

HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burdtt
Chairman

March 4, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, Director

Department of Permitting Services

FROM: Dan Bruechert

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1093444 - Partial Demolition and Building Additoin

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>approved</u> at the February 18, 2024 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Augusto Tono

Address: 10220 Capitol View Ave., Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301-563-3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



ADDITION PROJECT REMODELING EXISTING

10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910

PROJECT NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO EXECUTION OF CONTRACT WORK IF DISCREPANCIES
- 2. PROVIDE R-49 INSULATION IN ATTIC. ALSO PROVIDE R-20 INSULATION ON ALL EXTERIOR WALLS WHERE APPLICABLE.
- 3. SOIL DESIGN VALUE REQ'D: 1,500 PSF FOR FOOTINGS FOUNDED ON UNDISTURBED SOIL DESIGN SOIL BEARING SHALL BE FIELD
- . FOUNDATION: BOTTOMS OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF ONE FOOT INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 30 INCHES BELOW FINISH GRADE. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED TO SUIT FIELD CONDITIONS. ALL FOUNDATION WORK TO BE APPROVED BY BUILDING INSPECTOR OR PROFESSIONAL ENGINEER PRIOR TO POURING CONCRETE.
- CONCRETE: ALL CONCRETE SHALL CONFORM TO ACI CODE 318 AND INTERNATIONAL BUILDING CODES. 28 DAYS STRENGTH SHALL BE Fc' = 3000 PSI FOR FOOTINGS. ALL CONCRETE SHALL BE NORMAL WEIGHT.
- CONCRETE PROTECTION FOR REINFORCEMENT: REINFORGING BARS AND MESH TO HAVE MINIMUM CONCRETE COVER AS
- REINFORCING STEEL: ALL REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60, WELDED WIRE MESH TO CONFORM TO ASTM A-185. FABRICATE AND PROVIDE STANDARD SUPPORTING ACCESSORIES IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES AC-315-80 AND CRSI STANDARDS. PROVIDE PLACING ACCESSORIES IN ACCORDANCE WITH ACI RECOMMENDATIONS
- FOUNDATION WALL: CONCRETE MASONRY UNIT (CMU) FOUNDATION WALLS SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02/TMS 402-02) CHAPTER I, 2 AND 3. MINIMUM HORIZONTAL JOINT REINFORCEMENT CONSISTING OF NOT LESS THAN TWO CONTINUOUS WIRES EACH WITH MINIMUM CROSS-SECTIONAL AREA OF 0.017 SQUARE INCH (9 GAGE) SHALL REINFORCEMENT SHALL CONSIST OF ONE #5 REBAR @ 16" OC MAXIMUM, CELLS HAVING VERTICAL REINFORCEMENT SHALL BE FILLED WITH EA GRAVEL CONCRETE OR MASONRY GROUT MEETING THE REQUIREMENTS OF ASTM C476. VERTICAL STEEL REINFORCEMENT SHALL BE PLACED NOT MORE THAN 2 INCHES FROM THE INSIDE FACE OF THE WALLS.
- FOUNDATION ANCHORAGE: ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE TOP OF THE FOUNDATION WALL WITH 1/2" DIAMETER ANCHOR BOLTS SPACED OF 48" ON CENTER.
- 10. WOOD FRAMING: ALL WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION MANUAL" LATEST EDITION. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE NO 2 MMG 19% (INCLUDING TOP PLATED, HEADERS, JOISTS, STUDS, RAFTERS, AND POSTS) OR EQUAL. ALL LUMBER IN CONTACT WITH CONCRETE SLAB TO BE MOISTURE PROOFED TREATED LUMBER. FIRE RETARDANT TREATED LUMBER IS UNACCEPTABLE.

FRAMING LUMBER SHALL BE FB = 1200 PSI MINIMUM. TOP PLATE SPLICES MUST BE STAGGERED A MINIMUM OF 4 FEET AND OCCUR OVER STUD. WHERE CUTTING OF TOP PLATE MORE THAN HALF WIDTH IS NECESSARY, A METAL TIE NOT LESS THAN EIGHTEEN GAUGE 04 INCH THICKNESS AND I 1/2" WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16D NAILS.

ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY. SHEATHING FASTENING METHOD TO CONFIRM WITH INTERNATIONAL BUILDING CODES.

CONVENTIONAL FLOOR JOISTS SHALL MEET THE PERFORMANCE STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY. SHEATHING FASTENING METHOD TO CONFIRM WITH INTERNATIONAL BUILDING CODES.

CONVENTIONAL JOISTS OR RAFTERS SHALL HAVE BRIDGING AT A MINIMUM OF 8' - 0" . CUT AND NOTCH HOLES SIZE AND LOCATIONS SHALL CONFORM WITH THE RECOMMENDATION OF BUILDING INSPECTOR OR PROFESSIONAL ENGINEER. SUBMIT 3 COPIES OF TRUSS FABRICATORS SHOP DRAWING SIGNED AND SEALED BY A P. E. AS REQUIRED FOR APPROVAL PRIOR TO FABRICATION AND ERECTION OF PREFABRICATED TRUSSES. PREFABRICATED TRUSSES SHALL BE CENTERED OVER STUD WHENEVER RESPECTIVE SPACING COINCIDES AND METAL SHARP ANCHOR TO BE USED AT SUCH INTERVAL. NOT CUTS OR HOLES PERMITTED IN ANY PART OF TRUSS, UNLESS OTHERWISE INDICATED AND APPROVED BY TRUSS DESIGNER. ON SITE STORAGE OF ALL PREFABRICATED WOOD TRUSSES SHALL BE ON LEVEL GRADE, PROTECTED FROM MOISTER AND/ OR GROUND CONDITIONS, AND LAID FLAT UNLESS OTHERWISE INDICATED BY MANUFACTURERS RECOMMENDATION. ALL LATERAL BRIDGING AND BRACING AS REQUIRED BY TRUSS DESIGNER SHALL BE INSTALLED.

- WIND BRACING: EXTERIOR SHEATHING TO BE 1/2" PLYWOOD. FASTENERS ARE 1 1/8" TO 1 1/4" 10-D SMOOTH OR 8 D DEFORMED NAILS AT 8" OC NAILING THE EDGES AND AT 12" OC INTERMEDIATE.
- 12. ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY AND AT EXTERIOR AREAS SHALL BE PRESSURE TREATED.
- 13. LINTEL: AT WOOD WALL USE 2-2X IO FOR UP TO 6 FT SPAN WITH MINIMUM 2 STUDS EACH END.

APPLICABLE CODE: INTERNATIONAL RESIDENTIAL CODE '2018 14. ALL ENERGY COMPONENTS SHALL MEET OR EXCEED MODEL ENERGY CODE REQUIREMENTS. AN ENERGY EVALUATION SHALL BE PERFORMED & SUBMITTED BY AN AUTHORIZED INSULATION OR ENERGY EVALUATION COMPANY.

- 15. ALL PLUMBING, ELECTRICAL AND HVAC WORK SHALL BE DONE BY LICENSED CONTRACTORS IN THEIR FIELD WITH SEPARATE
- 16. PROVIDE SMOKE DETECTORS IN BASEMENT, STAIR, BEDROOMS AND HALL. SMOKE DETECTORS ARE TO BE INTERCONNECTED
- WIRED TO POWER SOURCE AND WITH BATTERY BACK UP.

AIR LEAKAGE

- BUILDING THERMAL ENVELOPE:
- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AND AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
- I. ALL JOINTS, SEAMS AND PENETRATIONS. 2. SITE-BUILTS WINDOWS, DOORS AND SKYLIGHTS.
- 3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING. 4. UTILITY PENETRATIONS.
- 5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE. 6. KNEE WALLS.
- 7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES. 8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
- 9. COMMON WALLS BETWEEN DWELLING UNITS.
- IO. ATTIC ACCESS OPENINGS. II. RIM JOIST JUNCTION. 12. OTHER SOURCES OF INFILTRATION.

EXISTING CONDITIONS PHOTOS FRONT AND REAR



MATERIAL SYMBOLS

CONCRETE GRAVEL RIGID INSULATION BRICK GRANITE CEMENT SETTING BED EARTH BATT INSULATION

ABBREVIATIONS

ALUM.	ALUMINUM	INSUL.	INSULATION
A.C.T.	ACOUSTICAL CEILING TILE	JT.	JOINT
&	AND	MTL.	METAL
@	AT	MIN.	MINIMUM
A.D.	AREA DRAIN	N.	NORTH
AVE.	AVENUE	NIC.	NOT IN CONTRACT
BLDG.	BUILDING	O.C.	ON CENTER (S)
CONC.	CONCRETE	OPT.	OPPOSITE
C.M.U.	CONCRETE MASONRY WALL	REINF.	REINFORCED (METAL)
CONT.	CONTINUOUS	P.L.	PLASTIC LAMINATE
DEM.	DEMOLITION, DEMOLISH	RT.	ROUTE
S.B.O.	SELECTION BY OWNER	SHT	SHEET
DIA (Ø)	DIAMETER	SIM.	SIMILAR
DMG.	DRAWING	S.S.	STAINLESS STEEL
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATION	ST.	STREET
EQ.	EQUAL	STRUCT.	STRUCTURE (AL)
EXIST.	EXISTING	TME.	TO MATCH EXISTING
EXP.	EXPANSION	TYP.	TYPICAL
EXP. JT.	EXPANSION JOINT	M.	WEST
GALV.	GALVANIZED	W/	WITH
GYP. BD.	GYPSUM BOARD	VIF.	VERIFY IN FIELD
MARB.	MARBLE	TBS.	TO BE SELECTED

RESIDENTIAL CODE NOTES

SELECTION TO FOLLOW

CLIMATIC AND GEOGRAPHIC DESIGN PARAMETERS

RISE AS REQUIRED

R AS R

GROUND SNOW LOAD: WIND SPEED: TOPOGRAPHIC EFFECTS: SEISMIC DESIGN CATEGORY: WEATHERING: SEVERE FROST LINE DEPTH: 30 Inches (minimum) TERMITE: MODERATE TO HEAVY WINTER DESIGN TEMPERATURE: 13° F FLOOD HAZARD: JULY 2, 1979 AIR FREEZING INDEX: MEAN ANNUAL TEMPERATURE: 55° F

MINIMUM DESIGN LIVE VALI	JES
USE	LIVE LOAD
ATTICS WITHOUT STORAGE 6	10 PSF
ATTICS WITH LIMITED STORAGE bg	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS d	200 h PLF
GUARDRAILS IN-FILL COMPONENTS F	50 h PLF
PASSENGER VEHICLE GARAGES a	50 a PLF
ROOMS OTHER THAN SLEEPING ROOM	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 c PSF

SYMBOLS

	INDICATES EXISTING TO REMAIN	A-I	ROOM NUMBER
	INDICATES EXISTING TO BE REMOVED	A-I	DOOR NUMBER
	NEW PARTITION WORK	——————————————————————————————————————	PARTITION TYPE
	NUMBER INDICATES ELEVATION	3	ELEVATION NUMBER
	ELEVATION	A-I/	PAGE NUMBER
A-I	- SHEET NUMBER WHERE DRAWN	3	NOTE NUMBER
	NUMBER INDICATES SECTION		
	No. 1921 No. 1971 N. 1971		ALIGN
A-I X	SECTION	•	
	SHEET NUMBER WHERE DRAWN		
	NUMBER INDICATES DETAIL		
· /	I .		

PROJECT NOTES

HEIGHT OF ADDITION 18" BELOW MAIN HOUSE

SHEET NUMBER WHERE DRAWN

- 2. ADDITION REDUCED IN SIZE TO 2' AT WHERE NEW AND EXISTING COME TOGETHER.
- EXISTING REAR DORMER MAINTAINED ON NEW
- REAR OPEN PORCH TO MATCH EXISTING WITH TUSCAN COLUMNS ADDED TO PROJECT.
- NEW SIDING TO BE I" LARGER THAN EXISTING.
- EXISTING CHIMNEY TO REMAIN.

LIST OF MATERIALS

- ROOF: ASPHALT SHINGLES ON HIPPED ROOF TO MATCH EXISTING. MAINTAIN SAME SLOPE. SEE SECTIONS AND ELEVATION DRAWINGS.
- 2. GUTTERS AND DOWNSPOUTS WHITE ALUMINUM TO MATCH EXISTING. SEE DETAIL PAGE A5
- 3. FASCIA, SOFFIT AND SOFFIT VENTS TO MATCH EXISTING IN MATERIAL AND COLOR. SEE DETAIL PAGE A5.
- 4. SIDING AND TRIM TO MATCH EXISTING IN MATERIALS AND COLOR. SEE DETAIL PAGE A5.
- 5. WINDOWS: ONE OVER ONE ALUMINUM CLAD WINDOWS PELLA MANUFACTURER OR SIMILAR. SEE DETAILS PAGE A5.
- 6. SHUTTERS TO MATCH EXISTING IN MATERIALS AND COLOR . SEE PAGE A5.
- 7. REAR DOOR: ALUMINUM CLAD REAR DOOR WITHOUT GRILLES, PELLA MANUFACTURER OR SIM. SEE DETAILS PAGE A5.
- 8. FOUNDATION WALL: MASONRY FOUNDATION WALL VENEER TO BE BRICK TO MATCH EXISTING
- 9. EXISTING FINISH GRADE TO REMAIN.

INDEX

- C O COVER SHEET
- DE I FLOOR PLANS EXISTING
- D E -2 ELEVATIONS EXISTING
- A I FLOOR PLANS PROPOSED
- A 2 FLOOR PLANS PROPOSED 2
- SECTIONS PROPOSED 1, 2, 3, 4

SECTIONS PROPOSED 4 AND 5

- A 4 SECTIONS PARTIAL I
- A 5 SECTIONS PARTIAL 2
- A 6 SECTIONS PARTIAL 3
- A 7 ELEVATIONS
- A 8 EXTERIOR MATERIALS
- S-I STRUCTURAL
- S -2 STRUCTURAL BRACED WALL
- ELECTRICAL PLANS
- SITE PLAN WITH EXISTING TREES TO REMAIN.

SCOPE OF WORK

TWO STORY REAR ADDITION ON CRAWLSPACE AND REMODEL EXISTING CONDITIONS PER THESE PLANS. NO NEW MORK ON STREET ELEVATION. MORK INCLUDES REMOVING REAR PORCH.

INFORMATION

LOCATION: SILVER SPRING, MD 20910 GOVERNING CODE BOOKS: IRC 2018 CONSTRUCTION CLASSIFICATION SFD

SITE PLAN

SCALE |" = 40'-0"

APPROVED

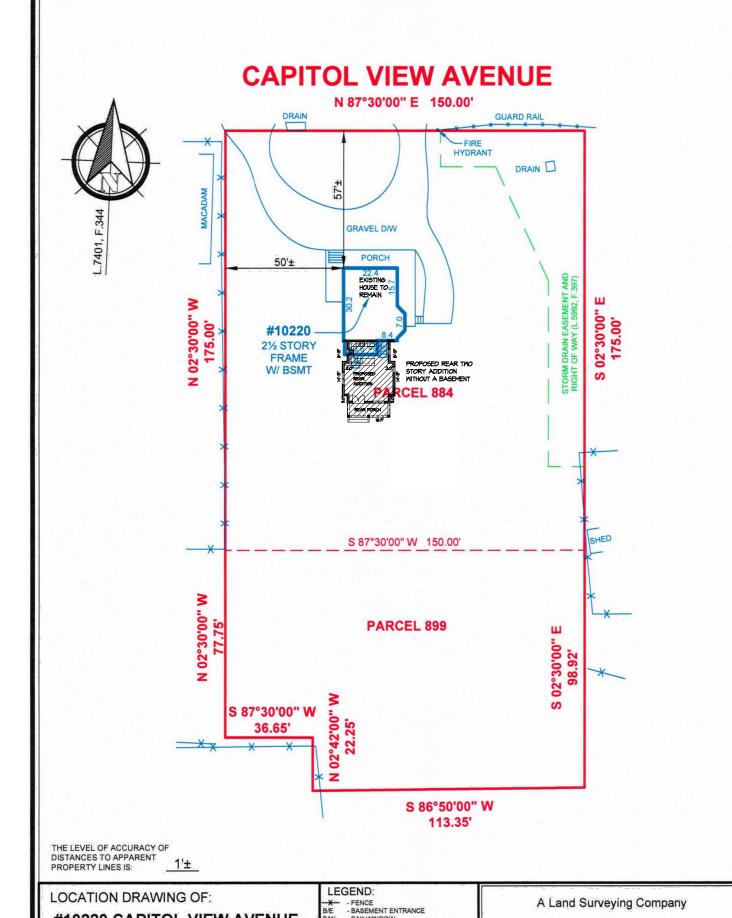
Montgomery County

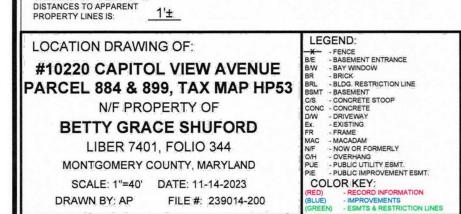
Historic Preservation Commission

Karen Bulit

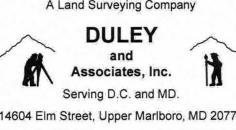
By Dan Bruechert at 4:40 pm, Mar 04, 2025

REVIEWED

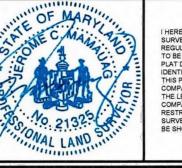




- MACADAM
- NOW OR FORMERLY
- OVERHANG
- PUBLIC UTILITY ESMT.
- PUBLIC IMPROVEMENT



14604 Elm Street, Upper Marlboro, MD 20772 Phone: 301-888-1111 Fax: 301-888-1114 Email: orders@duley.biz On the web: www.duley.biz



HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09 13:08 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS

SURVEYOR'S CERTIFICATE

DULEY & ASSO ILL GIVE YOU A 1009 ILL CREDIT TOWARD UPGRADING THIS SURVEY TO A BOUNDARY/STAKE" SURVEY FOR ONE EAR FROM THE DATE OF THIS SURVEY. EXCLUDING D.C. & BALT. CI

LY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER _____8382

EXPIRATION DATE _____12/03/26____

© ARCHITONO

DATE:

SEPTEMBER 24

JANUARY 25 APPROVAL: SHEET

ARCHITECTURE BY

11605 SILENT VALLEY LANE

NORTH POTOMAC, MD - 20878

PHONE 301 613 - 7801

E-MAIL:atono@architono.com

ADDITION REMODELING WORK

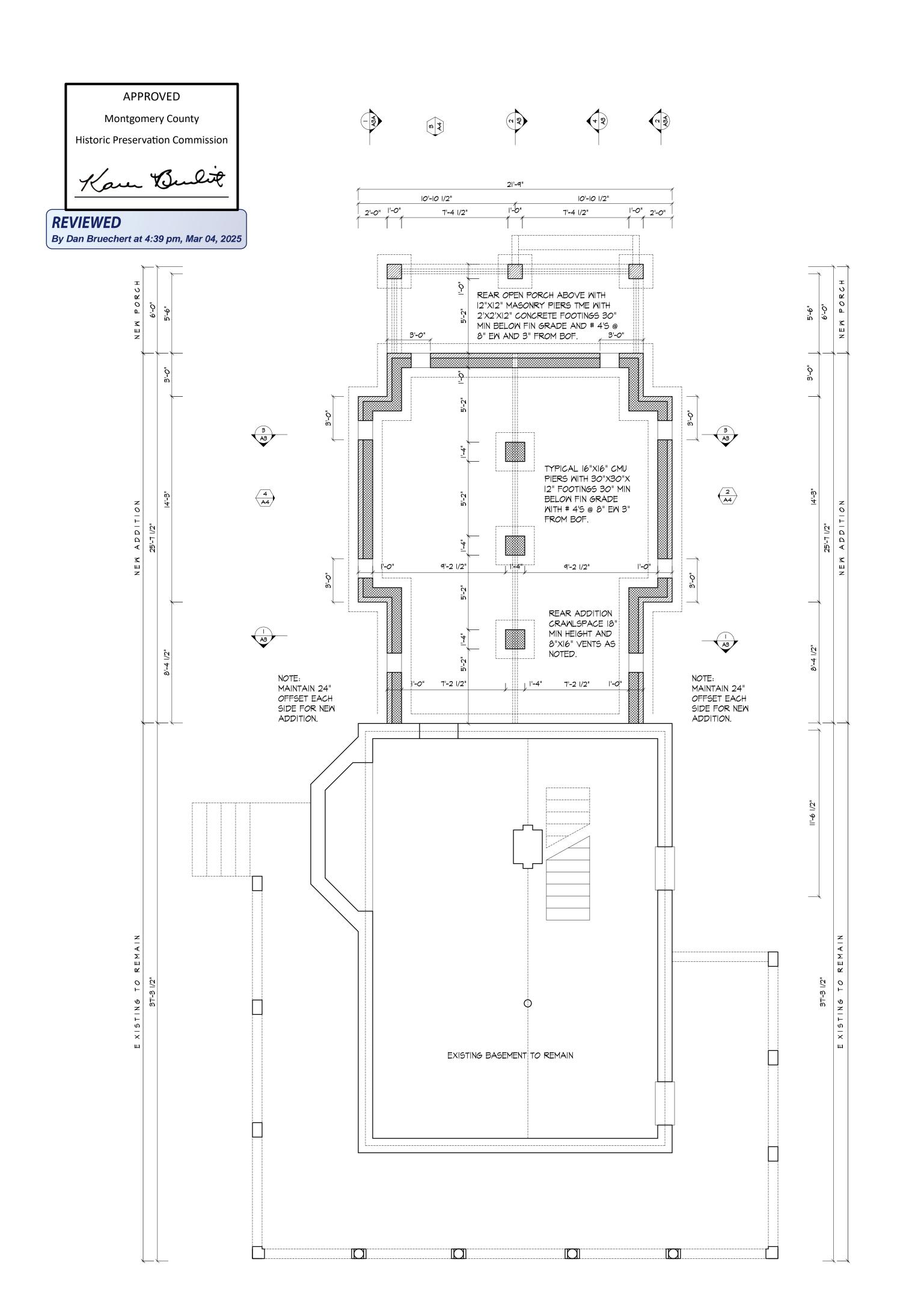
TWO STORY ADDITION

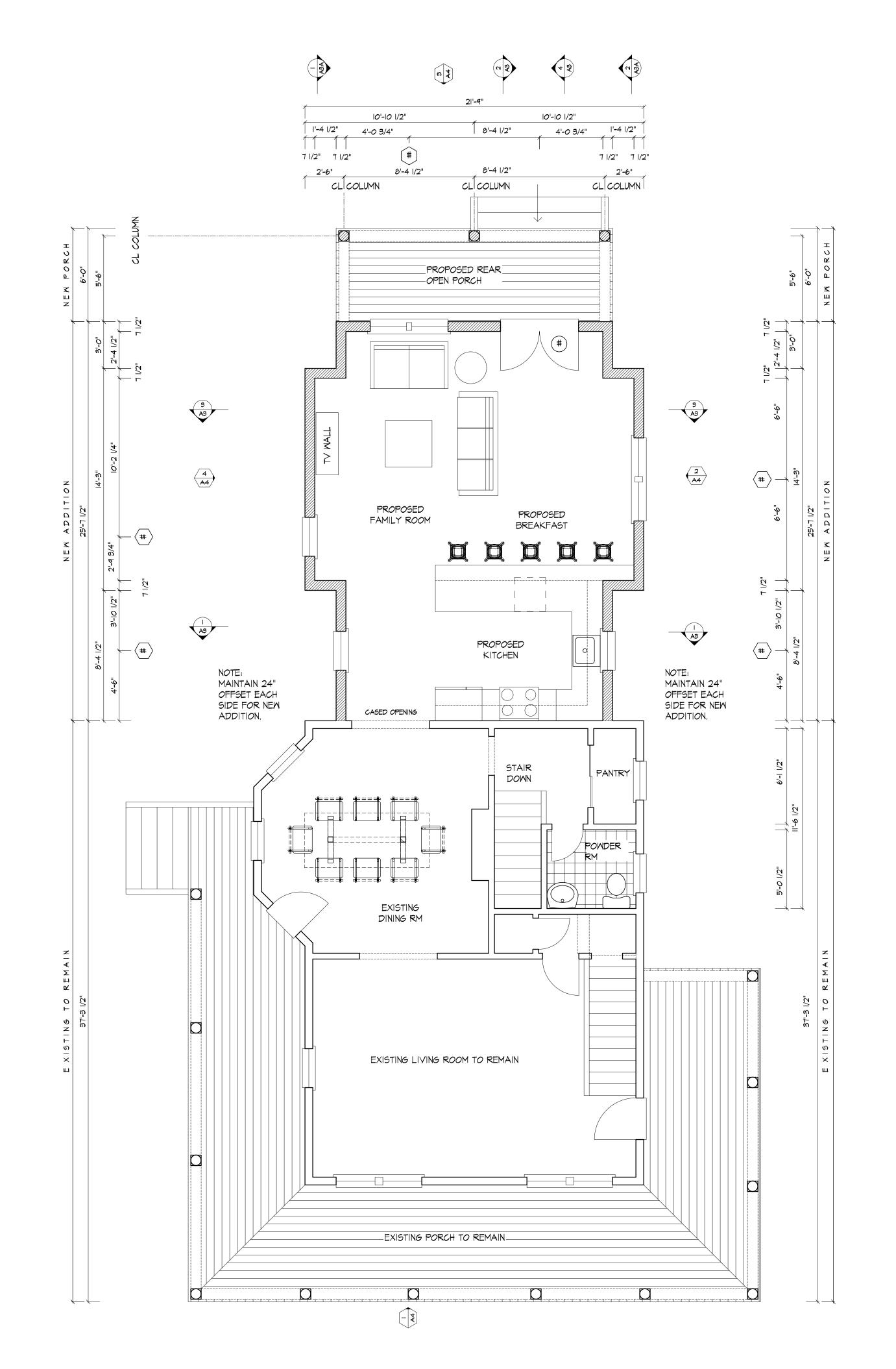
10220 CAPITOL VIEW AVENUE

SILVER SPRING, MD 20910

AL REGISTA

TONO, INC.





PROPOSED LOWER FLOOR PLAN
ALD SCALE 1/4"=1'-0"

PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

ARCHITECTURE BY TONO, INC. 11605 SILENT VALLEY LANE NORTH POTOMAC, MD - 20878 PHONE 301 613 - 7801 E-MAIL:atono@architono.com ADDITION REMODELING WORK TWO STORY ADDITION 10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910

AL REGISTA

DULY LICENSED ARCHITECT UNDER THE LWIS OF THE STATE OF MARYLAND.

LICENSE NUMBER ______8382 _____

EXPRATION DATE _____12/03/26 ____

APPROVAL: SHEET

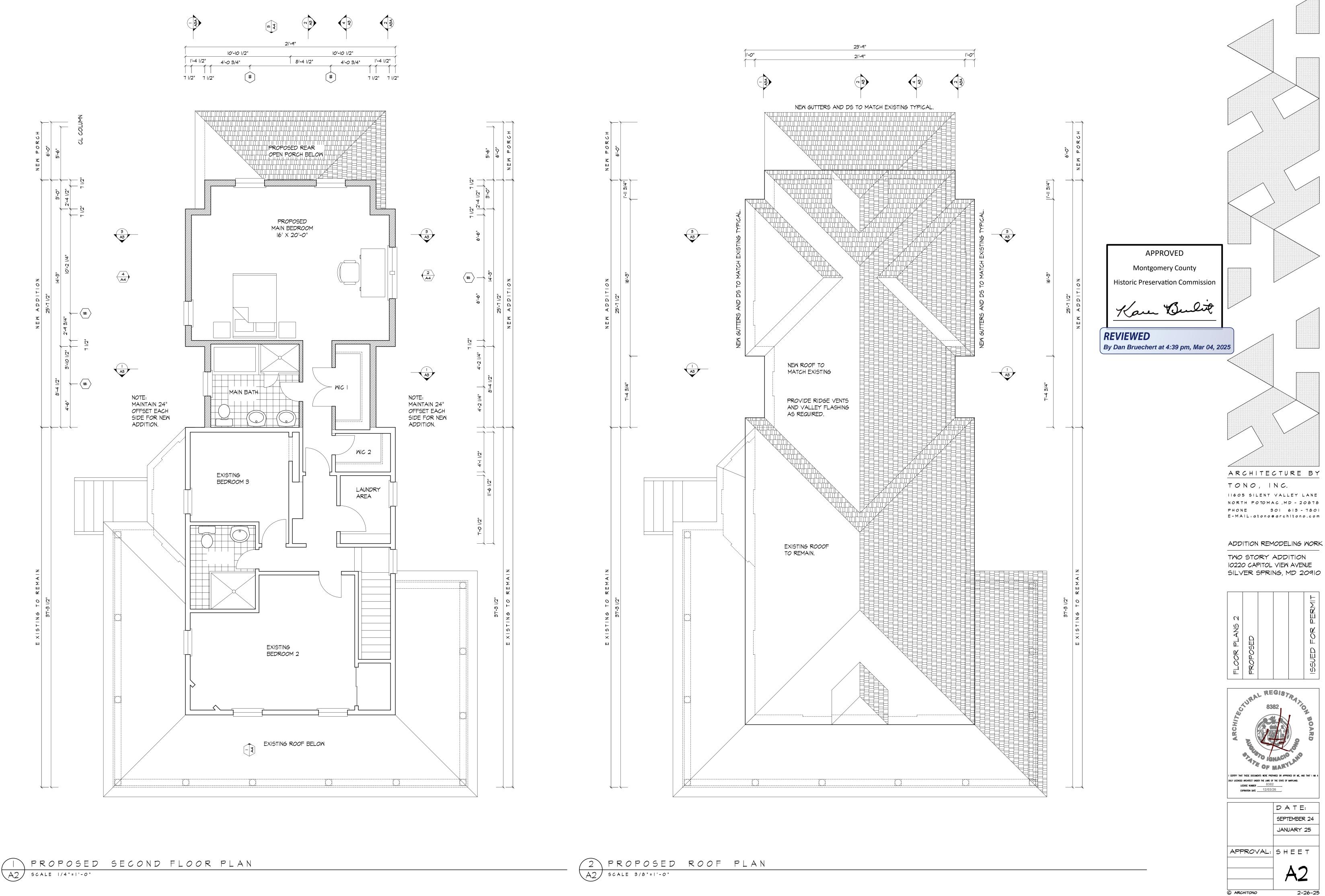
© ARCHITONO

DATE:

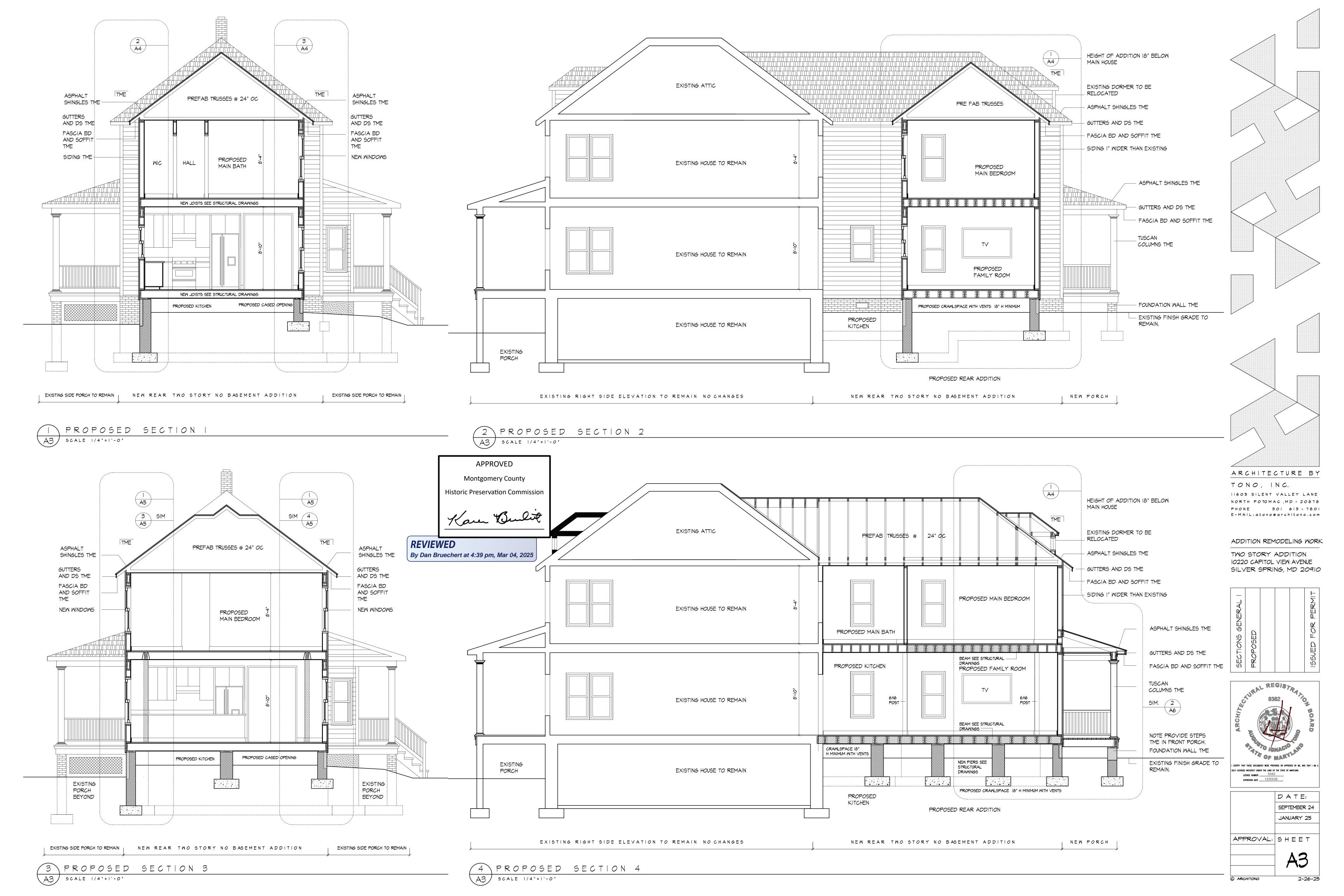
SEPTEMBER 24

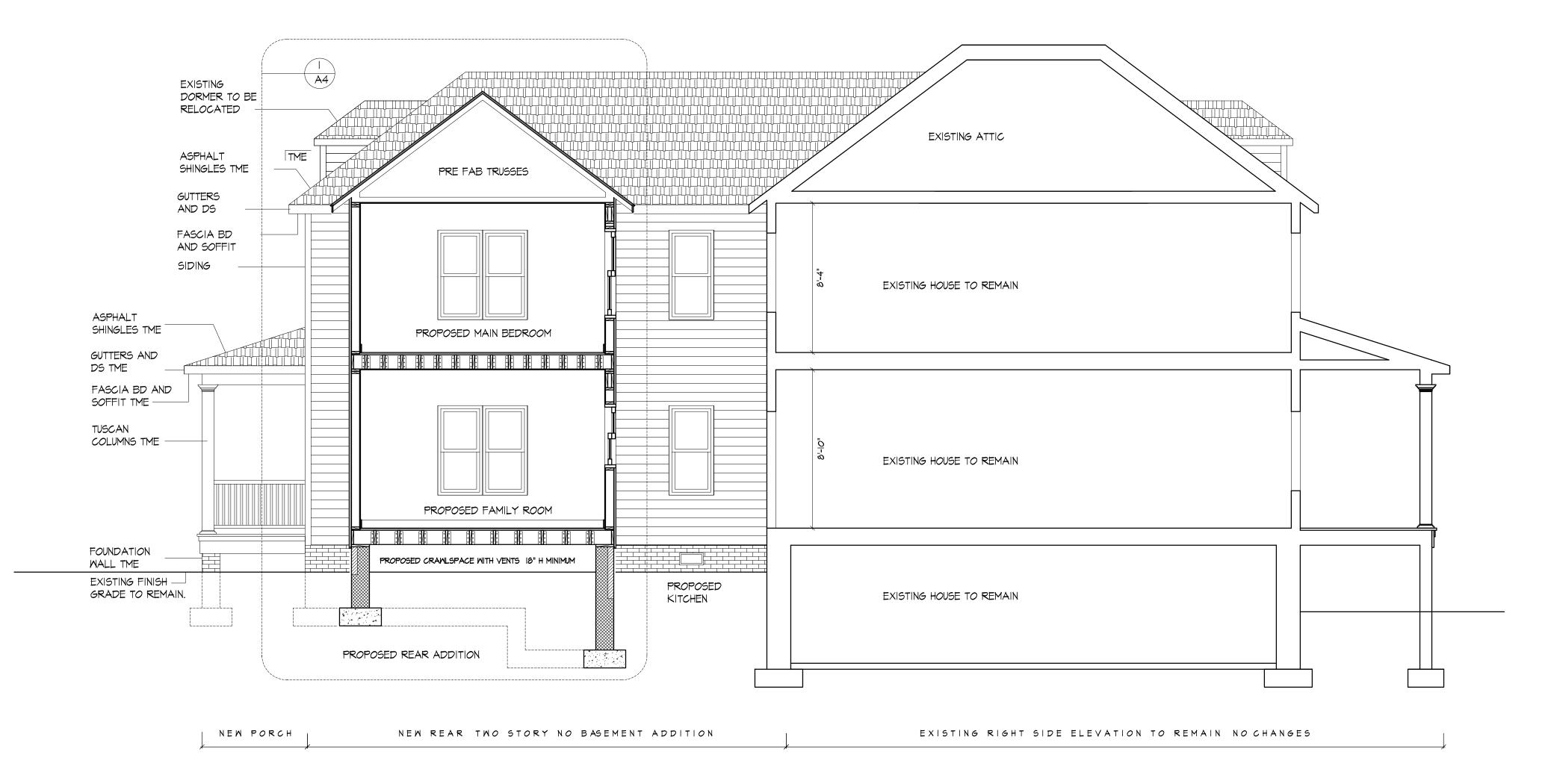
JANUARY 25

Al

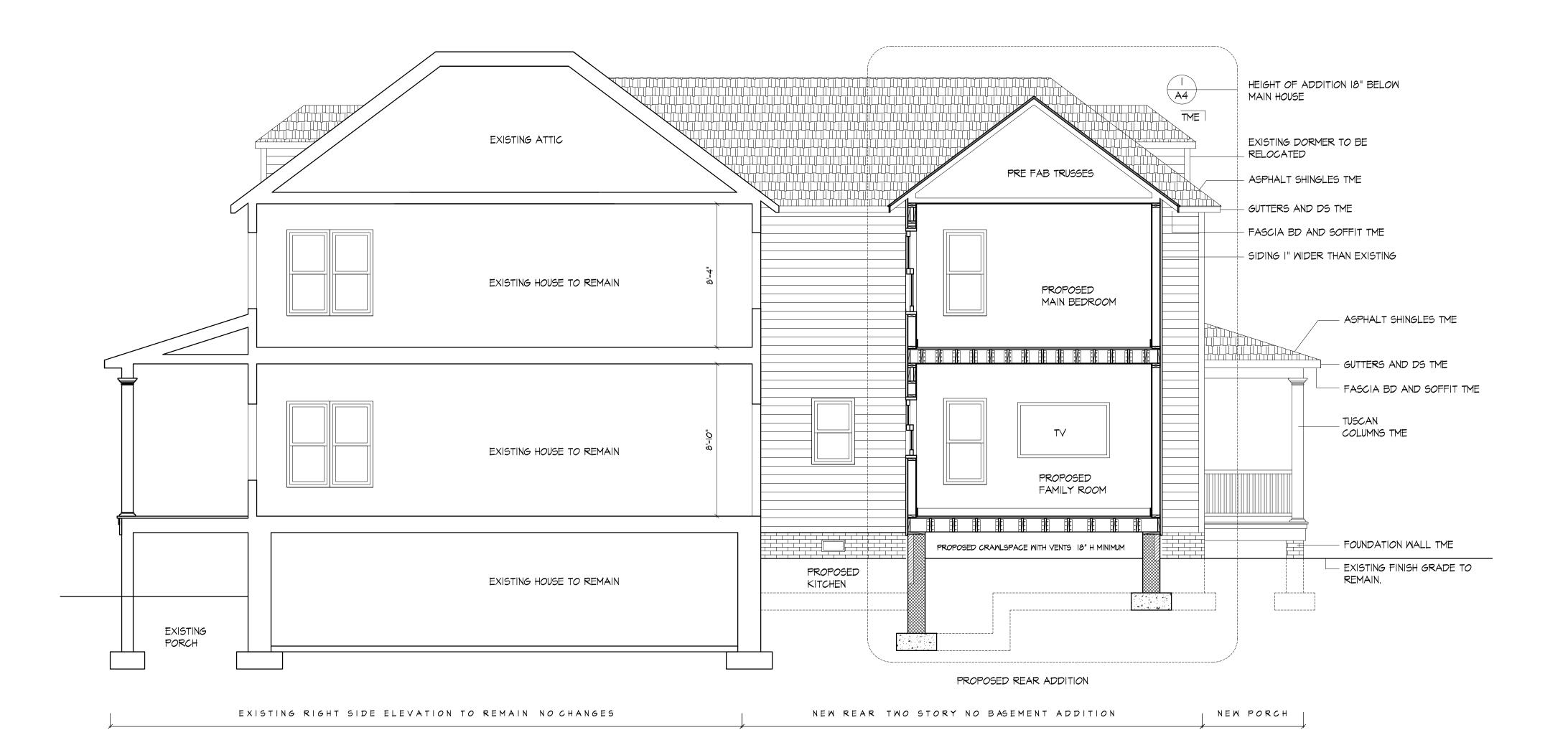


JANUARY 25

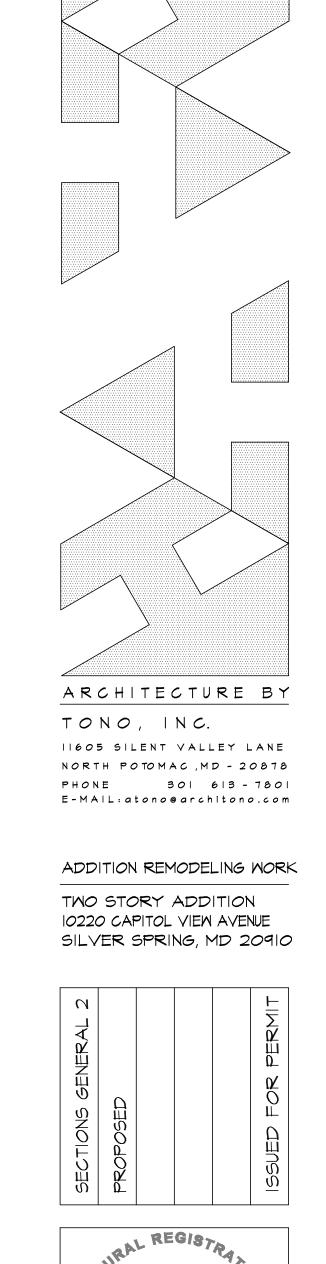




PROPOSED SECTION 5
A3A SCALE 1/4"=1'-0"



2 PROPOSED SECTION 6
A3A SCALE 1/4"=1'-0"



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A

DATE:

SEPTEMBER 24

JANUARY 25

DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER 8382

EXPIRATION DATE 12/03/26

APPROVAL: SHEET

© ARCHITONO

APPROVED

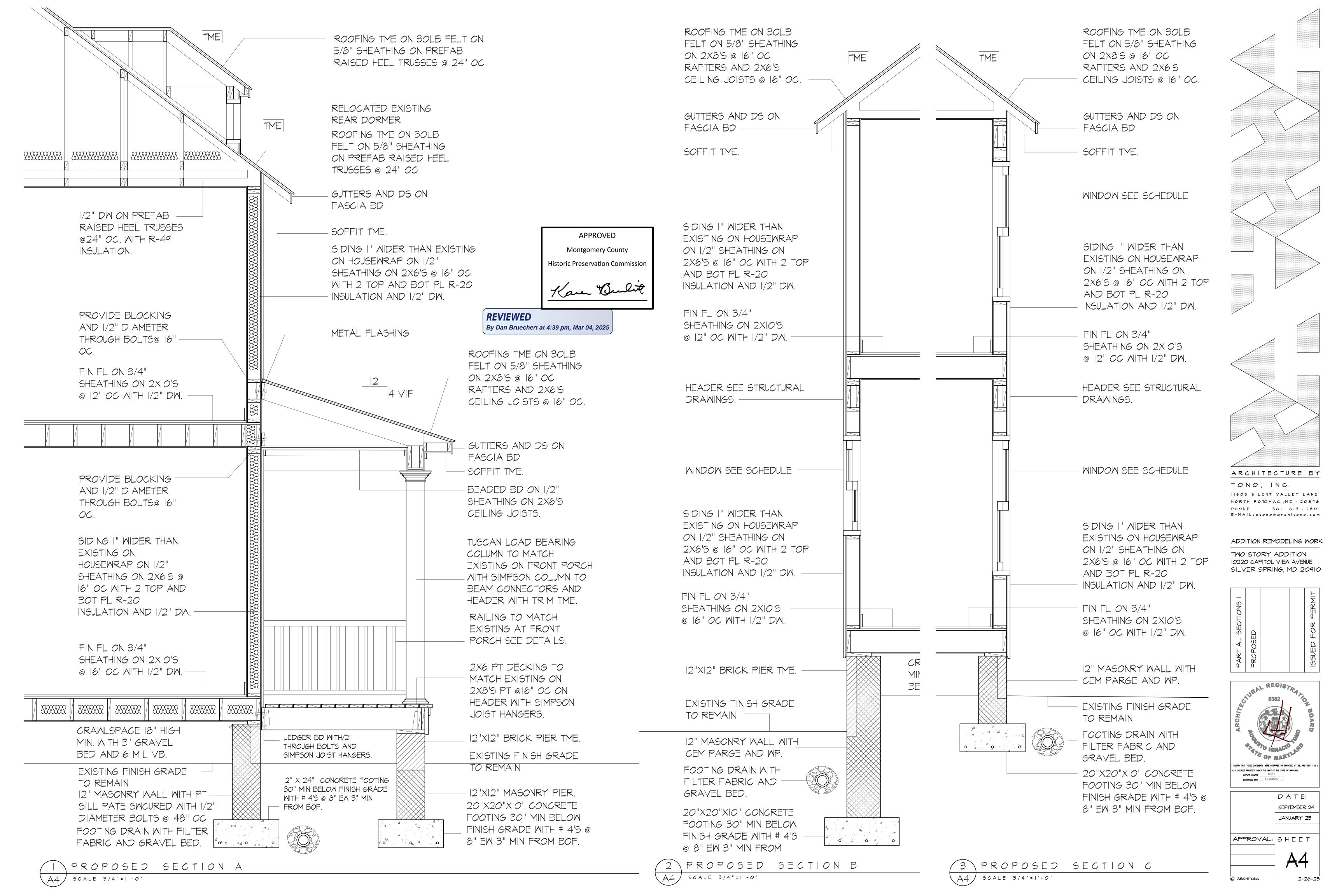
Montgomery County

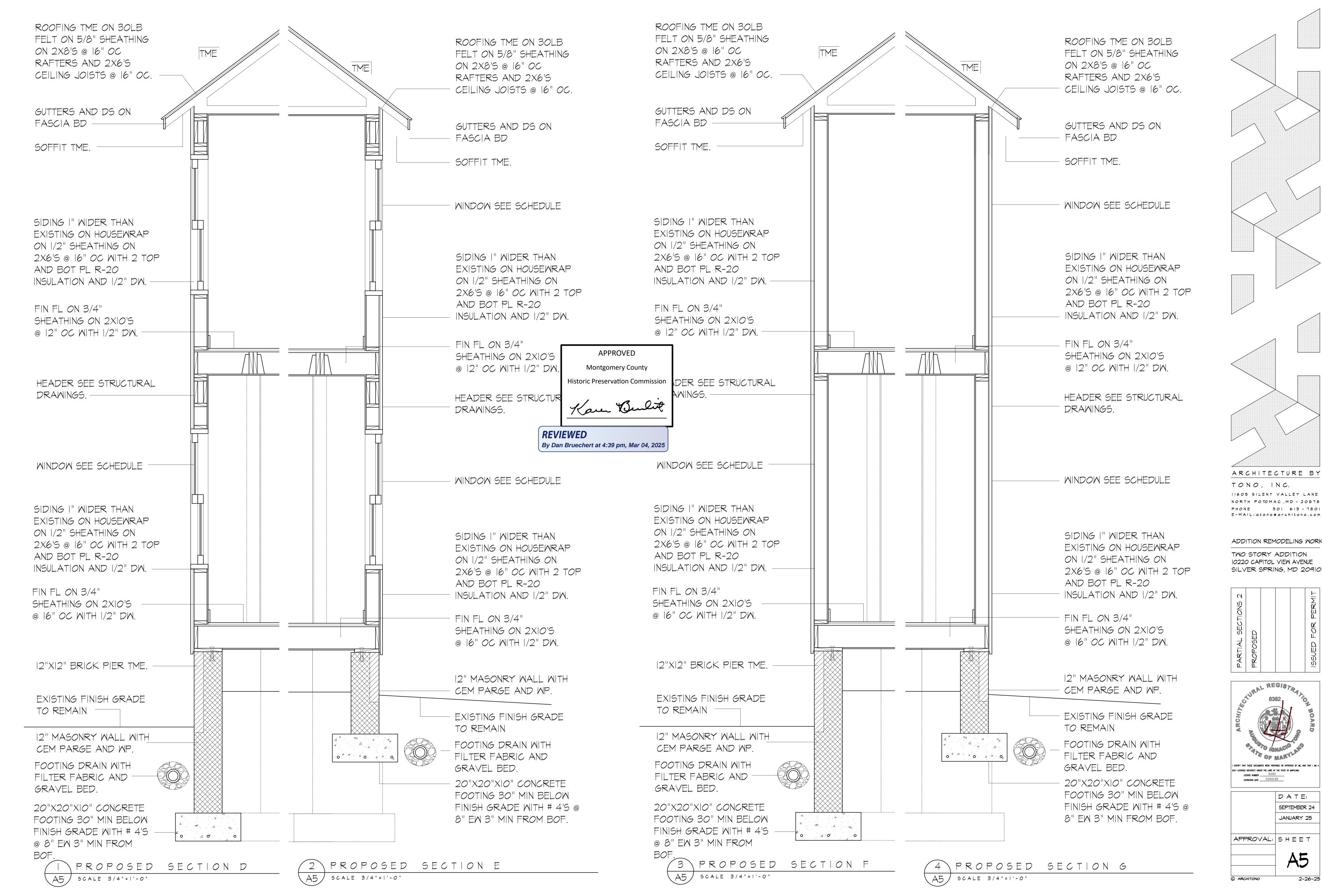
Historic Preservation Commission

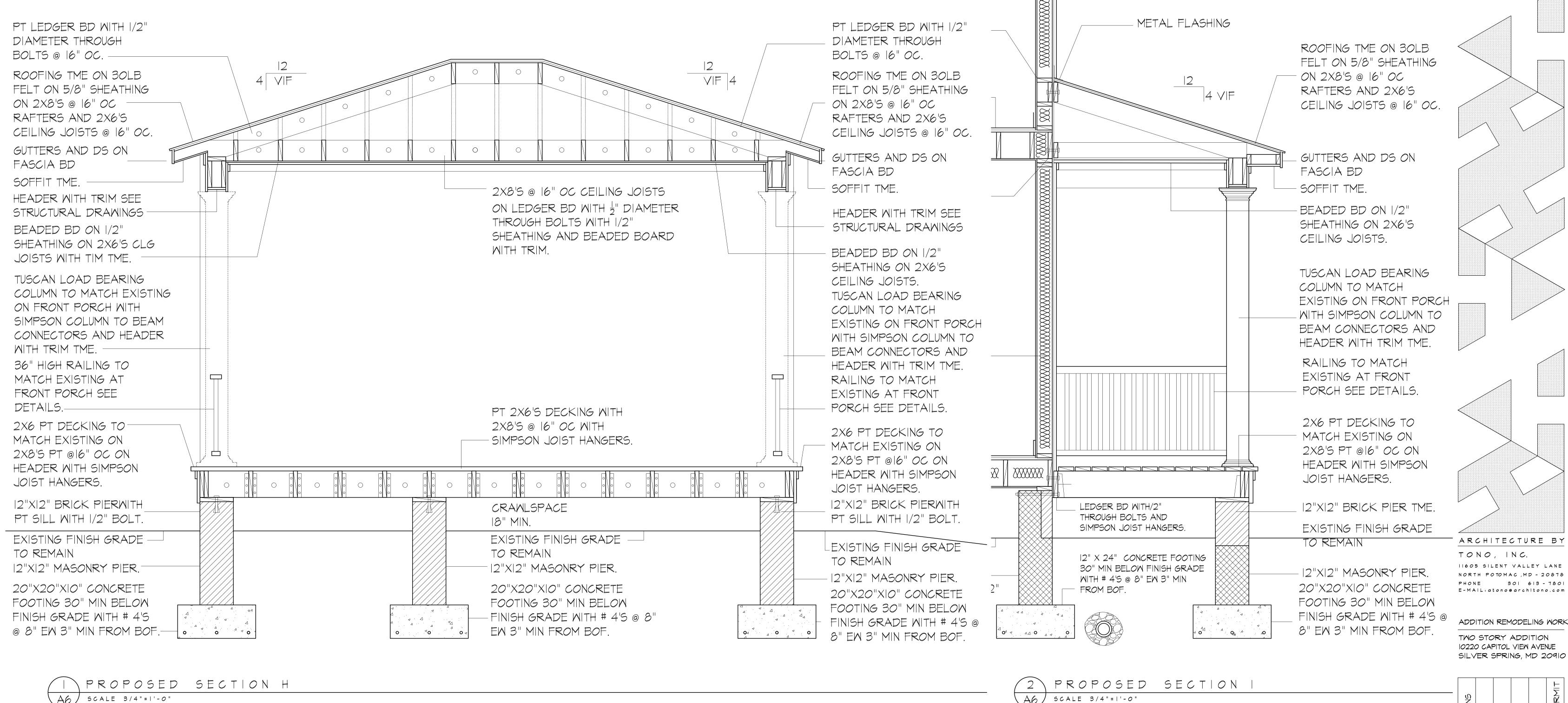
Kare Bulit

By Dan Bruechert at 4:39 pm, Mar 04, 2025

REVIEWED



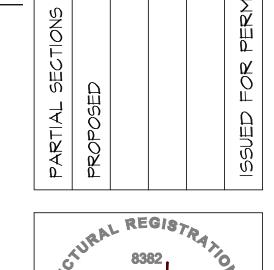


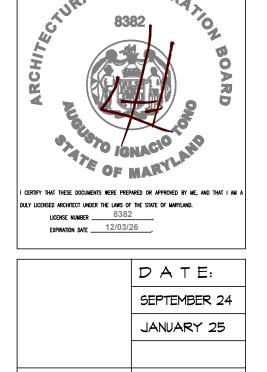


A6/

APPROVED Montgomery County **Historic Preservation Commission** Kare Bulit

REVIEWED By Dan Bruechert at 4:39 pm, Mar 04, 2025





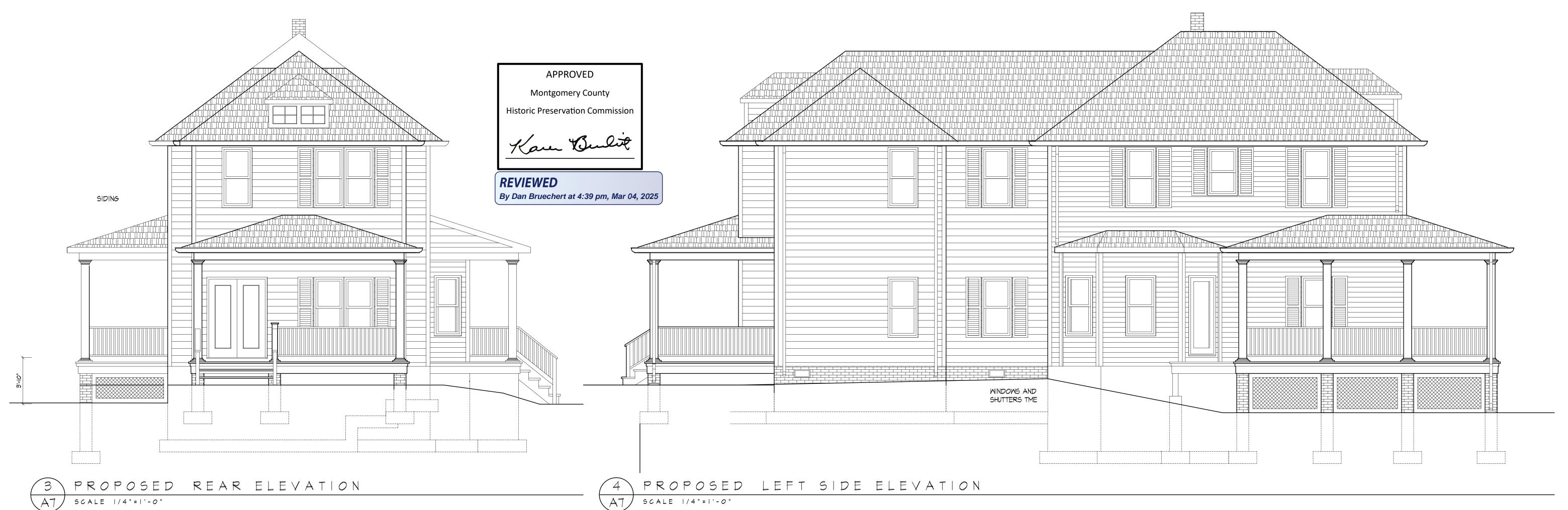
APPROVAL: SHEET

@ ARCHITONO

A6

2-26-25





II605 SILENT VALLEY LANE

NORTH POTOMAC, MD - 20878

PHONE 301 613 - 7801

E-MAIL: atono@architono.com

ADDITION REMODELING WORK

AL REGISTRA,

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A

DATE:

SEPTEMBER 24

JANUARY 25

DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER 8382

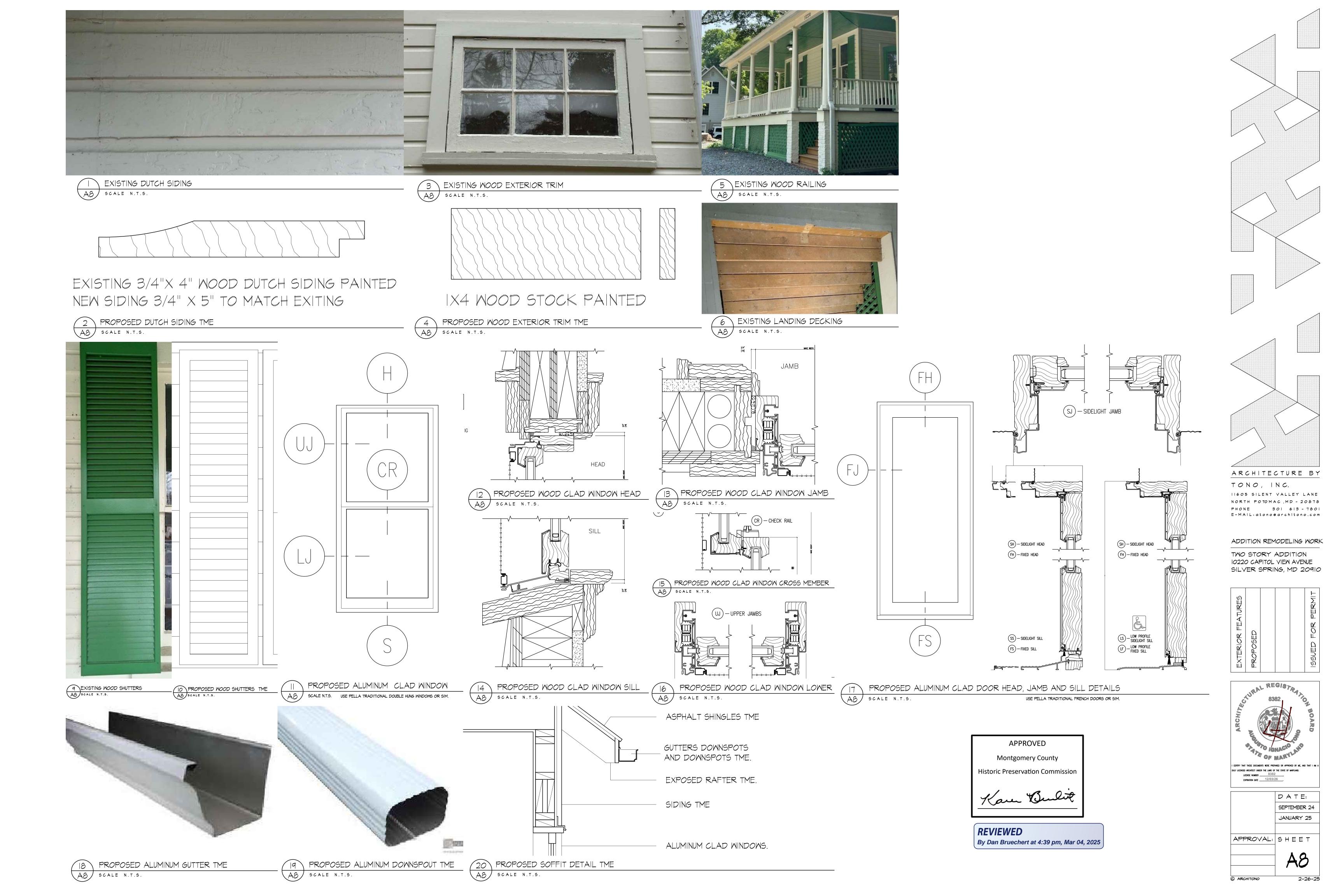
EXPIRATION DATE 12/03/26

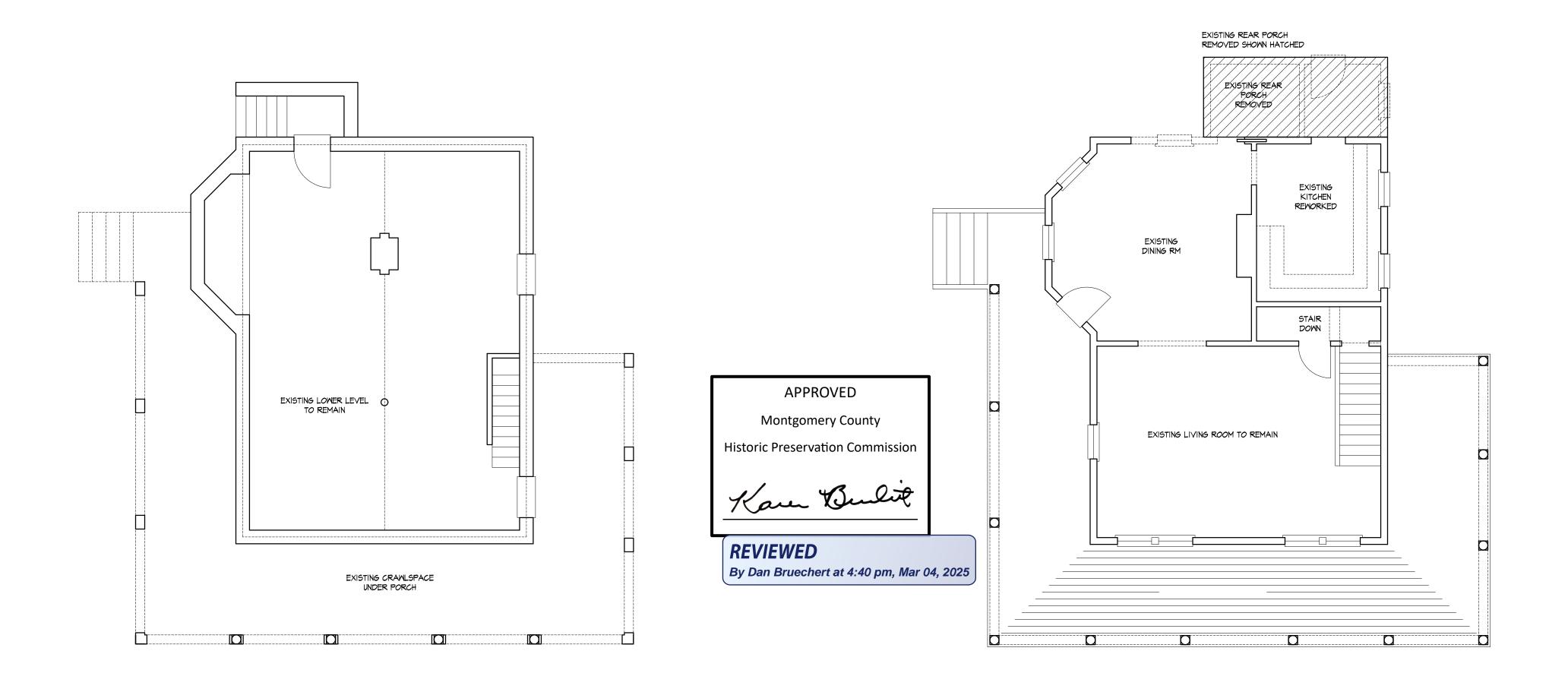
APPROVAL: SHEET

© ARCHITONO

TWO STORY ADDITION

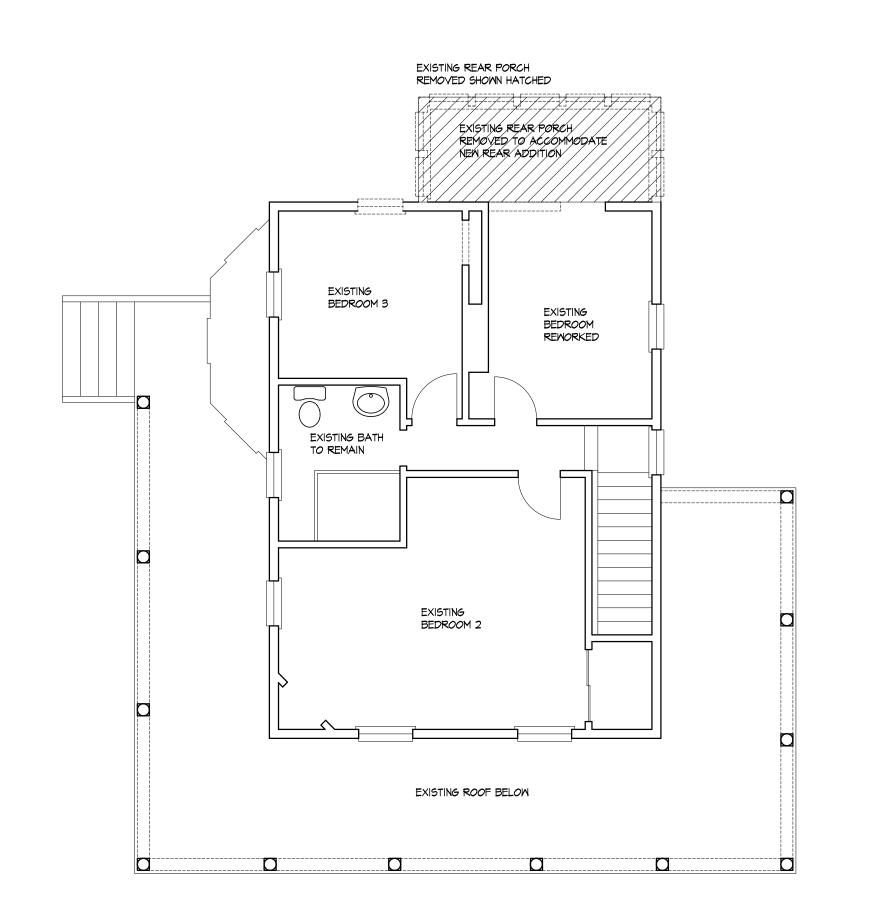
10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910

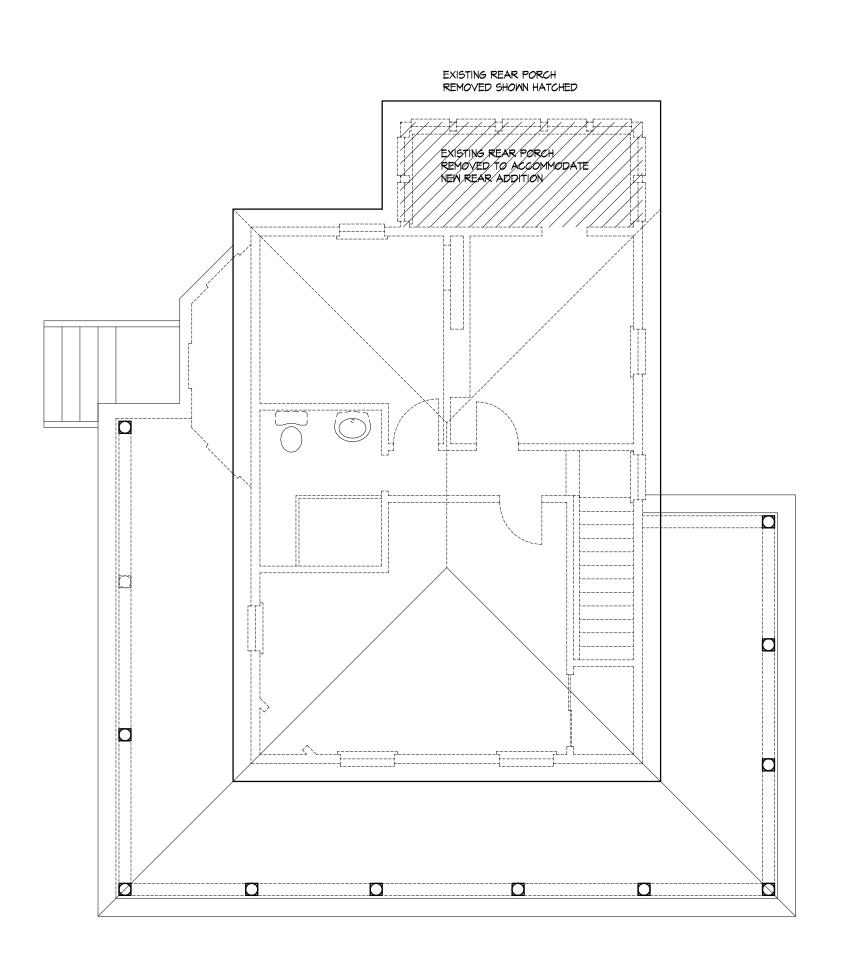




| EXISTING LOWER FLOOR PLAN | DI) SCALE 1/4"=1'-0"

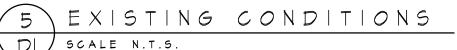


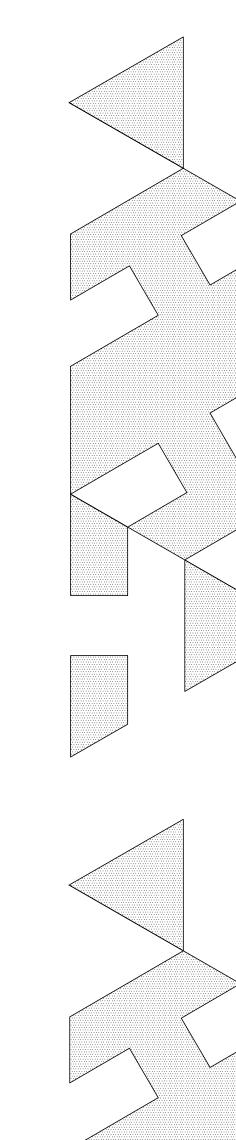












ARCHITECTURE BY

TONO, INC.

11605 SILENT VALLEY LANE

NORTH POTOMAC, MD - 20878

PHONE 301 613 - 7801

E-MAIL: atono@architono.com

ADDITION REMODELING WORK

TWO STORY ADDITION
10220 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

EXISTING CONDITIONS	FLOOR PLANS	EXISTING PHOTOS		ISSUED FOR HAMP



© ARCHITONO

DATE:

SEPTEMBER 24

DECEMBER 24

APPROVAL: SHEET

3 EXISTING SECOND FLOOR PLAN
DI SCALE 1/4"=1'-0"

D SCALE N.T.S.





APPROVED **Montgomery County Historic Preservation Commission** Kare Bulit REVIEWED By Dan Bruechert at 4:40 pm, Mar 04, 2025

EXISTING REAR ELEVATION AND SIDE PORCH TO REMAIN

EXISTING SIDE PORCH TO REMAIN

3 EXISTING
D2 SCALE 1/4"=1'-0"

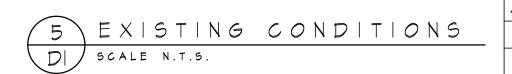
EXISTING REAR PORCH TO BE REMOVED

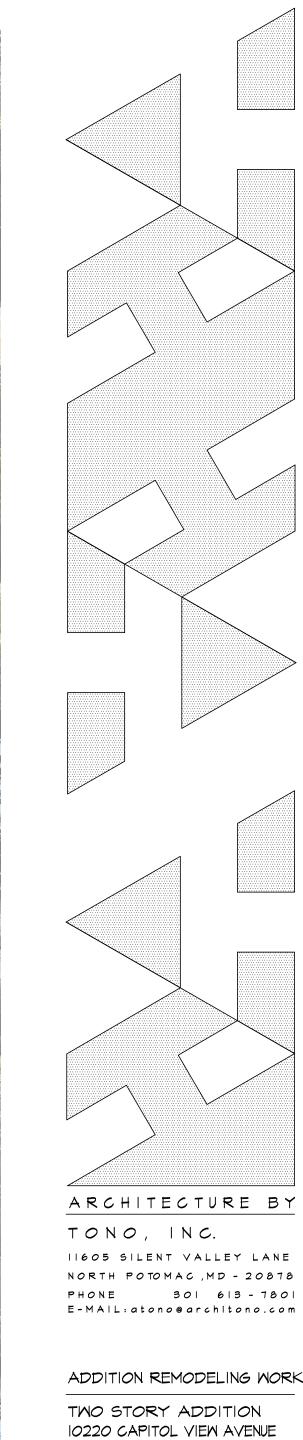
EXISTING REAR E EVATION



4 EXISTING LEFT SIDE ELEVATION
D2 SCALE 1/4"=1'-0"







11605 SILENT VALLEY LANE NORTH POTOMAC,MD - 20878 PHONE 30| 6|3 - 780| E-MA|L:atono@architono.com

ADDITION REMODELING WORK

TWO STORY ADDITION 10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910

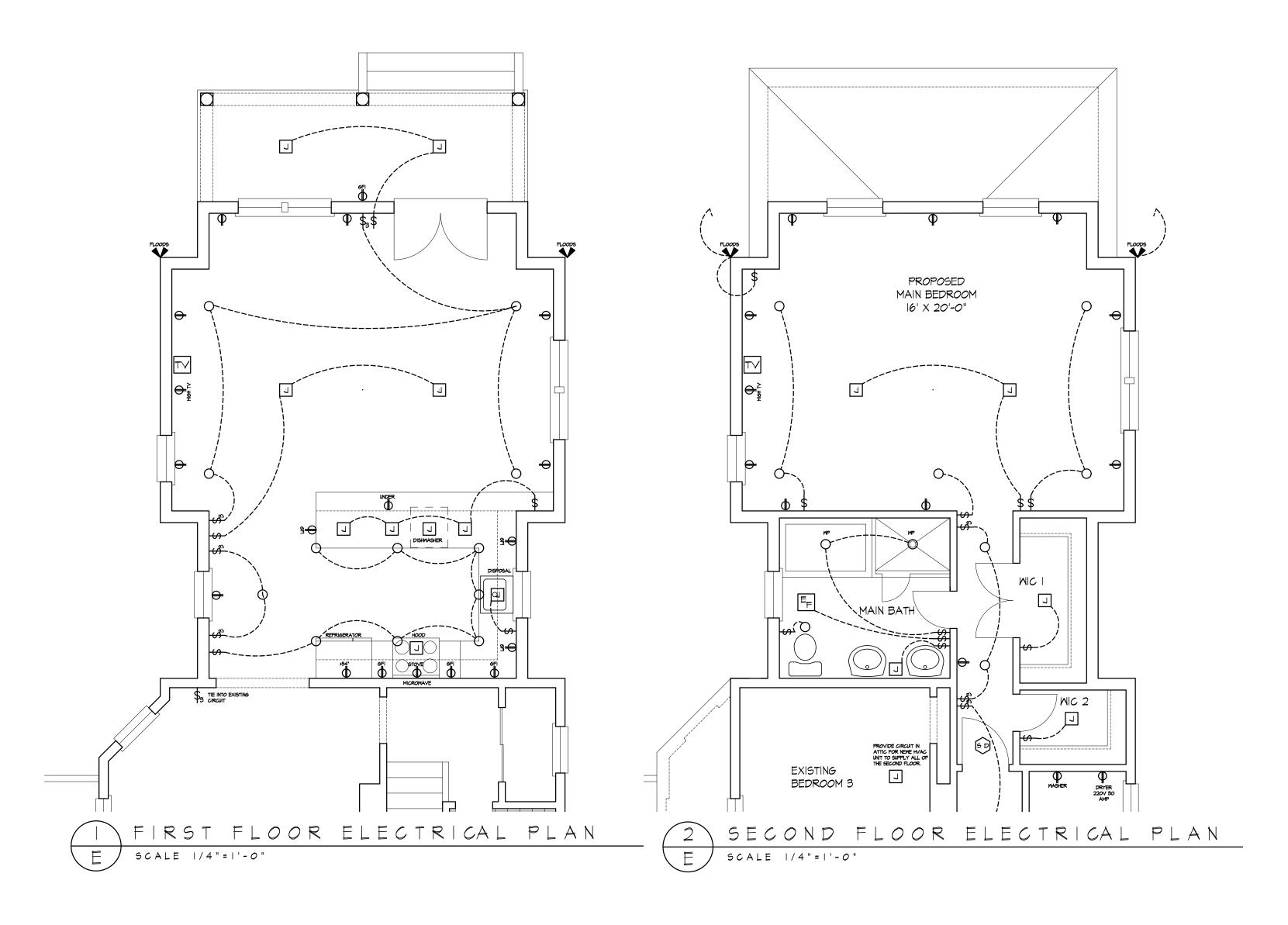


DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER ______8382_____,
EXPIRATION DATE _____12/03/26____.

> DATE: SEPTEMBER 24 JANUARY 25

APPROVAL: SHEET DE2

@ ARCHITONO

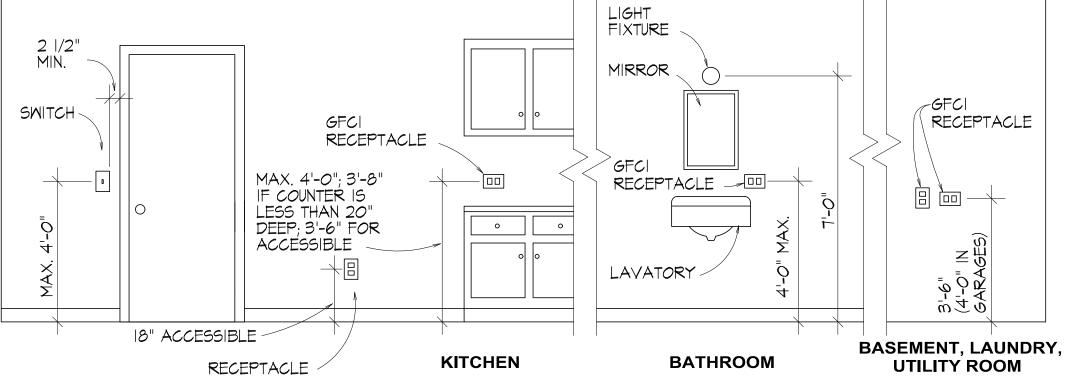


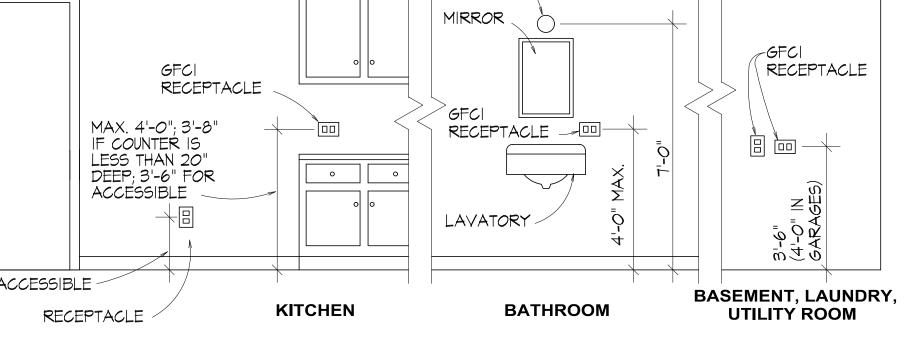
SYMBOLS

SYMBOLS	DESCRIPTION
	TOGGLE SMITCH
	COLOR TME
	DUPLEX RECEPTACLE
	COLOR TME
	GFI RECEPTACLE
GFI	COLOR TME
	TELEPHONE OUTLET WITH CABLE TV
	COLOR TME
S D	SMOKE DETECTOR
	HARD WIRED
C M	CARBON MONOXIDE
	HARD WIRED
E_	EXHAUST FAN
[F]	
	JUNCTION BOX
	RECESSED LIGHT FIXTURES
	WATERPROOFED RECESSED
MP	LIGHT FIXTURE
TV	CABLE HOOK UP
	COLOR TME

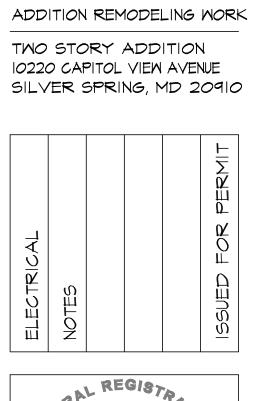
ELECTRICAL NOTES

- I.- ELECTRICIAN SHALL VERIFY THAT EQUIPMENT QUANTITIES AND LOCATIONS SHOWN HERE CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SHALL BE RESPONSIBLE FOR INSTALLATION OF ELECTRICAL SYSTEM ACCORDING TO CODE AND ACCORDING TO EQUIPMEMENT MANUFACTURERS REQUIREMENTS.
- 2.- UNLESS NOTED OTHERWISE, SET THE BOTTOM OF WALL BOXES . THE FOLLOWING HEIGHTS ABOVE SUBFLOOR:
- * DUPLEX RECEPTACLES AND PHONE JACKS 16" TO
- * DUPLEX RECEPTACLES OVER COUNTERTOPS AND BEHIND REFRIGERATORS 42" OR AS REQUIRED DUPLEX RECEPTACLES IN POWDER ROOMS
- * OR OVER VANITIES 40" OR REQUIRED SWITCHES AND OTHER WALL MOUNTED CONTROLS * 44" TO 48".
- THERMOSTAT:
- * FIXTURES OVER VANITIES 6'-O" OR AS REQUIRED OPTION # 475 WALL SCONCES AS DIRECTED BY OWNER
- 3.- PROVIDE G.F.I. CIRCUITS IN KITCHEN. BATHROOMS, GARAGE. EXTERIOR LOCATIONS, AND AT WHIRLPOOL WHERE APPLICABLE PROVIDE TRIP RESET RECEPTACLES WHERE NOTED. KITCHEN G.F.I. RECEPTACLES SHALL NOT BE WIRED IN SERIES WITH OTHER G.F.I. LOCATIONS.
- 4.- ALL EXTERIOR OUTLETS SHALL BE WATERPROOF. NEMA 3R FOAM LINERS PROVIDE AND INSTALLED BY SUBCONTRACTOR AT ALL EXTERIOR WALL SWITCHES AND RECEPTACLES.
- 5.- PROVIDE A SMOKE DETECTOR IN BASEMENT STAIR. ARE SMOKE DETECTORS TO BE INTERCONECTED WIRED TO POWER SOURCE AND WITH BATTERY BACK UP.









ARCHITECTURE BY

11605 SILENT VALLEY LANE NORTH POTOMAC ,MD - 20878

PHONE 301 613 - 7801 E-MAIL:atono⊜architono.com

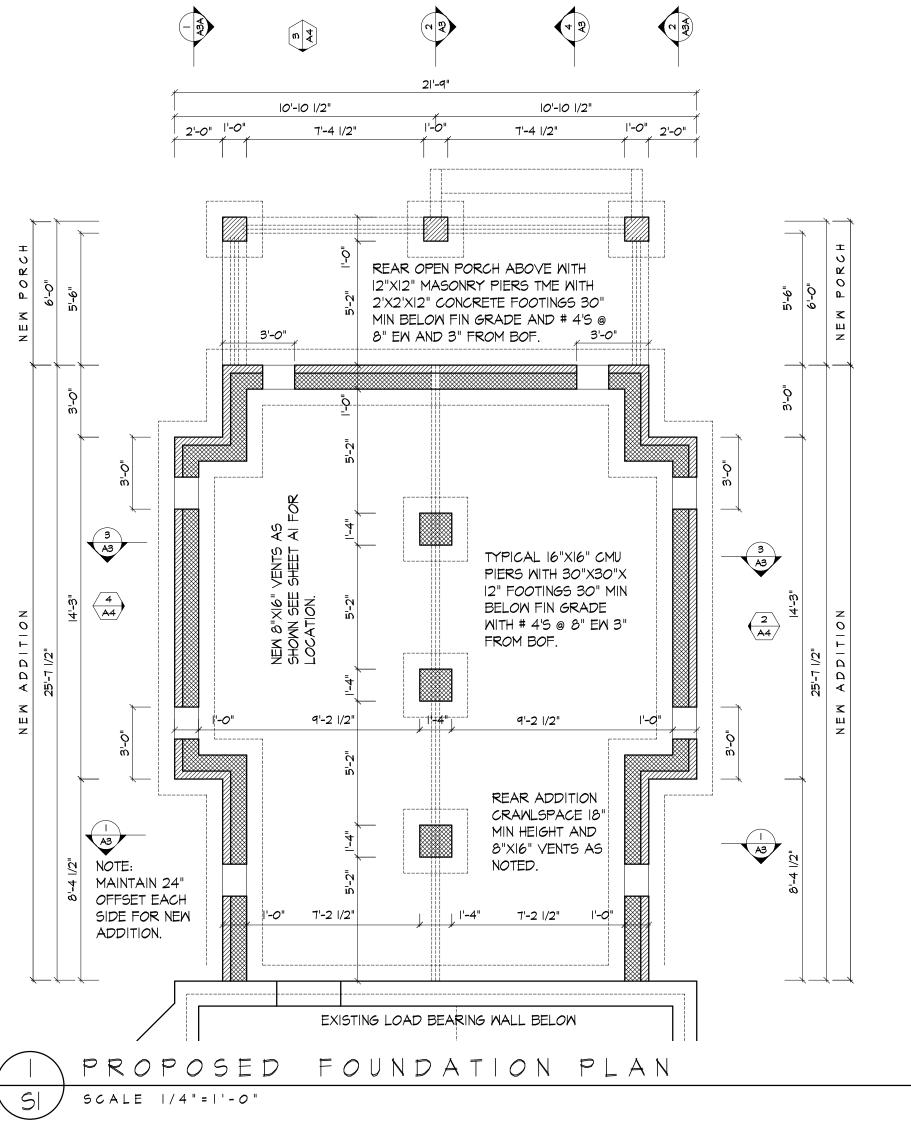
TONO, INC.

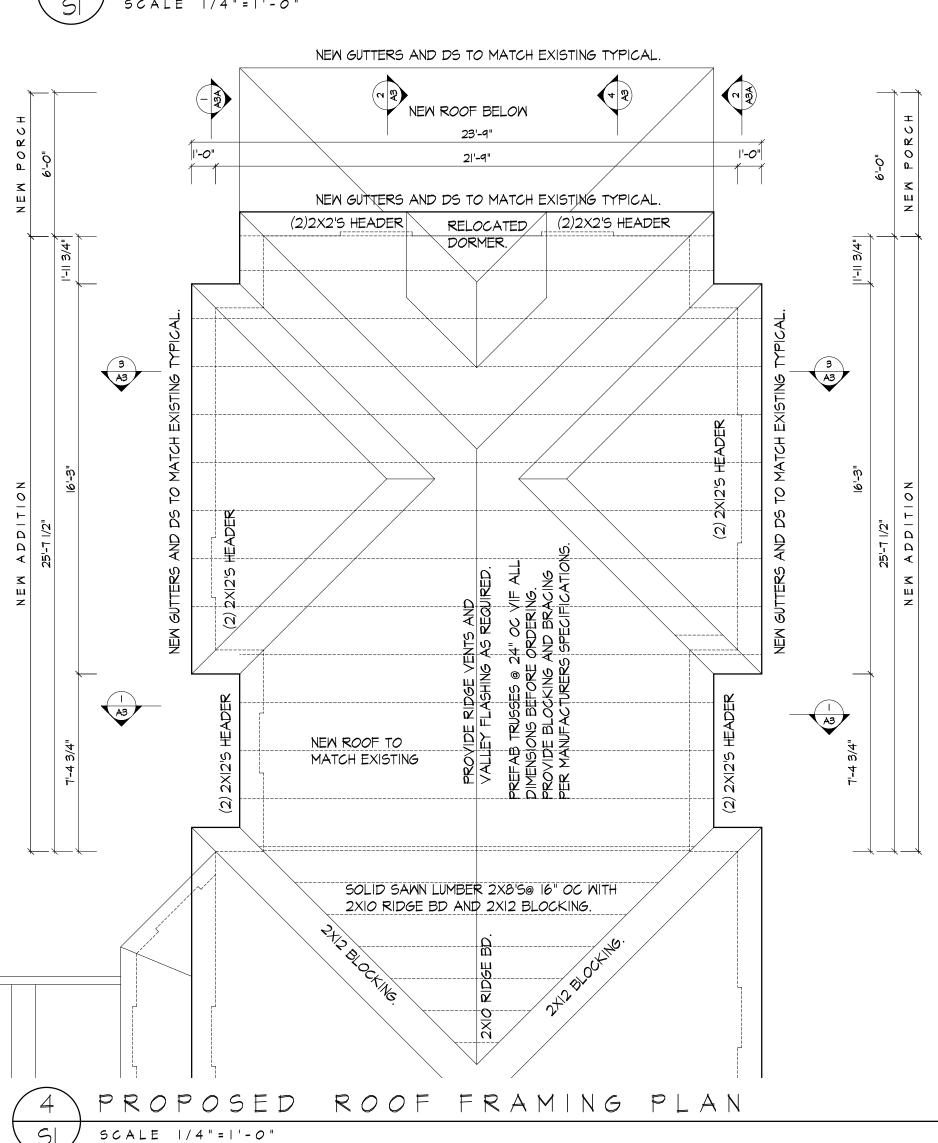
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. DATE: SEPTEMBER 24 JANUARY 25

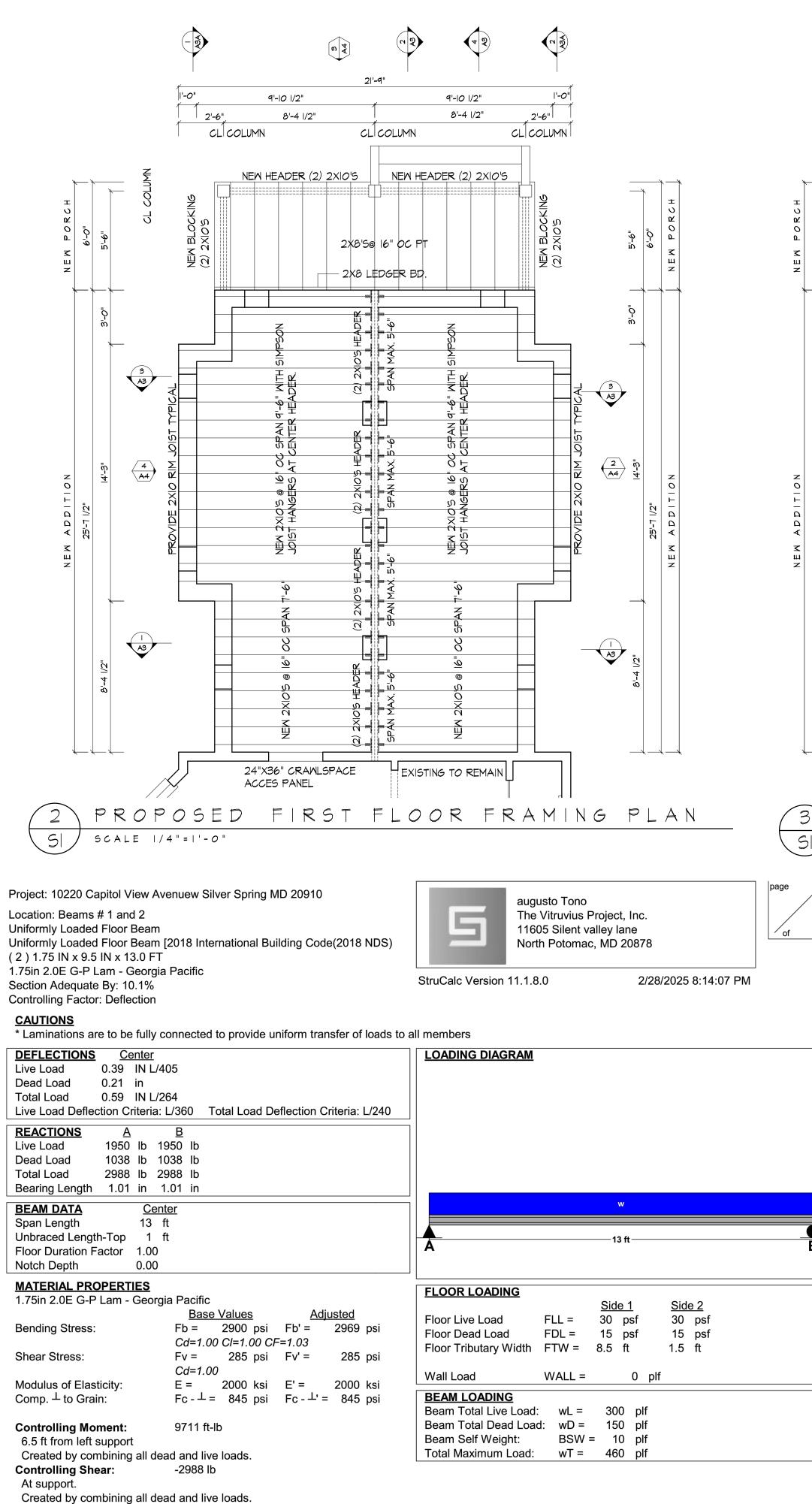
APPROVAL: SHEET

© ARCHITONO

2-26-25







Comparisons with required sections:

Section Modulus:

Moment of Inertia (deflection):

Area (Shear):

Moment: Shear:

Req'd

39.25 in3

-2988 lb

<u>Provided</u>

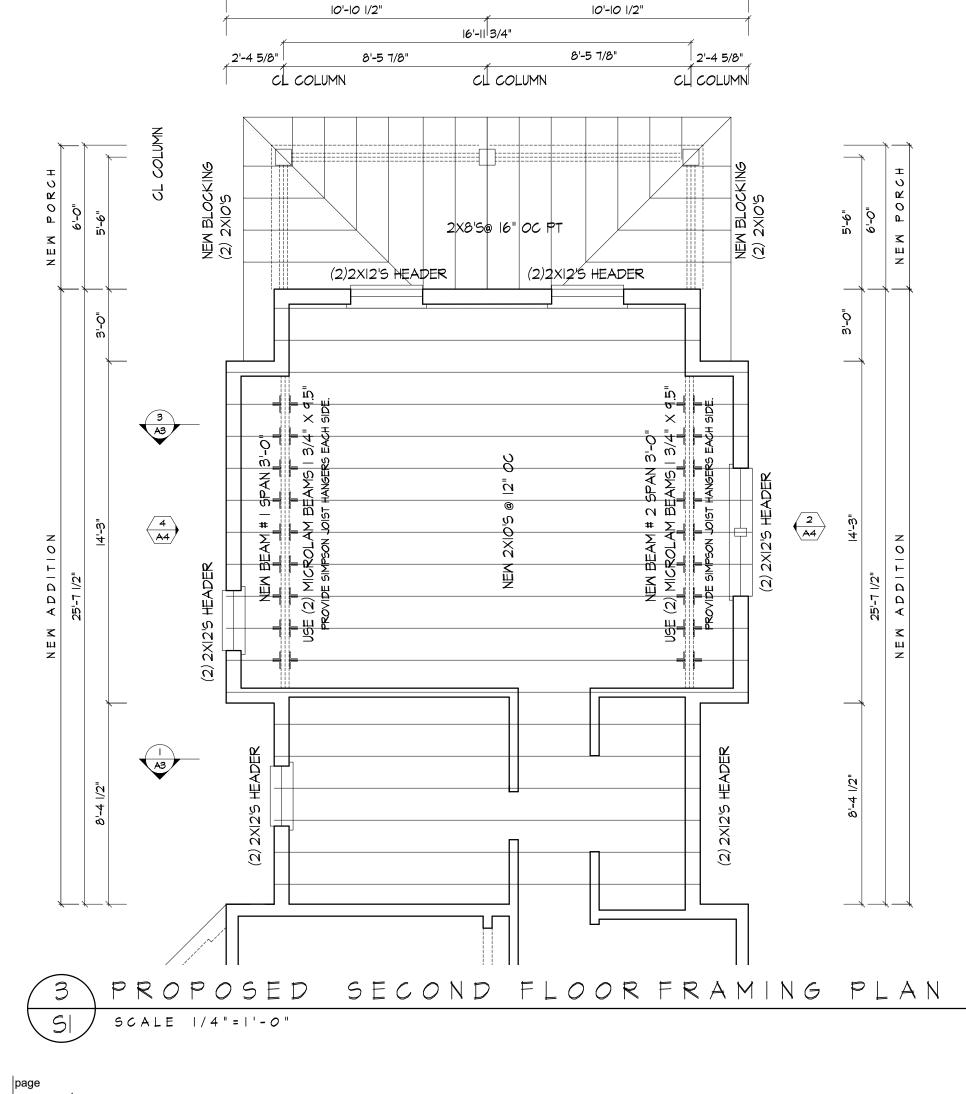
6318 lb

52.65 in3

15.73 in2 33.25 in2

227.2 in4 250.07 in4

9711 ft-lb 13025 ft-lb

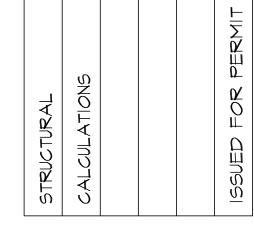


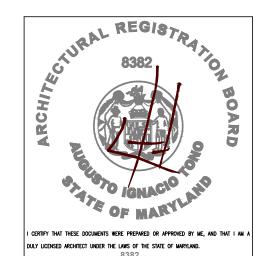


11605 SILENT VALLEY LANE NORTH POTOMAC, MD - 20878 PHONE 301 613 - 7801 E-MAIL:atono⊜architono.com

ADDITION REMODELING WORK

TWO STORY ADDITION 10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910





LICENSE NUMBER 8382 , EXPIRATION DATE 12/03/26 .

DATE: SEPTEMBER 24 JANUARY 25 APPROVAL: SHEET

5 2-26-25

@ ARCHITONO

REVIEWED

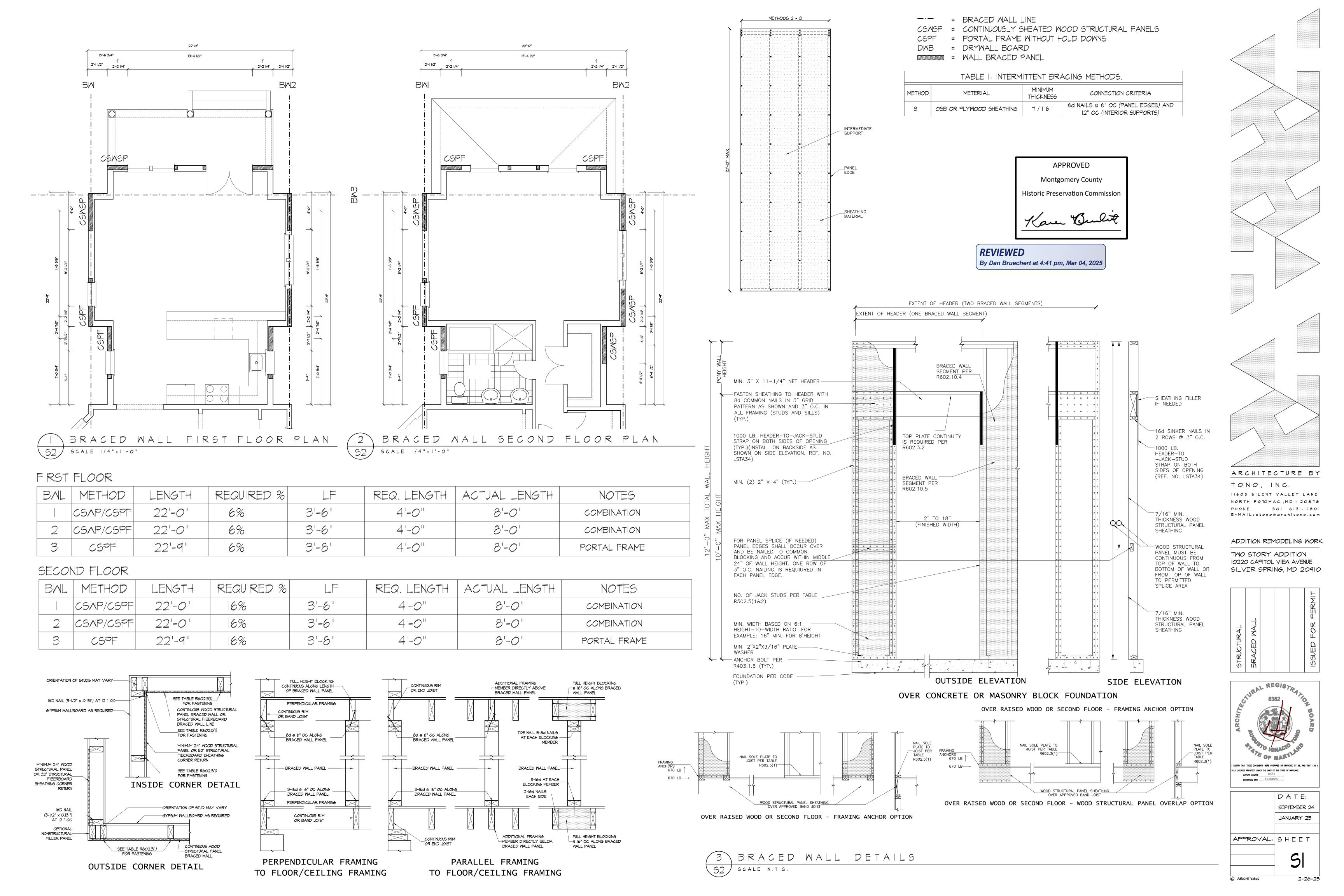
APPROVED

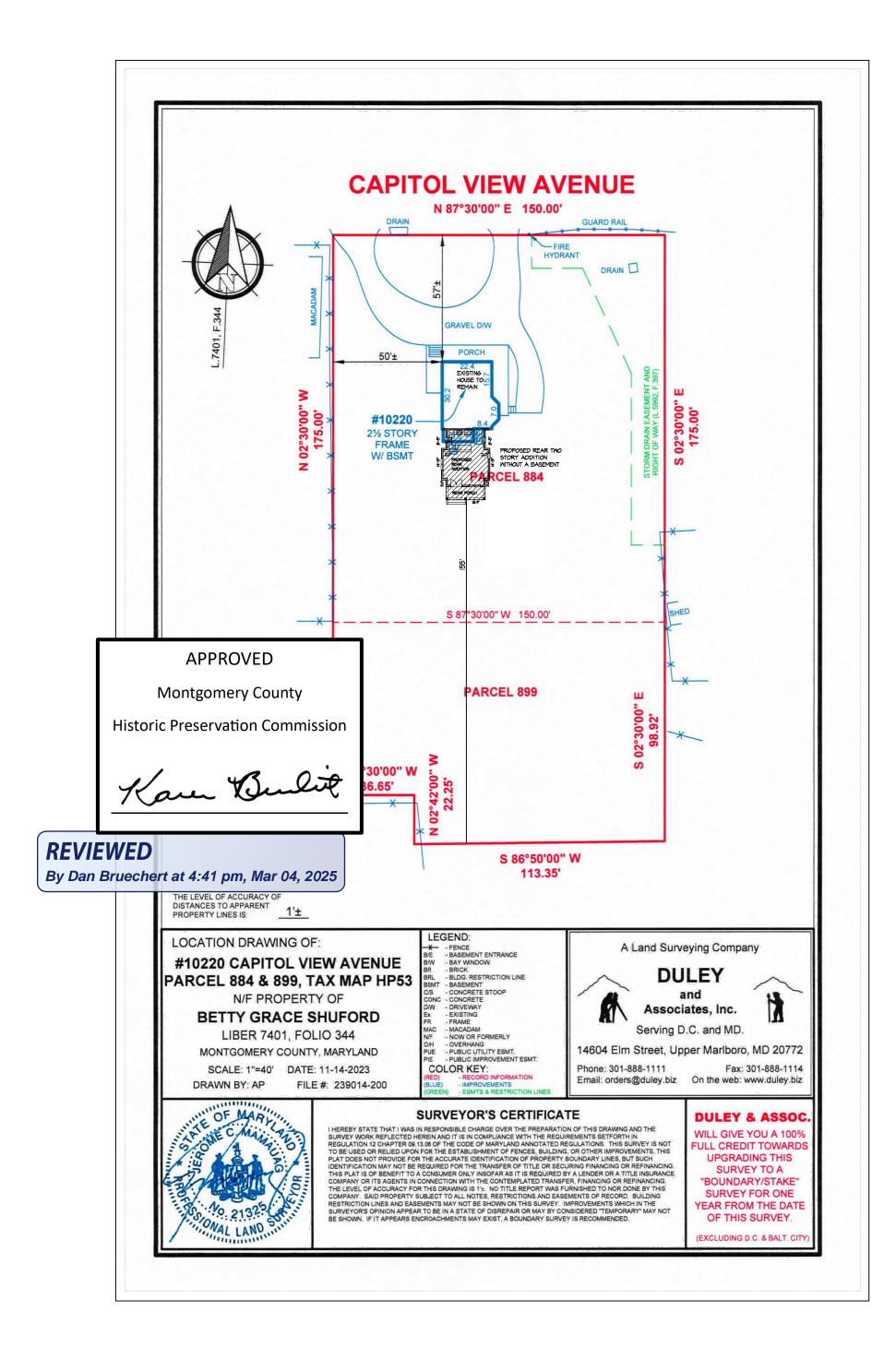
Montgomery County

Historic Preservation Commission

Kare Bulit

By Dan Bruechert at 4:41 pm, Mar 04, 2025





CAPITOL VIEW AVENUE N 87°30'00" E 150.00' DRAIN **GUARD RAIL** FIRE **HYDRANT** DRAIN [TREE **GRAVEL D/W** PORCH EXISTING OTREE # 5 REMAIN OTREE # 6 175.00° 175.00' #10220 2½ STORY TREE # 10 FRAME PROPOSED REAR TWO 0 W/ BSMT STORY ADDITION WITHOUT A BASEMENT RCEL 884 TREE # 8 S 87°30'00" W 150.00' • TREE # 9 BAMBOO FOREST PARCEL 899 02°30'00" 98.92' S 87°30'00" W 36.65 S 86°50'00" W 113.35' EXISTING TREE LOCATION SITE PLAN SP| SCALE 1/116"=1'-0"



Tree Removal Pruning Insurance Claims

Storm Damage Clean-up Stump Grinding Lot Clearing Tree Transplanting Cabling

Line Cleaning

Crane Service

TREE CARE, LLC 1864 East Queens Ct. Crofton, Maryland 21114 • 301-735-9703 Cell 443-306-3037 bartonstree@verizon.net

Tree Survey Report for EPA submission:

Project: Construction of Addition

Location: 10220 Capital View, Silver Spring, MD

Date of Survey: 12/14/2024

Surveyor's Name: Edward Barton III, 443-306-3037 MD Tree expert 133 Barton's Tree Care, LLC, 1864 E. Queens Ct, Crofton, MD 21114

Purpose of Survey:

The purpose of this survey is to identify and assess the trees located on the property plat in Relation to the proposed construction of an addition. This report provides details about the tree species, health, size and their proximity to the construction pathway.

Tree Inventory:

- 1. Poplar Tree- DBH 21inch-Health Good, location: right side along fence line.
- 2. Norway Maple- DBH 20inch-Health Good: right side along fence line.
- 3. Poplar Tree-DBH 21inch- Health Good: right side along fence line.
- 4. Ashe Tree- DBH 24 inch- Health Good: right side along fence line. 5. Ashe Tree- DBH 12inch- Health Good: right side along fence line.
- 6. Maple Tree- DBH 32inch- Health Good: right side along fence line.
- 7. Maple Tree- DBH 32 inch-Health Good: right side along fence line.
- 8. Poplar Tree- DBH 32 inch- Health Good: right side back yard
- 9. Ashe Tree- DBH 12 inch- Health Good: right side back yard
- 10. Ashe Tree- DBH 10 ich- Health Good: left side edge of wood line.

Findings:

Root system Assessment: A thorough examination confirmed that there are no tree root systems with 15 feet of the designated pathways leading to and from the listed trees. Impact Assessment: The proposed construction is unlikely to adversely affect the health of the identified trees based on current measurements and assessments.

Recommendations:

Tree Protection: Implement protective measures during construction to safeguard the trees identified in this survey.

Monitoring: It is recommended that the health of the trees be monitored throughout the construction process to ensure no unforeseen impacts occur.

APPROVED Montgomery County **Historic Preservation Commission**

REVIEWED By Dan Bruechert at 4:41 pm, Mar 04, 2025



ADDITION REMODELING WORK

TWO STORY ADDITION 10220 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910

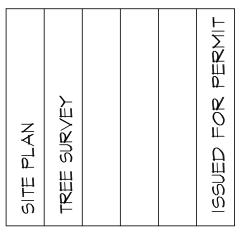
ARCHITECTURE BY

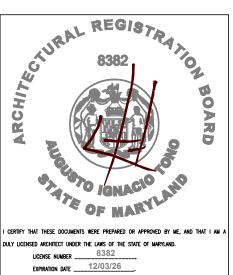
11605 SILENT VALLEY LANE

NORTH POTOMAC, MD - 20878

PHONE 30| 6|3 - 780| E-MAIL:atono@architono.com

TONO, INC.





DATE: SEPTEMBER 24 JANUARY 25 APPROVAL: SHEET

SPI

@ ARCHITONO