

1015 MacArthur Blvd.
Sycamore Ga

2013 HAMP
35/155

1



HISTORIC PRESERVATION COMMISSION

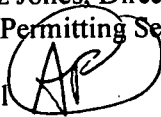
Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 5/16/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #631091—garage construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on May 8, 2013. The condition of approval is:

1. Details of garage will be simplified; final design to be reviewed and approved at the staff level.

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: Jim Graham-Yooll
Address: 7025 MacArthur Boulevard, 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Sim Graham-Yoall
Daytime Phone No.: 301-219-6326

Tax Account No.: 00502474
Name of Property Owner: Jim Graham - Yoall Daytime Phone No.: 301-219-6326
Address: 5825 Rolling Dr. Derwood MD 20955
Street Number City State Zip Code
Contractor: Rembrandt Builders Phone No.: 301-219-6326
Contractor Registration No.: 3529
Agent for Owner: Sim Graham-Yoall Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7025 Street: MacArthur Blvd.
Town/City: Bethesda Nearest Cross Street: Walhonding Rd.
Lot: 32 Block: 2 Subdivision: Glen Echo Heights
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: garage
1B. Construction cost estimate: \$ 50,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent 4/10/13 Date

Approved: with one condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5/16/13
Application/Permit No.: 631091 Date Issued: 4/10/2013

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Circa 1920 structure. Traditionally occupied by Sycamore store, a local grocery store
and deli that grew up around the Sycamore store island club + the developing
Glen Echo / Glen Echo Heights areas

The structure is residential in character, but non-residential in use and is a
unique building type + local landmark

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Restoration of existing garage (detached), installation of landscaping, repair of
parking area; demolition / rebuild of detached garage

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls; window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

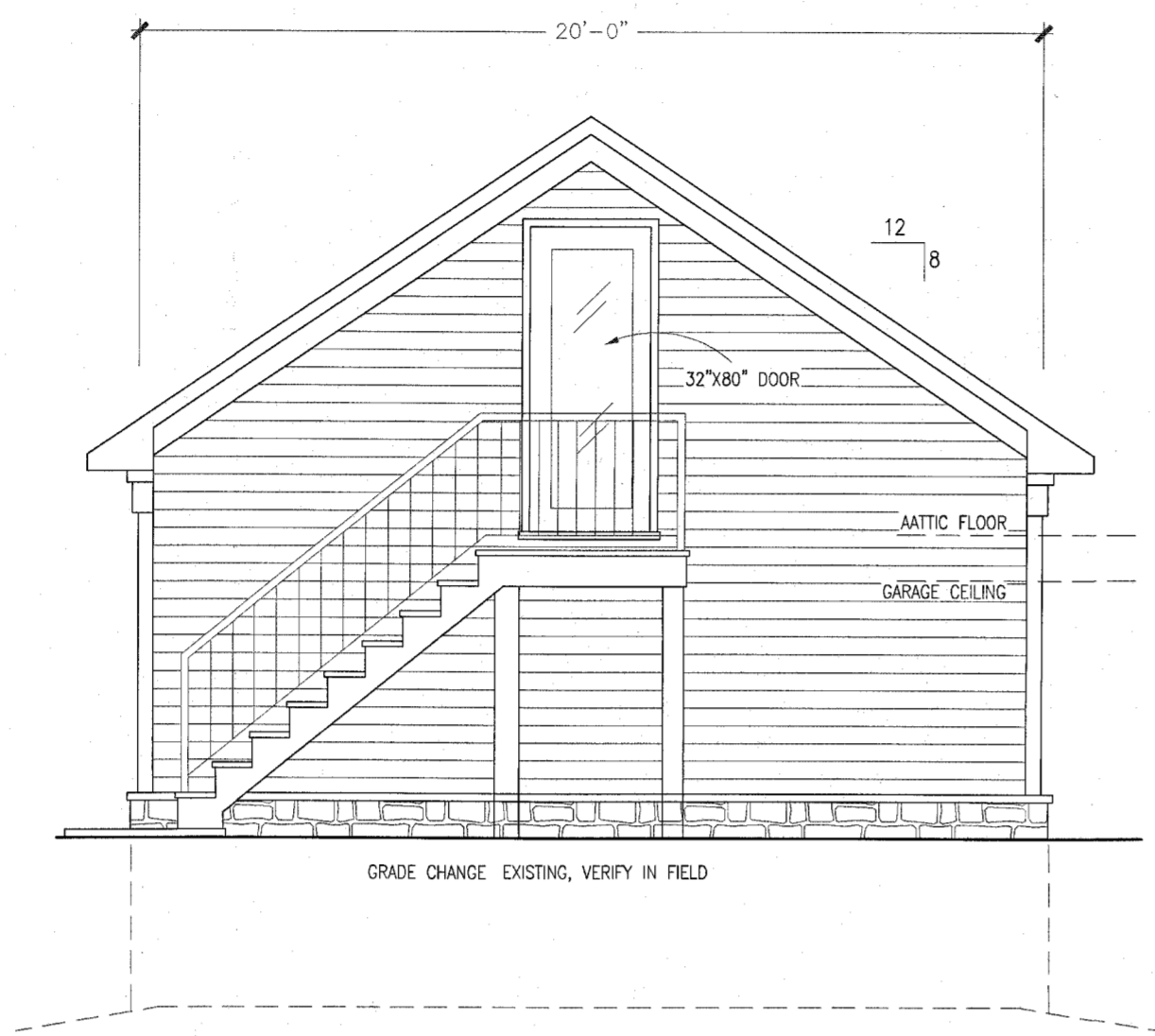
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

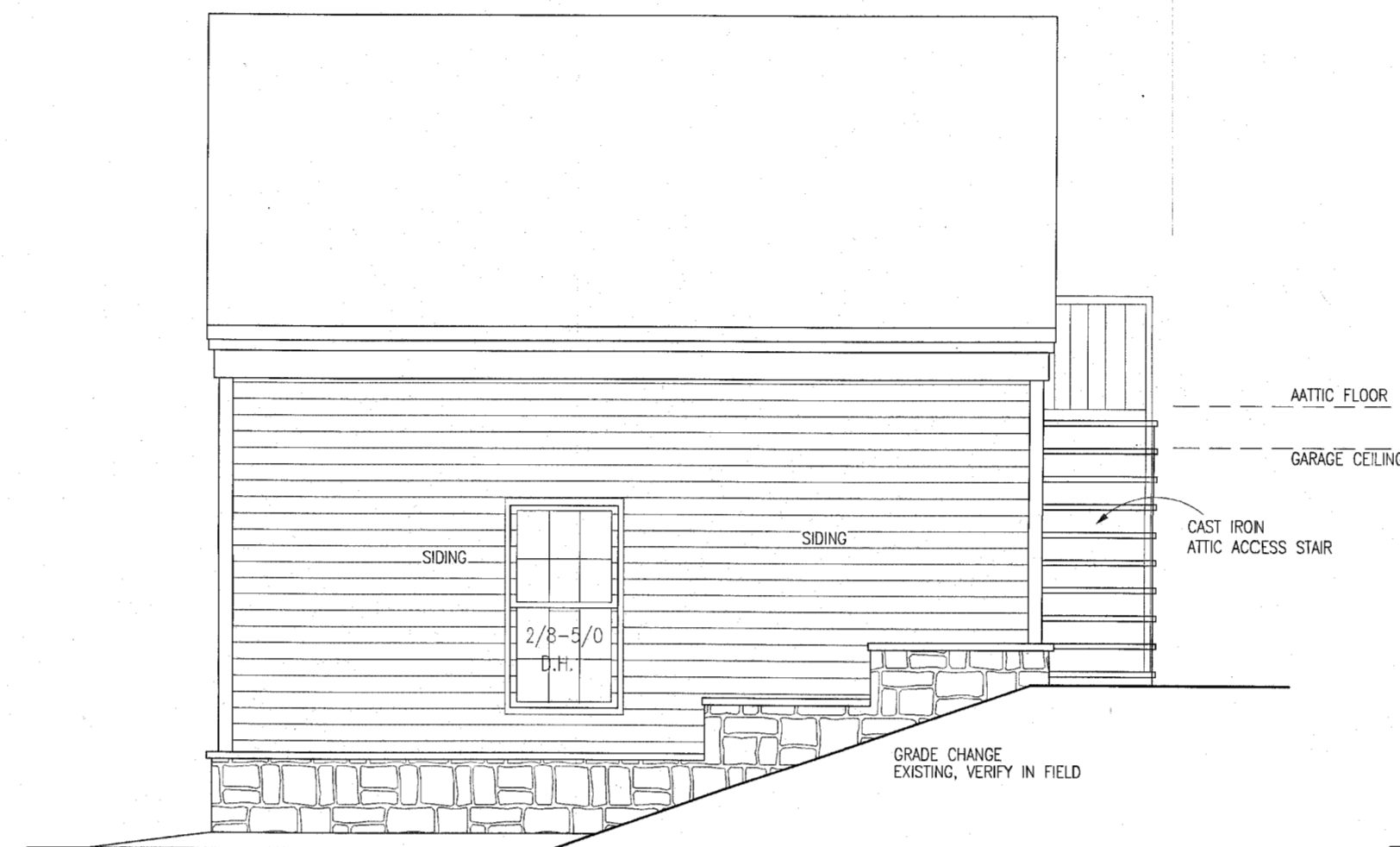
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

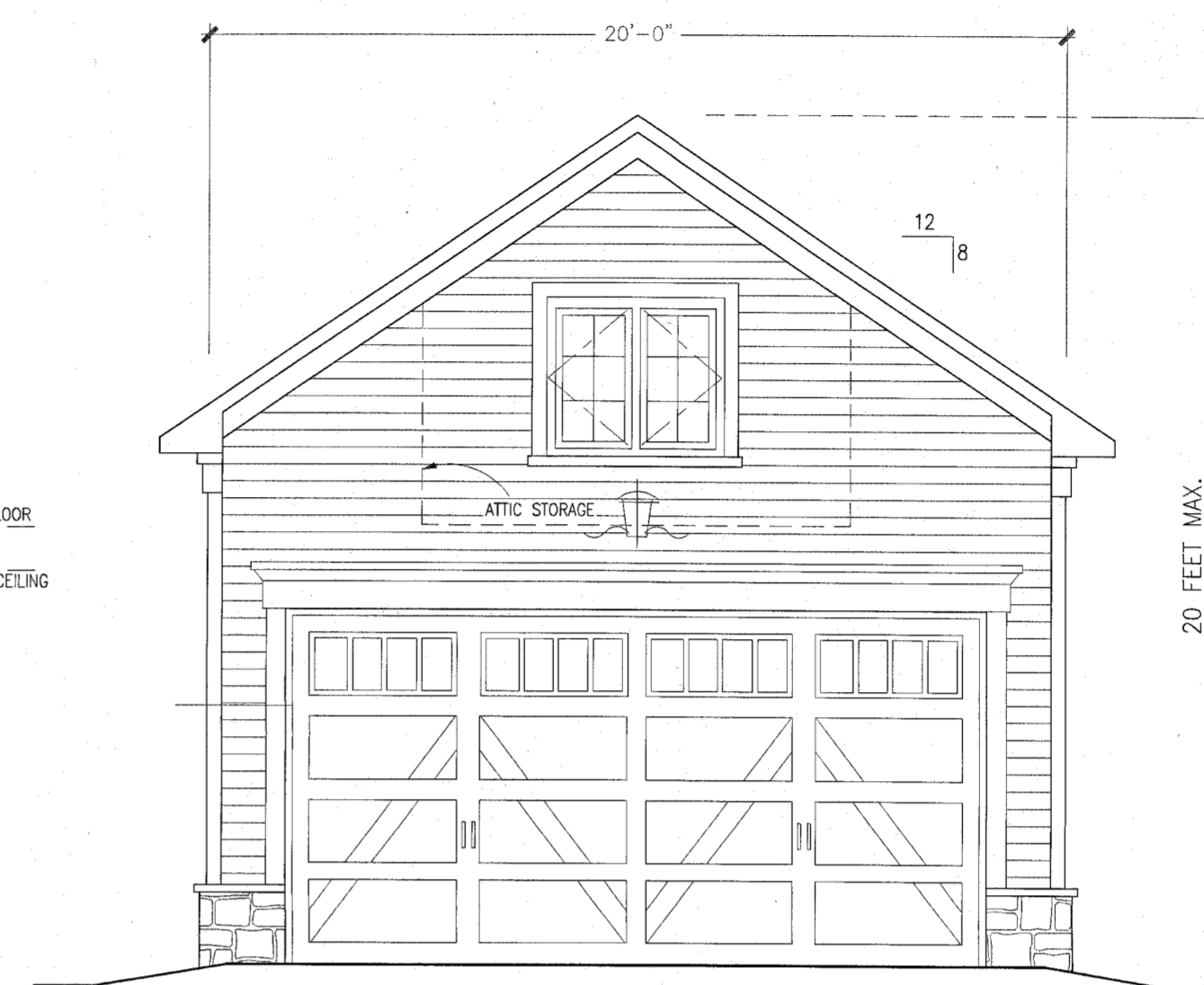
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



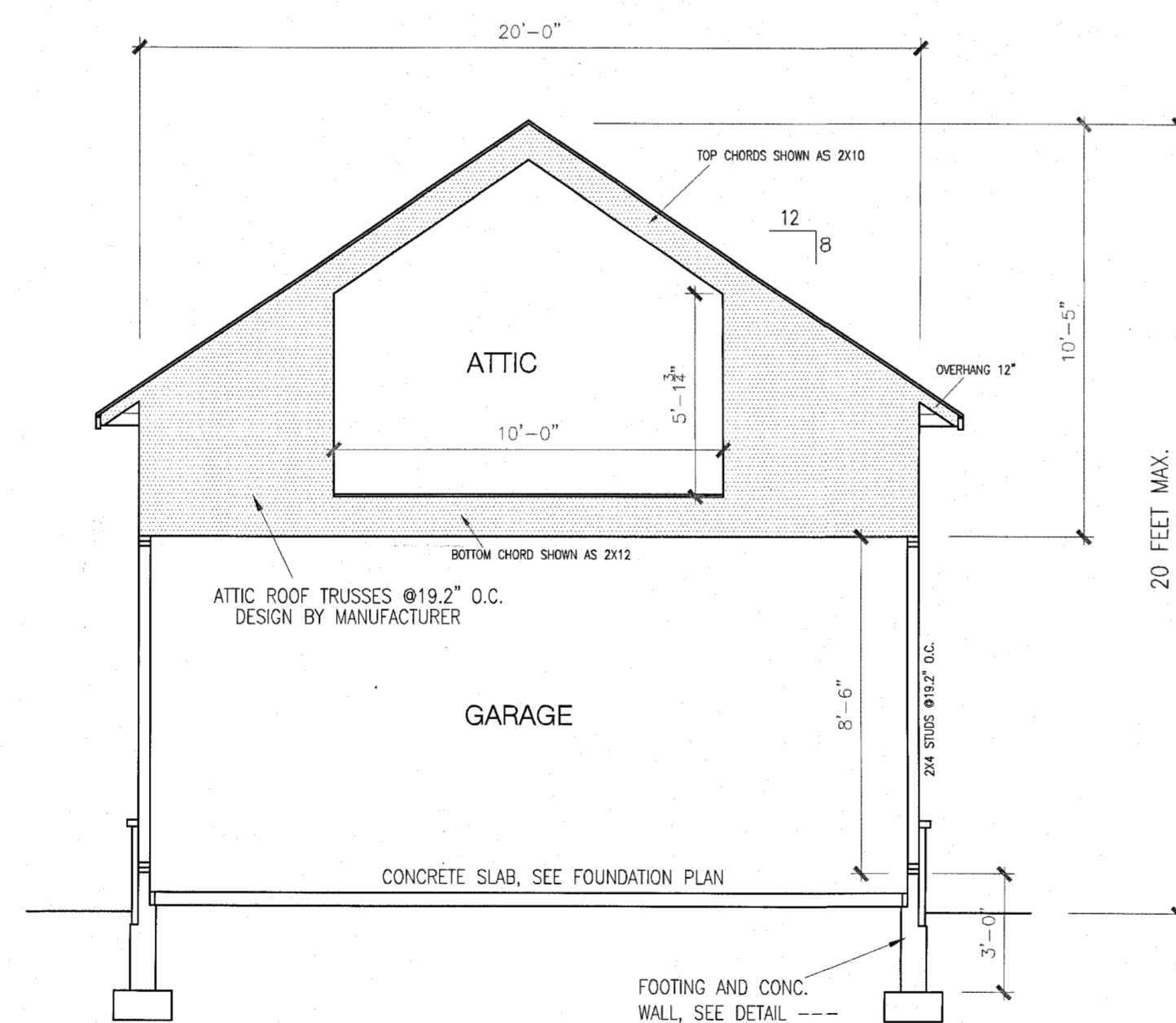
6 REAR ELEVATION 1/4"=1'-0"



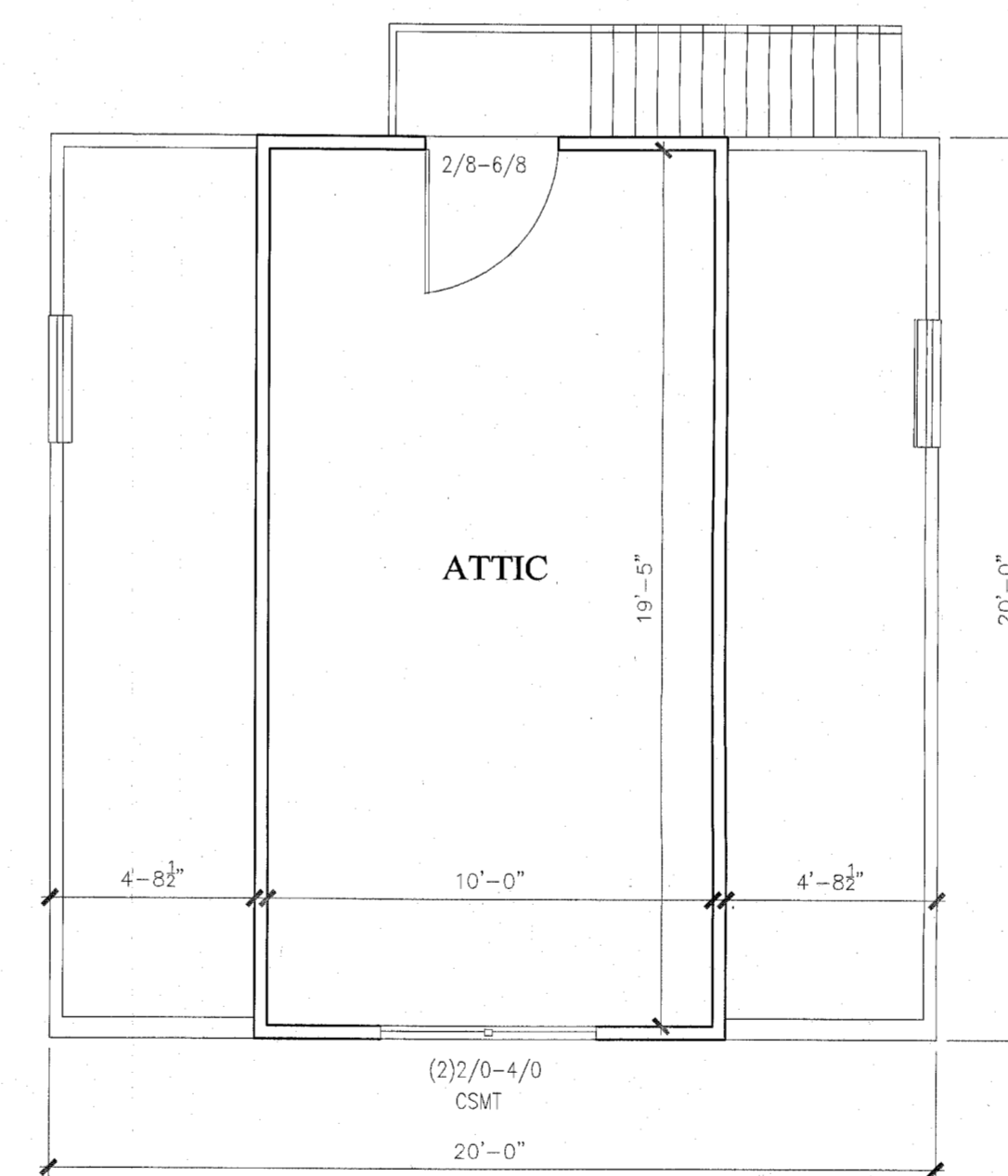
5 RIGHT (LEFT IS SAME) ELEVATION 1/4"=1'-0"



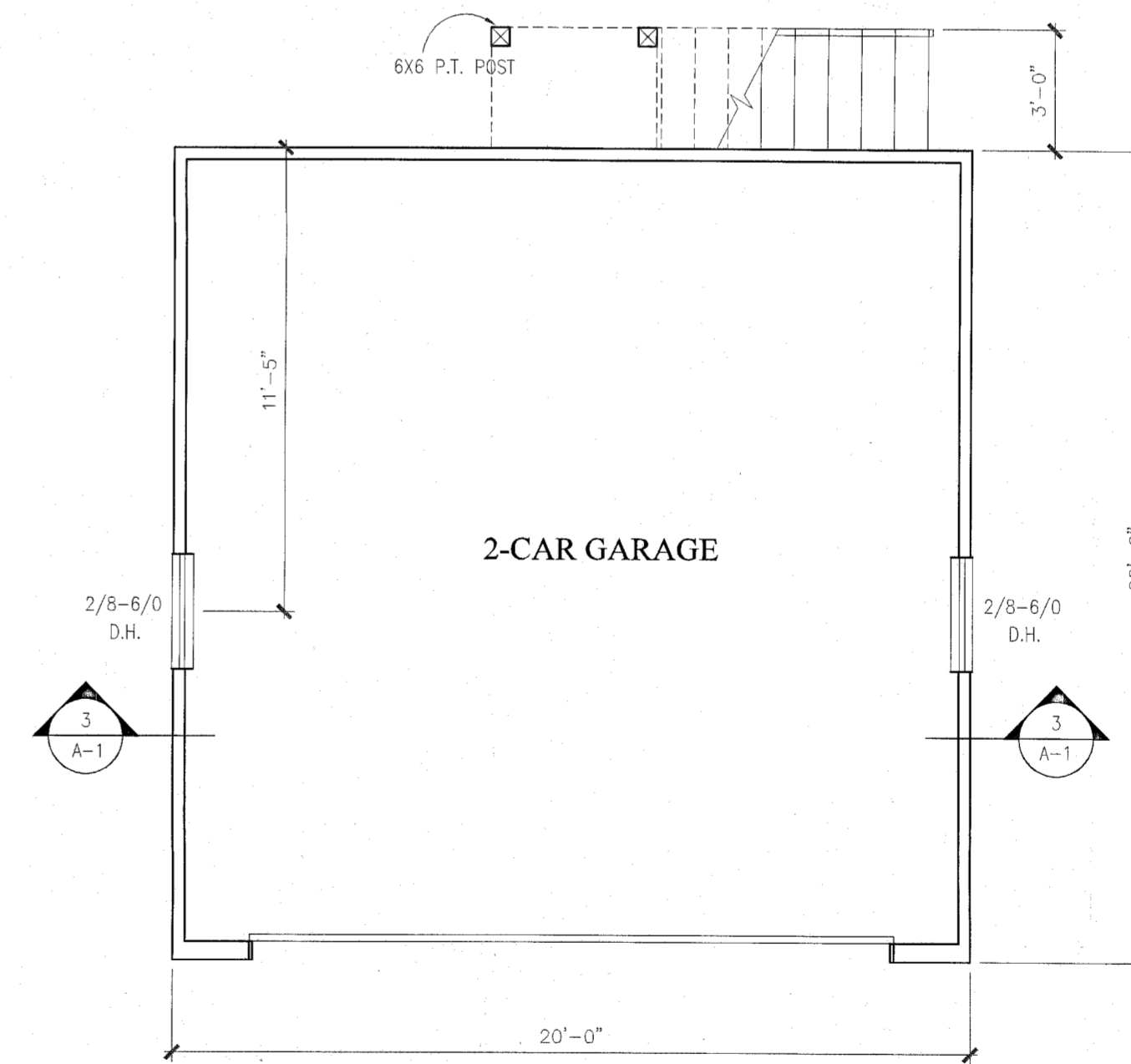
4 FRONT ELEVATION 1/4"=1'-0"



3 SECTION 1/4"=1'-0"



2 GARAGE ATTIC PLAN 1/4"=1'-0"



1 GARAGE PLAN 1/4"=1'-0"

REVISIONS:	

REMBRANDT HOMES
 THESE DRAWINGS MAY NOT BE REPRODUCED,
 COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
 WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
 5825 ROLLING ROAD
 DERWOOD, MD 20855
 301-219-6336

SYCAMORE STORE
 7025 MACARTHUR BLVD.
 BETHESDA, MD 20816

GARAGE RENOVATION

DATE: 5/14/13
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 CHECKED BY:
 JOB #:

SHEET No:
A-1

NOTE: THIS GARAGE PLAN IS A REPLACEMENT OF AN EXISTING GARAGE ON SITE. EXISTING FOOT PRINT WAS 20' X 20'.

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]
 5/16/13

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7025 MacArthur Boulevard, Bethesda **Meeting Date:** 5/8/13
Applicant: Jim Graham-Yooll **Report Date:** 5/1/13
Resource: *Master Plan Site #35/155* **Public Notice:** 4/24/13
Sycamore Store
Review: HAWP **Tax Credit:** None
Case Number: 35/155-13A **Staff:** Anne Fothergill

PROPOSAL: New garage construction

STAFF RECOMMENDATION

Staff is recommending that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/155 - Sycamore Store*
STYLE: Bungalow - converted to a store
DATE: c. 1916

Chapter 24A-3 of the *Historic Preservation Ordinance* defines the criteria for designation of historic resources as follows:

Criteria 1a: The historic resource has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation

Criteria 1d: The historic resource exemplifies the cultural, economic, social, political or historic heritage of the County and its communities

Criteria 2e: The historic resource represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

The 2005 amendment to the *Master Plan for Historic Preservation* states:

35-155

Sycamore Store

7025 MacArthur Boulevard

- The Sycamore Store is significant for representing the development of the Glen Echo Heights area. The structure is the last vestige of a commercial intersection that thrived from about 1892, when the Baltzley brothers established a nearby store until 1995, when the Sycamore Store closed.
- The resource is significant for representing the summer resort history of the Potomac River valley in Montgomery County. The store was operated by members of the Sycamore Island Club, a private club for outdoor enthusiasts located within walking distance. Hugh Johnston, Captain of Sycamore Island Club, opened the store about 1920.
- Located at the one-time terminus of the Glen Echo Railroad, known as Sycamore Junction, the store has a close relationship with the streetcar. Even after the streetcar line was extended to Glen Echo, the trolley continued to stop at the Sycamore Store. The store was located across Walhonding Road from the stone car barn and power house.
- The Sycamore Store is an established and familiar visual feature of the Glen Echo Heights neighborhood. Built as a bungalow-type residence about 1916, the structure was converted into a store about 1920, and was expanded with a front addition by the early 1930s.
- This resource meets criteria 1a, 1d, and 2e.
- The recommended environmental setting is the entire parcel of 6,873 square feet, being part of Lot 32, Block 2 of Glen Echo Heights.

PROPOSAL

The applicants are proposing to construct a new 1 ½ story 20' x 20' x 20' high two-car garage in the same location of the existing garage at the rear left corner of the property. The HPC previously approved the demolition of the existing, non-historic 20' x 20' garage on this property. The replacement garage will have wooden, double garage doors, fiber cement siding, carderock stone foundation, wooden double-hung and casement windows, and exterior stairs to a wood door on the rear of the building.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (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:

Standard #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.

STAFF DISCUSSION

The replacement garage has the same footprint as the existing garage and is in the same location at the rear left of the property. The proposed design and materials are appropriate and will not adversely impact this historic resource, which was not designated for its architectural significance. Staff recommends approval of the HAWP application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jim Graham-Yoall

Daytime Phone No.: 301-219-6326

Tax Account No.: 00502474

Name of Property Owner: Jim Graham - Yoall Daytime Phone No.: 301-219-6326

Address: 5825 Rolling Dr Derwood MD 20955
Street Number City State Zip Code

Contractor: Rembrandt Builders Phone No.: 301-219-6326

Contractor Registration No.: 3529

Agent for Owner: Jim Graham-Yoall Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7025 Street: MacArthur Blvd.

Town/City: Bethesda Nearest Cross Street: Walhonding Rd.

Lot: 32 Block: 2 Subdivision: Glen Echo Heights

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: garage

1B. Construction cost estimate: \$ 50,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

4/10/13
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 631091 Date Filed: 4/10/2013 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**



FORM 3-2001/02

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Circle 1920 structure. Traditionally occupied by Guyanese store, a local grocery store and deli that grew up around the Guyanese store island club. The developing Glen Echo / Glen Echo Heights area.

The structure is residential in character, but non-residential in use and is a unique building type + local landmark.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

demolition / rebuild of detached garage

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
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3. PLANS AND ELEVATIONS

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- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
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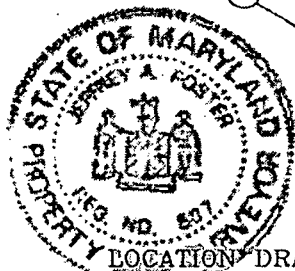
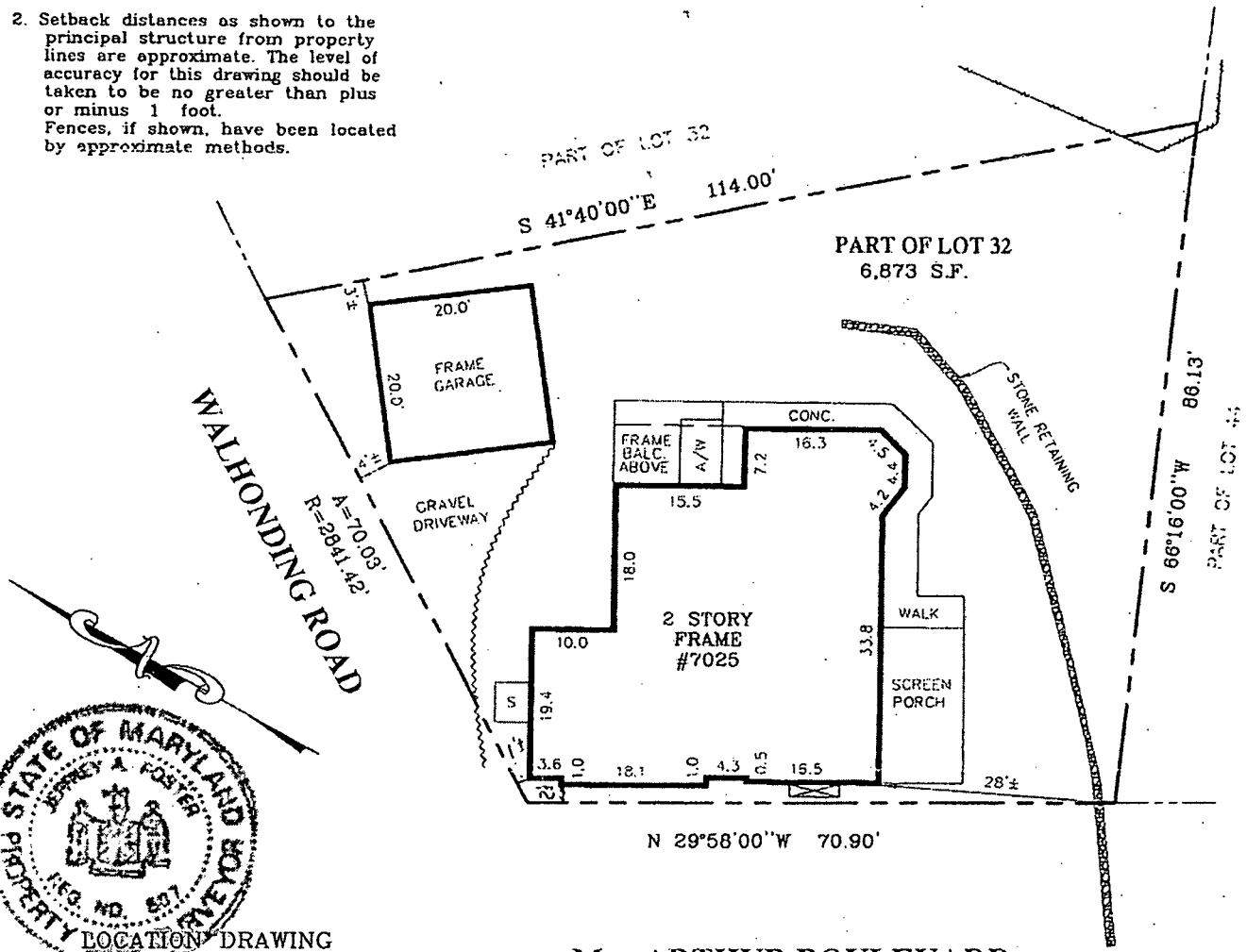
6

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.


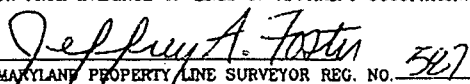
Notes

1. Flood zone "X" per H.U.D. panel No. 0435D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
 PART OF LOT 32, BLOCK 2
 GLEN ECHO HEIGHTS
 MONTGOMERY COUNTY, MARYLAND

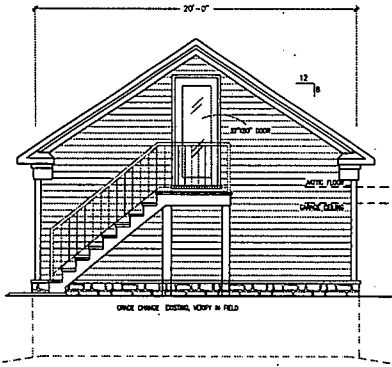
Mac ARTHUR BOULEVARD

SURVEYOR'S CERTIFICATE		REFERENCES	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100, Fax 301/948-1286
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. B PLAT NO. 44	
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 562		LIBER 27525 FOLIO 800	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 12-09-09
			SCALE: 1" = 20' DRAWN BY: D.M.L. JOB NO.: 03-9039

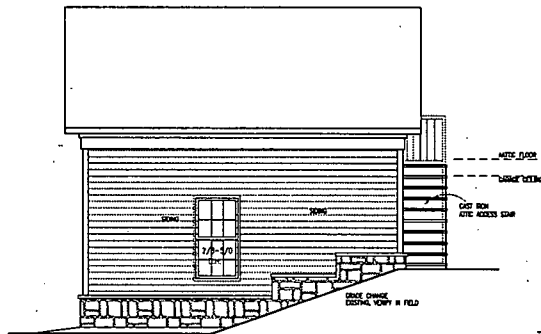
09-5895

Existing and proposed

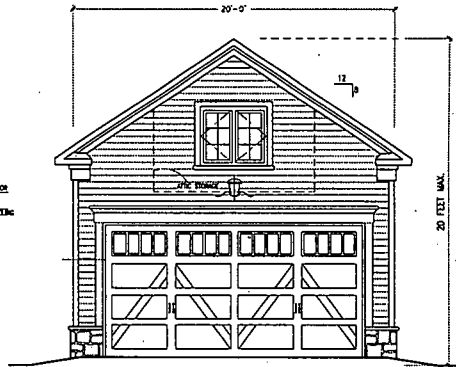
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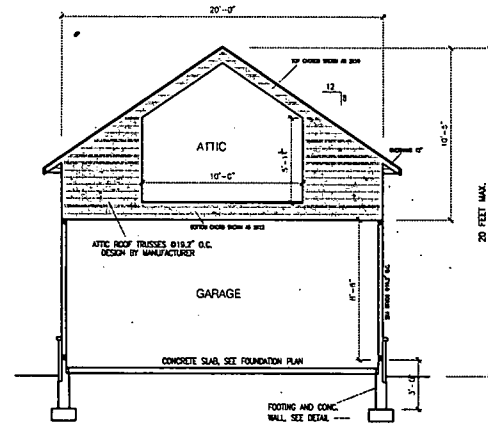
6 REAR ELEVATION 1/4"=1'-0"



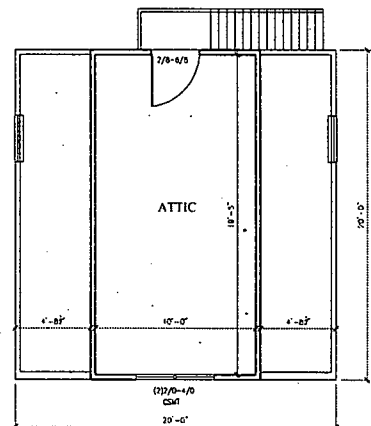
5 RIGHT (LEFT IS SAME) ELEVATION 1/4"=1'-0"



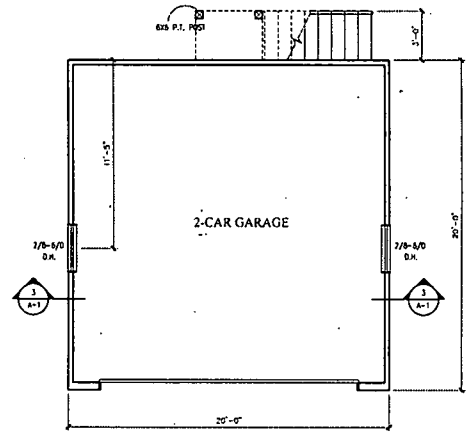
4 FRONT ELEVATION 1/4"=1'-0"



3 SECTION 1/4"=1'-0"



2 GARAGE ATTIC PLAN 1/4"=1'-0"



1 GARAGE PLAN 1/4"=1'-0"

NO.	DESCRIPTION

REBRANDT HOMES
 5625 ROLLING ROAD
 DERWOOD, MD 20855
 301-278-0209

SYCAMORE STORE
 7025 MACARTHUR BLVD.
 BETHESDA, MD 20816

GARAGE RENOVATION

DATE: 11/28/12
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 CHECKED BY:
 JOB #:

SHEET No:
A-1

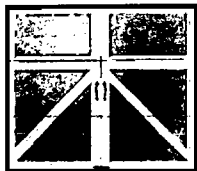
NOTE: THIS GARAGE PLAN IS A REPLACEMENT OF AN EXISTING GARAGE ON SITE. EXISTING FOOT PRINT WAS 20' X 20'

8

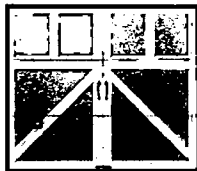
Finished Door Designs *Continued*

NOTE: Seven foot high doors are illustrated below. Design may appear different dependant upon the height and number of sections of the door. Please contact your dealer for illustrations providing dimensions and line drawings for each design.

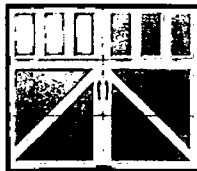
Design 6



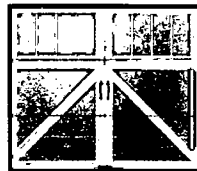
TOP11



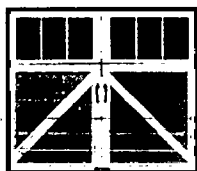
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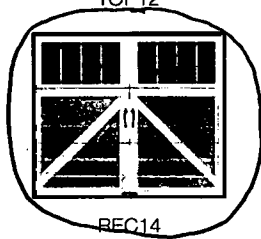
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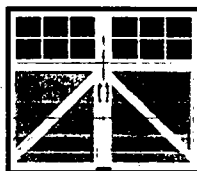
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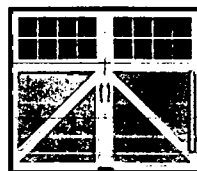
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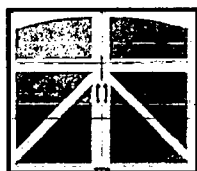
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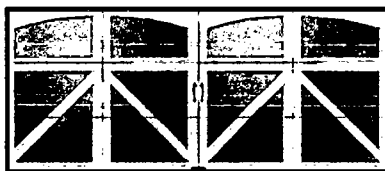
SQ23



SQ24



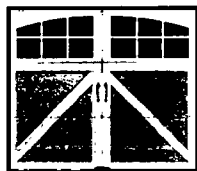
ARCH1



ARCH2



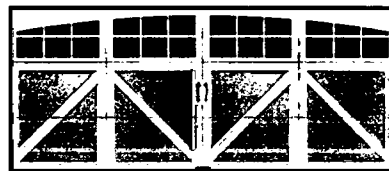
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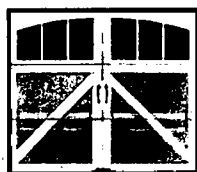
ARCH3



ARCH6



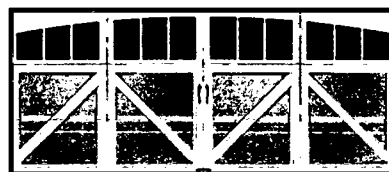
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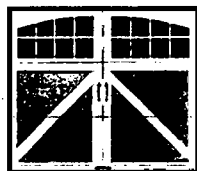
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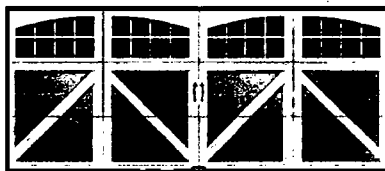
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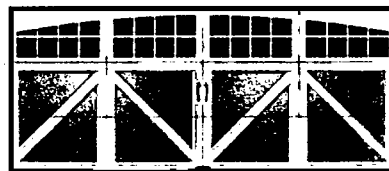
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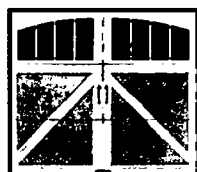
ARCH4



ARCH8



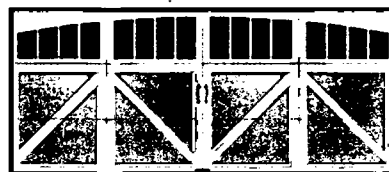
ARCH4



ARCH14



ARCH18



ARCH14

01



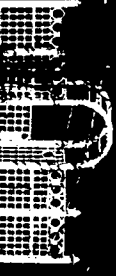
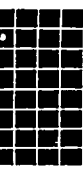
11



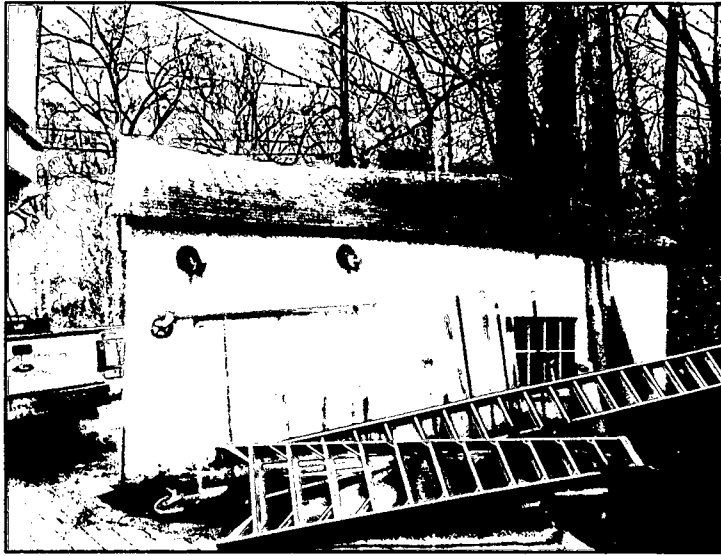
SYCAMORE
STORE

GLEN ECHO HEIGHTS

7023

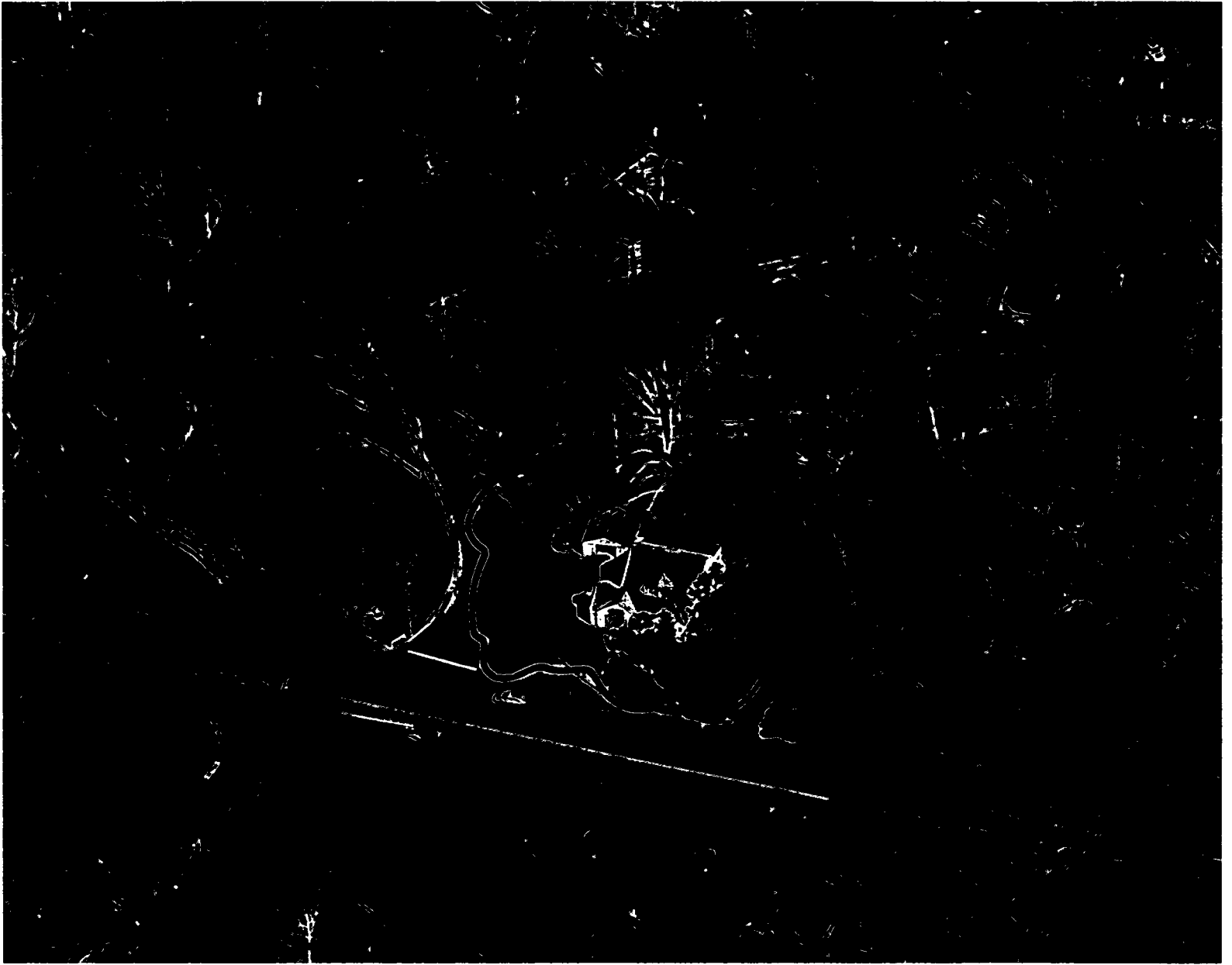






Sycamore Store Garage (old)

Sycamore store



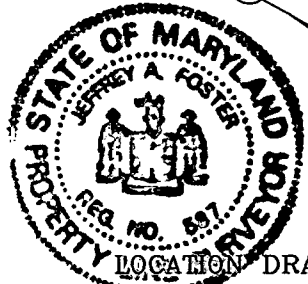
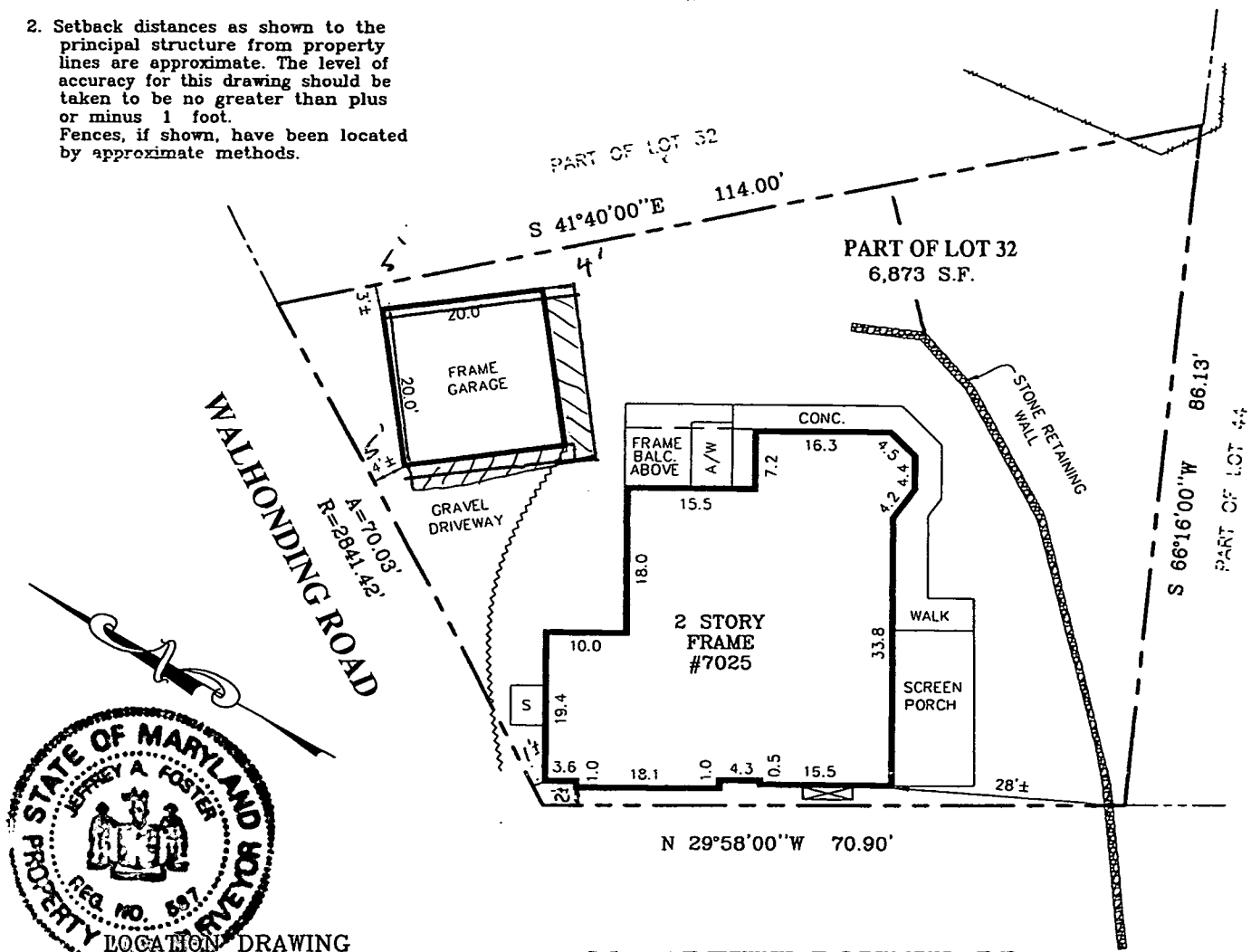
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CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

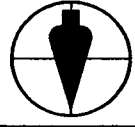
Notes

1. Flood zone "X" per H.U.D. panel No. 0435D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
PART OF LOT 32, BLOCK 2
GLEN ECHO HEIGHTS
 MONTGOMERY COUNTY, MARYLAND

Mac ARTHUR BOULEVARD

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1286	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. B	PLAT NO. 44			
LIBER 27525 FOLIO 800		DATE OF LOCATIONS	SCALE: 1" = 20'			
MARYLAND PROPERTY LINE SURVEYOR REG. NO. <i>507</i>		WALL CHECK:	DRAWN BY: D.M.L.	HSE. LOC.: 12-09-09	JOB NO.: 03-9039	

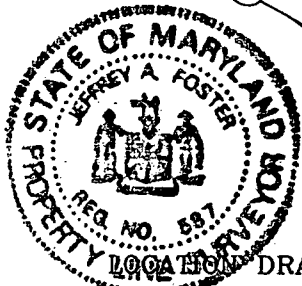
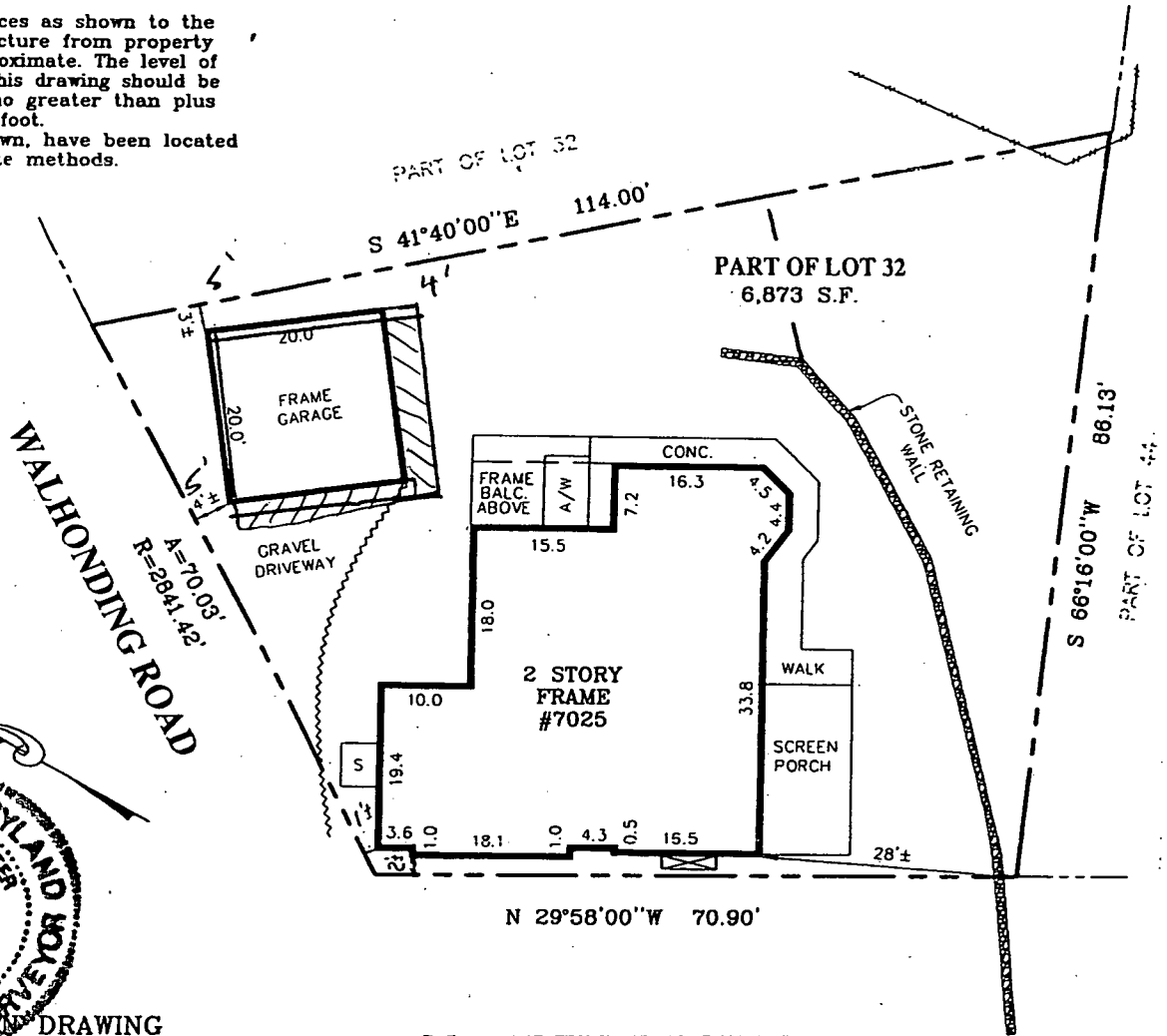
09-5895

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.


Notes

1. Flood zone "X" per H.U.D. panel No. 0435D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot. Fences, if shown, have been located by approximate methods.

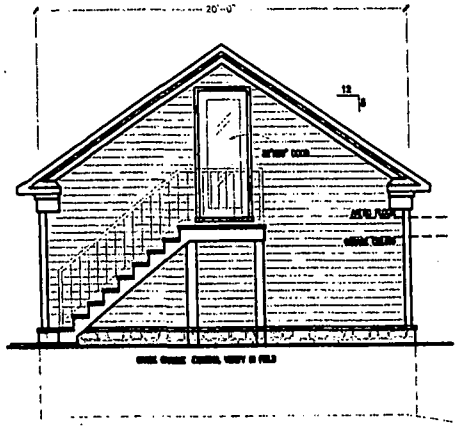


DRAWING
PART OF LOT 32, BLOCK 2
GLEN ECHO HEIGHTS
 MONTGOMERY COUNTY, MARYLAND

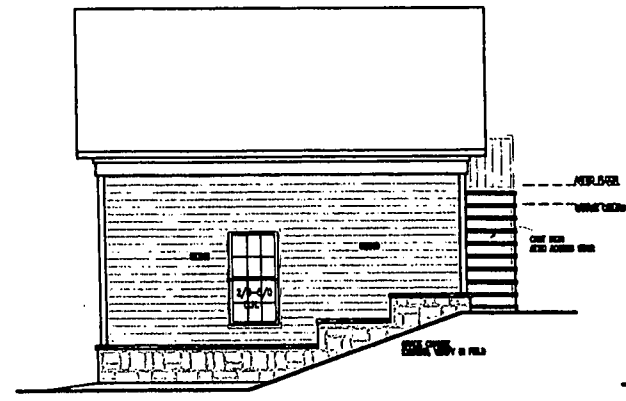
Mac ARTHUR BOULEVARD

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1288	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK.	B		DATE OF LOCATIONS	SCALE: 1" = 20'
		PLAT NO.	44		WALL CHECK:	DRAWN BY: D.M.L.
LIBER 27525 FOLIO 800				HSE. LOC.: 12-09-09	JOB NO.: 03-9039	

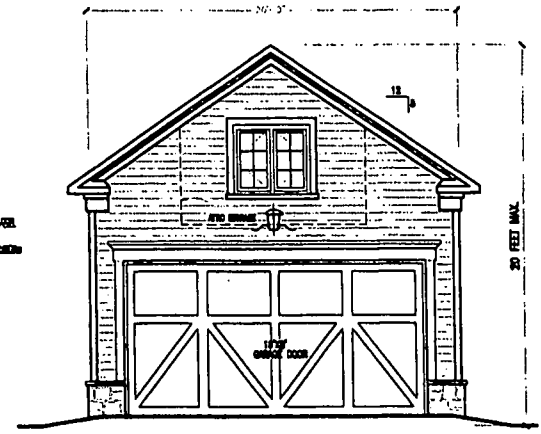
Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587



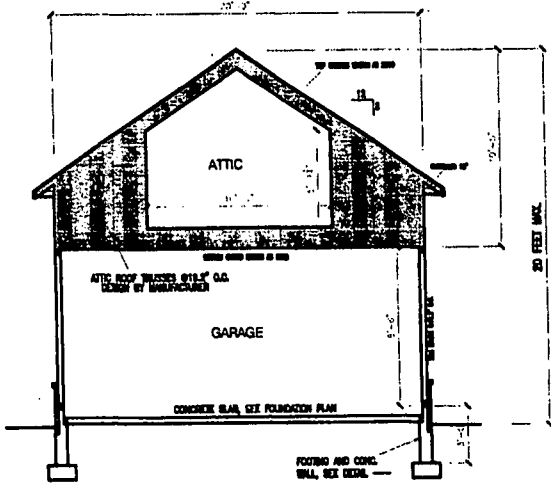
6 REAR ELEVATION $1/8"=1'-0"$



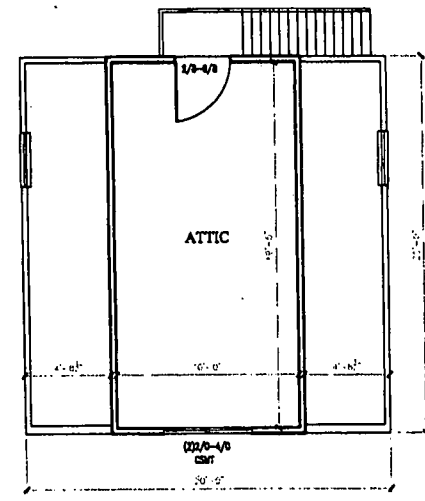
5 RIGHT (LEFT IS SAME) ELEVATION $1/8"=1'-0"$



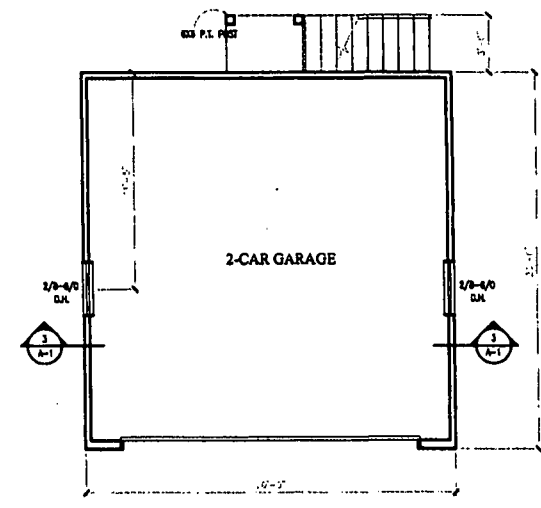
4 FRONT ELEVATION $1/8"=1'-0"$



3 SECTION $1/8"=1'-0"$



2 GARAGE ATTIC PLAN $1/8"=1'-0"$



1 GARAGE PLAN $1/8"=1'-0"$

NOTE: THIS GARAGE PLAN IS A REPLACEMENT OF AN EXISTING GARAGE ON SITE. EXISTING FOOT PRINT WAS 20' X 20'

REBRANDT HOMES

SYCAMORE STORE

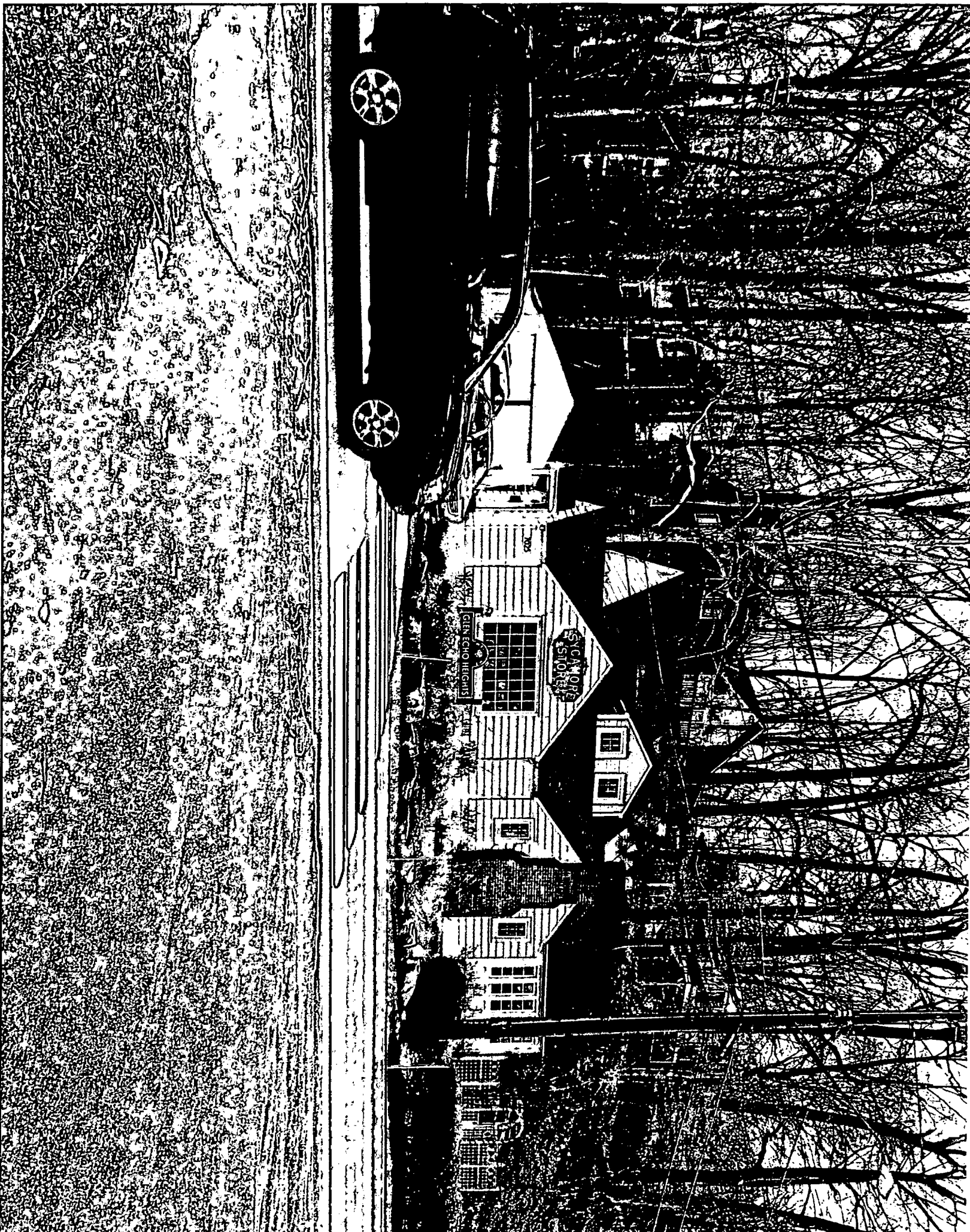
GARAGE RENOVATION

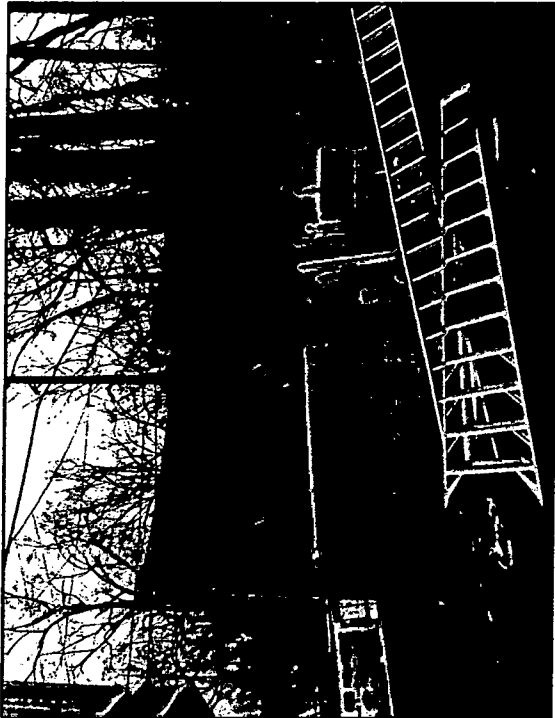
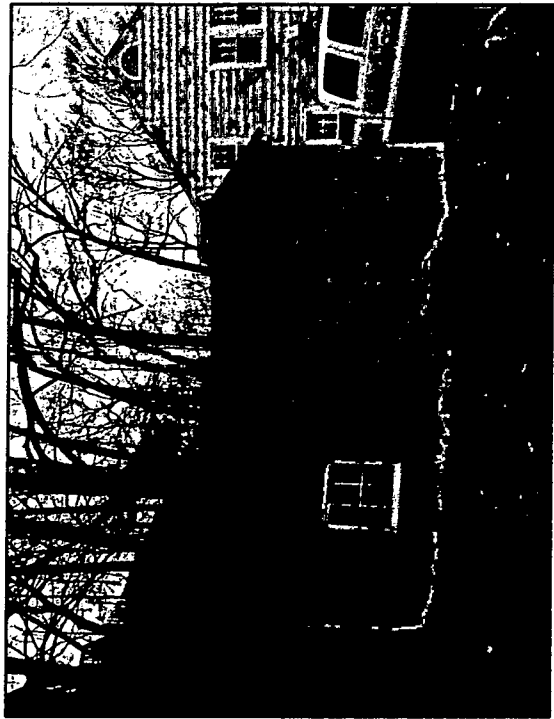
DATE: 11/2
 SCALE: 1/8"
 DRAWN BY:
 CHECKED BY:
 APPR. BY:

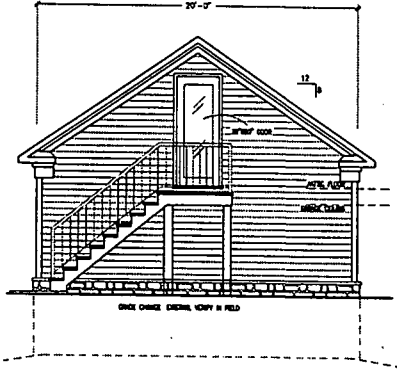
A.



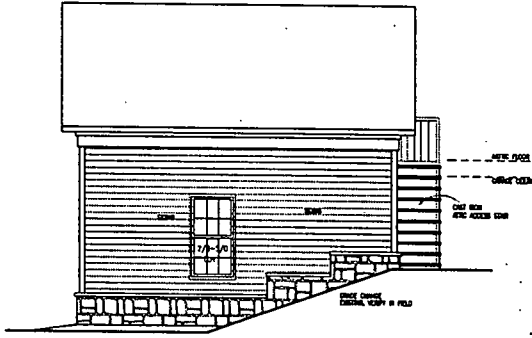




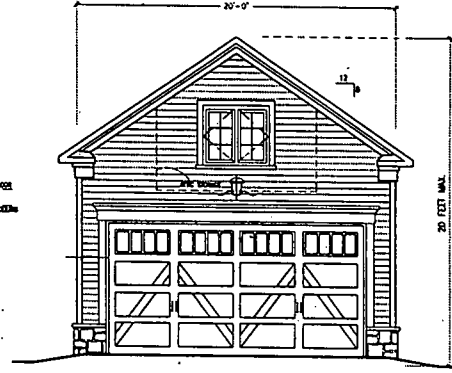




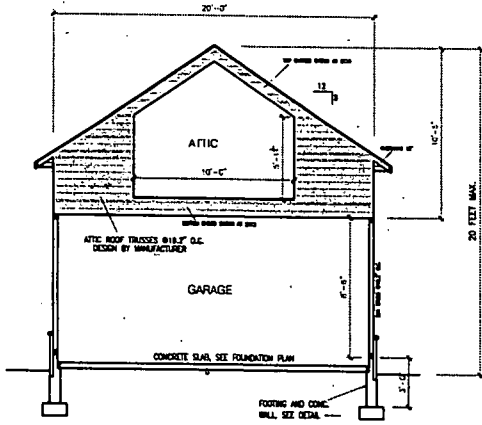
6 REAR ELEVATION 1/4"=1'-0"



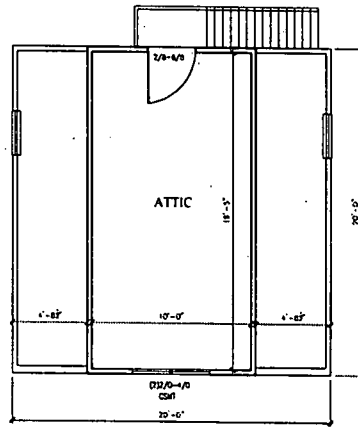
5 RIGHT (LEFT IS SAME) ELEVATION 1/4"=1'-0"



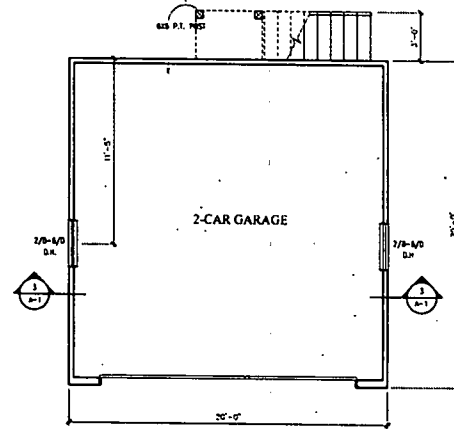
4 FRONT ELEVATION 1/4"=1'-0"



3 SECTION 1/4"=1'-0"



2 GARAGE ATTIC PLAN 1/4"=1'-0"



1 GARAGE PLAN 1/4"=1'-0"

NOTE: THIS GARAGE PLAN IS A REPLACEMENT OF AN EXISTING GARAGE ON SITE. EXISTING FOOT PRINT WAS 20' X 20'

REVISIONS

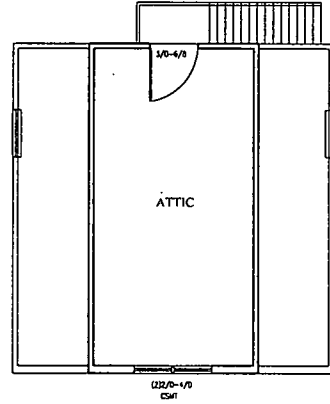
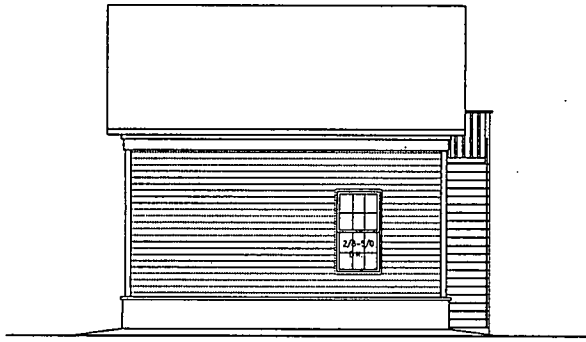
REMBRANDT HOMES
 1885 FOLLING ROAD
 DERWOOD, MD 20855
 301-993-9999

SYCAMORE STORE
 7025 MACARTHUR BLVD.
 BETHESDA, MD 20816

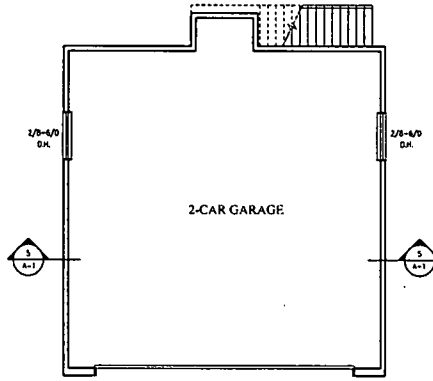
GARAGE RENOVATION

DATE: 11/28/13
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 CHECKED BY:
 JOB #:

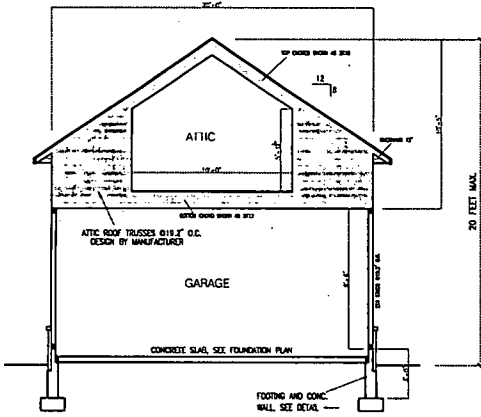
SHEET NO:
A-1



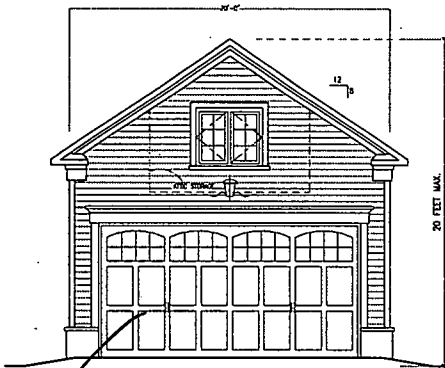
3 GARAGE ATTIC PLAN 1/4"=1'-0"



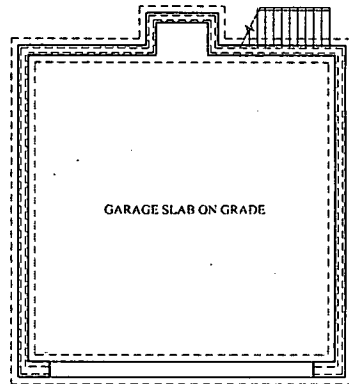
2 GARAGE PLAN 1/4"=1'-0"



5 SECTION 1/4"=1'-0"



4 FRONT ELEVATION 1/4"=1'-0"



1 FOUNDATION PLAN 1/4"=1'-0"

D simpler + wood

REVISED	DATE	BY

REBRANDT HOMES
 THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMIT FROM REMBRANDT HOMES.
 5825 ROLLING ROAD
 DERWOOD, MD 20855
 301-719-4328

SYCAMORE STORE
 7025 MACARTHUR BLVD.
 BETHESDA, MD 20816

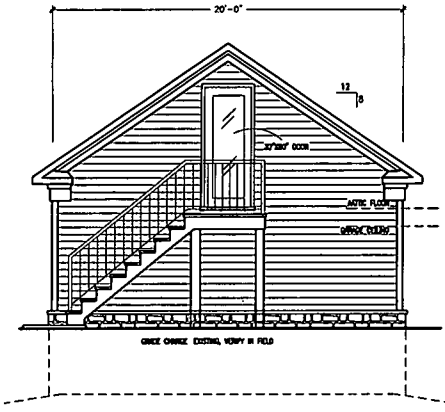
GARAGE RENOVATION

DATE: 11/28/12
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 CHECKED BY:
 20 #

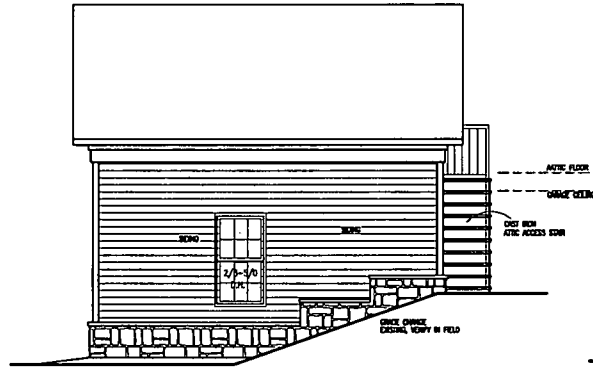
SHEET No:
A-1

NOTE: THIS GARAGE PLAN IS A REPLACEMENT OF AN EXISTING GARAGE ON SITE. EXISTING FOOT PRINT WAS 20' X 20'

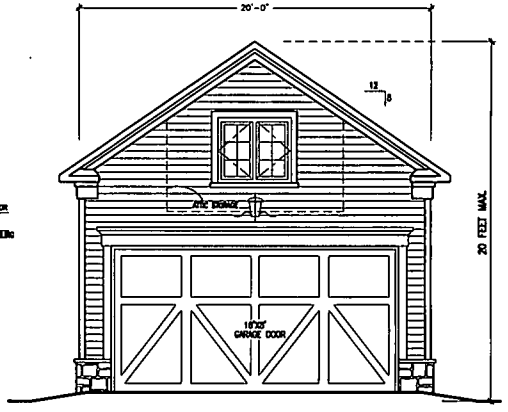
sycamore store garage → new
 demo already approved by HRC
 owner will submit more detailed plans to DPS
 w/HAMP
 11/29/12



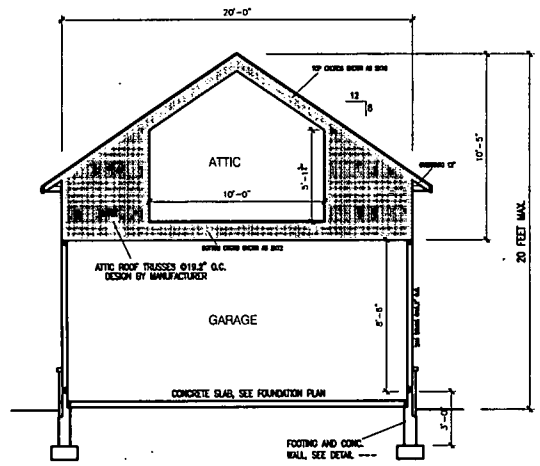
6 REAR ELEVATION $1/4"=1'-0"$



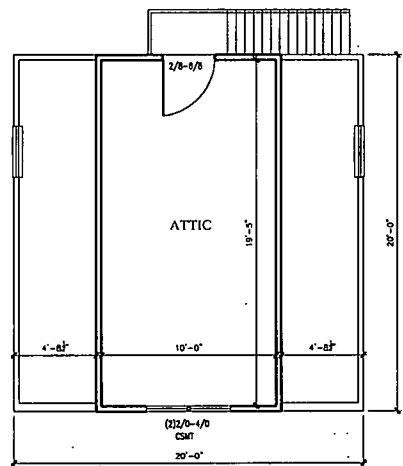
5 RIGHT (LEFT IS SAME) ELEVATION $1/4"=1'-0"$



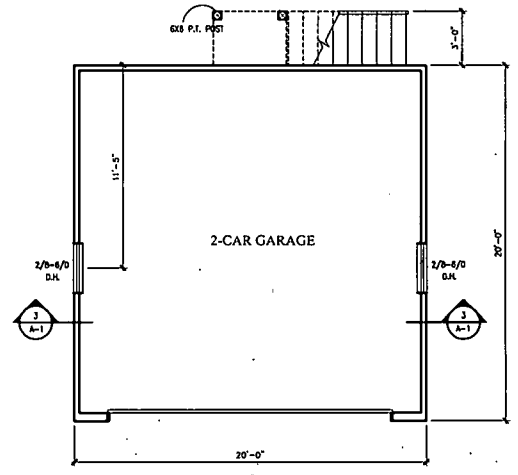
4 FRONT ELEVATION $1/4"=1'-0"$



3 SECTION $1/4"=1'-0"$



2 GARAGE ATTIC PLAN $1/4"=1'-0"$



1 GARAGE PLAN $1/4"=1'-0"$

NO.	REVISIONS

REMBRANDT HOMES
 5625 ROLLING ROAD
 BERWOOD, MD 20855
 301-914-0020

SYCAMORE STORE
 7025 MACARTHUR BLVD.
 BETHESDA, MD 20816

GARAGE RENOVATION

DATE: 11/28/12
 SCALE: $1/4"=1'-0"$
 DRAWN BY:
 CHECKED BY:
 HDD #:

SHEET No:
A-1

NOTE: THIS GARAGE PLAN IS A REPLACEMENT OF AN EXISTING GARAGE ON SITE. EXISTING FOOT PRINT WAS 20' X 20'