

ITC - ~~Rob~~ Perry

31/6-02A 3939 Washington Street<sup>P</sup>  
(Kensington Historic District)



historie copy

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

HISTORIC AREA WORK  
PERMIT

IssueDate: 1/17/2002

Permit No: 266040  
Expires:  
X Ref:  
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

MARK BEL BIANCO  
3929 WASHINGTON STREET  
KENSINGTON MD

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: DECK

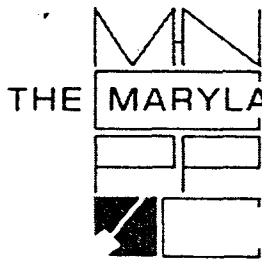
PREMISE ADDRESS 3929 WASHINGTON ST  
KENSINGTON MD 20895-3934

LOT 16 BLOCK 12 PARCEL ZONE R-60  
LIBER ELECTION DISTRICT 13 PLATE GRID  
FOLIO SUBDIVISION KENSINGTON  
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y  
HISTORIC ATLAS: N

HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

January 9, 2002

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation 

SUBJECT: Historic Area Work Permit  
HPC Case No: 31/6-02A

DPS No.: 266040

---

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

APPROVED

APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Mark & Mary Del Bianco**

Address: **3929 Washington Street, Kensington**

subject to the general conditions pertinent to all Historic Area Work Permits that:

1. **HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.**
2. **After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.**



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: MARK DELBIANCO

Daytime Phone No.: 202-371-7008

Tax Account No.: 01019700

Name of Property Owner: MARK & MARY DELBIANCO Daytime Phone No.: 202-371-7008

Address: 3929 WASHINGTON ST. KENSINGTON MD 20895  
Street Number City Street Zip Code

Contractor: N/A Phone No.: \_\_\_\_\_

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

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 3929 ~~12345~~ Street: WASHINGTON ST.

Town/City: KENSINGTON Nearest Cross Street: CONN. AVE.

Lot: 16915 Block: 12 Subdivision: 015

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Plat Book B, Plat No. 4

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Move
- Revision
- Extend
- Install
- Repair
- Alter/Renovate
- Wreck/Raze
- Revocable
- A/C
- Solar
- Fence/Wall (complete Section 4)
- Slab
- Fireplace
- Room Addition
- Woodburning Stove
- Porch
- Deck
- Shed
- Single Family
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

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

Mark C Del Bianco  
Signature of owner or authorized agent

11/21/01  
Date

Approved: [Signature] For Chairperson Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 01/09/02  
Application/Permit No.: 266040 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

*The existing house was built around 1950,  
has several mediocre additions and  
has no historical features or significance.*

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

*The addition of a deck off the rear hallway  
door should have little or no effect on the environ-  
mental setting. It will be above the existing stone  
patio, which will remain intact. The effect on the historic  
district will also be minimal to non-existent.*

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

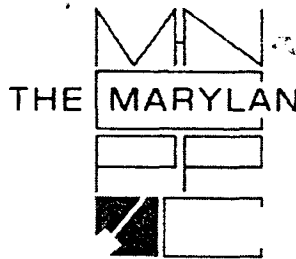
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

6. **TREE SURVEY**

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

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

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




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

January 9, 2002

**MEMORANDUM**

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application  
Approval of Application /Release of Other Required Permits

HPC Case No. 31/6-02A

DPS #: 266040

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience – and good luck with your project!

ADJACENT AND CONFRONTING PROPERTY  
OWNERS TO 3929 WASHINGTON ST.

Peter & Eleanor Condliffe  
3939 Washington St.  
Kensington, MD. 20895

Paul & Cynthia Andreasson  
3927 Washington St.  
Kensington, MD. 20895

Victor & Marlene Cohn  
3932 Prospect St.  
Kensington, MD.  
20895

John & Anne Ellsbree  
3936 Washington St.  
Kensington, MD  
20895

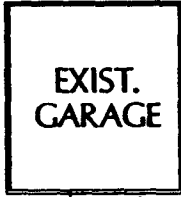
Steve & Mary Niven  
3934 Washington St.  
Kensington, MD.  
20895

Mark & Holly Sullivan  
3928 Prospect St.  
Kensington, MD.  
20895

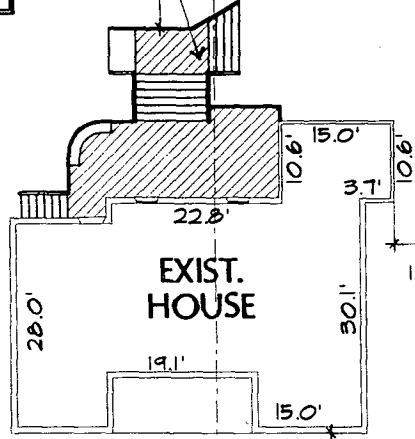
PLAN

LOT NO. 17

LOT NO. 15



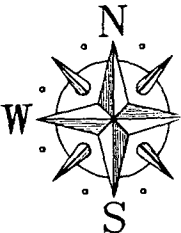
NEW DECK



DRIVE

LOT NO. 16

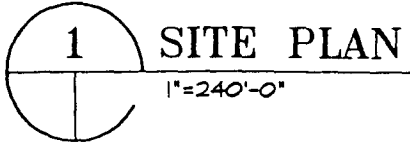
WASHINGTON STREET



ES:

JSE - LOT 16/15 BLOCK 12  
PLAT B/ NO. 4  
17,528 SQ. FT.

K  
D., MD.



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 01/29/02

R=172.50'

A=67.74'

172.50'

172.50'

R=345.00'

A=135.48'

84'-17/16"

30'-13/4"

15.0'

10.6'

3.7'

10.6'

12'-1/4"

22.8'

28.0'

EXIST. HOUSE

19.1'

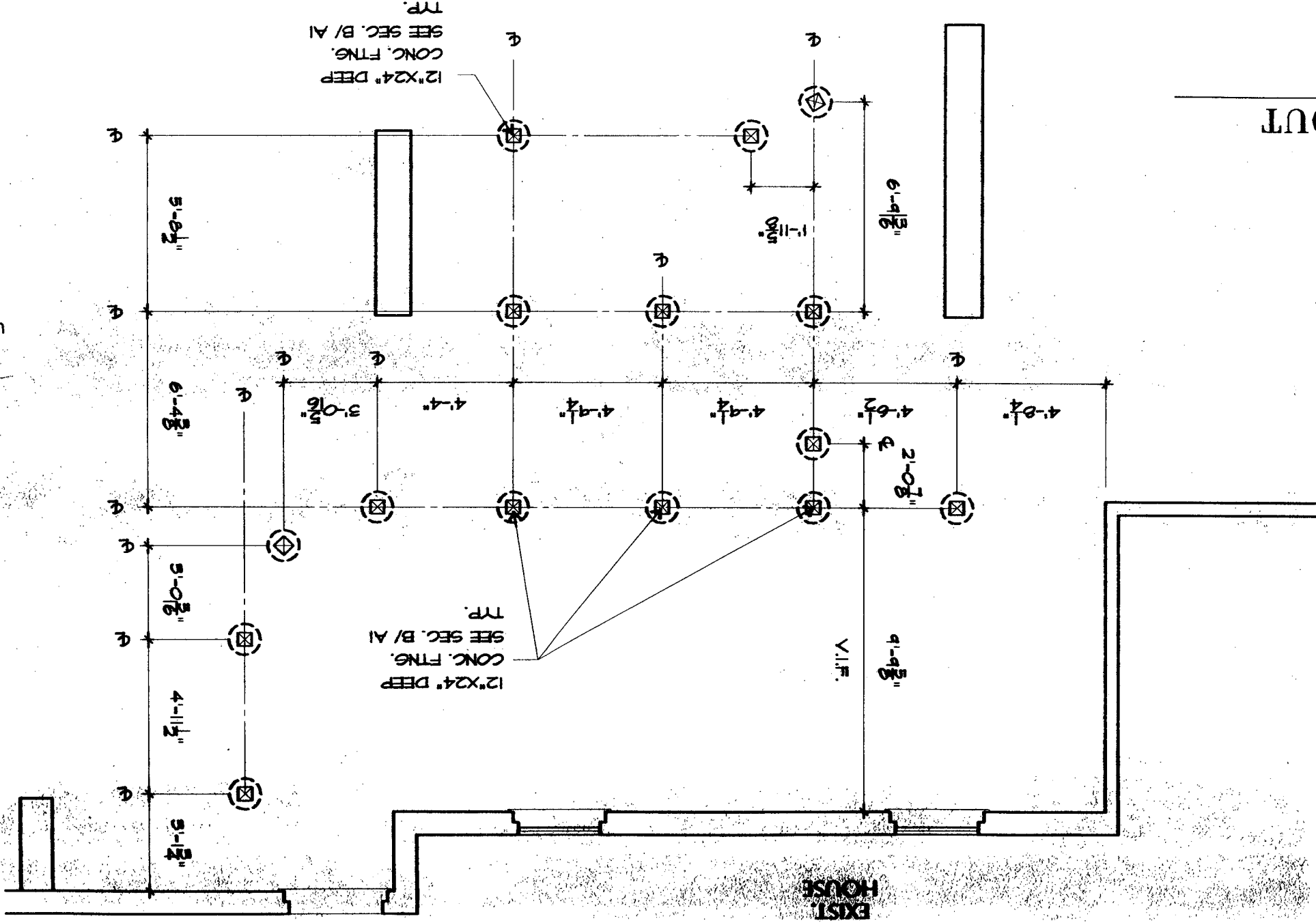
15.0'

35'-0"



FOOTERS  
 DEL BIANCO  
 3929 Washington St  
 Kensington, MD  
 20895

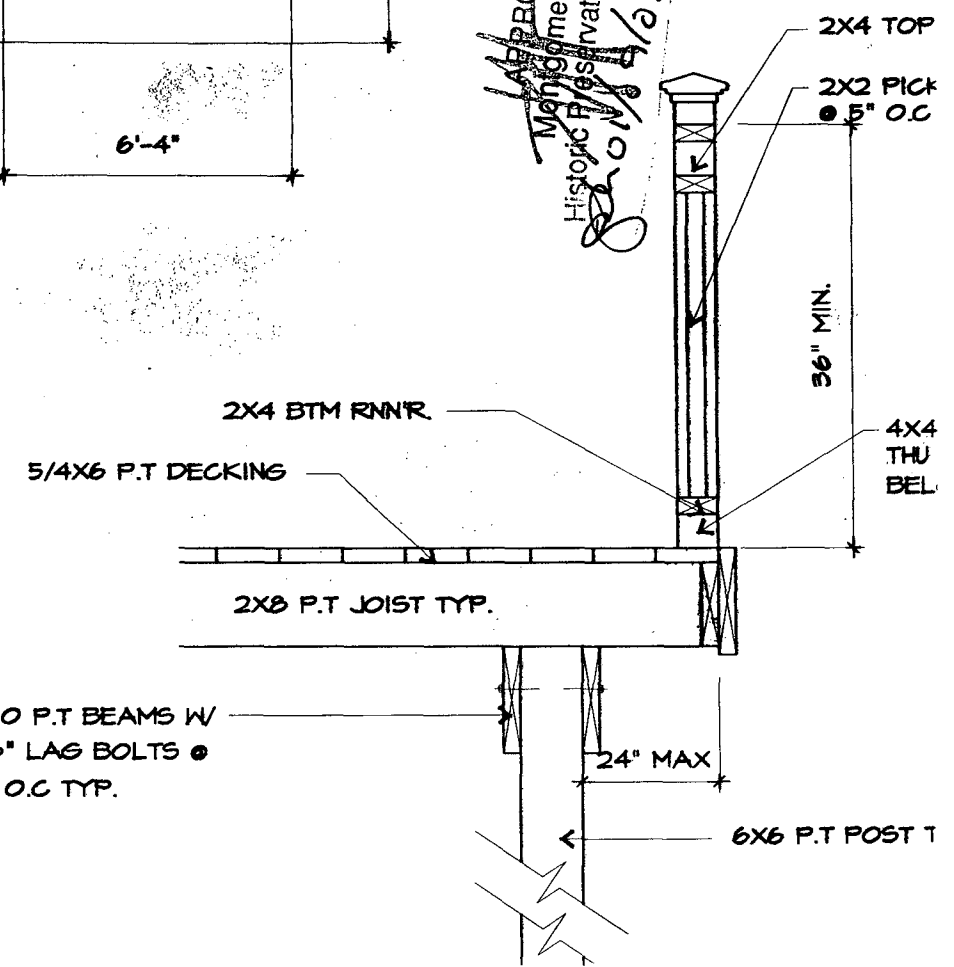
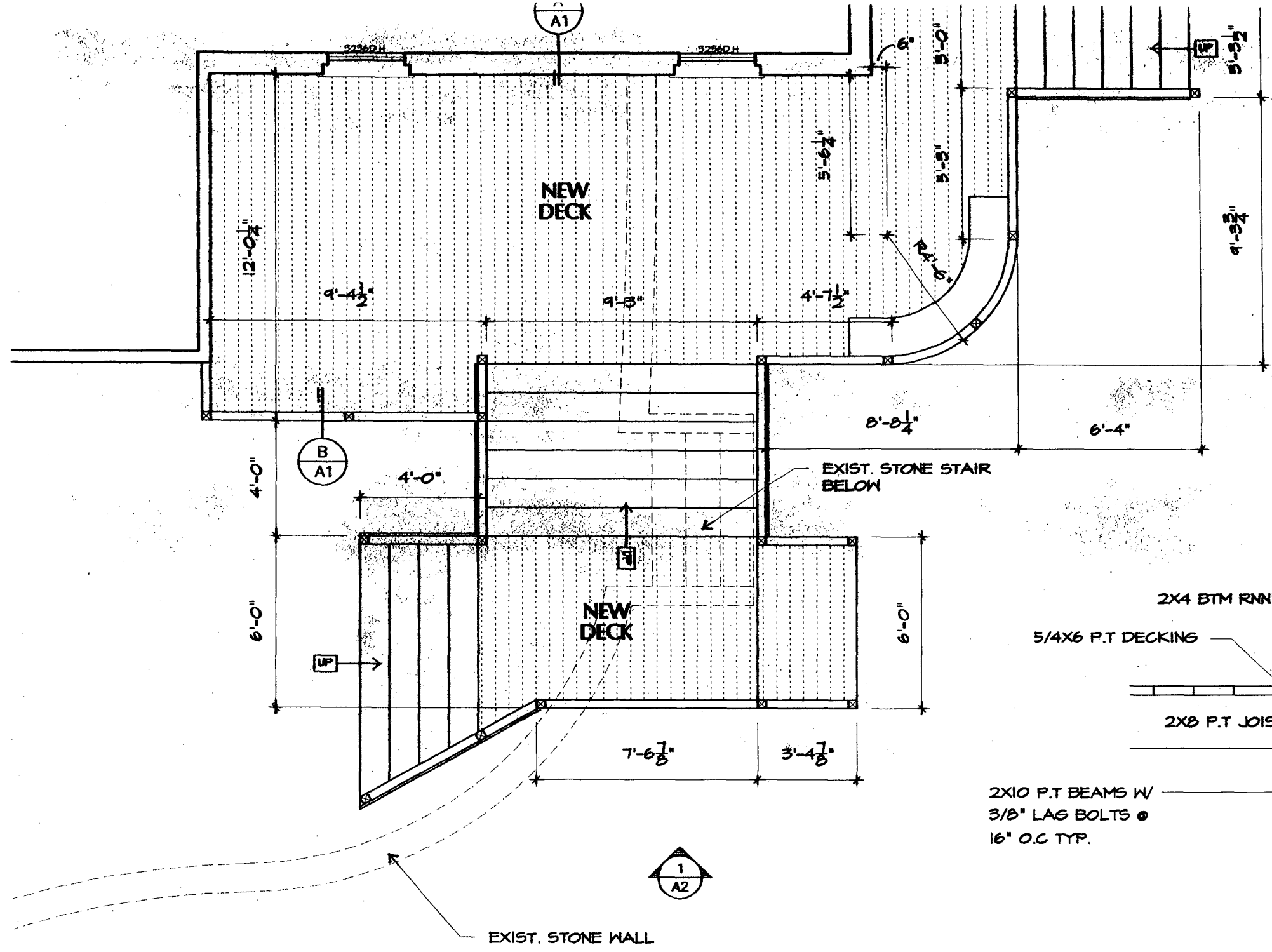
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 10/10/02

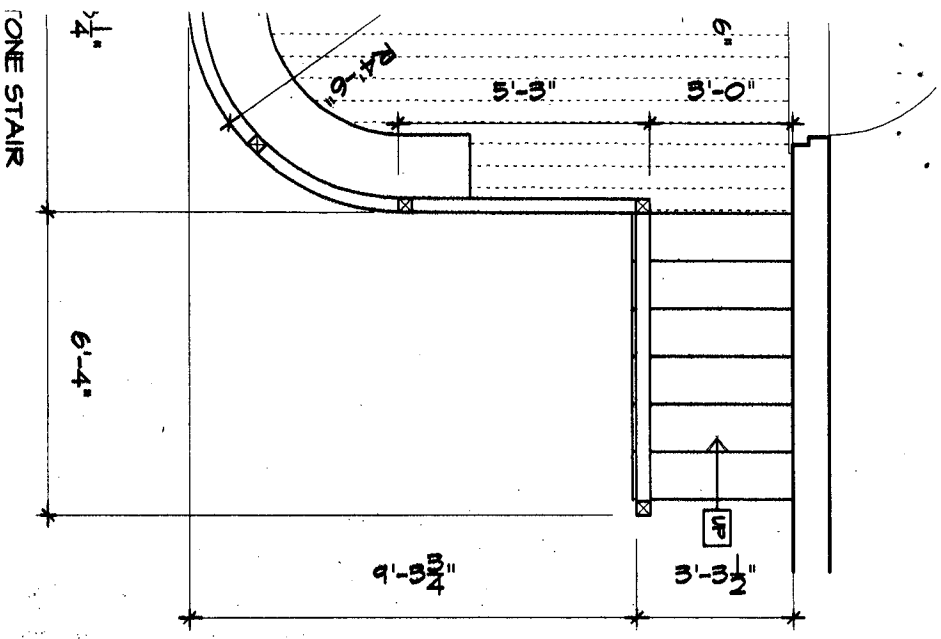


Del Buono  
 3929  
 WASHINGTON ST.  
 KENSINGTON  
 MD

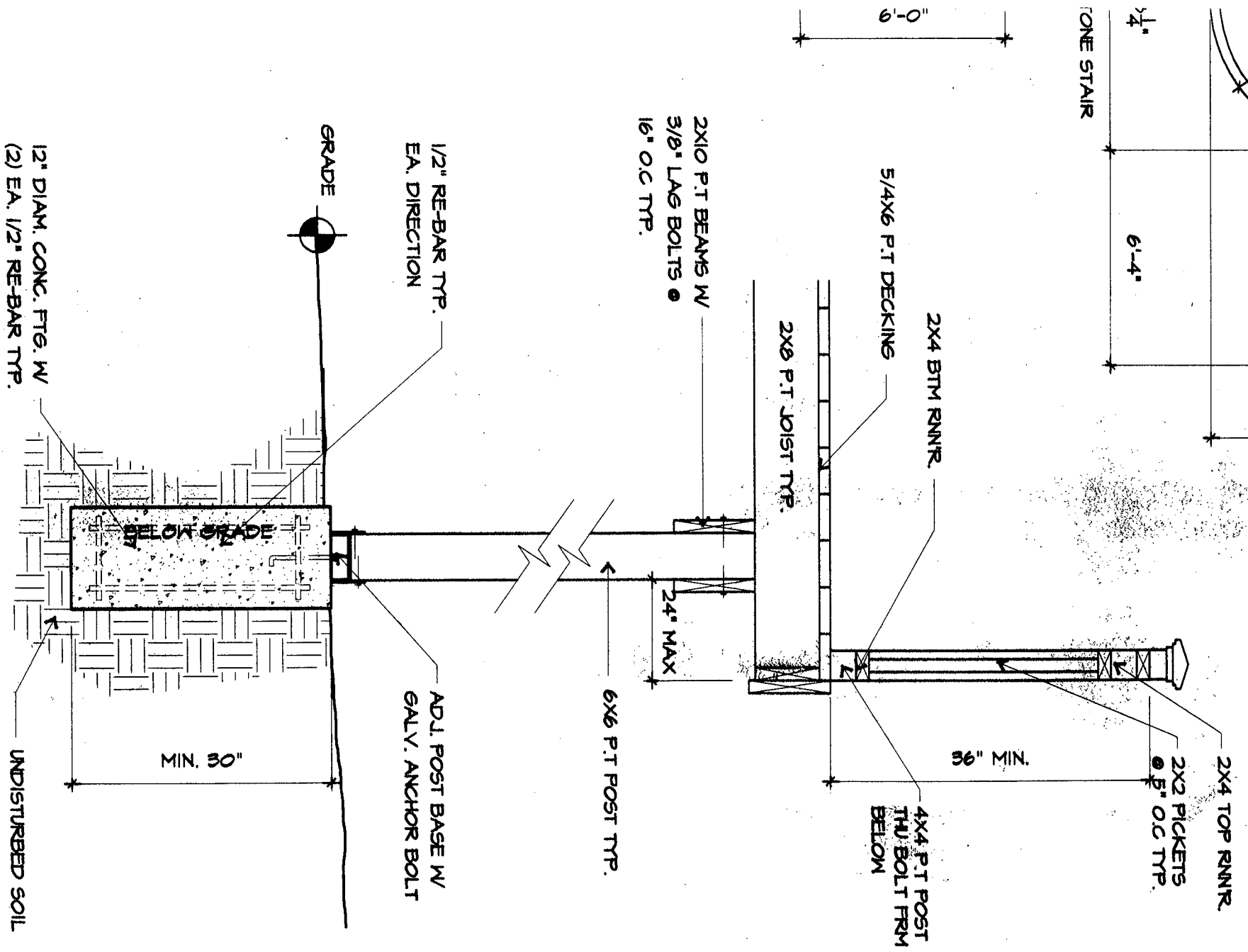
20895

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 4/12





APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 2/09/02



B  
 DETAIL

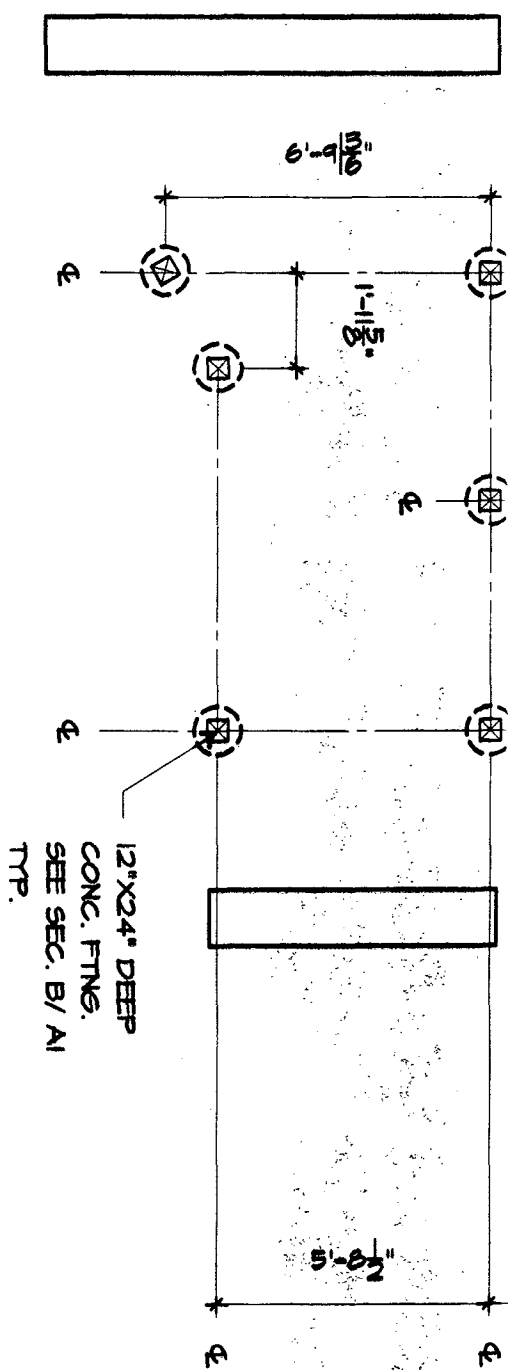
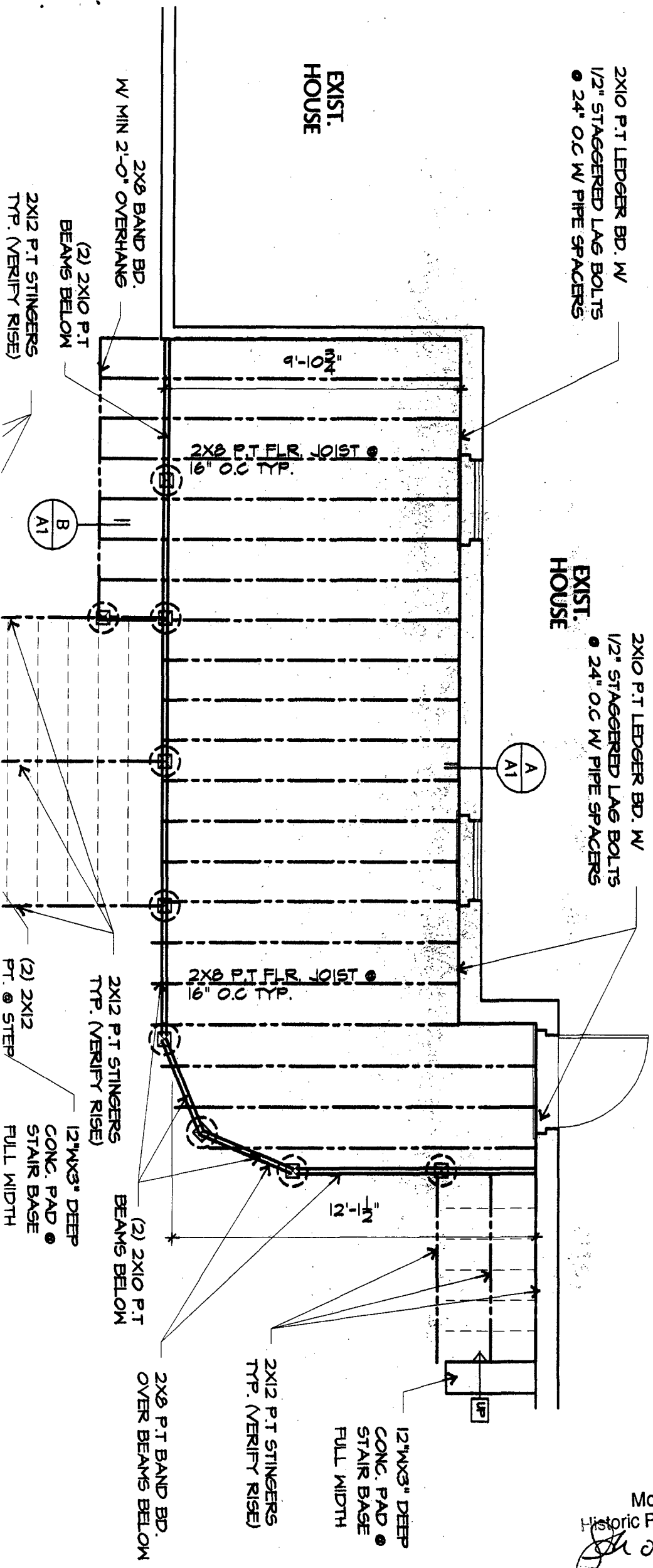
ARCHITECTURAL DRAFTING SERVICE

DeLBIANCO

SCALE 1/4" = 1'-0"  
 DATE 09/05/02  
 SHEET FILE  
 FLC  
 PL

# FR LAYOUT

1'-0"



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*  
 01/09/02

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3929 Washington Street, Kensington	<b>Meeting Date:</b>	01-09-02
<b>Applicant:</b>	Mark & Mary Del Bianco	<b>Report Date:</b>	01-02-02
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	12-26-01
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	31/6-02A	<b>Staff:</b>	Perry Kapsch
<b>PROPOSAL:</b>	Rear Deck Installation	<b>RECOMMENDATION:</b>	Approve.

---

**DATE OF CONSTRUCTION:** c1950

**SIGNIFICANCE:**

- Individual Master Plan Site  
 Within a Master Plan Historic District  
 Primary Resource – Sears, Roebuck – *Lexington*  
 Contributing Resource  
 Non-contributing/Out-of-Period Resource

**PROPOSAL:**       **The applicants propose to construct a two-tier wood deck above an existing stone patio. The patio is to remain in place. The deck is proposed to have a wood railing with 2x2 inset wood pickets. Stairs are proposed to lead down from each deck level to grade. No trees are affected by this project.**

**RECOMMENDATION:**

- Approval  
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or  
  
 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an

historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

\_\_\_\_ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

\_\_\_\_ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

\_\_\_\_ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

\_\_\_\_ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  4. Removal of accessory building that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARK DEL BIANCO  
Daytime Phone No.: 202-371-7008

Tax Account No.: 01019700

Name of Property Owner: MARK & MARY DEL BIANCO Daytime Phone No.: 202-371-7008  
Address: 3929 WASHINGTON ST. KENSINGTON MD 20895  
Street Number City State Zip Code

Contractor: N/A Phone No.: \_\_\_\_\_

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

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 3929 ~~DELAWARE~~ Street: WASHINGTON ST.  
Town/City: KENSINGTON Nearest Cross Street: CONN. AVE.  
Lot: 16915 Block: 12 Subdivision: 015  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Plat Book B, Plat No. 4

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

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 10,000

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

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

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

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

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

On party line/property line       Entirely on land of owner       On public right of way/easement

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

Mark C Del Bianco  
Signature of owner or authorized agent

11/21/01  
Date



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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

*The existing house was built around 1950,  
has several mediocre additions and  
has no historical features or significance.*

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

*The addition of a deck off the rear hallway  
door should have little or no effect on the environ-  
mental setting. It will be above the existing stone  
patio, which will remain intact. The effect on the historic  
district will also be minimal to non-existent.*

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

6

ADJACENT AND CONFRONTING PROPERTY  
OWNERS TO 3929 WASHINGTON ST.

Peter & Eleanor Condliffe  
3939 Washington St.  
Kensington, MD. 20895

Paul & Cynthia Andreasson  
3927 Washington St.  
Kensington, MD. 20895

Victor & Marlene Cohn  
3932 Prospect St.  
Kensington, MD.  
20895

John & Anne Ellsbree  
3936 Washington St.  
Kensington, MD  
20895

Steve & Mary Niven  
3934 Washington St.  
Kensington, MD.  
20895

Mark & Holly Sullivan  
3928 Prospect St.  
Kensington, MD.  
20895

PLAN

LOT NO. 17

LOT NO. 15

EXIST. GARAGE

NEW DECK

EXIST. HOUSE

DRIVE

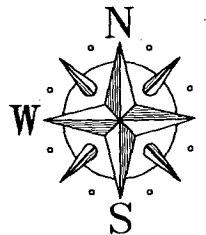
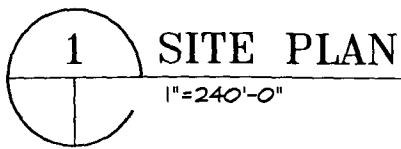
LOT NO. 16

WASHINGTON STREET

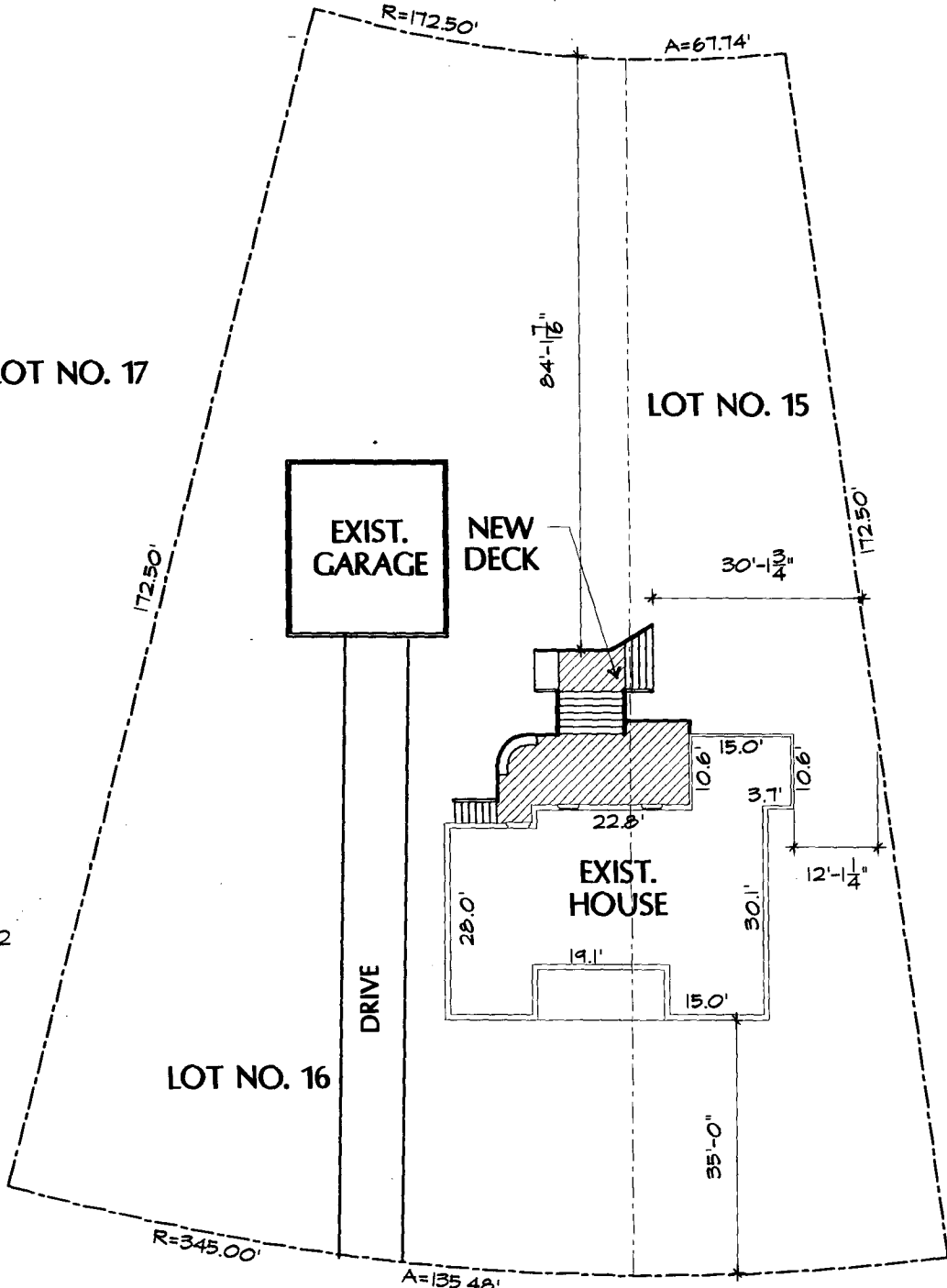
ES:

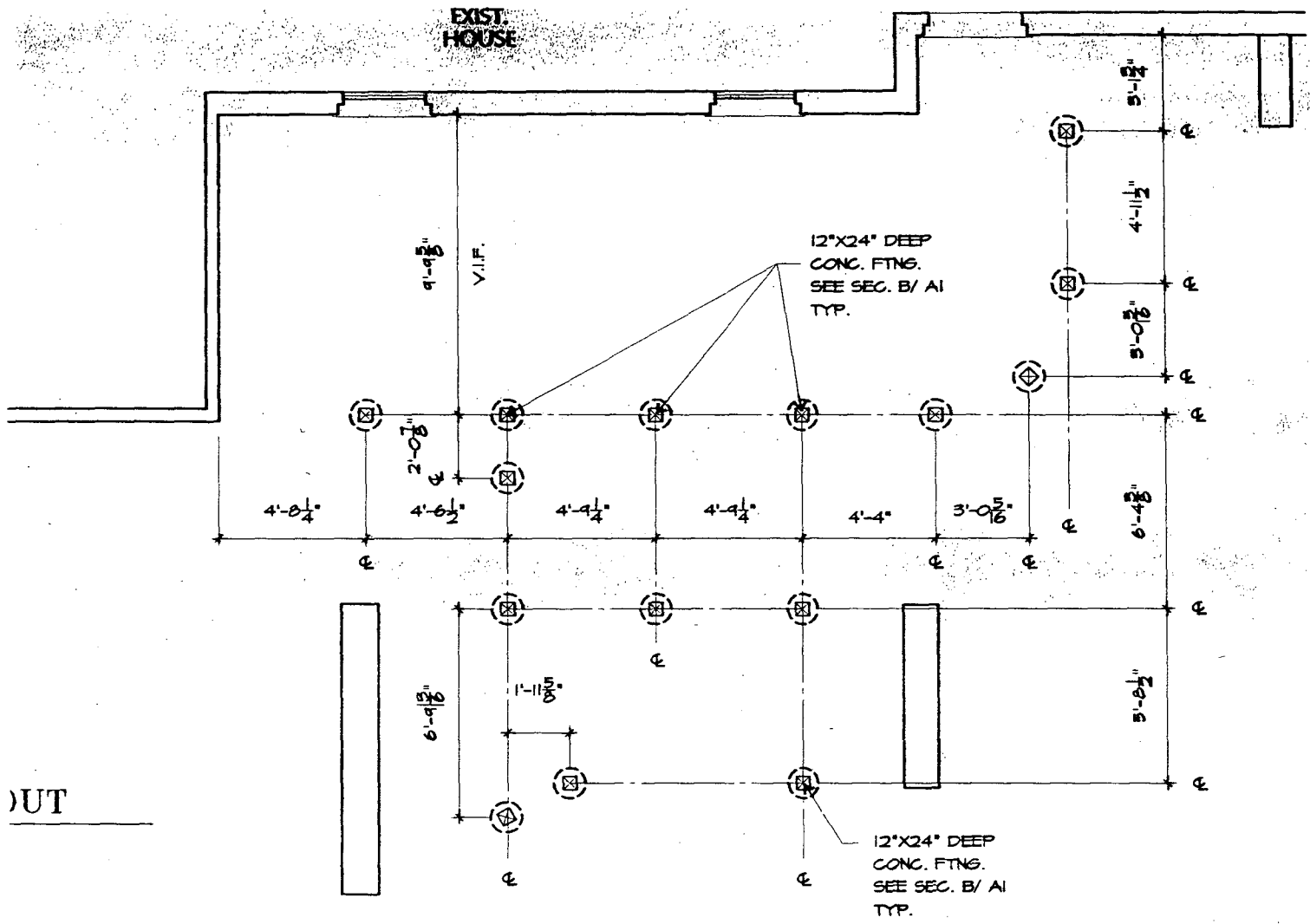
USE - LOT 16/15 BLOCK 12  
PLAT B/ NO. 4  
17,528 SQ. FT.

K  
D., MD.



8





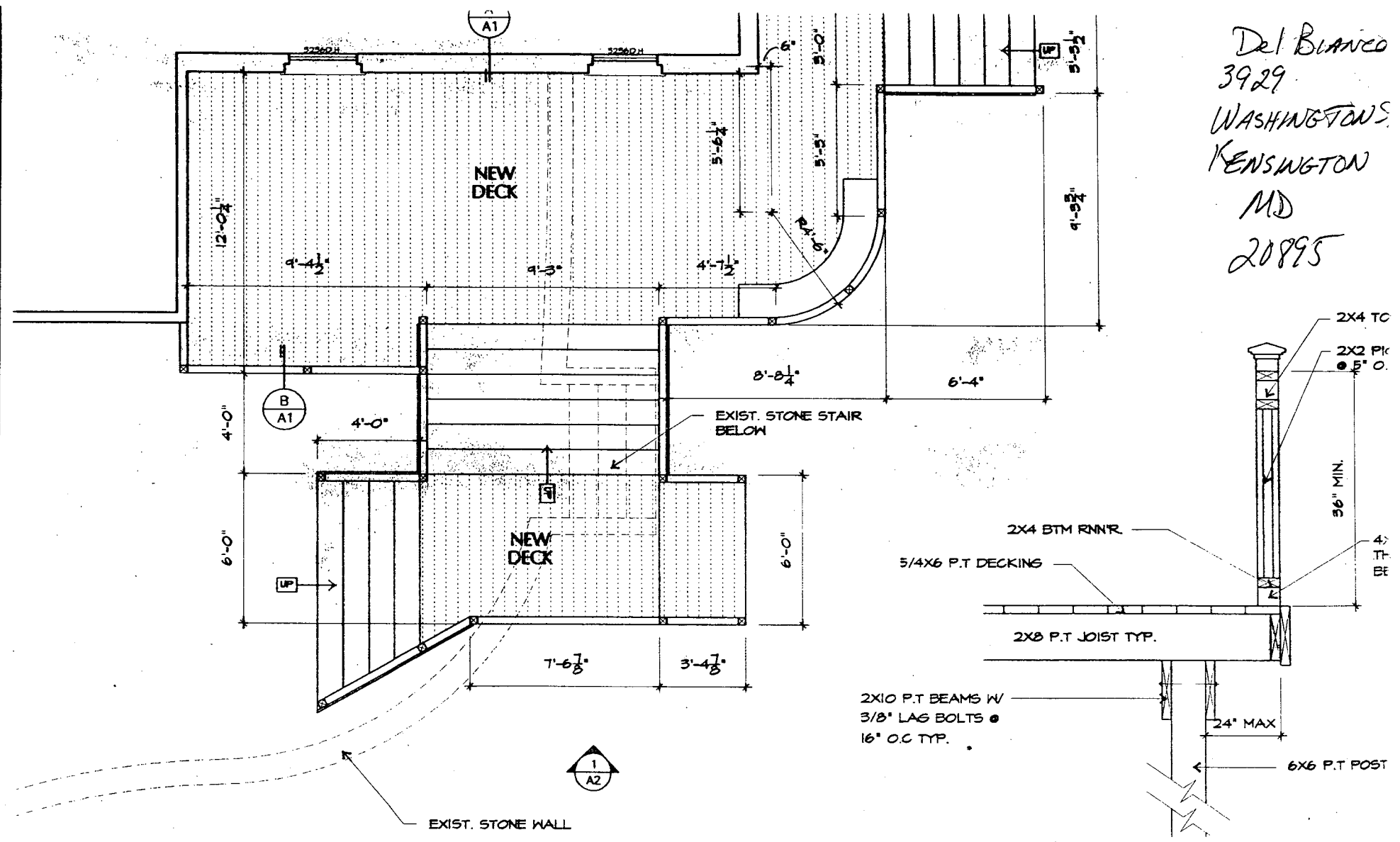
OUT

LEDGER BD. W/ STAGGERED LAG BOLTS

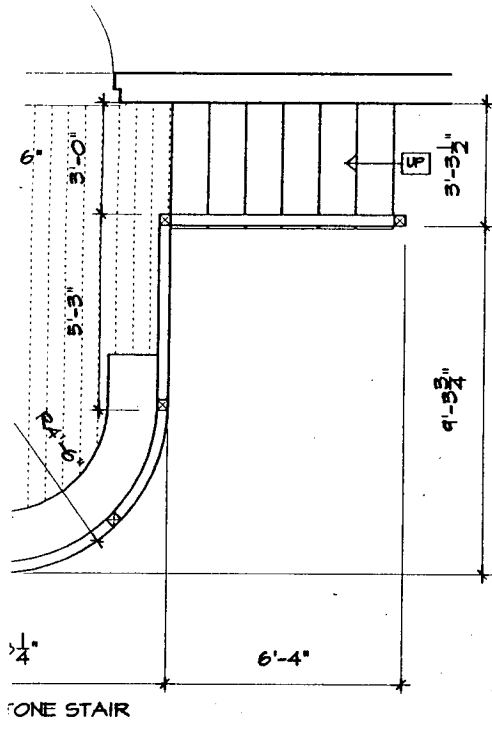
2X10 P.T LEDGER BD. W/ 1/2" STAGGERED LAG BOLTS @ 24" O.C. W/ PIPE GRAPES

6

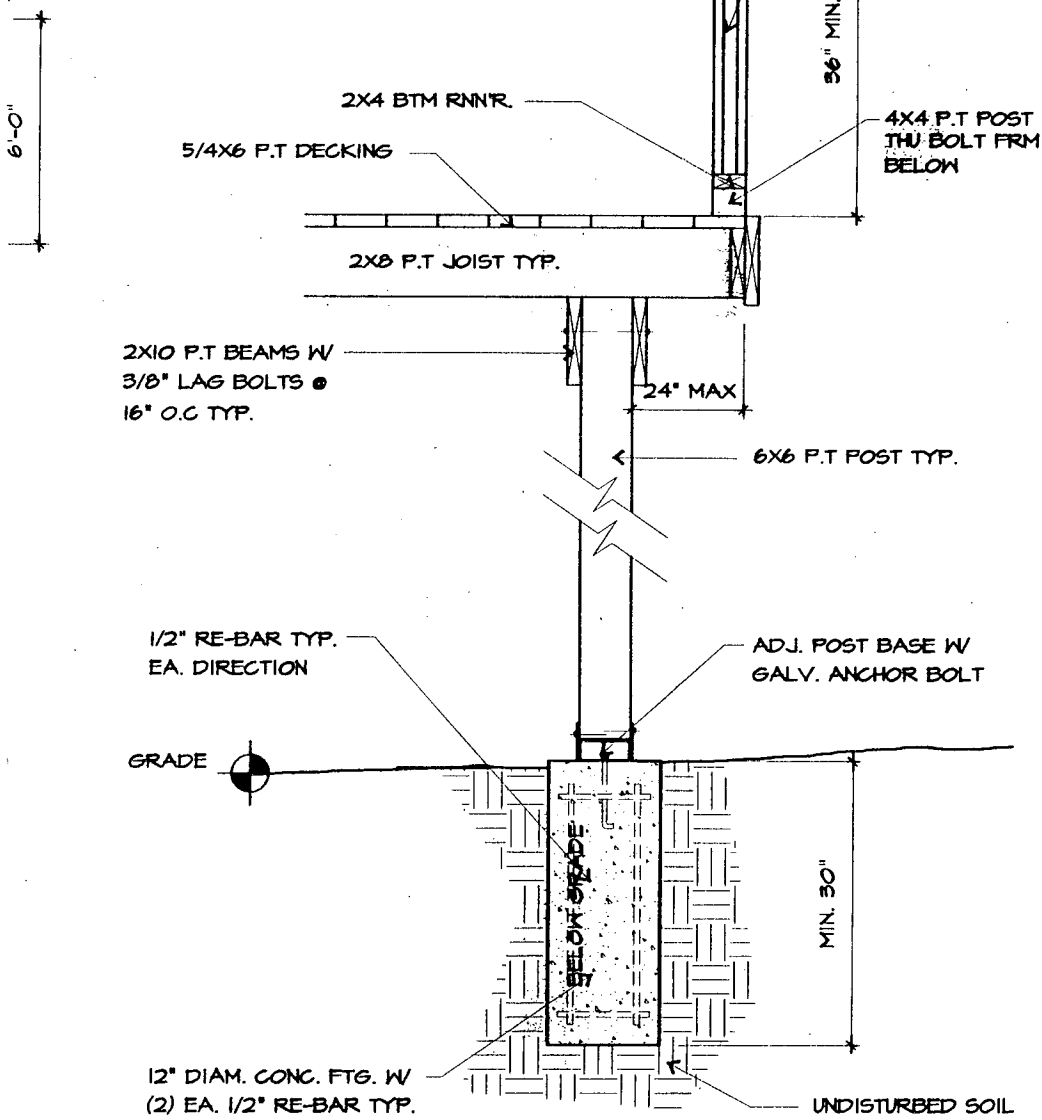
Del Bianco  
 3929  
 WASHINGTONS  
 KENSINGTON  
 MD  
 20895



10



ONE STAIR



**B** DETAIL

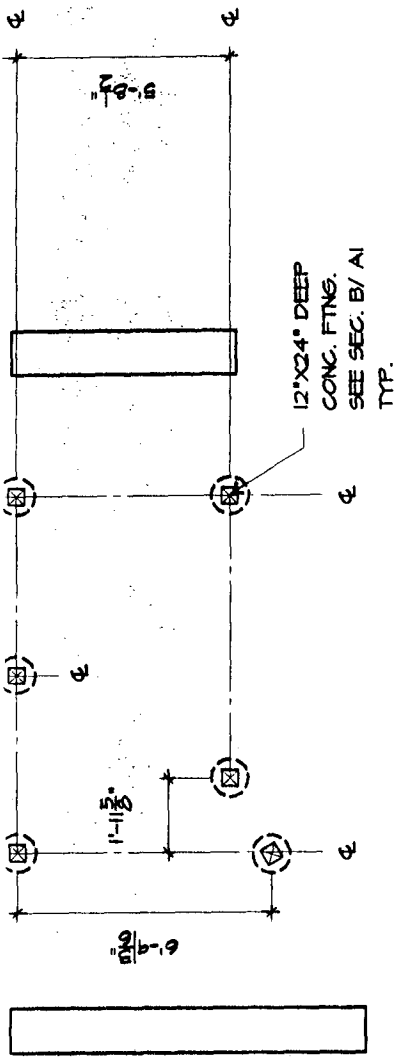
DELBIANCO

ARCHITECTURAL DRAFTING SERVICE

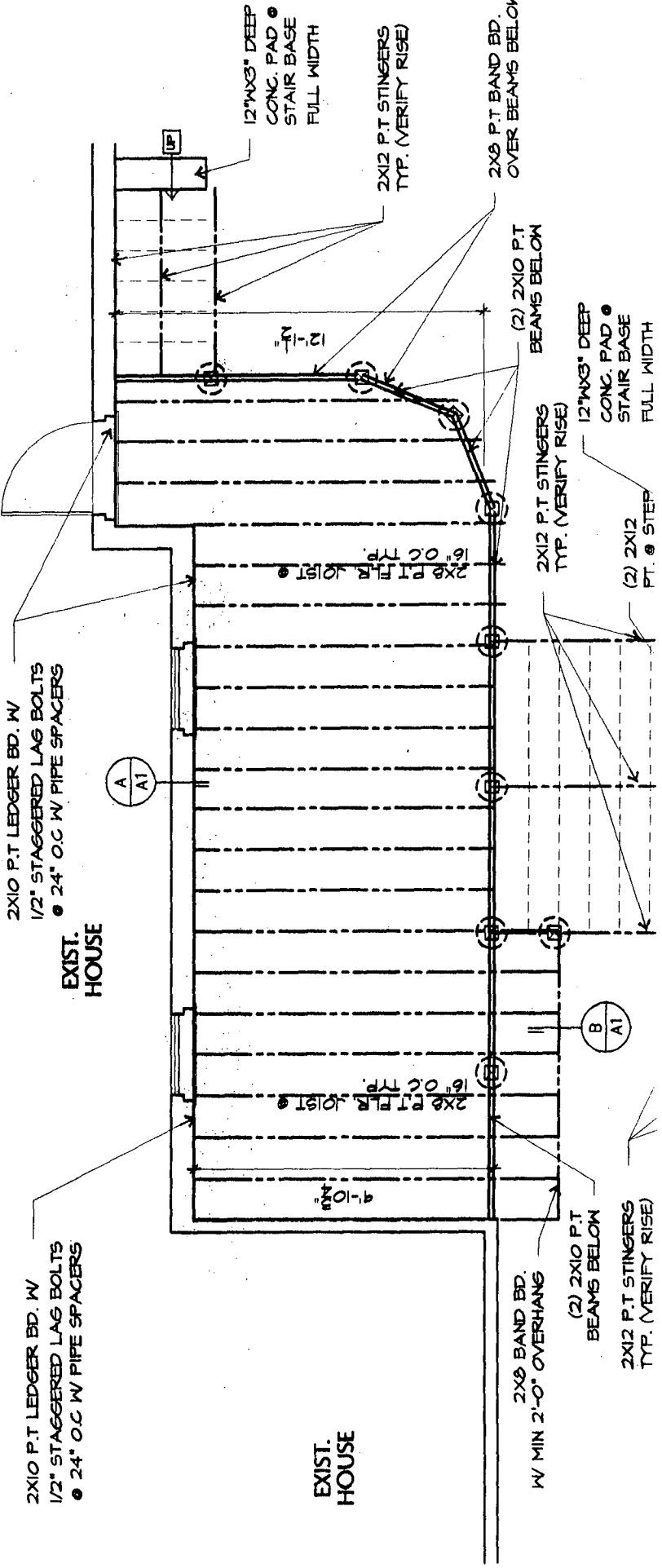
SCALE 1/4" = 1'-  
DATE 09/05/0

FLC  
PL

11



**ER LAYOUT**





FRONT VIEW OF DEL BIANCO RESIDENCE  
3929 WASHINGTON ST.  
KENSINGTON, MD 20895



REAR VIEW OF DEL BIANCO RESIDENCE  
3929 WASHINGTON ST.  
KENSINGTON, MD. 20895

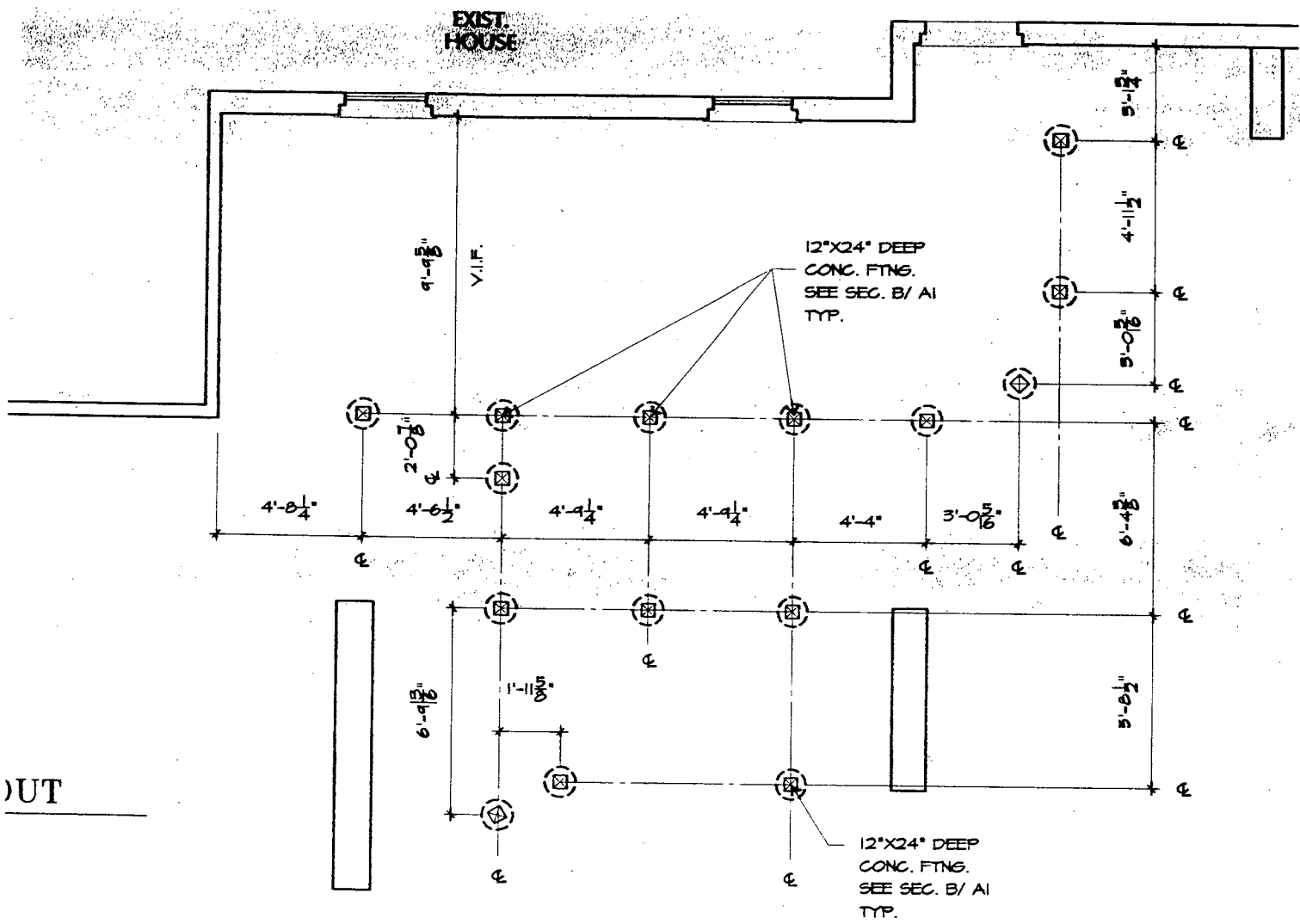


FRONT VIEW OF DEL BIANCO RESIDENCE  
3929 WASHINGTON ST.  
KENSINGTON, MD 20895



REAR VIEW OF DEL BIANCO RESIDENCE  
3929 WASHINGTON ST.  
KENSINGTON, MD. 20895



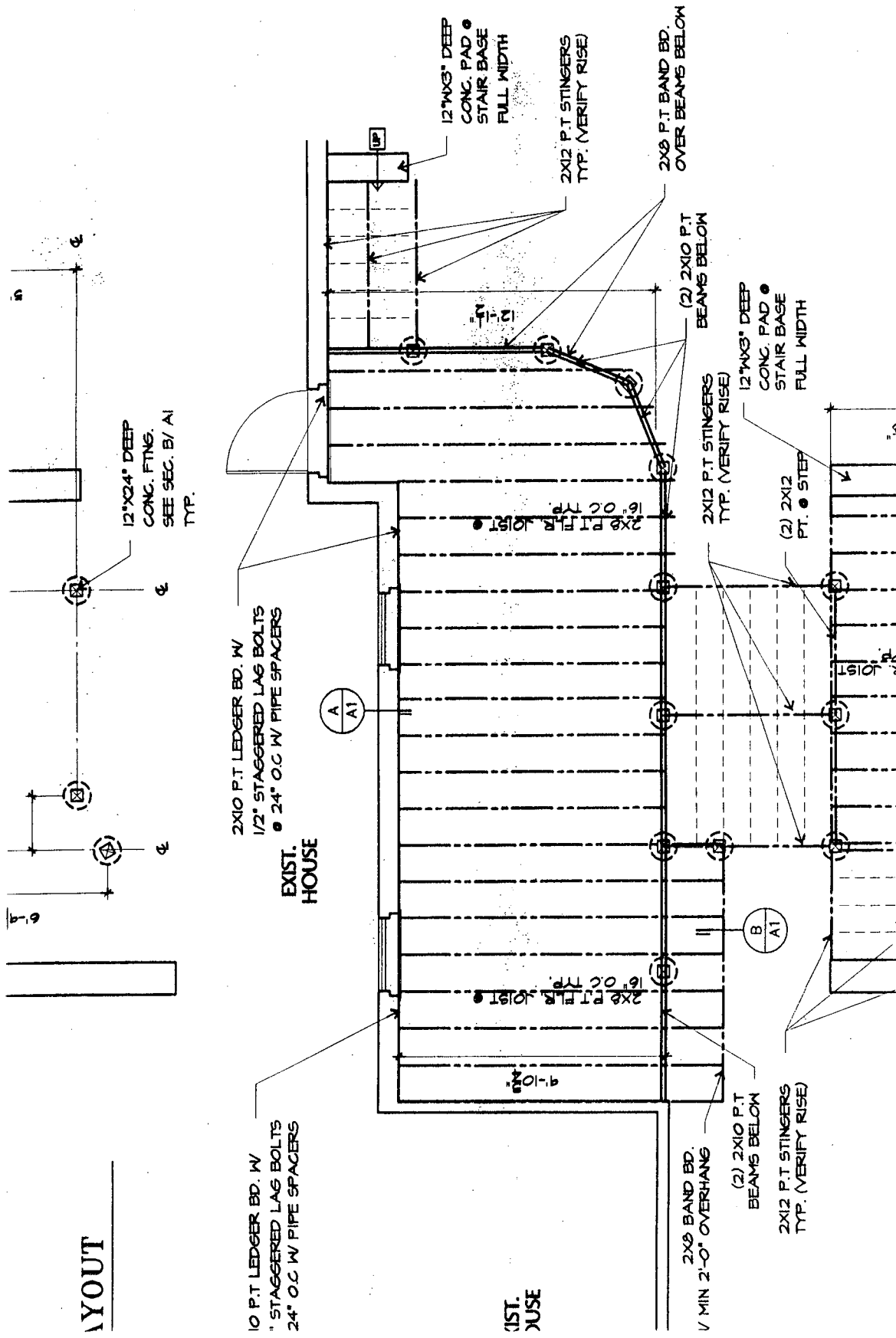


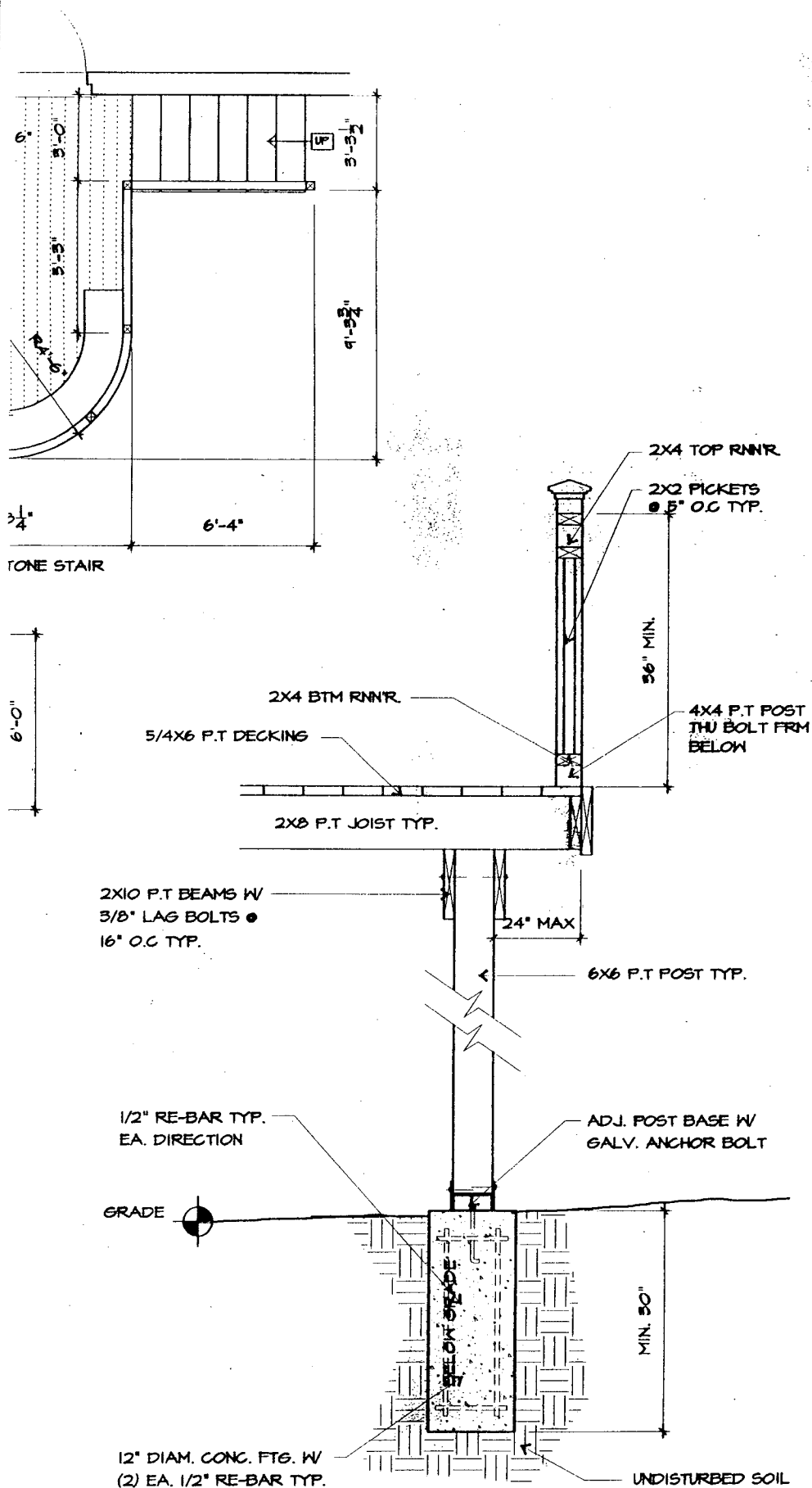
FOOTERS  
 DEL BIANCO  
 3929 Washington St  
 Kensington, MD.  
 20895

LEDGER BD. W  
 STAGGERED LAG BOLTS

2X10 P.T LEDGER BD. W  
 1/2" STAGGERED LAG BOLTS  
 @ 24" O.C. W/ PIPE COACERS

# LAYOUT





ARCHITECTURAL DRAFTING SERVICE

SCALE 1/4" = 1'  
 DATE 09/05/

FL  
 PI

B DETAIL

