

37/3 - 95G

203 Manor Circle

Takoma Park Historic District

2-6-95

Robin -

Holt Jordan said you
needed copies of enclosed
regarding my former
oak @ 203 Manor Cir,
Takoma Park. Pls call
if you have questions.

SUSAN ROBB
270-0297

October 6, 1994

Susan Robb
203 Manor Circle
Takoma Park, MD 20912

Dear Mrs. Robb:


I recently inspected your White Oak at the left front of your property. The purpose was to assess the current health and safety of your tree. My recommendations are as follows.

Because of the significant decline of this tree, I recommend the tree be removed. Many natural and man-made stresses have contributed to this trees condition. The resultant weakened tree is more prone to storm fractures and wind throw (uprooting). This tree thus poses a hazard to you, your neighboring properties, pedestrians and passing vehicles. Scheduling removal of this tree in a timely fashion is advisable.

My recommendation is not easily reported after considering your repeated efforts to restore the tree to better health. At your request we deeproot fertilized and later deadwood pruned, as well as systemically fertilized the tree. The decline has continued. Further pursuit of reviving this tree is both uneconomical and unsafe.

Please notify me should you require additional information.

Sincerely,



Kevin P. Clair
Arborist

KPC/bmd

Tree Location Address 203 S. Manor Circle
 Name of Property Owner SUSAN D. ROBB Daytime Phone Number 270-0297
 Property Owner (if different than tree location) _____

Description of each tree to be removed -- Type means oak, maple, etc.; DBH means diameter at breast height (4 1/2 feet); Condition means healthy, dead, dying, diseased.

<u>Tree</u>	<u>Type</u>	<u>DBH</u>	<u>Height</u>	<u>Condition</u>
1.	<u>OAK</u>	_____	_____	<u>dying.</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

Within 10 working days an inspection will be conducted to determine if your request for a tree removal will be granted or denied. mark the tree(s) to be inspected with a ribbon, chalk, flag, etc. Should the tree(s) in question be dead or considered a hazard your appl will be approved immediately and you will be issued a Tree Removal Permit. If your application is approved but the tree in ques healthy, a 15 day posting period, for public appeal, and a 10 dollar permit fee is required before the City can issue a removal permit. application is denied you will receive a letter explaining why your request was denied. Evaluation criteria are outlined on the revers Please mail or drop off your completed application to the Public Works Department, 31 Oswego Avenue, Silver Spring, Md. 20910

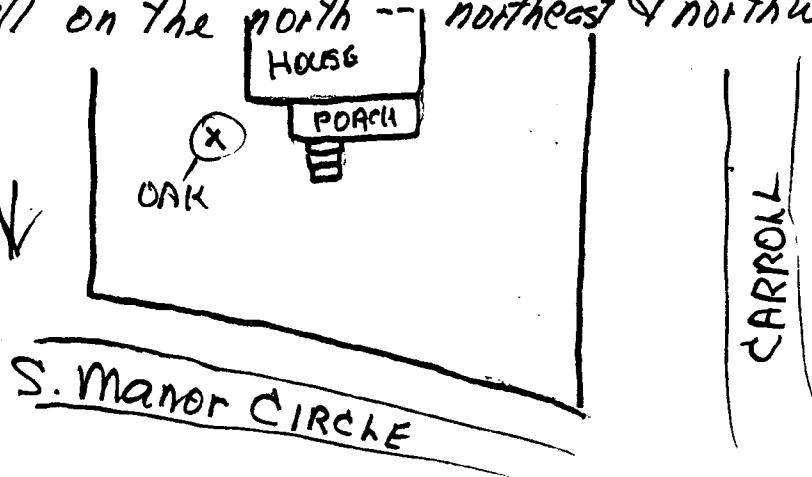
REASON FOR TREE REMOVAL: 1.) The tree is dying & thus poses a threat to me, my neighbors, & passersby. 2.) I'm planning "re-doing" the front of my property, including rebuilding the stairs & walk leading to the house

APPLICANT'S SIGNATURE Susan D Robb DATE 11-9-94

DRAW A DESCRIPTION OF THE PROPERTY AND LOCATION OF THE TREE(S) BELOW:

and rebuilding the stone retaining wall at the front of the property. I wish to remove the dying oak before this work is done and I plan to plant 2 shade trees & 3 flowering trees... all on the north -- northeast & northwest -- of my property.

Attached is a letter from my arborist, Kevin Clair, outlining the measures N we've taken to try to save this oak & its current condition.



Owner : _____

PERMIT CRITERIA EVALUATION SHEET

The extent to which tree clearing is necessary to achieve proposed development or land use. _____

Proposed reforestation. _____

The hardship which the applicant will suffer from a modification or rejection of the application. _____

The desirability of preserving any tree by reason of its age, size or outstanding quality, such as uniqueness, rarity or status as landmark or species specimen. _____

The extent to which the area would be subject to environmental degradation due to removal of the tree(s). _____

The desirability of preserving tree cover. _____

Whether the tree is diseased, injured beyond restoration or in danger of falling or for other sound forest management reason should be taken. _____

Whether the tree interferes with utility services or creates an unsafe condition. _____

The desirability of the tree species as a permanent part of the urban forest. _____

Below for City Use Only:

Date Application Received: 11/9/94 Date Property Inspected: 11/18/94

Application Denied _____

Application Approved _____ Posted from: _____ to _____

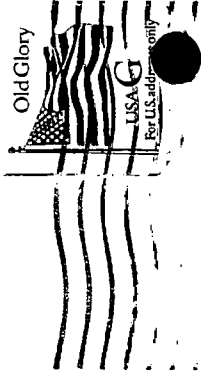
Tree Permit Waiver Granted (WSP) Posting Requirement Waived _____

Explanation for Permit Waiver: release from arborist letter attached

Approved by: WSP [Signature] Date: 11/18/94

Permit Application No. _____

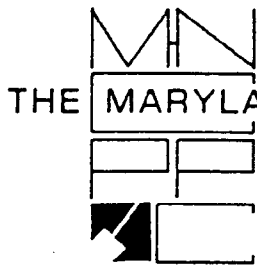
Susan Robb
203 Manor Circle
Takoma Park MD 20912



MUCFVPC

8787 Georgia Ave.
Silver Spring MD 20910

AHN ROBB ZIEK



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: February 23, 1995

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

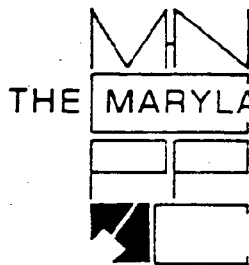
Approved Denied
 Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: SUSAN ROBB

Address: 203 MANOR CIRCLE, TAKOMA PARK

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: Feb. 23, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

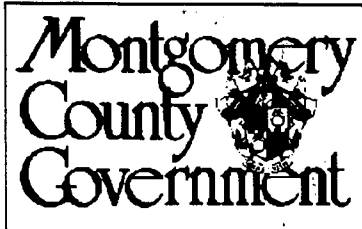
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



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 HOLT JORDAN
 DAYTIME TELEPHONE NO. (301) 270 7636
 TAX ACCOUNT # ST 975 YSTUE
 NAME OF PROPERTY OWNER SUSAN ROBERT DAYTIME TELEPHONE NO. _____
 ADDRESS 203 MANDR CIRCLE CITY TAKOMA PARK STATE MD ZIP CODE 20912
 CONTRACTOR JM CARLDTA CONST. TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (301) 270 7636

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 203 STREET MANDR CIRCLE
 TOWN/CITY TAKOMA PARK MD NEAREST CROSS STREET CARROLL
 LOT 33 BLOCK 45 SUBDIVISION CARROLL MANDR ADD TO TAKOMA PARK
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovat Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other garden steps
 1B. CONSTRUCTION COST ESTIMATE \$ \$ 6500
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

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 3' feet 0" 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 X 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.

[Signature] Signature of owner or authorized agent 2/1/95 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 2/23/95

APPLICATION/PERMIT NO: 9502010070 DATE FILED: _____ DATE ISSUED: _____

**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:

ARTS & CRAFT HOUSE (SEARS)

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

WE ARE IMPROVING & ENHANCING AN EXISTING STONE WALL
& REBUILDING & RELOCATING GARDEN ENTRY STEPS TO
CREATE A ~~NEW~~ GARDEN & INVITING ENTRANCE INTO THE
PROPERTY UTILIZING AN ANTIQUE GATE

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 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.

LARGE OAK IN PHOTO HAS BEEN
REMOVED DUE TO DEATH

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 guides of the template, as this will be photocopied directly onto mailing labels.

Post-it™ Fax Note	7671	Date	2-22-95	# of pages	12
To	Jean Honeyman	From	Rubin Ezek		
Co./Dept.		Co.			
Phone #	703-548-6049	Phone #	301 995-4570		
Fax #	703 836 8532	Fax #			

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 203 Manor Circle
Takoma Park

Meeting Date: 2/22/95

Resource: Contributing Resource

Public Notice: 2/08/95

Case Number: 37/3-95G

Report Date: 2/15/95

Review: HAWP/Alteration

Tax Credit: No

Applicant: Susan Robb

Staff: Robin D. Ziek

PROPOSAL: Rebuild retaining wall and
walkway in conjunction with
landscape improvements

RECOMMEND: **APPROVE**

BACKGROUND

RESOURCE: Takoma Park Historic District

STYLE: Sears Four Square with Craftsman details

DATE: ca. 1920's

SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION:

Landscape renovations to the front yard.

STAFF DISCUSSION

Owner proposes the following **landscape improvements:**

1. Removal of existing concrete walkway and replacement with bluestone pavers. Proposed walkway is integrated into the landscape design and placed on an angle.
2. Reconstruction of existing retaining wall, with curving realignment for design purposes.
3. Installation of antique gate 10'-6" from sidewalk, along walkway.
4. Landscaping of front yard with trees, shrubs and perennials.

GENERAL STAFF COMMENTS

The proposal meets the Takoma Park Guidelines for Contributing Resources that state:

all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Owner is saving three existing trees (12", 8", 8" caliper) and planting five more. The addition of a picturesque landscape in the front lawn area is consistent with existing Takoma Park landscape patterns and preserves existing patterns of open space.

STAFF RECOMMENDATION

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 Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and subject to the general condition that the applicant 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.

HISTORIC AREA WORK PERMIT

CONTACT PERSON HOLT JORDAN
DAYTIME TELEPHONE NO. (301) 270 7636

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Susan Robb DAYTIME TELEPHONE NO. ()

ADDRESS 203 MANDER CIRCLE TAKOMA PARK MD 20912
CITY STATE ZIP CODE

CONTRACTOR J M CARLOTTA CONST. TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (301) 270 7636

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 203 STREET MANDER CIRCLE

TOWN/CITY TAKOMA PARK MD NEAREST CROSS STREET CARROLL

LOT 33 BLOCK 45 SUBDIVISION CARROLL MANOR ADD. TO TAKOMA PARK

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other garden steps

1B. CONSTRUCTION COST ESTIMATE \$ \$6500

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

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[Signature] Signature of owner or authorized agent 2/1/95 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9502010070 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



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

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Plat of House Location
Lot- 33 Block- 45

Note: This lot not in flood plain area.

CARROLL MANOR ADDITION TO TAKOMA PARK
City of Takoma Park Wheaton (13th) District
Montgomery County, Maryland.

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Date: June 11, 1986

Scale: 1" = 30'

Plat Book- 3 Plat- 219

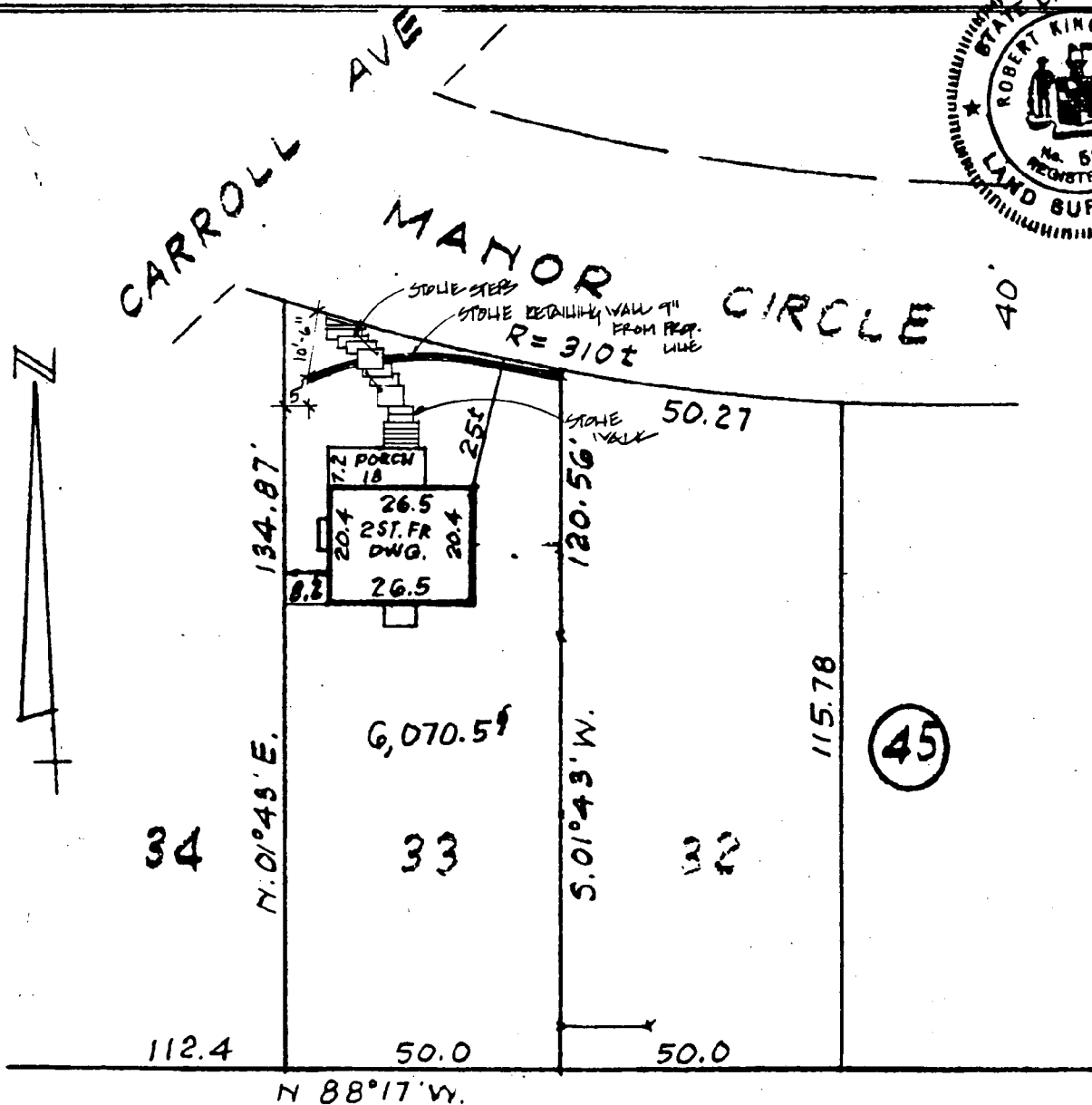
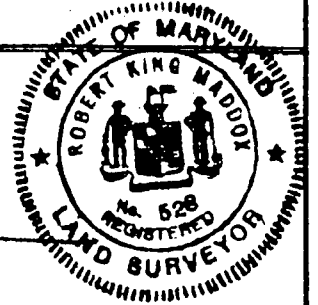
House # 203 Manor Circle, Takoma Park, Maryland. 20912

Subject to Rights of Way and Easements of record.

R. K. Maddox, Surveyor

PLS#528

Rockville, Maryland.

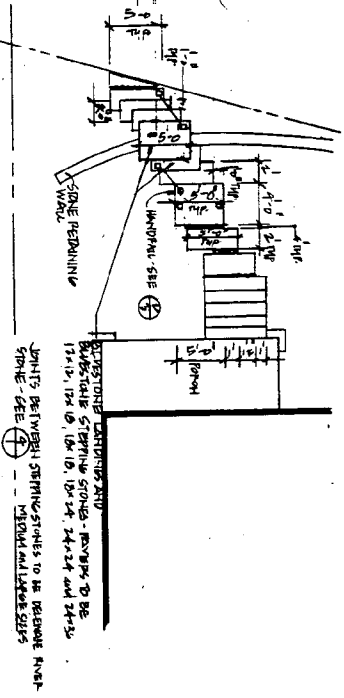


ETHAN ALLEN (ROUTE 410) AVENUE

3

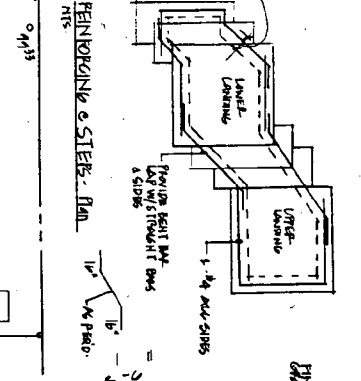
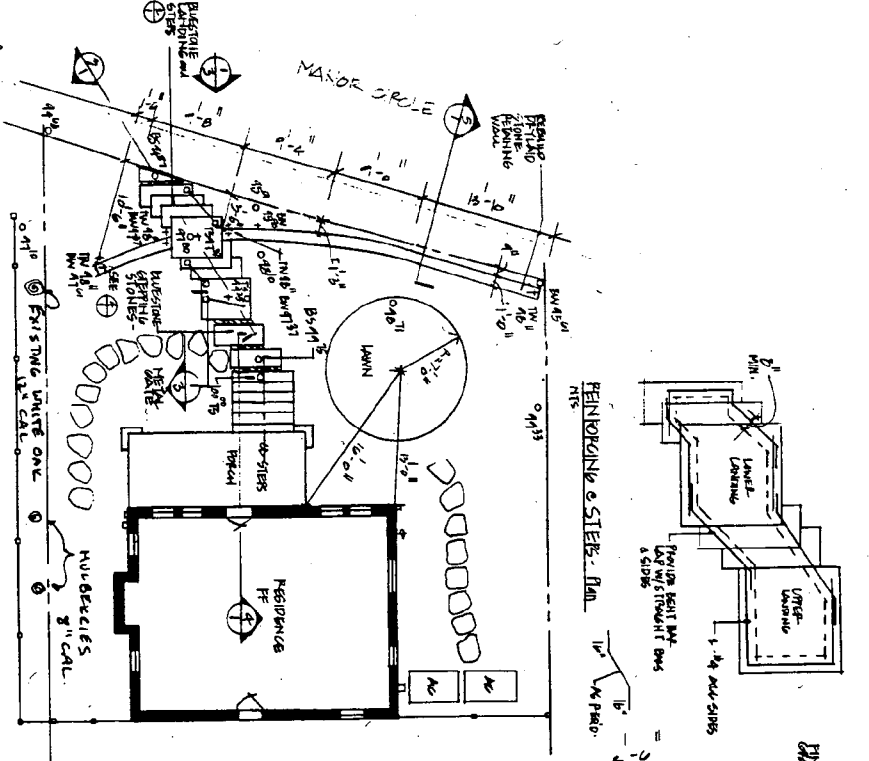
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LAYOUT PLAN - FRONT WALK STEPS AND LANDINGS

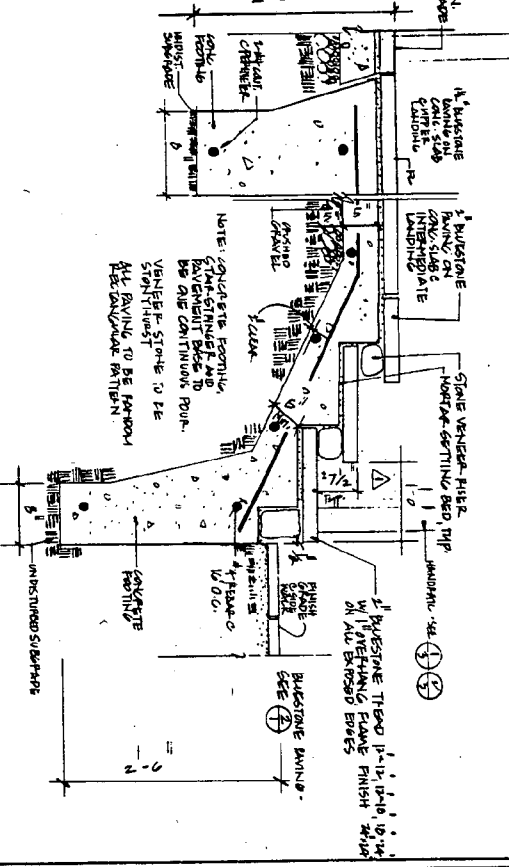


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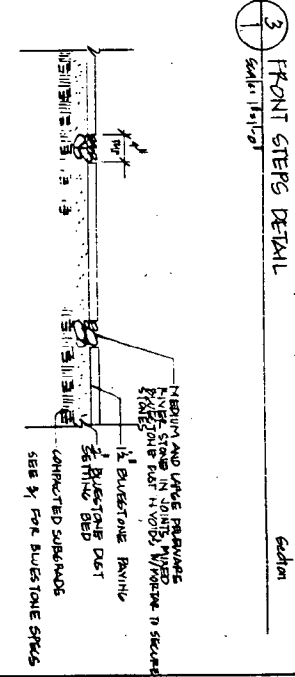
WALL LAYOUT AND STAIRS PLAN



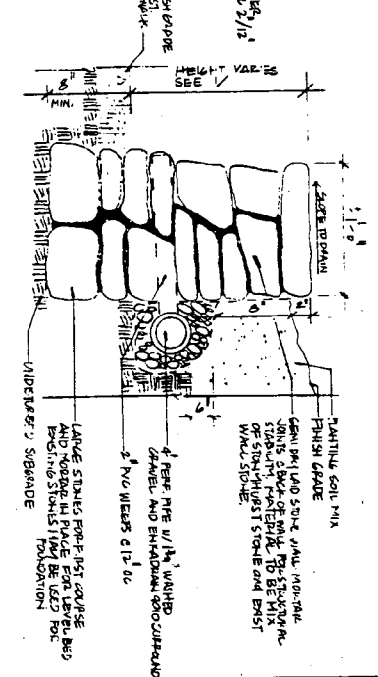
3 FRONT STEPS DETAIL



4 STEPPING STONES TO PORCH



5 STONE RETAINING WALL



JORDAN HONEYMAN
 Landscape Architect
 6871 Westwood Ave.
 Takoma Park, MD 20912
 301/270-7636
 703/548-6049

SUSAN ROBB RESIDENCE
 203 MANOR CIRCLE
 TAKOMA PARK, MD 20912

LAYOUT/GRADING
 Plan
 Details

Revised 1-30-95
 Scale: As Shown
 Date: 1 December 1994
 Sheet: 1 of 3

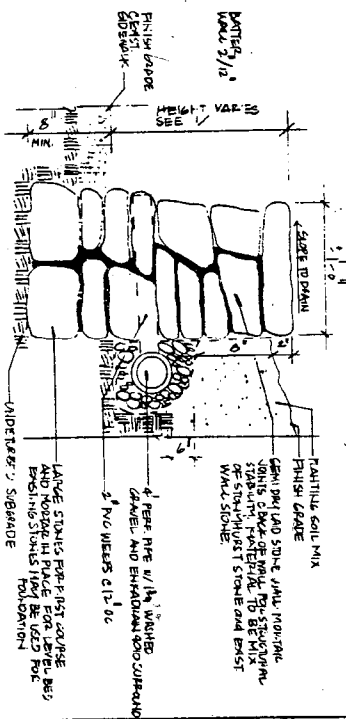
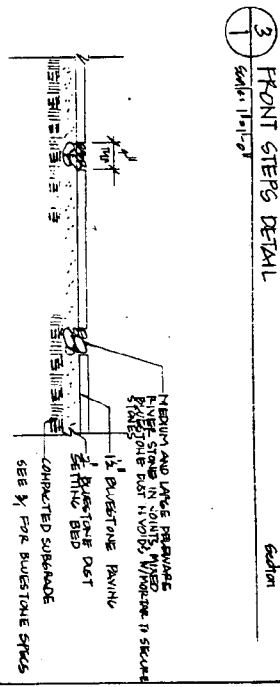
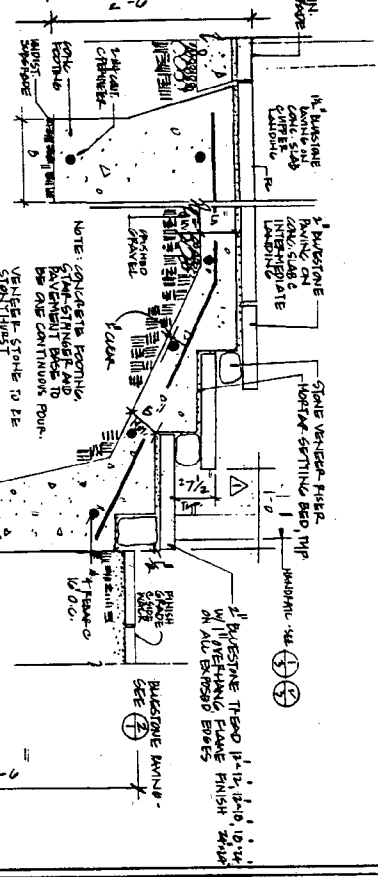
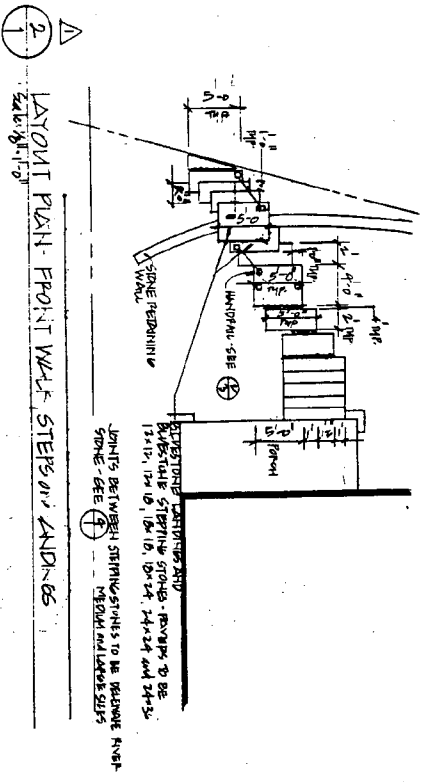
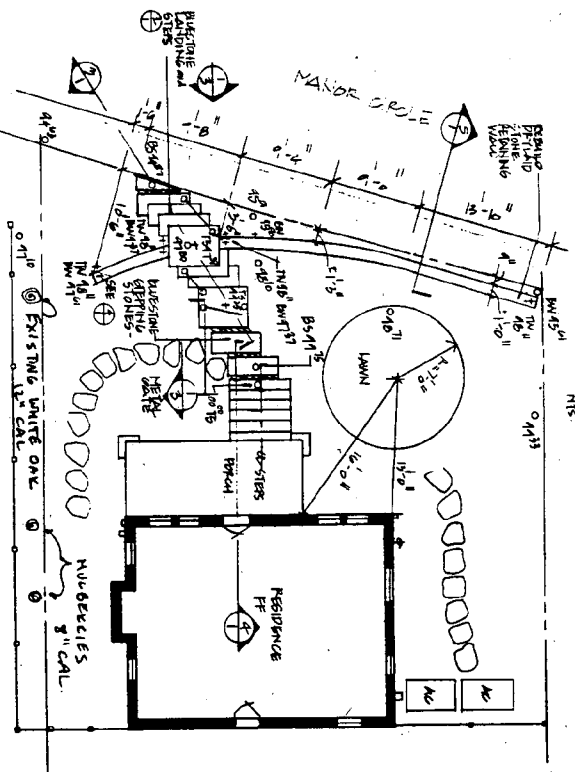
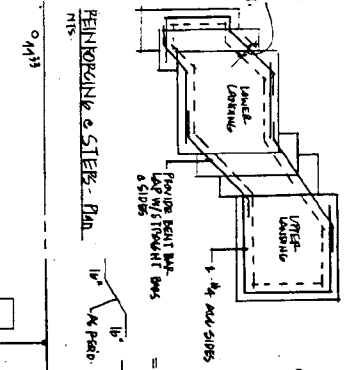
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Revised 1-30-95
 Scale: As Shown
 Date: 1 December 1994
 Sheet: 1 of 3

Layout/Grading
 Plan
 Details

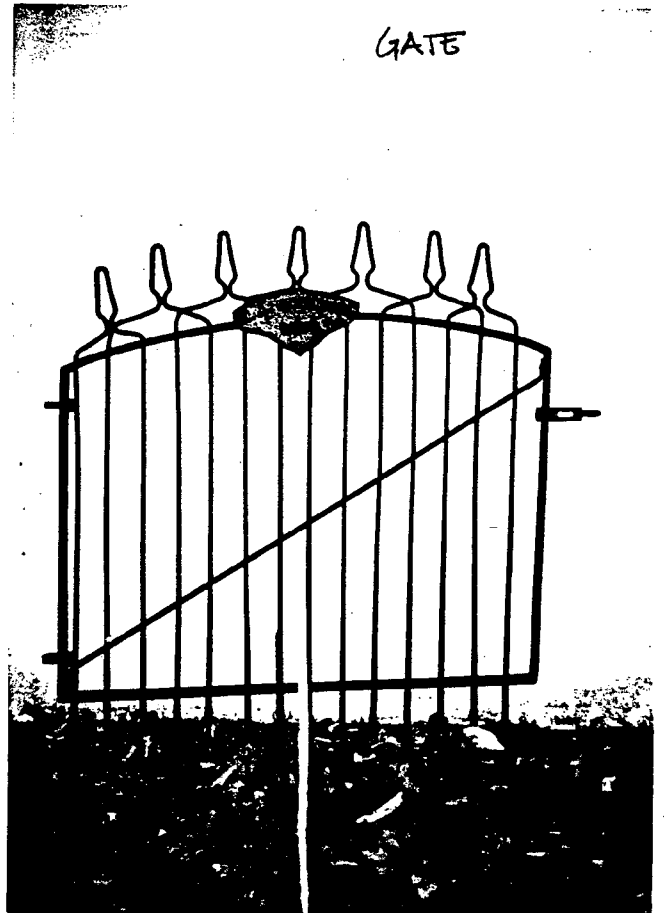
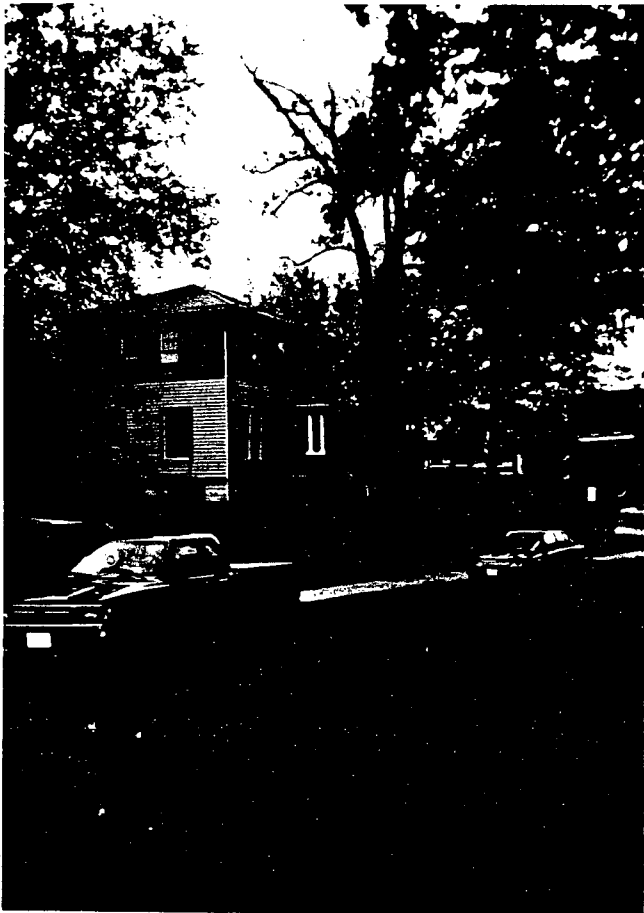
SUSAN ROBB RESIDENCE
 203 MANOR CIRCLE
 TAKOMA PARK, MD 20912

JORDAN HONEYMAN
 Landscape Architecture
 6871 Westmonted Ave.
 Takoma Park, MD 20912
 301/270-7636
 703/548-6049





FRONT ELEVATION



GATE



THOMAS OUFF
2726 HAMBLETON ROAD
RIVA MD 21140

RALPH SCARFS
121 WISPER WOOD DRIVE
REHOBOTH, DE 19971

ALDEN HOWARD
10404 TULLEYNORE DR.
ADELPHI MD 20783

MIGUEL A VALA JR
7316 CARROLL AVE
TAKOMA PARK MD 20783

RENEE H YATES
808 DALIA ST NW
WASH. DC 20012

KARL W & G KESSLER
8704 EGGERT DR
BETHESDA, MD 20817

JOHN FLEMING
7334 CARROLL AVE
TAKOMA PARK MD 20912

DAVID M & AS COLLINS
7321 CARROLL AVE
TAKOMA PARK MD
20912

EDWARD MEEKS
205 MANOR CIRCLE
TAKOMA PARK MD 20912

SOCIETY of AFRICAN MISSIONS
207 Manor Circle
TAKOMA PARK MD 20912

Richard & BE LEONARD

208 Manor Circle

T.P. MD 20912

Plat of House Location
 Lot- 33 Block- 45

Note: This lot not in flood plain area.

CARROLL MANOR ADDITION TO TAKOMA PARK
 City of Takoma Park Wheaton (13th) District
 Montgomery County, Maryland.

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Date: June 11, 1986

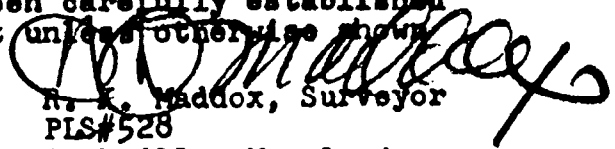
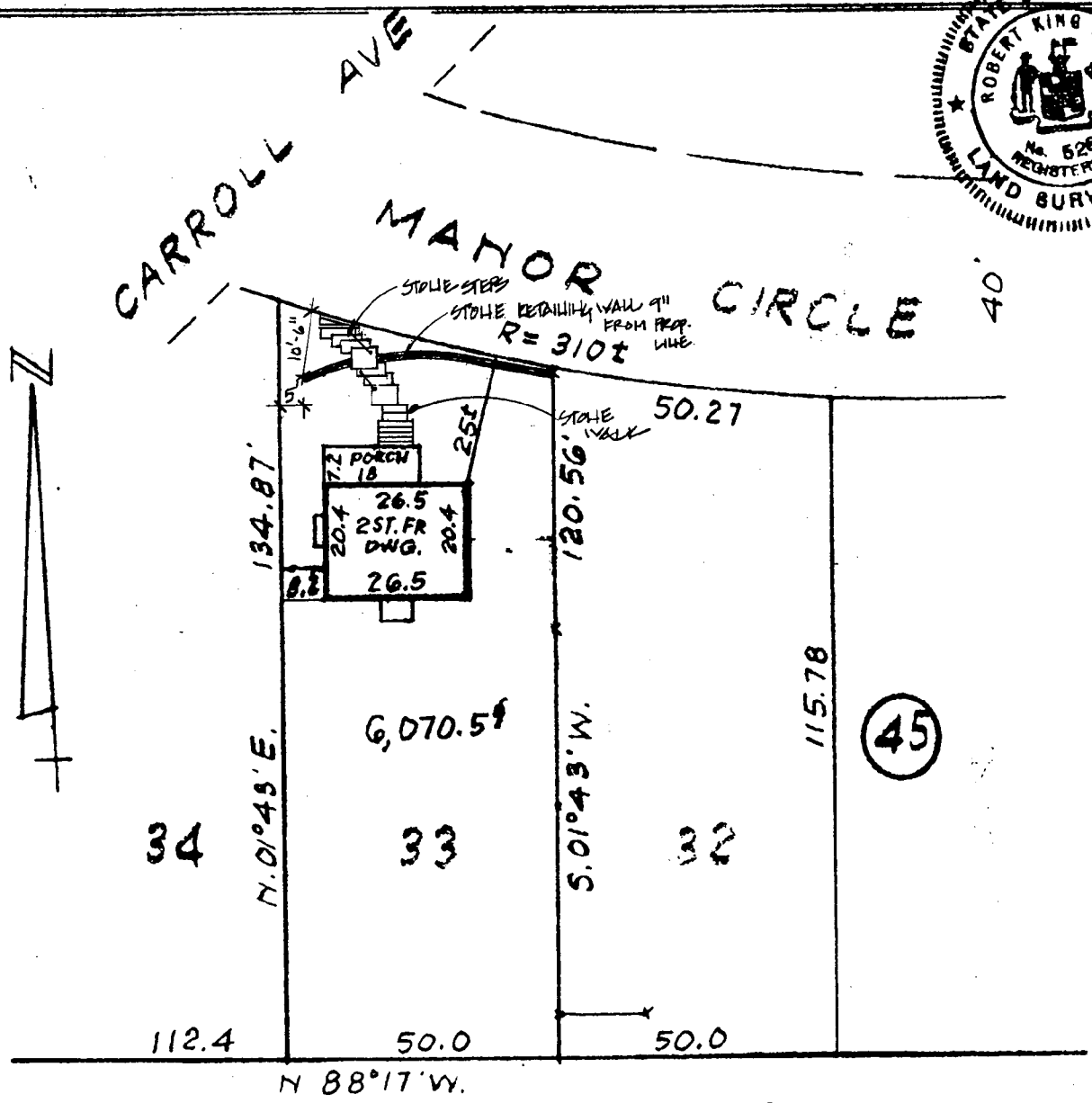
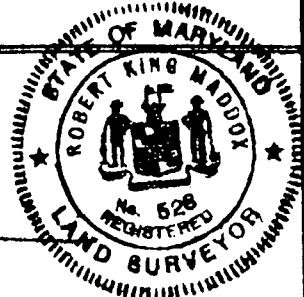
Scale: 1" = 30'

Plat Book- 3 Plat- 219

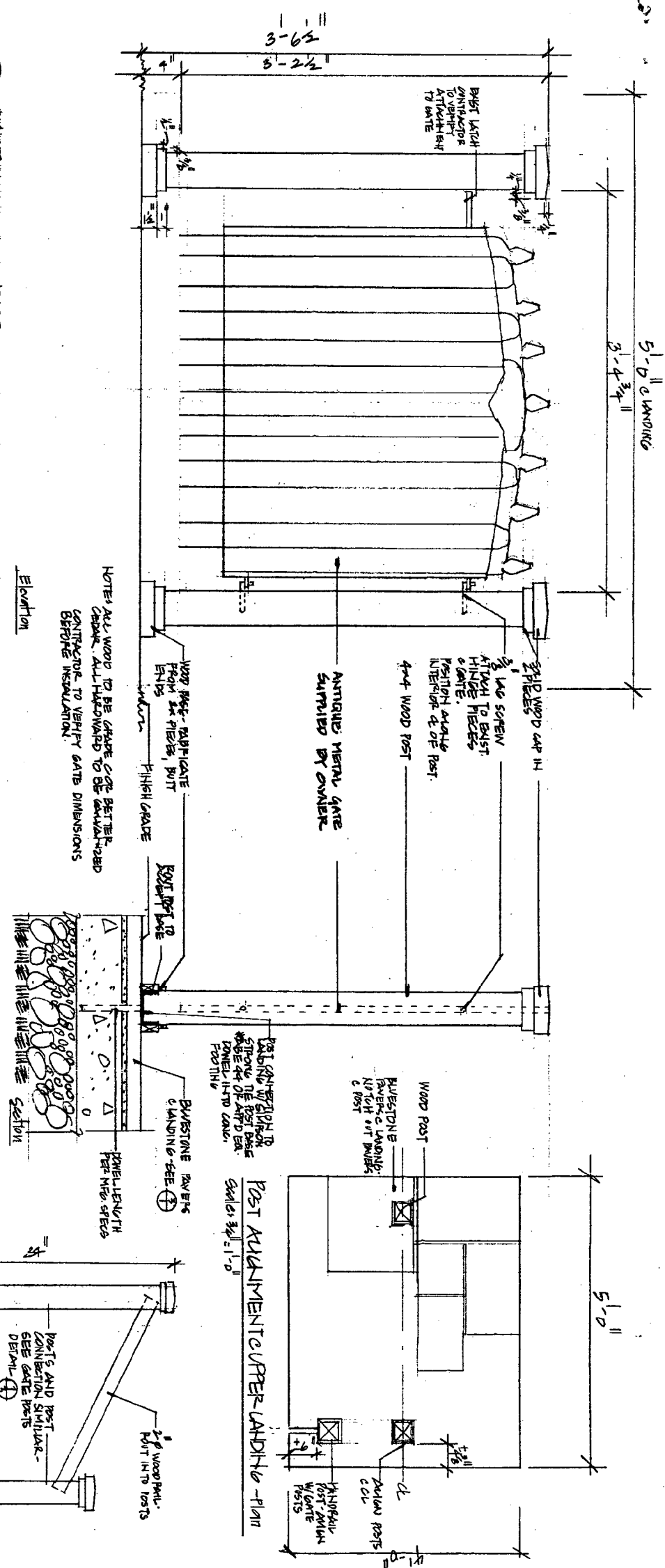
House # 203 Manor Circle, Takoma Park, Maryland. 20912

Subject to Rights of Way and Easements of record.

R. E. Maddox, Surveyor
 PLS#528
 Rockville, Maryland.

ETHAN ALLEN (ROUTE 410) AVENUE



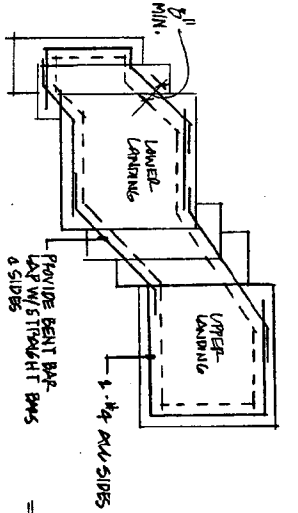
1 METAL GATE DETAILS
Scale: 1/8" = 1'-0"

2 HANDRAIL DETAIL - SECTION
Scale: 1/8" = 1'-0"

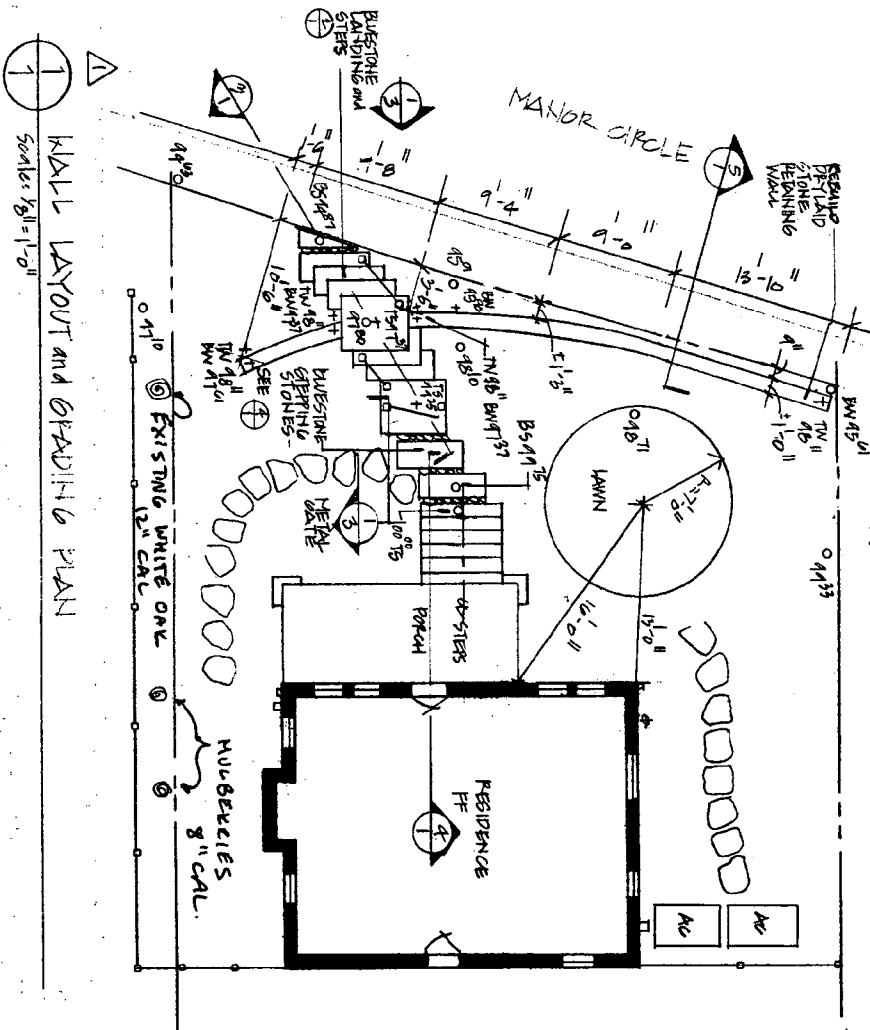
PLANT LIST	COMMON NAME	SIZE/COLOR	COND	REMARKS
1	Chionodoxa virginiana	6'-8'	BBB	
2	Sophora japonica	2"-2 1/2"	BBB	
3	Hydrangea macrophylla	15"-18"	cont.	
4	Hydrangea quercifolia	3 gal.		
5	Handina domestica	24"-30"		
6	Handina domestica compacta	18"-24"		
7	Prunus laurocerasus	18"-24"		
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- PLANTING NOTES:**
- All planting installation and soil preparation shall conform to the "Landscape Specification Guidelines for Baltimore Washington Metropolitan Area", Fourth Edition, 1993 by the Landscape Contractors Association of MD DC VA.
 - All plant material shall conform to the "American Standards for Nursery Stock", 2-9-60, 1960, by the American Association of Nurserymen.
 - Contractor shall verify locations of all underground utilities within work areas and be responsible for their protection. Call MISS UTILITY before installation commences.
 - Planting plan provides general layout only. Specific planting layout shall be directed by Landscape Architect.
 - All plant substitutions to be approved by Landscape Architect.
 - Contractor responsible for protecting existing plant material in the process of new planting installation.
 - Landscape Architect shall direct relocation of existing plant material.
 - Relocate all plants as shown on plan.
 - Plant quantities to be verified by Contractor from planting plan. Any change shall be brought to the attention of the Landscape Architect for verification.

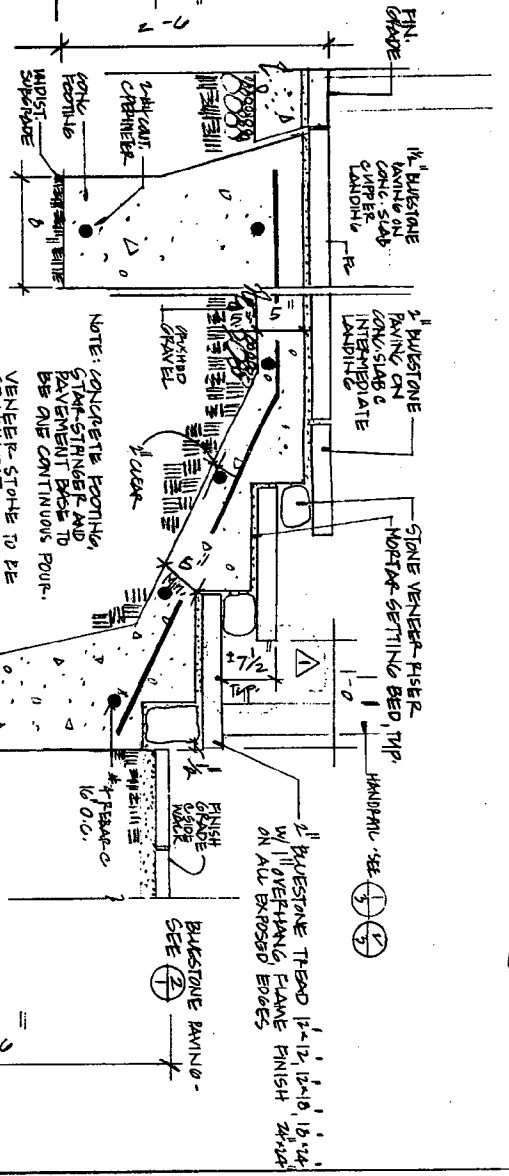
- GENERAL NOTES:**
- CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. EXCEPT FOR SLABS ON GRADE WHICH SHALL BE 2,800 PSI. PORTLAND CEMENT QUANTITY SHALL BE 5 1/2 BAGS PER CUBIC YARD FOR 3,000 PSI CONCRETE. INCREASE PORTLAND CEMENT QUANTITY AS REQUIRED TO REACH SPECIFIED 28 DAY STRENGTH. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED, 68 + OR - 1%.
 - CONCRETE SHALL BE 4" + OR - 1", EXCEPT FOR SLABS ON GRADE WHICH SHALL BE 3" + OR - 1".
 - CONCRETE SHALL BE PLACED ON A WELL COMPACTED SUBGRADE. REINFORCED CONCRETE SHALL CONFORM TO 1989 ACI BUILDING CODE UNLESS OTHERWISE NOTED. REINFORCING STEEL SHALL BE DEWELDED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI DEWELDED MANUAL.
 - REINFORCING BARS SHALL CONFORM TO ASTM A615 - GRADE 60, F_y=60 KSI MINIMUM.
 - CLEAR DISTANCE FROM OUTSIDE FACE OF CONCRETE TO REINFORCING (COVER) SHALL BE AS FOLLOWS (EXCEPT AS NOTED OTHERWISE):
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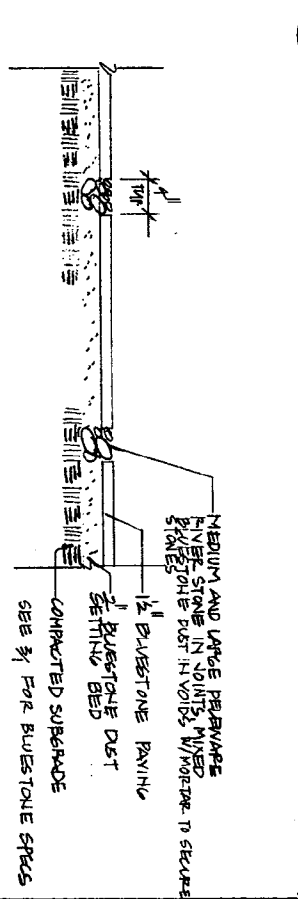
RETAINING & STAIRS - Plan



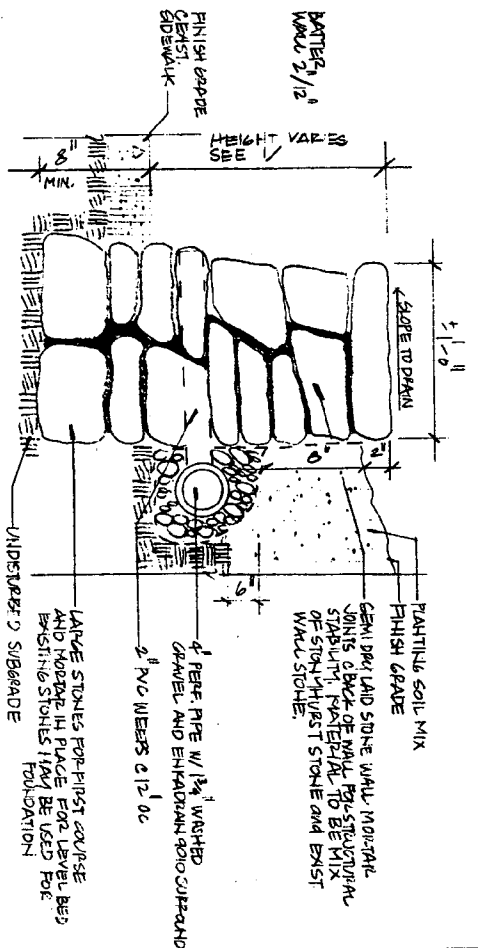
WALL LAYOUT AND GRADING PLAN



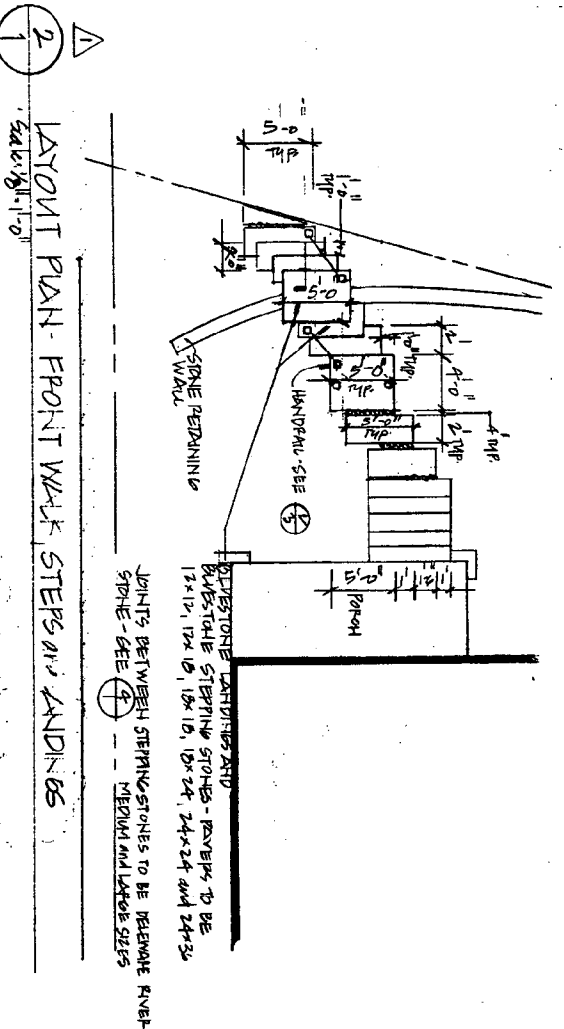
3 FRONT STEPS DETAIL



4 STEPPING STONES TO PORCH



5 STONE RETAINING WALL



LAYOUT PLAN - FRONT WALK STEPS AND HANDRAILS

Revised 1.30.95
 Scale: As Shown
 Date: 1 December 1994
 Sheet: 1 of 3

JORDAN HONEYMAN
 Landscape Architecture
 6811 Westmorland Ave.
 Takoma Park, MD 20912
 301/270-7636
 703/548-6049

SUSAN ROBB RESIDENCE
 203 MANOR CIRCLE
 TAKOMA PARK, MD 20912

Layout/Grading
 Plan
 Details



FRONT ELEVATION



CORNER PERSPECTIVE
FROM THE CORNER



GATE



CLOSE UP DETAIL



EXISTING STEP

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

THOMAS OLIFF
2726 HAMBLETON ROAD
RIVA MD 21140

RALPH SCARFS
121 WISPER WOOD DRIVE
REHOBOTH, DE 19971

ALDEN HOWARD
10404 TULLEYNORE DR.
ADELPHI MD 20783

MIGUEL A VACA JR
7316 CARROLL AVE
TAKOMA PARK MD 20783

RENEE H YATES
808 DALIA ST NW
WASH. DC 20012

KARL W & G KESSLER
8704 EGERT DR
BETHESDA MD 20817

JOHN FLEMING
7334 CARROLL AVE
TAKOMA PARK MD 20912

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