

#36/2-96C Ron LaDue/Brode LLC
Lot 48, Salisbury Road
Linden Historic District

BRODE L.L.C.

1370 Piccard Drive, Suite 250 Rockville, MD 20850

GENERAL NOTES

- 1) All construction to be in conformance with C.A.B.O., one and two family dwelling code, 1992 edition, and all MONTGOMERY COUNTY additions and revisions thereto.
- 2) Design live loads:
 - Sleeping room load .. 30 p.s.f.
 - Floor load 40 p.s.f.
 - Roof load 20 p.s.f.
 - Deck load 60 p.s.f.
 - Garage load..... 50 p.s.f.
- 3) Soil bearing to be 2000 p.s.f. minimum.
- 4) Design wind load 20 p.s.f.
- 5) Maximum height of fill above basement slab to be 7' -0".
- 6) Bottom of all concrete footings to be 24" minimum below finished grade.
- 7) Foundation walls shall comply to C.A.B.O. Sec. R-304.
- 8) Foundation drainage shall comply to C.A.B.O. Sec. R-305.
- 9) Foundation waterproofing shall comply to C.A.B.O. Sec. R-306.
- 10) Top of garage slab to be 4" below any adjacent finished floor.
- 11) Attached Garages shall comply to C.A.B.O. Sec. R-209.
- 12) Concrete floors shall comply to C.A.B.O. Sec. R-603.
- 13) All concrete to be 150 p.c.f. and conform to the latest A.C.I. 318 specifications. Porches, garages, slabs and steps exposed to weather, to be 3500 p.s.i. air entrained concrete. Foundation walls, exterior walls and other vertical concrete work to be 3000 p.s.i. air entrained concrete. All other concrete to be 3000 p.s.i.
- 14) All c.m.u. used in basement and foundation walls shall be load bearing units conforming to A.S.T.M. C 90-70 for hollow units. At wood post and wood beam bearing locations on c.m.u. wall cells shall be filled solid with grout or mortar for top two course minimum.
- 15) All c.m.u. walls shall have standard truss type DUR-O-WALL bed joint reinforcing at maximum 16" vertical spacing.

- 16) All brick units used in exterior shall conform to A.S.T.M. C 62 or A.S.T.M. C 216.
- 17) All mortar shall be type "S" conforming to A.S.T.M. C 270-82.
- 18) Backfilling against basement walls shall not be performed until first floor framing is in place and top of reinforced c.m.u. walls are broced against overturning.
- 19) Maximum allowable lateral pressure on basement walls 30 p.s.f.
- 20) All reinforcing steel to be grade 60 and conform to A.S.T.M. Spec. A 615.
- 21) Steel post cap plates to conform to A.S.T.M., Spec. A 36, Fy = 36,000 p.s.i. Bolts shall be A.S.T.M. A 307 or better.
- 22) Steel columns in basement to be adjustable 3" I.D. S40 columns unless specified otherwise.
- 23) All structural wood framing, including roof and floor sheathing, to be in accordance with the "National Design Specifications for Wood Construction", published by The National Forest Products Association. Framing lumber shall be of the following grades or better:

CLASSIFICATION	SIZE	BENDING "Fb"	MODULUS OF ELASTICITY "E"
POSTS #1 D.F.	>5"	1200	1600000
HEADERS, BEAMS, ROOF HIPPS #1 S.P.	2X4	1850	1700000
	2X6	1650	1700000
	2X8	1500	1700000
	2X10	1300	1700000
	2X12	1250	1700000
RAFTERS, JOISTS AND STUDS #2 S.P.	2X4	1500	1600000
	2X6	1250	1600000
	2X8	1200	1600000
	2X10	1050	1600000
	2X12	975	1600000
Gang-Lam Beams (Fv = 285 PSI)	all	2800	2000000

- 24) All headers to be 2 - 2" x 12" s unless specified otherwise.
- 25) Provide double jack studs at each end of headers and beams 5'-0" and longer.
- 26) Splices of the bottom and top portion of a double top plate must be staggered a minimum of 4'-0".

- 27) All roof, floor and girder trusses to be designed by truss manufacturer to carry required loads and to be installed according to manufacturer's specifications.
- 28) Contractor to provide architect with shop drawings for all roof and floor trusses.
- 29) Provide solid blocking under all jack studs not bearing directly on joists or T.J.I.'s.
- 30) In those cases where floor trusses are not centered directly over the studs, splices of the top plate shall occur only over the studs.
- 31) Where installation of plumbing, heating or other pipes necessitates cutting of top plates, a metal tie not less than eighteen gauge, forty-five thousandths (0.045)" thickness and 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than 16d nails.
- 32) Double beams, double hip and valley rafters shall be nailed securely together to ensure that the two members act conjointly in resisting the applied load.
- 33) Unless specified otherwise provide the following lintel over masonry openings:

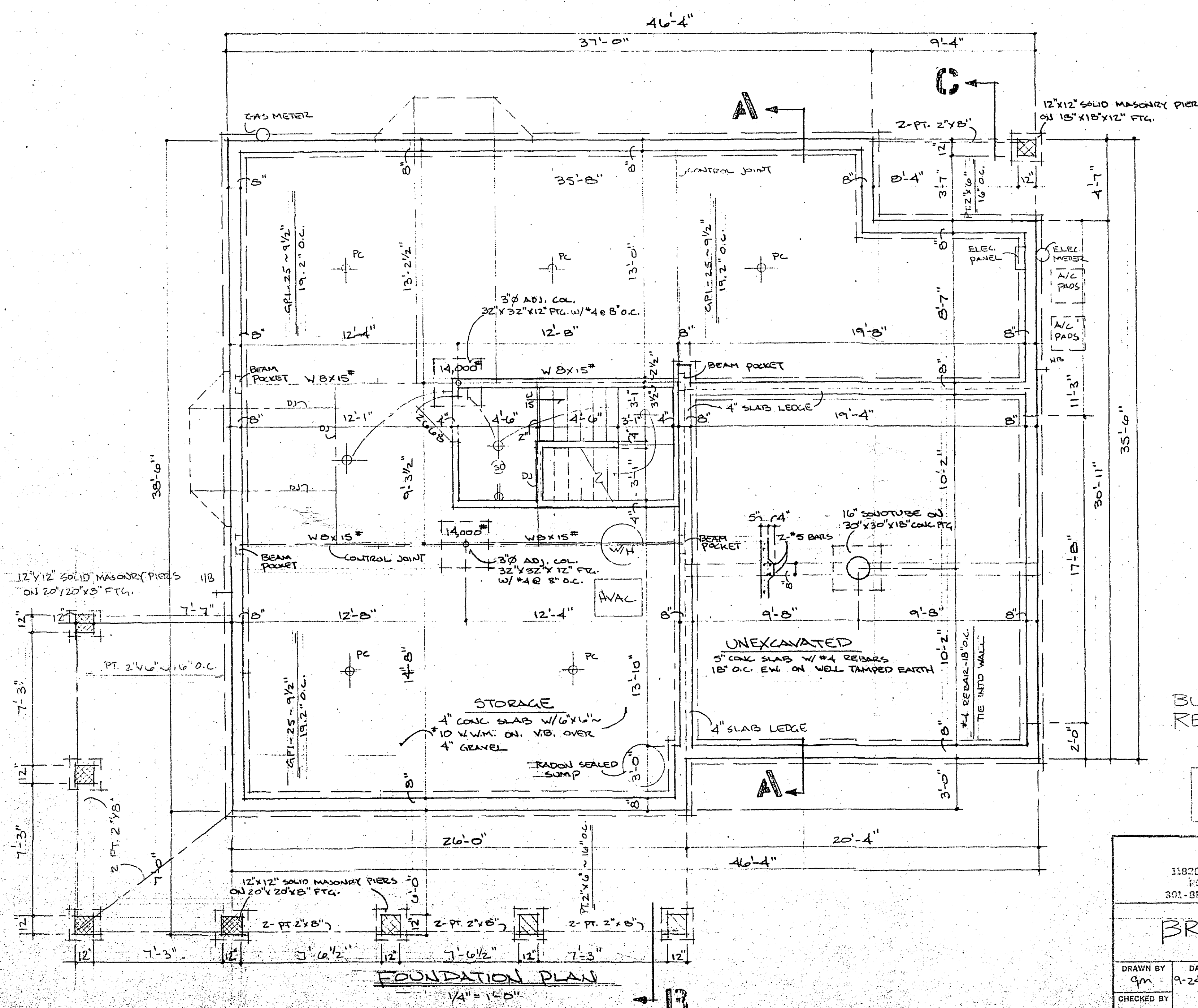
BRICK *	UP TO	SIZE	3 1/2" X 3 1/2" X 1/4"
	3'-0"	4" X 3 1/2" X 1/4"	
	5'-0"	5" X 3 1/2" X 5/16"	
	8'-0"	6" X 3 1/2" X 5/16"	
	9'-0"	6" X 3 1/2" X 5/16"	
STONE:	UP TO	SIZE	
	3'-0"	4" X 6" X 5/16"	
	5'-0"	6" X 6" X 5/16"	
	8'-0"	6" X 6" X 3/8"	
	9'-0"	6" X 6" X 7/16"	

* Provide one angle per 4" of masonry thickness. All angles to have 4" bearing at each end.

- 34) All untreated lumber to be minimum of 8" above finished grade. All lumber in contact with concrete or c.m.u. to be pressure treated.
- 35) All prefab fireplaces to be U.L. rated and installed according to manufacturers specifications.

- 36) Fireplaces with terminations higher than 35'-0" above adjacent grade to be solid masonry.
- 37) Chimney and fireplace construction to be in accordance with C.A.B.O. Chapter 9 and fig. R-903.1.
- 38) Fireplace hearth to project 20" from front of facing and 12" to side of opening.
- 39) Firestopping shall be provided according to C.A.B.O. Sec. R - 402.7. The integrity of all firestopping shall be maintained.
- 40) Draftstopping shall be provided according to C.A.B.O. Sec. R - 402.8.
- 41) Provide radon mitigation according to C.A.B.O. Sec. R - 312.
- 42) Provide interconnected smoke detectors to protect all floors, sleeping rooms and basement according to C.A.B.O. Sec. R-215.
- 43) Provide exhaust fans in all bathrooms and powder rooms, capable of 1 air change every 12 minutes.
- 44) Stairways shall comply with C.A.B.O. Sec. R-213. Minimum headroom to be 6'-8" clear at all points. Minimum tread to be 9". Maximum riser to be 8 1/4".
- 45) Handrails & guardrails shall comply to C.A.B.O. Sec. R-214.
- 46) All exits shall comply to C.A.B.O. Sec. R-210.
- 47) Sleeping room windows shall comply with C.A.B.O. Sec. R-210.2. Maximum sill height 44" above finished floor.
- 48) All Glazing shall comply to C.A.B.O. Sec. R-208.
- 49) All Ceiling heights shall comply to C.A.B.O. Sec. R-205.
- 50) All exterior wall coverings shall comply to C.A.B.O. Sec. R-503.
- 51) All gas piping shall conform to N.F.P.A. 54.
- 52) Electrical wiring must conform to the 1993 National Electrical Code and County Requirements.

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DR.
ROCKVILLE, MD. 20852
TEL. (301) 881-6856 FAX. (301) 770-9163



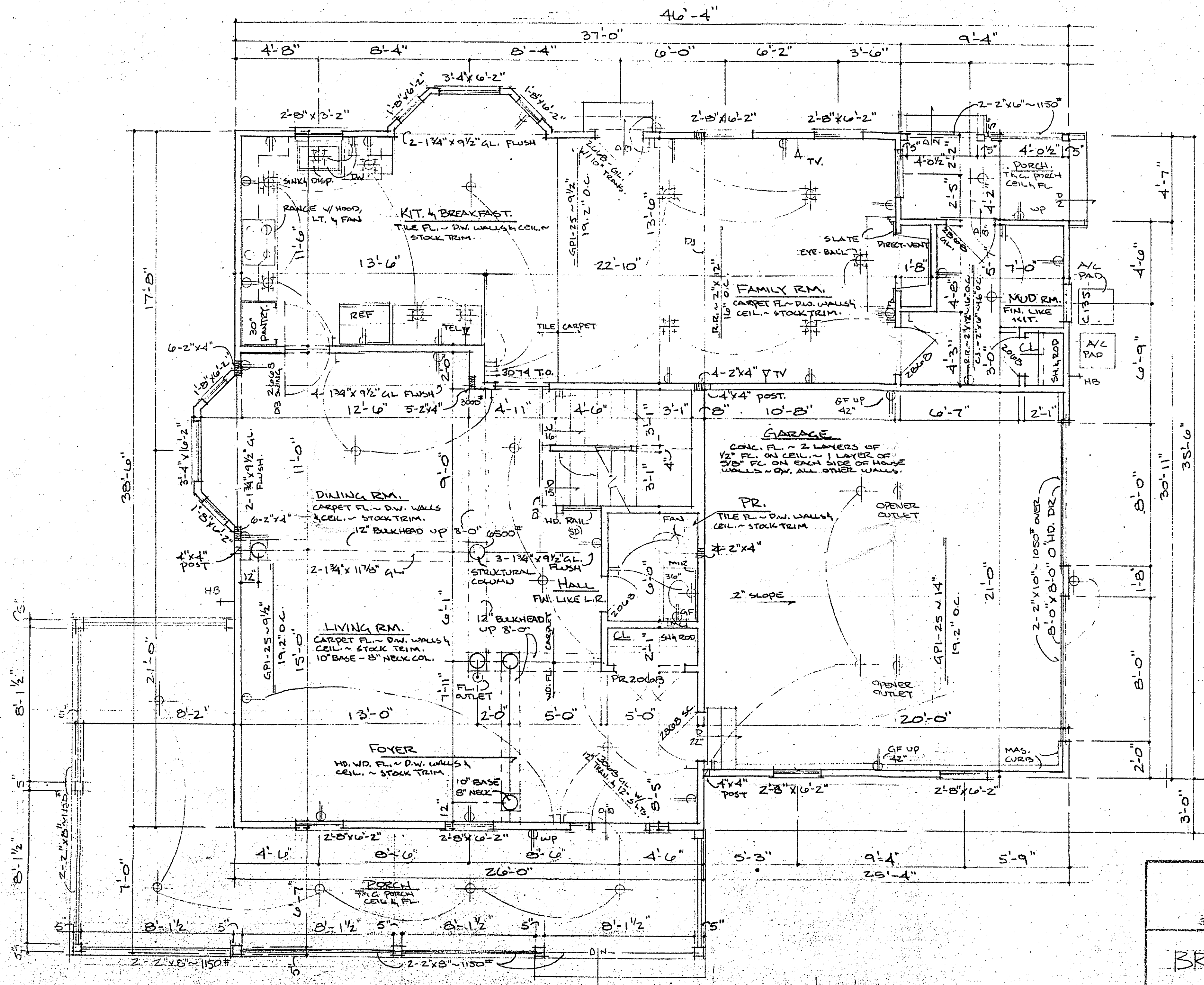
BUILD IN REVERSE

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-891-6956 FAX 301-770-9163

BRODE LLC

DRAWN BY gm	DATES 9-24-96	LOT NO. 48	BLOCK	DRWS. NO. 1
CHECKED BY		SECTION	JOB NO.	



FIRST FLOOR PLAN

1/4" = 1'-0"

* ALL WALL DIMENSIONS 4" UNLESS NOTED OTHERWISE

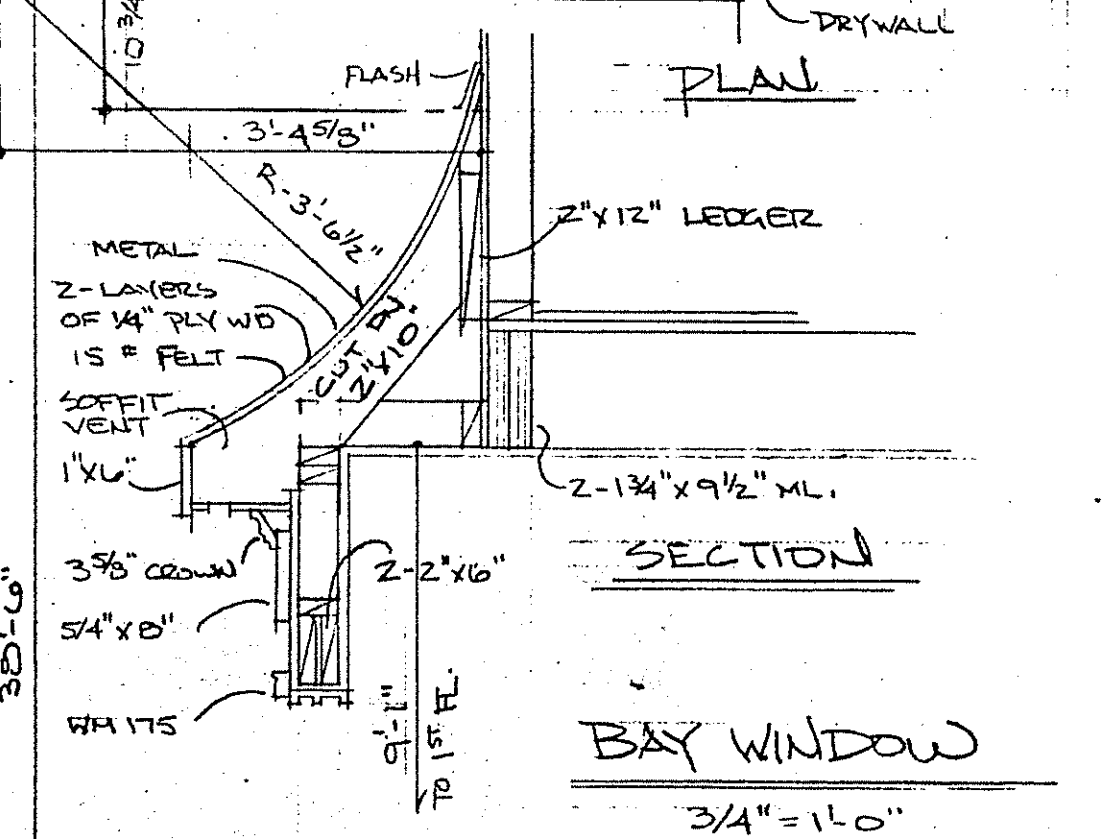
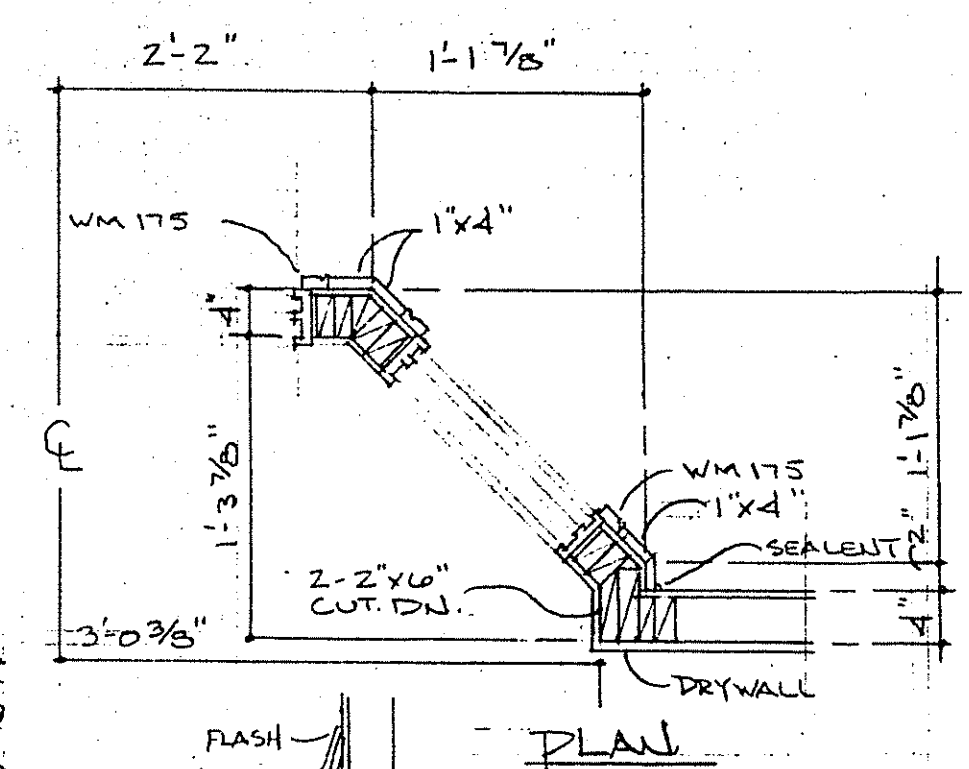
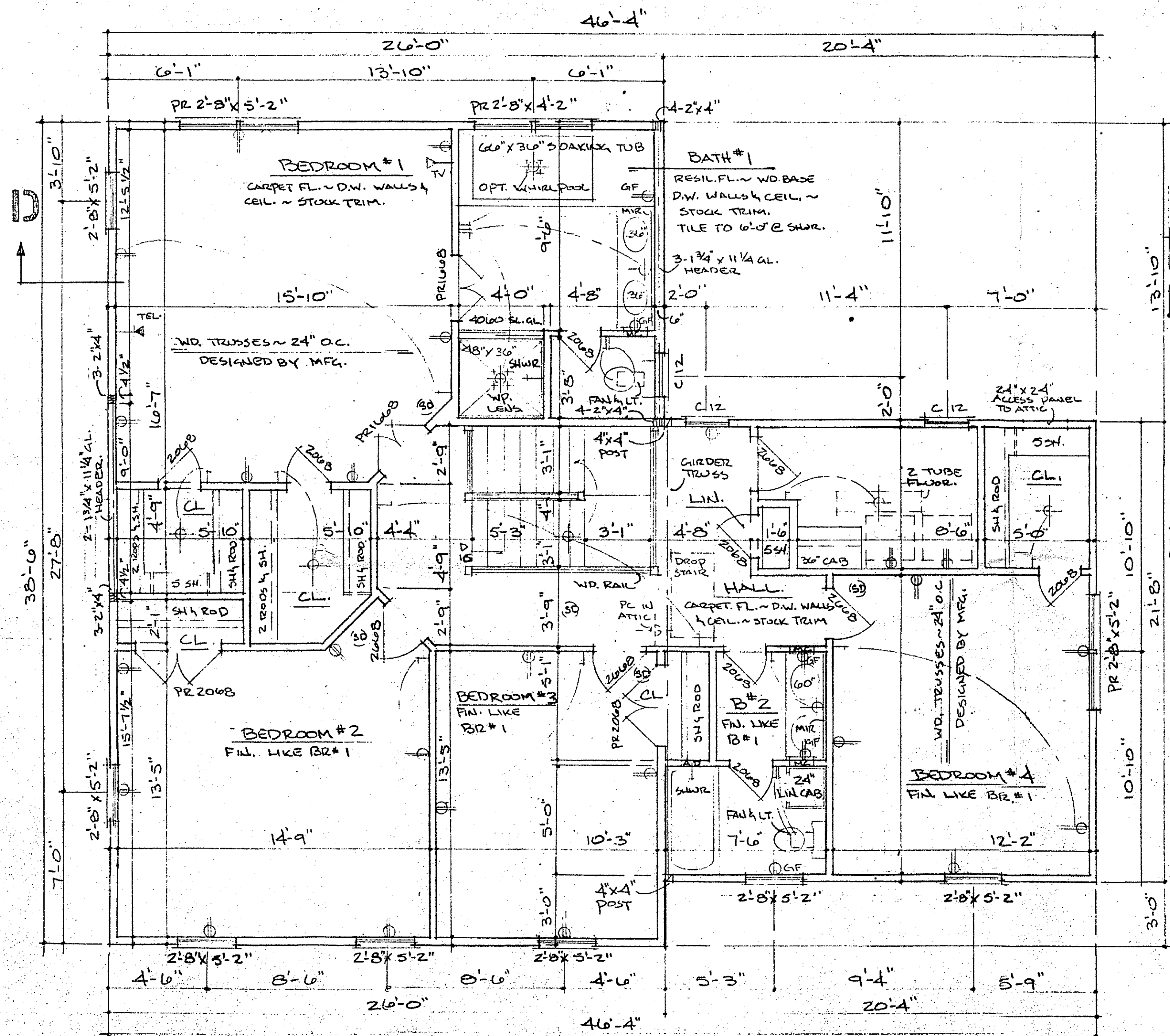
BUILD IN REVERSE

Contractor to check and verify all dimensions and conditions to field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-881-6856 FAX 301-770-9163

BRODE LLC

DRAWN BY Gm	DATES 9-24-96	LOT NO. 48	BLOCK	DRWG. NO.
CHECKED BY		SECTION	JOB NO.	2



BUILD IN REVERSE

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

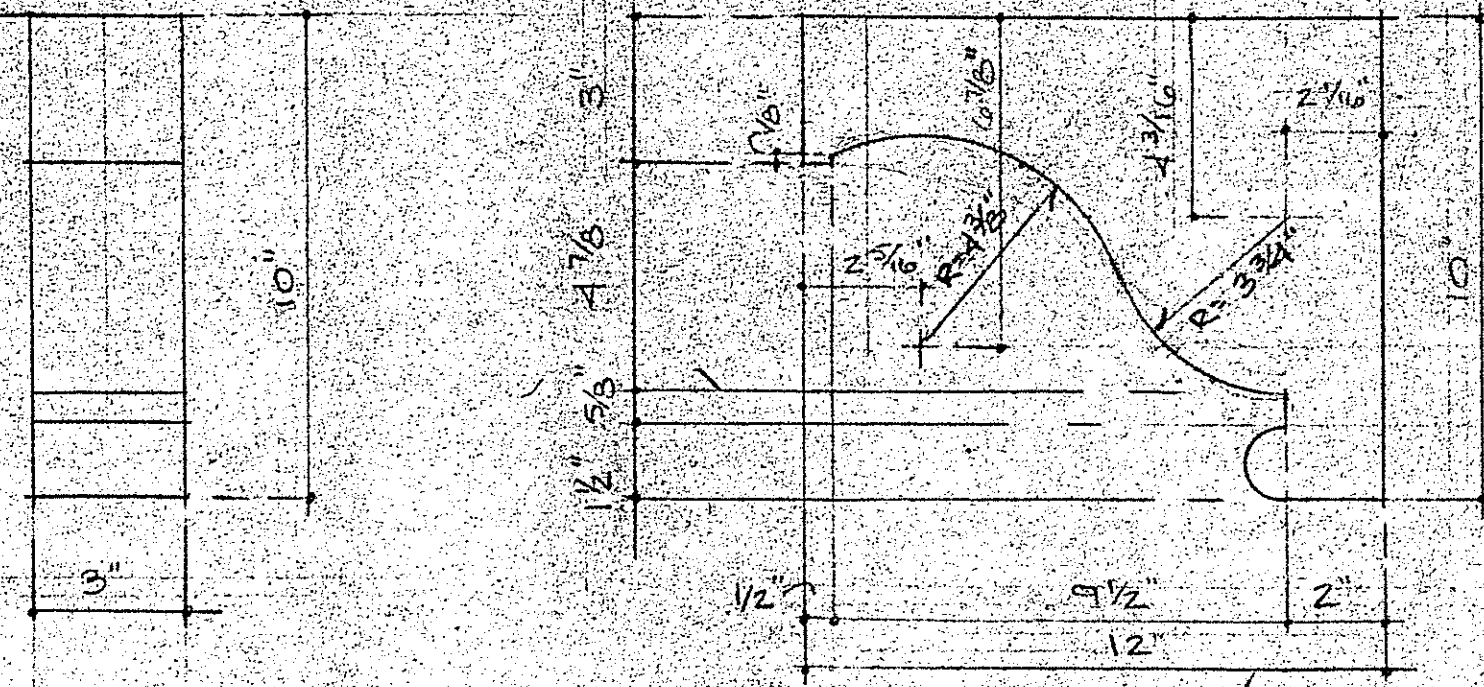
SECOND FLOOR PLAN

1/4" = 1'-0"
 * ALL WALL DIMENSIONS 4" UNLESS NOTED OTHERWISE
 * PROVIDE ELEC. IN ATTIC FOR HVAC

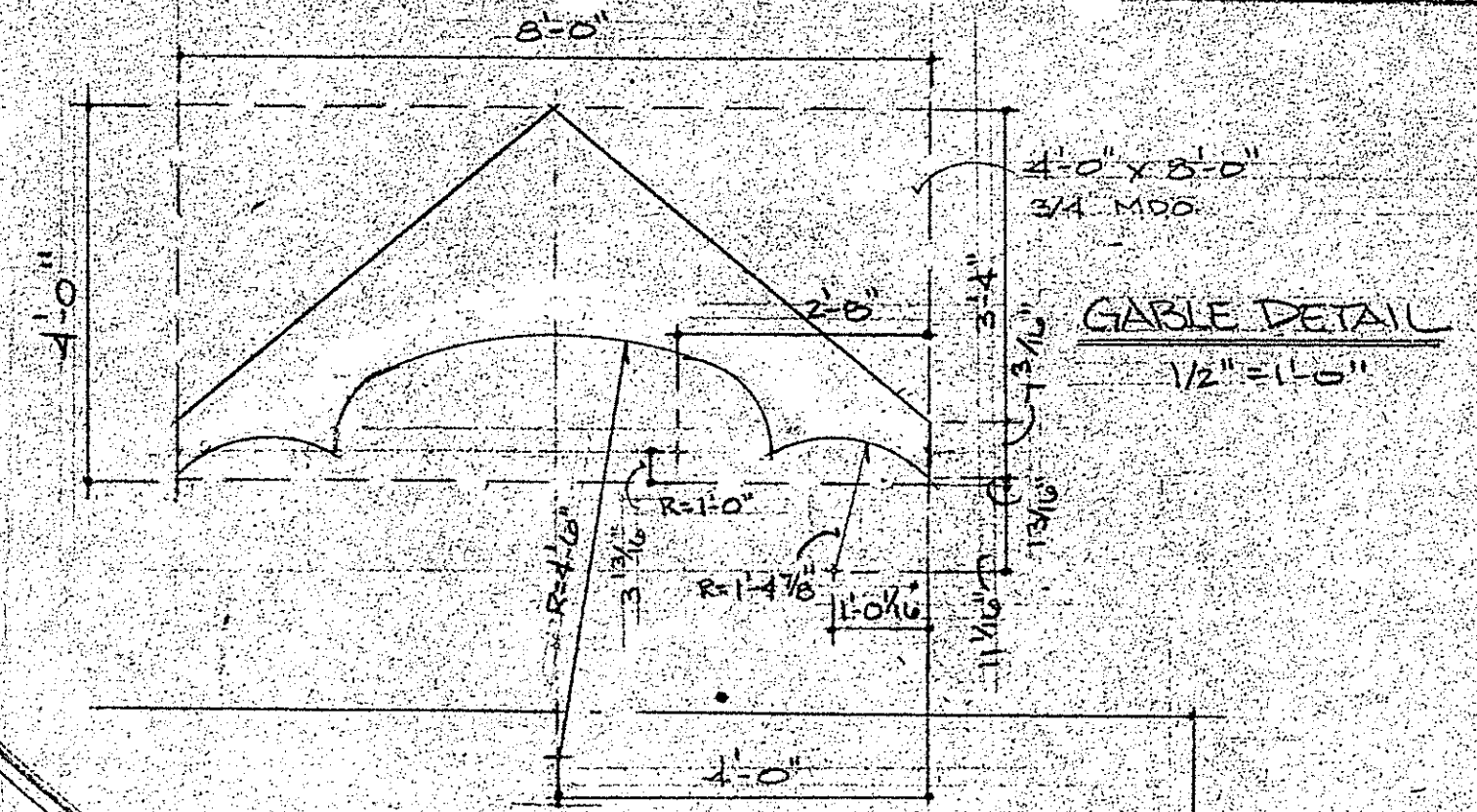
CLAUDE C. LAPP
 ARCHITECT
 11520 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-891-6856 FAX 301-770-9163

BRODE LLC

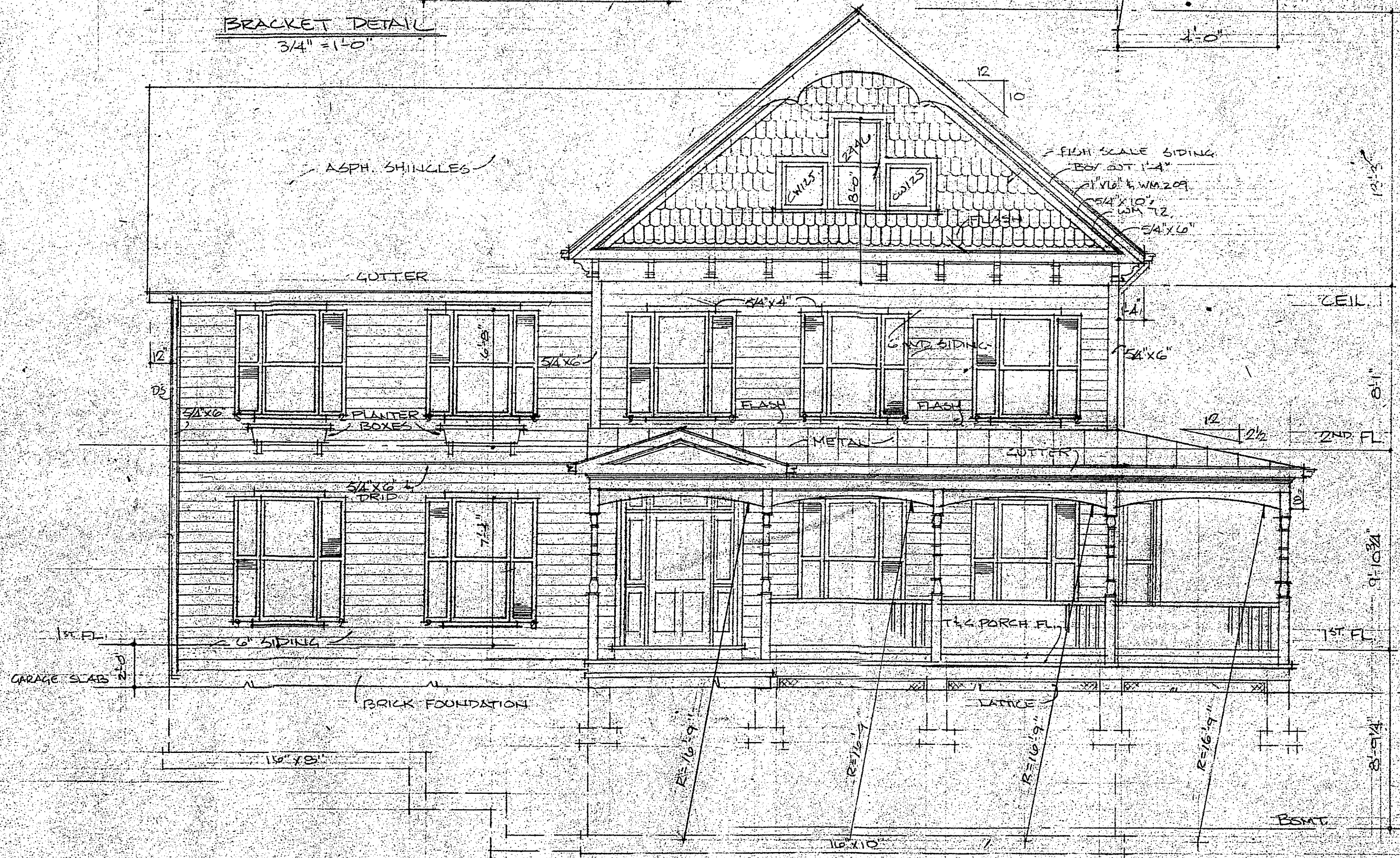
DRAWN BY qm	DATES 9-24-96	LOT NO. 48	BLOCK	DRWG. NO. 3
CHECKED BY		SECTION	JOB NO.	



BRACKET DETAIL
3/4" = 1'-0"



GABLE DETAIL
1/2" = 1'-0"



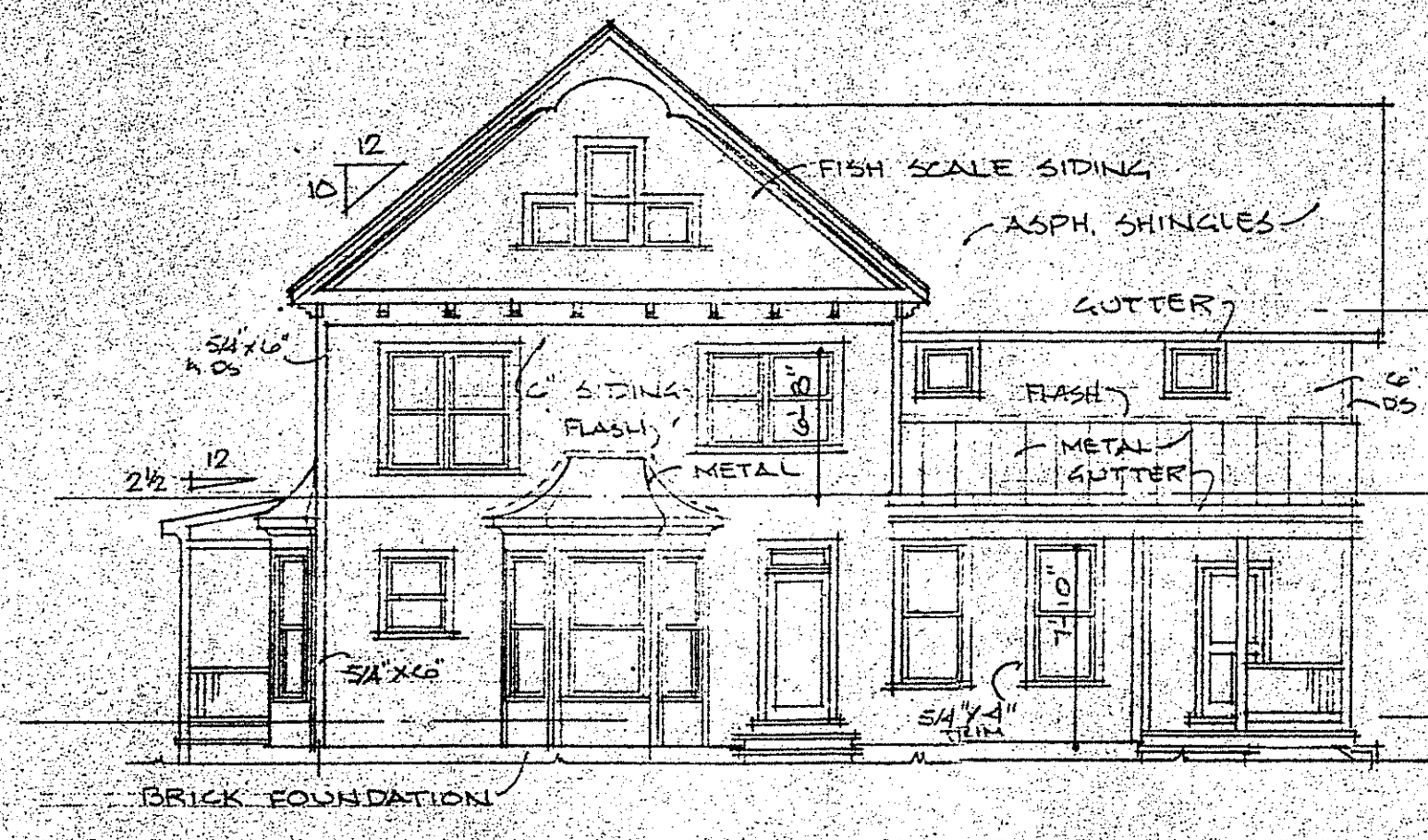
FRONT ELEVATION
1/4" = 1'-0"

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-861-6356 FAX 301-770-9163

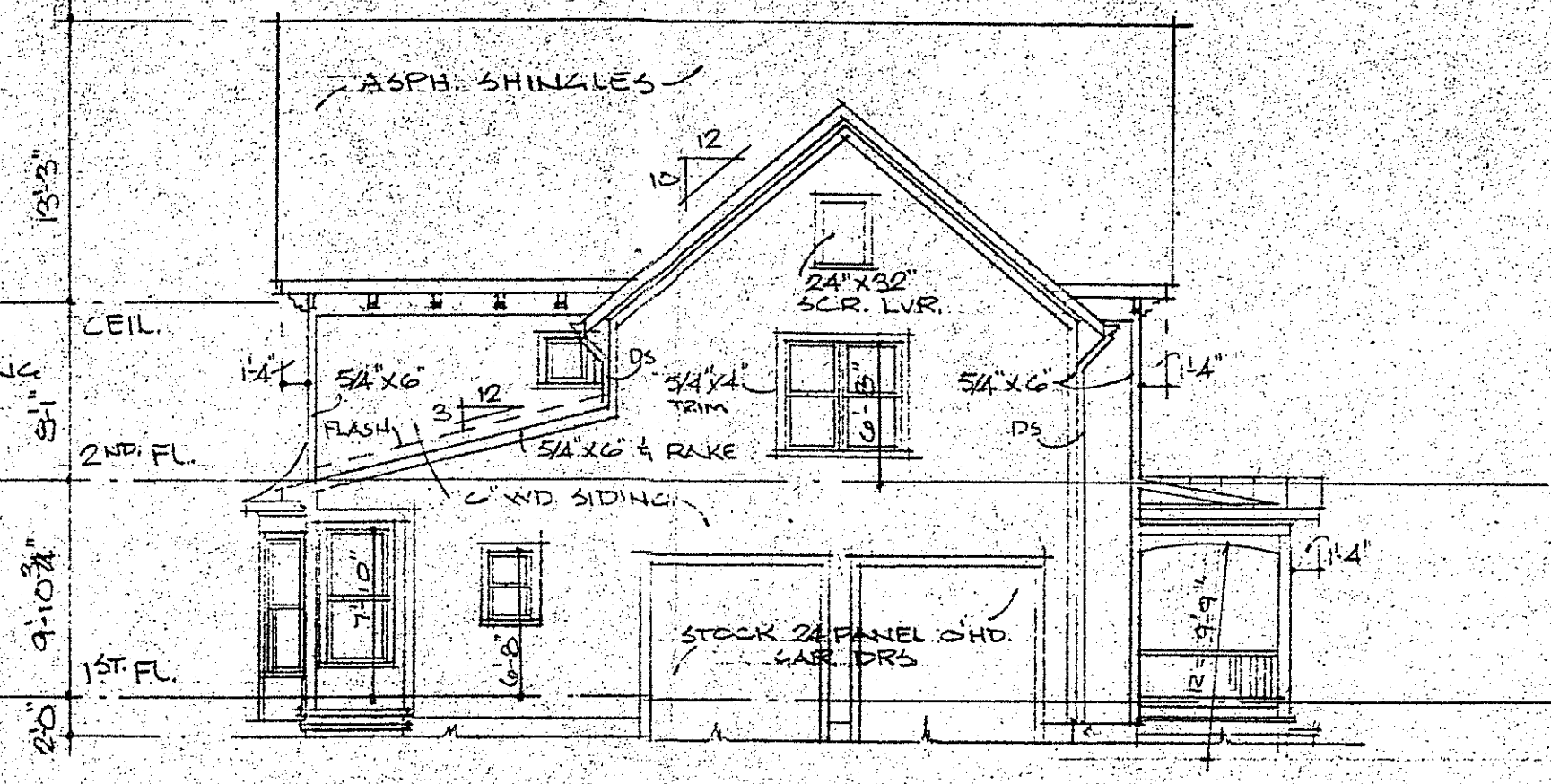
BRODE LLC

DRAWN BY	DATE	LOT NO.	BLOCK	DRWG. NO.
CCL	9-24-96	48		4
CHECKED BY		SECTION	JOB NO.	

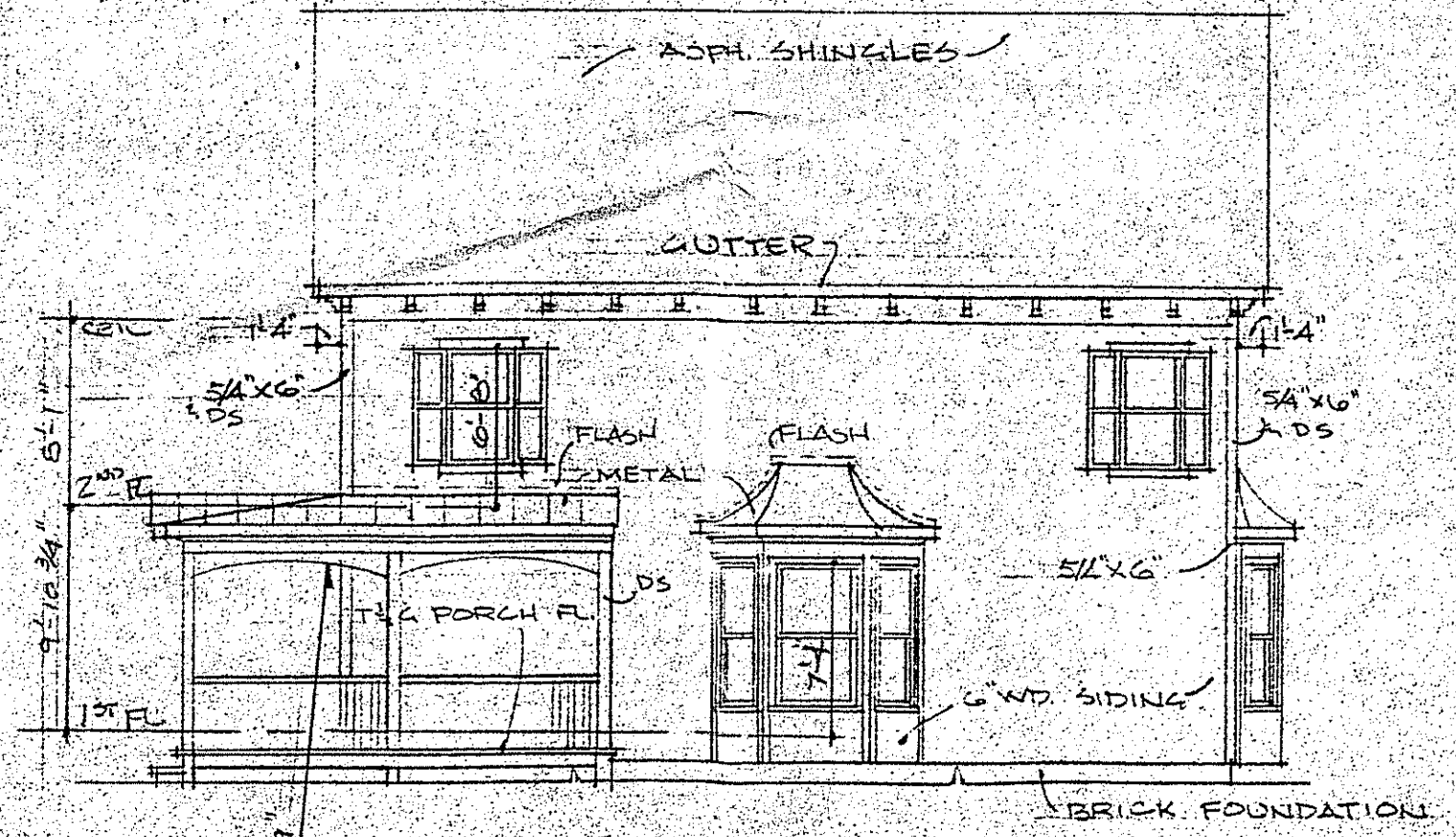
Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.



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



LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP ARCHITECT 11820 PARKLAWN DRIVE, SUITE 100 ROCKVILLE, MD 20852-2529 301-881-6956 FAX 301-770-9163				
BRODE LLC				
DRAWN BY	DATE	LOT NO.	BLOCK	DRWG. NO.
CCL	4-23-96	48		5
CHECKED BY		SECTION	JOB NO.	

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot 48, Salisbury Road

Meeting Date: 9/25/96

Resource: Linden Historic District

HAWP: New construction

Case Number: 36/2-96B **CONTINUED**

Tax Credit: No

Public Notice: 9/11/96

Report Date: 9/18/96

Applicant: Ron LaDue/Brode LLC

Staff: Patricia Parker

PROPOSAL: Construct new house

RECOMMEND: Approve
w/ conditions

BACKGROUND

At the August 14, 1996 meeting of the Commission, HPC Commissioners also reviewed a Historic Area Work Permit (HAWP) for the construction of a new house on Lot 48 in the Linden Historic District. At that meeting, Commissioners made the following comments:

1. The size and footprint of the house as proposed is acceptable.
2. The proposed driveway may be constructed using asphalt surfacing. The driveway should not be continuous from Salisbury Road to Brookeville Road. The driveway should terminate at the garage.
3. Garage doors may be metal; but there should be two single garage door openings - instead of one large opening as presented.
4. The arborist's report is acceptable.

But the Commissioners found the design submission to be otherwise unacceptable. The same comments made by HPC Commissioners as part of the HAWP review of Lot 47 also pertain to Lot 48. Staff has included a copy of the Staff Reports of 8/7/96 and July 24, 1996 (Preliminary Consultation) for information and consideration by the Commission.

The Wolfe House, built ca. 1893 in the Linden Historic District, is an outstanding resource and its property contains many fine tree and shrub specimens. Lot 48 is most remote from the historic house, is the largest of the three lots, sits on a rise, and contains 15,386 square feet. Access for this lot would be via a new shared driveway off Salisbury Road.

STAFF DISCUSSION

Staff applauds the applicant and his architect for making significant changes responsive to HPC Commission concerns. And the architect has submitted reduced dimensioned drawings with the major materials indicated. This proposal for Lot 48 is very similar to the proposal for Lot 47 - but dissimilar in its detailing. In this scheme, the porch would wrap two sides of the house and in the upper story pediment on the rear elevation, the window opening is larger. A decorative barge board and fishscales which appear on the front elevation consumes the upper level pediment.

On the front elevation, the window opening is larger, more complex and the barge board has shaping similar to that on the rear elevation. The roof pitch has been changed to 10/12 from

the applicant's earlier presentations. The overall size and footprint of the house, if exterior unenclosed porches and decks are excluded, are the same as proposed for Lot 47 -3,126 square feet and the footprint is 1,685 square feet including the garage. Therefore this submission for Lot 48 is about the same size as previously proposed. In the earlier proposal. In the HAWP submission for Lot 48 reviewed by the HPC on July 24, 1996, the house proposed for Lot 48 would be approximately 1,716 square feet in overall size. If the attached garage is deducted from this earlier proposal, then the footprint of the proposed house would be approximately 1,300 square feet. In this proposal the footprint would be 1,685 square feet less 400 square feet for the garage - or 1285 square feet.

Also, this house on Lot 48 is slightly taller than the house proposed for Lot 47. This house would be 33'-2-1/2" high and sited to take advantage of a view of the Wolfe house. The house on Lot 47 is approximately 31'-1-3/4" high. It is important that the size and footprint of the house be documented to avoid creep. The HPC may choose to discuss these issues of footprint and overall size further with the applicant.

The proposal for Lot 48 and Lot 47 are now a composition compatible with the historic Wolfe House. The architect has not replicated the historic house, the lower height of the two houses defers to the importance of the historic house; and the detailing, although now more elaborate, is simpler than that of the historic house. Staff now feels that this proposal could be approved by the HPC.

However, for clarity, staff continues to recommend that certain conditions be maintained for approval of this HAWP proposal. The applicant should provide detailed specifications of building materials for review and prior to the issuance of the approved HAWP.

Staff continues to feel that it is very important for in-fill construction in historic districts to maintain the highest quality of construction and materials to promote and enhance the character of important resources within the Linden Historic District.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #1 and #9:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment; and with the following conditions:

Conditions:

1) The applicant shall provide detailed specifications of building materials for review and approval by HPC staff prior to the issuance of an approved HAWP, including detailed information on - and possibly samples of - the wood siding, roofing shingles, wood doors, wood trim and wood window units. HPC staff will process the same large-scale drawings submitted for building permit to DEP for consistency.

2) The overall square footage of the enclosed portions of the house shall be no more than 3,126 square feet inclusive of the attached garage but not including unenclosed porches and decks. The footprint shall be no larger than 1,685 square feet including the garage.

3) All windows shall be wood 1/1 set in wood framing, whether fixed or operable.

4) All louvers shall be made of wood.

5) All trim shall be wood and be no less than 4" minimum.

6) All shutters, at each location, shall be 1/2 the width of the window where located.

7) Garage doors shall be set in wood framing and trimmed out using 4" min. Wood trim.

8) All wood surfaces shall be painted for protection from the elements.

9) All tree and shrub specimens shall be protected; major specimens shall have temporary fencing installed around the drip line during the construction period. The fencing shall be maintained throughout construction;

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

BRODE, L.L.C.
1370 Piccard Drive, Suite 250
Rockville, Maryland 20850
(301) 840-8388 / FAX (301) 840-1318

VIA TELEFAX

August 30, 1996

**Ms. Patricia Parker, Preservation Planner
Design, Zoning, and Preservation
Maryland-National Capital Park
& Planning Commission
8787 Georgia Avenue, 3rd Floor
Silver Spring, Maryland 20910-3760**

**Re: Historical Home & Site
9310 Brookeville Road
Silver Spring, Maryland**

Dear Ms. Parker,

I am writing to request a continuance of our hearing until your September 25, 1996 meeting. Our hearing was originally scheduled for September 11, 1996.

Respectfully,



**Brian D. Foster
Executive Vice President**

BDF/jld

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

1. WRITTEN DESCRIPTION OF PROJECT

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

QUEEN ANNE VICTORIAN (WOLFE HOUSE) ON LOT # 46

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

CONSTRUCT NEW SINGLE FAMILY HOME IN ACCORDANCE WITH SITE PLAN AND APPROVED PLANS

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

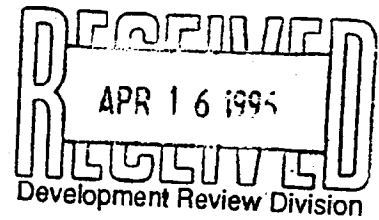
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at

65

Preliminary Plan # 1-96078
Ron Ladue (325-4715)



TREE PRESERVATION PLAN-LINDEN

All major trees identified on the site plan will be protected, as follows, with the exception of the 54" Locust Tree, the adjacent 12" Oak Tree, and the 12" Blue Spruce Tree. These should be removed.

The 2 Magnolia Trees and the Ginkgo Tree are to be root pruned by trenching a 4" wide trench, 18 inches deep just outside of the drip line of the entire tree cluster. A trencher, such as a "ditch-witch" with sharp teeth will be used. The entire area will be mulched with 3-4 inches of wood chip mulch, or an acceptable equal.

The above trees, as well as the other major trees to be saved, will have a 48 inch high temporary fence erected around the drip line of the trees, in order to prevent any parking of equipment or storage of any materials in this area. The fencing will be maintained for the duration of the construction.

An approved liquid fertilizer will be injected into the root zone of all trees to remain. The type and method will be approved by the consulting arborist.

All trees to remain will be pruned, by acceptable pruning standards, to remove any weak limbs, or any major dead wood. No live limbs will be cut unless deemed to be dangerous or weak. No climbing spurs or gaffs will be used on live trees.

All work will be performed under the supervision of a certified arborist, as defined by the International Society of Arboriculture, and according to acceptable standards to the industry.

Lewis Bloch ASCA #297

Md. Tree Expert Lic. #143

Landscape Architect Lic. #272

Certified Arborist #MA-0094

Montgomery County
Board Education
850 Hungerford Drive
Rockville, MD 20850

Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

Christopher C. & S.C. Roseman
2116 Linden Lane
Silver Spring, MD 20910

John R. & M. Byrns
9302 Brookville Road
Silver Spring, MD 20910

John H. Boucher
2106 Salisbury Road
Silver Spring, MD 20910

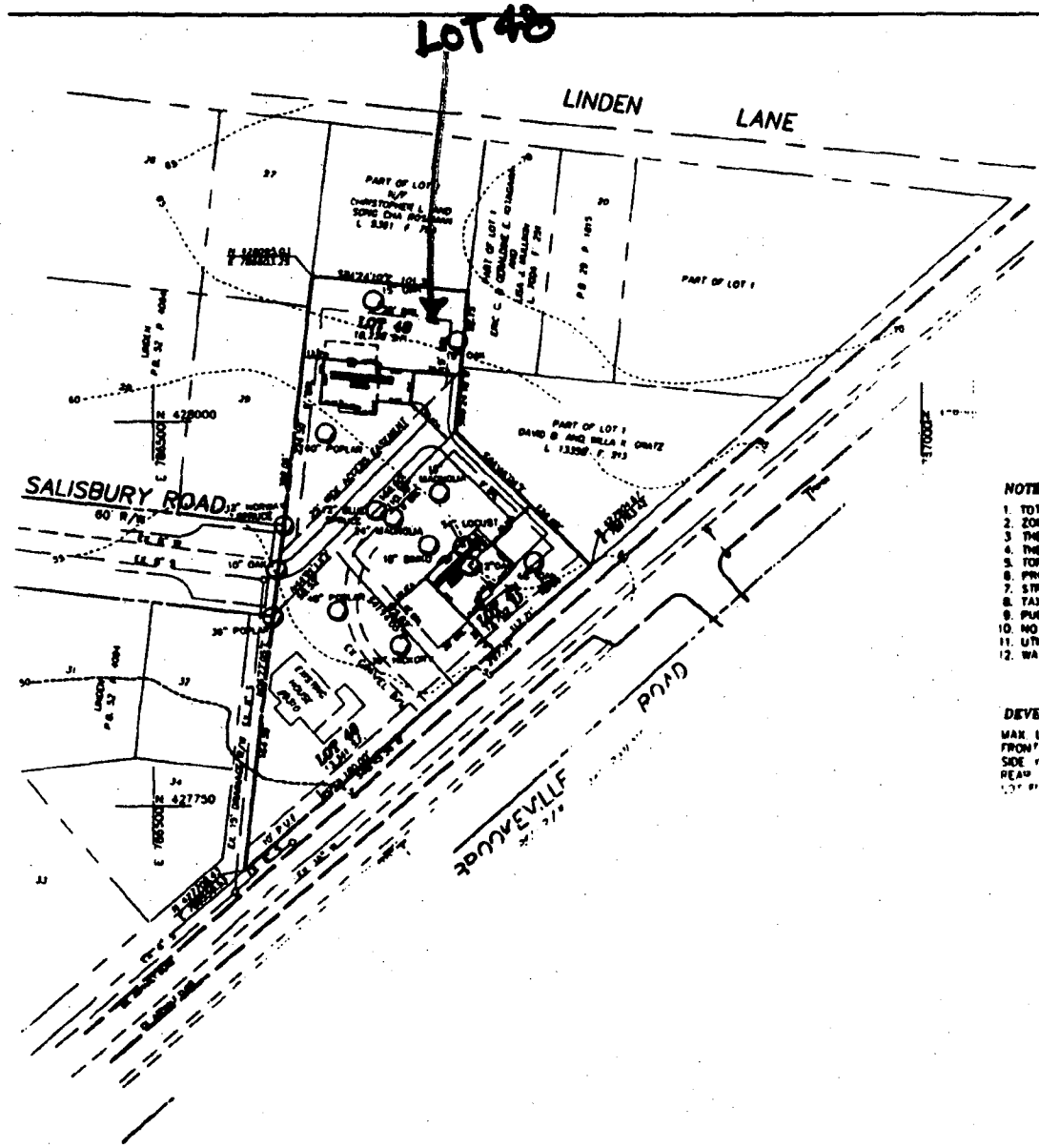
Ruth M. Murphy
2109 Salisbury Road
Silver Spring, MD 20910

James J. & J. Johnson
2118 Linden Lane
Silver Spring, MD 20910

Erik C. Kitagawa et al
2114 Linden Lane
Silver Spring, MD 20910

David B. W.K. Gratz
9316 Brookville Road
Silver Spring, MD 20910

LOT 48



LOT TABULATION:	PROPOSED COVER
LOT 46 - 13,341 S.F.	1,828 S.F. OR 16%
LOT 47 - 13,702 S.F.	1,890 S.F. OR 13%
LOT 48 - 16,228 S.F.	1,718 S.F. OR 11%

NOTES:

1. TOTAL SITE AREA: 44,000 S.F. OR 1.01 AC.
2. ZONING: R-80
3. THERE ARE NO WETLANDS ON THIS SITE.
4. THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE PER THE FEMA MAP.
5. TOPOGRAPHY: 5' INTERVAL M.N.C.P. & P.C.
6. PROPOSED USE: SINGLE FAMILY DETACHED
7. STREET MAP: 36-E1
8. TAX MAP: JP-121
9. PUBLIC WATER AND SEWER
10. NO SPECIAL TAXING DISTRICT
11. UTILITY COMPANIES - PEPCO, CAP, WASHINGTON GAS
12. WATERSHED - ROCK CREEK

DEVELOPMENT STANDARDS:

- MAX. LOT COVERAGE ALLOWED = 35%
- FRONT YARD SETBACK = 25'
- SIDE YARD SETBACK = 18'/8'
- REAR YARD SETBACK = 20'
- 1" MONUMENT 25' @ STREET, 60' @ FRONT BUILDING LINE

SITE PLAN
 LOTS 46, 47, AND 48
 A RESUBDIVISION OF PART OF LOT-1

LINDEN

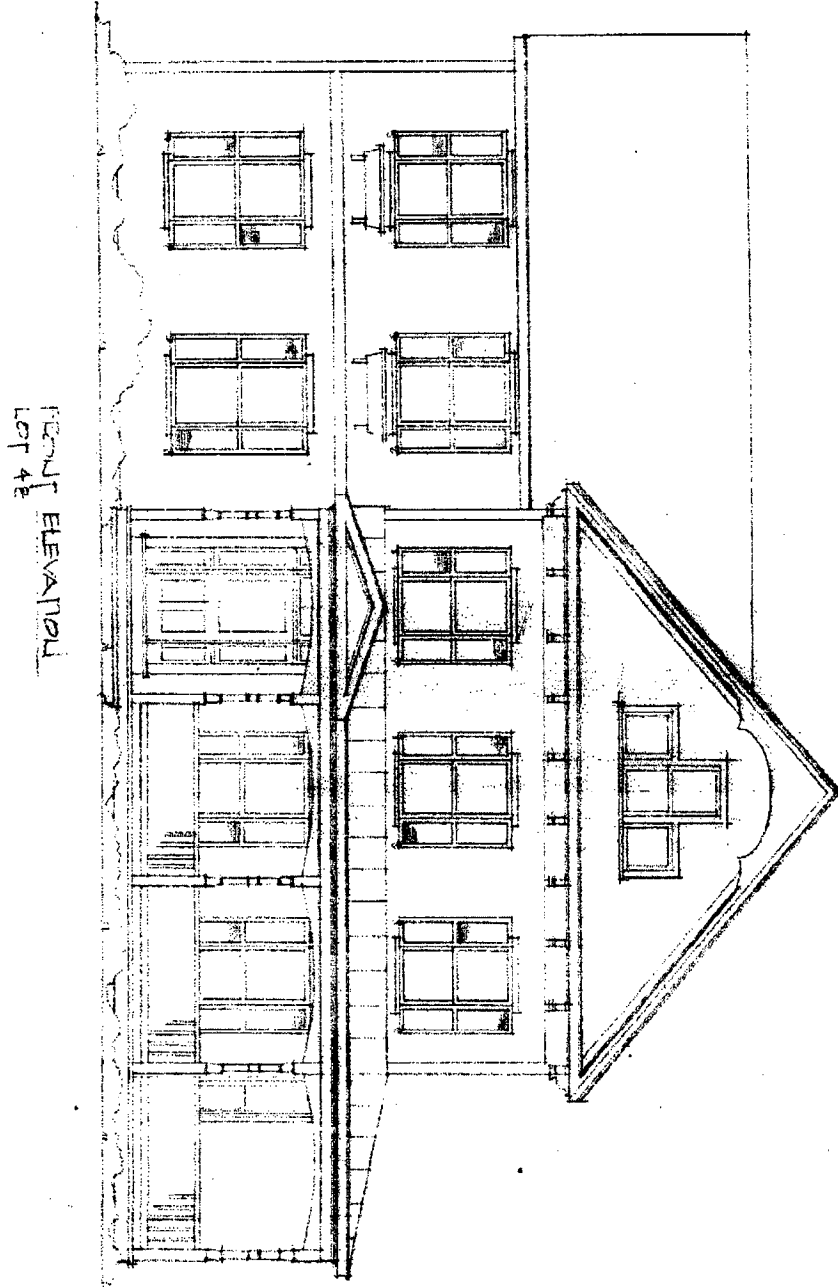
1216 REFECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=40' JULY, 1999

APPLICANT - DEVELOPER

BRODE L.L.C.
 1310 PICCARD DRIVE SUITE 200
 ROCKEVILLE MD 20850



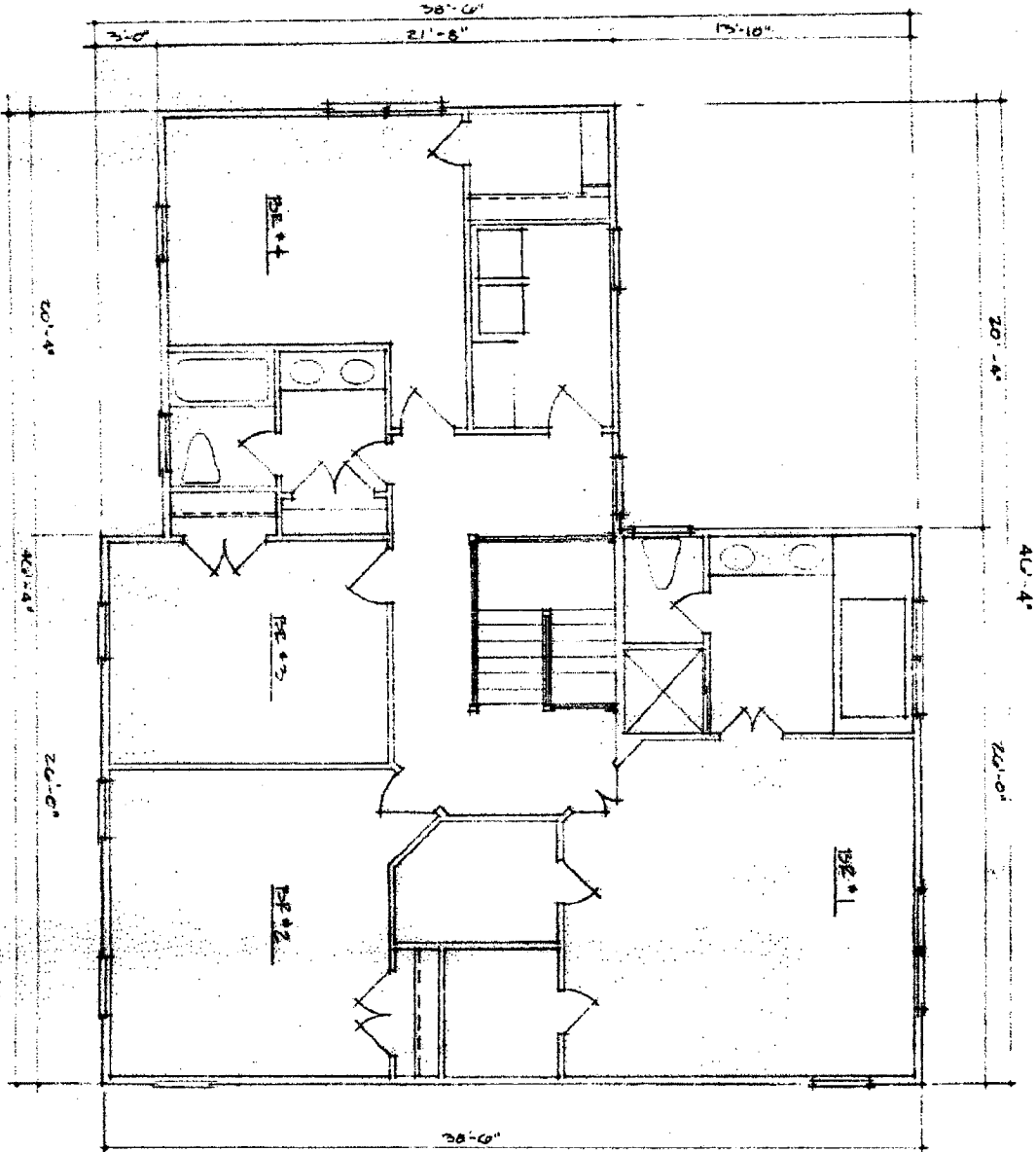


FRONT ELEVATION
LOT 4B

CONCEPT DRAWING 9/4/96

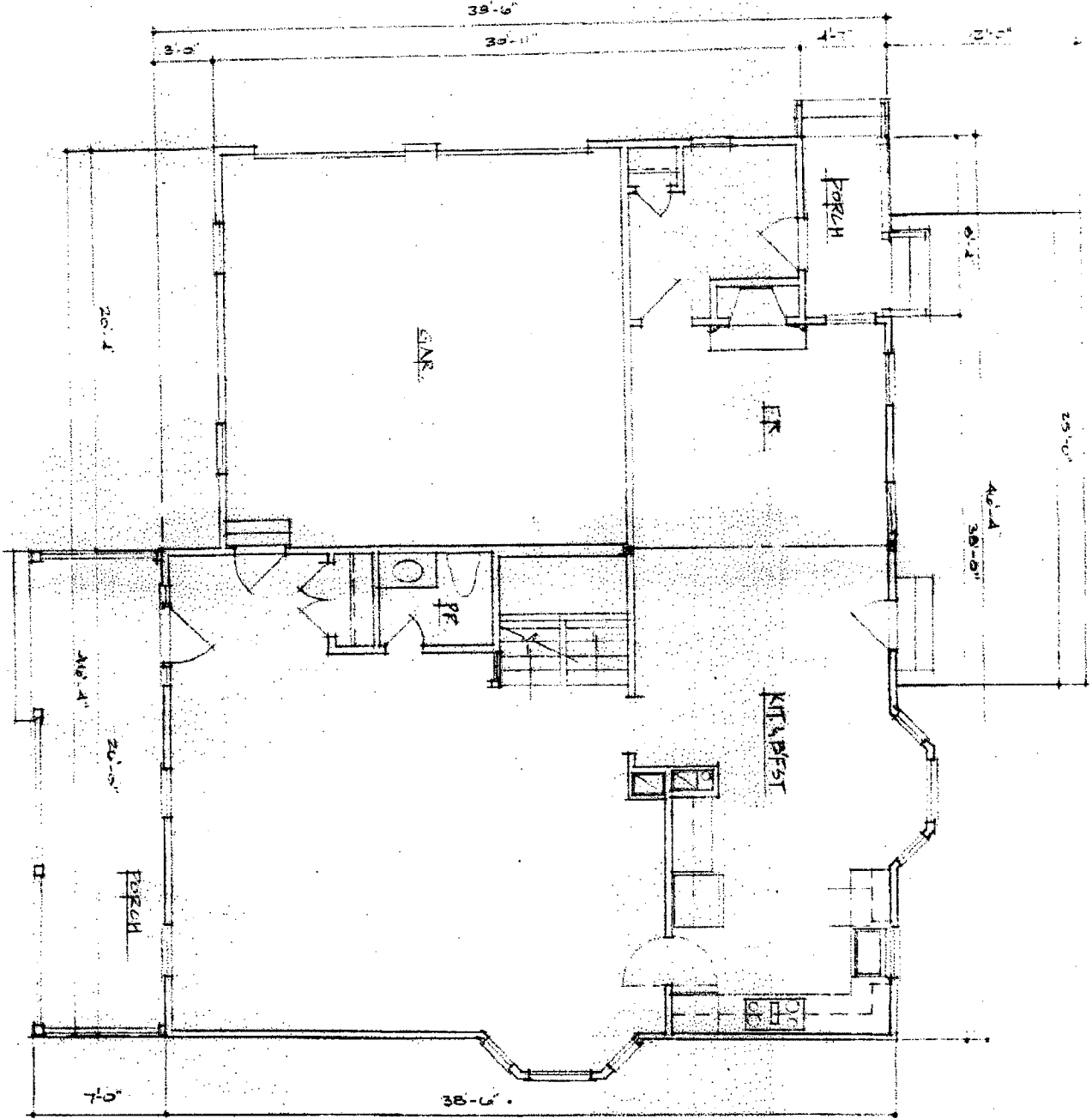


SECOND FLOOR PLAN
LOFT 48
1441 SQ. FT.



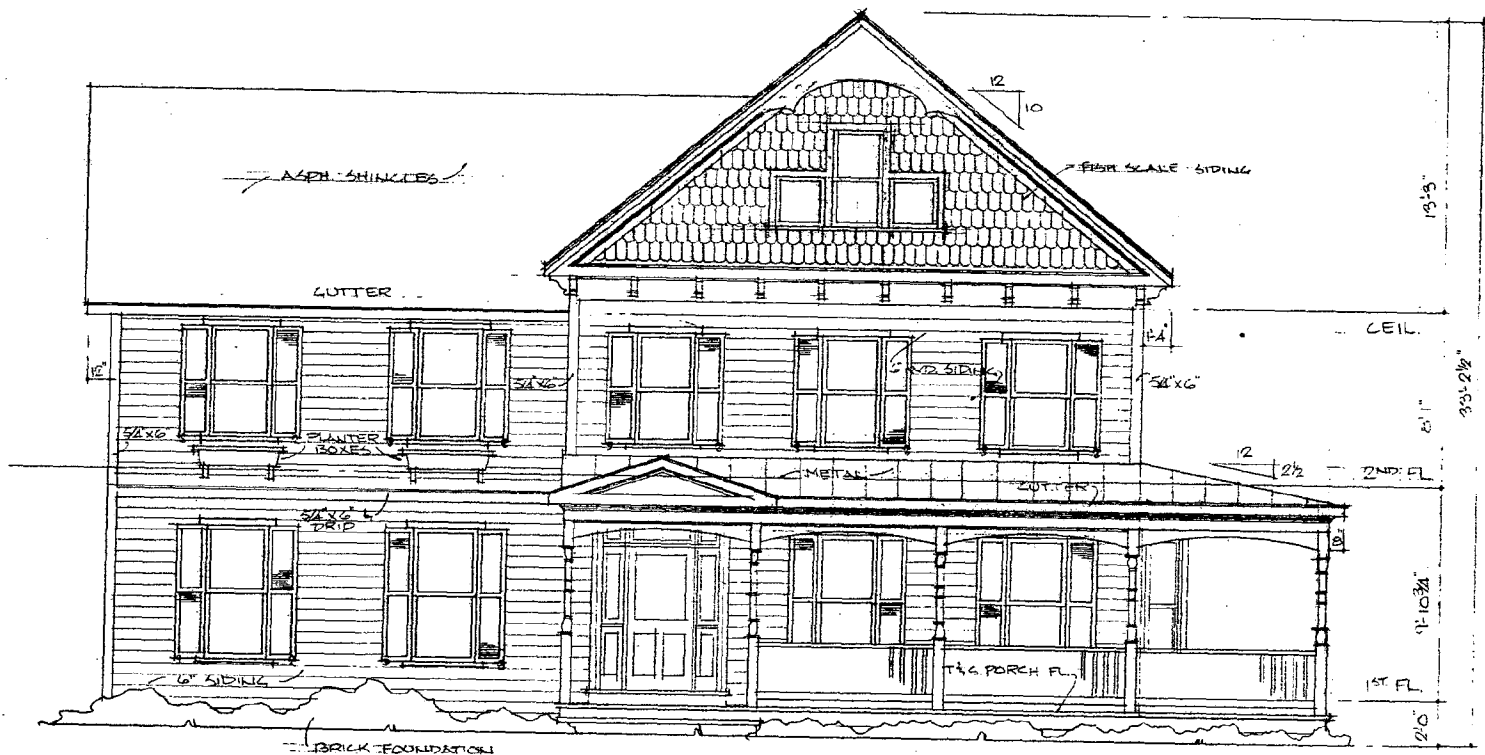
CONCEPT DRAWING 9/4/96

12



1ST FLOOR PLAN
LOT 48
LINDS SAFT

CONCEPT DRAWINGS 9/4/96



FRONT ELEVATION
LOT 48

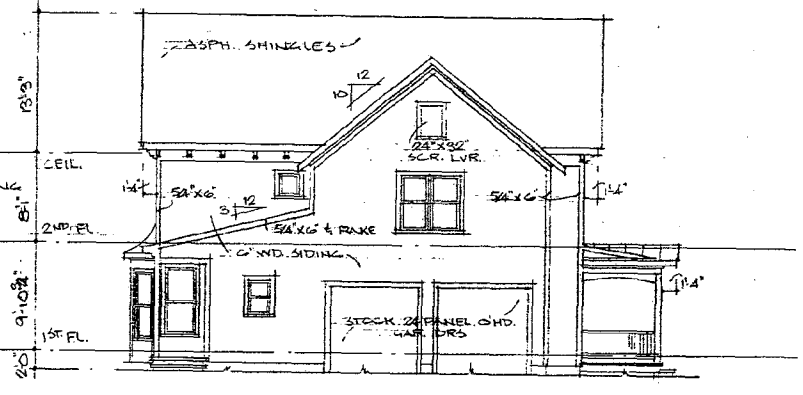
CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-981-6336 FAX 301-770-9163

PRELIMINARY DESIGN 9/18/96

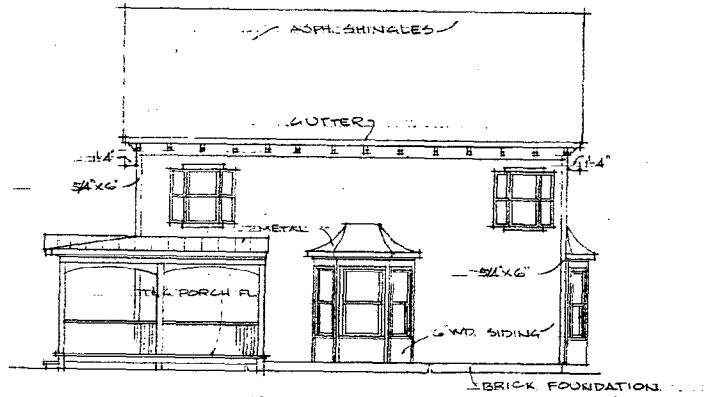
1996



REAR ELEVATION
LOT 48



LEFT ELEVATION
LOT 48

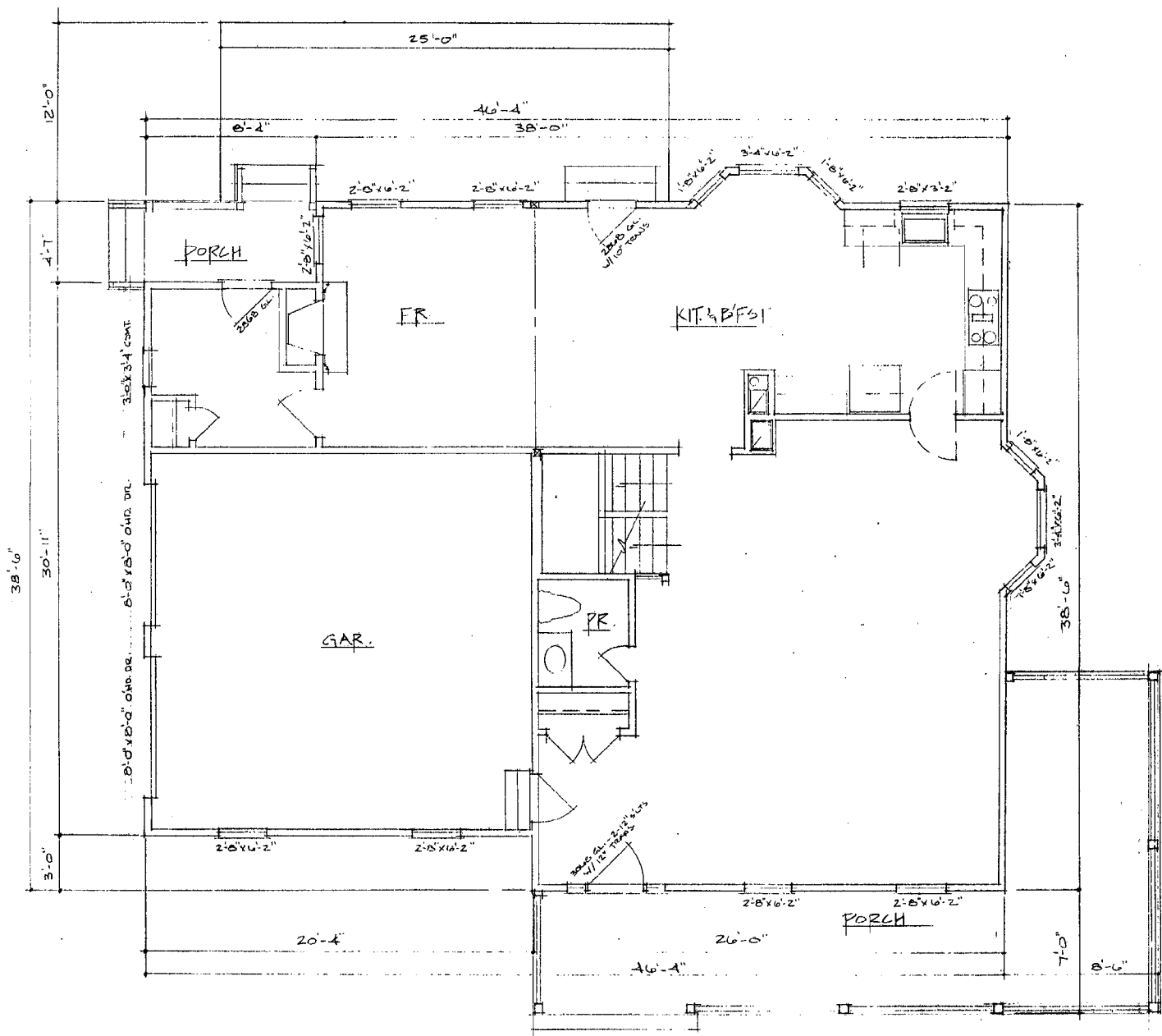


RIGHT ELEVATION
LOT 48

CLAUDE C. LAPP
ARCHITECT
31820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-831-6856 FAX 301-770-9163

PRELIMINARY DESIGN 9/18/96



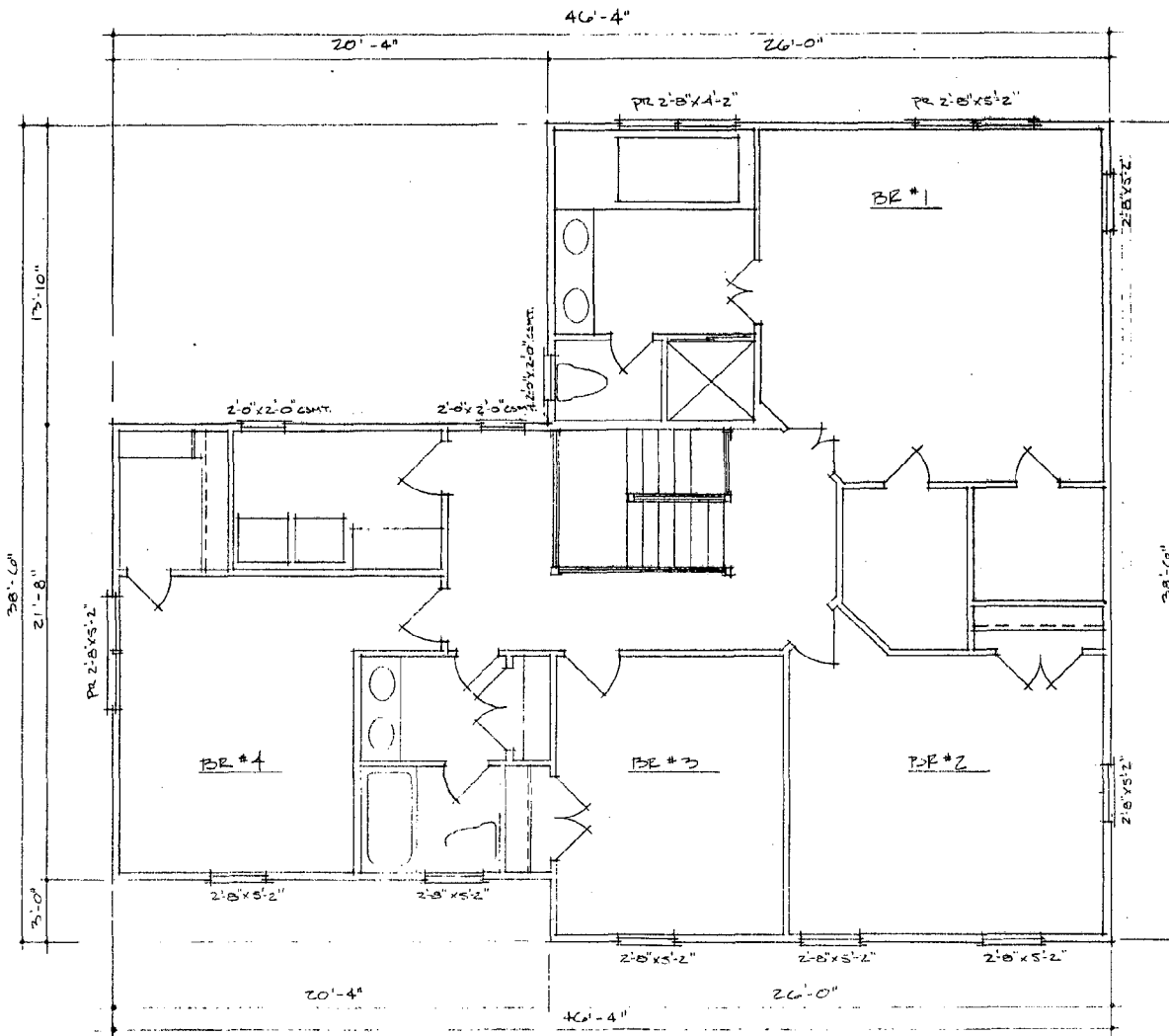


1ST FLOOR PLAN
 LOT 48 1,685 SQ. FT.

PRELIMINARY DESIGN 9/18/96

CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-881-6856 FAX 301-770-9163

159



SECOND FLOOR PLAN
 LOT 48 1441 SQ. FT.

PRELIMINARY DESIGN 9/10/96

CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-881-6936 FAX 301-770-9163

109

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9310 Brookeville Road

Meeting Date: 7/24/96

Resource: Linden Historic District

Preliminary Consultation

Case Number: N/A

Tax Credit: Partial

Public Notice: 7/10/96

Report Date: 7/17/96

Applicant: Ron Ladue

Staff: Patricia Parker

PROPOSAL: New construction of 2 houses; Remove asbestos siding; Tree removal; Install temporary sign

RECOMMEND: Proceed with revisions to HAWP

The applicant comes before the HPC to discuss, as a preliminary matter, a proposal to restore a Queen Anne style house built ca.1893 and to construct two houses at 9310 Brookeville Road in the Linden Historic District, Master Plan Site #36/2. This property is listed as an outstanding resource in the Linden Historic District. The property contains 44,000 square feet and is accessed from Brookeville Road.

The HPC reviewed a subdivision proposal for this property on December 20, 1995. At that time, the applicant requested approval to create five lots, including one lot for the historic house. After receiving all testimony and a careful review of the proposal subdivision, the HPC recommended approval of the proposal with significant revisions. The HPC approved the creation of three lots - including one lot containing 13,341 square feet with the principal entrance to face Brookeville Road; and two additional lots. The two new lots of 13,702 square feet and 16,228 square would have access via a new shared driveway off Salisbury Road. Mature tree specimens would be retained and new construction would be designed to save existing trees.

This proposal focuses on the new construction of two houses on newly created lots. The lot containing the historic house has been reduced to 13,341 square feet. The applicant also wishes to discuss certain elements of the proposed restoration of the Wolfe house to facilitate their construction schedule. A complete proposal for restoration would be included in a formal HAWP to follow this consultation.

The Linden Historic District is characterized by late-19th century and early-20th century frame dwellings representing Gothic Revival, Second Empire, Queen Anne, Colonial Revival and bungalow styles of architecture. Linden was an early railroad suburb in Montgomery County and was platted in 1873. The district has suffered from significant alterations and the intrusion of new construction.

The historic house built by George M. And Mary F. Wolfe is a Queen Anne-style residence with many notable features including fishscale shingles, a square turret to mark the front entrance and a partially covered wrap-around porch. It is remarkable that this property remained in the same family since its construction in 1897. Mr. Wolfe established the Linden

General Store at 2345 Montgomery Street and later moved his business to the Forest Glen General Store in 1912.

The house is a Queen-Anne-style frame structure with a square turret marking the front entrance. The 2-1/2 story structure fronts Brookeville Road and is located between adjacent lots of recently constructed single-family houses. To the east of the property is a one-story ranch house fronting on Brookeville Road, which is not a part of the District.

Across Brookeville Road is a public school of brick construction. To the rear of the historic house, off Salisbury Road, are non-contributing resources. The historic district suffers from lack of cohesion. Many changes took place before the boundaries of the historic district were established and elevated to historic site status.

STAFF DISCUSSION

The applicant has wisely chosen to informally discuss with the HPC the construction of two new houses on the property of an outstanding resource within the Linden Historic District prior to submitting a formal HAWP application. There are several issues which require resolution. The applicant feels that the proposal could benefit from this approach.

In the past, the HPC in reviewing applications for infill construction within a historic district, have focused on issues of size, scale, massing and setback. This application also includes the provision of attached garages for the two new houses. And the issue of proper siting with respect to the historic house is also important.

1) Siting

Staff feels that the applicant has wisely chosen to locate the new houses some distance away from the historic house. The new shared driveway would also be located some distance apart from the historic house. Staff feels that the location for the driveway is good and that the driveway should be constructed using gravel. This approach will offer the retention of significant tree and shrub specimens.

As proposed, one house, to be constructed on Lot 48, would sit on the rise of the land and face the historic house. The two-story house would be lower in height than the historic house and would have a footprint of 1,716 square feet. This footprint is smaller than the historic house. The house proposed for Lot 48 would be oriented toward Salisbury Road with a view to the historic house. Staff feels that this approach is approvable.

The second house would be yet smaller and would be located as close to the east property line as permitted in order to retain spectacular shrub and tree specimens. This house, constructed on Lot 47 would also be two stories and would have a footprint of 1,680 square feet. Lot coverage tabulations would be 16% for the historic house; 13% for Lot 47 and 11% for Lot 48.

The applicant has chosen to orient the front of the house away from Brookeville Road and towards Salisbury Road. Staff feels that this approach to the siting of the proposed house on Lot 47 would be very awkward for the streetscape. Staff would recommend that the front of the house proposed for construction on Lot 47 be oriented to face Brookeville Road and have a setback from Brookeville Road the same as that of the historic house.

2) Size, Scale and massing

Staff feels that it is important that the house on Lot 47 be much smaller in scale than the historic house. The Wolfe House is approximately 2,660 square feet in size. Staff feels that this house should be no larger than 1,600 square feet, be no more than two stories in height and be simple in design and have a footprint no larger than 1,200 square feet. The applicant has incorporated these suggestions in his presentation of Alternative A and B for Lot 47 if approximately 400 square feet (the size of the proposed attached garage) is deducted from the current proposal. The height of the proposed house would be about 30-1/2 feet at the ridge line of the roof. The height of the Wolfe House is 48 feet at the top of the turret and 36-1/2 feet at the top of the gable.

Staff also feels that the house on Lot 48 could be approved if the attached garage is eliminated. As proposed, the house is approximately 1,716 square feet in overall size. If the attached garage is deducted from the proposal, then the footprint of the proposed house would be approximately 1,300 square feet.

The design of the two new houses should be simple and lack substantial ornamentation. Once the historic house is restored, the built simplicity of the new houses would accentuate the significant details of the historic house. This simplicity could be achieved through the singularity of chosen materials. Staff feels that the new houses should be of frame construction and simple in detail.

Staff also felt that the two new houses should be similar in construction. This approach would further emphasize intended simplicity of design and form a composition for the three houses within close proximity of one another. The applicant has submitted two alternatives for the house on Lot 47. Alternative A is a two story house without the second story recessed porch of Alternative B. In both instances the houses would have an attached garage. Staff feels that the applicant could proceed to develop the proposed house for Lot 47 using Alternative A.

3) Attached garages

In the past the HPC has not approved attached garages. Examples of these decisions with in-fill projects within historic districts are new construction within Hawkins Lane and Capitol View Park. In these districts the HPC has approved attached garages only in nominal areas of the district surrounded by either nominal or spatial resources. But this proposal involves in-fill construction on the property of an **outstanding resource**. As proposed, the garages would be located so that they are not within public view. Attached garages would also permit retention of more of the flora and significant tree specimens.

Staff feels that the applicant could, however, build smaller houses to permit the construction of separate garages. Or the applicant could choose not to construct a garage for either house on Lot 47 or 48. This issue warrants further discussion by the HPC.

4) Certain restoration activities for the Wolfe House

The applicant proposes to remove asbestos siding from the historic house. This activity would reveal wood clapboard and the applicant would then paint the clapboard for further protection from the elements. Staff feels that the HPC could approve this portion of the proposed and that the applicant should proceed with this activity. With adequate and proper documentation this portion of the proposal could qualify for a Historic Preservation Tax Credit. The applicant should separate receipts and expenses for this portion of the work when application for tax credit is made.

Secondly, the applicant proposes to remove two tree specimens that are located very close to the foundation of the bay window of the historic property. The HPC, in the past has approved HAWP applications to remove trees that could cause damage to the house foundation.

Third, the applicant, at this time. Would like to install a temporary sign advertising the sale of the three houses. Section 24A-6(a)-2 of the Montgomery County Ordinance states that such signs are excepted from the requirement to file a HAWP. Staff would remind the applicant that such signs would be temporary and should be erected with the understanding that the sign would be removed upon sale. Staff does not feel that this portion of the proposal requires HPC comment.

STAFF RECOMMENDATION

The district has already experienced some loss of openness due to new construction. Staff feels that the new houses should be simple in form, remote as possible from the historic house and retain significant tree specimens and flora.

In summary, staff feels that the house proposed for Lot 48 is possible if the concept of an attached garage were eliminated. The house for Lot 47 should utilize Alternative A as an approach. Staff feels that due to the size of the lots and the flora to be retained, the proposal should be revised to delete garages.

Further, the historic house is without a garage. And the property would be less crowded with less mass; and there would also be less alteration to the property. Staff feels in this case that "less is more". Staff also feels that the house on Lot 47 should be oriented to face Brookeville Road with a front setback the same as that of the historic house.

The final revised HAWP submission should include the proposal for restoration of the Wolfe House in addition to fully dimensioned drawings with materials proposed for use indicated. If fencing is a part of this proposal, the fence lines should be indicated. The site plan should indicate the setbacks and placement for each house, including the Wolfe House and any landscape changes.

July 3, 1996

Ms. Pat Parker
Historic Preservation Commission
MNC PPC
8787 Georgia Ave
Silver Spring, MD 20910

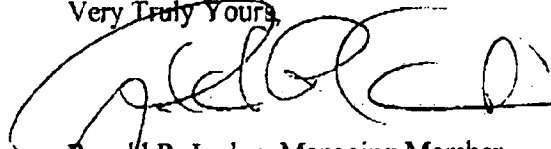
RE: Linden Property
9310 Brookeville Road
Silver Spring, MD 20910

Dear Ms. Parker:

We hereby request inclusion on the agenda for the commission's hearing for July 24, 1996. We wish to do a preliminary consult regarding the siting and construction of two new units on the approved lots adjacent to the historic resource. I will follow up with a site plan and preliminary architectural drawings within the next few days.

Thank you in advance for your timely attention to this request.

Very Truly Yours,



Ronald R. Ladue, Managing Member
BRODE LLC, Owner

FAX TO: Patric Parker, HPC
FAX: 495-1307 VOICE: 495-4730

Eileen S. McGuckian
11807 Dinwiddie Drive
Rockville, Maryland 20852

July 16, 1996

Ms. Patricia Parker
Historic Preservation Planner
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 9310 Brookeville Road
Linden Historic District

Dear Ms. Parker:

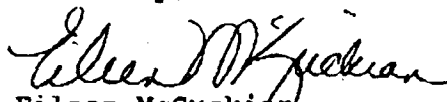
I write on behalf of Brode LLC, owners of the subject property, to request that the Montgomery County Historic Preservation Commission enlarge the scope of the project to be considered for Preliminary Consultation at its meeting of July 24, 1996.

Specifically, there are three work items which the owners wish to initiate immediately to benefit the historic property. They are: 1) to remove the asbestos siding from the historic house, 2) to remove two blue spruces which are encroaching on the north side of the house, and 3) to install a temporary "coming soon" (for sale) sign at the foot of the driveway on Brookeville Road to advertise the property. To the HPC meeting, we will bring the report of the arborist and a drawing of the proposed temporary sign to support this request.

The owners understand that they must apply for an Historic Area Work Permit for the above items. This will be done immediately following the HPC meeting. We plan to attend the meeting to answer any questions from the Commission or staff.

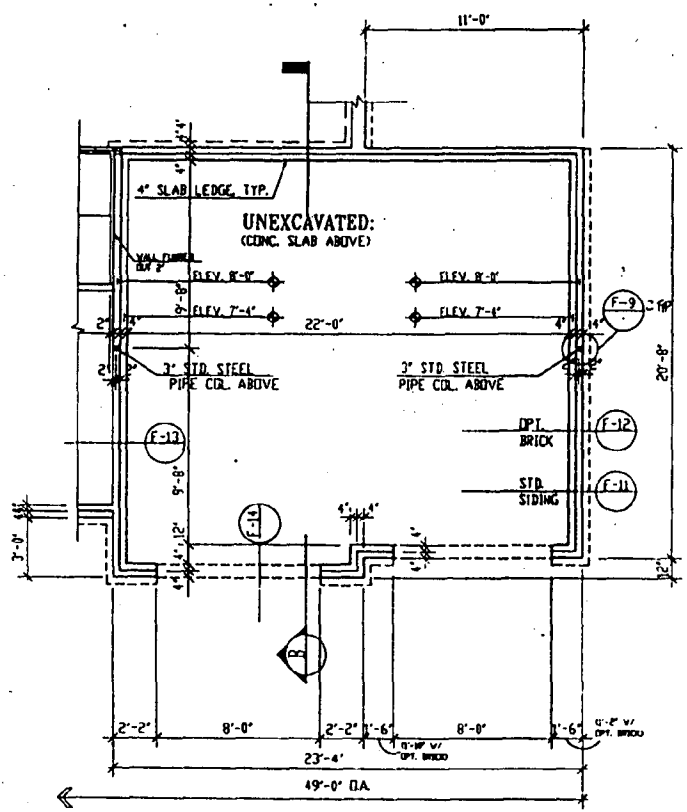
Thank you for your assistance with this request. Also, could you kindly FAX me a copy of the HPC agenda for July 24? (762-0961)

Sincerely,

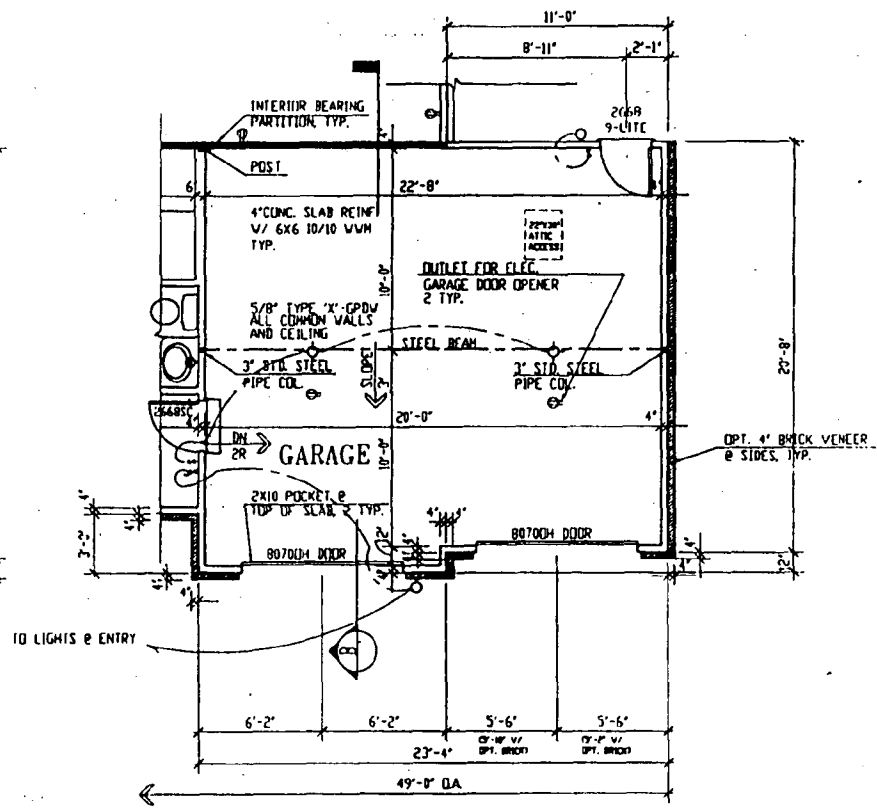

Eileen McGuckian
Agent for Brode LLC

Enclosures

cc: Ed Schwartz, Ron Ladue, Brian Foster

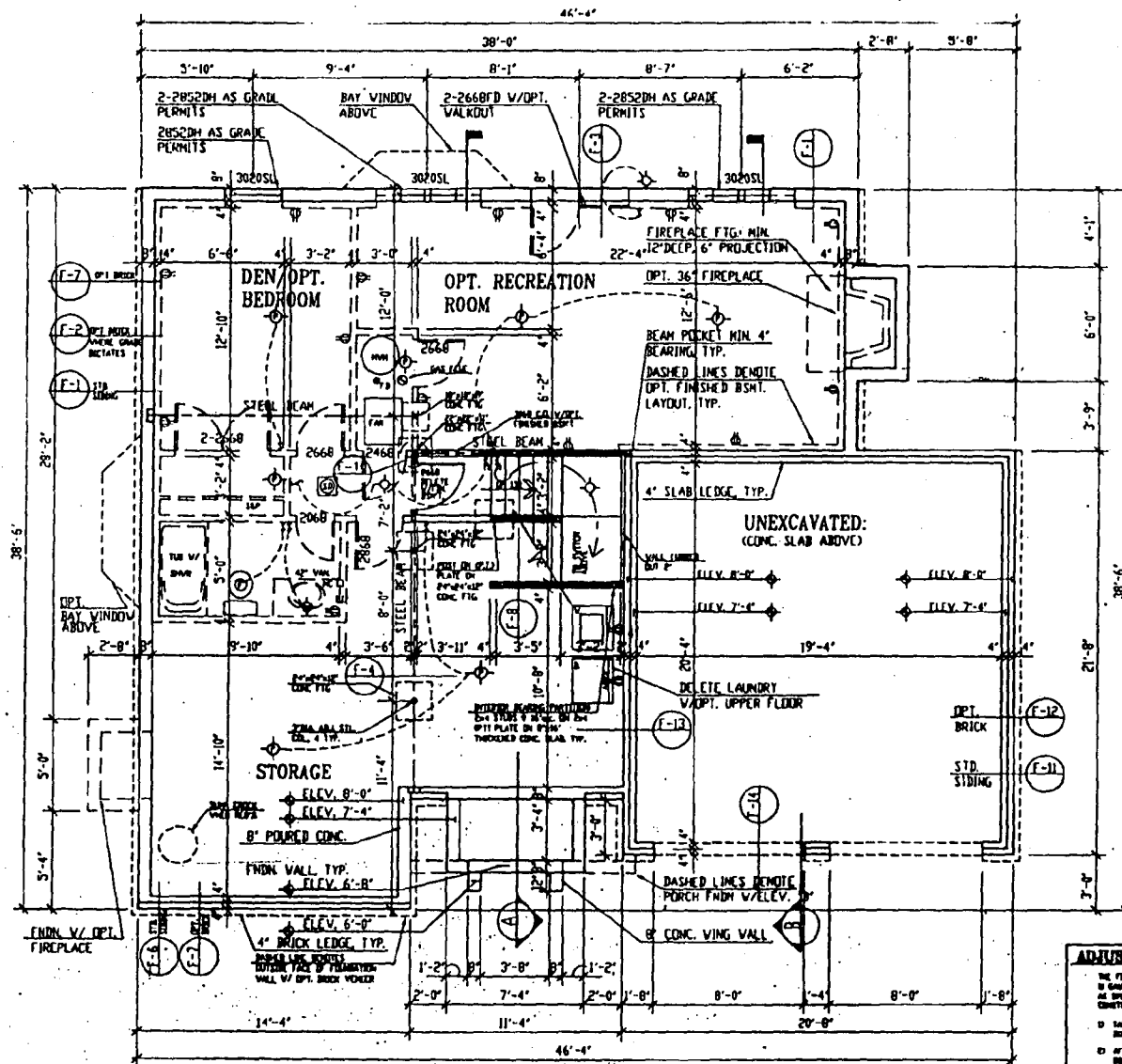


PARTIAL FOUNDATION/BASEMENT PLAN
 W/OPT. UPPER FLOOR
 "WELLINGTON"
 1/4" = 1'-0"



PARTIAL LOWER FLOOR PLAN
 W/OPT. UPPER FLOOR
 "WELLINGTON"
 1/4" = 1'-0"

Lot 47



FOUNDATION/BASEMENT PLAN

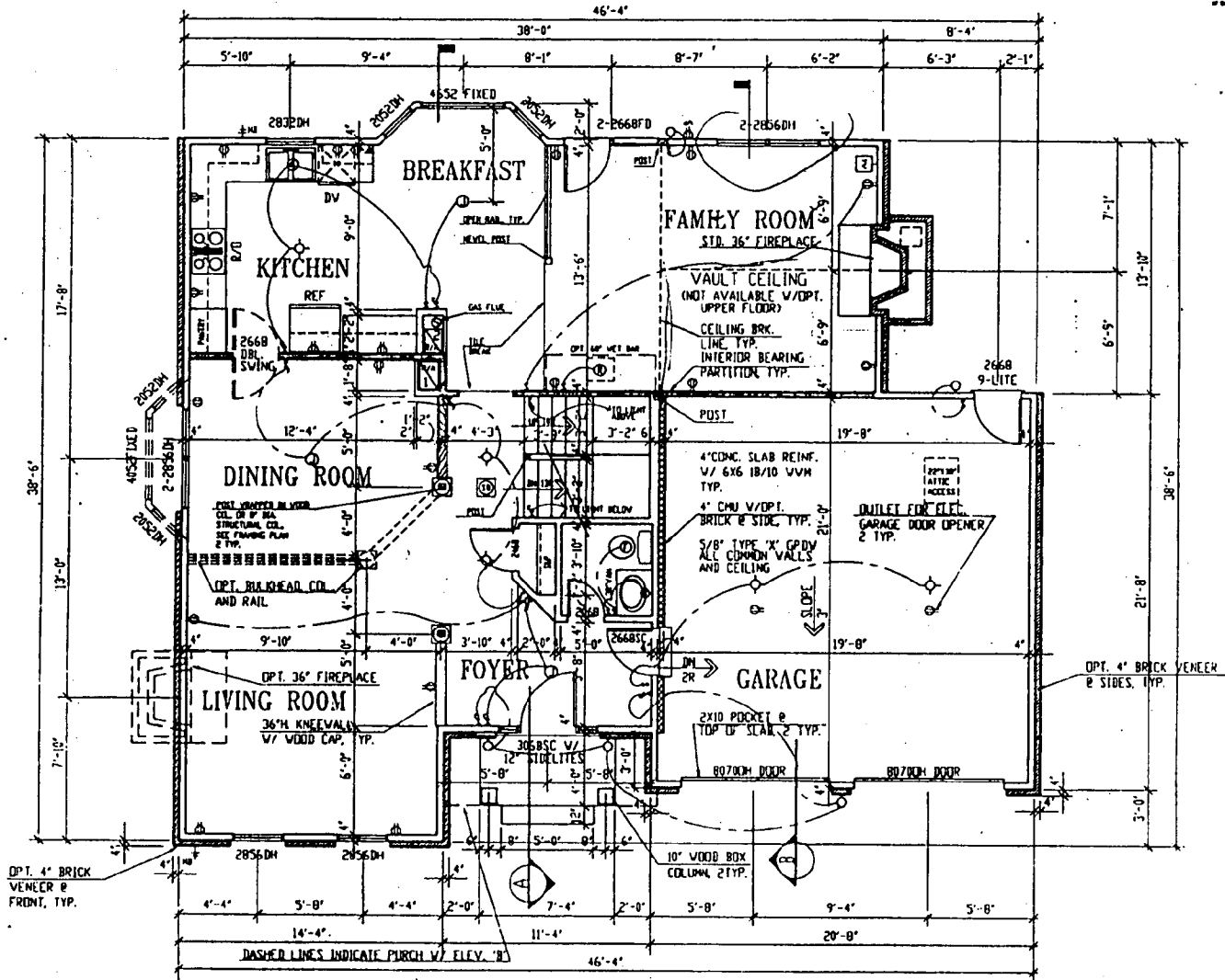
1/4" = 1'-0"

ADJUSTABLE STEEL COLUMNS
 THE FOLLOWING ARE APPROVED BY BRIGHTON ROAD:
 BY BRIGHTON ROAD APPROVED BY BRIGHTON ROAD
 AS SPECIFIED IN 1/4" SCALE PLAN, SEE 1/4" CONSTRUCTION DRAWINGS.
 D SAFETY - CONCRETE
 BSA RESEARCH REPORT 1987-88
 E WOOD - 12" ITS UP
 BSA RESEARCH REPORT 1987-88
 F CRIBBLE - 12" ITS UP
 BSA RESEARCH REPORT 1987-88

addhomes

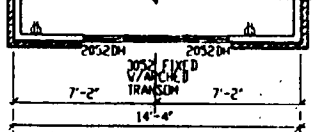
BCMI - BRIGHTON/WELLINGTON

Lot 47



LOWER FLOOR PLAN

"BRIGHTON"



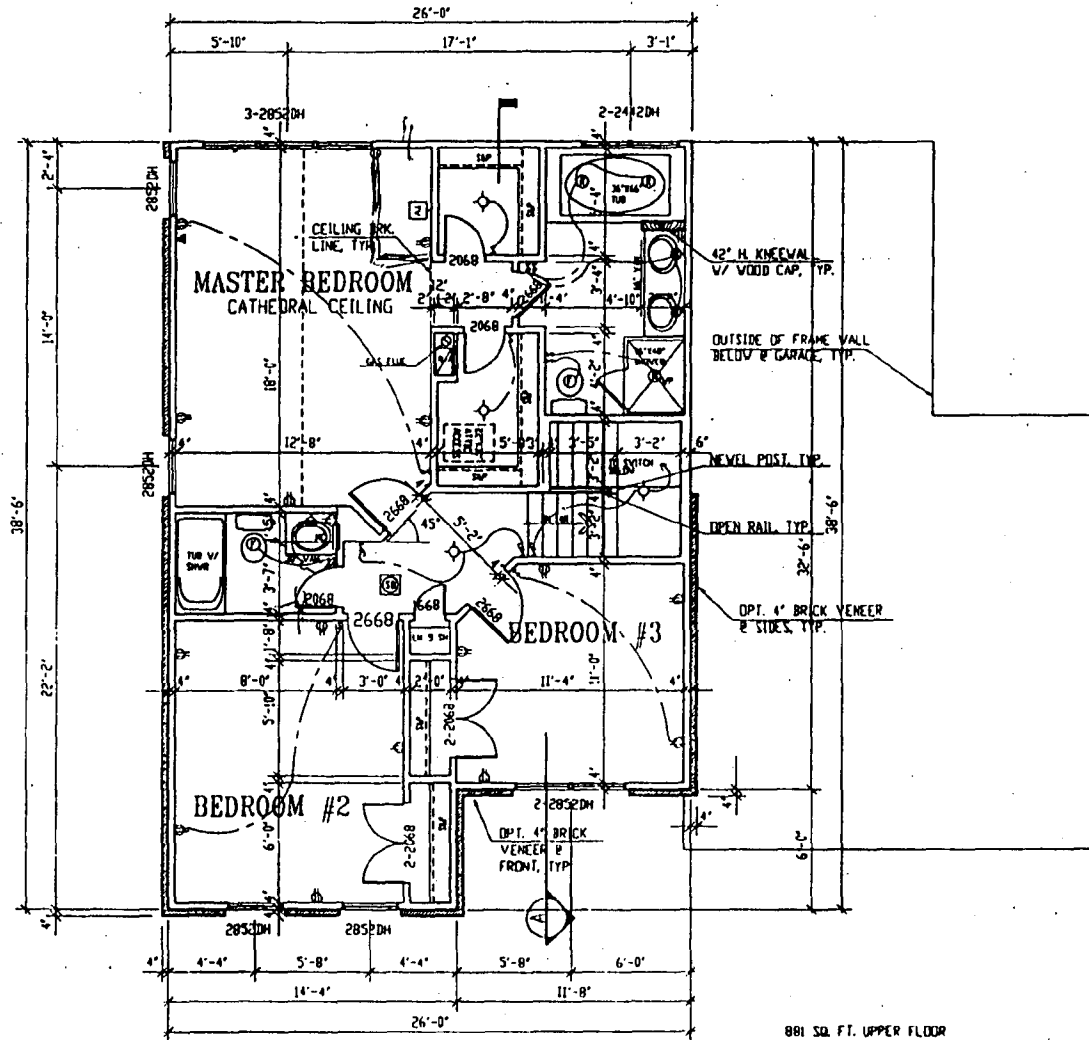
W/ELEVATION "A" 1/4" = 1'-0"
 W/STD. UPPER FLOOR
 UNLESS OTHERWISE NOTED SET WINDOW HD HGT @ 6'-8" ABOVE SUBFLOOR
PARTIAL LOWER FLOOR PLAN
 W/ELEVATION "B" 1/4" = 1'-0"

1116 SQ. FT. LOWER FLOOR
 1997 SQ. FT. TOTAL



BCMI - BRIGHTON/WELLINGTON

Lot 47



881 SQ. FT. UPPER FLOOR

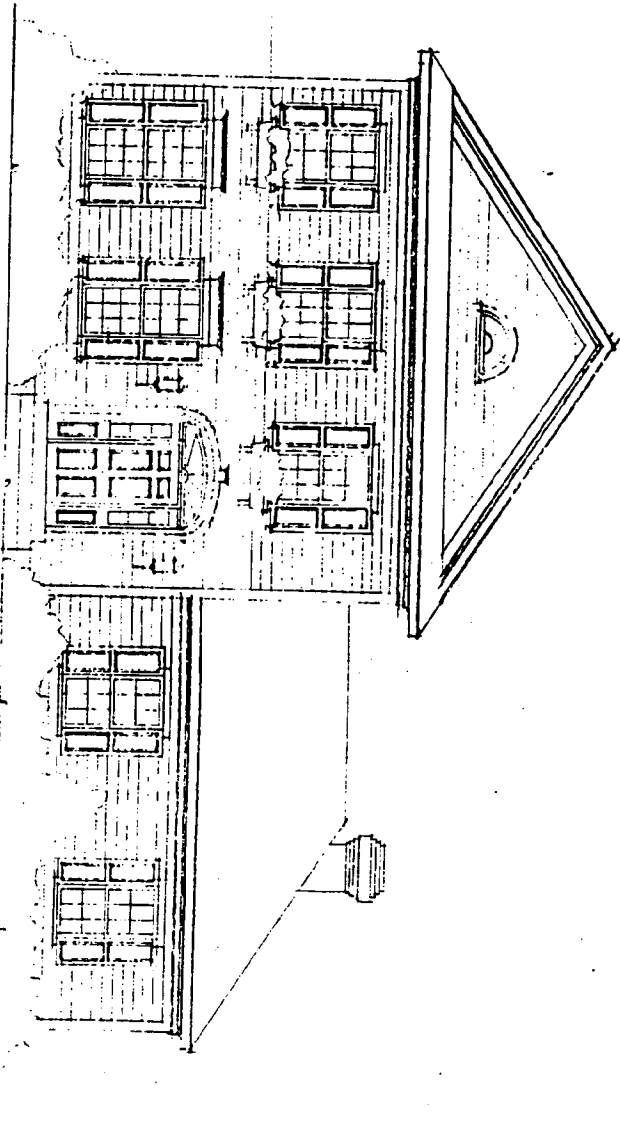
UPPER FLOOR PLAN

"BRIGHTON" UNLESS OTHERWISE NOTED SET WINDOW HEAD HEIGHT @ 6'-8" ABOVE SUBFLOOR 1/4" = 1'-0"



BCMI - BRIGHTON/WELLINGTON

Lot 47

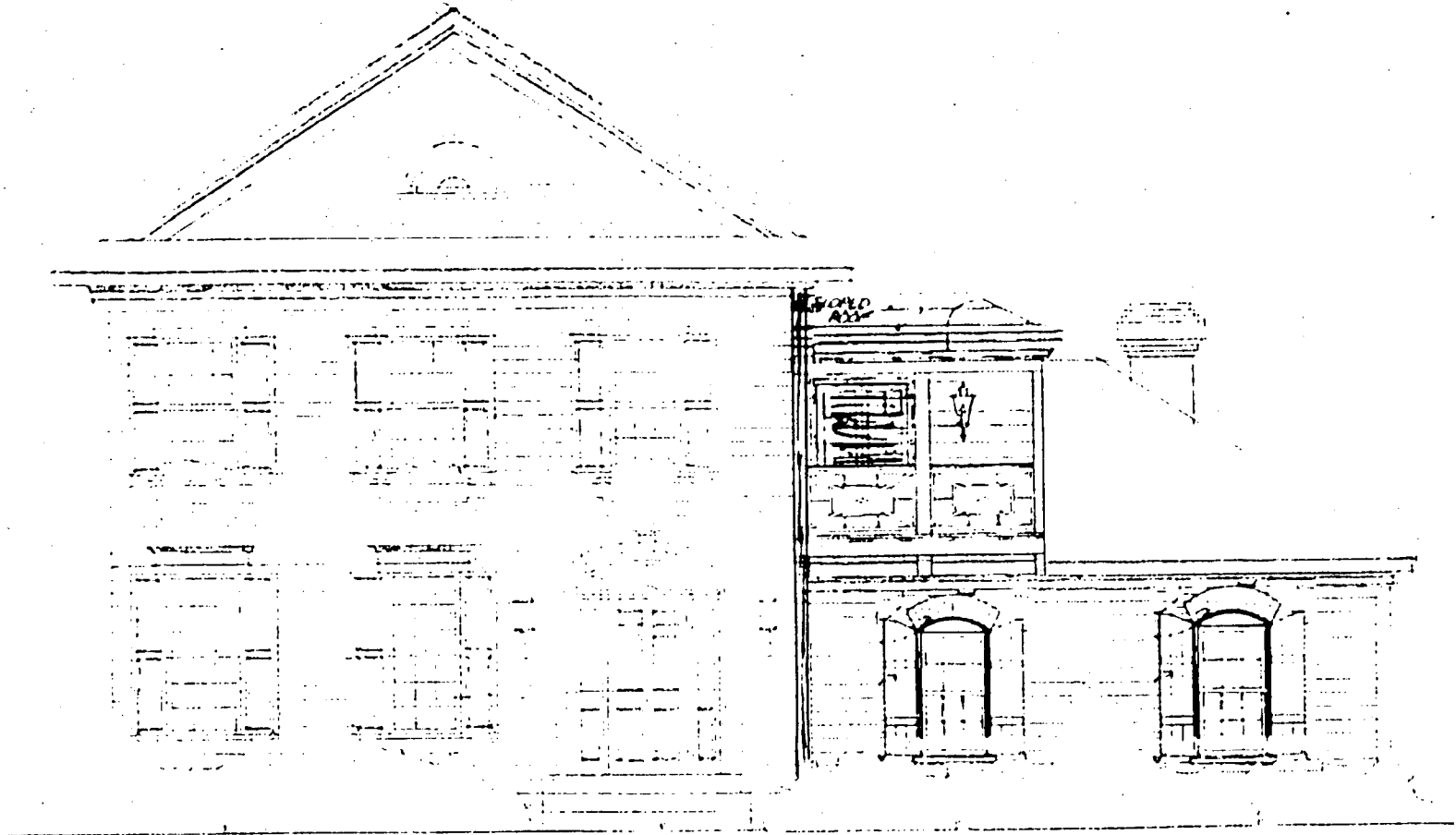


REAR PORCH

CLARENCE C. LAPP
ARCHITECT
1100 PENNSYLVANIA DRIVE, SUITE 100
BETHESDA, MD 20814-2558
301 291-1100

ALTERNATIVE A

Lot 47

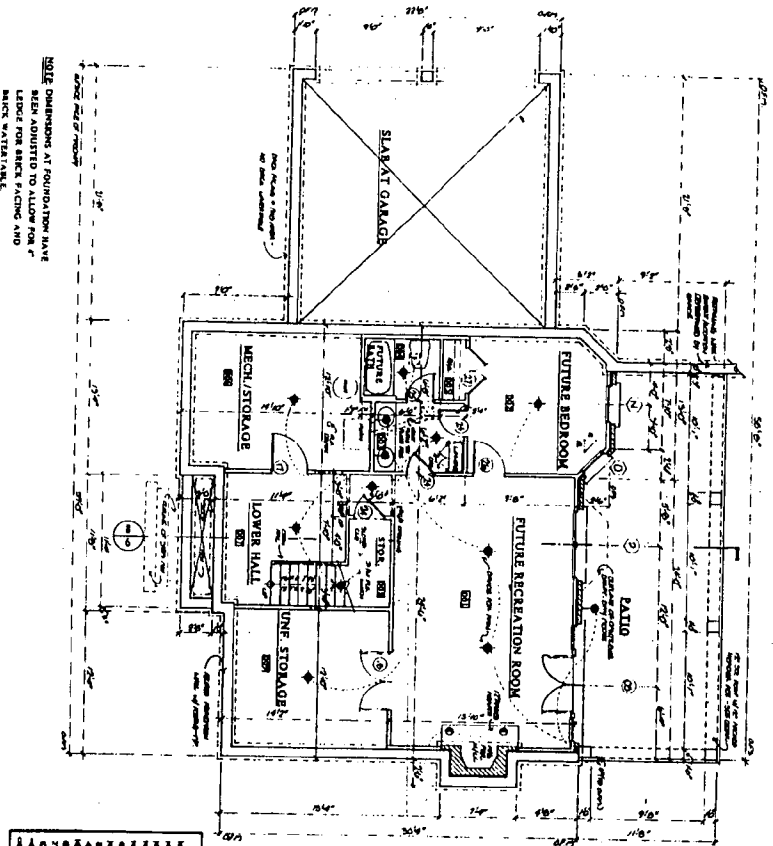


RECESSED
ENTRY

ALTERNATIVE B

CLAUDE C. LEPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-221-8816 FAX 301-727-1100

Lot 47



NOTE: OPENINGS AT FOUNDATION HAVE BEEN PROVIDED TO ALLOW FOR FUTURE CONCRETE PILING AND BRICK VENTILATION.

FOUNDATION/BASEMENT LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: USE 212 FLOOR SYSTEM - TYPICAL

WINDOW SCHEDULE

NO.	TYPE	FINISH	GLASS	OPERATION	REMARKS
1	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
2	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
3	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
4	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
5	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
6	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
7	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
8	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
9	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
10	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
11	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
12	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
13	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
14	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
15	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
16	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
17	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
18	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
19	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO
20	6'-0" x 4'-0"	WOOD	DOUBLE GLAZED	SLIDING	PATIO

DR - DOUBLE HUNG
 ST1 - STATIONARY
 ST2 - SACRED
 TR1 - TRANSOM

DOOR SCHEDULE

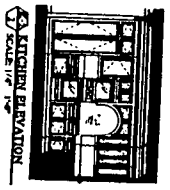
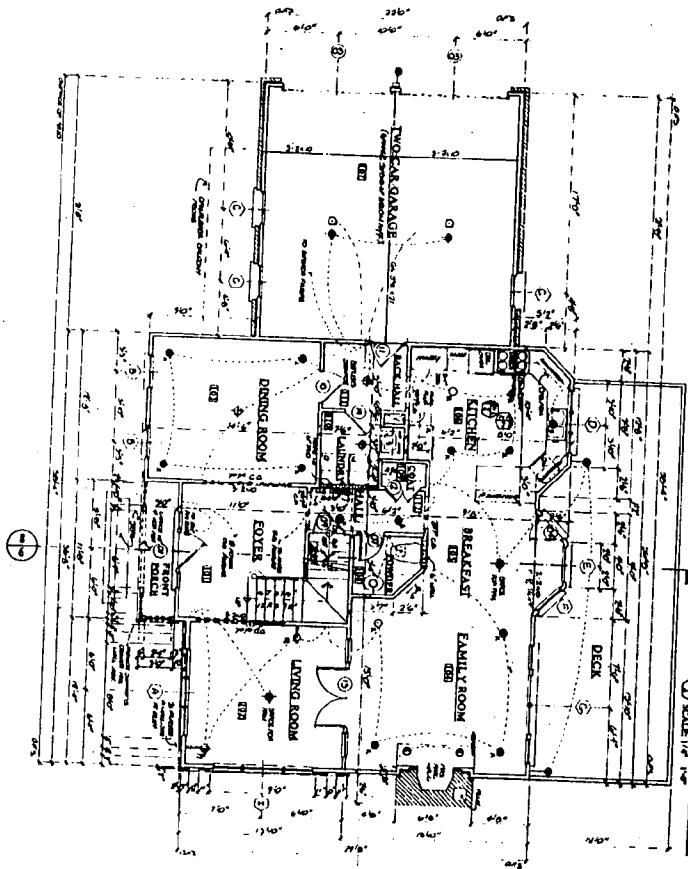
NO.	TYPE	FINISH	OPERATION	REMARKS
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2	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
3	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
4	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
5	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
6	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
7	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
8	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
9	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
10	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
11	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
12	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
13	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
14	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
15	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
16	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
17	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
18	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
19	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
20	6'-0" x 2'-0"	WOOD	SLIDING	PATIO

ELECTRICAL PANEL

NO.	TYPE	FINISH	OPERATION	REMARKS
1	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
2	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
3	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
4	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
5	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
6	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
7	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
8	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
9	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
10	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
11	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
12	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
13	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
14	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
15	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
16	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
17	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
18	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
19	6'-0" x 2'-0"	WOOD	SLIDING	PATIO
20	6'-0" x 2'-0"	WOOD	SLIDING	PATIO

Lot 48

FIRST LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"
9'-0" CL. HGT.



SQUARE FOOTAGE BREAKDOWN	
FIRST FLOOR	1,779 Sq. Ft.
SECOND FLOOR	1,273 Sq. Ft.
TOTAL	3,052 Sq. Ft.
NOT INCLUDED	
Garage	270 Sq. Ft.
Staircase	200 Sq. Ft.

- HISTORICAL DATA**
- 1. Existing Foundation
 - 2. Existing Footing
 - 3. Existing Wall
 - 4. Existing Ceiling
 - 5. Existing Floor
 - 6. Existing Staircase
 - 7. Existing Window
 - 8. Existing Door
 - 9. Existing Siding
 - 10. Existing Roof
 - 11. Existing Mechanical
 - 12. Existing Electrical
 - 13. Existing Plumbing
 - 14. Existing HVAC
 - 15. Existing Other

FINISHES

01 - JOINT LIVING
02 - GYM - CARPET
03 - BATH - CERAMIC
04 - HALL - CERAMIC
05 - KITCHEN - CERAMIC
06 - BREAKFAST - CERAMIC
07 - FAMILY - CERAMIC
08 - LIVING - CERAMIC
09 - DINING - CERAMIC
10 - ENTRY - CERAMIC
11 - GARAGE - CONCRETE
12 - PORCH - CONCRETE
13 - DECK - WOOD
14 - STAIRS - WOOD
15 - FLOOR - WOOD
16 - WALL - DRYWALL
17 - CEILING - DRYWALL
18 - ROOF - ASPH/FLT
19 - SIDING - VINYL
20 - WINDOWS - ALUMINUM
21 - DOORS - WOOD
22 - MECHANICAL - GALV
23 - ELECTRICAL - COPPER
24 - PLUMBING - COPPER
25 - HVAC - GAS

FINISHES

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	JOINT LIVING	1	SQ. FT.	1.00	1.00
2	GYM - CARPET	1	SQ. FT.	1.00	1.00
3	BATH - CERAMIC	1	SQ. FT.	1.00	1.00
4	HALL - CERAMIC	1	SQ. FT.	1.00	1.00
5	KITCHEN - CERAMIC	1	SQ. FT.	1.00	1.00
6	BREAKFAST - CERAMIC	1	SQ. FT.	1.00	1.00
7	FAMILY - CERAMIC	1	SQ. FT.	1.00	1.00
8	LIVING - CERAMIC	1	SQ. FT.	1.00	1.00
9	DINING - CERAMIC	1	SQ. FT.	1.00	1.00
10	ENTRY - CERAMIC	1	SQ. FT.	1.00	1.00
11	GARAGE - CONCRETE	1	SQ. FT.	1.00	1.00
12	PORCH - CONCRETE	1	SQ. FT.	1.00	1.00
13	DECK - WOOD	1	SQ. FT.	1.00	1.00
14	STAIRS - WOOD	1	SQ. FT.	1.00	1.00
15	FLOOR - WOOD	1	SQ. FT.	1.00	1.00
16	WALL - DRYWALL	1	SQ. FT.	1.00	1.00
17	CEILING - DRYWALL	1	SQ. FT.	1.00	1.00
18	ROOF - ASP/FLT	1	SQ. FT.	1.00	1.00
19	SIDING - VINYL	1	SQ. FT.	1.00	1.00
20	WINDOWS - ALUMINUM	1	SQ. FT.	1.00	1.00
21	DOORS - WOOD	1	SQ. FT.	1.00	1.00
22	MECHANICAL - GALV	1	SQ. FT.	1.00	1.00
23	ELECTRICAL - COPPER	1	SQ. FT.	1.00	1.00
24	PLUMBING - COPPER	1	SQ. FT.	1.00	1.00
25	HVAC - GAS	1	SQ. FT.	1.00	1.00

Lot 48

SHEET
OF 2
8

HONEYSUCKLE
HILL
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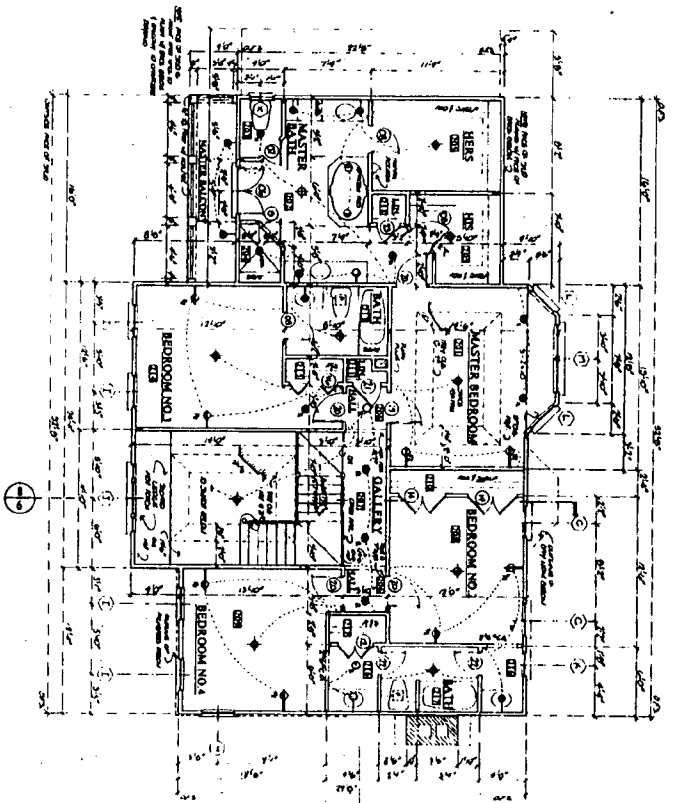
DESIGNED FOR:
Southern Living
PLANS

THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT FOR COMPLIANCE WITH LOCAL CODES AND REGULATIONS.

APPROVED BY:

REVISIONS

15



SECOND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: USE 2x10 CEILING SYSTEM
 F-4" CLG. HGT.

FINISHES SCHEDULE

NO.	DESCRIPTION	NO.	DESCRIPTION
1	CEILING	11	WOOD
2	FLOOR	12	WOOD
3	WALL	13	WOOD
4	WALL	14	WOOD
5	WALL	15	WOOD
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7	WALL	17	WOOD
8	WALL	18	WOOD
9	WALL	19	WOOD
10	WALL	20	WOOD
21	WOOD	22	WOOD
23	WOOD	24	WOOD
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33	WOOD	34	WOOD
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43	WOOD	44	WOOD
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ELECTRICAL SCHEDULE

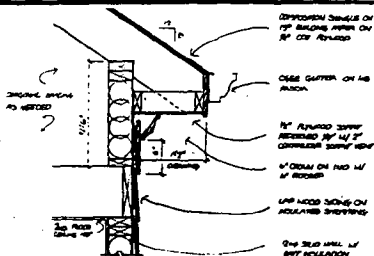
NO.	DESCRIPTION	NO.	DESCRIPTION
1	CEILING	11	WOOD
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6	WALL	16	WOOD
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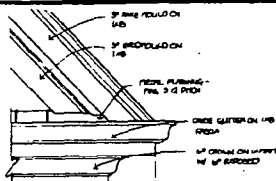
Lot 48

SHEET OF 3 8	HONEYSUCKLE HILL 808SC	DESIGNED FOR: Southern Living PLANS	APPROVED BY: REVISIONS
THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT OR ENGINEER TO VERIFY THAT THEY MEET ALL LOCAL CODES			

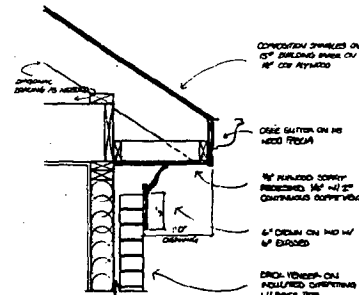




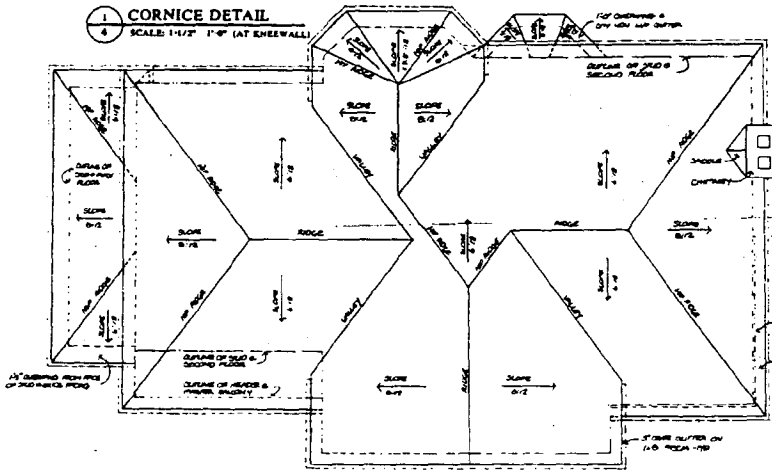
1 CORNICED DETAIL
SCALE: 1-1/2" = 1'-0" (AT KNEEWALL)



2 CORNICED RETURN/RAKE DETAIL
SCALE: 1" = 1'-0"

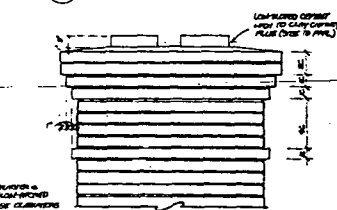


3 CORNICED DETAIL
SCALE: 1-1/2" = 1'-0"

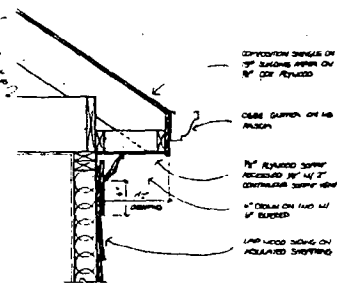


ROOF PLAN
SCALE: 1/4" = 1'-0"
NOTE: USE 1x8 ROOF RAFTERS

NOTE: PAY CLOSE ATTENTION TO SOFFIT NOTCHES TO ALLOW FOR KNEEWALL - SEE ELEVATIONS.



4 CHIMNEY CAP DETAIL
SCALE: 1" = 1'-0"



5 CORNICED DETAIL
SCALE: 1-1/2" = 1'-0"

APPROVED BY:

REVISIONS

DESIGNED FOR:
Southern Living PLANS

HONEYSUCKLE HILL

SHEET 4 OF 4

Lot 48

7

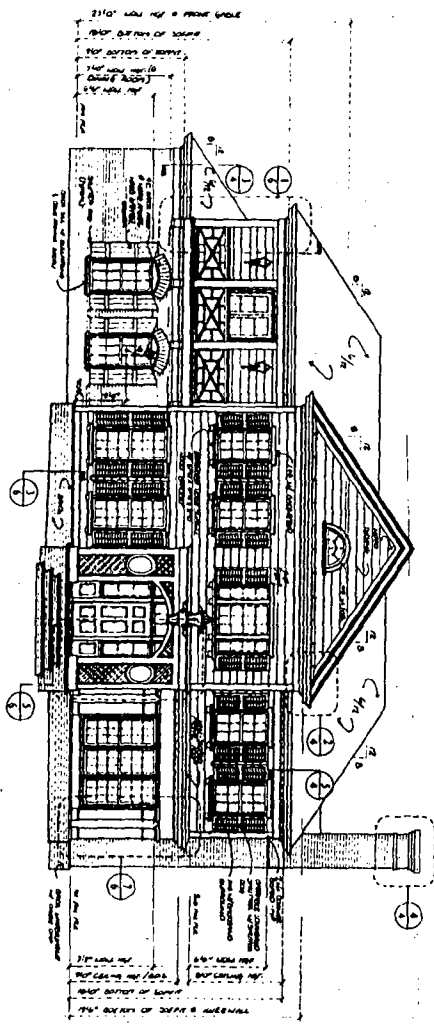
18

Lot 48

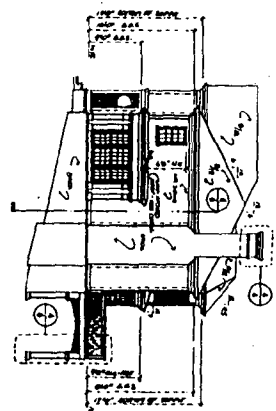
<p>Consists of 16 Sheets</p>	<p><i>Honeysuckle Hill</i> 808</p> <p><small>Copyright © 1998 Southern Living Inc. All Rights Reserved.</small></p>	<p>DESIGNED FOR: Southern Living PLANS</p> <p><small>THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT OR ENGINEER TO VERIFY THAT THEY MEET ALL LOCAL CODES.</small></p>	<p>APPROVED BY:</p> <p>REVISIONS</p>
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A detailed architectural rendering of a two-story house, likely a Cape Cod style, featuring a wrap-around porch with decorative columns and a gabled roof with a dormer window. The house is surrounded by lush landscaping, including large trees and a well-manicured lawn.

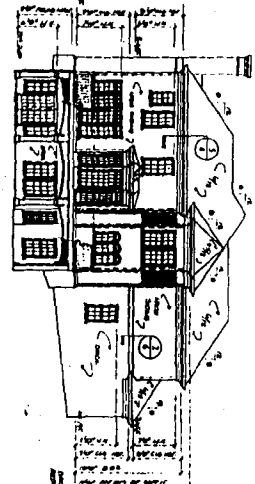
Lot 43



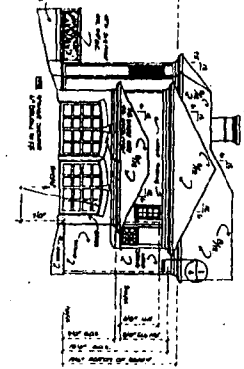
FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

SHEET
OF 5
8

HONEYSUCKLE
HILL
808SC

DESIGNED FOR:
Southern Living
PLANS

THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT

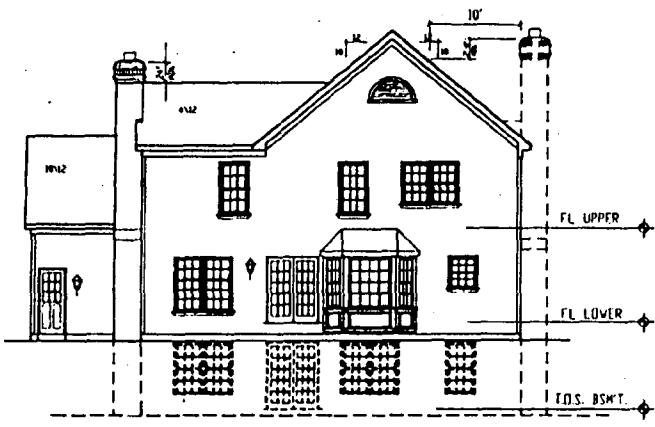
APPROVED BY:

REVISIONS

(19)

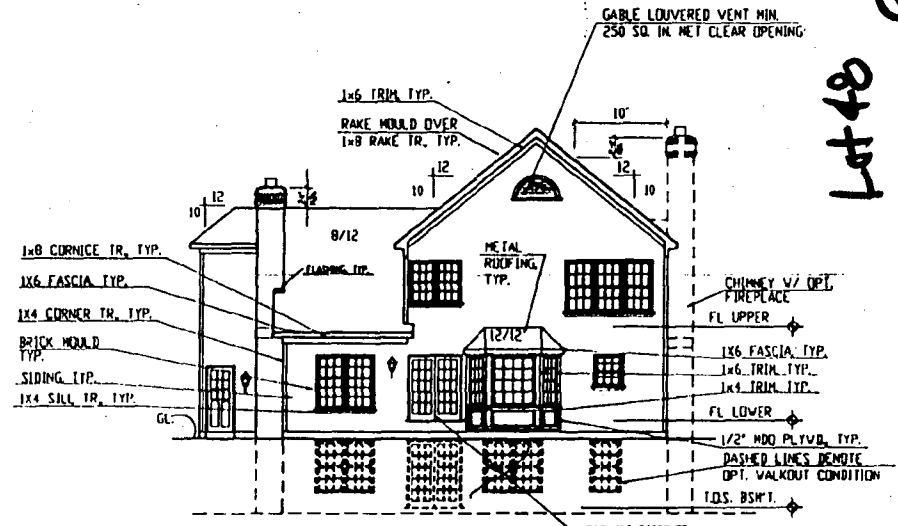
20

Let 48



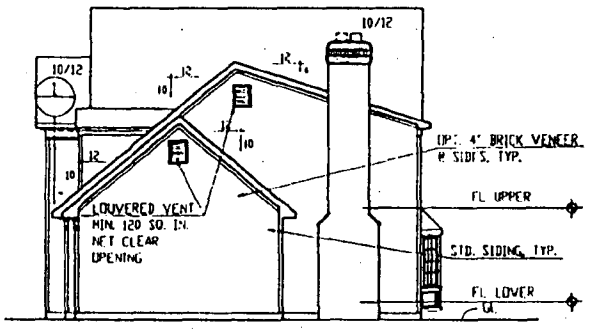
REAR ELEVATION
W/OPT. UPPER FLOOR
"WELLINGTON"

1/8" = 1'-0"



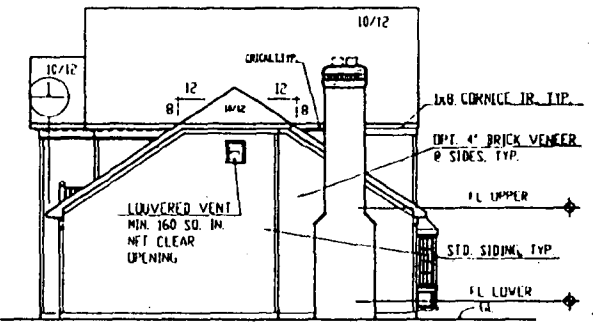
REAR ELEVATION
"BRIGHTON"

1/8" = 1'-0"



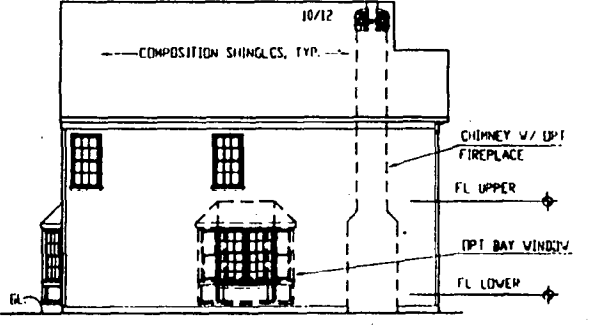
RIGHT SIDE ELEVATION
W/OPT. UPPER FLOOR
"WELLINGTON"

1/8" = 1'-0"



RIGHT SIDE ELEVATION
"BRIGHTON"

1/8" = 1'-0"



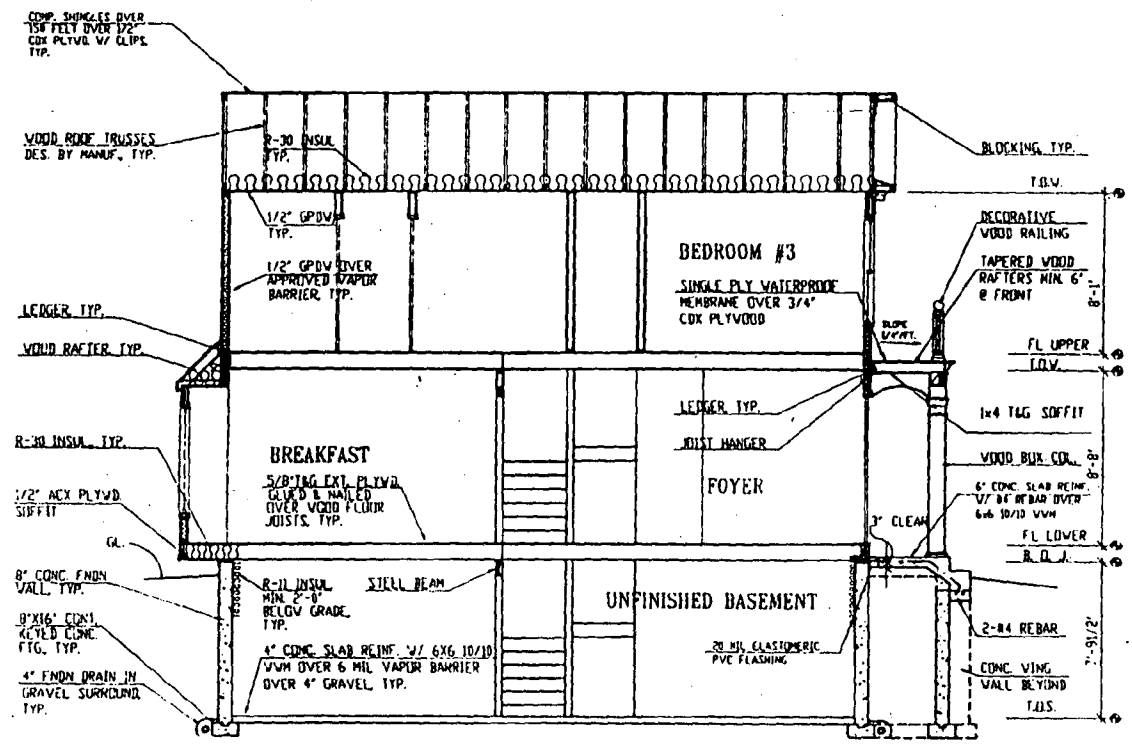
LEFT SIDE ELEVATION

1/8" = 1'-0"



BCMI - BRIGHTON/WELLINGTC

Lot 48



EXT. WALL CONSTRUCTION
 15# FELT OVER 1/2" CDX PLYWD. OVER 2x4 STUDS @ 16" O.C. W/ 12 MITT BRG.
 OPT. 4" BRICK VENEER OVER 1" AIRSPACE

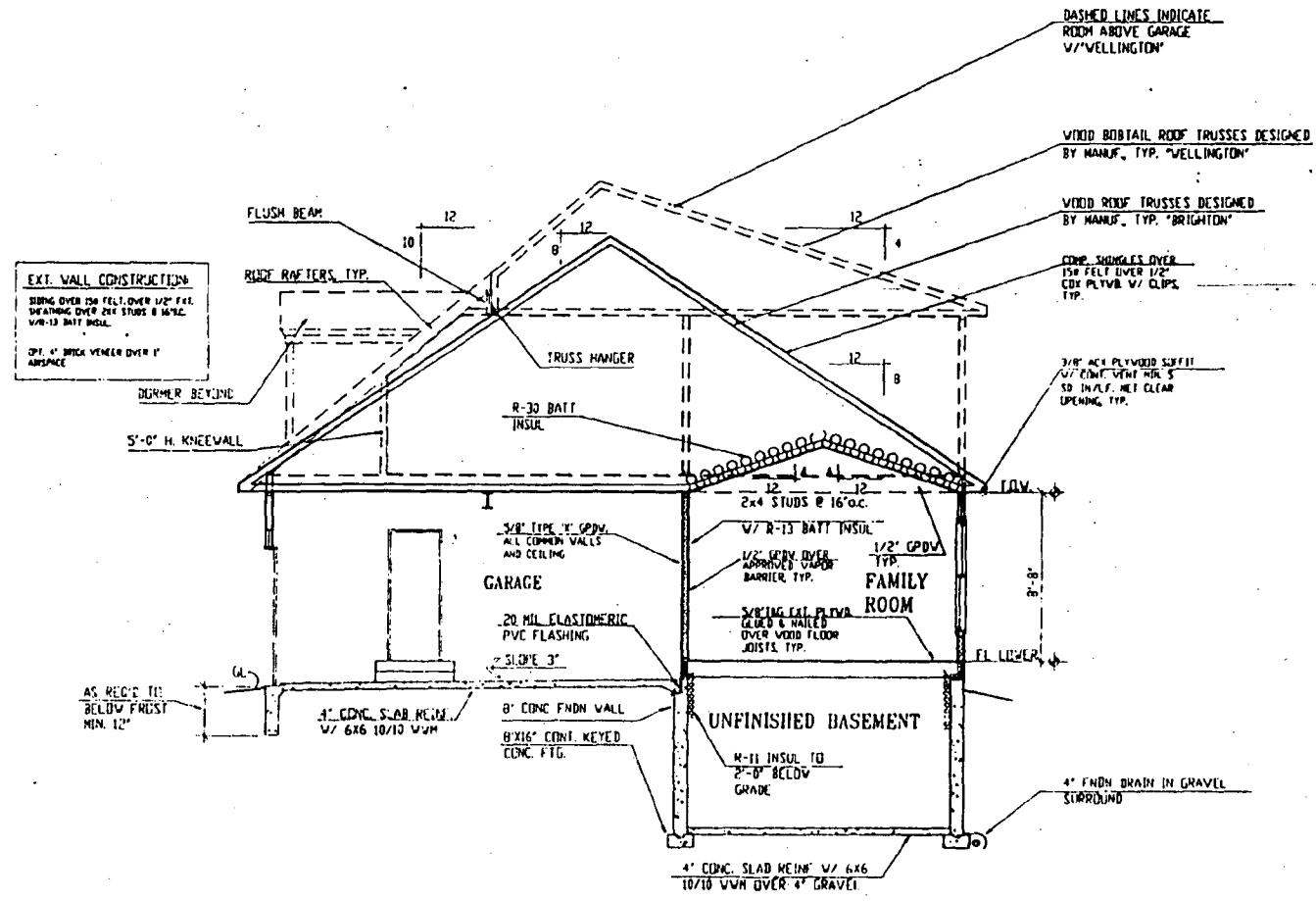
3/8" ACX PLYWD. SOFFIT W/ CONT. VENT MIN 5 SQ. IN./LFT. NET CLEAR OPENING TYP.

BUILDING SECTION A

1/4" = 1'-0"

22

Lot 48

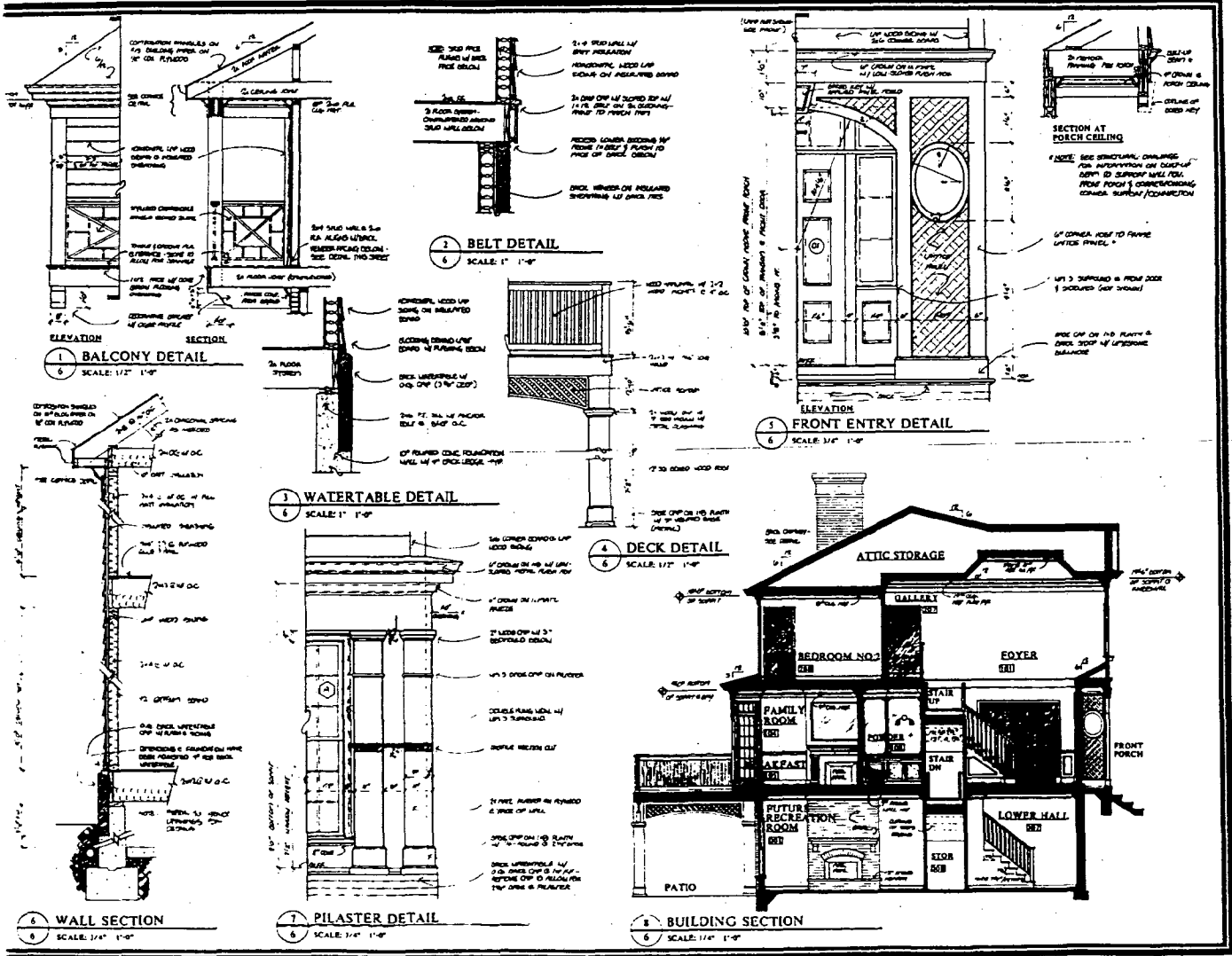


BUILDING SECTION B

1/4" = 1'-0"



BCMI - BRIGHTON/WELLINGTON



APPROVED BY:

DESIGNED FOR:
Southern Living PLANS

HONEYSUCKLE HILL 808SC

SHEET OF 8

THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT OR ENGINEER TO VERIFY THAT THEY MEET ALL LOCAL CODES.

Lot 4b

23

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot 48, Salisbury Road

Meeting Date: 9/25/96

Resource: Linden Historic District

HAWP: New construction

Case Number: 36/2-96B **CONTINUED**

Tax Credit: No

Public Notice: 9/11/96

Report Date: 9/18/96

Applicant: Ron LaDue/Brode LLC

Staff: Patricia Parker

PROPOSAL: Construct new house

RECOMMEND: Approve
w/ conditions

BACKGROUND

At the August 14, 1996 meeting of the Commission, HPC Commissioners also reviewed a Historic Area Work Permit (HAWP) for the construction of a new house on Lot 48 in the Linden Historic District. At that meeting, Commissioners made the following comments:

1. The size and footprint of the house as proposed is acceptable.
2. The proposed driveway may be constructed using asphalt surfacing. The driveway should not be continuous from Salisbury Road to Brookeville Road. The driveway should terminate at the garage.
3. Garage doors may be metal; but there should be two single garage door openings - instead of one large opening as presented.
4. The arborist's report is acceptable.

But the Commissioners found the design submission to be otherwise unacceptable. The same comments made by HPC Commissioners as part of the HAWP review of Lot 47 also pertain to Lot 48. Staff has included a copy of the Staff Reports of 8/7/96 and July 24, 1996 (Preliminary Consultation) for information and consideration by the Commission.

The Wolfe House, built ca. 1893 in the Linden Historic District, is an outstanding resource and its property contains many fine tree and shrub specimens. Lot 48 is most remote from the historic house, is the largest of the three lots, sits on a rise, and contains 15,386 square feet. Access for this lot would be via a new shared driveway off Salisbury Road.

STAFF DISCUSSION

Staff applauds the applicant and his architect for making significant changes responsive to HPC Commission concerns. And the architect has submitted reduced dimensioned drawings with the major materials indicated. This proposal for Lot 48 is very similar to the proposal for Lot 47 - but dissimilar in its detailing. In this scheme, the porch would wrap two sides of the house and in the upper story pediment on the rear elevation, the window opening is larger. A decorative barge board and fishscales which appear on the front elevation consumes the upper level pediment.

On the front elevation, the window opening is larger, more complex and the barge board has shaping similar to that on the rear elevation. The roof pitch has been changed to 10/12 from

the applicant's earlier presentations. The overall size and footprint of the house, if exterior unenclosed porches and decks are excluded, are the same as proposed for Lot 47 -3,126 square feet and the footprint is 1,685 square feet including the garage. Therefore this submission for Lot 48 is about the same size as previously proposed. In the earlier proposal. In the HAWP submission for Lot 48 reviewed by the HPC on July 24, 1996, the house proposed for Lot 48 would be approximately 1,716 square feet in overall size. If the attached garage is deducted from this earlier proposal, then the footprint of the proposed house would be approximately 1,300 square feet. In this proposal the footprint would be 1,685 square feet less 400 square feet for the garage - or 1285 square feet.

Also, this house on Lot 48 is slightly taller than the house proposed for Lot 47. This house would be 33'-2-1/2" high and sited to take advantage of a view of the Wolfe house. The house on Lot 47 is approximately 31'-1-3/4" high. It is important that the size and footprint of the house be documented to avoid creep. The HPC may choose to discuss these issues of footprint and overall size further with the applicant.

The proposal for Lot 48 and Lot 47 are now a composition compatible with the historic Wolfe House. The architect has not replicated the historic house, the lower height of the two houses defers to the importance of the historic house; and the detailing, although now more elaborate, is simpler than that of the historic house. Staff now feels that this proposal could be approved by the HPC.

However, for clarity, staff continues to recommend that certain conditions be maintained for approval of this HAWP proposal. The applicant should provide detailed specifications of building materials for review and prior to the issuance of the approved HAWP.

Staff continues to feel that it is very important for in-fill construction in historic districts to maintain the highest quality of construction and materials to promote and enhance the character of important resources within the Linden Historic District.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #1 and #9:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment; and with the following conditions:

Conditions:

1) The applicant shall provide detailed specifications of building materials for review and approval by HPC staff prior to the issuance of an approved HAWP, including detailed information on - and possibly samples of - the wood siding, roofing shingles, wood doors, wood trim and wood window units. HPC staff will process the same large-scale drawings submitted for building permit to DEP for consistency.

2) The overall square footage of the enclosed portions of the house shall be no more than 3,126 square feet inclusive of the attached garage but not including unenclosed porches and decks. The footprint shall be no larger than 1,685 square feet including the garage.

3) All windows shall be wood 1/1 set in wood framing, whether fixed or operable.

4) All louvers shall be made of wood.

5) All trim shall be wood and be no less than 4" minimum.

6) All shutters, at each location, shall be 1/2 the width of the window where located.

7) Garage doors shall be set in wood framing and trimmed out using 4" min. Wood trim.

8) All wood surfaces shall be painted for protection from the elements.

9) All tree and shrub specimens shall be protected; major specimens shall have temporary fencing installed around the drip line during the construction period. The fencing shall be maintained throughout construction;

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



BRODE, L.L.C.
1370 Piccard Drive, Suite 250
Rockville, Maryland 20850
(301) 840-8388 / FAX (301) 840-1318

VIA TELEFAX

August 30, 1996

Ms. Patricia Parker, Preservation Planner
Design, Zoning, and Preservation
Maryland-National Capital Park
& Planning Commission
8787 Georgia Avenue, 3rd Floor
Silver Spring, Maryland 20910-3760

Re: Historical Home & Site
9310 Brookeville Road
Silver Spring, Maryland

Dear Ms. Parker,

I am writing to request a continuance of our hearing until your September 25, 1996 meeting. Our hearing was originally scheduled for September 11, 1996.

Respectfully,



Brian D. Foster
Executive Vice President

BDF/jld

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON RONALD R. LADUE
 DAYTIME TELEPHONE NO. (301) 840-8388

TAX ACCOUNT # 1400804

NAME OF PROPERTY OWNER BRODE LLC DAYTIME TELEPHONE NO. (301) 840-8388

ADDRESS 1370 PICCARD DRIVE SUITE 250 ROCKVILLE MD 20850
CITY STATE ZIP CODE

CONTRACTOR BCMI TELEPHONE NO. 301 924-7977

CONTRACTOR REGISTRATION NUMBER 3162

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER _____ STREET SALISBURY ROAD

TOWN/CITY SILVER SPRING NEAREST CROSS STREET WARREN

LOT 48 BLOCK _____ SUBDIVISION LINDEN

LIBER 950 FOLIO 485 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 122,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

BRODE LLC Member
 Signature of owner or authorized agent

7-26-96
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

52

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

1. WRITTEN DESCRIPTION OF PROJECT

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

QUEEN ANNE VICTORIAN (WOLFE HOUSE) ON LOT
46

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

CONSTRUCT NEW SINGLE FAMILY HOME IN ACCORDANCE
WITH SITE PLAN AND APPROVED PLANS

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

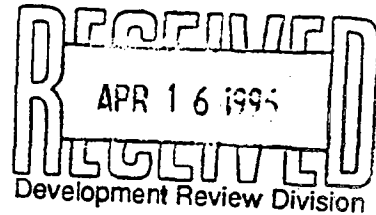
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

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

6. TREE SURVEY

Preliminary Plan # 1-96078
Ron Ladue (325-4715)



TREE PRESERVATION PLAN-LINDEN

All major trees identified on the site plan will be protected, as follows, with the exception of the 54" Locust Tree, the adjacent 12" Oak Tree, and the 12" Blue Spruce Tree. These should be removed.

The 2 Magnolia Trees and the Ginkgo Tree are to be root pruned by trenching a 4" wide trench, 18 inches deep just outside of the drip line of the entire tree cluster. A trencher, such as a "ditch-witch" with sharp teeth will be used. The entire area will be mulched with 3-4 inches of wood chip mulch, or an acceptable equal.

The above trees, as well as the other major trees to be saved, will have a 48 inch high temporary fence erected around the drip line of the trees, in order to prevent any parking of equipment or storage of any materials in this area. The fencing will be maintained for the duration of the construction.

An approved liquid fertilizer will be injected into the root zone of all trees to remain. The type and method will be approved by the consulting arborist.

All trees to remain will be pruned, by acceptable pruning standards, to remove any weak limbs, or any major dead wood. No live limbs will be cut unless deemed to be dangerous or weak. No climbing spurs or gaffs will be used on live trees.

All work will be performed under the supervision of a certified arborist, as defined by the International Society of Arboriculture, and according to acceptable standards to the industry.

Lewis Bloch ASCA #297

Md. Tree Expert Lic. #143

Landscape Architect Lic. #272

Certified Arborist #MA-0094

Montgomery County
Board Education
850 Hungerford Drive
Rockville, MD 20850

Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

Christopher C. & S.C. Roseman
2116 Linden Lane
Silver Spring, MD 20910

John R. & M. Byrns
9302 Brookville Road
Silver Spring, MD 20910

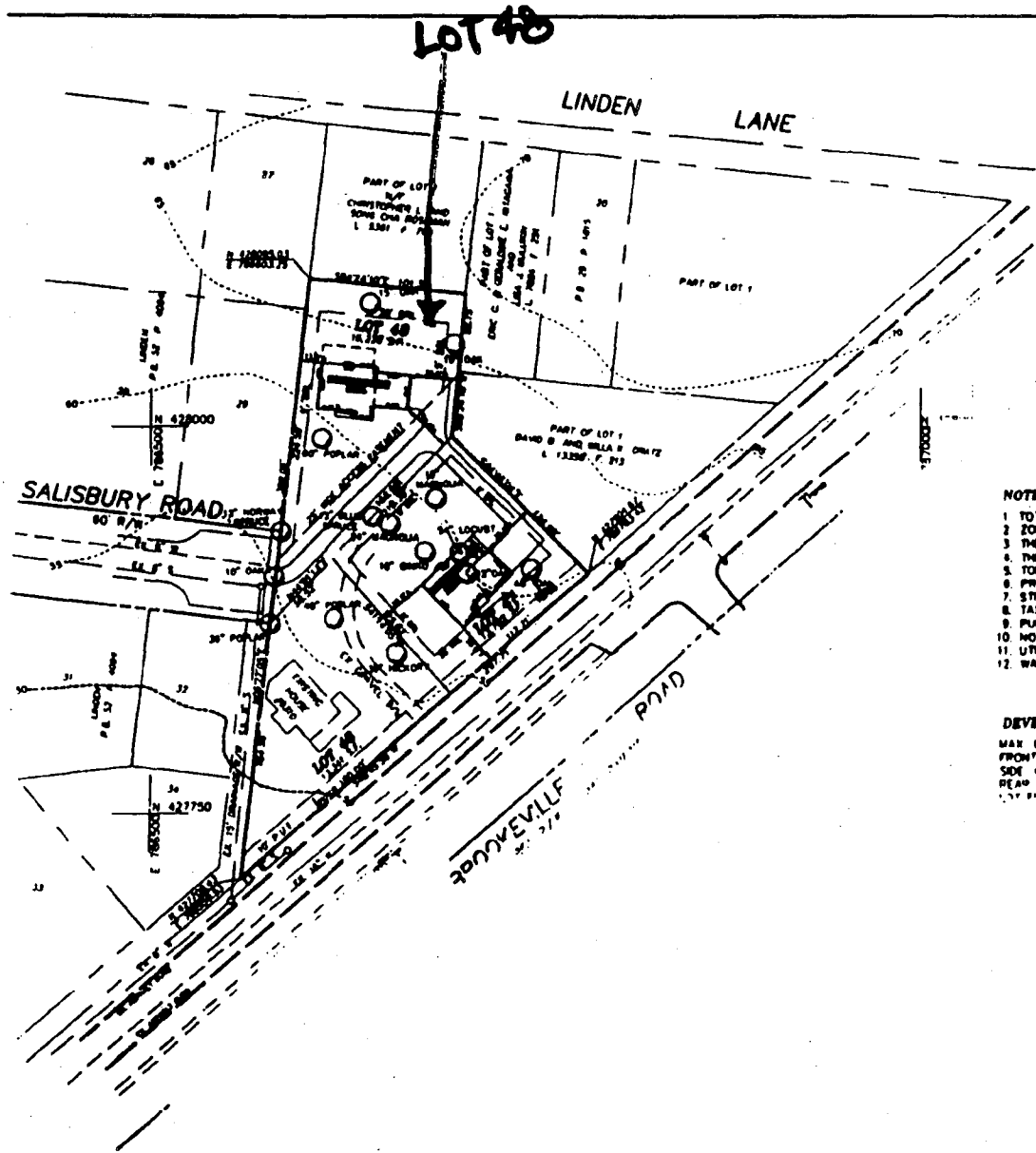
John H. Boucher
2106 Salisbury Road
Silver Spring, MD 20910

Ruth M. Murphy
2109 Salisbury Road
Silver Spring, MD 20910

James J. & J. Johnson
2118 Linden Lane
Silver Spring, MD 20910

Erik C. Kitagawa et al
2114 Linden Lane
Silver Spring, MD 20910

David B. W.K. Gratz
9316 Brookville Road
Silver Spring, MD 20910



LOT TABULATION:	PROPOSED COVER
LOT 46 - 13,341 SF	1,028 SF OR 10%
LOT 47 - 13,702 SF	1,000 SF OR 10%
LOT 48 - 10,220 SF	1,218 SF OR 11%

NOTES

1. TOTAL SITE AREA: 44,000 S.F. OR 1.01 AC.
2. ZONING: R-80
3. THERE ARE NO WETLANDS ON THIS SITE.
4. THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE PER THE FEMA MAP.
5. TOPOGRAPHY: 5' INTERVAL M.N.C.P. & P.C.
6. PROPOSED USE: SINGLE FAMILY DETACHED
7. STREET MAP: 30-E1
8. TAX MAP: JP-121
9. PUBLIC WATER AND SEWER
10. NO SPECIAL TAXING DISTRICT
11. UTILITY COMPANIES - PEPCO, C&P, WASHINGTON GAS
12. WATERSHED - ROCK CREEK

DEVELOPMENT STANDARDS:

- MAX LOT COVERAGE ALLOWED - 35%
- FRONT YARD SETBACK - 25'
- SIDE YARD SETBACK - 10'/W
- REAR YARD SETBACK - 20'
- LOT FRONTAGE 25' @ STREET, 80' @ FRONT BUILDING LINE

SITE PLAN
 LOTS 46, 47, AND 48
 A RESUBDIVISION OF PART OF LOT-1

LINDEN

12th REPLETION DISTRICT MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50' JULY, 1999

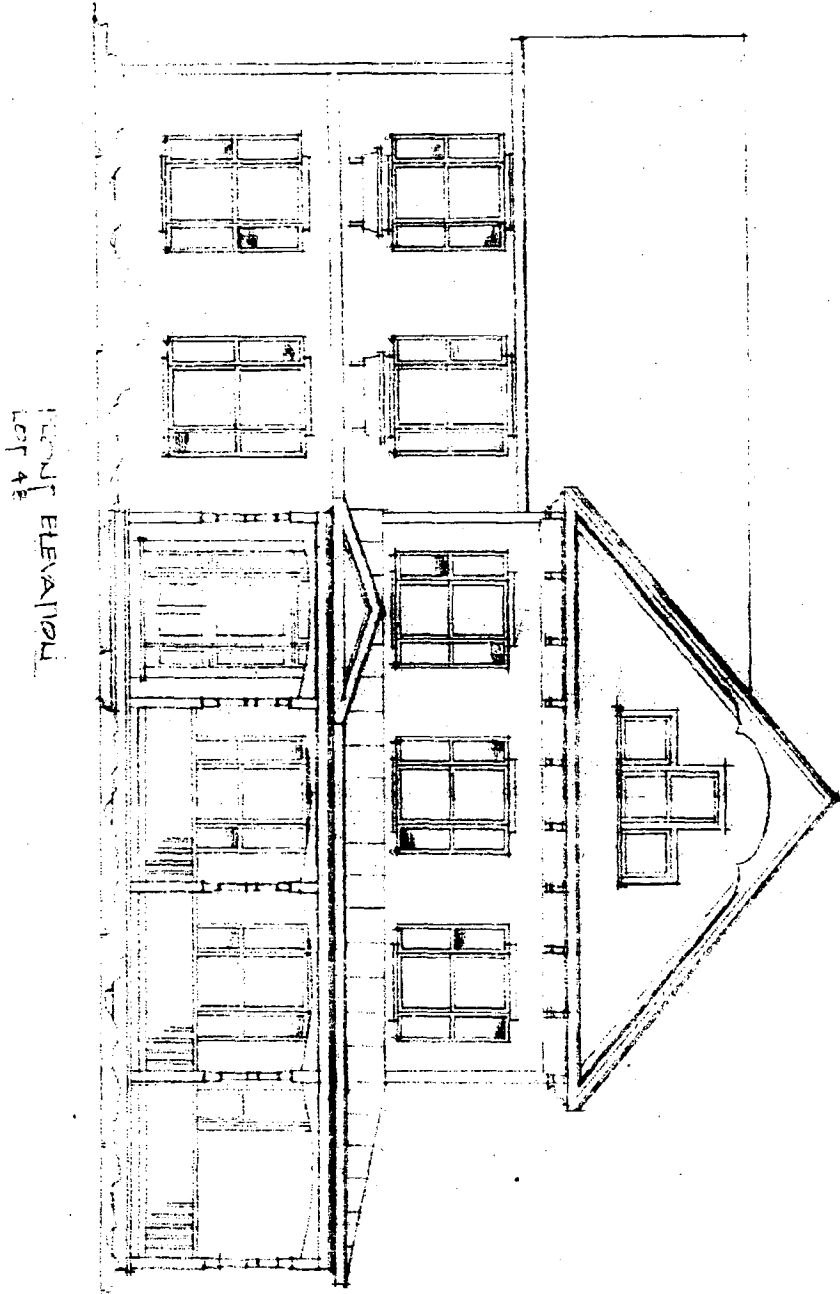
APPLICANT - DEVELOPER

BRIDE L.L.C.
 1170 PICCARD DRIVE SUITE 700
 ROCKEVILLE MD 20850



22 Haining Blvd
 P.O. Box 1000
 P.O. Box 1000

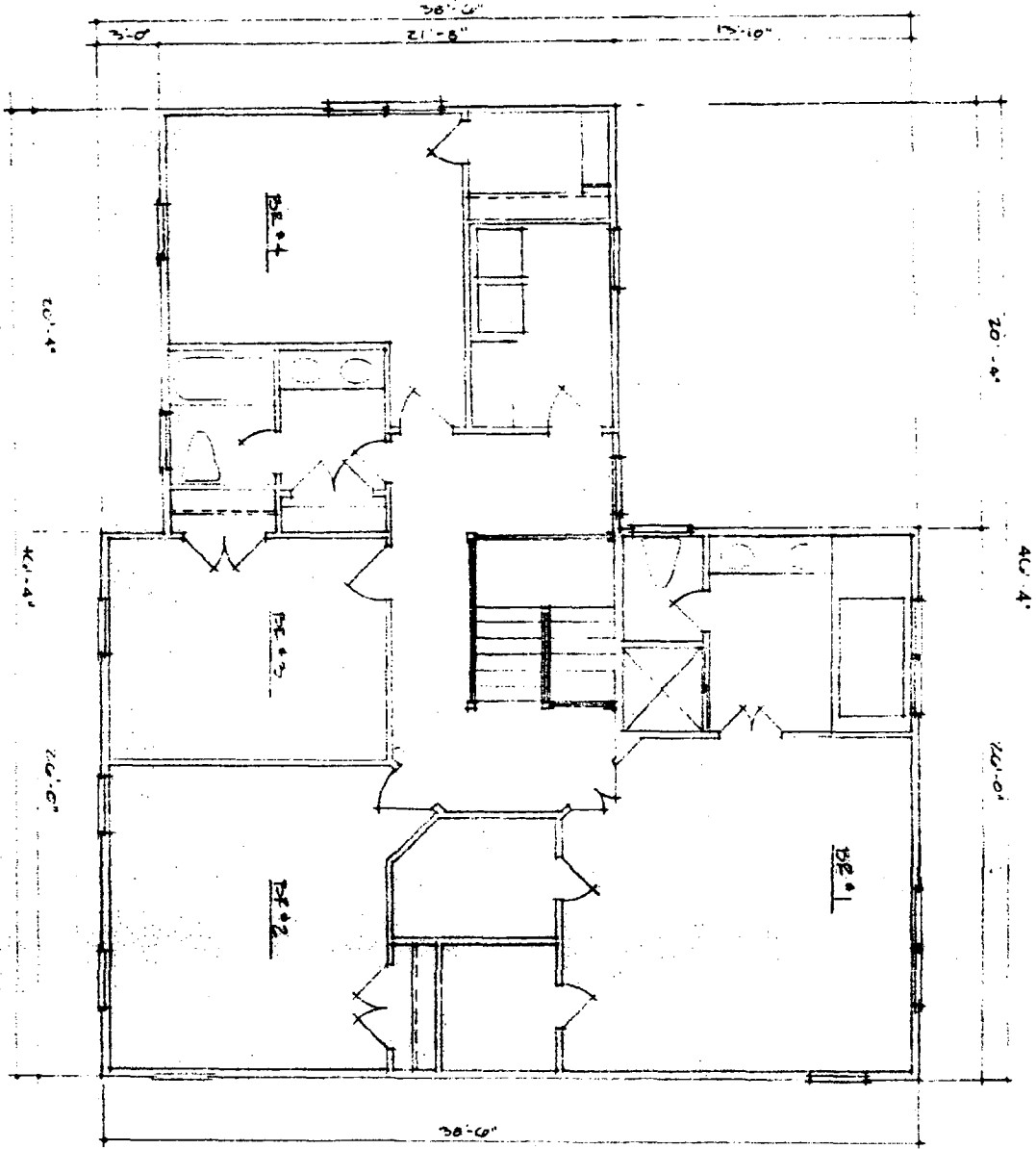
101



CONCEPT DRAWING 9/4/96

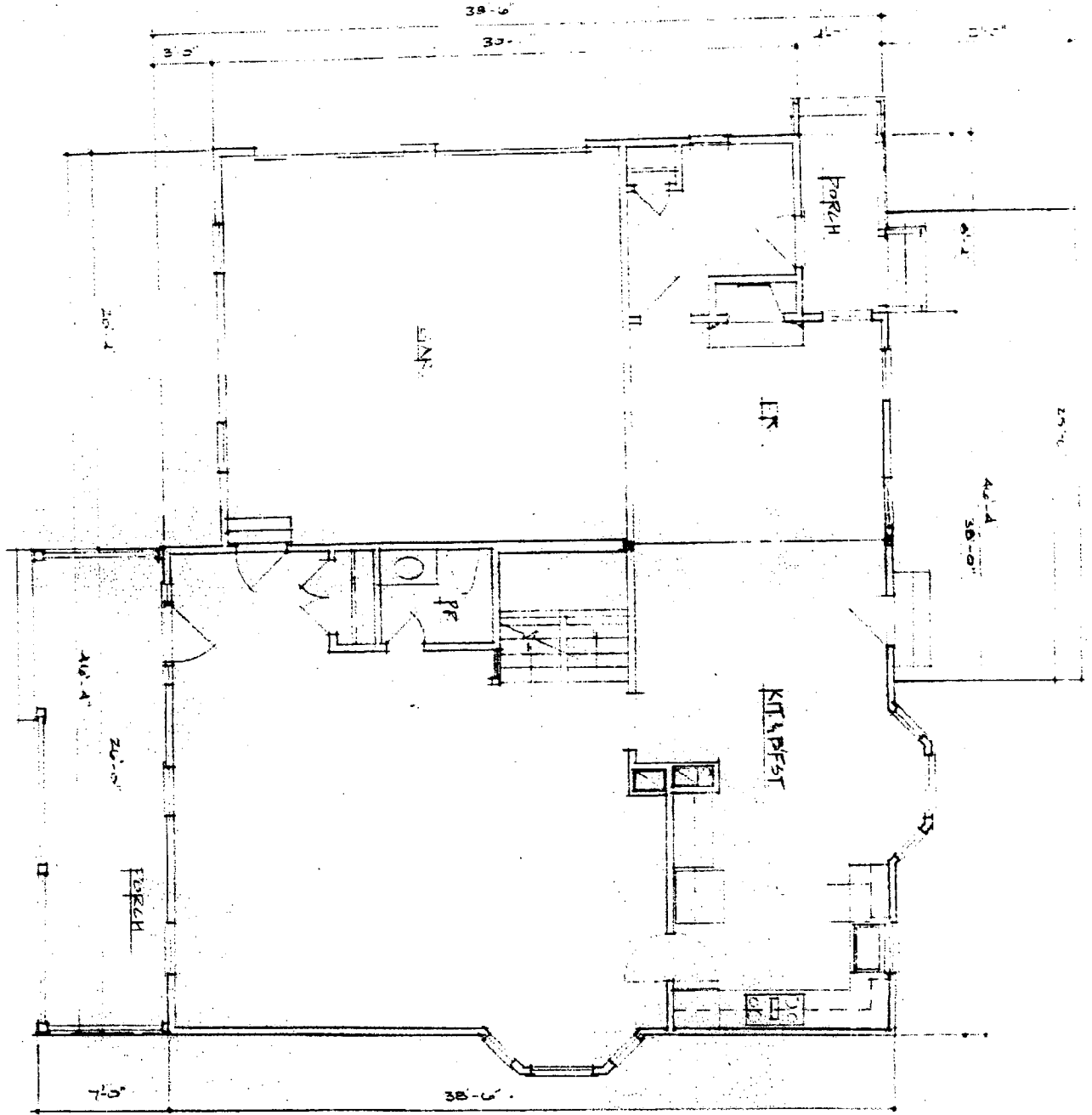


SECOND FLOOR PLAN
LOT 48
141 SQ. FT.



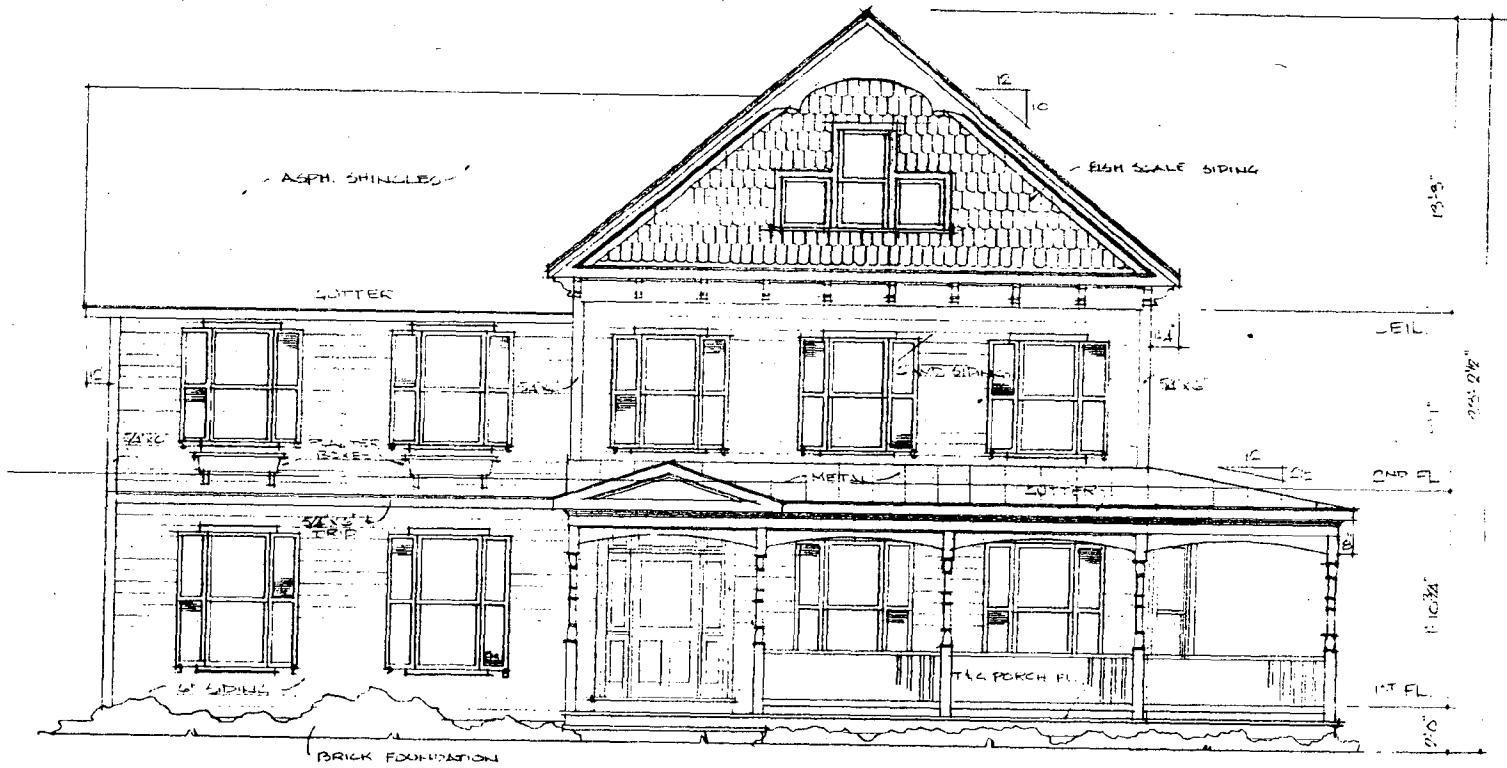
CONCEPT DRAWING 9/4/96

12



1st FLOOR PLAN
LOT 48
LINES 54 FT

CONCEPT DRAWING 9/4/96



FRONT ELEVATION
LOT 4E

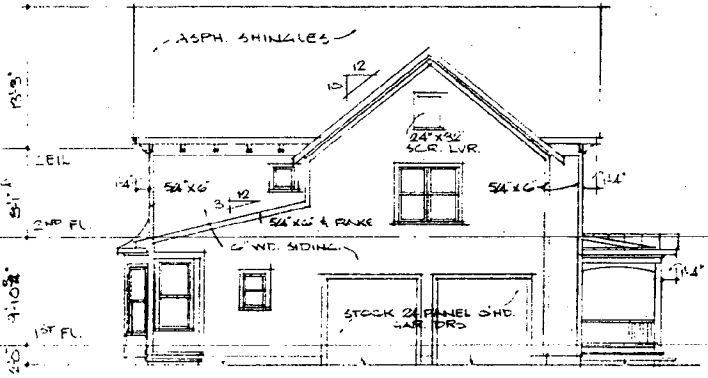
CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2329
301-851-0356 FAX 301-770-9163

PRELIMINARY DESIGN 4/18/96

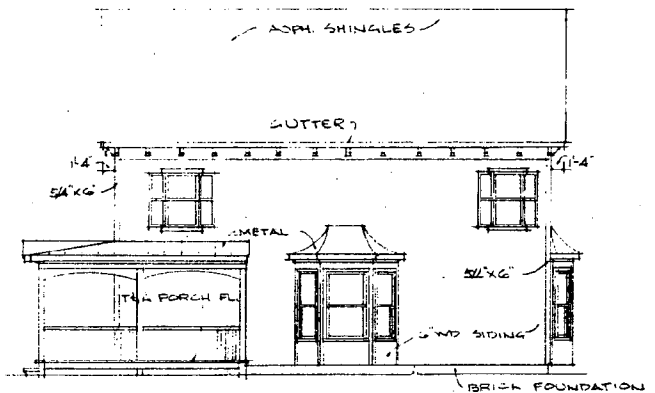
1996



FRONT ELEVATION
LOT 1B



LEFT ELEVATION
LOT 4B

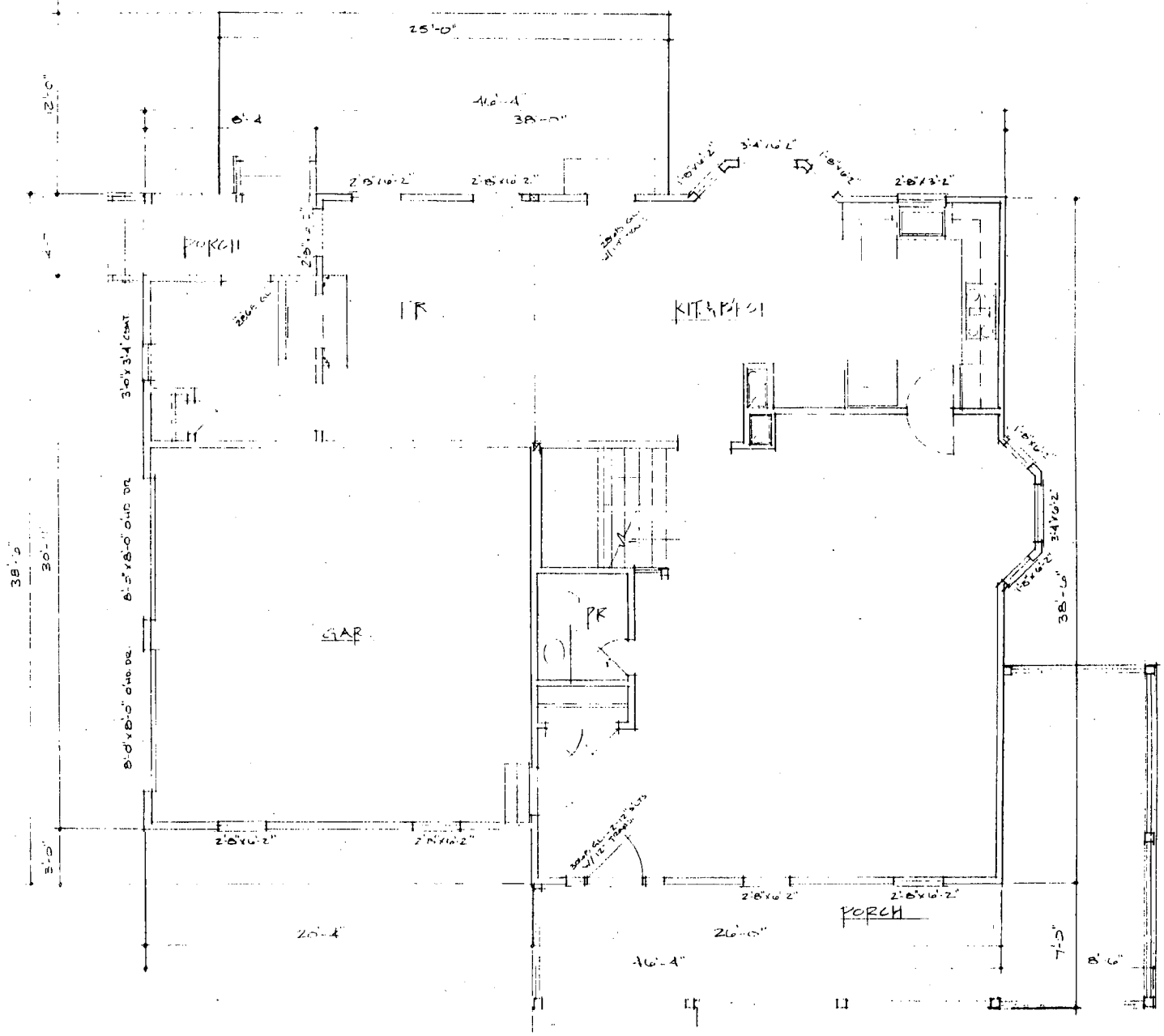


RIGHT ELEVATION
LOT 4B

CLAUDE C. LAPP
ARCHITECT
1800 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-851-6856 FAX 301-770-9163

PRELIMINARY DESIGN 9/18/96



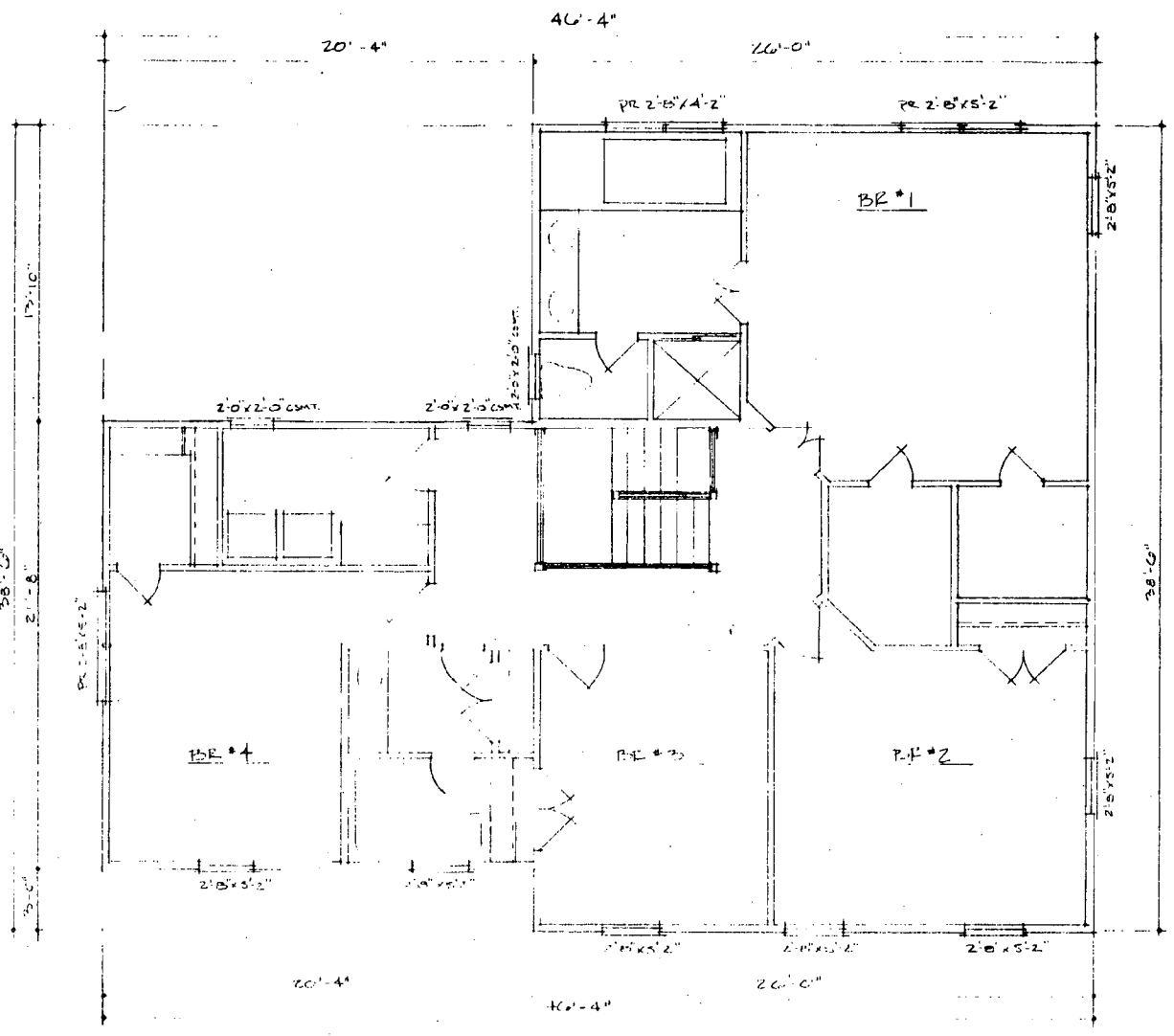


1st FLOOR PLAN
 LOT 48 1,685 SQ. FT.

PRELIMINARY DESIGN 9/18/96

CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2520
 301-881-0856 FAX 301-770-9163

18



SECOND FLOOR PLAN
 LOT 48 1441 SQ. FT.

PRELIMINARY DESIGN 9/10/96

CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2329
 301-891-6839 FAX 301-770-9163

109

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9310 Brookeville Road

Meeting Date: 7/24/96

Resource: Linden Historic District

Preliminary Consultation

Case Number: N/A

Tax Credit: Partial

Public Notice: 7/10/96

Report Date: 7/17/96

Applicant: Ron Ladue

Staff: Patricia Parker

PROPOSAL: New construction of 2 houses; Remove asbestos siding; Tree removal; Install temporary sign

RECOMMEND: Proceed with revisions to HAWP

The applicant comes before the HPC to discuss; as a preliminary matter, a proposal to restore a Queen Anne style house built ca. 1893 and to construct two houses at 9310 Brookeville Road in the Linden Historic District, Master Plan Site #36/2. This property is listed as an outstanding resource in the Linden Historic District. The property contains 44,000 square feet and is accessed from Brookeville Road.

The HPC reviewed a subdivision proposal for this property on December 20, 1995. At that time, the applicant requested approval to create five lots, including one lot for the historic house. After receiving all testimony and a careful review of the proposal subdivision, the HPC recommended approval of the proposal with significant revisions. The HPC approved the creation of three lots - including one lot containing 13,341 square feet with the principal entrance to face Brookeville Road; and two additional lots. The two new lots of 13,702 square feet and 16,228 square would have access via a new shared driveway off Salisbury Road. Mature tree specimens would be retained and new construction would be designed to save existing trees.

This proposal focuses on the new construction of two houses on newly created lots. The lot containing the historic house has been reduced to 13,341 square feet. The applicant also wishes to discuss certain elements of the proposed restoration of the Wolfe house to facilitate their construction schedule. A complete proposal for restoration would be included in a formal HAWP to follow this consultation.

The Linden Historic District is characterized by late-19th century and early-20th century frame dwellings representing Gothic Revival, Second Empire, Queen Anne, Colonial Revival and bungalow styles of architecture. Linden was an early railroad suburb in Montgomery County and was platted in 1873. The district has suffered from significant alterations and the intrusion of new construction.

The historic house built by George M. And Mary F. Wolfe is a Queen Anne-style residence with many notable features including fishscale shingles, a square turret to mark the front entrance and a partially covered wrap-around porch. It is remarkable that this property remained in the same family since its construction in 1897. Mr. Wolfe established the Linden

General Store at 2345 Montgomery Street and later moved his business to the Forest Glen General Store in 1912.

The house is a Queen-Anne-style frame structure with a square turret marking the front entrance. The 2-1/2 story structure fronts Brookeville Road and is located between adjacent lots of recently constructed single-family houses. To the east of the property is a one-story ranch house fronting on Brookeville Road, which is not a part of the District.

Across Brookeville Road is a public school of brick construction. To the rear of the historic house, off Salisbury Road, are non-contributing resources. The historic district suffers from lack of cohesion. Many changes took place before the boundaries of the historic district were established and elevated to historic site status.

STAFF DISCUSSION

The applicant has wisely chosen to informally discuss with the HPC the construction of two new houses on the property of an outstanding resource within the Linden Historic District prior to submitting a formal HAWP application. There are several issues which require resolution. The applicant feels that the proposal could benefit from this approach.

In the past, the HPC in reviewing applications for infill construction within a historic district, have focused on issues of size, scale, massing and setback. This application also includes the provision of attached garages for the two new houses. And the issue of proper siting with respect to the historic house is also important.

1) Siting

Staff feels that the applicant has wisely chosen to locate the new houses some distance away from the historic house. The new shared driveway would also be located some distance apart from the historic house. Staff feels that the location for the driveway is good and that the driveway should be constructed using gravel. This approach will offer the retention of significant tree and shrub specimens.

As proposed, one house, to be constructed on Lot 48, would sit on the rise of the land and face the historic house. The two-story house would be lower in height than the historic house and would have a footprint of 1,716 square feet. This footprint is smaller than the historic house. The house proposed for Lot 48 would be oriented toward Salisbury Road with a view to the historic house. Staff feels that this approach is approvable.

The second house would be yet smaller and would be located as close to the east property line as permitted in order to retain spectacular shrub and tree specimens. This house, constructed on Lot 47 would also be two stories and would have a footprint of 1,680 square feet. Lot coverage tabulations would be 16% for the historic house; 13% for Lot 47 and 11% for Lot 48.

The applicant has chosen to orient the front of the house away from Brookeville Road and towards Salisbury Road. Staff feels that this approach to the siting of the proposed house on Lot 47 would be very awkward for the streetscape. Staff would recommend that the front of the house proposed for construction on Lot 47 be oriented to face Brookeville Road and have a setback from Brookeville Road the same as that of the historic house.

2) Size, Scale and massing

Staff feels that it is important that the house on Lot 47 be much smaller in scale than the historic house. The Wolfe House is approximately 2,660 square feet in size. Staff feels that this house should be no larger than 1,600 square feet, be no more than two stories in height and be simple in design and have a footprint no larger than 1,200 square feet. The applicant has incorporated these suggestions in his presentation of Alternative A and B for Lot 47 if approximately 400 square feet (the size of the proposed attached garage) is deducted from the current proposal. The height of the proposed house would be about 30-1/2 feet at the ridge line of the roof. The height of the Wolfe House is 48 feet at the top of the turret and 36-1/2 feet at the top of the gable.

Staff also feels that the house on Lot 48 could be approved if the attached garage is eliminated. As proposed, the house is approximately 1,716 square feet in overall size. If the attached garage is deducted from the proposal, then the footprint of the proposed house would be approximately 1,300 square feet.

The design of the two new houses should be simple and lack substantial ornamentation. Once the historic house is restored, the built simplicity of the new houses would accentuate the significant details of the historic house. This simplicity could be achieved through the singularity of chosen materials. Staff feels that the new houses should be of frame construction and simple in detail.

Staff also felt that the two new houses should be similar in construction. This approach would further emphasize intended simplicity of design and form a composition for the three houses within close proximity of one another. The applicant has submitted two alternatives for the house on Lot 47. Alternative A is a two story house without the second story recessed porch of Alternative B. In both instances the houses would have an attached garage. Staff feels that the applicant could proceed to develop the proposed house for Lot 47 using Alternative A.

3) Attached garages

In the past the HPC has not approved attached garages. Examples of these decisions with in-fill projects within historic districts are new construction within Hawkins Lane and Capitol View Park. In these districts the HPC has approved attached garages only in nominal areas of the district surrounded by either nominal or spatial resources. But this proposal involves in-fill construction on the property of an **outstanding resource**. As proposed, the garages would be located so that they are not within public view. Attached garages would also permit retention of more of the flora and significant tree specimens.

Staff feels that the applicant could, however, build smaller houses to permit the construction of separate garages. Or the applicant could choose not to construct a garage for either house on Lot 47 or 48. This issue warrants further discussion by the HPC.

4) Certain restoration activities for the Wolfe House

The applicant proposes to remove asbestos siding from the historic house. This activity would reveal wood clapboard and the applicant would then paint the clapboard for further protection from the elements. Staff feels that the HPC could approve this portion of the proposed and that the applicant should proceed with this activity. With adequate and proper documentation this portion of the proposal could qualify for a Historic Preservation Tax Credit. The applicant should separate receipts and expenses for this portion of the work when application for tax credit is made.

Secondly, the applicant proposes to remove two tree specimens that are located very close to the foundation of the bay window of the historic property. The HPC, in the past has approved HAWP applications to remove trees that could cause damage to the house foundation.

Third, the applicant, at this time. Would like to install a temporary sign advertising the sale of the three houses. Section 24A-6(a)-2 of the Montgomery County Ordinance states that such signs are excepted from the requirement to file a HAWP. Staff would remind the applicant that such signs would be temporary and should be erected with the understanding that the sign would be removed upon sale. Staff does not feel that this portion of the proposal requires HPC comment.

STAFF RECOMMENDATION

The district has already experienced some loss of openness due to new construction. Staff feels that the new houses should be simple in form, remote as possible from the historic house and retain significant tree specimens and flora.

In summary, staff feels that the house proposed for Lot 48 is possible if the concept of an attached garage were eliminated. The house for Lot 47 should utilize Alternative A as an approach. Staff feels that due to the size of the lots and the flora to be retained, the proposal should be revised to delete garages.

Further, the historic house is without a garage. And the property would be less crowded with less mass; and there would also be less alteration to the property. Staff feels in this case that "less is more". Staff also feels that the house on Lot 47 should be oriented to face Brookeville Road with a front setback the same as that of the historic house.

The final revised HAWP submission should include the proposal for restoration of the Wolfe House in addition to fully dimensioned drawings with materials proposed for use indicated. If fencing is a part of this proposal, the fence lines should be indicated. The site plan should indicate the setbacks and placement for each house, including the Wolfe House and any landscape changes.

July 3, 1996

Ms. Pat Parker
Historic Preservation Commission
MNC PPC
8787 Georgia Ave
Silver Spring, MD 20910

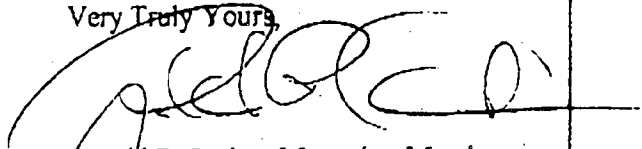
RE: Linden Property
9310 Brookeville Road
Silver Spring, MD 20910

Dear Ms. Parker:

We hereby request inclusion on the agenda for the commission's hearing for July 24, 1996. We wish to do a preliminary consult regarding the siting and construction of two new units on the approved lots adjacent to the historic resource. I will follow up with a site plan and preliminary architectural drawings within the next few days.

Thank you in advance for your timely attention to this request.

Very Truly Yours,



Ronald R. Ladue, Managing Member
BRODE LLC, Owner

FAX TO: Patricia Parker, HPC
FAX: 495-1307 VOICE: 495-4730

Eileen S. McGuckian
11807 Dinwiddie Drive
Rockville, Maryland 20852

July 16, 1996

Ms. Patricia Parker
Historic Preservation Planner
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 9310 Brookeville Road
Linden Historic District

Dear Ms. Parker:


I write on behalf of Brode LLC, owners of the subject property, to request that the Montgomery County Historic Preservation Commission enlarge the scope of the project to be considered for Preliminary Consultation at its meeting of July 24, 1996.

Specifically, there are three work items which the owners wish to initiate immediately to benefit the historic property. They are: 1) to remove the asbestos siding from the historic house, 2) to remove two blue spruces which are encroaching on the north side of the house, and 3) to install a temporary "coming soon" (for sale) sign at the foot of the driveway on Brookeville Road to advertise the property. To the HPC meeting, we will bring the report of the arborist and a drawing of the proposed temporary sign to support this request.

The owners understand that they must apply for an Historic Area Work Permit for the above items. This will be done immediately following the HPC meeting. We plan to attend the meeting to answer any questions from the Commission or staff.

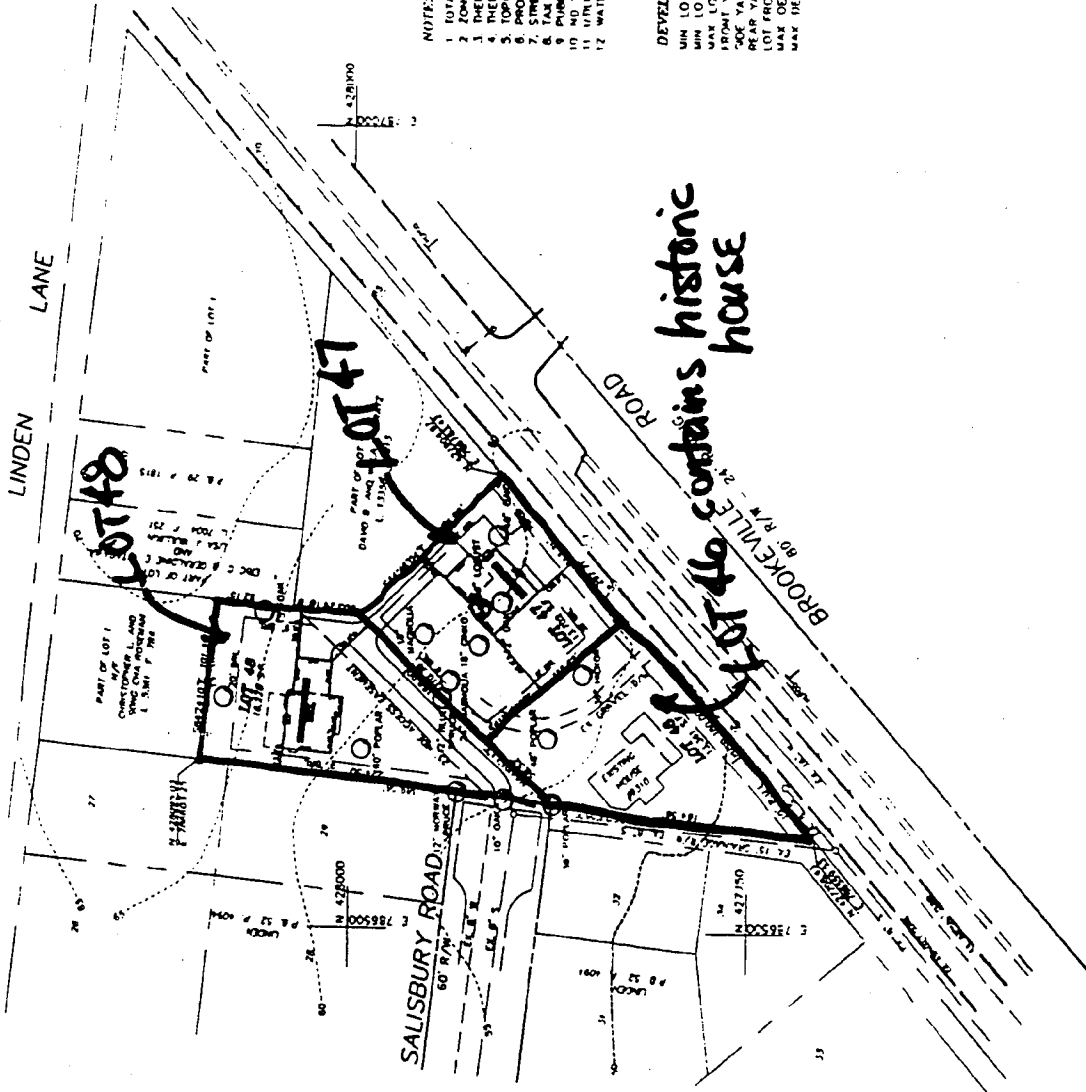
Thank you for your assistance with this request. Also, could you kindly FAX me a copy of the HPC agenda for July 24? (762-0961)

Sincerely,


Eileen McGuckian
Agent for Brode LLC

Enclosures

cc: Ed Schwartz, Ron Ladue, Brian Foster



PROPOSED COVERAGE

LOT	TOTAL AREA	PROPOSED COVERAGE
LOT 46	13,341 SF	1,828 SF OR 13%
LOT 47	13,702 SF	1,690 SF OR 13%
LOT 48	16,228 SF	1,716 SF OR 11%

NOTES

- TOTAL SITE AREA 44,000 SF. OR 1.01 AC
- ZONING: R-80
- THERE ARE NO WETLANDS ON THIS SITE.
- THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE PER THE FEMA MAP.
- TOPOGRAPHY: 5' INTERVAL M.N.C.P. & P.C.
- PROPOSED USE: SINGLE FAMILY DETACHED
- STREET MAP: 39-E1
- ADJACENT TO: 39-E1
- PUBLIC WATER AND SEWER
- NO SPECIAL TAXING DISTRICT
- UTILITY COMPANIES - PEPCO, C&P, WASHINGTON GAS
- WATERSHED - ROCK CREEK

DEVELOPMENT STANDARDS

- MIN LOT SIZE ALLOWED - 6,000 SF
- MIN LOT SIZE PROPOSED - 10,248 SF
- MAX LOT COVERAGE ALLOWED - 33%
- MAX YARD SETBACK - 7%
- MAX FRONT YARD SETBACK - 10%
- MAX DENSITY ALLOWED 4.2 DU/ACRE
- MAX DENSITY PROPOSED 2.9 DU/ACRE

SITE PLAN
 LOTS 46, 47, AND 48
 A RESUBDIVISION OF PART OF LOT-1

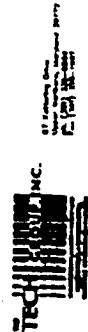
LINDEN

11TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

SCALE 1"=40' JULY, 1994

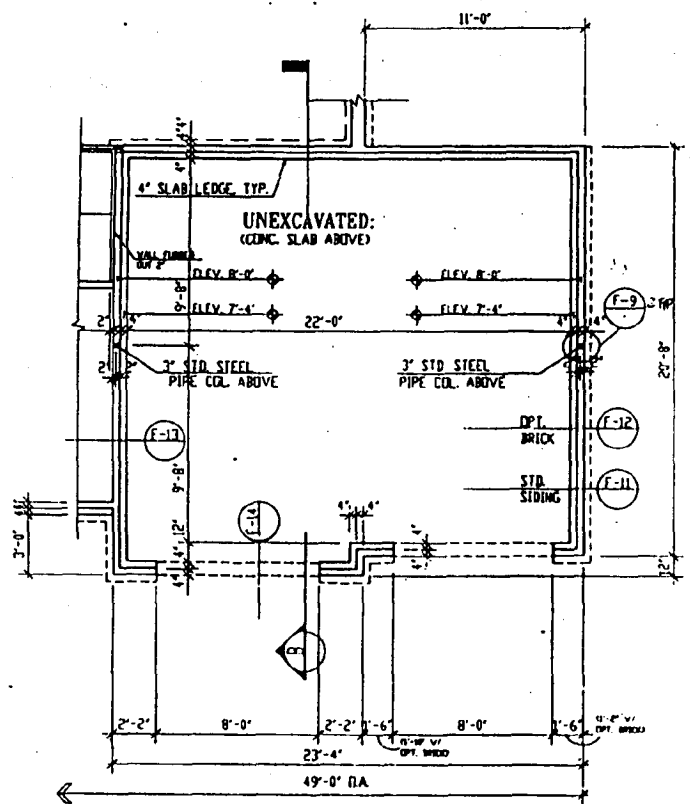
APPLICANT - DEVELOPER

BHODE L.L.C.
 1370 MCCARD DRIVE SUITE 250
 ROCKVILLE, MD 20850

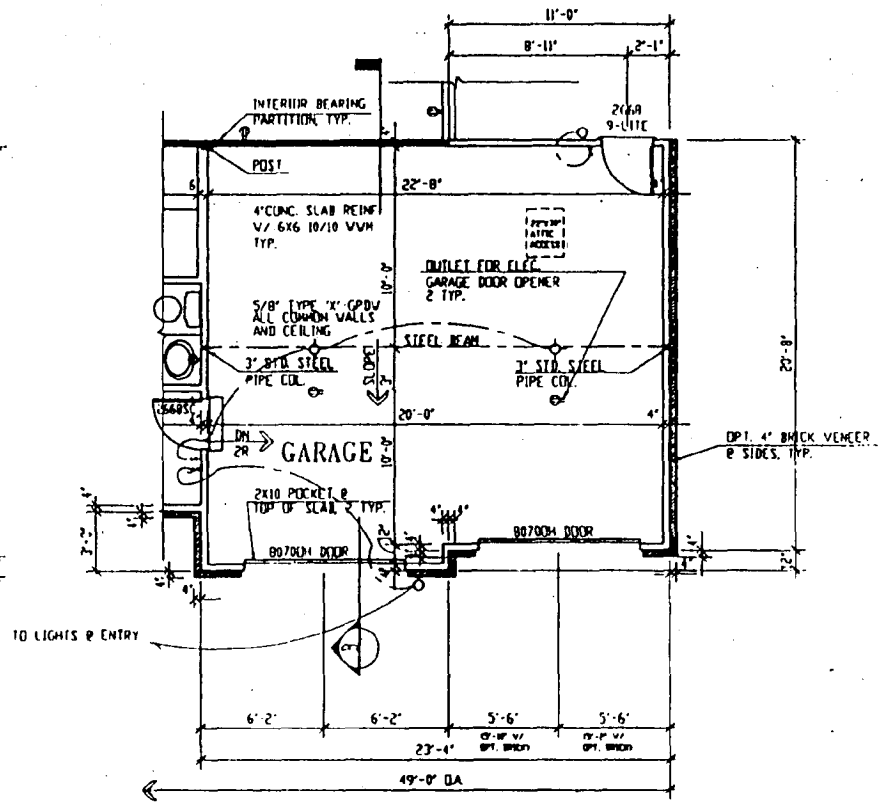


Lot 47 contains historic house

SCALE 1"=40'



PARTIAL FOUNDATION/BASEMENT PLAN
 W/OPT. UPPER FLOOR
 "WELLINGTON" 1/4" = 1'-0"

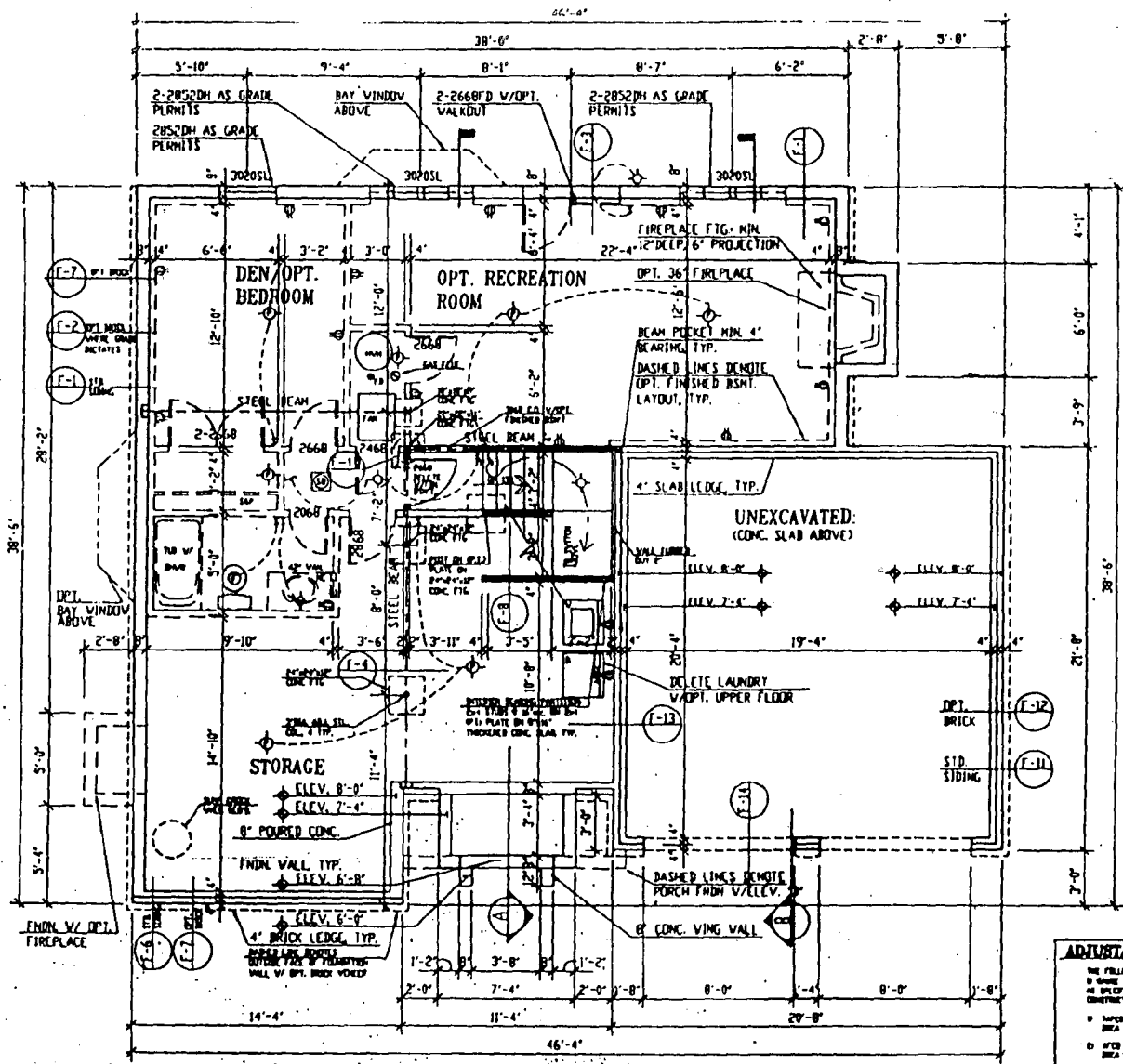


PARTIAL LOWER FLOOR PLAN
 W/OPT. UPPER FLOOR
 "WELLINGTON" 1/4" = 1'-0"

Lot 47



BCMI - BRIGHTON/WELLINGTON



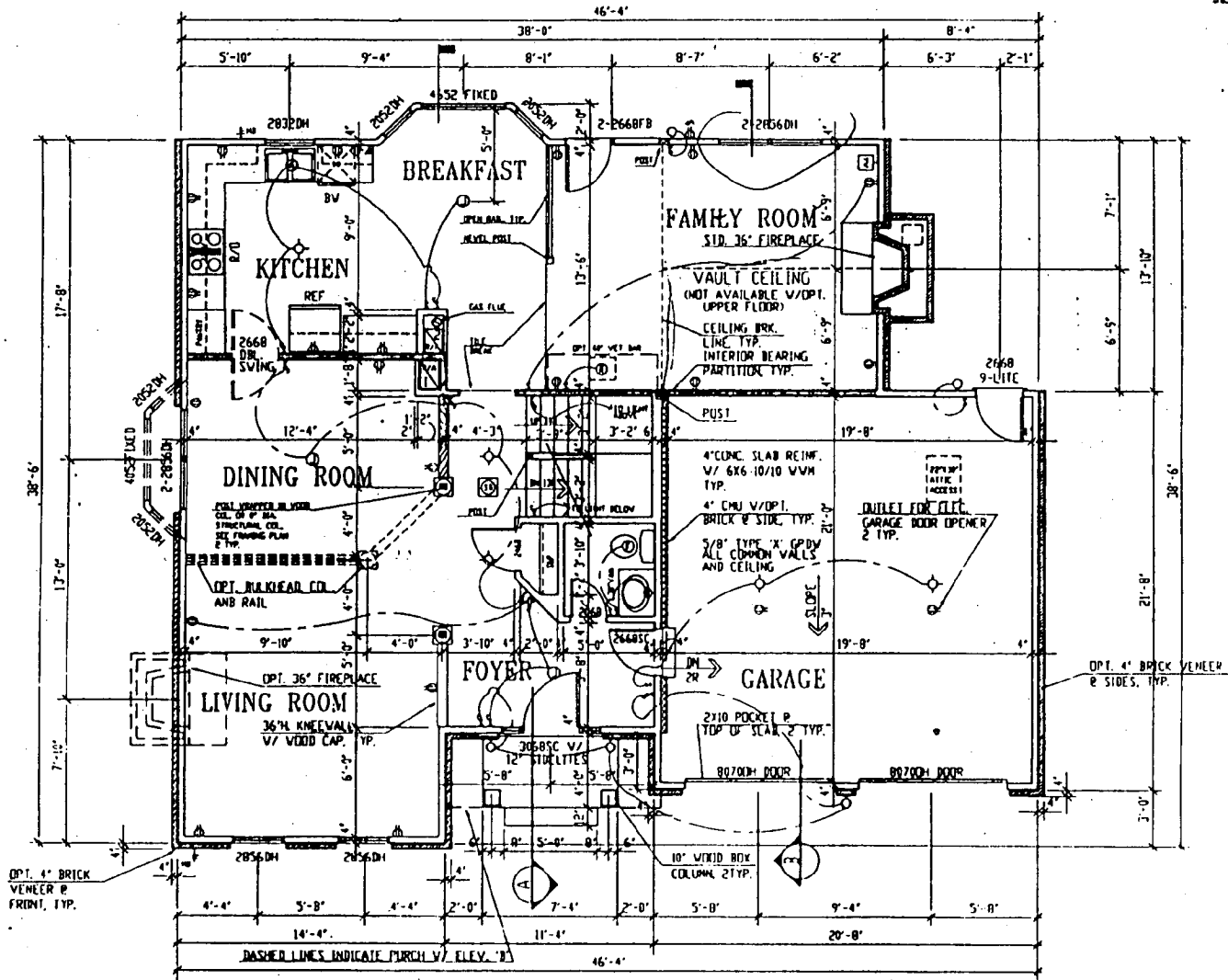
FOUNDATION/BASEMENT PLAN

1/4" = 1'-0"

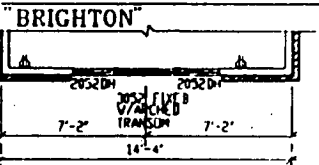
ADJUSTABLE STEEL COLUMNS
 THE FOLLOWING ARE APPROVED BY BRIGHTON B.C.M. AS BEING ADJUSTABLE STEEL COLUMNS TO BE USED IN PLACE AS 7" DIA. STEEL OR 4" DIA. CONCRETE COLUMNS.

- 1. 1000 - 100001
B.C.M. REPORT 1000-01
- 2. 1000 - 100002
B.C.M. REPORT 1000-02
- 3. 10000 - 100003
B.C.M. REPORT 1000-03

Lot 47



LOWER FLOOR PLAN



W/ELEVATION "A" 1/4" = 1'-0"
 W/STD. UPPER FLOOR
 UNLESS OTHERWISE NOTED SET WINDOW HD HGT R 6'-0" ABOVE SUBFLOOR
PARTIAL LOWER FLOOR PLAN
 W/ELEVATION "B" 1/4" = 1'-0"

1116 SQ. FT. LOWER FLOOR
 1997 SQ. FT. TOTAL

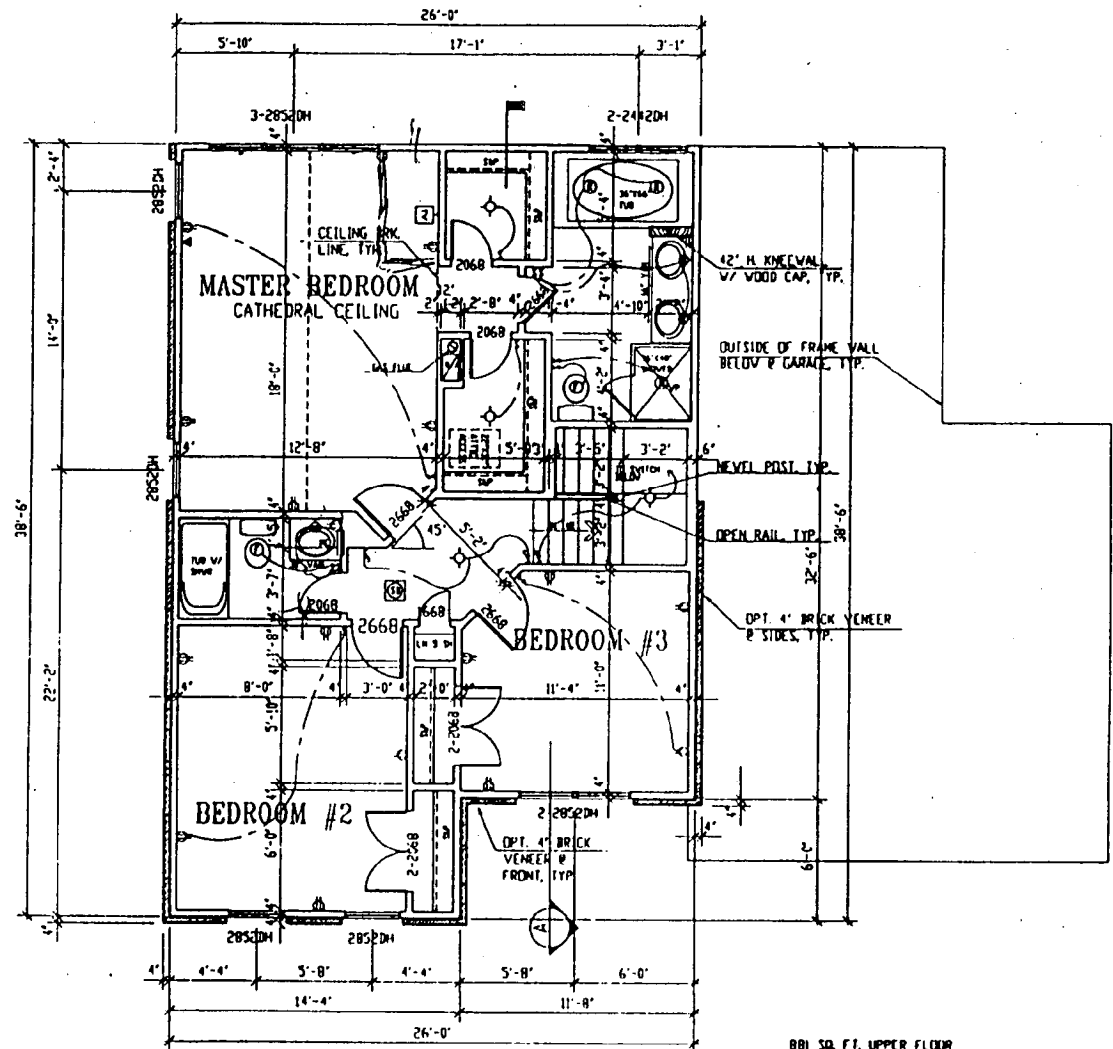


BCMI - BRIGHTON/WELLINGTON

Lot 47

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11



UPPER FLOOR PLAN

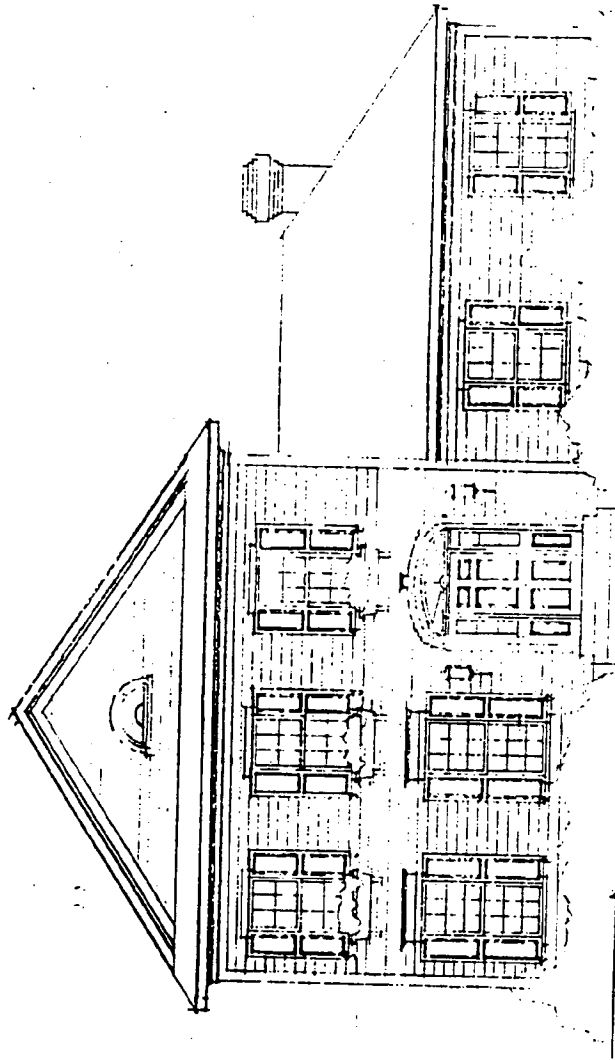
"BRIGHTON" UNLESS OTHERWISE NOTED SET WINDOW HEAD HEIGHT @ 6'-0" ABOVE SUBFLOOR 1/4" = 1'-0"



BCMI - BRIGHTON/WELLINGTON

Lot 47

12

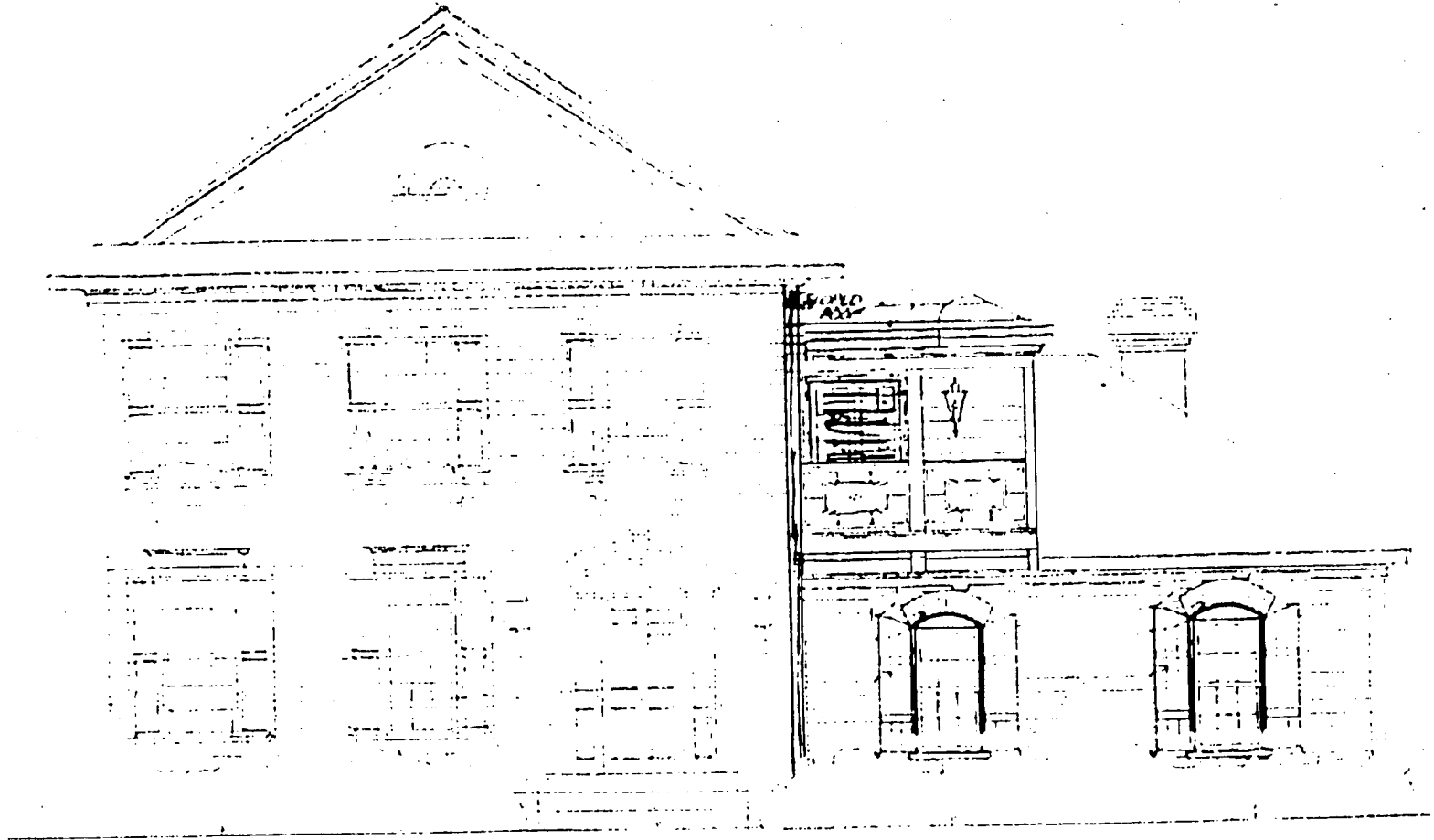


RECESSED
ENTRY

CLAUDE C. LARP
ARCHITECT
UPPER PARKWAY DRIVE, SUITE 100
MOUNTAIN VIEW, MISSOURI 64150
801.221.1234

ALTERNATIVE A

Lot 47

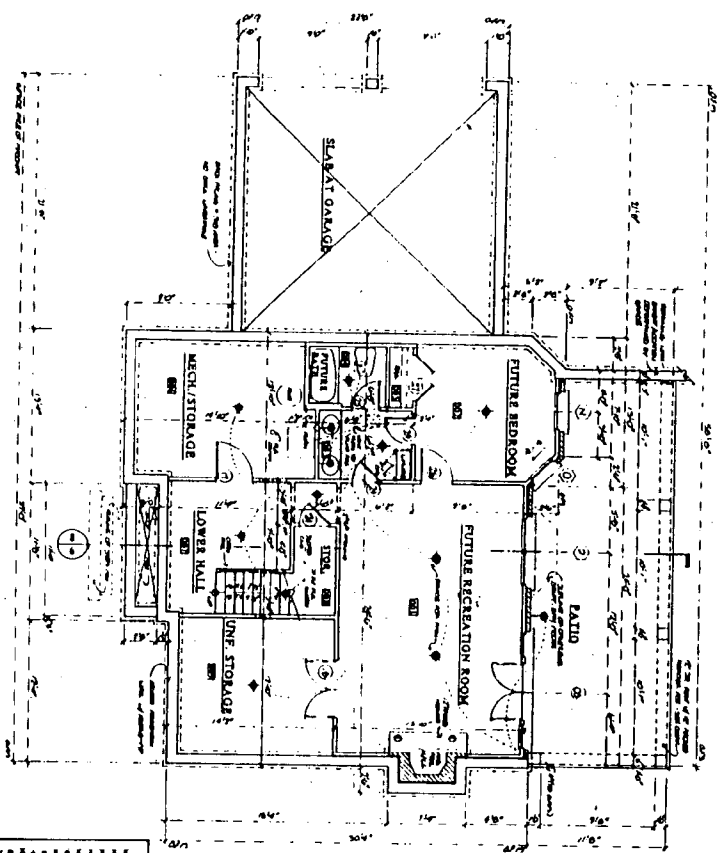


RECESSED
ENTRY

CLAUDE C. LEPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301 991-8816 FAX 301-920-8100

ALTERNATIVE B

Lot 47



NOTE: DIMENSIONS AT FOUNDATION WALL
 SHALL ADJUSTED TO ALLOW FOR 1"
 LEAD FOR SILEX FACING AND
 MUST BE VERTICAL

FOUNDATION/BASEMENT LEVEL FLOOR PLAN
 SCALE 1/8" = 1'-0"
 NOTE: USE 3/4" FLOOR SYSTEM - TYPICAL
 1/2" FOUNDATION WALL

ELECTRICAL SYMBOLS

○	Light Fixture
○	Recessed Light Fixture
○	Recessed Light Fixture (2x4)
○	Recessed Light Fixture (2x6)
○	Recessed Light Fixture (2x8)
○	Recessed Light Fixture (2x10)
○	Recessed Light Fixture (2x12)
○	Recessed Light Fixture (2x14)
○	Recessed Light Fixture (2x16)
○	Recessed Light Fixture (2x18)
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ROOM SCHEDULE

ROOM NO.	ROOM NAME	FINISHES	CEILING	FLOOR	WALLS	DOORS	WINDOWS	STAIRS	PLUMBING	ELECTRICAL	MECHANICAL	PAINT	GLASS	IRONING	OTHER
101	Garage	Asph/Flt	Acoustic	Asph/Flt	Block	Sw	Alu								
102	Future Bedroom	Asph/Flt	Acoustic	Asph/Flt	Block	Sw	Alu								
103	Future Recreation Room	Asph/Flt	Acoustic	Asph/Flt	Block	Sw	Alu								
104	Patio	Asph/Flt	Acoustic	Asph/Flt	Block	Sw	Alu								
105	Lower Hall	Asph/Flt	Acoustic	Asph/Flt	Block	Sw	Alu								
106	Mech./Storage	Asph/Flt	Acoustic	Asph/Flt	Block	Sw	Alu								
107	One Storage	Asph/Flt	Acoustic	Asph/Flt	Block	Sw	Alu								

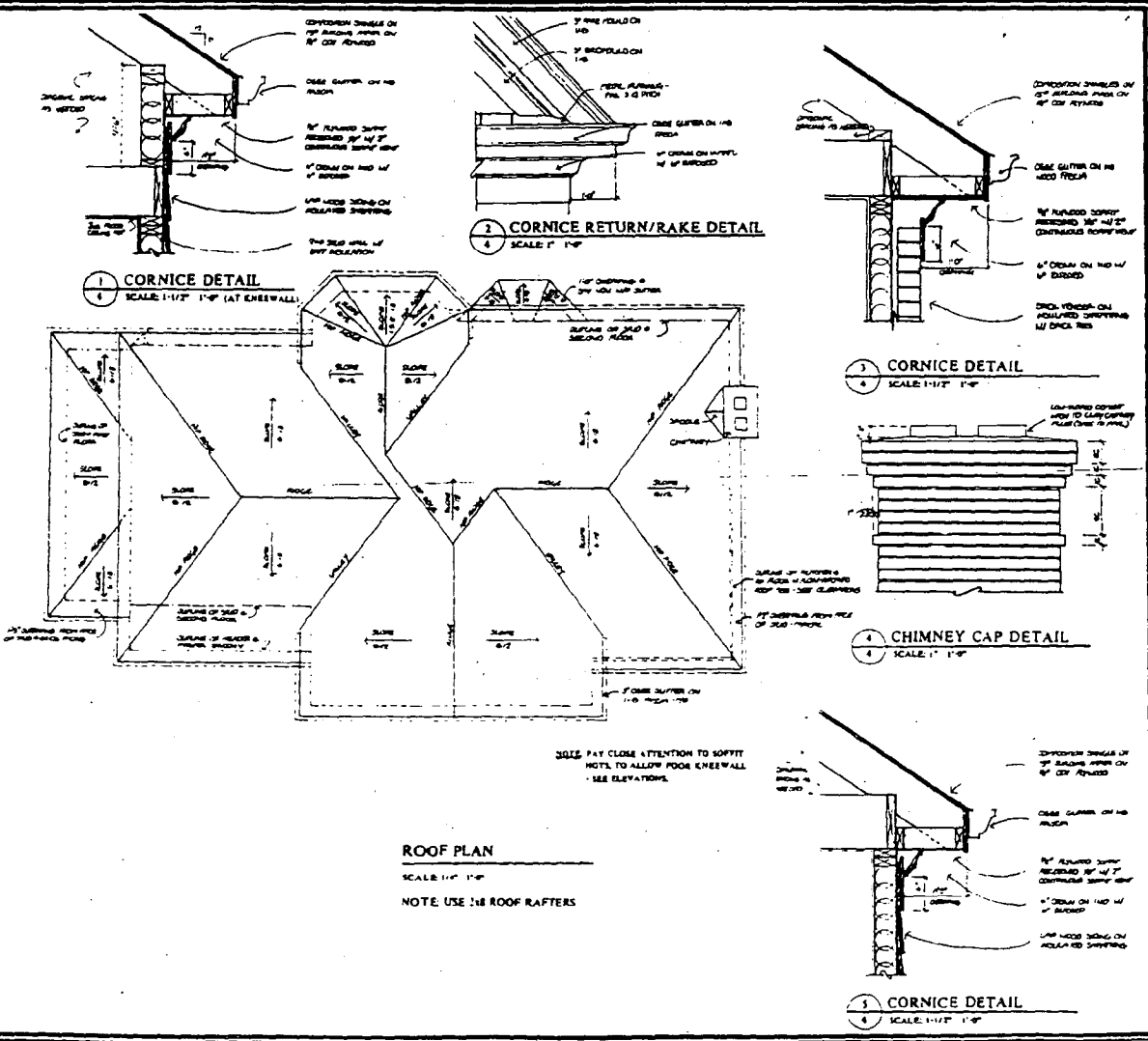
FINISHES SCHEDULE

NO.	FINISH	DESCRIPTION
1	Asph/Flt	Asphalt/Flt
2	Acoustic	Acoustic
3	Block	Block
4	Sw	Sw
5	Alu	Alu

ON SQUARE HUNG
 STAIRS
 3/4" SCHEDULE
 3/4" SCHEDULE
 3/4" SCHEDULE
 3/4" SCHEDULE

Lot 48





APPROVED BY: _____
REVISIONS

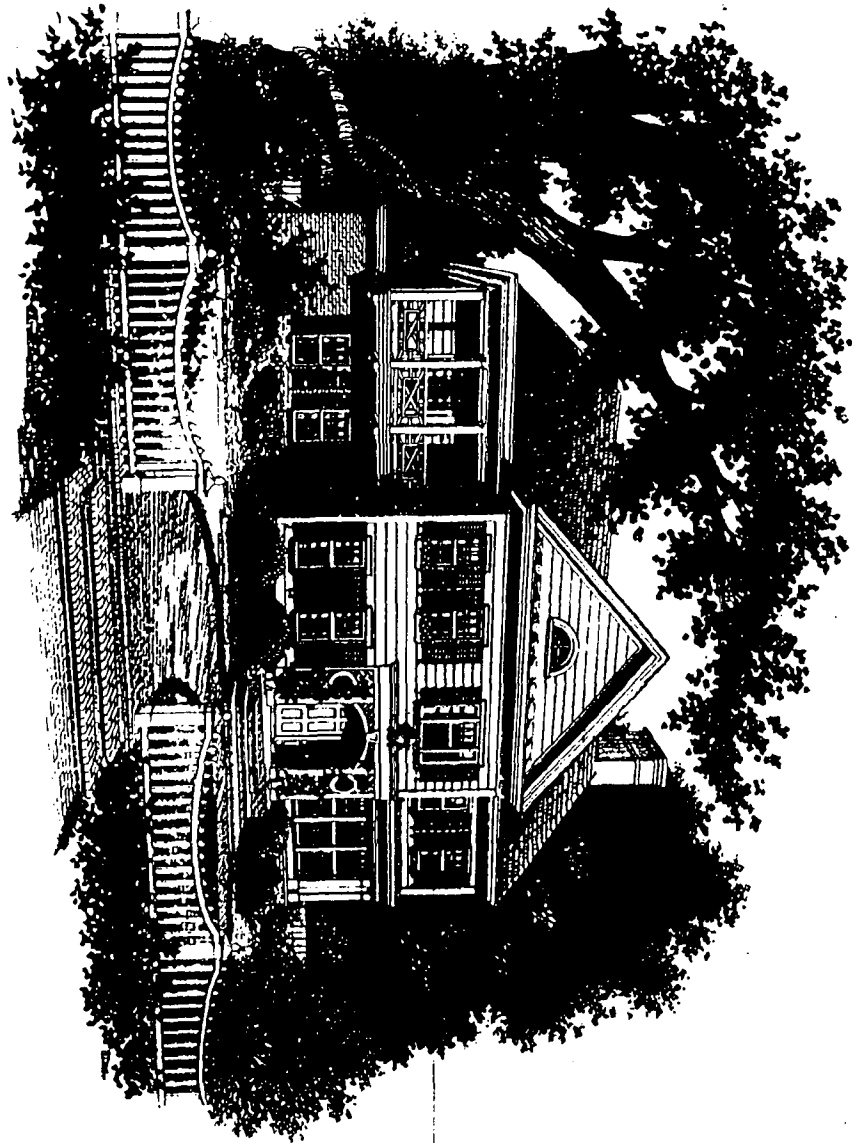
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Southern Living
PLANS

HONEYSUCKLE
HILL

SHEET
4
OF

Lot 48





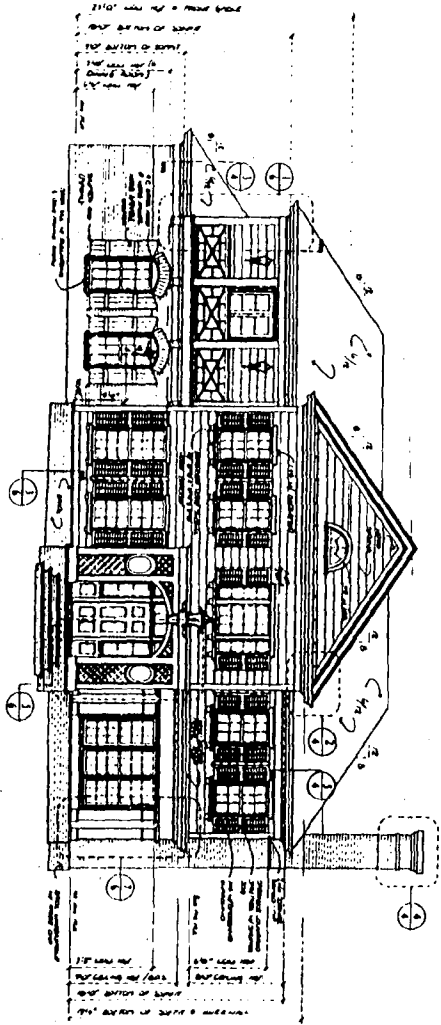
Lot 48

(91)

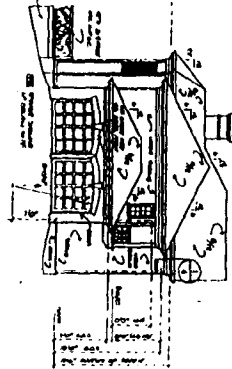
Consists of 16 Sheets	<i>Honeysuckle Hill</i> 808	DESIGNED FOR: Southern Living PLANS <small>THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT OR ENGINEER TO VERIFY THAT THEY MEET ALL LOCAL CODES.</small>	APPROVED BY: REVISIONS
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Lot 49

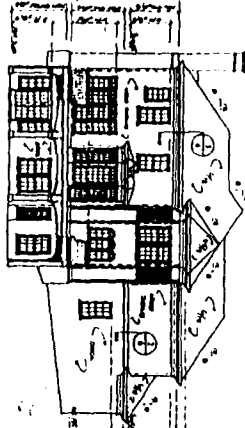
FRONT ELEVATION
SCALE 1/8" = 1'-0"



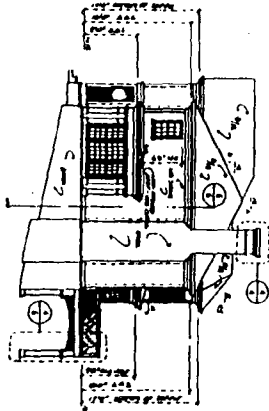
LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



SHEET
OF 5
8

HONEYSUCKLE
HILL
ROSSO

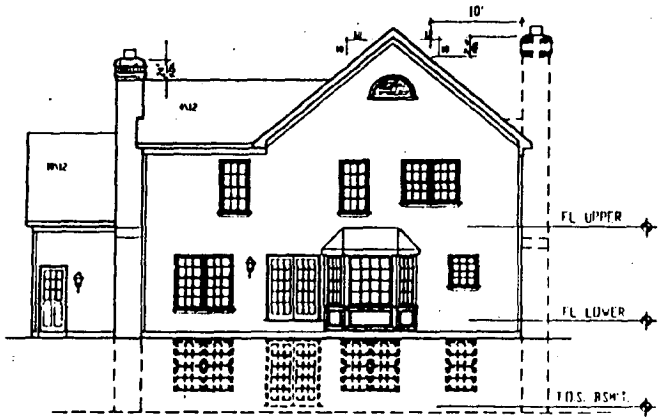
DESIGNED FOR:
Southern Living
PLANS

APPROVED BY:

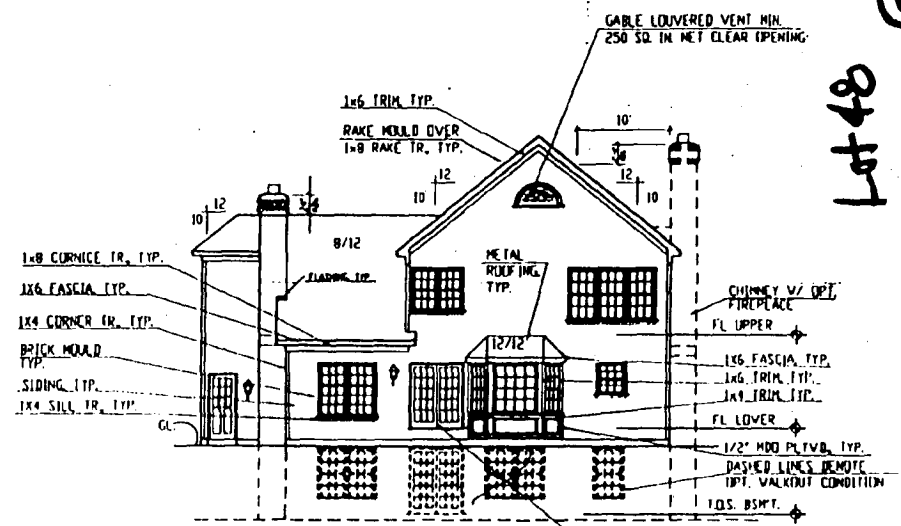
REVISIONS

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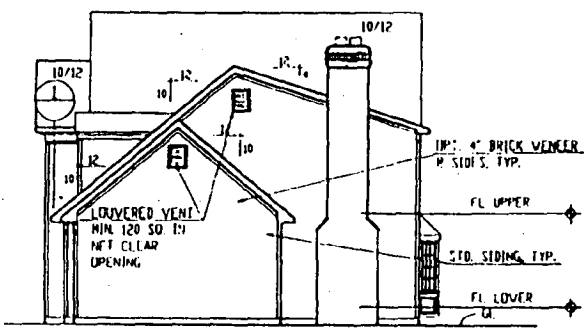
Lot 48



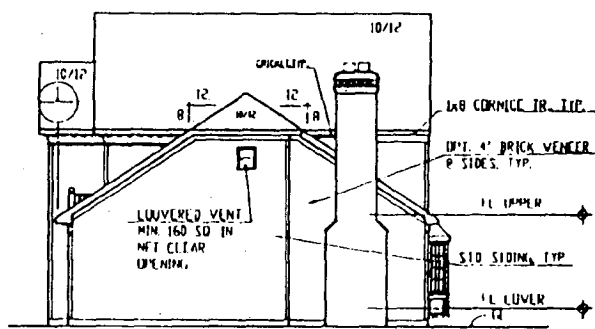
REAR ELEVATION
W/OPT. UPPER FLOOR
"WELLINGTON"
1/8" = 1'-0"



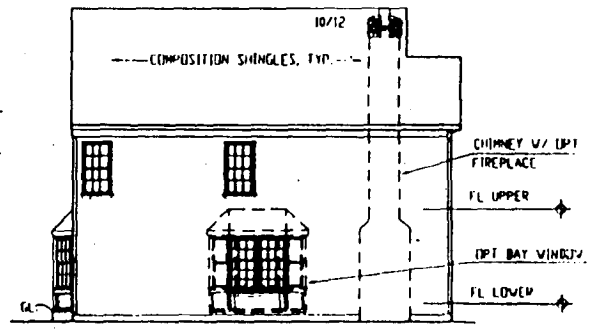
REAR ELEVATION
"BRIGHTON"
1/8" = 1'-0"



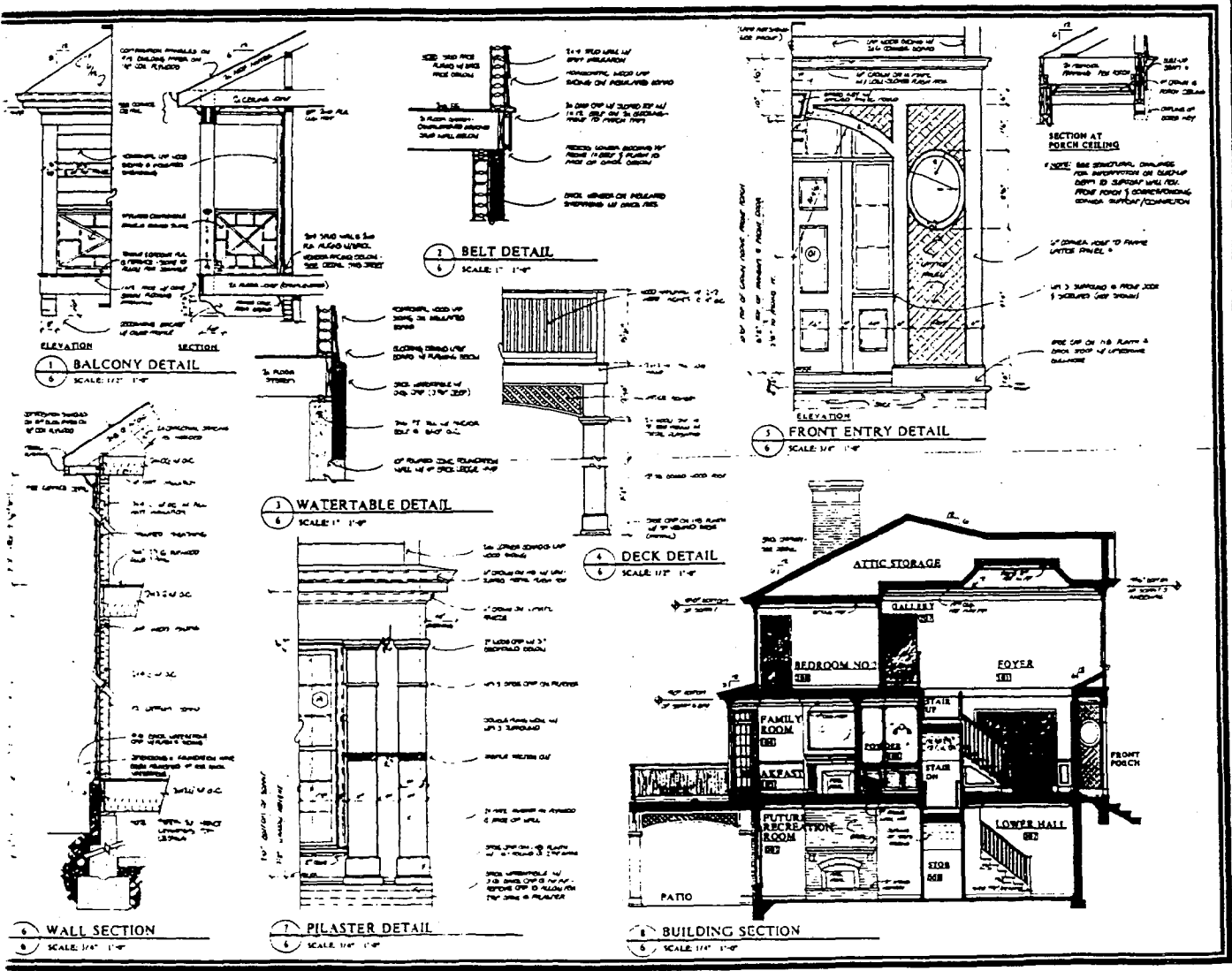
RIGHT SIDE ELEVATION
W/OPT. UPPER FLOOR
"WELLINGTON"
1/8" = 1'-0"



RIGHT SIDE ELEVATION
"BRIGHTON"
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



APPROVED BY:
 NEWTON

DESIGNED FOR:
Southern Living
PLANS

THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT OR ENGINEER TO VERIFY THAT THEY MEET ALL LOCAL CODES

HONEYSUCKLE
 HILL
 808SC

SHEET
 OF
 6
 8

Lot 46



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot 48, Salisbury Road

Meeting Date: 8/14/96

Resource: Linden Historic District

HAWP: New construction

Case Number: 36/2-96B

Tax Credit: No

Public Notice: 7/31/96

Report Date: 8/7/96

Applicant: Ron LaDue/Brode LLC

Staff: Patricia Parker

PROPOSAL: Construct new house

RECOMMEND: Approve
w/ conditions

During the July 24, 1996 HPC meeting, the Commissioners discussed the proposed construction of a new house on Lot 48 of the property now addressed as 9310 Brookville Road. This property is an outstanding resource located within the Linden Historic District, Master Plan Site #36/2. The Commission reviewed the staff report, heard testimony from an adjacent property owner and discussed the proposal in detail with the applicant and representatives of Brode LLC. The applicant has made some revisions and now chooses to proceed with a formal HAWP submission.

This property is one of three lots resulting from the recently approved subdivision of a .91 acre site improved by the Wolfe House, a 19th century frame Victorian house notable for its detailing. This Historic Area Work Permit application focuses on the new construction of a house on Lot 48.

BACKGROUND

The Wolfe House, built ca. 1893 in the Linden Historic District, is an outstanding resource and its property contains many fine tree and shrub specimens. Of the two new lots created on the Wolfe House property, Lot 48 is more remote from the historic house. It is also the largest of the three lots, sits on a rise, and contains 15,386 square feet. Access for this lot would be via a new shared driveway off Salisbury Road. The new house in the Linden Historic District which is immediately adjacent to Lot 48 is a relatively new, non-contributing house.

The Commission, at its July 24th meeting, made several recommendations for increasing the compatibility of the proposed new structures with the historic district. These were:

- 1) The house on Lot 47 should face Brookville Road.
- 2) Both houses may have attached garages.
- 3) As proposed, the size, massing and scale of the house proposed for Lot 48 could be approved. But the house should **not** be designed using architectural styles that are inappropriate for the historical and architectural character of the Linden Historic District. The design of the new houses **should** reflect the simple, vernacular, turn-of-the-century character of Linden.

STAFF DISCUSSION

The applicant has submitted a formal HAWP proposal for the construction of a new frame house sided with painted wood clapboard and with a footprint of approximately 1,661 square feet on Lot 48. (The first floor plan on page 10 states that the house's first floor square footage is 1,179 s.f. plus a garage of 477 s.f. - for 1,656 s.f.; however, staff did a rough calculation from the drawings on page 10 and found the numbers to be 1,661 s.f. This does not include the rear deck.)

The second floor of the house would have approximately 1,373 square feet. Thus, the total house would be approximately 3,034 square feet of enclosed space, not including a rear deck that is approximately 33 feet wide and 12 feet deep.

The house would have painted wood clapboard siding, an asphalt shingle roof, and an attached garage recessed from the front wall. There would be two canted bays on the first level at the rear of the house which open out to a rear deck. On the second level a single bay continues from the first floor and is located on the rear elevation. Tree removal is **not** part of this HAWP proposal. All of these features of the proposal are unchanged from the design presented for discussion during the preliminary consultation. Changes made to the earlier submission include:

1) Simplification - The applicant has simplified many of the architectural details proposed during the preliminary consultation. The railing style which appears at the second story porch has been simplified, the arched lintels at the window heads on the front facade of the attached garage have been replaced with simple window trim, the lattice work around front door has been deleted entirely from the proposal, the window pattern on the front facade has been made simpler with fewer windows, and the applicant has deleted the lanterns on either side of the french door on the second floor and above the front door. In general, the applicant has utilized the same vocabulary as the house proposed for Lot 47.

2) On the front elevation a deeper lintel treatment is provided for windows, except for those which appear on the garage.

3) The roof pitch is identified as 12/8 in most areas. As proposed, on the rear elevation the roof of the two-story bay window would have a 12/9-1/2 pitch.

Staff finds the changes made to the earlier presentation to be acceptable. However, staff is disappointed that the applicant did not more fully address the HPC's comments and recommendations on architectural styling. As with the house for Lot 47, the historic style vocabulary of the Linden Historic District has not been integrated in the new house design, and that this would be house more appropriate for an early 20th century neighborhood (Chevy Chase, for example.)

Staff finds the wood siding and fiberglass roof shingles specified for the new house to be acceptable; however staff would like a more detailed submission of the other materials to be used, especially the doors and windows. Staff feels that it is very important for in-fill construction in historic districts to maintain a high quality in the architectural details so as to promote and enhance the character of important resources within historic districts.

For example, the applicant does not indicate his intention to use true divided lite windows. Staff would recommend that the applicant provide true divided lite for all windows, whether fixed or operable. All shutters should be made of wood and should be 1/2 the width of the windows. Staff is unclear as to whether the applicant is proposing full sidelights at the door entrance or a half wood panel with glazed openings above. The information must be submitted before the Historic Area Work Permit is issued.

All wood trim should be a minimum of 4" width and all wood surfaces should be painted for protection from the elements. All doors, including garage doors should be made of wood.

The new shared driveway be constructed of gravel. The applicant also indicates one two-flue chimney to serve two fireplaces. Staff would recommend that the chimney be constructed of masonry.

The applicant also proposes to use flagstone for entrance steps. Staff does not find this material to be problematic.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #1 and #9:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment; and with the following conditions:

Conditions:

- 1) The applicant shall provide detailed specifications of building materials for review and approval by HPC staff prior to issuance of the HAWP, including detailed information on - and possibly samples of - the wood siding, roofing shingles, wood doors, wood trim and wood, true divided light window units.
- 2) The overall square footage of the enclosed portions of the house shall be no more than the 3,034 square feet shown in the plans presented, not including the rear deck.
- 3) Chimneys shall be constructed of masonry.
- 4) All windows shall be wood true divided light and set into wood framing, whether fixed or operable.
- 5) All trim shall be made of wood and be no less than 4" minimum.
- 6) All shutters, at each location, shall be 1/2 the width of the window where located.
- 7) All doors, including garage doors, shall be made of wood set in wood framing.
- 8) All wood surfaces shall be painted for protection from the elements.
- 9) The new shared driveway shall be made of gravel.
- 10) All tree and shrub specimens shall be protected; major specimens shall have temporary fencing installed around the drip line during the construction period. The fencing shall be maintained throughout construction;

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Ronald R. Ladue
 DAYTIME TELEPHONE NO. (301) 840-8388
 TAX ACCOUNT # 1400804
 NAME OF PROPERTY OWNER BRODE L.L.C. DAYTIME TELEPHONE NO. (301) 840-8388
 ADDRESS 1370 PICCARD DRIVE SUITE 250 ROCKVILLE, MD 20850
CITY STATE ZIP CODE
 CONTRACTOR BCM1 TELEPHONE NO. (301) 924-7477
 CONTRACTOR REGISTRATION NUMBER 3162
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER _____ STREET SALISBURY ROAD
 TOWN/CITY SILVER SPRING NEAREST CROSS STREET WARREN
 LOT 48 BLOCK _____ SUBDIVISION LINDEN
 LIBER 950 FOLIO 485 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
- Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
- Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
- 1B. CONSTRUCTION COST ESTIMATE \$ 122,000.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____
- 2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. HEIGHT _____ feet _____ inches
- 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Ronald R. Ladue Member 7-26-96
 Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission

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

QUEEN ANNE VICTORIAN (WOLFE HOUSE) ON LOT
46

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

CONSTRUCT NEW SINGLE FAMILY HOME IN ACCORDANCE
WITH SITE PLAN AND APPROVED PLANS

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

Please print (in blue or black ink) or type this information on the following page. Please stay within the

Montgomery County
Board Education
850 Hungerford Drive
Rockville, MD 20850

Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

Christopher C. & S.C. Roseman
2116 Linden Lane
Silver Spring, MD 20910

John R. & M. Byrns
9302 Brookville Road
Silver Spring, MD 20910

John H. Boucher
2106 Salisbury Road
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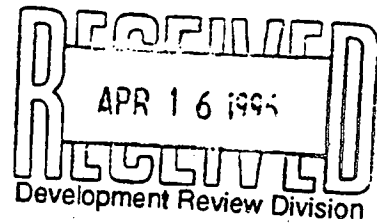
Ruth M. Murphy
2109 Salisbury Road
Silver Spring, MD 20910

James J. & J. Johnson
2118 Linden Lane
Silver Spring, MD 20910

Erik C. Kitagawa et al
2114 Linden Lane
Silver Spring, MD 20910

David B. W.K. Gratz
9316 Brookville Road
Silver Spring, MD 20910

Preliminary Plan # 1-96078
Ron Ladue (325-4715)



TREE PRESERVATION PLAN-LINDEN

All major trees identified on the site plan will be protected, as follows, with the exception of the 54" Locust Tree, the adjacent 12" Oak Tree, and the 12" Blue Spruce Tree. These should be removed.

The 2 Magnolia Trees and the Ginkgo Tree are to be root pruned by trenching a 4" wide trench, 18 inches deep just outside of the drip line of the entire tree cluster. A trencher, such as a "ditch-witch" with sharp teeth will be used. The entire area will be mulched with 3-4 inches of wood chip mulch, or an acceptable equal.

The above trees, as well as the other major trees to be saved, will have a 48 inch high temporary fence erected around the drip line of the trees, in order to prevent any parking of equipment or storage of any materials in this area. The fencing will be maintained for the duration of the construction.

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All trees to remain will be pruned, by acceptable pruning standards, to remove any weak limbs, or any major dead wood. No live limbs will be cut unless deemed to be dangerous or weak. No climbing spurs or gaffs will be used on live trees.

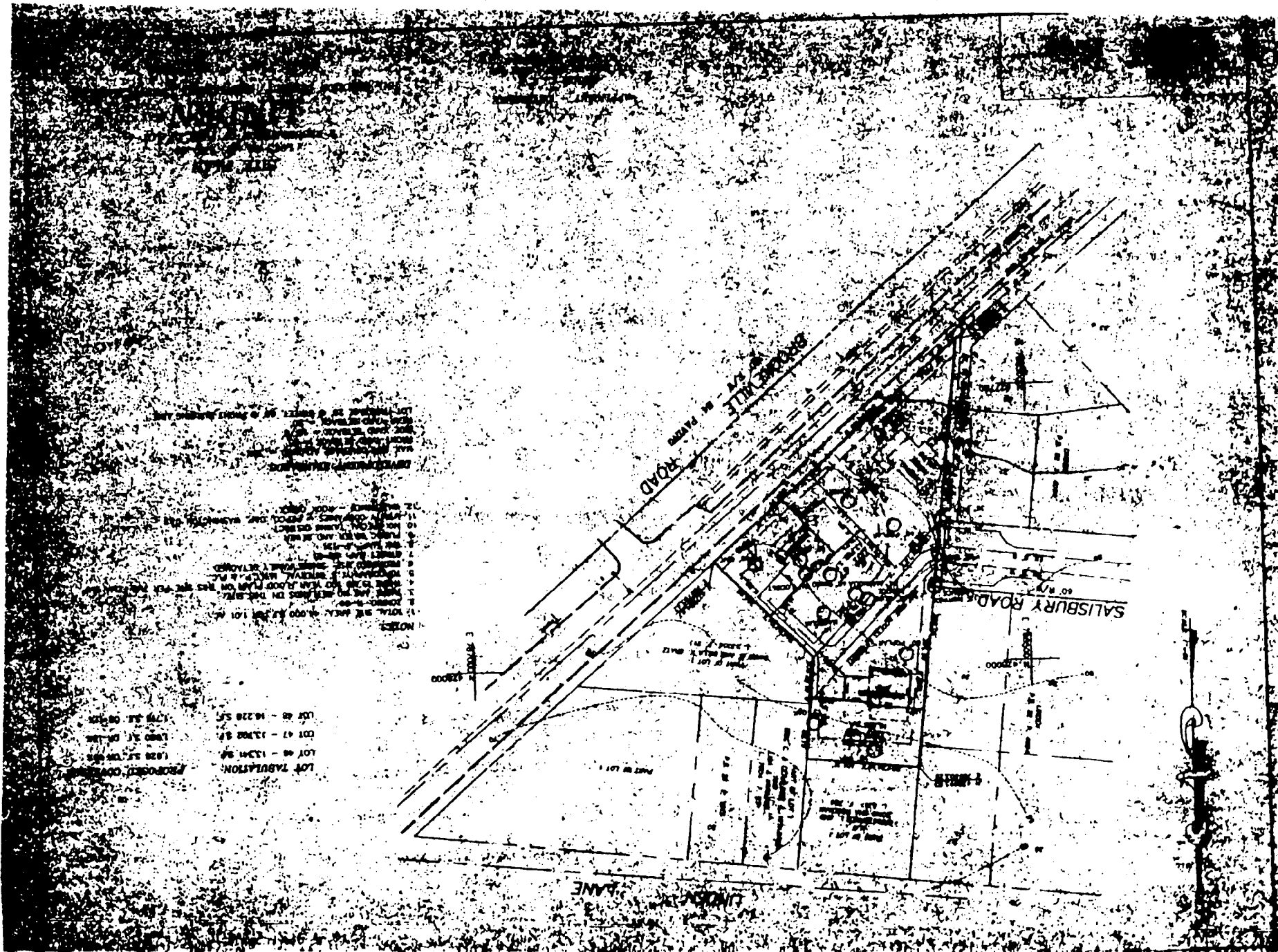
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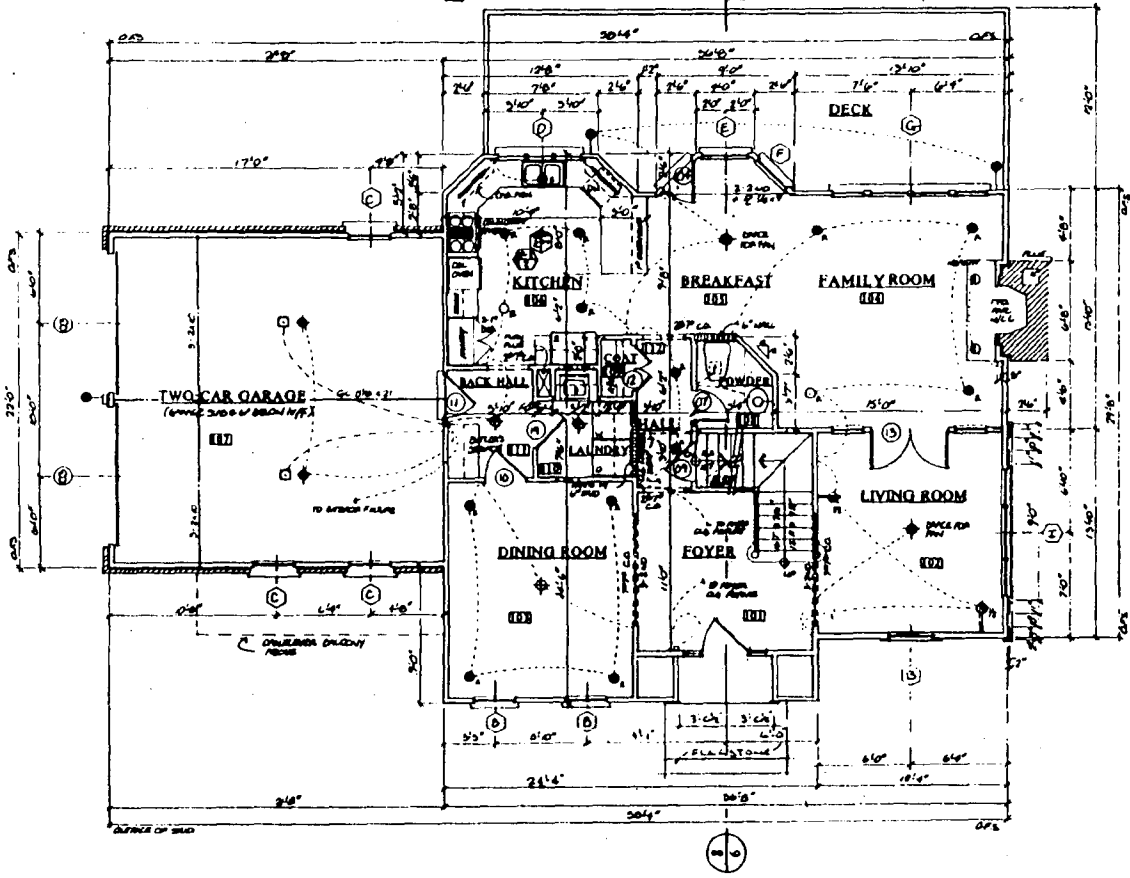
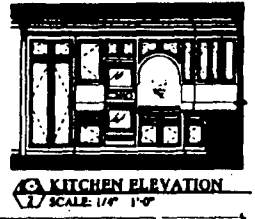
Lewis Bloch ASCA #297

Md. Tree Expert Lic. #143

Landscape Architect Lic. #272

Certified Arborist #MA-0094





DOOR SCHEDULE

NO.	DES.	TYPE	DESCRIPTION	QTY.
1	100	100	6'0" x 2'0" Solid Core	1
2	100	100	6'0" x 2'0" Solid Core	1
3	100	100	6'0" x 2'0" Solid Core	1
4	100	100	6'0" x 2'0" Solid Core	1
5	100	100	6'0" x 2'0" Solid Core	1
6	100	100	6'0" x 2'0" Solid Core	1
7	100	100	6'0" x 2'0" Solid Core	1
8	100	100	6'0" x 2'0" Solid Core	1
9	100	100	6'0" x 2'0" Solid Core	1
10	100	100	6'0" x 2'0" Solid Core	1
11	100	100	6'0" x 2'0" Solid Core	1
12	100	100	6'0" x 2'0" Solid Core	1
13	100	100	6'0" x 2'0" Solid Core	1
14	100	100	6'0" x 2'0" Solid Core	1
15	100	100	6'0" x 2'0" Solid Core	1
16	100	100	6'0" x 2'0" Solid Core	1
17	100	100	6'0" x 2'0" Solid Core	1
18	100	100	6'0" x 2'0" Solid Core	1
19	100	100	6'0" x 2'0" Solid Core	1
20	100	100	6'0" x 2'0" Solid Core	1
21	100	100	6'0" x 2'0" Solid Core	1
22	100	100	6'0" x 2'0" Solid Core	1
23	100	100	6'0" x 2'0" Solid Core	1
24	100	100	6'0" x 2'0" Solid Core	1
25	100	100	6'0" x 2'0" Solid Core	1
26	100	100	6'0" x 2'0" Solid Core	1
27	100	100	6'0" x 2'0" Solid Core	1
28	100	100	6'0" x 2'0" Solid Core	1
29	100	100	6'0" x 2'0" Solid Core	1
30	100	100	6'0" x 2'0" Solid Core	1
31	100	100	6'0" x 2'0" Solid Core	1
32	100	100	6'0" x 2'0" Solid Core	1
33	100	100	6'0" x 2'0" Solid Core	1
34	100	100	6'0" x 2'0" Solid Core	1
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39	100	100	6'0" x 2'0" Solid Core	1
40	100	100	6'0" x 2'0" Solid Core	1
41	100	100	6'0" x 2'0" Solid Core	1
42	100	100	6'0" x 2'0" Solid Core	1
43	100	100	6'0" x 2'0" Solid Core	1
44	100	100	6'0" x 2'0" Solid Core	1
45	100	100	6'0" x 2'0" Solid Core	1
46	100	100	6'0" x 2'0" Solid Core	1
47	100	100	6'0" x 2'0" Solid Core	1
48	100	100	6'0" x 2'0" Solid Core	1
49	100	100	6'0" x 2'0" Solid Core	1
50	100	100	6'0" x 2'0" Solid Core	1

WINDOW SCHEDULE

TYPE	DES.	DESCRIPTION	QTY.
1	100	6'0" x 4'0" Double Hung	1
2	100	6'0" x 4'0" Double Hung	1
3	100	6'0" x 4'0" Double Hung	1
4	100	6'0" x 4'0" Double Hung	1
5	100	6'0" x 4'0" Double Hung	1
6	100	6'0" x 4'0" Double Hung	1
7	100	6'0" x 4'0" Double Hung	1
8	100	6'0" x 4'0" Double Hung	1
9	100	6'0" x 4'0" Double Hung	1
10	100	6'0" x 4'0" Double Hung	1
11	100	6'0" x 4'0" Double Hung	1
12	100	6'0" x 4'0" Double Hung	1
13	100	6'0" x 4'0" Double Hung	1
14	100	6'0" x 4'0" Double Hung	1
15	100	6'0" x 4'0" Double Hung	1
16	100	6'0" x 4'0" Double Hung	1
17	100	6'0" x 4'0" Double Hung	1
18	100	6'0" x 4'0" Double Hung	1
19	100	6'0" x 4'0" Double Hung	1
20	100	6'0" x 4'0" Double Hung	1
21	100	6'0" x 4'0" Double Hung	1
22	100	6'0" x 4'0" Double Hung	1
23	100	6'0" x 4'0" Double Hung	1
24	100	6'0" x 4'0" Double Hung	1
25	100	6'0" x 4'0" Double Hung	1
26	100	6'0" x 4'0" Double Hung	1
27	100	6'0" x 4'0" Double Hung	1
28	100	6'0" x 4'0" Double Hung	1
29	100	6'0" x 4'0" Double Hung	1
30	100	6'0" x 4'0" Double Hung	1
31	100	6'0" x 4'0" Double Hung	1
32	100	6'0" x 4'0" Double Hung	1
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42	100	6'0" x 4'0" Double Hung	1
43	100	6'0" x 4'0" Double Hung	1
44	100	6'0" x 4'0" Double Hung	1
45	100	6'0" x 4'0" Double Hung	1
46	100	6'0" x 4'0" Double Hung	1
47	100	6'0" x 4'0" Double Hung	1
48	100	6'0" x 4'0" Double Hung	1
49	100	6'0" x 4'0" Double Hung	1
50	100	6'0" x 4'0" Double Hung	1

D.H. - DOUBLE HUNG
 CSMT - CASEMENT
 STAT. - STATIONARY
 S.B. - BACK BAND
 BRMO/BRM - BRICKMOULD
 TRAN - TRANSOM

SQUARE FOOTAGE BREAKDOWN

FIRST FLOOR	1,179 sq. ft.
SECOND FLOOR	1,372 sq. ft.
TOTAL	2,551 sq. ft.
NOT INCLUDED	
OPEN AREA	389 sq. ft.
GARAGE	477 sq. ft.

ELECTRICAL PLAN KEY

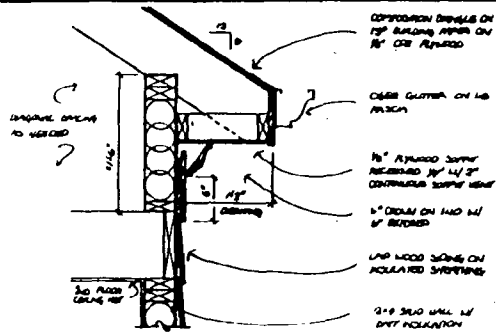
- ⊕ Duplex Casework Outlet
- ⊕ Duplex Outlet Above Casework
- ⊕ Waterproof Duplex Outlet
- ⊕ Half-Flushed Duplex Outlet
- ⊕ Special Purpose Outlet
- ⊕ Duplex Outlet in Floor
- ⊕ 120 Volt Outlet
- ⊕ Staircase Door Operation
- ⊕ Ceiling Mounted Incandescent Light Fixture
- ⊕ Wall Mounted Incandescent Light Fixture
- ⊕ Recessed Incandescent Light Fixture
- ⊕ Sconce Fix
- ⊕ Sconce Fix/Light Combination
- ⊕ Fluorescent Light Fixture
- ⊕ Ceiling Fan/Light

FIRST LEVEL FLOOR PLAN
 SCALE 1/4" = 1'-0" 9'-0" C.L.O. NOT.

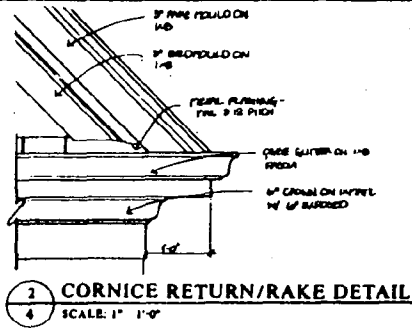
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DESIGNED FOR:

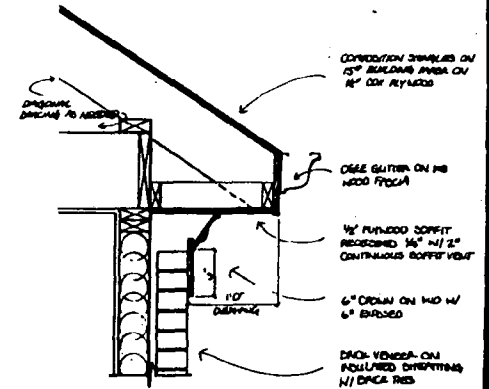
HEET 111



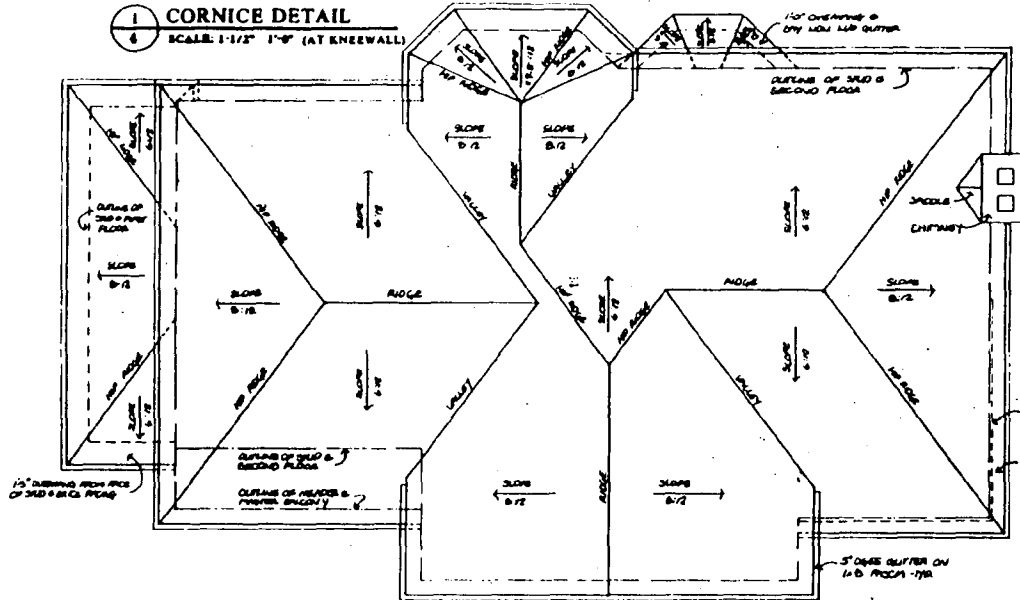
1 CORNICE DETAIL
SCALE: 1-1/2" 1'-0" (AT KNEEWALL)



2 CORNICE RETURN/RAKE DETAIL
SCALE: 1" 1'-0"



3 CORNICE DETAIL
SCALE: 1-1/2" 1'-0"

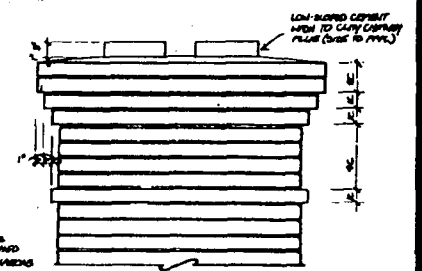


ROOF PLAN

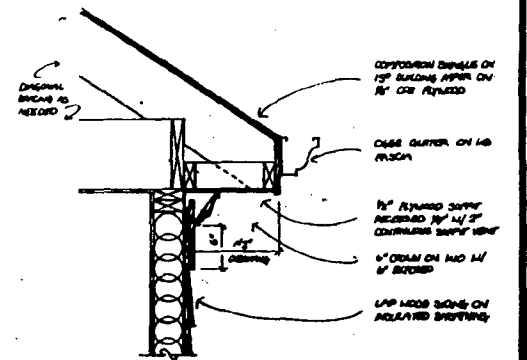
SCALE: 1/4" 1'-0"

NOTE: USE 2x8 ROOF RAFTERS

NOTE: PAY CLOSE ATTENTION TO SOFFIT NOTS TO ALLOW POOR KNEEWALL - SEE ELEVATIONS.



4 CHIMNEY CAP DETAIL
SCALE: 1" 1'-0"

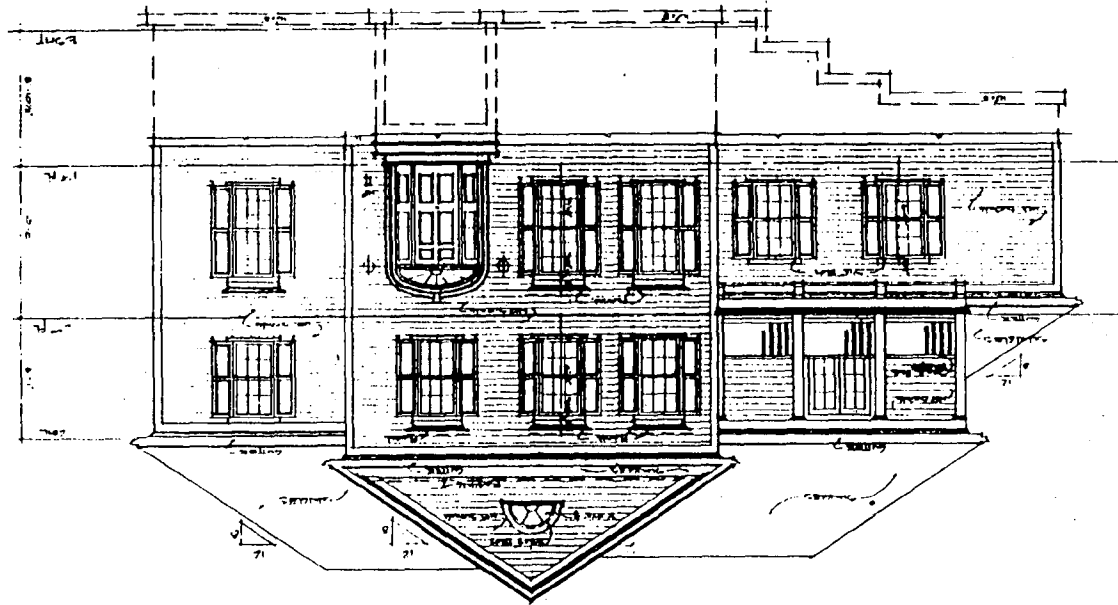


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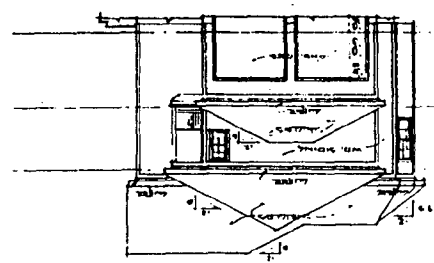
DESIGNED FOR:

EST

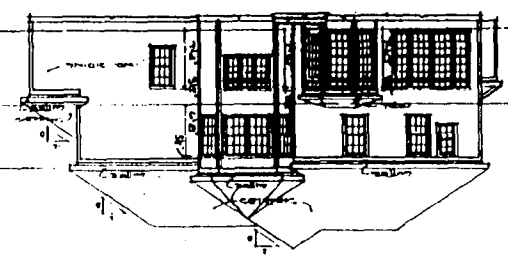
FRONT ELEVATION



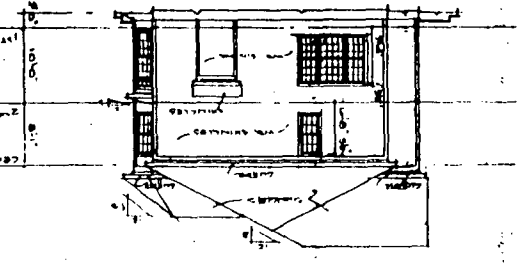
LEFT ELEVATION

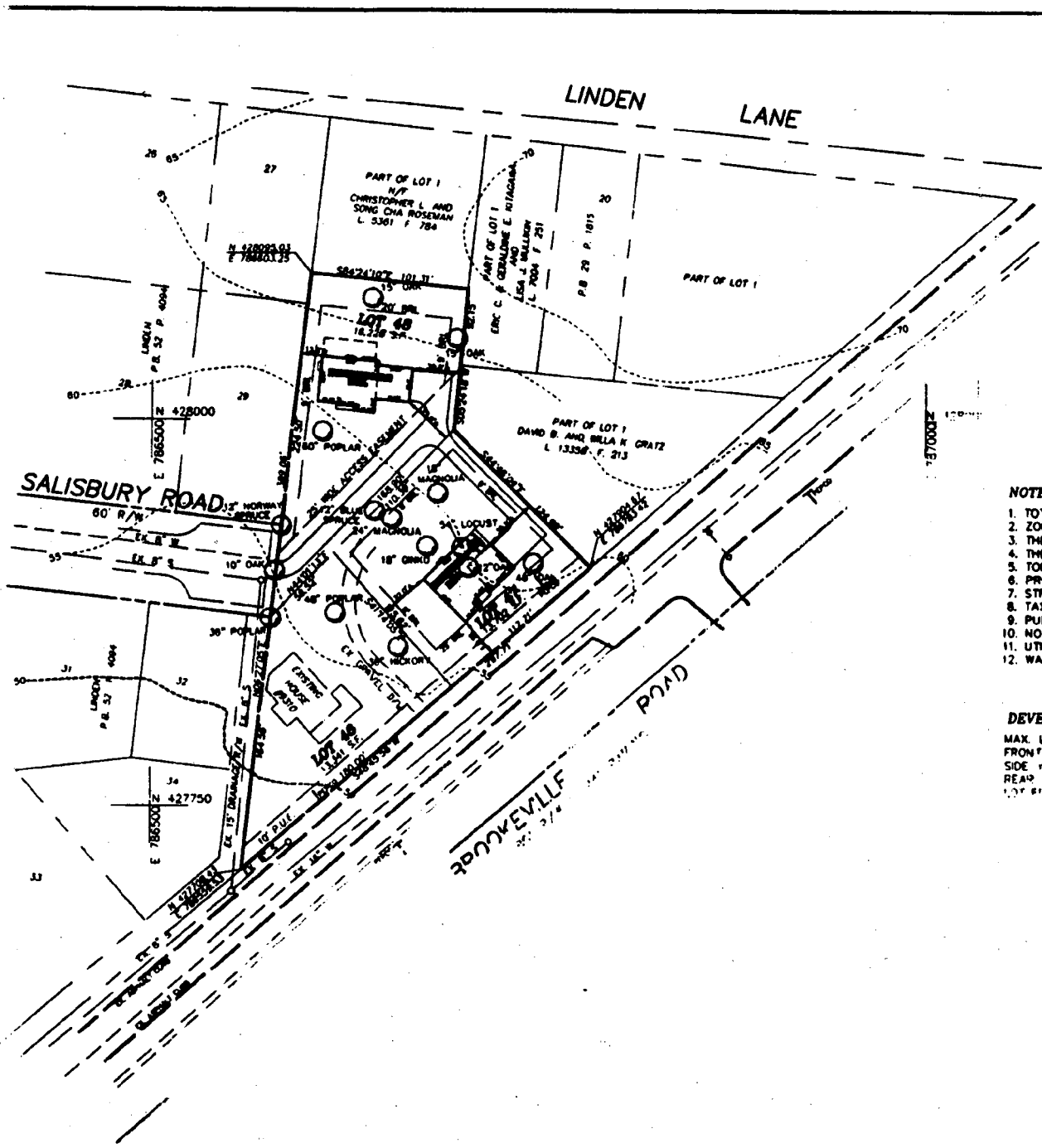


REAR ELEVATION



RIGHT ELEVATION





LOT TABULATION:	PROPOSED COVER. %
LOT 46 - 13,341 S.F.	1,628 S.F. OR 16%
LOT 47 - 13,702 S.F.	1,680 S.F. OR 13%
LOT 48 - 18,228 S.F.	1,716 S.F. OR 11%

- NOTES:**
1. TOTAL SITE AREA: 44,000 S.F. OR 1.01 AC.
 2. ZONING: R-60
 3. THERE ARE NO WETLANDS ON THIS SITE.
 4. THERE IS NO 100 YEAR FLOOD PLAN ON THIS SITE PER THE FEMA MAP.
 5. TOPOGRAPHY: 5' INTERVAL, N.N.C.P. & P.C.
 6. PROPOSED USE: SINGLE FAMILY DETACHED
 7. STREET MAP: 39-E1
 8. TAX MAP: JP-121
 9. PUBLIC WATER AND SEWER
 10. NO SPECIAL TAXING DISTRICT
 11. UTILITY COMPANIES - PEPCO, C&P, WASHINGTON GAS
 12. WATERSHED - ROCK CREEK

- DEVELOPMENT STANDARDS:**
- MAX. LOT COVERAGE ALLOWED = 35%
 - FRONT YARD SETBACK = 25'
 - SIDE YARD SETBACK = 18'/8'
 - REAR YARD SETBACK = 20'
 - LOT FRONTAGE 25' ● STREET, 60' ● FRONT BUILDING LINE

SITE PLAN
LOTS 46, 47, AND 48
A RESUBDIVISION OF PART OF LOT-1

LINDEN

APPLICANT - DEVELOPER

Montgomery County
Board Education
850 Hungerford Drive
Rockville, MD 20850

Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

Christopher C. & S.C. Roseman
2116 Linden Lane
Silver Spring, MD 20910

John R. & M. Byrns
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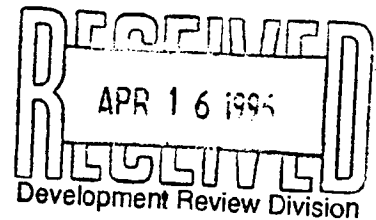
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Erik C. Kitagawa et al
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Silver Spring, MD 20910

David B. W.K. Gratz
9316 Brookville Road
Silver Spring, MD 20910

+ Craig McKam (LAP)
+ Meg Williams
2200 Salisbury Rd.

Preliminary Plan # 1-96078
Row Ladue (325-4715)



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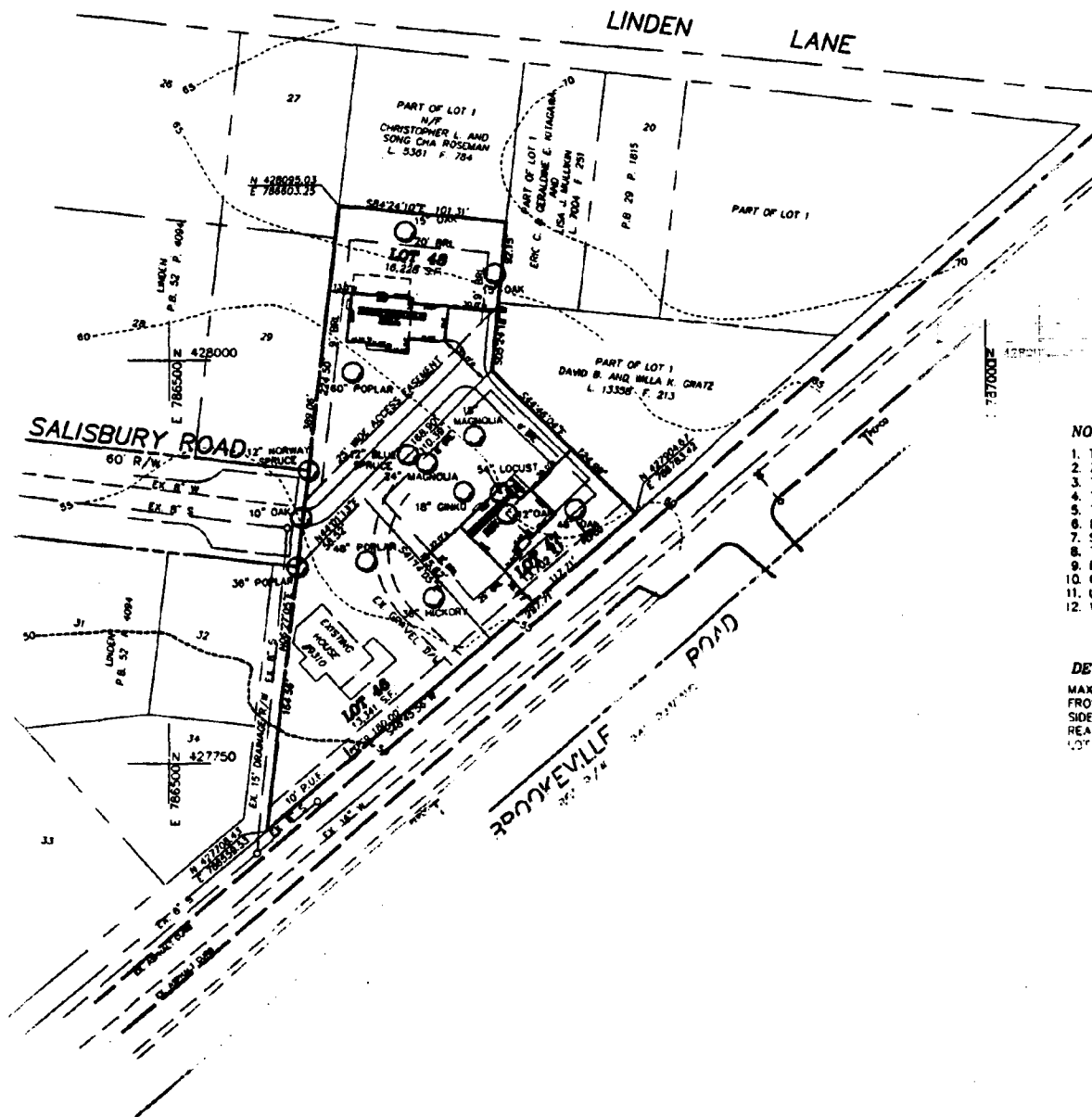
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Lewis Bloch ASCA #297

Md. Tree Expert Lic. #143

Landscape Architect Lic. #272

Certified Arborist #MA-0094



LOT TABULATION:	PROPOSED COVERAGE
LOT 46 - 13,341 S.F.	1,628 S.F. OR 16%
LOT 47 - 13,702 S.F.	1,680 S.F. OR 13%
LOT 48 - 16,228 S.F.	1,716 S.F. OR 11%

NOTES:

1. TOTAL SITE AREA: 44,000 S.F. OR 1.01 AC.
2. ZONING: R-60
3. THERE ARE NO WETLANDS ON THIS SITE.
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7. STREET MAP: 39-E1
8. TAX MAP: JP-121
9. PUBLIC WATER AND SEWER
10. NO SPECIAL TAXING DISTRICT
11. UTILITY COMPANIES - PERCO, C&P, WASHINGTON GAS
12. WATERSHED - ROCK CREEK

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- MAX. LOT COVERAGE ALLOWED = 35%
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- REAR YARD SETBACK = 20'
- LOT FRONTAGE 25' ● STREET, 60' ● FRONT BUILDING LINE

SITE PLAN
LOTS 46, 47, AND 48
A RESUBDIVISION OF PART OF LOT-1

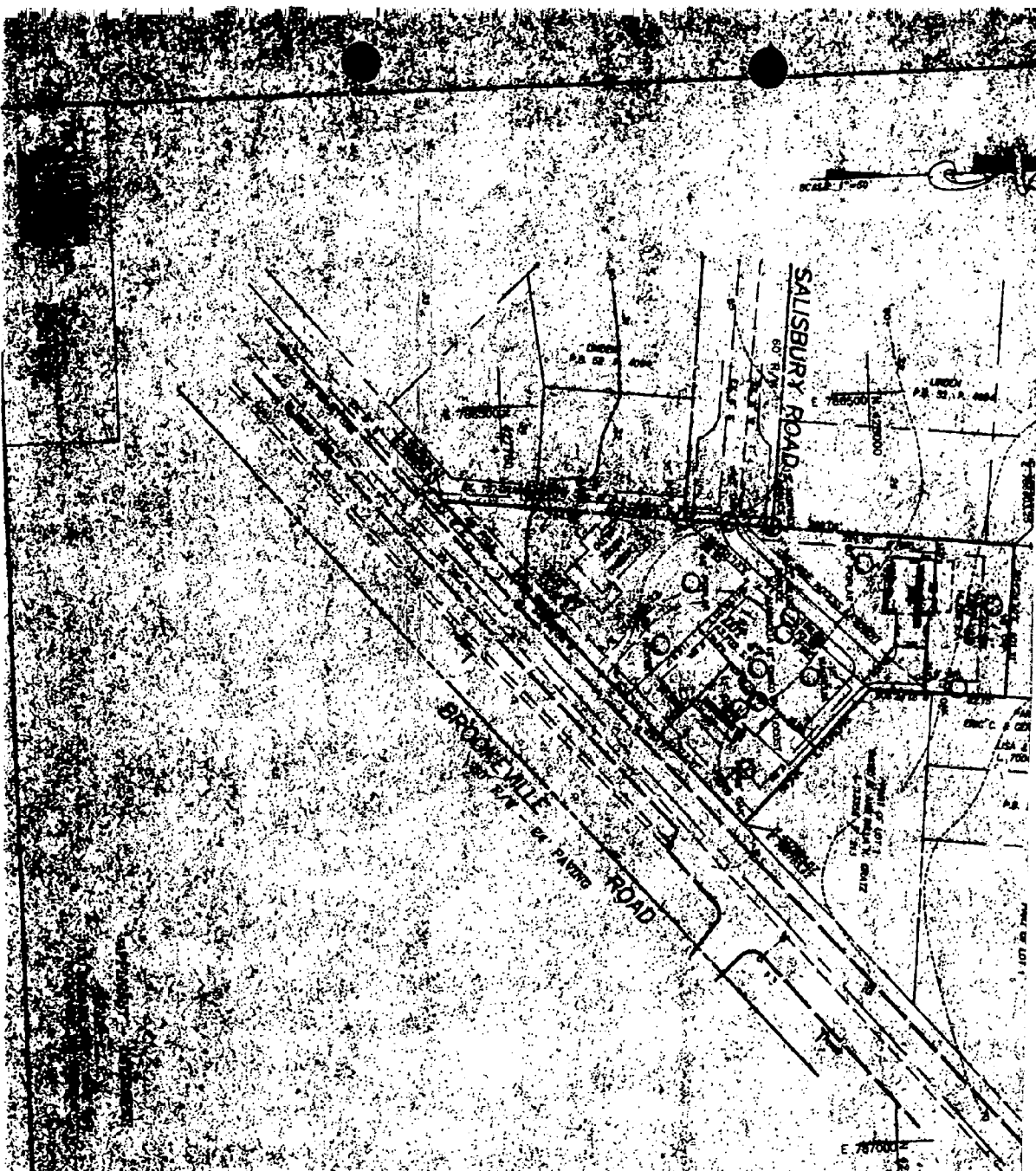
LINDEN

13th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50' JULY, 1999

TECHNICAL GROUP, INC.
 87 Hittington Drive
 Upper Merion, Maryland 20878
 P.O. BOX 1000
 P.O. BOX 330-1000

APPLICANT - DEVELOPER
BRODE L.L.C.
 1370 PICCARD DRIVE SUITE 250
 ROCKVILLE, MD 20850



SALISBURY ROAD

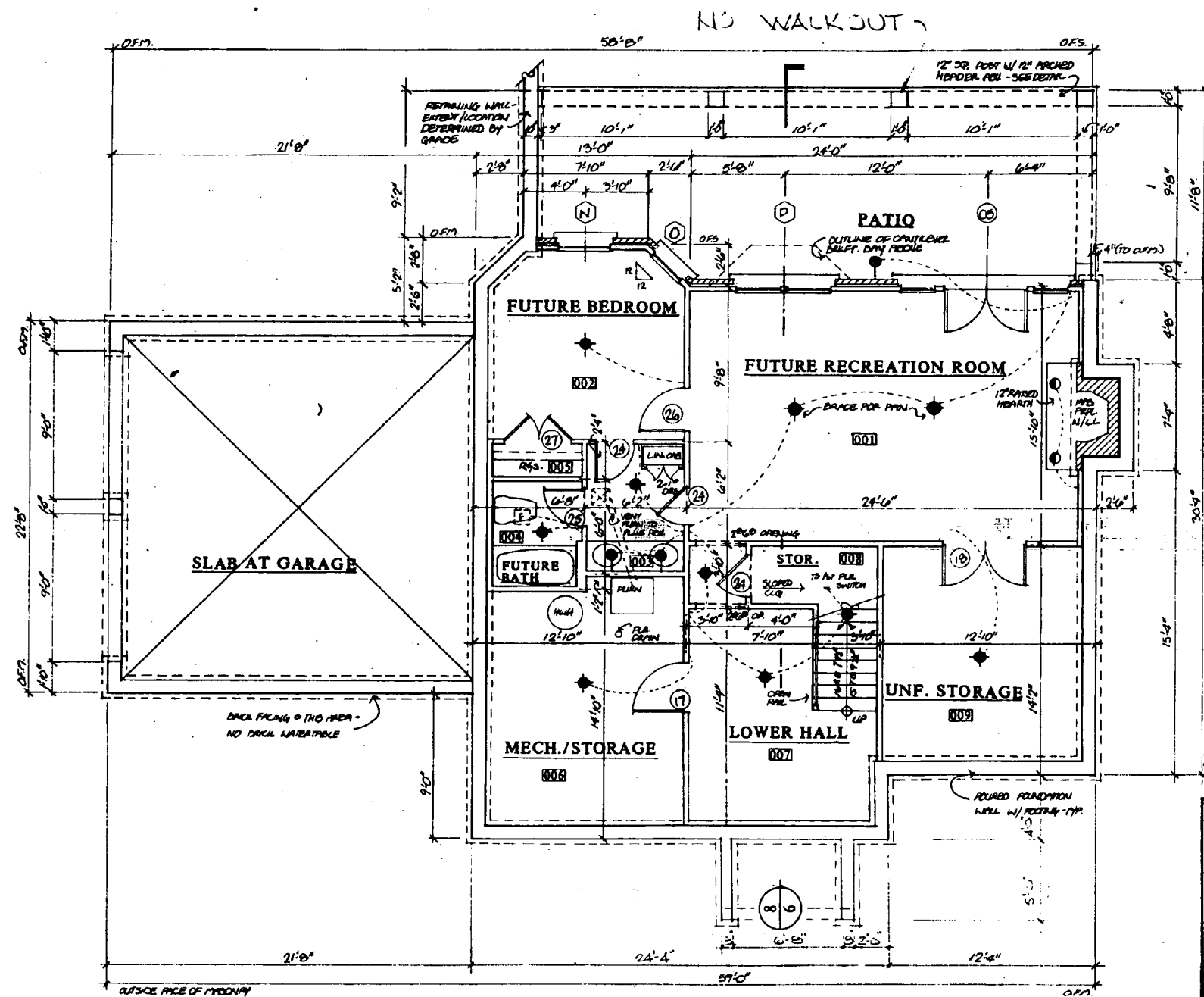
BROOKVILLE or PARK ROAD

LOT 46 - 13241 SF
 LOT 47 - 13302 SF
 LOT 48 - 16228 SF

1380 S.F. ON LOTS
 1718 S.F. ON LOTS

NOTES:

1. TOTAL SITE AREA 24,000 S.F. (LOT 46, 47, 48)
2. PLANNED TO BE USED AS A RESIDENTIAL DEVELOPMENT
3. THE SITE IS TO BE DEVELOPED AS A FOUR FLOOR PLAZA WITH THE USE OF ELEVATORS
4. THE DEVELOPMENT IS TO BE A MIXED USE DEVELOPMENT
5. THE DEVELOPMENT IS TO BE A MIXED USE DEVELOPMENT
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11. THE DEVELOPMENT IS TO BE A MIXED USE DEVELOPMENT
12. THE DEVELOPMENT IS TO BE A MIXED USE DEVELOPMENT



NOTE: DIMENSIONS AT FOUNDATION HAVE BEEN ADJUSTED TO ALLOW FOR 4" LEDGE FOR BRICK FACING AND BRICK WATERTABLE.

FOUNDATION/BASEMENT LEVEL FLOOR PLAN

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

9'-0" FOUNDATION WALL

NOTE: USE 2x12 FLOOR SYSTEM - TYPICAL

WINDOW SCHEDULE

TYPE	SIZE	EXTERIOR CASING	DESCRIPTION	QTY.
A	3'-2 1/2" x 6'-7"	BRMD	DH w/2" sill	1
B	2'-8" x 5'-2"	ISA w/BB	DH	2
C	2'-8" x 5'-2"	BRMD	DH	3
D	3'-1 1/2" x 3'-4"	BRMD	case unit w/1/2" clr. trim	1
E	3'-0" x 5'-2"	wood bay	STAT w/ 1/2" trim	1
F	2'-8" x 5'-2"	wood bay	DH w/ 1/2" trim	1
G	2'-2" x 4'-7"	BRMD	6" DH w/5/8" sill/1 1/2" trim	1
H	2'-4" x 4'-7"	BRMD	6" DH w/5/8" sill/1 1/2" trim	1
I	2'-8" x 5'-2"	ISA w/BB	DH	3
J	1'-7" x 5'-11"	ISA w/BB	4 1/2" STAT unit w/ 4" sill	1
K	2'-0" x 3'-10"	BRMD	DH	2
L	2'-8" x 5'-2"	BRMD	DH	2
M	2'-3" x 5'-6"	BRMD	DH w/ 4" sill	1
N	3'-0" x 5'-2"	BRMD	DH	1
O	2'-4" x 5'-2"	BRMD	DH	1
P	2'-2" x 5'-2"	BRMD	DH w/ 4" sill	1
Q	3'-6" x 1'-9"	ISA w/BB	fixed 1/2" cr. @ gable	1

D.H. - DOUBLE HUNG
 CSMT - CASEMENT
 STAT - STATIONARY
 B.B. - BACKBAND
 BRMD/BM - BRICK MOULD
 TRAN - TRANSOM

DOOR SCHEDULE

NO.	SIZE	TYPE	DESCRIPTION	CASING	QTY.
01	3'-0" x 6'-8"	EXT	pane/1 1/2" jamb/1 1/2" trim	A-T	1
02	9'-0" x 7'-0"	EXT	sliding door	BRMD	2
03	2'-8" x 6'-8"	EXT	French w/ 1/2" trim	B-T	1
04	2'-2" x 6'-8"	EXT	Fr/2 1/2" DH w/ 6" sill	C-T	1
05	2'-0" x 6'-8"	EXT	French	B-T	1
06	2'-0" x 6'-8"	DNT	6 panel	B-T	2
07	2'-0" x 6'-8"	DNT	6 panel	C-T	3
08	2'-0" x 6'-8"	DNT	6 panel	B-T	1
09	2'-0" x 6'-8"	DNT	6 panel	C-T	1
10	1'-8" x 6'-8"	DNT	6 panel w/ 1/2" trim	A-T	1
11	1'-8" x 6'-8"	DNT	6 panel	B-T	1
12	2'-2" x 6'-8"	DNT	6 panel	C-T	1
13	2'-2" x 6'-8"	DNT	Fr/2 1/2" STAT w/ 1/2" trim	A-T	1
14	2'-0" x 6'-8"	DNT	6 panel	B-T	2
15	2'-0"	DNT	glass shower door	B-T	1
16	4'-0" x 6'-8"	DNT	4 panel bi-fold	B-T	1
17	3'-0" x 6'-8"	DNT	6 panel	C-T	1
18	2'-2" x 6'-8"	DNT	6 panel	C-T	1
19	1'-8" x 6'-8"	DNT	6 panel	B-T	2
20	1'-8" x 6'-8"	DNT	6 panel	B-T	4
21	1'-8" x 6'-8"	DNT	6 panel	C-T	1
22	1'-8" x 6'-8"	DNT	6 panel	C-T	2
23	2'-0" x 6'-8"	DNT	6 panel	B-T	1
24	2'-4" x 6'-8"	DNT	6 panel	C-T	3
25	2'-0" x 6'-8"	DNT	6 panel	C-T	1
26	2'-8" x 6'-8"	DNT	6 panel	C-T	1
27	2'-2" x 6'-8"	DNT	6 panel	C-T	1

- ELECTRICAL PLAN KEY**
- ⊕ Duplex Convenience Outlet
 - ⊕ Duplex Outlet Above Casework
 - ⊕ Weatherproof Duplex Outlet
 - ⊕ Half-switched Duplex Outlet
 - ⊕ Special Purpose Outlet
 - ⊕ Duplex Outlet in Floor
 - ⊕ 220 Volt Outlet
 - ⊕ Electric Door Operator
 - ⊕ Ceiling Mounted Incandescent Light Fixture
 - ⊕ Wall Mounted Incandescent Light Fixture
 - ⊕ Recessed Incandescent Light Fixture
 - ⊕ Exhaust Fan
 - ⊕ Exhaust Fan/Light Combination
 - ⊕ Fluorescent Light Fixture
 - ⊕ Ceiling Fan/Light

LOT 48

1. Purchaser is responsible for securing all local building codes and regulations. Southern Living Plans, Inc. is not responsible for any local codes or regulations.
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SHEET

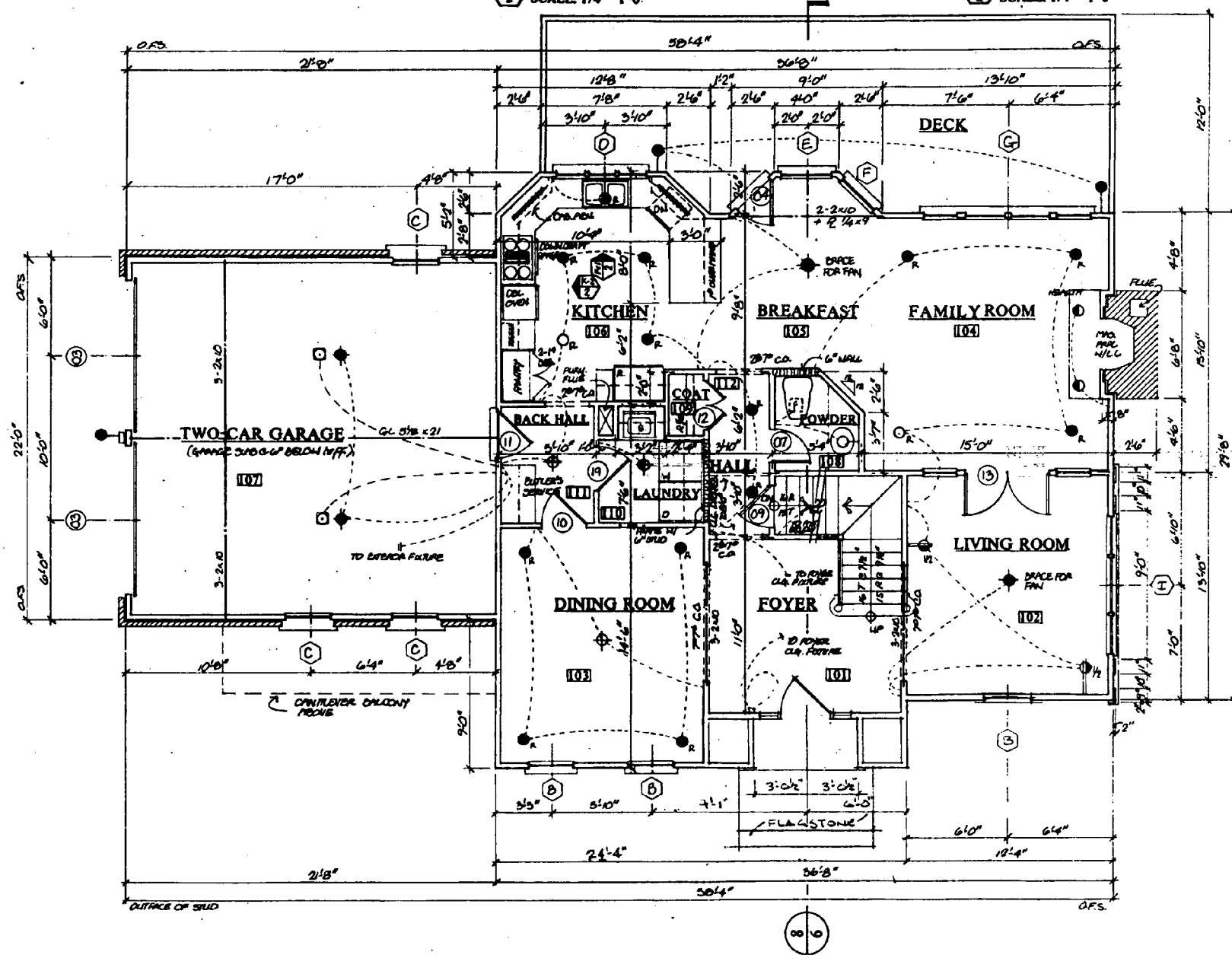
1 OF 8



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



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



FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" 9'-0" CLG. HGT.

SQUARE FOOTAGE BREAKDOWN

FIRST FLOOR	1,179 sq. ft.
SECOND FLOOR	1,373 sq. ft.
TOTAL	2,552 sq. ft.
NOT INCLUDED	
OPEN AREA	200 sq. ft.
GARAGE	477 sq. ft.

DOOR SCHEDULE

NO.	SIZE	TYPE	DESCRIPTION	CASINO	IN	OUT	QTY.
01	3'-0" x 6'-8"	DHT	pass/16" addition/16" trans	A-2	WM 3	1	
02	9'-0" x 7'-0"	EXT	garage door	BRMD		2	
03	2'-8" x 6'-8"	EXT	French w/ 12" trans	B-2	wood bay	1	
04	2'-2" x 6'-8"	EXT	Pr/2" x 5" 2" DH 4/8" mull	C-2	BRMD	1	
05	2'-2" x 6'-8"	EXT	French	B-2	WM 3	1	
06	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	2	
07	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	3	
08	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	1	
09	2'-2" x 6'-8"	DHT	6 panel w/ 12" trans	B-2	C-2	1	
10	2'-2" x 6'-8"	DHT	6 panel w/ 12" trans	B-2	A-2	1	
11	2'-2" x 6'-8"	DHT	6 panel	B-2	C-2	1	
12	2'-2" x 6'-8"	DHT	6 panel	B-2	C-2	1	
13	2'-2" x 6'-8"	DHT	Pr/2" x 5" 2" STAT 4/12" trans	A-2	B-2	1	
14	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	2	
15	3'-0"	DHT	gains shower door	C-2	B-2	1	
16	4'-0" x 6'-8"	DHT	6 panel	B-2	C-2	1	
17	3'-0" x 6'-8"	DHT	6 panel	C-2	B-2	1	
18	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	1	
19	2'-2" x 6'-8"	DHT	6 panel	B-2	B-2	2	
20	2'-2" x 6'-8"	DHT	6 panel	B-2	B-2	4	
21	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	1	
22	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	2	
23	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	1	
24	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	3	
25	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	1	
26	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	1	
27	2'-2" x 6'-8"	DHT	6 panel	C-2	B-2	1	

WINDOW SCHEDULE

TYPE	SIZE	EXTERIOR CASINO	DESCRIPTION	QTY.
A	3'-2" x 4'-6" 1/2"	BRMD	DH w/ 2" mull	1
B	2'-8" x 6'-2"	1st w/BB	DH	2
C	2'-8" x 5'-2"	BRMD	DH	5
D	3'-1/8" x 3'-4"	BRMD	case unit w/ 1/2" cir. trans	1
E	3'-0" x 6'-2"	wood bay	STAT w/ 12" trans	1
F	2'-8" x 6'-2"	wood bay	DH w/ 12" trans	1
G	2'-2" x 4'-2"	BRMD	6" 2" DH unit/6" mull/12" trans	1
H	2'-4" x 3'-4" 1/2"	BRMD	6" 2" unit/STAT cr./2" mull	1
I	2'-8" x 4'-8"	1st w/BB	DH	5
J	1'-2" x 8'-11" 1/2"	1st w/BB	4'-6" STAT unit w/ 4" mull	1
K	2'-0" x 3'-10"	BRMD	DH	2
L	2'-8" x 5'-6"	BRMD	DH	2
M	3'-2" x 5'-6"	BRMD	DH w/ 4" mull	1
N	3'-0" x 5'-2"	BRMD	DH	1
O	2'-4" x 5'-2"	BRMD	DH	1
P	2'-2" x 3'-2"	BRMD	DH w/ 4" mull	1
Q	3'-6" x 1'-9"	1st w/BB	fixed 1/2" cir. @ gable	1

D.H. - DOUBLE HUNG
CSMT - CASEMENT
STAT - STATIONARY
B.B. - BACKBAND
BRMD/BM - BRICKMOLDED
TRAN - TRANSOM

ELECTRICAL PLAN KEY

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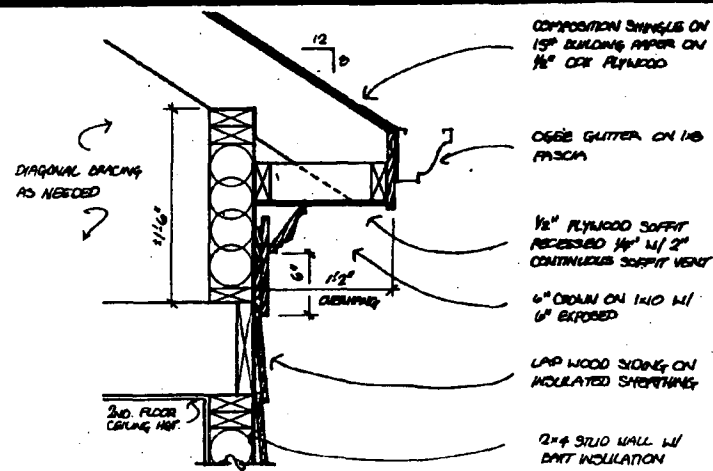
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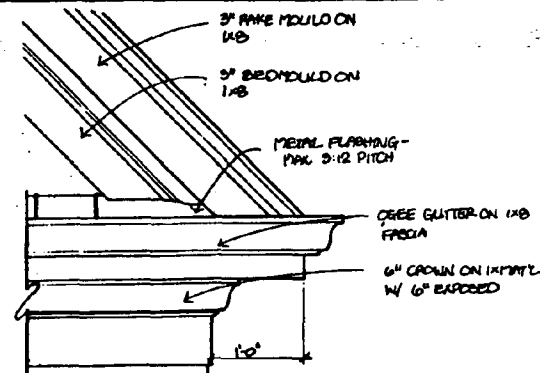
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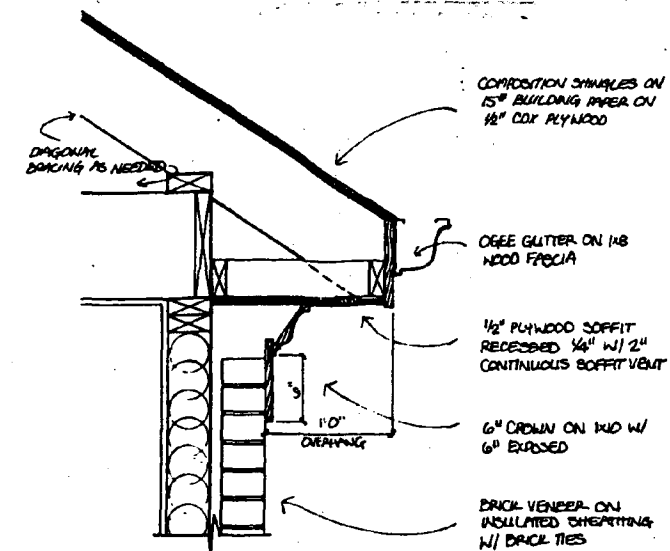
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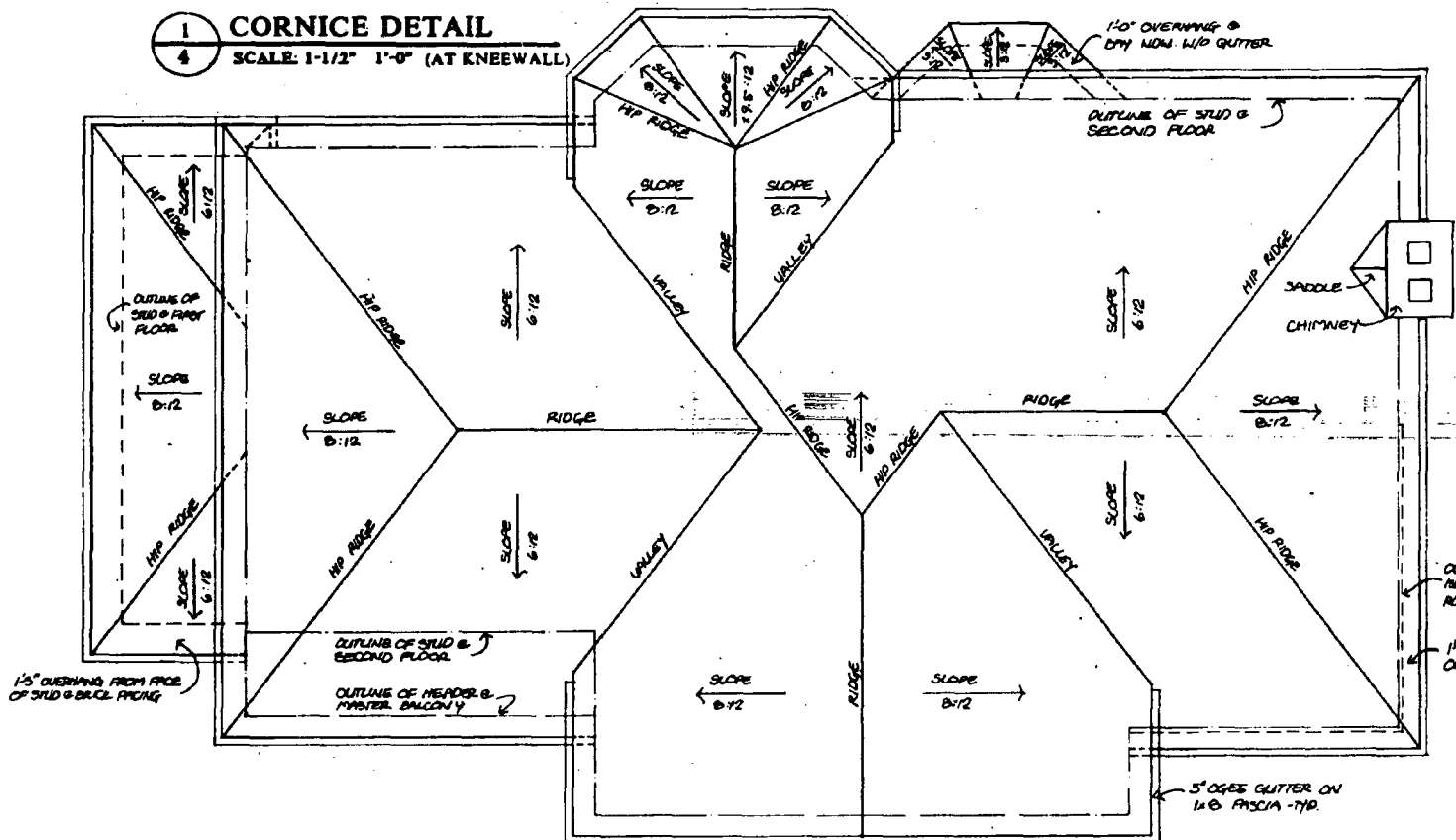
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SCALE: 1-1/2" 1'-0" (AT KNEEWALL)



2 CORNICE RETURN/RAKE DETAIL
SCALE: 1" 1'-0"

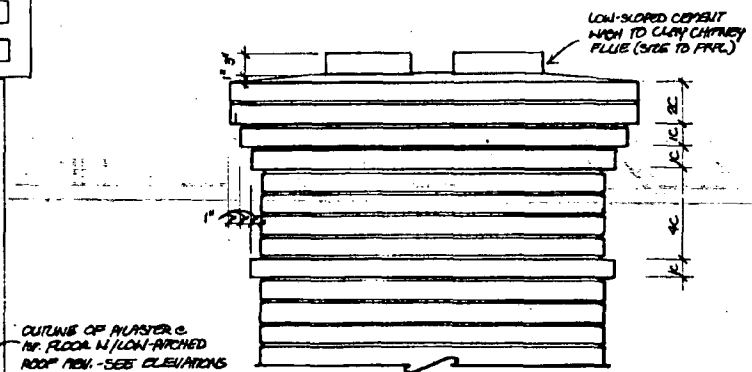


3 CORNICE DETAIL
SCALE: 1-1/2" 1'-0"

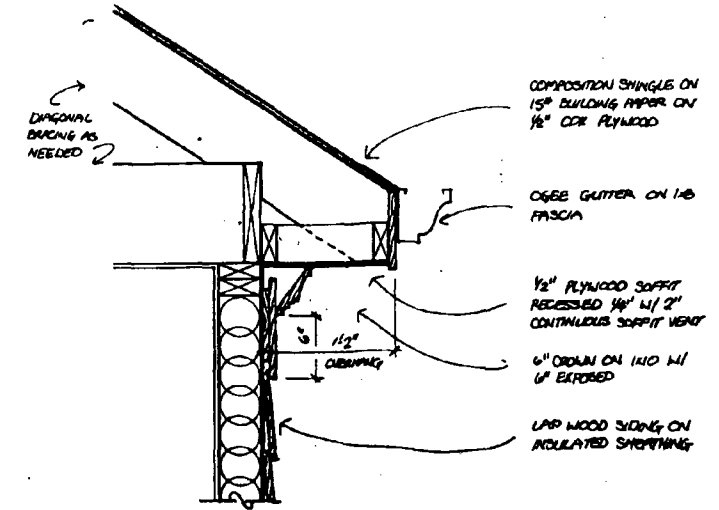


ROOF PLAN
SCALE: 1/4" 1'-0"
NOTE: USE 2x8 ROOF RAFTERS

NOTE: PAY CLOSE ATTENTION TO SOFFIT HGTs. TO ALLOW FOOR KNEEWALL - SEE ELEVATIONS.



4 CHIMNEY CAP DETAIL
SCALE: 1" 1'-0"



5 CORNICE DETAIL
SCALE: 1-1/2" 1'-0"

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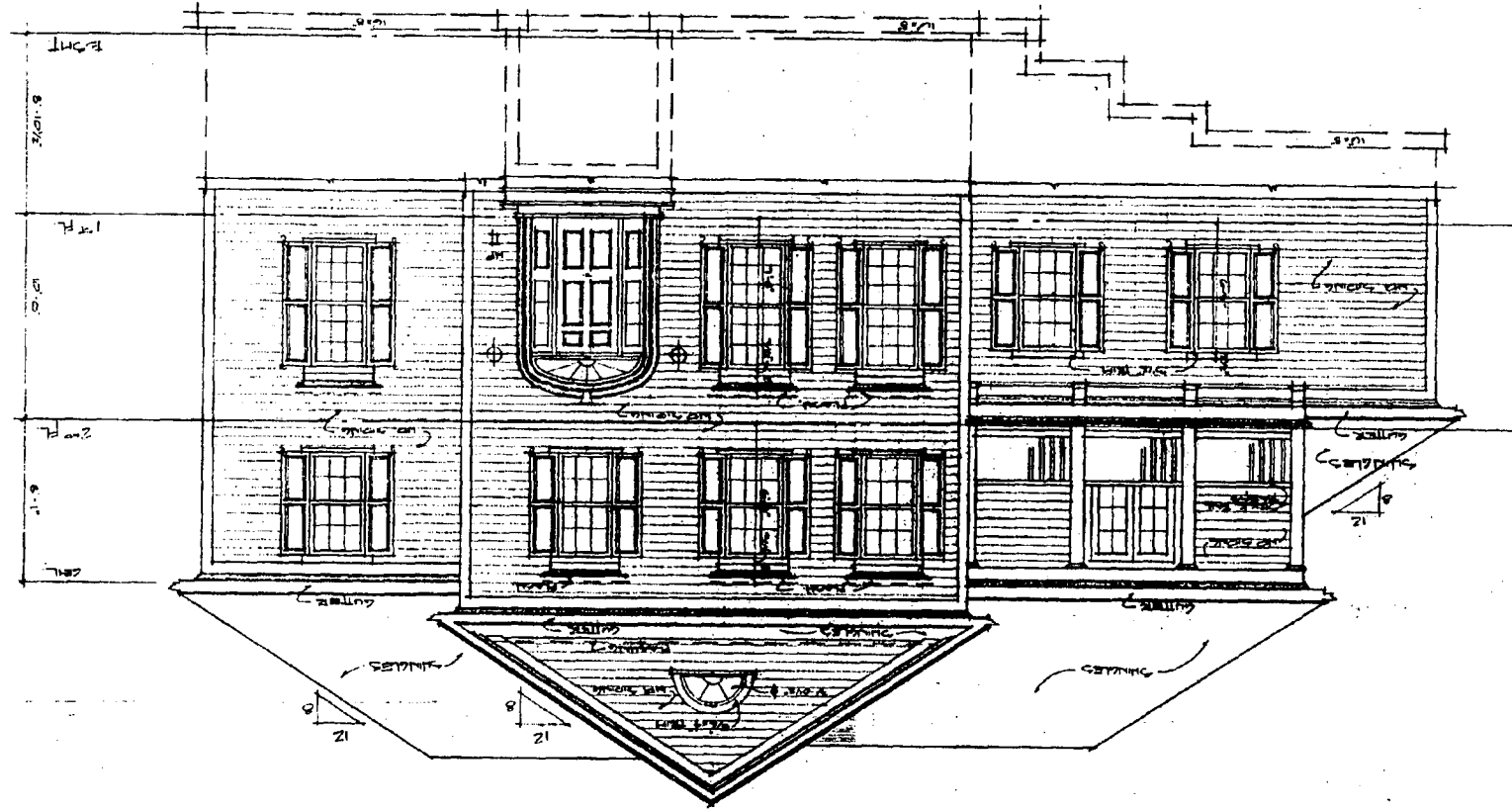
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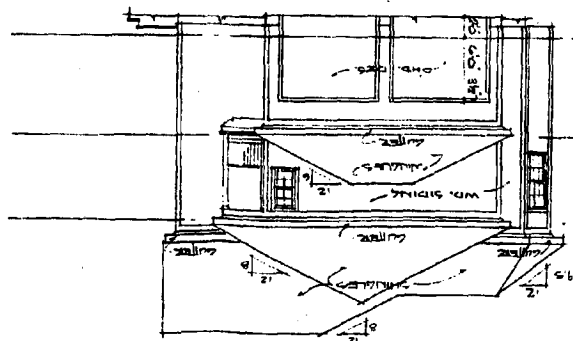
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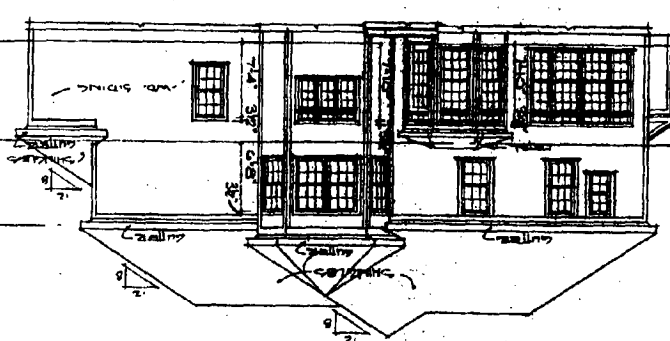
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

