

35/36-04C 4725 Cumberland Ave
Somerset Historic District



Date: June 29, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 345005 for Demolition/Construction of a Rear Addition and an Installation of a Front Porch Balustrade

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with Conditions**.

The Conditions of approval are:

1. The vinyl lattice is changed to wood lattice.
2. The wood, vinyl clad windows will be simulated divided-light (wood muntins are glued on interior and exterior of the glass).
3. The garage door will be wood.
4. Wood railings will contain inset, square, pickets and simple, top and bottom rails.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Jeffery and Dana Macher

Address: 4725 Cumberland Avenue, Chevy Chase, Somerset Historic District

This HAWP approval is subject to the general condition that, 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 or online at <http://permits.emontgomery.org> 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: DANA MACHER
Daytime Phone No.: 301-656-5140

Tax Account No.: _____
Name of Property Owner: JEFFREY E DANA MACHER Daytime Phone No.: 301-656-5140
Address: 4725 CUMBERLAND AVE CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: PAUL JOHNSON - NICE CONTRACTING Phone No.: 301-989-2205
Contractor Registration No.: 28200
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4725 Street: CUMBERLAND AVE
Town/City: CHEVY CHASE Nearest Cross Street: SURREY ST.
Lot: 14 (PART) Block: 1 Subdivision: SOMERSET HEIGHTS
Liber: 3623 Folio: 376 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 300,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

7A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Dana J. Macher
Signature of owner or authorized agent

5-10-04
Date

Approved: W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 6/29/04
Application/Permit No.: 3450075 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:

EXISTING 2-STORY FRAME HOUSE W/ BASEMENT BUILT
1904; 4" LAP SIDING, SHUTTERS, DOUBLE HUNG WINDOWS
DENTAL MOULDING ON FASCIA BO. SITUATED ON
SLOPED SITE IN SOMERSET HEIGHTS.

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

EXISTING ADDITION TO THE REAR OF ORIGINAL STRUCTURE -
CONSTRUCTED IN 1987 - TO BE REMOVED. NEW 2-STORY
FRAME ADDITION TO REPLACE IT - OF APPROX SAME
FOOT PRINT/LOCATION; EXISTING PELLIC REPLACED. AFFECT
ON HISTORICAL RESOURCE - MINIMAL. NEW FRONT PORCH
RAILINGS INSTALLED FOR CODE COMPLIANCE - STYLE MATERIAL
CONSISTENT W/ ORIGINAL.

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.

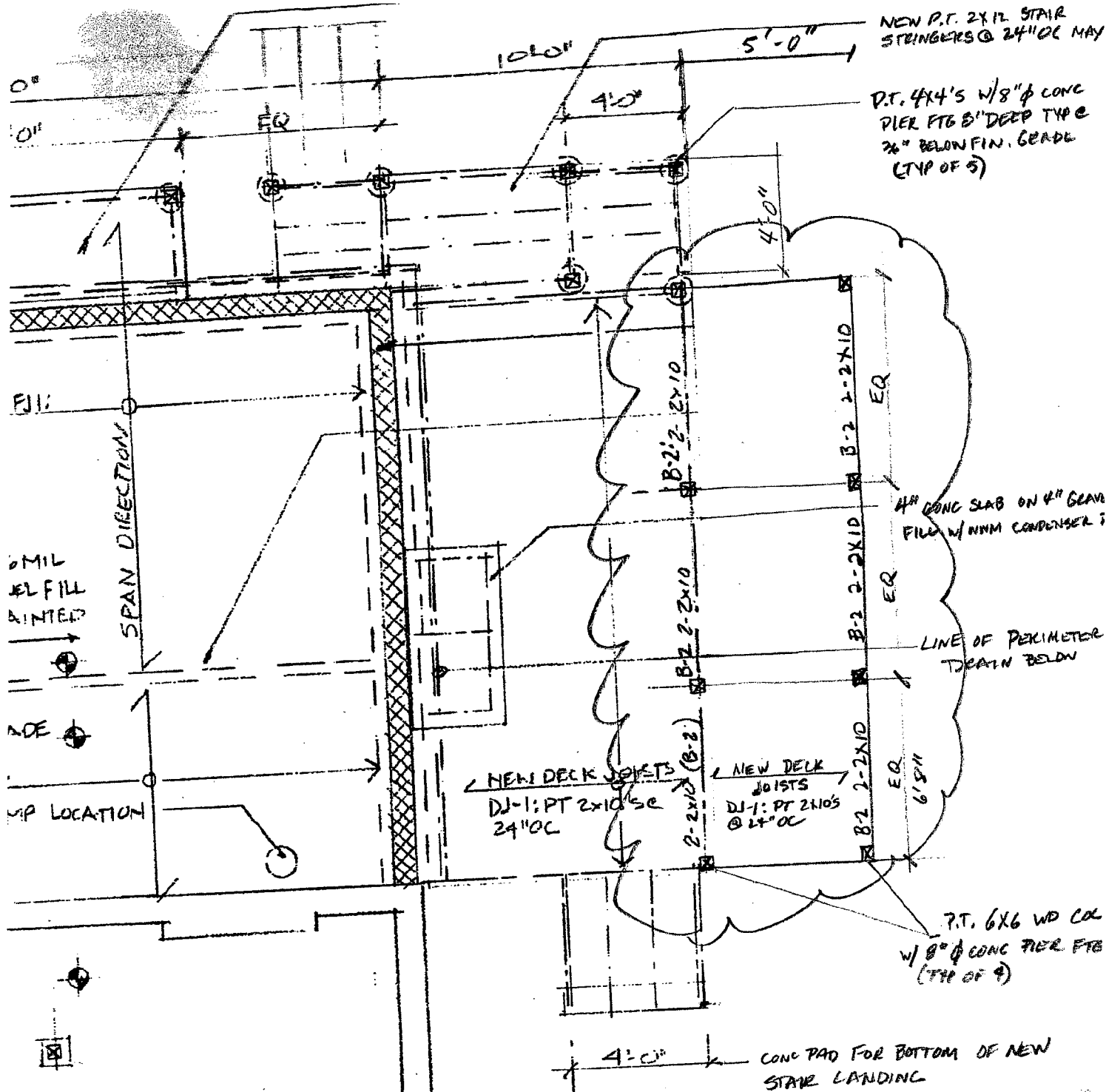
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

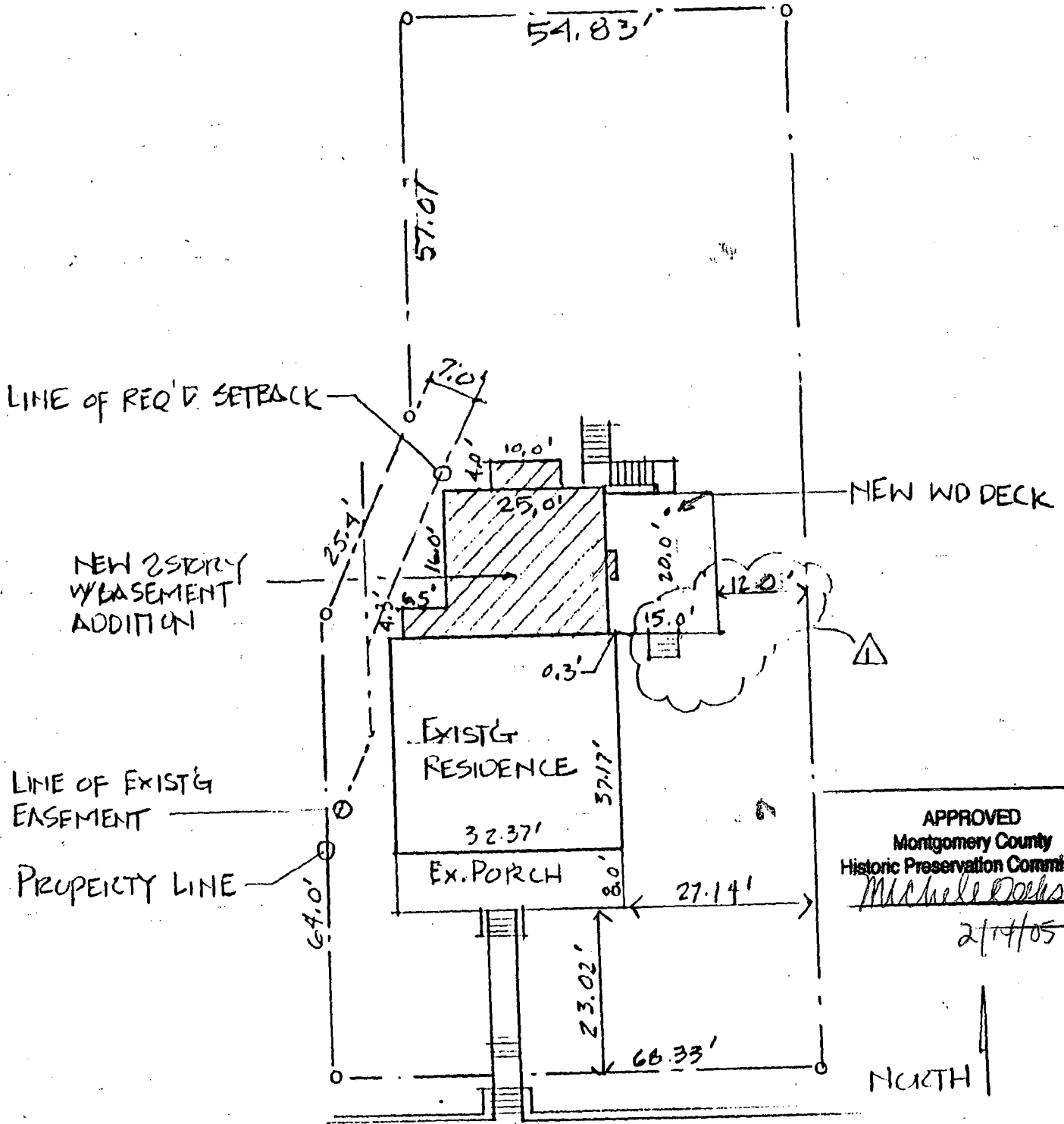
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



GENERAL STRUCTURAL
ARRANGEMENT APPROVED
SUBJECT TO FURTHER
APPROVAL OF CONSTRUCTION

APPROVED
Montgomery County
Historic Preservation Commission
Michelle [Signature]
2/14/05

COLUMNS



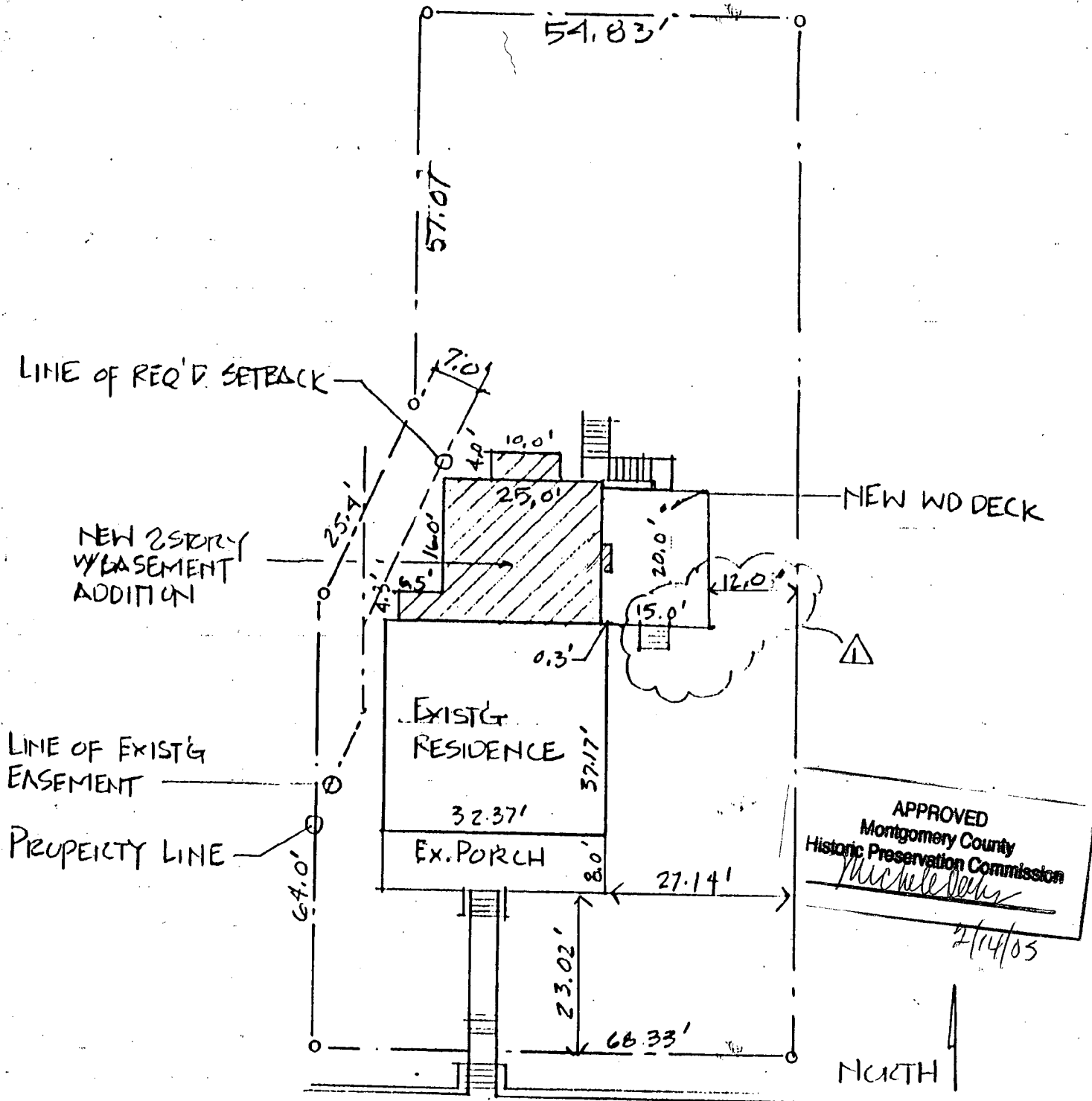
1
CO

SITE PLAN

1"=20'-0"

REVISED

2/8/05



1
 CO

 SITE PLAN
 REVISED 2/8/05
 1" = 20'-0"

Michelle Nara
301-563-3400

9
C



Date: June 15, 2004

MEMORANDUM

TO: Jeffery and Dana Macher
4725 Cumberland Avenue, **Somerset Historic District**

Cc: Lynn Idiarola, Agent

FROM: Michele Naru, Senior Planner (m)
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 345005

Your Historic Area Work Permit application for a rear addition was **approved with conditions** by the Historic Preservation Commission at its June 9, 2004 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the HPC stamped drawings and an official approval letter (given at the time of drawing stamping). 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 also 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 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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

Wright, Gwen

From: Naru, Michele
Sent: May 28, 2004 12:54 PM
To: Wright, Gwen
Subject: Cumberland Ave Case

Gwen,

I just got off the phone with the owner of the Cumberland Ave Case (Dana Macher). They are fine with the conditions as stated in the staff report.

Michele

Michele Naru, Historic Preservation Planner
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.naru@mncppc.org
www.mncppc.org

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4725 Cumberland Avenue, Chevy Chase **Meeting Date:** 06/09/04
Resource: Contributing Resource **Report Date:** 06/02/04
Somerset Historic District
Review: HAWP **Public Notice:** 05/26/04
Case Number: 35/35-04C **Tax Credit:** None
Applicant: Jeffery and Dana Macher **Staff:** Michele Naru

PROPOSAL: Demolition / Construction of Rear Addition and Installation of Front Porch Balustrade

RECOMMEND: Approval with conditions

RECOMMENDATION: Staff recommends that the Commission approve this application with the conditions that:

1. The vinyl lattice is changed to wood lattice.
2. The wood, vinyl clad windows will be simulated divided-light (wood muntins are glued on interior and exterior of the glass).
3. The garage door will be wood.
4. Wood railings will contain inset, square, pickets and simple, top and bottom rails.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset Historic District
STYLE: Eclectic (Four Square with Craftsman, Victorian and Colonial Revival Details)
DATE: 1904

PROPOSAL:

The applicant is proposing to demolish the existing, non-contributing, two-story (one-story sub-level), rear addition (built in 1987) and to construct a three-story (one-story sub-level), rear frame addition to house a new family room, on the first story and a master bedroom, and a full bathroom on the second story and a garage in the basement level. The material specifications are a asphalt shingle roof, horizontal, painted, wood lap siding (4") with wood trim and details, wood, vinyl clad simulated, divided-light windows, wood people doors, insulated garage door, stucco foundation walls, and a copper, standing-seam, metal roof over the new, bay window.

The applicant is also proposing to install a wood 3' high railing along the front porch for code compliance. The wood railing is to be painted.

STAFF DISCUSSION

Proposed alterations and new construction to resources within the Somerset Master Plan Historic District are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new construction will be located at the rear of the dwelling and will not be visible from the streetscape. The design of the proposed rear porch is sympathetic in size, scale and massing to the original block of the house. The proposed porch will help to unify this building with house.

Staff commends the applicant's desire to use compatible building materials for this project. The Commission appreciates reviewing projects where the applicant is specifying the use of quality materials.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with the above-stated conditions** the HAWP application as being consistent with Chapter 24A-8(b)2:

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

and with the Secretary of the Interior Guidelines.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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

Owner's mailing address	Owner's Agent's mailing address
<p>JEFFREY E. DANA MACHER 4725 CUMBERLAND AVE CHEVY CHASE, MD 20815</p>	
Adjacent and confronting Property Owners mailing addresses	
<p>BOUGHTON / SIMMONS 4723 CUMBERLAND AVE CHEVY CHASE, MD 20815</p>	<p>LONDON / FITZGERALD 4801 CUMBERLAND AVE CHEVY CHASE, MD 20815</p>
<p>LEWIS / BATTEY 5813 SURREY ST. CHEVY CHASE, MD 20815</p>	<p>ROBINSON 5820 SURREY ST. CHEVY CHASE, MD 20815</p>

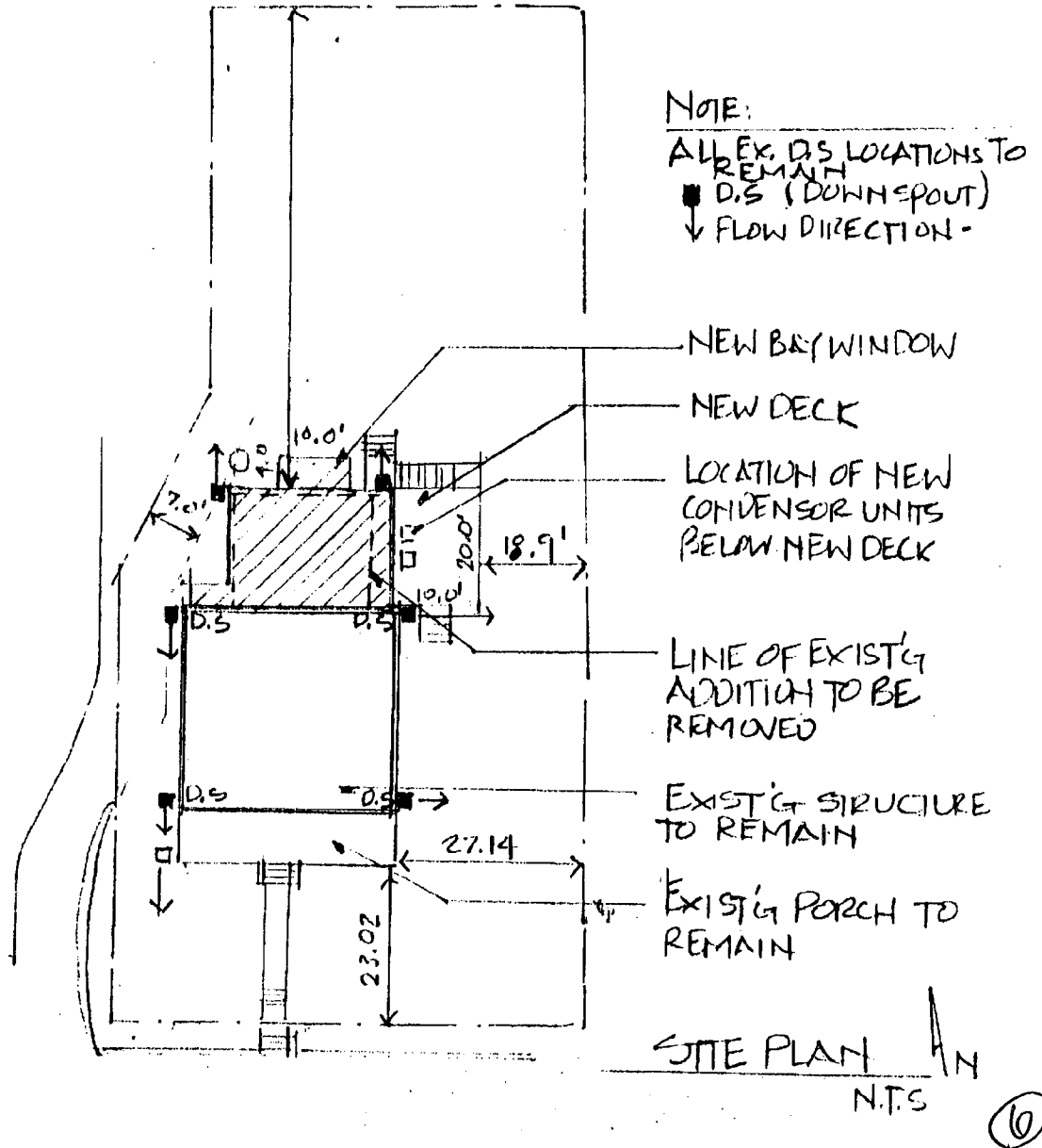
Code Remarks

4725 Cumberland Avenue – Somerset Heights, MD

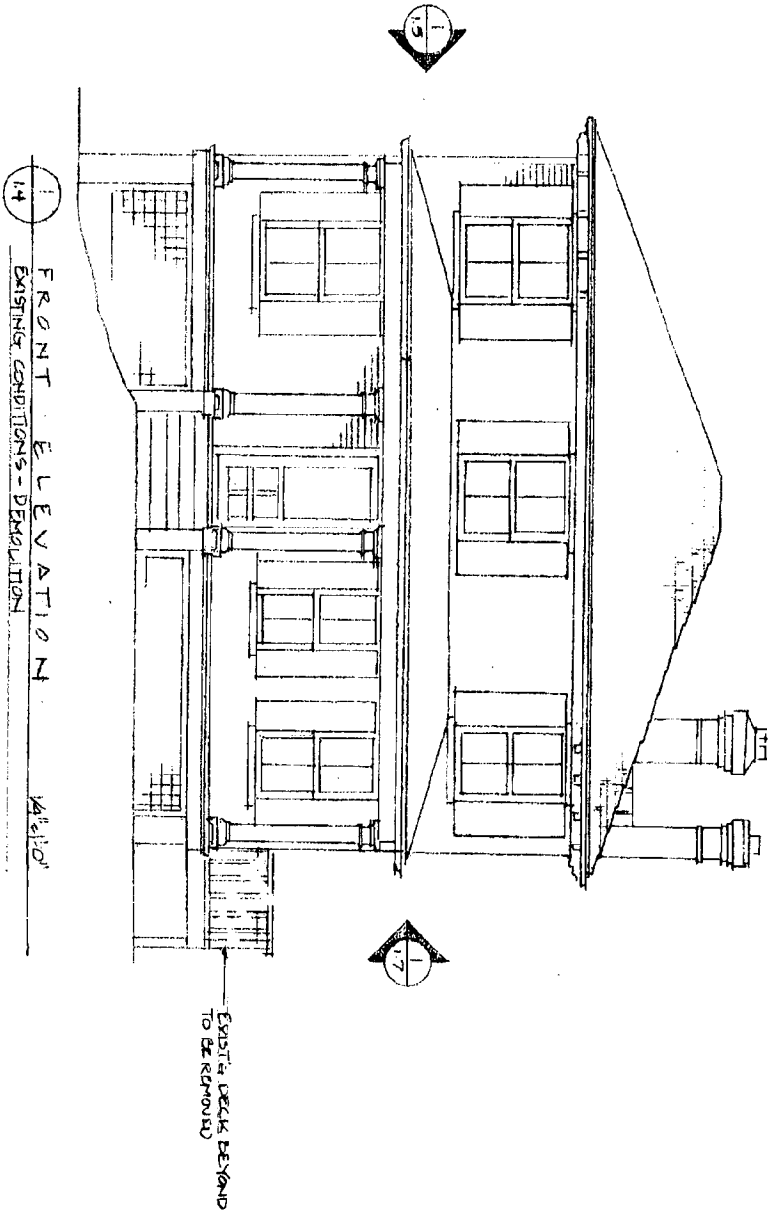
Lot Size:	9,284 sq. ft.		
	Existing	Proposed	Allowed
Lot Coverage	21.8%	23.99%	35%
Building Height	30' 0"	28' 0"	35' 0"
Setbacks	Side	7' 0" min.	7' 0"
	Rear	69'	68'
	Front	23.02'	23.02' Existing to remain
Building footprint:	2074.5 sq. ft.	2228.15 sq. ft.	

Scope of Work

Project to involve demolition of existing addition to original structure; Construction of new addition to the rear, approximately same size, in same location of existing; new exterior deck to replace existing. Materials and style to match original structure.



7



4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

5406

ISSUE DATE

3/04/04

4/14/04

1.4

EXISTING
DEMOLITION



4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

0906

ISSUE DATE

4/14/04

A2.1



A2.1

A2.4

A2.2

8

ARCHEUS
STUDIO



3417 Shepherd Street
Cherry Chase, MD 20815
301-654-8801

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

0406

ISSUE DATE

3/04/04

4/14/04

1.5

DEMO



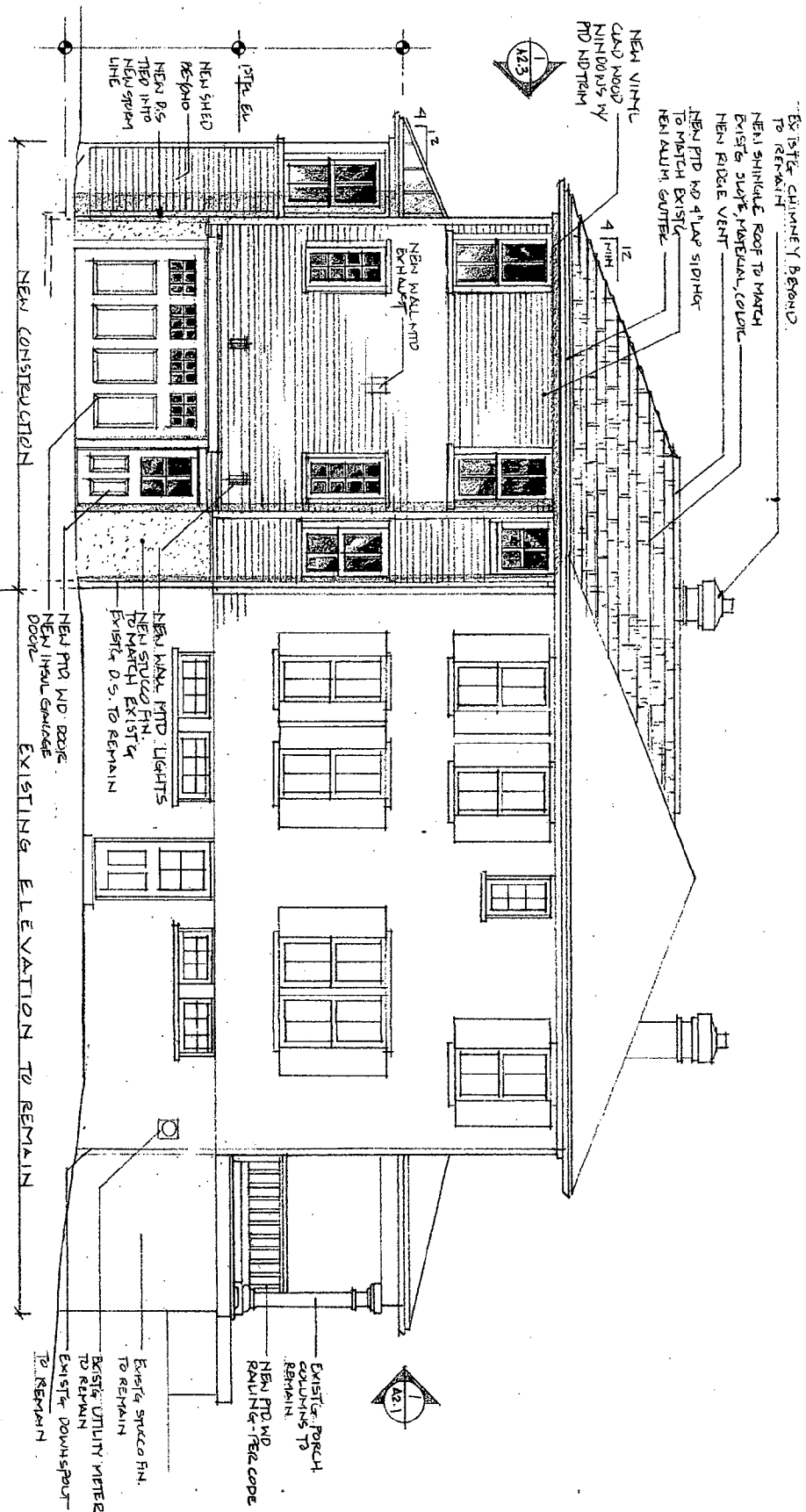
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10

Proposed

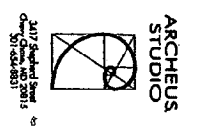
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WEST ELEVATION



PROJECT NO. 0406
 ISSUE DATE 4/14/04

4725 CUMBERLAND AVENUE
 SOMERSET HEIGHTS, MD



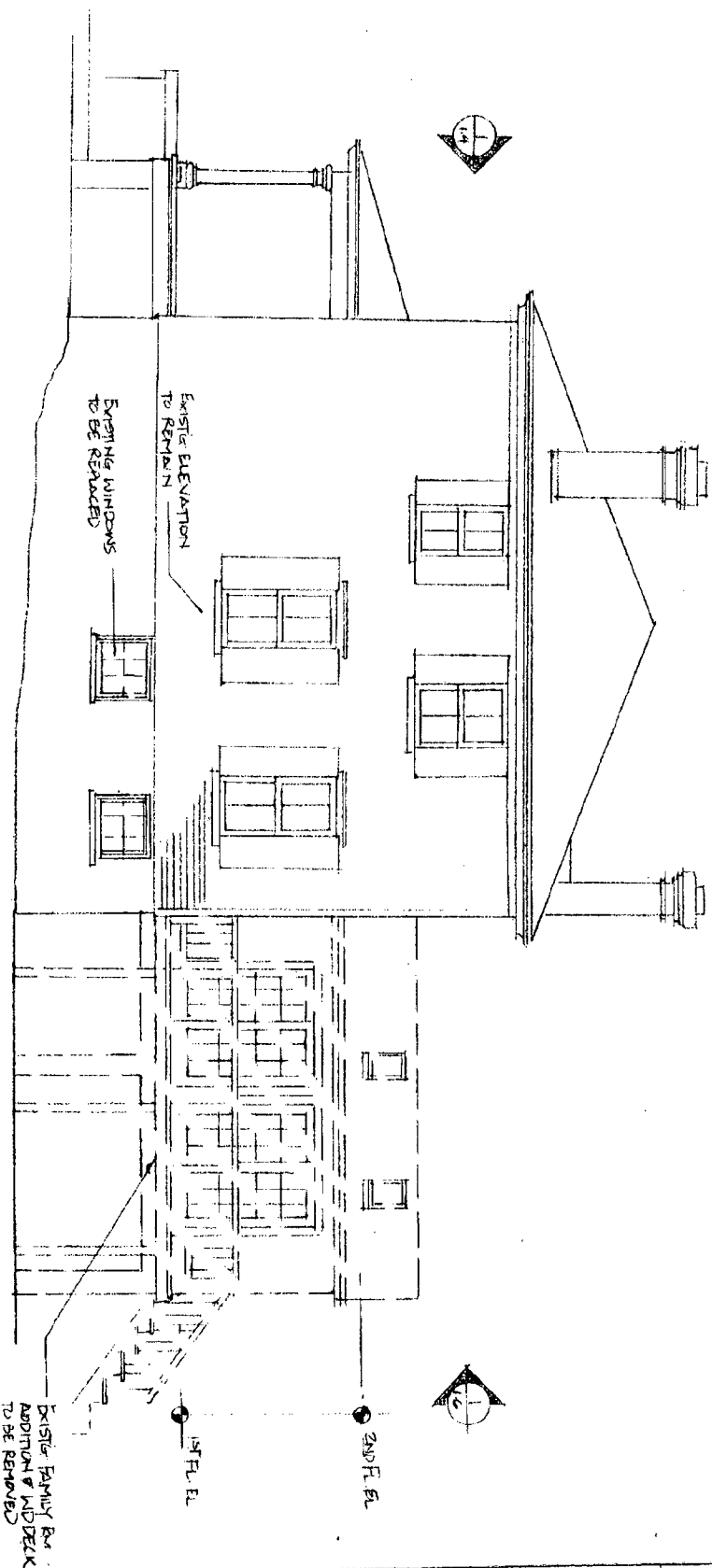
A2.2




1
1.7

EAST ELEVATION
EXISTING CONDITIONS - DEMOLITION

14'11 1/2"



ARCHEUS STUDIO

 3417 Greenleaf Drive
 Chevy Chase, MD 20815
 301.424.2800

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.	0406
ISSUE DATE	3/4/09
	4/19/04
	1.7
	DEM

ARCHEUS
STUDIO



3417 Shepherd Street
Crown Point, MD 20815
301-434-8871



1
A2.4

EAST ELEVATION

1/4" = 1'-0"

PROPOSED

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

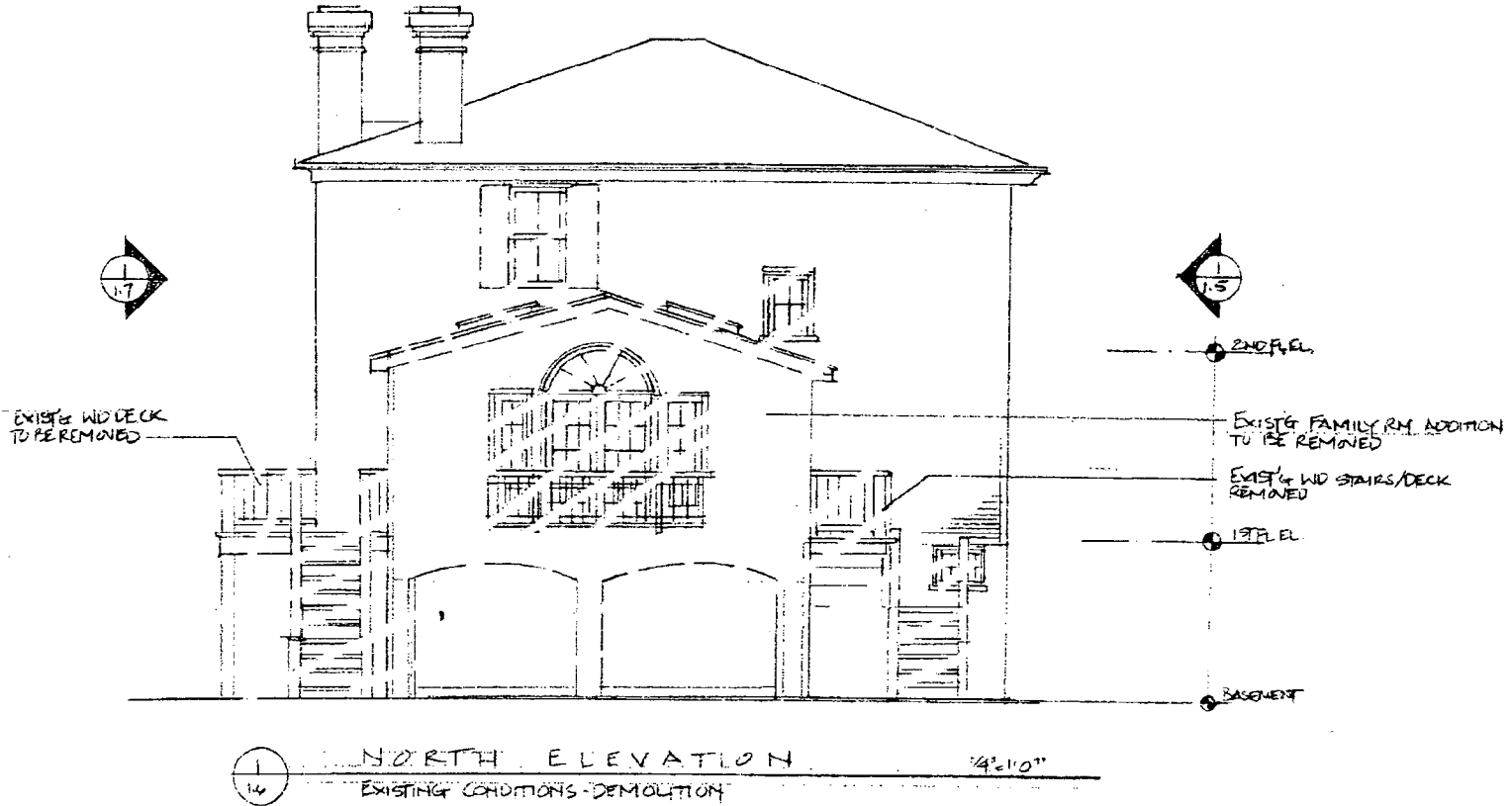
0906

ISSUE DATE

4/19/09

A2.4

12



14 NORTH ELEVATION 1/4"=1'-0"
EXISTING CONDITIONS - DEMOLITION

ARCHEUS
STUDIO



1000
1000
1000
1000

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

0906

ISSUE DATE

3/ 7/04

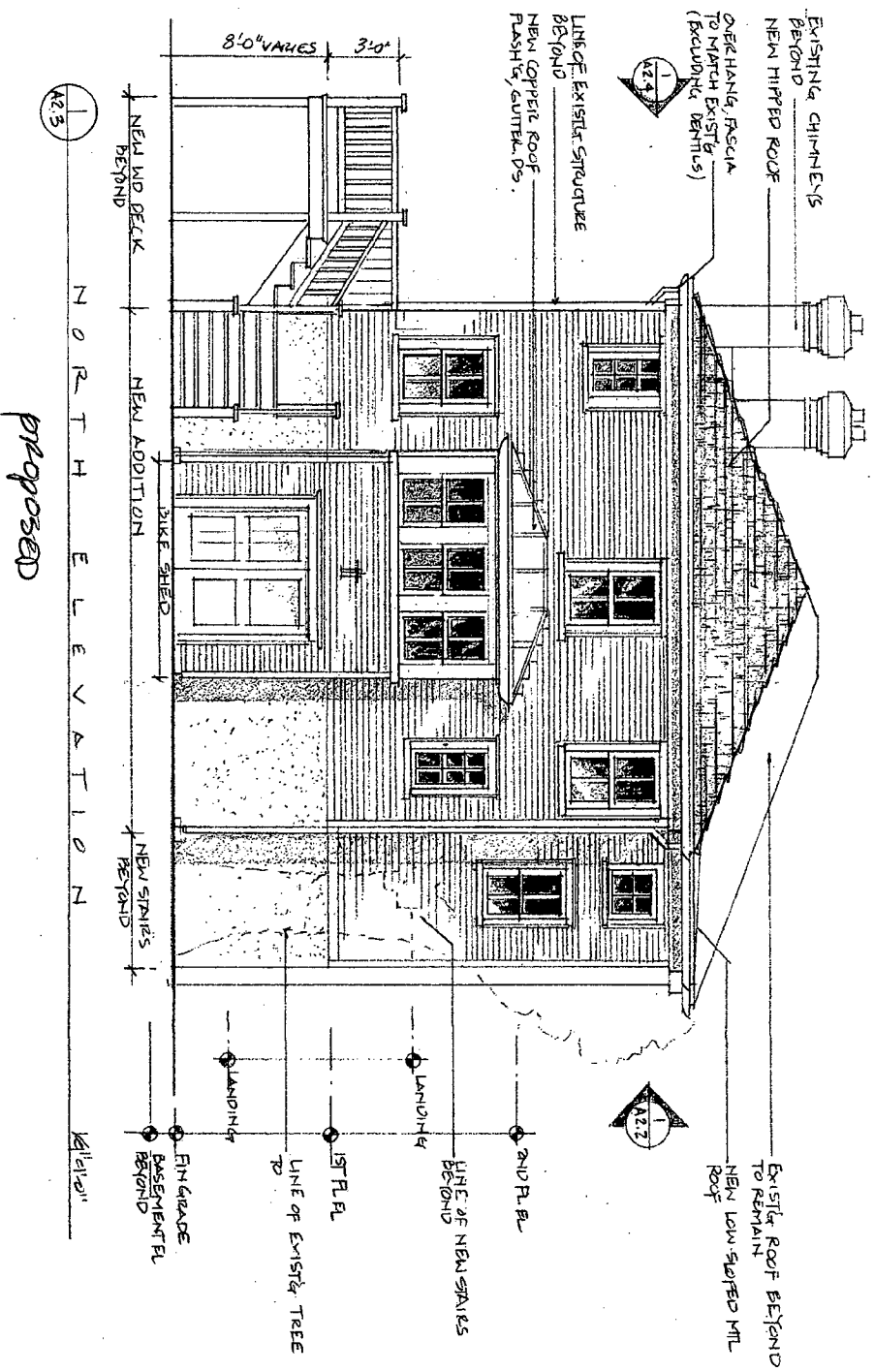
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DEMO

13

14

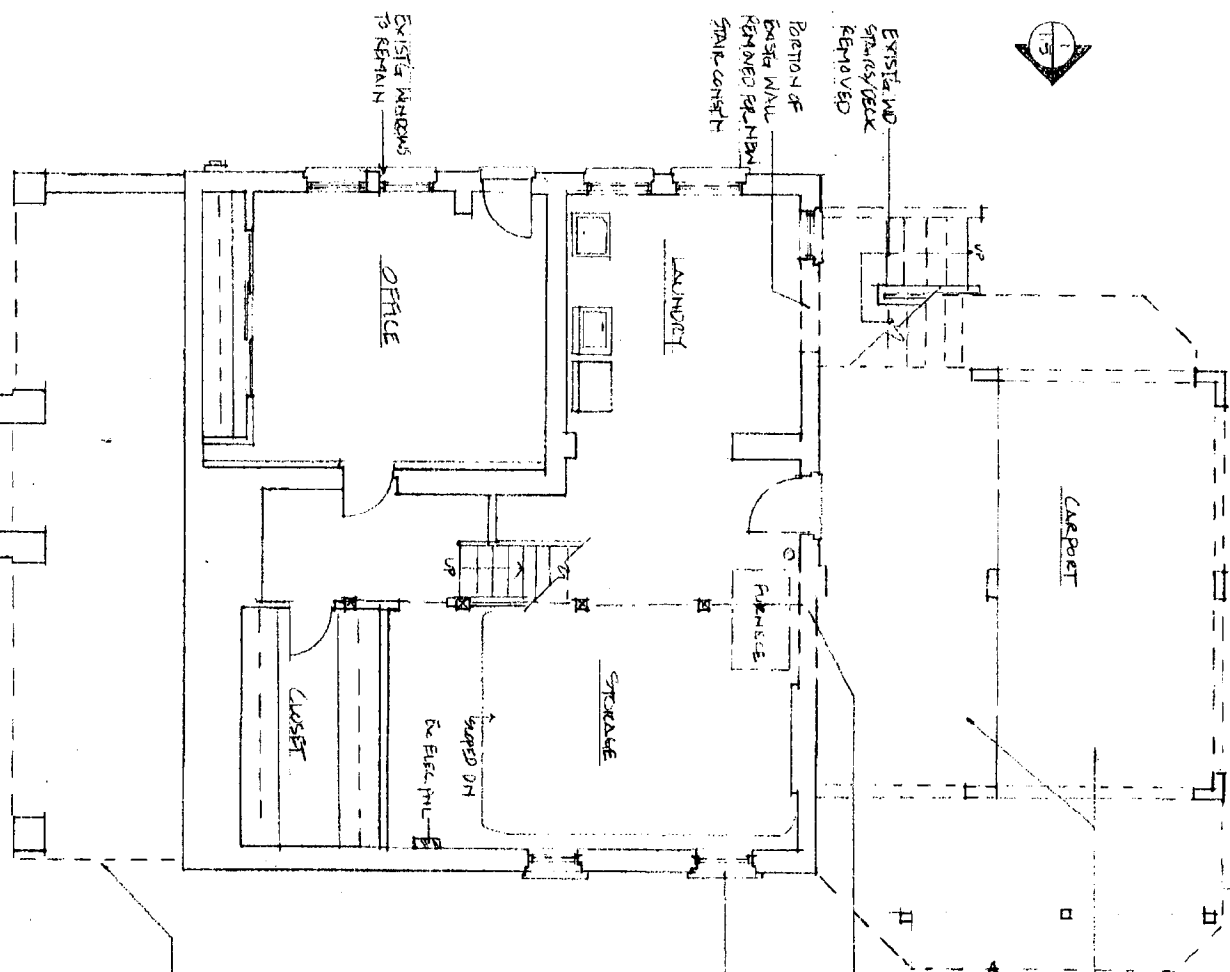



ARCHEUS STUDIO
 3017 Rockwell Street
 Chevy Chase, MD 20815
 301-484-8801

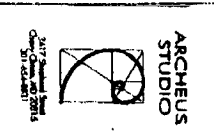
**4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD**

PROJECT NO.	0906
ISSUE DATE	4/14/04
A2.3	

EXISTING HUMANITARIAN'S
TO BE TO REMAIN - ARCHITECT
TO PROVIDE SPECS FOR PROTECTION



1.5
1.3
BASEMENT FLOOR PLAN 1/4" = 1'-0"

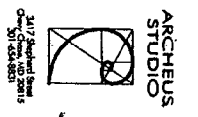
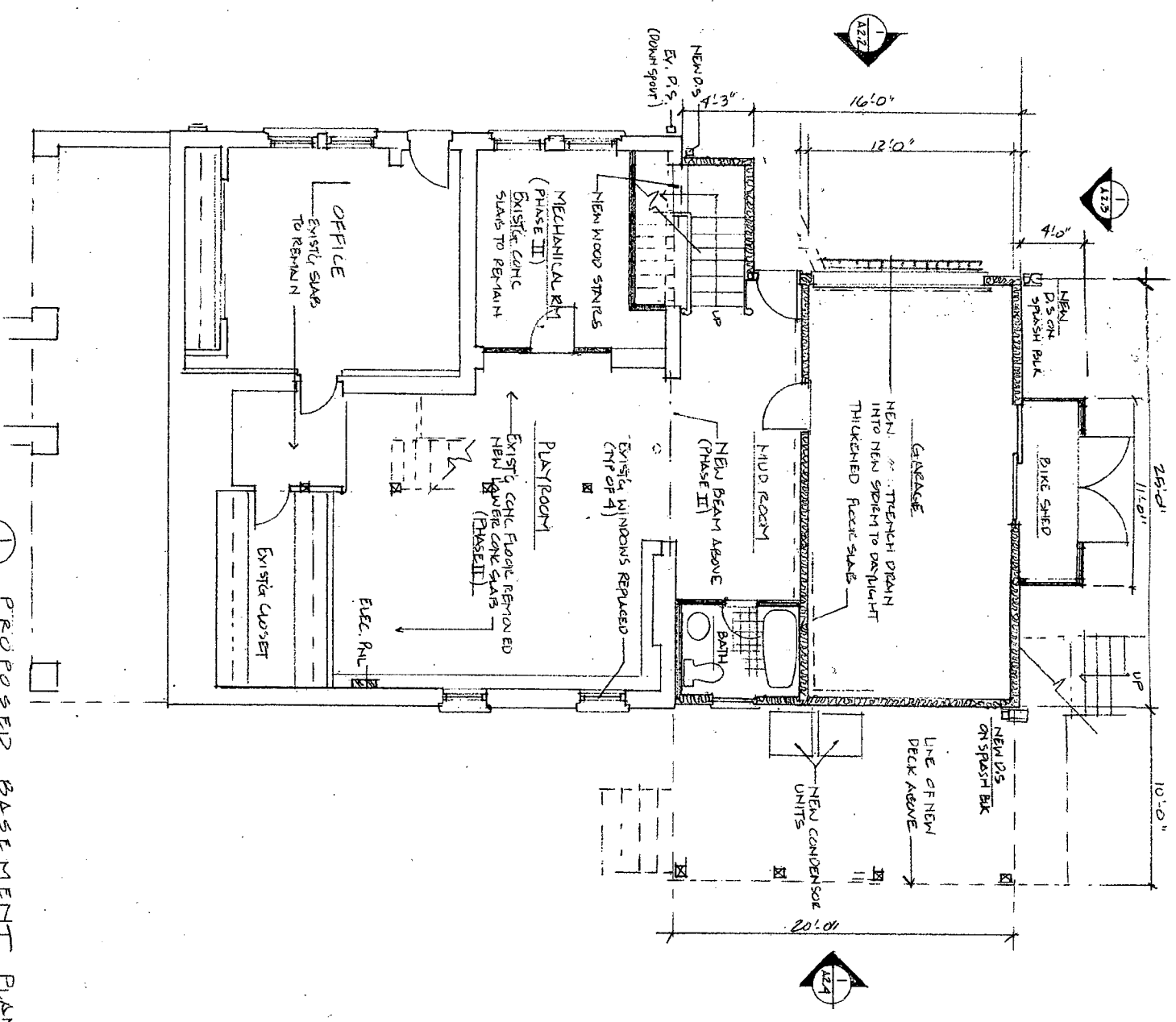


**4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD**

PROJECT NO.	0406
ISSUE DATE	3/04/04
	4/14/04
1.3	
DEMO	

91

1 PROPOSED BASEMENT PLAN 14518'



3477 Piedmont Road
Crown Point, IN 46033
317.434.8800

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

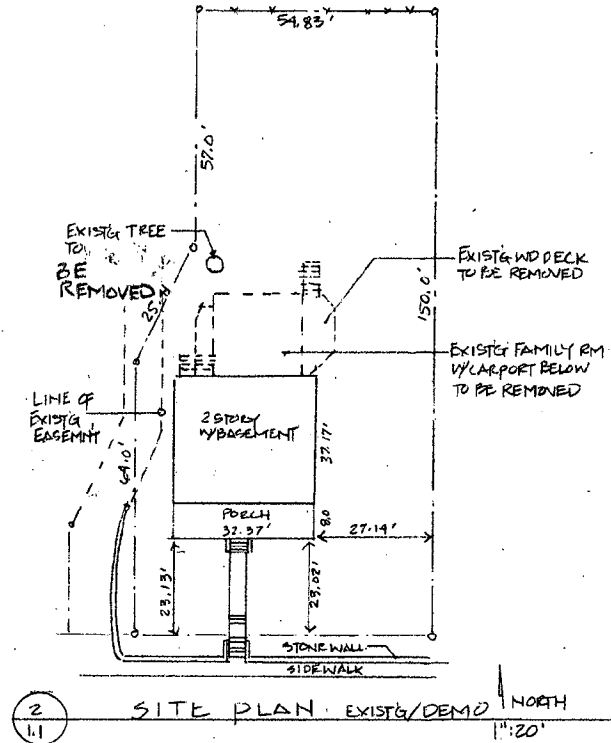
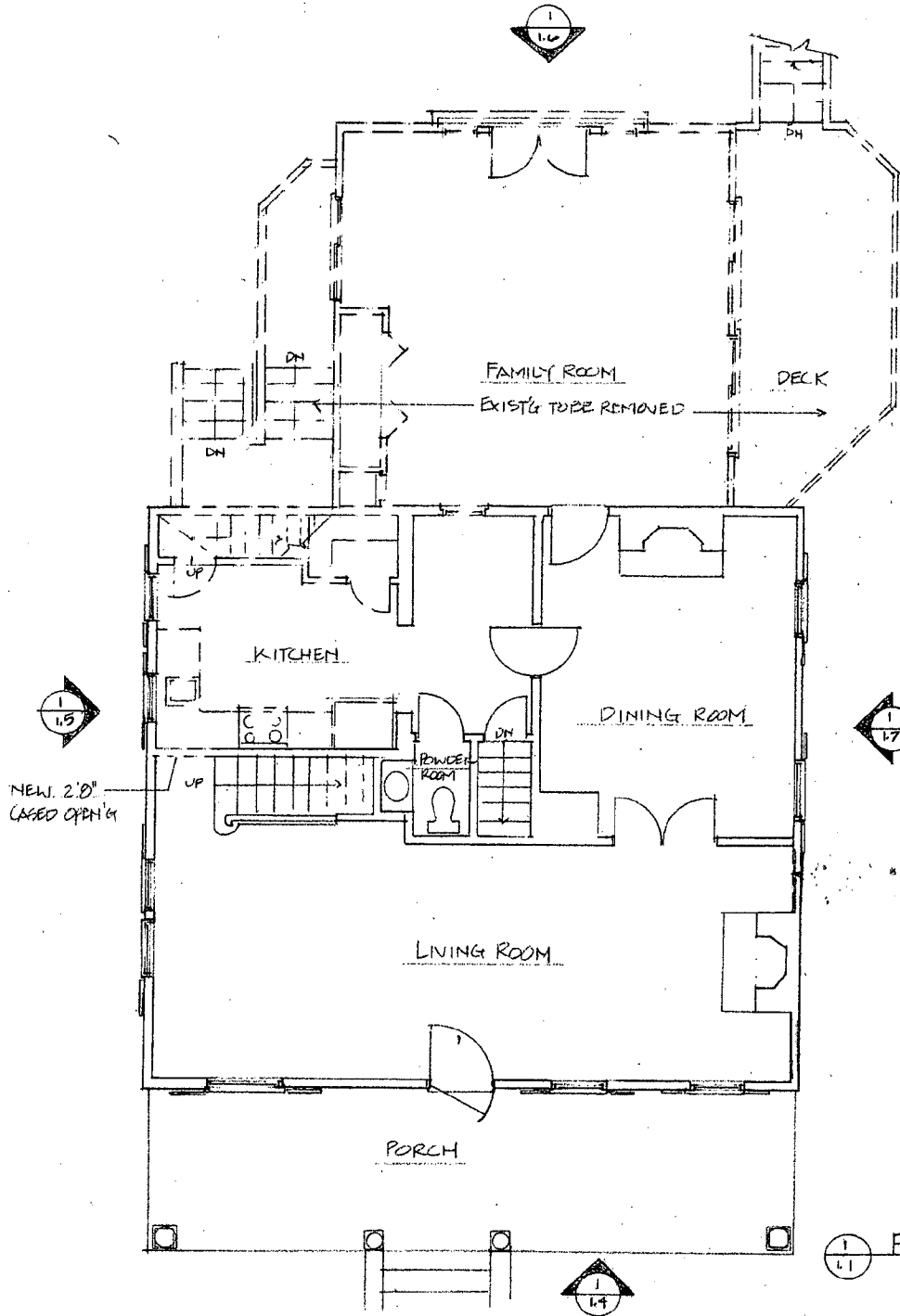
PROJECT NO.

0400

ISSUE DATE

9/14/04

A1.3



WALL LEGEND

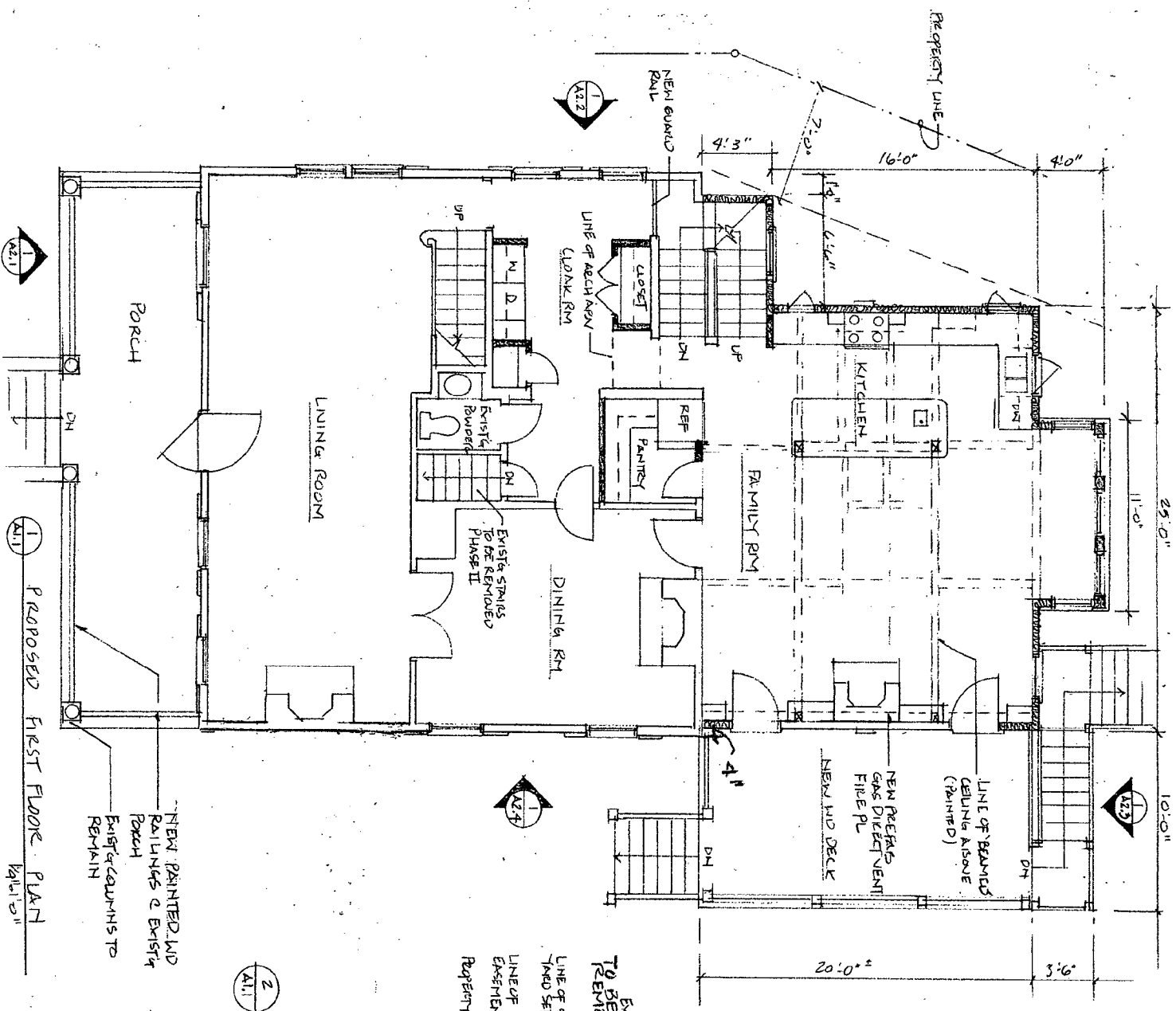
SYMBOL	DESCRIPTION
	EXISTING TO REMAIN
	EXIST'G TO BE REMOVED
	DETAIL NUMBER
	SHEET NUMBER

INDEX TO DRAWINGS

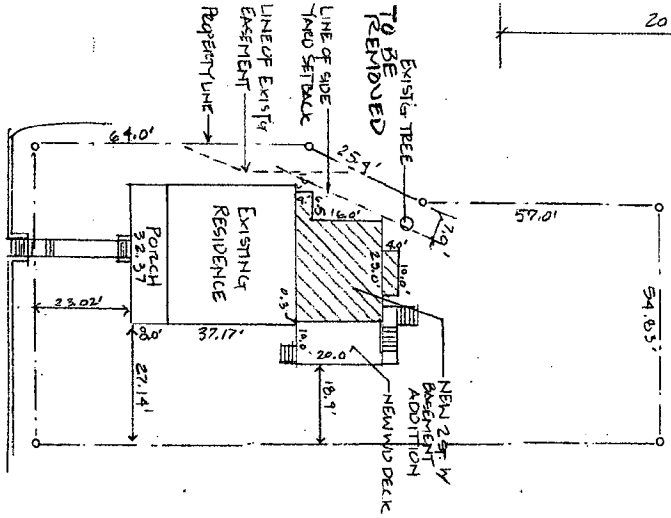
- 1.1 EXIST'G DEMO 1ST FL
- 1.2 EXIST'G DEMO 2ND FL
- 1.3 EXIST'G DEMO BASEMENT
- 1.4 TO 1.7 EXIST'G DEMO EXTERIOR ELEVATIONS
- A.1.1 PROPOSED 1ST FLOOR
- A.1.2 PROPOSED 2ND FLOOR
- A.1.3 PROPOSED BASEMENT
- A.2.1 THRU A.2.4 PROPOSED EXTERIOR ELEVATIONS

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

PROJECT NO.	0906
ISSUE DATE	3/04/04
	4/14/04



PROPOSED FIRST FLOOR PLAN
1/11/21



SITE PLAN Proposed
1/20/21

WALL LEGEND

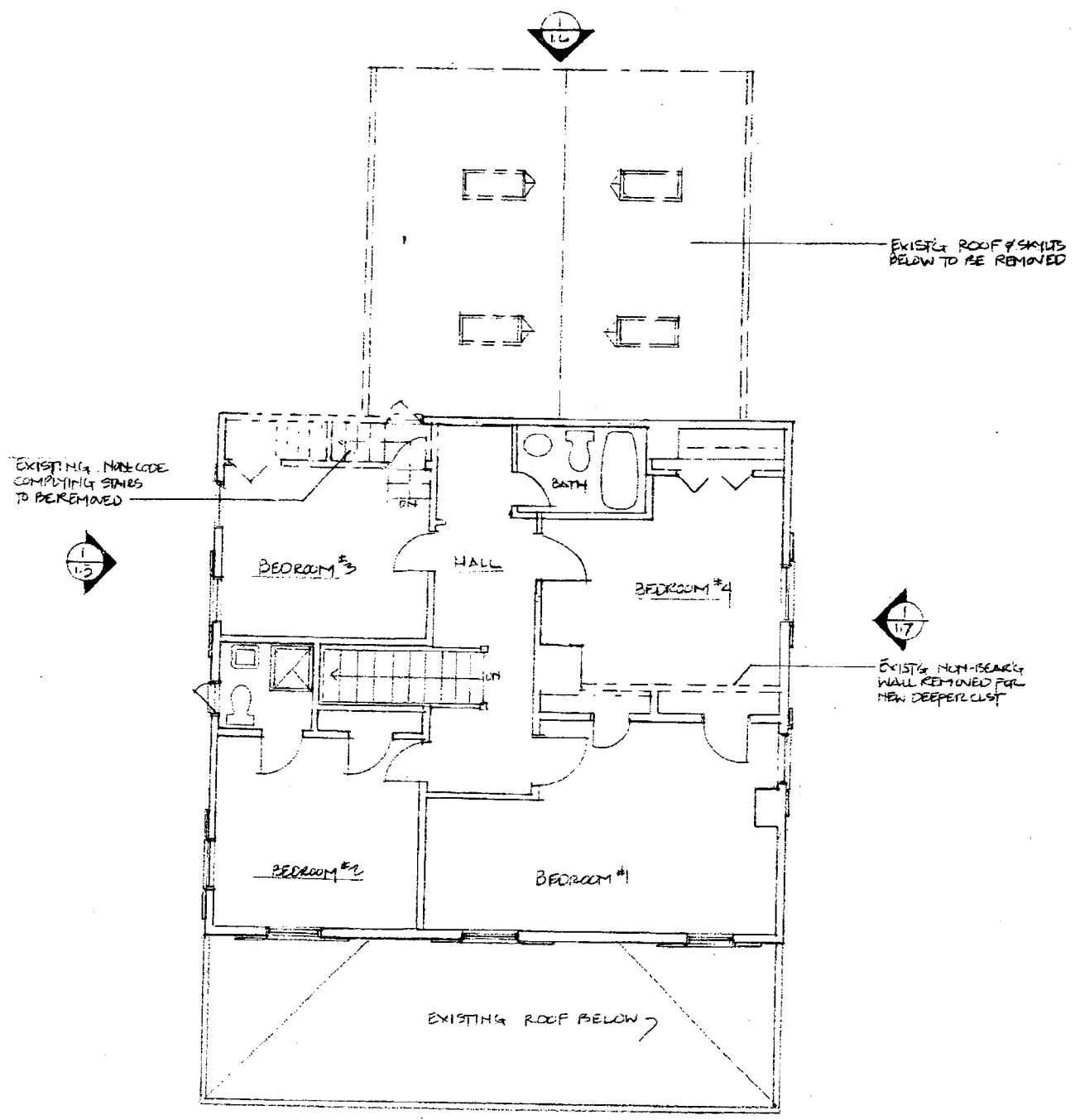
SYMBOL	DESCRIPTION
[Symbol]	EXISTING TO REMAIN
[Symbol]	NEW INTERIOR 2x4's c/c loc w/ 1/2" GIPS BOTH SIDES - TRIM TO SINK TO MATCH ORIGINAL
[Symbol]	NEW EXTERIOR WALLS - 2x4's (MIN) 0'6" OC W/PART INSUL. P/B G.I.P. BUT INSUL. SHEATHING BLDG MATCH & ALIGN W/EXIST.

 ARCHAEUS STUDIO <small>Archaeus Studio Inc. 301-281-8881</small>	4725 CUMBERLAND AVENUE SOMERSET HEIGHTS, MD	
	PROJECT NO. 0406 ISSUE DATE 4/14/21	A1.1

**4725 CUMBERLAND AVENUE
 SOMERSET HEIGHTS, MD**

PROJECT NO.
0406
ISSUE DATE
3/07/04
4/14/04

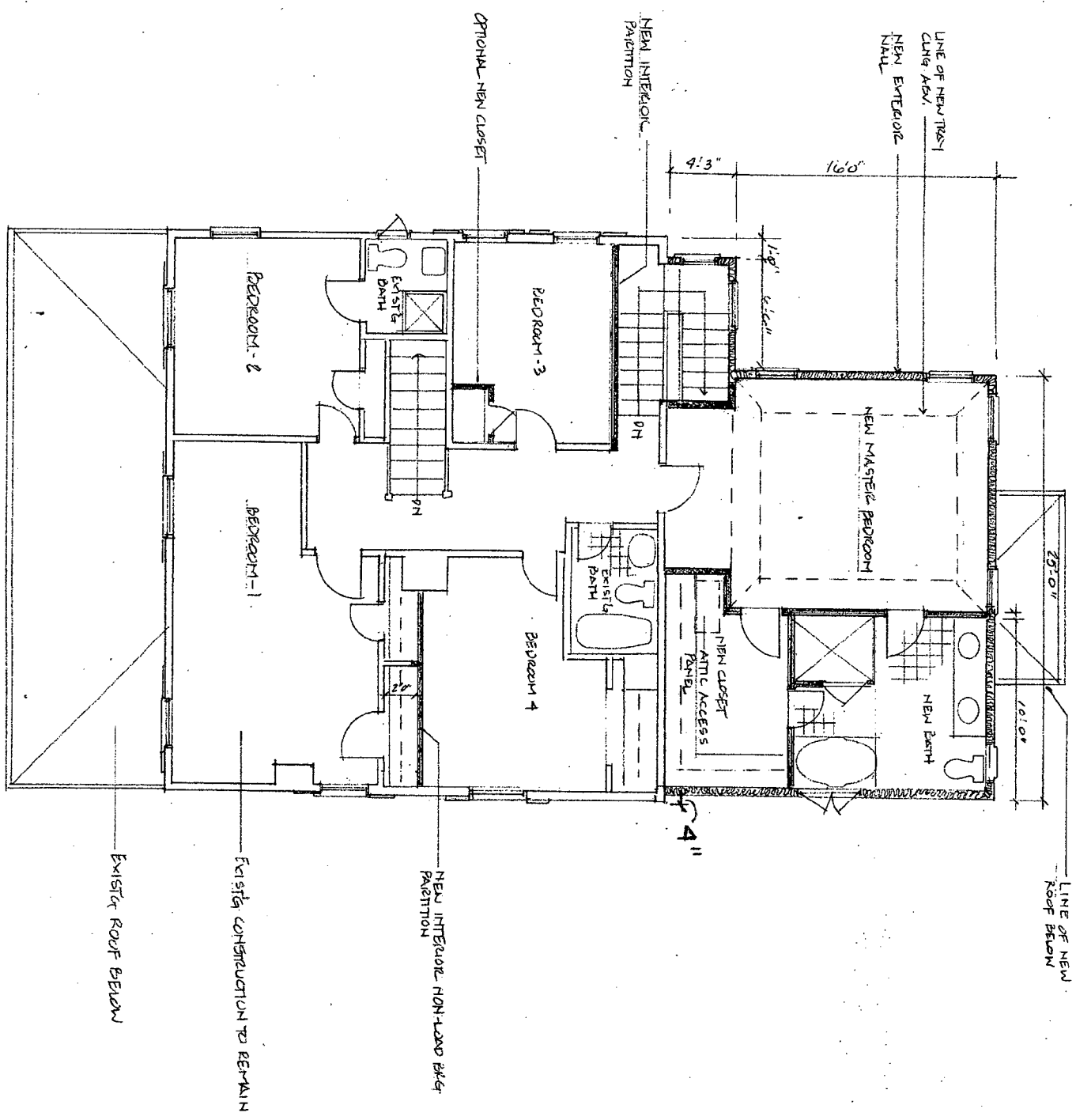
**1.2
 DEMO**




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 1.2 **SECOND FLOOR PLAN**
 EXISTING CONDITIONS - DEMOLITION 1/4" = 1'-0"

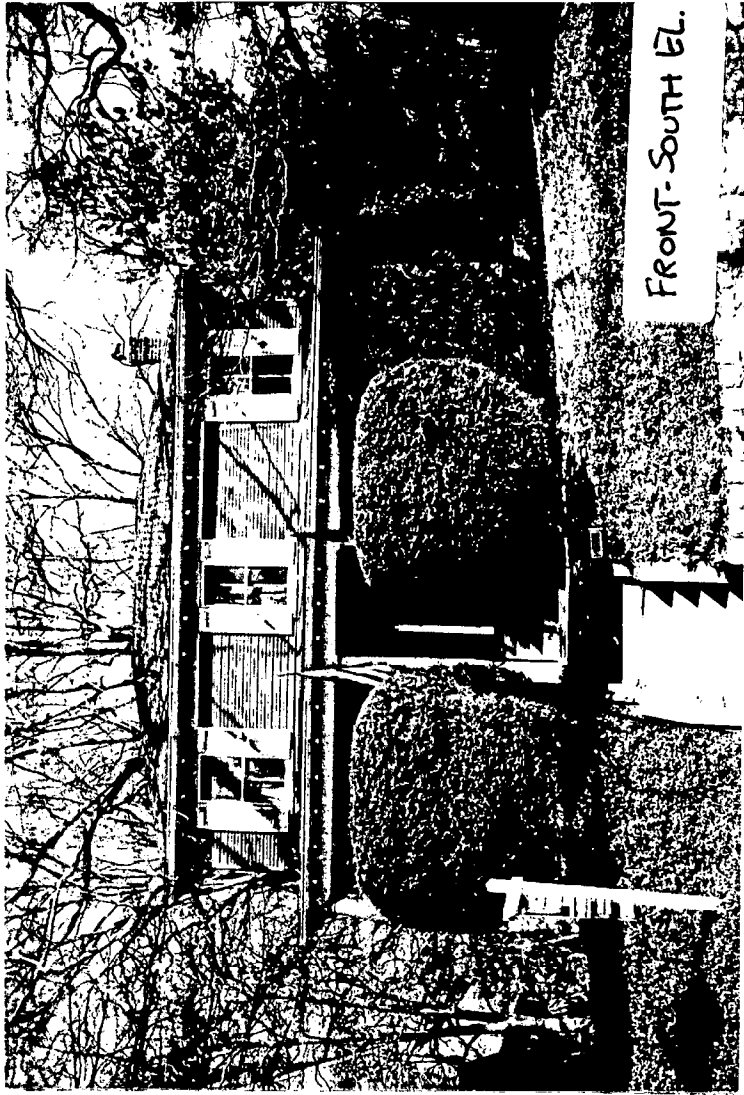
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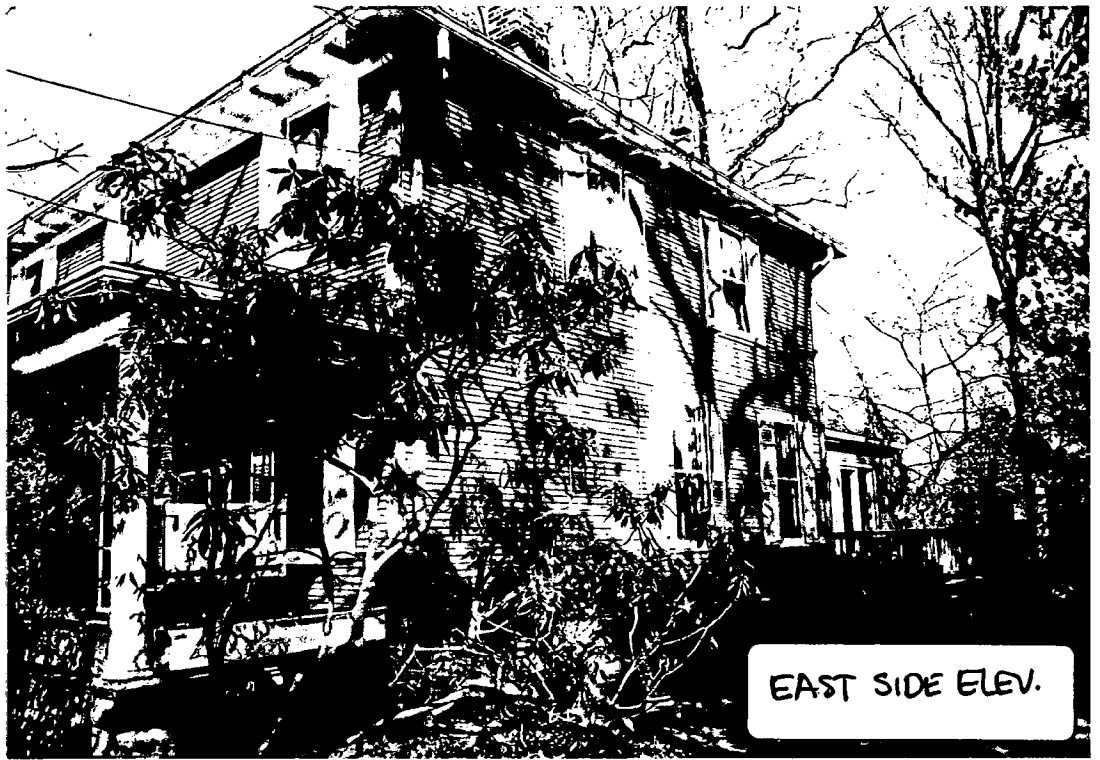
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1. PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

 2417 Sandhill Drive Chevy Chase, MD 20815	4725 CUMBERLAND AVENUE SOMERSET HEIGHTS, MD	
	PROJECT NO.	0906
	ISSUE DATE	4/14/04
	A1.2	





EAST SIDE ELEV.



WEST SIDE ELEV.
Cont'd





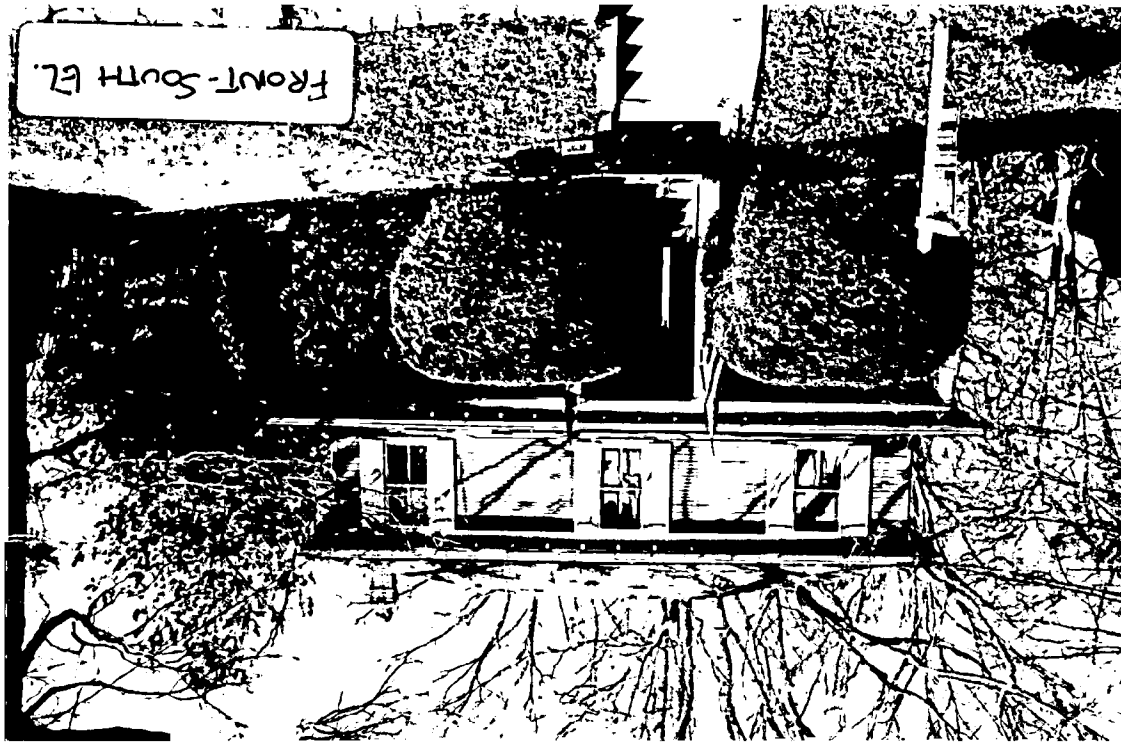
EAST SIDE ELEV.



WEST SIDE ELEV.
CONT'D

4.52 NA030ANA1N NNN- 3 0302

<No. 3A> MOTOPHOTO 27665



27671

(No. 339) MOTOPHOTO

4.52 NA030991N NNN-3 0303



4.52 NA030ANA1N NNN 0 0302

<No. 1A> MOTOPHOTO

27667



4.52 NA030ANA1N NNN- 3 0302

<No. 3A> MOTOPHOTO

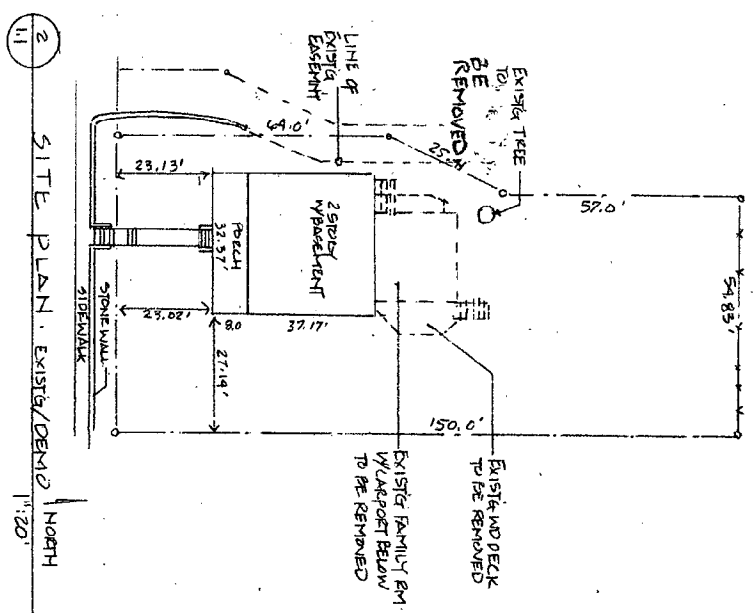
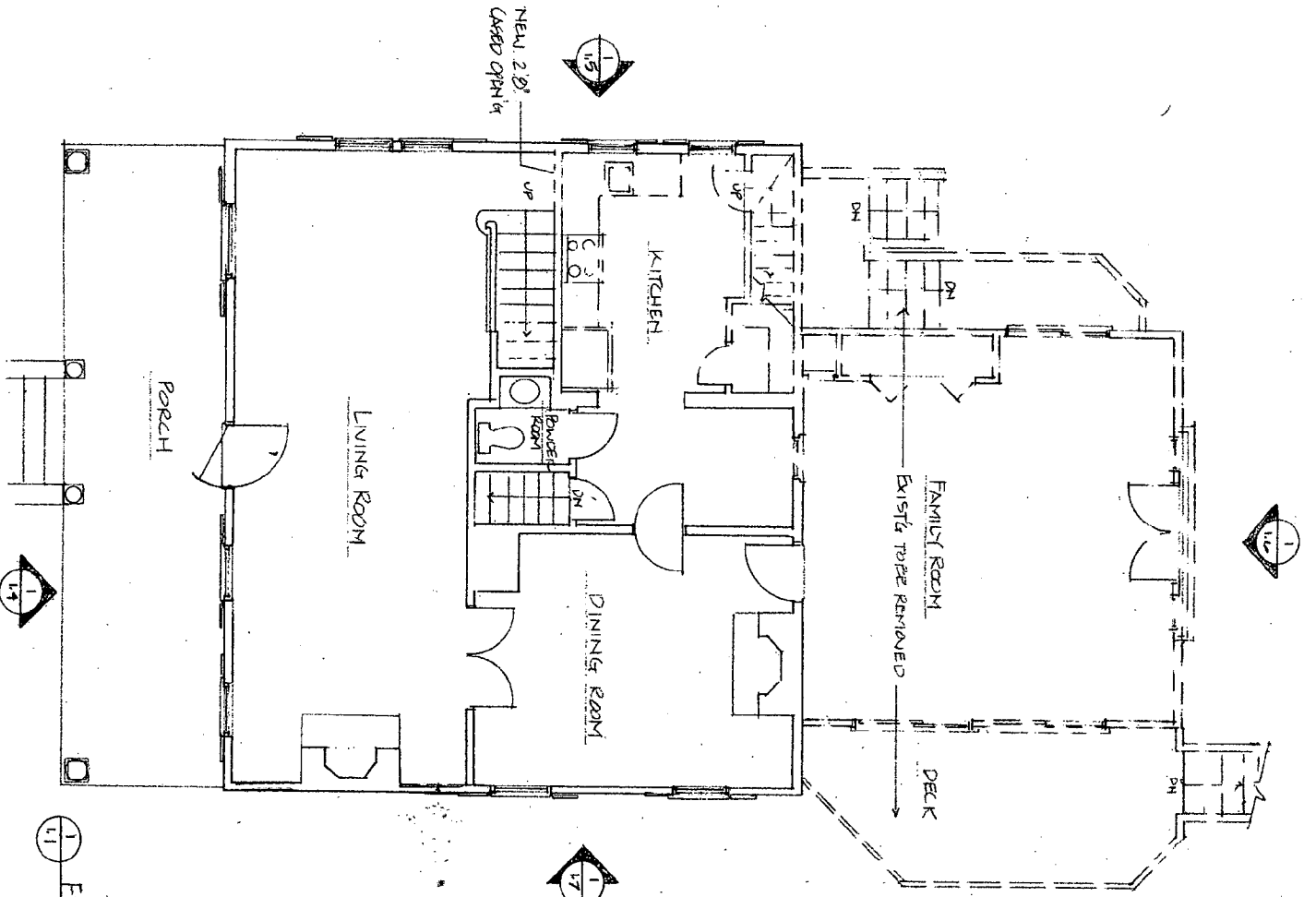
27660



4.52 NA030A01N NMN- 2 0302

(No. 7A) MOTOPHOTO

27661



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

↑ NORTH (TYP)

INDEX TO DRAWINGS

11	EXISTING DEMO 1ST FL
12	EXISTING/DEMOL 2ND FL
13	EXISTING/DEMOL BASEMENT
14	1st 1/2' EXISTING/DEMOL EXTERIOR ELEVATIONS
15	ALL PROPOSED 1st FLOOR
16	ALL PROPOSED 2ND FLOOR
17	ALL PROPOSED BASEMENT
18	ALL THIRD 1/2' PROPOSED EXTERIOR ELEVATIONS

WALL LEGEND

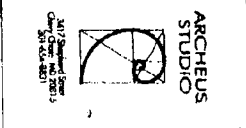
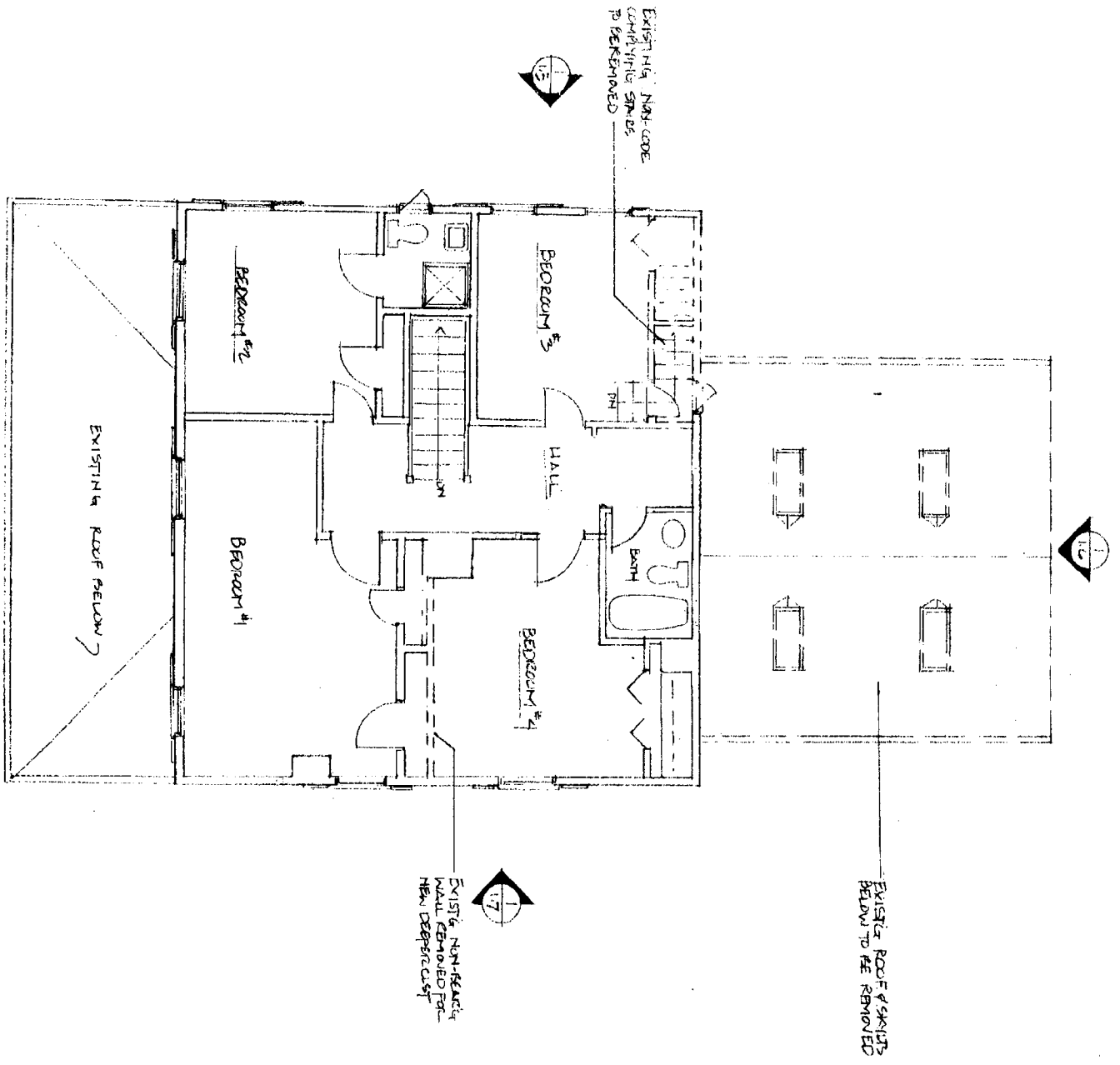
SYMBOL	DESCRIPTION
(Solid line)	EXISTING TO REMAIN
(Dashed line)	EXISTING TO BE REMOVED
(Circle with dot)	DETAIL NUMBER
(Circle with number)	SHEET NUMBER

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

ARCHIUS STUDIO
3017 Somerset Street
Owens Cross, MD 20781
301.424.8831

PROJECT NO.	0400
ISSUE DATE	3/04/04
	4/14/04
1.1	DEMO

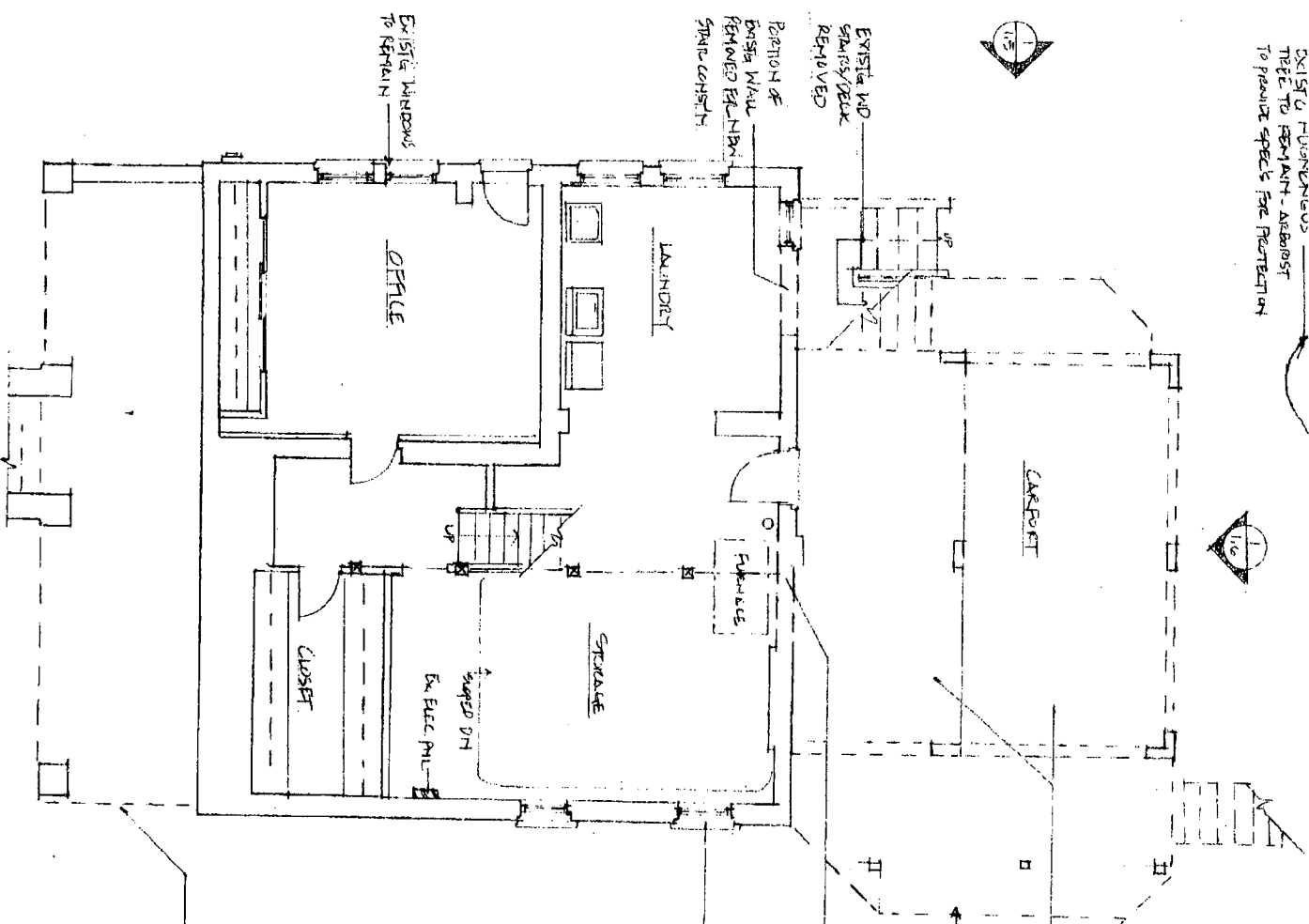
1 SECOND FLOOR PLAN
 1.2 EXISTING CONDITIONS - DEMOLITION
 1/4" = 1'-0"



4725 CUMBERLAND AVENUE
 SOMERSET HEIGHTS, MD

PROJECT NO.	0406
ISSUE DATE	3/04/04
	4/14/04
1.2	DEMO

EXIST'G FURNITURE TO REMAIN - AIRBORST TO PROVIDE SPECK'S FIRE PROTECTION



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



4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.	0406
ISSUE DATE	3/24/04
	4/14/04
1.3	
DEMO	

ARCHEUS
STUDIO



3417 S. ...
...
...



1 FRONT ELEVATION 4'x10'
14 EXISTING CONDITIONS - DEMOLITION

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

3406

ISSUE DATE

3/04/04

4/19/04

1.4

EXIST'g
DEMO

ARCHEUS
STUDIO



3417 Shepherd Street
Chesapeake, MD 20761
301-434-8831

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

0406

ISSUE DATE

3/04/04

4/14/04

1.5

DEMO



EXISTING FAMILY RM.
ADDITION TO BE REMOVED

EXISTING WINDOWS
REPLACED

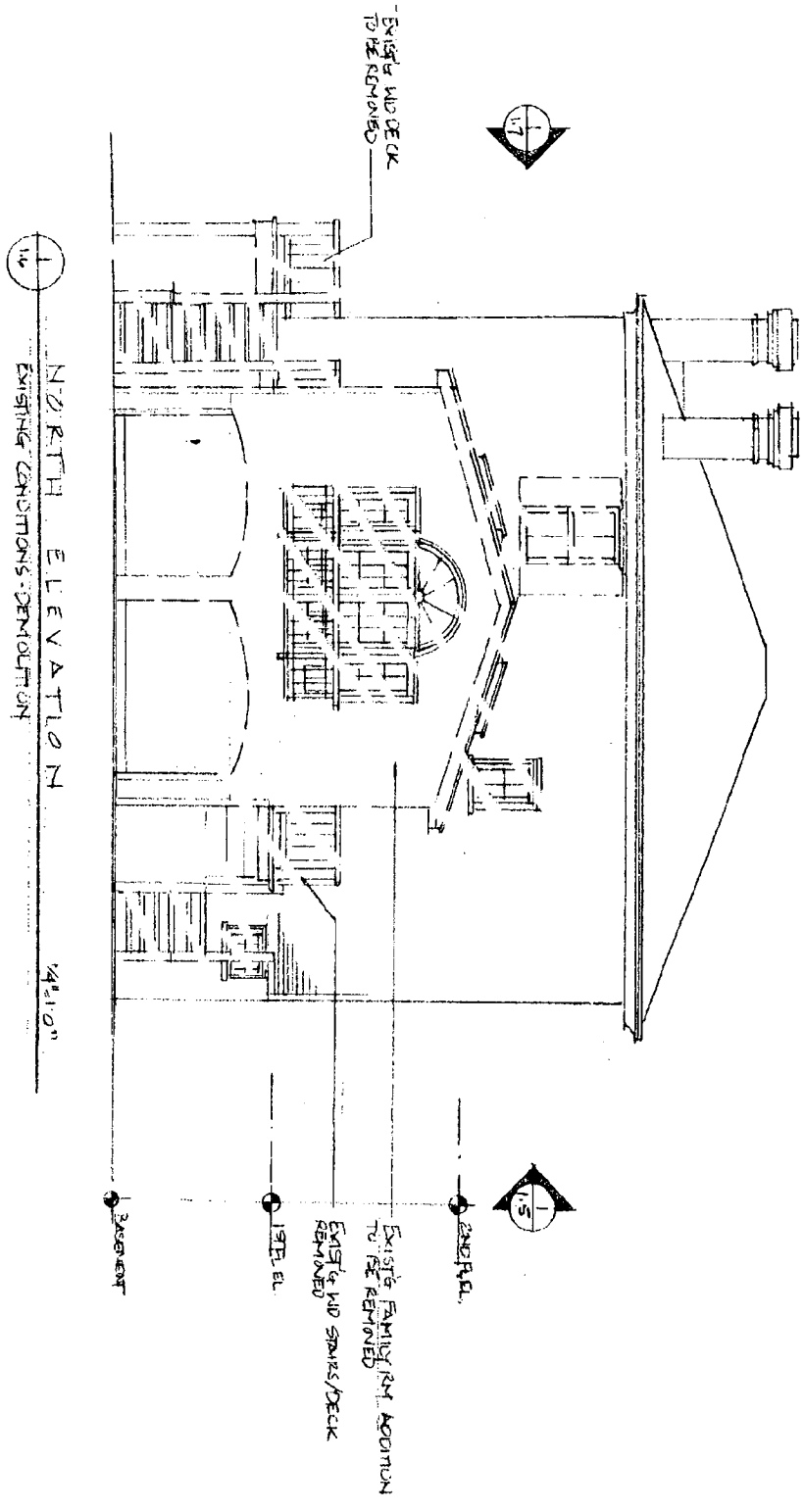
2ND FL. EL.

EXISTING ELEVATION
TO REMAIN

1ST FL. EL.

1
1.5

WEST ELEVATION 14'3 1/2"
EXISTING CONDITIONS - DEMOLITION



**4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD**

PROJECT NO.
0706

ISSUE DATE
3/4/04

4/14/04

1.6

DEMO

ARCHEUS
STUDIO



2417 Sheppard Street
Cherry Chase, MD 20815
301.654.8877

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

0406

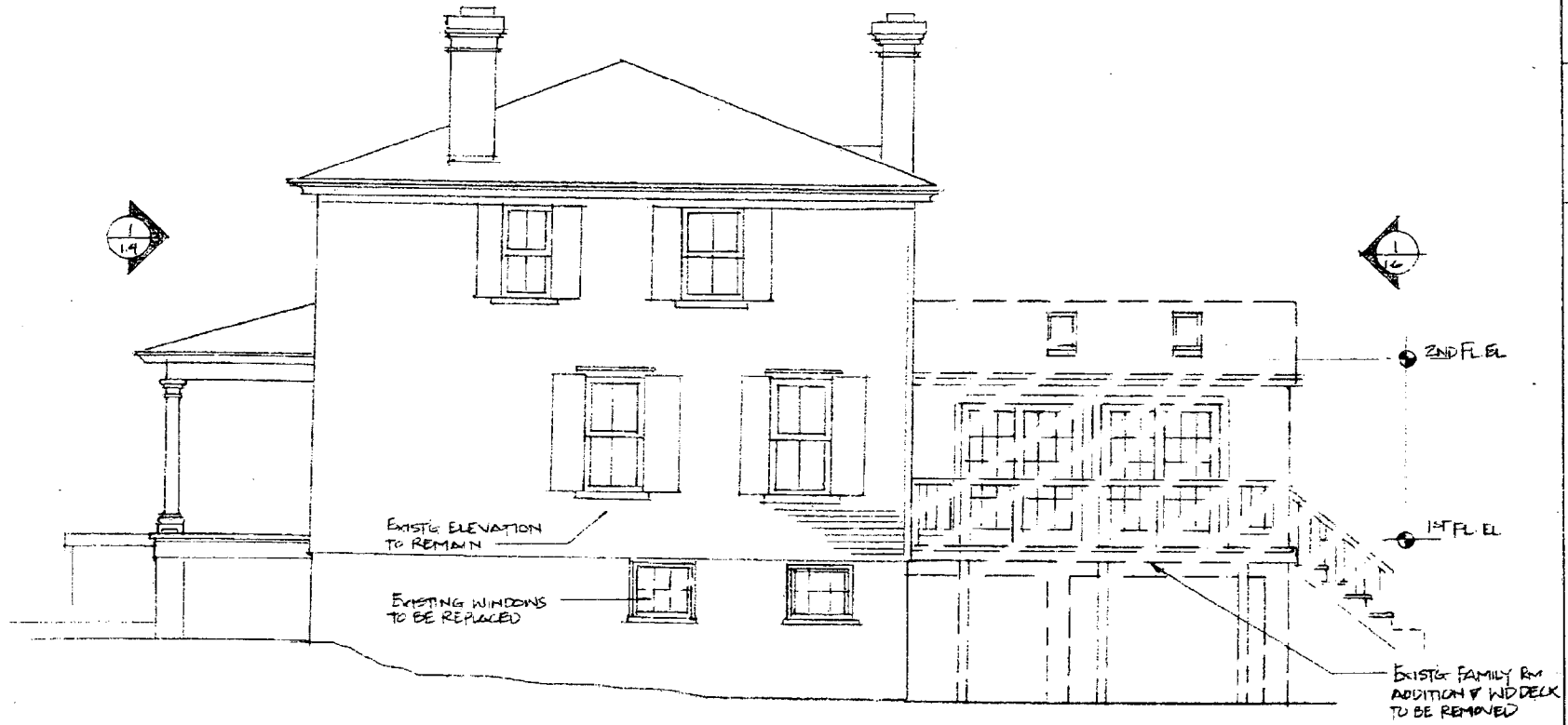
ISSUE DATE

3/4/09

4/14/09

1.7

DEMO

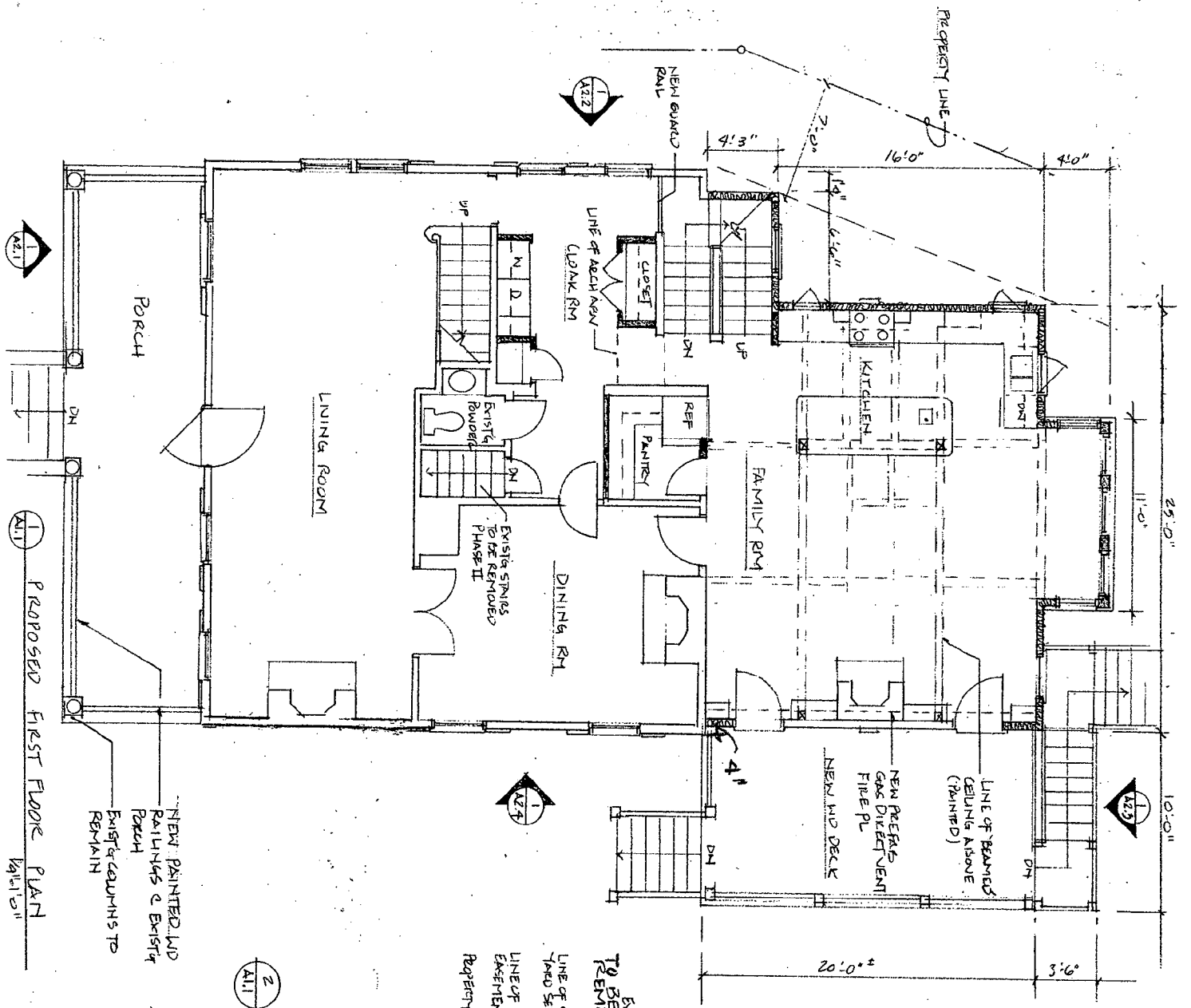


1
1.7

EAST ELEVATION

EXISTING CONDITIONS - DEMOLITION

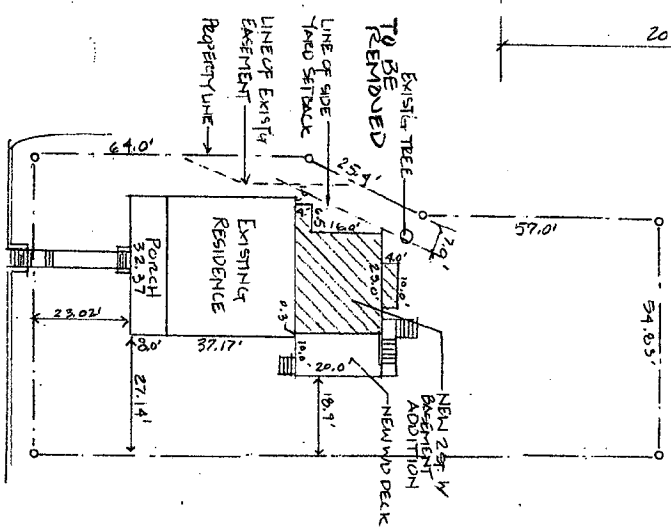
1/4" = 1'-0"



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

NEW PAINTED LWD
RAILINGS & EXISTING
PORCH
EXISTING COLUMNS TO
REMAIN

SITE PLAN PROPOSED
1" = 20'-0"



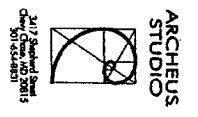
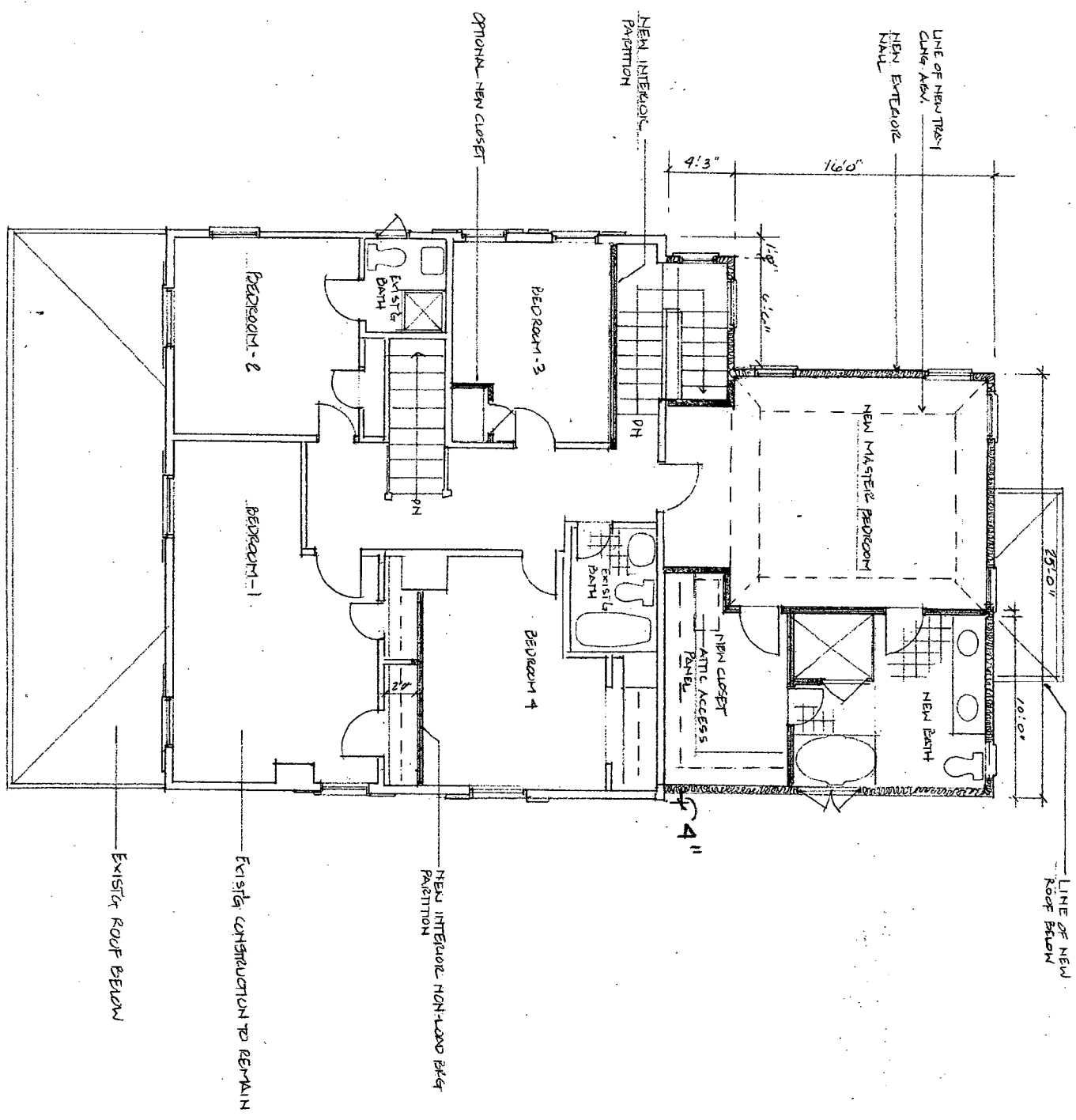
EXISTING TREE
TO BE REMOVED
LINE OF SIDE
YARD SETBACK
LINE OF EXISTING
EASEMENT
PROPERTY LINE

NEW INTERIOR 2x4's @ 16" OC
W/ V-GROOVE BOTH SIDES - TRIM
CASING TO MATCH ORIGINAL
NEW EXTERIOR WALLS - 2x4's
(MIN) @ 16" OC W/ PAINT INSUL. 1/2"
G.I.B. SET INSUL. SHEATHING, BLDG
WRAP - HOOD LAP SIDING TO
MATCH EXISTING

SYMBOL	DESCRIPTION
[Symbol]	EXISTING TO REMAIN
[Symbol]	NEW INTERIOR 2x4's @ 16" OC W/ V-GROOVE BOTH SIDES - TRIM CASING TO MATCH ORIGINAL
[Symbol]	NEW EXTERIOR WALLS - 2x4's (MIN) @ 16" OC W/ PAINT INSUL. 1/2" G.I.B. SET INSUL. SHEATHING, BLDG WRAP - HOOD LAP SIDING TO MATCH EXISTING

 ARCHIUS STUDIO <small>4117 Somerset Avenue Crownsville, MD 21032</small>	<h2 style="margin: 0;">4725 CUMBERLAND AVENUE</h2> <h3 style="margin: 0;">SOMERSET HEIGHTS, MD</h3>	PROJECT NO. 0406 ISSUE DATE 4/14/04 A1.1
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1. PROPOSED SECOND FLOOR PLAN
144'-0"



4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

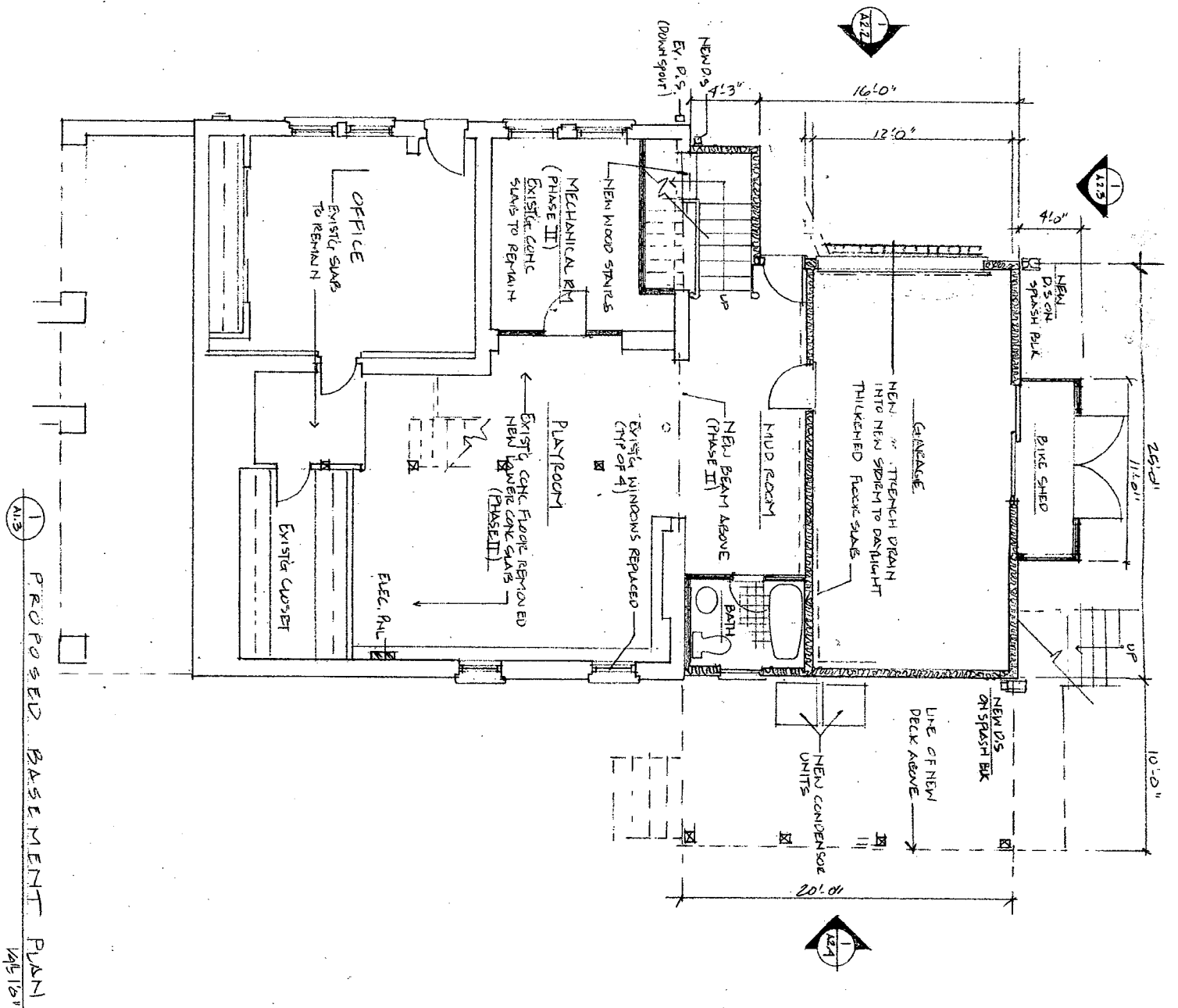
PROJECT NO.

0406

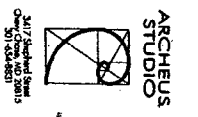
ISSUE DATE

1/14/04

A1.2



1 A1.3 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.	0400
ISSUE DATE	4/14/04

A1.3



4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

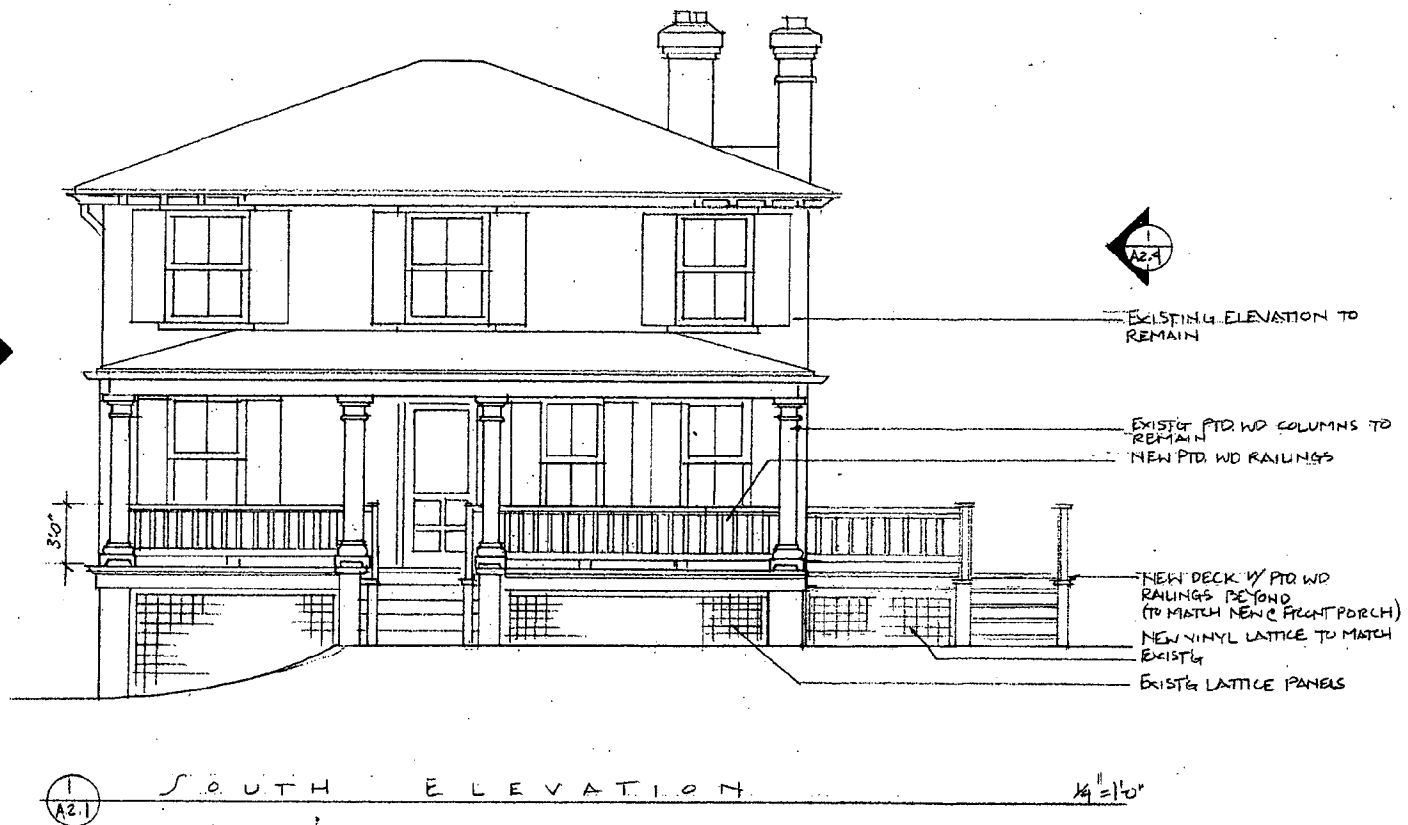
PROJECT NO.

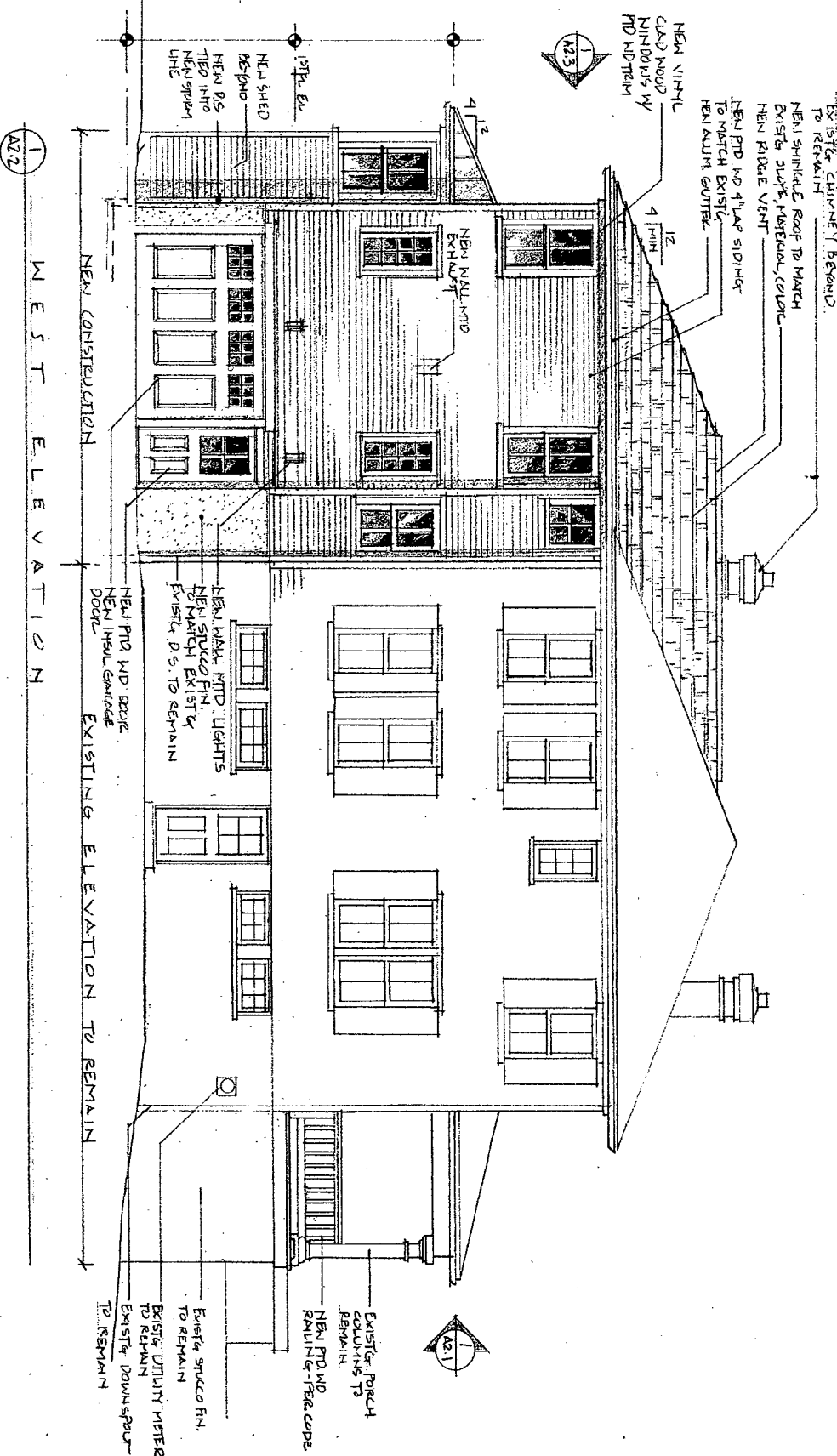
0906

ISSUE DATE

4/14/04

A2.1





ARCHAEUS
STUDIO

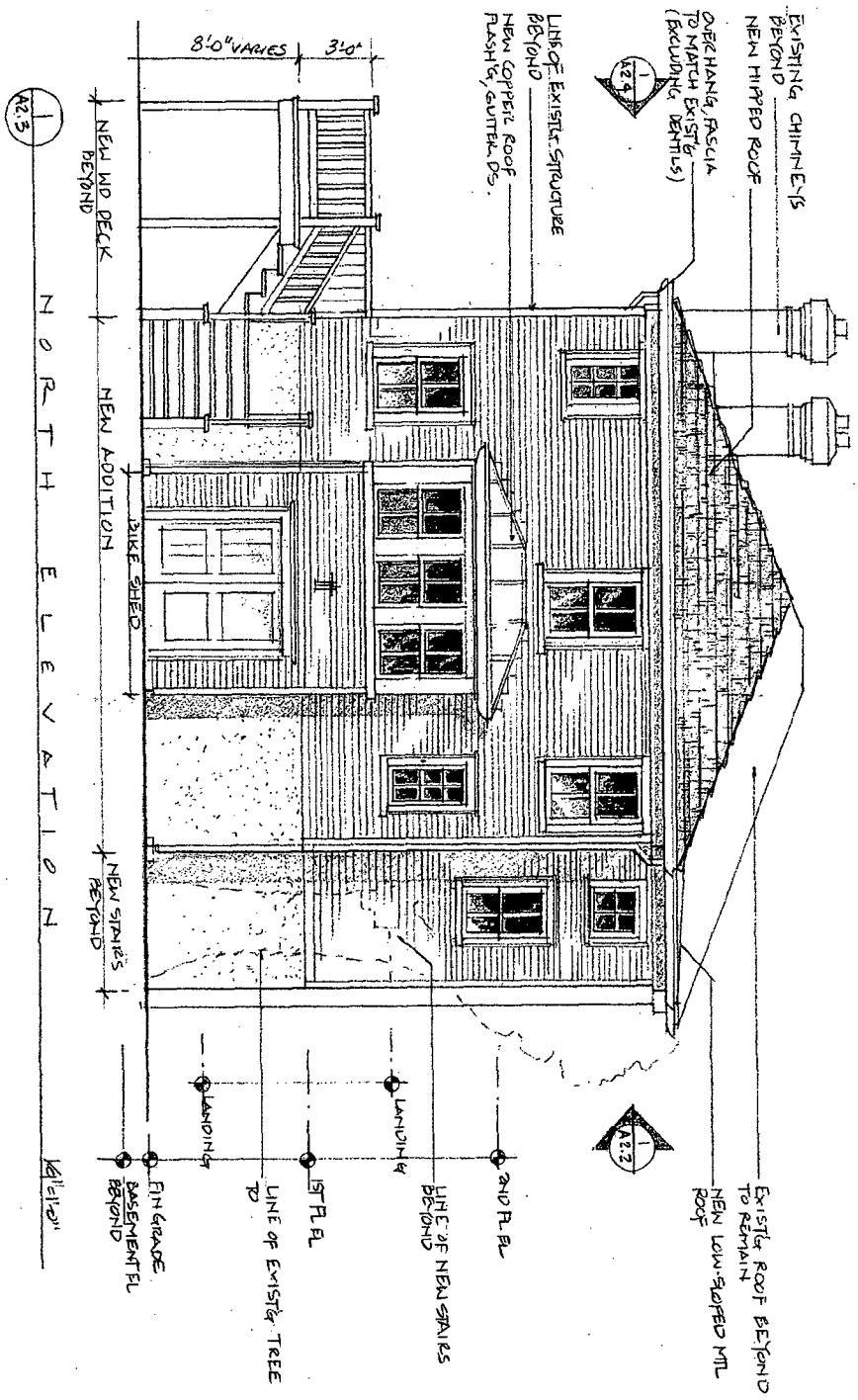


4417 Shepherd Street
Oxon Hill, MD 20848
301.454.8801

**4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD**

PROJECT NO.
0404
ISSUE DATE
4/14/04

A2.2



**4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD**

PROJECT NO.	0406
ISSUE DATE	4/14/04
A2.3	

ARCHEUS
STUDIO



3417 Shepherd Street
Chevy Chase, MD 20815
301-454-6821



EAST ELEVATION

1/4" = 1'-0"

4725 CUMBERLAND AVENUE
SOMERSET HEIGHTS, MD

PROJECT NO.

0906

ISSUE DATE

4/19/09

A2.4

Code Remarks

4725 Cumberland Avenue – Somerset Heights, MD

Lot Size:	9,284 sq. ft.		
	Existing	Proposed	Allowed
Lot Coverage	21.8%	23.99%	35%
Building Height	30' 0"	28' 0"	35' 0"
Setbacks	Side 7' 0" min.	7' & 18.9'	7' 0"
	Rear 69'	68'	20'
	Front 23.02'	23.02'	Existing to remain
Building footprint:	2074.5 sq. ft.	2228.15 sq. ft.	

Scope of Work

Project to involve demolition of existing addition to original structure; Construction of new addition to the rear, approximately same size, in same location of existing; new exterior deck to replace existing. Materials and style to match original structure.

