

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	4023 Jones Bridge Rd., Chevy Chase	Meeting Date:	12/16/2020
Resource:	Individually Listed Master Plan Site James Hurley House	Report Date:	12/9/2020
Applicant:	Tatyana and Gregory Bayler	Public Notice:	12/2/2020
Review:	HAWP	Tax Credit:	n/a
Case No.:	35/56-20A (Amendment)	Staff:	Dan Bruechert
Proposal:	Rear deck and new door installation.		

RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application **with one (1) condition**:

1. The proposed deck railing needs to be wood with the pickets installed between the top and bottom rails. Final approval authority to verify this condition has been met should be delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (James Hurley House #35/56)
 STYLE: Folk Victorian
 DATE: 1907



Figure 1: Construction of the James Hurley House (right) is associated with the development of Hawkins Lane.

From *Places from the Past*:

“JAMES HURLEY HOUSE (c1907) 35/56 4023 Jones Bridge Road In 1898, James A. Hurley bought a half-acre parcel from the Gilliland heirs. Judging by tax assessment records, Hurley built the house about 1907 when improvements were valued at \$450. The two-story, front-gable residence with Folk Victorian porch bears similarity to Otterbourne’s Welsh House and to the nearby David Hawkins House, in Hawkins Lane Historic District, both dating from the same era. The residence remained in the Hurley family until 1961.” The construction of the Hurley House and the Gulliland-Lacy House are associated with the development of Hawkins Lane, but not immediately adjacent to the Historic District.

BACKGROUND

The HPC approved a HAWP for this property by consent at the 12/2/2020 HPC Meeting. Because there was not sufficient information regarding the proposed deck and French door entrance, Staff recommended a condition that the HAWP approval does not extend to those elements. The applicant has submitted additional information to Staff for consideration of these elements.

PROPOSAL

The applicant proposes to construct a deck to the rear and right side of the subject house and proposes installing a pair of French doors on the right side of the house to access the deck.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*.

Rehabilitation is defined 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.

Secretary of the Interior’s Standards for Rehabilitation:

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Chapter 24A

(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.
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;
- (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.

STAFF DISCUSSION

Rear Deck and Side Door

At the rear of the proposed addition, the applicant proposes installing a large rear deck, that wraps around the right side of the house. The deck will be wood, constructed on wood posts, with a railing. Additionally, the applicant proposes to remove an existing window and install a new door on the right side of the house to access the deck from the side. Details for the door were not included with the submitted materials.

Staff finds that the subject Master Plan Site can support a large deck without significantly impacting the historic character of the Master Plan Site. The proposed deck projects 8' (eight feet) from the right historic wall plane and extends 12' (twelve feet) beyond the rear addition (see below). A set of wooden stairs will be installed at the south and west ends of the porch. The applicant proposes to install a heavy-duty vinyl railing.

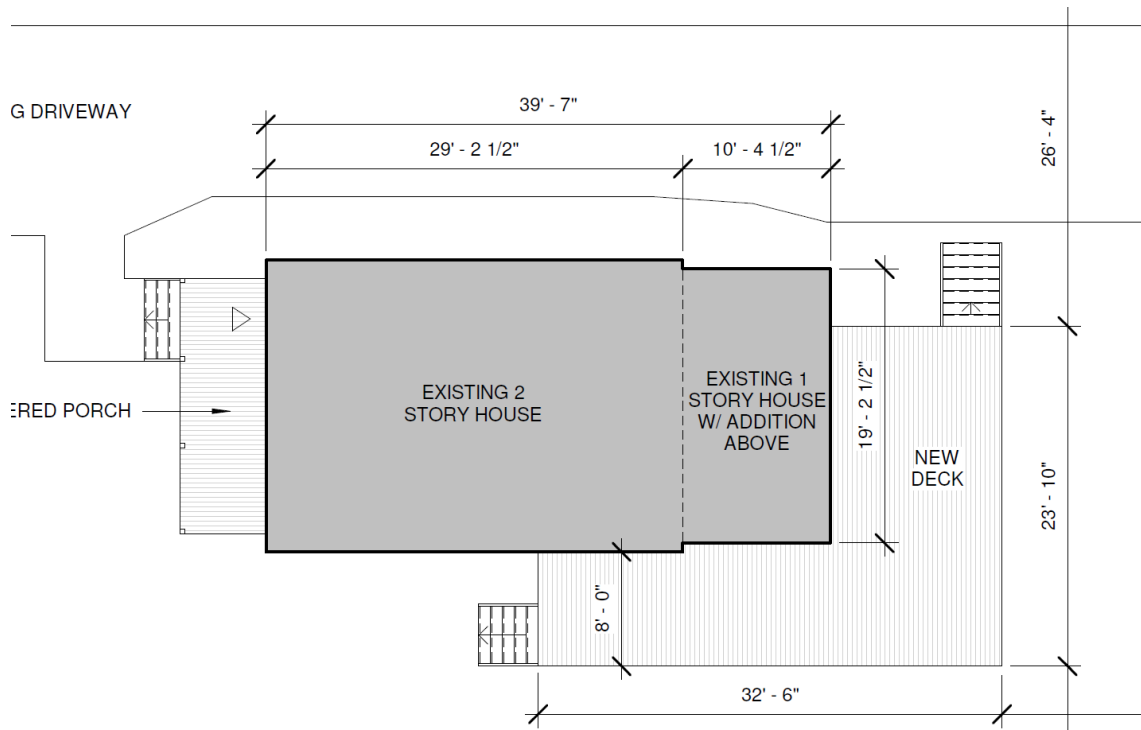


Figure 2: Partial site plan showing the existing house and the proposed deck.

Staff finds that the deck is large, but not to the point that its size will not detract from the architectural character of the house. Additionally, Staff notes that like the Hawkins Lane Historic District, the primary historical significance of the Hurley House is for its association with the development of the historic African-American kinship community, not for its architectural significance. Staff finds that in the future the proposed deck could also be removed from the site without damaging the historic fabric of the Hurley House, consistent with Standard 10. The visual impact of the deck is also aided by the topography of the site. The lot slopes down toward the rear and the deck will be built slightly above grade at the front to minimize its visual impact. Staff also finds that while the back yard of the subject property is large, it is heavily wooded and if the deck projected farther towards the rear, one or more mature trees would likely need to be removed (see the aerial photograph below). Staff finds wrapping the deck around the rear corner of the house provides additional space while avoiding impacts to the wooded site.

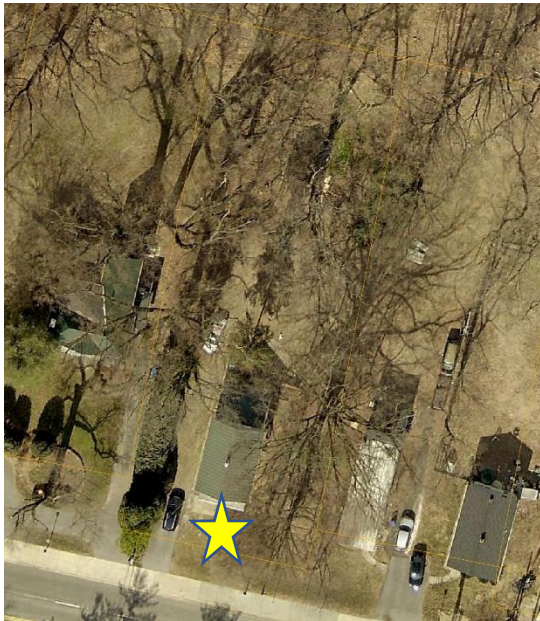


Figure 3: 4023 Jones Bridge Rd. is a heavily wooded lot.

Staff finds that the design of the proposed railing is appropriate, but that the material proposed is inappropriate. The simply detailed railing has square pickets set between the top and bottom rails with larger 4" × 4" (four-inch by four-inch) posts. Railings on Master Plan Sites need to be constructed out of historically appropriate materials that will develop a patina with age; in this case, the appropriate material is wood. Staff recommends the HPC include a condition for approval that the deck railing is wood and that the pickets are installed between the top and bottom rail. Verification that this condition has been met and final approval authority should be delegated to Staff. With the identified condition, Staff supports the deck and railing under Chapter 24A-8(b)(1) and (2) and Standards 2, 9, and 10.

Near the front edge of the deck, the applicant proposes removing an existing window, enlarging the opening, and installing a pair of French doors. The proposed doors are wood and each door has twelve lites with exterior grilles permanently affixed. The enlarged door opening measures 54" × 84" (fifty-four inches by eight-four inches). Staff finds the materials and design of the proposed door are appropriate in the enlarged opening. The door will be installed in the rear of the two, right-side openings on the first floor to minimize the visual impact to the front elevation of the house. Staff notes that the identified door is intended for interior use, however, any door submitted for permitting has to consistent with the materials, design, and dimension of the proposed door. When full plans are submitted for Staff review prior to permitting, Staff will evaluate the side door specifications to ensure that the door conforms to the HAWP approval. Staff finds the new doors conform to 24A-8(b)(2) and Standard 2, 9, and 10.



Figure 4: Identified French doors proposed in the new side opening.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application with one condition:

1. The proposed deck railing needs to be wood with the pickets installed between the top and bottom rails. Final approval authority to verify this condition has been met should be delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, is consistent with and compatible in character with 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Tatyana & Gregory Baytler
Address: 9308 Cedar In
Daytime Phone: 443-527-4375

E-mail: TBaytler@gmail.com
City: Bethesda Zip: 20814
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Hurley/Sutton House MIHP
35/056-000A

Is the Property Located within an Historic District? Yes/District Name
☒ No/Individual Site Name Hurley/Sutton House

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

J. Baytler
Signature of owner or authorized agent

dotloop verified
11/06/20 2:59 PM EST
Q8BF-SWLC-CHWD-SMIQ

11/06/2020

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two story single family house with one story addition in the back of the house.
Very large tree fell on top of the house/ rear end. Impact caused significant damage.

Description of Work Proposed: Please give an overview of the work to be undertaken:

One story addition in the back of the house suffered substantial structural damage, hence will be demolished and replaced with two story addition. The roof will have to be re-built.
Rear deck will be replaced with new deck.

Work Item 1: Second story over kitchen

Description of Current Condition:

One story kitchen area on the rear of the house

Proposed Work:

An upper level addition over existing kitchen area

Work Item 2: Replace old deck with new deck

Description of Current Condition:

Old small deck at the rear of the house

Proposed Work:

Build new deck

Work Item 3: New Roof

Description of Current Condition:

Old roof is damaged by Tree

Proposed Work:

New Roof to be installed

Tatyana Baytler

Broker & Realtor ®

GCAAR, MAR, NAR

Lagret Real Estate LLC

Sales & Property Management

Office: 443-420-7235

Cell : 443-527-4375



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Heavy Duty Sefton Vinyl Straight Railing

By Vinyl Fence Wholesaler

★★★★★ 31

\$119.99 \$126.99

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Glass Wood French Doors

By SARTODOORS

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56" x 84" ▼

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Similar Interior Doors Below

2,082 Results

Door Type ▼ Material ▼ Door Installation Type ▼ Door Design ▼ Door Size ▼ **Sort & Filter**

**EXISTING
ELEVATIONS**

4023 JONES
BRIDGE RD CHEVY
CHASE MD 20815

REVISIONS		
NUMBER	DESCRIPTION	DATE

EXISTING ELEVATIONS	
Date	11/18/2020
Scale	1/4" = 1'-0"
Job No.	XXXX
Drawn By	DA

ELEVATIONS

Drawing No. **A2.00**

STAPLE EDGE

STAPLE EDGE



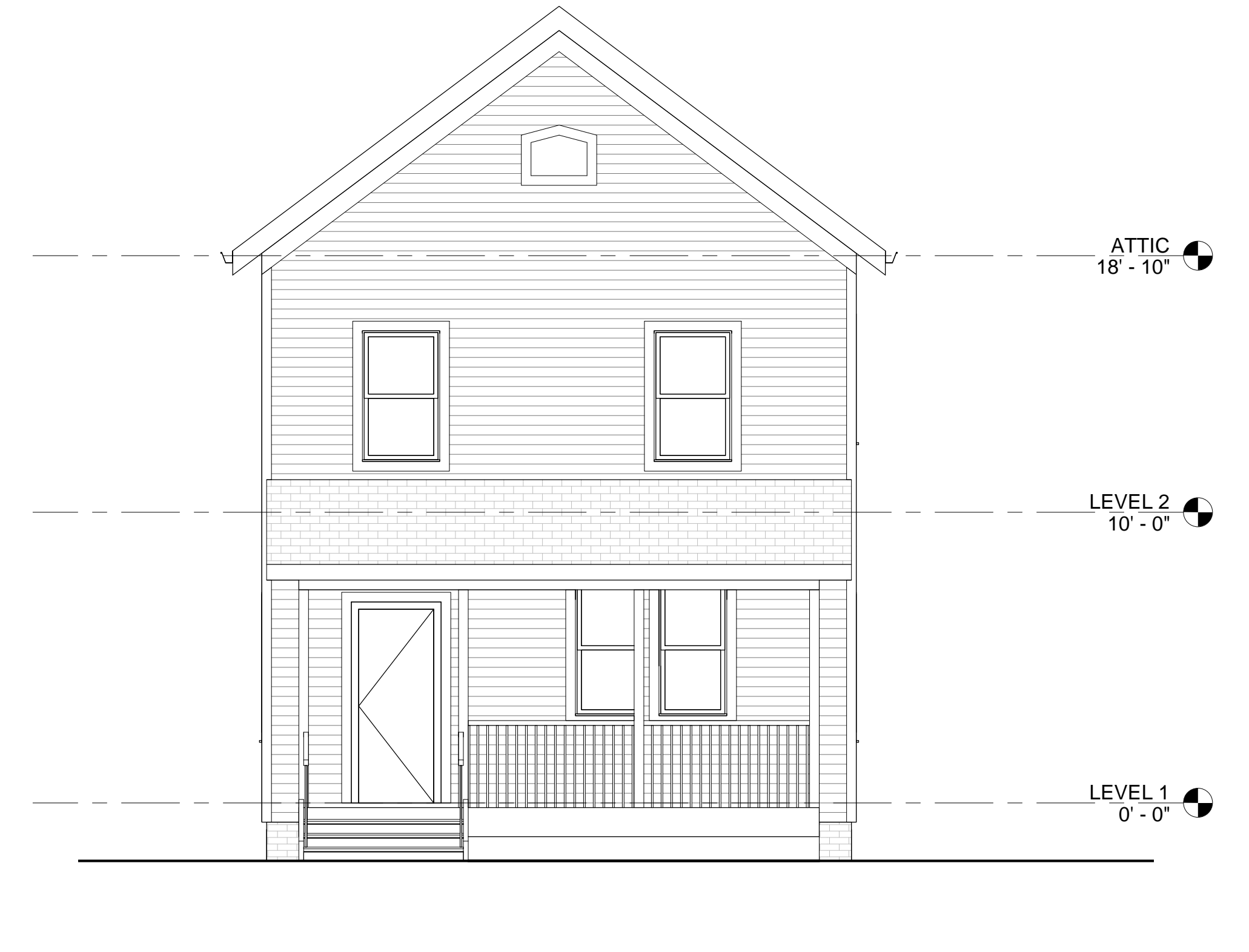
B2 EAST
1/4" = 1'-0"



A2 WEST
1/4" = 1'-0"



B1 NORTH
1/4" = 1'-0"



A1 SOUTH
1/4" = 1'-0"











4025

UNSAFE

COLORS

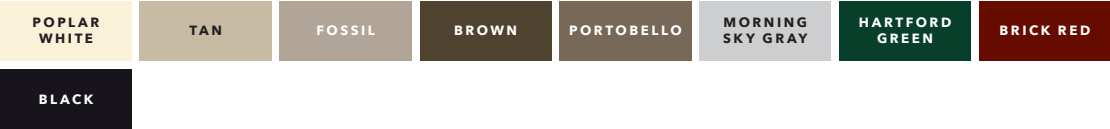
FRAME COLORS

Create a signature look with solid-color and dual-color frames. Dual-color frames allow you to choose a different color for the exterior with a White interior.

SOLID-COLOR:



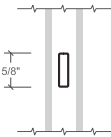
DUAL-COLOR FRAMES:



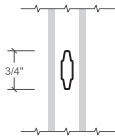
GRILLES

GRILLES

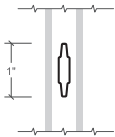
Grilles are color-matched to your window or patio door interior and exterior frame color.



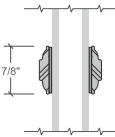
GRILLES-BETWEEN-THE-GLASS
FLAT 5/8"7



GRILLES-BETWEEN-THE-GLASS
CONTOUR 3/4"7



GRILLES-BETWEEN-THE-GLASS
CONTOUR 1"7



SIMULATED
DIVIDED LIGHT
7/8"8

¹ Based on the force required to bend a window frame profile.

² Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

³ Window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2000 sq. foot existing single-story home when comparing a Pella 250 Series vinyl window with InsulShield Advanced Low-E triple pane glass with argon to a single paned wood or vinyl window. The range of energy efficiency will vary from 54% to 77% and will vary by location. Your actual savings will vary. The average window energy efficiency is based on a national average of 94 modeled cities across the country with an adjustment based on population. For more details see pella.com/methodology.

⁴ Exceeds AAMA 613 test requirements.

⁵ Actual mullion span and combination size availability depends on design pressure requirements. Consider combination size, weight, and jobsite handling during design.

⁶ Only available in the West region.

⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁸ Not available with triple-pane glass.

Pella® 250 Series VINYL



Exceptional vinyl performance and style

Double-Hung



- **PELLA'S FADE-RESISTANT VINYL FORMULA**
Pella 250 Series is made of high-grade vinyl that resists yellowing and never needs painting. The solid color throughout the vinyl keeps minor dings and scratches virtually invisible. Solid-color frames are available in White, Almond and Fossil.
- **STRONGER FRAMES THAN ORDINARY VINYL**
Pella's precision welding process creates more durable products that resist warping or twisting over time. Pella 250 Series window frames are 52% stronger than ordinary vinyl.¹
- **EXCLUSIVE WEATHER PROTECTION SYSTEM**
Protect your home with our exclusive weather repel system on single- and double-hung windows. It has three points of protection to channel water away from the home – including triple weatherstripping.
- **ENERGY STAR® MOST EFFICIENT 2019 WINDOW²**
Upgraded triple-pane glass windows are on average 62% more energy efficient than single-pane windows.³ Pella 250 Series offers products that have been awarded the ENERGY STAR Most Efficient Mark in 2019.²
- **DURABLE EXTERIOR FINISHES**
Dual-color frame options offer white interiors with a choice of nine DuraColor™ exterior finishes that exceed industry requirements for fade resistance.⁴
- **STYLE AND INSTALLATION FLEXIBILITY**
Whether your project calls for a modern or traditional look, Pella 250 Series windows provide style flexibility to meet your project's needs. Multiple frame sizes available.
- **FREE-FORM MULLING CAPABILITIES**
Create a large or unique combination for your project by mulling standard and custom-sized windows together. Combinations are factory-mulled and arrive ready for installation.⁵
- **OPTIONAL PERFORMANCE ENHANCEMENTS**
Increase energy performance and structural strength with optional performance enhancements such as foam insulation and steel reinforcement.
- **ADDITIONAL FEATURES AND OPTIONS**
We have the features and options that fit most any project. Choose from five frame types, dual- and triple-pane glazing, four grille options and a full lineup of window & patio door styles.
- **LIMITED LIFETIME WARRANTY**
Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties.
- **TESTING BEYOND REQUIREMENTS**
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Special shapes also available.

PRODUCT SPECIFICATIONS


WINDOW & PATIO DOOR STYLES	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS & GRADE	PERFORMANCE VALUES			FRAME / INSTALL
						U-FACTOR	SHGC	STC	
AWNING DUAL-PANE VENT	16"	14-½"	59-½"	43-½"	LC35-LC50	0.26-0.30	0.17-0.43	30	Block Frame Integral Fin Fin with J-Channel Flush Flange ⁶ 5/8" Flange Frame
AWNING TRIPLE-PANE VENT	16"	14-½"	59-½"	43-½"	LC35-LC50	0.20-0.25	0.19-0.37	34	
CASEMENT DUAL-PANE VENT	14-½"	17-½"	35-½"	71-½"	LC35-LC50	0.26-0.30	0.17-0.43	30-33	
CASEMENT TRIPLE-PANE VENT	14-½"	17-½"	35-½"	71-½"	LC35-LC50	0.20-0.25	0.19-0.37	34	
SLIDING WINDOW DUAL-PANE VENT	21-½"	11-½"	96"	72" West Region 62" East Region	R25-R50	0.27-0.32	0.20-0.51	25	
SLIDING WINDOW TRIPLE-PANE VENT	21-½"	11-½"	96"	72" West Region 62" East Region	R25-R50	0.20-0.26	0.22-0.44	28	
DOUBLE-HUNG DUAL-PANE VENT	14-½"	23-½"	53-½"	78"	R20-R50	0.27-0.33	0.19-0.49	26	
DOUBLE-HUNG TRIPLE-PANE VENT	14-½"	23-½"	53-½"	78"	R20-R50	0.21-0.27	0.21-0.42	28	
SINGLE-HUNG DUAL-PANE VENT	14-½"	23-½"	53-½"	77-½"	R35-R50	0.27-0.33	0.20-0.51	25	
SINGLE-HUNG TRIPLE-PANE VENT	14-½"	23-½"	53-½"	77-½"	R35-R50	0.21-0.26	0.22-0.44	28	
FIXED FRAME RECTANGLE DUAL-PANE	11-½"	11-½"	108" 40 sq. ft. max.	108" 40 sq. ft. max.	CW30-CW50	0.26-0.31	0.21-0.58	26	
FIXED FRAME RECTANGLE TRIPLE-PANE	11-½"	11-½"	108" 40 sq. ft. max.	108" 40 sq. ft. max.	CW30-CW50	0.19-0.24	0.24-0.47	27	
SLIDING PATIO DOOR DUAL-PANE, OX or XO	46-½"	70-½"	95-½"	95-½"	R25-R50	0.27-0.40	0.19-0.49	26	
SLIDING PATIO DOOR TRIPLE-PANE, OX or XO	46-½"	70-½"	95-½"	95-½"	R25-R50	0.22-0.30	0.21-0.42	27	

WINDOW SIZES AVAILABLE IN 1/8" INCREMENTS
Special sizes available. For more information regarding performance, visit installpella.com/performance.
Visit PellaADM.com for specific sizes and glazings tested and for more information regarding frame and installation types.

WINDOW HARDWARE

CASEMENT & AWNING

Folds neatly out of the way so it won’t interfere with roomside window treatments. Finishes match interior frame colors.

**FOLD-AWAY CRANK**

COLOR-MATCHED FINISHES:



WHITE

ALMOND

FOSSIL

SLIDING, SINGLE- & DOUBLE-HUNG

Pella’s cam-action locks pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.

**CAM-ACTION LOCK****AUTOLOCK**

COLOR-MATCHED FINISHES:


WHITE

ALMOND

FOSSIL

INTEGRATED SASH LIFT

Make raising and lowering single- and double-hung window sashes easy with a standard, integrated sash lift.

**WINDOW INTEGRATED SASH LIFT**

COLOR-MATCHED FINISHES:



WHITE

ALMOND

FOSSIL

WINDOW LIMITED OPENING DEVICES

A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a single- or double-hung window can open. A window opening control device (WOCD) complies with a safety standard and allows for ventilation, emergency escape and rescue when released. A WOCD automatically limits the sash opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open.

**VENT STOP****OPENING CONTROL DEVICE**

COLOR-MATCHED FINISHES:

WHITE


ALMOND

FOSSIL

PATIO DOOR HARDWARE

SLIDING PATIO DOOR

Match the door's exterior color with a color-matched, corrosion-resistant handle, or upgrade the interior finish to add a touch of style.

**SLIDING PATIO DOOR HANDLE**
Standard Multipoint Locking System

COLOR-MATCHED FINISHES:

WHITE

ALMOND

FOSSIL

ADDITIONAL FINISHES:

BRIGHT BRASS

OIL-RUBBED BRONZE

SATIN NICKEL

⁶ See back cover for disclosures.

GAF Timberline® High Definition Shingles Brochure

(RESTL100HD)

Updated: 7/16



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*

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Quality You Can
Trust... From
North America's
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TIMBERLINE®

LIFETIME HIGH DEFINITION® SHINGLES

AMERICA'S #1-SELLING ROOF

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Made to protect
your home. Your story.
And those of over **50 million**
of your fellow Americans!

Shown: Timberline Ultra HD®
in Weathered Wood



Install Peace Of Mind



Whether you install the ultra-dimensional Timberline Ultra HD® Shingles or the ever-popular Timberline HD® Shingles, you'll be getting all the benefits that only a genuine Timberline® roof can provide!



Weathered Wood

Install To Protect.

When you install GAF Timberline® High Definition® Shingles with **Advanced Protection®** Shingle Technology, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline® on:

- ✓ Toughness
- ✓ Wind uplift resistance
- ✓ Flexibility
- ✓ Fire resistance



That's why every Timberline® High Definition® Shingle comes with GAF's transferable Lifetime Ltd. warranty*—for your peace of mind!—plus the backing of the Good Housekeeping Seal.**



Install To Invest.

Your roof can represent up to 40% of your home's "curb appeal." Timberline® High Definition® Shingles not only protect your most valuable asset but also beautify your home for years to come—and add to its resale value.

Recently, an independent research firm surveyed U.S. homeowners about the brand of architectural shingles they preferred based on appearance. The result: **more homeowners preferred the look of Timberline® High Definition® Shingles** to the other leading brands.¹

In fact, according to a recent survey conducted by the National Association of REALTORS®, you can increase the value of your home by an average of 5% with a new Timberline® roof!²

So why settle for anything less than a genuine Timberline® roof?

Install To Impress.

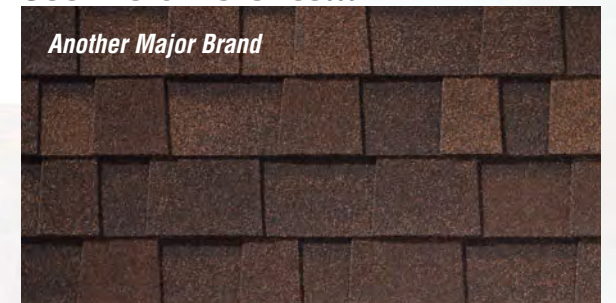
Timberline® High Definition® Shingles are unlike any others, thanks to our proprietary shadow bands. Each shadow band is applied using a sophisticated, computer-controlled "feathering" technique. When combined with our randomly blended top layer, it results in a shingle with exceptional depth and dimension—**and a striking look unmatched by any other brand.**

But don't just take our word for it. See for yourself. When you compare Timberline® High Definition® Shingles to typical architectural shingles, it's easy to see why they'll look sharper and more beautiful on your roof—while enhancing the resale value of your home.

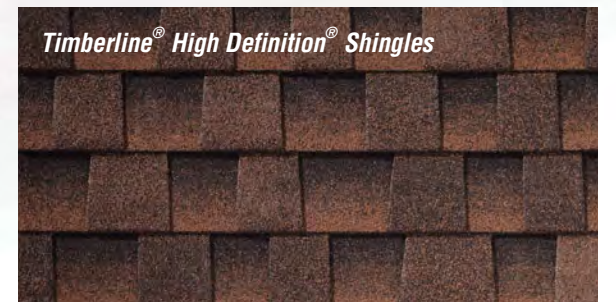
Whatever you're looking for, there's a Timberline® Shingle to fit your taste and your budget.

See the difference...

Another Major Brand



Timberline® High Definition® Shingles



The color blends on Timberline® High Definition® Shingles are sharp and well defined—to give your roof maximum dimensionality and depth. Color shown: Hickory

Here's What Female Homeowners Have To Say...

GAF recently received the Women's Choice Award for being the brand that is a "gold standard when it comes to meeting **high standards of quality and service**," as rated by female homeowners in the U.S.



*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

**Timberline® High Definition® Shingles have earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind these products. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

¹Based on a 2014 survey of U.S. homeowners commissioned by GAF comparing the appearance of two popular Timberline® High Definition® Shingle colors to the comparable colors of other leading brands.

²2013 National Association of REALTORS® survey commissioned by GAF of REALTOR® Appraisers and Non-Appraisers in the U.S.; response based on REALTOR® Appraisers that have had professional experience buying or selling a home with Timberline® Shingles in the three years preceding the survey and felt they could provide an estimated value increase for a home with a Timberline® roof as compared to a home with a basic three-tab shingle roof.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

STAPLE EDGE

STAPLE EDGE

WALL TYPES

W1

SIDING, MATCH EXISTING
AIR BARRIER
7/16" CONT. OSB SHEATHING
2X6 STUDS @ 16" O.C.
R-20 INSULATION
1/2" PAINTED DRYWALL

NOTE: ALL INTERIOR WALLS SHOWN AT 4-1/2" THICK (2X4 @ 16" O.C. W/ 1/2" GWB ON BOTH SIDES). UNO. BATHROOM WALLS DO NOT TAKE INTO ACCOUNT TILE

LEGEND

NEW

EXISTING

DEMO

ABBREVIATIONS:

ALUM = ALUMINUM
APPROX = APPROXIMATE
CIP = CAST IN PLACE
COORD = COORDINATE
CLR = CLEAR
DEMO = DEMOLISH
DIM = DIMENSIONS
EQUIP = EQUIPMENT
EX = EXISTING
EXT = EXTERIOR
FEC = FIRE EXTINGUISHING CABINET
FTG = FOOTING
GC = GENERAL CONTRACTOR
GWB = GYPSUM WALL BOARD (DRYWALL)
IBC = INTERNATIONAL BUILDING CODE
ILO = IN LIEU OF
INT = INTERIOR
MECH = MECHANICAL
N/A = NOT APPLICABLE
NIC = NOT IN CONTRACT
PT = PRESSURE TREATED
PTD = PAINTED
REINF = REINFORCED
REQD = REQUIRED
RCP = REFLECTED CEILING PLAN
SF = SQUARE FEET
SOG = SLAB ON GRADE
TYP = TYPICAL
UNO = UNLESS NOTED OTHERWISE
VIF = VERIFY IN FIELD
W/ = WITH

GENERAL NOTES FOR GC

- 1) PROJECT MUST BE BUILT TO BUILDING CODE STANDARDS.
- 2) INSTAL MATERIALS TO MANUFACTURER AND INDUSTRY STANDARD.
- 3) COMPLY WITH ENERGY CODE REQTS.
- 4) COORD STRUCTURAL REQTS. STRUCTURAL INFO SHOWN ARE ASSUMPTIONS BY THE ARCHITECT. STRUCTURAL INFO TO BE VERIFIED BY GC AND/OR STRUCT ENGINEER.
- 5) COORD FINISHES & LIGHTING WITH OWNER.
- 6) NOTIFY ARCHITECT BEFORE MAKING CHANGES IF FIELD CONDITIONS REQUIRE CHANGES IN THE DESIGN.
- 7) THE FINAL DESIGN OF HVAC, PLUMBING, ELECTRICAL & GAS FUEL SYSTEMS SHALL BE BY THE RESPECTIVE SUB-TRADES. ANY LOCATIONS SHOWN ON THESE DRAWINGS ARE SCHEMATIC AND SHALL BE VERIFIED IN THE FIELD AND RECALCULATED BY THE TRADE.
- 8) REROUTE ANY EXISTING UTILITES IN ORDER TO BUILD THE PROJECT.
- 9) PROVIDE DRAIN TILE, SUMP PUMPS AS NECESSARY.
- 10) GRADE SHOWN VARIES SLIGHTLY.
- 11) VERIFY IN FIELD DIMENSIONS AND NOTIFY ARCHITECT IF ANY DISCREPENCIES.
- 12) NOTES SHOULD BE TREATED AS TYPICAL UNO.
- 13) VIF ALL RISER HEIGHTS & QTY WITH ACTUAL ELEVATION DIFFERENCES.
- 14) DIMENSIONS FOR TREADS ARE FROM EDGE OF NOSING TO EDGE OF NOSING.
- 15) EGRESS WINDOWS IN SLEEPING ROOMS TO HAVE NET OPEN AREA OF 5.7 SF MIN PER IRC SECTION 310 (5 SF IF BELOW OR AT GRADE BEDROOM). CONFIRM W/ MANUFACTURER OPENING DIMENSION.
- 16) COORD W/ OWNER WINDOW STYLES.
- 17) IF MATERIAL IS NOT SPECIFIED, ASSUME 'BUILDER GRADE' QUALITY.
- 18) TILED WALLS NOT INCLUDING IN PLAN WALL THICKNESSES.
- 19) BATHROOM WINDOWS LOCATED WITHIN 5' OF A TUB OR SHOWER TO BE TEMPERED.
- 20) VERIFY IN FIELD DIMENSIONS PRIOR TO ORDERING SIZE SPECIFIC MATERIALS.
- 21) DIMENSIONS ON DRAWINGS ARE TO FINISHED SURFACE (NOT STUDS).
- 22) PATCH AND REPAIR DAMAGE TO EXISTING CONDITIONS.
- 23) THESE DRAWINGS ARE COPYRIGHTED UNDER DONNY ANKRI ARCHITECT LLC. THESE DRAWINGS CAN ONLY BE USED FOR THE REFERENCED ADDRESS.
- 24) ALL PIPES & DUCTWORK TO BE LOCATED WITHIN THERMAL ENVELOPE.
- 25) "ALIGN" NOTES OVERRIDE ANY DIMENSIONS. CONSULT ARCHITECT WITH ANY DISCREPENCIES.
- 26) VERIFY THAT ATLEAST 2 HOSE BIBS EXIST AROUND HOUSE ON OPPOSITE ENDS. PROVIDE IF NEEDED.
- 27) DO NOT SCALE DRAWINGS. CONSULT ARCHITECT WITH REQUESTED DIMENSIONS.
- 28) SLOPE GRADE AWAY FROM BUILDING.

ADDITION

4023 JONES BRIDGE ROAD
CHEVY CHASE MD 20815
(MONTOMGERY COUNTY)

SCOPE:

THE SCOPE OF THIS PROJECT IS AN UPPER LEVEL ADDITION OVER AN EXISTING 1-STORY PORTION IN THE REAR. A NEW DECK IS PROPOSED, AS WELL AS A FULL INTERIOR RENOVATION.

ADDITION SQUARE FOOTAGE:

LEVEL 2 ADDITION = 200 GSF

NO EXISTING SPRINKLER, NONE PROPOSED

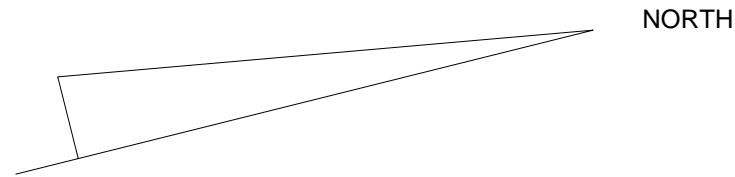
SHEET LIST	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.00	BASEMENT & LEVEL 1
A1.01	LEVEL 2 & ROOF
A2.00	ELEVATIONS
A3.00	ENERGY CODES & SCHEDULES



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ADDITION

4023 JONES
BRIDGE RD CHEVY
CHASE MD 20815



JONES
BRIDGE ROAD

- NOTES:
1. SITE PLAN SHOWN BASED ON CLIENT PROVIDED SURVEY.
 2. DIMENSIONS ARE APPROXIMATE.

A1 SITE PLAN
1" = 10'-0"

REVISIONS		
NUMBER	DESCRIPTION	DATE

SCHEMATIC DESIGN

Date	11/18/2020
Scale	As indicated
Job No.	XXXX
Drawn By	DA

COVER SHEET

Drawing No. **A0.00**

STAPLE EDGE

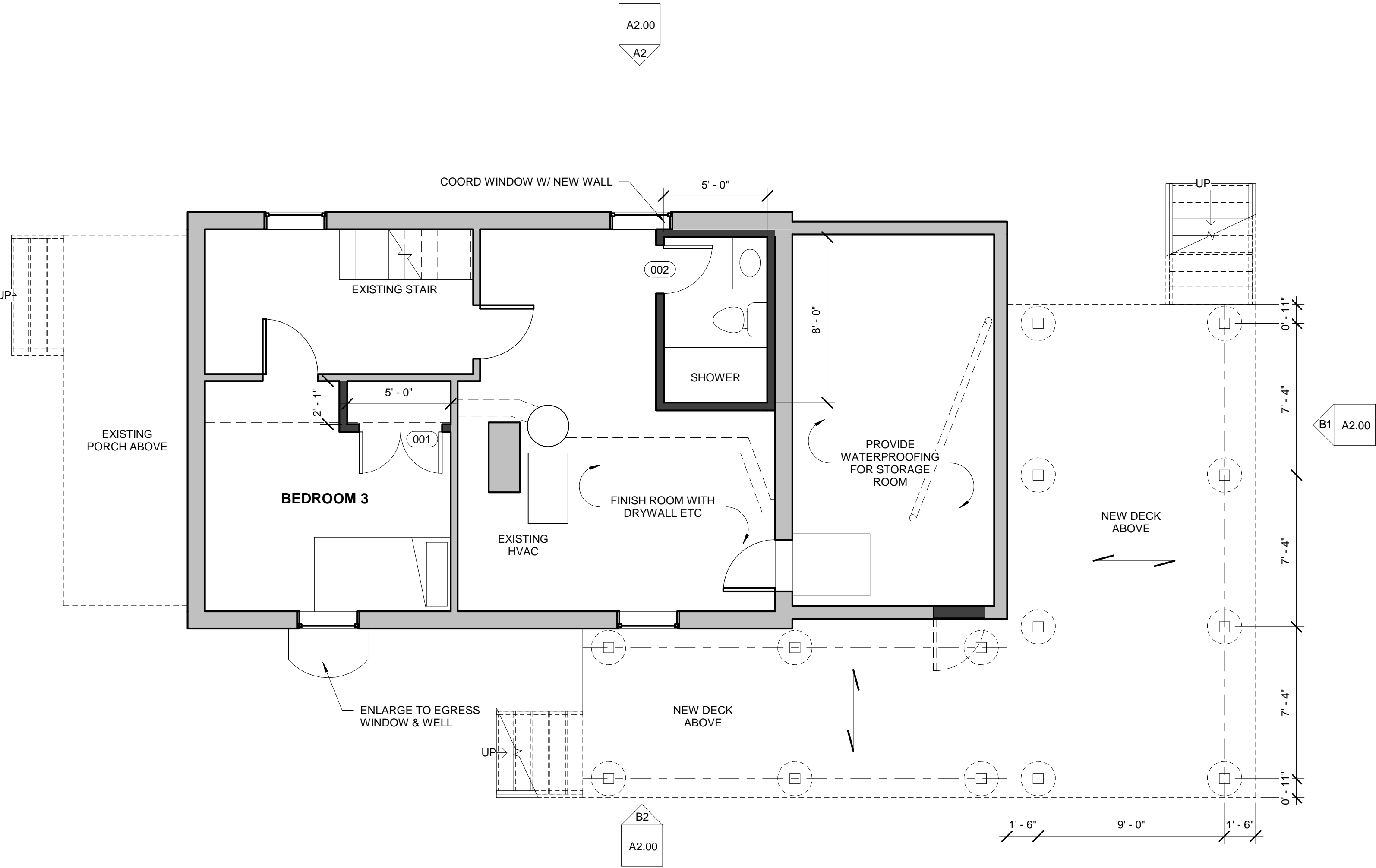
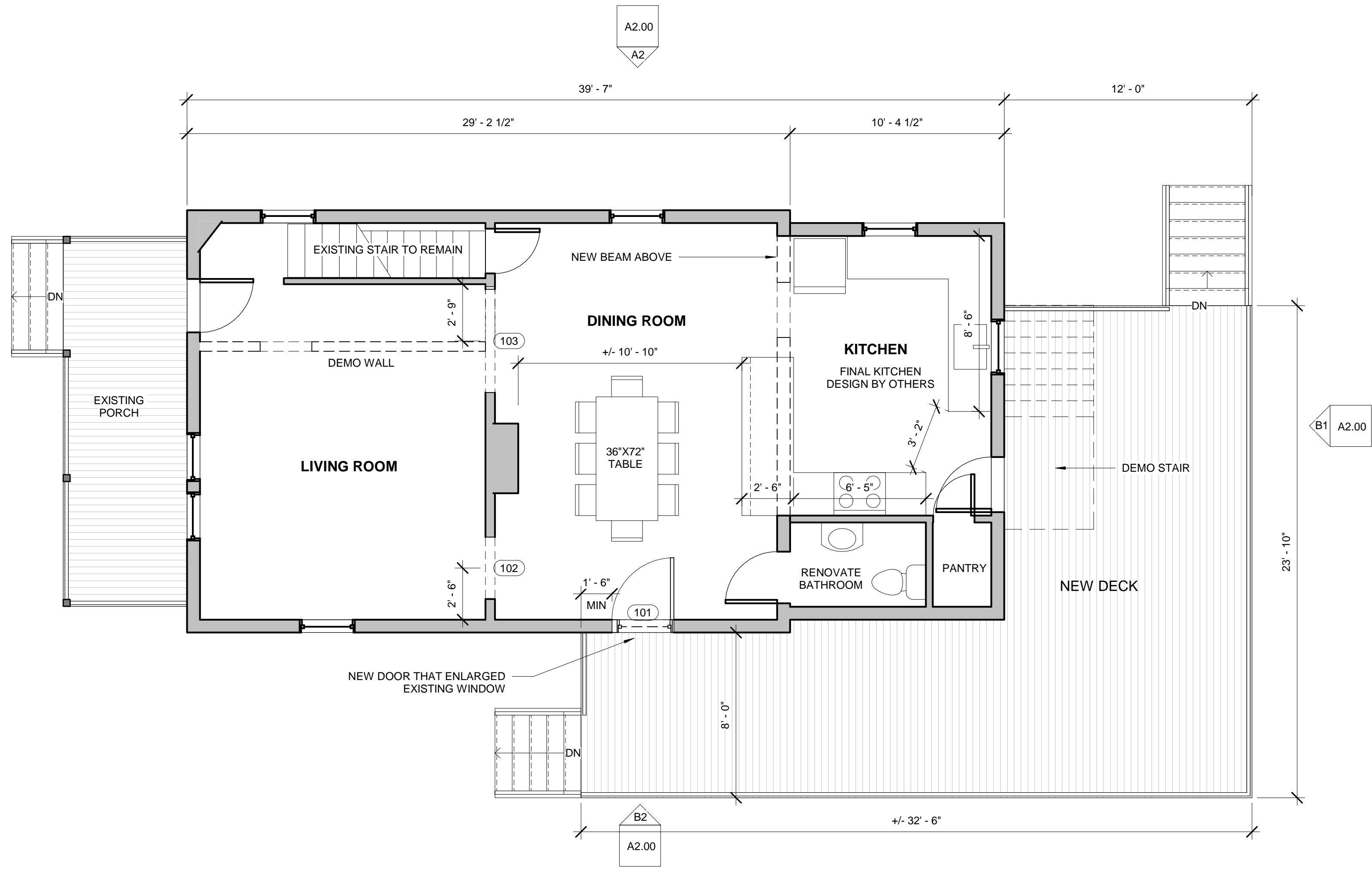
STAPLE EDGE

ADDITION

4023 JONES
BRIDGE RD CHEVY
CHASE MD 20815

A2 LEVEL 1
1/4" = 1'-0"

A1 LEVEL 0
1/4" = 1'-0"



REVISIONS		
NUMBER	DESCRIPTION	DATE

SCHEMATIC DESIGN

Date	11/18/2020
Scale	1/4" = 1'-0"
Job No.	XXXX
Drawn By	DA

BASEMENT & LEVEL 1

Drawing No. **A1.00**

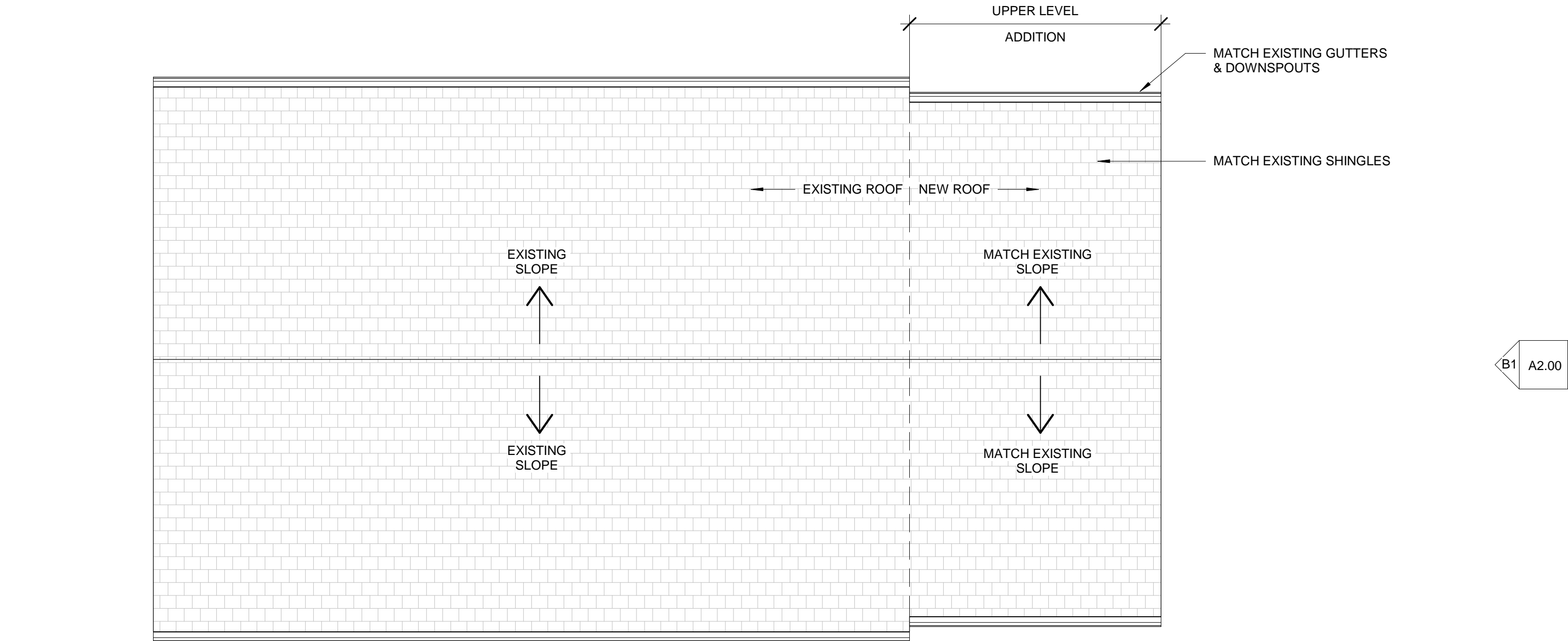
STAPLE EDGE

STAPLE EDGE

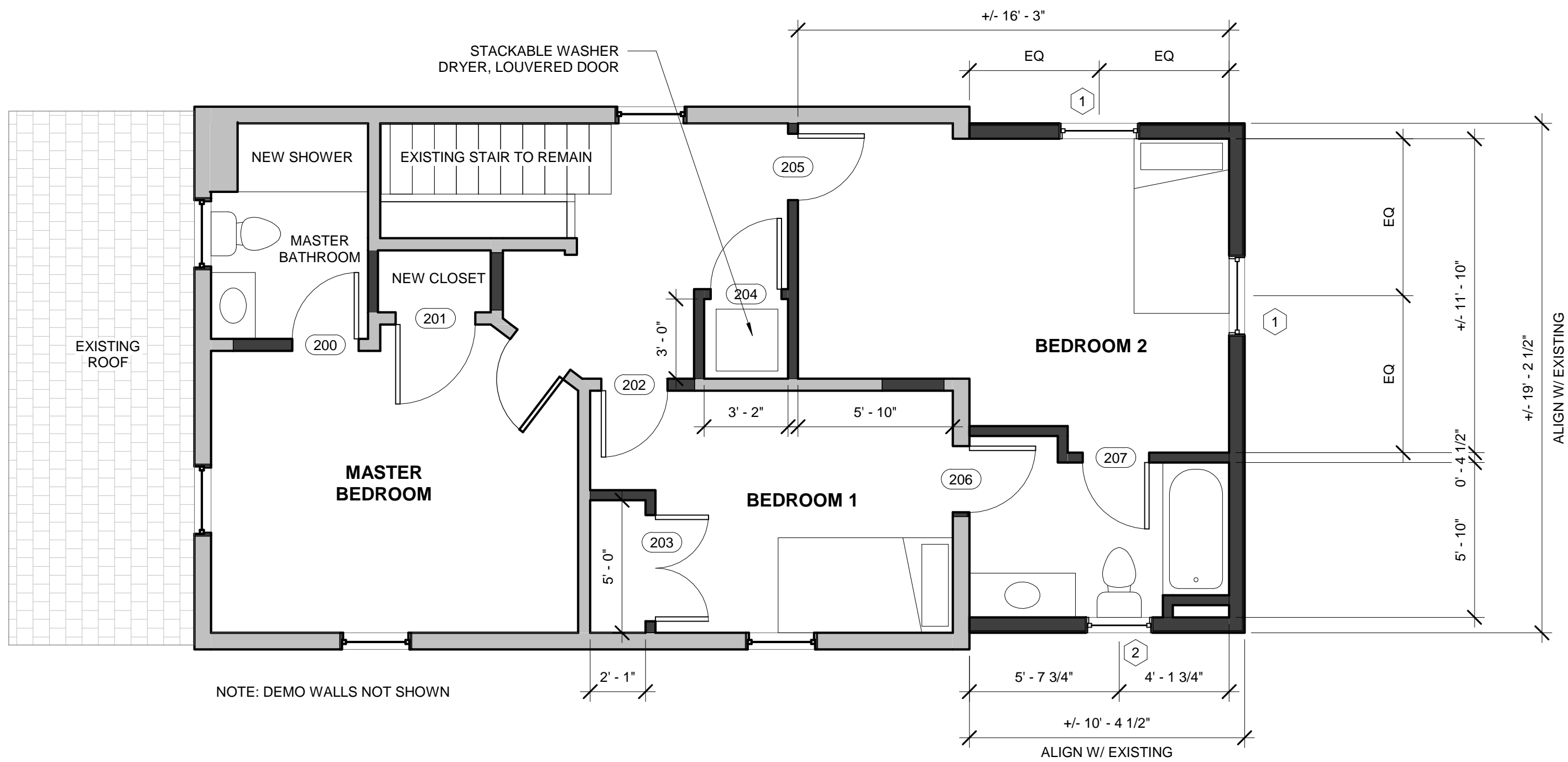
ADDITION

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A2 ROOF PLAN
1/4" = 1'-0"



1 LEVEL 2
1/4" = 1'-0"



REVISIONS		
NUMBER	DESCRIPTION	DATE

SCHEMATIC DESIGN

Date	11/18/2020
Scale	1/4" = 1'-0"
Job No.	XXXX
Drawn By	DA

LEVEL 2 & ROOF

ADDITION

4023 JONES
BRIDGE RD CHEVY
CHASE MD 20815

REVISIONS		
NUMBER	DESCRIPTION	DATE

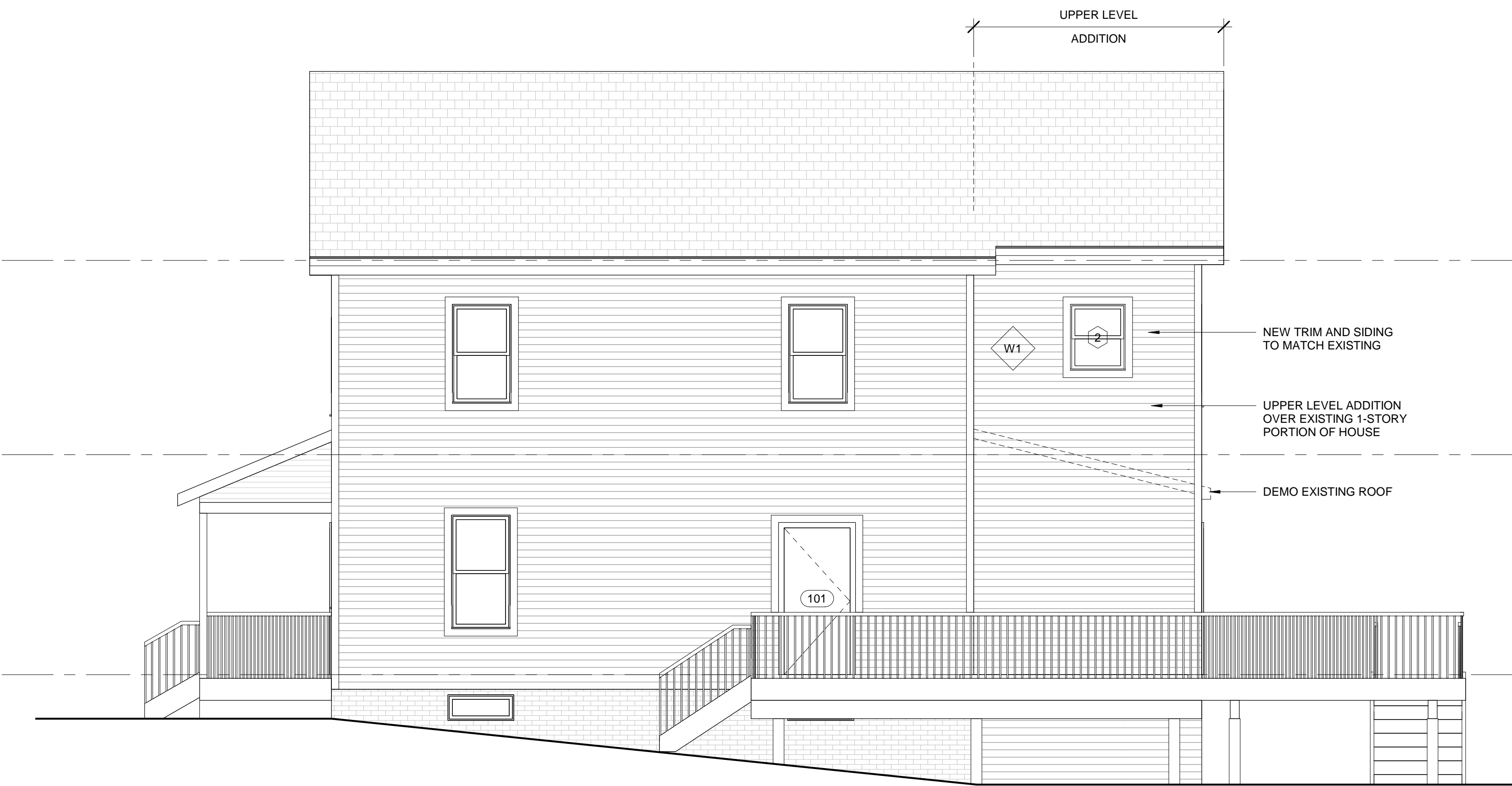
SCHEMATIC DESIGN	
Date	11/18/2020
Scale	1/4" = 1'-0"
Job No.	XXXX
Drawn By	DA

ELEVATIONS

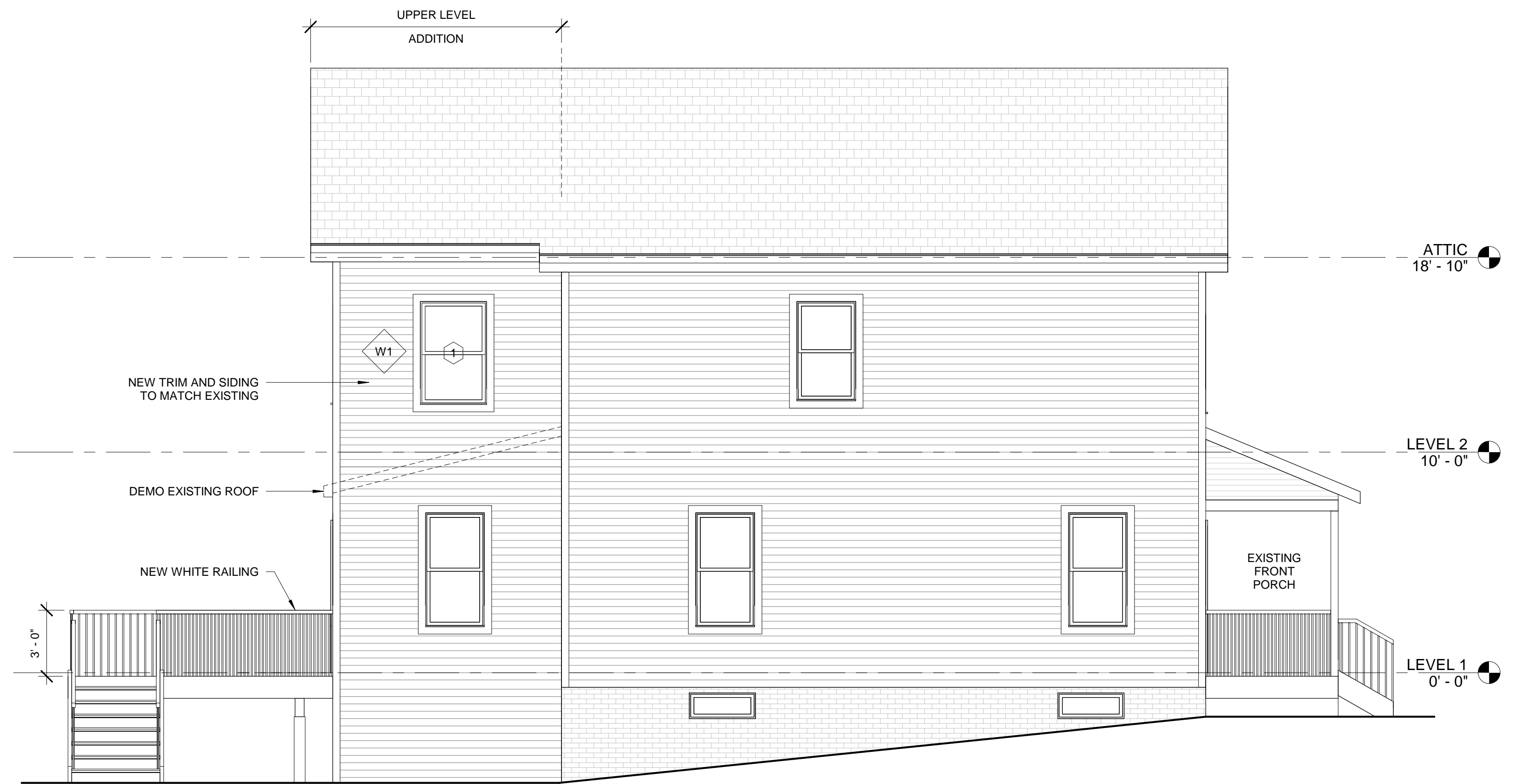
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STAPLE EDGE

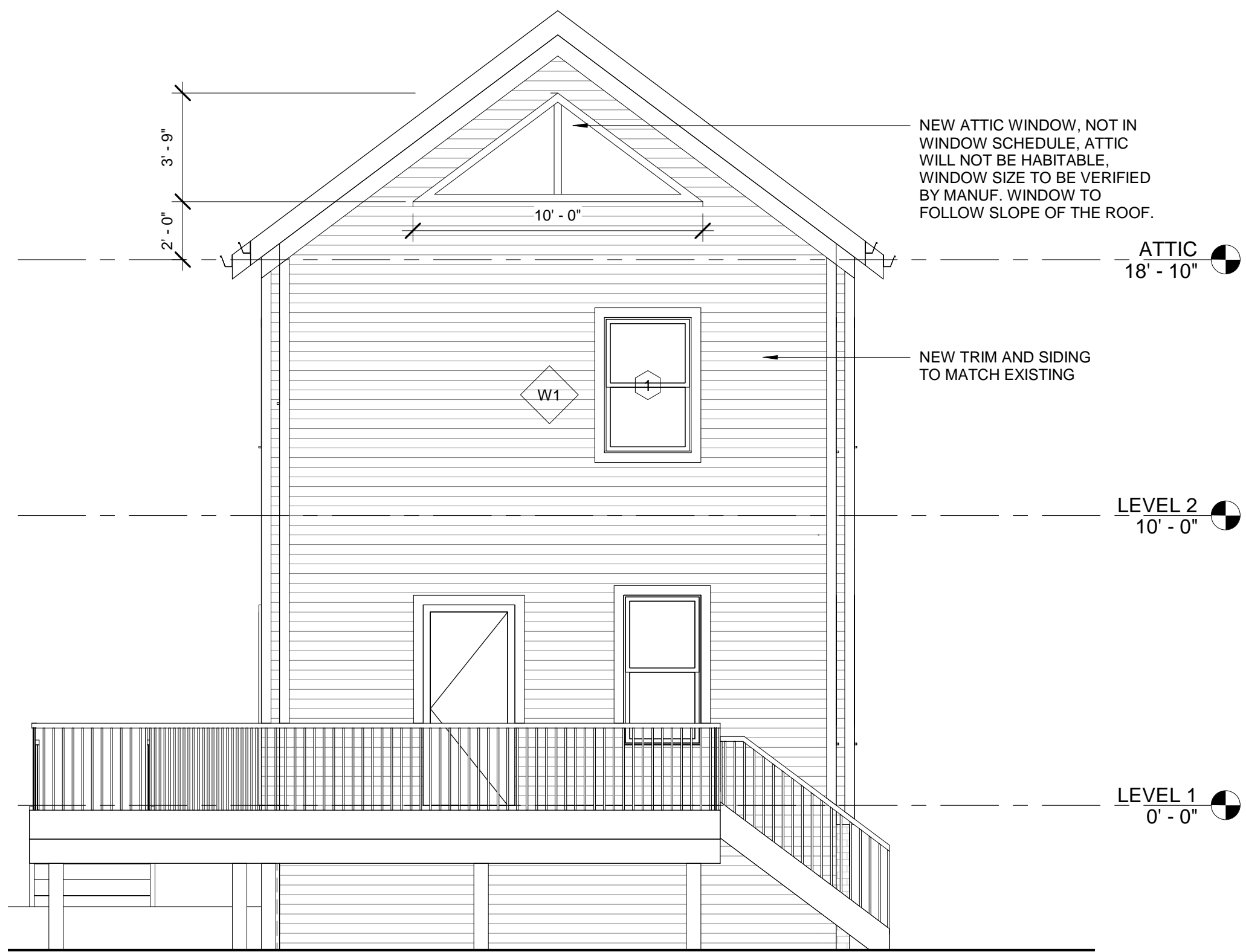
STAPLE EDGE



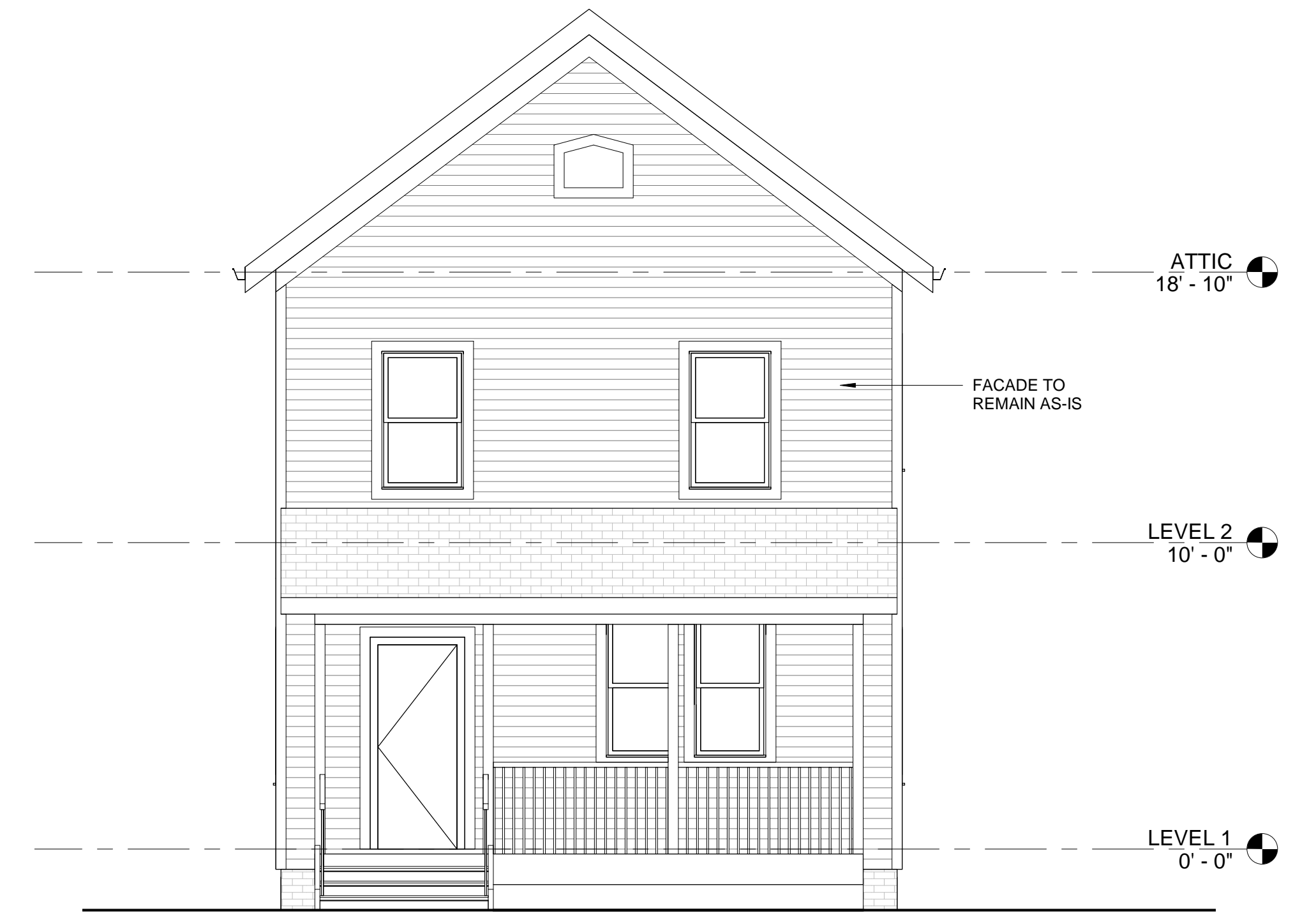
B2 EAST
1/4" = 1'-0"



A2 WEST
1/4" = 1'-0"

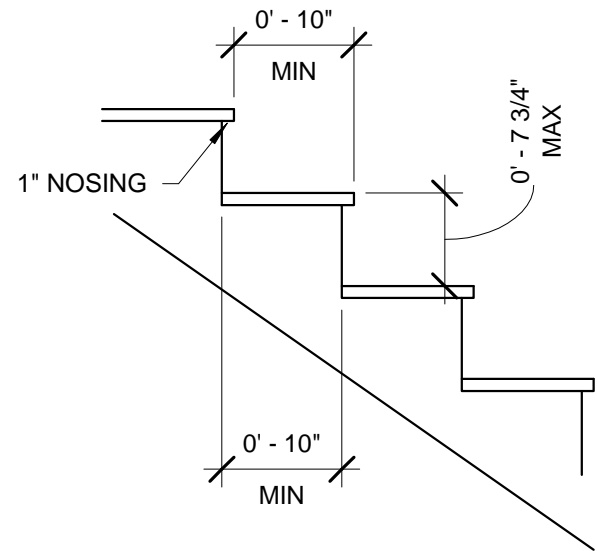


B1 NORTH
1/4" = 1'-0"

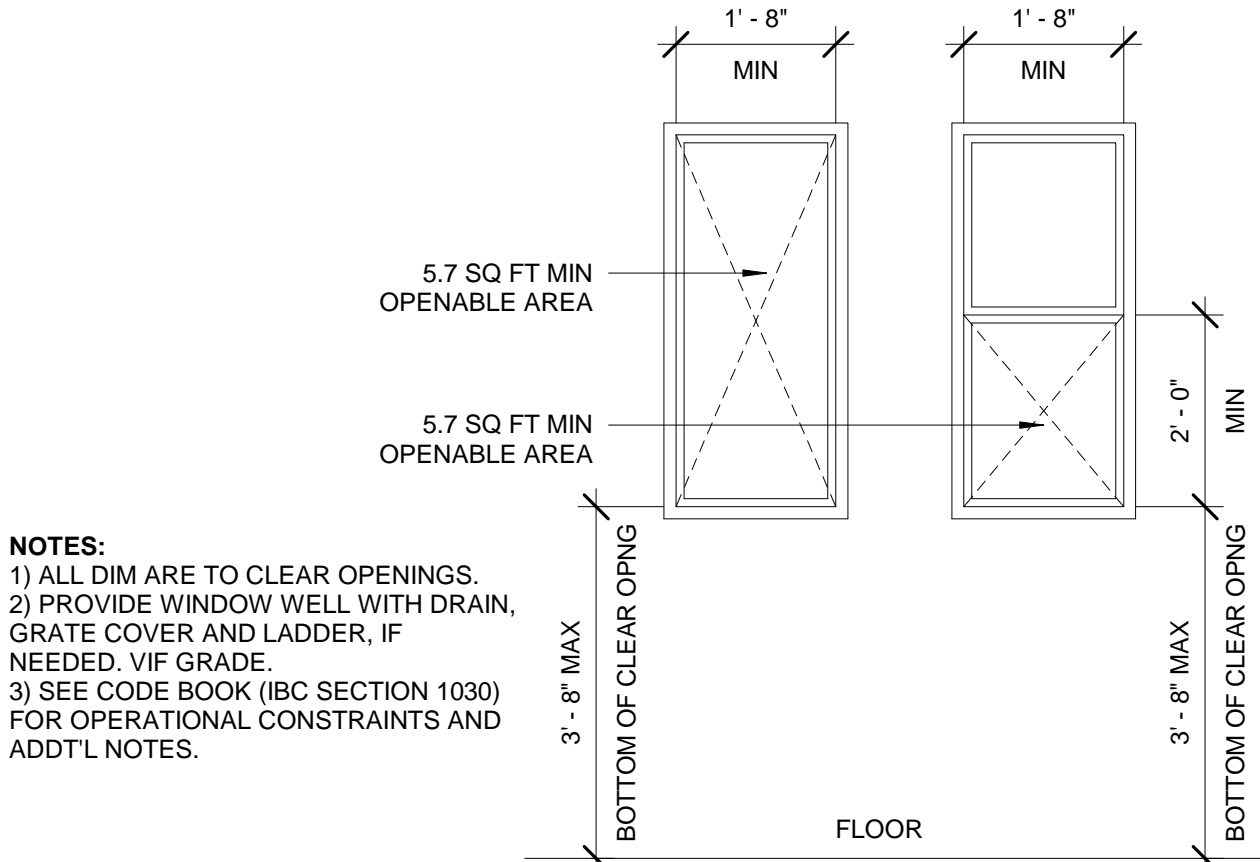


A1 SOUTH
1/4" = 1'-0"

STAPLE EDGE



A2 STAIR SECTION
3/4" = 1'-0"



A1 EGRESS WINDOW
1/2" = 1'-0"

2015 IECC CODE COMPLIANCE

- R301.1 Climate zone 4A.
- R401.2 Compliance Method: Mandatory and prescriptive provisions.
- R402.1.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2015 Edition.
- R402.1.2 Attic Insulation: R-49, Raised Heel Trusses R-38
- R402.1.2 Wood Frame Wall: R-20 or R13 + R5 continuous insulation.
- R402.1.2 Basement Wall Insulation: R-13/R-10 foil faced continuous, uninterrupted batts full height.
- R402.1.2 Crawl Space Insulation: R-13/R-10 foil faced continuous batts full height extending from floor above to finish grade level and then vertically or horizontally an additional 2'-0".
- R402.1.2 Floor Insulation over Unconditioned Space: R-19 batt insulation.
- R402.1.2 Window U-Value/SHGC: .35 (U-Value), .40 (SHGC).
- R402.2.10 Slab on Grade Floors Less Than 12" Below Grade: R-10 rigid foam board under slab extending either 2'-0" horizontally or 2'-0" vertically.
- R402.2.4 Attic Access: Attic access scuttle will be weatherstripped and insulated R-49.
- R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2015 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.
- R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.
- R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplaces) and 907 (masonry fireplaces).
- R402.4.4 Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: (1) Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. (2) Fireplaces complying with Section R402.4.2 and Section R1006 of the IRC.
- R402.4.5 Recessed Lighting: Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.
- R403.1.1 Thermostat: All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2015 IECC Section 403.1.1.
- R403.1.2 Where a heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from coming on when heat pump can meet heating load.
- R403.3.1 Mechanical Duct Insulation: Supply and return ducts in attic R-8 minimum, R-6 when less than 3 inches. Supply and return ducts outside of conditioned spaces R-8 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.
- R403.3.2 Duct Sealing: All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC.
- A duct tightness test ("Duct Blaster" duct total leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.
- R403.6 Mechanical Ventilation: Outdoor (make-up and exhaust) air ducts to be provided with automatic or gravity damper that close when the ventilation system is not operating.
- R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.
- R403.7 Equipment Sizing shall comply with R403.7.
- R404.1 Lighting Equipment: A minimum of 75% of all lamps (lights) must be high-efficacy lamps.

This contractor is also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

- NOTES:
- 1) SIZES FOR WINDOWS AND DOORS ARE NOT TO ROUGH OPENING (SIZES SHOWN ARE NOMINAL).
- 2) GC TO VERIFY THAT NEW EGRESS WINDOWS FROM MANUF ARE 5.7 SQ FT CLEAR WHEN OPENED, RESPECTIVELY.
- 3) COORD NEW KITCHEN WINDOW SIZES WITH KITCHEN CABINETS, APPLIANCES AND BEAMS.
- 4) PROVIDE TEMPERED WINDOWS FOR WINDOWS WITHIN BATHROOM THAT'S WITHIN 5'-0" OF A BATHTUB OR SHOWER.
- 5) CONFIRM WINDOW SIZE, DESIGN AND FINISHES W/ CLIENT PRIOR TO ORDERING.
- 6) PROVIDE SAFETY GLAZING FOR GLAZING WITHIN 18" TO FLOOR, AND TO GLAZING AT BOTTOM OF STAIRS.

DOOR SCHEDULE				
Level	Mark	Family	Type	Comments
LEVEL 0	001	Double-Flush	48" x 80"	
LEVEL 0	002	Single-Flush	28" x 80"	
LEVEL 1	101	Single-Flush	36" x 80"	
LEVEL 1	102	Door-Opening	36" x 84"	
LEVEL 1	103	Door-Opening	60" x 84"	
LEVEL 2	200	Single-Flush	30" x 80"	
LEVEL 2	201	Single-Flush	36" x 80"	
LEVEL 2	202	Single-Flush	30" x 80"	
LEVEL 2	203	Double-Flush	48" x 80"	
LEVEL 2	204	Single-Flush	32" x 80"	
LEVEL 2	205	Single-Flush	30" x 80"	
LEVEL 2	206	Single-Flush	30" x 80"	
LEVEL 2	207	Single-Flush	30" x 80"	

WINDOW SCHEDULE							
Level	Mark	Width	Height	Sill Height	Head Height	Family	Comments
LEVEL 2	1	3' - 0"	4' - 8"	2' - 2"	6' - 10"	Double Hung	EGRESS WINDOW
LEVEL 2	2	2' - 6"	3' - 0"	3' - 10"	6' - 10"	Double Hung	TEMPERED

ADDITION

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ENERGY CODES & SCHEDULES

STAPLE EDGE