



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: February 27, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1147866 – Deck demolition, new rear construction, new deck construction, and new patio

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with one (1) condition** at the February 25, 2026 HPC meeting. The condition is that

1. The fiber cement board must be installed with a smooth finish, not a faux wood grain. Update specifications must be provided to Staff to verify the condition prior to final approval of the HAWP

The HPC staff has reviewed and stamped the attached submission materials.

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: Russell Gossett
Address: 9912 Capitol View Ave., Silver Spring, MD 20910

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



Stump-Gossett Residence

Property Owner Addresses

Prepared: January 30, 2026

OWNER'S ADDRESS

RUSSELL GOSSETT & SARA STUMP

9912 CAPITOL VIEW AVE

SILVER SPRING MD 20910-1032

ADJACENT & CONFRONTING PROPERTY OWNERS

KIJANA G & TRACYANN K MBURU

9910 CAPITOL VIEW AVE

SILVER SPRING MD 20910-1032

STEFAN MULJO & CHRYSI KANELLOPOULOU

9913 CAPITOL VIEW AVE

SILVER SPRING MD 20910-1033

TYLER GUESSFORD & JIEMEI LIU

9914 CAPITOL VIEW AVE

SILVER SPRING MD 20910

MARK BASTAN

9915 CAPITOL VIEW AVE

SILVER SPRING MD 20910-1033



REVIEWED

By Devon.Murtha at 3:24 pm, Feb 27, 2026

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

Owner's mailing address
RUSSELL GOSSETT & SARA STUMP
9912 CAPITOL VIEW AVE
SILVER SPRING MD 20910-1032

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

TYLER GUESSFORD & JIEMEI LIU
9914 CAPITOL VIEW AVE
SILVER SPRING MD 20910

KIJANA G & TRACYANN K MBURU
9910 CAPITOL VIEW AVE
SILVER SPRING MD 20910-1032

STEFAN MULJO &
CHRYSI KANELLOPOULOU
9913 CAPITOL VIEW AVE
SILVER SPRING MD 20910-1033

MARK BASTAN
9915 CAPITOL VIEW AVE
SILVER SPRING MD 20910-1033

APPROVED
Montgomery County
Historic Preservation Commission


REVIEWED

By Devon.Murtha at 3:24 pm, Feb 27, 2026

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	*	*	*	*	*		*

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Devon.Murtha at 3:24 pm, Feb 27, 2026

Stump-Gossett Residence

Written description of deck/workroom rebuild project

Prepared: January 30, 2026

DESCRIPTION OF PROPERTY

The subject property is an existing one-and-a-half story frame residence constructed in 1946, located at **9912 Capitol View Avenue** in the Capitol View Park Historic District. The property is situated on Part of Lot 5, Block 31, Capitol View Park, with a lot size of 8,793 square feet. The house is set back from Capitol View Avenue with an existing asphalt driveway on the south side of the property. The rear yard includes an existing patio area and an existing basement-level structure at the rear of the house.

The rear of the property, where all proposed work will occur, is not visible from Capitol View Avenue. Adjacent properties include residential lots to the north (Part of Lot 6) and south (Part of Lot 4).

DESCRIPTION OF WORK PROPOSED

Overview:

Replacement of the existing deck and patio with a new wood deck over an unconditioned, enclosed basement-level workroom addition at the rear of the existing residence. Work also includes a new patio constructed from salvaged existing patio materials. All proposed work is located at the rear of the house and will not be visible from Capitol View Avenue.

The project scope includes demolition of the existing rear deck and patio, construction of a new enclosed workroom at the basement level, construction of a new wood deck above the workroom at the main floor level, new exterior stairs connecting the deck level to the lower yard, and reconstruction of the patio using salvaged materials from the existing patio.

WORK ITEMS

Work Item 1: Demolition

Description of Current Condition:

The existing rear deck is a wood structure in deteriorated condition attached to the rear elevation of the house at the main floor level. An existing patio is located at grade level in the rear yard. An existing basement-level space is present at the rear of the house.

Proposed Work:



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Demolish the existing rear deck in its entirety. Remove the existing patio; patio materials will be salvaged for reuse in the new patio construction. Selective demolition at the existing basement level as required for the new workroom addition.

Work Item 2: New Enclosed Workroom (Basement Level Addition)

Description of Current Condition:

The existing basement level at the rear of the house includes an unconditioned space. The area is currently underutilized.

Proposed Work:

Construct a new unconditioned, enclosed workroom addition at the basement level at the rear of the existing residence. The workroom will be located beneath the new deck structure. Construction will include new concrete footings, wood framing, exterior walls with siding to match or complement the existing house, new windows and doors, and electrical service for lighting and outlets. The workroom will provide functional workspace and storage. A new basement lighting plan is included in the scope.

Work Item 3: New Wood Deck (Main Floor Level)

Description of Current Condition:

The existing deck at the main floor level is deteriorated and in need of replacement.

Proposed Work:

Construct a new wood deck at the main floor level above the new enclosed workroom. The deck will connect to the existing house at the rear elevation and will include new wood railings, stairs to the lower yard level, and associated structural framing. The deck structure will be supported by new concrete footings. The new deck will feature composite decking (Trex Transcend or similar, color to be determined) with wood posts and aluminum balusters painted to match house trim.

Work Item 4: New Patio

Description of Current Condition:

An existing patio is located in the rear yard. Patio materials are to be salvaged during demolition.

Proposed Work:

Construct a new patio at grade in the rear yard using salvaged materials from the existing patio. The new patio location and extent are shown on the site plan.



Work Item 5: Site Improvements

Description of Current Condition:

The rear yard slopes from the main floor level down to the basement/lower yard level. Circulation between levels is limited.

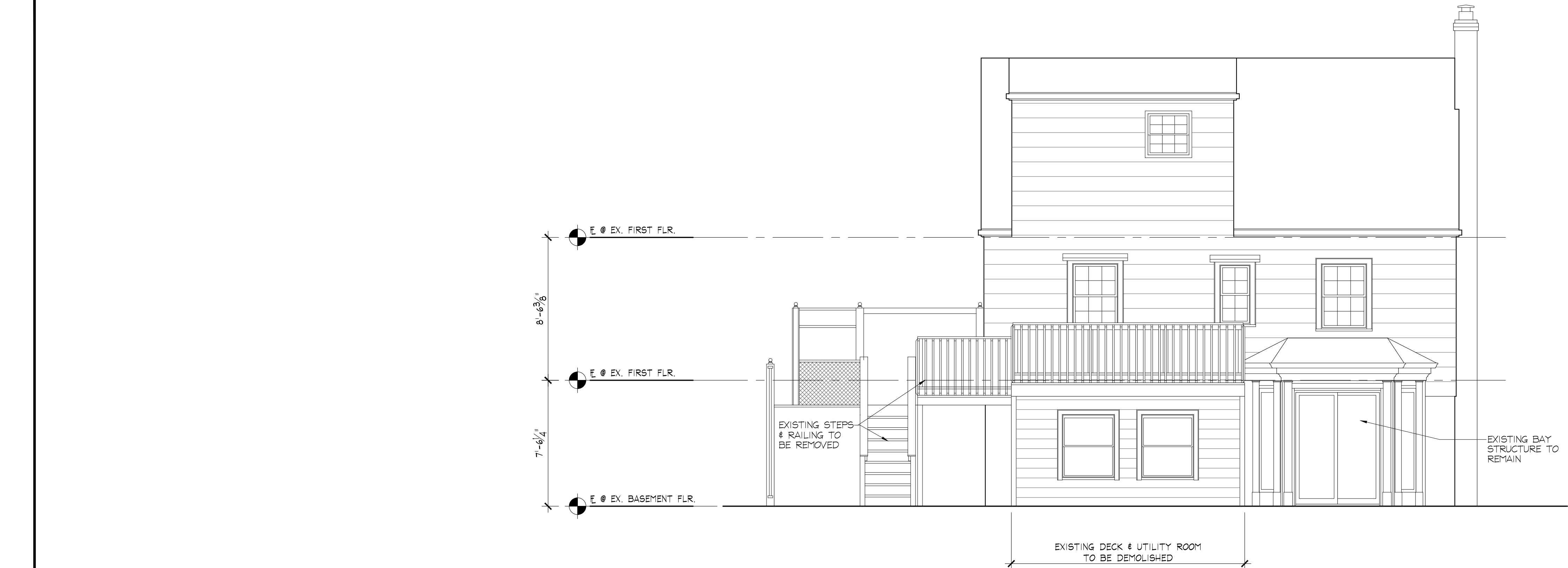
Proposed Work:

New exterior stairs will connect the deck level to the lower patio and yard area. All site work is confined to the rear yard and will not alter the front or side yard areas visible from Capitol View Avenue. No changes to the existing asphalt driveway or front walkway are proposed.

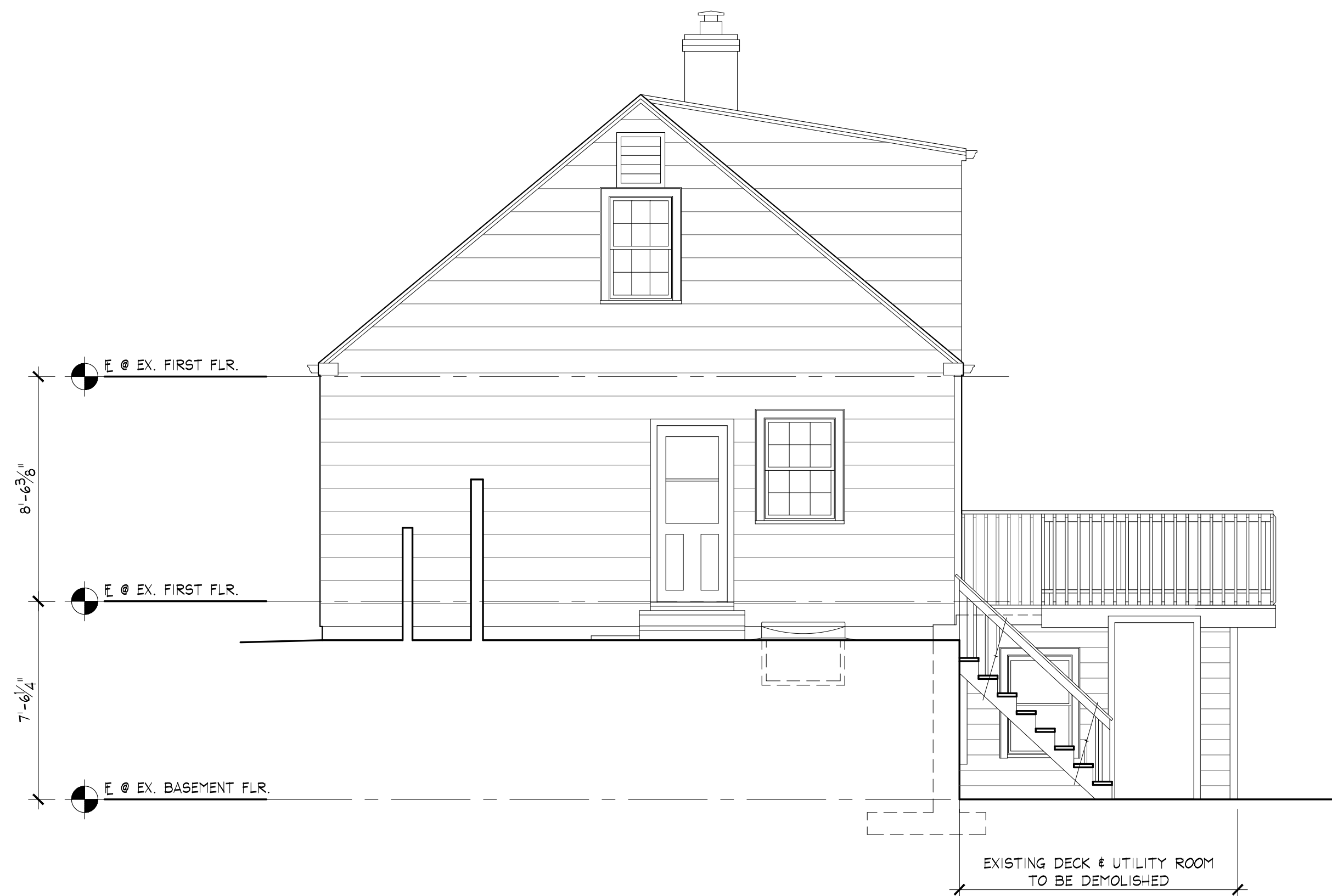


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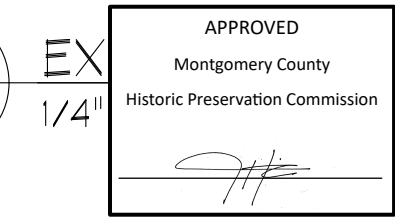
By Devon.Murtha at 3:24 pm, Feb 27, 2026



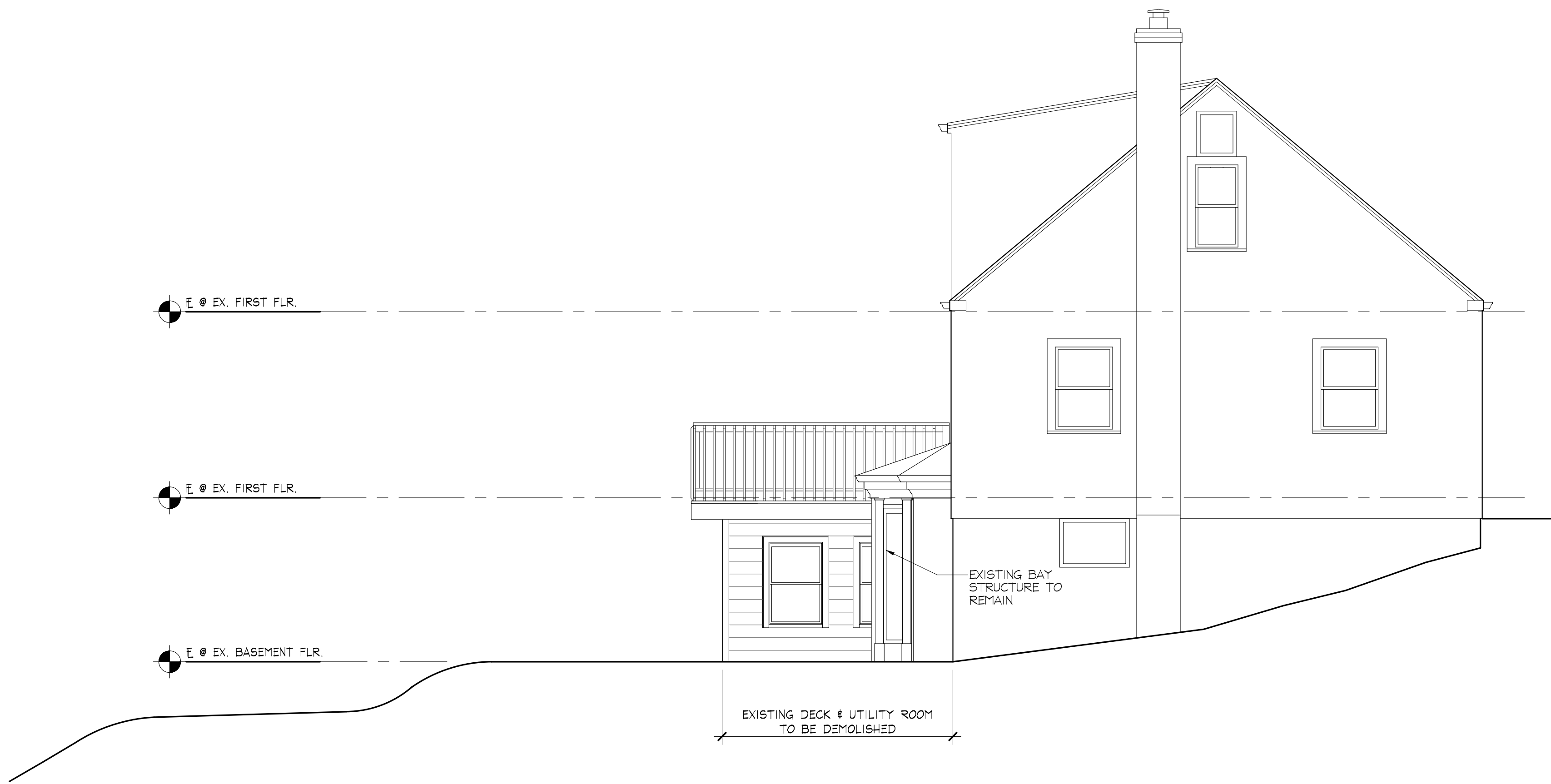
1
EC-2 EXISTING SOUTH (REAR) ELEVATION
1/4" = 1'-0"



2
EC-2 EXISTING WEST (SIDE) ELEVATION
1/4" = 1'-0"



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By Devon Murtha at 3:24 pm, Feb 27, 2026



3
EC-2 EXISTING EAST (SIDE) ELEVATION
1/4" = 1'-0"



HAINS
ARCHITECTS

5608 Pollard Road
Bethesda, Maryland
20816
Ph: 301-320-1680
Fx: 301-320-1682
Em: info@hainsarch.com

STUMP - GOSSETT Residence
EXTERIOR RENOVATION
9912 Capitol View Ave.
Silver Spring, MD, 20910

EXISTING EXTERIOR ELEVATIONS

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND
LICENSE NUMBER: 4329
EXPIRATION DATE: 12/29/2020

REVISIONS	
No	Date

PRINTING LOG	
DATE	PURPOSE
10-29-24	EXISTING CONDITIONS

Proj. No.: 2404

EC-2



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EXISTING FLOOR PLANS

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I CERTIFY THAT THESE DOCUMENTS
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REVISIONS

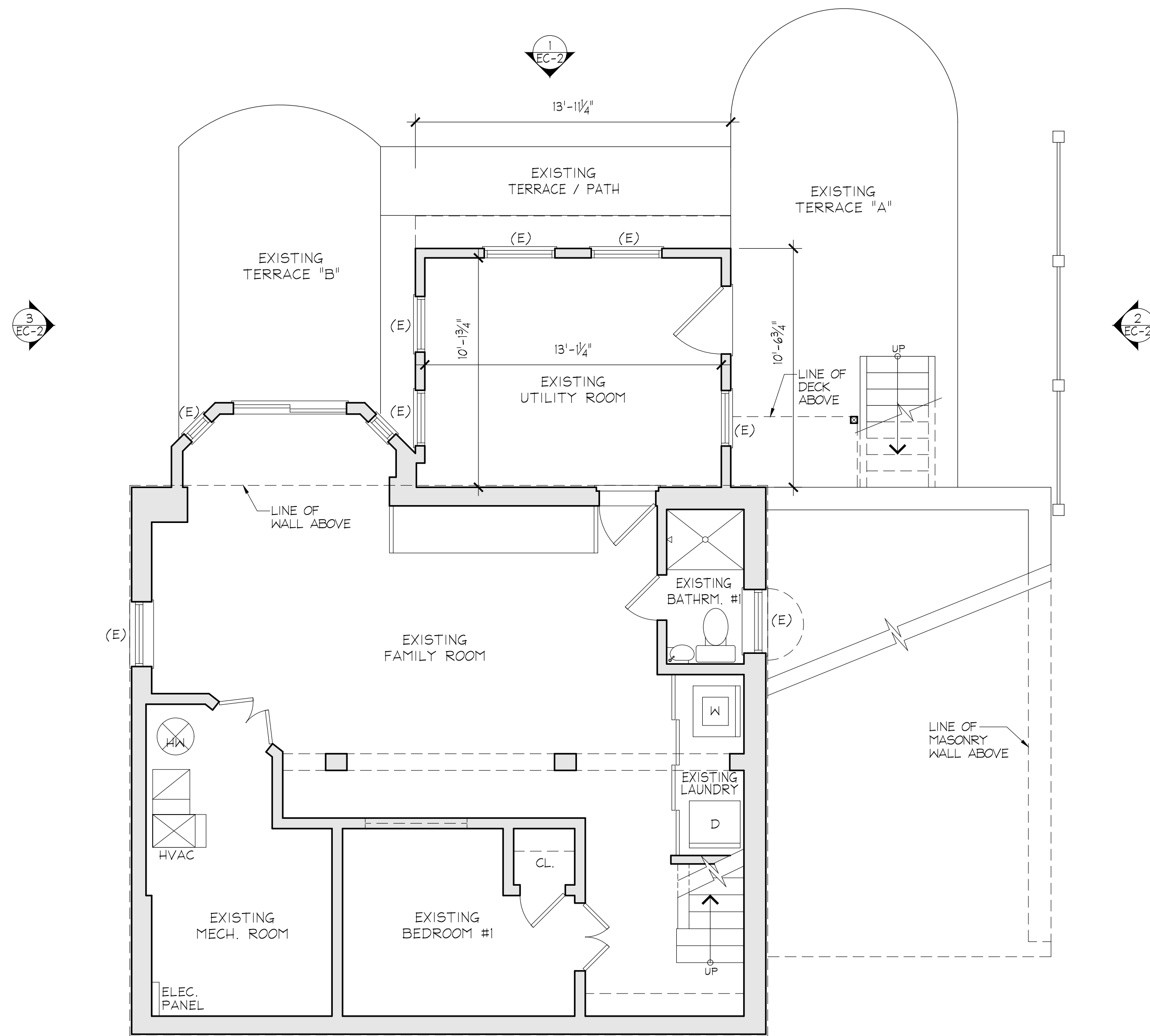
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PRINTING LOG

DATE	PURPOSE
10-29-24	EXISTING CONDITIONS

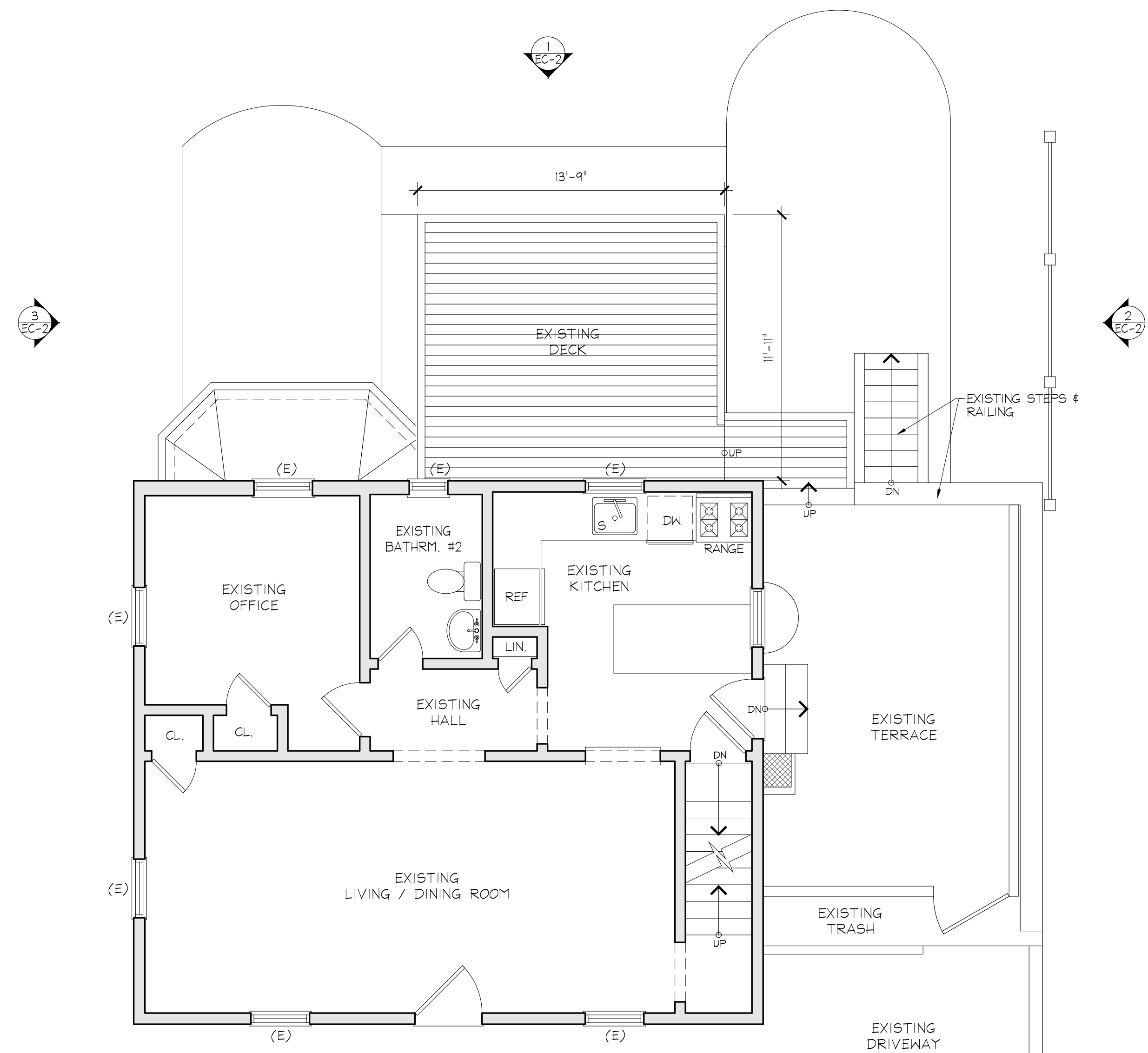
Proj. No.: 2404

EC-1



1
EC-1

EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



2
EC-1

EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN WALL LEGEND

EXISTING WALL TO REMAIN

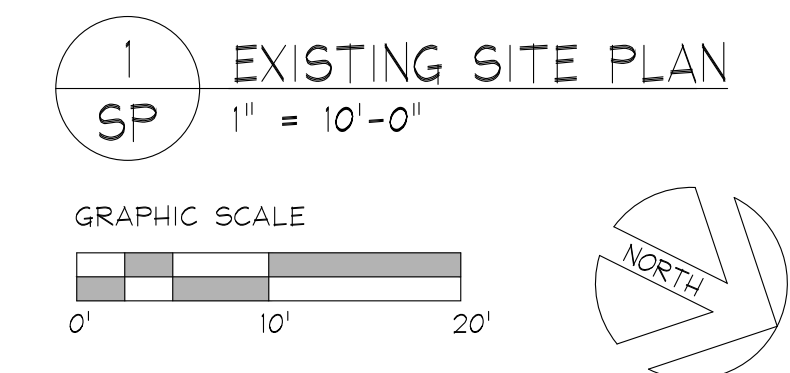
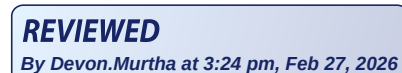
EXISTING DOOR

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Devon Murtha at 3:24 pm, Feb 27, 2026

Last Mod. Date:
05.09.19

Author
JH



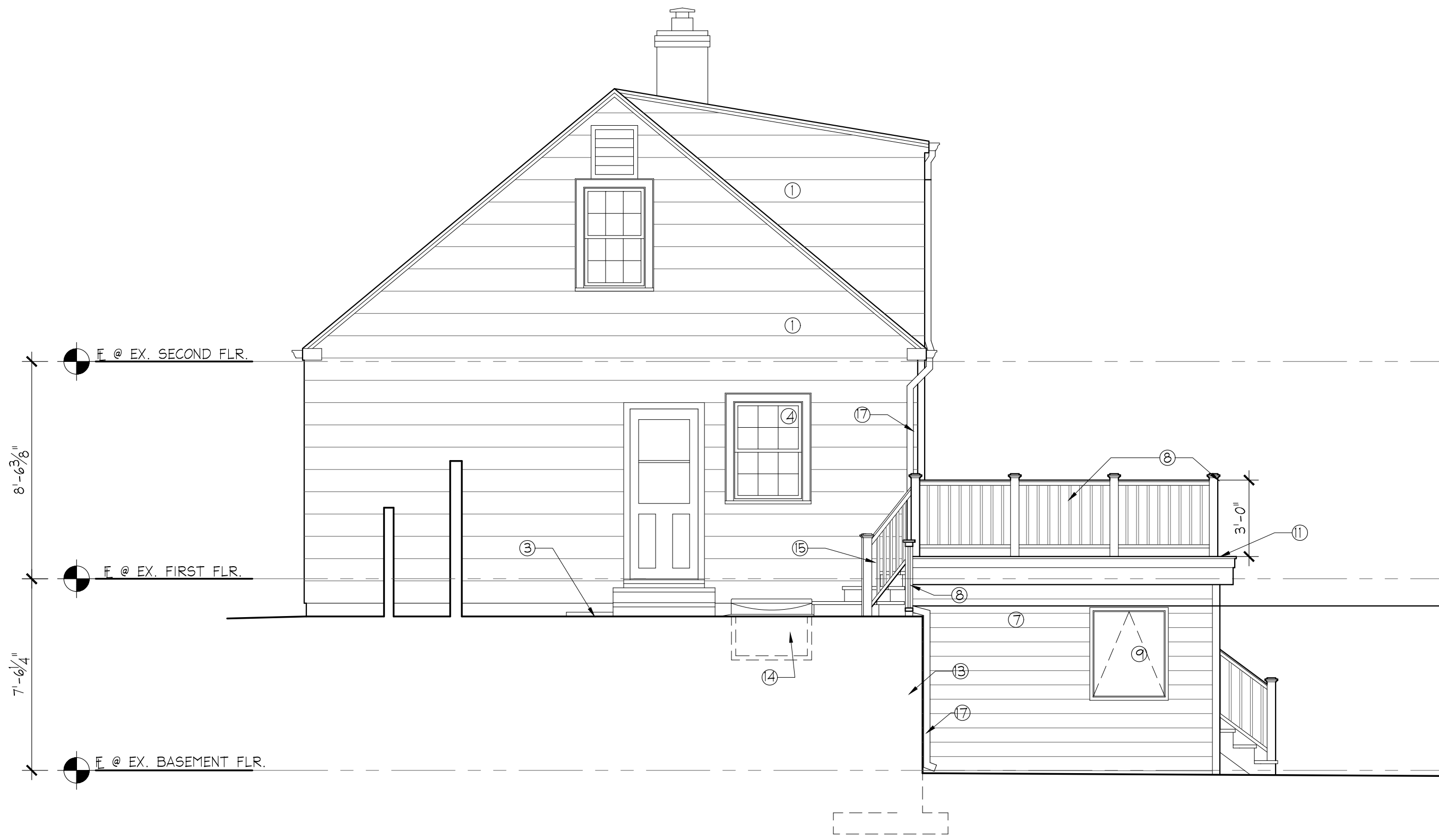
SITE PLAN DRAWN BY HAINS ARCHITECTS, 2024
 BASED ON A SITE PLAN SURVEY BY
 SNIDER & ASSOCIATES
 LAND SURVEYORS

[illegible]

PRINTING LOG	
DATE	PURPOSE
12-29-24	EXISTING CONDITIONS

Proj. No.: 2404

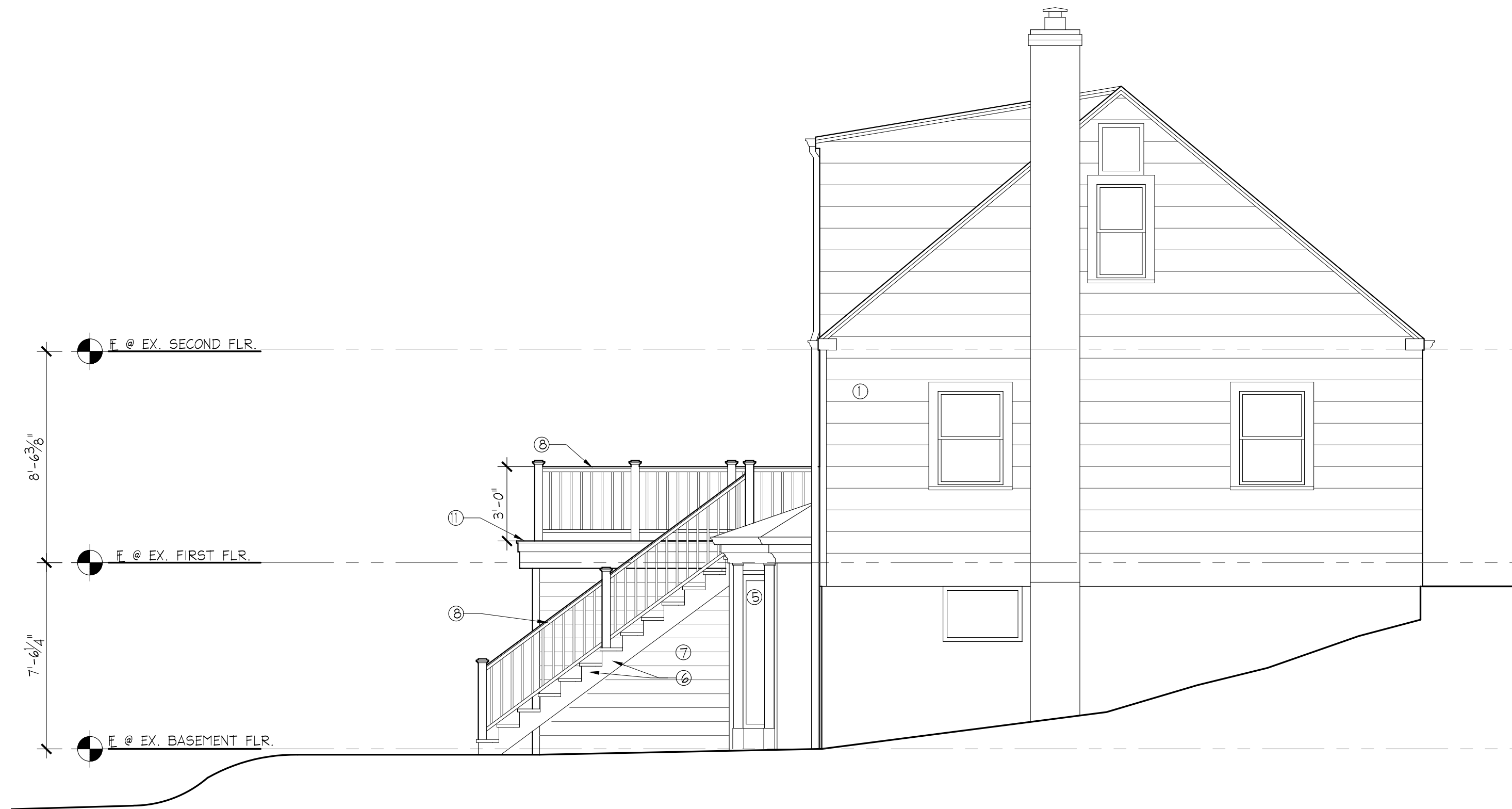
SP



1
A2 PROPOSED WEST SIDE ELEVATION
1/4" = 1'-0"



2
A2 PROPOSED (SOUTH) REAR ELEVATION
1/4" = 1'-0"



3
A2 PROPOSED EAST SIDE ELEVATION
1/4" = 1'-0"

ELEVATION NOTES LEGEND

- EXISTING 12 X 24 ASBESTOS SIDING TO REMAIN.
- EXISTING FENCE TO REMAIN.
- EXISTING TERRACE TO BE EXPANDED & FLAGSTONE RESET.
- EXISTING WINDOW TO REMAIN.
- EXISTING BAY WINDOW TO REMAIN. REPAIR ROOF TO MATCH EXISTING AS NEEDED.
- REPLACE EXISTING GUTTERS AND REPAIR/REPLACE FLASHING/FASCIA AS NEEDED.
- 8.25" HARDIE PLANK FIBER CONCRETE LAP SIDING-PAINTED.
- TREX ENHANCE 6' X 36" CLASSIC WHITE COMPOSITE RAILING W/ ROUND ALUMINUM BALUSTERS IN CHARCOAL BLACK.
- NEW AWNING STYLE WINDOW. SINGLE GLAZE VINYL-CLAD WINDOW.
- NEW SKING-OUT DOORS BY THERMATRU DOORS.
- TREX ENHANCE NATURALS 1" X 6" COMPOSITE DECKING, TOASTED SAND GROOVED FINISH.
- TREX ENHANCE NATURALS 1" X 6" COMPOSITE DECKING. STAIR TREADS W/ 1" X WHITE PVC RISERS & 2" X 12 P.T. STRINGERS.
- EXISTING MASONRY RETAINING WALL TO REMAIN.
- EXISTING WINDOW WELL TO REMAIN.
- EXTEND EX. HOSE BIB UP TO CLEAR STEP
- EXTEND/REPLACE EXISTING GUTTER
- NEW 3 X 4 ALUM. DOWNSPOUT; NEW DOWNSPOUTS TO DRAIN TO DAYLIGHT



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STUMP - GOSSETT RESIDENCE
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Silver Spring, MD 20910

PROPOSED ELEVATIONS

REVISIONS	
No	Date

PRINTING LOG	
DATE	PURPOSE
12-06-24	SD REVIEW
02-14-25	Prelim. Pricing
07-08-25	SD OPTIONS
09-12-25	SD FINAL REVIEW
02-09-26	HANP APPLICAT'N

Proj. No.: 2404

A2



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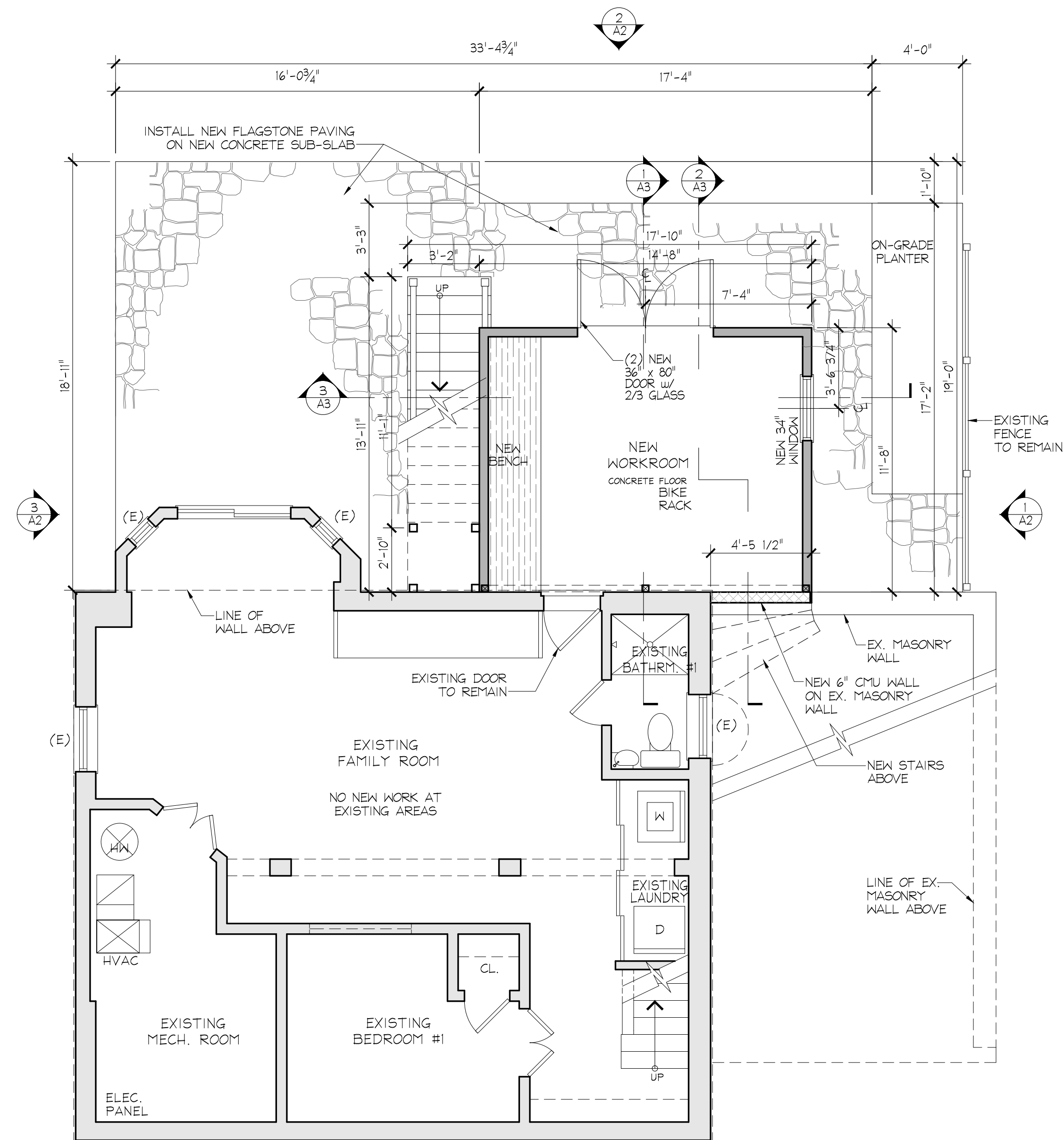
PROPOSED BASEMENT & DECK PLANS

REVISIONS	
No	Date

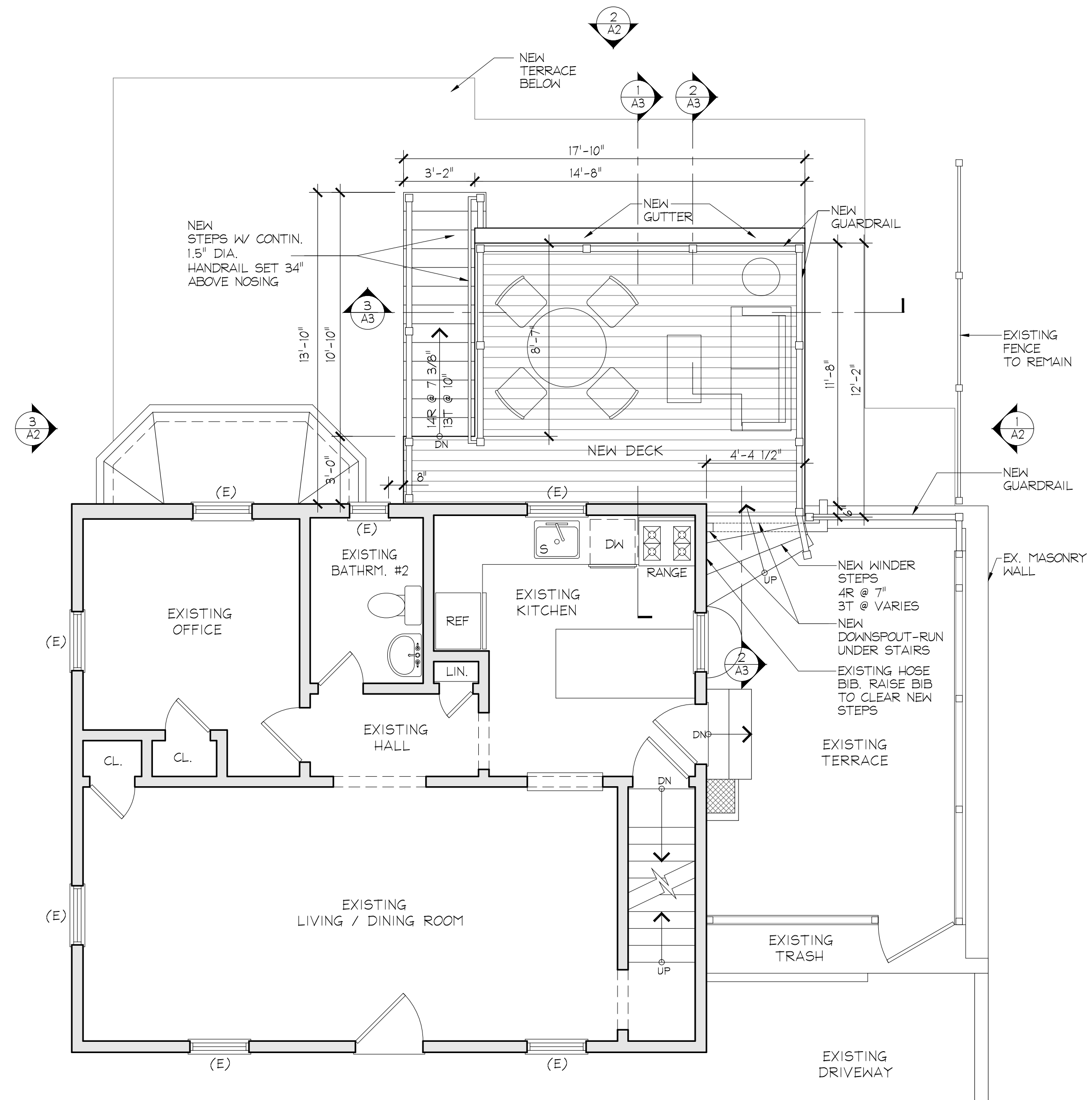
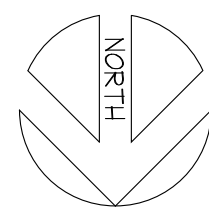
PRINTING LOG	
DATE	PURPOSE
12-06-24	SD REVIEW
02-14-25	Prelim. Pricing
07-08-25	SD OPTIONS
09-12-25	SD FINAL REVIEW
02-09-26	HANP APPLICATION

Proj. No.: 2404

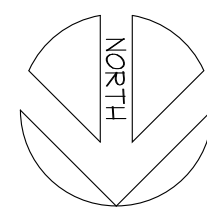
A1



1
A1
PROPOSED "NEW WORKROOM" BASEMENT LEVEL PLAN
1/4" = 1'-0"



2
A1
PROPOSED "NEW DECK" / FIRST FL. LEVEL PLAN
1/4" = 1'-0"



FLOOR PLAN WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X FURRED WALL
	NEW 2X4 STUD WALL
	NEW 2X6 STUD WALL
	NEW CMU WALL
	NEW BRICK WALL

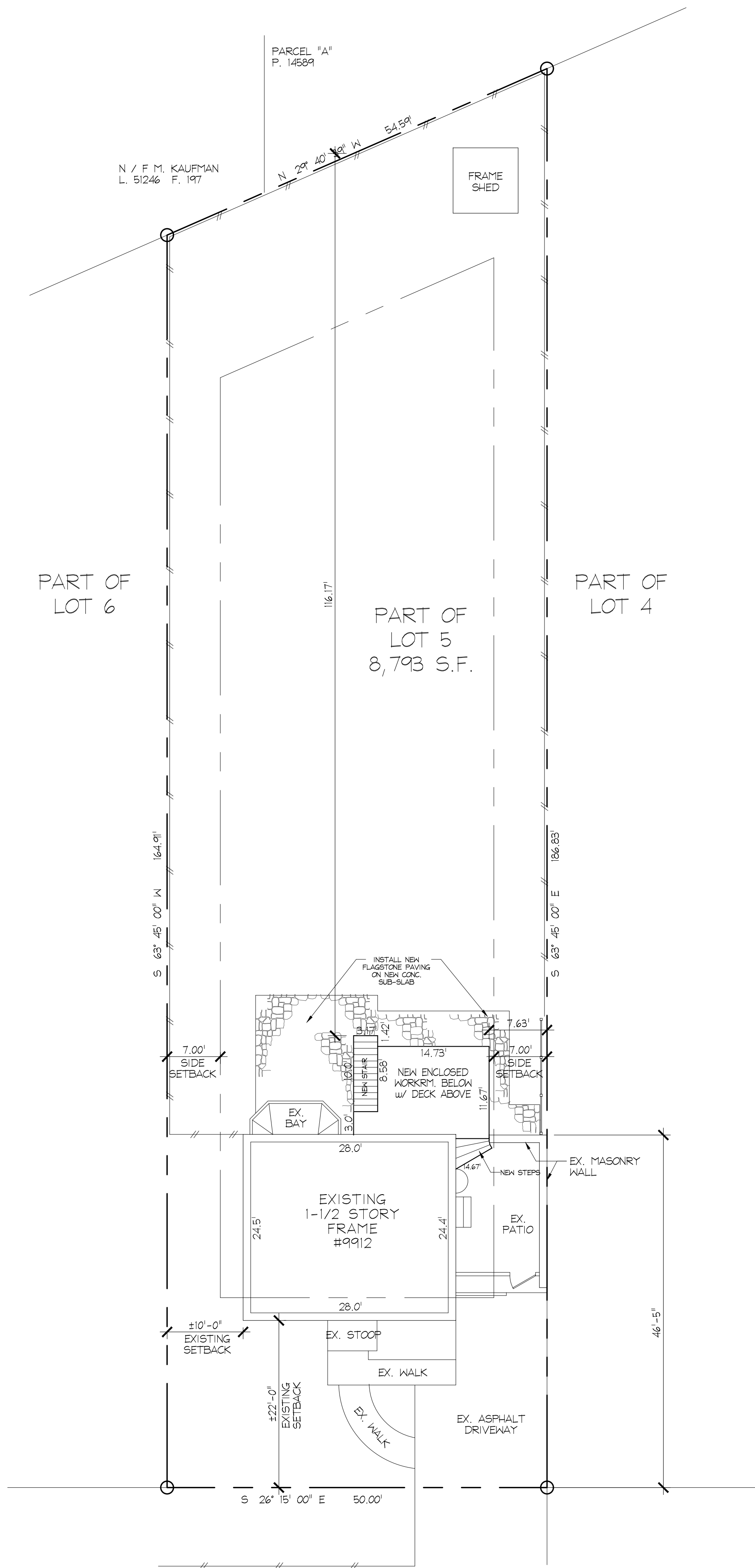
	EXISTING DOOR
	NEW DOOR

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Devon Murtha at 3:24 pm, Feb 27, 2026



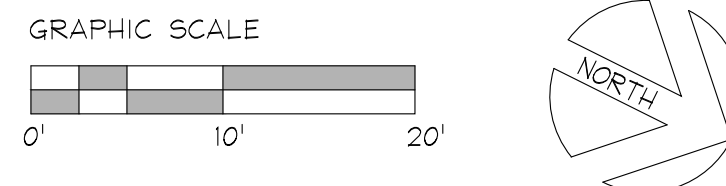
REVIEWED
By Devon Murtha at 3:24 pm, Feb 27, 2026



LOCATION DRAWING
PART OF LOT 5, BLOCK 31
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

SITE PLAN DRAWN BY HAINS ARCHITECTS, 2024
BASED ON A SITE PLAN SURVEY BY
SNIDER & ASSOCIATES
LAND SURVEYORS

1 PROPOSED SITE PLAN
CS 1" = 10'-0"



CODE INFORMATION

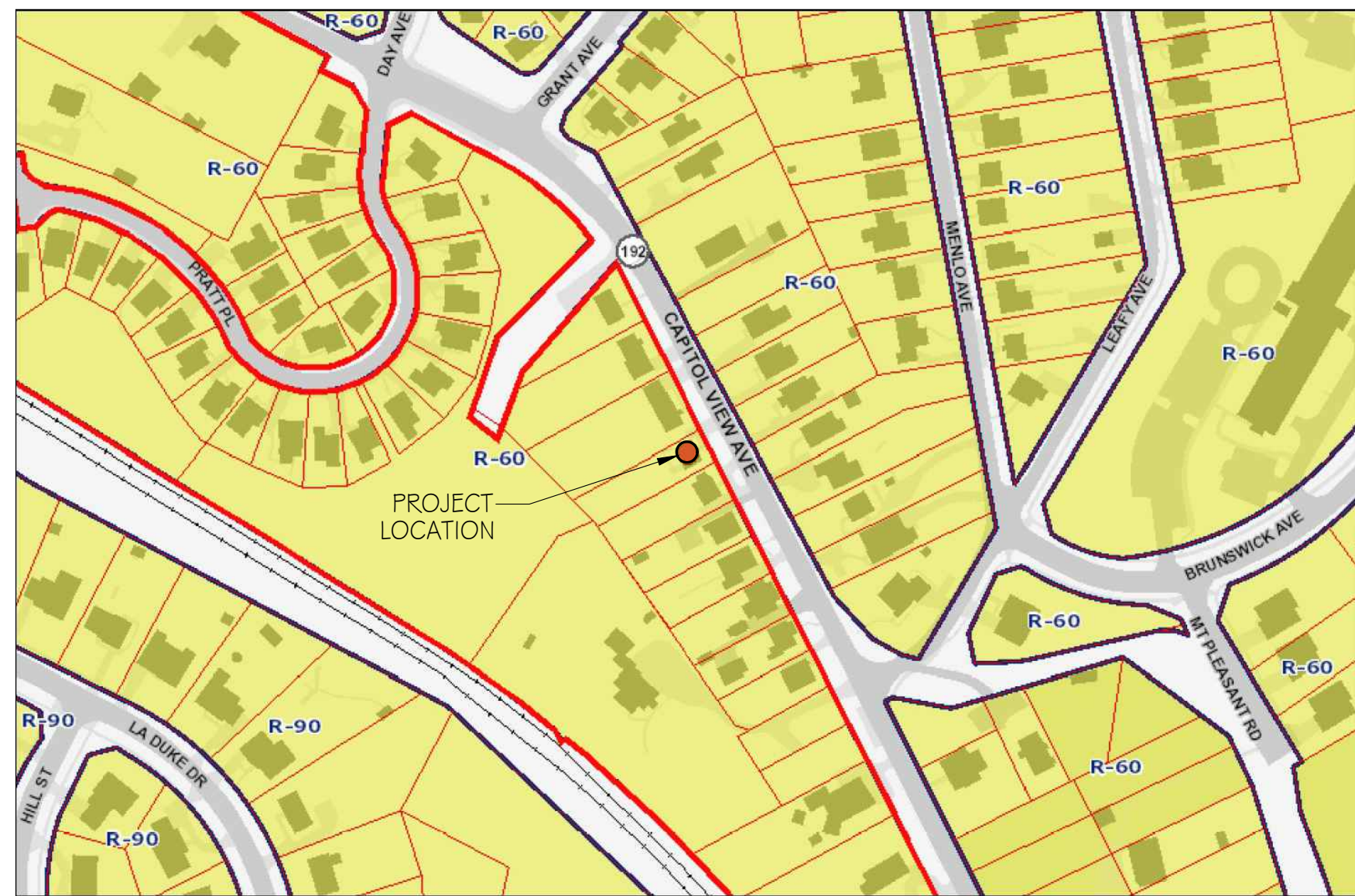
ZONE	R-60	REQUIRED SETBACKS	
LOT	P5	FRONT YARD S.B.	25'-0"
BLOCK	31	SIDE YARD S.B.	7'-0" EACH SIDE (LOT RECORDED BEFORE 1/1/54)
LOT SIZE	8,793 SQ. FT.	REAR YARD S.B.	20'-0"
EXISTING COVERAGE	11.02% = 963.43 SQ. FT.	CONSTRUCTION TYPE	5B
PROPOSED COVERAGE	11.21% = 979.63 SQ. FT.	USE GROUP	RESIDENTIAL
PERCENTAGE OF LOT COVERAGE ALLOWED	35%	APPLICABLE CODES	2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021 IRC & IEBC AMENDMENTS 13-24 MONTGOMERY COUNTY CODE CHAPTER 8- BUILDINGS CHAPTER 17- ELECTRICAL NATIONAL ELECTRIC CODE (NFPA) TO 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) #ER 13-24 2013 NFPA 13D W/ LOCAL NFPA 13D AMENDMENTS MARYLAND SMOKE ALARM LAW
MAX. BUILDING HEIGHT	35'-0"		
ACTUAL BUILDING HEIGHT	(UNCHANGED)		

SCOPE OF WORK

REPLACEMENT OF EXISTING DECK AND PATIO WITH A NEW WOOD DECK OVER AN UNCONDITIONED, ENCLOSED, BASEMENT WORK ROOM ADDITION AT THE REAR OF AN EXISTING RESIDENCE. WORK ALSO INCLUDES REPLACING ON-GRADE STONE PATIO WITH NEW STONE OVER CONCRETE SUB-SLAB.

INDEX OF DRAWINGS

CS	COVER SHEET & SITE PLAN	EI	PROPOSED ELECTRICAL PLANS
D1	DEMOLITION PLANS & ELEVATIONS		
A1	PROPOSED BASEMENT AND DECK PLANS		
A2	PROPOSED ELEVATIONS		
A3	PROPOSED SECTIONS		
A4	DETAILS		
S1	FOOTING AND FRAMING PLANS		
S2	LOWER FLOOR WIND BRACING PLAN		



2 LOCATION MAP
CS NO SCALE

ABBREVIATIONS

ABV	ABOVE	EQUIP	EQUIPMENT	MTL	METAL	R.A.	RETURN AIR
APPROX	APPROXIMATE(LY)	E.T.R.	EXISTING TO REMAIN	MIN	MINIMUM	RM	ROOM
ADJ	ADJUSTABLE	(E)	EXISTING	MISC	MISCELLANEOUS	SH	SIMILAR
A.F.F.	ABOVE FINISHED FLOOR	EXIST	EXISTING	MOUNT	MOUNTED	SS	STAINLESS STEEL
ALT	ALTERNATE	E.J.	EXPANSION JOINT	MAX	MAXIMUM	STL	STEEL
ALUM	ALUMINUM	E.N.	EACH WAY	MECH	MECHANICAL	SC	SCHEDULE
ARCH	ARCHITECTURAL	F.F.	FINISHED FLOOR	MFR	MANUFACTURER	SC	SOLID CORE
A.S.F.	ABOVE SUBFLOOR	FIXT	FIXTURE	M.O.	MASONRY OPENING	SCHED	STANDARD
BLK	BELOW	F.O.S.	FACE OF STUD	MDO	MEDIUM DENSITY OVERLAY	STD	STRUCTURE/STRUCTURAL
BLDG	BUILDING	FLASH	FLASHING	N.I.C.	NOT IN CONTRACT	STRUC	SUSPENDED
B.U.R.	BUILT-UP ROOF	FLOOR	FLOOR	N.T.S.	NOT TO SCALE	SUSP	SUSPENDED
C	COURSES	E	FACE OF STUD	NOM	NOMINAL	SO	SQUARE
C.J.	CONTROL JOINT	FF	FACE OF STUD	N.O.D.	NOT OUTSIDE DIAMETER	T	TREAD(S)
C	CENTER LINE	FURR	FURRING	O.C.	ON CENTER	TEL	TELEPHONE
C.T.	CERAMIC TILE	F.D.	FLOOR DRAIN	OPG	OPENING	TV	TELEVISION
COL	COLUMN	FLUOR	FLUORESCENT	OPP	OPPOSITE	TYP	TYPICAL
CONC	CONCRETE	FTG	FOOTING	O.H.	OPPOSITE HAND	TH	THICKNESS
CMU	CONCRETE MASONRY UNIT	FRMG	FRAMING	OSCI	OWNER SUPPLIED	T&G	TONGUE & GROOVE
CONT	CONTINUOUS	GWB	GYPSTUM WALLBOARD	OZ.	CONTRACTOR INSTALLED	T.O.W.	TOP OF WALL
C.O.	CASED OPENING	HT	HEIGHT	P.TD	PAINTED(S)	UL	UNDERWRITERS LABORATORY
CSCI	CONCRETE SUPPLIER	H.B.	HOSE BIBB	P	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
#	# INSTALLED	HORIZ	HORIZONTAL	B	PLATE	VERT	VERTICAL
DTL	DETAIL	H.M.	HOLLOW METAL	P. LAM	PLASTIC LAMINATE	V.B.	VAPOR BARRIER
DR	DOOR	HVAC	HEATING, VENTILATING, &	PR	PAIR	V.T.	VINYL TILE
DWG	DRAWING	HR	HOUR	P.T.	PRESSURE-TREATED	V.I.F.	VERIFY IN FIELD
DBL	DOUBLE	I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	W/	WITH
DIA	DIAMETER	INS	INSULATION	PSF	POUNDS PER SQUARE FOOT	WIN	WINDOW
DIM	DIMENSION	IN (or')	INCH(ES)	%	PERCENT	WD	WOOD
DN	DOWN	ISO	JOIST	PVC	POLYVINYL CHLORIDE	W/O	WITHOUT
DOWNSPROUT	DOWNSPROUT	LVL	LAMINATED VENEER LUMBER	REV	REVISION	WT	WEIGHT
ELEV	ELEVATION	LAV	LAVATORY	R.O.	ROUGH OPENING	W.W.F.	WELDED WIRE FABRIC
EA	EACH	MIL	1/1000 INCH	REF	REFRIGERATOR	YD	YARD
ELEC	ELECTRICAL	MATL	MATERIAL	REINF	REINFORCING		
EQ	EQUAL						



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EXTERIOR RENOVATION
9912 Capitol View Ave.
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COVER SHEET

REVISIONS
No. 01-10-24 Update Bldg. Codes
Version

PRINTING LOG
DATE PURPOSE
12-06-24 SD REVIEW
02-14-25 Prelim. Pricing
07-06-25 SD OPTIONS
09-12-25 SD FINAL REVIEW
02-09-26 H&P APPLICAT'N

Proj. No.: 2404

CS



Date: 10.31.25

Project: Stump – Gossett Deck/Studio Renovation
Address: 9912 Capitol View Ave Silver Spring, Md 20910

GENERAL

1. Owner to obtain main building permit. Contractor to obtain trade permits.
2. Contractor shall provide construction schedule and update as required.
3. Allowances: (For material purchase. Installation & accessories include in base bid.)
 - 1) None
4. Owner Supplied, Contractor Installed (OSCI) items. [verify/add to all items below]
 - a. Decorative Light fixtures as indicated:
 - i. Exterior wall mounted fixtures: (1) Wall mounted Lights.
5. Alternates: Please price the following alternate materials. See Spec Section for details.
 - Site: line 1. 24 x 24 patio porcelain paver.

SITE

1. Existing Lower On-grade Patio: Carefully remove existing flagstone and save for reinstallation. Demo existing stone subbase.
 - a. Price Alt 1: Corso Italia 24" x 24" x 3/4" Quartzite Stone Look Porcelain Paver in Alpe Gray. Available from Home Depot.
2. Finish grade to be sloped to drain away from new work.
3. Seed and protect with hay new finished grade. Existing lawn disturbed by new work to be seeded and protected with hay.

BUILDING SHELL AND EXTERIOR

1. Foundation
 - a. Reinforced concrete footings 10"x 20"w/ 3-#4 rebar.
 - b. 8" CMU Foundation Wall. Step new foundation down to align with existing footing. Tie new footing to existing with #4 dowels grouted into existing footing.
 - c. Drain Tile: around new foundation, drain to daylight.
 - d. Waterproofing: Apply bituminous liquid waterproofing
2. Rough Framing
 - a. Exterior Walls: 2 x 4 at 16" o.c.
 - i. Sheathing: 1/2" CDX plywood
 - ii. Tyvek House Wrap

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- iii. No insulation
- b. Interior Walls: 2x4 at 16" o.c.
- c. Floor System: Slab on grade.
 - i. 4e" reinforced slab over 6 mil vapor barrier on 4" crushed stone
- d. Roof System: Dbl 2x8 Joists at 16" o.c.: Slope 1/4"/ft for water drainage.
 - i. Roof Sheathing: 5/8" CDX plywood
- 3. Insulation: Studio is uncondition space
 - a. Wall Insulation: NA
 - b. Roof Insulation: NA
- 4. Exterior Siding:
 - a. Lap siding: Hardie Plank – CedarMill Face Cement Lap siding. 8.25" wide. Siding to be field painted.
 - i. Corner boards 1x4 Smooth face Boro Bd- painted.
- 5. Exterior Trim
 - a. Fascia: 1 x TruExterior (Boral) flat trim– Field Painted-Color to be selected.
 - b. Window and Door Trim: 1 x 4: TruExterior (Boral) flat trim– Painted-Color to be selected.
- 6. Decking:
 - a. Composite Decking: Trex Enhance – 1 x 6 grooved edge – hidden fastening – Toasted Sand color.
- 7. Railing:
 - a. Trex Enhance composite deck rail kit- Classic White with balusters model # 1000779212.
- 8. Masonry/Concrete:
 - a. Paint and repair existing concrete block retaining/foundation wall as needed.
- 9. Roofing
 - a. Roof membrane: Grey TPO Roof Membrane.
 - b. Bay Window Roof: repair/replace metal roof. match existing.
- 10. Flashing: prefinished metal
- 11. Downspouts and Gutters:
 - a. Finish: prefinished
 - b. 5" Ogee gutter – Aluminum prefinished.
 - c. Alum. Integrated box gutter at new studio.
 - d. 3"x 2" Downspouts on bay window. 3" x 4" downspout on new studio.
 - e. Tie downspouts to new subterranean drainage system that drains to daylight .
- 12. Windows:
 - a. Manufacturer: GC Selected
 - b. Exterior finish: White Vinyl
 - Window Type and Series: Awning or casement per elevations.
 - c. Glazing: single pane (studio is unconditioned space).
 - d. Muntins: none
 - e. Hardware: TBD
 - f. Screen color: TBD

13. Exterior doors:

- i. ThermaTru Doors: Smoot-Star FiberGlass Series-Flat lite frame w/ ½ lite, clear tempered glass.

14. Exterior Paint: primer and 2 coats of Benjamin Moore, Moorcraft Super Spec Latex House & Trim Paint.

INTERIOR of Studio Space

1. Interior Paint: Studio Space

- a. Walls & Ceiling: latex primer and 2 coats of Benjamin Moore latex eggshell.
- b. Wood trim: alkyd primer and 2 coats Benjamin Moore, "Super Spec" or "Super Spec Quick Dry", alkyd semi-gloss enamel.

HVAC

1. N/A – None-Unconditioned space

PLUMBING

General

1. Upper Patio:

- a. Existing Hose Bib: extend existing hose bib under new steps to side wall of steps.

ELECTRICAL

- 1. Upgrade existing electrical service, if required, for increase in electrical load.
- 2. All fixtures to be supplied by Contractor unless noted otherwise.
- 3. Studio Lights: (4) 48" L. Integrated LED hanging lights-4000K
- 4. Decora products at all outlets and switches, white.
- 5. Provide 6 GFI outlets inside studio, 2 exterior mounted -outside-at lower level, 2 outside at deck level.
- 6. Switch plates style: rocker + slider dimmer.

HAINS ARCHITECTS

5608 Pollard Rd – Bethesda, Maryland 20816 – Ph: 301-320-1680

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By Devon.Murtha at 3:24 pm, Feb 27, 2026

Example Materials List for estimation purposes

Lower Patio

<https://www.homedepot.com/p/Corso-Italia-Alpe-Gray-24-in-x-24-in-x-0-75-in-Quartzite-Stone-Look-Porcelain-Paver-600010000961/206946576>

Estimate assumes 325 SF

Siding (Revised)

Hardie panels, smooth-faced, sized to match house as close as possible. Example:

https://www.lowes.com/pd/James-Hardie-8-25-in-x-144-in-HZ5-HardiePlank-Smooth-Fiber-Cement-Lap-Siding/5002104029?store=1188&cm_mmc=shp_-c_-prd_-LUM_-ggl_-PMAX_LUM_000_Priority_Item_Omni_-5002104029_-local_-0_-0&gclsrc=aw.ds&gad_source=1&gad_campaignid=23532036377&gbraid=0AAAAAD2B2W8DL5XdyidLUzw6dKe5l2Plm&gclid=CjwKCAiA-MBhAKEiwASBmsBCx2gH5WIGaSfMkBxm2xjdXQPhymNLAUL6WiSU_gbowpPwQUX1182RoCnl4QAvD_BwE

Estimate assumes 220 SF

Decking

Based on Trex Enhance Naturals line

<https://www.lowes.com/pd/Trex-Enhance-Naturals-16-ft-Toasted-Sand-Grooved-Composite-Deck-Board/1000763612>

Estimate assumes 33 boards (16ft) includes 10% overage

Deck railing including stair railing:

<https://www.lowes.com/pd/Trex-Assembled-6-ft-x-3-ft-Enhance-28-Pack-Classic-White-Composite-Deck-Rail-Kit-with-Balusters/1000779212>

Estimate assumes 46 linear feet of straight, and 15 linear feet of slope railing.



REVIEWED

By Devon.Murtha at 3:24 pm, Feb 27, 2026



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Stump-Gossett Residence

Deck/workroom rebuild project

FOR ADDITIONAL PHOTOS

<https://drive.google.com/drive/folders/1hQOLk7ZR4tA1eaUQYW2aQwceZsrPYFPt?usp=sharing>

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Historic Preservation Commission



REVIEWED

By Devon.Murtha at 3:24 pm, Feb 27, 2026

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

The subject property is a Cape Cod residence constructed circa 1946. The one-and-a-half-story house features original siding with an asphalt shingle roof. The house sits on a 0.2-acre lot on the north/northeast side of Capitol View Avenue.

The rear of the property faces a wooded area. The rear yard includes a slope down toward the rear property line with mature established plantings along the fence line. An existing pressure-treated wood deck approximately 12 feet by 14 feet is attached to the rear elevation of the house at the first floor / kitchen level. The existing deck and underlying material act as a roof to the 3-wall structure below. This structure sits on a concrete slab and features wooden siding, 5 full size windows, and an aluminum, locking door. Surrounding the structure is a patio. There are stairs on one side leading up to the first floor terrace, and a patio area on the other side leading to a sliding door at the basement level. There is a patio walkway in front of the structure connecting the two sides.

The property is located within the Capitol View Park Historic District, which was the first historic district.

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

Replacement of the existing deck and patio with a new wood deck over an unconditioned, enclosed basement-level workroom addition at the rear of the existing residence. Work also includes a new patio constructed from salvaged existing patio materials. All proposed work is located at the rear of the house and will not be visible from Capitol View Avenue.

The project scope includes demolition of the existing rear deck and patio, construction of a new enclosed workroom at the basement level, construction of a new wood deck above the workroom at the main floor level, new exterior stairs connecting the deck level to the lower yard, and reconstruction of the patio using salvaged materials from the existing patio.



REVIEWED

By Devon.Murtha at 3:24 pm, Feb 27, 2026

Work Item 1: Demolition

Description of Current Condition:

The existing rear deck is a wood structure in deteriorated condition attached to the rear elevation of the house at the main floor level. An existing patio is located at grade level in the rear yard. An existing basement-level space is present at the rear of the house.

Proposed Work:

Demolish the existing rear deck in its entirety. Remove the existing patio; patio materials will be salvaged for reuse in the new patio construction. Selective demolition at the existing basement level as required for the new workroom addition.

Work Item 2: New Wood Deck

Description of Current Condition:

The existing deck at the main floor level is deteriorated and in need of replacement.

Proposed Work:

Construct a new wood deck at the main floor level above the new enclosed workroom. The deck will connect to the existing house at the rear elevation and will include new wood railings, stairs to the lower yard level, and associated structural framing. The deck structure will be supported by new concrete footings. The new deck will feature composite decking (Trex Transcend or similar, color to be determined) with wood posts and aluminum balusters painted to match house trim.

Work Item 3: New Enclosed Workroom

Description of Current Condition:

The existing basement level at the rear of the house includes an unconditioned space. The area is currently underutilized.

Proposed Work:

Construct a new unconditioned, enclosed workroom addition at the basement level at the rear of the existing residence. The workroom will be located beneath the new deck structure. Construction will include new concrete footings, wood framing, exterior walls with siding to match or complement the existing house, new windows and doors, and electrical service for lighting and outlets. The workroom will provide functional workspace and storage. A new basement lighting plan is included in the scope.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

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Stump-Gossett Residence

Written description of deck/workroom rebuild project

Prepared: January 30, 2026

DESCRIPTION OF PROPERTY

The subject property is an existing one-and-a-half story frame residence constructed in 1946, located at **9912 Capitol View Avenue** in the Capitol View Park Historic District. The property is situated on Part of Lot 5, Block 31, Capitol View Park, with a lot size of 8,793 square feet. The house is set back from Capitol View Avenue with an existing asphalt driveway on the south side of the property. The rear yard includes an existing patio area and an existing basement-level structure at the rear of the house.

The rear of the property, where all proposed work will occur, is not visible from Capitol View Avenue. Adjacent properties include residential lots to the north (Part of Lot 6) and south (Part of Lot 4).

DESCRIPTION OF WORK PROPOSED

Overview:

Replacement of the existing deck and patio with a new wood deck over an unconditioned, enclosed basement-level workroom addition at the rear of the existing residence. Work also includes a new patio constructed from salvaged existing patio materials. All proposed work is located at the rear of the house and will not be visible from Capitol View Avenue.

The project scope includes demolition of the existing rear deck and patio, construction of a new enclosed workroom at the basement level, construction of a new wood deck above the workroom at the main floor level, new exterior stairs connecting the deck level to the lower yard, and reconstruction of the patio using salvaged materials from the existing patio.

WORK ITEMS

Work Item 1: Demolition

Description of Current Condition:

The existing rear deck is a wood structure in deteriorated condition attached to the rear elevation of the house at the main floor level. An existing patio is located at grade level in the rear yard. An existing basement-level space is present at the rear of the house.

Proposed Work:

Demolish the existing rear deck in its entirety. Remove the existing patio; patio materials will be salvaged for reuse in the new patio construction. Selective demolition at the existing basement level as required for the new workroom addition.

Work Item 2: New Enclosed Workroom (Basement Level Addition)

Description of Current Condition:

The existing basement level at the rear of the house includes an unconditioned space. The area is currently underutilized.

Proposed Work:

Construct a new unconditioned, enclosed workroom addition at the basement level at the rear of the existing residence. The workroom will be located beneath the new deck structure. Construction will include new concrete footings, wood framing, exterior walls with siding to match or complement the existing house, new windows and doors, and electrical service for lighting and outlets. The workroom will provide functional workspace and storage. A new basement lighting plan is included in the scope.

Work Item 3: New Wood Deck (Main Floor Level)

Description of Current Condition:

The existing deck at the main floor level is deteriorated and in need of replacement.

Proposed Work:

Construct a new wood deck at the main floor level above the new enclosed workroom. The deck will connect to the existing house at the rear elevation and will include new wood railings, stairs to the lower yard level, and associated structural framing. The deck structure will be supported by new concrete footings. The new deck will feature composite decking (Trex Transcend or similar, color to be determined) with wood posts and aluminum balusters painted to match house trim.

Work Item 4: New Patio

Description of Current Condition:

An existing patio is located in the rear yard. Patio materials are to be salvaged during demolition.

Proposed Work:

Construct a new patio at grade in the rear yard using salvaged materials from the existing patio. The new patio location and extent are shown on the site plan.

Work Item 5: Site Improvements

Description of Current Condition:

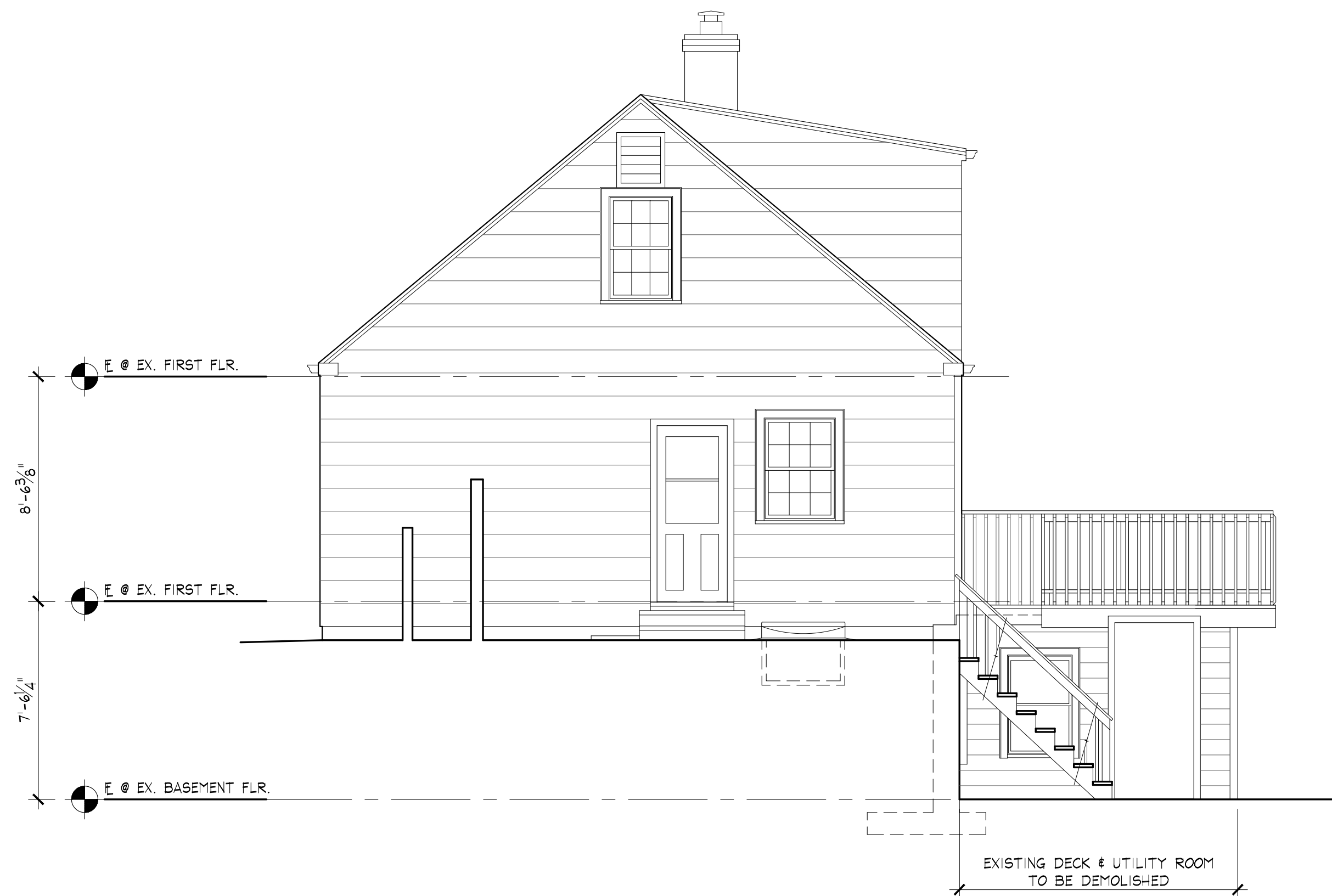
The rear yard slopes from the main floor level down to the basement/lower yard level. Circulation between levels is limited.

Proposed Work:

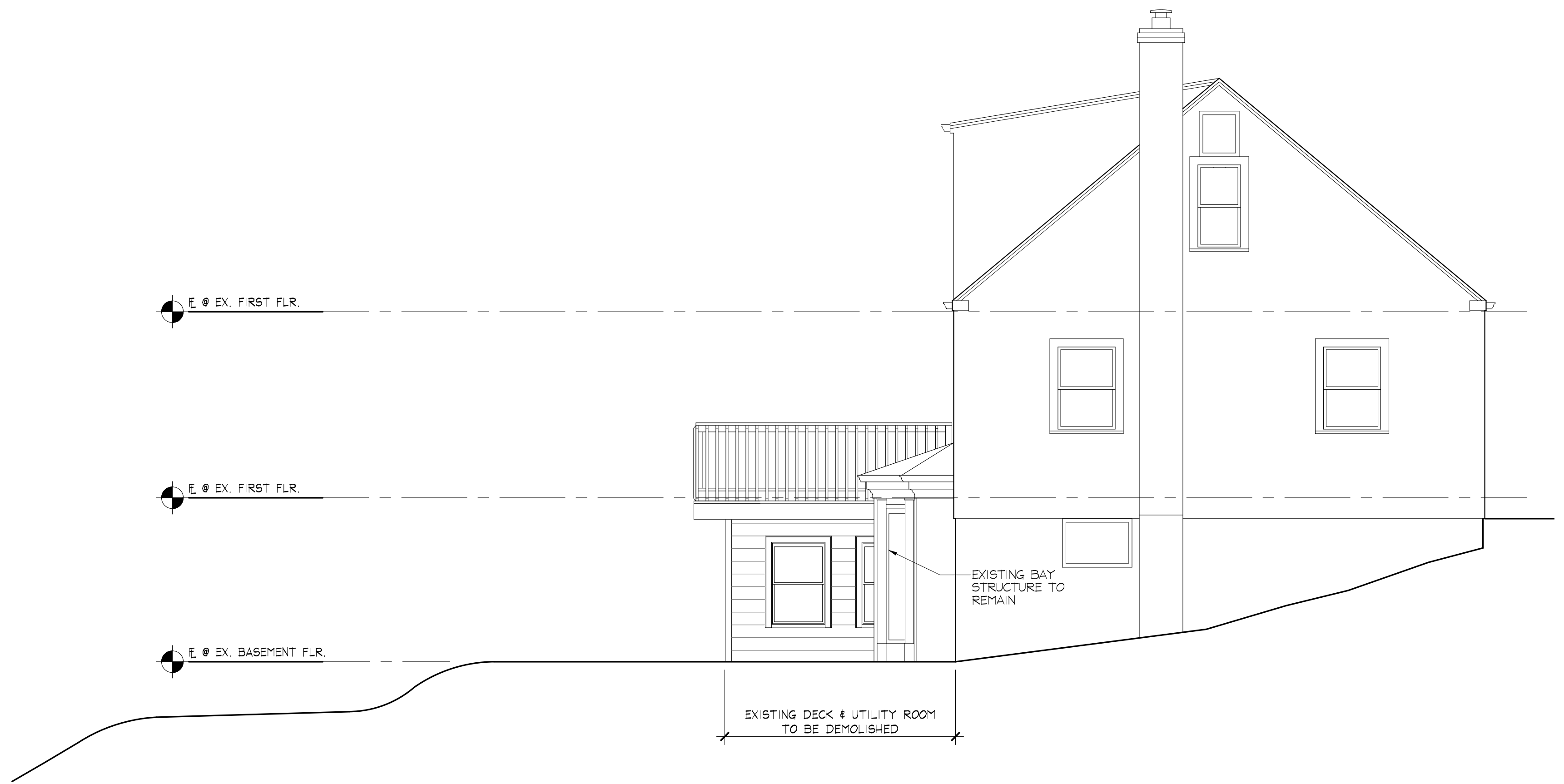
New exterior stairs will connect the deck level to the lower patio and yard area. All site work is confined to the rear yard and will not alter the front or side yard areas visible from Capitol View Avenue. No changes to the existing asphalt driveway or front walkway are proposed.



1
EC-2
EXISTING SOUTH (REAR) ELEVATION
1/4" = 1'-0"



2
EC-2
EXISTING WEST (SIDE) ELEVATION
1/4" = 1'-0"



3
EC-2
EXISTING EAST (SIDE) ELEVATION
1/4" = 1'-0"



HAINS
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STUMP - GOSSETT Residence
EXTERIOR RENOVATION
9912 Capitol View Ave.
Silver Spring, MD. 20910

EXISTING EXTERIOR ELEVATIONS

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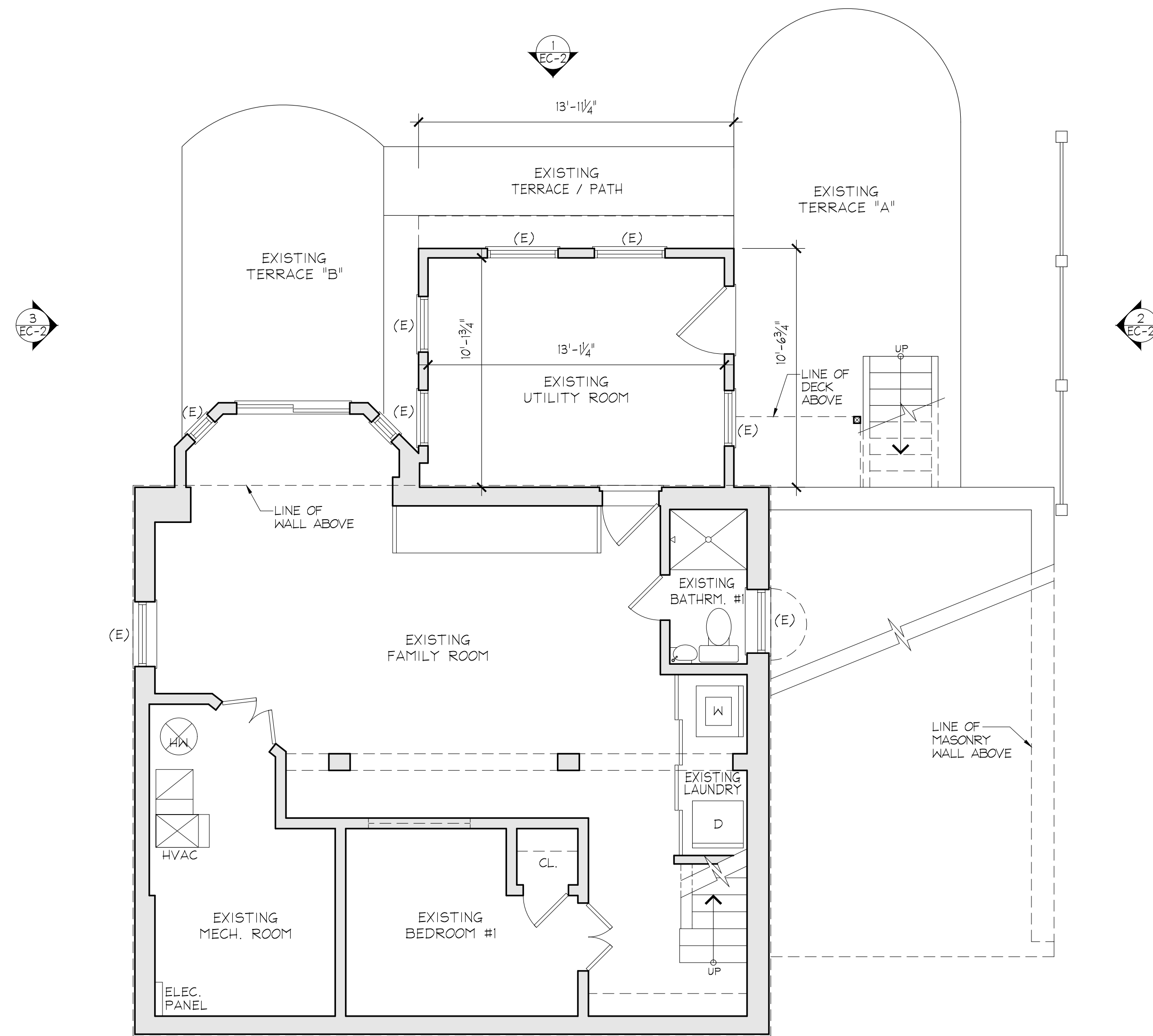
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LICENSE NUMBER: 4329
EXPIRATION DATE: 12/29/2020

REVISIONS	
No	Date

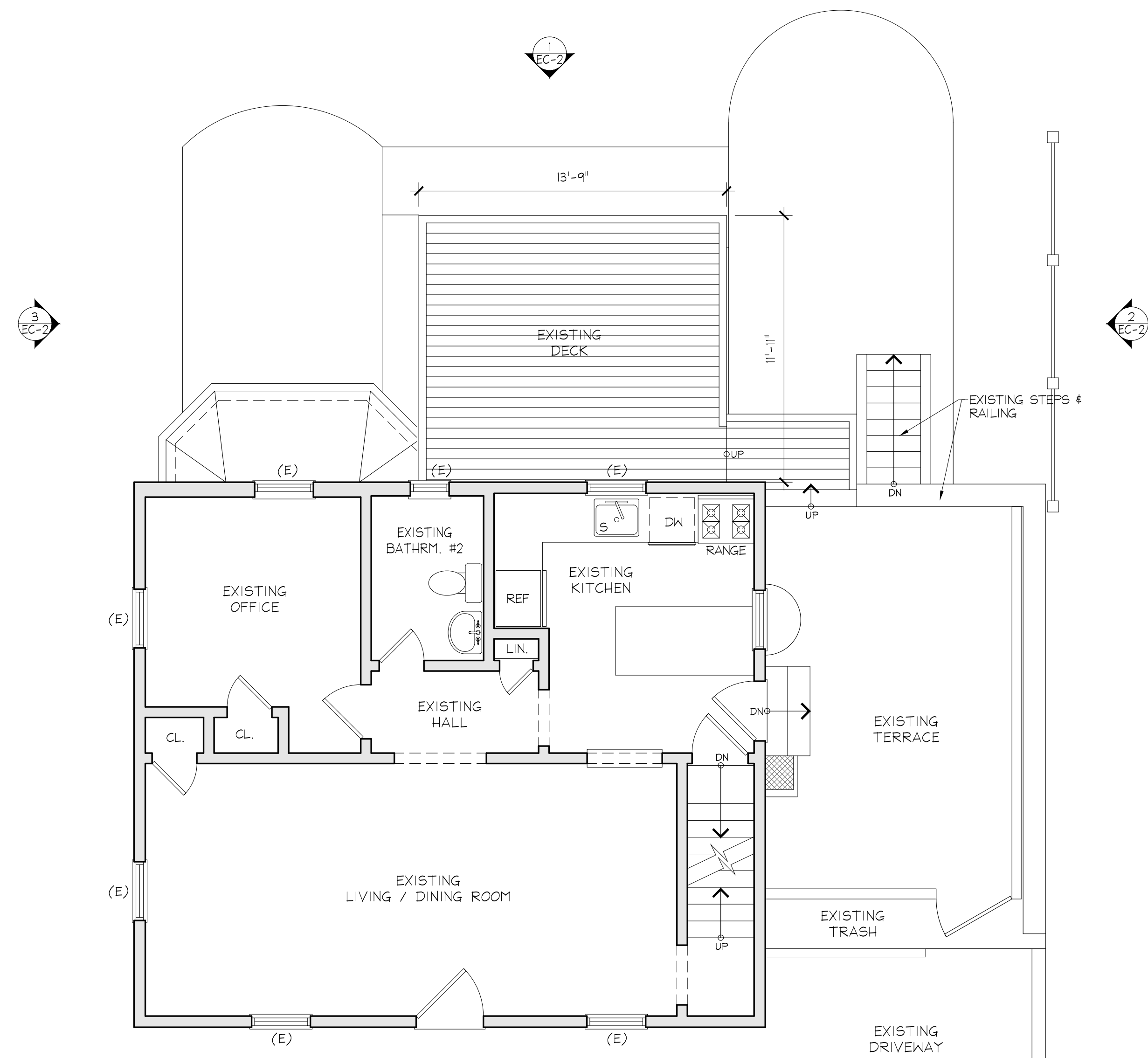
PRINTING LOG	
DATE	PURPOSE
10-29-24	EXISTING CONDITIONS

Proj. No.: 2404

EC-2



1
EC-1
EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



2
EC-1
EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING DOOR



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STUMP - GOSSETT Residence
EXTERIOR RENOVATION

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EXISTING FLOOR PLANS

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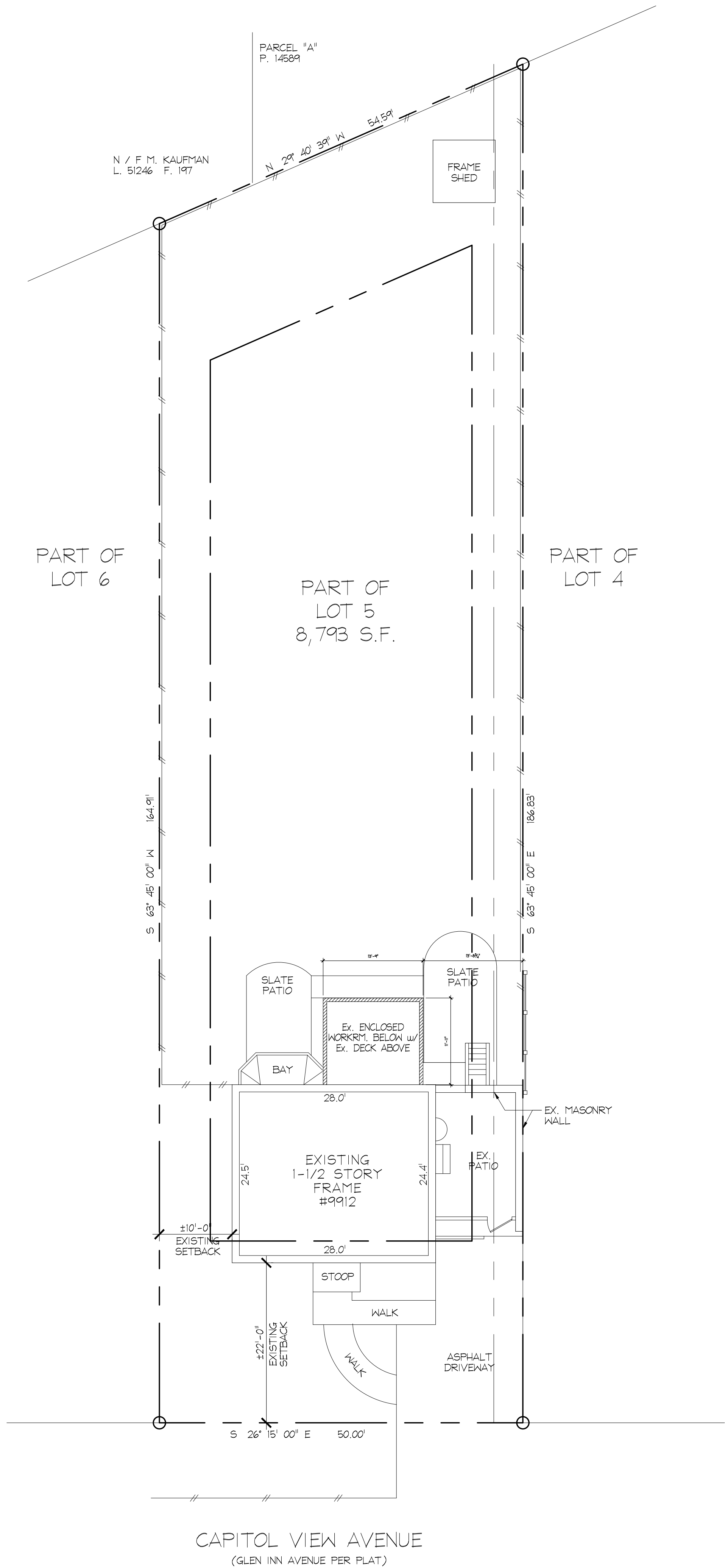
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No	Date

PRINTING LOG	
DATE	PURPOSE
10-29-24	EXISTING CONDITIONS

Proj. No.: 2404

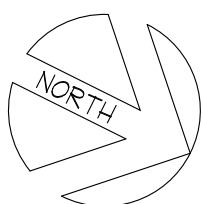
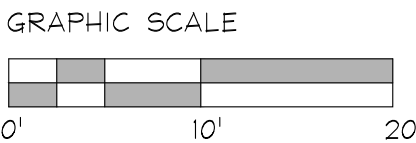
EC-1



LOCATION DRAWING
PART OF LOT 5, BLOCK 31
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

SITE PLAN DRAWN BY HAINS ARCHITECTS, 2024
BASED ON A SITE PLAN SURVEY BY
SNIDER & ASSOCIATES
LAND SURVEYORS

1 EXISTING SITE PLAN
SP
1" = 10'-0"





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STUMP - GOSSETT Residence
EXTERIOR RENOVATION

9912 Capitol View Ave.
Silver Spring, MD 20910

EXISTING SITE PLAN

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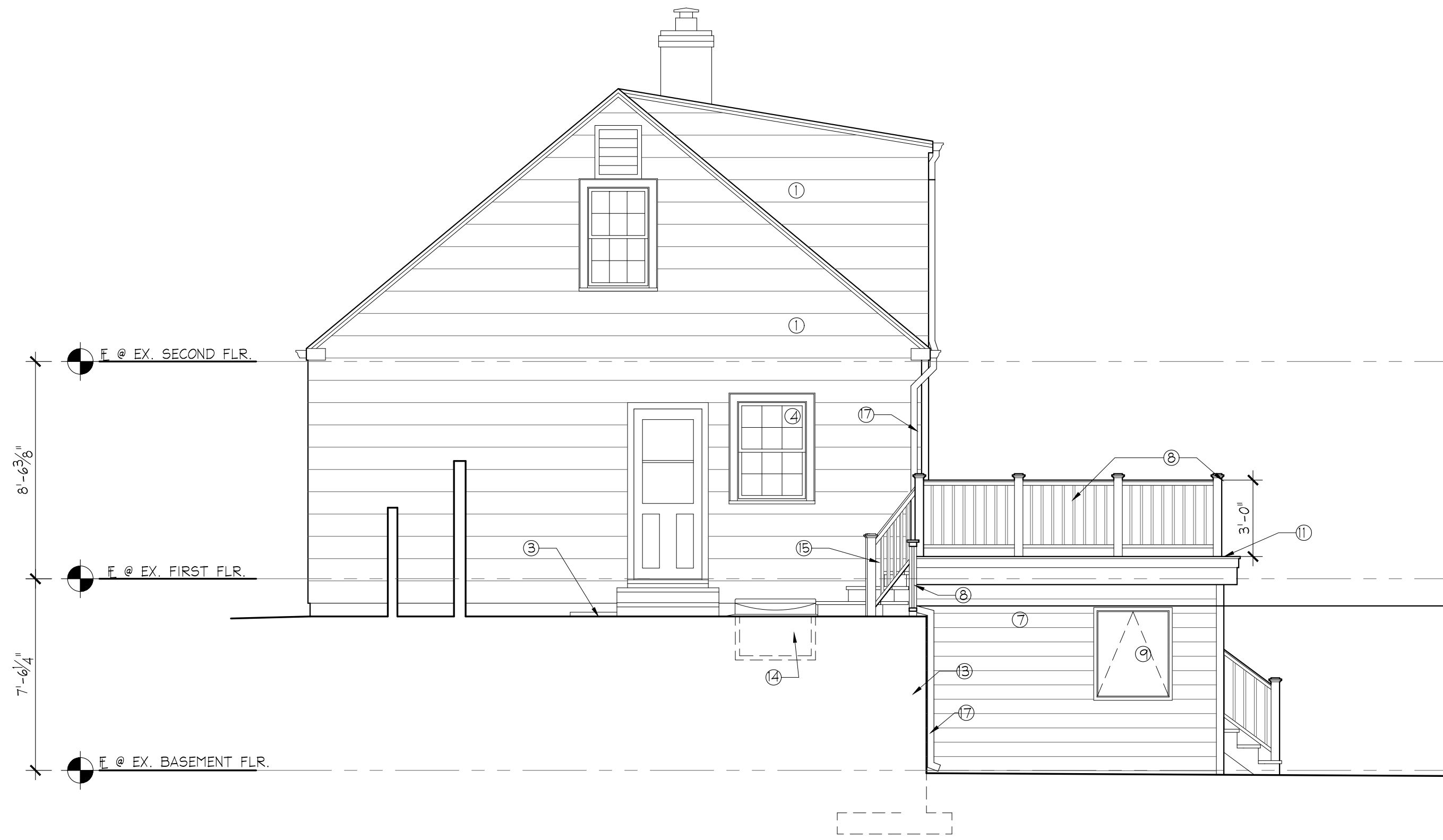
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STATE OF MARYLAND
LICENSE NUMBER: 4329
EXPIRATION DATE: 12/29/2020

REVISIONS	
No	Date

PRINTING LOG	
DATE	PURPOSE
10-29-24	EXISTING CONDITIONS

Proj. No.: 2404

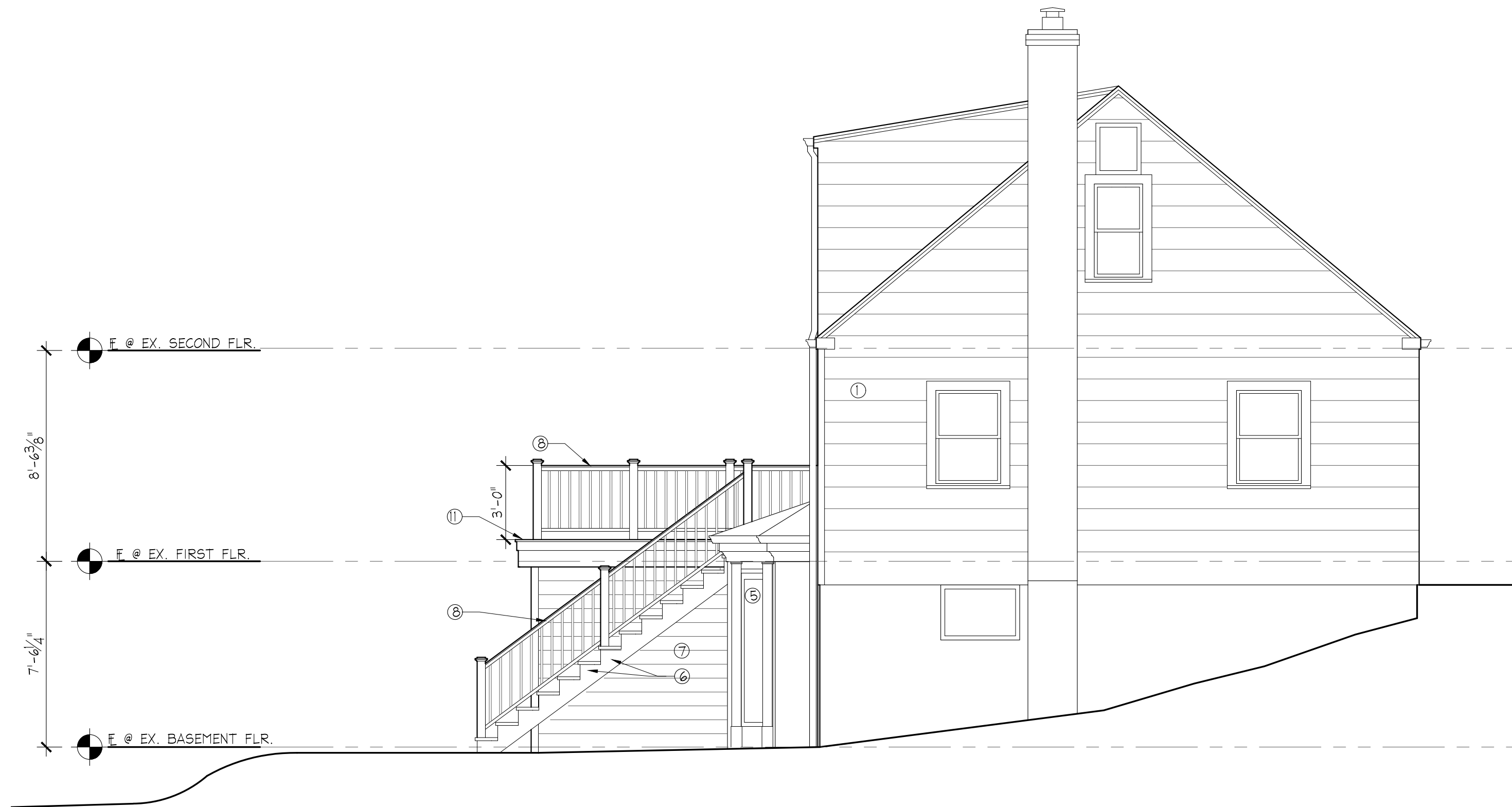
SP



1
A2 PROPOSED WEST SIDE ELEVATION
1/4" = 1'-0"



2
A2 PROPOSED (SOUTH) REAR ELEVATION
1/4" = 1'-0"



3
A2 PROPOSED EAST SIDE ELEVATION
1/4" = 1'-0"

ELEVATION NOTES LEGEND

- EXISTING 12 X 24 ASBESTOS SIDING TO REMAIN.
- EXISTING FENCE TO REMAIN.
- EXISTING TERRACE TO BE EXPANDED & FLAGSTONE RESET.
- EXISTING WINDOW TO REMAIN.
- EXISTING BAY WINDOW TO REMAIN. REPAIR ROOF TO MATCH EXISTING AS NEEDED.
- REPLACE EXISTING GUTTERS AND REPAIR/REPLACE FLASHING/FASCIA AS NEEDED.
- 8.25" HARDIE PLANK FIBER CONCRETE LAP SIDING-PAINTED.
- TREX ENHANCE 6' X 36" CLASSIC WHITE COMPOSITE RAILING W/ ROUND ALUMINUM BALUSTERS IN CHARCOAL BLACK.
- NEW AWNING STYLE WINDOW. SINGLE GLAZE VINYL-CLAD WINDOW.
- NEW SKIING-OUT DOORS BY THERMATRU DOORS.
- TREX ENHANCE NATURALS 1" X 6" COMPOSITE DECKING, TOASTED SAND GROOVED FINISH.
- TREX ENHANCE NATURALS 1" X 6" COMPOSITE DECKING, STAIR TREADS W/ 1 X WHITE PVC RISERS & 2 X 12 P.T. STRINGERS.
- EXISTING MASONRY RETAINING WALL TO REMAIN.
- EXISTING WINDOW WELL TO REMAIN.
- EXTEND EX. HOSE BIB UP TO CLEAR STEP
- EXTEND/REPLACE EXISTING GUTTER
- NEW 3 X 4 ALUM. DOWNSPOUT; NEW DOWNSPOUTS TO DRAIN TO DAYLIGHT



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STUMP - GOSSETT RESIDENCE
EXTERIOR RENOVATION
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Silver Spring, MD 20910

PROPOSED ELEVATIONS

REVISIONS

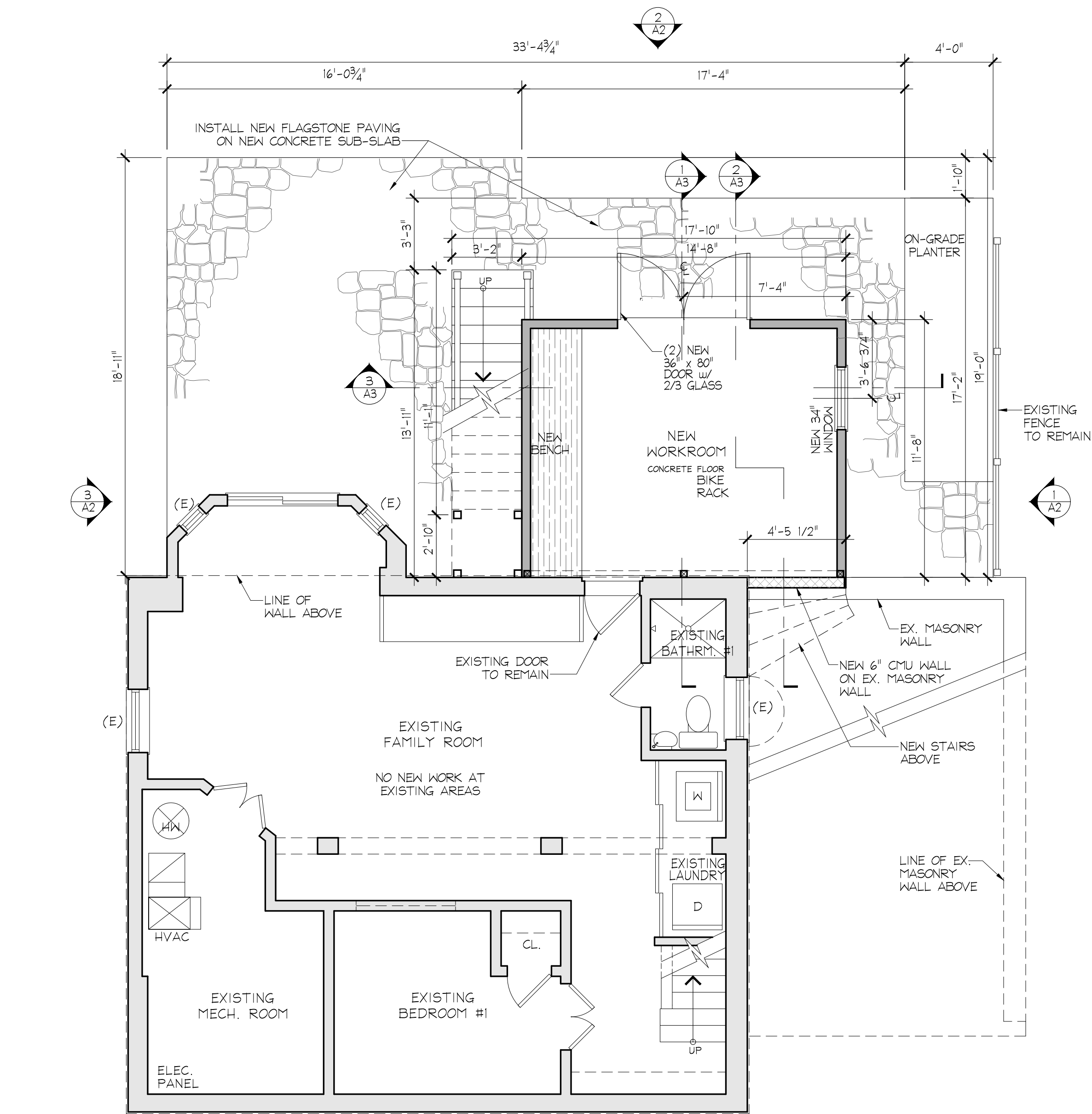
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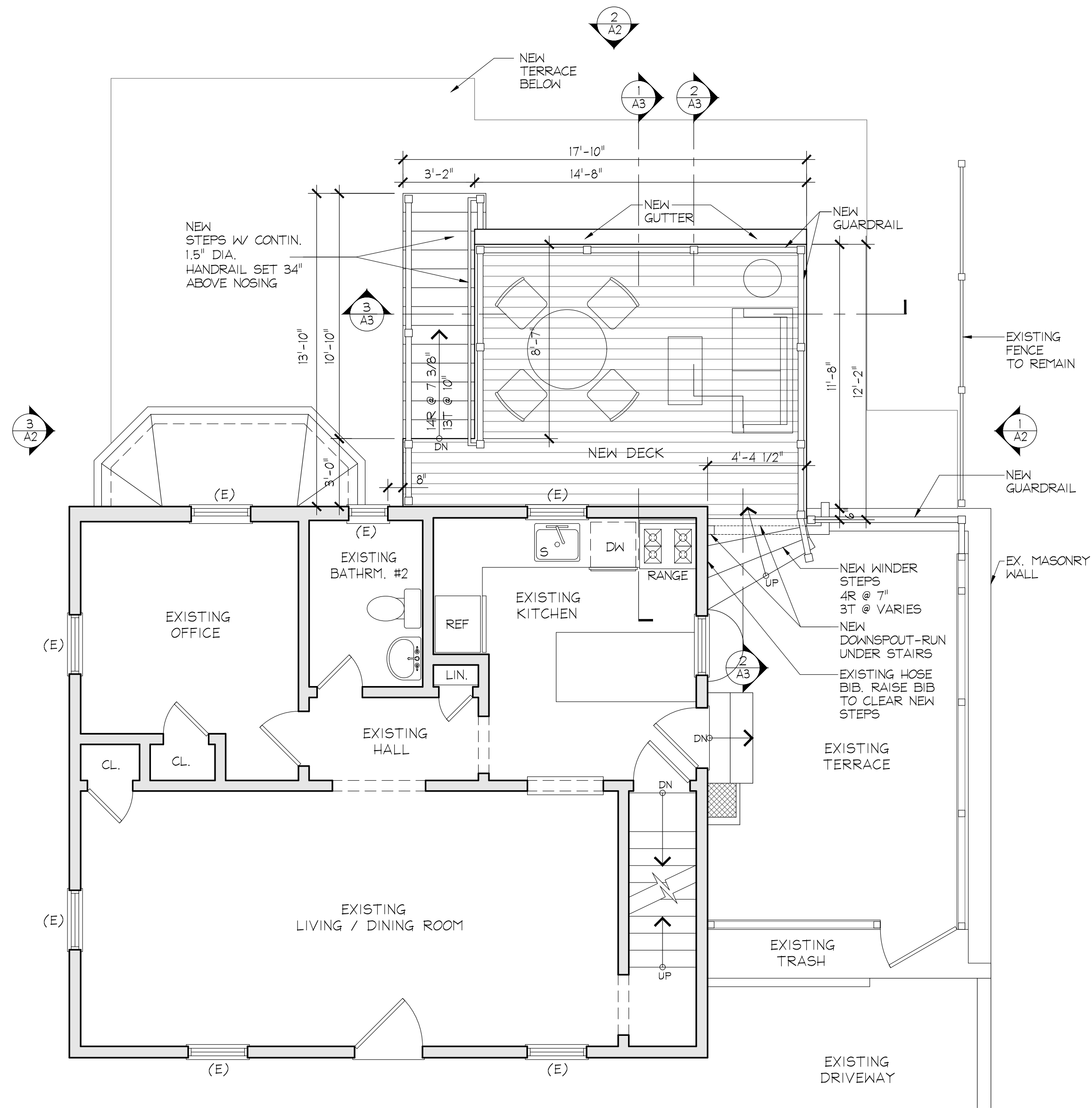
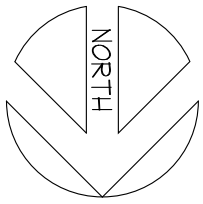
DATE	PURPOSE
12-06-24	SD REVIEW
02-14-25	Prelim. Pricing
07-08-25	SD OPTIONS
09-12-25	SD FINAL REVIEW
02-09-26	H&P APPLICAT'N

Proj. No.: 2404

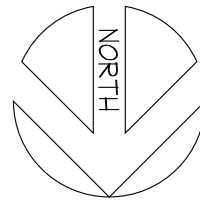
A2



1
A1
PROPOSED "NEW WORKROOM" BASEMENT LEVEL PLAN
1/4" = 1'-0"



2
A1
PROPOSED "NEW DECK" / FIRST FL. LEVEL PLAN
1/4" = 1'-0"



FLOOR PLAN WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X FURRED WALL
	NEW 2X4 STUD WALL
	NEW 2X6 STUD WALL
	NEW CMU WALL
	NEW BRICK WALL
	EXISTING DOOR
	NEW DOOR



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STUMP - GOSSETT RESIDENCE
EXTERIOR RENOVATION

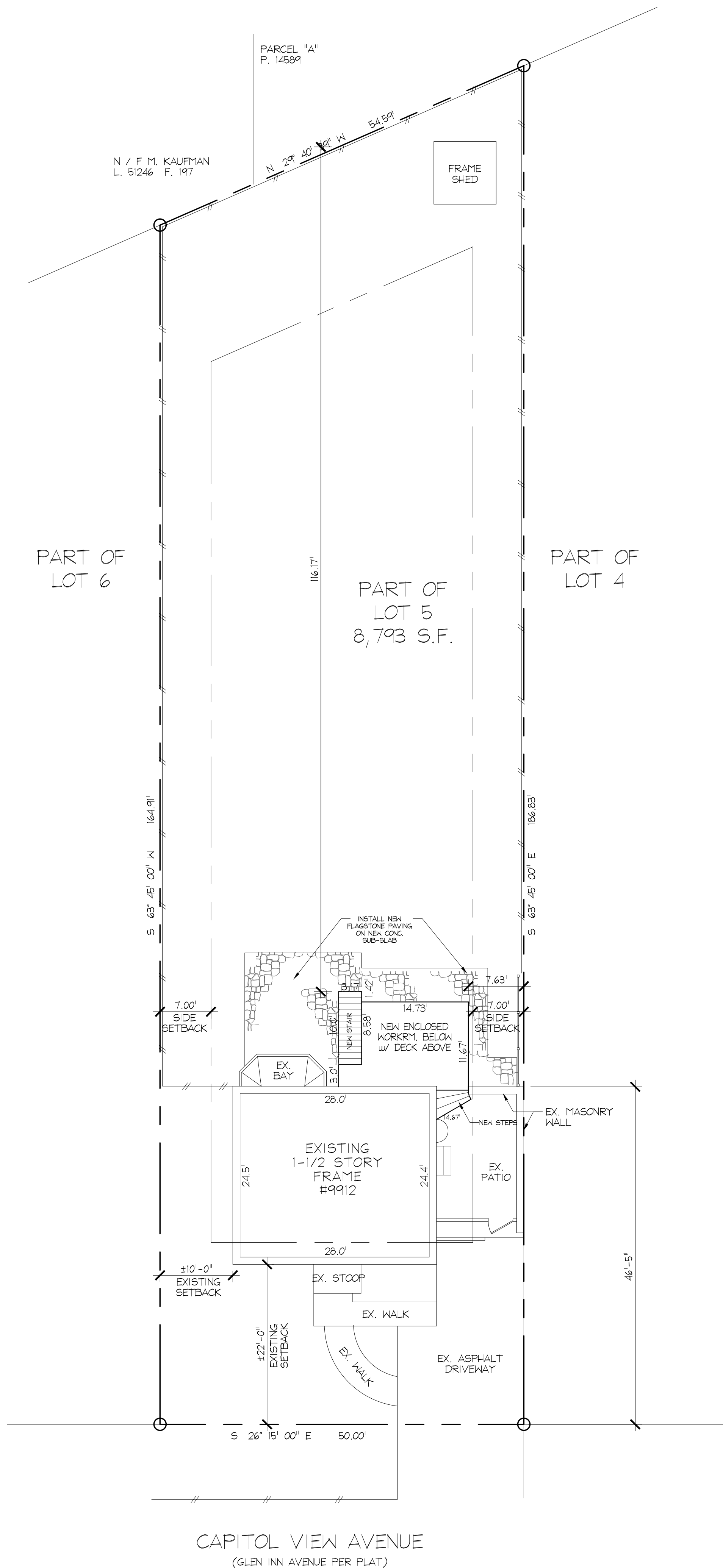
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PROPOSED BASEMENT & DECK PLANS

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No	Date
PRINTING LOG	
DATE	PURPOSE
12-06-24	SD REVIEW
02-14-25	Prelim. Pricing
07-08-25	SD OPTIONS
09-12-25	SD FINAL REVIEW
02-09-26	HANP APPLICATION
Proj. No.: 2404	

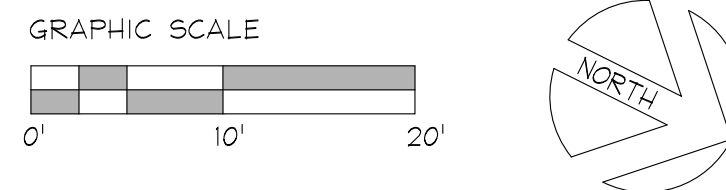
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LOCATION DRAWING
PART OF LOT 5, BLOCK 31
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

SITE PLAN DRAWN BY HAINS ARCHITECTS, 2024
BASED ON A SITE PLAN SURVEY BY
SNIDER & ASSOCIATES
LAND SURVEYORS

1
CS
PROPOSED SITE PLAN
1" = 10'-0"



CODE INFORMATION

ZONE	R-60
LOT	P5
BLOCK	31
LOT SIZE	8,793 SQ. FT.
EXISTING COVERAGE	11.02% = 963.43 SQ. FT.
PROPOSED COVERAGE	11.21% = 979.63 SQ. FT.
PERCENTAGE OF LOT COVERAGE ALLOWED	35%
MAX. BUILDING HEIGHT	35'-0"
ACTUAL BUILDING HEIGHT	(UNCHANGED)

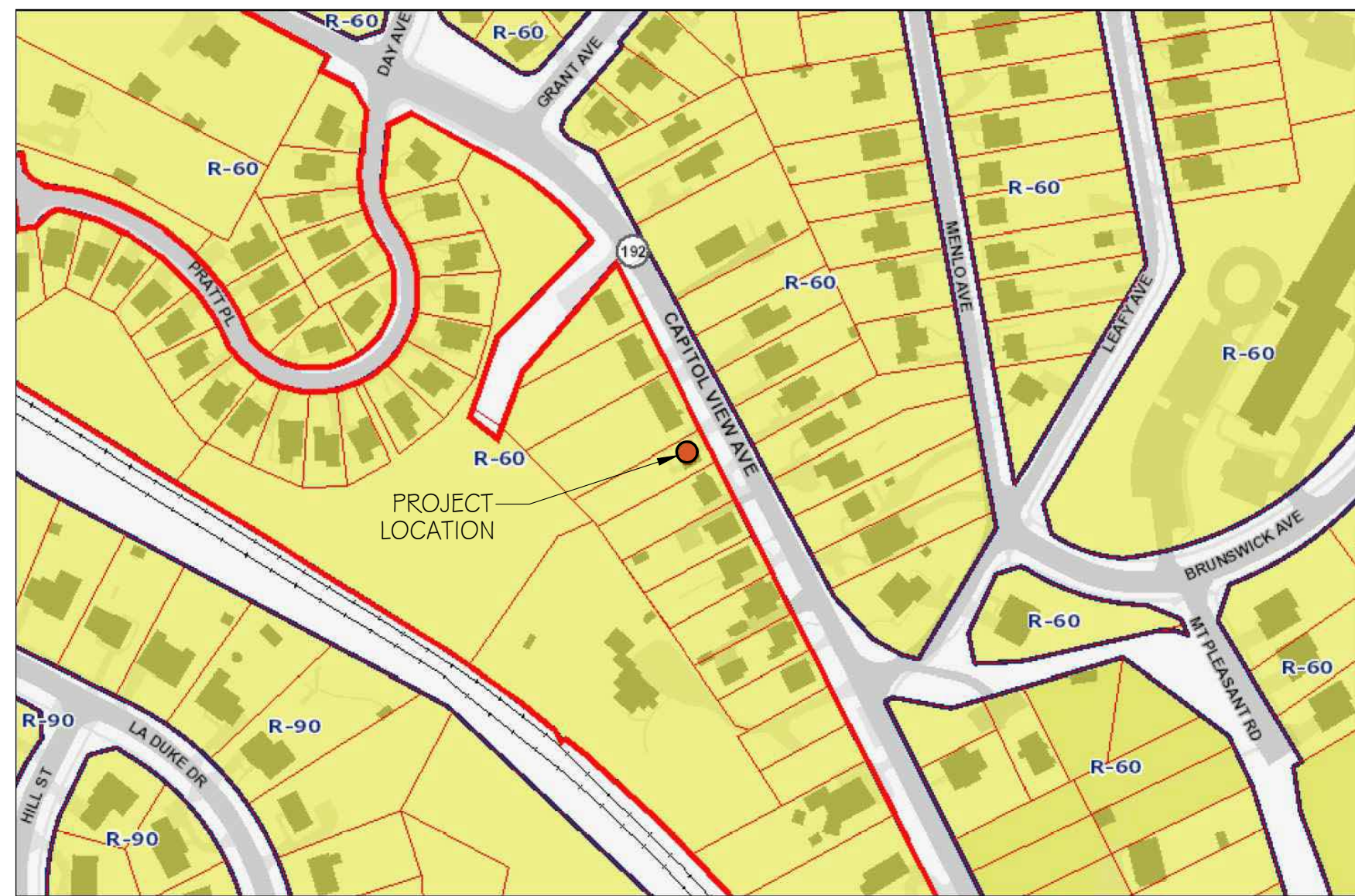
REQUIRED SETBACKS	
FRONT YARD S.B.	25'-0"
SIDE YARD S.B.	7'-0" EACH SIDE (LOT RECORDED BEFORE 1/1/54)
REAR YARD S.B.	20'-0"
CONSTRUCTION TYPE	5B
USE GROUP	RESIDENTIAL
APPLICABLE CODES	2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021 IRC & IEBC AMENDMENTS 13-24 MONTGOMERY COUNTY CODE CHAPTER 8- BUILDINGS CHAPTER 17- ELECTRICAL NATIONAL ELECTRIC CODE (NFPA) 70 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) #ER 13-24 2013 NFPA 13D W/ LOCAL NFPA 13D AMENDMENTS MARYLAND SMOKE ALARM LAW

SCOPE OF WORK

REPLACEMENT OF EXISTING DECK AND PATIO WITH A NEW WOOD DECK OVER AN UNCONDITIONED, ENCLOSED, BASEMENT WORK ROOM ADDITION AT THE REAR OF AN EXISTING RESIDENCE. WORK ALSO INCLUDES REPLACING ON-GRADE STONE PATIO WITH NEW STONE OVER CONCRETE SUB-SLAB.

INDEX OF DRAWINGS

CS	COVER SHEET & SITE PLAN	EI	PROPOSED ELECTRICAL PLANS
D1	DEMOLITION PLANS & ELEVATIONS		
A1	PROPOSED BASEMENT AND DECK PLANS		
A2	PROPOSED ELEVATIONS		
A3	PROPOSED SECTIONS		
A4	DETAILS		
S1	FOOTING AND FRAMING PLANS		
S2	LOWER FLOOR WIND BRACING PLAN		



2
CS
LOCATION MAP
NO SCALE

ABBREVIATIONS

ABV	ABOVE	EQUIP	EQUIPMENT	MTL	METAL	R.A.	RETURN AIR
APPROX	APPROXIMATE(LY)	E.T.R.	EXISTING TO REMAIN	MIN	MINIMUM	RM	ROOM
ADJ	ADJUSTABLE	(E)	EXISTING	MISC	MISCELLANEOUS	SH	SIMILAR
A.F.F.	ABOVE FINISHED FLOOR	EXIST	EXISTING	MOUNT	MOUNTED	SS	STAINLESS STEEL
ALT	ALTERNATE	E.J.	EXPANSION JOINT	MAX	MAXIMUM	STL	STEEL
ALUM	ALUMINUM	E.N.	EACH WAY	MECH	MECHANICAL	SC	SCHEDULE
ARCH	ARCHITECTURAL	F.F.	FINISHED FLOOR	MFR	MANUFACTURER	SC	SOLID CORE
A.S.F.	ABOVE SUBFLOOR	FIXT	FIXTURE	M.O.	MASONRY OPENING	SCHD	SCHEDULE
BLK	BELOW	F.O.S.	FACE OF STUD	MDO	MEDIUM DENSITY OVERLAY	STD	STANDARD
BLDG	BUILDING	FLASH	FLASHING	N.I.C.	NOT IN CONTRACT	STRUC	STRUCTURE/STRUCTURAL
CONC	CONCRETE	FTG	FOOTING	N.T.S.	NOT TO SCALE	SUSP	SUSPENDED
B.U.R.	BUILT-UP ROOF	E	FIREPLACE	NOM	NOMINAL	SO	SQUARE
C	COURSES	FP	FLASHING	O.D.	OUTSIDE DIAMETER	T	TREAD(S)
C.J.	CONTROL JOINT	FURR	FURRING	O.N.C.	ON CENTER	TEL	TELEPHONE
C.L.	CENTER LINE	F.D.	FLOOR DRAIN	OPG	OPENING	TV	TELEVISION
C.T.	CERAMIC TILE	FLUOR	FLUORESCENT	OPP	OPPOSITE	TYP	TYPICAL
COL	COLUMN	FT	FOOT	O.H.	OPPOSITE HAND	TH	THICKNESS
CONC	CONCRETE	FTG	FOOTING	OSCI	OWNER SUPPLIED	T&G	TONGUE & GROOVE
CMU	CONCRETE MASONRY UNIT	FRMG	FRAMING	OZ.	OUNCE(S)	T.O.W.	TOP OF WALL
CONT	CONTINUOUS	GWB	GYPSTUM WALLBOARD	PTD	PAINTED	UL	UNDERWRITERS LABORATORY
C.O.	CASED OPENING	HT	HEIGHT	P	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
CSCI	CONCRETE SUPPLIER	H.B.	HORIZONTAL	B	B	VERT	VERTICAL
#	# INSTALLED	HORIZ	HOLLOW METAL	P.LAM	PLASTIC LAMINATE	V.B.	VAPOR BARRIER
DTL	DETAIL	H.V.A.C.	HEATING, VENTILATING, & AIR CONDITIONING	P.T.	PRESSURE-TREATED	V.T.	VINYL TILE
DR	DOOR	HR	HOUR	PSI	POUNDS PER SQUARE INCH	V.I.F.	VERIFY IN FIELD
DWG	DRAWING	I.D.	INSIDE DIAMETER	PSF	POUNDS PER SQUARE FOOT	W/	WITH
DBL	DOUBLE	INCH(ES)	INCH(ES)	PVC	POLYVINYL CHLORIDE	WD	WOOD
DIA	DIAMETER	JOIST	JOIST	REV	REVISION	W/O	WITHOUT
DIM	DIMENSION	L.V.L.	LAMINATED VENEER LUMBER	R.O.	ROUGH OPENING	W.T.	WEIGHT
DN	DOWN	LAV	LAVATORY	REF	REFRIGERATOR	W.W.F.	WELDED WIRE FABRIC
DOWNSPROUT	DOWNSPROUT	MIL	MIL	REINF	REINFORCING	YD	YARD
ELEV	ELEVATION	MATL	MATERIAL				
EA	EACH						
ELEC	ELECTRICAL						
EQ	EQUAL						



HAINS
ARCHITECTS

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STUMP - GOSSETT RESIDENCE
EXTERIOR RENOVATION
9912 Capitol View Ave.
Silver Spring, MD 20910

COVER SHEET

REVISIONS
No. 01-10-24 Update Bldg. Codes
DATE PURPOSE
12-06-24 SD REVIEW
02-14-25 Prelim. Pricing
07-06-25 SD OPTIONS
09-12-25 SD FINAL REVIEW
02-09-26 H&P APPLICATION

PRINTING LOG
DATE PURPOSE
12-06-24 SD REVIEW
02-14-25 Prelim. Pricing
07-06-25 SD OPTIONS
09-12-25 SD FINAL REVIEW
02-09-26 H&P APPLICATION

Proj. No.: 2404

CS



Date: 10.31.25

Project: Stump – Gossett Deck/Studio Renovation

Address: 9912 Capitol View Ave Silver Spring, Md 20910

GENERAL

1. Owner to obtain main building permit. Contractor to obtain trade permits.
2. Contractor shall provide construction schedule and update as required.
3. Allowances: (For material purchase. Installation & accessories include in base bid.)
 - 1) None
4. Owner Supplied, Contractor Installed (OSCI) items. [verify/add to all items below]
 - a. Decorative Light fixtures as indicated:
 - i. Exterior wall mounted fixtures: (1) Wall mounted Lights.
5. Alternates: Please price the following alternate materials. See Spec Section for details.
 - Site: line 1. 24 x 24 patio porcelain paver.

SITE

1. Existing Lower On-grade Patio: Carefully remove existing flagstone and save for reinstallation. Demo existing stone subbase.
 - a. Price Alt 1: Corso Italia 24" x 24" x 3/4" Quartzite Stone Look Porcelain Paver in Alpe Gray. Available from Home Depot.
2. Finish grade to be sloped to drain away from new work.
3. Seed and protect with hay new finished grade. Existing lawn disturbed by new work to be seeded and protected with hay.

BUILDING SHELL AND EXTERIOR

1. Foundation
 - a. Reinforced concrete footings 10"x 20"w/ 3-#4 rebar.
 - b. 8" CMU Foundation Wall. Step new foundation down to align with existing footing. Tie new footing to existing with #4 dowels grouted into existing footing.
 - c. Drain Tile: around new foundation, drain to daylight.
 - d. Waterproofing: Apply bituminous liquid waterproofing
2. Rough Framing
 - a. Exterior Walls: 2 x 4 at 16" o.c.
 - i. Sheathing: 1/2" CDX plywood
 - ii. Tyvek House Wrap

- iii. No insulation
 - b. Interior Walls: 2x4 at 16" o.c.
 - c. Floor System: Slab on grade.
 - i. 4e" reinforced slab over 6 mil vapor barrier on 4" crushed stone
 - d. Roof System: Dbl 2x8 Joists at 16 o.c.: Slope 1/4"/ft for water drainage.
 - i. Roof Sheathing: 5/8" CDX plywood
- 3. Insulation: Studio is uncondition space
 - a. Wall Insulation: NA
 - b. Roof Insulation: NA
- 4. Exterior Siding:
 - a. Lap siding: Hardie Plank – CedarMill Face Cement Lap siding. 8.25" wide. Siding to be field painted.
 - i. Corner boards 1x4 Smooth face Boro Bd- painted.
- 5. Exterior Trim
 - a. Fascia: 1 x TruExterior (Boral) flat trim– Field Painted-Color to be selected.
 - b. Window and Door Trim: 1 x 4: TruExterior (Boral) flat trim– Painted-Color to be selected.
- 6. Decking:
 - a. Composite Decking: Trex Enhance – 1 x 6 grooved edge – hidden fastening – Toasted Sand color.
- 7. Railing:
 - a. Trex Enhance composite deck rail kit- Classic White with balusters model # 1000779212.
- 8. Masonry/Concrete:
 - a. Paint and repair existing concrete block retaining/foundation wall as needed.
- 9. Roofing
 - a. Roof membrane: Grey TPO Roof Membrane.
 - b. Bay Window Roof: repair/replace metal roof. match existing.
- 10. Flashing: prefinished metal
- 11. Downspouts and Gutters:
 - a. Finish: prefinished
 - b. 5" Ogee gutter – Aluminum prefinished.
 - c. Alum. Integrated box gutter at new studio.
 - d. 3"x 2" Downspouts on bay window. 3" x 4" downspout on new studio.
 - e. Tie downspouts to new subterranean drainage system that drains to daylight .
- 12. Windows:
 - a. Manufacturer: GC Selected
 - b. Exterior finish: White Vinyl
 - Window Type and Series: Awning or casement per elevations.
 - c. Glazing: single pane (studio is unconditioned space).
 - d. Muntins: none
 - e. Hardware: TBD
 - f. Screen color: TBD

13. Exterior doors:

- i. ThermaTru Doors: Smoot-Star FiberGlass Series-Flat lite frame w/ ½ lite, clear tempered glass.

14. Exterior Paint: primer and 2 coats of Benjamin Moore, Moorcraft Super Spec Latex House & Trim Paint.

INTERIOR of Studio Space

1. Interior Paint: Studio Space

- a. Walls & Ceiling: latex primer and 2 coats of Benjamin Moore latex eggshell.
- b. Wood trim: alkyd primer and 2 coats Benjamin Moore, "Super Spec" or "Super Spec Quick Dry", alkyd semi-gloss enamel.

HVAC

1. N/A – None-Unconditioned space

PLUMBING

General

1. Upper Patio:

- a. Existing Hose Bib: extend existing hose bib under new steps to side wall of steps.

ELECTRICAL

- 1. Upgrade existing electrical service, if required, for increase in electrical load.
- 2. All fixtures to be supplied by Contractor unless noted otherwise.
- 3. Studio Lights: (4) 48" L. Integrated LED hanging lights-4000K
- 4. Decora products at all outlets and switches, white.
- 5. Provide 6 GFI outlets inside studio, 2 exterior mounted -outside-at lower level, 2 outside at deck level.
- 6. Switch plates style: rocker + slider dimmer.

Example Materials List for estimation purposes

Lower Patio

<https://www.homedepot.com/p/Corso-Italia-Alpe-Gray-24-in-x-24-in-x-0-75-in-Quartzite-Stone-Look-Porcelain-Paver-600010000961/206946576>

Estimate assumes 325 SF

Siding (Revised)

Hardie panels, smooth-faced, sized to match house as close as possible. Example:

https://www.lowes.com/pd/James-Hardie-8-25-in-x-144-in-HZ5-HardiePlank-Smooth-Fiber-Cement-Lap-Siding/5002104029?store=1188&cm_mmc=shp_-c_-prd_-LUM_-ggl_-PMAX_LUM_000_Priority_Item_Omni_-5002104029_-local_-0_-0&gclid=aw.ds&gad_source=1&gad_campaignid=23532036377&gbraid=0AAAAAD2B2W8DL5XdyidLUzw6dKe5I2PIIm&gclid=CjwKCAiA-MBhAKEiwASBmsBCx2gH5WIGaSfMkBxm2xjdXQPhymNLAUL6WiSU_gbowpPwQUX1182RoCnl4QAvD_BwE

Estimate assumes 220 SF

Decking

Based on Trex Enhance Naturals line

<https://www.lowes.com/pd/Trex-Enhance-Naturals-16-ft-Toasted-Sand-Grooved-Composite-Deck-Board/1000763612>

Estimate assumes 33 boards (16ft) includes 10% overage

Deck railing including stair railing:

<https://www.lowes.com/pd/Trex-Assembled-6-ft-x-3-ft-Enhance-28-Pack-Classic-White-Composite-Deck-Rail-Kit-with-Balusters/1000779212>

Estimate assumes 46 linear feet of straight, and 15 linear feet of slope railing.













Stump-Gossett Residence

Deck/workroom rebuild project

FOR ADDITIONAL PHOTOS

<https://drive.google.com/drive/folders/1hQOLk7ZR4tA1eaUQYW2aQwceZsrPYFPt?usp=sharing>



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/3/2026

Application No: 1147866
AP Type: HISTORIC
Customer No: 1546332

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 9912 CAPITOL VIEW AVE
SILVER SPRING, MD 20910

Homeowner Gossett (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope of Work The replacement of an existing deck/workshop structure and associated site improvements at the rear of the property.