

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	Parcel 770, Brookeville	Meeting Date:	8/14/2019
Resource:	Spatial Resource Brookeville Historic District	Report Date:	8/7/2019
Applicant:	19501 Georgia LLC (Luke Olson, Architect)	Public Notice:	7/31/2019
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.

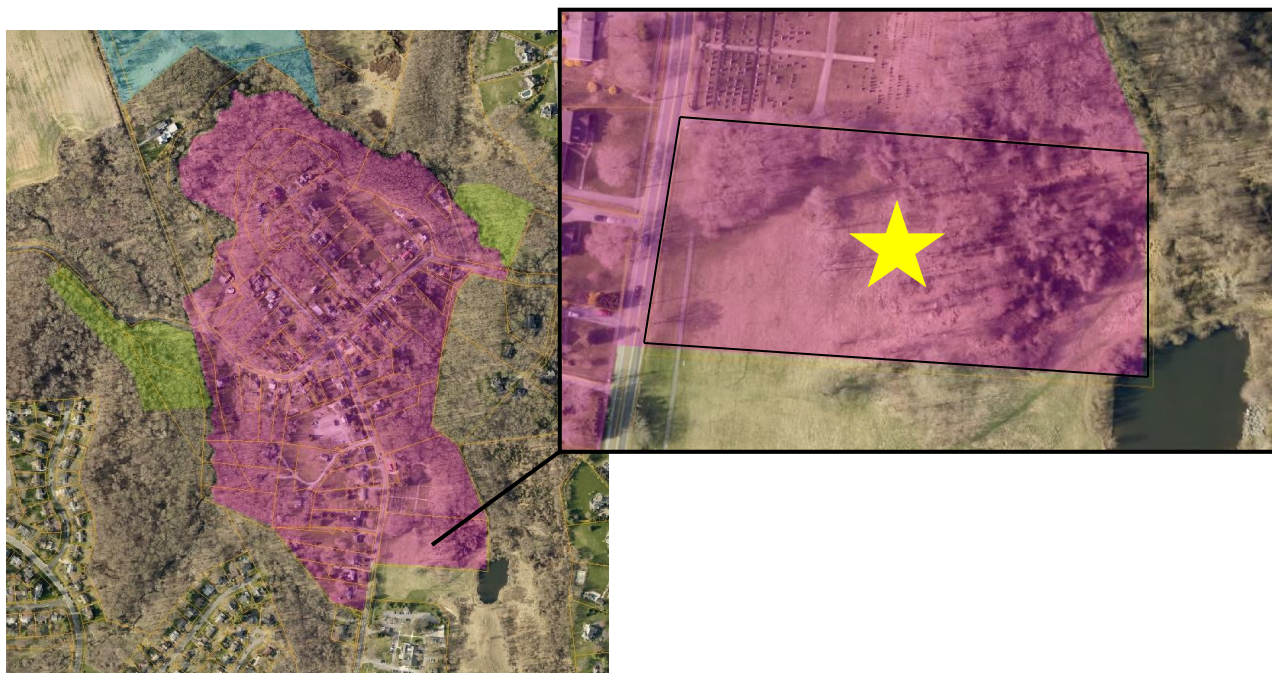


Fig. 1: Brookeville Historic District, with subject property marked by yellow star.

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.¹

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

Link to staff report for the January 23, 2019 HPC meeting: <https://montgomeryplanning.org/wp-content/uploads/2019/01/II.A-Parcel-770-Brookeville.pdf>

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

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: kolson@gtmarchitects.com Contact Person: Luke Olson
Daytime Phone No.: 240-333-2021
Tax Account No.: 00711428 PHIL SARDELLS, AGENT
Name of Property Owner: 19501 GEORGIA LLC Daytime Phone No.:
Address: 9201 B BALTIMORE AVE COLLEGE PARK MD 20740
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: UNADDRESSED Street: HIGH ST
Town/City: BRIDGEVILLE Nearest Cross Street: CHURCH ST
Lot: _____ Block: _____ Subdivision: _____
Liber: 53317 Folio: 37 Parcel: P770

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reaze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☒ A/C ☐ Slab ☐ Room Addition ☒ Porch ☒ Deck ☒ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ 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: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ 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/easement

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

[Signature]
Signature of owner or authorized agent

2/20/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

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 DETACHED GARAGES ACCESSED VIA A NEW
SHARED PRIVATE DRIVEWAY

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

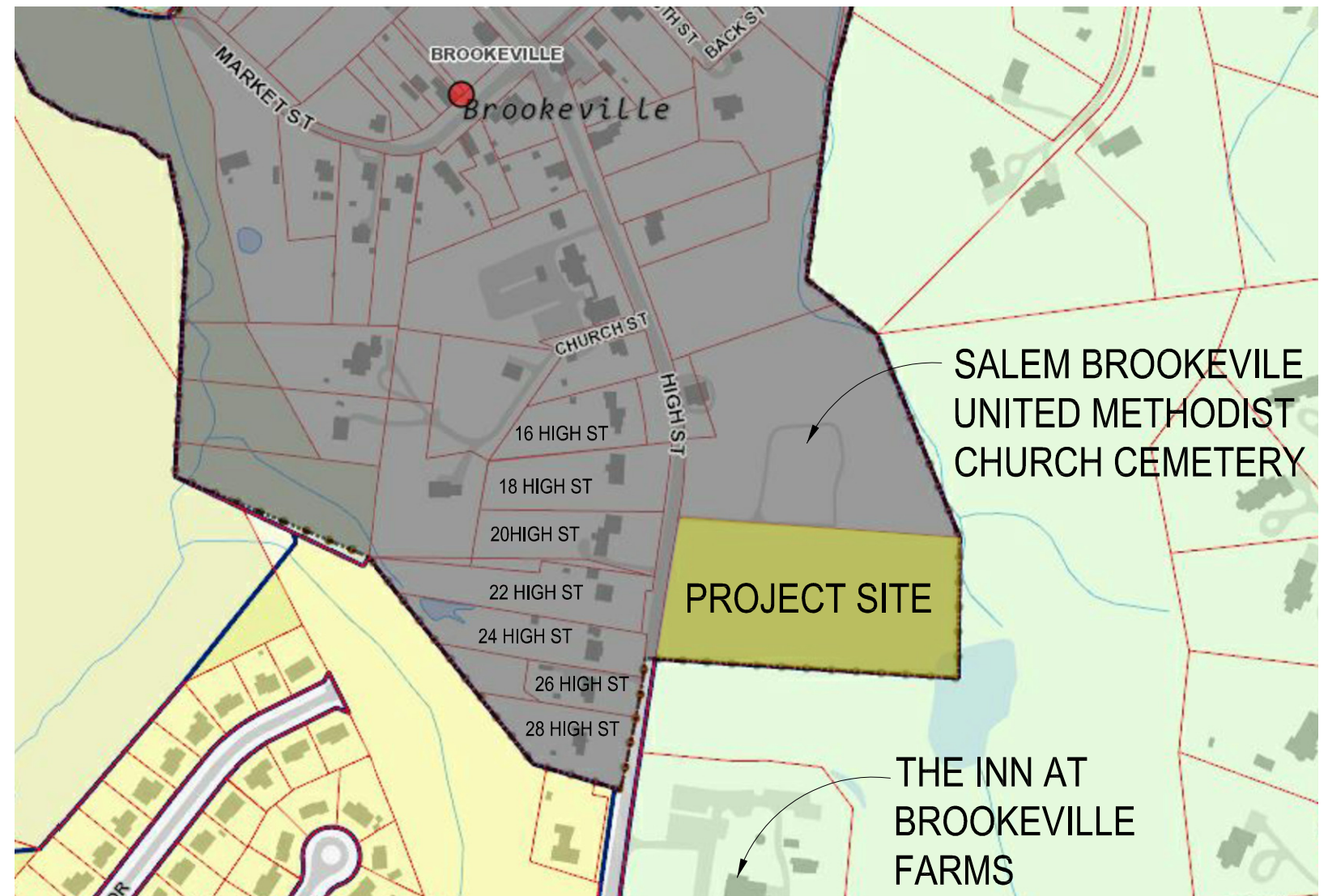
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address PHIL SARDELLS 10776 TUCKER ST BELTSVILLE, MD 20705	Owner's Agent's mailing address LUKE OLSON GTM ARCHITECTS 7735 OLD GEORGETOWN RD STE 700 BETHESDA MD 20814
Adjacent and confronting Property Owners mailing addresses	
KATHY & CHARLES HAWKINS 24 HIGH ST BROOKVILLE MD 20833	ROLAND BOWKER 22 HIGH ST BROOKVILLE MD 20833
CATHERINE McDONALD REV TRUST 20 S HIGH ST BROOKVILLE MD 20833	PRESTON KERRY JOHNSTON 7268 CALM SUNSET COLUMBIA MD 21046 (18 HIGH ST)
SALEM METHODIST CHURCH C/O WILLARD HARVEY PO BOX 16 BROOKVILLE MD 20729	19501 GEORGIA LLC 9204B BALTIMORE AVE COLLEGE PARK MD 20740

(UNADDRESSED) HIGH STREET, BROOKEVILLE MD PARCEL 770

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



BROOKEVILLE PARCEL 770

PROJECT # 18.0320

DATE: 08/07/2018 REV 02/27/2019

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STREET VIEW OF EXISTING SITE



PROPOSED STREETSCAPE

1 **STREETSCAPE STUDY OPT B**
SCALE: 1/16"=1'-0"

BROOKEVILLE PARCEL 770



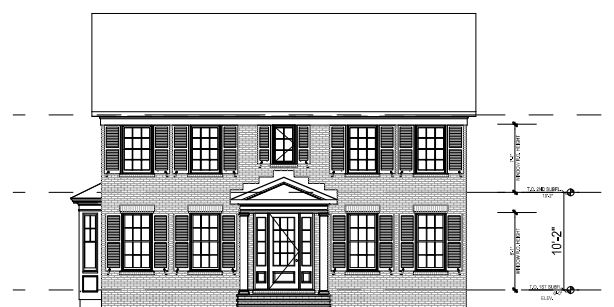
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PREVIOUSLY PROPOSED HOUSE ELEVATIONS



ELEVATIONS FROM CURRENT PROPOSAL



PREVIOUSLY PROPOSED
LOT B OPT B



STREETSCAPE FROM PREVIOUS PROPOSAL

① HEIGHT/MASSING REVISION DIAGRAMS
SCALE: 1" = 20'-0"

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.



2 NORTH ST (3,421 SF)



4 NORTH ST (3,952 SF)



13 NORTH ST (2,646 SF)



17 NORTH ST (2,747 SF)



104 WATER ST (2,400 SF)

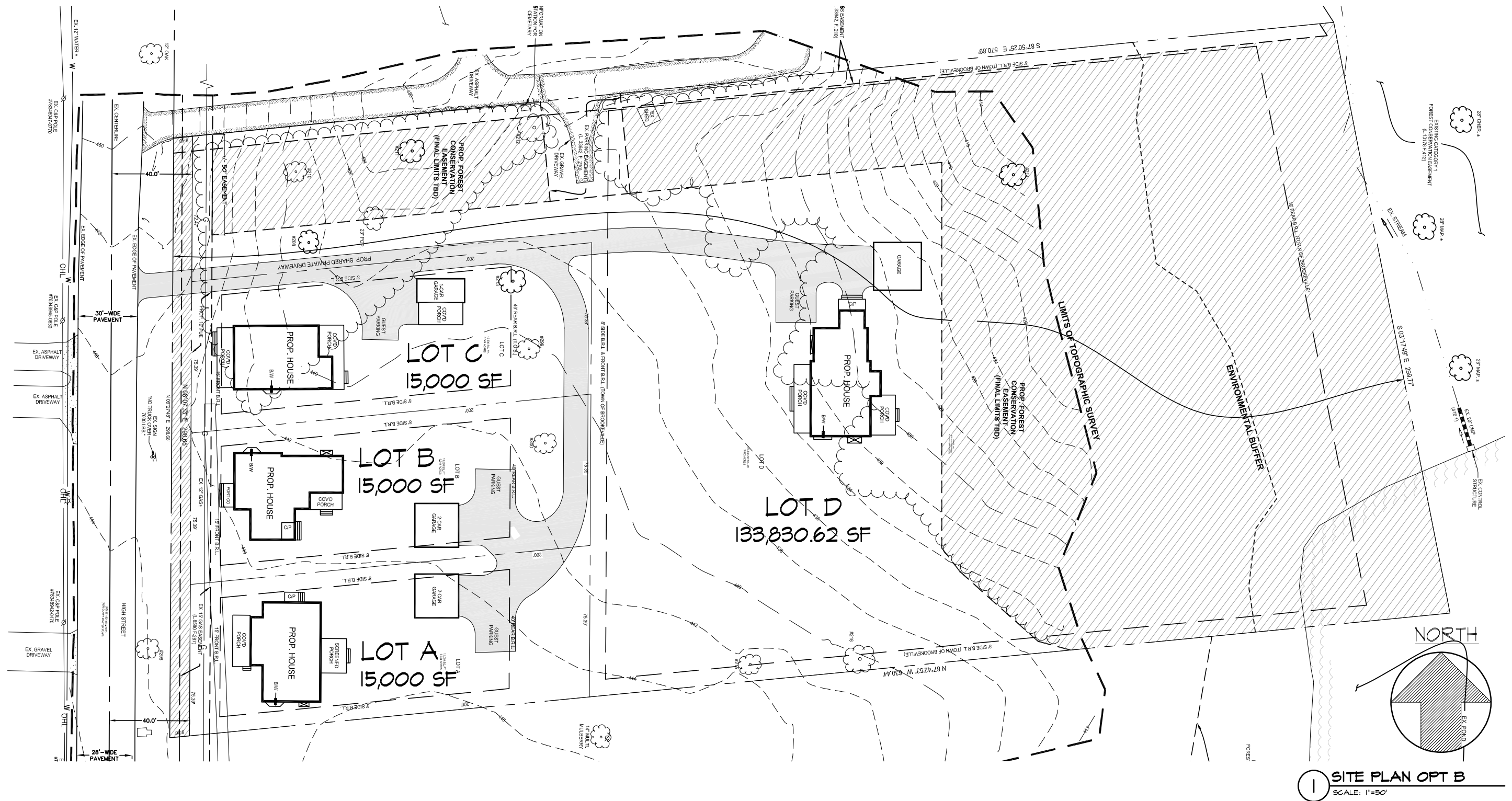


106 WATER ST (2,552 SF)



108 WATER ST (3,162 SF)

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 HPC 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 LAP'S RECOMMENDATION AND FURTHER DETAILED IN THE FOLLOWING PAGES.

LOT COVERAGE CALCULATIONS:							
<u>LOT A</u>	LOT AREA = 15,000 SF	<u>LOT B</u>	LOT AREA = 15,000 SF	<u>LOT C</u>	LOT AREA = 15,000 SF	<u>LOT D</u>	LOT AREA = 133,830.62 SF
	COVERAGE = 1617+484=2,101=14.0%		COVERAGE = 1,637+484=2,121=14.1%		COVERAGE = 1,500+360=1,860=12.4%		COVERAGE = 1,787+529=2,316=01.7%

BROOKEVILLE PARCEL 770

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

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1 3D VIEWS HEADING NORTH
SCALE: N.T.S.

BROOKEVILLE PARCEL 770



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1 3D VIEWS HEADING SOUTH
SCALE: N.T.S.

BROOKEVILLE PARCEL 770

PROJECT # 18.0320

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3D-2

GTM

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2 AERIAL VIEW OF LOT LOOKING NORTH-EAST
SCALE: N.T.S.



1 3D VIEW OH HOUSE ON LOT D
SCALE: N.T.S.

BROOKEVILLE PARCEL 770

PROJECT # 18.0320

DATE: 08/07/2018 REV 02/27/2019

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3D-3



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CAPITOL VIEW HISTORIC DISTRICT HOUSE



1903 BRIGHTON DAM ROAD (3,770 SF)
BROOKEVILLE WOOLEN MILL AND HOUSE

1 **LOCAL EXAMPLES OF PROPOSED STYLE**
SCALE: N.T.S.



2 NORTH STREET (3,421 FIN SF)

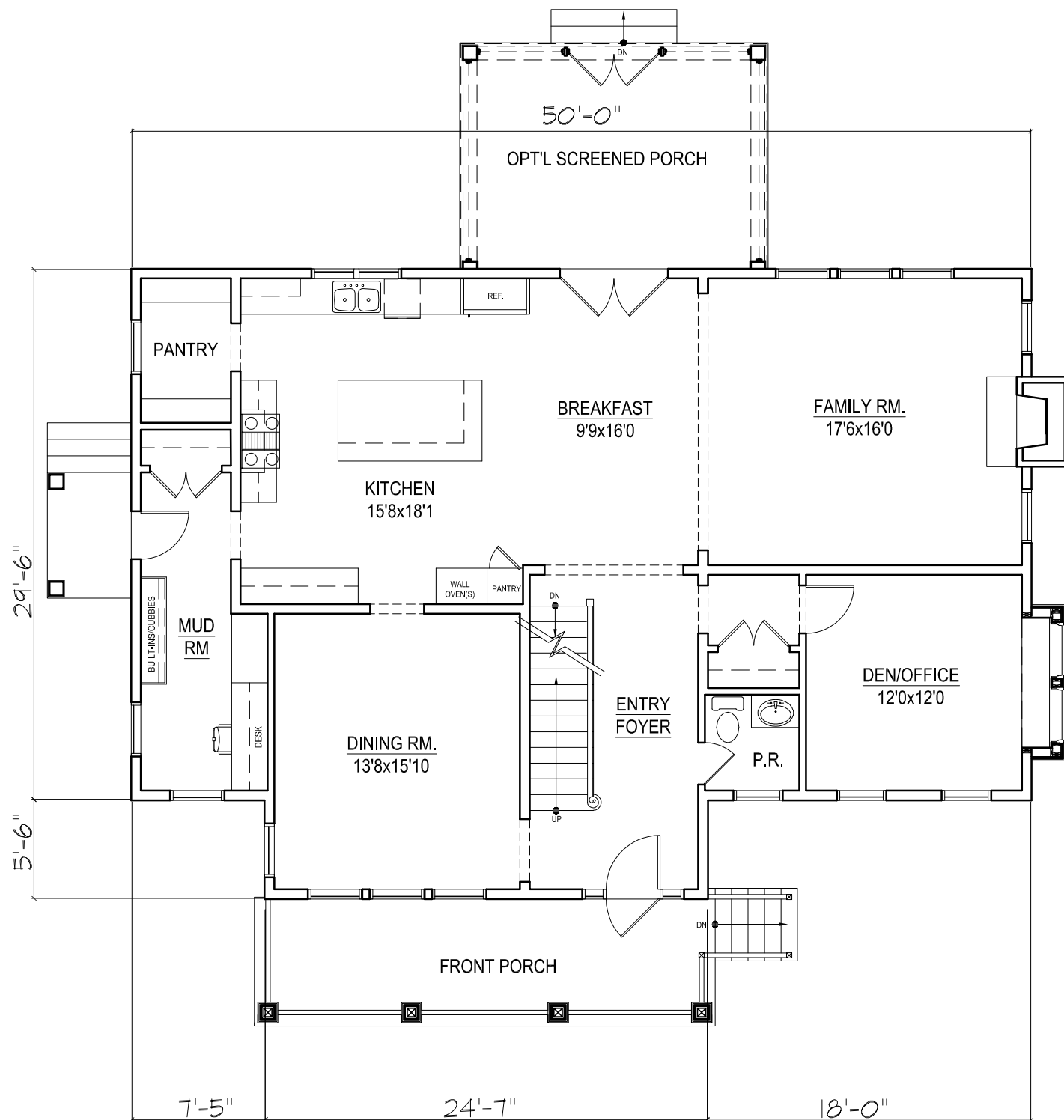


2 **EXAMPLES OF AMERICAN CRAFTSMAN-STYLE BUNGALOWS**
SCALE: N.T.S.

AMERICAN CRAFTSMAN-STYLE BUNGALOWS: LOW-PICED 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.

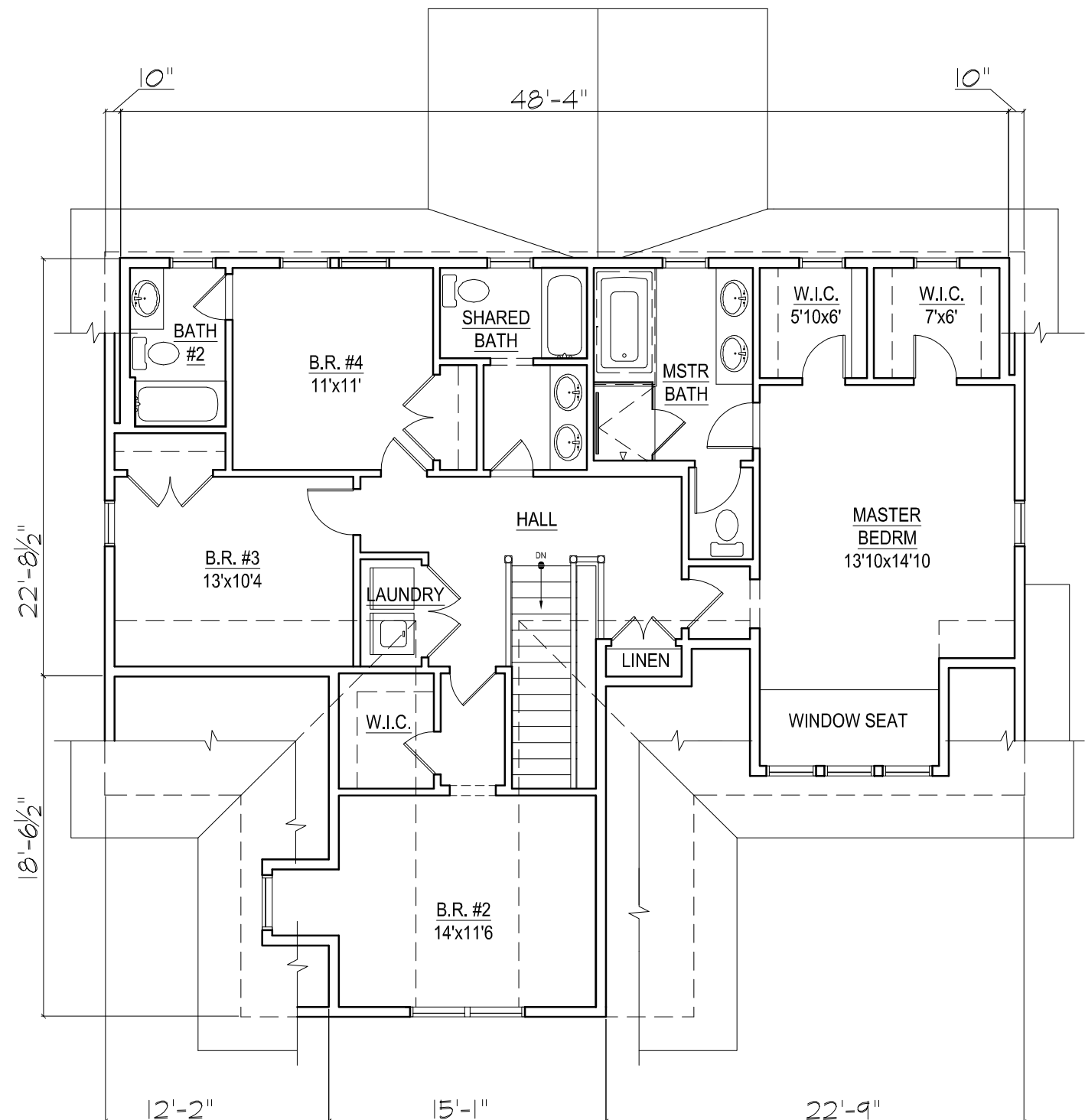


BROOKEVILLE PARCEL 770 LOT A



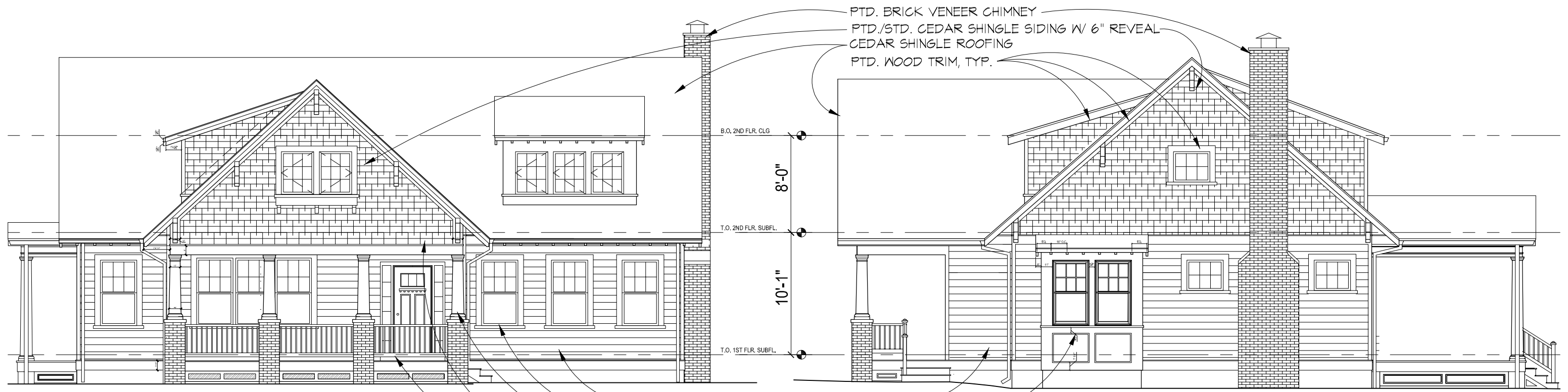
① **FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"
1,617 FIN. SF

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



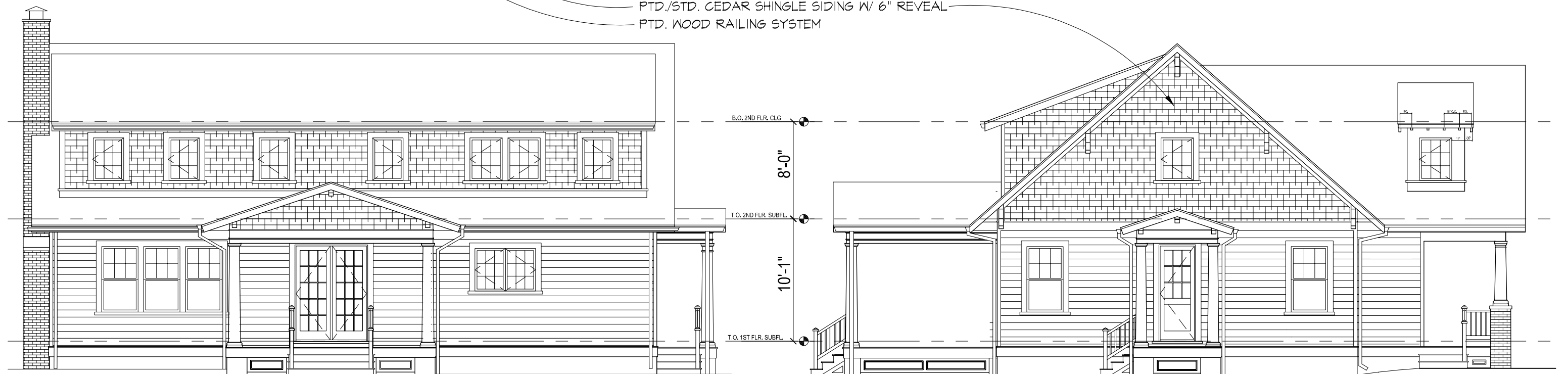
② **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"
1,471 FIN. SF





1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



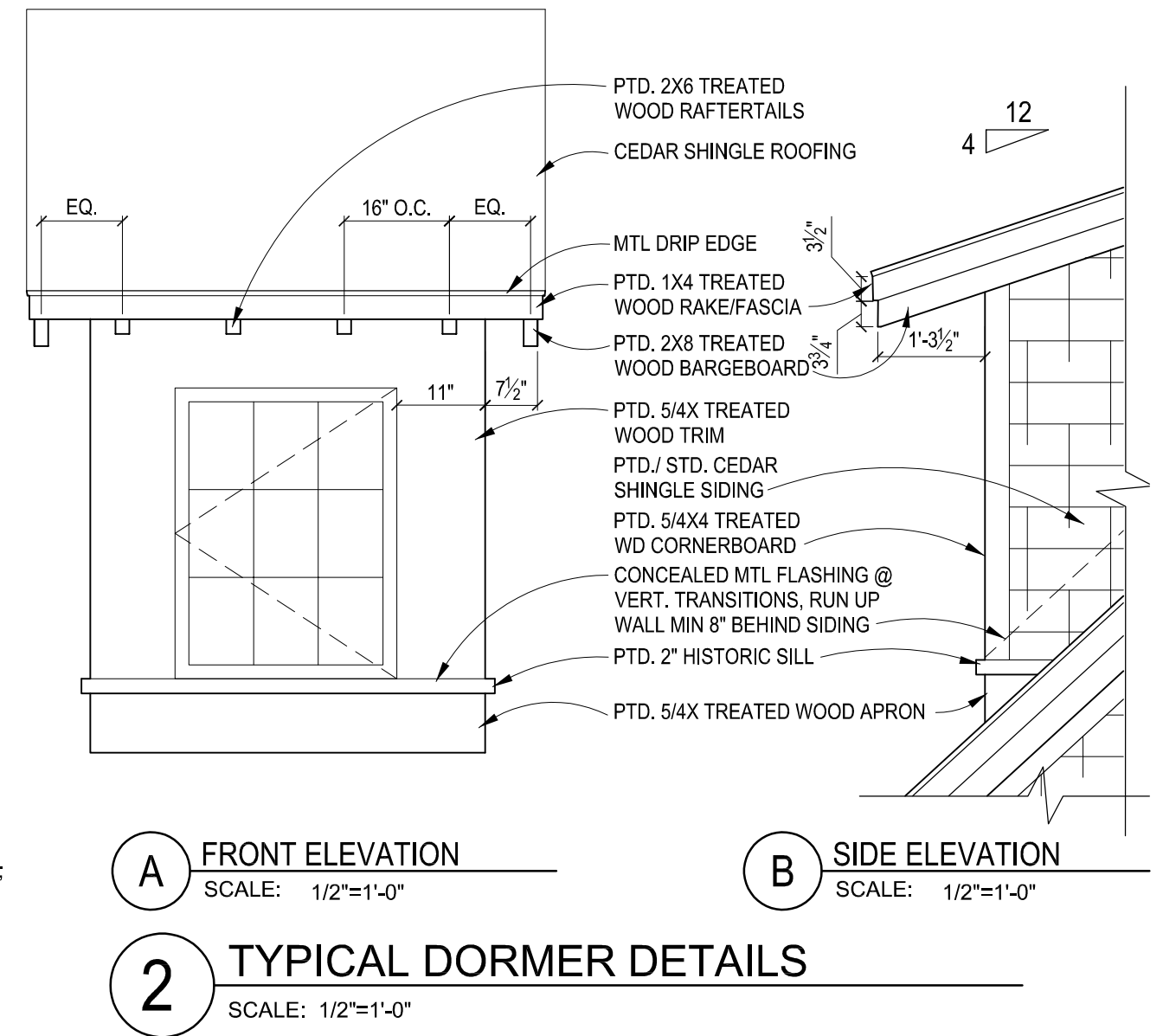
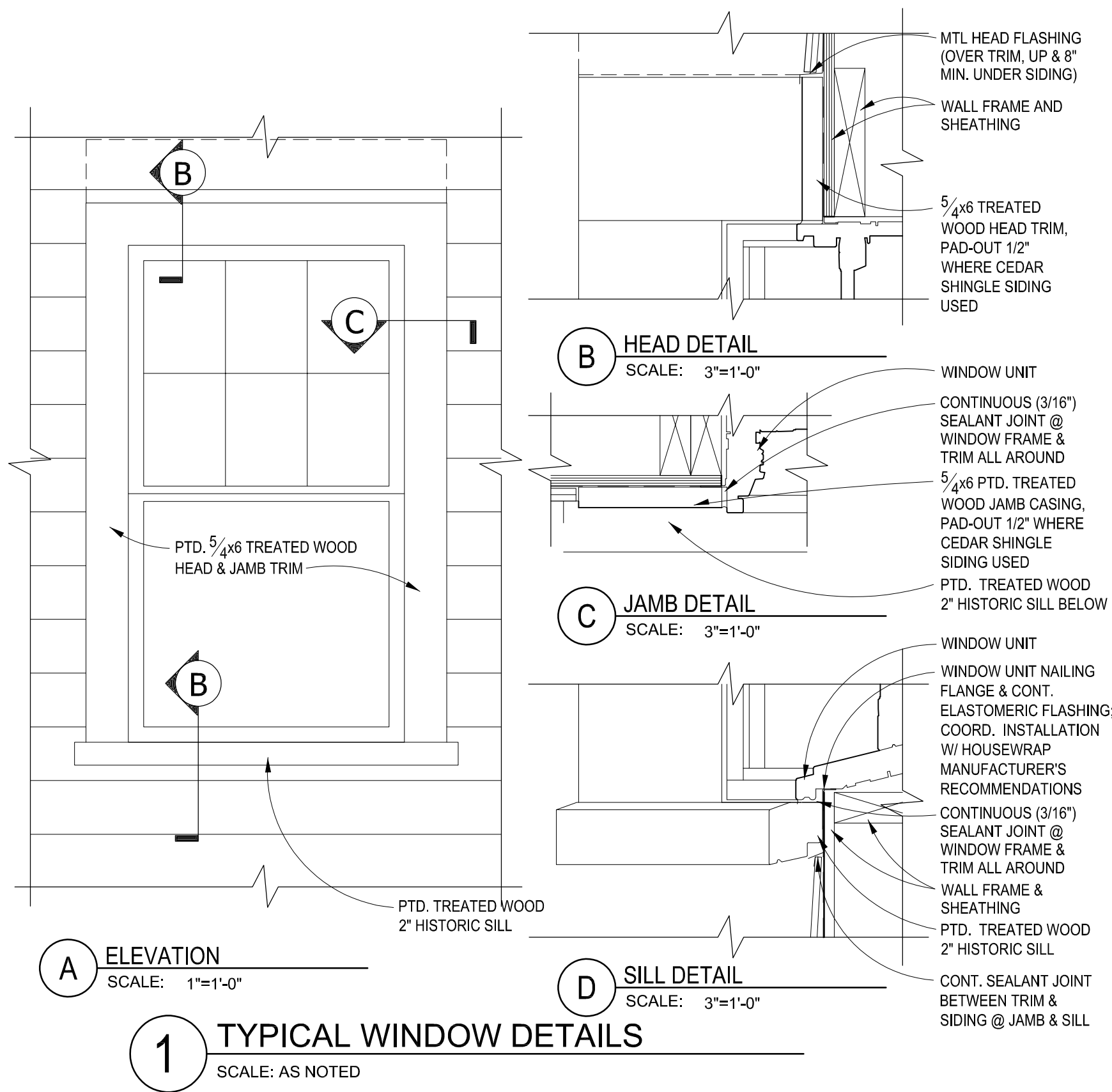
3 REAR ELEVATION
SCALE: 1/8"=1'-0"

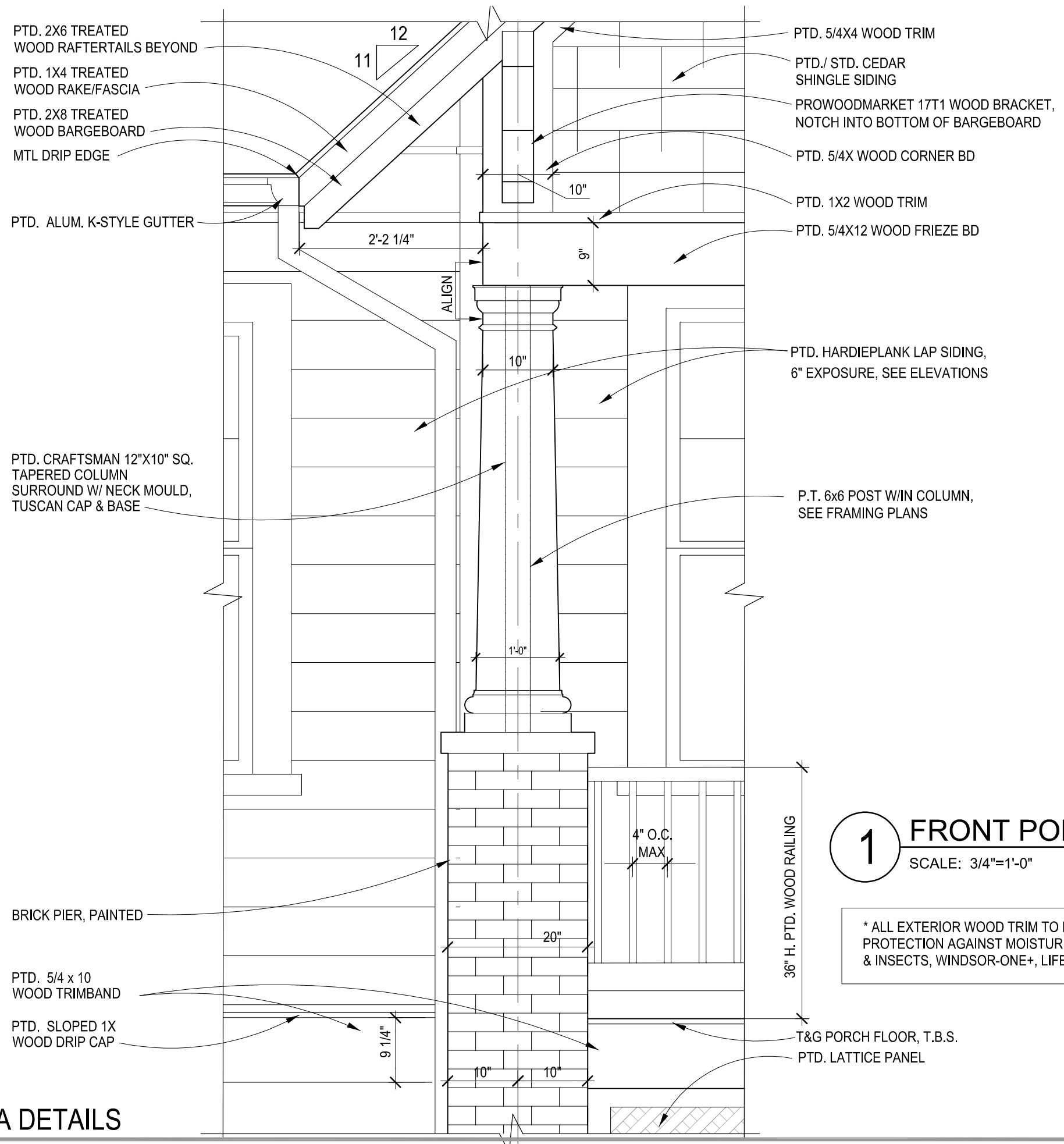
4 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



REVISIONS: 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.

BROOKVILLE PARCEL 770 LOT A

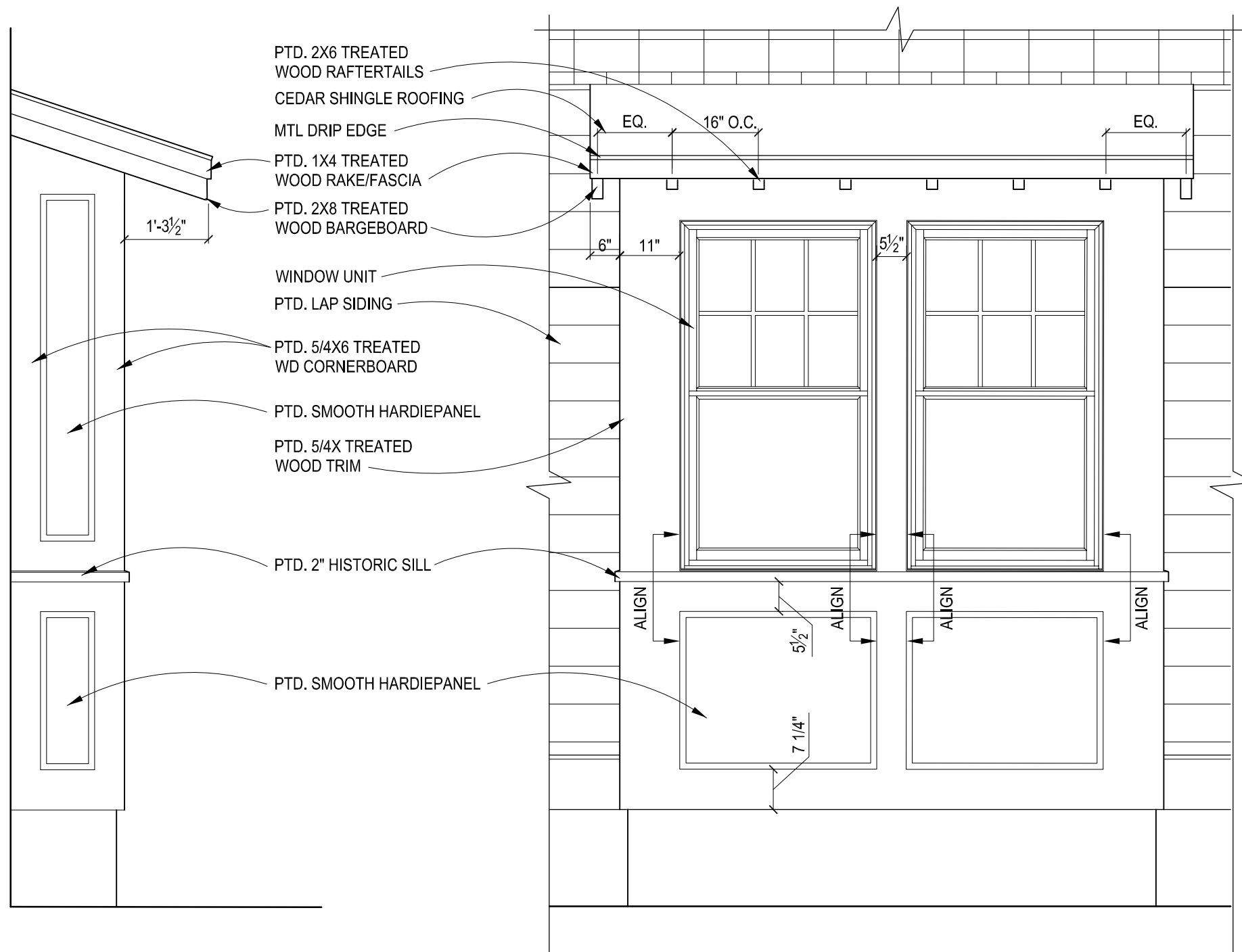




1 FRONT PORCH DETAIL
 SCALE: 3/4"=1'-0"

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

BROOKEVILLE PARCEL 770 LOT A DETAILS



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

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

1 BAY WINDOW DETAILS
SCALE: AS NOTED

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

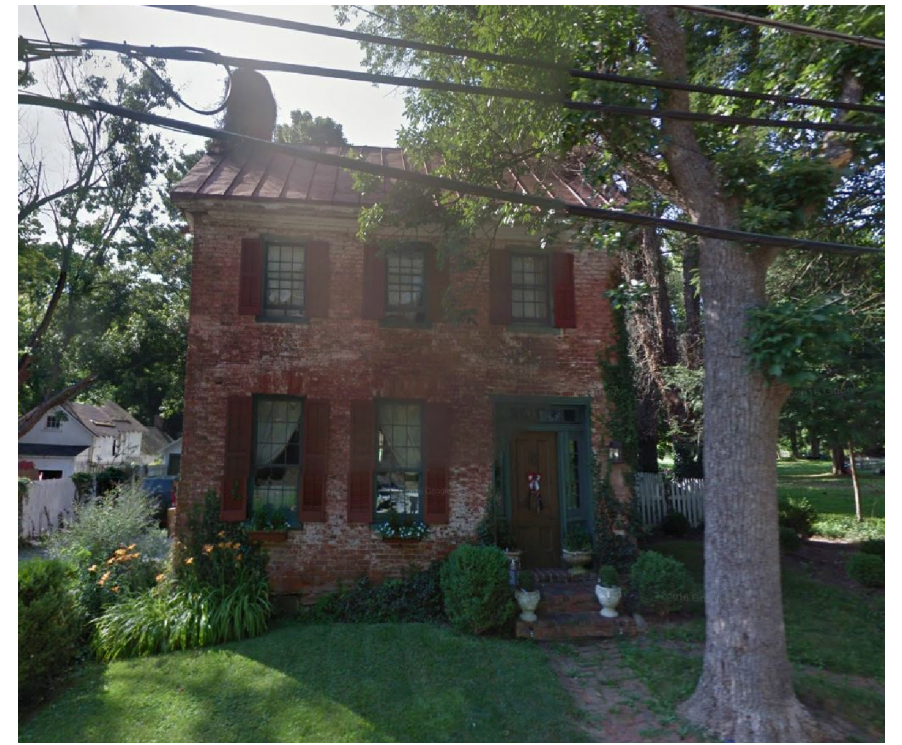
BROOKEVILLE PARCEL 770 LOT A DETAILS



1 NORTH STREET



106 WATER STREET
1 LOCAL HOUSES WITH SIMILAR DETAILING
 SCALE: N.T.S.



307 MARKET STREET



2 REFERENCE IMAGES
 SCALE: N.T.S.



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 FACADE WITH MULTI-PANE GLAZING AND SHUTTERS, AND AN ACCENTUATED FRONT DOOR WITH EITHER A DECORATIVE DOOR SURROUND OR A FRONT PORTICO.



BROOKEVILLE PARCEL 770 LOT B

PROJECT # 18.0320

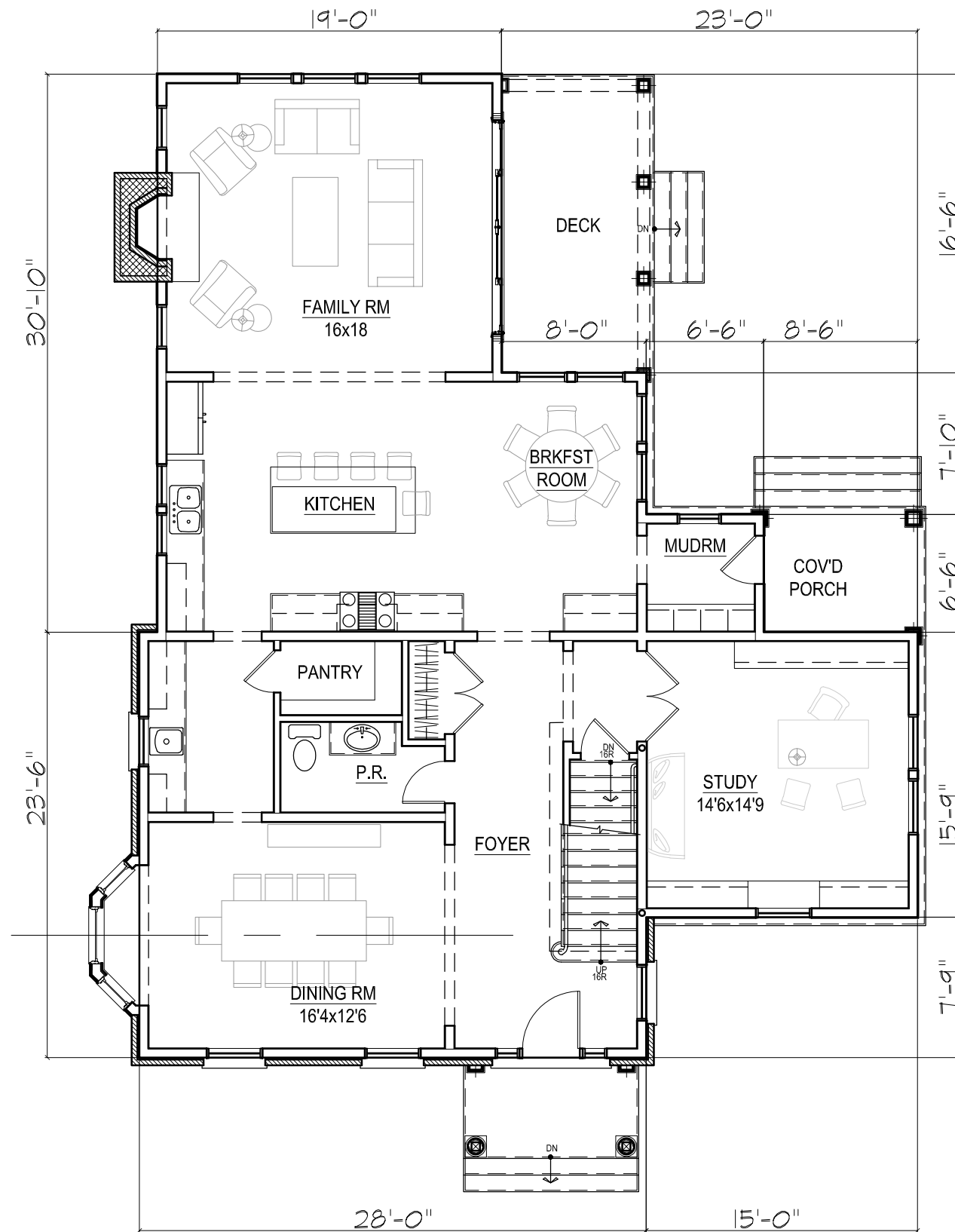
DATE: 08/07/2018 REV 02/05/2019

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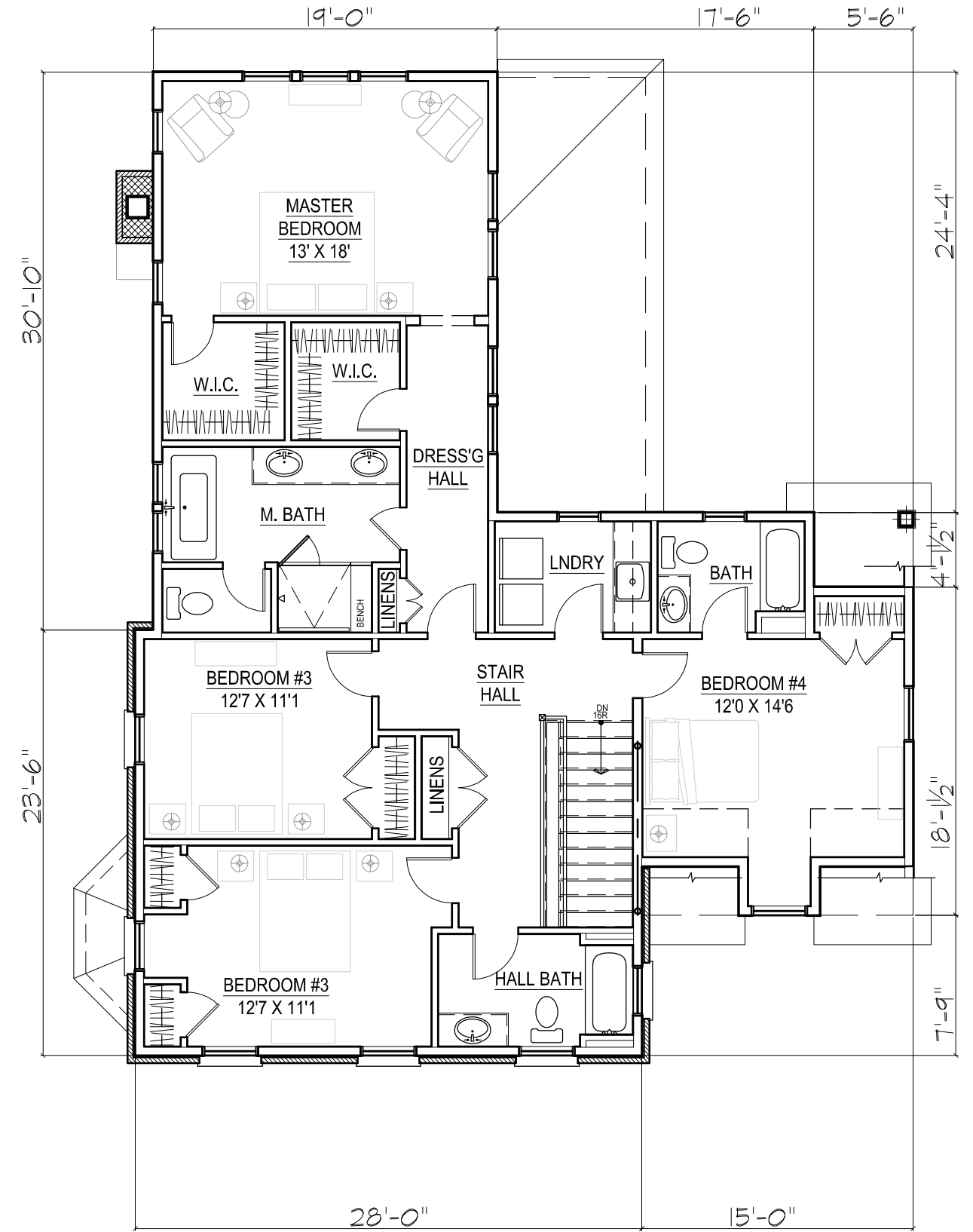
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



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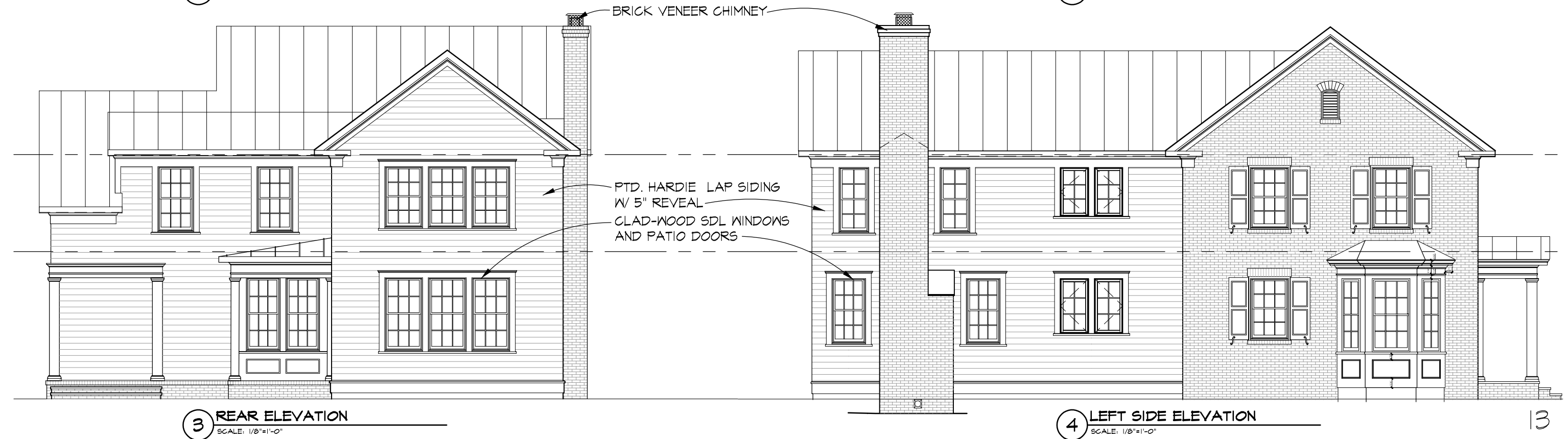
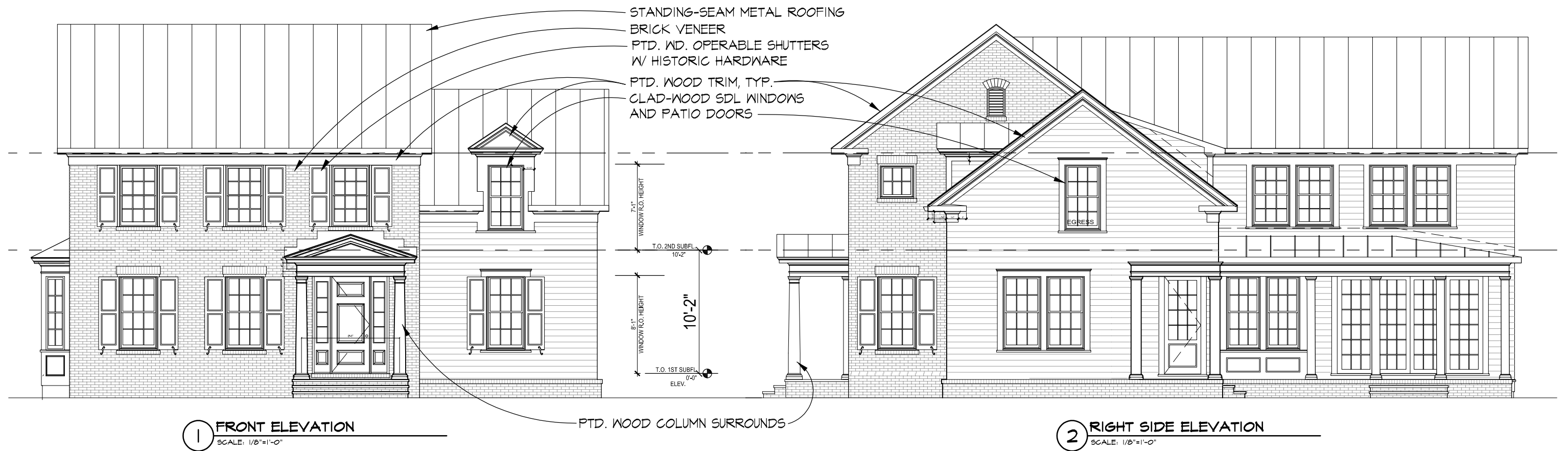
1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
1,629 FIN. SF



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
1,565 FIN. SF

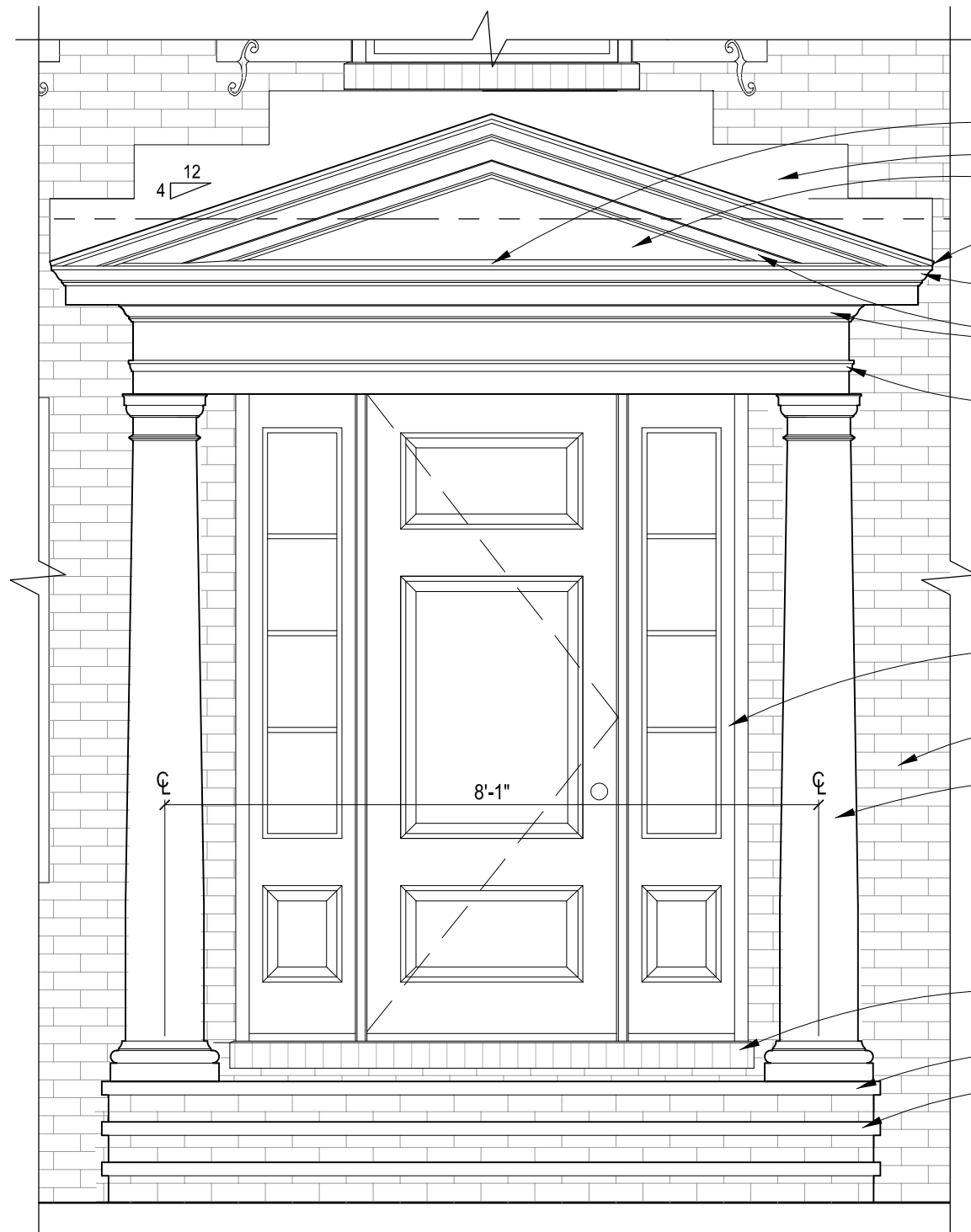


BROOKEVILLE PARCEL 770 LOT B - OPT A



REVISIONS: THE FRONT FACADE 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.

BROOKEVILLE PARCEL 770 LOT B

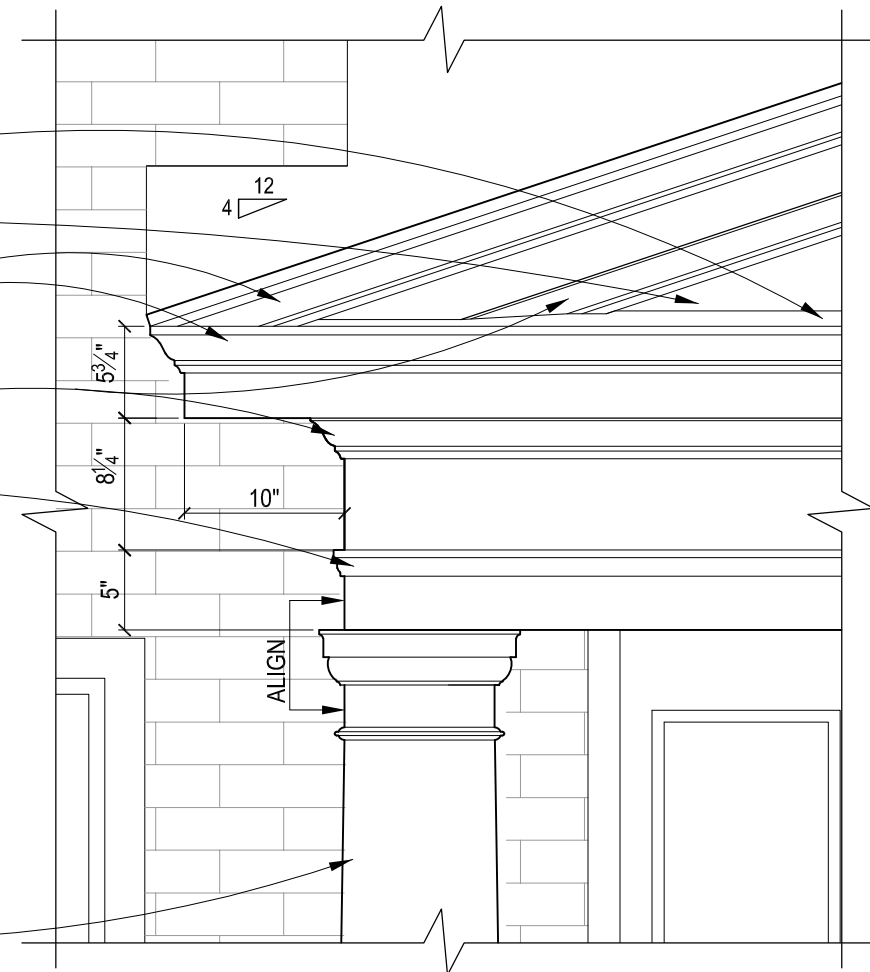


A ELEVATION
Scale: 1/2"=1'-0"

1:12 SLOPED METAL FLASHING
MTL BASE & COUNTER FLASHING
PTD. HARDIEPANEL
MTL DRIP 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

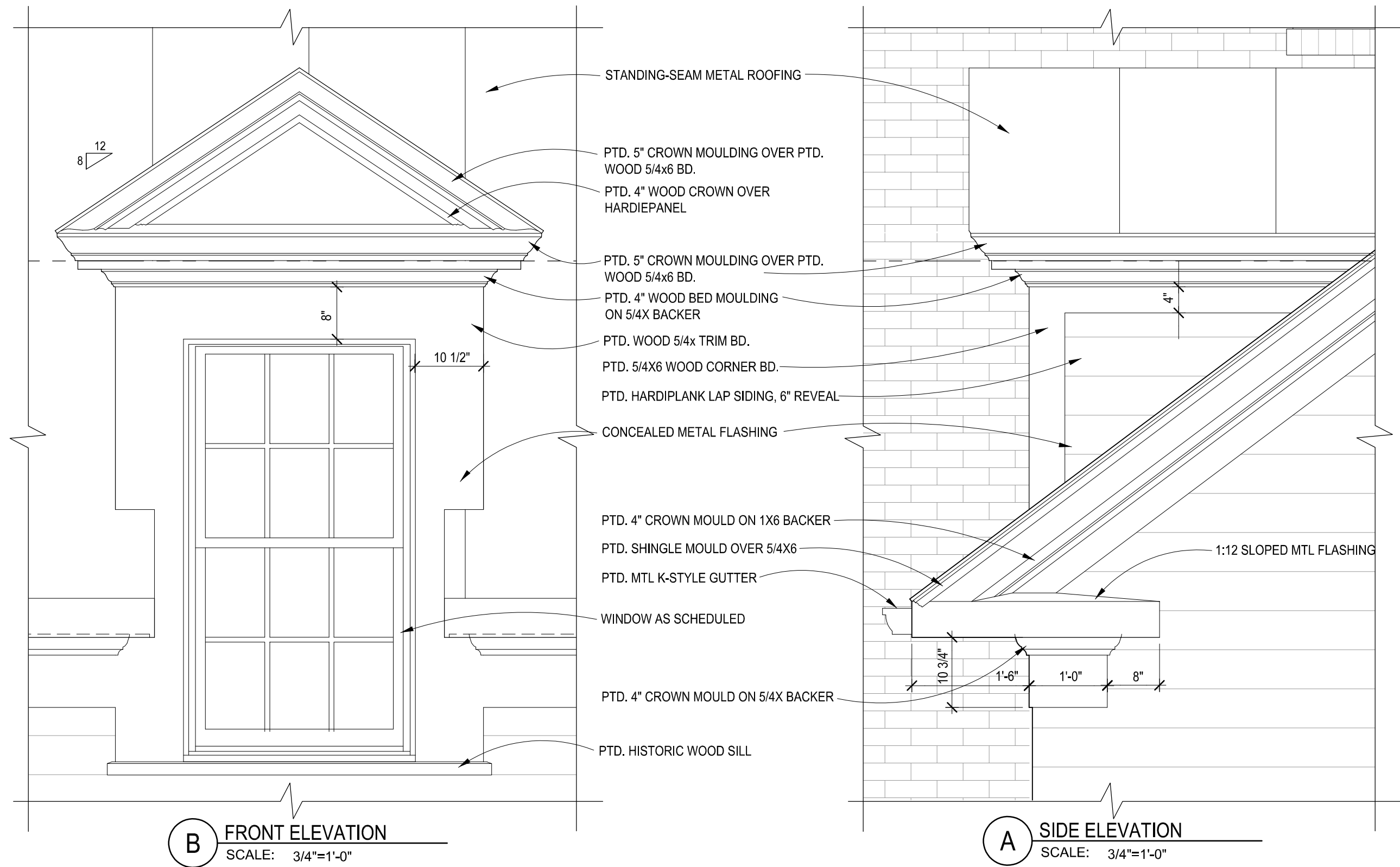
BRICK ROWLOCK SILL
FLAGSTONE STOOP
STEPS TO GRADE WITH BRICK
RISERS AND FLAGSTONE TREADS



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

1 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.



1 DORMER DETAILS

SCALE: AS NOTED

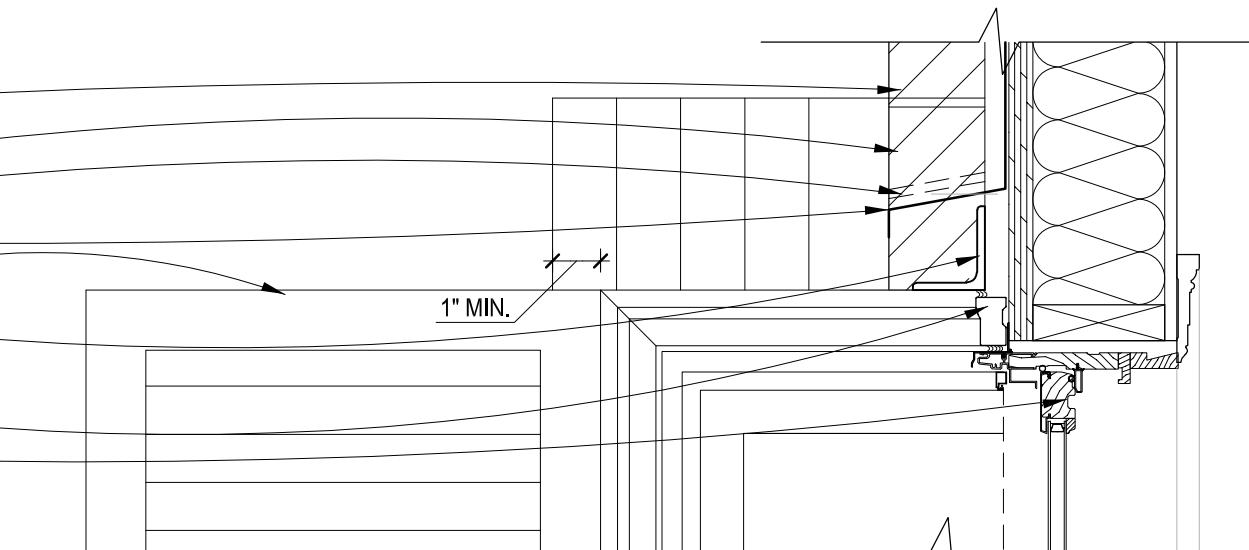
* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.



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

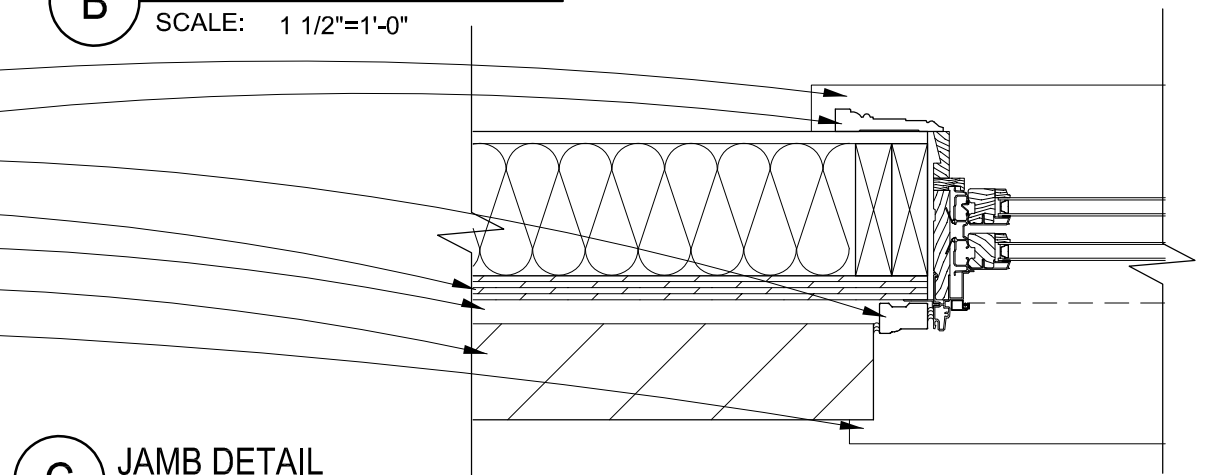
1 WINDOW DETAILS @ BRICK
SCALE: AS NOTED

BRICK VENEER T.B.S.
BRICK SOLDIER COURSE HEADER
WEEP HOLES @ 16" O.C.
MTL. FLASHING
PTD. SHUTTERS; SEE ELEVATION
STEEL LINTEL; SEE STRUCTURAL PLANS
PTD. BRICKMOULD
SCHEDULED WINDOW



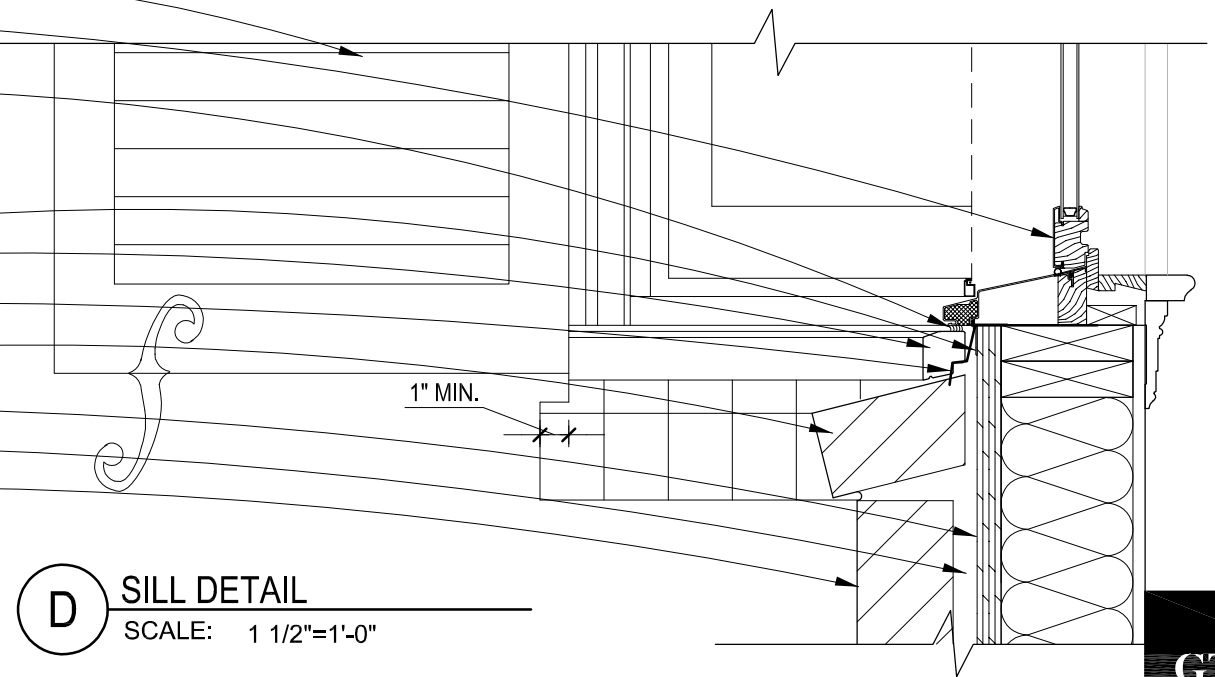
B HEAD DETAIL
SCALE: 1 1/2"=1'-0"

SCHEDULED WINDOW STOOL BELOW
SCHEDULED WINDOW CASING BELOW
PTD. BRICKMOULD
PLYWD. SHEATHING
1" AIR SPACE
PTD. BRICK VENEER T.B.S.
BRICK ROWLOCK SILL BELOW



C JAMB DETAIL
SCALE: 1 1/2"=1'-0"

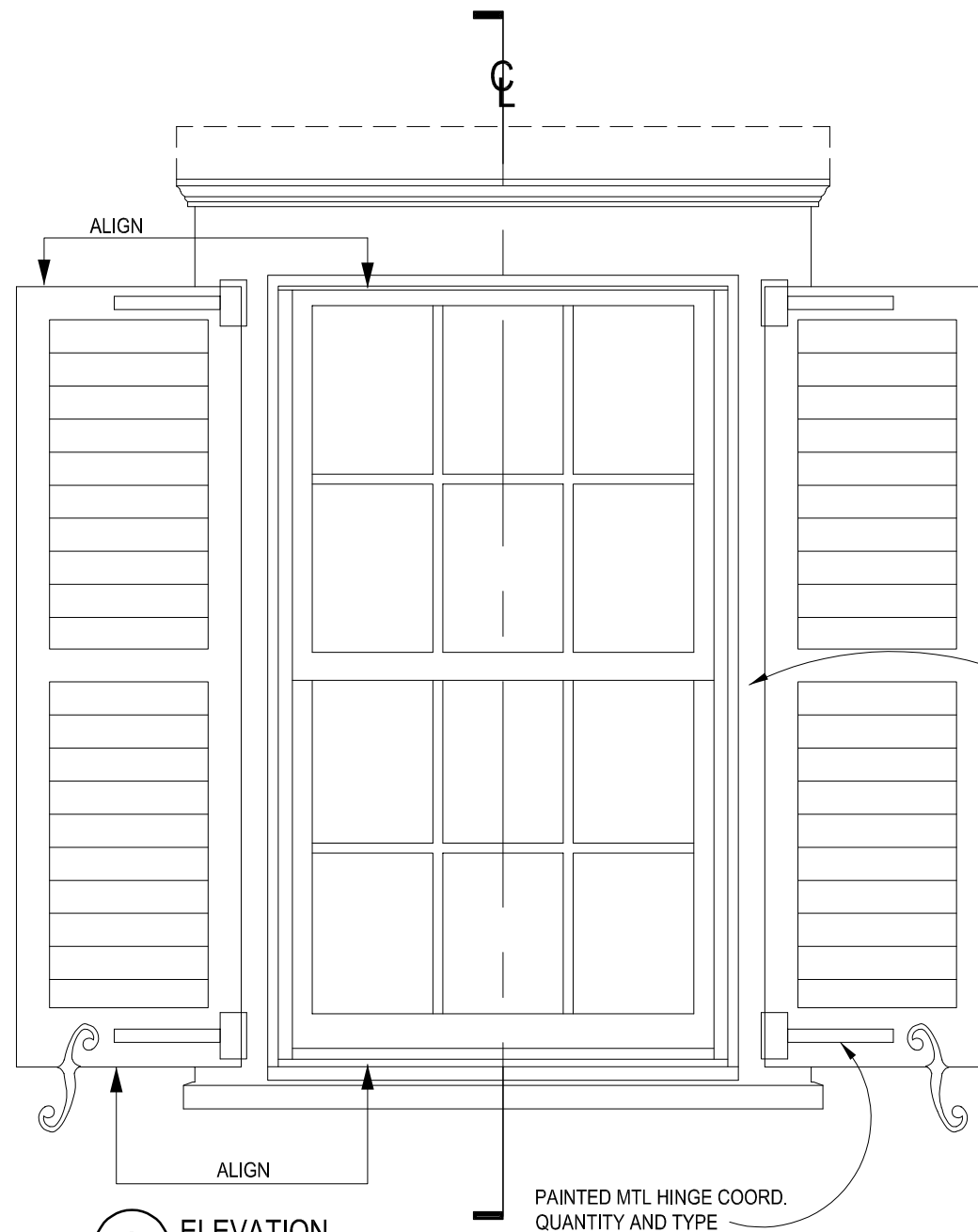
PTD. SHUTTERS; SEE ELEVATION
SCHEDULED WINDOW
CONTINUOUS (3/16") SEALANT JOINT @ WINDOW FRAME & TRIM ALL AROUND
WINDOW UNIT NAILING FLANGE & CONT. ELASTOMERIC FLASHING; COORD. INSTALLATION W/ HOUSEWRAP MANUFACTURER'S RECOMMENDATIONS
PTD. HISTORIC SILL
MTL. FLASHING
BRICK ROWLOCK SILL
PLYWD. SHEATHING
1" AIR SPACE
BRICK VENEER T.B.S.



D SILL DETAIL
SCALE: 1 1/2"=1'-0"

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

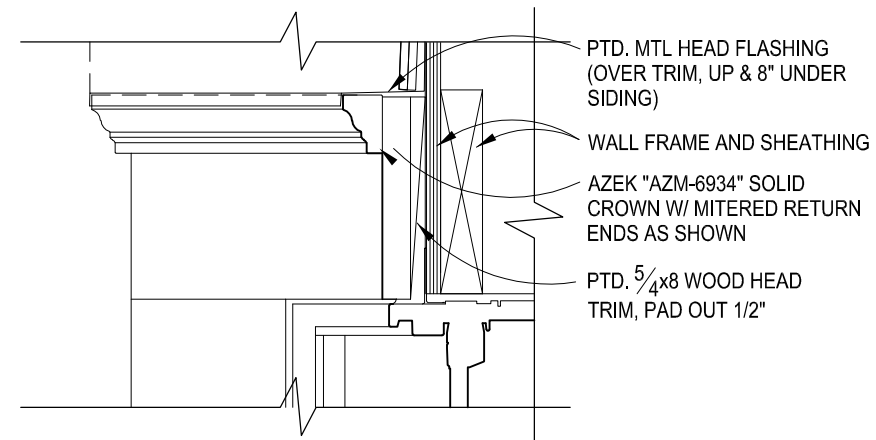
BROOKEVILLE PARCEL 770 LOT B DETAILS



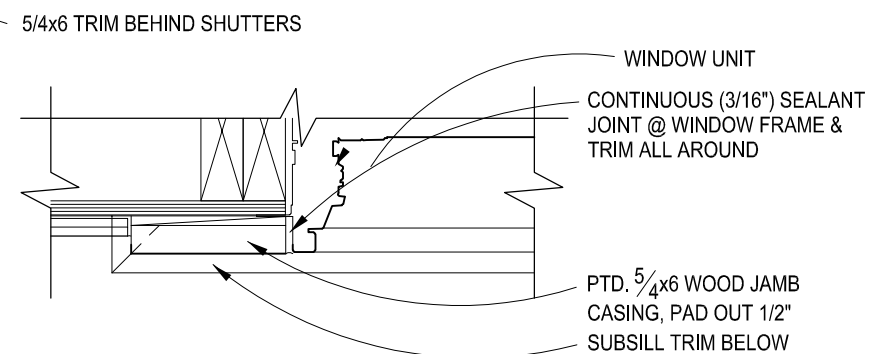
A ELEVATION
SCALE: 1"=1'-0"

1 WINDOW DETAILS @ SIDING
SCALE: AS NOTED

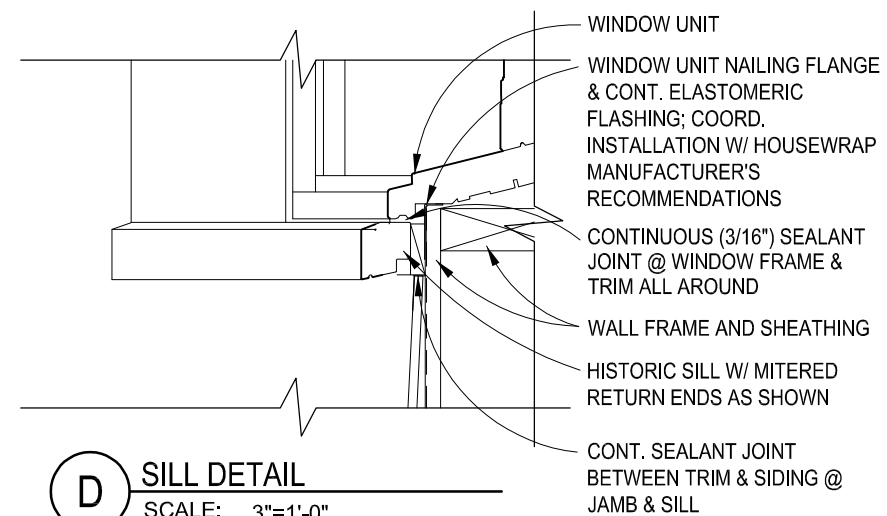
* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.



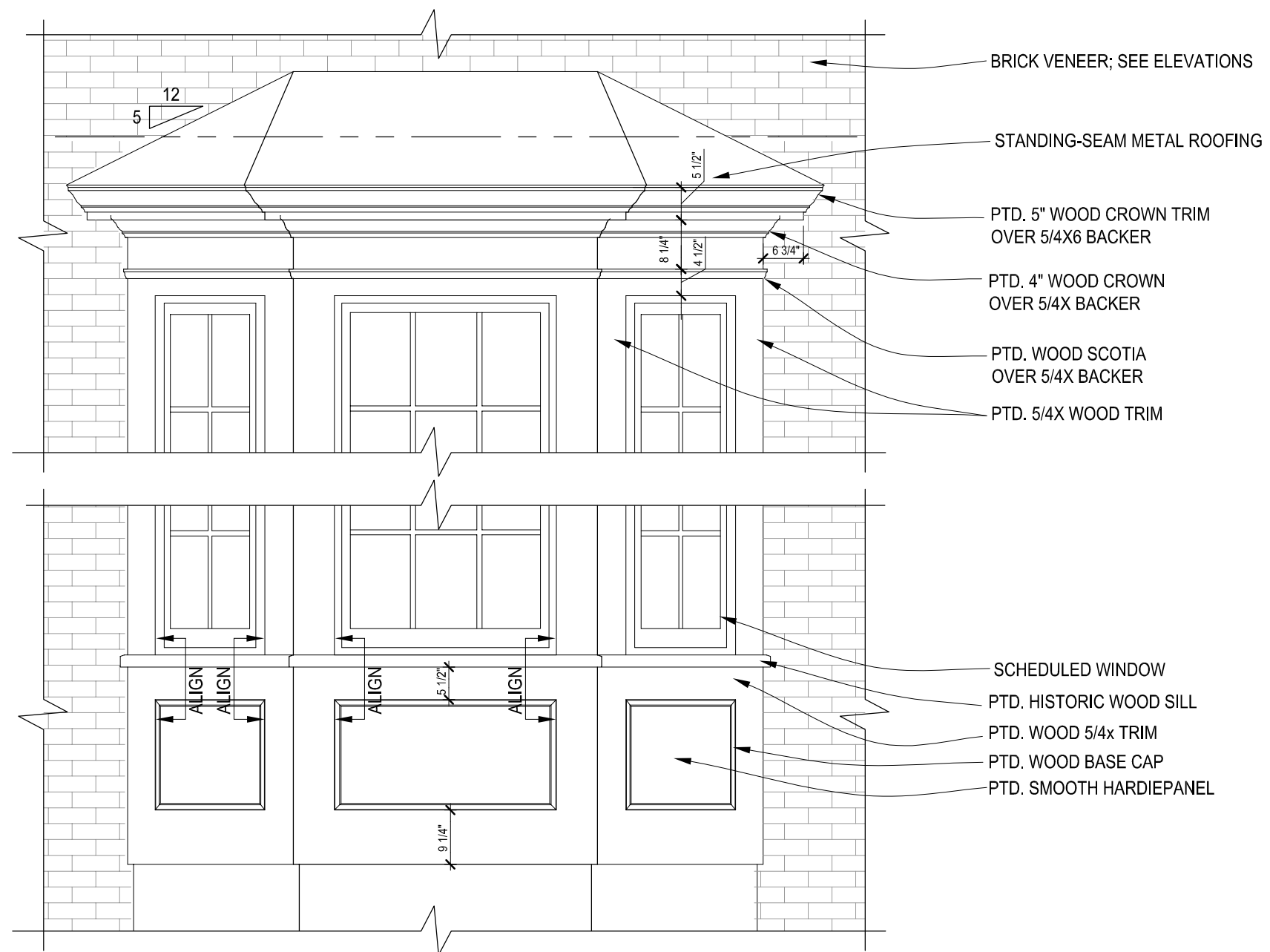
B HEAD DETAIL
SCALE: 3"=1'-0"



C JAMB DETAIL
SCALE: 3"=1'-0"



D SILL DETAIL
SCALE: 3"=1'-0"



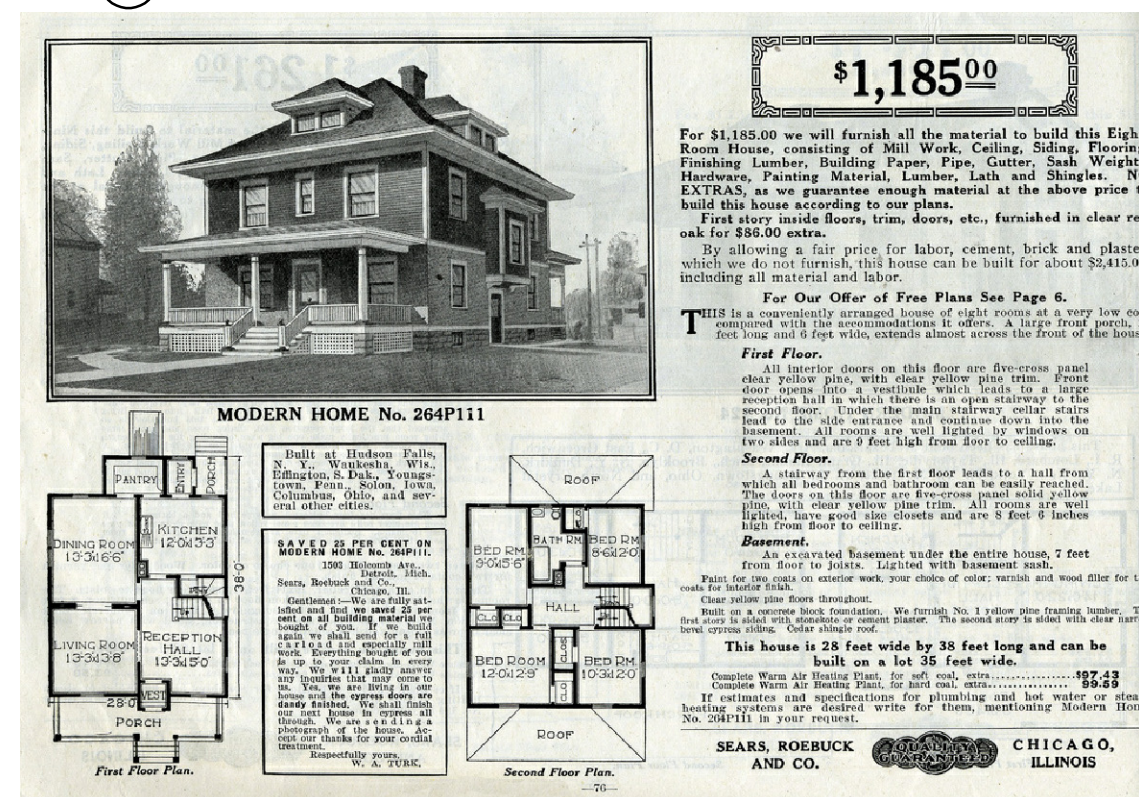
1 BAY WINDOW ELEVATION

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

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

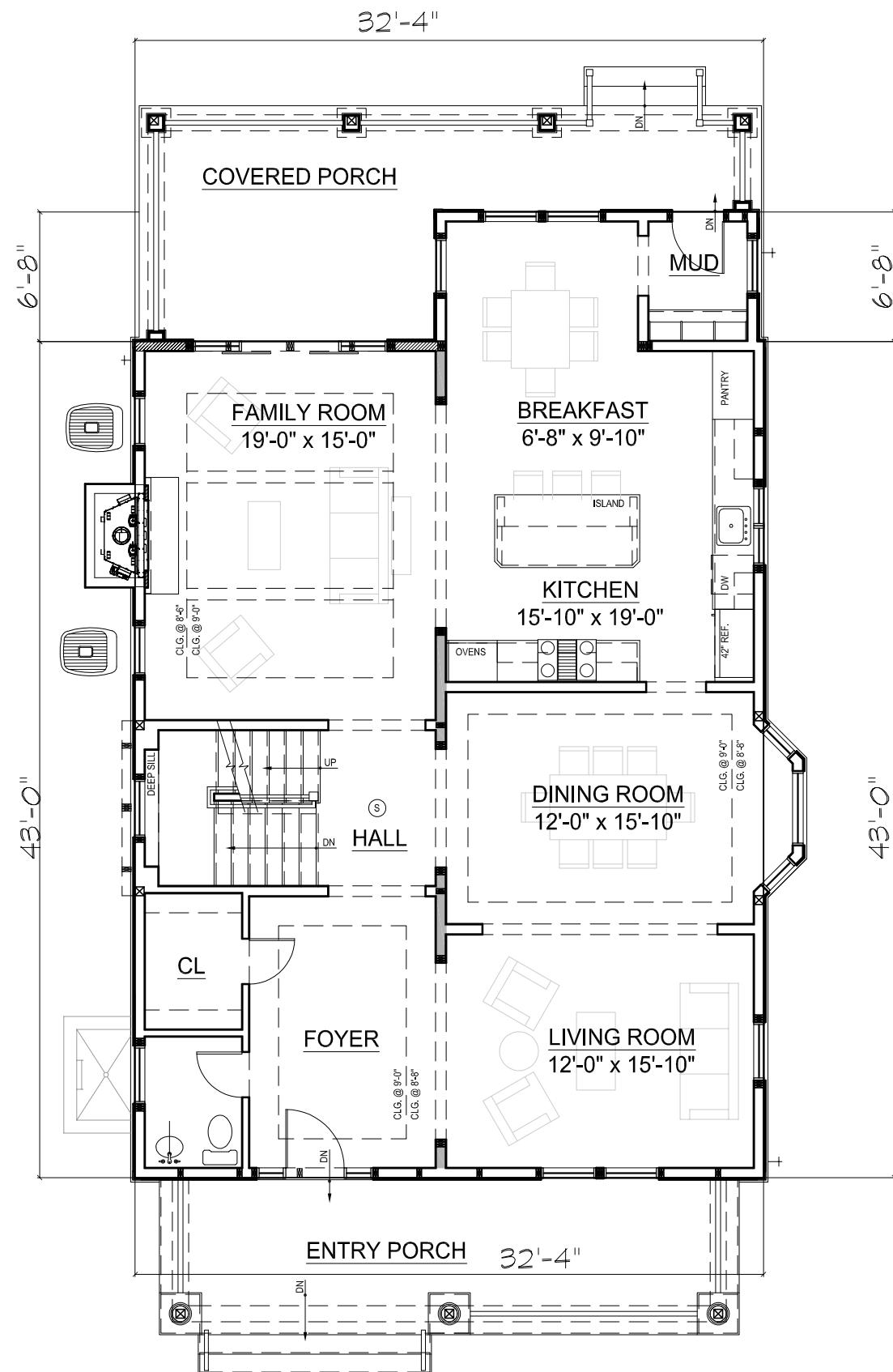


LOCAL HOUSES IN A SIMILAR STYLE

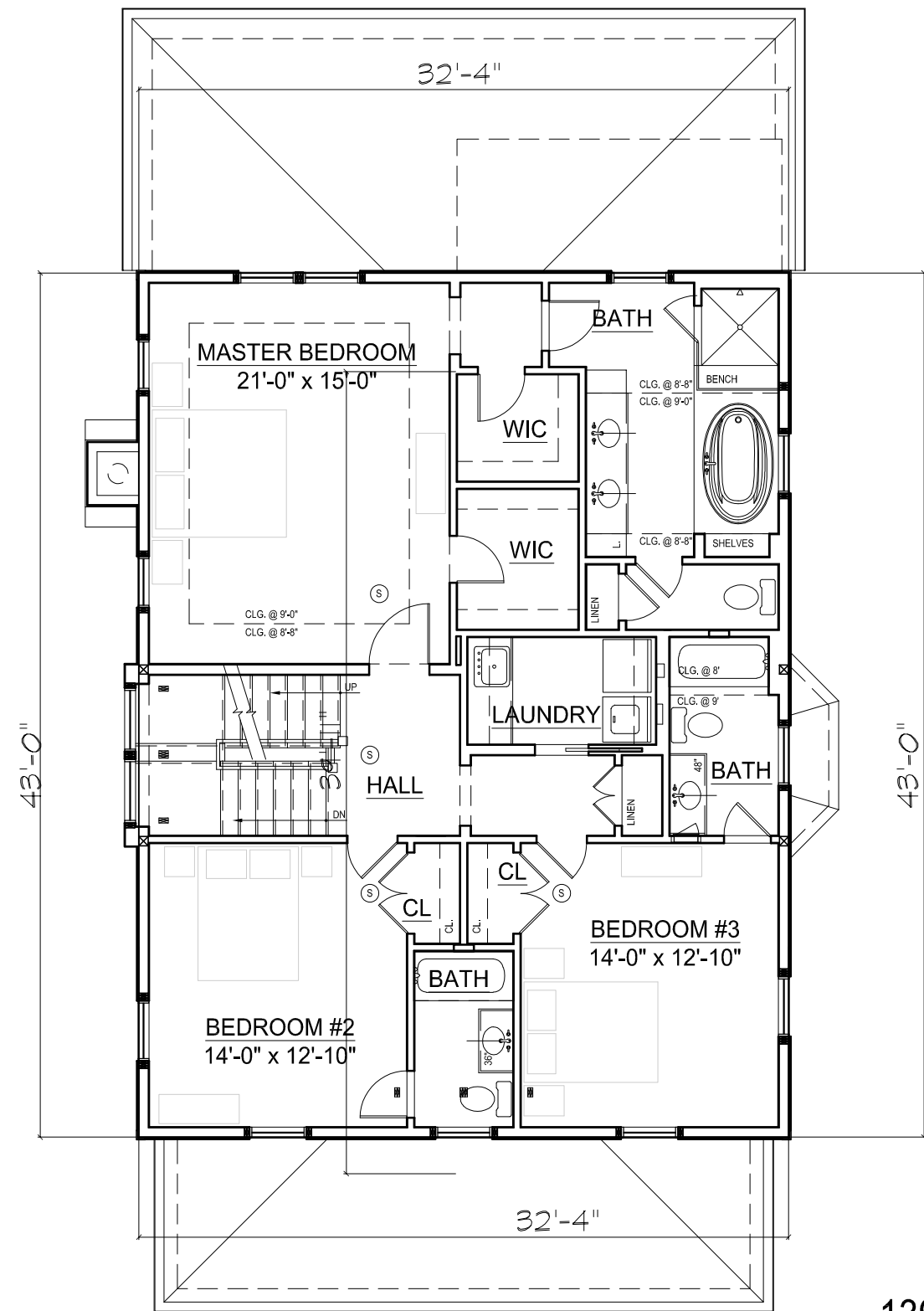


AMERICAN FOURSQUARE HOUSE: MID 1890S-LATE 1930S. A PLAIN STYLE, INCORPORATING ELEMENTS OF THE PRAIRIE SCHOOL AND CRAFTSMAN STYLES BUT SOMETIMES EMBELLISHED WITH FOLK VICTORIAN, NEOCLASSICAL OR COLONIAL REVIVAL DETAILS. HALLMARKS INCLUDE A BOXY DESIGN, 2 1/2 STORIES HIGH, A CENTER DORMER IN A HIPPED ROOF AND A LARGE FRONT PORCH. ONE OVER ONE DOUBLE HUNGs ARE COMMON IN FOURSQUARE HOMES BUILT IN THE EARLY 20TH CENTURY.

BROOKVILLE PARCEL 770 LOT C

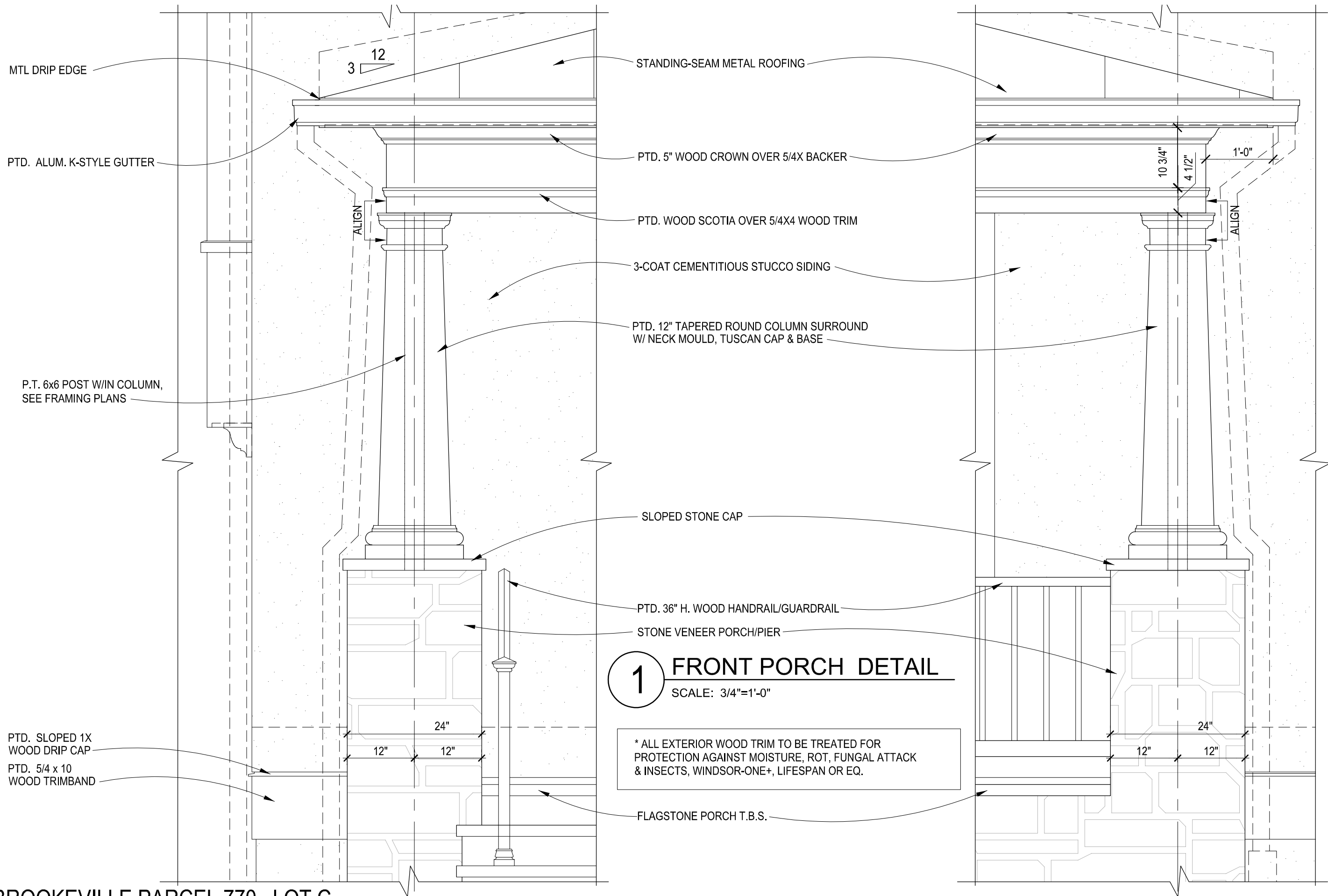


1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
1,577 FIN. SF



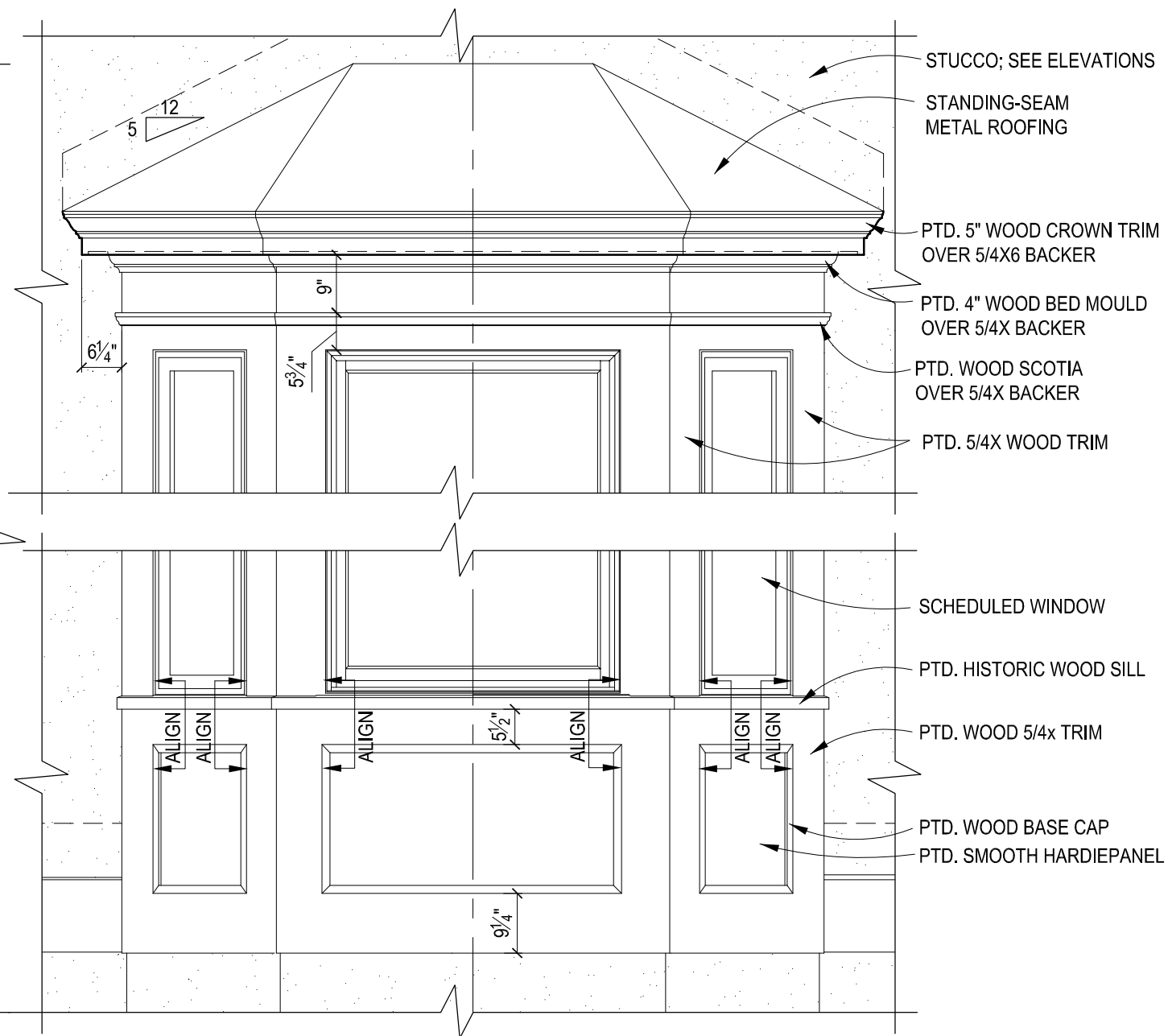
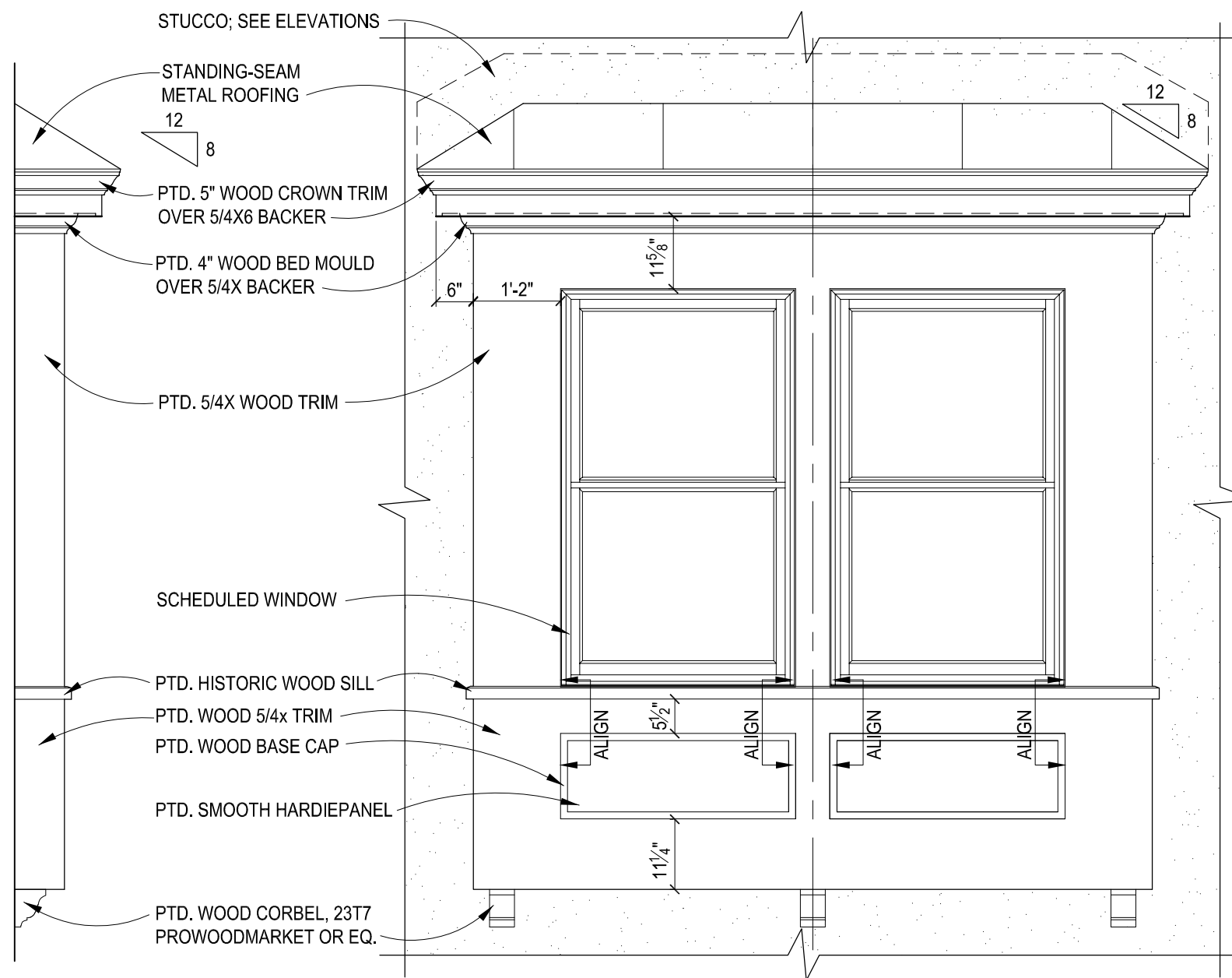
1500 2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
1,522 FIN. SF





1 FRONT PORCH DETAIL
 SCALE: 3/4"=1'-0"

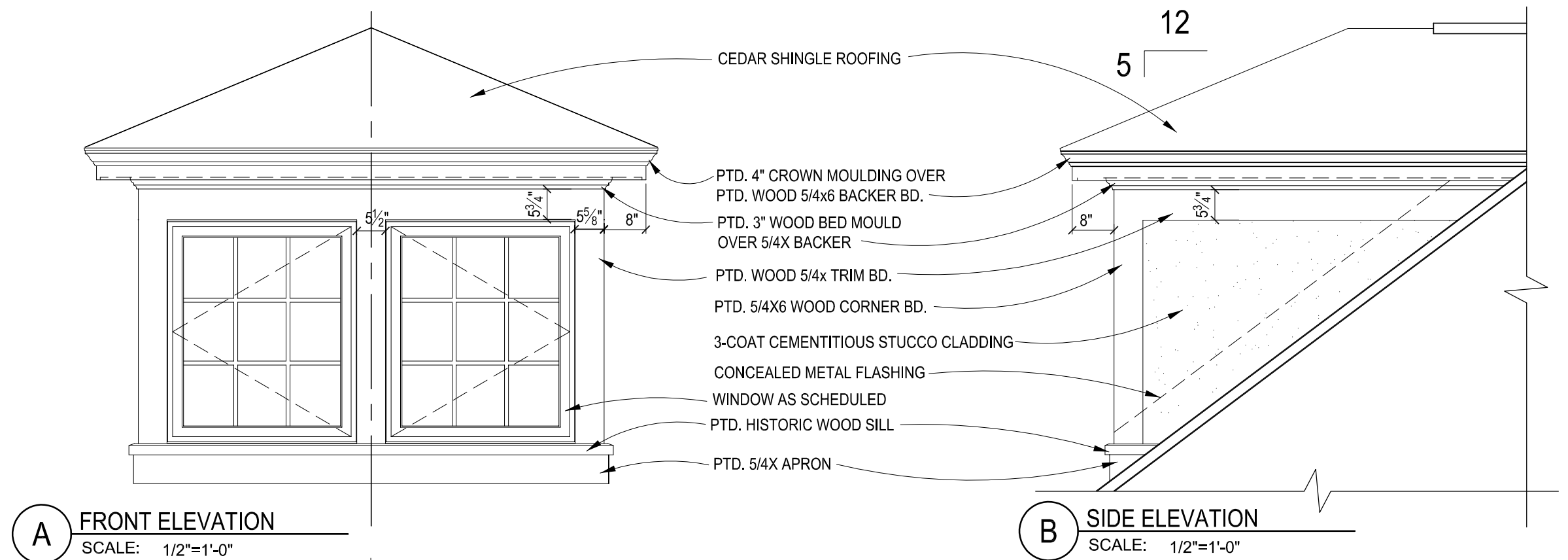
* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.



1 BOX BAY WINDOW ELEVATIONS
SCALE: 1/2"=1'-0"

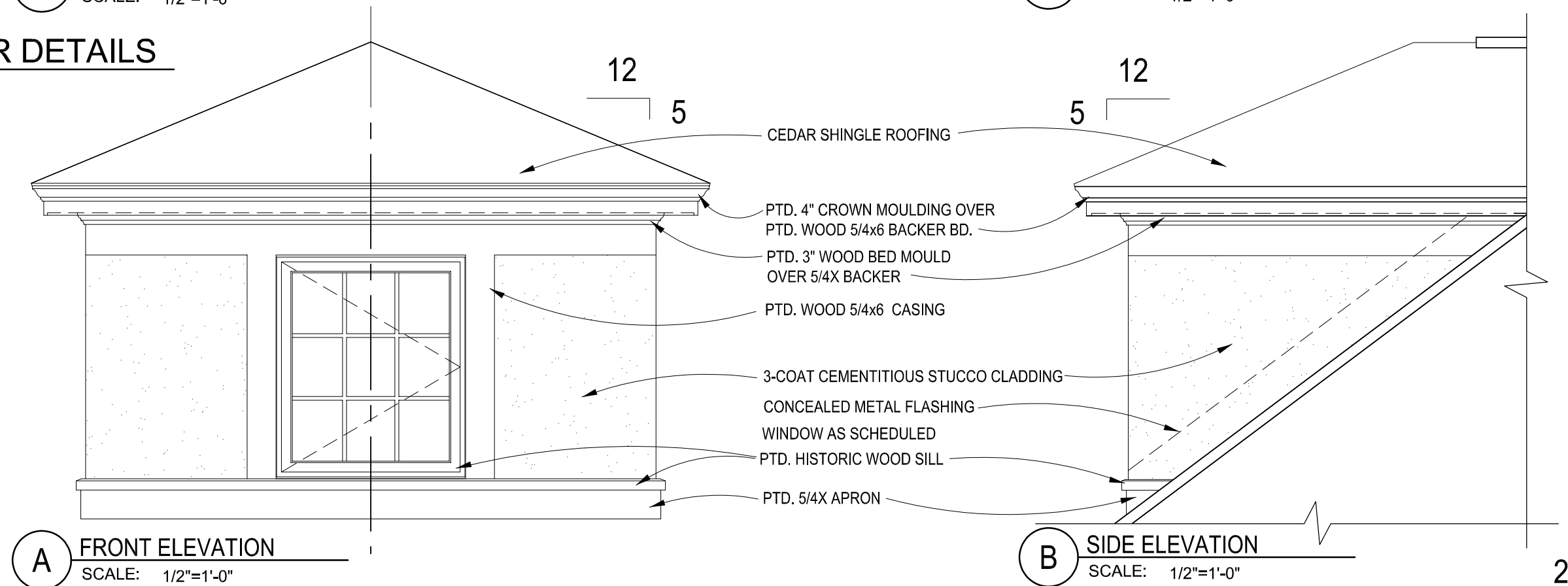
* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.

2 BAY WINDOW ELEVATION
SCALE: 1/2"=1'-0"



1 FRONT DORMER DETAILS

SCALE: AS NOTED

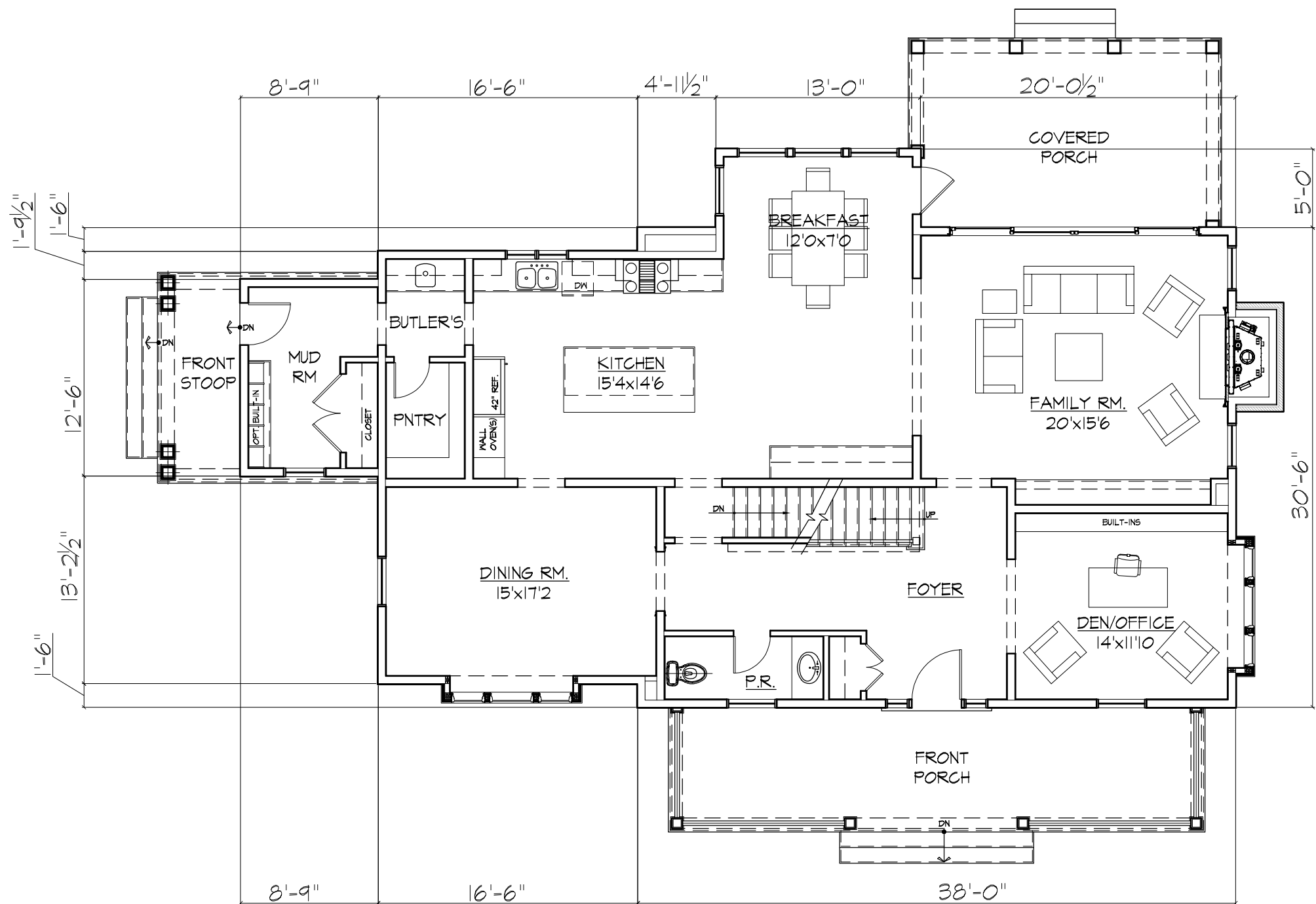


2 SIDE DORMER DETAILS

SCALE: AS NOTED

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

BROOKVILLE PARCEL 770 LOT C



1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

1,787 FIN. SF

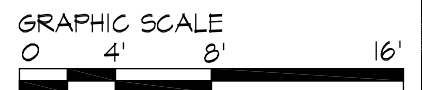
BROOKVILLE PARCEL 770 LOT D

PROJECT # 18.0320

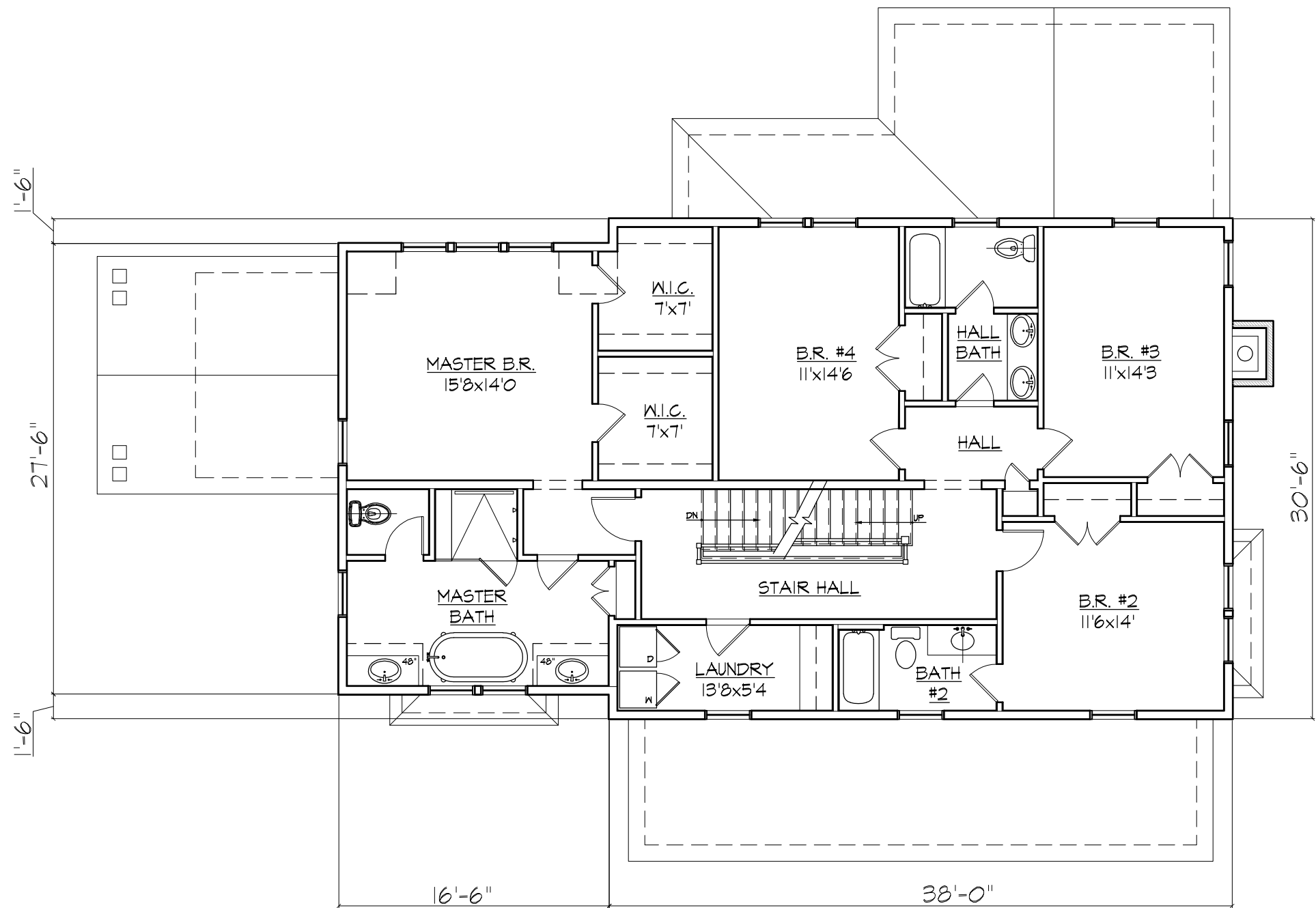
DATE: 08/07/2018 REV 02/05/2019

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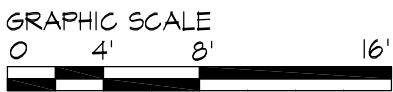
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



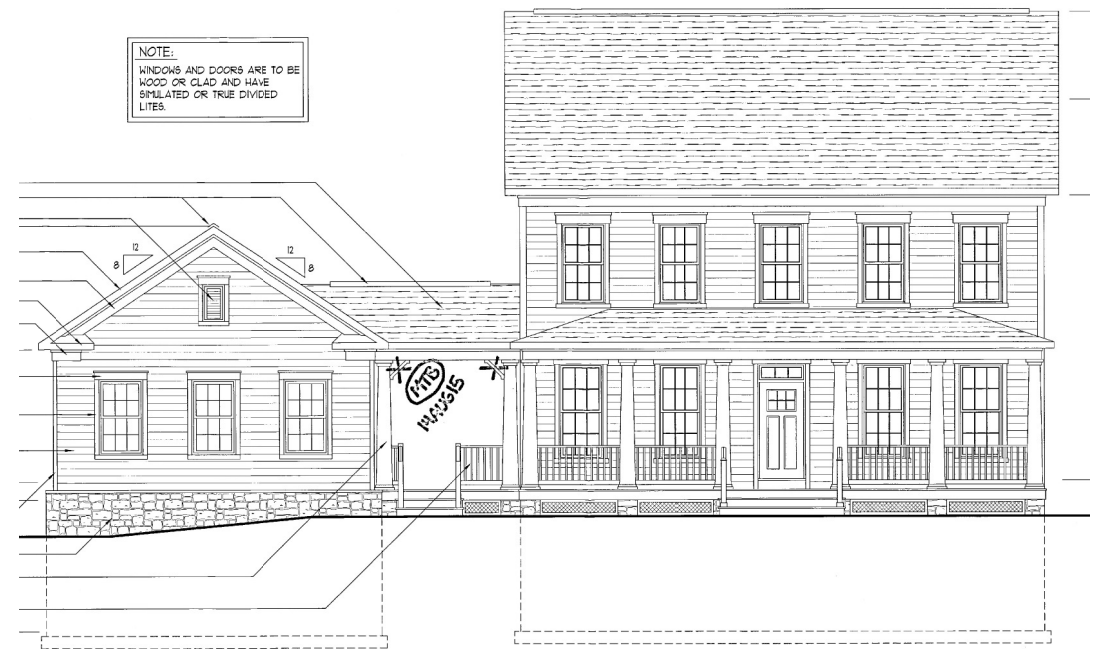
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1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
1,013 FIN. SF



BROOKVILLE PARCEL 770 LOT D



4 NORTH ST (3,952 FIN SF)

2 REFERENCE IMAGES
SCALE: 1/8"=1'-0"

PTD. WOOD TRIM, TYP.
CLAD-WOOD SDL WINDOWS
AND PATIO DOORS

PTD. MTL STANDING
SEAM ROOFING

STONE VENEER CHIMNEY
SYNTHETIC SLATE ROOF
PTD. HARDIE MITRED LAP
SIDING W/ 5" REVEAL



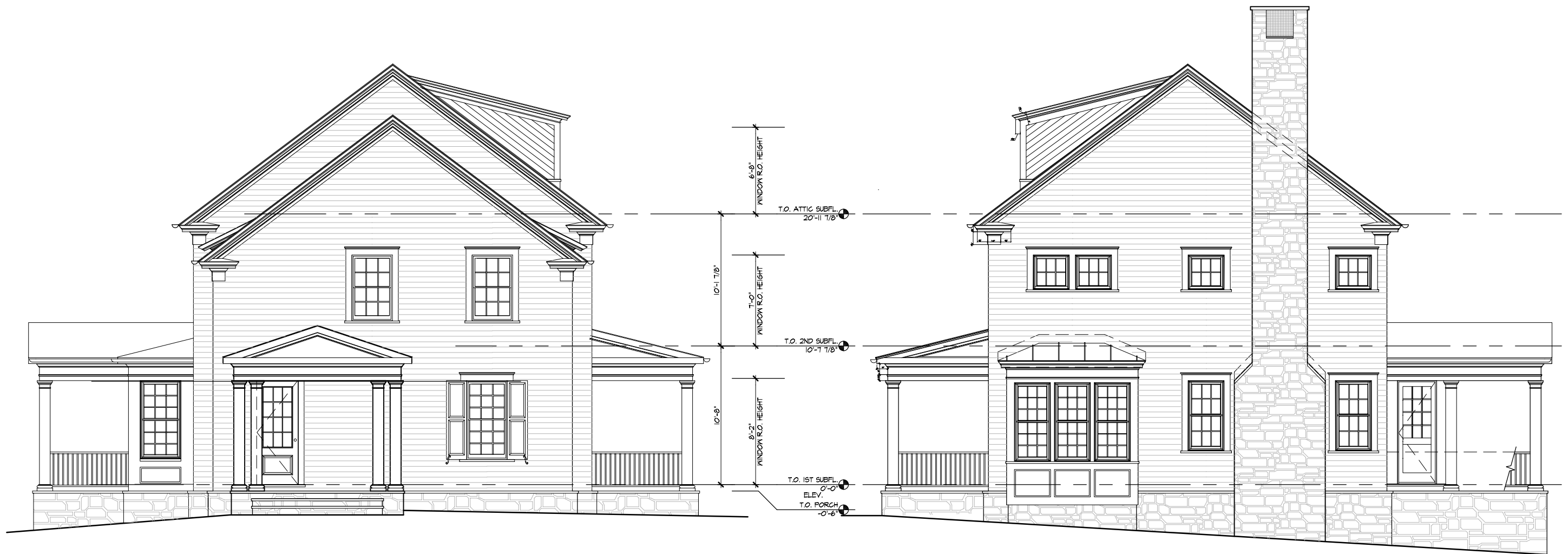
STONE VENEER BASE

1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

PTD. WOOD RAILING
PTD. WOOD COLUMN SURROUNDS
STONE VENEER BASE



BROOKVILLE PARCEL 770 LOT D



1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



BROOKEVILLE PARCEL 770 LOT D

PROJECT # 18.0320

DATE: 08/07/2018 REV 02/05/2019

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28



GT MARCHITECTS

42

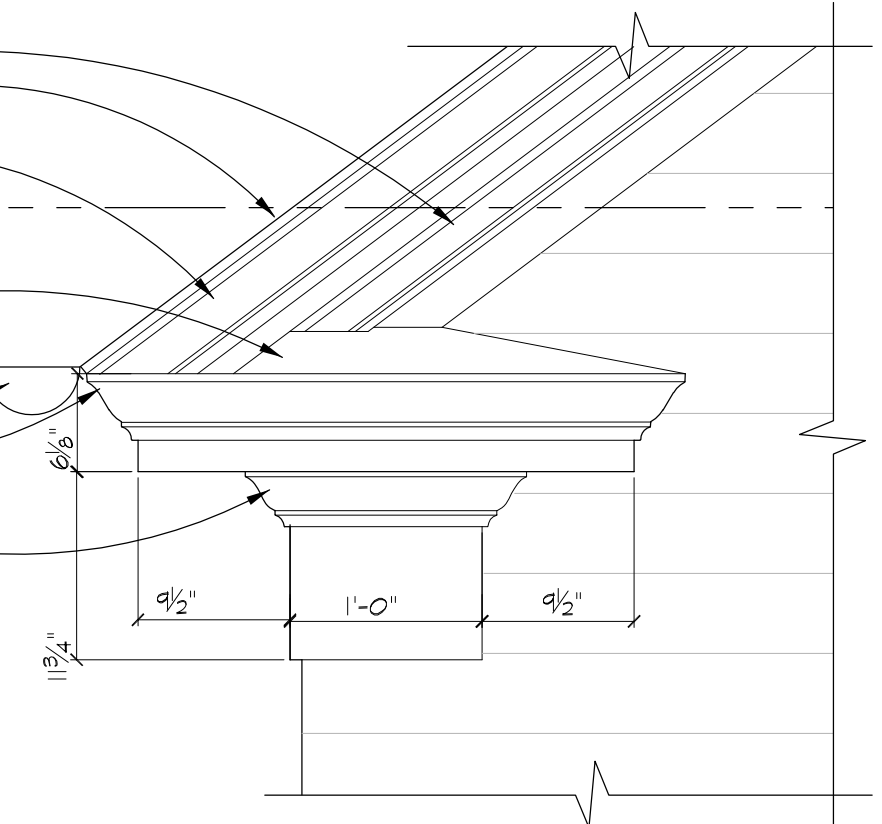
5" CROWN ON PTD. 5/4X8
 AZEK BACKER, PAD OUT 1/2"
 ROOFING, SEE ELEVATIONS
 6" CROWN ON PTD.
 1x6 AZEK FASCIA

PTD. METAL ROOFING/
 FLASHING, SLOPE 1" PER FT.

GUTTER; SEE ELEVATIONS

6" CROWN ON PTD.
 1x6 AZEK FASCIA

5" CROWN ON PTD. 5/4X12
 AZEK BACKER, PAD OUT 1/2"



2 EAVE DETAIL @ MAIN HSE
 SCALE: 1"=1'-0"

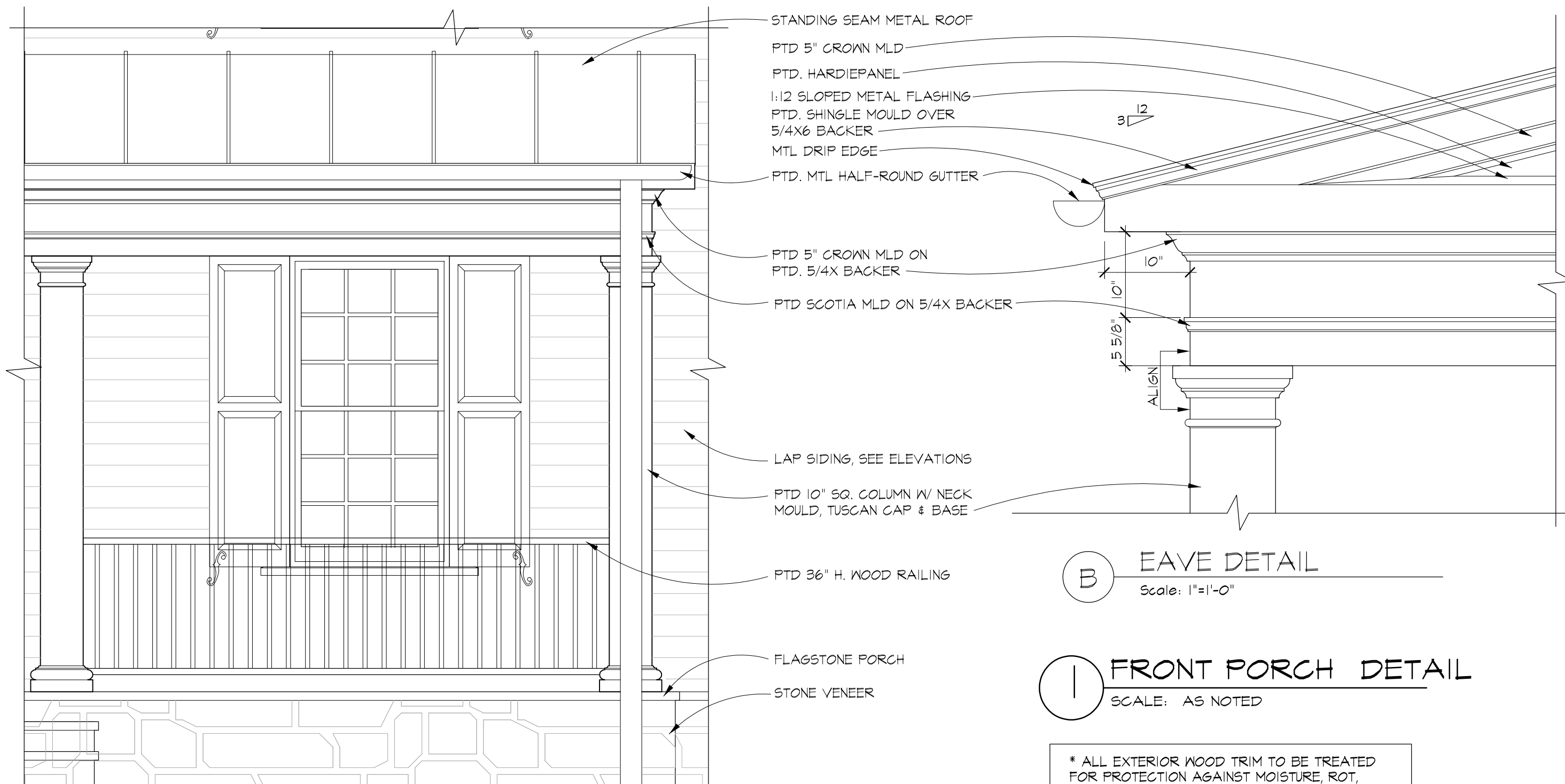
* ALL EXTERIOR WOOD TRIM TO BE TREATED
 FOR PROTECTION AGAINST MOISTURE, ROT,
 FUNGAL ATTACK & INSECTS, WINDSOR-ONE+,
 LIFESPAN OR EQ.



1 REAR ELEVATION
 SCALE: 1/8"=1'-0"



BROOKVILLE PARCEL 770 LOT D

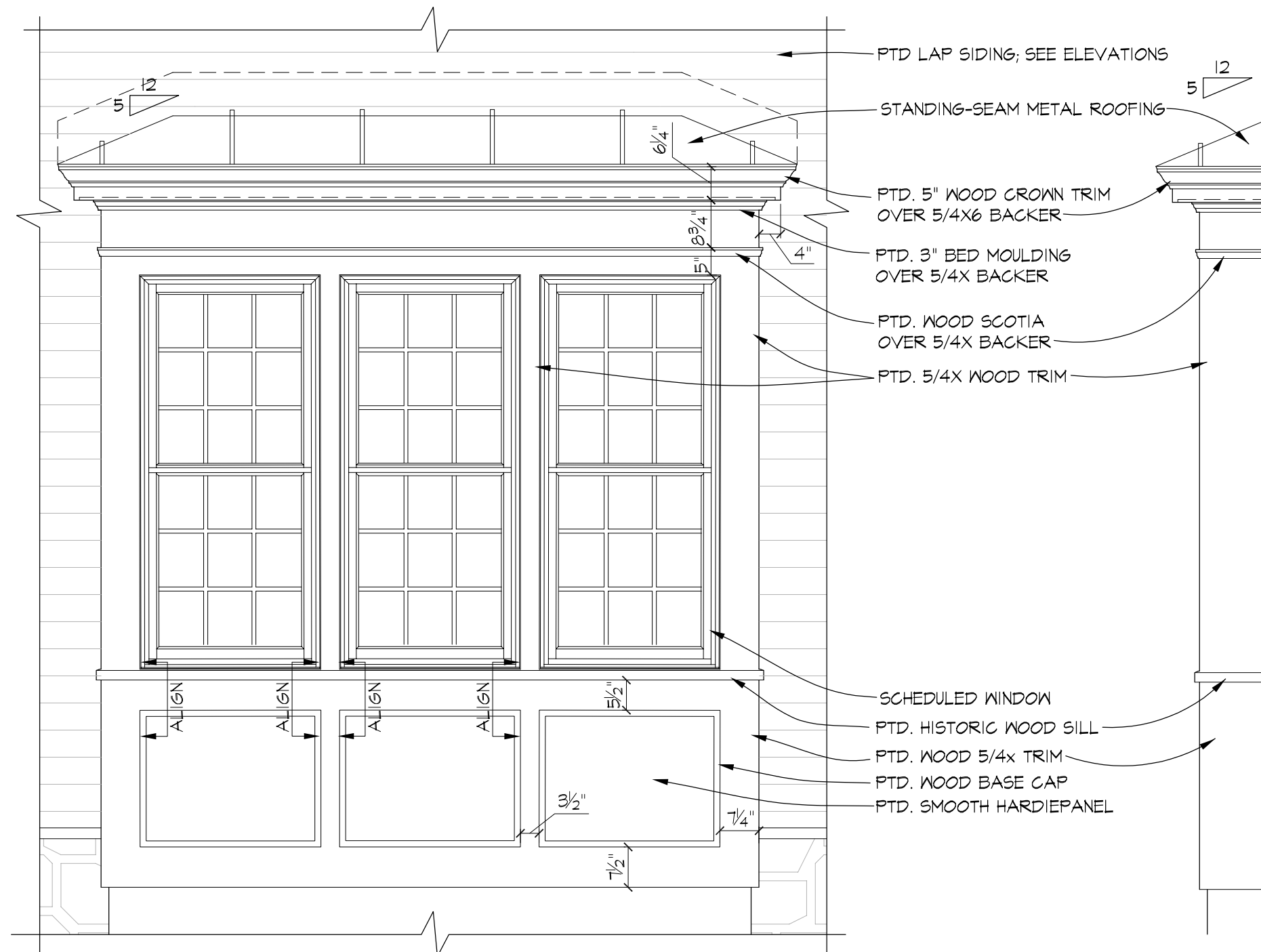


A ELEVATION
Scale: 1/2"=1'-0"

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

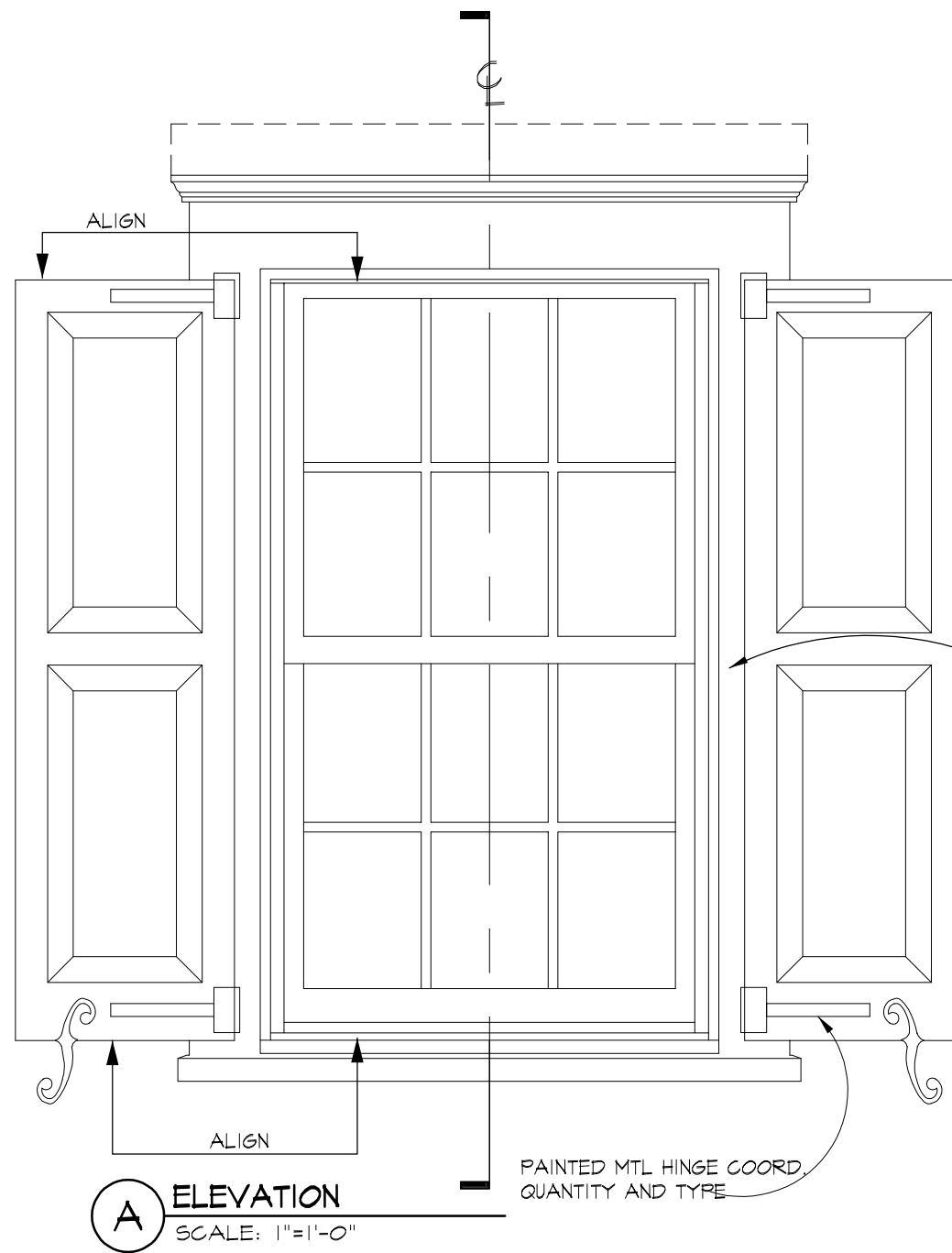
I FRONT PORCH DETAIL
SCALE: AS NOTED

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



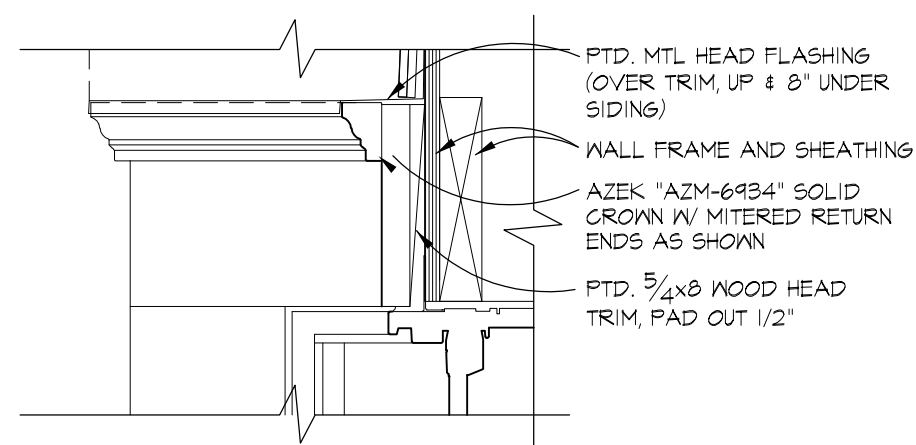
1 BAY WINDOW ELEVATIONS SCALE: 1/2"=1'-0"

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

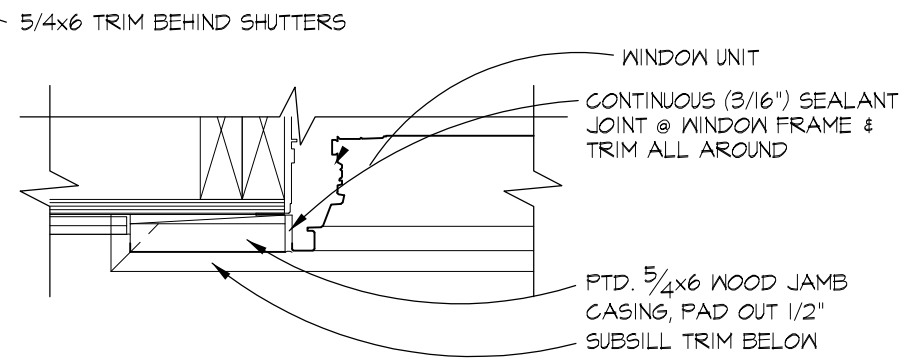


I WINDOW DETAILS @ SIDING
SCALE: AS NOTED

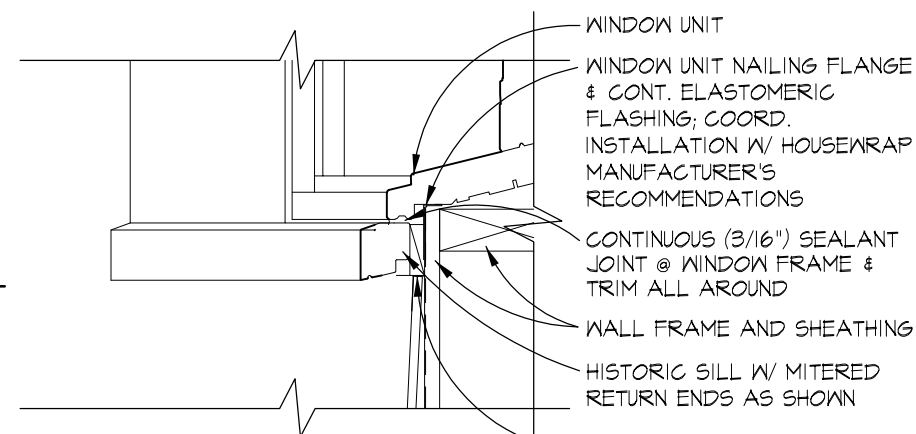
* ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.



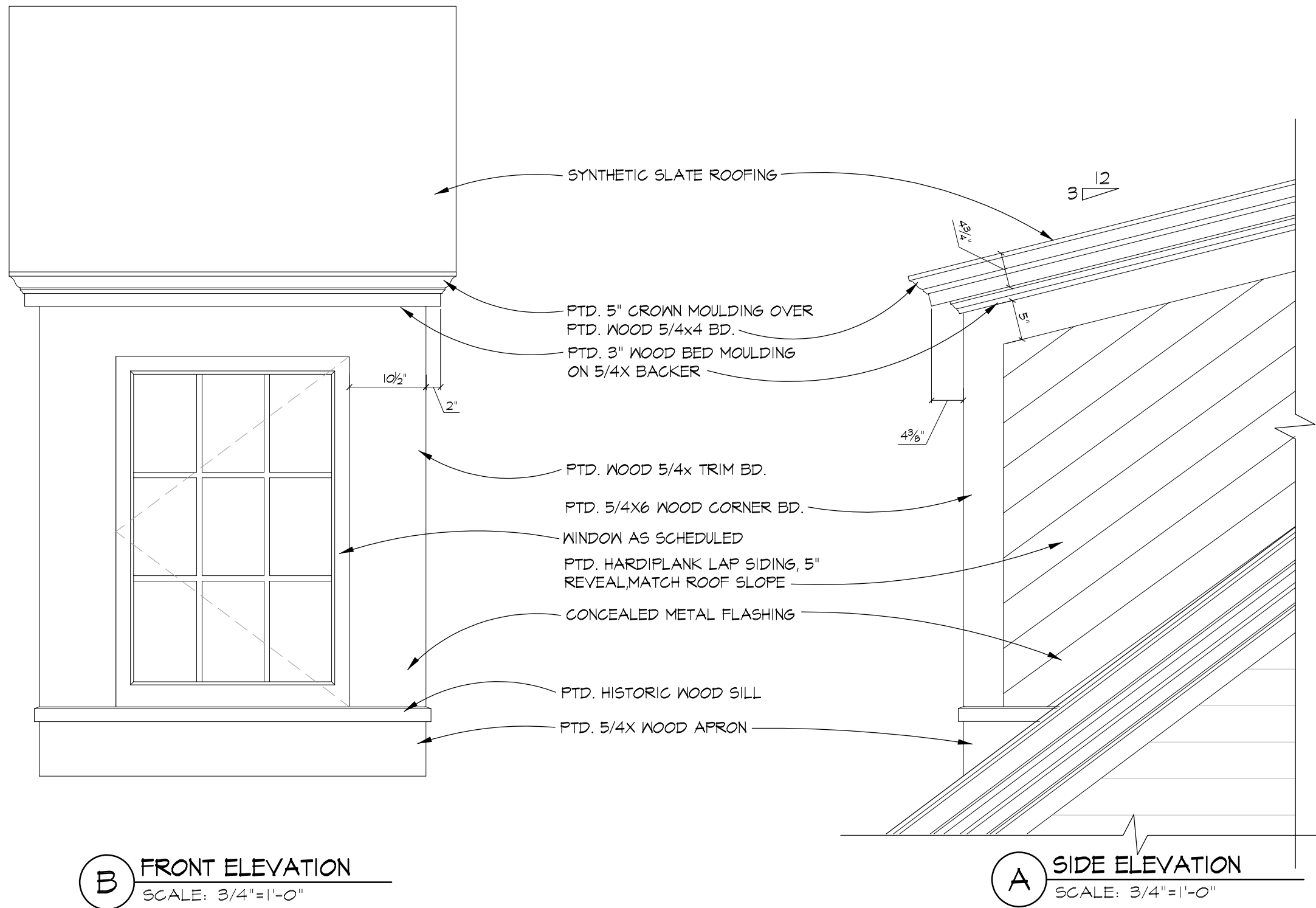
B HEAD DETAIL
SCALE: 3"=1'-0"



C JAMB DETAIL
SCALE: 3"=1'-0"



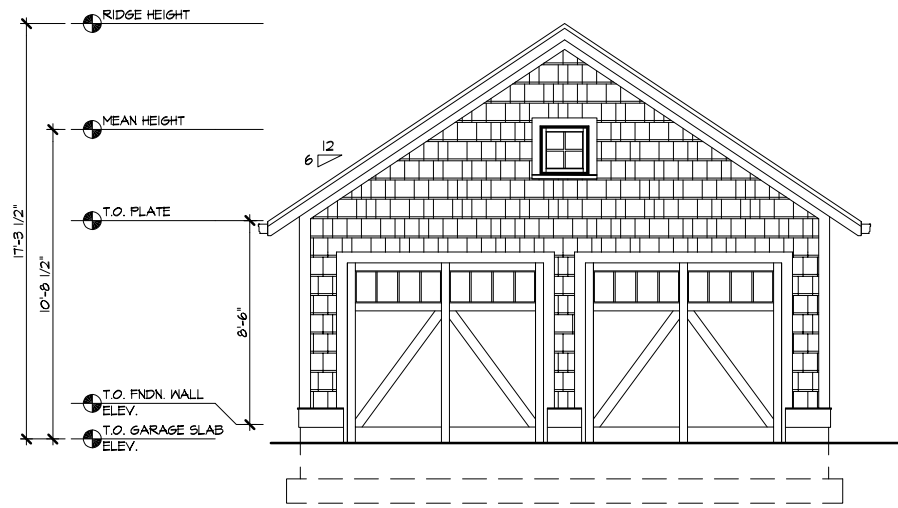
D SILL DETAIL
SCALE: 3"=1'-0"



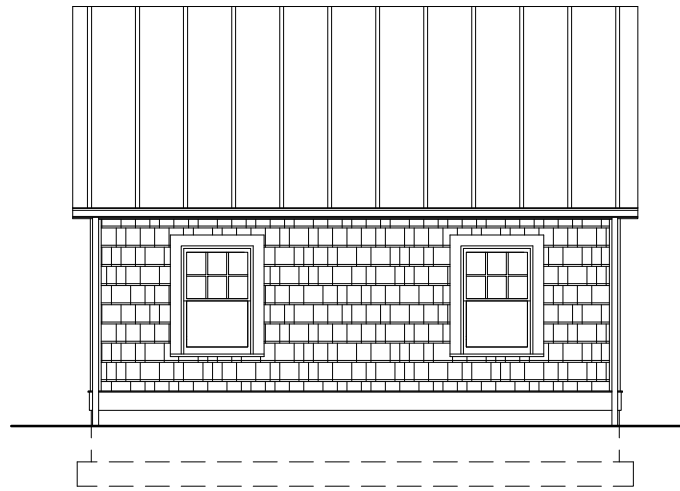
1 TYP. DORMER DETAILS
SCALE: AS NOTED

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

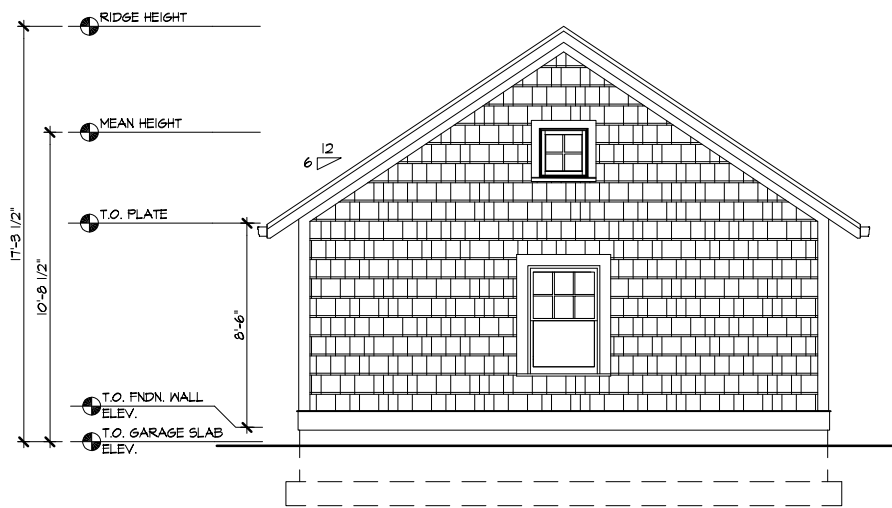
BROOKEVILLE PARCEL 770 LOT D DETAILS



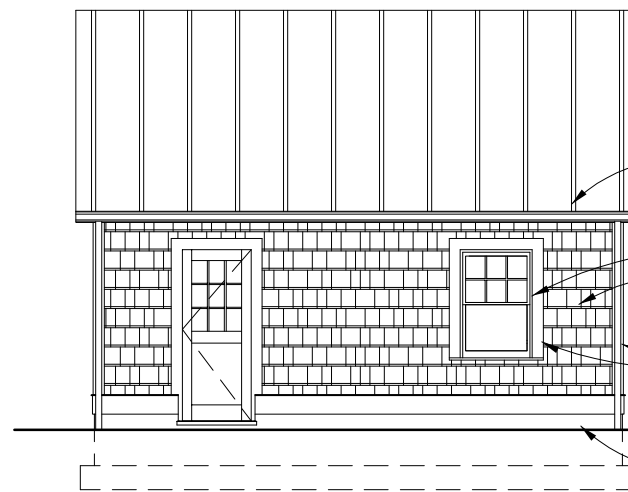
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



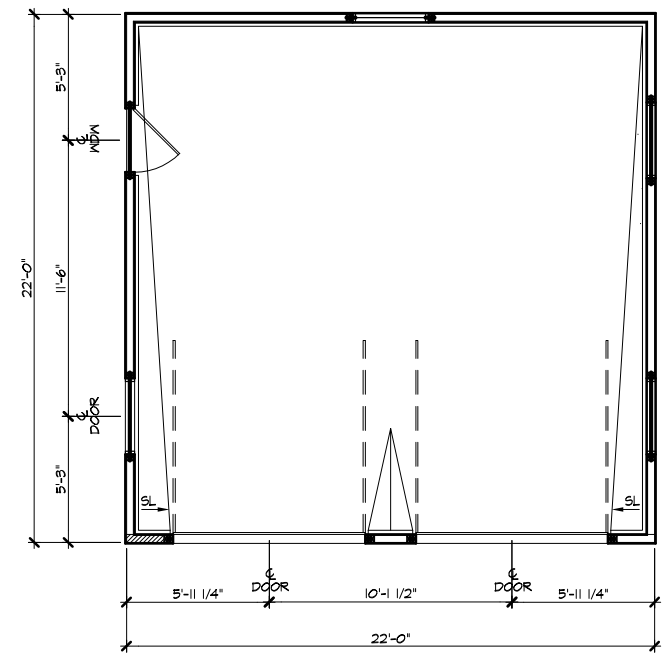
2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



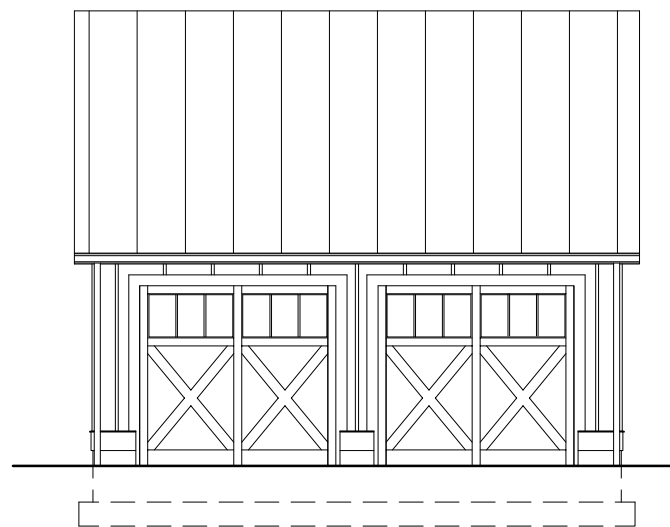
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



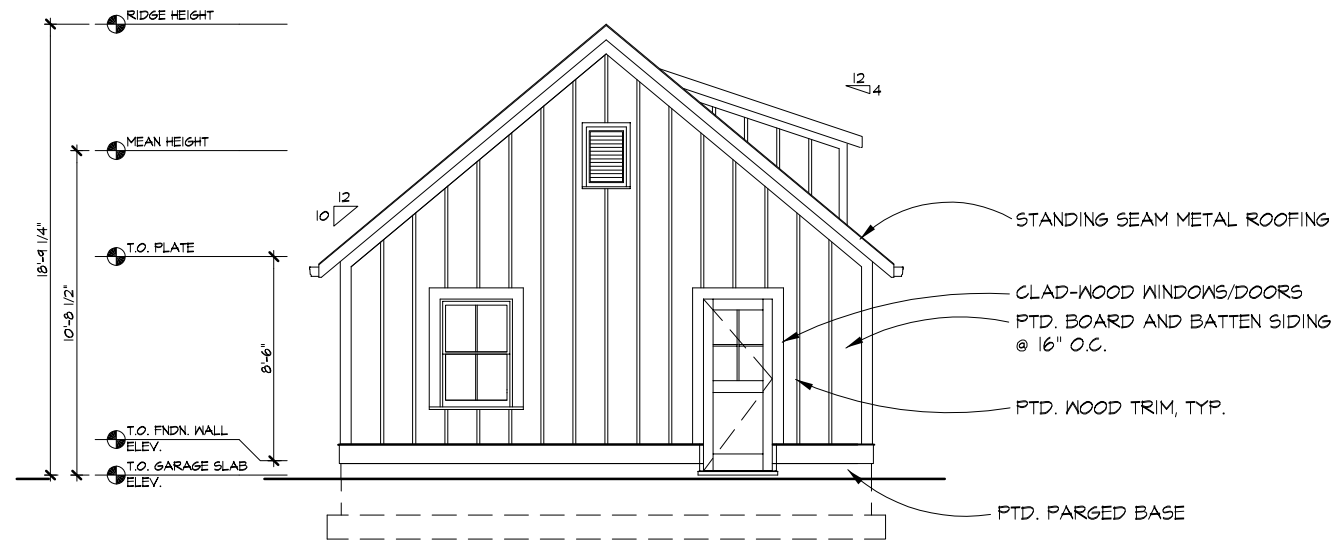
5 FLOOR PLAN
SCALE: 1/8"=1'-0"



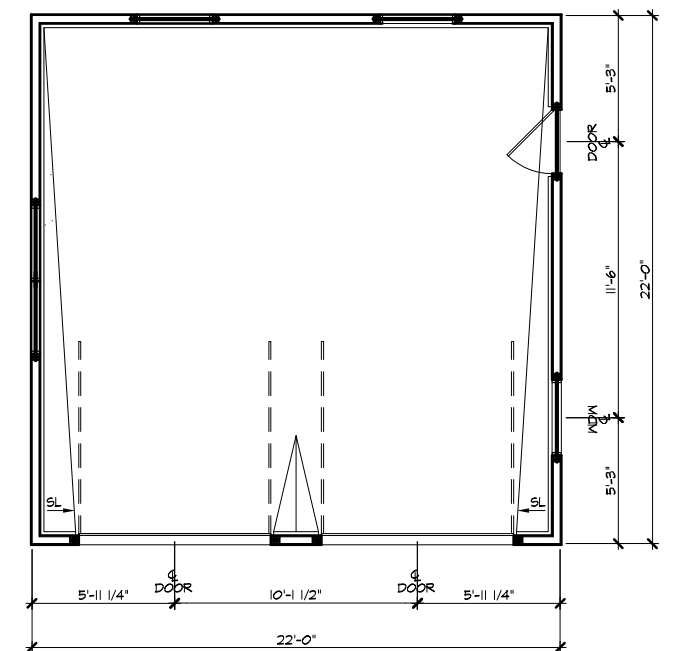
- RIBBED METAL ROOFING
- CLAD-WOOD WINDOWS/DOORS
- PTD. STRAIGHT EDGE HARDISHINGLE SIDING, 5" REVEAL
- PTD. WOOD TRIM, TYP.
- PTD. PARGED BASE



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

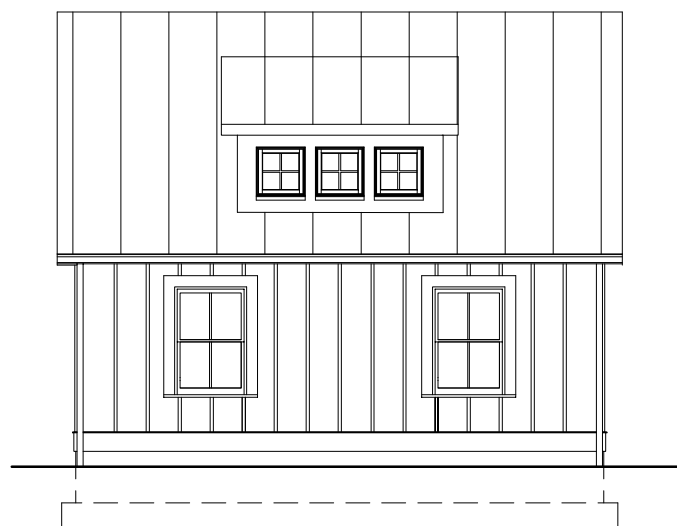


2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

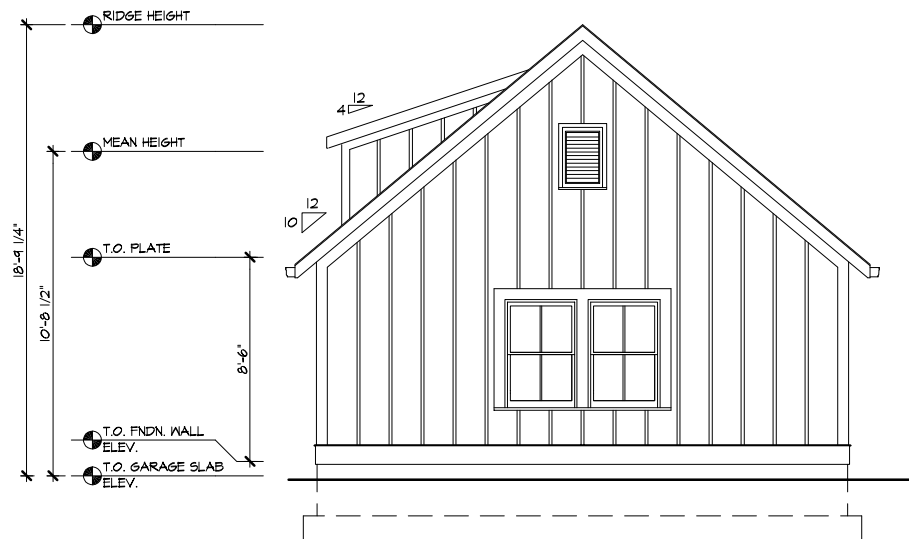


5 FLOOR PLAN
SCALE: 1/8"=1'-0"

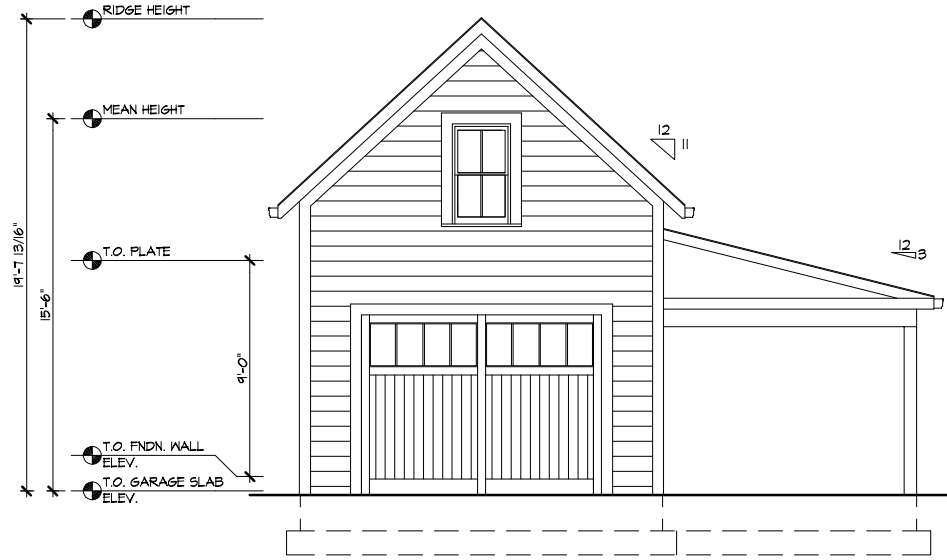
NORTH



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



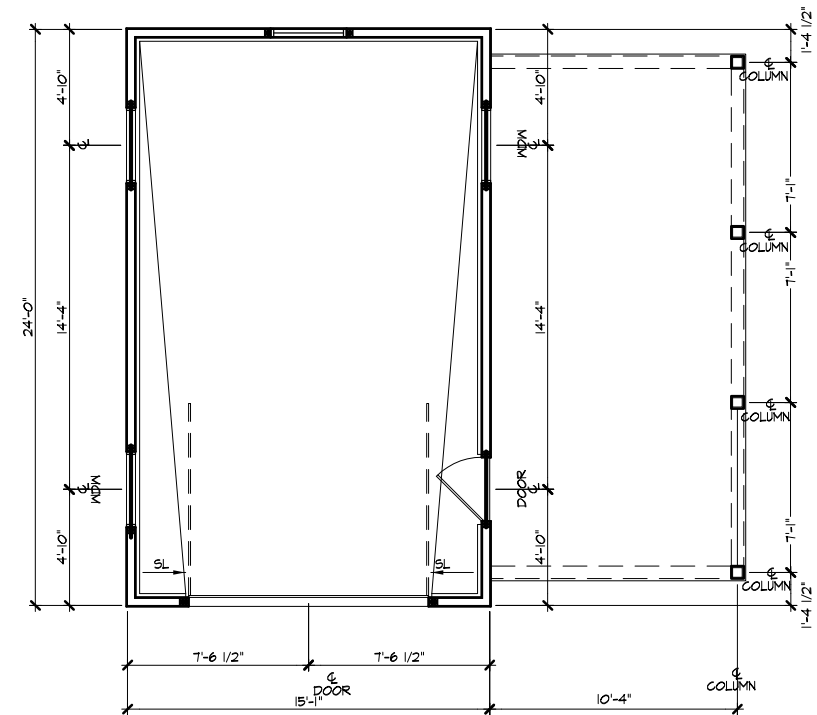
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



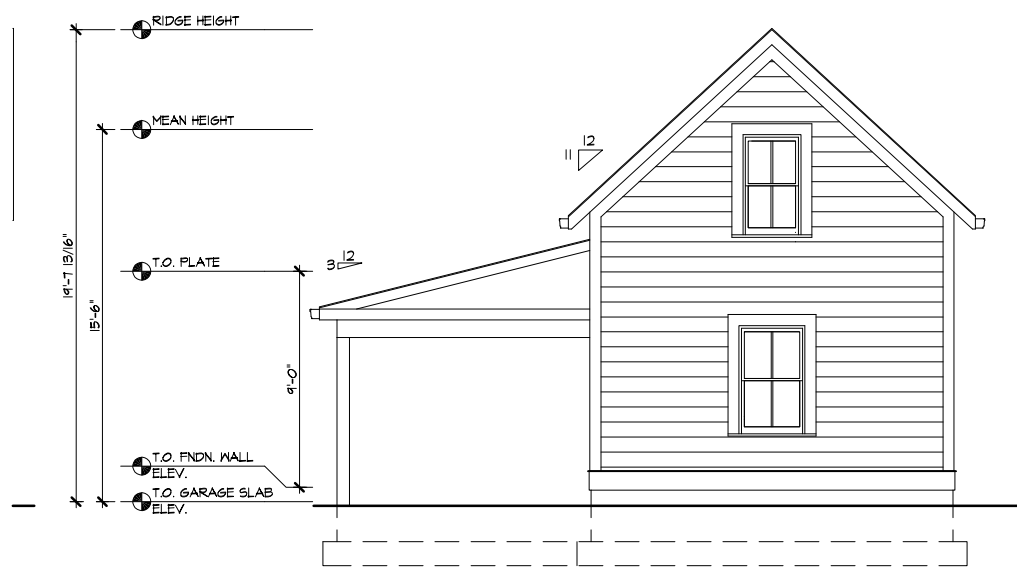
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 FLOOR PLAN
SCALE: 1/8"=1'-0"



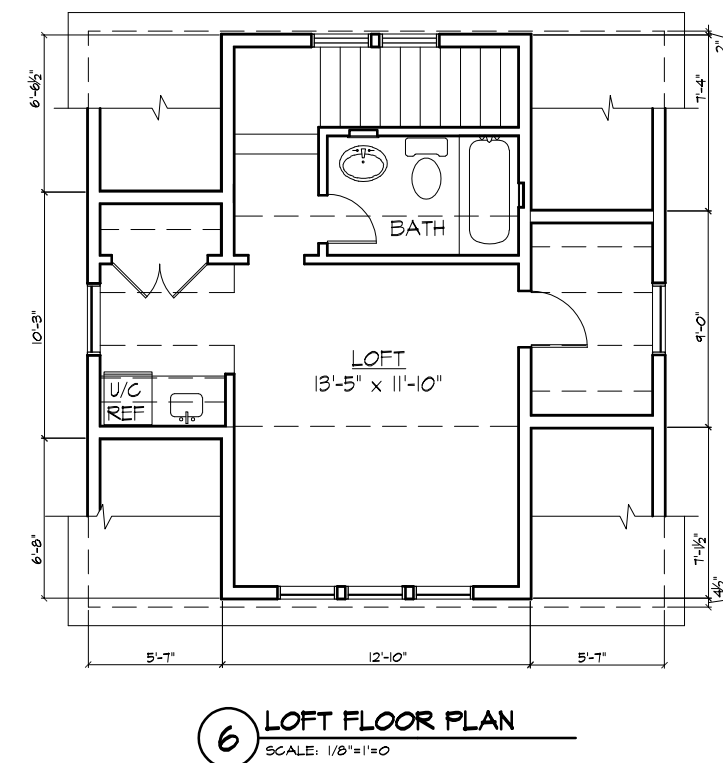
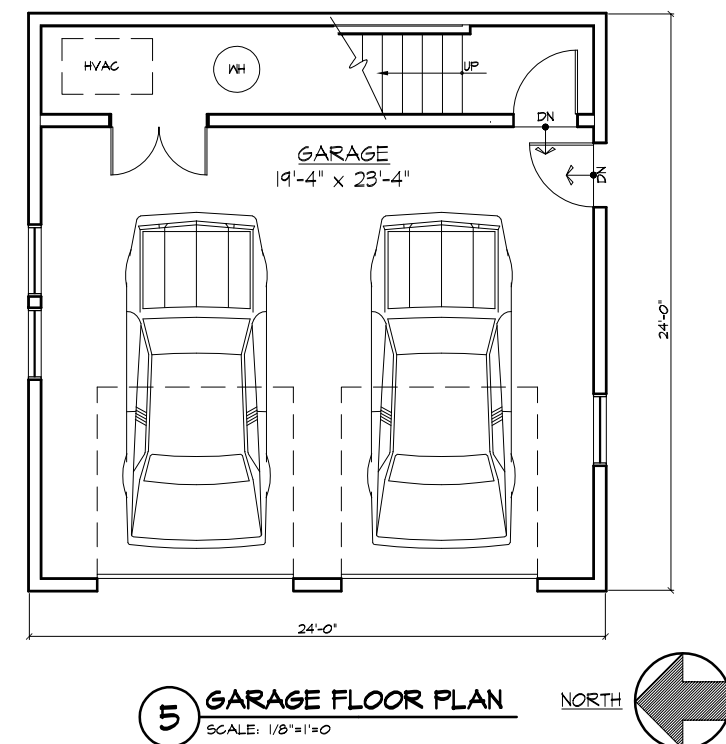
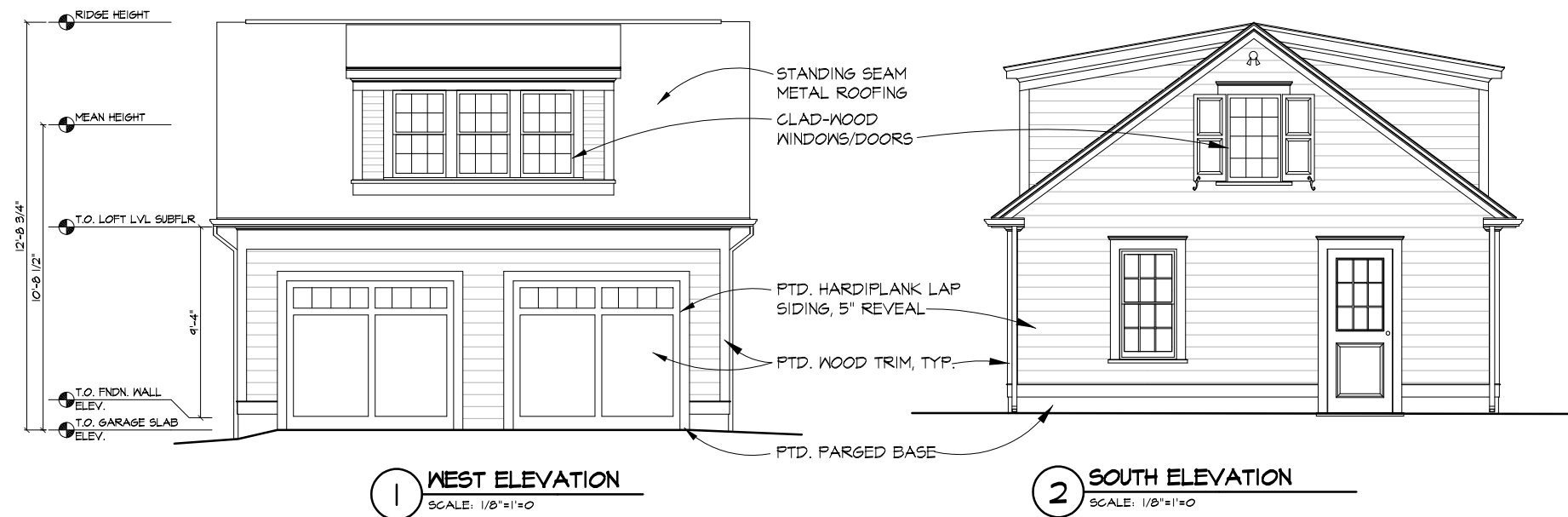
- RIBBED METAL ROOFING
- CLAD-WOOD WINDOWS/DOORS
- PTD. HARDIEPLANK LAP SIDING W/ 5" REVEAL
- PTD. WOOD TRIM, TYP.
- PTD. PARGED BASE



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



Majestic Slate

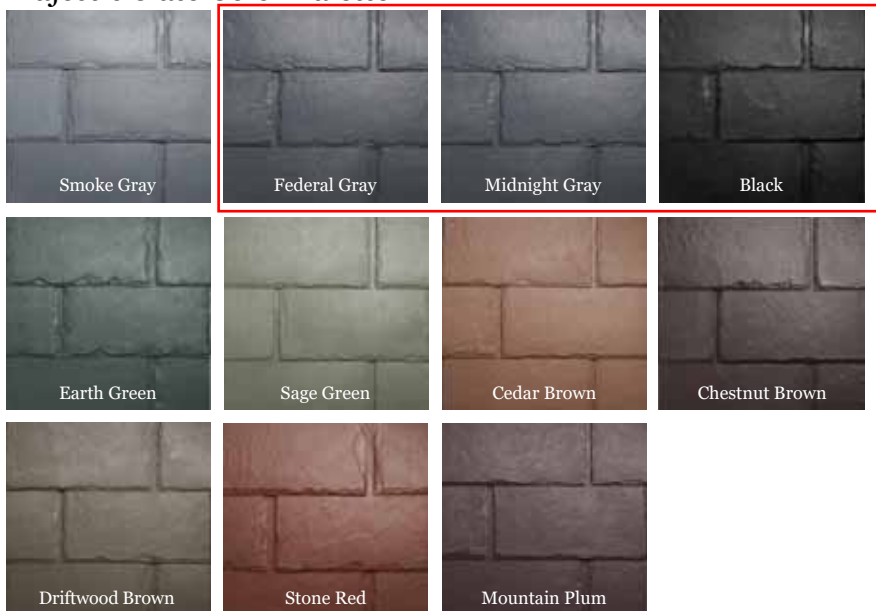


Historically, natural slate is one of the most appealing roofing choices, combining unmatched durability with aesthetic appeal. The cost of natural slate, as well as its weight and difficulty in finding a qualified slate installer, often makes its use prohibitive. EcoStar LLC, the leading manufacturer 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



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. Tiles 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.

07/17 © 2017 by EcoStar LLC. EcoStar and Majestic Slate are trademarks of EcoStar LLC. See www.ecostarllc.com for available warranties. P/N-602689 ECO-MAJESTIC SLATE CUT SHEETS

Advantages

- Weighs 1/3 to 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 hail¹

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



42 Edgewood Drive | Holland, NY 14080
800.211.7170 | www.ecostarllc.com



outstanding durability--these shutters won't crack,
(http://www.atlanticpremiumshutters.com/assets/images/265/classic_louver_rail_sand_642.jpg)
split or rot.

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

Tips & Information



(http://www.aahai.org/premiere/article.php?id=60&id_lang=fr)



(http://www.attaniti.com/attaniti-previews/files/for-sale/files/c66/stats/files/c3e/atlantic_install_measuring.pdf
dennis union chrs de.pdf)

Colors

(http://www.atlanticpremiumshutters.com/assets/images/26p/classic_louver_rail_white_631.jpg)

White (631)

(http://www.atlanticpremiumshutters.com/assets/images/270/classic_louver_rail_black_632.jpg)

Black (632)

CERTI-LABEL® CEDAR SHAKES

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



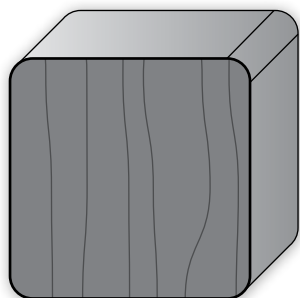
A utility grade for economy applications and secondary buildings. Not less than 6" clear on 16" and 18" shingles, 10" clear on 24" shingles.

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.

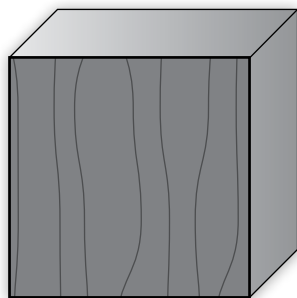
Wood and PVC Balusters



Baluster Stock Eased Edge

WM-237 • $1\frac{1}{4} \times 1\frac{1}{4}$

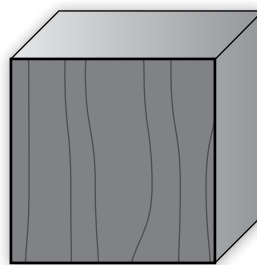
Primed A Grade (Clear), PVC



Baluster Stock Square Edge

WM-237S • $1\frac{1}{4} \times 1\frac{1}{4}$

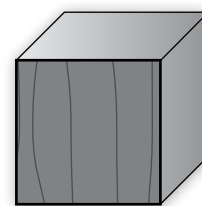
Primed A Grade (Clear)



Baluster Stock

WM-238 • $1\frac{1}{16} \times 1\frac{1}{16}$

A Grade Pine (Clear)

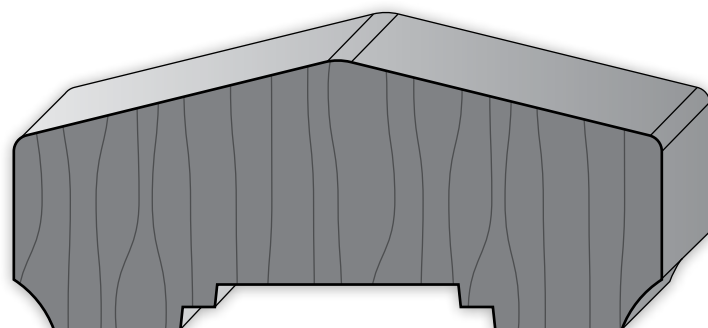


Baluster Stock

WM-239 • $\frac{3}{4} \times \frac{3}{4}$

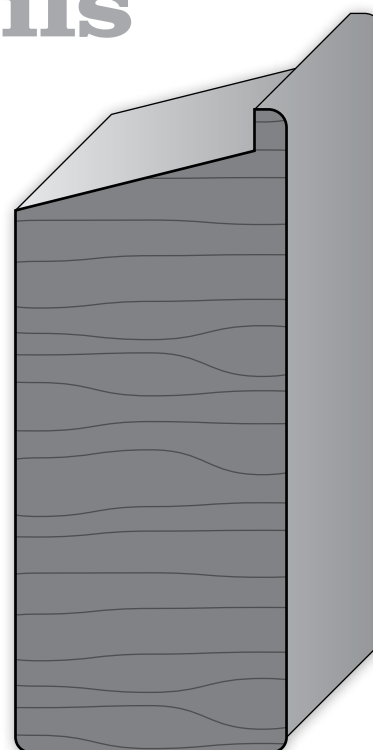
A Grade Pine (Clear)

Wood and PVC Rails



Top Porch Rail • WM-8840 • $1\frac{1}{2} \times 3\frac{1}{2}$

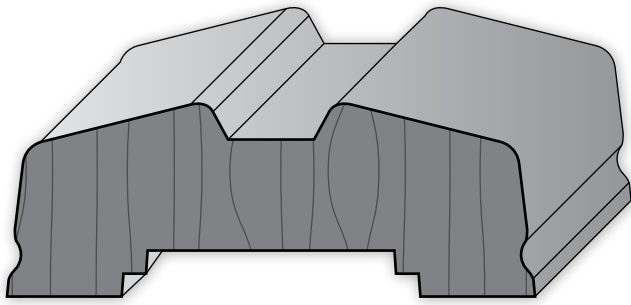
Primed A Grade (Clear)



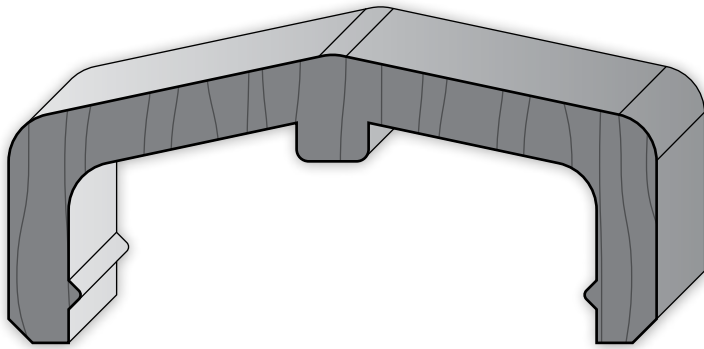
Bottom Porch Rail

WM-8841 • $1\frac{1}{2} \times 3\frac{1}{2}$

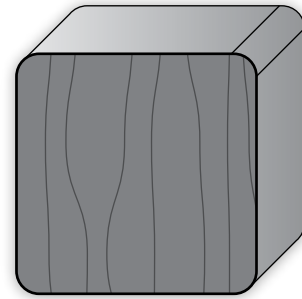
Primed A Grade (Clear)



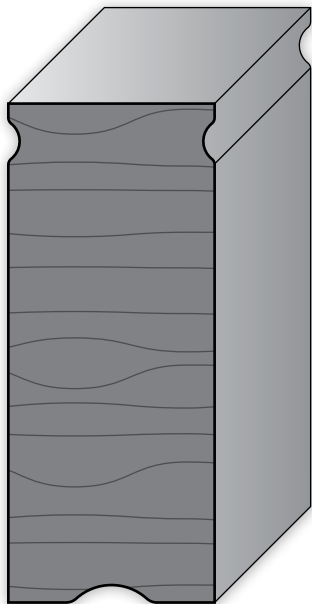
FIR 8840 • Top Rail Filler - LNFT
Primed Fir



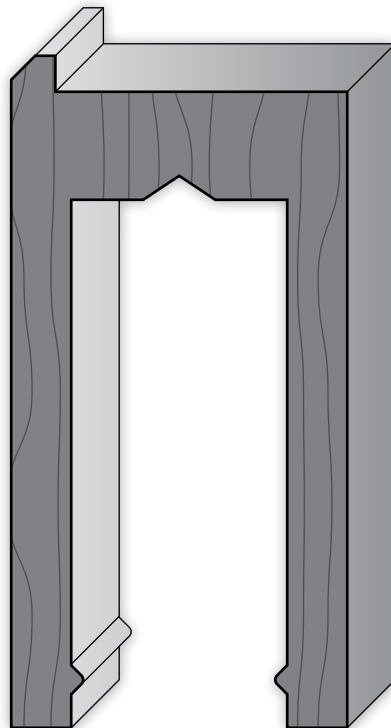
PVC 8840 • Top Rail Filler - 16'
PVC



PVC 237
 Balluster Only - 15'
PVC



8842F
 Bottom Rail Filler
"A" Grade Fir



PVC 8842
 Bottom Rail Only - 16'
PVC

HardiePlank® Lap Siding Product Description

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.



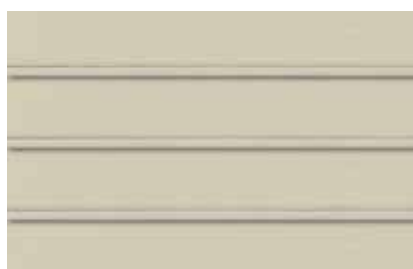
CedarMill®



Smooth



Beaded CedarMill®



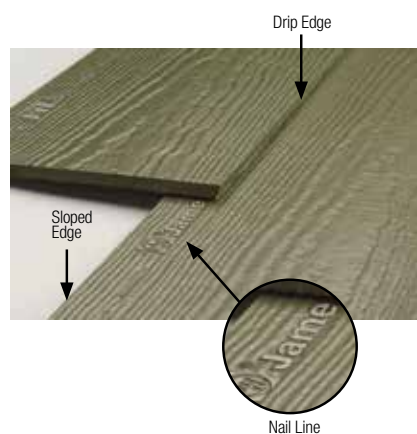
Beaded Smooth



Colonial Roughsawn



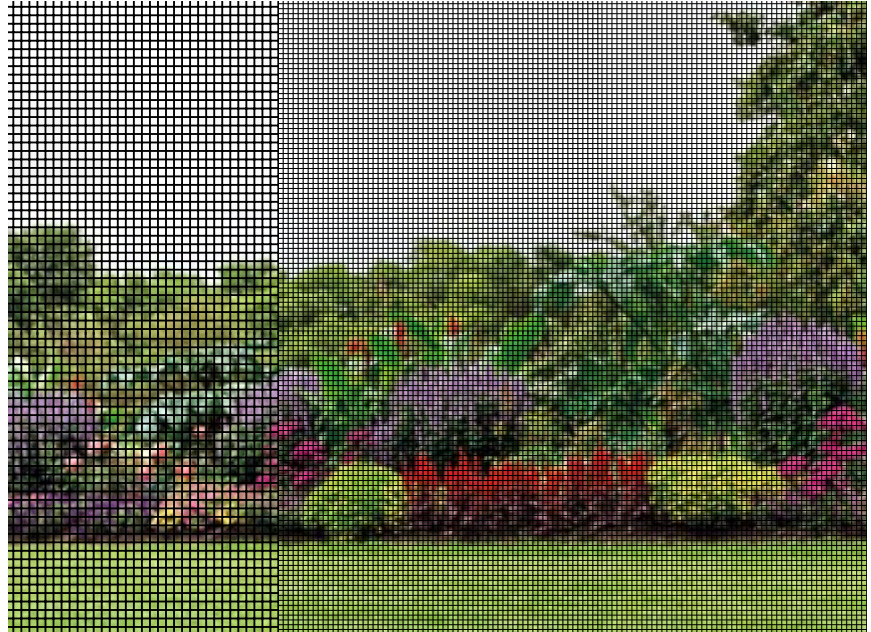
Colonial Smooth





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.



Conventional Screen Mesh

BetterVue® (Standard)

UltraVue®

Grilles

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



7/8" & 1-1/4"
Perimeter Grille



7/8" & 1-1/4"
Stick Grille



3/4" & 1"
Profiled Inner Grille



13/16" Flat Inner Grille
(Not available on Select)



7/8" & 1-1/4"
Interior Wood
Windsor Divided Lite



7/8" & 1-1/4"
Exterior Clad
Windsor Divided Lite



7/8" & 1-1/4"
Exterior CPVC
Windsor Divided Lite
(Primed only)



5/8" & 7/8" Tall Putty
Windsor Divided Lite



5/8" & 7/8" Short Putty
Windsor Divided Lite



1/4" Ogee



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



2" Tall Putty
Simulated Check Rail



2" Exterior Low Profile
Simulated Check Rail



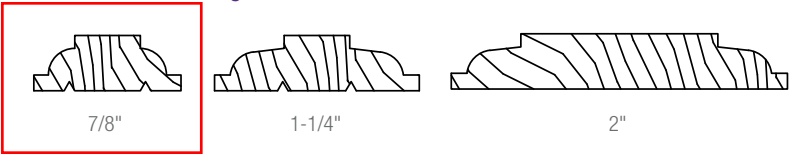
2" CPVC Simulated
Check Rail (Primed only)



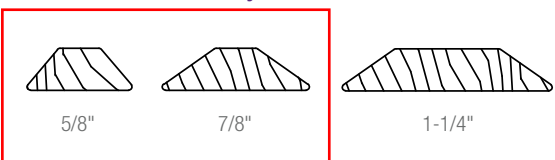
3-3/8"
Simulated Mid Rail

Grille Profiles

Interior Grilles – Ogee



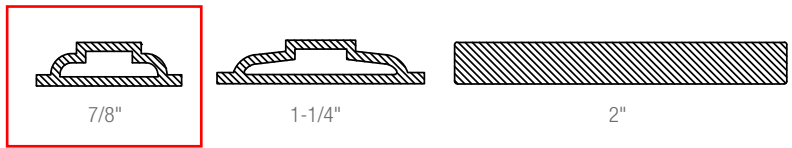
Interior Grilles – Putty



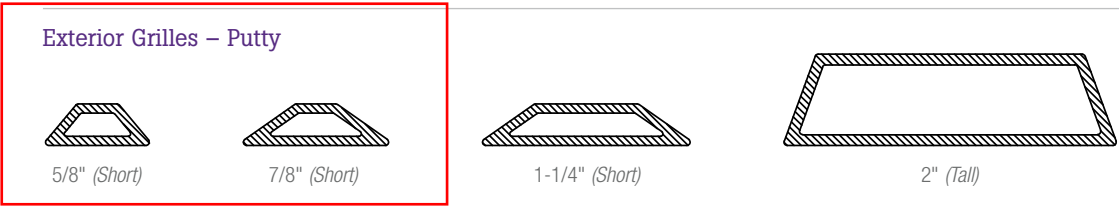
Interior Grilles – Contemporary



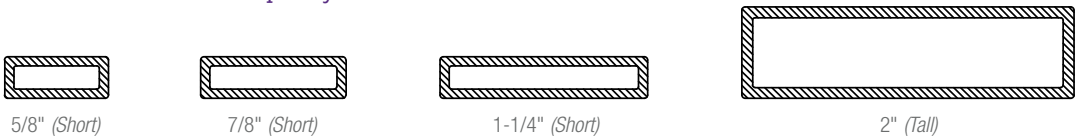
Exterior Grilles – Ogee



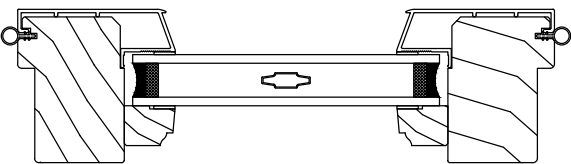
Exterior Grilles – Putty



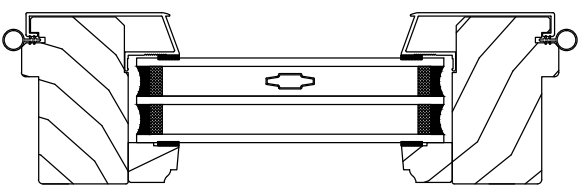
Exterior Grilles – Contemporary



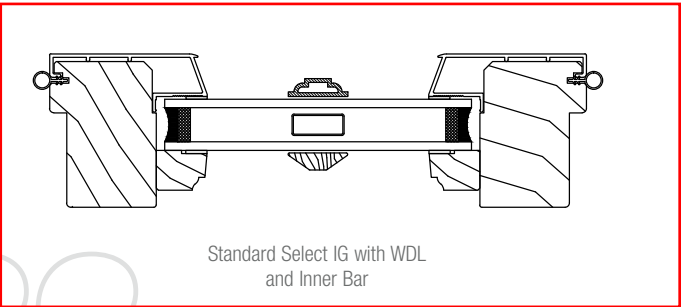
Grille Sections



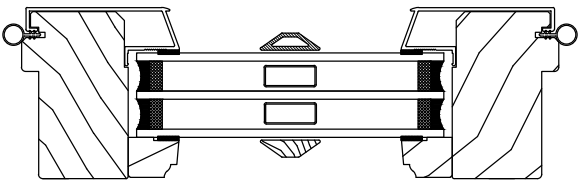
Standard Select IG with Inner Grille



Triple IG with Inner Grille



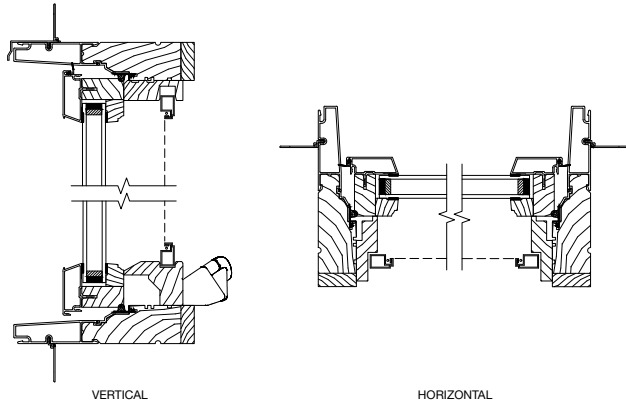
Standard Select IG with WDL and Inner Bar



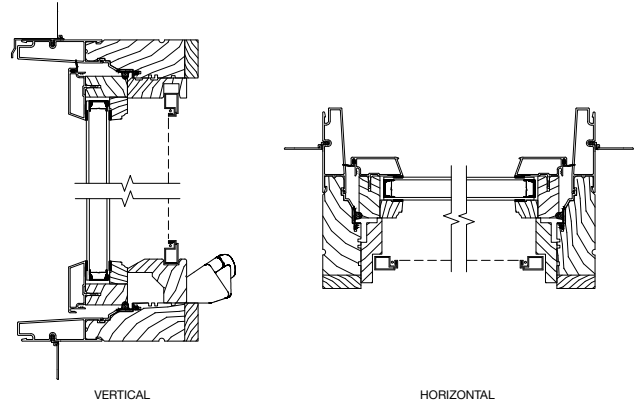
Triple IG with WDL and Inner Bar

Pinnacle Clad Casement & Awning Technical Drawings

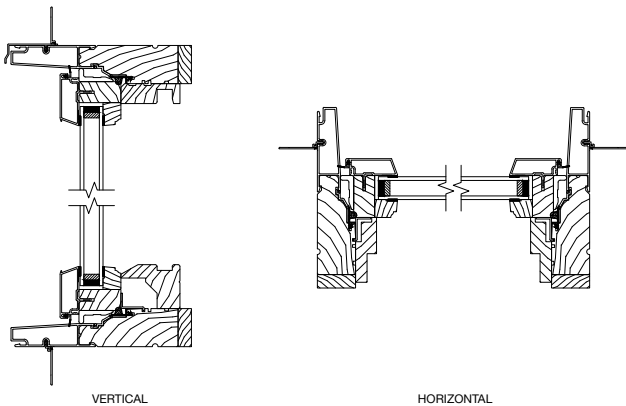
Pinnacle Clad Casement – Operating



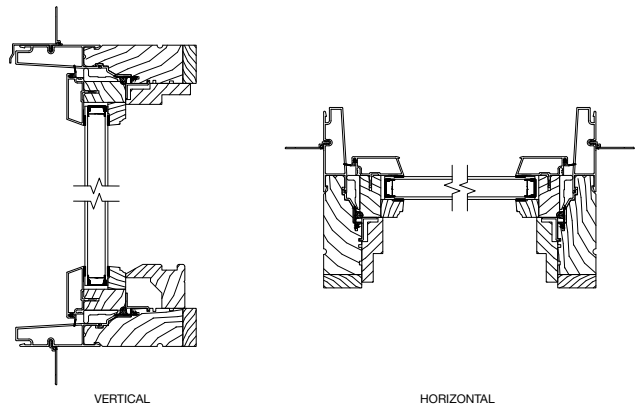
Pinnacle Clad Awning – Operating



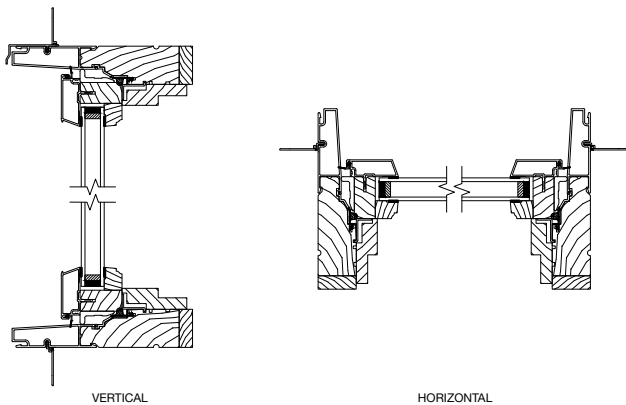
Pinnacle Clad Casement – Stationary



Pinnacle Clad Awning – Stationary

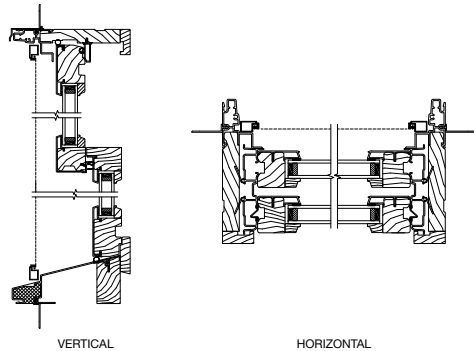


Pinnacle Clad Casement – Transom and Picture

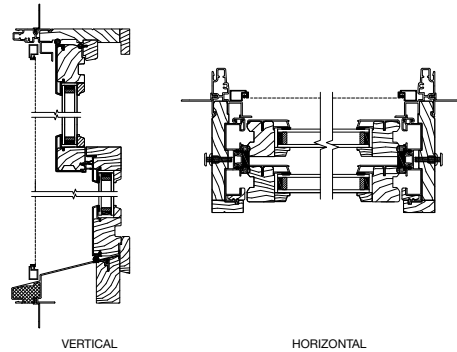


Pinnacle Clad/Primed Double Hung & Glide-by Technical Drawings

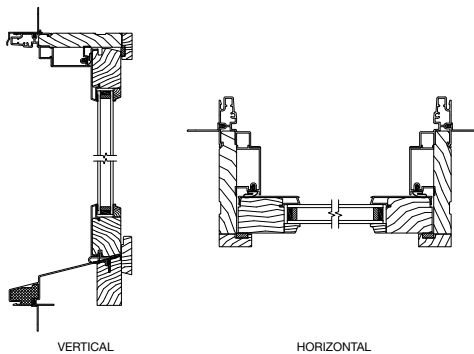
Pinnacle Clad Double Hung – Operating



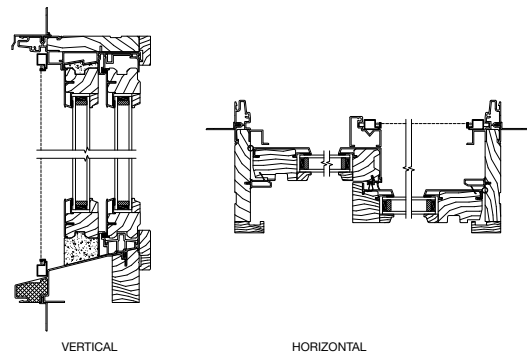
Pinnacle Clad Concealed Jambliner Double Hung – Operating



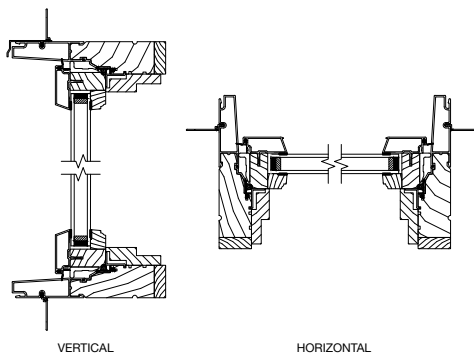
Pinnacle Clad Double Hung – Picture



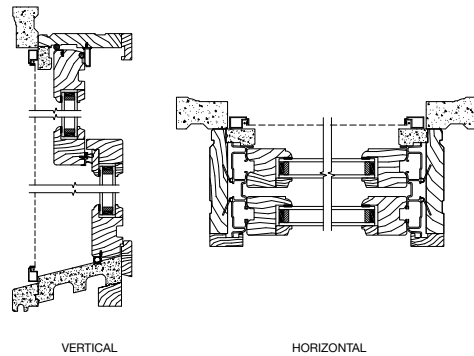
Pinnacle Clad Glide-by



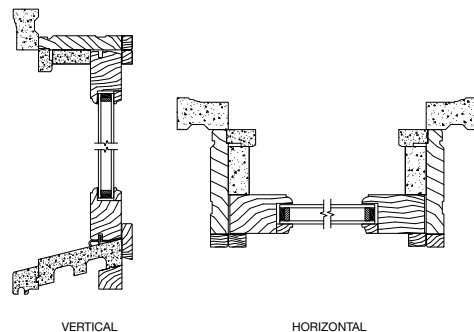
Pinnacle Clad Double Hung – Transom



Pinnacle Primed Double Hung – Operating



Pinnacle Primed Double Hung – Picture



DRIVEWAY AND UTILITY EASEMENT

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

RECITALS:

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 Future Lot, including but not limited to, trench drains, storm water management facilities, 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

FILED
CLERK OF COURT
CLERK'S OFFICE
MONTGOMERY CO., MD.

2015 DEC 31 PM 12:06

40.00
20.00
60.00
Rcpt # 62219
Blk # 3958
12:04 PM

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.

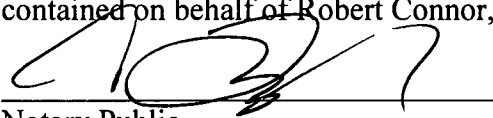
Witness our hands and seals.

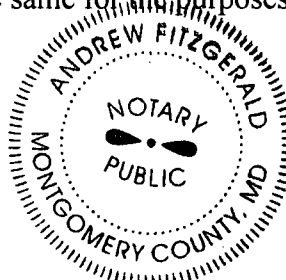
Robert Connor, LLC

By: 
R. Sterling Mehring, Managing Member

State of Maryland
County of Montgomery

On this 29TH 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

After recording return to:
Law Office of Andrew FitzGerald
10401 Connecticut Avenue, Suite 101
Kensington, MD 20895

MONTGOMERY COUNTY, MD

APPROVED BY 

DEC 31 2015

\$ ANA RECORDATION TAX PAID
\$ ANA TRANSFER TAX PAID

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 Connor, 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

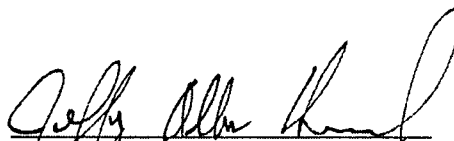
1. North 22°35'10" West, 117.95 feet to a point, thence leaving said line of division and in, through, over and across Lot 15, also Future Lots 31 and 32, the seven (7) following courses and distance,
2. North 67°33'45" East, 35.00 feet to a point, thence
3. South 22°35'10" East, 40.63 feet to a point, 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
Date



Jeffrey Allen Hammond
Professional Land Surveyor
Maryland Reg. 21515
Exp. Date: July 13, 2017



EXHIBIT B

NORTH



LOT 7, BLOCK D
NORTHWOOD VILLAGE

N 52°27'00" E 129.38' Plat Line

LOT 12

LOT 18

Property of
ROBERT CONNOR, LLC
L. 51386 / F. 495

FUTURE
LOT 32



LOT 15

FUTURE
LOT 31

**DRIVEWAY &
UTILITY
EASEMENT**
4,913 SQ. FT.

LOT 13

LOT 17

N 22°35'10" W
250.12' Plat Line

N 67°33'45" E
35.00'

S 22°35'10" E
283.54' Plat Line

LOT 16

**POINT of
BEGINNING**

OPEN IRON PIPE
FOUND

S 22°35'10" E
40.63'

N 67°33'45" E
15.00'

FUTURE
LOT 30

LOT 14

S 22°35'10" E
52.32'

S 67°33'45" W
15.00'

S 22°35'10" E
25.00'

S 67°33'45" W
125.30' Plat Line

DENNIS AVENUE

100' RIGHT-OF-WAY

SKETCH OF
A DRIVEWAY & UTILITY
EASEMENT

Jeffrey Allen Hammond
JEFFREY ALLEN HAMMOND
PROFESSIONAL LAND SURVEYOR, MARYLAND REG. No. 21515
FOR CORP. No. 257
EXPIRATION DATE: JULY 13, 2017



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

LOT 15, BLOCK 1

NORTHWOOD KNOLLS



10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office
301-607-8045 fax
www.casengineering.com
info@casengineering.com

WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DECEMBER, 2015
JOB NO.: 14-032 DRAWN BY: JAH

Space Reserved for County Validation

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

(http://www.atlanticpremiumshutters.com/assets/images/2x0/classic_pane_sand_642.jpg)

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



(<http://www.aflatioti.com/aflatioti/presentation/abstracts/Abstracts%20-%20Final%20-%20June%206%20-%20final%20-%20new%20orleans.pdf>)



(<http://www.almalinux.org/almalinux/files/almalinux6/almalinux6/Static%20install%20measuring.pdf>
dennis union chs de.pdf)

Colors

(http://www.atlanticpremiumshutters.com/assets/images/2wr/classic_panel_white_631.jpg)

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



Even Buttline, 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



Specification Sheet

1-Course Shingle Panel

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 2.86 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 warranty 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.



CVPS-113 Rev 7-15

Search the store



HOME / WOODEN BRACKETS / SHOP BY BRACKET DESIGN / DESIGN 17 / WOOD BRACKET 17T1



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

▲

Search the store



HOME / WOODEN CORBELS / WOOD CORBEL 23T7

4 1/2"



6 1/2"



Wood Corbel 23T7

PRODUCT LINE: Corbel - 23

PROJECTION: 4 1/2"

HEIGHT: 6 1/2"

PRICE:

\$18.00