MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: Parcel 770, Brookeville
Meeting Date: 8/14/2019

Resource: Spatial Resource
Report Date: 8/7/2019
Brookeville Historic District

Applicant: 19501 Georgia LLC
Public Notice: 7/31/2019
(Luke Olson, Architect)

Review: HAWP
Tax Credit: No

Case Number: 23/65-19B
Staff: Michael Kyne

PROPOSAL: Construction of four (4) new single-family houses.

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Spatial Resource within the Brookeville Historic District
STYLE: Undeveloped Parcel
DATE: N/A

Statement of historic significance, as summarized by staff:

The Town of Brookeville is a rural town in northeastern Montgomery County, approximately 18 miles from Washington, D.C. The Town was founded by Richard Thomas in 1794 and by the early 19th century had become a center of commerce. With the advent of the automobile in the early 20th century, the Town’s commercial success declined. Despite the encroachment of later suburban development, the Town remains a unique collection of structures, which exhibit a variety of architectural styles. The houses within the Brookeville Historic District retain their historic relationship to one another and to the roadways. The historic district is accessed via Georgia Avenue (High Street) from the south and northwest and via Market Street from the east. The Brookeville Historic District was designated in 1985, with its boundaries coinciding with the Town’s boundaries.
Fig. 1: Brookeville Historic District, with subject property marked by yellow star.

BACKGROUND

The applicant previously appeared before the Commission at the September 19, 2018 and November 14, 2018, and January 23, 2019 HPC meetings for preliminary consultations.

PROPOSAL:

The applicant proposes to construct four (4) new single-family houses on the undeveloped 4.29-acre parcel.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Brookeville Historic District Master Plan Amendment, the Town of Brookeville Updated Comprehensive Plan, the Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Brookeville Historic District Master Plan Amendment

The Brookeville Historic District Master Plan Amendment (#23/65) identifies Primary Resources, Secondary Resources, and Spatial Resources. Parcel 770 is an undeveloped Spatial Resource at the southern boundary of the historic district on Georgia Avenue (High Street).

1 Link to audio/video transcript for the January 23, 2019 HPC meeting: http://mncppc.granicus.com/MediaPlayer.php?publish_id=9057cad6-201c-11e9-b021-0050569183fa
Town of Brookeville Updated Comprehensive Plan (see attached).

Sec. 24A-8. Same-Criteria for issuance.

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
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; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

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

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

**STAFF DISCUSSION**

The applicant previously appeared before the Commission at the September 19, 2018 and November 14, 2018, and January 23, 2019 HPC meetings for preliminary consultations. The applicants have also presented their project to the Brookeville Planning Commission on several occasions. At the January 23, 2019 HPC meeting, the Commission expressed the following regarding the applicant’s proposal:

- **Lot A (southernmost front house)**
  - The proposed Craftsman-style house on Lot A is appropriate in scale and mass, but should take more design cues from the Craftsman style of architecture. Specifically, the proposed roofing material should be a compatible material, such as cedar shakes, as opposed to asphalt shingles; embellishments, such as brackets and tapered porch columns, should be incorporated into the design; and the proposed octagonal bay on the south (right) elevation should be rectangular.

- The applicants responded to the Commission’s comments and have made the recommended revisions to the proposed house on Lot A.

- **Lot B (center front house)**
  - The applicants presented two options for Lot B. Option A was a two-story, two-bay main massing with two-story, single-bay south (right) side projection and rear ell. Option B was a rectilinear two-story, five-bay house with rear ell. The Commission preferred Option A, but recommended that the south (right) side projection be pushed back and clad with shiplap siding instead of brick, allowing the narrowness of the main massing to be emphasized; the roof should be standing seam metal instead of asphalt shingle, which again serves to emphasize verticality and narrowness of the main massing; the windows should be 6-over-6 or 9-over-6 and proportionate to the proposed shutters, making them appear operable; and the dormer on south (right) projecting bay should be a gable dormer instead of shed dormer.

- The applicants responded to the Commission’s comments and have made the recommended revisions to the proposed house on Lot B.

- **Lot C (northernmost front house)**
  - The applicants previously proposed a two-story, T-shape house, with a gable front two-story massing on the left (north) side intersecting with a three-bay two-story side gable massing on the right (south). The Commission expressed numerous concerns regarding the compatibility of the proposed house on Lot C. In response, the applicants now propose a traditional American Foursquare style house on Lot C, as suggested by the Brookeville Planning Commission. The proposed house will make use of features common to the American Foursquare style of architecture, including stucco siding, a hipped roof with cedar shingles, tapered porch columns on stone piers, and one-over-one windows.
• Staff finds that the proposed house for Lot C is appropriate, in terms of scale and massing, architectural style, and materials.

• **Lot D (rear house)**
  - The Commission fully supported the proposed Colonial Revival-style house on Lot D; however, appropriate light-weight faux slate roofing (as opposed to heavy real slate roofing) was recommended in place of the previously proposed cedar shake shingles, which were found to be inappropriate with the style of the proposed house. Other specific comments related to the proposed garage for Lot D. Specifically, the Commission recommended two separate carriage-style garage doors in place of the proposed single doublewide garage door.

• The applicants responded to the Commission’s comments and have made the recommended revisions to the proposed house and garage on Lot D.

• **Garages (Lots A, B, C)**
  - General comments regarding the proposed garages for Lots A, B, and C related to compatibility with existing garages within the Brookeville Historic District. Specifically, the Commission recommended that the garages be larger, with steeper roof pitches and appropriate roofing materials (i.e., traditional materials, or appropriate alternatives, which may or may not match the materials of the main house), multiple carriage-style doors instead of single doublewide doors, and, where the garages are rear loaded, windows should be added to the west elevation (i.e., the elevation facing Georgia Avenue/High Street). The Commission’s comments regarding the proposed garages were consistent with those of the Brookeville Planning Commission.

• The applicants responded to the Commission’s comments and have made the recommended revisions to the proposed garages on Lots A, B, and C.

• **Driveway**
  - The applicants presented two driveway options at the January 23, 2019 HPC meeting – Option A, which proposed two shared driveways, with two new curb cuts; and Option B, which proposed one shared driveway at the north end of the subject property, which provided access to the rear house, as well as access to rear-loaded garages at the three front houses. Staff recommended that the applicants explore Option B to reduce the number of new curb cuts along Georgia Avenue/High Street. Staff’s recommendation was consistent with the comments of the Brookeville Planning Commission, as presented at the January 23, 2019 HPC meeting.

Because Georgia Avenue/High Street is a state road, staff required the applicants to receive approval for the proposed curb cut(s) prior to submitting their formal HAWP application. Per their letter dated June 27, 2019, SHA reviewed and approved a new 22’-1” wide curb cut at the north end of the subject property (Option B, as discussed above). According to SHA’s letter and the plan submitted to SHA for review, the 22’-1” curb cut will be flared and lead to a 12’ wide shared asphalt driveway.
There was some discussion regarding the feasibility of shared driveways and the type of easement required to properly ensure use and access to all four proposed houses. The applicants have provided a sample driveway easement with their HAWP application.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, (c) and (d) having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), (c) and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10.

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Lolson@gtmarchitects.com  Contact Person: Luke Olson
Daytime Phone No.: 240-333-2021

Tax Account No.: 0071428  Name of Property Owner: 19301 GEORGIA LLC  Phone No.: 301-390-7070
Agent for Owner: PHIL SANDERS, AGENT

Address: 1301 B BALTIMORE AVE  City: COLLEGE PARK  MD: 20740  Zip Code: 20740

Contractor:  
Contractor Registration No:  
Agent for Owner:  
Daytime Phone No.:  

LOCATION OF BUILDING/PREMISES
House Number: UNADDRESS  Street: HIGH ST  
Town/City: BROOKEVILLE  Nearest Cross Street: CHURCH ST
Lot:  Block:  Subdivision:  
Lib: 3337  Folio: 37  Parcel: P770

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE
1A. CHECK ALL APPLICABLE:  CHECK ALL APPLICABLE:

☐ Construct ☐ Add Ext☐ Alter/Renovate ☐ DACH ☐ Slab ☐ Room Addition ☐ Arch ☐ Back  ☐ Shed
☐ Move ☐ Install ☐ Vehicle/Truck ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Removable ☐ Fence/Wall (complete Section 4) ☐ Other:  

1B. Construction cost estimate: $2,000,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. Type of sewage disposal:  ☐ WSSC  ☐ Septic  ☐ Other:  
2B. Type of water supply:  ☐ WSSC  ☐ Well  ☐ Other: 

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height:  left  inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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

Signature of owner or authorized agent  2/20/2019

Approved:  For Chairperson, Historic Preservation Commission

Disapproved:  Signature:  Date:

Application/Permit No.:  Data Filed:  Data Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   **THE EXISTING LOT IS UNDEVELOPED**

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

   **SUBDIVISION OF EXISTING LOT INTO FOUR LOTS AND CONSTRUCTION OF FOUR NEW SINGLE FAMILY HOMES AND FOUR TWO-CAR GARAGES ACCESSED VIA A NEW SHARED PRIVATE DRIVEWAY**

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, windows 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. PHOTOGRAPH AND ILLUSTRATIONS
   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 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.
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING**

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAUL SARDELLIS</td>
<td>LUKE OLSON</td>
</tr>
<tr>
<td>6776 TUCKER ST</td>
<td>GIM ARCHITECTS</td>
</tr>
<tr>
<td>BETHESDA, MD 20705</td>
<td>7735 OLD GEORGETOWN RD STE 700</td>
</tr>
<tr>
<td></td>
<td>BETHESDA MD 20814</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>KATHY &amp; CHARLES HAWKINS</td>
</tr>
<tr>
<td>24 HIGH ST</td>
</tr>
<tr>
<td>BROOKEVILLE MD 20833</td>
</tr>
</tbody>
</table>

| CATHERINE MCDONALD REV TRUST                                | PRESTON KERRY JOHNSTON          |
| 20 S HIGH ST                                                | 726% CALM SUNSET                |
| BROOKEVILLE MD 20833                                       | COLUMBIA MD 21046               |
|                                                           | (18 HIGH ST)                    |

| SALEM METHODIST CHURCH                                      | 19501 GEORGIA LLC               |
| C/O WILLARD HARVEY                                          | 9204 B BALTIMORE AVE            |
| PO BOX 16                                                   | COLLEGE PARK MD 20740           |
| BROOKEVILLE MD 20729                                       |
UNADDRESSED) HIGH STREET, BROOKEVILLE MD PARCEL 770

SCOPE OF WORK: SUBDIVIDE EXISTING UNDEVELOPED LOT AND BUILD FOUR NEW SINGLE-FAMILY HOUSES

Salem Brookeville United Methodist Church Cemetery

The Inn at Brookeville Farms
FOOTPRINT STUDY OPT B

BROOKEVILLE PARCEL 770

PROJECT # 18.0320 DATE: 08/07/2018 REV 02/05/2019

COPYRIGHT 2018, GTM ARCHITECTS, INC.
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (301) 333-2000 - FAX: (301) 333-2001
Based on the feedback provided by the commissioners, the Brookeville LAP, and HPC staff we have revised Lot A with details that are more in keeping with an American Craftsman Bungalow. Lot B has been revised to a standard 3-bay wide Federal-style house with an L-shaped massing similar to 307 Market Street. We've widened the side massing and pushed it further back from the street per the LAP's comments. Lot C has been revised to an American Foursquare per the LAP's request. We've further differentiated the materials of the houses as well as the garages, have removed the asphalt shingle roofs, and have revised the garage designs to improve the massing and provide greater variety.
HOUSES RECENTLY APPROVED FOR INFILL DEVELOPMENT IN THE DISTRICT ENCOMPASS A VARIETY OF STYLES AND SIZES, REFLECTING THOSE FOUND IN THE HISTORIC DISTRICT. THE SIZES OF THE HOUSES WE ARE PROPOSING FALL IN THE MIDDLE OF THE RANGE PROVIDED ABOVE AT BETWEEN 3,099-3,400 SF.
SITING CONCEPT OPT B. IN RESPONSE TO HPG STAFF FEEDBACK WE'VE DEVELOPED AN ALTERNATIVE OPTION WITH A SINGLE CURB-CUT OFF OF HIGH STREET FOR A PRIVATE DRIVE PROVIDING ACCESS TO THE DETACHED GARAGES ON ALL FOUR SITES. THIS SITE PLAN ALSO SHOWS AN ALTERNATIVE FOOTPRINT FOR THE HOUSE ON LOT C DEVELOPED PER THE LAPS RECOMMENDATION AND FURTHER DETAILED IN THE FOLLOWING PAGES.

<table>
<thead>
<tr>
<th>LOT</th>
<th>LOT AREA</th>
<th>COVERAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>15,000 SF</td>
<td>&quot;1617+464+2,016=4.0%&quot;</td>
</tr>
<tr>
<td>B</td>
<td>15,000 SF</td>
<td>&quot;1,637+464+2,016=4.1%&quot;</td>
</tr>
<tr>
<td>C</td>
<td>5,000 SF</td>
<td>&quot;1,500+860=18,60=12.4%&quot;</td>
</tr>
<tr>
<td>D</td>
<td>133,830.62 SF</td>
<td>&quot;1,787+524+2,231=0.7%&quot;</td>
</tr>
</tbody>
</table>

BROOKEVILLE PARCEL 770

COPYRIGHT 2018, GTM ARCHITECTS, INC. 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (301) 333-2000 - FAX: (301) 333-2001
AMERICAN CRAFTSMAN-STYLE BUNGALOWS: Low-pitched gabled roof with wide unenclosed eave overhangs; roof rafters often exposed; decorative beams or braces under gables common; porches, either full- or partial-width, with roof supported by tapered square columns; columns or piers frequently extend uninterrupted to ground level; dormers usually gabled or shed; cross-gabled roof one of four typical subtypes.
BROOKEVILLE PARCEL 770  LOT A

PROJECT # 18.0320  DATE: 08/07/2018  REV 02/05/2019

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REVISIONS: WE'VE REDUCED THE PROJECTION OF THE FRONT GABLE BY 2' TO REDUCE THE PERCEIVED MASSING FROM THE STREET WHILE RETAINING THE FRONT PORCH WITH FINISHED SPACE ABOVE THAT IS TYPICAL OF THIS STYLE OF HOUSE.
REVISED - WE'VE REDUCED THE # OF WINDOW TYPES AS WELL AS THE SLOPE OF THE ROOF AND INCREASED THE OVERHANG TO BE MORE IN KEEPING WITH AN AMERICAN CRAFTSMAN-STYLE BUNGALOW AND HAVE ADDED STYLE APPROPRIATE DETAILS SUCH AS SQUARE TAPERED COLUMNS ON PIERS, BRACKETS AT THE GABLE OVERHANGS, AND EXPOSED RAFTER TAILS.
1. **TYPICAL WINDOW DETAILS**

   **HEAD DETAIL**
   - Scale: 3"=1'-0"
   - PTQ, 5/8" TREATED WOOD HEAD & JAMB TRIM

   **JAMB DETAIL**
   - Scale: 3"=1'-0"
   - PTQ, 5/8" TREATED WOOD HEAD & JAMB TRIM

   **SILL DETAIL**
   - Scale: 3"=1'-0"
   - PTQ, TREATED WOOD 2" HISTORIC SILL

2. **TYPICAL DORMER DETAILS**

   **SIDE ELEVATION**
   - Scale: 1/2"=1'-0"
   - MTL. HEAD FLASHING (OVER TRIM, UP & 8" MIN. UNDER SIDING)
   - WALL FRAME AND SHEATHING
   - 5/8" TREATED WOOD HEAD TRIM, PAD-OUT 1/2" WHERE CEDAR SHINGLE SIDING USED
   - WINDOW UNIT
     - CONTINUOUS (3/16") SEALANT JOINT @ WINDOW FRAME & TRIM ALL AROUND
     - 5/8" PTQ, TREATED WOOD JAMB CASING, PAD-OUT 1/2" WHERE CEDAR SHINGLE SIDING USED
   - PTQ, TREATED WOOD 2" HISTORIC SILL BELOW
   - WINDOW UNIT
     - WINDOW UNIT NAILING FLANGE & CONF., ELASTOMERIC FLASHING; COORD. INSTALLATION W/ HOUSEWRAP MANUFACTURER'S RECOMMENDATIONS
     - CONTINUOUS (3/16") SEALANT JOINT @ WINDOW FRAME & TRIM ALL AROUND
     - WALL FRAME & SHEATHING
     - PTQ, TREATED WOOD 2" HISTORIC SILL
     - CONT. SEALANT JOINT BETWEEN TRIM & SIDING @ JAMB & SILL

   **FRONT ELEVATION**
   - Scale: 1/2"=1'-0"

   **B**
   - PTQ, 2"X4" TREATED WOOD RAFTER TAILS
   - CEDAR SHINGLE ROOFING
   - MTL. DRIP EDGE
   - PTQ, 1"X4" TREATED WOOD RAKE/FASCIA
   - PTQ, 2"X8" TREATED WOOD RAKE/FASCIA
   - PTQ, 5/4X TREATED WOOD TRIM
   - PTQ, STD. CEDAR SHINGLE SIDING
   - PTQ, 5/4X TREATED WOOD CORNERBOARD
   - CONCEALED MTL. FLASHING @ VERT. TRANSITIONS, RUN UP WALL MIN 8" BEHIND SIDING
   - PTQ, 2" HISTORIC SILL
   - PTQ, 5/4X TREATED WOOD APRON

   **A**
   - 1/2"=1'-0"  " TYPICAL DORMER DETAILS

   **D**
   - 1/2"=1'-0"

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*All exterior wood trim to be treated for protection against moisture, rot, fungal attack & insects, Windsor-One+, lifespan or eq.
BAY WINDOW DETAILS

SIDE ELEVATION
SCALE: 1/2"=1'-0"

FRONT ELEVATION
SCALE: 1/2"=1'-0"

* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS. WINDSOR-ONE+ LIFESPAN OR EQ.
LOT B IS A BRICK SIDE-HALL COLONIAL REVIVAL HOME REMINISCENT OF THE FEDERAL STYLE HOUSE ON 307 MARKET STREET. BOTH STYLES TYPICALLY HAVE A SIDE-GABLED ROOF ON A MAIN BRICK OR LAP-SIDING MASS, DOUBLE HUNG WINDOWS EVENLY SPACED ON THE FRONT FAÇADE WITH MULTI-PANE GLAZING AND SHUTTERS, AND AN ACCENTUATED FRONT DOOR WITH EITHER A DECORATIVE DOOR SURROUND OR A FRONT PORTICO.
REVISIONS: THE FRONT FAÇADE HAS A MORE TRADITIONAL 3-BAY LAYOUT, WITH A GABLED FRONT DORMER AND A SOLID WOOD FRONT DOOR. WE’VE PUSHED THE 1-1/2 STORY MASS ON THE RIGHT SIDE FURTHER BACK FROM THE BRICK MAIN MASS AND HAVE WIDENED IT PER THE LAP’S RECOMMENDATION. THE PROPOSED ROOFING IS NOW STANDING SEAM METAL.
1 1/2 SLOPED METAL FLASHING
MTL BASE & COUNTER FLASHING
PTD. HARDEPANEL
MTL DRAIN EDGE
PTD 5" CROWN MLD
ON PTD. 5/4X BACKER
PTD 4" CROWN MLD
ON PTD. 5/4X BACKER
PTD SCOTIA MLD
ON 5/4X BACKER

PTD WOOD ENTRY DOOR
WITH SIDELITES
BRICK VENEER T,B,S.

PTD 12" TAPERED
ROUND COLUMN

BRICK ROWLOCK SILL
FLAGSTONE STOOP
STEPS TO GRADE WITH BRICK
RIBBERS AND FLAGSTONE TREADS

EAVE DETAIL
Scale: 1"=1'-0"

FRONT PORCH DETAIL
Scale: AS NOTED

* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR
PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK
& INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.
**DORMER DETAILS**

**SCALE:** 3/4"=1'-0"

1. **STANDING-SEAM METAL ROOFING**
2. **PTD. 5" CROWN MOLDING OVER PTD. WOOD 5/4x6 BD.**
3. **PTD. 4" WOOD CROWN OVER HARDIE PANEL.**
4. **PTD. 5" CROWN MOLDING OVER PTD. WOOD 5/4x6 BD.**
5. **PTD. 4" WOOD BED MOLDING ON 5/4x6 BACKER.**
6. **PTD. WOOD 5/4 TRIM BD.**
7. **PTD. 5X4X6 WOOD CORNER BD.**
8. **PTD. HARDIE/LAP SIDING, 6" REVEAL.**
9. **CONCEALED METAL FLASHING.**
10. **PTD. 4" CROWN MOLD ON 1X6 BACKER.**
11. **PTD. SHINGLE MOLD OVER 5X4X6.**
12. **PTD. MTL K-STYLE GUTTER.**
13. **WINDOW AS SCHEDULED.**
14. **PTD. 4" CROWN MOLD ON 5X4X6 BACKER.**
15. **PTD. HISTORIC WOOD SILL.**
16. **1:12 SLOPED MTL FLASHING.**

*All exterior wood trim to be treated for protection against moisture, rot, fungal attack & insects. Windsor One+, Lifespan or Eq.*
* All exterior wood trim to be treated for protection against moisture, rot, fungal attack & insects,风吹雪、life-span or ebay.

**ELEVATION**
- SCALE: 1" = 1'-0"

**WINDOW DETAILS @ SIDING**
- SCALE: AS NOTED

**SILL DETAIL**
- SCALE: 1" = 1'-0"

**HEAD DETAIL**
- SCALE: 1" = 1'-0"
- CONTINUOUS (3/16") SEALANT JOINT @ WINDOW FRAME & TRIM ALL AROUND
- WINDOW UNIT NAILING FLANGE & CONT. ELASTOMERIC FLASHING COATED, INSTALLATION W/HOUSEWRAP MANUFACTURER'S RECOMMENDATIONS
- CONTINUOUS (3/16") SEALANT JOINT @ WINDOW FRAME & TRIM ALL AROUND
- WALL FRAME AND SHEATHING
- HISTORIC SILL W/ MITERED RETURN ENDS AS SHOWN
- CONT. SEALANT JOINT BETWEEN TRIM & SIDING @ JAMB & SILL

**JAMB DETAIL**
- SCALE: 1" = 1'-0"
- CONTINUOUS (3/16") SEALANT JOINT @ WINDOW FRAME & TRIM ALL AROUND
- WINDOW UNIT NAILING FLANGE & CONT. ELASTOMERIC FLASHING COATED, INSTALLATION W/HOUSEWRAP MANUFACTURER'S RECOMMENDATIONS
- CONTINUOUS (3/16") SEALANT JOINT @ WINDOW FRAME & TRIM ALL AROUND
- WALL FRAME AND SHEATHING
- HISTORIC SILL W/ MITERED RETURN ENDS AS SHOWN
- CONT. SEALANT JOINT BETWEEN TRIM & SIDING @ JAMB & SILL

**PTD. MTL. HEAD FLASHING (OVER TRIM, UP 8" UNDER SIDING)**
- WALL FRAME AND SHEATHING
- AZEK "AZT-694" SOLID CROWN W/MITERED RETURN ENDS AS SHOWN
- PTD. 5/8" WOOD HEAD TRIM, PAD OUT 12"

**PTD. 5/8" TRIM BEHIND SHUTTERS**
- SCALE: 1" = 1'-0"
BRICK VENEER; SEE ELEVATIONS

STANDING-SEAM METAL ROOFING

PTD, 5" WOOD CROWN TRIM OVER 5/4X6 BACKER

PTD, 4" WOOD CROWN OVER 6/4X BACKER

PTD, WOOD SCOTIA OVER 6/4X BACKER

PTD, 6/4X WOOD TRIM

SCHEDULED WINDOW

PTD, HISTORIC WOOD BILT

PTD, WOOD 5/4X TRIM

PTD, WOOD BASE CAP

PTD, SMOOTH HARDIE PANEL

1 BAY WINDOW ELEVATION

SCALE: 1/2"=1'-0"

* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS. WINDSOR-OX+, LIFESPAN OR EQ.
AMERICAN FOURSQUARE HOUSE: MID 1890S-LATE 1930S, A PLAIN STYLE, INCORPORATING ELEMENTS OF THE PRAIRIE SCHOOL AND CRAFTSMAN STYLES BUT SOMETIMES EMBELLISHED WITH FOLK VICTORIAN, NEOCLASSICAL OR COLONIAL REVIVAL DETAILS. HALLMARKS INCLUDE A BOXY DESIGN, 2 1/2 STORIES HIGH, A CENTER DORMER IN A HIPPED ROOF AND A LARGE FRONT PORCH. ONE OVER ONE DOUBLE HUNG WINDOWS ARE COMMON IN FOURSQUARE HOMES BUILT IN THE EARLY 20TH CENTURY.

BROOKEVILLE PARCEL 770 LOT C
BROOKEVILLE PARCEL 770  LOT C

1. FRONT PORCH DETAIL

SLOPED STONE CAP

PTD. 5" WOOD CROWN OVER 5/4X BACKER

PTD. WOOD SCOTIA OVER 5/4X4 WOOD TRIM

3-COAT CEMENTOUS STUCCO SIDING

PTD. 12" TAPERED ROUND COLUMN SURROUND W/ NECK MOULD, TUSCAN CAP & BASE

PTD, 36" H. WOOD HANDRAIL/GUARDRAIL

STONE VENEER PORCH/PIER

FLAGSTONE PORCH T.B.S.

* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+ LIFESPAN OR EQ.
1. BOX BAY WINDOW ELEVATIONS
   SCALE: 1/2"=1'-0"

   * ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, RDT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE*, LIFESPAN OR EQ.

2. BAY WINDOW ELEVATION
   SCALE: 1/2"=1'-0"
1. FRONT DORMER DETAILS
   SCALE: AS NOTED

   FRONT ELEVATION
   SCALE: 1/2"=1'-0"

   SIDE ELEVATION
   SCALE: 1/2"=1'-0"

   CEDAR SHINGLE ROOFING

   PTD. 4" CROWN MOULDING OVER
   PTD. WOOD 5/4X6 BACKER BD.

   PTD. 3" WOOD BED MOLD
   OVER 5/4X BACKER

   PTD. WOOD 5/4X TRIM BD.

   PTD. 5/4X5 WOOD CORNER BD.

   3-COAT CEMENTITIOUS STUCCO CLADDING
   CONCEALED METAL FLASHING
   WINDOW AS SCHEDULED

   PTD. HISTORIC WOOD SILL

   PTD. 5/4X APRON

   * ALL EXTERIOR WOOD TRIM TO
   BE TREATED FOR PROTECTION
   AGAINST MOISTURE, ROT,
   FUNGAL ATTACK & INSECTS.
   WINDSOR ONE-  LIFESPAN OR EQ.

2. SIDE DORMER DETAILS
   SCALE: AS NOTED

   FRONT ELEVATION
   SCALE: 1/2"=1'-0"

   SIDE ELEVATION
   SCALE: 1/2"=1'-0"
STANDING SEAM METAL ROOF
PTD 3" GROIN MLD
PTD HARDIE PANEL
1/2 SLOPED METAL FLASHING
PTD SHINGLE MOLD OVER 5/4X6 BACKER
MTL DRIP EDGE
PTD, MTL HALF-ROUND GUTTER

PTD 5" GROIN MLD ON
PTD, 5/4X BACKER
PTD SGOTA MLD ON 5/4X BACKER

LAP SIDING, SEE ELEVATIONS
PTD 10" SQ. COLUMN NY NECK
MOLD, TUSCAN CAP & BASE

PTD 36" H, POOD RAILING
FLAGSTONE PORCH
STONE VENEER

EAVE DETAIL
Scale: 1" = 1'-0"

FRONT PORCH DETAIL
Scale: AS NOTED

* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE ROT, FUNGAL ATTACK, INSECTS, WINDSOR-ONE, MELAMINE OR EG

BROOKEVILLE PARCEL 770  LOT D DETAILS

GTM ARCHITECTS

COPYRIGHT 2018, GTM ARCHITECTS, INC.
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (340) 333-2000 - FAX: (340) 333-2001
BAY WINDOW ELEVATIONS

SCALE: 1/2"=1'-0"

- PTD. LAP SIDING - SEE ELEVATIONS
- STANDING-SEAM METAL ROOFING
- PTD. 3" MOULD CROWN TRIM OVER 5/4X6 BACKER
- PTD. 3" BEAD MOLDING OVER 5/4X BACKER
- PTD. MOULD SCOTIA OVER 5/4X BACKER
- PTD. 5/4X MOOD TRIM

- 5C-EDGED WINDOW
- PTD. HISTORIC MOOD SILL
- PTD. MOOD 5/4X TRIM
- PTD. MOOD BASE GAP
- PTD. SMOOTH HARDIE PANEL

* ALL EXTERIOR MOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS. WINDSOR-ONE-, LIFESPAN OR EQ.
**WINDOW DETAILS @ SIDING**

SCALE: AS NOTED

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**A. ELEVATION**

SCALE: 1" = 1'-0"

**ALIGN**

Painted MTL hinge covers, quantity and type

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**B. HEAD DETAIL**

SCALE: 1" = 1'-0"

5/4x6 trim behind shutters

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**C. JAMB DETAIL**

SCALE: 1" = 1'-0"

PENON UNIT

CONTINUOUS (3/16" SEALANT JOINT @ WINDOW FRAMES & TRIM ALL AROUND)

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**D. SILL DETAIL**

SCALE: 1" = 1'-0"

PENON UNIT

CONTINUOUS (3/16" SEALANT JOINT @ WINDOW FRAME & TRIM ALL AROUND)

---

* ALL EXTERIOR MOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, PESTICIDE, ATTACK, INSECTS, WINDSOR-ONE+, LIFESPAN OR EG.
SYNTHETIC SLATE ROOFING
PTD, 5" CROWN MOULDING OVER
PTD, MOOD 3/4X4 BD.
PTD, 5" MOOD BED MOULDING ON 5/4X BD. BACKER
PTD, MOOD 5/4X TRIM BD.
PTD, 5/4X6 MOOD CORNER BD.
KINDDON AS SCHEDULED
PTD, HARDIPLANK LAP SIDING, 5" REVEAL MATCH ROOF SLOPE
CONCEALED METAL FLASHING
PTD, HISTORIC MOOD SILL
PTD, 5/4X MOOD APRON

B FRONT ELEVATION
SCALE: 3/4"=1'-0"

TYP. DORMER DETAILS
SCALE: AS NOTED

* ALL EXTERIOR MOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS. WINDSOR ONE, LIFESPAN OR EG.

SIDE ELEVATION
SCALE: 3/4"=1'-0"

BROOKEVILLE PARCEL 770  LOT D DETAILS

COPYRIGHT 2018, GTM ARCHITECTS, INC.
Historically, natural slate is one of the most appealing roofing choices, combining unmatched durability with aesthetic appeal. The cost of natural slate, as well as its weight and difficulty in finding a qualified slate installer, often makes its use prohibitive. EcoStar LLC, the leading manufacturer of premium synthetic steep-slope roofing products, combines classic appeal with modern technology to offer the lightweight and affordable alternative – Majestic Slate™.

Created with recycled rubber and plastics, Majestic Slate offers a sustainable, lighter and easy-to-install roofing product that provides the appearance of natural slate with lower application costs. Available in two widths and designer accents, this slate alternative offers endless possibilities for residential and commercial projects. The architectural detail of a project, whether historic or new construction, is further enhanced by a wide range of available color combinations using the palette of 11 standard color choices and array of custom options.

Curb appeal is everything when it comes to the look of your home, but protection from the elements must be a priority. Majestic Slate offers both.

**Majestic Slate Color Palette**

- Smoke Gray
- Federal Gray
- Midnight Gray
- Black
- Earth Green
- Sage Green
- Cedar Brown
- Chestnut Brown
- Driftwood Brown
- Stone Red
- Mountain Plum

Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. This must be randomly blended for best results. Limited warranties carry terms and conditions. Significant property insurance discounts may be available when upgrading or building a roof to protect against hail, wind or fire damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance and Fire Resistance. Contact your insurance provider for details.

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**Advantages**

- Weighs $\frac{1}{3}$ to $\frac{1}{2}$ as much as natural slate
- Easy application keeps installation costs down
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail

**Architectural Flexibility**

- Designer Series tiles can be blended together to add personal style to your home
- Staggered and offset installations accentuate roof texture and depth
- Available in 11 standard colors
- Enhance the historical look in both residential and commercial buildings

**Strength & Durability**

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

**Warranty Options**

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 90 mph Wind Warranty (standard)

**Environmental Sustainability**

- Manufactured with post-industrial recycled rubber and plastics

**Technical Information**

- UL listed Class C fire resistance (UL 790)
- Wind resistance to 110 mph (ASTM D3161, TAS 100)
- UL Class 4 impact resistance (UL 2218)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report, AC07-UL ER 18920-02
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2008 Quality Management
Additional Rail Shutter

A unique, patented process delivers a beautiful louvered appearance for a classic, inviting look and the additional rail adds a dramatic detail. Crisp lines provide contrast and texture befitting home styles from historic to contemporary. Composite wood construction and sturdy craftsmanship ensure outstanding durability—these shutters won't crack, split or rot.

Please note that actual colors may vary from those shown on screen.

Tips & Information

Colors

White (631)

Black (632)
CERTI-LABEL® CEDAR SHAKE

Certi-Split® Handsplit Shakes

These shakes have split faces and sawn backs. Cedar logs are first cut into desired lengths. Blanks or boards of proper thickness are split and then run diagonally through a bandsaw to produce two tapered shakes from each blank. Available in Premium Grade (100% edge grain) or Number 1 Grade (Up to 20% flat grain allowed in each bundle).

Certi-Sawn® Tapersawn Shakes

These shakes are sawn both sides. Premium and Number 1 Grades are the most common. Premium Grade is 100% edge grain, 100% clear and 100% heartwood. Number 1 Grade allows up to 20% flat grain in each bundle. Number 2 and 3 Grades are also available.

Certi-Split® Tapersplit

Produced by hand, using a sharp bladed steel froe and a mallet. The natural shingle-like taper is achieved by reversing the block, end-for-end, with each split. Premium Grade only. (100% edge grain)

Certi-Split® Straight-Split

Produced by machine or in the same manner as tapersplit shakes except that by splitting from the same end of the block, the shakes acquire the same thickness throughout. Premium Grade only. (100% edge grain)

CERTIGRADE® CEDAR SHINGLES

Number 1 Blue Label®

The premium grade of shingles for roofs and sidewalls. These top-grade shingles are 100% heartwood, 100% clear and 100% edge grain. Available in 16” or 18” or 24” lengths.

Number 2 Red Label

A good grade for many applications. Not less than 10” clear on 16” shingles, 11” clear on 18” shingles and 16” clear on 24” shingles. Flat grain and limited sapwood are permitted in this grade.

Number 3 Black Label

A utility grade for economy applications and secondary buildings. Not less than 6” clear on 16” and 18” shingles, 10” clear on 24” shingles.

Number 4 Undercoursing

A utility grade for undercoursing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.
Wood and PVC Balusters

Baluster Stock Eased Edge
WM-237 • 1 1/4 x 1 1/4
Primed A Grade (Clear), PVC

Baluster Stock Square Edge
WM-237S • 1 1/4 x 1 1/4
Primed A Grade (Clear)

Baluster Stock
WM-238 • 1 1/16 x 1 1/16
A Grade Pine (Clear)

Baluster Stock
WM-239 • 3/4 x 3/4
A Grade Pine (Clear)

Wood and PVC Rails

Top Porch Rail • WM-8840 • 1 1/2 x 3 1/2
Primed A Grade (Clear)

Bottom Porch Rail
WM-8841 • 1 1/2 x 3 1/2
Primed A Grade (Clear)
**FIR 8840** • Top Rail Filler - LNFT

*Primed Fir*

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**PVC 8840** • Top Rail Filler - 16’

*PVC*

---

**PVC 8842** • Bottom Rail Only - 16’

*PVC*

---

**PVC 237**

Balluster Only - 15’

*PVC*

---

**8842F**

Bottom Rail Filler

*“A” Grade Fir*

---

**PVC 8842**

Bottom Rail Only - 16’

*PVC*
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12-ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie’s prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We’ve evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we’ve engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we’ve added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.
Screens
All exterior-applied screens for Pinnacle double hung, glide-by and patio doors come with screen frames matching the clad color of the unit. Interior-applied screens for Pinnacle casement and awning windows have screen frames available in champagne, white, bronze, black, wood-veneered pine, wood-veneered alder or wood-veneered fir.

Grilles
All of our wood and cellular PVC (CPVC) Windsor Divided Lite bars are hand-fitted to ensure a perfect fit.
Grille Profiles

Interior Grilles – Ogee

Interior Grilles – Contemporary

Exterior Grilles – Ogee

Exterior Grilles – Putty

Exterior Grilles – Contemporary

Grille Sections

Standard Select IG with Inner Grille

Standard Select IG with WDL and Inner Bar

Triple IG with Inner Grille

Triple IG with WDL and Inner Bar
Pinnacle Clad Casement & Awning
Technical Drawings

Pinnacle Clad Casement – Operating

Pinnacle Clad Casement – Stationary

Pinnacle Clad Casement – Transom and Picture

Pinnacle Clad Awning – Operating

Pinnacle Clad Awning – Stationary

All sizes and specifications subject to change without notice.
DRIVEWAY AND UTILITY EASEMENT

This Driveway and Utility Easement is made this 28th day of December, 2015 by Robert Connor, LLC ("Robert Connor, LLC")

RECATALS:

Robert Connor, LLC is the owner of real property described as Lot numbered Fifteen (15) in the subdivision known as “NORTHWOOD KNOLLS” as per plat thereof recorded at Plat Book 41 at Plat numbered 2986, among the Land Records of Montgomery County, Maryland ("Current Lot"), said lot to be re-subdivided into Lots Thirty (30), Thirty-One (31) and Thirty-Two (32) in the subdivision known as “NORTHWOOD KNOLLS” ("Future Lots").

Robert Connor, LLC wants to establish an easement for utilities and the common use of a portion of the Future Lots as described and shown in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein.

NOW THEREFORE, in consideration of the promises contained herein, as well as other good and valuable consideration, receipt of which is hereby acknowledged, Robert Connor, LLC agrees to the following terms and conditions:

Robert Connor, LLC hereby grants and conveys, and all properties shall be subject to and servient to, a perpetual driveway and utility easement and right of way in, through, over, and across the property described in Exhibit “A” and shown on Exhibit “B” attached hereto and incorporated by reference herein ("Easement Area"). This easement shall include the installation and maintenance of any and all utilities to and from any portion of the lot, including but not limited to, trench drains, storm water management facilities, underground pipes, and wires, and anything else necessary for the installation and maintenance of utilities to and from the future lots.

No owner of any Future Lot, their heirs, personal representatives, successors or assigns in interest shall place or caused to be placed within the Easement Area any obstruction which interferes with the reasonable use and enjoyment of the common driveway. The owners shall not block, obstruct, prohibit or prevent access as herein granted and shall preclude others from doing so.

The responsibility for maintenance of the Easement Area, including any trench drains and retaining walls, shall be borne equally by the owners of the Future Lots, except that damage done due to the neglect or acts or omissions by any owner shall be repaired and be the responsibility of that owner.

Each owner shall indemnify and hold harmless the other owners from any loss or damage, including reasonable attorney’s fees that may be suffered as a result of any claim.
that is based solely on the fact that the owner of the property owns land which is underneath part of said easement.

This Driveway and Utility Easement shall be binding upon the current owners, their successors and interests in title and shall run with the land until it is terminated by written agreement of the owners of all lots.

Witness our hands and seals.

Robert Connor, LLC

By: 
R. Sterling Mehring, Managing Member

State of Maryland
County of Montgomery

On this 20th day of December, 2015, before me the undersigned officer, personally appeared R. Sterling Mehring, Managing Member of Robert Connor, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of Robert Connor, LLC.

Notary Public
Andrew FitzGerald
My Commission Expires: 9-7-16

I hereby certify that this instrument has been prepared by an attorney admitted to practice before the Court of Appeals of the State of Maryland.

Andrew FitzGerald

Parcel ID: 13-120-0137916
EXHIBIT A

DESCRIPTION OF A DRIVEWAY & UTILITY EASEMENT

ACROSS THE PROPERTY OF
ROBERT CONNOR, LLC
LIBER 51386 at FOLIO 495

LOT 15, BLOCK 1
NORTHWOOD KNOLLS
PLAT BOOK 41, PLAT No. 2986

WHEATON (13TH) DISTRICT
MONTGOMERY COUNTY, MARYLAND

Across Future Lots 31 & 32, Block 1, Northwood Knolls
For the benefit of Future Lots 30, 31 & 32, Block 1, Northwood Knolls
Montgomery County, Maryland

BEING a strip or parcel of land lying in the Wheaton (13th) Election District of Montgomery County, Maryland, hereinafter described in, through, over and across the property acquired from Victoria C. DiBella to Robert Conner, LLC, by a deed dated December 4, 2015 and recorded among the Land Records of said County in Liber 51386 at Folio 495; also being Lot 15, Block 1 as shown on a plat of subdivision entitled, “Northwood Knolls” and recorded among said Land Records in Plat Book 41, Plat No. 2986; and being more particularly described as follows:

BEGINNING for the strip or parcel of land at an open iron pipe found on the northerly right of way line of Dennis Avenue (100 feet wide), said point also being the common corner for Lots 15 and 16 of said plat, thence running with said line of division

1. North 22°35'10" West, 117.95 feet to a point, thence leaving said line of division and
   in, through, over and across Lot 15, also Future Lots 31 and 32, the seven (7) following
   courses and distance,

2. North 67°33'45" East, 35.00 feet to a point, thence

3. South 22°35'10" East, 40.63 feet to a point, thence

4. North 67°33'45" East, 15.00 feet to a point on the line of division between Future
   Lots 30 and 31, thence running with said line,

5. South 22°35'10" East, 52.32 feet to a point, thence leaving said line of division

6. South 67°33'45" West, 15.00 feet to a point, thence

7. South 22°35'10" East, 25.00 feet to a point on the northerly right of way line of
   Dennis Avenue and running with said line,

8. South 67°33'45" West, 35.00 feet to a Point of Beginning, containing 4,913 square
   feet of land, more or less.

Subject, however, to any and all easements, right-of-ways, covenants and encumbrances
of record.
Surveyor's Certification

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

12/22/15

Jeffrey Allen Hammond
Professional Land Surveyor
Maryland Reg. 21515
Exp. Date: July 13, 2017
State of Maryland Land Instrument Intake Sheet

Baltimore City  County: Montgomery

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Taxation and Court Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)

1. Type(s) of Instruments
   (Check Box if addendum Intake Form is Attached)
   Deed
   Mortgage
   Other Easement
   Other

2. Conveyance Type
   (if applicable)
   Check Box
   Improved Sale
   Unimproved Sale
   Multiple Accounts
   Not an Arm's
   Length Sale
   [ ]
   [ ]
   [ ]
   [ ]

3. Tax Exemptions
   (if applicable)
   Cite or Explain Authority
   Recodification
   State Transfer
   County Transfer

4. Consideration Amount
   Finance Office Use Only
   Transfer and Recodification Tax Consideration
   Purchase Price/Consideration
   $
   Any New Mortgage
   $ X ( )
   Balance of Existing Mortgage
   $
   Less Exemption Amount
   $
   Other:
   $ X ( ) per $500
   Other:
   $
   Recodification Tax Consideration
   $
   State Transfer Tax
   $
   C.B. Credit
   $
   County Transfer Tax
   $
   Ag. Tax/Other:
   $
   Full Cash Value:
   $ TOTAL DUE
   $ Agent:

5. Amount of Fees
   Recoding Charge
   $ 20.00
   Surcharge
   $ 40.00
   State Recodification Tax
   $
   State Transfer Tax
   $
   County Transfer Tax
   $
   Other:
   $
   Total:
   $

6. Description of Property
   SDAT requires submission of all applicable information.
   A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).
   District 13-120
   Property Tax ID No. (1) 0137916
   Grantor Liber/Folio
   Map
   Parcel No.
   Var. LOC
   Subdivision Name
   Northwood Knolls
   Lot (3a)
   15
   Block (3b)
   1
   Sect/AR (3c)
   Plat Ref.
   SqFt/Acreage (4)
   (5)

   Location/Address of Property Being Conveyed (2)
   Other Property Identifiers (if applicable)
   Water Meter Account No.
   Residential/Non-Residential
   Fee Simple or Ground Rent: Amount
   Partial Conveyance? Yes/No
   Description/Amt. of SqFt/Acreage Transferred:

   If Partial Conveyance, List Improvements Conveyed:
   Dec. 1 - Grantor(s) Name(s)
   Dec. 2 - Grantee(s) Name(s)
   Robert Connor, LLC

   Dec. 1 - Owner(s) of Record, if different from Grantor(s)
   Dec. 2 - Owner(s) of Record, if different from Grantor(s)

   Transferred To
   Dec. 1 - Grantor(s) Name(s)
   Dec. 2 - Grantee(s) Name(s)
   New Owner's (Grantee's) mailing Address

   Transferred From
   Dec. 1 - Additional Names to be Indexed (Optional)
   Dec. 2 - Additional Names to be Indexed (Optional)

   Other Names to Be Indexed

   Contact/Mail Information
   Name
   Andrew FitzGerald
   Firm
   The Law Office of Andrew FitzGerald, P.C.
   Address
   19401 Connecticut Avenue, Suite 101
   Kensington, MD 20895
   Phone: (301) 933-6550
   Return Address Provided

   Instrument Submitted By or Contact Person
   Return to Contact Person
   Hold for Pickup

   Assessment Information
   Assessment Use Only - Do Not Write Below This Line
   IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
   Year
   20
   20
   Transfer Number
   Date Received
   Geo.
   Map
   Sub
   Block
   Land
   Zoning
   Grid
   Plat
   Lot
   Buildings
   Use
   Parcel
   Section
   Occ. Cd.
   Total
   Town Cd.
   Ex. St.
   Ex. Cd.

   REMARKS:

   Distribution:
   Clerk's Office
   P.O. - Office of Finance
   County - SDAT
   Odomond - Preparer

   Approved:
   AOC/DD-300/03/2007

   Printed:
   01/26/2016

   Date Available:
   01/07/2016

   Page 1 of 1

   MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 51445, p. 0147, MSA_CE63_51402. Date available 01/07/2016. Printed 01/26/2016.
TRADITIONAL HARDWARE

**Pintel on Plate**
- Sold in pairs
- Pintel plate size - 1-1/2" x 3-1/2" x 1/8"
- Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"

**Jamb Pintel Offset - 1/2", 1", 2"**
- Sold in pairs
- Stainless steel with a matte black powder coat finish

**4" Lag Pintel**
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Pin diameter: 3/8"

**Pintel Shim**
- Sold as each
- Shim is 1/4" thick and stackable
- Black polyamide plastic

**10" Strap Hinge**
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"

**10" Back Plate**
- Sold in pairs
- Stainless steel with a matte black powder coat finish

**12" Strap Hinge**
- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4"

**12" Back Plate**
- Sold in pairs
- Stainless steel with a matte black powder coat finish

**6" L-Hinge**
- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"

**6" L-Hinge Back Plate**
- Sold in pairs
- Stainless Steel with a matte black powder coat finish

**Flat Hinge**
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"

**Flat Hinge Back Plate**
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
TRADITIONAL HARDWARE

Acorn Holdback
- Sold as each
- Chromed Bronze Bullet
- Solid steel hanger bolt and spring clip

Dog Post Holdback
- Sold as each
- Stainless steel with a matte black powder coat finish

“S” Holdback
- Sold in pairs with 4” lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

Rat-Tail Holdback
- Sold in pairs with 4” lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

6” Lag Bolt
- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- For use with “S” and Rat-Tail Holdbacks

12” Slide Bolt
- Sold as each
- Stainless Steel with a matte black powder coat finish

12” Locking Slide Bolt
- Sold as each
- Stainless Steel with a matte black powder coat finish

H-Hinge
- Sold in pairs
- Stainless Steel with a matte black powder coat finish

9” Adjustable Hinge
with 3” Cleat
- Sold in pairs
Standard Raised Panel Shutter

Choose dual raised panels for shutters that are perfect for a wide variety of architectural styles, from Georgian to modern American designs. These handcrafted shutters provide eye-catching interest, rich with detail and texture. Choose from a wide range of colors and options to make any home unique.

Widths: 12” to 24” in 1/8” increments
Lengths: 13-1/2” to 96” in 1/8” increments
All dimensions are nominal.

Please note that actual colors may vary from those shown on screen.

Tips & Information

Colors

White (631)
STANDARD SHINGLE PANELS

Our "Easy Stack" panels are available Nationwide!

Sidewall Shingle Panels come in 3 different exposures; 7 1/8”, 5.3” and 4.25”. Each of the exposures come in several different textures and styles with matching corner systems. We will also manufacture special purpose panels to meet your custom design specifications.

1-Course 7 1/8” Exposure (21 panels cover 100 square feet)

- Even Buttline, Tight Keyway
- Staggered Butt, Tight Keyway
- Staggered Butt, Open Keyway

1-Course 5.3” Exposure (28 panels cover 100 square feet)

- Even Buttline, Open Keyway
- Staggered Butt, Tight Keyway

1-Course 4.25” Exposure

- Even Buttline, Open Keyway
- Staggered Butt, Tight Keyway
Product Description

Exterior sidewall system consisting of 96-1/4” x 6.05”, 7.3” OR 9.0” actual size panels (96” x 4.25”, 5.3” OR 7 1/8” net coverage) of one course of 5/16” thick Western Red Cedar tapered shingles at 4.25”, 5.3” OR 7 1/8” exposure to the weather bonded to 11/32” CDX plywood sheathing with galvanized steel staples and glue bead over a fiberglass matte laminate. Plywood is angle cut on top and bottom to allow 1/8-inch adjustment per course of additional overlap. Panel ends have overlapping shingle design, which provides all vertical seams with weather tight lap.

Basic Uses:
Exposed siding for exterior walls or for Mansard type roofs of 60° (24/12) or greater in pitch.

Sizes:

4.25 Exposure Panels: Actual 96-1/4” wide by 6.05” high (96” x 4.25” net coverage) with one shingle course, with net surface coverage of 2.66 sq. ft. per panel, thirty-five panels per 100 sq. ft. (One Siding Square)

5.3 Exposure Panels: Actual 96-1/4” wide by 7.3” high (96” x 5.3” net coverage) with one shingle course, with net surface coverage of 3.55 sq. ft. per panel, twenty-eight panels per 100 sq. ft. (One Siding Square)

7 1/8” Exposure Panels: Actual 96-1/4” wide by 9.0” high (96” x 7 1/8” net coverage) with one shingle course, with net surface coverage of 4.76 sq. ft. per panel, twenty-one panels per 100 sq. ft. (One Siding Square)

Patterns & Finishes:
Regular textured surfaces are available in either straight or staggered buttlines. Tight keyway spacing as well as shingle thicknesses of 5/16” or 1/2” are available. Flush mounting corner units are available in matching surface textures and finishes.

Materials:
Only 100% Western Red Cedar tapered shingles are used, available in either 5/16” or 1/2” thickness.

Corners:
Flush-mounting corner units are prefabricated of Western Red Cedar tapered shingles stapled to 11/32” exterior plywood sheathing in “Boston Weave” construction. They are manufactured and supplied in "left" and “right” widths so, when alternated with each panel row, the vertical corner line is eliminated. Corners are offered in 90 or 135-degree angles. No starter strip is required.

Fire Resistance:
All panels naturally pass a Class “C” Flame Test. For Wildland Urban Interface codes, see our Cal Stack panel spec sheet.

Technical Data

Standards:
The panels have evaluation reports (ER) from ICC-ES ESR-1862, State of Florida FL#7993 and Texas T.D.I. EC-#53 as assurance of quality and that they meet all applicable building codes.

Designs:
A unique patented manufacturing process applies the shingles to 11/32” plywood sheathing graded CD with Exterior glue with both galvanized steel staples and glue bead in a manner that allows contraction and expansion without buckling, and which results in an exclusive feature of tight keyways between individual shingles for better water run-off and authentic shingle lay-up. For added protection a layer of coated fiberglass matte laminate is interleaved between the plywood and shingles. The weather tight end joint lap design of overlapping shingles covers all vertical seams with a layer of shingle.

Limitations:
Panels may not be used on roofs with slopes less than 60°, and do not meet shear requirement.

Weights & Packaging:
Panels are wrapped and strapped in pallet loads of 15 Siding Squares (100 sq. ft. per square). Average pallet weight is 2300 lbs. Individual panels weigh approximately 5.25 lbs. each. Flush-mounted corners are packaged 8 to a bundle, each bundle weighing 5 lbs.

Availability:
The Cedar Valley panel system is available throughout the U.S. through building material distributors and wholesalers located nationally. For the names of the nearest source or a sales representative, contact Cedar Valley Shingle Systems

Warranty:
Cedar Valley Shingle Systems offers a limited warrantee against defects due to workmanship, manufacture or defective raw materials used in that manufacture, to the extent that such defective materials will be either repaired or replaced at the option of Cedar Valley Shingle Systems. This guarantee does not extend to other costs that maybe attendant to, or result from, such repair or replacement.
Wood Bracket 17T1

**PRODUCT LINE:** Brackets - 17  
**PROJECTION:** 17”  
**HEIGHT:** 18”  
**THICKNESS:** 3 1/2”  
**BRACE THICKNESS:** 3 1/2”  
**BRACE SETTING:** Flush  
**BODY TIMBER:** 3 1/2” x 3 1/2”

**PRICE:** $84.00

**BRACKET FINISH:** REQUIRED  
- SMOOTH  
- ROUGH SAWN

**QUANTITY:**
- 1
Wood Corbel 23T7

**PRODUCT LINE:** Corbel - 23

**PROJECTION:** 4 1/2"

**HEIGHT:** 6 1/2"

**PRICE:** $18.00