



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: November 20, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1092733 – Installation of rear roof vent

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Chris King, Case Design
Address: 5812 Surrey Street, Chevy Chase

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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laura D. Paquale on _____. The approval memo and stamped drawings follow.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1092733
DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Chris King/Case Design

E-mail: cking@casedesign.com

Address: 4701 Sangamore Rd, P40

City: Bethesda Zip: 20816

Daytime Phone: 301-320-9893

Contractor Registration No.: MHIC# 1176

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 5812 Surrey St, CH CH MD M: 35-36

Is the Property Located within an Historic District? X Yes/District Name Somerset
 ___ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 5812 Street: Surrey St

Town/City: Chevy Chase, MD Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

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

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Chris King

11.7.24

Signature of owner or authorized agent

Date

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

Owner's mailing address
Dabney & James Goold
5812 Surrey St.
Chevy Chase, MD 20815

Owner's Agent's mailing address
Case Architects & Design
4701 Sangamore Rd, P40
Bethesda, MD 20816

Adjacent and confronting Property Owners mailing addresses

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two story brick single family dwelling with attached garage. Property is internal to the block and is accessed by a dead-end lane (also called Surrey St) that T's out at Surrey Street. One other property is accessed by the Surrey Street lane.

This neo-classical house was built in 1982 and does not have a specific MIHP beyond the historic district.

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

Remodeling kitchen which includes exhausting new hood through the hipped roof. Proposed location of penetration is directly up at back quadrant of hipped roof. Other than roof work submitted here, the project is interior only.

REVIEWED

By Laura DiPasquale, M-NCPPC at 10:35 am, Nov 20, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Patton

Work Item 1: Roof Penetration

Description of Current Condition:
No hood exists. Hipped roof directly over new hood location. Insulation in joists.

Proposed Work:
Add ductwork to exhaust new hood through hipped roof. Capped with Broan model 634M

REVIEWED
Work Item 2:
By Laura DiPasquale, M-NCPPC at 10:35 am, Nov 20, 2024

Description of Current Condition:

APPROVED
Montgomery County
Historic Preservation Commission

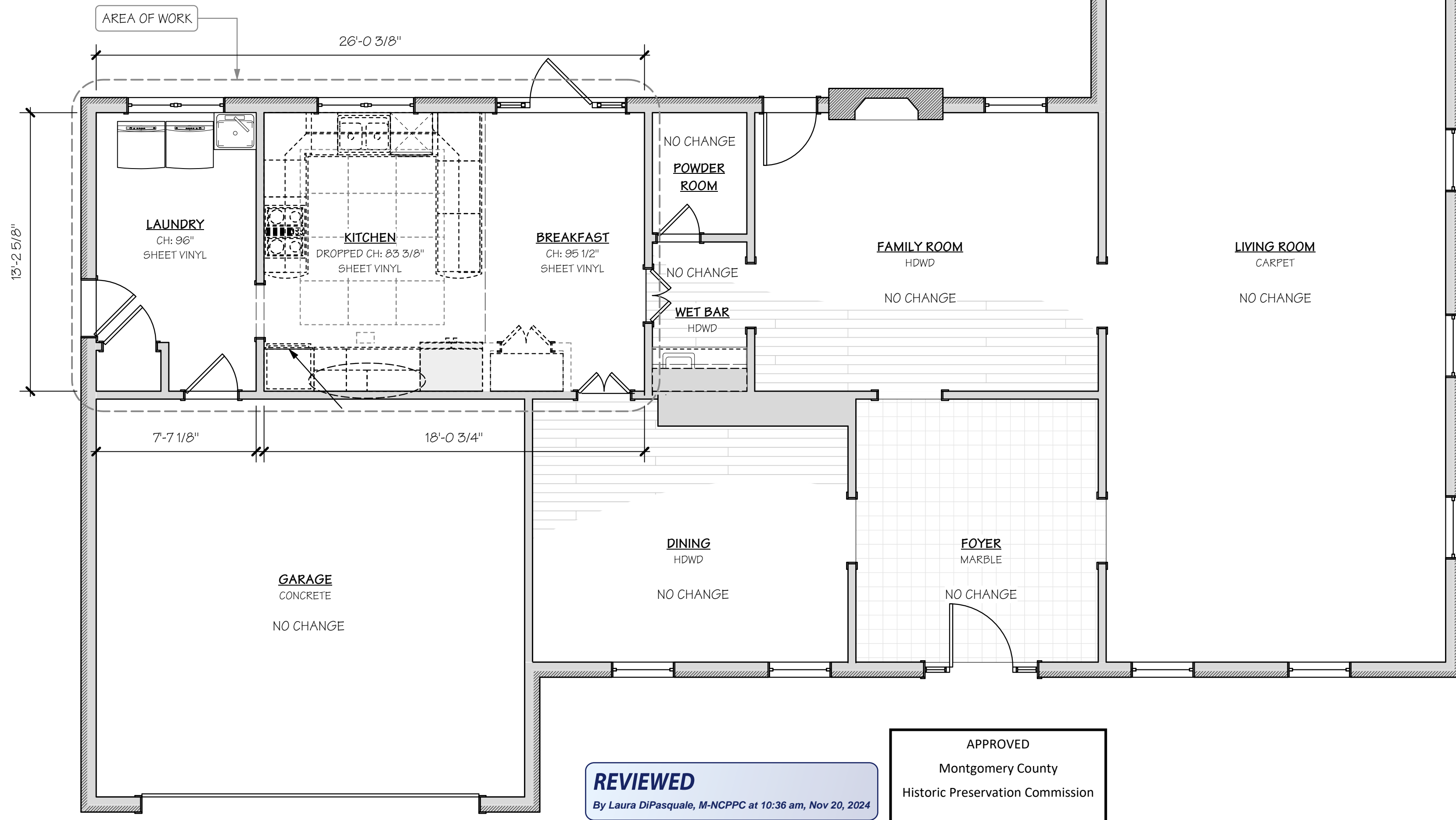

Proposed Work:

Work Item 3: _____

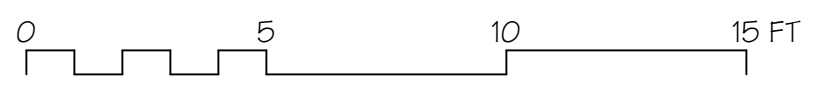
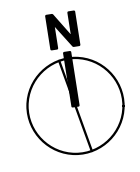
Description of Current Condition:

Proposed Work:

LEGEND - PLAN	
EXISTING	
	Brick
	Wood Framing
DEMOLITION	
	Walls
	Other
NEW	
	Brick
	CMU
	Rough Carpentry
	Interior Bulkhead
	Interior Kneewall



1 Existing Kitchen/Laundry Plan
Scale: 1/4" = 1'-0"



REVIEWED
By Laura DiPasquale, M-NCPPC at 10:36 am, Nov 20, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Ronald W. ...

1 Revised 11.07.24 to reflect changes after permit 1088898 approved

Permit

CASE
Alexandria
119 N. Washington St.
Alexandria, VA 22314
(703) 660-4663
(703) 229-3195

Washington, DC
1327 14th Street NW
Washington, DC 20005
(202) 556-2275
(202) 229-3195

Falls Church
701 Park Avenue
Falls Church, VA 22046
(703) 241-2990
(703) 534-0207

Development: MEnglert	Management: PM
Project No: 29-90-0669	Design: CKing

Dabney & James Goold
Proposed Remodel Project
5812 Surrey St, Chevy Chase, MD 20815
First Floor Kitchen Demo Plan

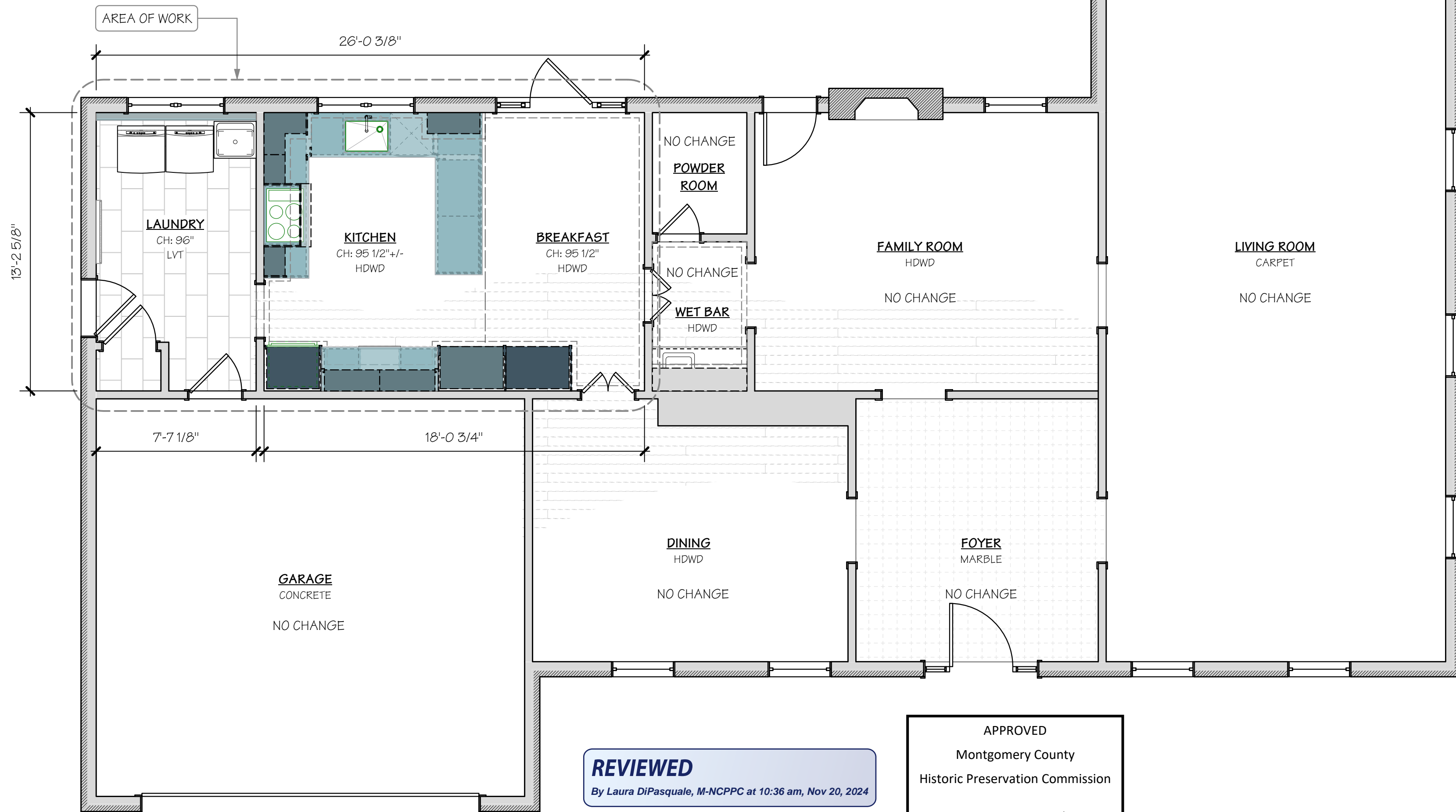
THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

Drawing Log	
06.14.24 - Measure	
07.09.24 - Schemes	
08.01.24 - Walk-thru	
09.29.24 - Contract	
10.03.24 - Permit	
11.07.24 - Permit REV 1	

Date: 11/7/2024	Scale: 1/4" = 1'-0"	Of: 03
Sheet: A.01		

LEGEND - PLAN

EXISTING	
	Brick
	Wood Framing
DEMOLITION	
	Walls
	Other
NEW	
	Brick
	CMU
	Rough Carpentry
	Interior Bulkhead
	Interior Kneewall



1 Proposed 1F Kitchen/Laundry Plan
Scale: 1/4" = 1'-0"



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By Laura DiPasquale, M-NCPPC at 10:36 am, Nov 20, 2024

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

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Permit

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(F) 703.229.3195

Washington, DC
1327 14th Street NW
Washington, DC 20005
(P) 202.556.2275
(F) 202.229.3195

Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
(P) 301.229.4600
(F) 301.229.3195

Falls Church
701 Park Avenue
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(P) 703.241.2980
(F) 703.534.0207

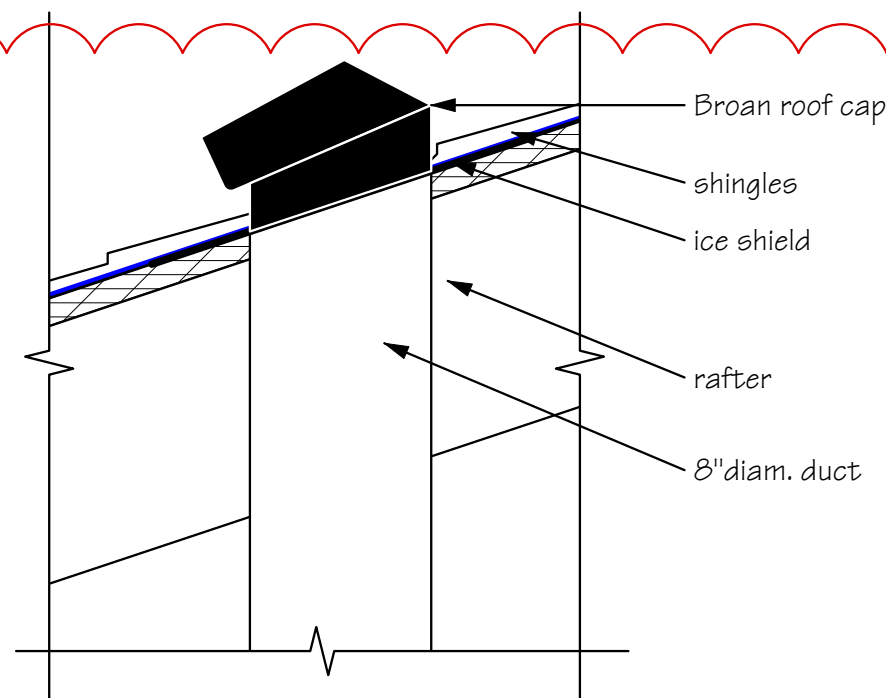
Development: MEnglert	Management: PM
Project No: 29-90-0669	Design: CKing

Dabney & James Goold
Proposed Remodel Project
5812 Surrey St, Chevy Chase, MD 20815
First Floor Proposed Kitchen Plan

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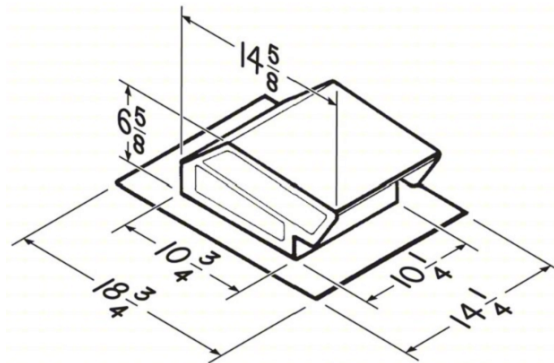
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10.05.24	- Permit
11.07.24	- Permit REV 1

Date: 11/7/2024	Scale: 1/4" = 1'-0"
Sheet: A.02	Of: 03



2 Detail Section - Roof Penetration
Scale: not to scale

PRODUCT INFORMATION - BROAN ROOF CAP

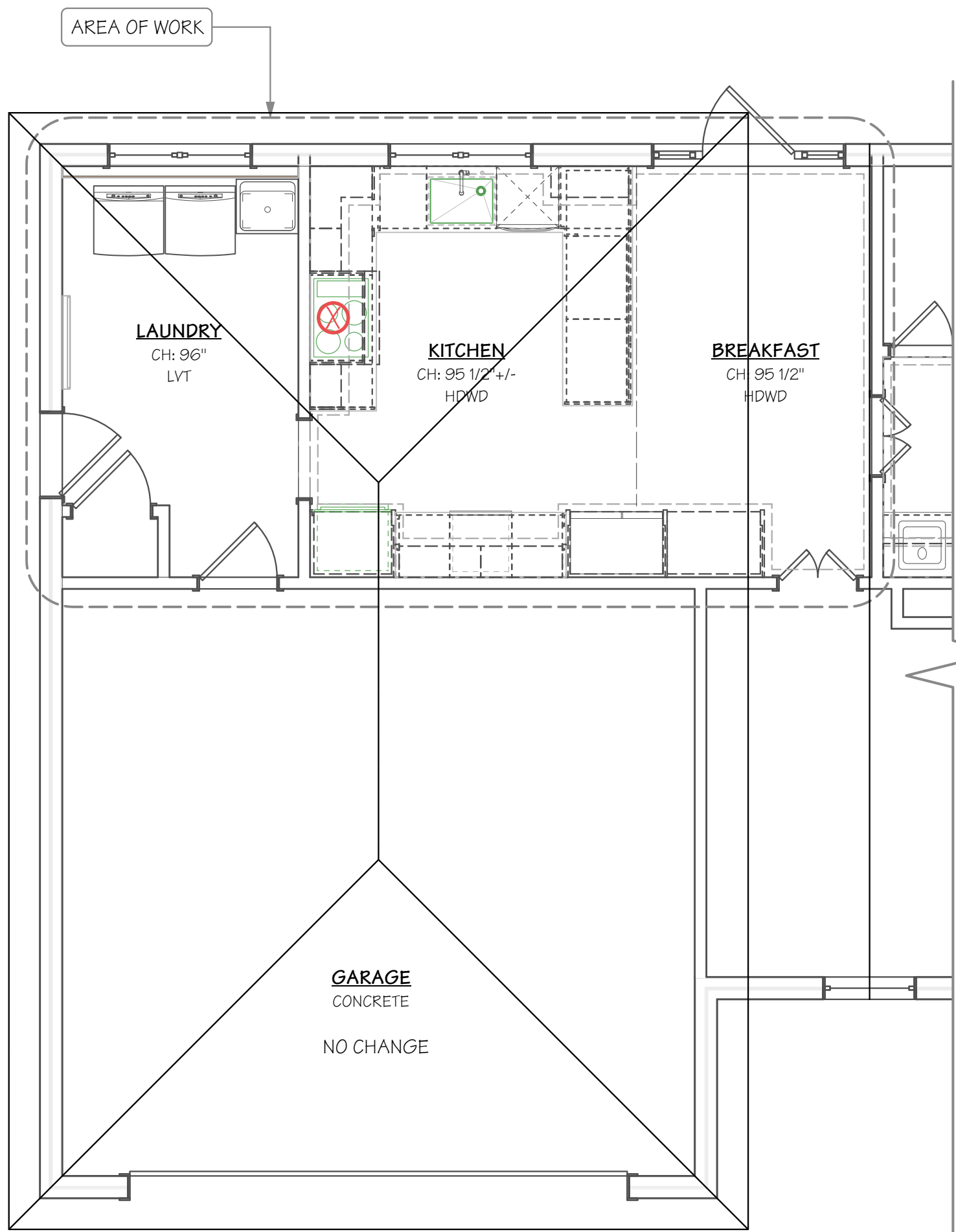


- Model 634**
- 24 GA. CRCQ steel, black electrically-bonded epoxy finish
 - Built-in backdraft damper and bird screen
 - For 3/4" x 10" or up to 8" round duct

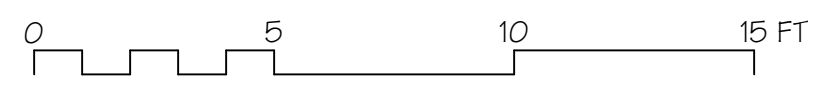
Product Details

Brand BROAN	Screen Included Yes
Manufacturer Part Number 634M	Backdraft Damper Included Yes
Product Type Roof Cap	Overall Height 6-5/8 in
Duct Shape Round	Overall Length 18-3/4 in
For Nominal Duct Diameter 6 in	Overall Width 18-3/4 in
Material Steel	Includes Built-In Bird Screen with Cushioned Backdraft Damper
Finish Black Epoxy	UNSPSC 40101605
Color Black	Country of Origin Mexico (subject to change)

Catalog Page 2824



1 Roof Plan w/ Exhaust Location
Scale: 1/4" = 1'-0"



ZEPHYR
ZEPHYRONLINE.COM

CORE
MONSOON I
INSERT

MODEL
Stainless Steel
Size
AK9228BS
30" (28-3/8" x 19-1/4")

BLOWER PERFORMANCE

Blower CFM (Min. - Max.)	200 - 600
Sones (Min. - Max.)	1 - 6
ACT 590 CFM (Min. - Max.)	NA
ACT 590 Sones (Min. - Max.)	NA
ACT 390 CFM (Min. - Max.)	200 - 390
ACT 390 Sones (Min. - Max.)	1 - 4
ACT 290 CFM (Min. - Max.)	200 - 290
ACT 290 Sones (Min. - Max.)	1 - 3

FEATURES

ACT™ Technology	Yes
Controls	Electronic Touch
Speed Levels	6*
Auto Delay-Off	Yes
CleanAir Function	Yes
Lighting	LumiLight LED, 6W x2
Dual-Level Lighting	Yes
Filters	Pro Baffle x2
Grease Collection Tray	Yes
Wireless Remote Control	Yes
Recirculating Option	No
ADA Compliant	Yes

DUCT SPECIFICATIONS

Vertical Internal Blower	8" Round
Horizontal Internal Blower	8" Round
AC POWER	120V, 60Hz at Max. 5A

ACT™

	INTERNAL BLOWER STANDARD	INTERNAL BLOWER with ACT™ AIRFLOW CONTROL TECHNOLOGY™		
30"/36" Min. - Max. CFM	200 - 600	NA	200 - 390	200 - 290
30"/36" Min. - Max. Sones	1 - 6	NA	1 - 4	1 - 3
1/2"/48" Min. - Max. CFM	450 - 1,200	350 - 590	350 - 390	NA
1/2"/48" Min. - Max. Sones	3.5 - 9	3.3 - 6	3.3 - 4	NA

*AIRFLOW CONTROL TECHNOLOGY™ (ACT™) is an exclusive feature built into specific Zephyr hoods which can limit the maximum blower CFM to meet local code requirements.

HIPPED ROOF - EXISTING CONDITIONS



Looking North to insulated open ATTIC (OVER KITCHEN & LAUNDRY ROOM)

REVIEWED
By Laura DiPasquale, M-NCPPC at 10:36 am, Nov 20, 2024

APPROVED
Montgomery County
Historic Preservation Commission

1 Revised 11.07.24 to reflect changes after permit 1088898 approved

CASE

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Development: MEnglert	Management: PM
Project No: 29-90-0669	Design: CKing

Dabney & James Goold
Proposed Remodel Project
5812 Surrey St, Chevy Chase, MD 20815
Roof Penetration Information

Drawing Log

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08.01.24 - Walk-thru
09.29.24 - Contract
10.05.24 - Permit
11.07.24 - Permit REV 1

Date: 11/7/2024	Scale: 1/4" = 1'-0"	Of: 03
Sheet: A.03		

Permit

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

PROPERTY INFORMATION:

Owner: A & DS Goold
 Address: 5812 Surrey St.
 Chevy Chase, Maryland 20815
 Block: 2
 Lot: 35
 Subdivision: 0044
 Lot Area: 17,428 sf
 Zone District: R-60
 Alteration: 345 sf
 Third party review: No
 Existing use of building : 111 - Single Family Residential
 Proposed use of building : 111 - Single Family Residential
 Existing & Proposed Above Grade Living Area: 2842 sf
 Existing & Proposed Finished Basement: 800 sf
 Plan certified by engineer: N
 Alteration and repair cost: \$
 Built Before 1978: No Built in 1982
 Third Party Inspection: NO

SCOPE OF WORK SUMMARY:

Work to include:
 - remodel First Floor kitchen: new finishes and fixtures, replace pantry closet with pantry cabinet
 - new flooring in laundry room, install baseboard heater & control, replace shut off valves at washer & dryer
 Exterior Work:
 - Hood vented to exterior thru hipped roof
 No change to footprint; no change in occupancy or use

Document Sheet Index

Sheet No.	Description
C.01	1 Cover & General Notes
A.01	2 First Floor Kitchen Demo Plan
A.02	3 First Floor Proposed Kitchen Plan
A.03	4 Roof Penetration Information
E.01	5 Proposed Kitchen Electrical Plan
5	TOTAL SHEETS

ADDED A.03

REVIEWED

By Laura DiPasquale, M-NCPPC at 10:36 am, Nov 20, 2024

APPROVED

Montgomery County
 Historic Preservation Commission



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Washington, DC
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 Washington, DC 20005
 (P) 202.556.2275
 (F) 202.229.3195

Development: MEnglert	Management: PM
Project No: 29-90-0869	Design: CKing

Dabney & James Goold
 Proposed Remodel Project
 5812 Surrey St, Chevy Chase, MD 20815
 Cover & General Notes

Drawing Log

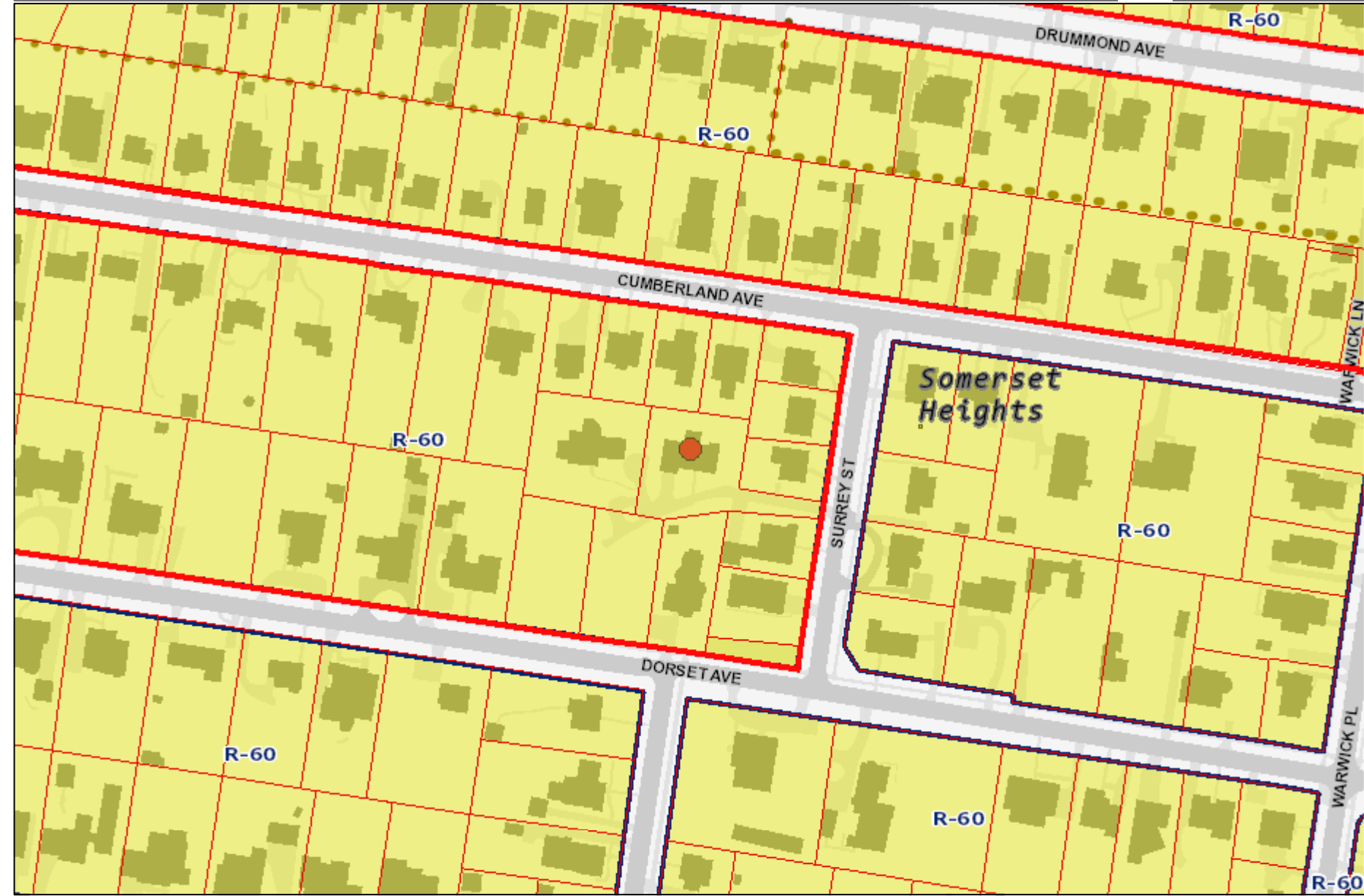
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Date: 11/7/2024	Scale: 1/1" = 1'	Of: 01
Sheet: C.01		

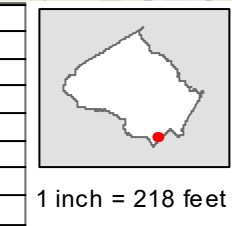
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Permit

Montgomery County Zoning Date: 10/2/2024



Account #	00537245	Parking District	NA	Bike/Ped Priority Area	NA
Address	5812 SURREY ST CHEVY CHASE, 20815	CBD	NA	Urban Renewal Area	NA
Zone	R-60	Special Protection Area	NA	Metro Station Policy Area	NA
Overlay Zone	NA	Urban District	NA	Priority Funding Area	Yes
TDR Overlay Zone	NA	Enterprise Zone	NA	Septic Tier	Tier 1: Sewer existing
Landuse	Single Family Detached	Arts & Ent. District	NA	Municipality	SOMERSET
Parcel, Lot, Block	NA, 35, 2	Special Tax District	NA	Master Plan	BETHESDA CHEVY CHASE
WSSC Grid	288NW05	Legal Description	SOMERSETHEIGHTS	Historic Site/District	SOMERSETHISTORIC DISTRICT
Map Amendments	G-66 G-96			Water/Sewer Categories	W-1/ S-1



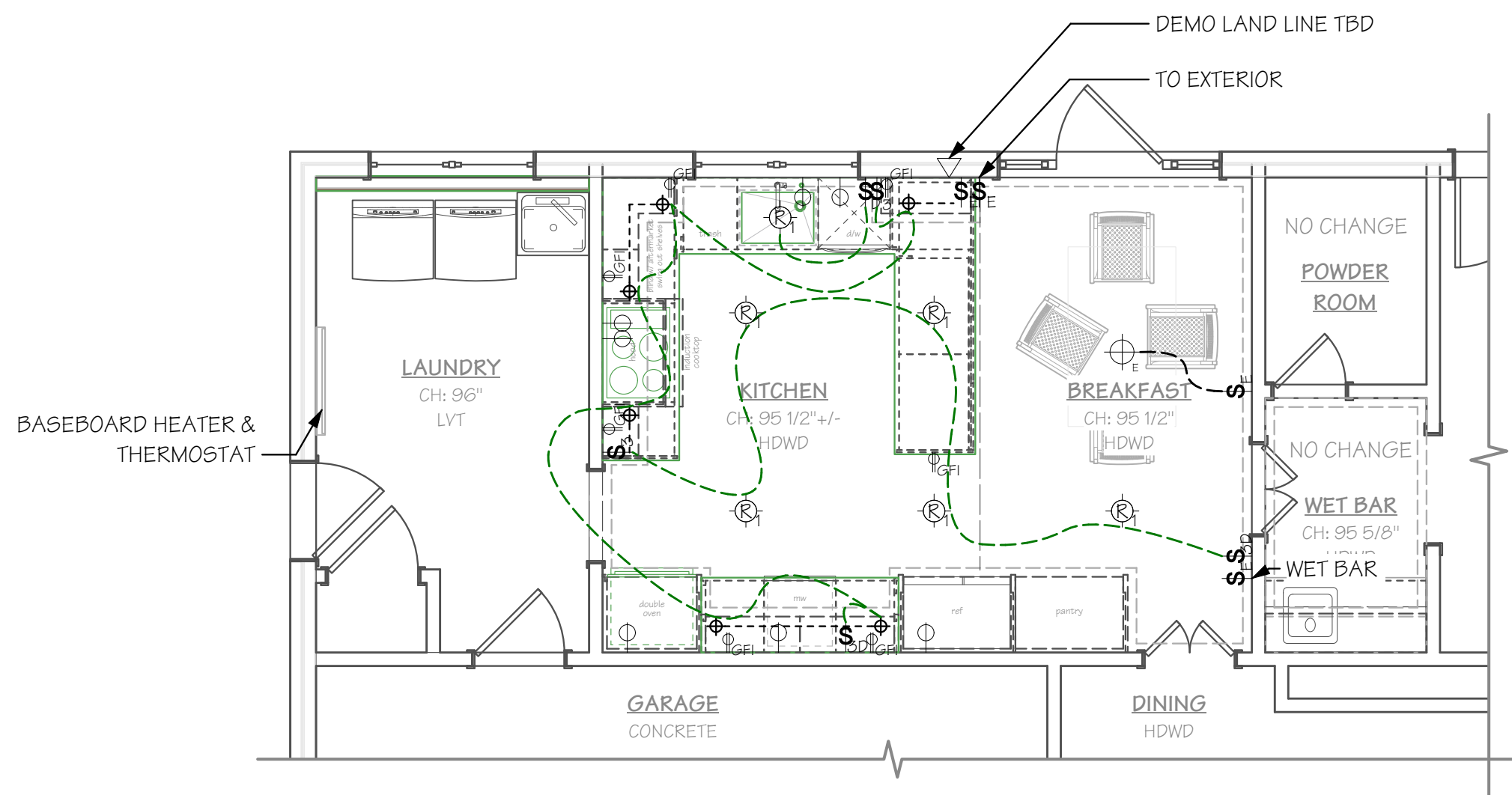
1 inch = 218 feet

APPLICABLE CODES

CODES DETAILS:
 - Plans conform with IRC 2018 and Maryland Building Rehabilitation Code (MBRC)
 - All wood in contact with soil or masonry foundations to be pressure treated-AC treated SYP or equivalent. All fasteners used with ACQ treated lumber will meet the ASTM standard A153 and A653, class 185.
 - All framing lumber to be SPF #2 unless indicated otherwise.
Design criteria used are as follows:
 - Roof load - 30 lbs/sf
 - Roof and floor dead load - 10 lbs/sf
 - Floor live load in non-sleeping areas - 40 lbs/sf
 - Floor live load in sleeping areas - 30 lbs/sf
 - Climate Zone 4A
 - Seismic design category B
 - Termite damage subjectivity - Moderate to heavy
 - Subjectivity to damage from weather - severe
 - Subjectivity to decay - slight to moderate
 - Winter design temperature - 13 degrees F
 - Mean Annual Temperature - 55 degrees F
 - Air Freezing Index - 300
 - Ice Shield Underlayment Required: Yes
 - Wind speed - 115 mph
 - Frost line depth - 30"
 - Flood hazard - July 2, 1979
 - Concrete - 3,000 psi compressive strength at 28 days
 - Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists
 - Roof sheathing - 1/2" OSB with spacers
 - Roofing - 215 lb per square asphalt shingles over 15 lbf.

1 Revised 11.07.24 to reflect changes after permit 1088898 approved

LEGEND - ELECTRICAL	
LIGHTING	
	Existing Surface or Pendant
	New Surface/Pendant (B.O.)
	6" HALO WAFER LED
	Under Cabinet LED tape w/ driver & diffuser
SWITCHES	
	Existing
	Single Pole
	Dimmer
	3 way
	3 way Dimmer
OUTLETS	
	Existing (to remain)
	Standard
	GFI
	Dedicated Circuit
MISC	
	Smoke Detector
	Smoke/CO
	Exhaust Fan
	Flood Motion-det.



REVIEWED
By Laura DiPasquale, M-NCPPC at 10:36 am, Nov 20, 2024

APPROVED
Montgomery County
Historic Preservation Commission
R. Williams

1 1F Work Area Electrical Plan
Scale: 1/4" = 1'-0"

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH SECTION R314.3 (1-3) AND R314.4

- EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, HAVE BATTERY BACKUP, AND BE INTERCONNECTED.

CARBON MONOXIDE ALARMS TO BE INSTALLED IN ACCORDANCE WITH SECTION R315.1

- INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR IN DWELLING UNITS THAT HAVE ATTACHED GARAGES WITH AN OPENING TO THE DWELLING UNIT.

R404.1 Lighting equipment (Mandatory)

A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of 75 percent of the permanently installed lighting fixtures shall contain only high efficacy lamps.

High-Efficacy Lamps (definition)

Compact fluorescent lamps, T-8 or smaller diameter linear fluorescent lamps, or lamps with a minimum efficacy of:

- 60 lumens per watt for lamps over 40 watts;
- 50 lumens per watt for lamps over 15 watts to 40 watts; and
- 40 lumens per watt for lamps 15 watts or less.

Permit

<p>Alexandria 119 N. Washington St. Alexandria, VA 22314 (703) 660-4663 (703) 229-3195</p> <p>CASE</p> <p>Bethesda 4701 Sangamore Road North Plaza, Suite 40 Bethesda, MD 20816 (301) 229-4600 (301) 229-3195</p> <p>Washington, DC 1327 14th Street NW Washington, DC 20005 (202) 556-2275 (202) 229-3195</p> <p>Falls Church 701 Park Avenue Falls Church, VA 22046 (703) 241-2980 (703) 534-0207</p>	
<p>Development: MEnglert</p>	<p>Management: PM</p>
<p>Project No: 29-90-0669</p>	<p>Design: CKing</p>
<p>Dabney & James Goold Proposed Remodel Project 5812 Surrey St, Chevy Chase, MD 20815 Proposed Kitchen Electrical Plan</p>	
<p>Date: 11/7/2024</p>	<p>Scale: 1/4" = 1'-0"</p>
<p>Sheet: E.01</p>	<p>Of: 01</p>
<p>Drawing Log</p> <p>06.14.24 - Measure 07.09.24 - Schemes 08.01.24 - Walk-thru 09.29.24 - Contract 10.05.24 - Permit 11.07.24 - Permit REV 1</p>	