

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10915 Kenilworth Ave., Garrett Park	Meeting Date:	9/6/2017
Resource:	Non-Contributing Resource (Garrett Park Historic District)	Report Date:	8/30/2017
Applicant:	Patrick Keating (Luke Olson, Architect)	Public Notice:	8/23/2017
Review:	HAWP	Tax Credit:	No
Case Number:	30/13-17C	Staff:	Michael Kyne
PROPOSAL:	Hardscaping, fencing, and other alterations		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Garrett Park Historic District
DATE: 1964

BACKGROUND

The applicant previously appeared before the Commission at the February 8, 2017 HPC meeting for a preliminary consultation regarding the demolition of the c. 1964 non-contributing resource and construction of a new house. The Commission approved the applicant's proposal at the April 19, 2017 HPC meeting.

PROPOSAL

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

- A revision to the previously approved retaining walls in the front yard, going from curved walls to tiered straight walls.
- Revisions to the previously approved driveway, with a newly proposed Belgian block apron and a paver basketball court replacing the previously approved parking pad at the rear.
- A bluestone paver patio at the rear, with built-in grill, water feature, and garden walls (3' maximum height).
- A 8'-6 1/4" high pergola on the right side of the rear patio.
- A 6'-2" high wooden vertical board fence with operable driveway gates at the rear and rear/sides of the property.

APPLICABLE GUIDELINES

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:
 - (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.

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:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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

Staff supports the applicant's proposal, finding the following:

- The proposed retaining wall and driveway revisions are compatible with the Garrett Park Historic District and generally consistent with the Commission's previous approval. The proposed revisions will have a negligible impact on the Garrett Park Historic District.
- The proposed bluestone paver patio and associated features are at the rear of the subject property, where they will be minimally visible from the public right-of-way, at best, and will not detract from the Garrett Park Historic District.
- The proposed 6'-2" high wooden fence is generally consistent with the Commission's accepted requirements for fences at historic sites and within historic districts (a maximum height of 6'-6" behind the rear plane of the historic massing, and a maximum height of 4' in front of the rear plane of the historic house). As shown in the submitted site plans and on Circles 18-19, the proposed fence will continue at 6'-2" high in front of the rear plane of the house; however, staff notes the following circumstances specific to this case, which mitigate the fences potential to impact the Garrett Park Historic District:
 - The house is new construction, which was approved by the Commission at the April 19, 2017 HPC meeting.
 - The house has a large setback from Kenilworth Avenue, and, due to its location, the proposed fence is unlikely to detract from the perceived openness of the streetscape.
- The proposed fence design is generally compatible with the contemporary style of the previously approved new construction, and, due to its location and materials, the proposed fence is unlikely to detract from the surrounding historic district.

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* 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 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*;

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: keatingpk@aol.com Contact Person: Pat Keating
 Daytime Phone No.: (301) 949-1706
 Tax Account No.: _____
 Name of Property Owner: PATRICK KEATING Daytime Phone No.: (301) 949-1706
 Address: PO Box 61 GARRETT PARK MD 20876
Street Number City State Zip Code
 Contractor: T.B.D. Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: LUKE OLSON/GTM ARCHITECTS Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 10915 Street: KENNELWORTH AVE
 Town/City: GARRETT PARK Nearest Cross Street: STRATHMORE AVE
 Lot: 46 Block: 99 Subdivision: GARRETT PARK
 Liber: _____ Folio: _____ Parcel: _____

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: PATIO/WALKWAY/STREET COURT

1B. Construction cost estimator: \$ \$40,000

1C. If this is a revision of a previously approved active permit, see Permit # 30/13-17A

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 6 feet 2 inches FENCE & RETAINING WALLS OF VARIOUS HEIGHTS NOT TO EXCEED 3'-0"
 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 08-07-17 Date

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

809299

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING NON-CONTRIBUTING STRUCTURE TO BE DEMOLISHED
AND REPLACED WITH NEW 2-STORY SINGLE FAMILY HOME &
DETACHED GARAGE PREVIOUSLY APPROVED (# 30/13-17A).
PREVIOUS APPLICATION INCLUDED FRONT RETAINING WALLS, REAR
PARKING PAD & PROPERTY FENCE.

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

REVISION TO DESIGN OF FRONT RETAINING WALLS & WALKWAY.
CONVERSION OF REAR PARKING PAD TO PAVED SPORT COURT.
ADDITIONAL DETAILS FOR PROPERTY FENCE 6'-2" TALL HT.
NEW REAR PATIO W/ OUTDOOR GRILL & FIREPLACE, TRELLIS &
STONE GARDEN WALLS (MAX 3'-0" HT.)

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.

LIST OF TREES PROPOSED TO BE REMOVED

- 11" DOGWOOD
- 21" PINE
- 40" TREE
- 12" MAPLE
- 6" 1/4" TWIN SYCAMORE
- 1" 3/4" TWIN DOGWOOD
- 23" CHERRY

LEGEND	
	= EXISTING TREE TO REMAIN
	= PROPOSED REMOVAL OF EXISTING TREE
TBR	= ITEMS TO BE REMOVED
	= PROPERTY LINE

LOT COVERAGE

MONTGOMERY COUNTY
 LOT AREA = 10,490 SF
 COVERAGE = 1,638.8 + 24 = 1,662.8 = 15.85%
 25.51% (2,676 SF) ALLOWED

GARRETT PARK LOT AREA = 10,490 SF
 COVERAGE = 1,933 + 264 = 2,197 = 19.99%
 20% (2,098 SF) ALLOWED

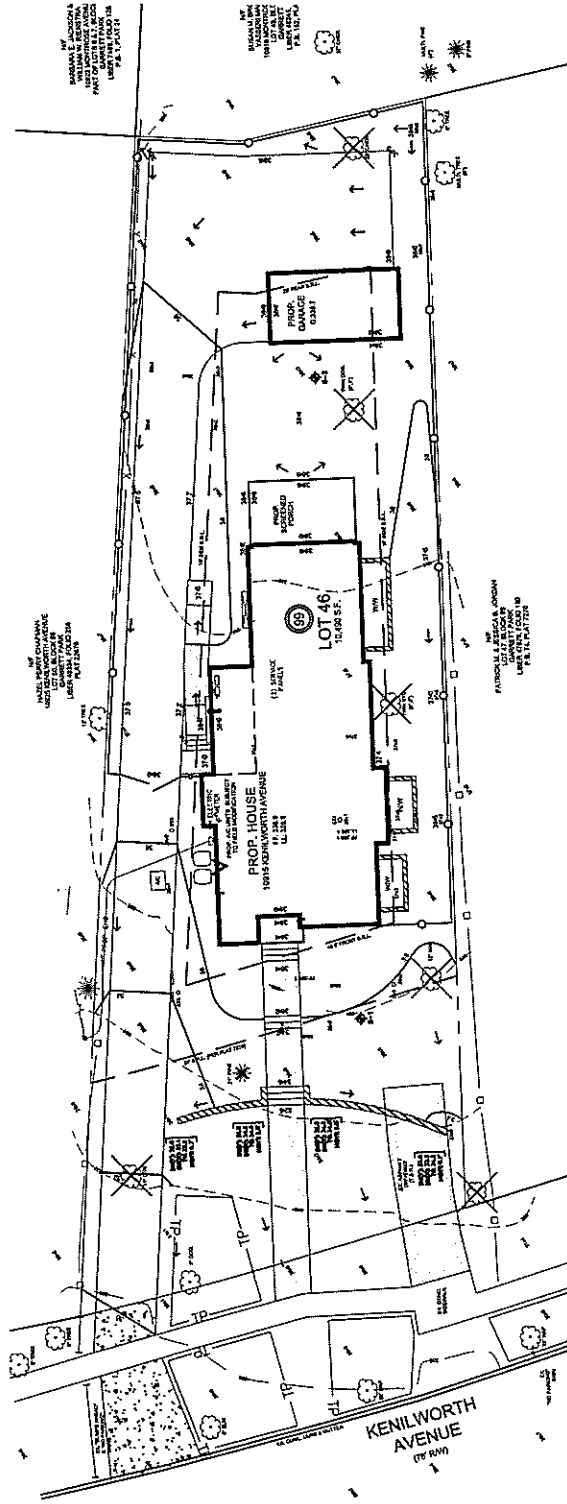
GARRETT PARK MAIN BLDG AREA
 18% (1,888.2 SF) ALLOWED
 11.4% (1,193 SF) PROPOSED

E.A.R.

MAIN BLDG = 3,244 SF. + 264 SF GARAGE = 3,508 SF OR 33.4%
 51.5% (5,393.75 SF) ALLOWED

EXCLUDES
 PORCHES, BAYS,
 CHIMNEYS

INCLUDES
 PORCHES, BAYS,
 CHIMNEYS, STEPS,
 ETC.

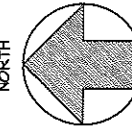


GRAPHIC SCALE



1 SITE PLAN
 SCALE: 1" = 20'-0"

NORTH



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KEATING RESIDENCE

10915 KENILWORTH AVENUE
GARRETT PARK, MD 20896

LANDSCAPE ARCHITECTURAL DRAWINGS

July 28, 2017
NOT FOR CONSTRUCTION

TABLE OF CONTENTS

SHEET	TITLE
MASTER PLAN DRAWINGS	
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L-2000	DIMENSION PLAN
L-3000	GRADING & DRAINAGE PLAN
L-4000	PLANTING PLAN
L-5000	LIGHTING PLAN
L-6000	CONSTRUCTION DETAILS
L-6001	CONSTRUCTION DETAILS
L-6002	CONSTRUCTION DETAILS
L-8000	CONSTRUCTION SPECIFICATIONS

LEGEND

	EXISTING TREE TO REMOVE
	EXISTING TREE TO REMAIN
	PROPOSED TREE
	EXISTING SHRUB TO REMOVE
	PROPOSED PLANTING MASSES
	PLANT KEY
	PROPERTY LINE
	SPOT ELEVATION
	EXISTING FENCING
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	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	LIMIT OF DISTURBANCE
	SILT FENCE
	TREE PROTECTION FENCING

REVISIONS

August 30, 2017

SITE MAP



JENNIFER HORN
LANDSCAPE
ARCHITECTURE

20170814 10:41 AM SITE MAP ABLINGENVA 22.04
CADD: JENNIFER.HORN

JHLA

L-200

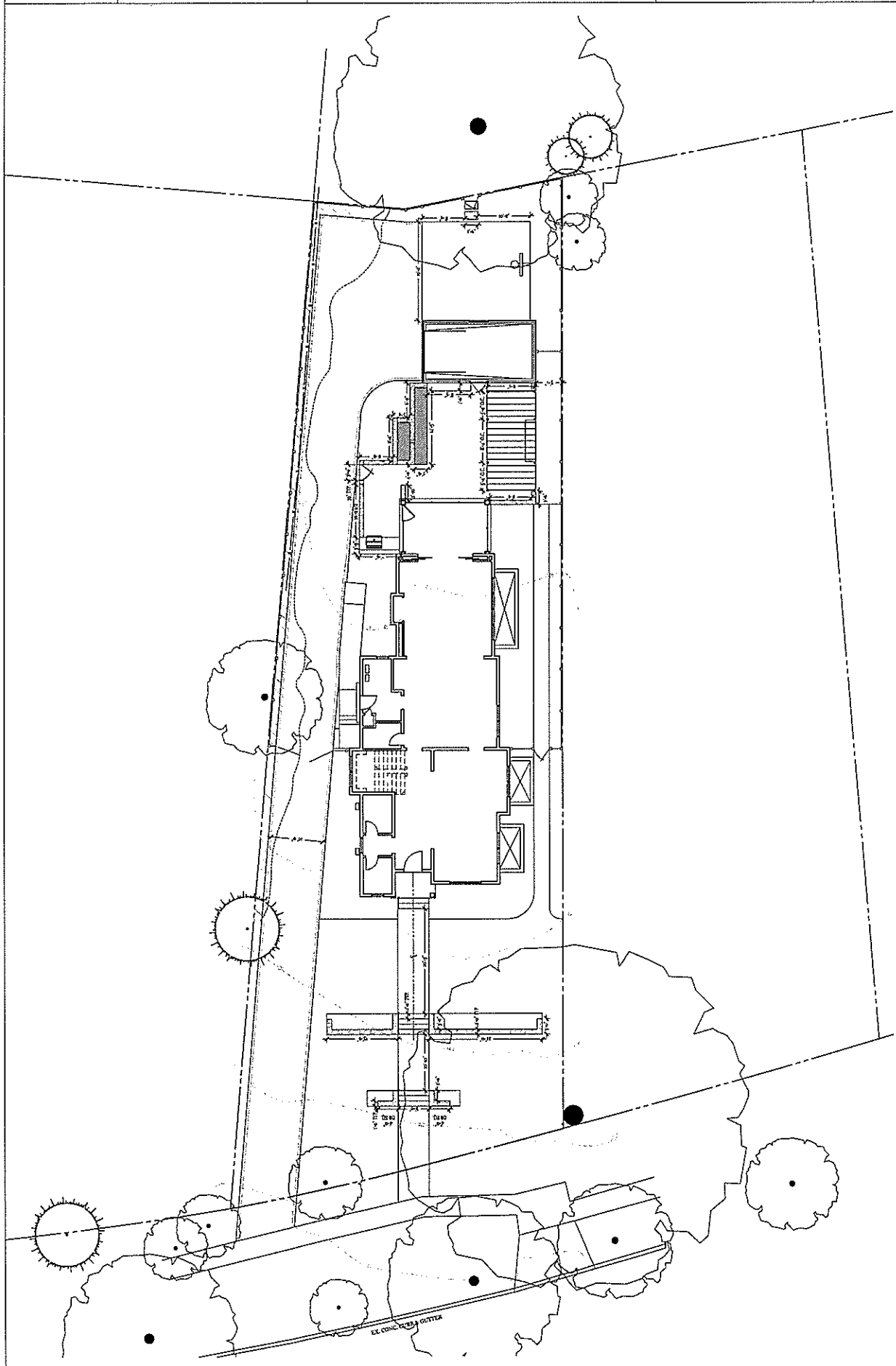
Dimension Plan

Scale: 1/8" = 1'-0"
Issue Date: July 28, 2017
Drawn By: JH Checked By: JH
Revisions: August 30, 2017

KEATING RESIDENCE
10915 KENILWORTH AVENUE
GARRETT PARK, MD 20896

JENNIFER HORN
Landscape Architecture
2221 S. Clark Street, Arlington VA 22202
202.573.7581 jenniferhorn.com

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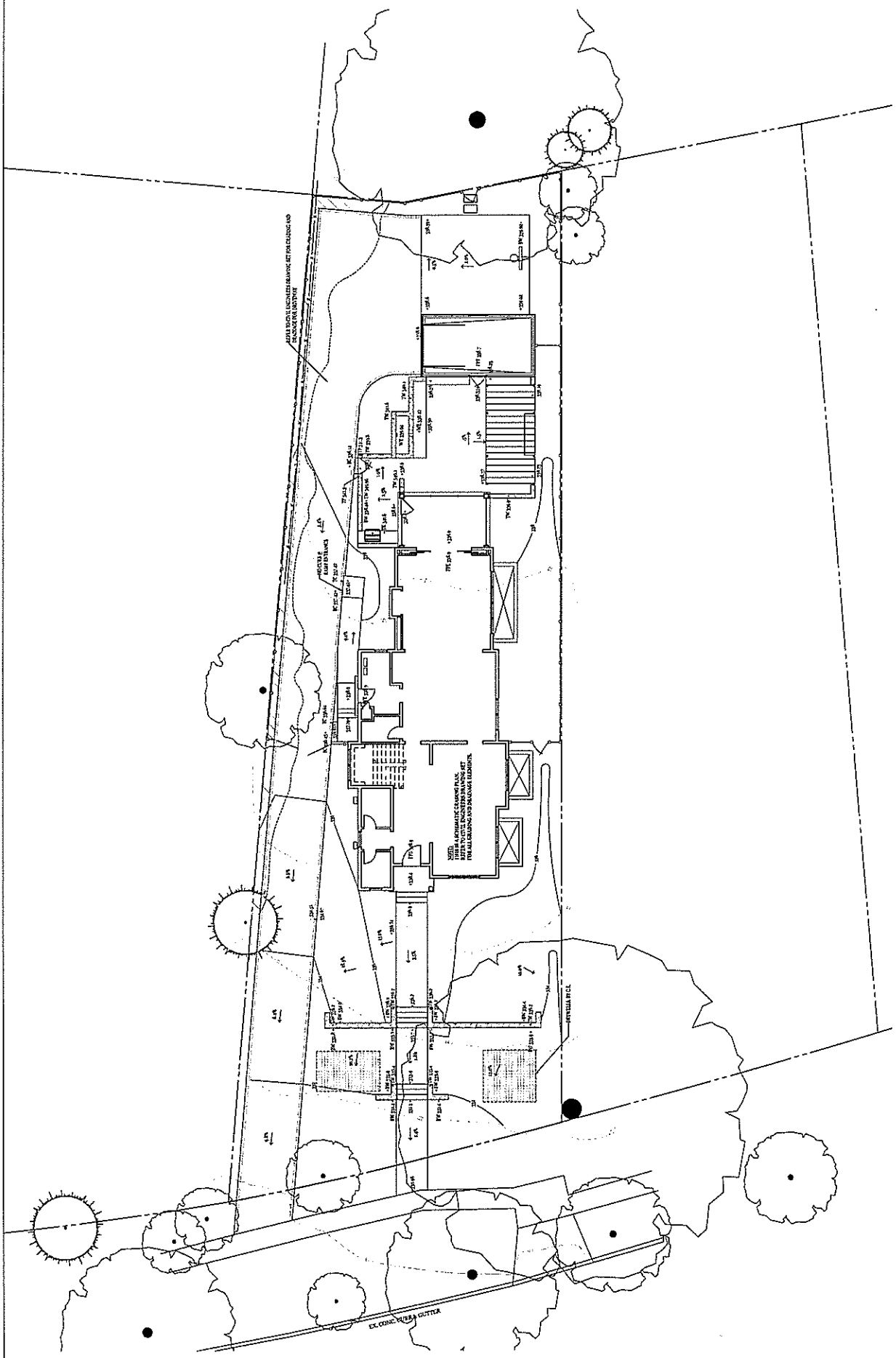
L-300
Grading & Drainage Plan

Scale: 1" = 1'-0"
Issue Date: July 28, 2017
Drawn By: JH Checked By: JH
Revisions: August 10, 2017
Notes: Not For Construction

KEATING RESIDENCE
10915 KENILWORTH AVENUE
GARRETT PARK, MD 20896

JENNIFER HORN
Landscape Architecture, LLC
2221 S. Clark Street, Arlington VA 22202
202-573-7581 jennifer@horn.com
Landscape Architect.

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L-400

Planting Plan



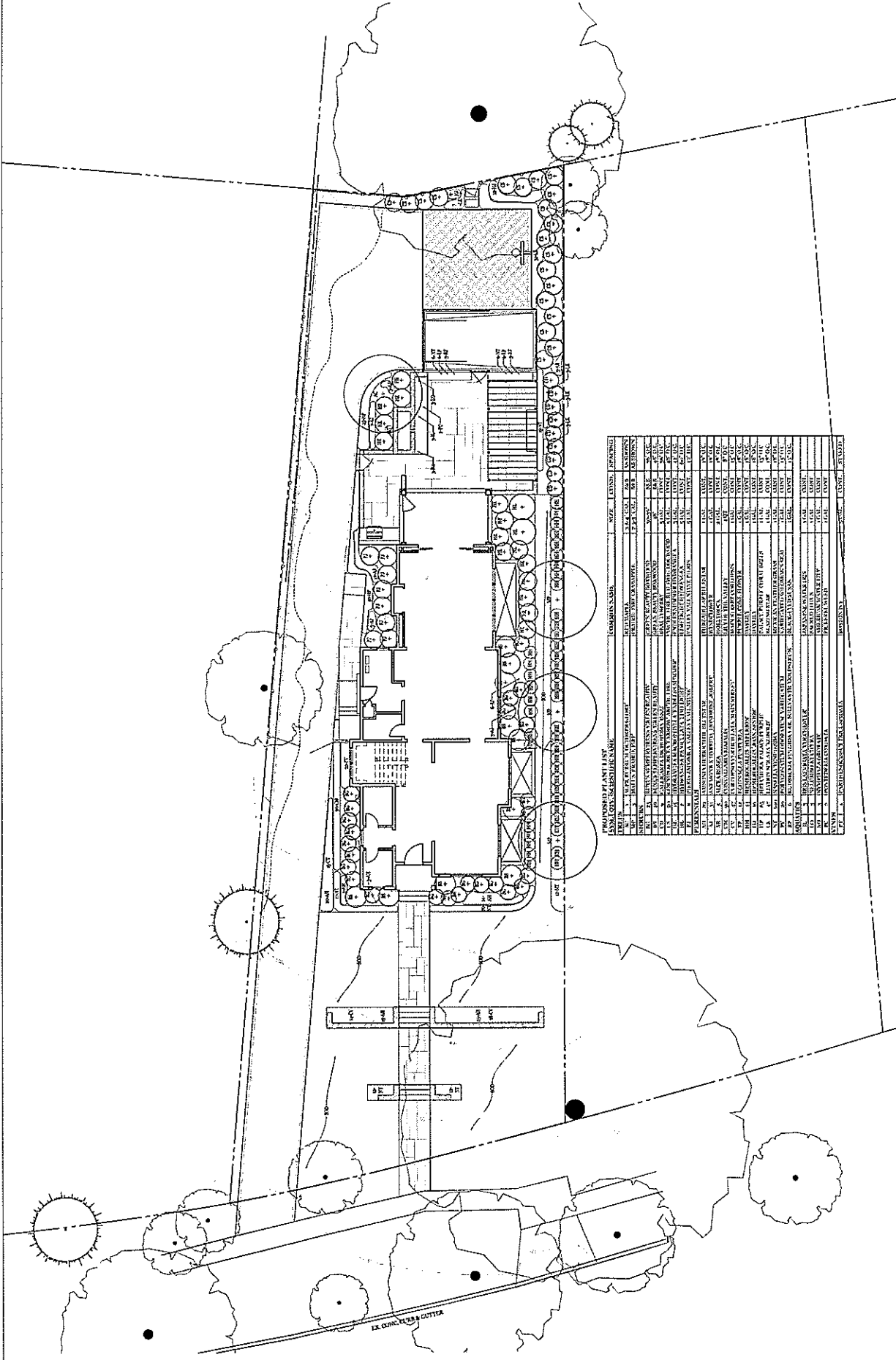
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Scale: 1" = 10'
 Issue Date: July 28, 2017
 Drawn By: JH
 Checked By: JH
 Revision: August 30, 2017

KEATING RESIDENCE
 10915 KENLWORTH AVENUE
 GARRETT PARK, MD 20896

JENNIFER HORN
 Landscape Architecture
 2221 S. Clark Street, Arlington VA 22202
 202.573.7681 jennifer@horn.com

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PROPOSED PLANT LIST
 NAME, CODE, SCIENTIFIC NAME, SIZE, LEV, COMMENTS

NO.	NAME	CODE	SCIENTIFIC NAME	SIZE	LEV	COMMENTS
01	PLANTING					
02	PLANTING					
03	PLANTING					
04	PLANTING					
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L-500

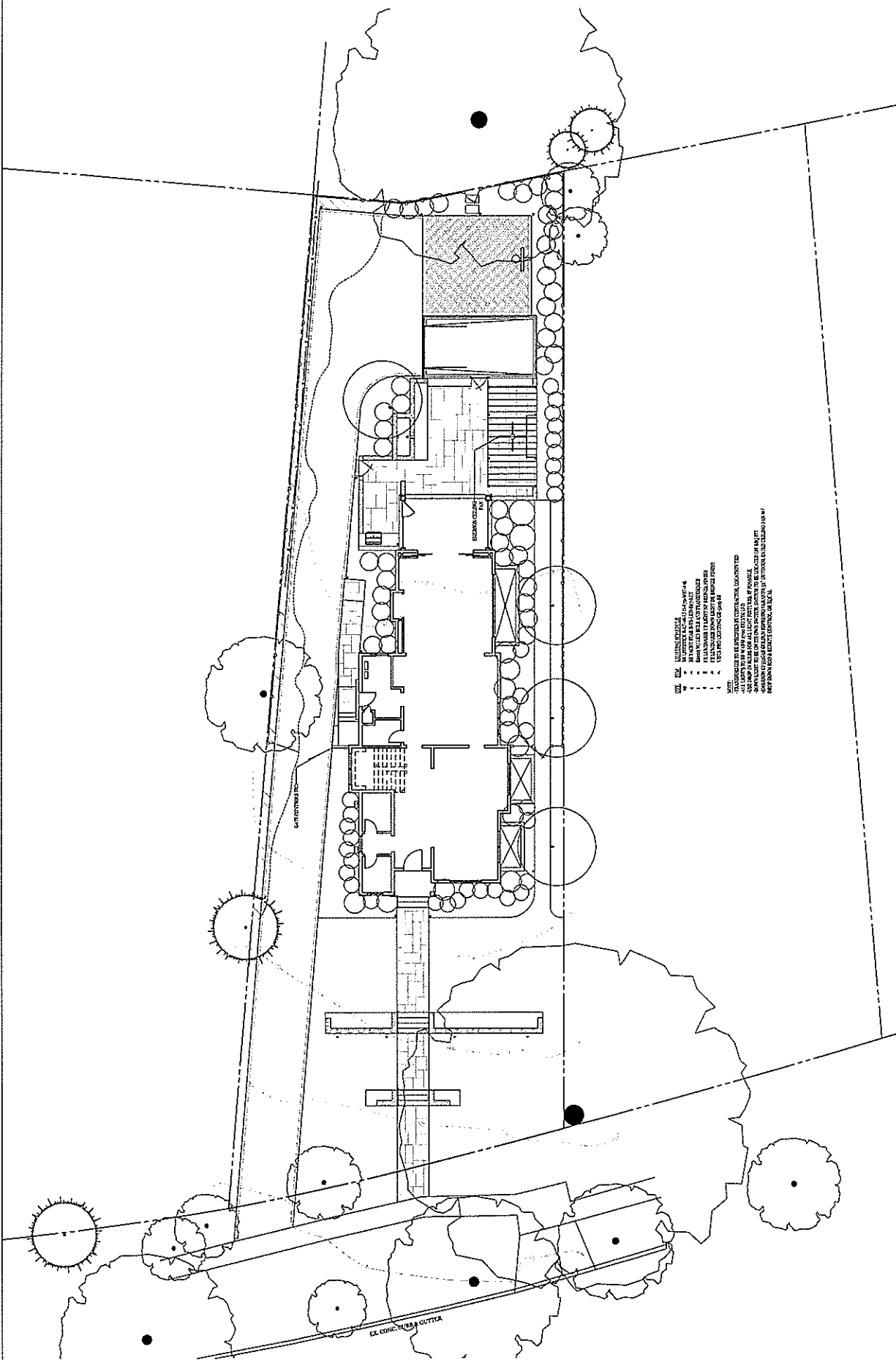
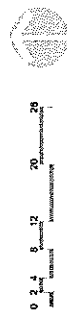
Lighting Plan

Scale: 1/8" = 1'-0"
Issue Date: July 28, 2017
Drawn By: JH Checked By: JH
Revisions: August 30, 2017

10915 KENILWORTH AVENUE
 GARRETT PARK, MD 20896

JENNIFER HORN
 Landscape Architecture
 2221 S. Clark Street, Arlington VA 22202
 202.573.7581 jenniferhorn.com

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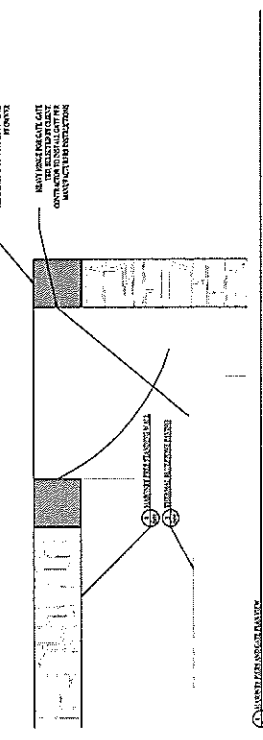
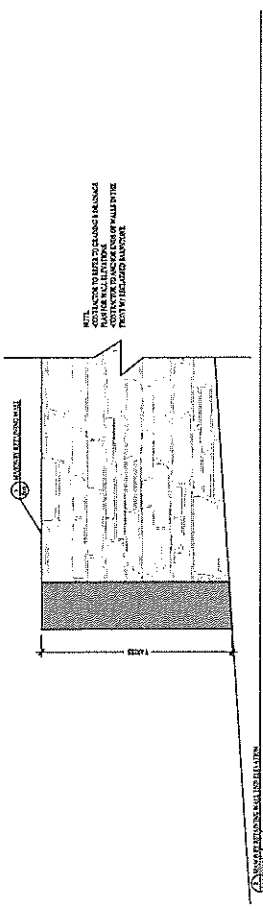
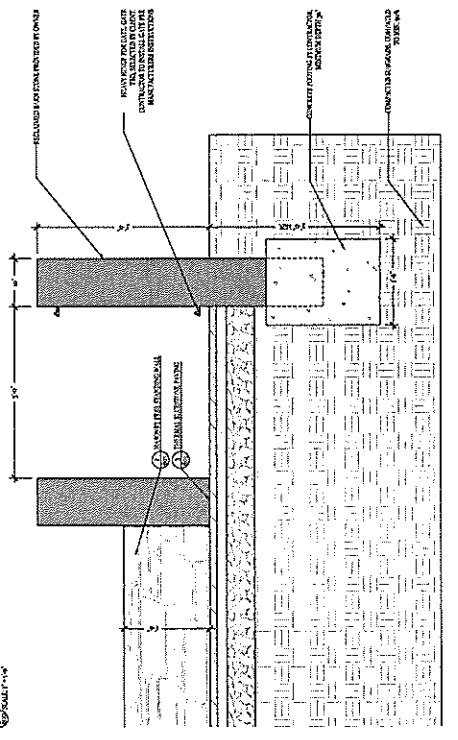
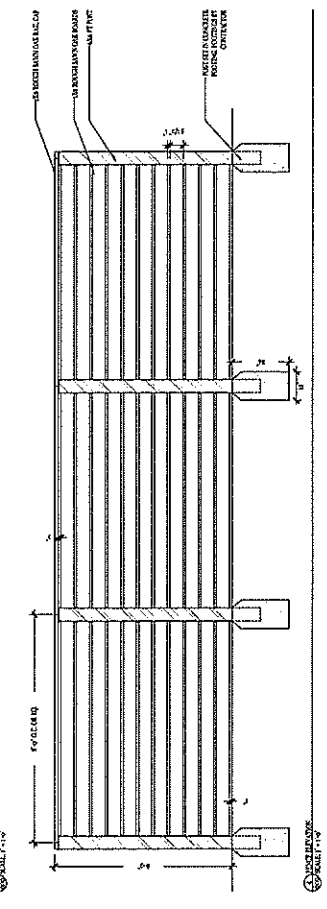
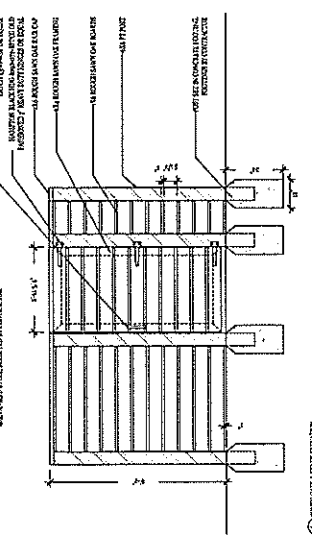
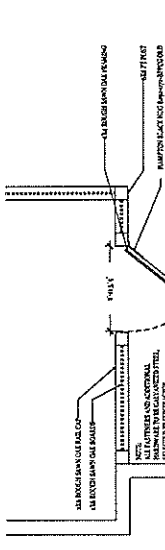
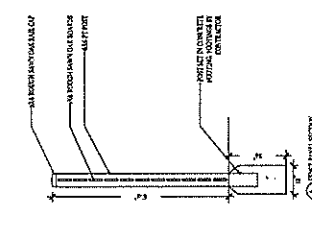
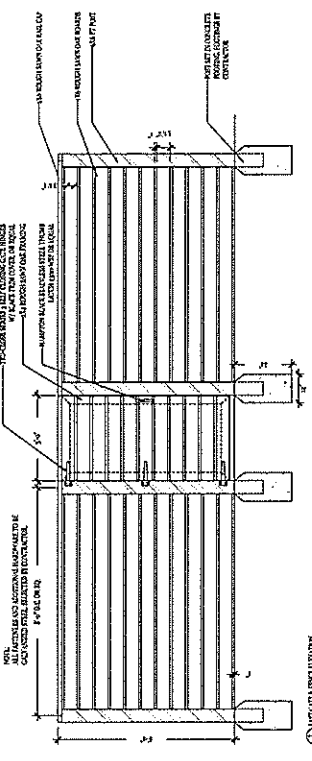
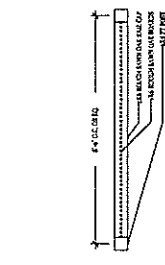
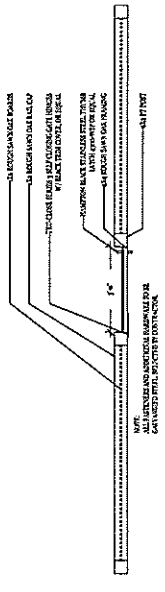


NOTES:
 1. THE LIGHTING PLAN IS TO BE USED IN CONJUNCTION WITH THE LANDSCAPE ARCHITECTURE PLAN.
 2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. THE LIGHTING PLAN IS TO BE USED IN CONJUNCTION WITH THE LANDSCAPE ARCHITECTURE PLAN.
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Scale As Noted
 Issue Date: July 28, 2017
 Drawn By: JH
 Checked By: JH
 Revision: August 30, 2017

KEATING RESIDENCE
 10915 KENILWORTH AVENUE
 GARRETT PARK, MD 20896

JENNIFER HORN
 Landscape Architecture, LLC
 2221 S. Clark Street, Arlington VA 22202
 jennifer@horn.com
 202.573.7581
 Landscape Architect
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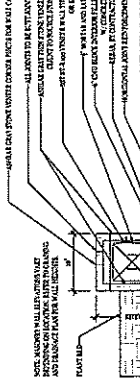
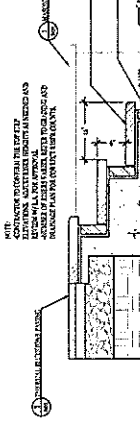
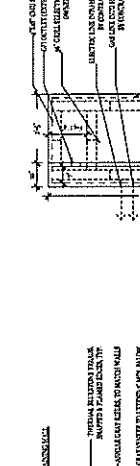
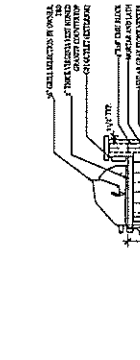
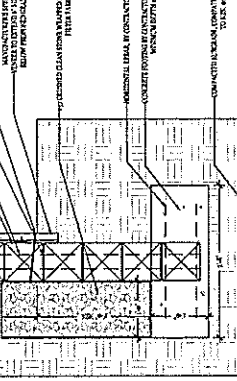
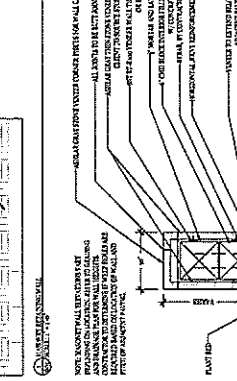
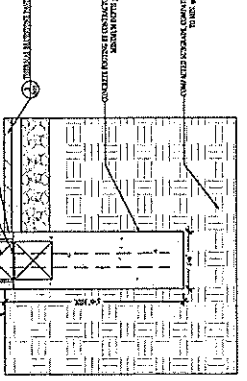
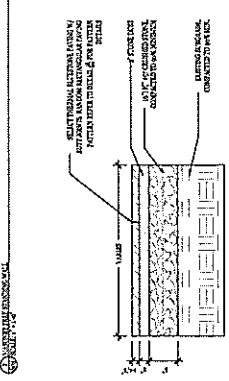
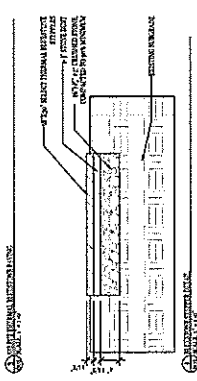
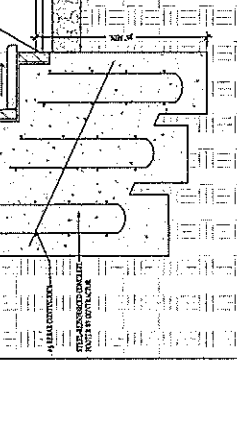
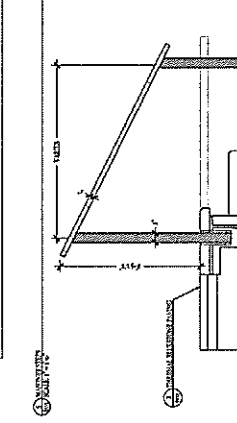
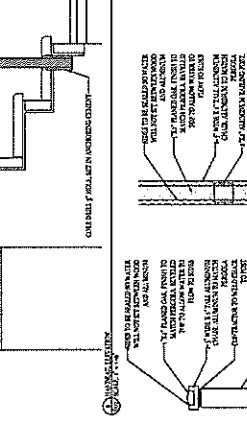
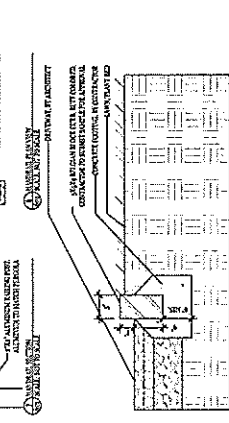
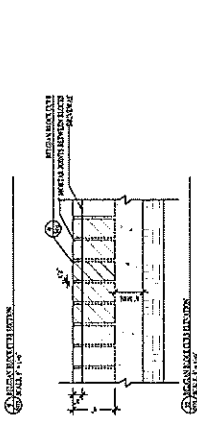
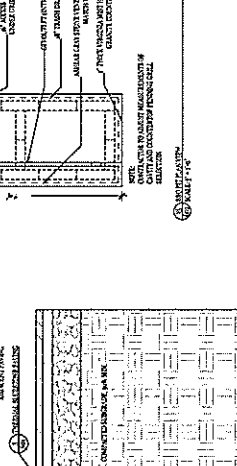
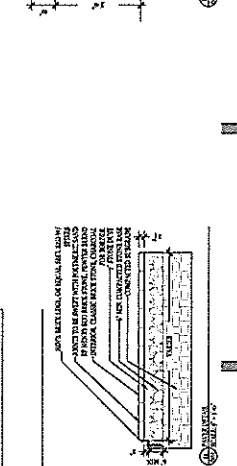
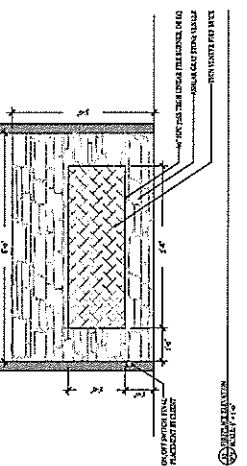
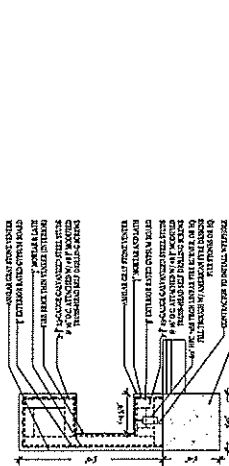
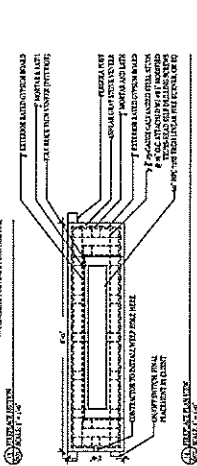
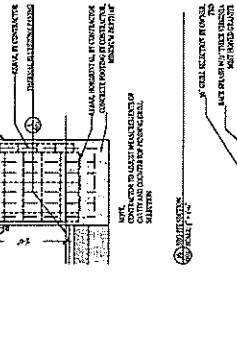
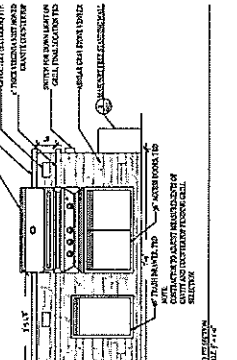
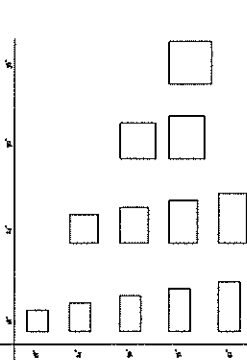
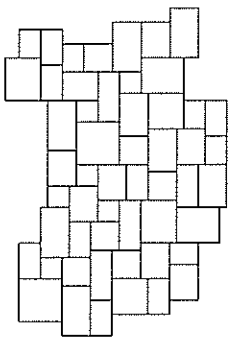
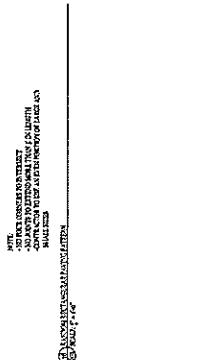


Scale: As noted
Issue Date: July 28, 2017
Drawn By: JH Checked By: JH
Revision: August 10, 2017

KEATING RESIDENCE
10915 KENILWORTH AVENUE
GARRETT PARK, MD 20896

LENNIFER HORN
Landscape Architecture
2221 S. Clark Street, Arlington VA 22202
302.573.7581 jennifer@lhorn.com
lhorn.com

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BIDDING INSTRUCTIONS

CONTRACTOR TO PROVIDE COMPLETE PRICING FOR ALL OF THE WORK ILLUSTRATED IN THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO:
DEMOLITION OF ALL PLANTS AND TREES TO BE REMOVED AND EXISTING PAVING NOTED AS TO BE REMOVED
INSTALLATION OF PAVES, GRASS STRIPS AND PATHS
INSTALLATION OF ALL NECESSARY BRACKETS AND TRELLIS
INSTALLATION OF ALL NECESSARY FENCING
INSTALLATION OF ALL NECESSARY IRRIGATION
INSTALLATION OF ALL NEW PLANTING
CONTRACTOR TO PROVIDE AN ITEMIZED COST ESTIMATE INDICATING SEPARATE COSTS FOR ALL ABOVE-RELATED ITEMS
CONTRACTOR TO PROVIDE ESTIMATED DATES FOR COMMENCEMENT OF WORK AND ESTIMATED DURATION OF CONSTRUCTION (BASED ON UNDETERMINED WEATHER, ETC)

GENERAL CONDITIONS

1. LOCATE AND IDENTIFY EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO ANY EXCAVATION. OBTAIN RECORD UTILITY DRAWINGS FROM OWNER IF AVAILABLE. PROVIDE PROTECTION OF UTILITIES DURING WORK OPERATIONS. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. WHEN UNDOCUMENTED OR INCOMPLETELY DOCUMENTED UNDERGROUNDS UTILITIES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY TO OBTAIN PROCEDURAL DIRECTIONS.
3. LOCATE, PROTECT AND MAINTAIN MENCH MARKS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. CONTRACTOR TO RE-ESTABLISH DISTURBED AREAS AND REPLACE OR REPAIR ITEMS DAMAGED BY THEIR WORK AT THEIR EXPENSE.
4. PERFORM SITE WORK OPERATIONS AND THE REMOVAL OF DEBRIS AND WASTE MATERIALS TO ASSURE MINIMAL INTERFERENCE WITH ON-GOING HOUSE CONSTRUCTION. ALL WASTE MATERIAL TO BE DISPOSED OF IN A LEGAL MANNER WITH ALL NECESSARY PERMITS.
5. PROTECT ALL PLANTS TO REMAIN, INCLUDING THEIR ROOT ZONES. COORDINATE WITH ARBORIST AS REQUIRED.
6. PROTECT EXISTING BUILDINGS, PARKING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS DAMAGED BY CONTRACTOR TO BE RESTORED AT THEIR EXPENSE.
7. PAVING AND ALL OTHER WORK INSTALLED BY OTHERS SHALL BE KEPT CLEAN AND FREE OF SOIL, STRAW, MULCH AND OTHER MATERIALS INCIDENTAL TO THE WORK.

MAJOR SPECIFICATIONS

1. CONTRACTOR RESPONSIBLE FOR ARRANGING FOR MISS UTILITY TO MARK OUT ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DAMAGE TO EXISTING IRRIGATION, AND LIGHTING SYSTEMS.
3. GRADING BY CONTRACTOR SHOULD ENSURE ALL WATER DRAINING OFF AND AWAY FROM STEPS, AND EXISTING OR NEW PAVED AREAS WILL BE DETERMINED BY CLIENT. PARALLEL FITCH TO BE 6% PARALLEL FITCH TO BE 2-3%.
4. CONTRACTOR TO USE SPECIFIED STONE MATERIAL. SUBMIT SAMPLES FOR APPROVAL BY CLIENT.
5. CONTRACTOR RESPONSIBLE FOR ADHERING TO ALL COUNTY CODES. NOTE SETBACK REQUIREMENTS.
6. REMEDIATION AND MAINTENANCE FOR ILLUSTRATED PURPOSES. ALL PLANTS TO BE REPLACED AS BARRIERS. CONTRACTOR RESPONSIBLE FOR ALL CONSTRUCTION DETAILS AND MUST SUBMIT SHOP DRAWINGS INDICATING REVISIONS AS NEEDED.
7. CONTRACTOR RESPONSIBLE FOR BUSH HEIGHTS TO COORDINATE WITH FINISHED FLOOR ELEVATIONS OF ADJACENT STRUCTURES AND PUBLIC RIGHTS-OF-WAY. SHOULD RISE HEIGHTS NEEDED TO VARY BEYOND 4', NOTIFY LANDSCAPE ARCHITECT.
8. NOTE LOCATIONS OF 68" THROUGHOUT SITE.
9. WHEN SITE DIMENSIONS DO NOT MATCH DESIGN DIMENSIONS, CONTRACTOR TO NOTIFY L.A. FOR DIRECTION. CONTRACTOR TO ADHERE TO ALL SPATIAL RELATIONSHIPS INDICATED IN DETAILS.
10. CONTRACTOR TO SUBMIT SHOP DRAWINGS AS NEEDED FOR APPROVAL PRIOR TO INSTALLATION.
 - a. ALL CONCRETE TO MEET 5000 PSI MINIMUM COMPRESSIVE STRENGTH.
 - a. ALL LIMESTONE AND POROUS STONE MATERIAL TO BE SEALED WITH SILICATE SEALANT, 40 POROUS PLUS OR EQUAL, ALTERNATIVES TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

PLANTING SPECIFICATIONS

1. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER OWNER ACCEPTANCE OF PLANTS.
2. CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS NEEDED AND IS RESPONSIBLE FOR REPLACING ANY DAMAGED TREES ON SITE.
3. ALL PLANTS TO BE TREE SPECIES AND VARIETY AND COUNTRY TO AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. LANDSCAPE ARCHITECT MUST BE PRESENT TO APPROVE DELIVERY OF ALL PLANTS.
5. ALL PLANTED AREAS TO BE MULCHED. MULCH SHALL BE TRIPLE SHREDDED HARDWOOD MULCH.
6. CONDITION EXISTING SOIL BY TILLING IN 3" OF ADDITIONAL TOPSOIL AND DRESS PLANTING BEDS WITH 3" OF COMPOSTED BULKY LITTER.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL IRRIGATION SYSTEM EQUIPMENT AND UTILITIES. CONTRACTOR RESPONSIBLE FOR HAVING ALL UTILITIES MASKED OUT PRIOR TO COMMENCING CONSTRUCTION.
8. ALL NEW PLANTING TO BE FED WITH AN ORGANIC SLOW RELEASE FERTILIZER.
9. SHOULD DISCREPANCIES BETWEEN COMMON NAMES AND LATIN NAMES EXIST ON THE PLANT SCHEDULE, CONTRACTOR TO CLARIFY WITH LANDSCAPE ARCHITECT. SHOULD DISCREPANCIES BETWEEN PLANT SYMBOLS AND SYMBOL NAMES ON THE PLANT SCHEDULE, CONTRACTOR TO CLARIFY WITH LANDSCAPE ARCHITECT.

GRADES/SELECTIONS

1. GRADE SOIL SURFACE WITH SMOOTH, UNIFORM SLOPE BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, AND BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN AND EXISTING GRADES.
2. SLOPE FINISH GRADES TO DRAIN SURFACE WATER AWAY FROM BUILDINGS, WALKS, PAVINGS, AND OTHER STRUCTURES UNLESS INDICATED OTHERWISE.
3. SLOPE FINISH GRADES TO DRAIN SURFACE WATER TO EXISTING LOW POINTS, CATCH BASINS, AREA DRAINS OR TRENCH DRAINS.
4. GRADE SOIL SURFACE SMOOTH TO BE FREE OF HIGH AND LOW AREAS WHICH WILL INHIBIT SURFACE DRAINAGE.
5. GRADE THE EDGES OF LAWNS AND GROUND COVER SOIL SURFACES TO AN ELEVATION 1 INCH BELOW THE SURFACE OF ADJACENT PAVING, CERES, AND ADJACENT STEEL HEADERS UNLESS INDICATED OTHERWISE.
6. GRADE THE EDGE OF SHIMMERS SOIL SURFACES TO AN ELEVATION 2 INCHES BELOW THE FINISHED GRADE OF ADJACENT PAVING, CERES, AND CURBS TO ALLOW FOR BUREAU OF PUBLIC UTILITIES (BPU) TO BE ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
7. HAND-MADE SOIL SURFACE FINISHES SHOULD BE STRONG LINES AND LASER LEVELS TO ACHIEVE SMOOTH SURFACES ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
8. TOPSOIL SHOULD NOT BE COMPACTED MORE THAN 80% MAXIMUM DRY DENSITY UNLESS REQUIRED OTHERWISE.
9. EQUIPMENT, USE EQUIPMENT OF APPROPRIATE SIZE AND TYPE TO ACHIEVE THE CULTURAL FORMS, PROFILES AND SMOOTH SOIL SURFACE FREE OF HIGH AREA, DEPRESSIONS AND EQUIPMENT TRACKS AND TO PREVENT EXCESSIVE COMPACTION.
10. DEPRESSIONS AND LOOSE MATERIAL FILL, AND COMPACT ANY DEPRESSIONS, AND REMOVE LOOSE MATERIAL TO FINISH SURFACE TRUE TO LINE AND GRADE, PRESENTING A SMOOTH, COMPACTED, AND UNDESTRUCTED SURFACE.
11. FFS OF +10.0' HAS BEEN APPLIED AS A BASELINE ELEVATION. ALL ELEVATIONS ARE ASSIGNED TO INDICATE RELATIVE DIFFERENCES BETWEEN FEATURES.
12. ALL ELEVATIONS AND UTILITY LOCATIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK.
13. ANY CHANGES TO GRADES OR UTILITIES WILL BE IN WORK WITH LANDSCAPE ARCHITECT AS NEEDED AFTER A MAIN EXISTING AND ADJACENT GRASSES AS NEEDED TO ENSURE SETTLEMENT, COMPACTION AND ANY OTHER INFLUENCE HAS NOT COMPROMISED THE INTENT OF THE GRADING AND DRAINAGE PLAN.

IRRIGATION SPECIFICATIONS

1. THIS PERFORMANCE SPECIFICATION IS TO BE USED BY THE CONTRACTOR TO UNDERSTAND THE DESIGN AND TO DETERMINE ALL TECHNICAL REQUIREMENTS, PROVIDE SHOP DRAWINGS, AND INSTALL SYSTEM IN CONFORMANCE WITH THE HIGHEST STANDARDS OF THE RESIDENTIAL LANDSCAPE IRRIGATION INDUSTRY. CONTRACTOR TO REVIEW IRRIGATION STRATEGY WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION.
2. CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR THE ZONES SPECIFIED WHICH IS ADEQUATE TO IRRIGATE THE PLANTS FOR SUCCESSFUL GROWTH.
3. CONTRACTOR TO PROVIDE CUT SHEETS FOR THE TYPE OF HEADS AND CONTROLLERS TO BE USED.
4. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT FOR REVIEW.
5. CONTRACTOR TO SELECT A CLOCK TYPE WHICH IS EASY FOR THE OWNER TO UNDERSTAND AND OPERATE, AND HAS THE CAPACITY FOR EXPANSION IN THE EVENT UTILITY ADDITIONAL ZONES ARE ADDED TO THE SYSTEM.
6. ALL IRRIGATION HARDWARE SHALL BE BOTH EASILY ACCESSIBLE AND VISUALLY UNOBTRUSIVE. LANDSCAPE ARCHITECT TO APPROVE LOCATIONS OF VALVE BOXES, CONTROLLER, BACKFLOW PREVENTION DEVICES, AND OTHER VISUALLY OBTRUSIVE INFRASTRUCTURE.
7. WHERE SPRAW HEADS ARE USED, SPECIAL ATTENTION SHOULD BE GIVEN TO KEEP THE FOLLOWING FROM BEING STRAYED:
 - a. THE AREA WITHIN A 4' RADIUS OF EXISTING TREES
 - a. EXISTING IRRIGATION SYSTEMS
 - a. EXISTING PATHS, DRIVEWAYS, BUILDINGS, SCULPTURE, AND GARDEN FURNISHINGS.
 - a. HEADERS AND ADJACENT PLANTING BEDS THAT ARE TO HAVE DRIP IRRIGATION.
8. CONTRACTOR TO CONSULT WITH GENERAL CONTRACTOR AND ARCHITECT FOR AVAILABLE WATER AND POWER SUPPLIES, LOCATIONS, AND RESTRICTIONS.
9. SYSTEM MUST BE GUARANTEED FOR PARTS AND LABOR FOR ONE YEAR FROM COMPLETION OF INSTALLATION. PROVIDE EXTENDED PARTS GUARANTEE TO OWNER.
10. CONTRACTOR TO VERIFY LOCATIONS AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. ANY DISTURBED AREA MUST BE RESTORED TO ORIGINAL GRADE AND CONDITION.
11. CONTRACTOR TO REVIEW ALL LOCATIONS OF VALVES AND OTHER SERVICE-RELATED STRUCTURES WITH LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. OWNER CONTROL BOXES SHOULD BE LOCATED AT MINIMUM 3'-0" BEYOND PATHWAYS.
12. CONTRACTOR TO USE 1/2" BORE HOLES AS INDICATED AND PROVIDE A CONTROL TUBE THAT CAN BE USED TO VERIFY HOLES ARE CORRECTLY PLACED. CONTRACTOR RESPONSIBLE FOR ALTERNATING THE LAUNCH, CONFIRM WITH LANDSCAPE ARCHITECT.

SOIL SPECIFICATIONS

1. ALL NATIVE TOPSOIL TO BE TESTED CURRENTLY ON SITE. TESTING TOPSOIL REQUIREMENTS SPECIFIED BELOW AS PER TESTING LABORATORY RESULTS, AND SALVAGED DURING GRADING OPERATIONS FOR REUSE IN PLANTING SOIL MIX. TESTING LAB TO DETERMINE WHETHER EXISTING TOPSOIL MEETS REQUIREMENTS. SCREEN TOPSOIL AS NEEDED TO MEET SPECIFICATIONS NOTED BELOW. CONTACT LANDSCAPE REPRESENTATIVE TO REVIEW SCREENING REQUIREMENTS FOR TOPSOIL THAT MAY BE USED BELOW THE TOP 4" OF THE TOPSOIL LAYER.
2. IMPORTED TOPSOIL: CLEAN, NATURAL, AGRICULTURAL SOIL, CAPABLE OF SUSTAINING HEALTHY GROWTH. SOIL SHALL BE POROUS ENOUGH TO PERMIT ADEQUATE AERATION AND DRAINAGE AND BE FRAGILE, FERTILE AND OF FINES-BEARING MATERIAL. TOTAL PORE CONTENT ON A VOLUME VOLUME BASIS SHALL BE AT LEAST 16 PERCENT WITH A MINIMUM OF 10 PERCENT PORE CAPACITY. SOIL SHALL HAVE A FIELD CAPACITY OF AT LEAST 18 PERCENT BY WEIGHT. TOPSOIL SHALL POSSESS A MINIMUM OF 4 PERCENT AND A MAXIMUM OF 20 PERCENT ORGANIC MATTER UNLESS RECOMMENDED OTHERWISE BY TESTING LABORATORY. TOPSOIL NOT RECOMMENDED UNLESS THE ACTIVITY RANGE SHALL BE BETWEEN 100 AND 150. TOPSOIL SHALL MEET LIMITS AND RANGES SPECIFIED BY TESTING LABORATORY IN ANALYSIS REPORT.
3. TOPSOIL SHALL BE FREE OF OTHER CLAYS AND OTHERS GREYER THAN 1/8" IN GREATEST DIMENSION. TOPSOIL SHALL BE FREE OF HARMFUL INSECTS AND PLANT DISEASE ORGANISMS. HARMFUL NEMATODES OR OTHER UNDESIRABLE INSECTS AND PLANT DISEASE ORGANISMS.
4. SETBACK AREAS SHALL BE TESTED FOR TOPSOIL AS REQUIRED TO VERIFY THE WORK BEFORE IMPORTING TOPSOIL EXCEPT FOR AREAS WHERE A BASE SOIL TO WHICH ASSIGNMENTS WOULD BE ADDED TO MEET TOPSOIL REQUIREMENTS.
5. PROVIDE IMPORTED TOPSOIL MATERIALS REQUIRED TO COMPLETE THE WORK. OBTAIN RIGHTS AND PAY ALL COSTS FOR IMPORTED MATERIALS.
6. TOPSOIL TO BE ANALYZED AS RECOMMENDED BY TESTING LABORATORY PRIOR TO PLACEMENT, UNLESS APPROVED OTHERWISE (E.G. FOR LAWNS, ETC.).
7. GENERAL BACKFILL NOTES
 - a. BACKFILL TO BE LOCATED ON SITE THE BACKFILL SHALL BE NATIVE BACKFILL IF THE ADJACENT SOIL UTILIZED ON-SITE STOCKPILED NATIVE BACKFILL AS REQUIRED TO COMPLETE THE WORK BEFORE IMPORTING BACKFILL, UNLESS NATIVE BACKFILL DOES NOT MEET ALL.
 - a. PROVIDE IMPORTED BACKFILL AS REQUIRED TO COMPLETE THE WORK. OBTAIN RIGHTS AND PAY ALL COSTS FOR IMPORTED MATERIALS.
 - a. PROVIDE IMPORTED BACKFILL AS REQUIRED TO COMPLETE THE WORK. OBTAIN RIGHTS AND PAY ALL COSTS FOR IMPORTED MATERIALS.
8. IDENTIFY ALL AREAS TO BE PROTECTED, AS WELL AS OTHER FEATURES, AREAS, AND OTHER AREAS WITHIN DEPTH OF TREES, OR OTHER ROOT ZONES, AS AREAS TO BE PROTECTED. THESE AREAS ARE TO BE WORKED BY HAND ONLY BY THE CONTRACTOR.
9. IDENTIFY AREAS OF OVERHEAD POWER LINES AND CABLES TO REMAIN WITH LANDSCAPE REPRESENTATIVE AND CIVIL ENGINEER PRIOR TO BEGINNING WORK. AREAS OF CONCERN ARE AREAS NEAR BUILDINGS, WALLS, PAVING AND CONSTRUCTION PAVING AREAS WITHIN EXISTING TREE DMP LINES AND ADJACENT PROPERTY LINES.
10. IMPACTED SOILS IN EXISTING AREAS, EXCEPT WITHIN EXISTING TREE DRINKS, TO MINIMUM 18" BELOW PLANTING OR COMPACTED GRADE, OR UNTIL FRACTURE, USE A TIRE-TYPE SCRAPPER WITH TINES AT LEAST 1' LONG. AREAS OF SIGNIFICANT COMPACTION SHALL BE IDENTIFIED AND PROTECTED. AREAS TO BE PROTECTED SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR AFTER REPAIR.
11. TEST SURFACE FOR ADJUTANT PRECIPITATION, ESPECIALLY IN TREE PITS. SURFACE MUST BE DEPTH OF 24" FROM FINISH GRADE. NOTE THAT ADDITIONAL SUBSOILS MAY BE NECESSARY FOR HORIZONTAL TRENCHES.
12. DO NOT GRADE OR AMEND WET OR MUDDY SOILS.
13. WHERE EXISTING TOPSOIL IS COMPROMISED TO MEET THE TOPSOIL REQUIREMENTS AND MEET THE CONTRACTOR ASSESSMENT TYPES NEEDED, AS RECOMMENDED BY THE SOIL TEST AND THESE SPECIFICATIONS, INCLUDING ANY SPECIAL SOIL MIXES, SPREAD THE AMENDMENTS OVER THE TILLED SURFACE.
14. UPON COMPLETION OF TOPSOIL OPERATIONS, CLEAN AREAS WITHIN CONTRACT LIMITS, REMOVE TOOLS AND EQUIPMENT.
15. PROVIDE SITE CLEAN, FREE OF DEBRIS AND SUITABLE FOR OTHER SITE WORK OPERATIONS.

DEFINITIONS

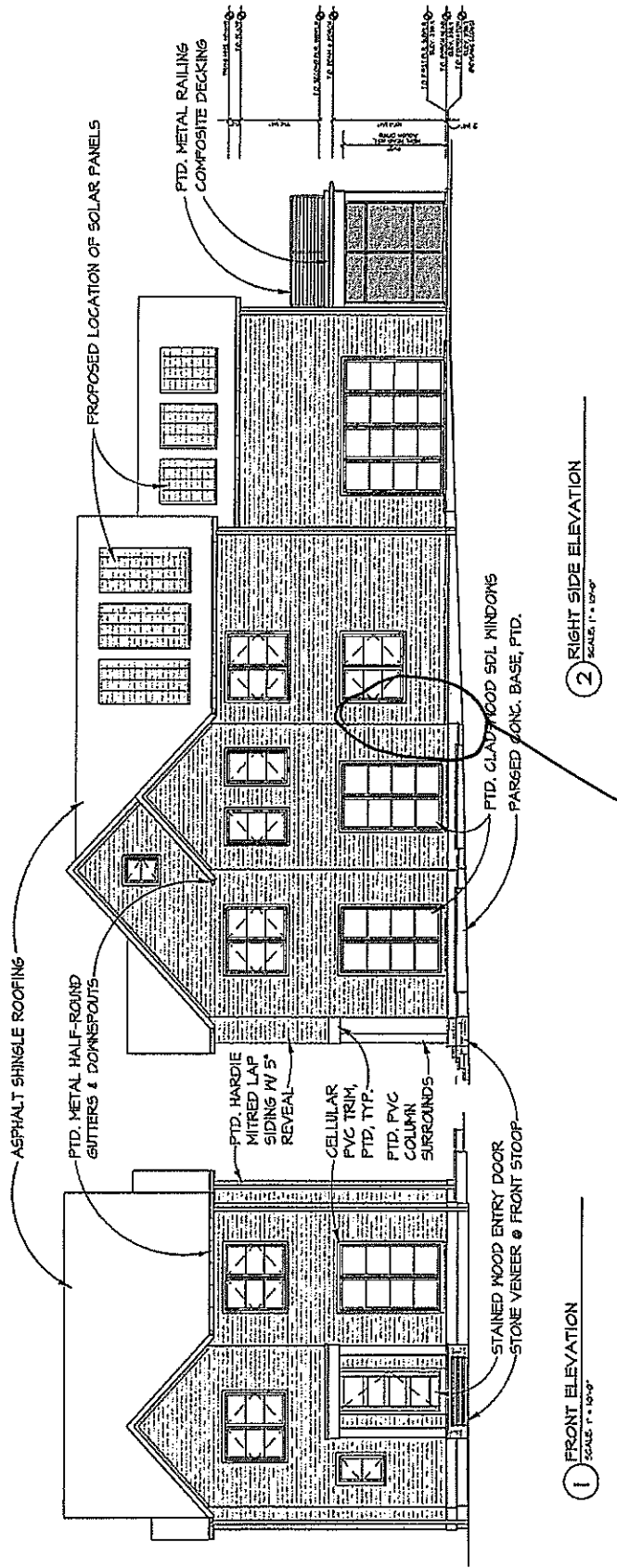
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2. IMPORTED TOPSOIL: CLEAN, NATURAL, AGRICULTURAL SOIL, CAPABLE OF SUSTAINING HEALTHY GROWTH. SOIL SHALL BE POROUS ENOUGH TO PERMIT ADEQUATE AERATION AND DRAINAGE AND BE FRAGILE, FERTILE AND OF FINES-BEARING MATERIAL. TOTAL PORE CONTENT ON A VOLUME VOLUME BASIS SHALL BE AT LEAST 16 PERCENT WITH A MINIMUM OF 10 PERCENT PORE CAPACITY. SOIL SHALL HAVE A FIELD CAPACITY OF AT LEAST 18 PERCENT BY WEIGHT. TOPSOIL SHALL POSSESS A MINIMUM OF 4 PERCENT AND A MAXIMUM OF 20 PERCENT ORGANIC MATTER UNLESS RECOMMENDED OTHERWISE BY TESTING LABORATORY, CIVIL OR GEOTECHNICAL ENGINEER. THE ACTIVITY RANGE SHALL BE BETWEEN 100 AND 150. TOPSOIL SHALL MEET LIMITS AND RANGES SPECIFIED BY TESTING LABORATORY IN ANALYSIS REPORT.
3. TOPSOIL SHALL BE FREE OF ROOTS, CLODS AND STONES LARGER THAN 1/2" INCH IN GREATEST DIMENSION. TOPSOIL SHALL BE FREE OF HARMFUL INSECTS AND PLANT DISEASE ORGANISMS. HARMFUL NEMATODES OR OTHER UNDESIRABLE INSECTS AND PLANT DISEASE ORGANISMS.

LEN NIFER HOR N
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Landscap Architecture
2221 S. Clark Street, Arlington VA 22202
jennifer@horncorn.com
703.573.7581

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GARETT PARK, MD 20896

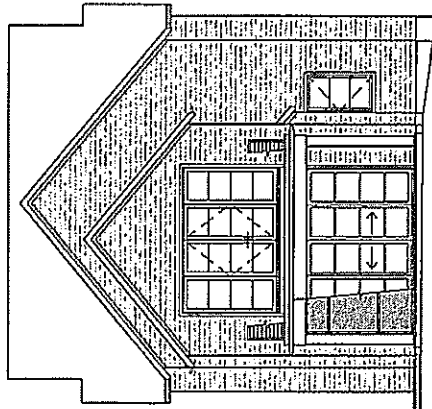
Issue Date: July 28, 2017
Drawn By:
Checked By:
Revised:

Construction
L-800
Speed Sections

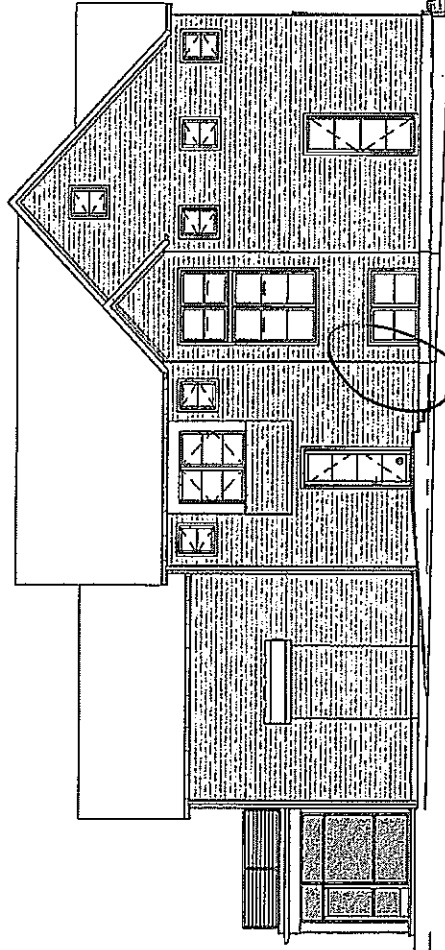


Approximate location where fence will return to house



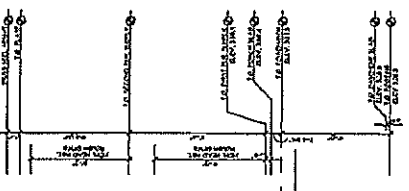


① REAR ELEVATION
SCALE: 1" = 16'-0"



② LEFT SIDE ELEVATION
SCALE: 1" = 16'-0"

Approximate location where fence will return to house.



GRAPHIC SCALE

GTM

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

Owner's mailing address	Owner's Agent's mailing address
PAT KEATINGE PO Box 61 GARRETT PARK, MD 20896	LUKE OLSON GYM ARCHITECTS 7735 OLD GEORGETOWN RD STE 700 BETHESDA MD 20814
Adjacent and confronting Property Owners mailing addresses	
Hazel Chapman Po Box 85 Garrett Park MD 20896 (10925 KENILWORTH)	Susan Brocato & Mahmood Yasser 10918 MONTRISE AVE GARRETT PARK MD 20896
Michael Casassa 10914 Kenilworth Ave Garrett Park MD 20896	Cameron & Kelly Osburg 10908 Kenilworth Ave Garrett Park MD 20896
Patrick & Jessica Jordan 10913 Kenilworth Ave Garrett Park MD 20896	Michelle Wipson & John Pousson PO Box 255 Garrett Park MD 20896 (10918 KENILWORTH AVE)
Barbara Jackson & William Rierstra PO Box 378 Garrett Park MD 20896 (10922 MONTRISE AVE)	