



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

September 10, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1154772 – Partial demolition, construction of additions, site work and associated grading

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with four (4) conditions** at the September 9, 2026 HPC meeting:

1. The proposed Hardie lap siding must have a smooth finish and a 5-to-7-inch reveal.
2. The applicant must provide either a specification or detailed drawing for the front porch columns, which must have a painted finish.
3. The applicant must provide window specifications and detail drawings showing the proposed window and trim profiles. The windows may be wood, aluminum-clad, or a composite material, and must have traditional sash and muntin profiles consistent with those of historic wood windows.
4. The applicant must update the plans and elevations to show the use of wood or painted composite material for the front porch stairs. The risers and visible stringers must have a smooth, painted finish. The front porch steps may not be metal.

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: Softick LLC; Brunson Designs, Agent
Address: 23356 Frederick Road, Clarksburg

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.



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

The Property consists of 15,577 square feet of CRT-0.5, C-0.5, R-0.5, H-45 zoned land. The gross tract area is approximately 0.36 acres. The Property is more particularly identified as Maryland State Department of Assessments & Taxation ID #00026722 and Parcel 152. The Property fronts Frederick Road. The closest cross streets are Clarksburg Road and Clarksburg Square Road. The site contours towards the rear of the property. There is a single tree in the front of the site and several trees that align the sides and rear. The property currently has a single-family detached residence featuring a walk out basement, an accessory structure located to the rear of the primary structure, and an existing asphalt driveway accommodating the Property's lone access point along Frederick Road. Based on the Maryland State Department of Assessments and Taxation's records, the primary structure was constructed in 1951 and includes $\pm 1,652$ square feet of above grade living area. The existing primary structure is in poor condition. It is boarded up and vacant. The property has existing fencing and a retaining wall separate the Property from the adjacent CRT zoned property directly to the south. The existing fencing and retaining walls will be replaced and incorporated into the proposed development. An existing gravel and crushed concrete parking surface is located in the rear and will be redesigned t+

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

The existing building will be converted to a mixed use building. The mixed use building will have four two bedroom apartments on the upper first and second floor (R-2) and a restaurant on the lower level. (A-2). There will be demolition involved in the scope of work. The demolition shall consist of removal of the entire first and second floor and roof to accommodate current wall and roof energy code. The first and second floor will be rebuilt in kind to meet current wall and roof energy code. The existing shed on the property will be demolished entirely and will not be rebuilt. A three level addition will be added to the front of the existing building to add additional square footage in the amount of 1996.99 SF. The front addition will also include two porch and stair additions and two balcony additions. The rear will add two exit walkways on both the first and second floor level. There will be a metal staircase that will be added to the rear for egress. A vertical lift will be added to the rear for accessibility to the first floor. The site will be modified to accommodate the required necessary parking and ambulatory access.

REVIEWED

By Laura DiPasquale at 4:01 pm, Sep 10, 2026



EXISTING FRONT ELEVATION



EXISTING DRIVEWAY VIEW



EXISTING RIGHT SIDE ELEVATION - DRIVEWAY VIEW



EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION - FACING EXISTING SIDE PATIO



EXISTING SHED AND BACK YARD VIEW



EXISTING BACK YARD VIEW



EXIST LEFT SIDE VIEW

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
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1901 Chelsea Road
Baltimore Maryland 21216
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P: 301.270.0395
info@saularchitects.com
www.saularchitects.com

23356 Frederick Rd
Clarksburg Maryland 20871

Existing Elevation Photos

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by	Date
LB	06.17.26

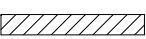
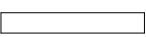
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HS-1

GENERAL DEMOLITION NOTES

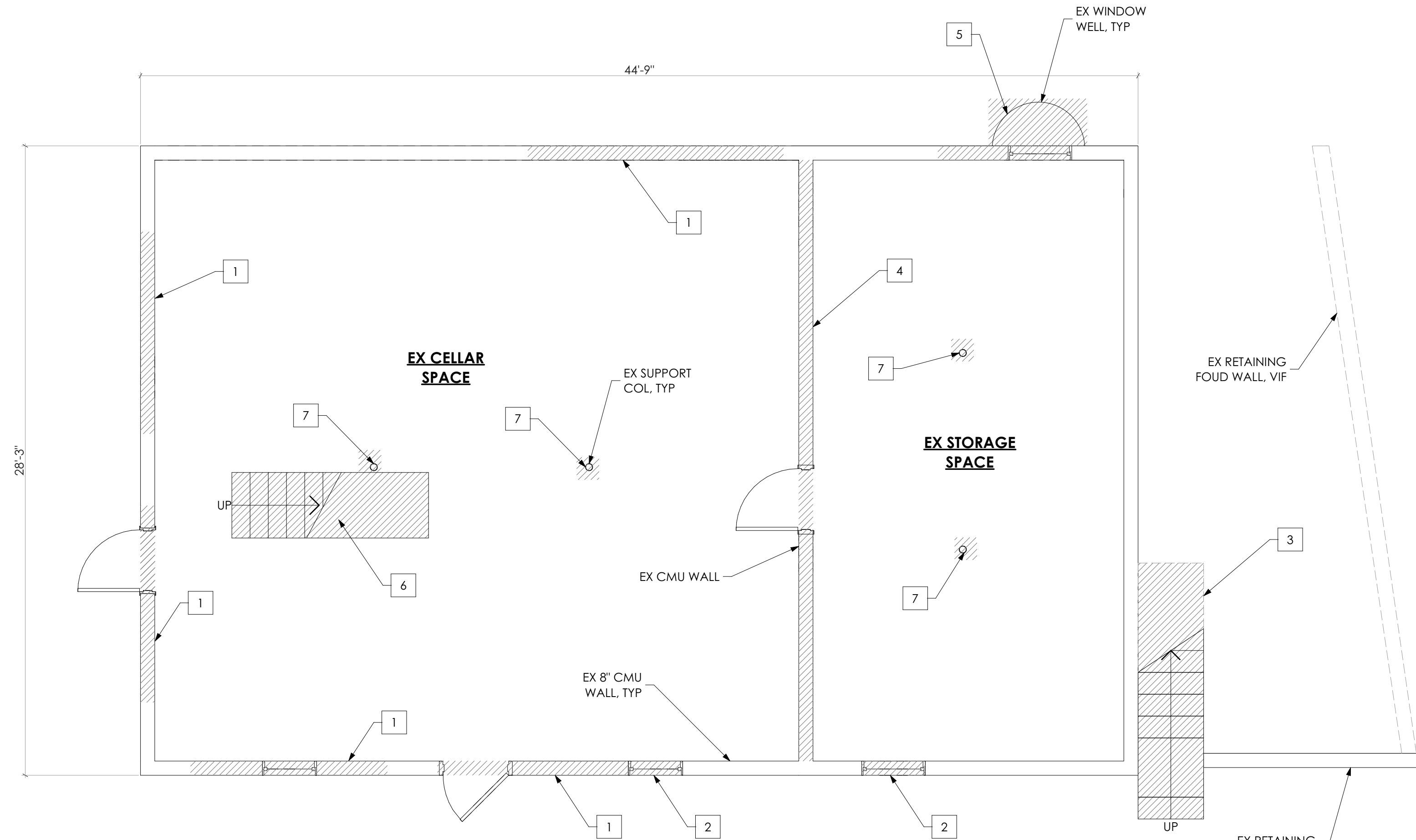
- A. CONTRACTOR TO VERIFY IN FIELD EXISTING CONDITIONS. ANY DEFIATION FROM THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER IMMEDIATELY.
- B. BUILDING AND SITE WILL BE CONTINUED OPERATIONS DURING DEMOLITION AND REMODELING PHASES.
- C. THE DEMOLITION PLAN AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INCLUDE IN THEIR BID. ITEMS WHICH ARE INTENDED TO BE REMOVED, RELOCATED, OR SALVAGED ARE SHOWN AS DIAGONAL LINES. ALL OTHER ITEMS ARE INTENDED TO REMAIN IN PLACE.
- D. COORDINATE DEMOLITION AND REPAIRS, PROVIDE TEMPORARY ROOFING AS REQUIRED. DO NOT LEAVE ANY AREAS EXPOSED TO ELEMENTS, WITHOUT TEMPORARY ROOFING.
- E. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE TIMES IDENTIFIED. THE CONTRACTOR SHALL COORDINATE ALLREQUIRED RENOVATION AND NEW CONSTRUCTION WITH THE EXISTING BUILDING TO IDENTIFY THE TOTAL EXTENT OF THE DEMOLITION REQUIRED AND AS LISTED HERE-IN.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING BUILDING COMPONENTS,MATERIALS, EQUIPMENT, AND APPURTENANCES AS REQUIRED TO BUILD, ERECT, INSTALL, OR ACCOMODATE ALL NEW CONSTRUCTION, WITH THE CONTRACTING OFFICE HAVING FIRST RIGHT OF REFUSAL ON ALL REMOVED ITEMS.
- G. ITEMS NOTED TO BE REMOVED AND SALVAGED OR REINSTALLED SHALL BE CAREFULLY REMOVED BY THE CONTRACTOR WITHOUT DAMAGE AND STORED OR REINSTALLED ON THE SITE AS DIRECTED. REMOVED AND SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER.
- H. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLE BELIEVED TO BE ASBESTOS, LEAD-BASED PAINT, OR ANY HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE CONDITION TO THE OWNER AND PROPER ABATEMENT SHALL BE DONE.
- I. THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION, MAINTENANCE AND REMOVAL OF ALL CONSTRUCTION ASSISTANCE DEVICES SUCH AS SCAFFOLDING AND BARRIERS.

DEMOLITION LEGEND

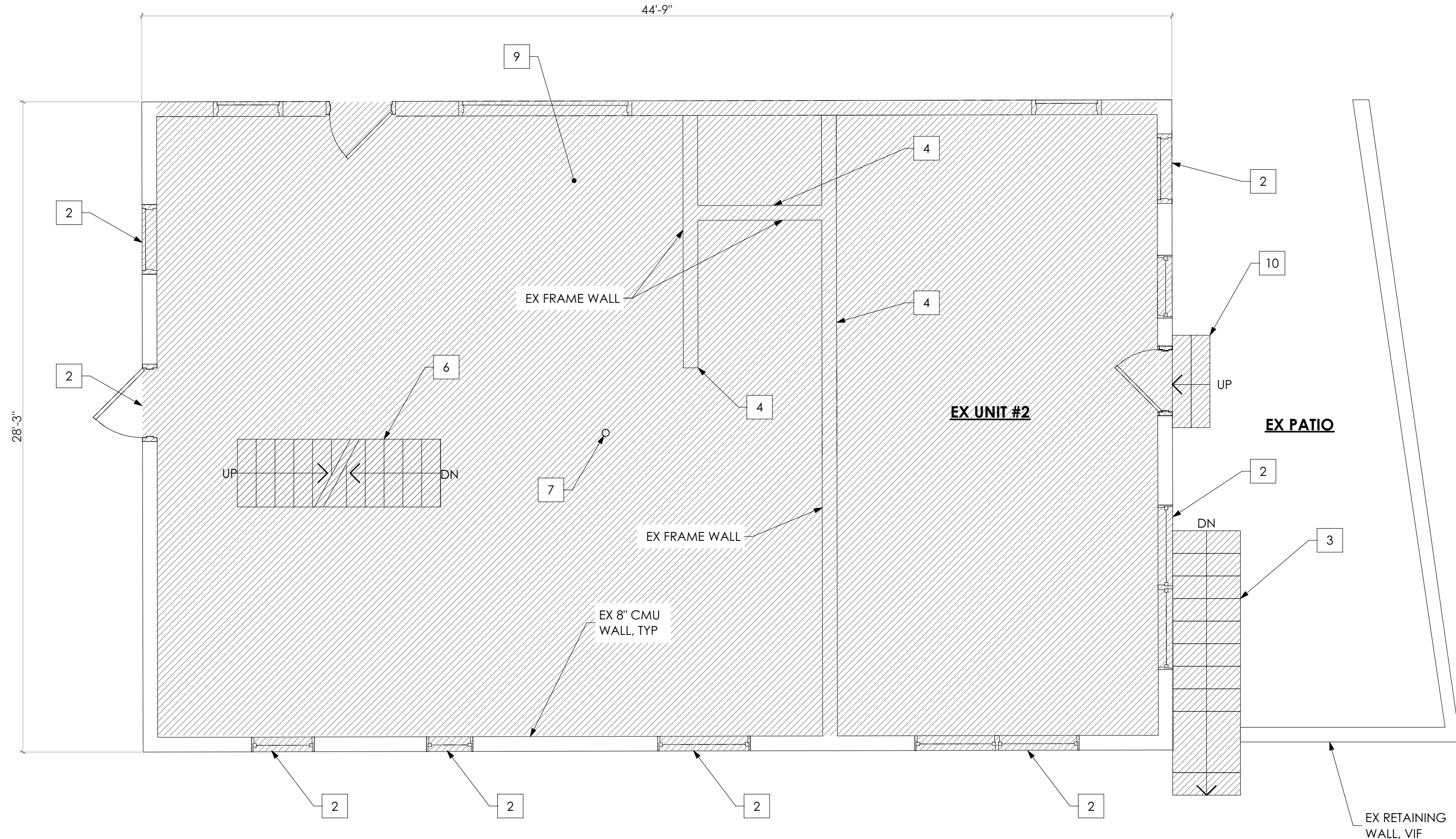
-  ITEMS TO BE COMPLETELY DEMOLISHED
-  ITEMS TO REMAIN AS IS

DEMOLITION LEGEND

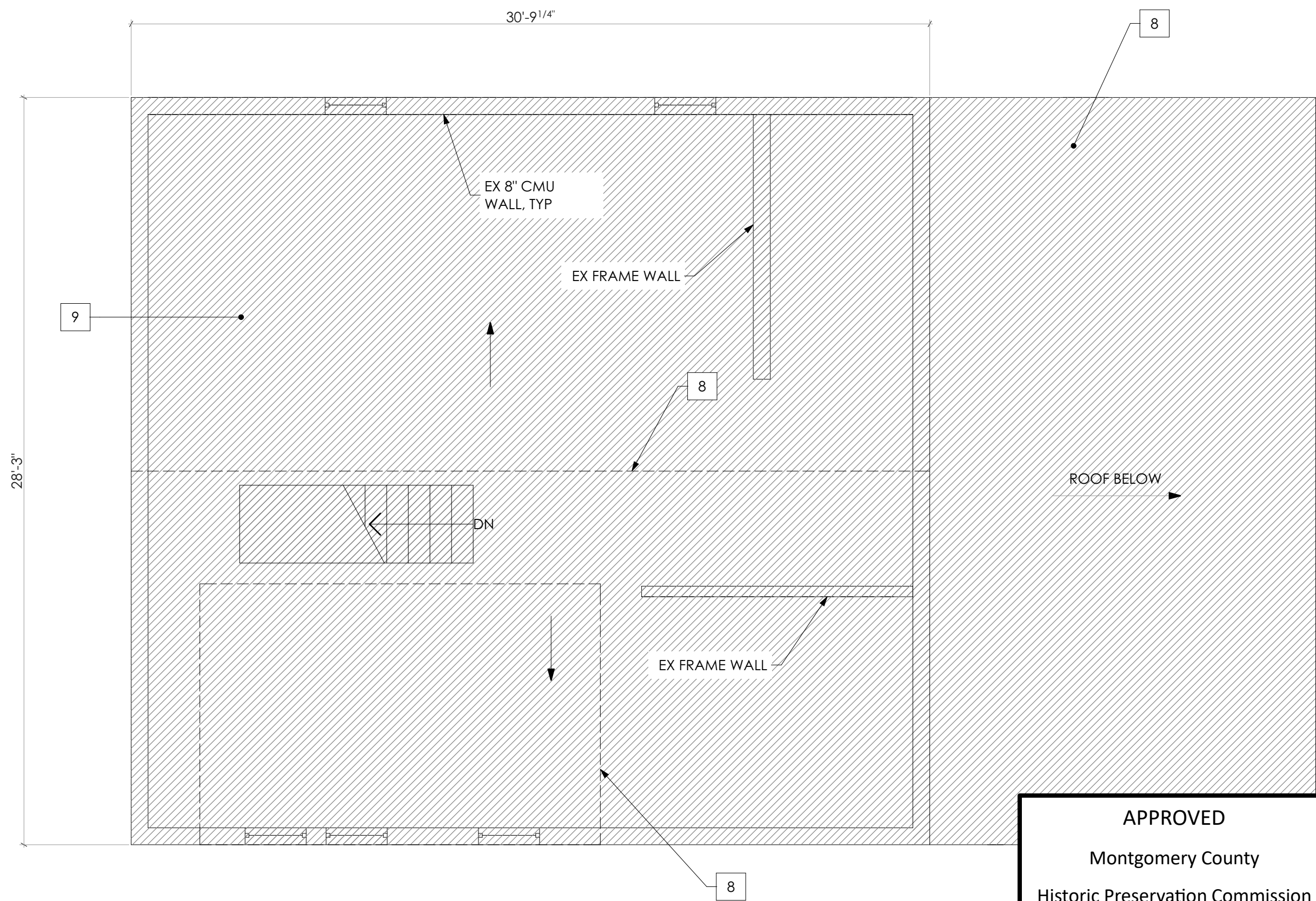
- | | | | |
|---|---|----|---|
| 1 | REMOVE A PORTION OF EXISTING WALL FROM FLOOR TO HEADER. SEE PLANS A1.1 AND A3.1 FOR MORE INFO | 8 | REMOVE EXISTING ROOF STRUCTURE ENTIRLEY. PREP FOR NEW CONSTRUCTION. SEE A1.4 FOR MORE DETAILS |
| 2 | FILL IN EX OPENING WITH SIMILAR CMU MATERIAL. SEE A3.3 FOR MORE DETAILS | 9 | REMOVE EXISTING FLOOR JOIST ENTIRELY. PROVIDE SHORING AS REQUIRED BY STRUCTURAL ENGINEER |
| 3 | REMOVE EXISTING CONCRETE STAIR ENTIRELY. PREP FOR NEW STAIR IN THE SAME LOCATION | 10 | REMOVE EXISTING STAIRS. PREP SURFACE TO PROVIDE SEED AND SOD |
| 4 | REMOVE EXISTING WALL ENTIRELY FROM FLOOR TO CEILING | | |
| 5 | REMOVE WINDOW WELL ENTIRELY. FILL IN ENTIRELY AND PROVIDE SEED AND SOD | | |
| 6 | REMOVE EXISTING WOOD STAIRCASE ENTIRELY | | |
| 7 | REMOVE EXISTING SUPPORT COLUMNS ENTIRELY. PROVIDE SHORING AS REQUIRED BY STRUCTURAL ENGINEER | | |



1
D1.1 NTS
EXISTING LOWER LEVEL PLAN



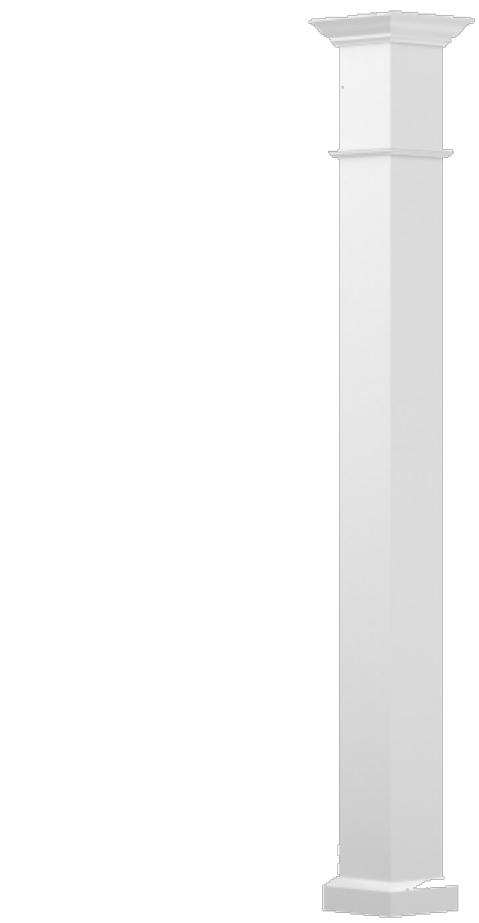
2
D1.1 NTS
EXISTING FIRST FLOOR PLAN



3
D1.1 NTS
EXISTING SECOND FLOOR PLAN

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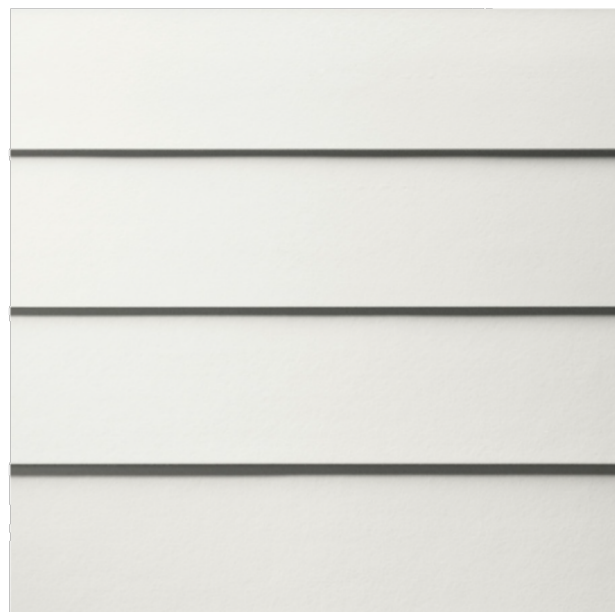
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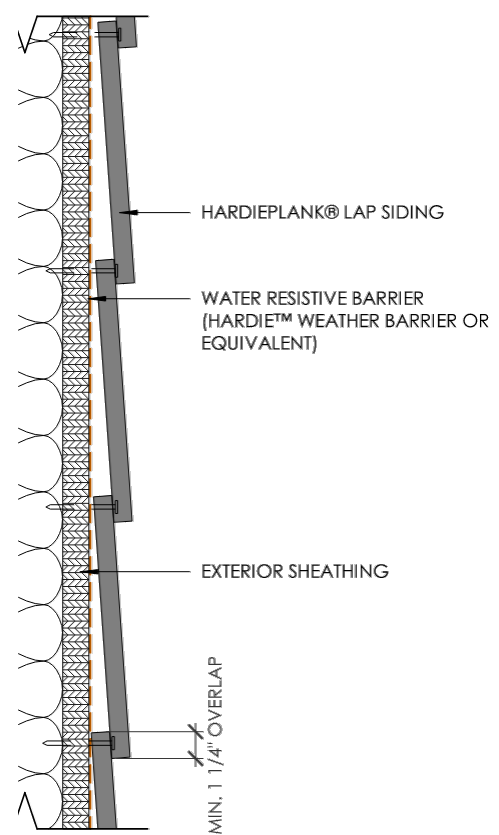
PORCH COLUMN
8" ENDURA-ALUMINUM WELLINGTON STYLE COLUMN. SQUARE SHAFT (POST WRAP) PRIMED FINISH PAINTED WHITE W/CAPITAL & BASE



ROOF MATERIAL
GAF Timberline HDZ Charcoal Algae Resistant Architectural Roof Shingles



SIDING
HARDI PLANK SMOOTH - PRIMED FOR PAINT (6.25" WIDTH)



SECTION VIEW



TRIM BOARD
5/4 X 4 OR 5/4 X 6 PAINTED SMOOTH CEMENT BOARD - BLACK



BRICK VENEER
GLEN-GERY OLDE CITY THIN BRICK RED TUMBLED BRICK



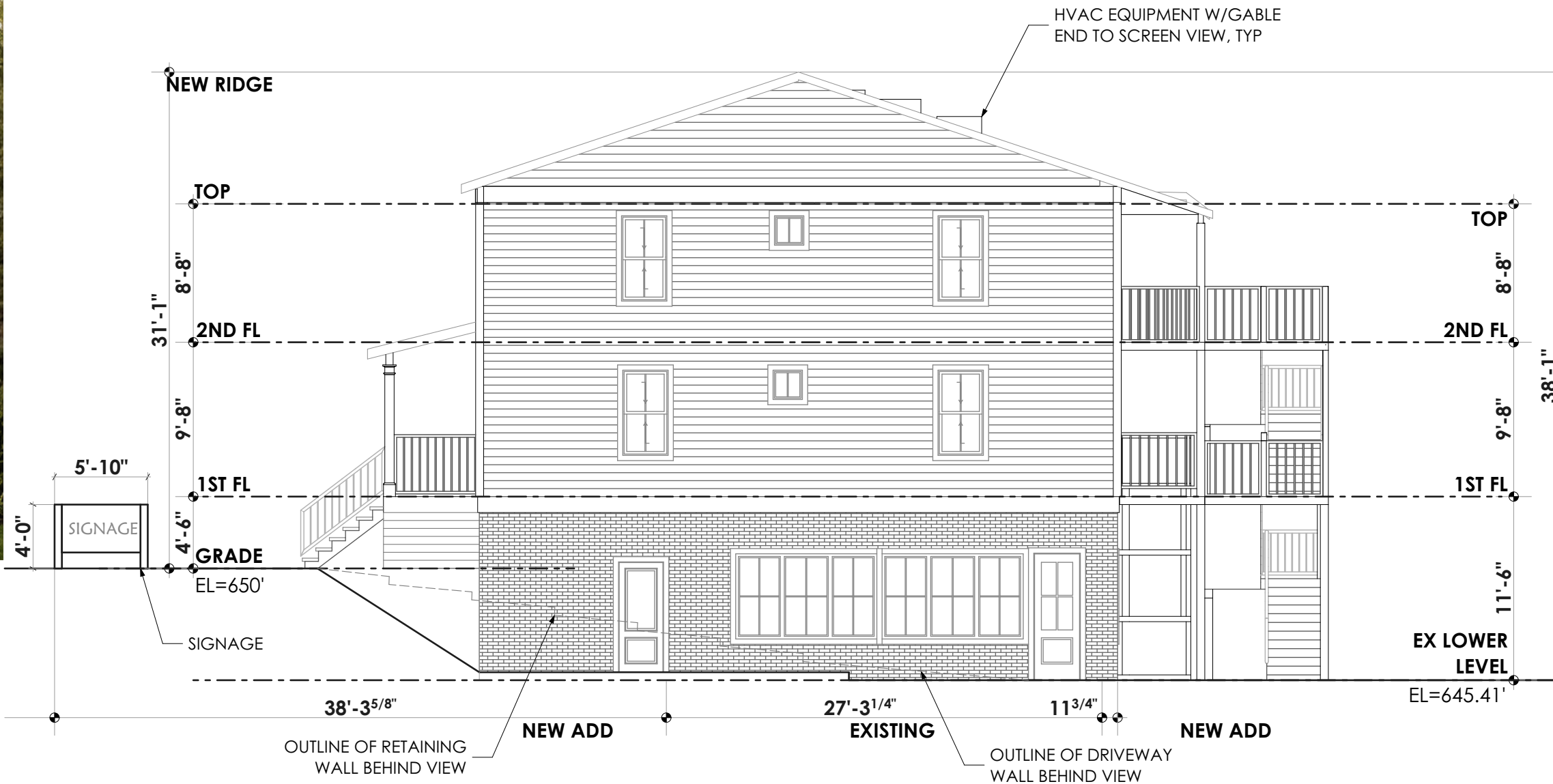
EXTERIOR LIGHT
HUKORO MATTE BLACK OUTDOOR WALL LIGHT



RAILING (REAR)
TIMBERTECH BLACK ALUMINUM RAILING

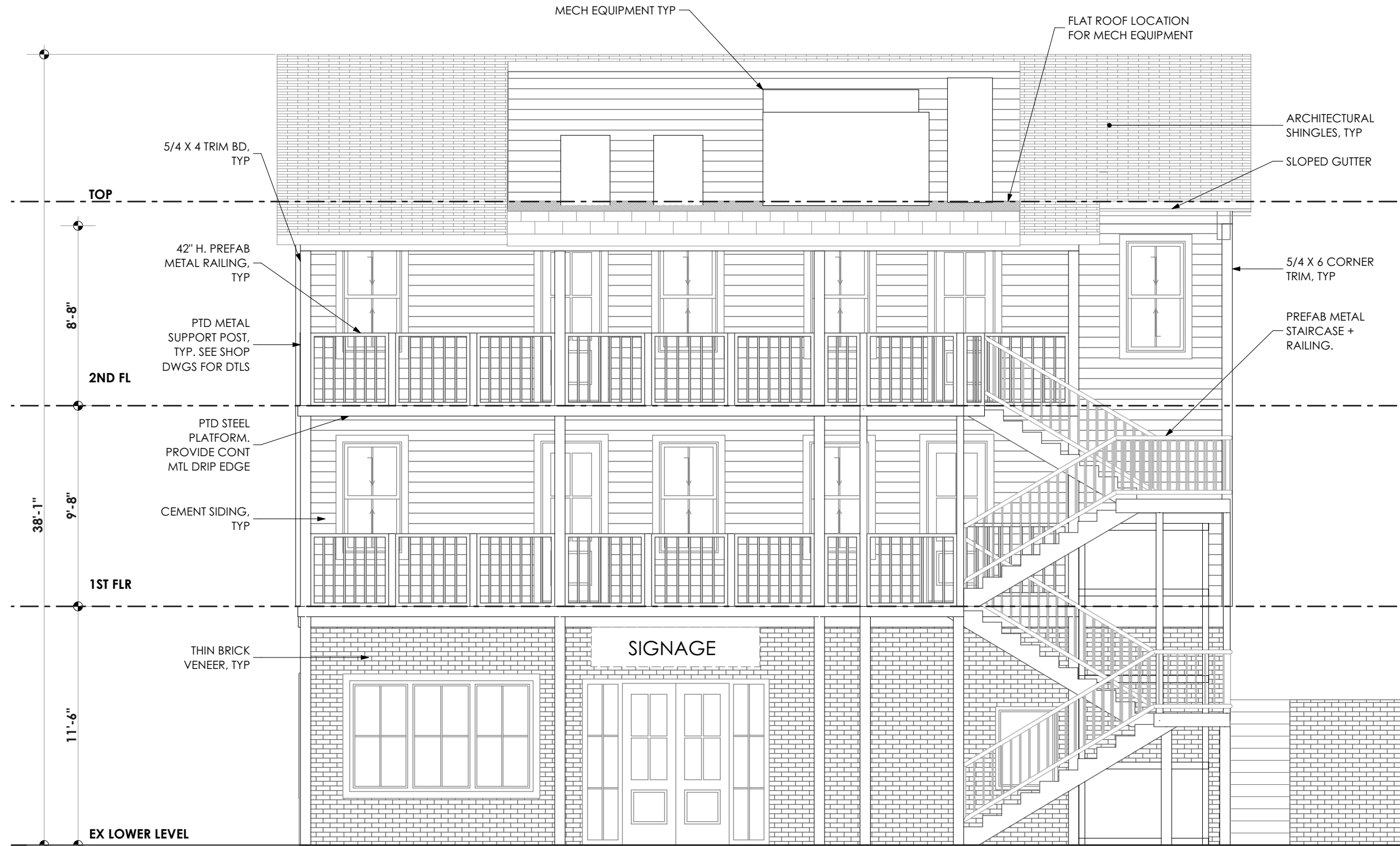


(FRONT)



Right Side Elevation

3.
HS-1



Rear Elevation

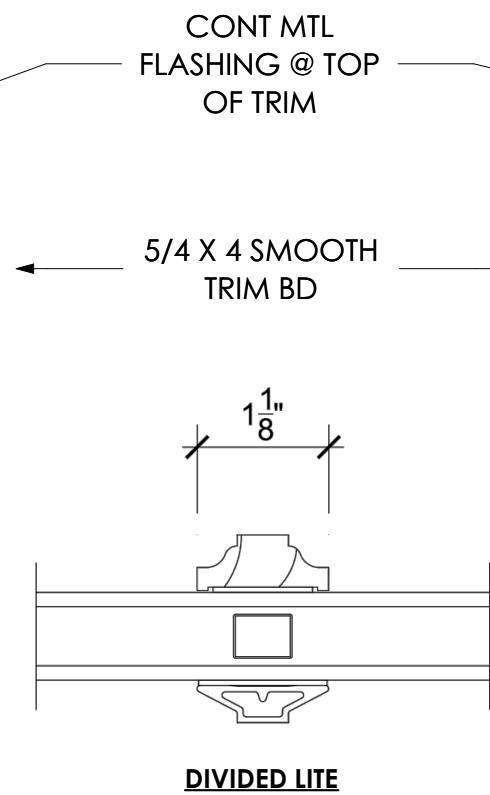
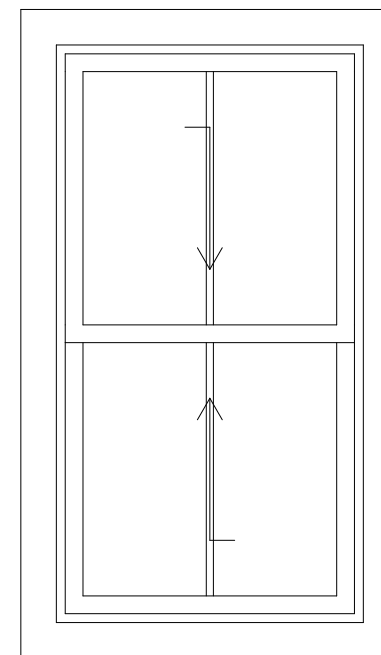
2.
HS-1



WINDOWS
MARVIN "ELEVATE SERIES" DOUBLE HUNGE SIMULATED DIVIDED LITES - FIBERGLASS EXTERIOR/WOOD INTERIOR (2 OVER 2 LITES)



WINDOWS-CAFE LOCATION
MARVIN "DIRECT GLAZE RECTANGLE" FIXED PICTURE WINDOW (2 OVER 2 LITES)



EXTERIOR DOORS
THERMA-TRU FIBERGLASS INSULATING GLASS UNITS
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By Laura DiPasquale at 4:01 pm, Sep 10, 2026

23356 Frederick Rd
Clarksburg Maryland 20871

Presentation Elevations, Materials
sample and specifications

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by
LB

Date
06.17.26

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HS-3

RESTAURANT GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE MARYLAND BUILDING PERFORMANCE STANDARDS (MBPS), WHICH ADOPTS THE 2021 INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL PLUMBING CODE (IPC), 2020 NATIONAL ELECTRICAL CODE (NEC), AND MONTGOMERY COUNTY AMENDMENTS. ALL WORK SHALL ALSO COMPLY WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (DPS) REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS THROUGH MONTGOMERY COUNTY DPS AND COORDINATING ALL REQUIRED INSPECTIONS, INCLUDING BUT NOT LIMITED TO BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND HEALTH DEPARTMENT INSPECTIONS.
3. ALL FOOD SERVICE-RELATED CONSTRUCTION SHALL COMPLY WITH THE MONTGOMERY COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES (DHHS), LICENSURE & REGULATORY SERVICES, AND THE FDA FOOD CODE (AS ADOPTED BY MARYLAND).
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/DESIGNER PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING AND NEW CONSTRUCTION. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL PIPING, CONDUIT, AND EQUIPMENT INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES AND MONTGOMERY COUNTY HEALTH REQUIREMENTS. EXPOSED UTILITY LINES SHALL BE INSTALLED TO ALLOW CLEANING, MAINTAINING A MINIMUM 3/4-INCH CLEARANCE FROM WALLS OR BE SEALED TIGHT TO ADJACENT SURFACES.
7. LIGHTING SHALL COMPLY WITH IBC SECTION 1205, IECC, AND MONTGOMERY COUNTY HEALTH DEPARTMENT REQUIREMENTS:
- FOOD PREP AND UTENSIL WASHING AREAS: MINIMUM 50 FOOT-CANDLES
 - RESTROOMS, STORAGE, AND SERVICE AREAS: MINIMUM 20 FOOT-CANDLES
 - ALL OTHER AREAS: MINIMUM 10 FOOT-CANDLES
8. MEANS OF EGRESS SHALL COMPLY WITH IBC CHAPTER 10 AS AMENDED BY MONTGOMERY COUNTY:
- MINIMUM DOOR CLEAR WIDTH: 32 INCHES (IBC 1010)
 - DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE
 - ONE MOTION TO RELEASE HARDWARE
9. CORRIDOR AND EGRESS WIDTHS SHALL COMPLY WITH IBC SECTION 1020. CORRIDORS SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL BE NOT LESS THAN 44 INCHES UNLESS OTHERWISE PERMITTED BY CODE.
10. AISLES AND WORKING SPACES SHALL MAINTAIN A MINIMUM WIDTH OF 36 INCHES WHERE NOT PART OF REQUIRED MEANS OF EGRESS, UNLESS GREATER WIDTHS ARE REQUIRED BY OCCUPANT LOAD OR ACCESSIBILITY.
11. INTERIOR FINISHES SHALL COMPLY WITH IBC CHAPTER 8 (SECTION 803) FOR FLAME SPREAD AND SMOKE-DEVELOPED INDEX, BASED ON OCCUPANCY CLASSIFICATION.
12. GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING IN ACCORDANCE WITH IBC SECTION 2406.
13. CEILING HEIGHTS SHALL COMPLY WITH IBC SECTION 1208:
- MINIMUM 7'-6" IN OCCUPIABLE SPACES UNLESS OTHERWISE PERMITTED
14. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH IFC SECTION 906, NFPA 10, AND MONTGOMERY COUNTY FIRE MARSHAL REQUIREMENTS.
15. EMERGENCY LIGHTING AND EXIT SIGNAGE SHALL COMPLY WITH:
- IBC SECTIONS 1008 AND 1013
 - NFPA 101
 - MONTGOMERY COUNTY FIRE CODE AMENDMENTS
18. FIRE PROTECTION SYSTEMS (SPRINKLER, HOOD SUPPRESSION, ALARMS) SHALL BE PERMITTED AND INSPECTED THROUGH THE MONTGOMERY COUNTY FIRE MARSHAL'S OFFICE (MCFRS).
19. COMMERCIAL KITCHEN EXHAUST HOODS AND SUPPRESSION SYSTEMS SHALL COMPLY WITH IMC, NFPA 96, AND MONTGOMERY COUNTY REQUIREMENTS.
20. WALK-IN REFRIGERATION/FREEZER UNITS SHALL COMPLY WITH IMC, IECC, AND MONTGOMERY COUNTY HEALTH DEPARTMENT REQUIREMENTS. INTERIOR SURFACES SHALL BE SMOOTH, NON-ABSORBENT, AND EASILY CLEANABLE.
21. ACCESSIBILITY SHALL COMPLY WITH:
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 - ICC A117.1-2017
 - IBC 2021 CHAPTER 11
- PROVIDE ACCESSIBLE SEATING, ROUTES, RESTROOMS, SERVICE COUNTERS, AND DINING AREAS AS REQUIRED.
22. EMPLOYEE FACILITIES (LOCKERS, STORAGE, AND/OR COAT HOOKS) SHALL BE PROVIDED AS REQUIRED BY MONTGOMERY COUNTY HEALTH DEPARTMENT.
23. GREASE INTERCEPTORS/TRAPS SHALL BE PROVIDED IN ACCORDANCE WITH WSSC (WASHINGTON SUBURBAN SANITARY COMMISSION) REQUIREMENTS AND MONTGOMERY COUNTY REGULATIONS.
24. TRASH AND RECYCLING AREAS SHALL COMPLY WITH MONTGOMERY COUNTY SOLID WASTE REGULATIONS AND SHALL BE COORDINATED WITH DPS AND DHHS REQUIREMENTS.

LEGEND

1. 24" FRYER
2. 36" GRIDDLE
3. 24" STOCK POT
4. 36" 6 BURNER RANGE
5. 36" CLAY OVEN
6. 16' HOOD
7. 6' 3 COMPARTMENT SINK
8. GREASE TRAP
9. FLOOR MOP SINK
10. HAND SINK
11. 72" 5 PAN STEAM TABLE
12. 48" SANDWICH PREP TABLE
13. 36" REACH IN REFRIGERATOR
14. 36" REACH IN FREEZER
15. 72" WALK IN FREEZER
16. 54" REACH IN COOLER
17. 48" STAINLESS STEEL COUNTER
18. DISHWASHER
19. 2 WIDE 6 TIER EMPLOYEE LOCKER
20. 48" STAINLESS STEEL SHELVING
21. 24" STAINLESS STEEL SHELVING
22. SERVICE COUNTER
23. CONDIMENT STATION
24. 24" SODA/JUICE REFRIGERATOR

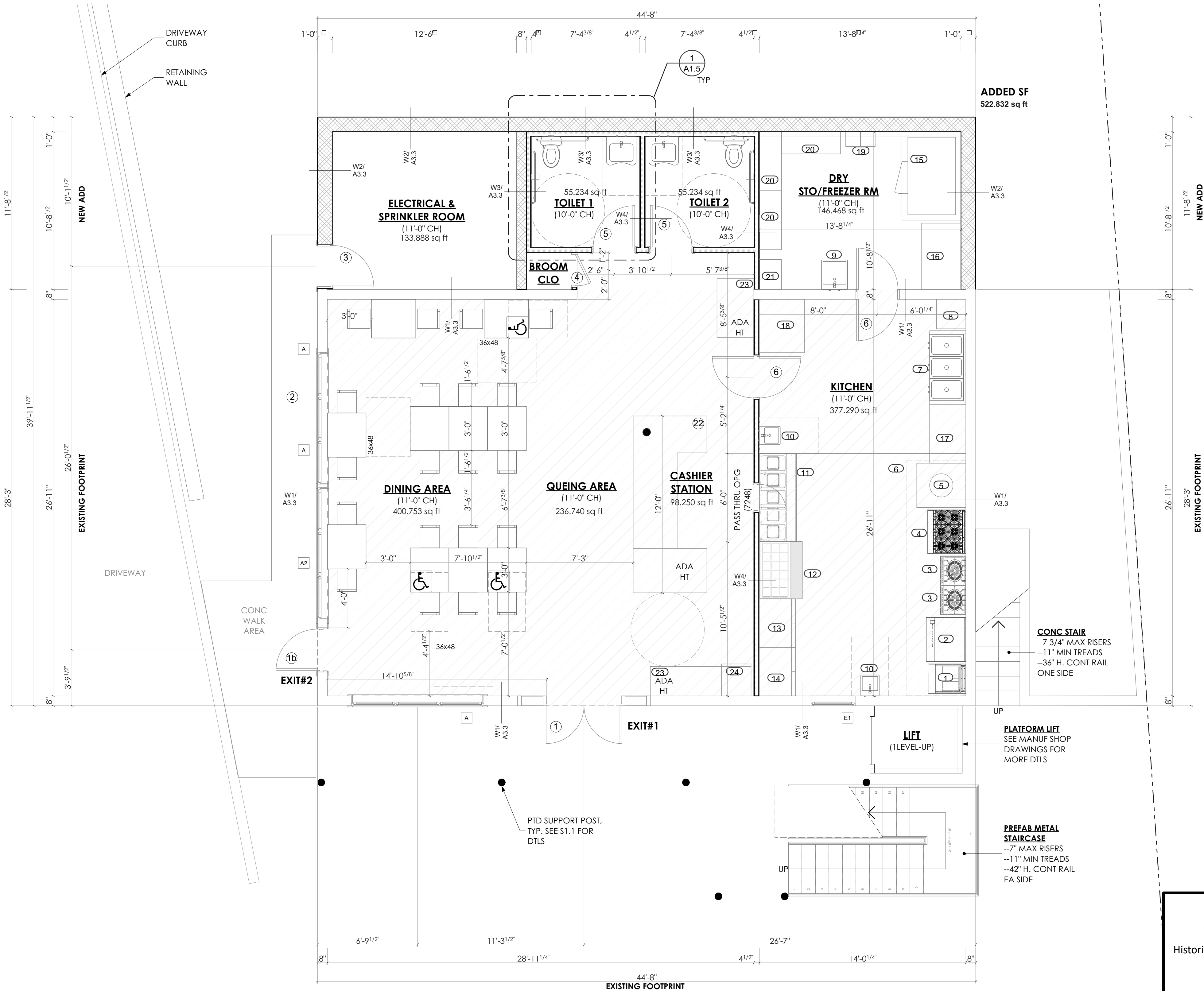
GROSS AREA CALCULATIONS

EXISTING GFA = 3371.16 SF
PROPOSED GFA = 5368.15 SF (PROPOSED ADDED SF = 1996.99)

ADDED SF = 1996.99 SF
LOWER FL SF = 522.83 SF
1ST FL SF = 527.53 SF
2ND FL SF = 946.63 SF

WALL LEGEND

- NEW PARTION WALL
- NEW FOUNDATION WALL



Lower Level Floor Plan
1/4" = 1'-0"

1.
A1.1

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Lower Level Floor Plan

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Drawn by
LB

Date
08.07.26

APPROVED

Montgomery County

Historic Preservation Commission

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A1.1

A. GENERAL

1. DIMENSIONS

ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

2. FIELD VERIFICATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION, FABRICATION, OR ORDERING OF MATERIALS.

3. EXISTING CONDITIONS

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.

4. TYPICAL CONDITIONS

DETAILS, SECTIONS, AND NOTES SHOWN ARE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

5. DOCUMENT DISCREPANCIES

DISCREPANCIES, CONFLICTS, OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING.

6. CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE 2021 IBC, NFPA 101, MARYLAND BUILDING PERFORMANCE STANDARDS, AND MONTGOMERY COUNTY AMENDMENTS, AS APPLICABLE TO GROUP R-2 OCCUPANCY.

7. PERMITS AND INSPECTIONS

CONTRACTOR SHALL COORDINATE REQUIRED PERMITS AND INSPECTIONS WITH MONTGOMERY COUNTY DPS.

8. INSTALLATION REQUIREMENTS

ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE CODES.

9. DRAWING INTENT

DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE ALL TRADES AND ADJUST WORK TO FIELD CONDITIONS WHILE MAINTAINING DESIGN INTENT.

B. EXISTING / NEW WORK

10. PROTECTION OF EXISTING WORK

PROTECT EXISTING CONSTRUCTION, FINISHES, AND OCCUPIED AREAS DURING CONSTRUCTION. REPAIR DAMAGE TO MATCH EXISTING ADJACENT CONDITIONS.

11. NEW TO EXISTING TRANSITIONS

TRANSITIONS BETWEEN NEW AND EXISTING CONSTRUCTION SHALL BE ALIGNED, PATCHED, AND FINISHED TO MATCH ADJACENT SURFACES.

12. TEMPORARY SUPPORT

PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION PER IBC CHAPTER 33.

C. R-2 (APARTMENT) REQUIREMENTS

13. DWELLING UNIT SEPARATIONS

WALLS, FLOOR/CEILING ASSEMBLIES, AND PENETRATIONS SEPARATING DWELLING UNITS OR SEPARATING UNITS FROM CORRIDORS OR OTHER SPACES SHALL MAINTAIN REQUIRED FIRE-RESISTANCE RATINGS (SEE LIFE SAFETY DRAWINGS). DO NOT COMPROMISE RATED ASSEMBLIES.

14. ACOUSTICAL REQUIREMENTS

WALLS AND FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND BETWEEN UNITS AND PUBLIC SPACES SHALL MAINTAIN REQUIRED SOUND TRANSMISSION RATINGS (STC/IIC) PER IBC SECTION 1206.

15. CONTINUITY OF SEPARATIONS

MAINTAIN CONTINUITY OF UNIT SEPARATIONS AT WALLS, FLOORS, CEILINGS, AND INTERSECTIONS WITH EXTERIOR WALLS, SHAFTS, AND STRUCTURAL ELEMENTS.

16. MEP IN RATED ASSEMBLIES

COORDINATE MEP INSTALLATIONS WITHIN UNIT SEPARATION ASSEMBLIES TO MAINTAIN REQUIRED FIRE-RESISTANCE AND SOUND RATINGS.

D. MEP COORDINATION

17. COORDINATION OF TRADES

COORDINATE ARCHITECTURAL WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS FOR ROUTING, CLEARANCES, AND INSTALLATION.

18. PENETRATIONS

PROVIDE REQUIRED OPENINGS FOR MEP SYSTEMS. PENETRATIONS OF RATED ASSEMBLIES SHALL COMPLY WITH APPROVED, LISTED SYSTEMS (SEE LIFE SAFETY DRAWINGS).

19. CONCEALMENT OF SYSTEMS

EXPOSED PIPING, CONDUIT, AND DUCTWORK IN FINISHED AREAS SHALL BE CONCEALED WITHIN WALLS, SOFFITS, OR CHASES UNLESS NOTED OTHERWISE. PROVIDE ACCESS PANELS WHERE REQUIRED.

20. ABANDONED SYSTEMS

EXISTING MEP SYSTEMS TO BE ABANDONED SHALL BE DISCONNECTED, REMOVED OR CUT BACK, AND CAPPED IN ACCORDANCE WITH APPLICABLE CODES.

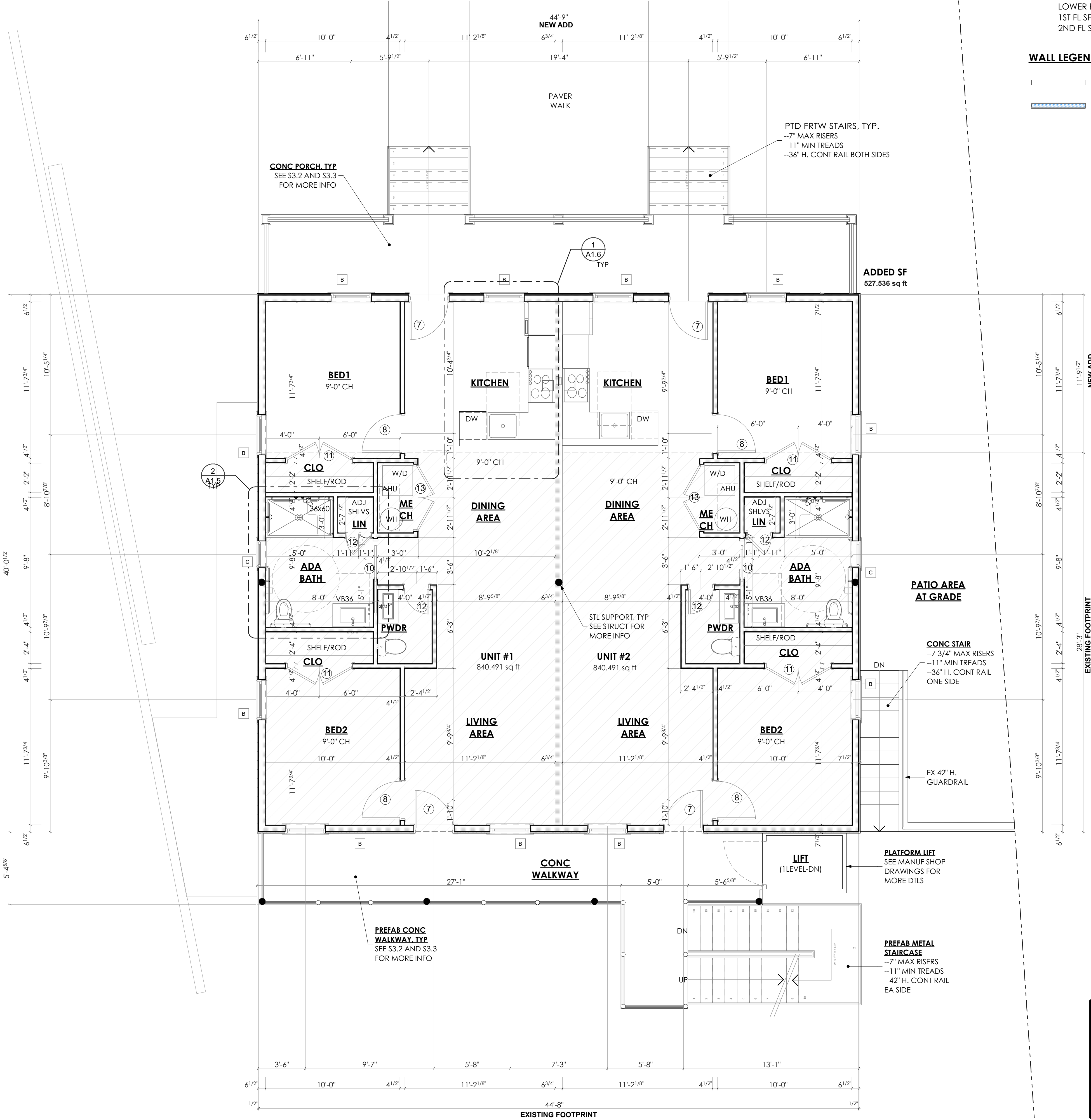
E. MATERIALS AND EXECUTION

21. MATERIAL STANDARDS

ALL MATERIALS SHALL COMPLY WITH APPLICABLE ASTM STANDARDS AND RECOGNIZED INDUSTRY STANDARDS.

22. WORKMANSHIP

ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER CONSISTENT WITH INDUSTRY STANDARDS.



First Floor Plan
1/4" = 1'-0"

1.
A1.3

GROSS AREA CALCULATIONS

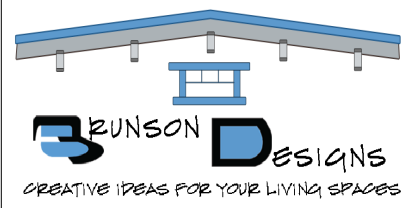
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WALL LEGEND

EXISTING WALL TO REMAIN
NEW PARTION WALL

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By Laura DiPasquale at 4:01 pm, Sep 10, 2026



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Clarksburg Maryland 20871

First Floor Plan

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by **LB** Date **08.07.26**

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A1.2

A. GENERAL

1. DIMENSIONS

ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

2. FIELD VERIFICATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION, FABRICATION, OR ORDERING OF MATERIALS.

3. EXISTING CONDITIONS

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.

4. TYPICAL CONDITIONS

DETAILS, SECTIONS, AND NOTES SHOWN ARE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

5. DOCUMENT DISCREPANCIES

DISCREPANCIES, CONFLICTS, OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING.

6. CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE 2021 IBC, NFPA 101, MARYLAND BUILDING PERFORMANCE STANDARDS, AND MONTGOMERY COUNTY AMENDMENTS, AS APPLICABLE TO GROUP R-2 OCCUPANCY.

7. PERMITS AND INSPECTIONS

CONTRACTOR SHALL COORDINATE REQUIRED PERMITS AND INSPECTIONS WITH MONTGOMERY COUNTY DPS.

8. INSTALLATION REQUIREMENTS

ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE CODES.

9. DRAWING INTENT

DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE ALL TRADES AND ADJUST WORK TO FIELD CONDITIONS WHILE MAINTAINING DESIGN INTENT.

B. EXISTING / NEW WORK

10. PROTECTION OF EXISTING WORK

PROTECT EXISTING CONSTRUCTION, FINISHES, AND OCCUPIED AREAS DURING CONSTRUCTION. REPAIR DAMAGE TO MATCH EXISTING ADJACENT CONDITIONS.

11. NEW TO EXISTING TRANSITIONS

TRANSITIONS BETWEEN NEW AND EXISTING CONSTRUCTION SHALL BE ALIGNED, PATCHED, AND FINISHED TO MATCH ADJACENT SURFACES.

12. TEMPORARY SUPPORT

PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION PER IBC CHAPTER 33.

C. R-2 (APARTMENT) REQUIREMENTS

13. DWELLING UNIT SEPARATIONS

WALLS, FLOOR/CEILING ASSEMBLIES, AND PENETRATIONS SEPARATING DWELLING UNITS OR SEPARATING UNITS FROM CORRIDORS OR OTHER SPACES SHALL MAINTAIN REQUIRED FIRE-RESISTANCE RATINGS (SEE LIFE SAFETY DRAWINGS). DO NOT COMPROMISE RATED ASSEMBLIES.

14. ACOUSTICAL REQUIREMENTS

WALLS AND FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND BETWEEN UNITS AND PUBLIC SPACES SHALL MAINTAIN REQUIRED SOUND TRANSMISSION RATINGS (STC/IIIC) PER IBC SECTION 1206.

15. CONTINUITY OF SEPARATIONS

MAINTAIN CONTINUITY OF UNIT SEPARATIONS AT WALLS, FLOORS, CEILINGS, AND INTERSECTIONS WITH EXTERIOR WALLS, SHAFTS, AND STRUCTURAL ELEMENTS.

16. MEP IN RATED ASSEMBLIES

COORDINATE MEP INSTALLATIONS WITHIN UNIT SEPARATION ASSEMBLIES TO MAINTAIN REQUIRED FIRE-RESISTANCE AND SOUND RATINGS.

D. MEP COORDINATION

17. COORDINATION OF TRADES

COORDINATE ARCHITECTURAL WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS FOR ROUTING, CLEARANCES, AND INSTALLATION.

18. PENETRATIONS

PROVIDE REQUIRED OPENINGS FOR MEP SYSTEMS. PENETRATIONS OF RATED ASSEMBLIES SHALL COMPLY WITH APPROVED, LISTED SYSTEMS (SEE LIFE SAFETY DRAWINGS).

19. CONCEALMENT OF SYSTEMS

EXPOSED PIPING, CONDUIT, AND DUCTWORK IN FINISHED AREAS SHALL BE CONCEALED WITHIN WALLS, SOFFITS, OR CHASES UNLESS NOTED OTHERWISE. PROVIDE ACCESS PANELS WHERE REQUIRED.

20. ABANDONED SYSTEMS

EXISTING MEP SYSTEMS TO BE ABANDONED SHALL BE DISCONNECTED, REMOVED OR CUT BACK, AND CAPPED IN ACCORDANCE WITH APPLICABLE CODES.

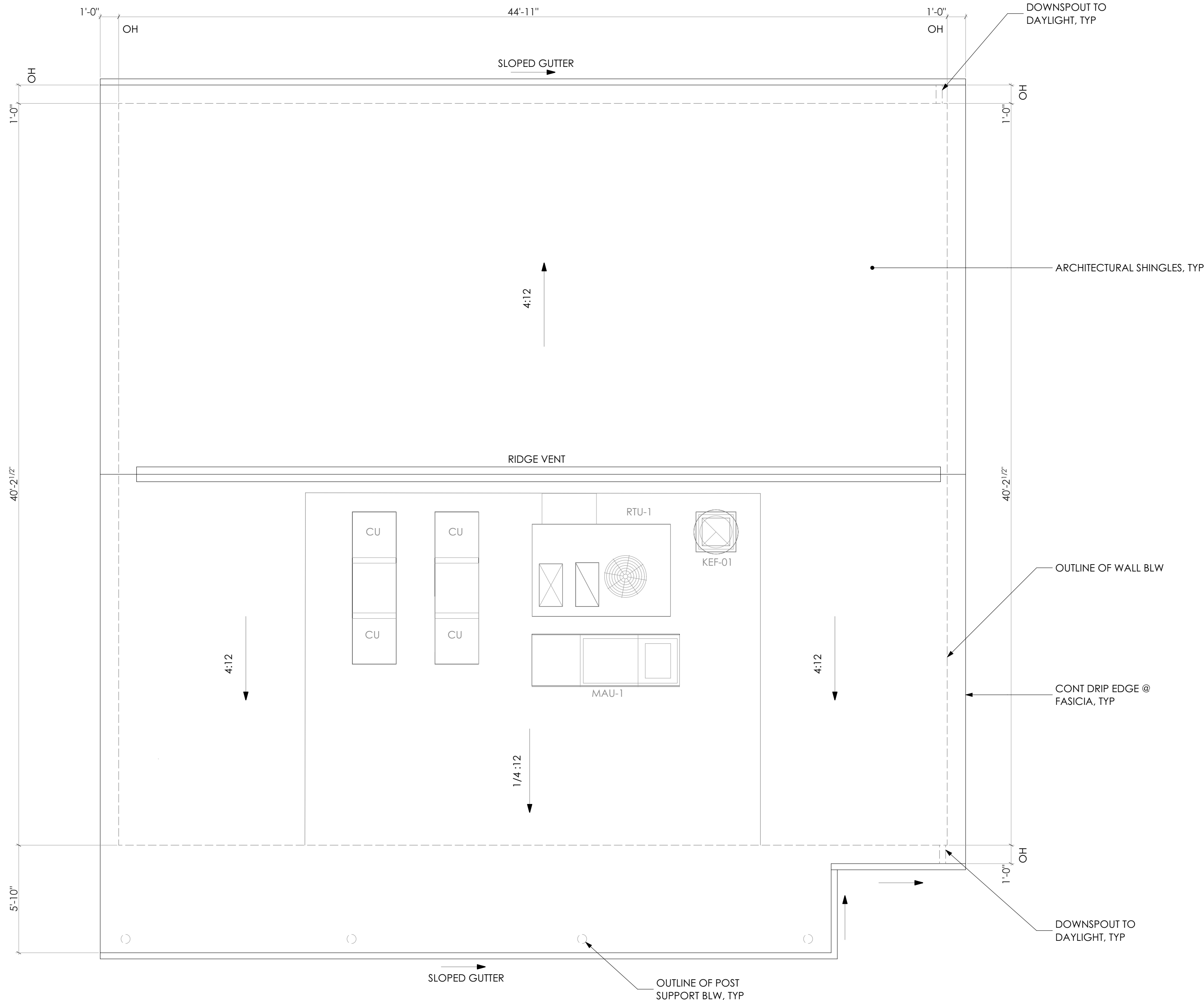
E. MATERIALS AND EXECUTION

21. MATERIAL STANDARDS

ALL MATERIALS SHALL COMPLY WITH APPLICABLE ASTM STANDARDS AND RECOGNIZED INDUSTRY STANDARDS.

22. WORKMANSHIP

ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER CONSISTENT WITH INDUSTRY STANDARDS.



Roof Plan
1/4" = 1'-0"

1.
A1.4

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Laura DiPasquale at 4:02 pm, Sep 10, 2026

BUNSON Designs
CREATIVE IDEAS FOR YOUR LIVING SPACES
1901 Chelsea Road
Baltimore Maryland 21216
P: 301.960.5252

SAULARCHITECTS
8114 CARROLL AVENUE | TAKOMA PARK, MD 20912
P: 301.270.0395
info@saularchitects.com
www.saularchitects.com

23356 Frederick Rd
Clarksburg Maryland 20871

Roof Plan

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by
LB

Date
08.07.26

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A1.4

CLARKSBURG STUDIOS AND CAFE SITE PLAN

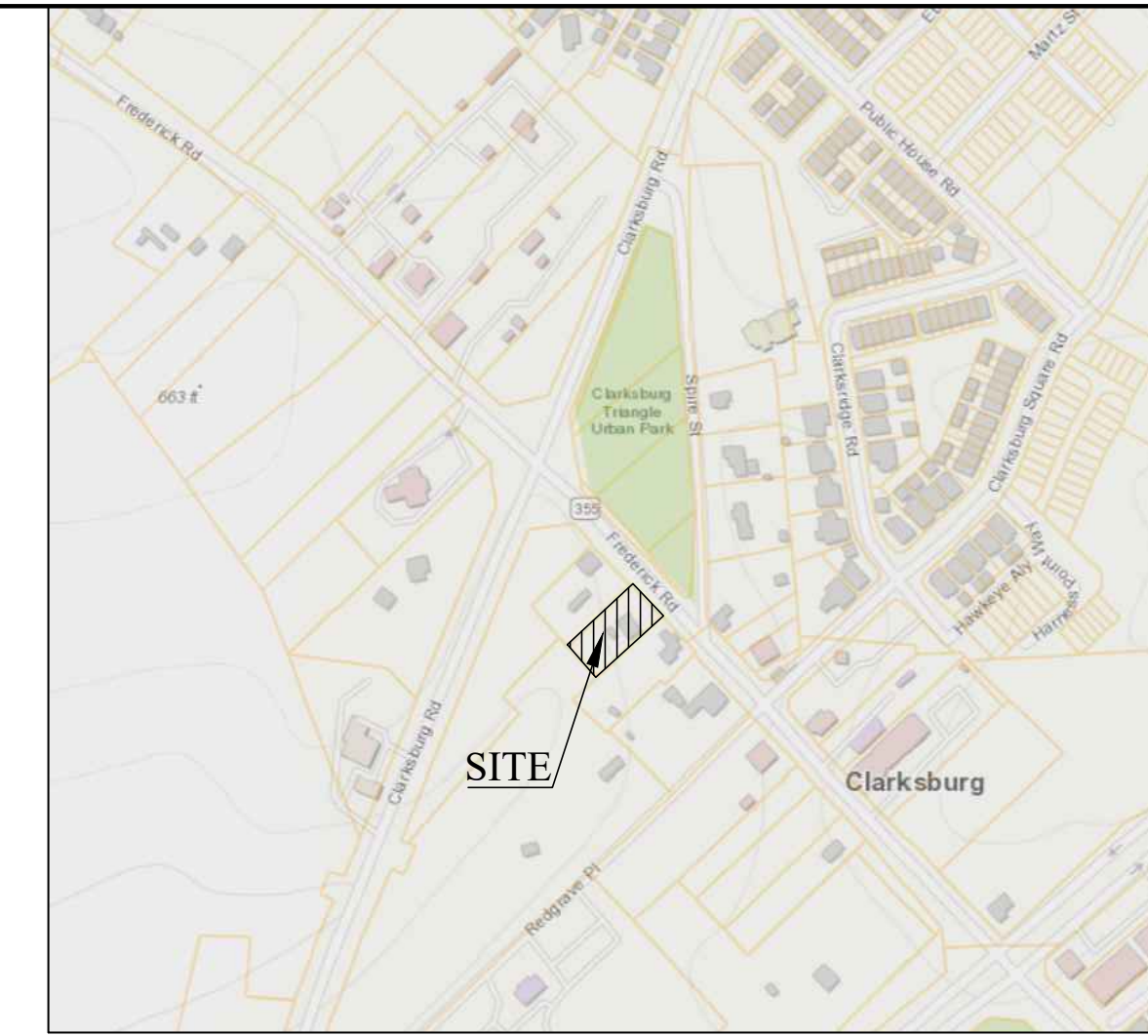
ZONING STANDARDS		
Zoning:	CRT-0.5	
Existing Use:	Single Family House	
Proposed Use:	Restaurant and 2 Bedroom dwelling units (existing shell of house to remain)	
	ALLOWED/REQUIRED	PROPOSED
F.A.R. (Sec 4.5.3(A)) The greater of 1.0 FAR or 10,000 SF GFA	15,577 sq.ft.	5,368.15 sq.ft.
Open Space (Sec 4.5.3(C)(1))	1,558 sq.ft. (10%)	1,560 sq. ft.
Lot area (Sec 4.5.3 (C)(2))	N/A	
Lot width at front building line	N/A	
Lot width at front lot line	N/A	
Maximum lot coverage	N/A	
Building Setbacks (Sec 4.5.3(C)(3))		
Front	0 ft	
Side	0 ft	
Rear (R-200 Zone Compatibility)	22.5 ft	102.8 ft
Building Height	45 ft	34'-3"
Screening (Sec 6.5.2.C(2) and Sec 6.5.3(C)(1))		
Rear	8 ft	31 ft
Side	N/A	-
Parking and Loading Requirements:		
Vehicular Parking Spaces (section 6.2.4(B))		
Multi-Unit Living : 1 Space/2 Bedroom Dwelling Unit (4 Units)	4 spaces	4 spaces
Restaurant : 4 spaces/1000 sf for Patron Use (636.5 sf)	3 spaces	3 spaces
Hadicapped Parking	1 space (Van)	1 space (Van)
Bicycle Parking Spaces (section 6.2.4(c))		
Multi-Unit Living : (less than 10 units)	0	0
Restaurant : 1 space/ 10,000 sf GFA	1	1
Loading Spaces (Sec 6.2.8(B)):		
Multi-Unit Living (Less than 50 DU)	0	0
Restaurant (Less than 25,000 sf GFA)	0	0
Landscaping and Lighting (Sec 6.2.9) does not apply as the parking lot is less than 10 spaces		

GENERAL NOTES & SITE DATA

Owner/ Applicant: Clarksburg Studios and Cafe
23356 Frederick Road
Clarksburg, Md 20871
Attn: Harsh Poshtiwalla 551-689-4433

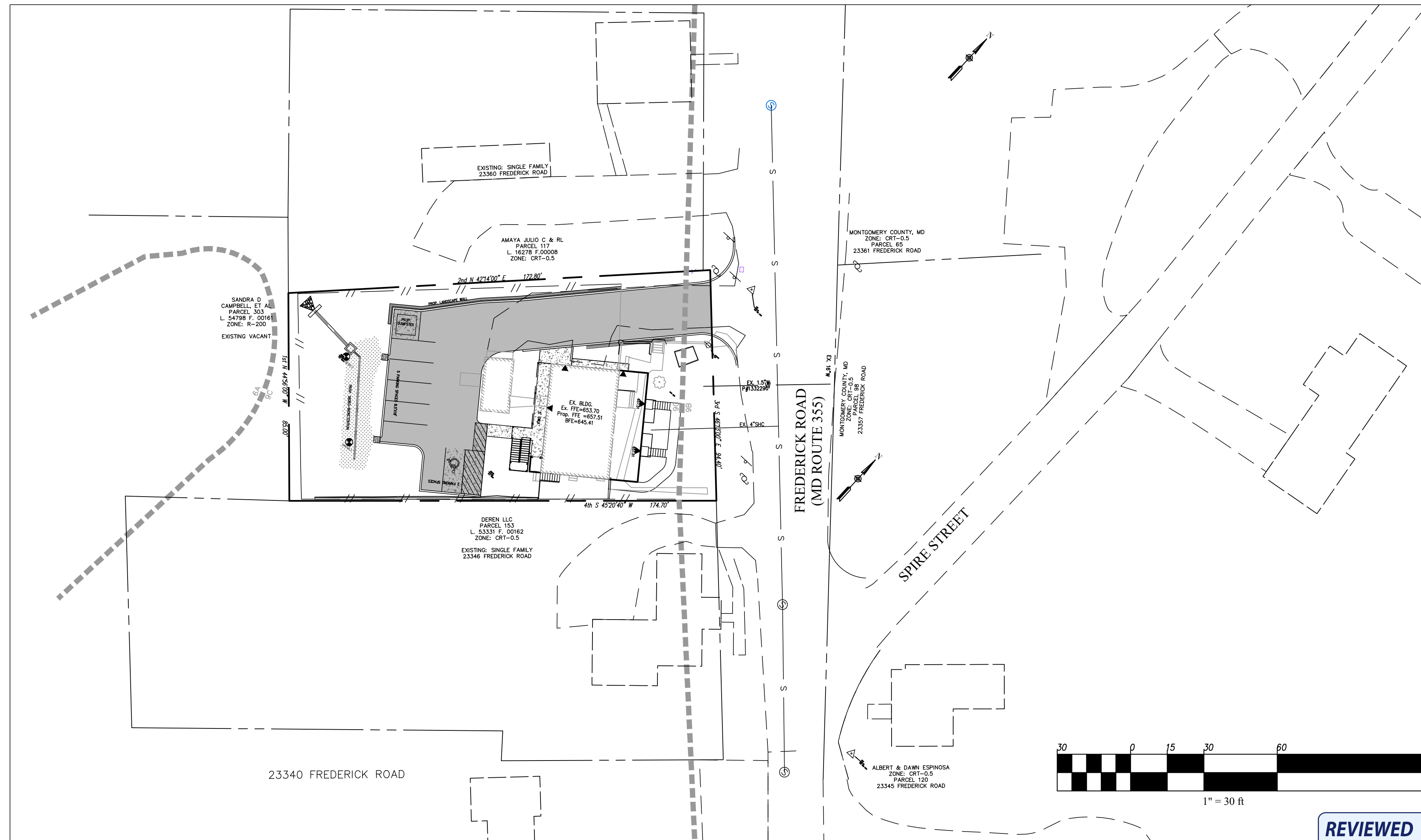
- Existing Use: Single Family Detached Proposed Use: Mixed-Restaurant and Residential Units (existing shell of house to remain)
- Site Area: 15577 sq. ft. (0.36 acres)
- Legal Description: Parcel 152, Tax ID 0002672, L:61229 F: 204
- Boundary Survey By: Gutschick, Little & Weber P.A., November 2020, Updated by AV Surveying LLC, June 2025
- Topography By: Gutschick, Little & Weber P.A., November 2020, Updated by AV Surveying LLC, June 2025
- Watershed & Use Class: Little Seneca Creek - Ten Mile Creek Watershed, Class I-P
- Proposed Water & Sewer Service: Public
- Ex. Water & Sewer Categories: S-1, W-1
- DPS Special Protection Permit #286826
- A Forest Conservation Plan Is exempt, per MNCPPC #42021156E
- This Property Does Not Contain A Site Listed On The Inventory Of Historic Sites Per The Montgomery County Historic Preservation Locator Map.
- The Site is located within the boundaries of the East Area of the Clarksburg Ten Mile Creek Limited Amendment Master Plan Area.
- This site is located in the Clarksburg Historic District.
- The site is located in the Ten Mile Creek (East) Special Protection Area.
- There Is No Floodplain On Site Per FEMA Map #2403IC0160D, Effective Date: 9/29/2006.
- There Are No Known County Champion Trees Located On Or Adjacent To The Site As Per The 2019-2020 Publication Of Champion Trees In Montgomery County, Maryland.

NOTE: AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT CONTACT BRIAN KEELER, 240-581-4485.



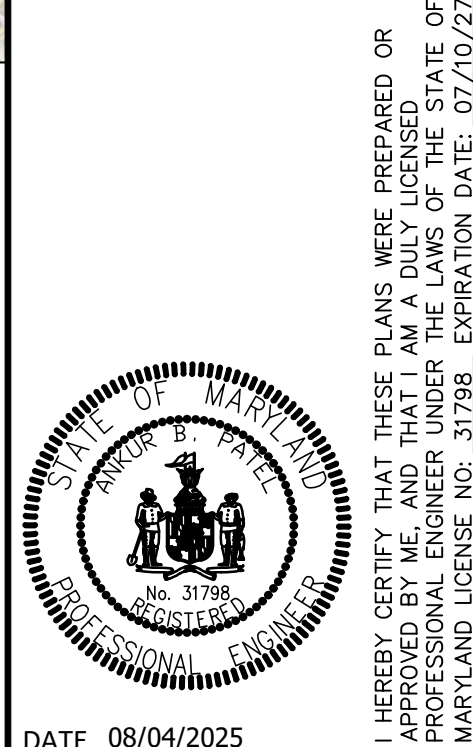
VICINITY MAP
NTS

SHEET INDEX	
Cover Sheet/Site Zoning Data Sheet	1 of 3
Site Plan	2 of 3
Site Details	3 of 3



APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Laura DiPasquale at 4:02 pm, Sep 10, 2026



LOT LEGAL DESCRIPTION (PROJECT NAME):
CLARKSBURG STUDIOS AND CAFE
23356 FREDERICK ROAD
PARCEL 152, LIBER 61229 FOLIO 204
TAX ID 00026722

COVER/ZONING DATA SHEET

CLARKSBURG ELECTION DISTRICT No. 2 MONTGOMERY COUNTY, MARYLAND



- ① Nose down proposed curb
- ② Existing utility pole to remain. Contractor to coordinate with the utility company as necessary to work around the pole.
- ③ Extents of the existing fence/gate to be removed.
- ④ Existing fence to remain along adjacent properties.
- ⑤ Existing Tree to be removed.
- ⑥ Existing shed structure to be removed
- ⑦ Proposed Segmental Block Wall
- ⑧ Proposed Prefabricated metal stairs - see Architectural drawings for details
- ⑨ Proposed lift - see Architectural drawings for details
- ⑩ Selective demolition of existing wall - see Architectural drawings for details
- ⑪ Proposed Building Addition
- ⑫ Proposed Concrete Pad for Propone Tank - Refer to Dry Utility plan for details

LEGENDS	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING TREELINE
	CONCRETE
	PROPOSED PAVING
	EXISTING STRUCTURE
	100' STREAM VALLEY BUFFER
	LIMIT OF DISTURBANCE
	PROPOSED STORMDRAIN

ENGINEERING SOLUTIONS, CLIENT FOCUSED
19739 EXECUTIVE PARK CIRCLE
GERMANTOWN MD 20874
WWW.CLIENTFIRSTCO.COM
(240)957-1361
APATL@CLIENTFIRSTCO.COM

STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 31798
EXPIRATION DATE 07/10/22

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE MARYLAND LICENSE NO. 31798. EXPIRATION DATE 07/10/22

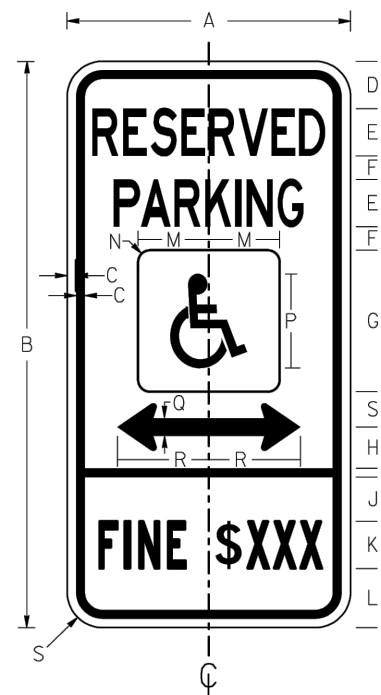
DATE 06/01/2026

LOT LEGAL DESCRIPTION (PROJECT NAME):
CLARKSBURG STUDIOS AND CAFE
23356 FREDERICK ROAD
PARCEL 152, LIBER 61229 FOLIO 204
TAX ID 00026722

CLARKSBURG ELECTION DISTRICT No. 2 MONTGOMERY COUNTY, MARYLAND

Site Plan

2 OF 3



NOTE: ARROW MAY BE REMOVED OR MODIFIED AS NECESSARY

* - SPACING REDUCED 50%

SIGN SIZE	DIMENSIONS (INCHES)							
	A	B	C	D	E*	F	G	H
STD	12	24	3/8	2	2C	I	6	1-3/4

SIGN SIZE	DIMENSIONS (INCHES)									
	J	K	L	M	N	P	Q	R	S	
STD	1-7/8	2B	2-1/2	3	1/2	4	3/4	3-7/8	1-1/2	

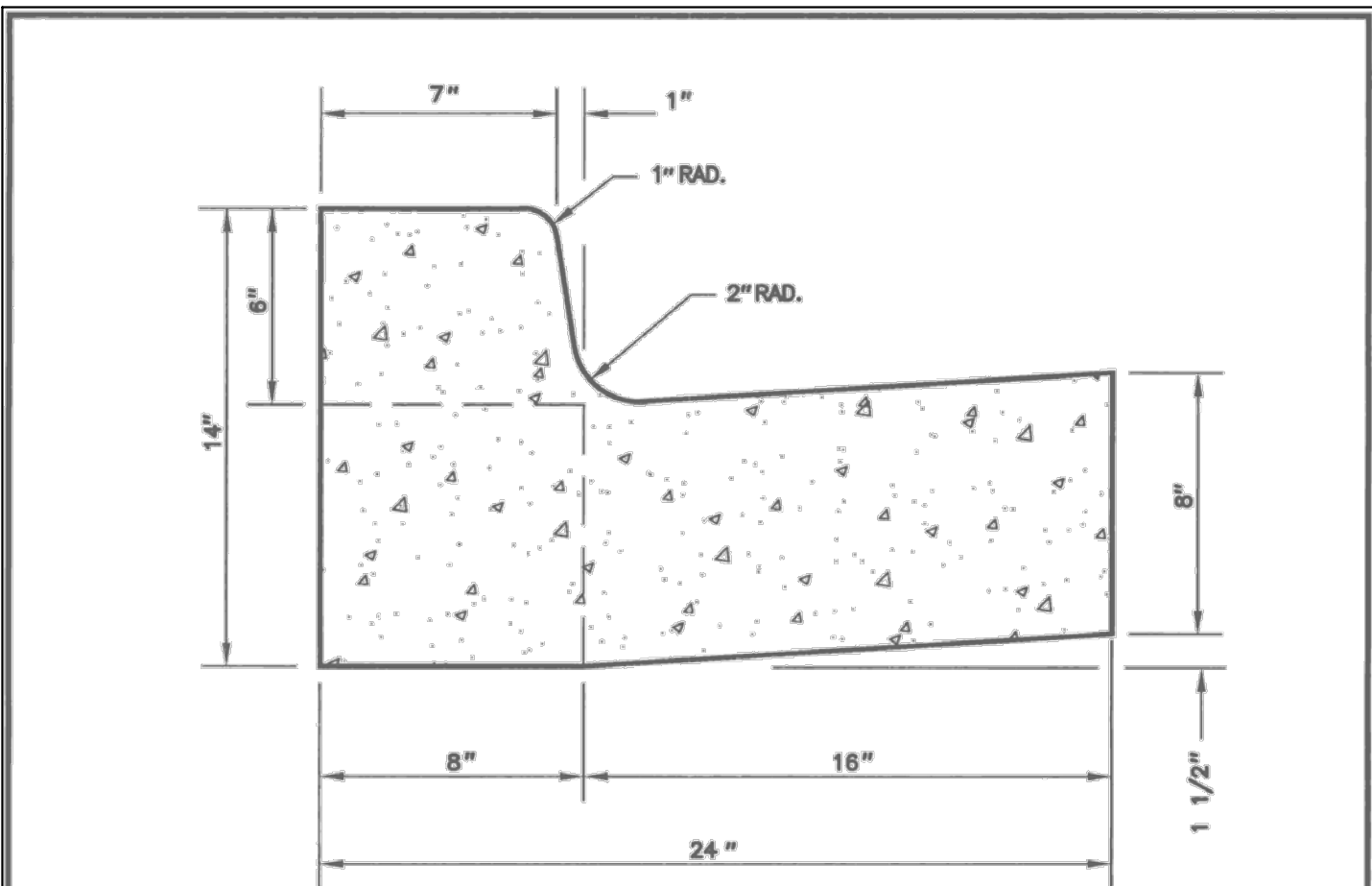
REFERENCES

MUTCD SECTION - 2B-31, 2B-32
MUTCD SUPPLEMENT - 2B-31, 2B-32, 2B-33

COLORS

LEGEND & BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

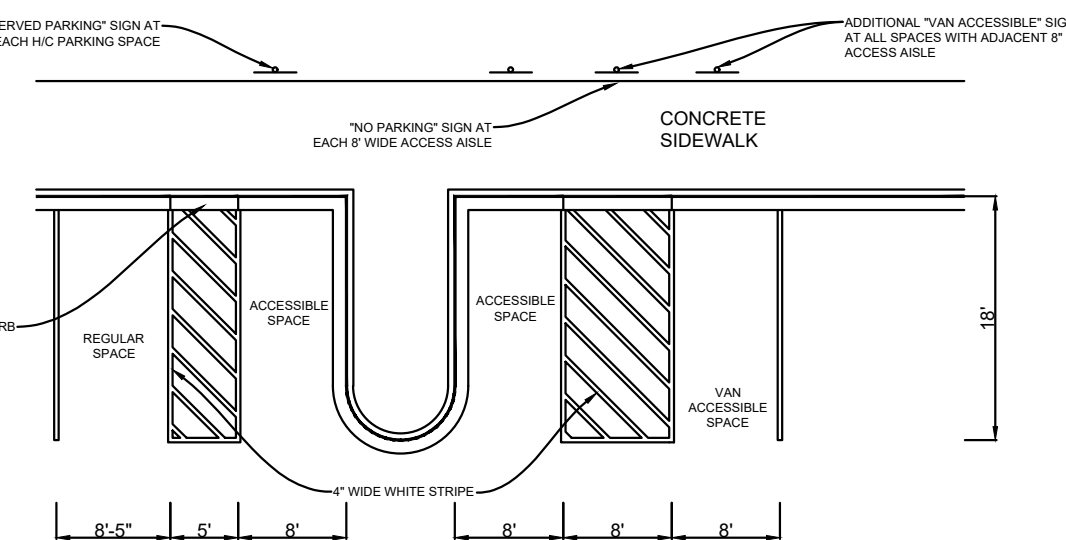
APPROVED	Tom Hicks (signature on file) 11/18/04	DATE	
DIRECTOR - TRAFFIC & SAFETY		DATE	
REVISIONS	FEDERAL HIGHWAY ADMINISTRATION		
DATE	APPROVAL		
MARYLAND DEPARTMENT OF TRANSPORTATION State Highway Administration OFFICE OF TRAFFIC & SAFETY RESERVED PARKING (HANDICAP SYMBOL) FINE \$XXX		Sections: SIGNING	Standard No.
Drawn By: _____		Date: _____	R7-8(4)



GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
3. WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920.

APPROVED	14 APR 06	DATE
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		
CHIEF, DIV. OF CAP. DEV.		
REVISED	ASTM-C920	4/2005
MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION		
COMBINATION CONCRETE CURB AND GUTTER TYPE A		
STANDARD NO. MC-100.01		



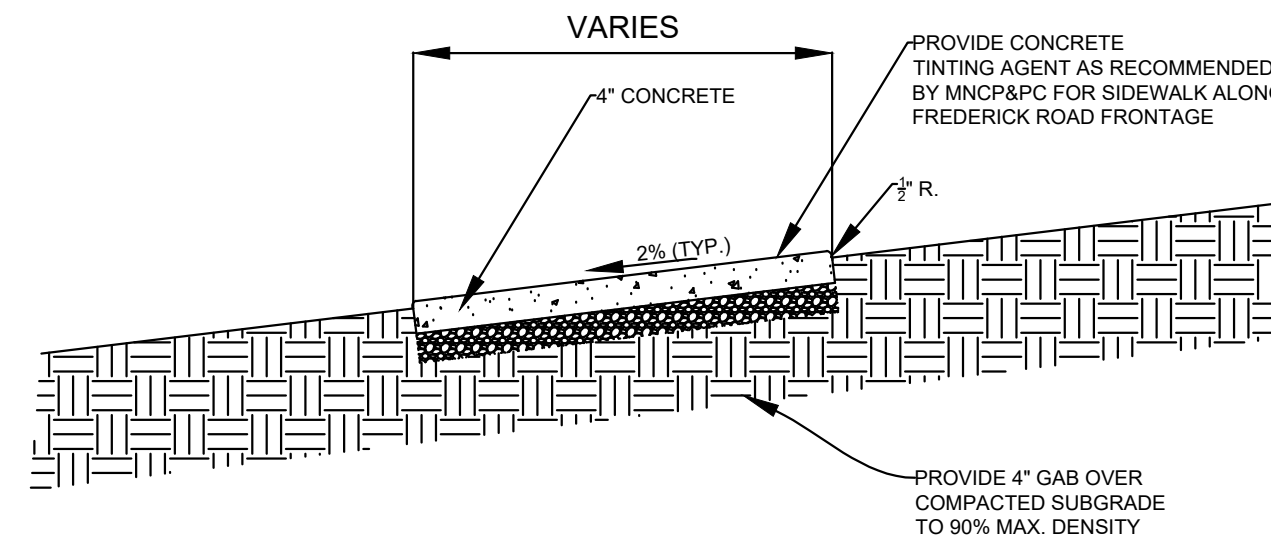
PARKING SPACE STRIPING DETAIL

EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A "RESERVED PARKING" SIGN THAT IS IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. IF THE SIGN IS PLACED FLUSH AGAINST A BUILDING, STRUCTURE OR OTHER LOCATION THAT DOES NOT OBSTRUCT VEHICLE OR PEDESTRIAN TRAFFIC, IT SHALL BE AT LEAST 6 FEET, BUT NOT MORE THAN 10 FEET ABOVE THE GROUND. ALL OTHER LOCATIONS REQUIRE A MOUNTING HEIGHT OF AT LEAST 7 FEET ABOVE THE GROUND.

THE VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE "RESERVED PARKING" SIGN.

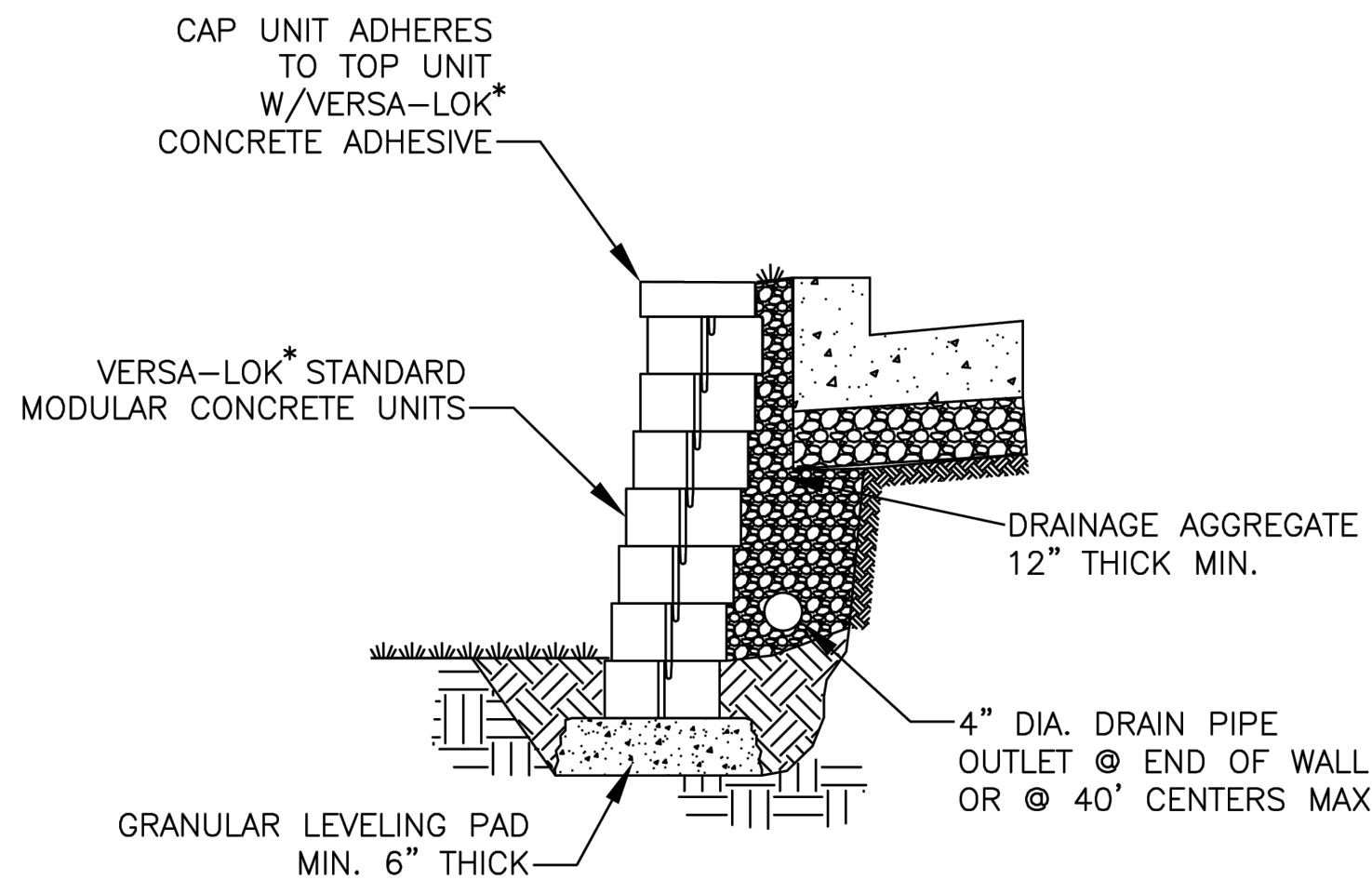
THE VAN ACCESSIBLE ACCESS AISLE SHALL HAVE A "NO PARKING" SIGN.

THE PAVEMENT SHALL BE MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH HC ACCESSIBLE SPACE.



CONCRETE SIDEWALK DETAILS

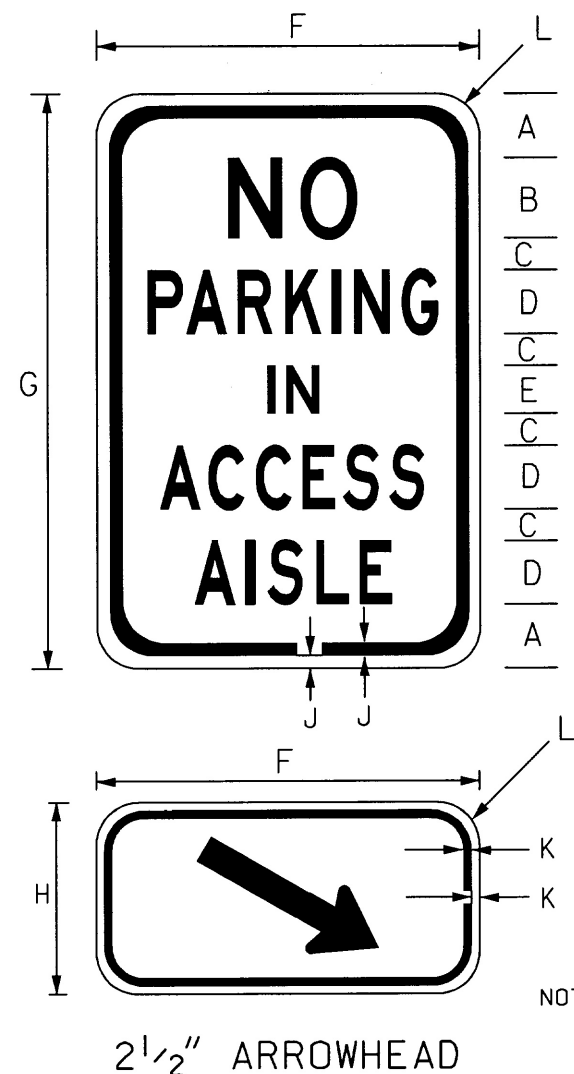
REFER TO MCDPW&T STD. MC-110.01 & MC-111.01 FOR CONSTRUCTION DETAILS.
USE MSHA CONCRETE MIX #2



TYPICAL SECTION-LANDSCAPE RETAINING WALL

SCALE: NONE

*EQUIVELANT PRODUCT MAY BE STUTITUTED



R8-1(2)

SIGN SIZE	DIMENSIONS (INCHES)											
	A	B	C	D	E	F	G	H	J	K	L	
STANDARD	1 3/4	2 1/2 D	1	2 C	1 1/2 D	12	18	6	3 3/8	1 1/4	1 1/2	

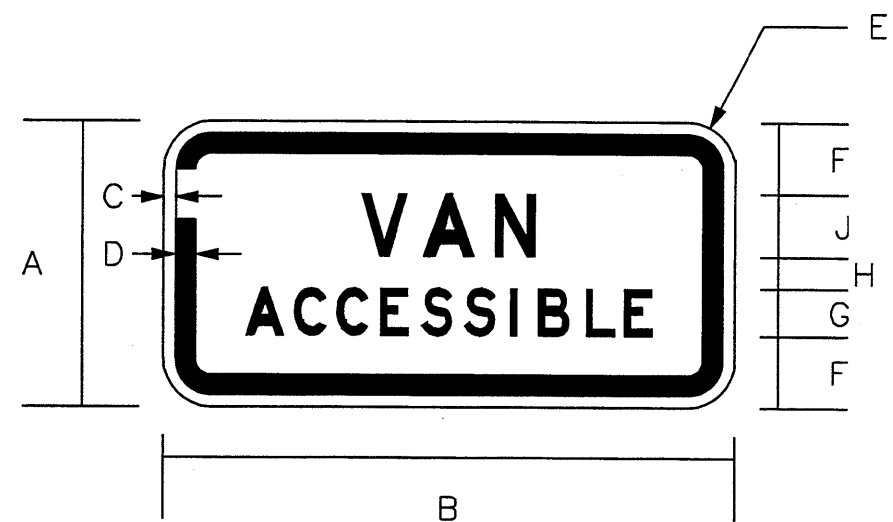
REFERENCES

MUTCD SECTION - 2B-35
MUTCD SUPPLEMENT - 2B-31

COLORS

LEGEND - RED
BACKGROUND - WHITE

APPROVED	7/24/01	DATE
DIRECTOR - TRAFFIC & SAFETY		DATE
REVISIONS	FEDERAL HIGHWAY ADMINISTRATION	
DATE	APPROVAL	
MARYLAND DEPARTMENT OF TRANSPORTATION State Highway Administration OFFICE OF TRAFFIC & SAFETY NO PARKING IN ACCESS AISLE		Sections: SIGNING
Drawn By: C. STRAIN		Date: 6/20/01
		Standard No.
		R8-1(2)



R7-8a

COLORS

DIRECTIONAL
LEGEND - WHITE
BACKGROUND - BLUE
REGULATORY
LEGEND - GREEN OR BLACK
BACKGROUND - WHITE

NOTE: SPECIAL SHEETING
NOTE: INCREASE SPACING ON "VAN" 50%

SIGN SIZE	DIMENSIONS (INCHES)									
	A	B	C	D	E	F	G	H	J	
MIN	6	12	3/8	3/8	1-1/2	1-1/2	10	1/2	1-1/2	2D
STD	9	18	3/8	3/8	1-1/2	2-1/4	1-1/2	1	2D	

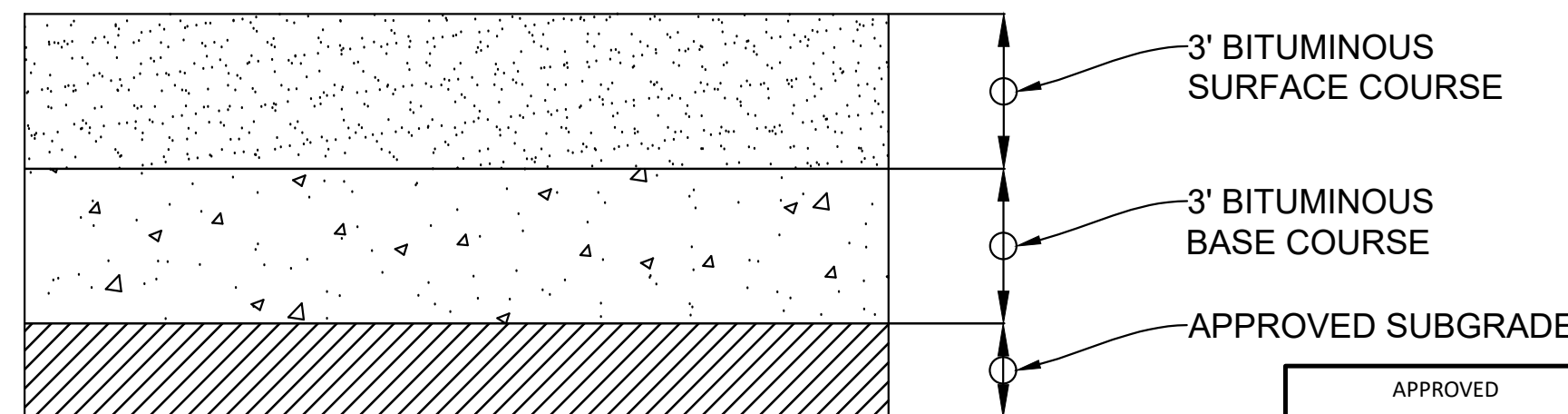
REFERENCES

MUTCD SECTION -
MUTCD SUPPLEMENT -

COLORS

LEGEND - SEE ABOVE
BACKGROUND -

APPROVED	1/1/01	DATE
DIRECTOR - TRAFFIC & SAFETY		DATE
REVISIONS	FEDERAL HIGHWAY ADMINISTRATION	
DATE	APPROVAL	
MARYLAND DEPARTMENT OF TRANSPORTATION State Highway Administration OFFICE OF TRAFFIC AND SAFETY VAN ACCESSIBLE		Sections: SIGNING
Drawn By: _____		Date: _____
		Standard No.
		R7-8a



TYPICAL PAVING SECTION NTS

NOTE: SURFACE COURSE TO BE PLACED IN TWO LAYERS OF EQUAL THICKNESS

REVIEWED

By Laura DiPasquale at 4:02 pm, Sep 10, 2026

DATE XX/XX/2025

LOT LEGAL DESCRIPTION (PROJECT NAME):
CLARKSBURG STUDIOS AND CAFE
23356 FREDERICK ROAD
PARCEL 152, LIBER 61229, FOLIO 204
TAX ID 00026722

Site Details

