

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	35 West Lenox St., Chevy Chase	Meeting Date:	2/12/2019
Resource:	Outstanding Resource (Chevy Chase Village Historic District)	Report Date:	2/5/2019
Applicant:	Elizabeth Hilder and Randy Smith (Lila Fendrick, Architect)	Public Notice:	1/29/2019
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-19B	Staff:	Michael Kyne
PROPOSAL:	Tree removal, new hardscaping, and grading		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1916-1927



Fig. 1: Subject property.

PROPOSAL:

The applicants propose the following work items at the subject property:

Removal

- Removal of the non-historic concrete paver front walkway and landings (one landing at the bottom of front steps and one landing between the curb and sidewalk).
- Removal of the non-historic concrete paver walkway at front/left (west) side parallel to street.
- Removal of the non-historic concrete paver terrace at the front/left (west) side.
- Removal of the non-historic curving stone path at the left (west) side.
- Removal of one ornamental crabapple tree from the front.
- Removal of the ornamental hedge at the front.

Installation

- Installation of a bluestone paver front walkway and landings (the walkway and the landing adjacent to the house to be set on concrete, and the landing between curb and sidewalk to be set in dust).
- Creation of a front lawn where the existing concrete paver walkway is at the front/left (west) side parallel to the street.
- Installation of a bluestone paver terrace at the front/left (west) side in the approximate location of the existing concrete paver terrace.
- Installation of a curving gravel path with slab stone “barn steppers” and steel edging with black finish in place of the existing curving stone path at the left (west) side.
- Two native dogwood trees to be planted at the front to replace the crabapple tree to be removed and a second crabapple tree that was previously removed.
- Native plants (i.e., yellow and red twig dogwoods, Virginia Sweetspire, and dwarf oakleaf hydrangea) to be planted at the front in place of the ornamental hedge.
- Installation of subsurface drainage below the front lawn and slight berming adjacent to the front sidewalk to address existing drainage issues.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) 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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, 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*;

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.

864150



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: team@fendrickdesign.com Contact Person: Lila Fendrick
Daytime Phone No.: 301-907-7700 x 15
Tax Account No.: _____
Name of Property Owner: Elizabeth Hilder and Randy Smith Daytime Phone No.: _____
Address: 35 West Lenox Street Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREREQUISITES

House Number: 35 Street: West Lenox Street
Town/City: Chevy Chase nearest Cross Street: Magnolia Pkwy
Lot: P9 Block: 42 Subdivision: 0009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☒ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR 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.

Elizabeth Hilder
Signature of owner or authorized agent

1-18-19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

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:

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

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

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

<p>Owner's mailing address</p> <p>Elizabeth Hilder and Randy Smith 35 West Lenox Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>Lila Fendrick Lila Fendrick Landscape Architecture and Garden Design 6904 West Avenue Chevy Chase, MD 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Luke O'Boyle Chevy Chase Club 6100 Connecticut Avenue Chevy Chase, MD 20815</p>	<p>Mr. Jerome Powell Ms Elissa Leonard 37 West Lenox Chevy Chase, MD 20815</p>
<p>Mr. and Mrs. Dan Coughlan 20 West Lenox Chevy Chase, MD 20815</p>	<p>Mr. and Mrs. Peter Keisler 20 Magnolia Parkway Chevy Chase, MD 20815</p>
<p>Mr. and Mrs. John Ryan 33 West Lenox Chevy Chase, MD 20815</p>	

Written Description of Project

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

The house is an outstanding contributing resource in Chevy Chase Village. No changes are proposed to the house or existing brick front steps.

The existing garden at 35 West Lenox Street is organized as a formal garden in the front of the house and a more informal garden on the west side of the house. A concrete paver terrace wider than the front curving brick steps and walkway extends from the bottom of the front brick steps to the sidewalk and curb. Two white painted gate posts are located approximately 1'-9 ½" behind the sidewalk. The concrete pavers (resembling cobblestone) extend towards the west edge of the front garden and terminate in a circular terrace. A lawn panel to the right of the front walkway completes the cross axis. Curving holly hedges terminate the two ends of the cross axis. Perennial borders and dwarf boxwood hedges frame the paver walks and lawn pane. A front evergreen hedge along the sidewalk and much of the dwarf boxwood hedging is in poor condition.

Originally, two flowering trees framed the front entry to the house. The tree to the east of the entry path was removed when the water line to the house had to be replaced. Further damage to the original east planting bed and perimeter hedge occurred when a sewer line was replaced. These disruptions altered the grading and contributed to drainage problems in the front garden.

To the west of the house an informal, curving pathway of irregular stepping stones and boulder steps leads to a metal fence and gate and beyond to a lower level garden. The uneven step heights of the informal path and continuous dark colors of the pavers are dangerous to navigate.

While the axial design of the current garden is appropriate for the center hall design of the home, the great extent of concrete pavers, the quality of the concrete pavers and shabby condition of the plant materials do not contribute to the garden being considered a historical feature.

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

The proposed design incorporates elements of the original cross-axial design of the front garden and updates it to reflect contemporary preferences for environmentally friendly alternatives. The proposed project would greatly reduce the extents of paving in the front garden with more pervious surfaces (lawn and planting beds) and make the west side pathway safer to use.

The proposed design replaces the vast extents of front concrete pavers with a 4'-0" deep curving bluestone landing, the width of the existing curving steps, at the bottom of the front brick steps. A 4'-9" wide front walk, centered on the front entry, would extend to the sidewalk, and fit within two existing gate posts. This front walk would be installed on a concrete setting bed. Narrow brick bands would be placed between the bluestone joints to tie the materials of the brick front steps and house with the new bluestone material. A 4'-9" wide landing between the sidewalk and curb would replace the existing concrete paver landing. This new landing would be installed on stone dust.

The concrete paver walkway to the west (left side of entry walk) would be replaced with lawn. On both sides of the front entry walk, curving lawn panels would form a cross axis with the new narrower front walk.

A small bluestone terrace placed at the west end of the front garden would terminate the front garden's east-west axis.

On the west side of the house, curving gravel paths with slab stone Barn steppers (a light-colored stone) would be built with steps of even riser heights.

The original paired flowering trees in the original garden would be replaced with two native flowering dogwoods. The continuous front hedging would be replaced with predominantly native plants such as yellow and red twig dogwoods, Virginia Sweetspire, and dwarf oakleaf hydrangea. Struggling dwarf boxwood hedging would be replaced with native perennials and grasses.

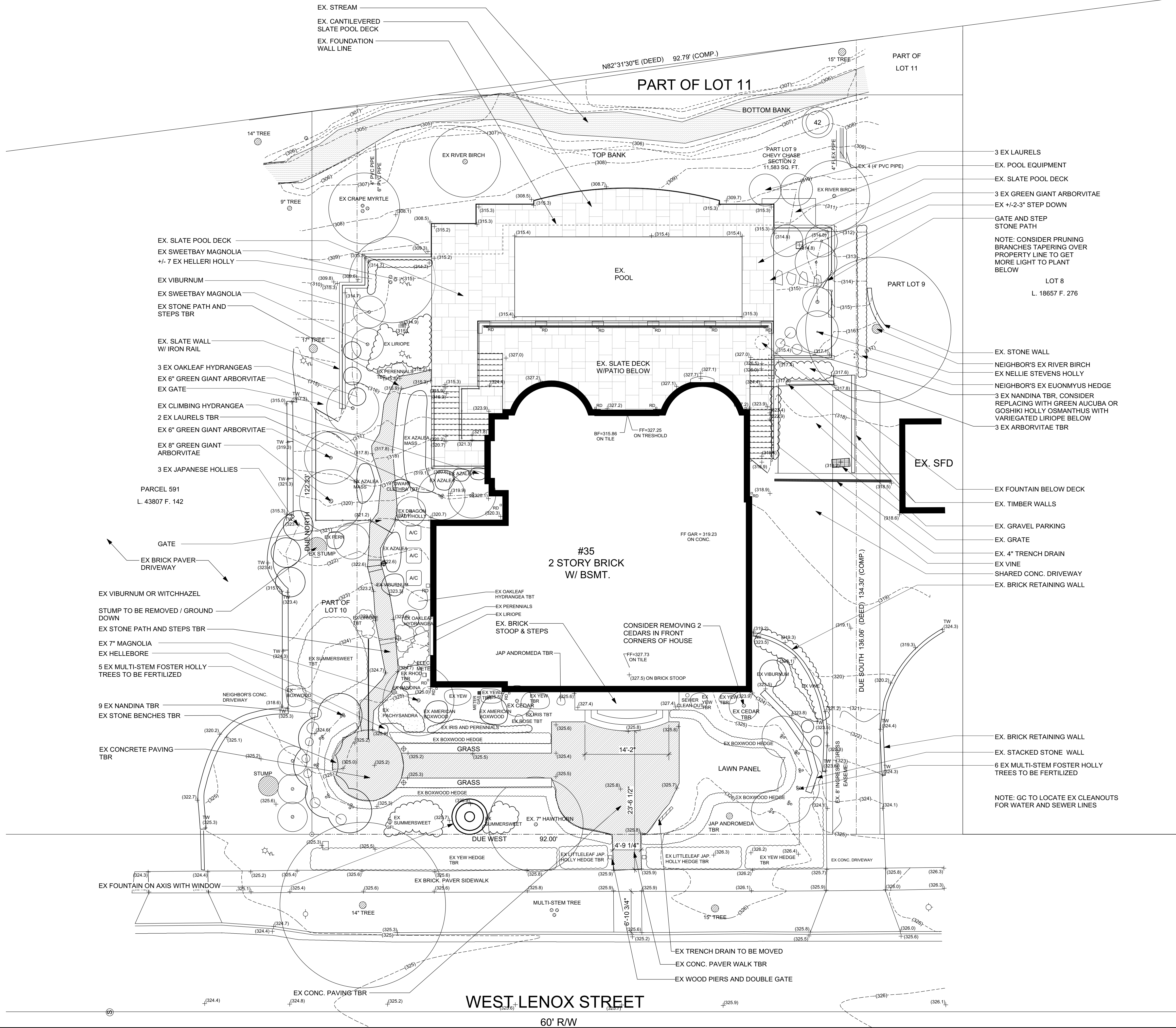
Drainage would be addressed with slight berming of the east bed adjacent to the sidewalk, and the introduction of area drains and subsurface drainage below the front lawn.

The proposed design would enhance the appearance of the house with the introduction of a more appropriately scaled entry walkway. Using more environmentally and historically appropriate materials, such as locally sourced bluestone and brick, will create a more harmonious setting for the house. Reducing the extents of paving will provide a more pervious garden environment. Introducing more native plants will improve the wildlife value of the garden as a magnet for pollinators.

The replacement of the paving and changes to the front hedge line will have no negative impact on the existing street trees.

In conclusion, the proposed design will improve the garden setting for this historic home and enhance its environmental setting.

CHEVY CHASE CLUB
PARCEL "B"
PLAT NO. 22441



HILDER SMITH RESIDENCE

35 West Lenox Street, Chevy Chase, MD 20815

LILA FENDRICK landscape architecture & garden design
6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

Project Title

Lot 8
L. 18657 F. 276

General Notes

1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/tic 48 hours in advance of any work in this vicinity. the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. the excavator is responsible for compliance with the requirements of the local jurisdiction.

2. All subsurface pipes to be rigid PVC pipe.

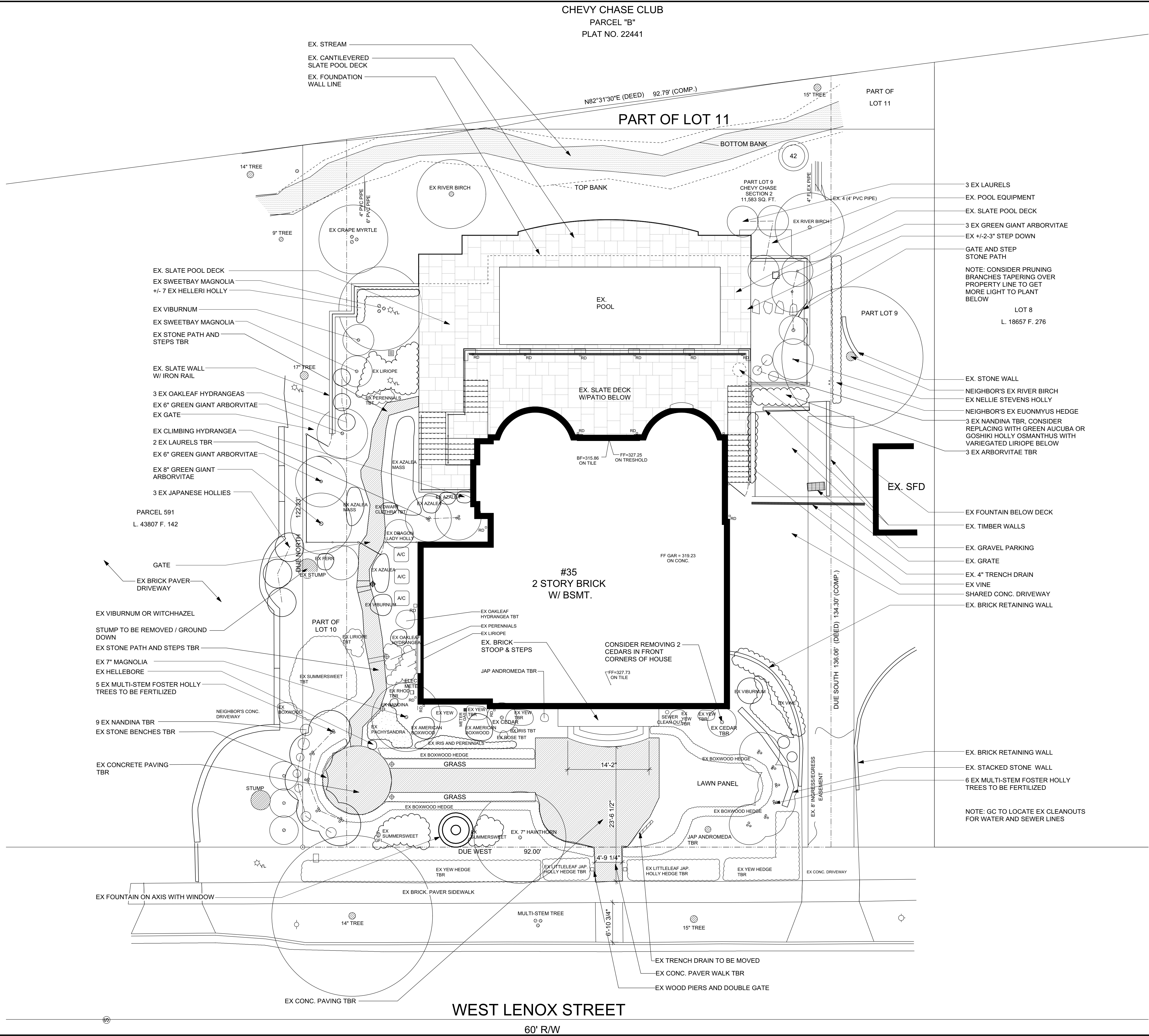
Sheet Title

Existing Conditions Plan

Date 2019-01-18

Scale 1/8"=1'-0"

Sheet No. 1 of 10



CHEVY CHASE CLUB
PARCEL "B"
PLAT NO. 22441

PART OF LOT 11

PART OF
LOT 11

BOTTOM BANK

N82°31'30"E (DEED) 92.79' (COMP.)

15' TREE

PART LOT 9
CHEVY CHASE
SECTION 2
11,583 SQ. FT.

4" EX. PVC PIPE

EX. 4" (4" PVC PIPE)

- 3 EX LAURELS
- EX. POOL EQUIPMENT
- EX. SLATE POOL DECK
- 3 EX GREEN GIANT ARBORVITAE
- EX +/-2-3" STEP DOWN
- GATE AND STEP
- STONE PATH
- NOTE: CONSIDER PRUNING BRANCHES TAPERING OVER PROPERTY LINE TO GET MORE LIGHT TO PLANT BELOW

LOT 8
L. 18657 F. 276

- EX. STONE WALL
- NEIGHBOR'S EX RIVER BIRCH
- EX NELLIE STEVENS HOLLY
- NEIGHBOR'S EX EUONMYUS HEDGE
- 3 EX NANDINA TBR, CONSIDER REPLACING WITH GREEN AUCUBA OR GOSHIKI HOLLY OSMANTHUS WITH VARIEGATED LIRIOPE BELOW
- 3 EX ARBORVITAE TBR

- EX. STONE WALL
- EX. TIMBER WALLS
- EX. GRAVEL PARKING
- EX. GRATE
- EX. 4" TRENCH DRAIN
- EX VINE
- SHARED CONC. DRIVEWAY
- EX. BRICK RETAINING WALL

- EX. BRICK RETAINING WALL
- EX. STACKED STONE WALL
- 6 EX MULTI-STEM FOSTER HOLLY TREES TO BE FERTILIZED

NOTE: GO TO LOCATE EX CLEANOUTS FOR WATER AND SEWER LINES

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TO BE TRANSPLANTED
	TO BE REMOVED
	LANDSCAPE CONTRACTOR
	GENERAL CONTRACTOR
	DOWNSPOUT
	AREA DRAIN
	HOSE BIB
	HARDSCAPE TO BE REMOVED

**HILDER SMITH
RESIDENCE**

35 West Lenox Street, Chevy Chase, MD 20815

Project Title

LILA FENDRICK landscape architecture & garden design
6904 West Avenue Chevy Chase, Maryland 20815
(301) 907-7700

No.

Date

Revision Notes

2019-01-18	HAWP Application
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Topographic Survey by
Landmark Engineering,
11/2017

General Notes

1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/tic 48 hours in advance of any work in this vicinity. the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation, the excavator is responsible for compliance with the requirements of the local jurisdiction.

2. All subsurface pipes to be rigid PVC pipe.

Sheet Title

Existing Planting Plan

Date

2019-01-18

Scale

Sheet Scale

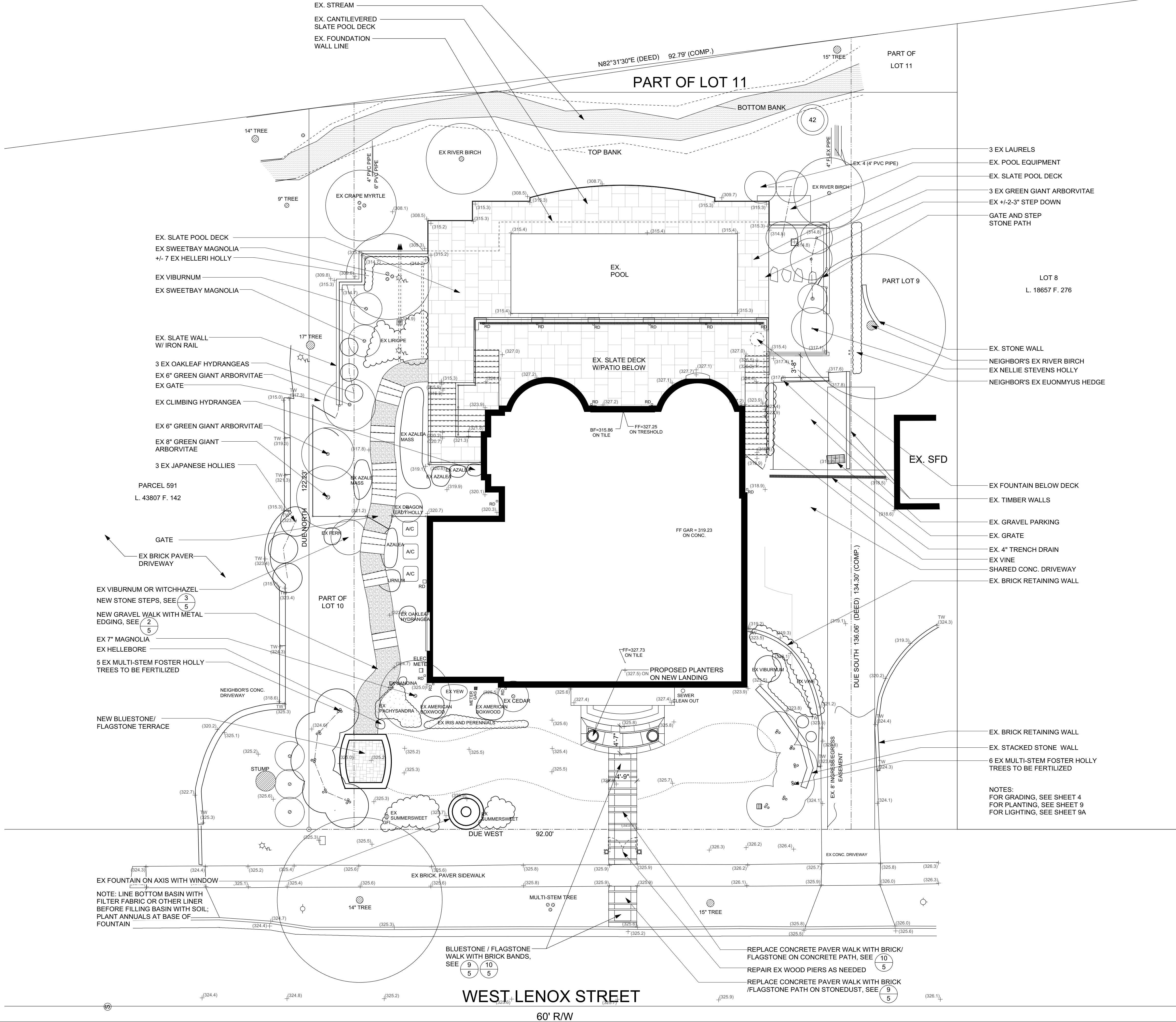
Sheet No.

1A

of

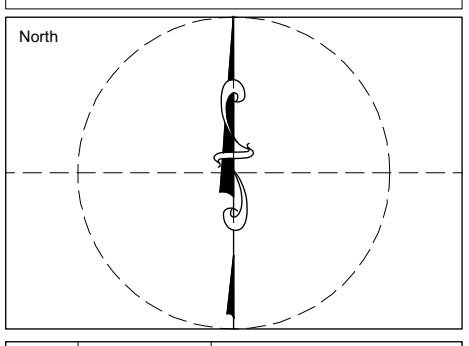
10

CHEVY CHASE CLUB
PARCEL "B"
PLAT NO. 22441



LILA FENDRICK
landscape architecture & garden design
6904 West Avenue Chevy Chase, Maryland 20815
(301) 907-7700

Project Title
**HILDER SMITH
RESIDENCE**
35 West Lenox Street, Chevy Chase, MD 20815



No.	Date	Revision Notes
1	2018-02-12	LMP Revisions
2	2018-09-28	LMP Revisions
3	2019-01-18	HAWP Application

Topographic Survey by
Landmark Engineering,
11/20/17

General Notes
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Site Plan	
Date	2019-01-18
Scale	1/8"=1'-0"
Sheet No.	2
of	10

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TO BE TRANSPLANTED
	TO BE REMOVED
	LANDSCAPE CONTRACTOR
	GENERAL CONTRACTOR
	DOWNSPOUT
	AREA DRAIN
	HOSE BIB
	HARDSCAPE TO BE REMOVED

NOTES:
FOR GRADING, SEE SHEET 4
FOR PLANTING, SEE SHEET 9
FOR LIGHTING, SEE SHEET 9A

EX. BRICK RETAINING WALL
EX. STACKED STONE WALL
6 EX MULTI-STEM FOSTER HOLLY TREES TO BE FERTILIZED

EX. STONE WALL
NEIGHBOR'S EX RIVER BIRCH
EX NELLIE STEVENS HOLLY
NEIGHBOR'S EX EUONMYUS HEDGE
EX. TIMBER WALLS
EX. GRAVEL PARKING
EX. GRATE
EX. 4" TRENCH DRAIN
EX VINE
SHARED CONC. DRIVEWAY
EX. BRICK RETAINING WALL

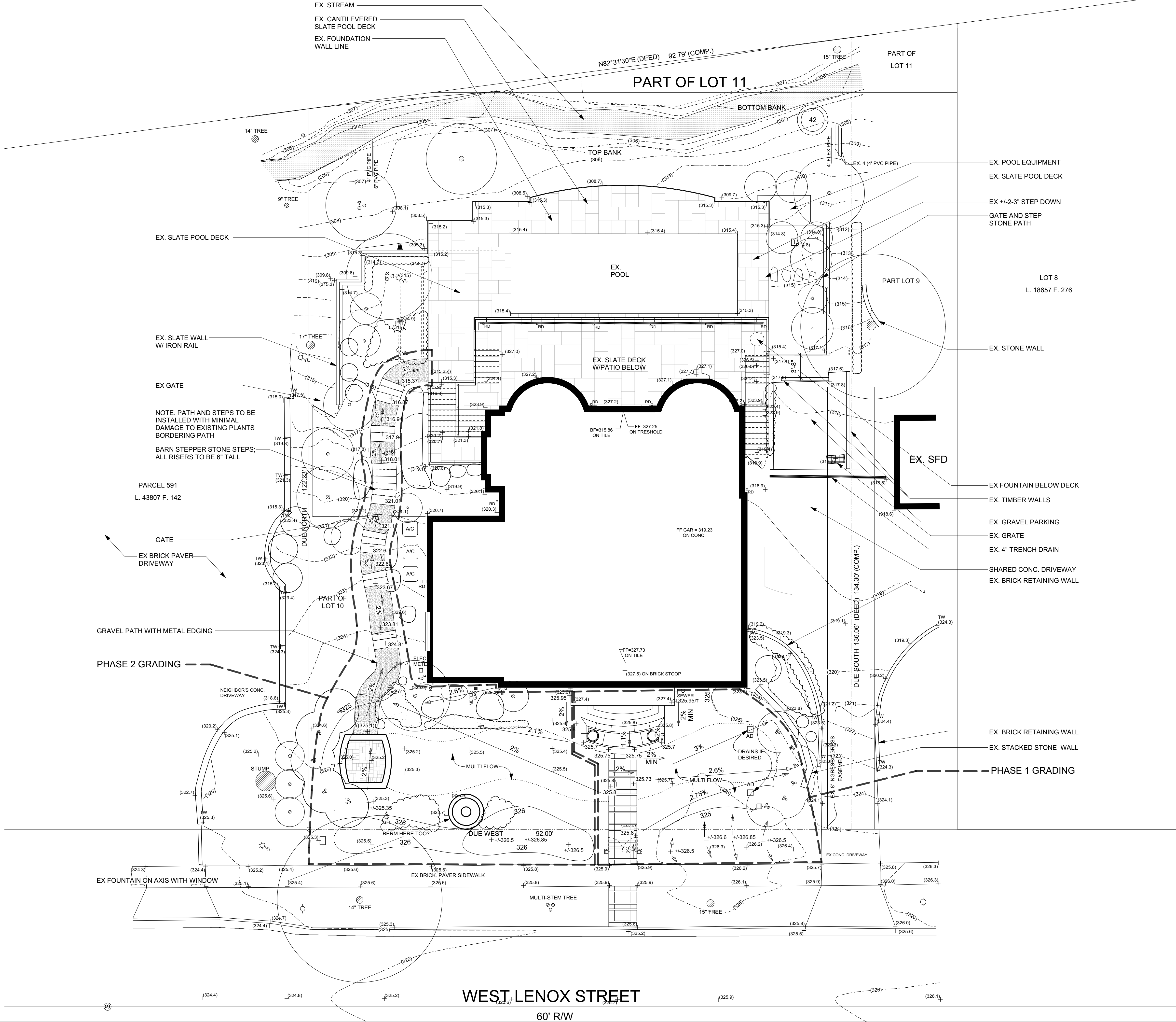
3 EX LAURELS
EX. POOL EQUIPMENT
EX. SLATE POOL DECK
3 EX GREEN GIANT ARBORVITAE
EX +/-2-3" STEP DOWN
GATE AND STEP
STONE PATH

REPLACE CONCRETE PAVER WALK WITH BRICK/
FLAGSTONE ON CONCRETE PATH, SEE 10/5
REPAIR EX WOOD PIERS AS NEEDED
REPLACE CONCRETE PAVER WALK WITH BRICK/
FLAGSTONE PATH ON STONEDUST, SEE 9/5

BLUESTONE / FLAGSTONE
WALK WITH BRICK BANDS,
SEE 9/5

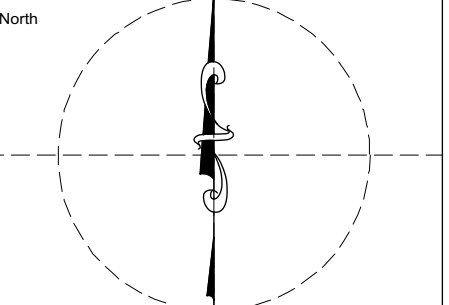
NOTE: LINE BOTTOM BASIN WITH
FILTER FABRIC OR OTHER LINER
BEFORE FILLING BASIN WITH SOIL;
PLANT ANNUALS AT BASE OF
FOUNTAIN

CHEVY CHASE CLUB
PARCEL "B"
PLAT NO. 22441



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6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

HILDER SMITH
RESIDENCE
35 West Lenox Street, Chevy Chase, MD 20815



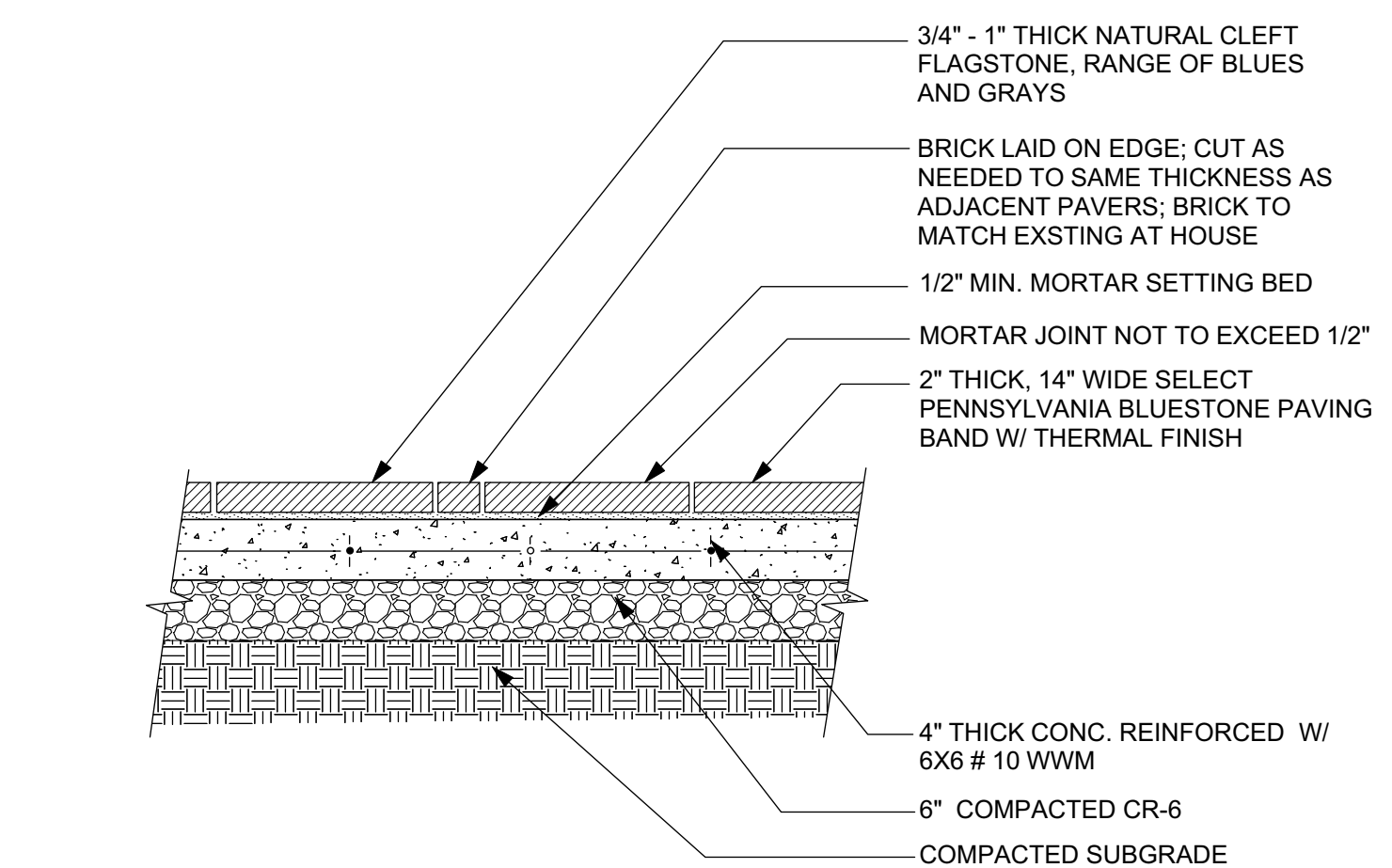
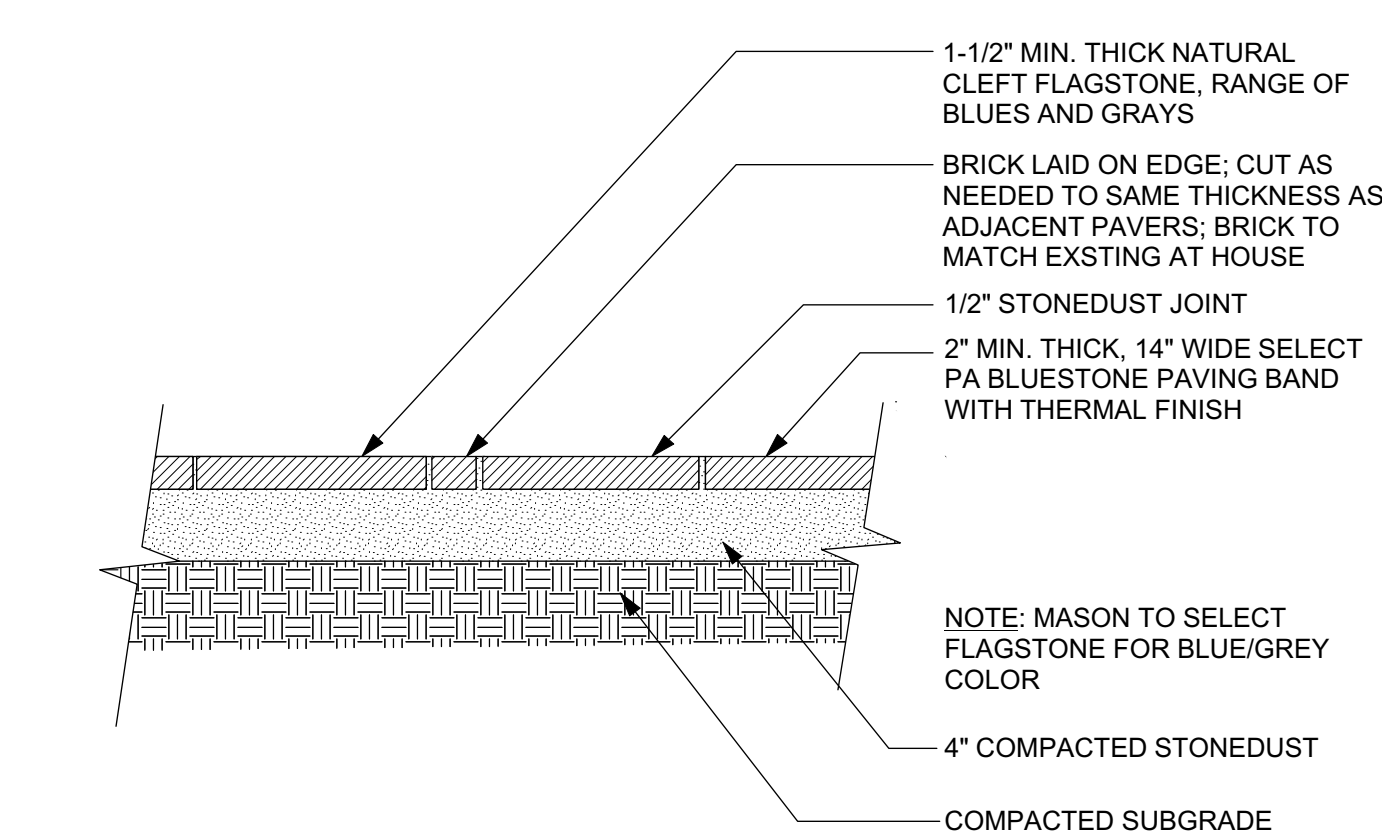
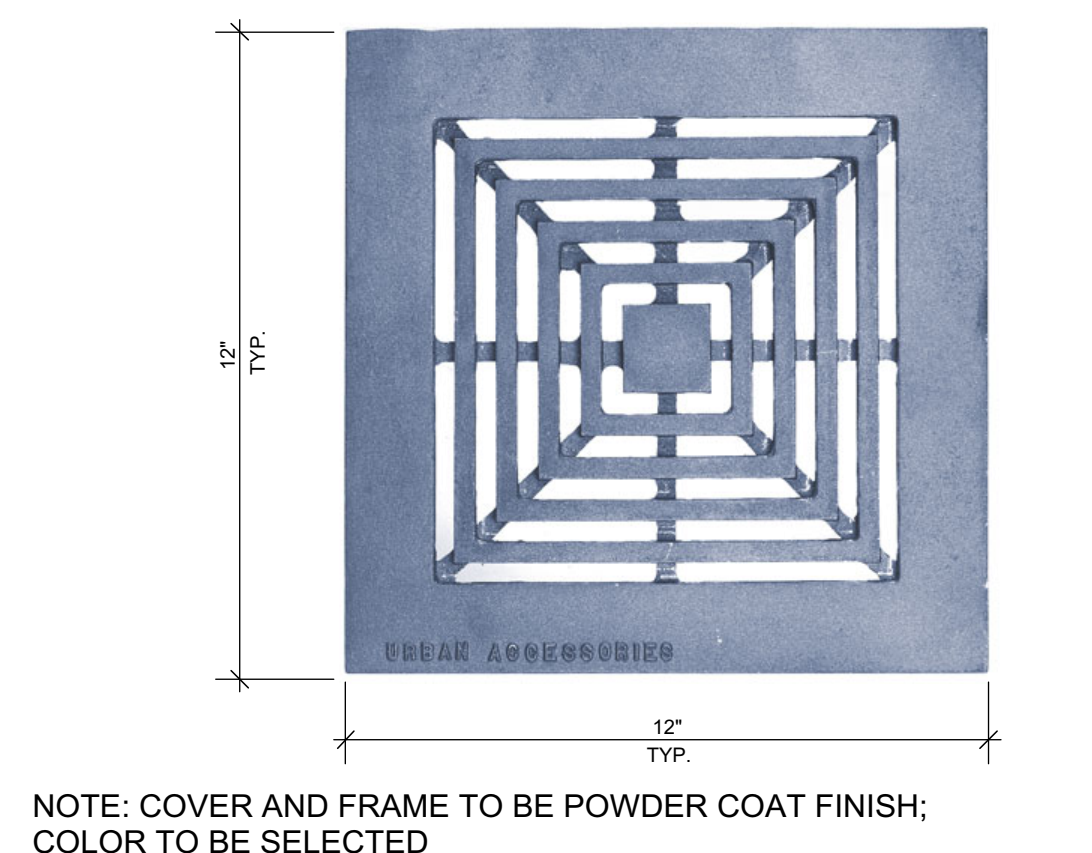
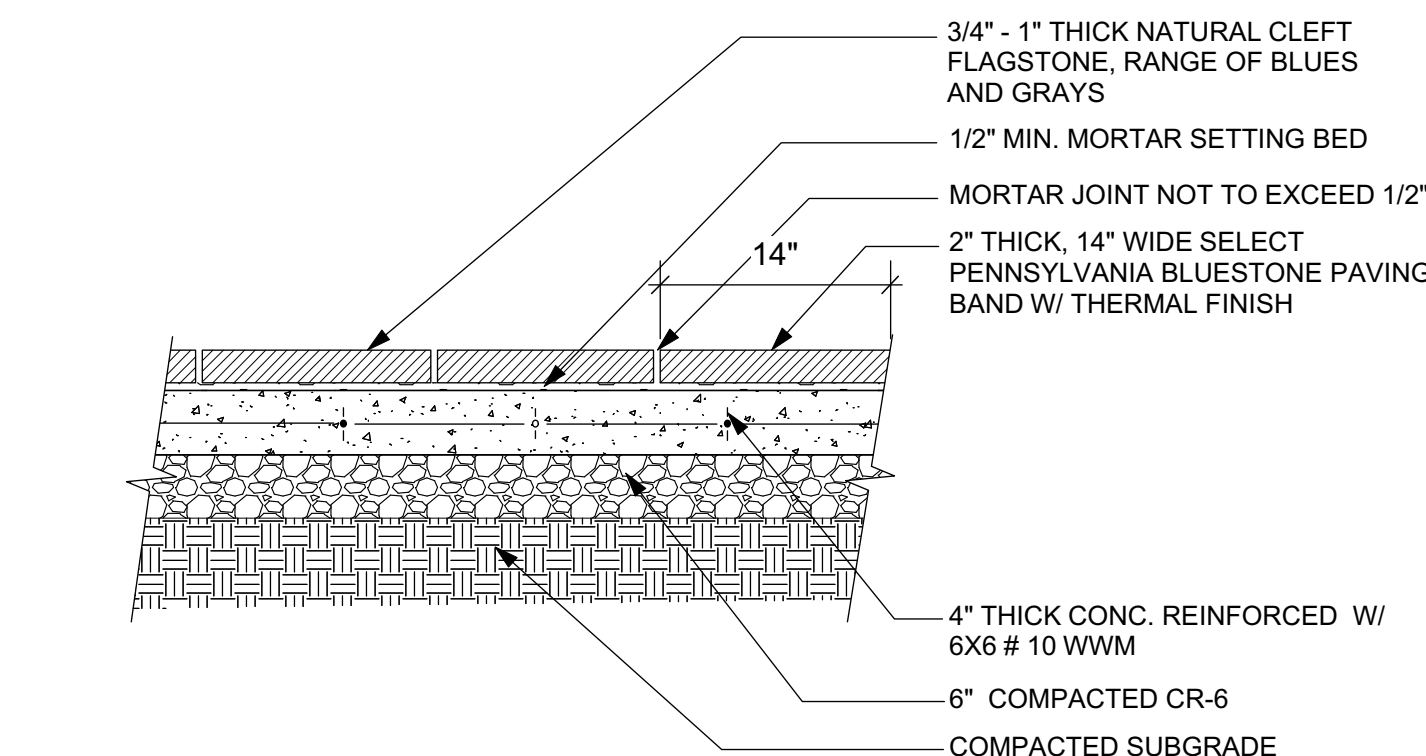
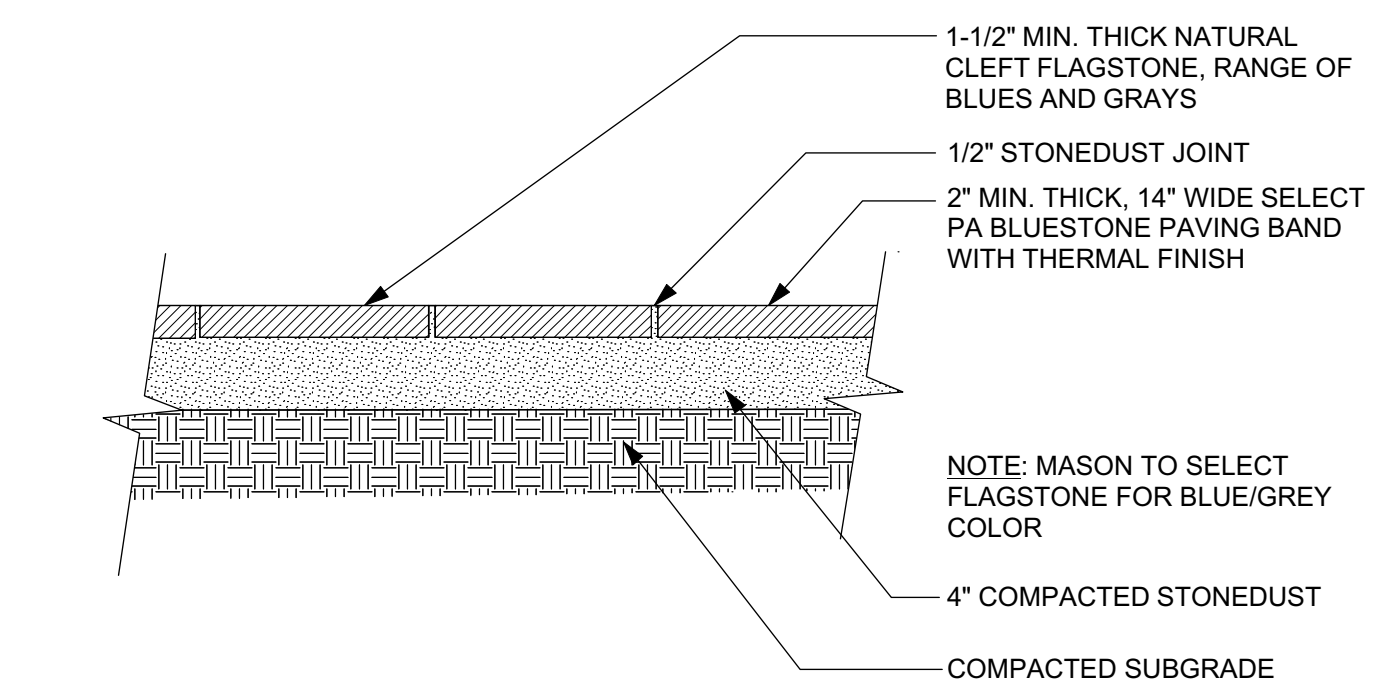
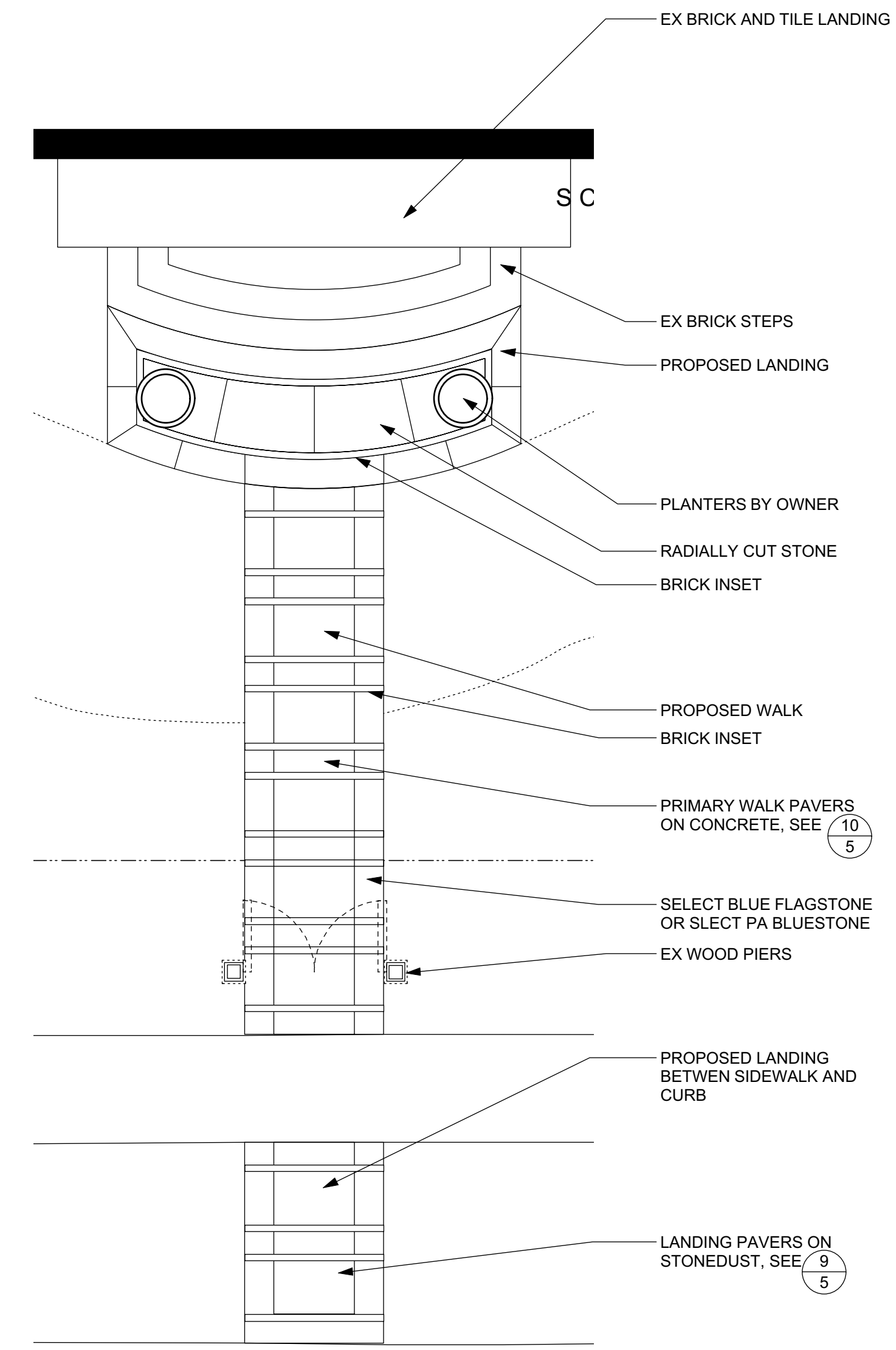
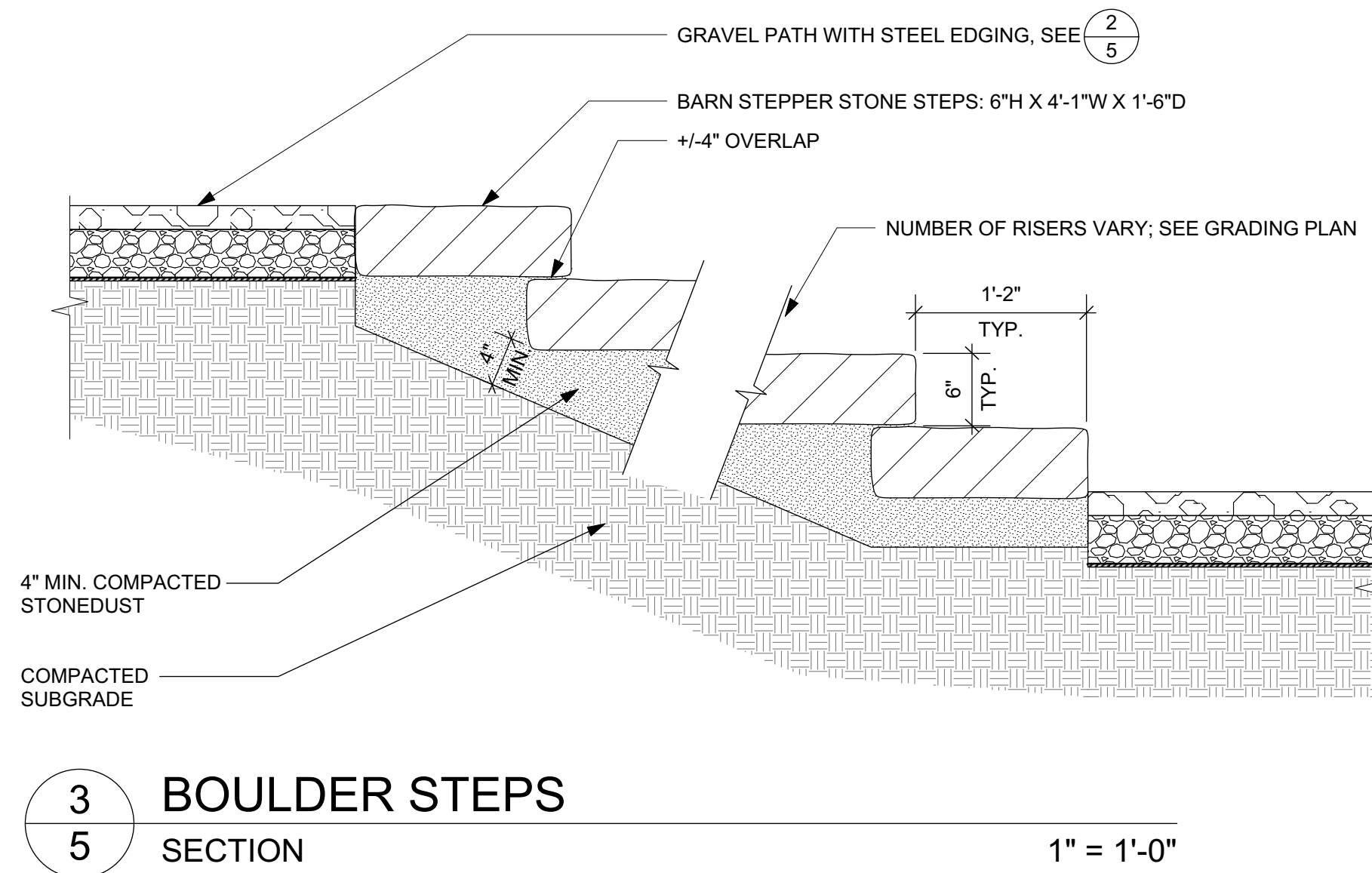
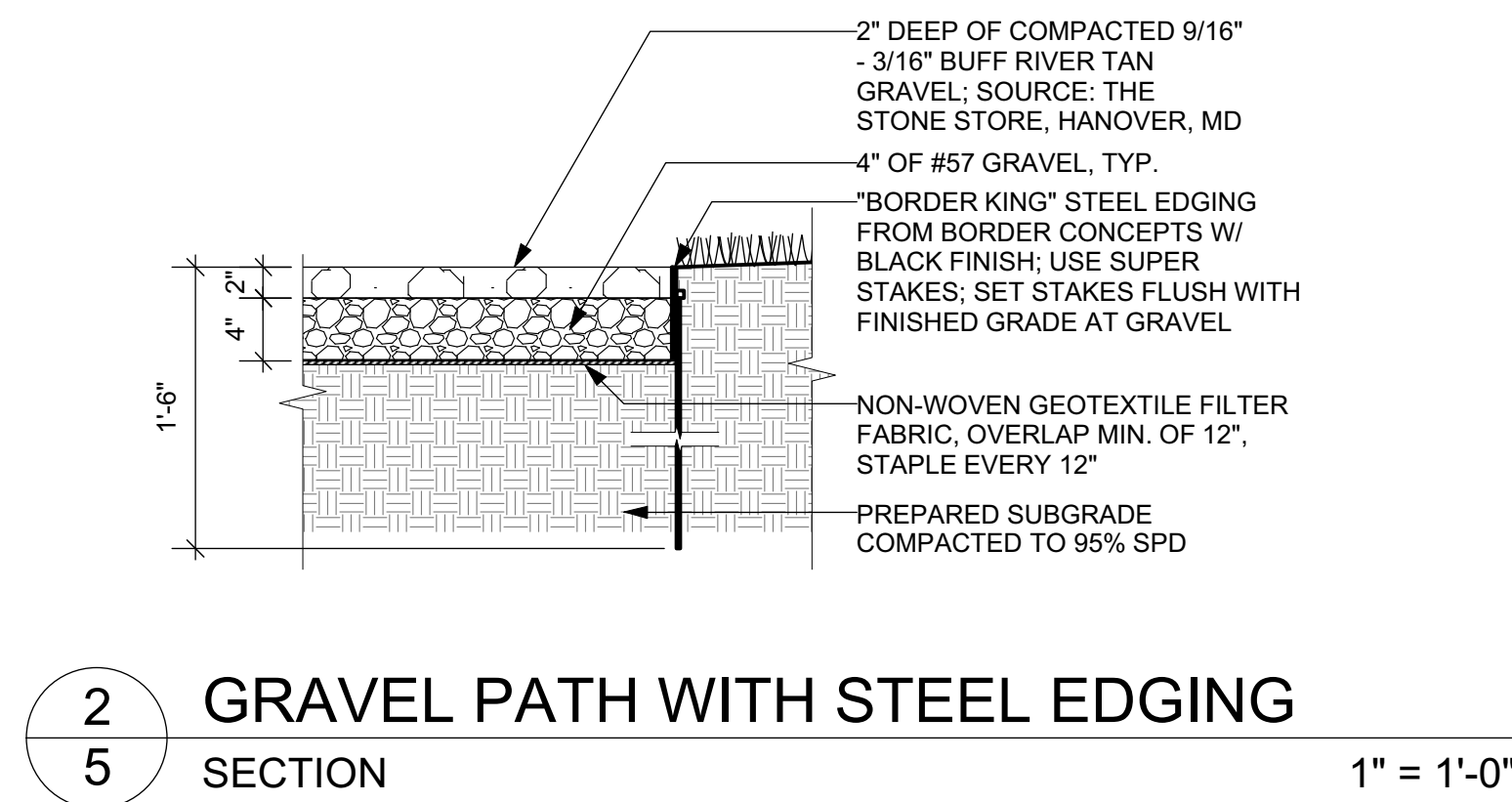
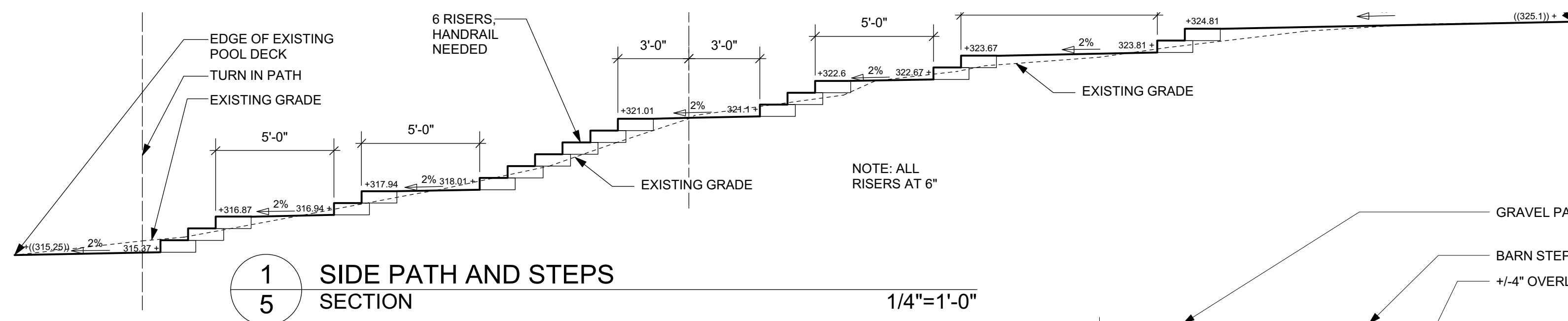
No.	Date	Revision Notes
1	2019-01-18	HAWP Application

Topographic Survey by
Surveyor, Date

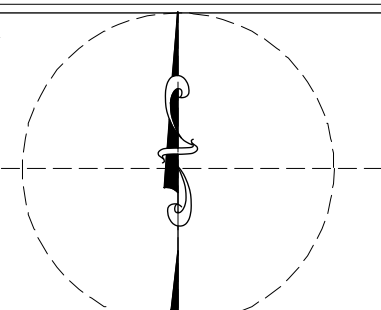
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Grading Plan	
Date	2019-01-18
Scale	Sheet Scale
Sheet No.	4 of 10

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TO BE TRANSPLANTED
	TO BE REMOVED
	LANDSCAPE CONTRACTOR
	GENERAL CONTRACTOR
	DOWNSPOUT
	AREA DRAIN
	HOSE BIB
	HARDSCAPE TO BE REMOVED



HILDER SMITH
RESIDENCE
35 West Lenox Street, Chevy Chase, MD 20815



No.	Date	Revision Notes
1	2019-01-18	HAWP Application

Topographic Survey by
Landmark Engineering,
11/20/17

General Notes
1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/tie 48 hours in advance of any work in this vicinity. the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. the excavator is responsible for compliance with the requirements of the local jurisdiction.
2. All subsurface pipes to be rigid PVC pipe.

Sheet Title
Step and Path Details
Date
2019-01-18
Scale
1/8"=1'-0"
Sheet No.
5 of 10

LILA FENDRICK landscape architecture & garden design
 6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

HILDER SMITH
RESIDENCE

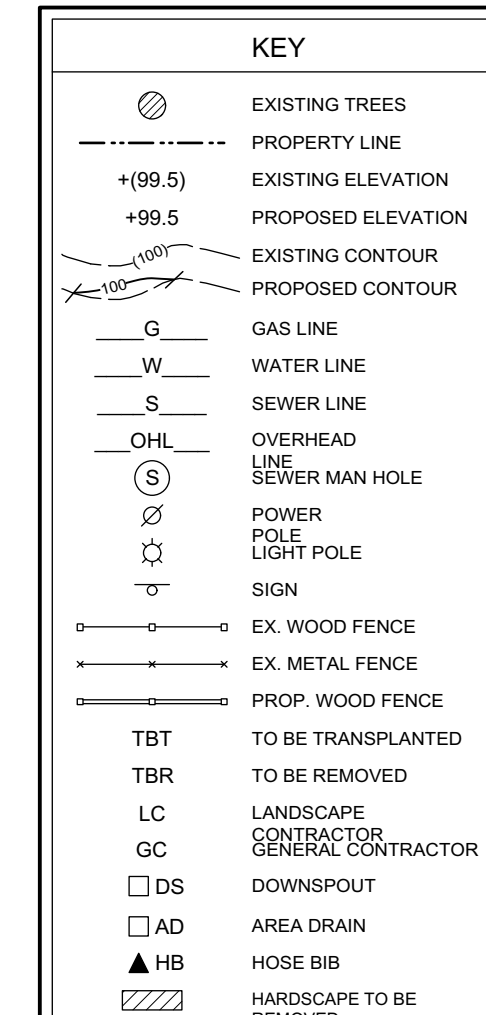
A diagram of a compass rose. It consists of a circle with a vertical line passing through its center. The top of the vertical line is labeled "North". The bottom of the vertical line is labeled "South". The right side of the circle is labeled "East". The left side of the circle is labeled "West". The vertical line is decorated with a stylized, symmetrical design.

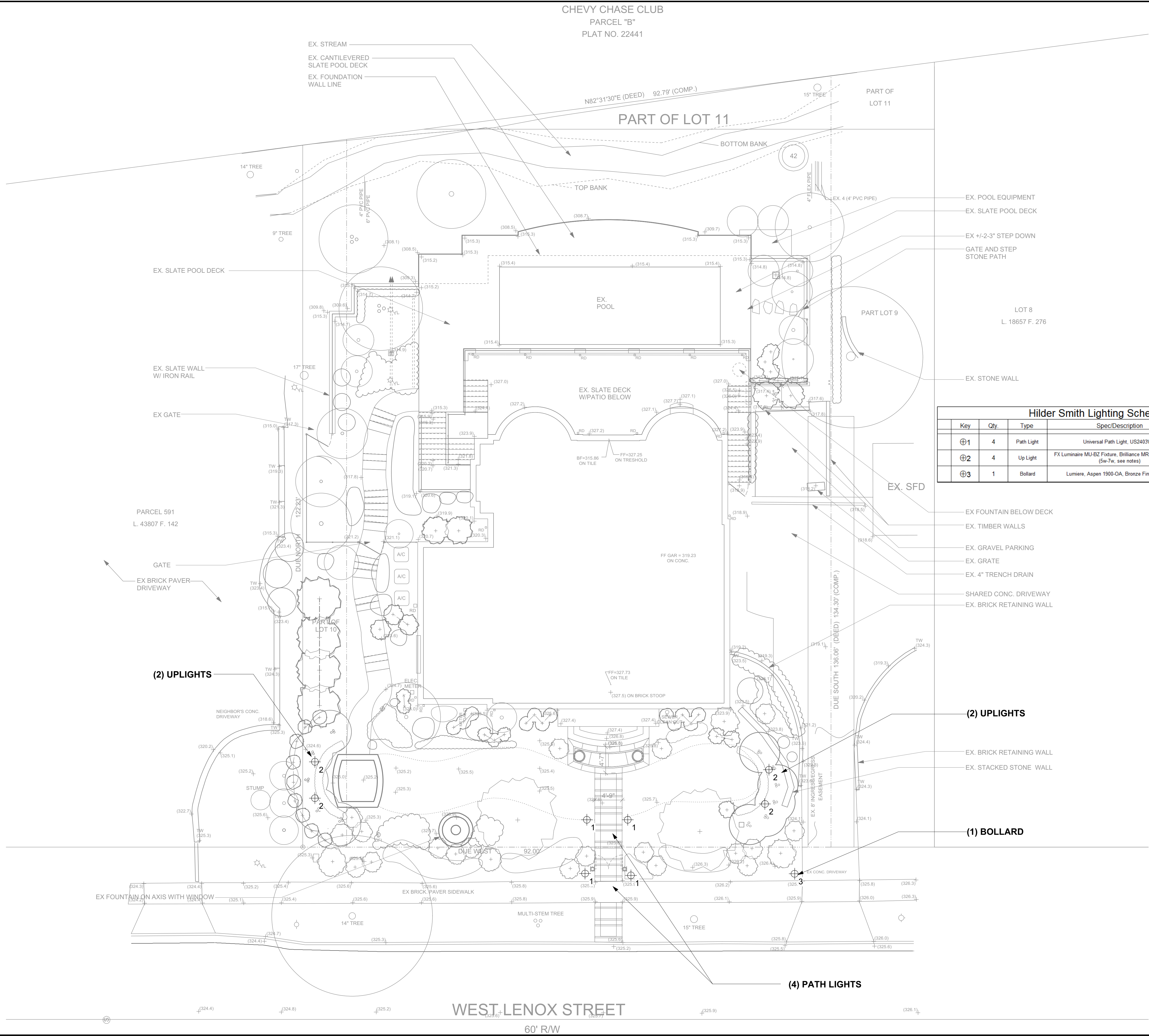
Topographic Survey by
Surveyor, Date

Sheet Title

Planting Plan

Date	2019-01-18
Scale	Sheet Scale
Sheet No.	<p>9</p> <p>_____ of _____</p> <p>10</p>





Hilder Smith Lighting Schedule				
Key	Qty.	Type	Spec/Description	Notes
⊕1	4	Path Light	Universal Path Light, US2403WB	
⊕2	4	Up Light	FX Luminaire MU-BZ Fixture, Brilliance MR-16 LED, 2700k, (5w-7w, see notes)	
⊕3	1	Bollard	Lumiere, Aspen 1900-OA, Bronze Finish, 36W	

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TBT TO BE TRANSPLANTED
	TBR TO BE REMOVED
	LANDSCAPE
	GENERAL CONTRACTOR
	DOWNSPOUT
	AREA DRAIN
	HOSE BIB
	HARDSCAPE TO BE REMOVED

LILA FENDRICKlandscape architecture & garden design6904 West AvenueChevy Chase, Maryland 20815(301) 907-7700

Project Title

HILDER SMITHRESIDENCE

35 West Lenox Street, Chevy Chase, MD 20815

North

No.	Date	Revision Notes
	2019-01-18	HAWP Application

Topographic Survey by

Surveyor, Date

General Notes

1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/tic 48 hours in advance of any work in this vicinity. the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation, the excavator is responsible for compliance with the requirements of the local jurisdiction.
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Sheet Title

Lighting Plan

Date

2019-01-18

Scale

Sheet Scale

Sheet No.

9A

of

10

PLANTING SPECIFICATION NOTES

1.DIVISION 10: SOILS WORK

10.1 GENERAL

All Soils work shall conform to the "Landscape Specifications Guidelines for Baltimore-Washington Metropolitan Area", 5th edition, 2000, published by the Landscape Contractors Association, MD, DC, VA.

The Landscape Contractor shall provide all materials, labor and equipment to complete all Landscape work shown on the plans and specifications.

Landscape Contractor shall verify the location of all on-site utilities and underground structures before beginning work. The Landscape Contractor shall leave work free of debris at the end of each workday. All areas to be neat during soil work and precautions are to be taken to avoid damage to existing plants, turf and structures both on and off the site. During soil work, protect walls, paving, curbs and other structures with wood strips, padding, snow fencing or other approved means as required. All debris and waste material shall be removed from the site. Any areas damaged by the Landscape Contractor on or off the site shall be restored to their original condition.

10.2 SOILS TESTING

Landscape Contractor is responsible for taking soil samples of existing topsoil and sub soils. Every sample from each area is to be made of a composite sample from a minimum of five (5) core samples taken to a depth of 6". The soil samples are to be tested by an independent soil testing laboratory such as Waypoint Analytical (formerly A&L Eastern Agricultural Laboratories, Inc.), 7621 Whitepine Rd., Richmond, VA-23237, www.al-labs-eastern.com (hereafter referred to as Waypoint), at least one month prior to the date of installation.

A. Soils Analysis: For each un-amended soil type, furnish soil analysis and a written report by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cat ion exchange capacity; pH; and mineral and plant nutrient content of soil, Phosphorus, Calcium, Magnesium, Manganese, Zinc, Boron, Sodium.

Results to be forwarded to Project Consulting Horticulturist, Dr. Frank Gouin at (301) 261-5802. Recommendations are to be submitted to the Landscape Architect by Dr. Gouin. Soil compaction is to be determined using a Soil auger as outlined in the 5th edition of the Landscape Contractors Association Landscape Specifications Guidelines. Also, the digging and transplanting of plants and amending soils should never be done when the soil is frozen or wet. All planting installation shall conform to the "Landscape Specifications Guidelines for Baltimore Washington Metropolitan Area", 5th Edition, 2000, by the Landscape Contractors Association, MD, DC, VA.

10.3 HEAVILY COMPACTED SOILS

Landscape contractor is responsible for determining the level of soil compaction. When a soil auger is unable to penetrate the soil more than a few inches, in the majority of sites within the proposed landscape, the soil is too compacted for establishing plants. Under such conditions, the soil should be sub-soiled or trenched as prescribed. If sub-soiling is done with a sub-soiler (ripper), it is important that the soil be dry to maximize soil fractures.

A. Use a trencher when:

A trencher should only be used when it is impossible to sub-soil due to space restrictions where all of the plants will be grown in beds, or where there are large roots to contend with. The trencher is used following the same guidelines as with the sub-soiler with the exception trenches are filled with pine fines and firmly packed after all of the trenches have been dug.

1. Scarify the top surface of existing sub-grade with roto-tiller before performing any soil Amendment work.
2. Using a "Trencher," dig trenches at 2'-0" intervals to a depth of 3'-0". Dig trenches in two directions to achieve a checkerboard pattern.
3. Overspread all areas with organic matter at the rate of five cubic yards per 1,000 square feet. Roto-tilt as deeply as possible.
4. Backfill the checkerboard pattern of trenches with rottolited soil.
5. The soil to be used as fill shall be specified by Dr. Frank Gouin, consulting horticulturist, pending results of soils tests. The soil shall be spread in 6" thick lifts. It shall be compacted with a track vehicle if possible (where needed), and back-dragged between lifts. Sufficient fill should be added to bring the grade within 6" of the final grade.
6. An existing Chisel Plow used to amend sandy loam topsoil is to be placed over the amended sub-soil to bring the garden to the proposed finished grade. Topsoil to be amended with three cubic yards of pine fines per 1,000 square feet just prior to planting, using a sulky- type roto-tiller or following a light scarification of existing soils with a steel rake, if working within drip line of existing trees.

B. Use a subsoiler when:

In areas of new construction where existing tree roots are less than one inch (1") in diameter. Subsoiling should be done only after all debris has been removed and rough grading has been completed. If the soil is a silt loam or clay loam it is strongly advised that at least one inch of pine fines be spread over the soil before sub-soiling begins. Sub-soiling should first begin across the slope with the chisel penetrating to a minimum depth of fourteen inches (14") and at eighteen to twenty-four inch (18"-24") intervals. Generally, the closer the better. The last subsoiling should be done up and down slope or at right angles to the first at the same depth and spacing. This is a good time to amend the subsoil if soil test indicates a need.

Since a chisel plow is a large implement, it can only be used in open fields. Chisel plows will penetrate the soil to about fourteen inches (14") and the chisels are pre-set at fourteen inches (14") spacing. Preferred model to use for sub-soiling in preparation for landscaping is the Chisel model. It attaches by three point hitch and will penetrate the soil to a maximum depth of twenty four inches (24"). It is important that the soil be dry to maximize soil fractures.

10.4 HEAVILY COMPACTED SOILS IN TREE CRITICAL ROOT ZONES

When a soils auger is unable to penetrate the soil more than a few inches, in the majority of sites within the proposed landscape in areas falling within the tree critical root zones, the soil is too compacted for establishing plants. Under such conditions, the soil should be vertically mulched as prescribed.

A. Vertical Mulching:

Following the removal of all construction materials and completion of the project, Project Arborist is to vertically mulch all compacted areas in the tree critical root zones. Use an air spade Soil auger to "drill" 4-6" dia. holes, to 18" depth, at 2'-0" o.c. spacing; fill holes with pine fines; for areas to be planted with trees, and pine fines where lawn and groundcover are to be established. If an arborist is not available to vertically mulch the area to be planted, scarify the soils with a steel rake before laying 2" of pine fines and lightly "fluffing" into the scarified soils.

10.5 SOIL IMPROVEMENT UNDER EXISTING TREES

A minimum of four (4) core soils samples should be taken to a depth of 6" in four separate areas of the park. A sample should be taken from under the existing 14" Willow Oaks to the west, existing 14" White Pine to the north, existing 8" Maple to the south, and existing 14" white pine to the east. Each core sample to measure a cup, is to be air dried and submitted for testing by an agricultural soil testing laboratory such as Waypoint in Richmond, VA.

Kill existing vegetation using 2 applications of organic herbicide, such as Burnout II® or Nature's Avenger®, or similar herbicide following manufacturer's recommendations. The second herbicide application should be made per manufacturer's recommendations. The use of Roundup® or similar herbicides is prohibited. Avoid herbicide drift onto desirable plants. The sprayed vegetation should not be disturbed for at least ten (10) days following the last herbicide application. Apply the herbicide using equipment and techniques that do not allow drifting or spilling onto adjacent plants to remain. Herbicide to be applied during period of active plant growth. Dead plants should be pulled by hand or loosened with hand tools. Areas specified to be planted as beds shall receive two applications of herbicide 14 days apart or per manufacturer's recommendations to remove all weeds.

For areas under trees which have been compacted: Amend soil following the soil test recommendations. If soil contains less than 6% organic matter, amend soils with pine fines with pine fines as specified by the Consulting Horticulturist, Dr. Frank Gouin. Incorporate the amendments to a depth of at least 3" using a walk-behind sulky type roto-tiller avoiding large surface roots. For areas with heavily compacted soils there should be no tilling within a 20'-0" diameter of the trunk. If the area is to be planted with groundcovers, scarify the soils with a steel rake, rake the area smooth and apply a maximum of 2" of pine fines and plant groundcovers through the pine fines. If the area is to be sodded, rake the area smooth and firm the soil before laying the sod and rolling. Heavy equipment should not be allowed in this area.

After 10 days, scarify the top 1" of soil surface. For areas to be planted with groundcover, shrubs, and/or trees, spread 3" of pine fines & work into the top layer of soil using a steel rake. Do not roto-til.

Proceed with planting as required immediately after completion of top-dressing work to avoid erosion. No tractors, trucks or other heavy equipment shall be allowed over the roots of existing shade trees.

For areas under trees which have not been compacted: Apply a herbicide such as "Round Up" or Glyphosate per manufacturers recommendations.

Apply the herbicide using equipment and techniques that do not allow drifting or spilling onto adjacent plants to remain. Herbicide to be applied during period of active plant growth. Dead plants should be pulled by hand or loosened with hand tools. Areas specified to be planted as beds shall receive two applications of herbicide 14 days apart to remove all weeds. After 10 days, scarify the top 1" of soil surface. For areas to be sodded, spread 2" of pine fines as indicated on the plans. For areas to be planted with groundcover, shrubs, and/or trees, spread 3" of pine fines & work 2" leaf mold in the top layer of soil. Do not roto-til. Work into the top layer of soil using a steel rake. Proceed with laying of soil and planting as required immediately after completion of top-dressing work to avoid erosion. No tractors, trucks or other heavy equipment shall be allowed over the roots of existing shade trees.

10.6 BED PLANTING PREPARATION

Amend soil as recommended based on soils test results.

Prior to amending soils, the general contractor or owner shall clear the surface of all trash, debris, and stones larger than 1 1/2" in diameter or length, and of all roots, brush, weeds, grass, wire, grade stakes and other objects that would interfere with soil preparation. If soil contains not less than 3% organic material, apply three to six cubic yards of pine fines per 1,000 square feet of area and incorporate to a minimum depth of 6" using a sulky type roto-tiller. In areas where bulbs are to be planted, the soil should be amended to a depth of 8".

I. INORGANIC SOIL AMENDMENTS

A. Lime: ASTM C 602, agricultural liming material containing a minimum of 50 percent calcium carbonate equivalent and as follows:

1. Class: T, with a minimum of 99 percent passing through No. 8 sieve and a minimum of 75 percent passing through No. 60 sieve.
2. Class: O, with a minimum of 95 percent passing through No. 8 sieve and a minimum of 55 percent passing through No. 60 sieve.
3. Provide lime in form of ground dolomitic limestone if the pH of the soil is low and the magnesium level in the soil is also low OR calcitic limestone if the pH of the soil is low and the magnesium level in the soil is high.
- B. Sulfur: Granular or powder, and containing a minimum of 90 percent sulfur, with a minimum of 99 percent passing through No. 6 sieve and a maximum of 10 percent passing through No. 40 sieve.
- C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
- D. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 90 percent passing through No. 50 sieve.
- E. Sand: Clean, washed, natural or manufactured, and free of toxic materials.
- F. Diatomaceous Earth: Calcined, 90 percent silica, with approximately 140 percent water absorption capacity by weight.
- G. Expanded Shale: Mineral clinoptilolite with at least 60 percent water absorption by weight.

II. ORGANIC AMENDMENTS

A. Compost: meeting standards of the National Composting Council: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 50 percent by weight; 100 percent passing through 1-inch sieve:

1. Organic Matter Content: 45 percent of dry weight.
2. Feedstock: Agricultural, food, or industrial residuals; biosolids; animal manure; yard trimmings; or source-separated or compostable mixed solid waste.
- B. Sphagnum Peat: Partially decomposed sphagnum peat moss, finely divided or granular texture, with a pH range of 3.4 to 4.8.
- C. Pine Fines with particles not to exceed 1/2" in length or diameter.

III. FERTILIZERS

A. Fertilization recommendations to be made by Project Consulting Arborist, Dr. Frank Gouin, Per soils test results.

Prior to amending soils, the general contractor or owner shall clear the surface of all trash, debris, and stones larger than 1 1/2" in diameter or length, and of all roots, brush, weeds, grass, wire, grade stakes and other objects that would interfere with soil preparation. If soil contains not less than 3% organic material, apply three to six cubic yards of pine fines per 1,000 square feet of area and incorporate to a minimum depth of 6" using a sulky type roto-tiller. In areas where bulbs are to be planted, the soil should be amended to a depth of 8".

10.7 IMPORTED TOPSOIL

Imported topsoil must be free of roots, branches and stones larger than 1" in diameter. The soil must not contain noxious weeds or toxic compounds. All imported soils should have a texture similar to the existing soil based on approved mechanical analysis testing. The soils to be used as top soil shall be ASTM D 5268 topsoil, with pH range of 5.0 to 7, shall contain not less than 3% organic matter and be amended with compost to 6% after installation. It should contain medium levels of phosphate, potash, calcium and magnesium with a soluble salt concentration no greater than 1.0 mmhos/cm. The soil shall not have been harvested from marsh or reclaimed land or from agricultural land where row crops have been grown for the past five years. Also, soil that is wet or frozen will not be accepted.

PLANTING SPECIFICATION NOTES

1.DIVISION 11: PLANTING

11.1 GENERAL

All Planting work shall conform to the "Landscape Specifications Guidelines for Baltimore-Washington Metropolitan Area", 5th edition, 2000, published by the Landscape Contractors Association, MD, DC, VA.

The Landscape Contractor shall provide all materials, labor and equipment to complete all Landscape work shown on the plans and specifications.

Landscape Contractor shall verify the location of all on-site utilities and underground structures before beginning work. The Landscape Contractor shall leave work free of debris at the end of each workday. All areas to be neat during soil work and precautions are to be taken to avoid damage to existing plants, turf and structures both on and off the site. During soil work, protect walls, paving, curbs and other structures with wood strips, padding, snow fencing or other approved means as required. All debris and waste material shall be removed from the site. Any areas damaged by the Landscape Contractor on or off the site shall be restored to their original condition.

Landscape Contractor is responsible for taking soil samples of existing topsoil and sub soils. Every sample from each area is to be made of a composite sample from a minimum of five (5) core samples taken to a depth of 6". The soil samples are to be tested by an independent soil testing laboratory such as Waypoint Analytical (formerly A&L Labs, Inc.), 7621 Whitepine Rd., Richmond, Va. 23237, www.al-labs-eastern.com (hereafter referred to as Waypoint), at least one month prior to the date of installation.

For each un-amended soil type, furnish soil analysis and a written report by a qualified soil-testing laboratory, such as Waypoint Analytical, stating percentages of organic matter, pH, magnesium, phosphorus, potassium, boron, manganese and mechanical analysis (gradation of sand, silt, and clay content); cation exchange capacity; pH; and mineral and plant-nutrient content of soil, Phosphorus, Potassium, Calcium, Magnesium, Manganese, Zinc, Boron, Sodium.

A. Testing methods and written recommendations shall comply with USDA's Handbook No. 60.

1. Report suitability of tested soil for plant growth.
- a. Based upon the test results, certified horticulturist will make recommendations based on weight or volume in weight per 1000 sq. ft. for nitrogen, phosphorus, and potash nutrients and/or soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.
- Results to be forwarded to Project Consulting Horticulturist, Dr. Frank Gouin at (301) 261-5802. Forwarded results are to include percent organic matter, pH, magnesium, phosphorus, potassium, boron, manganese, and mechanical analysis (gradation of sand, silt and clay content). Recommendations are to be submitted to the Landscape Architect by Dr. Gouin. Soil compaction is to be determined using a pressure probe as outlined in the 5th edition of the Landscape Contractors Association Landscape Specifications Guidelines. All planting installation shall conform to the "Landscape Specifications Guidelines for Baltimore Washington Metropolitan Area", 5th Edition, 2000, by the Landscape Contractors Association, MD, DC, VA.

11.2 SITE PROTECTION

A. Reference points: Carefully maintain all benchmarks, monuments, and other reference points. If any are disturbed or destroyed, replace them as directed. B. Trees to remain: Provide protective fencing to beyond perimeter of drip line. Review location with landscape architect and project arborist. Provide barricades, such as 4'-0" welded wire mesh fencing, to protect trees and other plants which are to remain protected from damage until completion of work.

11.3 DELIVERY AND INSTALLATION

The Landscape Contractor shall leave work area free of debris at the end of each workday. All areas to remain neat during planting and precautions are to be taken to avoid damage to existing plants, turf and structures both on and off the site. During soil work and planting, protect walls, paving, curbs, and other structures with wood strips, padding, snow fencing or other approved means as required. All debris and waste material shall be removed from the site. Any areas damaged by the Landscape Contractor on or off the site shall be restored to their original condition.

11.4 PLANT SELECTION

All plant material shall conform to the "American Standards for Nursery Stock", 60.1, 1996, by The American Nursery & Landscape Association. Plants having characteristics not conforming to quality, size, or name as defined by standards of the trade and to standards as defined by the Landscape Architect as "full" or "vase-shaped" or "matching", etc. will not be accepted. The Landscape Architect reserves the right to inspect the trees and shrubs at the place of growth or at the site before planting for compliance with the characteristics described in the Plant List. If specified plant material is not available, submit proof of non-availability to the Landscape Architect with proposal for use of equivalent material. When authorized, adjustment of contract amount will be made.

1. Landscape contractor to examine trees upon arrival at nursery or landscape contractor's shop.
2. Landscape contractor to open up burfap and locate trunk flare without removing twine or basket. Remove excess soil away from trunk flare to determine proper planting depth before bringing trees to project site.
3. Remove upper 1/2 or 2/3 of wire basket with bolt cutters as low as possible.
4. Remove burfap to bottom of exposed wires and take off site. Add backfill 1/3 of height of rootball, tamp, water, add 1/3 more soil and water, add final layer of backfill.
5. Any rootballs with car seatbelts or nylon ropes to have all seatbelts and nylon ropes removed.

11.5 STORAGE OF PLANTS ON SITE

All plant materials stored on-site shall be stored only in areas approved by the Landscape Architect. Protect all plants from drying winds and sun; heel in on-site in an approved manner. Keep root balls in continuously moist condition.

11.6 PRUNING OF EXISTING PLANTS

Pruning of existing trees shall be coordinated with the Landscape Architect and Owner and to occur before new planting. All trees, shrubs, vines, suckers, and plants designated as "TO BE REMOVED" on the plan are to be removed prior to new grading and new planting and with minimal disturbance to other plants.

11.7 SCHEDULE FOR DIGGING, MOVING AND PLANTING

The Landscape Contractor shall follow accepted practices of the trade for digging and storage of plant material. Most deciduous trees and shrubs may be planted from March 1 to May 15 and from September 15 to December 1.

- A. Pines and Oaks shall not be planted in the fall.
- B. Most narrow-leaf and broad leaf evergreen trees and shrubs can be planted from March 1 to May 15 and from September 15 to November 15.
- C. Perennials shall be planted from March 1 to November 15, excepting iris, peonies and poppies, which are to be planted September 15 to November 15. Bare rooted roses shall be planted in spring before new growth appears or in the fall, from September 15 to November 15. Springblooming bulbs shall be planted from September 15 to December 15.
- C. The digging and transplanting of plants should never be done when the soil is frozen or wet.

11.8 SOIL IMPROVEMENT UNDER EXISTING TREES

Refer to section 10.5

11.9 SOIL EXCAVATION

The excavation of planting holes should be done only in soils that are well drained. If the soil does not drain well and/or appears wet, consult the Landscape Architect to relocate or correct the drainage problem.

11.10 EXCAVATING PLANTING HOLES

Holes for trees and shrubs, B&B, or container grown, should be dug at least twice the diameter of the root ball and sufficiently deep so that only 10% of the top of the root ball remains above the natural grade.

11.11 TREE & SHRUB PLANTING

Trees should be set on solid ground (i.e. existing compacted soil) with 10% of root ball above grade to compensate for settling. Shrubs and groundcovers shall be planted in separate planting hole that is dug two times the diameter of the root ball of plant, and not deeper than the depth of the root ball. After B&B trees and shrubs are in position and made plumb, remove all roping from around the base of the trunks and roll back the burfap to at least half the depth of the root ball.

When planting containerized plants, remove the container and position the root ball into the planting hole. If roots are circling the outside edge of the root ball, slash the outer roots using a sharp knife, the length of the root ball in four or five evenly spaced locations along the outer edge of the root ball. Backfill the lower half of the planting hole. Unless the existing soil contains not less than 3% organic matter, the backfill shall contain 2/3 by volume of existing soil and 1/3 compost. These should be thoroughly mixed prior to backfilling. Fill with water. After the water has receded, finish backfilling the hole before watering a second time. Plants not growing in beds and irrigated with "Gator" bags should be bermed. The berm should be made along the outside edge of the planting hole.

All plants are to be set in line and plumb. Trees are to be guyed and staked following the Landscape Contractor's recommendation. Wrap only those trees with thin bark (i.e. crabapple, cherry, etc.) as directed by the Landscape Architect. Wrap trunks of deciduous trees 1/2" diameter or more with spiral wrapping to lowest major branch or 2/3 the height of the tree, whichever is highest. Wrap from ground up and tie wrapping securely. Remove wrapping at the end of the guarantee period.

In the event tree stabilization is required, materials are as follows:

- A. Stakes and Guyes:
1. Upright and Guy Stakes: Rough-sawn, sound, new hardwood, free of knots, holes, cross grain, and other defects, 2-by-2-inch nominal by length indicated, pointed at one end.
2. Flexible Ties: Wide rubber or elastic bands or straps of length required to reach stakes.
3. Guyes and Tie Wires: ASTM A 641/A 641M, Class 1, galvanized-steel wire, two-strand, twisted, 0.106 inch in diameter.
4. Tree-Tie Webbing: UV-resistant polypropylene or nylon webbing with brass grommets.
5. Guy Cables: Five-strand, 3/16-inch diameter, galvanized-steel cable, a minimum of 3 inches long, with two 3/8-inch galvanized eyebolts.
6. Flags: Standard surveyor's plastic flagging tape, white, 6 inches long.
7. Proprietary Staking-and-Guying Devices: Proprietary stake and adjustable tie systems to secure each new planting by plant stem; sized as indicated and per manufacturer's written recommendations.
- a. Products: Subject to compliance with requirements and approval of CWM Campus Arborist.
- B. Root-Ball Stabilization Materials:
1. Upright Stakes and Horizontal Hold-Down: Rough-sawn, sound, new hardwood or softwood, free of knots, holes, cross grain, and other defects, 2-by-2-inch nominal by length indicated; stakes pointed at one end.
2. Wood Screws: ASME B18.6.1.
3. Proprietary Root-Ball Stabilization Devices: Proprietary at- or below-grade stabilization systems to secure each new planting by root ball; sized per manufacturer's written recommendations unless otherwise indicated.
- a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
- 1) Border Concepts, Inc.; Toromark Tree Stabilizers.
- 2) Foresight Products, LLC; Duckbill Rootball Fixing System.
- 3) Tree Staple, Inc.; Tree Staples.

PLANTING SPECIFICATION NOTES

1.11.12 BED PLANTING PREPARATION

Refer to section 10.6

11.13 ROSE, PERENNIAL PLANTING

A. The roots of bare-rooted roses should be soaked in room temperature water for at least one hour before planting. The planting hole should be of sufficient diameter to accommodate the spread of roots without bending the ends of the roots. The depth of the planting hole should be sufficient to accommodate the roots and not bury the graft union. The soil should be firmly packed around the roots and the backfill saturated with water. After the water has drained, soil should be mounted around the canes to prevent desiccation of canes. Mulch the beds with no more than 2" of composted mulch. After new growth appears on the canes, remove the soil around the canes. B. When renovating an existing perennial garden, dig out desirable perennials and heal them in a shaded part of the garden. After the soil has been amended, transplant perennials into the garden according to the landscape design. The roots of container grown perennials should be ripped or slashed as described above. The roots of bare-rooted perennials should be uniformly distributed in a shallow planting hold and covered with soil. After planting, water thoroughly before applying no more than 2" of composted mulch.

C. When planting bearded iris, peonies, poppies, and bulbs:

4. Bearded iris should have their foliage cut at planting and planted so that the tops of the rhizomes are barely visible on the surface of the soil. Bearded iris should not be planted in the fall.
5. Peonies must be planted sufficiently shallow so that the eyes are no greater than 1" below the surface of the soil.
6. Poppies should be planted so that the crown is no more than 1" below the surface of the soil
7. Tulips and Narcissus bulbs should be planted so that bulbs are 8" below the surface of the soil.
8. Hyacinth bulbs should be planted so that the bulbs are 6" below the surface of the soil.
9. Muscari bulbs should be planted so that the bulbs are 4" below the surface of the soil.

11.13 IMPORTED TOPSOIL

Refer to section 10.7

11.14 PLANT CARE

Pruning on new plant materials to occur after planting, under the supervision of the Landscape Architect. All planting areas shall be fine graded and receive a uniform 2" layout of finely Shredded hardwood mulch (excepting no mulch shall be placed within 6" if new tree trunks).

A. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:

1. Type: Finely shredded pine bark for level beds or shredded hardwood for sloping beds.
2. Size Range: 1 inch maximum, 1/2 inch minimum.
3. Color: Natural/B. Compost Mulch: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/cm; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:
1. Organic Matter Content: 45 to 60 percent of dry weight.
2. Feedstock: Agricultural, food, or industrial residuals; bio-solids; yard trimmings; or source-separated or compostable mixed solid waste.
- All bare mulches should contain less than 10% sawdust or white wood. Appropriate fertilizers are to be applied only to trees and shrubs with the approval of the Landscape Architect or Project Consulting Horticulturist, Dr. Frank Gouin. The Landscape Contractor shall provide and spread an organic pre-emergent weed killer in granular form prior to installing mulch. The Landscape Contractor shall be responsible for the maintenance of their planting beds until accepted.

11.15 TREE/PLANT REMOVALS

All trees identified as "TO BE REMOVED" shall have their stumps ground down 18"-24" below grade or removed.

11.16 DELIVERY, STORAGE & HANDLING OF SEED, SOD OR PLUGS

Seed: Deliver seed in original sealed, labeled, and undamaged containers.

A. Cleanup and Removal: The Landscape Contractor shall remove all debris, including but not limited to, debris, created by planting work, from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.

- B. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after planting is established.
- C. Remove non-degradable erosion-control measures after planting establishment period.

11.18 LANDSCAPE EDGING

A. Steel Edging: Standard commercial-steel edging, rolled edge, fabricated in sections of standard lengths, with loops stamped from or welded to face of sections to receive stakes.

1. Product: Subject to compliance with requirements, provide product indicated on Drawings or comparable product by one of the following:

- a. Border Concepts, Inc.
- b. Collier Metal Specialties, Inc.
- c. PermaLoc StructEdge
- d. Russell, J. D. Company (The).
- e. Sure-Loc Edging Corporation.
2. Edging Size: 1/8 inch wide by 6 inches.
3. Stakes: Tapered steel, a minimum of 16 inches long.
4. Accessories: Standard tapered ends, corners, and splacers.
5. Finish: Enamel-based paint or per manufacturer's specifications.
6. Paint Color: T.B.D.

11.19 WEED CONTROL BARRIERS

Nonwoven Geotextile Filter Fabric: Polypropylene or polyester fabric, 3 oz/sq. yd. minimum, composed of fibers formed into a stable network so that fibers retain their relative position. Fabric shall be inert to biological degradation and resist naturally-encountered chemicals, alkalis, and acids.

12.0 VINE SUPPORTS

Vine supports shall be fabricated from plastic coated wires or cyclone fencing bolted into wood frames. Wire shall be 1/8" diameter steel coated with clear 3/16" plastic. Ferrules shall be 1/8" aluminum. Eyebolts shall be 1/4" x 3 3/4" stainless steel.

11.21 PLANTING ABOVE STRUCTURE & IN RAISED PLANTERS

A. SCOPE OF WORK

1. Furnish all labor, materials, tools, equipment and services necessary to complete the following for on-structure planters as specified on drawings.

- a. installation of all drainage material.
- b. installation of planter soil mix.

2. The landscape contractor shall be familiar with the project premises and how the existing conditions will affect his/her work.

B. TESTING

The landscape contractor shall test all planters for positive drainage after all waterproofing and protection board is installed but prior to installation of drainage material.

C. PRODUCTS

1. Filter fabric, i.e. soil separator, and drainage board is to be used in the bottom of the container to prevent soil from plugging drainage and/or weep holes.
2. Screened top soil shall be a sandy loam containing 60-65% sand, 15-30% silt and 10-15% clay and contain 5% to 8% organic matter. Top soil can only be harvested from cleared wooded areas or from agricultural fields that have been out of cultivation for at least 5 years. Soluble salt concentration shall not exceed 1.0 mmhos/cm. The soil must be homogeneous throughout to ensure adequate drainage.
3. The organic matter used to amend the top soil shall be pine fines. Organic material added to the topsoil must be uniformly mixed throughout the entire soil profile.
4. Contractor should perform soil test before soil mix is installed into planter to correct any nutrient deficiencies and adjustment of pH that may be necessary. The pH of the soil shall be adjusted as specified by the landscape architect based on the species to be planted.
- Final measurements of the nutrients and pH of the amended soil should be made at least 3 weeks after the soil has been amended to allow for stabilization of amendments. Landscape architect should be on-site to review all stages of planting in above grade structures and in raised planters.

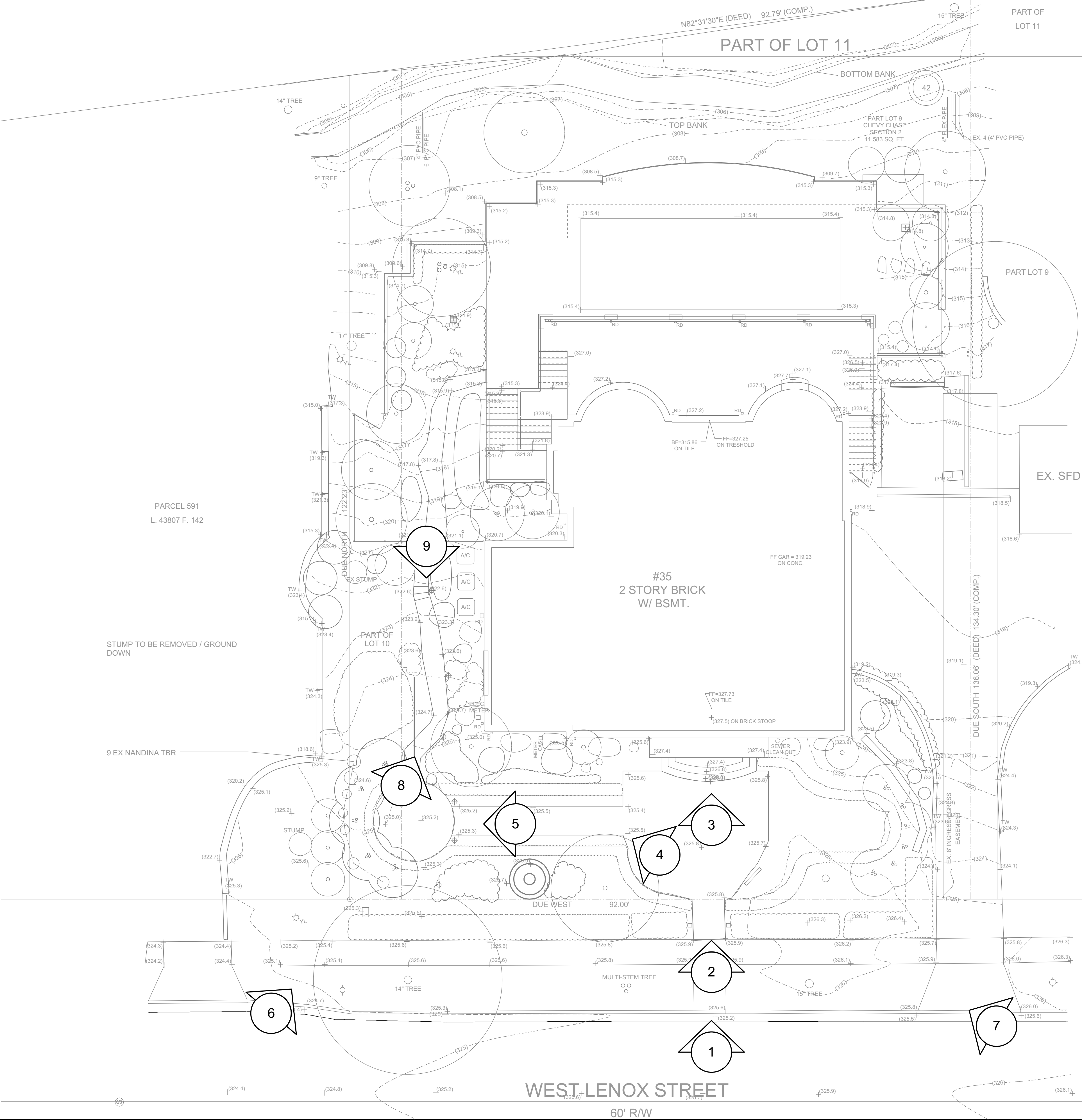
D. PROCEDURE

1. Drainage
- a. Install drainage material in all planting areas over structure as per plan. Areas to be planted must be clean of extraneous material and debris. Do not damage planter waterproofing or protection board. Insure that planter drains are operable and free of debris. The landscape architect may review the installation of the drainage systems prior to placing any backfill mixes.
- b. Install filter fabric or drainage board along planter bottoms. Make sure filter fabric or drainage board does not slip during the backfill installation.
2. Soil Placement
- a. Place soil in 12" layers and lightly tamp to eliminate air pockets and minimize settling. Care should be taken in placing soil so as to not compact and restrict drainage. Due to anticipated settling, soil fill may exceed final grade.
- b. Prior to planting, the landscape contractor shall regrade and repair any areas which settle or are uneven.
3. Planting Operations: See Sections 2.0-8.0 for planting materials and procedures.
4. Bracing Operations: See Section 5.4 for selection of bracing techniques. In some cases, galvanized steel eye bolts can be imbedded into the sides of the planter to allow the connection of guy wires.

11.22 GUARANTEE AND REPLACEMENT

The guarantee period is one year, two growing seasons. The Landscape Contractor shall replace any of their planted trees, shrubs, or groundcovers that are dead or in an unsightly condition or have lost their natural shape due to dead branches

CHEVY CHASE CLUB
PARCEL "B"
PLAT NO. 22441



KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TO BE TRANSPLANTED
	TO BE REMOVED
	LANDSCAPE CONTRACTOR
	GENERAL CONTRACTOR
	DOWNSPOUT
	AREA DRAIN
	HOSE BIB
	HARDSCAPE TO BE REMOVED

General Notes
1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/tic 48 hours in advance of any work in this vicinity. the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. the excavator is responsible for compliance with the requirements of the local jurisdiction.
2. All subsurface pipes to be rigid PVC pipe.

Photo Locations	
Date	2019-01-18
Scale	1/8"=1'-0"
Sheet No.	1B
	of 10

LILA FENDRICK

landscape architecture & garden design

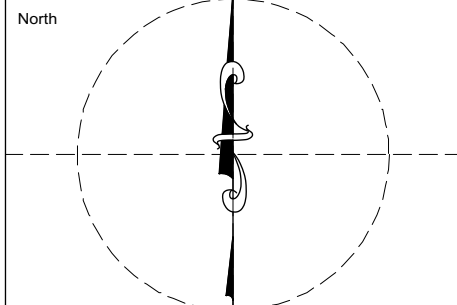
6904 West Avenue Chevy Chase, Maryland 20815

(301) 907-7700

Project Title

HILDER SMITH RESIDENCE

35 West Lenox Street, Chevy Chase, MD 20815



No.	Date	Revision Notes
	2019-01-18	HAWP Application

Topographic Survey by
Landmark Engineering,
11/20/17



PHOTO 1 - FRONT OF HOUSE FROM STREET



PHOTO 2 - POSTS AT ENTRANCE TO SITE



PHOTO 3 - COURTYARD AND STEPS TO FRONT DOOR



PHOTO 4 - PATH TO SIDE OF PROPERTY



PHOTO 5 - PAVED CIRCULAR PAD AT SOUTHWEST CORNER OF SITE



PHOTO 6 - PROPERTY FROM SOUTHWEST CORNER



PHOTO 7 - PROPERTY FROM SOUTHEAST CORNER



PHOTO 8 - IRREGULAR STEP STONE PATH TO WEST OF HOUSE



PHOTO 9 - IRREGULAR STEP STONE PATH AND STEPS



**Municipality Letter for
Proposed Construction Project**

Subject Property: 35 West Lenox Street
Property Owner: William R. Smith and Elizabeth Hilder
Project Manager/Contractor: Lila Fendrick Landscape Architects
Proposed Work: Alterations to landscape and hardscape

1/17/2019

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

Dear Ms. Jones,

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

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

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

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS

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Assistant Secretary

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VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

THE LENOX LIVING TRUST

The Settlers as identified in Schedule A hereby establish a trust by this instrument to own and control real property as identified in Schedule B and to govern the use and disposition of such property and estate. Any general reference to the Lenox Living Trust "living trust," or "trust" will identify the trust established by this instrument.

The term "surviving spouse" will identify the last to die of the named Settlers in Schedule A. Under the terms of this instrument, a spouse, to be a surviving spouse, must survive the other for a period of one hundred and twenty (120) days.

ARTICLE 1. ESTABLISHMENT OF THE TRUST

This living trust is established this day by each of us for the purpose of owning, controlling, and managing the real property conveyed to this trust. This trust will survive our disability and death. This trust will continue as an entity until the trust is finally settled and liquidated according to the terms of this instrument.

For the purpose of fully funding this trust, we convey to this trust by self-declaration of trust the real property identified in Schedule B which is attached hereto and incorporated herein by reference and any and all rights attendant thereto including contracts.

ARTICLE 2. TRUSTEES

Mary Jane Coy shall serve as Trustee by original appointment hereof. A trustee shall have full right of selection.

The following applies if two or more trustees are designated by this instrument or any amendment to serve jointly.

- (1) If two trustees are appointed to serve jointly, the remaining personal trustee will continue service alone upon the death, disability, or resignation of the other.
- (2) At any time the trust and estate is served by more than one trustee, multiple trustees may delegate to one another specific duties and responsibilities. For example, one co-trustee may be permitted to be the only signatory on a banking or investment account. One co-trustee may be authorized, for example, to serve as the representative to sign tax returns.

A successor as trustee will have the authority vested in the trustee by original appointment under this instrument. A successor trustee will not be obligated to examine the accounts, records,

and acts of the previous trustee, nor will a successor in any way or manner be responsible for any act or omission to act on the part of any previous trustee. Reference to "trustee" in the singular will include the plural. To the greatest extent possible and allowable, this trust is to be administered and settled as a trust and under the trust laws of the State of Maryland and not under probate law.

To the greatest extent permitted by the law of the governing jurisdiction, a trustee or trustees designated to have a "right of selection" will have the right, without Court approval, to appoint his, her, or its successor as trustee as well as co-trustees including the designation of a different order of succession. Likewise, a trustee then serving, and with rights of selection, will have the right to add another or others to serve jointly and in the capacity of a trustee.

A fiduciary or fidelity bond is not required as a prerequisite to the service of a trustee. This trust is to be subject to the least judicial supervision permitted by the laws of the State of Maryland. A trustee designated herein shall not be required to seek court approval of any sale, acquisition, or any other transaction.

The trustee has the authority to retain, manage, and conserve property in the form originally conveyed and/or transferred and without the requirement that the property be liquidated in order to produce a diversification of investment because the property is non-income-producing or produces an inadequate return on investment because the value of the property as an investment is speculative in nature. The trustee may refuse to accept property that has a high degree of liability exposure or, upon discovery of the risk of ownership, may immediately dispose of the property at the best price obtainable for an immediate or quick sale.

The trustee shall have all the authority, rights, and obligations prescribed by the trust laws of the State of Maryland or any other governing jurisdiction. In addition and not in limitation thereof, the trustee has the unrestricted authority to:

- (1) Sell assets and to partition assets.
- (2) Reinvest the proceeds of sale, including the acquisition of partial interests in property and the equity of a closely held company or partnership.
- (3) Buy, sell, lease, pledge, mortgage or encumber any real property owned by this trust.
- (4) Contract for and close any transaction as the authorized representative of the trust without the requirement that any beneficiary or Settlor(s) join in the execution of the transaction or closing documents or otherwise consent to the transaction.
- (5) Acquire, exchange, and sell property, tangible and intangible, including any sale or exchange that is "subject to" or "in assumption of" an existing indebtedness or, in selling property, may sell property in whole or in part for a secured promissory obligation.
- (6) Acquire, exchange, sell, transfer, and exercise options to purchase tangible and intangible property of any kind, and acquire, hold, partition, and dispose of undivided interests in property.

(7) Make any payment, receive any money, take any action, and make, execute, deliver, and receive any contract, deed, instrument, or document that is reasonable and necessary and incident to any transaction permitted by this instrument.

(8) Own and hold property in any jurisdiction.

(9) Employ, as an expense of administration, advisors and service providers the trustee considers necessary and appropriate to administer the trust.

Any person, title company, brokerage company, or other entity dealing with the trust may rely, without liability, upon the affidavit of a trustee that states:

“On my (our) oath, and under the penalties of perjury, I (we) swear that I (we) am (are) the duly appointed and authorized trustee(s) of the Lenox Living Trust. I (we) certify that I (we) have not been removed as trustee(s) and have the authority to act for, and bind, the Lenox Living Trust in the transaction of the business for which this affidavit is given as affirmation of my (our) authority.

”

A trustee will have any and all authority incident to the ownership, management, and conservation of the property to perform any action, or withhold performance thereof, reasonably necessary to manage and conserve the trust property in the trustee's discretion.

ARTICLE 3. DURATION, RIGHTS OF REVOCATION AND AMENDMENT

This trust is to continue as follows: (1) for the life of Settlers; and, (2) for the life of the surviving spouse; and (3) from year to year following the death of the surviving spouse until this trust is finally settled and liquidated according to the terms of this instrument. **We retain the right to jointly revoke and to amend this trust for so long as we both shall live as well as to withdraw any property conveyed to this trust.** Amendments to this trust must be written. Holographic amendments or addendums to this trust, especially as to the disposition of personal belongings, are permitted. For so long as we both shall live, the principal and income of the trust may be distributed to us, or may be used and/or applied for our use and benefit. Undistributed income is to be added to the principal of the trust. The trustee or trustees then serving may distribute trust principal to us or for our unrestricted use and benefit, even to the exhaustion thereof.

The withdrawal rights of Settlers include the right to compel a partition of property that is jointly owned by us at the time the property was acquired and at the time is conveyed and/or transferred to this trust, including post-mortem transfers of property to this trust.

The interest of a deceased spouse in this trust will become irrevocable at the time of his or her

death. The interest of a deceased spouse includes post-mortem transfers of property to this trust. Except as otherwise permitted by this instrument, no one will have the right to amend or revoke the trust as to the interest of the deceased spouse, nor to withdraw the income and/or principal of the trust attributable in interest to the deceased spouse. The surviving spouse will continue to have all rights of amendment, revocation, withdrawal, and partition with respect to his or her interest in the trust.

The trust will **not** terminate by reason of: (1) the death or disability of a spouse; (2) the removal, resignation, death, disability, or other inability to continue service of a trustee or the addition of a trustee; or (3) the bankruptcy or insolvency of any beneficiary or trustee. All rights of management and administration of the trust are vested in the trustee or trustees of this trust.

ARTICLE 4. DISTRIBUTIONS, FEDERAL INCOME TAX MATTERS, ACCOUNTING DURING THE LIFE OF SETTLORS

For so long as we both shall live, and for so long as the trust is revocable, this trust is to be treated for income tax reporting purposes as a grantor trust under Treasury Regulation § 1.671-4(b) (i.e., the tax identification number will be the social security number of Settlers and all items of income, gain, loss, credit, and deduction are to be reported in our individual or joint income tax returns.

ARTICLE 5. USE AND DISPOSITION OF TRUST PROPERTY UPON THE DEATH OF A SPOUSE, OTHER SPOUSE SURVIVES

This Article controls the use and disposition of the property of a deceased spouse if he or she is survived by the other spouse. The term "property" will identify the property of this trust attributable in interest to the deceased spouse.

- A. Particular Property, Outright Disposition.** All of the trust property is to pass outright to the surviving spouse. If any of this property remains in this trust as a matter of convenience, the surviving spouse will have the unilateral right and authority to withdraw this property from the trust at any time and from time to time.

It is our intent that this property passes in a manner that will qualify for the federal estate tax marital deduction undiminished by the allocation of any federal or state transfer tax or other death tax to this property.

ARTICLE 6.
REMAINDER BENEFICIARIES

- A. Death of Surviving Spouse, Death at or Near the Same Time.** This Article controls (1) the use and disposition of all of our property and estate upon the death of the surviving spouse, or (2) the use and disposition of all of our property and estate in the event that our death should occur at or about the same time or if one spouse does not survive the other for a period of 120 days. The term "property" will identify the property of this trust attributable in interest to each spouse, including post-mortem additions to the trust.
- B. Distribution of the Remainder.** The rest and residue of our property and estate remaining after the payment of estate tax and other succession tax and the costs to settle this trust and the estate is to pass in accordance with the written instructions of the surviving spouse which shall be contained in a separate instrument.

ARTICLE 7.
CONTINUATION OF TRUST

- A. Continuation of the Trust Pending Final Liquidation.** The trust is to continue in existence for a time reasonably necessary to conclude the administration, pay expenses of termination, to settle all claims, including potential tax claims or disputes, and to distribute all property to those entitled thereto. Distributions to beneficiaries may be deferred until all claims, including tax claims and disputes, are finally resolved.
- B. Compliance With the Rule Against Perpetuities.** In no event will the term of any trust represented by, or established by, this instrument continue for a term greater than permitted by the law of the State of Maryland. The "lives in being" used to measure the application of any term limit will be all of our lineal descendants and all of the descendants of our maternal and paternal grandparents living upon the death of the surviving spouse. Any continuation of the trust by the exercise of a power of appointment will be construed as the creation of a separate trust and an extension of the Rule Against Perpetuities to the extent permitted by law. A court of competent jurisdiction is to liberally construe and apply this provision to validate an interest consistent with settlor's intent and may reform or construe an interest according to the doctrine of *cy pres*.

ARTICLE 8.
ACCOUNTING

The accounting period will be the calendar year. The accounting method will be on a cash basis. Assets governed by this instrument may be carried at historical cost.

ARTICLE 9. JURISDICTION

Any issue of law or fact pertaining to the creation, continuation, administration, and termination under the requirements of this instrument, or any other matter incident to this instrument, is to be determined under Maryland law. If an article or subsection of this instrument is in conflict with a prohibition of the laws of a governing jurisdiction, the article or subsection, or this instrument as a whole, is to be construed in a manner that will result in a compliance with the law and in a manner that will result in the least amount of taxes and estate settlement costs.

The governing jurisdiction for administration **may** be changed, without judicial approval: (1) to accommodate the change of the domicile of the principal beneficiaries of the trust; (2) to accommodate a change of trustee or the addition of one or more trustees; (3) to enhance the jurisdictional protection of the assets of trust and the interests of the beneficiaries insofar as the trust has sufficient jurisdictional contacts with the jurisdiction of choice; and/or (4) to reduce the potential income, estate, inheritance, gift, and property tax burden to the estate and trust insofar as the estate and trust have sufficient jurisdictional contacts with the jurisdiction of choice.

CONCLUSION AND ATTESTATION

This instrument will obligate and bind the heirs, successors, assigns, and personal representatives of Settlor. The acceptance of any distribution or other benefit under the terms of this instrument by any person will obligate that person to exactly comply with the terms and conditions of this instrument. Any person or organization designated as a trustee, and who accepts duties of office, will be bound in his, her, or its fiduciary capacity alone. This instrument is to be effective upon the date recorded immediately below.

Dated and Effective: April 2, 2014

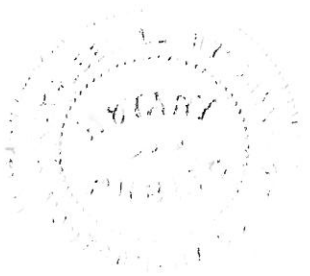


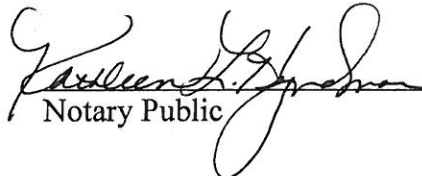
William R. Smith


Elizabeth R. Hilder

State of Maryland
County of Montgomery

Before me, the undersigned authority, on the 2nd day of April 2014 personally appeared William R. Smith and Elizabeth R. Hilder who both have acknowledged that this trust instrument was signed for the purposes and for the consideration therein expressed.



 (Seal)
Notary Public

KATHLEEN L. HYNDMAN
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 09/01/2014

Schedule A

Settlor 1 - William R. Smith

Settlor 2 - Elizabeth R. Hilder

Schedule B

Civic Address: 35 W. Lenox Street, Chevy Chase, MD 20815

Legal Description as follows:

Parts of Lots 9 and 11, and an unnumbered parcel adjoining said Lot 9 on the West, in Block 42, in Section 2, of The Chevy Chase Land Company's subdivisions of lands at Chevy Chase, Montgomery County, Maryland; as per plat recorded in Liber J.A. No. 36, at folio 61 (rerecorded in Plat Book No. 2, Plat 106) one of the Land Records for said Montgomery County, described as follows:

BEGINNING at a stone on the North line of Lenox Street distant 18 feet West of the Southeast corner of said Lot 9, said point being also the Southwest corner of the land conveyed by George F. Mikkelson and wife to a certain August G. Gutheim and wife by deed dated the 17th day of April, 1924, and duly recorded among the said land records in Liber 352, at folio 171, and running thence West along the North line of Lenox Street 92 feet to the Southwest corner of the land conveyed to the said George F. Mikkelson by the Chevy Chase Land Company of Montgomery County, by deed dated the 17th day of August, A.D. 1923, and duly recorded among the said Land Records in Liber No. 338 at folio 249; thence North with the West line of the last mentioned conveyance 122.33 feet to the dividing line between the lands of the Chevy Chase Club and the lands formerly owned by the Chevy Chase Land Company (now George F. Mikkelson), then with said dividing line North $82^{\circ} 31' 30''$ East to the Northwest corner of the land so as aforesaid conveyed by Mikkelson to Gutheim, then with the West line of said Gutheim's land South 136.06 feet to the North line of Lenox Street and the place of beginning.

SUBJECT to and together with a Right of Way for all general purposes of ingress and egress over a strip of land 8 feet wide and 75 feet deep along the East line of the above described property, comprising the Easterly 4 feet of said parcel above described and 4 feet additional as created by the aforesaid deed from George F. Mikkelson and wife to August G. Gutheim and wife.