MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 23 West Irving Street, Chevy Chase  
Meeting Date: 6/24/2020

Resource: Contributing Resource  
(Chevy Chase Village Historic District)  
Report Date: 6/17/2020

Applicant: Mike Friedman  
(VW Fowles, Architect)  
Public Notice: 6/10/2020  
(Tax Credit: N/A)

Review: HAWP  
Staff: Michael Kyne

Case Number: 35/13-20V

PROPOSAL: Partial demolition and exterior rehabilitation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1914

Fig. 1: Subject property.
BACKGROUND:

The applicants previously appeared before the Commission for a preliminary consultation at the December 18, 2019 HPC meeting.1

PROPOSAL:

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

- Removal of the existing one-story addition at the east (right) side of the historic house (behind the existing bump out) and construct an open porch in its place.
- Removal of the existing basement stairs along the east elevation of the house and replacement with reoriented stone basement stairs.
- Installation of steel windows and doors at the east (right) side of the historic house.
- Replacement of three paired windows and one set of doors (two first-floor windows, one first floor set of doors, and one second-floor window) at the north (rear) of the historic house with steel windows.
- Removal of an existing accessory shed at the northeast (rear/right) corner of the property.
- Replacement of the existing path along the east side of the property with a new stone path, which will connect the subject property with the adjacent property to the east (16 Magnolia Parkway).

APPLICABLE GUIDELINES:

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

Chevy Chase Village Historic District

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

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

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

1 Link to the December 18, 2019 HPC meeting audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=d7f65486-2283-11ea-a240-0050569183fa
“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

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

- Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

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

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

**Sheds** should be subject to moderate scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

**Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

*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.)

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, spaces, and spatial relationships that characterize a property will be avoided.

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

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is a c. 1914 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The 1998 Master Plan amendment notes that there is a modern two-story addition at the west (left, as viewed from the front) side of the historic house. There is also a two-story bump out at the southeast (front/right) corner of the historic house and a one-story addition on the east side of the historic house behind the bump out. The southeast bump out is likely original, as it appears in the 1916 Sanborn Fire Insurance Map (see below).
The applicants previously appeared before the Commission for a preliminary consultation at the December 18, 2019 HPC meeting. The Commission expressed the following concerns/recommendations at the preliminary consultation:

- The Commission did not support the previously proposed removal of the second story of the bump out on the east (right) side of the historic house.
- The Commission was supportive of the proposed removal of the one-story addition on the east (right) side of the historic house behind the existing bump out.
- The Commission provided mixed feedback regarding both the material (steel) and pattern of the proposed new fenestration on the east (right) side and north (rear). While there was a preference for a more traditional material and configuration, the Commission acknowledged that the proposed fenestration would only affect existing additions and/or be minimally visible from the public rights-of-way, at best.

The applicant has returned with a HAWP application for the following work items:

- Removal of the existing one-story addition at the east (right) side of the historic house behind the existing bump out and construction of an open porch in its place.
- Removal of the existing basement stairs along the east (right) side of the historic house and replacement with reoriented stone basement stairs.
- Installation of steel windows and doors at the east (right) side of the historic house.
- Replacement of three paired windows and one set of doors (two first-floor windows, one first floor set of doors, and one second-floor window) at the north (rear) of the historic house with steel windows.
- Removal of an existing accessory shed at the northeast (rear/right) corner of the property.
- Replacement of the existing path along the east side of the property with a new stone path, which will connect the subject property with the adjacent property to the east (16 Magnolia Parkway).

Staff supports the applicant’s proposal, finding the proposed revisions generally consistent with the Commission’s recommendations at the December 18, 2019 preliminary consultation. Aside from the removal of the second story of the bump out on the east (right) side of the historic house (which has been
removed from the proposal), the primary issue at the preliminary consultation was the proposed fenestration alterations at the east (right) side and north (rear) of the house. However, staff finds the proposed fenestration alterations to be consistent with the Guidelines.

As noted by the Commission, the proposed fenestration alterations will be minimally visible from the public rights-of-way, at best. The Guidelines state that “[d]esign review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.” Additionally, the Guidelines state that “[a]lterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review [scrutiny]. Most changes to rear of the properties should be approved as a matter of course.” Per the Guidelines:

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

Given the limited visibility of the proposed fenestration alterations from the public rights-of-way, staff also finds that they will not detract from character-defining features of the subject property or surrounding streetscape, in accordance with Standards #2 and #9. Further, because the proposed fenestration alterations will only affect existing additions, staff finds that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. This is consistent with Standard #10.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10 and Chevy Chase Village Historic District Guidelines outlined above.

**STAFF RECOMMENDATION:**

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

and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9 and #10;

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.
APPLICANT:
Name: Michael Friedman
Address: 16 Magnolia Parkway
Daytime Phone: 202-758-5528
E-mail: captainhaddock@comcast.net
City: Chevy Chase
Zip: 20815
Tax Account No.: 00457108

AGENT/CONTACT (if applicable):
Name: Fowlkes Studio (Contact: Sean Haislip)
Address: 1711 Connecticut Avenue NW
Daytime Phone: 757-817-1087
E-mail: sean@fowlkesstudio.com
City: Washington, DC
Zip: 20009
Contractor Registration No.: N/A

LOCATION OF BUILDING/PREMISE:
MIHP # of Historic Property: N/A

Is the Property Located within an Historic District? Yes/District Name: Chevy Chase Village
No/Individual Site Name: N/A

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: __________________ Street: ______________________________________________
Town/City: __________________________ Nearest Cross Street: ____________________________
Lot: __________ Block: __________ Subdivision: ______ Parcel: ______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☑ Deck/Porch
☐ Addition ☑ Fence
☑ Demolition ☑ Hardscape/Landscape
☑ Grading/Excavation ☑ Roof
☐ Shed/Garage/Accessory Structure
☐ Solar
☐ Tree removal/planting
☐ Window/Door
☐ Other: ______________________

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

Sean P. Haislip
03 June 2020
__________________________
Signature of owner or authorized agent
Date
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing 2-story single family residence. Grade rises from south to north, and from west to east. Property is adjacent to owner's primary residence, 16 Magnolia Parkway. Existing landscaping features include a rear patio and a shed near the rear property line.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Existing 1st floor kitchen to be demolished along east elevation, and replaced with a new covered porch structure. New kitchen east kitchen wall will align with existing exterior wall for 2nd floor above. New steel frame glazing is proposed to be installed on the rear and side elevations of the 1st floor (north and east). Existing basement stairs along east elevation are to be demolished and replaced with a reoriented set of stone stairs. Aside from the new steel framed windows, and windows along east porch, all other windows and exterior doors are to remain as existing (or replaced to match). No substantial work will be completed on the front (south) elevation of the house. A new stone path is to replace the existing path along the east side of the property and to serve a connecting path on the owner's adjacent property, 16 Magnolia Parkway. Shed located in rear yard is to be demolished in its entirety. Exterior mechanical units to be relocated to west side of house. New landscape features and plantings are to be installed per landscape architect's drawings. Additional work is to be done on the interior; including re-configuration of basement gyms, new 1st floor pottery studio, and a new 1st floor kitchen. New mechanical, plumbing and electrical work to be completed for the basement and 1st floor. Secondary stair to 2nd floor to be removed with a floor infill added accordingly. No new work is proposed in the attic.
Comments

No significant alterations are proposed for the front of the house. New glazing proposed for the east and north elevations (side and rear). New porch proposed for east elevation. A majority of the interior renovations will occur on the 1st floor and basement levels.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 23 W IRVING ST
CHEVY CHASE, MD 20815

Othercontact Fowkes Studio (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work Renovation & addition to existing 2-story house (w/ basement) at 23 West Irving St. Chevy Chase, MD.
1. THE AIA "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, HEREINAFTER REFERRED TO AS "THE CONTRACT DOCUMENTS".

2. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SOUTHERN PINE #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE), COPPER AZOLE (CA-8), OR COPPER METAL) BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.

3. FLOOR TOLERANCE: GC TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATION OVER A 1/4 INCH SLOPE IN 10 FEET TO THE DESIGNER PRIOR TO RELATED WORK BEING STARTED.

4. PROVIDE FABRICATED CORNER SECTIONS AT ALL CORNERS AND INTERSECTIONS.

5. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED EXCEPT AS DELINEATED HEREIN NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE CONSTRUCTION INSTRUCTIONS.

6. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DETAIL AND WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.

7. LAP ALL PLATES AT CORNERS AND AT THE INTERSECTION OF PARTITIONS.

8. ONLY WHERE INDICATED "EQUAL TO" OR "SUBSTITUTIONS" FOR SPECIFIED MATERIALS, OR FOR LONG LEAD TIME CONSIDERATION SHALL SUBSTITUTIONS BE MADE.

9. ALL CONCRETE MASONRY SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION" SPECIFICATIONS AND THE MASONRY CODES applying to the area of the project. CEMENT TO BE 4250 PSI MINIMUM.

10. PROVIDE FIBERGLASS SILL SEALER BETWEEN WINDOWS: NOT TO EXCEED 0.5 CFM OF SASH CRACK.

11. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL AND PLUMBING (TO INCLUDE SUMP PUMP) SERVICES AND MEET THE SPECIFIED CONDITIONS FOR INSTALLATION.

12. CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

13. WORK WAS COMPLETED IN A MANNER CONFORMING WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND THAT NO COST TERMINAL ACCEPTANCE OF WORK FROM THE CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY THE DESIGNER. THIS FUNCTION OF THE DESIGNER WILL APPLY BOTH TO CONTRACT AS TO THE CONSTRUCTION DOCUMENTS AND THE DRAWINGS. THE FUNCTION OF THE CONTRACTOR WILL APPLY TO A PERMANENTLY MARKED NET塊, ITS MATERIALS AND LABOR.

14. WORK WAS COMPLETED CONFORMING TO THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND THAT NO DEFICIENCIES WILL BE CONSIDERED FOR THE WORK INCIDENT TO THE CONTRACTOR'S RESPONSIBILITIES.

15. THE DESIGNER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE BASEMENT AREA. ANY DEFICIENCIES IN THE BASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BOTH THE CONTRACTOR AND THE OWNER.

16. THE CONTRACTOR AGREES TO MAINTAIN THE PROPERTY IN A MANNER CONFORMING WITH THE RECOMMENDATIONS OF THE ARCHITECT.

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18. THE CONTRACTOR AGREES TO MAINTAIN THE PROPERTY IN A MANNER CONFORMING WITH THE RECOMMENDATIONS OF THE ARCHITECT.


20. CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR SPECIFICATIONS REQUIRE OTHERWISE.

21. CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

22. ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS, WHEN POSSIBLE. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS FROM THE SITE.

23. THE DESIGNER WILL PROVIDE ALL REQUIRED SPECIFICATIONS AND DRAWINGS FOR THE PROJECT.

24. ONLY WHERE INDICATED "EQUAL TO" OR "SUBSTITUTIONS" FOR SPECIFIED MATERIALS, OR FOR LONG LEAD TIME CONSIDERATION SHALL SUBSTITUTIONS BE MADE.

25. THE AIA "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, HEREINAFTER REFERRED TO AS "THE CONTRACT DOCUMENTS".

26. ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS, WHEN POSSIBLE. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS FROM THE SITE.
NO CHANGE PROPOSED TO WEST FLANK

NO CHANGE PROPOSED TO EAST FLANK

SINGLE STORY ADDITION TO BE REPLACED WITH OPEN PORCH

2-STORY FLANKING STRUCTURE TO REMAIN

NO CHANGE PROPOSED TO WEST ELEVATION

NEW GLAZING PROPOSED ON REAR ELEVATION

FRONT ELEVATION

23 WEST IRVING STREET, CHEVY CHASE, MD

REAR ELEVATION

23 WEST IRVING STREET, CHEVY CHASE, MD

EAST ELEVATION

23 WEST IRVING STREET, CHEVY CHASE, MD

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

SD Set
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Porch Revisions
Structural ED
HAWP Submission

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Notes:
1/8" = 1'-0"
1/8" = 1'-0"

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

Notes:
1/8" = 1'-0"

DEMOLITION PLANS

D001
NEW WORK NOTES

- Replace windows. Windows and frames where notes on plans are levendous.
- Provide new plumbing fixtures for all bathrooms on basement, and 1st floor, unless otherwise noted.
- Provide new electrical fittings, outlets, switches, and switches for basement, and 1st floor, unless otherwise noted.

MAP OF ROOMS

- NEW STRUCTURAL FLOOR
- NEW FRAMING, WALLS, FLOOR
- NEW ROOF, ROOF DECK
- NEW WINDOWS
- NEW DOORS
- NEW FIXTURES

2ND FLOOR PLAN

Builder:
To be determined

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

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

SD Set
Mechanical Revisions
Porch Revisions
Structural SD
HAWP Submission

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815
Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

Notes:
1/4" = 1'-0"
Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
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2020 June 3

SD Set
Mechanical Revisions
Porch Revisions
Structural SD
HABP Submission
Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
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2020 May 29
2020 June 3

File:
SD Set
Mechanical Revisions
Porch Revisions
Structural SD
H&WP Submission

Scale:
1/4" = 1'-0"
6" SLAB w/ #5 @ 12" EACH WAY

6" SLAB w/ #4 @ 12" EACH WAY

8" CMU

4" THICK STONE

2'-0" 12" CONCRETE w/ #5 @12"

(4) (3) (2) (1)

PROVIDE UNDERPINNING WHERE NECESSARY, TO BE VERIFIED BY ENGINEER

2'-0" 12" FOOTING w/ 3 #4'S

4" THICK STONE

1/4" = 1'-0"

1ST FLOOR FRAMING & FOUNDATION PLAN

S001
2x6 CEILING JOISTS @ 16" O.C.
9 1/2" TJI 210 JOISTS @ 16" O.C.
W12x19 (3) 14" LVLs
(3) 9 1/2" LVLs
(2) 11 7/8" LVLs
(2) 11 7/8" LVLs
(2) 11 7/8" LVLs
(3) 11 1/4" LVLs
(3) 9 1/2" LVLs
5 1/4" x 14" WOLMANIZED PSL

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER OF FINDINGS

HSS 3x3x1/4
HSS POST, FINAL SIZE TO BE DETERMINED BY ENGINEER

EXISTING JOISTS, V.I.F.

1/4" = 1'-0"

S002

2ND FLOOR FRAMING PLAN

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
18 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

Rev.
SD Set
Mechanical Revisions
Structural SD
HAWP Submission

Scale:
1/4" = 1'-0"
WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

File:
NTS

MECHANICAL NOTES

- All horizontal ducts to run in joint have under insulation.
- Cross-linking hot water system is being completed.
- New two-story mechanical room to be insulated with a minimum thermal resistance of R-3.5.

- Plumbing:
  - Farm sinks:
  - Sinks from the water heater to kitchen outlets:
  - Sinks from the water heater to a dishwasher manifold:
  - Sinks from the water heater to a pet dish:
  - Sinks in a master bath:
  - Sinks in a three-quarter bath:
  - Water heater:
  - The ventilation system for the home.

- The contractor shall ensure:
  - All work and materials are installed in accordance with the specifications.
  - All required inspections and testing are performed by the appropriate authorities.

- The contractor shall ensure that the work is performed in accordance with the project specifications.

- All mechanical work shall be completed in accordance with the project specifications.

- All mechanical systems shall be tested in accordance with the project specifications.

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Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
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Scale: 1/4" = 1'-0"
Scope:
Renovation and addition of two-story home with a basement.

Owner:
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16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
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1/4" = 1'-0"
WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of a two-story home with a basement.

Owner:
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Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

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

File:
BASEMENT
ELECTRICAL PLAN

Drawing:
E001
PLUMBING NOTES:

- INSTALL WORK IN STRICT ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL CODES.
- CONTRACTOR TO MAKE OR SITE INSPECTION TO DETERMINE TRUE LEVEL CONDITIONS.
- LOCATIONS OF EQUIPMENT, PIPING AND OTHER PLUMBING WORK IS INDICATED DASHLINE TO DASHLINE. DETERMINE TRUE LOCATION ON SITE.
- SUBJECT TO STRUCTURAL CONDITIONS AND OTHER TRADES, OWNER PERFORMANCE APPROVAL PRIOR TO ANY SUBSTANTIAL CHANGE OR ANY CHANGE, WHICH AUTHORIZES ADDITIONS OR ALTERATION OF INDICATED SETTLEMENT OR PIPE CONCEALMENT.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST PRODUCTS OF REPUTABLE MANUFACTURERS. OBTAIN ARCHITECT'S WRITTEN APPROVAL FOR CHANGES AND SUBSTITUTIONS.
- MATERIALS AND WORKS SCHOOL AND FOUNDATIONS SHALL BE WITH SIZES TWO PIPE SIZES LARGER THAN SERVICE LINE. SEAL OPENING NIPPED WITH LEAD AND CHAUM.
- THE CONTRACTOR IS TO GUARANTEE ALL MATERIAL, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION. GUARANTEE TO INCLUDE FREE MATERIAL MAINTENANCE FOR THE FIRST YEAR OF SYSTEM OPERATION.
- THE CONTRACTOR IS TO ACCOMMODATE WITH OTHER TRADES FOR EQUIPMENT, DUCT AND PIPING PLACEMENT. ALERT GENERAL CONTRACTOR OR ARCHITECT IMMEDIATELY IN CASE OF CONFLICT.
- HOT WATER PIPES TO BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-5.

2ND FLOOR PLUMBING PLAN

Issue Date:
2020 May 4
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2020 May 29
2020 June 3

Builder:
To be determined

Scope:
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Owner:
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