



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: September 11, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, Director
Department of Permitting Services

FROM: Rebecca Ballo
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1050805 - Construction of new single-family
home, grading, hardscape and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the July 10, 2024 HPC meeting with **seven conditions**, with minor material changes subsequently approved by Staff.

1. The driveway must be gravel and marked accordingly on the site plan.
2. The material of the path to the front and right-side entrances must be marked on the site plan.
3. The Hardieplank siding must be smooth and cannot have a faux wood grain as proposed.
4. The applicant must provide either a specification or detailed drawing for the ledgerstone cladding; the exterior doors; the lites surrounding the front door; sliding doors on the left elevation; front porch columns; Gothic-style window; vents; and downspouts.
5. Gutters and downspouts must be drawn on the elevations.
6. The HVAC pad location must be indicated on the site plan.
7. A window and door schedule must be provided that lists the size and material of the fenestration.

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: Danilza Garcia
Address: 19820 White Ground 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 work is complete the applicant will contact Rebecca Ballo at 301-563-3404 or Rebecca.Ballo@montgomeryplanning.org to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

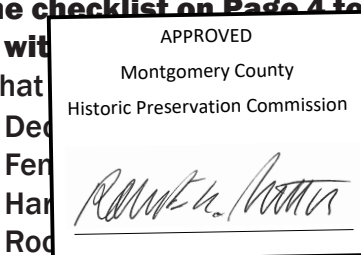
Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:
Town/City: Nearest Cross Street:
Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with complete Applications will not be accepted for review. Check all that apply.

- New Construction
Addition
Demolition
Grading/Excavation



- Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other:

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

REVIEWED
By Rebecca Ballo at 2:56 pm, Sep 11, 2024

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

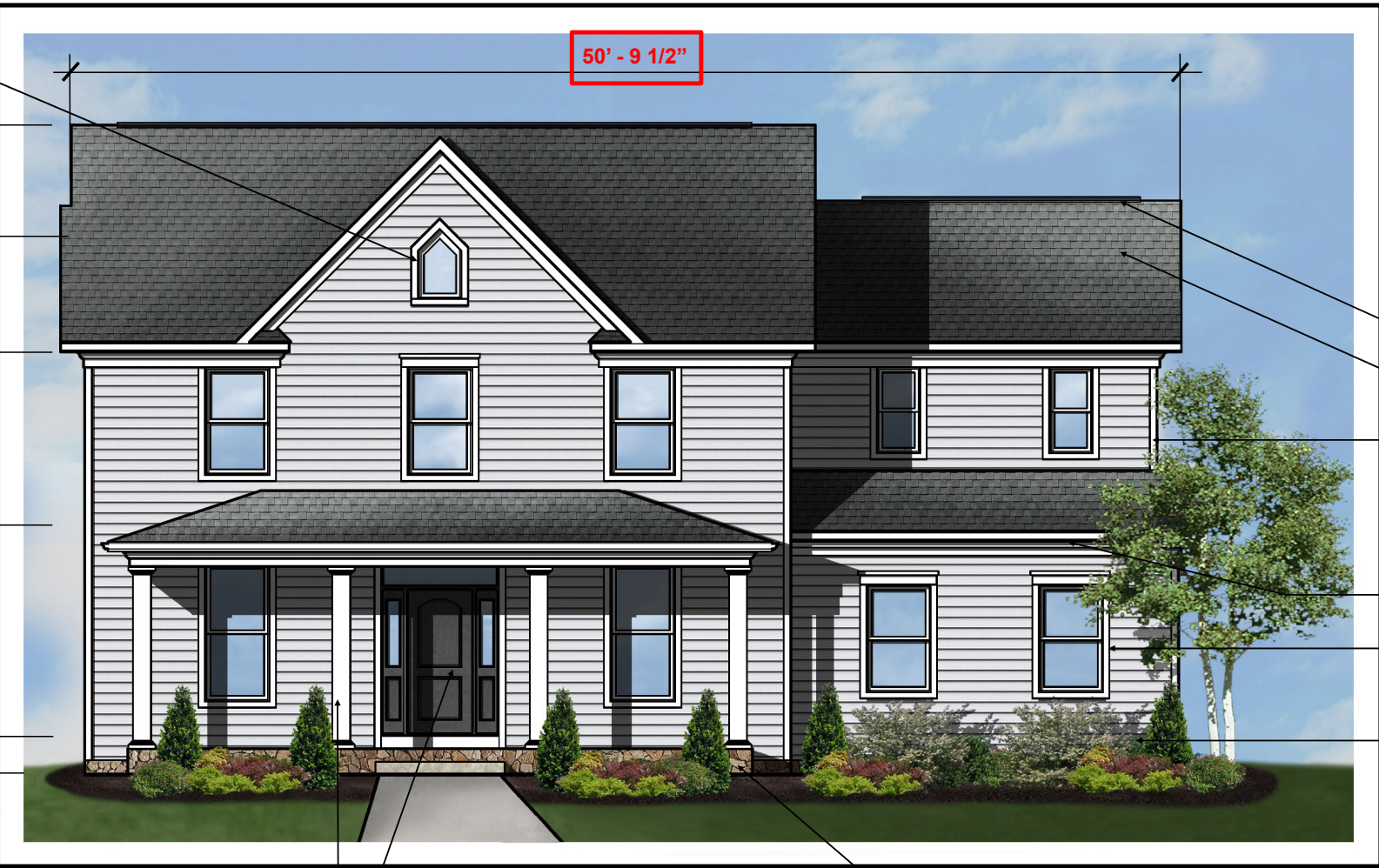
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

FIXED 2030 GOTHIC WINDOW w/ TRIM SURROUND

TOP OF RIDGE
 MIDPOINT OF ROOF
 TOP OF PLATE
 TOP OF 2ND FLOOR
 TOP OF 1ST FLOOR
 APPROX. GRADE

30'-2" +/-
 27'-0" +/-
 8'-1" +/-
 10'-1" +/-
 1'-10" +/-



GARCIA RESIDENCE

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'19820 WHITE GROUND ROAD'

- CONTINUOUS RIDGE VENT
- ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY
- 4" WHITE HARDIE CORNER BOARD
- 6" ALUMINUM WRAPPED FACIAS w/ VINTAGE VINYL BEADED SOFFIT & DECORATIVE CROWN FRIEZE BOARD (TYP. ALL 4 SIDES)
- 1 OVER 1 WINDOWS w/ VINYL & ALUMINUM WRAPPED 4" TRIM SURROUND w/ 6" WINDOW HEAD AND 2" CAP
- 7" WHITE HORIZONTAL HARDIE-PLANK SIDING (ALL SIDES)
- STACKED STONE @ FRONT PORCH AND FOUNDATION WALL

FRONT ELEVATION

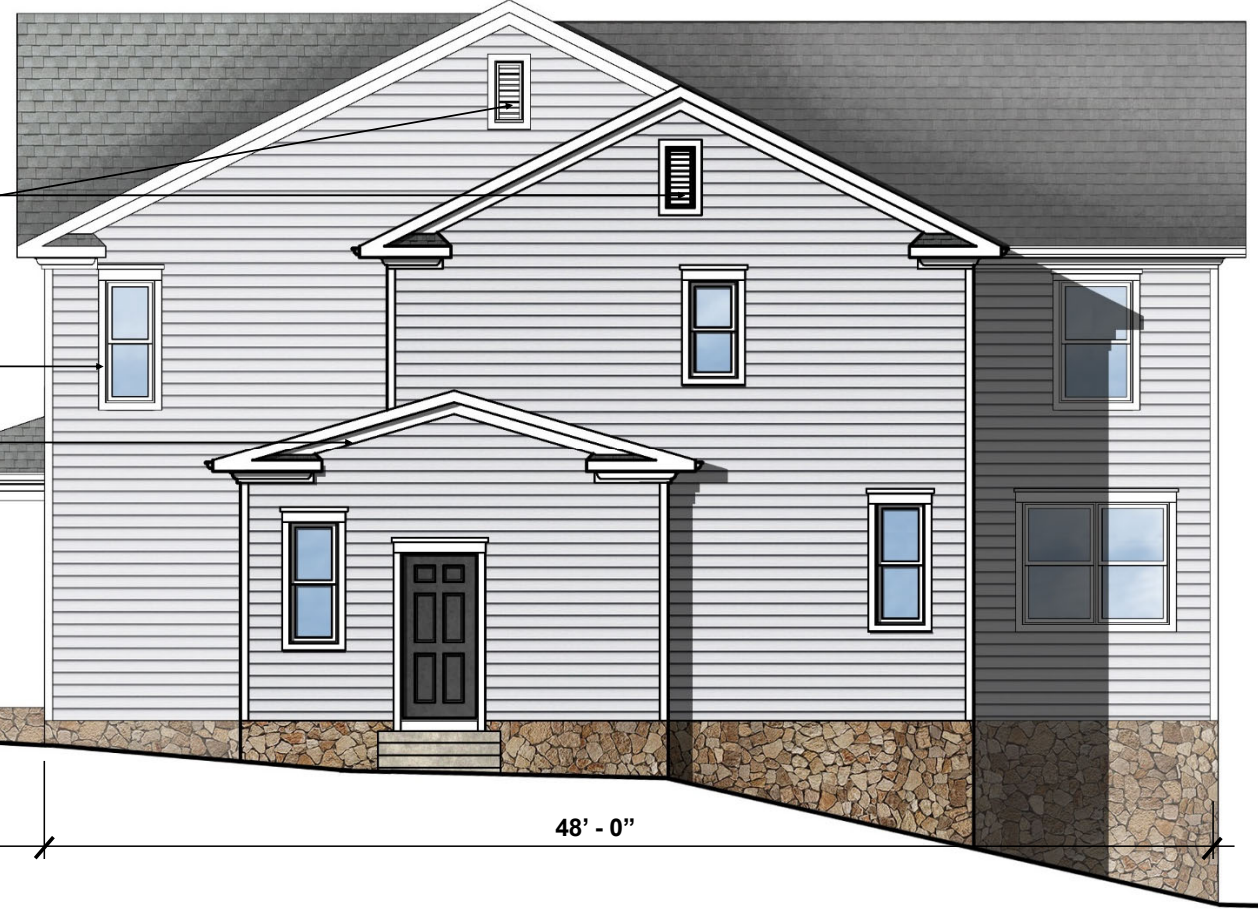
- 2-PANEL DOOR w/ TOP ARCHED PANEL. 12" SIDLITES & TRANSOM w/ 4" HARDIE BOARD TRIM
- 10" SQUARE WHITE COLUMNS
- WHITE 14"X30" LOUVERED VENT (TYP. OF 4)
- 1 OVER 1 WINDOWS w/ VINYL & ALUMINUM WRAPPED 4" TRIM SURROUND w/ 6" WINDOW HEAD AND 2" CAP
- 6" ALUMINUM WRAPPED RAKE & DECORATIVE SUB-RAKE (TYP. ALL 4 SIDES)
- 10" SQUARE WHITE COLUMNS
- CONCRETE PORCH w/ STACKED STONE FACE & BROOM BRUSHED TOP FINISH

APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
 By Rebecca Ballo at 2:56 pm, Sep 11, 2024

NOTE:
 COMMENTS IN RED INDICATE RECOMMENDATIONS FROM H.C.C. DATED 4/03/2024



RIGHT ELEVATION

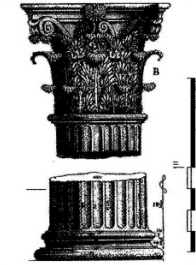
© 2024 David R. Robbins expressly reserves copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

Architecture Collaborative, Inc.
 8334 Main Street
 Ellicott City, MD 21043
 www.archcol.com
 Tel.: (410) 465-7500 Fax: (410) 465-0903

GARCIA RESIDENCE	
scale 3/16" = 1'	date 01/15/24
content GarciaResidence_ Linden_Renderings - d.r.w.	FILE# 2024.01.15
19820 WHITE GROUND ROAD	
title	

revisions	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT
01/16/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT
01/23/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT
02/23/24	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
03/07/24	CLIENT / BUILDER & H.R. COMMENTS	HISTORICAL REVIEW COMMENT
04/23/24	CLIENT / BUILDER & H.R. COMMENTS	HISTORICAL REVIEW COMMENT
04/23/24	CLIENT / BUILDER & H.R. COMMENTS	HISTORICAL REVIEW COMMENT
06/18/24	REMOVE SHUTTERS	

SHEET #



08/23/24 08/09/24 H.C. COMMENTS & REVISIONS CLIENT COMMENTS

CONTINUOUS RIDGE VENT

GABLE PITCH AND WIDTH TO MATCH FRONT ELEVATION

4" WHITE HARDIE CORNER BOARD

1 OVER 1 WINDOWS w/ 4" ALUMINUM WRAPPED OR VINYL SURROUND w/ 6" WINDOW HEAD AND 2" CAP

GROUPED TWIN WINDOWS @ REAR ELEVATIONS



49' - 3 1/2"

REAR ELEVATION

6" ALUMINUM WRAPPED RAKE & DECORATIVE SUB-RAKE (TYP. ALL 4 SIDES)

WHITE 14"X30" LOUVERED VENT (TYP. OF 4)

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

6" ALUMINUM WRAPPED FACIAS w/ VINTAGE VINYL BEADED SOFFIT & DECORATIVE CROWN FRIEZE BOARD

1 OVER 1 WINDOWS w/ 4" ALUMINUM WRAPPED OR VINYL SURROUND w/ 6" WINDOW HEAD AND 2" CAP

7" WHITE HORIZONTAL HARDIE-PLANK SIDING (ALL SIDES)

ROCK STAMPED CONCRETE FOUNDATION @ BOTH SIDES AND REAR

LEFT ELEVATION



48' - 0"

GARCIA RESIDENCE

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'19820 WHITE GROUND ROAD'

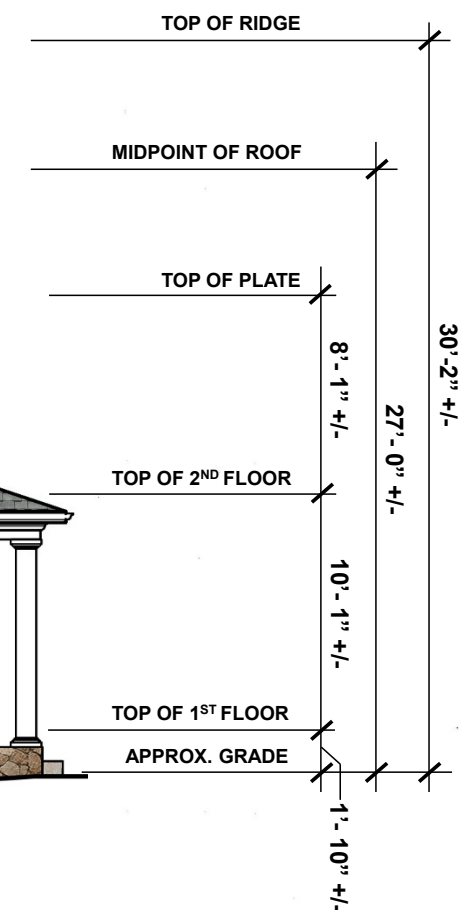
NOTE:

COMMENTS IN RED INDICATE RECOMMENDATIONS FROM H.C.C. DATED 4/03/2024

REVIEWED

By Rebecca Ballo at 2:56 pm, Sep 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. Robbins



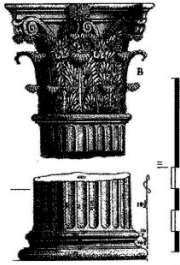
© 2024 David R. Robbins expressly reserves copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

GARCIA RESIDENCE
GarciaResidence_ Linden_Renderings date 01/15/24
scale 3/16" = 1' FILE# 2024.01.15
19820 WHITE GROUND ROAD
title

revisions	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
01/16/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
01/23/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
02/23/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
02/26/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
03/07/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
03/12/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
04/23/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
04/23/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
06/18/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS

SHEET #



H.C.C. COMMENTS & REVISIONS
08/09/24
CLIENT COMMENTS

**SECOND FLOOR
PLAN (1,807 S.F.)**



**FIRST FLOOR
PLAN (1,831 S.F.)**

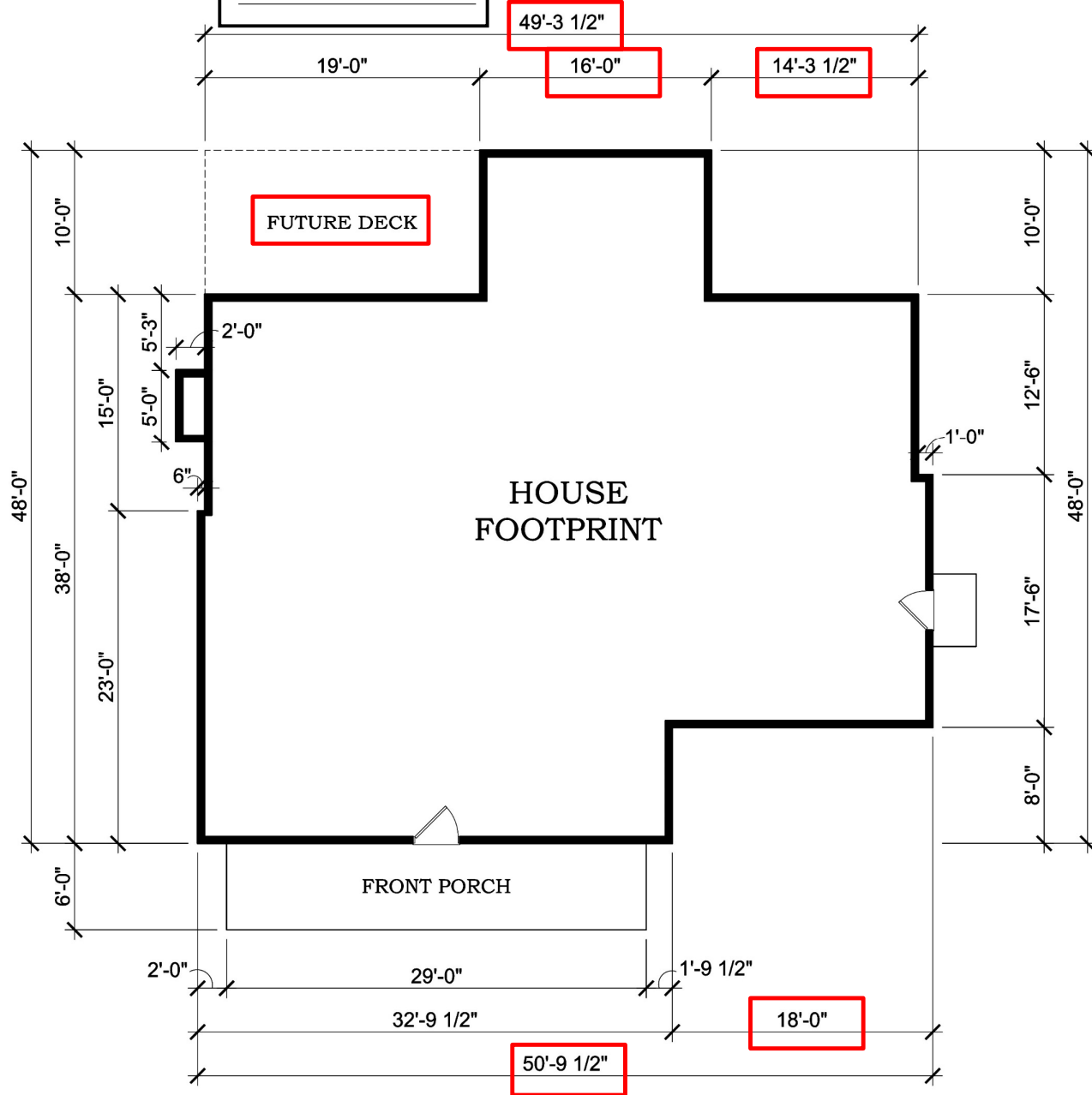


NOTE:
COMMENTS IN RED INDICATE
RECOMMENDATIONS FROM H.C.C.
DATED 4/03/2024

APPROVED
Montgomery County
Historic Preservation Commission
Rebecca Ballo

GARCIA RESIDENCE
ARCHITECTURE
COLLABORATIVE
DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS
AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE.
ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN
DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.

REVIEWED
By Rebecca Ballo at 2:56 pm, Sep 11, 2024



FOOTPRINT

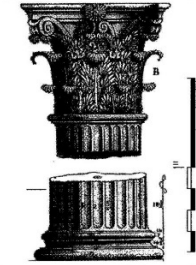
© 2024 David R. Robbins expressly reserves copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 468-7600 Fax: (410) 468-0903

GARCIA RESIDENCE
scale 3/16" = 1'
date 01/15/24
19820 WHITE GROUND ROAD
title

revisions	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS	HISTORICAL REVIEW COMMENT	REVIEW COMMENT	REMOVE SPLITTERS
01/16/24							
01/23/24							
02/26/24							
03/07/24							
03/12/24							
04/23/24							
04/23/24							
06/18/24							

SHEET #



H.C.C. COMMENTS & REVISIONS
08/09/24
CLIENT COMMENTS

REVIEWED
By Rebecca Ballo at 2:55 pm, Sep 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Rebecca Ballo

GARCIA RESIDENCE

ARCHITECTURE
COLLABORATIVE

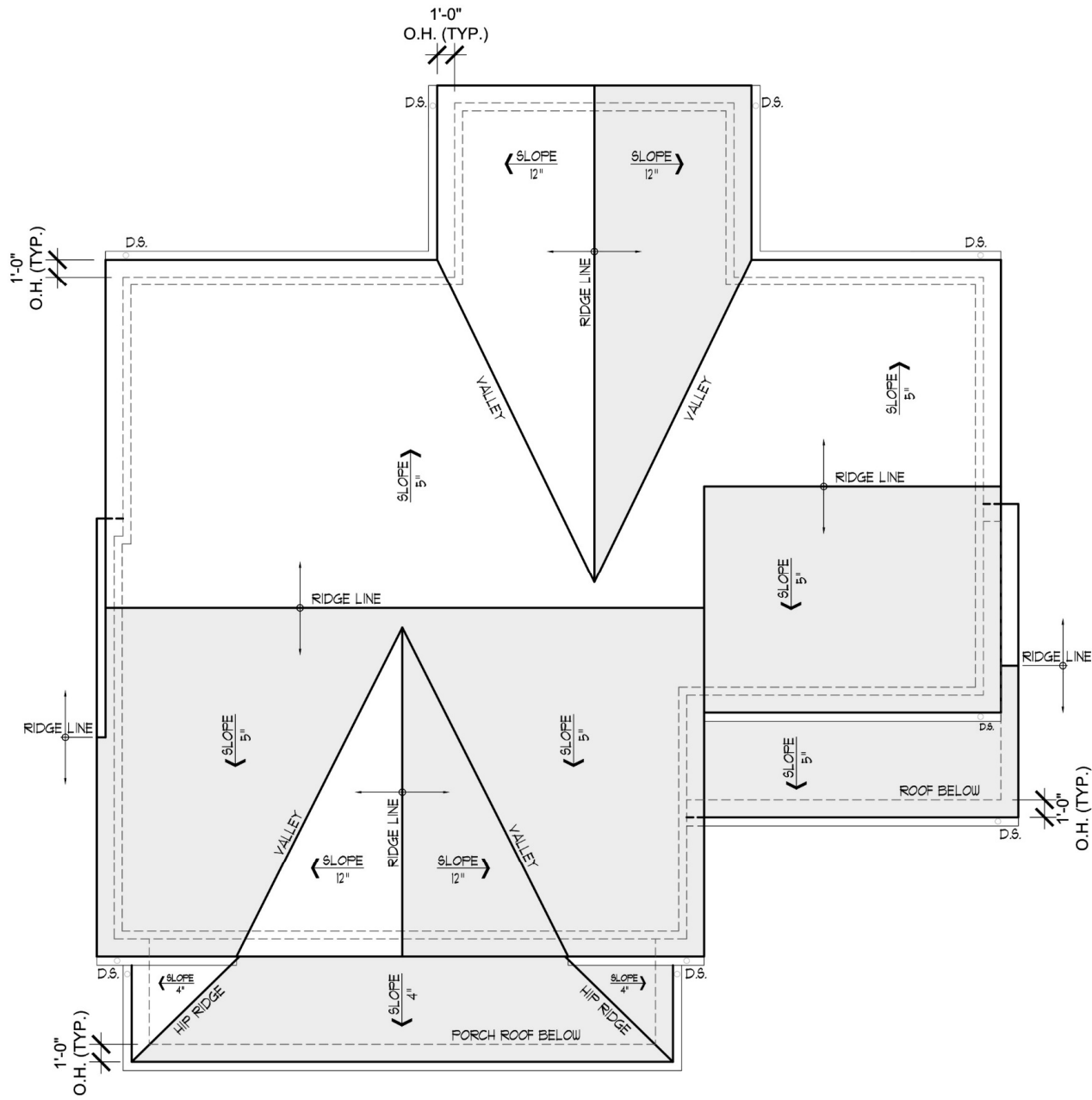
DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



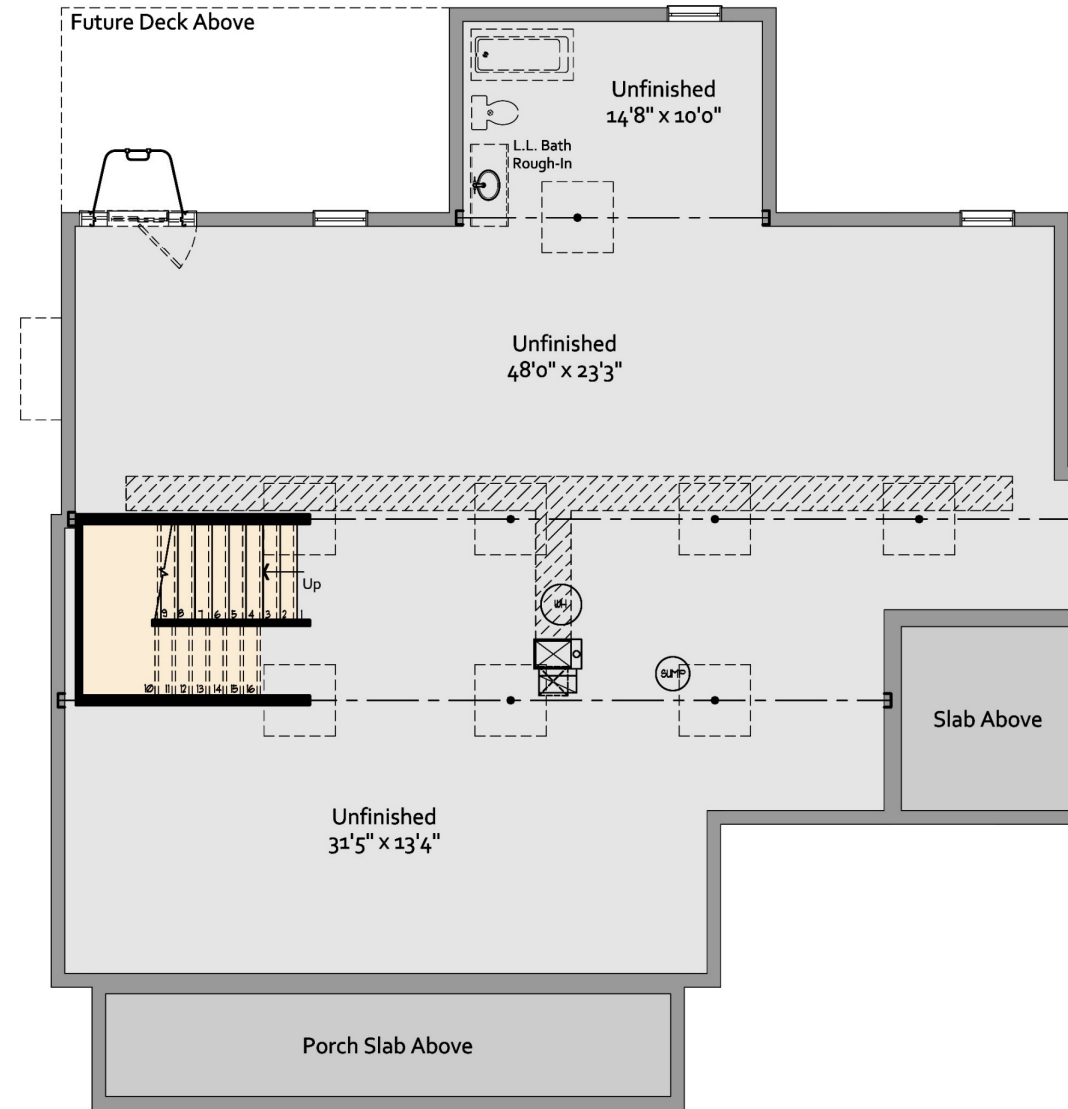
'19820 WHITE GROUND ROAD'

3,638

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 468-7600 Fax: (410) 468-0903



ROOF PLAN



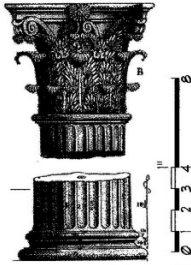
UNFINISHED LOWER LEVEL PLAN

© 2024 David R. Robbins expressly reserves copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

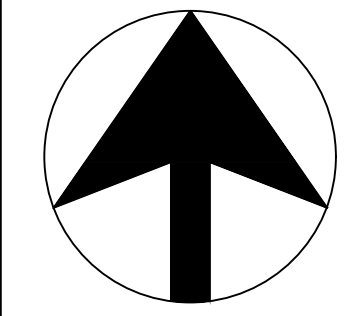
GARCIA RESIDENCE
GarciaResidence_19820WhiteGroundRoad.dwg
scale 3/16" = 1' FILE# 2024.01.15 date 01/15/24
19820 WHITE GROUND ROAD
title

revisions	CLIENT REVIEW COMMENT
01/16/24	CLIENT REVIEW COMMENT
01/23/24	HISTORICAL REVIEW COMMENT
02/23/24	HISTORICAL REVIEW COMMENT
02/26/24	BUILDER COMMENT
03/07/24	CLIENT / BUILDER & H.R. COMMENTS
03/12/24	CLIENT / BUILDER & H.R. COMMENTS
04/23/24	HISTORICAL REVIEW COMMENT
04/23/24	REVIEW COMMENT
06/18/24	REMOVE SHUTTERS

SHEET #

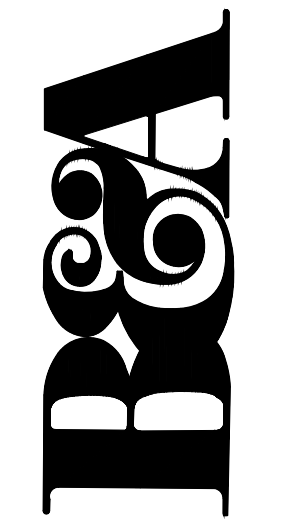


08/28/24 HPC COMMENTS & REVISIONS
08/09/24 CLIENT COMMENTS



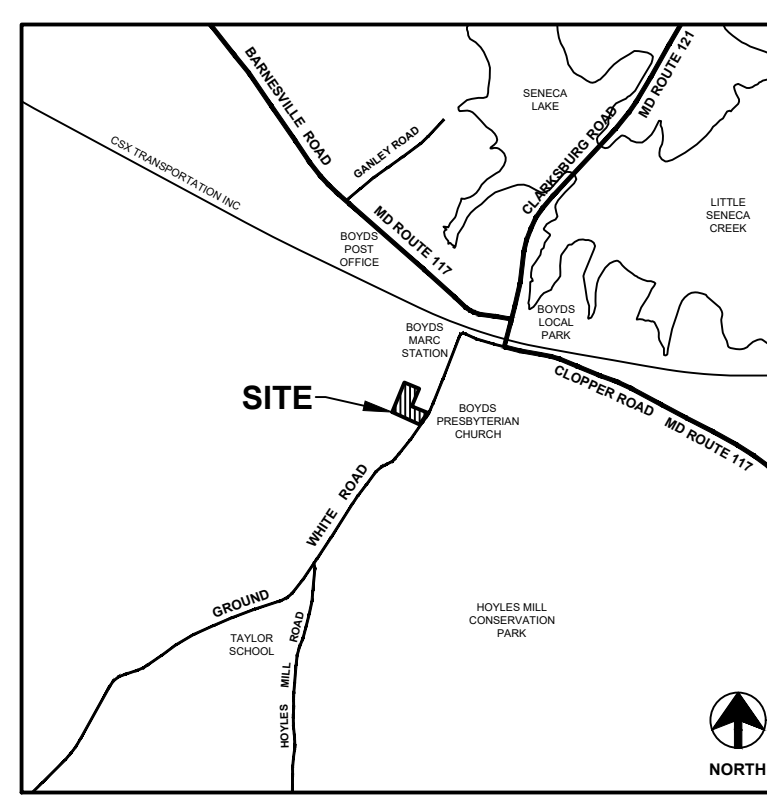
date: 08/15/2024
scale: 1" = 20'

Benning & Associates, Inc.
Landscape Architects
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 946-0246



SITE PLAN
19820 White Ground Road - P404
L.67100 F.128
Montgomery County, Maryland

PREPARED FOR:
**Danilza Del Carmen Garcia
& Jaime Antonio Garcia**
11134 Newport Mill Road
Kensington, MD 20895
Danilza: 301-728-983
Jaime: 301-755-4862
danilzag@yahoo.com
Chiry829@gmail.com



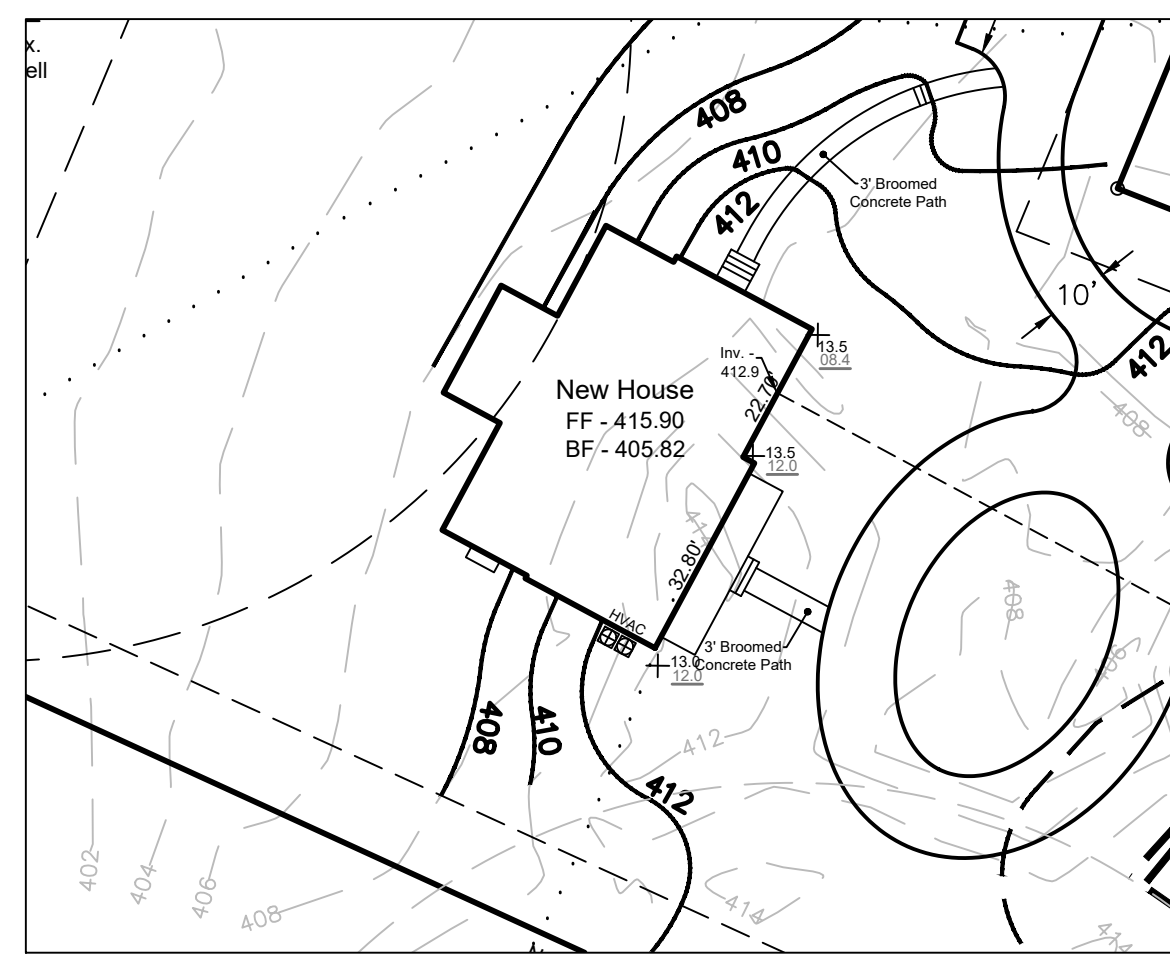
VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

1. L.67100 F.128
2. Area of property - 2.06 ac. (90,103 sf)
3. Zoning: R-200
4. Property served by private on-site well and septic system.

ZONING NOTES:

1. Setbacks - Front - 40' or EBL, whichever is greater
Side - 25' min. one side 12'
Rear - 30'
2. Minimum Lot Frontage - 25' at street
100' at front building line
3. Maximum Building Height - 50' if lot area is 40,000 sf or more.
Calculations -
32.8' section x avg. elev. 412.0 (pre-development) = 13,513.60'
22.7' section x avg. elev. 410.2 (post-development) = 9,311.54'
22,825.14 / 35.50' = 411.26' (average post-development front elevation)
FFE 415.9 + 28.33' (height from FFE to peak height of roof per architectural drawings) = 444.23'
444.23' - 411.26' = 32.97' (Average front elevation of building to peak height of roof)
4. Lot Coverage - 25% (including accessory buildings)
90,103 x 25% = 22,526 sf (maximum allowed)
New House footprint - 2,234 sf
Ex. Barns - 3,872 sf
Total - 6,108 sf (6.8%)
5. Maximum area allowed for parking in front yard (R-200) - 30%
Area of front yard - 6,969 sf
Area of proposed driveway - 1,376 sf
1,376 sf / 6,969 sf = 19.74%



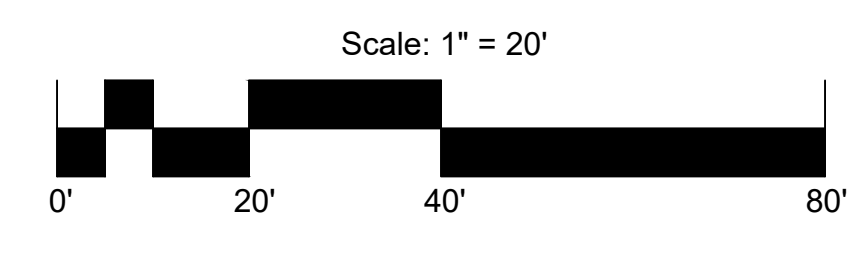
DETAIL VIEW: BUILDING HEIGHT EXHIBIT
1" = 30'

LEGEND:

- BUILDING RESTRICTION LINE — 17' BRL
- EX. OVERHEAD UTILITY — E
- INDEX CONTOUR (2' INTERVAL) — 300
- INTERMEDIATE CONTOUR — 304
- NEW UNDERGROUND UTILITY — E
- PROPERTY LINE (SUBJECT) — N 67°04'00" W
- PROPERTY LINE
- PROPOSED CONTOUR — 350
- PROPOSED HOUSE
- SEPTIC TANK
- SEPTIC TRENCHES
- WATER HOUSE CONNECTION — W
- WELL SITE W/ 100' NON-POLLUTION RADIUS
- EXISTING SPOT ELEVATION — 45.2
- PROPOSED SPOT ELEVATION — 46.7



REVIEWED
By: Rebecca Balle at 2:54 pm, Sep 11, 2024

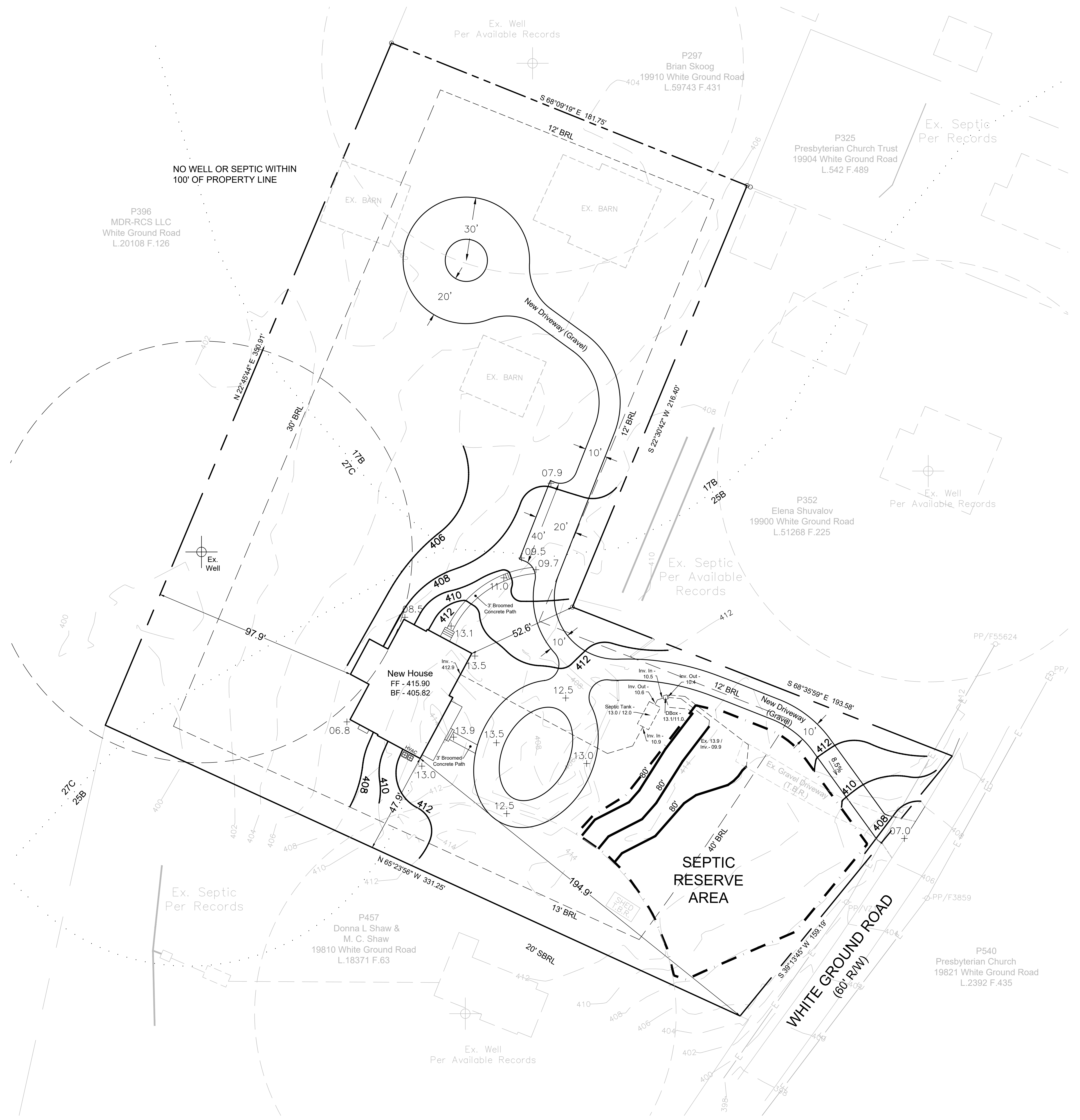


Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature: 08-15-2024 Date: 10-21-2024 Exp. Date



SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:
GOODE SURVEYS, LLC.
PO BOX 599
DAMASCUS, MD 20872
301-368-3700



WHITE GROUND ROAD
(60' RW)

SEPTIC RESERVE AREA

New House
FF - 415.90
BF - 405.82

NO WELL OR SEPTIC WITHIN
100' OF PROPERTY LINE

P396
MDR-RCS LLC
White Ground Road
L.20108 F.126

P297
Brian Skoog
19910 White Ground Road
L.59743 F.431

P325
Presbyterian Church Trust
19904 White Ground Road
L.542 F.489

P352
Elena Shuvalov
19900 White Ground Road
L.51268 F.225

P457
Donna L Shaw &
M. C. Shaw
19810 White Ground Road
L.18371 F.63

P540
Presbyterian Church
19821 White Ground Road
L.2392 F.435

New Construction Specification Sheet

Date: June 12, 2024

Property: EXE 104 Garcia – 19820 White Ground Road, Boyds, MD

Builder: Timberlake Homes, BT

Purchaser: Jaime & Danilza Garcia

House Design Name: Modified Linden

This New Construction Specification Sheet is intended to support the conditions required by the Montgomery County Historic Preservation Commission (HPC).



REVIEWED

By Rebecca Ballo at 2:54 pm, Sep 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission

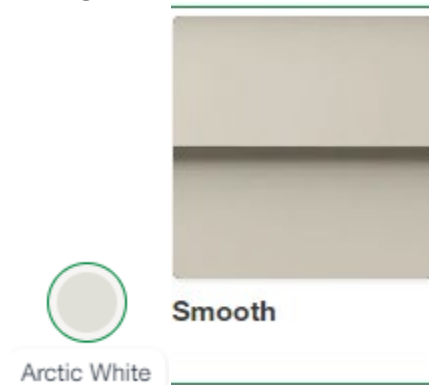


- **Roof Shingles:** Fiberglass Asphalt [GAF Timberline HDZ](#) – Charcoal

Notes: Seal tab GAF 30 Year self sealing, Architectural shingles over one (1) ply of #15 asphalt saturated felt, nailed and lapped in accordance with manufacturer’s recommendations with four (4) galvanized nails (or approved staples) per shingle.

- **Exterior Covering:**

Siding: – [Hardie Plank Lap Siding](#) – 7” white horizontal siding (4 sides)



REVIEWED

By Rebecca Ballo at 2:54 pm, Sep 11, 2024



Corner boards to be 5/4x4 Hardie Smooth, Arctic White

Soffit: White -Alside Greenbiar Vintage Beaded soffit

[Soffit - Alside](#)

Fascia & Rake: 6” Aluminum Wrap Facia

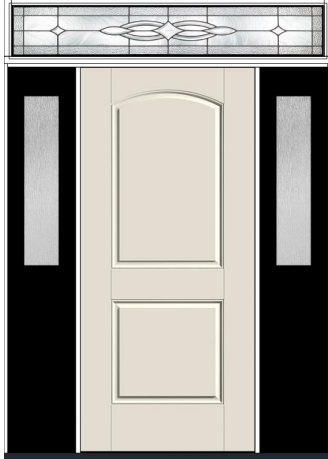
Gutters: [5” K Gutters with 2”x3” Downspouts](#), White

Notes: Accessories to include inside and outside corners, J channel and starter strip. J channel will be used at all siding transitions to windows.

- **Windows:** [PlyGem 1500 Series](#) Single Hung, White

Notes: Window Features include [Haas HWH902 Composite](#), page 87

- **Exterior Doors & Front Door Panels:** Therma Tru Smooth Star S608
- **Note:** Exterior door units to be Therma Tru doors. The fiberglass Smooth Star front door and steel side lite with adjustable sill, double lock boring configured.



T FIBERGLASS EXTERIOR SINGLE WITH 2 SIDELITES & TRANSOM SUM

Call Width:	3'0"
Call Width SL:	14"
Call Height:	6'8"
Call Height SL:	6'8"
Door Collection:	Smooth-Star®
Line:	Smooth-Star®
Glass Shape:	No Glass
Style Shape:	2 Panel Soft Arch
Glass Type:	No Glass
Style Option:	S200
Sidelite Collection:	Smooth-Star®
Sidelite Line:	
Sidelite Glass Shape:	1/2 Lite
Sidelite Style Shape:	Half Lite Sidelite 1 Panel
Sidelite Glass Type:	Privacy & Textured Glass
Sidelite Glass Design:	Rain Glass
Sidelite Frame Profile:	Scroll Profile
Style Option - Sidelite:	S210XRSL-ADVS
Transom Collection:	Smooth-Star®
Transom Glass Type:	Decorative Glass
Transom Glass Design:	Wellesley™
Transom Caming:	Black Nickel
Style Option - Transom:	19730T
Door Prefinish:	Unfinished
Jamb Prefinish:	Unfinished

REVIEWED

By Rebecca Ballo at 2:54 pm, Sep 11, 2024

-
- **Front Porch:** Concrete

Notes: Concrete porch with stone face, broom finished with a 2% slope toward the street.

-
- **Chimney - None**

Notes: NO CHIMNEY- Direct Vent Heat System.

-
- **Driveway:** Gravel CR6

Notes

-
- **Walkway:** Concrete

Notes: Exterior lead walk will be broom finished with a 2% slope toward the street.

-
- **Environmental Stone:** [Ledgestone Stone Veneer](#) | [StoneWorks](#) ([estoneworks.com](#))

Notes:

Style: Traditional

Profile: Ledgestone Cladding (featuring stacked stone rectangles that emphasize the horizontal joints).



REVIEWED

By Rebecca Ballo at 2:54 pm, Sep 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission



-
- **Concrete**

Notes:

Wall Footings: Footing and wall mix to be a minimum of 3,000 PSI at 28 day compressive break.

Column Footings: Minimum of 4” below finished slab elevation and all areas of slab work are a minimum of 4” of concrete throughout.

Foundation: 8 inch thick wall by 7 foot 6 inch high full basement walls. Rock stamped

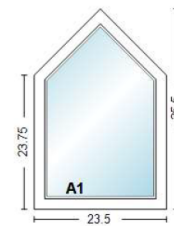


REVIEWED
By Rebecca Ballo at 2:54 pm, Sep 11, 2024



Gothic Window

LineItem #	Description
1-1	Rough Opening: 24 X 36.10355, Frame: 23.5 X 35.5 Product Unit 1:1500 Brickmould Pentagon Dimensions Traditional (1/2" under Call Size), Call Size 2-0 3-0, Frame Size 23.5 X 35.5, Frame Short Side = 23.75 Color Exterior = White, Interior = White Unit Type Brickmould, Matching Window Type = Single Hung, Nailing Fin Unit Performance FW-LC55 (DP +55/-55), No Thermal Requirement, U-Factor = 0.47, SHGC = 0.65, VLT = 0.68, CPD = PWG-M-167-09708-00004, STC Rating = 26 Glass Warm Edge (WE), Non-Metal, Double Glazed, 7/8", Annealed Wrapping - Frame Options Integral J-Channel, Nail Fin Setback 1 3/8" Wrapping - Packaging Options Standard



Notes:

- **Exterior Lights:**

Notes: Outside lights: Entry Door PS765 -20 Antique Bronze 7" L -1/4" Depth, 15- 1/4" ht. 100 w max



Secondary Door: PS607-20 Anique Bronze 4-916" L., 6-1/8" Depth, 8-5/8"ht H/CTR 2- 1/16". 100wmax



Notes:

- **Porch columns** [10" x 10" Square Fiberglass Columns - Non-Tapered, Plain - Pultruded - – Worthington Millwork](#)

Notes: 10" plain square columns. Not tapered, not fluted, not recessed



- **Rear Sliding Door** [1500 Sliding Patio Door - Ply Gem](#)

- Notes:

- **Railing At Rear Sliding Door**

Notes: [safety rail](#) White vinyl rails (required by code)

- **Ridge Vent**

Notes [GAF](#)

REVIEWED
By Rebecca Ballo at 2:54 pm, Sep 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission



FIXED 2030 GOTHIC WINDOW w/ TRIM SURROUND

TOP OF RIDGE
 MIDPOINT OF ROOF
 TOP OF PLATE
 TOP OF 2ND FLOOR
 TOP OF 1ST FLOOR
 APPROX. GRADE

30'-2" +/-
 27'-0" +/-
 8'-1" +/-
 10'-1" +/-
 1'-10" +/-



FRONT ELEVATION

2-PANEL DOOR w/ TOP ARCHED PANEL. 12" SIDLITES & TRANSOM w/ 4" HARDIE BOARD TRIM

10" SQUARE WHITE COLUMNS

WHITE 14"X30" LOUVERED VENT (TYP. OF 4)

1 OVER 1 WINDOWS w/ VINYL & ALUMINUM WRAPPED 4" TRIM SURROUND w/ 6" WINDOW HEAD AND 2" CAP

6" ALUMINUM WRAPPED RAKE & DECORATIVE SUB-RAKE (TYP. ALL 4 SIDES)

10" SQUARE WHITE COLUMNS

CONCRETE PORCH w/ STACKED STONE FACE & BROOM BRUSHED TOP FINISH

GARCIA RESIDENCE

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'19820 WHITE GROUND ROAD'

CONTINUOUS RIDGE VENT
 ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

4" WHITE HARDIE CORNER BOARD

6" ALUMINUM WRAPPED FACIAS w/ VINTAGE VINYL BEADED SOFFIT & DECORATIVE CROWN FRIEZE BOARD (TYP. ALL 4 SIDES)

1 OVER 1 WINDOWS w/ VINYL & ALUMINUM WRAPPED 4" TRIM SURROUND w/ 6" WINDOW HEAD AND 2" CAP

7" WHITE HORIZONTAL HARDIE-PLANK SIDING (ALL SIDES)

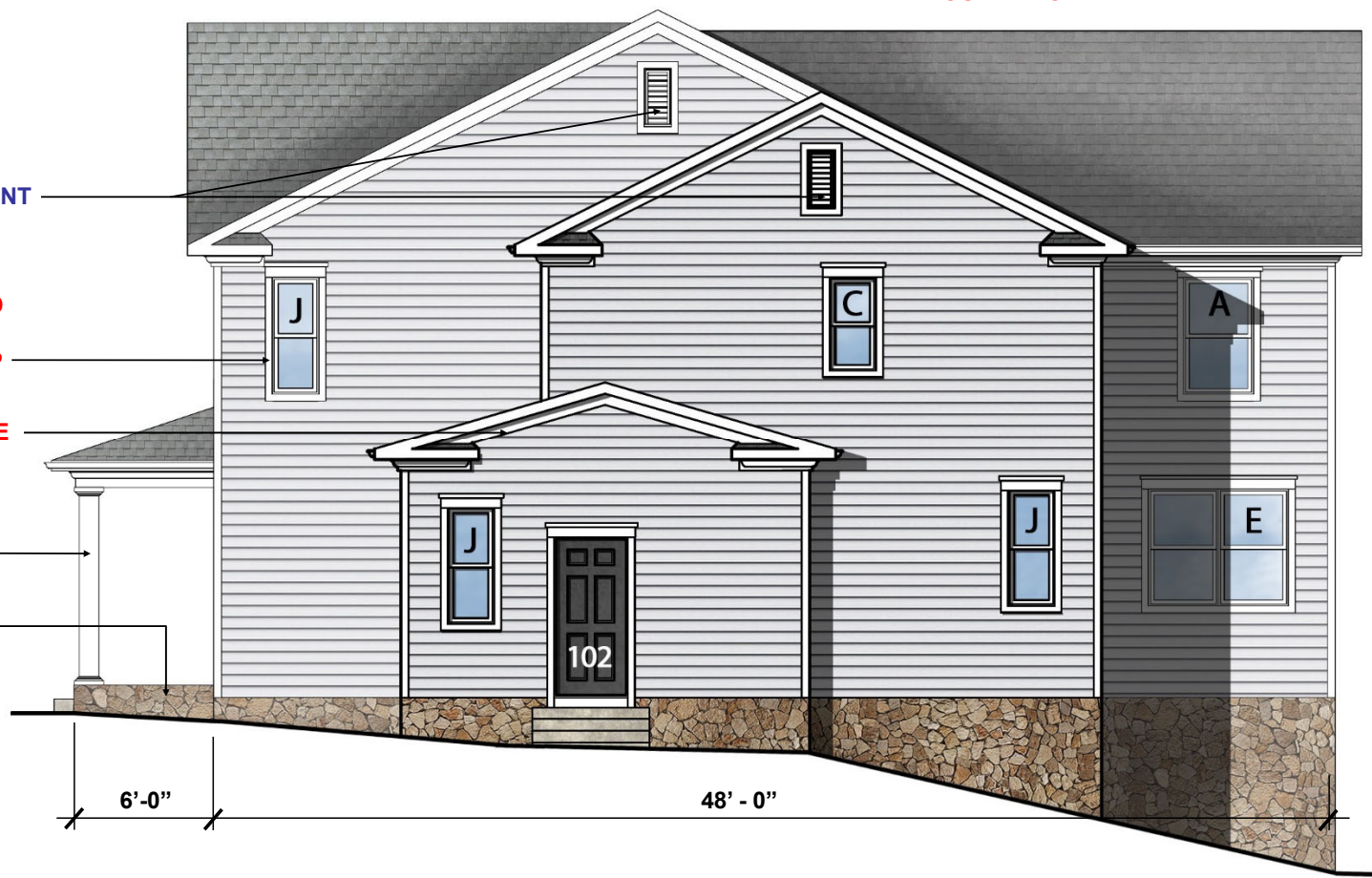
STACKED STONE @ FRONT PORCH AND FOUNDATION WALL

APPROVED
 Montgomery County
 Historic Preservation Commission

REVIEWED

By Rebecca Ballo at 2:42 pm, Sep 11, 2024

NOTE:
 COMMENTS IN RED INDICATE RECOMMENDATIONS FROM H.C.C. DATED 4/03/2024



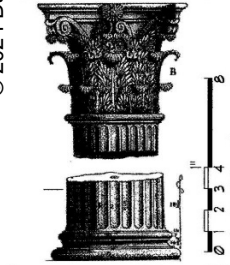
RIGHT ELEVATION

Architecture Collaborative, Inc.
 Ellicot City, MD 21043
 8334 Main Street
 www.archcol.com
 Tel.: (410) 468-7500 Fax: (410) 468-0903

content
GARCIA RESIDENCE
 scale 3/16" = 1'
 FILE# 2024.01.15
 date 01/15/24
 title
19820 WHITE GROUND ROAD

revisions	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT
01/16/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT
01/23/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT
02/23/24	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
03/07/24	CLIENT / BUILDER & H.R. COMMENTS	HISTORICAL REVIEW COMMENT
04/23/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT
04/23/24	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT
06/18/24	REMOVE SHUTTERS	

SHEET #



© 2024 David R. Robbins expressly reserves copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

H.C.C. COMMENTS & REVISIONS
 CLIENT COMMENTS
 WINDOW & DOOR SCHEDULE

CONTINUOUS RIDGE VENT

GABLE PITCH AND WIDTH TO MATCH FRONT ELEVATION

4" WHITE HARDIE CORNER BOARD

1 OVER 1 WINDOWS w/ 4" ALUMINUM WRAPPED OR VINYL SURROUND w/ 6" WINDOW HEAD AND 2" CAP

GROUPED TWIN WINDOWS @ REAR ELEVATIONS



REAR ELEVATION

49' - 3 1/2"

6" ALUMINUM WRAPPED RAKE & DECORATIVE SUB-RAKE (TYP. ALL 4 SIDES)

WHITE 14"X30" LOUVERED VENT (TYP. OF 4)

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

6" ALUMINUM WRAPPED FACIAS w/ VINTAGE VINYL BEADED SOFFIT & DECORATIVE CROWN FRIEZE BOARD

1 OVER 1 WINDOWS w/ 4" ALUMINUM WRAPPED OR VINYL SURROUND w/ 6" WINDOW HEAD AND 2" CAP

7" WHITE HORIZONTAL HARDIE-PLANK SIDING (ALL SIDES)

ROCK STAMPED CONCRETE FOUNDATION @ BOTH SIDES AND REAR



LEFT ELEVATION

48' - 0"

TOP OF RIDGE

MIDPOINT OF ROOF

TOP OF PLATE

TOP OF 2ND FLOOR

TOP OF 1ST FLOOR

APPROX. GRADE

30' - 2" +/-

27' - 0" +/-

10' - 1" +/-

1' - 10" +/-

GARCIA RESIDENCE

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'19820 WHITE GROUND ROAD'

NOTE:

COMMENTS IN RED INDICATE RECOMMENDATIONS FROM H.C.C. DATED 4/03/2024

REVIEWED

By Rebecca Ballo at 2:42 pm, Sep 11, 2024

APPROVED

Montgomery County
Historic Preservation Commission

GARCIA RESIDENCE

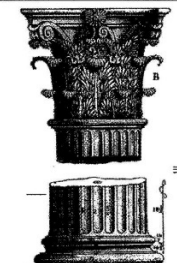
content
scale 3/16" = 1'
GarciaResidence_ Linden_Renderings_drw1
FILE# 2024.01.15
date 01/15/24

19820 WHITE GROUND ROAD

title

revisions	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS
01/16/24				
01/23/24				
02/23/24				
02/26/24				
03/07/24				
03/12/24				
04/23/24				
04/23/24				
06/18/24				
				REMOVE SHUTTERS

SHEET #



© 2024 David R. Robbins expressly reserves copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

H.C.C. COMMENTS & REVISIONS
08/25/24
08/03/24
09/04/24
CLIENT COMMENTS
WINDOW & DOOR SCHEDULE

**SECOND FLOOR
PLAN (1,807 S.F.)**



**FIRST FLOOR
PLAN (1,831 S.F.)**



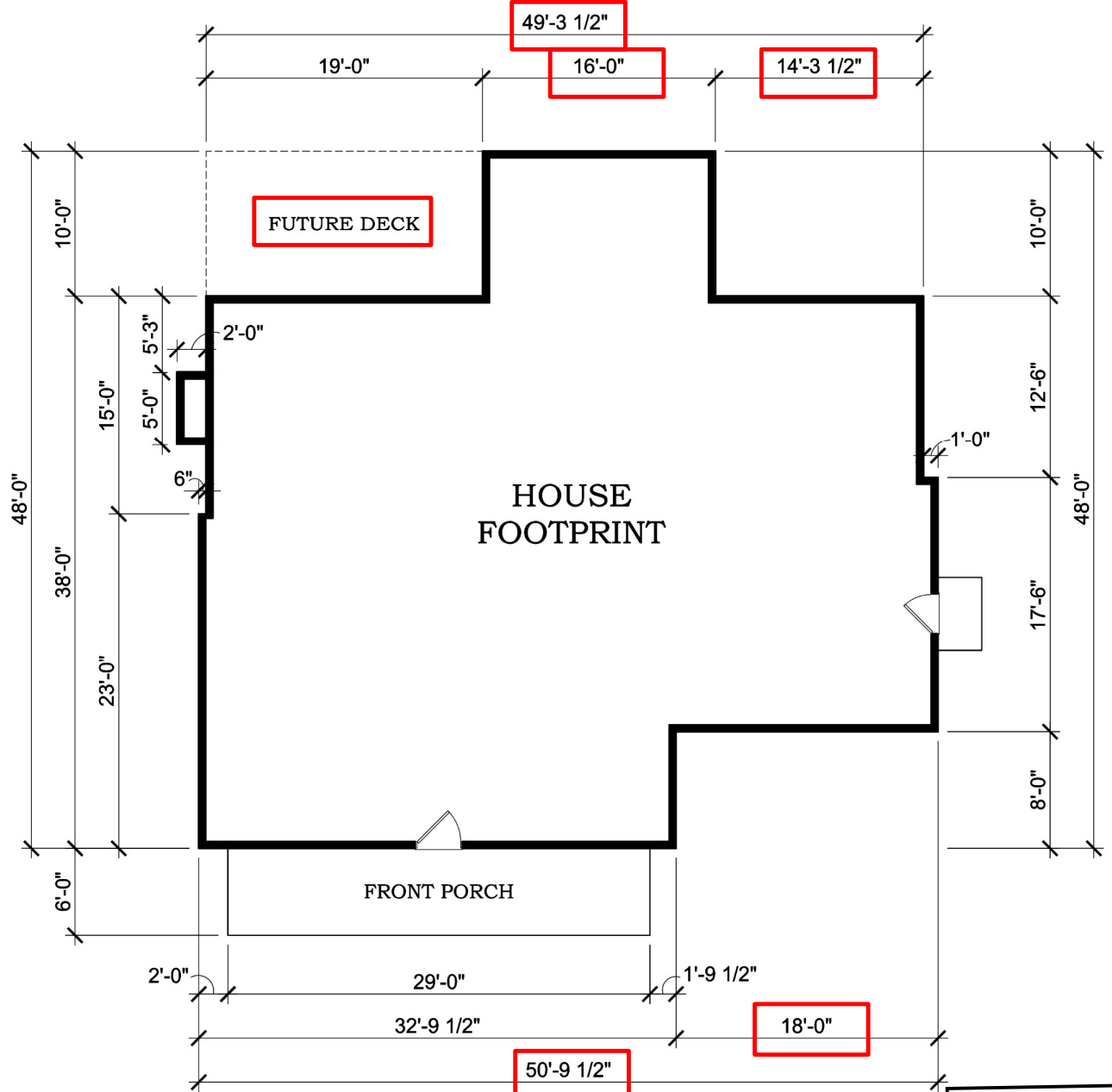
NOTE:
COMMENTS IN RED INDICATE
RECOMMENDATIONS FROM H.C.C.
DATED 4/03/2024

**GARCIA RESIDENCE
ARCHITECTURE
COLLABORATIVE**

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



**'19820 WHITE GROUND ROAD'
3,638**



FOOTPRINT REVIEWED
By Rebecca Ballo at 2:42 pm, Sep 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission

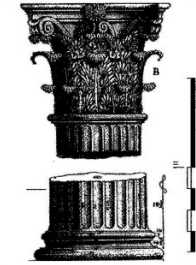
© 2024 David R. Robbins expressly reserves copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 468-7600 Fax: (410) 468-0903

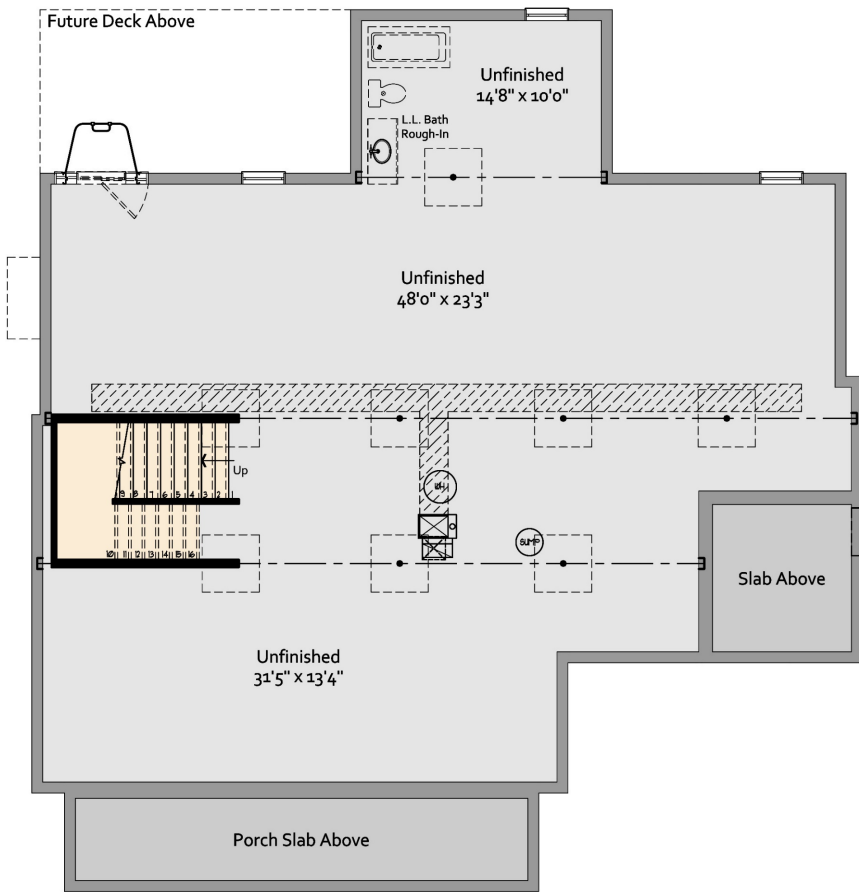
GARCIA RESIDENCE
scale 3/16" = 1'
date 01/15/24
19820 WHITE GROUND ROAD

revisions	CLIENT REVIEW COMMENT
01/16/24	HISTORICAL REVIEW COMMENT
02/23/24	HISTORICAL REVIEW COMMENT
02/26/24	BUILDER COMMENT
03/07/24	CLIENT / BUILDER & H.R. COMMENTS
04/23/24	HISTORICAL REVIEW COMMENT
04/23/24	REVIEW COMMENT
06/18/24	REMOVE SHUTTERS

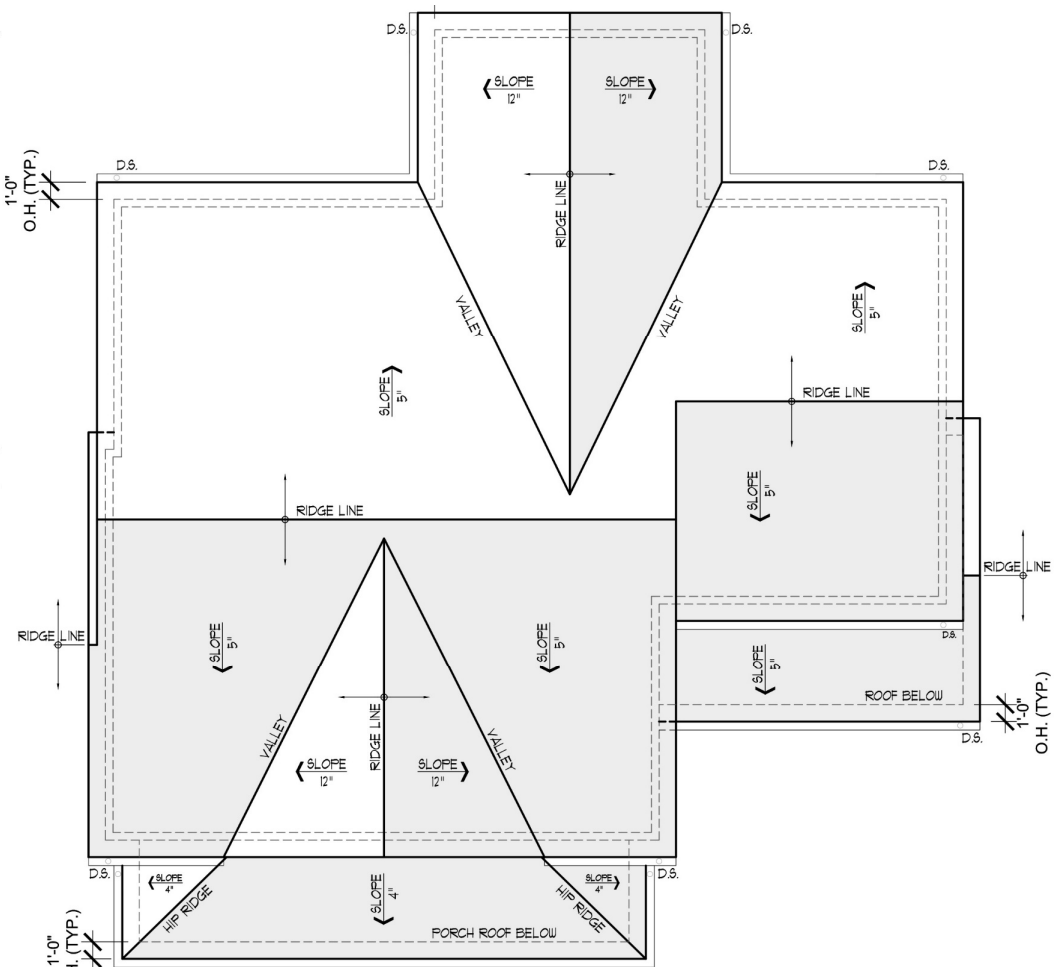
SHEET #



H.C.C. COMMENTS & REVISIONS
08/09/24
09/04/24
CLIENT COMMENTS
WINDOW & DOOR SCHEDULE



UNFINISHED LOWER LEVEL PLAN



ROOF PLAN

REVIEWED

By Rebecca Ballo at 2:42 pm, Sep 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission

Rebecca Ballo

GARCIA RESIDENCE

ARCHITECTURE
COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'19820 WHITE GROUND ROAD'

3,638 ✓

WINDOW SCHEDULE

No.	Mfr. Call-Out	R.O. = Width x Height	Qty.	Wall sys.	Window Type / Material	Glazing Type	Ext. Color	Screens	Egress	Remarks
A	3-0 5-0	(2'-11 1/2" x 4'-11 1/2")	14	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	Yes	(1) Tempered at Buddy Bath
B	3-0 6-0	(2'-11 1/2" x 5'-11 1/2")	3	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	Yes	
C	2-0 4-0	(1'-11 1/2" x 3'-11 1/2")	3	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	No	
D	Pentagon 2-0 3-0	(23 1/2" x 35 1/2") short side (23 3/4")	1	2x6	Double Hung/ Vinyl	Low-E, Grills - none	White	No	N/A	
E	3-0 TWIN 5-0	(5'-11 1/2" x 4'-11 1/2")	2	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	Yes	
F	2-4 TWIN 5-0	(4'-7 1/2" x 4'-11 1/2")	2	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	No	
G	2-4 TWIN 6-0	(4'-7 1/2" x 5'-11 1/2")	4	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	No	
H	2-0 3-0	(1'-11 1/2" x 2'-11 1/2")	3	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	No	(3) Tempered at Owner's Bath
I	2-0 6-0	(1'-11 1/2" x 5'-11 1/2")	4	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	No	(1) Tempered at Stair
J	2-0 5-0	(1'-11 1/2" x 4'-11 1/2")	4	2x6	Double Hung/ Vinyl	Low-E, Grills 1/1	White	Yes	No	

DOOR SCHEDULE

No.	Mfr. Call-out	R.O. = Width x Height	Door Type	Wall Sys.	Location	Swing (from outside (room))	Remarks
100	Therma-Tru Door w/side lights	(66 1/2" X 81 1/2")	Exterior Front Entry	2x6	Foyer	Left hand	66 1/2"x13" R.O. Transom above
101	Ply Gem 1500 Vinyl Slider	(71 1/2" x 81 1/2")	Exterior Vinyl Slider	2x6	Breakfast	slide left	Insulating Glass Low-E Tempered
102	Fiberglas 6-Panel	(2'-10" x 6'-9")	Exterior Side Entry	2x6	Unfinished Storage	Right hand	
103	(2) 2/0 Double	(4'-2" x 6'-9")	Wood 2-panel	2x6	Stair Hall	N/A	
104	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	Pantry/Arrival	Left hand	
105	2/6 Single	(2'-8" x 6'-9")	Wood 2-panel	2x4	Storage/Arrival	Left hand	
106	2/8 Interior Garage Door	(2'-10" x 6'-9")	Wood 2-panel	2x6	Storage/Arrival	Left hand	
107	3/0 Single	(3'-2" x 6'-9")	Wood 2-panel	2x4	In-Law Bath/Arrival	Left hand	
108	3/0 Single	(3'-2" x 6'-9")	Wood 2-panel	2x4	In-Law Suite	Left hand	
109	(2)2/0 Double	(4'-2" x 6'-9")	Wood 2-panel	2x4	In-Law Suite	N/A	
110	Opt. 3/0 Single	(3'-2" x 6'-9")	Wood 2-panel	2x4	In-Law Bath	Right hand	
111	Opt. 2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	Powder Rm/Arrival	Right hand	
112	Opt. (2) 2/0 French Double	(4'-2" X 6'-9")	15-Lite French	2x4	Library/Foyer	N/A	
201	2/6 Single	(2'-8" x 6'-9")	Wood 2-panel	2x4	Bedroom 3/Hallway	Left hand	
202	(2) 2/0 Double	(4'-2" x 6'-9")	Wood 2-panel	2x4	Bedroom 3	N/A	
203	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	Buddy Bath/Bdrm 3	Right hand	Transition strip
204	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	Buddy Bath	Right hand	Transition strip
205	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	Buddy Bath/Bdrm 4	Left hand	Transition strip
206	2/6 Single	(2'-8" x 6'-9")	Wood 2-panel	2x4	Bedroom 4/Hallway	Right hand	
207	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	W.I.C./Bdrm 4	Left hand	
208	2/6 Single	(2'-8" x 6'-9")	Wood 2-panel	2x4	Bedroom 2	Right hand	
209	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	W.I.C./Bdrm 2	Left hand	
210	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	Bath/ Bdrm 2	Left hand	Transition strip
211	(2) 1/6 Double	(1'-8" X 6'-9")	Wood 2-panel	2x4	Linen/Hallway	N/A	
212	(2) 2/6 Double	(5'-2" x 6'-9")	Wood 2-panel	2x4	Primary Suite/Vest.	N/A	
213	2/8 Single	(2'-10" x 6'-9")	Wood 2-panel	2x4	Laundry/Vest.	Right hand	Transition strip
214	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	W.I.C./Laundry	Right hand	Transition strip
215	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	W.I.C./Primary Ste.	Right hand	
216	2/0 Single	(2'-2" x 6'-9")	Wood 2-panel	2x4	Linen/Primary Ste.	Left hand	
217	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	Primary Bath	Left hand	Transition strip
218	2/4 Single	(2'-6" x 6'-9")	Wood 2-panel	2x4	Toilet Rm/Primary	Left hand	Transition strip

WINDOW & DOOR SCHEDULE

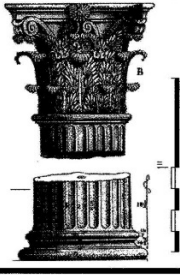
© 2024 David R. Robbins expressly reserves copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner.

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 468-7600 Fax: (410) 468-0903

GARCIA RESIDENCE
GarciaResidence - Under Renderings date 01/15/24
scale 3/16" = 1' FILE# 2024.01.15
19820 WHITE GROUND ROAD

revisions	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS	HISTORICAL REVIEW COMMENT	REVIEW COMMENT	REMOVE CHANGES
01/16/24							
01/23/24							
02/23/24							
02/26/24							
03/07/24							
03/12/24							
04/23/24							
04/29/24							
06/18/24							

SHEET #



05/25/24 HPC COMMENTS & REVISIONS
08/09/24 CLIENT COMMENTS
09/04/24 WINDOW & DOOR SCHEDULE