



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chairman

June 10, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1153039 - Partial Demolition and Alterations to the Existing House; Construction of a New Dormer, Additions, and Porches; and Alterations to the Garage

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 June 10, 2026 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: Robyn Segal
Address: 3710 Bradley Lane, 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 Dan Bruechert at 301.563.3408 or dan.bruechert@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 January, 2026.
- Total lot area: Parts of Lots 25 & 26 = 9,100 sq. ft. (0.209 acres) (Per SDAT)
- Property is located on Tax Map HN341 and WSSC 2007 Sheet 208NW04.
- Soil type(s): ZUB, 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 Rock Creek Watershed, Use Class I.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- Property is located in the incorporated municipality of Chevy Chase Village.
- Property is not located in a Special Protection Area.
- Property is located in the Chevy Chase Village Historic District.
- This plan was created without the benefit of a title report.

ZONING DATA - MONTGOMERY COUNTY

- Zoning: R-60**
Min. Lot Area = 6,000 sq. ft.
Min. Lot Width at R/W = 25 ft.
Min. Lot Width at Front Building Line = 60 ft.
[1] Per Montgomery County Code Section 4.4.1.A.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 the 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.

Verify lot coverage in accordance with the Zoning Ordinance.

Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet.

Lot Coverage: The maximum area that may be covered by any building, including any accessory building and any weatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 square feet of floor area and less than 20 feet in height. Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet.

Parts of Lots 25 & 26 = 9,100 sq. ft. (per SDAT)
9,100 - 6,000 = 3,100 sq. ft.
3,100 x 0.001% = 3.1%
30% - 3.1% = 26.9%

Maximum building lot coverage (including accessory buildings) = 2,447.9 sq. ft.

Total area covered by buildings = 2,316.8 sq. ft. (main) + 338.5 sq. ft. (detached garage) - 240 sq. ft. (detached garage credit) = 2,415.3 sq. ft. Total

Verify main building height in accordance with the Zoning Ordinance.

First floor elevation: 353.2 ft.
Mean height of building from first floor: 24.51 ft. (24'-6" Per Arch.)
Elevation at mean height of building: 387.71 ft.
Average elevation along front of building: 359.75 ft.
Mean height of building = 387.71 - 359.75 = 27.96 feet
Allowable mean height of building = 30 feet
Proposed mean height of building = 27.96 feet

AVERAGE GRADE DETERMINATION

ELEV. POINT 1	ELEV. POINT 2	AVERAGE GRADE
(359.4 + 360.1) / 2 = 359.75		
AVERAGE GRADE: 359.75		

RELATED REQUIRED PERMITS					
TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.					
IT IS THE RESPONSIBILITY OF THE PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE SEDIMENT CONTROL PERMIT					
TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDCPS Floodplain District		X			
WATERWAYS/WETLAND(S):		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
MSCD Small Pond Approval		X			
* DPS Roadside Trees Protection Plan		X (CCV)		Approval Date	
** N.D.P.E.S. Notice of Intent		X			
FEMA LOMR - Letter of Map Revision (Required Post Construction)		X			
OTHERS (Please List):		X			

* A copy of the Roadside Trees Protection Plan must be delivered to the Sediment Control Inspector at the pre-construction meeting.

** When a Notice of Intent is required, the sediment control permit may not be issued until confirmation of authorization under the MDE's 20-CP permit has been submitted to DPS.

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

STAGE	MCDCPS INSPECTOR	OWNER/DEVELOPER
INITIALS/DATE		
INITIALS/DATE		

- MANDATORY NOTIFICATION:** Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee is required to give the MCDCPS Inspector twenty-four (24) hours notice (DPS telephone 240-777-0311). The DPS Inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been confirmed with the DPS Inspector in writing. Work completed without MCDCPS approval may result in the permittee having to remove and reconstruct the unapproved work. Upon completion of the project, a formal Stormwater Management As-Built must be submitted to MCDCPS unless a Record Drawing Certification has been allowed instead. Each of the steps listed below must be verified by either the MCDCPS Inspector OR the Owner/Developer.
- Excavation for Dry Well conforms to approved plans
 - Placement of backfill, perforated inlet pipe and observation well conforms to approved plans
 - Placement of geotextiles and filter media conforms to approved plans
 - Connecting pipes, including connection to downspout, constructed per the approved plans
 - Final grading and permanent stabilization conforms to approved plans

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: APPROVED CONSTRUCTED

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on the record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including thereon this signed Record Drawing Certification, must be submitted to the MCDCPS Inspector. In addition to the Record Drawing Certification, a formal Stormwater Management As-Built submission is required. It is required to be submitted to the MCDCPS Inspector.

If this project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded at Book XXXXX, Page XXXX. This Record Drawing will serve as referenced in the recorded document.

This Record Drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planned. All stormwater management practices were constructed per the approved Sediment Control/Stormwater Management plans or subsequent approved revisions.

Owner/Developer Signature: _____ Date: _____

FIELD CHECK OF RECORD DRAWING BY MCDCPS INSPECTOR: INITIALS DATE

CAS, Inc., Template: sPlan_11-20-2025.dwg

P:\2022\2585_3710 Bradley Lane.dwg, 05/29/2026 9:48:57 AM, LTB, © 2026 CAS Engineering and CAS Engineering LLC

ZONING DATA - CHEVY CHASE VILLAGE

- Zoning: R-60**
Min. Lot Area = 6,000 sq. ft.
Min. Lot Width at R/W = 25 ft.
Min. Lot Width at Front Building Line = 60 ft.
[1] Per Chevy Chase Village Ordinance - Sec 9-16, Residential building construction prohibitions. (c) Front setback. No structure of any description shall be erected within twenty-five (25) feet of the front lot line of any lot.
[2] No part of any building or structure shall be erected or maintained within seven (7) feet of the side or rear lot line, per Chevy Chase Village. The Chevy Chase Village building regulations should be consulted for additional building restrictions, rules, and prohibitions.

Verify Chevy Chase Village Lot Coverage Requirements in Accordance with Chevy Chase Village Ordinance.

Per Chevy Chase Village Ordinance - Sec 9-16, Residential building construction prohibitions. (c) Front setback. No structure of any description shall be erected within twenty-five (25) feet of the front lot line of any lot.

Allowable lot coverage 35% of total lot area
Parts of Lots 25 & 26 = 9,100 sq. ft. (per SDAT)
9,100 x 0.35 = 3,185.0 sq. ft.
Maximum building lot coverage (including accessory buildings) = 3,185.0 sq. ft.

Total area covered by buildings and raised structures = 3,176.2 sq. ft.

Building Height Requirements

Verify building height in accordance with the Chevy Chase Village Ordinance, Section 9-16(f).

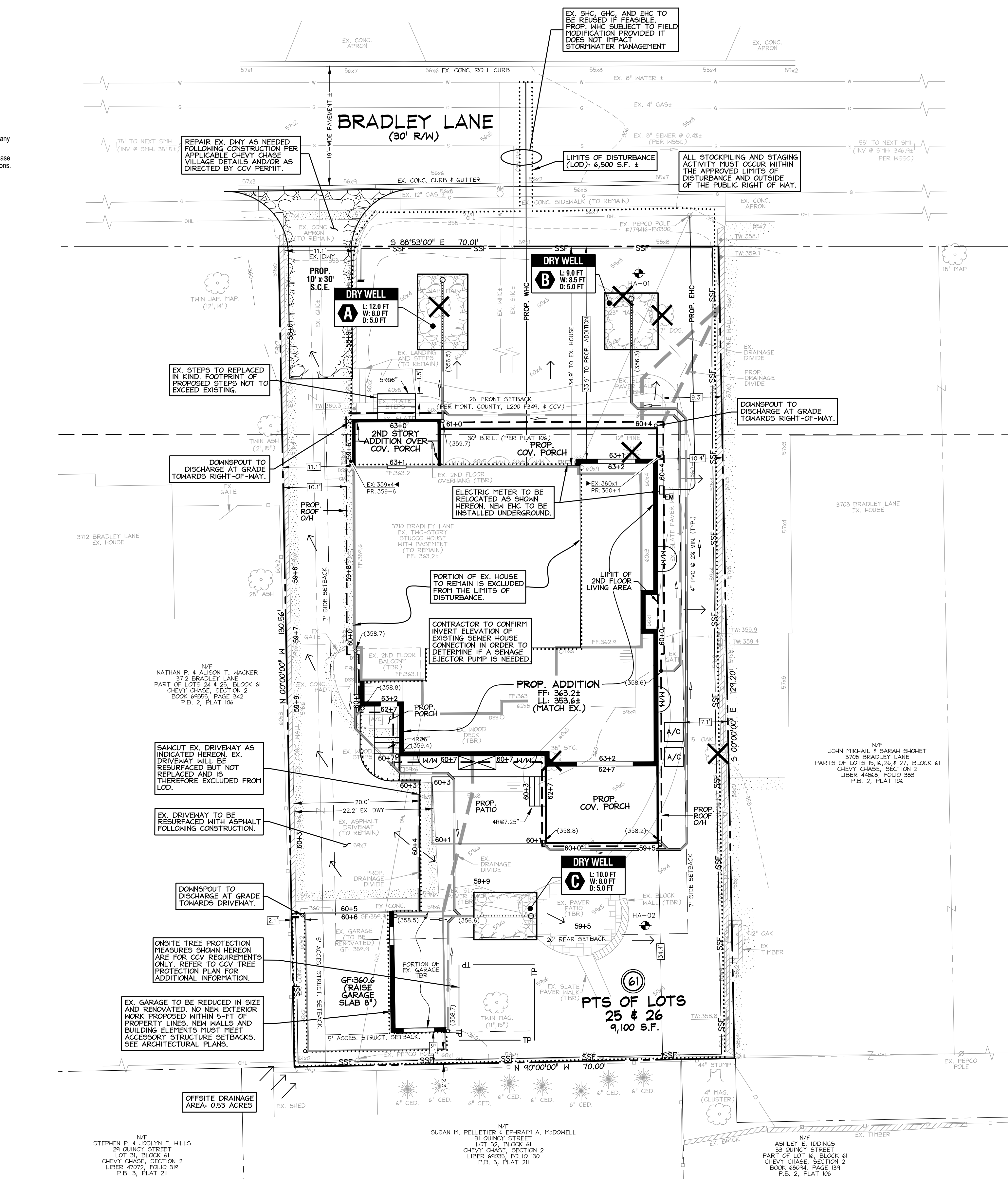
a. Height of the main building shall not exceed thirty-five (35) feet when measured to the highest point of the roof surface, regardless of roof type.

First floor elevation: 353.2 ft.
Height of building to peak of roof surface: 30.35 ft. (30'-4" Per Arch.)
Elevation at peak of roof surface: 383.55 ft.
Average grade elevation along front of building: 359.75 ft.
Height of building = 383.55 - 359.75 = 33.8 feet
Allowable peak height of building = 35 feet
Proposed Height of Building = 33.8 feet

b. Height of the main building shall not exceed thirty (30) feet when measured to the mean height level between the eaves and ridge of a gable, hip, mansard or gambrel roof.

First floor elevation: 353.2 ft.
Height of building to mean point or roof surface: 24.51 ft. (24'-6" Per Arch.)
Elevation at mean point or roof surface: 387.71 ft.
Average grade elevation along front of building: 359.75 ft.
Height of building = 387.71 - 359.75 = 27.96 feet
Allowable height of building = 30 feet
Proposed Height of Building = 27.96 feet

Proposed Height of Building = 27.96 feet



FRONT YARD PARKING AREA COVERAGE

R-60: 35% MAXIMUM

FRONT YARD PARKING AREA: 1985.1 SF

FRONT YARD AREA: 284.9 SF

COVERAGE: 14.3% (~35%)

TOPSOIL NOTE

TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS.

RUNOFF STATEMENT

I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated compliance with required environmental runoff treatment standards. This DPS sediment control/stormwater management plan approval does not relieve me of professional responsibility. I have analyzed the proposed design for Sediment Control Permit No. 305650 and hereby certify that, based upon my background, training and experience, I have determined that the proposed improvements shown on this plan meet relevant laws and regulations. I further acknowledge that I have analyzed the post development runoff patterns for this project from the standpoint of my responsibilities under current Maryland Law and have determined that a permit is required from adjacent property owners. I have obtained it and have made copies of these permissions available to DPS.

05/29/2026
Lane Kurkjian
Date

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 "MIS UTILITY" AT 1-800-227-7777, OR LOG ON TO WWW.MISUTILITY.NET/646 HOURS IN ADVANCE OF ANY WORK IN THIS VILLAGE. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITHIN THE SERVICE FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THE EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

Lane Kurkjian

From: Jim Ochs
Sent: Wednesday, February 18, 2026 11:22 AM
To: Lane Kurkjian; John Sherrer
Subject: Fwd: 3710 Bradley Lane (25-585)

Begin forwarded message:

From: "Daniels, Delvin" <Delvin.Daniels@montgomerycountymd.gov>
Subject: Re: 3710 Bradley Lane (25-585)
Date: February 18, 2026 at 11:20:06 AM EST
To: Jim Ochs <jim@casengineering.com>

CAUTION: This email originated from outside of CAS Engineering. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
A reviewed the survey.
The property consists of Part of Lots 25 and 26.
A detached garage is constructed across both Parts of lots.
I considered that the parts of lots are "merged" because the garage currently sits on both.
Provided that the garage is "never" removed an addition/renovation project can utilize the square foot area of both Parts of lots to calculate coverage.

A copy of this email must accompany an addition/renovation project.

Best Regards

Delvin L. Daniels
Zoning Specialist
240-777-6249
Department of Permitting Services
2425 Reedie Drive
Wheaton, Maryland 20902
"Make No Decision Based On Selfish Ambition"

From: Jim Ochs <jim@casengineering.com>
Sent: Tuesday, February 17, 2026 5:10 PM
To: Daniels, Delvin <Delvin.Daniels@montgomerycountymd.gov>
Subject: Re: 3710 Bradley Lane (25-585)

[EXTERNAL EMAIL]

Delvin,

A follow-up question on this one...

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 7:34 pm, Jun 10, 2026

OWNER/APPLICANT

Bradley Lane 25 LLC
Attn: Robyn Segal
11140 Rockville Pike #154
Rockville, MD 20852
(301) 518-5202
robyn@petriplace.com

ARCHITECT

Claude C. Lapp Architects
Attn: Chris Lapp
7361 Calhoun Place #205
Rockville, MD 20852
(301) 881-6856
chris@clarchitects.com

BUILDER

Petrie Place
Attn: Robyn Segal
11140 Rockville Pike #154
Rockville, MD 20852
(301) 518-5202
robyn@petriplace.com

3710 Bradley Lane
Parts of Lots 25 & 26, Block 61,
Chevy Chase, Section 2
- Chevy Chase Village -
Building Permit Site Plan,
Stormwater Management Plan,
and Sediment Control Plan
Sediment Control Permit #: 305650

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW	
REVIEWED DATE	REVIEWED DATE	
TECHNICAL REVIEW OF STORMWATER MANAGEMENT	SMALL LOT DRAINAGE APPROVAL	305650 SEDIMENT CONTROL PERMIT NO.
REVIEWED DATE	REVIEWED DATE	N/A
MCDCPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.	MCDCPS APPROVAL DOES NOT NEGATE THE NEED FOR A MDES ACCESS PERMIT.	STORMWATER MANAGEMENT FILE NO.

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

0 5 10 15 20
SCALE: 1 INCH = 10 FEET

SHEET TITLE:
Building Permit Site Plan,
SWM Plan, and
Sediment Control Plan

JOBSITE LOCATION:
3710 BRADLEY LANE
CHEVY CHASE, MD 20815
DATE: 05-27-2026

INDEX

000	COVER SHEET
D100	BASEMENT & FIRST FLOOR DEMOLITION PLANS
D101	SECOND & THIRD FLOOR DEMOLITION PLANS
A100	UNDERPINNING PLAN & DETAILS
A101	BASEMENT PLAN
A102	FIRST & SECOND FLOOR PLANS
A103	THIRD FLOOR & ROOF PLAN
A200	FRONT & RIGHT ELEVATIONS AND DETAILS
A201	LEFT & REAR ELEVATION
A300	SECTION A
A301	SECTIONS B & D
A302	SECTIONS C, E & F
A400	WIND BRACING DETAILS
S100	FIRST FLOOR FRAMING PLAN
S101	SECOND FLOOR FRAMING PLAN
S102	ROOF FRAMING PLAN
S110 - 111	BEAM CALCULATIONS
S200 - 203	STRUCTURAL PANEL ANALYSIS
EC100 - 101	THERMAL ENVELOPE
G100	GARAGE ALL PLANS
G101	GARAGE SECTION A & B

Note: Trusses shall be braced per. manufacturers recommendations.

[illegible]

BSMT	NEW MAIN	950	LOFT FL.	NEW MAIN	199
	REMODELED MAIN	823		REMODELED MAIN	133
1ST FL.	NEW MAIN	1138			
	REMODELED MAIN	1018			
	COVERED ENTRANCE	104			
	FRONT COVERED PORCH	250			
	REAR COVERED PORCH	216			
2ND FL.	MAIN	2650			

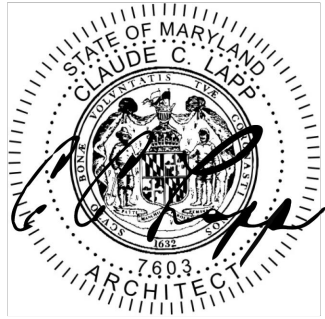
OPTION	2021 IECC CODE
☐ PRESCRIPTIVE COMPLIANCE OPTION	R402.1.2
☐ PRESCRIPTIVE R-VALUE ALTERNATIVE	R402.1.3
☐ TOTAL UA ALTERNATIVE	R402.1.5
☒ MD PRESCRIPTIVE R-VALUE ALTERNATIVE	R402.1.3.1
☐ TOTAL BUILDING PERFORMANCE	R405
☐ ENERGY RATING INDEX COMPLIANCE ALTERNATIVE	R406
NOTE:	



7361 CALHOUN PLACE, SUITE 205
ROCKVILLE, MD 20855
TEL. 301-881-6856
WWW.CCLARCHITECTS.COM
INFO@CCLARCHITECTS.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE# 7603-R,
EXPIRATION DATE 04-26-2027



APPROVED

Montgomery County
Historic Preservation Commission

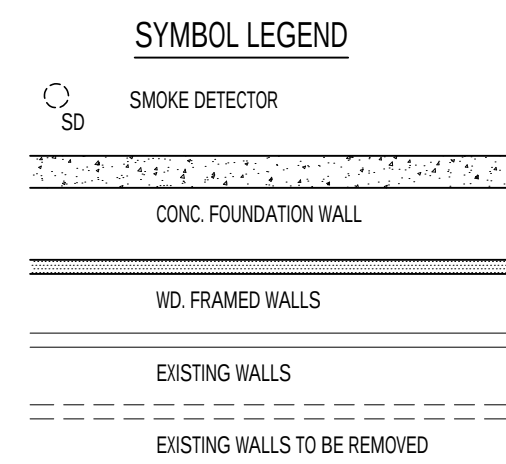


REVIEWED
By Dan Bruechert at 7:14 pm, Jun 10, 2026


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

DRAWING TITLE

UNDERPINNING PLAN & DETAILS



$1/4'' = 1'-0''$

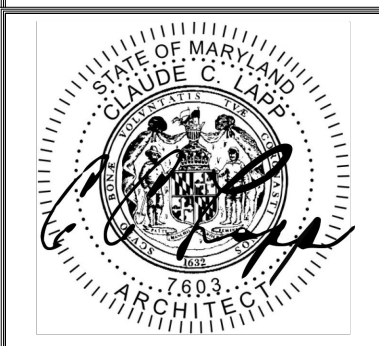
A horizontal line with vertical tick marks at 0, 2, 5, and 10 feet. The segments are labeled 0, 2, 5, and 10' below the line.

1000 SQ. FT.	NEW MAIN
±830 SQ. FT.	REMODELED MAIN

- APPROVED
- Montgomery County
- Historic Preservation Commission
- 

[illegible]

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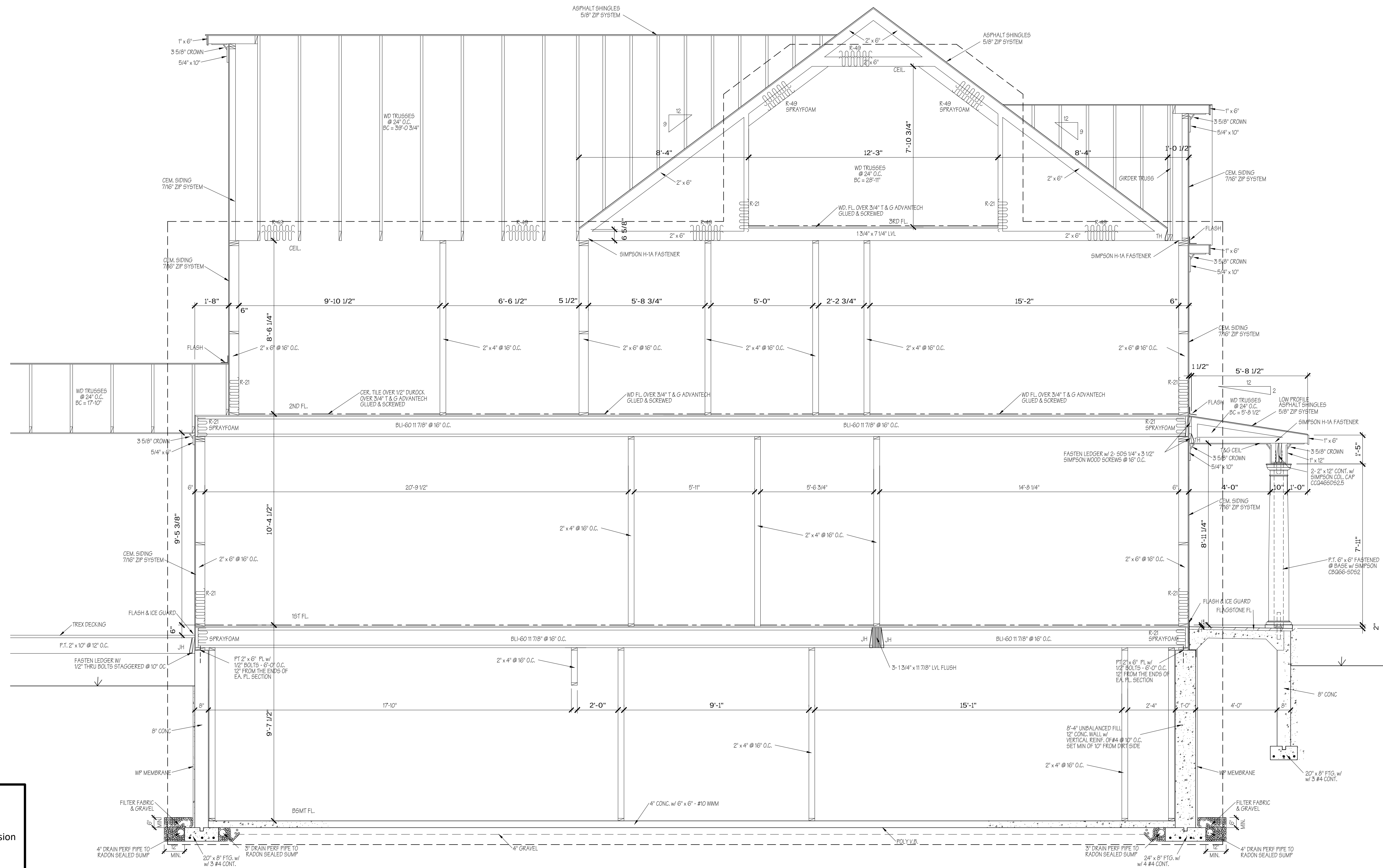
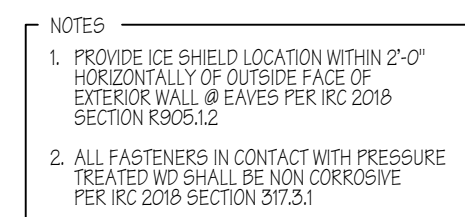
RENOVATION FOR:
MARSHALL RIFKIN & ROBYN SEGAL
3710 BRADLEY LANE, CHEVY CHASE, MD 20815

MODEL	DRAWING TITLE
	BASEMENT PLAN

DRAWN BY JS	DATE 05-27-26	SHEET NO. A101
CHECKED BY CCL		
PAGE 5 OF 27		

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 7603-R, EXPIRATION DATE 04-26-2027

SHEET NO.
A102



SECTION
3/8"=1'-0"

VERIFY ALL TRUSS CONDITIONS &
B.C. LENGTHS IN FIELD
PRIOR TO ORDERING

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 7603-R, EXPIRATION DATE 04-26-2027

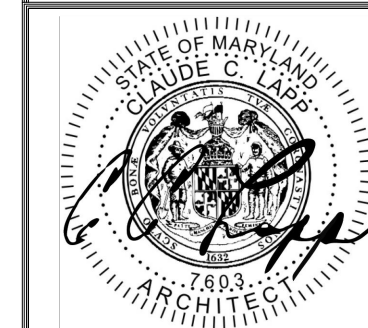
[illegible]

CONTRACTOR TO CHECK &
VERIFY ALL DIMENSIONS &
CONDITIONS IN FIELD PRIOR
TO START OF CONSTRUCTION

NOTIFY ARCHITECT OF ANY
DISCREPANCIES.

ALL INTERIOR WALL
DIMENSIONS
TO BE 3 1/2" UNLESS NOTED
OTHERWISE.

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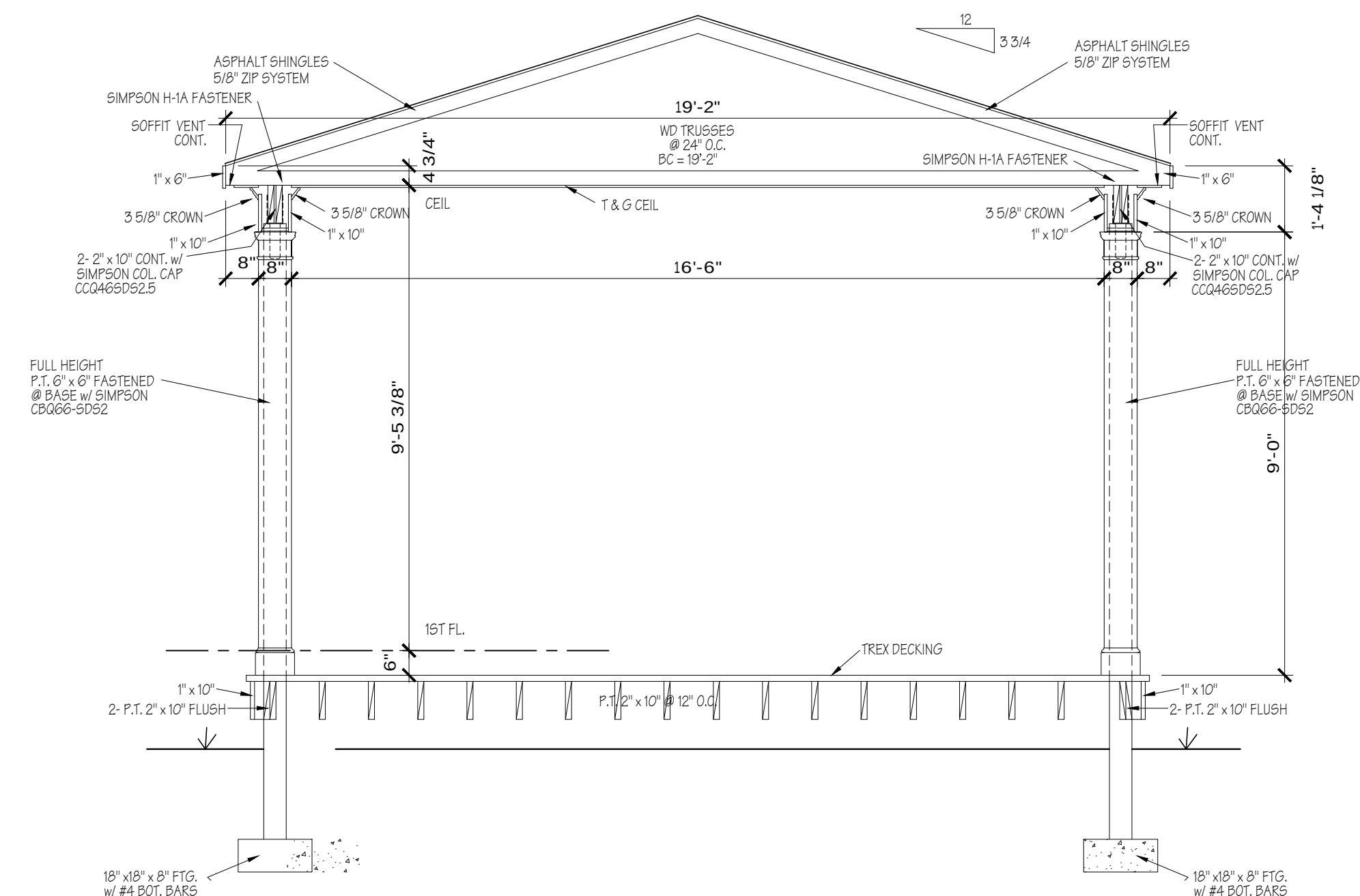
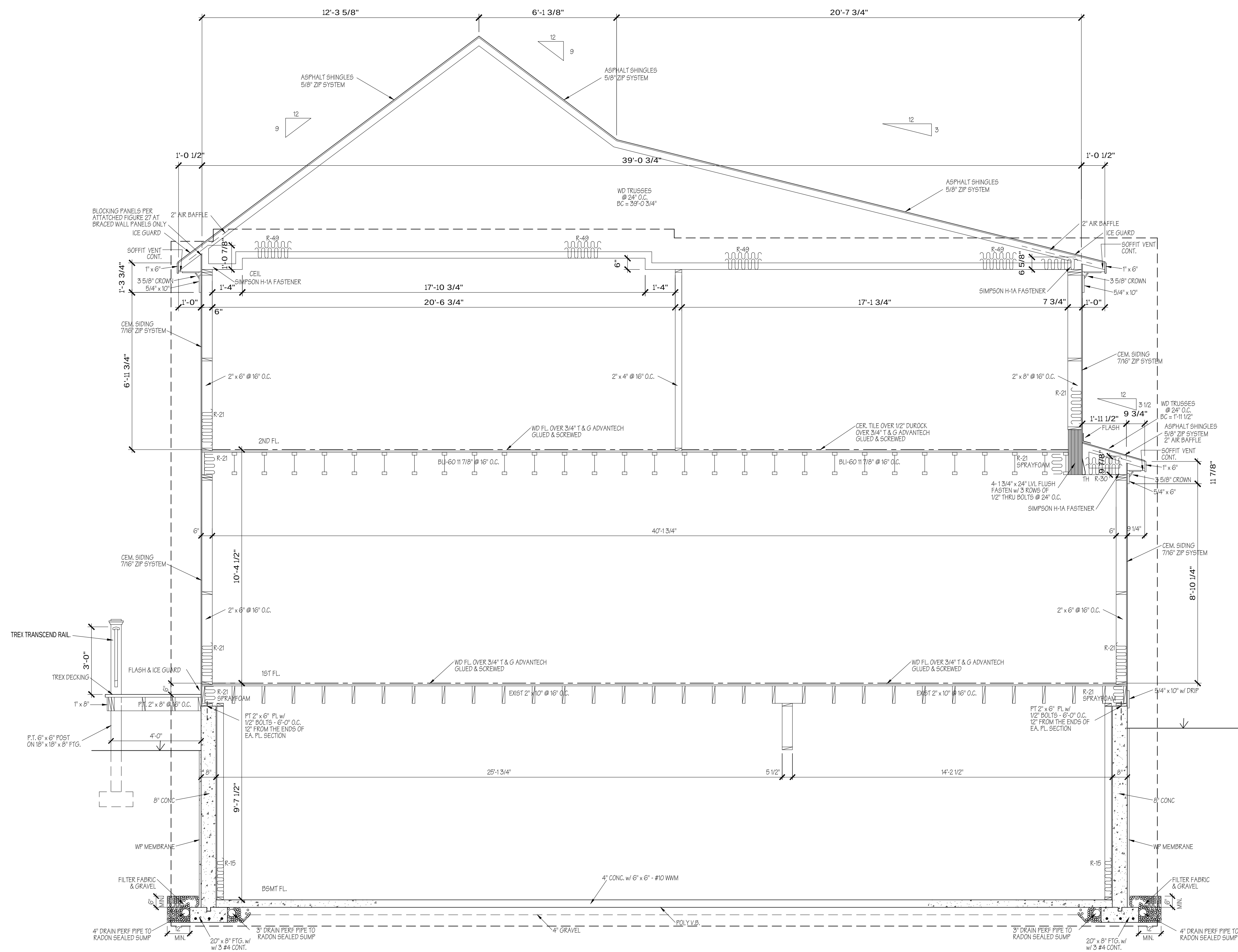
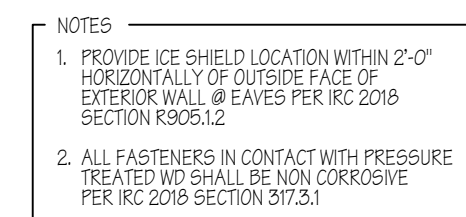


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RENOVATION FOR:
MARSHALL RIFKIN & ROBYN SEGAL
3710 BRADLEY LANE, CHEVY CHASE, MD 20815

MODEL	DRAWING TITLE	SECTION A
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DRAWN BY JS	DATE 05-27-26	SHEET NO. A300
CHECKED BY CCL		
PAGE 10 OF 27		



SECTION
 $\frac{3}{8}'' = 1'-0''$

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 7:14 pm, Jun 10, 2026

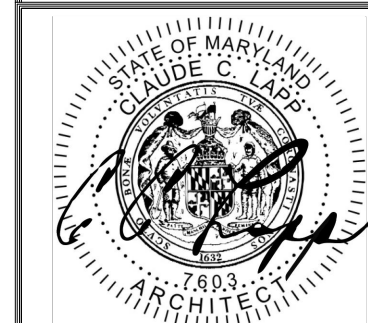
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CONTRACTOR TO CHECK &
VERIFY ALL DIMENSIONS &
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TO START OF CONSTRUCTION

NOTIFY ARCHITECT OF ANY
DISCREPANCIES.

ALL INTERIOR WALL
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OTHERWISE.

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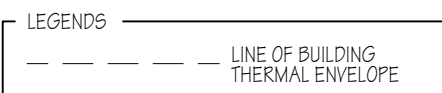
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3710 BRADLEY LANE, CHEVY CHASE, MD 20815

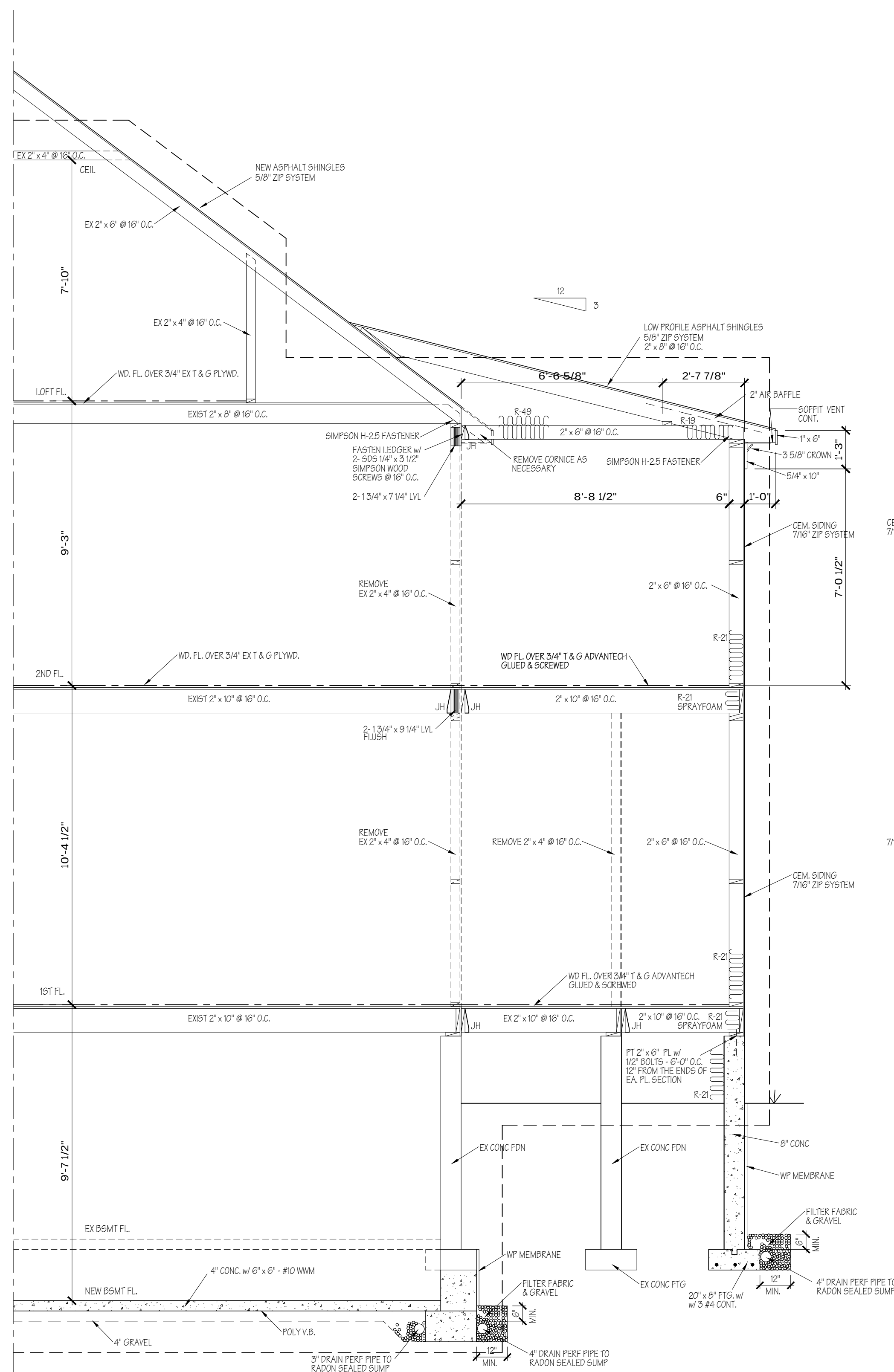
MODEL	DRAWING TITLE
	SECTIONS B & D

DRAWN BY JS	DATE 05-27-26	SHEET NO. A301
CHECKED BY CCL		
PAGE 11 OF 27		

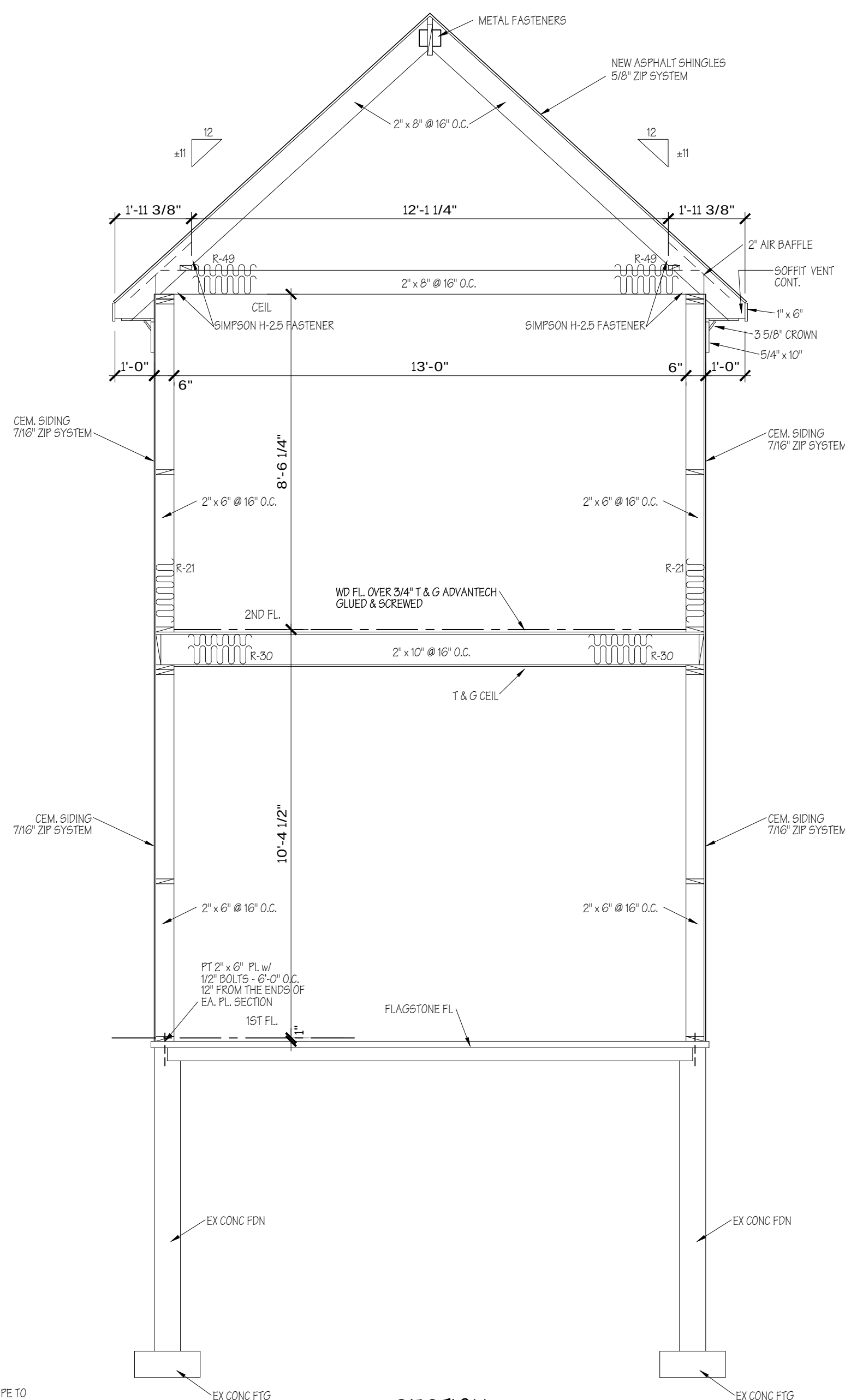
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- NOTES
1. PROVIDE ICE SHIELD LOCATION WITHIN 2'-0" HORIZONTALLY OF OUTSIDE FACE OF EXTERIOR WALL @ EAVES PER IRC 2018 SECTION R905.1.2
 2. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WD SHALL BE NON CORROSIVE PER IRC 2018 SECTION 317.3.1

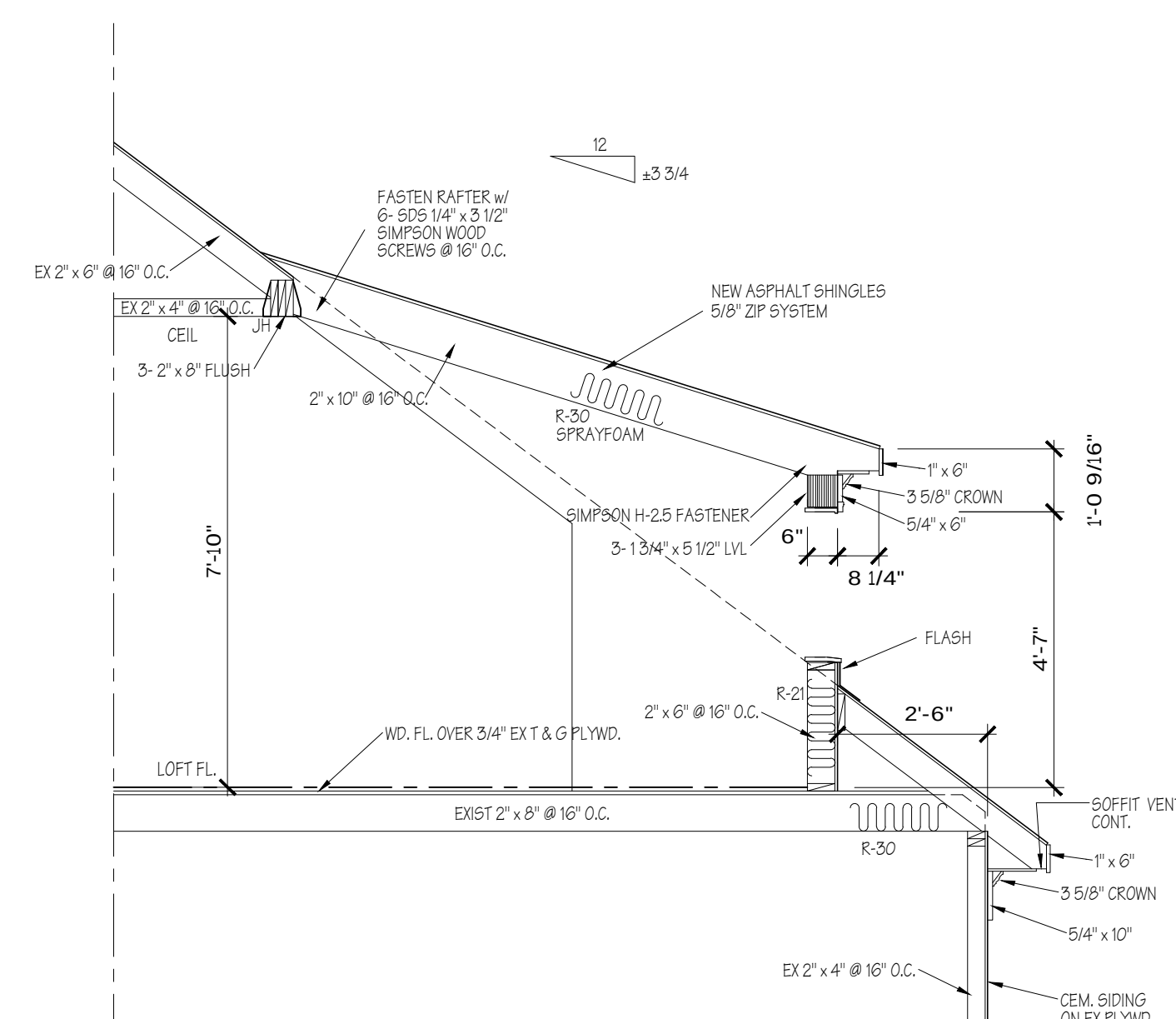


SECTION
3/8"=1'-0"



SECTION
3/8"=1'-0"

VERIFY ALL TRUSS CONDITIONS &
B.C. LENGTHS IN FIELD
PRIOR TO ORDERING



SECTION
 $\frac{F}{100}$ $\frac{3}{8}'' = 1'-0''$

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 7:14 pm, Jun 10, 2026

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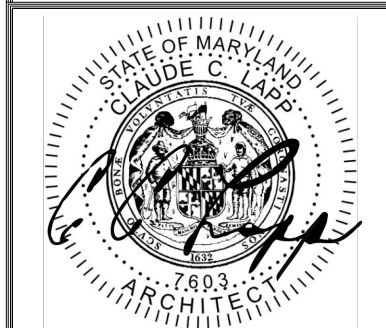
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RENOVATION FOR:
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3710 BRADLEY LANE, CHEVY CHASE, MD 20815

MODEL	DRAWING TITLE
	SECTIONS C, E & F

DRAWN BY JS	DATE 05-27-26	SHEET NO. A302
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PAGE 12 OF 27		

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Architects
7361 Calhoun Place, Suite 205, Rockville, MD 20855
301-881-6856

Affidavit of Original Signature and Seal
on Preliminary Construction Documents

I hereby certify that all signatures, seals and dates on the documents listed in Appendix A were affixed to the drawings and documents with my full knowledge and authority. I also certify that these documents were prepared or approved by me and that I am a duly licensed architect or professional engineer under the laws of the State of Maryland. I also certify that I have authorized submission of these documents to the Montgomery County Department of Permitting Services (DPS) in an electronic format, known as ePlans or ProjectDox.

My seal and signature below confirm that the electronic versions of the drawings and documents listed in Appendix A have the same standing and intent as if those documents had been physically submitted with my original signature and seal. I will retain the original versions of the drawings and documents listed in Appendix A with the original of this Affidavit until such time as DPS informs me that I no longer need to retain the original versions. I will authorize the inspection and copying of the original versions if requested by DPS.

I agree that failure to submit this affidavit to the applicant or DPS prior to start of plan review will result in the delay of processing the application.

I do solemnly declare and affirm under the penalties of perjury that the contents of this Affidavit are true to the best of my knowledge and belief.

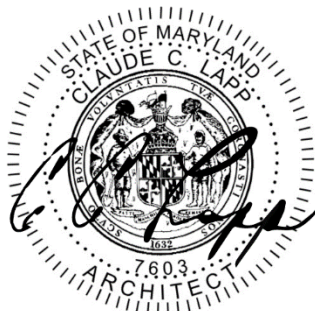
License No. 7603-R,

Expiration Date: 04-26-2027

Seal and Signature:

Print Name: Claude C. Lapp

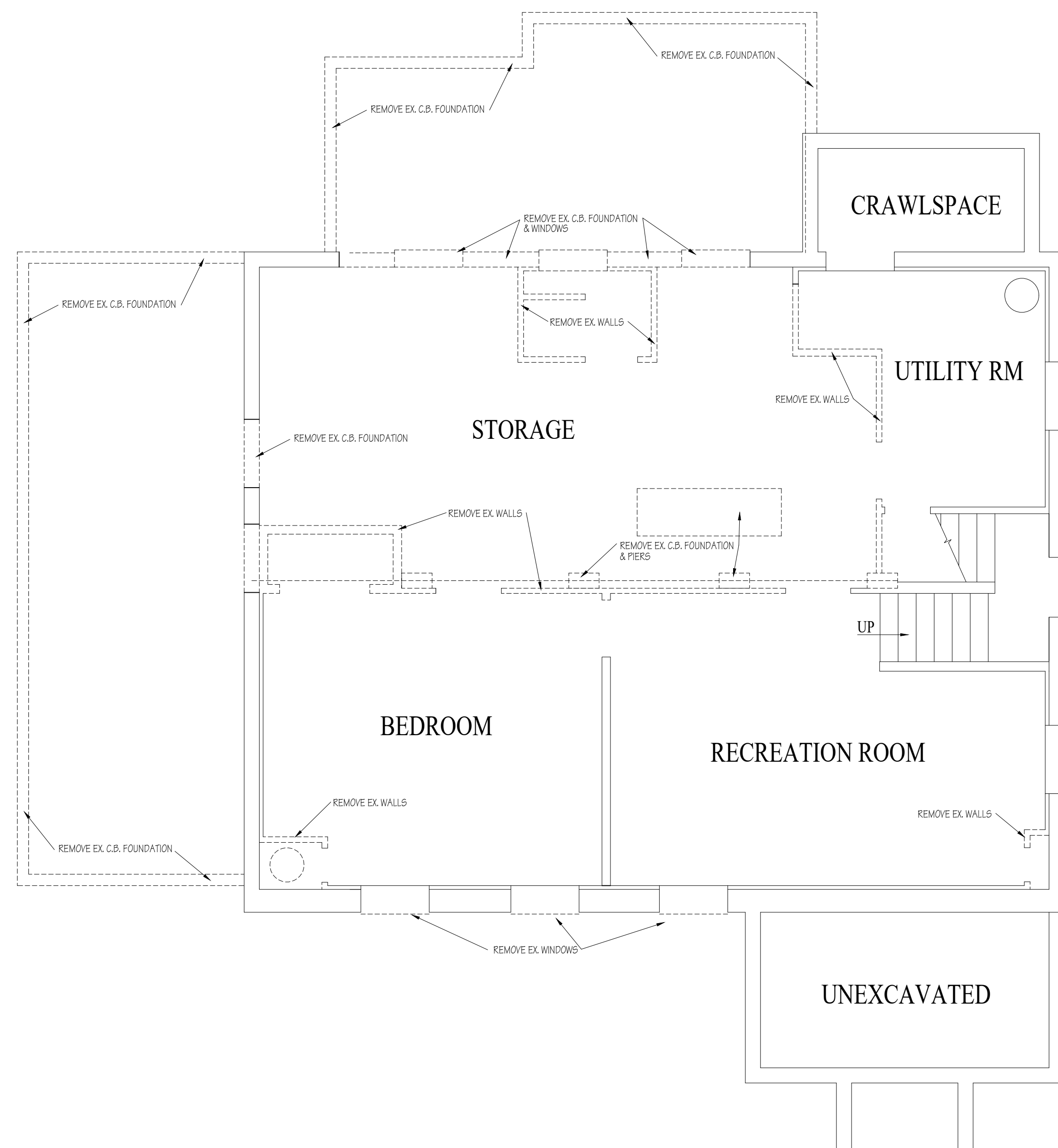
Date of Affidavit: 5-28-2026



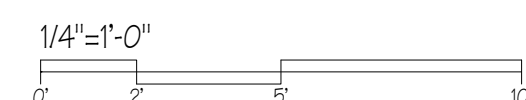
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- NOTES
1. SEE BEAM CALCULATIONS FOR BEAM FASTENING
 2. TRUSS MANUFACTURER AND ROOF MANUFACTURER TO CHECK AND VERIFY FRAMING & STRUCTURE
 3. ALL WINDOWS ARE JELD-WEN W-2500 CLAD-WOOD WINDOWS UNLESS NOTED OTHERWISE.

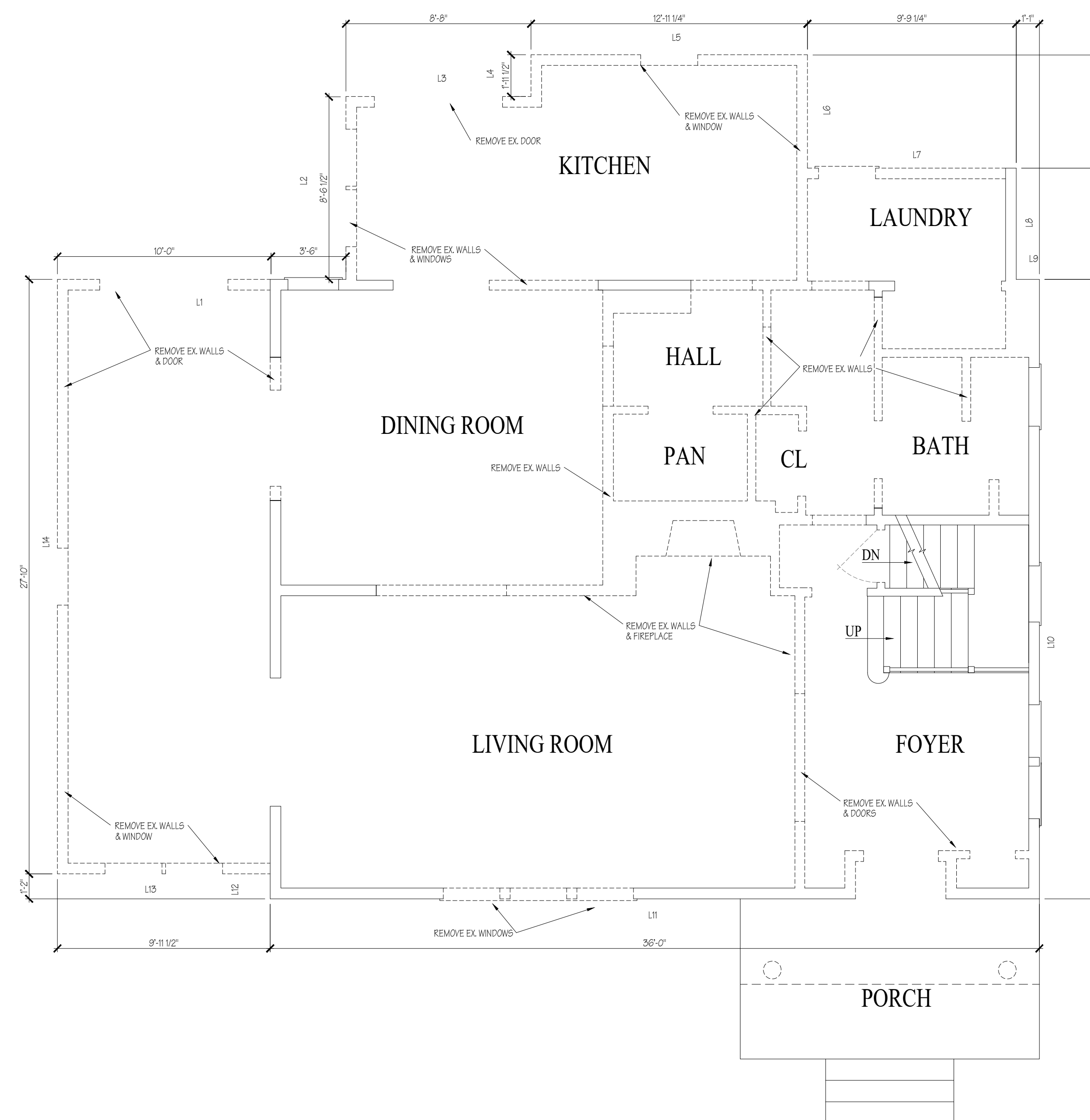


BASEMENT DEMOLITION PLAN

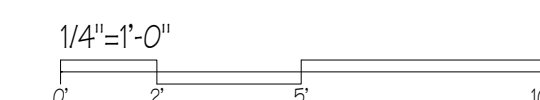


WALL	EXIST	DEMO	REMAIN
L1	13'-6"	10'-0"	3'-6"
L2	8'-6"	8'-6"	0
L3	8'-8"	8'-8"	0
L4	2'-0"	2'-0"	0
L5	12'-11"	12'-11"	0
L6	5'-3"	5'-3"	0
L7	9'-9"	9'-9"	0
L8	5'-3"	0	5'-3"
L9	1'-1"	0	1'-1"
L10	23'-0"	0	23'-0"
L11	36'-0"	0	36'-0"
L12	1'-2"	0	1'-2"
L13	10'-0"	10'-0"	0
L14	27'-10"	27'-10"	0
TOTAL	170'-11"	94'-11"	76'-0"

PERCENT OF DEMOLISHED WALLS $94'-11''/170'-11'' = 55.53\%$



FIRST FLOOR DEMOLITION PLAN



1582.19	SQ. FT.	EXIST MAIN
485.59	SQ. FT.	EXIST MAIN TO BE REMOVED
1096.6	SQ. FT.	EXIST MAIN TO REMAIN

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[illegible]

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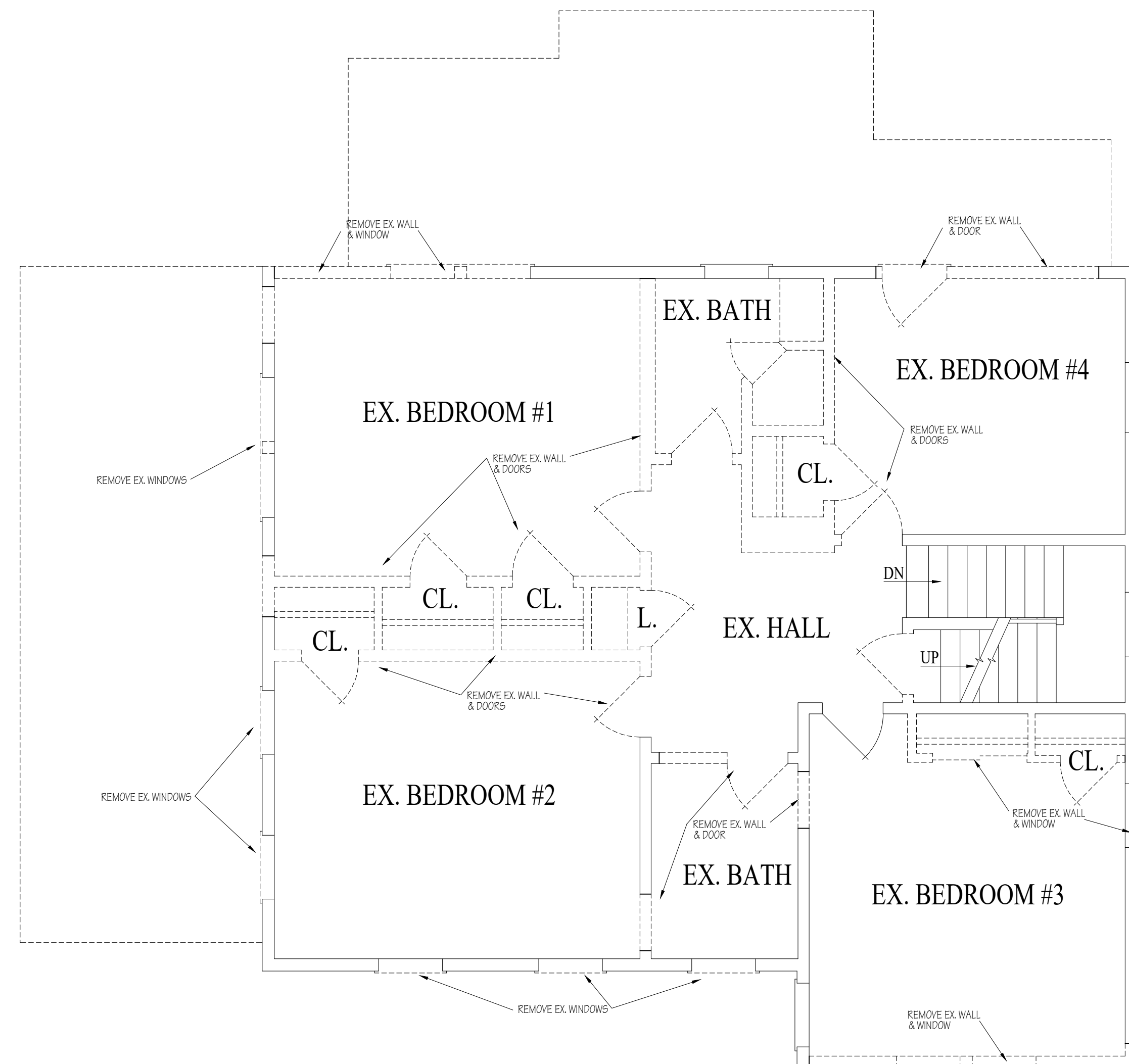
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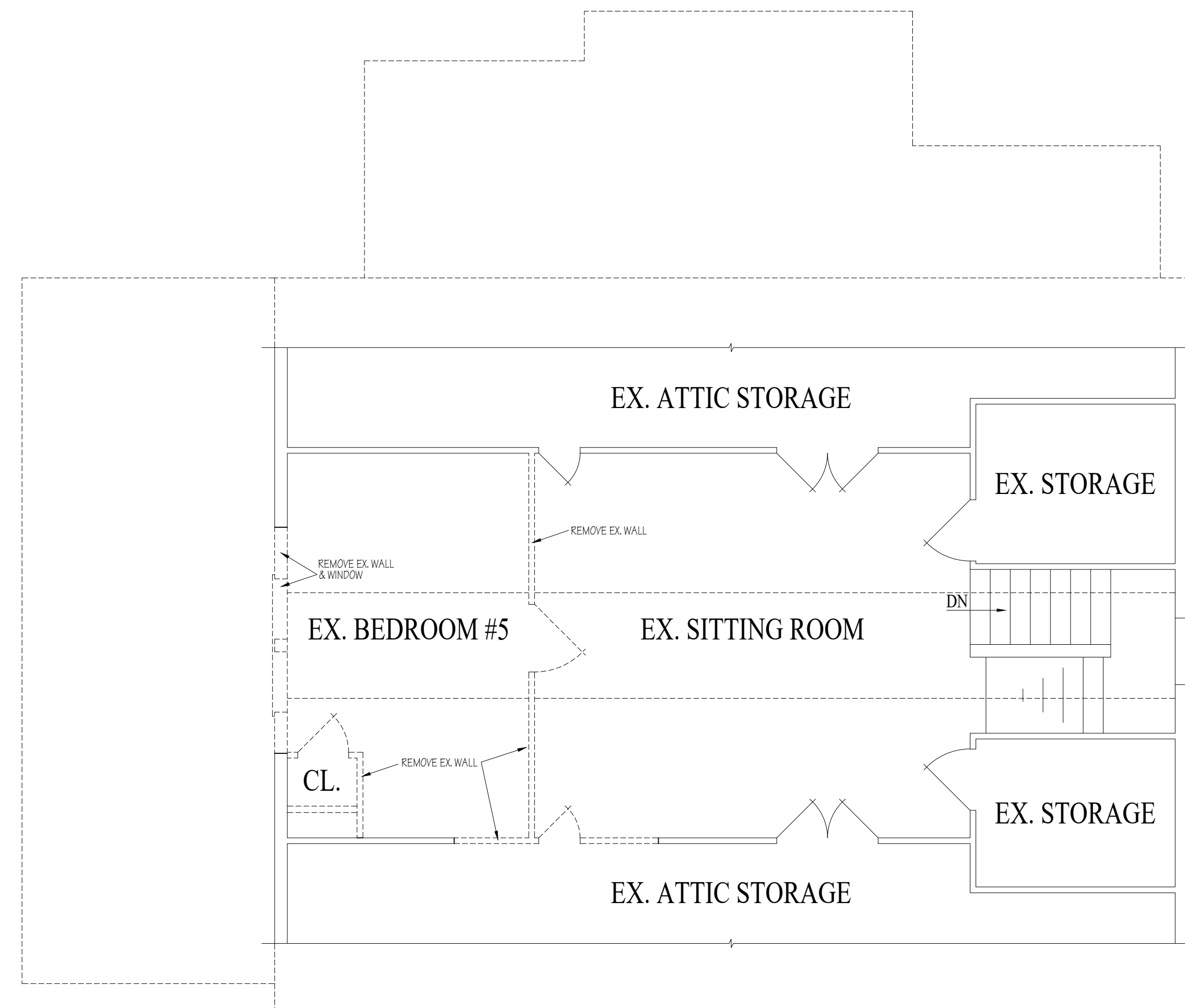
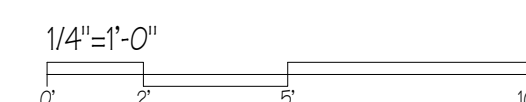
MODEL	DRAWING TITLE
	BASEMENT & FIRST FLOOR DEMOLITION PLANS

DRAWN BY JS	DATE 05-27-26	SHEET NO. D100
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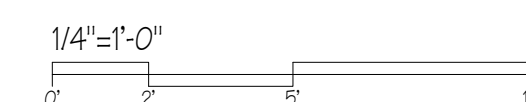
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SECOND FLOOR DEMOLITION PLAN



LOFT DEMOLITION PLAN



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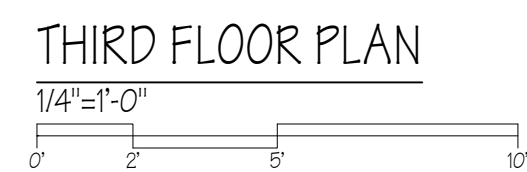
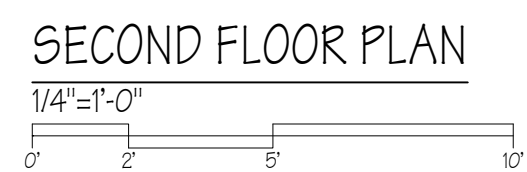
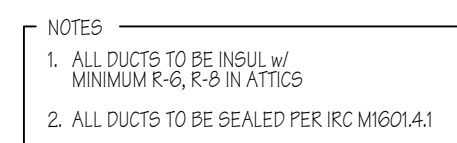
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REVIEWED
By Dan Bruechert at 7:13 pm, Jun 10, 2026

[illegible]



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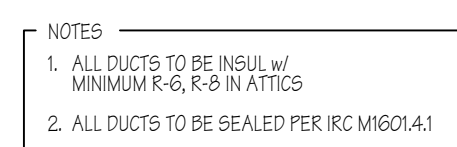


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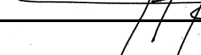
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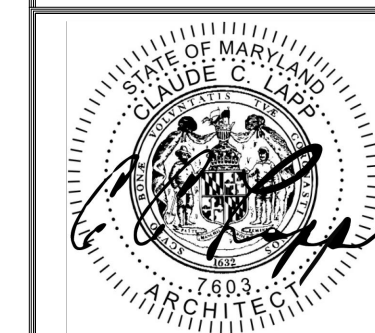
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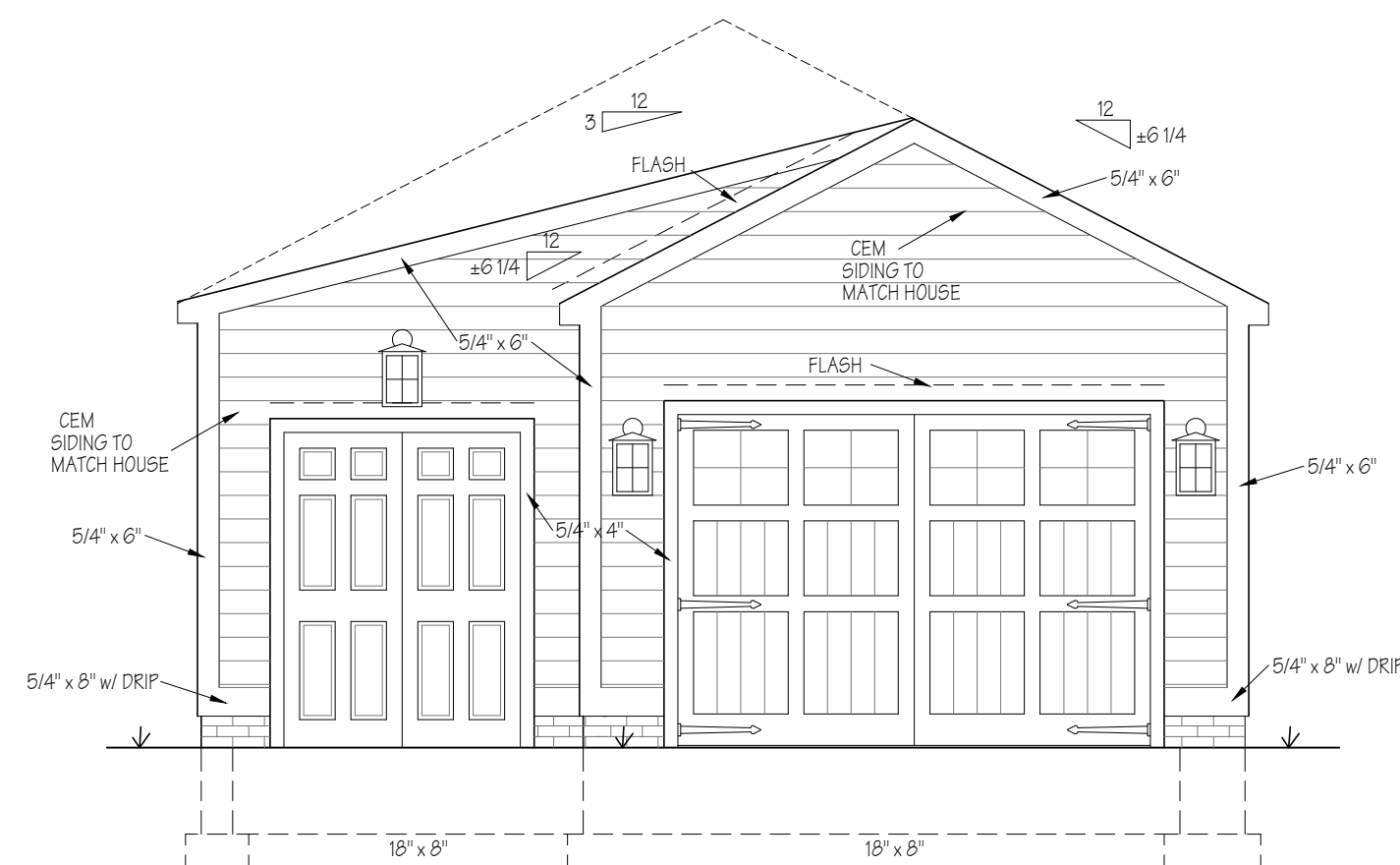
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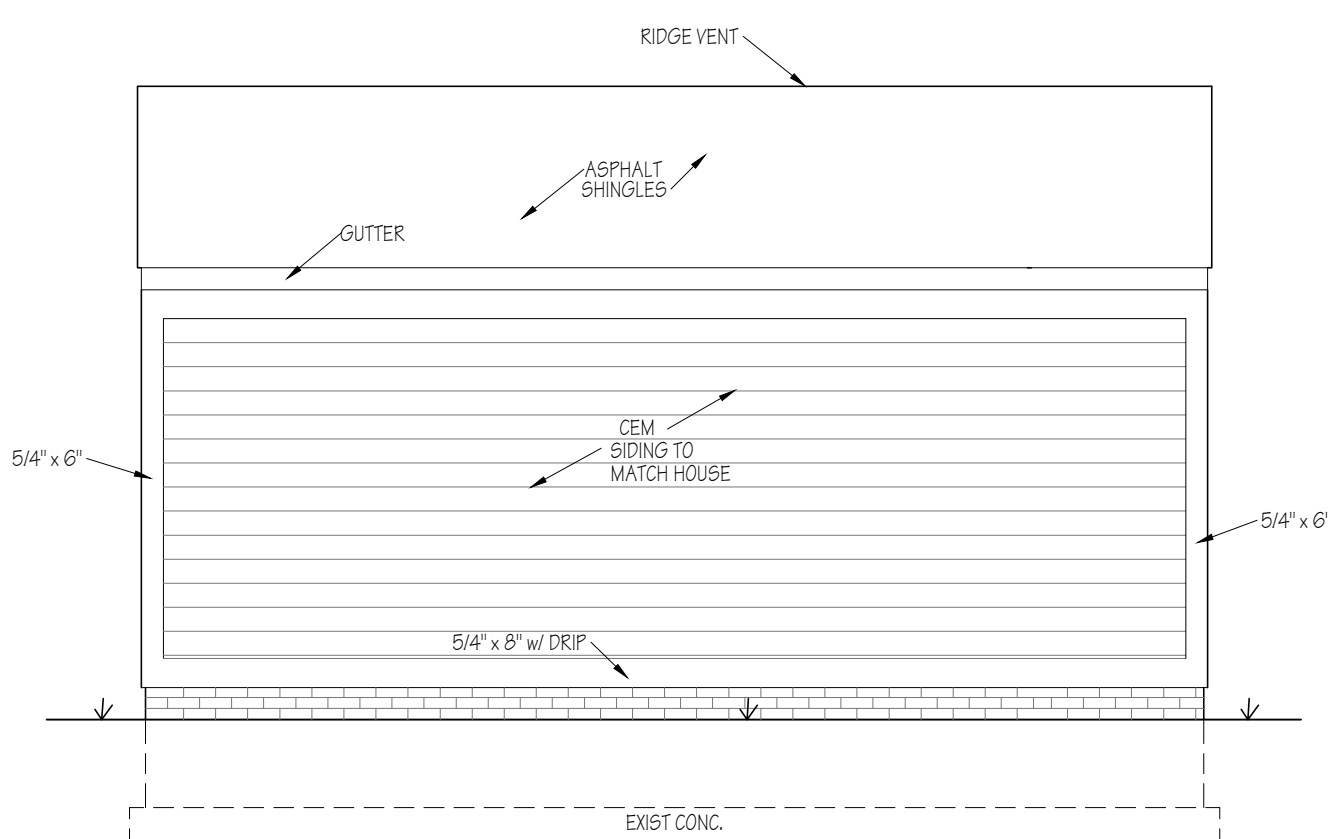
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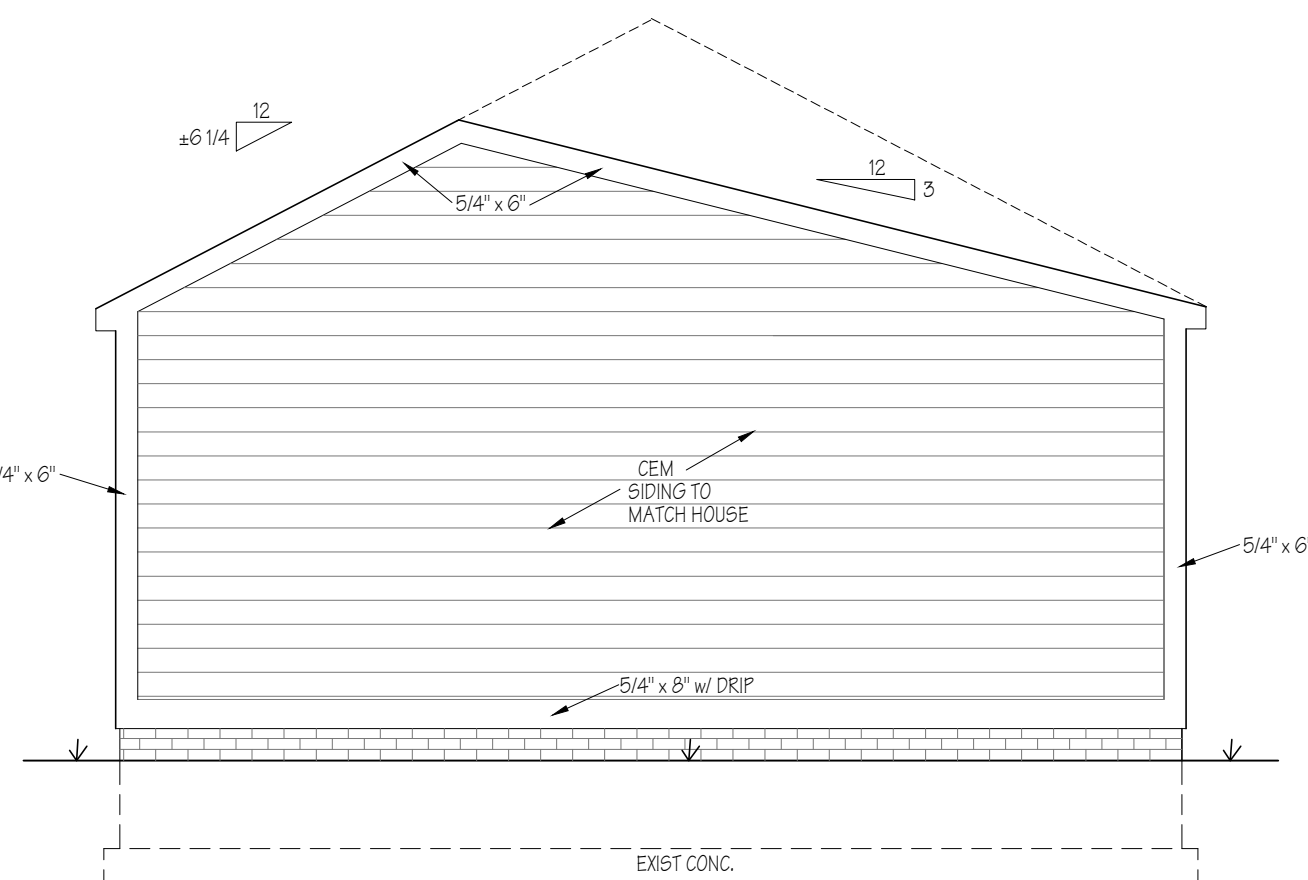
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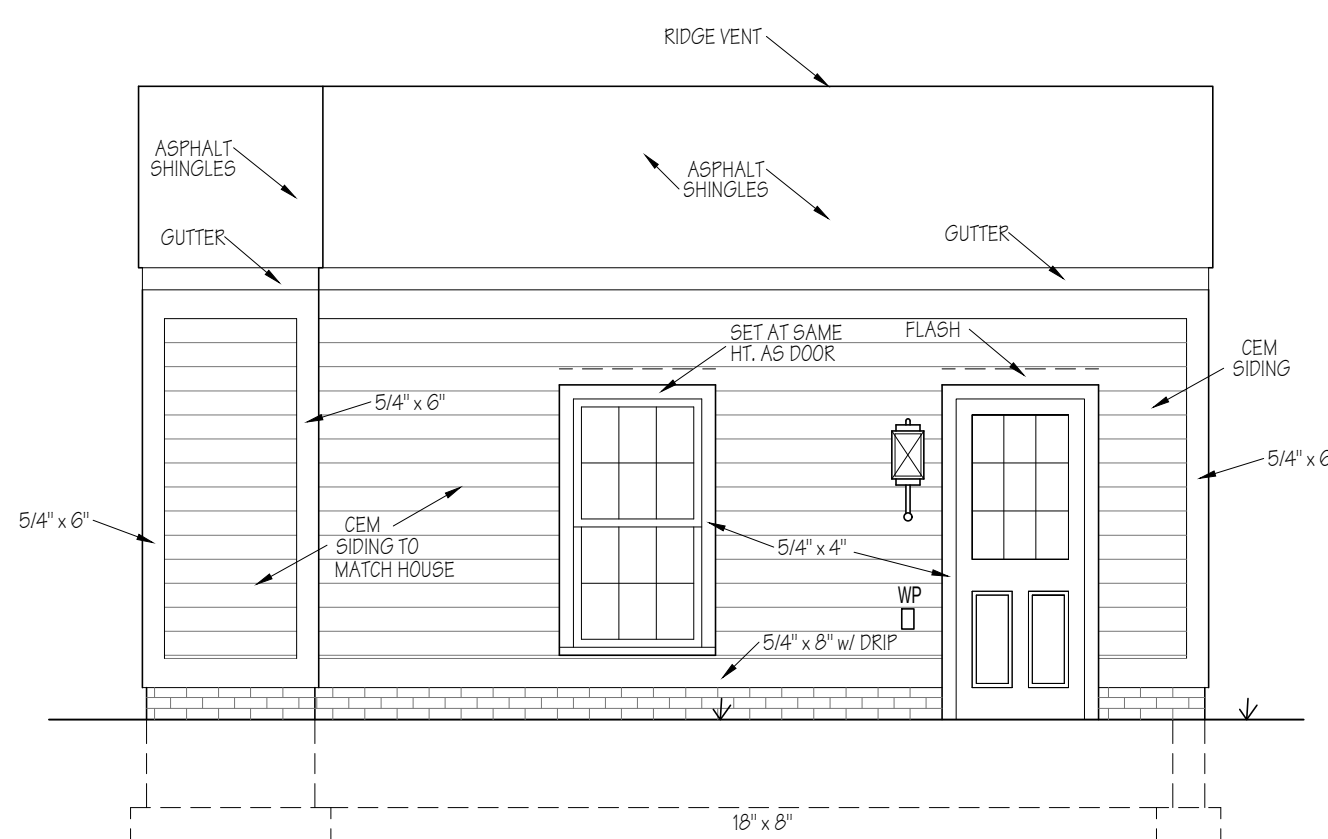
FRONT ELEVATION



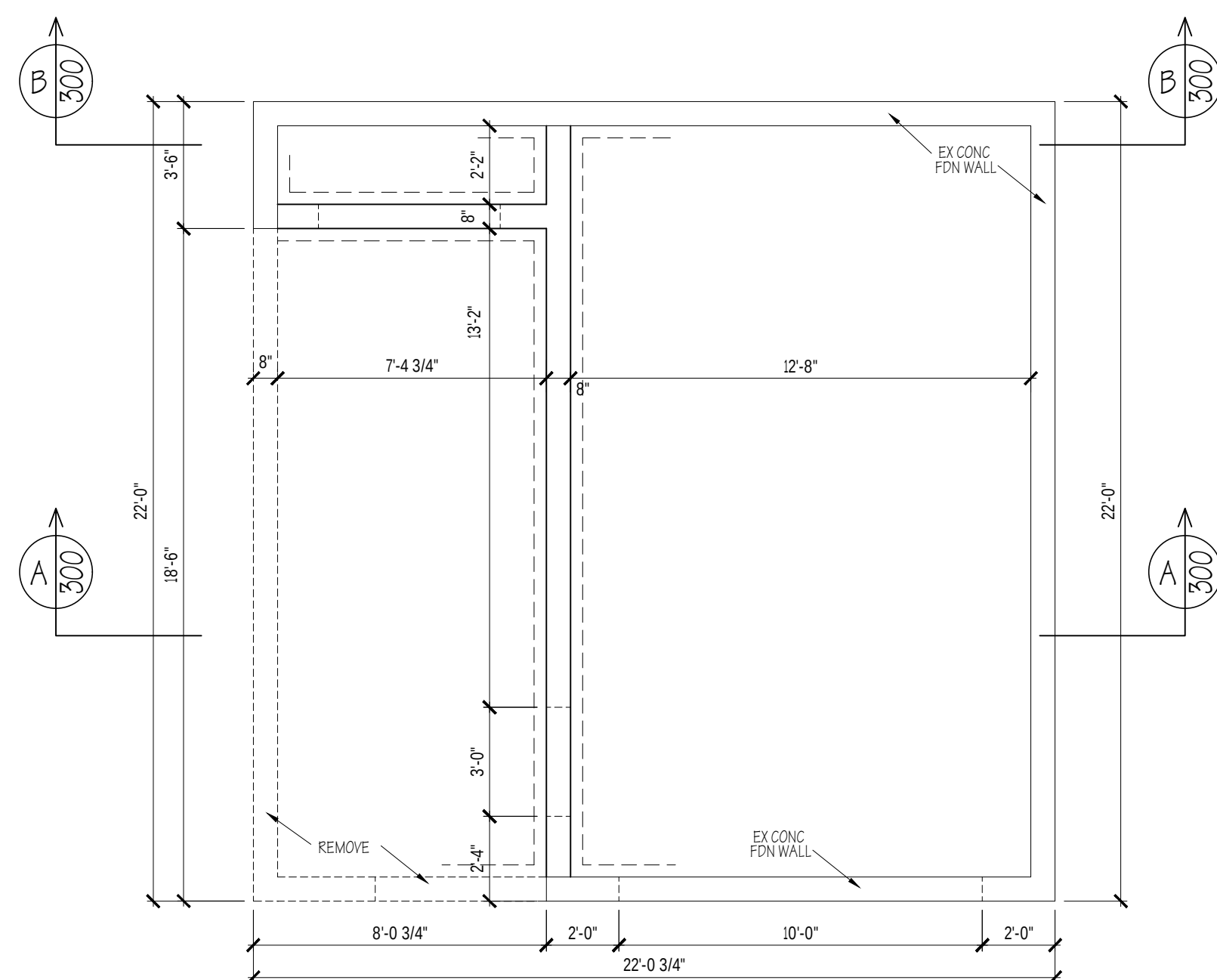
RIGHT ELEVATION



REAR ELEVATION

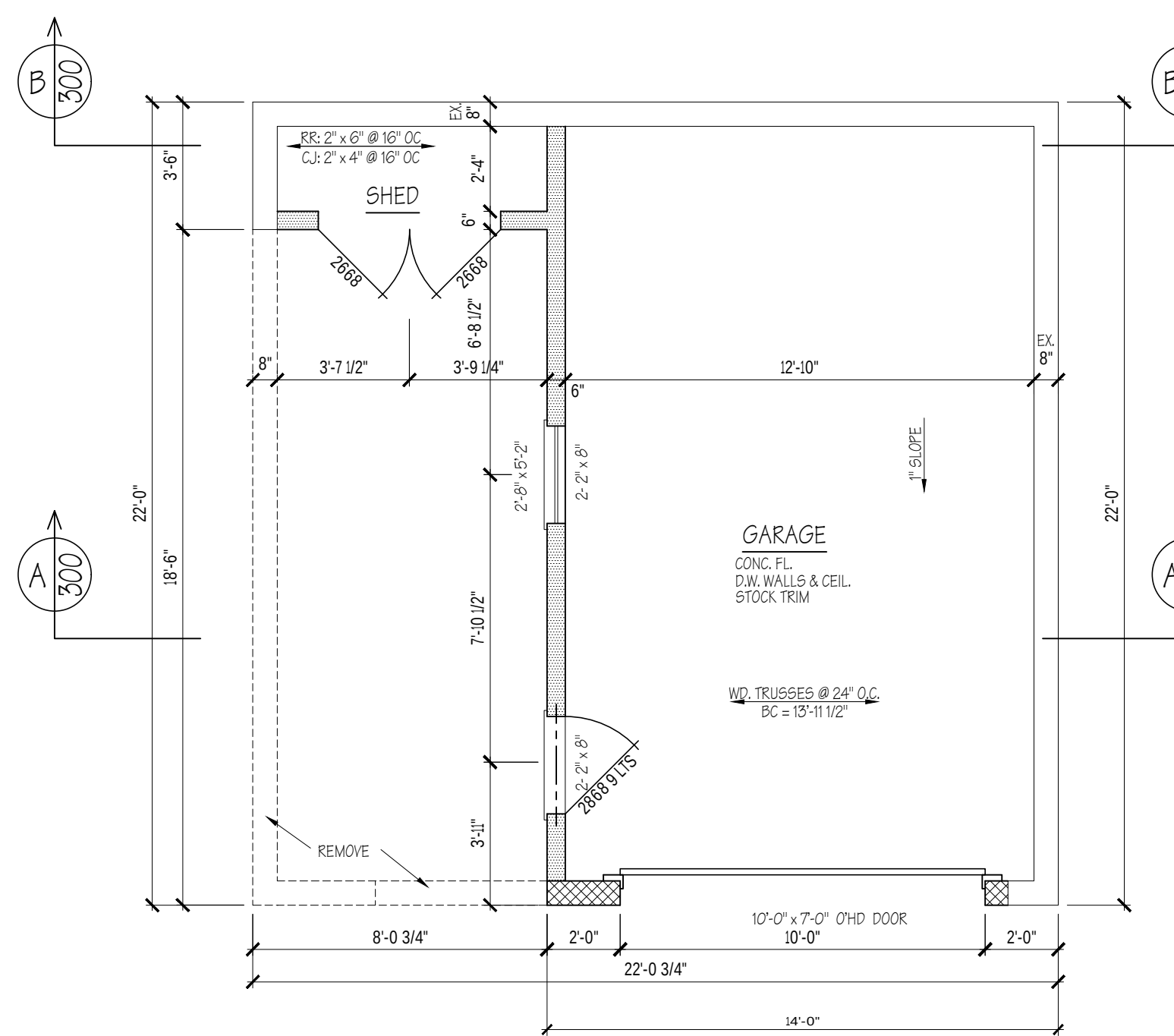


LEFT ELEVATION



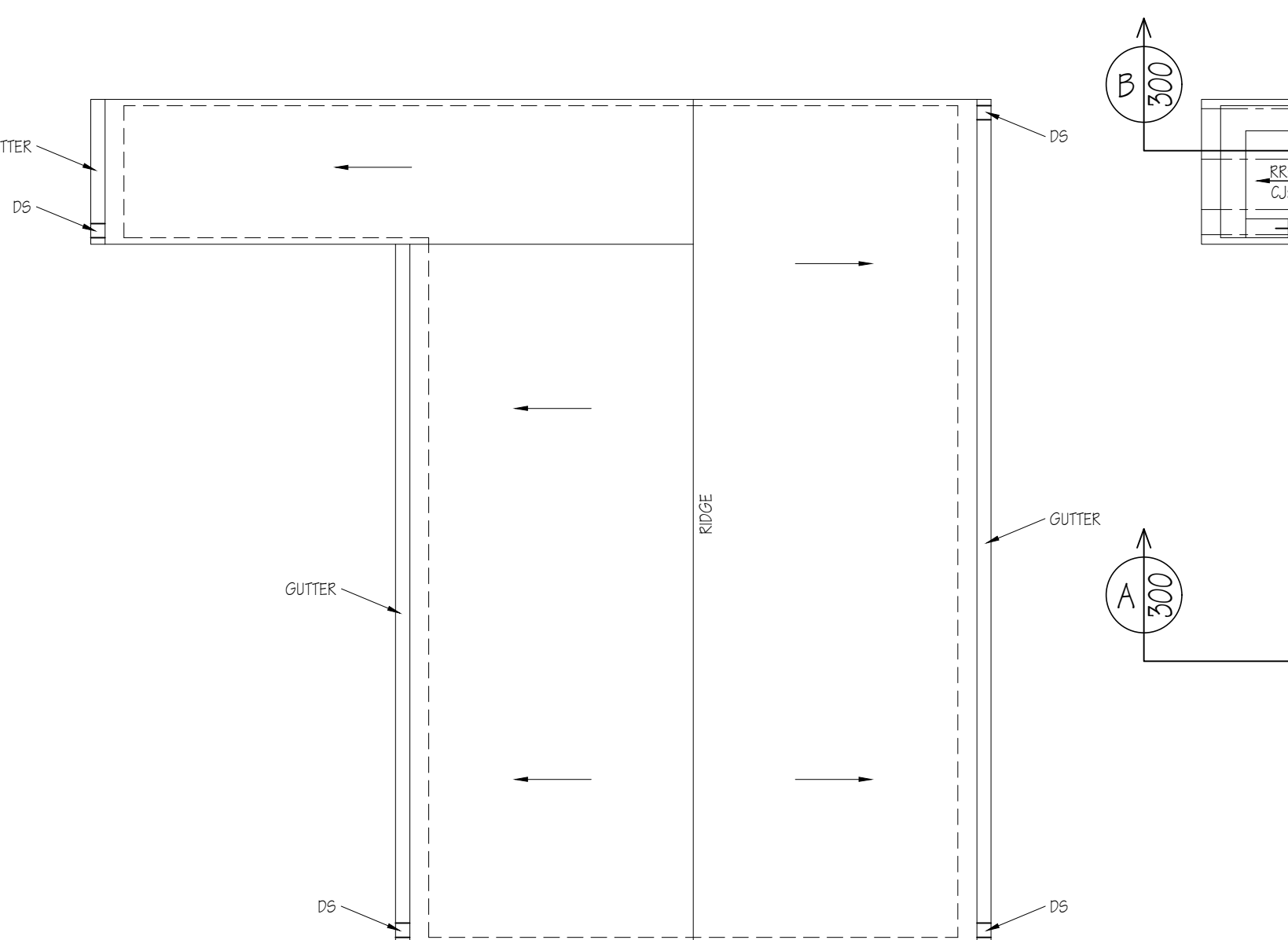
FOUNDATION PLAN

$1/4'' = 1'-0''$

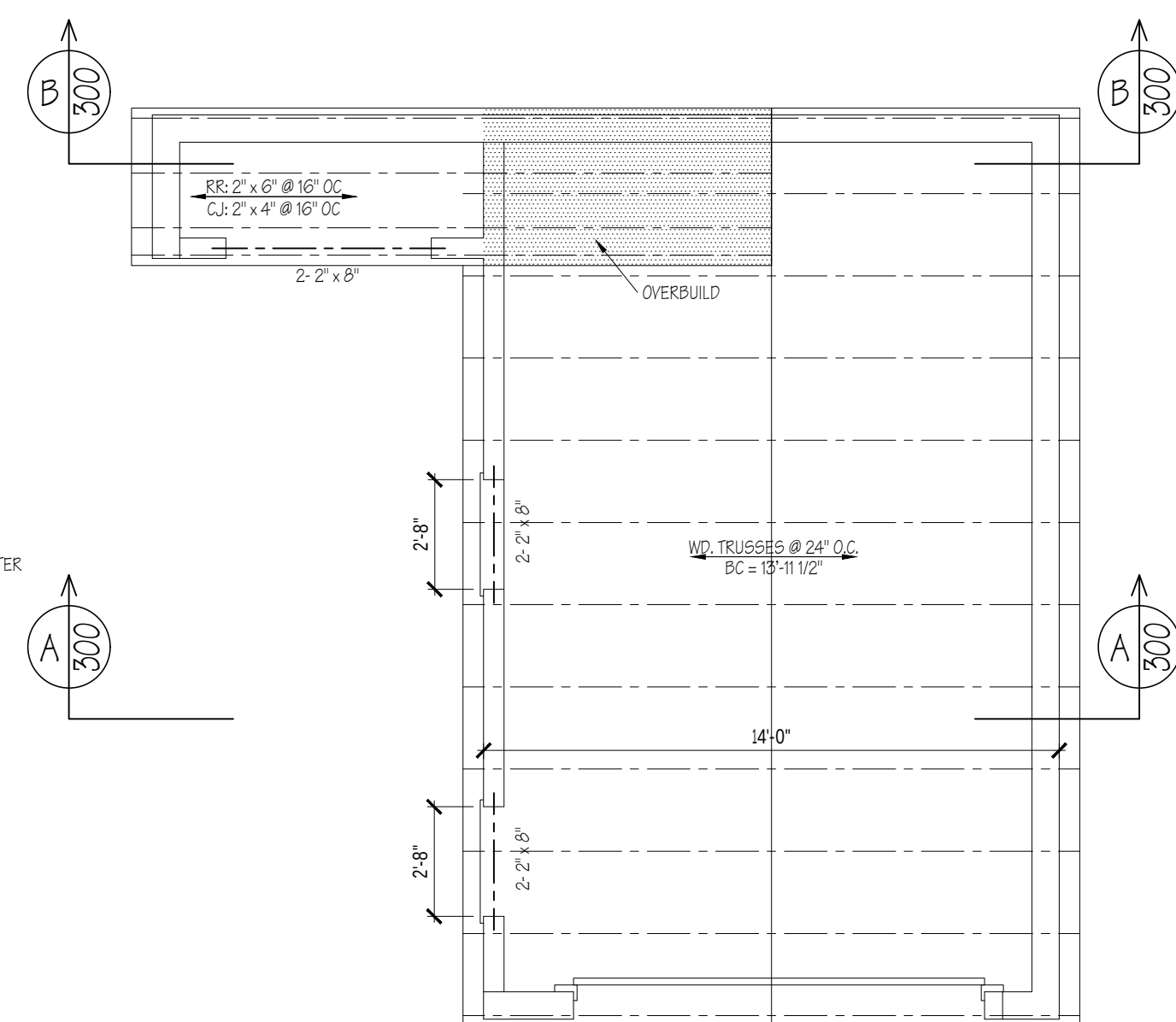


FIRST FLOOR PLAN

308 SQ. FT. GARAGE
28 SQ. FT. SHED



ROOF PLAN



ROOF FRAMING PLAN

Figure 1: A number line diagram showing the mapping of points 0', 2', 5', and 10' to points 1', 0'', and 10'' on a higher scale. The top line is labeled $1/4'' = 1' - 0''$. The bottom line has points 0', 2', 5', and 10'. The top line has points 1', 0'', and 10''. A horizontal line connects 0' to 1'. A horizontal line connects 2' to 0''. A horizontal line connects 5' to 10''. A horizontal line connects 10' to 10''. A vertical line connects 1' to 0''. A vertical line connects 0'' to 10''. A vertical line connects 10'' to 10'.

PA	CH	JS	DR	RENOVATION FOR:
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MARSHA

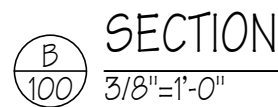
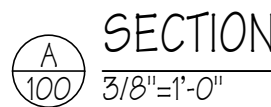
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27-26	MODEL
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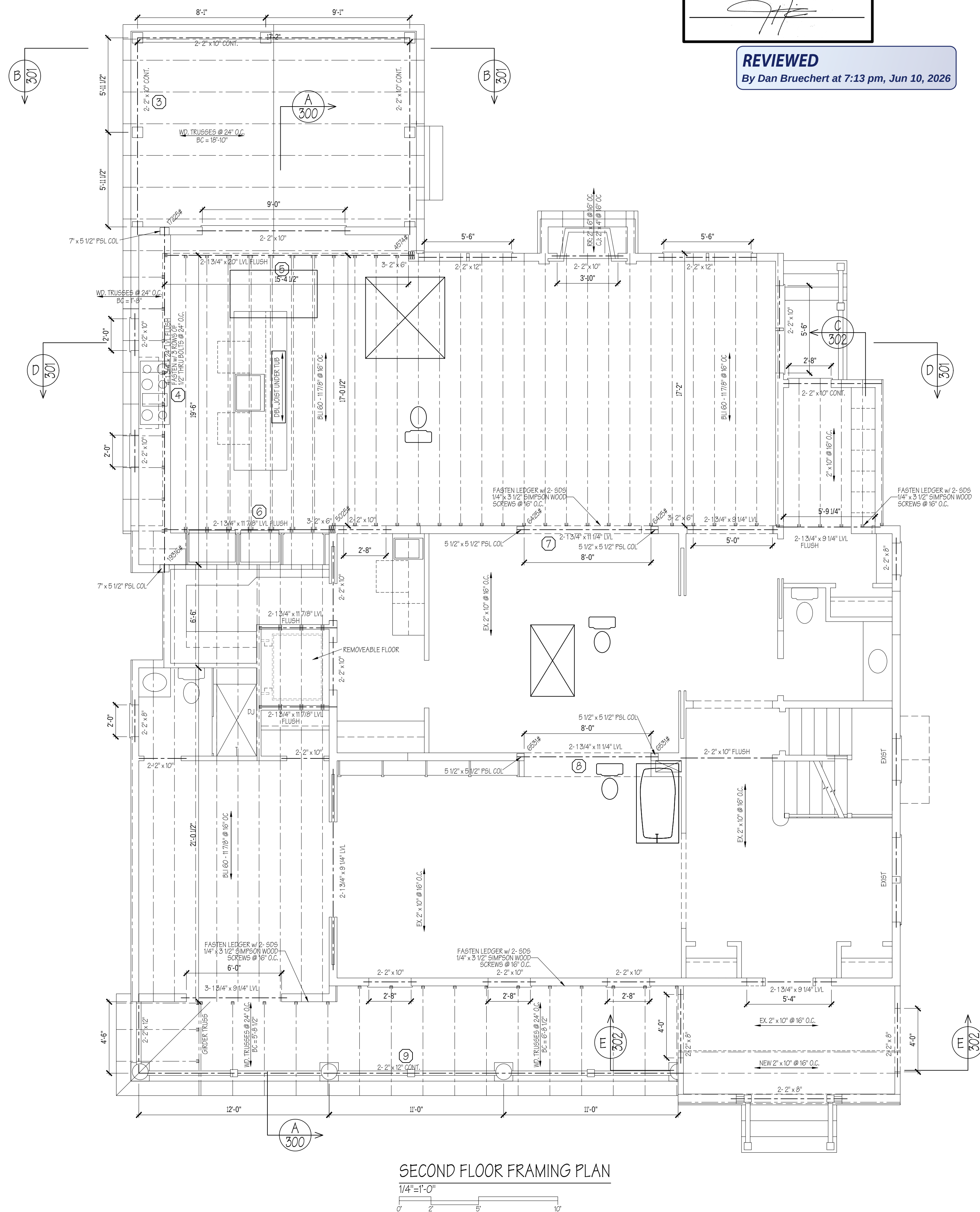
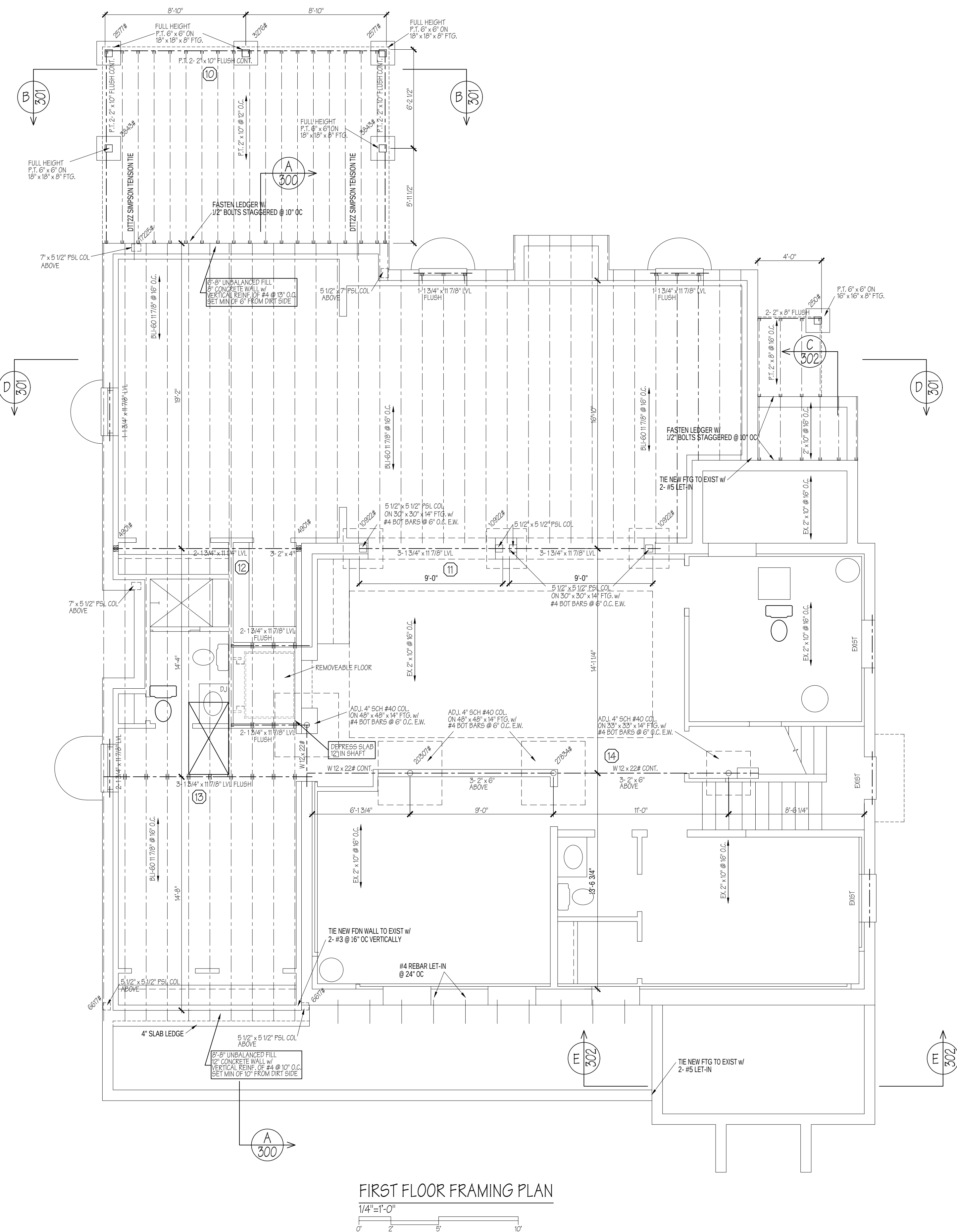
GARAGE



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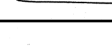
- NOTES
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REVIEWED
By Dan Bruechert at 7:13 pm, Jun 10, 2026

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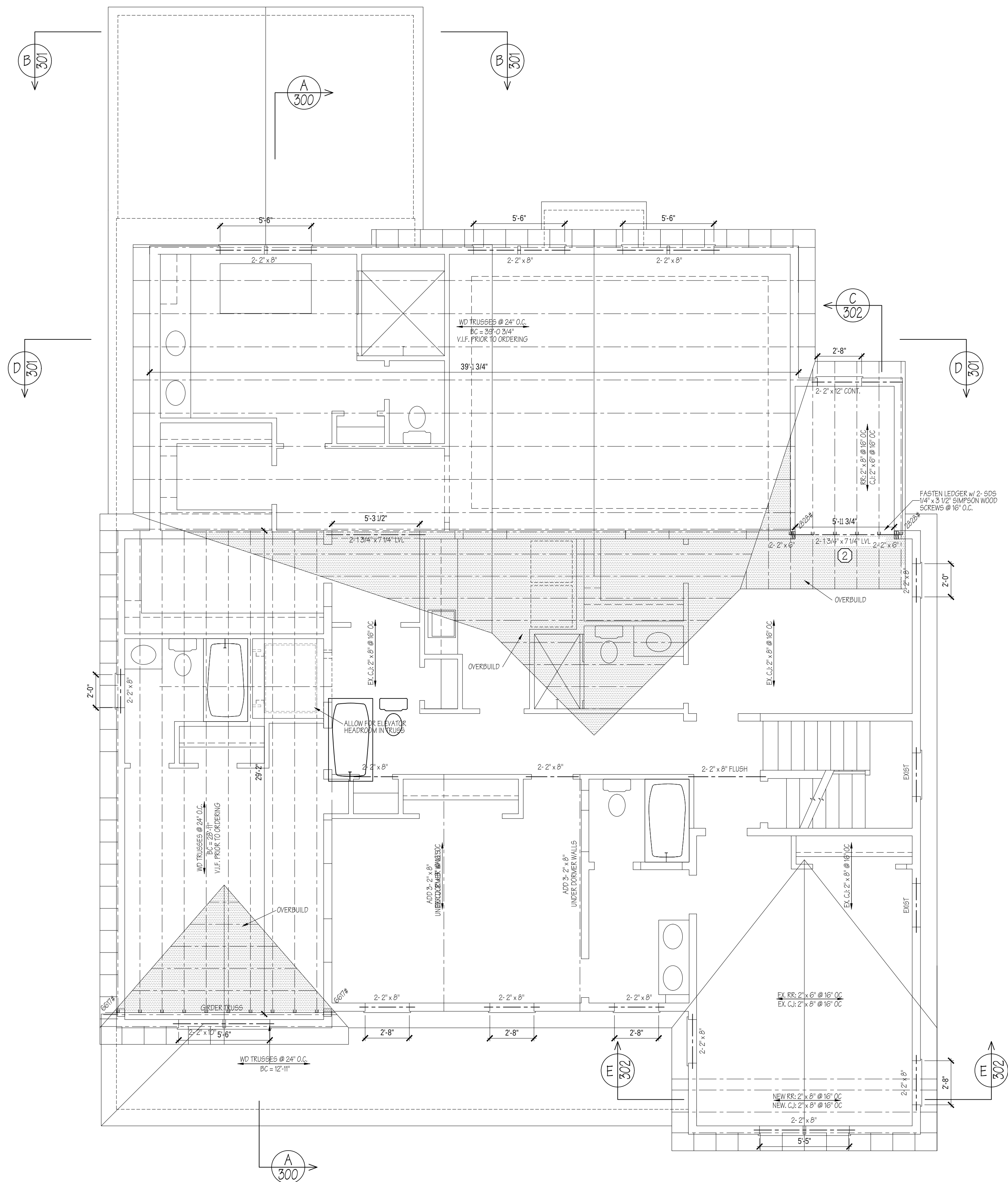
MODEL

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FIRST & SECOND FLOOR FRAMING PLANS

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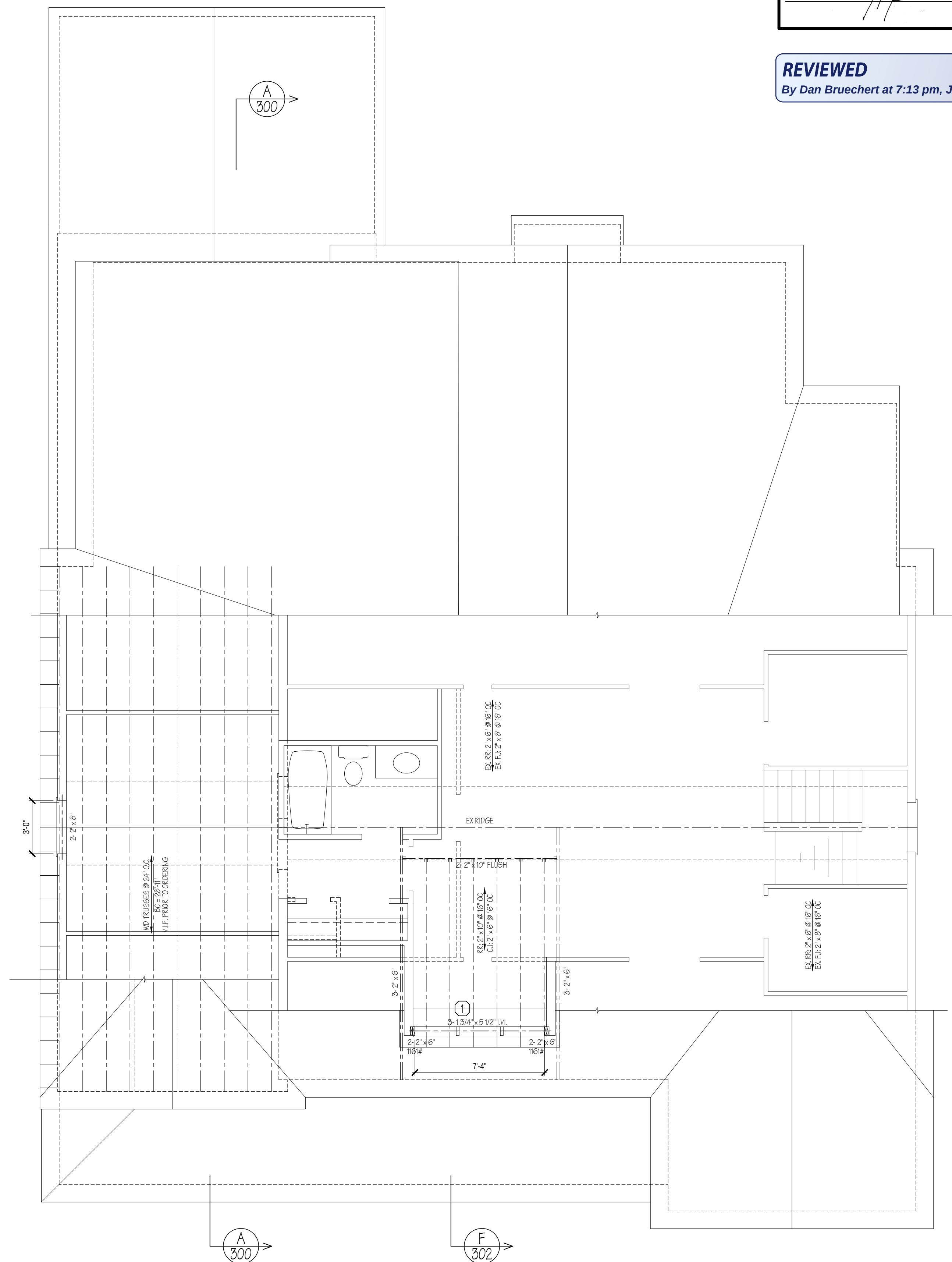


THIRD FLOOR FRAMING PLAN

$1/4'' = 1'-0''$



A horizontal line with vertical tick marks at 0', 2', 5', and 10'. Above the line, a bracket spans from 0' to 2' and is labeled $1/4'' = 1'-0''$.



ROOF FRAMING PLAN

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Montgomery County

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REVIEWED

By Dan Bruechert at 7:13 pm, Jun 10, 2026

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MODEL	DRAWING TITLE
	ROOF FRAMING PLAN

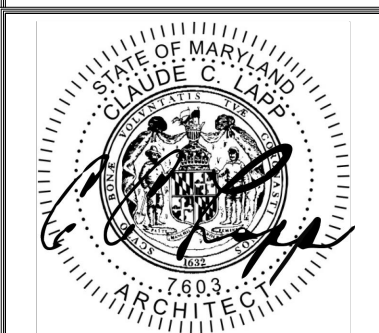
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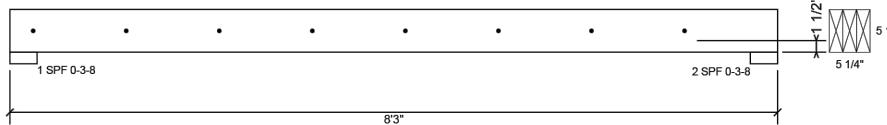
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SUITE 205
ROCKVILLE, MD 20855
T-(301) 881-6856
INFO@CCLARCHITECTS.COM
WWW.CCLARCHITECTS.COM

RENOVATION FOR: MARSHALL RIFKIN & ROBYN SEGAL 3710 BRADLEY LANE, CHEVY CHASE, MD 20815	MODEL
DRAWN BY JS CHECKED BY CCL DATE 05-27-26 PAGE 10 OF 27	SHEET NO. S110
DRAWING TITLE BEAM CALCULATIONS	

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[illegible]

	Client: _____ Project: _____ Address: _____	Date: 5/15/2025 Drawn By: _____ Job Name: 5710 Daniels Lane, Chino, CA 91710 Project #: _____	Page 2 of 2 1 of 2
	1 onCENTER 2.1E LVL 1.750" X 5.500" 3-Ply - PASSED		Limit over head for full door



Multi-Ply Analysis

System of joists using 1 row(s) of 15d Box nails (120dH) at 12" o.c. Nail from both sides. Maximum end distance not to exceed 6".

Species	5.1E
Modulus of Elasticity	0.9 x 10 ⁶ PSI
Nails Limit per Foot	50/15/12
Nails Limit per Fastener	30/5/3
Modulus of Rupture	4.1
Modulus of Elasticity	1.1 x 10 ⁶
Edge Distance	1.5"
Row-C Distance	2"
Load Combination	
Reaction Factor	1.00

Notes 1. All dimensions shall be in inches unless otherwise noted. 2. All dimensions shall be in feet unless otherwise noted. 3. All dimensions shall be in feet unless otherwise noted. 4. All dimensions shall be in feet unless otherwise noted. 5. All dimensions shall be in feet unless otherwise noted. 6. All dimensions shall be in feet unless otherwise noted. 7. All dimensions shall be in feet unless otherwise noted. 8. All dimensions shall be in feet unless otherwise noted. 9. All dimensions shall be in feet unless otherwise noted. 10. All dimensions shall be in feet unless otherwise noted.	Material & Installation 1. All materials shall be in accordance with the following: 2. All materials shall be in accordance with the following: 3. All materials shall be in accordance with the following: 4. All materials shall be in accordance with the following: 5. All materials shall be in accordance with the following: 6. All materials shall be in accordance with the following: 7. All materials shall be in accordance with the following: 8. All materials shall be in accordance with the following: 9. All materials shall be in accordance with the following: 10. All materials shall be in accordance with the following:	1. All materials shall be in accordance with the following: 2. All materials shall be in accordance with the following: 3. All materials shall be in accordance with the following: 4. All materials shall be in accordance with the following: 5. All materials shall be in accordance with the following: 6. All materials shall be in accordance with the following: 7. All materials shall be in accordance with the following: 8. All materials shall be in accordance with the following: 9. All materials shall be in accordance with the following: 10. All materials shall be in accordance with the following:	Signatures Designer: _____ Checker: _____ Engineer: _____ Date: _____
---	---	---	--

This design is valid until 2/28/2026

1. All materials shall be in accordance with the following:
2. All materials shall be in accordance with the following:
3. All materials shall be in accordance with the following:
4. All materials shall be in accordance with the following:
5. All materials shall be in accordance with the following:
6. All materials shall be in accordance with the following:
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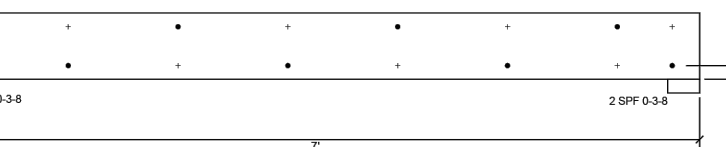


Client: _____
 Project: _____
 Address: _____

Ref: 0110556
 Issue By: _____
 Job Name: 010 Double Lany, Onyx Chain, RD 2001
 Project #: _____

Page 2 of 2

2 onCenTr 2.1E LVL 1.750" X 7.250" 2-Ply - PASSED



Multi-Ply Analysis

Factor all plies using 2 rows of 10d box nails @12" o.c. Maximum end distance not to exceed 6'.

Capacity	0.51 k
Load	0.51 kF
Yield Load per Fast	155.1 kLF
Yield Load per Fastener	86.3 kF
LC	1
Yield Mode	2/1
Edge Distance	1.12"
End Distance	3'
Load Combination	1
Design Factor	1.00

Notes

1. This design complies with the provisions of the American Institute of Steel Construction, Inc. (AISC) 360-16 Specification for Structural Steel Buildings, and the American Institute of Steel Construction, Inc. (AISC) 360-16 Specification for Structural Steel Buildings, and the American Institute of Steel Construction, Inc. (AISC) 360-16 Specification for Structural Steel Buildings.

2. The design is based on the assumption that the steel is of the highest quality and that the steel is of the highest quality and that the steel is of the highest quality.

Material & Installation

1. Use all steel except where noted in project.

Manufacturer Info

Product: _____
 Model: _____
 Serial: _____
 Date: _____
 Location: _____
 Contact: _____
 Phone: _____
 Email: _____

Load & Resistance (k)

Design: _____
 Model: _____
 Serial: _____
 Date: _____
 Location: _____
 Contact: _____
 Phone: _____
 Email: _____

This design is valid until 03/20/2029

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

Client: _____

Project: _____

Address: _____

Color: S17126
 Vinyl Type: _____
 Roll Name: 010/26466/Color Chart (Color: 160 2001)
 Project #: _____

Page 3 of 7

5 onCENTER 2.1E LVL
1.750" X 20.000"
2-Phy - PASSED
Load Limit: 60000

1" = 12"

1" = 12"

ID	Load Type	Location	Tri-Width	Size	Dead D.9	Live 1.10	Wind 1.6	Corral 1.25	Comments
1	Uniform			Top	210 R/L	240 R/L	0 L/R	0 L/R	Roof & Walls
	Self Weight				20 R/L				

Notes:

1. Please refer to the project specifications for a complete list of notes.

2. All dimensions are in feet and inches.

3. All dimensions are in feet and inches.

4. All dimensions are in feet and inches.

5. All dimensions are in feet and inches.

6. All dimensions are in feet and inches.

7. All dimensions are in feet and inches.

8. All dimensions are in feet and inches.

9. All dimensions are in feet and inches.

10. All dimensions are in feet and inches.

Reinforcing & Installation:

1. Reinforcing bars shall be installed in accordance with the project specifications.

2. Reinforcing bars shall be installed in accordance with the project specifications.

3. Reinforcing bars shall be installed in accordance with the project specifications.

4. Reinforcing bars shall be installed in accordance with the project specifications.

5. Reinforcing bars shall be installed in accordance with the project specifications.

6. Reinforcing bars shall be installed in accordance with the project specifications.

7. Reinforcing bars shall be installed in accordance with the project specifications.

8. Reinforcing bars shall be installed in accordance with the project specifications.

9. Reinforcing bars shall be installed in accordance with the project specifications.

10. Reinforcing bars shall be installed in accordance with the project specifications.

Manufacturing Data:

1. The beam shall be manufactured in accordance with the project specifications.

2. The beam shall be manufactured in accordance with the project specifications.

3. The beam shall be manufactured in accordance with the project specifications.

4. The beam shall be manufactured in accordance with the project specifications.

5. The beam shall be manufactured in accordance with the project specifications.

6. The beam shall be manufactured in accordance with the project specifications.

7. The beam shall be manufactured in accordance with the project specifications.

8. The beam shall be manufactured in accordance with the project specifications.

9. The beam shall be manufactured in accordance with the project specifications.

10. The beam shall be manufactured in accordance with the project specifications.

Vendor: _____

Material: _____

Color: _____

Roll Name: _____

Project #: _____

160 2001 (Color: 160 2001)

160 2001 (Color: 160 2001)

160 2001 (Color: 160 2001)

160 2001 (Color: 160 2001)

160 2001 (Color: 160 2001)

160 2001 (Color: 160 2001)

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This design is valid until 5/30/2023

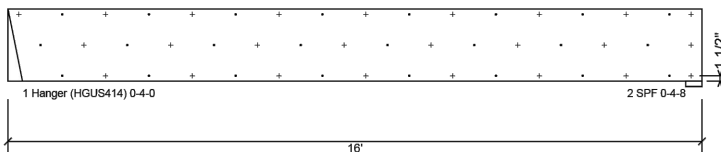
CSD



Client: _____
Project: _____
Address: _____
Phone: _____
Email: _____

Date: 5/11/2028
Work by: JSS
Job Name: 310 Bailey Lane, Olney, Illinois 62450
Project #: _____
Drawn over: Mchlan

5
onCENTER 2.1E LVL
1.750" X 20.000"
2-Phy - PASSED



Multi-Phy Analysis

Fasten all plies using 1 row of 10d Box nails (128d") at 12" o.c. Maximum end distance not to exceed 6".

Capacity	12.0 K
Weight	27.6 Lb/F
Net Load per Fastener	0.43 K
Net Load per Ply/Member	8.6 K
Gap	0
End Distance	3.10"
Min. End Distance	2"
End Connection	0
Duration Factor	1.00

Notes:

1. See the note above every design to prove.

Material & Installation

Material: 2-Phy - PASSED
Installation: 1 row of 10d Box nails (128d") at 12" o.c. Maximum end distance not to exceed 6".

Strength

Capacity: 12.0 K
Weight: 27.6 Lb/F
Net Load per Fastener: 0.43 K
Net Load per Ply/Member: 8.6 K
Gap: 0
End Distance: 3.10"
Min. End Distance: 2"
End Connection: 0
Duration Factor: 1.00

Manufacturer Data

Product: 2-Phy - PASSED
Material: 2-Phy - PASSED
Weight: 27.6 Lb/F
Net Load per Fastener: 0.43 K
Net Load per Ply/Member: 8.6 K
Gap: 0
End Distance: 3.10"
Min. End Distance: 2"
End Connection: 0
Duration Factor: 1.00

Notes & References

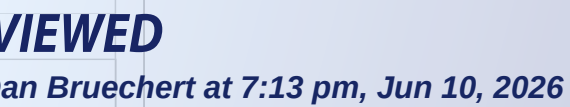
Notes: 1. See the note above every design to prove.
References: 1. See the note above every design to prove.
Notes: 1. See the note above every design to prove.
References: 1. See the note above every design to prove.

Version: 1.0
 Project: 310 Bailey Lane, Olney, Illinois 62450
 Date: 5/11/2028
 Drawn over: Mchlan

This design is valid until 2/28/2028



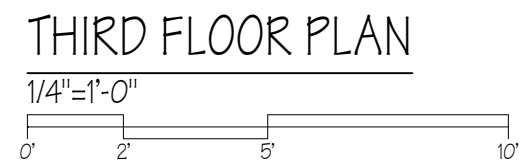
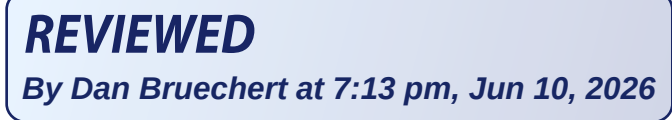
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SHEET NO.
-26
S111



WALL BRACING LEGENDS:

	WOOD STRUCTURAL PANELS: LENGTH OF PANELS
	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS: LENGTH OF PANELS
	CONTINUOUSLY SHEATHED PORTLAND CEMENT: LENGTH OF PANELS

**ALL WOOD STRUCTURAL PANELS TO BE
1/2" NOMINAL PLWOOD OR OSB ATTACHED TO
WOOD STUDS @ 16" O.C. @ 4' O.C. FIELD**

 **GYPSPUM BOARD-SHEATHED
INTERIOR WALLS:**
LENGTH OF PANELS

**INTERIOR BRACED WALL TO BE SHEATHED W/
1/2" GYPSPUM BOARD ATTACHED TO
WOOD STUDS @ 16" O.C. COOLER NAILS @ 4" O.C. @ 2'
ENDS TO BE SHEATHED BOTH SIDES
UNLESS NOTED OTHERWISE**

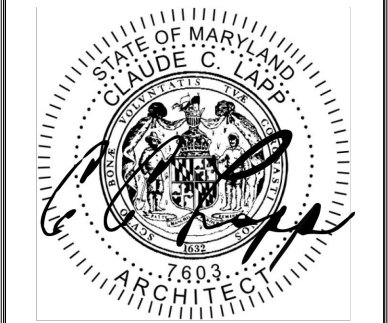
HOLD DOWN HOLD DOWN AT UPPER LEVELS TO
BE SIMPSON LUGS
FLOOR FLOOR STRAPS W/ (2) 10L (14X62) NAILS
EXTEND INTO WALL STUDS,
NAILS NOT REQ. FLOOR FRAMING SPACE

**HOLD DOWN AT BOT. FLOOR TO BE SIMPSON
HOLD DOWN** HOLD DOWN AT BOT. FLOOR TO BE INSTALLED
W/ SIMPSON LUGS
W/ SIMPSON LUGS W/ SIMPSON LUGS TO BE EMBEDDED INTO
CONC. FOUNDATION

[illegible]

ALL INTERIOR WALL
DIMENSIONS
TO BE 3 1/2" UNLESS NOTED
OTHERWISE.

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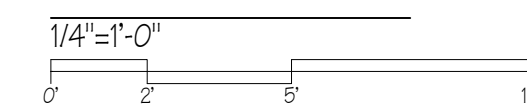
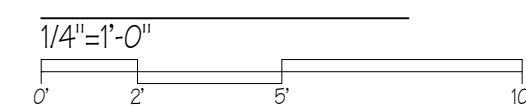
RENOVATION FOR:
MARSHALL RIFKIN & ROBYN SEGAL
3710 BRADLEY LANE, CHEVY CHASE, MD 20815

MODEL

DRAWING TITLE
STRUCTURAL PANEL ANALYSIS

DRAWN BY JS	DATE 05-27-26	SHEET NO.
CHECKED BY CCL		S201
PAGE 19 OF 27		

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DRAWN BY S	DATE 05-27-26	SHEET NO. S202
CHECKED BY JCL		
PAGE 20 OF 27		

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3710 Bradley Lane Materials & Finishes



**Illustrative purposes, bottom windows are 9 over 9. This image shows 6 over 6. Additionally, the landing & stairs to the front door are going to be oriented towards the driveway like the current layout

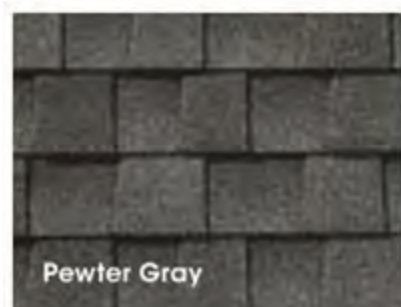
Roof

- GAF TIMBERLINE HDZ® SHINGLES, color is Pewter Gray



REVIEWED

By Dan Bruechert at 7:19 pm, Jun 10, 2026



Siding

- Smooth, pre-primed. 6" exposure
- Color: Gray Mist Benjamin Moore (warm white / beige)



Shutters

- Plantation style Shutters. To be painted.



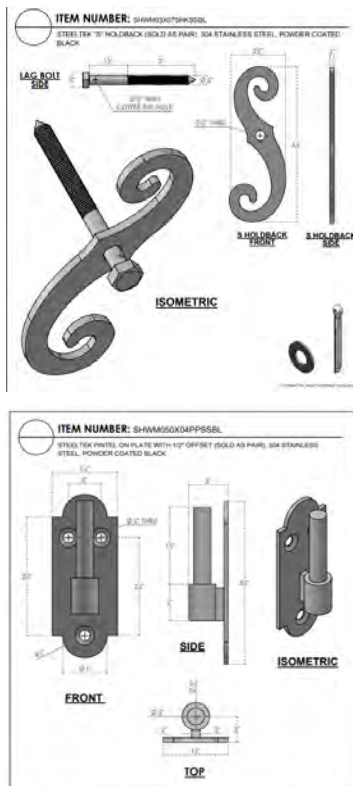
REVIEWED

By Dan Bruechert at 7:19 pm, Jun 10, 2026

- Color: Benjamin Moore Gray Pintstripe (Warm, grayish blue color)



Shutter Dogs



REVIEWED

By Dan Bruechert at 7:19 pm, Jun 10, 2026

Railings:

- Composite Trex Transcend Railing

Stone Details:

- Bluestone: Natural. On the side and front of steps it will be a natural stone veneer. The patio will be bluestone natural.
- Current front patio will match:



Front Door:

- Painted Door: Knoxville Gray Benjamin Moore (A deeper dark blue / green / gray)



APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to read "Dan Bruechert", written over a horizontal line.

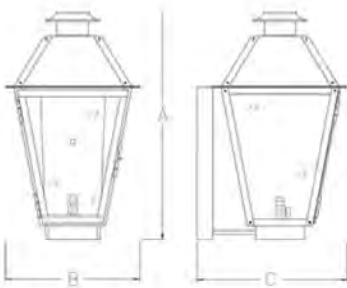
REVIEWED

By Dan Bruechert at 7:19 pm, Jun 10, 2026



Gas Lantern

- Tower Lighting gas lantern. Scale according to render.



	A	B	C
Mini	16	9 ¾	10 ½
Small	19 ¾	11	12 ½
Medium	23 ¾	12 ¾	14 ¾
Large	29 ½	14 ¾	16 ¾
Grande	32 ½	17 ½	20 ¾

Column Details

- 10" round tapered column

Gutters

- 6" Half Round Gutters
- 4" half Round Downspouts
- Half round Hidden Hangers

APPROVED

Montgomery County

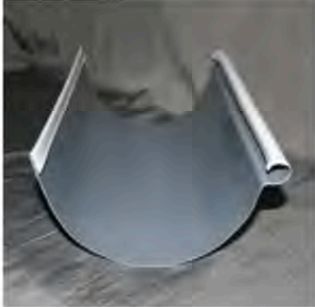
Historic Preservation Commission

REVIEWED

By Dan Bruechert at 7:19 pm, Jun 10, 2026

- Supplier Service Partners
- Color: Bronze

Half Round Material



6" Half Round Gutter

Item Code: HRGUTTER6(color)

Classic half round gutter with "reverse bead" available in all standard colors and copper. Standard .027 gauge.

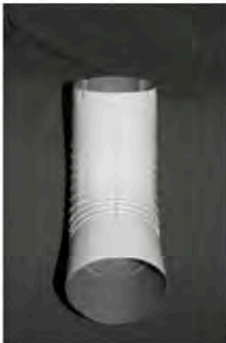


Round Downspout

Item Code: DSR410(color)-LF

Plain smooth 4" round downspout available in all colors in .019 aluminum and copper.

Thicker gauges available up to .032 aluminum.



Round Elbows

Item Code: ER4(color)

Plain smooth 4" round elbow available in all colors in .019 aluminum and copper.

Thicker gauges available up to .032 aluminum.

SERVICE
PARTNERS

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 7:19 pm, Jun 10, 2026