

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

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

**PROPOSAL:** Demolition, new addition and deck construction

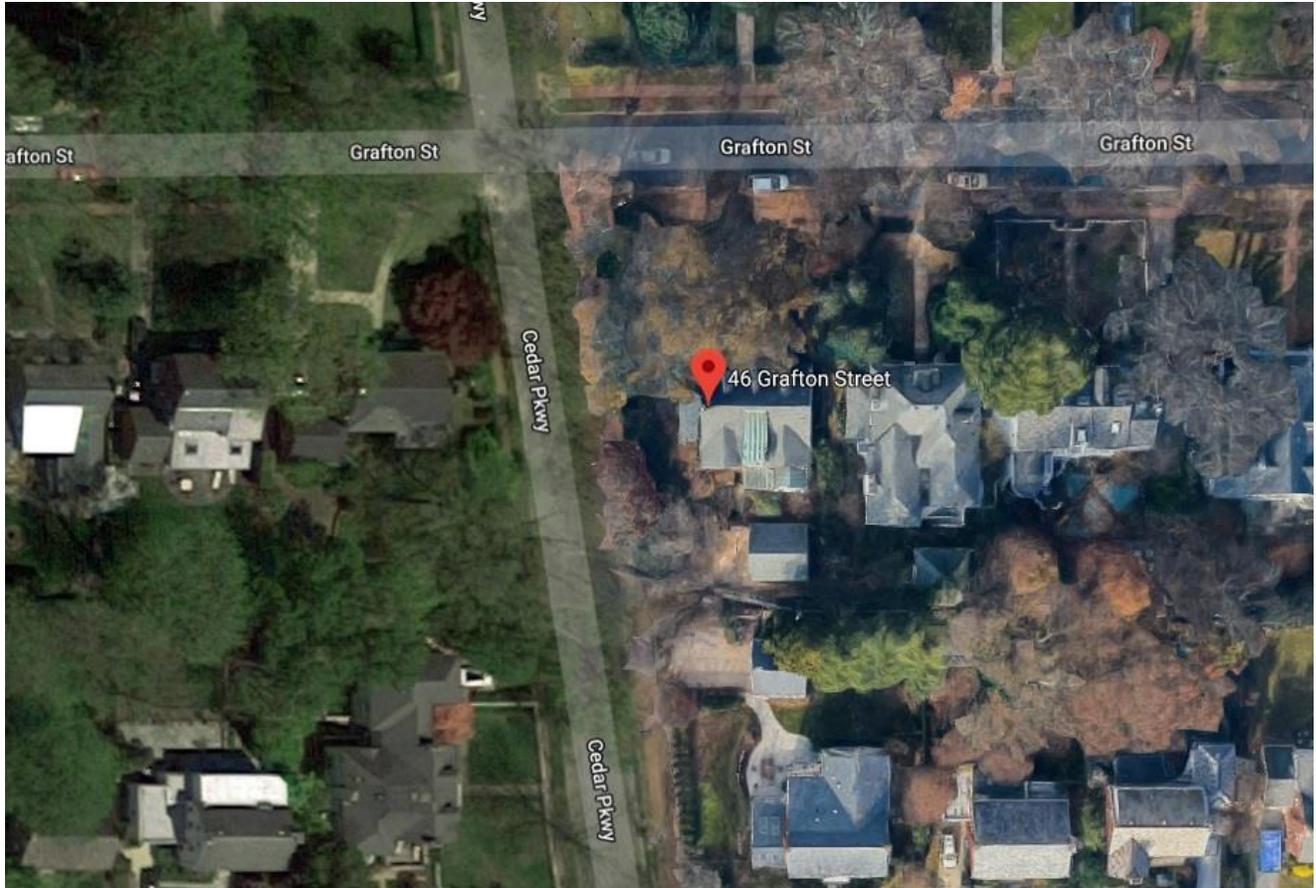
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

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



**Fig. 1: Subject property.**

## **PROPOSAL**

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

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

## **APPLICABLE GUIDELINES**

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

### ***Montgomery County Code; Chapter 24A-8***

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

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

***Chevy Chase Village Historic District Guidelines***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **STAFF DISCUSSION**

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

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

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

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

### **STAFF RECOMMENDATION**

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

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

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

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

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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Tax Account No.: 00455771

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

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

Contractor: T.B.D. Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 46 Street: GRAFTON STREET

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

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: CHEVY CHASE - SECTION 2

Liber: 5046 Folio: 739 Parcel: P920

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

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

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

10/23/18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 857680 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Permit 857680



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

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:  
THE EXISTING HOUSE IS A TWO STORY BRICK + FRAME STRUCTURE W/ ROOF DORMERS AT THE FRONT AND REAR ELEVATIONS. THERE IS A PORTICO AT THE ENTRY DOOR AND A COVERED PORCH ON THE RIGHT SIDE OF THE HOUSE. THE PROPERTY ALSO HAS A DETACHED GARAGE BEHIND THE MAIN HOUSE AND IS ACCESSED VIA GEORGE PARKWAY. THE HOUSE DOES NOT APPEAR TO HAVE ANY SIGNIFICANT HISTORICAL FEATURES OF VALUE TO THE NEIGHBORHOOD.

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

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

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

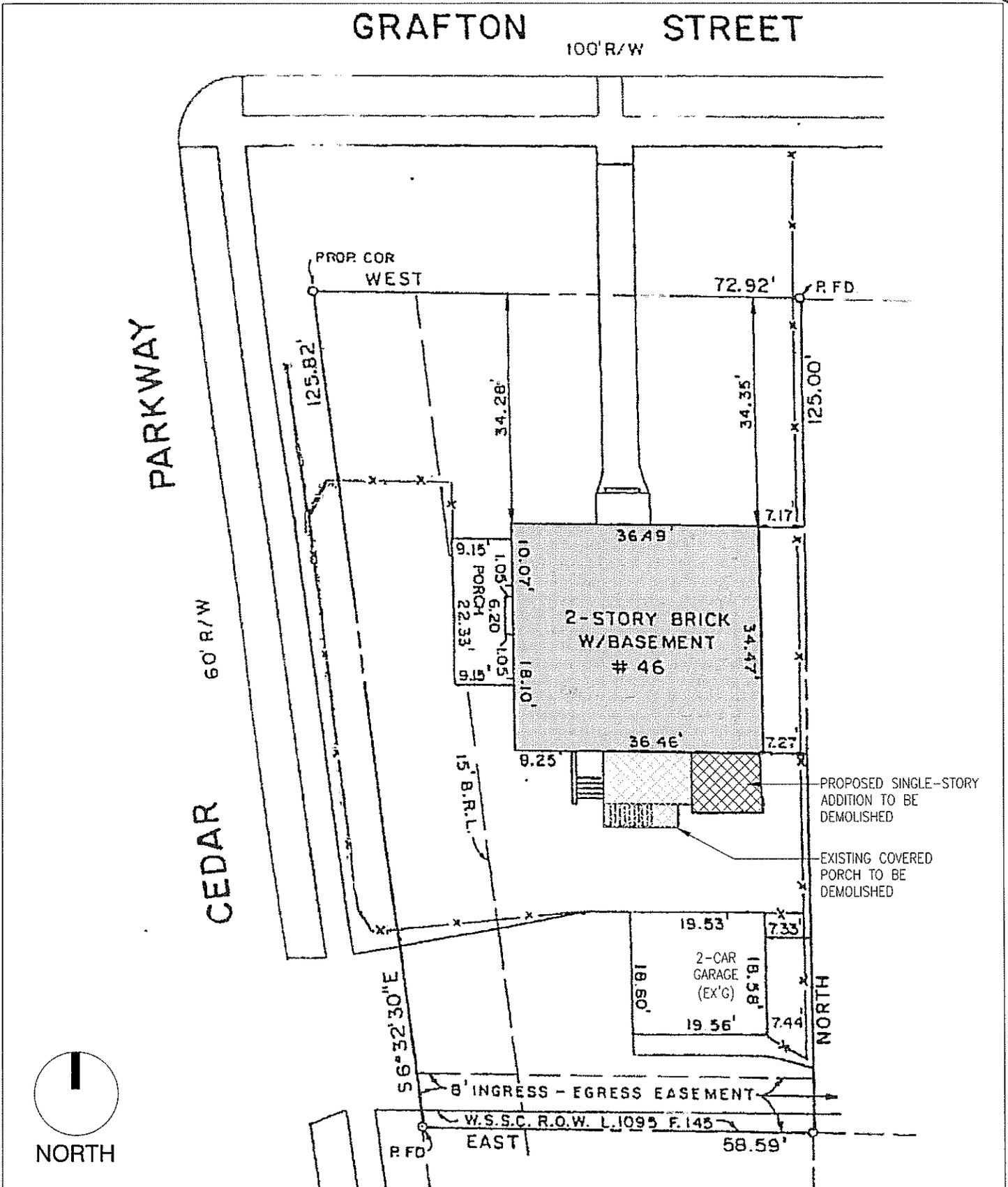
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

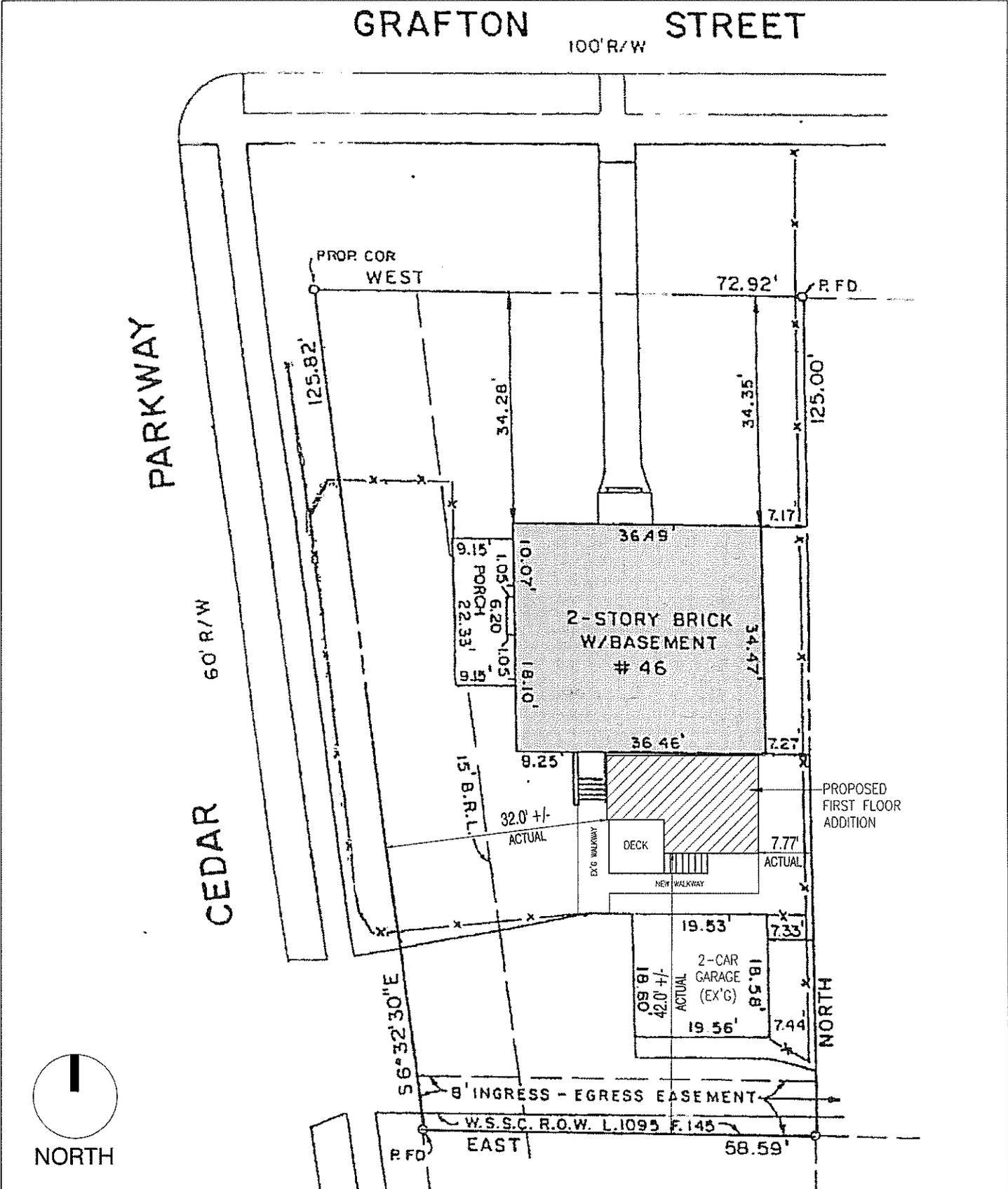


Client Name:  
**MCDANIEL RESIDENCE**  
 46 GRAFTON STREET  
 CHEVY CHASE, MD

Sheet Description:  
**ARCHITECTURAL SITE PLAN - EXISTING**

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

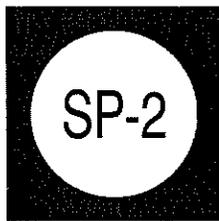




Client Name:  
**MCDANIEL RESIDENCE**  
 46 GRAFTON STREET  
 CHEVY CHASE, MD

Sheet Description:  
**ARCHITECTURAL SITE PLAN - PROPOSED**

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



# MCDANIEL RESIDENCE

## 46 GRAFTON STREET CHEVY CHASE, MD 20815

**Flanagan**  
ARCHITECTS, AIA  
8120 WOODMONT AVE. SUITE 107  
BETHESDA, MD 20814  
TEL (301) 652-4811

RESIDENTIAL CONTRACTOR  
I, **MCDANIEL**, hereby certify that this set of drawings was prepared by me and that I am a duly Licensed Architect under the laws of the State of Maryland, License #331, exp. date 30 November 2019.

**MCDANIEL**  
RESIDENCE

46 GRAFTON STREET  
CHEVY CHASE, MD 20815

### GENERAL CONDITIONS

- 1.01 INSTRUCTIONS:** CONTRACTOR SHALL OBEY ALL INSTRUCTIONS AND ORDERS OF THE ARCHITECT AND SUPERVISOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 1.02 SCHEDULE OF VALUES:** CONTRACTOR SHALL SUBMIT A SCHEDULE OF VALUES TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF START OF CONSTRUCTION.
- 1.03 APPLICATION FOR PAYMENT:** CONTRACTOR SHALL SUBMIT APPLICATIONS FOR PAYMENT TO THE ARCHITECT WITHIN 14 DAYS OF EACH PAYMENT DATE. APPLICATIONS SHALL BE SUPPORTED BY PROGRESS REPORTS AND SCHEDULES OF VALUES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 1.04 CHANGE ORDERS:** CONTRACTOR SHALL SUBMIT CHANGE ORDERS TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF A CHANGE. CHANGE ORDERS SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE CHANGE.
- 1.05 ALTERNATES AND SUBSTITUTIONS:** CONTRACTOR SHALL SUBMIT ALTERNATES AND SUBSTITUTIONS TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF AN ALTERNATE OR SUBSTITUTION. ALTERNATES AND SUBSTITUTIONS SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE ALTERNATE OR SUBSTITUTION.
- 1.06 COORDINATION:** CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AND TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 1.07 TESTING AND INSPECTION:** CONTRACTOR SHALL SUBMIT TEST RESULTS AND INSPECTION REPORTS TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF COMPLETION OF TESTING AND INSPECTION.
- 1.08 PROGRESS MEETINGS:** CONTRACTOR SHALL ATTEND ALL PROGRESS MEETINGS CONVENED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 1.09 SUBMITTALS:** CONTRACTOR SHALL SUBMIT ALL SUBMITTALS TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF A SUBMITTAL. SUBMITTALS SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE SUBMITTAL.
- 1.10 CONSTRUCTION AND PROGRESS SCHEDULES:** CONTRACTOR SHALL SUBMIT CONSTRUCTION AND PROGRESS SCHEDULES TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF A SCHEDULE. SCHEDULES SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE SCHEDULE.
- 1.11 TEMPORARY UTILITIES:** CONTRACTOR SHALL SUBMIT TEMPORARY UTILITIES TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF TEMPORARY UTILITIES. TEMPORARY UTILITIES SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE TEMPORARY UTILITIES.
- 1.12 CONTRACT CLOSE-OUT PROCEDURES:** CONTRACTOR SHALL SUBMIT CONTRACT CLOSE-OUT PROCEDURES TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF CONTRACT CLOSE-OUT PROCEDURES. CONTRACT CLOSE-OUT PROCEDURES SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE CONTRACT CLOSE-OUT PROCEDURES.
- 1.13 FINISHES:** CONTRACTOR SHALL SUBMIT FINISHES TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF FINISHES. FINISHES SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE FINISHES.
- 1.14 MATERIALS, MANUFACTURE, AND TRADE PARTS:** CONTRACTOR SHALL SUBMIT MATERIALS, MANUFACTURE, AND TRADE PARTS TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF MATERIALS, MANUFACTURE, AND TRADE PARTS. MATERIALS, MANUFACTURE, AND TRADE PARTS SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE MATERIALS, MANUFACTURE, AND TRADE PARTS.
- 1.15 DEMANDS AND PREPARATION:** CONTRACTOR SHALL SUBMIT DEMANDS AND PREPARATION TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF DEMANDS AND PREPARATION. DEMANDS AND PREPARATION SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE DEMANDS AND PREPARATION.
- 1.16 INSTALLATION:** CONTRACTOR SHALL SUBMIT INSTALLATION TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF INSTALLATION. INSTALLATION SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE INSTALLATION.
- 1.17 MAINTENANCE AND PROTECTION:** CONTRACTOR SHALL SUBMIT MAINTENANCE AND PROTECTION TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF MAINTENANCE AND PROTECTION. MAINTENANCE AND PROTECTION SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE MAINTENANCE AND PROTECTION.
- 1.18 CONTROL OF WORK:** CONTRACTOR SHALL SUBMIT CONTROL OF WORK TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF CONTROL OF WORK. CONTROL OF WORK SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE CONTROL OF WORK.
- 1.19 REQUESTS FOR INFORMATION (RFIs):** CONTRACTOR SHALL SUBMIT REQUESTS FOR INFORMATION (RFIs) TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF A REQUEST FOR INFORMATION (RFI). REQUESTS FOR INFORMATION (RFIs) SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE REQUESTS FOR INFORMATION (RFIs).
- 1.20 DESIGN REPRESENTATIVE:** CONTRACTOR SHALL SUBMIT DESIGN REPRESENTATIVE TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF A DESIGN REPRESENTATIVE. DESIGN REPRESENTATIVE SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE DESIGN REPRESENTATIVE.
- 1.21 PRELIMINARY MEASUREMENTS:** CONTRACTOR SHALL SUBMIT PRELIMINARY MEASUREMENTS TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF PRELIMINARY MEASUREMENTS. PRELIMINARY MEASUREMENTS SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE PRELIMINARY MEASUREMENTS.
- 1.22 EXISTING CONDITIONS:** CONTRACTOR SHALL SUBMIT EXISTING CONDITIONS TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF EXISTING CONDITIONS. EXISTING CONDITIONS SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE EXISTING CONDITIONS.
- 1.23 WARRANTY:** CONTRACTOR SHALL SUBMIT WARRANTY TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF A WARRANTY. WARRANTY SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE WARRANTY.

### RESPONSIBILITY SCHEDULE

ITEM	CONTRACTOR	ARCHITECT
1.01 INSTRUCTIONS	●	●
1.02 SCHEDULE OF VALUES	●	●
1.03 APPLICATION FOR PAYMENT	●	●
1.04 CHANGE ORDERS	●	●
1.05 ALTERNATES AND SUBSTITUTIONS	●	●
1.06 COORDINATION	●	●
1.07 TESTING AND INSPECTION	●	●
1.08 PROGRESS MEETINGS	●	●
1.09 SUBMITTALS	●	●
1.10 CONSTRUCTION AND PROGRESS SCHEDULES	●	●
1.11 TEMPORARY UTILITIES	●	●
1.12 CONTRACT CLOSE-OUT PROCEDURES	●	●
1.13 FINISHES	●	●
1.14 MATERIALS, MANUFACTURE, AND TRADE PARTS	●	●
1.15 DEMANDS AND PREPARATION	●	●
1.16 INSTALLATION	●	●
1.17 MAINTENANCE AND PROTECTION	●	●
1.18 CONTROL OF WORK	●	●
1.19 REQUESTS FOR INFORMATION (RFIs)	●	●
1.20 DESIGN REPRESENTATIVE	●	●
1.21 PRELIMINARY MEASUREMENTS	●	●
1.22 EXISTING CONDITIONS	●	●
1.23 WARRANTY	●	●

### PROJECT TEAM

NAME	COMPANY	PHONE	EMAIL
ARCHITECT	FLANAGAN ARCHITECTS, AIA	(301) 652-4811	info@flanaganarchitects.com
OWNER	MCDANIEL RESIDENCE		
GENERAL CONTRACTOR	RESIDENTIAL CONTRACTOR		
MECHANICAL CONTRACTOR	MECHANICAL CONTRACTOR		
ELECTRICAL CONTRACTOR	ELECTRICAL CONTRACTOR		
PLUMBING CONTRACTOR	PLUMBING CONTRACTOR		
PAINT CONTRACTOR	PAINT CONTRACTOR		
FINISHES CONTRACTOR	FINISHES CONTRACTOR		
TEMPORARY UTILITIES CONTRACTOR	TEMPORARY UTILITIES CONTRACTOR		
CONSTRUCTION AND PROGRESS SCHEDULES CONTRACTOR	CONSTRUCTION AND PROGRESS SCHEDULES CONTRACTOR		
TEMPORARY UTILITIES CONTRACTOR	TEMPORARY UTILITIES CONTRACTOR		
CONTRACT CLOSE-OUT PROCEDURES CONTRACTOR	CONTRACT CLOSE-OUT PROCEDURES CONTRACTOR		
FINISHES CONTRACTOR	FINISHES CONTRACTOR		
MATERIALS, MANUFACTURE, AND TRADE PARTS CONTRACTOR	MATERIALS, MANUFACTURE, AND TRADE PARTS CONTRACTOR		
DEMANDS AND PREPARATION CONTRACTOR	DEMANDS AND PREPARATION CONTRACTOR		
INSTALLATION CONTRACTOR	INSTALLATION CONTRACTOR		
MAINTENANCE AND PROTECTION CONTRACTOR	MAINTENANCE AND PROTECTION CONTRACTOR		
CONTROL OF WORK CONTRACTOR	CONTROL OF WORK CONTRACTOR		
REQUESTS FOR INFORMATION (RFIs) CONTRACTOR	REQUESTS FOR INFORMATION (RFIs) CONTRACTOR		
DESIGN REPRESENTATIVE CONTRACTOR	DESIGN REPRESENTATIVE CONTRACTOR		
PRELIMINARY MEASUREMENTS CONTRACTOR	PRELIMINARY MEASUREMENTS CONTRACTOR		
EXISTING CONDITIONS CONTRACTOR	EXISTING CONDITIONS CONTRACTOR		
WARRANTY CONTRACTOR	WARRANTY CONTRACTOR		

### COVER SHEET

NO.	DESCRIPTION	DATE
1	COVER SHEET	10/1/2019
2	GENERAL CONDITIONS	10/1/2019
3	RESPONSIBILITY SCHEDULE	10/1/2019
4	PROJECT TEAM	10/1/2019
5	INDEX OF DRAWINGS	10/1/2019
6	SITE WORK	10/1/2019
7	ALLOWANCES	10/1/2019
8	ALTERNATES	10/1/2019
9	SUBMITTALS	10/1/2019
10	ABBREVIATIONS	10/1/2019
11	OWNER ITEMS	10/1/2019
12	SYMBOLS & MATERIALS	10/1/2019
13	DRAWING STANDARDS	10/1/2019

CS-1

### SUBMITTALS

- CONTRACTOR SHALL SUBMIT THE FOLLOWING ITEMS TO THE ARCHITECT FOR APPROVAL WITHIN 14 DAYS OF IDENTIFICATION OF A SUBMITTAL. SUBMITTALS SHALL BE SUPPORTED BY A DETAILED DESCRIPTION OF THE WORK TO BE PERFORMED AND A SCHEDULE OF VALUES FOR THE SUBMITTAL.
- MECHANICAL CONTRACTOR
  - ELECTRICAL CONTRACTOR
  - PLUMBING CONTRACTOR
  - PAINT CONTRACTOR
  - FINISHES CONTRACTOR
  - TEMPORARY UTILITIES CONTRACTOR
  - CONSTRUCTION AND PROGRESS SCHEDULES CONTRACTOR
  - TEMPORARY UTILITIES CONTRACTOR
  - CONTRACT CLOSE-OUT PROCEDURES CONTRACTOR
  - FINISHES CONTRACTOR
  - MATERIALS, MANUFACTURE, AND TRADE PARTS CONTRACTOR
  - DEMANDS AND PREPARATION CONTRACTOR
  - INSTALLATION CONTRACTOR
  - MAINTENANCE AND PROTECTION CONTRACTOR
  - CONTROL OF WORK CONTRACTOR
  - REQUESTS FOR INFORMATION (RFIs) CONTRACTOR
  - DESIGN REPRESENTATIVE CONTRACTOR
  - PRELIMINARY MEASUREMENTS CONTRACTOR
  - EXISTING CONDITIONS CONTRACTOR
  - WARRANTY CONTRACTOR

### ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	ALUMINUM CLADDING
AD	ALUMINUM DRAINAGE
AL	ALUMINUM LATH
ALU	ALUMINUM
APP	APPROPRIATE
ASPT	ASBESTOS
ASB	ASBESTOS
AW	AWNING
B	BATH
BT	BATH
BK	BATH
BR	BATH
BS	BATH
BUR	BATH
C	CLOSET
CA	CLOSET
CB	CLOSET
CC	CLOSET
CD	CLOSET
CE	CLOSET
CF	CLOSET
CG	CLOSET
CH	CLOSET
CI	CLOSET
CJ	CLOSET
CK	CLOSET
CL	CLOSET
CM	CLOSET
CN	CLOSET
CO	CLOSET
CP	CLOSET
CQ	CLOSET
CR	CLOSET
CS	CLOSET
CT	CLOSET
CU	CLOSET
CV	CLOSET
CW	CLOSET
CX	CLOSET
CY	CLOSET
CZ	CLOSET
DA	CLOSET
DB	CLOSET
DC	CLOSET
DD	CLOSET
DE	CLOSET
DF	CLOSET
DG	CLOSET
DH	CLOSET
DI	CLOSET
DJ	CLOSET
DK	CLOSET
DL	CLOSET
DM	CLOSET
DN	CLOSET
DO	CLOSET
DP	CLOSET
DQ	CLOSET
DR	CLOSET
DS	CLOSET
DT	CLOSET
DU	CLOSET
DV	CLOSET
DW	CLOSET
DX	CLOSET
DY	CLOSET
DZ	CLOSET

### SYMBOLS & MATERIALS

SYMBOL	MATERIAL
1	WOOD
2	CLAY
3	BRICK
4	CONCRETE
5	UNGRADED
6	GRASS
7	GRASS
8	GRASS
9	GRASS
10	GRASS
11	GRASS
12	GRASS
13	GRASS
14	GRASS
15	GRASS
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42	GRASS
43	GRASS
44	GRASS
45	GRASS
46	GRASS
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50	GRASS

### DRAWING STANDARDS

1. ALL DIMENSIONS ARE TO FINISHED WALL UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO COORDINATE ALL ELECTRICAL, PLUMBING, AND HVAC ROUTING THROUGH CONCEALED SPACES. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS WITH THE ARCHITECT AND PROVIDE DIMENSIONED DRAWINGS TO THE ARCHITECT FOR APPROVAL.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO FINISHED WALL UNLESS OTHERWISE NOTED.
4. FINISH TO MATCH ARCHITECT'S DIMENSIONS UNLESS OTHERWISE NOTED.
5. ANY DIMENSIONS BETWEEN THE ARCHITECT'S DIMENSIONS AND ACTUAL FIELD DIMENSIONS SHALL BE PROPORTION TO THE ARCHITECT'S DIMENSIONS FOR CONSTRUCTION PURPOSES ONLY.
6. DIMENSIONS TO BE WITHIN TOLERANCES AS NOTED ON THE DRAWINGS.
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### OWNER ITEMS

- THE FOLLOWING IS A LIST OF ITEMS THAT MAY REQUIRE THE OWNER TO SELECT CONTRACTORS/PROFESIONALS/ITEMS: ETC. IF APPLICABLE TO THE PROJECT SCOPE.
- OWNER TO SELECT CABINET STYLE, LAYOUT AND HINGES
  - OWNER TO SELECT APPLIANCES
  - OWNER TO SELECT CONTRACTOR FOR INTERIOR AND EXTERIOR PAINT
  - OWNER TO SELECT CONTRACTOR FOR INTERIOR AND EXTERIOR PAINT
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CQ	CLOSET
CR	CLOSET
CS	CLOSET
CT	CLOSET
CU	CLOSET
CV	CLOSET
CW	CLOSET
CX	CLOSET
CY	CLOSET
CZ	CLOSET
DA	CLOSET
DB	CLOSET
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### DRAWING STANDARDS

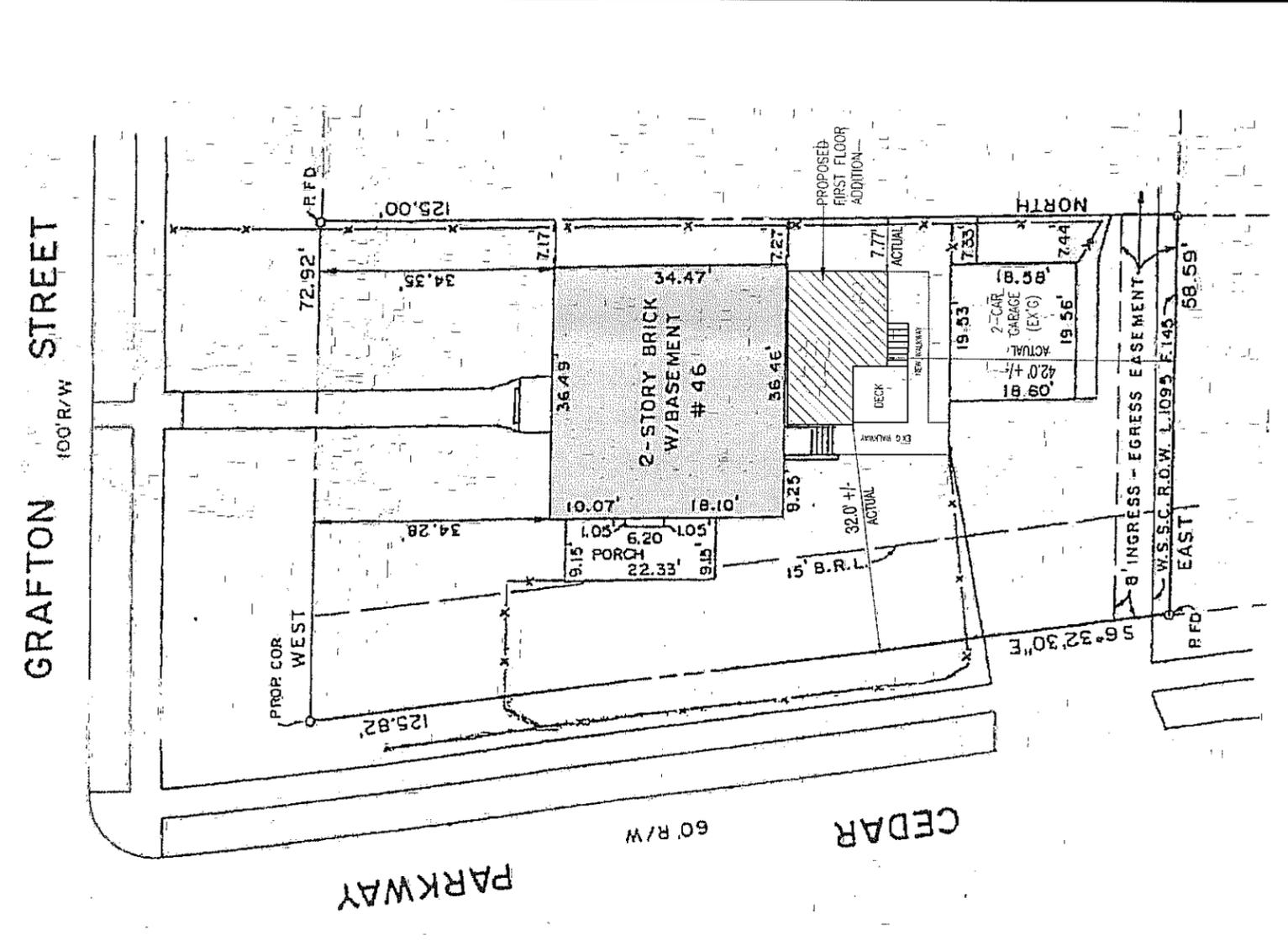
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PROFESSIONAL CORP. LICENSE  
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect in the State of Maryland. License #831, exp. date 30 November 2019.

Job Name:  
**MCDANIEL RESIDENCE**  
46 GRAFTON STREET  
CHEVY CHASE, MD 20815

Drawn by:  
**ARCHITECTURAL SITE PLAN**

<small>Project #:</small>	102200
<small>Date:</small>	
<small>Drawn by:</small>	A.S., C.B.
<small>Checked by:</small>	
<small>Date:</small>	24 OCT '18 10:00 AM
<small>Scale:</small>	AS SHOWN
<small>Notes:</small>	1. SEE THE MAP SUBMISSION



**1** ARCHITECTURAL SITE PLAN  
SCALE: 1" = 10'-0"  
NORTH

# DEMOLITION KEYNOTES

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

# DEMOLITION NOTES

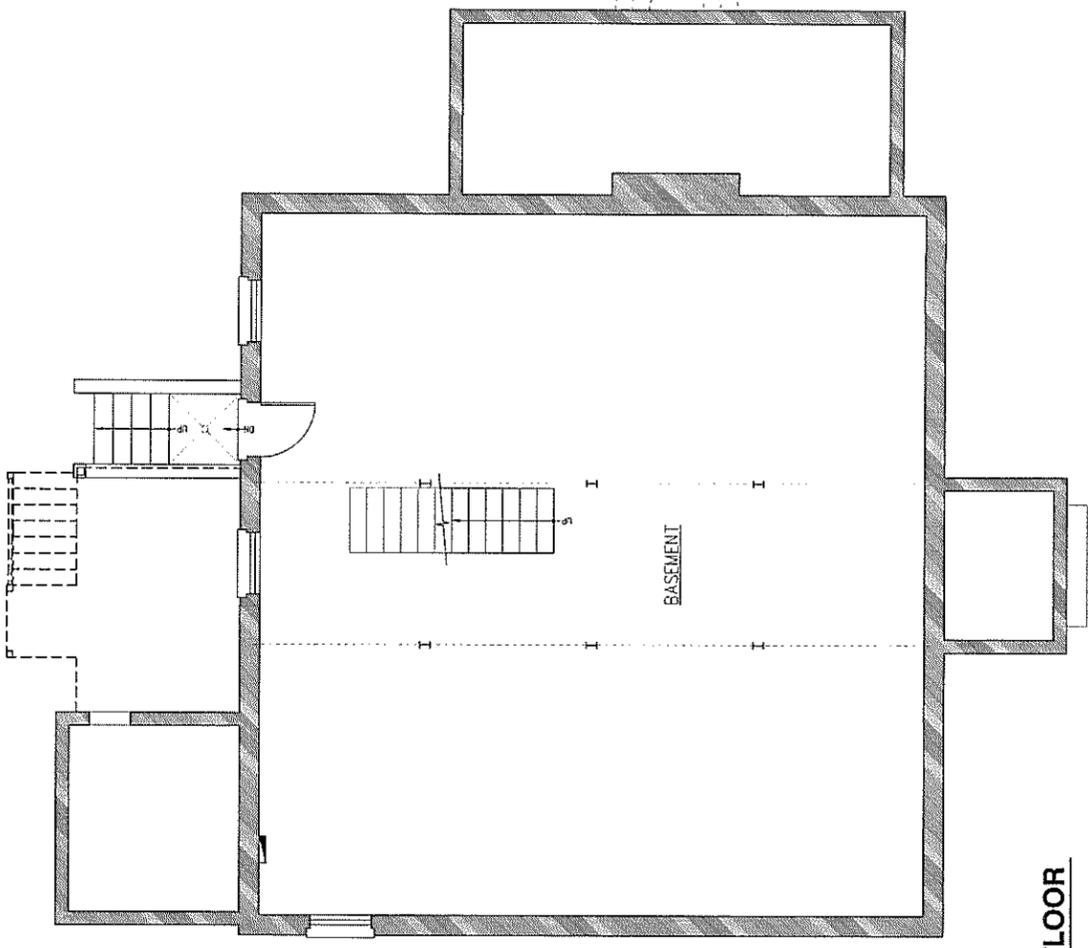
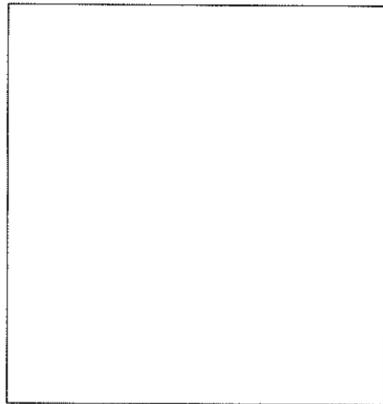
1. ALL ITEMS LISTED TO BE SAVED SHALL BE STORED ON SITE AS DIRECTED BY OWNER. SEE LIST OF ITEMS ON THIS SHEET. CONTRACTOR SHALL CLEAN AND CHECK ALL WORK AREAS FOR DEBRIS AND REMOVE ALL DEBRIS TO THE STREET. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES.
2. CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES.
3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.
4. ALL ELECTRICAL WIRING AND PLUMBING WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN ITS COMPLETE FIT. IT WILL NOT BE INCORPORATED INTO THE NEW WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES.
6. CONTRACTOR TO KEEP ON SITE ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES.
7. CONTRACTOR TO PROVIDE TEMPORARY DUST BARRIERS, ROOTS, PEST PROTECTION, AND SECURITY MEASURES. CONTRACTOR TO PROVIDE TEMPORARY DUST BARRIERS, ROOTS, PEST PROTECTION, AND SECURITY MEASURES. CONTRACTOR TO PROVIDE TEMPORARY DUST BARRIERS, ROOTS, PEST PROTECTION, AND SECURITY MEASURES.
8. CONTRACTOR TO PROVIDE RAM BOARD PROTECTIVE SHEATHING ON HORIZONTAL SURFACES AT AREA OF WORK TO PROTECT FACES AS REQUIRED.
9. SCOPE OF DEMOLITION SHALL INCLUDE WORK REASONABLY IMPLIED BUT NOT SPECIFICALLY SHOWN.
10. THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL ITEMS AT THIS SITE.

# ITEMS TO BE SAVED

THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL FOR ALL ITEMS REMOVED ON THIS PROJECT. THE FOLLOWING ITEMS SHALL BE REMOVED WITH CARE DURING DEMOLITION AND STORED ON SITE FOR RE-USE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES.

# LEGEND

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



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

**Flanagan**  
ARCHITECTS, AIA

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

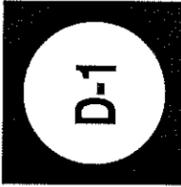
PROFESSIONAL LICENSE # 17000  
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect in the State of Maryland.  
License # 6531; exp. date 30 November 2009

Job Name:  
**MCDANIEL RESIDENCE**

46 GRAFTON STREET  
CHEVY CHASE, MD 20815

Sheet Description:  
**BASEMENT FLOOR DEMOLITION PLAN**

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





Project	F. 123000
Drawn by	JAC, CB
Checked by	
Date	24 OCT 18 00 00
Scale	3/16" = 1'-0"

**FLOOR PLAN KEYNOTES CONTINUE FROM SHEET A-1**

- (101) NEW CONCRETE SLAB, SEE STRUCTURAL DRAWINGS/FRAMING PLANS
- (102) NEW FOUNDATION WITH 1" SLOPE, SEE UT TERPED BRICK (SEE) EXPOSED AT INTERIOR SEE STRUCTURAL DRAWINGS/FRAMING PLANS
- (103) FINISH FLOOR FINISHING SEE STRUCTURAL DRAWINGS
- (104) FINISH FLOOR FINISHING SEE STRUCTURAL DRAWINGS
- (105) 1/2" CPG EXPOSED
- (106) A. ON 2x4 WOOD STUDS @ 16" OC, TP
- (107) B. ON 2x6 WOOD STUDS @ 16" OC, TP
- (108) C. ON 2x8 WOOD STUDS @ 16" OC, TP
- (109) D. ON 2x10 WOOD STUDS @ 16" OC, TP
- (110) E. ON 2x12 WOOD STUDS @ 16" OC, TP
- (111) F. ON 2x14 WOOD STUDS @ 16" OC, TP
- (112) 5" TYPE X FIRE RATED GYP BOARD AT ALL WALLS & OC SEPARATING WALLS & CEILING
- (113) 5" TYPE X FIRE RATED GYP BOARD AT ALL 2x4 EXTERIOR WALLS
- (114) 6-10 KRAFT FIBER FACED INSULATION, TP
- (115) 6-10 KRAFT FIBER FACED INSULATION, TP
- (116) 6-10 KRAFT FIBER FACED INSULATION, TP
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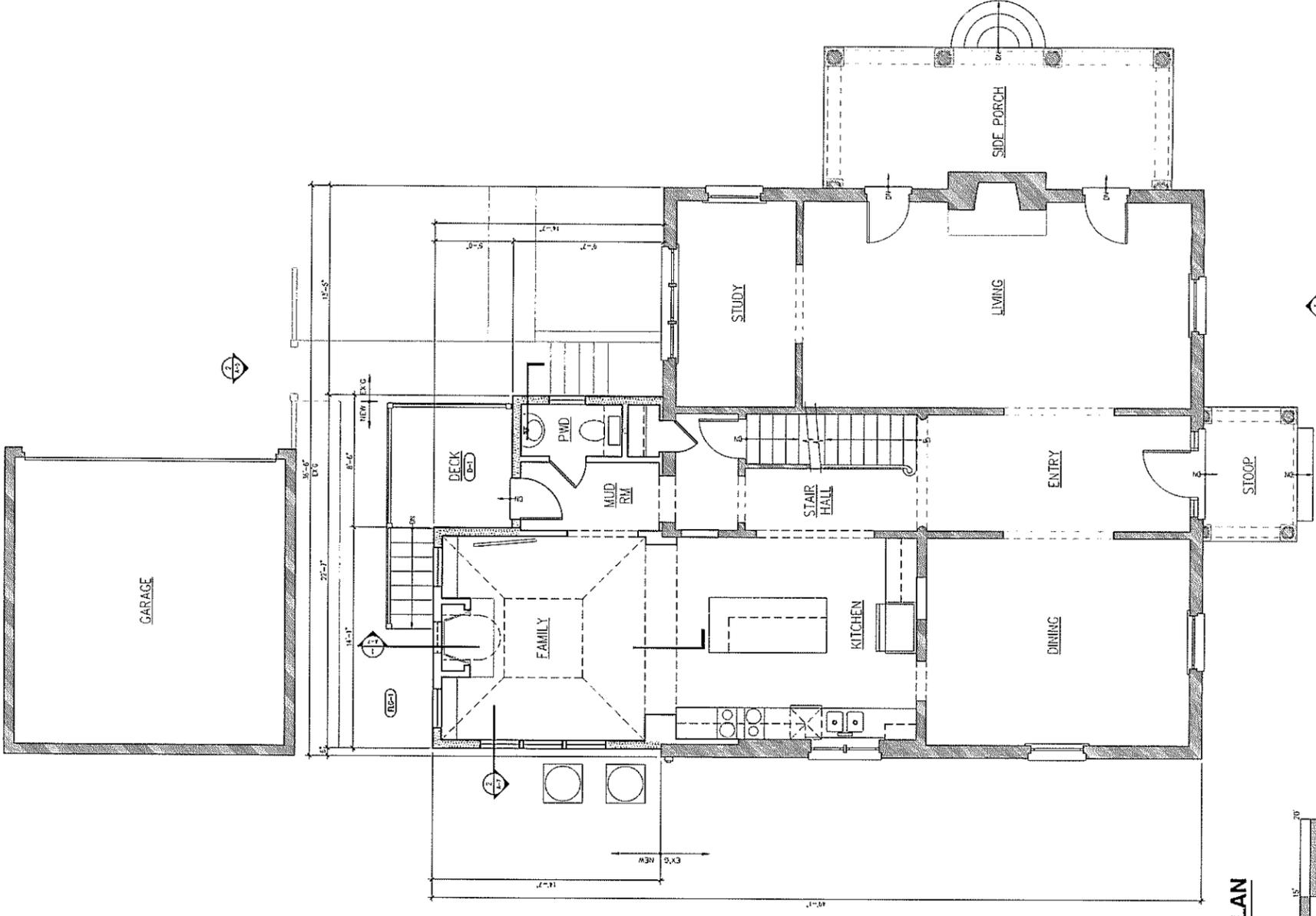
**FLOOR PLAN KEYNOTES CONTINUE ON SHEET A-3**

**PLAN NOTES**

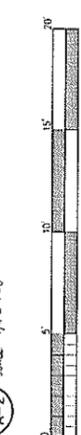
1. ALL DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE (UN O).
2. CONTRACTOR TO PROVIDE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS ABUT.
3. CONTRACTOR SHALL PATCH AND PREPARE ALL SURFACES AS REQUIRED FOR FINISH FINISHES.
4. DOORS SHALL BE LOCATED 6" FROM PERPENDICULAR WALL PLANE ON INCHES SEE HANDSOME EQUIPMENT ETC. COORDINATE WITH ARCHITECT AND OWNER.
5. PROVIDE SMOOTH WOOD FLOORING IN HALLS FOR LOCKERS, TRAY ROOM ACCESSORIES, HANDSOME EQUIPMENT ETC. COORDINATE WITH ARCHITECT AND OWNER.
6. ALL FLOOR MATERIAL CHANGES BETWEEN ROOMS SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOOR OR CLOSED DOORWAY. PROVIDE SQUARED EDGE TRIM WHEN APPLICABLE TO MATCH FLOOR MATERIALS.
7. ALL FLOOR ELEVATIONS ARE MEASURED TO TOP OF FLOOR SLAB/BREAKING VINYL.
8. SLOPE GRADE 1/8" PER FT MIN FOR 4" MIN FROM PERIMETER.
9. WHEN A FLOOR IS UNDER PAINT FINISHES, THE CONTRACTOR SHALL PREPARE A TYPICAL SECTION TO MATCH FLOORING THROUGHOUT THE ENTIRE PROJECT.
10. CONTRACTOR TO PROVIDE A WINDOW OF ONE FEET EXPOSURE ON EACH LEVEL FOR THE DURATION OF CONSTRUCTION.

**LEGEND**

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



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











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

PART 1 GENERAL

1.1 SECTION INCLUDES

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

1.2 REFERENCES

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

1.3 SUBMITTALS

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

1.4 QUALITY ASSURANCE

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

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

## 1.5 DELIVERY, STORAGE, AND HANDLING

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

## 1.6 PROJECT CONDITIONS

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

## 1.7 WARRANTY

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

## PART 2 PART 2 PRODUCTS

### 2.1 MANUFACTURERS

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

### 2.2 ALUMINUM-CLAD WOOD WINDOWS AND PATIO DOORS - GENERAL

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

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

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

X

Anodized Finish:

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

X

AAMA 2605 PVDF Optional Color for Patio Doors:

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

### 2.3 ALUMINUM-CLAD-WOOD WINDOW ASSEMBLIES (SITELINE)

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

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

B. Window Fabrication:

1. Window Type: Awning windows.

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

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

c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.

1) Glazing Bead: [Traditional Beveled] [~~Contemporary Square~~].

2. Window Type: Casement windows.

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

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

c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.

1) Glazing Bead: [Traditional Beveled] [~~Contemporary Square~~].

3. Window Type: Double-hung windows.

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

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

c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.

1) Glazing Bead: [Traditional Beveled] [~~Contemporary Square~~].

d. Sash Bottom Rail: [2-1/4 inches (57.2 mm) (Standard)] [~~4-1/2 inches (113.0 mm)]~~

X

Window Type: Horizontal sliding windows.

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

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

c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.

1) Glazing Bead: [Traditional Beveled] [Contemporary Square].

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

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

N. Grilles:

1. Type: Simulated Divided Lites (SDL).

a. Exterior Muntins:

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

2) Profile: Beaded.

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



Profile: Putty.

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

4) Pattern: As scheduled and indicated on Drawings.

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

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

d. Interior Muntins:

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

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

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



Type: Full Surround Wood Grilles.

a. Material: Unfinished clear pine.

b. Profile: Modified OGEE.

c. Pattern: As scheduled and indicated on Drawings.

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



Type: Grilles Between the Glass (GBG).

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

b. Profile: Flat.

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

c. Profile: Contour.

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

d. Pattern: As scheduled and indicated on Drawings.

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

2.4 ALUMINUM-CLAD-WOOD PATIO DOOR ASSEMBLIES

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

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

B. Patio Door Fabrication:

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

2. Panels: Machine clamped corners.

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

4. Cladding: Aluminum corners are jointed and sealed.

C. Frames:

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

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

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

### PART 3 EXECUTION

#### 3.1 EXAMINATION AND PREPARATION

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

#### 3.2 INSTALLATION

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

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

### 3.3 FIELD QUALITY CONTROL

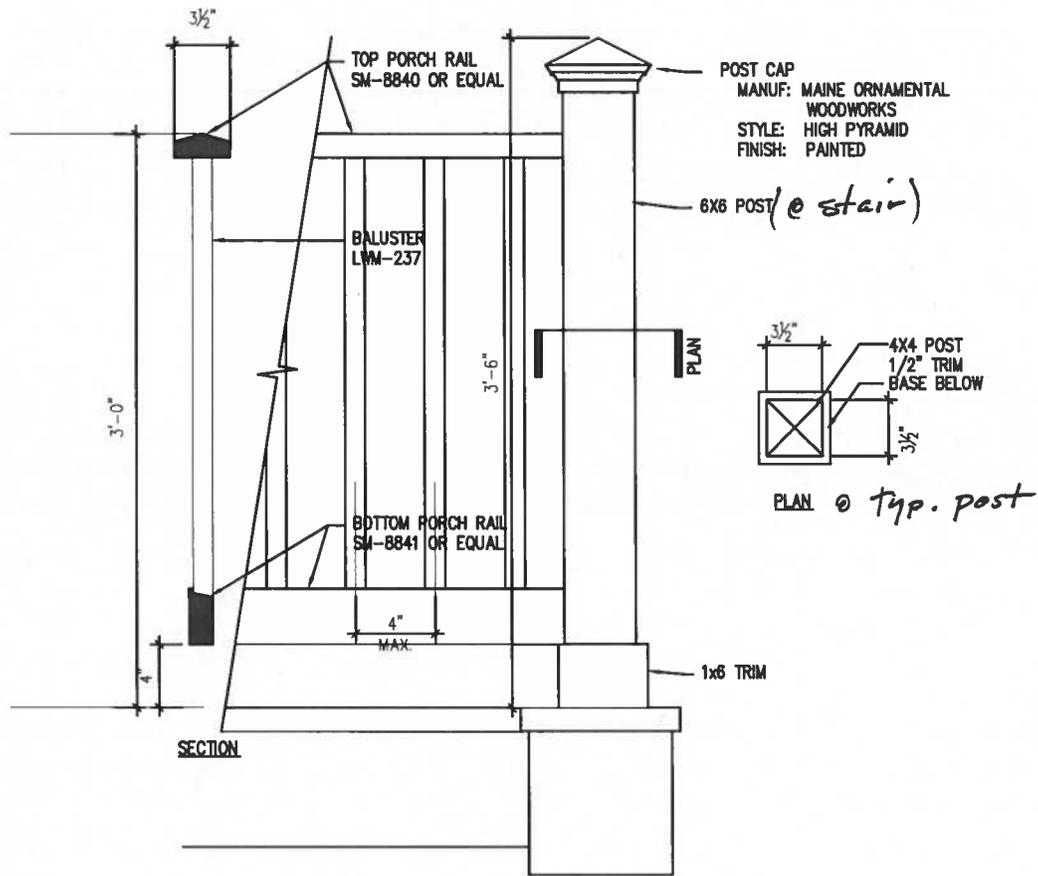
- A. Manufacturers' Field Services: Perform field inspections as recommended by manufacturer.

### 3.4 CLEANING AND PROTECTION

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

END OF SECTION

46 Grafton St.



1

# DECK RAILING

SCALE: 1"=1'-0"



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



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

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





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

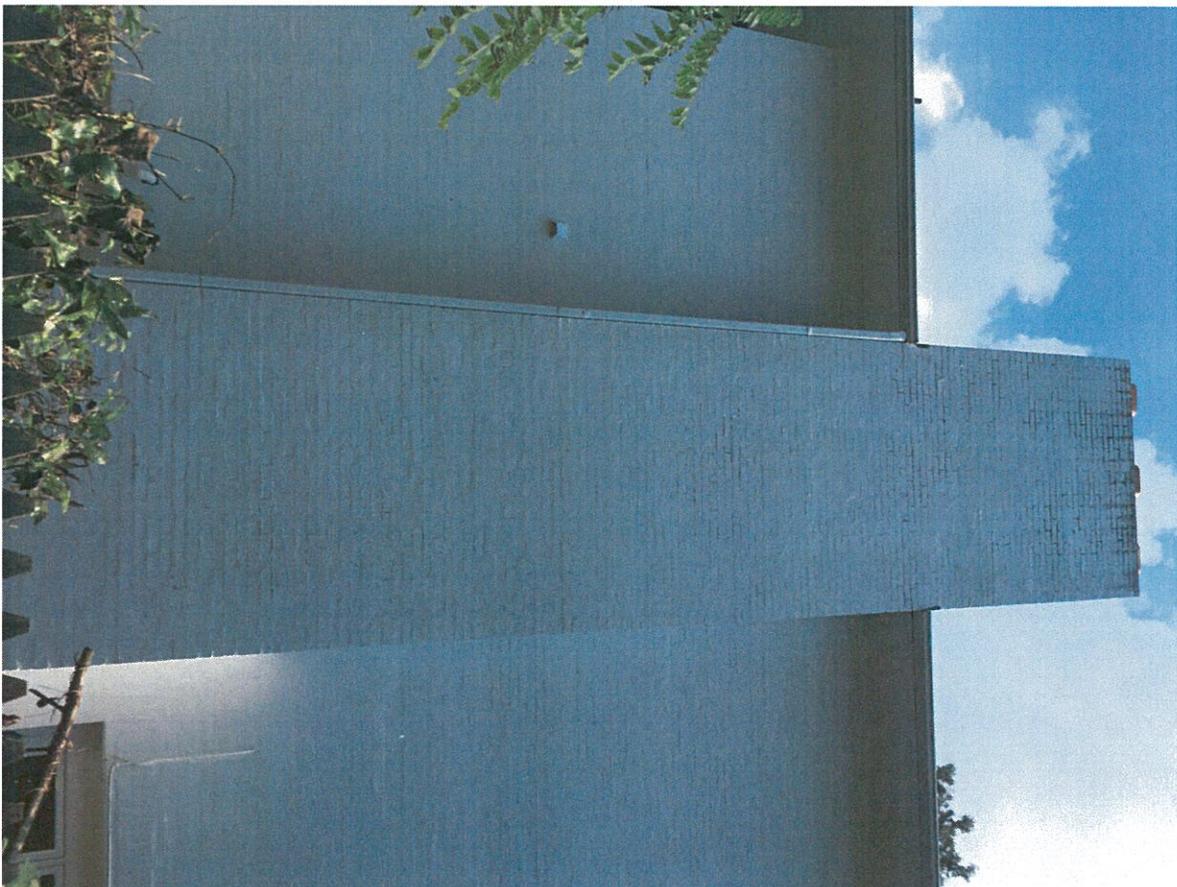
▼ BELOW: VIEW OF EXISTING FIRST STORY ADDITION TO BE REMOVED (WHITE SIDING) AND CONTEXT OF EXISTING CONSTRUCTION AND DETAILING OF MAIN STRUCTURE TO REMAIN ABOVE.





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

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





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

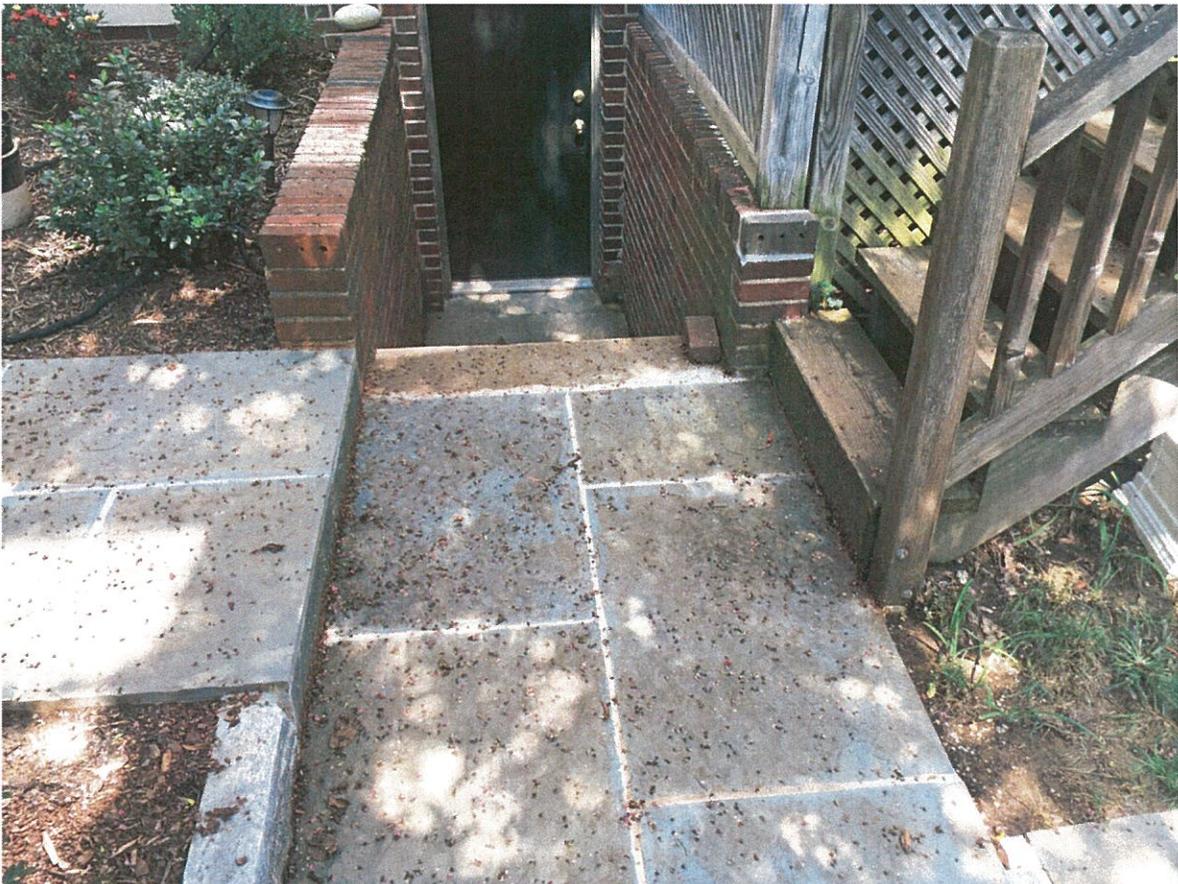


CONTEXTUAL VIEW OF REAR OF HOUSE AND COVERED PORCH TO BE DEMOLISHED. LEFT MOST SIDE OF COVERED PORCH TO BE THE EXTENT OF NEW ADDITION IN ORDER TO REUSE EXISTING STRUCTURAL FOUNDATION WALL ADJACENT TO BASEMENT AREAWAY STAIRS FOR NEW CONSTRUCTION ABOVE.



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

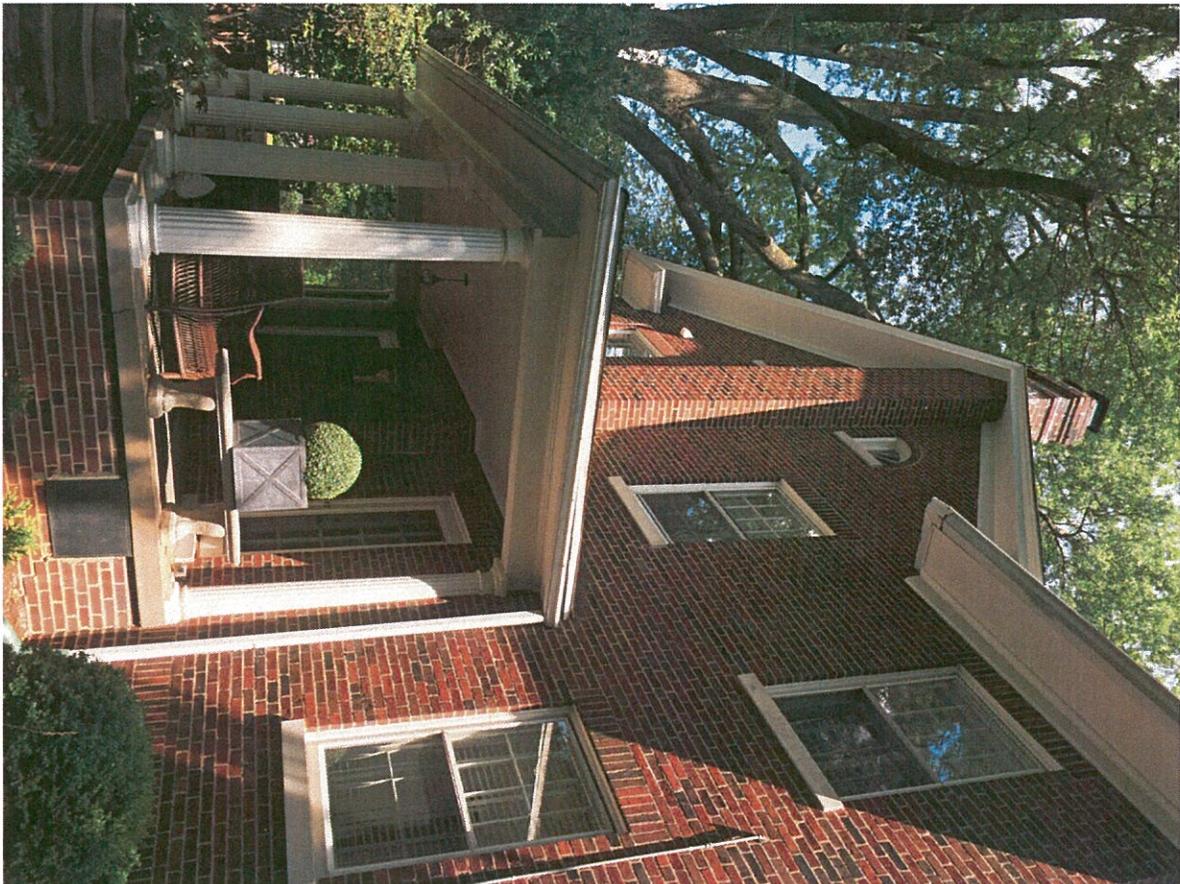
▼ BELOW: EXISTING AREAWAY TO REMAIN. RIGHT MOST BRICK WALL INDICATES EXTENT OF NEW ADDITION ABOVE. EXISTING STAIRS TO BE RECONFIGURED.





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

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



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

**Owner's mailing address**

DOUGLAS McDANIEL  
40 GRAFTON STREET  
CHEVY CHASE, MD 20815

**Owner's Agent's mailing address**

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

**Adjacent and confronting Property Owners mailing addresses**

ROBERT AXELROD  
44 GRAFTON STREET  
CHEVY CHASE, MD 20815

CHRISTOPHER DYMOND  
3933 OLIVER STREET  
CHEVY CHASE, MD 20815

MICHAEL KELLEHER  
25 GRAFTON STREET  
CHEVY CHASE, MD 20815

MAY TAYLOR  
100 GRAFTON STREET  
CHEVY CHASE, MD 20815

JOHN SANDERS  
5700 CEDAR PARKWAY  
CHEVY CHASE, MD 20815

THOMAS EGAN  
101 GRAFTON STREET  
CHEVY CHASE, MD 20815

Montgomery County Zoning (last amended: April 10, 2018 H-126, H-127, H-128)

Address: PJ

Details
Layers
Info
Dev. Info
Print
Measure

**Property Info**

Location: Latitude: 38.9073  
Longitude: -77.0623

ACCT #: 02495272

Parcel, Lot, Block: P920, N/A, N/A

Address: 46 GRAFTON ST  
CHEVY CHASE, 20815

Legal Description: LT 9 SIDE GRAFTON ST CH CH SEC 2

Latitude: Single Family Detached

WSSC Grid: 208RW04

Zoning Info: R-60

Zone: N/A

Overlay Zone: N/A

TDR Overlay: N/A

Allowable Use Table: 2002.02C

Map Amendments: G-566, G-956

Other Legislative Districts:

Schools: The J. Sewel Bishop

Water/Sewer: EA1 / SA

Geography: CHEVY CHASE VILLAGE

Municipality: BETHESDA CHEVY CHASE DISTRICT

Master Plan: CHEVY CHASE VILLAGE DISTRICT

Historic Site/District: N/A

Parking District: N/A

Urban District: N/A

Central Business District: N/A

Historic District: N/A

Special Protection Area: N/A

Historic Zones: N/A

Area of Environmental Impact: N/A

Special Tax District: N/A

Subsidiary Ordinances: N/A

Map Amendment: N/A

Map Station Policy: N/A

Also: N/A

Priority Funding Area: Yes

[Click here](#) to see a list of Development Plans that exist at the selected location

Real Property Data Search ( w4)



Search Result for MONTGOMERY COUNTY

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

②

## Real Property Data Search ( w4)

## Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 07 Account Number - 00454140								
Owner Information										
Owner Name:		DYMOND CHRISTOPHER M & NGOC MINH LE			Use:		RESIDENTIAL			
Mailing Address:		3933 OLIVER ST CHEVY CHASE MD 20815-3434			Principal Residence:		YES			
					Deed Reference:		/26503/ 00607			
Location & Structure Information										
Premises Address:		3933 OLIVER ST CHEVY CHASE 20815-3434			Legal Description:		CHEVY CHASE SEC 1			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	312
HN41	0000	0000		0008		3	P17	2017	Plat Ref:	
Special Tax Areas:		Town:			CHEVY CHASE VILLAGE					
		Ad Valorem:								
		Tax Class:			19					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1940		2,586 SF		485 SF		11,143 SF		111		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	BRICK	3 full/ 2 half	1 Detached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		802,100		802,100						
Improvements		628,900		641,400						
Total:		1,431,000		1,443,500		1,439,333		1,443,500		
Preferential Land:		0						0		
Transfer Information										
Seller: SMITH, GEORGE N & SUSAN		Date: 01/21/2004		Price: \$1,295,000						
Type: ARMS LENGTH IMPROVED		Deed1: /26503/ 00607		Deed2:						
Seller: WEEMS, STERLING J & J W		Date: 09/15/1999		Price: \$895,000						
Type: ARMS LENGTH IMPROVED		Deed1: /17491/ 00129		Deed2:						
Seller:		Date: 08/03/1967		Price: \$47,500						
Type: ARMS LENGTH IMPROVED		Deed1: /03636/ 00668		Deed2:						
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										

Real Property Data Search ( w4)

(3)

Search Result for MONTGOMERY COUNTY

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

Real Property Data Search ( w4)



Search Result for MONTGOMERY COUNTY

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

Real Property Data Search ( w4)

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Search Result for MONTGOMERY COUNTY

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

Real Property Data Search ( w4)



Search Result for MONTGOMERY COUNTY

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