



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 9, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Director Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1014434 - Building Addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the January 25, 2023 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Dilan Investments
Address: 5602 York Ln., Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Winnie Cargill at 301.495.2108 or winnie.cargill@montgomeryplanning.org to schedule a follow-up site visit.



GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated February, 2023.
- Total lot area: Lot 22 = 11,134 sq. ft. (0.256 Ac.)
- Property is located on Tax Map HN123 and WSSC 200' Sheet 210NW05.
- Property is located on Soils Survey Map Number 27.
Soil type(s): 2UB, Glenelg-Urban land complex, HSG "B".
2UC, Glenelg-Urban land complex, HSG "B".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Cabin John Watershed, Use Class LP.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- Property is not located in a Special Protection Area.
- Property is located in the Greenwich Forest Historic District. Refer to Greenwich Forest Historic District Amendment to the Master Plan for Historic Preservation for additional information and requirements.

ZONING DATA

- Zoning: R-90**
 Minimum Lot Area = 9,000 sq. ft. Front B.R.L. = 30 ft. [1]
 Minimum Lot Width at R/W = 25 ft. Rear B.R.L. = 25 ft. (per GFHD) [4]
 Minimum Lot Width at B.R.L. = 75 ft. Side B.R.L. = 7 ft. min. 18 ft. total [2] [3] [4]

- [1] Per Montgomery County Code Section 4.4.1.1.1., the Established Building Line does not apply to an alteration or addition to an existing house.
 [2] Per Montgomery County Code Section 7.7.1.D.2.c., a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created.
 [3] This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.
 [4] Greenwich Forest Historic District (GFHD) Design Guidelines.

Verify (Non-Infill) lot coverage in accordance with the Zoning Ordinance.

Coverage is the area of a lot or site occupied by a building, including an accessory building, structured parking, or other roofed structure such as a porch, patio, deck, or steps.
 Coverage does not include paved areas such as a driveway, a pedestrian walkway, a bay window measuring 10 feet in width or less and 3 feet in depth or less, an uncovered porch or patio, deck, a swimming pool, or roof overhang.
 Allowable Lot Coverage: 30% of total lot area.
 Lot 22 = 11,134 sq. ft. (Per Plat)
 11,134 x 0.30 = 3,340.2 sq. ft.
 Allowable area to be covered by buildings (including acc. buildings) = 3,340.2 sq. ft.
Total area covered by buildings = 1,627.1 sq. ft.

Verify lot coverage in accordance with the Greenwich Historic District Design Guidelines.

Per Greenwich Forest Historic District: The total lot coverage of the house may not exceed 25% of the lot area, and accessory buildings may not exceed 5% of the lot area. The area of an accessory building may be increased by 2% to 7% of total lot coverage, if the lot coverage of the house and the accessory buildings added together does not exceed 30% of lot area.
 Allowable Lot Coverage for Main Building: 25% of total lot area.
 Lot 22 = 11,134 sq. ft. (Per Plat)
 11,134 x 0.25 = 2,783.5 sq. ft.
Total area covered by buildings = 1,627.1 sq. ft.

Verify main building height in accordance with the Zoning Ordinance.

First floor elevation 388.8 ft
 Height of addition from FF to highest point 23.0 ft (23'-0" Per Arch.)
 Elevation at highest point 411.8 ft
 Average elevation along front of building 386.0 ft
 Height of building at highest point = 411.8 - 386.0 = 25.8 feet
 Allowable height of building = 35 feet
Proposed peak height of building addition = 25.8 feet

CAS ENGINEERING DRAINAGE NOTES

- All storm drain pipe to be Schedule 40 PVC or of higher quality.
- Downspout leaders originating directly from downspouts to be 4" diameter PVC, unless noted otherwise.
- Maintain minimum 12" cover over all pipe. Pipe slopes to be 2% minimum.
- The permittee shall install a splash block at the bottom of each downspout.
- Maintenance of gutters, downspouts, leaf filters, inlets, drain pipes, drainage swales, drywells and other drainage related items should be performed as needed, but at least twice per year.
- Drainage swales and drainage patterns shall not be impeded with trees, landscaping, fences, etc.
- Gutters and downspouts to be installed early as possible, subject to availability of materials and labor.
- Areas where construction is complete, such as side and rear yards, should be permanently stabilized as early as possible and in conformance with M.D.E. specifications.

LEGEND

EXISTING FEATURES	
	Ex. Sewer Line with Cleanout
	Ex. Sewer Manhole and Invert
	Ex. Water Line with Valve
	Ex. Gas Line with Valve
	Ex. Overhead Utility with Pole
	Ex. Downspout Piped / Spilled
	Ex. Two-Foot Contours
	Ex. Spot Elevation
	Ex. Chain Link or Wire Fence
	Ex. Metal or Iron Fence
	Ex. Retaining Wall
	Ex. Soil Typing Location
	Ex. Soil Line with Soil Types
	Ex. Tree
	Ex. Roadside Tree
PROPOSED FEATURES	
	Limit of Disturbance (L.O.D.)
	Prop. Contour with Elevation
	Prop. Spot Elevation
	Prop. 4" PVC Drain Pipe
	Prop. Pipe Flow Direction
	Prop. Tree Protection Fence

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.
 FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-251-7777, OR LOG ON TO WWW.MISSUTILITY.NET/UTC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

APPROVED
 Montgomery County
 Historic Preservation Commission

REVIEWED
 By Dan.Bruechert at 12:13 pm, Mar 09, 2023



CAS JOB NO.: 23-0048
DATE: 03/2023

DATE	REVISION
02/24/23	LAK - Building Permit Site Plan and Drainage Plan to Client.
03/08/23	LAK - V2 Building Permit Site Plan and Drainage Plan to Client.

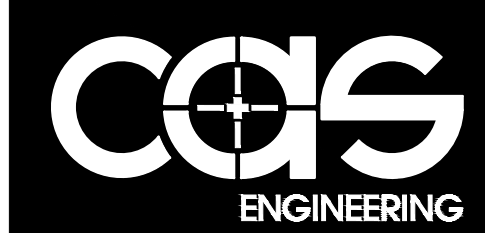
VICINITY MAP
 ADC MAP 5407, GRID B-2, SCALE: 1" = 2000'

BUILDING PERMIT SITE PLAN NOTE

- This plan proposes less than 5,000 square feet of disturbed area, less than 100 cubic yards of earth movement, and an addition smaller than 400 square feet. Therefore only a Building Permit Site Plan is required.

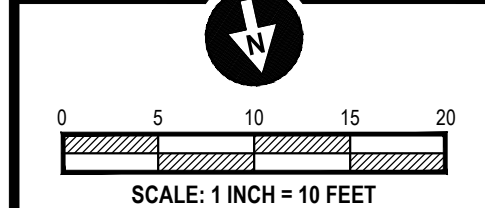
**Lot 22, Block Q, Addition to Greenwich Forest
 Plat Book 8, Plat No. 621, Recorded 11/17/1935**
 Bethesda (7th) Election District, Montgomery County, MD

**5602 York Lane
 Bethesda, Maryland 20814**



CAS ENGINEERING-MD
 10 South Bentz Street
 Frederick, Maryland 21701
 301-607-8031 Phone
 info@casengineering.com
 www.casengineering.com

CAS ENGINEERING-DC, LLC
 4836 MacArthur Boulevard, NW, 2nd Floor
 Washington, DC 20007
 202-393-7200 Phone
 info@cas-dc.com
 www.cas-dc.com



SHEET TITLE:
 Building Permit Site Plan

**PRELIMINARY
 BUILDING PERMIT SITE PLAN
 NOT FOR PERMIT SUBMITTAL**

OWNER/APPLICANT
 Carina Esubelew
 Dilan Investments
 1600 Rhode Island Avenue, NE
 Washington, DC 20018
 202-431-7494 cell
 ce@dilaninvestments.com

**5602 York Lane
 Lot 22, Block Q,
 Addition to Greenwich Forest
 Building Permit Site Plan**

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DRAINAGE NARRATIVE

The proposed addition and walkway increase the impervious surface area draining to adjacent Lot 23. To address the increase, the project proposes to pipe a portion of existing house roof area and a portion of proposed addition roof area to drain to the York Lane public right-of-way. In doing so, the impervious surface area draining to adjacent Lot 23 is reduced from 1,408 square feet to 1,355 square feet and the pervious surface area draining to adjacent Lot 23 is reduced from 5,062 square feet to 4,823 square feet.

Infiltration devices, such as drywells, r-tanks, and micro-infiltration trenches, were considered. However, the soils encountered on site do not meet the acceptable classification for stormwater management infiltration facilities. The soil typing results are included herein.

Although an infiltration device is not feasible, piping a portion of roof area to the public right-of-way will reduce the impact to the downstream neighbors from the existing condition, addressing the increase in impervious surface proposed by the project.



February 20, 2023

Mr. Jeffrey A. Robertson
CAS Engineering
10 South Bentz Street
Frederick, Maryland 21701

ECS Project No. 13:10682

Reference: Soil Typing Test Results
5602 York Lane
Bethesda, Montgomery County, Maryland

Dear Mr. Robertson:

As requested, ECS Mid-Atlantic, LLC (ECS) has completed the soil typing for the proposed stormwater management (SWM) facilities at the above referenced project. Our services were performed in general accordance with ECS proposal (13:12104-GP dated October 11, 2022) authorized by CAS Engineering on October 21, 2022.

We understand that potential drywells are planned for this property. Soil typing has been performed per the guidelines described in the Montgomery County Department of Permitting Services "Soil Testing Guidelines for Stormwater Management Practices", Section A, Soil Typing, dated July 12, 2012. A total of two (2) soil samples were obtained via hand auger at a depth of approximately 5 feet below the existing ground surface. Washed sieve analysis and hydrometer testing were performed on each sample to determine the USCS and USDA soil classifications. The results of the laboratory testing are included below, with more detailed results included on separate test sheets attached to this letter.

Test Location	USCS Classification	USDA Classification
Location S-01	Clayey SAND with SILT (SC)	Sandy Clay Loam
Location S-02	Clayey SAND with SILT (SC)	Sandy Clay Loam

Based on the results of the laboratory testing, the samples obtained from locations S-01 and S-02 did not meet the acceptable soil classifications for stormwater management due to elevated clay contents.

Neither bedrock nor groundwater was encountered during the collection of the soil samples. Please note that the augered holes were open just long enough to obtain the soil samples. If groundwater was present at this depth, there was likely not enough time for water to infiltrate the hole.

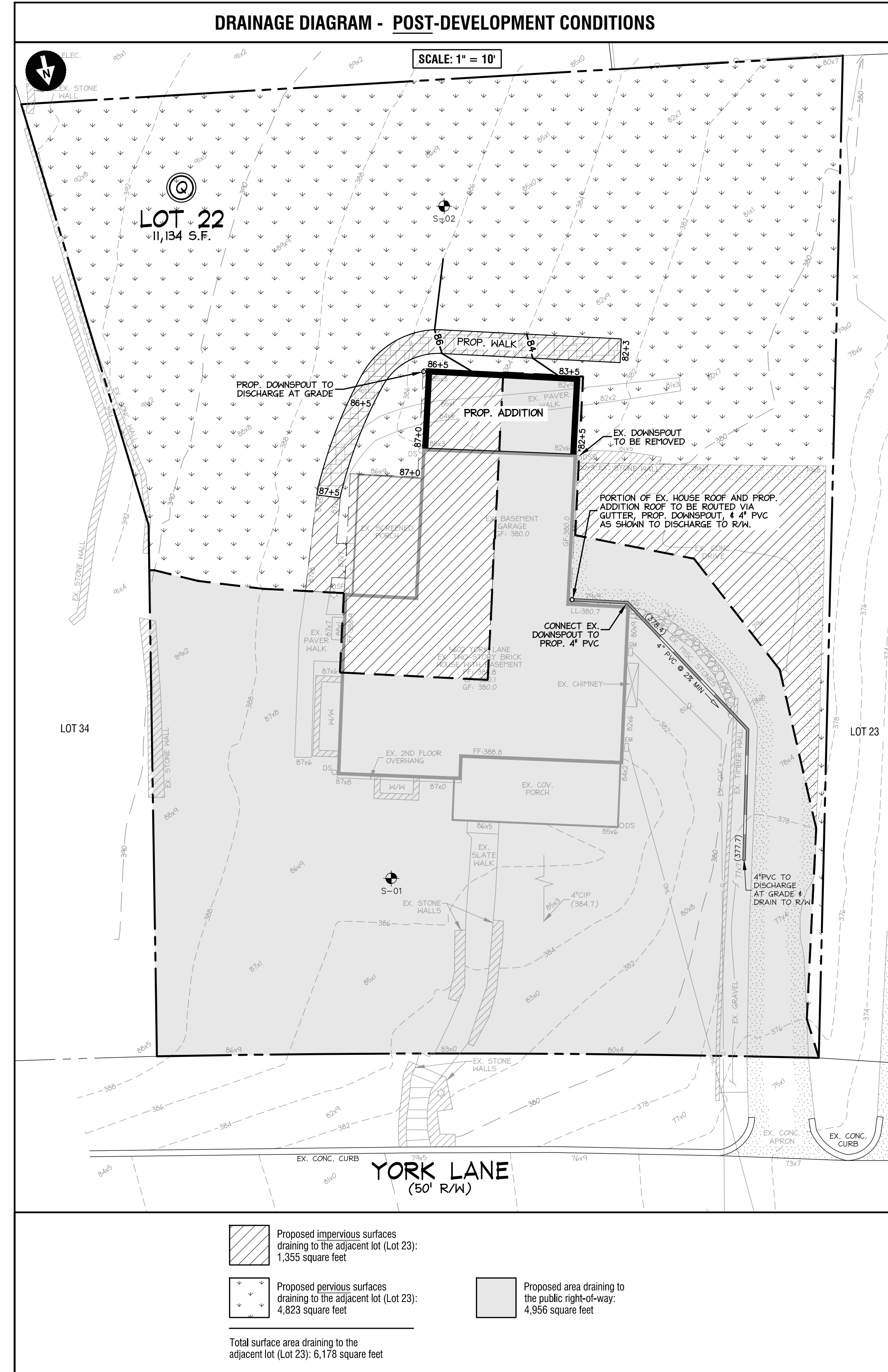
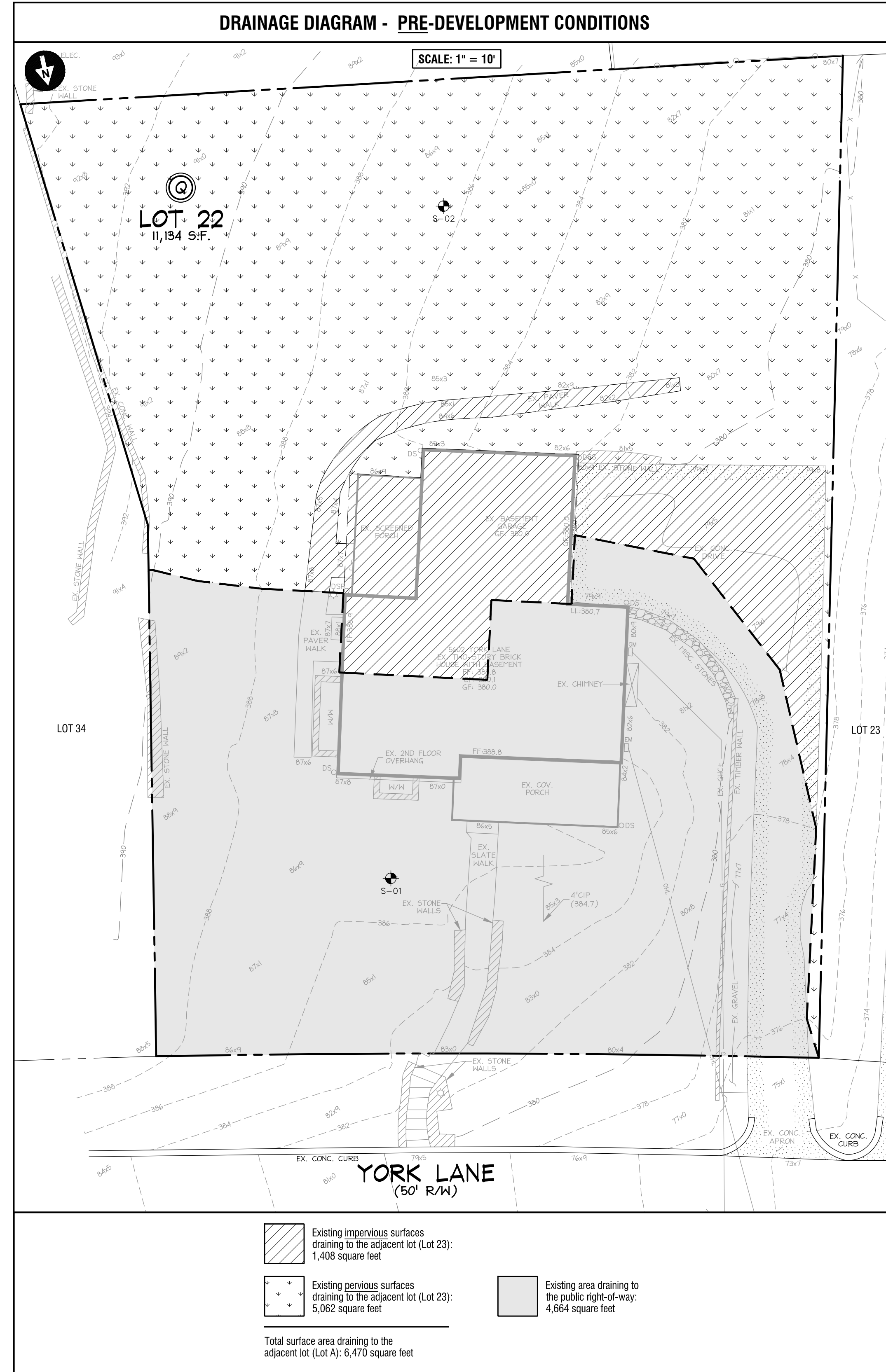
9112 Pegasus Court, Suite S, Frederick, MD 21704 • T: 301-668-4303 • www.ecsmidatl.com
ECS Florida, LLC • ECS Mid-Atlantic, LLC • ECS Midwest, LLC • ECS Southeast, LLP • ECS Southwest, LLP

LEGEND

- EXISTING FEATURES**
- Ex. Sewer Line with Cleanout
 - Ex. Sewer Manhole and Invert
 - Ex. Water Line with Valve
 - Ex. Gas Line with Valve
 - Ex. Overhead Utility with Pole
 - Ex. Downspout Piped / Spilled
 - Ex. Two-And Ten-foot Contours
 - Ex. Spot Elevation
 - To Be Removed/Razed
 - Ex. Chain Link or Wire Fence
 - Ex. Metal or Iron Fence
 - Ex. Retaining Wall
 - Ex. Soil Typing Location
 - Ex. Soil Line with Soil Types
 - Ex. Tree
 - Ex. Roadside Tree
- PROPOSED FEATURES**
- Limit of Disturbance (L.O.D.)
 - Prop. Contour with Elevation
 - Prop. Spot Elevation
 - Prop. 4" PVC Drain Pipe
 - Prop. Pipe Flow Direction
 - Prop. Tree Protection Fence

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:14 pm, Mar 09, 2023



OWNER/APPLICANT
Carina Esubalew
Dilan Investments
1600 Rhode Island Avenue, NE
Washington, DC 20018
202-431-7494 cell
ce@dilaninvestments.com

5602 York Lane
Lot 22, Block Q,
Addition to Greenwich Forest
Greenwich Forest Historic District
Drainage Plan

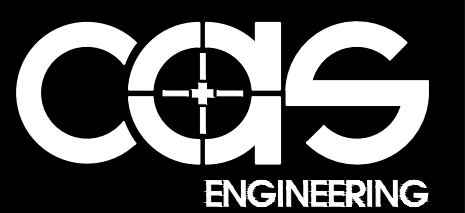
THIS PLAN IS FOR GREENWICH FOREST HISTORIC DISTRICT DRAINAGE REVIEW ONLY.
NOT FOR CONSTRUCTION.

CAS JOB NO.: 23-0048
DATE: 03/2023

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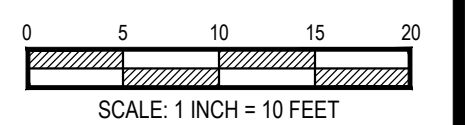
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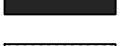










SHEET TITLE:
Drainage Plan

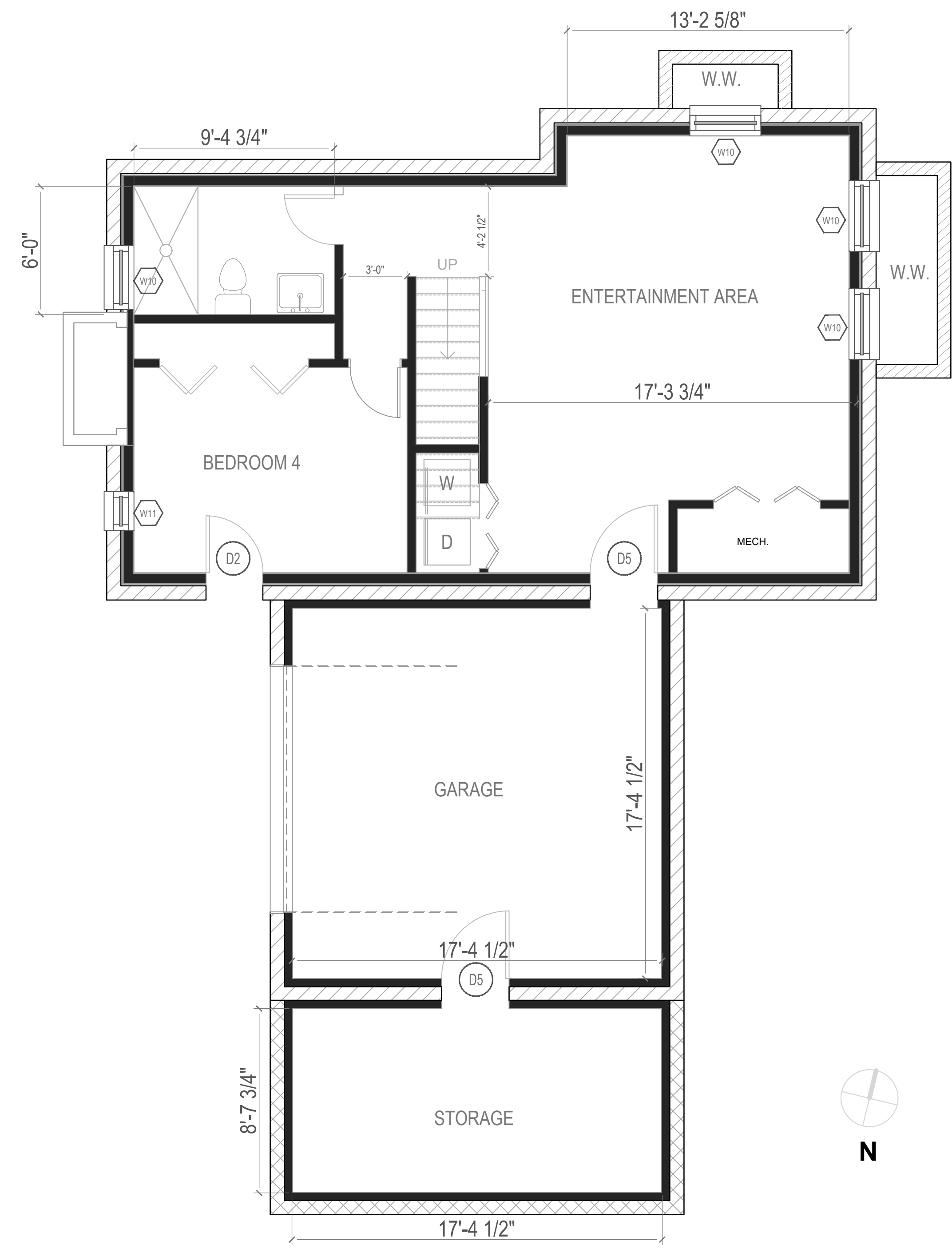
GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS IN FIELD, PRIOR TO PERFORMING ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT. DO NOT PROCEED WITHOUT CLARIFICATION.
2. ALL WORK SHALL BE DONE IN A LEGAL MANNER. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE CODES, REGULATIONS, AND LAWS OF THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (DCRA), WHEN THE DRAWINGS OR SPECIFICATIONS OMIT ANY AREA GOVERNED BY THE CODES, THOSE CODES SHALL BE USED AS BEING THE MINIMUM IN CASES WHERE THE DRAWINGS OR SCOPE OF WORK INDICATE LESSER REQUIREMENTS.
3. VERIFY IN FIELD ALL DIMENSIONS GIVEN, DIMENSIONS ARE ONLY GIVEN FOR GUIDANCE PURPOSES ONLY, AND DO NOT REPRESENT AS BUILT FEATURES.
4. PAINT ALL INTERIOR G.W.B AND WALL SURFACES IN AREA OF WORK PATCH/REPAIR WALLS AND COLUMNS WHERE REQUIRED TO ACCOMMODATE NEW INSTALLATION.
5. CLEAN DUST, REMOVE FINGERPRINTS FROM SURFACE INCLUDING WINDOWS, BLINDS, LIGHT FIXTURE IN THE ENTIRE AREA.
6. CONTRACTOR TO SURVEY, V.I.F AND COORDINATE W/ARCHITECT THE RELOCATION OF ANY EXISTING MECHANICAL DEVICE AND ELECTRICAL WIRING/ EQUIPMENT THAT ARE IN THE WAY OF ACHIEVING THE REQUIRED CEILING HEIGHTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL ACCESSORIES INCLUDING STIFFENERS, BACK-UP PLATES, SUPPORTING BRACKETS, ETC., AS MAY BE NECESSARY TO MAKE THE WORK WHOLE AND COMPLETE.
8. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED TO PREVENT GALVANICACTION.
9. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL UTILITY HOOKUPS REQUIRED FOR A COMPLETE JOB. THE UTILITY COMPANIES ARE TO BE CONTACTED UPON THE AWARDED OF THE SIGNED CONTRACT.
10. THE CONTRACTOR AND SUBCONTRACTORS ARE TO REVIEW THE ENTIRE SET OF DRAWINGS TOGETHER BEFORE THE BID IS SUBMITTED. QUESTIONS ARE TO BE DIRECTED TO THE ARCHITECT FOR RESOLUTION BEFORE THE BID IS SUBMITTED.
11. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF WALL MOUNTED EQUIPMENT.
12. ALL CHANGES OR DEVIATIONS TO THE PLANS ARE TO BE DISCUSSED AND CLARIFIED WITH THE ARCHITECT PRIOR TO IMPLEMENTATION.
13. NO WORK IS TO COMMENCE UNTIL A VALID BUILDING PERMIT IS OBTAINED.
14. OWNER OR GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL INSPECTIONS REQUIRED BY CODE AND PERMIT REQUIREMENTS.
15. ALL WORK SHALL BE DONE IN WORKMAN LIKE MANNER AND IN CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS.
16. REPORT ANY UNFORESEEN OR UNCLEAR CONDITIONS TO ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK.
17. GUARANTEE ALL WORK AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION. ALL WORK DEEMED UNSATISFACTORY BY THE OWNER INCLUDING DAMAGE TO EXISTING FINISHES SHALL BE CORRECTED AT NO COST TO THE OWNER.
18. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL WALL SURFACES (NEW AND EXISTING). PRIMING AND FINISH APPLICATION WILL BE PERFORMED BY CONTRACTOR.
19. OPENING FOR ALL ITEMS RECESSED INTO RATED PARTITIONS (SUCH AS OUTLET BOXES, PANEL BOXES, ETC.) SHALL BE PROTECTED WITH BACK-UP MATERIALS SO AS TO RETAIN THE INTEGRITY OF THE PARTITION RATING.
20. THE CONTRACTOR SHALL RECEIVE OWNER APPROVAL FOR ALL THE FINISHES BEFORE PLACE ANY ORDER.
21. ALL WORK SHALL BE CONSIDERED NEW UNLESS OTHERWISE INDICATED
22. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS ON SITE BEFORE ANY CONSTRUCTION WORK IS STARTED.
23. NO PLANS SHALL BE SCALED; DIMENSIONS SHALL BE USED.
24. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF EXISTING WORK AND NEWLY ADDED WORK.
25. ALL TRANSITIONS OF NEW WORK TO EXISTING (WALLS, FLOORS, AND CEILINGS) WORK SHALL BE CAREFULLY EXECUTED. EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED AND PATCHED TO MATCH FINISHES OF ADJACENT SURFACES.
26. THE CONTRACTOR SHALL COORDINATE THE WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILING AND FLOORS.

PLAN LEGEND

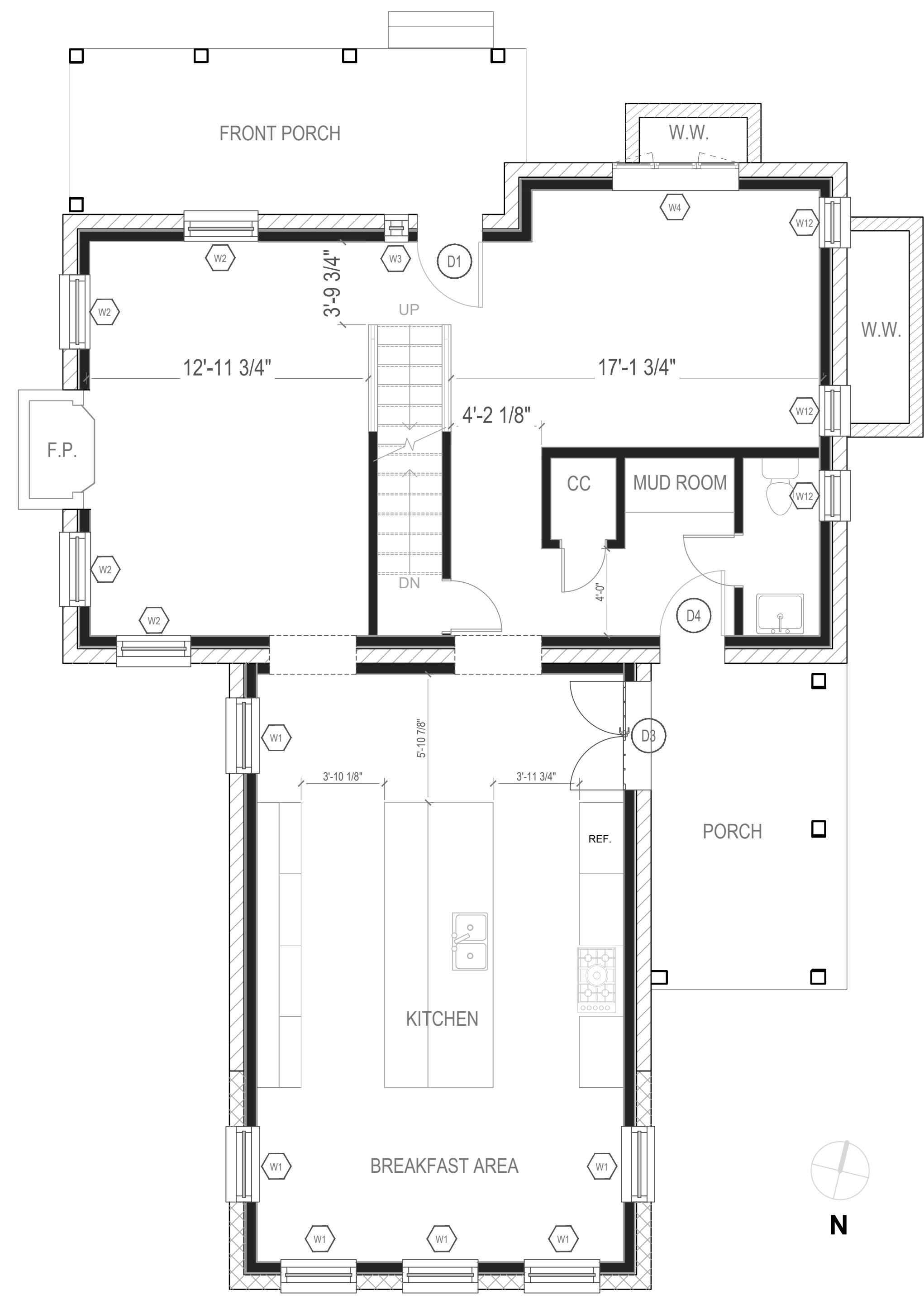
-  PROPOSED WALL
-  EXISTING BRICK WALL TO REMAIN
-  PROPOSED NEW BRICK WALL
-  EXISTING WINDOW WELL WALL
-  CLOSE EXISTING WINDOW/DOOR
-  EXISTING DOOR AND FRAME TO REMAIN
-  DEMOLISH EXISTING DOOR AND FRAME
-  EXISTING WINDOW AND FRAME TO REMAIN
-  DEMOLISH EXISTING WINDOW AND FRAME

DCRA STAMP:



PROPOSED BASEMENT PLAN

SCALE: 1/4"=1'-0"
CEILING HEIGHT: 7'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
CEILING HEIGHT: 8'-3"

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 12:13 pm, Mar 09, 2023

DILAN HOMES
A DILAN INVESTMENTS COMPANY

1600 RHODE ISLAND AVE NE
WASHINGTON DC 20018
TEL:(202)309-4514

DATE: _____
PROJECT NO. REVISION
1. _____
2. _____
3. _____

PROJECT ADDRESS:
**5602 YORK LN BETHESDA,
MD 20814**

**PROPOSED FLOOR
PLANS**

A-1
DRAWN BY:

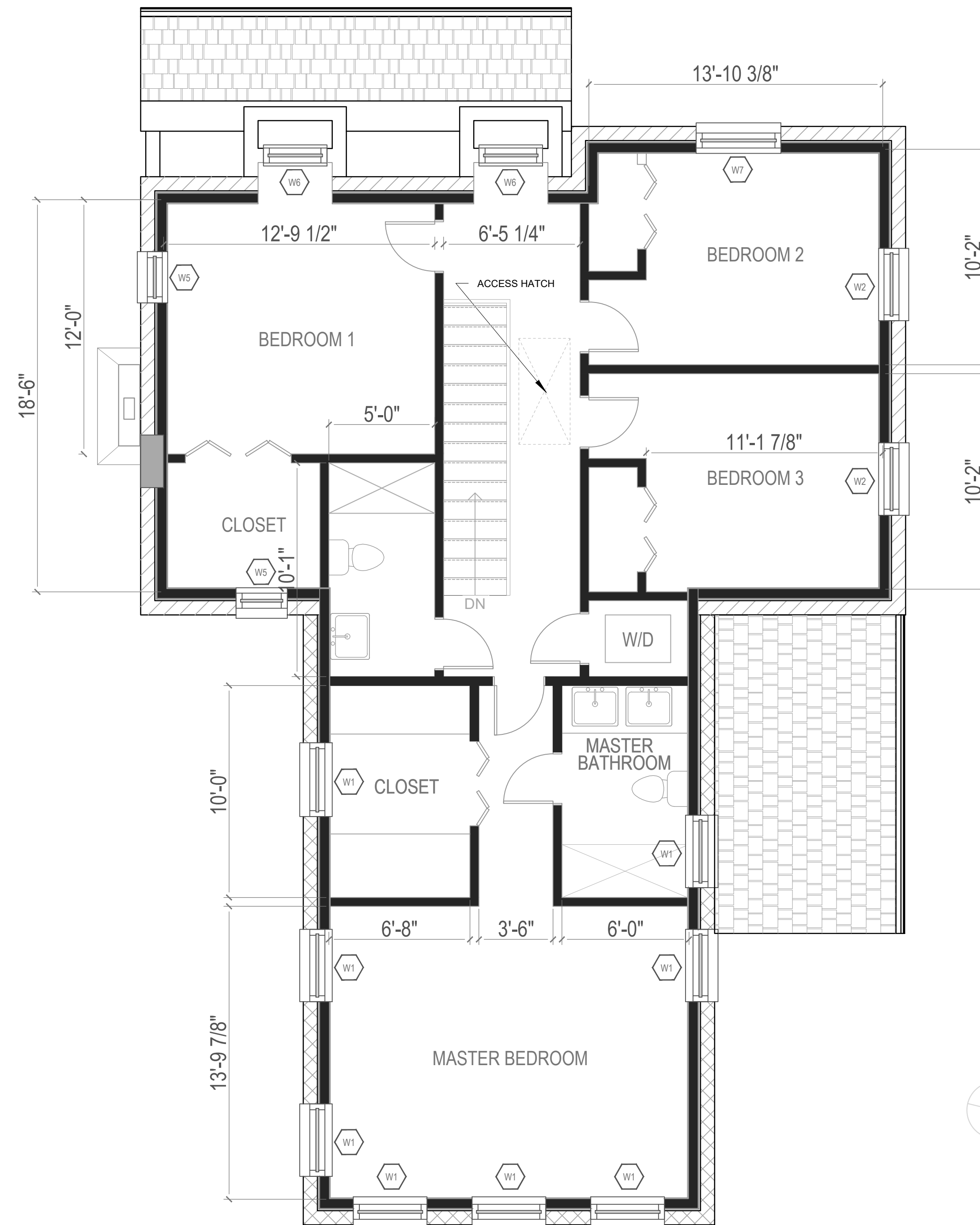
DATE:
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25. ALL TRANSITIONS OF NEW WORK TO EXISTING (WALLS, FLOORS, AND CEILINGS) WORK SHALL BE CAREFULLY EXECUTED. EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED AND PATCHED TO MATCH FINISHES OF ADJACENT SURFACES.
26. THE CONTRACTOR SHALL COORDINATE THE WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILING AND FLOORS.

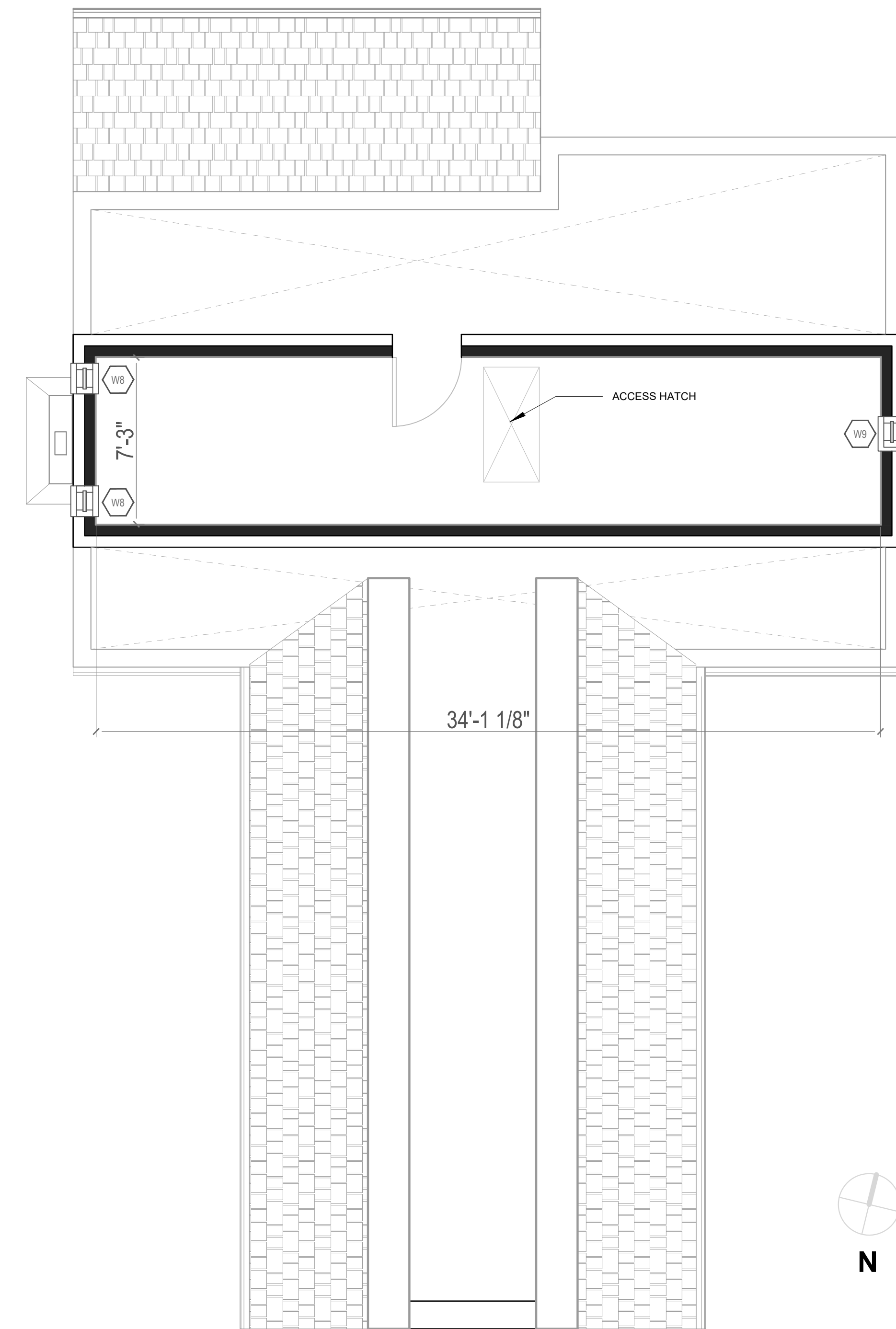
PLAN LEGEND

- PROPOSED WALL
- EXISTING BRICK WALL TO REMAIN
- PROPOSED NEW BRICK WALL
- EXISTING WINDOW WELL WALL
- CLOSE EXISTING WINDOW/DOOR
- EXISTING DOOR AND FRAME TO REMAIN
- DEMOLISH EXISTING DOOR AND FRAME
- EXISTING WINDOW AND FRAME TO REMAIN
- DEMOLISH EXISTING WINDOW AND FRAME



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
CEILING HEIGHT: 8'-0"



PROPOSED ATTIC FLOOR PLAN

SCALE: 1/4"=1'-0"
CEILING HEIGHT: 6'-9 1/4"

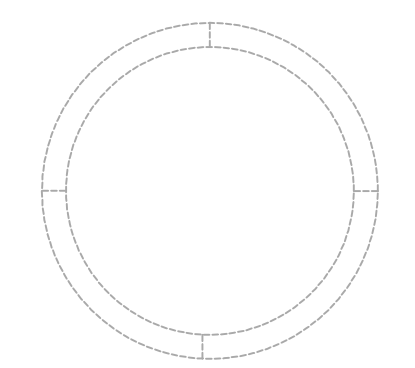
DCRA STAMP:



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3. _____

PROJECT ADDRESS:
**5602 YORK LN BETHESDA,
MD 20814**



**PROPOSED FLOOR
PLANS**

A-2

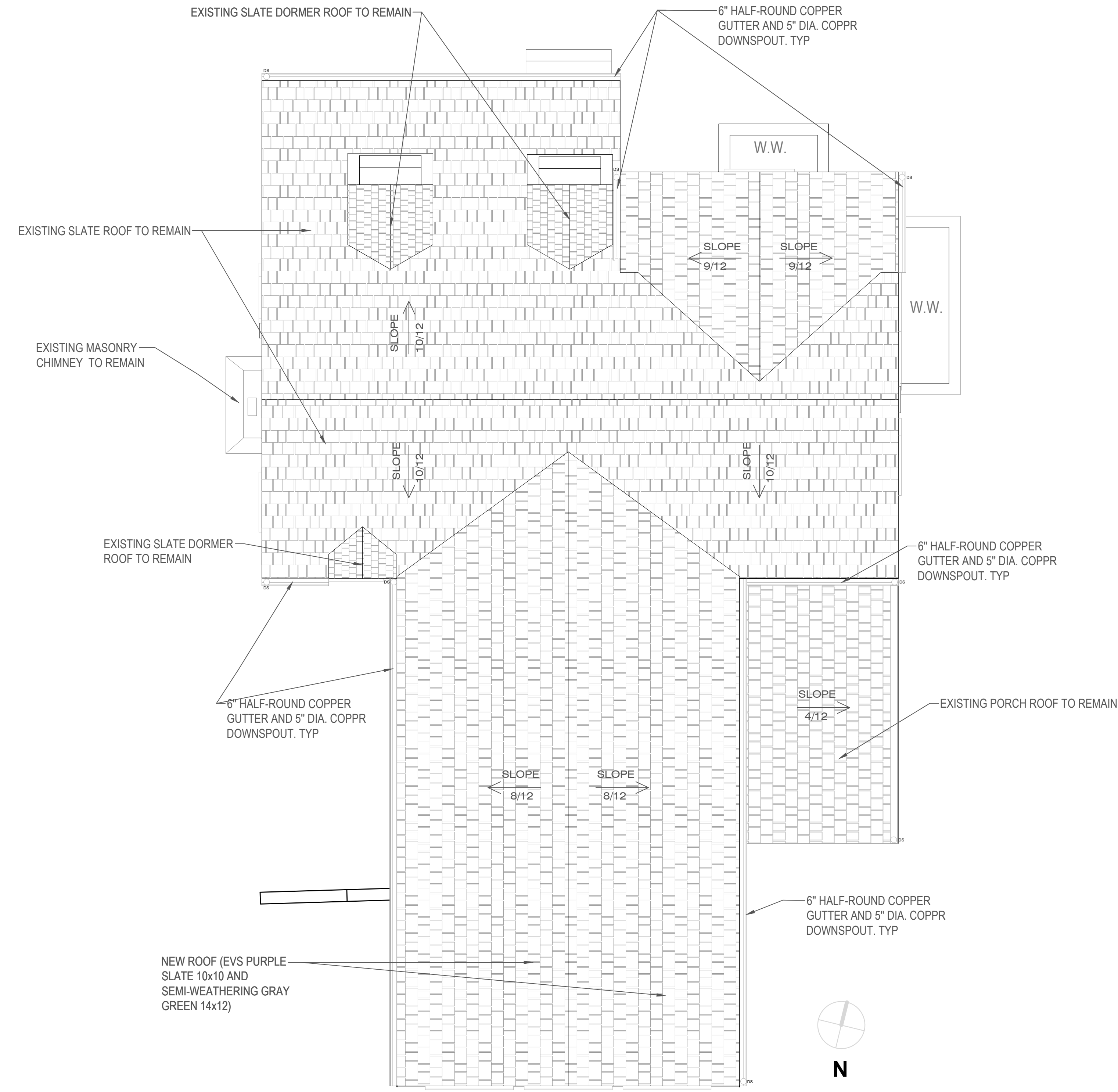
DRAWN BY:

DATE:
03/07/2023

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Dan.Bruechert at 12:13 pm, Mar 09, 2023

DCRA STAMP:



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

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Historic Preservation Commission

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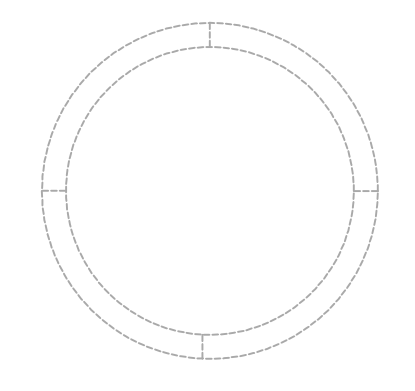
REVIEWED
By Dan.Bruechert at 12:13 pm, Mar 09, 2023



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MD 20814**



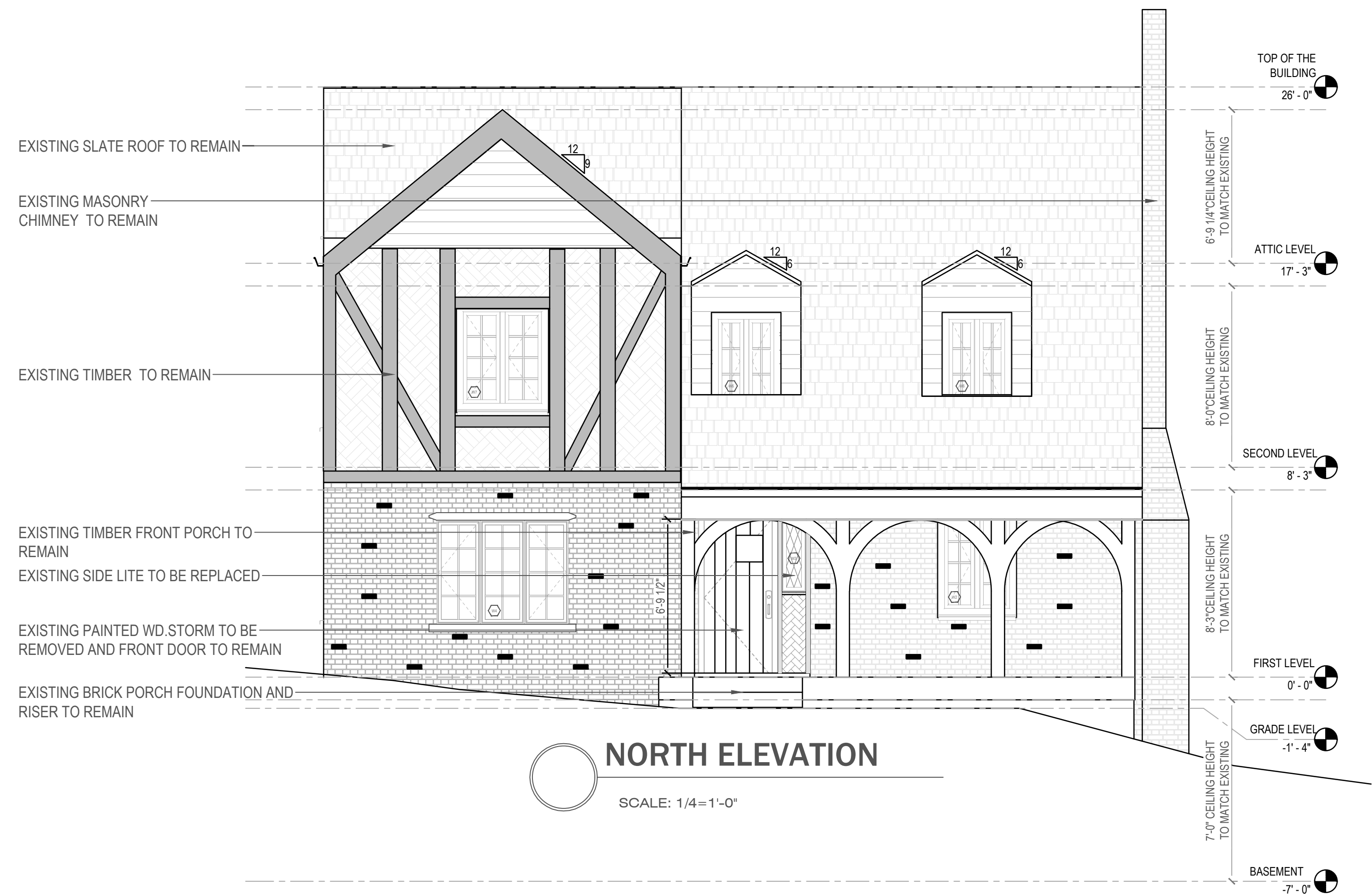
**PROPOSED
ROOF PLAN**

A-3

DRAWN BY:

DATE:
03/07/2023

ELEVATION NOTE:
ALL DOORS AND WINDOWS TO BE REPLACED PER PLAN REFER TO REPORTS AND SPECIFICATIONS



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REVIEWED
By Dan.Bruechert at 12:13 pm, Mar 09, 2023

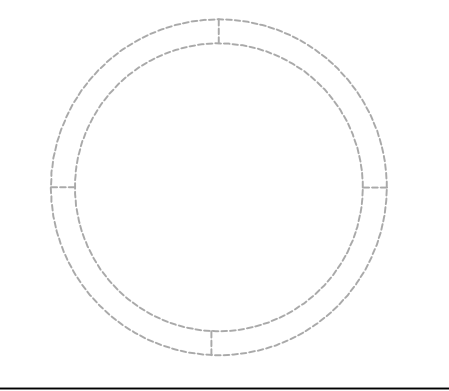
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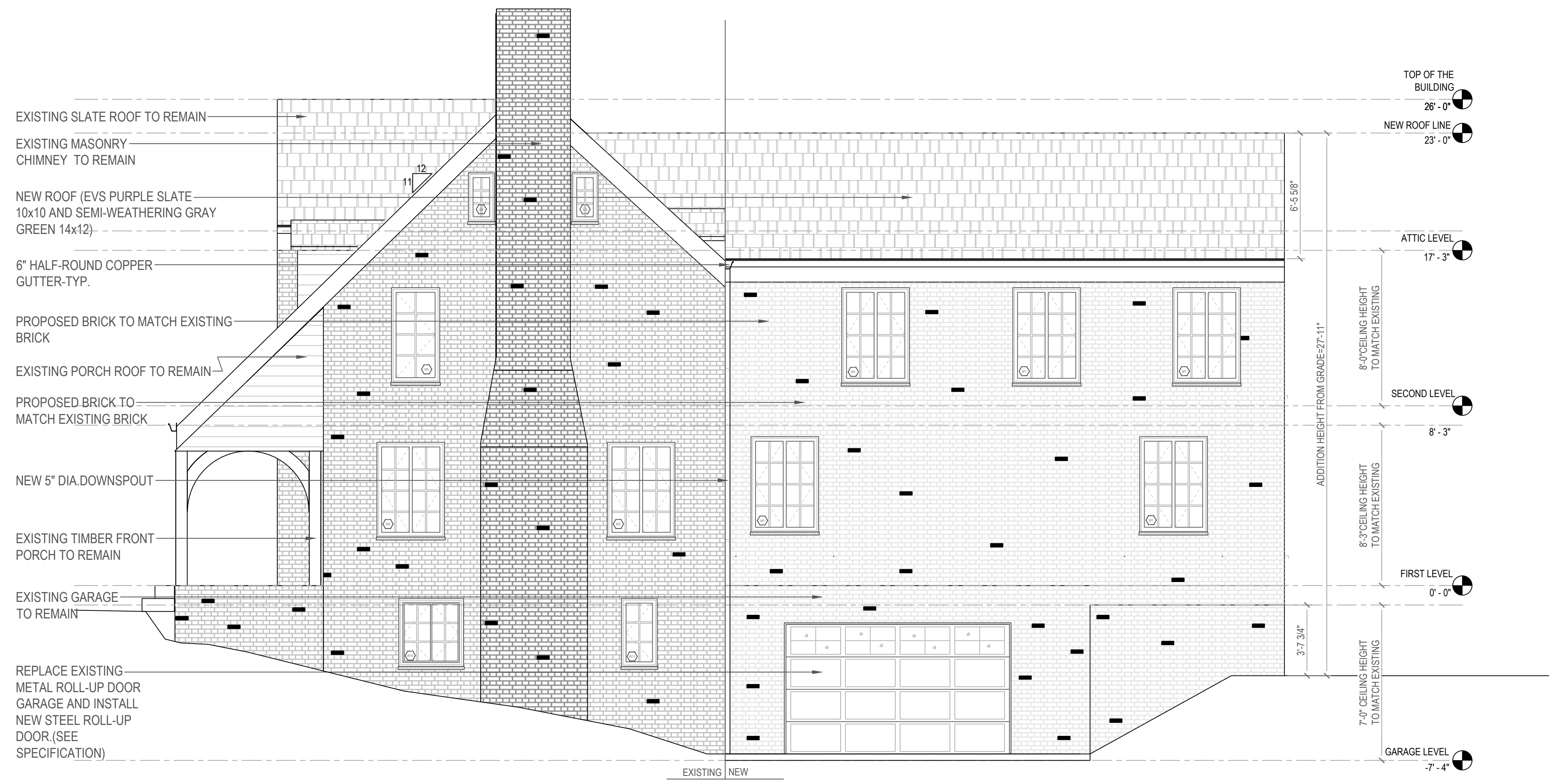


**PROPOSED
BUILDING
ELEVATIONS**

A-4
DRAWN BY:

DATE:
03/07/2023

ELEVATION NOTE:
ALL DOORS AND WINDOWS TO BE REPLACED PER PLAN REFER TO REPORTS AND SPECIFICATIONS



WEST ELEVATION
SCALE: 1/4=1'-0"



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

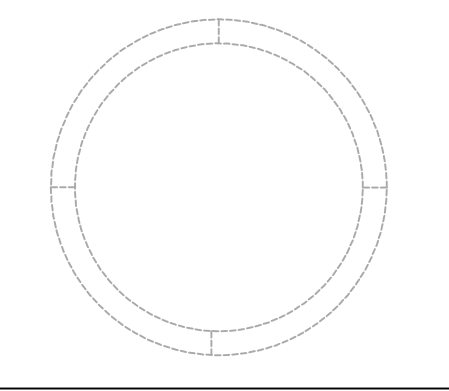
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MD 20814**



**PROPOSED
BUILDING
ELEVATIONS**

A-5

DRAWN BY:

DATE:
03/07/2023

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Montgomery County
Historic Preservation Commission

Robert H. Bruechert

REVIEWED
By Dan.Bruechert at 12:12 pm, Mar 09, 2023

DEMO GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE PROTECTED AS REQUIRED.
2. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING THE DEMOLITION PHASE AND IS TO PROTECT OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
3. DO NOT PERFORM WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED ON MOISTURE RESISTANT ELEMENT WITHOUT PRIOR APPROVAL FROM THE OWNER.
4. THE DESIGNER ASSUMES NO RESPONSIBILITIES RELATING TO TOXIC MATERIALS, INCLUDING ASBESTOS AND ASSUMES NO RESPONSIBILITY.
5. TO ITS EXISTENCE OR REMOVAL, THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED FOR THIS PROJECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS. VERIFY THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF DEBRIS SHALL BE DONE IN ACCORDANCE TO LOCAL LAW.
7. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED BY THE OWNER PRIOR TO DEMOLITION.
8. REMOVE PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
9. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY.
10. PROVIDE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. IF THE STRUCTURE APPEARS TO BE ENDANGERED, CEASE OPERATION AND NOTIFY THE DESIGNER IMMEDIATELY. DO NOT RESUME THAT PORTION OF THE WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.

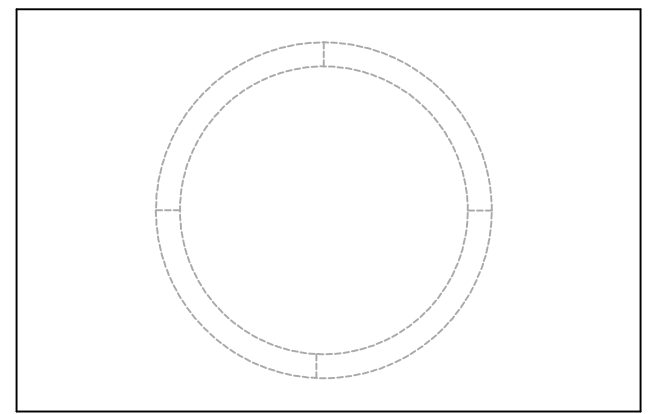
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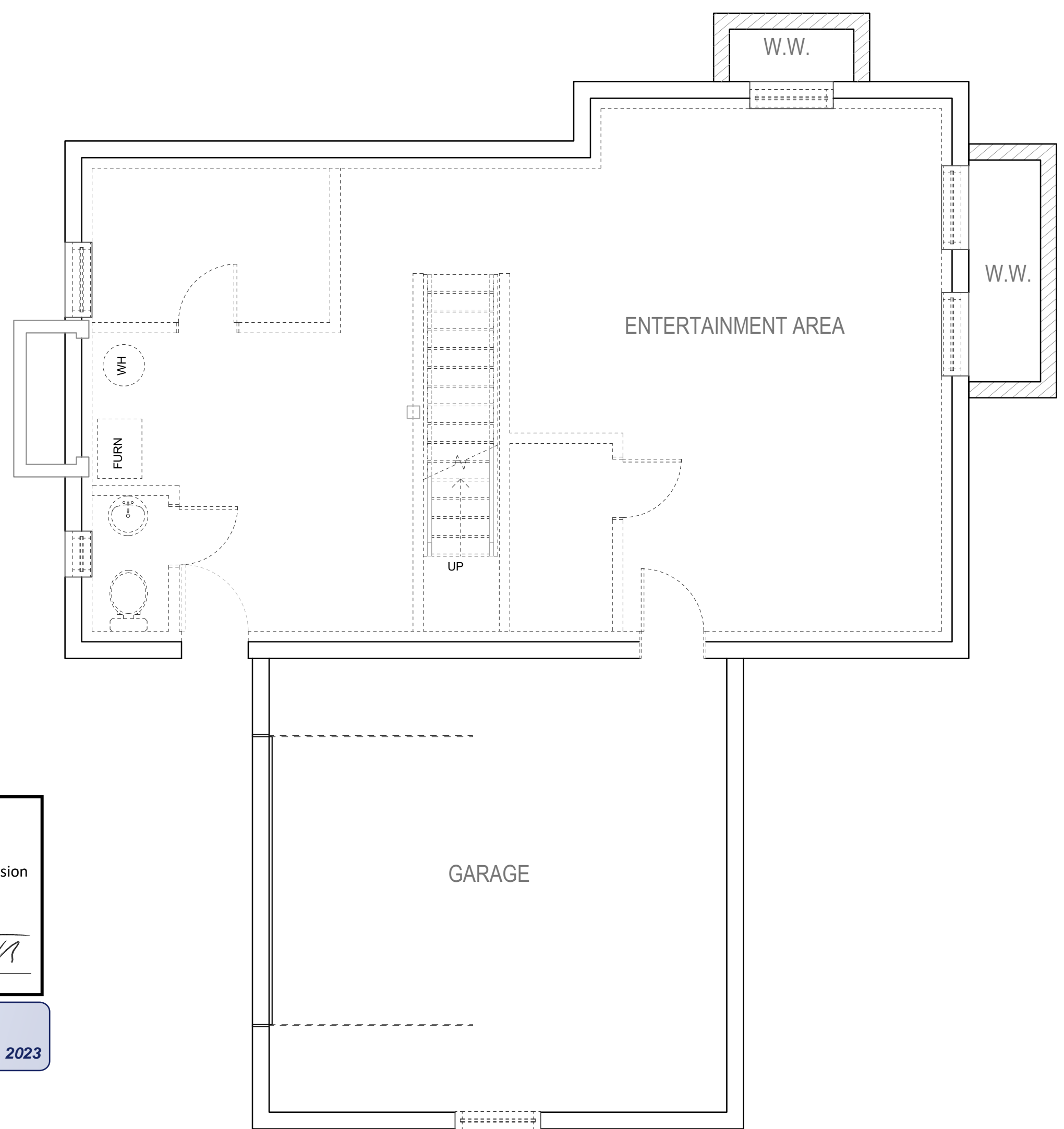
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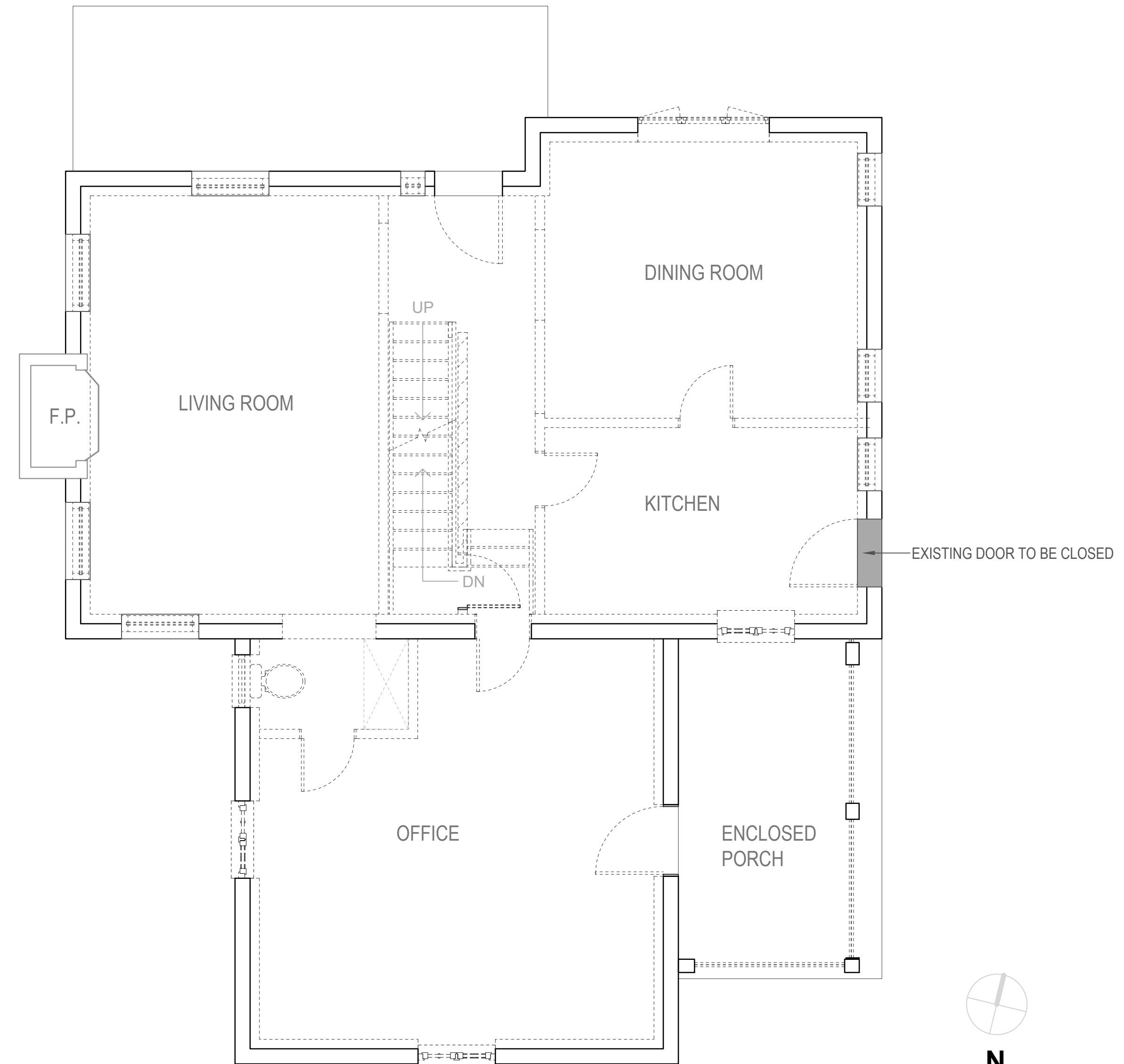
**EXISTING/DEMO
PLANS**

AD-1
DRAWN BY:

DATE:
03/07/2023



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



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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REVIEWED
By Dan.Bruechert at 12:13 pm, Mar 09, 2023

DEMO GENERAL NOTES:

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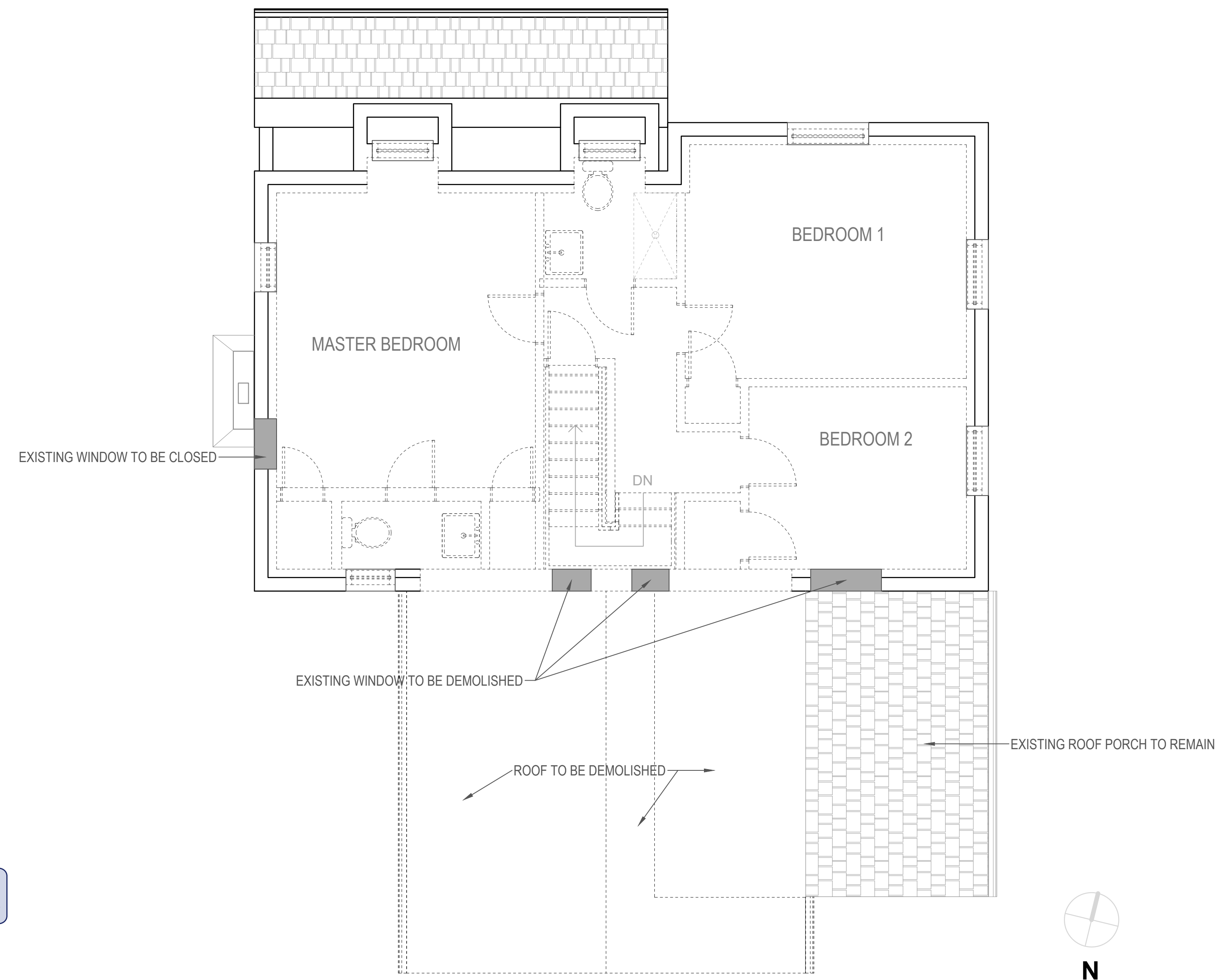
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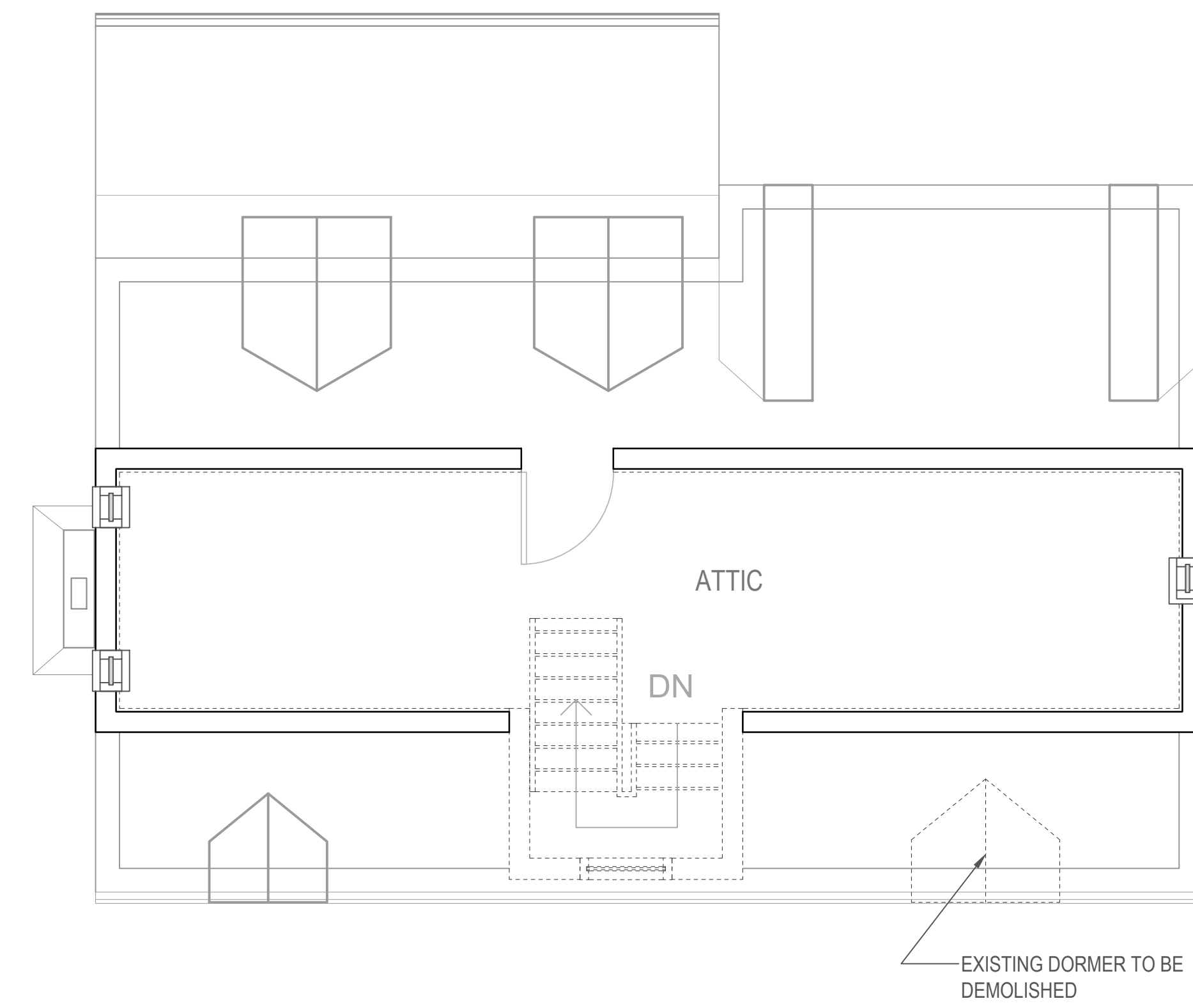
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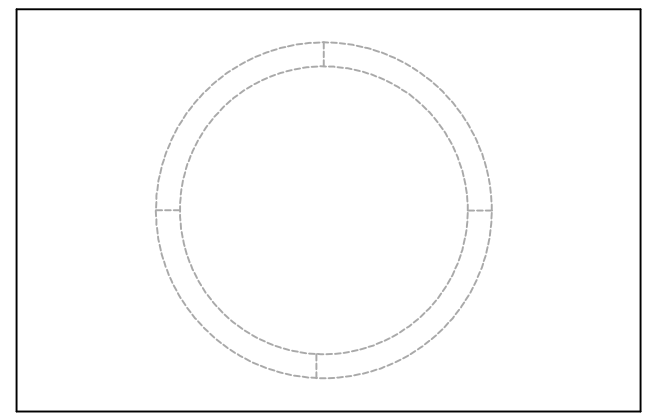
EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING ATTIC FLOOR PLAN
SCALE: 1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
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REVIEWED
By Dan.Bruechert at 12:13 pm, Mar 09, 2023



**EXISTING/DEMO
PLANS**

AD-2
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