

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

<b>Address:</b>	13 Grafton Street, Chevy Chase	<b>Meeting Date:</b>	10/14/2020
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	10/7/2020
<b>Applicant:</b>	Norah & Diogo Coelho (Doug Mader, Architect)	<b>Public Notice:</b>	9/30/2020
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Case Number:</b>	35/13-20DD	<b>Tax Credit:</b>	n/a
<b>PROPOSAL:</b>	Porch Alterations, Building Addition, Hardscape alterations including new curb cut and parking pad.		

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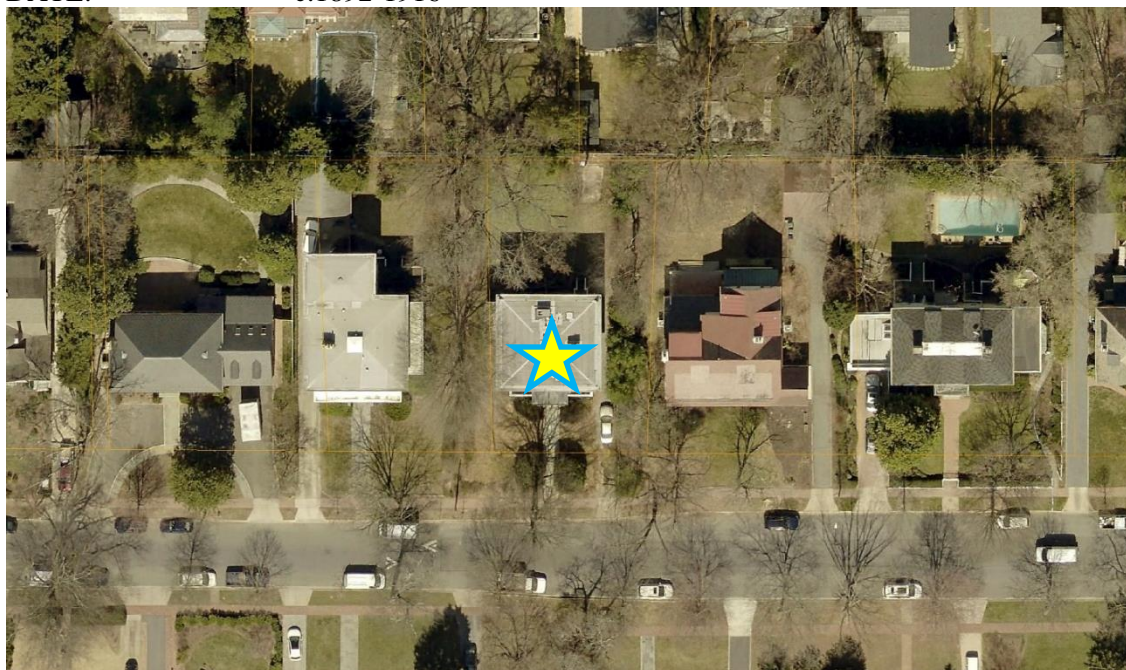
**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one (1) condition** the HAWP Application

1. The concrete mix proposed for the retaining wall needs to match the historic in tint and aggregate content. Final approval authority for this condition is delegated to Staff to confirm this condition has been met.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Chevy Chase Village Historic District  
**STYLE:** Prairie  
**DATE:** c.1892-1916



*Fig. 1: 13 Grafton Street with its twin located to the left at 15 Grafton St.*

## **BACKGROUND**

The applicants presented a preliminary consultation for this proposal on September 9, 2020.<sup>1</sup> The Commissioners were generally supportive of the size, scale, massing, and architectural detailing of the proposed addition. The HPC also voiced their support for enclosing the side porch.

The Commission was almost uniform in finding the mudroom addition was incompatible with the historic character of the house and needed to be revised. Additionally, the Commission was not supportive of extending the front porch across the full-width of the house. The front porch proposal has been eliminated from the scope of work. The applicants also proposed a different hardscape scheme for the front yard; this proposal has been simplified in the current application.

The applicants have made revisions to the design based on HPC feedback and have returned for a HAWP.

## **PROPOSAL**

The applicants propose to construct a two-story addition at the rear, enclose the side porch to create a one-story side addition, remove the existing driveway with curb cut, and install a new curb cut and parking pad on the left side of the property.

## **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.

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.

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<sup>1</sup> The Preliminary Consultation Staff Report can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/09/III.B-13-Grafton-Street-Chevy-Chase.pdf> with the audio recording of the meeting here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=e4693bc3-f463-11ea-b6a9-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=e4693bc3-f463-11ea-b6a9-0050569183fa) (the hearing for this proposal starts at approximately 3:05:00).

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

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

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

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

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

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

- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated.
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

Additional basic policies that should be adhered to include:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of 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.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.

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

### ***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
- (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:***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

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

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

#10. New additions and adjacent or related new construction shall 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 two-story, Prairie house with a shallow hipped roof and a large overhang. The house retains many of its historic features including stucco siding and multi-lite sash windows. There is a small, open side porch on the left elevation. In the northeast corner of the house, there are filled-in openings on the first and second floors. The Sanborn maps show this corner of the house is “Open” but provides no additional detail. This was likely a sleeping porch. The subject property has a twin at 15 Grafton, which has been altered from its historic configuration. The applicants propose to enclose the



historic side porch, construct an addition at the rear of the house, construct a rear porch, and alter the hardscape by relocating the curb cut and driveway.



Figure 2: Front elevation of 13 Grafton Street.

### Side Porch Enclosure

The applicant proposes to enclose the side porch with multi-lite casement windows. The *Design Guidelines* state that side porches have been successfully enclosed and are approvable if compatibly designed. No other alterations are proposed for the side porch. The HPC voiced their support for enclosing the side porch. Staff finds that the porch enclosure is compatible with the character of the house and its approval is supported under the *Design Guidelines*.

### Building Addition

The applicant proposes construction a two-story addition at the rear, 21' 5" (twenty-one feet, five inches) deep by 34' 4" (thirty-four feet, four inches). This dimension is a 10% reduction from the proposal submitted at the preliminary consultation. The addition will be inset by 2' (two feet) from the historic wall planes. The exterior of the addition will be pebble dash stucco to match the historic and will utilize Pella Architect Series aluminum clad twelve-over-one sash windows throughout. The previous proposal called for one-over-ones, however, the applicants determined this was more in keeping with the character of the house. Due to the placement of the addition, these windows will not be visible from the public right-of-way. The addition's roof will match the pitch of the historic hipped roof, with a slight inset from the historic roof plane. Because of the low roof pitch and the change in grade, the roof surface is not visible from the surrounding district.

The applicant proposes to install a first-floor mudroom on the west elevation behind the side porch. The mudroom will be inset by 1' 6" (one foot, six inches) from the wall plane of the side porch to reduce its visual impact. The exterior treatment of the mudroom will match the stucco, casement windows, and flat roof of the porch. At the preliminary consultation, the HPC found the previous design of the mudroom to be out of character with the house and an incompatible addition. Staff finds the revisions are in keeping

with the architectural character and style of the historic house and support its approval under the *Design Guidelines* and 24A-8(b)(2).

### **Rear Porch/Deck**

At the rear of the house, the applicant proposes to install a wrap-around porch. The porch at the rear wall will have a flat roof and will be supported by Duracraft Composite square columns with a wood railing and stairs. The northwest corner of the porch will not have a roof but will continue the wood railing. The entrance to the mudroom on the west elevation will have a small roof, matching the detail at the rear.

Staff finds this porch is compatible with the design of the house and will not detract from its character or historical features. It is possible that the northwest corner of the entrance to the mudroom will be visible from the public right-of-way, but will otherwise not be visible. The *Design Guidelines* state that porches not visible from the right of way should be reviewed under moderate scrutiny. Staff finds under this standard, the porch is compatible with the house and surrounding district and should be approved.

### **Hardscape Alterations**

The subject house is oriented to the right of the lot. The existing driveway is a ribbon drive with a combination of gravel and broken concrete along the right (east) property boundary. The drive is too narrow for a car to pass between the house and the fence along the property boundary. In the rear of the lot, on the right side, there is a concrete pad where the historic garage was located. The garage was removed, however, Staff cannot find the date of that demolition (it could have happened before the district was established). The applicant proposes to remove the driveway, rear concrete pad, and curb cut. Staff finds that these features do not add to the historic character of the site or district and no longer effectively serve their historic purpose and recommends the HPC approve their removal.

In the front, to the left of the house, the applicant proposes installing a new curb cut and driveway that extends to align with the front wall plane of the front porch. No trees in excess of 6" (six inches) d.b.h. will be removed to accommodate the proposed drive, therefore this work needs to be reviewed under lenient scrutiny. The drive will be constructed out of permeable blocks set in a herringbone pattern, with mulch edging; and will measure approximately 10' (ten feet) wide before it widens to 15' (fifteen feet) at the rear. Staff finds the proposed block is a compatible material. Due to the change in grade, a retaining wall needs to be installed. The proposed retaining will vary in height but will be a maximum of 24" (twenty-four inches) and will be constructed out of poured concrete. The note in the site plan states that it will "match the original concrete walkway." More specifications for the material were not provided. Staff finds that a historically-appropriate concrete would be a compatible material. However, due to the jarring appearance of modern white concrete, Staff recommends the HPC include a condition on their approval of this HAWP that the concrete retaining wall needs to match the tint and aggregate composition of the historic concrete. Final approval authority of this condition can be delegated to Staff to ensure conformance.

While the proposal will effectively serve as a parking pad because it does not extend to the rear of the property, its form and placement are consistent with the appearance of a driveway. The proposed hardscape alterations will result in a reduction in lot coverage. Staff recommends approval of the hardscape alterations under the *Design Guidelines* and 24A-8(b)(2) and (d).

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission approve the HAWP application with one condition:

1. The concrete mix proposed for the retaining wall needs to match the historic in tint and aggregate content. Final approval authority for this condition is delegated to Staff to confirm this condition has been met;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Chevy Chase Village District Design Guidelines;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: Norah & Diogo Coelho

E-mail: diogocoelho@icloud.com

Address: 13 Grafton St

City: Chevy Chase, MD Zip: 20815

Daytime Phone: (202) 570-7035

Tax Account No.: \_\_\_\_\_

## AGENT/CONTACT (if applicable):

Name: Douglas Mader, AIA

E-mail: dmaderaia@aol.com

Address: 11307 Rokeby Avenue

City: Bethesda, MD Zip: 20896

Daytime Phone: (301) 466-1378

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

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 35/13

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village  
☐ No/Individual Site Name \_\_\_\_\_

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: 13 Street: Grafton St

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: 1 & 19 Block: 24 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:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> New Construction    | <input checked="" type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence                          | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition          | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation  | <input checked="" type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|  |   | <input type="checkbox"/> 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.

Signature  
Signature of owner or authorized agent

09/19/2020

Date

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

<b>Owner's mailing address</b>  Norah & Diogo Coelho 13 Grafton St Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>  Douglas Mader 11307 Rokeby Avenue Garrett Park, MD 20896
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Bowdy Train / Georgina Sanger 11 Grafton St Chevy Chase, MD 20815	David & Jocelyn Cox 15 Grafton St Chevy Chase, MD 20815
John Davis / P.A. Murphy 7 Hesketh St Chevy Chase, MD 20815	Paul Berman / Laura Dickinson 9 Hesketh St Chevy Chase, MD 20815



**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

13 Grafton St, built in 1908, is a 2,448 sqft, two-storey house with a low-pitched roof, squared in shape, pebble dash stucco finish with an in-ground basement and a front & side porch.

The house is Prairie Style with large window openings, painted wood shutters, deep roof overhang and asphalt flat roof. 13 Grafton St originally had a corrugated iron garage in the back garden, per the Sanborn Map and Historic District Map, but only the foundations are remaining and visible in the backyard. 13 Grafton St and 15 Grafton St were built as twin houses, looking identical, however 15 Grafton St had the front porch roof extended and an addition added c. 25 years ago.

The lot size is 8,750 square feet, with steps leading from the street up to the front lawn and from the lawn up to the front door and a gravel narrow driveway that extends to the back of the home.

Approximately 20 years ago when owned by prior owners, following a fire, the kitchen was extended into an enclosed back porch and a powder room added on the first floor and a laundry room added to what was a probable sleeping porch on the second floor. In 2009 a packaged AC unit was added to the top of the roof.

The house is a 'contributing resource' to Chevy Chase Village.

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

The proposed work includes a basement, main level, and second level addition to the rear of the historic house, inset 1' from both sides of the historic house, adding a 735 sq ft footprint. The material of the addition is also pebble dash stucco finish as the historic house. The windows in the addition will be a combination of 12-over-one sash and awning windows in the basement.

The improvements also include:

- The construction of a first floor rear porch and wrap-around rear / side deck and under deck area.
- Removal of the concrete slab foundation of the original garage from the backyard.
- Replacement of the narrow driveway by another driveway on opposite side of the plot with low retaining walls, allowing for simultaneous charging of 2 Electric Vehicles and easier access to the house. The paving material of the driveway is Permeable Pavers and the material of the wall is concrete to match the existing walkway leading to the house.
- Replacement of the current asphalt membrane of the flat roof for new TPO membrane, including Soffit and Fascia repairs.
- Enclose the side porch keeping the current porch footprint by adding casement windows to the porch openings.
- Construction of a mud room, behind the existing open porch inset by 1'6", with wood-clad casement windows and matching flat roof and Tudor Arch proportions to the enclosed side porch. Material is coarse-textured material.



Work Item 1: <u>New Addition</u>	
Description of Current Condition:	Proposed Work:  New 2-Story addition with wrap-around porch in the rear
Work Item 2: <u>Removal of concrete foundation in the backyard and driveway</u>	
Description of Current Condition:  Existing concrete foundation was part of an original corrugated metal garage	Proposed Work:  Removal of both existing concrete foundation and driveway and replace it with garden and vegetation.  Add 1 short driveway in the front of house, opposite side of current driveway, with low retaining walls and Electric Vehicle charging point.
Work Item 3: <u>Side Porch Enclosure</u>	
Description of Current Condition:  Open porch with concrete slab and flat roof	Proposed Work:  - Enclose the side porch keeping the current porch footprint by adding wood-clad casement windows to the porch openings.

Work Item 4: New Mud Room

Description of Current Condition:

Proposed Work:

- Construction of a mud room, behind the existing open porch inset by 1'6", with wood-clad casement windows and matching flat roof, fascia and Tudor Arch proportions to the enclosed side porch. Material is coarse-textured material.

Work Item 5: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 6: \_\_\_\_\_

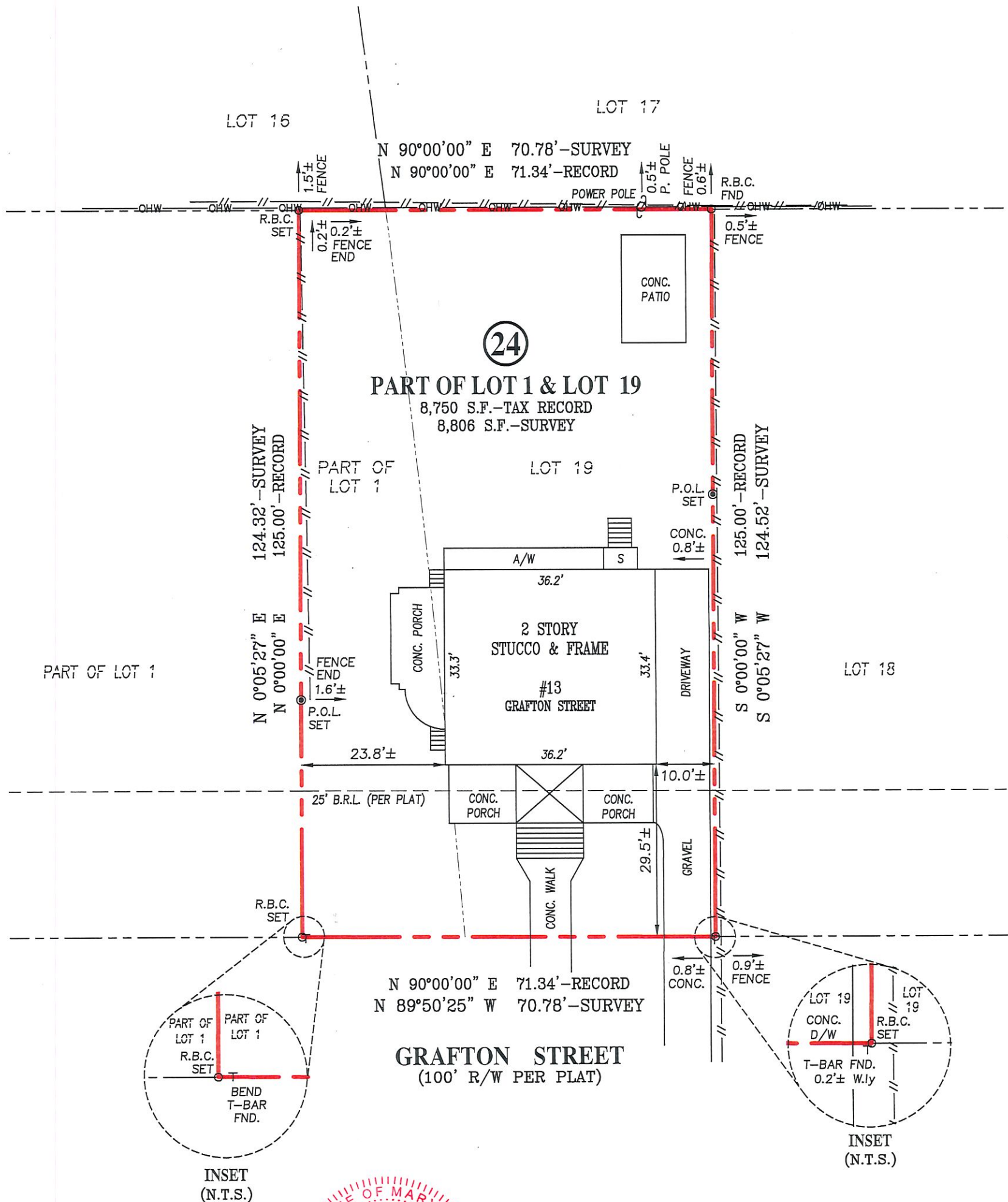
Description of Current Condition:

Proposed Work:

GENERAL NOTES:

- Property shown in Montgomery County Tax Assessment Map HN-41.
- All property corners have been recovered or set and verified per a field survey performed: September 25, 2019.
- The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 4386 at Folio 488.
- The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
- P.O.L. indicates a point set on the property line.  
R.B.C. indicates a Rebar & Cap Set or Found.  
—OHW— Indicates overhead wires.

PLAT BOOK 2, PLAT 106



PLAT OF SURVEY  
BOUNDARY  
PART OF LOT 1 & LOT 19, BLOCK 24  
SECTION No. 2  
**CHEVY CHASE**  
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."

MATTHEW N. BRIEN  
MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21406  
Expires: 06-08-2020

REFERENCES

PLAT BK. 2  
PLAT NO. 106  
  
LIBER 4386  
FOLIO 488



SNIDER & ASSOCIATES  
LAND SURVEYORS  
19544 Amaranth Drive  
Germantown, Maryland 20874  
301/948-5100, Fax 301/948-1288  
WWW.SNIDERSURVEYS.COM

DATE OF LOCATIONS

WALL CHECK:

HSE. LOC.:

PROP. CORS.: 09-25-2019

SCALE: 1" = 20'

DRAWN BY: M. PAGAN

JOB NO.: 19-03525-B





1. Property shown in Montgomery County Tax Assessment Map HN-41.
2. All property corners have been recovered or set and verified per a field survey performed: September 25, 2019.
3. The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 4386 at Folio 488.
4. The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
5. P.O.L. indicates a point set on the property line.  
R.B.C. indicates a Rebar & Cap Set or Found.

—OHW— Indicates overhead wires.

PLAT BOOK 2, PLAT 106

[illegible]

PLAT OF SURVEY  
BOUNDARY  
PART OF LOT 1 & LOT 19, BLOCK 24  
SECTION No. 2  
**CHEVY CHASE**  
MONTGOMERY COUNTY, MARYLAND

<p align="center"><u><b>SURVEYOR'S CERTIFICATE</b></u></p> <p>"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."</p> <p align="center"></p> <p>MATTHEW N. BRIEN MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21406 Expires: 06-08-2020</p>		<p align="center"><u><b>REFERENCES</b></u></p> <p>PLAT BK. 2</p> <p>PLAT NO. 106</p>		<p align="center"></p> <p align="center"><b>SNIDER &amp; ASSOCIATES</b> LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-6100, Fax 301/948-1286 <a href="http://WWW.SNIDERSURVEYS.COM">WWW.SNIDERSURVEYS.COM</a></p>	
<p>LIBER 4386</p> <p>FOLIO 488</p>		<p align="center"><u><b>DATE OF LOCATIONS</b></u></p>		<p align="center"><u><b>SCALE:</b></u> 1" = 20'</p>	
		<p><u><b>WALL CHECK:</b></u></p>		<p><u><b>DRAWN BY:</b></u> M. PAGAN</p>	
		<p><u><b>HSE. LOC.:</b></u></p>		<p><u><b>JOB NO.:</b></u> 19-0325-B</p>	
		<p><u><b>PROP. CORS.:</b></u> 09-25-2019</p>			

13 GRAFTON ST, CHEVY CHASE  
SOUTH FAÇADE  
EXISTING



applicant  
Norah & Diogo Coelho

location  
13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description  
SOUTH FAÇADE  
EXISTING

design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	15 2 0

13 GRAFTON ST, CHEVY CHASE  
WEST FAÇADE  
EXISTING



applicant

Norah & Diogo Coelho

location

13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description

WEST FAÇADE  
EXISTING

design

ARCHITECTURE

phase

PLANNING

scales

1:100

date

SEPTEMBER 2020

drawn by

DDC

signature

job #

A01.ARQ.REN

drawing #

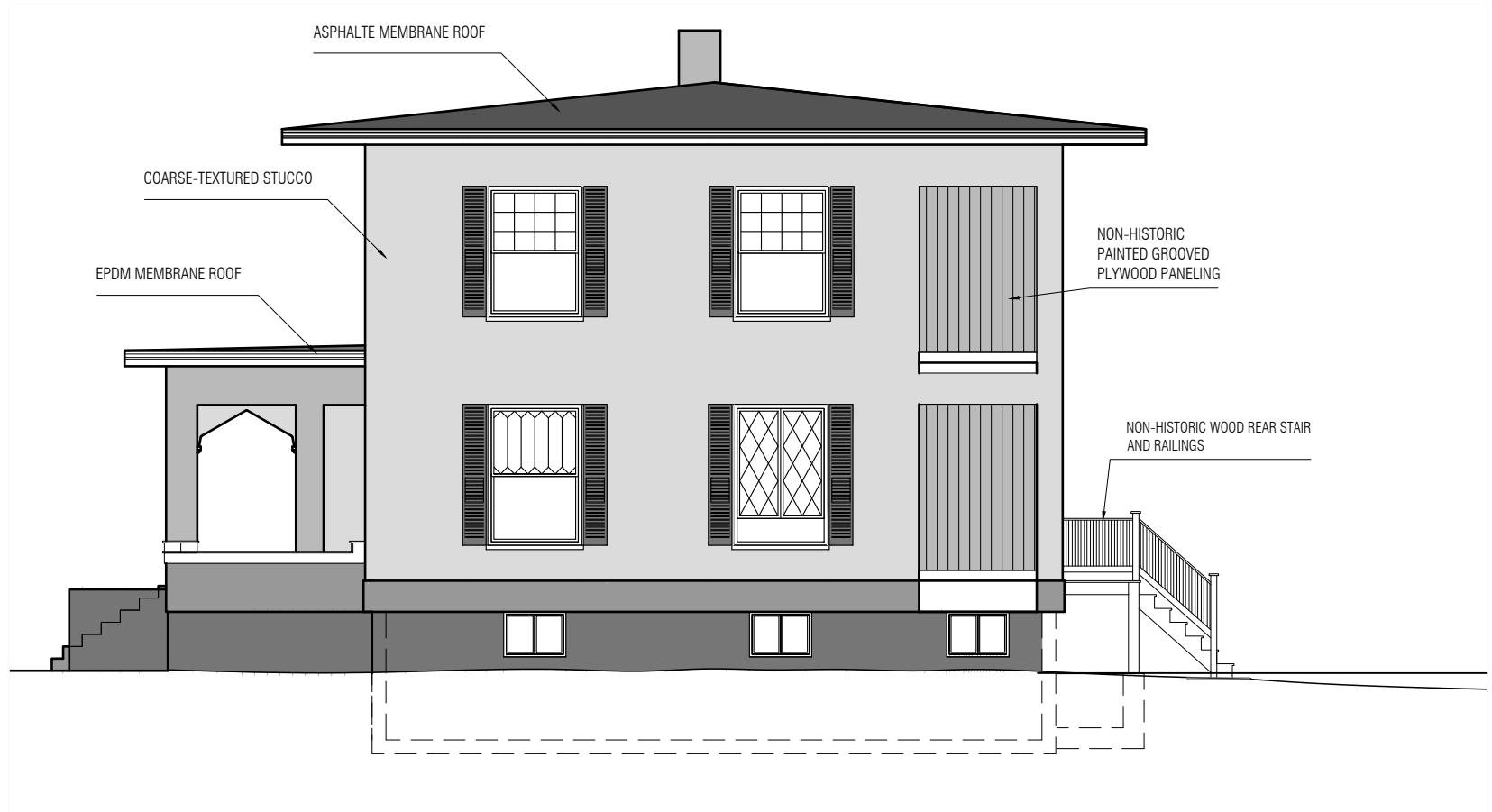
3

rev

0



13 GRAFTON ST, CHEVY CHASE  
EAST FAÇADE  
EXISTING



applicant

Norah & Diogo Coelho

location

13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description

EAST FAÇADE  
EXISTING

design

ARCHITECTURE

phase

PLANNING

scales

1:100

date

SEPTEMBER 2020

drawn by

DDC

signature

job #

A01.ARQ.REN

drawing #

4

rev

0

13 GRAFTON ST, CHEVY CHASE  
NORTH FAÇADE  
EXISTING



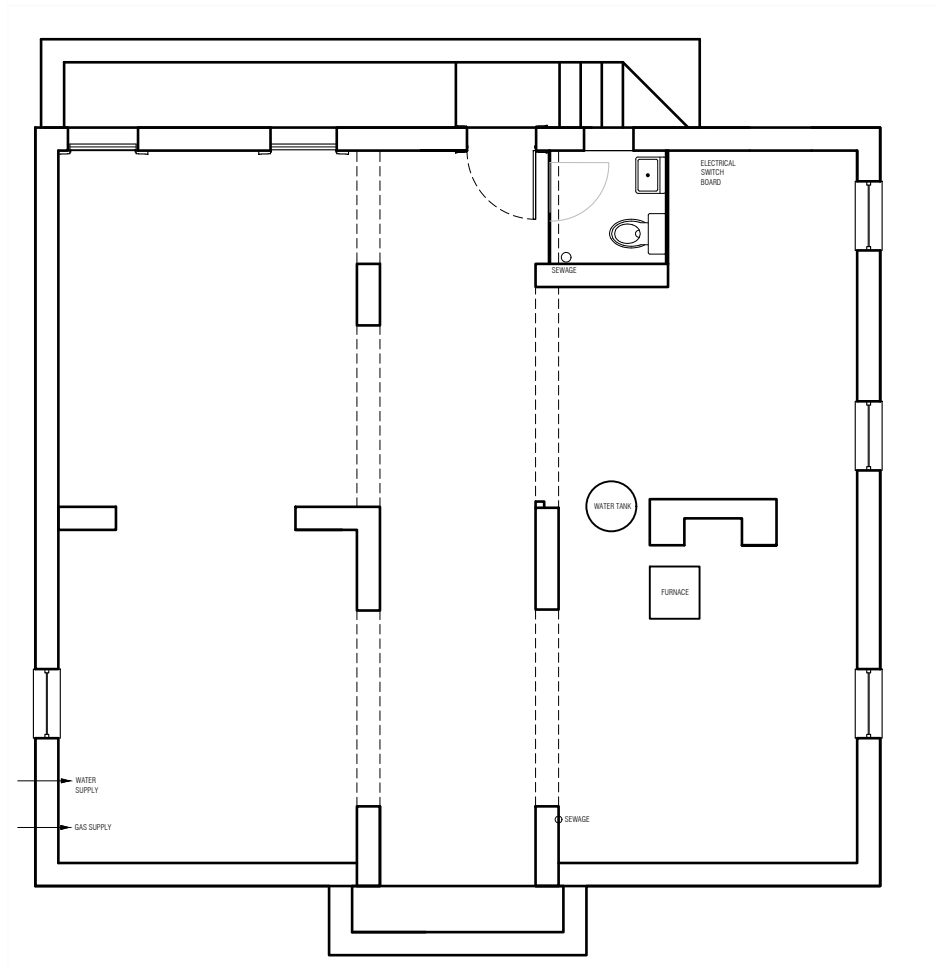
applicant  
Norah & Diogo Coelho

location  
13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description  
NORTH FAÇADE  
EXISTING

design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	18 5 0

13 GRAFTON ST, CHEVY CHASE  
BASEMENT  
EXISTING



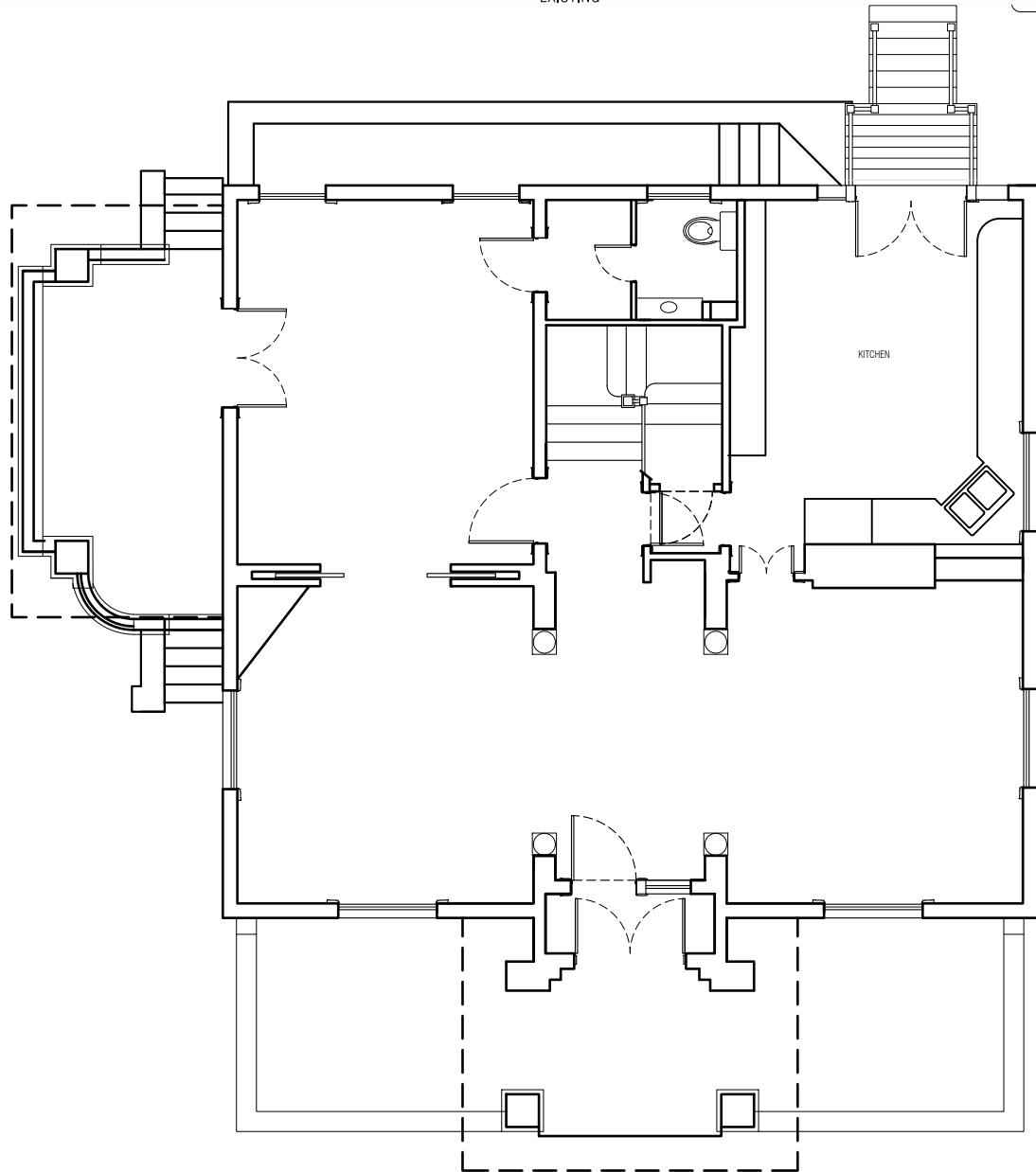
applicant  
Norah & Diogo Coelho

location  
13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description  
BASEMENTFLOORPLAN  
EXISTING

design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	19 10 0

13 GRAFTON ST, CHEVY CHASE  
FIRST FLOOR  
EXISTING



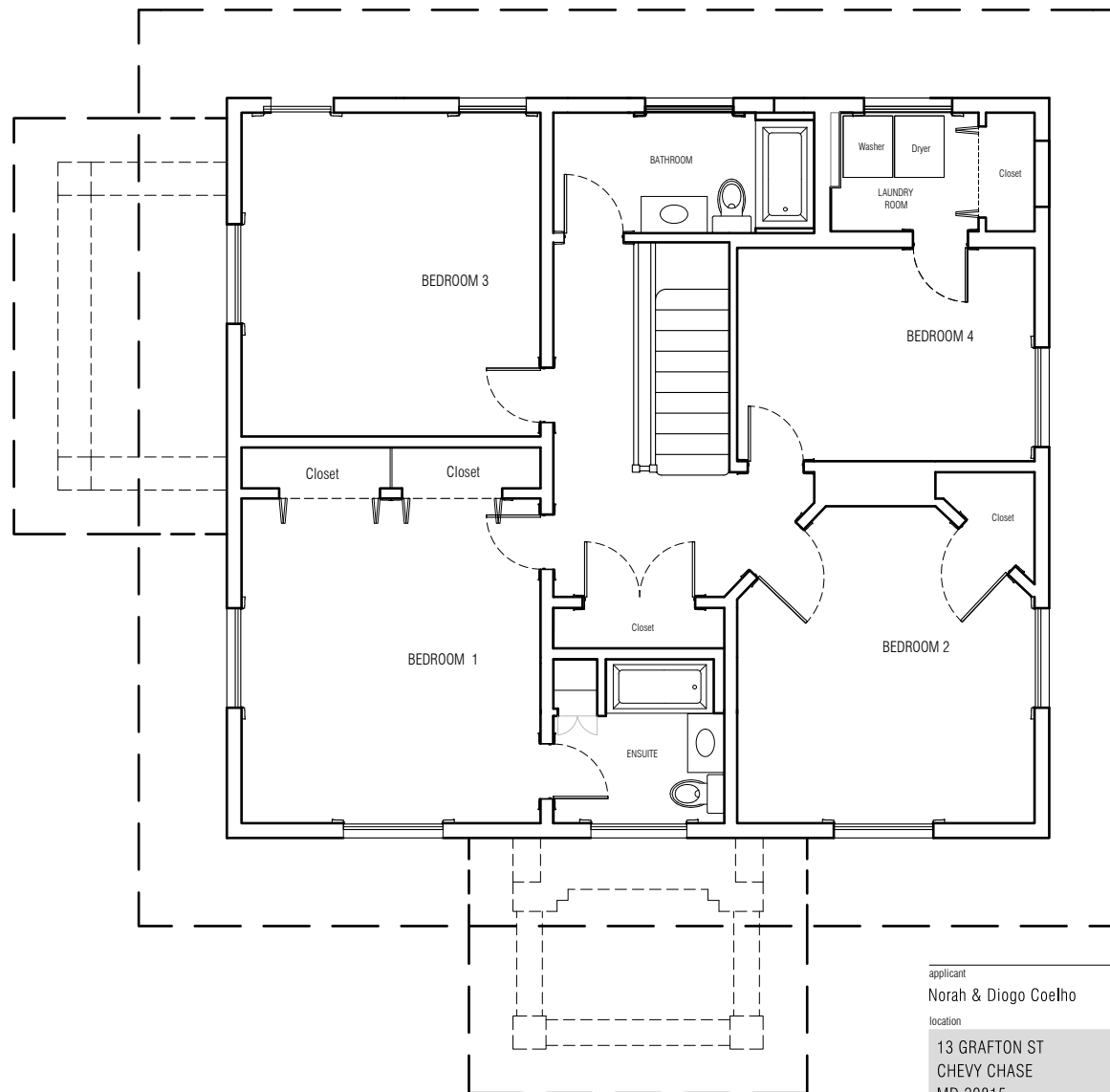
applicant  
Norah & Diogo Coelho

location  
13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description  
FIRST FLOOR PLAN  
EXISTING

design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	20 11 0

13 GRAFTON ST, CHEVY CHASE  
SECOND FLOOR  
EXISTING



applicant  
Norah & Diogo Coelho

location  
13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description  
SECOND FLOOR PLAN  
EXISTING

design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	21 12 0

Lot Size 8750 sq ft

Proposed Lot Coverage (Village Code Sec. 8-1): 34.7% < 35%

Main Building 2183 sq ft			
Original House	1207	sq ft	
Office Porch	146	sq ft	
Addition	735	sq ft	
Mud Room	95	sq ft	
Porches 430 sq ft			
Front Porch	107	sq ft	
Rear Porch	250	sq ft	
Covered Side Porch	73	sq ft	
Stoops 120 sq ft			
Front Stoop	52	sq ft	
Side Stoop	33	sq ft	
Rear Stoop	35	sq ft	
Raised Decks 303 sq ft			
West Front Terrace	115	sq ft	
East Front Terrace	115	sq ft	
Uncovered Side Porch	73	sq ft	
Total Lot Coverage 3036 sq ft			

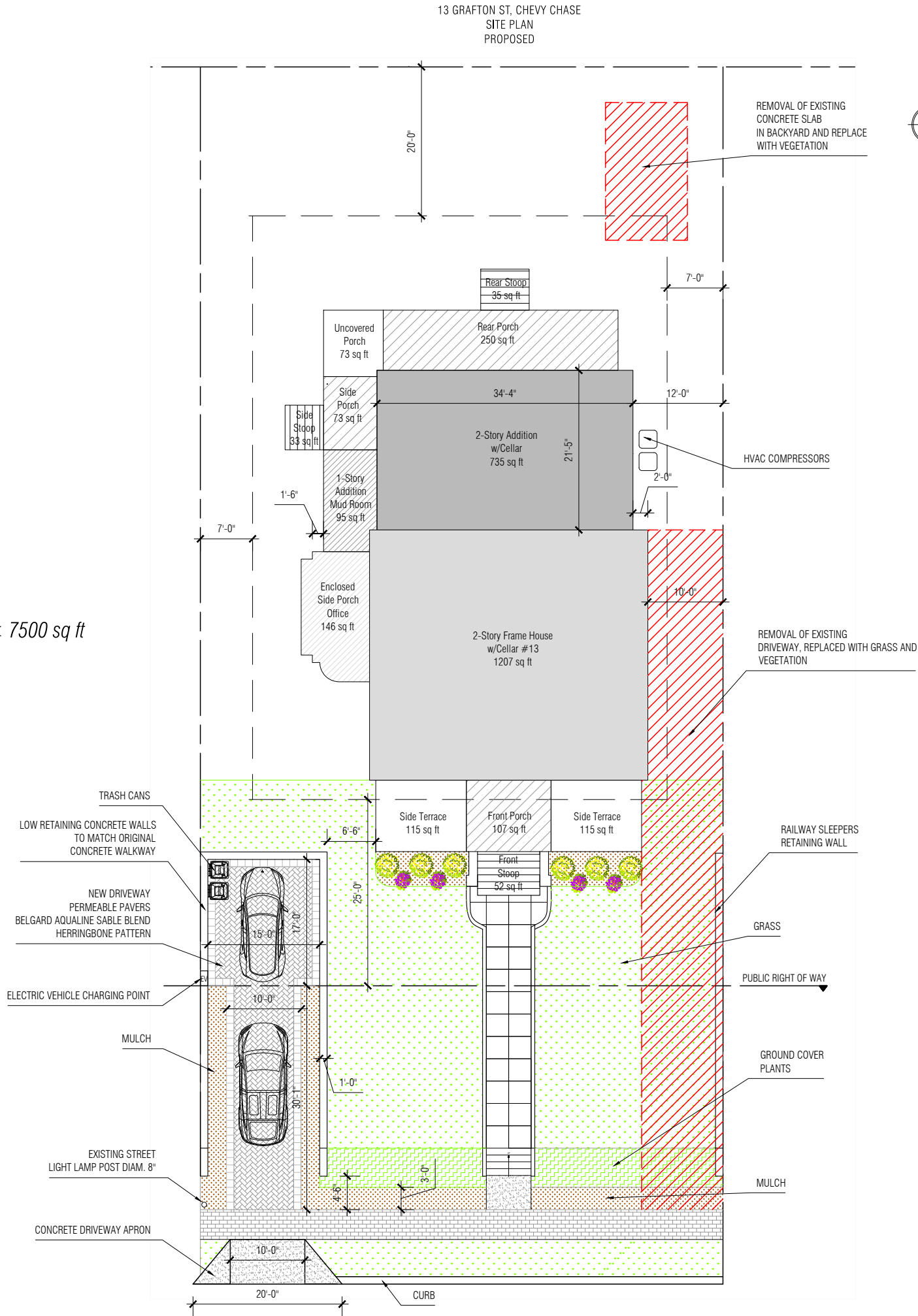
Proposed Gross Floor Area (GFA - Village Code Sec. 8-17 (m) (3): 4222 sq ft < 7500 sq ft

1. Sq. footage of main level (including enclosed porches):	2233	sq ft
2. Sq. footage of second level:	1989	sq ft
3. Sq. footage of attic space (Code Sec. 8-1(n)(1)b.)	0	sq ft
4. Sq. footage of basements and cellars (Code Sec. 8-1(n)(1)e.):	0	sq ft

Total Gross Floor Area 4222 sq ft

Proposed Floor Area Ratio (FAR - Village Code Sec. 8-1): 0.48 < 0.5

1. Lot size: 8750 sq ft
2. Total proposed GFA: 4222 sq ft
3. Floor Area Ratio (Line 2 / Line 1)= 0.48



SITE INFORMATION TAKEN FROM 1909 PLAT PLAN #106, CURRENT TAX RECORDS, AND 09/25/2019 SURVEY BY SNIDER & ASSOCIATES

applicant  
Norah & Diogo Coelho

location  
13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description  
SITE PLAN  
PROPOSED

design	phase	scales	date
ARCHITECTURE	PLANNING	1:200	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	22 1 0



13 GRAFTON ST, CHEVY CHASE  
SOUTH FAÇADE  
PROPOSED



MATERIALS LEGEND

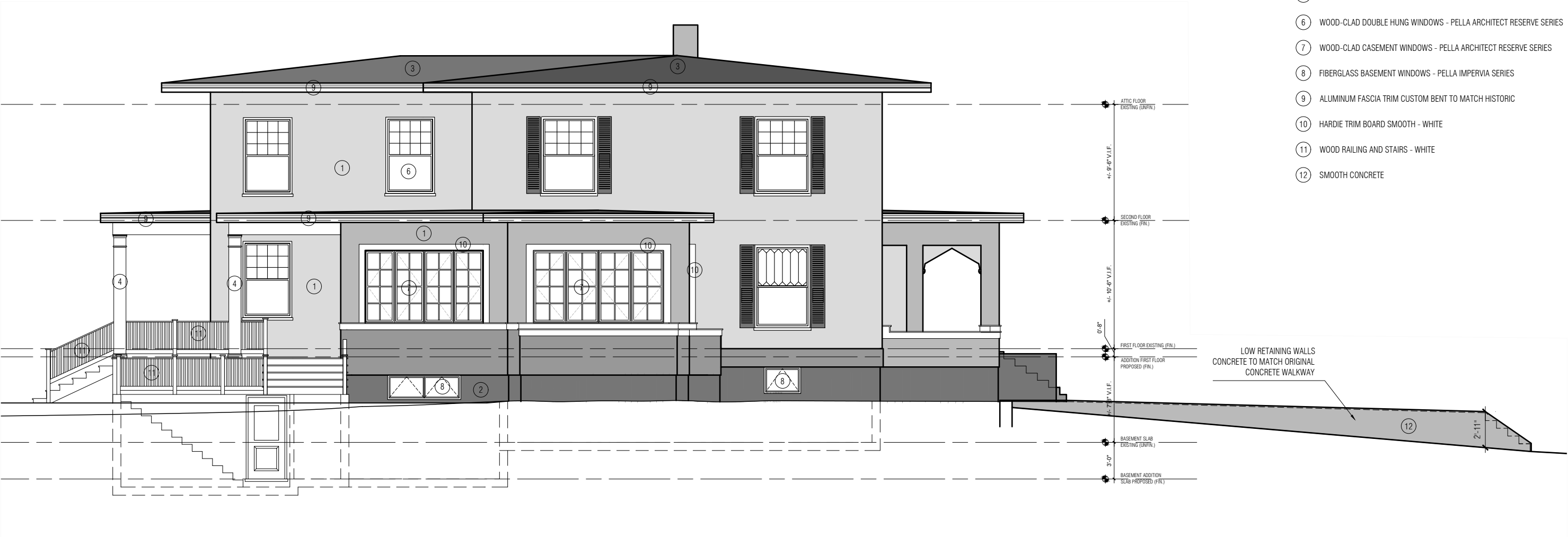
- 1 COARSE-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- 3 TPO ROOF MEMBRANE
- 4 DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
- 5 WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
- 6 WOOD-CLAD DOUBLE HUNG WINDOWS - PELLA ARCHITECT RESERVE SERIES
- 7 WOOD-CLAD CASEMENT WINDOWS - PELLA ARCHITECT RESERVE SERIES
- 8 FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
- 9 ALUMINUM FASCIA TRIM CUSTOM BENT TO MATCH HISTORIC
- 10 HARDIE TRIM BOARD SMOOTH - WHITE
- 11 WOOD RAILING AND STAIRS - WHITE
- 12 SMOOTH CONCRETE

applicant			
Norah & Diogo Coelho			
location			
13 GRAFTON ST CHEVY CHASE MD 20815			
description			
SOUTH FAÇADE PROPOSED			
design	phase	scales	date
ARCHITECTURE	PLANNING	1:75	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	23 6 1

13 GRAFTON ST, CHEVY CHASE  
WEST FAÇADE  
PROPOSED

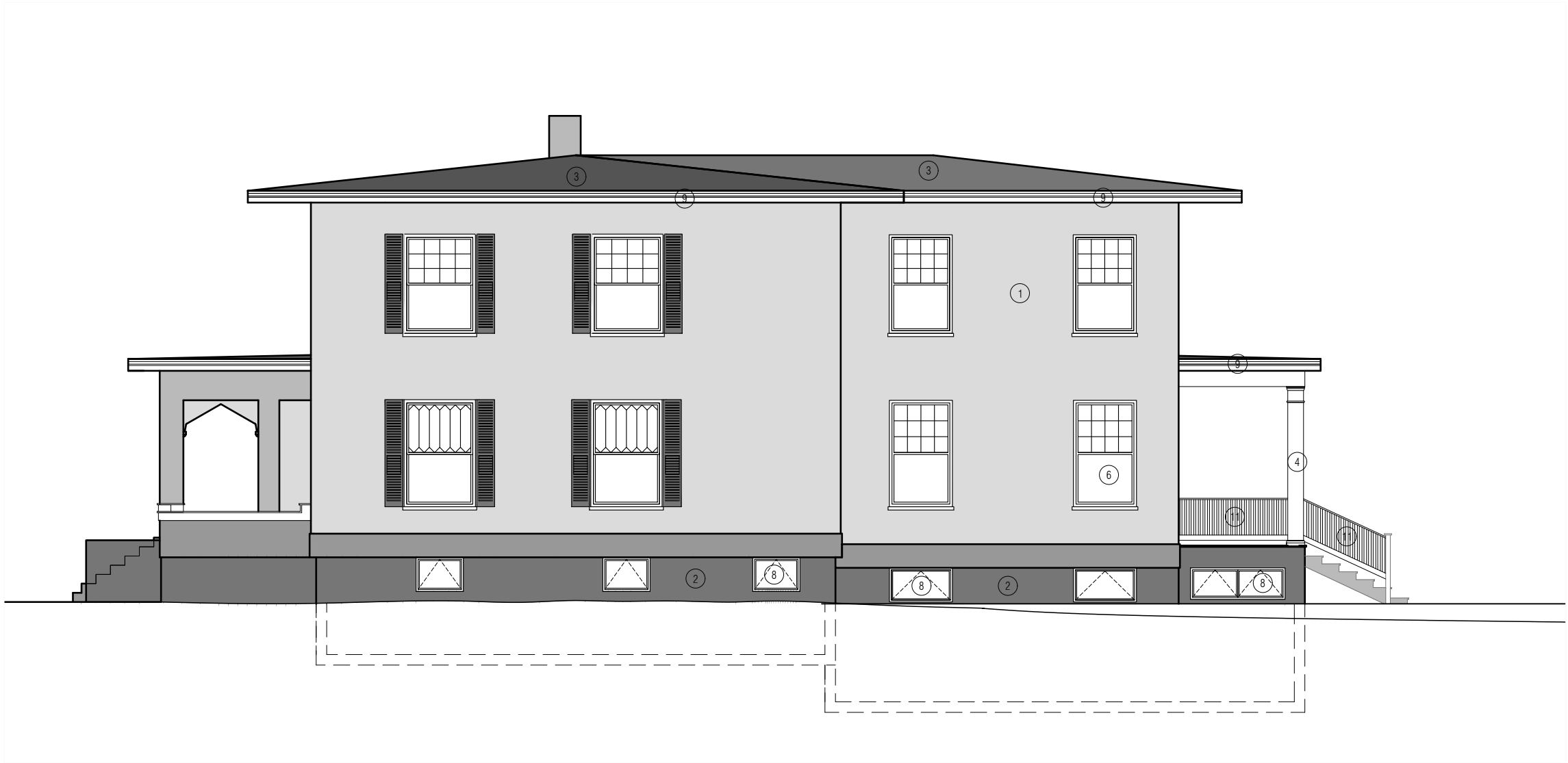
MATERIALS LEGEND

- 1 COARSE-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
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- 12 SMOOTH CONCRETE



applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description WEST FAÇADE PROPOSED				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
DDC		A01.ARQ.REN	24	7 1

13 GRAFTON ST, CHEVY CHASE  
EAST FAÇADE  
PROPOSED



MATERIALS LEGEND

- 1 COARSE-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
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- 12 SMOOTH CONCRETE

applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description EAST FAÇADE PROPOSED				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
DDC		A01.ARQ.REN	25	8 1

13 GRAFTON ST, CHEVY CHASE  
NORTH FAÇADE  
PROPOSED



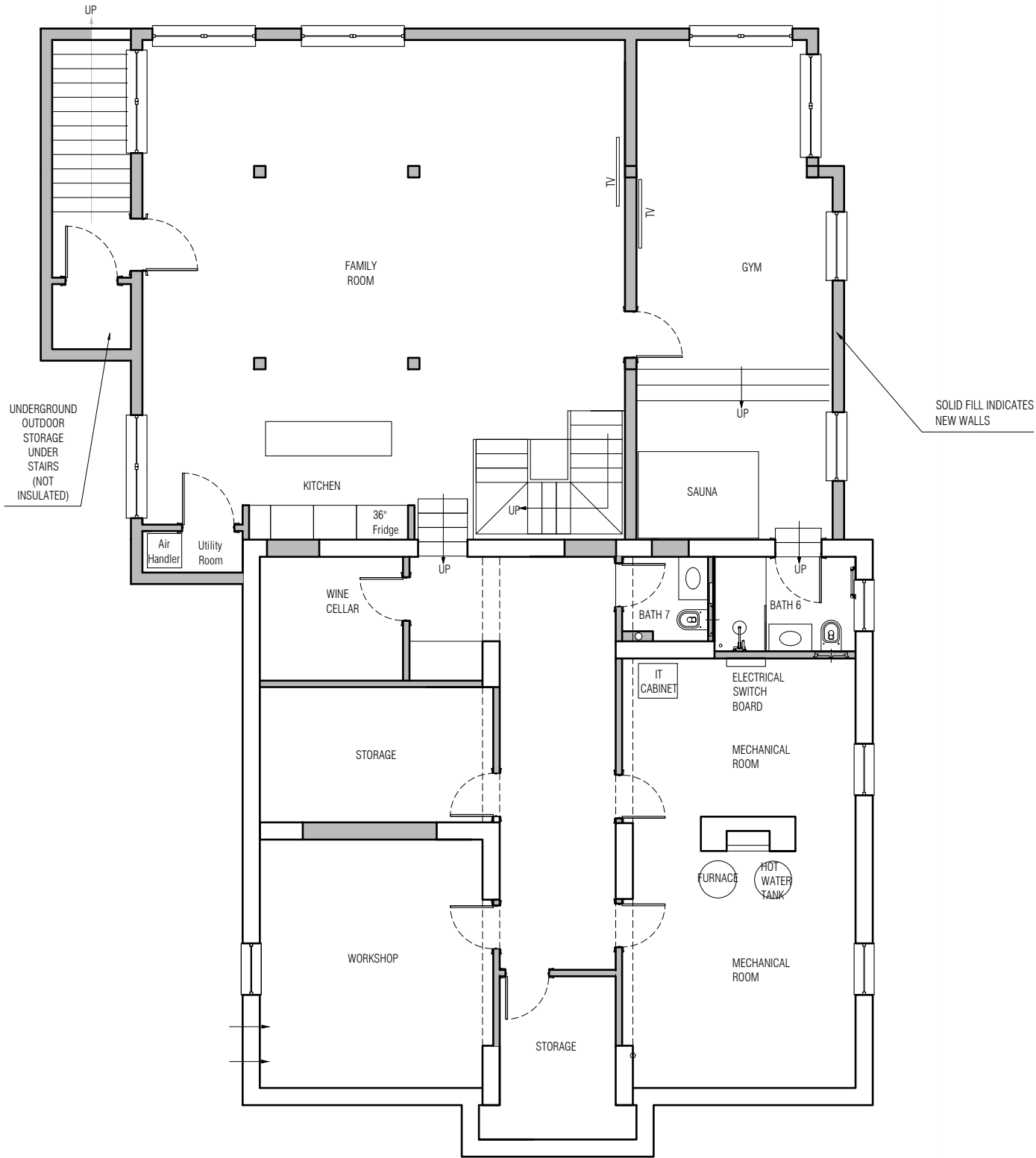
MATERIALS LEGEND

- 1 COARSE-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
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- 11 WOOD RAILING AND STAIRS - WHITE
- 12 SMOOTH CONCRETE

WOOD DOOR, CLEAR HALF LITE GLASS  
WITH TRANSOM 108"x36"

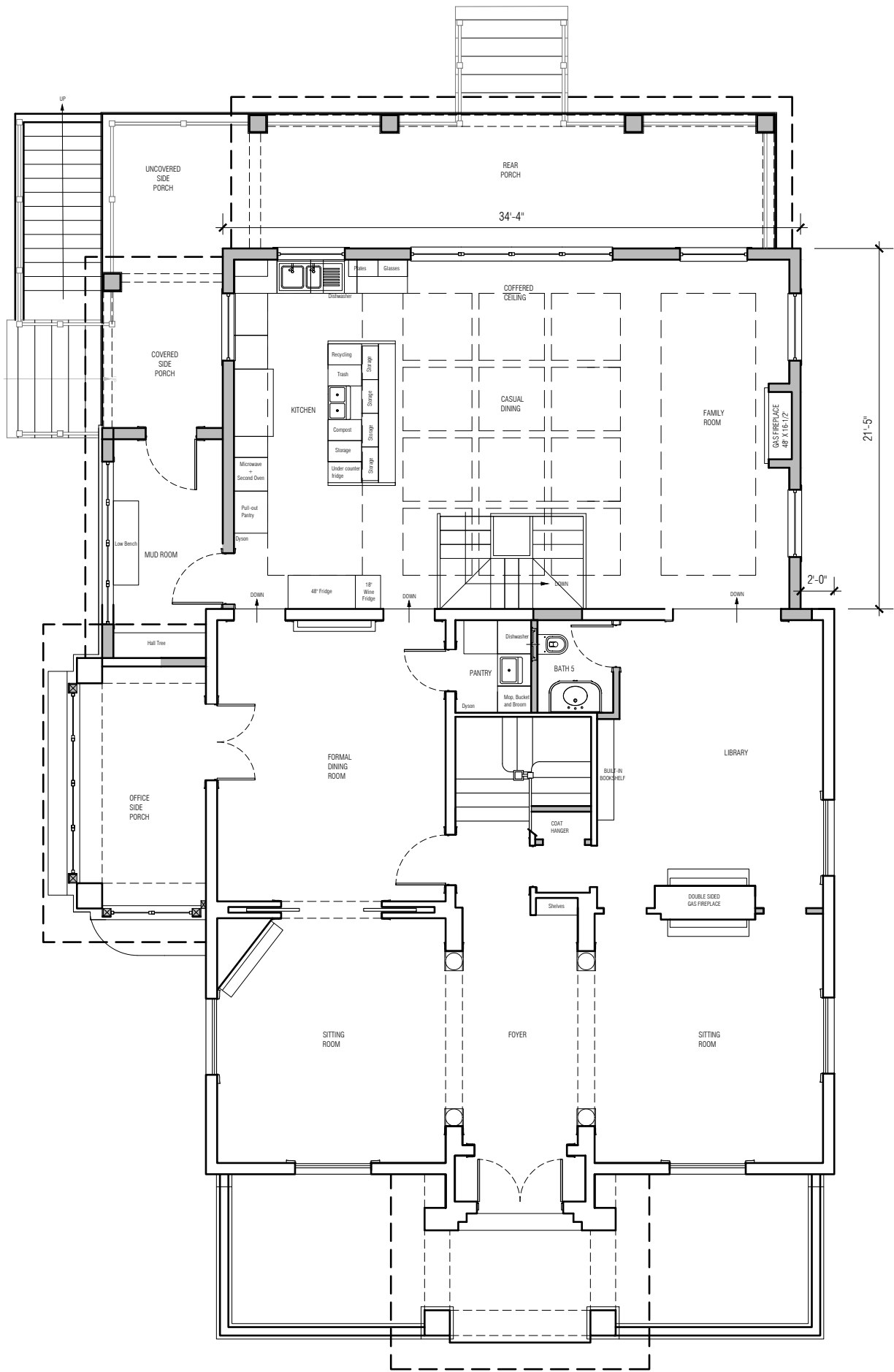
applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description NORTH FAÇADE PROPOSED				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:75	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
DDC		A01.ARQ.REN	9	1

13 GRAFTON ST, CHEVY CHASE  
BASEMENT FLOORPLAN  
PROPOSED



applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description BASEMENT FLOORPLAN PROPOSED				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
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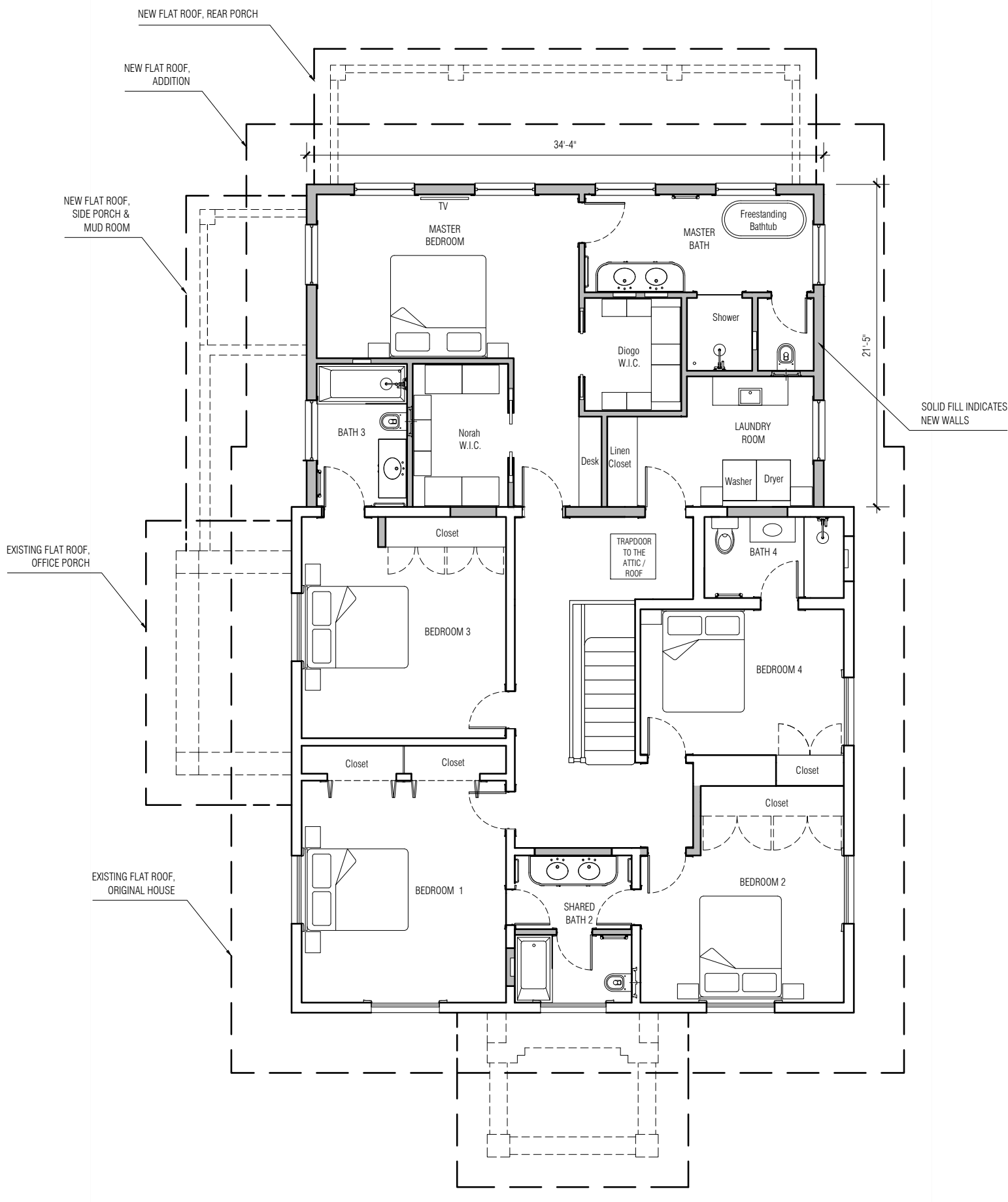
13 GRAFTON ST, CHEVY CHASE  
FIRST FLOOR  
PROPOSED



applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description FIRST FLOOR PLAN PROPOSED				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
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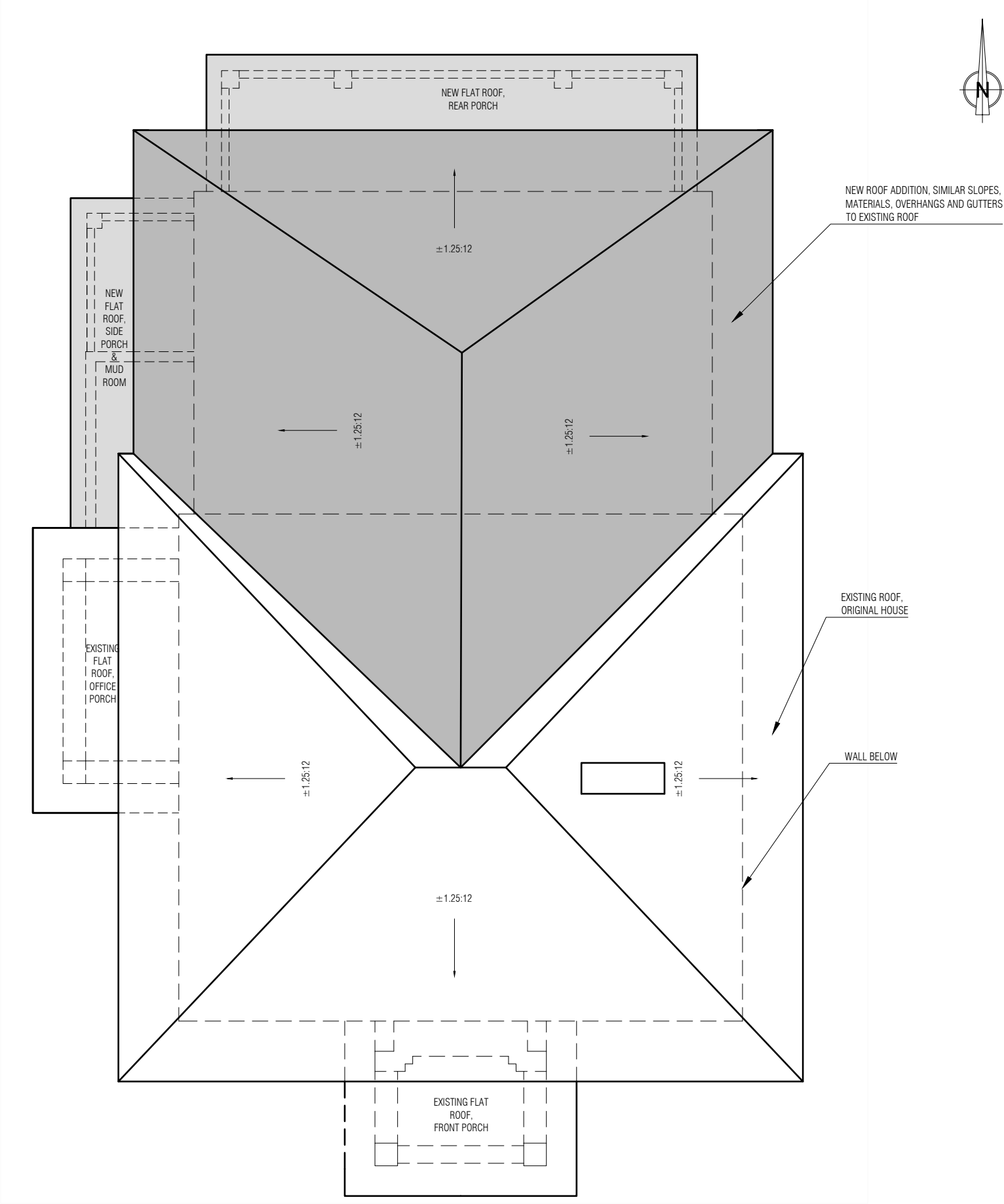


13 GRAFTON ST, CHEVY CHASE  
SECOND FLOOR PLAN  
PROPOSED



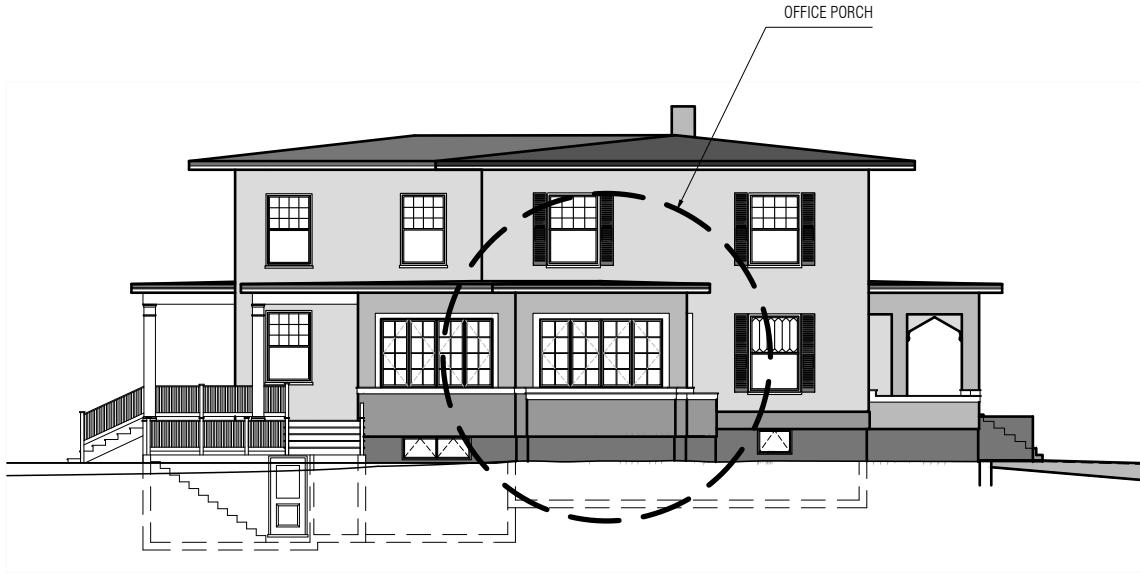
applicant		Norah & Diogo Coelho	
location		13 GRAFTON ST CHEVY CHASE MD 20815	
description		SECOND FLOOR PLAN PROPOSED	
design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN 29	15 0

13 GRAFTON ST, CHEVY CHASE  
ROOFLINE  
PROPOSED

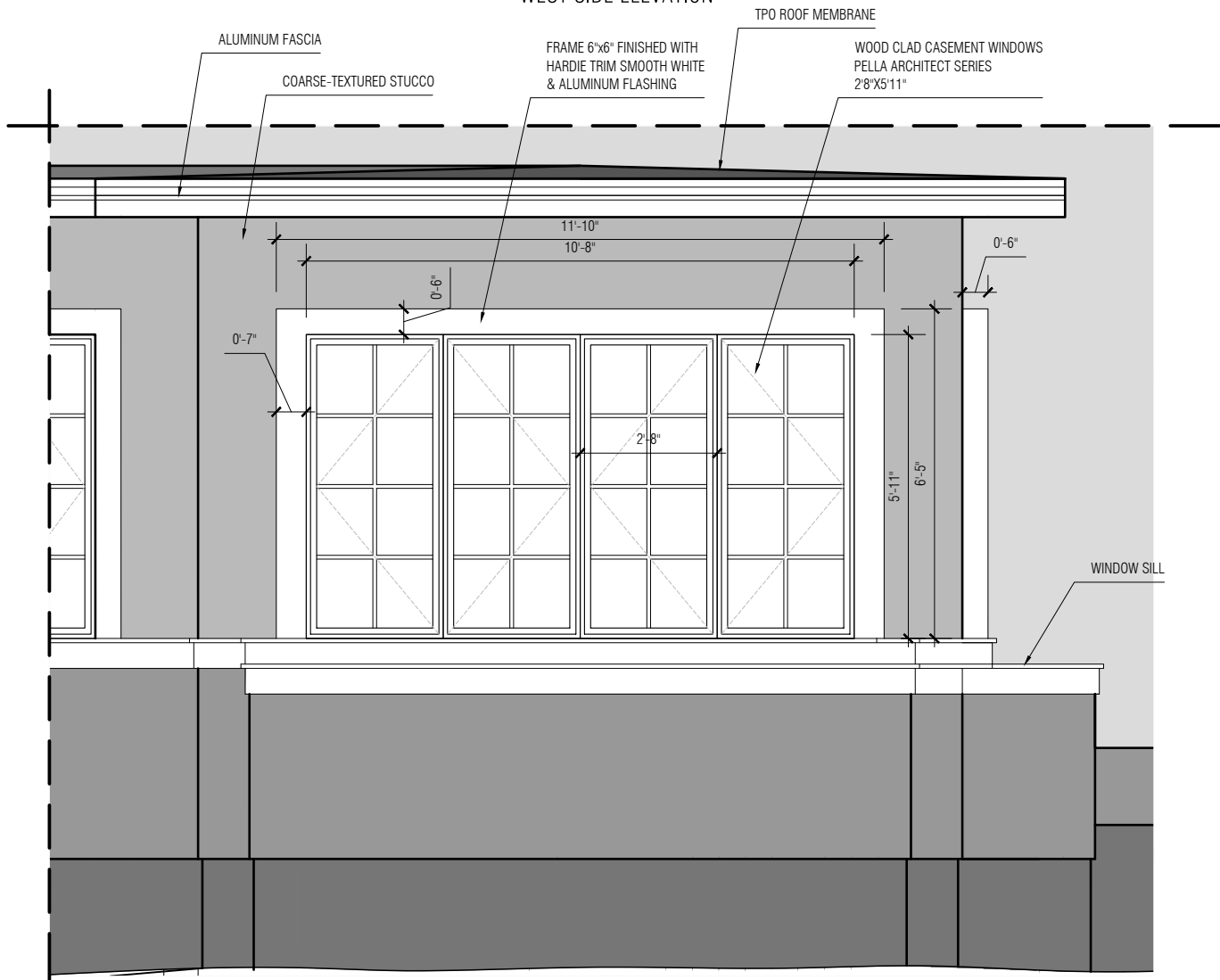


applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description ROOFLINE PROPOSED				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
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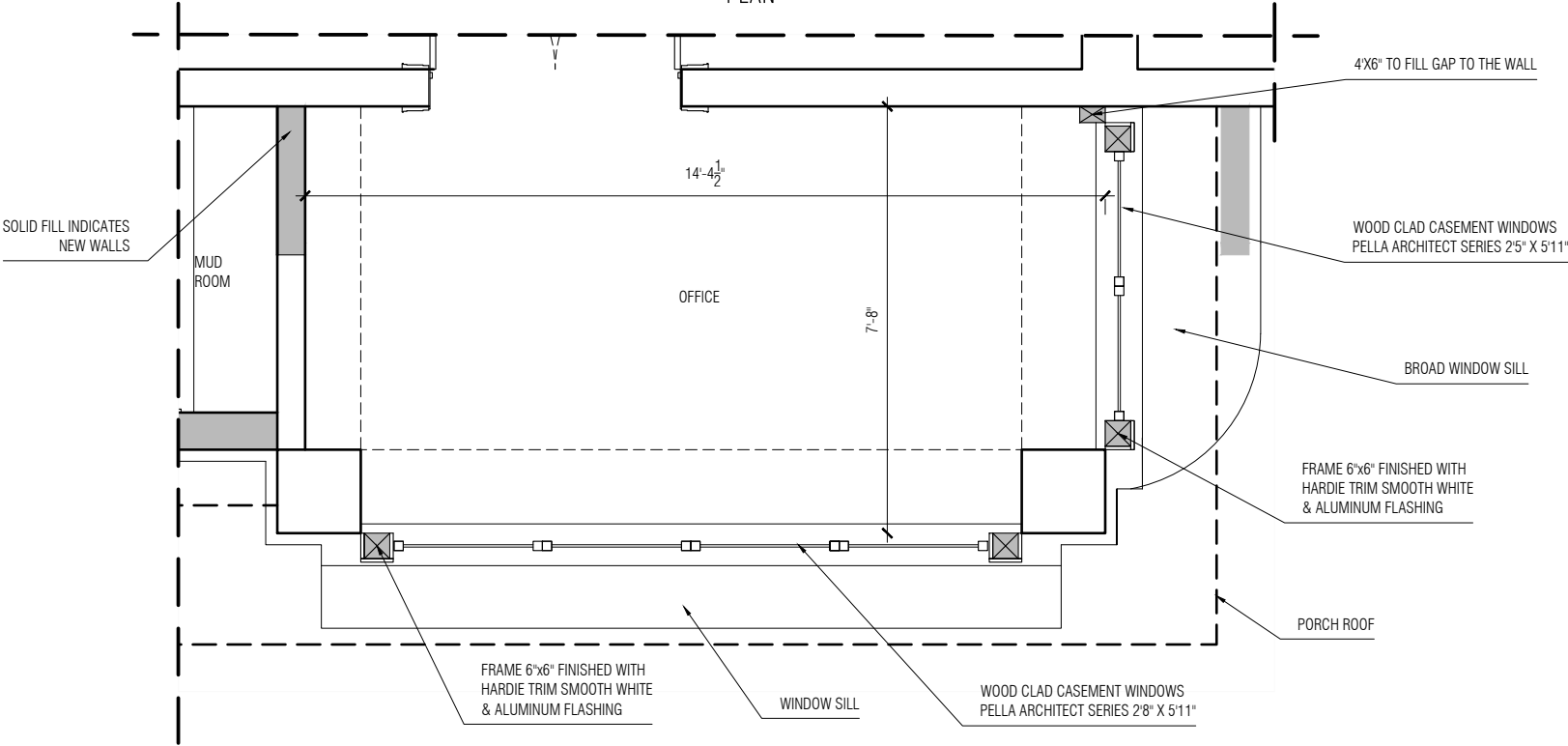
13 GRAFTON ST, CHEVY CHASE  
WEST FAÇADE - PROPOSED



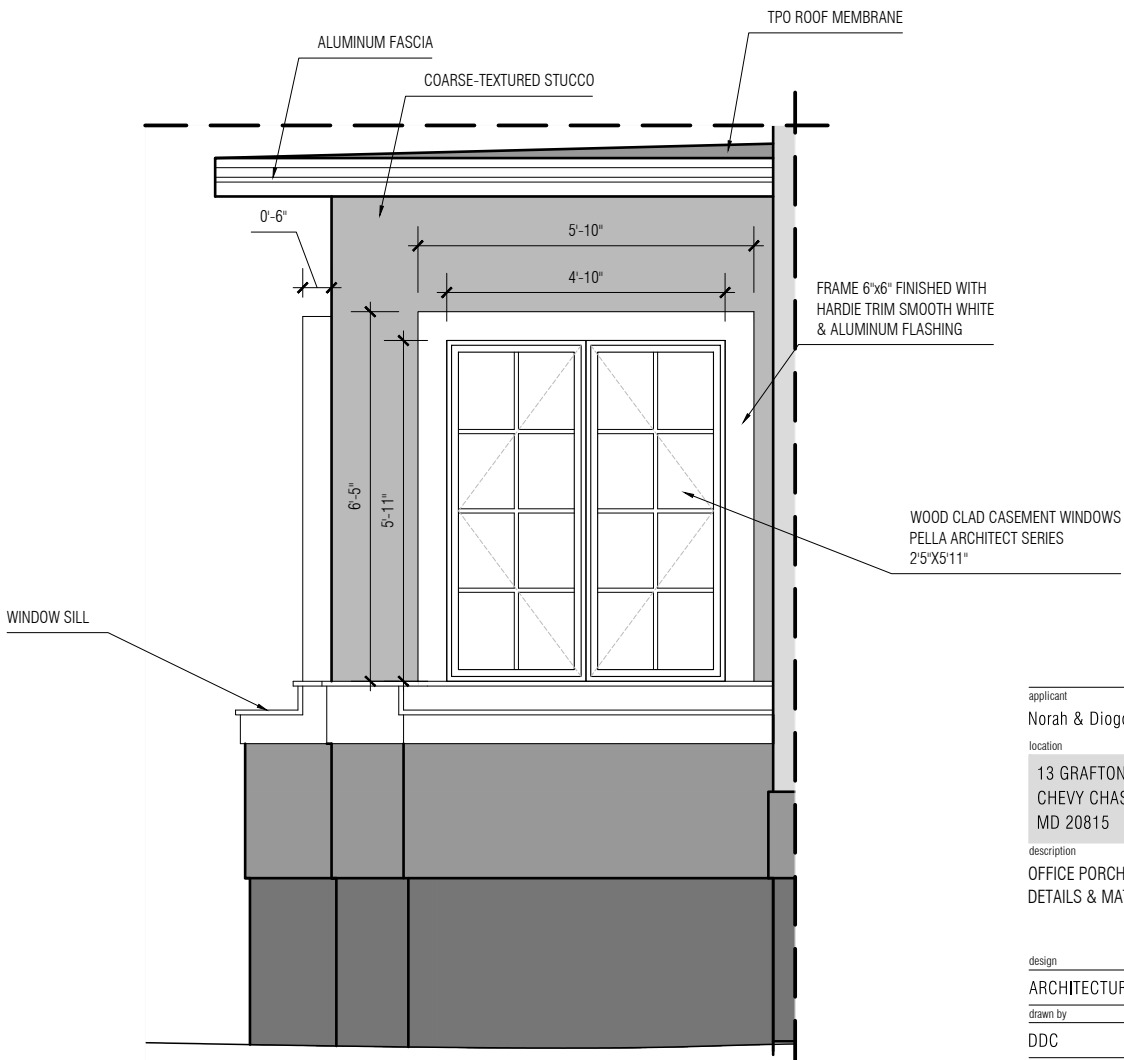
ENCLOSED OFFICE PORCH - PROPOSED  
WEST SIDE ELEVATION



ENCLOSED OFFICE PORCH - PROPOSED  
PLAN



ENCLOSED OFFICE PORCH - PROPOSED  
SOUTH SIDE ELEVATION



applicant  
Norah & Diogo Coelho

location

13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description

OFFICE PORCH - PLAN & ELEVATIONS  
DETAILS & MATERIALS

design

ARCHITECTURE

drawn by

DDC

phase

PLANNING

signature

scales

1:200 ; 1:40

job #

A01.ARQ.REN

date

SEPTEMBER 2020

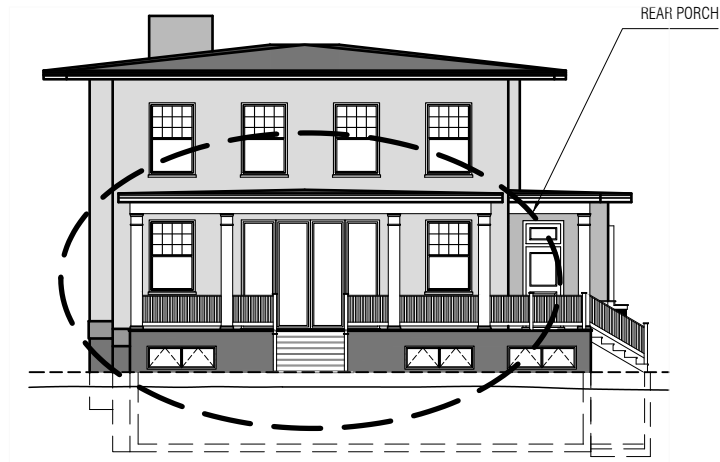
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17

rev

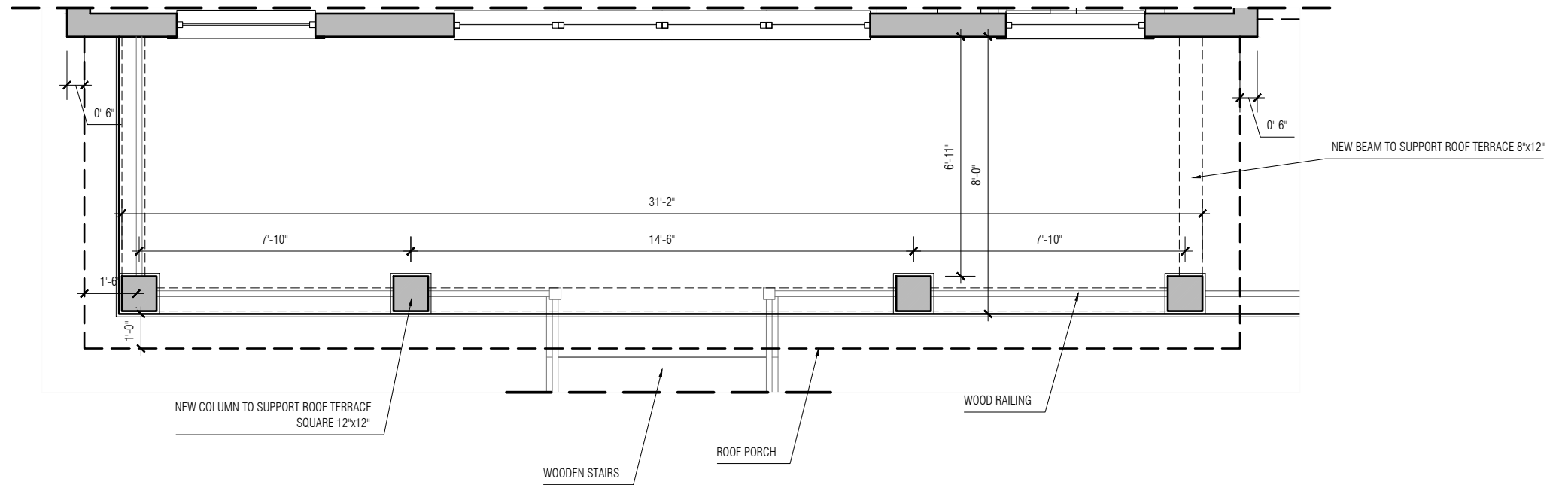
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13 GRAFTON ST, CHEVY CHASE  
REAR PORCH - PROPOSED

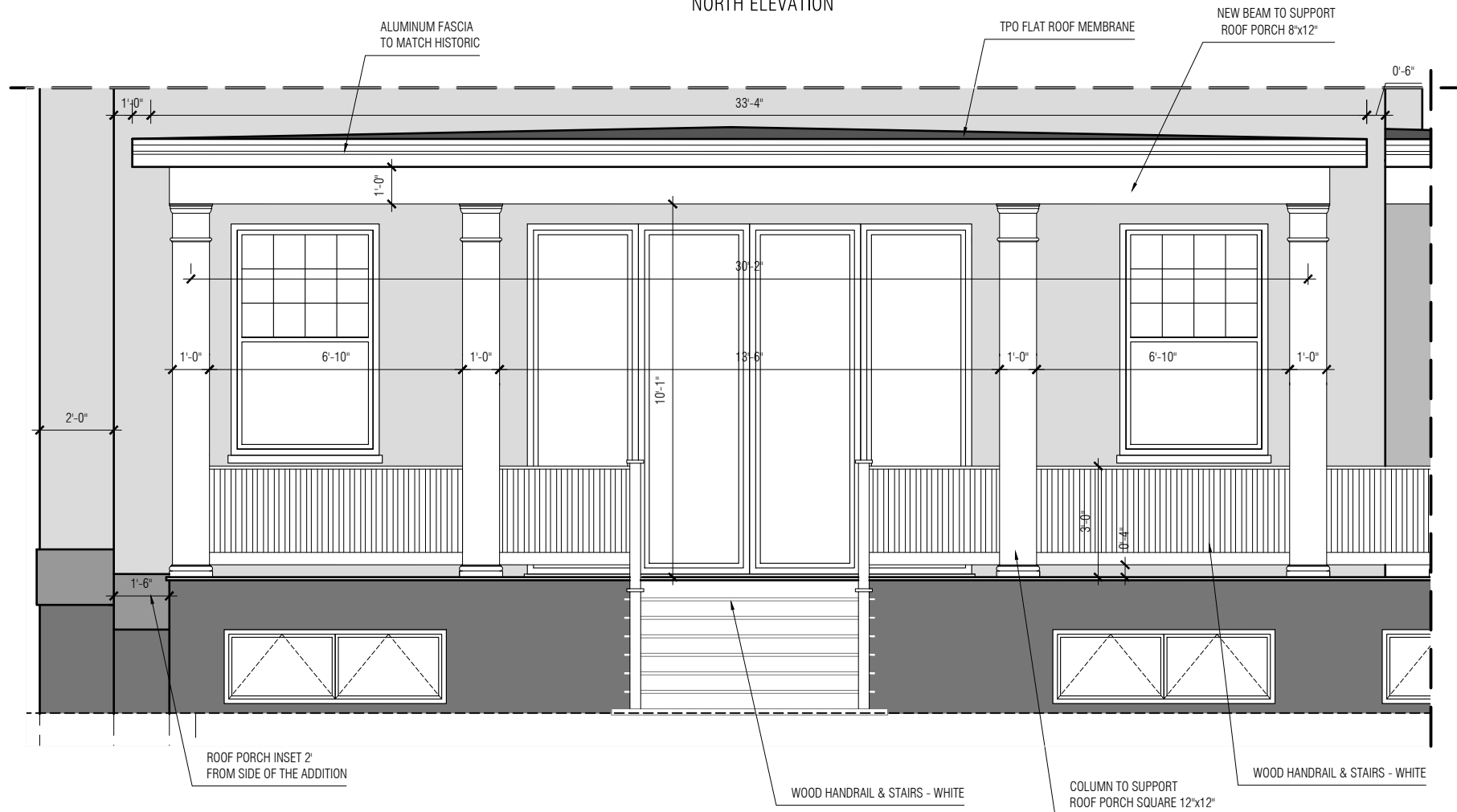


REAR PORCH

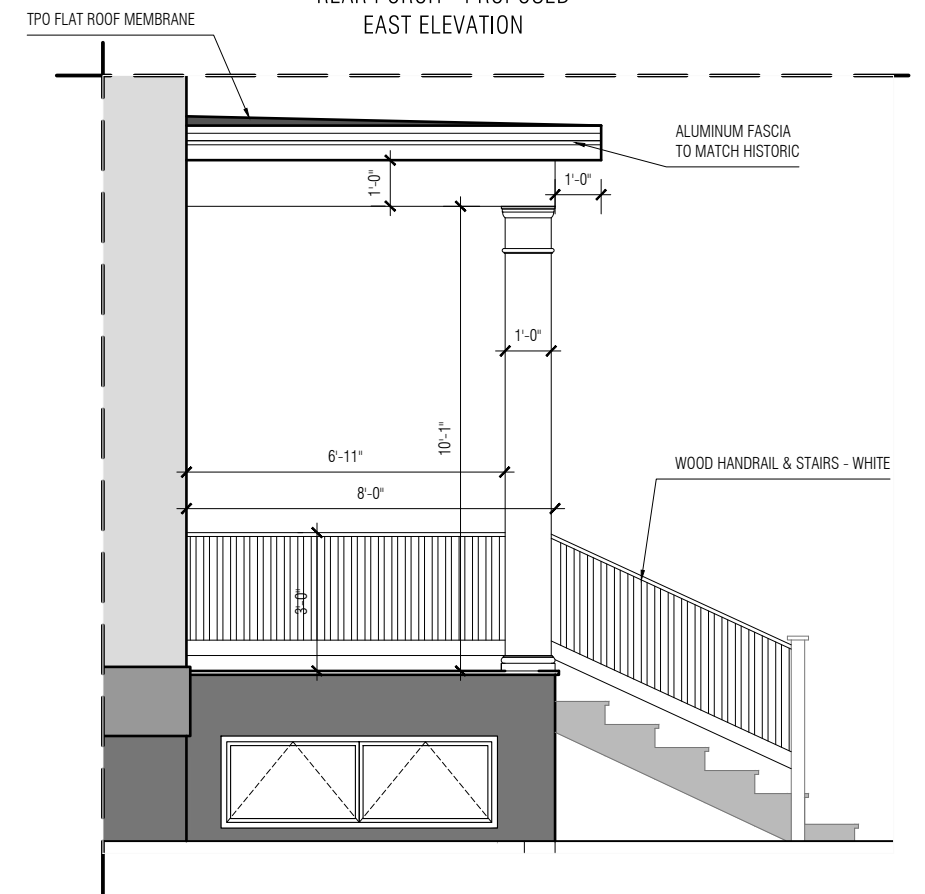
REAR PORCH - PROPOSED  
PLAN



REAR PORCH - PROPOSED  
NORTH ELEVATION



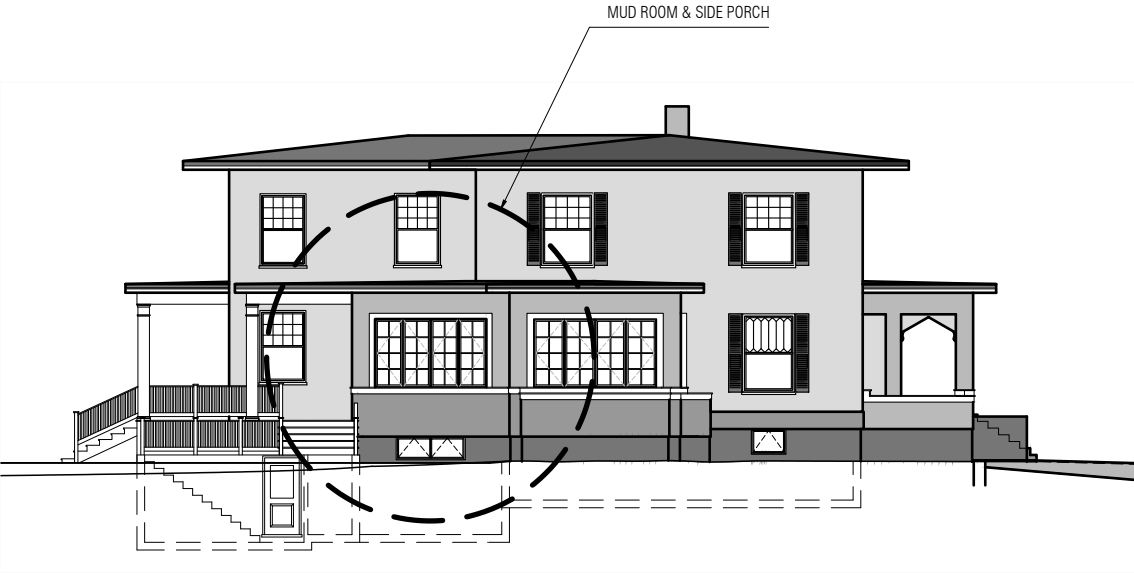
REAR PORCH - PROPOSED  
EAST ELEVATION



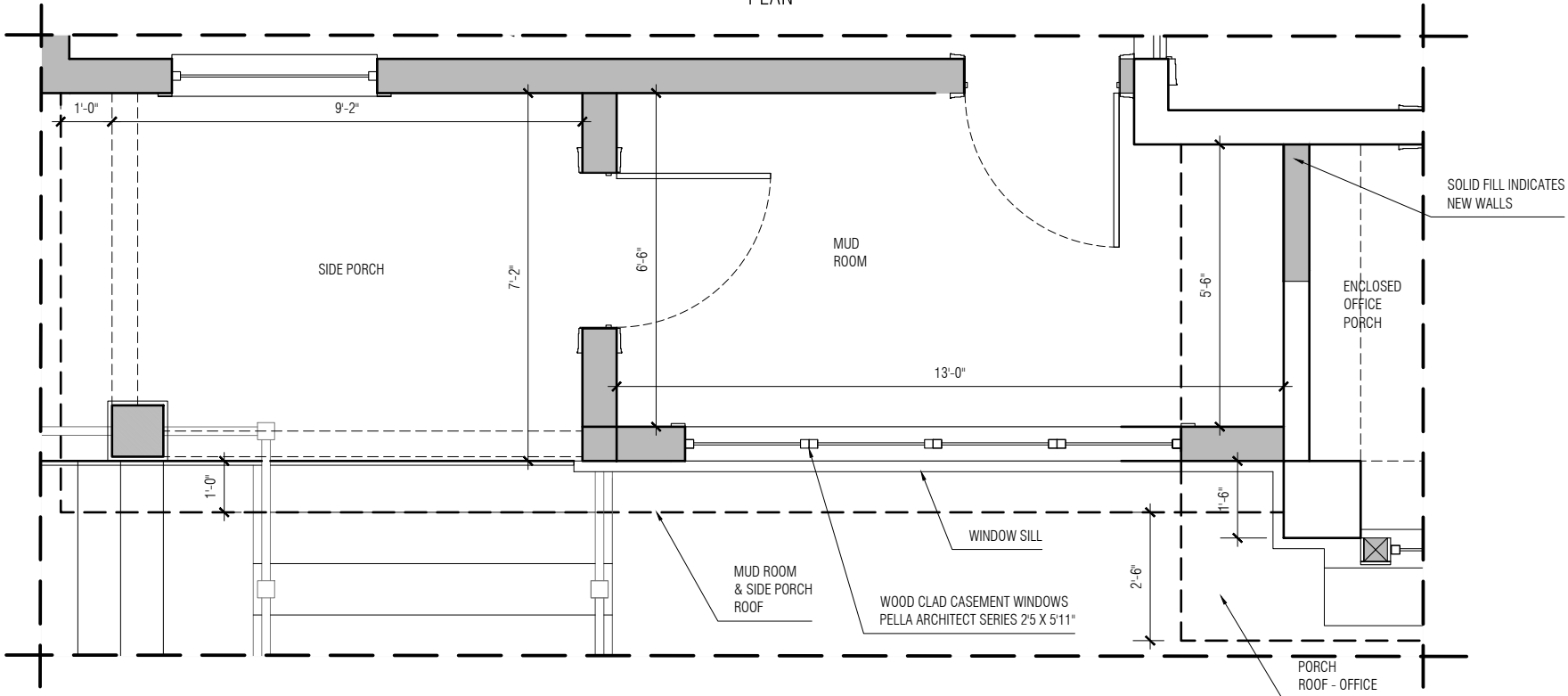
applicant  
Norah & Diogo Coelho  
location  
13 GRAFTON ST  
CHEVY CHASE  
MD 20815  
description  
REAR PORCH  
DETAILS & MATERIALS

design	phase	scales	date
ARCHITECTURE	PLANNING	1:200 ; 1:50	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	32 18 0

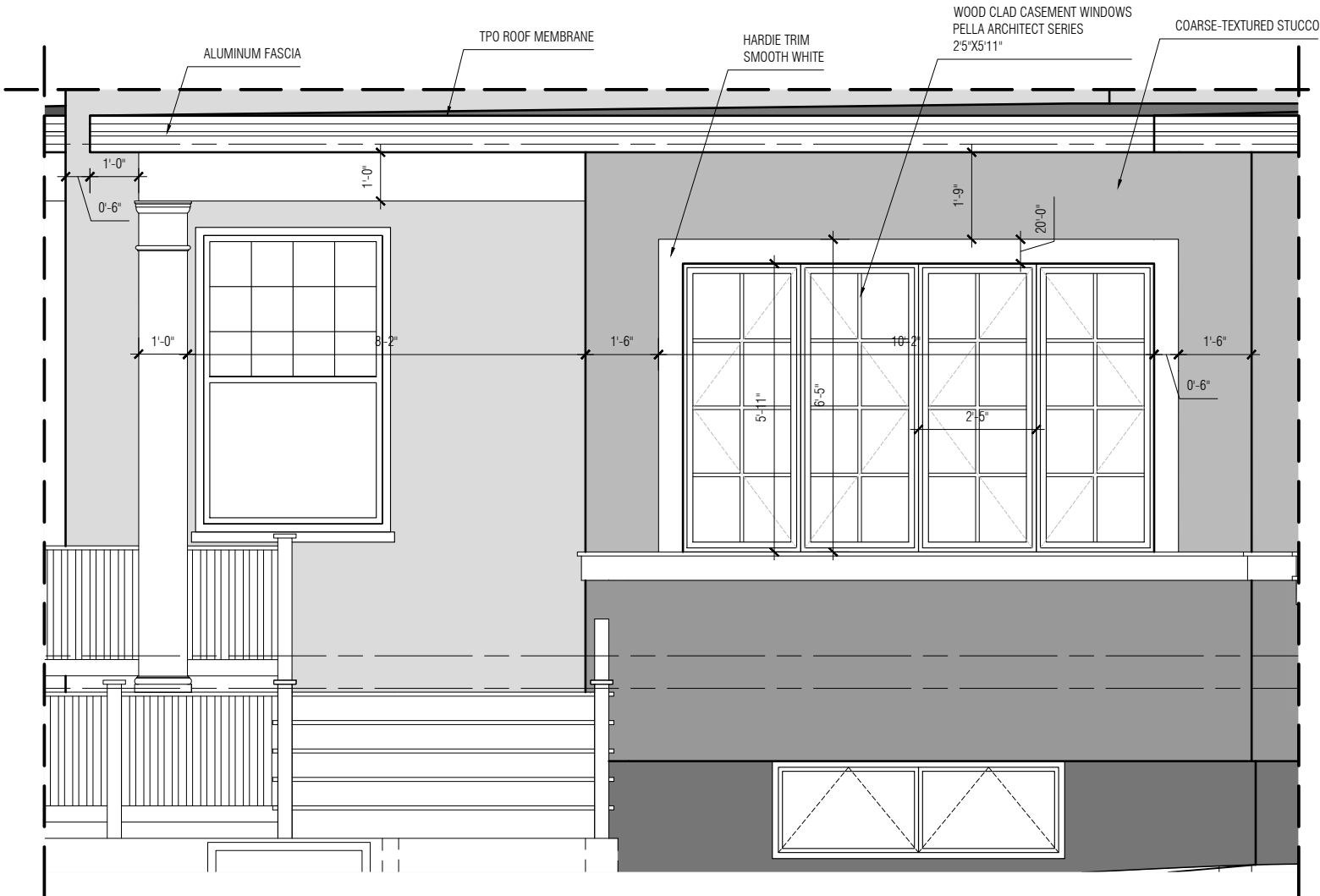
13 GRAFTON ST, CHEVY CHASE  
WEST FAÇADE - PROPOSED



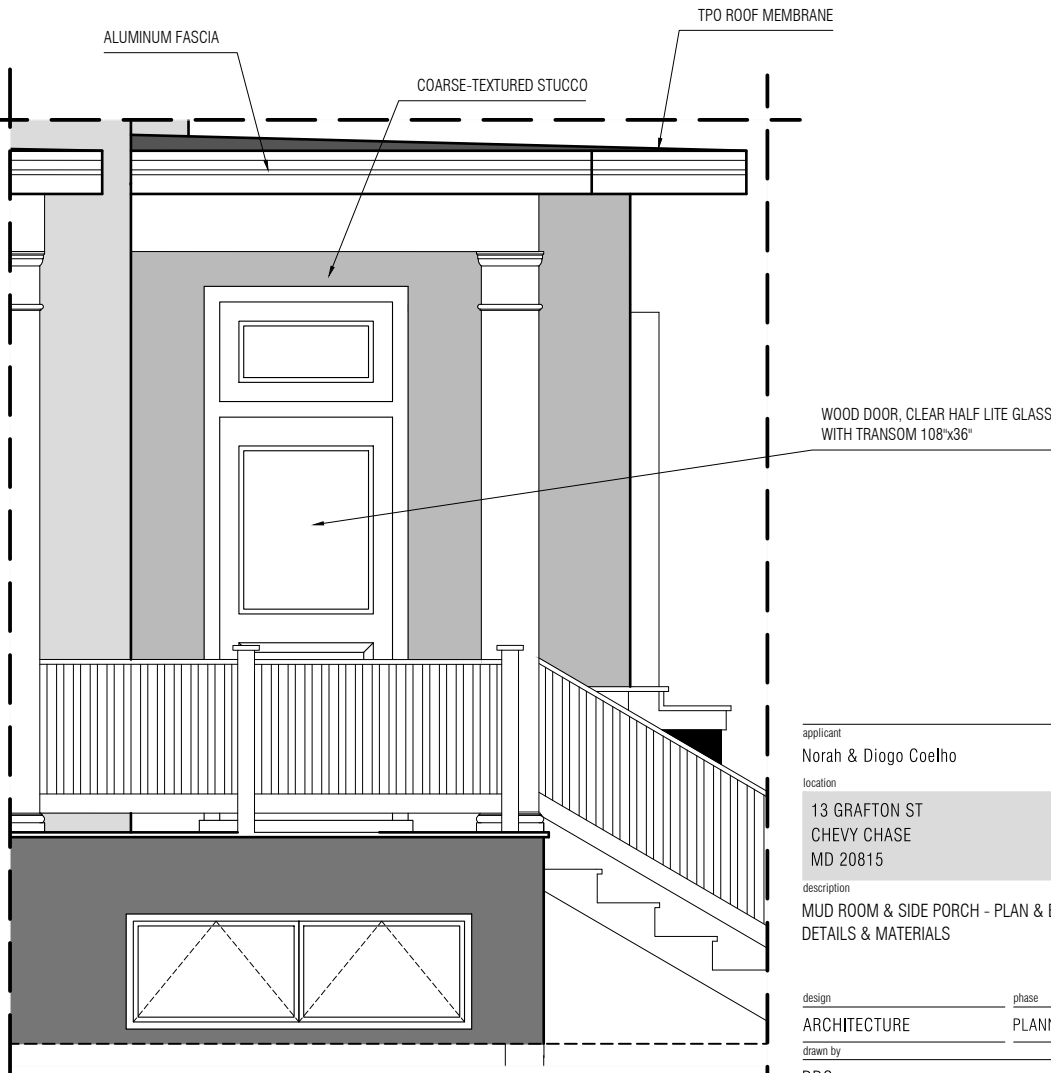
MUD ROOM & SIDE PORCH - PROPOSED  
PLAN



MUD ROOM & SIDE PORCH - PROPOSED  
WEST SIDE ELEVATION



MUD ROOM & SIDE PORCH - PROPOSED  
NORTH SIDE ELEVATION



applicant  
Norah & Diogo Coelho

location

13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description

MUD ROOM & SIDE PORCH - PLAN & ELEVATIONS  
DETAILS & MATERIALS

design

ARCHITECTURE

drawn by

DDC

phase

PLANNING

signature

scales

1:200 ; 1:40

job #

A01.ARQ.REN

date

SEPTEMBER 2020

drawing #

19

rev

0

13 GRAFTON ST, CHEVY CHASE  
SOUTH FACADE - EXISTING



13 GRAFTON ST, CHEVY CHASE  
SOUTH FACADE - PROPOSED

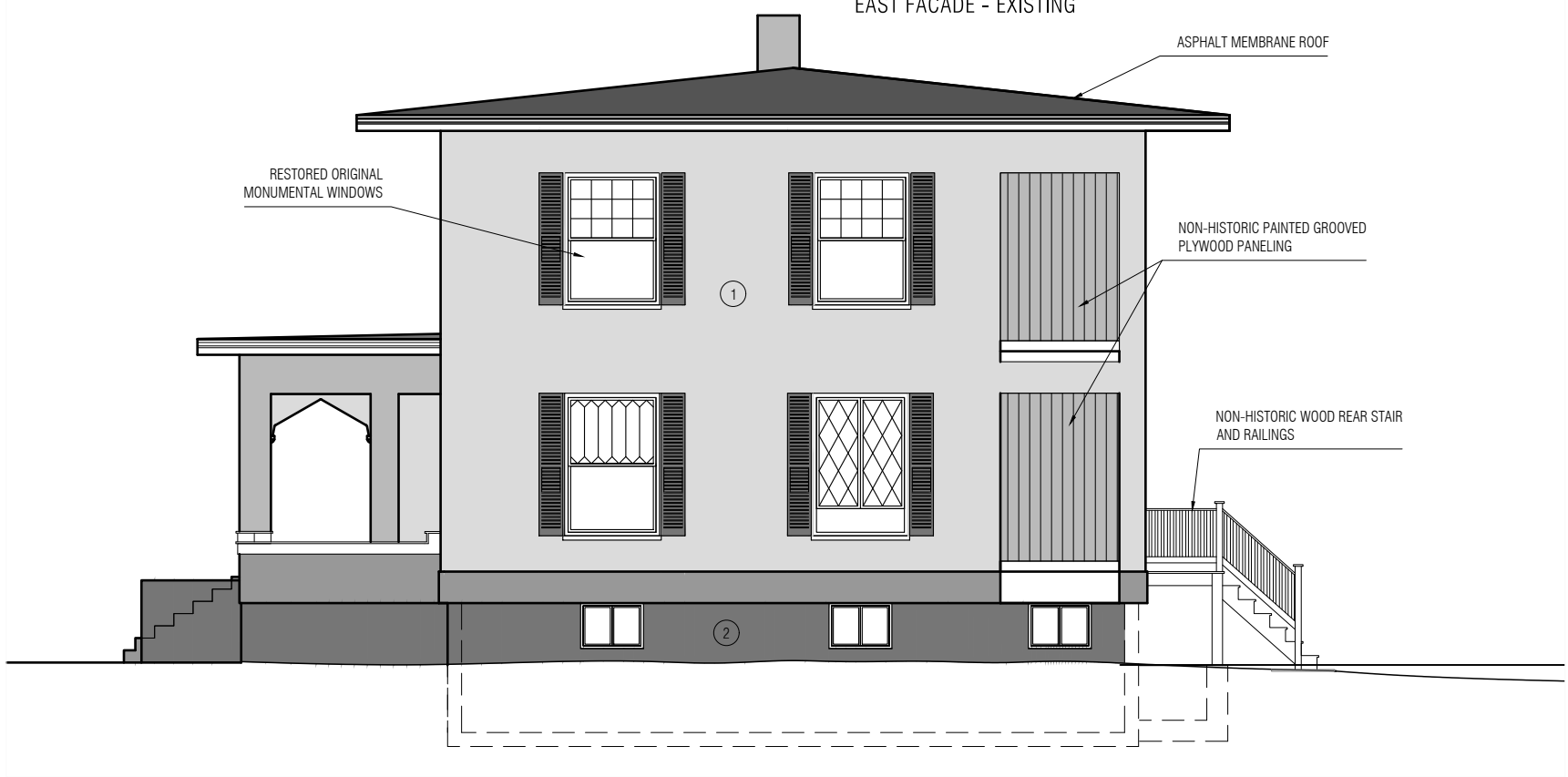


MATERIALS LEGEND

- 1 COARSE-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- 3 TPO ROOF MEMBRANE
- 4 DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
- 5 WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
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- 12 SMOOTH CONCRETE

applicant				
Norah & Diogo Coelho				
location				
13 GRAFTON ST CHEVY CHASE MD 20815				
description				
SOUTH FACÇADE EXISTING vs. PROPOSED MATERIALS				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
DDC		A01.ARQ.REN	20	0

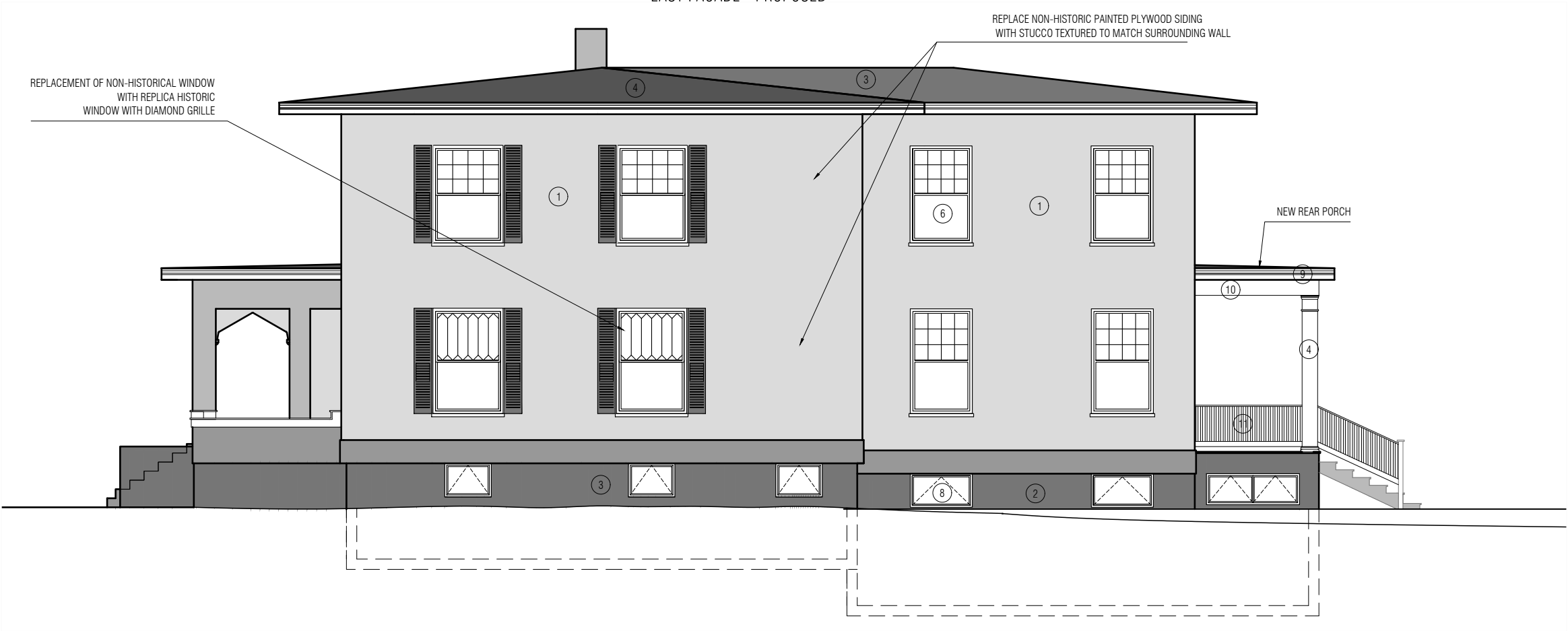
13 GRAFTON ST, CHEVY CHASE  
EAST FACADE - EXISTING



MATERIALS LEGEND

- 1 COARSE-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
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13 GRAFTON ST, CHEVY CHASE  
EAST FACADE - PROPOSED



applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description EAST FAÇADE EXISTING vs. PROPOSED MATERIALS				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
DDC		A01.ARQ.REN	21	0



13 GRAFTON ST, CHEVY CHASE  
NORTH FACADE - EXISTING



13 GRAFTON ST, CHEVY CHASE  
NORTH FACADE - PROPOSED



MATERIALS LEGEND

- 1 COARSE-TEXTURED STUCCO
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applicant  
Norah & Diogo Coelho  
location  
13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description  
NORTH FAÇADE  
EXISTING vs. PROPOSED  
MATERIALS

design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	22 0

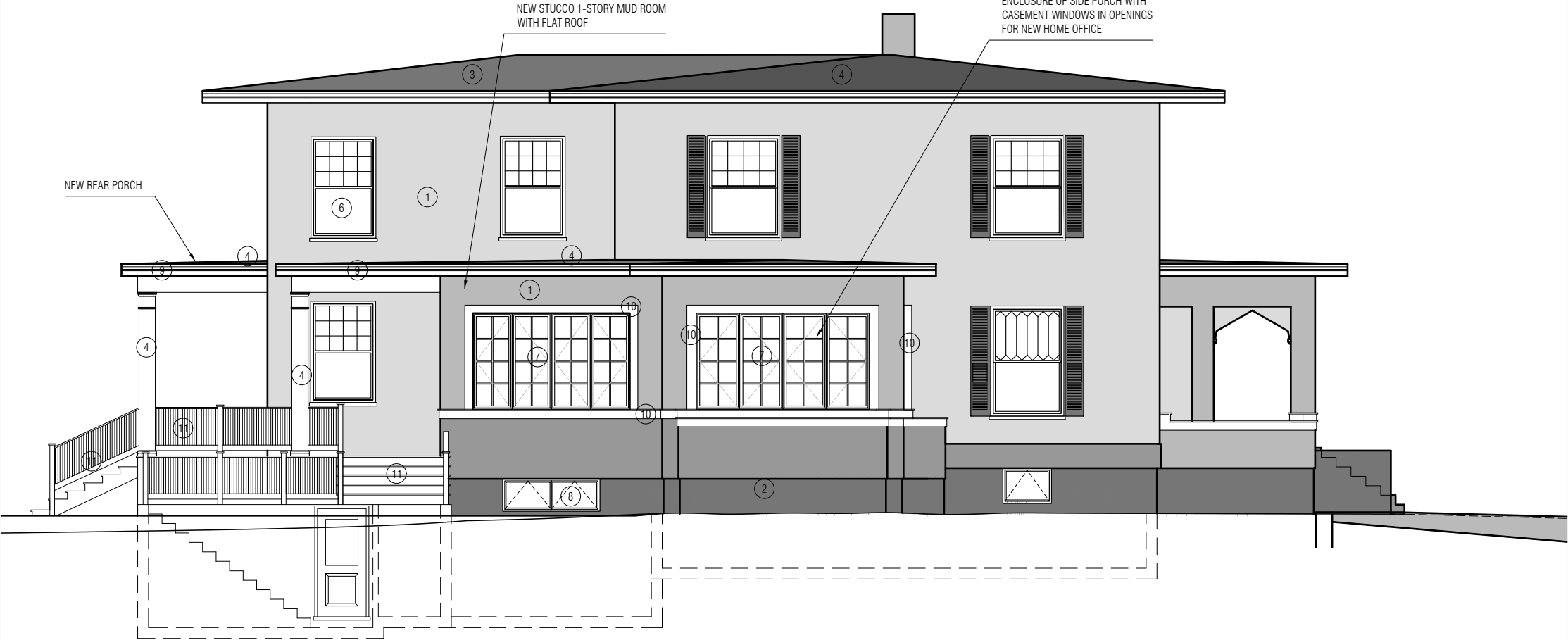
13 GRAFTON ST, CHEVY CHASE  
WEST FACADE - EXISTING



MATERIALS LEGEND

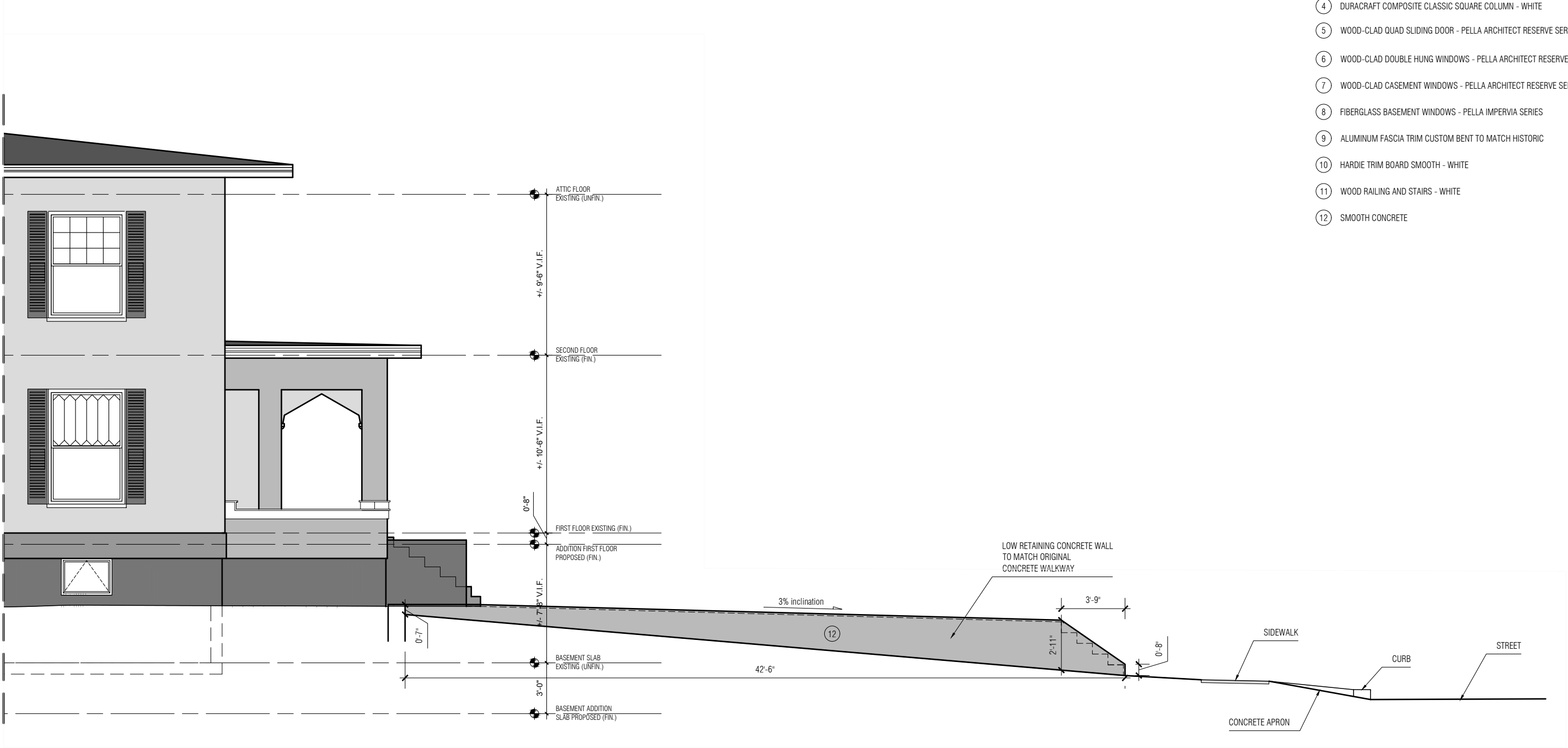
- 1 COARSE-TEXTURED STUCCO
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13 GRAFTON ST, CHEVY CHASE  
WEST FACADE - PROPOSED



applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description WEST FACADE EXISTING vs. PROPOSED MATERIALS				
design	phase	scales	date	
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020	
drawn by	signature	job #	drawing #	rev
DDC		A01.ARQ.REN	23	0

13 GRAFTON ST, CHEVY CHASE  
RETAINING WALLS  
PROPOSED



MATERIALS LEGEND

- 1 COARSE-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO  
ON BLOCK FOUNDATION WALLS
- 3 TPO ROOF MEMBRANE
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- 8 FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
- 9 ALUMINUM FASCIA TRIM CUSTOM BENT TO MATCH HISTORIC
- 10 HARDIE TRIM BOARD SMOOTH - WHITE
- 11 WOOD RAILING AND STAIRS - WHITE
- 12 SMOOTH CONCRETE

applicant Norah & Diogo Coelho				
location 13 GRAFTON ST CHEVY CHASE MD 20815				
description RETAINING WALLS PROPOSED				
design ARCHITECTURE	phase PLANNING	scales 1:100	date SEPTEMBER 2020	
drawn by DDC	signature	job # A01.ARQ.REN	drawing # 24	rev 0

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

13 Grafton St, Chevy Chase, MD

South Façade





13 Grafton St, Chevy Chase, MD

South Façade & Front Lawn





13 Grafton St, Chevy Chase, MD

Driveway





13 Grafton St, Chevy Chase, MD

13 Grafton St and its twin house, 15 Grafton St





13 Grafton St, Chevy Chase, MD

East Façade





13 Grafton St, Chevy Chase, MD

North Façade





13 Grafton St, Chevy Chase, MD

Concrete foundation in backyard





13 Grafton St, Chevy Chase, MD

West Façade





13 Grafton St, Chevy Chase, MD

Roof





13 Grafton St, Chevy Chase, MD

New proposed location for the  
driveway





13 Grafton St, Chevy Chase, MD

Existing walkway leading to the house



# Pella® Reserve™

## Traditional Wood & Clad/Wood

13 Grafton St, Chevy  
Chase, MD



## Proposed New Addition Windows and Doors

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetic view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

Create a custom exterior color to meet your design needs or choose from 27 standard color options. Interior finish options are available in four paints, eleven stains and primed and ready-to-paint.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2020.¹

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.





## Proposed New Basement Windows

The strongest most durable material available for windows and doors.<sup>1</sup>

Casement



- **100X MORE IMPACT RESISTANT<sup>2</sup>**  
Pella Impervia products are made from our patented Duracast® material and are on average 100x more impact-resistant than a leading composite product.<sup>2</sup>
- **SUPERIOR PERFORMANCE**  
Our patented Duracast® material was designed to withstand extreme heat, subzero cold and the rigorous performance requirements of a commercial building – a great solution for almost any project.<sup>3</sup>
- **RESISTS FADING AND SCRATCHING**  
Our long-lasting powder-coat finish resists chalking, fading and scratching, and keeps your modern style windows looking great for years. Available in five colors.
- **SLIM SIGHTLINES, MORE GLASS**  
Intentionally designed products made with exceptionally strong fiberglass, allow you to create bold designs with slim profiles and more visible glass.
- **EXCEPTIONAL MULLING CAPABILITIES**  
The superior strength of Pella's fiberglass allows you to combine standard and special-sized windows together to create larger, unique combinations, made just for your remodel or new construction project.
- **ENERGY STAR® CERTIFIED<sup>4</sup>**  
Pella Impervia products with dual-pane glass offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **TESTED BEYOND REQUIREMENTS**  
We test beyond requirements so you can trust our products to perform. Tested from -40°F to 180°F, our patented five-layer fiberglass composite can handle some of the harshest conditions.<sup>3</sup>
- **THE CONFIDENCE OF A STRONG WARRANTY**  
Backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at [installpella.com/warranties](http://installpella.com/warranties).
- **DUAL-COLOR FRAMES**  
Complement interior and exterior styling with dual-color frames. Pair a white interior with one of five exterior colors or choose a solid-color frame available in a variety of colors, including black.

### AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Fixed and special shape windows also available.

<sup>1,2,3,4</sup> See [pella.com](#) for disclosures.

## Proposed Permeable Pavers for Driveway

BELGARD  RAYES THE WAY  ROCKVILLE, MD ▼

Belgard Commercial

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## AQUALINE™ SERIES

ENVIRONMENTAL

## APPLICATIONS:



WALKWAYS



PATIOS



DRIVEWAYS



POOLS

## PRICING:

\$

Aqualine permeable pavers work equally well for pedestrian and vehicular applications. Featuring a smooth surface and a wide variety of color options for the ultimate in design flexibility.

Aqualine permeable pavers can eliminate stormwater runoff and improve water quality plus eliminate the need for traditional drainage and detention requirements, saving space and money.

- Interlocking blind spacer bars for increased structural performance and aesthetics