

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10003 Pratt Place., Silver Spring	Meeting Date:	3/27/2019
Resource:	Non-Contributing Resource Capitol View Historic District	Report Date:	3/20/2019
Applicant:	Ian and Katherine Hill	Public Notice:	3/13/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/07-19A	Staff:	Dan Bruechert
PROPOSAL:	Door and Window Alteration		

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1985



Figure 1: 10003 Pratt Place is in the western edge of the Capitol View Historic District.

PROPOSAL

The applicant proposes replacing the front door and replacing a vinyl window on the south elevation. The new door will be a wood with a six-lite window. The new window will be an

Andersen 200 series vinyl window that will match the material and visual character of the existing windows.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.

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
- (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.

Secretary of the Interior's Standards for Rehabilitation

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

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), (c) and 24A-8(d), having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), 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 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JANDET@CASEDESIGN.COM Contact Person: JOHN Audest
Daytime Phone No.: 301 275-6229
Tax Account No.: _____
Name of Property Owner: Ian and Katherine Hill Daytime Phone No.: 301 221-1777
Address: 10003 Silver Spring Pratt Place 20910
Street Number City Street Zip Code
Contractor: Case Design Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: JOHN Audest Daytime Phone No.: 301 275-6229

LOCATION OF BUILDING/PREMISE

House Number: 10003 Street: Pratt Place
Town/City: Silver Spring Nearest Cross Street: Stoneybrook Dr.
Lot: 39 Block: 29 Subdivision: 0005
Liber: _____ Folio: _____ Parcel: 0000

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 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 of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 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:

This structure is a single family home with one level and a finished basement. It was built in 1985 and has a shingle roof with ivory colored siding. It is a cape cod with a steep pitched gabled roof.

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

Case Design plans to remodel the kitchen on the main floor. This remodel includes removing a non-load bearing wall, relocating the fridge and oven and adding a coat closet by the front door. It also includes replacing the front door and replacing the window in the kitchen. The new window and door will be chosen to fit within the historical setting.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

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

Owner's mailing address Ian and Katherine Hill 10003 Pratt Place Silver Spring, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Elizabeth Flagg 10005 Pratt Place Silver Spring, MD 20910	
William Flanagan 10001 Pratt Place Silver Spring, MD 20910	

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of House



Detail: Right Side of House - Showing Garden Window in Kitchen To Be Replaced

Applicant: Case Design

Page:

File

BUILDING LOCATION SURVEY
LOT 39 BLOCK 29
CAPITOL VIEW PARK

Montgomery County, Maryland

Scale: 1" = 30'
Plat Book 125

JUNE 5 1985
Plat 14590

MACRIS, HENDRICKS and WITMER, P.A.

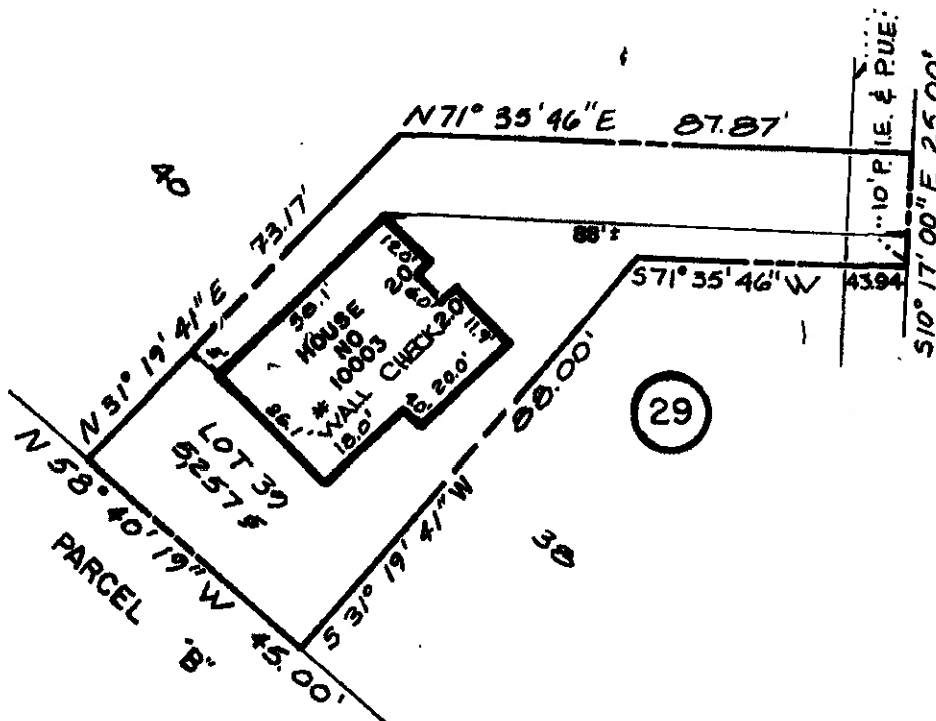
ENGINEERS • PLANNERS • SURVEYORS

9220 WIGHTMAN ROAD GAITHERSBURG, MD. 20878
670-0840

I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, Md. The improvements were located by a transit-tape survey made on MAY 31, 1985. Unless shown hereon, there are no visible encroachments.

Douglas H. Riggs III

DOUGLASS H. RIGGS, III
PROFESSIONAL LAND SURVEYOR, MD. NO. 10712



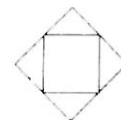
10003 PRATT PLACE
#8502260959 WALL OK 7-19-85 #49

NOTE: 20' WIDE EXTINGUISHABLE SLOPE BASEMENT ALONG STREET FRONTAGE GRANTED ON RECORD PLAT. EXISTENCE OF PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS SURVEY, UNLESS INDICATED HEREON AS FOUND.

Field	WC	F
Draft	TX	
Check	DR	

80-152

Site Plan



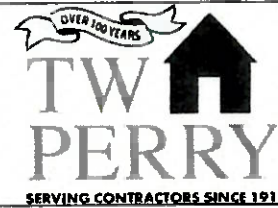
Shade portion to indicate North

Applicant:_____

Page:___

Quote Form

TW PERRY - SILVER SPRING
9015 BROOKVILLE ROAD
SILVER SPRING MD 20910
301-652-2600



Project Information (ID #2798280) ✓

[Hide](#)

Project Name: IAN HILL
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 01/05/2019

Submitted Date:

PO#:

Sales Rep Name: James Johnson

301/652-4875

Delivery Information

[Hide](#)

Shipping Contact:
Shipping Address:
City:
State:
Zip:

Comments:

Unit Detail

[Hide All Configuration Options](#)

Item: 0001: Ext 36" x 80" F7662 LHI 6 9/16" FrameSaver

Location:

Quantity: 1

1,601.00

Fir 36"x80" Single Door



1/2" PLS - HINGES



EXTERIOR
Left-Hand Inswing

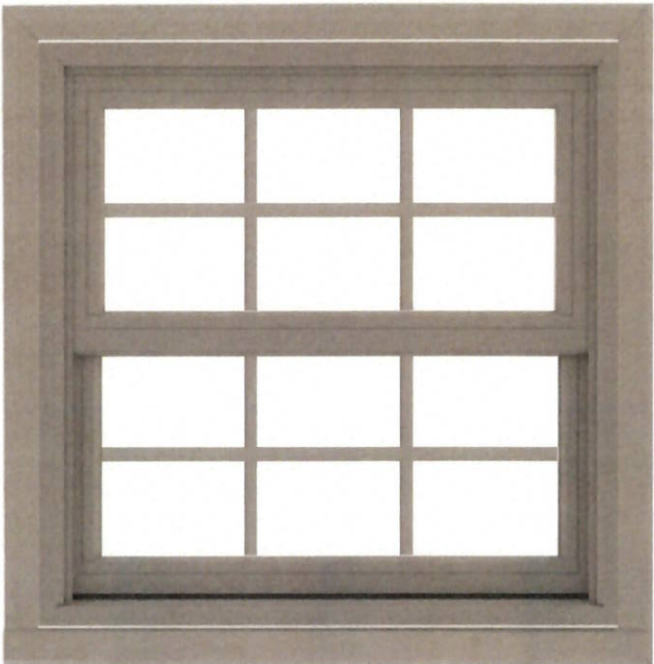
Configuration Options [Hide](#)

EXT Single Door 36" x 80" F7662 (Clear), 6 9/16" FrameSaver, No Brickmould, Left Hand Inswing, US10B Oil Rubbed Bronze Radius Corner Ball Bearing Hinges, Bronze Composite Adjustable Sill, Sill Cover, Bronze Compression Weatherstripping, Double Lock Bore 2-3/8" Backset Bore, 9540 Dentil Shelf, Unfinished

200 Series Double-Hung Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	200 Series Double-Hung Window
Product ID#	244DH3030
Unit Width	35 1/2"
Unit Height	35 1/2"
Interior Color	White
Glass	Low-E Glass
Hardware	Lock and Keeper, White
Optional Hardware	Classic Series™ Hand Lift, White
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	Sandtone
Exterior Trim Profile	2" Brick Mould

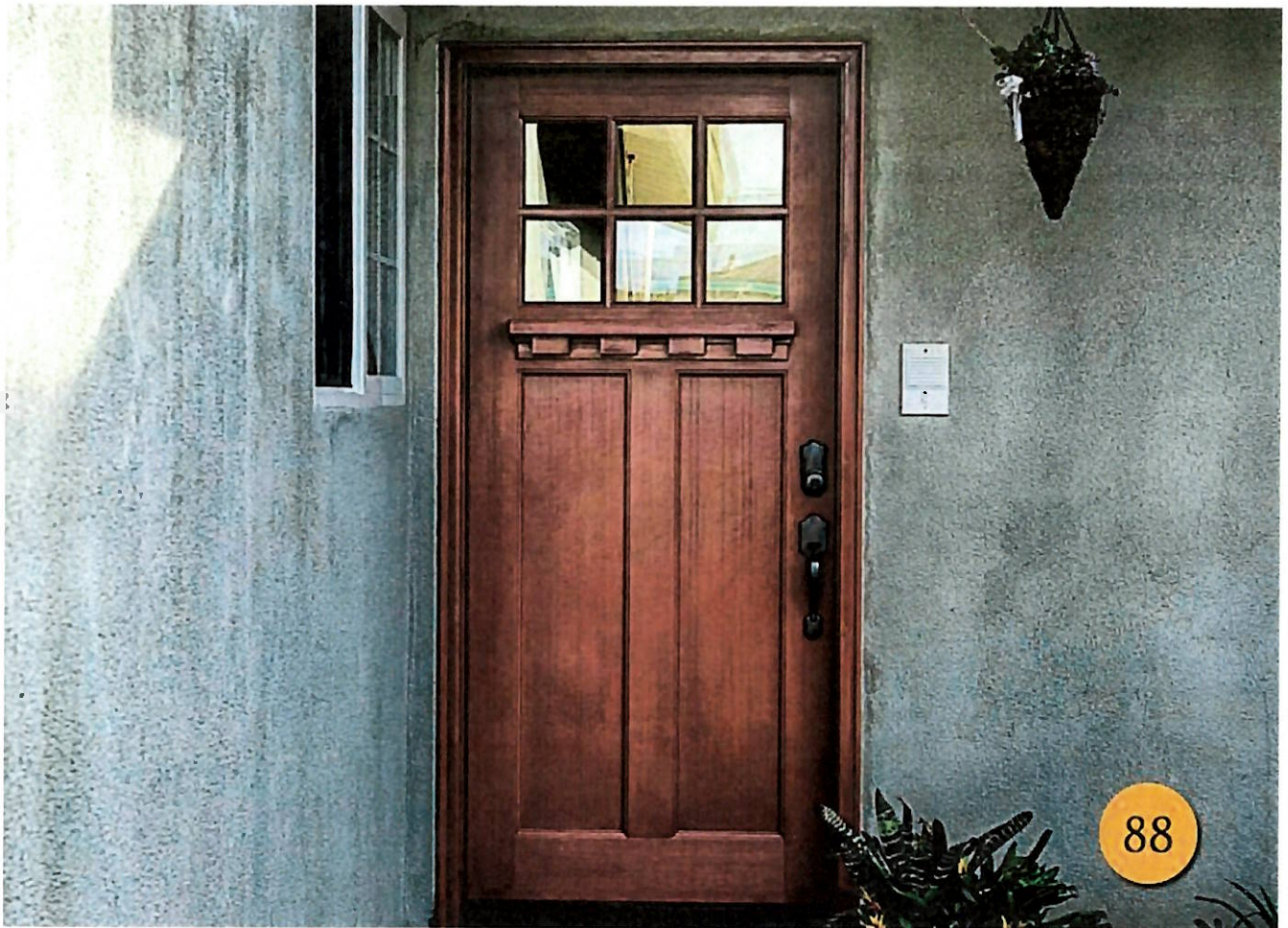


Exterior Trim Color

Sandtone

* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.





Door Sample Images



Kitchen Details:

- Appliances have not been included in the contract pricing. Owner to purchase appliances directly and arrange for delivery and acceptance of appliances. We assume appliances will be delivered into the kitchen/dining room area, be unpacked and the packing debris will be taken away by the delivery crew. Owner should be present to accept delivery and inspect the appliance delivery for completeness and to check for damage. Case cannot be responsible for any damage associated with Owner not inspecting appliances at the time of delivery.
- Call to install Owner supplied appliances which include: (1) electric range, (1) hood, (1) refrigerator, (1) dishwasher, (1) microwave drawer.

Lead Safe Work Practices:

- Records indicate that the house was built after 1977 and therefore is exempt from EPA lead paint regulations.

General:

- Make interior alterations to kitchen per plans.
- Case asks that owner remove furniture from work space and remove all items from kitchen cabinets prior to start of the project. This will be reviewed in the pre-construction walkthrough. In the event that owner needs help moving furniture to clear the work area, Case agrees to be hired on an hourly basis per the hourly rates in article 6, (depending on how much furniture is to move). Furthermore, should Case be hired to move furniture, Case cannot be held responsible for any non-negligent damage that could possibly result.
- Any items scheduled for demolition and hauling that which owner wishes to retain must be clearly marked and reviewed with Case prior to the start of work.
- Any materials (plumbing fixtures, tile, windows, countertops, etc.) not selected and determined on an addendum before the start of construction may result in significant delays to the project schedule.
- Use of existing bathroom facilities has been anticipated. If a portable toilet facility is desired by owner, it will result in an additional cost of \$325 set-up and removal fee and \$125 per month of use.
- Owner shall grant free access to work areas for Contractor and agrees to keep a parking area in front of house clear and available for movement of materials and vehicles during normal work hours.
- Case assumes the existing insulation to be adequate. No change has been anticipated.

Structure:

- We assume the existing structure scheduled to remain is in good condition and will not require reworking.
- No structural work has been anticipated in the project.

IVAC

- Relocate supply register on wall by front door to new wall at end of closet.
- Vent new kitchen range hood to exterior.

Electrical:

- All new electrical work to meet required local and national codes. Provide Mount. Co. Permit. Existing switches and duplex outlet devices, which are not scheduled for relocation or rewiring, are to remain. New switches and devices are to be stock white unless otherwise specifically requested by Owner.
- Recessed light locations (as shown on plans) are subject to joint location and/or existing conditions. Directional lights, if desired, or reworking points, plumbing, or mechanical equipment locations will be subject to joint location and/or existing conditions. This is only if an alternate location for the recessed lights is shown within to what is shown. This is not acceptable to home owner.

We have

- NO new Smoke detectors are included. It is recommended owner have one smoke detector in each dedicated bedroom as well as a smoke detector in common area on each level. These can be sealed, 10-year lithium battery units.
- And sub panel next to main panel.
- Provide required dedicated circuits: Range, fridge, dish, disp, micro, outlets
- Electrical (cont.)
- Wire lights and devices to plans walked: 12/18/18
- Owner to provide decorative surface mounted lights for locations shown on plans. Case to install.
- Fixtures included: (4) 6" Phillips rev., (3) Kichler led up lights.
- All devices standard, Aradim dimmers 3 included.

Plumbing

- All new plumbing work to meet required local and national codes.
- No change to the existing water heater has been anticipated or included.
- No change to the existing water or sewer service has been anticipated or included.
- All new waste lines and vents to be PVC pipe and fittings.
- All new water piping to be CPVC.
- Re-rout plumbing for new refrigeration, sink, and dishwasher locations.
- Case to provide and install (1) stainless steel under-mount sink, (1) X HP garbage disposal, (1) Kitchen sink faucet.

Trim:

- Trim carpentry to be stock finger-jointed material in standard profiles where replacement is needed as a result of construction. New trim carpentry to blend with existing.
- Base molding to be replaced where necessary after wall removal and re-construction.

Finishe

- Painting is not included in this contract; normal paint preparation (i.e., caulking and filling nail holes) is also to be by others.
- New drywall to be installed on new walls, patching of drywall has been included for areas disturbed during construction. See drywall patch allowance.
- Kitchen flooring to be patched where required with 2" oak to blend with existing wood floors. Wood, dining room, entry way, and hallway floors to be sanded, sealed with one coat of universal sealer, then 2 coats of oil-based polyurethane. New oak shoe molding to be provided and installed.

Sht.	Description
01	Cover Sheet/General Notes
02	Existing/Demolition Floor Plan
03	Proposed Kitchen Floor Plan
04	Kitchen Detail Plan
05	Kitchen Elevations
06	Electrical Floor Plan
6	Total No of Sheets

KITCHEN SCHEDULE

ITEM	MANUFACTURER	MODEL/STYLE	FINISH	SIZE			NOTES
				L	W	H	
CABINETS RESUMER	WHYTER	BRANCO	PAVOTI, SERA			PAVOTI, SERA 70"	
CABINETS ISLAND	COLOTTI	BRANCO	PANETI, BIANCO			PANETI, BIANCO 70"	
COUNTER TOPS	CALABRESI, MARINO	70" 4000 4040	PANETI, BIANCO			PANETI, BIANCO 70"	
SINK	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
SINK FAUCET	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
REFRIGERATOR	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
MICROWAVE	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
REFRIGERATOR	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
DISHWASHER	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
ELECTRIC RANGE	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
KITCHEN FLOOR	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
KITCHEN BACK SPLASH	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
GRILL	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
EDGE DETAIL	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
CABINET PULL/HANDLES	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	
KITCHEN WINDOW	FRANCO	70"	FRANCO			FRANCO 70" 4000 4040	

Owner Provided Items:

- If Owner supplied items, including the cost of existing or used items are required by the Contractor to fulfill its responsibility in completing the contracted work, the Owner understands that Owner assumes full responsibility and liability for correctly ordering all items, parts and accessories necessary to complete the work as well as taking delivery of the items, having items placed in the areas in which they are to be installed or otherwise damaged, inspecting all items and correcting/rectifying issues (if any with the supplier(s)). Missing or broken pieces or wrong materials may alter the work schedule and may result in additional line charges to Owner at regular hourly rates. As the supplier of materials, Owner assumes full responsibility and liability for assuming that the products meet all applicable codes and ordinances. Further, the Contractor understands that Contractor accepts no responsibility for Owner provided materials even if the Contractor recommended the material supplier(s). Owner understands that ALL Owner provided items must be on site and in working condition prior to the start of work. Additional costs to be recalled, rework or reinstall Owner provided items and/or Contractor's attendant work shall be charged to the Owner at time and materials rates.
- Owner provided items/subs: Decorative light fixtures, appliances, painting, Owner understands that the Case Warranty under this Contract does not extend to Owner supplied items/subs.

Clazing

- Remove existing garden window
- Provide and install new window in place of existing garden window (no opening modifications have been anticipated or included).
- Provide an install required exterior PVC trim to finish window installation
- Caulk/seal where required after window installation
- Apply exterior PVC trim at front door sidewalk to "close-up" space.

Owner Provided Items:

- If Owner supplied items, including the cost of existing or used items are required by the Contractor to fulfill its responsibility in completing the contracted work, the Owner understands that Owner assumes full responsibility and liability for correctly ordering all items, parts and accessories necessary to complete the work as well as taking delivery of the items, having items placed in the areas in which they are to be installed or otherwise damaged, inspecting all items and correcting/rectifying issues (if any with the supplier(s)). Missing or broken pieces or wrong materials may alter the work schedule and may result in additional line charges to Owner at regular hourly rates. As the supplier of materials, Owner assumes full responsibility and liability for assuming that the products meet all applicable codes and ordinances. Further, the Contractor understands that Contractor accepts no responsibility for Owner provided materials even if the Contractor recommended the material supplier(s). Owner understands that ALL Owner provided items must be on site and in working condition prior to the start of work. Additional costs to be recalled, rework or reinstall Owner provided items and/or Contractor's attendant work shall be charged to the Owner at time and materials rates.
- Owner provided items/subs: Decorative light fixtures, appliances, painting, Owner understands that the Case Warranty under this Contract does not extend to Owner supplied items/subs.

Number removed from circulation: 100,000

- Owner understands that the Case Warranty under this Contract does not extend to Owner supplied items/subs.

CASE

23-80-0450	Exp. Number	23-80-0450	Exp. Number
Development	Development	Development	Development
JA	JA	Development	Development
Management	Management	Management	Management
OP	OP	Management	Management

Hill Residence
Proposed Kitchen Remodeling Project
10003 Pratt Place Silver Spring MD, 20910
Cover Sheet/General Notes

Start	End	Event
9:00 AM	10:00 AM	12/16/12 - Sales Walk-Thru
10:00 AM	11:00 AM	12/16/12 - Site Visit Meeting
11:00 AM	12:00 PM	12/16/12 - Subj Walk-Thru

Drinking Log

Hill Residence
Proposed Kitchen Remodeling Project
10003 Pratt Place Silver Spring MD, 20910
Existing/Demolition Floor Plan

Emp. Number: 23-80-0450	Development: JM
Package: MR	Management: GP

CASE.

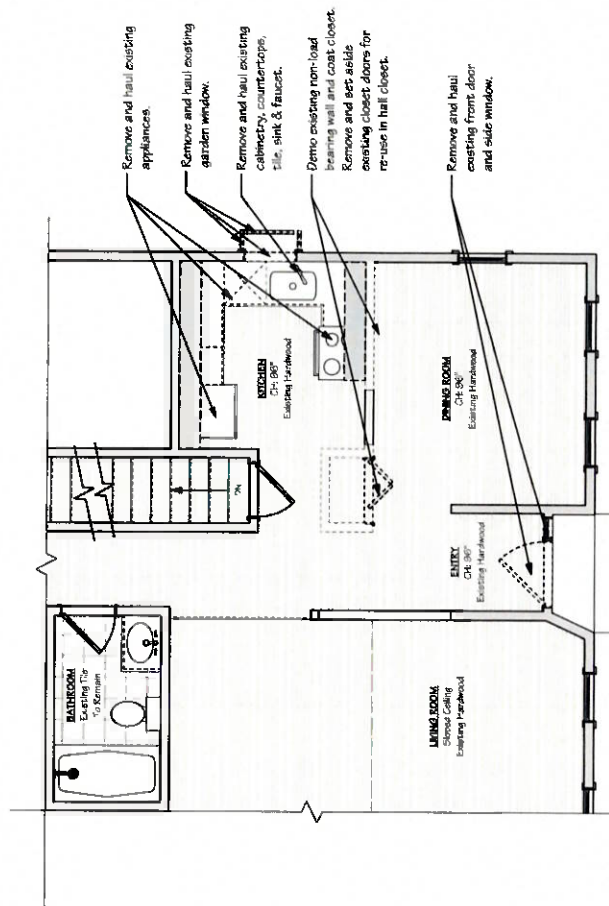
BECAUSE IT'S YOUR HOME.

101 Park Lane
Falls Church, VA 22044
(703) 551-0077
(703) 551-1800
(703) 551-0077

1327 Lakeside Dr NW
Washington, DC 20005
(202) 866-8275

10100 Beltsville Road
Beltsville, Maryland
(301) 947-8400
(301) 229-4000
(301) 947-8400

North Park, Suite 40
Falls Church, VA 22044
(703) 551-0077



1 Existing/Demolition Kitchen Floor Plan
02 Scale: 1/4" = 1'-0"

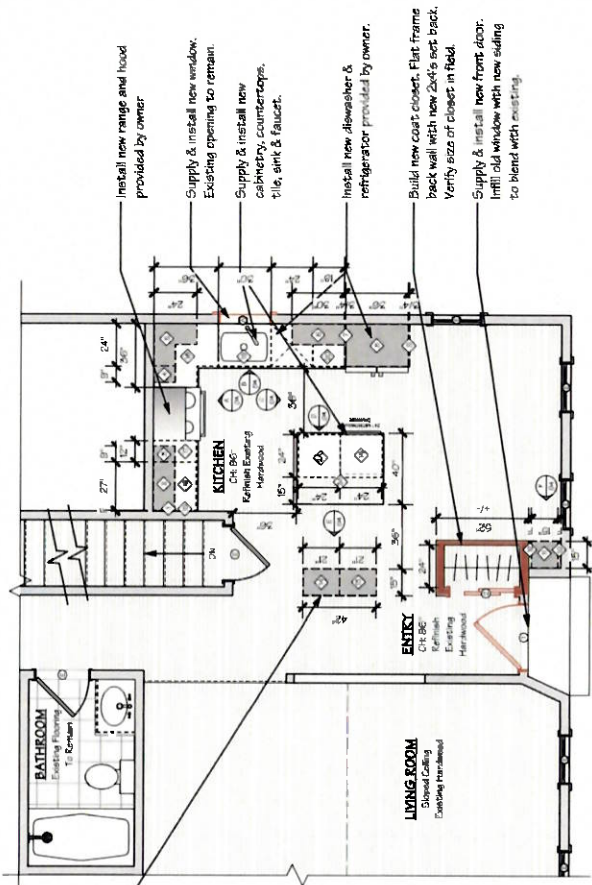
Proposed Kitchen Remodelling Project
10003 Pratt Place Silver Spring MD, 20910

Proposed Kitchen Remodeling Project
003 Pratt Place Silver Spring MD, 20910

450	Developments	JA	Management	68
-----	--------------	----	------------	----

CASE 

Construction



1 Proposed Kitchen Floor Plan
Scale: 1/4" = 1'-0"

KITCHEN CABINETRY SCHEDULE- ISLAND

[illegible]

Item #	Qty	Code	Description	Hinge	FE
1	1	W7-342	2" x 42" x 0.75" Wall Filer	LRBD	N
2	2	W7-349	3" x 36" x 12" Velt Cabinet Butt Doors	L	R
3	1	W0039	9" x 36" x 12" Velt Cabinet	R	L
4	1	W0059	9" x 36" x 12" Velt Cabinet	L	R
5	5	SCM242/K	24" x 36" x 12" Square Corner Velt Knuckle Hinge Cut Down Left Back Width 24, Right Back Width 24, Height 30, Lid Depth 12, Right Depth 12	L	R
6	1	CD3	30" x 36" x 12" Valt Cabinet Butt Doors	LRBD	L
7	1	P3-4FA	27" x 68" Panel 3/4 MDF	LRBD	N
8	1	W3-821	36" x 21" x 24" Velt Extruded Depth Butt Doors	LRBD	N
9	1	W3-4FA	27" x 68" Panel 3/4 MDF		
10	1	TF-366	3" x 36" x 0.75" Tall Filer		
11	1	BRS-CK19624	15" x 83" x 15" Brown Cabinet With Shelf And Loose Toe	L	N
12	1	TF-366	3" x 36" x 0.75" Tall Filer	L	L
13	1	BRS-CK19624	21" x 83" x 15" Brown Cabinet With Shelf And Loose Toe	L	L
14	1	BRS-CK19624	Cut Down 21" Wide x 83" High x 15" Deep		
15	1	CD3	Cut Down 15" Brown Cabinet With Shelf And Loose Toe	R	R
16	1	BF-3	Cut Down 21" Wide x 83" High x 15" Deep		
17	1	3027	3" x 34.5" x 0.75" Base Filer		
18	1	3027	27" x 34.5" x 24" Thin Drawer		
19	1	BF-02	12" x 34.5" x 24" Base Full Height Drawer	L	R
20	1	TDMA1	Tray Divides Matching Interiors Equally Spaced		
21	1	SL-35K3	36" x 34.5" x 24" Super Carousel Knuckle Hinge Attached Toe	R	L
22	1	SR330	30" x 34.5" x 24" Sink Base Butt Doors	LRBD	R
23	1	FWD	Full Width Drawer		
24	1	TCOFSS	Tri Out Sink Front Strainers - 19 Bin Size		
25	1	SMAT	Sink Mat		
26	1	BMBR016	16" x 34.5" x 24" Base Veneer Plycote Bin Double No Hinging	NA	L
27	40	LSM	Solid LS Shaped Moulding Random Length x High 3" deep Squares Edge		
28	0	WTM	Touch Up Marker For SIMPLY WHITE		
29	0	WTK	Wood Toe Kick		

KITCHEN CABINETRY SCHEDULE - PERIMETER CABINETS

Coat Type:	Current
Coat Interior:	Natural Blamwood Plywood
Door Construction:	Wood
Door Name Upper:	Masduweland
Door Name Lower:	Masduweland
Door Weight:	120 Degree W/Soft Close
Drawer Front:	D1 Slab
Drawer Back:	Slab HOMO Soft Close Full Ext
Drawer Species:	MDF 5 PC
Drawer Process:	Paint
Drawer Color:	Simply White
Drawer Height:	Current Shown



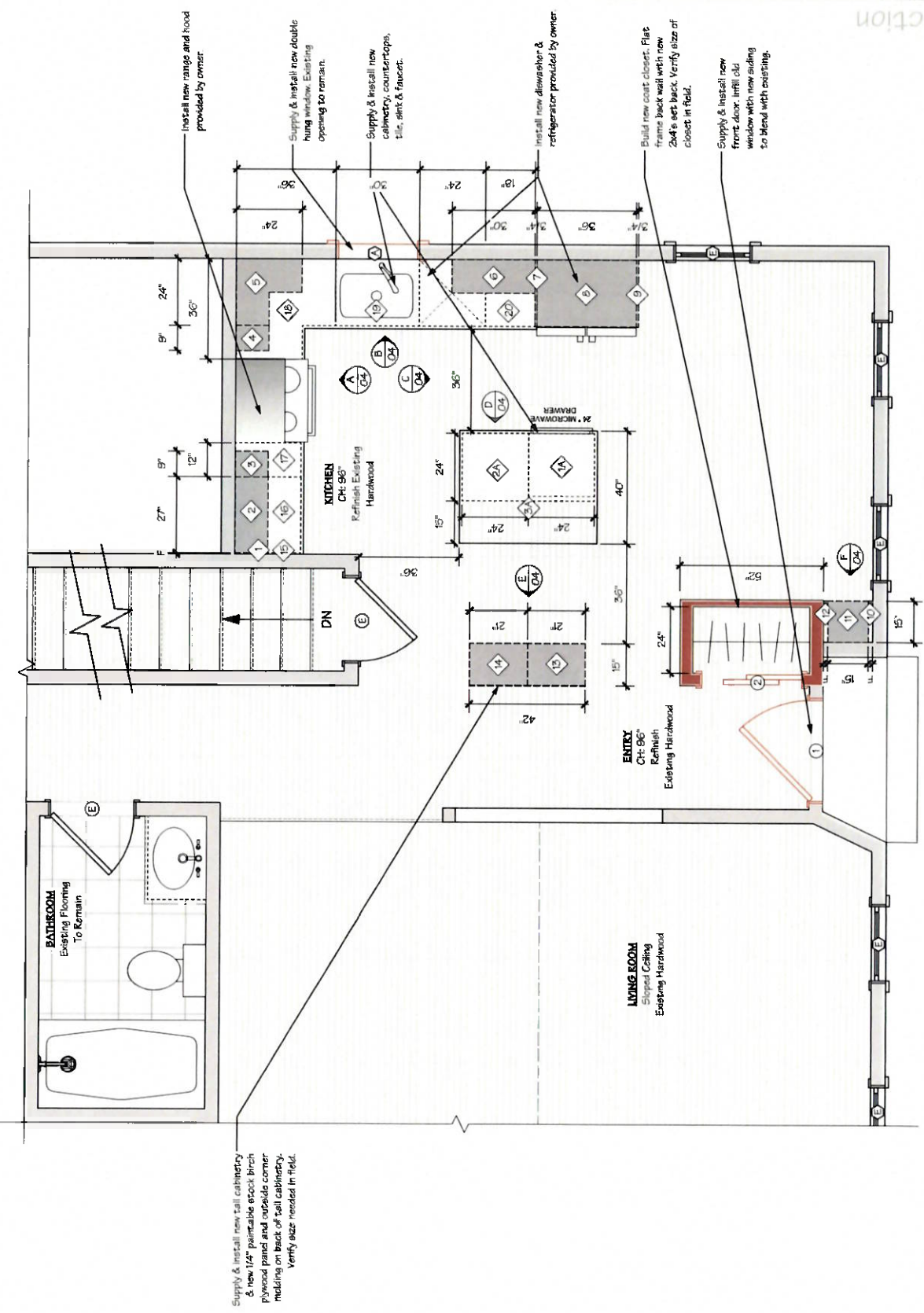
04
06
05
2/22/2019
1/2" = 1'-0"

12/15/2018 - Existing Measure
12/18/18 - Subcontractor Meeting
12/19/18 - Subcontractor Meeting

Hill Residence
Proposed Kitchen Remodeling Project
10003 Pratt Place Silver Spring MD, 20910
Kitchen Detail Plan


Design:
12/15/2018
12/18/18
12/19/18

Developers:
12/15/2018
12/18/18
12/19/18



Hill Residence
Proposed Kitchen Remodeling Project
10003 Pratt Place Silver Spring MD, 20910
Kitchen Elevations

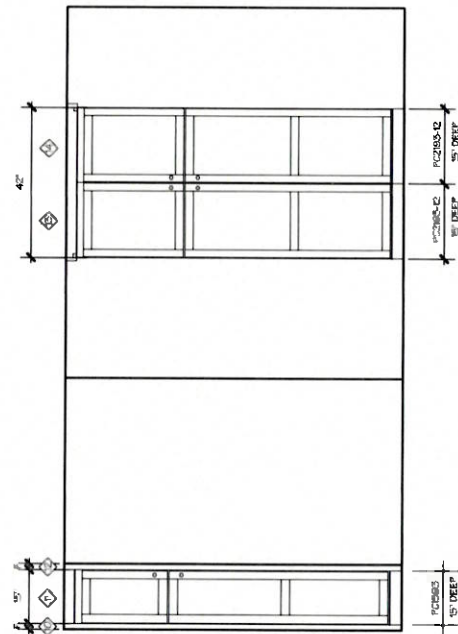
Project Number:	25-80-0450	Design:	MS
Development:	JA	Manufacturing:	GP

CASE 

BECAUSE IT'S YOUR HOME

Maple
 10000 Road
 40-45
 2006
 (P) 703-854-0207
 (P) 703-854-0207

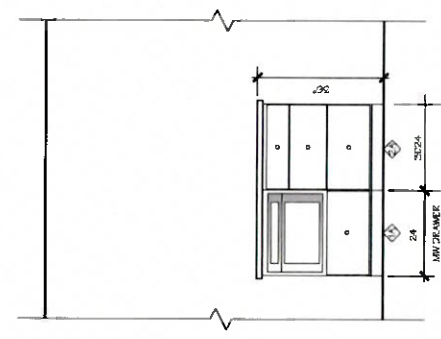
1527 45th St NW
 Washington, DC
 20007



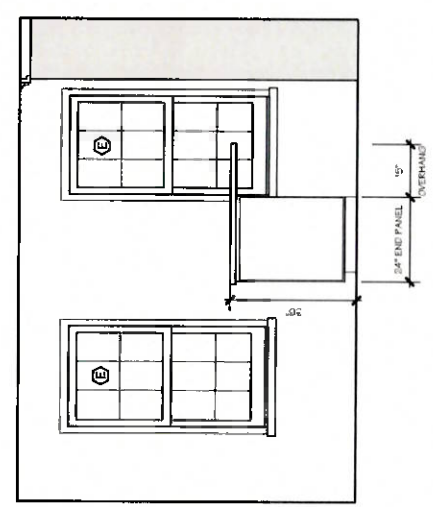
E 04

Pantry Wall Elevation

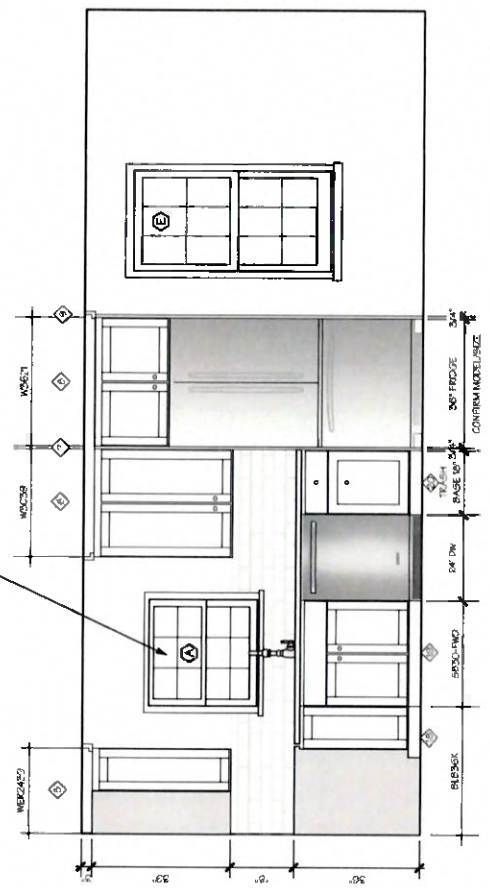
Scale: 1/2" = 1'-0"




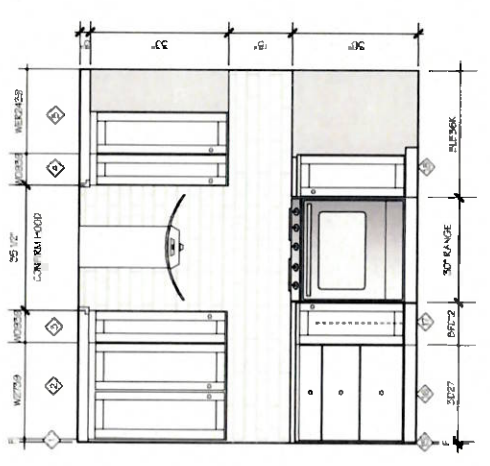
D 04 Island-Front Elevation Scale: 1/4" = 1'-0"



C Island-Side Elevation
04 Scale: 1/2" = 1'-0"



 Sink Wall Elevation
 Scale: 1/2" = 1'-0"



A Over Wall Elevation
04 Scale: 1/2" = 1'-0"

- Supply & Install new double-hung window. See schedule for details.

Boarding Log

Hill Residence
Proposed Kitchen Remodelling Project
10003 Pratt Place Silver Spring MD, 20910
Electrical Floor Plan

25-40-0450	Errol N. Nader	5M	1954
1A	Reynolds	4D	1954

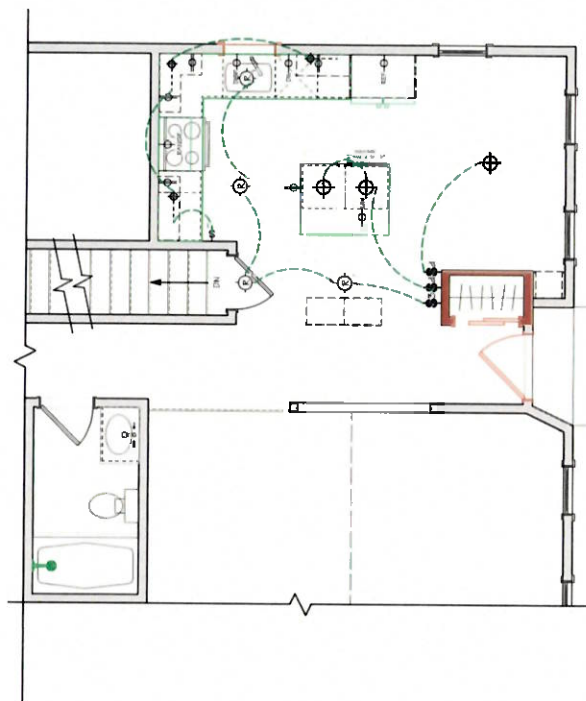
CASE 

BECAUSE IT'S YOUR HOME

Regional
4301 Sangerhouse Road
North Platte, NE 68901
(301) 222-4600
(7) 301-222-9100

Field Office
201 Church, VA 22046
(7) 703-534-0307
(7) 703-534-0307

Washington, DC
1207 M St. NW
Washington, DC 20005
(4) 202-686-2870



5 Proposed Electrical Floor Plan
05 Scale: 1/4" = 1'-0"

[illegible]