

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 W. Irving, Chevy Chase	Meeting Date:	9/19/2018
Resource:	Contributing Resource Chevy Chase Historic District	Report Date:	9/12/2018
Applicant:	Andrew and Katie Herman (John Mangan, Architect)	Public Notice:	9/5/2018
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Building Additions		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a Historic Area Work Permit. Staff additionally requests more details regarding:

- Any proposed exterior work on the historic house massing;
- A tree survey with any identified tree removals; and
- Any proposed work for the detached historic garage.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Craftsman
DATE: c.1916-1927

The subject property is a side gable bungalow, four bays wide, with shingle siding, a full width porch and a large shed dormer.

PROPOSAL

The applicant proposes to construct new building additions on the rear and right side of the house and to construct a covered porch to the rear. The house has a mix of wood casement and six-over-one sash windows.



Figure 1: 20 W. Irving has several significant trees contributing to the district's park-like setting.

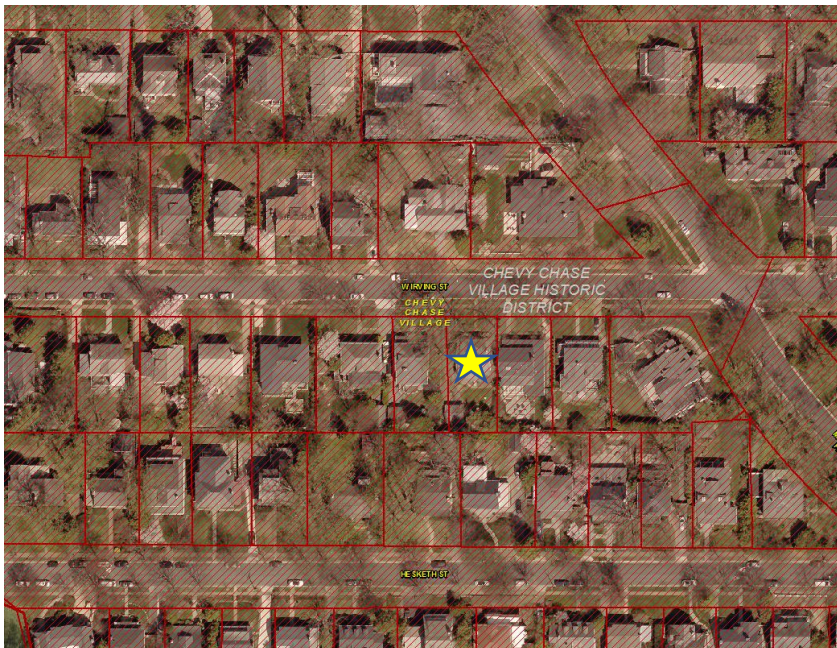


Figure 2: 20 W. Irving is located mid-block in the Chevy Chase Village Historic District.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Chevy Chase Historic District Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
- Gutters are not currently subject to review and should not be reviewed.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated

- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship;

Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old

and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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 applicant proposes additions to the house in two areas; a projection on the right elevation, and an addition with an attached porch to the rear. The information submitted by the applicant does not indicate any proposed exterior work to the historic massing of the house not required to accommodate the proposed additions.

Right Elevation Addition

The right elevation of the house is a single uninterrupted plane with shingle siding above the brick foundation. There are a variety of casement and sash windows in an irregular configuration.

The applicant proposes to construct a two-story, side projecting gable-roofed addition at the rear of the historic massing of the house. The addition will project approximately 4' (four feet) to the right of the historic wall plane. The addition will be 15' 5" (fifteen feet, five inches) deep. The addition creates a new entrance, which is accessed from a set of front and rear-loading wooden stairs. This new side porch has a gable overhang supported by wood brackets.

The addition will match the materials and design of the historic house (i.e. shingle siding, four-lite casement window) and brackets in the roof eaves. The *Guidelines* state that major additions, which Staff finds this qualifies as, should be placed to the rear where feasible so they are less visible from the public right-of-way. Due to the placement of the house on the lot, the right elevation is highly visible (see the attached site plan). Construction of this addition will result in the removal of seven historic wood windows. Staff finds that this loss of integrity would be detrimental to the historic character of the house (contrary to the *Guidelines*) and would substantially alter the exterior features of the that characterize the property (in violation of 24A-8(b)(1)). Staff finds that, at a minimum, the size and massing of this proposed addition needs to be removed or significantly reduced. Staff encourages the HPC to provide additional recommendations to the applicant to bring any addition, if one can be found to meet the *Design Guidelines* and *Chapter 24A* in this location into compliance with the requisite guidance.



Figure 3: The right elevation of the house as viewed from the adjacent sidewalk.

Rear Addition

The applicant proposes to construct a large addition to the rear of the house. In order to accommodate the new construction, the applicant proposes removing a portion of the rear of the house including the second-floor sleeping porch. The removal of this historic fabric is at the rear of the historic house and will not impact this building's contribution to the historic character of the surrounding district. Staff supports the demolition and removal of these rear features.

The applicant proposes to construct a rear addition that will be 17' 6" (seventeen feet, six inches) deep with a small rear projection and approximately 28' 6" (twenty-eight feet and six inches) wide. The addition will have a rear-facing gable roof and will be clad in wood shingles to match the historic house with four-lite casement windows. The left side of the addition will be coplaner with the historic house on the front floor and stepped in on the second floor. The right elevation is two stories tall with four-lite casement windows. Under the current proposal, the view of the right elevation will be limited by the projecting side addition discussed above. To the rear of the addition is a wood deck and a screened-in porch. The screened-in porch is approximately 13' x 13' (thirteen feet by thirteen feet). It will have a rear facing gable roof with brackets in the eaves and appears to be constructed on brick piers. The porch wall on the left side of the house will be inset from the wall plane by approximately 2' (two feet). Because of the narrow side setback and the distance from the sidewalk, the porch will likely not be visible from the public right-of-way.

Staff finds that while the addition is quite large, it is in keeping with the scale of many of the additions in the surrounding historic district. The review of this addition on the side elevations should be subject to moderate scrutiny, while the rear of the addition should be subject to lenient scrutiny. Staff finds that, in general, the proposal for the left side of the rear addition is in

keeping with the historic character of the house and the use of casement windows helps to differentiate the new construction from the historic. In order to more fully differentiate the historic construction from the new, Staff recommends that the corner of the historic house be more fully expressed using some degree of side setback measuring a minimum of 1' in keeping with HPC policy and precedent.

The narrow setback between 20 W. Irving and 18 W. Irving will somewhat limit the visibility of the left elevation of the rear addition. The applicant proposes to extend the historic wall plan on the first floor in matching shingle. The second floor of the rear addition will be stepped in by approximately 3' (three feet). This design allows for more sunlight between the two buildings and will prevent a canyon effect between the buildings. Staff's primary concern about the design of this elevation has to do with the fenestration. There is only one four-lite casement window on each floor; and they are both located toward the rear of the elevation. This creates a very large expanse of uninterrupted shingle siding which is out of character with the design of the historic house. Staff finds that in order to be compatible with the surrounding district, more windows need to be introduced on this elevation. Staff welcomes any additional feedback from the HPC regarding the left elevation of the proposed rear addition.

The rear of the addition is not visible from the public right-of-way on either W. Irving St. or from Hesketh St. The roof of the addition has a rear-facing gable with decorative woodwork under the gable. The rear projection on the right has a smaller gable with smaller woodwork. The first floor of the rear of the addition has a triple set of sash windows with a full-lite door to the right. The second floor also has a triple set of sash windows. To the right of the second floor windows there are two casement windows under the smaller gable roof. Staff finds the fenestration pattern appropriate and is in keeping with the historic house. To improve the project, Staff encourages the triple set of sash windows on the first floor of the rear addition to match the configuration used throughout the house, instead of employing a four-over-one, six-over-one, and four-over one configuration. However, as this elevation is subject to lenient scrutiny, the focus of the review is to focus on issues of size, scale, and massing. The *Guidelines* state, "Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course."

STAFF RECOMMENDATION

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a second preliminary consultation. Staff additionally request more details regarding:

- Any proposed exterior work on the historic house massing;
- A tree survey with any identified tree removals; and
- Any proposed work for the detached historic garage.



DPS-#8

#850252

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: jmangan@mangangrp.com Contact Person: JOHN MANGAN
 Tax Account No.: 52-2000724 Daytime Phone No.: 301-589-7900
 Name of Property Owner: ANDREW & KATE HERMAN Daytime Phone No.: _____
 Address: 20 WEST IRVING ST CHEVY CHASE MD 20815
Street Number City State Zip Code
 Contractor: CABIN JOHN BUILDERS Phone No.: _____
 Contractor Registration No.: HHIC# 128309
 Agent for Owner: JOHN MANGAN Daytime Phone No.: 301-589-7900

PART ONE: GENERAL INFORMATION

House Number: 20 Street: WEST IRVING STREET
 Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA
 Lot: 16 & 17 Block: _____ Subdivision: CHEVY CHASE SECTION 2
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF WORK AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 450,000.00
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] Signature of owner or authorized agent
8-29-18 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No. 850252 Date Filed: 8/29/18 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

THE EXISTING HOUSE SITS BACK ON A TREE LINED STREET IN CHEWY CHASE VILLAGE. IT HAS A SHAPE SIMILAR TO A BUNGALOW STYLE WITH A TWO STORY HOUSE BEING COVERED BY A LARGE ROOF THAT EXTENDS DOWN TO A PORCH ACROSS THE ENTIRE FRONT OF THE HOUSE, AND ITS SECOND STORY PEAKING OUT THROUGH A LONG SHED DORMER. THE DETAILS HAVE ELEMENTS OF BOTH ARTS & CRAFTS AS WELL AS THE SHINGLE STYLE.

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

WE ARE GOING TO GREAT LENGTHS TO PRESERVE THE GEOMETRY AND ARCHITECTURAL CHARACTER OF THE EXISTING HOUSE. THE ADDITION IS PRIMARILY TO THE REAR, STEPPING IN TO PRESERVE THE ORIGINAL ROOF LINES AND THE DETAILING WILL STRIVE TO BE CONTEXTUAL WITH THE EXISTING STRUCTURE

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

For All projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

<p>Owner's mailing address 20 W. Irving St Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Mangan Gray Architects 7034 Carroll Ave Suite 3 Takoma Park, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>22 W. Irving St (Side)</p>	<p>18 W. Irving St Chevy Chase MD 20815 (Side)</p>
<p>11 Hesketh (Back)</p>	<p>15 Hesketh (Back)</p>

Existing Property Condition Photographs (duplicate as needed)



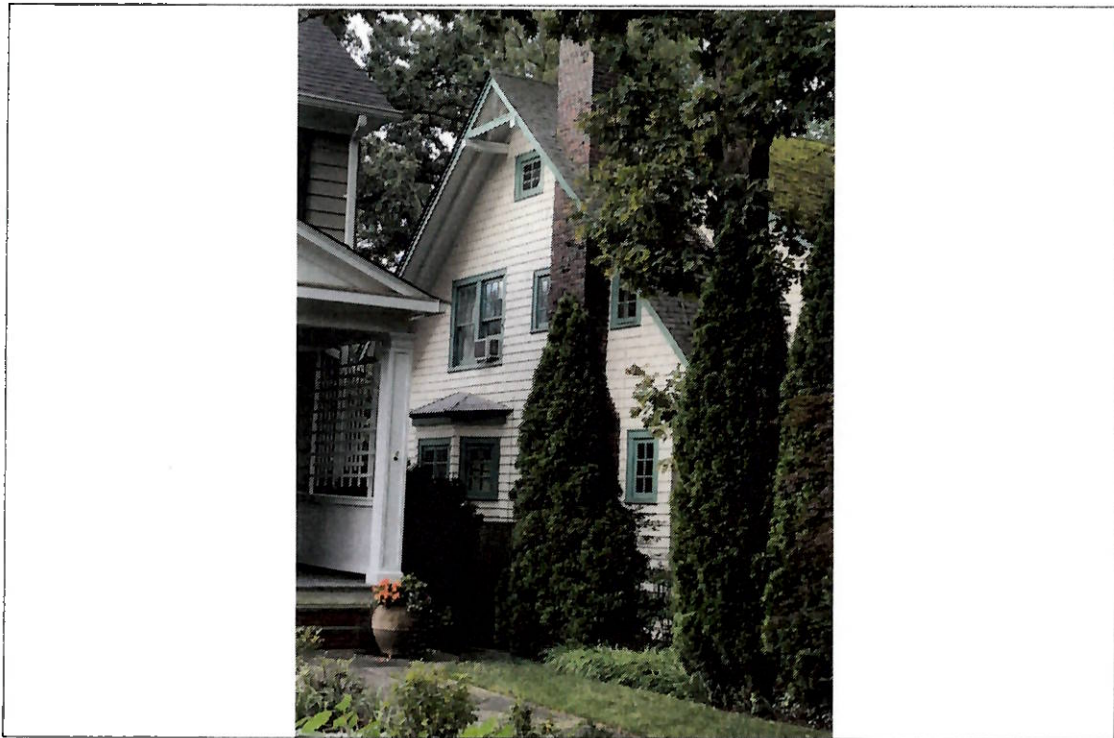
Detail: Front Elevation



Detail: Rear Elevation

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)

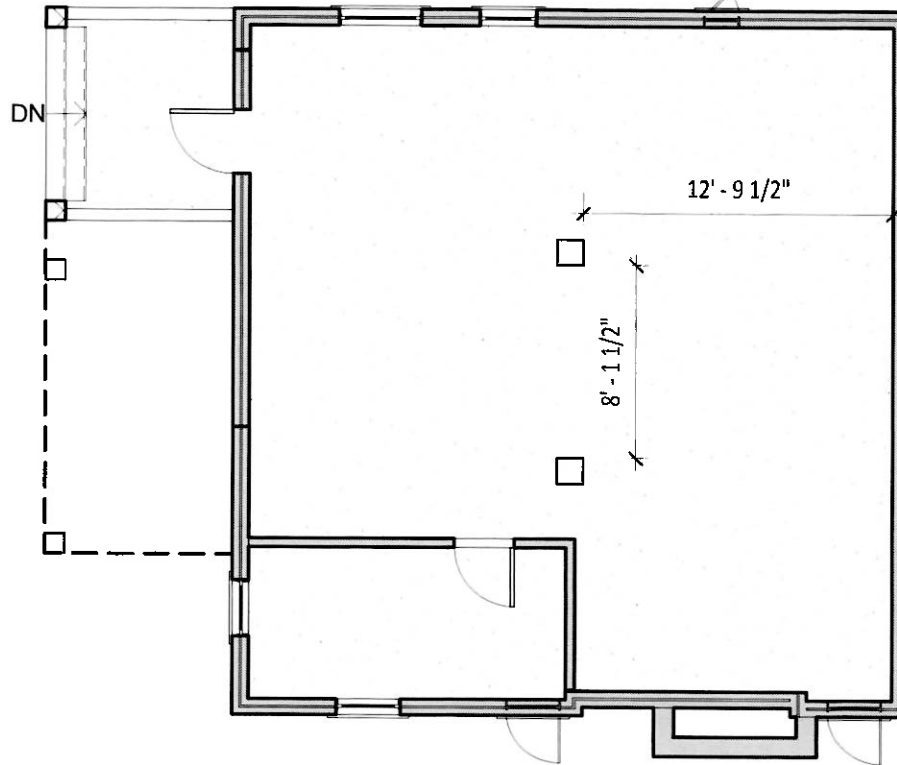


Detail: Left Elevation



Detail: Right Elevation


Applicant: _____

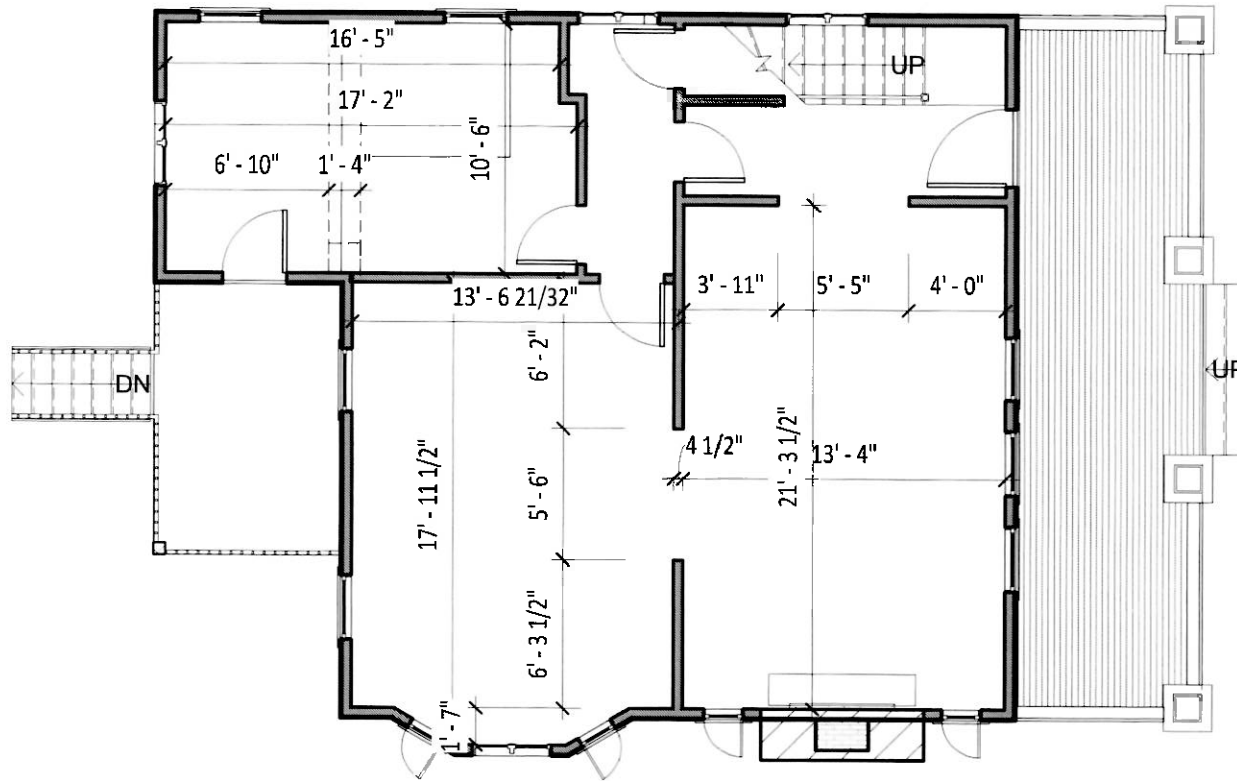


ALL DIMENSIONS ARE APPROXIMATE

1 | EXISTING BASEMENT PLAN
 01 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 01	TITLE: Existing Basement Floor Plan	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: checker	PLOT DATE: 8/29/2018 11:00:47 AM	

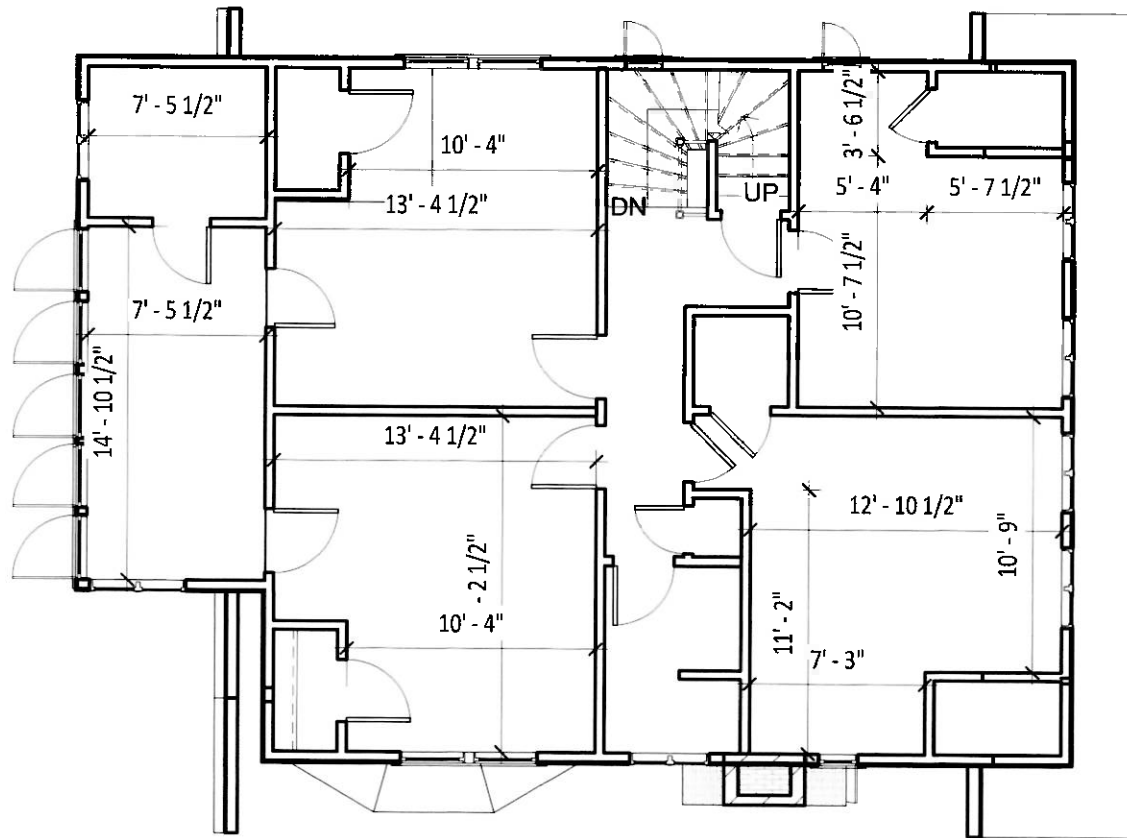


ALL DIMENSIONS ARE APPROXIMATE

1 | **EXISTING FIRST FLOOR PLAN**
 02 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 02	TITLE: Existing First Floor Plan	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:48 AM	

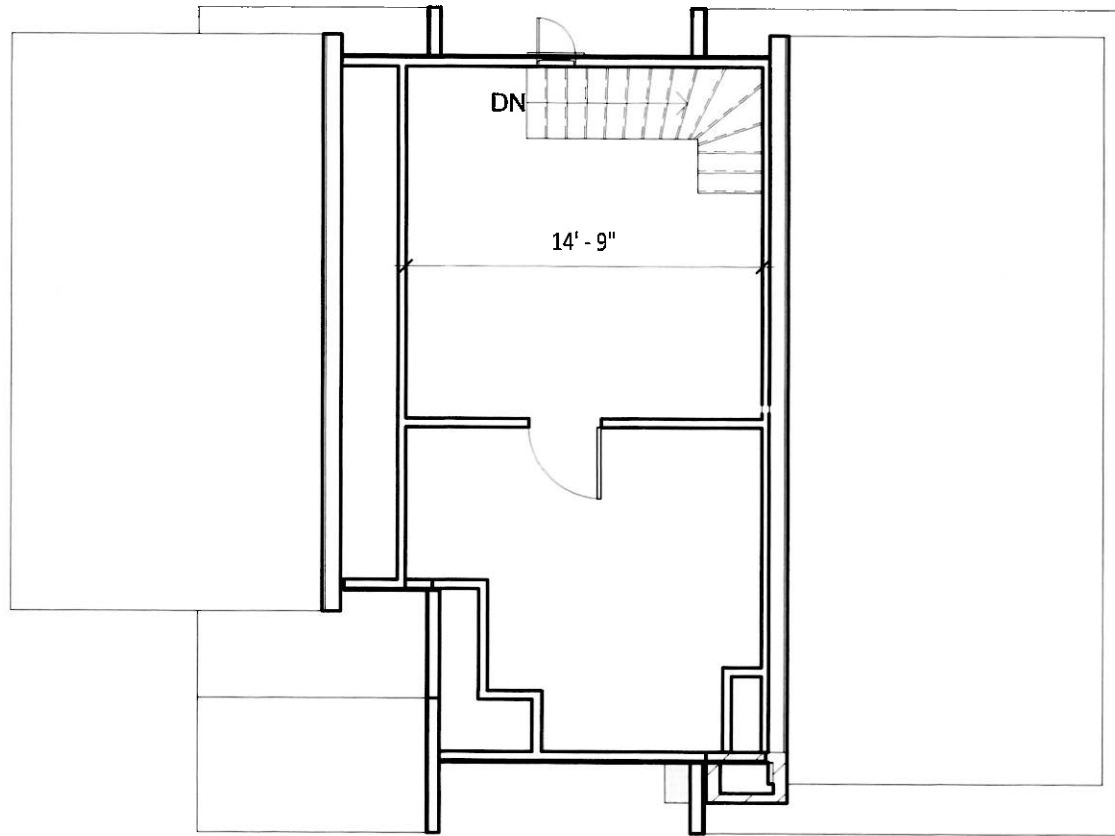


ALL DIMENSIONS ARE APPROXIMATE

1 | **EXISTING 2ND FLOOR PLAN**
 03 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 03	TITLE: Existing Second Floor Plan	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:48 AM	

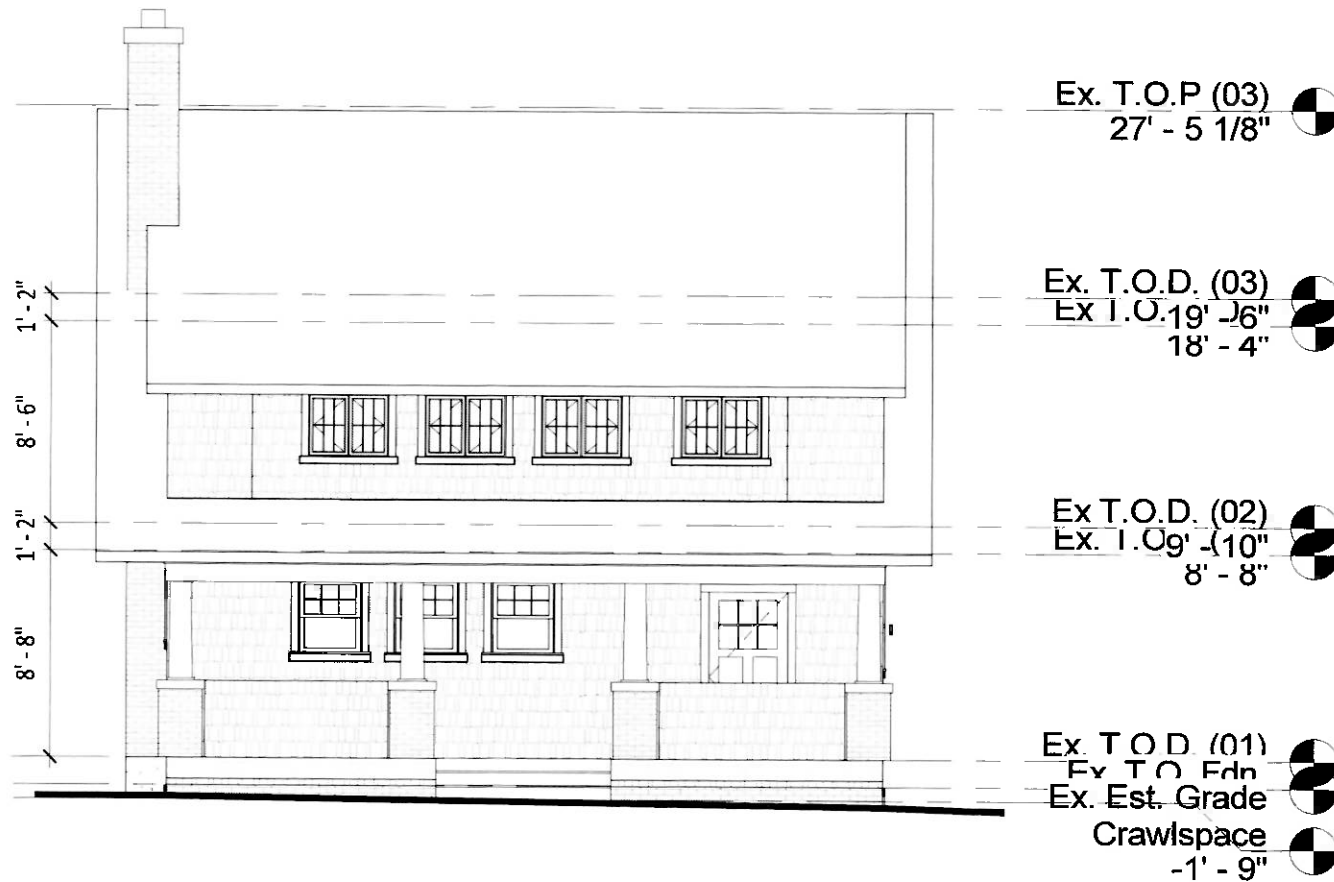


ALL DIMENSIONS ARE APPROXIMATE

1 | **EXISTING ATTIC PLAN**
 04 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 04	TITLE: Existing Attic Plan	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:48 AM	



ALL DIMENSIONS ARE APPROXIMATE

1 | EXISTING FRONT ELEVATION
 05 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: 05	TITLE: EXISTING FRONT ELEVATION	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:48 AM	



Ex. T.O.P (03)
27' - 5 1/8"

Ex. T.O.D. (03)
Ex. T.O. 19' - 6"
18' - 4"


Ex T.O.D. (02)
Ex. T.O. 9' - 10"
8' - 8"

Ex. Est. Grade
Crawlspace
-1' - 9"

ALL DIMENSIONS ARE APPROXIMATE

1 | **EXISTING REAR ELEVATION**
06 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: 06	TITLE: EXISTING REAR ELEVATION	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: checker	PLOT DATE: 8/29/2018 11:00:48 AM	




ALL DIMENSIONS ARE APPROXIMATE


1 | EXISTING LEFT ELEVATION


07 | 1/8" = 1'-0"


Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 07	TITLE: EXISTING LEFT ELEVATION SCALE: 1/8" = 1'-0"	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:49 AM	20



Ex. T.O.P (03)
27' - 5 1/8" 

Ex. T.O.D. (03)
Ex I.O. 19' - 6"
18' - 4" 


Ex T.O.D. (02)
Ex. I.O. 9' - 10"
8' - 8" 

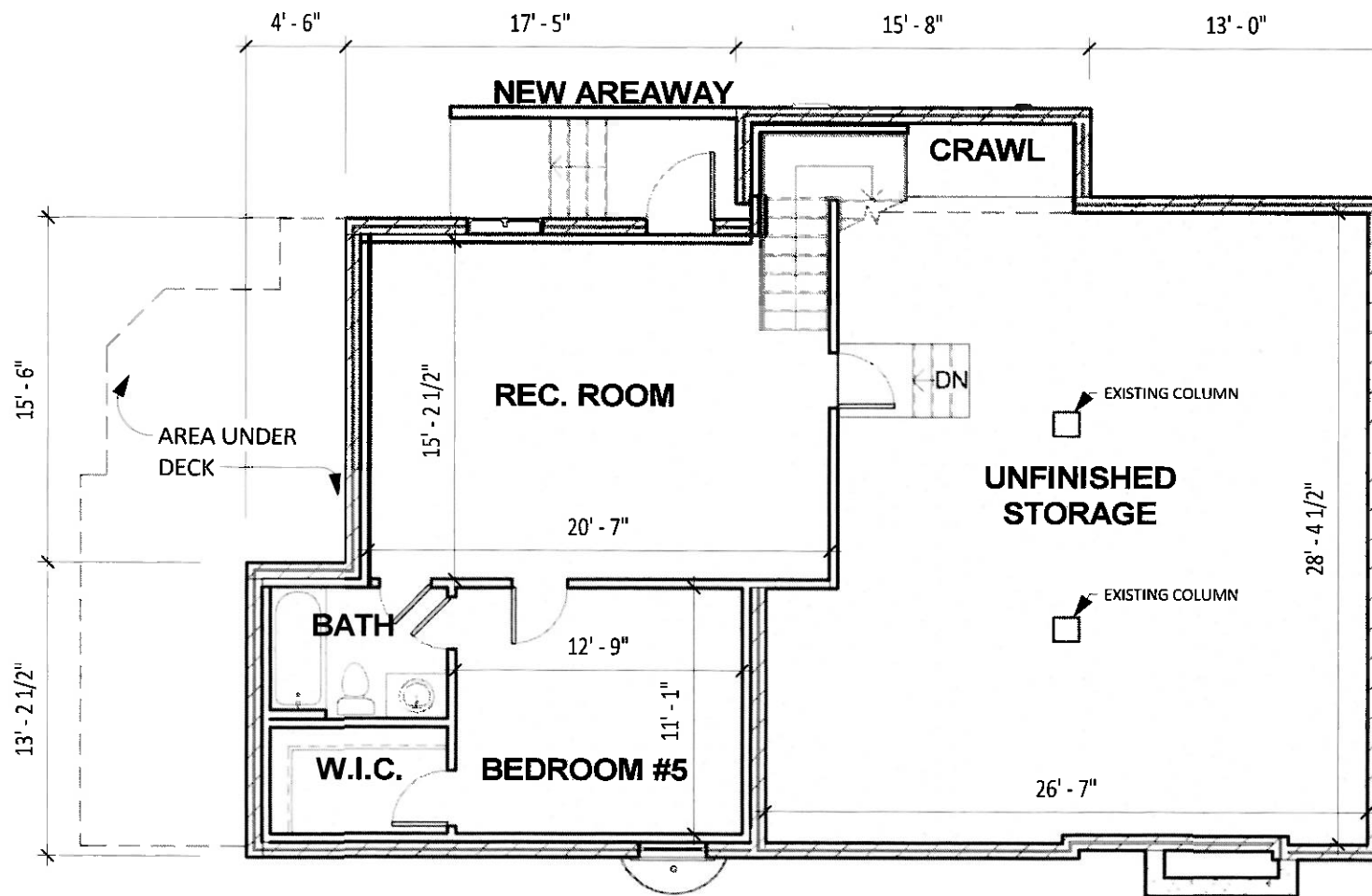
Ex. Est. Grade
Crawlspace
-1' - 9" 

ALL DIMENSIONS ARE APPROXIMATE

1 | EXISTING RIGHT ELEVATION
08 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 08	TITLE: EXISTING RIGHT ELEVATION	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:49 AM	

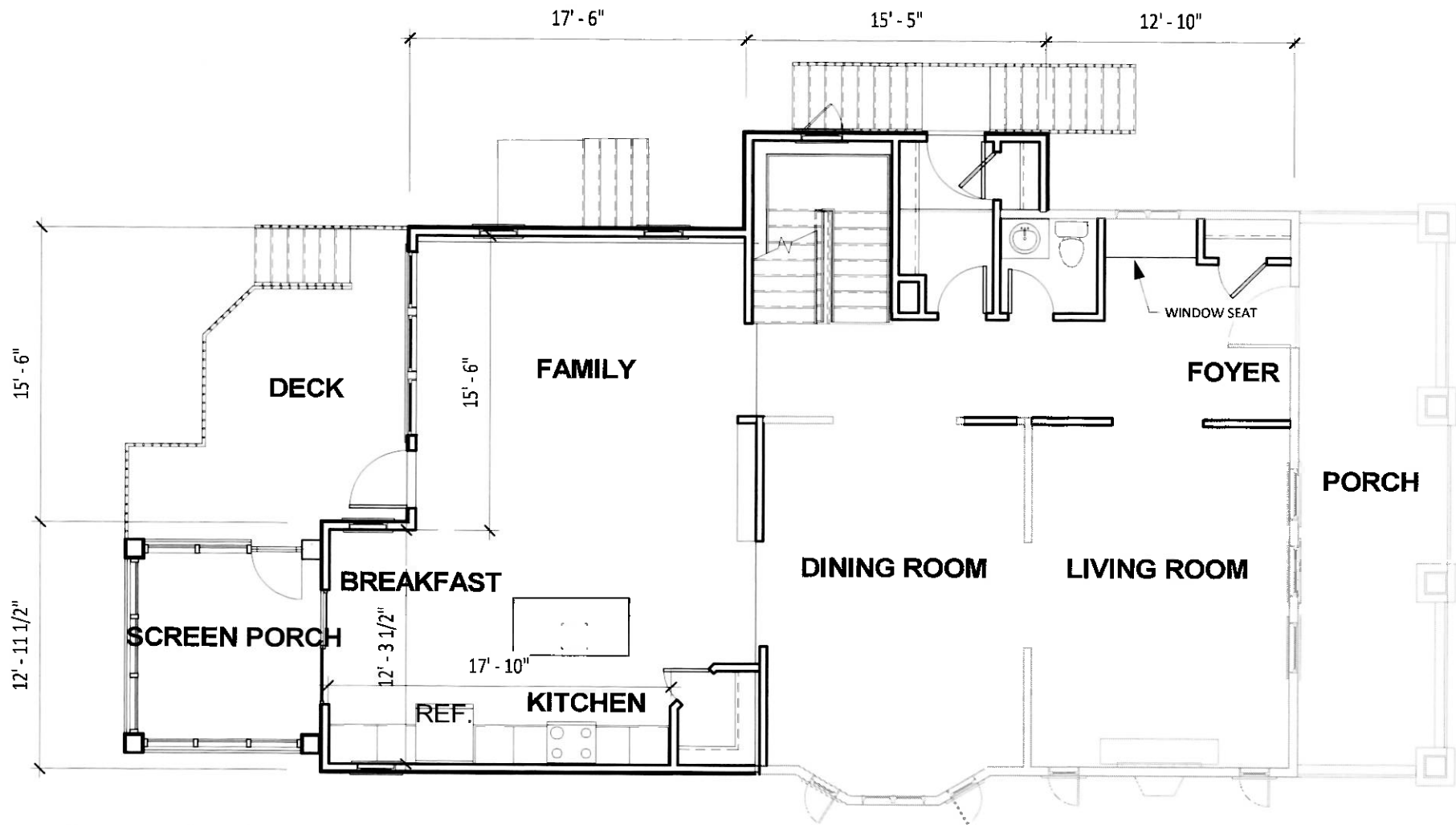


ALL DIMENSIONS ARE APPROXIMATE

1 | BASEMENT FLOOR PLAN
 09 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 09	TITLE: BASEMENT FLOOR PLAN	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:50 AM	22

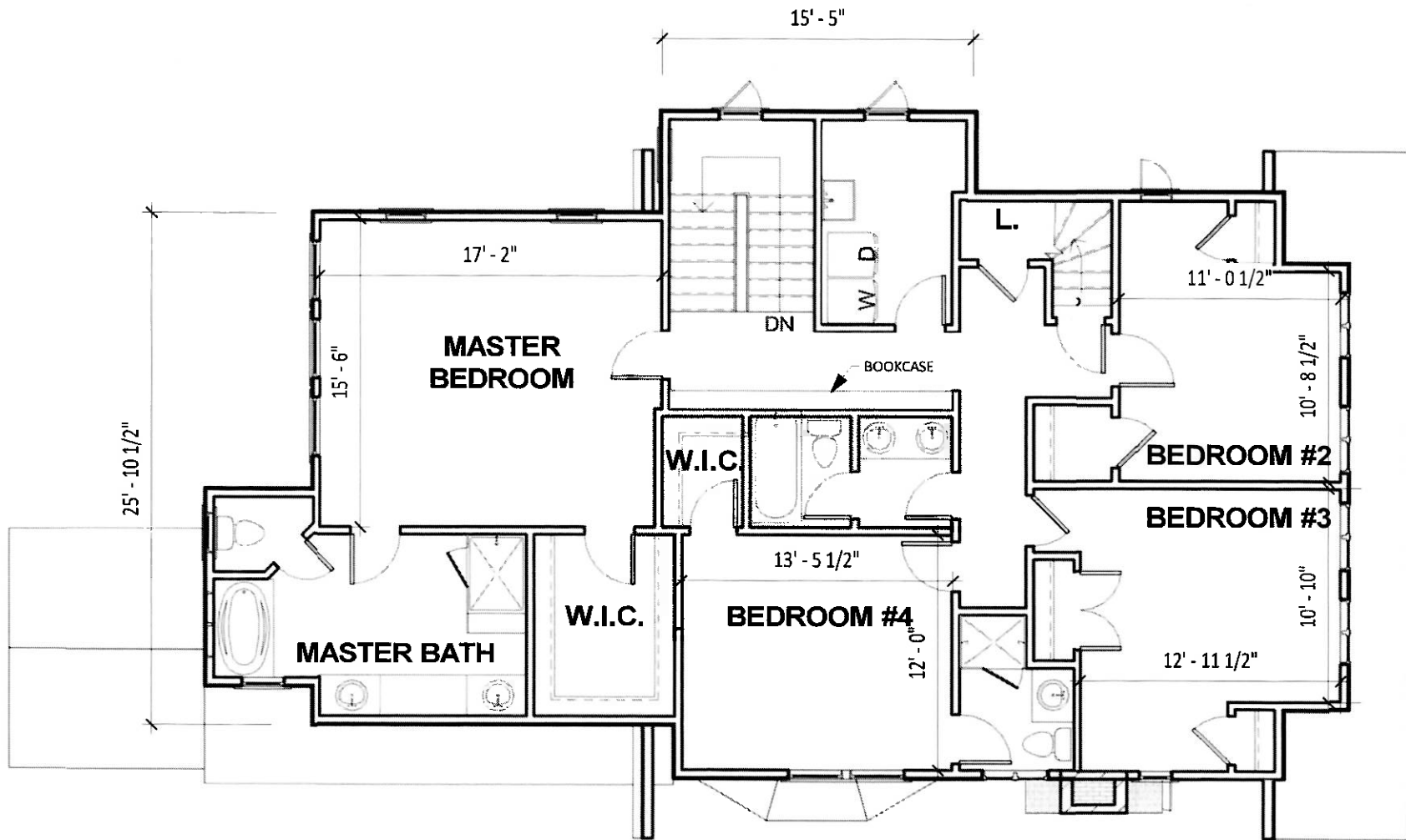


ALL DIMENSIONS ARE APPROXIMATE

1 | 1ST FLOOR PLAN
 10 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: 10	TITLE: 1ST FLOOR PLAN SCALE: 1/8" = 1'-0"	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS	
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:50 AM		




ALL DIMENSIONS ARE APPROXIMATE

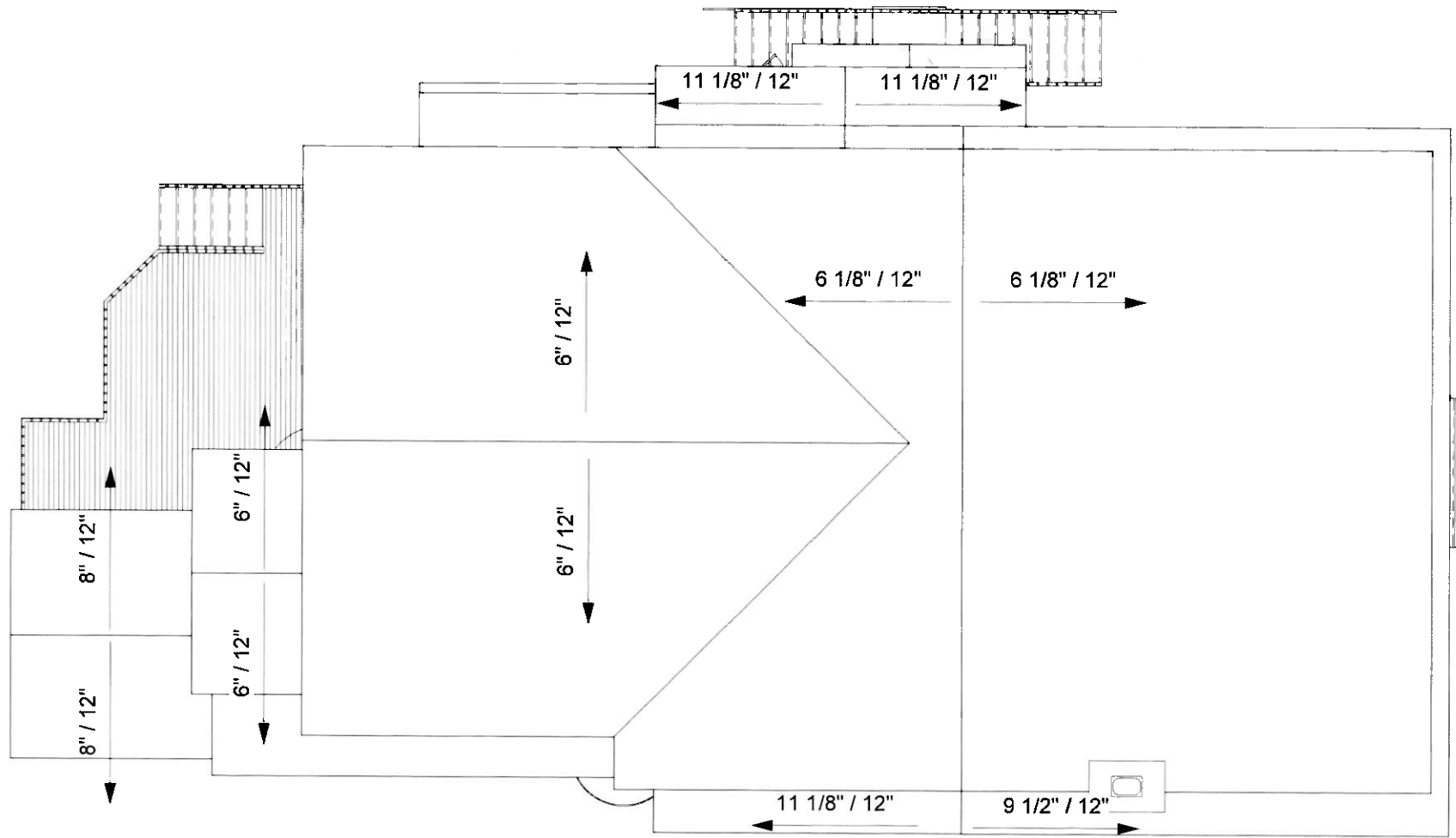
1 | 2ND FLOOR PLAN

11 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: 11	TITLE: 2ND FLOOR PLAN	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:51 AM	

ALL DIMENSIONS ARE APPROXIMATE



1 | ROOF PLAN


12 | 1/8" = 1'-0"


Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 12	TITLE: ROOF PLAN	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:51 AM








Ex. T.O.P (03) 
27' - 5 1/8"

Ex. T.O.D. (03) 
EX T.O. 19' - 6"
18' - 4"

Ex T.O.D. (02) 
EX T.O. 9' - 10"
8' - 8"


Ex. Est. Grade 
Crawlspace
-1' - 9"

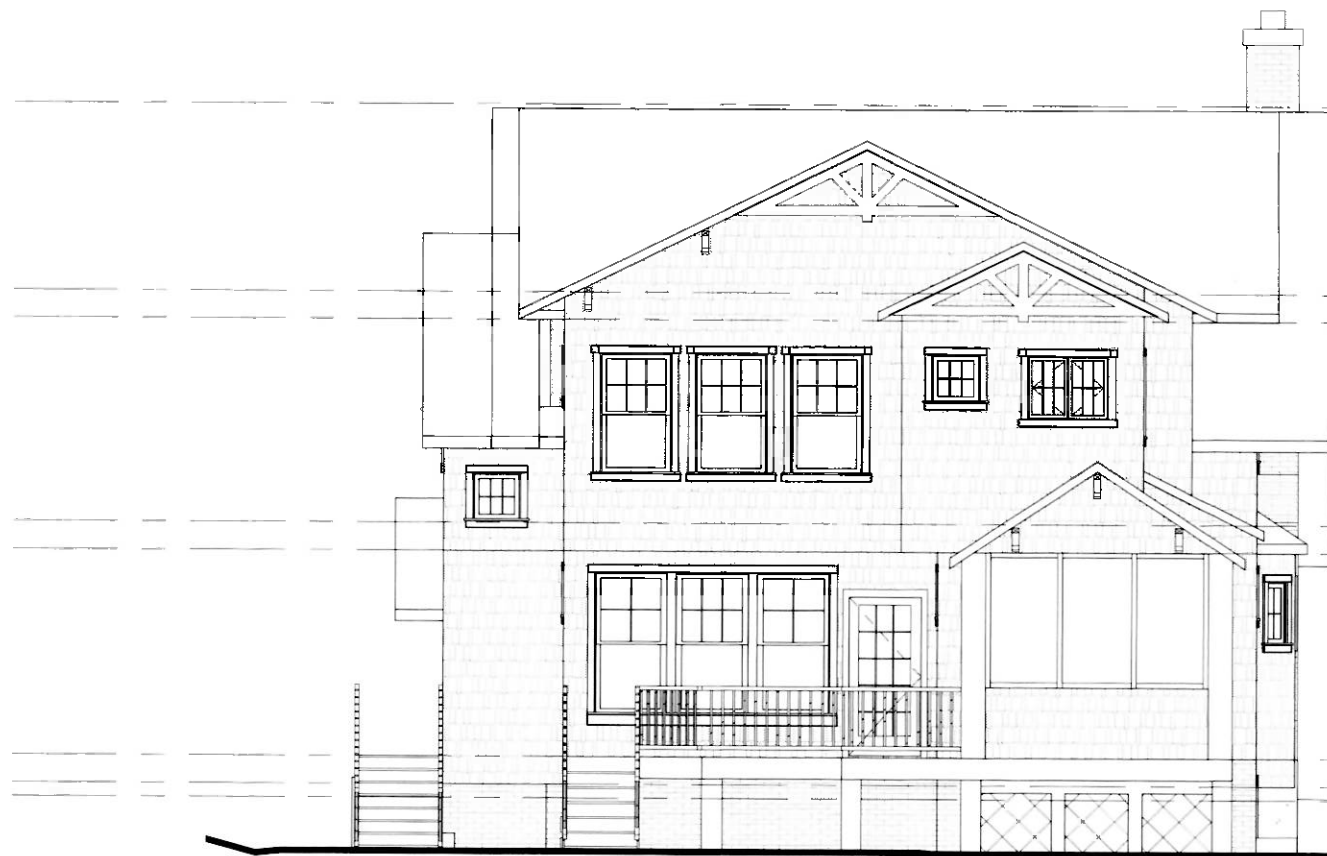
Ex. T.O. Slab 
Raised
T.O. Slab - New
Construction 
-10' - 2"


ALL DIMENSIONS ARE APPROXIMATE


1 FRONT ELEVATION
13 | 1/8" = 1'-0"


Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 13	TITLE: FRONT ELEVATION	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: checker	PLOT DATE: 8/29/2018 11:00:51 AM	




Ex. T.O.P (03)
27' - 5 1/8" 

Ex. T.O.D. (03)
Ex. I.O. 19' - 6"
18' - 4" 

Ex. T.O.D. (02)
Ex. I.O. 9' - 10"
8' - 8" 

Ex. Est. Grade
Crawlspace
-1' - 9" 


Ex. T.O. Slab
- - - - - Raised
T.O. Slab -> New
Construction
-10' - 2" 

ALL DIMENSIONS ARE APPROXIMATE

1 | REAR ELEVATION

14 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: 14	TITLE: REAR ELEVATION SCALE: 1/8" = 1'-0"	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:51 AM	



ALL DIMENSIONS ARE APPROXIMATE

Ex. T.O.P. (03)
27' - 5 1/8"

Ex. T.O.D. (03)
19' - 6" P. (02)
18' - 4"


Ex T.O.D. (02)
9' - 10" P. (01)
8' - 8"

Ex. Est. Grade)
EX. Crawlspace
-1' - 9"

Ex. T.O. Slab
- Raised
T.O. Slab - New
Construction
-10' - 2"

1 | LEFT ELEVATION
15 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 15	TITLE: LEFT ELEVATION	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	SCALE: 1/8" = 1'-0" DRAWN BY: Author	CHECKED BY: Checker PLOT DATE: 8/29/2018 11:13:19 AM		

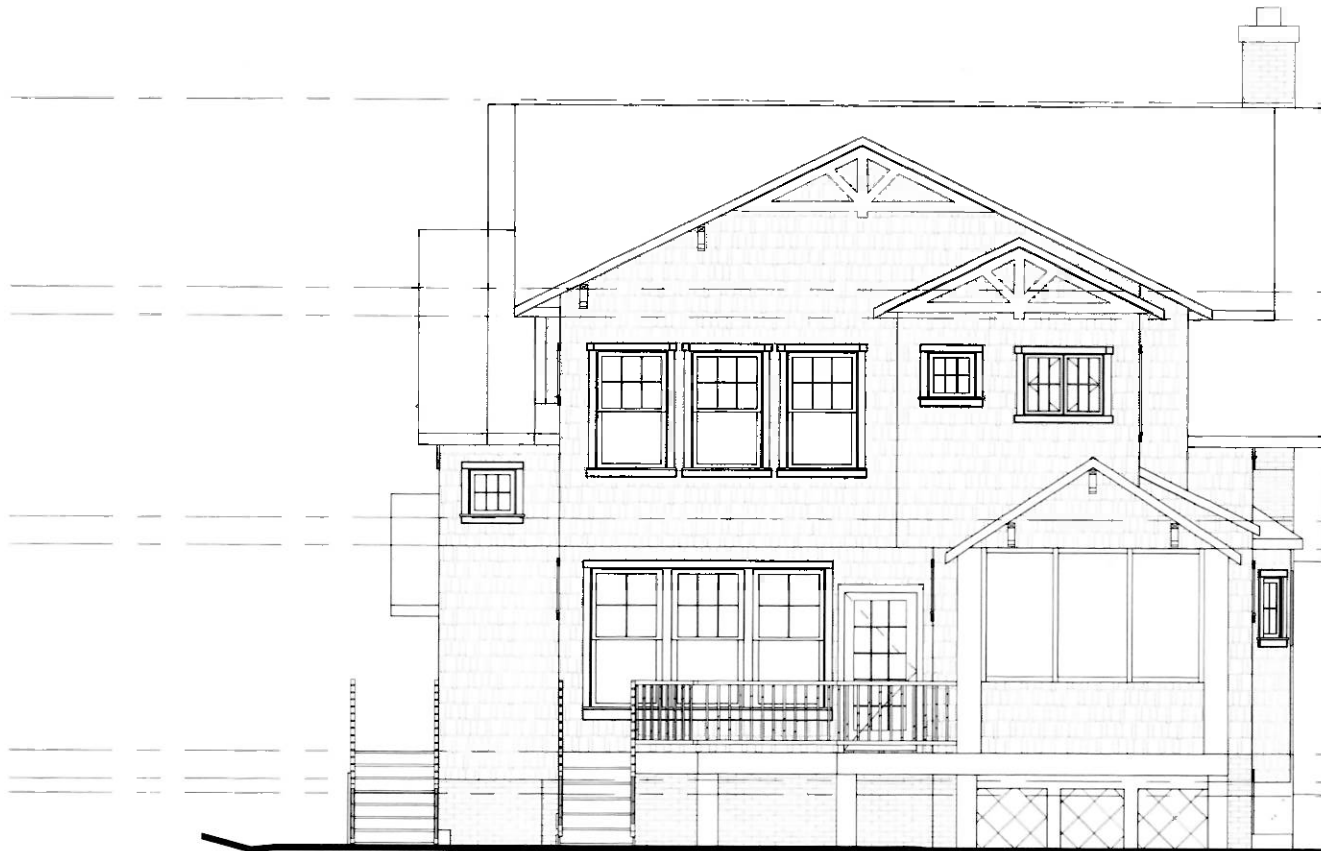



1 | RIGHT ELEVATION


16 | 1/8" = 1'-0"


Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: 16	TITLE: RIGH ELEVATION SCALE: 1/8" = 1'-0"	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: checker	PLOT DATE: 8/29/2018 11:13:20 AM	29




Ex. T.O.P (03)
27' - 5 1/8" 

Ex. T.O.D. (03)
Ex I.O. 19' - 6"
18' - 4" 

Ex T.O.D. (02)
Ex. I.O. 9' - 10"
8' - 8" 

Ex. Est. Grade
Crawlspace
-1' - 9" 


Ex. T.O. Slab
- Rigid
T.O. Slab - New
Construction
-10' - 2" 

ALL DIMENSIONS ARE APPROXIMATE

1 | REAR ELEVATION

14 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: 14	TITLE: REAR ELEVATION SCALE: 1/8" = 1'-0"	PROJECT: Herman Residence	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912 P: 301.589.7900 F: 301.589.7911	 MANGAN GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:51 AM	