

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

<b>Address:</b>	7 W. Kirke, Chevy Chase	<b>Meeting Date:</b>	9/6/2023
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	8/30/2023
<b>Applicant:</b>	Marc & Lena Katz Setphanie Fisher, Agent	<b>Public Notice:</b>	8/23/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Permit Number:</b>	103938 & 1040852	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alteration, EV Charger Installation, Water Feature Installation		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application with final approval of all details delegated to staff:

1. The approval of this HAWP does not extend the electric vehicle chargers. Final approval authority for these EV chargers is delegated to Staff to ensure conformance with the requisite guidance.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1905



*Figure 1: The subject property is located to the west of the Village Hall.*

## **BACKGROUND**

On September 1, 2021, the HPC approved a HAWP to demolish a sunroom and side porch and construct new side and rear additions.<sup>1</sup> Much of the work proposed in this HAWP modifies previously approved work.

## **PROPOSAL**

The applicant proposes several alterations to the hardscape at the subject property, including a water feature, and proposes to install an electric vehicle charger.

Note: The applicant received an approved HAWP to install fencing at the subject property. The fencing included picket fencing in front of the house and privacy fencing to the rear of the historic rear wall plane. Much of the fencing was required to satisfy the code requirements surrounding the existing pool. The fencing proposal satisfied the requirements for Staff-level approval.<sup>2</sup>

## **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.

### ***Sec. 24A-8. Same-Criteria for issuance.***

(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*)

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<sup>1</sup> The Staff Report and application materials for the 9/1/2021 HAWP are available here: <https://montgomeryplanning.org/wp-content/uploads/2021/08/IF-7-West-Kirke-Street-Chevy-Chase-963297.pdf>. The HAWP was approved by consent, so there is not a recorded hearing.

<sup>2</sup> HAWP #1039380 was approved on August 21, 2023.

### ***Chevy Chase Village Historic District Guidelines***

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.

“Strict Scrutiny” means that the planned changes should be reviewed to ensure 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 five basic policies that should be adhered to, including:

- Preserving the integrity of the 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.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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

- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In addition, sidewalks pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.
- Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.

### ***Secretary of the Interior’s Standards for Rehabilitation***

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

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

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

## **STAFF DISCUSSION**

The subject property is a two-and-a-half-story Colonial Revival house with a wrap-around porch on a triangular-shaped lot. The applicant proposes several alterations to the hardscaping on site and proposes to install electric vehicle chargers. Staff finds the proposed changes will have little impact on the historic character of the site and surrounding historic district and recommends the HPC approve the HAWP.

### **Hardscape Alterations**

The applicant proposes the following modifications to the existing hardscape on site:

1. Installing steppingstones along the west property line from the end of the driveway to the rear trash enclosure;
2. Expand the existing pool deck including constructing stone stairs and iron railing;
3. Construct a fountain/water feature at the rear of the house adjacent to the pool area;
4. Relocate the pool equipment approximately 5' (five feet) to the east;
5. Widen the gravel driveway from 10' (ten feet) to 18' (eighteen feet);
6. Construct a brick walk from the driveway to the landing at the base of the front porch stairs and add a brick edging to the existing front walkway;
7. Construct a landing at the base of the east side porch stairs; and,
8. Construct a patio using reclaimed stones in the southeast corner of the lot.

The proposed hardscaping work will not impact any trees on the site.

Staff finds the proposed steppingstones, which include lawn or planting between the stones, will add to the hardscaping, but because they are on grade behind the driveway, the stones will not have a significant visual impact on the character of the site or surrounding district. Staff finds the material is appropriate and does not detract from the resource as required under a moderate scrutiny review.

Staff finds the expanded stone pool decking, to the east of the pool, and the new stairs, to the south of the pool, will not have a significant impact on the character of the site or the surrounding district. The stones will match the existing patio and Staff finds are compatible with the character of the house and surrounding district. Staff additionally finds the simple iron railing will not detract from the character of the site and is the least obtrusive design for an element that is required by the building code. Staff finds this work satisfies the requirement of a moderate scrutiny review and recommends the HPC approve the alterations to the pool decking and rear stairs.

Surrounded by the new stairs, between the house and the pool, the applicant proposes to install a water feature with a fountain. The fountain will be constructed using the same stone as the stairs and will not be visible from the public right-of-way. As a feature not visible from the right-of-way, this work should be approved as a matter of course.

At the rear of the lot, in the northwest corner, the applicant proposes to relocate the pool equipment approximately 5' (five feet) to the east. Because of the privacy fencing in this location, the equipment

will not be at all visible from the public right-of-way and will be further away from the neighboring houses. Staff finds the pool equipment should be reviewed under lenient scrutiny because of its association with the pool, and that the equipment's mass and size are appropriate. Staff recommends the HPC approve the pool equipment relocation.

The existing gravel driveway is approximately 10' (ten feet wide) and runs from the sidewalk to the rear of the front porch. The applicant proposes to widen the driveway to 18' (eighteen feet) and install a brick border. Staff finds the expanded driveway will reinforce the material and texture of the existing driveway while accommodating two cars parking off-street. Staff finds the materials are consistent with the existing driveway and the expanded driveway will not add any impermeable surface to the site. Staff recommends the HPC approve the driveway expansion.

Between the driveway and the existing front porch landing, the applicant proposes to install a brick walkway that measures approximately 3' × 3' (three feet by three feet). This walkway creates a paved connection between the two spaces. Staff finds the size and materials are appropriate and recommends the HPC approve the new walk. In addition to the brick walk, the applicant proposes to install a brick edge to the existing front walkway. Staff finds the brick is an appropriate material and the added paving is de minimis and will not have a significant impact on the character of the house or surrounding district. Staff also notes the brick will match the appearance of the existing brick sidewalk, and that the border may better tie the house to the right-of-way creating a more compatible appearance.

At the east side of the wrap-around porch stairs, the applicant proposes to install a flagstone landing. Currently, there is only lawn at the foot of these stairs. The proposed landing will measure approximately 5' × 10' (five feet by ten feet) and have a brick border. Staff finds the proposed landing is compatible with the house materials and other hardscaping on site. Staff recommends the HPC approve the landing under the *Design Guideline* for sidewalks.

The final hardscaping element proposed is to construct a patio near the southeast corner of the lot. The patio measures approximately 15' × 20' (fifteen feet by twenty feet) and will be constructed using reclaimed and repurposed stones from the site. The stones will be dry-laid and will section of lawn or plantings between the stones. Staff finds the proposed patio will not impact any trees on site and additionally finds the proposed stones are appropriate.

Staff finds the cumulative effect of the hardscaping to be compatible with the character of the site and surrounding district. Staff additionally finds the proposed work will not impact any mature trees on site, which would trigger a strict scrutiny review of the work proposed. While Staff finds the work to be appropriate, Staff would not support additional hardscaping on site as additional paving, even permeable paving, may begin to detract from the district's "remarkable park-like setting." Staff recommends the HPC approve the hardscaping under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

### **Electric Vehicle Charger**

The applicant proposes to install two electric vehicle chargers, one on either side of the driveway. A charger specification or installation method was not included with the HAWP application. As electric vehicle chargers are a category of work eligible for Staff-level approval, Staff recommends the HPC add a condition to this HAWP approval that delegates the approval of the EV chargers to Staff to ensure they are in conformance with the requisite guidance. If the HPC does not wish to delegate approval authority to Staff, then Staff recommends the HPC approve the HAWP without consideration of the EV charger and require the applicant to return for a separate HAWP.

**STAFF RECOMMENDATION**

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

1. The approval of this HAWP does not extend the electric vehicle chargers. Final approval authority for these EV chargers is delegated to Staff to ensure conformance with the requisite guidance; under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present 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.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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

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

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

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

5908 Connecticut Avenue, 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:

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

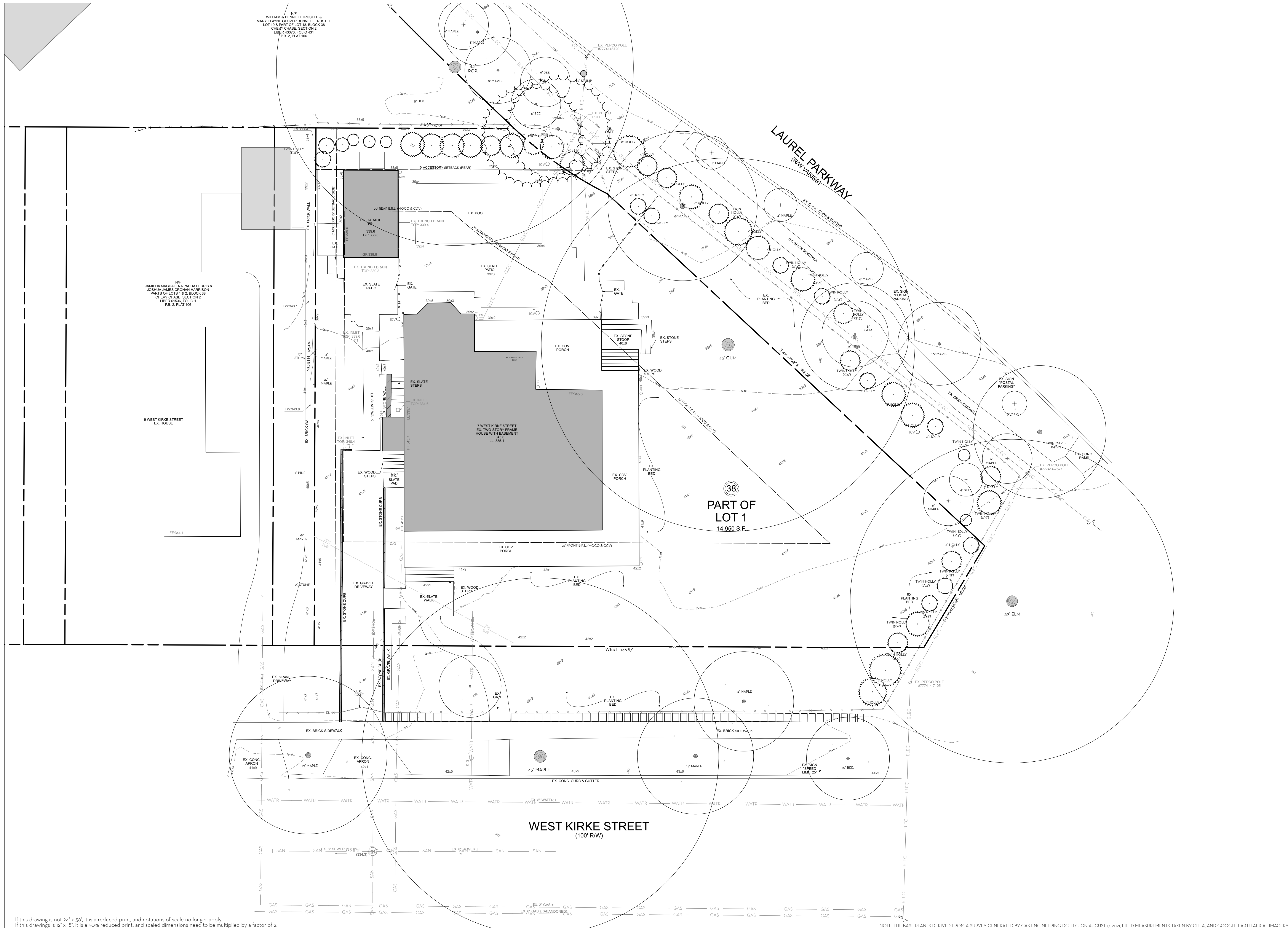
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



NF  
 WILLIAM J. BENNETT TRUSTEE &  
 MARY ELAINE EX-CONVENANT TRUSTEE  
 LOT 18 & PART OF LOT 16, BLOCK 38  
 CHEVY CHASE, SECTION 2  
 LIBER 43170, FOLIO 431  
 P.B. 2, PLAT 106

NF  
 JAMILLIA MAGDALENA PADUA FERRIS &  
 JOSUELA JAMES CROWAN HARRISON  
 PARTS OF LOTS 1 & 2, BLOCK 38  
 CHEVY CHASE, SECTION 2  
 LIBER 61536, FOLIO 1  
 P.B. 2, PLAT 106

9 WEST KIRKE STREET  
 EX-HOUSE

**38**  
**PART OF**  
**LOT 1**  
 14,950 S.F.

**WEST KIRKE STREET**  
 (100' R/W)

**LAUREL PARKWAY**  
 (R/W VARIES)

If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply.  
 If this drawing is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.

NOTE: THE BASE PLAN IS DERIVED FROM A SURVEY GENERATED BY CAS ENGINEERING-DC, LLC, ON AUGUST 17, 2021. FIELD MEASUREMENTS TAKEN BY CHLA, AND GOOGLE EARTH AERIAL IMAGERY

**CHLA**

**CAMPION/HRUBY**

111 Cathedral Street, Suite 100 | Annapolis, MD 21401  
 O: 410.280.8850 [campionhruby.com](http://campionhruby.com)

Consultants:

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Project #: 22155

**KATZ**  
**RESIDENCE**

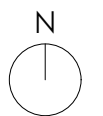
7 W. Kirke Street  
 Chevy Chase, MD 20815

10 AUGUST 2023

**PERMIT DOCUMENT**

No.	Date	Description

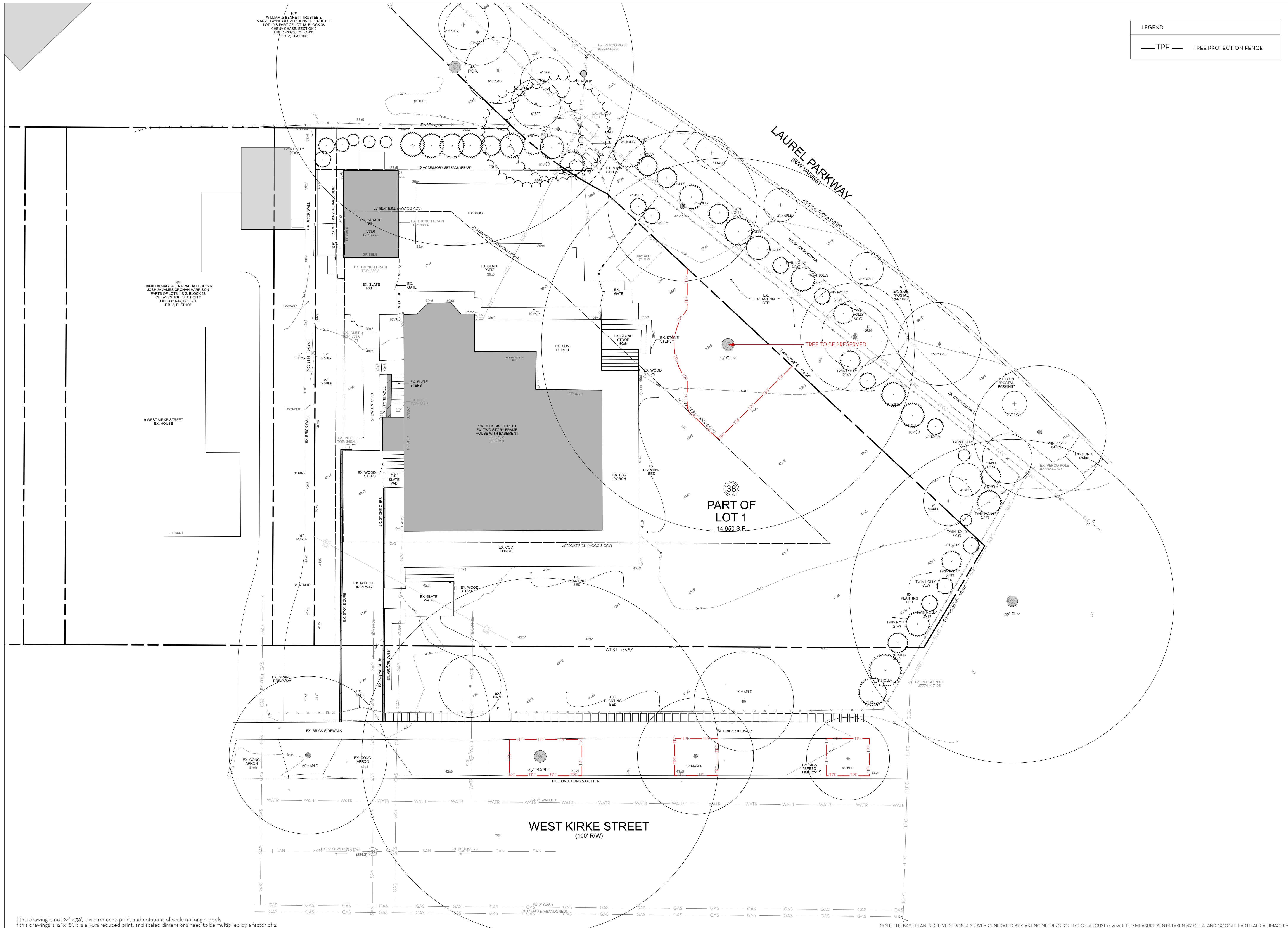
Drawn By: MC Proj. Manager: LP  
 Approved By: KC



Scale: 1" = 10'-0"

**EXISTING**  
**CONDITIONS PLAN**

**L101**



LEGEND  
 — TPF — TREE PROTECTION FENCE

Consultants:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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Project #: 22155  
**KATZ RESIDENCE**  
 7 W. Kirke Street  
 Chevy Chase, MD 20815  
 10 AUGUST 2023  
**PERMIT DOCUMENT**

No.	Date	Description

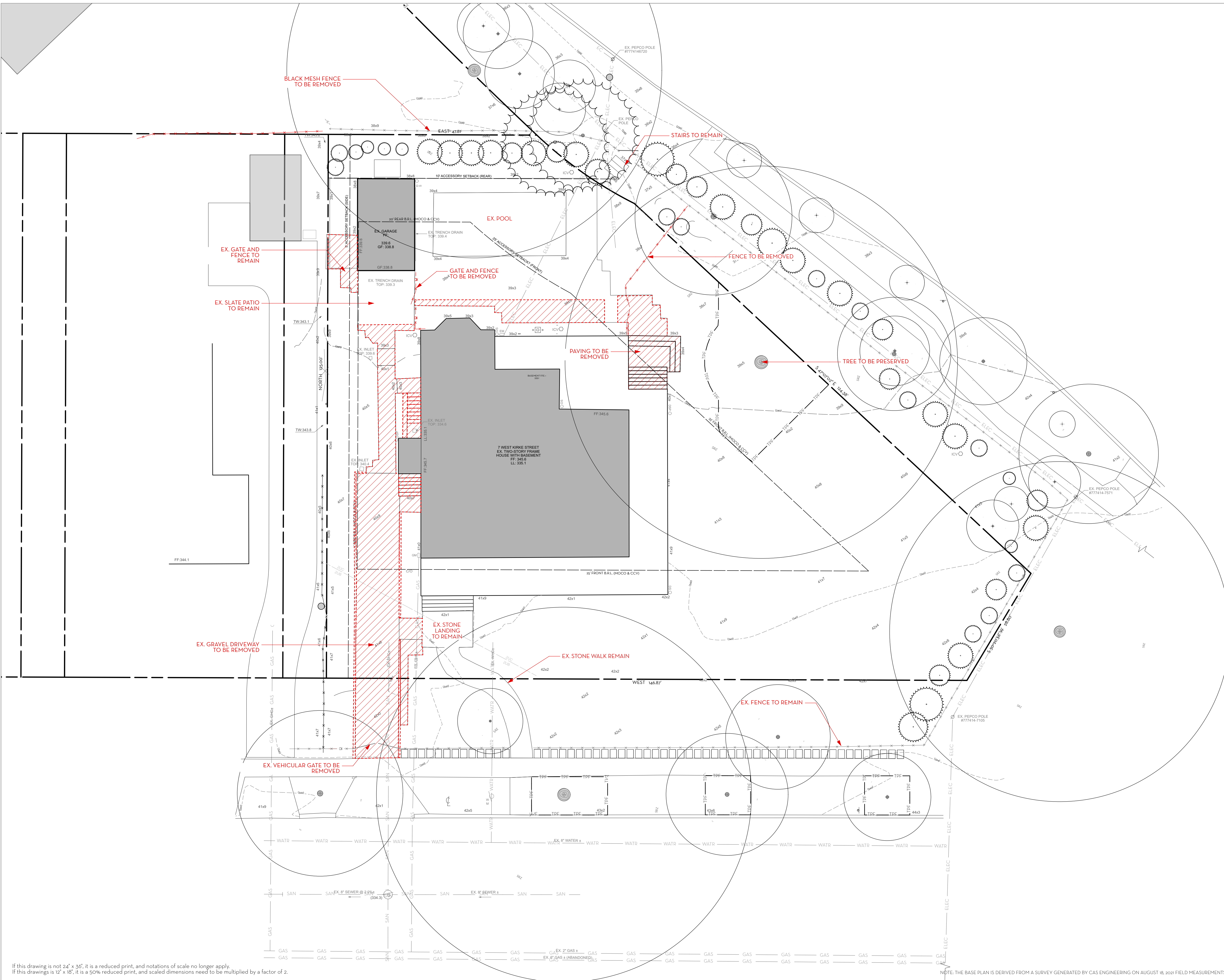
Drawn By: MC    Proj. Manager: LP  
 Approved By: KC

N  
 Scale: 1" = 10'-0"  
**TREE PROTECTION PLAN**

**L102**

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Project #: 22155

# KATZ RESIDENCE

7 W. Kirke Street  
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10 AUGUST 2023

## PERMIT DOCUMENT

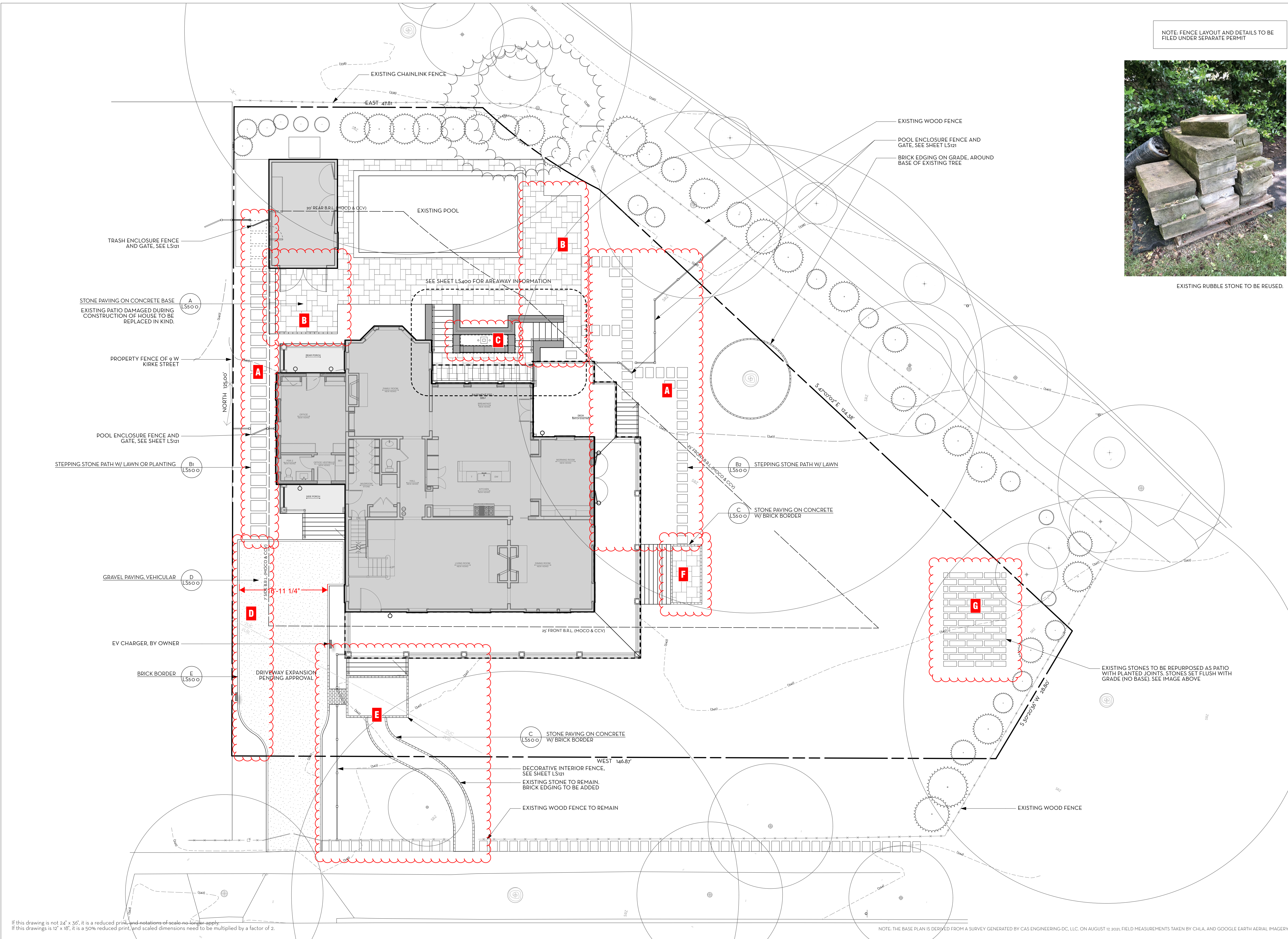
No.	Date	Description

Drawn By: MC | Proj. Manager: LP  
 Approved By: KC

N  
 Scale: 1" = 10'-0"

## DEMOLITION & REMOVALS





NOTE: FENCE LAYOUT AND DETAILS TO BE FILED UNDER SEPARATE PERMIT



EXISTING RUBBLE STONE TO BE REUSED.

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# CHLA

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Consultants:

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Project #: 22155

## KATZ RESIDENCE

7 W. Kirke Street  
 Chevy Chase, MD 20815

10 AUGUST 2023

### PERMIT DOCUMENT

No.	Date	Description

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Drawn By: MC    Proj. Manager: LP  
 Approved By: KC

N  
    Scale: 1/8" = 1'-0"

## HARDSCAPE PLAN

# LS100

**GRADING NOTES:**

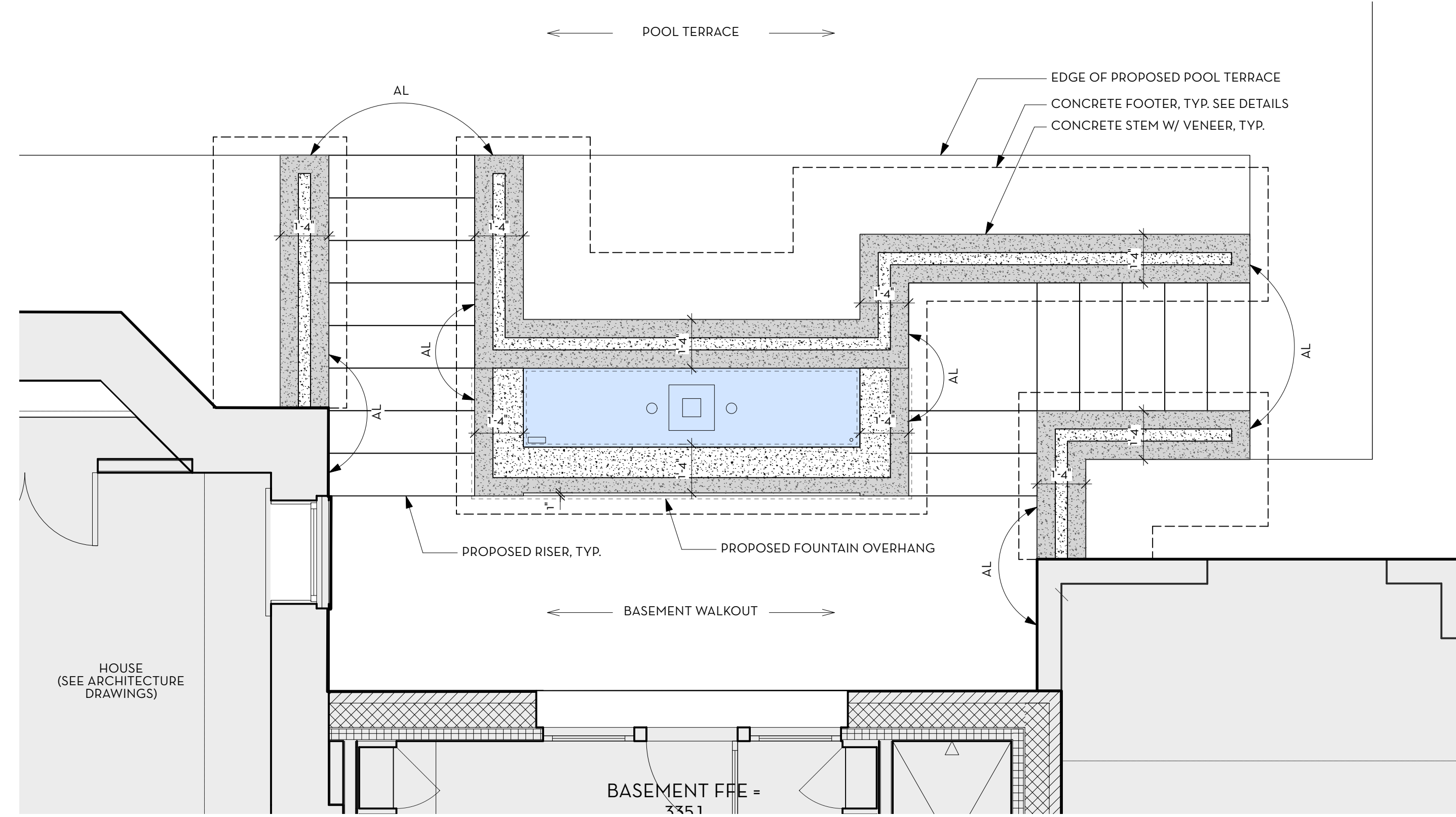
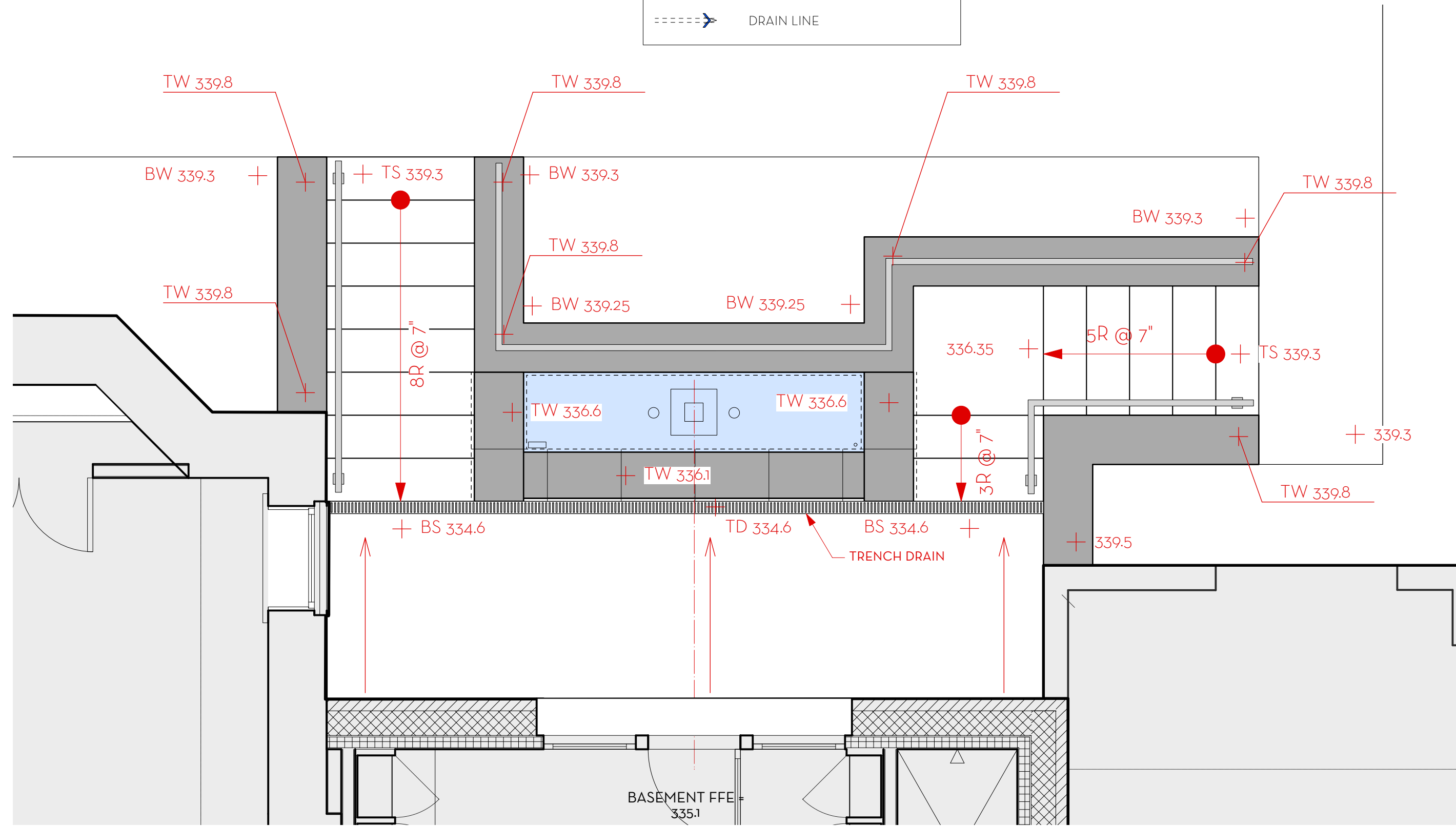
- INDEX ELEVATION IS 000, ALL OTHER SPOT ELEVATIONS ARE RELATIVE TO THIS INDEX.
- CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL SITE DATA/EXISTING GRADES PRIOR TO STARTING WORK.
- CONTRACTOR RESPONSIBLE FOR LOCATING ALL SITE UTILITIES.
- THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE CONTRACT DRAWINGS AND THE SITE CONDITIONS.
- WRITTEN DIMENSIONS SHALL PREVAIL.

**LEGEND:**

- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF STEP
- BS BOTTOM OF STEP
- TB TOP OF BENCH
- TC TOP OF COPING
- FFE FINISHED FLOOR ELEVATION
- +20.0 PROPOSED GRADE
- L.O.D. - LIMIT OF DISTURBANCE
- 24 - PROPOSED CONTOURS
- - -24 - - - EXISTING CONTOURS
- > DIRECTION OF FLOW
- - - -> DRAIN LINE

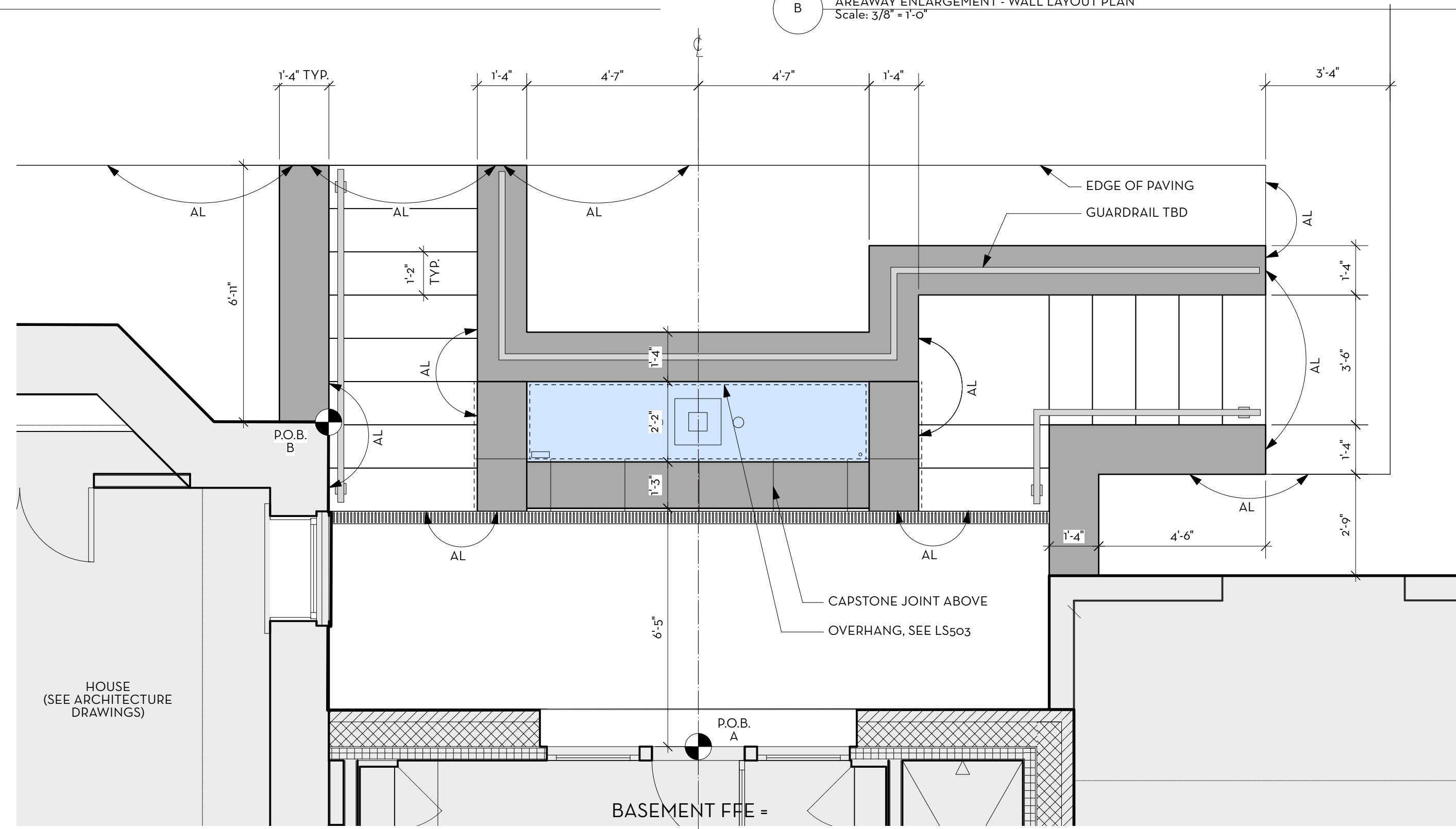
**NOTE:**

- CONTRACTOR TO PROVIDE MOCKUP OF WALL LAYOUT IN FIELD FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO THE POURING OF CONCRETE WALLS.
- IN THE INSTANCE OF ANY INCONSISTENCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
- CONTRACTOR TO VERIFY SIZE OF VENEER PRIOR TO CONSTRUCTION.



**A AREAWAY ENLARGEMENT - GRADING PLAN**  
Scale: 3/8" = 1'-0"

**B AREAWAY ENLARGEMENT - WALL LAYOUT PLAN**  
Scale: 3/8" = 1'-0"



**C AREAWAY ENLARGEMENT - LAYOUT PLAN**  
Scale: 3/8" = 1'-0"

**LAYOUT NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DATA.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SITE UTILITIES.
- THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE CONTRACT DRAWINGS AND THE SITE CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES DESIGNATED TO REMAIN (WITHIN DRIPLINE) FROM HEAVY EQUIPMENT COMPACTION, STOCKPILING, ETC.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FIVE DAYS BEFORE STARTING WORK.
- THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL STAKED OUT LAYOUT BEFORE PROCEEDING WITH CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL PREVAIL.
- ALL DIMENSION LINES ARE TAKEN OFF THE REFERENCE LINE AT 90 DEGREE ANGLES.

**LEGEND:**

- TYP. TYPICAL
- R RADIUS
- CL CENTERLINE
- P.O.B. POINT OF BEGINNING
- AL ALIGN

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**CHLA**

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Project #: 22155

**KATZ RESIDENCE**

7 W. Kirke Street  
Chevy Chase, MD 20815

10 AUGUST 2023

PERMIT DOCUMENT

No.	Date	Description

Drawn By: MC Proj. Manager: LP  
Approved By: KC

N  
Scale: AS SHOWN

PLAN ENLARGEMENTS - AREAWAY

**LS400**



Consultants:

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Project #: 22155

### KATZ RESIDENCE

7 W. Kirke Street  
 Chevy Chase, MD 20815

10 AUGUST 2023

### PERMIT DOCUMENT

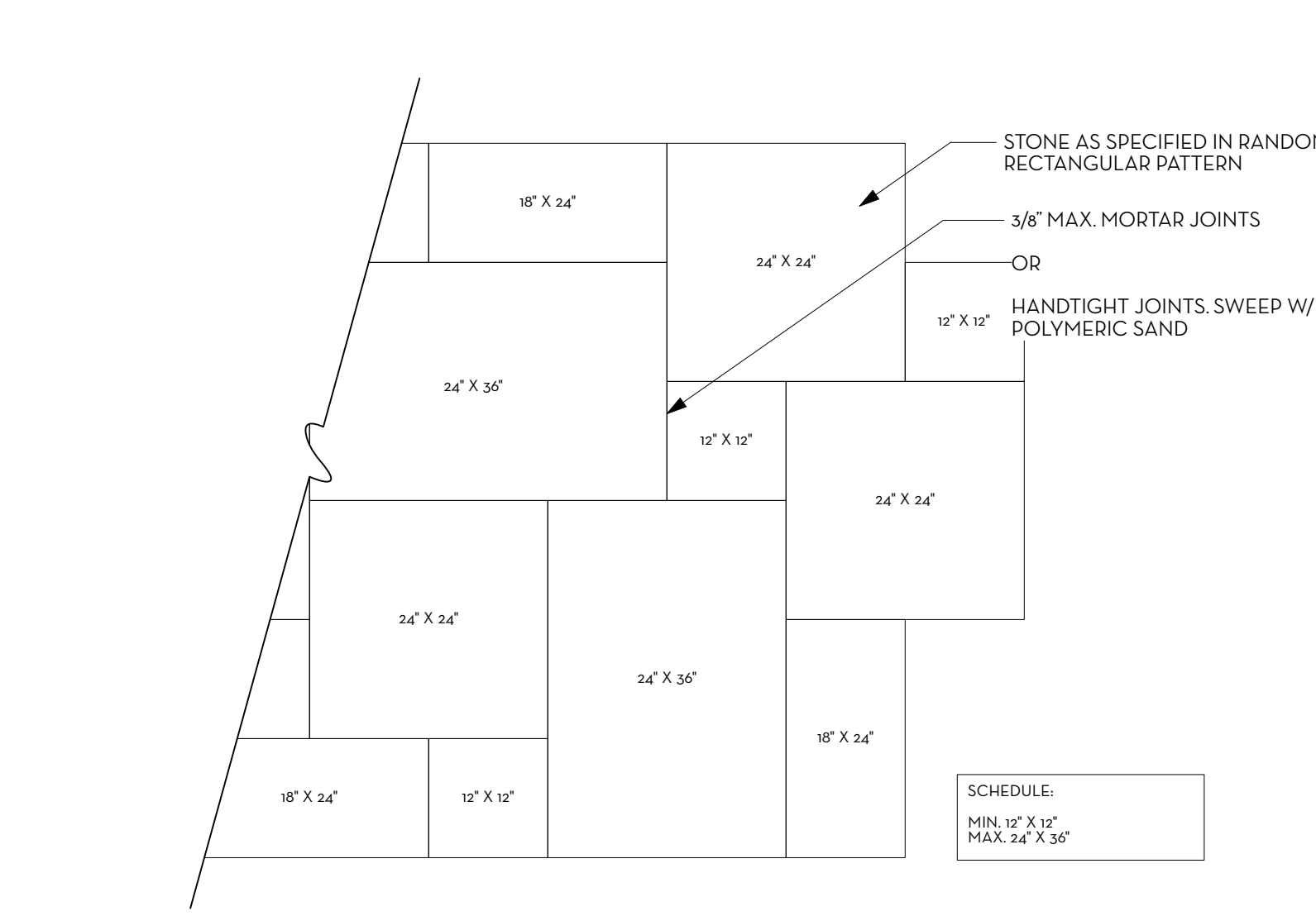
No.	Date	Description

Drawn By: MC Proj. Manager: LP  
 Approved By: KC

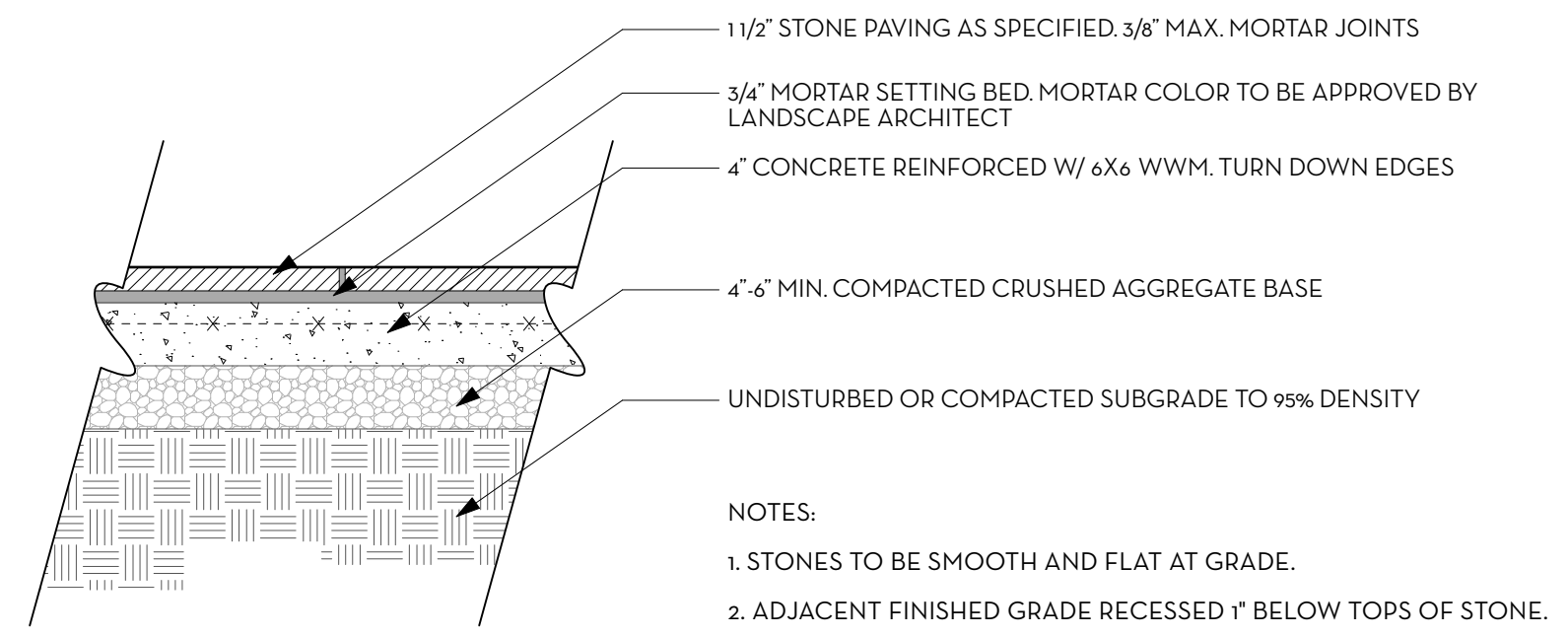
Scale: AS SHOWN

### HARDSCAPE DETAILS - PAVING

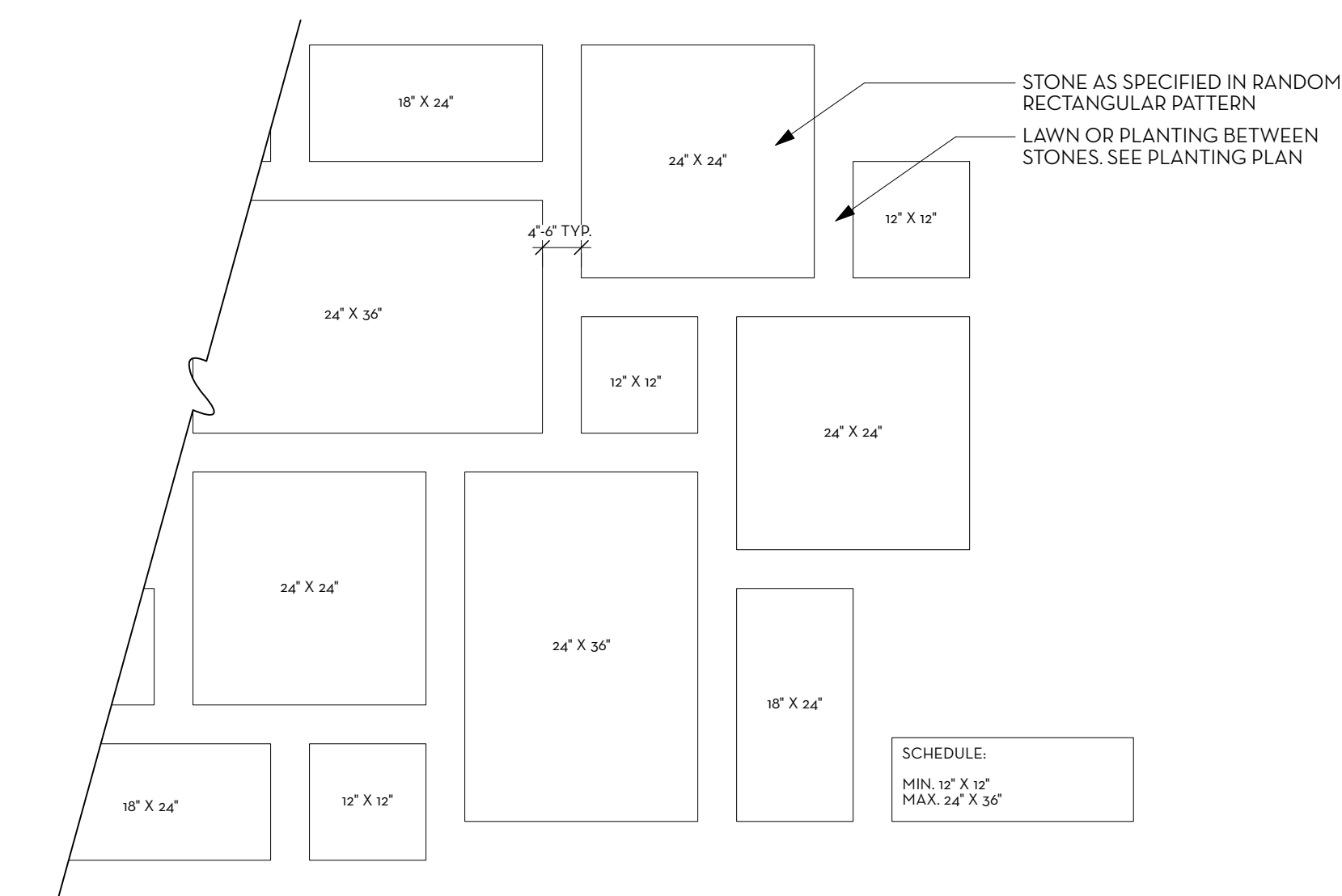
# LS500



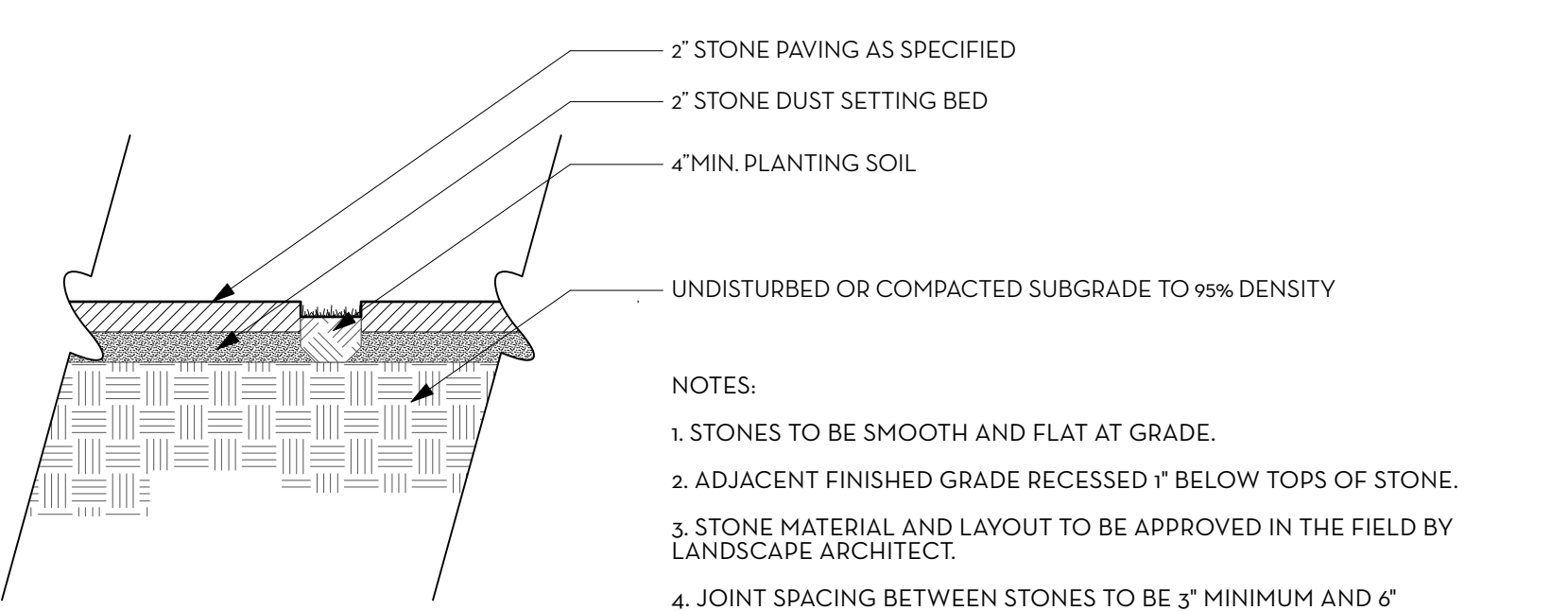
PLAN VIEW  
 Scale: 3/4" = 1'-0"



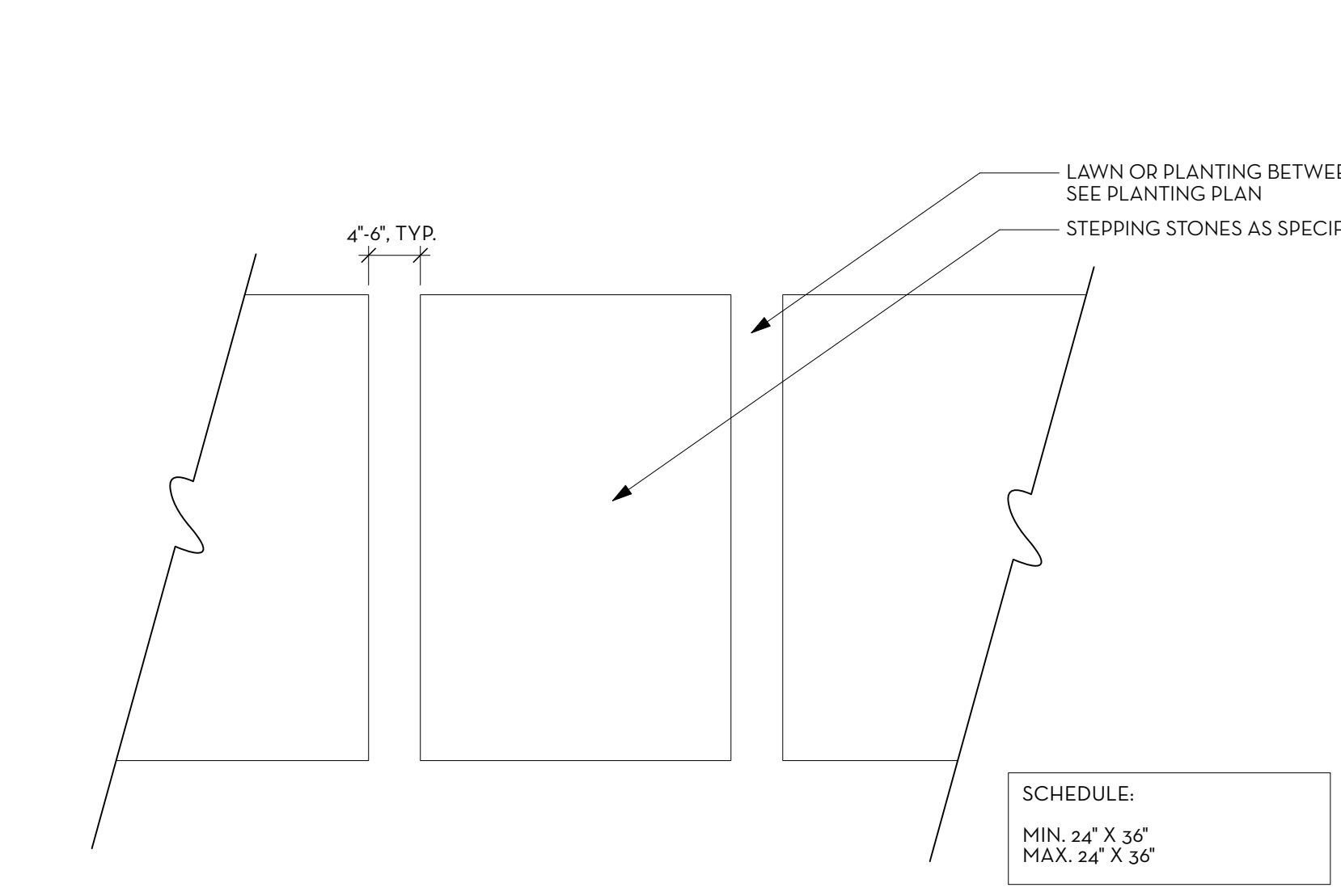
A STONE PAVING ON CONCRETE BASE - MORTAR  
 Scale: 1" = 1'-0"



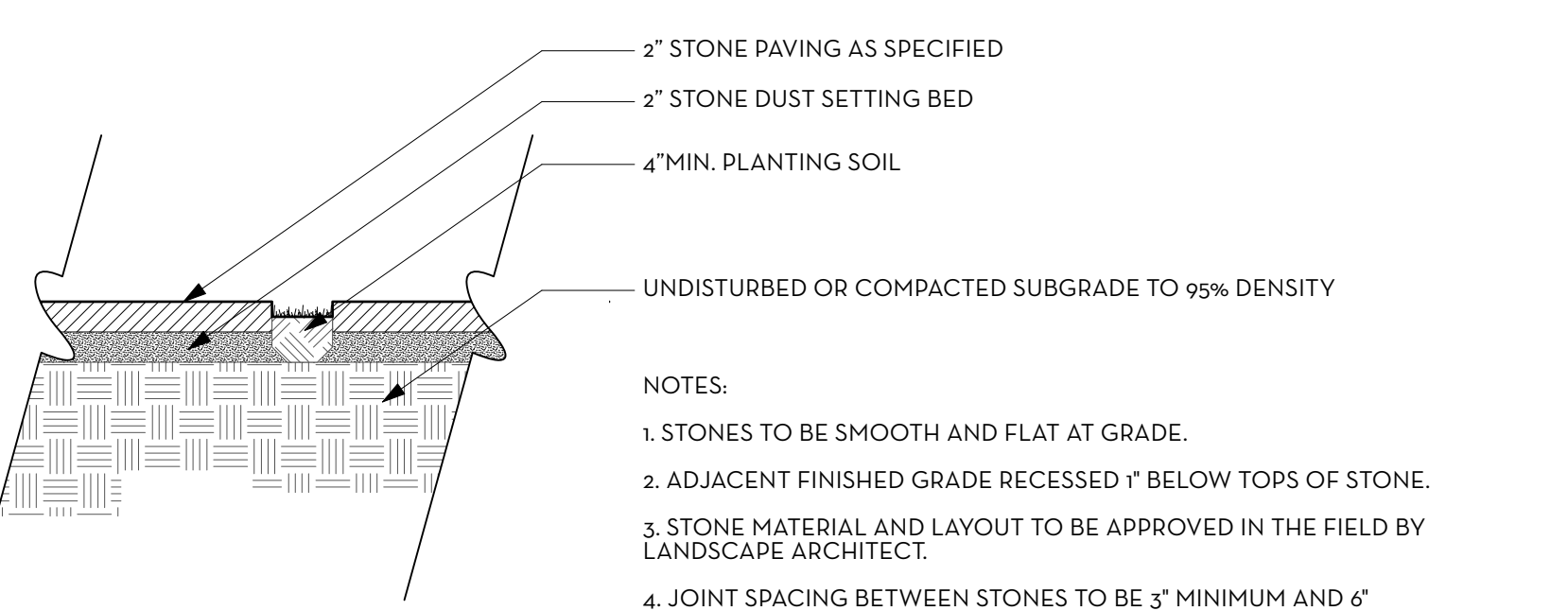
PLAN VIEW  
 Scale: 3/4" = 1'-0"



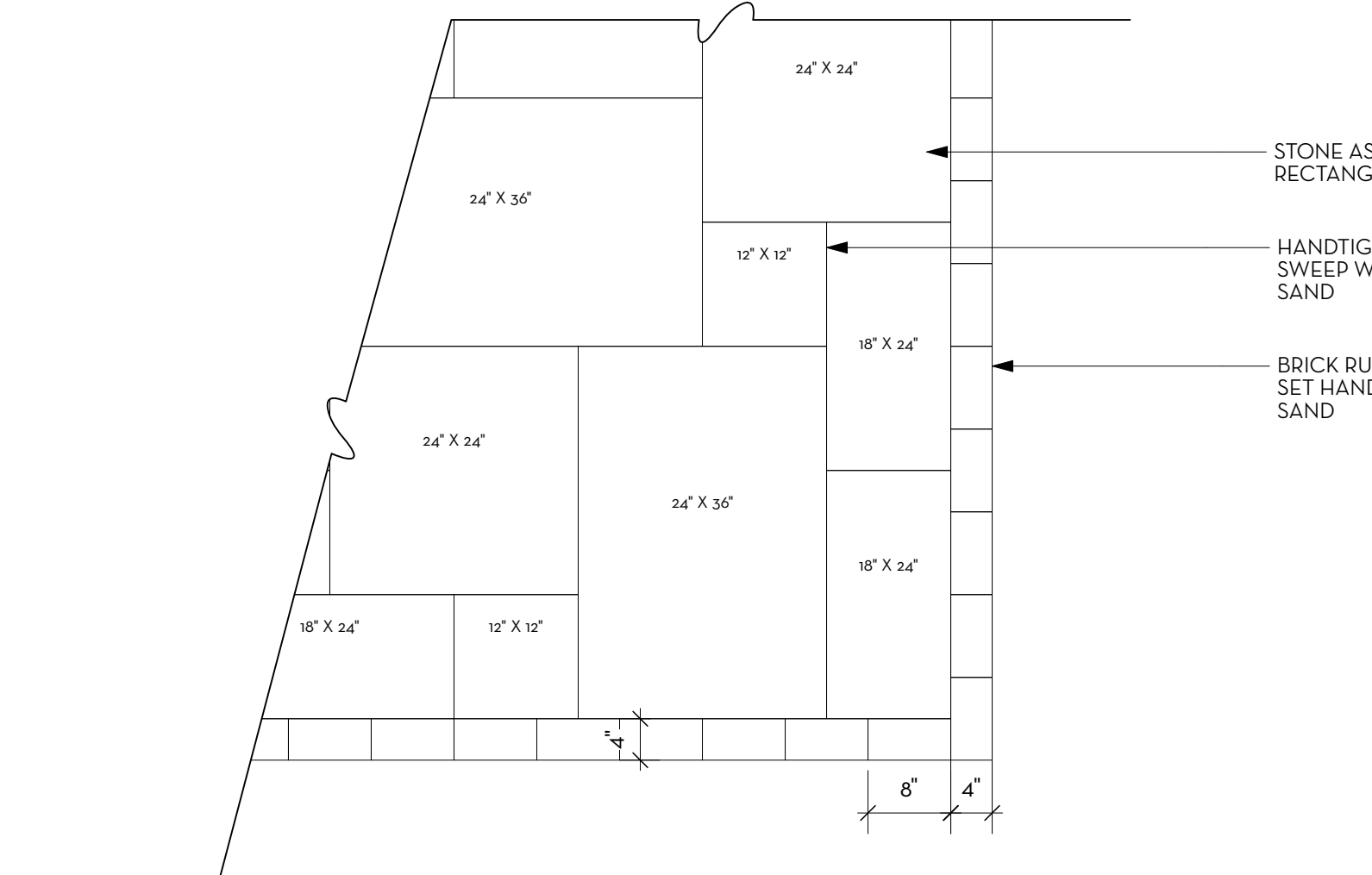
B1 STEPPING STONE PATH W/ PLANTING OR LAWN  
 Scale: 1" = 1'-0"



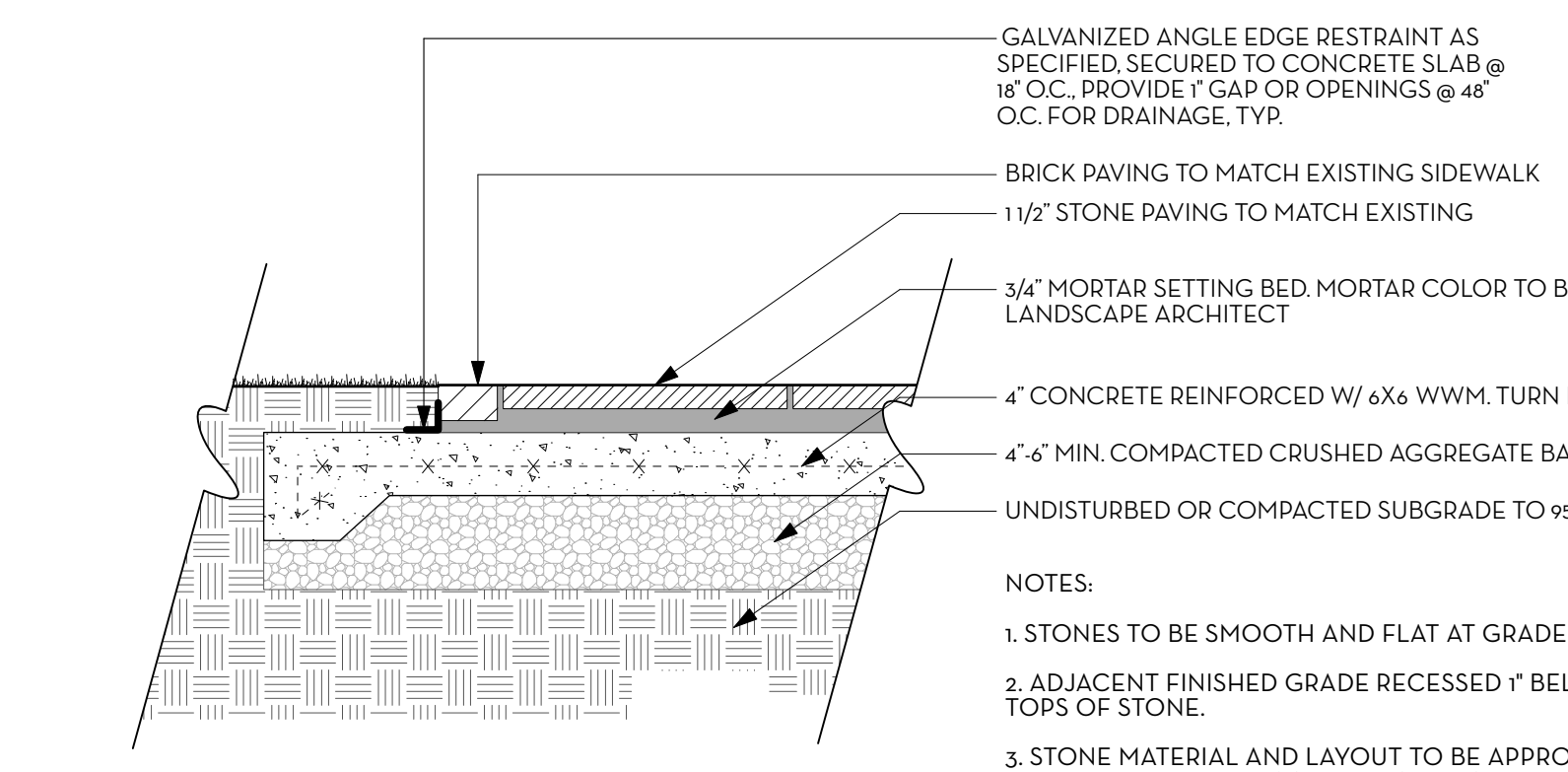
PLAN VIEW  
 Scale: 1" = 1'-0"



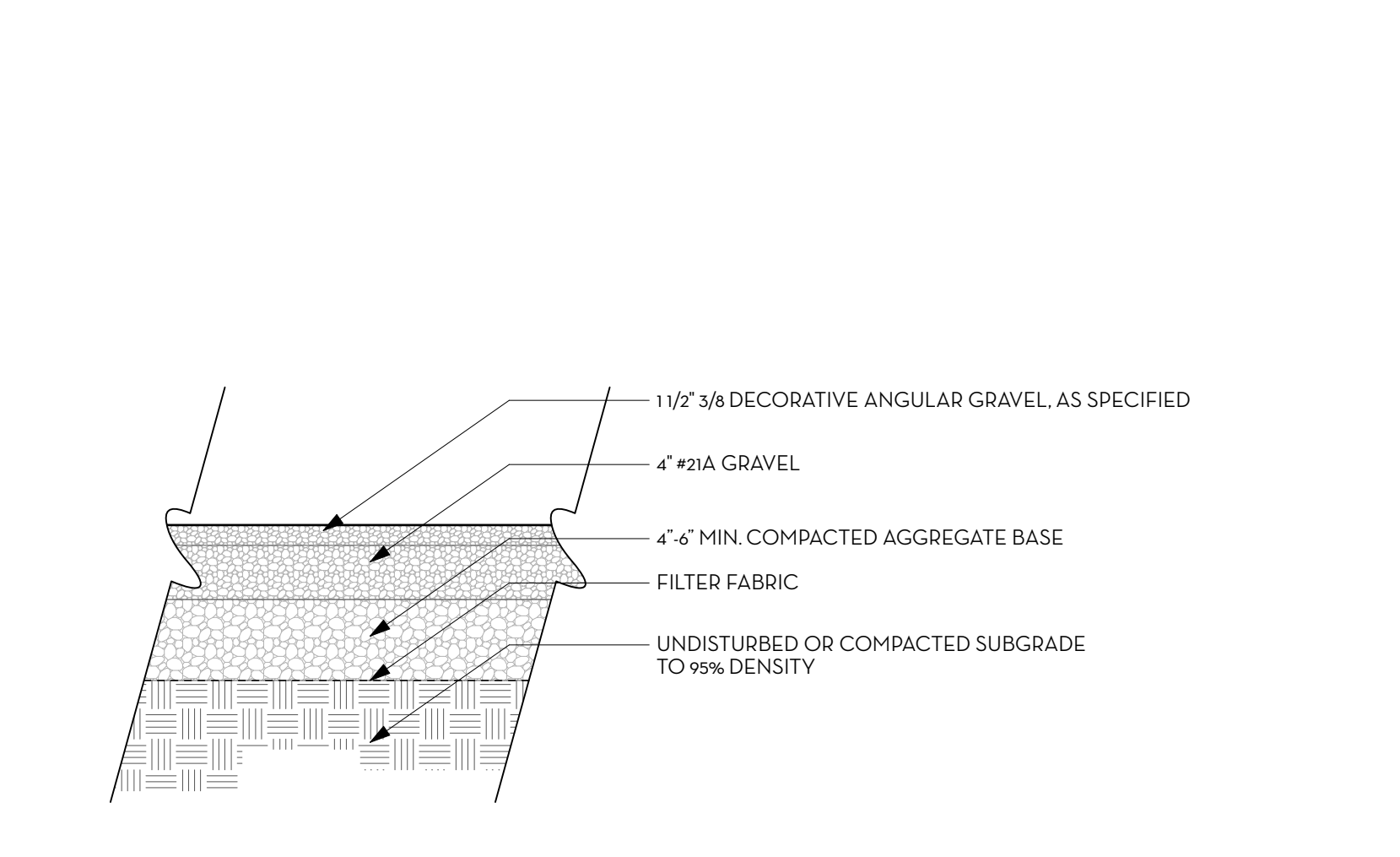
B2 STEPPING STONE PATH W/ PLANTING OR LAWN  
 Scale: 1" = 1'-0"



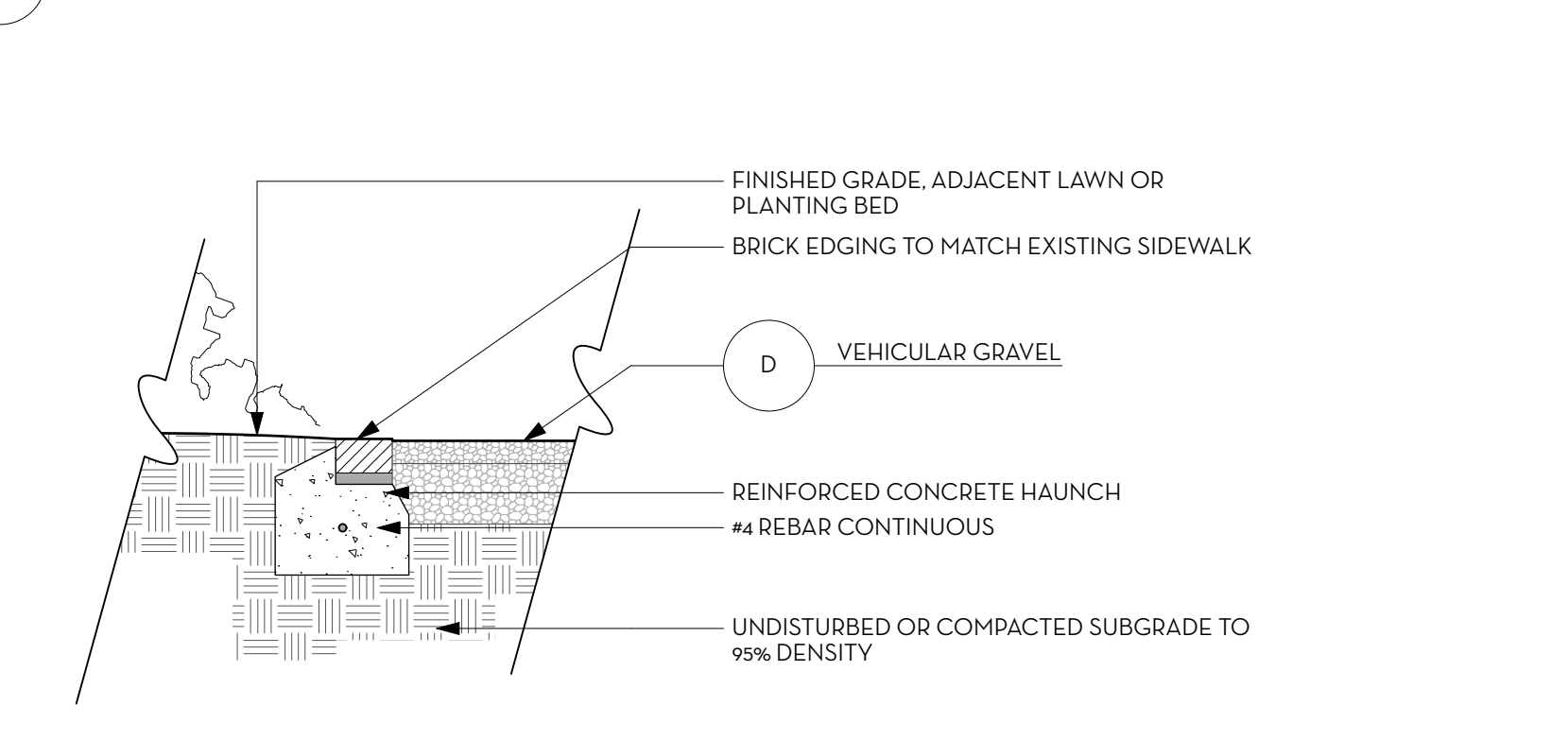
PLAN VIEW  
 Scale: 3/4" = 1'-0"



C STONE PAVING ON CONCRETE W/ BRICK BORDER  
 Scale: 1" = 1'-0"



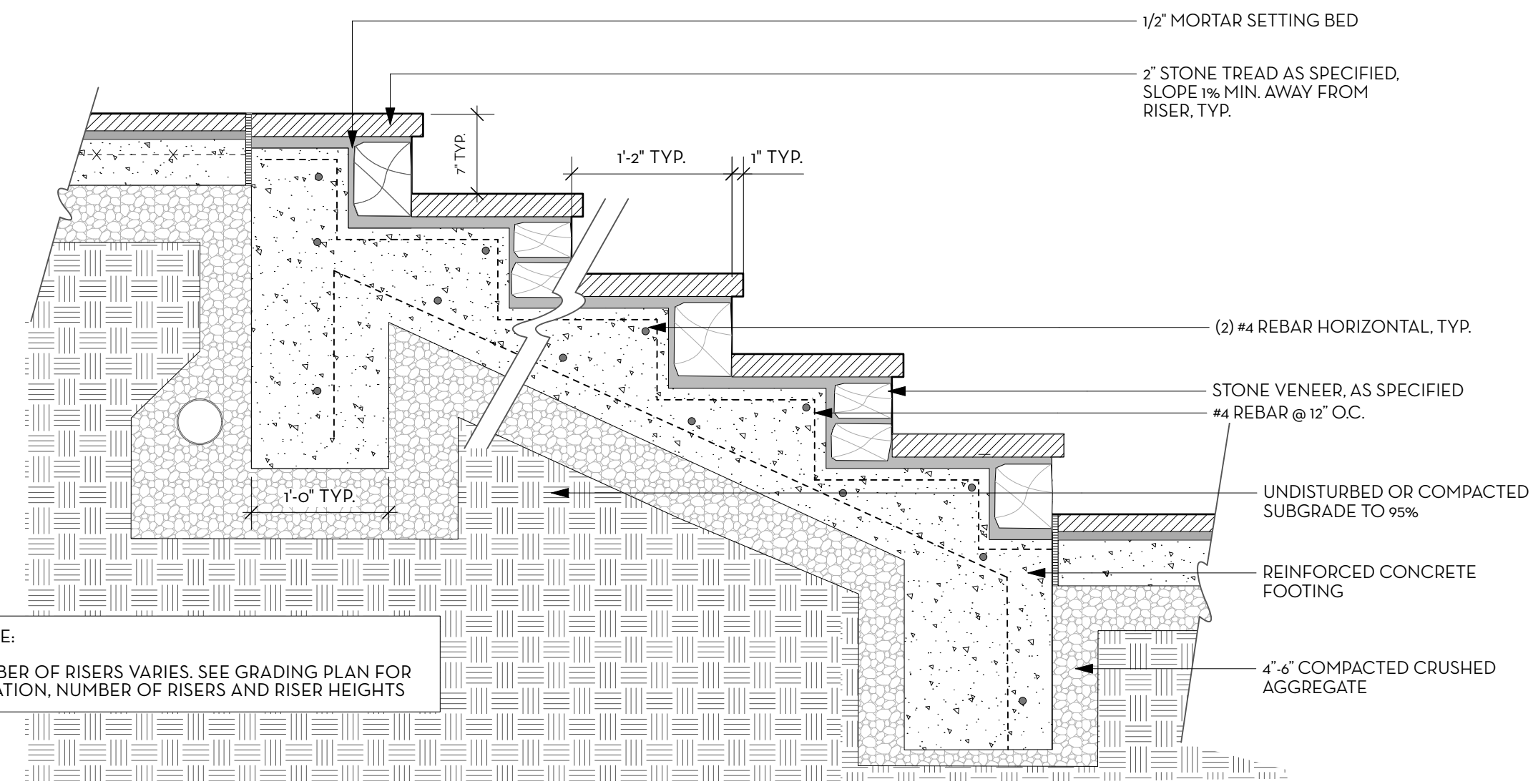
D GRAVEL PAVING - VEHICULAR  
 Scale: 1" = 1'-0"



E BRICK BORDER  
 Scale: 1" = 1'-0"

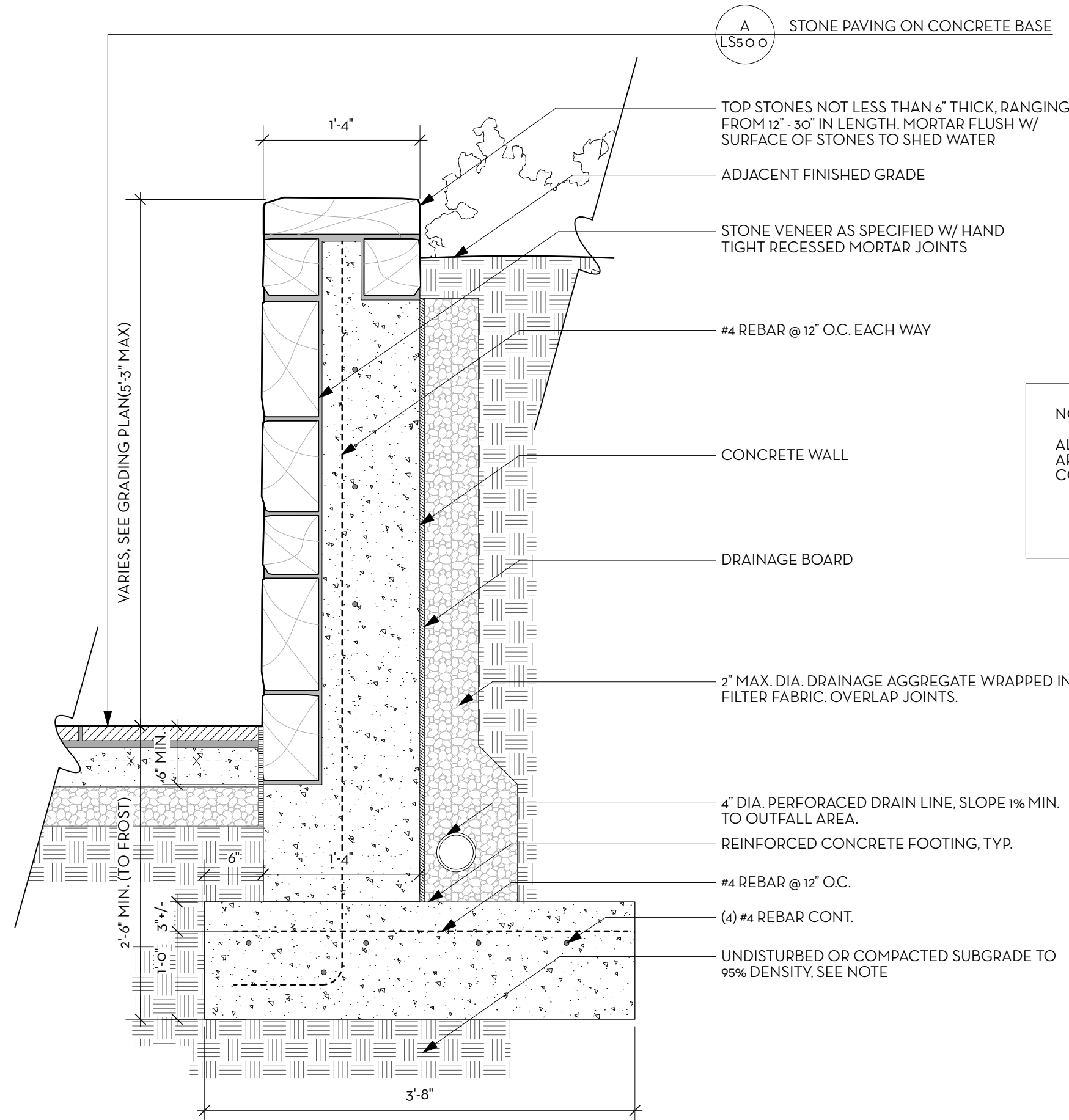
If this drawing is not 24' x 36', it is a reduced print, and notations of scale no longer apply.  
 If this drawings is 12' x 18', it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.

NOTE:  
 1. ALL FOOTING SIZES AND REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.  
 2. CONTRACTOR TO VERIFY SIZE OF VENEER PRIOR TO CONSTRUCTION.



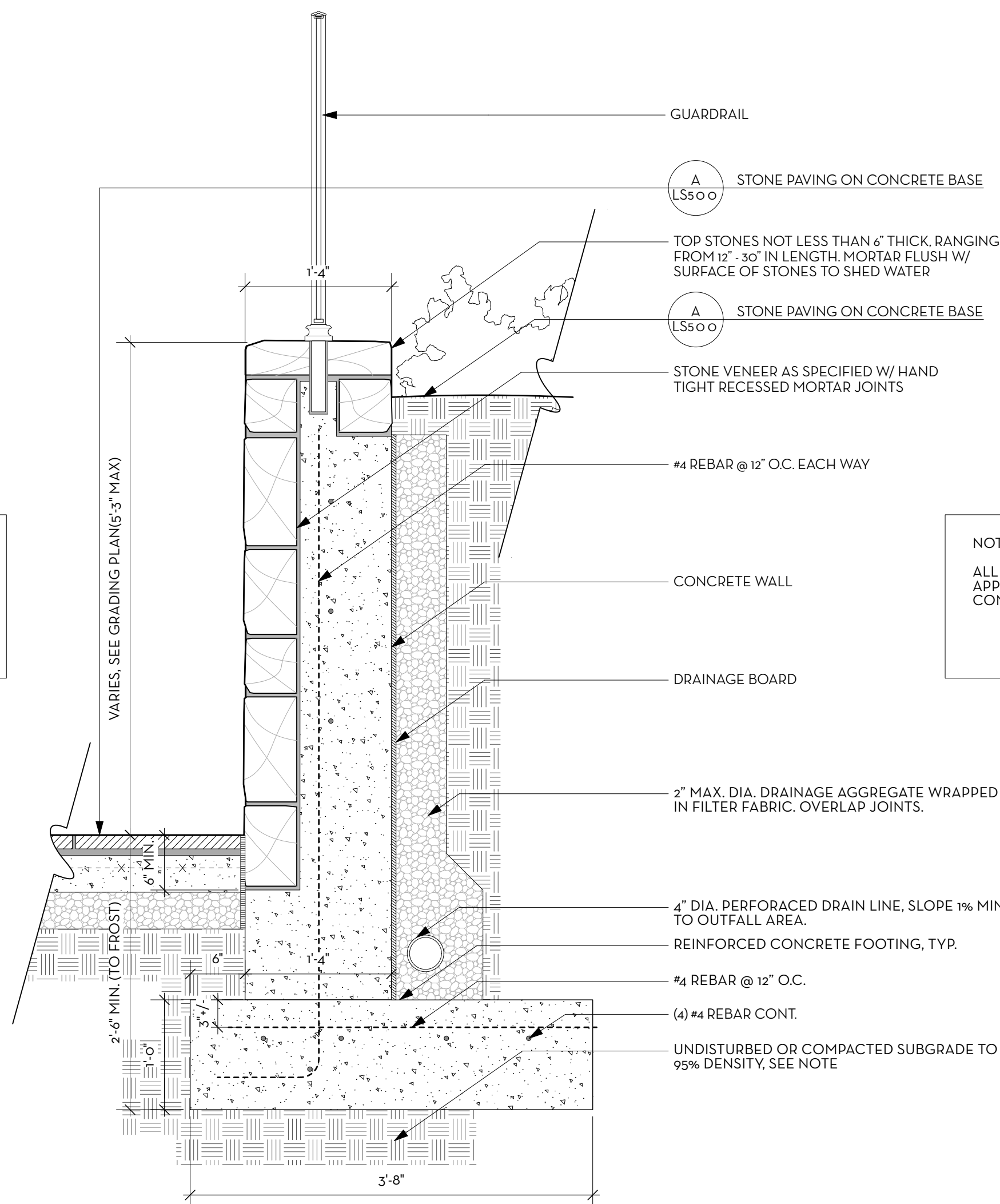
\*NOTE:  
 NUMBER OF RISERS VARIES. SEE GRADING PLAN FOR LOCATION, NUMBER OF RISERS AND RISER HEIGHTS

A STONE STEPS WITH STONE RISERS  
 Scale: 1" = 1'-0"



NOTE:  
 ALL FOOTING SIZES AND REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

B1 STONE RETAINING WALL - CONDITION A  
 Scale: 1" = 1'-0"



NOTE:  
 ALL FOOTING SIZES AND REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

B2 STONE RETAINING WALL - CONDITION B  
 Scale: 1" = 1'-0"

If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply.  
 If this drawing is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.

Consultants:

--

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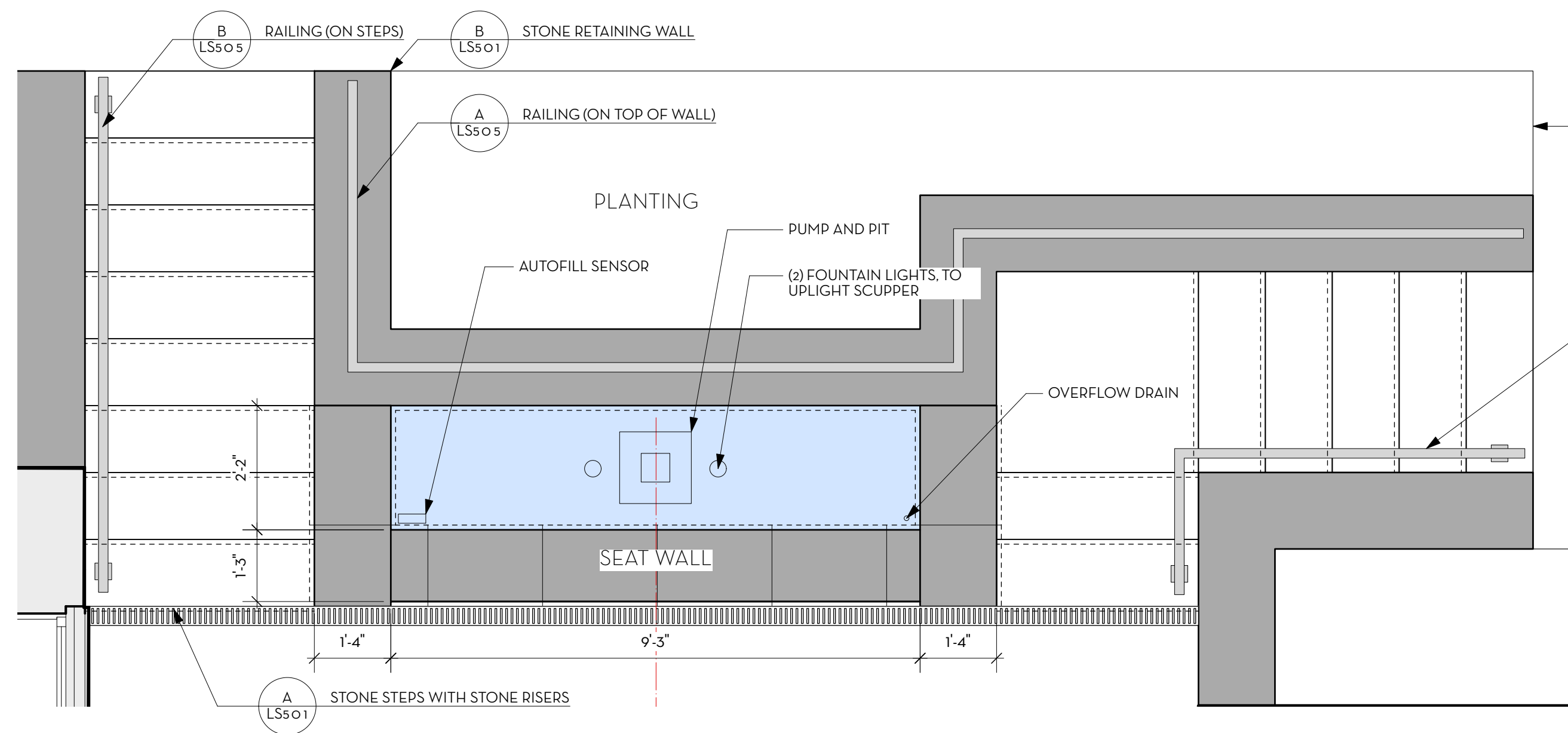
No.	Date	Description

Drawn By: MC Proj. Manager: LP  
 Approved By: KC

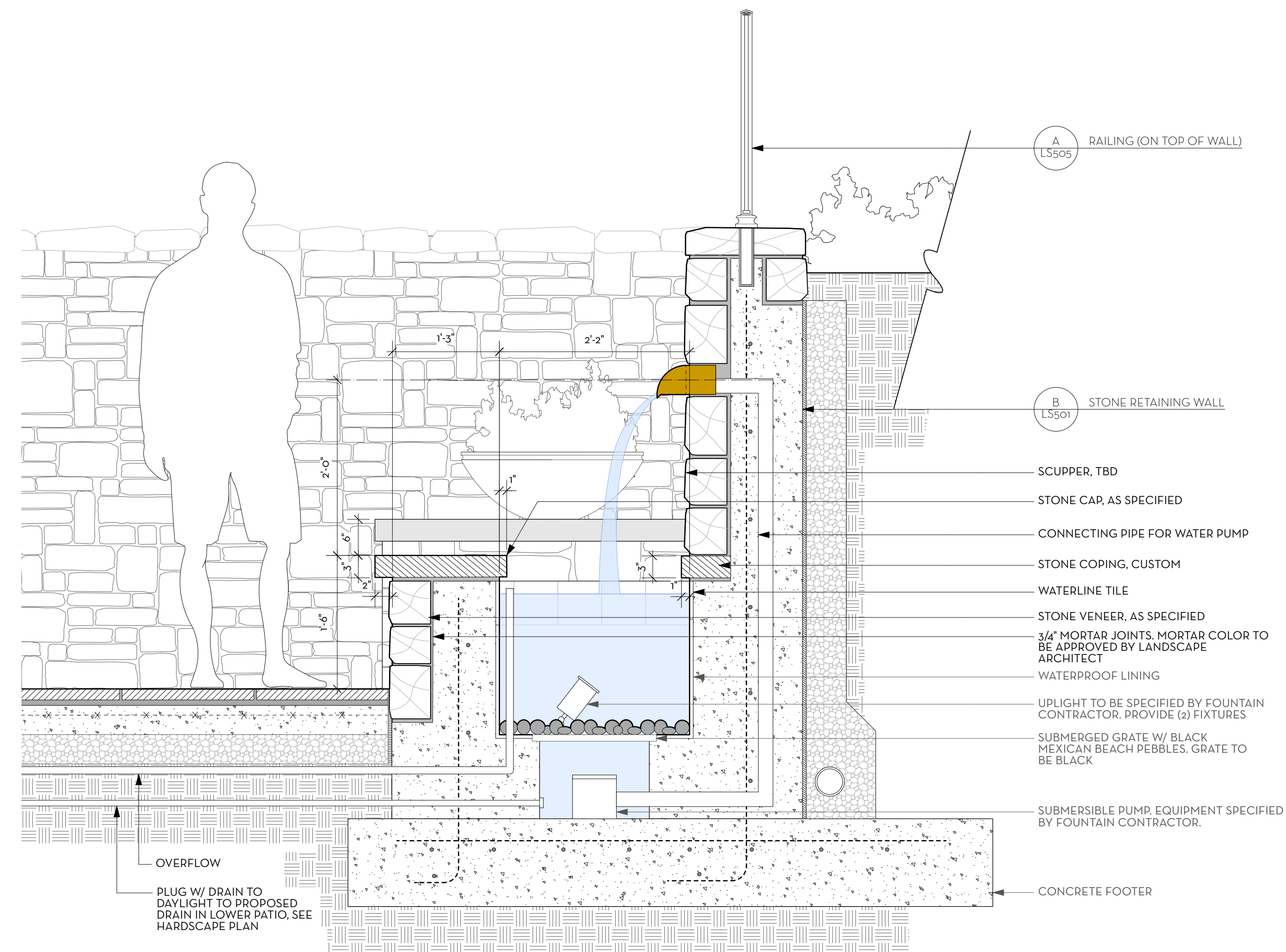
Scale: AS SHOWN

HARDSCAPE DETAILS  
 - WALLS, STEPS, PIERS

**LS501**

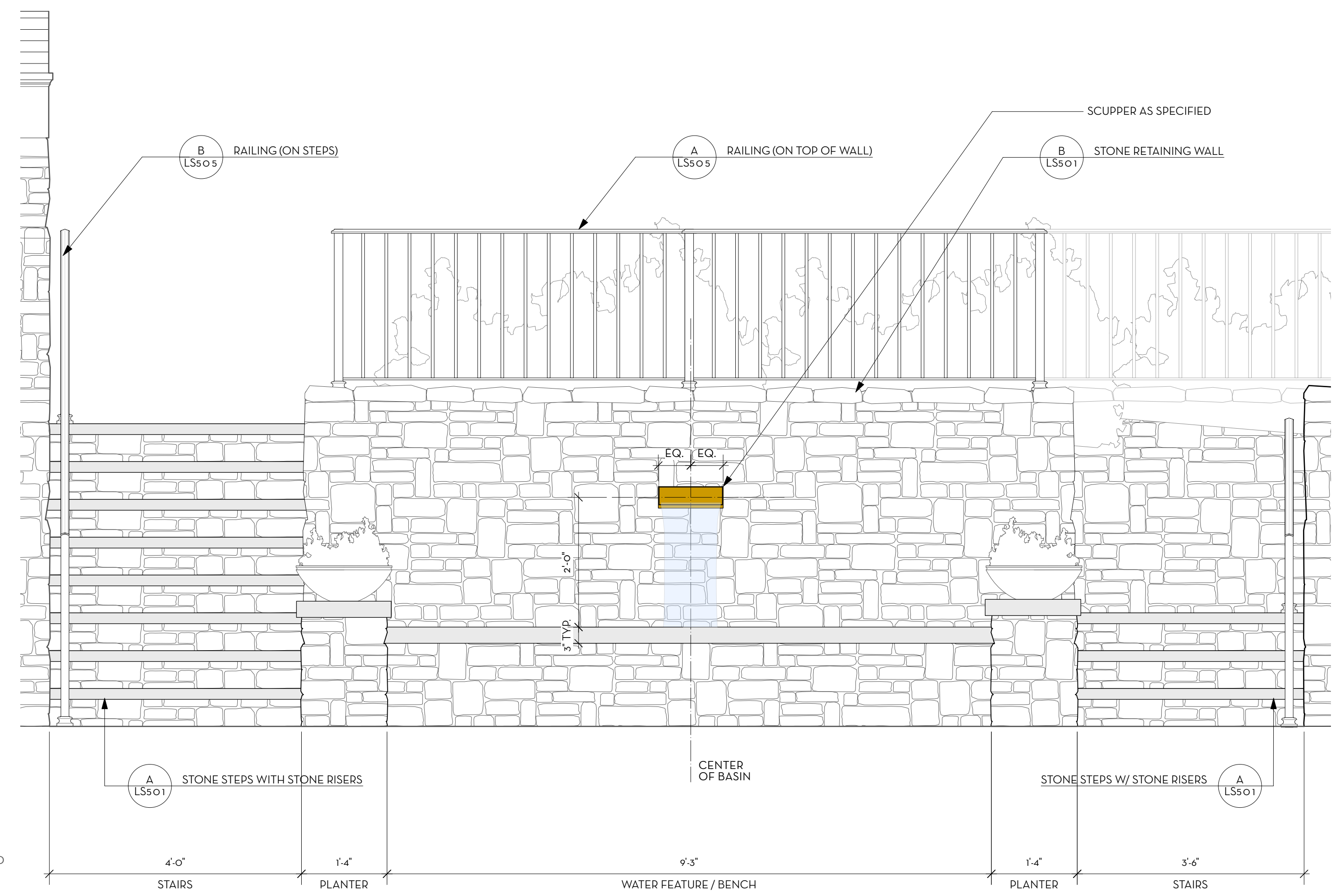


PLAN VIEW  
Scale: 1/2" = 1'-0"



SECTION VIEW  
Scale: 1" = 1'-0"

WATER FEATURE  
Scale: 1" = 1'-0"



ELEVATION VIEW  
Scale: 3/4" = 1'-0"

NOTE:  
1. ALL FOOTING SIZES AND REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.  
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION.  
3. WATERLINE TILE  
MANUFACTURER: CLASSIC POOL TILE  
PRODUCT: CT SLT 80 NATURAL SLATE  
COLOR: GREY  
SIZE: 6" X 6"  
4. FOUNTAIN BASIN FINISH TO BE DARK GREY OR BLACK WATERPROOFING.  
NOTE: CONTRACTOR TO PROVIDE TILE AND FINISH SAMPLES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

**CHLA**  
**CAMPION/HRUBY**  
111 Cathedral Street, Suite 100 | Annapolis, MD 21401  
O: 410.280.8850 campionhruby.com

Consultants:

Project #: 22155  
**KATZ RESIDENCE**  
7 W. Kirke Street  
Chevy Chase, MD 20815  
10 AUGUST 2023  
**PERMIT DOCUMENT**

No.	Date	Description

Drawn By: MC Proj. Manager: LP  
Approved By: KC  
Scale: AS SHOWN

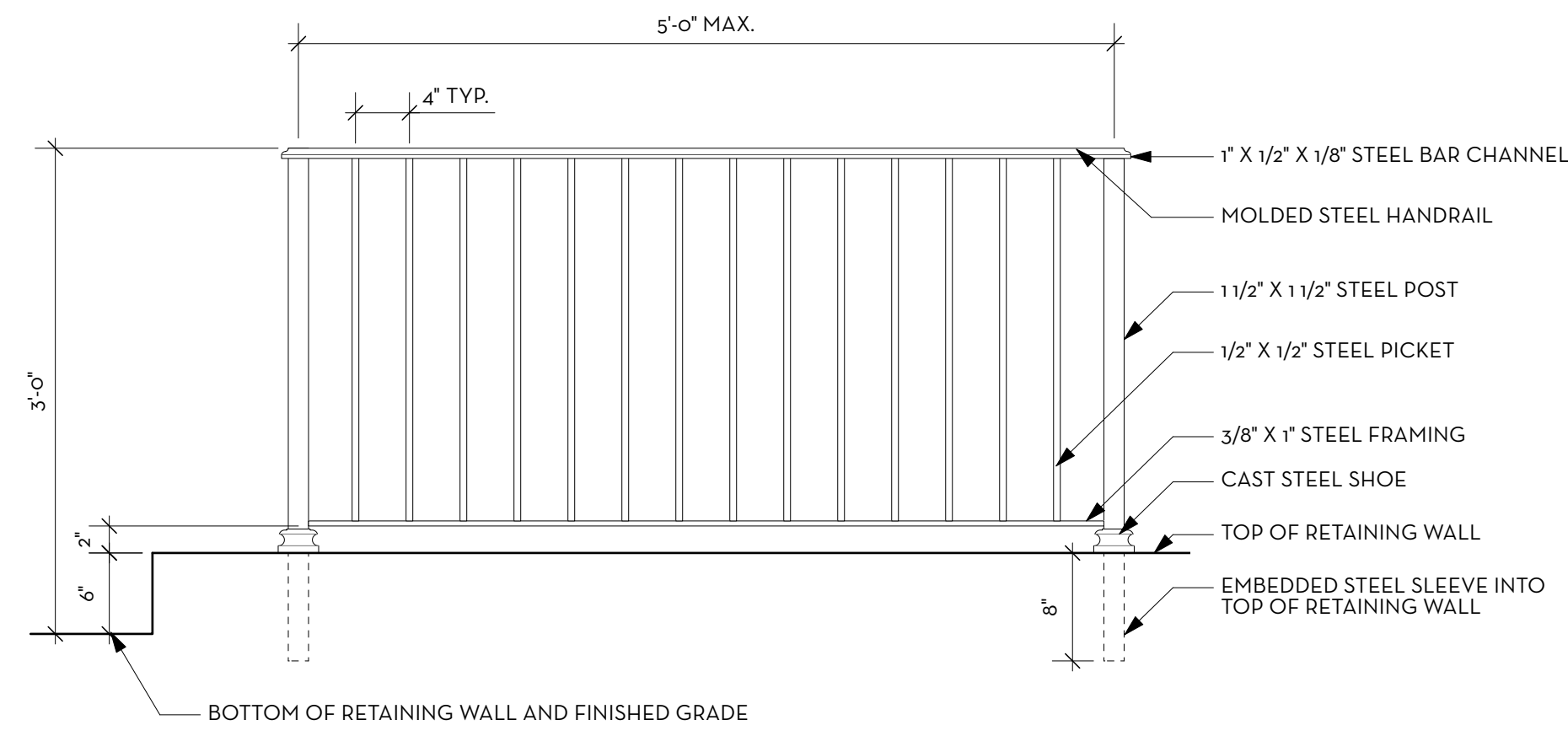
**HARDSCAPE DETAILS - WATER FEATURE**

**LS503**

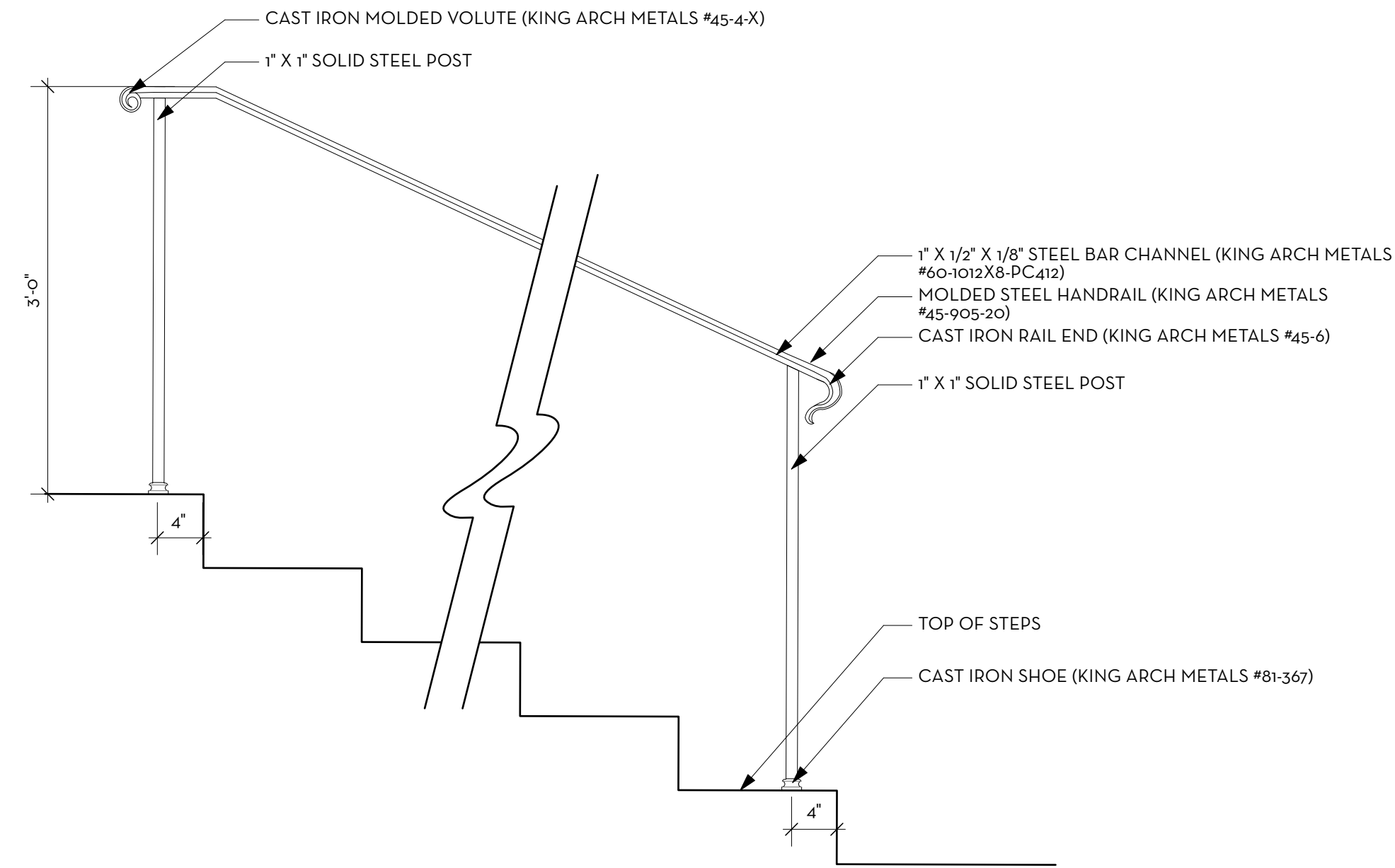
If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply.  
If this drawings is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.

NOTE:

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION



A RAILING (ON TOP OF WALL)  
Scale: 1" = 1'-0"



B RAILING (ON STEPS)  
Scale: 1" = 1'-0"

CHLA

CAMPION/HRUBY

111 Cathedral Street, Suite 100 | Annapolis, MD 21401

O: 410.280.8850 campionhruby.com

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RESIDENCE

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10 AUGUST 2023

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No.	Date	Description

Drawn By: MC Proj. Manager: LP  
Approved By: KC

Scale: AS SHOWN

HARDSCAPE DETAILS  
- METAL

LS505