

31/07-06M 2805 BEECHBANK RD
Capitol View Park Historic District

transcript:

KPC said no
to this proposal.

AF

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2805 Beechbank Avenue, Silver Spring **Meeting Date:** 10/11/06
Resource: Lot 14 **Report Date:** 10/04/06
 Capitol View Park Historic District
Review: Preliminary Consultation **Public Notice:** 09/28/06
Case Number: N/A **Tax Credit:** None
Applicant: Overton Homes (Dan Monias, Agent) **Staff:** Michele Oaks
PROPOSAL: New House Construction

BACKGROUND:

At the Commission's October 13, 2004 public hearing a Historic Area Work Permit application was reviewed and approved for the construction of a new, house the subject lot.

Approved House Footprint 46'8" x 28' (including porch): 1,300 sq. ft.
Approved Lot coverage: 17.3%

The approved design and transcript of the public hearing is attached beginning on circle 19 .
The conditions of the approval were as follows:

- The specification sheets outlining the manufacturer, model and description of product for the windows and doors, people and garage, to be used on the new house will be reviewed and approved at staff level.
- A tree survey identifying trees larger than 6" in diameter DBH will be conducted and submitted to staff for their review. The survey will include notations indicating which trees are to be saved and removed from the site. For the trees to be saved, a tree protection plan, drafted by a certified arborist and reviewed and approved by staff prior to the stamping of the permit set of drawings. The tree protection plan will outline the protection measures that will be implemented to ensure the survival of these trees during and after construction. If the plan identifies the removal of a tree larger than 6" in diameter, the plan will be re-submitted to Staff for their review and determination as to whether they can approve the plan at a staff level or bring back before the Commission.
- The approved material specifications are vertical cement fiber (i.e. Hardi-plank) siding with wood battens or wood, tongue and groove vertical siding; painted standing-seam metal roofing; wood trim; stained wood porch and balcony; painted metal parapet cap; painted plywood panels above windows; and aluminum clad, windows and entry doors.

HISTORIC CONTEXT:

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

PROJECT DESCRIPTION

SIGNIFICANCE: Vacant Lot within Capitol View Park Historic District.

This lot is flanked to the west by a collection of non-contributing resources with a front yard setback of 25' and to the east a very prominent contributing resource with a setback of approx. 55'. The subject lot contains several mature trees. The grade slopes steeply down from the north (back) to the south (front) and gently from the west (left) down to a stream bed on the east (right).

PROPOSAL:

The applicant is proposing to construct a new house with sub-level attached garage on the subject lot. The design of the proposed new house is modern interpretation of an Italianate style townhouse. The proposed materials are horizontal Hardi-siding; rubber membrane roofing system; wood, aluminum clad, windows and wood, entry doors.

STATISTICS:

Lot size:	7,500 sq. ft.
Proposed House Footprint – 50’x 30’ + 16’ x 2’ + 7’ x 16’(including porch):	1,644 sq. ft.
Proposed Lot coverage:	21.9%

APPLICABLE GUIDELINES:

When reviewing new construction within the Capitol View Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior’s Guidelines for Rehabilitation

- #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 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.

STAFF DISCUSSION

The original design for this lot was approved because of the design’s use of the existing topography and landscape. Additionally, the house was being sited with a front yard setback of

25 feet, which was placing it in alignment with the other non-contributing houses along Beechbank to the west, which separated and detached it visually from the historic property to the east, which has a setback of 55'. Furthermore, as the attached transcript from the Historic Area Work Permit public hearing for this case indicates, the Commissioners felt the proposed design, although contemporary in style, was very contextual. The house's design would blend in with the heavily wooded, natural setting of the lot.

The new proposal is asking the Commission to look at a different approach to infill on this lot. The current design proposal is the architect's modern interpretation of an Italianate row house, based on the approved building form, altered slightly and changing the exterior detailing (see above statistics). This proposed building form and contemporary style is not replicated within the very, eclectic mix of housing types and styles within the district, therefore, they believe this new design could be seen as being differentiated from the historic fabric of the district.

Staff and the applicant is asking for direct guidance from the Commission on the following issues relating to this Preliminary Consultation:

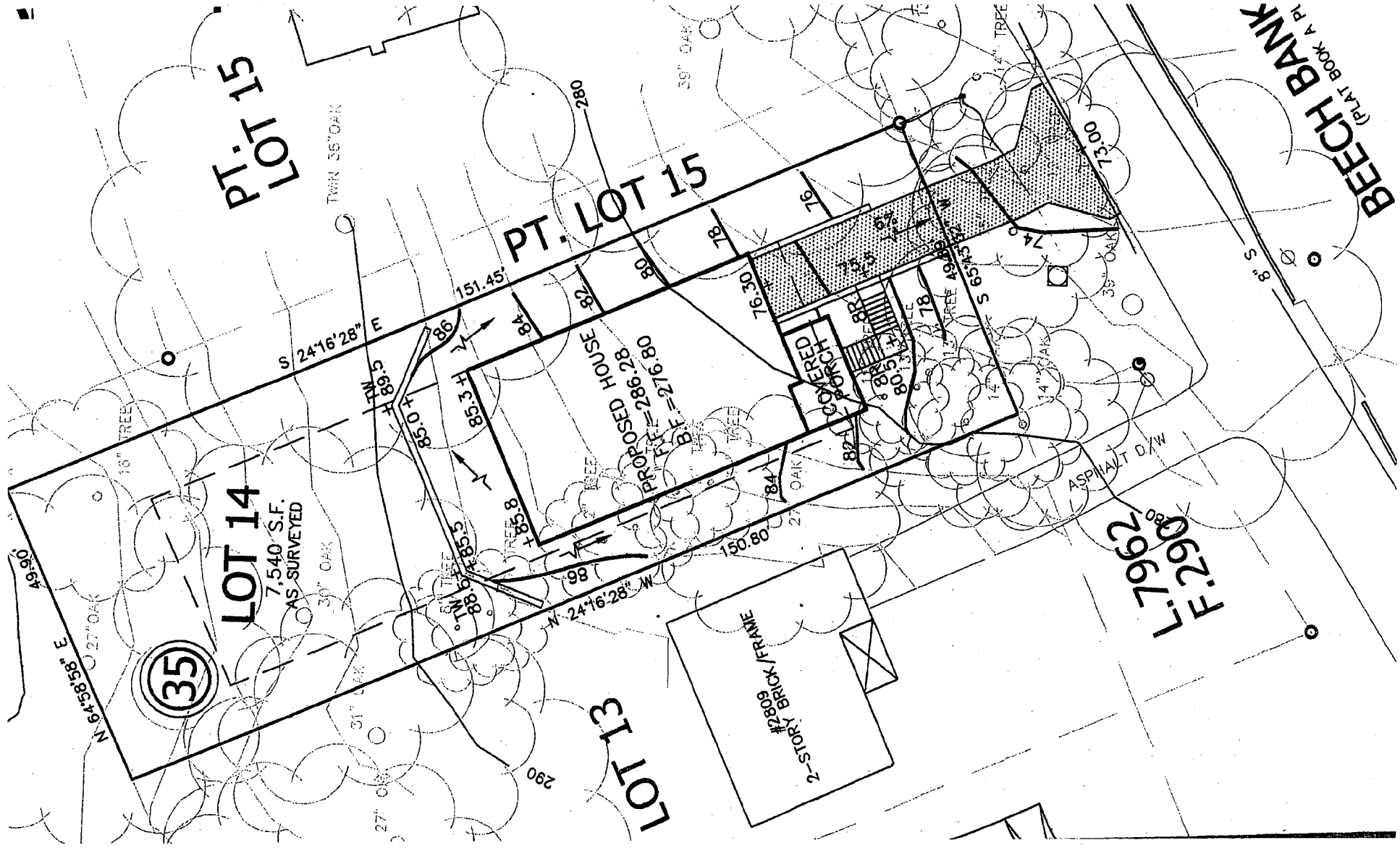
1. For this specific lot, what type of infill design direction do you prefer? Replicative form of an existing housing type within the district?, Very Modern, Contemporary? Modern "Revival" interpretations of historic styles?
2. What is the maximum lot coverage that would be acceptable on this lot? Given that this is a historic district where the goal is to retain open-space and rural character.
3. What is the maximum height of the proposed house that would be acceptable on this lot? No greater in height than the adjacent historic house?

In addition to the Commission's guidance on the above, staff asks that the following items be modified/included with the HAWP submittal:

1. Modify the grading plan to eliminate the need for a retaining wall in the rear yard.
2. All trim, including cornices and fascia boards; balustrades, porch flooring and latticework will be fabricated of wood.
3. Include door and window cut sheets. The windows will be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Doors (people and garage) will be painted solid, wood doors.
4. Include specifications for walkways and driveway. Staff would encourage the use of gravel or exposed aggregate concrete for the driveway surface material.
5. Additionally, a certified arborist will identify the species, condition and size of all trees 6" and larger on the lot and the adjacent property, which are close to the property line. The tree survey will be used to draft a tree protection plan to help minimize the need to remove, healthy trees. The plan should outline the protection measures that will be implemented to ensure the survival of the trees to be retained during construction.

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

<p>Owner's mailing address</p> <p>Overton Homes, Inc. 2831 Carrollton Rd. Annapolis, MD. 21403</p>	<p>Owner's Agent's mailing address</p> <p>DANIEL MONIAS</p> <p><SAME /</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>280 Beechbank Rd Silver Spring, MD 20910 PT 15 Alan Adler 10311 Naglee Rd Silver Springs MD 20903</p>	<p>Graeme + CSS Wistow 2809 Beechbank Rd Silver Spring MD 20910 Lot 13 B 35</p>
<p>Ronald O Isaksen Rosmarie L. Kellinger 2802 Beechbank Rd Silver Spring MD 20910 Lot 5 B 36</p>	<p>Joan M. Donoghue 2804 Beechbank Rd Silver Springs, MD 20910 Lot 3 B 36</p>
<p>Duncan + Elizabeth Tebow 9611 Capital View Dr Silver Springs MD 20910 Lot PT 11 B 35</p>	



35

LOT 14
7,540 S.F.
AS SURVEYED

PT. LOT 15

PT. LOT 15

LOT 13

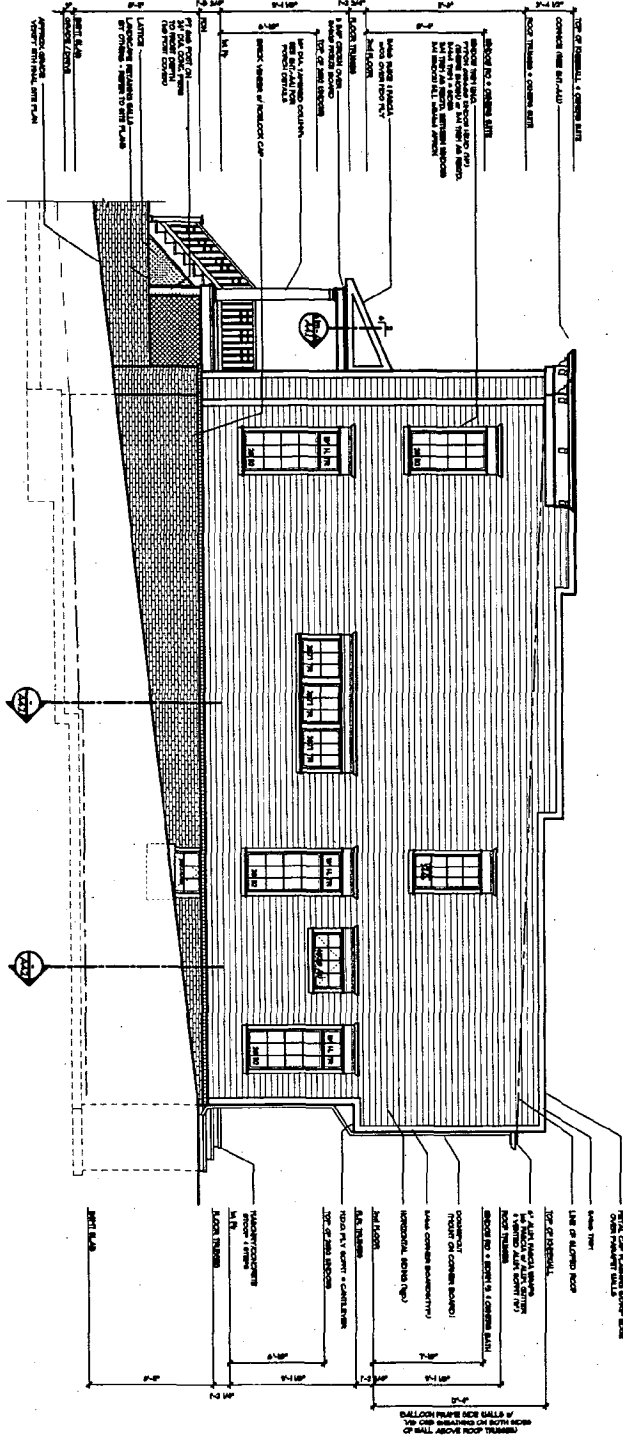
PROPOSED HOUSE
AREA = 2,886.28
PERIMETER = 297.630

2-STORY BRICK FRAME

L-7962
F-290

BEECH BANK
(PLAT BOOK A PL)

RIGHT SIDE ELEVATION
BEECH BANK ROAD Lot-14



EXTERIOR LIGHT CONNECTION
 CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF EXTERIOR LIGHTS. SEE ELECTRICAL DRAWINGS FOR DETAILS. SEE ELECTRICAL DRAWINGS FOR DETAILS.

INTERIOR LIGHT ATTACHMENT
 CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF INTERIOR LIGHTS. SEE ELECTRICAL DRAWINGS FOR DETAILS. SEE ELECTRICAL DRAWINGS FOR DETAILS.

DATE	1/13/2020
CLIENT	OVERTON HOMES LLC
PROJECT	BEECH BANK ROAD LOT-14
DRAWING TITLE	RIGHT SIDE ELEVATION
SHEET NO.	A13

Allen + Associates, PA
 ARCHITECTURE

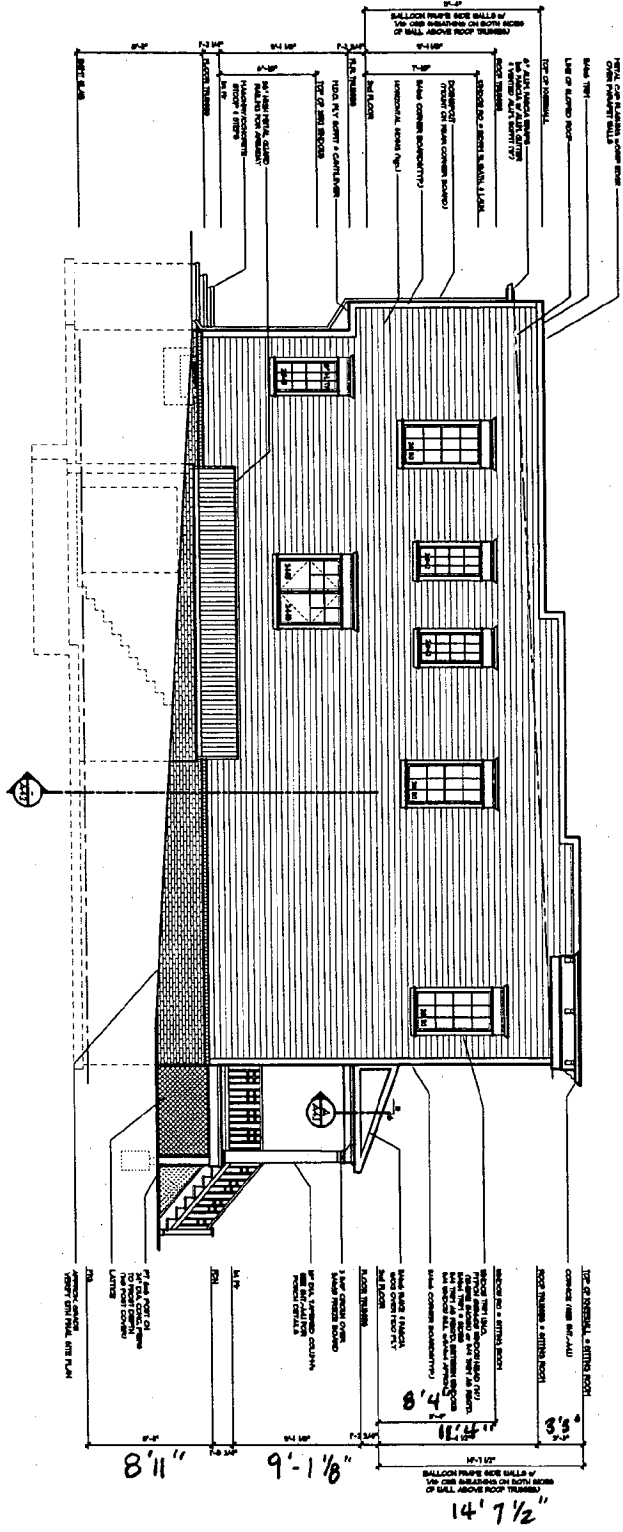
1441 Light Street • Suite 200 • York, PA 17403
 P: 717.853.1574 • F: 717.853.1575

ALLEN + ASSOCIATES, P.A. ARCHITECTS AND INTERIORS
 CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF EXTERIOR LIGHTS. SEE ELECTRICAL DRAWINGS FOR DETAILS. SEE ELECTRICAL DRAWINGS FOR DETAILS.

DATE	REVISION

6

LEFT SIDE ELEVATION
BEECH BANK ROAD Lot-14



CONCRETE WALL CONSTRUCTION
CONCRETE WALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CONCRETE REINFORCING STEEL INSTITUTE (ACI) 308R-10. ALL CONCRETE SHALL BE CAST IN PLACE AND CURED PROPERLY. THE CONCRETE SHALL BE TESTED TO VERIFY STRENGTH AND QUALITY. THE CONCRETE SHALL BE TESTED AT THE FOLLOWING INTERVALS: 1. 10% OF THE TOTAL VOLUME OF CONCRETE. 2. AT LEAST ONE TEST PER 1000 CYCLES OF CONCRETE. 3. AT LEAST ONE TEST PER 1000 CYCLES OF CONCRETE. 4. AT LEAST ONE TEST PER 1000 CYCLES OF CONCRETE. 5. AT LEAST ONE TEST PER 1000 CYCLES OF CONCRETE.

MINOR DETAIL ATTACHMENT
MINOR DETAIL ATTACHMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CONCRETE REINFORCING STEEL INSTITUTE (ACI) 308R-10. ALL CONCRETE SHALL BE CAST IN PLACE AND CURED PROPERLY. THE CONCRETE SHALL BE TESTED TO VERIFY STRENGTH AND QUALITY. THE CONCRETE SHALL BE TESTED AT THE FOLLOWING INTERVALS: 1. 10% OF THE TOTAL VOLUME OF CONCRETE. 2. AT LEAST ONE TEST PER 1000 CYCLES OF CONCRETE. 3. AT LEAST ONE TEST PER 1000 CYCLES OF CONCRETE. 4. AT LEAST ONE TEST PER 1000 CYCLES OF CONCRETE. 5. AT LEAST ONE TEST PER 1000 CYCLES OF CONCRETE.

DATE	1/15/2020
OWNER	OVERTON HOMES LLC
PROJECT NAME	BEECH BANK ROAD LOT-14
PROJECT TYPE	LEFT SIDE ELEVATION
SHEET NO.	A12
OPTION # & DESCRIPTION	

Allen + Associates, P.A.
ARCHITECTURE

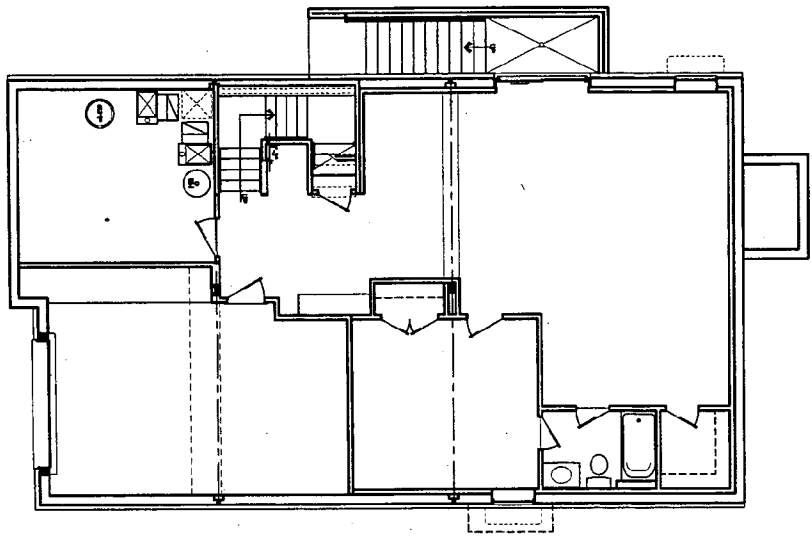
14411 Light Street • Baltimore • Maryland • 21220
ph: 410-753-1574 • fax: 410-753-2841

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DATE	ISSUED
BY/DATE	CHECKED BY/DATE

11

OPT. FINISHED BSMT. PLAN

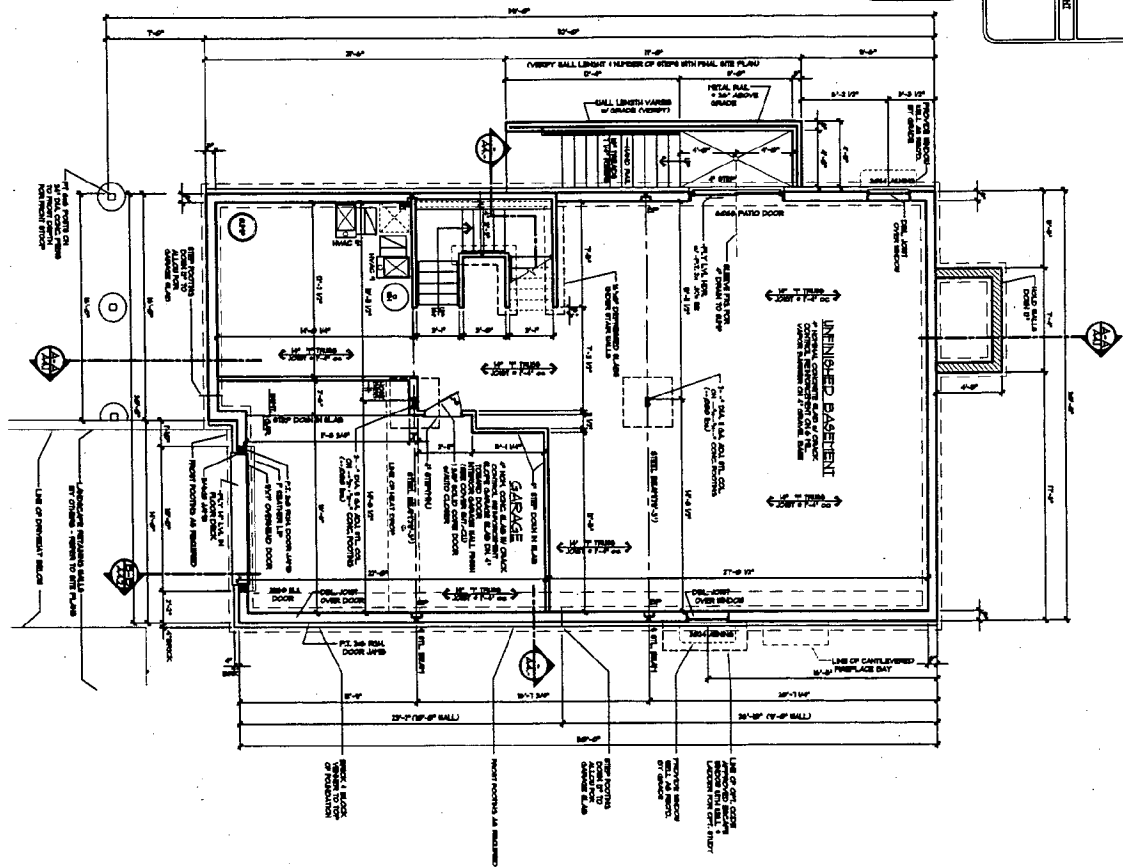


FOUNDATION FIG. 1 WALL NOTES:	
BASE CONSTRUCTION ONLY	
FOUNDATION WALL FINISHES	
GENERAL WALL FINISHES	

GENERAL NOTES
 1. IF THE ABOVE NOTES DO NOT COVER ALL THE NECESSARY DETAILS FOR THE FOUNDATION WALLS, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR CLARIFICATION.
 2. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

GENERAL NOTES:
 1. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

FOUNDATION PLAN



DATE	OWNER
11/15/2023	OVERTON HOMES LLC
FILE NAME	PROJECT
BEECH BANK ROAD LOT-14	
DRAWN BY	CLIENT FILE
MM	FOUNDATION and FINISHED BSMT PLANS
SHEET NO.	OPTION 1 & 1000000
A2.1	

Allen + Associates, P.A.
 ARCHITECTURE

1441 Light Street • Baltimore • Maryland • 21202
 ph 410-783-1574 fax 410-783-2541

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DATE	REVISION
11/15/23	BASED UP REVISIONS

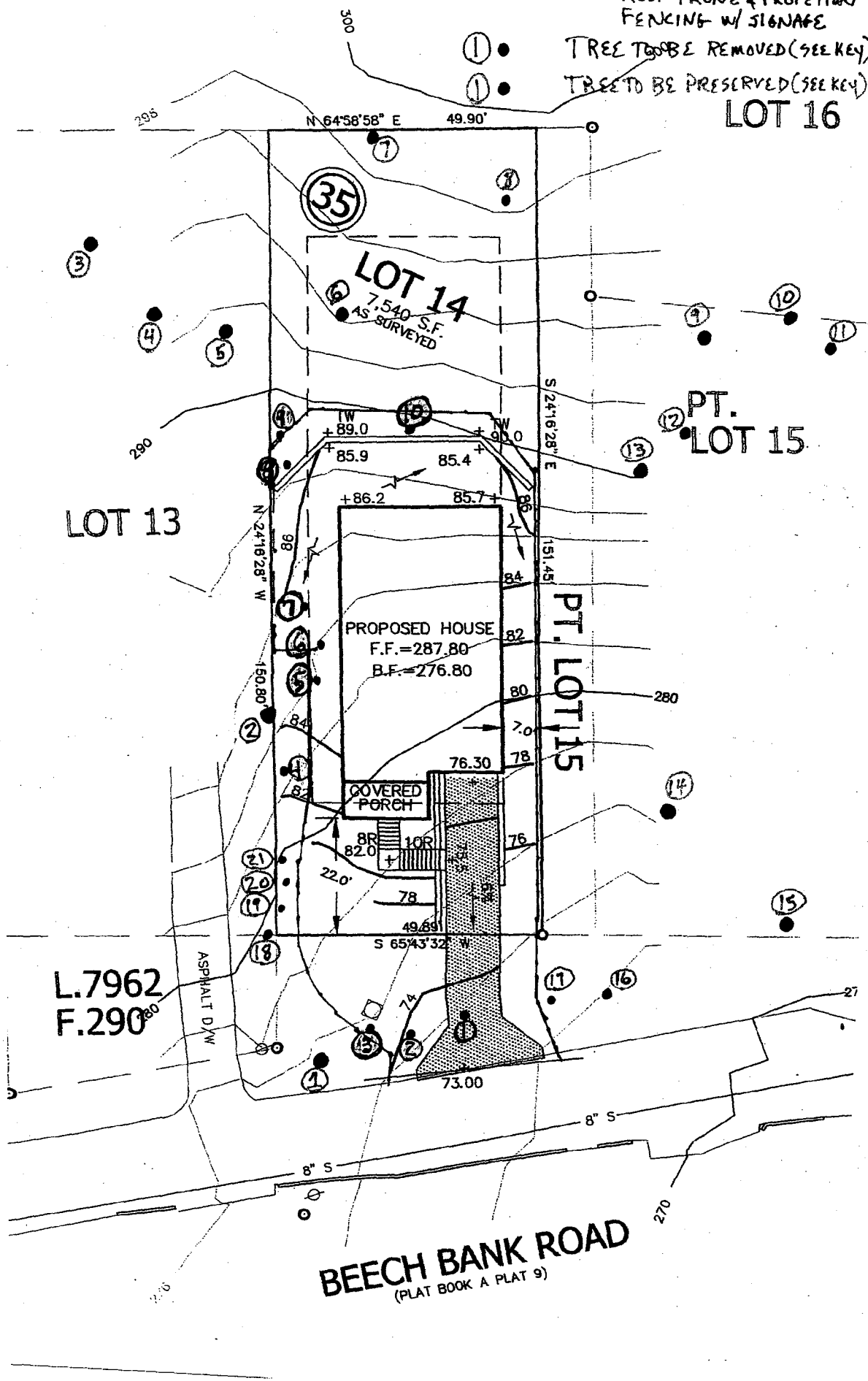
TREE PRESERVATION PLAN FOR LOT 14

PT. LOT 11

SUPER SILT FENCE - LOD - TREE
ROOT PRUNE & PROTECTION
FENCING W/ SIGNAGE

- ① ● TREE TO BE REMOVED (SEE KEY)
- ② ● TREE TO BE PRESERVED (SEE KEY)

LOT 16



Beechbank Road Tree Preservation Key

Trees to be preserved (noted by green numbers):

1. 39" Tulip Poplar
2. 27" Red Oak
3. 35" Red Oak
4. 27" red Oak
5. 31" Tulip Poplar
6. 30" Tulip Poplar
7. 24" Hickory
8. 16" White Oak
9. 18" White Oak
10. 18" Red Oak
11. 21" Red Oak
12. 18" Hickory
13. 36" Twin Red Oak
14. 39" Red Oak
15. 44" Red Oak
16. 13" Hemlock
17. 14" Hemlock
18. 12" Hemlock
19. 10" Hemlock
20. 9" Hemlock
21. 11" Hemlock

Trees to be removed (noted by ^{SHADED} red numbers):

1. 13" Hemlock
2. 12" Hemlock
3. 14" Spruce
4. 13" Hemlock
5. 9" Hemlock
6. 12" Hemlock
7. 10" Hemlock
8. 12 Tulip Poplar
9. 8" Hemlock
10. 9" Hemlock

Beechbank Road Photograph Key

Photo #1

2801 Beechbank, Lot 15, immediately East of subject, looking North

Photo #2

2802 Beechbank, Lots 5&6, directly across the street, looking Southwest

Photo #3

2804 Beechbank, Lots 3&4, across the street and West, looking Southwest

Photo #4

Subject property, from the street, looking North

Photo #5

2808 Beechbank, Lots P1&2, across the street and West at intersection with Capitol View, looking Southwest

Photo #6

2809 Beechbank, Lot 13, immediately West of subject, looking North

Photo #7

Alternate view of 2808 Beechbank, looking Southeast

Photo #8

2811 Beechbank, Lot 12, further West, looking Northeast

Photo #9

North side of Beechbank looking East from Capitol View

Photo #10

South side of Beechbank looking East from Capitol View

Photo #11

Alternate street view of subject looking Northeast

Photo #12

Alternate view of 2804 Beechbank, looking Southeast

Photo #13

Subject, looking Southwest at building envelope from 2801 Beechbank

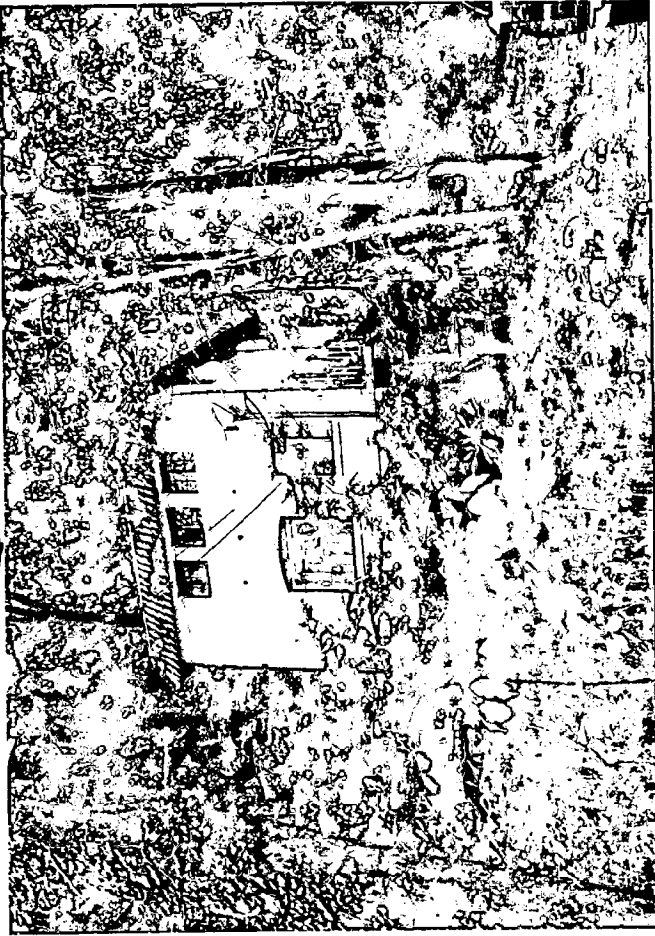
Photo #14

Alternate view of above looking South towards the street

Photo #15

Alternate view of above looking West towards 2809 Beechbank

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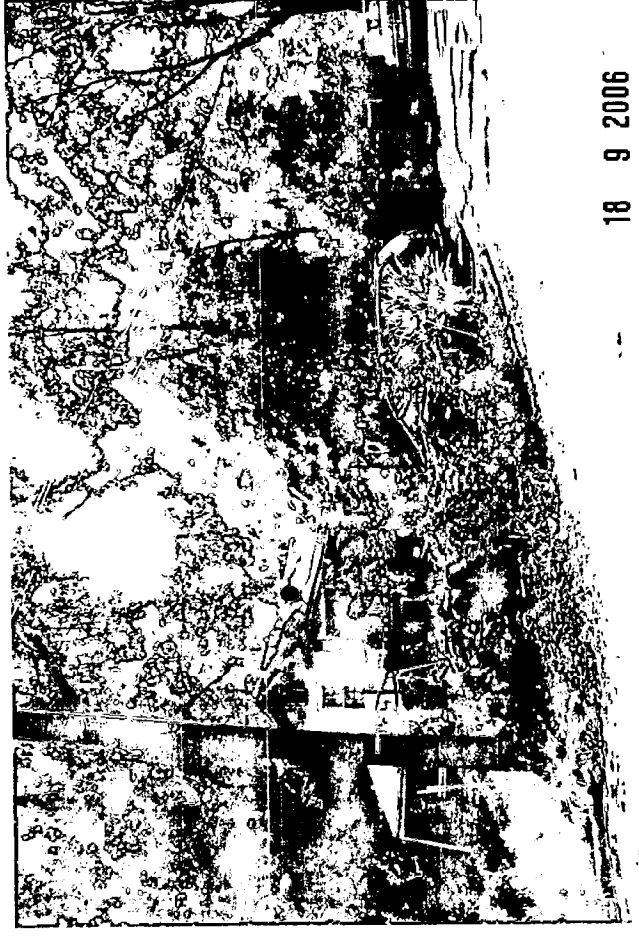


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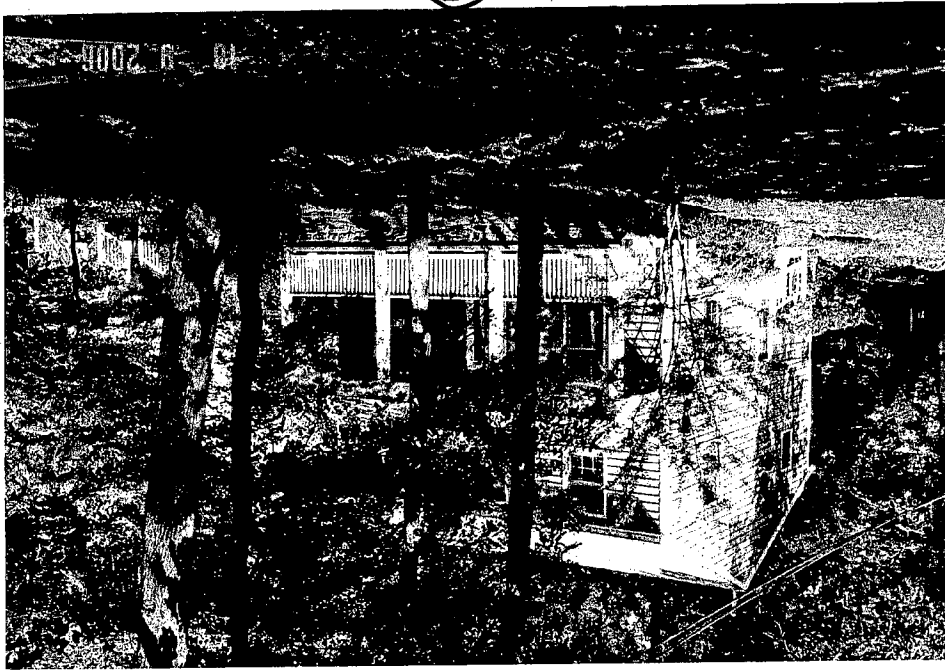
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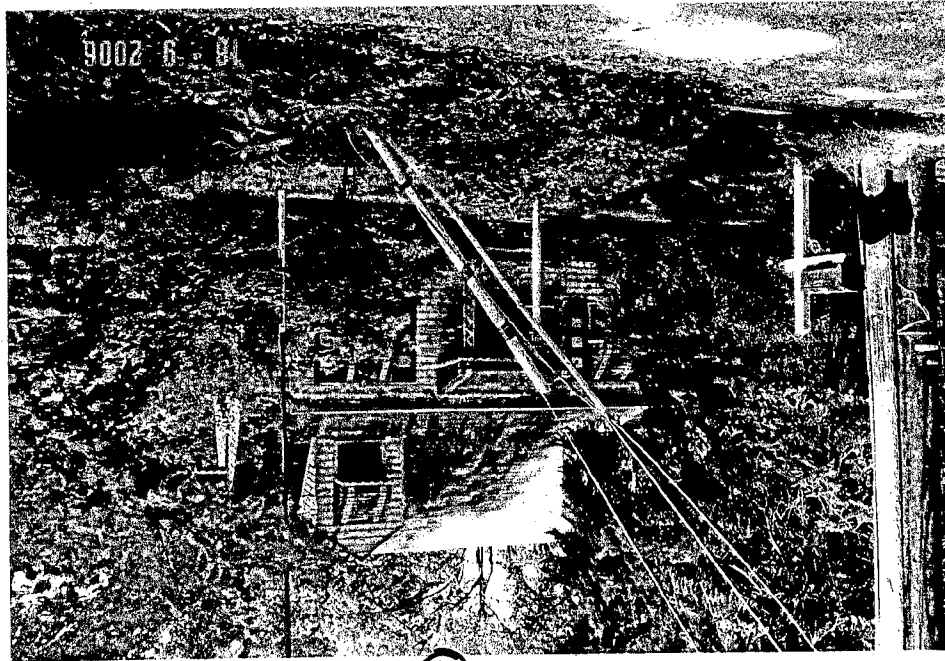
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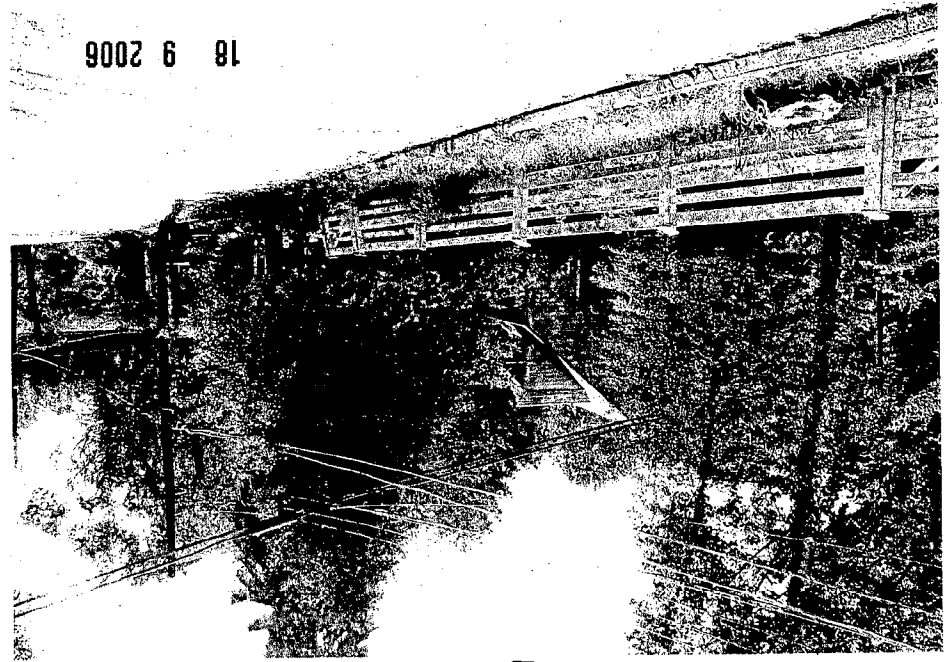
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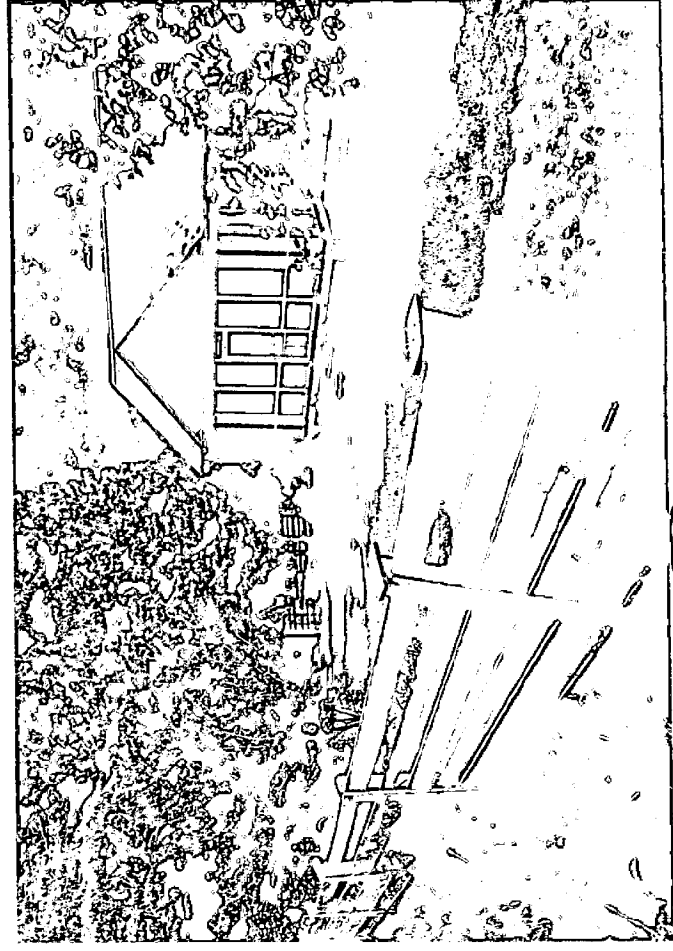


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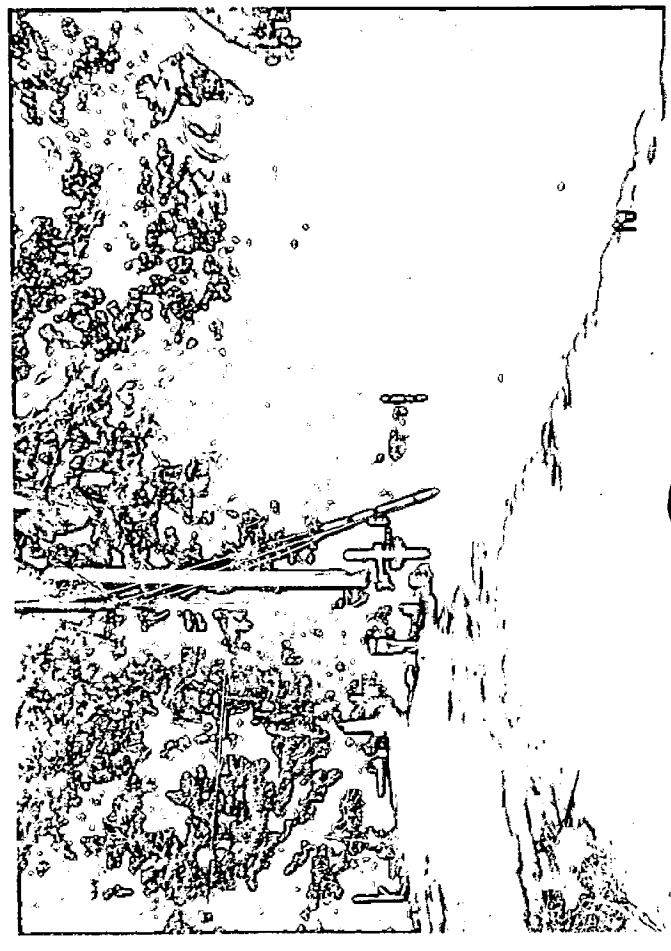
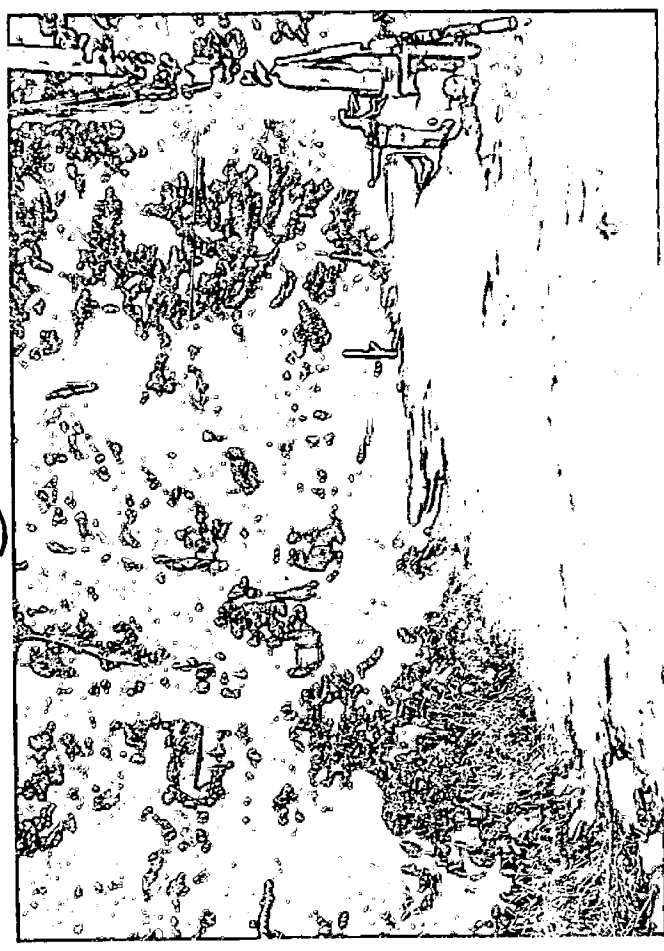
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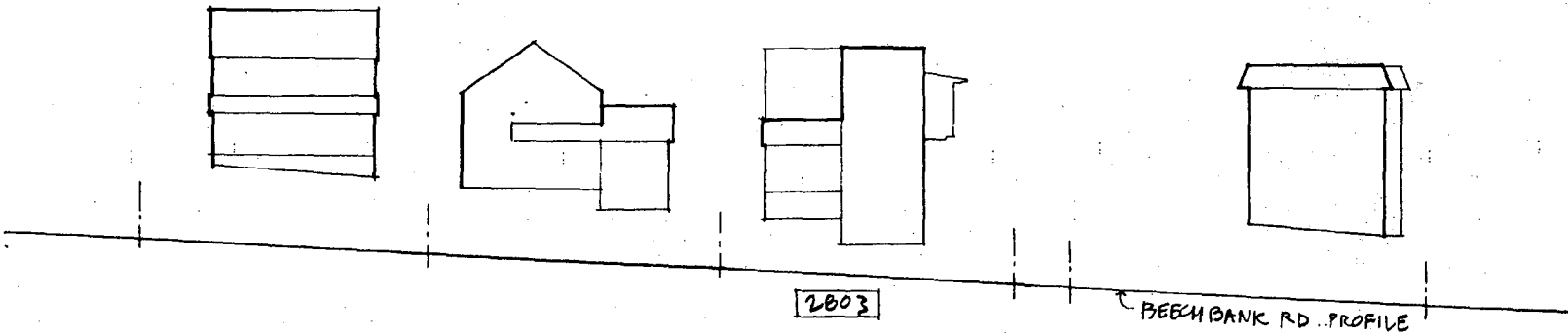


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15



MASSING STUDY

1:20

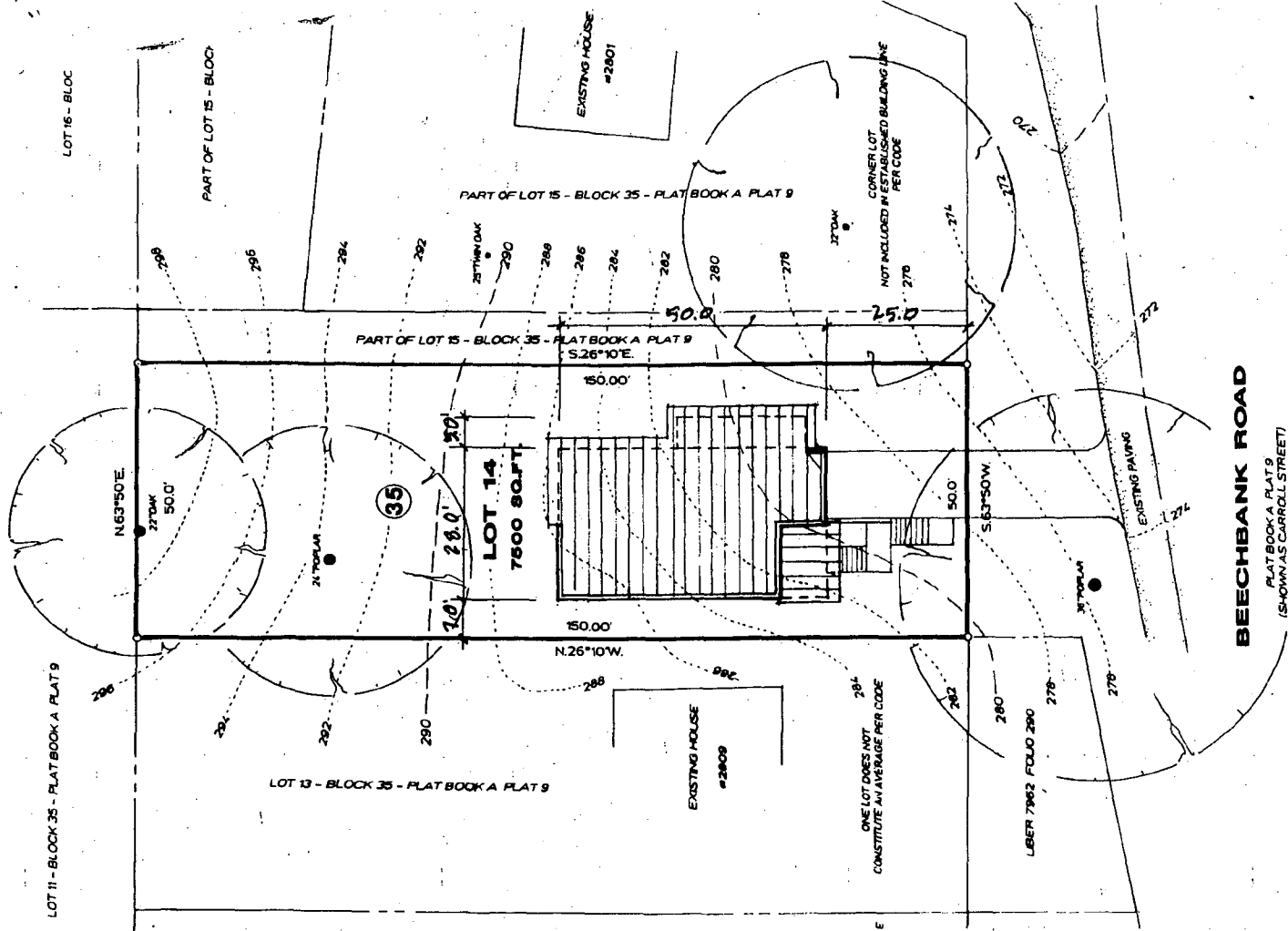
ARCHITECT:
THE KURYLAS STUDIO
 1909 Q Street NW, Suite 200
 Washington, DC 20009
 (202) 797-8236

DATES: 29 JULY 04
 21 SEPT 04 REV

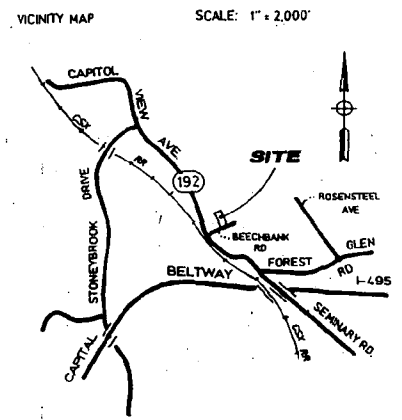
OWNER:
Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

PROJECT:
 NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
 Silver Spring, MD 20910

(b1)



SITE / ROOF PLAN



20

ARCHITECT:
THE KURLYAS STUDIO
1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236

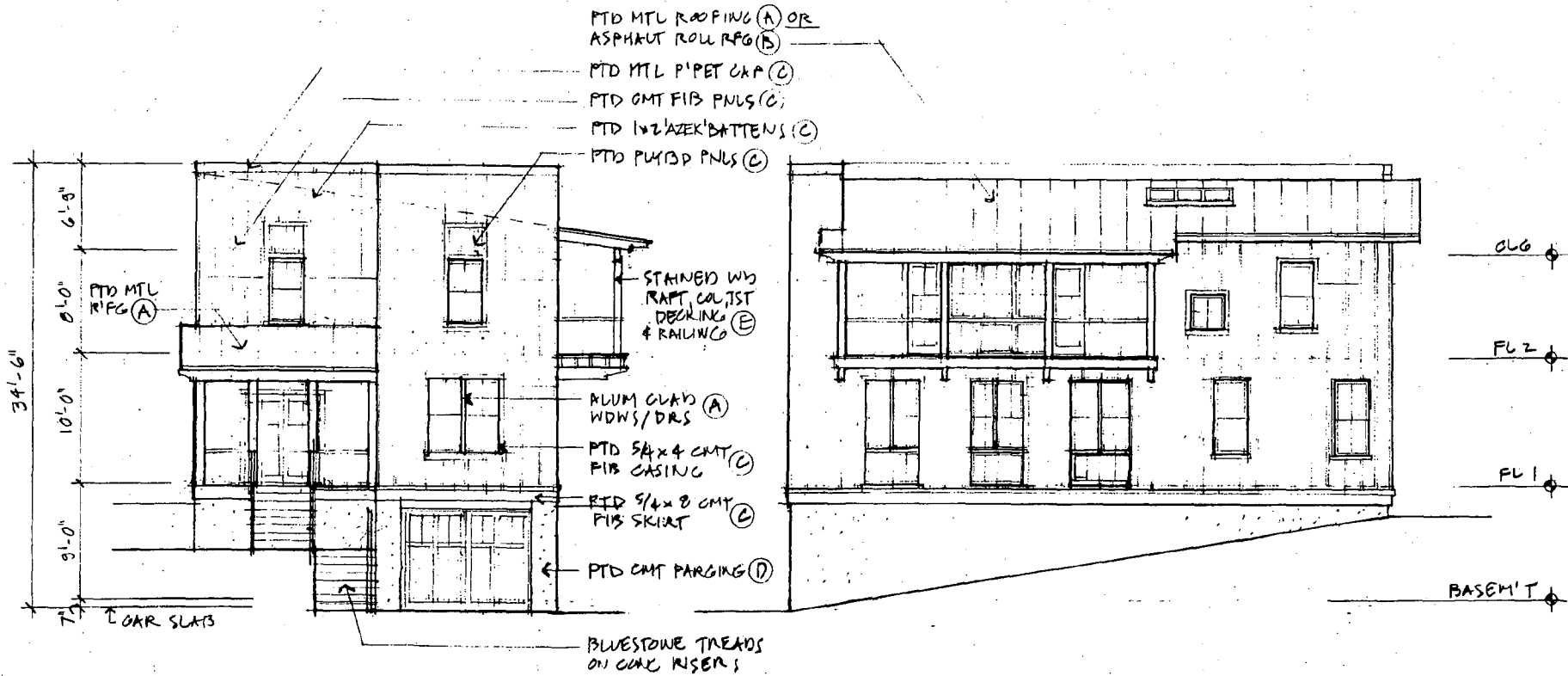
DATES: 29 JULY 04

OWNER:

Arbor Homes, LLC
10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910



SOUTH ELEV

EAST ELEV

1/8" = 1'-0"

COLOR KEY

- (A) COTTAGE RED
- (B) GREEN
- (C) TAUPE
- (D) DARK TAUPE
- (E) BROWN

DATES: 29 JULY 04
21 SEPT 04 REV

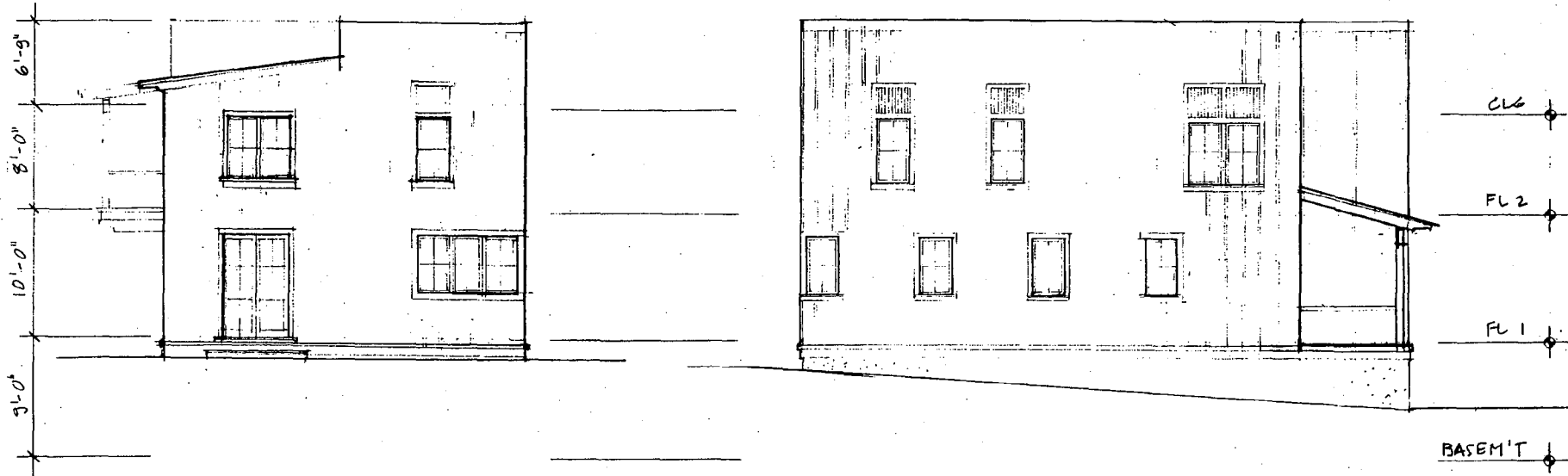
OWNER:

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10311 Naglee Rd.
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(301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

(17)



NORTH ELEV

WEST ELEV
1/8" = 1'-0"

ARCHITECT:
THE KURYLAS STUDIO
 1909 Q Street NW, Suite 200
 Washington, DC 20009
 (202) 797-8236

DATES: 29 JULY 04
 21 SEPT 04 KEY

OWNER:

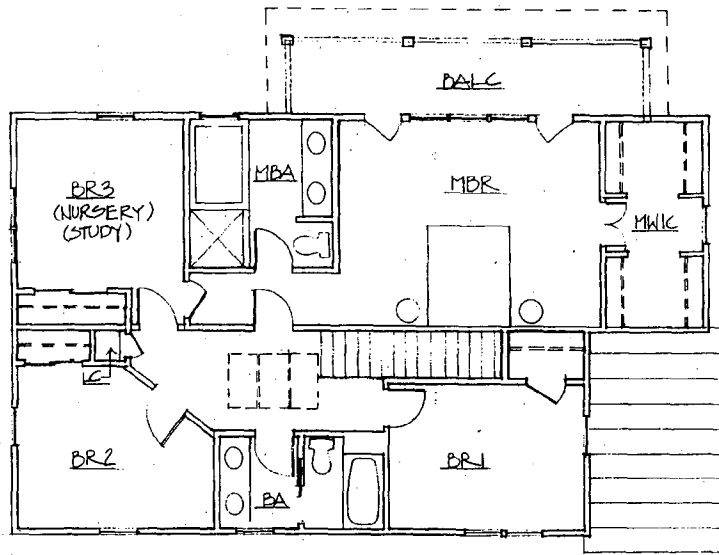
Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

PROJECT:

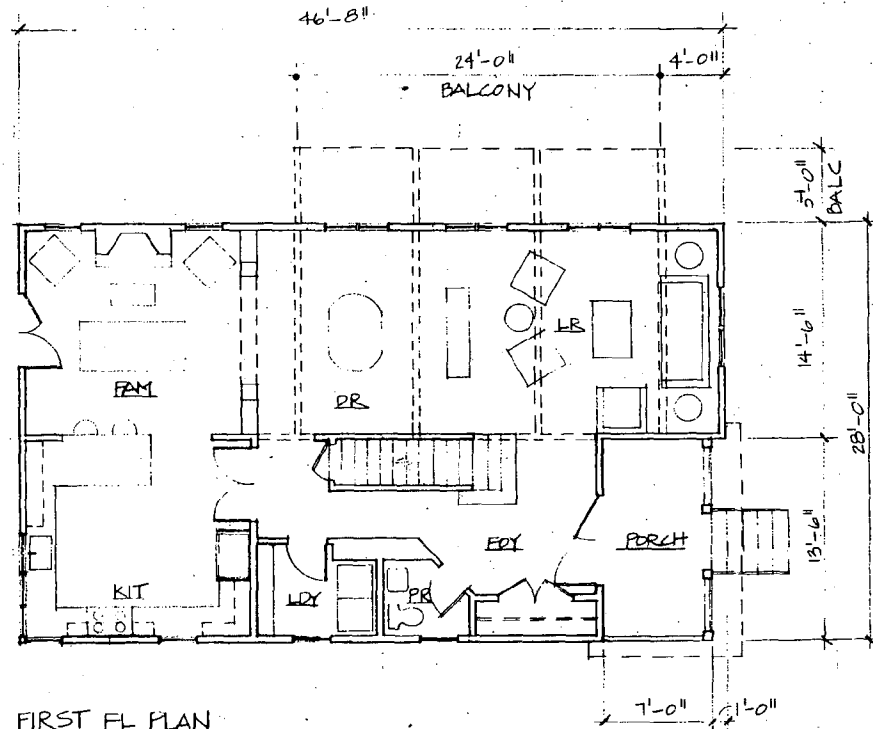
NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

22





SECOND FL PLAN



FIRST FL PLAN
1/8" = 1'-0"



DATES: 29 JULY 04
21 SEPT 04 REV

OWNER:

Arbor Homes, LLC

10311 Naglee Rd
Silver Spring, MD 20903
(301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

ARCHITECT: **THE KURLAS STUDIO**

1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236

23

1 MS. NARU: So, we kind of felt if we're deviating,
2 let's keep with consistency in the past where we have
3 approved Hardie siding, we have required it still to be
4 trimmed out in wood.

5 MR. MEHRING: I don't think we have a problem with
6 complying with this. When we're talking about trim, we're
7 talking about corner boards around windows?

8 UNIDENTIFIED FEMALE: Correct.

9 MR. MEHRING: We're agreeable with that.

10 MS. O'MALLEY: There's a motion on the floor to
11 accept the staff report item 1 and 2. All in favor, raise
12 your right hand. All opposed? One opposed. Commissioner
13 Williams. Thank you.

14 MR. MEHRING: Thank you.

15 MS. O'MALLEY: The next case on the agenda is Case
16 E, 2801 Beechbank Road, Silver Spring.

17 MS. NARU: Again, the Commission did see this case
18 as a preliminary consultation at your September 8th, 2004
19 meeting. This is for a significant rear addition to a
20 contributing resource --

21 (Discussion off the record.)

22 MS. NARU: Oops. I apologize; switch gears. It
23 looks like I somehow messed up the numbers. That's why.
24 Case E is 2805 Beechbank. I apologize for that.

25 2805 Beechbank is the Lot 14 of Capitol View

1 Historic District. It is for the new house construction on
2 this lot. Again, you did review this as a preliminary
3 consultation at your September 8th, 2004 meeting, and
4 transcripts and drawings from that consultation can be found
5 in your staff report.

6 You did ask the architect to study a couple of
7 items as pertaining to that initial design and those were
8 that you wanted a reduction in the length of the new house's
9 footprint, you wanted a modification of the proposed
10 material specifications to utilize painted wood, vertical
11 tongue and groove or cement fiber, board siding, with wood
12 battens, and number 3, to re-examine -- a re-examination of
13 the trees on the property. We asked that all of the
14 existing trees larger than six inches in diameter be
15 identified on the site plan and to also include on that site
16 plan notations indicating which trees are to be saved and
17 removed from the site.

18 As you'll see in the staff report, the applicant
19 has responded favorably to the concerns that the Commission
20 raised in the areas which you asked them to study, and that
21 can be seen on Circle 4 in detail. I will note that,
22 however, we had not to date received any information on the
23 new tree survey that has been completed and we, as Staff,
24 are currently continuing to require that it is to be done
25 and identifying those trees larger than six inches in

1 diameter.

2 So, as such, we are asking that -- we feel that
3 this current Historic Area Work Permit application can be
4 approved with the conditions that the specification sheets
5 outlining the manufacture, model, and description of the
6 product for the windows and doors to be used on the house
7 would be reviewed and approved at Staff level. Number two
8 is the tree survey. And number three is the approved
9 material specifications, whether it be vertical cement fiber
10 -- siding with wood battens or wood tongue and groove
11 vertical siding, painted standing seam metal roofing, wood
12 trim, stained wood porch and balcony, painted metal parapet
13 cap and painted plywood panels above the windows. Also,
14 we'd like to see aluminum clad windows and entry doors for
15 this new construction.

16 The applicant is here this evening and sitting
17 before you and I'll be happy to entertain questions you
18 might have.

19 MS. O'MALLEY: Any questions for Staff?

20 MS. WILLIAMS: I just have a question about that
21 last material specification. Aluminum clad windows and
22 entry doors?

23 MS. NARU: They're proposing like French doors on
24 most of the entry doors and so we just would want to see
25 that -- you know, we'd like to see solid wood, but

1 understanding that typically people want some sort of low
2 maintenance application that they could be cladded on the
3 exterior.

4 MS. WILLIAMS: The whole door --

5 MS. NARU: No, no, no. They're French doors that
6 they're proposing with the big lights.

7 MS. WRIGHT: It's like a clad window, except it's
8 a clad door.

9 MS. NARU: Right.

10 MS. O'MALLEY: All right, the applicant has
11 already approached the table. Would you state your name for
12 the record, please?

13 MR. ADLER: Yes, it's Alan Adler. I'm the owner
14 of the property.

15 MS. O'MALLEY: Did you have any comment on the
16 conditions?

17 MR. ADLER: No. I think that that's fine. I have
18 no -- no problem with it and we can, you know, move ahead
19 as, you know, planned and, you know, as --

20 UNIDENTIFIED FEMALE: Michele.

21 MR. ADLER: -- Michele, sorry -- Michele has
22 stated. So, that's fine with me.

23 MS. O'MALLEY: I had -- as you know, I was there
24 today look at it --

25 MR. ADLER: Yes.

1 MS. O'MALLEY: -- I had some questions about the
2 trees. One, I understand that you're doing a more complete
3 tree survey --

4 MR. ADLER: Correct.

5 MS. O'MALLEY: -- and I noticed that there were a
6 couple of very large trees along the left property line, as
7 you're looking at the house, probably on your neighbor's
8 property.

9 MR. ADLER: Okay.

10 MS. O'MALLEY: So, when you're doing your tree
11 protection, or your tree plan, if you'd show those as well
12 so that we can be sure there's protection around those.

13 And I also wanted to ask -- there are a lot of
14 trees across the front and you are proposing to put your
15 house slightly closer than the one next door, and I guess
16 the LAP was hoping to have some screening, some vegetation
17 in the front, and often when we ask if trees are taken out,
18 that you replace them with some trees. I wonder, Staff, if
19 that would be something that we could ask for if he were
20 taking out a large number --

21 MS. NARU: We can certainly ask whatever you'd
22 like. We felt that there is a significant amount of trees
23 on the site and those ones in the front didn't really bother
24 us. They are going to come back for review. Currently, as
25 it stands now, we are assuming, because we have not received

1 a tree survey, that no tree larger than six inches is going
2 to be removed. If any trees have to be removed, it's going
3 to have to come back as a revision to this approved Historic
4 Area Work Permit. So, you will have an opportunity to look
5 at that if, in fact, that is the case.

6 MS. O'MALLEY: Well, I just noted that the LAP had
7 asked about that.

8 MR. ADLER: The LAP is the --

9 MS. O'MALLEY: Local Advisory --

10 MS. NARU: The Silver Spring -- actually it's the
11 citizen's organization. It's not --

12 MS. WRIGHT: Right, there is no LAP in Capitol
13 View Park. It is the Capitol View Park Citizen's
14 Association that is --

15 MR. ADLER: Yeah. Oh, actually, I wanted to know,
16 because I was at the -- at a meeting the other day at --
17 house and I didn't know if Michele, did they get a report to
18 you?

19 MS. NARU: They did. And that's what they're
20 referring to.

21 MR. ADLER: Oh, okay.

22 MS. NARU: And here's a copy -- for you.

23 MR. ADLER: Oh, thank you.

24 MS. O'MALLEY: The comment there was just that you
25 leave -- if possible across the front, although as I noticed

1 them, there was -- all of the branches are way at the top.
2 But they were asking that maybe you would replant to
3 preserve the vegetative screen.

4 MR. ADLER: I would be happy to do that and my
5 arborist, who we're still -- should have a new location
6 survey hopefully for tomorrow -- and then my arborist can
7 kind of evaluate with regard to the front, because some of
8 those trees are, you know, are not in good condition. I
9 actually love and put the house next door, which the
10 hearing, you know, coming up after this. I love to have
11 trees and I actually don't like to even cut down dead ones;
12 I like to see the branches and stuff, but from a -- speaking
13 with my arborist and from a standpoint of forestry, if you
14 take down things that are obviously dead or not doing too
15 well, then it would allow the other trees next to it to
16 maybe even blossom -- so whatever I need to do, I'd be happy
17 to do in terms of replanting. That's not a problem either.

18 MR. FULLER: Question for staff. Do you have a
19 problem if Condition 2 is sort of adjusted to be that it's
20 resubmitted to Staff for their consideration as to whether
21 it comes back to us or not. Because, I mean, if we're
22 dealing with only a slight nuance either to move the house
23 slightly to avoid something or if it -- you know, one six-
24 inch tree and everybody agrees we're going to do some
25 replacement, I don't see any reason to bring it back to us.

1 MS. NARU: That's fine. I mean, if you leave it
2 to Staff's judgment whether it's big enough to bring back to
3 you, that's fine --

4 MR. ADLER: Actually, for me, I mean, that would
5 -- if we could do that, that would be great in terms of
6 just, you know, facilitating so I wouldn't have to, you
7 know, go through and for additional -- you know, additional
8 hearing. And that's what I actually thought that you were
9 going to do before was that with regard to the trees, I
10 thought that may be done at the Staff level. So, if we
11 could do that, that would be great.

12 MS. NARU: All right. And if I just determine
13 that there's too many trees that I feel comfortable
14 approving at a Staff level, I'll just bring it back to the
15 Commission for their reconsideration.

16 MR. ADLER: I'm fine with that.

17 MS. WILLIAMS: Oh, I just had a comment. I just
18 wanted to commend the applicant. I just think this is a
19 really exciting infill project. I think it's a -- it's a
20 very contemporary house, but it's very contextural; it fits
21 its historic and natural setting and I hope it's as
22 successful as it looks on paper. And I think the
23 architect's doing a great job.

24 MR. ADLER: Thank you, and I'm actually excited
25 because I think it's going to even be nicer than the one

1 that is -- but that's what I've kind of worked at over the
2 years and -- really turns out that way, so I'm looking
3 forward to it also.

4 MR. FULLER: Madam Chair --

5 MR. ADLER: I can't take the credit, though, for
6 the design. It was the architect that did that.

7 MR. FULLER: Madam Chair, I make a recommendation
8 that we approve Case 31/07-04F at 2801 Beechbank Road with
9 the Staff conditions -- the three Staff conditions with a
10 modification to Condition No. 2 that it reads, "If the plan
11 identifies removal of a tree larger than six inches in
12 diameter, the plan will be resubmitted to Staff for their
13 review and determination as to whether they can approve or
14 to bring back before the Commission."

15 UNIDENTIFIED FEMALE: I'll second.

16 MS. O'MALLEY: Any discussion? All in favor,
17 raise your right hand. All right, thank you very much.
18 That's unanimous.

19 We can go now to Case F. Do we have a staff
20 report for 2805 Beechbank Road?

21 MS. NARU: It's 2801; the numbers are switched on
22 the agenda. I apologize for that.

23 Again, 2801 Beechbank Avenue. This is a
24 contributing resource within the Capitol View Park Historic
25 District. The proposal is a rear addition to this resource.

32

TREE PRESERVATION PLAN FOR 2805 BEECHBANK RD

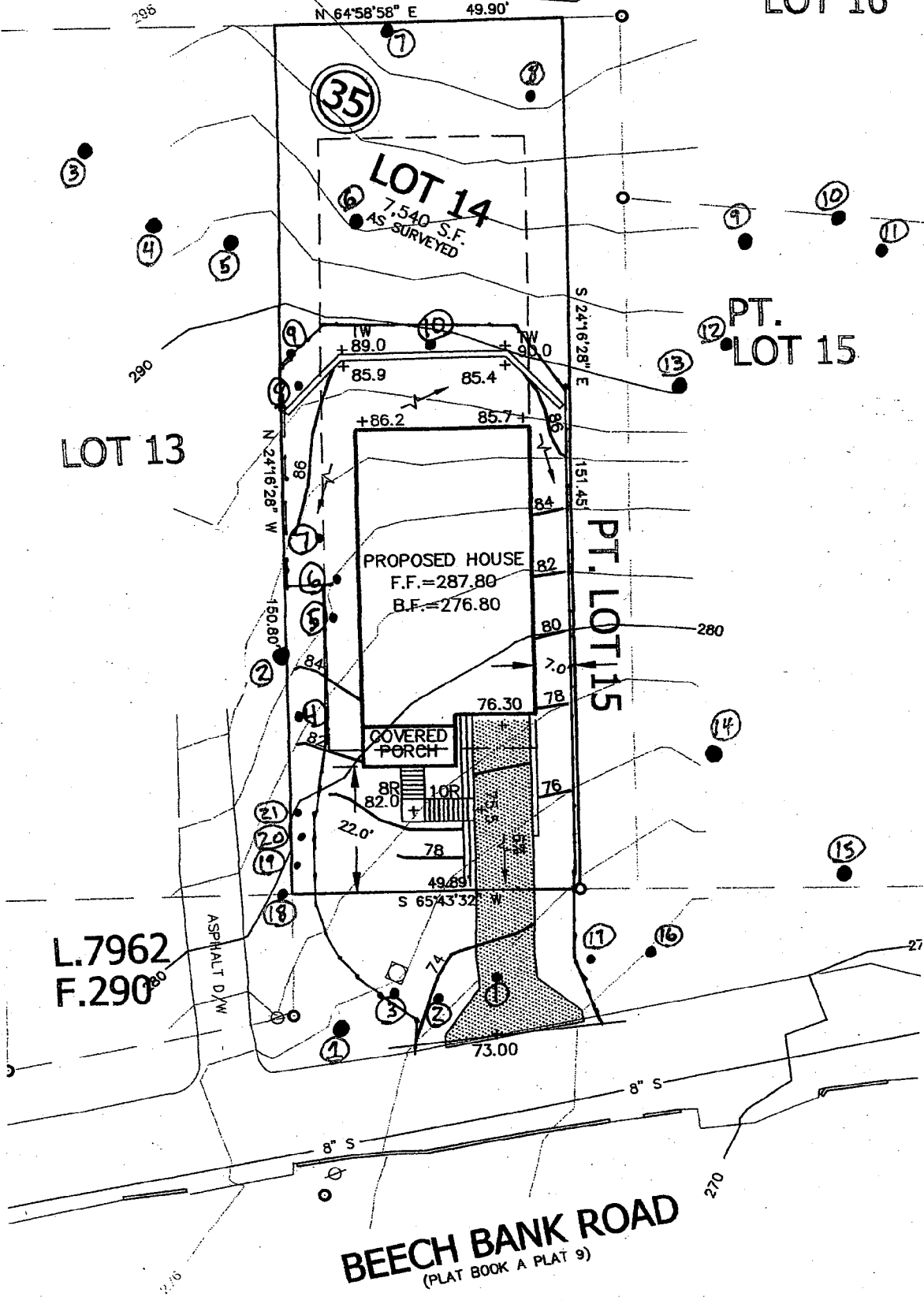
PT. LOT 11

— SUPER SILT FENCE - LOD - TREE
ROOT PRUNE & PROTECTION
FENCING W/ SIGNAGE

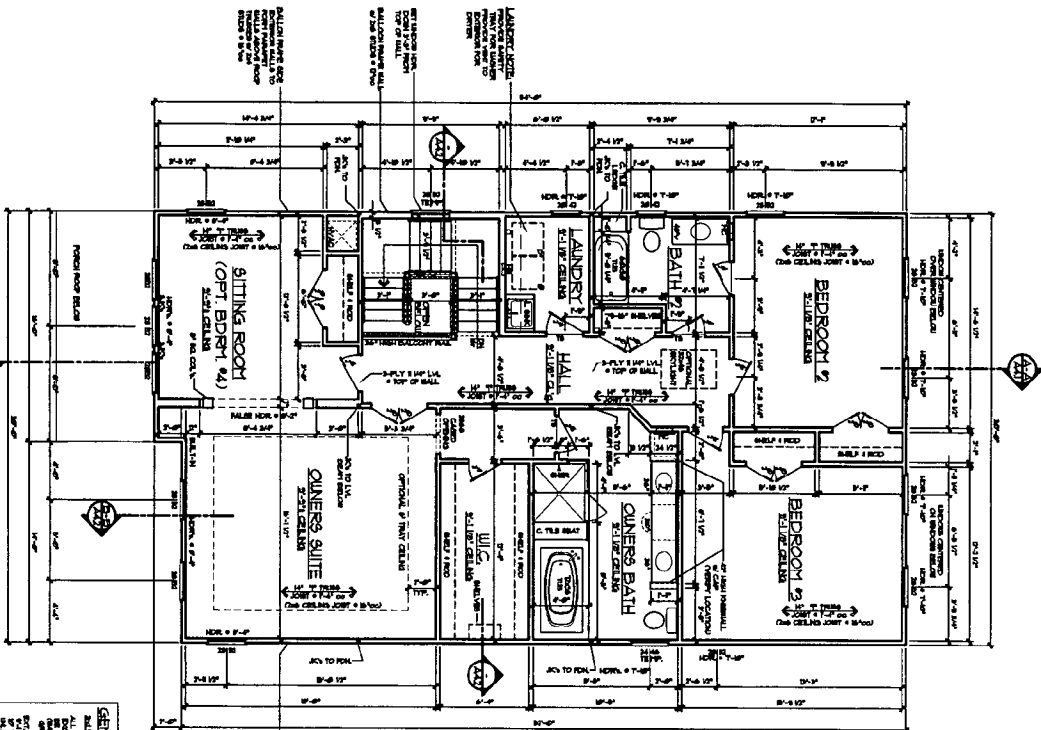
① ● TREE TO BE REMOVED (SEE KEY)

② ● TREE TO BE PRESERVED (SEE KEY)

LOT 16



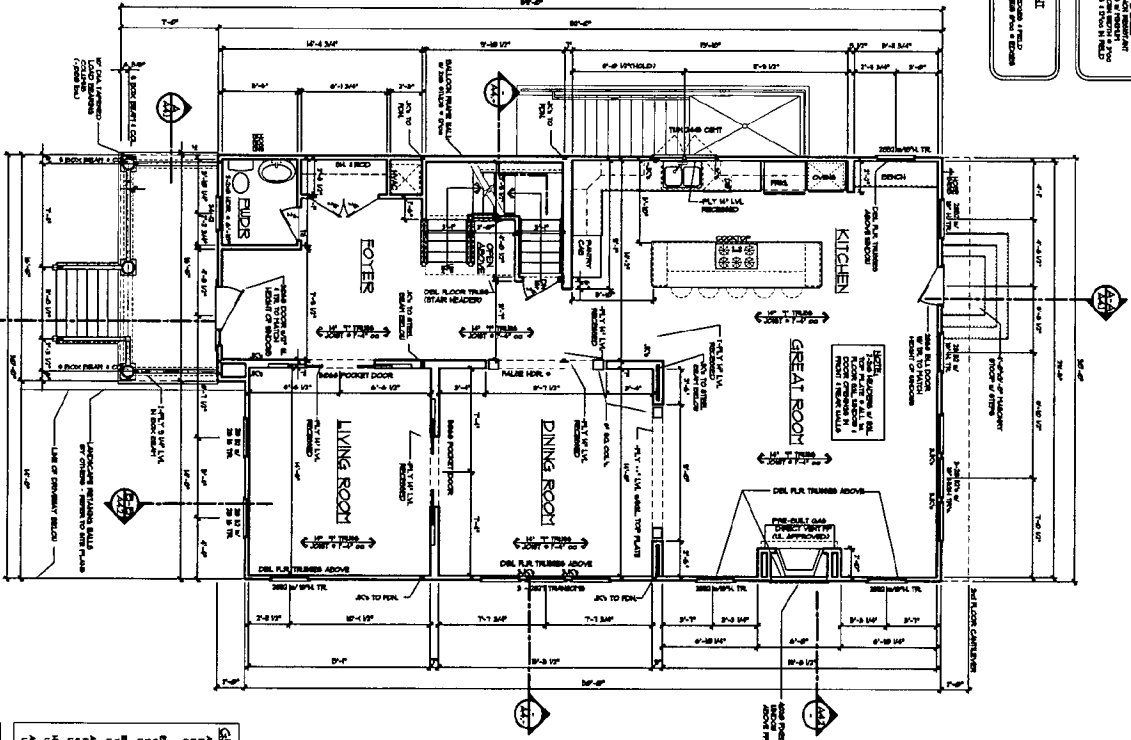
SECOND FLOOR PLAN



GENERAL NOTES:
 1. ALL ROOMS TO BE FINISHED TO MATCH EXISTING FINISHES.
 2. ALL DOORS TO BE SWUNG AS SHOWN UNLESS NOTED OTHERWISE.
 3. ALL WINDOWS TO BE SWUNG AS SHOWN UNLESS NOTED OTHERWISE.
 4. ALL WALLS TO BE FINISHED TO MATCH EXISTING FINISHES.
 5. ALL FLOORS TO BE FINISHED TO MATCH EXISTING FINISHES.
 6. ALL CEILING TO BE FINISHED TO MATCH EXISTING FINISHES.
 7. ALL LIGHT FIXTURES TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 8. ALL ELECTRICAL TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 9. ALL MECHANICAL TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 10. ALL PLUMBING TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 11. ALL PAINT TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 12. ALL TILES TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 13. ALL STAIRS TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 14. ALL BALCONIES TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 15. ALL PORCHES TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 16. ALL DECKING TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 17. ALL FENCES TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 18. ALL LANDSCAPING TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 19. ALL UTILITIES TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 20. ALL OTHERS TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.

INTERIOR WALL CONSTRUCTION
 ALL INTERIOR WALLS TO BE CONSTRUCTION TYPE II UNLESS NOTED OTHERWISE.
 ALL INTERIOR WALLS TO BE FINISHED TO MATCH EXISTING FINISHES UNLESS NOTED OTHERWISE.
 ALL INTERIOR WALLS TO BE SWUNG AS SHOWN UNLESS NOTED OTHERWISE.
 ALL INTERIOR WALLS TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.

FIRST FLOOR PLAN



GENERAL NOTES:
 1. ALL ROOMS TO BE FINISHED TO MATCH EXISTING FINISHES.
 2. ALL DOORS TO BE SWUNG AS SHOWN UNLESS NOTED OTHERWISE.
 3. ALL WINDOWS TO BE SWUNG AS SHOWN UNLESS NOTED OTHERWISE.
 4. ALL WALLS TO BE FINISHED TO MATCH EXISTING FINISHES.
 5. ALL FLOORS TO BE FINISHED TO MATCH EXISTING FINISHES.
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 17. ALL FENCES TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 18. ALL LANDSCAPING TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 19. ALL UTILITIES TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 20. ALL OTHERS TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.

DATE	08/15/2020
DRAWN BY	OVERTON HOMES LLC
PROJECT NO.	BEECH BANK ROAD LOT-14
PROJECT NAME	FIRST AND SECOND FLOOR PLANS
SCALE	1/8" = 1'-0"
REVISIONS	
DATE	
BY	
REMARKS	

Allen - Associates, PA ARCHITECTURE
 1441 Light Street • Bethlehem • Maryland • 21230
 ph. 410-753-1574 fax. 410-753-2841

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DATE	
BY	
REMARKS	
DATE	
BY	
REMARKS	

Beechbank Road Photograph Key

Photo #1

2801 Beechbank, Lot 15, immediately East of subject, looking North

Photo #2

2802 Beechbank, Lots 5&6, directly across the street, looking Southwest

Photo #3

2804 Beechbank, Lots 3&4, across the street and West, looking Southwest

Photo #4

Subject property, from the street, looking North

Photo #5

2808 Beechbank, Lots P1&2, across the street and West at intersection with Capitol View, looking Southwest

Photo #6

2809 Beechbank, Lot 13, immediately West of subject, looking North

Photo #7

Alternate view of 2808 Beechbank, looking Southeast

Photo #8

2811 Beechbank, Lot 12, further West, looking Northeast

Photo #9

North side of Beechbank looking East from Capitol View

Photo #10

South side of Beechbank looking East from Capitol View

Photo #11

Alternate street view of subject looking Northeast

Photo #12

Alternate view of 2804 Beechbank, looking Southeast

Photo #13

Subject, looking Southwest at building envelope from 2801 Beechbank

Photo #14

Alternate view of above looking South towards the street

Photo #15

Alternate view of above looking West towards 2809 Beechbank

①



③



②



④



⑦



18 9 2006

⑧



18 9 2006

⑤



18 9 2006

⑥



18 9 2006

11



10 9 2008

9



10 9 2008

12



10 9 2008

10



10 9 2008

13



14



15

Beechbank Road Tree Preservation Key

Trees to be preserved (noted by green numbers):

1. 39" Tulip Poplar
2. 27" Red Oak
3. 35" Red Oak
4. 27" red Oak
5. 31" Tulip Poplar
6. 30" Tulip Poplar
7. 24" Hickory
8. 16" White Oak
9. 18" White Oak
10. 18" Red Oak
11. 21" Red Oak
12. 18" Hickory
13. 36" Twin Red Oak
14. 39" Red Oak
15. 44" Red Oak
16. 13" Hemlock
17. 14" Hemlock
18. 12" Hemlock
19. 10" Hemlock
20. 9" Hemlock
21. 11" Hemlock

Trees to be removed (noted by red numbers):

1. 13" Hemlock
2. 12" Hemlock
3. 14" Spruce
4. 13" Hemlock
5. 9" Hemlock
6. 12" Hemlock
7. 10" Hemlock
8. 12 Tulip Poplar
9. 8" Hemlock
10. 9" Hemlock

N 64°58'58" E
49.90'

(35)

LOT 14

7,540 S.F.
AS SURVEYED

PT. LOT 15

LOT 13

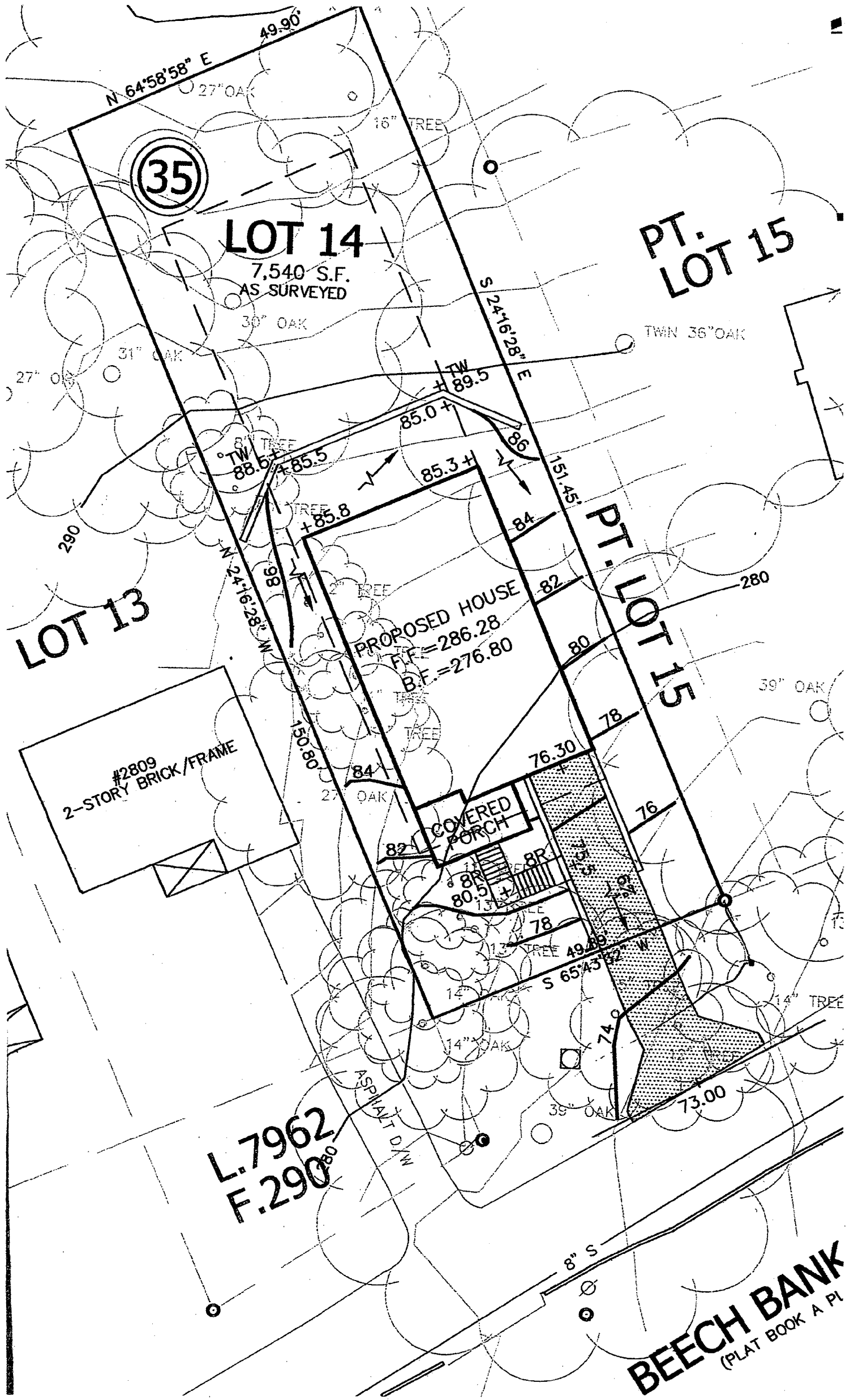
#2809
2-STORY BRICK/FRAME

PROPOSED HOUSE
F.F. = 286.28
B.F. = 276.80

PT. LOT 15

L.7962
F.290

BEECH BANK
(PLAT BOOK A PL)



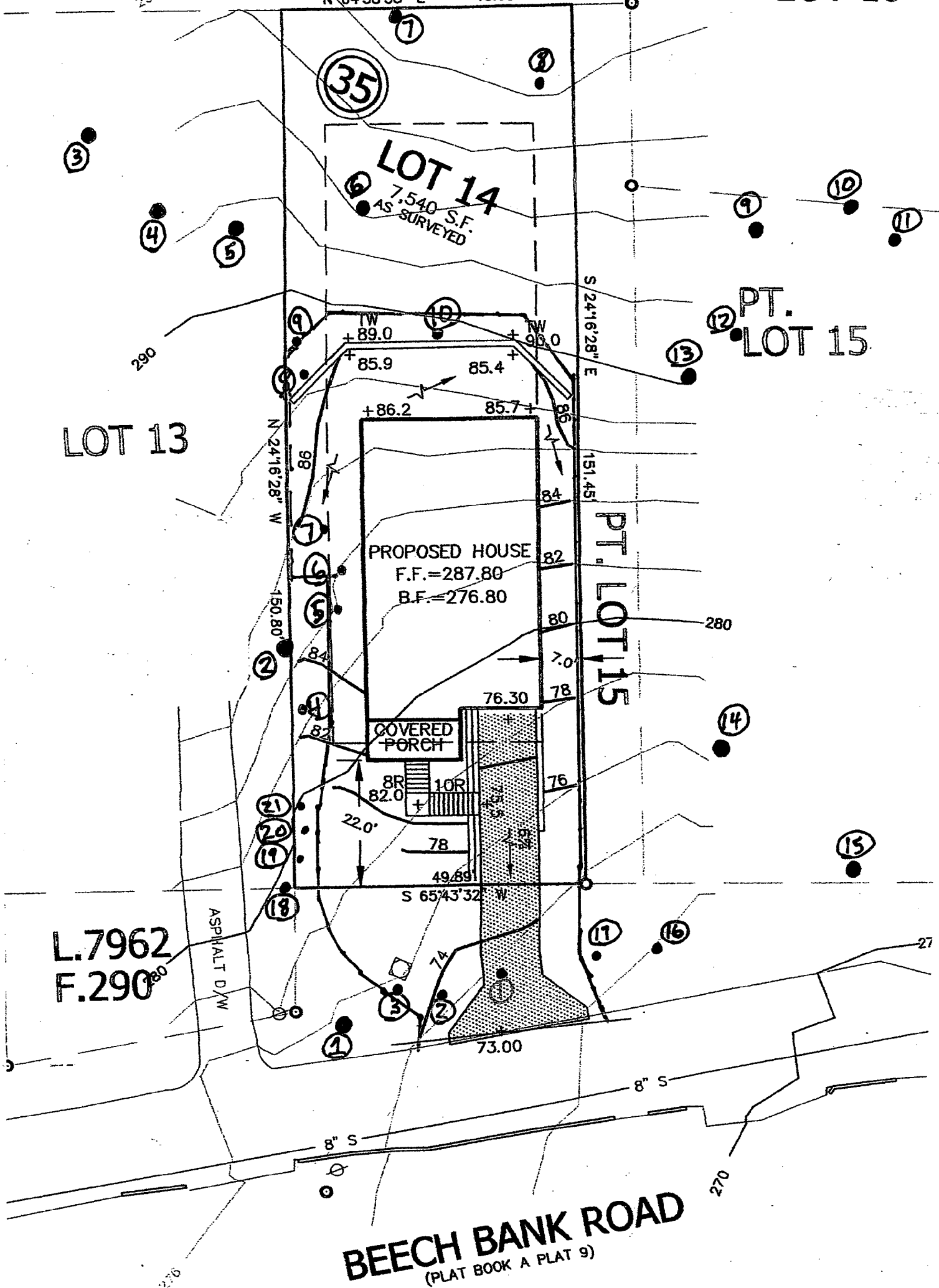
TREE PRESERVATION PLAN FOR 2805 BEECHBANK RD

PT. LOT 11

SUPER SILT FENCE - LOD - TREE
ROOT PRUNE & PROTECTION
FENCING W/ SIGNAGE

- ① ● TREE TO BE REMOVED (SEE KEY)
- ② ● TREE TO BE PRESERVED (SEE KEY)

LOT 16



BEECH BANK ROAD
(PLAT BOOK A PLAT 9)

L.7962
F.290

ASPHALT D/W

PT. LOT 15

LOT 14
7,540 S.F.
AS SURVEYED

LOT 13

PT. LOT 15
LOT 15

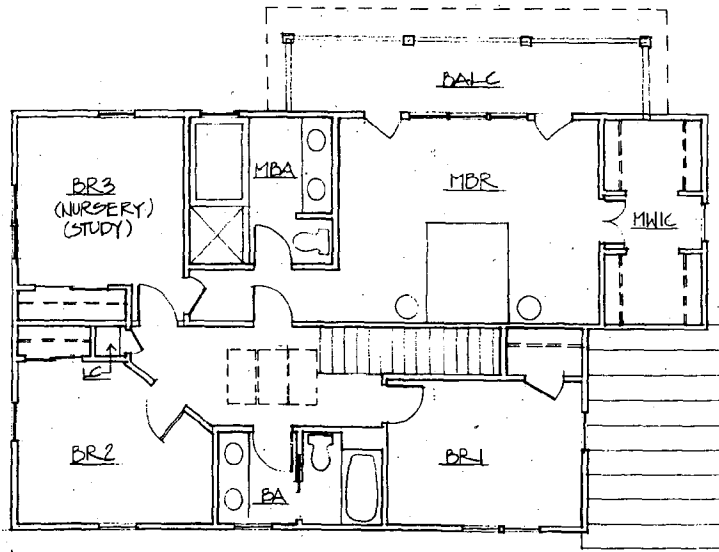
Beechbank Road Tree Preservation Key

Trees to be preserved (noted by green numbers):

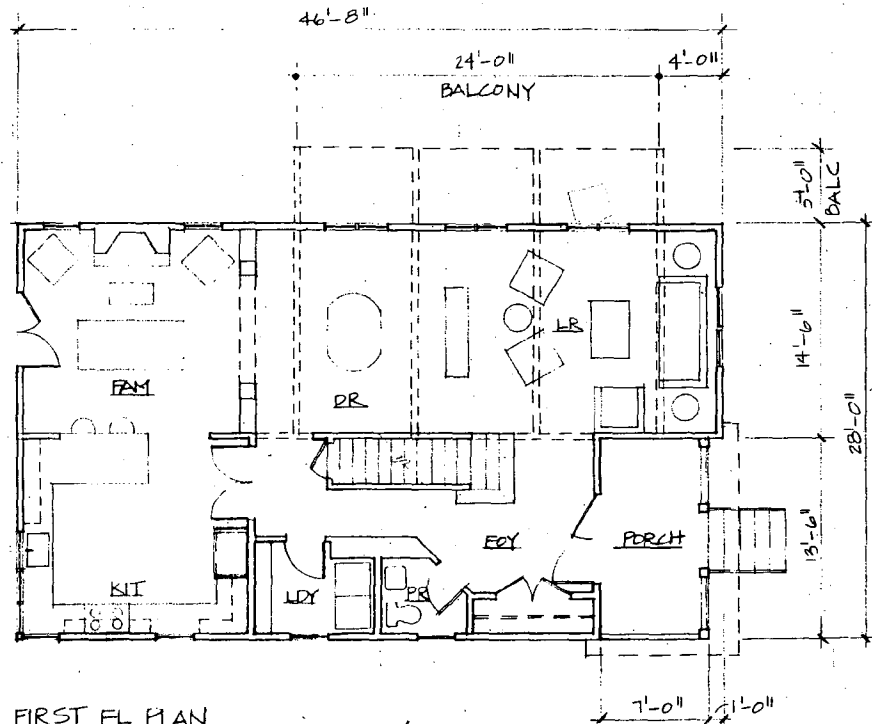
1. 39" Tulip Poplar
2. 27" Red Oak
3. 35" Red Oak
4. 27" red Oak
5. 31" Tulip Poplar
6. 30" Tulip Poplar
7. 24" Hickory
8. 16" White Oak
9. 18" White Oak
10. 18" Red Oak
11. 21" Red Oak
12. 18" Hickory
13. 36" Twin Red Oak
14. 39" Red Oak
15. 44" Red Oak
16. 13" Hemlock
17. 14" Hemlock
18. 12" Hemlock
19. 10" Hemlock
20. 9" Hemlock
21. 11" Hemlock

Trees to be removed (noted by red numbers):

1. 13" Hemlock
2. 12" Hemlock
3. 14" Spruce
4. 13" Hemlock
5. 9" Hemlock
6. 12" Hemlock
7. 10" Hemlock
8. 12 Tulip Poplar
9. 8" Hemlock
10. 9" Hemlock



SECOND FL PLAN



FIRST FL PLAN
1/8" = 1'-0"



DATES: 29 JULY 04
21 SEPT 04 REV

OWNER

Arbor Homes, LLC
10311 Naglee Rd
Silver Spring, MD 20901
(301) 445-2522

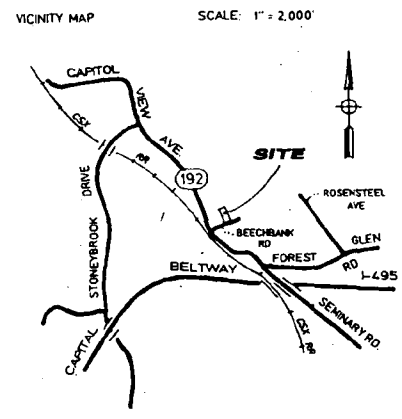
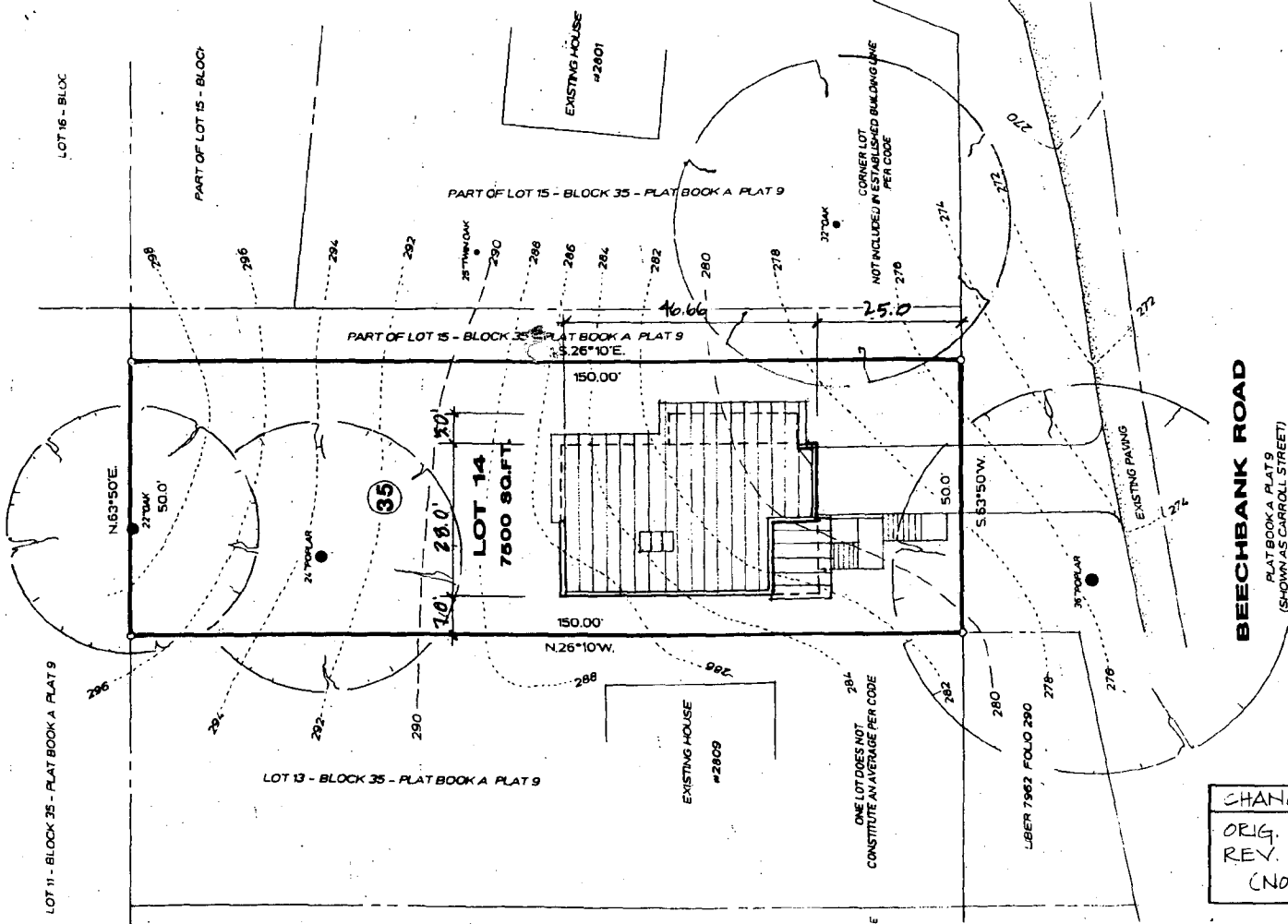
PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

ARCHITECT

THE KURLAS STUDIO

1909 O Street NW, Suite 200
Washington, DC 20009
(202) 797-8236



CHANGES	
ORIG.	29 JULY 04 FOOTPRINT: 1400 SF
REV.	21 SEPT 04 FOOTPRINT (NOT INCL 95 SF PORCH): 1190 SF

SITE/ROOF PLAN

1:20

(6)

DATES: 29 JULY 04
21 SEPT. 04 REV

OWNER:

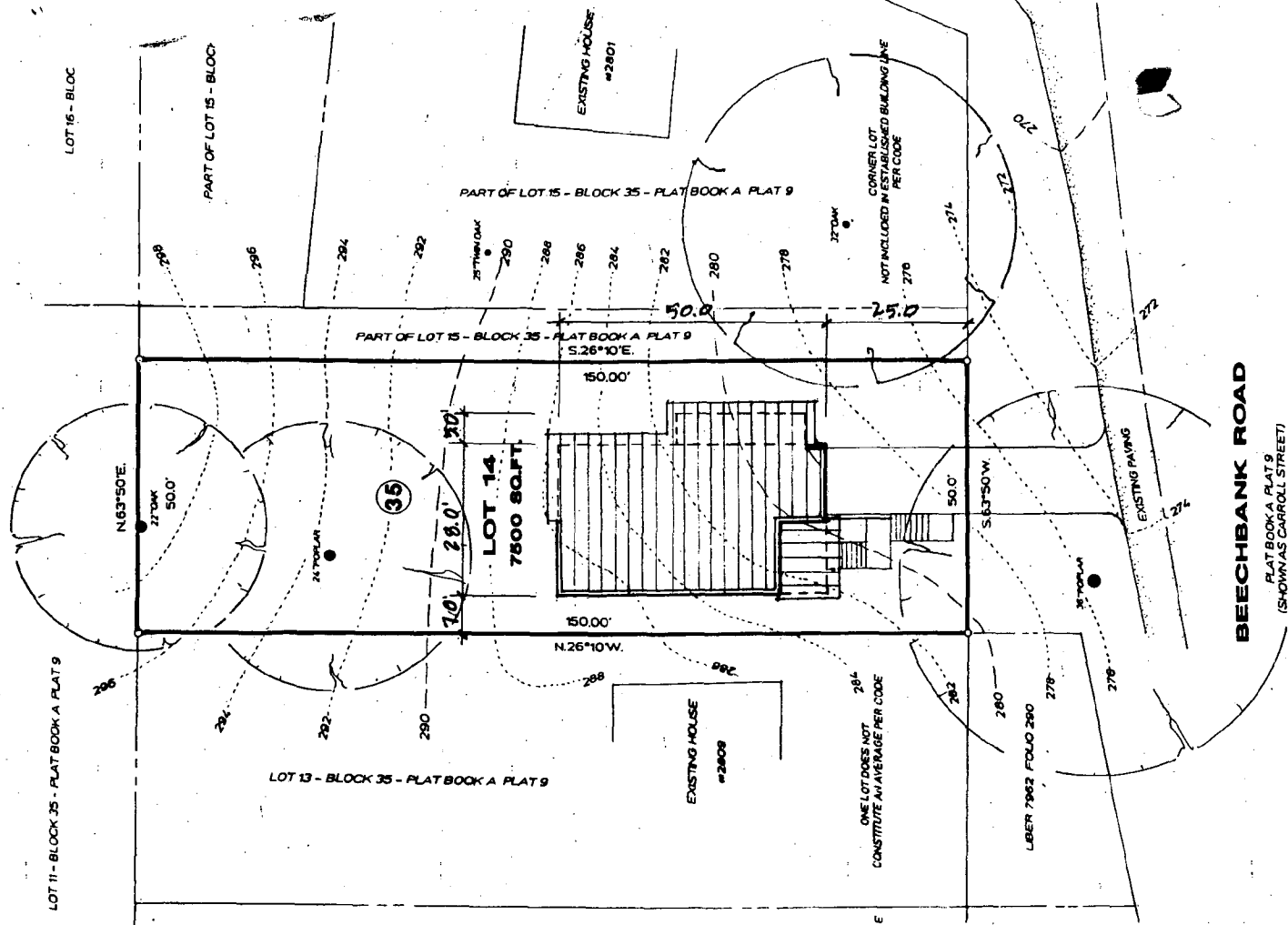
Arbor Homes, LLC
10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

PROJECT:

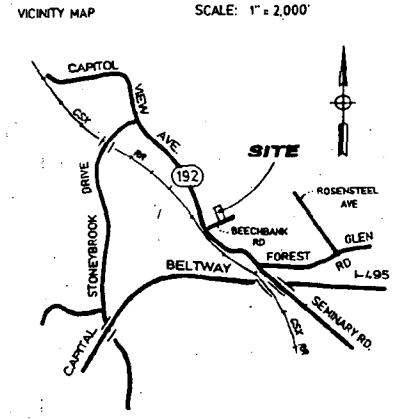
NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

ARCHITECT:

THE KURLAS STUDIO
1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236



SITE / ROOF PLAN



BEECHBANK ROAD
 FLAT BOOK A, PLAT 9
 (SHOWING CARROLL STREET)

28

DATES: 29 JULY 04

OWNER:

Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
 2803 Beechbank Rd.
 Silver Spring, MD 20910

ARCHITECT:
THE KURYLAS STUDIO
 1909 Q Street, NW, Suite 200
 Washington, DC 20009
 (202) 797-8236

1 certainly that's the value to the two lots --

2 MR. ADLER: Definitely. Definitely. Thank you
3 for all your time being here so late.

4 MS. O'MALLEY: Good luck with it.

5 MS. NARU: Thank you.

6 MS. O'MALLEY: All right, the minutes. Who has
7 read the minutes?

8 MS. WILLIAMS: I've read them. Actually, I have
9 some corrections but I left them at home. Can I mail them
10 to Abbie or --

11 MS. WRIGHT: Please e-mail them to Abbie; yes.

12 MS. O'MALLEY: I had a couple of corrections as
13 well.

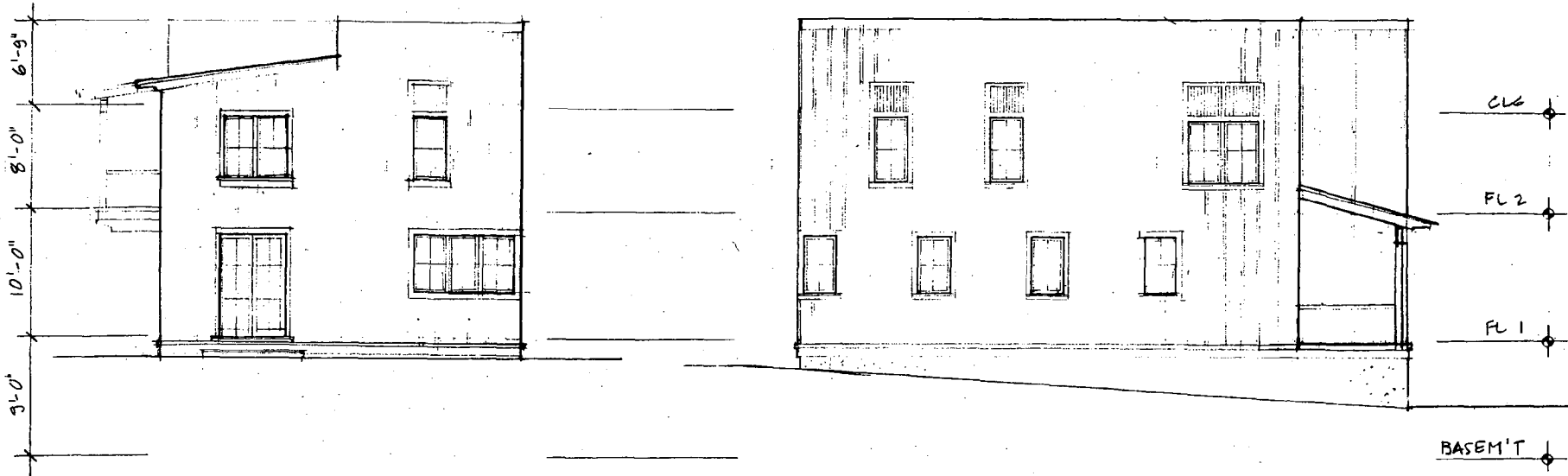
14 MS. WRIGHT: Okay, if you want to go ahead and
15 have -- e-mail your corrections to Abbie and we can put them
16 on the next agenda.

17 MS. O'MALLEY: Commission items?

18 MS. WRIGHT: You've all signed up for Happy
19 Birthday, Montgomery County is Sunday, right?

20 MS. O'MALLEY: I signed up for the October -- you
21 know that's Takoma Park's festival.

22 MS. WRIGHT: Too many events. But if you -- you
23 know, if you can even swing by and visit at Happy Birthday,
24 Montgomery County, a lot of Council members stop by. It
25 would be a great opportunity to talk to our elected leaders.



NORTH ELEV

WEST ELEV
1/8" = 1'-0"

DATES: 29 JULY 04
21 SEPT 04 KEY

OWNER:

Arbor Homes, LLC
10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

PROJECT:

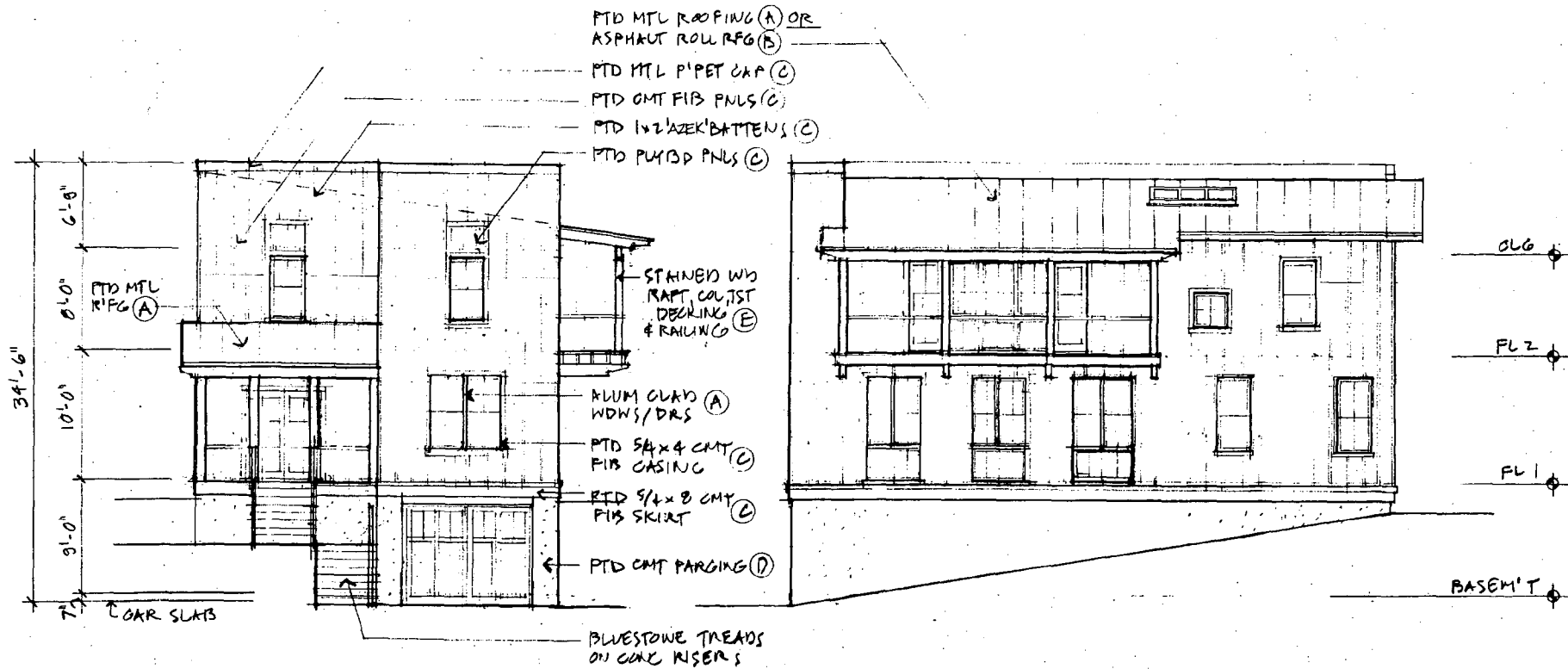
NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

ARCHITECT: **THE KURYLAS STUDIO**

1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236

21





SOUTH ELEV

EAST ELEV

1/8" = 1'-0"

COLOR KEY

- (A) COTTAGE RED
- (B) GREEN
- (C) TAUPE
- (D) DARK TAUTE
- (E) BROWN

DATES: 29 JULY 04
21 SEPT 04 REV

OWNER:

Arbor Homes, LLC
10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

PROJECT:

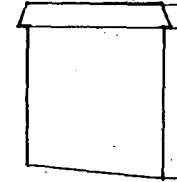
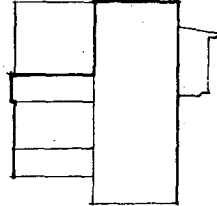
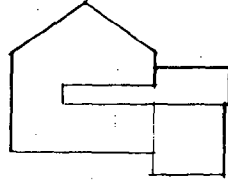
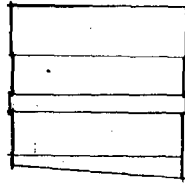
NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

ARCHITECT: **THE KURLAS STUDIO**

1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236

ARCHITECT:

(11)



2803

BEECHBANK RD. PROFILE

MASSING STUDY

1:20

DATES: 29 JULY 04
21 SEPT 04 REV

OWNER:

Arbor Homes, LLC

10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

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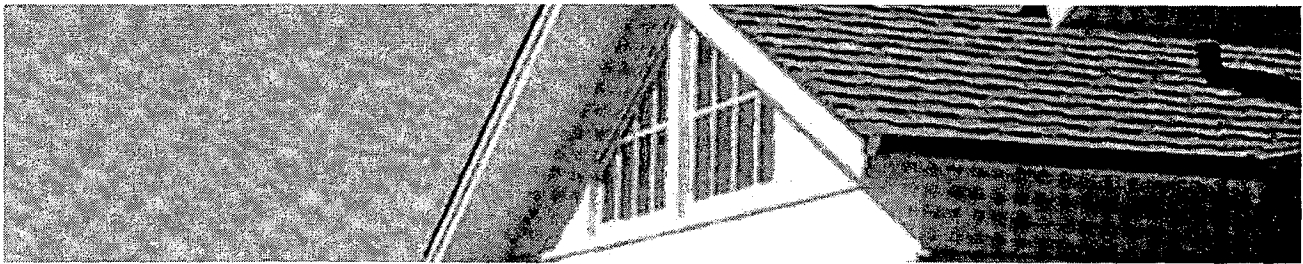
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(202) 797-8236

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ABOUT AZEK | CONTACT US | LITERATURE REQUEST | DEAL

TRIM WILL NEVER
EVER BE THE SAME.



- HOME
- INSTALLERS
- ARCHITECTS
- HOMEOWNERS
- DISTRIBUTORS/DEALERS
- FABRICATORS
- AZEK SHOWCASE GALLERY
- AZEK MEDIA CENTER

Product Info

AZEK® is the leading brand of cellular pvc offering an unequalled combination of Uniformity, Durability, Workability, and Beauty. Available in standard trimboards, beadboard, cornerboard, and sheet sizes, AZEK is ideal for everything from trim and fascia to detailed millwork. With the look, feel and sound of clear, premium lumber, AZEK is available in Traditional smooth finish or a reversible rustic, Frontier texture. And, to make every job looks its best, use AZEK Adhesive.

UNIFORMITY. Manufactured in a proprietary process, AZEK Trimboards are consistent and uniform throughout with no voids. Available in premium lengths (18 or 20 foot), all edges are square and smooth so joints and corners match easily. And protective packaging applied at the manufacturer helps to insure that AZEK bund good condition.

DURABILITY. AZEK trim products will not split, cup, rot, warp or twist. In fact, since AZEK ca in direct contact with the ground or masonry it is the perfect choice for moisture-prone applica garage door jambs and hot tub surrounds. And AZEK trim products have a 25-year warranty.

WORKABILITY. Cut, rout or mill AZEK trim products to fit your unique design needs using tr woodworking tools. AZEK can be nailed, glued, or screwed and is easily bent or shaped into applications. Without a grain, AZEK can be fastened close to the edge without splitting. And : entire length of each piece is usable there's less wasted material. For more information, see Installation Guidelines.

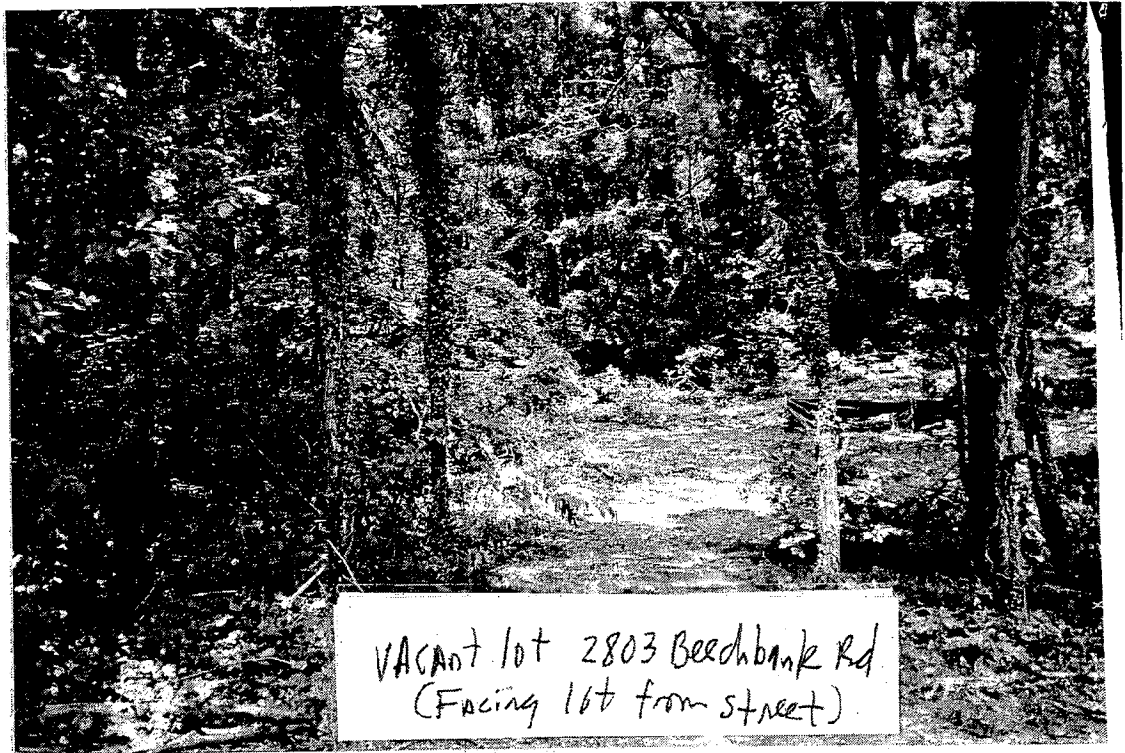
BEAUTY. AZEK Trimboards complement all housing exteriors—from traditional brick or ceda fiber cement and other sidings. Manufactured in natural, semi-matte white, AZEK performs b trim, fascia, soffit, corner board, ceilings, decorative millwork, custom molding, wainscoting, a While AZEK can be painted or stained for a custom color; painting is never required for prote

With AZEK, Trim Will Never Ever Be The Same.

©2004 AZEK TRIMBOARDS

- Product:
- Installati
- Guides
- Capabili
- Material
- Data Sh
- Frequen
- Question
- Warrant

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VACANT lot 2803 Beechbank Rd
(Facing lot from street)

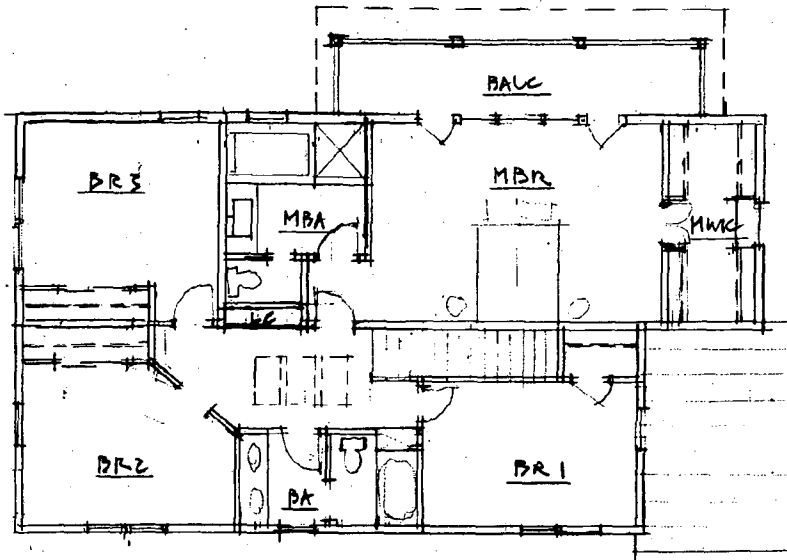
WITH ~~REGARD~~ TO....
How many times
is he going to
say that.

Do these people not
read the report -

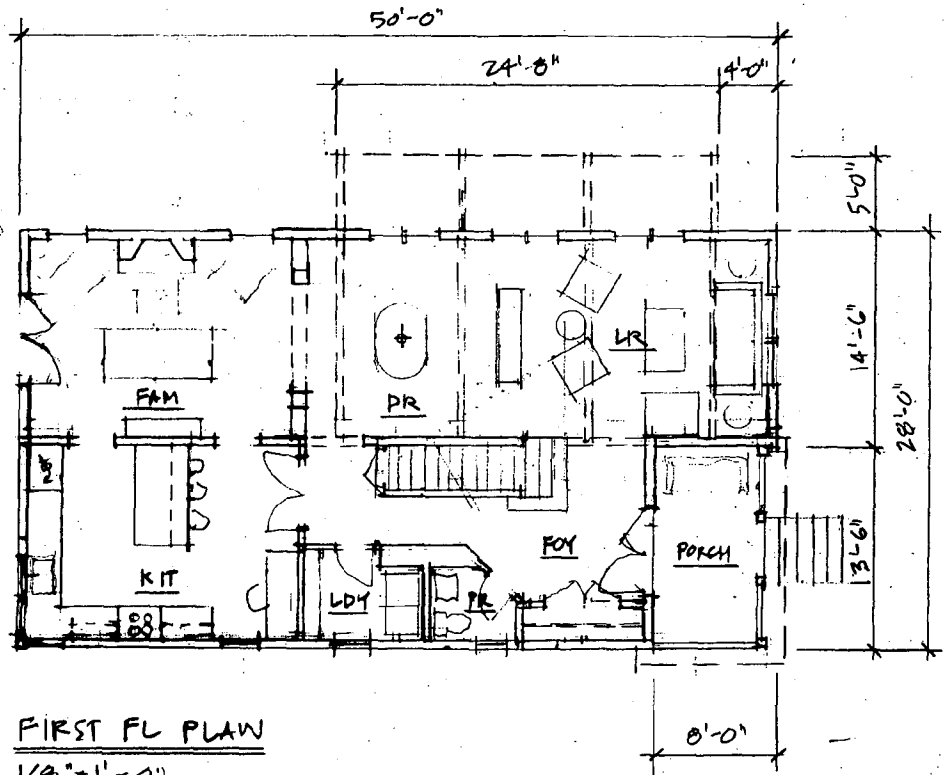
Do course no

BAD ARCHITECT -

We need George or
Robert



SECOND FL PLAN



FIRST FL PLAN

1/8" = 1'-0"



DATES: 29 JULY 04

OWNER:

Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

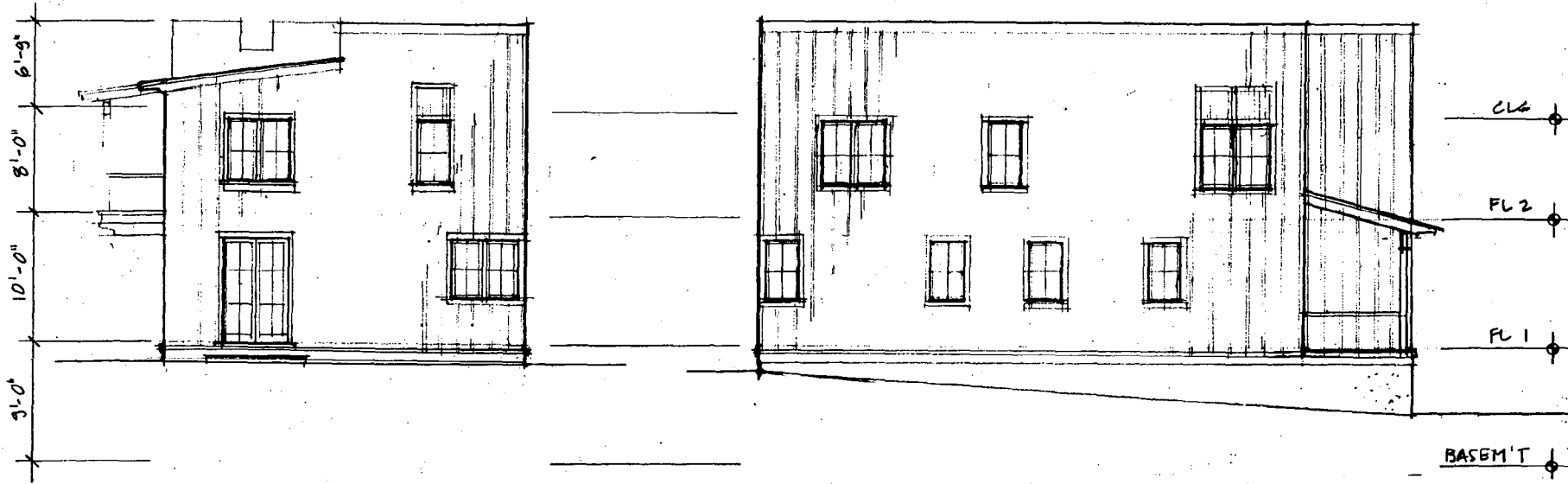
PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
 Silver Spring, MD 20910

ARCHITECT: **THE KURYLAS STUDIO**

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 Washington, DC 20009
 (202) 797-8236

(17)



NORTH ELEV

WEST ELEV
1/8" = 1'-0"

ARCHITECT:
THE KURLAS STUDIO
 1909 Q Street NW, Suite 200
 Washington, DC 20009
 (202) 797-8236

DATE: 23 JULY 04

OWNER:

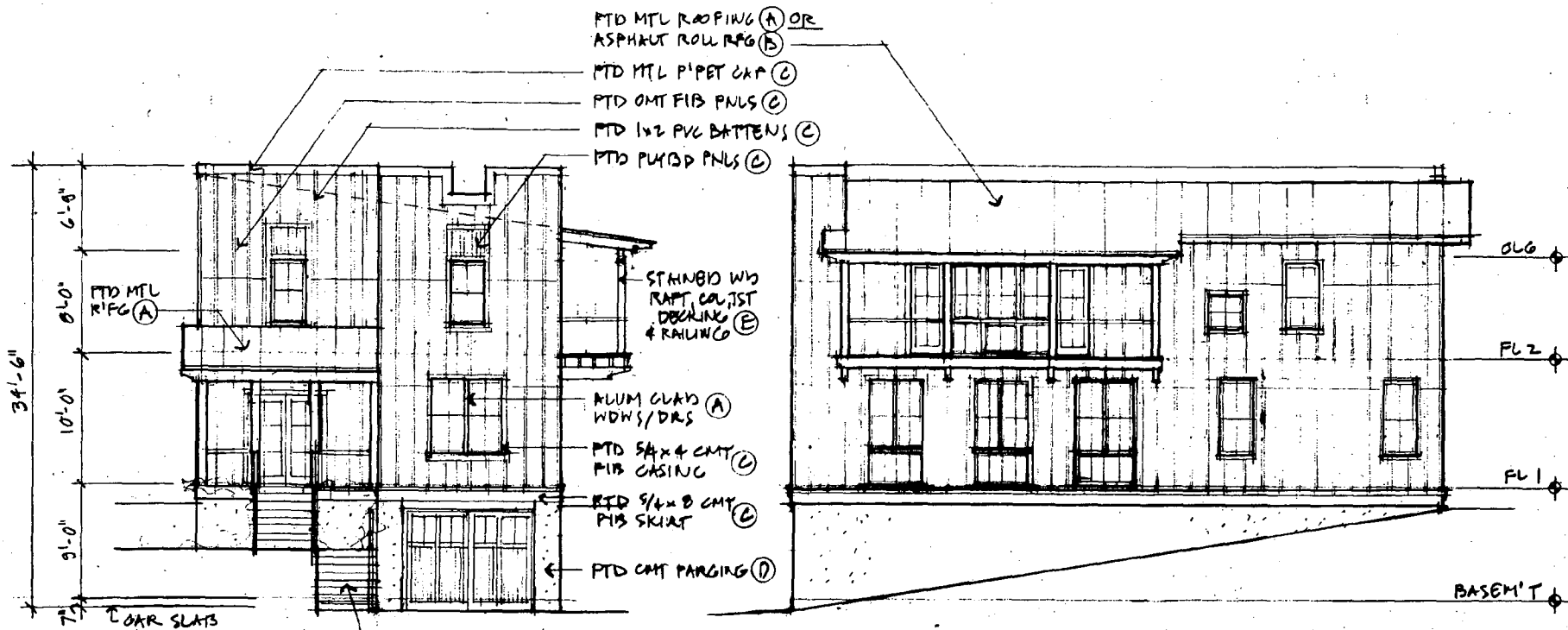
Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

40

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SOUTH ELEV

EAST ELEV

1/2" = 1'-0"

COLOR KEY

- (A) COTTAGE RED
- (B) GREEN
- (C) TAUPE
- (D) DARK TAUPE
- (E) BROWN

DATES: 23 JULY 04

OWNER:

Arbor Homes, LLC

10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
 Silver Spring, MD 20910

ARCHITECT: **THE KURLAS STUDIO**
 1909 Q Street NW, Suite 200
 Washington, DC 20009
 (202) 797-8216

(29)

35

LOT 14

7,540 S.F.
AS SURVEYED

PT.
LOT 15

LOT 13

PROPOSED HOUSE
F.F. = 286.28
B.F. = 276.80

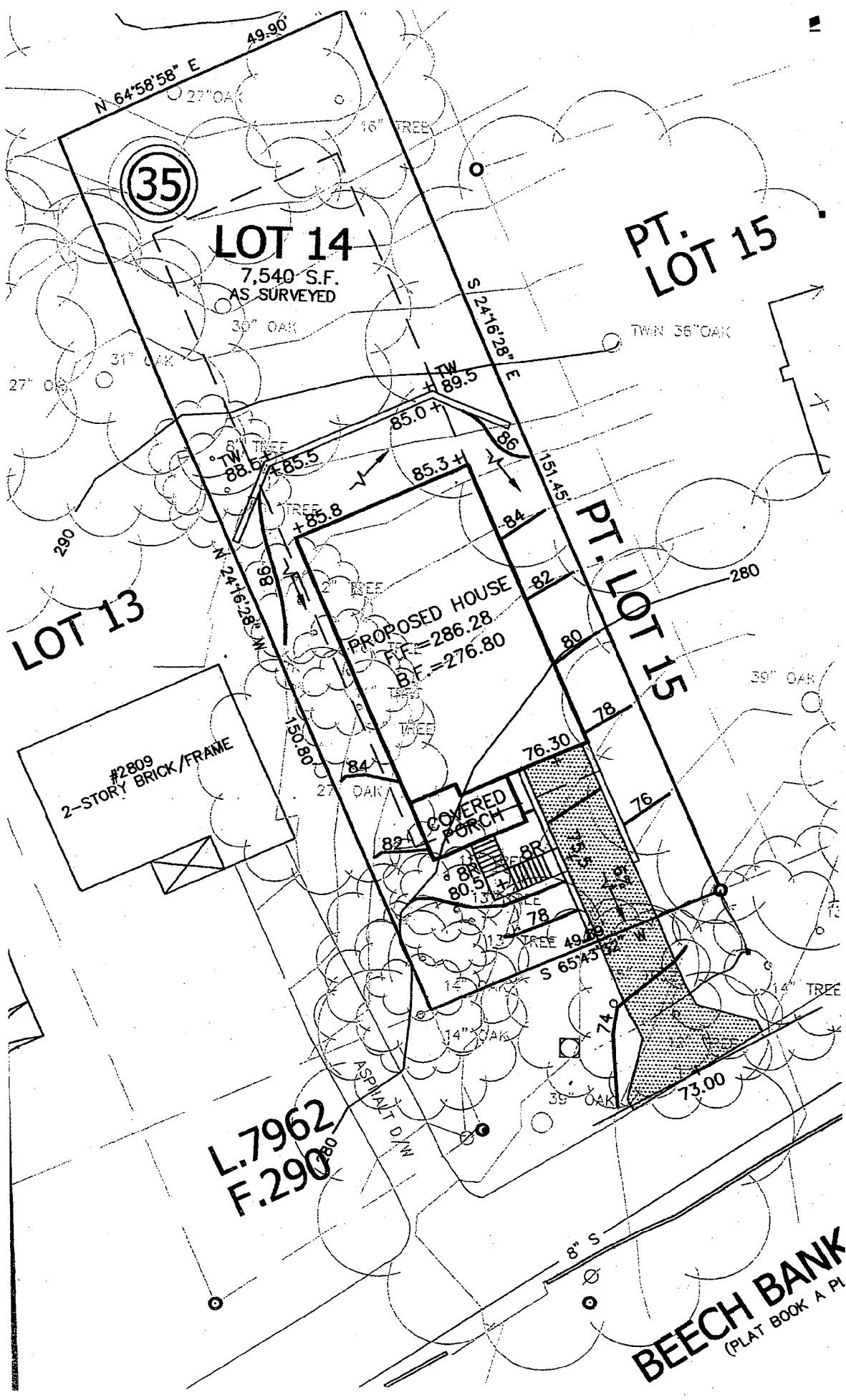
PT. LOT 15

#2809
2-STORY BRICK/FRAME

COVERED PORCH

L.7962
F.290

BEECH BANK
(PLAT BOOK A Pt)



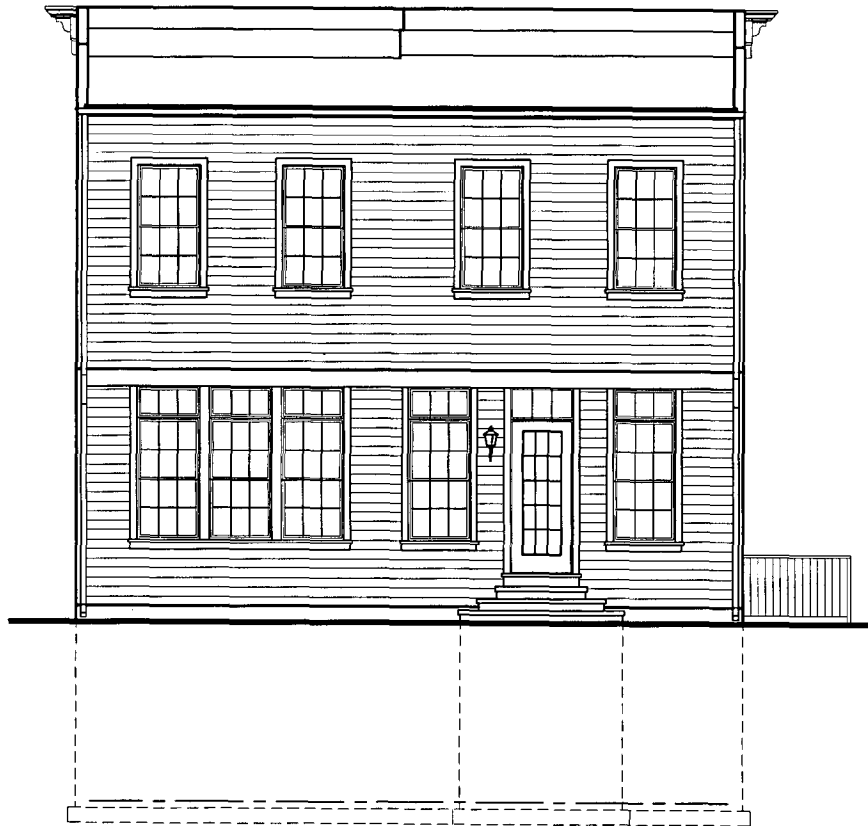


FRONT ELEVATION

BEECH BANK ROAD Lot-14

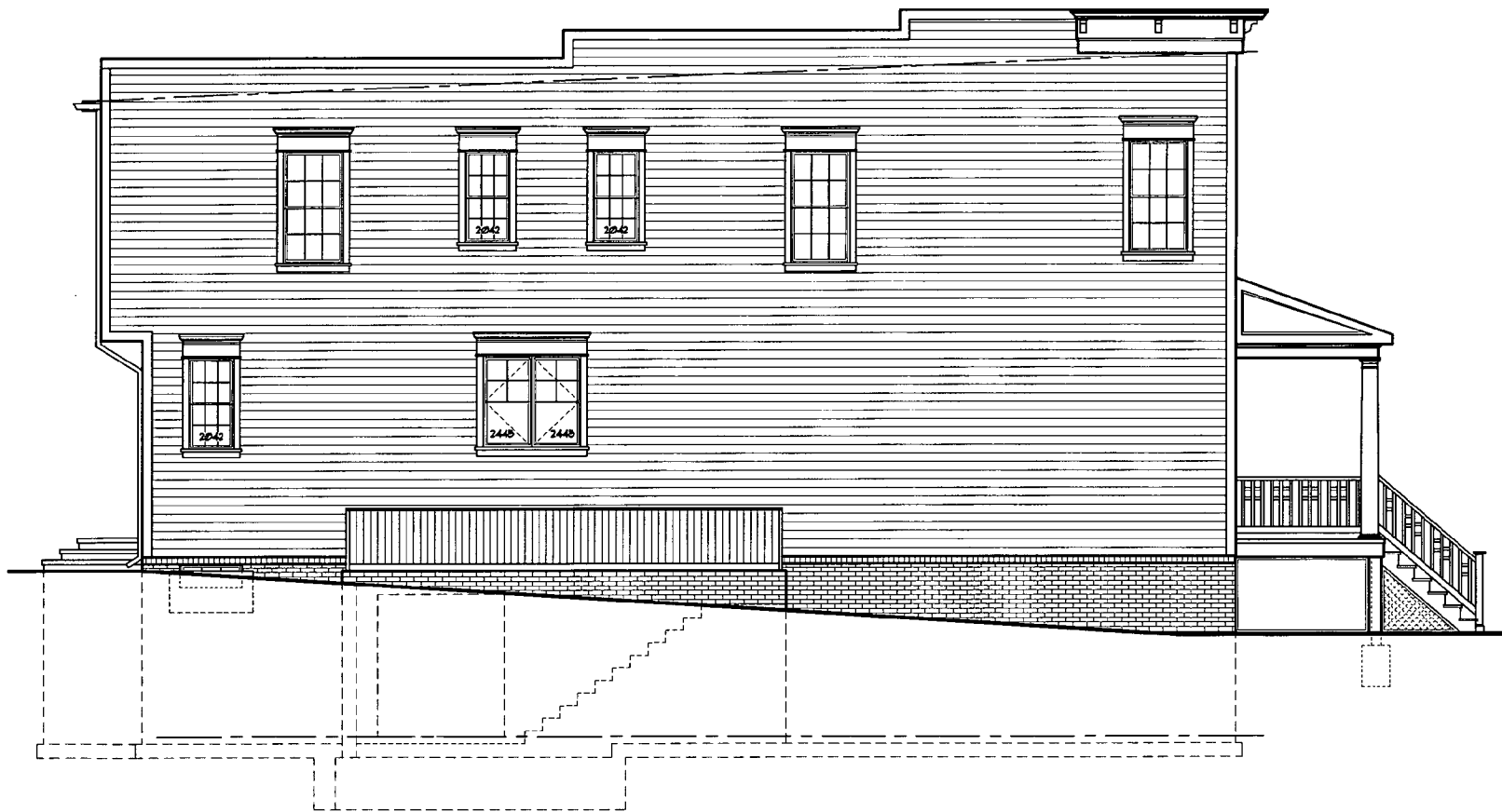
SCALE: 1/4"=1'-0"

Michele
Sept 27th
Agenda



REAR ELEVATION

SCALE: 1/4" = 1'-0"



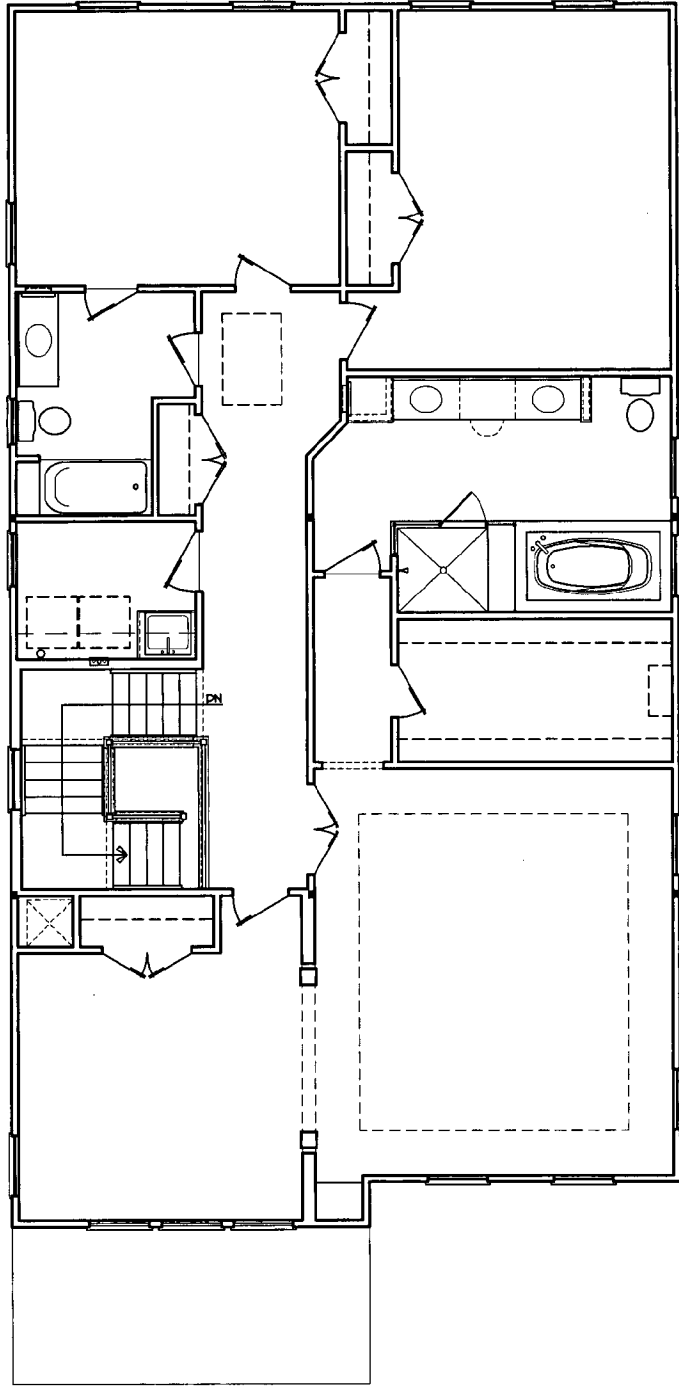
LEFT SIDE ELEVATION
BEECH BANK ROAD Lot-14

SCALE: 1/4"=1'-0"



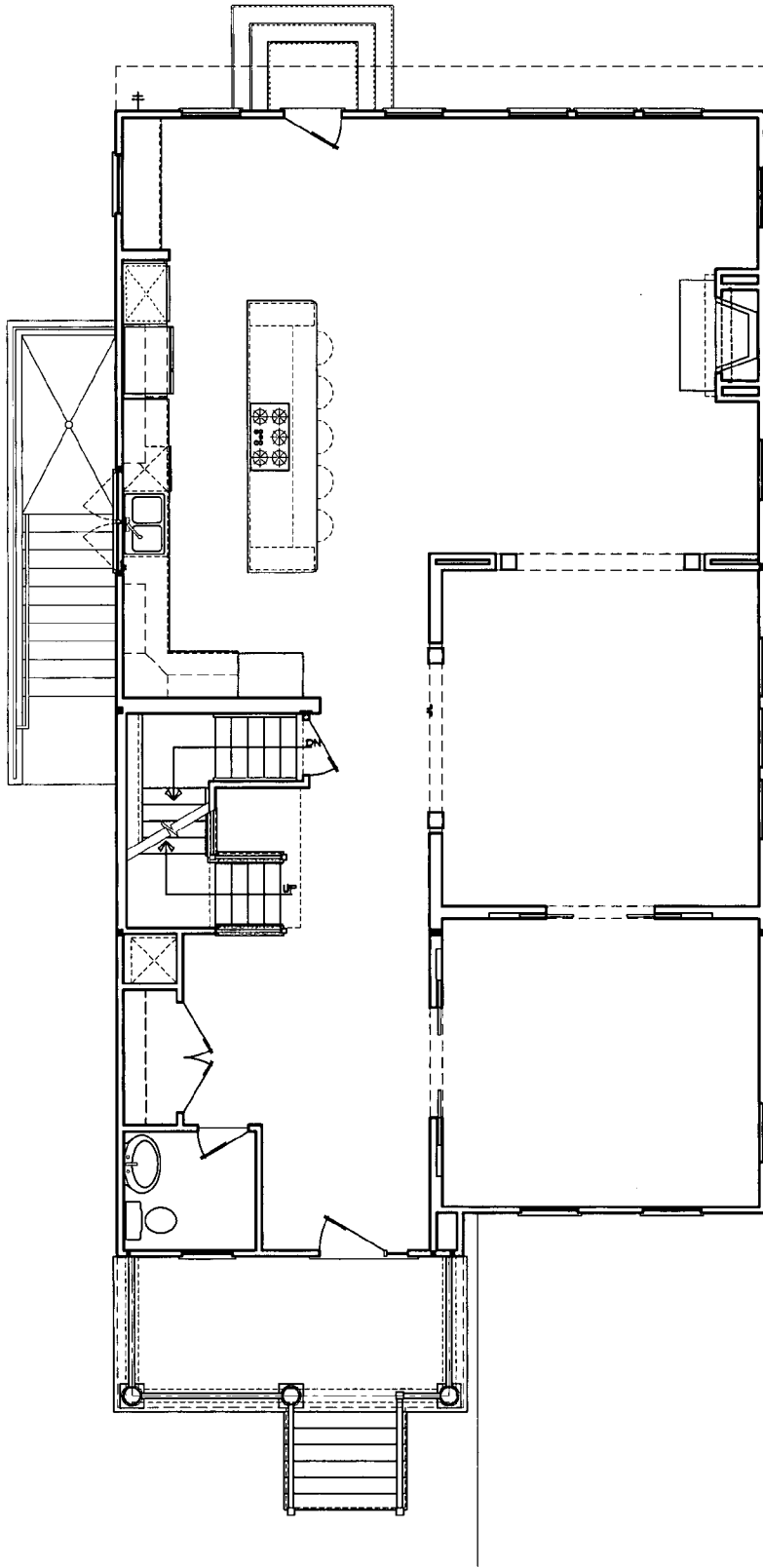
RIGHT SIDE ELEVATION
BEECH BANK ROAD Lot-14

SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



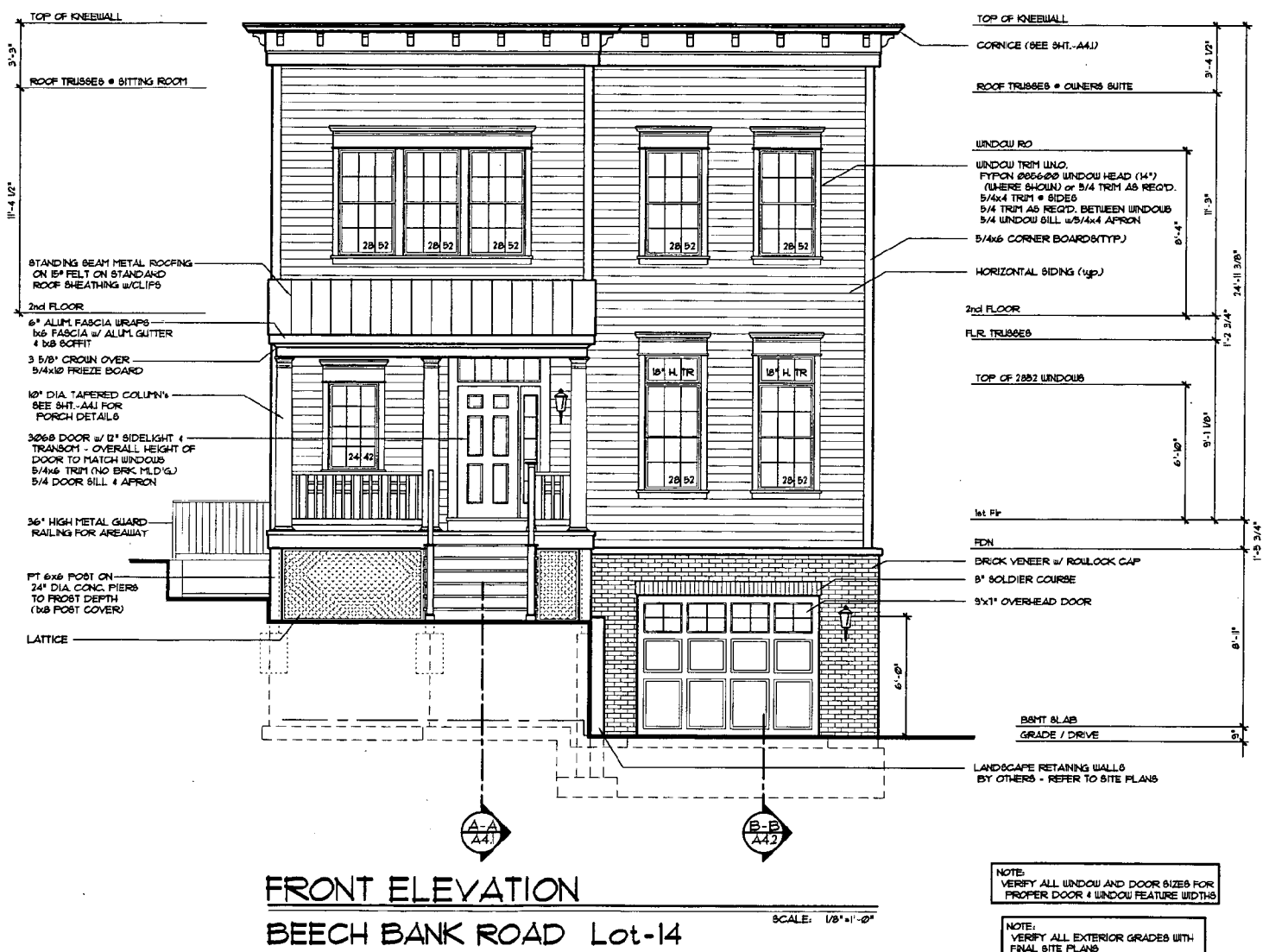
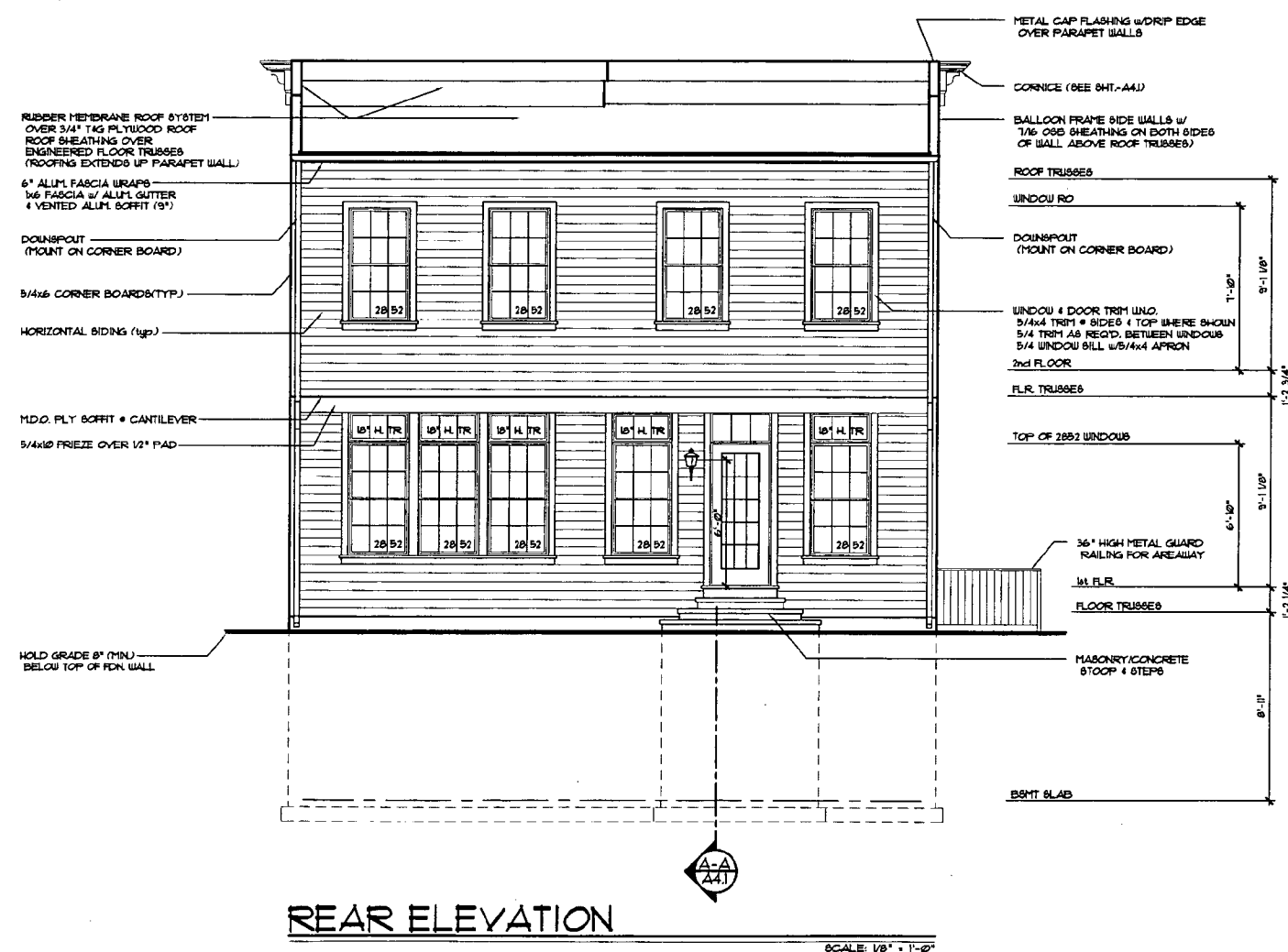
FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

STAPLES w/ MINIMUM
7/16" CROWN WIDTH @ 3"oc
@ EDGES @ 2"oc IN FIELD

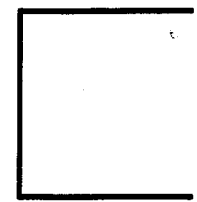
INTERIOR DRYWALL ATTACHMENT
1/2" GYP/PLUM BOARD - UNBLOCKED
FASTENERS - 8d WALLBOARD NAILS 7"oc @ EDGES @ 4" FIELD
ALTERNATE - USE #6 1/4" SCREWS @ 12"oc @ EDGES @ 2"oc IN FIELD

DATE	REVISIONS
07/25/06	ISSUED FOR ENGINEERING
09/06/06	FINAL REVIEW



NOTE: VERIFY ALL WINDOW AND DOOR SIZES FOR PROPER DOOR & WINDOW FEATURE WIDTHS

NOTE: VERIFY ALL EXTERIOR GRADES WITH FINAL SITE PLANS



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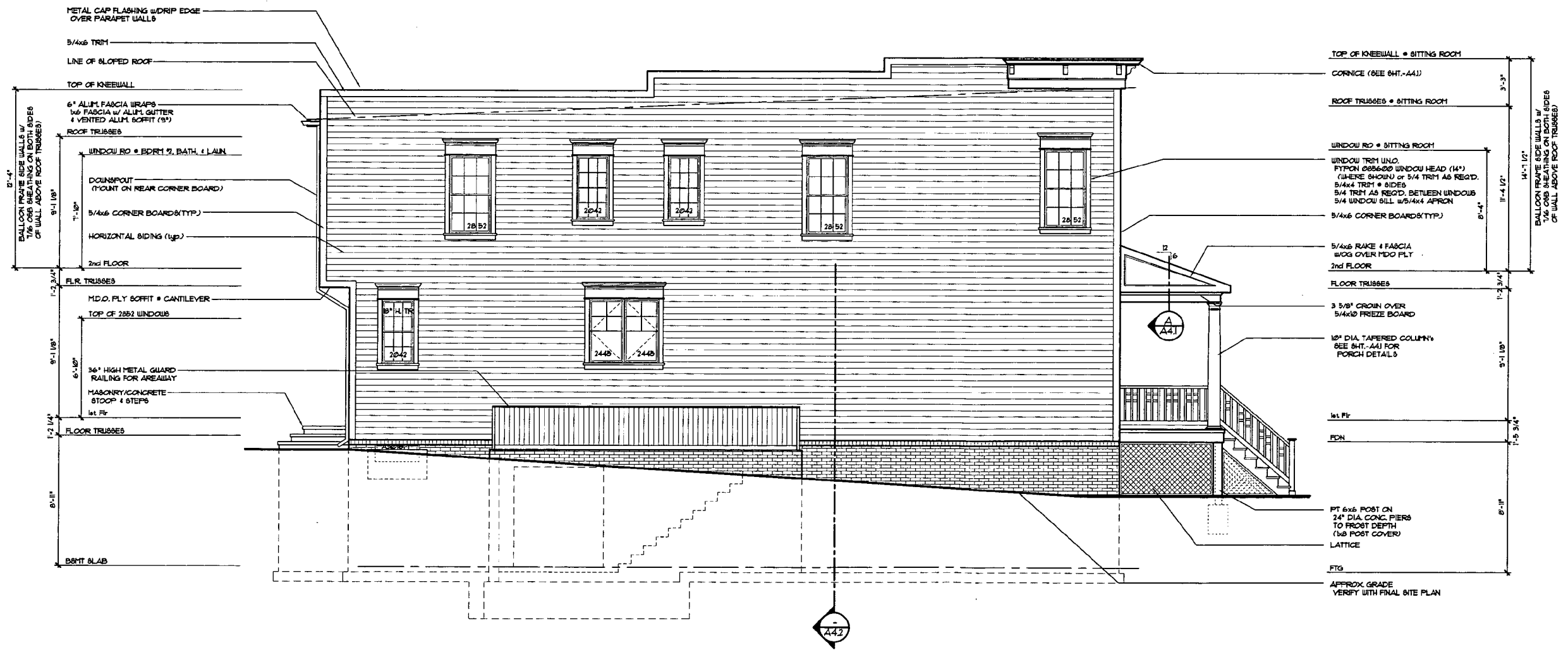
Allen + Associates, P.A.
ARCHITECTURE

1441 Light Street
Baltimore, Maryland
410-785-1574
21230
fax: 410-785-2611

DATE	05/16/2006
FILE NAME	BeechBank-EGP
DRAWN BY	SHA
SHEET NO.	A11
BUILDER	OVERTON HOMES LLC
MODEL	BEECH BANK ROAD LOT-14
DRAWING TITLE	FRONT and REAR ELEVATIONS
OPTION # & DESCRIPTION	

MINIMUM 2x4 SPT WALLS @ 16" O.C. MAX. (UNLESS NOTED OTHERWISE)
 EXTERIOR WALL SHEATHING - 7/16" OSB
 FASTENERS - 8d NAILS 4"oc @ EDGES
 12"oc IN FIELD
 ALT. - USE 1/2" 16 GAUGE CORROSION RESISTANT STAPLES w/ MINIMUM 7/16" CROWN WIDTH @ 3"oc @ EDGES & 12"oc IN FIELD

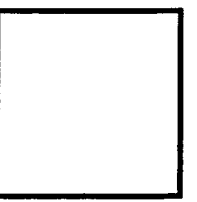
INTERIOR DRYWALL ATTACHMENT
 1/2" GYPSUM BOARD - UNLOCKED
 FASTENERS - 8d WALLBOARD NAILS 12"oc @ EDGES & FIELD
 ALTERNATE - USE 1/4" SCREWS 8"oc @ EDGES & 12"oc IN FIELD



LEFT SIDE ELEVATION
BEECH BANK ROAD Lot-14

SCALE: 1/8" = 1'-0"

DATE	REMARKS
07/09/24	ISSUED FOR ENGINEERING



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ARCHITECTURE

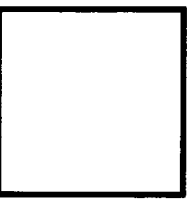
1441 Light Street • Baltimore • Maryland • 21230
 PH: 410-763-1574 FAX: 410-763-2641

BUILDER	OVERTON HOMES LLC
MODEL	BEECH BANK ROAD LOT-14
DRAWING TITLE	LEFT SIDE ELEVATION
OPTION # & DESCRIPTION	2

1 1/8" x 1 1/8" OFF SHIELD STUDS SPACED @ 16" OC MAX. (100%)
 EXTERIOR WALL SHEATHING - 1/8" OSB
 FASTENERS - 8d NAILS 4"oc @ EDGES
 2"oc IN FIELD
 ALT. - USE 1 1/2" x 6 GAUGE
 CORROSION RESISTANT
 STAPLES w/ MINIMUM
 1/8" CROWN WIDTH @ 3"oc
 @ EDGES @ 2"oc IN FIELD

INTERIOR DRYWALL ATTACHMENT
 1/2" GYPSUM BOARD - UNBLOCKED
 FASTENERS - 5d WALLBOARD NAILS 1"oc @ EDGES @ FIELD
 ALTERNATE - USE 1/4" SCREWS 8"oc @ EDGES
 @ 12"oc IN FIELD

DATE	REVISIONS
07/19/20	ISSUED FOR ENGINEERING
09/06/20	TRACFP REVIEW

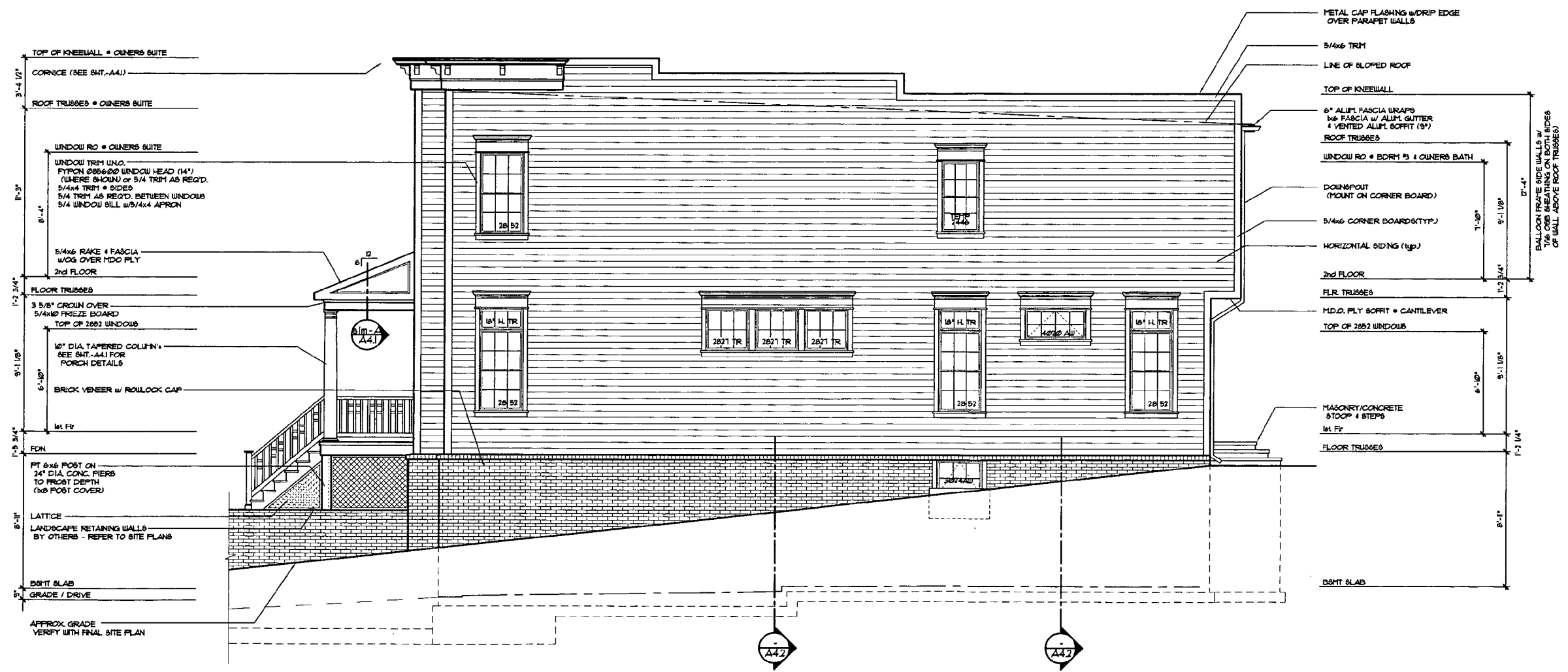


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Allen + Associates, PA
 ARCHITECTURE

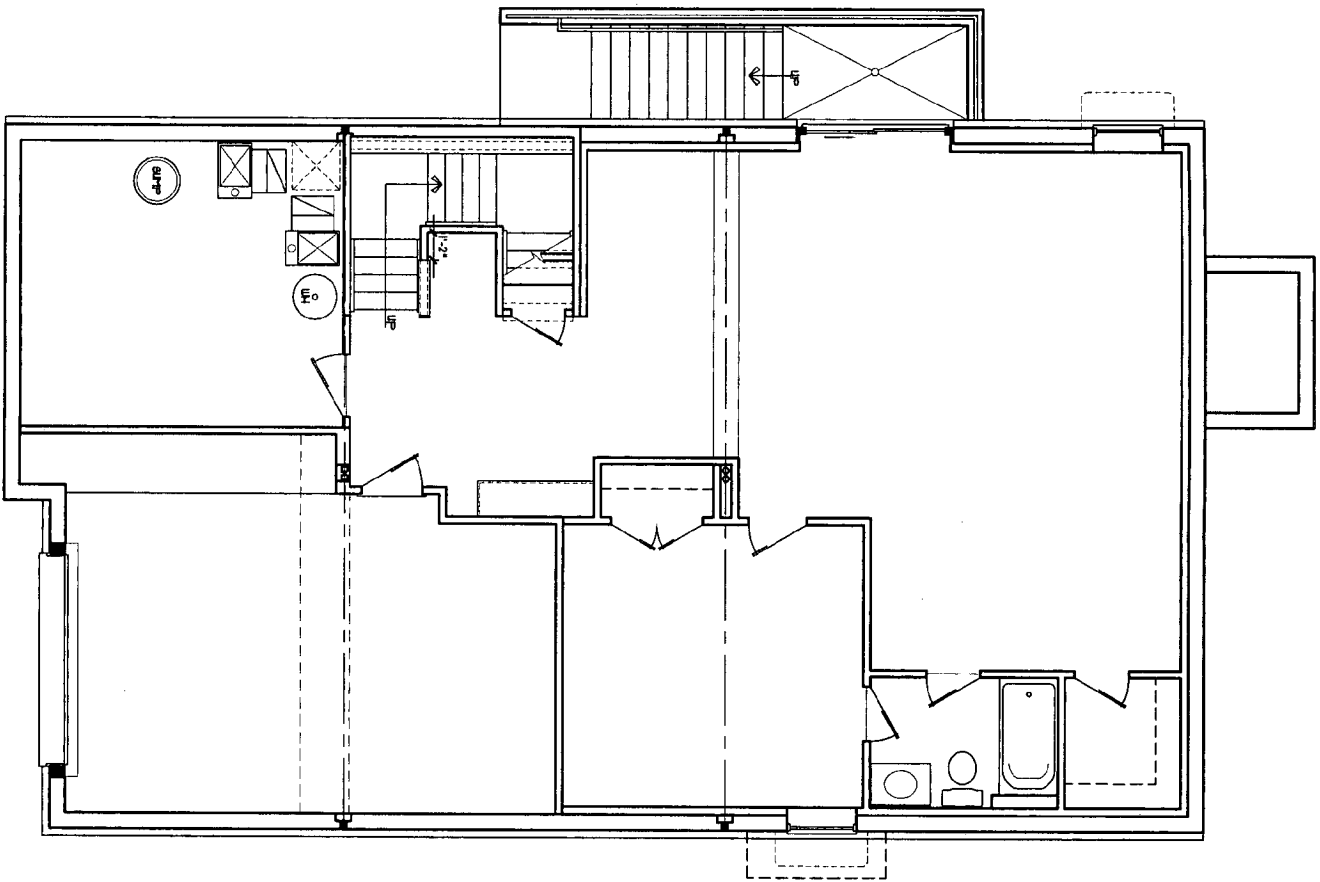
1441 Light Street
 Baltimore • Maryland • 21201
 ph: 410-933-5774 fax: 410-933-2641

BUILDER	OVERTON HOMES LLC
MODEL	BEECH BANK ROAD LOT-14
DRAWING TITLE	RIGHT SIDE ELEVATION
OPTION # & DESCRIPTION	3



RIGHT SIDE ELEVATION
BEECH BANK ROAD Lot-14

SCALE: 1/8" = 1'-0"



OPT. FINISHED BSMT. PLAN

SCALE: 1/8"=1'-0"

FOUNDATION WALL VERTICAL REINFORCEMENT

4" NORMAL WALL THROUGHS
 8" POURED WALLS w/ HORIZ.
 8" UNBALANCED BLACK REIN. w/
 4" REBAR @ 16" O.C.
 4" REBAR @ 16" O.C.

GENERAL NOTE:

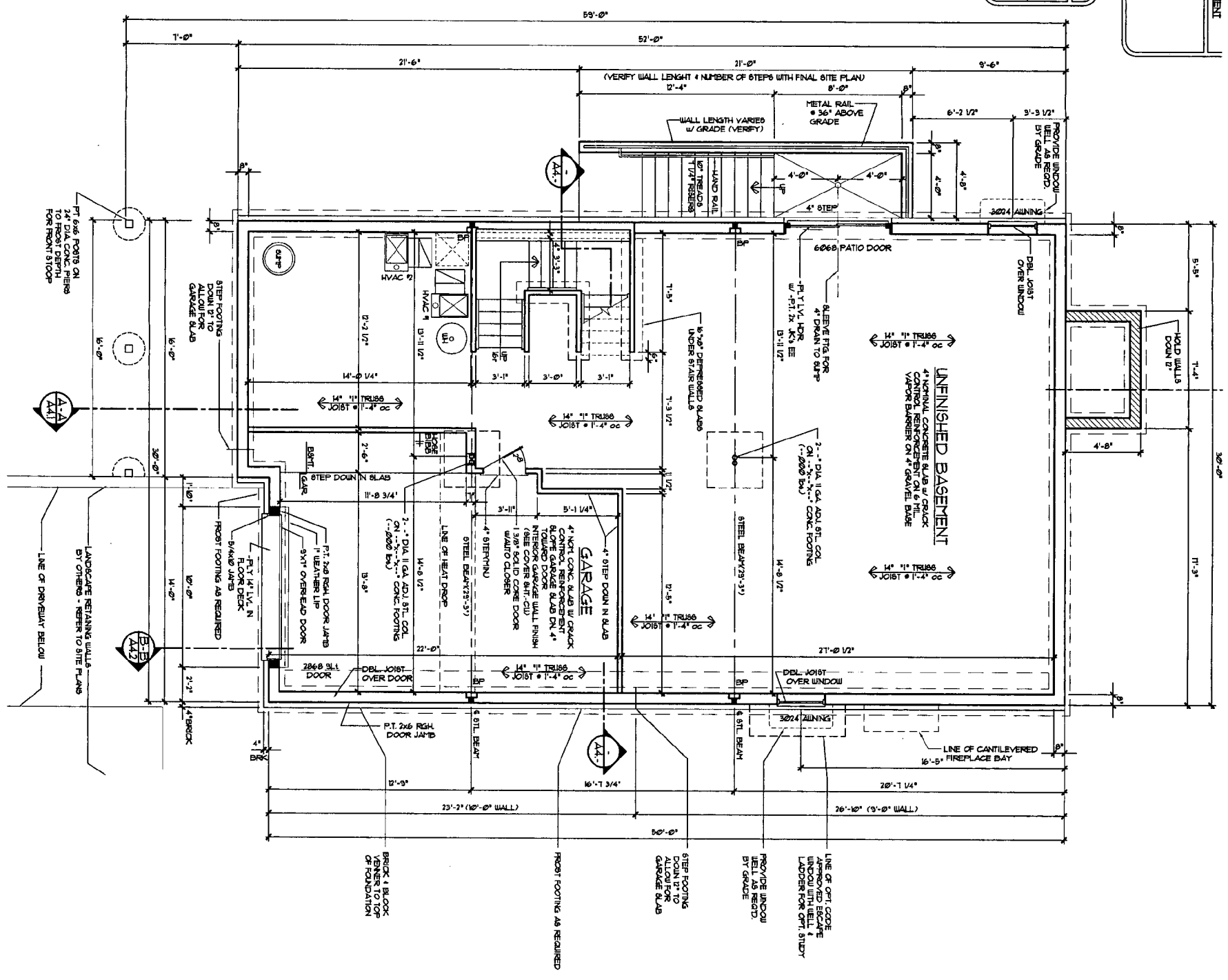
1/2" DIA. ANCHOR BOLTS TO BE INSTALLED
 WITHIN 6" FROM THE TOP OF EACH
 FLUTE SECTION.
 ANCHOR STRIPS TO BE INSTALLED
 @ 4" O.C. AND ARE TO BE PLACED
 WITHIN 6" FROM THE TOP OF EACH
 FLUTE SECTION AS APPROVED ALTERNATE.

GENERAL NOTES:

ALL FINISHING LUTHER,
 EXCEPT WALL STUDS TO
 BE LUTHERED & ONE BETTER
 TO BE LUTHERED TO GRADE OR BETTER
 (GRADE OR BETTER)
 EXC. 1" IN. NON-BEARING WALLS
 IN E866 NOTED OTHERWISE
 ALL SINGLE LINGOU / DOOR
 HEADERS TO BE 6" x 8" SIPS
 IN E866 NOTED OTHERWISE
 HEADERS SET AT 6" x 8"
 ANGLED WALLS ARE AT 45°
 IN E866 NOTED OTHERWISE

WINDOW/DOOR NOTE:

WINDOW SIZES BASED ON
 CLAD WORK WINDOW
 EXC. DOOR SIZES BASED
 ON SITS. FINISHING UNITS
 VERIFY ALL WINDOW/DOOR
 SIZES / REAR OPENINGS



FOUNDATION PLAN

SCALE: 1/8"=1'-0"

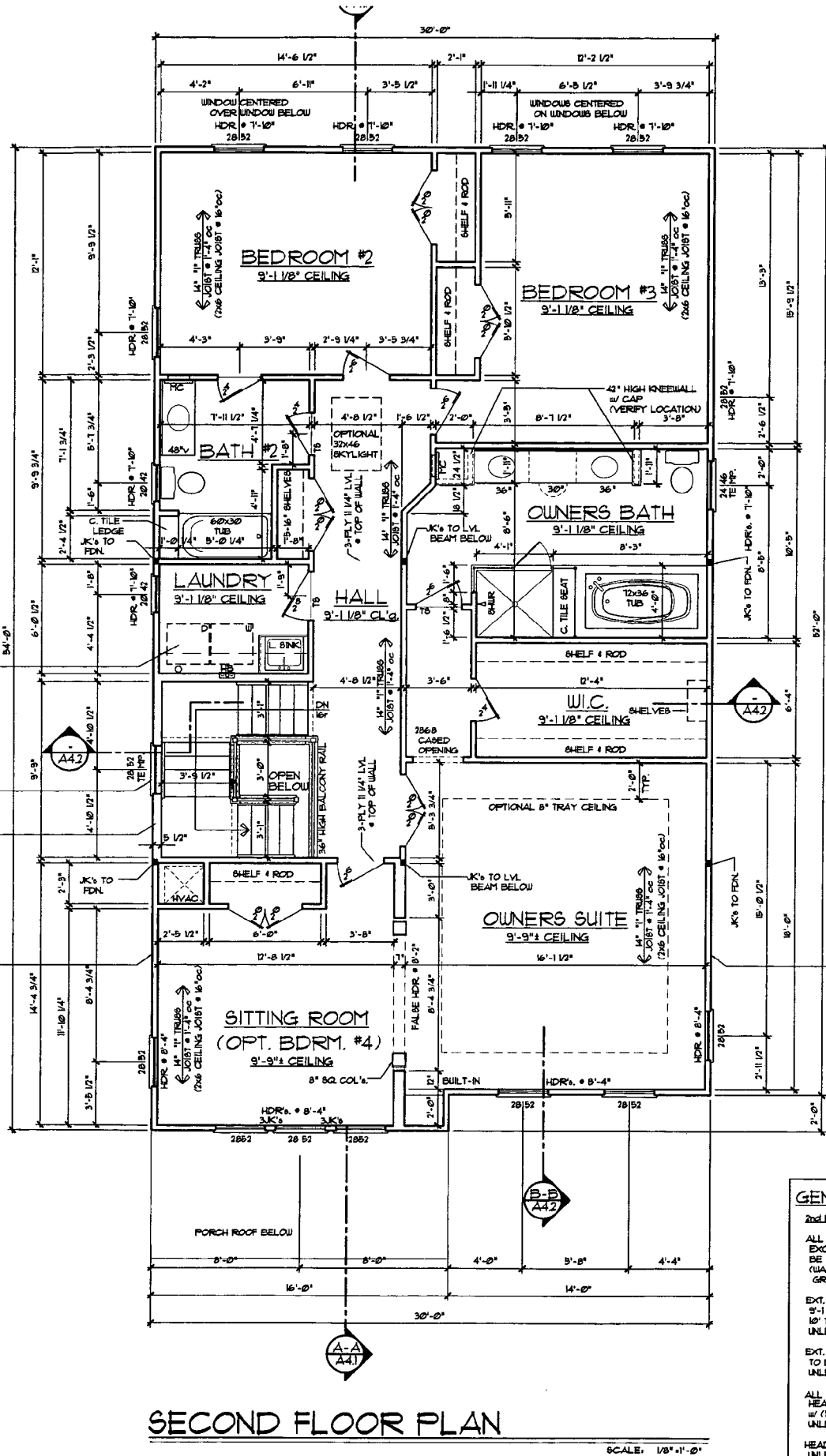
NO. 10/2006	BUILDER OVERTON HOMES LLC
NAME McEwen-Gol	MODEL BEECH BANK ROAD LOT-14
DATE 10/2006	DRAWING TITLE FOUNDATION and FINISHED BSMT PLANS
ET NO. A2.1	OPTION # & DESCRIPTION

Allen + Associates, PA ARCHITECTURE

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 ph: 410-783-1574 fax: 410-783-2641

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DATE	REMARKS
07/16/06	ISSUED FOR ENGINEERING



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

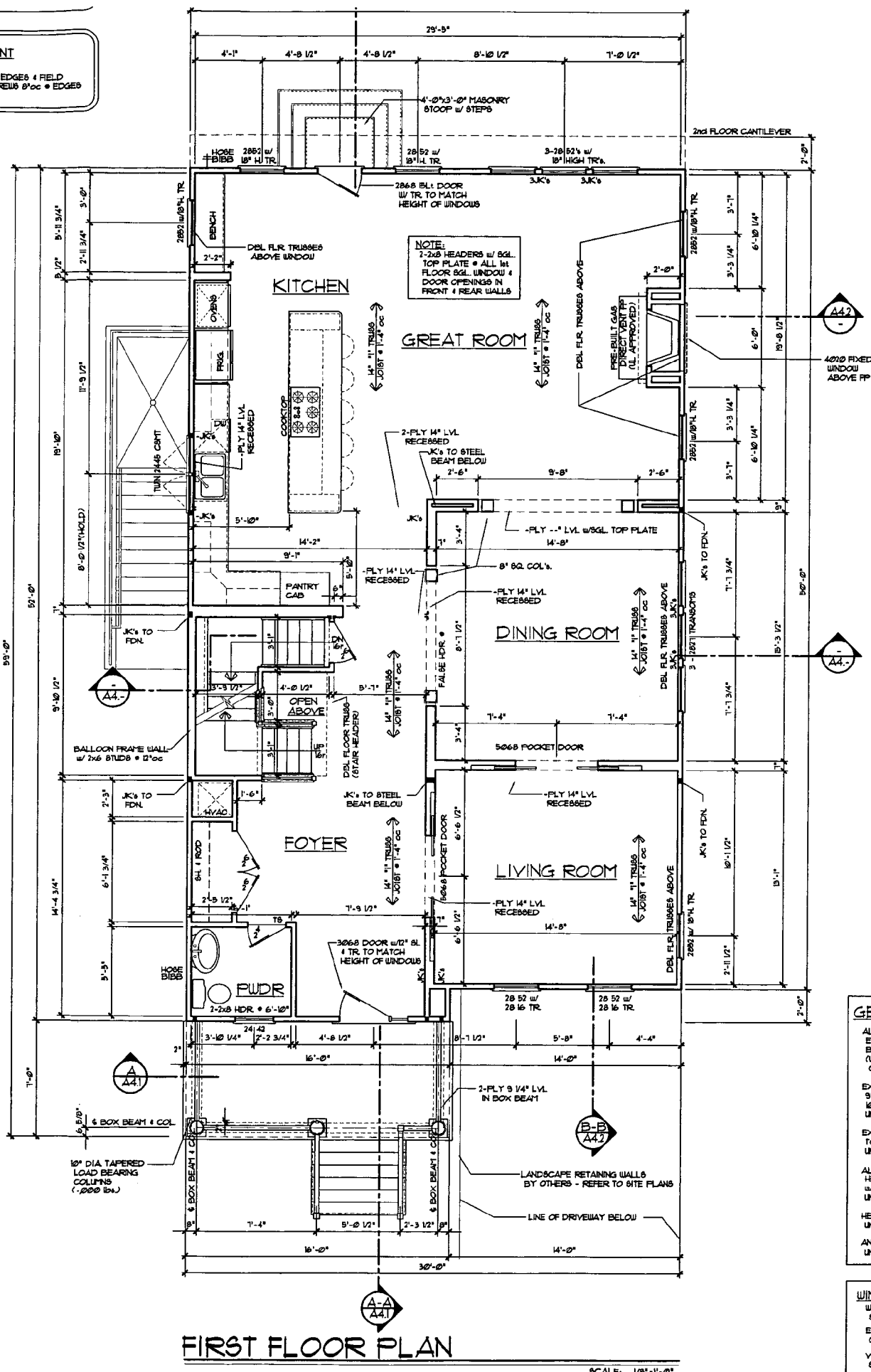
INTERIOR DRYWALL ATTACHMENT
 1/2" GYPSUM BOARD - UNLOCKED
 FASTENERS - 5d WALLBOARD NAILS 1"oc @ EDGES & FIELD
 ALTERNATE - USE #8 1 1/4" SCREWS 8"oc @ EDGES
 & 12"oc IN FIELD

GENERAL NOTES:
2ND FLOOR
 ALL FRAMING LUMBER EXCEPT WALL STUDS TO BE HEM-FIR #2 OR BETTER (WALL STUDS TO BE STUD GRADE OR BETTER)
 EXT. & INT. BEARING WALLS 9'-1 1/2" x 2x4 STUDS @ 16"oc 16" TO 8" x 2x4 STUDS @ 12"oc UNLESS NOTED OTHERWISE
 EXT. & INT. NON BEARING WALLS TO BE 2x4 STUDS @ 16"oc UNLESS NOTED OTHERWISE
 ALL SINGLE WINDOW & DOOR HEADERS TO BE (2) 2x6's w/ (1) 1/2" K. STUD EA. END UNLESS NOTED OTHERWISE
 HEADERS SET AT 8'-2" UNLESS NOTED OTHERWISE
 ANGLED WALLS ARE AT 45° UNLESS NOTED OTHERWISE

WINDY NOTE:
 PROVIDE SAFETY RAY FOR WASHER PROVIDE VENT TO EXTERIOR FOR RITER

1 WINDOW HDR 2IN 3'-31" FROM TP OF WALL
 FLOOR FRAME WALL 2x6 STUDS @ 2'oc

FLOOR FRAME SIDE EXTERIOR WALLS TO FORT PARAFRET 1 1/2" ABOVE ROOF JUSSES w/ 2x4 UD @ 16"oc



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:
 ALL FRAMING LUMBER EXCEPT WALL STUDS TO BE HEM-FIR #2 OR BETTER (WALL STUDS TO BE STUD GRADE OR BETTER)
 EXT. & INT. BEARING WALLS 9'-1 1/2" x 2x4 STUDS @ 16"oc 16" TO 8" x 2x4 STUDS @ 12"oc UNLESS NOTED OTHERWISE
 EXT. & INT. NON BEARING WALLS TO BE 2x4 STUDS @ 16"oc UNLESS NOTED OTHERWISE
 ALL SINGLE WINDOW & DOOR HEADERS TO BE (2) 2x6's w/ (1) 1/2" K. STUD EA. END UNLESS NOTED OTHERWISE
 HEADERS (VERIFY HEIGHT) UNLESS NOTED OTHERWISE
 ANGLED WALLS ARE AT 45° UNLESS NOTED OTHERWISE

WINDOW/DOOR NOTE:
 WINDOW SIZES BASED ON STD. CLAD WOOD WINDOWS
 EXT. DOOR SIZES BASED ON STD. FRAMING UNITS
 VERIFY ALL WINDOW / DOOR SIZES & RGH OPENINGS

DATE	REVISIONS
07/19/06	ISSUED FOR ENGINEERING

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 1441 Light Street
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 PH: 410-783-1574 FAX: 410-783-2641

OVERTON HOMES LLC
 MODEL: BEECH BANK ROAD LOT-14
 DRAWING TITLE: FIRST and SECOND FLOOR PLANS
 OPTION # & DESCRIPTION: A3.1