

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	46 Grafton St., Chevy Chase	Meeting Date:	12/5/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/28/2018
Applicant:	Douglas McDaniel (Tom Flanagan, Architect)	Public Notice:	11/21/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18JJ	Staff:	Michael Kyne

PROPOSAL: Demolition, new addition and deck construction

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1927-41

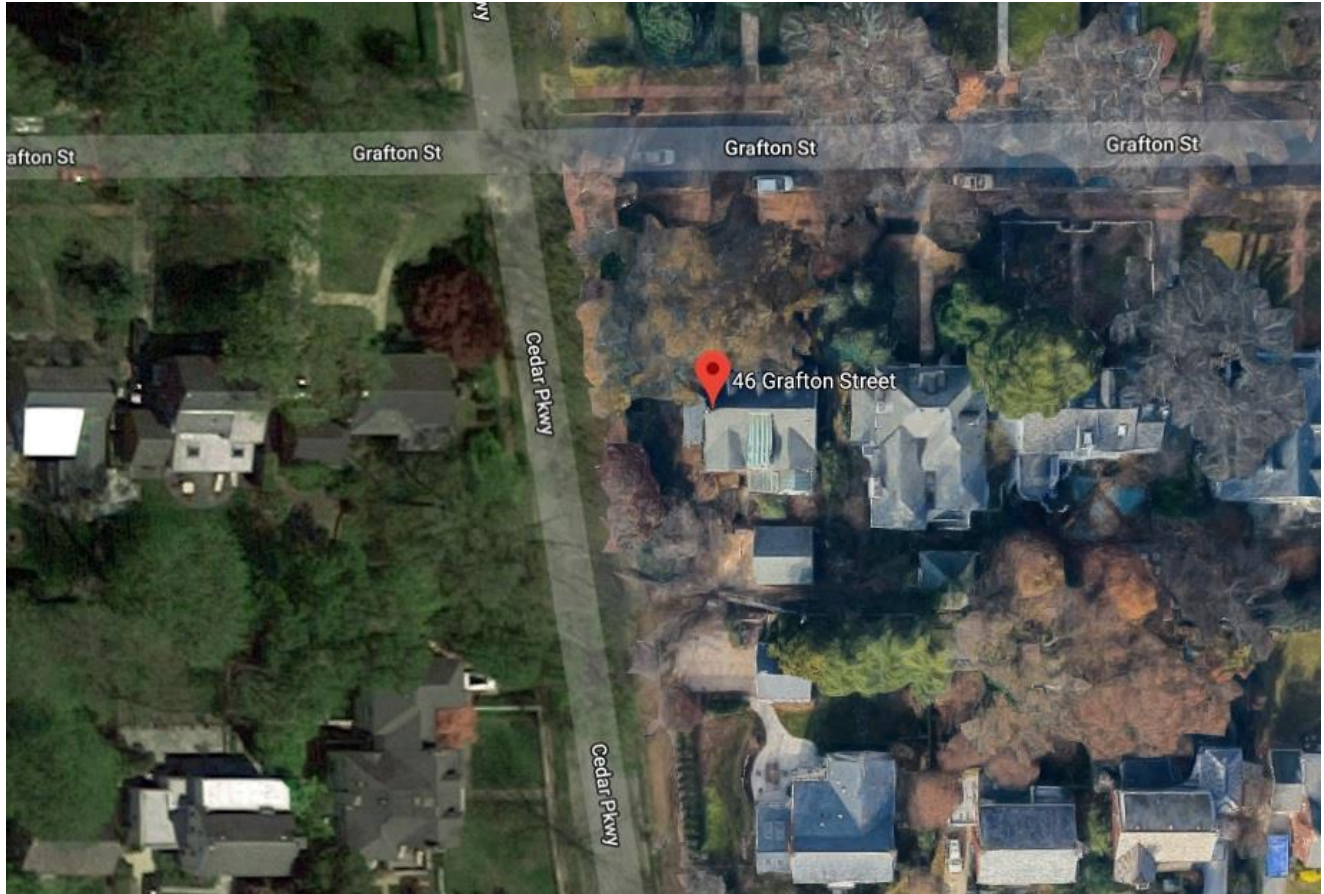


Fig. 1: Subject property.

PROPOSAL

The applicant proposes the following work items at the subject property:

- Remove an existing covered porch and one-story addition at the rear.
- Construct a new one-story addition and deck in its place.

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 the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (b) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (c) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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 and 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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

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. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

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.

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. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

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. For example, replacement of slate roofs in kind is usually required. However, this application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

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. For outstanding resources, they should be subject to strict scrutiny. 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. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right of way or not.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

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.
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.

STAFF DISCUSSION

The subject property is a c. 1927-41 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The house is located on a corner lot with its front (north) elevation facing Grafton Street and its right (west) elevation facing Cedar Parkway.

The applicant proposes to remove a non-historic one-story addition and covered porch at the rear of the historic house and to construct a new one-story addition and deck in their place. The proposed new addition will be constructed with a brick foundation, fiber cement siding, PVC trim, copper metal roofing and downspouts, and SDL aluminum-clad wood windows. The deck will be constructed from wood. The addition and deck will be entirely behind the historic house, with a 6” inset from the left side and a deep inset from the right side.

Staff finds that the scale and massing of the addition is modest, and that, per the *Guidelines*, the it is proposed in an appropriate location. The proposed materials are appropriate and compatible for new construction and additions in the historic district. The proposal will not detract from the character-defining features of the subject property or surrounding streetscape, in accordance with *Standards #2* and *#9*.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation* and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation #2* and *#9*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jjagen@flanaganarchitects.com Contact Person: TOM FLANAGAN
JASON GAGEN
 Daytime Phone No.: 301-652-4811

Tax Account No.: 00455771

Name of Property Owner: DOUGLAS McDANIEL Daytime Phone No.: (301) 529-2078

Address: 46 GRAFTON STREET CHEVY CHASE, MD 20815
Street Number City State Zip Code

Contractor: T.B.D. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 46 Street: GRAFTON STREET

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY

Lot: _____ Block: _____ Subdivision: CHEVY CHASE - SECTION 2

Liber: 5046 Folio: 739 Parcel: P920

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 150,000.00

1C. If this is a revision of a previously approved active permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

10/23/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 857680 Date Filed: _____ Date Issued: _____

Permit 857680



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 IS A TWO STORY BRICK + FRAME STRUCTURE W/ ROOF DORMERS AT THE FRONT AND REAR ELEVATIONS. THERE IS A PORTICO AT THE ENTRY DOOR AND A COVERED PORCH ON THE RIGHT SIDE OF THE HOUSE. THE PROPERTY ALSO HAS A DETACHED GARAGE BEHIND THE MAIN HOUSE AND IS ACCESSED VIA GEORGE PARKWAY. THE HOUSE DOES NOT APPEAR TO HAVE ANY SIGNIFICANT HISTORICAL FEATURES OF VALUE TO THE NEIGHBORHOOD.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
THE PROPOSED ADDITION IS ENTIRELY AT THE REAR OF THE EXISTING HOUSE AND LOCATED BEHIND THE EXISTING DETACHED GARAGE AT THE REAR OF THE PROPERTY. THE MATERIALS ON THE ADDITION WILL BE IN KEEPING WITH THE MAIN HOUSE AND EXISTING GARAGE (I.E. BRICK FOUNDATION, SIDING, COPPER ROOF + GUTTERS, ETC.) WE FEEL THAT THE ADDITION WILL

2. SITE PLAN COMPLIMENT THE EXISTING RESOURCE (NOT COMPETE WITH IT)

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

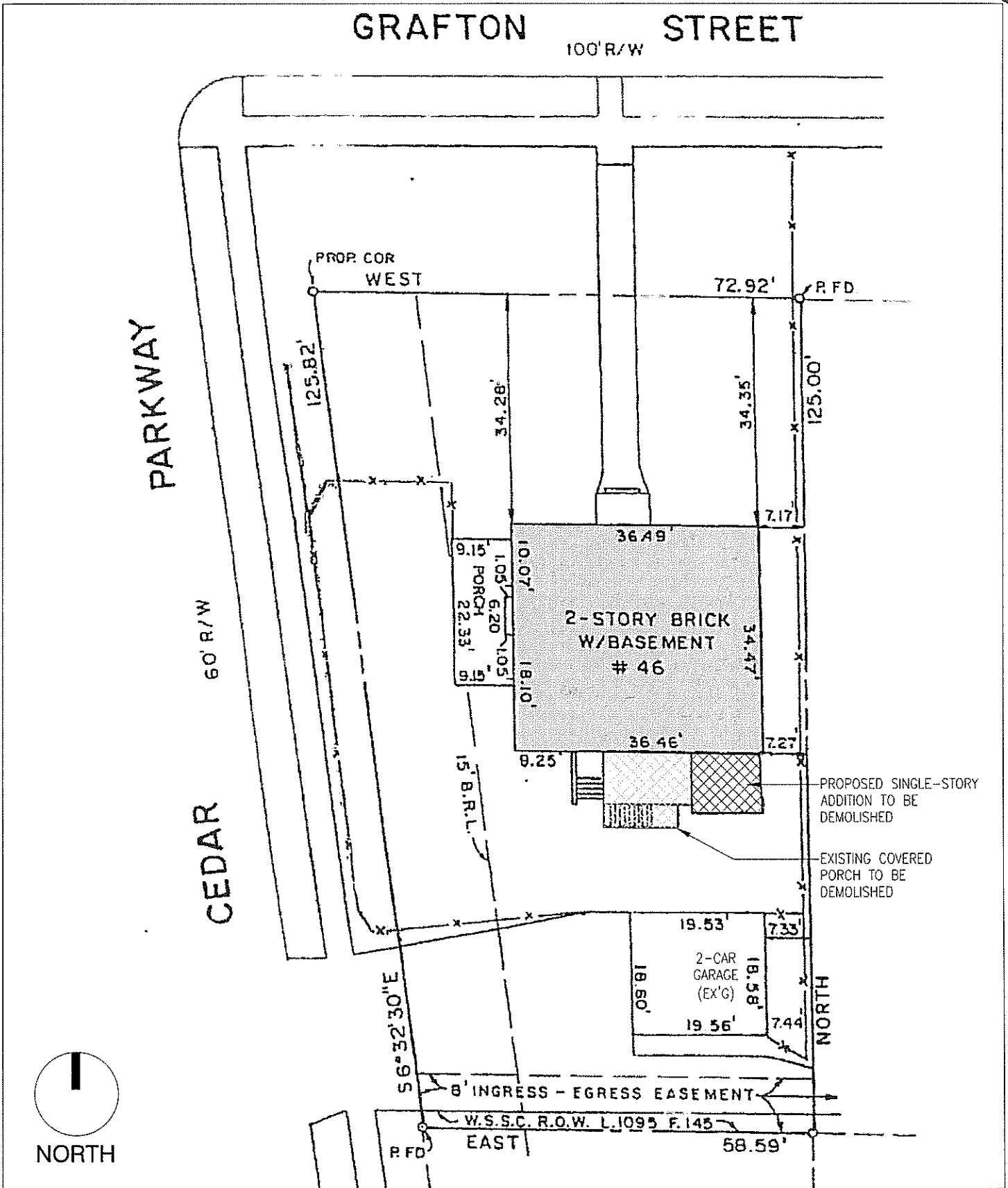
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

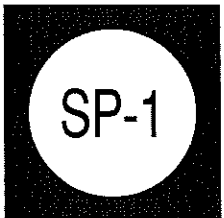
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

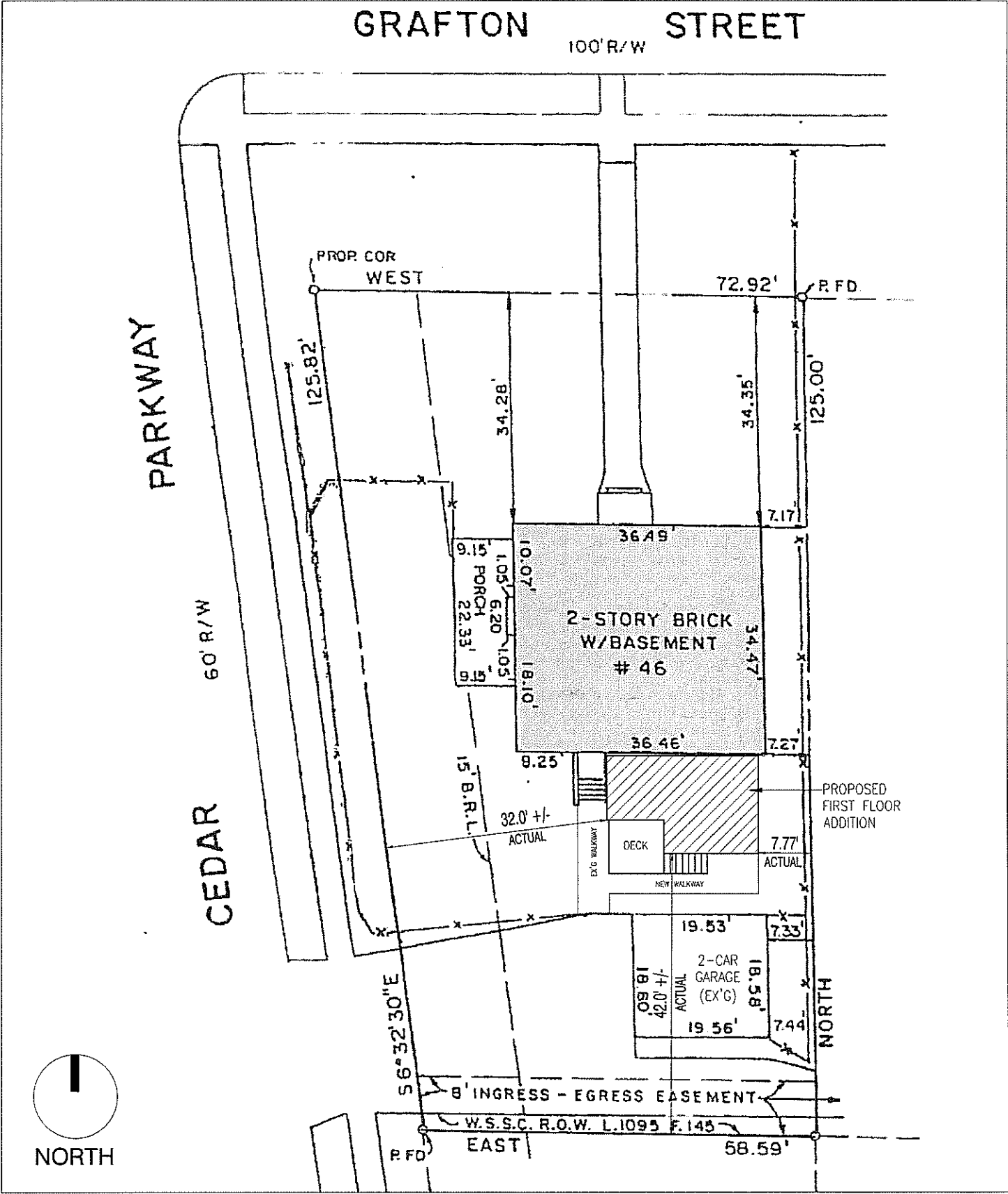


Client Name:
MCDANIEL RESIDENCE
 46 GRAFTON STREET
 CHEVY CHASE, MD

Sheet Description:
ARCHITECTURAL SITE PLAN - EXISTING

Project #	183500
Scale	1" = 20'-0"
Drawn by	GLL
Date(s)	
	31 OCT. '18 HAWP

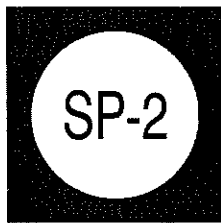




Client Name:
MCDANIEL RESIDENCE
46 GRAFTON STREET
CHEVY CHASE, MD

Sheet Description:
ARCHITECTURAL SITE PLAN - PROPOSED

Project #:	183500
Scale:	1" = 20'-0"
Drawn by:	GLL
Date:	31 OCT. '18 HAWP



MCDANIEL RESIDENCE

46 GRAFTON STREET CHEVY CHASE, MD 20815



1820 WOODMONT AVE. SUITE 107
BETHESDA, MD 20814
TEL: (301) 652-4811

RESIDENTIAL CONTRACTOR
I, the undersigned, have read and approved by me and that I am a duly licensed contractor under the laws of the State of Maryland, license #8331, exp. date 30 November 2019.

APR NAME
MCDANIEL RESIDENCE
46 GRAFTON STREET
CHEVY CHASE, MD 20815



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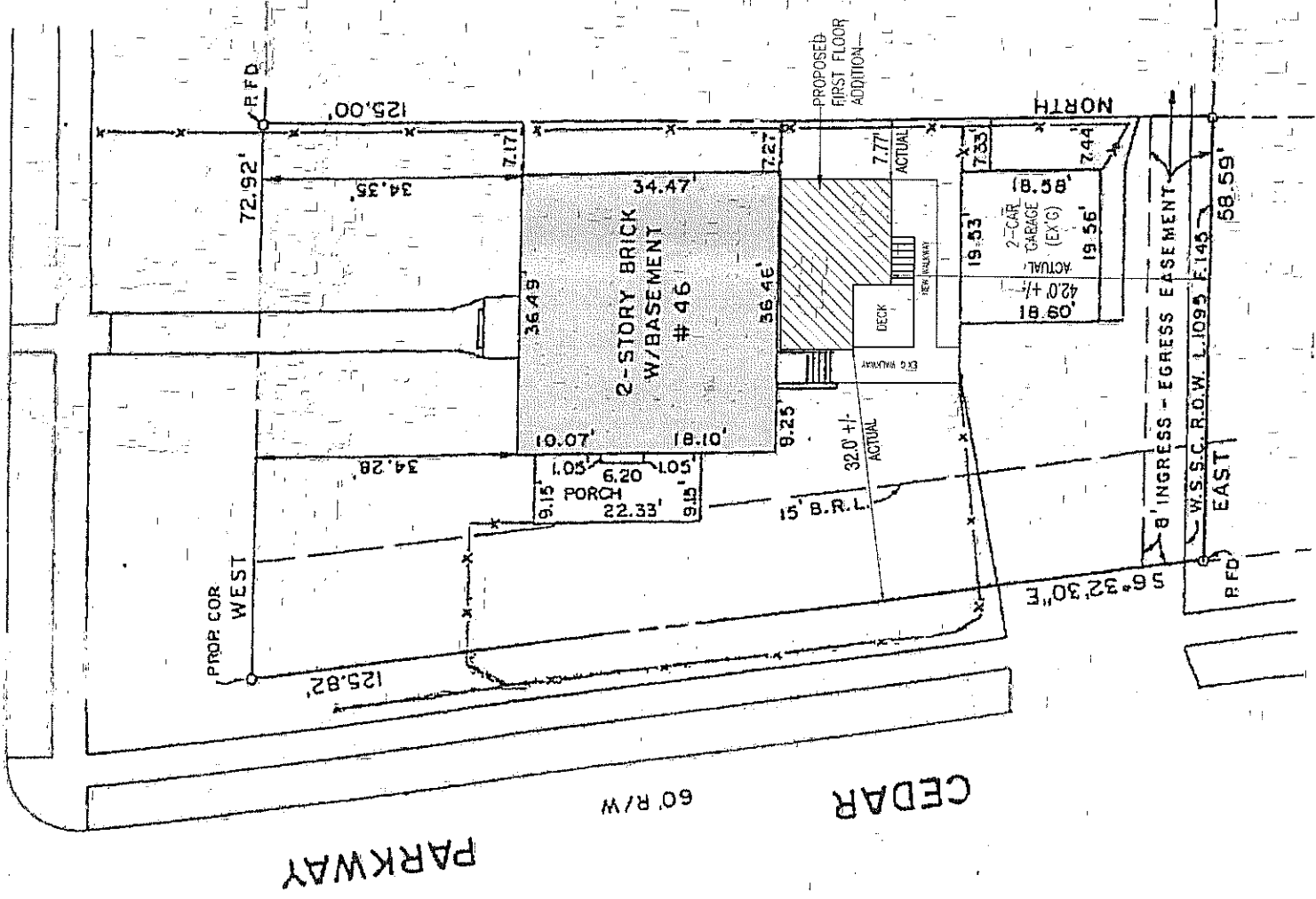
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GRAFTON STREET
100' R/W



PARKWAY
60' R/W
CEDAR

1 ARCHITECTURAL SITE PLAN

CS-3 SCALE: 1" = 10'-0"
NORTH

DEMOLITION KEYNOTES

- EXG ITEMS (EXISTING)**
- (001) EXG WALL TO A. REMOVE B. BE REMOVED, PROVIDE TEMPORARY BRACING AS REQUIRED
 - (002) EXG WINDOW TO A. REMOVE B. BE REMOVED
 - (003) EXG DOOR AND FRAME TO A. REMOVE B. BE REMOVED C. BE RELOCATED, SAVE FOR RE-USE
 - (004) EXG CASE/FURNITURE TO A. REMOVE B. BE REMOVED C. BE RELOCATED, STORE ON SITE AS DIRECTED BY OWNER
 - (005) EXG FLOORING TO A. REMOVE, FURNISH AS FERT B. BE REMOVED TO SUBFLOOR, PREPARED FOR NEW FLOOR C. BE REMOVED, STORE ON SITE AS DIRECTED BY OWNER
 - (006) EXG APPLIANCE/EQUIPMENT TO A. REMOVE B. BE REMOVED C. BE RELOCATED, SAVE FOR RE-USE
 - (007) EXG PLUMBING FIXTURE TO A. REMOVE B. BE REMOVED C. BE RELOCATED, SAVE FOR RE-USE
 - (008) EXG ATIC A. REMOVE B. BE REMOVED C. BE RELOCATED AS SHOWN
 - (009) EXG MAJOR/FURNISH TO A. REMOVE B. BE REMOVED
 - (010) EXG BATHROOM TO A. REMOVE B. BE REMOVED
 - (011) EXG STAIR TO A. REMOVE B. BE REMOVED
 - (012) EXG CLOSET TO A. REMOVE B. BE REMOVED
 - (013) EXG LANDSCAPING TO A. REMOVE B. BE REMOVED, PROVIDE TEMPORARY SUPPORT
 - (014) EXG LANSKAPING TO A. REMOVE B. TO BE REMOVED C. TO BE RELOCATED, AS DIRECTED BY OWNER
 - (015) EXG ENTRY WALKWAY TO A. REMOVE B. BE REMOVED
 - (016) EXG PAVO TO A. REMOVE B. BE REMOVED
 - (017) EXG DRIVEWAY TO A. REMOVE B. BE REMOVED
 - (018) EXG FENCE TO A. REMOVE B. BE REMOVED
 - (019) EXG DECK TO A. REMOVE B. BE REMOVED
 - (020) EXG STOPS, STEPS AND COVERED WALK TO A. REMOVE B. BE REMOVED
 - (021) EXG WALK TO A. REMOVE B. BE REMOVED
 - (022) EXG BRCK WATER TO A. REMOVE B. BE REMOVED C. TO BE RELOCATED, SEE PLUMBING DRAWINGS
 - (023) EXG ELECTRICAL WIRING TO A. REMOVE B. BE REMOVED
 - (024) EXG WRM UNIT TO A. REMOVE B. BE REMOVED C. BE RELOCATED AS SHOWN
 - (025) EXG GAS VENT TO A. REMOVE B. BE REMOVED C. BE RELOCATED AS SHOWN
 - (026) EXG ELECTRIC PANEL TO A. REMOVE B. BE REMOVED C. BE RELOCATED AS SHOWN
 - (027) EXG HOT WATER HEATER TO A. REMOVE B. BE REMOVED C. BE RELOCATED AS SHOWN
 - (028) EXG WARMER TO A. REMOVE B. BE REMOVED
 - (029) EXG ALL UTILITIES TO A. REMOVE B. BE REMOVED
 - (030) EXG ELECTRIC LIGHT FIXTURE TO A. REMOVE B. BE REMOVED
 - (031) EXG DRYER VENT TO A. REMOVE B. BE REMOVED C. BE RELOCATED AS SHOWN
 - (032) EXG SWP PUMP TO A. REMOVE B. BE REMOVED
 - (033) EXG DOWNSPUTTER TO A. REMOVE B. BE REMOVED C. BE RELOCATED AS SHOWN
 - (034) EXG STED BEAM TO A. REMOVE B. BE REMOVED C. BE RELOCATED AS SHOWN
 - (035) EXG BLUE/CONCRETE TO A. REMOVE B. BE REMOVED

DEMOLITION NOTES

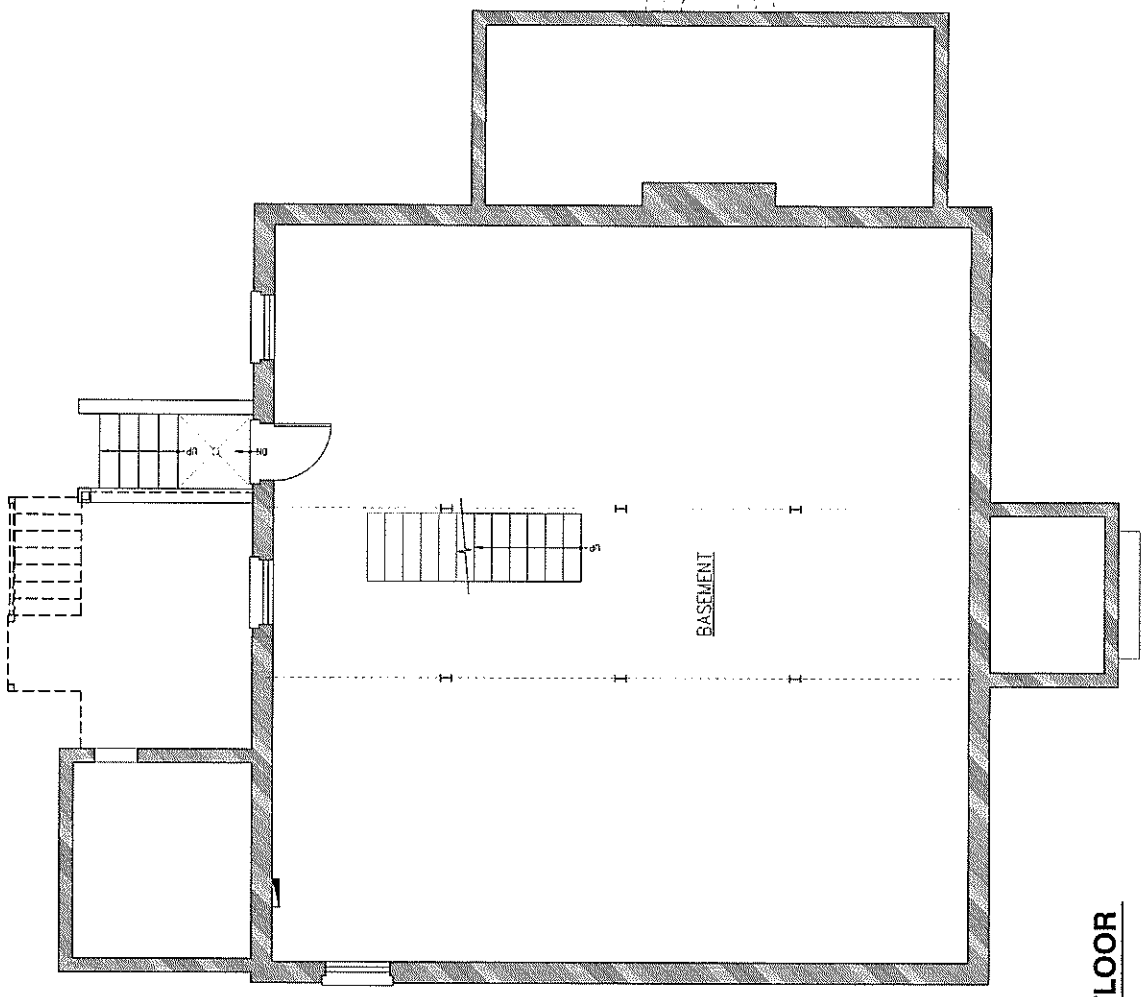
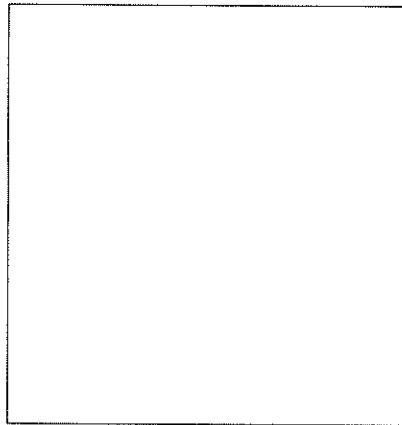
1. ALL ITEMS LISTED TO BE SAVED SHALL BE STORED ON SITE AS DIRECTED BY OWNER. SEE LIST OF ITEMS ON THIS SHEET. CONTRACTOR SHALL CLEAN AND CHECK ALL WORK AREAS FOR DEBRIS AND REMOVE IT TO THE NEAREST APPROPRIATE DISPOSAL SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO REMAIN.
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4. ALL ELECTRICAL WIRING AND PLUMBING WHICH IS MAINTAINED SHALL BE PROTECTED BACK TO ITS SOURCE. IF IT WILL NOT BE INCORPORATED INTO THE NEW WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RETENNING THE MEANS AND METHOD OF PROVIDING TEMPORARY BRACING FOR STRUCTURAL MEMBERS AS REQUIRED DURING DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR RETENNING THE MEANS AND METHOD OF PROVIDING TEMPORARY BRACING FOR STRUCTURAL MEMBERS AS REQUIRED DURING DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR RETENNING THE MEANS AND METHOD OF PROVIDING TEMPORARY BRACING FOR STRUCTURAL MEMBERS AS REQUIRED DURING DEMOLITION.
6. CONTRACTOR TO KEEP ON SITE THE USE AND CARE OF ITEMS AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL ITEMS FROM SITE ON A REGULAR BASIS. USE SITE SHALL BE BLOWN SWEEP DAILY.
7. CONTRACTOR TO PROVIDE TEMPORARY DUST BARRIERS, ROOT CUT PROTECTION, AND SECURITY MEASURES. CONTRACTOR TO PROVIDE EROSION PREVENTION NOT AFFECTED BY DEMOLITION.
8. CONTRACTOR TO PROVIDE RAM BOARD PROTECTIVE SHEATHING ON HORIZONTAL SURFACES AT AREA OF WORK TO PROTECT FACES AS REQUIRED.
9. SCHEDULE SHOW.
10. THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL ITEMS AT THIS SITE.

ITEMS TO BE SAVED

THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL FOR ALL ITEMS REMOVED ON THIS DEMOLITION PROJECT. THE FOLLOWING ITEMS SHALL BE REMOVED WITH CARE DURING DEMOLITION AND STORED ON SITE FOR RE-USE OR RELOCATION. CONTRACTOR SHALL REMOVE ALL ITEMS FROM THE SITE WITH OTHER DEBRIS TO DEMOLITION TO BE REMOVED TO THE NEAREST APPROPRIATE DISPOSAL SITE.

LEGEND

- EXISTING ITEMS TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- TEMPORARY WALL
- FIRE RATED WALL



1. DEMOLITION PLAN - BASEMENT FLOOR
SCALE: 1/4" = 1'-0"

Flanagan
ARCHITECTS, AIA

8120 WOODMOUNT AVE., SUITE 107
BETHESDA, MD 20814
TEL. (301) 652-4811

PROFESSIONAL LICENSE # 17000
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect in the State of Maryland.
License # 6531; exp. date 30 November 2009

Job Name:
MCDANIEL RESIDENCE

46 GRAFTON STREET
CHEVY CHASE, MD 20815

Sheet Description:
BASEMENT FLOOR DEMOLITION PLAN

Project #: 1632009
Date:
Drawn by: JAC, CB
Date(s):
24 OCT '18 TO REVIEW SET
31 OCT '18 MARK SUBMITTAL



FLOOR PLAN KEYNOTES

- 1. NEW CONC. SLAB. SEE STRUCTURAL DRAWINGS/FRAMING PLANS.
- 2. NEW FOUNDATION WALL WITH 1" SMOOTH SIEVE OR EXPOSED BRICK. SEE EXTERIOR SEE STRUCTURAL DRAWINGS/FRAMING PLANS.
- 3. NEW DIM. CONC. FOOTING. SEE STRUCTURAL DRAWINGS.
- 4. FOUND. SEE FOUNDATION/FRAMING PLANS, TP.
- 5. 1/2" COP BOARD.
- 6. 2x6 KIDS STUDS @ 16" O.C. TP.
- 7. 2x4 WALL STUDS @ 16" O.C. TP.
- 8. 2x6 EXTERIOR STUDS @ 16" O.C. TP.
- 9. ON LIGHT GAUGE METAL FRAMING.
- 10. 1/2" TYPE 7 FIBER REINFORCED CONCRETE AT ALL WALLS & O.G. SEPARATING HOUSE & GARAGE.
- 11. 1/2" 13 KEAT FIBER REINFORCED CONCRETE AT ALL 2x4 EXTERIOR WALLS.
- 12. 2" POLYURETHANE INSULATION, TP. @ ALL 2x4 EXTERIOR WALLS.
- 13. 2" POLYURETHANE INSULATION, TP. @ ALL 2x4 EXTERIOR WALLS.
- 14. 2" POLYURETHANE INSULATION, TP. @ ALL 2x4 EXTERIOR WALLS.
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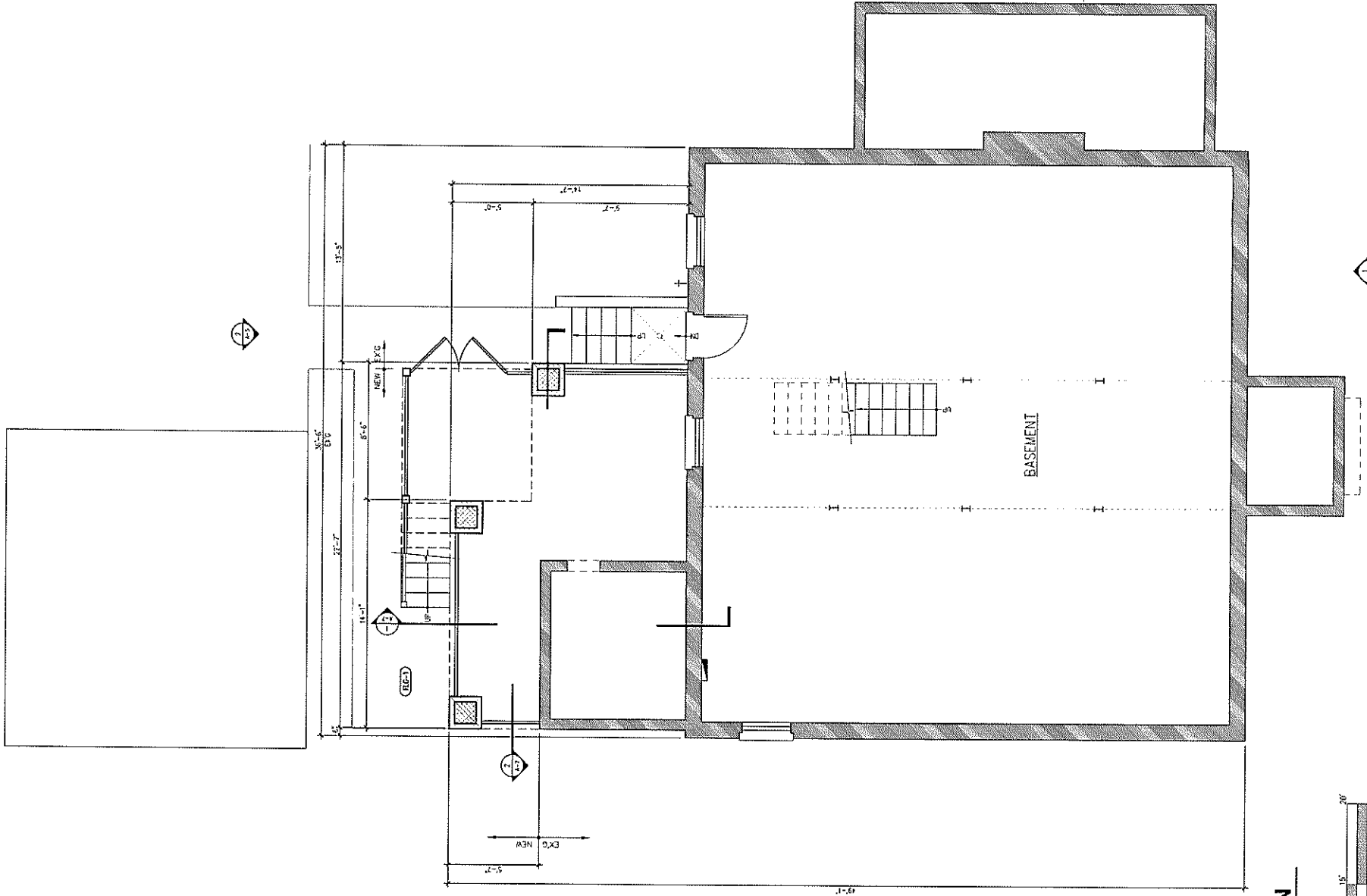
FLOOR PLAN KEYNOTES CONTINUE ON SHEET A-2

PLAN NOTES

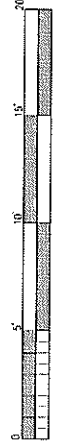
- 1. ALL DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE (U.N.O).
- 2. CONTRACTOR TO PROVIDE SEALANT AT ALL JOINTS WHERE DISJUNCT MATERIALS MEET.
- 3. CONTRACTOR SHALL PATCH AND FINISH ALL SURFACES AS REQUIRED FOR NEW FINISHES.
- 4. DOORS SHALL BE LOCATED 6" FROM PERIPHERAL WALL PLANE ON HINGED SIDE. UNLESS NOTED OTHERWISE.
- 5. PROVIDE SDOE WOOD BLOCKING IN WALLS FOR CABINETRY, KITCHEN ACCESSORIES, HANGING EQUIPMENT, ETC. COORDINATE WITH ARCHITECT AND OTHERS.
- 6. ALL FINISH MATERIAL CHANGES BETWEEN ISSUES SHALL BE BY ARCHITECT AT CONTRACTOR'S RISK. CHANGES SHALL BE BY ARCHITECT. PROVIDE SCHEDULED DATE TIME WHEN ASKING. SEE BY DISJUNCT MATERIALS.
- 7. ALL FLOOR CLEARANCES ARE MEASURED TO TOP OF FLOOR SLAB/SECURING LUKE.
- 8. SLOPE GRADE 1/4" PER FT. MAX FOR 4' MIN. FROM PERIMETER.
- 9. WHEN A FINISH IS NOTED THAT EXISTENCE BEHIND THE FINISH IS AVAILABLE, CONTRACTOR SHALL PREPARE A TEMPLATE BEFORE TO MATCH EXISTING THROUGH THE LOCATION OF CONSTRUCTION.
- 10. CONTRACTOR SHALL PREPARE A TEMPLATE BEFORE TO MATCH EXISTING THROUGH THE LOCATION OF CONSTRUCTION.

LEGEND

- HEAVY GRADE OF EXISTENCE
- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- FIRE RATED WALL
- BATT INSULATION



1 BASEMENT PLAN A-1 SCALE 1/4" = 1'-0"



MCDANIEL RESIDENCE

48 GERRARD STREET
CHEVY CHASE, MD 20815

FIRST FLOOR PLAN

Project #	F. 123200
Drawn by	JAC/CB
Date(s)	
24 OCT 18 00 PUNCH SET	
31 OCT 18 PUNCH SUBMITTION	

FLOOR PLAN KEYNOTES CONTINUE FROM SHEET A-1

- (105) NEW EXTERIOR WALLS, SEE STRUCTURAL DRAWINGS/FRAMING PLANS
- (106) NEW FOUNDATION WALLS, SEE STRUCTURAL DRAWINGS/FRAMING PLANS
- (107) FINISH FLOORING, SEE FINISH SCHEDULE
- (108) FINISH PAINTING, SEE FINISH SCHEDULE
- (109) FINISH CARPETING, SEE FINISH SCHEDULE
- (110) FINISH TILE, SEE FINISH SCHEDULE
- (111) FINISH MILLWORK, SEE FINISH SCHEDULE
- (112) FINISH CEILING, SEE FINISH SCHEDULE
- (113) FINISH LIGHTING, SEE FINISH SCHEDULE
- (114) FINISH MIRRORS, SEE FINISH SCHEDULE
- (115) FINISH FURNITURE, SEE FINISH SCHEDULE
- (116) FINISH APPLIANCES, SEE FINISH SCHEDULE
- (117) FINISH FIXTURES, SEE FINISH SCHEDULE
- (118) FINISH ACCESSORIES, SEE FINISH SCHEDULE
- (119) FINISH HARDWARE, SEE FINISH SCHEDULE
- (120) FINISH MISC., SEE FINISH SCHEDULE
- (121) FINISH OTHER, SEE FINISH SCHEDULE
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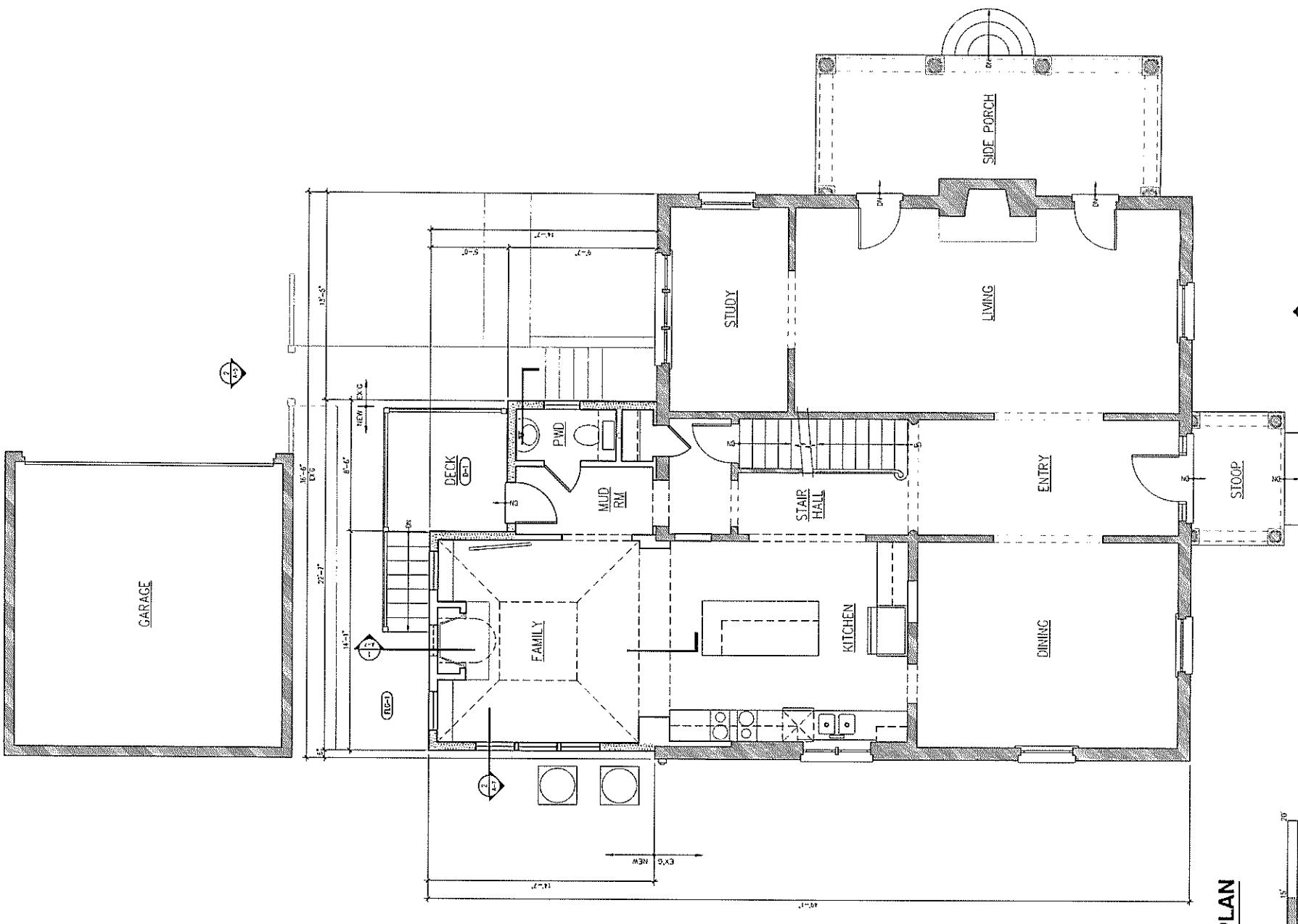
- PLAN NOTES**
- ALL DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE (UN O).
 - CONTRACTOR TO PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENTIAL MATERIALS ABUT.
 - CONTRACTOR SHALL PATCH AND PREPARE ALL SURFACES AS REQUIRED FOR FINISH.
 - DOORS SHALL BE LOCATED 6" FROM PERPENDICULAR WALL PLANE ON UNFINISHED SIDE UNLESS NOTED OTHERWISE.
 - PROVIDE SMOOTH WOOD BLOODING IN WALLS FOR LOCKERS, TRAY ROOM ACCESSORIES, HANGING EQUIPMENT, ETC. COORDINATE WITH ARCHITECT AND OWNER.
 - ALL FLOOR MATERIAL CHANGES BETWEEN ROOMS SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOOR OR CLOSED DOOR. PROVIDE SQUARED EDGE TRIM WHEN APPLICABLE PER FINISH SCHEDULE.
 - ALL FLOOR ELEVATIONS ARE MEASURED TO TOP OF FLOOR SLAB/BREAKING VINYL.
 - SLICE GRADE 3" PER FT MIN FOR 4" MIN FROM PERIMETER.
 - WHEN A SLICE IS USED, THE FINISH FLOOR SHALL BE AT LEAST 1/4" ABOVE SLICE. CONTRACTOR SHALL PREPARE A TYPICAL SECTION IN UNFINISHED CONDITION TO SHOW A MINIMUM OF ONE FIVE EIGHTS INCH DIA. EACH LEVEL FOR THE DURATION OF CONSTRUCTION.

FLOOR PLAN KEYNOTES CONTINUE ON SHEET A-3

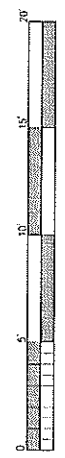
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- (12) STOOP
- (13) GARAGE
- (14) DECK
- (15) PVD
- (16) MUD RM
- (17) STAIR HALL
- (18) KITCHEN
- (19) DINING
- (20) ENTRY
- (21) LIVING
- (22) STUDY
- (23) SIDE PORCH
- (24) STOOP

LEGEND

- ITEM ABOVE OR EQUIPMENT
- - - - - WALL TO BE DEMOLISHED
- ==== WALL TO REMAIN
- ===== NEW WALL
- FIRE RATED WALL
- ==== BATH INSULATION



1 FIRST FLOOR PLAN
A-2 SCALE: 1/4" = 1'-0"





SECTION 08 52 13.10
ALUMINUM-CLAD-WOOD WINDOWS AND PATIO DOORS
JELD-WEN® Sitrine Series

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Aluminum-Clad-Wood Windows and Patio Doors: **[Awning windows] [Casement windows] [Double-hung windows] [Horizontal sliding windows (Sitrine EX)] [Radius and geometric windows] [In-swing patio doors] [Out-swing patio doors] [Sliding patio doors]**

1.2 REFERENCES

- A. Window and Door Manufacturers Association (WDMA):
1. AAMA/WDMA/CSA 101/I.S.2/A440 – North American Fenestration Standard/Specification for windows, doors, and skylights (NAFS)
 2. WDMA I.S.4; Water Repellent Preservative Non-Pressure treatment for Millwork
- B. National Fenestration Rating Council (NFRC):
1. NFRC 100 - Procedure for Determining Fenestration Product U-Factors.
 2. NFRC 200 – Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.

1.3 SUBMITTALS

- A. Submit under provisions of Section 0 13 00 – Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation methods.
- C. Shop Drawings: Submit shop drawings indicating details of construction, flashings and relationship with adjacent construction.
- D. Selection Samples: For each factory-finished product specified, two complete sets of color chips representing manufacturer's full range of available finishes.
- E. Verification Samples: For each factory-finished product specified, two samples, minimum size 6 inches (150 mm) square, representing actual finishes.
- F. Design Data, Test Reports: Provide manufacturer test reports indicating product compliance with indicated requirements.
- G. Closeout Submittals: Refer to Section 0 17 00 Execution and Closeout Requirements Closeout Submittals.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum 2 years installing similar assemblies.
- B. Mock-Up: Provide a mock-up for evaluation of installation techniques and workmanship.
1. Mock-ups shall incorporate surrounding construction, including wall assembly fasteners, flashing, and other related accessories installed in accordance with manufacturer's approved installation methods.
 2. Do not proceed with remaining work until workmanship is approved by Architect.
 3. Modify mock-up as required to produce acceptable work.

4. At Substantial Completion, approved mockups may become part of completed work.
 5. Demolish mockups and remove from site.
- C. Pre-installation Meeting: Conduct pre-installation meeting on-site two weeks prior to commencement of installation.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations and industry standards.
- B. Deliver and store assembly materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact. Protect from damage.

1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by Manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.7 WARRANTY

- A. Manufacturer's Standard Warranty: Assemblies will be free from defects in materials and workmanship from the date of manufacture for the time periods indicated below:
 1. Patio Door Units: 20 years.
 2. Window Units: 20 years.
 3. Clad Finishes: 10 years against peeling, checking, cracking caulk or color change.
 4. AAMA 2605 Clad Finishes: 20 years against peeling, checking, cracking or color change.
 5. Glazing:
 - a. Insulated Glass: 20 years against seal breakage.
 - b. Laminated Glass: 5 years against delamination.
 - c. Specialty Glazing: 5 years.

PART 2 PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: JELD-WEN, Inc.; 2645 Silver Crescent Drive, Charlotte, NC 28273; Toll Free Tel: 800-535-3936; Tel: 541-850-2606; Fax: 541-851-4333; Email: mailto:architectural_inquiries@jeld-wen.com; Web: <http://www.jeld-wen.com>.
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 0 16 00 – Product Requirements.

2.2 ALUMINUM-CLAD WOOD WINDOWS AND PATIO DOORS - GENERAL

- A. Design Requirements:
 1. Compliance: Provide assemblies capable of complying with requirements indicated, based on testing manufacturer's units that are representative of those specified.
 2. Test Size: In compliance with requirements of AAMA/WDMA/CSA 101/I.S2/A440.
 3. Structural Requirements: Provide assemblies complying with requirements indicated:
 - a. Performance Class: As indicated on drawings.
 - b. Performance Class: _____.
 - c. Performance Grade: _____.
 4. NFRC Requirements: Provide assemblies complying with the following total window ratings:
 - a. U-Factor: _____ in accordance with NFRC 100.
 - b. Solar Heat Gain Coefficient (SHGC): _____ in accordance with NFRC 200.
 - c. Visible Transmittance (VT): _____ in accordance with NFRC 200.
- B. Installation Accessories:

1. Flashing: Refer to Section 07600 - Flashing and Sheet Metal.
 2. Sealants: OSI Sealants by Henkel Corporation.
 3. Sealants: Refer to Section 07920 - Joint Sealants.
 4. Sealants: Manufacturer recommended sealants to maintain watertight conditions.
- C. Materials:
1. Exterior Cladding: Extruded aluminum.
 2. Interior Wood:
 - a. Material: **[AuraLast Pine (Standard)]** ~~[Alder]~~ ~~[Fir]~~.
- D. Finishes:
1. Interior Finishes for Windows:
 - a. Finish: ~~[Natural (Standard)]~~ **[Primed]** ~~[Clear Lacquer]~~.
 - Finish: Optional pre-finished paint.
 - 1) Color: **[As Selected by Architect]** **[Brilliant White]** **[Desert Sand]** **[Ivory]** **[Black]** **[Dove]** **[Gunmetal]**.
 - Finish: Optional pre-finished stain finish.
 - 1) Color: **[As Selected by Architect]** **[Cordovan]** **[Walnut]** **[Americano]** **[Charcoal]** **[Kodiak]**.
 2. Exterior Finishes for Windows:
 - a. Standard Color:
 - 1) Color: ~~[As selected by Architect]~~ **[Brilliant White]** ~~[Chestnut Bronze]~~ ~~[Desert Sand]~~ ~~[French Vanilla]~~ ~~[Hartford Green]~~ ~~[Mesa Red]~~ ~~[Black]~~ ~~[Arctic Silver]~~ ~~[Dark Chocolate]~~.
 - Optional Color:
 - 1) Color: **[As selected by Architect]** **[Hunter Green]** **[Redwood]** **[Heirloom White]** **[Sage Brown]** **[Smoke]** **[Bone White]** **[Cascade]** **[Dark Buckskin]** **[Ivory]** **[Luxury Bronze]** **[Mocha Cream]** **[Sea Foam]** **[Steele Gray]**.
 - Anodized Finish:
 - 1) Color: **[As selected by Architect]** **[Clear Anodized]** **[Champagne Anodized]** **[Light Bronze Anodized]** **[Medium Bronze Anodized]** **[Dark Bronze Anodized]** **[Extra Dark Bronze Anodized]** **[Black Anodized]**.
 - AAMA 2605 PVDF Optional Color for Windows:
 - 1) Color: **[As selected by Architect]** **[Brilliant White]** **[Chestnut Bronze]** **[Desert Sand]** **[French Vanilla]** **[Hartford Green]** **[Mesa Red]** **[Black]** **[Arctic Silver]** **[Dark Chocolate]** **[Hunter Green]** **[Redwood]** **[Heirloom White]** **[Sage Brown]** **[Smoke]** **[Bone White]** **[Cascade]** **[Dark Buckskin]** **[Ivory]** **[Luxury Bronze]** **[Mocha Cream]** **[Sea Foam]** **[Steele Gray]**.
 3. Interior Finishes for Patio Doors:
 - a. Finish: ~~[Natural (Standard)]~~ **[Primed]** ~~[Clear Lacquer]~~.
 - Finish: Optional pre-finished paint finish.
 - 1) Color: Color: **[As Selected by Architect]** **[Brilliant White]** **[Desert Sand]** **[Ivory]** **[Black]** **[Dove]** **[Gunmetal]**.
 - Finish: Optional pre-finished stain finish.
 - 1) Color: **[As Selected by Architect]** **[Cordovan]** **[Walnut]** **[Americano]** **[Charcoal]** **[Kodiak]**.
 4. Exterior Finishes for Patio Doors:
 - a. Standard Color:
 - 1) Color: ~~[As selected by Architect]~~ **[Brilliant White]** ~~[Chestnut Bronze]~~ ~~[Desert Sand]~~ ~~[French Vanilla]~~ ~~[Hartford Green]~~ ~~[Mesa Red]~~ ~~[Black]~~ ~~[Arctic Silver]~~ ~~[Dark Chocolate]~~.
 - Optional Color:
 - 1) Color: **[As selected by Architect]** **[Hunter Green]** **[Redwood]** **[Heirloom White]** **[Sage Brown]** **[Smoke]** **[Bone White]** **[Cascade]**

[Dark Buckskin] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Steele Gray].

X

Anodized Finish:

- 1) Color: [As selected by Architect] [Clear Anodized] [Champagne Anodized] [Light Bronze Anodized] [Medium Bronze Anodized] [Dark Bronze Anodized] [Extra Dark Bronze Anodized] [Black Anodized].

X

AAMA 2605 PVDF Optional Color for Patio Doors:

- 1) Color: [As selected by Architect] [Brilliant White] [Chestnut Bronze] [Desert Sand] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Arctic Silver] [Dark Chocolate] [Hunter Green] [Redwood] [Heirloom White] [Sage Brown] [Smoke] [Bone White] [Cascade] [Dark Buckskin] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Steele Gray].

2.3 ALUMINUM-CLAD-WOOD WINDOW ASSEMBLIES (SITE LINE)

A. Basis of Design: Sitrine Series aluminum-clad-wood windows assemblies as manufactured by JELD-WEN, Inc.

1. Window Type: [Awning windows] [Casement windows] [Double-hung windows] [Horizontal sliding windows (Sitrine EX)] [Radius and geometric windows].

B. Window Fabrication:

1. Window Type: Awning windows.

- a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
- b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
- c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
 - 1) Glazing Bead: [Traditional Beveled] [~~Contemporary Square~~].

2. Window Type: Casement windows.

- a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
- b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
- c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
 - 1) Glazing Bead: [Traditional Beveled] [~~Contemporary Square~~].


3. Window Type: Double-hung windows.

- a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
- b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
- c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
 - 1) Glazing Bead: [Traditional Beveled] [~~Contemporary Square~~].
- d. Sash Bottom Rail: [2-1/4 inches (57.2 mm) (Standard)] [~~2-1/2 inches (63.5 mm)~~].

X

Window Type: Horizontal sliding windows.

- a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
- b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
- c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
 - 1) Glazing Bead: [Traditional Beveled] [Contemporary Square].

5. Window Type: Radius and geometric windows.
 - a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
 - b. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
- C. Frames:
1. Material: Select kiln-dried pine AuraLast treated wood.
 2. Casement, Awning and Picture Windows Base Frame: 3-3/16 inch (81 mm).
 3. Double-Hung Windows Base Frame: 4-9/16 inches (115 mm)
 4. Horizontal Sliding Windows Base Frame: 4-9/16 inches (115 mm)
 5. Jamb Width: 4-9/16 inches (116 mm).
 6. Cladding: 0.050 inch (1.27 mm) extruded aluminum.
- D. Sashes: Select kiln-dried pine AuraLast treated wood.
1. Sash Thickness: 1-7/16 inches (36.5 mm)
 2. Cladding: 0.045 inch (1.2 mm) extruded aluminum.
- E. Exterior Trim: **[Nailing Fin (Standard)]** ~~[No Drip Cap/No Nail Fin]~~ ~~[Aluminum Brickmould]~~ ~~[Aluminum Beaded Brickmould]~~ ~~[Aluminum 2 1/2 inch (63.5 mm) Flat Casing]~~ ~~[Aluminum Adams Casing]~~
1. Sill Nosing: **[Standard (Standard)]** ~~[1/2 inch (12 mm)]~~ ~~[1 inch (25 mm)]~~ ~~[2 inches (51 mm)]~~
- F. In-Sash Interior Radius Trim:
1. Material: **[Pine]** ~~[Oak]~~
 2. Pattern: As scheduled and indicated on Drawings.
 3. Casing: As scheduled and indicated on Drawings.
-  Factory Applied Extension Jambs:
1. Configuration: **[On four sides of frame interior, 21/32 inch (16.7 mm) up to 12 inches (304.8 mm)]** ~~[On 3 sides of frame interior in preparation for stool by others].~~
- H. Weatherstripping:
1. Awning Windows: Flexible hinged leaf applied to sash and foam filled bulb at full perimeter of frame.
 2. Casement Windows: Flexible hinged leaf applied to sash and foam filled bulb at full perimeter of frame.
 3. Double-hung Windows: Dual bulb at head and sill, thermoplastic rubber bulb at check rail, rigid vinyl water stops at sill.
 - a. Concealed Jamb Track Color: **[Tan (Standard)]** ~~[White]~~
 4. Horizontal Sliding: Thermoplastic rubber bulb at checkrail and side rails, polyurethane hinged leaf at side jamb and sill track, rigid vinyl water stops at sill.
 5. Radius and Geometric Windows: Flexible hinged leaf applied to top of sash and thermoplastic rubber bulb at full perimeter of frame.
- I. Window Hardware:
1. Awning Windows:
 - a. Hinges: Sliding steel reinforced nylon shoe in stainless steel track.
 - b. Operator: Roto type, with single pull scissor arm and hardened steel worm gears.
 - c. Handle: **[Nesting Crank handle (Standard)]** ~~[No Handle]~~
 - d. Finish: **[As selected by Architect]** ~~[Chestnut Bronze]~~ ~~[Desert Sand]~~ ~~[White]~~ ~~[Polished Brass]~~ ~~[Antique Brass]~~ ~~[Brushed Chrome]~~ ~~[Oil Rubbed Bronze]~~ ~~[Black Powder Coat]~~ ~~[Satin Nickel]~~
 2. Casement Windows:
 - a. Hinges: **[Standard hinge]** ~~[Butt Hinge, Single Arm Operator]~~

- b. Operator: Single arm roto type.
 - c. Handle: **[Nesting Crank handle (Standard)]** ~~[None]~~.
 - d. Finish: **[As selected by Architect]** ~~[Chestnut Bronze] [Desert Sand] [White] [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze] [Black Powder Coat] [Satin Nickel]~~.
3. Double-Hung Windows:
- a. Balance: Dual block and tackle.
 - b. Lock: Recessed cam action.
 - c. Finish: **[As selected by Architect]** ~~[Chestnut Bronze] [Desert Sand] [White] [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze] [Black Powder Coat] [Satin Nickel]~~.
- X** Horizontal Sliding Windows (Siteline EX):
- a. Sliding System: High-raised polyvinyl chloride sill track, and compressible resilient polyfoam backed head track.
 - b. Sash Pull: Recessed.
 - c. Sash Lock: Recessed cam action.
 - d. Finish: **[As selected by Architect]** ~~[Chestnut Bronze] [Desert Sand] [White] [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze] [Black Powder Coat] [Satin Nickel]~~.
5. Radius and Geometric Windows: None.
- J. Glazing for Windows:
- 1. Strength: **[Annealed glass (Standard)] [Tempered (meets CA Urban Fire Code)]** ~~[Tempered In/Annealed Out (meets CA Urban Fire Code)]~~.
 - 2. Glazing Type: Insulated glass.
 - a. Description: Two panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
 - b. Overall Nominal Thickness: 3/4 inch (19 mm).
 - c. Glass Coating: ~~[As selected by Architect]~~ **[Low-E 366 (Standard)]** ~~[Low-E] [Low-E 100] [Low-E EC] [Low-E EC 366]~~.
 - d. Glass Protection: Plastic preserve film on interior and exterior of glass.
 - e. Air Space: **[Argon-filled airspace (Standard)]** ~~[Air-filled airspace with capillary tubes]~~.
 - 3. Glazing Type: Triple glazing.
 - a. Overall Nominal Thickness: 1-1/4 inch (31.75 mm).
 - b. Glass Coating: ~~[As selected by Architect]~~ **[Low-E (Standard)]** ~~[Dual Low-E (270 Out/180 In)] [Dual Low-E 100]~~.
- K. Exterior Insect Screens:
- 1. Material: Charcoal fiberglass screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.
 - 2. Frame Color: ~~[As selected by Architect]~~ **[Brilliant White (Standard)]** ~~[Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Arctic Silver] [Dark Chocolate] [Hunter Green] [Redwood] [Heirloom White] [Sage Brown] [Smoke] [Bone White] [Cascade] [Dark Buckskin] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Steel Gray]~~.
 - 3. Screen Style: **[Full Screen (Standard)]** ~~[Half Screen]~~.
- L. Combination Storm/Screens:
- 1. Material: Extruded aluminum with twin storm panels and charcoal fiberglass screen cloth (18 by 16 mesh) set in painted extruded aluminum frame.
 - 2. Frame Color: **[Brilliant White (Standard)]** ~~[Chestnut Bronze] [Hartford Green] [Dark Chocolate]~~.
- M. Interior Insect Screens:
- 1. Material: Charcoal fiberglass screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.
 - a. Finish: **[As selected by Architect]** ~~[Chestnut Bronze] [Desert Sand] [White]~~.

N. Grilles:

1. Type: Simulated Divided Lites (SDL).

a. Exterior Muntins:

1) Material: Extruded aluminum **permanently applied** to exterior of insulating glass unit.

2) Profile: Beaded.

(a) Width: [7/8 inch (22 mm)] ~~[1-1/8 inches (29.5 mm)] [1-3/8 inches (34.0 mm)] [2-5/16 inches (50mm) (for simulated double hung checkrail)]~~



Profile: Putty.

(a) Width: [5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)].

4) Pattern: As scheduled and indicated on Drawings.

b. Internal Shadow Bar: [Light Bronze (Standard)] ~~[Silver]~~

c. Interior Spacer Bars: [Steel (Standard)] ~~[Black] [Gray]~~

d. Interior Muntins:

1) Material: Clear pine permanently bonded to interior of insulating glass unit.

2) Profile: [Beaded] ~~[Putty]~~

e. Finish: ~~[As selected by Architect]~~ [Brilliant White (Standard)] ~~[Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Arctic Silver] [Dark Chocolate] [Hunter Green] [Redwood] [Heirloom White] [Gage Brown] [Smoke] [Bone White] [Cascado] [Dark Rusokia] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Steel Gray].~~



Type: Full Surround Wood Grilles.

a. Material: Unfinished clear pine.

b. Profile: Modified OGEE.

c. Pattern: As scheduled and indicated on Drawings.

d. Width: [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)].



Type: Grilles Between the Glass (GBG).

a. Material: Made of roll formed aluminum suspended within the air cavity.

b. Profile: Flat.

1) Width: 5/8 inch (15.9 mm).

c. Profile: Contour.

1) Width: [23/32 inch (18.25 mm)] [1 inch (25.4 mm)].

d. Pattern: As scheduled and indicated on Drawings.

e. Finish: [As selected by Architect] [Brilliant White] [Chestnut Bronze] [Desert Sand] [French Vanilla] [Hartford Green] [Mesa Red] [Arctic Silver] [Dark Chocolate] [Black] [Split Finish].

2.4 ALUMINUM-CLAD-WOOD PATIO DOOR ASSEMBLIES

A. Basis of Design: Sitrine Series aluminum-clad-wood patio door assemblies as manufactured by JELD-WEN, Inc.

1. Patio Door Type: ~~[Out-swinging patio doors, wood construction]~~ [In-swinging patio doors, wood construction] ~~[Sliding patio doors, wood construction].~~

B. Patio Door Fabrication:

1. Frame: [Finger jointed wood construction. Corner joints mechanically fastened and sealed with silicone] ~~[Clear wood construction. Corner joints mechanically fastened and sealed with silicone].~~

2. Panels: Machine clamped corners.

3. Glass: Mounted using silicone glazing compound on exterior and retainer held bead on interior.

4. Cladding: Aluminum corners are jointed and sealed.

C. Frames:

1. Material: Select kiln-dried pine AuraLast treated wood.
 2. Jamb Width: 4-9/16 inches (116 mm).
 3. Cladding: 0.050 inch (1.27 mm) extruded aluminum.
- D. Swinging Door Panels:
1. Materials: Select kiln-dried pine AuraLast treated wood and engineered wood substrate. Select members have a LVL core.
 2. Cladding: 0.055 inch (1.4 mm) extruded aluminum.
 3. Thickness: 1-3/4 inches (44.5 mm).
 4. Stiles: **[Narrow: 3-3/32 inches (78 mm)] [Wide: 4-5/8 inches (117 mm)].**
 5. Bottom Rail: ~~[Narrow: 4-5/8 inches (117 mm)] [Standard: 8-1/4 inches (209 mm)] [Wide: 10 inches (254 mm)].~~
- ~~X~~ Sliding Door Panels:
1. Materials: Select kiln-dried pine AuraLast treated wood and engineered wood substrate. Select members have a LVL core.
 2. Cladding: 0.055 inch (1.4 mm) extruded aluminum.
 3. Thickness: 1-3/4 inches (44.5 mm).
 4. Stiles: **[Narrow: 3-3/32 inches (78 mm)] [Wide: 4-5/8 inches (117 mm)].**
 5. Rails: **[Narrow: 3-3/32 inches (78 mm)] [Wide: 8-1/4 inches (210 mm)].**
- F. Exterior Trim: ~~[Nail Fin (Standard)] [No Drip Cap/No Nail Fin] [Aluminum Brickmould] [Aluminum Beaded Brickmould] [Aluminum 2-1/2 inch (63.5 mm) Flat Casing] [Aluminum Adama Casing].~~
- G. Extension Jambs:
- ~~X~~ Type: Sitrine Series Sliding.
 - a. Applied at head and sides of frame interior in wall depths up to 12 inches (304.8 mm).
 - ~~X~~ Type: Sitrine Series Out-swinging.
 - a. Applied at head and sides of frame interior in wall depths up to 9-5/16 inches (237 mm).
 3. Type: Sitrine Series In-swinging.
 - a. Applied at head and sides of frame interior in wall depths up to 9-3/16 inches (233 mm).
- H. Weatherstripping:
- ~~X~~ Sliding:
 - a. Head: Ivory colored rigid vinyl parting stop with pile weatherstripping and aluminum track at operating head.
 - b. Meeting Stiles: Ivory colored fiberglass interlock sealed with pile weatherstripping and dense pile weatherstripping.
 - c. Side Jambs: Ivory colored rigid vinyl parting stop with pile weatherstripping.
 - d. Sill: Pile weatherstripping.
 - ~~X~~ Out-Swing Patio Door:
 - a. Weatherstrip on jambs and head. Sweep on bottom of panel, weatherstrip top rail of panel.
 3. In-Swing Patio Door:
 - a. Weatherstrip on jambs and head. Sweep on bottom of panel, weatherstrip top rail of panel.
- I. Hardware:
- ~~X~~ Sliding Doors:
 - a. Sliding System: Adjustable, tandem, steel ball bearing rollers.
 - b. Locks: **[Single point] [Dual point] [Multi-point].**
 - c. Locks: Optional lock cylinders with re-key option.
 - d. Lock Night Latch: Optional night latch at top of operating panel.
 - e. Handle Sets: **[Premium] [Contemporary] [Legacy] [Olympus].**

- f. Handle Set Finish: ~~[As selected by Architect]~~ [As selected from manufacturer's Standard offering] ~~[As selected from manufacturer's Optional offering].~~
 - g. Sill: One-piece pultruded fiberglass and stainless steel track.
 - h. Sill Pan: Optional molded ABS plastic sill pan.
2. For Swinging Doors:
- a. Hinges: [Adjustable, to match handle set finish] ~~[4" Ball Bearing Hinge (Handicap Sill)].~~
 - b. Locks: Multi-point.
 - c. Handle Sets: [Classic] ~~[Contemporary] [Rustic].~~
 - d. Handle Set Finish: ~~[As selected by Architect]~~ [As selected from manufacturer's Standard offering] ~~[As selected from manufacturer's Optional offering].~~
 - e. Sill: [One-piece pultruded fiberglass and stainless steel (Standard)] ~~[Handicap Sill].~~
 - f. Sill Pan: Provided by others.
- J. Glazing for Patio Doors:
1. Strength: Tempered glass.
 2. Glazing Type: Insulated glass.
 - a. Description: Two panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
 - b. Overall Nominal Thickness: 3/4 inch (19 mm).
 - c. Glass Coating: ~~[As selected by Architect]~~ [Low-E 366 (Standard)] ~~[Low-E] [Low-E 190] [Low-E EG] [Low-E EG 366 (103 in/366 Out)].~~
 - d. Glass Protection: Plastic preserve film on interior and exterior of glass.
 - e. Air Space: [Argon-filled airspace (Standard)] ~~[Air-filled airspace with capillary tubes].~~
 3. Glazing Type: Triple glazing.
 - a. Overall Nominal Thickness: 1-1/4 inch (31.75 mm).
 - b. Glass Coating: ~~[As selected by Architect]~~ [Low-E (Standard)] ~~[Dual Low-E (270 Out/100 in)] [Dual Low-E 190].~~
- K. Exterior Sliding Insect Screens:
1. Type: [Bottom Rolling Extruded] ~~[Heavy Duty Top Hanging] [Heavy Duty Bottom Rolling].~~
 2. Material: Charcoal fiberglass, screen cloth (18 by 16 mesh) set in 0.040 inch (1 mm) extruded aluminum frame with adjustable rollers.
 3. Frame Color: ~~[As selected by Architect]~~ [Brilliant White (Standard)] ~~[Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Arctic Silver] [Dark Chocolate] [Hunter Green] [Redwood] [Heirloom White] [Sage Brown] [Smoke] [Bone White] [Cascade] [Dark Buckskin] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Steel Gray].~~
- L. Grilles:
1. Type: Simulated Divided Lites (SDL).
 - a. Exterior Muntins:
 - 1) Material: Extruded aluminum **permanently applied** to exterior of insulating glass unit.
 - 2) Profile: Beaded.
 - (a) Width: [7/8 inch (22 mm)] ~~[1-1/8 inches (29.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inches (59 mm)].~~
 - ~~X~~ Profile: Putty.
 - (a) Width: [5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inches (59 mm)].
 - 4) Finish: Match exterior cladding color.
 - b. Internal Shadow Bar: [Light Bronze (Standard)] ~~[Silver].~~

- c. Internal Spacer Bar: ~~[Stainless Steel (Standard)]~~ ~~[Black]~~ ~~[Gray]~~
- d. Interior Muntins:
 - 1) Material: Clear pine permanently bonded to interior of insulating glass unit.
 - 2) Profile: Beaded.
 - (a) Width: ~~[7/8 inch (22 mm)]~~ ~~[1-1/8 inches (28.5 mm)]~~ ~~[1-3/8 inches (34.9 mm)]~~ ~~[2-5/16 inches (59 mm)]~~
 - ~~3) Profile: Putty.

 - (a) Width: [5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inches (59 mm)].~~
- e. Finish: ~~[As selected by Architect]~~ [Brilliant White (Standard)] ~~[Desert Sand]~~ ~~[Chestnut Bronze]~~ ~~[French Vanilla]~~ ~~[Hartford Green]~~ ~~[Mesa Red]~~ ~~[Black]~~ ~~[Arctic Silver]~~ ~~[Dark Chocolate]~~ ~~[Hunter Green]~~ ~~[Redwood]~~ ~~[Heirloom White]~~ ~~[Sage Brown]~~ ~~[Smoke]~~ ~~[Bone White]~~ ~~[Cascade]~~ ~~[Dark Buckskin]~~ ~~[Ivory]~~ ~~[Luxury Bronze]~~ ~~[Mocha Cream]~~ ~~[Sea Foam]~~ ~~[Steel Gray]~~
- ~~X~~ Type: Full Surround Wood Grilles.
 - a. Material: Unfinished clear pine.
 - b. Profile: Modified OGEE.
 - c. Pattern: As scheduled and indicated on Drawings.
 - d. Width: [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)].
- ~~X~~ Type: Grilles Between the Glass (GBG).
 - a. Material: Made of roll formed aluminum suspended within the air cavity.
 - b. Profile: Flat.
 - 1) Width: 5/8 inch (15.9 mm).
 - c. Profile: Contour.
 - 1) Width: [23/32 inch (18.25 mm)] [1 inch (25.4 mm)].
 - d. Pattern: As scheduled and indicated on Drawings.
 - e. Finish: [As selected by Architect] [Brilliant White] [Chestnut Bronze] [Desert Sand] [French Vanilla] [Hartford Green] [Mesa Red] [Arctic Silver] [Dark Chocolate] [Black].

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Inspect and prepare openings and substrates using the methods recommended by the manufacturer for achieving best result for the substrates under project conditions.
 - 1. Inspect assembly components prior to installation.
 - 2. Verify rough opening conditions are within recommended tolerances.
 - 3. Form sheet metal sill pan in accordance with manufacturer's recommendations.
 - 4. Prepare assembly components for installation in accordance with manufacturer's recommendations.
- B. Do not proceed with installation until openings and substrates have been prepared using the methods recommended by the manufacturer and deviations from manufacturer's recommended tolerances are corrected. Commencement of installation constitutes acceptance of conditions.
- C. If preparation is the responsibility of another installer, notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions.

3.2 INSTALLATION

- A. Install assemblies in accordance with manufacturer's installation guidelines and recommendations including the following.
- B. Installation of Windows With Nailing Fins: Insert windows into rough opening.
 - 1. Shim side jambs straight.
 - 2. Inspect window for square, level and plumb.
 - 3. Fasten window through nailing fins around entire window.

4. Test and adjust for smooth operation of window.
 5. Set all nails below wood surface.
- C. Installation of Patio Doors With Nailing Fins: Insert patio doors into rough opening.
1. Shim side jambs straight.
 2. Inspect patio door for square, level and plumb.
 3. Fasten patio door through nailing fins around entire patio door.
 4. Test and adjust for smooth operation of patio door.

3.3 FIELD QUALITY CONTROL

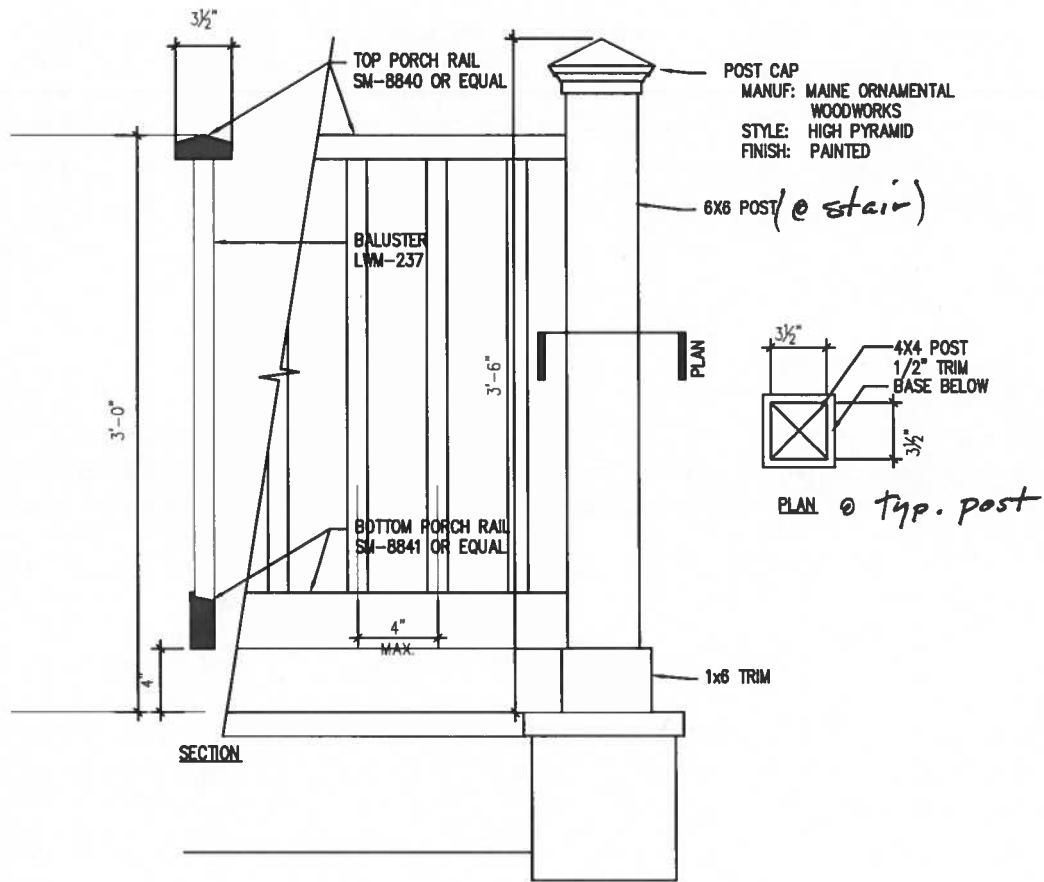
- A. Manufacturers' Field Services: Perform field inspections as recommended by manufacturer.

3.4 CLEANING AND PROTECTION

- A. Clean the exterior surface and glass with mild soap and water.
- B. Protect installed windows from damage.
- C. Remove and dispose of protective film from glass; touch-up, repair or replace damaged components and assemblies before Substantial Completion.

END OF SECTION

46 Grafton St.



1

DECK RAILING

SCALE: 1"=1'-0"



VIEW OF FRONT ELEVATION OF EXISTING HOUSE FROM CEDAR PARKWAY. NO WORK PROPOSED AT FRONT OF HOUSE.



▲ ABOVE: VIEW OF EXISTING GARAGE (NO WORK) AND PARTIAL VIEW OF EXISTING ADDITION TO BE DEMOLISHED (WHITE SIDING)

▼ BELOW: VIEW OF EXISTING REAR ELEVATION WITH COVERED PORCH AND EXISTING ADDITION (STRUCTURE WITH WHITE SIDING), BOTH STRUCTURES TO BE DEMOLISHED FOR NEW ADDITION.





▲ ABOVE: VIEW OF EXISTING LEFT ELEVATION, WITH EXISTING CONDENSER UNITS TO REMAIN.
EXISTING BRICK FOUNDATION AT ADDITION TO REMAIN AS PART OF NEW ADDITION.

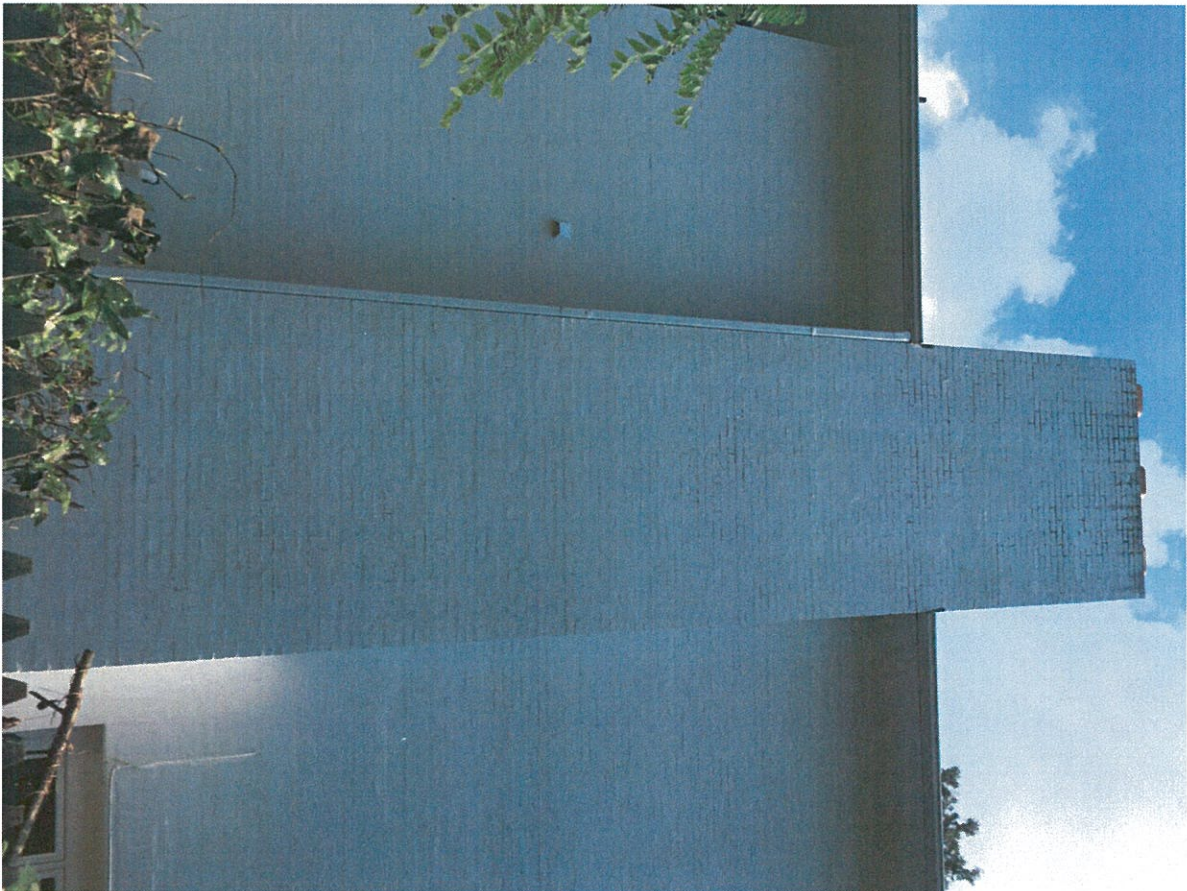
▼ BELOW: VIEW OF EXISTING FIRST STORY ADDITION TO BE REMOVED (WHITE SIDING) AND CONTEXT
OF EXISTING CONSTRUCTION AND DETAILING OF MAIN STRUCTURE TO REMAIN ABOVE.





▲ ABOVE: VIEW OF PROXIMITY OF ADJACENT NEIGHBOR'S HOUSE, ALSO AN ADDITION.
NEIGHBORING PROPERTY IS 44 GRAFTON ST. (LEFT FROM FRONT ENTRY)

▼ BELOW: DETAIL PHOTO OF ADJACENT PROPERTY'S FACADE, WITH LIMITED FEATURES
AND NO ATTEMPT TO REDUCE MASSING FOR HISTORIC CONTEXT.





VIEW OF EXISTING ADDITION AND COVERED PORCH AT REAR OF HOUSE TO BE DEMOLISHED FOR NEW ADDITION.



CONTEXTUAL VIEW OF REAR OF HOUSE AND COVERED PORCH TO BE DEMOLISHED. LEFT MOST SIDE OF COVERED PORCH TO BE THE EXTENT OF NEW ADDITION IN ORDER TO REUSE EXISTING STRUCTURAL FOUNDATION WALL ADJACENT TO BASEMENT AREAWAY STAIRS FOR NEW CONSTRUCTION ABOVE.



▲ ABOVE: SIDE VIEW OF EXISTING COVERED PORCH AND ADDITION TO BE REMOVED, EXISTING GARAGE VISIBLE AT FAR RIGHT OF PHOTO.

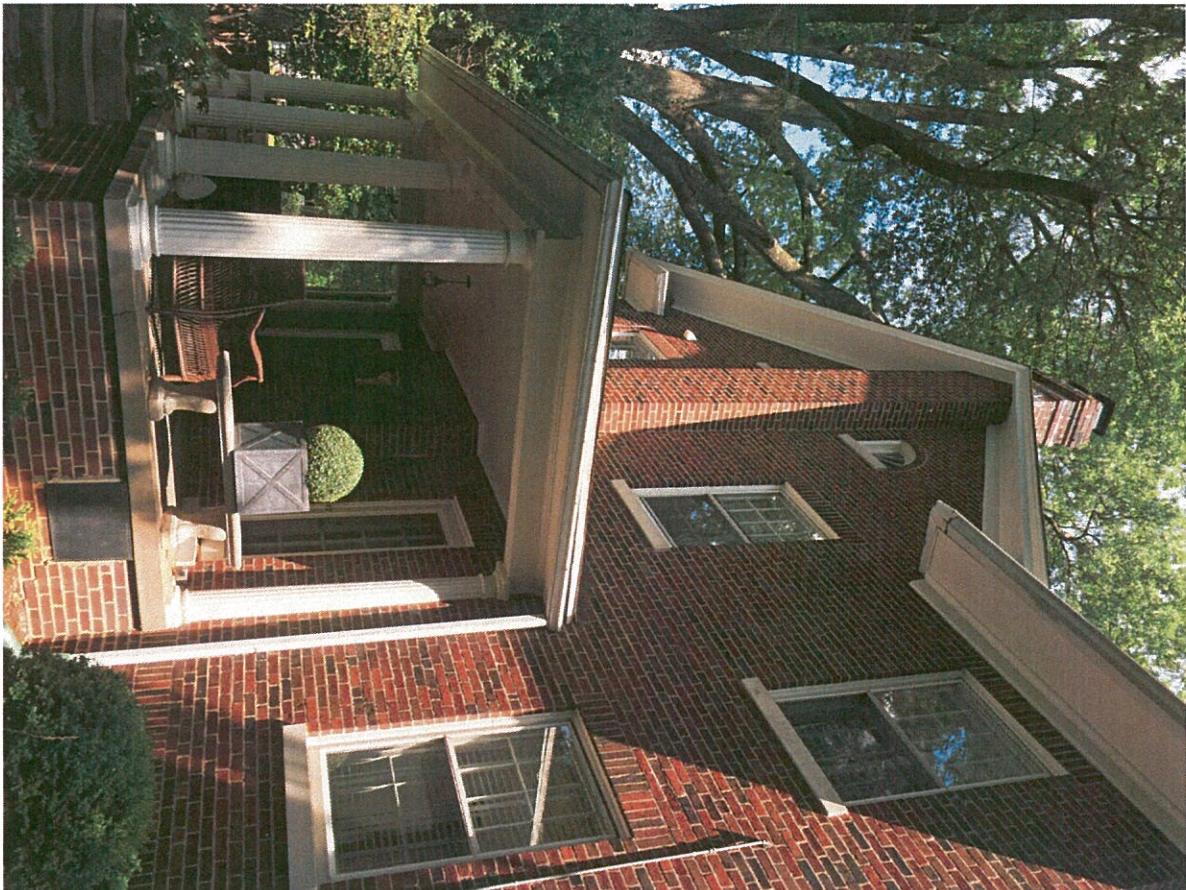
▼ BELOW: EXISTING AREAWAY TO REMAIN. RIGHT MOST BRICK WALL INDICATES EXTENT OF NEW ADDITION ABOVE. EXISTING STAIRS TO BE RECONFIGURED.





A ABOVE: CONTEXTUAL VIEW OF EXISTING RIGHT SIDE OF HOUSE AND COVERED PORCH. NO WORK PROPOSED.

B BELOW: CONTEXTUAL VIEW OF EXISTING RIGHT SIDE OF HOUSE TO EXISTING RIDGE WITH GABLE AND EAVE CONDITIONS. NO WORK PROPOSED.



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

Owner's mailing address

DOUGLAS McDANIEL
40 GRAFTON STREET
CHEVY CHASE, MD 20815

Owner's Agent's mailing address

FLANAGAN ARCHITECTS
C/O JASON GAGEN
8120 WOODMONT AVE. #107
BETHESDA, MD 20814

Adjacent and confronting Property Owners mailing addresses

ROBERT AXELROD
44 GRAFTON STREET
CHEVY CHASE, MD 20815

CHRISTOPHER DYMOND
3933 OLIVER STREET
CHEVY CHASE, MD 20815

MICHAEL KELLEHER
25 GRAFTON STREET
CHEVY CHASE, MD 20815

MAY TAYLOR
100 GRAFTON STREET
CHEVY CHASE, MD 20815

JOHN SANDERS
5700 CEDAR PARKWAY
CHEVY CHASE, MD 20815

THOMAS EGAN
101 GRAFTON STREET
CHEVY CHASE, MD 20815

Real Property Data Search (w4)



Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 07 Account Number - 00456844							
Owner Information									
Owner Name:		AXELROD ROBERT N ET AL			Use:		RESIDENTIAL		
Mailing Address:		44 GRAFTON ST CHEVY CHASE MD 20815			Principal Residence:		YES		
					Deed Reference:		/10948/ 00363		
Location & Structure Information									
Premises Address:		44 GRAFTON ST CHEVY CHASE 20815- 0000			Legal Description:		LT S SIDE GRAFTON CH EVY CHASE SEC 2		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HN41	0000	P970		0009				2017	Plat Ref:
Special Tax Areas:		Town:			CHEVY CHASE VILLAGE				
		Ad Valorem:							
		Tax Class:			19				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1928		3,920 SF		681 SF		8,125 SF		111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	BRICK	4 full/ 2 half	1 Detached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		848,900		848,900					
Improvements		1,394,700		1,217,200					
Total:		2,243,600		2,066,100		2,066,100		2,066,100	
Preferential Land:		0						0	
Transfer Information									
Seller:		Date: 12/21/1992			Price: \$885,000				
Type: ARMS LENGTH IMPROVED		Deed1: /10948/ 00363			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							

2

Real Property Data Search (w4)

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 07 Account Number - 00454140							
Owner Information									
Owner Name:		DYMOND CHRISTOPHER M & NGOC MINH LE				Use:		RESIDENTIAL	
Mailing Address:		3933 OLIVER ST CHEVY CHASE MD 20815-3434				Principal Residence:		YES	
						Deed Reference:		/26503/ 00607	
Location & Structure Information									
Premises Address:		3933 OLIVER ST CHEVY CHASE 20815-3434				Legal Description:		CHEVY CHASE SEC 1	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
HN41	0000	0000		0008		3	P17	2017	
Special Tax Areas:		Town:				CHEVY CHASE VILLAGE			
		Ad Valorem:							
		Tax Class:				19			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1940		2,586 SF		485 SF		11,143 SF		111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	BRICK	3 full/ 2 half	1 Detached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		802,100		802,100					
Improvements		628,900		641,400					
Total:		1,431,000		1,443,500		1,439,333		1,443,500	
Preferential Land:		0						0	
Transfer Information									
Seller: SMITH, GEORGE N & SUSAN		Date: 01/21/2004				Price: \$1,295,000			
Type: ARMS LENGTH IMPROVED		Deed1: /26503/ 00607				Deed2:			
Seller: WEEMS, STERLING J & J W		Date: 09/15/1999				Price: \$895,000			
Type: ARMS LENGTH IMPROVED		Deed1: /17491/ 00129				Deed2:			
Seller:		Date: 08/03/1967				Price: \$47,500			
Type: ARMS LENGTH IMPROVED		Deed1: /03636/ 00668				Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									

Real Property Data Search (w4)

③

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 07 Account Number - 00454903							
Owner Information									
Owner Name:		KELLEHER MICHAEL F & C H				Use:		RESIDENTIAL	
Mailing Address:		25 GRAFTON STREET CHEVY CHASE MD 20815				Principal Residence:		YES	
						Deed Reference:		/05736/ 00303	
Location & Structure Information									
Premises Address:		25 GRAFTON ST CHEVY CHASE 20815-0000				Legal Description:		CHEVY CHASE SEC 2	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HN41	0000	0000		0009		24	8	2017	Plat Ref:
Special Tax Areas:		Town:				CHEVY CHASE VILLAGE			
		Ad Valorem:							
		Tax Class:				19			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1908		4,655 SF		736 SF		12,700 SF		111	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2 1/2	YES	STANDARD UNIT		STUCCO	4 full/ 1 half	1 Detached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		906,000		906,000					
Improvements		1,006,600		898,300					
Total:		1,912,600		1,804,300		1,804,300		1,804,300	
Preferential Land:		0						0	
Transfer Information									
Seller:		Date:				Price:			
Type:		Deed1: /05736/ 00303				Deed2:			
Seller:		Date:				Price:			
Type:		Deed1:				Deed2:			
Seller:		Date:				Price:			
Type:		Deed1:				Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							

Real Property Data Search (w4)



Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 07 Account Number - 00451625							
Owner Information									
Owner Name:		TAYLOR MAY D REV TR				Use:		RESIDENTIAL	
Mailing Address:		100 GRAFTON ST CHEVY CHASE MD 20815				Principal Residence:		YES	
						Deed Reference:		/44590/ 00071	
Location & Structure Information									
Premises Address:		100 GRAFTON ST CHEVY CHASE 20815- 0000				Legal Description:		CHEVY CHASE SEC 1A	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HN41	0000	0000		0007		14	16	2017	Plat Ref:
Special Tax Areas:		Town:				CHEVY CHASE VILLAGE			
		Ad Valorem:							
		Tax Class:				19			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1942		1,952 SF		325 SF		10,494 SF		111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		796,900		796,900					
Improvements		205,800		218,600					
Total:		1,002,700		1,015,500		1,011,233		1,015,500	
Preferential Land:		0						0	
Transfer Information									
Seller: TAYLOR MAY D		Date: 08/14/2012				Price: \$0			
Type: NON-ARMS LENGTH OTHER		Deed1: /44590/ 00071				Deed2:			
Seller:		Date:				Price: \$0			
Type:		Deed1: /05433/ 00373				Deed2:			
Seller:		Date:				Price:			
Type:		Deed1:				Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									

Real Property Data Search (w4)

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Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 07 Account Number - 00452163							
Owner Information									
Owner Name:		SANDERS JOHN S ET AL			Use:		RESIDENTIAL		
Mailing Address:		5700 CEDAR PKW CHEVY CHASE MD 20815			Principal Residence:		YES		
					Deed Reference:		/14280/ 00408		
Location & Structure Information									
Premises Address:		5700 CEDAR PKY CHEVY CHASE 20815-0000			Legal Description:		CHEVY CHASE SEC 1A		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HN41	0000	0000		0007		14	P17	2017	Plat Ref:
Special Tax Areas:		Town:			CHEVY CHASE VILLAGE				
		Ad Valorem:							
		Tax Class:			19				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1947		4,572 SF		450 SF		11,647 SF		111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	BRICK	5 full/ 1 half	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		806,100		806,100					
Improvements		1,321,200		1,208,800					
Total:		2,127,300		2,014,900		2,014,900		2,014,900	
Preferential Land:		0						0	
Transfer Information									
Seller: RICHARD C & H S HENRY		Date: 07/31/1996			Price: \$1,150,000				
Type: ARMS LENGTH IMPROVED		Deed1: /14280/ 00408			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									

Real Property Data Search (w4)



Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 07 Account Number - 00458056							
Owner Information									
Owner Name:		EGAN THOMAS J JR				Use:		RESIDENTIAL	
Mailing Address:		101 GRAFTON ST CHEVY CHASE MD 20815-3425				Principal Residence:		YES	
						Deed Reference:		/34129/ 00546	
Location & Structure Information									
Premises Address:		101 GRAFTON ST CHEVY CHASE 20815-3425				Legal Description:		CH CH SEC 2	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
HN41	0000	0000		0009		64	1	2017	
Special Tax Areas:		Town:				CHEVY CHASE VILLAGE			
		Ad Valorem:							
		Tax Class:				19			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1924		2,278 SF		532 SF		12,664 SF		111	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		BRICK	3 full/ 1 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		905,700		905,700					
Improvements		193,700		248,700					
Total:		1,099,400		1,154,400		1,136,067		1,154,400	
Preferential Land:		0						0	
Transfer Information									
Seller: EGAN, THOMAS J TR		Date: 04/12/2007				Price: \$1,021,575			
Type: NON-ARMS LENGTH OTHER		Deed1: /34129/ 00546				Deed2:			
Seller:		Date: 02/18/1983				Price: \$0			
Type: ARMS LENGTH IMPROVED		Deed1: /06013/ 00715				Deed2:			
Seller:		Date:				Price:			
Type:		Deed1:				Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									