

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

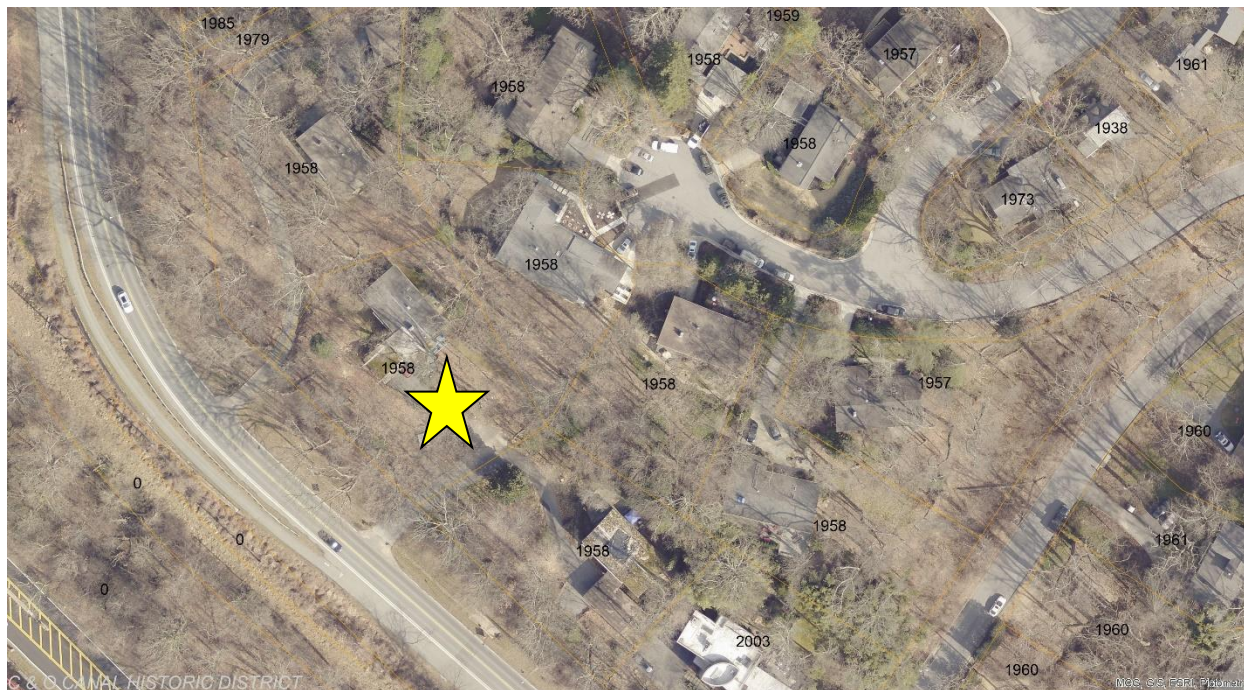
<b>Address:</b>	7209 MacArthur Blvd., Bethesda	<b>Meeting Date:</b>	12/7/2022
<b>Resource:</b>	Contributing Resource <b>Potomac Overlook Historic District</b>	<b>Report Date:</b>	11/30/2022
<b>Applicant:</b>	Kim & Arthur Newmyer (Robert Black, Architect)	<b>Public Notice:</b>	11/23/2022
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Permit No.:</b>	1008960	<b>Tax Credit:</b>	Partial
<b>Proposal:</b>	Partial demolition and construction of a new rear addition, hardscape alteration, and fenestration alterations.		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Potomac Overlook Historic District  
**STYLE:** 1958  
**DATE:** Mid-Century (Highview Model)



*Figure 1: The subject property is setback from MacArthur Blvd. so it is not visible from the right-of-way.*

## **BACKGROUND**

On October 26, 2022, the HPC heard a preliminary consultation for the subject property<sup>1</sup>. The HPC was generally supportive of the proposal including the size and placement of the proposed addition. Many of the Commissioners recommended re-sizing the windows on the rear so the fenestration was uniformly sized. The applicant made revisions based on the feedback and returns for a HAWP.

## **PROPOSAL**

The applicant proposes work in five main areas:

1. Removing a non-historic bay and constructing a new addition;
2. Replacing the existing skylights and installing one additional skylight (work that does not require a HAWP);
3. Installing new porch railings; and
4. Expanding the ground floor walkway.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Potomac Overlook Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Potomac Overlook Guidelines (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.

### ***Potomac Overlook Design Guidelines***

Changes to houses in the Potomac Overlook Historic District are guided by three overall objectives:

1. Preserve historical architectural features and details;
2. Deteriorated architectural details should be repaired rather than replaced; and
3. Replace historic features in-kind when restoration is not an option.

**Existing Infill and Additions** - The residents of Potomac Overlook benefited from the expertise of John Matthews, who built and lived in the subdivision for over 50 years, and the guidance of the covenants committee. As a result, many of the infill and addition projects are compatible with the original building due to the use of matching materials, finishes, and design. When planning an infill or addition to a historic building, property owners and architects should minimize negative effects that may occur to the historic building or setting. The overall design of an infill or addition should keep with the design character of the district, but be distinguishable from the historic section of the house in subtle ways.

1. Design of new infill or additions shall be compatible with the primary building.
2. Consider the infill of patios, screened-in porches, open porches, and other such areas before the construction of new additions.
3. Place new additions on the gable-end of houses to the greatest extent possible. This will allow the houses to retain their character defining form.

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<sup>1</sup> The Staff Report for the October 26, 2022 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/10/III.A-7209-MacArthur-Blvd.-Bethesda.pdf> and the recording of the hearing is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=9d57cb18-5631-11ed-95a3-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=9d57cb18-5631-11ed-95a3-0050569183fa) (the hearing begins at approximately 1:06:00).

4. Avoid infill of carports. These are character defining features of the historic district.
5. Infill of the breezeways (between the carports and the house) should be avoided but will be considered on a case-by-case basis. Any proposed enclosure of these spaces should consider transparent materials and design.
6. All new addition should be planned with consideration of the viewsheds of surrounding houses to the greatest extent possible.
7. For properties with site conditions (setback requirements, etc.) that do not permit the infill of existing spaces or gable-end additions, all proposed additions must be secondary to and complement the existing scale, massing, and design of the house.

**Fenestration Patterns** - The solid-to-void ratio and design of the fenestration pattern within Potomac Overlook are character defining features of the buildings. The downhill side of the building reveals the single-leaf entry, limited windows, and carport (if attached or semi-attached). The uphill side consists of window walls, balconies, and patios. Plate glass window walls of infinite design configurations provided the architects the ability to augment the relationship between the interior and exterior spaces.

Design Objectives:

1. These fenestration patterns should be preserved and maintained.

**Patios And Walkways** - The relationship of a walkway and/or patio affects the site, streetscape, and character of the historic district and requires a HAWP. Ordinary maintenance or the in-kind replacement of existing patios or walkways does not require a HAWP. The replacement of existing non-historic patios and walkways (with no increase in square footage) with new materials require a HAWP. Eligible applications will be reviewed administratively by staff.

New or expanded walkways may be constructed of concrete, stone, brick, pavers, or gravel. Patios may be constructed of concrete, stone, brick, pavers, or other permeable materials.

Design Objectives:

1. Preserve the original materials of patios and walkways.
2. Replacement materials should be compatible with the character of the district.
  - Use materials that will minimize the impact of the patio and walkway on the historic district.

**Siding** – The dwelling’s brick veneer on the first story and redwood siding (either tongue-and-groove or board-and-batten) on the second story are character defining material in Potomac Overlook. These materials add textural qualities, visual continuity, and character to the overall streetscape and shall be preserved.

Non-historic materials, such as cementitious fiberboard, are not appropriate as the primary siding material. The HPC may permit the use of smooth cementitious fiberboard in locations where: 1) the redwood siding has already been replaced with synthetic siding; 2) the building retains the original T1-11 siding (possible on only the Highview models); or 3) on new additions.

**Skylights** - Skylights are visible on all elevations throughout Potomac Overlook. While bubble-domed skylights were original to the historic district, it is recommended that all new skylights have as low of a profile as possible.

**Decks and Balconies** - The architects designed two of the three models with decks or balconies. The Highview models featured a small balcony on the rear elevation and the Valleyview model had a larger deck on the side elevation. Over the last 60 years, property owners have constructed or altered decks on

many of the houses. Any exterior alteration to an existing deck/balcony or construction of a new deck/balcony will require a HAWP.

Design Objectives:

1. Existing non-historic decks and balconies may be retained at the discretion of the property owner, removed, or restored to the original condition (if applicable). Alterations to these decks and balconies require a HAWP.
2. The design and materials of new decks and balconies shall be compatible with the house. Property owners shall avoid designs that are incompatible with the character of the historic district.
3. Utilize deck-mounted railing posts and avoid the installation of fascia-mounted railing posts.
4. All railing systems shall be constructed of wood or metal. Horizontal tension cables may be utilized instead of traditional wood spindles.
5. Deck flooring shall be constructed of wood.

**Windows** – Original windows shall be repaired or replaced in-kind. Single-lite window inserts between the mullions will not be permitted.

Design Objectives:

1. Preserve the size and shape of all window openings.
2. Original windows shall not be infilled with plywood.
3. Retain original windows to the greatest extent possible.
4. If necessary, replacement windows shall match the existing windows with respect to design and configuration. Divided-light or simulated divided-light windows are not appropriate.
5. If necessary, the in-kind replacement of the aluminum-sash slider windows is preferred, but the HPC will consider aluminum-clad, wood-sash slider windows with a narrow profile as well. Historic preservation staff will advise all applicants on best practices and manufacturer options for both window types at the time of the proposal.
6. Installation of operable casement windows will be considered on a case-by-case basis to ensure compatibility of design, but further division of windows should be avoided.

***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 ensure 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
  - (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
- (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 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 Highview model house designated as a Contributing Resource to the Potomac Overlook Historic District. Appendix A (attached) identifies all of the alterations made to the house, including a small side gable addition, a rear bay bump-out, and a replacement or substantially altered carport. The applicant proposes to remove the existing bay, construct a new rear addition, replace an existing rear window, replace the existing sliding glass doors, replace the skylights and install one additional skylight, install new railings, and enlarge the existing patio/walkway.

#### **Demolishing the Existing Bay and Constructing a New Addition**

On the rear of the subject property, a previous owner constructed a small, largely glazed, rectangular bay bump-out with sliding glass doors. The applicant proposes to demolish this feature and construct a new rear addition that measures 2' 10" (two feet, ten inches) from the historic wall plane and is 31' 7" (thirty-one feet, seven inches) wide. The addition will be installed under the existing roof eave. The addition's proposed siding is fiber cement tongue and groove siding selected to replicate the appearance of T1-11 siding. At the rear of the addition, the applicant proposes to install a large sliding glass door and two casement windows, both measuring 3' 7 1/4" × 4' (three feet, seven and one-quarter inches by four feet).

The Commission uniformly supported the Staff finding that the existing bay is not historic and may be removed. The *Guidelines* encourage placing additions at the gable end of the house, to the greatest extent possible, to allow the buildings to "retain their character defining form." Staff finds, however, that the placement of this small addition (less than 90 ft<sup>2</sup>) will not be largely visible from the most architecturally significant elevation. Additionally, because the proposed addition will be entirely under the roof eave, Staff finds the impact on the overall house massing will be minimal. There will however be a change in the relationship between the deep roof overhang at the eave and this new addition. The half-round gutters will project beyond the addition's wall plane.

The size and placement of the existing bay will require removing three ground-floor windows. The windows are below grade and receive light through existing window wells. The Commission did not find these windows were significant to the architectural character of the house and acknowledged that they would need to be removed to accommodate the new building addition.

Staff finds the materials proposed for the addition are appropriate, namely the clad windows and fiber cement siding. The *Guidelines* state that fiber cement siding is appropriate where the subject property retains its T1-11 siding and for building additions. New windows may be aluminum clad under the *Guidelines*, and Staff finds the detailing and profiles of the proposed windows are appropriate

#### **Window Replacement**

On the rear elevation, there is a two-lite sliding window measuring 4' × 4' (four feet square). The applicant proposes to remove this window and install a new window matching the configuration in its place.

Staff finds this change is minimal and will not result in a visual change to the house and should be approved as a matter of course.

### **Railing**

The applicant proposes to replace the existing, non-historic, railing with a new wood and metal railing (detailed specifications attached). The railing will be deck mounted as required in the *Guidelines*.

Staff finds removing and replacing the non-historic metal railing is appropriate. Staff additionally finds the design proposed is consistent with the *Guidelines* and recommends the HPC approve the replacement railing.

### **Expanded Hardscaping**

Finally, the applicant proposes removing the existing asphalt walkway and patio on the ground floor and installing a larger mortar-set flagstone walkway and patio. The new hardscaping adds 77 ft<sup>2</sup> (seventy-seven square feet).

Staff finds the new hardscaping is material that is compatible with the character of the surrounding district and that the increased size will not overwhelm the setting of the resource or the surrounding district. Staff recommends the HPC approve the hardscaping.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the *Potomac Overlook Historic District Design Guidelines* having found that the proposal 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 an electronic set 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# 1008960  
DATE ASSIGNED \_\_\_\_\_



# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: KIM & ARTHUR NEWMYER  
Address: 7209 MACARTHUR BLVD  
Daytime Phone: \_\_\_\_\_

E-mail: gokimdo@icloud.com  
City: BETHESDA Zip: 20816  
Tax Account No.: 00504837

## AGENT/CONTACT (if applicable):

Name: ROBERT BLACK, AIA  
Address: 8604 TIMBER HILL LN  
Daytime Phone: 202-255-6474

E-mail: robert@rb5design.com  
City: POTOMAC Zip: 20854  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property M: 35-157

Is the Property Located within an Historic District? X Yes/District Name POTOMAC OVERLOOK  
\_\_\_\_ 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: 7209 Street: MACARTHUR BLVD  
Town/City: BETHESDA Nearest Cross Street: MOHICAN RD  
Lot: 18A Block: \_\_\_\_\_ Subdivision: 0029 Parcel: 0000

**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 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 type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation  | <input checked="" type="checkbox"/> Roof     | <input checked="" 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.

10/4/2022

DocuSigned by:

Robert Black Signature of owner or authorized agent

3AABFF1720B4449...

Date

7

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b> 7209 MACARTHUR BLVD BETHESDA MD 20816	<b>Owner's Agent's mailing address</b> 8604 TIMBER HILL LANE POTOMAC MD 20854
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Connie Milner 7205 MacArthur Blvd BETHESDA MD 20816	Ruth Williamson 7211 MacArthur Blvd BETHESDA MD 20816
Maryam Hashemian 6604 Rivercrest Ct BETHESDA MD 20816	Brittany Clark Prelogar & Bart Martin Kus 6600 Rivercrest Ct BETHESDA MD 20816



Adjacent and Confronting Properties:

Bethesda, MD 20816

7205 MacArthur Boulevard

7211 MacArthur Boulevard

6604 Rivercrest Court

6602 Rivercrest Court

## Response to Historic Preservation Commission Preliminary Consultation Report

Meeting Date: 10/26/2022

HPC Case No.: Agenda Item II.A

Re: 7209 MacArthur Blvd, Bethesda, MD

- **Comment:** *There was discussion between the Commissioners where several found that the rear fenestration was acceptable, and others supported replicating the existing fenestration on the rear addition. Staff recommends replicating the existing fenestration pattern.*

**Response:** The proposed rear fenestration pattern has been revised to replicate the existing pattern (See drawings A200, A201, A203, A300). The proposed windows are Marvin Ultimate aluminum clad wood framed awning windows (A800 shows section details of units proposed). The unit size is similar in width, height and the sills align. Placement is approximate to the existing. The vinyl window to the left of the proposed sliding glass door is being replaced with a Marvin Ultimate aluminum clad glider type unit. The size matches the original historical units.

The proposed sliding glass door is the same unit size as the aluminum framed door that is being replaced. The proposed specification for this door is Marvin Ultimate aluminum clad wood.

- **Comment:** *Windows must be appropriately detailed – window specifications need to be included in the HAWP application.*

**Response:** All proposed window and door trim will match the existing profile using painted wood. See details on drawing A200, wall details on A300 and A800 for sections of window units.

- **Comment:** *Several Commissioners supported re-sizing the new rear windows, so they had a consistent configuration instead of introducing two new sizes/configuration of windows.*

**Response:** All proposed windows are the same unit size for a consistent elevation.

- **Comment:** *Staff noted that if the proposed hardscaping adds less than 100 sf of paving, that proposal can be approved at the Staff-level.*

**Response:** The rear hardscaping has been deleted from the scope due to costs. The Lower-Level stoop and walkway will be mortar set stone over reinforced concrete. The proposed renovation of stoop and walks adds 77 sf to the existing area. See drawings, A100 & A102.

### Notes on Additional Information Provided

- On the North East Elevation (A200) we are proposing to replace two existing broken transom panels in kind.
- Drawing A200 includes a specification for the proposed siding. Spec: TruExterior Channel Siding.

Please let me know if you have any questions. I can be reached at [robert@rb5design.com](mailto:robert@rb5design.com) or 202-255-6474

Sincerely,

Robert C. Black, AIA



RENOVATION & ADDITION TO:

# NEWMYER RESIDENCE

7209 MACARTHUR BLVD  
BETHESDA, MD

ISSUED FOR PRICING: 7-07-2022  
ISSUED FOR HAWP APPLICATION: 10-04-2022  
ISSUED FOR HAWP APPLICATION II: 11-12-2022

ISSUED FOR PERMIT: 11-12-2022  
ISSUED FOR CONSTRUCTION:



DRAWING SYMBOLS

- EXISTING PARTITION  
TO BE DEMOLISHED
- =====

EXISTING PARTITION  
TO REMAIN
- =====

NEW PARTITION
- =====

DEMISING PARTITION
- 000

DOOR NUMBER  
SEE DR SCHEDULE
- WX

WINDOW TYPE  
SEE WDW SCHEDULE
- X

ROOM NUMBER
- ◇

NON-RATED WALL TYPE  
SEE WALL TYPES SCHEDULE
- ◆

1HR-RATED WALL TYPE  
SEE WALL TYPES SCHEDULE
- ◇

2HR-RATED WALL TYPE  
SEE WALL TYPES SCHEDULE
- OR

BLDG ELEVATION OR  
INTERIOR ELEVATION
- DETAIL
- BLDG OR WALL SECTION
- +

LEVEL LINE OR DATUM POINT
- △

REVISION
- ENLARGED  
DETAIL
- CENTERLINE OF  
MATERIAL OR ITEM
- DETAIL, NO ON  
REFERENCED DWG
- AX.X

DWG NO WHERE  
DETAIL IS LOCATED

CONSTRUCTION NOTES ON REGULATIONS AND STANDARDS OF CARE

WORK SHALL COMPLY WITH APPLICABLE LAWS, CODES, ORDINANCES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

THE BUILDING IS DESIGNED IN ACCORDANCE WITH THE: 2018 INTERNATIONAL RESIDENTIAL CODE & LOCAL AMENDMENTS

VERIFY DETAILED REQUIREMENTS TO ENSURE THAT MATERIALS, PRODUCTS, ASSEMBLIES AND THEIR INSTALLATION MEET OR EXCEED REGULATORY REQUIREMENTS. IF DISCREPANCIES OCCUR AMONG CONSTRUCTION DOCUMENTS, CODES, UTILITY COMPANY REQUIREMENTS, ETC., THE MOST STRINGENT REQUIREMENTS SHALL APPLY. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES FOR CLARIFICATION AND WAIT FOR CLARIFICATION AND/OR INSTRUCTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING WITH ANY RELATED WORK.

PERFORMANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE SCOPE OF WORK IDENTIFIED OR IMPLIED BY THE CONTRACT DOCUMENTS. THE APPOINTMENT AMONG SUBCONTRACTORS AND PROCUREMENT OF MATERIALS, LABOR AND SERVICES NECESSARY TO COMPLETE THE SCOPE OF WORK ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FAILURE TO RECOGNIZE AND PROCURE THE ENTIRE SCOPE OF WORK SHALL NOTE RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY.

THE GENERAL CONTRACTOR SHALL VISIT THE SITE BY ARRANGING AN APPOINTMENT WITH OWNER AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS. FAILURE TO VISIT SITE SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM NECESSITY OF FURNISHING MATERIALS OR PERFORMING WORK THAT MAY BE REQUIRED TO COMPLETE WORK IN ACCORDANCE WITH DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT SUBCONTRACTORS PERFORM THEIR DUTIES IN A TIMELY, CORRECT AND COMPREHENSIVE MANNER. THE GENERAL CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EACH INSTALLER SHALL INSPECT THE SUBSTRATE TO RECEIVE WORK AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND VERIFY LAYOUT OF WORK BEFORE BEGINNING INSTALLATION AND SHALL NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED TO SATISFACTION OF INSTALLER. BEGINNING OF WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS BY INSTALLER.

THE CONTRACTOR SHALL PLAN IN ADVANCE AND COORDINATE ALL ACTIVITIES RELATED TO THE WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. MATERIALS, SERVICES AND EQUIPMENT PROCUREMENT – INCLUDING THE TIMELY FIELD VERIFICATION OF DIMENSIONS AND SUBMISSION OF SHOP DRAWINGS FOR APPROVAL
2. TIMELY ORDERING, SHIPPING, RECEIPT AND STORAGE AT SITE;
3. INSTALLATION – INCLUDING INTERFACE WITH RELATED ITEMS;
4. INSPECTION AND TESTING TO THE EXTENT REQUIRED BY APPLICABLE CODES AND REGULATIONS;
5. INITIAL START-UP OF EQUIPMENT AND OPERATIONAL TESTS.

WHERE ITEMS ARE INDICATED ON THE CONTRACT DOCUMENTS TO BE "BY OTHERS", THE GENERAL CONTRACTOR SHALL REFER TO THE PROJECT SPECIFICATIONS OR NOTES ON THE DRAWINGS FOR REQUIREMENTS AND RESPONSIBILITIES. WORK CALLED FOR ON CONSTRUCTION DOCUMENTS, THAT IS NOT PART OF THE STANDARD CONNECTIONS SERVICE PROVIDED BY UTILITY COMPANIES, OR IN NOT INDICATED SPECIFICALLY AS "BY OTHERS" OR "NIC" SHALL BE BY GENERAL CONTRACTOR. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE DUTY TO PROVIDE A COMPLETE SUB-STRUCTURE AND PREPARED SURFACE SUITABLE FOR THE WORK "BY OTHERS" TO PROCEED WITHOUT THE NEED FOR RE-BUILDING OR RE-FORMING A SUITABLE SUBSTRATE.

ANY SPECIFIED ITEMS WITH LONG LEAD TIMES THAT MAY CAUSE A DELAY IN THE CONSTRUCTION SCHEDULE SHALL BE IDENTIFIED BY THE CONTRACTOR AT THE TIME OF BIDDING OR CONTRACT NEGOTIATION. THE TIMELY PURCHASE AND DELIVERY OF ITEMS NOT IDENTIFIED AS SUCH, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SUBSTITUTION REQUESTS, INCLUDING THOSE IMPLICIT BY SUBMITTALS, SHALL NOT BE ACCEPTED AFTER CONTRACT EXECUTION UNLESS MUTUALLY AGREEABLE BY OWNER AND ARCHITECT. THE ARCHITECT SHALL HAVE A MINIMUM OF 7 DAYS, OR AS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, TO CONSIDER AND EVALUATE EACH AND ALL REQUESTS FOR SUBSTITUTIONS.

NO MATERIAL OR PRODUCT THAT COULD HAVE AN ADVERSE EFFECT ON THE INDOOR AIR QUALITY BEYOND APPROVED LEVELS AFTER THE BUILDING IS OCCUPIED, SHALL BE USED.

THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY WARNINGS BY THE MANUFACTURER REGARDING ANY ADVERSE EFFECT ON THE INDOOR AIR QUALITY AND ANY POTENTIAL HEALTH HAZARD TO OCCUPANTS PRIOR TO PLACING THE ORDER FOR SPECIFIED MATERIAL OR PRODUCTS.

IF, IN THE ARCHITECTS SOLE JUDGEMENT, A SUBSTITUTION REQUEST INVOLVING A SIGNIFICANT ELEMENT OF THE DESIGN AND/OR MULTIPLE ITEMS WILL REQUIRE AND EVALUATION WHICH EXCEEDS THE MINIMUM TIME THUS PROVIDED ABOVE, THE ARCHITECT SHALL NOTIFY THE CONTRACTOR AND OWNER AND FOR A DECISION BY THE CONTRACTOR TO AGREE OR WITHDRAW THE REQUEST FOR SUBSTITUTION.

THE CONTRACTOR SHALL NOT BE RELIEVED OF THE OBLIGATION TO MEET THE PROJECT SCHEDULE AS A RESULT OF ANY REQUEST FOR SUBSTITUTION, OR THE REVIEW AND EVALUATION THEREOF, WHETHER THE SUBSTITUTION IS ACCEPTED OR NOT.

THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING BY THE CONTRACTOR OF ANY CIRCUMSTANCES THAT MAY DEVELOP DURING THE PROCESS OF WORK THAT MAY EFFECT THE CONTRACTORS ABILITY TO COMPLETE THE PROJECT ON SCHEDULE. THE OBLIGATION TO MEET THE PROJECT SCHEDULE DOES NOT RELIEVE THE CONTRACT OF THE RESPONSIBILITY TO FULLY COMPLY WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.

HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND MANUFACTURERS RECOMMENDATIONS, EXCESS MATERIALS, LEFTOVERS AND/OR BI--PRODUCTS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS AND SHALL NOT BE BURIED OR LEFT ON SITE.

NO PART OF THE CONSTRUCTION DOCUMENTS SHALL BE COPIED OR REPRODUCED FOR USE AS SHOP DRAWINGS. SHOP DRAWINGS PRODUCED AS SUCH SHALL BE REJECTED.

THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING, OF ANY CIRCUMSTANCES THAT MAY DEVELOP DURING THE PROCESS OF WORK THAT MAY AFFECT THE GENERAL CONTRACTORS ABILITY TO COMPLETE THE PROJECT ON SCHEDULE.

THE OBLIGATION TO MEET THE PROJECT SCHEDULE DOES NOT RELIEVE THE GENERAL CONTRACTOR OF THE RESPONSIBILITY TO FULLY COMPLY WITH ALL REQUIREMENTS ON THE CONTRACT DOCUMENTS.

SUBSTITUTION REQUESTS SHALL NOT BE ACCEPTED AFTER THE SIGNING OF THE CONTRACT UNLESS CIRCUMSTANCES THAT HAVE CHANGED SINCE THE SIGNING OF THE CONTRACT HAS NECESSITATED THE SUBSTITUTION.

CLARIFICATIONS:

NO WORK SHALL BE PERFORMED WITHOUT A CLEAR UNDERSTANDING OF THE DESIGN INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST CLARIFICATION FROM THE ARCHITECT.

IF THE DESIGN INTENT ON THE DOCUMENTS IS NOT CLEAR, THE MATTER SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT A MINIMUM OF 5 DAYS PRIOR TO BID DUE DATE OF BEFORE CONTRACT EXECUTION, WHICHEVER OCCURS EARLIER.

ANY DISCREPANCIES BETWEEN DIFFERENT PORTIONS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN A TIMELY MANNER BEFORE CONTRACT EXECUTION, BEFORE DUE DATES, AND BEFORE EXECUTION RELATIVE TO THE FINDING OF DISCREPANCY. THE VALUATION OF THE BIDDERS' INTERPRETATIONS OF DISCREPANCIES THAT ARE BROUGHT TO THE ATTENTION OF THE ARCHITECT AFTER CONTRACT EXECUTION SHALL BE ASSUMED TO BE INCLUSIVE OF ALL WORK AND COSTS FOR THE INTENDED INTERPRETATION.

ALL ITEMS SHOWN ARE TO BE FURNISHED AND INSTALLED UNLESS NOTED OTHERWISE.

ON DRAWINGS THE TERM "PROVIDE" SHALL BE INTERPRETED TO MEAN "FURNISH AND INSTALL".

ALL DRAWINGS, DIMENSIONS, NOTES, FINISHES AND FIXTURES INDICATED AS TYPICAL SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE CONDITIONS UNLESS OTHERWISE NOTED.

ALL DIMENSIONS CONCERNING MANUFACTURED ITEMS ARE NOMINAL. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS CONCERNING ALL ITEMS FABRICATED OFF-SITE, BUILT-IN EQUIPMENT, DOORS AND DOOR OPENINGS AND WINDOWS AND WINDOW OPENINGS PRIOR TO FABRICATION AND INSTALLATION.

THE "PLAN NORTH" IS NOT NECESSARILY THE TRUE GEOGRAPHICAL NORTH.

EXISTING CONDITIONS:

THE CONTRACTOR SHALL VISIT THE SITE BY ARRANGING AN APPOINTMENT WITH OWNER AND BECOME FAMILIAR WITH EXISTING CONDITIONS. FAILURE TO VISIT SITE SHALL NOT RELIEVE THE CONTRACTOR FROM THE NECESSITY OF FURNISHING MATERIAL OR PERFORMING THE WORK THAT MAY BE REQUIRED TO COMPLETE WORK IN ACCORDANCE WITH DRAWINGS. THE GENERAL CONTRACTOR SHALL LOCATE, IDENTIFY AND VERIFY THE PRESENCE OF EXISTING STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL ELEMENTS, LINES AND SYSTEMS INCLUDING THOSE THAT MAY BE CURRENTLY NOT IN USE AND/OR CONCEALED IN THE EXISTING CONSTRUCTION PRIOR TO DISTURBING THE EXISTING CONSTRUCTION AND DEMOLITION. ANY DAMAGE, INJURY OR INTERRUPTION OF EXISTING BUILDING SERVICES RESULTING FROM ACCIDENTAL DAMAGE TO EXISTING SYSTEMS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCOVERED CONCEALED BUILDING SYSTEM THAT MAY AFFECT THE INDICATED WORK OR WHOSE PRESENCE OF DISTURBANCE MAY BE HAZARDOUS TO THE OCCUPANTS OR MAY CAUSE A CODE VIOLATION, AND WAIT FOR CLARIFICATION OR INSTRUCTIONS PRIOR TO PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL DEMOLISH THE EXISTING CONSTRUCTION TO THE EXTENT REQUIRED FOR PERFORMING THE WORK SHOWN, WHETHER OR NOT SPECIFIC DEMOLITION ITEMS ARE INDICATED ON DRAWINGS.

ON CONSTRUCTION DOCUMENTS, "EXISTING" DOES NOT DENOTE "AS-BUILT". DIMENSIONS DIRECTLY OR INDIRECTLY RELATED TO EXISTING CONDITIONS ARE APPROXIMATE. THE ACTUAL AS-BUILT DIMENSIONS AND THE FULL EXTENT OF ANY EXISTING CONCEALED CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO STARTING THE WORK.

LAYOUT:

THE CONTRACTOR SHALL EMPLOY A COMPETENT PERSON TO SURVEY THE EXISTING DIMENSIONS, ESTABLISH A PERMANENT BENCHMARK AND GENERAL REFERENCE POINTS TO WHICH EASY ACCESS IS AVAILABLE BY SUBCONTRACTORS FOR LAYING OUT THEIR WORK AND VERIFICATION OF LINES, GRADES, BOUNDARIES, ETC., THROUGHOUT THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL LAY OUT THE PARTITIONS ON THE FORMS OR ROUGH FLOORS AS A GUIDE TO THE TRADES.

IT IS THE DUTY OF EACH SUBCONTRACTOR TO LAY OUT HIS OWN WORK, TAKE THEIR OWN FIELD MEASUREMENTS OF DIMENSIONS, GRADES AND LEVELS PRIOR TO FABRICATION AND TO COORDINATED WITH OTHER TRADES AND THE CONTRACTOR THROUGHOUT THE PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING LAYOUTS THAT THE SUBCONTRACTORS HAVE PERFORMED THEIR DUTIES IN A TIMELY, CORRECT AND COMPREHENSIVE MANNER.

THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY MISSING DIMENSIONS OR DISCREPANCIES AND SHALL NOT PROCEED WITH THE WORK THAT MAY BE DIRECTLY OR INDIRECTLY AFFECTED UNTIL THE DIMENSIONS IN QUESTIONS ARE SUPPLIED OR CLARIFIED BY THE ARCHITECT.

EXTERIOR BUILDING DIMENSIONS REFERENCE THE FINISH FACE OF MASONRY OR OTHER FINISHES. INTERIOR DIMENSIONS REFERENCE THE FACE OF STUDS AND STRUCTURAL GRID LINES.

NOTED DIMENSIONS GOVERN OVER SCALE. DRAWINGS SHALL NOT BE SCALED.

PREPARATION:

EACH INSTALLER SHALL INSPECT THE SUBSTRATE TO RECEIVE WORK AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND VERIFY LAYOUT OF WORK BEFORE BEGINNING INSTALLATION. THE INSTALLER SHALL NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED TO THE SATISFACTION OF THE INSTALLER. BEGINNING OF WORK BY THE INSTALLER MEANS ACCEPTANCE OF EXISTING CONDITIONS BY THE INSTALLER.

DEMOLITION:

THE CONTRACTOR SHALL DEMOLISH THE EXISTING CONSTRUCTION TO THE EXTENT REQUIRED FOR PERFORMING THE WORK SHOWN, WHETHER OR NOT SPECIFIC DEMOLITION ITEMS ARE INDICATED ON DRAWINGS.

CUTTING & PATCHING:

ALL CUTTING, PATCHING AND RESHAPING REQUIRED FOR THE EXECUTION OF NEW WORK SHALL BE DONE WHETHER OR NOT SPECIFICALLY INDICATED ON THE CONSTRUCTION DOCUMENTS OR AS A RESULT OF HIS SUBCONTRACTORS ACTIONS.

WHERE PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ARE REMOVED FROM EXISTING CONSTRUCTION, SUCH EXISTING CONSTRUCTION SHALL BE PATCH TO MATCH THE SURROUND CONDITIONS.

WHERE OUTLETS ARE REMOVED, WIRE SHALL BE PULLED BACK TO PANEL.

CLEANUP:

THE CONTRACTOR SHALL PROMPTLY REMOVED ALL DEBRIS, REFUSE AND BY--PRODUCTS PROMPTLY FROM THE JOB SITE. COMPLIANCE WITH ALL APPLICABLE RULES, REGULATIONS, COVENANTS, CODES AND LAWS MANDATORY. MAINTAIN THE CONSTRUCTION SITE DAILY IN A SAFE, CLEAN AND ORDERLY MANNER.

STANDARDS:

FOR MATERIALS, PRODUCTS, ASSEMBLIES OR WORKMANSHIP SPECIFIED OR INDICATED BY ASSOCIATION, TRADE OR FEDERAL STANDARDS, COMPLY WITH REQUIREMENTS OR STANDARD, UNLESS NOTED OTHERWISE ON THE CONTRACT DOCUMENTS OR WHEN MORE RIGID REQUIREMENTS ARE REQUIRED BY APPLICABLE REGULATIONS.

EFFECTIVE DATE OF STANDARD IS THAT IN EFFECT AS OF BID OR NEGOTIATED CONTRACT DATE EXCEPT WHEN SPECIFIC DATES IS SPECIFIED OR WHEN STANDARD IS PART OF APPLICABLE CODE WHICH INCLUDES AS EDITION DATE.

SEE "UL" PUBLICATIONS FOR FULL DESCRIPTION AND DETAILS OF THE "UL" RATED ASSEMBLIES.

PROVIDE CONSTRUCTION, CONTROL AND EXPANSION JOINTS, SEALANTS, FLASHING, AIR BARRIERS, AND WATER BARRIERS IN ACCORDANCE WITH CODES, INDUSTRY STANDARDS AND MANUFACTURERS RECOMMENDATIONS. IN NOT INDICATED IN THE CONSTRUCTION DOCUMENTS, SUBMIT LOCATIONS OF SUCH PROPOSED FITTING OR MATERIAL AND TECHNIQUES FOR APPROVAL BY ARCHITECT. PROVIDE UNIFORM JOINT WIDTH AND ARRANGE JOINTS TO OBTAIN BEST VISUAL EFFECT. WHERE A JOINT PATTERN OR MATERIAL EXPOSURE IS NOT SPECIFIED OR CANNOT BE READILY INFERRED FROM THE CONSTRUCTION DOCUMENTS REQUEST CLARIFICATION FROM THE ARCHITECT.

ISOLATE DISSIMILAR MATERIALS TO PREVENT GALVANIC ACTION – WHETHER SPECIFICALLY INDICATED BY THE CONTRACT DOCUMENTS OR NOT.

PROVIDE DRAFT--STOPPING AND FIRE--STOPPING AT ALL LOCATIONS REQUIRED BY APPLICABLE CODES, AND RATED ASSEMBLY DESIGNS.

PROVIDE CONCEALED BLOCKING FOR PROPER INSTALLATION OF ALL SURFACE OR RECESSED MOUNTED ITEMS – WHETHER SPECIFICALLY INDICATED BY THE CONTRACT DOCUMENTS OR NOT. WOOD BLOCKING SHALL BE FIRE TREATED WHERE REQUIRED BY CODES. PROVIDE METAL PLATES IN LIEU OF CONCEALED WOOD BLOCKING IN STAIRCASE AND SHAFT ENCLOSURES.

WHEN NON-RATED WALLS INTERSECT OTHER FIRE AND SOUND RATED WALLS, THE CONSTRUCTION OF THE RATED WALLS SHALL CARRY THROUGH. ALL PENETRATIONS THRU RATED WALLS SHALL BE SEALED AS APPROVED FOR THE REQUIRED RATING BY TESTING AGENCIES.

FINISH ACCESS paneled TO MATCH ADJACENT SURFACES. ALL ACCESS PANELS, RECESSED CABINETS AND EQUIPMENT IN RATED ASSEMBLIES SHALL BE RATED TO MAINTAIN THE DESIGN RATING OF THE ASSEMBLY THEY ARE INSTALLED IN.

PROVIDE PLASTIC GROMMET COVERS AT ALL GROMMETS. COLOR SHALL BE THE CLOSEST MATCHING STANDARD COLOR TO THE ADJACENT SURFACE. SUBMIT SAMPLES FOR APPROVAL.

INTERIOR FINISH MATERIALS SHALL MEET THE FLAME SPREAD AND SMOKE DEVELOPED RATINGS REQUIREMENTS OF ALL APPLICABLE CODES.

ALL UNFINISHED WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.

MATERIAL SAFETY:

NO MATERIAL OR PRODUCT THAT MAY HAVE AN ADVERSE EFFECT ON THE INDOOR AIR QUALITY BEYOND APPROVED LEVELS AFTER THE BUILDING IS OCCUPIED, SHALL BE USED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY WARNINGS BY THE MANUFACTURER REGARDING ANY ADVERSE EFFECT ON THE INDOOR AIR QUALITY AND ANY POTENTIAL HEALTH HAZARD TO OCCUPANTS PRIOR TO PLACING THE ORDER SPECIFIED MATERIALS OR PRODUCTS.

NO MATERIAL OR PRODUCT THAT MAY POSE ANY POTENTIAL HEALTH HAZARD TO OCCUPANTS, THAT DOES NOT COMPLY WITH THE SPECIFICATIONS AND/OR APPLICABLE REGULATIONS SHALL BE SUBSTITUTED IN LIEN OF ANY SPECIFIED MATERIAL OR PRODUCT.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL HAZARDOUS MATERIALS ENCOUNTERED IN THE EXISTING CONSTRUCTION AND NOTIFY THE OWNER FOR ABATEMENT OR DISPOSAL IN THE MANNER PRESCRIBED BY THE APPLICABLE LAWS AND REGULATIONS.

ALL NEW HAZARDOUS MATERIAL SHALL BE HANDLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND MANUFACTURERS RECOMMENDATIONS, EXCESS MATERIALS, LEFTOVERS AND /OR BI--PRODUCTS SHALL BE DISPOSED OF.

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A002	SPECIFICATIONS
A003	SITE PLAN

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A101	DEMOLITION PLANS
A102	LOWER LEVEL PLAN - PROPOSED
A103	MAIN LEVEL PLAN - PROPOSED
A104	LOWER LEVEL LIGHTING PLAN
A105	MAIN LEVEL LIGHTING PLAN
A200	ELEVATIONS
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A202	ELEVATIONS
A203	ELEVATIONS
A300	SECTIONS & DETAILS
A800	SCHEDULES

S001	STRUCTURAL SPECIFICATIONS
S101	FOUNDATION & 1ST FRAMING PLAN
S102	FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S202	WIND BRACING PLAN

PROJECT DATA:

**OWNER:**  
KIM AND TORY NEWMYER  
7209 MACARTHUR BLVD  
BETHESDA, MD

**ARCHITECT:**  
Robert C. Black, AIA  
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202 255 6474

**STRUCTURAL ENGINEER:**  
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nortonengineer@gmail.com  
240 393 3672

APPLICABLE DESIGN CODES:

- CHAPTER 59 ZONING ORDINANCE
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH MONTGOMERY COUNTY AMENDMENTS
- POTOMAC OVERLOOK HISTORIC DISTRICT

AREAS:

SEE FLOOR PLANS

SCOPE OF WORK:

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ARCHITECTURE

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DISTRICT

DRAWING TITLE

COVER SHEET

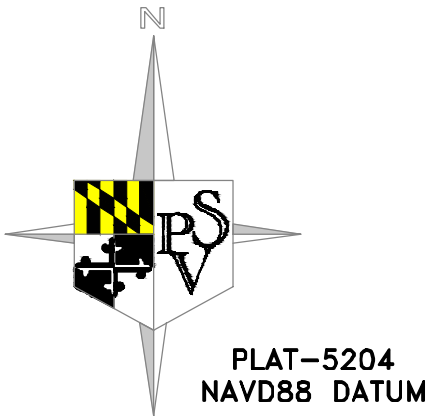
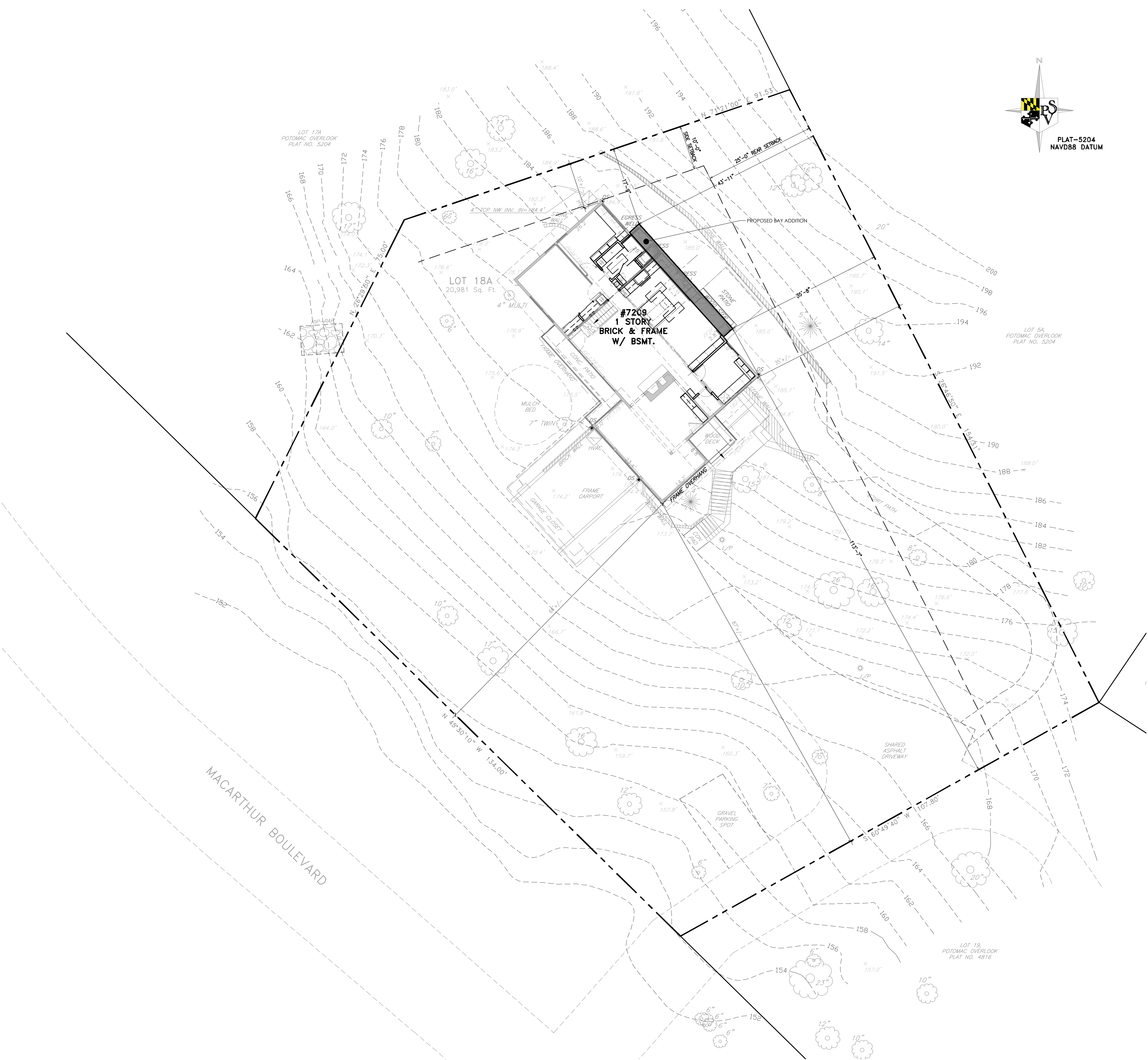
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**A001**

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ARCHITECTURAL SITE  
PLAN

SHEET NUMBER

**A003**

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LEGEND

EXISTING WALL TO REMAIN

EXISTING BRICK VENEER WALL

EXISTING WALL TO BE REMOVED

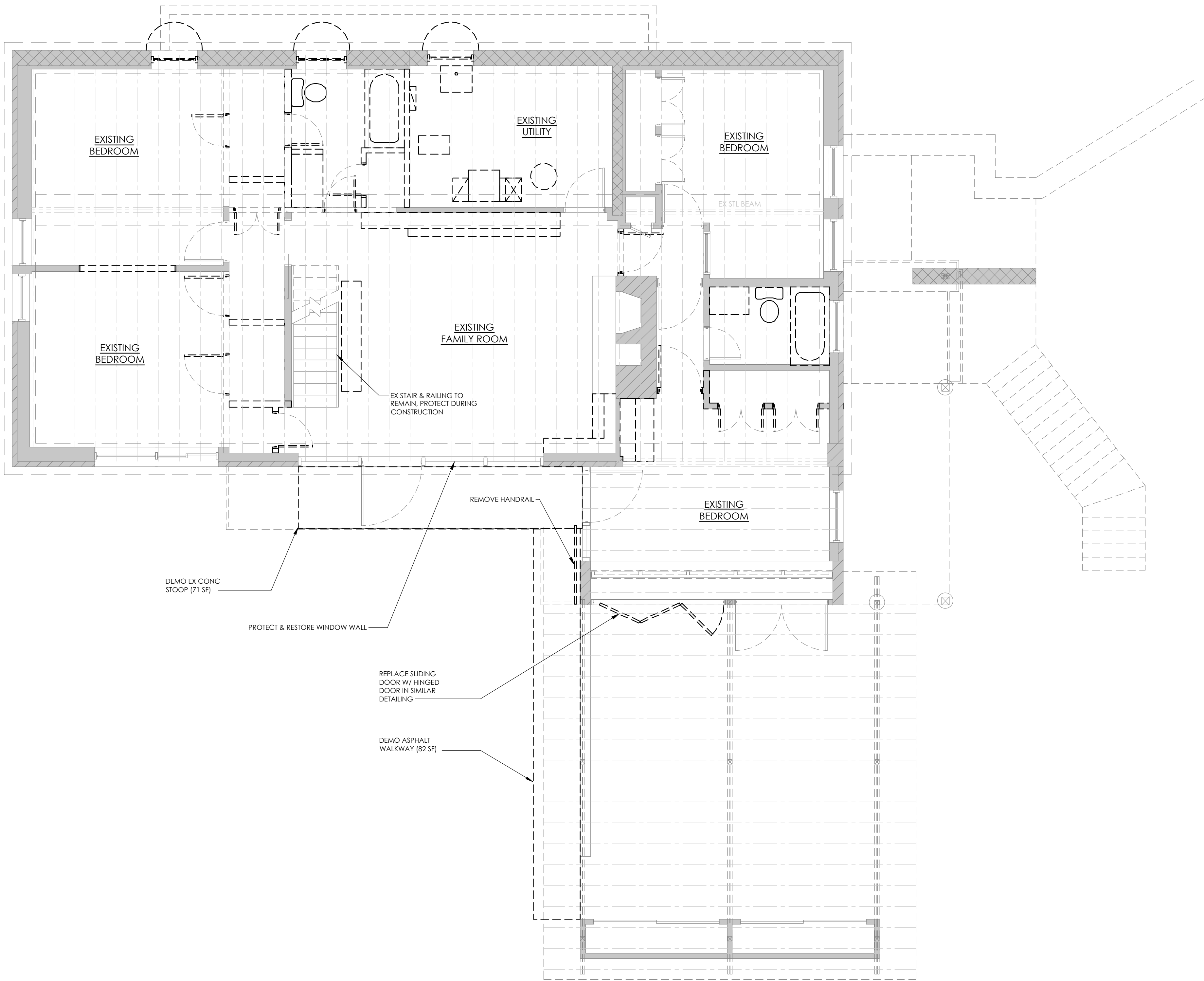
NEW STUD WALL

EXISTING DOOR TO BE REMOVED

EXISTING/NEW DOOR TO REMAIN

EXISTING WINDOW TO BE REMOVED

NEW WINDOW



1  
A100

LOWER LEVEL DEMO PLAN

1/4"=1'-0"

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DEMOLITION PLANS

SHEET NUMBER

A100

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LEGEND

EXISTING WALL TO REMAIN

EXISTING BRICK VENEER WALL

EXISTING WALL TO BE REMOVED

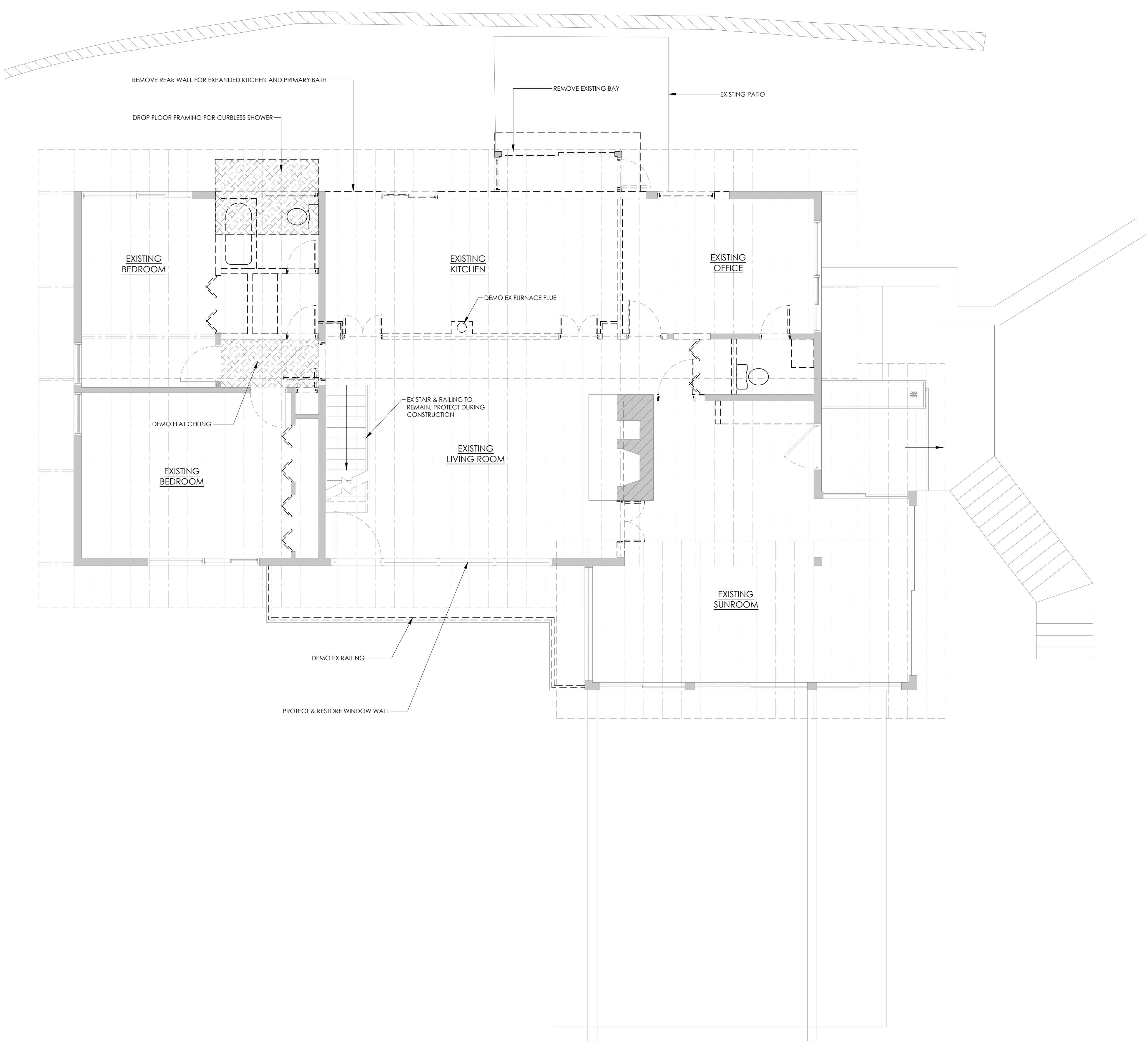
NEW STUD WALL

EXISTING DOOR TO BE REMOVED

EXISTING/NEW DOOR TO REMAIN

EXISTING WINDOW TO BE REMOVED

NEW WINDOW



1  
A101

MAIN LEVEL DEMO PLAN

1/4"=1'-0"

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POTOMAC OVERLOOK HISTORIC DISTRICT

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DEMOLITION PLANS

SHEET NUMBER

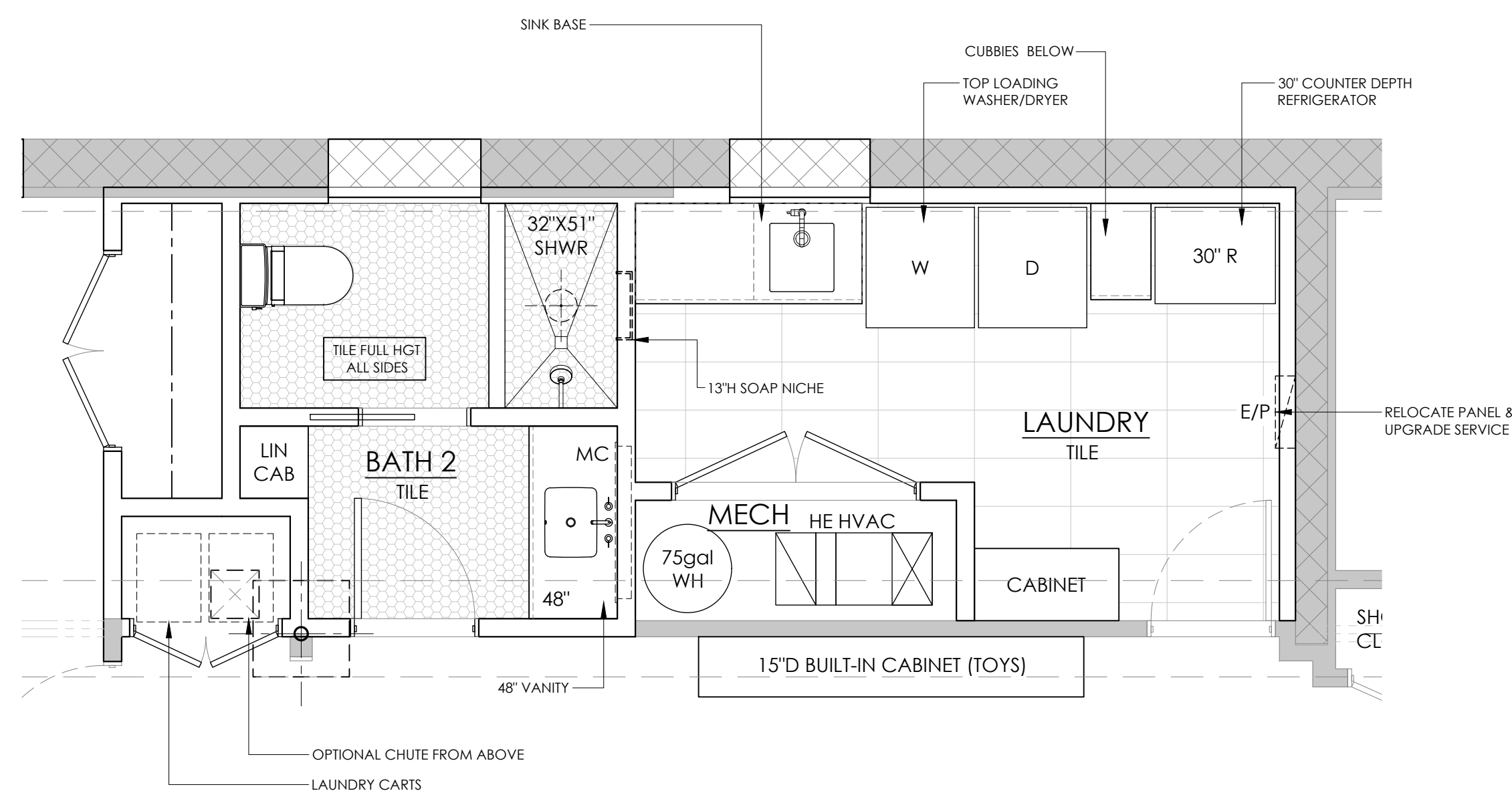
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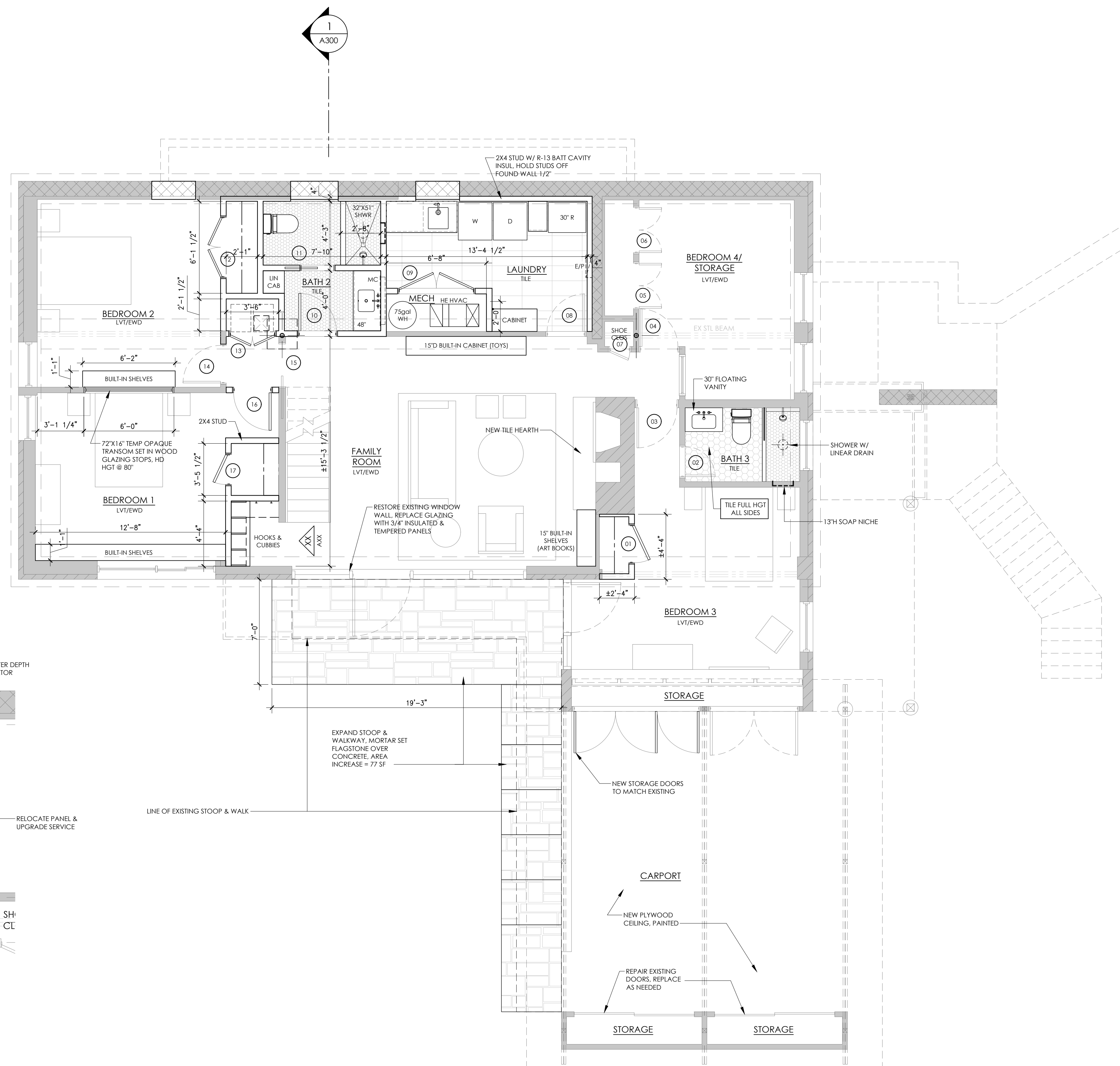
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Diagram illustrating various wall and window symbols used in architectural drawings:

- EXISTING WALL TO REMAIN:** Represented by a solid grey rectangle.
- EXISTING BRICK VENEER WALL:** Represented by a grey rectangle with diagonal hatching.
- EXISTING WALL TO BE REMOVED:** Represented by a dashed rectangle.
- NEW STUD WALL:** Represented by a solid white rectangle.
- EXISTING DOOR TO BE REMOVED:** Represented by a door symbol with a dashed arc indicating the swing.
- EXISTING/NEW DOOR TO REMAIN:** Represented by a door symbol with a solid arc indicating the swing.
- EXISTING WINDOW TO BE REMOVED:** Represented by a window symbol with a dashed line indicating the opening.
- NEW WINDOW:** Represented by a window symbol with a solid line indicating the opening.



**PLAN DETAIL**



**PROPOSED LOWER LEVEL PLAN**

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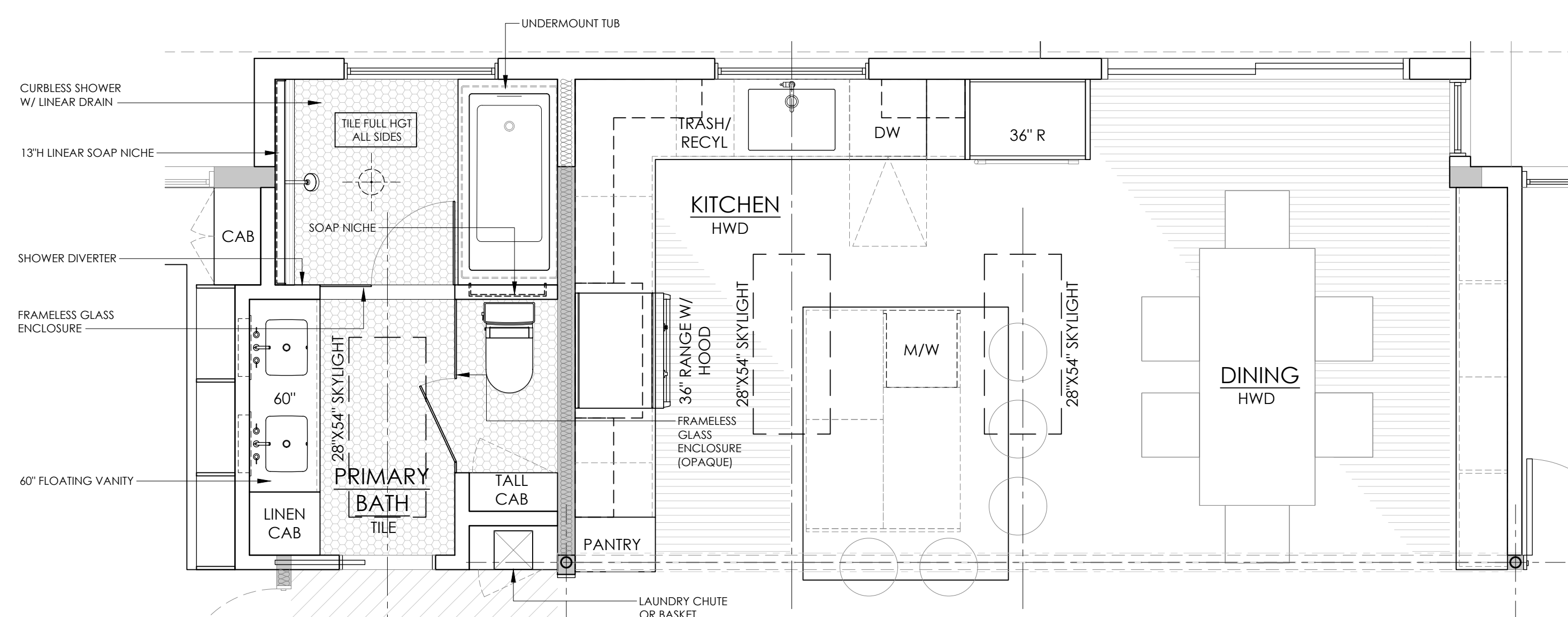
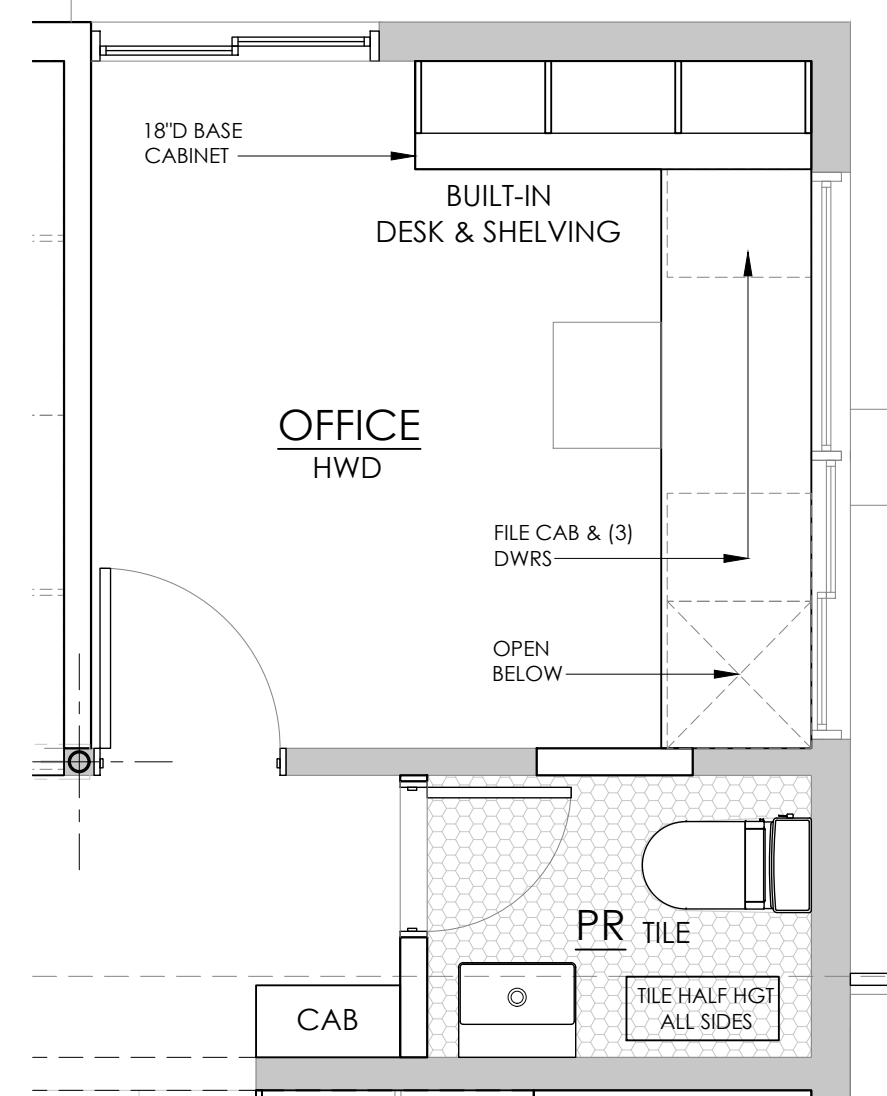
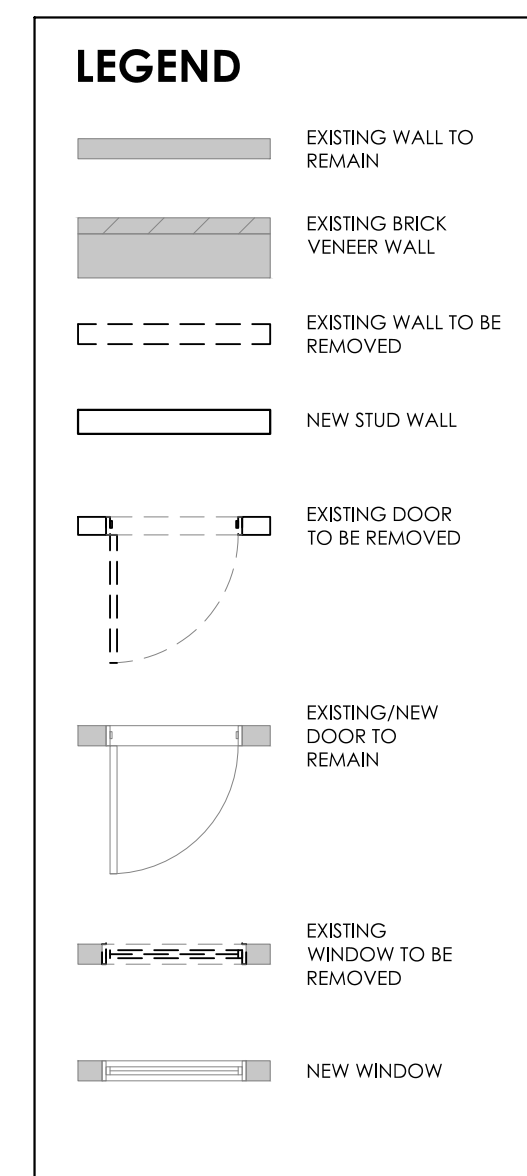
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## MAIN LEVEL PLAN

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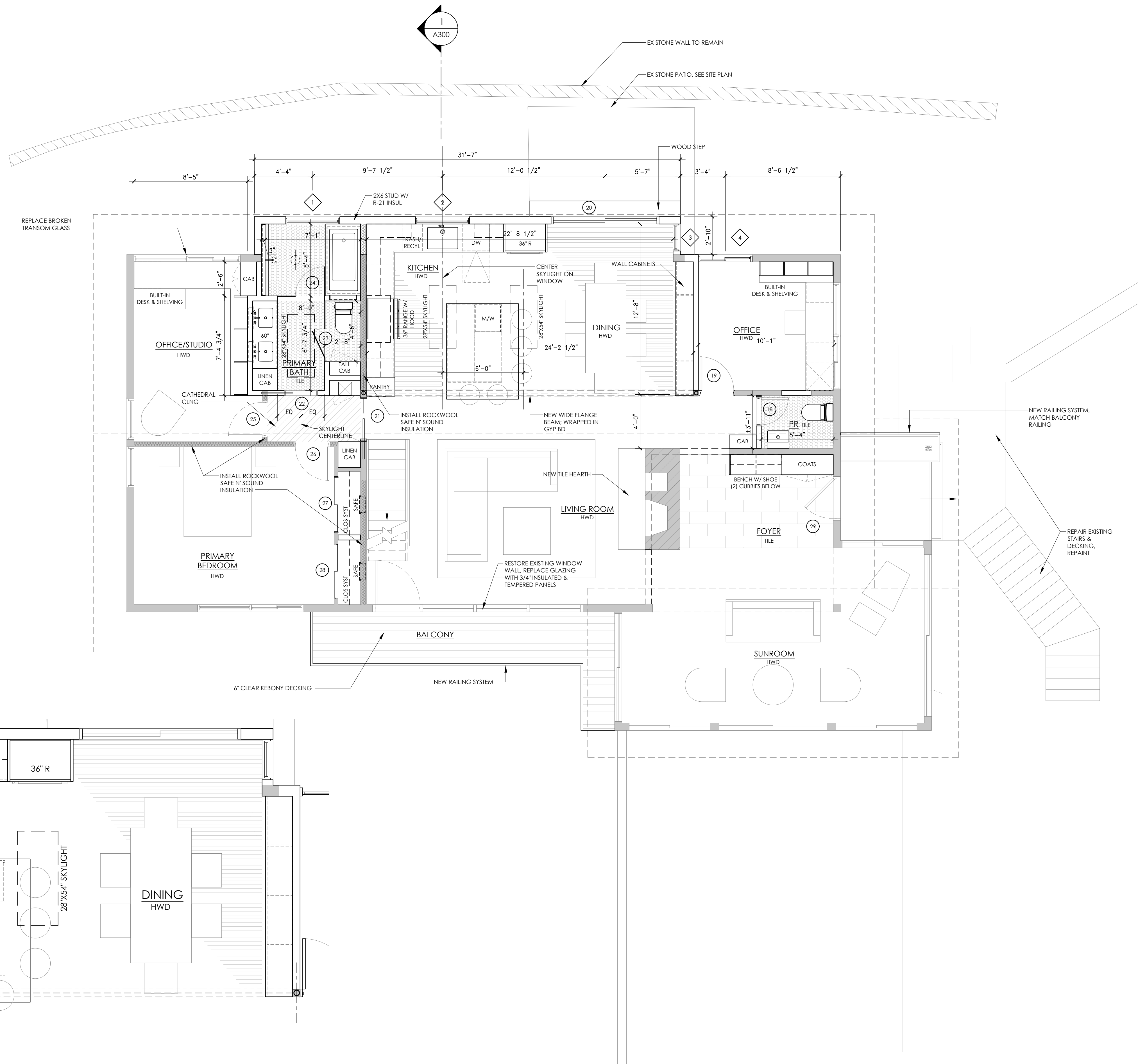
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**PLAN DETAIL**

SEE INTERIOR ELEVATION ON CD SET

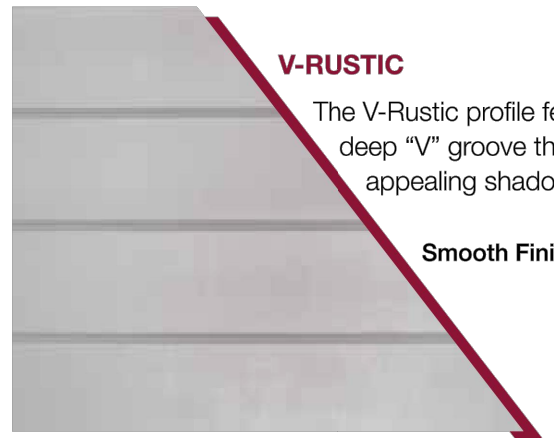


**PROPOSED MAIN LEVEL PLAN**



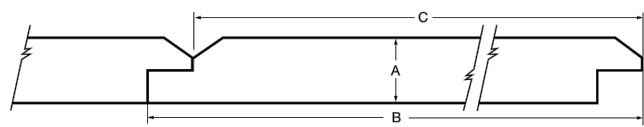


EXISTING ELEVATION



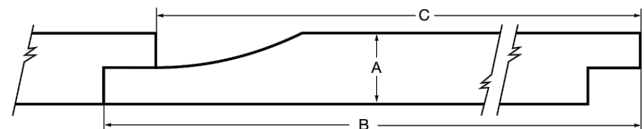
**V-RUSTIC**  
The V-Rustic profile features a deep "V" groove that creates an appealing shadow line effect.  
Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"



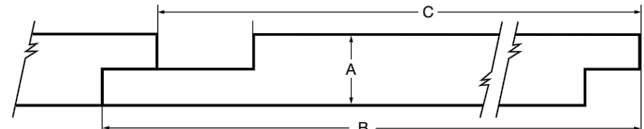
**COVE/DUTCH LAP**  
The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.  
Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



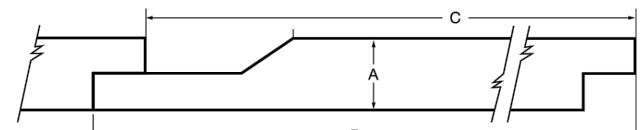
**CHANNEL**  
The Channel profile's wide groove creates a rich shadow line effect.  
Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



**CHANNEL BEVEL**  
The Channel Bevel profile features a channel-style joint with an angled edge.  
Smooth Finish

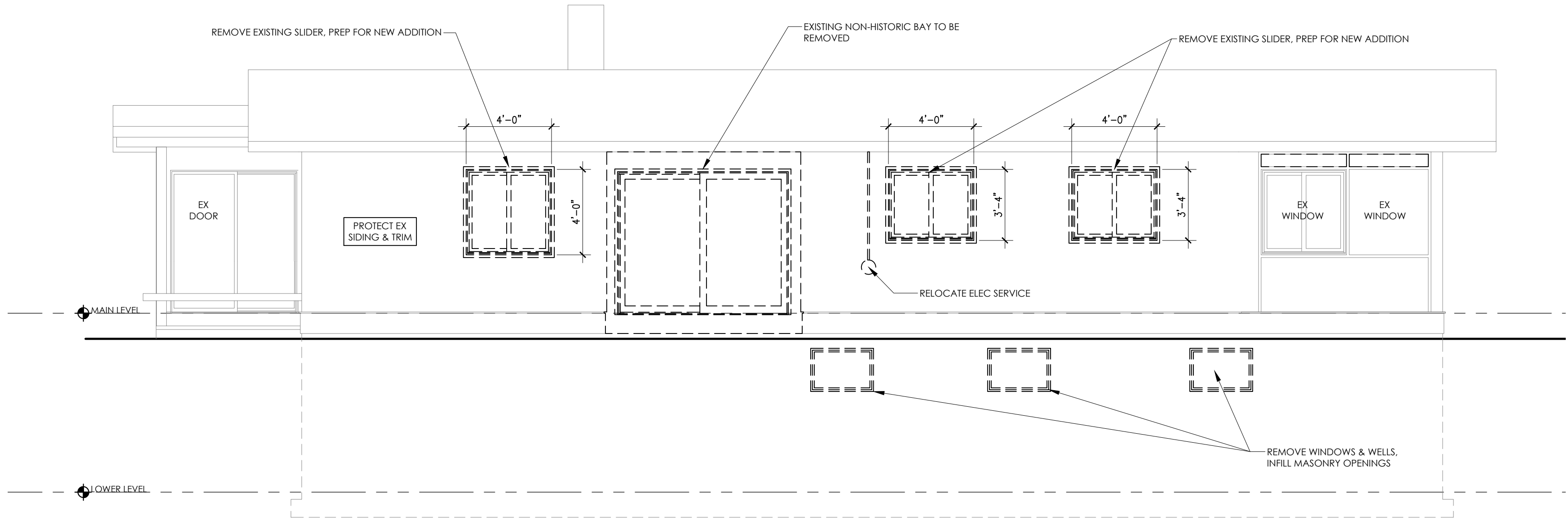
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1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



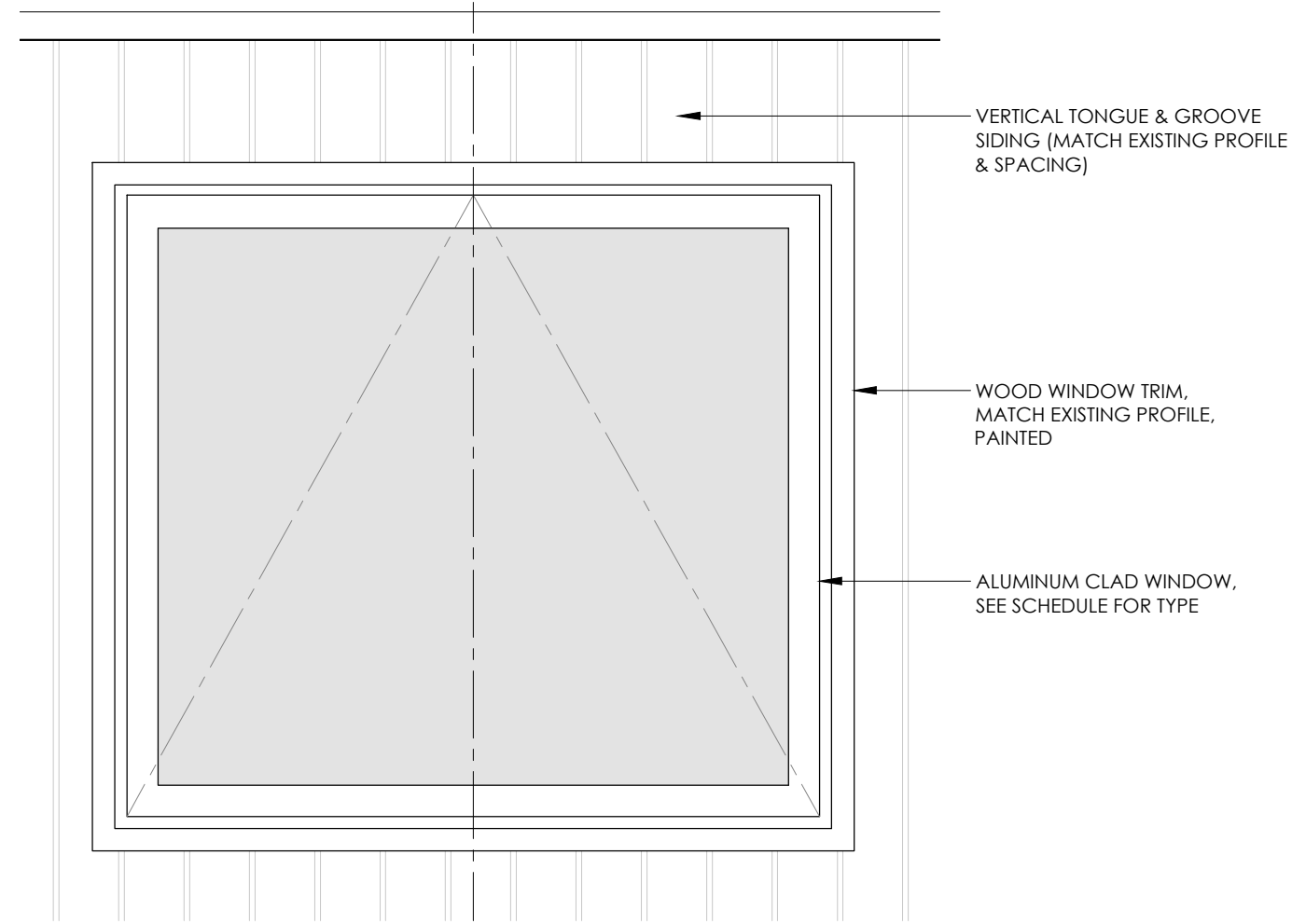
TruExterior Siding comes pre-primed and does require paint.

10

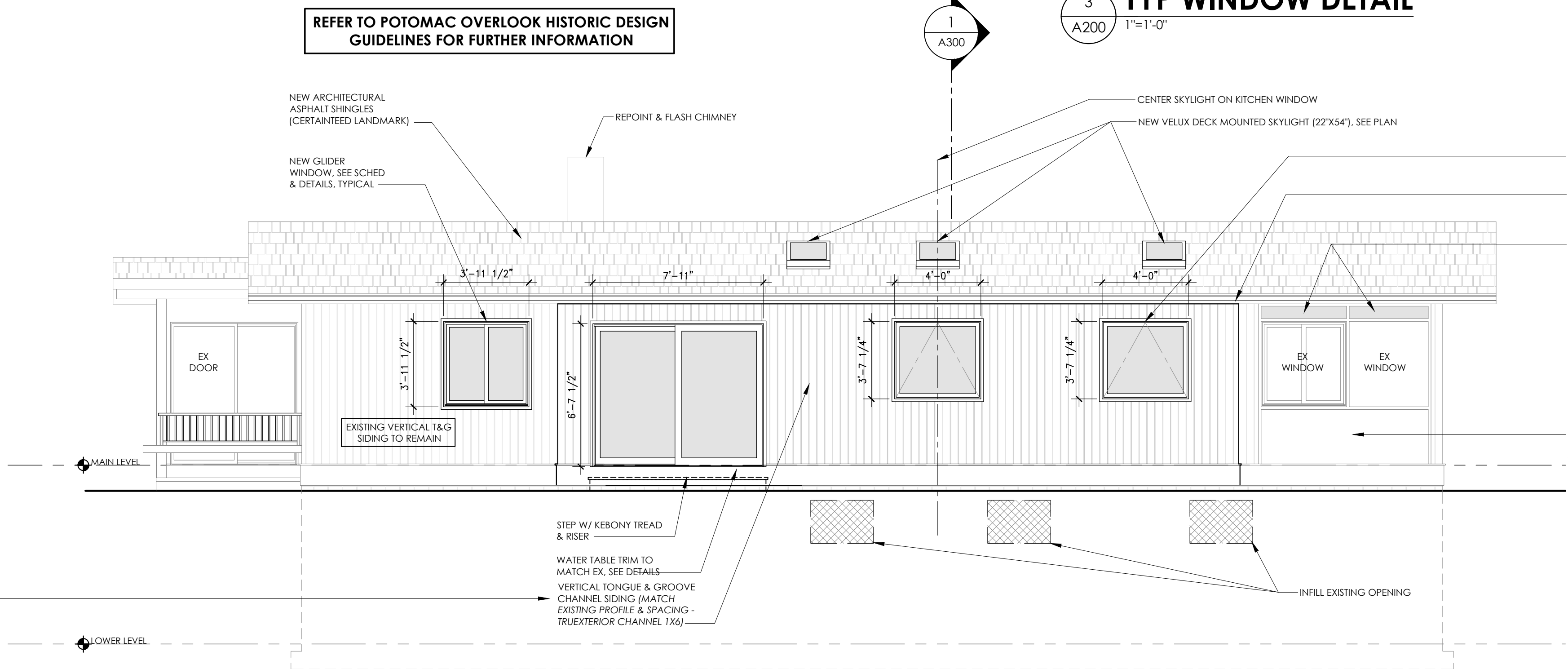
SIDING SPEC



1 NORTH EAST ELEVATION - DEMOLITION



3 TYP WINDOW DETAIL



2 NORTH EAST ELEVATION - PROPOSED

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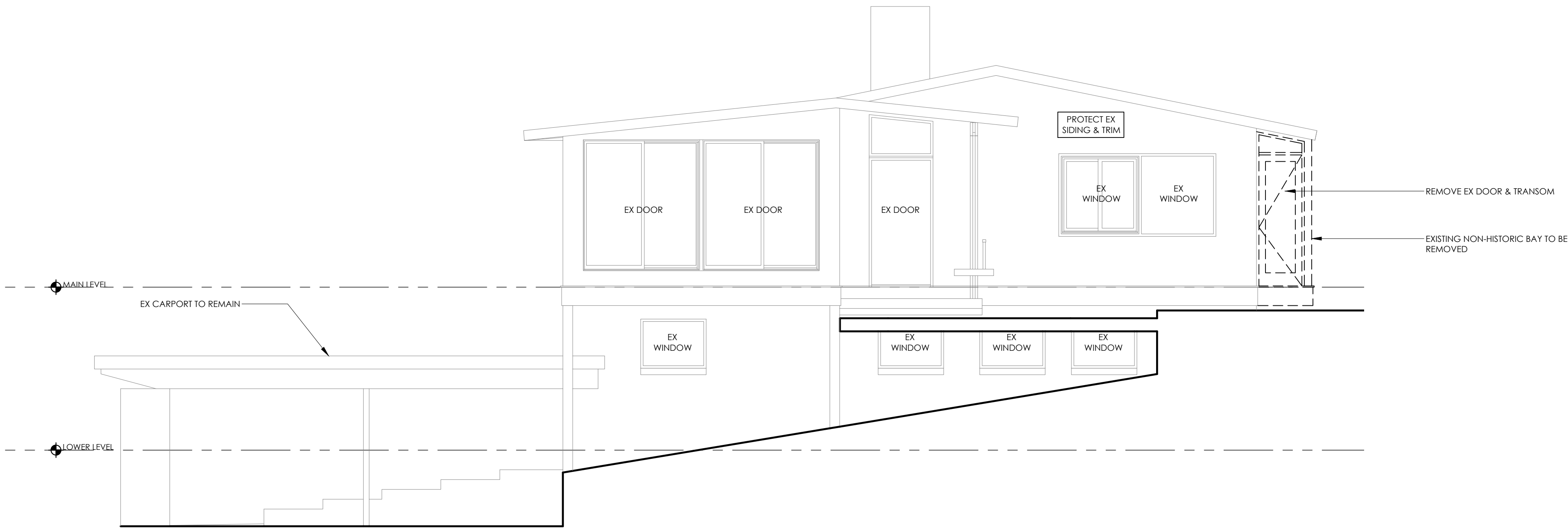
ELEVATIONS

SHEET NUMBER

A200

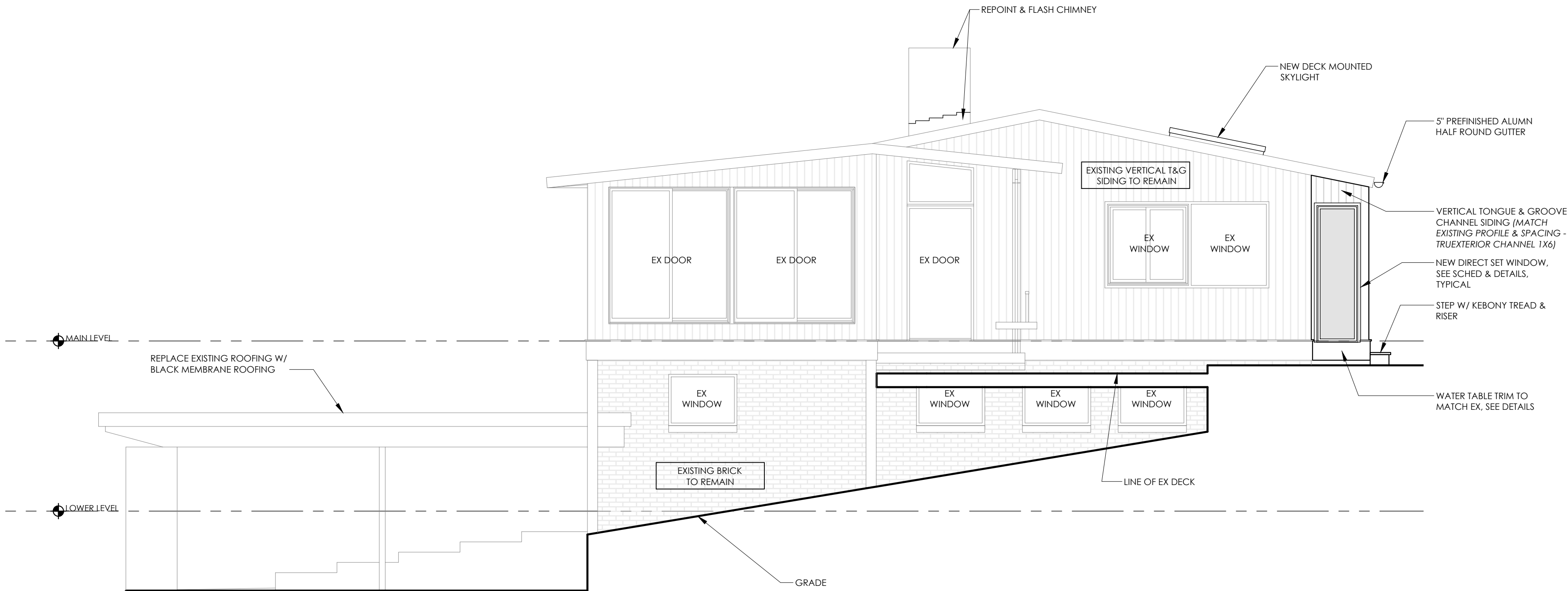
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1 SOUTH EAST ELEVATION - DEMOLITION  
A201 1/4"=1'-0"

REFER TO POTOMAC OVERLOOK HISTORIC DESIGN  
GUIDELINES FOR FURTHER INFORMATION



2 SOUTH EAST ELEVATION - PROPOSED  
A201 1/4"=1'-0"

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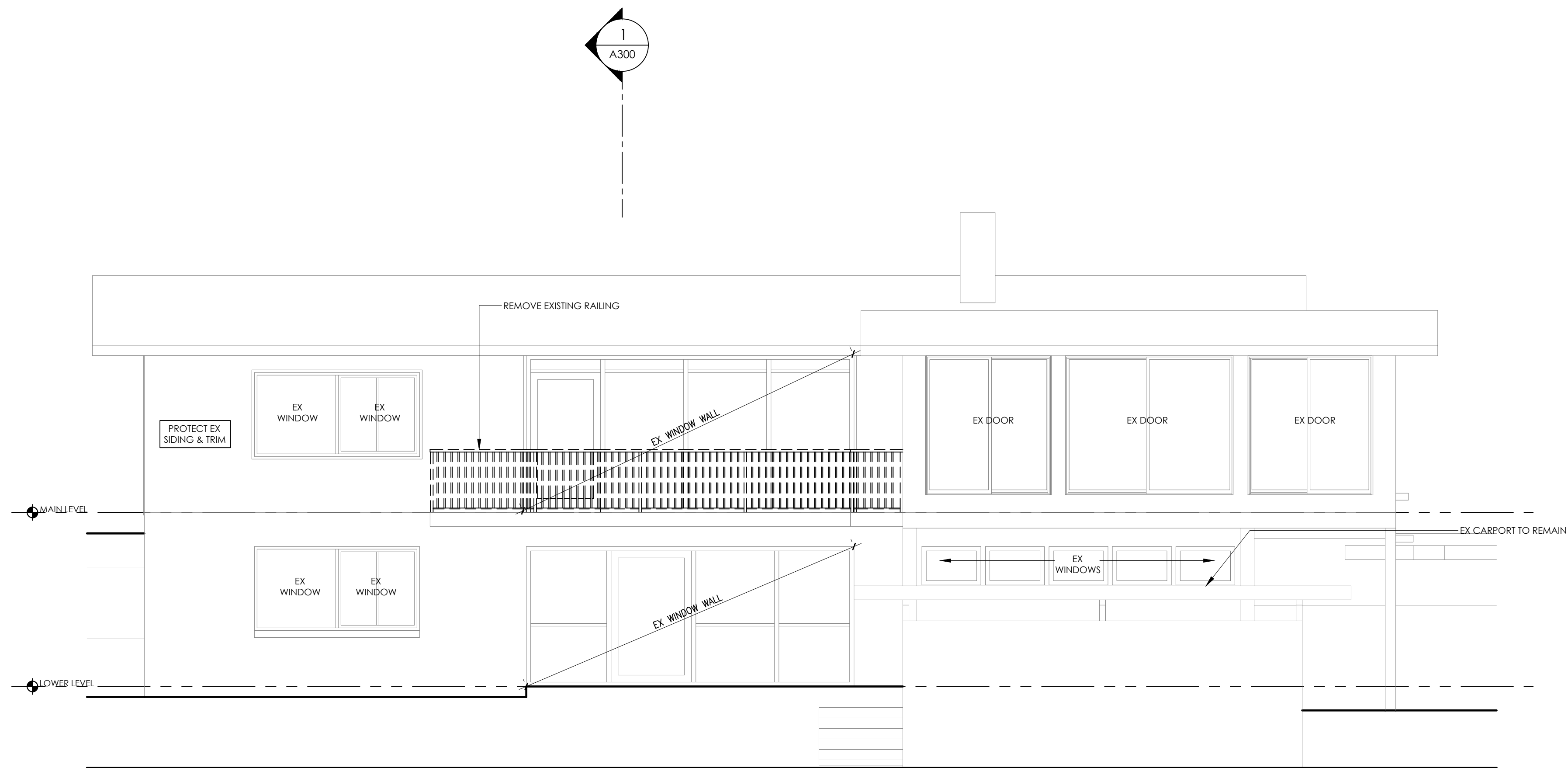
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ELEVATIONS

SHEET NUMBER

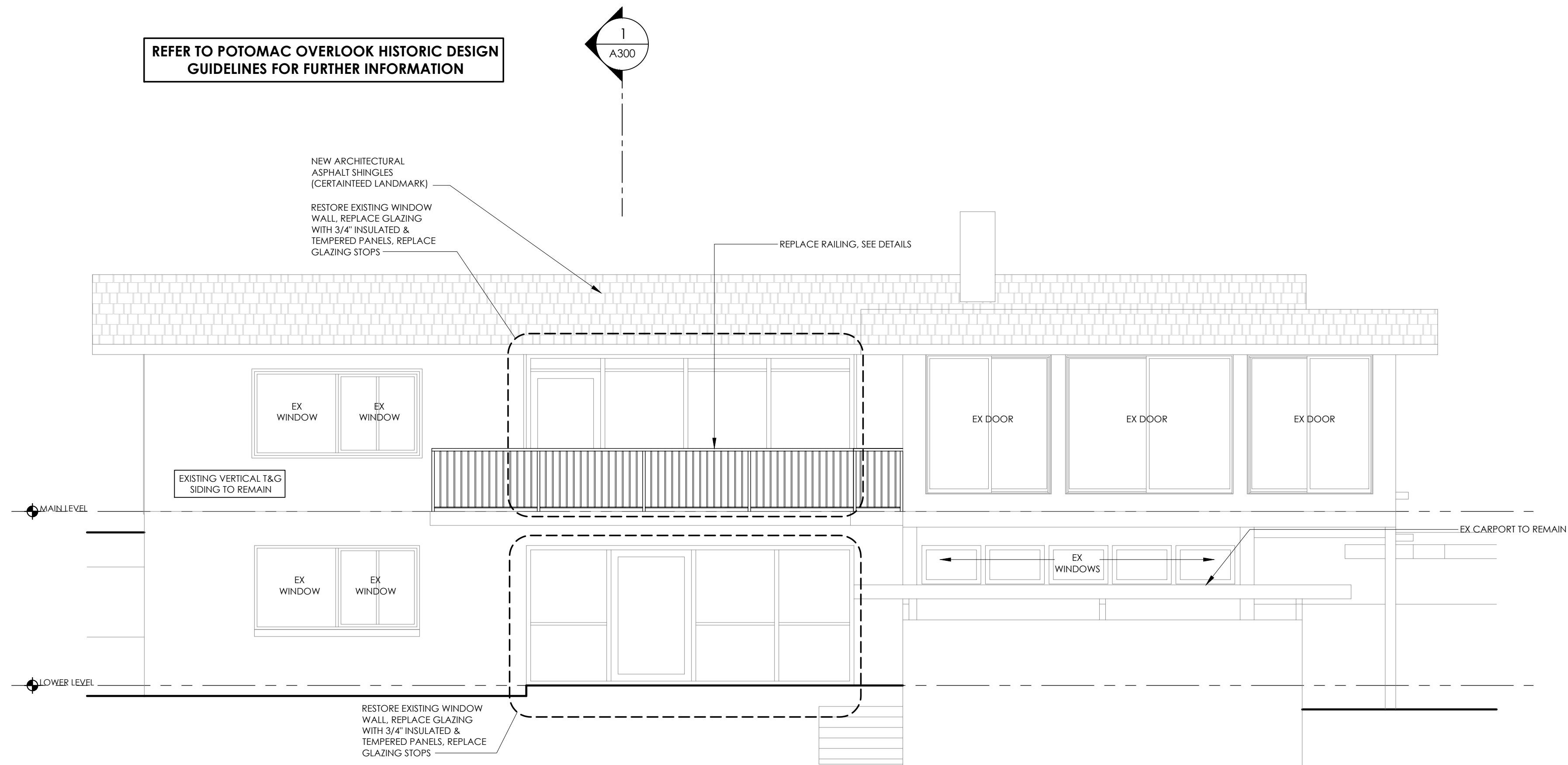
A201

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1  
A202 1/4"=1'-0"

**SOUTH WEST ELEVATION - DEMOLITION**



2  
A202 1/4"=1'-0"

**SOUTH WEST ELEVATION - PROPOSED**

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ARCHITECTURE

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Potomac, MD 20854  
202 255 6474

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HDC - HAWP  
APPLICATION II 11-12-2022

HDC - HAWP  
APPLICATION 10-04-2022

PRICING PACKAGE 07-07-2022

RENOVATION &  
ADDITION TO:

**NEWMYER RESIDENCE**  
**7209 MACARTHUR BLVD**  
**BETHESDA, MD**  
POTOMAC OVERLOOK HISTORIC  
DISTRICT

DRAWING TITLE

ELEVATIONS

SHEET NUMBER

**A202**

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1 NORTH WEST ELEVATION - DEMOLITION  
A202 1/4"=1'-0"

REFER TO POTOMAC OVERLOOK HISTORIC DESIGN  
GUIDELINES FOR FURTHER INFORMATION



2 NORTH WEST ELEVATION - PROPOSED  
A202 1/4"=1'-0"

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DISTRICT

DRAWING TITLE

ELEVATIONS

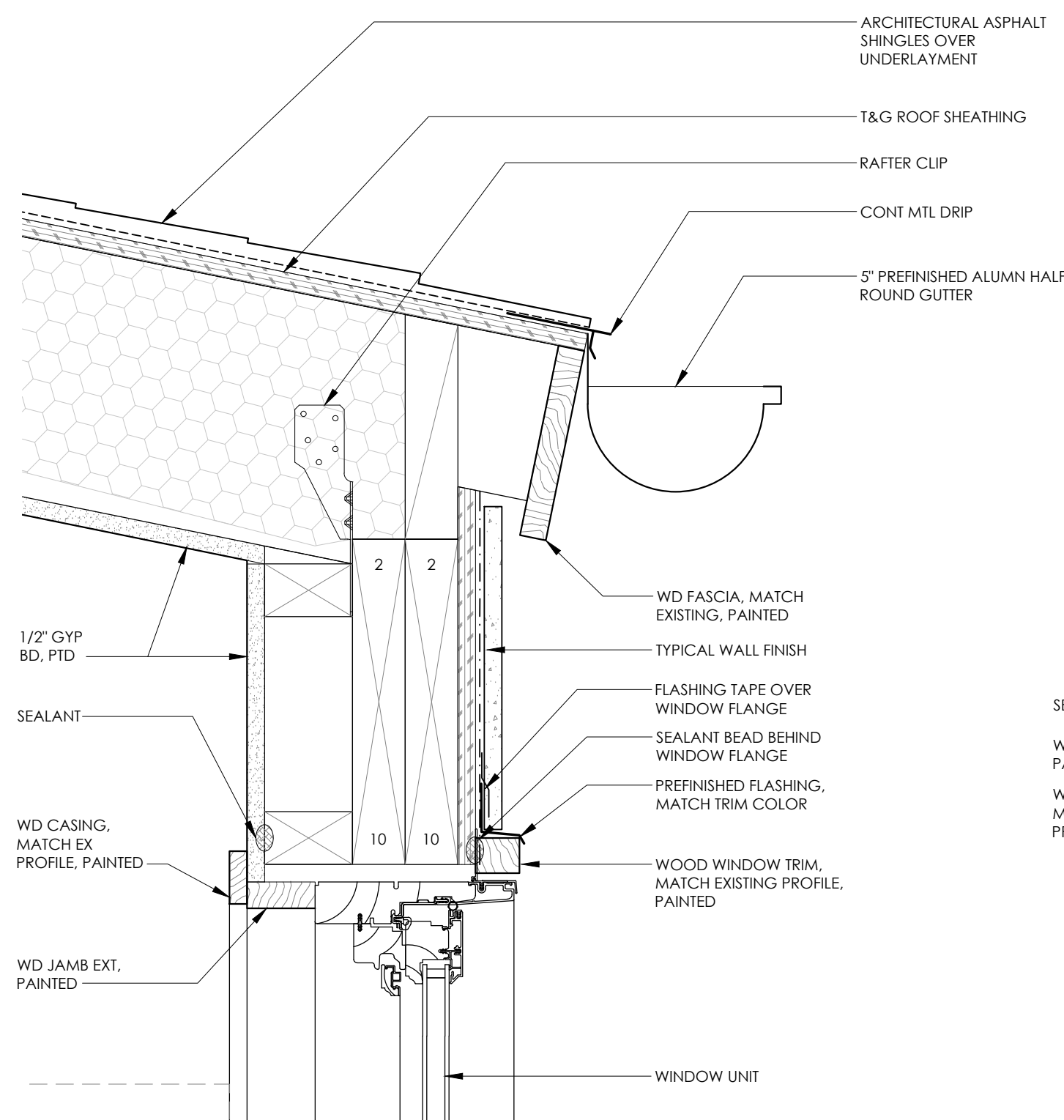
SHEET NUMBER

A203

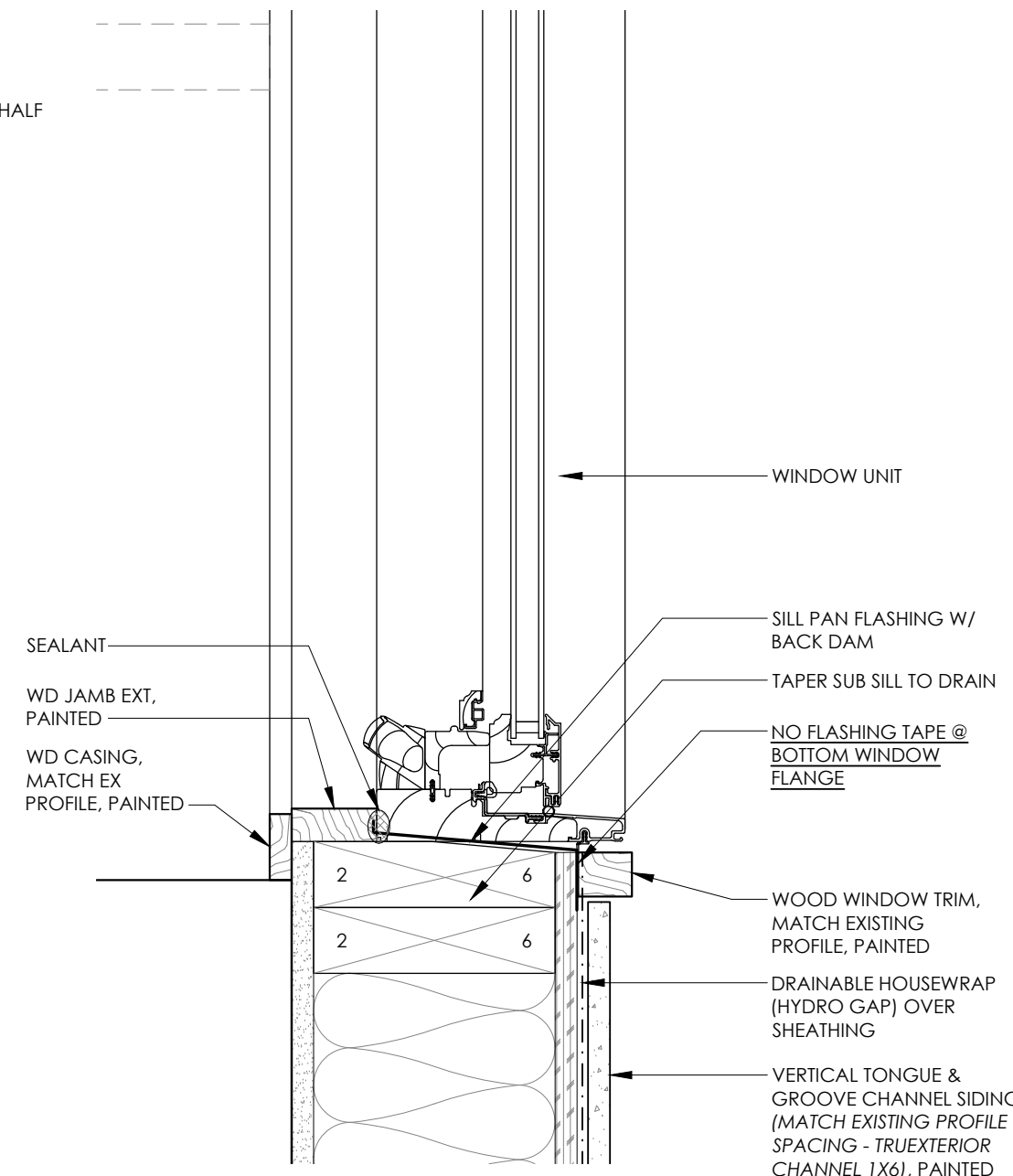
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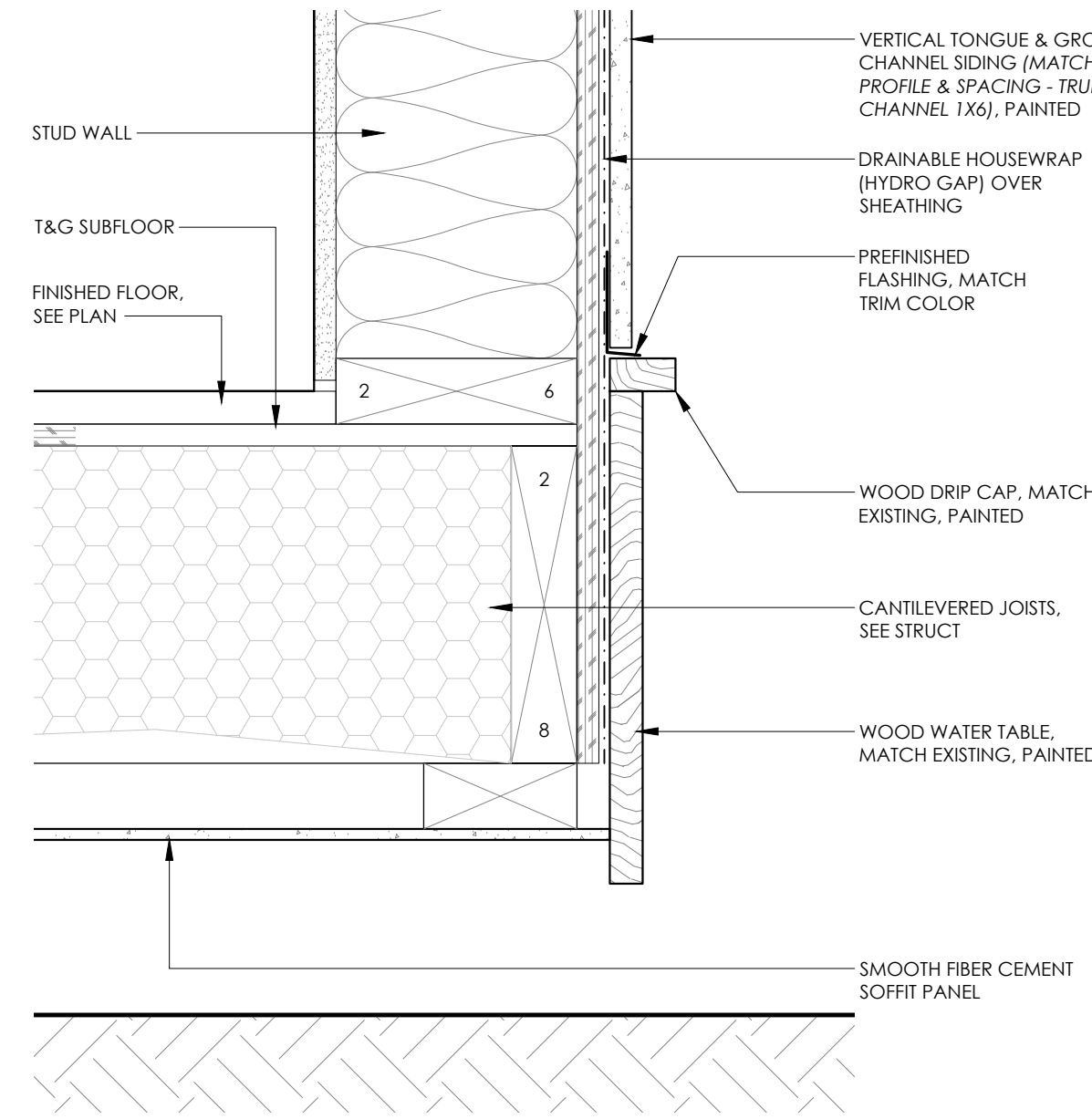
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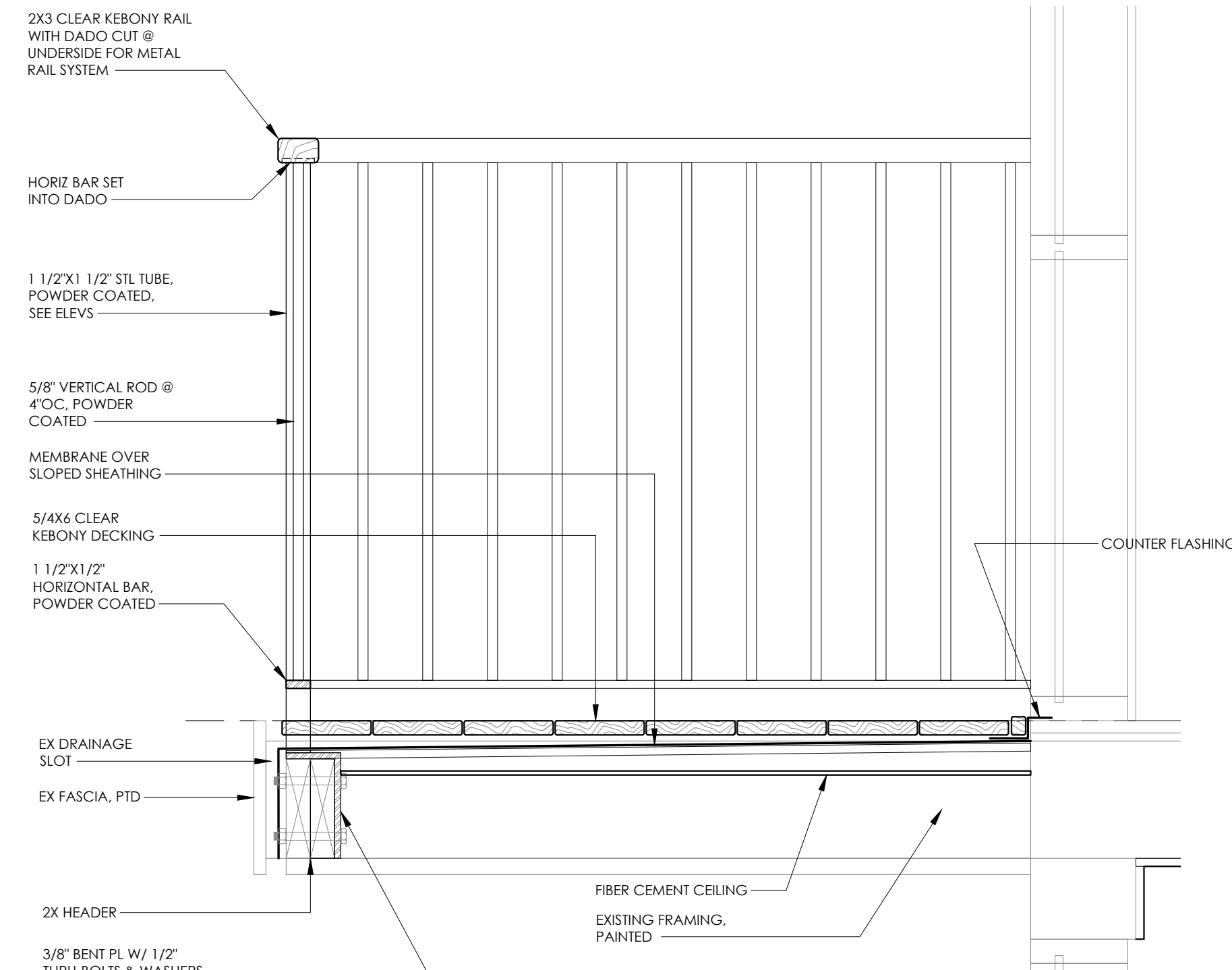
3 HEAD DETAIL  
A300 3"=1'-0"



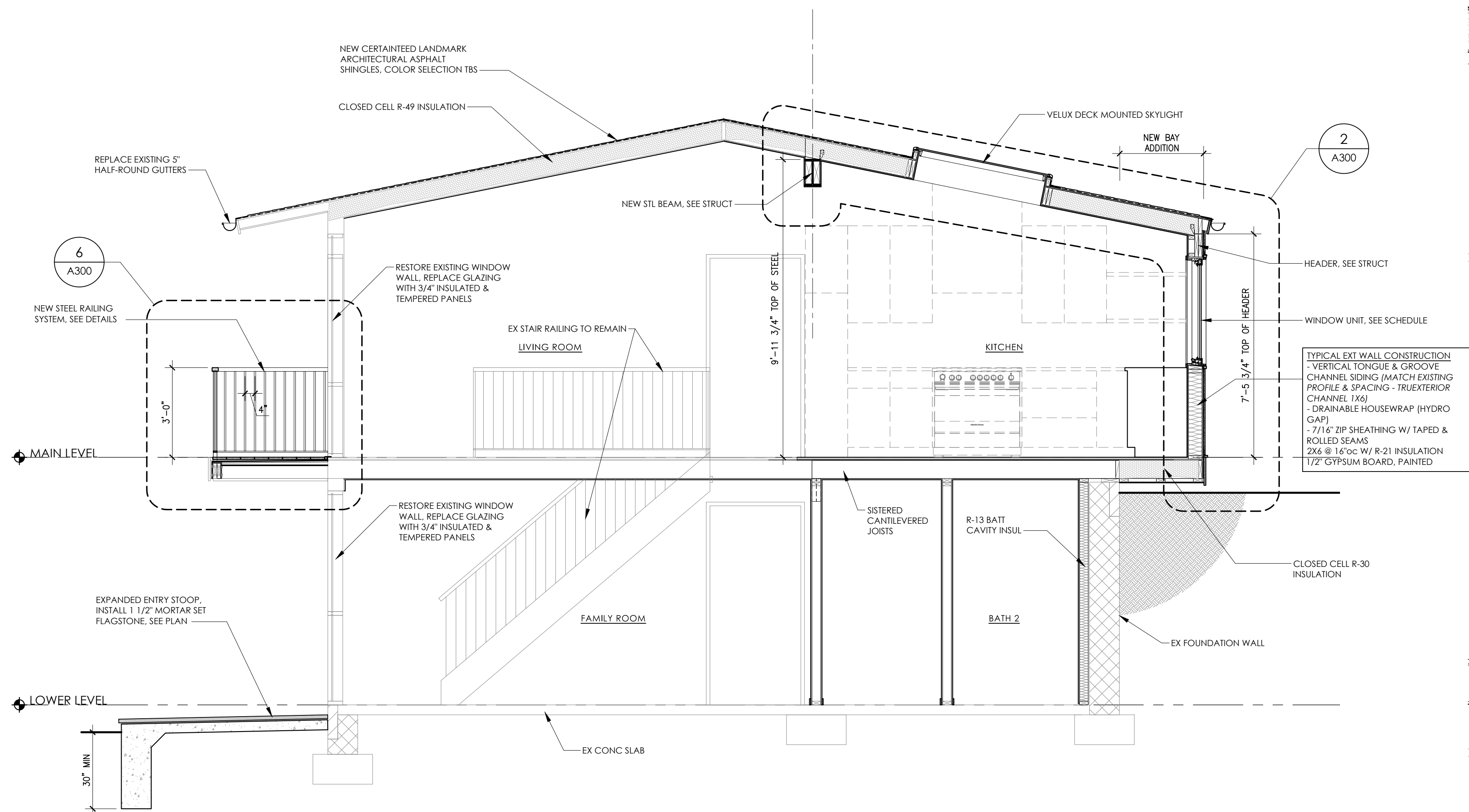
4 SILL DETAIL  
A300 3"=1'-0"



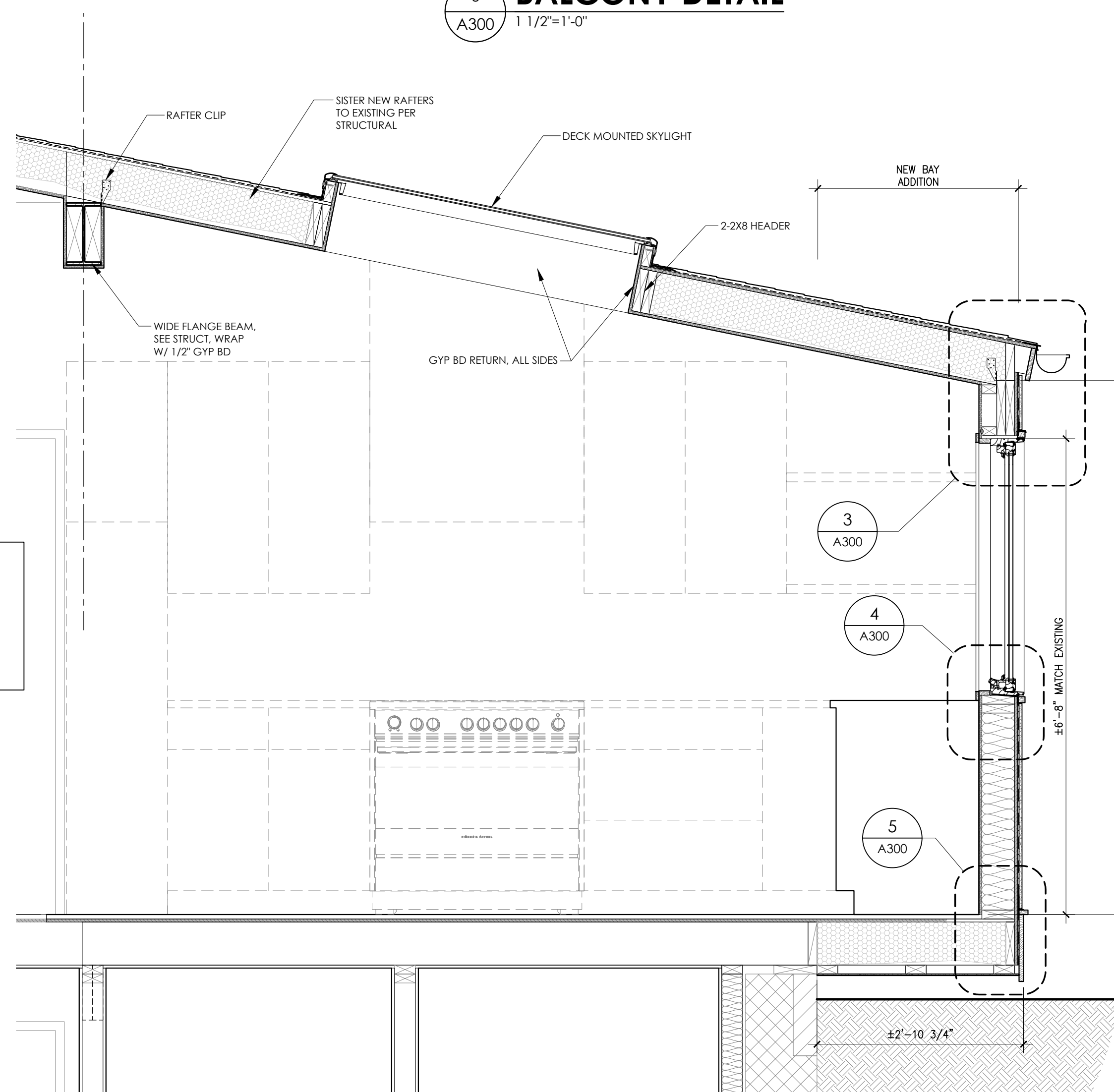
5 WATER TABLE DETAIL  
A300 3"=1'-0"



6 BALCONY DETAIL  
A300 1 1/2"=1'-0"



1 BUILDING SECTION  
A300 3/8"=1'-0"



2 WALL SECTION  
A300 3/4"=1'-0"

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SECTIONS

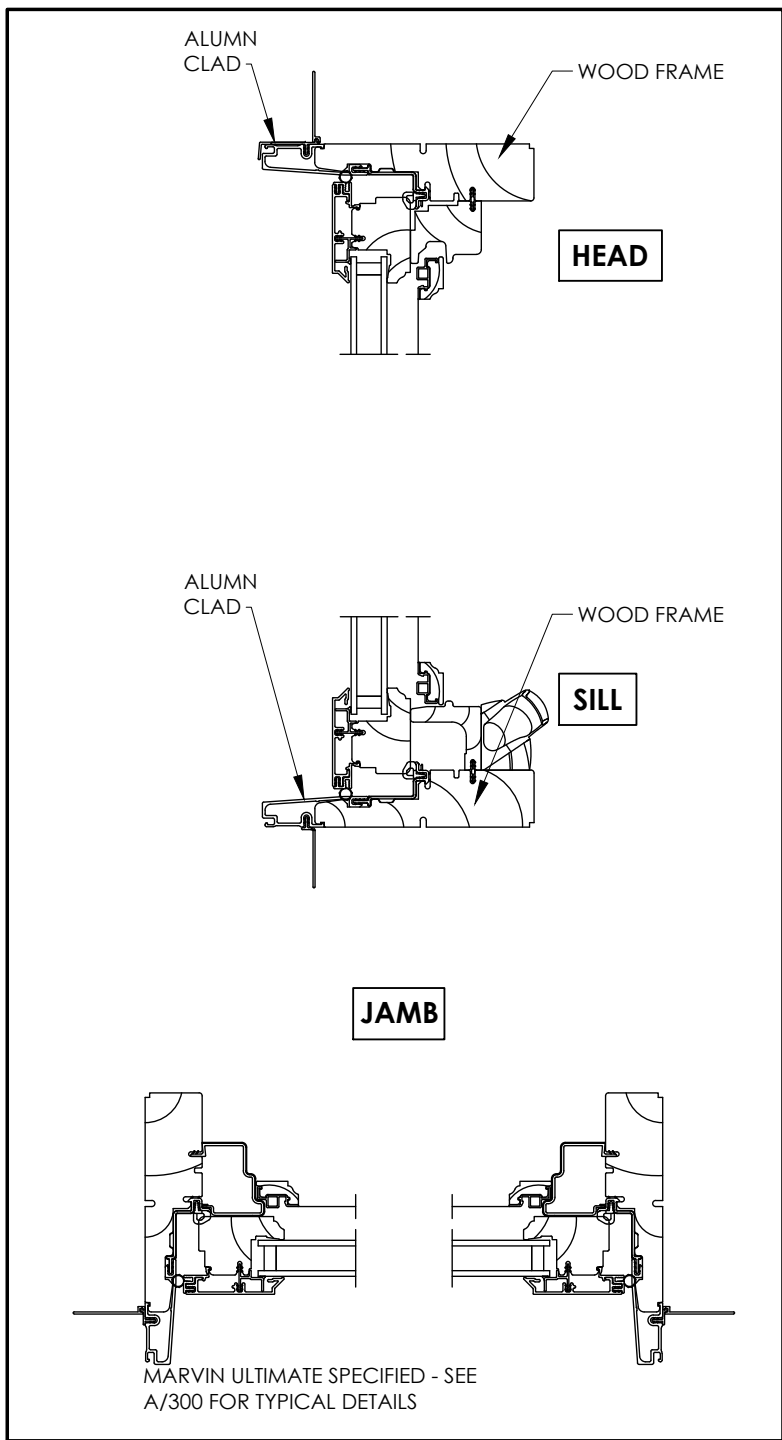
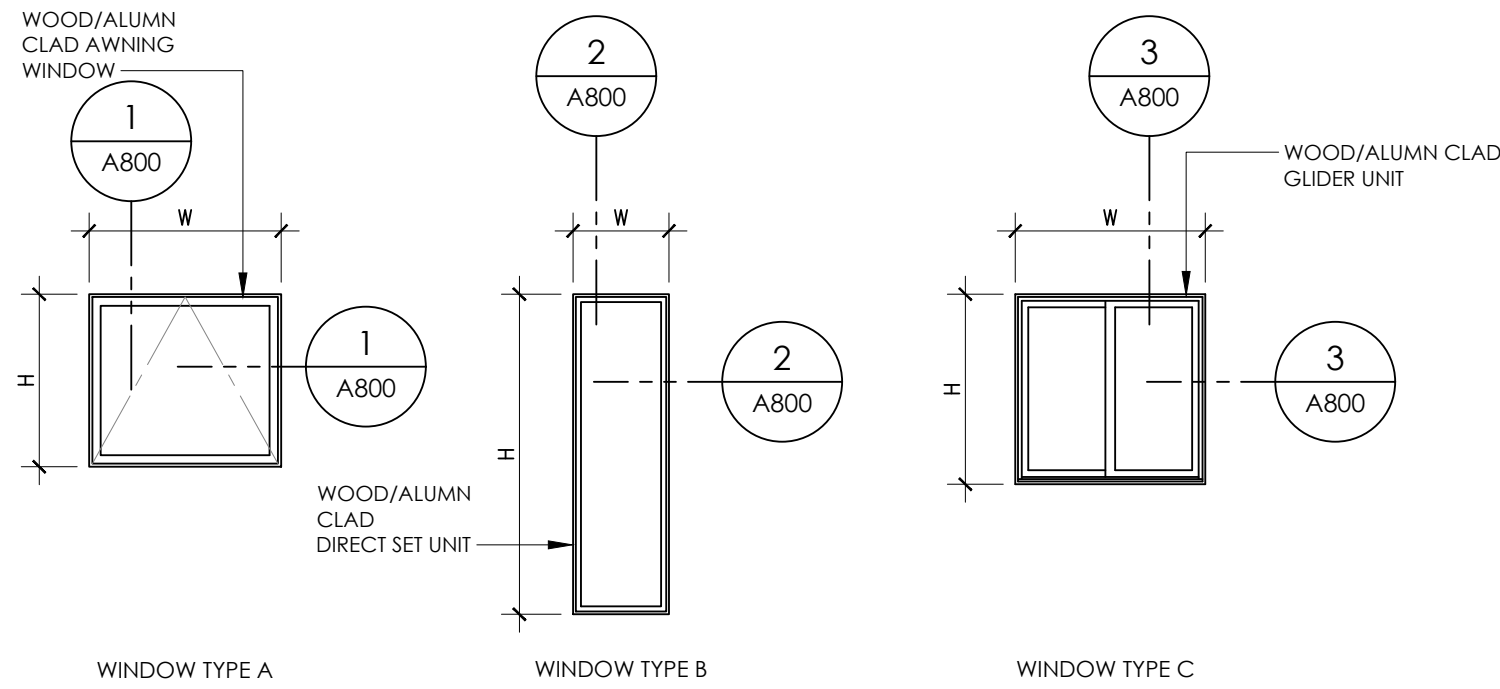
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A300

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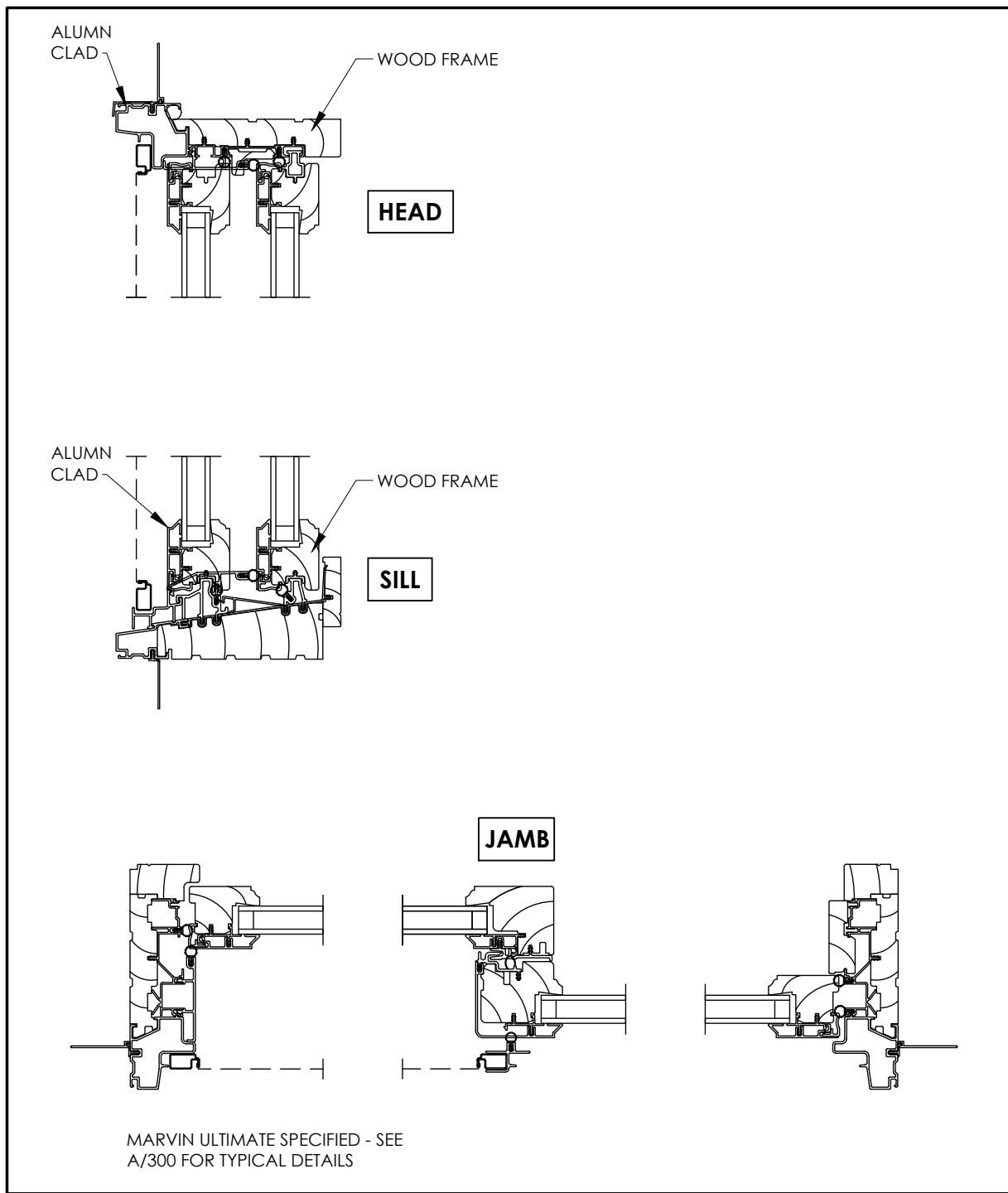
WINDOW SCHEDULE						
KEY	FRAME SIZE		TYPE	MANUFACTURER	COLOR	REMARKS
	W	H				
1	4'-0"	3'-8"	A	MARVIN ULTIMATE WOOD/ALUMN CLAD	WHITE	TEMPERED GLAZING
2	4'-0"	3'-8"	A	MARVIN ULTIMATE WOOD/ALUMN CLAD	WHITE	TEMPERED GLAZING
3	2'-0"	6'-8"	B	MARVIN ULTIMATE WOOD/ALUMN CLAD	WHITE	TEMPERED GLAZING
4	4'-0"	4'-0"	C	MARVIN ULTIMATE WOOD/ALUMN CLAD	WHITE	--

- NOTES:
- ALL WINDOWS TO HAVE SCREENS. CONFIRM SCREEN FRAME COLOR WITH ARCHITECT.
  - CONFIRM HARDWARE FINISH WITH ARCHITECT.
  - VERIFY WINDOW SCHEDULE WITH ARCHITECT PRIOR TO ORDER. SUBMIT WINDOW SUBMITTAL FOR ARCHITECT REVIEW AND APPROVAL.
  - ALL GLAZING TO BE DOUBLE PANE LOWE WITH A U-FACTOR OF 0.25 & SHGC OF .41
  - PROVIDE EGRESS HARDWARE IN EGRESS WINDOWS WINDOWS AS REQUIRED.
  - PROVIDE SAFETY GLASS AT ENTRIES, STAIRS, OVER BATHTUBS AND AS REQUIRED BY CODE.
  - GENERAL CONTRACTOR TO VERIFY ALL ROUGH/MASONRY OPENING DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.
  - SEE ELEVATIONS FOR WINDOW SWING
  - SDLS = SIMULATED DIVIDED LITE W/ SPACER BAR
  - \*REFER TO HISTORIC DESIGN GUIDELINES FOR FURTHER INFORMATION



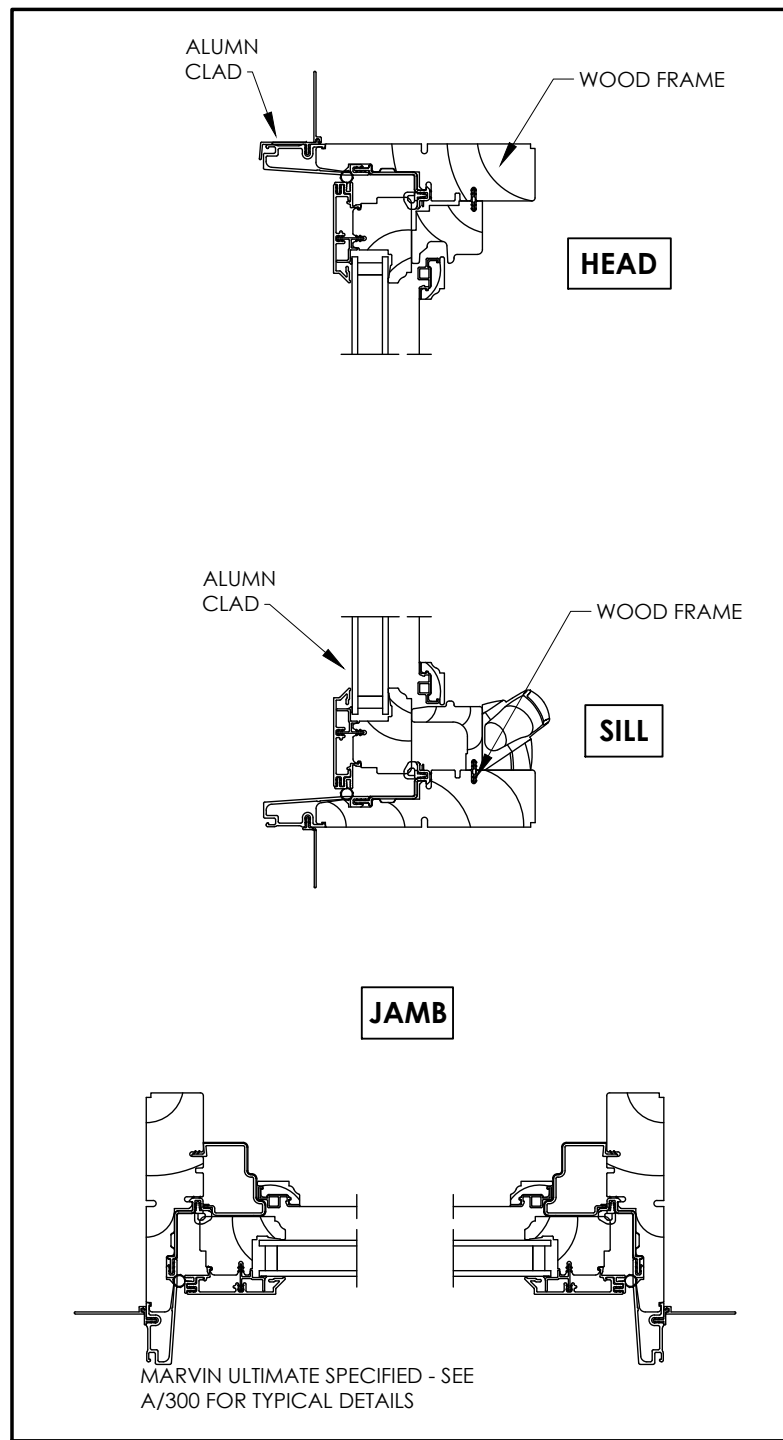
1  
A800  
3"=1'-0"

**AWNING WINDOW DETAIL**



2  
A800  
3"=1'-0"

**GLIDER WINDOW DETAIL**



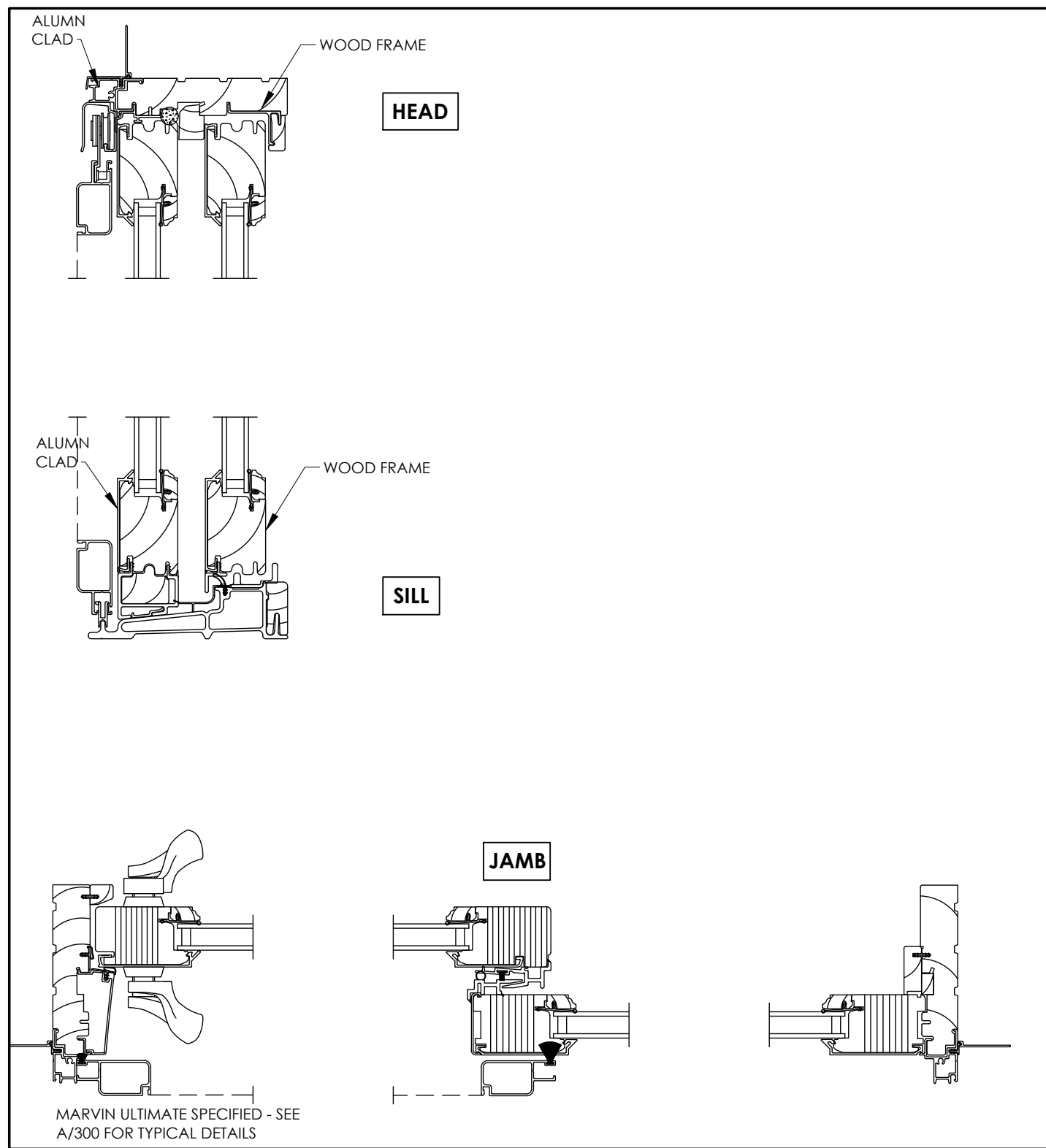
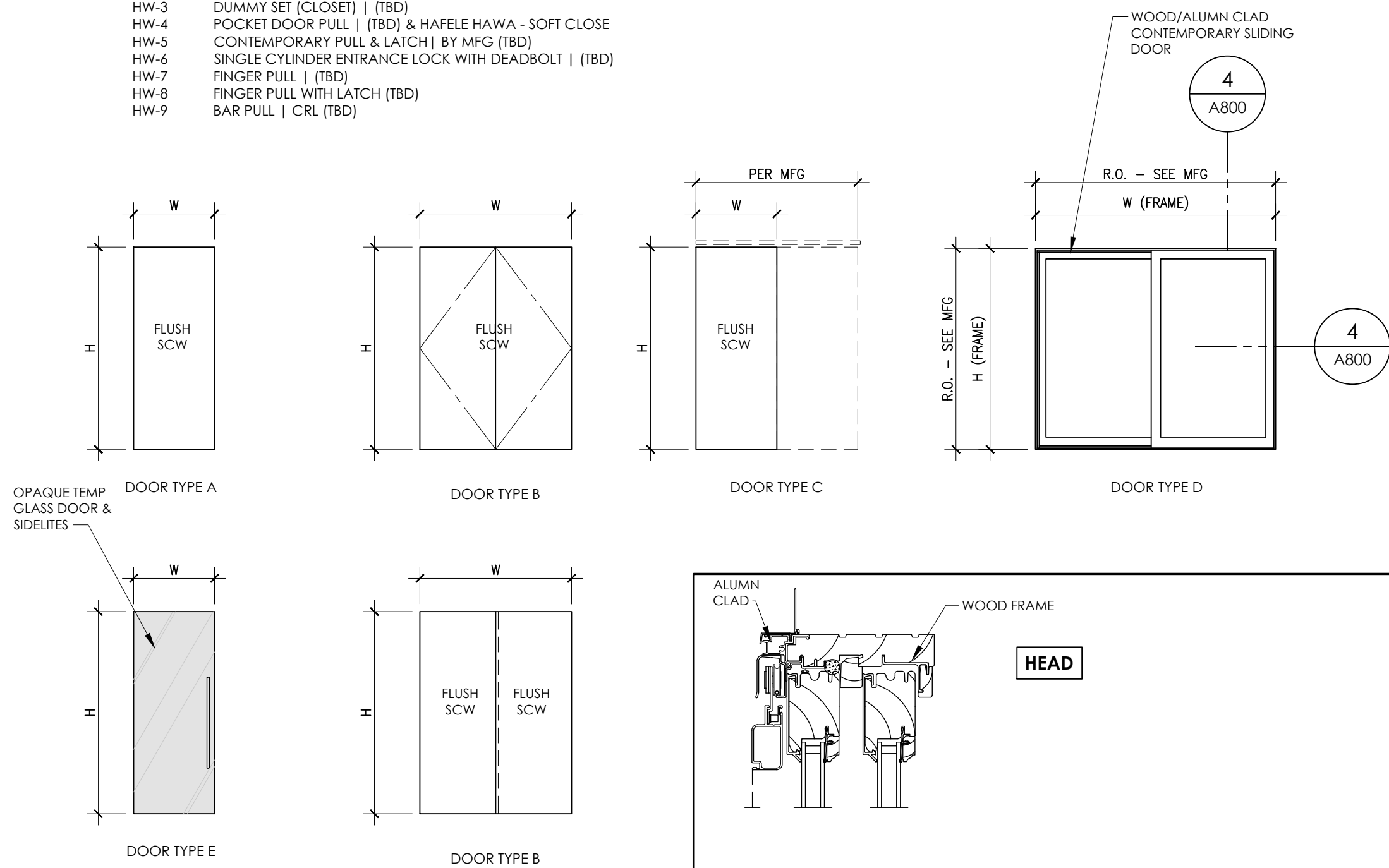
3  
A800  
3"=1'-0"

**DIRECT SET DETAIL**

DOOR SCHEDULE										
KEY	LOCATION	DOOR SIZE		TYPE	DOOR		FRAME		HARDWARE	REMARKS
		W	H		MATERIAL	COLOR	MATERIAL			
01	BEDROOM 3 CLOSET	2'-6"	6'-8"	A	SCW	--	--	--	HW-3	VIF
02	BATH 3	2'-0"	6'-8"	A	SCW	--	--	--	HW-1	VID
03	BEDROOM 3	2'-8"	6'-8"	A	SCW	--	--	--	HW-1	VIF
04	BEDROOM 4	2'-6"	6'-8"	A	SCW	--	--	--	HW-1	VIF
05	BEDROOM 4 CLOSETS	3'-0"	6'-8"	B	SCW	--	--	--	HW-3	VIF
06	BEDROOM 4 CLOSETS	3'-0"	6'-8"	B	SCW	--	--	--	HW-3	VIF
07	SHOE CLOSET	1'-6"	6'-8"	A	SCW	--	--	--	HW-3	VIF
08	LAUNDRY	2'-6"	6'-8"	A	SCW	--	--	--	HW-2	--
09	MECH	5'-0"	6'-8"	B	SCW	--	--	--	HW-3	--
10	BATH 2	2'-6"	6'-8"	A	SCW	--	--	--	HW-1	--
11	BATH 2 POCKET	2'-2"	6'-8"	C	SCW	--	--	--	HW-8	--
12	BEDROOM 2 CLOSET	4'-0"	6'-8"	B	SCW	--	--	--	HW-3	--
13	LINEN	3'-0"	6'-8"	B	SCW	--	--	--	HW-3	--
14	BEDROOM 2	2'-6"	6'-8"	A	SCW	--	--	--	HW-1	VIF
15	BEDROOM WING	2'-10"	6'-8"	C	SCW	--	--	--	HW-4	--
16	BEDROOM 1	2'-6"	6'-8"	A	SCW	--	--	--	HW-1	VIF
17	BEDROOM 1 CLOSET	2'-0"	6'-8"	A	SCW	--	--	--	HW-3	--
18	PR	2'-0"	6'-8"	A	SCW	--	--	--	HW-1	--
19	OFFICE	2'-6"	6'-8"	A	SCW	--	--	--	HW-1	--
20	DINING/KITCHEN	8'-0"	6'-8"	D	WOOD/ALUMN CLAD	WHITE	--	--	HW-5	--
21	PRIMARY SUITE WING	3'-0"	6'-8"	C	SCW	--	--	--	HW-4	--
22	PRIMARY BATH	2'-4"	6'-8"	C	SCW	--	--	--	HW-4	--
23	PRIMARY BATH TOILET	2'-2"	6'-8"	E	TEMP GLASS	--	--	--	HW-9	TEMPERED OPAQUE GLASS
24	PRIMARY BATH WET ROOM	2'-2"	6'-8"	E	TEMP GLASS	--	--	--	HW-9	TEMPERED OPAQUE GLASS
25	OFFICE/STUDIO	2'-6"	6'-8"	A	SCW	--	--	--	HW-1	VIF
26	PRIMARY BEDROOM	2'-6"	6'-8"	A	SCW	--	--	--	HW-1	VIF
27	PRIMARY BEDROOM CLOSET	4'-0"	6'-8"	F	SCW	--	--	--	HW-7	VIF
28	PRIMARY BEDROOM CLOSET	4'-0"	6'-8"	F	SCW	--	--	--	HW-7	VIF

- NOTES:
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FILED
  - GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW
  - SEE PLAN FOR SWING
  - GENERAL CONTRACTOR TO VERIFY EXISTING R.O. IN FIELD
  - VERIFY HARDWARE SELECTION WITH OWNER
  - PROVIDE SAFETY GLAZING PER CODE

- DOOR HARDWARE SCHEDULE:
- HW-1 PRIVACY LOCK | (TBD)
  - HW-2 PASSAGE SET | (TBD)
  - HW-3 DUMMY SET (CLOSET) | (TBD)
  - HW-4 POCKET DOOR PULL | (TBD) & HAFELE HAWA - SOFT CLOSE
  - HW-5 CONTEMPORARY PULL & LATCH | BY MFG (TBD)
  - HW-6 SINGLE CYLINDER ENTRANCE LOCK WITH DEADBOLT | (TBD)
  - HW-7 FINGER PULL | (TBD)
  - HW-8 FINGER PULL WITH LATCH (TBD)
  - HW-9 BAR PULL | CRL (TBD)



4  
A800  
3"=1'-0"

**SLIDING DOOR DETAIL**

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SCHEDULES

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SAFETY  
CONCERN



FAILING BAY,  
INCORRECT  
CANTILEVER DESIGN



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EXISTING PHOTOS

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