



HARDY
ARCHITECTURE
LLC

Allison L. Hardy, AIA
Hardy Architecture, LLC
2504 Lauderdale Drive
Atlanta, GA 30345

January 6, 2025

Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 217
Rockville, MD 20850

To Whom It May Concern:

My name is Allison Hardy and I am the architect of record for the **Wellness Center Addition and Renovation** at Maplewood Park Place on 9707 Old Georgetown Road in Bethesda.

As part of our building permit review process currently underway by Montgomery County (permit no. 1094799), I was asked to submit an application for administrative modification to case numbers S-1464 and S-1465. This project is primarily an interior renovation. However, the scope of this project as it pertains to this administrative request is as follows:

1. Addition at the existing patio for
 - a. Room #5 Physical Therapy, allowing an expanded Physical Therapy Program and
 - b. New concrete landing and ramp to Resident/Staff Parking.
2. Addition to the existing Room #40 Pool. This small addition faces an internal drive used for loading and is not a major elevation of the West Tower.
3. The design intent of the total 1,332 SF additions is to complement the existing West Tower in material and be compatible in style. They are also designed with low parapet, vegetated roofs to soften the visual impact for the residential units above. The single-story enclosures will be constructed with brick and decorative features to match the adjacent building and, importantly, will be compatible with the adjacent building's character.
4. We anticipate no adverse impact whatsoever on the surrounding neighborhood.

Please accept this letter and supplemental building information in consideration of our administrative modification request and feel free to call me at 404-313-1014 with any further questions or comments.

Regards,

Allison L. Hardy, AIA
MD License No. 19098

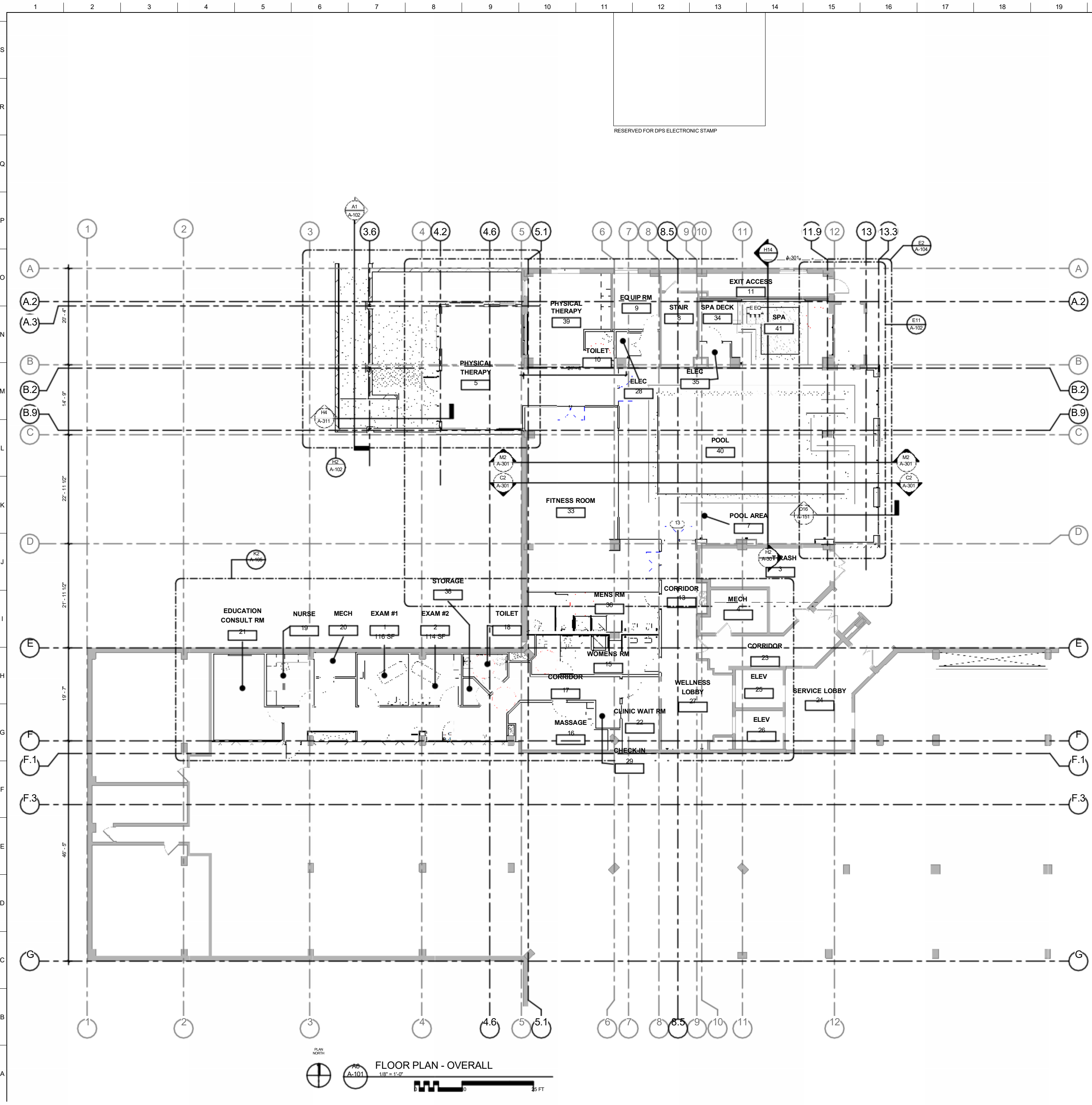
Addition enclosures are as follows:

- (2) full size Original 1994 Building Drawing A502 Building Elevations
- (2) full size Original 1994 Building Drawing A503 Building Elevations.

- (2) full size Drawing AD-101 Demolition Plan
- (2) full size Drawing A-101 Overall Floor Plan
- (2) full size Drawing A-151 Roof Plans
- (2) full size Drawing A-201 Exterior Elevations
- (2) full size Drawing A-902 Spa Perspectives
- (2) full size Drawing A-903 Physical Therapy Room Perspectives

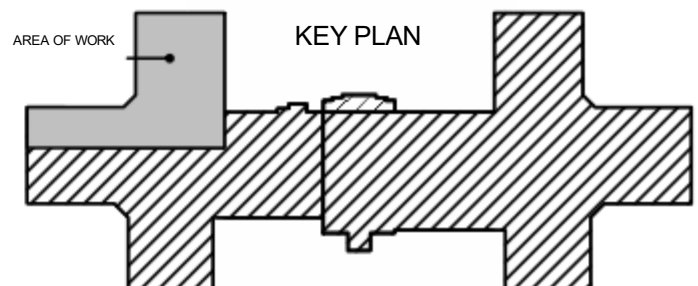
THIS SHEET PLOTS ON 30" X 42" ARCH E1

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PLAN NORTH
A-101
FLOOR PLAN - OVERALL
1/8" = 1'-0"
25 FT



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3380 Blue Springs Road
Kennesaw, Georgia 30144
770.529.7714 (p) 770.529.7716 (f)
www.croftaa.com

sub-consultant

project number
2133



9707 OLD GEORGETOWN RD.
BETHESDA, MD 20814

**WELLNESS CENTER
ADDITION &
RENOVATION**

Professional Certification.

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 19098, expiration date 2025-07-09.

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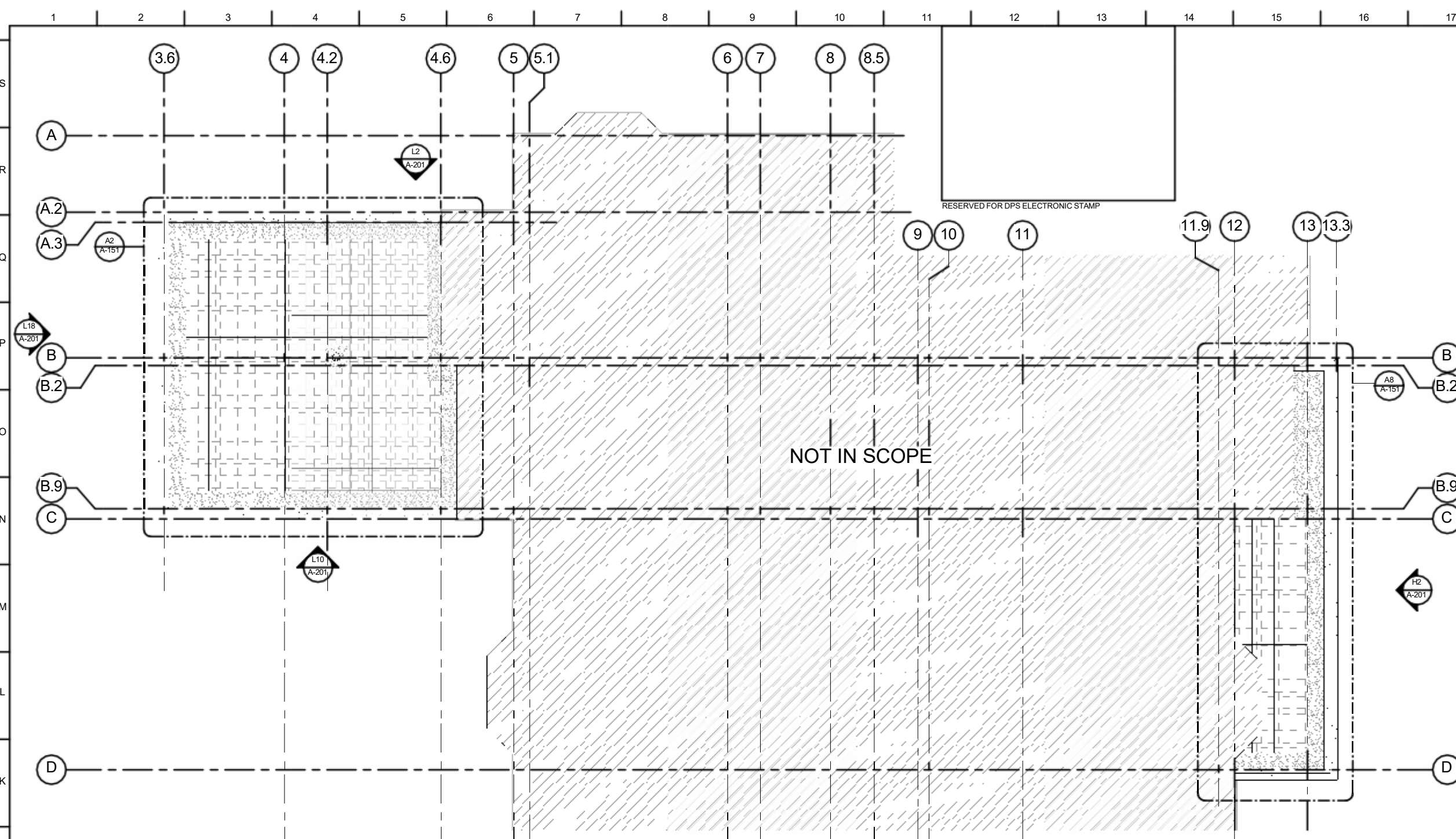
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sheet title
**OVERALL FLOOR
PLAN**

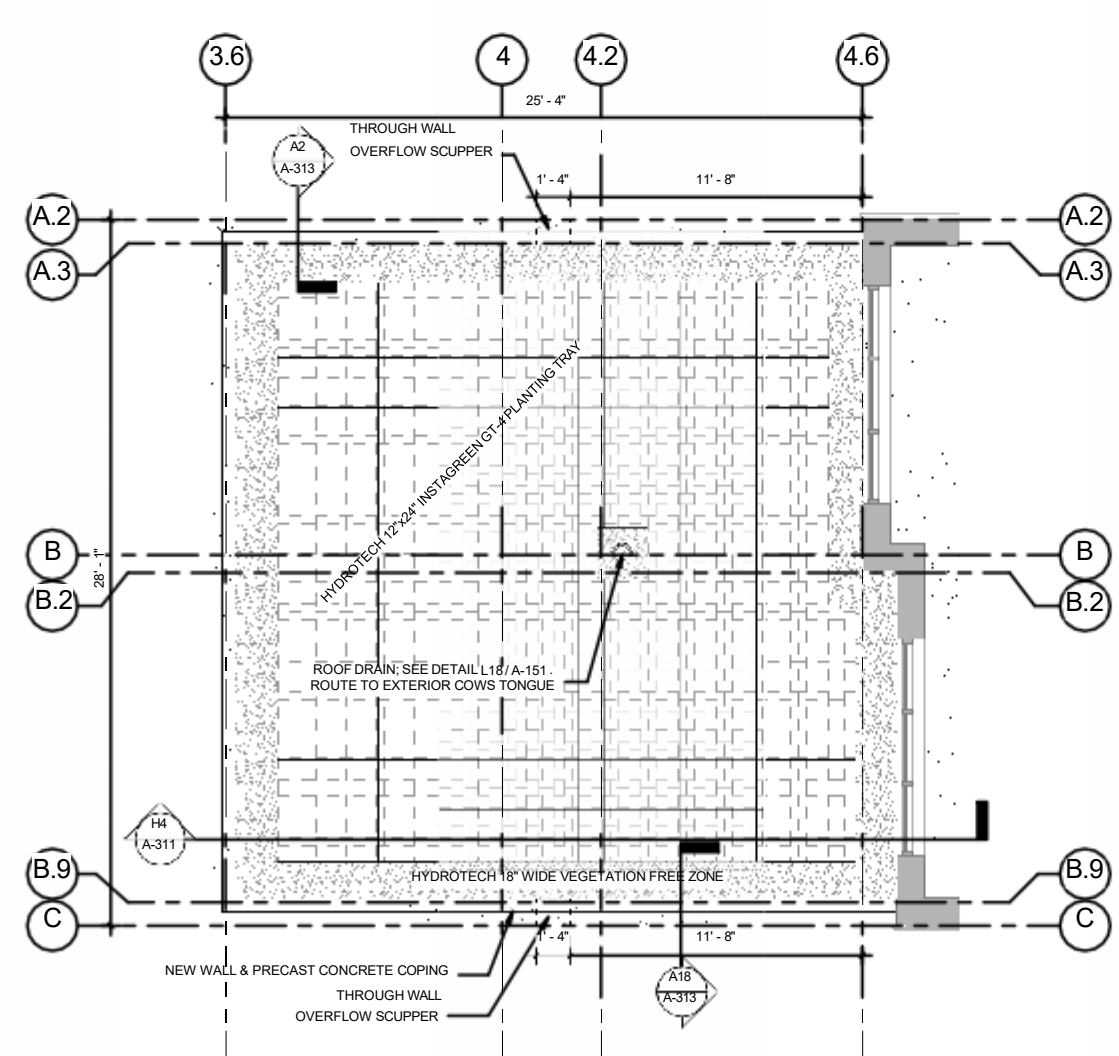
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A-101

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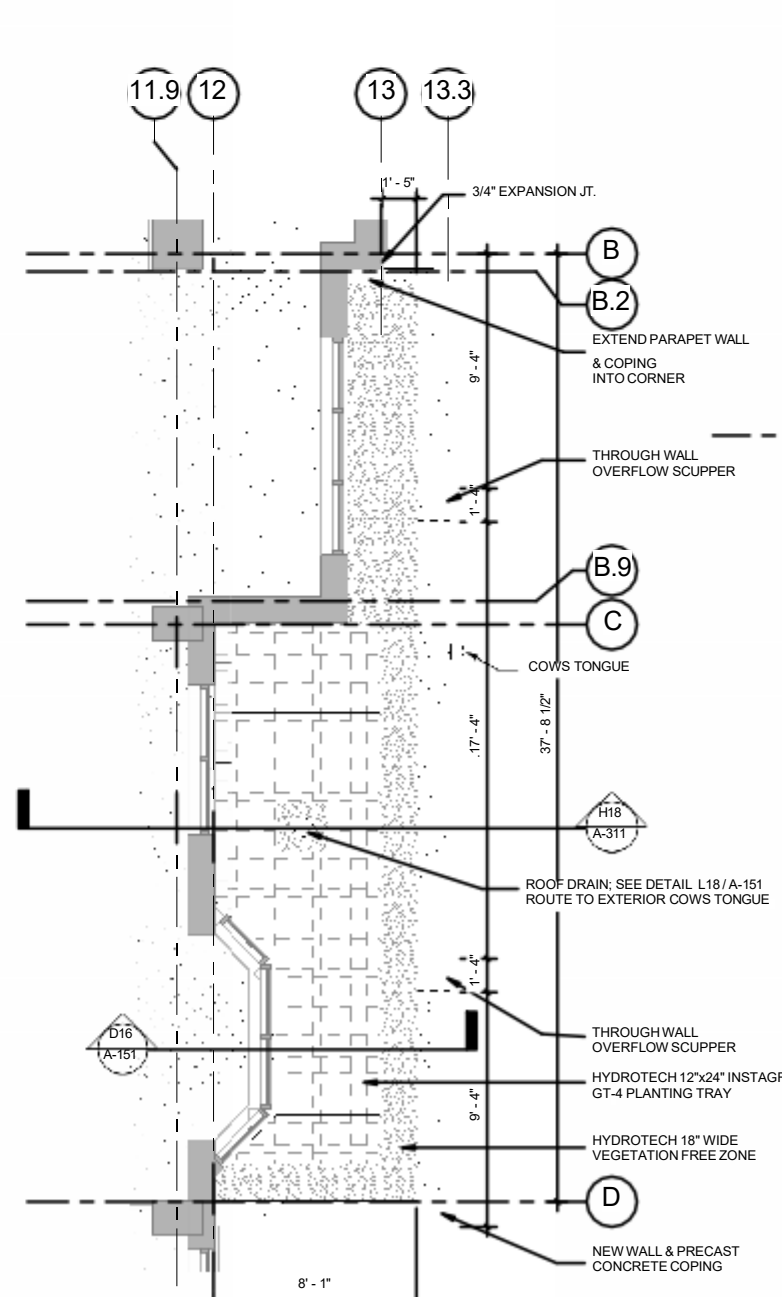
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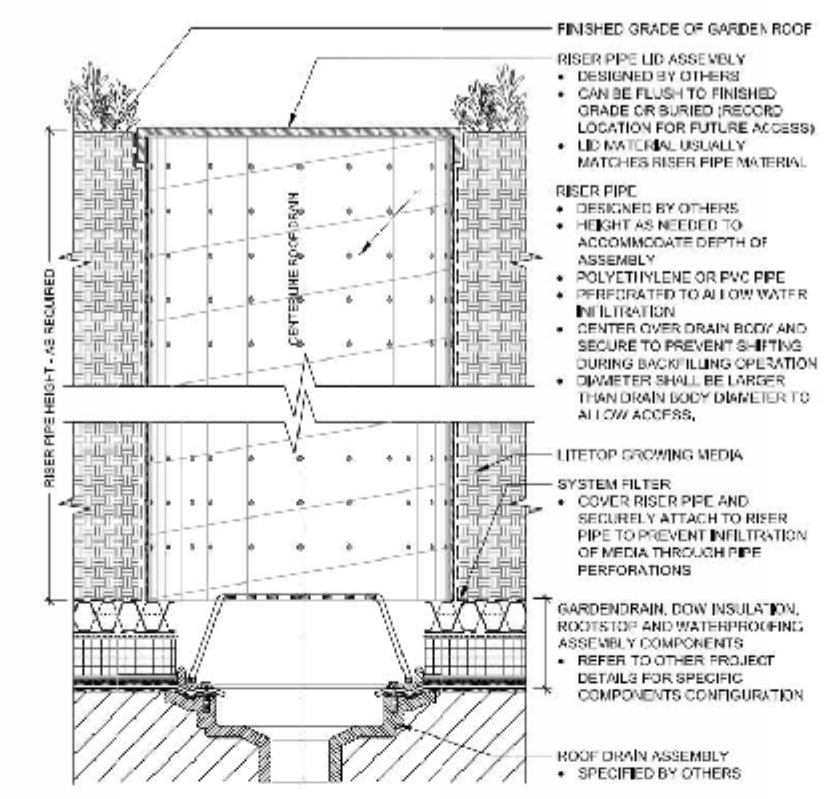
LOBBY FLOOR LEVEL VEGETATED ROOF PLAN
 J2/A-151 3/16" = 1'-0"
 0 5 10 FT



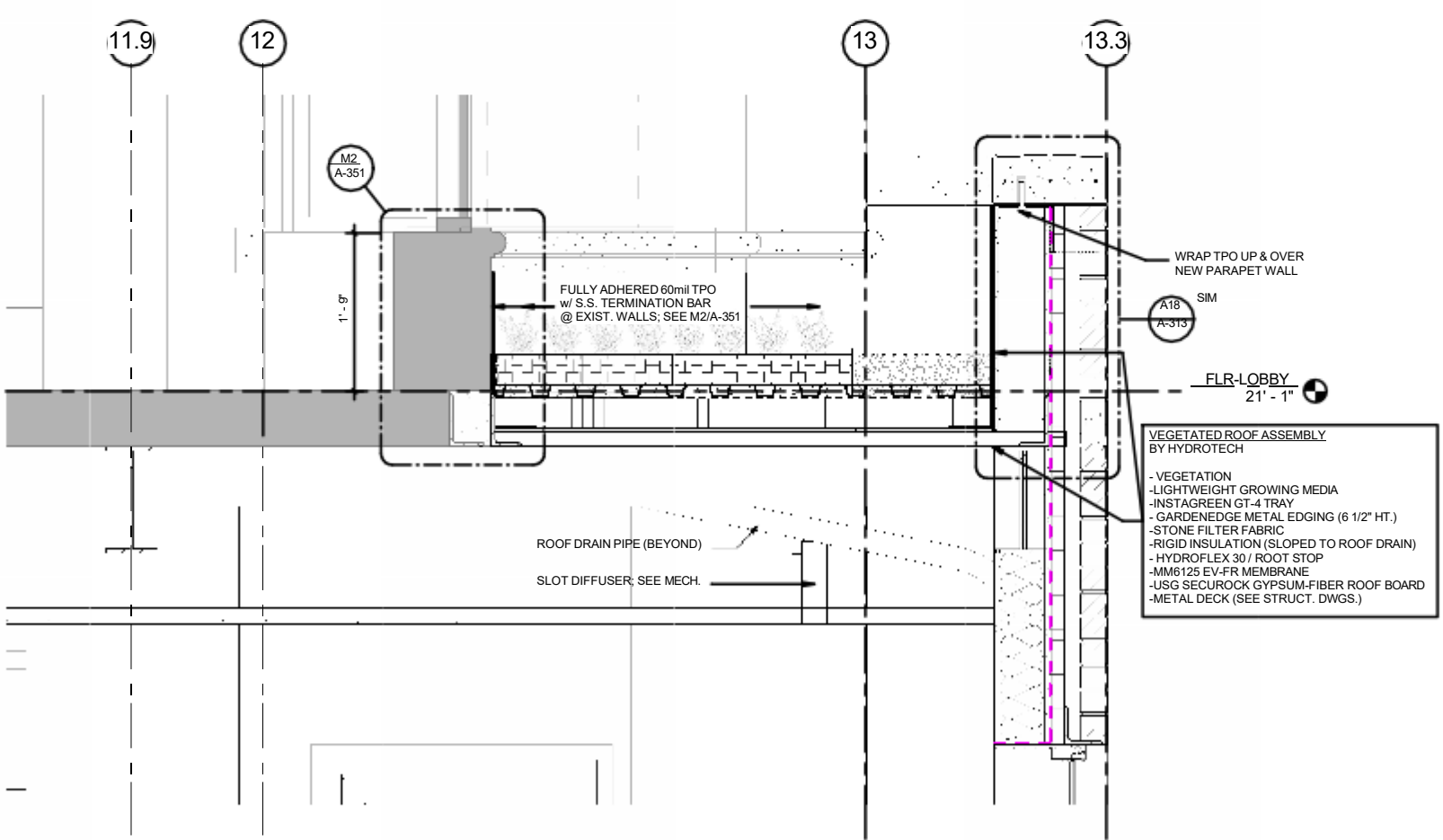
VEGETATED ROOF PLAN @ PHYSICAL THERAPY
 A2/A-151 1/4" = 1'-0"
 0 5 10 FT



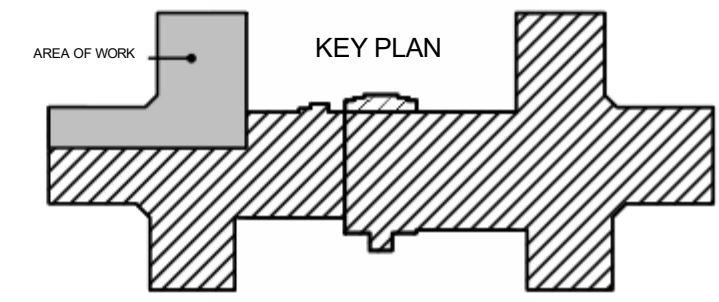
VEGETATED ROOF PLAN @ POOL EXTENSION
 A8/A-151 1/4" = 1'-0"
 0 5 10 FT



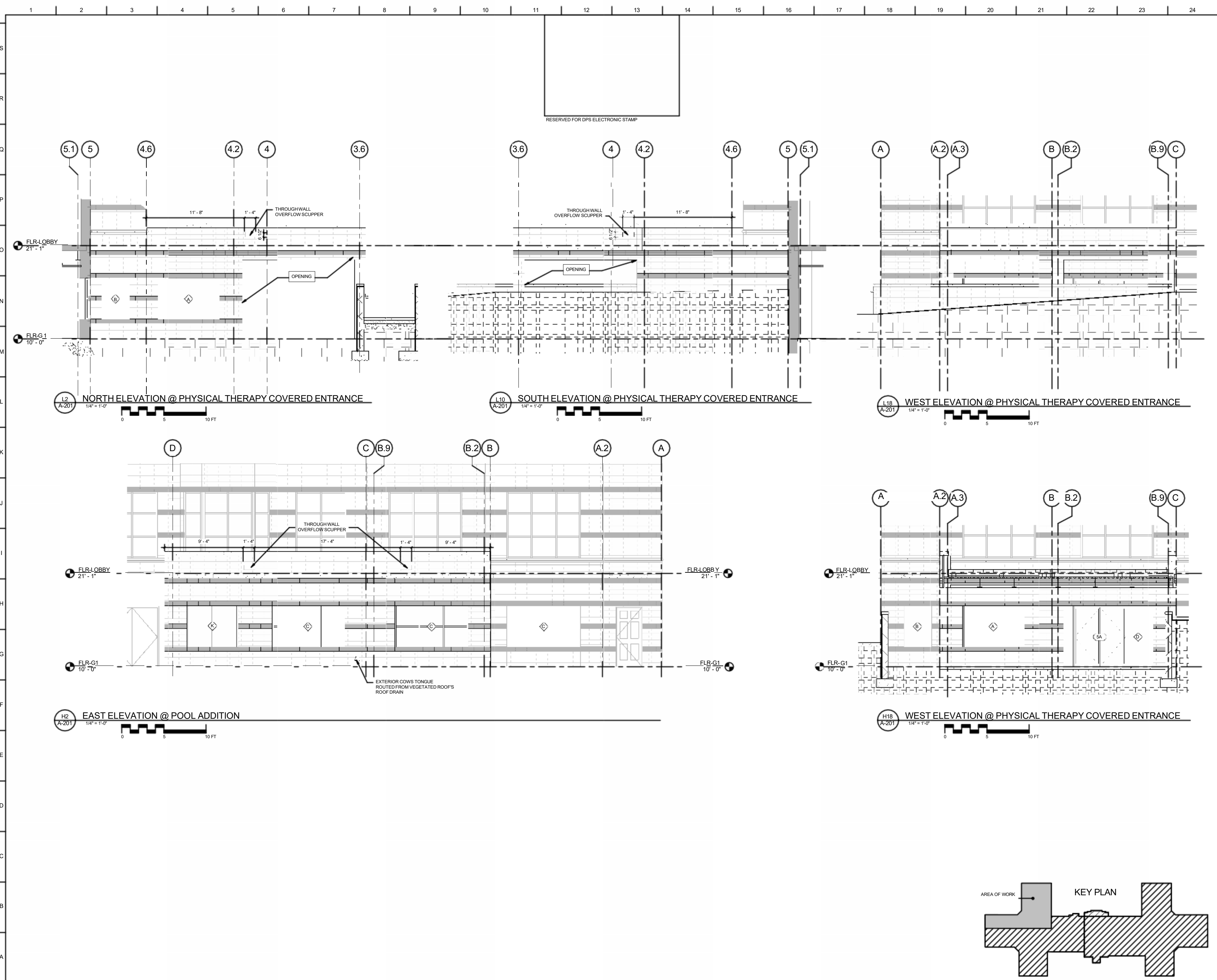
L18/A-151 ROOF DRAIN @ VEGETATED ROOF
 NOT TO SCALE



D16/A-151 SECTION @ VEGETATED ROOF, TYP.
 1" = 1'-0"
 0 1 5 FT

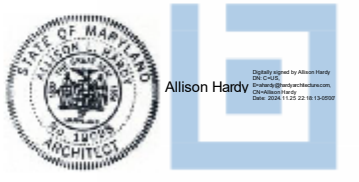


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**WELLNESS CENTER
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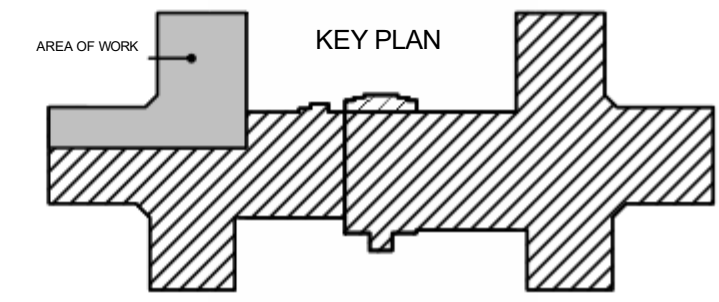


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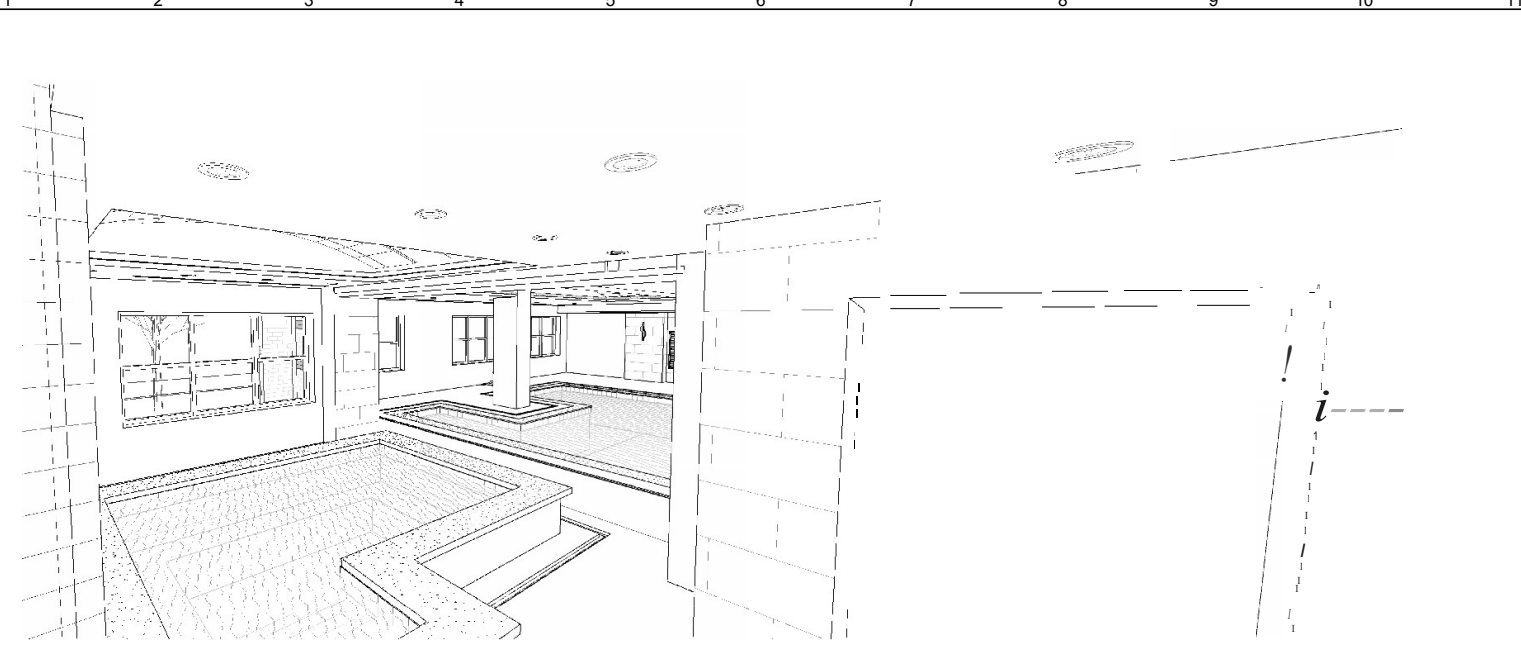
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EXTERIOR ELEVATIONS

sheet number
A-201

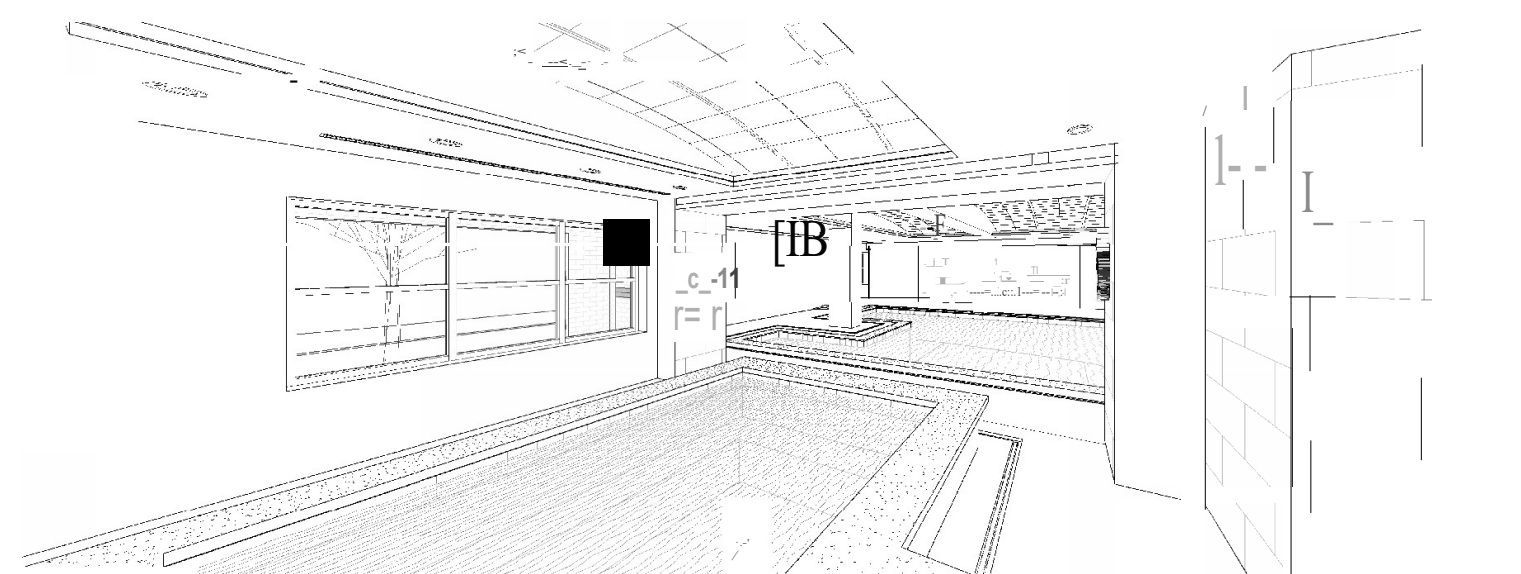


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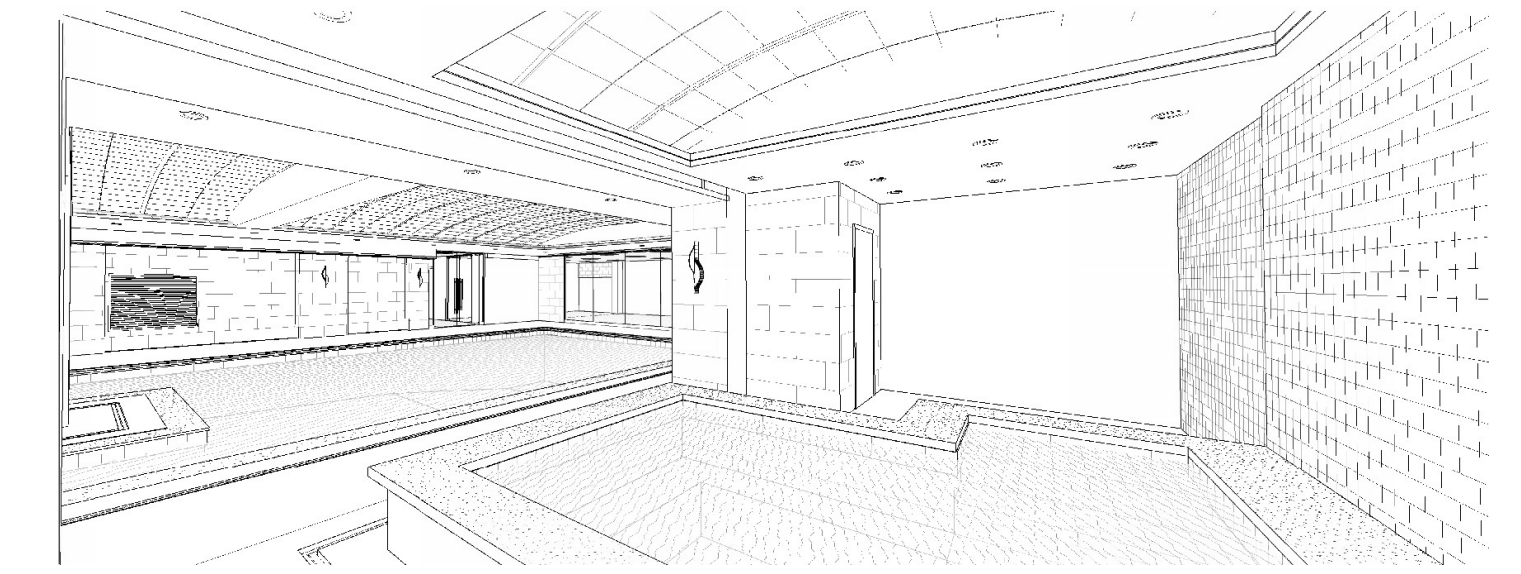
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O2 SPA (Looking Southeast 3)
A-902



J2 SPA (Looking Southeast 2)
A-902

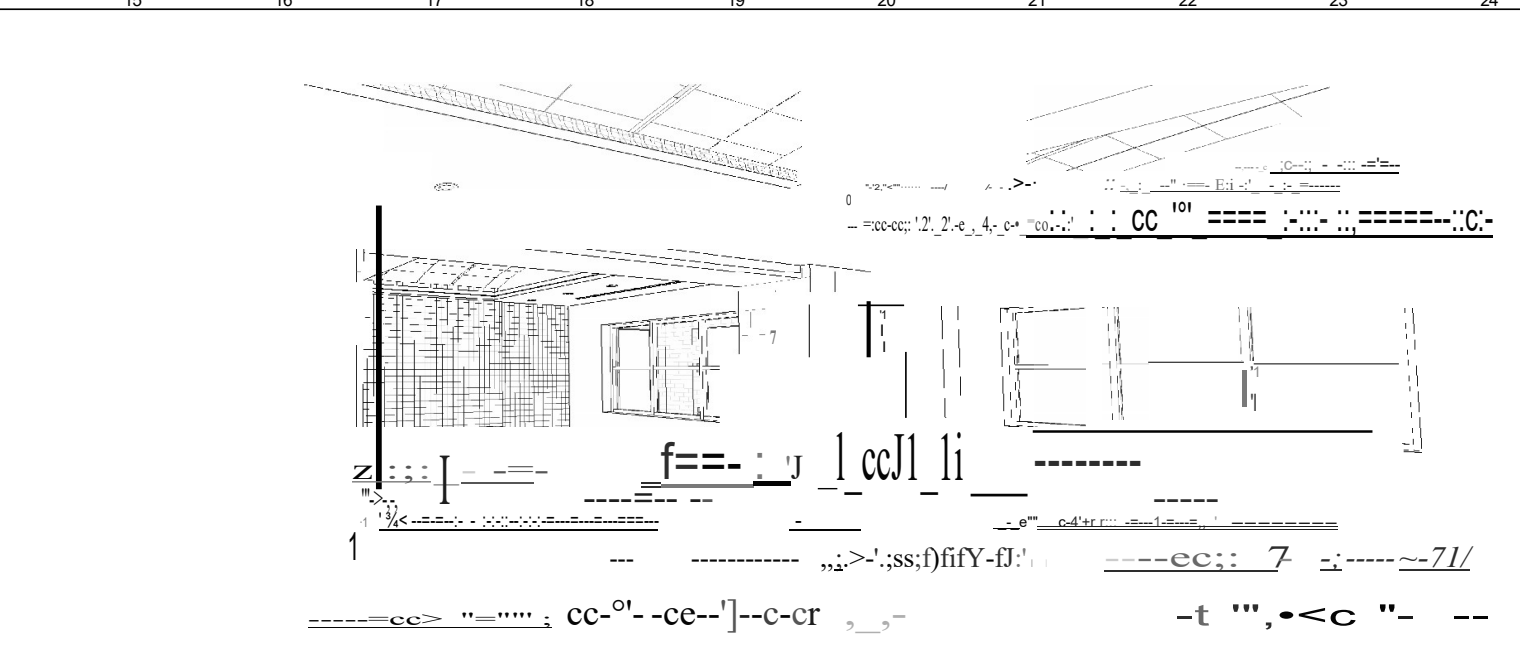


F2 SPA (Looking Southwest)
A-902

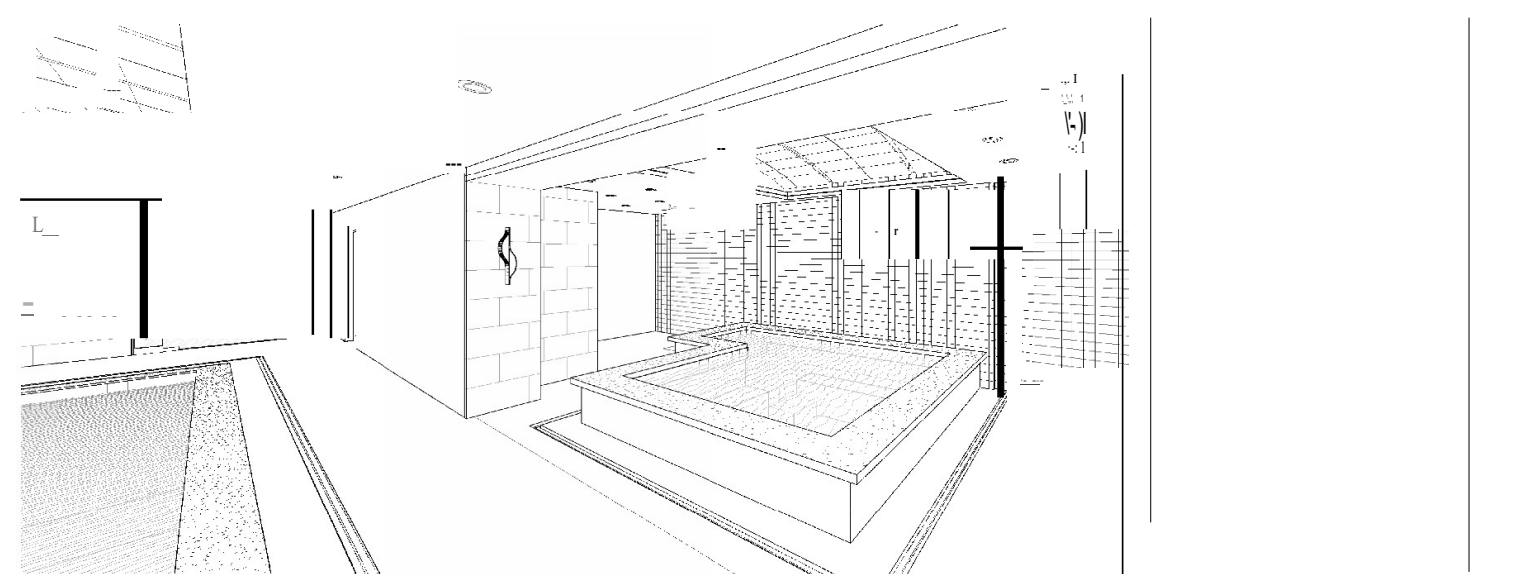


O4 SPA - EXTERIOR (Looking South)
A-902

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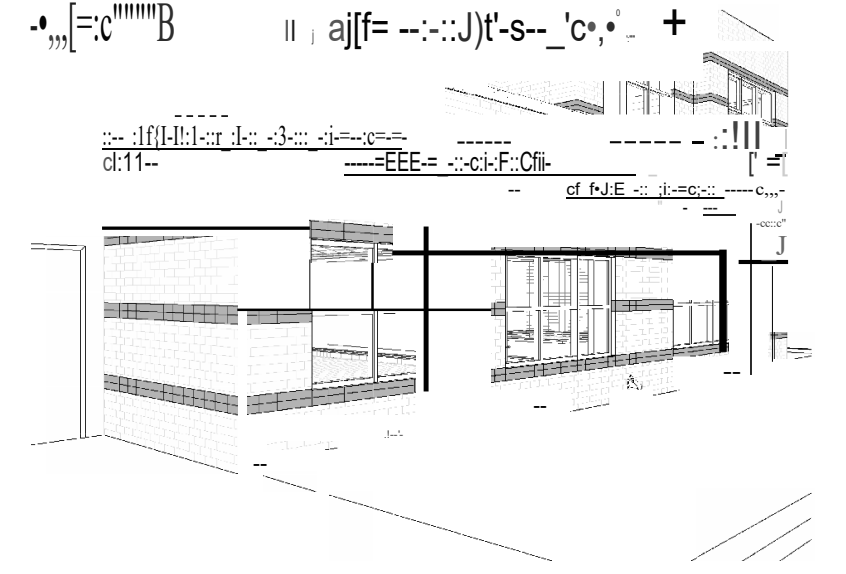
O14 SPA (Looking Northeast 2)
A-902



J14 SPA (Looking Northeast)
A-902



F14 SPA (Looking Southeast)
A-902



O17 SPA - EXTERIOR (Looking Northwest)
A-902



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sub-consultant

project number

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Project Information



9707 OLD GEORGETOWN RD.
BETHESDA, MD 20814

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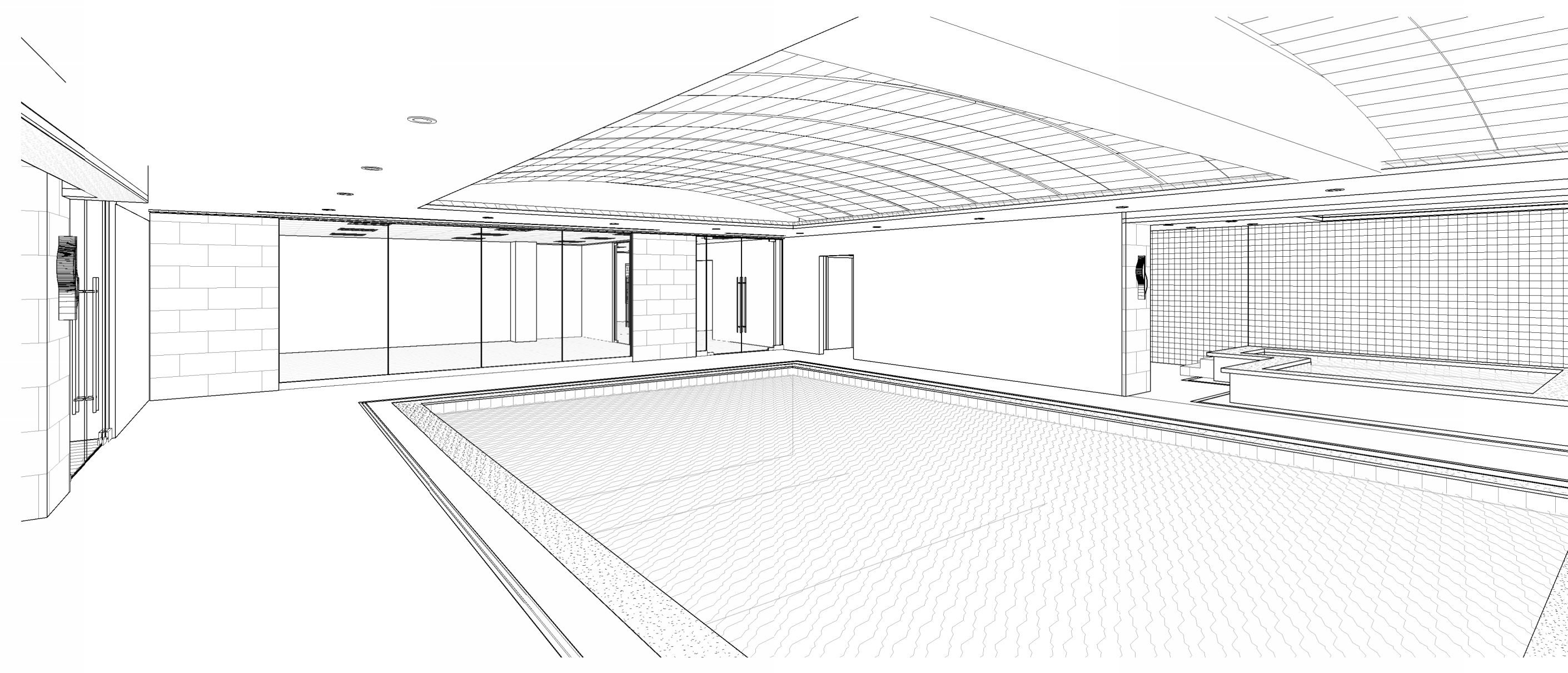
**PERSPECTIVES @
SPA**

sheet number

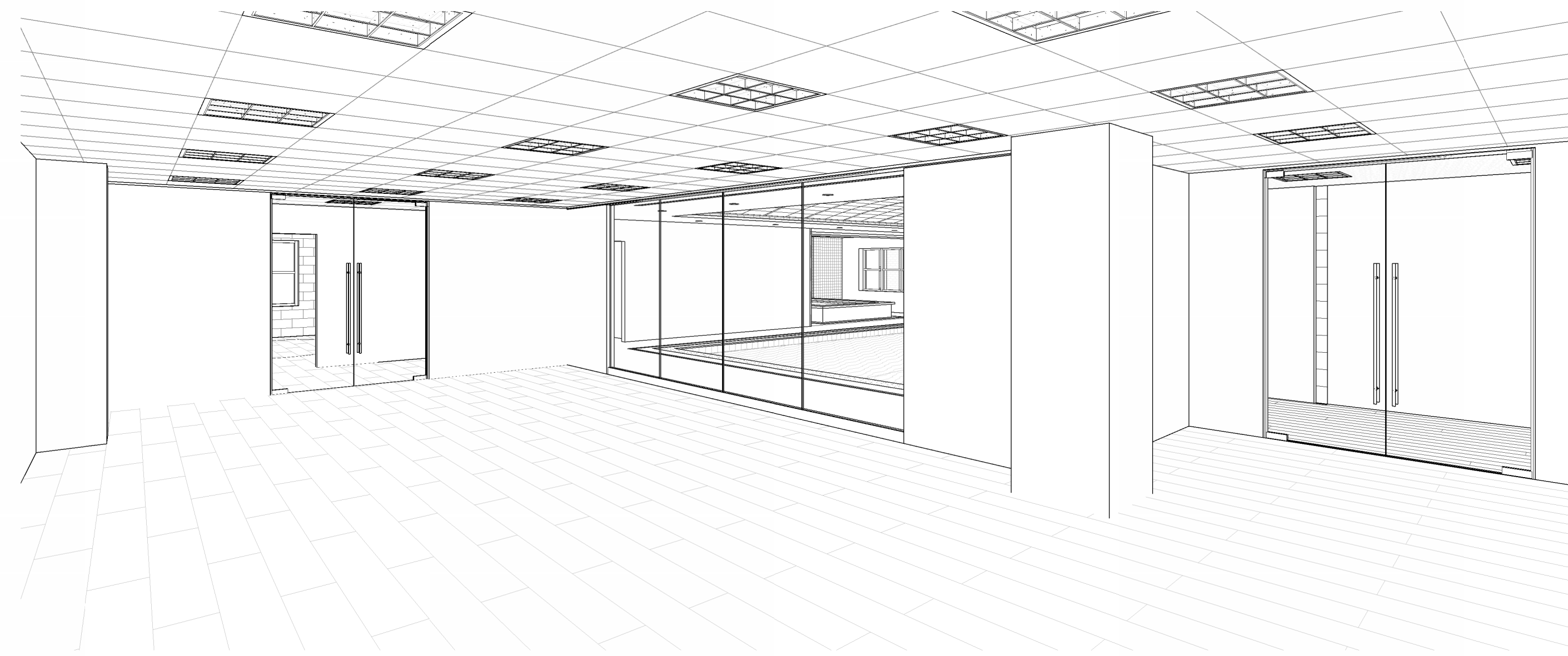
A-902

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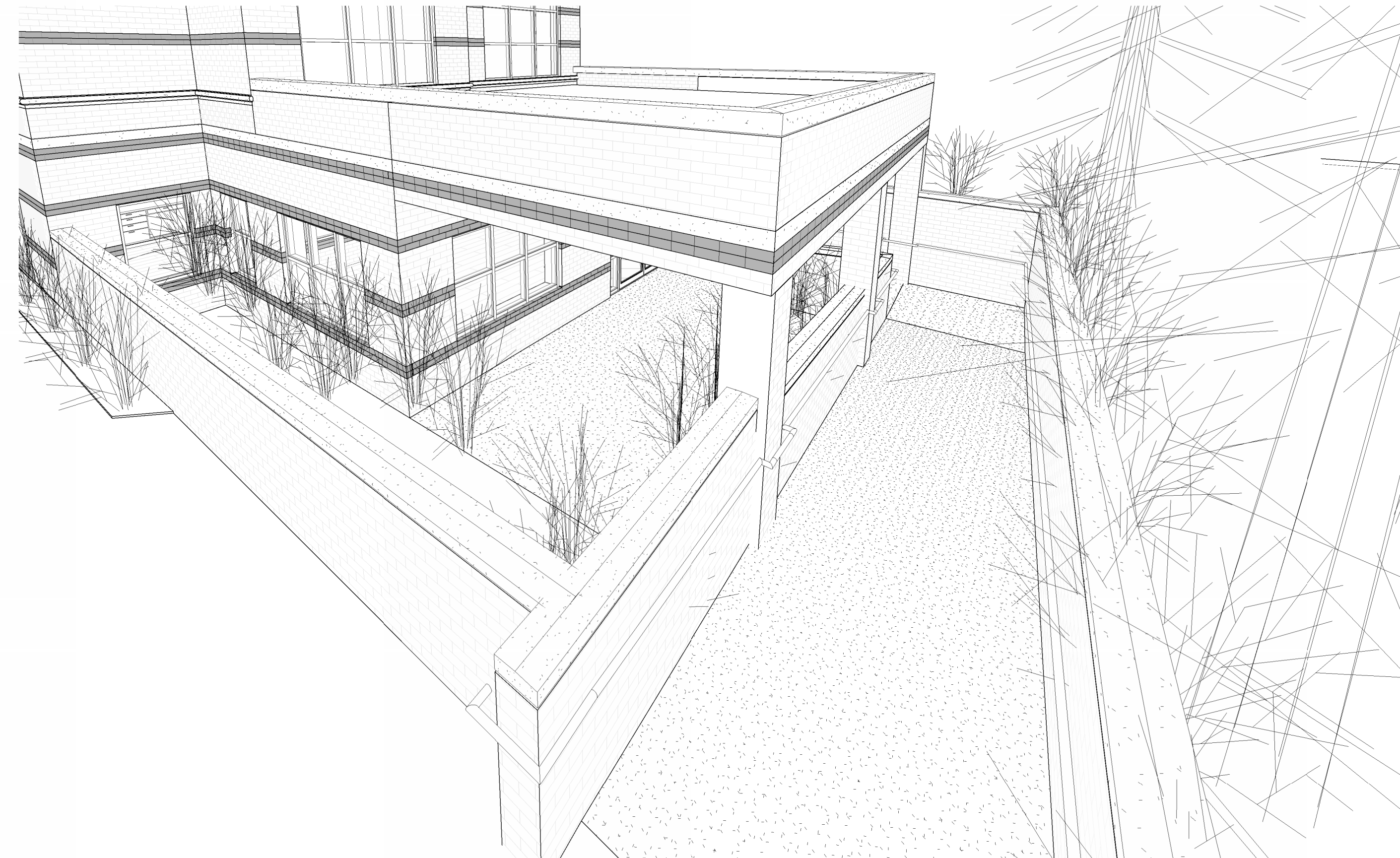
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Q2 A-903 FITNESS FROM POOL

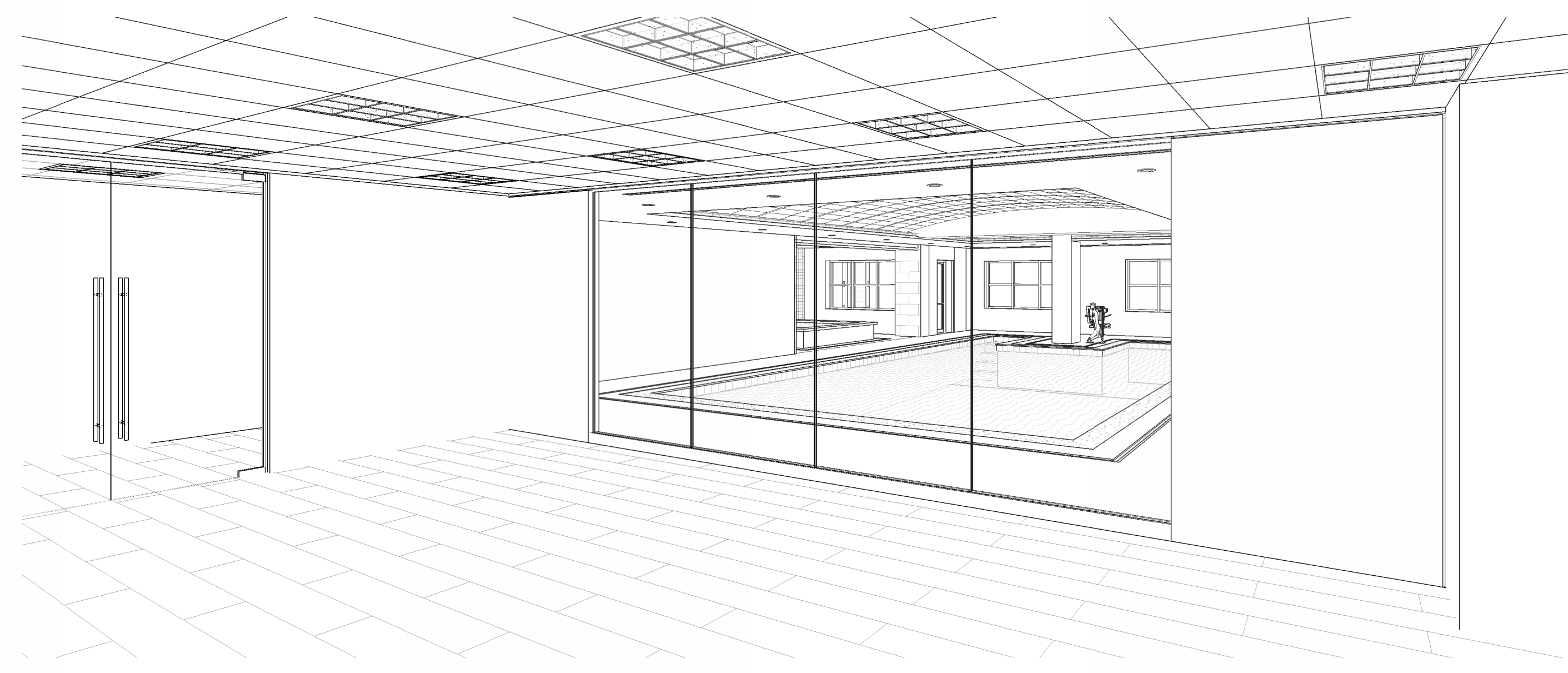


I2 A-903 FITNESS ROOM (Looking Northeast)

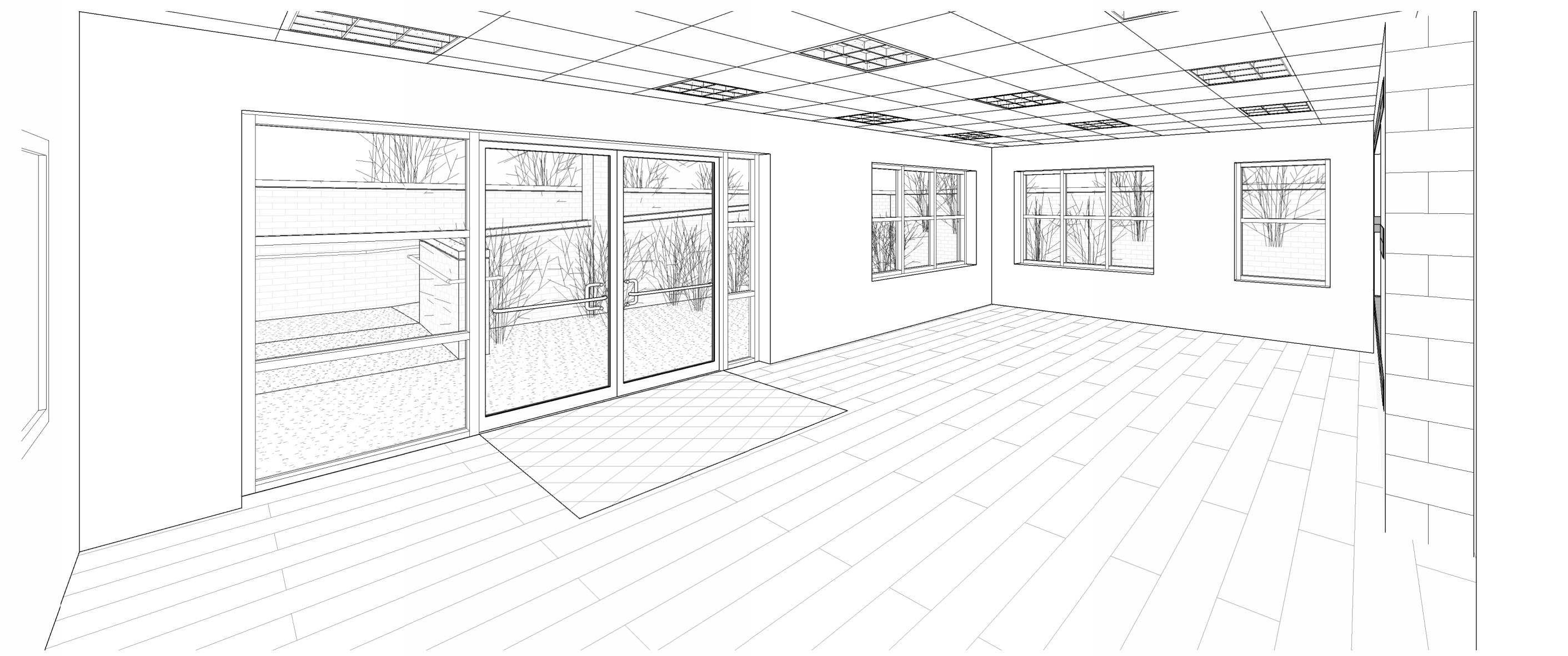


A2 A-903 PHYSICAL THERAPY - EXTERIOR (Looking Southeast)

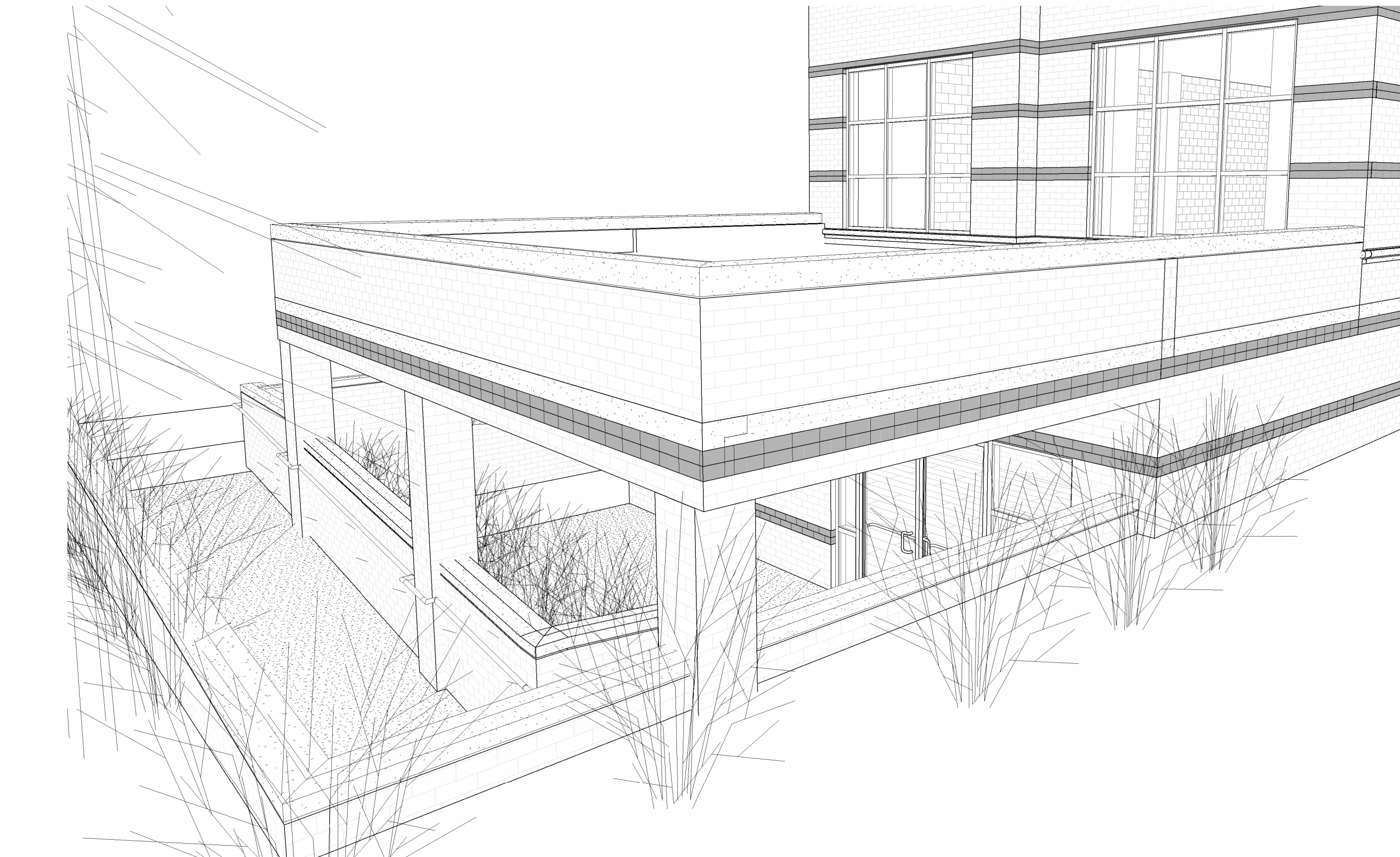
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O14 A-903 FITNESS ROOM (Looking Northeast 2)



I14 A-903 PHYSICAL THERAPY (Looking Northwest)



A14 A-903 PHYSICAL THERAPY - EXTERIOR (Looking Northeast)



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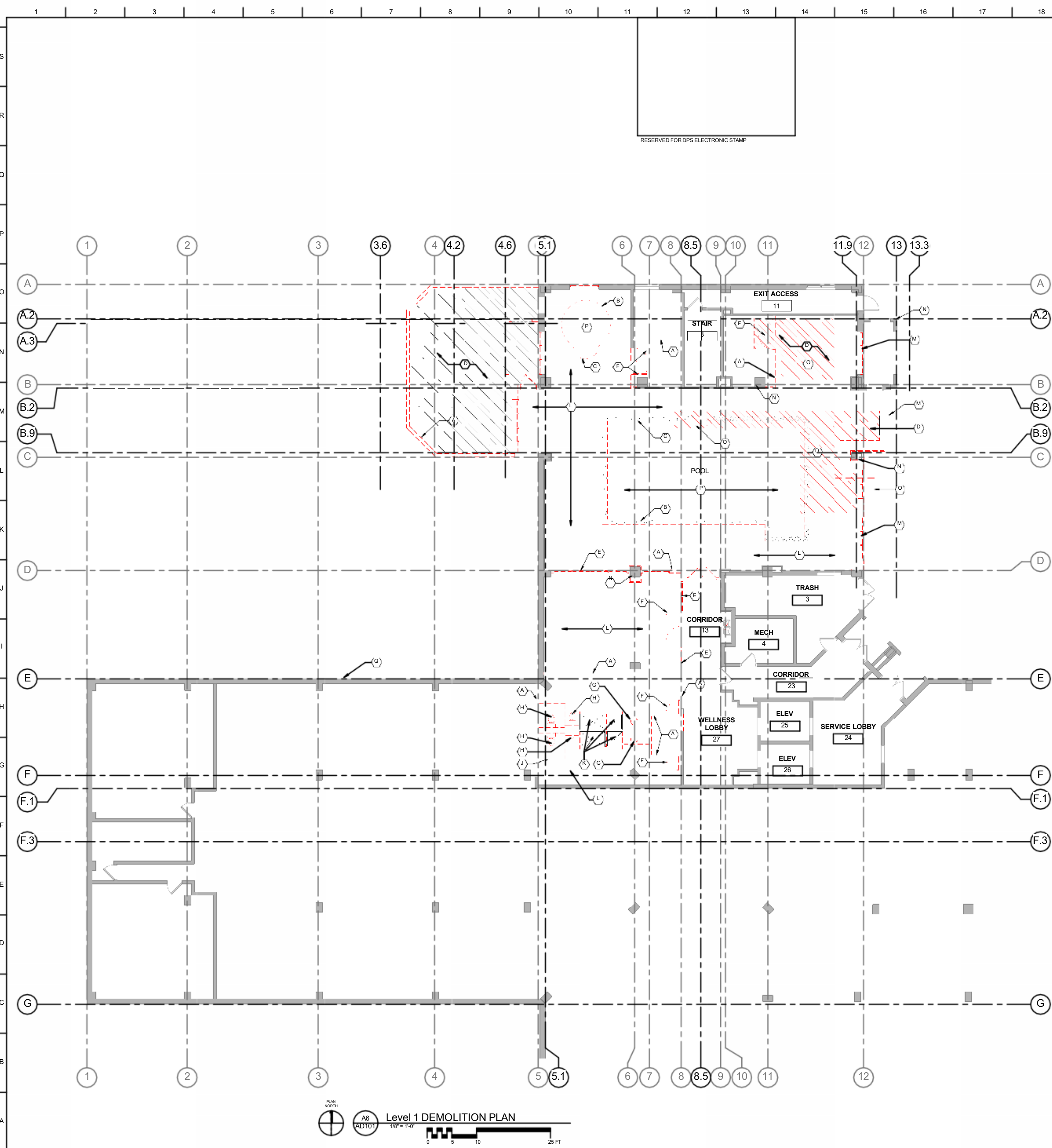
**PERSPECTIVES @
FITNESS ROOM &
PHYSICAL
THERAPY**

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A-903

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ARCHITECTURAL DEMO SHEET NOTES LEGEND	
TAG #	TAG DESCRIPTION
A	REMOVE WALL
B	REMOVE POOL WALL
C	REMOVE POOL COPING
D	REMOVE SLAB AS SHOWN
E	REMOVE STOREFRONT
F	REMOVE DOOR AND FRAME
G	REMOVE COUNTERTOP AND SINK
H	REMOVE TOILET FIXTURE
J	REMOVE TOILET PARTITION
K	REMOVE SHOWER
L	REMOVE FLOORING
M	REMOVE EXTERIOR WALL AND/OR WINDOWS AS SHOWN
N	EXISTING STRUCTURE TO REMAIN
O	EXCAVATE AS SHOWN
P	REMOVE POOL
Q	REMOVE EXHAUST FAN AND GRILLE
R	REMOVE 2x4 3" THK ACT CEILING, HANGERS AND GRID
S	LINE OF POOL BELOW
T	REMOVE 2x2 ACT CEILING, GRID AND HANGERS
U	REMOVE GYPSUM BOARD CEILING AND SUPPORTS IN THEIR ENTIRETY
V	REMOVE LIGHT TROUGH

GENERAL DEMOLITION NOTES:

PERSONNEL PROTECTION
FURNISH AND MAINTAIN TEMPORARY TYPES OF PROTECTION TO ADEQUATELY PROTECT AND PREVENT ACCIDENTAL INJURY TO THE PUBLIC, VISITORS, AND PERSONNEL EMPLOYED AT THE WORK AREA. TAKE ALL NECESSARY PRECAUTIONS TO KEEP TRESPASSERS OUT OF WORK AREAS. PROPERLY SECURE WORK AREAS FROM ENTRY WHEN WORK IS NOT IN PROGRESS.

EXISTING CONDITIONS
A. OBVIOUS EXISTING CONDITIONS, INSTALLATIONS, AND OBSTRUCTIONS THAT MIGHT AFFECT THE WORK SHALL BE TAKEN INTO CONSIDERATION AS NECESSARY TO PERMIT THE WORK TO BE DONE.
B. ITEMS OF EXISTING CONSTRUCTION INDICATED TO REMAIN UPON COMPLETION OF THE CONTRACT, BUT WHICH REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL BE CAREFULLY REMOVED AND REINSTALLED AS REQUIRED TO MATCH ITS CONDITION AT THE START OF THE WORK.
C. THE GENERAL CONTRACTOR IS TO VISIT THE SITE TO DETERMINE ALL EXISTING CONDITIONS, INCLUDING ACCESS TO THE SITE, THE NATURE OF STRUCTURES, OBJECTS AND MATERIALS TO BE ENCOUNTERED, AND ALL OTHER FACTS CONCERNING OR AFFECTING THE WORK. INFORMATION ON THE DRAWINGS SHOWING EXISTING CONDITIONS DOES NOT CONSTITUTE A GUARANTEE THAT OTHER ITEMS MAY NOT BE FOUND OR ENCOUNTERED.

PROTECTION OF EXISTING CONDITIONS
A. PROTECT FROM ALL DAMAGE USING BARRICADES, TARPULINS, TEMPORARY WALLS, PLYWOOD, PLANKING, MASKING, OR OTHER SUITABLE MEANS AND METHODS REVIEWED IN ADVANCE WITH THE ARCHITECT.
B. IF EXISTING TO REMAIN IS DAMAGED, RESTORE TO MATCH ITS CONDITION AT THE START OF WORK AT NO ADDITIONAL COST TO THE OWNER.
C. DO NOT DAMAGE OR ALTER ANY STRUCTURAL ELEMENTS OR THE EXISTING BUILDING, UNLESS SHOWN ON STRUCTURAL DRAWINGS. WHERE LOAD BEARING STRUCTURAL ELEMENTS SHOWN ON STRUCTURAL DRAWINGS ARE TO BE REMOVED OR ALTERED, PROVIDE TEMPORARY SHORING THAT CARRIES THE EXISTING LOADS WITHOUT CAUSING DAMAGE OR DEFLECTION.

CLEANING
DO NOT ALLOW DEMOLITION DEBRIS TO ACCUMULATE ON SITE OR IN THE BUILDING. REMOVE FROM SITE DAILY AND DISPOSE OF LEGALLY. KEEP WORK AREA BROOM CLEAN.

CUTTING AND PATCHING
THE CUTTING, PATCHING, REMOVAL, AND/OR REPLACEMENT OF EXISTING CEILING, WALLS, PARTITIONS AND FLOORS FOR ACCESS TO VALVES, PIPING, CONDUITS, AND TUBING BY MECHANICAL, PLUMBING AND ELECTRICAL TRADES SHALL BE PERFORMED BY THE APPROPRIATE SUBCONTRACTOR FOR THE WORK INVOLVED, OR BY OTHER PROPERLY QUALIFIED SUBCONTRACTOR OR LABOR AS DETERMINED BY THE CONTRACTOR.

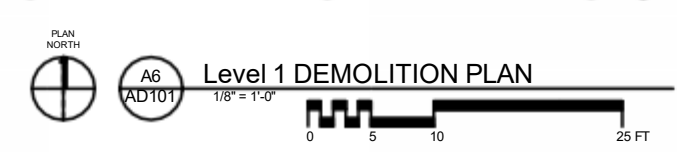
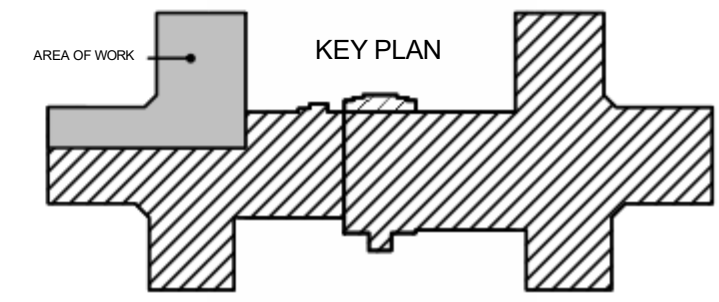
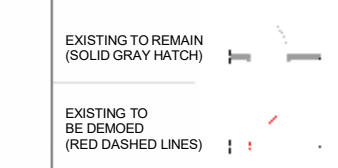
MATCHING EXISTING PRODUCTS
A. WHERE NEW PRODUCTS ARE IN THE SAME VIEWING AREA AS EXISTING ONES, EVERY EFFORT SHALL BE MADE BY THE CONTRACTOR TO USE MATCHING DESIGNS, PATTERNS, AND FINISHES AS EXISTING.
B. IF PRODUCTS MATCHING EXISTING ARE NOT OBTAINABLE, CONTRACTOR SHALL IMPROVE APPEARANCE BY MINOR RELOCATING OF EXISTING PRODUCTS AND GROUPING NEW ONES IN A PATTERN REVIEWED IN ADVANCE WITH THE ARCHITECT.

SALVAGED MATERIALS
CAREFULLY REMOVE TO AVOID DAMAGE AND DELIVER TO A LOCATION DESIGNATED BY THE OWNER, WHERE APPLICABLE. THOROUGHLY CLEAN PAINT, AND REINSTALL AT THE CONTRACTOR'S OPTION. NEW MATERIALS (MATCHING EXISTING) MAY BE PROVIDED IN LIEU OF REUSING EXISTING.

CONCEALED CONDITIONS
IF SUCH CONDITIONS CAUSE CHANGES IN THE WORK FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACT SUM MAY BE ADJUSTED AFTER CONSIDERATION BY THE ARCHITECT IN ACCORDANCE WITH THE GENERAL CONDITIONS.

BUILDING RULES
MEET WITH OWNER TO DISCUSS RULES AND PROCEDURES FOR ACCESS TO WORK AREAS, DELIVERY AND STORING OF MATERIALS, REMOVAL OF TRASH AND DEBRIS, TRASH DUMPSTER LOCATION, CONSTRUCTION PERSONNEL PARKING (IF ANY), AND PORTABLE FACILITIES.

DEMOLITION PLAN LEGEND:



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WELLNESS CENTER ADDITION & RENOVATION

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DEMOLITION PLAN

sheet number
AD101



9707 Old Georgetown Road • Bethesda, Maryland 20814 • Phone: 301-530-0500 • Fax: 301-571-7411
www.maplewoodparkplace.com

Jessica M. Ainsworth
Office Services Coordinator
Montgomery County Board of Appeals

January 21, 2025

Dear Ms. Ainsworth,

"I, Barbara Harry, Executive Director, Maplewood Park Place, hereby grant Allison L. Hardy, AIA of Hardy Architecture, LLC permission to represent Maplewood Park Place, the Special Exception holder for properties S-1464 and S-1465, regarding the currently proposed Minor Modification to our Special Exception. She will be attending the hearing on January 29th and will provide responses as required to the Board's questions."

Please feel free to contact me with any questions at 301-571-7400 or by e-mail at Maplewood.ed@sunriseseniorliving.com

A handwritten signature in cursive script that reads "Barbara Harry".

Cc Boards of Appeal Staff