

31/6-94A 10405 Montgomery Avenue
Kensington Historic District



2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130

January 25, 1994

Ms. Pat Weikel
Town of Kensington
3710 Mitchell St.
Kensington, MD 20895

Dear Ms. Weikel,

Thank you for meeting with me this afternoon to discuss the exterior landscaping of the building at the corner of Howard, Frederick and Montgomery Avenues. Having reviewed the property, I wish to submit my recommendations to the historic committee for consideration.

The exterior of the building is quite unattractive. The exposed white cinder block wall was, until recently, obscured by either large arborvitae or junipers, judging by the diameter of the remaining stumps. Fortunately, there is an area approximately 9' by 75' that lends itself well to being replanted. I suggest the committee require the developer of the property to submit a detailed landscape plan that enhances the facade of the building. This plan can then be reviewed by the committee, checking for both cultural and aesthetic considerations. There should be some very creative methods of softening the visual starkness of this building.

If you should have any questions, please give me a call.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.



Member
National
Arborist

LAP Minutes

January 21, 1994

All members of the LAP except for John Thompson were contacted for a telephone conference held 1/21/94 on the application for 10405 Montgomery Avenue.

The main concerns were (1) replacement windows, (2) light fixtures and (3) landscaping.

1. There was general agreement that false muntins would be undesirable, but replacement of windows with material other than steel was not considered objectionable. The present windows, while in relatively good shape, are an unusual configuration with a central glass panel opening inward. This would be hard to duplicate.
2. The wall mounted lights on the front of the ~~front of the~~ building were considered by all to be a reasonable design and the light of reasonable intensity.
3. It was noted that plantings had been removed from the area next to the South side of the building and between the building's parking lot and the adjacent office structure. This was done apparently before the sale and the existing plantings had been in poor condition. All LAP members felt the new owners should be strongly encouraged to place plantings in the available spaces to "soften the edges" of the box-like building and add to the garden-like setting of Kensington generally. The recommendations of Paul Wolfe for landscaping is appended.


Ray Shulman



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Paul L. Wolfe, II
President
Integrated Plant Care, Inc.





Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1018636

NAME OF PROPERTY OWNER KENSINGTON STATION JOINT VENTURE TELEPHONE NO. 301-961-1600
 (Contract/Purchaser) J. PAUL MCNAMARA (Include Area Code)

ADDRESS 5512 OAK PLACE BETHESDA MD 20817
 CITY STATE ZIP

CONTRACTOR KEHOE CONSTRUCTION TELEPHONE NO. 301-947-7191

PLANS PREPARED BY HARRIS DESIGN GROUP TELEPHONE NO. 301-907-4800
CONTACT: MICHAEL MORGAN (Include Area Code)
 REGISTRATION NUMBER 2736-R

LOCATION OF BUILDING/PREMISE

House Number 10405 Street MONTGOMERY AVENUE

Town/City KENSINGTON Election District _____

Nearest Cross Street KENSINGTON PARKWAY

Lot 75 Block 5 Subdivision KENSINGTON PARK

Liber 638E Folio 859 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)			Other <u>DOORS & WINDOWS</u>		

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? IT IS A SECONDARY RESOURCE

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 1-6-94

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date _____

APPLICATION/PERMIT NO: 1018636 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

in Silver Spring. In that case, the windows were in far worse condition, with many layers of paint and caulk over the original finish. The muntin profiles were not crisp, and some windows did not close adequately, due to the later accretions. The HPC voted to allow the replacement of the windows.

In this case, the muntins are crisp, well-painted and well-maintained. They appear to close tightly.

However, the staff always finds cases involving steel windows to be difficult. The windows are not desirable by today's standards from the perspective of either function or energy efficiency. Interior storms are an option, but not one that commercial owners and tenants embrace. If this structure had a strong industrial character or identity, the staff would more strongly urge the retention of the windows.

While urging retention, the staff would recommend to the Commission that a replacement aluminum window that reproduced the muntin configuration, thickness, and projecting profile would be a passably acceptable alternative. The staff has asked the applicant to come to the HPC meeting prepared to discuss metal window alternatives to the proposed vinyl-clad windows, which the staff finds to be too residential in character. (If the HPC finds the vinyl windows acceptable, a projecting muntin should be used.)

STAFF RECOMMENDATION

With the condition that the steel windows be replaced only with a metal window of appropriate configuration, dimension, and profile as discussed above, the staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

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217-3625

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 (Contract/Purchaser) J. PAUL McNAMARA (Include Area Code)

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 CONTRACTOR REGISTRATION NUMBER 35706

PLANS PREPARED BY HARRIS DESIGN GROUP TELEPHONE NO. 301-907-4800
CONTACT: MICHAEL MORGAN (Include Area Code)
 REGISTRATION NUMBER 2736-R

LOCATION OF BUILDING/PREMISE

House Number 10405 Street MONTGOMERY AVENUE

Town/City KENSINGTON Election District _____

Nearest Cross Street KENSINGTON PARKWAY

Lot 75 Block 5 Subdivision KENSINGTON PARK

Liber 6380 Folio 859 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)	Other	<u>DOORS & WINDOW</u>			

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? IT IS A SECONDARY RESOURCE

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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

[Signature] 1-16-94

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used):

WE WOULD LIKE TO INSTALL NEW WINDOWS AND DOORS - WINDOWS TO BE ANDERSON NARROW LINE CLAD, WITH INSULATING GLASS AND IPGA GRILLS - DOORS TO BE BUNNEN (FRANCE) FRENCH AND SOLID CORE STEEL WITH GLASS SIDE LIGHTS AND HOLLOW METAL FRAMES. ALL TRIMS TO BE WHITE.

INSTALL EXTERIOR LIGHTING FOR ACCENT ON FRONT FACADE.

LOCATION OF BUILDING PREMISE
House Number _____ Street _____
(If more space is needed, attach additional sheets on plain or lined paper to this application)
Town/City _____ Election District _____

ATTACH TO THIS APPLICATION (2) COPIES OF SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.) PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

- 1A. TYPE OF PERMIT ACTION: (circle one)
 New Construction Alteration Addition Erection Removal Relocation Repair Other
- 1B. CONSTRUCTION COSTS ESTIMATE \$ _____
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes No

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS
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 FENCING/RETAINING WALL
2A. HEIGHT _____ feet _____ inches
2B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/property line
2. Entirely on land of owner
3. On public right of way/assessment (Reversible Letter Required)

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

Signature of owner or authorized agent (agent must have signature notarized on back) _____
Date _____
APPROVED - For Chairperson, Historic Preservation Commission _____
DISAPPROVED _____

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

THIS BRICK AND BLOCK STRUCTURE HAS A FLAT BUILT-UP ROOF AND STEEL WINDOWS. PARKING IS CONTAINED WITHIN THE PROPERTY BOUNDARY. THE ONE STORY, 14 FOOT TALL, BUILDING IS CLASSIFIED AS A "SECONDARY RESOURCE" IN THE LOCAL KENSINGTON HISTORIC DISTRICT.

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

THE PRIMARY FOCUS OF THIS PROJECT IS THE INTERIOR RENOVATION OF A NOW VACANT BUILDING THAT HAS BEEN SUBJECT TO MINOR VANDALISM IN THE ABSENCE OF A TENANT. THE IMPACT OF THIS EFFORT WILL BE NOTICED THRU THE CLEAN-UP OF EXTERIOR FACADES, REPLACEMENT OF OLD AND WORN WINDOWS AND DOORS, REPAIR OF BRICK WINDOW SILLS AND THE REPAIR OF GUTTERS, DOWNSPOUTS, AND A SAED ROOF.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

WE ARE REPLACING WINDOWS AND DOORS PRIMARILY
ARE REPAIRING EXTERIOR ELEMENTS WHERE NEEDED
(THE REAR PORCH AND SHED ROOF, BECK GILLS). WE ARE
ADDING AN HVAC CONDENSER NEXT TO AN EXISTING
CONDENSER TO BE REUSED AT GROUND LEVEL. WE ARE ADDING
EXTERIOR LIGHTING TO THE FRONT FACADE FOR LOW LIGHT LEVEL ALLEN

- b. the relationship of this design to the existing resource(s):

THE PROPOSED DESIGN IS CONTEXTURALLY CONGRUENT
TO THE SURROUNDING PROPERTIES AND, WE BELIEVE,
THE ORIGINAL CHARACTER OF THE BUILDING.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THIS IS BASICALLY BUILDING MAINTENANCE AND
UP KEEP.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name FIRST NATIONAL BANK OF MARYLAND
 Address 10415 MONTGOMERY AVE
 City/Zip KENSINGTON, MD 20895
2. Name NO MATCH AT TAX OFFICE
 Address 10408 MONTGOMERY AVE.
 City/Zip KENSINGTON, MD 20895

3. Name JONATHAN A. & S.A. HALBERT
Address 10400 MONTGOMERY AVE
City/Zip KENSINGTON, MD 20895

4. Name LESLIE M. & L.M. COLLINS
Address 10312 KENSINGTON PARKWAY
City/Zip KENSINGTON, MD. 20895

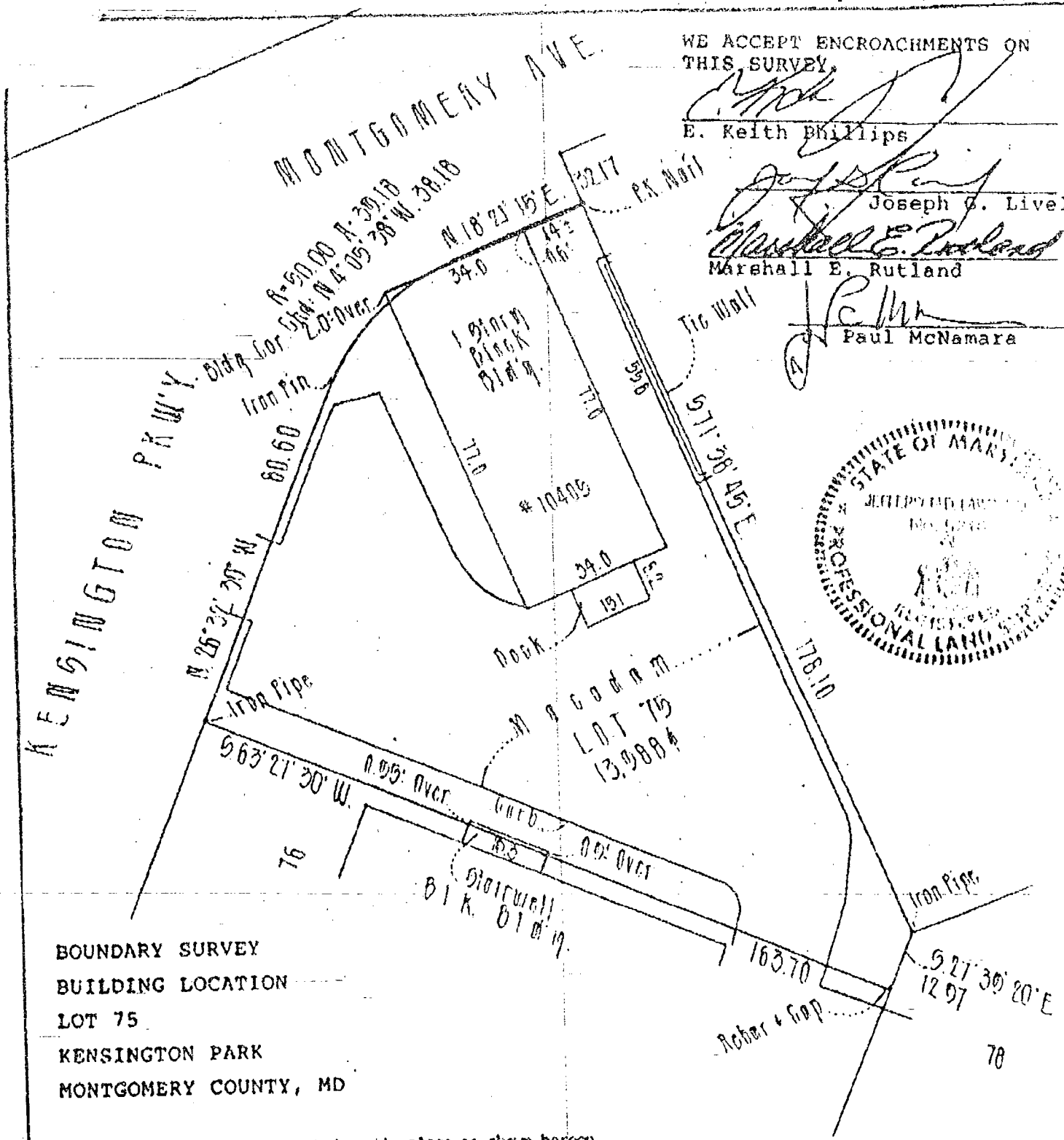
5. Name RICHARD S. GATTI III
Address 10325 KENSINGTON PARKWAY
City/Zip KENSINGTON, MD 20895

6. Name JANET L. MAXIND
Address 10335 KENSINGTON PARKWAY
City/Zip KENSINGTON, MD 20895

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E



WE ACCEPT ENCROACHMENTS ON THIS SURVEY.

E. Keith Phillips

Joseph G. Livel

Marshall E. Rutland

Paul McNamara



BOUNDARY SURVEY
 BUILDING LOCATION
 LOT 75
 KENSINGTON PARK
 MONTGOMERY COUNTY, MD

o Denotes Property Corner Markers in place as shown hereon.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE
 SURVEYOR MARYLAND # 5216

REFERENCES	
PLAT BK.	69
PLAT NO.	6395
LIBER	
FOLIO	

ANDJON ASSOCIATES
 7 Brooker Avenue
 Gaithersburg, Maryland 20877
 (301) 840-9018

DATE:	12-23-93
SCALE:	1" = 30'
JOB NO.:	154693

HARDWARE SCHEDULE					
MARK	DESCRIP.	MANUF.	CAT. #	FINISH	REMARKS
1	ENTRANCE LOCK	SCHLAGE OR EQUAL	H160	609	"ATHENS" GRIP OUTSIDE "FLAIR" LEVER INSIDE
2	OFFICE ENTRY LOCK AND STICK	SCHLAGE OR EQUAL	D50FD	612	"ATHENS" LEVER SETS
3	BATH PRIVACY LOCK	SCHLAGE OR EQUAL	D40S	612	"ATHENS" LEVER SETS
4	1/2" PARR HINGES			612	
5	DOOR SLENDERS	IVES OR EQUAL	20		3 PER SINGLE DOOR
6	DOOR STOP	IVES OR EQUAL	436	612	
7	CLOSER	LCH	4020		DELAYED ACTION CLOSER (PUSH SIDE)
8	CLOSER	LCH	4010		DELAYED ACTION CLOSER (PULL SIDE)
9	OMIT				
10	PASSAGE LATCH	SCHLAGE OR EQUAL	D10S	612	"ATHENS" LEVER SETS
11	OMIT				
12	SINGLE BUMP KEY	SCHLAGE OR EQUAL	D170	612	"ATHENS" LEVER SETS

HARDWARE SETS				
SET NO.	CONSISTS OF HARDWARE NOS.			
A	1	4	5	7
B	10	4	5	6
C	10	4	5	6
D	2	4	5	6
E	3	4	5	6
F	OMIT			
G	12	4	5	6
H	10	4	5	6

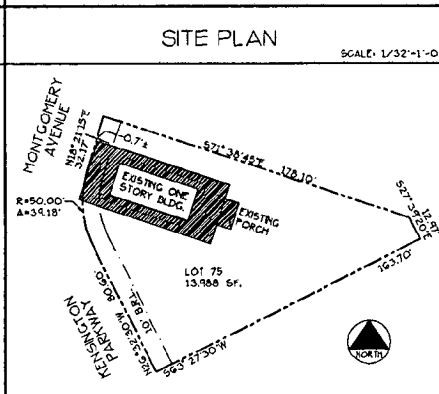
DOOR SCHEDULE										
#	MARK	TYPE	FINISH	HEIGHT	WIDTH	GLASS	FR.	LN.	LOCK	HT. FINISH
1	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
2	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
3	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
4	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
5	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
6	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
7	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
8	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
9	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
10	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
11	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
12	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
13	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
14	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
15	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
16	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH
17	1B	1A	BLANK	3'-0"	1'-0"	1 3/4" P&T	WOOD	WOOD	WOOD	PRE-FINISH

FINISH SCHEDULE									
MARK	DESCRIP.	MANUF.	CAT. #	COLOR	TEXTURE	REMARKS			
(A)	BROADLOOM CARPET								
(P)	LATEX ENAMEL EGG-SHELL	DURON				WALLS + GYI. BD. C.L.G.			
(A)	ALYD PANEL / SENGLOSS	DURON				DOOR FRAMES			
(A)	ALYD PANEL / SENGLOSS	DURON				DOORS			
(A)	ALYD PANEL / SENGLOSS	DURON				EXTERIOR FAIRINGS			
(B)	VINYL BANC	ROFFE OR EG.				120' COR'S			
(A)	VINYL COMPOSITE TILE	ARMSTRONG							
(A)	SUSPENDED C.L.G. TILE	ARMSTRONG OR EG.				CORTEGA REGULAR			

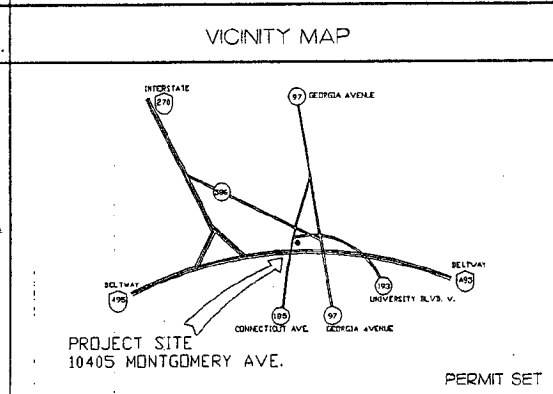
FINISH SCHEDULE NOTES									
1. ALL WALLS TYPE 'A' UNLESS OTHERWISE NOTED.									
2. COORDINATE BLOCKING IN WALLS FOR ALL WALL HTO. SHELVING, CABINETS, AND COUNTER TOPS, ETC.									
3. ROOMS 107, 108, 120 AND 121 TO RECEIVE VINYL COMPOSITE TILE FLOORING. ALL OTHER ROOMS TO HAVE BROADLOOM CARPET INSTALLED.									
4. ALL WALLS TO RECEIVE LATEX ENAMEL PAINT - EGG-SHELL FINISH EXCEPT ROOMS 107, 108, AND 120 WHICH WILL HAVE A SEMI-GLOSS FINISH.									
5. ALL WALL BASES TO BE VINYL.									
6. WINDOWS TO REMAIN - REPAIR AND REGLAZE AS REQUIRED.									

BLDG. CODE INFORMATION									
USE GROUP/AREA USE	EXISTING BUILDING	PROPOSED ALTERATIONS/RENOVATIONS							
TYPE OF CONSTRUCTION	B	B							
HEIGHT/NO. OF STORES	NO	NO							
FOOT REST.	NO	NO							
COVERED WALK	NO	NO							
FULLY SUPPRESSED FLOOR AREA OF TENANT	NO	NO							
SPACE OR RENOVATION	2618 S.F.	2618 S.F.							

PARTITION TYPES									
PARTITION TYPE NOTES									
1. PARTITION SECTIONS NOT TO SCALE									
(A) SLAB TO CEILING PARTITION									
3 1/2" PARTITION IS CONSTRUCTED FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE CEILING SYSTEM WITH 2 1/2" METAL STUDS AT 24" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. THE ENTIRE SURFACE IS TO BE TAPED AND FINISHED.									
(B) SLAB TO CEILING ACOUSTICAL PARTITION									
3 1/2" PARTITION IS CONSTRUCTED FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE CEILING SYSTEM WITH 2 1/2" METAL STUDS AT 24" O.C. WITH 1 1/2" SOUND ATTENUATION BLANKETS IN STUD CAVITY. THE ENTIRE SURFACE IS TO BE TAPED AND FINISHED.									
(C) BEARING WALL									
4 1/2" WALL IS CONSTRUCTED FROM 2x4 WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BD. EACH SIDE. THE ENTIRE SURFACE IS TO BE TAPED, BUT ONLY THE AREA BELOW THE CEILING IS TO BE FINISHED.									
(D) MASONRY WALL									
FLUR-OUT EXISTING MASONRY WALL FROM FLOOR SLAB TO ROOF WITH 1 1/2" METAL STUD AT 24" O.C. WITH 1/2" GYPSUM BOARD WITH 1" POL. FACED WOOD INSULATION IN STUD CAVITY.									
(E) SLAB TO CEILING PARTITION									
4 1/2" PARTITION IS CONSTRUCTED FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE CEILING SYSTEM WITH 3 1/2" METAL STUDS AT 24" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. THE ENTIRE SURFACE IS TO BE TAPED AND FINISHED.									



DOOR TYPES									
PARTITION TYPE NOTES									
1. PARTITION SECTIONS NOT TO SCALE									
(A) SLAB TO CEILING PARTITION									
3 1/2" PARTITION IS CONSTRUCTED FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE CEILING SYSTEM WITH 2 1/2" METAL STUDS AT 24" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. THE ENTIRE SURFACE IS TO BE TAPED AND FINISHED.									
(B) SLAB TO CEILING ACOUSTICAL PARTITION									
3 1/2" PARTITION IS CONSTRUCTED FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE CEILING SYSTEM WITH 2 1/2" METAL STUDS AT 24" O.C. WITH 1 1/2" SOUND ATTENUATION BLANKETS IN STUD CAVITY. THE ENTIRE SURFACE IS TO BE TAPED AND FINISHED.									
(C) BEARING WALL									
4 1/2" WALL IS CONSTRUCTED FROM 2x4 WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BD. EACH SIDE. THE ENTIRE SURFACE IS TO BE TAPED, BUT ONLY THE AREA BELOW THE CEILING IS TO BE FINISHED.									
(D) MASONRY WALL									
FLUR-OUT EXISTING MASONRY WALL FROM FLOOR SLAB TO ROOF WITH 1 1/2" METAL STUD AT 24" O.C. WITH 1/2" GYPSUM BOARD WITH 1" POL. FACED WOOD INSULATION IN STUD CAVITY.									
(E) SLAB TO CEILING PARTITION									
4 1/2" PARTITION IS CONSTRUCTED FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE CEILING SYSTEM WITH 3 1/2" METAL STUDS AT 24" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. THE ENTIRE SURFACE IS TO BE TAPED AND FINISHED.									



HDC
The Home Depot Group
1400 Montgomery Avenue
Baltimore, MD, 21286
TEL: 410.977.9000
FAX: 410.977.9000

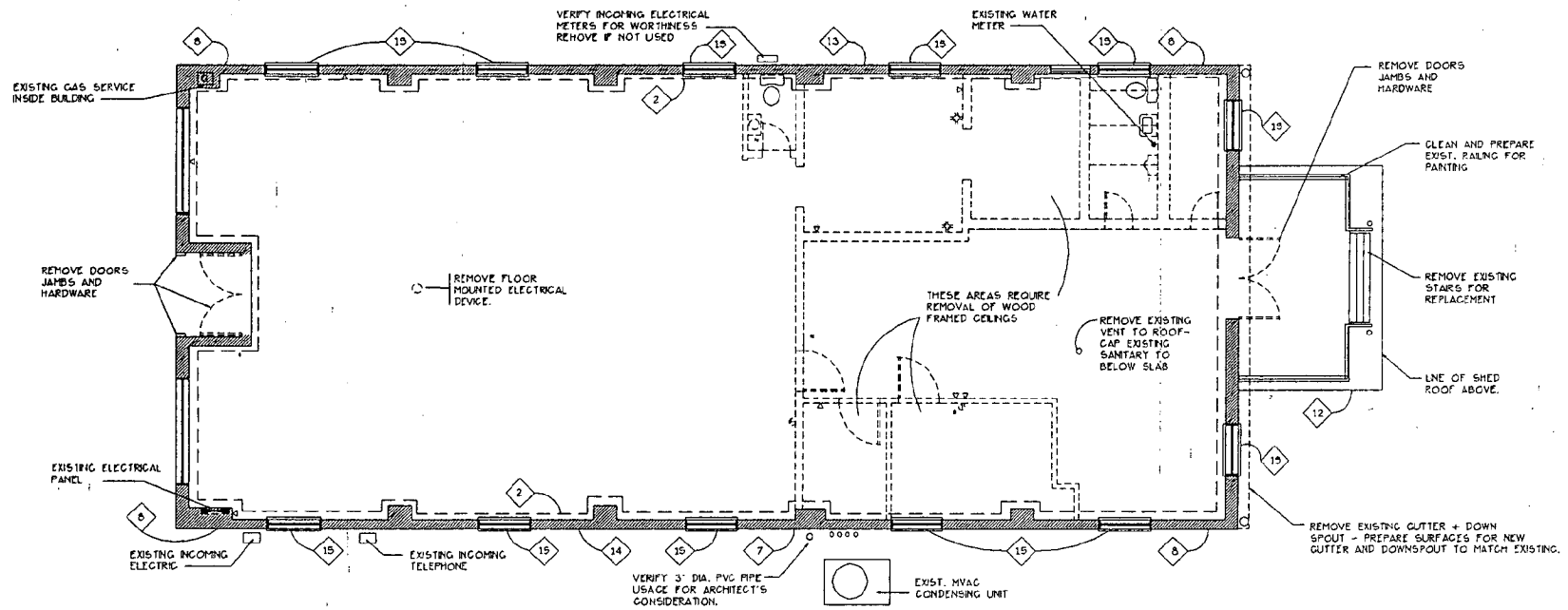
REVISIONS	
NO.	DATE

ISSUES	
NO.	DATE

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10405 MONTGOMERY AVENUE
KENSINGTON, MARYLAND

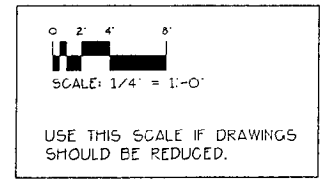
DRAWING TITLE:	SCHEDULES
SCALE/NO. SCALE:	SCALE NO. SCALE
DRAWN BY: GRV	CHECKED BY: RHM
PROJECT NO.: 10405	APPROVED BY:

PERMIT SET
SHEET NO. T-2



NOTES:

1. DEMOLISH AND DISPOSE OF ALL EXISTING INTERIOR PARTITIONS
2. DEMOLISH ALL EXISTING INTERIOR PLASTER WALLS THAT ADJON THE EXISTING EXTERIOR MASONRY WALL.
3. ALL WINDOWS TO REMAIN - REGLAZE AS REQUIRED.
4. FRONT AND REAR DOORS TO BE REPLACED WITH NEW DOORS TO MATCH THE EXISTING.
5. REMOVE ALL EXISTING ELECTRICAL FROM EXISTING PARTITIONS AND COIL ABOVE CEILING FOR REUSE WHERE POSSIBLE.
6. REUSE EXISTING ELECTRICAL DEVICES ONLY WHEN THE DEVICES ARE IN PROPER WORKING ORDER.
7. REMOVE EXISTING SURFACE MOUNTED TELEPHONE CABLES FROM EXTERIOR OF BUILDING.
8. VERIFY CONDITION OF WALL VENTS- CLEAN AND/OR REPLACE AS REQUIRED.
9. REMOVE ALL EXISTING FLOORING MATERIALS.
10. EXISTING CEILING GRID AND GYP. BD. CEILING ABOVE GRID TO REMAIN. REMOVE EXISTING CEILING TILES.
11. THIS BUILDING MAY CONTAIN ASBESTOS- PROPER MEASURES ARE TO BE TAKEN BY THE CONTRACTOR TO (1) VERIFY IF ASBESTOS DOES EXIST WITHIN THE BUILDING AND (2) REMOVE ANY ASBESTOS FOUND PER LOCAL JURISDICTIONS REGULATIONS.
12. REPAIR OR REPLACE AS REQUIRED ANY FRAMING, FASCIA OR FASTENERS IN BAD CONDITION. ADVISE ARCHITECT OF SUBSTANTIAL DETERIORATION THAT MIGHT CAUSE HAZARDOUS WORKING CONDITIONS.
13. REMOVE BK CONDUIT ON EXTERIOR WALL.
14. REMOVE EXISTING ELECTRICAL SIGN. REMOVE WIRING BACK TO PANEL.
15. REMOVE EXIST WINDOWS FOR REPLACEMENT- REMOVE AND REPAIR BRICK SILL AS REQUIRED TO MATCH EXIST IN NEW CONDITION (TYP.)
16. VERIFY ALL BUILT-UP ROOF, PORE-THRU FLASHING AND PARAPET FLASHING CONDITIONS - REPAIR/ REPLACE AS REQUIRED TO PREVENT WATER PENETRATION.



HDG

The Harris Group
 100 Montgomery Avenue, Suite 200 N
 Kensington, MD 21115
 TEL: 301 907-4000
 FAX: 301 907-7988

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1	12-22-00		
2	1-14-01		

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 KENSINGTON, MD

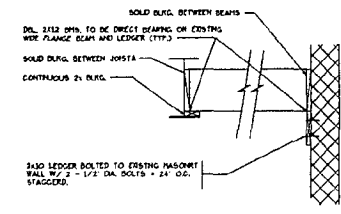
DEMOLITION FLOOR PLAN
 SCALE: 1/4"=1'-0"
 PROJECT NO: 0306
 DRAWN BY: CAJ
 CHECKED BY:
 APPROVED BY:

SHEET NO:
A-1

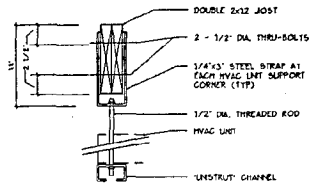
0 2' 4' 8'

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

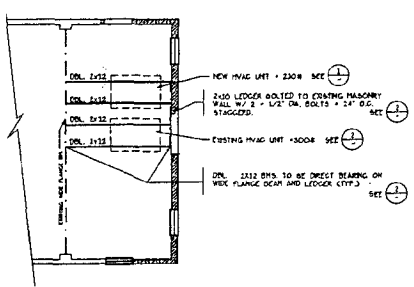
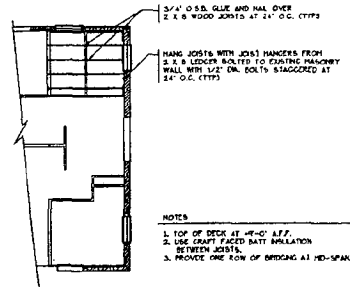
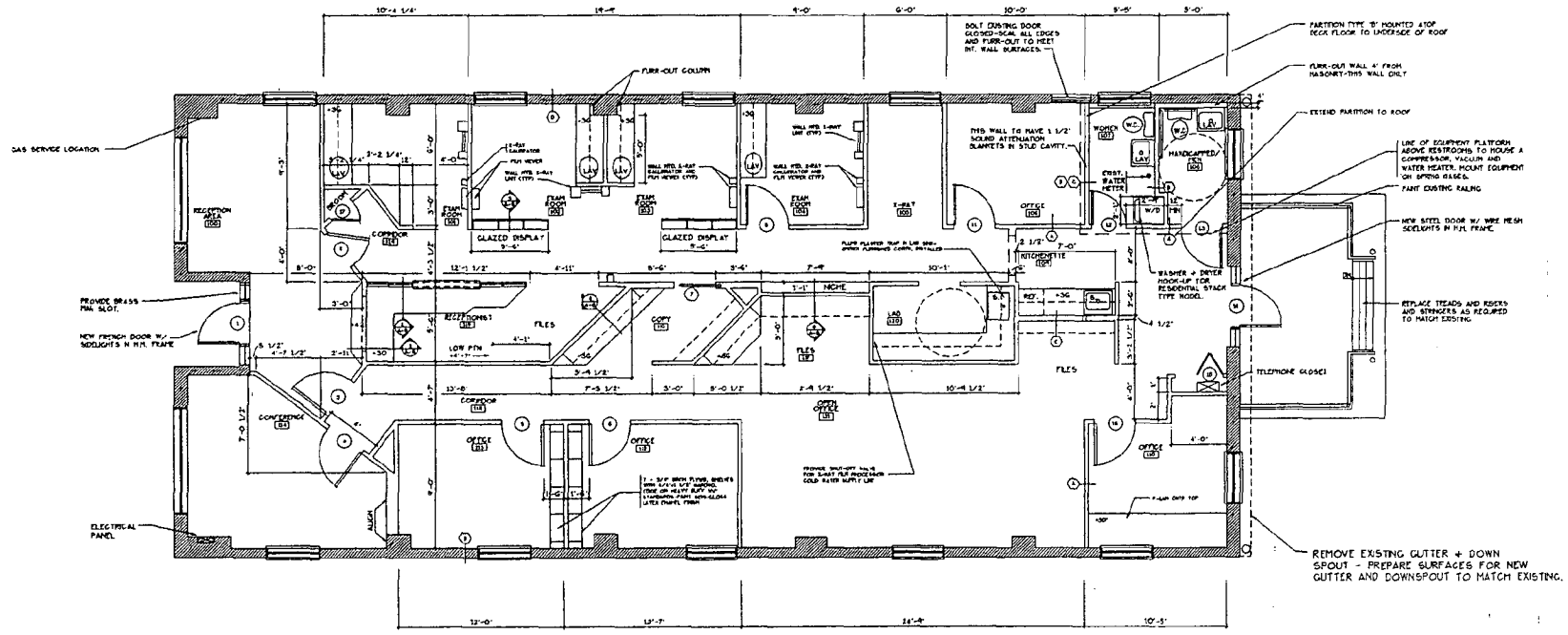
USE THIS SCALE IF DRAWINGS SHOULD BE REDUCED.



② BEAM BEARING DETAIL
SCALE: 1/4"=1'-0"



① HVAC HANGER DETAIL
SCALE: 1/4"=1'-0"



- NOTES:
1. ALL WALLS TYPE 'A' UNLESS OTHERWISE NOTED.
 2. COORDINATE BLOCKING IN WALLS FOR ALL WALL MTD. SHELVING, CABINETS AND COUNTER TOPS TYP.
 3. ROOMS #107, 108 AND 120 TO RECEIVE VINYL COMPOSITE TILE FLOORING. ALL OTHER ROOMS TO HAVE BROADLOOM CARPET INSTALLED.
 4. ALL WALLS TO RECEIVE LATEX ENAMEL PAINT- EGGSHELL FINISH EXCEPT ROOMS 107, 108, AND 120 WHICH WILL HAVE A SEMI-GLOSS FINISH.
 5. ALL WALL BASES TO BE VINYL.
 6. WINDOWS TO REMAIN- BE REPLACED WITH ANDERSON NARROW LINE-DOUBLE MUNG.
 7. OXYGEN AND NITROUS OXIDE WILL BE USED IN EXAM ROOMS WITH ONE 'GAS CART' TO SERVE ALL FOUR EXAM ROOMS

EQUIPMENT PLATFORM FRAMING PLAN
SCALE: 1/8"=1'-0"

PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

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The Harold Shady Group
2400 Montgomery Avenue, Suite 200 N
Baltimore, MD 21281
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FAX: (410) 607-1414

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1	12-23-83
2	1-14-84

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1	12-23-83
2	1-14-84

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DRAWING TITLE:	
FLOOR PLAN	
SCALE: 1/4"=1'-0"	DRAWN BY: CAJ
PROJECT NO.: R3566	CHECKED BY:
	APPROVED BY:

SHEET NO:
A-3



SOUTHEAST CORNER ELEVATION

HDG

The Harris Design Group
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PROJECT

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PROJECT NO.
9366

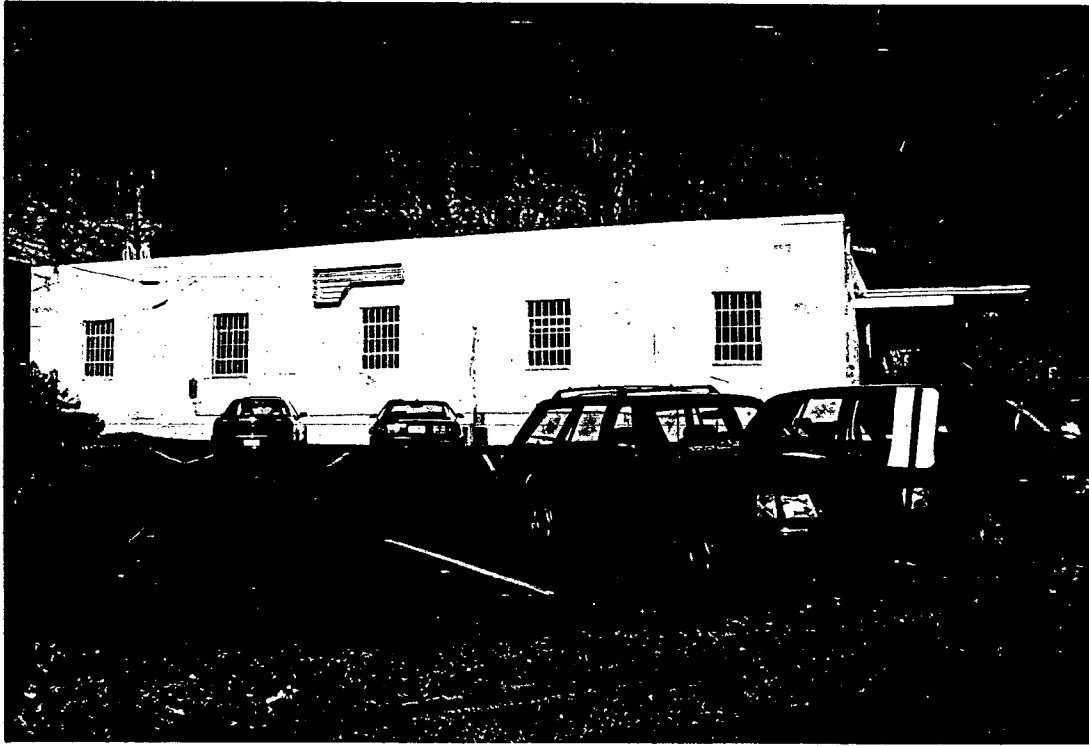
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SOUTH ELEVATION

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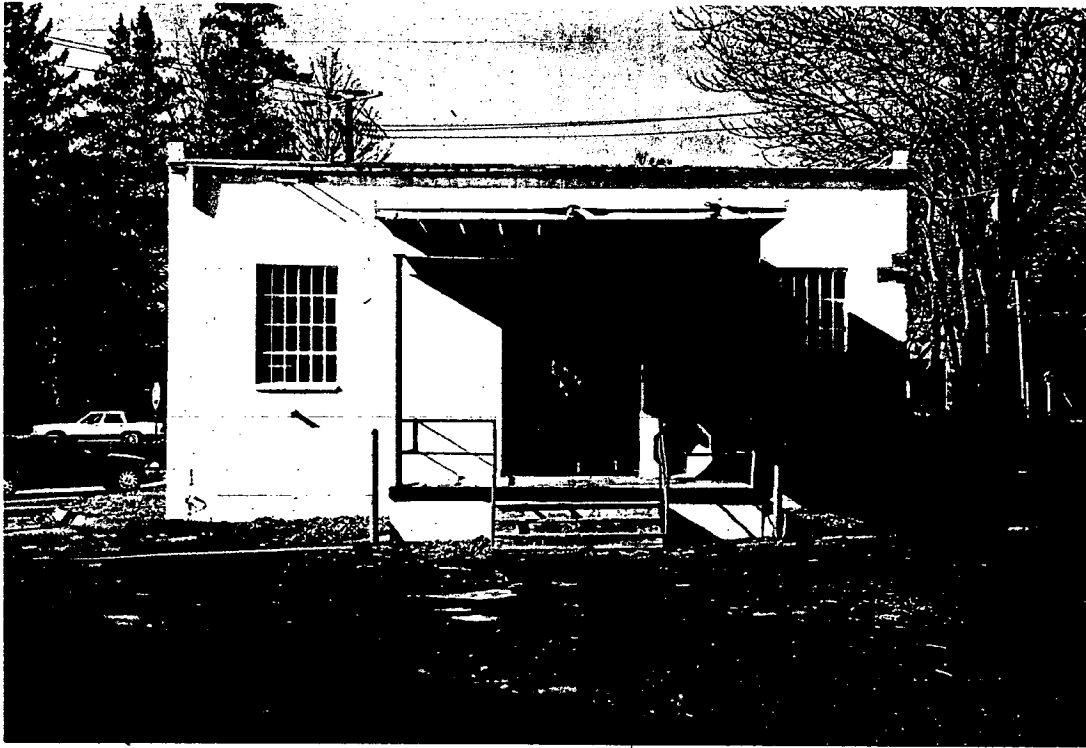
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WEST ELEVATION

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NORTH ELEVATION

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Table of Basic Sizes Scale 1/8" = 1'-0" (1:96)

UNIT DIM.	1'-9 5/8"	2'-1 1/8"	2'-5 1/8"	2'-9 1/8"	3'-1 1/8"	3'-5 1/8"	3'-9 1/8"
	(549)	(651)	(752)	(854)	(956)	(1057)	(1159)
RGH. OPG.	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-10 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
	(562)	(664)	(765)	(867)	(968)	(1070)	(1172)
GLASS*	16 1/16"	20 7/16"	24 7/16"	28 7/16"	32 7/16"	35 7/16"	40 7/16"
	(418)	(519)	(621)	(722)	(824)	(926)	(1027)
3'-1 1/8"	(946)						
3'-1 1/8"	(946)						
13 3/16"	(354)						
	18210	20210	24210	28210	30210	34210	38210
3'-5 1/8"	(1048)						
3'-5 1/8"	(1048)						
15 1/16"	(405)						
	1832	2032	2432	2832	3032	3432	3832
4'-1 1/8"	(1251)						
4'-1 1/8"	(1251)						
19 7/16"	(506)						
	18310	20310	24310	28310	30310	34310	38310
4'-5 1/8"	(1353)						
4'-5 1/8"	(1353)						
21 1/16"	(557)						
	1842	2042	2442	2842	3042	3442	3842
4'-9 1/8"	(1454)						
4'-9 1/8"	(1454)						
23 3/16"	(608)						
	1846	2046	2446	2846	3046	3446	3846
5'-5 1/8"	(1657)						
5'-5 1/8"	(1657)						
27 3/16"	(710)						
	1852	2052	2452	2852	3052	3452	3852
5'-9 1/8"	(1759)						
5'-9 1/8"	(1759)						
35 3/16"	(913)	(608)					
	1856	2056	2456	2856	3056	3456	3856

WINDOW MANUFACTURER SPECIFICATIONS

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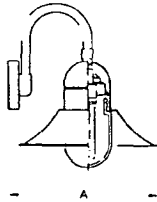
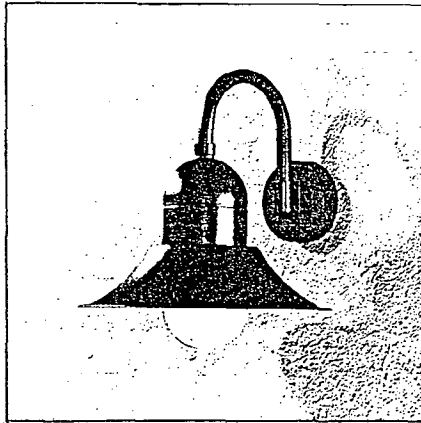
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Wall mounted luminaires with shielded light source and radius bracket arm.
Opal glass with screw neck.
Color: Black or White

		Lamp	Lumen	A	B
6481	Wall	1 60W A-19	890	19%	19%
6482	Wall	1 8W FLC	600	19%	19%
6493	Wall	1 100W A-19	1490	27%	27%
6494	Wall	1 50W E-17 LPS	3600	27%	27%

EXTERIOR LIGHT FIXTURES BY BEGA OR EQUAL

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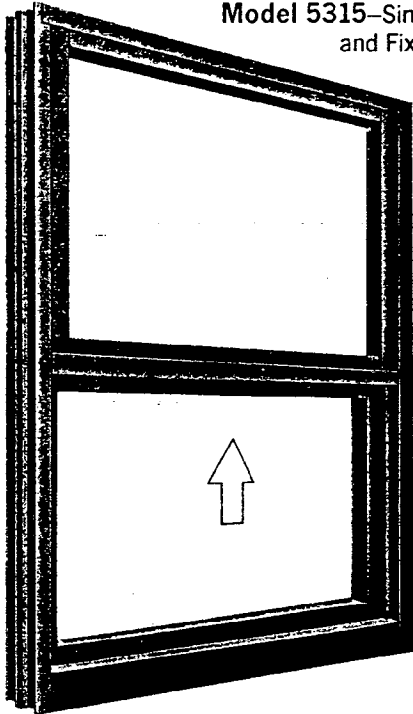
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Kawneer CommercialLine Windows

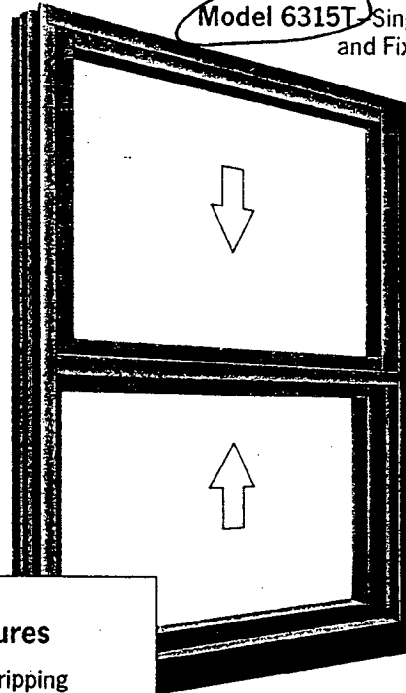
There *is* an economical, cost-effective commercial-grade window with enough performance for both new construction and replacement windows. And, it's from Kawneer.

Model 5315—Single Hung, Double Hung and Fixed. Meets AAMA C 40 Rating.



Non-Thermal Design
Block & Tackle Balances
Side-Loaded Take Out Sash
Economical, Cost Effective
1/8" Single Glass-Clear D.S.B.

Model 6315T—Single Hung, Double Hung and Fixed. Meets AAMA C 50 Rating.

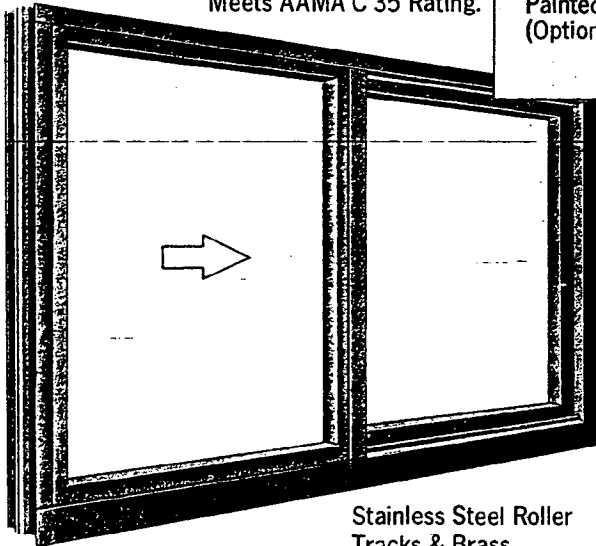


Thermal Design
Block & Tackle Balances
Side-Loaded Take Out Sash
Excellent Energy Performance
7/8" Insulating Glass—Clear D.S.B.

Universal Features

Fin-Seal Weatherstripping
Cam Action Rail Lock
Aluminum Screens (Optional)
Painted Finish—White or Bronze (Optional Colors Available)

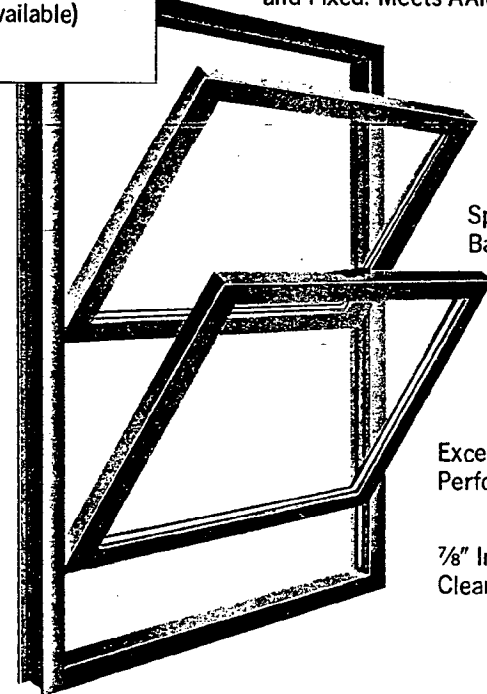
Model 6315T—Horizontal Sliding and Fixed. Meets AAMA C 35 Rating.



Thermal Design
Various Configurations Available (ox, xo, oxo)

Stainless Steel Roller Tracks & Brass Roller Assemblies
Excellent Energy Performance
7/8" Insulating Glass—Clear D.S.B.

Model 6325 T—Double Hung (Tilt) and Fixed. Meets AAMA C 40 Rating



Thermal Design
Spiral Balances
Tilt-In Sash For Ease of Cleaning
Excellent Energy Performance
7/8" Insulating Glass—Clear D.S.B.



SOUTH ~~WEST~~ CORNER ELEVATION
- WEST

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SOUTH ELEVATION

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~~WEST~~ ELEVATION
EAST

(OSAR)

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NORTH ~~EAST~~ ELEVATION
WEST

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**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**