Looking from the top left is the front elevation. The photo on the right, top right would be looking to the side yard of the current resource. Bottom left an oblique view and then the bottom right would be looking with the driveway of the outstanding resource to the right in the foreground looking toward the non-contributing resource. The adjacent property to the left -- or, the adjacent property to the right is in the right photo and then immediately confronting this property is the Marc train station. And, on the other side of the tracks are some industrial type buildings that are part of the historic district.

I sort of needed to amend the points that I had on circle 3 and 4 of the staff report because I feel that we have satisfactorily addressed some of the material issues that I had outlined and these are the items that I know the applicant is interested in talking with the Commission about. I can take any questions.

MS. MILES: I have a question about the asphalt driveway. Are there other houses, is the adjoining outstanding resource to the right, is that one an asphalt or a gravel driveway?

MR. SILVER: That's a good question and I have an answer for you and a little bit of a story. I was up there

-- the driveway to the right of the outstanding resource was, which is an awkward part in this story, was a gravel driveway as of, not this past Monday, the Monday before when I was up there on a site visit. I have been told since that it is now an asphalt driveway. And, then, of course, the driveway to the left of the non-contributing is an asphalt circular driveway.

MS. MILES: Has a citation been issued?

MR. SILVER: Not as of today.

MS. MILES: Okay.

MR. SILVER: But, I think I will clarify just a little bit more, Commissioner Miles. That there are examples of historic resources, outstanding contributing resources in Boyds that do have asphalt driveways. But, as is the case that there are some that have a gravel driveway as well. So, there is a sort of sample of driveway treatments in the historic district.

MR. JESTER: Any other questions for staff? If not, the applicants if you would just state your name for the record, please, and if you want to make a brief presentation.

MR. FARNSWORTH: Actually, it's (indiscernible) Farnsworth and my son, Parker Farnsworth who is going to be the owner. And, we started out this process of trying to come upon affordable housing for him. It's kind of gotten

from this point to a little bit more than affordable, but we're going through with this because we've become friends with the neighbors and the neighbors are like just get this thing gone because there's a vulture living in the second floor and a fox living in it. It's been there for 10 years. So, anyhow we're going to continue on with this even though it's going to be a little bit more than affordable.

Neither of us are very good public speakers, so we kind of prepared a package for you guys to see our views of the three outstanding items.

MR. SILVER: I think the points on the screen address those with the exception, I believe, of the trees which I did state in the presentation.

MS. MILES: Could we just ask you some questions?

MR. FARNSWORTH: Certainly.

MS. MILES: On the right elevation where there's a door and one window on the first floor, can you tell me what's going on on the second floor that you don't want -- because apparently you're happy with this window arrangement? So, I want to know what's going on inside.

MR. FARNSWORTH: Yeah, right above the door is the master bedroom and it's got the master bath and the master closet that back up to this area here. In the front top of the house is another bedroom. We have a window on the front. This bedroom does not really have a bed wall unless

we leave that window out on the side. And, down on the lower level we could actually add a window, that's the dining room but it's going to be looking out on to the driveway so we left it that way.

Also, we could put a louvered vent in the top of the gable to cut it up a little bit.

MS. MILES: I think that would be an improvement. It's a good idea.

MR. JESTER: Is there a reason why you don't have a window in the second floor bedroom?

MR. FARNSWORTH: We have a window on the front of the house in the second floor bedroom.

MR. JESTER: Are you referring to the right elevation?

MR. FARNSWORTH: Correct.

MR. JESTER: It looks like in the plan that part of the house is a bath and a closet and a bedroom.

MR. FARNSWORTH: Yeah, the bedroom it really wouldn't have -- that bedroom the way it's configured wouldn't really have a bed wall unless we left that window out of that side.

MR. TRESEDER: I'm going to have a suggestion that will save you some money.

MR. FARNSWORTH: That sounds good to me.

MR. TRESEDER: If you feel the need to have these

paired windows in the front -- by the way, I'm not too worried about the rear elevation, it doesn't show. I'm actually concerned about the front elevation. In all the examples you showed us in your pictures of the other houses you'll notice there are no paired windows. They're all individual, single punched windows. I would feel much more comfortable if these paired windows are separated apart so they read as individual windows. But, if you chose to keep them paired, I would be much more comfortable if you eliminated the shutters since the shutters are clearly nonfunctional in a paired window situation like this. So, you could save the money and not bother with the shutters.

And, then while you're at it you should put a four to six inch (indiscernible) between the windows to give them more presence. And, that would be a minor adjustment. So, that would be my take on the window situation. I'm less concerned about the rear and side, but the front is very important and those two aspects of the front composition would be a big improvement at no additional cost in my opinion.

MR. FARNSWORTH: The reason that we went with the double window in the front is because we can't get a window in the middle of the house because that's where the bathroom is. Just to give it more of a curb appeal. We wanted to be a little different from the house next door which has a

single punch window. And, there is on page 23 there is a window with -- there's a house with a double window on the front.

MR. TRESEDER: I see that and you'll notice it has no shutters.

MR. FARNSWORTH: It doesn't.

MR. TRESEDER: So, that just reinforces my point. It's up to you if you want two windows or not, but if you do, the space between the windows, when you take a look at that and notice how there's probably six inches between those windows and there's no shutters. And, I think that if you follow that model it would improve the look of the house.

MR. FARNSWORTH: Yes. The thing that we were concerned with was we'd be about six feet of siding between the windows. That's why we kind of put the shutters to take up part of that.

MR. TRESEDER: Yeah, but that's not a good -- historically, that's not the way to do it.

MS. MILES: I agree with that. The reason is, obviously, you could never cover two windows with those little shutters. So, they always look inappropriate on a double window -- I mean, double windows didn't exist in historic houses anyway. The shutters were there to close. So, they look very tacked on and never look right.

I wanted to go back actually to the side elevation just briefly. I do think that the louvered vent in the peak of the gable would be a good idea. But, could you consider a clear story window or something that would be higher than the bed because it's a very blank wall and you'll have no sunlight coming into that -- I don't know which direction is north, south, east and west here. But, I would think you're going to want some cross-ventilation. That's why most historic houses do have windows on all four elevations and virtually in all possible locations because of cross-ventilation. And, I think the left side could maybe be balanced a little bit too with another window.

MR. FARNSWORTH: I don't know if you saw the pictures that I sent of the adjacent properties.

MS. MILES: I know. They're not necessarily good either, but you're starting from scratch, so you can do well.

MR. JESTER: The other advantage of having a window on more than one wall in a room is different times of the day you'll get light in the house. And, I think the cross-ventilation point is a good one too.

Just to kind of jump on what Commissioner Miles just said. I think the, I guess it's the left side elevation and the rear, a couple of the windows are very tight to the side of the house and I think just a little

more space between them we would be more comfortable. In a couple cases if we could just align the windows from the first story and the second story would help a lot. I think it wouldn't really change what you're trying to achieve inside the room, but I think it would really look a lot better. They're a little too tight to the side.

MR. FARNSWORTH: Okay. We were just trying, and if you look at the floor plan, we were trying to achieve a nice corner that had views in both directions and we also tried to leave enough space in between the two windows to have a bed wall.

MR. KIRWAN: I hear your arguments countering what we're suggesting. But, I think it would be helpful for you when you come back for a HAWP to maybe think about those issues a little bit harder. I mean, I think many of us are architects on this commission. We know there's a lot of ways to work a bed into a room and to get windows to work on the outside as well where you want them. So, I think there's ways to solve those problems. There's ways to get what we're looking for and to get what you're looking for at the same time.

I went out to the site today at lunch time and I don't have any problems with the massing of what you're proposing, the location of the garage. I'm glad to hear the material treatments are being, you know, you're taking

recommendations of staff on material treatments because I would concur with what staff was concerned about there.

The one thing that strikes me is that in looking at the elevations particularly is that the house in its new location is going to be very visible on three sides at least. You're moving the house further away from its neighbor to the west and positioning it more centered on its property. So, that really causes me concern for all three sides. Clearly, the front is the most important but those two sides are going to be very visible from public space as well. So, I think some of the suggestions you're getting from the other commissioners tonight are really worth heeding because when you come back for a HAWP I would want to see much more control over those side elevations and side elevations that are more consistent with sort of the historic spacing of windows that you see in the district.

If you look at your neighbor directly to the west they have windows on their side elevation. They're held off the corners and nice and balanced and stacked as they go from the first floor to the second floor. I think those are the kinds of things that I would like to see when you come back. I think there's also some good examples of the way some of your neighbors have treated renovations in the historic district. There's a neighbor directly behind your property who has built a very large garage structure. I

have to assume that this commission at some point saw it. It looks relatively new. And, I'm not suggesting you look at that necessarily for the exact massing and those sorts of things, but those material treatments there that I think were very successful in the way that came off.

If you go down Main Street in Boyds on Clopper Road, Route 117 there's a very nice new commercial building that's been inserted into the historic commercial district there. And, I think there's a lot of things we'd look at there in the way both they treated the windows, the placement of windows in the facade, the material treatments and all those things. So, I strongly recommend you look at those two structures so you can get a sense of the kind of thing that we're after when you insert buildings into districts like this.

So again, I think it's really bringing more order to your window locations on your elevations so that they're a little more consistent with what you see in the district. And, as far as asphalt versus gravel driveway, given that this is not a contributing resource I'm not that concerned about the material treatment. I think given your neighbors who have a non-contributing resource have an asphalt driveway, we'll figure out if your neighbors to your west will get to keep their asphalt driveway at a later time. But, I think it's okay in this case to consider that as an

alternative material to what we normally see. Thank you.

MS. HEILER: I would just like to comment on the windows on the front. I like Commissioner Treseder was just a little bothered by the double windows. You've sort of echoed a lot of the stylistic elements off other historic houses in the neighborhood. I think that's why I found these very large double windows to be disturbing, just that they occupy a lot more of the facade than the windows on similar, on historic houses in your area that have similar stylistic elements. I think the shutters just compound the problem.

I guess I would prefer, at least, to see windows that were a little bit more like the outstanding resources which are large but they're not double and they, in fact, did have shutters but they simply don't take as much of the real estate on the front.

MR. KIRWAN: I agree with Commissioner Heiler. Just a couple more points that I wanted to make that I missed when I just spoke. One is just going back to the bathroom on the front facade and listening to Commissioner Heiler reminded me of this comment that I wanted to make. Bathrooms can have windows. Just because it's a bathroom doesn't mean it can't have a window. You can configure the plan in a way to put a window in the front if that's a good appropriate response to the front facade. I personally

think it is. I think a center window similar to your neighbor's tripartite arrangement of windows on that front facade would be very helpful.

The other point I wanted to make was as you move your house further to the east than the existing resource, if you look at circle 12 which shows your side elevation facing your eastern neighbor, you have drawn sort of a contour line there which to what I could tell today when I was at the site is fairly similar to what's there now. But, when you move the house closer to the east you're actually going downslope compared to where the house is now. So, I suspect you're going to get more exposure on that foundation wall than the current house has onsite now. So, I think that's something to consider too.

I think it would be helpful when you come back for a HAWP to really look at a contour grading plan and really accurately depict those contours around the house. I could be wrong, but I suspect this is kind of oddball based on what your best guess is or whoever drew this best guess on what the contours would be there. But, I suspect they're going to be, there's going to be more exposure to that foundation wall than what we see in this drawing.

MR. FARNSWORTH: We had planned on bringing some fill-in on this side over here. Because if you notice right now the house, the contour drops straight off from that side

of the house and we're actually going to be down further. So, we're going to fill the front and fill part of the side.

MR. KIRWAN: If you're going to do that, all the more reason to bring a contour site plan with you for your HAWP because I think we might have some concerns about the environmental changes that will occur on that site if you're bringing fill into the site, how much fill you bring in, how much are you changing the natural contours there. So, I think that's something we'll want to focus on too when we see it next time.

MR. TRESEDER: I just found another way to save you some money. On your garage, the little bits of stone on the front of garage like that, you'd be better off leaving them off.

MR. FARNSWORTH: Leave them off?

MR. TRESEDER: Because in my opinion I think even Commissioner Kirwan will probably agree with me on that, and a lot of money you've saved. I notice on the garage you've drawn it with an overhang on the front and rear gables which is I think is very attractive. If you could possibly incorporate some kind of overhang on the gable ends of the main house I think it would add to the attractiveness, certainly from the front facade. It would just add to it and, of course, if you look at the historic houses, you already have about, it looks like, a one foot

overhang in the front which is consistent with the neighborhood. But, having an overhang on the side is a relatively small thing and it makes a tremendous difference when you look at the house.

MR. FARNSWORTH: So, you gave it back to us and then took it away.

MR. TRESEDER: But, you get a much more aesthetic house.

MR. FARNSWORTH: That's true.

MS. WHITNEY: Well, then you can get the fox and the vulture to start paying rent, right, in the meantime until it gets torn down. The louvers, the louvered vent in the gable, brilliant idea. It will probably keep your attic a bit cooler as well. I wanted to thank you for keeping the outhouse. That was one of the original structures. I personally grew up with one. That was great that you kept that. I don't have any issues with the asphalt driveway. All of your neighbors seem to have it at the moment. I thank you for keeping the vernacular style of the house complementary to the rest of your neighborhood. And, I am not going to mention a word about windows. You've had enough suggestions on that. Thank you.

MR. SWIFT: I agree. I think the massing and the general design of the house is appropriate. It fits in without being an exact replica. So, you've done a nice job

there. I also won't address anymore window issues. I think you've got an idea of what should be done. And, I have no issues with an asphalt driveway.

MS. HEILER: Nor, do I.

MS. MAHER: I agree with the commissioners and their comments and advice to you.

MR. JESTER: As do I. And, I can just summarize. I think you've heard almost all the commissioners, all the commissioners find the massing appropriate and compatible with the district. I think that really kind of tweaking, fenestration of window arrangements a little bit and addressing some of the details that may not quite be there yet. There was a suggestion to include an overhang for the side elevation and incorporate louvers. And, I don't think I heard any opposition to the asphalt driveway. So, I think that that could be part of your HAWP as well. Do you feel you have enough direction from us based on what you heard or is there anything else we need to --

MR. FARNSWORTH: I do have a question. If we do go with single windows in the front then are the shutters inappropriate still?

MR. JESTER: No, I think what I heard was that you could either have double windows without shutters or possibly single windows with shutters if that's your preference. You might have some windows you could move to

the side elevations to keep it cost neutral.

MR. FARNSWORTH: We are working with only 1,700 to 1,800 square foot house so it's kind of a challenge.

MS. MAHER: I have a comparable sized house with actually six windows on the front and I have about a four inch in between. And actually, it's great light in the space because I have side windows as well, but it makes it challenging to work with that space. So, I would consider the windows.

MR. FARNSWORTH: This was a challenge to begin with. The septic system and the whole nine yards. We didn't have much room to work with on this property.

MR. JESTER: If I could just add one more thing. There was a comment by Commissioner Kirwan about, with a request for a more detailed site plan and possible grading, so that's a condition to be included with your HAWP when you prepare it.

MS. MILES: Can I say briefly, I really appreciate that you agreed to the natural materials before you came to see us. Thank you.

MR. FARNSWORTH: One other question, the planning, the tree planning did anybody have any comments about the new trees that we're adding or trees we're taking out?

MR. JESTER: No, I don't think there are any issues there. Thank you.

MR. FARNSWORTH: Thank you very much.

MR. JESTER: The next item on the agenda are the minutes.

MS. FOTHERGILL: We don't have corrected minutes for July 14 or August 11, so we just need a volunteer for tonight.

MR. JESTER: Do we have a volunteer for this evening's minutes?

MS. FOTHERGILL: Thanks, Commissioner Whitney.

MR. JESTER: Commissioner Whitney, thank you. The next item, other business -- are there any commission items? And, I believe we have staff items to review.

MS. FOTHERGILL: Yes, I e-mailed you one about the lettering for the sign in Takoma Park and the applicants were approved for individual letters that were to be painted wood. They've now come back with a proposal for slightly smaller lettering and they're acrylic. I have a material sample if you want to touch it. It would be thicker than that, three-quarters inch thick. It would be that color. So, the applicant needs to know if you would support that for the lettering.

MR. JESTER: And, it's not illuminated. It's just mounted.

MS. FOTHERGILL: That's right.

MS. MILES: Have you ever seen this installed and