

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10400 Montgomery Ave., Kensington	<b>Meeting Date:</b>	09/19/17
<b>Resource:</b>	Primary One Resource Kensington Historic District	<b>Report Date:</b>	09/12/17
<b>Applicant:</b>	Douglas Donatelli	<b>Public Notice:</b>	09/05/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	31/06-17J	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Demolition and reconstruction of accessory structure		

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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Primary One Resource within the Kensington Historic District  
**STYLE:** Queen Anne  
**DATE:** c.1900

The subject property is a two story, Queen Anne house, with clapboard siding, a large wrap-around porch, and a corner turret. No work will be conducted to the house.

To the rear of the property there is a simply detailed, detached garage located in the southwest corner of the lot. The garage only minimally visible from the public right-of-way as it is placed directly behind the house. The garage is one-stall wide, with a front facing gable. There appears to have been a second garage paired with the first, but only the walls of that building remain. The garage has suffered significant deterioration to its features and the building structure.

**BACKGROUND**

The garage was the topic of preliminary reviews in 2010 and 2012. In both preliminary reviews, the applicant proposed demolishing the garage and constructing a new accessory building in the same location. In both instances, the HPC acknowledged that the structure did not contribute to the historic character of the district and the garage had degraded to the point where their demolition was an appropriate action.

**PROPOSAL**

The applicants are proposing to demolish the existing garage and to construct a new accessory structure in the location of the extant garage, with a paved patio to the south of the building.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *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 Historic Resources Preservation***

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

#### ***Kensington Historic District Design Guidelines***

The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the *Vision* “was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff, and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21<sup>st</sup> century.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington's built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

*The district is architecturally significant as a collection of late 19<sup>th</sup> and early 20<sup>th</sup> century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.*

***Secretary of the Interior's Standards for Rehabilitation:***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicants are proposing to demolish the existing garage and construct a new accessory structure in its place.

**Demolition and New Construction**

The existing garage is a simply detailed, single-bay, front-gabled, building with shiplap siding. The window on the south side is missing and the window on the north side of the building is a severely damaged six-over-six sash window. The garage does little to contribute to the historic character of the streetscape as outlined in the *Vision*. Staff supports the demolition of this structure.

The proposed accessory structure will be approximately 21' 4" × 25' 4" (twenty-one feet four inches by twenty-five feet four inches) and will be clad in Hardi shingles, with a hipped roof and a heavy eave supported by brackets. To the north (right) there are a pair of carriage-style doors that provide. The south (left) side has a set of glass, accordion doors to provide access into the space and the adjacent new hardscaping (see below), with a half round dormer. The east (front) elevation has a triple set of four over one windows, with a smaller four lite casement window to the right. The west (rear) elevation has a pair of four-over-one sash windows. There is a central stone chimney that projects above the roof ridge.

Many elements of the accessory structure work to tie the building to a late 19<sup>th</sup> and early 20<sup>th</sup>

century architectural vocabulary while making the building recognizable as a modern addition to the district. The shingle siding is consistent with both the Shingle style and Queen Anne architecture. The brackets are used extensively in the Stick, Eastlake, and Craftsman styles. In addition to the building's style, the scale is also consistent with a detached garage within the district. Dimensions of the existing garage were not provided with the application materials; however, Staff can state that the 21' 4" × 25' 4" (twenty-one feet four inches by twenty-five feet four inches) dimensions of the proposed structure are consistent with a contemporary two-car garage. Lastly, Staff feels that the detailing, specifically the carriage-style doors, which may be partially visible from a narrow angle from the public right-of-way are in keeping with a detached garage. Staff feels that the combination of architectural elements and details and the size of the building are consistent with Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation and supports approval of this proposal.

### **Hardscaping**

Lastly, the applicant is proposing to construct an on-grade patio with a fire pit to the south of the new accessory structure. This hardscaping element will be completely obscured by the house and will not be visible from the public right-of-way. The patio measures approximately 18' 4" × 21' 4" (eighteen feet four inches by twenty-one feet four inches) with a round, projecting fire pit element in the south west corner. The patio will be constructed using bluestone over a concrete pad. The photos and site plan show that the patio will not impact any of the surrounding trees. As this element will not be visible from the public right-of-way and does not have an impact on the surrounding district Staff supports its approval.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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.: 01020823  
Name of Property Owner: Douglas Donatelli Daytime Phone No.: 301-962-5356  
Address: 10400 Montgomery Ave. Kensington MD 20895  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 10400 Street: Montgomery Ave  
Town/City: Kensington Nearest Cross Street: Kensington Pkwy  
Lot: 8 Block: 2 Subdivision: Kensington 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: Detached Garage

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS - N/A

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 of owner or authorized agent: \_\_\_\_\_ Date: 8/11/17

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

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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:

- The main house on the property is a wood framed Victorian home, with shingle siding, metal + asphalt shingle roofs.
- The garage currently located behind the house is a detached structure in major disrepair.

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

- The newly proposed structure would replace the existing garage and contain both garage storage space and a home office/den, with outdoor patio and fireplace. The exterior materials would be in keeping with the Victorian style of the main house and surrounding neighborhood.

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



LEFT SIDE OF EXISTING SHED IN RELATION TO MAIN HOUSE



FRONT OF EXISTING SHED AND DRIVEWAY BEYOND.

(7)

(5A)



RIGHT SIDE OF EXISTING SHED AND DRIVEWAY WITH MAIN HOUSE BEYOND



FRONT-RIGHT SIDE OF EXISTING SHED

8

5B





LEFT SIDE OF EXISTING SHED IN RELATION TO MAIN HOUSE



MAIN HOUSE SHOWING EXISTING MATERIALS.

9

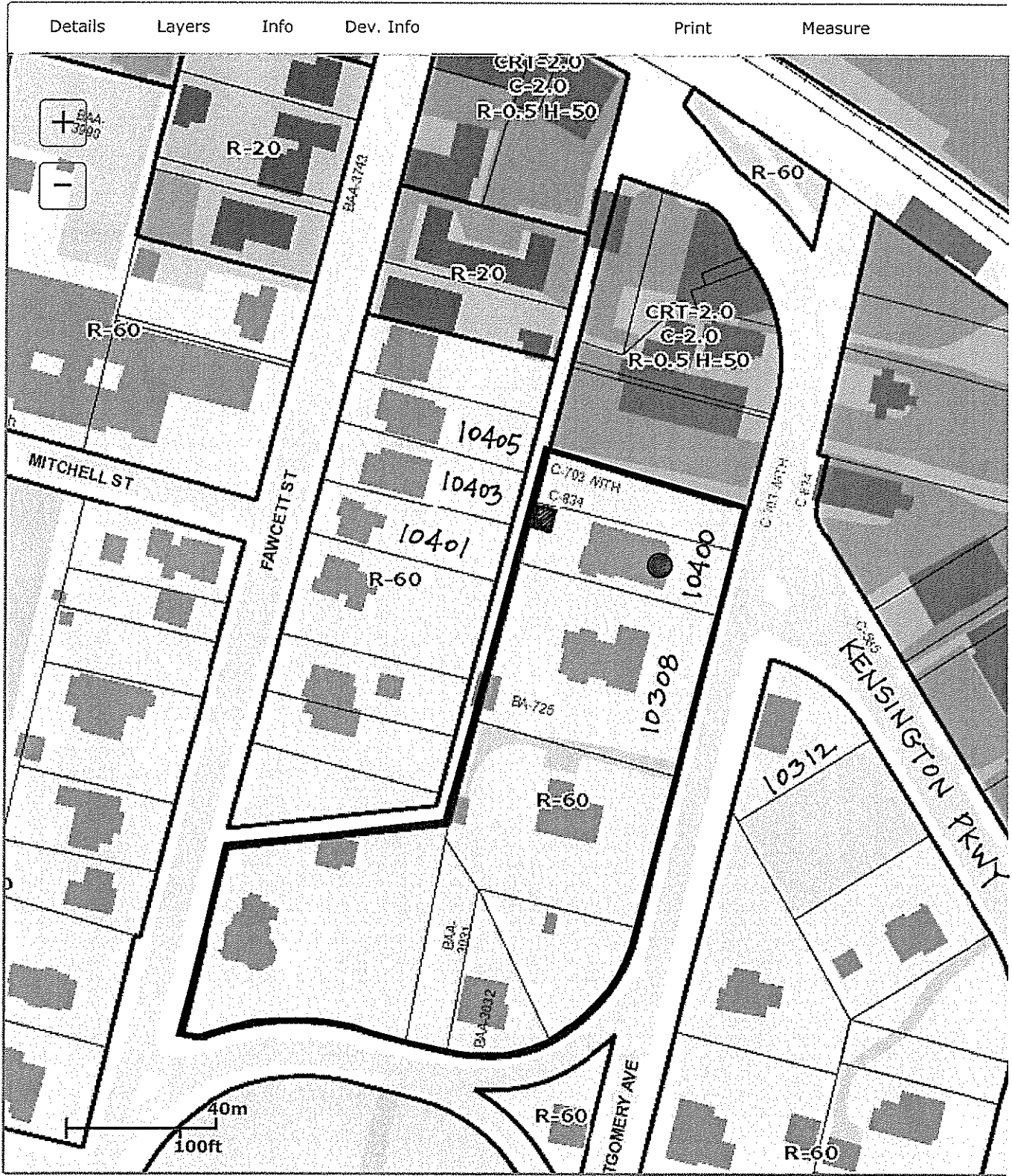
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b>                  DOUG DONATELLI                  MARY C. DONATELLI                  10400 MONTGOMERY AVE                  KENSINGTON, MD 20895</p>	<p><b>Owner's Agent's mailing address</b>                  FLANAGAN ARCHITECTS, AIA                  c/o JASON GAGEN                  8120 WOODMONT AVE #107                  BETHESDA, MD 20814</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>DENNIS KILCULLEN                  ANGELA KILCULLEN                  10308 MONTGOMERY AVE                  KENSINGTON, MD 20895</p>	<p>ANNA BELLE DIERDORF                  VIRGINIA HUMPHREYS                  10401 FAWCETT ST                  KENSINGTON, MD 20895</p>
<p>REUVEN UBERMAN                  10403 FAWCETT ST.                  KENSINGTON, MD 20895</p>	<p>ERIK LICHTER                  ANN JT REV TRUST                  10405 FAWCETT ST.                  KENSINGTON, MD 20895</p>
<p>ARLENE ANTONICELLI                  SHARON MURPHY                  10312 KENSINGTON PKWY                  KENSINGTON, MD 20895</p>	

10

7A

# Montgomery County Zoning (last amended: March 21, 2017 H-115,H-118)



11





1. CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.  
2. CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.  
3. CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.

**DONATELLI  
RESIDENCE**  
15405 HAWK CRESTWAY, AVE  
ROSELAND, NC 28384

**ROOF PLAN**

**GENERAL MECHANICAL NOTES**

1. CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
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**GAS APPLIANCE SCHEDULE**

APPLIANCE	TYPE	LOCATION	NOTES
1	NATURAL GAS	KITCHEN	INSTALL GAS VALVE AND SHUT-OFF.
2	NATURAL GAS	BATH	INSTALL GAS VALVE AND SHUT-OFF.

**HVAC DESIGN/BUILD**

1. CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
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4. CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.

**GENERAL ROOFING NOTES**

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**LEGEND**

- 1. ME ROOF
- 2. ME ROOF
- 3. ME ROOF
- 4. ME ROOF
- 5. ME ROOF

**KEYNOTES**

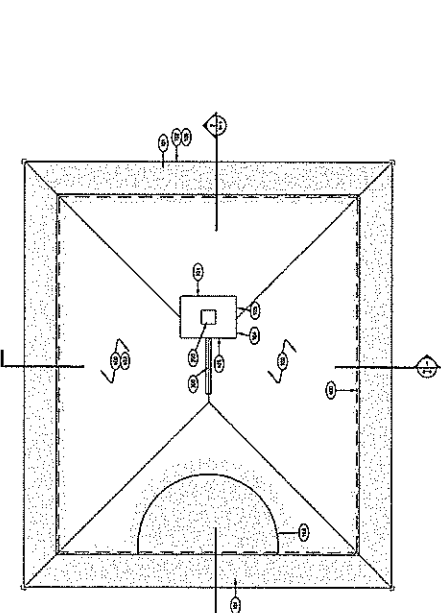
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**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



17

DESIGNER: FLORIAN W. FLORIAN  
DRAWN BY: JAMES J. JAMES  
CHECKED BY: JAMES J. JAMES  
DATE: 08/11/11  
PROJECT NO.: 11-001

**DONATELLI  
RESIDENCE**  
1000 WASHINGTON AVENUE  
MINNEAPOLIS, MN 55412

NO. 1	FRONT ELEVATION
NO. 2	LEFT SIDE ELEVATION
NO. 3	REAR ELEVATION
NO. 4	RIGHT SIDE ELEVATION
NO. 5	REAR ELEVATION
NO. 6	FRONT ELEVATION
NO. 7	LEFT SIDE ELEVATION
NO. 8	RIGHT SIDE ELEVATION
NO. 9	FRONT ELEVATION
NO. 10	LEFT SIDE ELEVATION
NO. 11	RIGHT SIDE ELEVATION
NO. 12	FRONT ELEVATION
NO. 13	LEFT SIDE ELEVATION
NO. 14	RIGHT SIDE ELEVATION
NO. 15	FRONT ELEVATION
NO. 16	LEFT SIDE ELEVATION
NO. 17	RIGHT SIDE ELEVATION
NO. 18	FRONT ELEVATION
NO. 19	LEFT SIDE ELEVATION
NO. 20	RIGHT SIDE ELEVATION

**KEYNOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA BUILDING CODE.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA ELECTRICAL CODE.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA MECHANICAL CODE.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA PLUMBING CODE.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA FIRE AND SAFETY CODE.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA ENERGY CODE.

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA ENVIRONMENTAL CODE.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA HEALTH AND SAFETY CODE.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA OCCUPANCY CODE.

12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA ZONING CODE.

13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA LAND USE CODE.

14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA HISTORIC PRESERVATION CODE.

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA ARCHITECTURAL CODE.

16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA CONSTRUCTION CODE.

17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA INFRASTRUCTURE CODE.

18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA TRANSPORTATION CODE.

19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA UTILITIES CODE.

20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 MINNESOTA WATER AND SEWER CODE.

**EXTERIOR FINISH MATERIALS**

1. EXTERIOR WALLS: BRICK, 8" COMMON BRICK, 1/2" MORTAR, 1/2" WEATHER RESISTIVE BOARD, 1/2" INSULATION, 1/2" GYP BOARD, 1/2" FINISH PLASTER, 1/2" PAINT.

2. ROOFING: ASPH/FLT SHINGLES, 1/2" INSULATION, 1/2" GYP BOARD, 1/2" FINISH PLASTER, 1/2" PAINT.

3. FLOORING: POLISHED CONCRETE, 1/2" FINISH PLASTER, 1/2" PAINT.

4. CEILING: 1/2" GYP BOARD, 1/2" FINISH PLASTER, 1/2" PAINT.

5. INTERIORS: 1/2" GYP BOARD, 1/2" FINISH PLASTER, 1/2" PAINT.

6. EXTERIOR FLOORING: POLISHED CONCRETE, 1/2" FINISH PLASTER, 1/2" PAINT.

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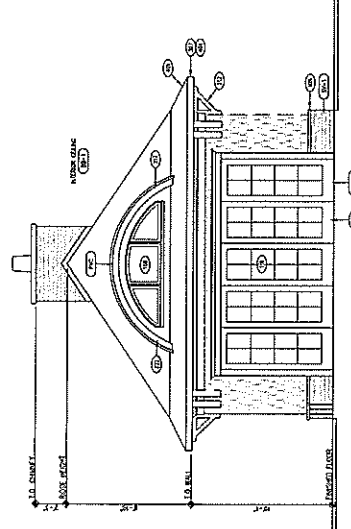
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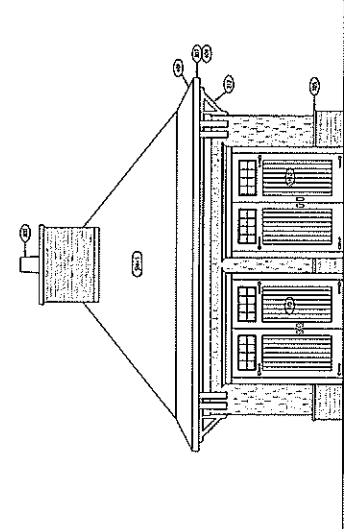
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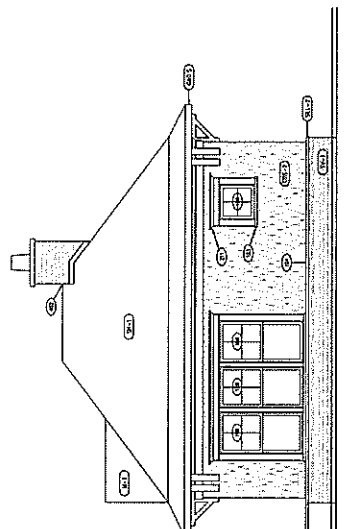
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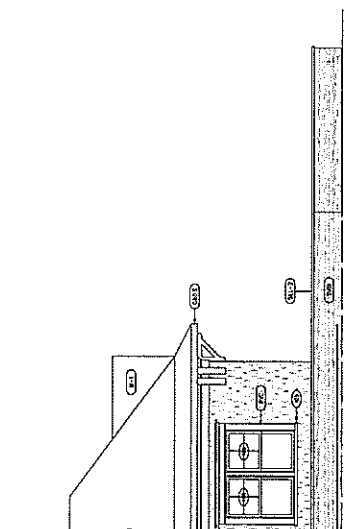
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

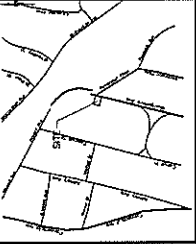


4 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

55



TOTAL ENGINEERING SERVICES  
 PLANNERS ENGINEERS SURVEYORS  
 P.O. BOX 10123  
 SILVER SPRING, MD 20911  
 TEL: (301) 515 1514 FAX: (301) 515 5589



VICINITY MAP NO SCALE

GENERAL SITE NOTES:

- PART OF LOT 6, LOTS 7 & 8 and PART OF LOT 9, BLOCK 2 AS SHOWN WAS TAKEN FROM A SUBDIVISION MAP RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND. PLAT # 4
- EXISTING ZONE: R-60.  
 FRONT SETBACK = 25'  
 SIDE SETBACK = 8' (MINIMUM)  
 REAR SETBACK = 20'
- STREET ADDRESS: 10400 MONTGOMERY AVENUE
- TOTAL SITE AREA = 23,244 sq.ft.
- TOTAL DISTURBED AREA = 2,000 sq.ft.

REVISION :

PROJECT NAME  
 10400 MONTGOMERY AVE  
 KENSINGTON  
 PART OF LOT 6, LOTS 7 & 8  
 and PART OF LOT 9, BLOCK 2  
 KENSINGTON PARK  
 MONTGOMERY COUNTY, MARYLAND

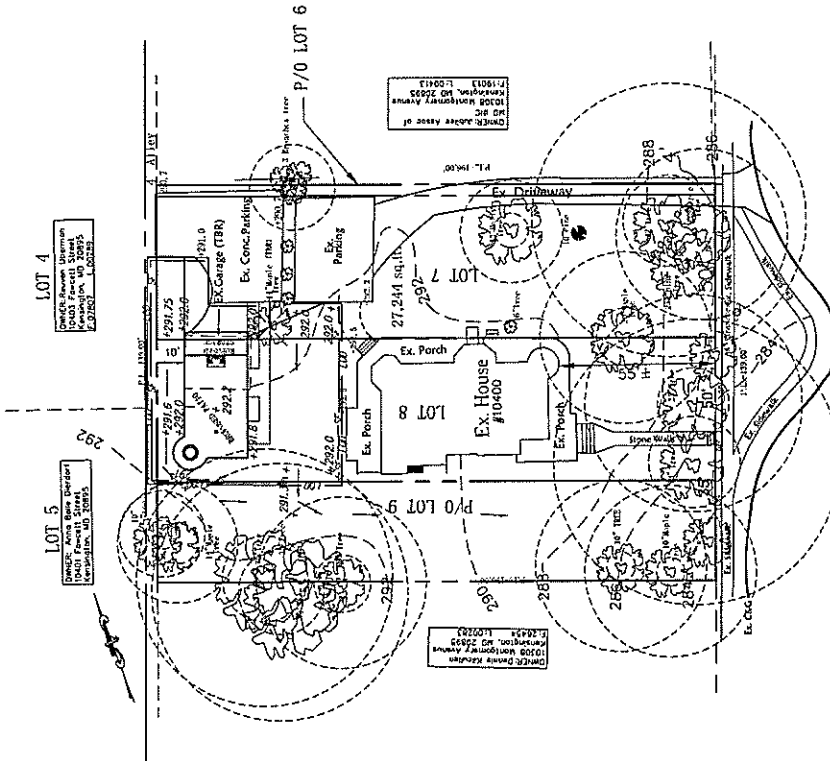
DRAWING TITLE :  
 SITE AND GRADING PLAN

Sheet No.	1 OF 1 SP
Scale	1" = 20'
Date	08-28-17

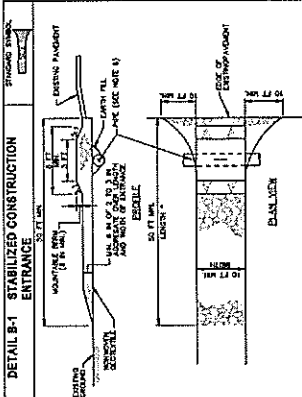
FOR LOCATIONS OF UTILITIES CALL  
 "MISS UTILITY" AT 1-800-257-7777  
 AT LEAST 48 HOURS BEFORE  
 BEGINNING CONSTRUCTION.

OWNER: DONATELLI  
 DOUGLAS MONTGOMERY AVENUE  
 KENSINGTON, MD 20885

FOR LOCATIONS OF UTILITIES CALL  
 "MISS UTILITY" AT 1-800-257-7777  
 AT LEAST 48 HOURS BEFORE  
 BEGINNING CONSTRUCTION.

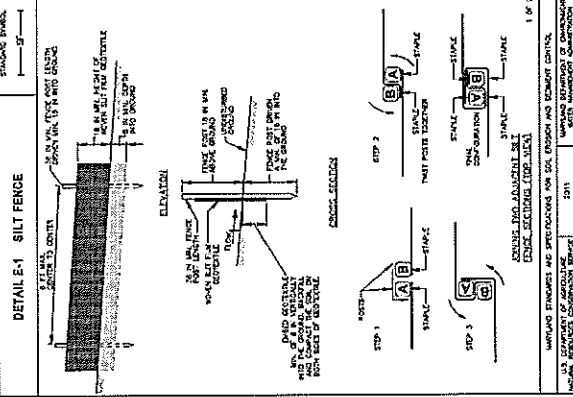


MONTGOMERY AVENUE



CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN VEHICLES SHALL BE LIMITED TO 10,000 LBS. GROSS WEIGHT. THE ENTRANCE SHALL BE 10 FEET WIDE TO PERMIT TWO (2) VEHICLES TO PASS AT ONE TIME.
- MAXIMUM PERCENT OF SAND SHALL BE 10% AND SHALL BE PLACED IN THE TOP 2 INCHES OF THE ENTRANCE. THE ENTRANCE SHALL BE 10 FEET WIDE TO PERMIT TWO (2) VEHICLES TO PASS AT ONE TIME.
- PREPARE SANDWICH AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION B-1 MATERIALS.
- PLACE CURBED APPROXIMATELY 2 INCHES IN SIZE OF CURBWAY'S EXISTING CONCRETE CURBWAY.
- REPAIR AT LEAST 10% OF EXISTING CURBWAY'S EXISTING CONCRETE CURBWAY.
- OTHER REQUIREMENTS OF CONSTRUCTION SHALL BE AS SHOWN ON DRAWING. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION METHODS. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER.



THIS PLAN FOR SITE AND GRADING ONLY

