

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-----------------------|--|-----------------------|---------------|
| Address: | 5815 Cedar Parkway, Chevy Chase | Meeting Date: | 3/11/2026 |
| Resource: | Contributing Resource (Chevy Chase Village Historic District) | Report Date: | 3/4/2026 |
| Applicant: | Lori Weinstein | Public Notice: | 2/25/2026 |
| Review: | HAWP | Tax Credit: | no |
| Permit Number: | 1148430 | Staff: | Dan Bruechert |
| Proposal: | Building Additions and Window Replacement | | |

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1918



Figure 1: The subject property is near the western edge of the historic district.

BACKGROUND

On September 25, 2008, the HPC approved a HAWP to demolish a non-historic addition on the right side of the subject property and construct a new two-story addition in its place.¹ The proposal under consideration for this HAWP includes alteration of this non-historic addition.

PROPOSAL

The applicants propose to construct a rear dormer and rear addition at the subject 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.

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 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.

¹ The project file for the 2008 HAWP is available here:
https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640009/Box074/35-13-080_Chevy%20Chase%20Historic%20District_5815%20Cedar%20Parkway_09-25-2008.pdf.

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

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

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- 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.
- 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.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

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
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of the Interior's Standards for Rehabilitation

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

#5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

#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 two story, clapboard sided, side gable Colonial Revival House. There is a historic two-story projection on the left side and a non-historic addition on the right side. On the rear, there is a non-historic one-story addition with contemporary porches to either side.

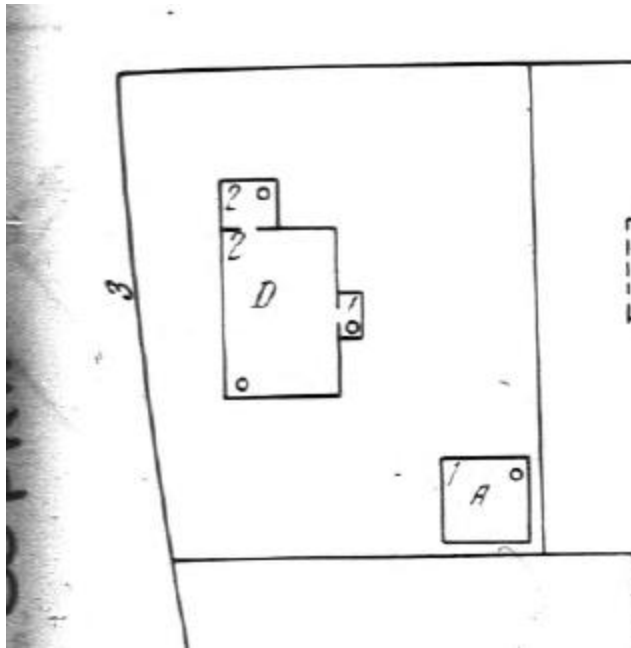


Figure 2: 1927 Sanborn map showing a small one-story porch in the location of the rear addition.

The applicant proposes to construct a two-story rear gable addition off of the historic block of the house and a shed-roofed dormer on the rear of the 2008 addition. Staff finds the additions' overall effect to the surrounding district will be minimal and recommends the HPC approve the HAWP.

Shed Roof Dormer

On the rear roof slope of the 2008 right (south) addition, the applicant proposes to install a shed-roofed dormer. The dormer will be 13' 10 3/8" (thirteen feet, ten and three-eighths inches) wide, which will leave a 2' (two feet) of the existing slate roof exposed on the south side. The addition will be sided with wood clapboards to match the existing siding, with a standing seam metal roof. The rear elevation will have three windows, an 8/8 sash window and a six-lite fixed window. The proposed windows are Marvin Elevate windows which are a fiberglass clad wood window with exterior and interior grilles and a spacer bar between the panes of glass.

Staff finds the southwest corner of the proposed dormer will be partially visible from the public right of way. Under a moderate scrutiny level of review, Staff finds the proposed dormer will be installed above non-historic addition, so it will not have a significant impact on historic fabric and is appropriately scaled so it will not overwhelm the character of the historic house and surrounding historic district. Staff finds the design of the proposed is appropriate and recommends approval under 24A-8(b)(2) and (d); *Standards #2 and #9*, and the *Design Guidelines*.

Staff finds the proposed siding and standing seam roofing are compatible with the character of the house. The windows, which will not be at all visible from the public right-of-way are to be reviewed under lenient scrutiny. The *Guideline* for windows includes the recommendation that aluminum and vinyl windows should be discouraged. Staff finds the proposed Marvin Elevate windows are appropriate for two reasons. First, the windows are going into new openings on the rear of the house and will not impact any of the existing windows. The second reason Staff finds the proposed window to be appropriate is that the HPC recently evaluated this specific window for a HAWP in Takoma Park.² In evaluating the proposed window, the commissioners found that the factory finish of the window was not shiny like a vinyl window and was instead consistent with an aluminum-clad window; and would be an appropriate replacement in a situation where the historic windows had previously been removed. Commissioners additionally found the profiles had the appropriate depth. In general, Staff finds the quality of finish on aluminum and some synthetic windows has improved substantially from 1991, when the *Guideline* for windows was adopted, but still encourages the HPC to evaluate window specifications on a case-by-case basis. Staff finds the proposed materials are appropriate under 24A-8(b)(2) and (d); *Standards #2 and #9*, and the *Design Guidelines*.

Rear Gable Addition

In the middle of the rear elevation, the applicant proposes to construct a second story above the non-historic first story addition. The rear gable addition measures 16' 9" × 12' 1" (sixteen feet, nine inches wide by twelve feet, one inch deep) and will raise the rear facing gable by approximately 2' (two feet). Like the rear dormer, the rear gable addition will be sided with wood clapboards. The rear gable roof will be covered with slate to match the existing side gable roof. The rear elevation of the proposed gable addition has a Chicago window and smaller eight-lite casement window above. On the north and south elevations will each have one 8/8 sash window. All the windows will be Marvin Elevate windows.

Due to the addition's location on a corner lot, the proposed rear gable addition will be partially visible from the public right-of-way. However, Staff finds the placement in the middle of the rear elevation will minimize the addition's visual impact on the surrounding historic district.

² The recording of the HAWP hearing for the window replacement at 7130 Carroll Ave., Takoma Park is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=344bf4d5-b022-11f0-8df7-005056a89546.

Staff finds the simple design of the rear gable addition will not detract from the overall character of the historic portion of the house and will not overwhelm the historic construction. Additionally, Staff finds the gable form and wood and slate exterior will help the addition to blend in with the rest of the house. Staff finds the design and form of the proposed rear addition are appropriate and generally consistent with the guidance provided in 24A-8(b)(2) and (d); *Standards #2 and #9*, and the *Design Guidelines*.

As with the windows on the rear dormer, Staff finds the proposed windows are appropriate as they will be minimally visible from the right-of-way and are not replacing historic fabric.

Window Replacement

On the rear elevation, the applicant proposes to remove two windows on the second floor and two windows in the attic level. The second-floor windows are six-lite casements and the windows in the attic are 6/6 sash windows. The 2008 HAWP approval included the installation of the six-lite casement windows. Documentation provided in the application is not sufficient to determine if the attic windows are historic or later replacements. The applicant proposes to install new six-lite casement windows on the second floor but only proposes to install a single 6/6 sash window in the attic. This window replacement will accommodate the eave of the proposed rear gable addition, discussed above.

Due to their location in the middle of the rear elevation, Staff finds the subject windows are not visible from the public right-of-way. Under a lenient scrutiny level of review, Staff finds removing the existing windows is acceptable under the *Design Guidelines*. The two windows on the second-floor are not historic, so their removal and replacement will not impact any historic fabric, and the replacement windows will match the appearance of the existing. Staff finds their removal and replacement is appropriate under the *Design Guidelines*. These windows are on the rear elevation and are on the third floor, at a height that makes details much more difficult to see.

As with the discussion of Marvin Elevate windows above, Staff finds the proposed replacement window is appropriate on the rear elevation of the subject property and recommends the HPC approve the window replacement under 24A-8(b)(2) and (d); *Standards #2 and #9*, and the *Design Guidelines*.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application; 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 and #9*;

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 to schedule a follow-up site visit.

WEINSTEIN RESIDENCE

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ARCHITECTURE | INTERIORS | CONSTRUCTION

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| Schematic Design Set | Jan 14, 2026 |
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| Historic Consultation Set | Jan 31, 2026 |
| Quote/Estimate Set | Feb 23, 2026 |
| Historic Review | Feb 18, 2026 |

DRAWN BY:
DATE: 2/18/2026

COVER SHEET

G-001

MATERIAL SYMBOLS

| | | | |
|------------------------|------------------------|----------------------|--------------------|
| EARTHWORKS: | EARTH / COMPACTED FILL | POROUS FILL / GRAVEL | |
| CONCRETE: | CAST - IN - PLACE | PRECAST CONCRETE | |
| MASONRY: | BRICK | CONCRETE BLOCK | |
| METAL: | ALUMINUM | STEEL / OTHER METALS | BRASS / BRONZE |
| WOOD: | FINISHED | ROUGH | BLOCKING |
| GLASS: | GLASS BLOCK | GLASS | GLASS ELEVATION |
| INSULATION: | BATT / LOOSE FILL | RIGID | SPRAY / FOAM |
| FINISHES: | METAL LATH & PLASTER | CARPET & PAD | GYPSUM WALLBOARD |
| ELEVATION INDICATIONS: | BRICK | CERAMIC TILE | CONCRETE / PLASTER |



DRAWING SYMBOLS

| | | | |
|--|-----------------------------|--|-------------------------------------|
| | DETAIL NUMBER | | SPOT ELEVATION SECTION OR ELEVATION |
| | DETAIL REFERENCE | | SPOT ELEVATION SECTION OR ELEVATION |
| | DRAWING NUMBER | | ELEVATION CHANGE |
| | SECTION REFERENCE | | DOOR NUMBER |
| | ELEVATION NUMBER | | WINDOW TYPE |
| | BUILDING ELEVATION | | CUSTOM MILLWORK |
| | INTERIOR ELEVATION | | REVISION NUMBER |
| | DRAWING NUMBER | | SHEET NOTES |
| | LAYOUT NUMBER | | APPLIANCE NUMBER |
| | MULTIPLE INTERIOR ELEVATION | | |
| | ELEVATION NUMBER | | |
| | CENTER LINE | | |
| | PROPERTY LINE | | |
| | MATCH LINE | | |
| | CONSTRUCTION ABOVE | | |
| | HIDDEN CONSTRUCTION | | |

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ZONING

| | | |
|----------------------|-------------|--------------------|
| ZONE | R-60 | |
| Front Setback | 25' | Existing unchanged |
| Side Setback | 8' | Existing unchanged |
| Sum of Side Setbacks | 18' | Existing unchanged |
| Rear Setback | 20' | Existing unchanged |

LIST OF DRAWINGS

| | |
|-------|------------------------------|
| G-001 | COVER SHEET |
| A-000 | EXISTING BASEMENT FLOOR PLAN |
| A-001 | FIRST FLOOR DEMOLITION PLAN |
| A-002 | SECOND FLOOR DEMOLITION PLAN |
| A-003 | ATTIC DEMOLITION PLAN |
| A-004 | ROOF DEMOLITION PLAN |
| A-101 | PROPOSED FIRST FLOOR PLAN |
| A-102 | PROPOSED SECOND FLOOR PLAN |
| A-103 | PROPOSED THIRD FLOOR PLAN |
| A-104 | PROPOSED ROOF PLAN |
| A-201 | ELEVATIONS |
| A-202 | ELEVATIONS |
| A-301 | BUILDING SECTIONS |
| A-501 | SPECS |
| A-502 | VIEWS |
| A-601 | SCHEDULES |
| E-101 | SECOND FLOOR ELECTRICAL PLAN |

REVISIONS

PROJECT SUMMARY

Project Location: 5815 Cedar Pkwy, Chevy Chase MD 20815 USA
 Lot Description: Lot P9, Block 29, Chevy Chase Sec 2, Chevy Chase Village
 Site Area: 12,437 sq. ft.
 Owner: 2018 Weinstein Family GST Trust
 Weinstein Lori Trustee ET AL

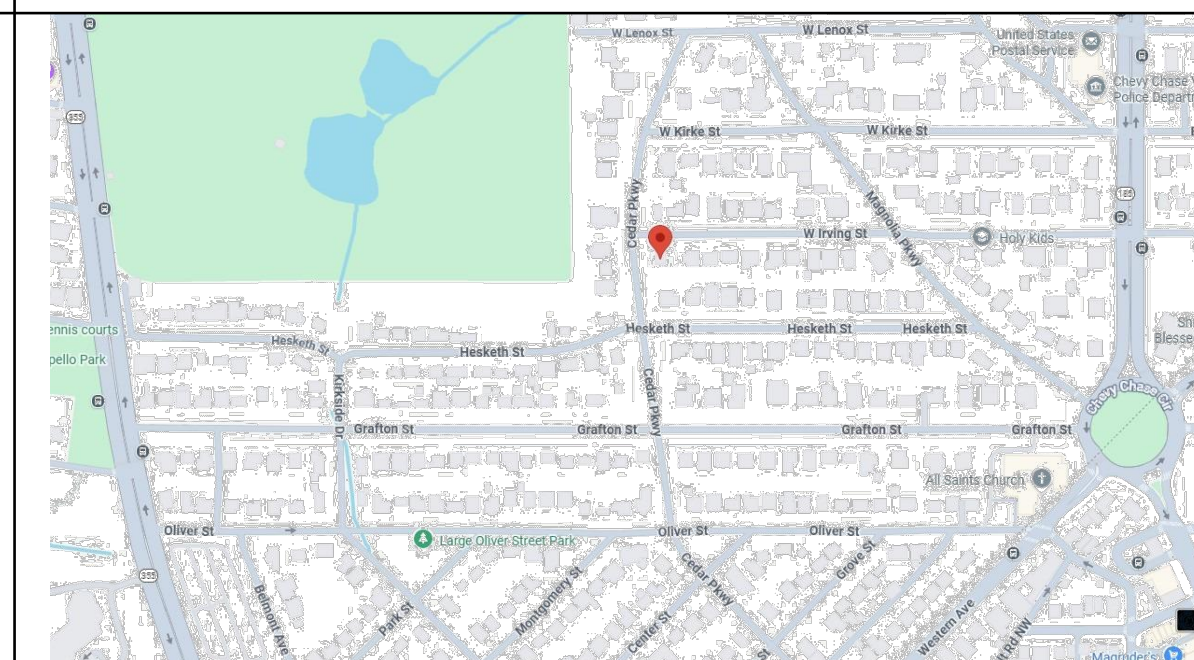
SCOPE OF DESIGN
 Design of a 2nd level bedroom and bathroom addition over the existing Kitchen and Covered Porch below. No added footprint.

CODE INFO

2021 INTERNATIONAL BUILDING CODE ER 13-24 W/ MONTGOMERY COUNTY CODE CHAPTER 8 BUILDINGS, LOCAL BUILDING CODE AMENDMENTS, AND LOCAL EXISTING BUILDING CODE AMENDMENTS
 2021 INTERNATIONAL ENERGY CONSERVATION CODE

LOADS, IRC 2021 & MONTGOMERY COUNTY AMENDMENTS
 LIVE LOADS:
 LIVING AREA: 40 PSF
 ROOF: 30 PSF
 LATERAL LOADS:
 WIND PER IRC 115 MPH

VICINITY MAP

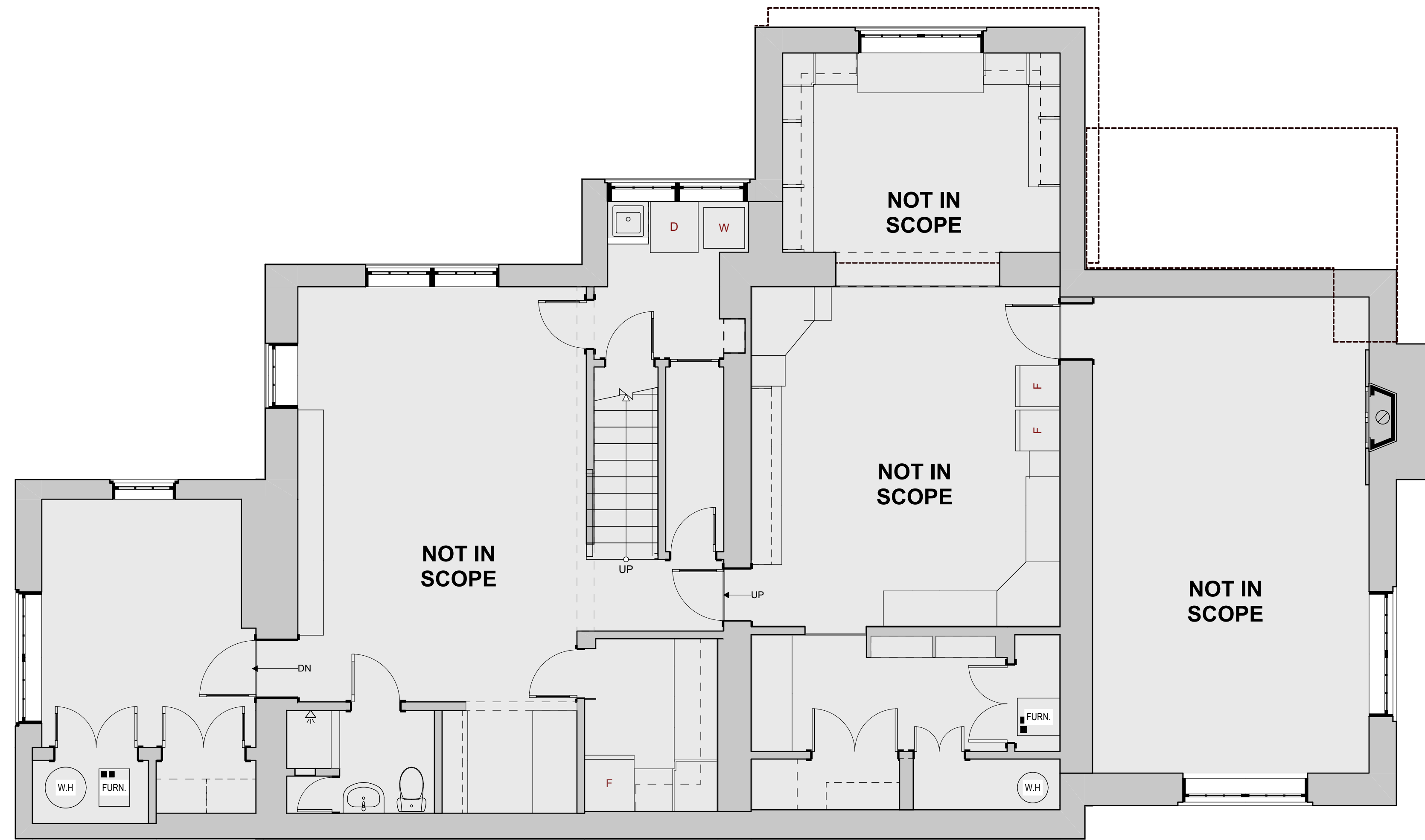


HISTORIC REVIEW SET

G-001

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1
A-000 **BASEMENT FLOOR PLAN - EXISTING**
SCALE: 1/4" = 1'-0"

- GENERAL DEMO PLAN NOTES:
1. PROTECT ALL FLOORS, WALLS, CEILINGS, AND FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
 2. - - - - - TO BE REMOVED.
 3. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED.
 4. PROVIDE TEMPORARY SHORING AS REQUIRED.

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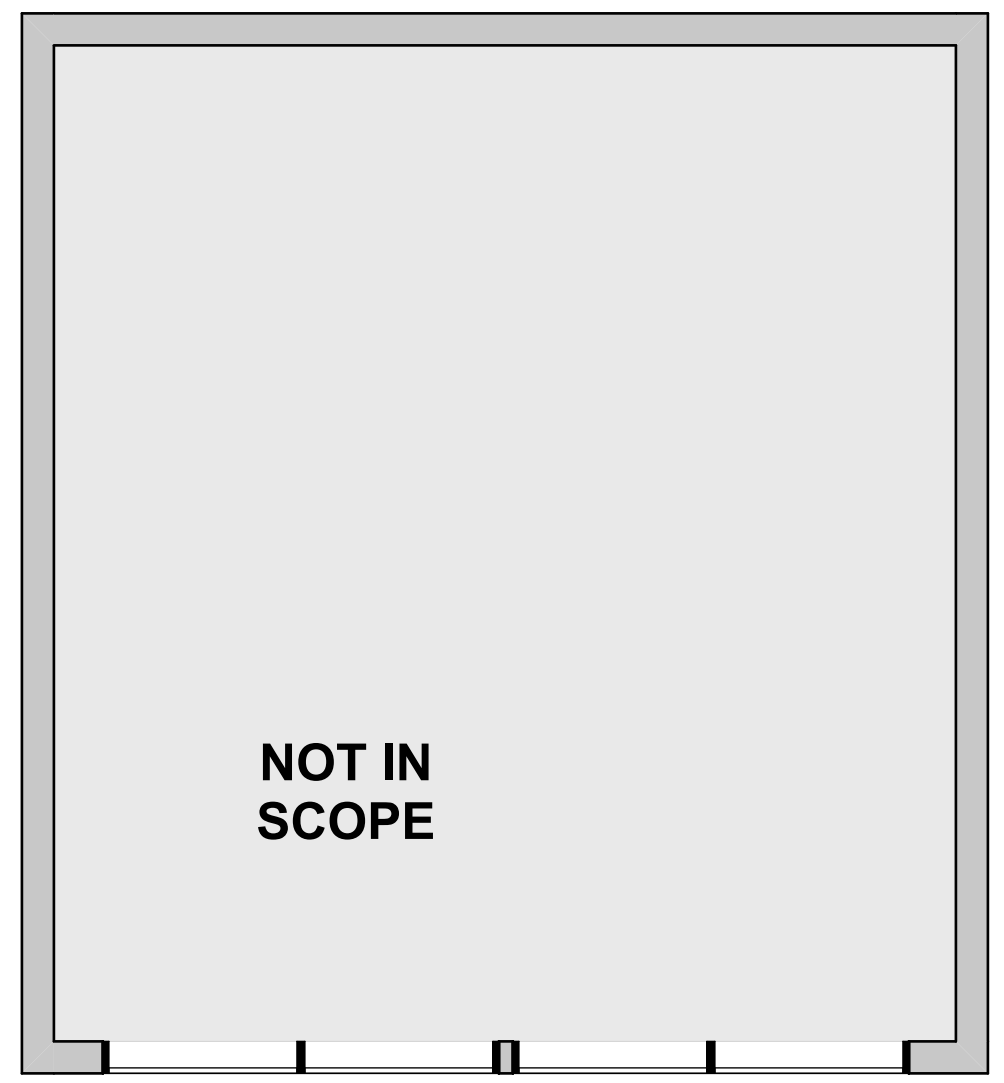
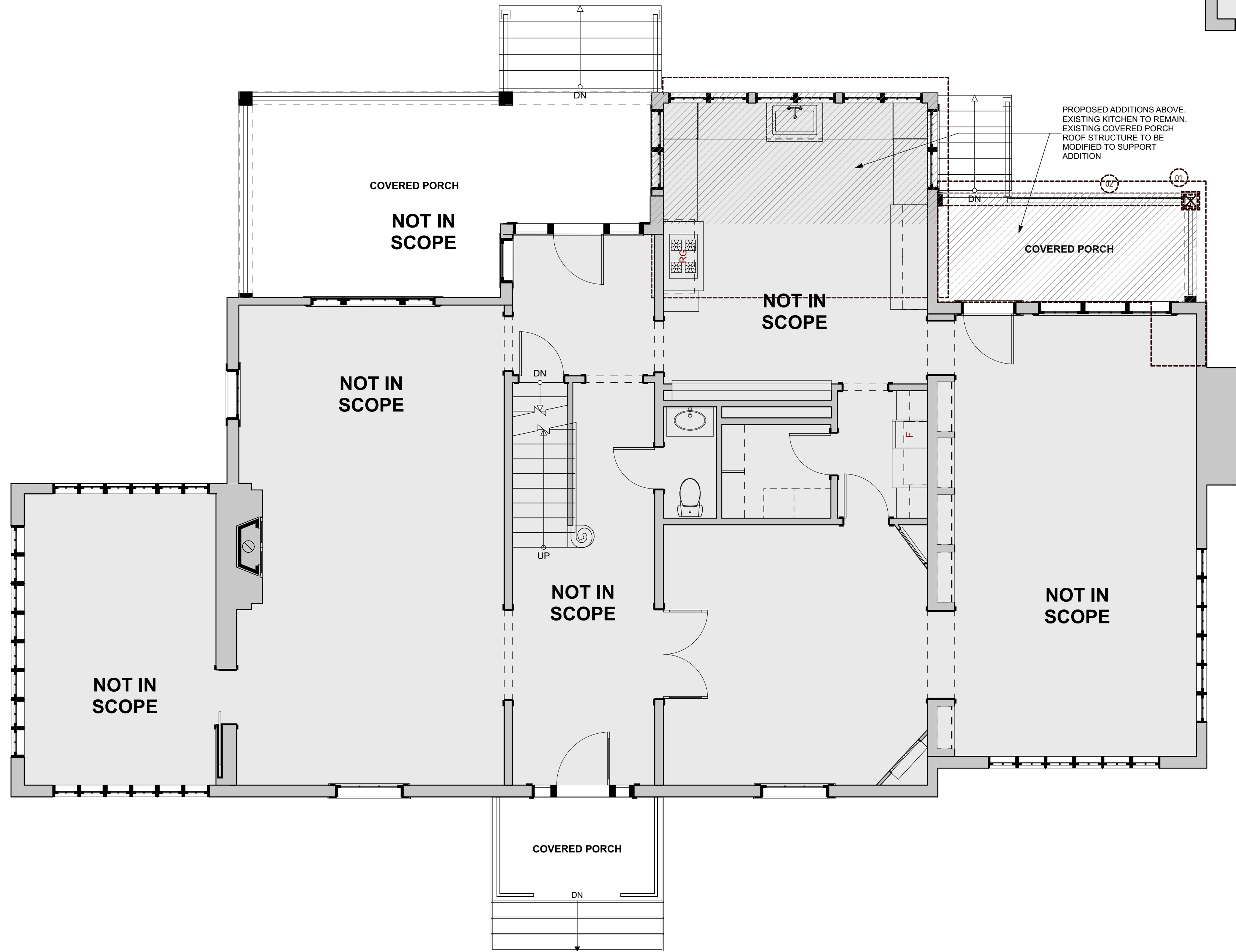
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EXISTING BASEMENT FLOOR PLAN

A-000

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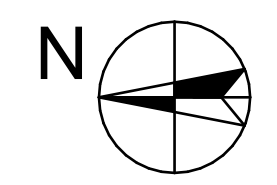


GENERAL DEMO PLAN NOTES:

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2. --- TO BE REMOVED.
3. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED
4. PROVIDE TEMPORARY SHORING AS REQUIRED.

| KEYNOTE 1ST FLOOR | |
|-------------------|-------------------------------|
| SYMBOL | NOTE |
| ⊙01 | DEMO EXISTING COLUMN AND BEAM |
| ⊙02 | DEMO TRIMS |

1
A-001 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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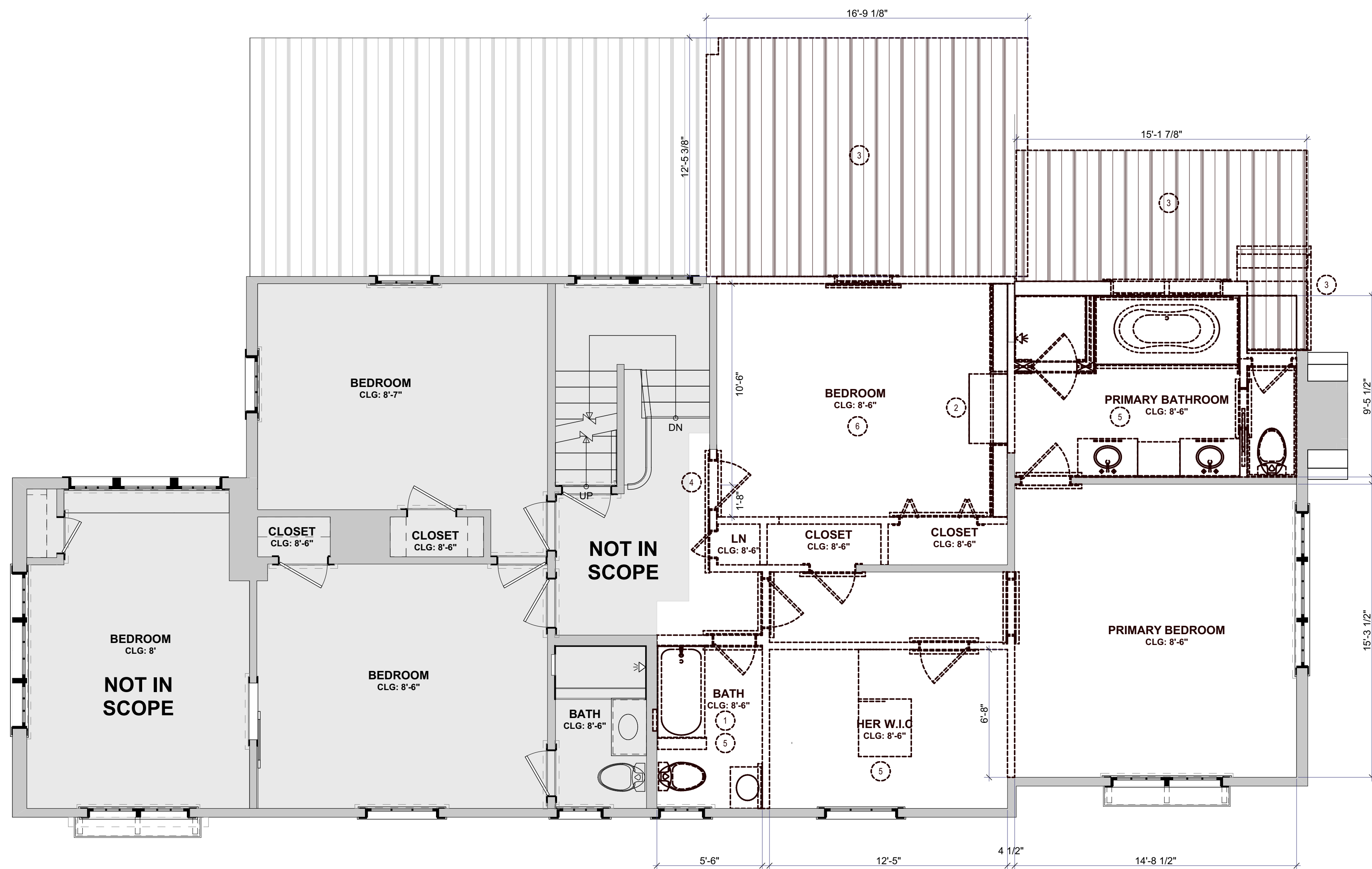
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FIRST FLOOR DEMOLITION PLAN

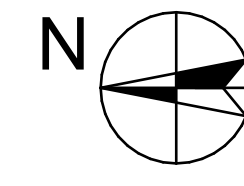
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1
A-002 **SECOND FLOOR DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"



GENERAL DEMO PLAN NOTES:

- PROTECT ALL FLOORS, WALLS, CEILINGS, AND FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
- TO BE REMOVED.
- CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED
- PROVIDE TEMPORARY SHORING AS REQUIRED.

KEYNOTE 2ND FLOOR

| SYMBOL | NOTE |
|--------|--|
| 1 | DEMO THE HALL BATH |
| 2 | DEMO THE BUILT-IN |
| 3 | DEMO THE ROOF |
| 4 | DEMO WALL TO CREATE WIDER OPENING |
| 5 | DEMO FLOOR |
| 6 | DEMO THE CEILING FOR NEW VAULTED CEILING |

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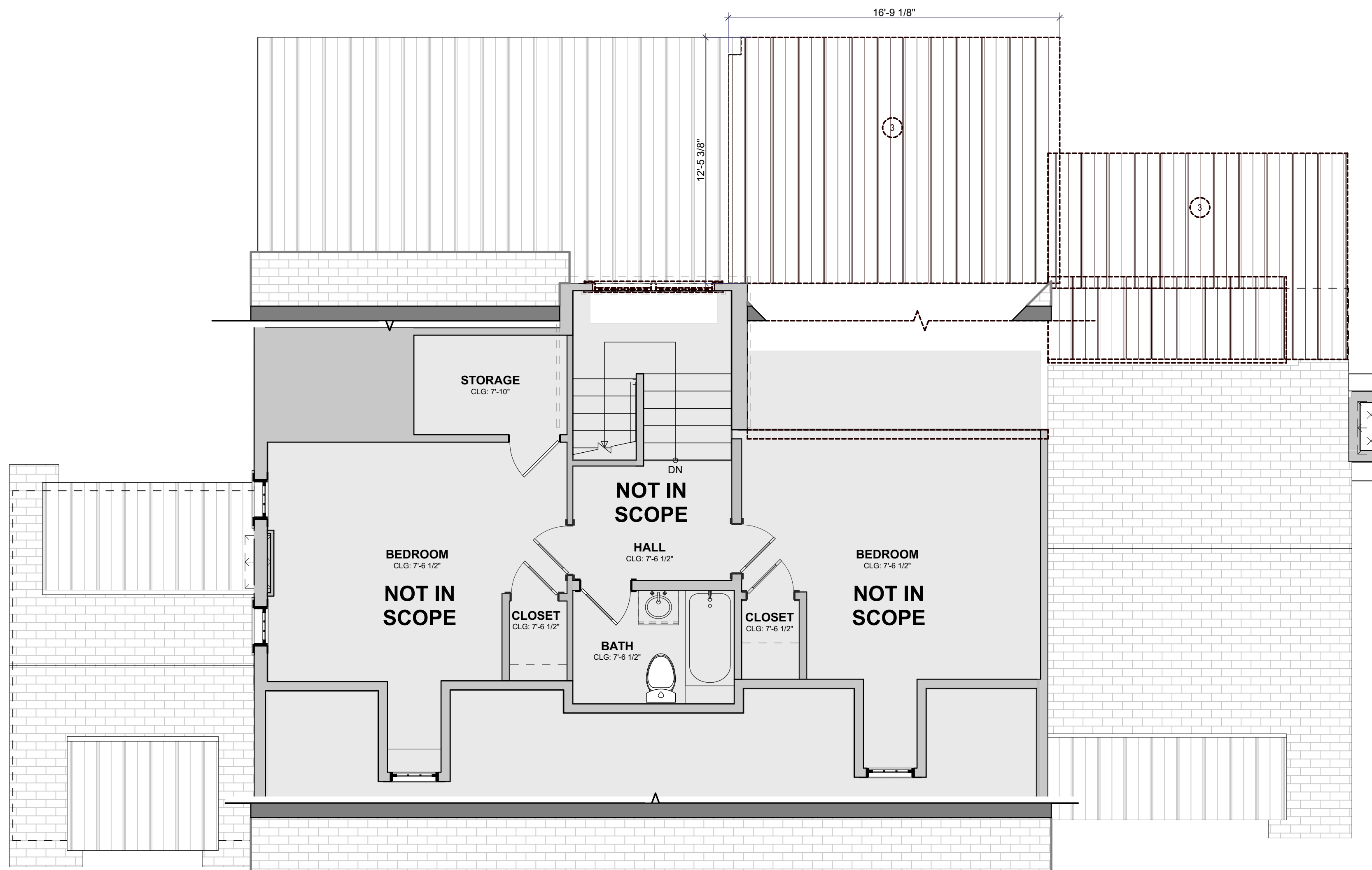
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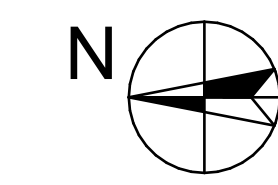
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| SHEET NUMBER | SECOND FLOOR DEMOLITION PLAN |
| | A-002 |

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2
A-003 **ATTIC DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"



GENERAL DEMO PLAN NOTES:

1. PROTECT ALL FLOORS, WALLS, CEILINGS, AND FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
2. TO BE REMOVED.
3. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED.
4. PROVIDE TEMPORARY SHORING AS REQUIRED.

KEYNOTE ATTIC

| SYMBOL | NOTE |
|--------|---------------|
| | DEMO THE ROOF |

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| | |
|-------------|------------------------------|
| SHEET TITLE | ATTIC DEMOLITION PLAN |
| | A-003 |

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1
A-004
ROOF DEMOLITON PLAN
SCALE: 1/4" = 1'-0"



| GENERAL DEMO PLAN NOTES: | |
|--|---------------|
| 1. PROTECT ALL FLOORS, WALLS, CEILINGS, AND FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION. | |
| 2. - - - - - TO BE REMOVED. | |
| 3. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED. | |
| 4. PROVIDE TEMPORARY SHORING AS REQUIRED. | |
| SYMBOL | NOTE |
| | DEMO THE ROOF |

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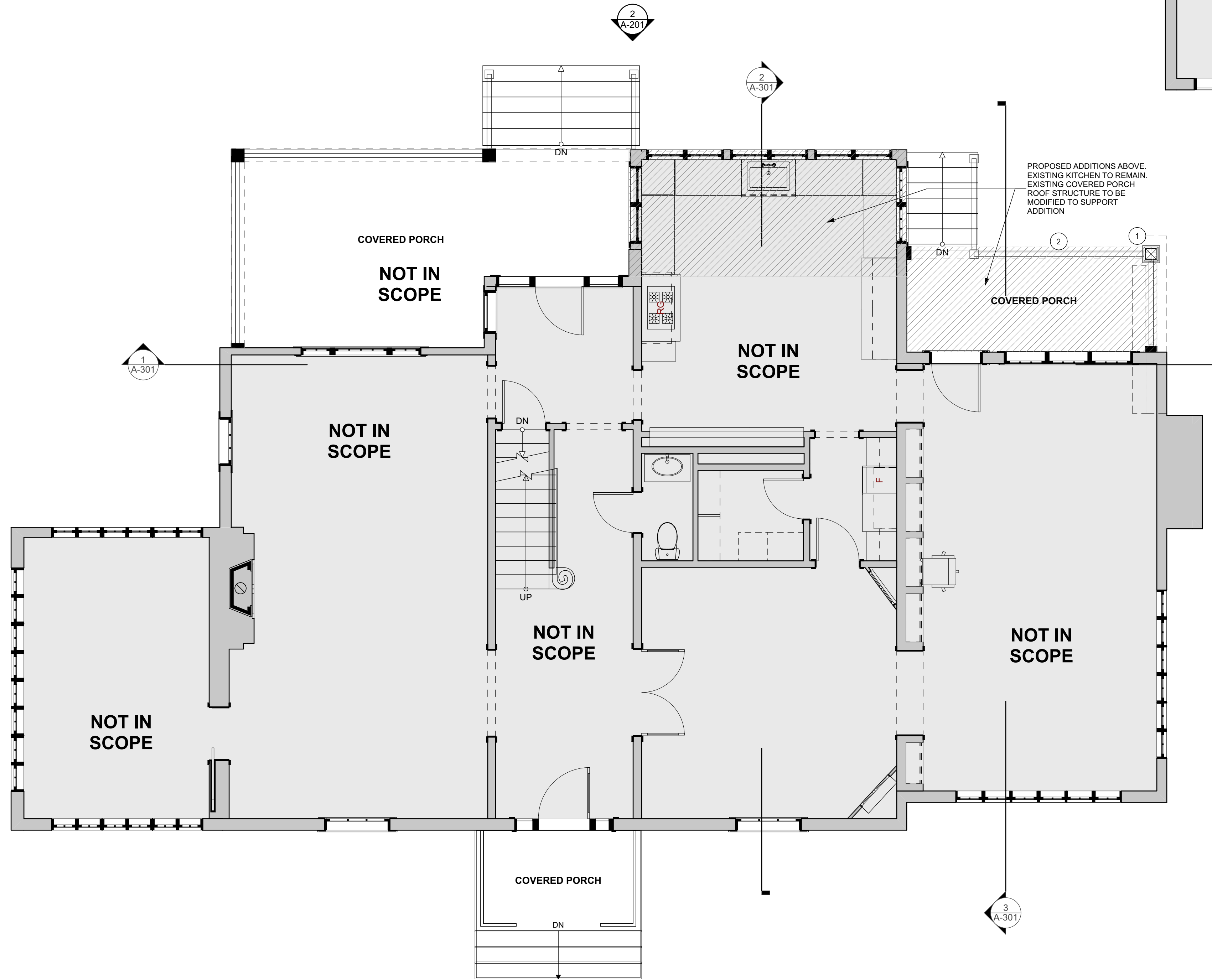
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| SHEET NUMBER | ROOF DEMOLITION PLAN |
| | A-004 |

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1
A-101 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

GENERAL ARCHITECTURE PLAN NOTES:

- DRAWINGS ARE GRAPHIC REPRESENTATIONS OF EXISTING CONDITIONS AND DESIGN INTENT. ACTUAL FIELD CONDITIONS MAY VARY FROM WHAT IS SHOWN.
- CEILING HEIGHT - FULL CEILING HEIGHT PER FLOOR IF NOT LISTED
- COORDINATE MECHANICAL LAYOUT WITH CONTRACTOR AND STRUCTURAL LAYOUT - SEE MEP AND STRUCTURAL PLANS FOR ADDITIONAL NOTES AND INFORMATION.
- WINDOW AND DOOR TRIM, BASE AND CROWN: SEE FINISH SCHEDULE.
- PROVIDE BLOCKING WITHIN WALLS AT WALL MTD. FIXTURES - TOWEL RACKS, SCONCES, CABINETS ETC. - AS REQUIRED.
- GLASS SHOWERS ENCLOSURES
MINIMUM 3/8" THICK DOORS
MINIMUM 1/2" THICK STATIONARY PANELS

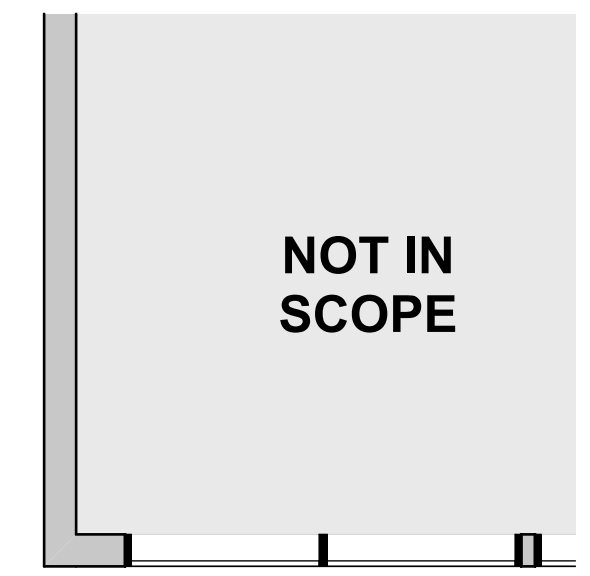
FRAMING

| | |
|--|-----------------|
| | WALLS TO REMAIN |
| | NEW WALLS |
| | BEARING WALLS |

- EXTERIOR WALLS 2x6 @ 16" O.C. U.O.N.; NON BEARING AND BEARING INTERIOR WALLS 2x6 @ 16" O.C. U.O.N.
- ENGINEERED STUDS AT CABINET WALLS, PLUMBING WALLS, STAIR WALLS
- ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. VERIFY ALL DIMENSIONS IN FIELD.

KEYNOTE 1ST FLOOR

| SYMBOL | NOTE |
|----------|--|
| 1 | NEW COLUMN AND BEAM |
| 2 | NEW TRIM WORK FOR EXISTING COVER PORCH |



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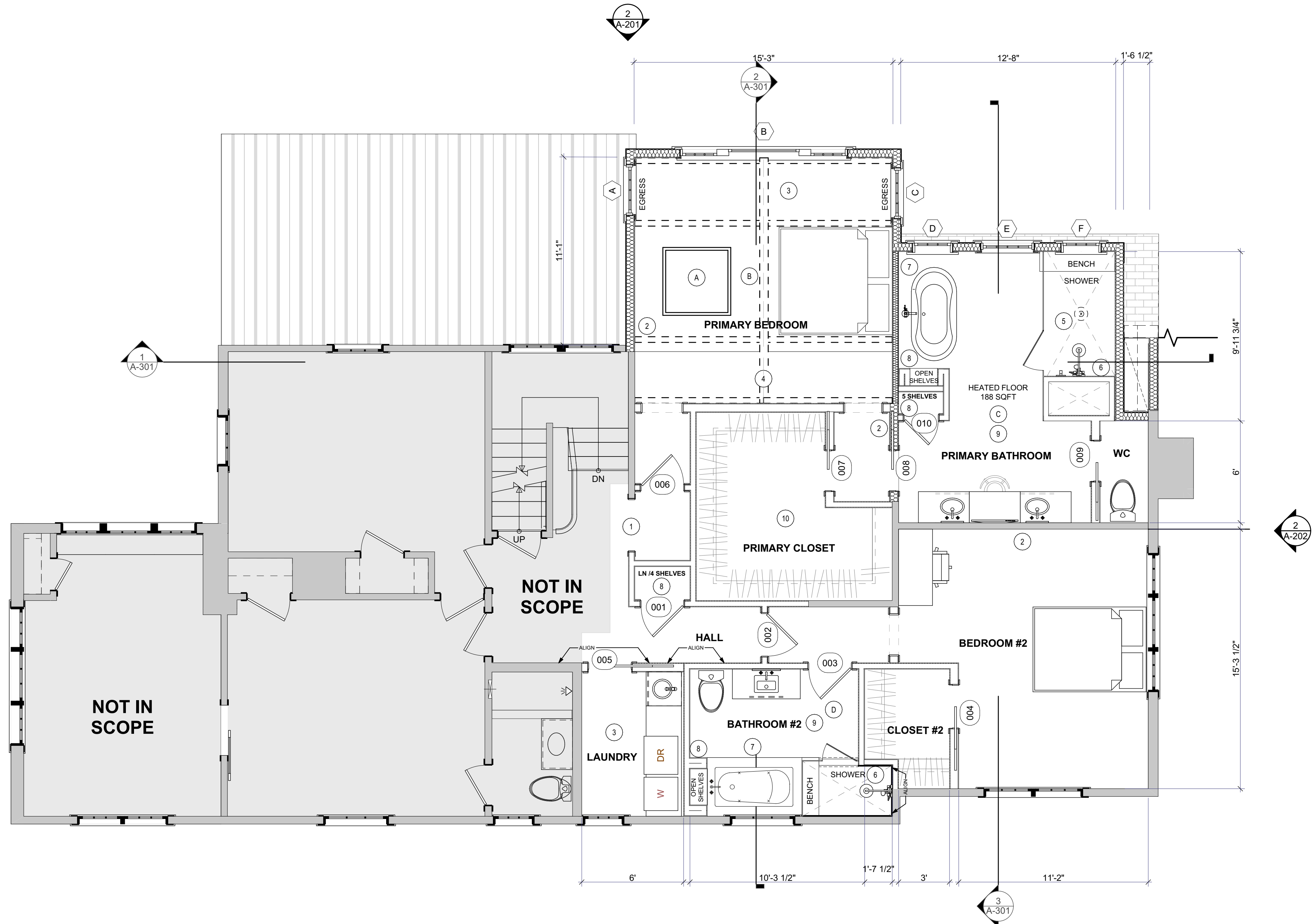
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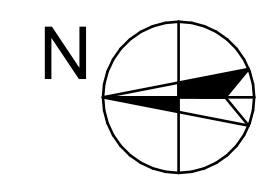
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| SHEET NUMBER | PROPOSED FIRST FLOOR PLAN |
| | A-101 |

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1
A-102
PROPOSED SECOND FLOOR PLAN - OPT. 3
SCALE: 1/4" = 1'-0"



GENERAL ARCHITECTURE PLAN NOTES:

- DRAWINGS ARE GRAPHIC REPRESENTATIONS OF EXISTING CONDITIONS AND DESIGN INTENT. ACTUAL FIELD CONDITIONS MAY VARY FROM WHAT IS SHOWN.
- CEILING HEIGHT - FULL CEILING HEIGHT PER FLOOR IF NOT LISTED.
- COORDINATE MECHANICAL LAYOUT WITH CONTRACTOR AND STRUCTURAL LAYOUT - SEE MEP AND STRUCTURAL PLANS FOR ADDITIONAL NOTES AND INFORMATION.
- WINDOW AND DOOR TRIM, BASE AND CROWN; SEE FINISH SCHEDULE.
- PROVIDE BLOCKING WITHIN WALLS AT WALL MTD. FIXTURES - TOWEL RACKS, SCONCES, CABINETS ETC. - AS REQUIRED.
- GLASS SHOWERS ENCLOSURES
MINIMUM 3/8" THICK DOORS
MINIMUM 1/2" THICK STATIONARY PANELS

FRAMING

| | |
|--|-----------------|
| | WALLS TO REMAIN |
| | NEW WALLS |
| | BEARING WALLS |

- EXTERIOR WALLS 2x6 @ 16" O.C. U.O.N.; NON BEARING AND BEARING INTERIOR WALLS 2x6 @ 16" O.C. U.O.N.
- ENGINEERED STUDS AT CABINET WALLS, PLUMBING WALLS, STAIR WALLS
- ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. VERIFY ALL DIMENSIONS IN FIELD.

KEYNOTE 2ND FLOOR

| SYMBOL | NOTE |
|--------|--|
| 1 | NEW WIDER CASED OPENING |
| 2 | SOUND INSULATED WALL |
| 3 | NEW HARD WOOD FLOORING |
| 4 | VAULTED CEILING |
| 5 | STEAM SHOWER |
| 6 | WALL NICHE PER INTERIOR ELEVATIONS |
| 7 | WALL PANELING PER ELEVATIONS |
| 8 | PAINTED WOOD SHELVES PER INTERIOR ELEVATIONS |
| 9 | NEW TILE FLOOR |
| 10 | EXISTING HARD WOOD PATCH AS NEEDED |

OPTIONS:

| | |
|---|--------------------------------|
| A | NEW SKYLIGHT WITH REMOTE SHADE |
| B | PAINTED WOOD BEAMS |
| C | HEATED FLOOR IN PRIMARY BATH |
| D | LOOK INTO INSULATION ISSUES |

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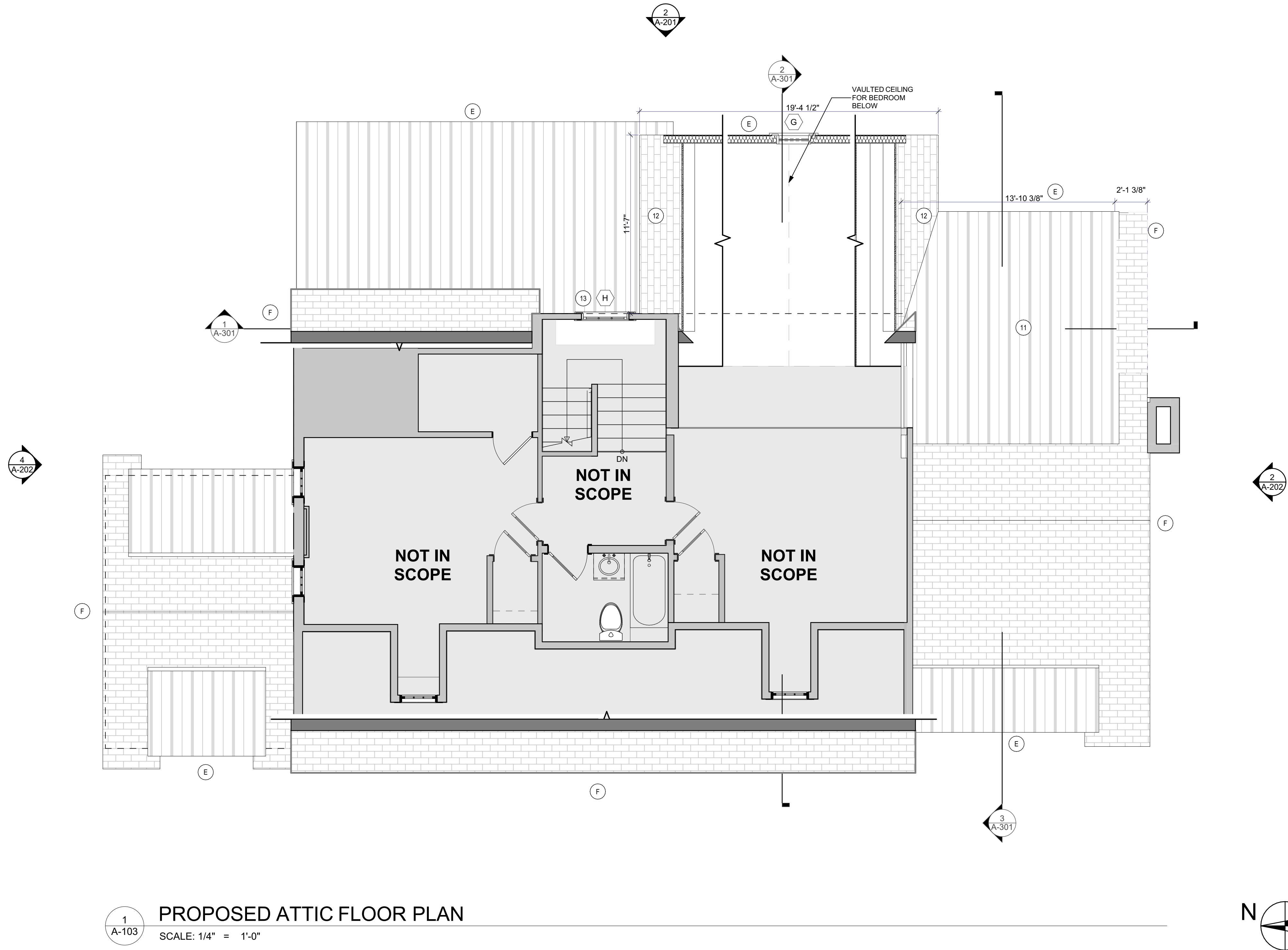
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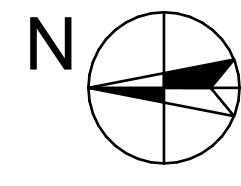
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| PROPOSED SECOND FLOOR PLAN | |
| A-102 | |

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1
A-103
PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



- GENERAL ARCHITECTURE PLAN NOTES:**
- DRAWINGS ARE GRAPHIC REPRESENTATIONS OF EXISTING CONDITIONS AND DESIGN INTENT. ACTUAL FIELD CONDITIONS MAY VARY FROM WHAT IS SHOWN.
 - CEILING HEIGHT - FULL CEILING HEIGHT PER FLOOR IF NOT LISTED
 - COORDINATE MECHANICAL LAYOUT WITH CONTRACTOR AND STRUCTURAL LAYOUT - SEE MEP AND STRUCTURAL PLANS FOR ADDITIONAL NOTES AND INFORMATION.
 - WINDOW AND DOOR TRIM, BASE AND CROWN; SEE FINISH SCHEDULE.
 - PROVIDE BLOCKING WITHIN WALLS AT WALL MTD. FIXTURES - TOWEL RACKS, SCONCES, CABINETS ETC. - AS REQUIRED.
 - GLASS SHOWERS ENCLOSURES
MINIMUM 3/8" THICK DOORS
MINIMUM 1/2" THICK STATIONARY PANELS
- FRAMING**
- WALLS TO REMAIN
 - NEW WALLS
 - BEARING WALLS
- EXTERIOR WALLS 2x6 @ 16" O.C. U.O.N.; NON BEARING AND BEARING INTERIOR WALLS 2x6 @ 16" O.C. U.O.N.
 - ENGINEERED STUDS AT CABINET WALLS, PLUMBING WALLS, STAIR WALLS
 - ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. VERIFY ALL DIMENSIONS IN FIELD.
- KEYNOTE ATTIC**
- | SYMBOL | NOTE |
|--------|------------------------------|
| 11 | NEW STANDING SEAM METAL ROOF |
| 12 | NEW BLUE GREY SLATE ROOF |
| 13 | FILL IN WALL FOR NEW WINDOW |
- OPTIONS:**
- | | |
|---|--|
| E | LOOK INTO REPLACING OR FIXING COPPER GUTTERS ON THE SHED ROOFS |
| F | LOOK INTO SNOW GUARDS ON THE SHED ROOFS |

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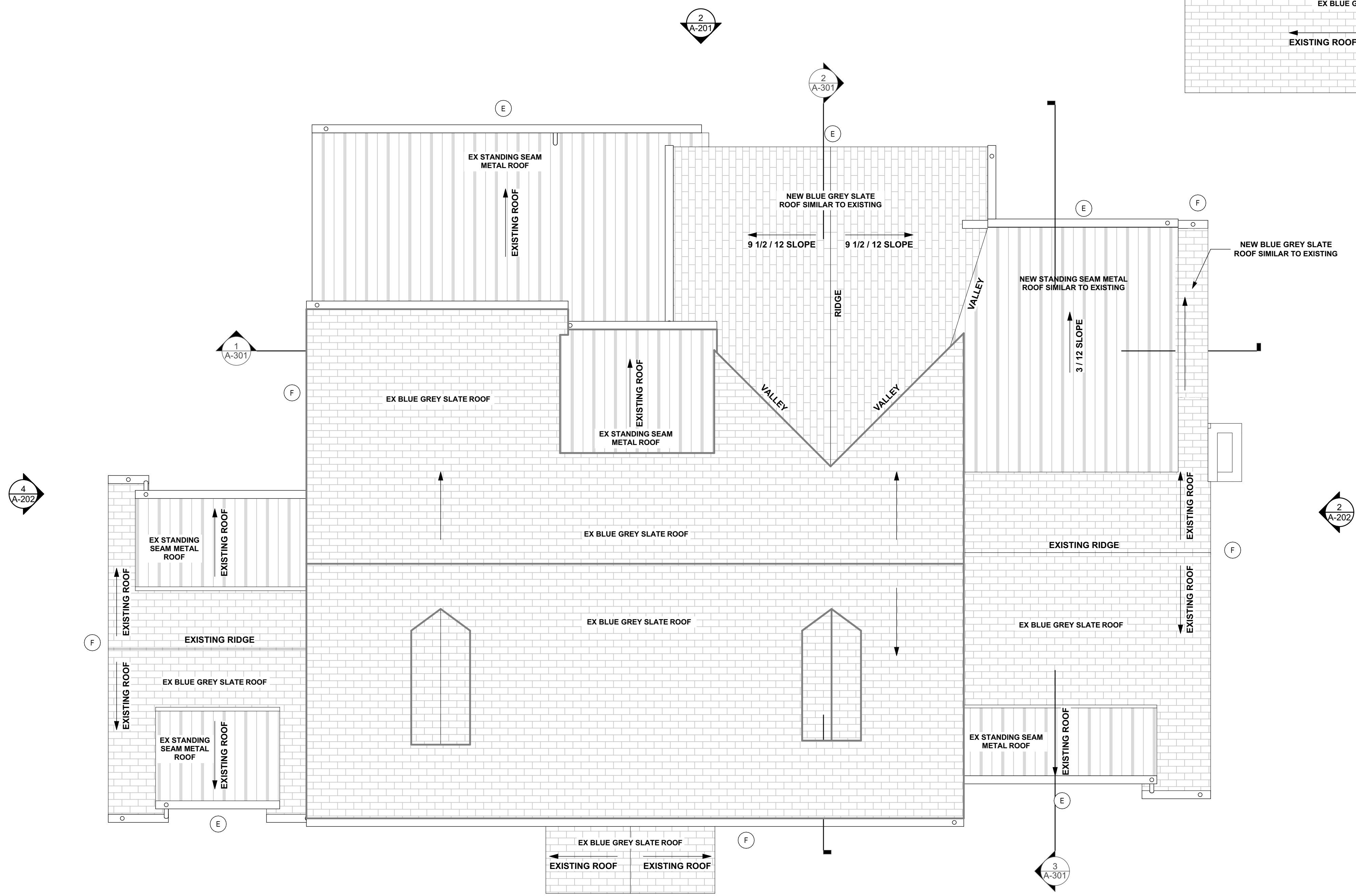
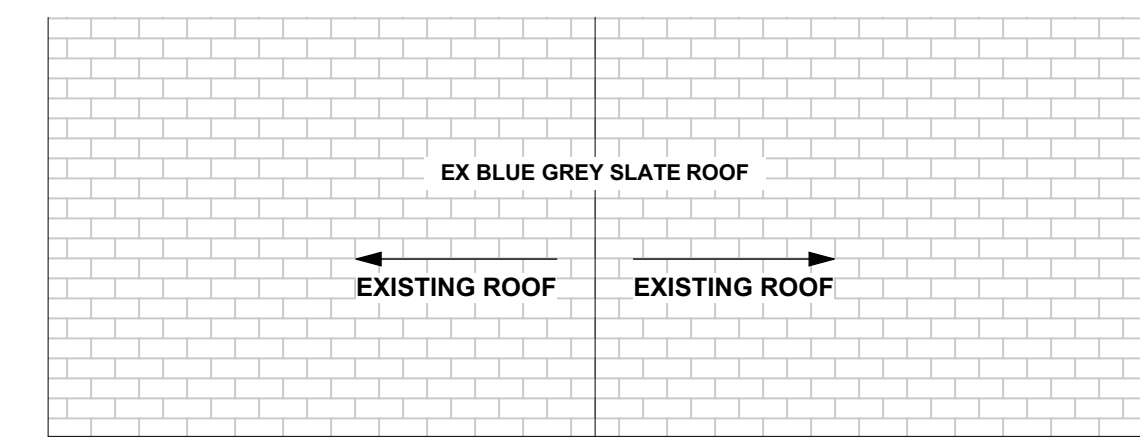
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| PROPOSED THIRD FLOOR PLAN |
| A-103 |

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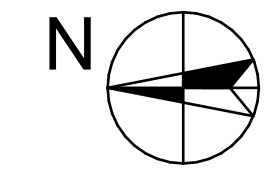
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| FRAMING | |
|----------|--|
| | WALLS TO REMAIN |
| | NEW WALLS |
| | BEARING WALLS |
| 1. | EXTERIOR WALLS 2x6 @ 16" O.C. U.O.N.; NON BEARING AND BEARING INTERIOR WALLS 2x6 @ 16" O.C. U.O.N. |
| 2. | ENGINEERED STUDS AT CABINET WALLS, PLUMBING WALLS, STAIR WALLS |
| 3. | ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. VERIFY ALL DIMENSIONS IN FIELD. |
| OPTIONS: | |
| (E) | LOOK INTO REPLACING OR FIXING COPPER GUTTERS ON THE SHED ROOFS |
| (F) | LOOK INTO SNOW GUARDS ON THE SHED ROOFS |

| GENERAL ARCHITECTURE PLAN NOTES: | |
|----------------------------------|---|
| 1. | DRAWINGS ARE GRAPHIC REPRESENTATIONS OF EXISTING CONDITIONS AND DESIGN INTENT. ACTUAL FIELD CONDITIONS MAY VARY FROM WHAT IS SHOWN. |
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| 4. | WINDOW AND DOOR TRIM, BASE AND CROWN; SEE FINISH SCHEDULE. |
| 5. | PROVIDE BLOCKING WITHIN WALLS AT WALL MTD. FIXTURES - TOWEL RACKS, SCONCES, CABINETS ETC. - AS REQUIRED. |
| 6. | GLASS SHOWERS ENCLOSURES MINIMUM 3/8" THICK DOORS MINIMUM 1/2" THICK STATIONARY PANELS |



1
A-104 **PROPOSED ROOF PLAN**
SCALE: 1/4" = 1'-0"



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| PROPOSED ROOF PLAN | |
| A-104 | |

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2 EAST ELEVATION - PROPOSED
A-201 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - DEMOLITION
A-201 SCALE: 1/4" = 1'-0"



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ELEVATIONS

A-201

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4 NORTH ELEVATION - PROPOSED
A-202 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION - DEMOLITION
A-202 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
A-202 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - DEMOLITION
A-202 SCALE: 1/4" = 1'-0"

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ELEVATIONS

A-202

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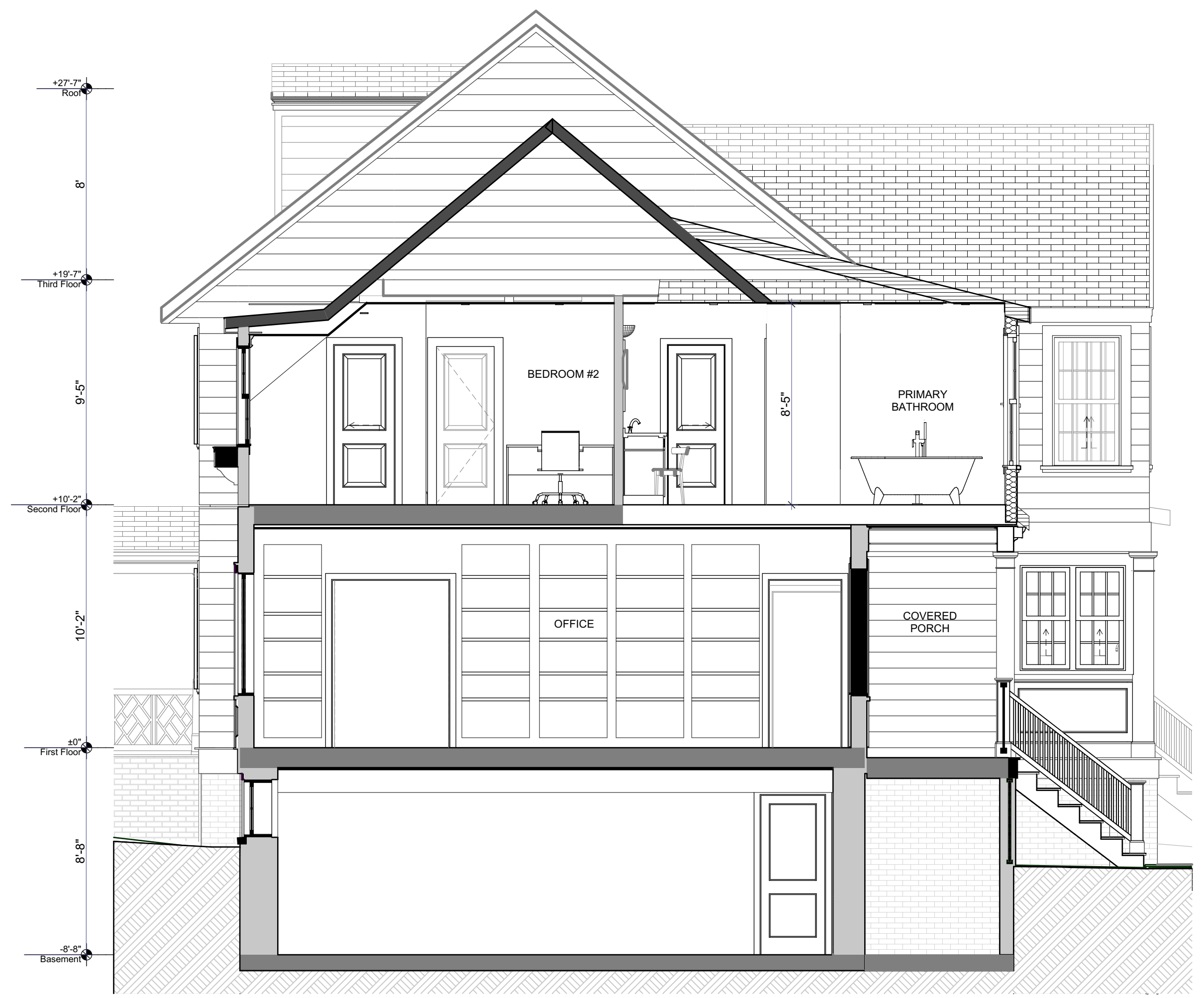
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1
A-301
LONG SECTION
SCALE: 1/4" = 1'-0"



2
A-301
CROSS SECTION 1
SCALE: 1/4" = 1'-0"



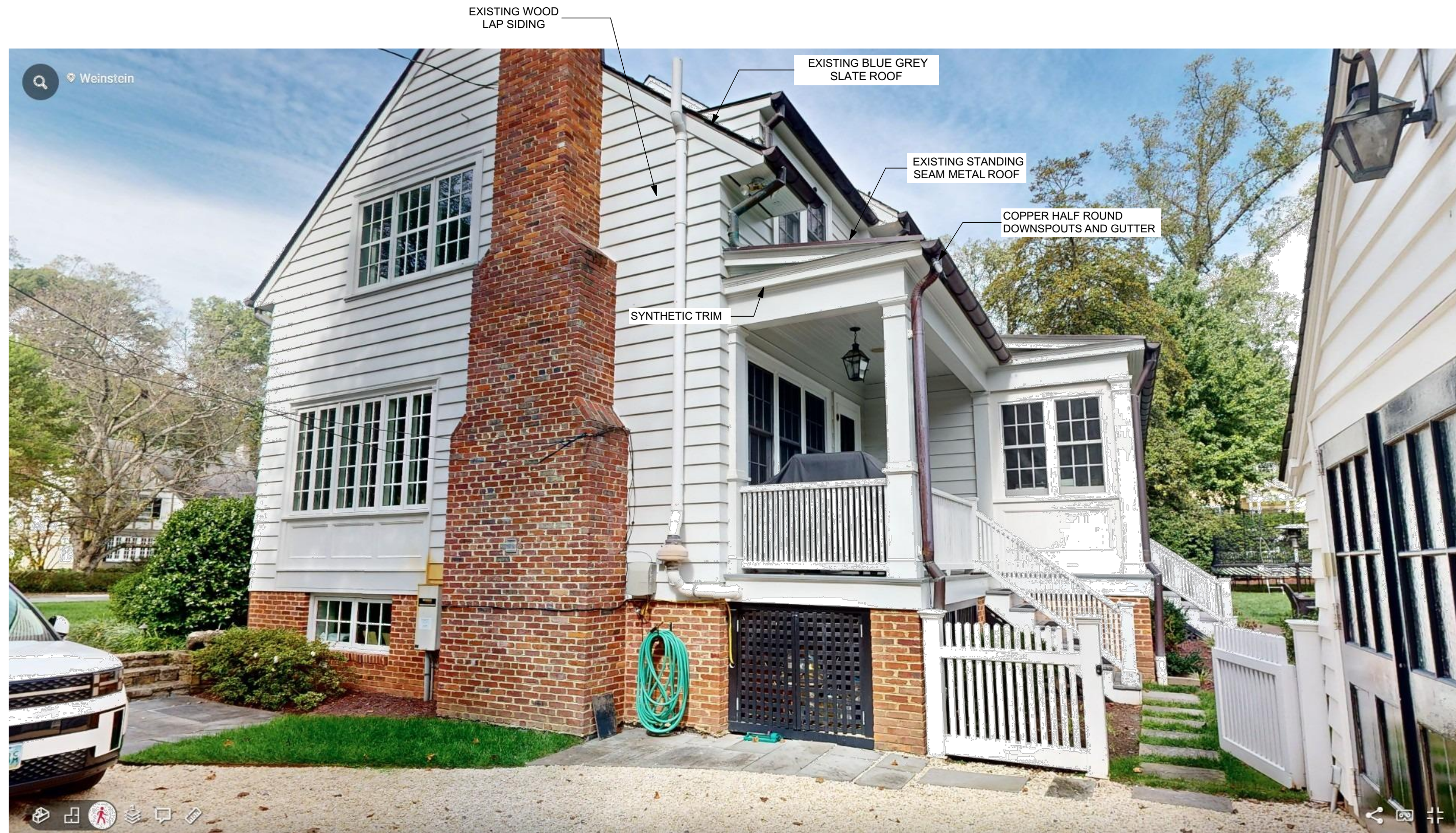
3
A-301
CROSS SECTION 2
SCALE: 1/4" = 1'-0"

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| SHEET NUMBER | BUILDING SECTIONS |
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NEW MARVIN ELEVATE DOUBLE HUNG WINDOW SIMILAR STYLE TO EX

Double Hung

The Marvin Elevate® Double Hung window offers a traditional look along with superior strength. Two movable sashes create ventilation at the top, bottom, or both. Tilt the sashes in or remove for easy cleaning.

- Fig. 1 DOUBLE HUNG WINDOWS Painted White
- Fig. 2 INTERIOR VIEW Bare Pine
- Fig. 3 EXTERIOR VIEW Clear Coat
- Fig. 4 DOUBLE HUNG WINDOWS Stone White



Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultra® fiberglass exteriors.

WOOD

Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

Ultra Fiberglass
Six color options

DESIGN


Standard + custom sizing for replacement, remodeling, or new construction

FINISHES

Available in six finish options with two door handle styles

QUALITY + WARRANTY

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)



FEATURES:

- Offers traditional style and durability with a low-maintenance Ultra® fiberglass exterior and warm wood interior
- Available in standard and special sizes up to 4'6" wide by 7' high
- Up to PG50 performance rating; available with Hurricane Impact Zone 3 (IZ3) protection (excludes inset option)
- Tilt/sashes are ergonomically designed and easy to operate, making tilting and cleaning effortless
- Sash lock engages noticeably, reassuring the user that the window is either locked or unlocked
- Coordinating picture and transom windows also available
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkmate heights
- Double Hung Insert option features 9" insert replacement frame with through-jamb installation and up to PG40 performance rating
- Equipped with a standard full screen; optional half screen is available



PAINTED WOOD LAP SIDING, SIMILAR TO EX



COPPER HALF ROUND DOWNSPOUTS AND GUTTER SIMILAR TO EX



STANDING SEAM FLAT METAL ROOF SIMILAR TO EX



NEW BLUE GREY SLATE ROOF SIMILAR TO EX



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| | |
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| SHEETS | TITLE |
| | SPCS |
| | A-501 |

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EXISTING PERSPECTIVES



PROPOSED PERSPECTIVES



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| SHEET TITLE | VIEWS |
| NUMBER | A-502 |

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| DOOR SCHEDULE | | | | | | | | | | | | | | | |
|---------------|-----------------|-------------|----------------|----------------|--------|--------------|----------|---------|--------|----------------|------|-------------|------|------|-----------|
| KEY | LOCATION | SIZE W x H | LEAF THICKNESS | JAMB THICKNESS | TYPE | MODEL | HARDWARE | HANDING | CASING | LITE DIVISIONS | SILL | ACCESSORIES | SGHC | BORE | NOTE |
| 001 | HALLWAY | 2'-6"×6'-8" | 1 3/8" | 4 9/16" | SWING | 2 FLAT PANEL | | LEFT | | | | | | | |
| 002 | BEDROOM #2 | 2'-6"×6'-8" | 1 3/8" | 4 9/16" | SWING | 2 FLAT PANEL | | LEFT | | | | | | | WITH OGEE |
| 003 | BATHROOM #2 | 2'-6"×6'-8" | 1 3/8" | 4 9/16" | SWING | 2 FLAT PANEL | | LEFT | | | | | | | WITH OGEE |
| 004 | BEDROOM #2 | 2'-6"×6'-8" | 1 3/8" | 6 9/16" | POCKET | 2 FLAT PANEL | | POCKET | | | | | | | WITH OGEE |
| 005 | LAUNDRY | 2'-6"×6'-8" | 1 3/8" | 6 9/16" | POCKET | 2 FLAT PANEL | | POCKET | | | | | | | WITH OGEE |
| 006 | PRIMARY BEDROOM | 2'-6"×6'-8" | 1 3/8" | 4 9/16" | SWING | 2 FLAT PANEL | | LEFT | | | | | | | WITH OGEE |
| 007 | PRIMARY BEDROOM | 2'-4"×6'-8" | 1 3/8" | 6 9/16" | POCKET | 2 FLAT PANEL | | POCKET | | | | | | | WITH OGEE |
| 008 | PRIMARY BATH | 2'-4"×6'-8" | 1 3/8" | 6 9/16" | POCKET | 2 FLAT PANEL | | POCKET | | | | | | | WITH OGEE |
| 009 | PRIMARY BATH | 2'-4"×6'-8" | 1 3/8" | 6 9/16" | POCKET | 2 FLAT PANEL | | POCKET | | | | | | | WITH OGEE |
| 010 | PRIMARY BATH | 2'×6'-8" | 1 3/8" | 4 9/16" | SWING | 2 FLAT PANEL | | RIGHT | | | | | | | WITH OGEE |

| FINISH SCHEDULE | | | | | | | | | | | |
|---------------------|-----------------|-------------------------|-------------------------|---------------------------|-------------|---------------|----------------|---------------|----------------|----------------|------------------------------|
| Home Story Name | NAME | FLOOR MATERIAL / FINISH | WALL MATERIAL / FINISH | CEILING MATERIAL / FINISH | MILLWORK | BASE MOULDING | WINDOW MOLDING | DOOR MOLDING | CROWN MOULDING | MISC. MOULDING | NOTES |
| Second Floor | | | | | | | | | | | |
| | BATHROOM #2 | TILE | 1/2" GYP BD/ PAINT/TILE | 1/2" GYP BD/ PAINT | SHELF | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | WALL PANELING | PANELING FOR DROP IN TUB |
| | BEDROOM #2 | WOOD | 1/2" GYP BD/ PAINT | 1/2" GYP BD/ PAINT | N/A | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | | |
| | CLOSET #2 | WOOD | 1/2" GYP BD/ PAINT | 1/2" GYP BD/ PAINT | ROD & SHELF | SIMILAR TO EX | N/A | SIMILAR TO EX | SIMILAR TO EX | | |
| | HALL | WOOD | 1/2" GYP BD/ PAINT | 1/2" GYP BD/ PAINT | SHELF | SIMILAR TO EX | N/A | SIMILAR TO EX | SIMILAR TO EX | | SHELF FOR LN CLOSET |
| | LAUNDRY | WOOD | 1/2" GYP BD/ PAINT | 1/2" GYP BD/ PAINT | N/A | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | | |
| | PRIMARY BATH | TILE | 1/2" GYP BD/ PAINT/TILE | 1/2" GYP BD/ PAINT | SHELF | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | WALL PANELING | WALL PANELING AROUND THE TUB |
| | PRIMARY BEDROOM | WOOD | 1/2" GYP BD/ PAINT | 1/2" GYP BD/ PAINT | N/A | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | SIMILAR TO EX | | |
| | PRIMARY W.I.C | WOOD | 1/2" GYP BD/ PAINT | 1/2" GYP BD/ PAINT | ROD & SHELF | SIMILAR TO EX | N/A | SIMILAR TO EX | SIMILAR TO EX | | |
| | WC | TILE | 1/2" GYP BD/ PAINT | 1/2" GYP BD/ PAINT | N/A | SIMILAR TO EX | N/A | SIMILAR TO EX | SIMILAR TO EX | | |

| WINDOW SCHEDULE | | | | | | | | | | | | | | |
|-----------------|-----|--------------|---------|---------------------------------|----------------------|---------------------|----------------|---------------------|-----------------------|----------|-------------|---------|------|--------------------------|
| KEY | QTY | MANUFACTURER | MODEL | TYPE | DIMENSION | ROUGH OPENING | JAMB THICKNESS | LITE | COLOR / FINISH | HARDWARE | ACCESSORIES | U-VALUE | SGHC | TEMPERED |
| A | 1 | MARVIN | ELEVATE | DOUBLE HUNG | 2'-11 1/2"×5'-7 3/4" | 3'-1/2"×5'-8 1/4" | 6 9/16" | 3W/2H | WHITE EXT/ WHITE INT. | WHITE | | 0.28 | 0.22 | <input type="checkbox"/> |
| B | 1 | MARVIN | ELEVATE | DOUBLE HUNG/ FIXED/ DOUBLE HUNG | 9'-10"×5'-7 1/2" | 9'-11"×5'-8" | 6 9/16" | 3W/2H, 5W/4H, 3W/2H | WHITE EXT/ WHITE INT. | WHITE | | 0.28 | 0.22 | <input type="checkbox"/> |
| C | 1 | MARVIN | ELEVATE | DOUBLE HUNG | 2'-11 1/2"×5'-7 3/4" | 3'-1/2"×5'-8 1/4" | 6 9/16" | 3W/2H | WHITE EXT/ WHITE INT. | WHITE | | 0.28 | 0.22 | <input type="checkbox"/> |
| D | 1 | MARVIN | ELEVATE | AWNING | 2'-4"×3'-1/4" | 2'-5"×3'-3/4" | 6 9/16" | 5W | WHITE EXT/ WHITE INT. | WHITE | | 0.28 | 0.22 | <input type="checkbox"/> |
| E | 1 | MARVIN | ELEVATE | DOUBLE HUNG | 3'-1 1/2"×5'-7 3/4" | 3'-2 1/2"×5'-8 1/4" | 6 9/16" | 3W/2H | WHITE EXT/ WHITE INT. | WHITE | | 0.28 | 0.22 | <input type="checkbox"/> |
| F | 1 | MARVIN | ELEVATE | AWNING | 2'-4"×3'-1/4" | 2'-5"×3'-3/4" | 6 9/16" | 5W | WHITE EXT/ WHITE INT. | WHITE | | 0.28 | 0.22 | <input type="checkbox"/> |
| G | 1 | MARVIN | ELEVATE | CASEMENT | 2'-2"×2'-8" | 2'-2 1/2"×2'-8 1/4" | 6 9/16" | 3W/2H | WHITE EXT/ WHITE INT. | WHITE | | 0.28 | 0.22 | <input type="checkbox"/> |
| H | 1 | MARVIN | ELEVATE | DOUBLE HUNG | 3'-15/16"×4' | 3'-15/16"×4' | 6 9/16" | 3W/2H | WHITE EXT/ WHITE INT. | WHITE | | 0.28 | 0.22 | <input type="checkbox"/> |

Window Frame Description

- A. Interior: Clear pine interior surfaces.
 1. Kiln-dried to moisture no greater than twelve (12) percent at the time of fabrication.
 2. Water repellent preservative treated in accordance with WDMA I.S.4.
- B. Exterior: Pultruded reinforced fiberglass (Ultrex®), 0.075" (2mm) thick.
- C. Frame Width: 4 9/16" (116mm).

Window Finish

- A. Exterior: Pultruded Fiberglass. Factory baked on acrylic urethane. Meets AAMA 624-10 requirements.
 1. Color: Stone White
- B. Interior:
 1. Treated bare wood, White

Details and Elevations not to scale.
 *Special sized units available within and outside of CM matrix. Please contact your Marvin dealer.
 Minimum frame size: 17 3/4" x 27 3/4"
 Maximum frame size: 53 1/4" x 83 3/4"
 Optional Double Hung (DS) and S.D.S. are available in a standard rectangular cut sheet. Other available size cuts shown on page 3.
 When ordering 6 9/16" (167 mm) or 6 3/4" (173 mm) jamb, add 1/8" (3 mm) to width and 1/4" (6 mm) to height for Rough Opening, Frame Size and Masonry Opening.
 E = These windows meet National Egress Codes for the evacuation. Local codes may differ.
 Available in egress, cottage, and remote cottage sash configurations. Cottage and remote cottage sash configurations are not available below CH 30 height and above CH 60 height.
 For further details and drawings visit the "Tools and Documents" section at Marvin.com.

MULTIPLE ASSEMBLIES
 Multiple assemblies can be factory milled.
 MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.
 MAXIMUM ROUGH OPENING not to exceed 64" x 92" Maximum up to 3 units wide by 5 units high.
 Field mill kits are available. Structural miller environment is required for some assemblies.
 Please consult your local Marvin representative for more information.

WEINSTEIN RESIDENCE
5815 Cedar Pkwy, Chevy Chase MD 20815 USA

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ARCHITECTURE | INTERIORS | CONSTRUCTION

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| | |
|---------------------------|--------------|
| Schematic Design Set | Jan 14, 2028 |
| PDHM Application Set | Jan 20, 2028 |
| Historic Consultation Set | Jan 31, 2028 |
| Quasimate Set | Feb 23, 2028 |
| Historic Review | Feb 18, 2028 |

DRAWN BY:
DATE: 2/18/2026

SCHEDULES
A-601

HISTORIC REVIEW SET

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| LIGHTING SCHEDULE | | | | | | | | |
|-------------------|-----------|--------------|---------------------------|--------|------|-----------------------|--------|------------------|
| ID | QUANTITY | MANUFACTURER | TYPE | MODEL | LAMP | PROVIDER | FINISH | NOTE |
| A | 33 | NORA | RECESSED DOWNLIGHT | 2" LED | | ELECTRICAL CONTRACTOR | WHITE | ROUND TRIM |
| D | 4 | | SURFACE MOUNT | | | AWDB | | |
| E | 4 | | WALL SCONCE | | | AWDB | | |
| H | 2 | | WALL MOUNTED CLOSET LIGHT | | | ELECTRICAL CONTRACTOR | | DOOR JAMB SWITCH |
| | 43 | | | | | | | |



- GENERAL ELECTRICAL PLAN NOTES:
- ALL OUTLETS AND SWITCHES, IF MOUNTED ON THE SAME WALL, SHALL BE LOCATED AT THE SAME HEIGHT.
 - SWITCH TYPE DESIGNER PADDOLE STYLE / TOGGLE STYLE
 - COORDINATE ELECTRICAL RECEPTACLE LOCATIONS WITH APPLIANCE MANUFACTURERS INSTALLATION INSTRUCTIONS
 - ALL HVAC, ELEVATOR, PLUMBING AND ELECTRICAL APPLIANCES AND EQUIPMENT TO RECEIVE POWER AS REQ'D.
- ELECTRICAL CODE NOTES:
- PROVIDE GFCI RECEPTACLES FOR ALL OUTLETS AT KITCHEN ISLANDS OR COUNTERTOPS TO COMPLY WITH 2011 NEC 210-8(A).
 - PROVIDE ARC FAULT INTERRUPTERS IN EACH BEDROOM AND LIVING AREAS REQ'D BY 2012 IRC SECTIONS E3802.12 AND E3902.12
 - PROVIDE TAMPER RESISTANT RECEPTACLES FOR COMPLIANCE WITH SECTION E4002.14 OF 2012 IRC.
 - LIGHT FIXTURES SHALL COMPLY WITH SECTION N1104 OF THE 2012 IRC.
 - A MINIMUM OF 75 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY LAMPS TO COMPLY WITH SECTION R404.1 OF THE 2012 IECC.
 - ALL HVAC, ELEVATOR, PLUMBING AND ELECTRICAL APPLIANCES AND EQUIPMENT TO RECEIVE POWER AS REQ'D.
 - PER 2012 IECC SECTION 402.4.4, ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM (0.944 L/s) WHEN TESTED IN ACCORDANCE W/ ASTM E 283 AT A 1.57 PSF (75Pa) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
 - PER IRC 2012 R315, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS OF THE DWELLING UNIT WITHIN WHICH A FUEL-FIRED APPLIANCE IS INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES
 - ALL SMOKE DETECTORS TO BE HARD-WIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP PER 2012 IRC SECTION R313.2.

1 **2nd FLOOR ELECTRICAL PLAN**
SCALE: 1/4" = 1'-0"


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DATE: 2/18/2026

SECOND FLOOR ELECTRICAL PLAN

E-101

HISTORIC REVIEW SET