

AA-6592
(Administrative Special Permit Request)
Demolish the main dwelling.

Sandy Spring Builders
(Mimi Kress, agent)
10 Oxford Street

**CHEVY CHASE VILLAGE
NOTICE OF ADMINISTRATIVE SPECIAL PERMIT REQUEST**

**APPEAL NUMBER AA-6592
SANDY SPRING BUILDERS
10 OXFORD STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek an administrative special permit pursuant to Section 8-11 of the Chevy Chase Village Building Code to demolish the main dwelling.

The Chevy Chase Village Code Sec. 8-18 states:

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain an administrative special permit pursuant to Sec. 8-11 for such demolition in order to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed (and emailed where possible) to abutting property owners on the 22nd day of July 2014. Abutting or confronting property owners or any aggrieved resident may, within fifteen (15) days of the date the notices are issued, submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-11 of the Chevy Chase Village Building Code.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEAL AA-6592

SANDY SPRING BUILDERS

PROJECT: 10 OXFORD STREET

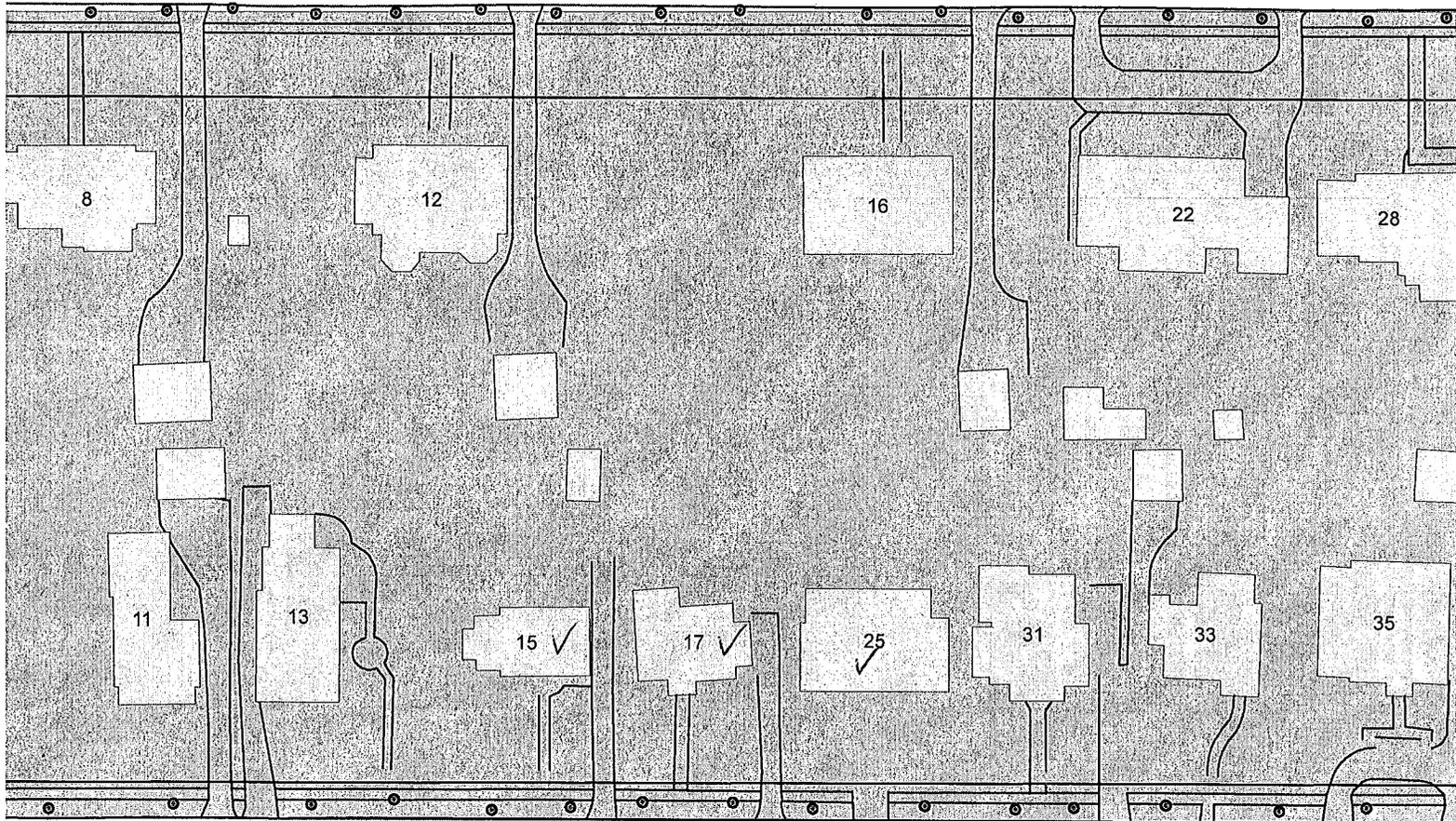
CHEVY CHASE, MD 20815

(MAILING ADDRESS: 4705 WEST VIRGINIA AVENUE, BETHESDA, MD 20814)

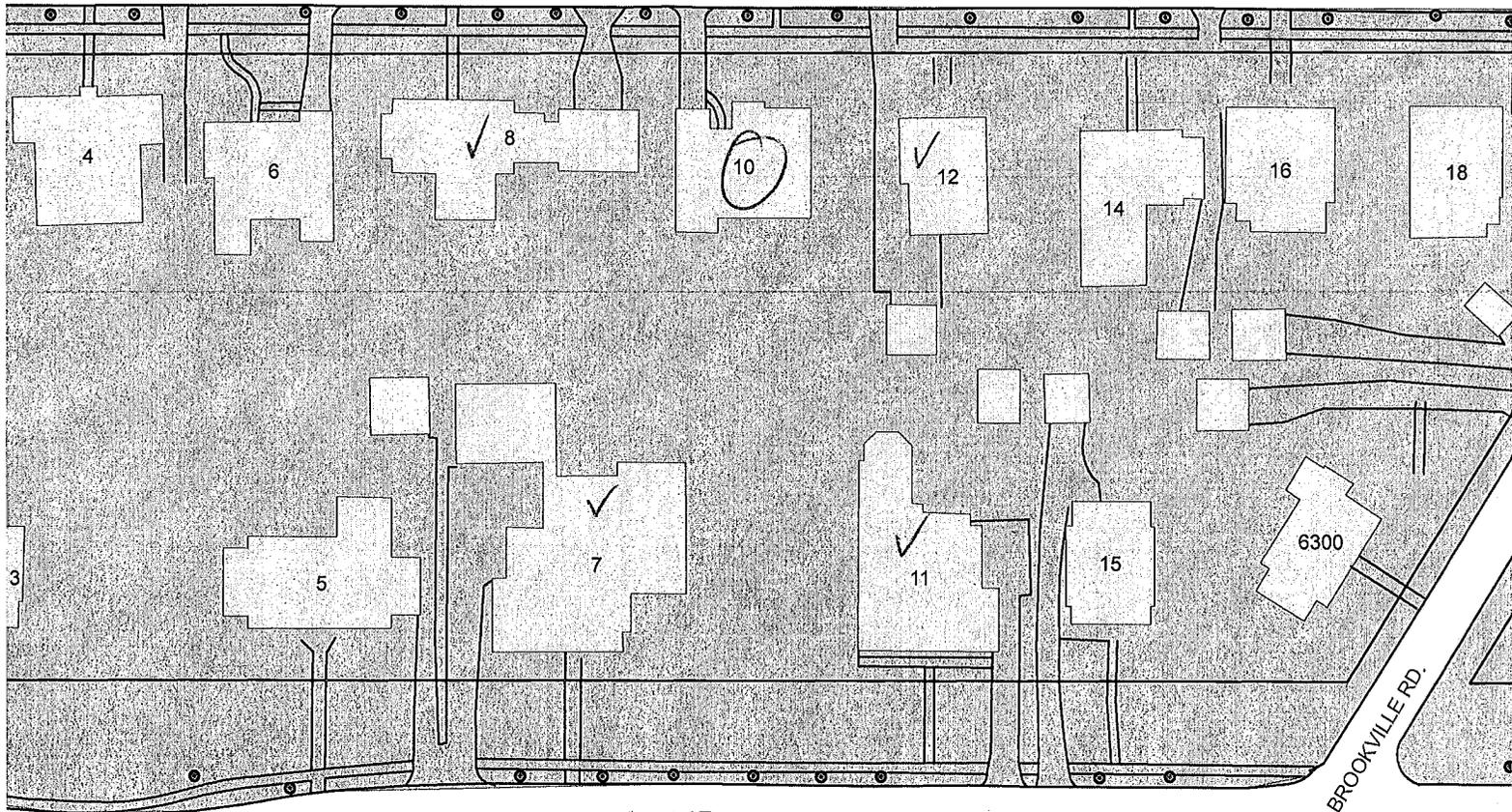
Adjoining and confronting property owners	
Mr. & Mrs. Charles Buffon Or Current Resident 8 Oxford Street Chevy Chase, MD 20815	Mr. & Mrs. Werner Minshall Or Current Resident 12 Oxford Street Chevy Chase, MD 20815
Ms. Nancy Huidekoper Or Current Resident 15 Oxford Street Chevy Chase, MD 20815	Mr. & Mrs. Luca Franchetti Or Current Resident 17 Oxford Street Chevy Chase, MD 20815
Mr. & Mrs. Jeff Salas Or Current Resident 25 Oxford Street Chevy Chase, MD 20815	Mr. & Mrs. Dan Pryor Or Current Resident 7 Newlands Street Chevy Chase, MD 20815
Ms. Barbara Cutriss Or Current Resident 11 Newlands Street Chevy Chase, MD 20815	

ES
I hereby certify that a public notice was mailed (and emailed where possible) to the
aforementioned property owners on the 22nd day of July, 2014.

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

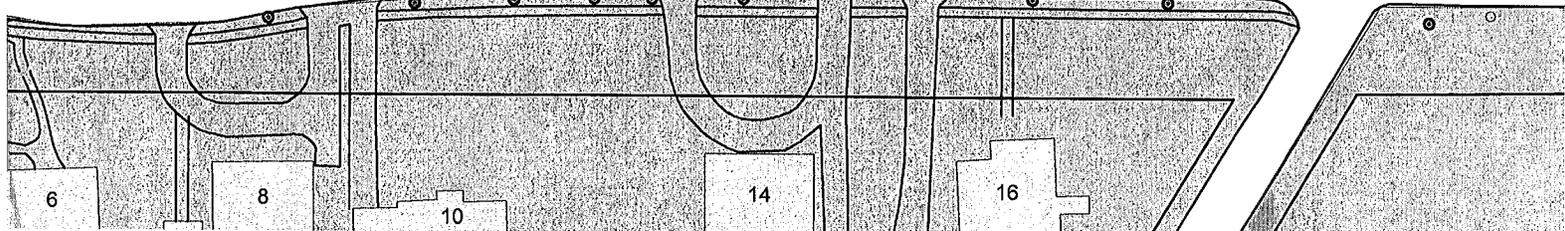


OXFORD ST. ○



NEWLANDS ST. ○

○
BROOKVILLE RD.



CHEVY CHASE VILLAGE

ESTABLISHED 1890

July 22, 2014

Ms. Mimi Kress
Sandy Spring Builders
4705 West Virginia Avenue
Bethesda, MD 20814

Dear Ms. Kress:

Please note that your request for an administrative review of a special permit to demolish the main dwelling at 10 Oxford Street is being reviewed by the Building Officer and Village Manager.

A public notice was mailed to abutting and confronting property owners on the 22nd day of July 2014 and a sign was posted at the property. Abutting or confronting property owners or any aggrieved resident, within fifteen (15) days of the date the notices are issued, may submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-11 of the Chevy Chase Village Building Code.

For your convenience, enclosed please find copies of the Public Notice and mailing list. Please contact the Village office if you have any questions.

Sincerely,



Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

enclosures

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS

MICHAEL L. DENGER
Chair
PATRICIA S. BAPTISTE
Vice Chair
RICHARD M. RUDA
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Assistant Treasurer
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Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK
LEGAL COUNSEL
SUELLEN M. FERGUSON

Chevy Chase Village Building Permit Application

Permit No: 6592

Property Address: 10 Oxford Street, Chevy Chase, MD
Resident Name: Sandy Spring Builders, LLC Daytime telephone: 301-913-5995 ext. 107 Cell phone: (301) 252-0464 After-hours telephone: (301) 253-0464 E-mail: mkress@sandyspringbuilders.com
Project Description: Demolish existing residence
<input checked="" type="checkbox"/> Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.
Primary Contact for Project: <input type="checkbox"/> Resident <input type="checkbox"/> Architect <input type="checkbox"/> Project Manager <input checked="" type="checkbox"/> Contractor* *MHIC/MD Contractor's License No. (required): 50111/BC2763
Information for Primary Contact for Project (if different from property owner): Name: Joy Lanum Work telephone: (301) 841-2516 After-hours telephone: (301) 252-0464 Cell phone: (301) 787-9175 E-mail: jlanum@sandyspringbuilders.com
Will the residence be occupied during the construction project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, provide contact information for the party responsible for the construction site (if different from above): Name: Address: Work telephone: After-hours telephone: Cell phone: E-mail:
Parking Compliance: Is adequate on-site parking available for the construction crews? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area. Will road closings be required due to deliveries, equipment or other reasons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Building Permit Filing Requirements:
Application will not be reviewed until the application is complete

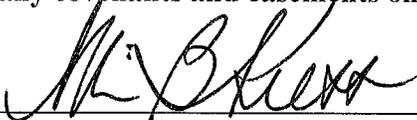
- Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- This application form, signed by resident.
- Boundary Survey
- Site Plan (see: Village Site Plan Checklist to ensure completeness)
- Building plans and specifications
- Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature:  **Date:** 7/16/14

<i>To be completed by Village staff:</i>		
Is this property within the historic district?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date application filed with Village: <u>7/17/14</u>	Date permit issued: _____	Staff Initials: <u>GB</u>
	Expiration date: _____	

For Use By Village Manager	Application approved with the following conditions:

For Use By Village Manager <div style="border: 2px solid black; padding: 5px; display: inline-block;"> DENIED JUL 17 2014 Chevy Chase Village Manager </div>	Application denied for the following reasons:
	<i>Requires an Administrative Special Permit.</i>

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ <u>2250</u> (see Permit Fee Worksheet)	
<input type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way) <i>check # 12071</i>	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <i>previously used</i> <input checked="" type="checkbox"/> Not required for this project.	
TOTAL Fees: <u>\$ 2,250.00</u>	Date: <u>7/17/14</u> Staff Signature: <i>[Signature]</i>

Damage Deposit/Performance Bond (due when permit is issued)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: Village Manager Signature:
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Village Manager Signature:

Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: 10 Oxford Street, Chevy Chase, MD
Describe the Proposed Project: Demolish Existing Single Family Residence
Applicant Name(s) (List all property owners): Sandy Spring Builders, LLC
Daytime telephone: 301.913.5995 ext. 119 Cell: (301)252-0464
E-mail: mkress@sandyspringbuilders.com
Address (if different from property address): 4705 West Va. Ave., Bethesda, MD 20814
For Village staff use: Date this form received: <u>7/17/14</u> Special Permit No: <u>AA-6592</u>

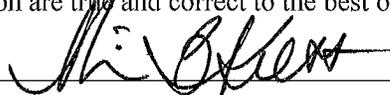
Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- Completed *Chevy Chase Village Application for a Special Permit* (this form)
- Completed *Chevy Chase Village Building Permit Application*
- A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: 

Date: 7/16/14

Applicant's Signature: _____

Date: _____

Describe the basis for the special permit request (attach additional pages as needed):

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

Demolition of the existing single family residence will comply with CCV and Montgomery County regulations. All work will comply with current EPA guidelines and regulations as applicable.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

Demolition of the existing residence will not impair air circulation or have any adverse impact on the liveability for the neighbors. Demolition will allow for construction of a new home which will be more in character with the existing neighborhood. It will not impact vistas, restrict air circulation, the detached garage will allow vehicles to be hidden from view.

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input checked="" type="checkbox"/> \$2,250.00 for demolition of main building. <input type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid:	Date Paid: 7/17/14 Staff Signature: <i>Wentland</i>
	Approved to Issue Building Permit per Board Decision Signed by the Board Secretary on: Date: _____ Signature: _____ Village Manager



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: May 20, 2014

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #664914, demolition of non-contributing resource and new house construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the March 26, 2014 meeting.

Applicant: Sandy Spring Builders
Address: 10 Oxford Street, Chevy Chase



**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:

EXISTING HOUSE TO BE DEMOLISHED IS A
NON-CONTRIBUTING RESOURCE

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

NEW 6,300 SF SINGLE-FAMILY HOME W/ FRONT
& REAR COVERED PORCH. NEW 2-CAR GARAGE.
4-SQUARE MASSING & MATERIALS (STUCCO BASE W/ STONE VENEER @
PORCHES, HARDIE LAP SIDING, AZEK TRIM) TO FIT WITHIN ARCHITECTURAL
CONTEXT OF CHEVY CHASE VILLAGE. PER HIC COMMENTS
COMPOSITE SHUTTERS W/ HISTORIC OPERABLE HARDWARE, PERMEABLE PAVEMENT OR

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.

BRICK DBL TRACK DRIVE
W/ ASPHALT PARKING PAD
IN REAR.

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.

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.



Sandy Spring
Builders
Est. 1982

July 17, 2014

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

Attn: Ms. Ellen Sands

Re: Demolition Submission Package
10 Oxford Street, Chevy Chase, MD

Dear Ellen,

Enclosed please find the required items for the Demolition Permit Submission Package. As discussed we would like to get neighborhood notification process started. We anticipate having our Montgomery County Building and Demolition Permits in the next 2-3 weeks. We understand that the CCV Demolition permit release is subject to your receipt of the Montgomery County Demolition permit.

Enclosed please find:

1. CCV Building Permit Application ✓
2. CCV Demolition Permit Fee Check in the amount of \$2,250.00 ✓
3. CCV Application for a Special Permit ✓
4. CCV Special Permit Application Fee Check in the amount of \$300.00 ✓
5. SSB Letter Outlining –Means and Methods – Demolition of the existing residence *demysta* ✓
6. Copy of the Historic Preservation Commission (HPC) –Historic Work Permit ✓
7. Rodent Inspection Letter ✓
8. Pre-demolition Inspection for Asbestos & Lead- Based Paint Survey ✓
9. Asbestos Abatement Proposal- LVI Environmental Services, Inc. ✓
10. Asbestos Abatement Contractor's Licenses – LVI Environmental Services, Inc. ✓
11. Soil Typing Test Results Report – ECS Mid-Atlantic, LLC ✓
12. Copy of Deed Sheets with Covenants ✓
13. Copy of Record Plat ✓
14. Copy of Building Permit Site Plan, Sediment Control Plan and Drainage Plan ✓

Please advise if your require anything further with our submission.

Sincerely,

Joy Lanum
Senior Project Manager

JDL/jl

Enclosure(s)

4705 West Virginia Avenue
Bethesda, MD 20814

301.913.5995

301.913.2882 *fax*

SandySpringBuilders.com



Sandy Spring
Builders

Est. 1982

July 16, 2014

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

RE: Means & Methods – Demolition of Existing Residence located at-
10 Oxford Street, Chevy Chase, MD 20815

To Whom It May Concern,

This letter is to attest and confirm that the demolition and removal of construction materials and debris will at all times be done in accordance with all applicable Chevy Chase Village and Montgomery County codes and ordinances, as well as in accordance with the requirements of any and all permits, including demolition permits and Historic Area Work Permits issued in conjunction with said work.

- ✓ Prior to start of demolition LVI Services (a fully licensed Asbestos and Lead Abatement contractor) will remove exterior caulking at windows and trim (orange) as identified asbestos containing materials. All work to be in accordance EPA guidelines and requirements and the findings as noted by ARC Environmental, Inc in their Pre-Demolition Inspection Report for Asbestos and Lead – Based Paint. The report indicated the presence of lead based paint on windows and trim, however they are below dangerous levels and do not require any formal abatement. ✓
- ✓ Prior to the start of demolition, Sandy Spring Builders will prepare the site and install all sediment controls and tree protection devices required.
- ✓ Prior to commencing demolition activities the house will be hosed down in order to minimize dust resulting from the demolition. A water hose connected to the nearby fire hydrant will be used throughout the demolition process as needed to contain dust.
- Work crews will make every attempt to park on private property (10 Oxford Street) or if needed in front of the residence.
- ✓ The demolition will required 7-10 days weather permitting.
- ✓ Sandy Spring Builders will distribute a Demolition notification letter to all the neighbors a week prior to the start of any demolition work.

4705 West Virginia Avenue
Bethesda, MD 20814

301.913.5995

301.913.2882 fax

SandySpringBuilders.com

*removal of material
using dumpster - see
supporting email*

Page 2 of 2
Chevy Chase Village
10 Oxford Street

The demolition of the existing residence at 10 Oxford Street, Chevy Chase, MD 20815 should not affect the health, safety or welfare or the reasonable use of adjoining properties. The granting of the Special Permit will not impair the intent or purpose of Chapter 8 of the Chevy Chase Village code.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mimi B. Kress', is written over the typed name.

Mimi B. Kress
Managing Member/Partner
301.913.5995 ext. 107
mkress@sandyspringbuilders.com

CCV Permitting

From: Joy Lanum [jlanum@sandyspringbuilders.com]
Sent: Thursday, July 17, 2014 12:02 PM
To: CCV Permitting
Subject: Demolition Debris Removal - 10 Oxford Street, Chevy Chase, MD

Ellen,

This is to advise you that we will be using a 30yd Dumpster on site for the loading and removal of all demolition debris. The dumpster will be pulled when full and a replacement dumpsters will be brought to the site until all demolition debris is removed

Joy Lanum

Sandy Spring Builders

4705 West Virginia Avenue

Bethesda, MD 20814

301.913-5995 Ext. #119 (Office)

301.913.2882 (Fax)

301.787.9175 (Mobile)

jlanum@sandyspringbuilders.com

A GREENER way of living!



Please consider the environment before printing this e-mail.

MR Bugs, Inc

P.O. BOX 343 CABIN JOHN, MD 20818
301-229-7200

June 4, 2014

Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850

Attention Division of Casework Management:

Re: 10 Oxford St.
Chevy Chase, MD 20815

MR Bugs, Inc. is licensed with the Maryland Department of Agriculture in the category of "Industrial, Institutional, Structural & Related - Rodent". You will find our company listed with the following information:

Business Name: MR Bugs, Inc.
Business License Number: 25991
Expiration Date: June 30, 2014

MR Bugs, Inc. has inspected 10 Oxford St., Chevy Chase, MD on June 4, 2014 and finds that it is free of any rodents or other pests.

Michael Roark
Michael Roark
Vice President



Pre-demolition Inspection for Asbestos and Lead-Based Paint

10 Oxford Street
Chevy Chase, Maryland

Ms. Joy Lanum

Sandy Spring Builders
4705 West Virginia Avenue
Bethesda, Maryland 20814

June 2014

Prepared by:

Arc *Environmental, Inc.*

1311 Haubert Street
Baltimore, MD 21230
p 410.659.9971
f 410.962.1065



EXECUTIVE SUMMARY

Arc Environmental, Inc. performed a pre-demolition inspection for asbestos-containing materials (ACMs), and lead-based paint (LBP). The inspection was performed at the residence located at 10 Oxford Street in Chevy Chase, Maryland (Site). The pre-alteration survey was conducted on June 19, 2014.

A total of 14 bulk samples were collected from 12 suspect homogenous areas from the interior and exterior portions of the building which were analyzed for asbestos-content. Of the twelve suspect materials, exterior trim caulking was the only material found to contain asbestos.

The lead-based paint survey was conducted using a portable X-ray Fluorescence (XRF) device. On-site testing revealed the presence of lead-based paint on original interior wooden windows, ceramic bathroom tile, exterior basement window wells, and exterior original wooden windows as well as painted brick within the basement. Section 3.0 provides details regarding the LBP survey.

Reviewed by:

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

Stephen Kelly

Senior Project Manager



Table of Contents

1.0 Introduction.....2

2.0 Asbestos-containing Materials Survey.....2

 2.1 *Methodology*2

 2.2 *Findings and Recommendations*2

3.0 Lead-based Paint Survey.....3

 3.1 *Methodology*3

 3.2 *Findings and Recommendations*4

Appendix A Asbestos Bulk Sampling Results & Laboratory Accreditations

Appendix B Summary of Materials Tested for Asbestos

Appendix C XRF Lead-based Paint Inspection Data Sheets

Appendix D Inspector’s Accreditations



1.0 Introduction

Arc Environmental, Inc. (Arc Environmental) of Baltimore, Maryland, was retained by Sandy Spring Builders to conduct a pre-demolition inspection for asbestos-containing materials and lead-based paint for the residence located at 10 Oxford Street in Chevy Chase, Maryland. The inspection included assessment and sampling of suspect, accessible ACMs that will be disturbed as a result of demolition activities and characterization of painted building components. The findings of the survey are presented in this report.

2.0 Asbestos-containing Materials Survey

2.1 Methodology

The asbestos survey was performed by EPA-accredited asbestos inspector Mr. Stephen Kelly. Copies of the inspector's accreditations are included in Appendix E. The survey was conducted under protocols established by the Environmental Protection Agency (EPA) 40 Code of Federal Regulations (CFR) 763 Asbestos Hazard Emergency Response Act (AHERA) and 40 CFR 61 Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP).

Every reasonable attempt was made to locate asbestos-containing materials (ACMs) present as thermal system insulation (TSI), surfacing material, or other miscellaneous materials. Specifically, Arc Environmental employed the following protocols while performing the survey: flooring materials were penetrated to the subfloor to determine how many layers of flooring were present; wall systems and ceiling systems were evaluated to identify suspect building materials associated with the systems themselves, as well as any accessible cavities; and mechanical insulation systems were evaluated to identify potential suspect insulation.

During the survey, Arc Environmental collected a total of 14 bulk samples from throughout the project area. The bulk samples of suspect ACMs were submitted, along with the corresponding chain-of-custody forms, to EMSL Analytical, Inc. (EMSL) to determine the presence of asbestos in the sampled materials. EMSL is accredited for asbestos analysis in bulk materials through the National Voluntary Laboratory Accreditation Program (NVLAP). A copy of the laboratory's NVLAP accreditation is included in Appendix A of this report.

The 14 bulk samples resulted in 20 analyses due to analysis of discrete layers within composite samples. The bulk samples were analyzed using polarized light microscopy (PLM/Dispersion Staining following the EPA method 600/ R-93/116, July 1993, Method for the Determination of Asbestos in Bulk Building Materials). Based on the United States Environmental Protection Agency's (USEPA's) definition, a material which contains greater than one percent (1%) asbestos, as determined using the methods specified in Appendix E, Subpart E, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), is considered an ACM and must be handled according to OSHA, USEPA, and State of Maryland regulations if disturbed.

A copy of the chain of custody form and laboratory analytical results is included in Appendix A.

2.2 Findings and Recommendations

The findings and quantities of ACMs are summarized in Table 1, *Identified Asbestos-containing Materials*. A copy of the chain of custody form and laboratory analytical results is included in Appendix A.

A complete list of the building materials sampled during this survey is presented in Appendix B. It is recommended that any materials not identified in this report which may be uncovered during demolition should be assumed to contain asbestos or sampled and analyzed for asbestos content to determine if they are ACMs.



Table 1: Identified Asbestos-containing Materials				
HA	Description	Location	Total Quantity	NESHAP Category
CK2	Exterior Trim Caulking (Orange)	Exterior Trim – Between Siding and Corners	300 LF	Category II Non-friable

The exterior trim caulking was determined by laboratory analysis to contain asbestos in quantities greater than 1% and is an asbestos-containing material. The EPA classifies caulking as a Category II non-friable material. Category II non-friable materials are regulated if they are rendered friable. These materials are regulated if they have a high probability of becoming or have become crumbled, pulverized, or reduced to powder by the forces expected to impact the material during the course of demolition or renovation activities.

Materials that are not anticipated to be rendered friable during the demolition activities are not required to be removed prior to disturbance and the generated waste should be segregated from general construction and demolition waste. Asbestos-containing exterior trim caulking that is removed in non-friable condition can be disposed of as bulk asbestos-containing waste and must be handled, transported, and disposed of in accordance with NESHAPs and Maryland Department of the Environment regulations. An OSHA-competent person must be on Site during the removal of the asbestos-containing roof; demolition workers should have appropriate training under OSHA in regard to asbestos hazards.

If non-friable materials become friable or are likely to become friable during demolition, they should be removed by personnel trained in accordance with EPA, OSHA, and Maryland regulations for asbestos-related activities.

3.0 Lead-based Paint Survey

3.1 Methodology

Painted surfaces within the project area were visually inspected to determine their condition. A lead screening survey was conducted using an X-ray Fluorescence (XRF) Spectrum Analyzer on painted building surfaces and/or components. Surfaces that are intact or deteriorated condition (as defined by the U.S. Department of Housing and Urban Development Guidelines) do not pose an immediate health risk, regardless of the lead content. Leaded paint in poor condition is a priority lead-hazard and should be promptly addressed using approved Lead Safe Work Practices. The surfaces containing lead-based paint identified within the project area were in good condition.

Mr. Stephen Kelly, an EPA-trained and Maryland-licensed Lead Inspector Technician, performed the lead screening at the Site. A copy of Mr. Kelly’s accreditation is included in Appendix E. The screening included 134 XRF readings, including six calibration checks to ensure that the instrument is within acceptable calibration parameters. Lead-based paint, when tested via XRF, is defined by the U.S. Department of Housing and Urban Development (HUD) and the State of Maryland as paint having lead concentrations greater than 0.7 milligrams per square centimeter (mg/cm²). The results of the lead-based paint survey are summarized in the *XRF Lead-based Paint Inspection Data Sheets* included in Appendix D.

The lead screening does not include testing of every painted surface within the project area; rather its intention is to characterize groups of similar components and coatings. If similar components with the same substrate and paint to those identified in Table 3 below are encountered during renovation activities, they are to be treated as lead-based paint affected.



Building demolition activities have the potential to produce hazardous waste if lead-based paint is dry scraped, dry sanded, or heated. Lead Safe Work practices should be enforced at all times due to the presence of lead-based and lead-containing paints within the project area.

A lead Toxicity Characteristic Leaching Procedure (TCLP) test should be conducted for the demolition debris generated on Site. A representative waste stream sample should be collected to characterize the demolition debris, in accordance with the Resource Conservation and Recovery Act (RCRA), to determine disposal options. The hazardous waste criteria for lead waste is established under RCRA, Subtitle C, as 5.0 milligrams per liter (mg/L) measured with the TCLP as listed in CFR 40 Part 261. The lead-containing and lead-based paint debris generated during demolition should be handled in accordance with all applicable Federal and State regulations.

3.2 Findings and Recommendations

Of the 128 field screening shots, 11 of the XRF readings obtained from surfaces and coatings within the project area were found to contain lead in levels above the 0.7 mg/cm² guideline for lead-based paint. A summary of components with positive lead-based paint readings are presented in Table 2. Lead-based paint affected components include plaster ceilings and walls, doors and door frames, window sills and casings, cove base, and closet doors and shelves

Table 2: Summary of Components with Lead-based Paint

LOCATION	COMPONENT	SUBSTRATE	SIDE	CONDITION	COLOR
Exterior	Basement Window Well	Wooden	A	Intact	Orange
Exterior	Basement Window Well	Wooden	A	Intact	Orange
Exterior	Basement Window Casing	Wooden	A	Intact	Orange
Exterior	Window Casing	Wooden	B	Intact	Orange
Exterior	Window Sill	Wooden	B	Intact	Orange
Exterior	Window	Wooden	B	Intact	Orange
Exterior	Window Sill	Wooden	B	Intact	Orange
Exterior	Conduit	Metal	D	Intact	Orange
Basement Hall	Wall	Brick	B	Intact	White
Front Room	Window	Wooden	B	Intact	White
Bathroom	Shower Wall	Ceramic	A	Intact	White

Appendix A
Asbestos Bulk Sampling Results &
Laboratory Accreditations



EMSL Analytical, Inc.

10768 Baltimore Avenue, Beltsville, MD 20705
Phone/Fax: (301) 937-5700 / (301) 937-5701
http://www.EMSL.com beltsvillelab@emsl.com

EMSL Order: 191405662
CustomerID: ARCE78
CustomerPO:
ProjectID:

Attn: **Stephen Kelly**
Arc Environmental
1311 Haubert Street
Baltimore, MD 21230

Phone: (410) 365-6457
Fax: (410) 962-1065
Received: 06/19/14 2:45 PM
Analysis Date: 6/20/2014
Collected: 6/19/2014

Project: 10 OXFORD ST

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
061914-OX-01 191405662-0001	EXT. DOOR CAULKING	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
061914-OX-02 191405662-0002	EXT. TRIM CAULKING	Brown Non-Fibrous Homogeneous	25% Synthetic	73% Non-fibrous (other)	2% Chrysotile
061914-OX-03 191405662-0003	EXT. WINDOW GLAZING	Brown/Cream Non-Fibrous Homogeneous		3% Mica 97% Non-fibrous (other)	None Detected
061914-OX-04 191405662-0004	ROOFING SHINGLE & FELT PAPER	Brown/Black Fibrous Heterogeneous	25% Glass	15% Quartz 60% Non-fibrous (other)	None Detected
061914-OX-05 191405662-0005	DRYWALL W/JOINT COMPOUND WALL	White/Cream Non-Fibrous Homogeneous	3% Cellulose	15% Mica 82% Non-fibrous (other)	None Detected
Joint Compound only. No Drywall in the sample.					
061914-OX-06-Joint Compound 191405662-0006	DRYWALL W/JOINT COMPOUND WALL	Brown/White Fibrous Heterogeneous		20% Mica 80% Non-fibrous (other)	None Detected
061914-OX-06-Draywall 191405662-0006A	DRYWALL W/JOINT COMPOUND WALL	Gray Fibrous Homogeneous	8% Cellulose	60% Gypsum 32% Non-fibrous (other)	None Detected

Analyst(s)

Luba Stockert (20)

Joe Centifonte, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%
Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 06/20/2014 14:49:48



EMSL Analytical, Inc.

10768 Baltimore Avenue, Beltsville, MD 20706
Phone/Fax: (301) 937-5700 / (301) 937-5701
<http://www.EMSL.com> beltsvillelab@emsl.com

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Received: 06/19/14 2:45 PM
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Collected: 6/19/2014

Project: 10 OXFORD ST

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
061914-OX-07- Joint Compound <i>191405662-0007</i>	DRYWALL W/JOINT COMPOUND CEILING	White Non-Fibrous Homogeneous		20% Mica 80% Non-fibrous (other)	None Detected
061914-OX-07- Drywall <i>191405662-0007A</i>	DRYWALL W/JOINT COMPOUND CEILING	Brown/Gray Fibrous Homogeneous	20% Cellulose	65% Gypsum 15% Non-fibrous (other)	None Detected
061914-OX-08 <i>191405662-0008</i>	DRYWALL W/JOINT COMPOUND CEILING	White Non-Fibrous Homogeneous		15% Mica 85% Non-fibrous (other)	None Detected
Joint Compound only. No Drywall in the sample.					
061914-OX-09 <i>191405662-0009</i>	FOP PANELING	Gray Non-Fibrous Homogeneous		30% Quartz 70% Non-fibrous (other)	None Detected
061914-OX-10- Floor Tile <i>191405662-0010</i>	12X12 WHT. FT W/MASTIC	White Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (other)	None Detected
061914-OX-10- Mastic <i>191405662-0010A</i>	12X12 WHT. FT W/MASTIC	Brown/Yellow Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
061914-OX-11- Floor Tile <i>191405662-0011</i>	12X12 BLK. FT W/MASTIC	Black Non-Fibrous Homogeneous		60% Ca Carbonate 40% Non-fibrous (other)	None Detected

Analyst(s)

Luba Stockert (20)

Joe Centifonte, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 06/20/2014 14:49:48



EMSL Analytical, Inc.

10768 Baltimore Avenue, Beltsville, MD 20706
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Arc Environmental
1311 Haubert Street
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Phone: (410) 365-6457
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Received: 06/19/14 2:45 PM
Analysis Date: 6/20/2014
Collected: 6/19/2014

Project: 10 OXFORD ST

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
061914-OX-11-Mastic <i>191405662-0011A</i>	12X12 BLK. FT W/MASTIC	Yellow Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (other)	None Detected
061914-OX-12-Linoleum <i>191405662-0012</i>	WHT. & GLUE SQUARE PATTERN LINOLEUM	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
061914-OX-12-Mastic <i>191405662-0012A</i>	WHT. & GLUE SQUARE PATTERN LINOLEUM	Clear Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (other)	None Detected
061914-OX-13-Floor Tile <i>191405662-0013</i>	12X12 OFF-WHT. FT W/BRN./TAN MOTTLE	Gray/White Non-Fibrous Homogeneous		20% Quartz 45% Ca Carbonate 35% Non-fibrous (other)	None Detected
061914-OX-13-Mastic <i>191405662-0013A</i>	12X12 OFF-WHT. FT W/BRN./TAN MOTTLE	Brown/Yellow Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
061914-OX-14 <i>191405662-0014</i>	SMOOTH FINISH FIBERBOARD CEILING TILE	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (other)	None Detected

Analyst(s)

Luba Stockert (20)

Joe Centifonti, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%
Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 06/20/2014 14:49:48



Asbestos Chain of Custody
 EMSL Order Number (Lab Use Only):

191405662

EMSL ANALYTICAL, INC.
 10768 BALTIMORE AVE
 BELTSVILLE, MD 20705
 PHONE: (301) 937-5700
 FAX: (301) 937-5701

Company: Arc Environmental, Inc. EMSL-Bill to: Same Different
 Street: 1311 Harbert St If Bill is Different note instructions in Comments**
 City: Baltimore State/Province: MD Zip/Postal Code: 21270 Country:
 Report To (Name): Stephen Kelly Telephone #:
 Email Address: Skelly@arconvironmental.com Fax #: Purchase Order:
 Project Name/Number: 10 Oxford St Please Provide Results: Fax Email
 U.S. State Samples Taken: MD CT Samples: Commercial/Taxable Residential/Tax Exempt

Turnaround Time (TAT) Options* - Please Check
 3 Hour 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity) <input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity) <input type="checkbox"/> TEM Qual. via Filtration Technique <input type="checkbox"/> TEM Qual. via Drop-Mount Technique Other: <input type="checkbox"/>
---	--	---

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Samplers Signature:

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
061914-0x-01	Exterior Door Caulking	CK1	6/19/14
061914-0x-02	Exterior Trim Caulking	CK2	↓
061914-0x-03	Exterior Window Glazing	WG1	
061914-0x-04	Roofing Shingle & Felt Paper	RS1	
061914-0x-05	Drywall w/ Joint Compound - Wall	DWSC-W	
061914-0x-06	" " " "	DWSC-W	
061914-0x-07	Drywall w/ Joint Compound - Ceiling	DWSC-C	
061914-0x-08	" " " "	DWSC-C	

Client Sample # (s): Total # of Samples: 14
 Relinquished (Client): [Signature] Date: 6/19/14 Time: 2:40 PM
 Received (Lab): [Signature] Date: 6/19/14 Time: 2:45 PM
 Comments/Special Instructions:



**National Voluntary
Laboratory Accreditation Program**



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

EMSL Analytical, Inc.
10768 Baltimore Avenue
Beltsville, MD 20705
Mr. Joseph Centifonti
Phone: 301-937-5700 Fax: 301-937-5701
E-Mail: jcentifonti@emsl.com
URL: <http://www.emsl.com>

BULK ASBESTOS FIBER ANALYSIS (PLM)

NVLAP LAB CODE 200293-0

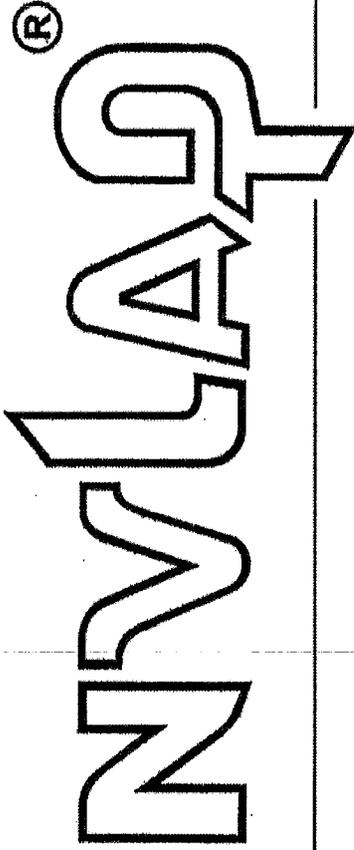
<i>NVLAP Code</i>	<i>Designation / Description</i>
18/A01	EPA 600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

2014-01-01 through 2014-12-31

Effective dates

For the National Institute of Standards and Technology

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200293-0

EMSL Analytical, Inc.
Beltsville, MD

is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:

BULK ASBESTOS FIBER ANALYSIS

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).*

2014-01-01 through 2014-12-31

Effective dates



M. D. M. L. D.

For the National Institute of Standards and Technology

Appendix B
Summary of Materials Tested for Asbestos

**Summary of Suspect Asbestos-containing Materials
10 Oxford Street – Chevy Chase, Maryland**

HA	Material Description	Sample Number	Result
Note: ND indicates No asbestos was detected			
CK1	Exterior Garage Door Caulking	061914-OX-01	ND
CK2	Exterior Trim Caulking	061914-OX-02	2% Chrysotile
WG1	Exterior Window Glazing	061914-OX-03	ND
RS1	Roofing Shingles and Felt Paper	061914-OX-04	ND
DWJC-W	Drywall with Joint Compound – Walls	061914-OX-05 061914-OX-06	ND ND
DWJC-C	Drywall with Joint Compound – Ceilings	061914-OX-07 061914-OX-08	ND
FP1	Fire Proof Paneling from Fire Place	061914-OX-09	ND
FT1	12"x12" White Floor Tile with Mastic	061914-OX-10	ND
FT2	12"x12" Black Floor Tile with Mastic	061914-OX-11	ND
LN1	White and Blue Square Pattern Linoleum Flooring	061914-OX-12	ND
FT3	12"x12" Off-White Floor Tile with Brown / Tan Mottle with Mastic	061914-OX-13	ND
CT1	Smooth Finish Fiberboard Ceiling Tile	061914-OX-14	ND

Appendix C

XRF Lead-based Paint Inspection Data

XRF Lead-Based Paint Inspection Data Sheet

Client: DSB Address: 10 Oxford St

Substrate	Room	Area	Paint	Condition	Lead (ppb)	Chromium (ppb)	Cadmium (ppb)	Copper (ppb)	Iron (ppb)	Other	Pass or Fail
Wall	2nd Fl BR	DR 00	I	WH	00	00	00	00	00		Pass
Early Cherry Tile		DR 00	I	WH	00	00	00	00	00		Pass
Window Sill		DR 00	I	BLU	00	00	00	00	00		Pass
Pool		DR 00	I	WH	00	00	00	00	00		Pass
Pool Deck		DR 00	I	WH	00	00	00	00	00		Pass
Concrete		DR 00	I	WH	00	00	00	00	00		Pass

Initial Calibration Check: 1)	2)	3)	Average =	Pass or Fail
Middle Calibration Check: 1)	2)	3)	Average =	Pass or Fail
Final Calibration Check: 1)	2)	3)	Average =	Pass or Fail

The columns of data within each room are organized as follows: 1st column = wall code (A, B, C or D); 2nd column = substrate (W = Wood; M = Metal; P = Plaster; D = Drywall; B = Brick; C = Concrete)
 3rd column = XRF reading, 4th column = paint condition (I = intact; F = Fair; P = Poor) NC = No component; NP = Not painted; CAR = Carpeted; COV = Covered; \$th Column = Color

Appendix D

Inspector's Accreditations

AEROSOL MONITORING & ANALYSIS, INC.

This is to certify that

STEPHEN KELLY

*has met the attendance requirements and successfully completed
the course entitled*

4-Hour EPA AHERA Inspector Refresher

For Accreditation Under TSCA Title II

09/26/2013

Course Date

09/26/2013

Exam Date

9/26/2014

Expiration Date

RON ROMINSKI

Principal Instructor

126131

Certification No.

VA126131

Virginia Certification No.

E. Rush Barnett

Course Director



1331 Ashton Road

P.O.Box 646

Hanover, MD 21076

P: 410-684-3327

F: 410-684-3724

www.amatraining.com

AEROSOL MONITORING & ANALYSIS, INC.

This is to certify that

STEPHEN KELLY

2 STONE FALLS COURT
BALTIMORE, MD 21236

*has met the attendance requirements and successfully completed
the course entitled*

1-Day Lead Inspector Refresher-English

This Training Meets the Certification Requirements for DC, MD & VA

01/02/2013

Course Date

01/02/2013

Exam Date

1/2/2015

MD Expiration Date

1/2/2016

VA/DC Expiration Date

60944

Certification No.

VA60944

Virginia Certification No.

MIKE DRABO

Principal Instructor

Michael W. Daniels

E. Rush Barnett

Course Director

E. Rush Barnett

DC Lead Training Provider Accreditation No. DC12-001-1-R-13

1331 Ashton Road

P.O. Box 646

Hanover, MD 21076

F: 410-684-3724

P: 410-684-3327

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Northstar Group Services, Inc. and All of It's Subsidiaries LVI/NCM

July 15, 2014

Joy Lanum
Sandy Spring Builders
4705 West Virginia Ave
Bethesda, MD 20814
301.913.2882 (Fax)
301.787.9175 (Mobile)
ilanum@sandyspringbuilders.com

RE: Revised Asbestos Removal: 10 Oxford Street, Chevy Chase, MD 20815

Dear Joy,

LVI Environmental Services Inc. is pleased to offer our proposal for the asbestos removal project at 10 Oxford St. Chevy Chase, MD. Our proposal is based upon the scope of work provided and our site visit.

We include all labor, material, equipment, supervision and subsequent disposal to complete the asbestos abatement.

Scope of work

1. - Remove and dispose exterior trim caulking

Clarifications

1. - All work shall be performed in accordance with all OSHA, Federal, and State rules and Regulations.
2. - The owner shall provide electrical power and water to perform this project.
3. - This proposal **excludes** a third party Industrial Hygienist to conduct clearance sampling and air monitoring as needed. This proposal includes personal breathing zone samples to establish a negative exposure assessment for personal protection. All LVI generated air samples shall be analyzed by a third party accredited laboratory.

4. - This proposal does not include Retainage. Payments are net 30 days.
5. - The work area will be demarcated using caution tape and 6-mil polyethylene covering the ground within 8 feet from the wall. The exterior trim caulking will be removed and packaged inside six mil polyethylene bags. All waste will be labeled, packaged and transported to an EPA permitted landfill. Chain of custody waste documentation will be provided to the owner.
6. - This proposal requires a written agreement between both parties prior to initiating work.
7. - LVI provides insurance coverage through AIG, which has an AM Best Rating of A, Financial Size Category XV. Primary coverage limits are as follows: CGL with limits of \$2 million per occurrence and \$4 million per project aggregate for bodily injury and property damage; Automobile Liability with limits of \$1 million combined single limits for bodily injury and property damage, and Workers Compensation Part "A" - statutory limits and Part "B" Employers' Liability of \$1 million per occurrence. In addition to these primary coverage limits, LVI provides Umbrella Liability of \$15 million, which is excess to and follows form of the CGL, Automobile and Employers' Liability (Part "B") primary policies. LVI also provides \$10 million of coverage on an occurrence basis for Pollution/Professional Liability through a primary policy.
8. - This proposal excludes multiple phasing of the work; additional mobilizations to perform work shall cost an additional 900.00 each.
9. - All work area will be HEPA vacuum and stabilize.
10. - This proposal utilizes neutralizers and lead barrier compound manufactured by fiber-lock technologies as preferred encapsulated flexible coating.
11. - All personnel are licensed, trained as Asbestos and Lead handlers. All personnel will use proper respiratory protection and personal protective equipment.

Cost Proposal

Total Cost: \$3,950.00

LVI Environmental Services Inc. appreciates the opportunity to provide our level of service. Please call if you have any questions or concerns.

Sincerely,

David Rymers/SIM
David Rymers
LVI Environmental Services
President

LVI Environmental Inc. is authorized to proceed with the work as specified.
Acceptance of this proposal by:

Joy Lanum
Signature

JOY LANUM
Printed Name

Authorized Agent
Title

Sandy Spring Builders, LLC
Company

July 16, 2014
Date



State of Maryland
Department of the Environment
 Robert M Summers Ph.D, Secretary
Air & Radiation Management Administration

LICENSE FOR ASBESTOS REMOVAL/ENCAPSULATION

License Number: M39-00-011 Expiration Date: June 13, 2014 Control Number: 00004532

This License is issued in accordance with and subject to the provisions of Environment Article, §6-401 et. seq., of the Maryland Code and COMAR 26.1.1.21 as amended through August 24, 1998.

-- LICENSE HOLDER --
LVI Environmental Services Inc

Street Address: 8005 Cessna Avenue
 Gaithersburg MD 20879- Mailing Address: 8005 Cessna Avenue
 Gaithersburg MD 20879-

• Interim Storage Authorization in accordance with COMAR 26.11.21.08C •

Location: 8005 Cessna Avenue Gaithersburg 20879 If applicable, Authorization Expires: 6/13/2014
 Description: Trailer outside office, fenced-in parking lot

George S. Abum, Jr., Director

License Issue Date: 7/2/2013
 License Effective Date: 6/13/2013





MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Blvd, Suite 725 • Baltimore Maryland 21230-1720
410-537-3200 • 1-800-633-6101 • [http:// www. mde. state. md. us](http://www.mde.state.md.us)

Martin O' Malley
Governor

Robert M. Summers, PhD.
Secretary

Anthony G. Brown
Lt. Governor

June 17, 2014

LVI Environmental Services Inc
Christine Ramirez
8005 Cessna Avenue
Gaithersburg MD 20879-

Dear Sir or Madame:

We acknowledge receipt of your application for a license to remove or encapsulate asbestos as follows:

Date Received:	6/3/2014
Amount Received:	\$750.00
Check/Money Order Number:	10058

Please be advised that renewal applications received by the Department within the guidelines set down in COMAR 26.11.21.12.B(1), which requires that renewal applications be received by the Department at least 30 days prior to expiration, are considered valid until such time as the Department issues or denies the renewal of the license. Your license was received within these guidelines, and your license is considered renewed during the review and approval process. Your application is being processed, and upon completion your license will be forwarded to you. Should any problem arise regarding your application, we will contact you.

Very truly yours,

Lorraine Anderson
Division of Asbestos
Air and Radiation Management Administration

LA:smm

90 County

State of Maryland License

15862472

15918166

10151066



LVI ENVIRONMENTAL SERVICES INC
80 BROAD ST 3RD FL
NEW YORK NY 10004

LVI ENVIRONMENTAL SERVICES INC
8005 CESSNA AVE
GAITHERSBURG MD 20879

14

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
77	015	CONSTRUCTION FIRM	1	15.00

DATE OF ISSUE
MO DAY YR
04/30/2014

MONTHS PAID
12

ISSUING FEES	2.00		
TOTAL	17.00	AMOUNT PAID	17.00

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON **APRIL 30, 2015**

ISSUED BY

LORETTA E. KNIGHT CLERK OF CIRCUIT COURT
50 MARYLAND AVENUE, ROOM 111
ROCKVILLE, MARYLAND 20850 (240)777-9460

KCE

The information below is for the Clerk's Office use only, customers can disregard.

These barcodes are for use with the new Cashiering System. When your site is upgraded, you will be given instructions for their use.

These barcodes must be scanned in order for RCS:

Scan this one first



15\$150\$115918166\$115862472

Scan this one second



15.00\$M0.00\$M0.00\$M2.00



February 20, 2014

Mr. Jeffrey A. Robertson
CAS Engineering
108 West Ridgeville Boulevard
Suite 101
Mount Airy, Maryland 21771

ECS Job No.: 13-6087

Reference: Soil Typing Test Results, 10 Oxford Street, Chevy Chase, Maryland

Dear Mr. Robertson:

As requested, ECS Mid-Atlantic, LLC (ECS) has completed the soil typing for the proposed stormwater management (SWM) facilities at the above referenced project.

We understand that potential drywells are planned for this property. Soil typing has been performed per the guidelines described in the Montgomery County Department of Permitting Services "Soil Testing Guidelines for Stormwater Management Practices", Section A, Soil Typing, dated July 12, 2012. Two (2) soil samples were obtained via hand auger at a depth of approximately 5 feet below the existing ground surface. A washed sieve analysis and hydrometer were performed on each sample to determine the USCS and USDA soil classifications. The results of the laboratory testing are included below with more detailed results included on separate test sheets attached to this letter.

Test Location	USCS Classification	USDA Classification
Location S-1	Silty CLAY with Sand (CL-ML)	Clay Loam
Location S-2	Silty Sand (SM)	Sandy Loam

Based on the results of the laboratory testing, the sample obtained from location S-2 meets the acceptable soil classifications for stormwater management. The sample obtained from location S-1 did not meet the acceptable soil classifications for stormwater management requirements due to elevated clay content.

Neither bedrock nor groundwater was encountered during the collection of the soil samples. Please note that the augered holes were open just long enough to take the soil samples. If groundwater was present at this depth, there was likely not enough time for water to infiltrate the hole.

This report has been prepared to aid in the evaluation of this site and to assist the design team with the design of the on-site stormwater management facilities. The report scope is limited to this specific project and the location described. The project description represents our current understanding of the significant aspects of the proposed improvements relevant to the geotechnical considerations.

We appreciate the opportunity to have provided geotechnical engineering services on this project. Should you have questions regarding our findings or need additional consultations, please do not hesitate to contact our office.

Respectfully,

ECS MID-ATLANTIC, LLC



Brian A. Meley, PG
Geotechnical Project Manager

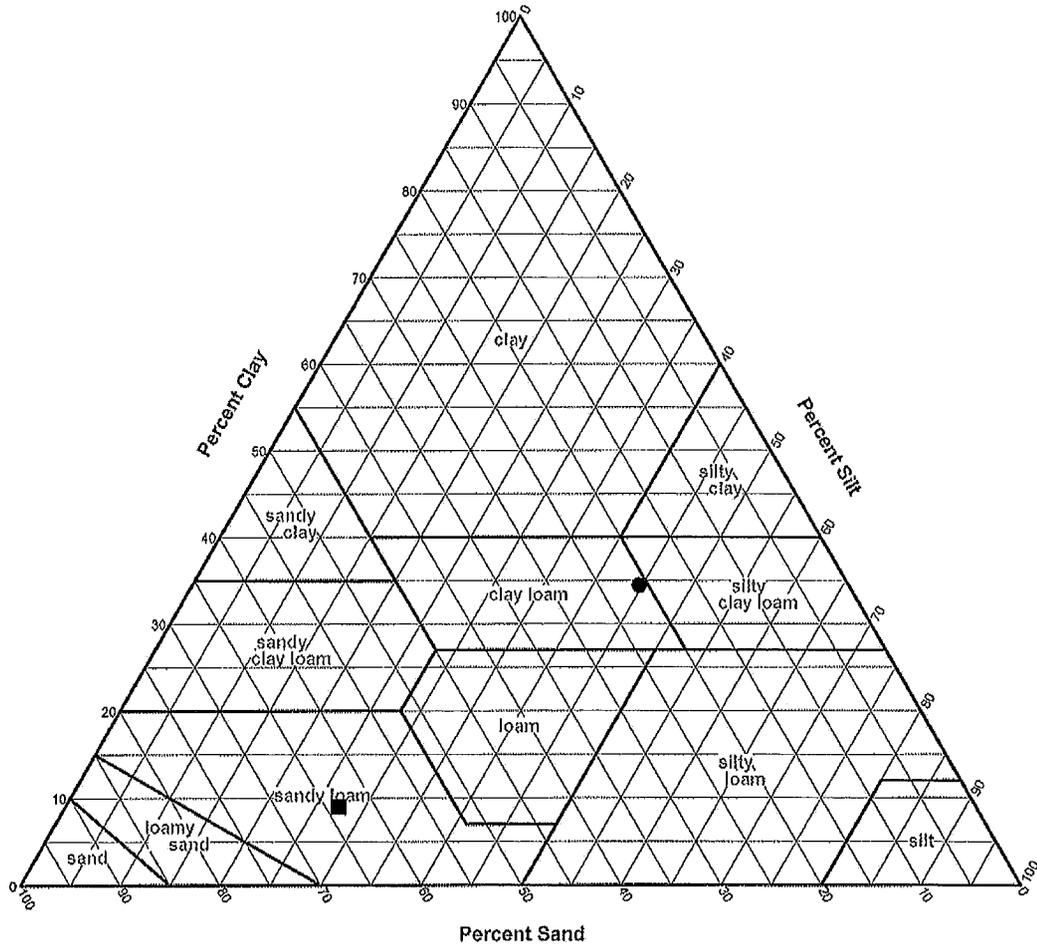


Jeffrey A. McGregor, P.E.
Principal Engineer

Enclosure: Laboratory Test Results (2 pages)
Location Diagram (1 page)

These results are for the exclusive use of the client for whom they were obtained. They apply only to the samples tested and are not indicative of apparently identical s.

USDA Soil Classification



SOIL DATA

	Source	Sample No.	Depth	Percentages From Material Passing a #10 Sieve			Classification
				Sand	Silt	Clay	
●	S-1	S-1	5.00-5.00	20.9	44.8	34.4	Clay loam
■	S-2	S-2	5.00-5.00	63.7	27.3	9.0	Sandy loam



EGS Mid-Atlantic, LLC
 5112 Pegasus Court, Suite S
 Frederick, MD 21704
 Phone: (301) 688-4303 Fax: (301) 560-8364

Client: CAS Engineering
Project: 10 Oxford Street Soil Typing

Project No.: 6087

Figure

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10/15/10
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At the request of Waddy H. Wood and George O. Minnigerode, the following Deed was recorded: October 3rd, A. D. 1910 at 11:15 o'clock A. M. to wit:-

THIS DEED, Made this twenty seventh day of September in the year one thousand nine hundred and ten by and between THE QUIVY QUASS LAND COMPANY, OF MONTGOMERY COUNTY, MARYLAND (a corporation duly organized under and by virtue of the laws of the State of Maryland), party of the first part, and Waddy H. Wood and George O. Minnigerode, of the District of Columbia, parties of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of ninety eight hundred and fifty nine and 00/100 Dollars, to it paid by the said parties of the second part, and of the covenants and agreements of the said parties of the second part, as hereinafter set forth, does hereby grant and convey unto the said parties of the second part, in fee simple, as tenants in common, and not as joint tenants, the following described land and premises, with the improvements, easements, and appurtenances thereto belonging, situate in the County of Montgomery, State of Maryland, namely:

All of Lots numbered Nine (9), Ten (10), Sixteen (16), and Seventeen (17) and the West forty five (45) feet front on Oxford Street, by the full depth thereof of lot numbered eight (8), in Block numbered fifty four (54), Section Two, of the Subdivision made by the Quivy Quass Land Company of Montgomery County, Maryland, as shown by Plat of said Subdivision recorded in Liber J. A. No. 36, folio 61, of the Land Records of said Montgomery County, Maryland, and also as shown by plat of said subdivision recorded in Plat Book #2, page 106, of said Land Records, and described by metes and bounds, as follows, to-wit: BEGINNING for the same on the south line of Oxford Street at a point distant fifteen (15) feet east of the North west corner of said lot numbered eight (8), and running thence East along the said line of said Street, two hundred and eighty six and eighty one hundredths (286.81) feet, to the west line of the land and premises heretofore conveyed by the said party hereto of the first part, to Thomas K. Conrad; thence South along said Conrad's west line, one hundred and twenty five (125) feet to the rear line of said lot numbered Seventeen (17); thence west along the rear lines of said lots numbered Eight (8), Nine (9), Ten, Sixteen (16), and Seventeen (17), two hundred and eighty six and eighty one hundredths (286.81) feet to a point due South of the place of beginning; thence South one hundred and twenty five (125) feet to Oxford Street, and the place of beginning; Containing thirty five thousand, eight hundred and fifty one and 85/100 (35,851.85) square feet of land, more or less.

TO HAVE AND TO HOLD the said land and premises, with the improvements, easements, and appurtenances unto and to the use of the said parties of the second part, as tenants in common, in fee simple.

IN CONSIDERATION of the execution of this deed, the said parties of the second part, for themselves and each of them, and for their and each of their heirs and assigns, hereby covenant and agree with the party of the first part, its successors and assigns (such covenants and agreements to run with the land), as follows, viz:-

That all houses upon the premises hereby conveyed shall be built and used for residential purposes exclusively, except stables, carriage houses, sheds or other out-buildings, for use in connection with such residences, and that no trade, business,

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