MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 23 Primrose St., Chevy Chase  
Meeting Date: 7/11/18

Resource: Contributing Resource  
Report Date: 7/5/18
Chevy Chase Village Historic District

Applicant: Elizabeth McGrann  
Public Notice: 6/27/18

Review: HAWP  
Tax Credit: N/A

Case Number: 35/13-18R  
Staff: Dan Bruechert

Proposal: Window well and bay window construction, fence alteration.

STAFF RECOMMENDATION
Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c.1916-1927

Figure 1: 23 Primrose St., located mid-block in the Chevy Chase Village Historic District
PROPOSAL:
The applicant proposes to construct a new window well, construct a bay window.

APPLICABLE GUIDELINES
When reviewing alterations and additions or new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation.

Chevy Chase Village Historic District Guidelines
The Guidelines break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

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

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

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

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- **Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- **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.
- **Fences** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- **Gutters** are not currently subject to review and should not be reviewed.
- **Porches** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- **Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
- **Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

- The **Guidelines** state five basic policies that should be adhered to, including:
  - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
  - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8(b)
A HAWP permit should be issued if the Commission finds that:

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

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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction 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 applicant proposes work in several areas of the house, but the work under consideration for this HAWP consists of the construction of a window well on the east elevation, porch repairs, and the construction of a bay window on the north (rear) elevation, and the relocation of a gate to the right of the house. Work to be undertaken, but not subject to HPC review and approval consists of excavating and lowering the basement level and removing the gutters from the front porch. All of the work appears to comply with the required guidance and Staff supports approval of this HAWP.

Window Well
Currently, on the east elevation, under the bay window there are three narrow, fixed windows. The applicant proposes replacing these windows, covering the existing opening with a piece of flat trim board, and constructing a 4’ × 7’ (four feet by seven feet) window well in its place. The only portion of the proposed window well that will be visible is the bluestone cap surrounding it. There will be a metal grate covering the window well that will be flush with the cap. The
window well wall will be concrete. The applicant proposes installing a pair of double-hung six-over-one wood sash windows to provide egress from the basement. Window wells do not fit neatly into any of the categories identified in the Design Guidelines, however, the installation of this feature will have a minimal impact on the house when viewed from public right-of-way and to the surrounding district. Additionally, the materials of the cap and windows are appropriate for the character of the house and surrounding district. This is not a substantial alteration of the features of the house and meets the requirement of 24A-8(b)(1). Staff supports approval of the proposed window well.

![Figure 3: The proposed window well will be installed below the existing bay window.](image)

**Porch Repairs**

The applicant proposes to remove the brick cladding on the porch, remove the non-historic gutter and drain, and to replace the existing columns. The existing brickwork on the front porch is not historic and does not fully cover the masonry of the porch. Its removal will not detract from the historic character or features of the historic house. The porch gutters and downspout do not appear to be historic features. Even if the gutters on the porch are historic, the Design Guidelines state that gutters are not subject to review, so they may be removed or retained as desired by the applicant. The applicant also proposes to replace the existing wood Doric columns in-kind. As this in an in-kind repair, it is not subject to HPC review.
The applicant proposes to re-clad the front porch and step in bluestone and construct a new bluestone block landing. While this is not a masonry material that would have been used at the building’s construction date, it is a solid masonry material which is appropriate for the front porch and is compatible with the surrounding district and Staff supports its approval. The porch is an altered feature that has lost some of its historic integrity. The change in material is appropriate under Standard 9 while maintaining the historic character per Standard 2.

**Bay Window Installation**

To the rear of the house is a large Chicago-type window on the first floor. The applicant proposes to remove this window and install a much larger bay window with central wooden French doors flanked by wood double-hung windows. The new bay assembly will be topped by standing seam roof painted white to match the non-historic single-story addition.

Staff supports the removal of the Chicago-type window, as it is not a historic feature of the house and is on the rear of the building, and window and door alterations are subject to lenient scrutiny on the rear within the Chevy Chase Village Historic District. The proposed bay will not be visible from the public right-of-way, as it is in the rear of the house. Additionally, is not visible through the rear yard from Quincy St. The size and scale of the bay are compatible with the house and are in appropriate materials for the house and surrounding district. Staff supports
approval of the proposed bay window.

Figure 5: The bay window will be installed in the location of the window circled above.

The three elements of this HAWP will have a minimal visual impact on the house and surrounding district and Staff supports approval.

**STAFF RECOMMENDATION**
Staff recommends the HPC 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: Mikee@overmyerarchitects.com
Contact Person: Mike Egnor
Daytime Phone No.: 202-333-5596 x103

Tax Account No.: 

Name of Property Owner: ELIZABETH MCGANN
Daytime Phone No.: 847-363-1310

Address: 23 PRIMROSE CHEVY CHASE MD 20815

Street Number: City: 23 PRIMROSE CHEVY CHASE MO

Zip Code: 20815

Contractor: PETERSON + COLLINS INC
Phone No.: 202-234-4500

Contractor Registration No.: 

Agent for Owner: TEO PETERSON
Daytime Phone No.: 202-234-4500

LOCATION OF BUILDING/PREmise

House Number: 23
Street: PRIMROSE ST

Town/City: CHEVY CHASE Nearest Cross Street: BUNKYVILLE RD

Lot: RU Block: 5B Subdivision: 009

User: 

Foot: 

PANORAMA 

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ Move ☐ Install ☐ Additions ☐ Perch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Additions ☐ Perch ☐ Deck ☐ Shed
☐ Revision ☐ Repair ☐ Removable ☐ Fence/Well (complete Section 4) ☐ Other: UNDER PINNING

1B. Construction cost estimate: $ 20,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 ENCLOSING WALL

3A. Height: ______ feet ______ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line/property line  ☐ Entirely on land of owner  ☐ On public right of way/ads

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]
06/11/18

Approved: [Signature] 
For Chairperson, Historic Preservation Commission

Disapproved: [Signature] 
Date:

Application/Permit No.: [Signature] 
Date Filed: [Signature] 
Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      EXISTING 3 STORY + BASEMENT TRADITIONAL SINGLE
      FAMILY HOME BUILT IN 1911. EXISTING PORCH ON WEST
      FACADE W/ BALU CLAD NOT ORIGINAL.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      THIS HOME IS LOCATED IN THE HISTORIC DISTRICT OF
      CHEW CHASE VILLAGE. INTERIOR WORK INCLUDES UNDERPINNING
      HOME TO LOWER BASEMENT SLAB LG. EXTERIOR WORK INCLUDES
      NEW WINDOW WELL AT SOUTH OF PRO, NEW BAY WINDOW ON
      ENS FACADE, AND REPAIR + ALTERATIONS TO PORCH ON WEST FACADE.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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. Scale-size 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, contact.
      All materials and features proposed for the exterior must be noted on the elevations drawing. 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 deline 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 CONFOCING 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 GUIDERS OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.

9
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
<tbody>
<tr>
<td>23 Primrose St.</td>
<td>3213 P St. NW</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Washington, DC 20007</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Josepha Faley</td>
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<tr>
<td>25 Primrose St.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Robert Toth</td>
</tr>
<tr>
<td>21 Primrose St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Robert Stillman</td>
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<td>22 Primrose St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Shamrock Property Trust Agreement</td>
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<tr>
<td>28 Primrose St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Bruce Baschuk</td>
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<tr>
<td>36 Primrose St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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</tbody>
</table>
Municipality Letter for
Proposed Construction Project

Subject Property: 23 Primrose Street, Chevy Chase, MD 20815
Property Owner: Elizabeth McGrann
Project Manager/Contractor: Dale Overmyer, Architect
Proposed Work: Exterior work to include: - window well addition on the south facade of house - repair existing portico - remove brick clad on stairs and return to stone finish, with blue stone pavers, construct new bay window. Interior work to include: - underpinning of house - lower basement slab 19" - new electrical layout in basement - lower window sill at new window well location

6/6/2018

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at cvpermitting@montgomerycountymd.gov.

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager
RESIDENCE
RENOVATION TO THE
DATE: 06-11-2018

McGRANN
23 PRIMROSE STREET
CHEVY CHASE, MD 20815
LOT: P16    BLOCK: 58

conditions shown on this set of drawings.
from or discrepancies between the dimensions and
job and the Designer shall be notified of any variations
responsible for, all dimensions and conditions on the
Designer. The Contractor shall verify, and be
developed, without the prior written consent of the
project for which they have been prepared and
any other work or project, except for the specified
copied, disclosed to others or used in connection with
property of the Designer and no part thereof shall be
thereon are and shall remain the sole and exclusive
designs, inventions and arrangements represented
The above drawings and specifications and all ideas,

PROJECT SCOPE

APPLICABLE CODES

2014 NFPA 70 NATIONAL ELECTRICAL CODE
2015 IC ICC ENERGY CONSERVATION CODE
WSSC PLUMBING CODE
2016 CO INTERNATIONAL RESIDENTIAL CODE
2013 MBC MD BUILDING REHABILITATION CODE

2014 MBRC MARYLAND BUILDING REHABILITATION CODE
2015 ICC INTERNATIONAL RESIDENTIAL CODE
WSSC PLUMBING CODE
2016 CO INTERNATIONAL RESIDENTIAL CODE
2013 MBC MD BUILDING REHABILITATION CODE

DRAWING REVISIONS

COVER SHEETS
C001  COVER SHEET
ARCHITECTURAL
A001  SITE PLAN
A002  BIGHT PLAN & SECT
A003  NORTH ELEV & DETAILS
A004  SOUTH ELEV & DETAILS

STRUCTURAL
S001  BASEMENT STRUCTURE
S002  BAY WINDOW STRUCTURE

ELECTRICAL
E001  BASEMENT ELECTRICAL

EXISTING PHOTOGRAPHS

INTERIOR WORK TO INCLUDE:
- WINDOW WELL ADDITION ON THE SOUTH FACADE OF HOUSE
- REMOVE EXISTING PORCH
- REMOVE EXISTING GLASS ON STAIRS AND RETURN TO STONE FINISH, WITH BLUE STONE PAVERS
- ADD BAY WINDOW TO REAR OF BUILDING

INTERIOR WORK TO INCLUDE:
- UNDERPINNING OF HOUSE
- LOWER BASEMENT SLAB OF
- NEW ELECTRICAL LAYOUT IN BASEMENT
- LOWER WINDOW SILL AT NEW WINDOW WELL LOCATION

EXTERIOR WORK TO INCLUDE:
- ADD BAY WINDOW TO REAR OF BUILDING
- REMOVE BRICK CLAD ON STAIRS AND RETURN TO STONE FINISH, WITH BLUE STONE PAVERS
- REPAIR EXISTING PROTICO
- WINDOW WELL ADDITION ON THE SOUTH FACADE OF HOUSE

23 Primrose Street
CHEVY CHASE, MD  20815
GENERAL NOTES

1. ALL DIMENSIONS TAKEN TO FRAMING UNLESS NOTED.

2. ALL WALLS TO BE 2X4 STUDS UNLESS NOTED.

3. REMOVE ALL RADIATORS AND PIPES THROUGHOUT HOUSE.

4. SEAL ALL HOLES AROUND PERIMETER OF HOUSE FOR RODENT/PEST PROTECTION.
PROPOSED PORTICO PLAN

DRAWING REVISIONS

GENERAL NOTES
1. ALL DIMENSIONS TAKEN TO FRAMING UNLESS NOTED
2. ALL WALLS TO BE 2X4 STUDS UNLESS NOTED
3. REMOVE ALL RADIATORS AND PIPES THROUGHOUT HOUSE
4. SEAL ALL HOLES AROUND PERIMETER OF HOUSE FOR RODENT/PEST PROTECTION.

EXISTING WEST ELEVATION

New construction: 2X4 studs unless noted.

Demolition: 2X4 studs unless noted.

McGRANN RESIDENCE
23 PRIMROSE STREET
CHEVY CHASE, MD 20815
LOT P8 BLOCK 59

PROPOSED WEST ELEVATION

NEW CONSTRUCTION

PROPOSED PORTICO ELEVATION

NEW CONSTRUCTION

PROPOSED PORTICO PLAN

NEW CONSTRUCTION
McGRANN
23 PRIMROSE STREET
CHEVY CHASE, MD 20815
LOT: P16    BLOCK: 58

For the above drawings and specifications and all ideas, designs, inventions and arrangements represented therein are and shall remain the sole and exclusive property of the Designer and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Designer. The Contractor shall verify, and be responsible for, all dimensions and conditions on the drawings and specifications. The Designer shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.

DRAWING REVISIONS

GENERAL NOTES
1. ALL DIMENSIONS TAKEN TO FRAMING UNLESS NOTED
2. ALL WALLS TO BE 2X4 STUDS UNLESS NOTED
3. REMOVE ALL RADIATORS AND PIPES THROUGHOUT HOUSE
4. SEAL ALL HOLES AROUND PERIMETER OF HOUSE FOR RODENT/PEST PROTECTION.

SOUTH ELEV & DETAILS
DATE: 06-11-2018

PROPOSED SOUTHERN ELEVATION
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION

PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION

EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION

COLUMN DETAIL
SCALE: NTS

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

NEW CONSTRUCTION

WINDOW SCHEDULE
SCALE: 3/4" = 1'-0"
NEW DOORS AND WINDOWS TO MATCH EXISTING PER WINDOW SCHEDULE

EXISTING EAST ELEVATION

GENERAL NOTES
1. ALL DIMENSIONS TAKEN TO FRAMING UNLESS NOTED
2. ALL WALLS TO BE 2X4 STUDS UNLESS NOTED
3. REMOVE ALL RADIATORS AND PIPES THROUGHOUT HOUSE
4. SEAL ALL HOLES AROUND PERIMETER OF HOUSE FOR RODENT/PEST PROTECTION.

NEW CONSTRUCTION
1. ALL DIMENSIONS TAKEN TO FRAMING UNLESS NOTED
2. ALL WALLS TO BE 2X4 STUDS UNLESS NOTED

BASEMENT ELECTRICAL PLAN

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

E001

ELECTRICAL SPECIFICATIONS

- Electrical contractor to supply and install all fixed and non-wiring for service entrance equipment on job, as well as all wiring to all electrical equipment on job.
- All electrical work to be in accordance with National Electrical Code and local codes.
- All new switch locations shall be mounted at a height of 34" to the center.
- All new receptacles shall be located in the baseboard.
- Cover plates for switches and receptacles in mirrors shall also be mirrored. Cover plates for switches and receptacles in mirrors shall also be mirrored.
- Security, smoke detectors, computer, television, sound and elevator systems to be provided and installed by Owner's contractor/consultant.
- Switches, receptacles, and dimmers shall match existing.
- Power and light circuits shall be kept separate and each 240 volt outlet necessary power and panel box size.