

Agenda for Meeting 03-2025 CITY OF ROCKVILLE BOARD OF APPEALS

Alan Frankle, Chair Roy Deitchman Jimmy Hauer

Wednesday, December 17, 2025
7:00 p.m.
Rockville City Hall
111 Maryland Avenue
Or Virtually via WebEx

Watch LIVE on Comcast Cable Rockville Channel 11 and online at https://www.rockvillemd.gov/
See page 3 for hearing procedures

Jim Wasilak, Chief of Zoning Nicholas Dumais, Senior Assistant City Attorney

Board of Appeals Agendas and Staff Reports are available online at: http://www.rockvillemd.gov/AgendaCenter/Board-of-Appeals-7

I. PUBLIC HEARING

A. Variance Application 2026-181-VAR: The applicant requests a variance for a proposal to convert an existing brick carport/screened porch to an enclosed room with no changes to the existing footprint at 721 Mapleton Road; Andrea Ware, Applicant. Planner: Chris Davis, 240-314-8201.

II. COMMISSION ITEMS

- A. OLD BUSINESS
- **B. NEW BUSINESS**
 - 1. Approval of 2026 Meeting Schedule
 - 2. Election of Chair for 2026
- C. MINUTES
 - 1. July 16, 2025

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D. ADJOURNMENT

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Board of Appeals will be meeting in person in the Mayor and Council Chamber at Rockville City Hall. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below. Persons who provide testimony provided will be required to be sworn in, and that the testimony provided will be truthful.

I. Meeting Platform: WebEx

- A. Applicant Access: Provided by CPDS/IT
- **B.** Access for Oral Testimony and Comment: Provided by CPDS/IT
- **C.** If during the hearing a party wishes to make additional comment or to specifically request the opportunity to engage in cross-examination following specific testimony, the party must contact the Host by email at jwasilak@rockvillemd.gov with the specific request. The Host will inform the Board. The Board, in its sole discretion, will determine if the party may be heard.

II. Pre-Meeting Preparations/Requirements:

A. Written Testimony and Exhibits –

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Board of Appeals, at jwasilak@rockvillemd.gov, or by mail, jwasilak@rockvillemd.gov, or by mail, <a href="mailto:and must be received no later than eight (8) days in advance of the hearing.

B. WebEx Orientation for Applicants –

Applicants must contact the planning case manager assigned to the Application no later than five (5) days in advance of the hearing in order to schedule WebEx orientation, which must be completed prior to the hearing.

C. Oral Testimony –

i. Applicants – Applicants must provide to Community Planning and Development Services ("CPDS") Staff a list of presenters and witnesses who will testify on behalf of the Application. The list must be provided to CPDS Staff no later than five (5) days prior to the date of the hearing.

Testimony/Comment in favor of an Application – Any member of the public who wishes to comment in favor of an Application must submit their name to CPDS Staff no later than two (2) days in advance of the hearing to be placed on the testimony list. If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit

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written testimony to the Staff Liaison to the Board of Appeals, at jwasilak@rockvillemd.gov by 12:00 p.m. on the date of the hearing.

ii. Testimony/Comment opposing an Application – Any member of the public who wishes to comment in opposition to an Application must submit their name to CPDS Staff no later than two (2) days in advance of the hearing to be placed on the testimony list. If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Board of Appeals, at www.iwasilak@rockvillemd.gov by 12:00 p.m. on the date of the hearing.

III. Conduct of Online Meeting and Public Hearing:

The Meeting and Public Hearing will be held in accord with the Board of Appeals Rules of Procedure.

The Board of Appeals, at its discretion, reserves the right to continue the hearing until another date.

A. Public Hearing

- i. Staff presentation or report and recommendation.
- ii. Testimony of representative of other Board or Commission, if any limited to ten (10) minutes each.
- iii. Applicant presentation in support of the Application limited to fifteen (15) minutes.
- iv. Testimony in favor of the Application The Board will sequentially recognize each person on the support testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Board before speaking. Testimony is limited to three (3) minutes for each individual and limited to five (5) minutes for each civic association.
- v. Testimony in opposition to the Application The Board will sequentially recognize each person on the opposition testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Board before speaking. Testimony is limited to three (3) minutes for each individual and limited to five (5) minutes for each civic association.
- vi. Rebuttal testimony of the Applicant limited to ten (10) minutes.
- vii. Additional comment, if any, on the Application The Board will ask if there is any further comment. Any participant seeking to provide additional comment may ask to speak at this time and must do so by emailing the Host at jwasilak@rockvillemd.gov. The Host will inform the Board if there are previous participants who wish to provide additional comment and list each speaker by name. The Board will sequentially recognize each speaker

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and ask the Host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Board before speaking. Additional comment is limited to three (3) minutes each.

- viii. Applicant closing argument, if any limited to five (5) minutes each.
- ix. Board Discussion and Decision

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

- I. FUTURE MEETING DATES (Tentative Dates to be Approved by the Board of Appeals)
 - January 21, 2026
 - February 18, 2026

II. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch

Maryland law and the Board of Appeals' Rules of Procedure regarding ex parte (extra record) communication require all discussion, review, and consideration of this matter take place only during the Board's consideration of the item at a scheduled meeting. Telephone calls and meetings with Board members in advance of the meeting are not permitted. Written communication will be directed to appropriate staff members for response and included in briefing materials for all members of the Board.



Board of Appeals Staff Report Variance Application 2026-181-VAR

MEETING DATE: December 17, 2025

REPORT DATE: December 10, 2025

FROM: Christopher Davis, Senior Planner

Community Planning and **Development Services**

240.314.8201

cdavis@rockvillemd.gov

DESCRIPTION:

APPLICATION A Zoning variance is requested from the side yard setback requirement of the R-60 Zone to

allow for the enclosure of an existing screened

porch at 721 Mapleton Road.

APPLICANT: Andrea Ware

405 Grandin Avenue Rockville, MD 20850

FILING DATE: October 6, 2025

RECOMMENDATION: Approval, subject to conditions referenced on page 8 of this staff report.

EXECUTIVE Andrea Ware (property owner and the "Applicant") is requesting a zoning **SUMMARY:** variance in order to enclose an existing screen porch at their residence located at 721 Mapleton Road (the "Property"). The Applicant is requesting the variance from Section 25.10.05.a. (Table of Development Standards) of the Zoning Ordinance (the "Ordinance") to allow a side yard setback of 6 feet in lieu of the required 8 feet in the R-60 zone to enclose an existing screened porch along the west side of the existing single-family dwelling.

Background

Location: 721 Mapleton Road (the "Property")

Applicant: Andrea Ware

Zoning District: R-60 (Single Unit Detached Dwelling, Residential)

Existing Use: Single Family Residential – Detached Dwelling

Parcel Area: 6,079 sq. ft. per Applicant's site plan

Building Floor

Area: 1,780 sq. ft. (above grade) per SDAT info.

Dwelling Units: One (1) Existing Single - Family Detached Dwelling

Vicinity

Surrounding Land Use and Zoning					
Location	Zoning	Planned Land Use	Existing Use		
North	R-60	Residential Detached	Single Unit Detached Dwelling		
East	R-60	Residential Detached	Single Unit Detached Dwelling		
South	RMD-25	Residential Multiple Unit	Multifamily		
West	R-60	Residential Detached	Single Unit Detached Dwelling		

Site Description

The Property is located on the south side of Mapleton Road at its intersection with Joseph Street in the East Rockville neighborhood, corresponding to Planning Area 2 as specified in the *Rockville 2040 Comprehensive Plan*. The Property is improved with a two-story, single-family detached dwelling, constructed in 1950 according to SDAT. The Property is characterized by open yard areas accompanied by landscaping and a variety of tree plantings along either side and to the rear of the Property. Vehicular access is provided to the Property via an existing driveway from Mapleton Road. The Property is a portion of a single record lot known as part of Lot 1 of Block 1 found on a plat of subdivision entitled "Rockdale," Plat No. 1808 of the Land Records of Montgomery County, Maryland. The Property is approximately 6,079 square feet in total area

and abuts MD-28 (Veirs Mill Road) immediately to the south. The Property is also encumbered by a 10-foot-wide reservation for water and sewer along the eastern property line which appears to have been established when the Property was platted in 1946.

As shown on the Applicant's submitted site plan, the Property is uniquely "wedge" shaped having a wider front property line than rear, leading to a unique building envelope where improvements can be made in compliance with the Zoning Ordinance, as further detailed later in this report.



Street view of the Property circa 2022 (Source: Google). The subject screened porch is shown at the end of the existing driveway.

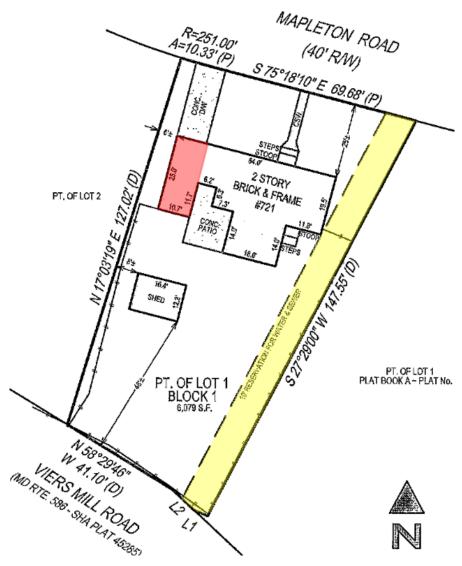
PROJECT PROPOSAL

The Applicant proposes to enclose their existing screen porch to provide additional living area to the existing single-family home. The screened porch is currently attached to side of the main dwelling and is proposed to be enclosed by constructed walls and finished in exterior brick and vinyl façade materials to match the existing home. The Applicant has indicated that the screened porch may have previously been an attached carport which was later converted into a screened porch by a previous owner. A search of past property records has not yielded any permits issued for a separate carport or screened porch on the Property. The Applicant's plans indicate that enclosure of the screened porch would be entirely within the existing footprint with no additional building expansion proposed. The plans show that while not expanding the footprint, the existing limits of the screened porch encroach within the western side yard setback for the property with

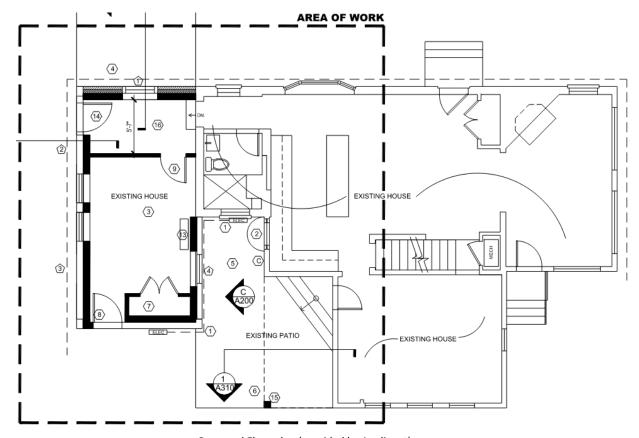
a current setback of approximately 6 feet. The Applicant is also proposing a two-story rear addition which will meet the requirements of the Zoning Ordinance and is not the subject of this variance application.

COMMUNITY OUTREACH

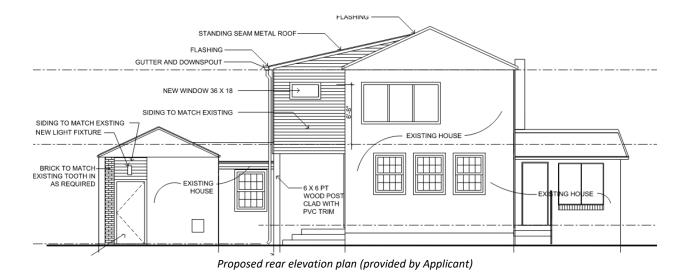
Public notification of the pending application, including sign posting, and written notification, was made pursuant to the requirements of Section 25.06.03.c. (Public notification of pending application) of the Ordinance. No calls of inquiry have been received as of the date of this report.



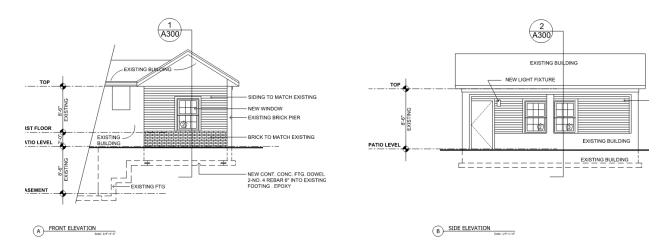
Proposed Site Plan. Areas in red represent the proposed porch enclosure; the existing 10' reservation is highlighted in yellow. (Site plan provided by Applicant; markups by staff)



Proposed Floor plan (provided by Applicant)



5 | Page



Proposed front and side elevation plans (provided by Applicant)

REQUESTED VARIANCE

The Applicant has requested a variance from Section 25.10.05.a (Table of Development Standards) for the side yard setback requirement of 8 feet in the R-60 zone in order to enclose the porch covering an area approximately 12' x 25' (300 square feet). While the proposal to enclose the screened porch would be limited to the existing footprint, the existing footprint of the porch currently encroaches into the side yard. The Applicant's site plan notes an approximate side yard setback of 6 feet. The site plan also notes a measurement accuracy of plus (+) or minus (-) 1 foot. Given the approximate nature of the site plan, the setback for the purpose of the requested variance is estimated to be no less than 5 feet.

Enclosure of the screen porch constitutes construction within the required setback, necessitating approval of a variance for the proposed work. The Applicant thus requests a side yard setback of no less than 5 feet in lieu of the required 8 feet, representing a variance of up to 3 feet to permit enclosure of the existing screened porch.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

Per Section 25.03.02 of the Ordinance, the term variance is defined as a "modification only of density, bulk, or area requirements in the Zoning Ordinance, where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the result of any action taken by the Applicant, a literal enforcement of this Chapter would result in practical difficulty."

FINDINGS & STAFF ANALYSIS

In accordance with Section 25.06.03.e. of the Ordinance, a variance may be granted by the Board of Appeals if it finds that:

1) The variance as requested would not be contrary to the public interest.

Staff finds that the requested variance would not be contrary to the public interest.

The Property is currently improved with a two-story detached single-family dwelling which has been in existence in the neighborhood for 75 years. The majority of the surrounding dwellings have also been in existence for similar periods, and several properties have been improved with building additions throughout the neighborhood to increase livable area. The footprint of the home is not proposed to change as the Applicant will be enclosing an existing screen porch. Thus, no adverse impacts are anticipated to surrounding properties. The enclosure will also utilize similar building materials to the existing dwelling so as not to conflict with the design or use of the main structure. The proposed improvements will allow the property owner to increase use of the Property while maintaining the overall aesthetics of the home in a manner that will not be contrary to the public interest.

At the time of completion of this report, no letters of opposition to the Applicant's request have been received. The Applicant has also provided a letter of support for the proposed improvements and is included in the attachment, "Application Materials" at the end of this report.

2) The request for the variance is the result of conditions peculiar to the property and not the result of any action taken by the applicant.

Staff finds that there are peculiar conditions to the property, which are not the result of any action taken by the Applicant, that support the granting of the requested variance.

The Property is encumbered by a 10-foot-wide water and sewer reservation along the eastern side of the Property which limits the location where additional living space could be constructed on the Property. The Applicant's site plan shows that the reservation essentially abuts the home's eastern building wall, thus leaving no area to construct an addition without impacting the reservation. Construction within easements and reservation areas are typically limited to non-permanent and easily removable structures and must first be approved by the city. The Property also exhibits some uniqueness in being a "wedge" shape with both side property lines converging from the front to the rear of the Property. This convergence of side property lines creates narrowing side yards to which the Applicant could build into, presenting a unique condition as compared to most other properties in the neighborhood which are non-wedge shaped. The presence of the reservation along with the unique property shape results in peculiar conditions to the Property which create challenges for the Applicant in constructing the proposed improvements in a compliant manner.

Staff finds that these peculiar site conditions are attributable to the Property and are not due to the actions brought about by the Property owner.

3) Literal application of this Chapter would result in practical difficulty;

The Applicant indicates that granting of the requested variance will allow for greater utility and enjoyment of the Property by providing a convenient and practical area to add to the existing dwelling. While the applicant proposes a second-story rear addition over the existing rear patio to accommodate a new bathroom to the dwelling, enclosing the existing screened porch within the side yard setback will allow the Applicant additional living area in the form of a new entry mudroom and additional bedroom without the need to expand the building footprint and thus limit impacts to the site and neighboring properties. The proposed enclosure would also avoid the practical difficulty of increasing the site's impervious surface by adding an even larger rear addition and would most likely avoid increased stormwater runoff given that the footprint is currently already existing. Limiting the improvements to the existing footprint also allows the Applicant to avoid the water and sewer reservation impeding the eastern portion of the Property and also avoids the practical difficulty of having to potentially remove and replace existing improvements in the rear yard including an existing shed and various mature tree plantings which also provide a buffer from the abutting MD-28 roadway.

Due to conditions unique to this Property, namely the water and sewer reservation and the property shape, any effort to improve the dwelling with an enclosed addition along the side of the Property as proposed would be prohibitive without approval of a variance. Therefore, literal application of the Ordinance requirements would create a practical difficulty for the Applicant.

4) The granting of the variances is not inconsistent with the purpose of the Zoning Ordinance.

In accordance with Sec.25.06.03.a. of the Ordinance "variances may be granted by the Board of Appeals from the strict application of density, bulk, or area requirements of the development standards set forth in this chapter, or more specifically in the subject case those found under Sec.25.10.05.a. and 25.14.03.b.2."

Granting the variance would not be contrary to the purposes of the Ordinance, since such relief is necessitated by site characteristics and physical improvements specific to the Property and are not the result of any actions taken by the Property owner. Several purposes of the Ordinance include:

- Ensure that development occurs in an orderly fashion consistent with the master plan (the "plan");
- Ensure the most appropriate use of land throughout the City;

- Protect and enhance the aesthetic and visual character of the City and its residential neighborhoods; and
- Provide attractive, high-quality development and design that enhances the community's quality of life.
- Foster innovative, creative, sustainable, and flexible building and site design;

The Applicant's proposal will not be inconsistent with the above purposes but rather will contribute to achieving such purposes. The Comprehensive Plan identifies residential uses including single-family detached as an appropriate use of the subject property, and the Applicant's proposal will further solidify such use. Staff finds that the Applicant's plans and proposed improvements will not adversely impact adjacent properties and will maintain the aesthetic character of the Property and of the neighborhood. Approval of this application and subsequent permitting will allow the Applicant to construct improvements to the property which will assist in improving the Applicant's quality of life through enhanced use of the Property.

The granting of the variance requested would not be inconsistent, but in keeping with the purpose, intent, and spirit of the Ordinance. Staff finds that due to site conditions, which are specific to the subject site, the request is not contrary to the purpose of the Zoning Ordinance.

STAFF RECOMMENDATION:

Based on the information provided and factors specific to the subject request, staff recommends approval of the requested variance to allow a side yard setback of 5 feet in lieu of the required 8 feet (a 3-foot variance), to permit the enclosure of the existing screened porch located on the western side of the dwelling located at 721 Mapleton Road, subject to the following conditions:

- 1) The proposed enclosed screen porch must be constructed in substantial accordance with the plans and illustrations provided and prepared by the Applicant herein.
- 2) The Applicant must submit an Affidavit of Posting certifying that the public hearing sign has been posted on the property in accordance with City requirements.

ATTACHMENTS:

Exhibit 1 – Aerial Map

Exhibit 2 – Planned Land Use Map

Exhibit 3 - Zoning Map

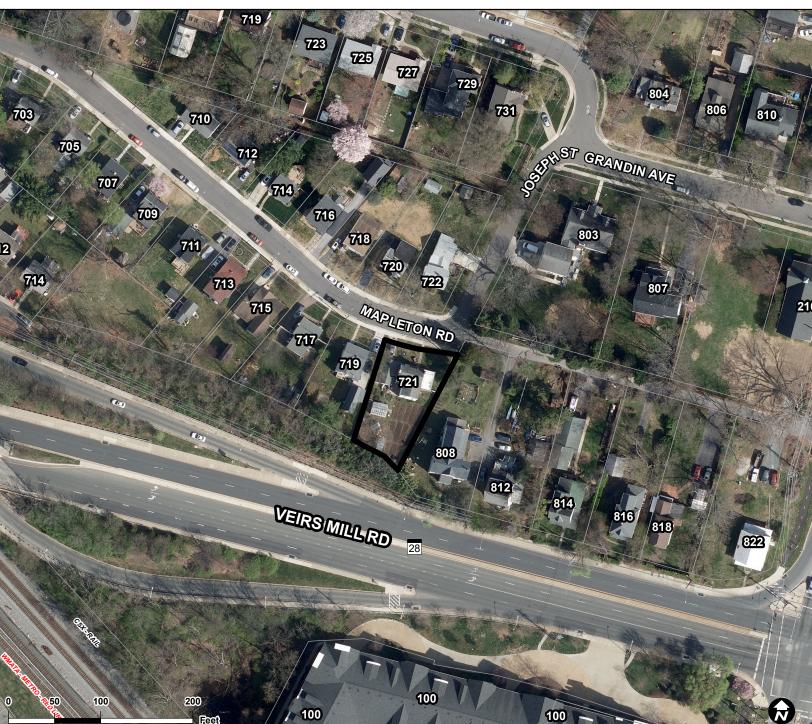
Exhibit 4 - Application Materials



Case Number: __2026-181-VAR Address: _____ Mapleton Road

Project Name: 721 Mapleton Road Variance

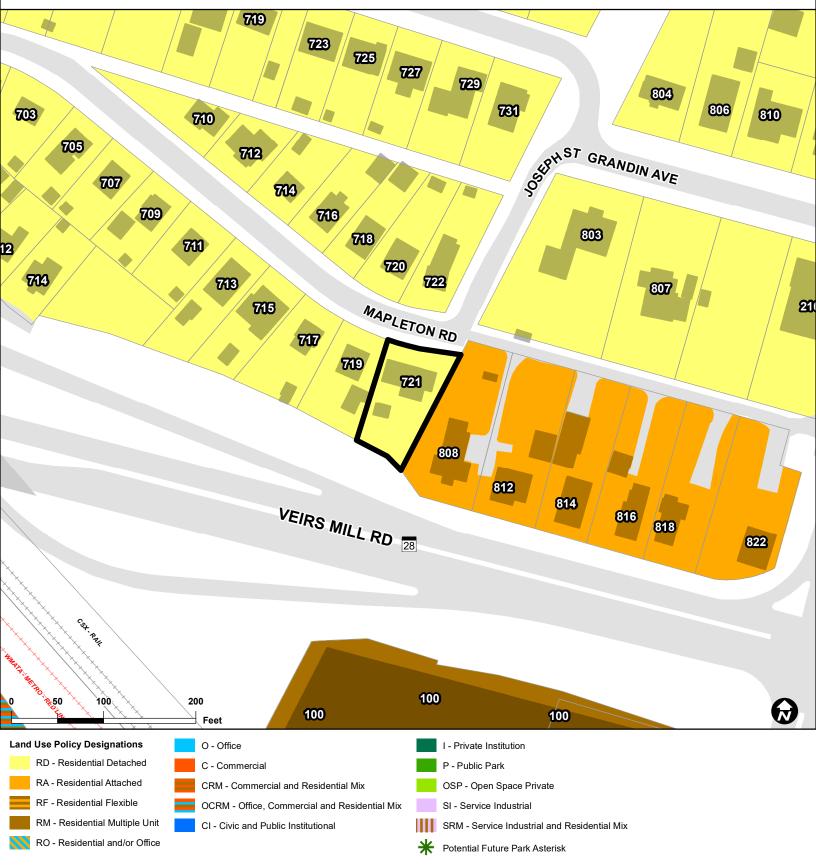
Feet

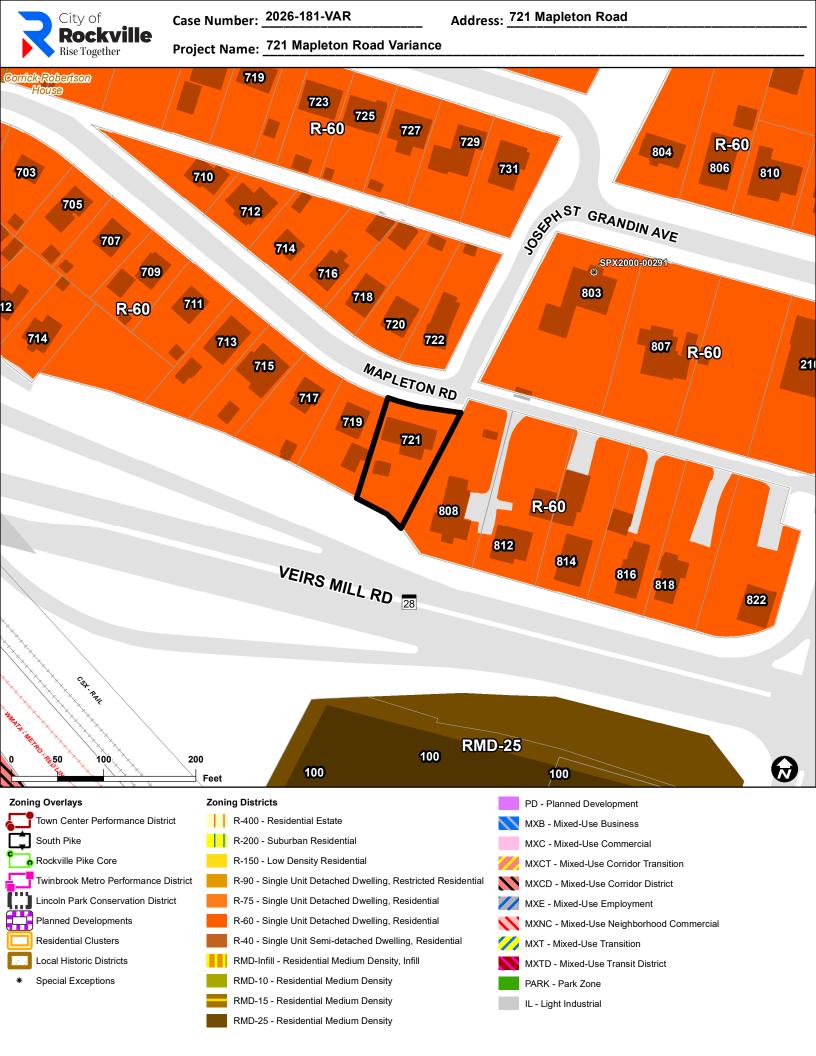




Case Number: 2026-181-VAR Address: 721 Mapleton Road

Project Name: 721 Mapleton Road Variance





Rockville Variance

A variance may be granted by the <u>Board of Appeals</u> to allow a deviation from the strict application of density, bulk, or area requirements of the development standards set forth in the Zoning Ordinance. See <u>Zoning</u> Ordinance Section 25.06.03 for more on variance applications.

Please contact staff at CPDS@rockvillemd.gov to schedule your required pre-submission meeting. The meeting must be completed prior to submitting this application.

Address of Proposed Work:	721 Mapleton Road		·
City: Rockville	State: MD	zip: _20850	
Contact Informat	tion		
Applicant's Contact	Information		
Title:	First Name: Andrea	Last Name: Ware	Suffix:
Business Name:			
Mailing Address: 405 Gra	andin Avenue		
City: Rockville	State: MD	Zip: _20850_	
Email Address:			
Cell Phone:	Work Phone:	Home Phone:	
Property Owner's C	ontact Information		
Title:	First Name: Andrea	Last Name: Ware	Suffix:
Business Name:			
Mailing Address: 721 Map	oleton Avenue		
City: Rockville	State: MD	Zip: _20850_	
Email Address:			
Cell Phone:	Work Phone:	Home Phone:	



Architect's Con	tact Information		
Title:	First Name:	Last Name:	Suffix:
Business Name:			
Mailing Address:			
City:	State:	Zip:	
Email Address:			
Cell Phone:	Work Phone:	Home Pho	one:
Attorney's Cont	tact Information		
Title:	First Name:	Last Name:	Suffix:
Business Name:			
Mailing Address:			
City:	State:	Zip:	
Email Address:			
Cell Phone:	Work Phone:	Home Pho	one:
Engineer's Cont	tact Information		
Title:	First Name:	Last Name:	Suffix:
Business Name:			
Mailing Address:			
City:	State:	Zip:	
Email Address:			
Cell Phone:	Work Phone:	Home Pho	one:
Other Associate	ed People's Contact Info	rmation	
Title:	First Name:	Last Name:	Suffix:
Business Name:			
Mailing Address:			
City:	State:	Zip:	



Email Address:	
Cell Phone: Work Phor	ne: Home Phone:
Application Questionnaire (* Variance	denotes required question)
Was there a Pre-Submission Meeting? (Se One) *	elect [] No [x] Yes
When was the Pre-Submission meeting? *	* 10/1/2025
Pre-Submission meetings are required. Co staff at CPDS@rockvillemd.gov to schedu meeting. (Select One) *	Proposal to convert an existing brick carport/screened porch to an enclosed room with no changes to the existing
Project Description * For Example, "Proposal to construct a 182-unit condor and associated infrastructure on the southern portion property"	
Subdivision	East Rockville
Lot(s)	
Block	
Zoning	R-60
Size of Property * In acres	0.14



From what zoning ordiance requirement is the
variance being requested?

8' side yard setback in R-60 zone

Please describe the exact amount of variance(s) requested in feet or inches.

+/- 2'

Explain why the granting of the variance is necessitated by conditions unique to the property.

The property has a unique lot shape that narrows and is a non-standard shape, making it difficult for expansion of the home. There is also a reservation for water and sewer that runs from front to back of the entire property, further limiting our capacity to expand/build on the lot.

Explain why the granting of the variance will not be contrary to the public interest or injurious to the neighborhood.

We have discussed our hope to convert the existing carport/screened porch with our next door neighbor, whose house is on the property adjoining the property line in question. They have expressed agreement with the proposed work as it will be less disruptive to have an enclosed structure, rather than the existing open porch. This will also not be injurious to the neighborhood and public interest because the size of the structure on the lot will not change and the residential use of the structure will not change. We intend to continue using this as a single family dwelling.

Explain why not granting the variance would result in practical difficulty in the use of the property.

Because of the reasons stated above, namely the unique lot shape and the reservation for water and sewer, there is a limited ability to expand or build further on the property. We wish to utilize the existing footprint of the structure to optimize our useable living space.

Explain why the approval of the variance is not inconsistent with the purposes of the zoning ordinance.

The zoning ordinance states that structures must be at least 8' off of the property line, but the area that I want to convert was original to house as it was built. We do not wish to further encroach on the property line and will continue to use the space as a single family, residential property.

INSPECTION OF THE PROPERTY *

Check Here [X]

City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

HEARING/MEETING APPEARANCE *

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are typically held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

Check Here [x]

FILING DEADLINES *

Applications are due five weeks preceding the regularly scheduled HDC meeting. Click HERE to see the schedule of filing deadlines. Check Here [x]

PUBLIC NOTICE SIGN *

Two (2) weeks prior to the meeting, a public notice yard sign, which must be posted on the property announcing the HDC public hearing, will be provided to you by City staff. After the HDC meeting, the sign must be removed.

Check Here [X]

Acknowledgment: (Select All That Apply) *

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

[X] I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.



Documents Requested (* denotes required document)

The Jurisdiction requests that the following documents are attached to your application:

A site plan showing how the variance will affect the surrounding properties *

This site plan should include the following: For a variance in side or rear yard setbacks, the location and existing setback measurements of all buildings on adjacent properties For variances from maximum height limitations, a cross section with heights of the existing buildings on adjacent properties For variances in front yard setback, the front yard setback measurements of all buildings on the same side of the street as the appilcant's property For other variances, provide any dimensions and information necessary to demonstrate the nature and extent of the variance. All files must be uploaded as a PDFCombine multiple pages into one file

Any Additional Supporting Documents

Elevations of proposed structure

Proposed height must be labeled

Other Files

All files must be uploaded as a PDF Combine multiple pages into one file All files must follow naming convention of [STREET NUMBER] [STREET NAME WITH ABBREVIATED SUFFIX] [DOCUMENT TYPE] - ex - 111 Maryland Ave Other.pdf

Owner Authorization Letter

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.All files must be uploaded as a PDF Combine multiple pages into one file All files must follow the naming convention of [FILE UPLOAD TYPE] v[1, 2, 3, etc.] - example Owner Authorization v1.pdf



GENERAL NOTES

- 1. EXISTING CONDITIONS AND MEASUREMENTS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. GENERAL CONTRACTOR (HEREAFTER REFERRED TO AS 'GC') SHALL VERIFY EXISTING CONDITION AND DIMENSION COMPLIANCE WITH ARCHITECTURAL DRAWINGS (HEREAFTER REFERRED TO AS 'DRAWINGS') AND REPORT ALL DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK
- 2. GC IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND PROTECTION REQUIRED TO STABILIZE AND PROTECT EXISTING CONDITIONS THROUGHOUT THE PROJECT
- 3. ALL DETAILS ARE NOT SHOWN IN THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE GC TO OBTAIN DIRECTIONS OR DRAWINGS FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN THESE AREAS.
- 4. SECTIONS AND DETAILS SHOWN ON ANY DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS. CONSULT ARCHITECT AS REQUIRED TO RESOLVE ANY MINOR DIFFERENCES.
- 5. STRUCTURAL DRAWINGS ARE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON DRAWINGS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE END ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 6. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE THE SAFETY OF THE BUILDING SITE, THE BUILDING(S) AND OCCUPANTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, AND TEMPORARY BRACING. PROTECT EXISTING AND ADJACENT STRUCTURES DURING COURSE OF DEMOLITION AND CONSTRUCTION. THESE MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR.
- SECTIONS AND DETAILS SHOWN ON ANY DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
- 8. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED.

INSTRUCTIONS TO CONTRACTORS

- 1. EACH CONTRACTOR, IN SUBMITTING HIS PROPOSAL, WILL BE HELD TO HAVE EXAMINED THE PREMISES AND TO HAVE SATISFIED HIMSELF AS TO THE CONDITION UNDER WHICH HE WILL BE REQUIRED TO OPERATE IN PERFORMING THE WORK.
- 2. CONTRACTOR SHALL INCLUDE COST OF PROFESSIONAL CLEANING AFTER DRYWALL SANDING AND AT COMPLETION OF PROJECT. CONTRACTOR SHALL INCLUDE COST OF PROFESSIONAL DUCT CLEANING AT CONCLUSION OF PROJECT.
- 3. THE STORAGE OF CONSTRUCTION MATERIALS SHALL BE IN AN AREA DESIGNATED BY THE OWNER.
- 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS TO ACCOMPLISH THE INTENT OF THE PLANS. PLANS INDICATE THE EXTENT, GENERAL CHARACTER, AND LOCATION OF THE WORK. MINOR DETAILS NOT SHOWN SHALL BE FINISHED COMPLETE TO PERFORM THE FUNCTIONS INTENDED.
- 5. ALL NECESSARY PERMITS AND WALL CHECKS SHALL BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
- 6. EACH BIDDER SHALL SUBMIT HIS PROPOSAL IN DUPLICATE ON HIS COMPANY'S
- 7. A.I.A. DOCUMENTS A 201 "GENERAL CONDITIONS OF THE CONTRACTOR OF CONSTRUCTION" SHALL BE MADE PART OF THESE SPECIFICATIONS. CONTRACTOR SHALL PROVIDE HOMEOWNER WITH A RELEASE OF LIENS FROM ALL SUBCONTRACTORS PRIOR TO OWNER MAKING FINAL PAYMENT.
- 8. CONTRACTOR TO PROVIDE A PORT-A-JOHN FOR THE DURATION OF THE PROJECT.

SITE WORK

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING FINISHED GRADE AND INSTALLING SEED AND STRAW ON ALL DISTURBED GRASS AREAS.
- 2. ALL EXCAVATION MATERIAL WHICH WILL BE NEEDED FOR LATER GRADING SHALL BE STORED ON A LOCATION DESIGNATED BY OWNER. ALL OTHER MATERIAL SHALL BE HAULED AWAY AT THE COST OF THE CONTRACTOR.
- 3. EXTREME CARE SHALL BE TAKEN TO PROTECT EXISTING PLANTING REMAINING. CONTRACTOR IS NOT RESPONSIBLE FOR THE RELOCATION OF BUSHES. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF BUSHES NOT TO BE SAVED.
- 4. REMOVE EXCESS EARTH AND MATERIAL NOT SUITABLE FOR FILL FROM PREMISES. SAVE BEST QUALITY EARTH FOR BACKFILLING. ALL BACKFILL SHALL BE FREE FROM DEBRIS AND SHALL BE FIRMLY RAMMED AND TAMPED.
- 5. CONTRACTOR IS RESPONSIBLE FOR RESTORING A FINISHED LOOK ONCE THE WORK IS COMPLETE.

FOOTING & SLAB

- 1. ALL FOOTINGS SHALL BEAR A MINIMUM OF 1'-10" INTO SOLID, UNDISTURBED SOIL. ALL FOOTINGS SHALL BEAR A MINIMUM OF 2'-6" BELOW FINISHED OUTSIDE GRADE.
- FOOTINGS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTRACTOR TO REMAIN THE SERVICES OF A GEO-TECHNICAL ENGINEER TO FIELD VERIFY MINIMUM ALLOWABLE BEARING CAPACITY OF THE SUBGRADE.
- 3. ALL SLABS ON GRADE TO HAVE 6 X 6 W2.1 X W2.1 WWF, PULL TO MIDDLE OF SLAB DURING POUR. TURN DOWN ALL SLABS AT PERIMETER, TO DEPTH AS REQUIRED BY CODE, VERIFY POUR PATTERN IN FIELD WITH ARCHITECT PRIOR TO POUR TO COORDINATE SEAMS.
- 4. AT CORNERS OF BLOCK WORK, CONTRACTOR TO FILL BLOCK WITH CONCRETE AND UP TURN STEEL REINFORCEMENT.

CONCRETE

- 1. COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 301 'SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS (LATEST EDITION).
- 2. COMPRESSIVE STRENGTH AT 28 DAYS FOOTINGS 3000 PSI SLABS 4000 PSI
- 3. AIR ENTERTAINMENT: ASTM C260. AIR ENTERTAIN ALL EXTERIOR CONCRETE
- 4. REINFORCING STEEL: ASTM A615, 60 KSI DEFORMED BARS.
- 5. WELDED WRE FABRIC: ASTM A185 CONCRETE MASONARY
- 1. COMPLY WITH AMERICAN CONCRETE INSTITUTION ACI 531.11
- 2. HOLLOW LOAD BEARING = ASTM C90 GRADE N, TYPE 1 UNITS.
- 3. COMPRESSIVE STRENGTH: Fm = 1500 PSI MINIMUM
- 4. MORTAR: ASTM C210. TYPE S FOR FOUNDATION AND RETAINING WALLS ASTM C21, TYPE N FOR ABOVE GRADE, LOW BEARING WALLS. PROVIDE FULLY BEDDED JOINTS.
- 5. GROUT: ASTM C416 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS.
- 6. HORIZONTAL JOINT REINFORCING: ASTM A82, GALVANIZED. PROVIDE TRUSS DESIGN WITH 3/16" SIDE RODS AND 8 GAUGE CROSS TIES. PROVIDE AT 16" O.C., U.N.O. TERMINATE AT WALL CONTROL JOINTS.
- 7. REINFORCING STEEL: ASTM A615, 60 KSI DEFORMED BARS
- 8. CONTROL JOINTS: PERFORMED NEOPRENE OR PVC

ENGINEERED BEAMS

- MANUFACTURE AND INSTALLED IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUSS JOIST MACMILLAN OR EQUIVALENT. MINIMUM DESIGNED STRESSES ± Fb: 2900 PSI, E: 2,000,000 PSI
- 2. STRUCTURAL ENGINEER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (U.N.O)
- 3. ALL MULTI-PLY BEAMS SHALL BE BOLTED WITH 3/8" DIA. BOLTS AT 16" O.C. STAGGERED (U.N.O.)
- 4. ALL PSL'S EXPOSED TO THE ENVIRONMENT OR AS NOTED SHALL BE WOLWANIZED TO THE APPROPRIATE LEVEL CAP FLASH WHERE WATER WILL COME IN CONTACT WITH THE BEAM.

WOOD FRAMING

- 1. LUMBER FOR INTERIOR ROUGH CARPENTRY, FRAMING, BLOCKING, ROUGH BLOCKS, ETC., SHALL BE KILN DRIED HEM, HEM FIR, OR SOUTHERN YELLOW PINE -NUMBER 2 OR BETTER- STAINED, AND CAULKED BY THE CONTRACTOR. ALL EXTERIOR FRAMING LUMBER TO BE NON-ARSENIC PRESSURE TREATED.
- 2. JOIST AND RAFTERS SHALL BE OF SIZES AND SPACING AS SHOWN ON THE DRAWINGS AND SHALL BE RIGIDLY BRACED AT INTERVALS NOT TO EXCEED 4'-0" O.C.
- 3. FURRING STRIPS, GROUNDS, NAILING STRIPS, ETC., SHALL BE #2 TIDEWATER RED CYPRESS OR SPRUCE.
- 4. ALL ROUGH IN FRAMING SHALL BE INSPECTED WITH 10'-0" LEVEL TO ENSURE THAT ALL FRAMING IS STRAIGHT, PLUMB AND SQUARE. ANY FRAMING THAT IS NOT SHALL BE FIXED PRIOR TO DRYWALI
- 5. ROOF SHEATHING TO BE 5/8" OSB, WALL SHEATHING TO BE 7/16" OSB NAIL PLYWOOD TO JOISTS AND TRUSSES WITH 8D NAILS AT 6" O.C. AT SHEET EDGES AND AT 12" O.C. AT ALL INTERMEDIATE JOISTS AND TRUSSES, SUBFLOOR TO BE 3/4" TONGUE AND GROOVED OSB, SCREWED AND GLUED.
- 6. EXTERIOR WALLS TO BE 2X8 WOOD STUDS @16" O.C., WITH SOLID CONTINUOUS BLOCKING AT 4'-0" O.C. MAX, FIRE BLOCKING WHERE REQUIRED BY CODE, WITH DOUBLE TOP PLATE, AND 2X8 PRESSURE TREATED SILL PLATE, COMPLETE WITH TERMITE SHIELD. NON-BEARING INTERIOR WALLS TO BE 2X4 WOOD STUDS@ 16" O.C.
- 7. WALL SHEATHING SHALL BE STANDARD 1/2" (24/16" 9 SPAN RATING) EXTERIOR GLUE PLYWOOD. NAIL PLYWOOD TO STUDS AND PLATES WITH 6D NAILS AT 6" O.C. AT SHEET EDGES AND AT 12" O.C. AT ALL INTERMEDIATE LOCATIONS.
- 8. PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN
- 9. PROVIDE DOUBLE JOIST AROUND ALL FLOOR AND ROOF OPENINGS (U.N.O)
- 10. ALL MULTI-PLY BEAMS SHALL BE NAILED WITH 3 ROWS OF 10D NAILS AT 8S O.C. STAGGERED. BEAMS LOADED ON ONE FACE ONLY SHALL BE BOLTED WITH 1/2" D1A BOLTS AT 16U O.C. STAGGERED (U.N.O)

MOISTURE PROTECTION / INSULATION

- 1. INSULATION SHALL BE PAPER FACED FIBER GLASS BATT INSULATION (R-20 WALLS, R-49 CEILINGS)
- 2. CAULK ALL JOINTS IN THE EXTERIOR OF THE BUILDING INCLUDING JOINTS BETWEEN WINDOWS, SLIDING GLASS DOORS, AND OTHER UNIT FRAMES AND THE EXTERIOR MASONRY AND SIDING. CAULKING BY PRC OR DAP.
- 3. FLASHING FOR ALL ROOF AREAS AND WINDOW HEADER TRIM AND ROOF VALLEY TO BE 160Z ALUMINUM.
- 4. CONTRACTOR TO WRAP ALL SHEATHING IN VAPOR BARRIER ONCE SHEATHING IS INSTALLED
- 5. EPDM ROOFING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.

DRYWALL WORK

- 1. GYPSUM WALLBOARD SHALL BE U.S. GYPSUM CO. OR NATIONAL GYPSUM CO. ROUNDED TAPERED EDGE TYPE SW 1/2" THICK (UNLESS OTHERWISE NOTED).
- 2. INCLUDE DRYWALL WORK AS REQUIRED FOR PATCHING WALLS IN AREA OF STRUCTURAL WORK AND DEMO'ED AREA.

PAINT, WOOD TRIM, SIDING, HARDWOOD FLOOR

- ALL INTERIOR WALL PAINT TO BE PREMIUM LATEX BENJAMIN MOORE. COLORS TO BE DETERMINED BY ARCHITECT ONCE ALL FINISHES ARE SELECTED. CONTRACTOR TO INCLUDE WHITE TRIM WITH MULTIPLE COLORS OF PAINT BETWEEN DIFFERENT ROOMS AND THE COATS REQUIRED FOR FULL COVERAGE.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ENTIRE ROOMS OF ALL AREAS -TRIM, CEILING, AND WALLS -- PRIME, CAULK AND MINIMUM 2 COATS. CONTRACTOR SHALL INCLUDE PRICE FOR WHITE CEILINGS WITH TRIM DIFFERENT COLOR THAN WALLS
- CONTRACTOR TO INSTALL CORRUGATED METAL SIDING PER MANUFACTURER'S MANUAL AND WITH RECOMMENDED FASTENING/FLASHING DETAILS PROVIDED BY MANUFACTURER.

WINDOW, SCREENING AND GLASS DOORS

- 1. WINDOWS AND DOORS TO BE MARVIN CONTEMPORARY STUDIO SERIES. WINDOWS TO BE CLAD, DOUBLE INSULATED, AND SIZES AS OPENING INDICATED ON PLANS. CONTRACTOR TO INSTALL WINDOWS AS PER MANUFACTURER'S INSTRUCTIONS, COMPLETE WITH FLASHING AT ALL HEADER TRIM.
- 2. CONTRACTOR TO VERIFY ALL WINDOW SIZES WITH ARCHITECT AND ALL INTERIOR AND EXTERIOR TRIM DETAILS BEFORE ORDERING OR FRAMING.

STONE / TILE

 OWNER TO PROVIDE CONTRACTOR WITH STONE AND TILE SPECIFICATIONS -CONTRACTOR TO INCLUDE COST OF ALL LABOR INCLUDING ALL CUTS, AS WELL AS ANY REQUIRED POLISHING OF EDGES FOR NATURAL MATERIALS AND PATTERNS.

CODE

Applicable Code

2021 International Residential Code (IRC)
Chapter 5 of Rockville City Code

Floor Load

Shall meet the provisions of Table 301.4

Roof Load

Table 301.2.(5) - 14lbs per sqft

Table 301.2 - 30 lbs per sqft

Wind Load

Table 301.2.(1) - 115 mph

Table 301.2 (2) - Catagory 'B'

SUBJECT TO DAMAGE FROM

Weathering
Frost Line Depth
Decay Protection Measures

Winter Design Temp.

Ice Shield Underlayment Required
Air Freezing Index
Mean Annual Temp.

Grades and Classes of materials

Severe
30" (610mm)
Slight to Moderate

13 F (-10.6C)

Yes

300

See Specifications

Shall Meet Provisions of Section R317.1

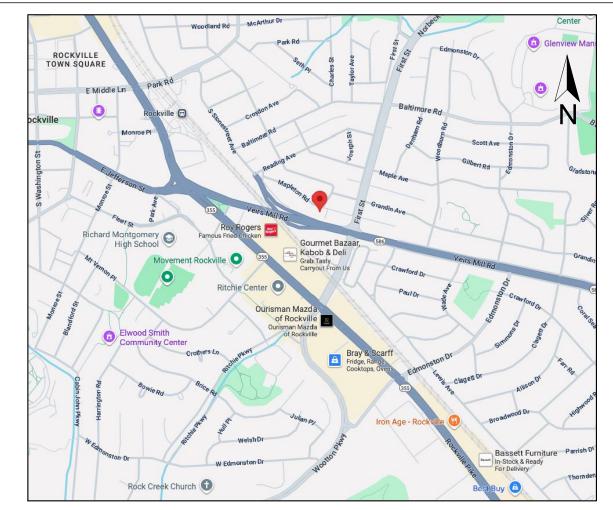
SCOPE OF WORK

Smoke Detectors

ENCLOSE EXISTING SCREEN PORCH AND SMALL SECOND STORY ADDITION

NEW ADDITION SF: 80 SF.

VICINITY MAP



INDEX OF DRAWINGS

000 COVER SHEET/SPECS

Z100 SITE PLAN A001 DEMO FOUNDATION

A002 DEMO FIRST FLOOR

A003 DEMO SECOND FLOOR A100 FOUNDATION PLANS

A110 FIRST FLOOR PLANS
A120 SECOND FLOOR / ROOF PLANS

A200 ELEVATIONS
A210 ELEVATIONS

A300 SECTIONS
A310 SECTIONS
A400 FRAMING PLANS

A500 POWER/LIGHTING

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20850

IRENOVATION

WARE DESIGN

Drawings
GROUND LEVEL
DEMOLITION PLAN

DATE ISSUE
08-16-25 PERMIT

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ADDITION AND RENOVATION -- SPECIFICATIONS

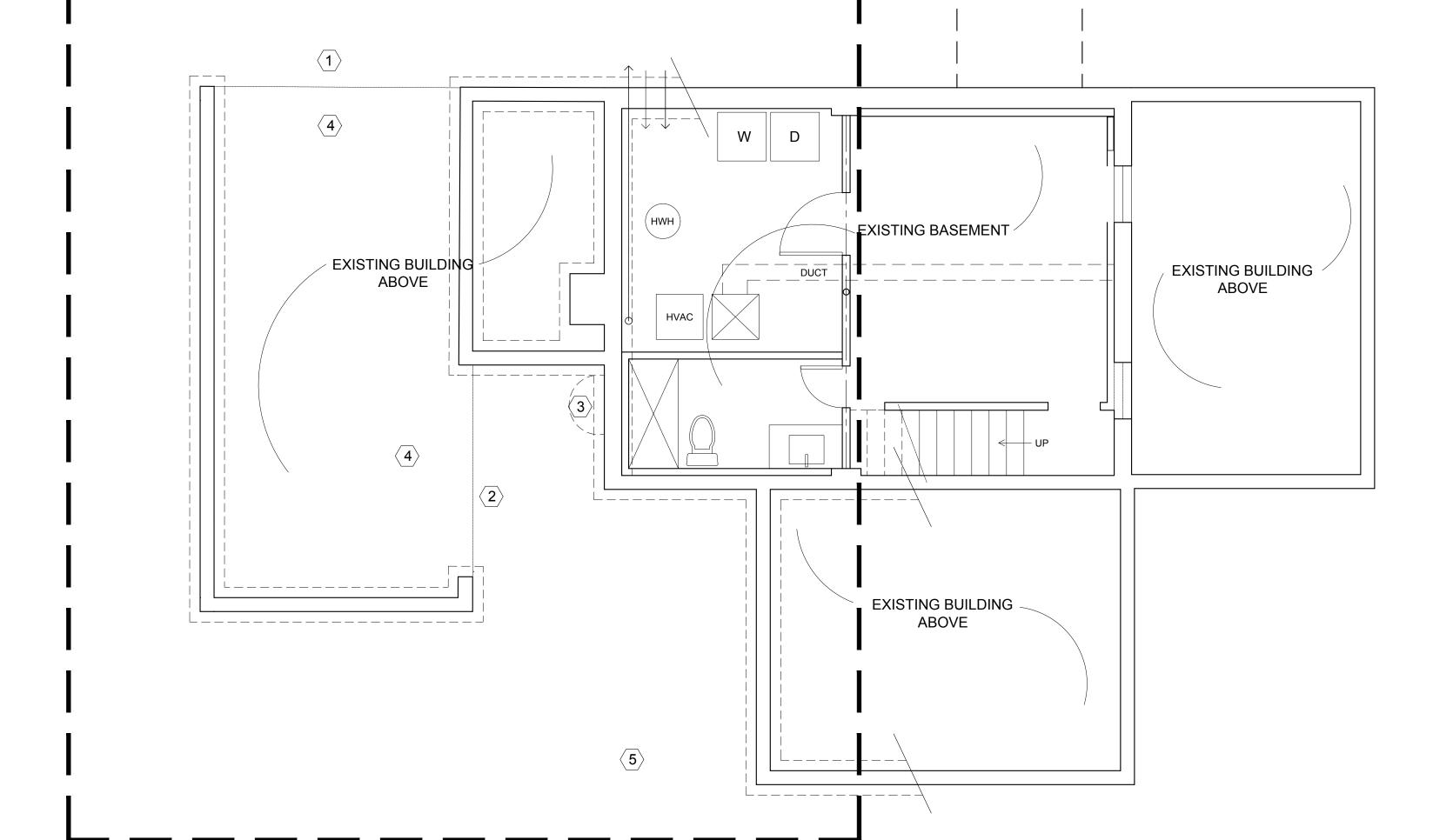
712 MAPLETON

BASEMENT KEY NOTES

- DEMO PORTION OF THE EXISTING DRIVEWAY SUFFICIENT ENOUGH TO UNDERPIN EXISTING SLAB
- DEMO PORTION OF THE EXISTING EARTH SUFFICIENT ENOUGH TO UNDERPIN EXISTING SLAB
- (3) EXISTING WINDOW WELL TO REMAIN
- 4 EXISTING SLAB ON GRADE TO REMAIN
- (5) DEMO PORTION OF PATIO TO ALLOW FOR NEW FOOTING

SYMBOLS

EXISTING WALL



AREA OF WORK





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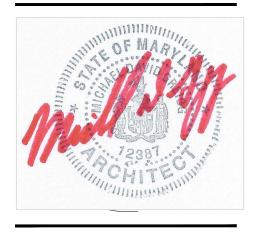
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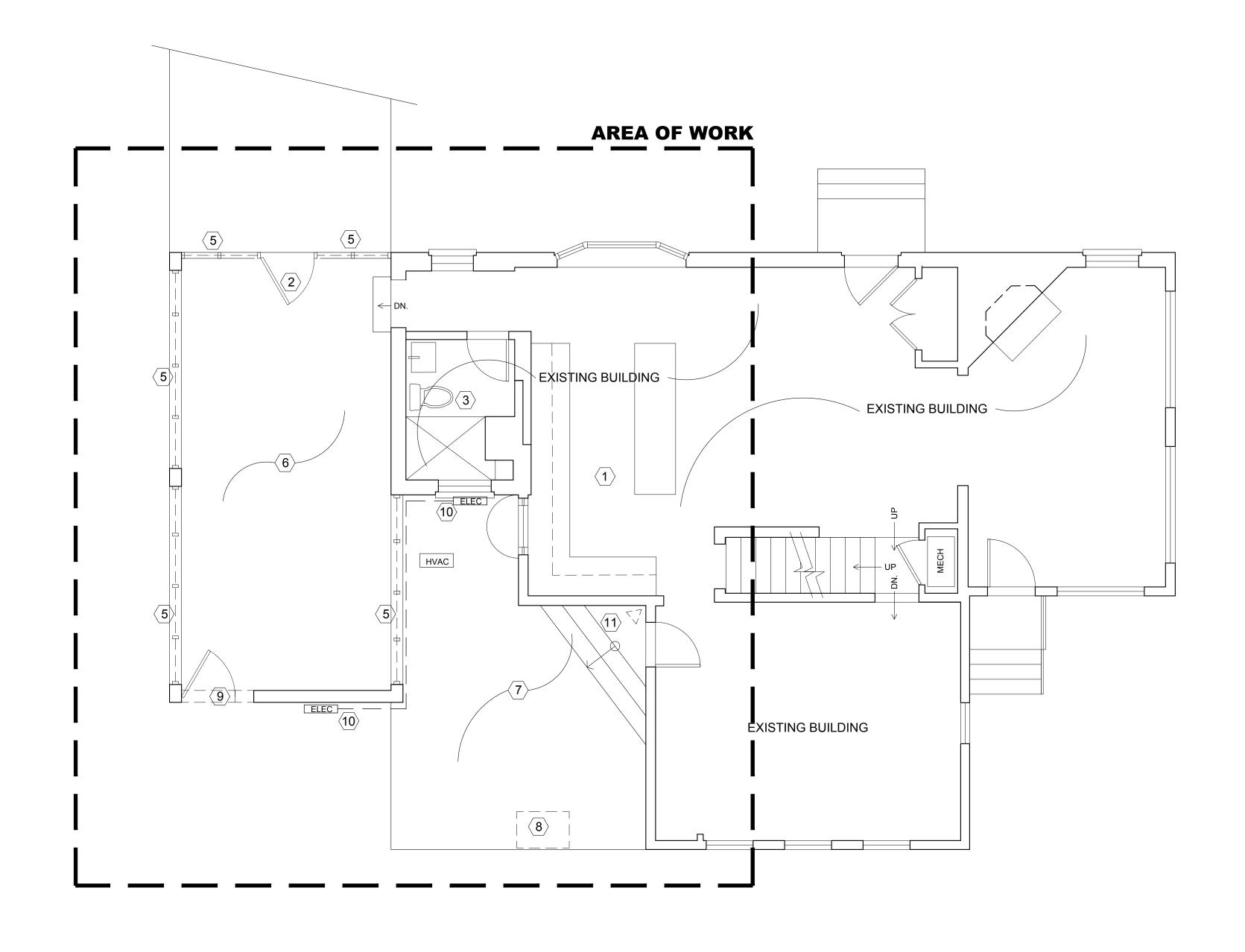
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KEY NOTES 1 KEEP EXISTING KITCHEN (2) REMOVE EXISTING DOOR AS INDICATED, SAVE FOR REUSE. (3) KEEP EXISTING BATHROOM $\langle 4 \rangle$ NOT USED 5 REMOVE EXISTING SCREENING AS INDICATED. $\langle 6 \rangle$ EXISTING SLAB ON GRADE TO REMAIN $\langle 7 \rangle$ EXISTING PATIO TO REMAIN \langle 8 \rangle REMOVE A PORTION OF THE PATIO TO ALLOW FOR NEW $raket{9}$ REMOVE EXISTING SCREEN DOOR AND PORTION OF BRICK WALL FOR ALLOW FOR NEW DOOR (10) EXISTING POWER LINE / PANEL TO REMAIN (11) REMOVE EXISTING FLOOD LIGHT SYMBOLS **DEMO WALL EXISTING WALL**



GROUND FLOOR DEMO PLAN

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



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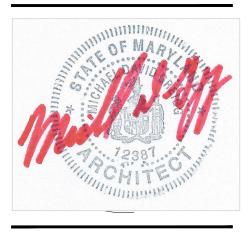
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FIRST FLOOR **DEMOLITION PLAN**

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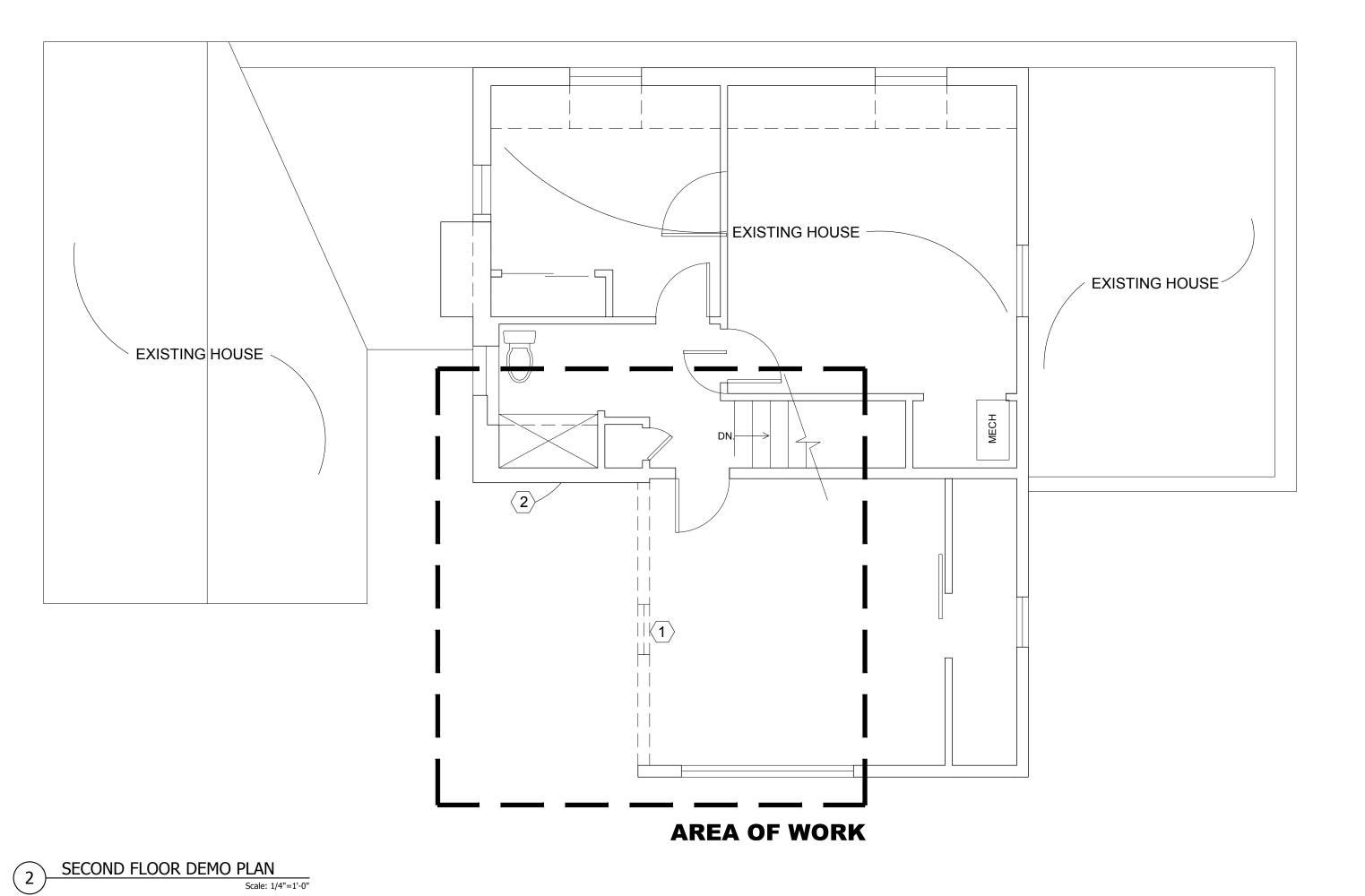


KEY NOTES 1 REMOVE EXISTING PARTITION AS INDICATED. 2 REMOVE EXISTING SIDING AS REQUIRED TO PROVIDE NEW SUBSTRATE FOR NEW FINISHES

SYMBOLS

EXISTING WALL

LOW WALL





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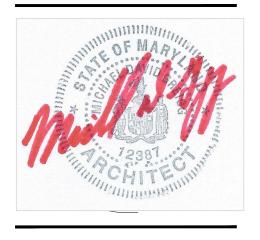
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Drawings
SECOND FLOOR
DEMOLITION PLAN

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BASEMENT KEY NOTES

- 1 UNDERPIN EXISTING SLAB ON GRADE
- 2 EXISTING FTG TO REMAIN
- (3) EXISTING WINDOW WELL TO REMAIN
- (4) NEW 36 X 36 X 12 CONC FTG. 30" DEEP WITH 8X8 FILLED SOLID CMU PIER
- (5) MAIN 4" SANITARY LINE 7 FEET BELOW GRADE
- 6 MAIN 1" COPPER WATER LINE 7 FEET BELOW GRADE

GENERAL PLUMBING NOTES

- BASEMENT LEVEL SHOWER WATER SHUT OFF VALVE W/ ACCESS PANEL ON WALL
- B GROUND LEVEL SHOWER WATER SHUT OFF VALVE W/ ACCESS PANEL AT CEILING

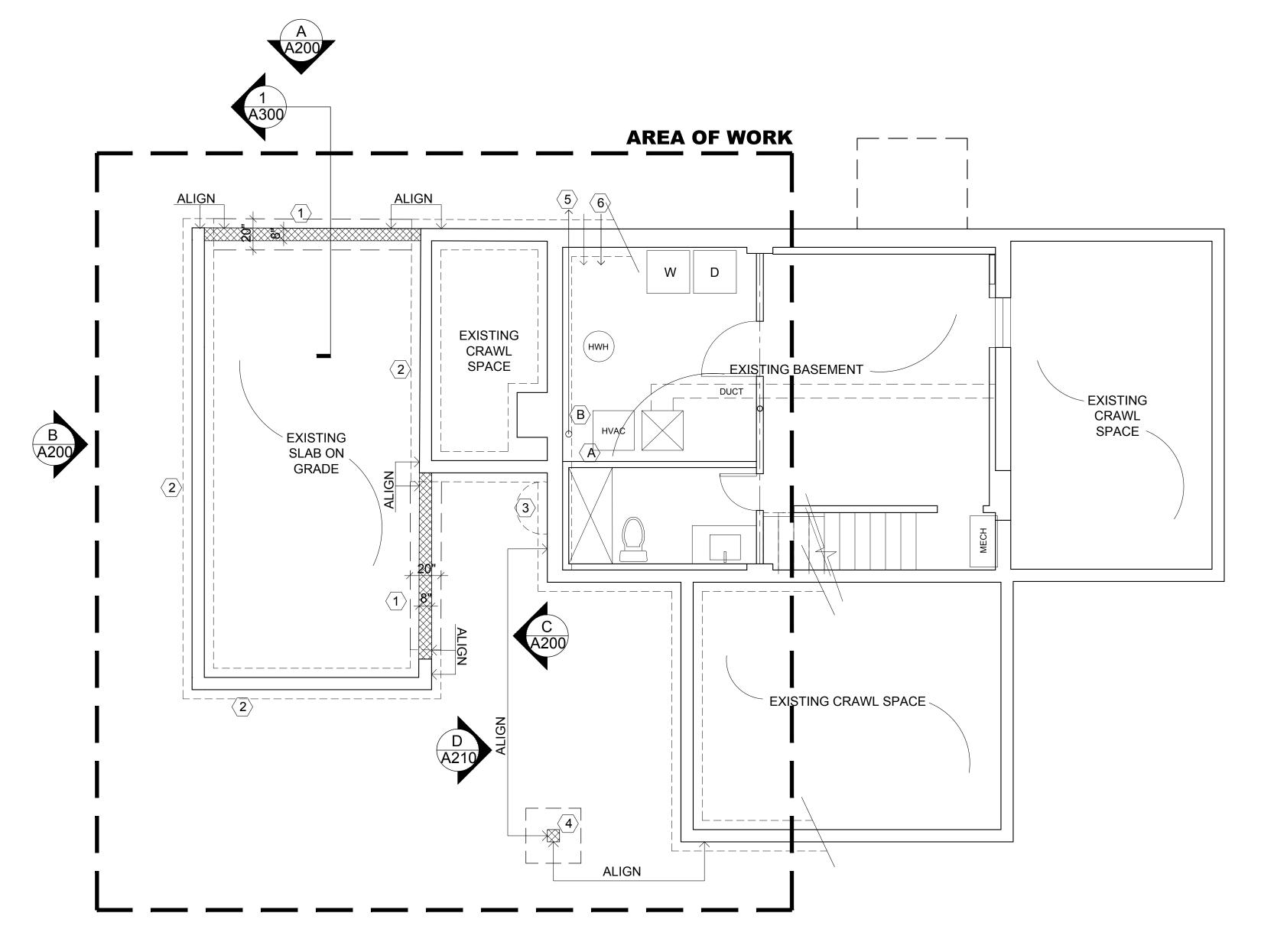
SYMBOLS

NEW WALL



EXISTING WALL

NEW CMU WALL









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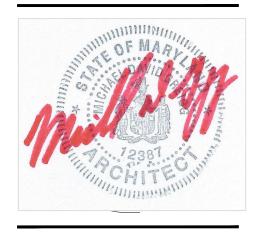
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NEW FOUNDATION PLAN

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KEY NOTES

- 1 EXISTING ELECTRICAL LINE TO REMAIN
- (2) EXISTING WINDOW WELL TO REMAIN
- 3 EXISTING SLAB ON GRADE TO REMAIN
- 4 REPLACE PORTION OF DRIVEWAY AS NEEDED TO INSTALL THE UNDERPINNING
- $\overline{(5)}$ EXISTING HVAC UNIT TO REMAIN
- 6 PATCH PATIO AS REQUIRED
- $\overline{\langle 7 \rangle}$ ROD AND SHELF
- 8 REPLACE EXISTING DOOR WITH NEW FIBERGLASS DOOR WITH METAL THRESHOLD
- 9 NEW DOOR 2'-8 X 6'-8"
- 10 NOT USED
- (11) NOT USED
- 12 NOT USED
- (13) NEW MINI-SPLIT DUCTLESS HVAC UNIT
- 14 NEW 3'-0" X 6'-8" FIBERGLASS EXTERIOR DOOR WITH METAL THRESHOLD
- (15) NEW 6 X 6 P.T. WOOD POST CLAD WITH PVC TRIM
- 16 TILE FLOOR

GENERAL PLUMBING NOTES

 $\langle C \rangle$ EXISTING HOSE BIB

SYMBOLS

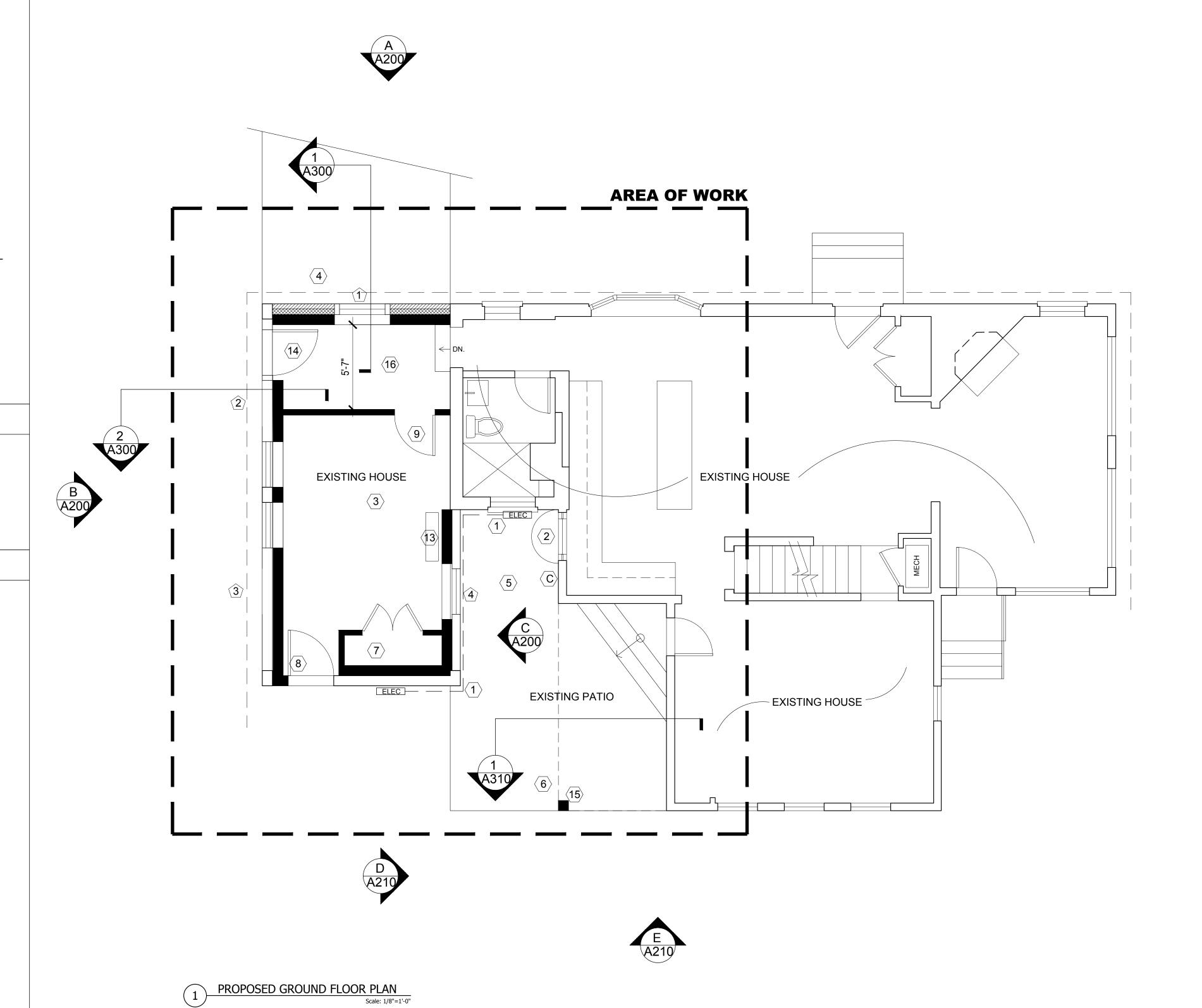
NEW WALL

EXISTING WALL



CMU WALL

BRICK WALL





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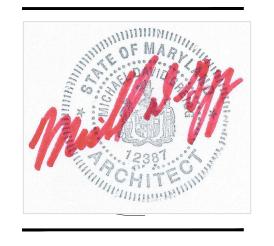
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NEW FIRST FLOOR PLAN

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KEY NOTES

- 1 NEW BATHROOM. NEW FLOOR TILE, NEW VANITY, NEW MIRROR, NEW TILE SHOWER AND DRAINS, ETC..
- 2 NEW 2'-8" X 6'-8" POCKET DOOR WITH MARBLE THRESHOLD

PLUMBING GEN. NOTES

- 1. $\frac{3}{4}$ " & $\frac{1}{2}$ " CPVC PIPES FOR WATER LINE TO SERVICE FIXTURES
- 2. 2" PVC PIPES FOR SHOWER AND SINK DRAIN AND 3" PVC FOR TOILET DRAIN LINES.
- 2ND FLOOR LEVEL SHOWER WATER SHUT OFF VALVE W/ ACCESS PANEL AT LINEN CLOSE WALL
- E 2ND FLOOR LEVEL SHOWER WATER SHUT OFF VALVE W/ ACCESS PANEL AT BEDROOM WALL
- $\langle F \rangle$ ALL PIPING SHALL BE INSULATED MIN. R-3 INSULATION. TYP.

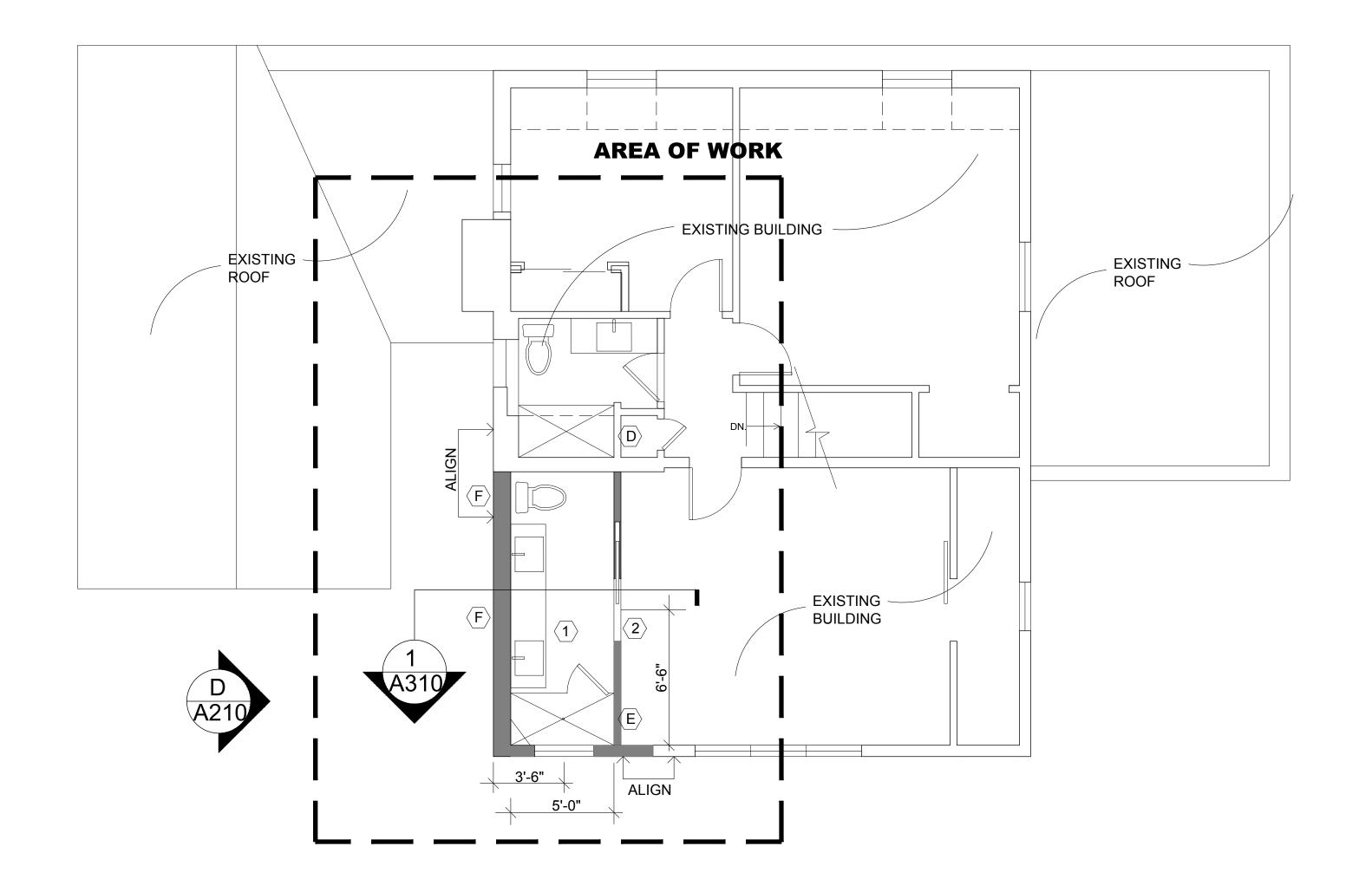
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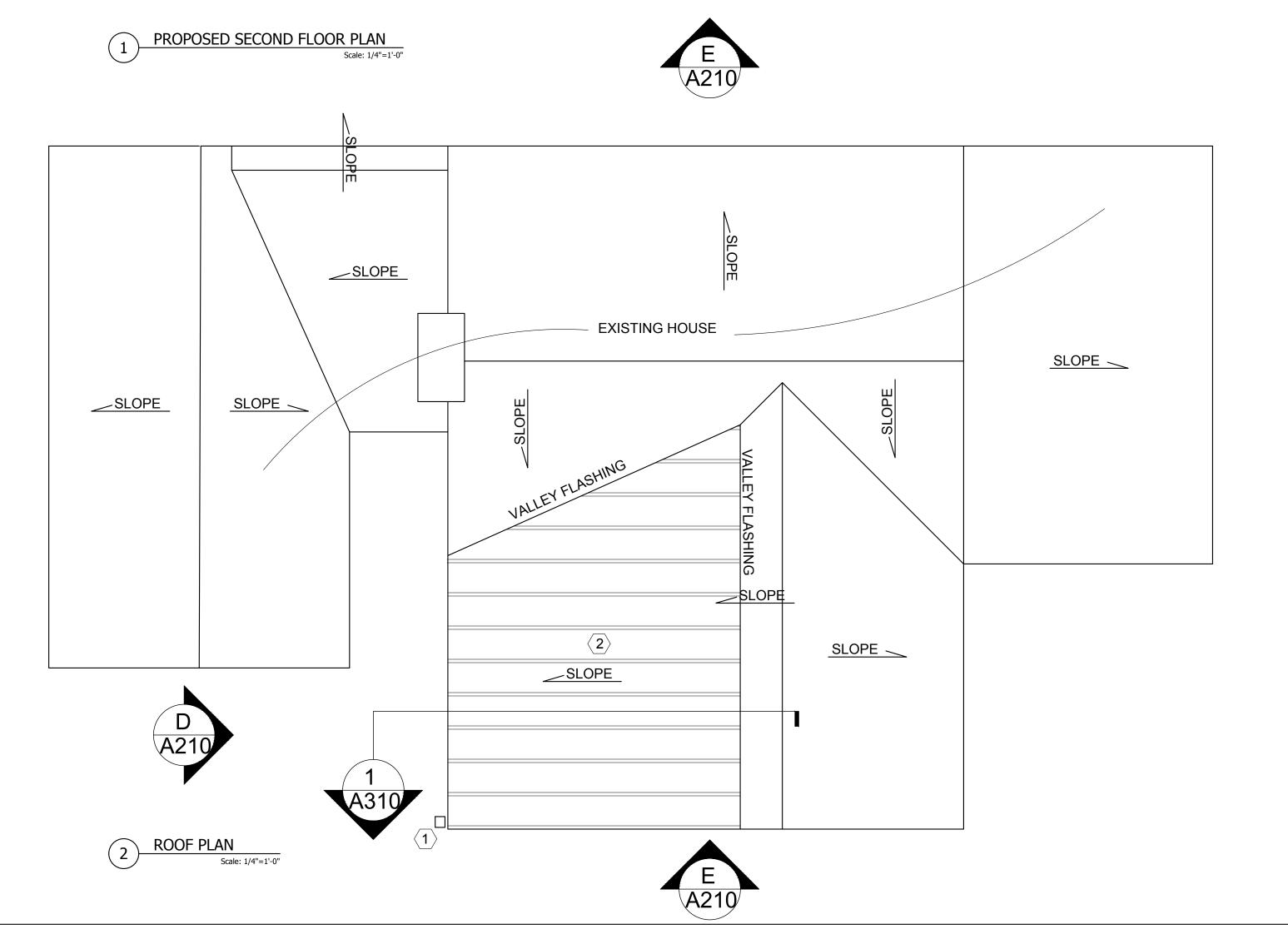
NEW WALL

EXISTING WALL

KEY NOTES

- 1 DOWN SPOUT
- $\langle 2 \rangle$ NEW STANDING SEAM METAL ROOF







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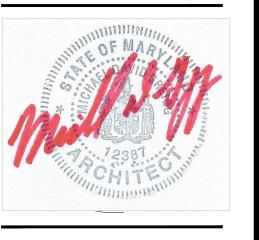
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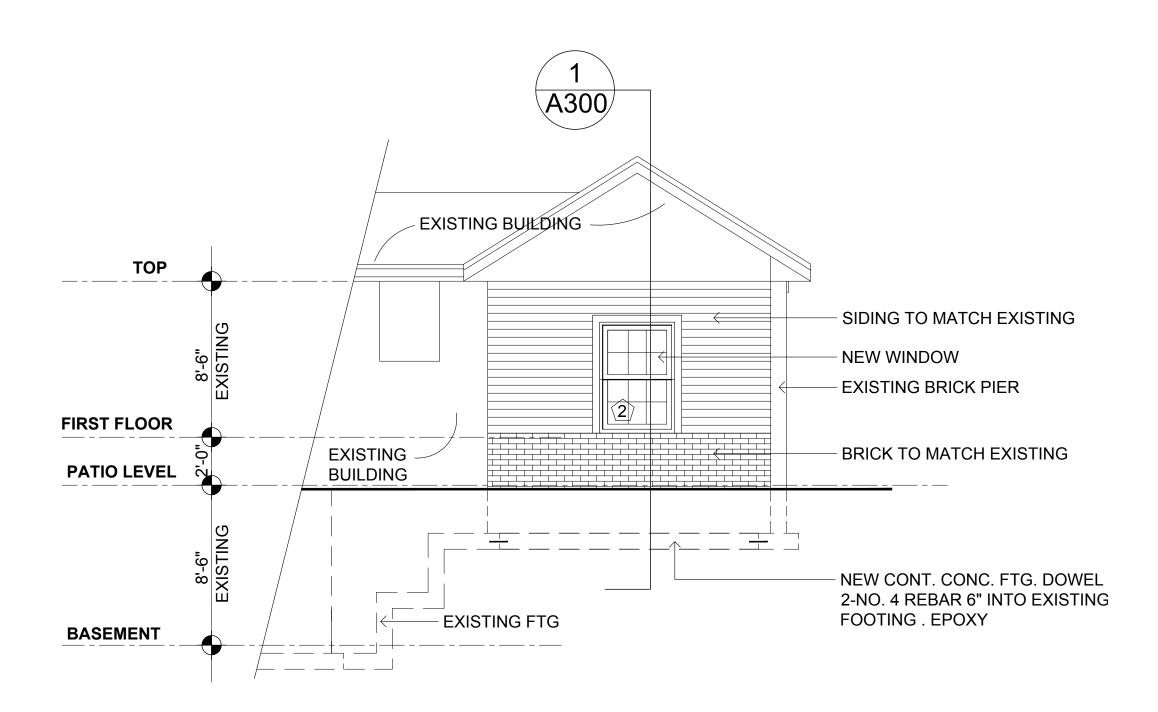
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SECOND FLOOR / ROOF PLAN

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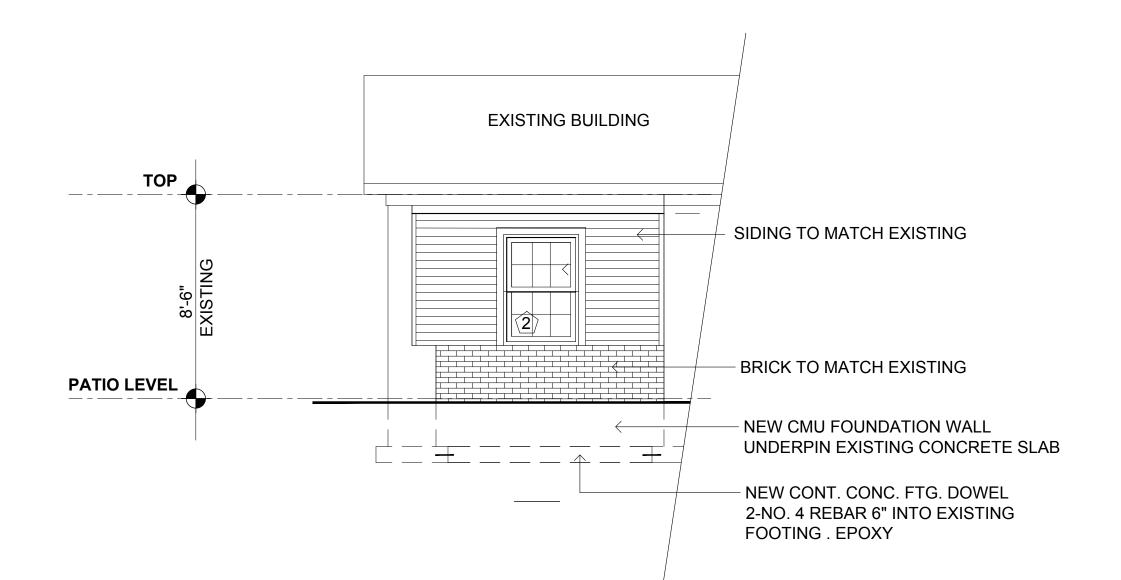
PATIO LEVEL

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

NEW LIGHT FIXTURE



Scale: 1/4"=1'-0



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SIDING TO MATCH EXISTING

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RENOVATION

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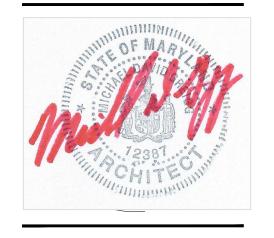
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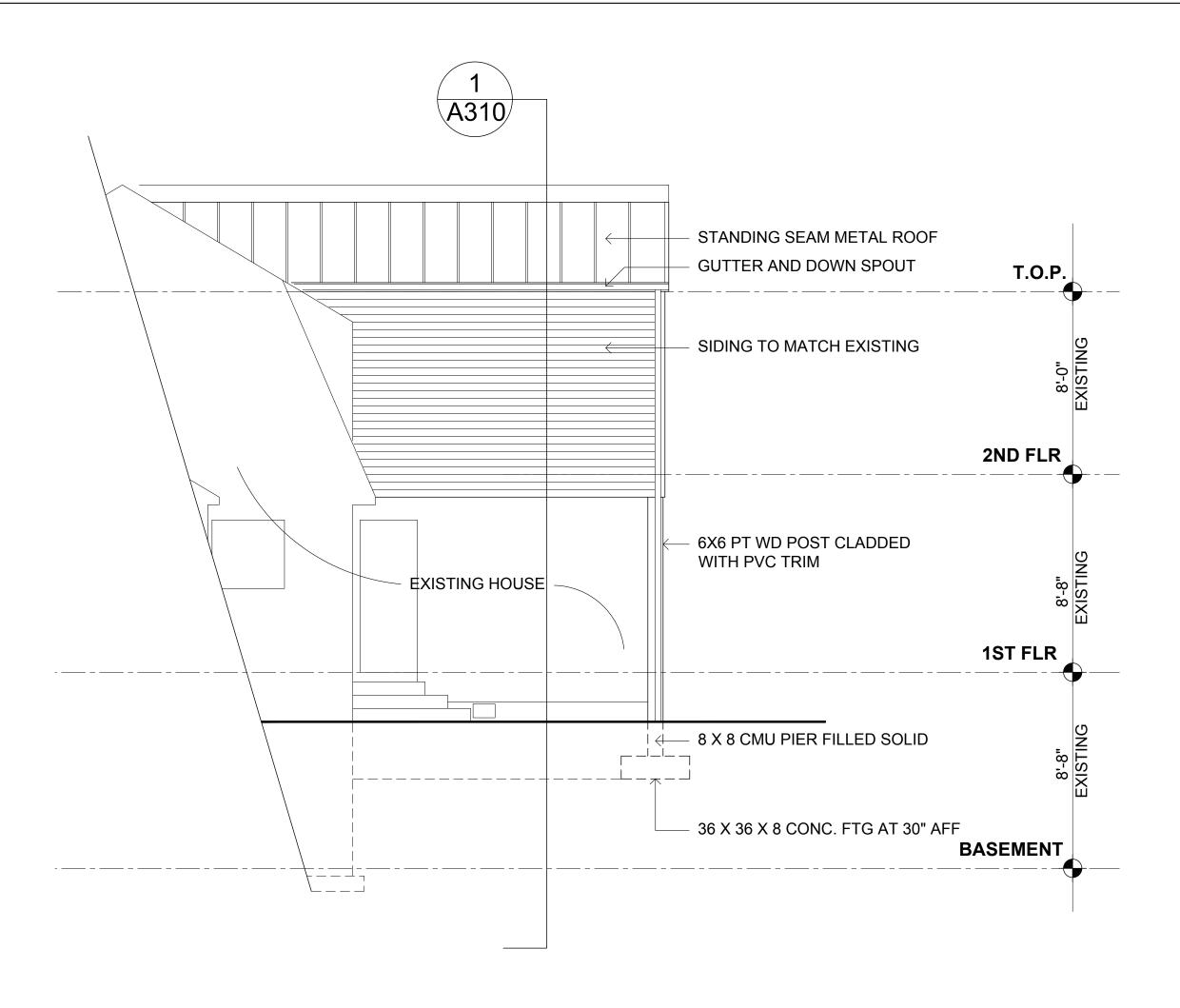
Drawings

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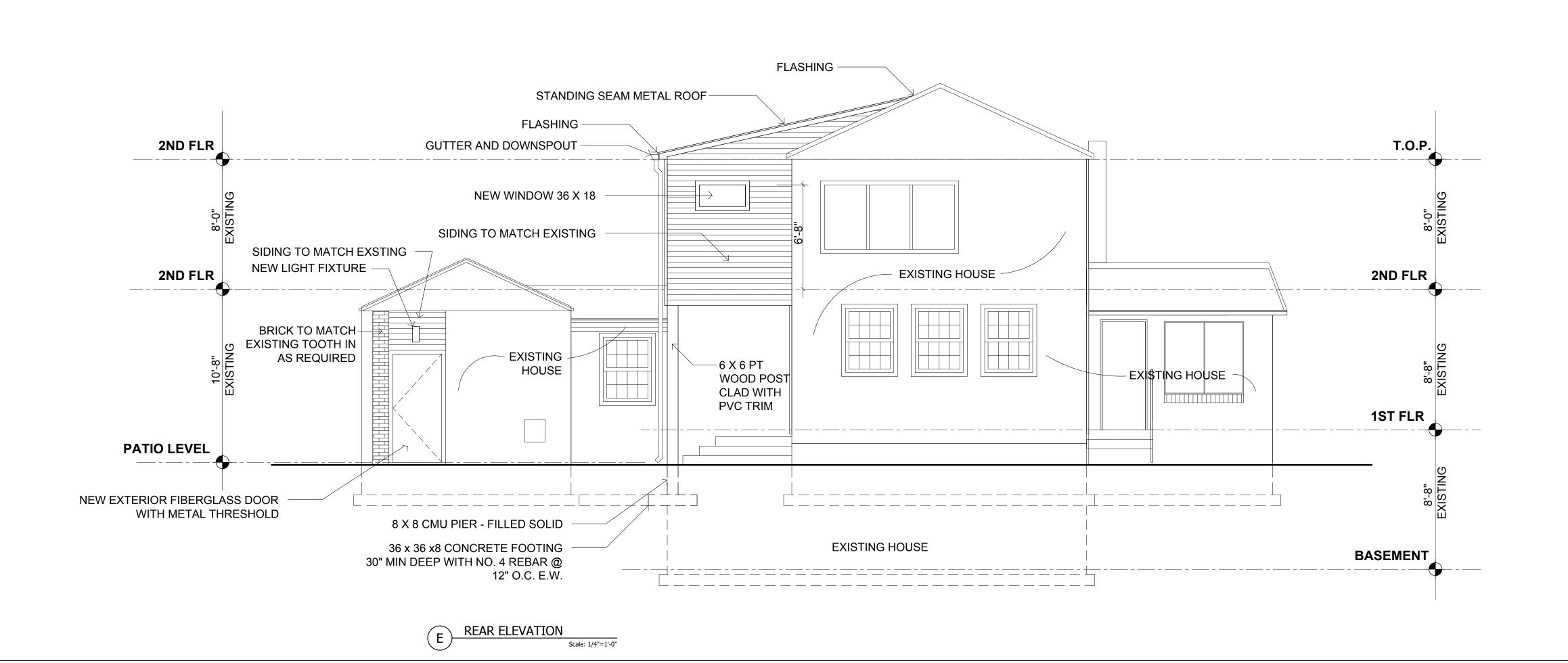
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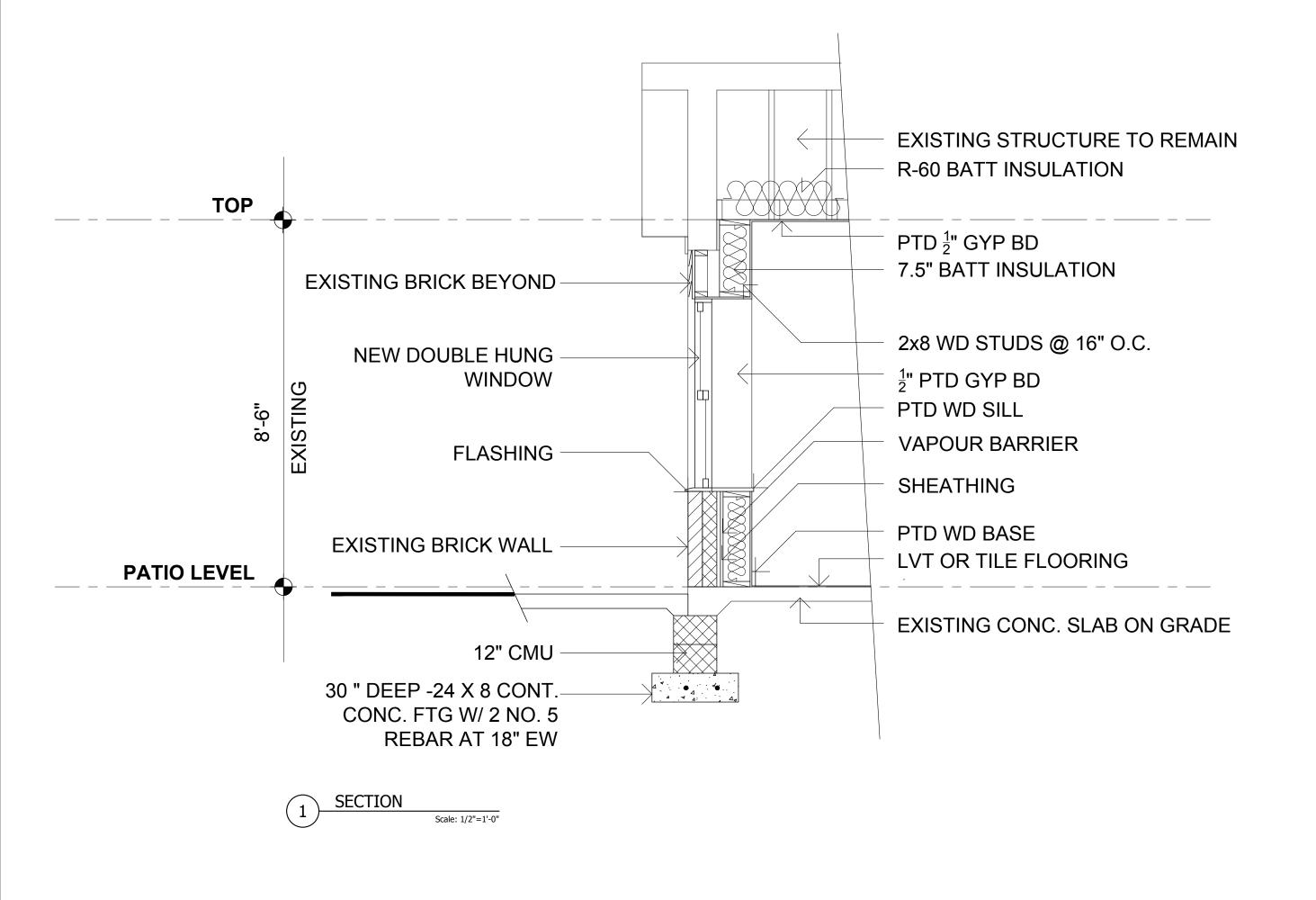
Drawings

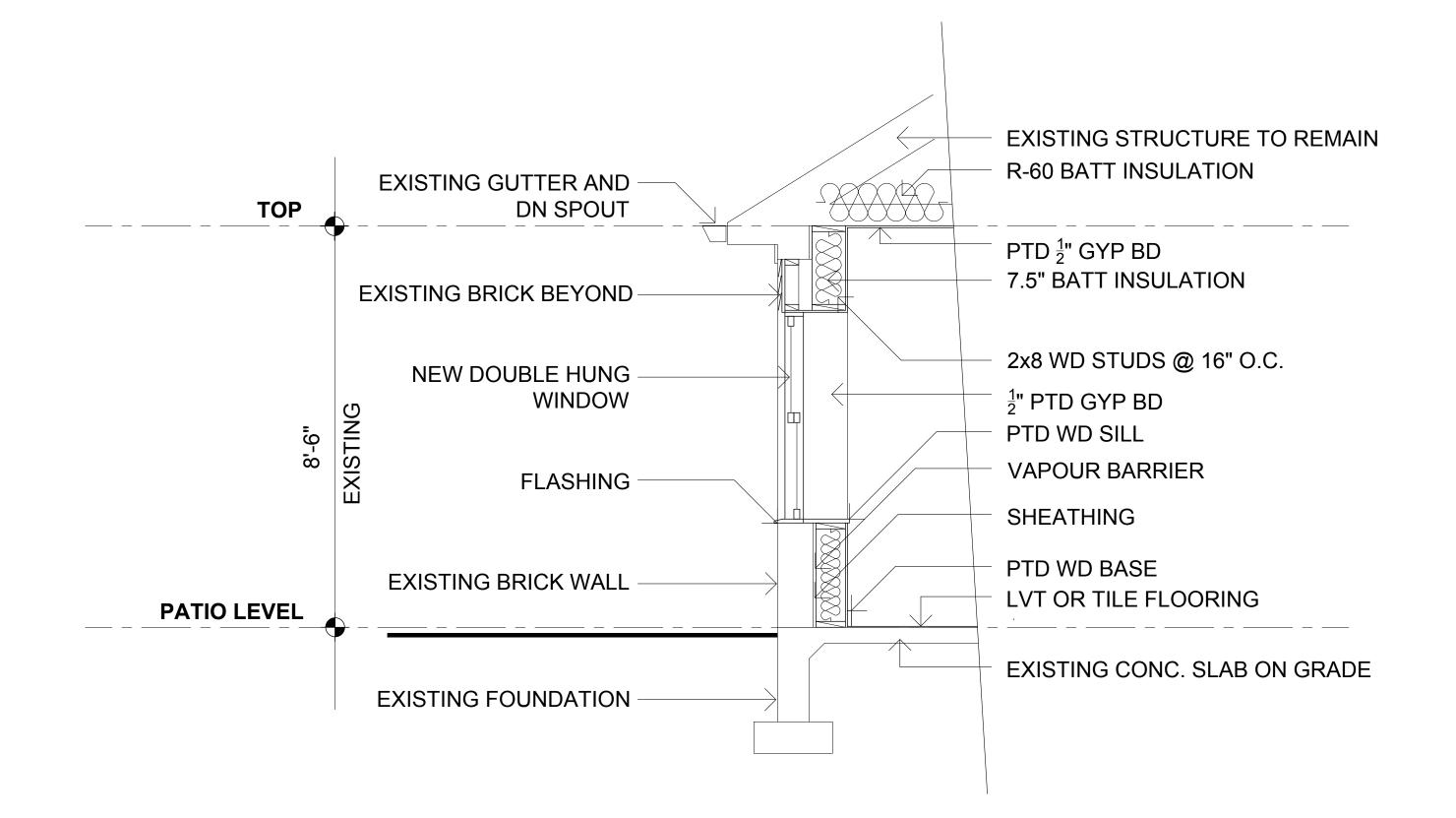
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DATE ISSUE
08-16-25 PERMIT

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SECTION SECTION



3G ARCHITECTS, LLC.

1749 OLD MEADOW ROAD
SUITE 506
MCLEAN, VA 22102
703-506-6868
3GARCHITECTS.COM

Professional Certification;
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, Licence number 12387, Expiration date: 3-30-2026.

Consultants

Client

RENOVATION

721 MAPLETON RD ROCKVILLE, MD 20850

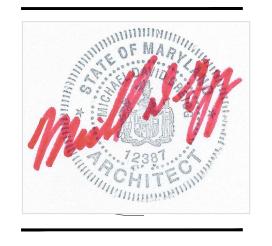
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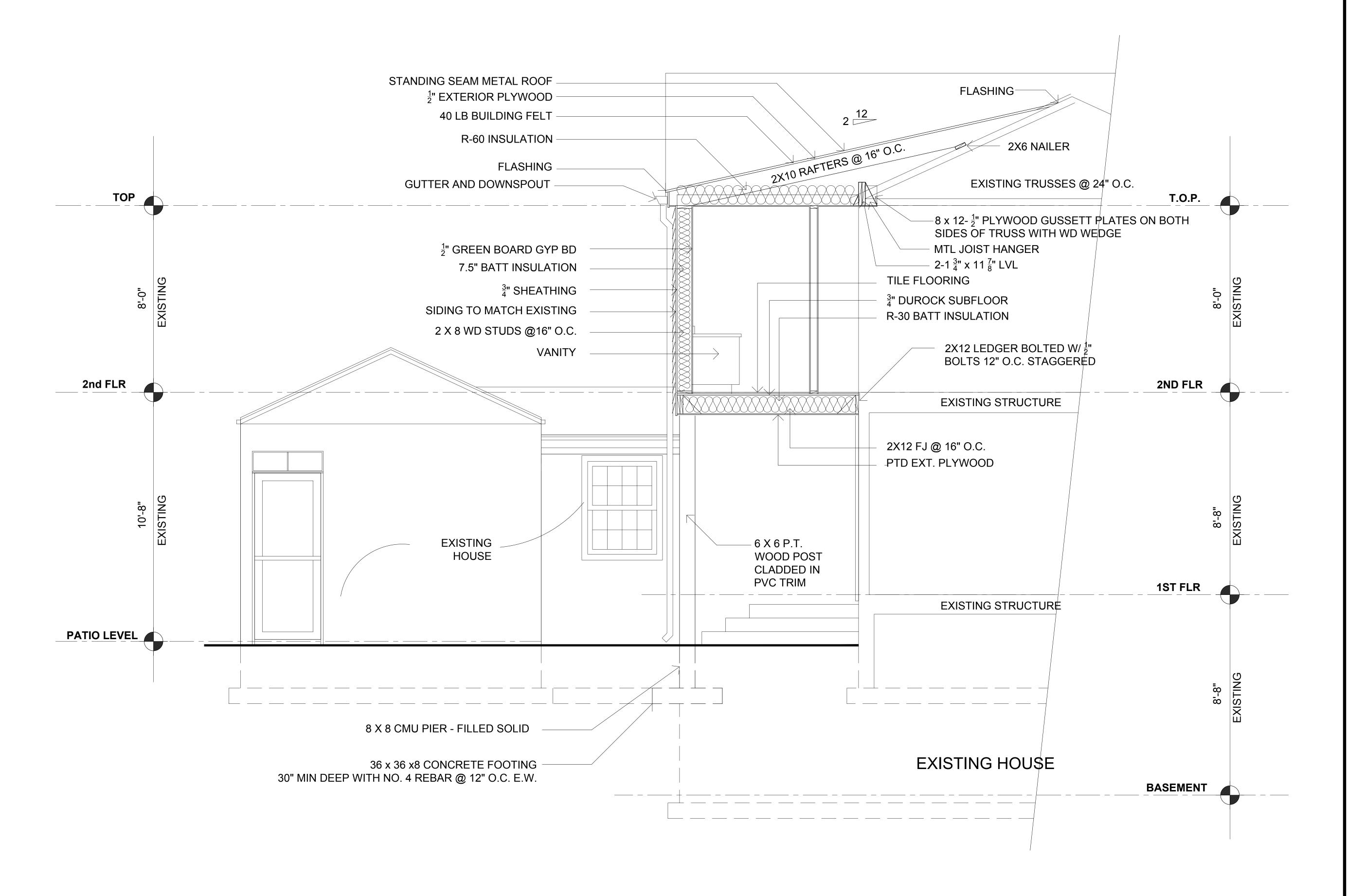
Drawings

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Scale: 1/2"=1'-0"



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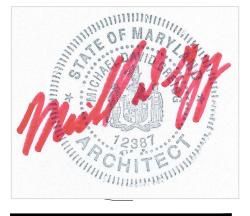
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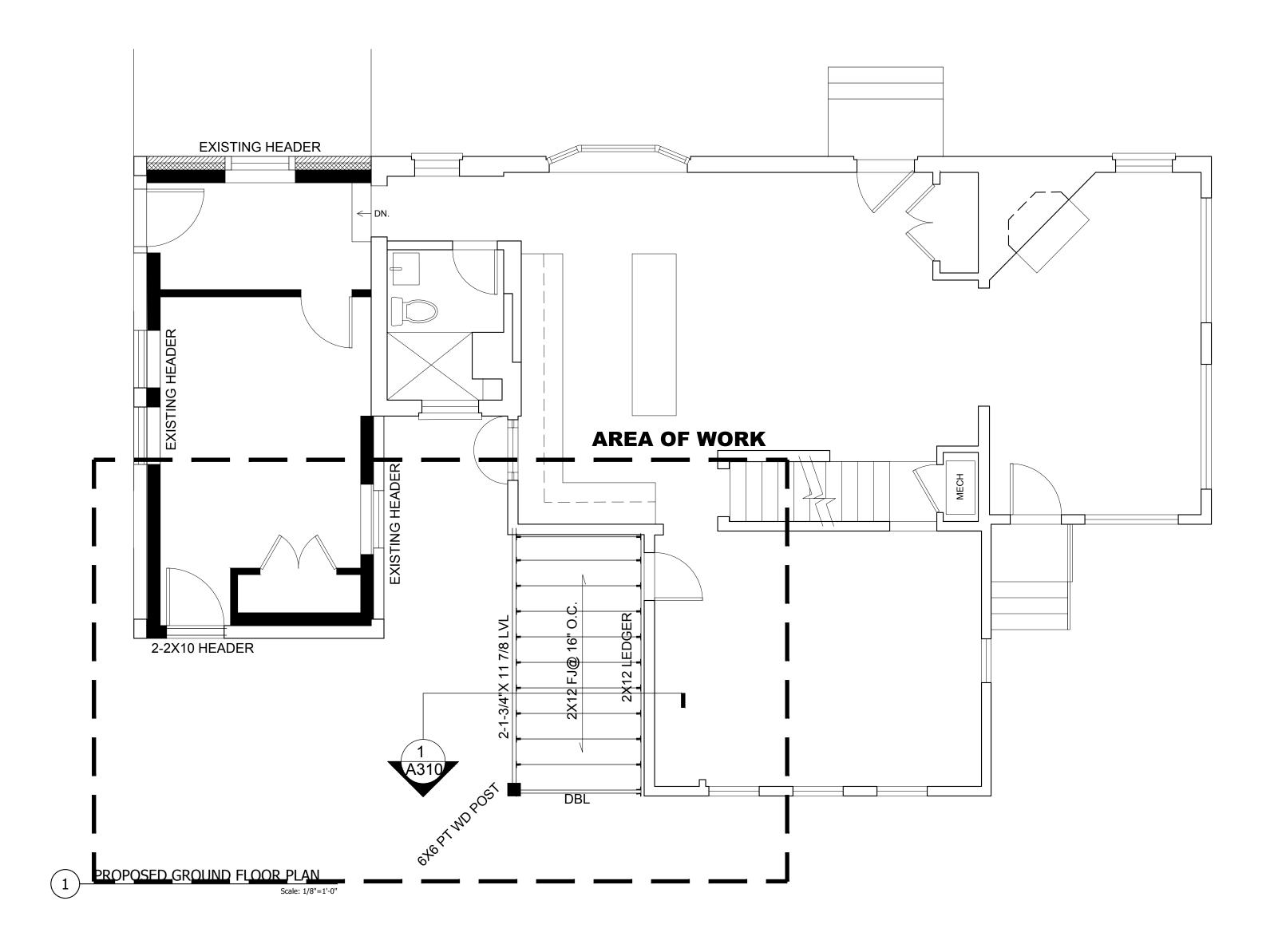
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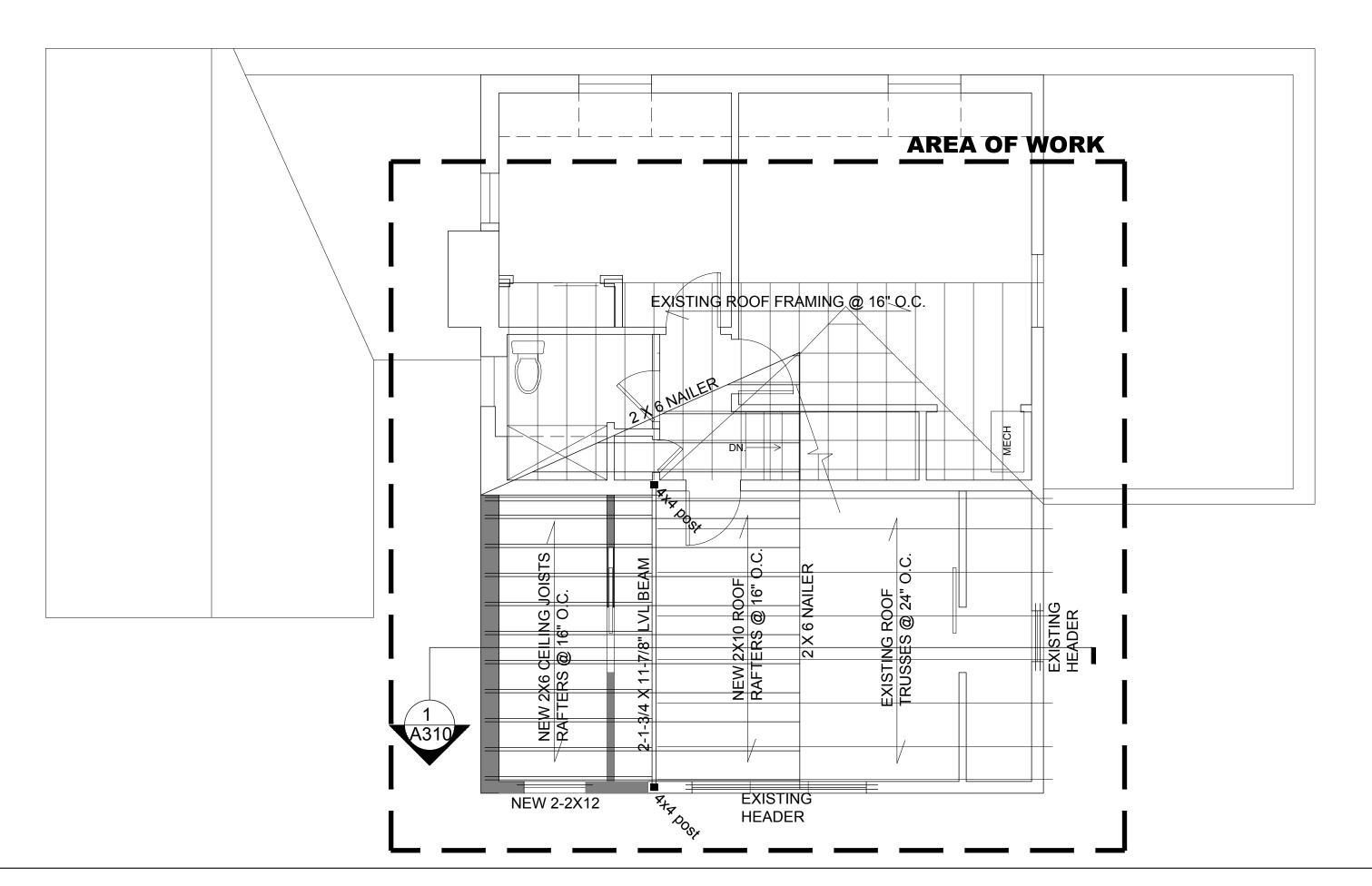
SECTIONS

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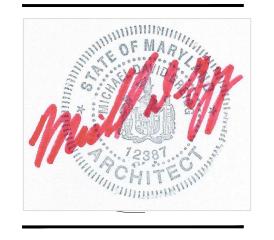
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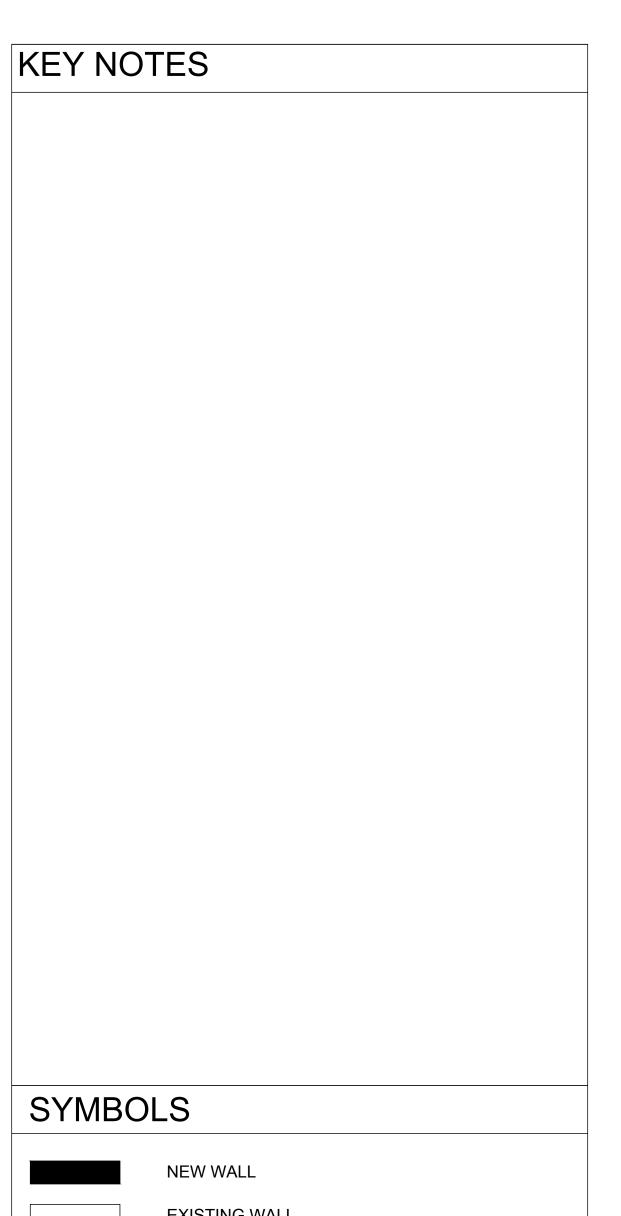
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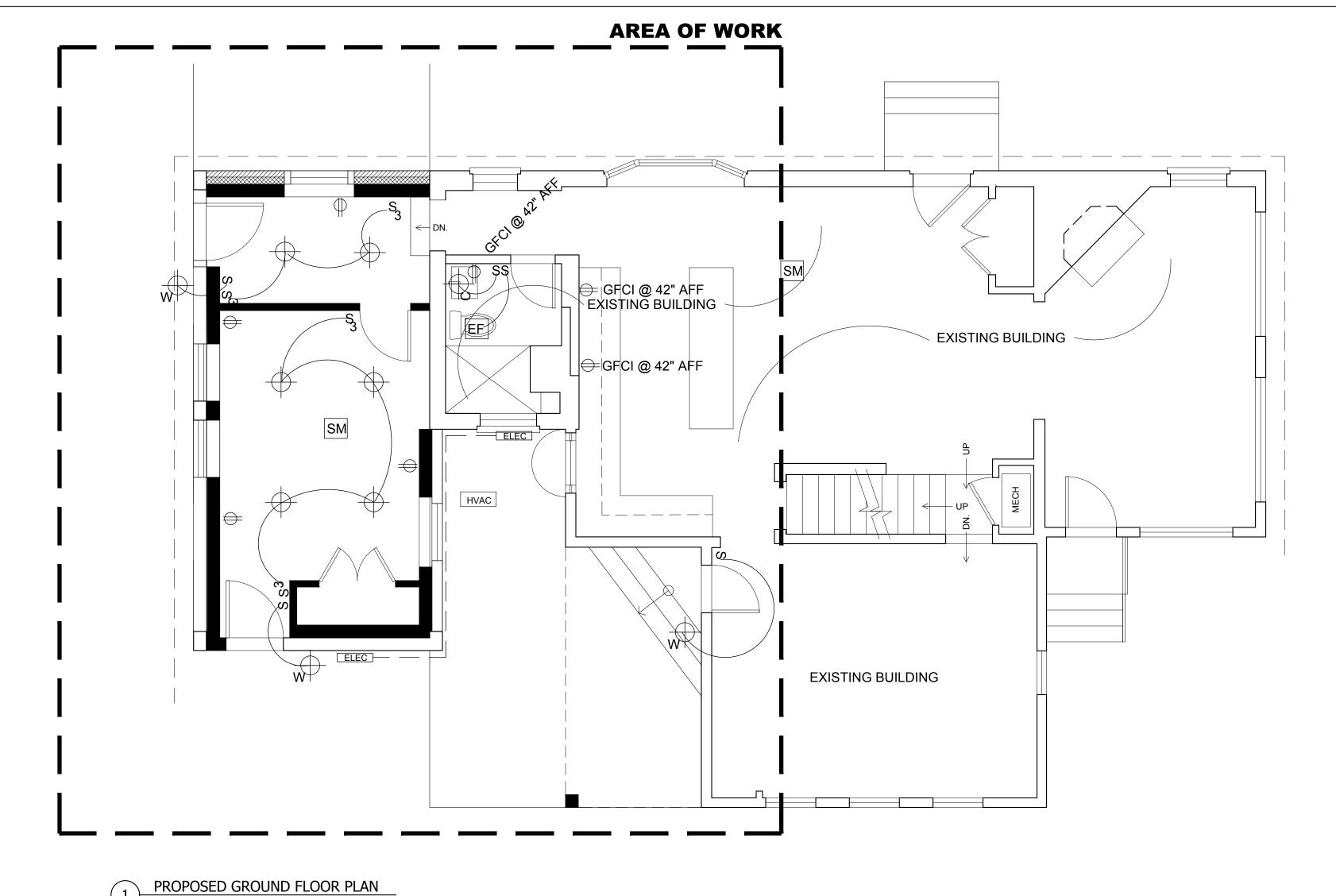
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DATE ISSUE
08-16-25 PERMIT

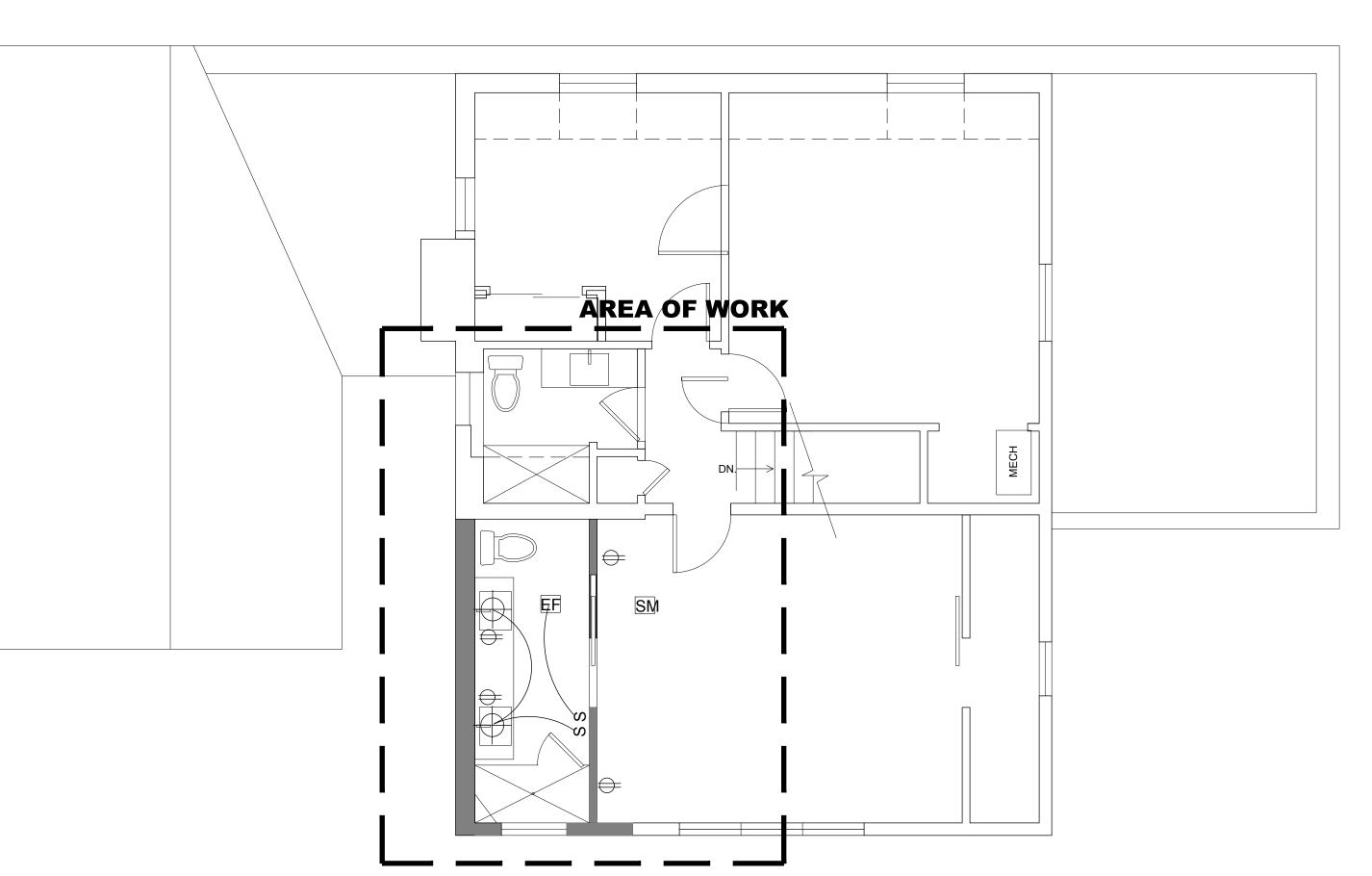
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Expiration date: 3-30-2026.

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WARE DESIGN

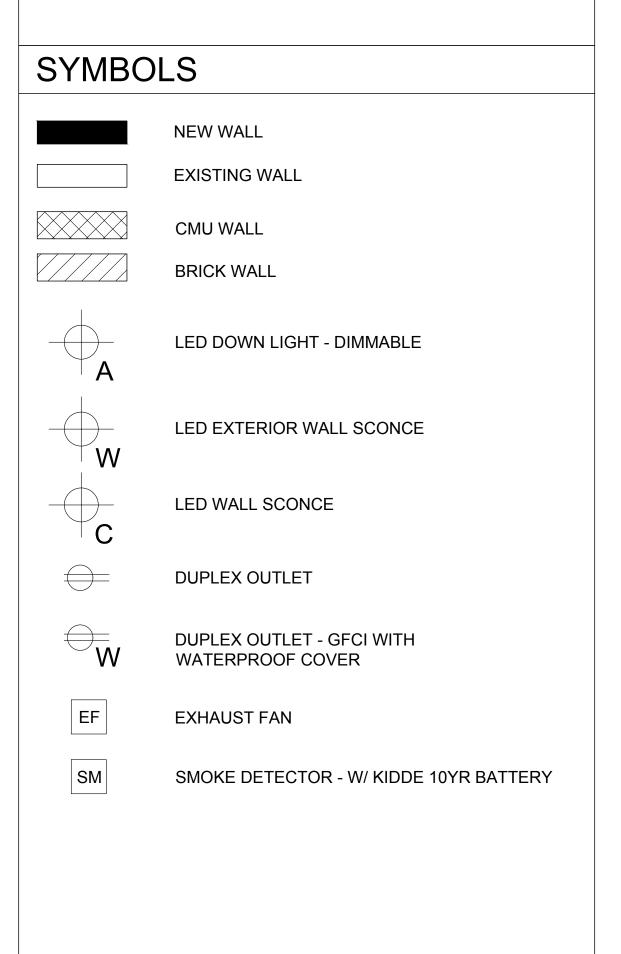
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POWER / LIGHTING

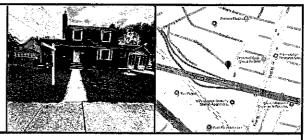
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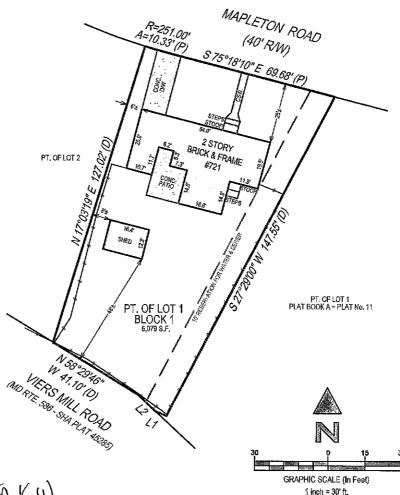


PROPERTY ADDRESS: 721 MAPLETON ROAD, ROCKVILLE, MARYLAND 20850

SURVEY NUMBER: 2507.3437

2507.3437 LOCATION DRAWING MONTGOMERY COUNTY

LINE TABLE: L1 N 67°24'10" W 4.80' (D) L2 N 46°35'50" W 9.68' (D)



09.13.96.06, this House Location
Drawing is not to be relied upon to
determine property boundaries or the
establishment or location of existing or
future Improvements.

PLEASE NOTE
Per Maryland State Code, Sec.

AKW AKW

SURVEYORS CERTIFICATION:

THE INFORMATION SHOWN HERON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD, THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD POR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HEREON.

POINTS OF INTEREST: NONE VISIBLE



SNIDER & ASSOCIATES
LB:21937
office: 301-948-5100
19544 Amaranth Drive, MD | Germantown, MD 20874
a dreason, X Exacta Land Survey, as L.C.



ACCURACY=1'±

DATE SIGNED: 07/18/25
FIELD WORK DATE: 7/16/2025
REVISION DATE(S): (REV.1 7/22/2025)

Matthew Nigel Brien

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

October 8, 2025

City of Rockville Board of Appeals 111 Maryland Avenue Rockville, MD 20850

> Scott A. Cole 719 Mapleton Road Rockville, MD 20850

Re: Statement of Support — Variance Request for 721 Mapleton Road

Dear Members of the Board,

I am the owner of the adjoining property located at 719 Mapleton Road. I am writing to formally express my support for the variance application submitted by the owners of 721 Mapleton Road, who are seeking approval to convert their existing brick carport into habitable living space. The proposed conversion will occur entirely within the footprint of the existing structure, and no expansion of the building's footprint is planned.

As the directly adjoining neighbor, I have reviewed the scope of the proposed work and have no objections to the variance being granted. I believe the project is consistent with the character of the neighborhood and will not result in any adverse impact to my property or the surrounding community. In my view, the conversion represents a reasonable improvement to the property and will not create any disturbance, infringement, or nuisance.

Please accept this letter as a formal statement of support to be included in the record for this application.

Sincerely,

Scott A. Cole 717-856-1453

Malle