MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 46 Grafton St., Chevy Chase
Meeting Date: 12/5/2018

Resource: Contributing Resource
Chevy Chase Village Historic District
Report Date: 11/28/2018

Applicant: Douglas McDaniel
(Tom Flanagan, Architect)
Public Notice: 11/21/2018

Review: HAWP
Tax Credit: N/A

Case Number: 35/13-18JJ

Staff: Michael Kyne

PROPOSAL: Demolition, new addition and deck construction

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

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

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

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

APPLICABLE GUIDELINES

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

Montgomery County Code; Chapter 24A-8

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

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

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(b) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(c) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**Chevy Chase Village Historic District Guidelines**

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

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

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

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

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

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

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

The Guidelines that pertain to this project are as follows:

**Decks** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

**Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

**Exterior trim** (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.

**Major additions** should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

**Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated. For example, replacement of slate roofs in kind is usually required. However, this application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

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

**Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right of way or not.

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

STAFF DISCUSSION

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

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

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

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

STAFF RECOMMENDATION

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

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

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: jgagen@planaganarchitects.com
Contact Person: JASON GAGEN
Daytime Phone No.: 301-652-4811

Tax Account No.: 00455771

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

Address: 40 GRAFTON STREET CHEVY CHASE, MD 20815

Contractor: ASG
Phone No.: 

Contractor Registration No.: 
Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING/PREMISE

House Number: 40
Street: GRAFTON STREET
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 
Block: 
Subdivision: CHEVY CHASE - SECTION 2!
Liber: 5046 Folio: 739 Parcel: 9920

PART IV - TYPE OF REAL ALTERATION AND USE

1A. CHECK ALL APPLICABLE:

X Construct ☐ Alter/Renovate ☐ A/C ☐ Room Addition
☐ Move ☐ Install ☐ Sub ☐ Porch ☐ Deck ☐ Shed
☐ Revision ☐ Repair ☐ Fireplace ☐ Solar ☐ Single Family
☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 150,000

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

PART V: COMPLETE FOR NEW CONSTRUCTION AND ADDITIONS

2A. Type of sewage disposal: 01 ☑ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☑ WSSC 02 ☐ Well 03 ☐ Other:

PART VI: COMPLETE ON FRONT PAGE-RIGHT-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: 10/23/18

Approved: ____________________________ Disapproved: ____________________________
For Chairperson, Historic Preservation Commission
Signature: ____________________________ Date:
Application/Permit No.: 857680 Data Filed: Date issued:

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

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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

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

   **THE PROPOSED ADDITION IS ENTIRELY AT THE REAR OF THE EXISTING HOUSE AND LOCATED BEHIND THE EXISTING DETACHED GARAGE AT THE REAR OF THE PROPERTY. THE MATERIALS ON THE ADDITION WILL BE IN KEEPING WITH THE MAIN HOUSE AND EXISTING GARAGE (I.E. BRICK FOUNDATION, SIDING, COPPER ROOF + GUTTERS, ETC.) WE FEEL THAT THE ADDITION WILL COMPLIMENT THE EXISTING RESOURCE (NOT COMPETE WITH IT).**

2. SITEPLAN
   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. 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.
SECTION 08 52 13.10
ALUMINUM-CLAD-WOOD WINDOWS AND PATIO DOORS
JELD-WEN® Siteline Series

PART 1 GENERAL
1.1 SECTION INCLUDES
   A. Aluminum-Clad-Wood Windows and Patio Doors: [Awning windows] [Casement windows] [Double-hung windows] [Horizontal sliding windows (Siteline EW)] [Radius and geometric windows] [In-swing patio doors] [Out-swing patio doors] [Sliding patio doors].

1.2 REFERENCES
   A. Window and Door Manufacturers Association (WDMA):
      2. WDMA I.S.4; Water Repellent Preservative Non-Pressure treatment for Millwork
   B. National Fenestration Rating Council (NFRC):
      1. NFRC 100 - Procedure for Determining Fenestration Product U-Factors.

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

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

3/13/2018 JELD-WEN® Siteline Aluminum-Clad Wood Windows and Patio Doors 085213.00
4. At Substantial Completion, approved mockups may become part of completed work.
5. Demolish mockups and remove from site.

C. Pre-installation Meeting: Conduct pre-installation meeting on-site two weeks prior to commencement of installation.

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

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

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

PART 2 PRODUCTS

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

2.2 ALUMINUM-CLAD WOOD WINDOWS AND PATIO DOORS - GENERAL
A. Design Requirements:
   1. Compliance: Provide assemblies capable of complying with requirements indicated, based on testing manufacturer's units that are representative of those specified.
   2. Test Size: In compliance with requirements of AAMA/WDMA/CSA 101/I.S2/A440.
   3. Structural Requirements: Provide assemblies complying with requirements indicated:
      a. Performance Class: As indicated on drawings.
      b. Performance Class: ________.
      c. Performance Grade: ________.
   4. NFRC Requirements: Provide assemblies complying with the following total window ratings:
      a. U-Factor: ________ in accordance with NFRC 100.
      c. Visible Transmittance (VT): ________ in accordance with NFRC 200.

B. Installation Accessories:

3/13/2018 JELD-WEN® Siteline Aluminum-Clad Wood Windows and Patio Doors 085213.00
1. Flashing: Refer to Section 07600 - Flashing and Sheet Metal.
2. Sealants: OSI Sealants by Henkel Corporation.
3. Sealants: Refer to Section 07920 - Joint Sealants.
4. Sealants: Manufacturer recommended sealants to maintain watertight conditions.

C. Materials:
2. Interior Wood:
   a. Material: [AuraLast Pine (Standard)] [Alder] [Fir].

D. Finishes:
1. Interior Finishes for Windows:
   a. Finish: [Natural (Standard)] [Primed] [Clear Lacquer].
   x  Finish: Optional pre-finished paint.
   1) Color: [As Selected by Architect] [Brilliant White] [Desert Sand]
      [Ivory] [Black] [Dove] [Gunmetal].
   x  Finish: Optional pre-finished stain finish.
   1) Color: [As Selected by Architect] [Cordovan] [Walnut] [Americano]
      [Charcoal] [Kodiak].
2. Exterior Finishes for Windows:
   a. Standard Color:
      1) Color: [As selected by Architect] [Brilliant White] [Chestnut Bronze]
         [Desert Sand] [French Vanilla] [Hartford Green] [Mesa Red] [Black]
         [Arctic Silver] [Dark Chocolate].
   x  Optional Color:
      1) Color: [As selected by Architect] [Hunter Green] [Redwood]
         [Heirloom White] [Sage Brown] [Smoke] [Bone White] [Cascade]
         [Dark Buckskin] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam]
         [Steele Gray].
   x  Anodized Finish:
      1) Color: [As selected by Architect] [Clear Anodized] [Champagne
         Anodized] [Light Bronze Anodized] [Medium Bronze Anodized]
         [Dark Bronze Anodized] [Extra Dark Bronze Anodized] [Black
         Anodized].
   x  AAMA 2605 PVDF Optional Color for Windows:
      1) Color: [As selected by Architect] [Brilliant White] [Chestnut Bronze]
         [Desert Sand] [French Vanilla] [Hartford Green] [Mesa Red] [Black]
         [Arctic Silver] [Dark Chocolate] [Hunter Green] [Redwood]
         [Heirloom White] [Sage Brown] [Smoke] [Bone White] [Cascade]
         [Dark Buckskin] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam]
         [Steele Gray].
3. Interior Finishes for Patio Doors:
   a. Finish: [Natural (Standard)] [Primed] [Clear Lacquer].
   x  Finish: Optional pre-finished paint finish.
   1) Color: Color: [As Selected by Architect] [Brilliant White] [Desert
      Sand] [Ivory] [Black] [Dove] [Gunmetal].
   x  Finish: Optional pre-finished stain finish.
   1) Color: [As Selected by Architect] [Cordovan] [Walnut] [Americano]
      [Charcoal] [Kodiak].
4. Exterior Finishes for Patio Doors:
   a. Standard Color:
      1) Color: [As selected by Architect] [Brilliant White] [Chestnut Bronze]
         [Desert Sand] [French Vanilla] [Hartford Green] [Mesa Red] [Black]
         [Arctic Silver] [Dark Chocolate].
   x  Optional Color:
      1) Color: [As selected by Architect] [Hunter Green] [Redwood]
         [Heirloom White] [Sage Brown] [Smoke] [Bone White] [Cascade]
[Dark Buckskin] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Steele Gray].

Anodized Finish:

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

AAMA 2605 PVDF Optional Color for Patio Doors:

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

2.3 ALUMINUM-CLAD-WOOD WINDOW ASSEMBLIES (SITELINE)

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

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

   B. Window Fabrication:

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

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

3. Window Type: Double-hung windows.
   a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
   b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
   c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
      1) Glazing Bead: [Traditional Beveled] [Contemporary Square].
   d. Sash Bottom Rail: [2-1/4 inches (57.2 mm) (Standard)] [2-1/8 inches (62.8 mm)].

Window Type: Horizontal sliding windows.

a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.

b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.

c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
      1) Glazing Bead: [Traditional Beveled] [Contemporary Square].
5. Window Type: Radius and geometric windows.
   a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
   b. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.

C. Frames:
   1. Material: Select kiln-dried pine AuraLast treated wood.
   2. Casement, Awning and Picture Windows Base Frame: 3-3/16 inch (81 mm).
   3. Double Hung Windows Base Frame: 4-9/16 inches (115 mm)
   4. Horizontal Sliding Windows Base Frame: 4-9/16 inches (115 mm)
   5. Jamb Width: 4-9/16 inches (116 mm).
   6. Cladding: 0.050 inch (1.27 mm) extruded aluminum.

D. Sashes: Select kiln-dried pine AuraLast treated wood.
   1. Sash Thickness: 1-7/16 inches (36.5 mm)
   2. Cladding: 0.045 inch (1.2 mm) extruded aluminum.

E. Exterior Trim: [Nailing Fin (Standard)] [No Drip Cap] [Joel Fig] [Aluminum Brickmould] [Aluminum Beaded Brickmould] [Aluminum 3-1/2 inch (99.9 mm) Flat Gasing] [Aluminum Adam Gasing]
   1. Sill Nosing: [Standard (Standard)] [4-1/2 inch (115 mm)] [1 inch (25 mm)] [2 inches (51 mm)]

F. In-Sash Interior Radius Trim:
   1. Material: [Pine] [Oak]
   2. Pattern: As scheduled and indicated on Drawings.
   3. Casing: As scheduled and indicated on Drawings.

Factory Applied Extension Jams:
   1. Configuration: [On four sides of frame interior, 21/32 inch (16.7 mm) up to 12 inches (304.8 mm)] [On 3 sides of frame interior in preparation for stool by others].

H. Weatherstripping:
   1. Awning Windows: Flexible hinged leaf applied to sash and foam filled bulb at full perimeter of frame.
   2. Casement Windows: Flexible hinged leaf applied to sash and foam filled bulb at full perimeter of frame.
   3. Double-hung Windows: Dual bulb at head and sill, thermoplastic rubber bulb at check rail, rigid vinyl water stops at sill.
   a. Concealed Jamb Track Color: [Tan (Standard)] [White]
   4. Horizontal Sliding: Thermostatic rubber bulb at checkrail and side rails, polyurethane hinged leaf at side jamb and sill track, rigid vinyl water stops at sill.
   5. Radius and Geometric Windows: Flexible hinged leaf applied to top of sash and thermoplastic rubber bulb at full perimeter of frame.

I. Window Hardware:
   1. Awning Windows:
      b. Operator: Roto type, with single pull scissor arm and hardened steel worm gears.
      c. Handle: [Nesting Crank handle (Standard)] [No Handle]
      d. Finish: [As selected by Architect] [Glossy Bronze] [Desert Sand] [White] [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze]
         [Black Powder-Coat] [Satin Nickel]
   2. Casement Windows:
      a. Hinges: [Standard hinge] [Butt Hinge, Single Arm Operator].
c. Handle: [Nesting Crank handle (Standard)] [None].
d. Finish: [As selected by Architect] [Chestnut Bronze] [Desert Sand] [White]
   [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze]
   [Black Powder Coat] [Satin Nickel].
3. Double-Hung Windows:
b. Lock: Recessed cam action.
c. Finish: [As selected by Architect] [Chestnut Bronze] [Desert Sand] [White]
   [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze]
   [Black Powder Coat] [Satin Nickel].
   Horizontal Sliding Windows (Siteline EX):
a. Sliding System: High-raised polyvinyl chloride sill track, and compressible
   resilient polyfoam backed head track.
b. Sash Pull: Recessed.
c. Sash Lock: Recessed cam action.
d. Finish: [As selected by Architect] [Chestnut Bronze] [Desert Sand] [White]
   [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze]
   [Black Powder Coat] [Satin Nickel].
5. Radius and Geometric Windows: None.
J. Glazing for Windows:
   1. Strength: [Annealed glass (Standard)] [Tempered (meets CA Urban Fire Code)]
      [Tempered In/Annealed Out (meets CA Urban Fire Code)].
   2. Glazing Type: Insulated glass.
      a. Description: Two panes of glass utilizing continuous roll formed stainless steel
         spacer and dual seal sealants.
      b. Overall Nominal Thickness: 3/4 inch (19 mm).
      c. Glass Coating: [As selected by Architect] [Low-E 366 (Standard)] [Low-E]
         [Low-E 100] [Low-E 60] [Low-E 500].
      d. Glass Protection: Plastic preserve film on interior and exterior of glass.
      e. Air Space: [Argon-filled airspace (Standard)] [Air-filled airspace with
         capillary tubes].
   3. Glazing Type: Triple glazing.
      a. Overall Nominal Thickness: 1-1/4 inch (31.75 mm).
      b. Glass Coating: [As selected by Architect] [Low-E (Standard)] [Dual Low-E
         270 Out/180 In] [Dual Low-E 100].
K. Exterior Insect Screens:
   1. Material: Charcoal fiberglass screen cloth (18 by 16 mesh) set in painted roll formed
      aluminum frame.
   2. Frame Color: [As selected by Architect] [Brilliant White (Standard)] [Desert Sand]
      [Chestnut Bronze] [French Vanilla] [Hartford Green] [Moss Red] [Black] [Arctic Silver]
      [Dark Chocolate] [Hunter Green] [Redwood] [Hemlock White] [Sage Brown]
      [Smoke] [Bone White] [Cascadia] [Dark Buckskin] [Ivory] [Luxury Bronze]
      [Mocha Cream] [Sea Foam] [Stone Grey].
   3. Screen Style: [Full Screen (Standard)] [Half Screen].
L. Combination Storm/Screen:
   1. Material: Extruded aluminum with twin storm panels and charcoal fiberglass screen
      cloth (18 by 16 mesh) set in painted extruded aluminum frame.
   2. Frame Color: [Brilliant White (Standard)] [Chestnut Bronze] [Hartford Green]
      [Dark Chocolate].
M. Interior Insect Screens:
   1. Material: Charcoal fiberglass screen cloth (18 by 16 mesh) set in painted roll formed
      aluminum frame.
      a. Finish: [As selected by Architect] [Chestnut Bronze] [Desert Sand] [White].
N. Grilles:

1. Type: Simulated Divided Lites (SDL).
   a. Exterior Muntins:
      1) Material: Extruded aluminum permanently applied to exterior of insulating glass unit.
      2) Profile: Beaded.
         (a) Width: [7/8 inch (22 mm)] [1 1/8 inches (28.5 mm)] [1 3/8 inches (34.9 mm)] [2 3/4 inches (56 mm)] (for simulated double hung check rail).
      Profile: Putty.
         (a) Width: [5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)].
   4) Pattern: As scheduled and indicated on Drawings.
   b. Internal Shadow Bar: [Light Bronze (Standard)] [Silver].
   c. Interior Spacer Bars: [Steel (Standard)] [Black] [Grey].
   d. Interior Muntins:
      1) Material: Clear pine permanently bonded to interior of insulating glass unit.
      2) Profile: [Beaded] [Putty].
      e. Finish: [As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Arctic Silver] [Dark Chocolate] [Hunter Green] [Redwood] [Heirloom White] [Java Brown] [Smoke] [Bone White] [Cascada] [Dark Buckskin] [Copper] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Steelo Grey].
   Type: Full Surround Wood Grilles.
   b. Profile: Modified OGEE.
   c. Pattern: As scheduled and indicated on Drawings.
   d. Width: [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)].
   Type: Grilles Between the Glass (GBG).
   a. Material: Made of roll formed aluminum suspended within the air cavity.
   b. Profile: Flat.
      1) Width: 5/8 inch (15.9 mm).
   c. Profile: Contour.
      1) Width: [23/32 inch (18.25 mm)] [1 inch (25.4 mm)].
   d. Pattern: As scheduled and indicated on Drawings.
   e. Finish: [As selected by Architect] [Brilliant White] [Chestnut Bronze] [Desert Sand] [French Vanilla] [Hartford Green] [Mesa Red] [Arctic Silver] [Dark Chocolate] [Black] [Split Finish].

2.4 ALUMINUM-CLAD-WOOD PATIO DOOR ASSEMBLIES

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

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

B. Patio Door Fabrication:

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


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

4. Cladding: Aluminum corners are jointed and sealed.

C. Frames:
1. Material: Select kiln-dried pine AuraLast treated wood.
2. Jamb Width: 4-9/16 inches (116 mm).
3. Cladding: 0.050 inch (1.27 mm) extruded aluminum.

D. Swinging Door Panels:

1. Materials: Select kiln-dried pine AuraLast treated wood and engineered wood substrate. Select members have a LVL core.
2. Cladding: 0.055 inch (1.4 mm) extruded aluminum.
3. Thickness: 1-3/4 inches (44.5 mm).
4. Stiles: [Narrow: 3-3/32 inches (78 mm)] [Wide: 4-5/8 inches (117 mm)].
5. Bottom Rail: [Narrow: 1-5/8 inches (117 mm)] [Standard: 8-1/4 inches (209 mm)] [Wide: 10 inches (254 mm)].

Sliding Door Panels:

1. Materials: Select kiln-dried pine AuraLast treated wood and engineered wood substrate. Select members have a LVL core.
2. Cladding: 0.055 inch (1.4 mm) extruded aluminum.
3. Thickness: 1-3/4 inches (44.5 mm).
4. Stiles: [Narrow: 3-3/32 inches (78 mm)] [Wide: 4-5/8 inches (117 mm)].
5. Rails: [Narrow: 3-3/32 inches (78 mm)] [Wide: 8-1/4 inches (210 mm)].

F. Exterior Trim: [Nail Fin (Standard)] [No Drip Cap/No Nail Fin] [Aluminum Brickmould] [Aluminum-Beaded Brickmould] [Aluminum 2-1/8 inch (56.5 mm) Flat Casing] [Aluminum Adams Casing].

G. Extension Jambs:

Type: Siteline Series Sliding.
- Applied at head and sides of frame interior in wall depths up to 12 inches (304.8 mm).

Type: Siteline Series Out-swinging.
- Applied at head and sides of frame interior in wall depths up to 9-5/16 inches (237 mm).

Type: Siteline Series In-swinging.
- Applied at head and sides of frame interior in wall depths up to 9-3/16 inches (233 mm).

H. Weatherstripping:

Sliding:
- Head: Ivory colored rigid vinyl parting stop with pile weatherstripping and aluminum track at operating head.
- Meeting Stiles: Ivory colored fiberglass interlock sealed with pile weatherstripping and dense pile weatherstripping.
- Side Jambs: Ivory colored rigid vinyl parting stop with pile weatherstripping.
- Sill: Pile weatherstripping.

Out-Swing Patio Door:
- Weatherstrip on jambs and head. Sweep on bottom of panel, weatherstrip top rail of panel.

In-Swing Patio Door:
- Weatherstrip on jambs and head. Sweep on bottom of panel, weatherstrip top rail of panel.

I. Hardware:

Sliding Doors:
- Sliding System: Adjustable, tandem, steel ball bearing rollers.
- Locks: [Single point] [Dual point] [Multi-point].
- Locks: Optional lock cylinders with re-key option.
- Lock Night Latch: Optional night latch at top of operating panel.
- Handle Sets: [Premium] [Contemporary] [Legacy] [Olympus].
f. Handle Set Finish: [As selected by Architect] [As selected from manufacturer's Standard offering] [As selected from manufacturer's Optional offering].

g. Sill: One-piece pultruded fiberglass and stainless steel track.
h. Sill Pan: Optional molded ABS plastic sill pan.

2. For Swinging Doors:
   a. Hinges: [Adjustable, to match handle set finish] [All-Ball-Bearing Hinge, "Handicap"
      Sill].
   b. Locks: Multi-point.
   c. Handle Sets: [Classic] [Contemporary] [Rustic].
   d. Handle Set Finish: [As selected by Architect] [As selected from manufacturer's Standard offering] [As selected from manufacturer's Optional offering].
   e. Sill: [One-piece pultruded fiberglass and stainless steel (Standard)] [Handicap Sill].
   f. Sill Pan: Provided by others.

J. Glazing for Patio Doors:
   1. Strength: Tempered glass.
   2. Glazing Type: Insulated glass.
      a. Description: Two panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
      b. Overall Nominal Thickness: 3/4 inch (19 mm).
      c. Glass Coating: [As selected by Architect] [Low-E 366 (Standard)] [Low-E 100] [Low-E EC] [Low-E EC 366 (105 hr. 366 Out)].
      d. Glass Protection: Plastic preserve film on interior and exterior of glass.
      e. Air Space: [Argon-filled airspace (Standard)] [Air-filled airspace with capillary tubes].

3. Glazing Type: Triple glazing.
   a. Overall Nominal Thickness: 1-1/4 inch (31.75 mm).
   b. Glass Coating: [As selected by Architect] [Low-E (Standard)] [Dual Low-E (270 Out 100 in)] [Dual Low-E 100].

K. Exterior Sliding Insect Screens:
   1. Type: [Bottom Rolling Extruded] [Heavy Duty Top Hanging] [Heavy Duty Bottom Rolling].
   2. Material: Charcoal fiberglass, screen cloth (18 by 16 mesh) set in 0.040 inch (1 mm) extruded aluminum frame with adjustable rollers.
   3. Frame Color: [As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Harford Green] [Moss Green] [Pacific] [Arctic Silver] [Dark Chocolate] [Hunter Green] [Redwood] [Heirloom White] [Cage Brown] [Smoke] [Bone White] [Cascada] [Dark Backspin] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Steel Gray].

L. Grilles:
   1. Type: Simulated Divided Lites (SDL).
      a. Exterior Muntins:
         1) Material: Extruded aluminum permanently applied to exterior of insulating glass unit.
         2) Profile: Beaded.
            (a) Width: [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-5/8 inches (41.8 mm)] [3-5/16 inches (59 mm)].
         Profile: Putty.
            (a) Width: [5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inches (59 mm)].
         4) Finish: Match exterior cladding color.
      b. Internal Shadow Bar: [Light Bronze (Standard)] [Silver].
c. Internal Spacer Bar: [Stainless Steel (Standard)] [Black] [Gray].

d. Interior Muntins:
   1) Material: Clear pine permanently bonded to interior of insulating glass unit.
   2) Profile: Beaded.
      (a) Width: [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inches (59 mm)].

   Profile: Putty.
      (a) Width: [5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inches (59 mm)].

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

Type: Full Surround Wood Grilles.
   b. Profile: Modified OGEE.
   c. Pattern: As scheduled and indicated on Drawings.
   d. Width: [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)].

Type: Grilles Between the Glass (GBG).
   a. Material: Made of roll formed aluminum suspended within the air cavity.
   b. Profile: Flat.
      1) Width: 5/8 inch (15.9 mm).
   c. Profile: Contour.
      1) Width: [23/32 inch (18.25 mm)] [1 inch (25.4 mm)].
   d. Pattern: As scheduled and indicated on Drawings.
   e. Finish: [As selected by Architect] [Brilliant White] [Chestnut Bronze] [Desert Sand] [French Vanilla] [Hartford Green] [Mesa Red] [Arctic Silver] [Dark Chocolate] [Black].

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Inspect and prepare openings and substrates using the methods recommended by the manufacturer for achieving best result for the substrates under project conditions.
   1. Inspect assembly components prior to installation.
   2. Verify rough opening conditions are within recommended tolerances.
   3. Form sheet metal sill pan in accordance with manufacturer's recommendations.
   4. Prepare assembly components for installation in accordance with manufacturer's recommendations.

B. Do not proceed with installation until openings and substrates have been prepared using the methods recommended by the manufacturer and deviations from manufacturer's recommended tolerances are corrected. Commencement of installation constitutes acceptance of conditions.

C. If preparation is the responsibility of another installer, notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions.

3.2 INSTALLATION

A. Install assemblies in accordance with manufacturer's installation guidelines and recommendations including the following.

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

3.3 FIELD QUALITY CONTROL
A. Manufacturers' Field Services: Perform field inspections as recommended by manufacturer.

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

END OF SECTION
DECK RAILING

Scale: 1" = 1'-0"
View of front elevation of existing house from Cedar Parkway. No work proposed at front of house.
Above: View of existing garage (no work) and partial view of existing addition to be demolished (white siding)

Below: View of existing rear elevation with covered porch and existing addition (structure with white siding), both structures to be demolished for new addition.
ABOVE: View of existing left elevation, with existing condenser units to remain. Existing brick foundation at addition to remain as part of new addition.

Below: View of existing first-story addition to be removed (white siding) and context of existing construction and detailing of main structure to remain above.
▲ Above: View of proximity of adjacent neighbor's house, also an addition. Neighboring property is 44 Grapton St. (left from front entry)

▼ Below: Detail photo of adjacent property's facade, with limited features and no attempt to reduce massing for historic context.
VIEW OF EXISTING ADDITION AND COVERED PORCH AT REAR OF HOUSE TO BE DEMOLISHED FOR NEW ADDITION.

CONTEXTUAL VIEW OF REAR OF HOUSE AND COVERED PORCH TO BE DEMOLISHED. LEFT MOST SIDE OF COVERED PORCH TO BE THE EXTENT OF NEW ADDITION IN ORDER TO REUSE EXISTING STRUCTURAL FOUNDATION WALL ADJACENT TO BASEMENT AREA.WAY STAIRS FOR NEW CONSTRUCTION ABOVE.
A ABOVE: SIDE VIEW OF EXISTING COVERED PORCH AND ADDITION TO BE REMOVED; EXISTING GARAGE VISIBLE AT FAR RIGHT OF PHOTO.

B BELOW: EXISTING AREAWAY TO REMAIN. RIGHT MOST BRICK WALL INDICATES EXTENT OF NEW ADDITION ABOVE. EXISTING STAIRS TO BE RECONFIGURED.
A ABOVE: CONTEXTUAL VIEW OF EXISTING RIGHT SIDE OF HOUSE AND COVERED PORCH. NO WORK PROPOSED.

B BELOW: CONTEXTUAL VIEW OF EXISTING RIGHT SIDE OF HOUSE TO EXISTING RIDGE WITH GABLE AND EAVE CONDITIONS. NO WORK PROPOSED.
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<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent’s mailing address</th>
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<tr>
<td>Douglas McDaniel</td>
<td>FLANAGAN ARCHITECTS</td>
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<tr>
<td>460 Grafton Street</td>
<td>C/O Jason Gagen</td>
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<td>Chevy Chase, MD 20815</td>
<td>8120 Woodmont Ave. #107</td>
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Adjacent and confronting Property Owners mailing addresses

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<thead>
<tr>
<th>Robert Axelrod</th>
<th>Christopher Dymond</th>
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<tr>
<td>44 Grafton Street</td>
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<tr>
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<th>Thomas Bean</th>
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### Real Property Data Search (w4)

**Search Result for MONTGOMERY COUNTY**

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**Location & Structure Information**

| Premises Address: | 44 GRAFTON ST CHEVY CHASE 20815-0000 | Legal Description: | LT 6 SIDE GRAFTON CH EVY CHASE SEC 2 |
| Special Tax Areas: | Town: CHEVY CHASE VILLAGE | Ad Valorem: | |
| Tax Class: | 19 |

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**Transfer Information**

- **Seller:**
  - Date: 12/21/1992
  - Type: ARMS LENGTH IMPROVED
  - Deed1: 10948/00363
  - Price: $885,000
- **Deed2:**

**Exemption Information**

- **Partial Exempt Assessments:**
  - Class: 07/01/2018
  - County: 0.00
  - State: 0.00
  - Municipal: 0.00
  - Tax Exempt: 0.00
  - Exempt Class: NONE

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http://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=16&SearchTyp... 10/3/2018
# Real Property Data Search (w4)

## Search Result for MONTGOMERY COUNTY

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## Owner Information

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## Location & Structure Information

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## Special Tax Areas:

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<tr>
<td>CHEVY CHASE VILLAGE</td>
<td>19</td>
</tr>
</tbody>
</table>

## Primary Structure

<table>
<thead>
<tr>
<th>Built Area</th>
<th>Above Grade Living Area</th>
<th>Finished Basement Area</th>
<th>Property Land Area</th>
<th>County Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1940</td>
<td>2,586 SF</td>
<td>485 SF</td>
<td>11,143 SF</td>
<td>111</td>
</tr>
</tbody>
</table>

## Stories

<table>
<thead>
<tr>
<th>Basement Type</th>
<th>Exterior</th>
<th>Full/Half Bath</th>
<th>Garage</th>
<th>Last Major Renovation</th>
</tr>
</thead>
<tbody>
<tr>
<td>STANDARD UNIT</td>
<td>BRICK</td>
<td>3 full/2 half</td>
<td>1 Detached</td>
<td></td>
</tr>
</tbody>
</table>

## Value Information

<table>
<thead>
<tr>
<th>Base Value</th>
<th>Value</th>
<th>Phase-in Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>As of 01/01/2017</td>
<td>802,100</td>
<td>802,100</td>
</tr>
<tr>
<td>As of 07/01/2018</td>
<td>1,443,500</td>
<td>1,439,333</td>
</tr>
<tr>
<td>As of 07/01/2019</td>
<td>1,443,500</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land:</th>
<th>Improvements</th>
<th>Total:</th>
<th>Preferential Land:</th>
</tr>
</thead>
<tbody>
<tr>
<td>802,100</td>
<td>628,900</td>
<td>1,431,000</td>
<td>0</td>
</tr>
<tr>
<td>802,100</td>
<td>641,400</td>
<td>1,443,500</td>
<td>1,443,500</td>
</tr>
</tbody>
</table>

## Transfer Information

<table>
<thead>
<tr>
<th>Seller:</th>
<th>Date:</th>
<th>Price:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMITH, GEORGE N &amp; SUSAN</td>
<td>01/21/2004</td>
<td>$1,295,000</td>
</tr>
<tr>
<td>Type: ARMS LENGTH IMPROVED</td>
<td>Deed1: /26503/ 00607</td>
<td>Deed2:</td>
</tr>
<tr>
<td>WEEEMS, STERLING J &amp; J W</td>
<td>09/15/1999</td>
<td>$895,000</td>
</tr>
<tr>
<td>Type: ARMS LENGTH IMPROVED</td>
<td>Deed1: /17491/ 00129</td>
<td>Deed2:</td>
</tr>
<tr>
<td>Seller:</td>
<td>Date:</td>
<td>Price:</td>
</tr>
<tr>
<td>---------</td>
<td>-------</td>
<td>--------</td>
</tr>
<tr>
<td>08/03/1967</td>
<td></td>
<td>$47,500</td>
</tr>
<tr>
<td>Type: ARMS LENGTH IMPROVED</td>
<td>Deed1: /03636/ 00668</td>
<td>Deed2:</td>
</tr>
</tbody>
</table>

## Exemption Information

<table>
<thead>
<tr>
<th>Partial Exempt Assessments:</th>
<th>Class</th>
<th>07/01/2018</th>
<th>07/01/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>County:</td>
<td>000</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>State:</td>
<td>000</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Municipal:</td>
<td>000</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

| Tax Exempt: | Special Tax Recapture: | NONE |
|-------------|------------------------|      |

## Homestead Application Information

http://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=16&SearchTyp... 10/3/2018
Real Property Data Search (w4)

Search Result for MONTGOMERY COUNTY

<table>
<thead>
<tr>
<th>View Map</th>
<th>View GroundRent Redemption</th>
<th>View GroundRent Registration</th>
</tr>
</thead>
</table>

- **Tax Exempt:** NONE
- **Exempt Class:** NONE
- **Account Identifier:** District - 07 Account Number - 00454903

**Owner Information**

- **Owner Name:** KELLEHER MICHAEL F & C H
- **Use:** RESIDENTIAL
- **Principal Residence:** YES
- **Deed Reference:** /05736/00303

**Premises Address:**

- **25 GRAFTON STREET CHEVY CHASE MD 20815**

**Location & Structure Information**

- **Legal Description:** CHEVY CHASE SEC 2
- **Map:** HN41 0000 0000
- **Grid:** 0000
- **Parcel:** 0009
- **Sub District:** 24 8 2017
- **Assessment Plat No:**
- **Assessment Ref:**
- **Town:** CHEVY CHASE VILLAGE
- **Ad Valorem Tax Class:** 19

**Primary Structure**

- **Built Area:** 1908 SF
- **Living Area:** 4,655 SF
- **Finished Basement Area:** 736 SF
- **Property Land Area:** 12,700 SF
- **County Use:** 111

**Stories Basement Type Exterior Full/Half Bath Garage Last Major Renovation**

- **Basement:** 2 1/2
- **Type:** STANDARD UNIT
- **Exterior:** STUCCO
- **Full/Half Bath:** 4 full 1 half
- **Garage:** 1
- **Detached:**

**Value Information**

<table>
<thead>
<tr>
<th>Base Value</th>
<th>Value</th>
<th>Phase-in Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>As of 01/01/2017</td>
<td>As of 07/01/2018</td>
<td>As of 07/01/2019</td>
</tr>
<tr>
<td>Land: 906,000</td>
<td>Improvements 1,066,600</td>
<td>Total: 1,912,600</td>
</tr>
<tr>
<td>906,000</td>
<td>898,300</td>
<td>1,804,300</td>
</tr>
<tr>
<td>1,804,300</td>
<td>0</td>
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</tr>
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</table>

**Transfer Information**

- **Seller Type:** Deed1: /05736/00303
- **Seller Date:**
- **Price:**
- **Type:** Deed2:

- **Transfer Type:** Deed1:
- **Deed2:**

**Exemption Information**

- **Partial Exempt Assessments:** Class 000 07/01/2018 07/01/2019
- **County:** 000 0.00
- **State:** 000 0.00
- **Municipal:** 0.00 0.00
- **Tax Exempt Exempt Class:** NONE
- **Special Tax Recapture:** NONE
### Real Property Data Search (w4)

#### Search Result for MONTGOMERY COUNTY

<table>
<thead>
<tr>
<th>View Map</th>
<th>View Ground Rent Redemption</th>
<th>View Ground Rent Registration</th>
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</thead>
<tbody>
<tr>
<td>Tax Exempt:</td>
<td>Special Tax Recapture:</td>
<td>NONE</td>
</tr>
<tr>
<td>Exempt Class:</td>
<td>Use:</td>
<td>RESIDENTIAL</td>
</tr>
<tr>
<td>Account Identifier:</td>
<td>Principal Residence:</td>
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</tr>
<tr>
<td>District - 07</td>
<td>Account Number - 00451625</td>
<td>Deed Reference: /44590/ 00071</td>
</tr>
</tbody>
</table>

#### Owner Information

<table>
<thead>
<tr>
<th>Owner Name:</th>
<th>Mailing Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAYLOR MAY D REV TR</td>
<td>100 GRAFTON ST</td>
</tr>
<tr>
<td></td>
<td>CHEVY CHASE MD</td>
</tr>
<tr>
<td></td>
<td>20813</td>
</tr>
</tbody>
</table>

#### Location & Structure Information

<table>
<thead>
<tr>
<th>Premises Address:</th>
<th>Legal Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 GRAFTON ST</td>
<td>CHEVY CHASE SEC 1A</td>
</tr>
<tr>
<td>CHEVY CHASE 20815- 0000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map:</th>
<th>Grid:</th>
<th>Parcel:</th>
<th>Sub</th>
<th>Subdivision:</th>
<th>Section:</th>
<th>Block:</th>
<th>Lot:</th>
<th>Assessment Year:</th>
<th>Plat No:</th>
<th>Plat Ref:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HN41</td>
<td>0000</td>
<td>0000</td>
<td>0007</td>
<td>14</td>
<td>16</td>
<td>2017</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
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</table>

#### Special Tax Areas:

<table>
<thead>
<tr>
<th>Primary Structure Built</th>
<th>Above Grade Living Area</th>
<th>Finished Basement Area</th>
<th>Property Land Area</th>
<th>County Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1942</td>
<td>1,952 SF</td>
<td>325 SF</td>
<td>10,494 SF</td>
<td>111</td>
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</tbody>
</table>

#### Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>YES</td>
<td>STANDARD UNIT</td>
<td>BRICK</td>
<td>2 full/ 1 half</td>
<td>1 Attached</td>
<td></td>
</tr>
</tbody>
</table>

#### Value Information

<table>
<thead>
<tr>
<th>Base Value</th>
<th>Value</th>
<th>Phase-in Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land: 796,900</td>
<td>796,900</td>
<td>As of 01/01/2017 As of 07/01/2018 As of 07/01/2019</td>
</tr>
<tr>
<td>Improvements: 205,800</td>
<td>218,600</td>
<td></td>
</tr>
<tr>
<td>Total: 1,002,700</td>
<td>1,015,500</td>
<td>1,011,233</td>
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<tr>
<td>Preferential Land: 0</td>
<td>0</td>
<td></td>
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#### Transfer Information

<table>
<thead>
<tr>
<th>Seller: TAYLOR MAY D</th>
<th>Type: NON-ARMS LENGTH OTHER</th>
<th>Date: 08/14/2012</th>
<th>Price: $0</th>
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</thead>
<tbody>
<tr>
<td>Deed1: /44590/ 00071</td>
<td>Deed2:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Exemption Information

<table>
<thead>
<tr>
<th>Partial Exempt Assessments:</th>
<th>Class</th>
<th>Date: 07/01/2018</th>
<th>07/01/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>County: 000</td>
<td>0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State: 000</td>
<td>0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal: 000</td>
<td>0.00/0.00</td>
<td>0.00/0.00</td>
<td></td>
</tr>
<tr>
<td>Tax Exempt: Special Tax Recapture:</td>
<td>NONE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exempt Class:</td>
<td></td>
<td></td>
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#### Homestead Application Information

http://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=16&SearchTyp... 10/3/2018
Real Property Data Search (w4)

Search Result for MONTGOMERY COUNTY

<table>
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<tr>
<th>View Map</th>
<th>View GroundRent Redemption</th>
<th>View GroundRent Registration</th>
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<tbody>
<tr>
<td>Tax Exempt:</td>
<td>Special Tax Recapture: NONE</td>
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</tr>
<tr>
<td>Exempt Class:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Account Identifier:</td>
<td>District - 07 Account Number - 00452183</td>
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Owner Information

| Owner Name: | SANDERS JOHN S ET AL |
| Use: | RESIDENTIAL Principal Residence: YES |
| Mailing Address: | 5700 CEDAR PKW CHEVY CHASE MD 20815 |
| Deed Reference: | /14280/ 00406 |

Location & Structure Information

| Premises Address: | 5700 CEDAR PKY CHEVY CHASE 20815-0000 |
| Legal Description: | CHEVY CHASE SEC 1A |

<table>
<thead>
<tr>
<th>Map:</th>
<th>Grid:</th>
<th>Parcel:</th>
<th>Sub District:</th>
<th>Subdivision:</th>
<th>Section:</th>
<th>Block:</th>
<th>Lot:</th>
<th>Assessment Year:</th>
<th>Plat No:</th>
<th>Plat Ref:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HN41</td>
<td>0000</td>
<td>0000</td>
<td></td>
<td>0007</td>
<td>14</td>
<td>P17</td>
<td>2017</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Special Tax Areas:

| Town: | CHEVY CHASE VILLAGE |
| Ad Valorem: | |
| Tax Class: | 19 |

Primary Structure Built

<table>
<thead>
<tr>
<th>Stories</th>
<th>Basement</th>
<th>Type</th>
<th>Exterior</th>
<th>Full/Half Bath</th>
<th>Garage</th>
<th>Last Major Renovation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>YES</td>
<td>STANDARD UNIT</td>
<td>BRICK 5 full / 1 half</td>
<td>1 Attached</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Value Information

<table>
<thead>
<tr>
<th>Base Value</th>
<th>Value</th>
<th>Phase-in Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land:</td>
<td>808,100</td>
<td>As of 01/01/2017 As of 07/01/2018 As of 07/01/2019</td>
</tr>
<tr>
<td>Improvements</td>
<td>1,321,200</td>
<td>1,208,800</td>
</tr>
<tr>
<td>Total:</td>
<td>2,127,300</td>
<td>2,014,900 2,014,900 2,014,900</td>
</tr>
<tr>
<td>Preferential Land:</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Transfer Information

| Seller: RICHARD C & H S HENRY | Date: 07/31/1996 | Price: $1,150,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /14280/ 00406 | |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

<table>
<thead>
<tr>
<th>Partial Exempt Assessments:</th>
<th>Class</th>
<th>07/01/2018</th>
<th>07/01/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>County:</td>
<td>000</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>State:</td>
<td>000</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Municipal:</td>
<td>000</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax Exempt:</th>
<th>Special Tax Recapture:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exempt Class:</td>
<td>NONE</td>
</tr>
</tbody>
</table>

Homestead Application Information

http://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=16&SearchTyp... 10/3/2018
Real Property Data Search (w4)

Search Result for MONTGOMERY COUNTY

<table>
<thead>
<tr>
<th>View Map</th>
<th>View GroundRent Redemption</th>
<th>View GroundRent Registration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Exempt:</td>
<td>Special Tax Recapture:</td>
<td>NONE</td>
</tr>
<tr>
<td>Exempt Class:</td>
<td>Use:</td>
<td>RESIDENTIAL</td>
</tr>
<tr>
<td>Account Identifier:</td>
<td>Principal Residence:</td>
<td>YES</td>
</tr>
<tr>
<td>District - 07 Account Number - 00485056</td>
<td>Deed Reference:</td>
<td>/34129/ 00546</td>
</tr>
</tbody>
</table>

Owner Information

| Owner Name: | EGAN THOMAS J JR |
| Mailing Address: | 101 GRAFTON ST CHEVY CHASE MD 20815-3425 |
| Owner Information | Use: Residential |

Location & Structure Information

| Premises Address: | 101 GRAFTON ST CHEVY CHASE 20815-3425 |
| Special Tax Areas: | TO |
| Legal Description: | CH CH SEC 2 |
| Map: | Grid: |
| Parcel: | 0000 |
| Sub District: | 0009 |
| Subdivision: | Section: |
| Block: | Lot: |
| Assesment Year: | Plat No: |
| Plat Ref: | |

| Town: | CHEVY CHASE VILLAGE |
| Ad Valorem: | 19 |

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1924 | 2,278 SF | 532 SF | 12,664 SF | 111 |

| Stories | Basement Type | Exterior Type | Full/Half Bath | Garage | Last Major Renovation |
| 2 | YES | STANDARD UNIT | BRICK | 3 full/1 half | 1 Attached |

<table>
<thead>
<tr>
<th>Value Information</th>
<th>Base Value</th>
<th>Value</th>
<th>Phase-in Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land:</td>
<td>905,700</td>
<td>905,700</td>
<td>07/01/2019</td>
</tr>
<tr>
<td>Improvements</td>
<td>193,700</td>
<td>248,700</td>
<td>07/01/2019</td>
</tr>
<tr>
<td>Total:</td>
<td>1,099,400</td>
<td>1,154,400</td>
<td>1,136,067</td>
</tr>
<tr>
<td>Preferential Land:</td>
<td>0</td>
<td>0</td>
<td>1,154,400</td>
</tr>
</tbody>
</table>

Transfer Information

| Seller: | EGAN, THOMAS J JR |
| Date: | 04/12/2007 | Price: $1,021,575 |
| Type: | NON-ARMS LENGTH OTHER |
| Deed1: | /34129/ 00546 | Deed2: |
| Deed2: | |

| Seller: | Date: | Price: |
| Type: | ARMS LENGTH IMPROVED |
| Deed1: | /09013/ 00715 | Deed2: |

| Partial Exempt Assessments: | Class | 07/01/2018 | 07/01/2019 |
| County: | 000 | 0.00 |
| State: | 000 | 0.00 |
| Municipal: | 000 | 0.00 |
| Tax Exempt: | Special Tax Recapture: |
| Exempt Class: | NONE |

Homestead Application Information

http://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=16&SearchTyp... 10/3/2018