

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--------------------|---|-----------------------|---------------|
| Address: | 102 East Kirke Street, Chevy Chase | Meeting Date: | 7/10/2024 |
| Resource: | Outstanding Resource Chevy Chase Village Historic District | Report Date: | 7/3/2024 |
| Applicant: | Britt & Will Williams (Luke Olson, Architect) | Public Notice: | 6/26/2024 |
| Review: | HAWP | Tax Credit: | n/a |
| Permit No.: | 1067931 REVISION | Staff: | Dan Bruechert |
| Proposal: | Revisions to previously approved HAWP. | | |

STAFF RECOMMENDATION

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

1. The proposes Modern Mill Acre decking must have the ‘Acre Grain’ finish and not the embossed finish. Final approval authority to verify this condition has been satisfied is delegated to Staff.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Classical Revival
DATE: c.1905

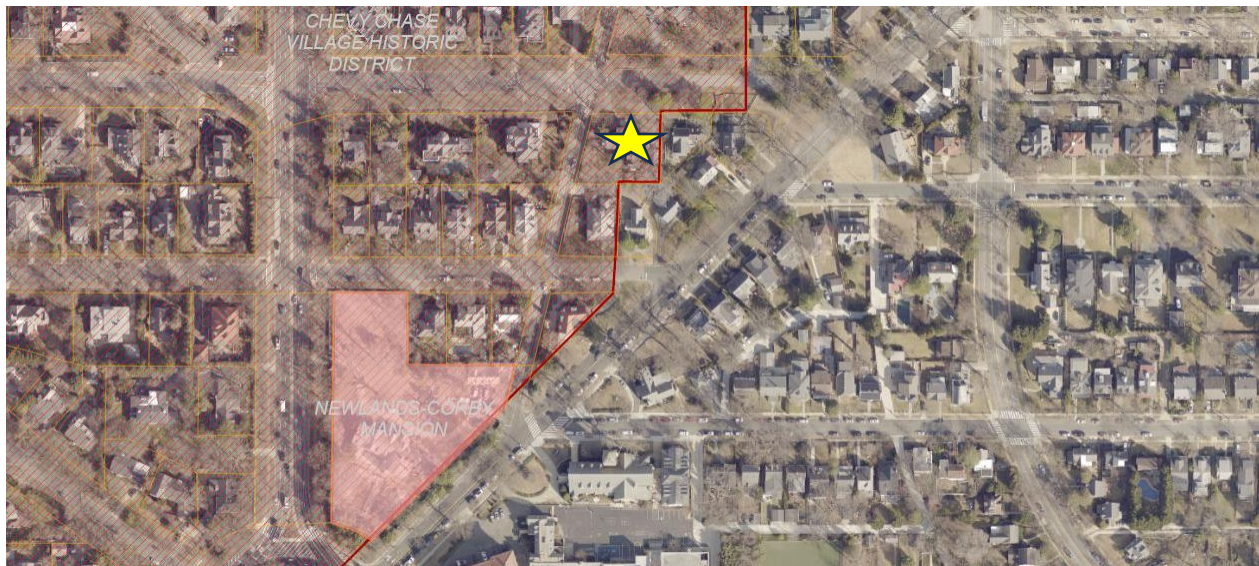


Figure 1: The subject property is located on a corner lot at the edge of the historic district.

BACKGROUND

The HPC approved a HAWP at the May 22, 2024 HPC meeting for new construction, partial demolition, and several alterations at the subject property.¹ The commissioners approved the proposed side deck in

¹ The application and Staff Report for the approved HAWP is available here: <https://montgomeryplanning.org/wp->

wood and offered suggestions for how to modify the deck so that it could be constructed using a substitute material and satisfy the requisite guidance.

PROPOSAL

The applicant proposes to revise the approved design by reconfiguring an approved deck, constructing a patio, installing a fence, and removing and replacing an existing set of stone stairs.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The proposed substitute material for the proposed deck is to be reviewed in light of the HPC's *ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING* (Policy No. 24-01). The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- *Fences* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Garages and accessory buildings* which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”

- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged, but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
 - Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
 - Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
 - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
 - Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
 - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
 - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

- (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
- (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.

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 proportion, 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.

ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING (24-01)

1. Historic districts are comprised of groups of cohesive historic resources that collectively contribute to the county's historic, architectural, archaeological, or cultural values. Resources in many districts are categorized as 'Outstanding,' 'Contributing,' or 'Non-Contributing' and the treatment of these resources varies based on their categorization.
2. Outstanding Resources/Primary – These resources have the highest level of architectural or historical significance in the historic district and the objective for Outstanding/Primary resources is to preserve the historic and architectural character to the greatest extent possible. Wood should be used on all porches and decks for Outstanding/Primary resources. The wood should be painted and installed in a historically appropriate method. Porches on building additions and new construction to Outstanding/Primary resources will be evaluated on a case-by-case basis. As with Master Plan Sites, the HPC does not evaluate wood species and the applied finish needs to be appropriate for the material selected.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

The subject property is a two-and-a-half-story side gable house with Neoclassical elements on a corner lot. The HPC approved the demolition of the one-story addition to the southwest and approved the construction of a two-story addition in its place.

The original approval included an open porch to the west of the new addition, but required the deck to be wood. The applicant revised the plan to convert much of that deck to a stone patio and relocate an approved door. The applicant additionally, proposes to reconfigure the proposed rear deck. The applicant also proposes removing a non-historic set of stairs to the side porch and replacing them with new stone stairs; and installing new fencing. Staff finds the overall impact these changes will have on the character of the property and surrounding district to be minimal and recommends the HPC approve the HAWP revisions.

New Patio

On the west side of the approved addition, the applicant proposes to eliminate the approved deck and instead construct a stone patio. The patio is approximately 235 ft² (two hundred thirty-five square feet). The applicant also proposes revising the fenestration for this elevation to relocate a door to the hyphen between the historic construction and approved addition, and to convert the two French Doors to windows.

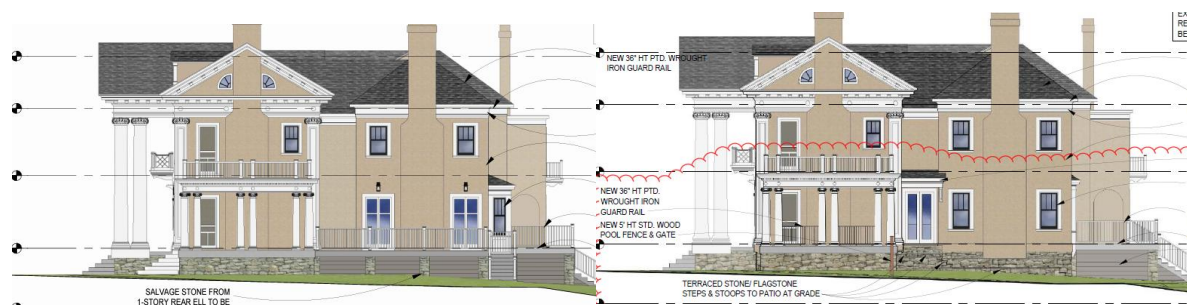


Figure 2: Approved west elevation (left) and revised proposal (right).

Staff finds the proposed revision is compatible with the character of the site and surrounding district. The at-grade patio will not be visible from the public right-of-way and will not require the removal of any additional trees. This change will reinforce the district's open, park-like setting as outlined in the *Design Guidelines*. Staff finds the revised hardscaping is compatible with the character of the resource and recommends the HCP approve the revision under 24A-8(b)(1) and (2); Standards 2, 9, and 10; and the *Design Guidelines*.

Rear Deck Revision

At the rear of the addition, the applicant proposes to construct a deck, approximately 9' × 15' (nine feet by fifteen feet) with stairs to provide access to the pool area. The applicant proposes to use Modern Mill Acre decking and a composite railing with hidden fasteners. The deck is supported by stone piers with composite panels between the piers.

Staff finds the size and placement of the deck are appropriate for the character of the building. While there is a fence that currently obscures the view of the deck, the *Design Guidelines* state that design review emphasis is on elements that are visible from the public right of way or elements that would be visible in the absence of "vegetation of landscaping." The HPC has not determined that fences are 'landscaping' in the Chevy Chase Village Historic District, and therefore, Staff finds the proposed deck should be reviewed under lenient scrutiny.

The HPC's adopted policy on the appropriateness of substitute materials for porch and deck flooring (Policy 24-01) states that appropriate flooring on new porches and decks installed on 'Outstanding Resources' is evaluated on a case-by-case basis. Staff finds the placement and size of the proposed deck, with its limited visibility, touching only new construction, should allow the use of a compatible substitute material. Staff finds the proposed Modern Mill Acre decking satisfies the criteria to be a compatible substitute material. Staff finds its 5 ½" (five and a half inch) width is compatible with the character of

wood decking. It can be milled to the appropriate length and is installed using the same method as wood decking. It is a material that is designed to be painted or stained and does not require a primer. The product is available in two finishes: Acre grain and embossed. Staff finds the Acre grain provides enough texture to provide an anti-slip surface without faking the appearance of wood grain and is consistent with the criteria for a compatible substitute material. Staff does not find the embossed finish to be appropriate, finding its texture is too raised to be an appropriate substitute. Staff recommends the HPC add a condition to the approval of this HAWP revision that the decking has the Acre grain finish. Final approval authority to verify this condition has been satisfied can be delegated to Staff. With the recommended condition, Staff recommends the HPC approve the HAWP under 24A-(b)(2), the *Design Guidelines*; Standards 2, 9, and 10; and the HPC's adopted policy for the appropriateness of substitute materials for porch and deck flooring (Policy no. 24-01).

Stone Stair Replacement

On the north side of the west side porch, there is a semi-circular set of stone stairs. Photo documentation shows that these stairs were installed sometime after 1994 when a tree fell on the side porch and damaged it. The applicant proposes to remove these stairs, repair the stone foundation, and install a painted wood railing across the front (north) and western edges of the porch. The wood railing will match the details of the existing second-floor balcony railing and its installation will help satisfy the code requirements for a pool enclosure.



Figure 3: Front (left) and west (right) elevations showing the proposed wood railing.

Staff finds the applicant has demonstrated the semi-circular stairs are not historic and their removal should be approved as a matter of course. Staff additionally finds that the proposed wood railing design is compatible with the materials and character of the house and is appropriate under the *Design Guidelines*.

New Fence

The final change proposed by this HAWP revision is a new 5' (five foot) tall solid board wood fence. The fence will be installed in two locations. The first is from the rear of the historic side porch to the existing privacy fence along Brookville Rd. The second section of fence is from the southeast corner of the house to the existing fence along the south property line.

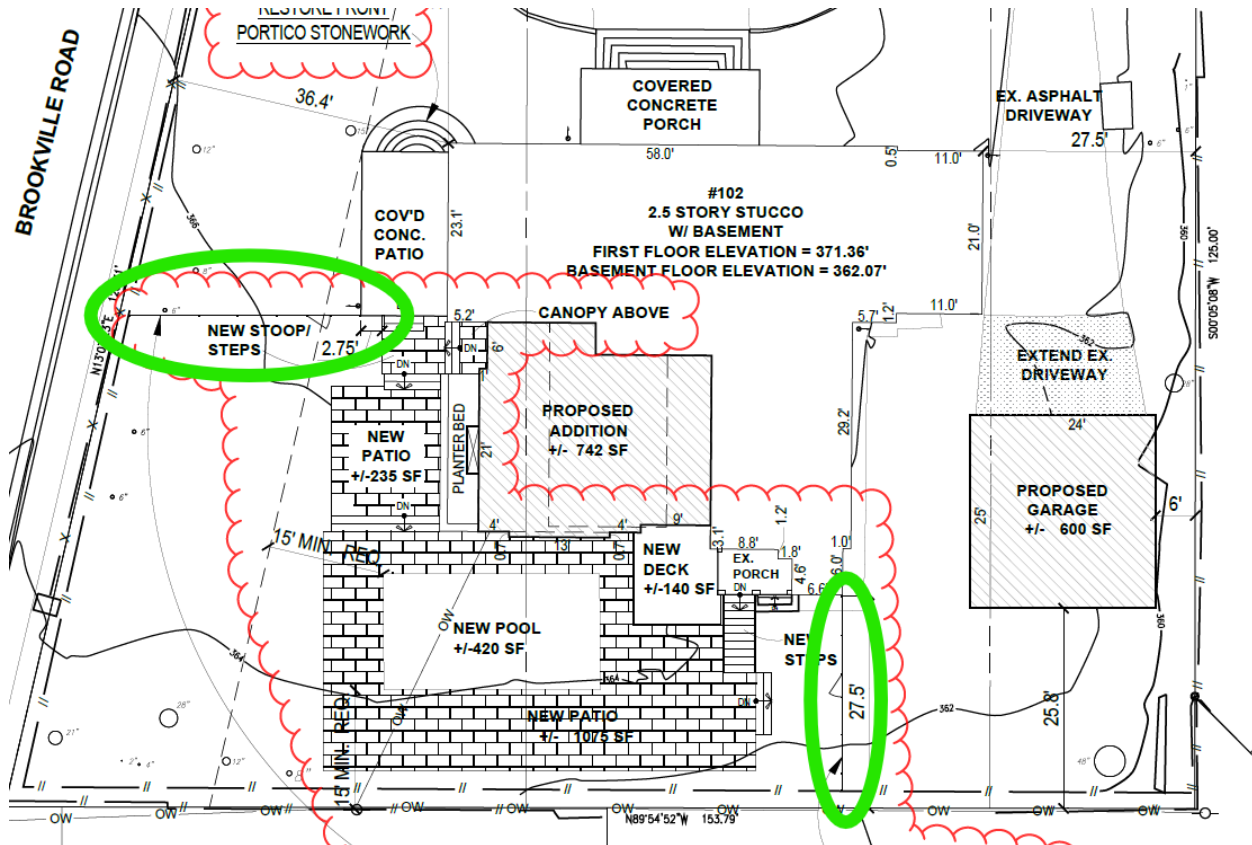


Figure 4: Revised site plans with the proposed fencing circled in green.

Staff finds the section of fence in the southeast corner of the property will not be at all visible from the right-of-way and finds the material and design are appropriate for the site and surrounding district and recommends the HPC approve it as a matter of course. Staff finds the section of fence to the west of the house is taller than what is typically desired – usually fences forward of the historic rear wall plane are limited to 48” (forty-eight inches) to preserve the open, park-like setting of the district. However, Staff finds the placement of this fence, at the rear of the historic porch has a rational basis that makes sense from a design perspective. Additionally, there needs to be a 5’ (five-foot tall) fence enclosing the pool area to satisfy code. Finally, Staff finds the design of the fence is consistent with the privacy fence that runs along Brookville Rd. and Staff recommends the HPC approve the proposed fence on the west side of house.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

2. The proposes Modern Mill Acre decking must have the ‘Acre Grain’ finish and not the embossed finish. Final approval authority to verify this condition has been satisfied is delegated to Staff; under the Criteria for Issuance in Chapter 24A-8(b)(1)n (2), and (d), and the *Chevy Chase Village Historic District Guidelines*, 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 an electronic set 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1067931 REVISION
DATE ASSIGNED _____

APPLICANT:

Name: Britt & Will Williams E-mail: brittelldridgewilliams@gmail.com
will@firstwashingtonmortgage.com
Address: 102 E Kirke St City: Chevy Chase Zip: MD
Daytime Phone: 202-591-2316 Tax Account No.: 00454173

AGENT/CONTACT (if applicable):

Name: LUKE OLSON E-mail: LOLSON@GTMARCHITECTS.COM
Address: 7735 OLD GEORGETOWN RD STE 700 City: BETHESDA Zip: 20814
Daytime Phone: 240-333-2021 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Chevy Chase Village
 No/Individual Site Name _____

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: 102 Street: E Kirke St
Town/City: Chevy Chase Nearest Cross Street: Brookeville Rd
Lot: 14,15 & pt 16 Block: 34 Subdivision: 0009 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 checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>pool</u> |

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.

Signature of owner or authorized agent

6/17/24

Date

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

| | |
|---|---|
| <p>Owner's mailing address</p> <p>Britt & Will Williams 102 E Kirke St Chevy Chase, MD 20815</p> | <p>Owner's Agent's mailing address</p> <p>Luke Olson 7735 Old Georgetown Rd Ste 700 Bethesda, MD 20814</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>Clarke & Naomi Camper 101 E Kirke St Chevy Chase, MD 20815</p> | <p>Katelyn Whatley & Benjamin Smith 106 E Kirke St Chevy Chase, MD 20815</p> |
| <p>John & Mary Smith 6016 Western Ave Chevy Chase, MD 20815</p> | <p>15 E Irving St c/o: Iryna Ivaschenko 10926 Bells Ridge Dr Potomac, MD 20854</p> |
| <p>Thomas & Charlotte Carroll 11 E Irving St Chevy Chase, MD 20815</p> | <p>Robert Broeksmit & Susan Bollendorf 10 E Kirke St Chevy Chase, MD 20815</p> |
| <p>Kristen Lejniaks & Joseph Poulas 9 E Irving St Chevy Chase, MD 20815</p> | <p>Christopher & Kathleen Matthews 9 E Kirke St Chevy Chase, MD 20815</p> |

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

Primary 1 resource in Chevy Chase Village Historic District. Exg. 2.5 story + basement side-gable Greek Revival home circa 1892-1916 with 2-story composite front portico, 1&2-story rear ells, 1-story right side Ionic portico w/ roof deck above, and 1-story left-side sunroom. Exterior materials consist of stucco cladding, ptd. wood 3/1 double hung windows, asphalt shingle roof, built-in copper gutters and round downspouts, and stone foundation. The left side sunroom appears to originally have been a porch/ pergola structure that was later infilled with windows/paneling to enclose/condition the space. The rear 1-story ell is a subsequent addition based on the existing encapsulated stone foundation walls and stucco exterior wall finishes visible from the interior of the basement space below. The right side portico was rebuilt circa 1994 per photographic records. The rear wood deck was approved via HAWP and added in 2015. The detached gable-front garage with stucco/split-face block walls does not appear to be original to the house based on construction methods/materials used.

Per oral history provided by a previous owner, the house was originally constructed in 1905 by Anna Kingan, was left to the vestry of the Chevy Chase Parish (All Saints Church) in 1924, and returned to private ownership in 1938.

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

As a condition of our HAWP approval on 5/22/2024, we were instructed to come back with additional info on the right side deck materials, including material samples and photos of the products we were requesting approval for. After reviewing the design, we've decided to forgo the right side deck and proceed with terraced steps leading down to a patio at-grade. We'd intentionally laid out the terraced steps and stoops to avoid any required handrails to minimize the perceived/visible massing of the steps at the addition. As a part of this revision we've also relocated the entry door to the "hyphen" with a small canopy covering above, and replaced the doors on the right side of the family room with double hung windows. We've also reduced the projection of the rear bay window to provide additional space to enlarge the pool depth, reduced the pool width as required to comply with CCV setbacks, made a small change to the layout of the rear deck to retain the existing basement areaway, and proposed a location and design for the proposed pool fence. The new steps and stoops are to be flagstone and stone veneer to match the existing house foundation stone, utilizing reclaimed stone from the rear 1-story ell foundation to be demolished to the extent possible, and mixing in new stone as required for a uniform blend.

We've provided a historic photo showing the current front steps on the right side portico are not historic, having been modified to the current radius design sometime after 1992. Given this info, we're proposing to remove the steps and restore the stone foundation and install ptd. wrought iron guardrails on the front and right side of the portico for fall protection, privacy and security. The existing front-facing steps in this location feel inappropriate, especially steps of this scale & style, in that they compete with the main entry steps. The proposed new steps on the rear are more appropriately located.

Since the new deck is located primarily on the rear of the addition and the rear 2-story ell of the existing house in a section which has seen extensive modifications over the years, and is minimally visible from the public right-of-way and subject to lenient scrutiny per the CCV guidelines, we are proposing Modern Mill Acre composite decking and ptd. Intex composite railings for the rear deck only. We've provided specs, images and samples for reference.



PHOTO CIRCA 1950

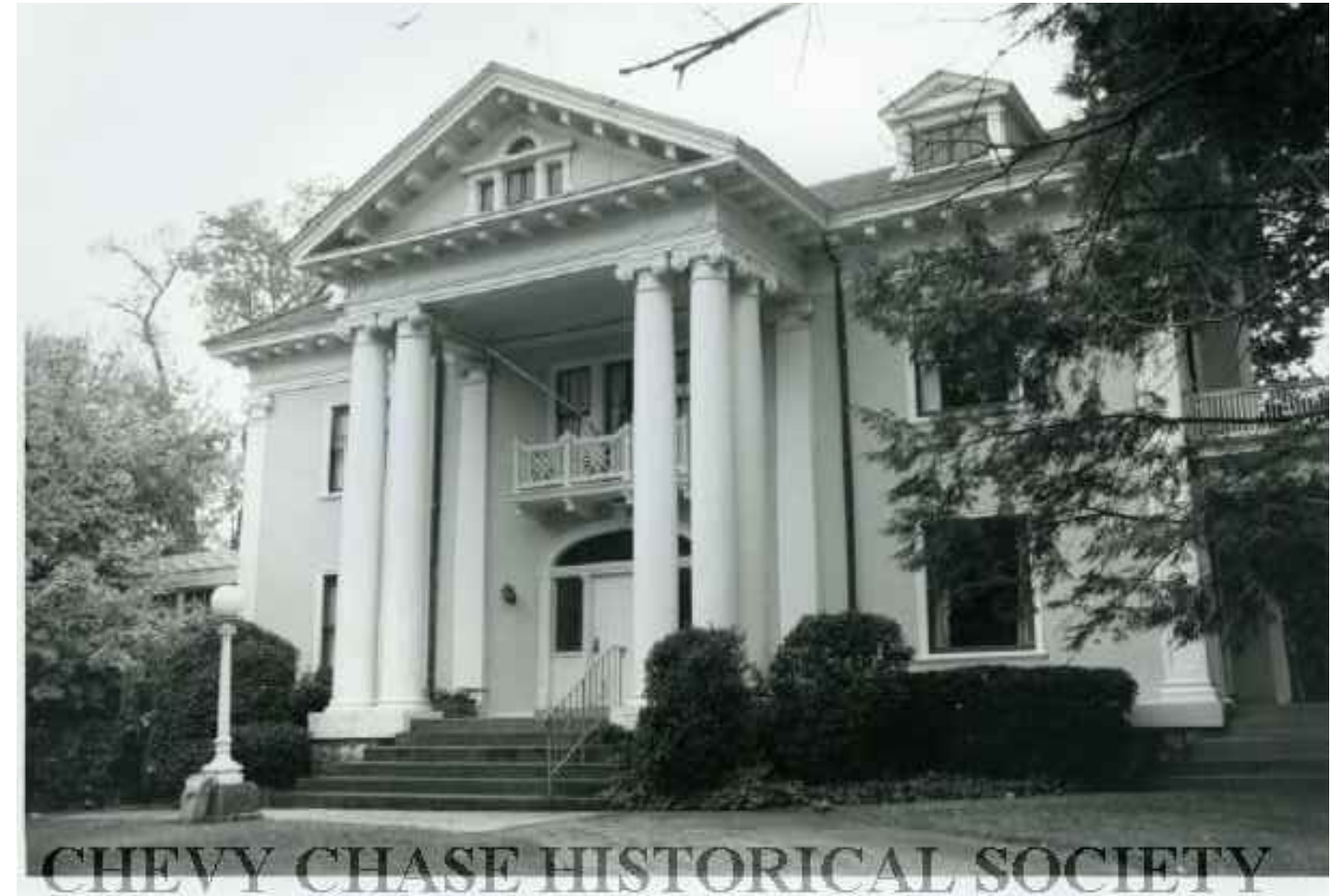


PHOTO CIRCA 1992

102 EAST KIRKE STREET, CHEVY CHASE VILLAGE HISTORIC DISTRICT

SCOPE OF WORK: 2 STORY REAR ADDITION W/ BACK PORCHES, PATIO, 2 CAR DETACHED GARAGE, & DRIVEWAY RECONFIGURATION

REVISION TO ADD TERRACED STONE/FLAGSTONE STEPS AND STOOPS LEADING TO AT-GRADE FLAGSTONE PATIOS ON RIGHT SIDE IN LIEU OF PREVIOUSLY PROPOSED DECK STRUCTURE, REDUCE AND REDESIGN REAR DECK TO RETAIN EXG. BASEMENT AREAWAY ENTRY, REDUCE REAR ADDITION BAY WINDOW TO ACCOMODATE LARGER POOL, REMOVE NON-HISTORIC FRONT STEPS AT EXG. RIGHT SIDE PORTICO AND REPAIR STONE FOUNDATION, PROVIDE NEW PTD. WOOD GUARDRAILS AT RIGHT SIDE PORTICO FOR FALL PROTECTION, PROVIDE 5' HT STD. WOOD POOL FENCE AND GATES

WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

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GTM

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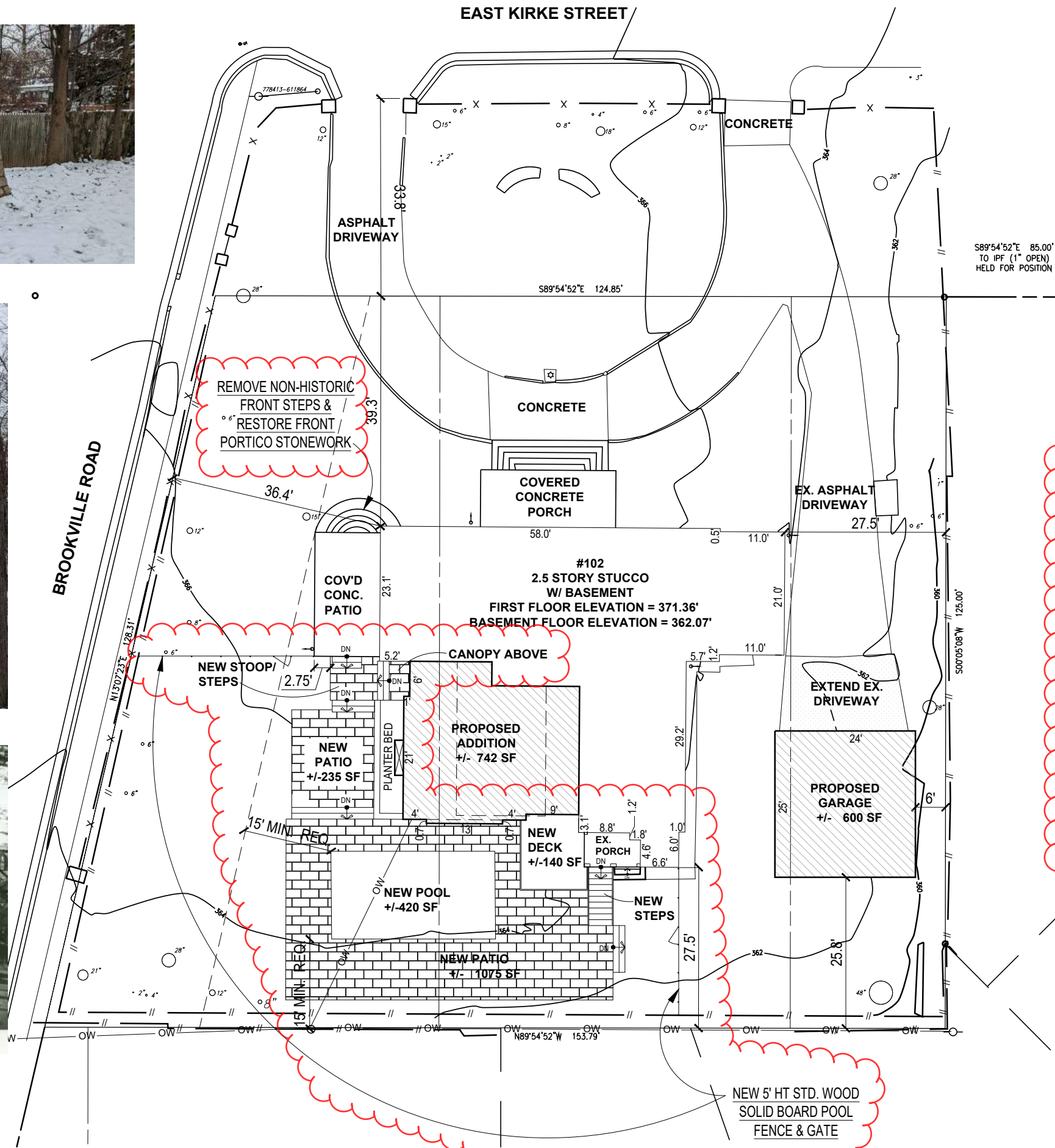
EXG. PROPERTY LINE FENCE @ BROOKVILLE ROAD AND REAR YARD



EXG. NON-HISTORIC FRONT STEPS TO RIGHT SIDE PORTICO



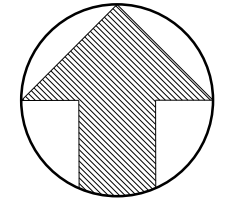
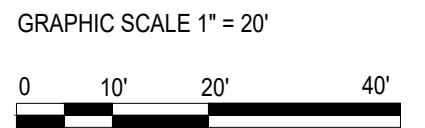
RIGHT SIDE PORTICO STEPS CIRCA 1994



ZONED: R-60 ZONING DATA

| | |
|--------------------|--|
| LOT AREA | 17,415 S.F. |
| LOT COVERAGE | 35% MAX |
| FRONT YARD SETBACK | 25' MIN. OR EBL |
| SIDE YARD SETBACK | 7' MIN |
| REAR YARD SETBACK | 20.0' MIN. |
| LOT FRONTAGE | 60.0' MIN. |
| BUILDING HEIGHT | 2 1/2 STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.) |

| LOT COVERAGE: | |
|--------------------------|--------------------|
| CHEVY CHASE VILLAGE: | |
| PROP. LOT COVERAGE: | |
| PROP. HOUSE: | 2,867 S.F. |
| EXIST. COVERED PORCHS: | 539 S.F. |
| PROPOSED UNCOVERED DECK: | 140 S.F. |
| RAISED STOOPS/PLANTERS: | 178 S.F. |
| PROP. GARAGE: | 531 S.F. |
| TOTAL: | 4,255 S.F. (24.4%) |
| MONTG. COUNTY: | |
| PROP. LOT COVERAGE: | |
| PROP. HOUSE: | 2,867 S.F. |
| EXIST. COVERED PORCHES: | 539 S.F. |
| PROP. GARAGE: | 531 S.F. |
| TOTAL: | 3,937 S.F. (22.6%) |



PLAN NORTH

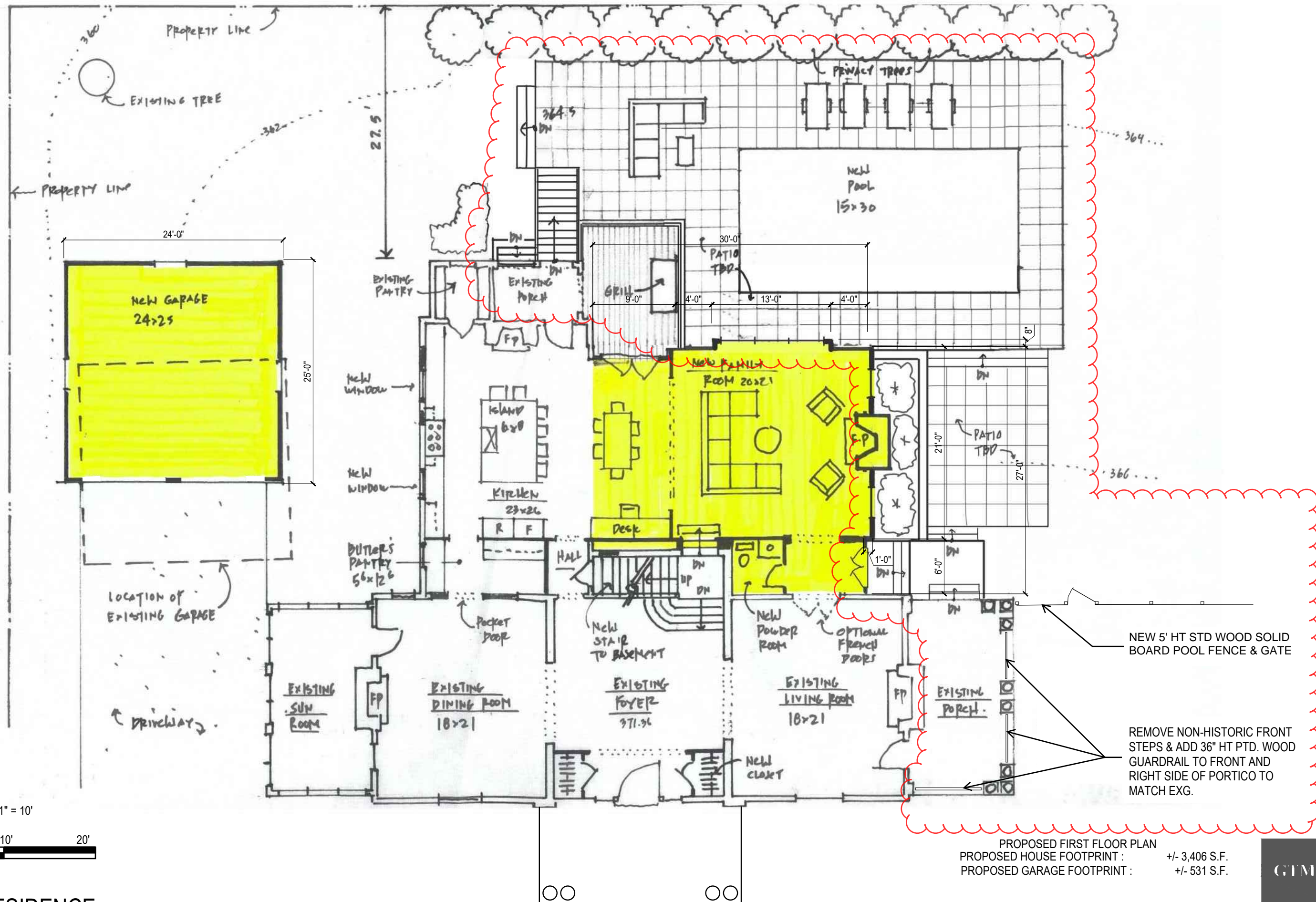


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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

WILLIAMS RESIDENCE

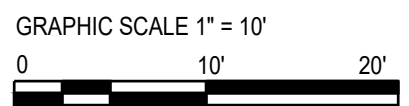
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WILLIAMS RESIDENCE

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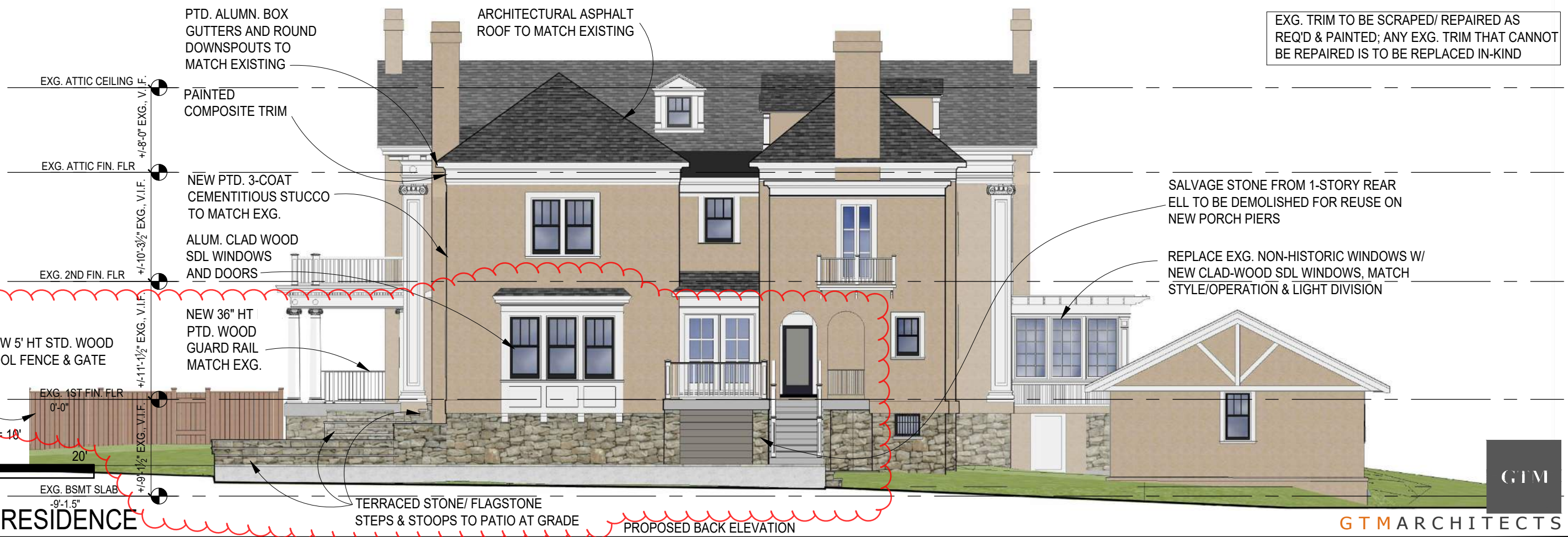
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



GTM ARCHITECTS



EXISTING BACK ELEVATION



PROPOSED BACK ELEVATION

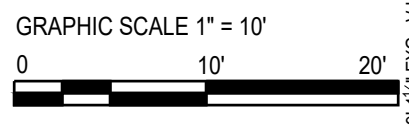
GRAPHIC SCALE 1" = 10'



WILLIAMS RESIDENCE



EXG. TRIM TO BE SCRAPED/ REPAIRED AS REQ'D & PAINTED; ANY EXG. TRIM THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND



WILLIAMS RESIDENCE



GTM ARCHITECTS



EXISTING RIGHT VIEW



PROPOSED RIGHT VIEW



EXISTING CORNER VIEW



PROPOSED CORNER VIEW

WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

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GTM

GTM ARCHITECTS



EXISTING BACK VIEW



PROPOSED BACK VIEW



EXISTING AERIAL VIEW



PROPOSED AERIAL VIEW

WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

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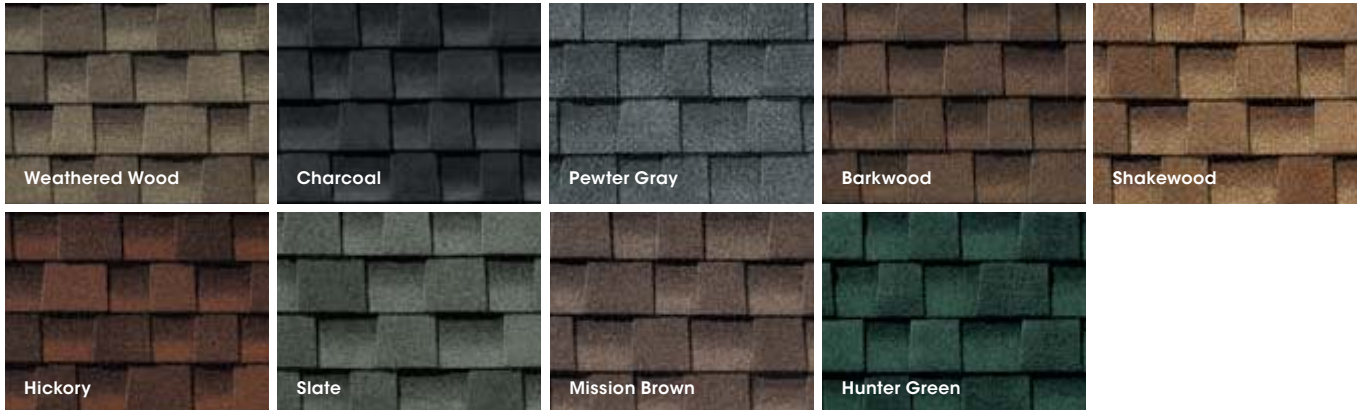


GTM ARCHITECTS

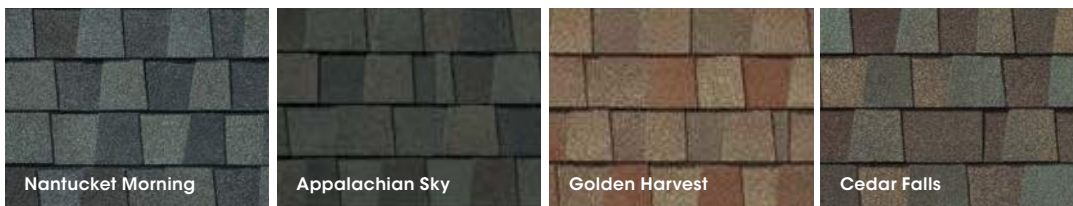
Color Availability



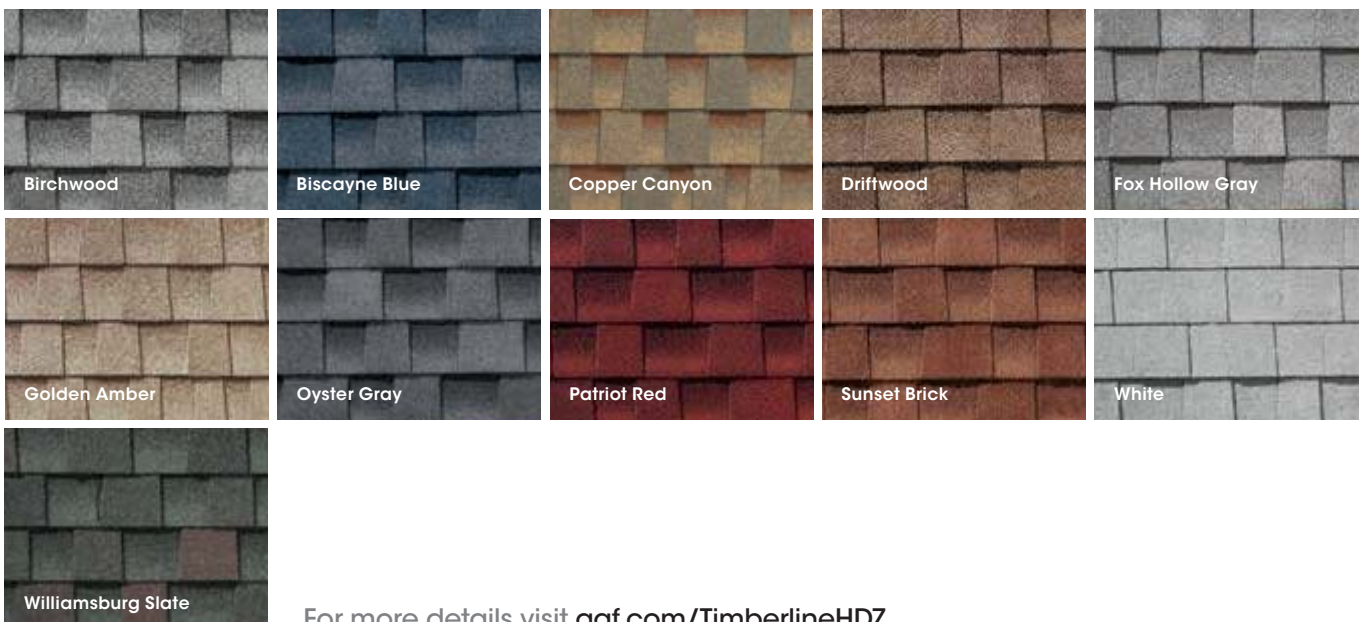
Nationally Available Colors



Harvest Blend Colors



Regionally Available Colors (See next page for details.)



For more details visit gaf.com/TimberlineHDZ

TimberTex® and TimberCrest® Premium Ridge Cap Shingles



Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges. gaf.com/ridgecaps



TimberTex® Premium Ridge Cap Shingles



TimberCrest® Premium SBS-Modified Ridge Cap Shingles

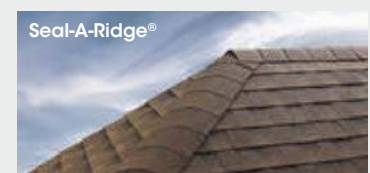
TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.¹

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty² against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

Also available¹



Z®Ridge



Seal-A-Ridge®

¹ These products are not available in all areas. See gaf.com/ridgecapavailability for details.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

Trim

Designed to be used in non-load-bearing applications, TruExterior Trim is suitable for ground and masonry contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior Trim accepts common high-quality, exterior-grade fasteners and can be installed using standard woodworking tools and methods.



| 5/8 Trim Sizes | | 1X Trim Sizes | | 5/4 Trim Sizes | | 2X Trim Sizes | |
|----------------|----------------|---------------|----------------|----------------|--------------|---------------|------------------|
| Nominal | Actual | Nominal | Actual | Nominal | Actual | Nominal | Actual |
| — | — | — | — | — | — | 2 x 2 | 1-1/2" x 1-1/2" |
| — | — | 1 x 3 | 3/4" x 2-1/2" | 5/4 x 3 | 1" x 2-1/2" | — | — |
| 5/8 x 4 | 5/8" x 3-1/2" | 1 x 4 | 3/4" x 3-1/2" | 5/4 x 4 | 1" x 3-1/2" | 2 x 4 | 1-1/2" x 3-1/2" |
| — | — | 1 x 5 | 3/4" x 4-1/2" | 5/4 x 5 | 1" x 4-1/2" | — | — |
| 5/8 x 6 | 5/8" x 5-1/2" | 1 x 6 | 3/4" x 5-1/2" | 5/4 x 6 | 1" x 5-1/2" | 2 x 6 | 1-1/2" x 5-1/2" |
| 5/8 x 8 | 5/8" x 7-1/4" | 1 x 8 | 3/4" x 7-1/4" | 5/4 x 8 | 1" x 7-1/4" | 2 x 8 | 1-1/2" x 7-1/4" |
| 5/8 x 10 | 5/8" x 9-1/4" | 1 x 10 | 3/4" x 9-1/4" | 5/4 x 10 | 1" x 9-1/4" | 2 x 10 | 1-1/2" x 9-1/4" |
| 5/8 x 12 | 5/8" x 11-1/4" | 1 x 12 | 3/4" x 11-1/4" | 5/4 x 12 | 1" x 11-1/4" | 2 x 12 | 1-1/2" x 11-1/4" |

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.



TruExterior Trim comes pre-primed and does require paint.

Beadboard

Including single and double profiles, TruExterior Beadboard is ideal for porch ceilings, soffits and decorative wall applications, and allows for a variety of installations, as it can be attached in either parallel or perpendicular directions.

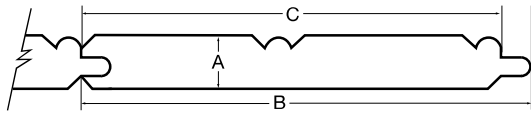
Its “tongue-and-groove” design results in a clean look that can be reversed to offer a contemporary “V-groove” appearance.





Pictured: Beaded Pattern

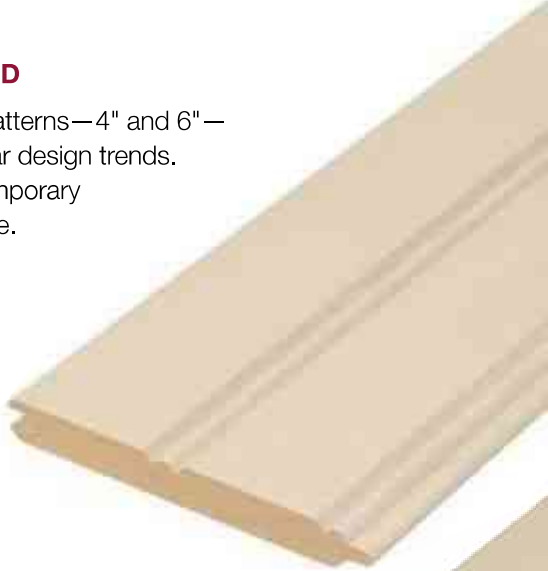
| Nominal Size | Actual Thickness (A) | Actual Width (B) | Reveal (C) |
|--------------|----------------------|------------------|------------|
| 5/8 x 4 | 5/8" | 3-15/32" | 3-5/32" |
| 5/8 x 6 | 5/8" | 5-5/16" | 4-15/16" |



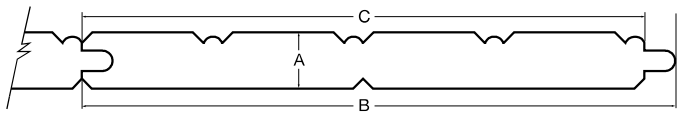
SINGLE BEADBOARD

Two distinct beaded patterns—4" and 6"—to suit the most popular design trends. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



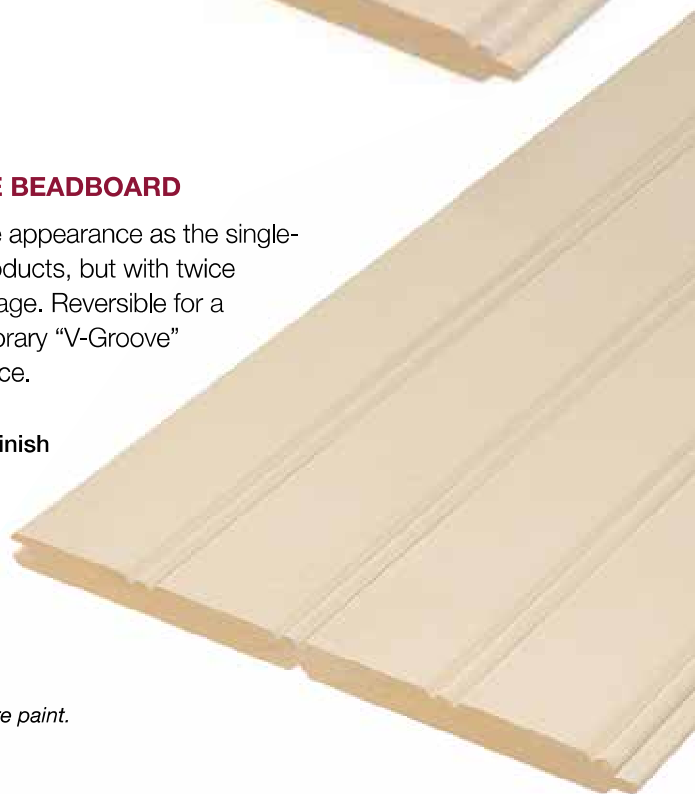
| Nominal Size | Actual Thickness (A) | Actual Width (B) | Reveal (C) |
|--------------|----------------------|------------------|------------|
| 5/8 x 8 | 5/8" | 6-9/16" | 6-7/32" |
| 5/8 x 12 | 5/8" | 10-1/4" | 9-29/32" |



DOUBLE BEADBOARD

The same appearance as the single-profile products, but with twice the coverage. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



TruExterior Beadboard comes pre-primed and does require paint.

Accessories

TruExterior Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground and masonry contact.



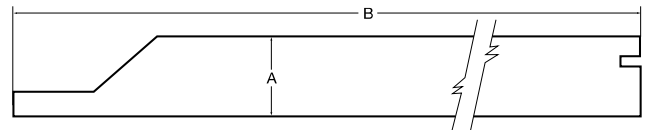
SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

Available Finishes:

- Smooth
- Woodgrain

| Nominal Size | Actual Thickness (A) | Actual Width (B) |
|--------------|----------------------|------------------|
| 1 x 6 | 3/4" | 5-1/2" |
| 1 x 8 | 3/4" | 7-1/4" |
| 5/4 x 6 | 1" | 5-1/2" |
| 5/4 x 8 | 1" | 7-1/4" |



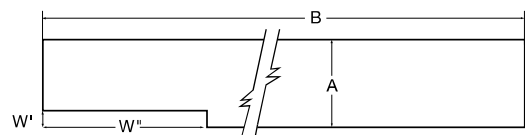
WINDOW POCKET RABBETED TRIM

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

Available Finishes:

- Smooth
- Woodgrain

| Nominal Size | Actual Thickness (A) | Actual Width (B) | Window Pocket (W' x W'') |
|--------------|----------------------|------------------|--------------------------|
| 5/4 x 4 | 1" | 3-1/2" | 3/16" x 1-7/8" |
| 5/4 x 6 | 1" | 5-1/2" | 3/16" x 1-7/8" |
| 5/4 x 8 | 1" | 7-1/4" | 3/16" x 1-7/8" |



TruExterior Accessories come pre-primed and do require paint.



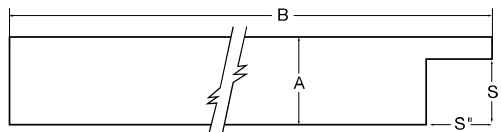
| Nominal Size | Actual Thickness (A) | Actual Width (B) | Siding Pocket (S' x S'') |
|--------------|----------------------|------------------|--------------------------|
| 5/4 x 3 | 1" | 2-1/2" | 3/4" x 3/4" |
| 5/4 x 4 | 1" | 3-1/2" | 3/4" x 3/4" |
| 5/4 x 5 | 1" | 4-1/2" | 3/4" x 3/4" |
| 5/4 x 6 | 1" | 5-1/2" | 3/4" x 3/4" |
| 5/4 x 8 | 1" | 7-1/4" | 3/4" x 3/4" |

SIDING POCKET RABBETED TRIM

Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior Siding profiles.

Available Finishes:

- Smooth
- Woodgrain



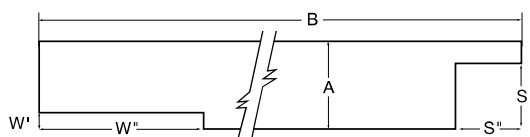
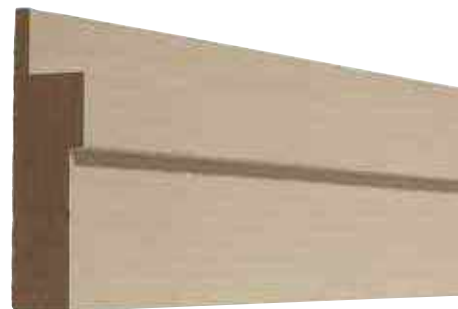
| Nominal Size | Actual Thickness (A) | Actual Width (B) | Window Pocket (W' x W'') | Siding Pocket (S' x S'') |
|--------------|----------------------|------------------|--------------------------|--------------------------|
| 5/4 x 4 | 1" | 3-1/2" | 3/16" x 1-7/8" | 3/4" x 3/4" |
| 5/4 x 6 | 1" | 5-1/2" | 3/16" x 1-7/8" | 3/4" x 3/4" |
| 5/4 x 8 | 1" | 7-1/4" | 3/16" x 1-7/8" | 3/4" x 3/4" |

WINDOW AND SIDING POCKET RABBETED TRIM

The ultimate accessory to build a neat, professional-looking window surround.

Available Finishes:

- Smooth
- Woodgrain



TruExterior Accessories come pre-primed and do require paint.

TruExterior Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services



CODE LISTINGS

TruExterior Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed—Beadboard and Trim
- Intertek CCRR-0300

Trim

| 5/8 Trim Sizes | | 1X Trim Sizes | | 5/4 Trim Sizes | | 2X Trim Sizes | |
|----------------|----------------|---------------|----------------|----------------|--------------|---------------|------------------|
| Nominal | Actual | Nominal | Actual | Nominal | Actual | Nominal | Actual |
| — | — | — | — | — | — | 2 x 2 | 1-1/2" x 1-1/2" |
| — | — | 1 x 3 | 3/4" x 2-1/2" | 5/4 x 3 | 1" x 2-1/2" | — | — |
| 5/8 x 4 | 5/8" x 3-1/2" | 1 x 4 | 3/4" x 3-1/2" | 5/4 x 4 | 1" x 3-1/2" | 2 x 4 | 1-1/2" x 3-1/2" |
| — | — | 1 x 5 | 3/4" x 4-1/2" | 5/4 x 5 | 1" x 4-1/2" | — | — |
| 5/8 x 6 | 5/8" x 5-1/2" | 1 x 6 | 3/4" x 5-1/2" | 5/4 x 6 | 1" x 5-1/2" | 2 x 6 | 1-1/2" x 5-1/2" |
| 5/8 x 8 | 5/8" x 7-1/4" | 1 x 8 | 3/4" x 7-1/4" | 5/4 x 8 | 1" x 7-1/4" | 2 x 8 | 1-1/2" x 7-1/4" |
| 5/8 x 10 | 5/8" x 9-1/4" | 1 x 10 | 3/4" x 9-1/4" | 5/4 x 10 | 1" x 9-1/4" | 2 x 10 | 1-1/2" x 9-1/4" |
| 5/8 x 12 | 5/8" x 11-1/4" | 1 x 12 | 3/4" x 11-1/4" | 5/4 x 12 | 1" x 11-1/4" | 2 x 12 | 1-1/2" x 11-1/4" |

Beadboard

| Single | | Double | |
|--------------|-----------------|----------|----------------|
| | | | |
| Nominal Size | Actual | Nominal | Actual |
| 5/8 x 4 | 5/8" x 3-15/32" | 5/8 x 8 | 5/8" x 6-9/16" |
| 5/8 x 6 | 5/8" x 5-5/16" | 5/8 x 12 | 5/8" x 10-1/4" |

Accessories

| Skirt Board | | Window Pocket Rabbeted Trim | | Siding Pocket Rabbeted Trim | | Window and Siding Pocket Rabbeted Trim | |
|-------------|---------------|-----------------------------|-------------|-----------------------------|-------------|--|-------------|
| | | | | | | | |
| Nominal | Actual | Nominal | Actual | Nominal | Actual | Nominal | Actual |
| 1 x 6 | 3/4" x 5-1/2" | 5/4 x 4 | 1" x 3-1/2" | 5/4 x 3 | 1" x 2-1/2" | 5/4 x 4 | 1" x 3-1/2" |
| 1 x 8 | 3/4" x 7-1/4" | 5/4 x 6 | 1" x 5-1/2" | 5/4 x 4 | 1" x 3-1/2" | 5/4 x 6 | 1" x 5-1/2" |
| 5/4 x 6 | 1" x 5-1/2" | 5/4 x 8 | 1" x 7-1/4" | 5/4 x 5 | 1" x 4-1/2" | 5/4 x 8 | 1" x 7-1/4" |
| 5/4 x 8 | 1" x 7-1/4" | | | 5/4 x 6 | 1" x 5-1/2" | | |
| | | | | 5/4 x 8 | 1" x 7-1/4" | | |

Note: All TruExterior Trim, Beadboard, and Accessory products are available in a standard 16' length.

WHITE OR READY-TO-PAINT TRIM

AZEK OFFERS STYLE-BASED SOLUTIONS

Ready-to-Install Classic AZEK® Trim: Crisp, Bright White

The ultimate exterior matchmaker, AZEK Trim comes ready to install in brilliant white with two finish options (smooth and woodgrain) to complement and instantly elevate any surrounding. AZEK Classic Trim can be painted — but because paint is not required for a clean, finished look, installations go faster.



Ready-to-Paint PaintPro Enhanced Trim: The Best Substrate for Paint

If your project requires painting trim, AZEK PVC Trim with PaintPro technology is the perfect choice. Ready to paint. No sanding. No priming. PaintPro Trim maintains the long-lasting, low-maintenance benefits of PVC trim while adding enhanced paintability. Paint bonds securely for lasting adhesion that resists splits, chips, and flakes.



*PaintPro must be painted within 180 days of installation.
Visit [AZEKexteriors.com/products/trim/trim-boards/paintpro-trim](https://www.azekexteriors.com/products/trim/trim-boards/paintpro-trim)

AZEK TRIM OUTPERFORMS WOOD TRIM

AZEK Trim is made from 100% engineered polymer to provide a durable, long-lasting building material that is far more resistant to the elements than wood. No sealants are needed on surfaces or cut ends; every inch of our trim is equally protected against moisture. With superior uniformity, durability, workability, beauty, and much more, AZEK PVC Trim is the better choice for exteriors than wood.

| | AZEK PVC TRIM | WOOD TRIM |
|---|---------------|-----------|
| UNIFORMITY | | |
| Square edges | ★ | ★ |
| No knots, no waste; every inch usable | ★ | |
| DURABILITY | | |
| Will not rot, split, splinter, delaminate, warp, or swell excessively from moisture | ★ | |
| Impervious to moisture and insect-resistant | ★ | |
| Suitable for ground and masonry contact | ★ | |
| Lifetime limited warranty | ★ | |
| Handles easily without breakage | ★ | ★ |
| WORKABILITY | | |
| Use standard woodworking tools | ★ | ★ |
| Safely milled, shaped, and molded without special safety equipment | ★ | ★ |
| Can be heat-formed | ★ | |
| Fasten close to edge without predrilling | ★ | |
| BEAUTY | | |
| Readily accepts paint* | ★ | ★ |
| Can be crafted for unique applications | ★ | ★ |
| EXTRAS | | |
| Available in trim boards, sheets, cornerboards, beadboard, and mouldings | ★ | |
| Special labor-saving solution profiles available | ★ | |

★ ALL PRODUCTS MEET CRITERIA
 † SOME PRODUCTS MEET CRITERIA

*PaintPro must be painted within 180 days of installation.
 Visit [AZEKexteriors.com/products/trim/trim-boards/paintpro-trim](https://www.azekexteriors.com/products/trim/trim-boards/paintpro-trim).



GET FREE TRIM SAMPLES WITH
PAINTPRO® TECHNOLOGY



CLASSIC AZEK
Available in smooth or woodgrain finish

PAINTPRO TECHNOLOGY
Reversible (one side smooth, one side woodgrain)



All AZEK Trim is long-lasting, moisture-resistant, and keeps its appearance with very little maintenance. Easily mill and router our trim, or heat form it before painting, for exquisite customized or curved applications. Classic AZEK Trim's brilliant white complements any exterior while AZEK Trim with PaintPro® was made to be painted.

PROTECTIVE FILM KEEPS CLASSIC WHITE TRIM CLEAN

Classic AZEK Trim with protective film is available for smooth and woodgrain finishes. To ensure it looks as beautiful on your client's home as it does when it leaves our facilities, a protective film preserves AZEK Trim's crisp white semi-matte finish.

| NOMINAL THICKNESS | NOMINAL WIDTH | | | | | | |
|-------------------|---------------|----|----|----|----|----|----|
| | 4 | 5 | 6 | 8 | 10 | 12 | 16 |
| 5/4 | SW | SW | SW | SW | SW | SW | SW |
| 4/4 | SW | SW | SW | SW | SW | SW | SW |
| 5/8 | SW | SW | SW | SW | SW | SW | SW |



The film protects AZEK Trim through every production phase:

- Shipping
- Storage
- Repackaging
- Handling
- Installation

AZEK Trim with protective film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective film can be removed prior to, during, or immediately after installation.

AZEK® TRIM

8/4 X THICKNESS

| NOMINAL | ACTUAL | 18' |
|----------|------------------|-----|
| 8/4 x 4 | 1 1/2" x 3 1/2" | S |
| 8/4 x 6 | 1 1/2" x 5 1/2" | S |
| 8/4 x 8 | 1 1/2" x 7 1/2" | S |
| 8/4 x 10 | 1 1/2" x 9 1/2" | S |
| 8/4 x 12 | 1 1/2" x 11 1/2" | S |

6/4 X THICKNESS

| NOMINAL | ACTUAL | 20' |
|----------|------------------|-----|
| 6/4 x 4 | 1 1/2" x 3 1/2" | W |
| 6/4 x 6 | 1 1/2" x 5 1/2" | W |
| 6/4 x 8 | 1 1/2" x 7 1/2" | W |
| 6/4 x 10 | 1 1/2" x 9 1/2" | W |
| 6/4 x 12 | 1 1/2" x 11 1/2" | W |

5/4 X THICKNESS

| NOMINAL | ACTUAL | 12' | 16' | 18' | 20' |
|----------|--------------|-----|-----|-----|-----|
| 5/4 x 4 | 1" x 3 1/2" | SW | P | SW | SW |
| 5/4 x 5 | 1" x 4 1/2" | SW | | SW | SW |
| 5/4 x 6 | 1" x 5 1/2" | SW | P | SW | SW |
| 5/4 x 8 | 1" x 7 1/2" | SW | P | SW | SW |
| 5/4 x 10 | 1" x 9 1/2" | SW | P | SW | SW |
| 5/4 x 12 | 1" x 11 1/2" | SW | P | SW | SW |
| 5/4 x 16 | 1" x 15 1/2" | SW | P | SW | SW |

4/4 X THICKNESS

| NOMINAL | ACTUAL | 12' | 16' | 18' |
|---------|----------------|-----|-----|-----|
| 1 x 2 | 3/4" x 1 1/2" | | P | SW |
| 1 x 3 | 3/4" x 2 1/2" | | P | |
| 1 x 4 | 3/4" x 3 1/2" | SW | P | SW |
| 1 x 5 | 3/4" x 4 1/2" | SW | | SW |
| 1 x 6 | 3/4" x 5 1/2" | SW | P | SW |
| 1 x 8 | 3/4" x 7 1/2" | SW | P | SW |
| 1 x 10 | 3/4" x 9 1/2" | SW | P | SW |
| 1 x 12 | 3/4" x 11 1/2" | SW | P | SW |
| 1 x 16 | 3/4" x 15 1/2" | SW | P | SW |

5/8 X THICKNESS

| ACTUAL | 12' | 18' |
|----------------|-----|-----|
| 5/8" x 3 1/2" | SW | SW |
| 5/8" x 5 1/2" | SW | SW |
| 5/8" x 7 1/2" | SW | SW |
| 5/8" x 9 1/2" | SW | SW |
| 5/8" x 11 1/2" | SW | SW |
| 5/8" x 15 1/2" | SW | SW |



PaintPro Sheet Sheet ATM Sheet

AZEK SHEET

Applications over 16" wide are easy with AZEK Sheet. Use Sheet for bay windows, dormers, and raised panels.

| SHEET | 8' | 10' | 12' | 18' | 20' |
|-----------|-----|-----|-----|-----|-----|
| ACTUAL | | | | | |
| 3/8" x 4' | SW | SW | S | S | |
| 1/2" x 4' | SWP | SWP | SP | S | |
| 5/8" x 4' | S | S | S | S | |
| 3/4" x 4' | SWP | SWP | S | S | |
| 1" x 4' | S | S | S | S | S |

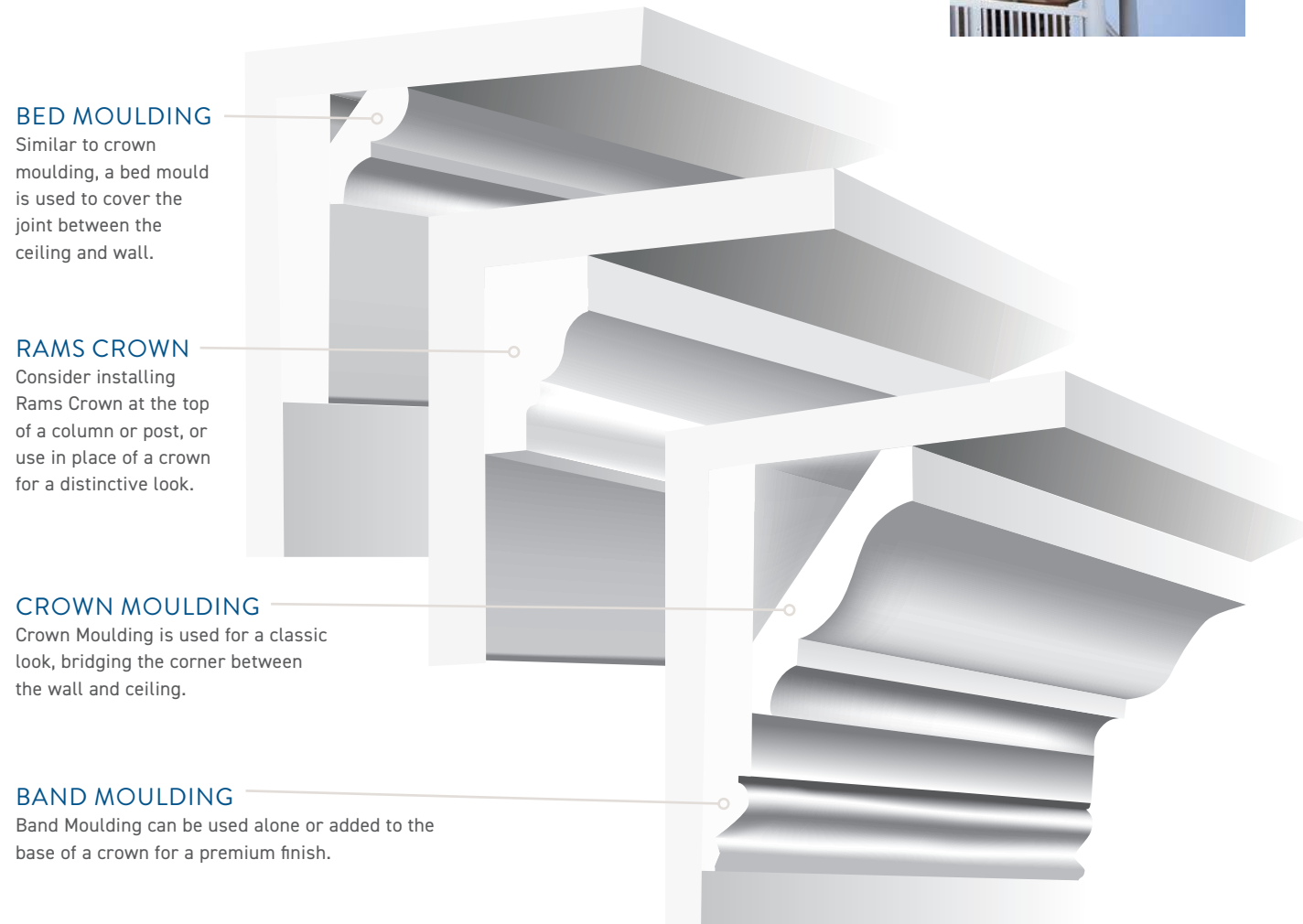
AZEK-TO-MILL (ATM)

ATM's thick profile makes it an ideal material for fabrication. Its consistent density offers a superior product for milling operations.

| AZEK-TO-MILL | 8' | 10' | 12' | 18' | 20' |
|--------------------|----|-----|-----|-----|-----|
| ACTUAL | | | | | |
| 1 1/2" x 9 1/2" | | | | S | |
| 1 1/2" x 3 1/2" | | | | S | |
| 1 1/2" x 5 1/2" | | | | S | |
| 1 1/2" x 7 1/2" | | | | S | |
| 1 1/2" x 9 1/2" | | | | S | |
| 1 1/2" x 11 1/2" | | | | S | |
| 1 1/2" x 48" Sheet | S | | | | |
| 1 1/2" x 48" Sheet | S | S | S | | S |

AZEK® MOULDING

With over 30 different profiles to mix and match, you can customize any build with a distinctive look.



THE MOST BEAUTIFUL, HIGH-PERFORMANCE MOULDING LINE AVAILABLE

With crisp, architectural details reminiscent of premium wood mouldings, high-performance AZEK® Moulding will last beautifully without the maintenance hassles associated with wood. Backed by AZEK's promise of high quality and lasting performance, AZEK Moulding will retain a like-new appearance despite the tests of time and weather. AZEK Moulding offers greater stability and predictability when fastening. Unlike traditional wood moulding, AZEK Moulding resists moisture and insect damage and will not rot or split.

CROWN PROFILES

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall or ceiling. They may be combined with other mouldings to create a built-up profile.

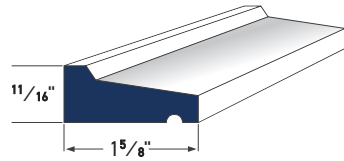
| | | | |
|--|--|--|---|
| <p>3" CROWN AZM-52 LENGTH: 16'</p> | <p>4" CROWN AZM-49 LENGTH: 16'</p> | <p>5" CROWN AZM-47 LENGTH: 16'</p> | <p>6" CROWN AZM-45 LENGTH: 16'</p> |
| <p>8" CROWN AZM-43 LENGTH: 16'</p> | <p>COVE MOULDING AZM-80 LENGTH: 16'</p> | <p>BED MOULDING AZM-75 LENGTH: 16'</p> | <p>3 1/2" BED MOULDING AZM-28 LENGTH: 16'</p> |
| <p>IMPERIAL RAKE CROWN AZM-6937 LENGTH: 16'</p> | <p>RAMS CROWN AZM-6934 LENGTH: 16'</p> | <p>SOLID CROWN AZM-7954 LENGTH: 16'</p> | <p>CROSSHEAD PEDIMENT AZM-6216 LENGTH: 18'</p> |

DETAIL & SILL/DRIP PROFILES

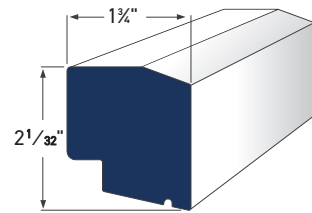
AZEK® Drip profiles can be used as a water table or brick ledge for separation and watershed against two different materials. AZEK Sill profiles shed water and offer architectural detail.



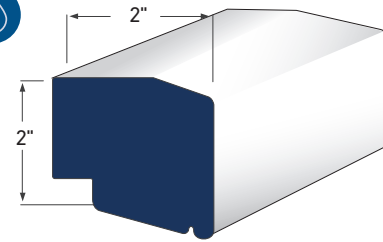
Denotes Water Management Drip Edge



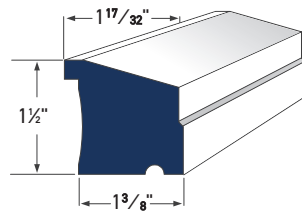
DRIP CAP AZM-197
LENGTH: 16'



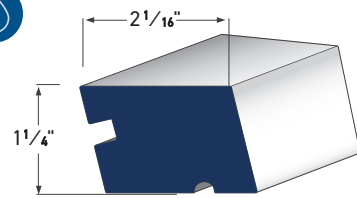
HISTORIC SILL AZM-6930
LENGTH: 16'



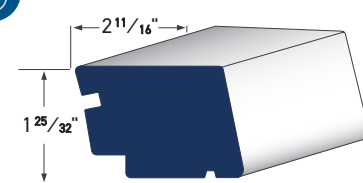
LARGE SILL NOSE AZM-7979
LENGTH: 16'



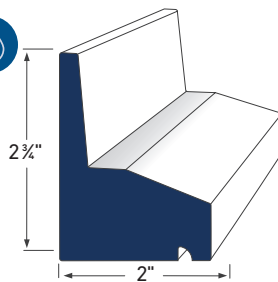
SUB SILL NOSE AZM-6933
LENGTH: 16'



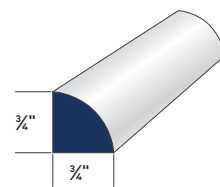
WINDOW SILL NOSE AZM-7974
LENGTH: 12'



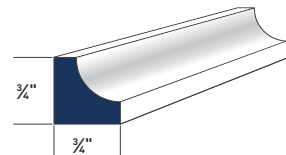
LARGE HISTORIC SILL AZM-7958
LENGTH: 16'



WATER TABLE AZM-6935
LENGTH: 18'



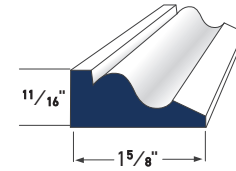
QUARTER ROUND AZM-105
LENGTH: 16'



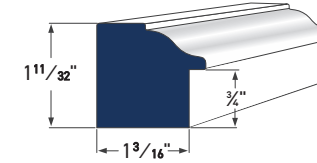
SCOTIA AZM-93
LENGTH: 16'

CASING PROFILES

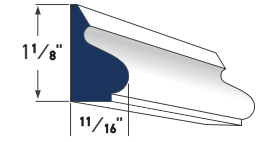
Use AZEK® Casing Profiles as decorative moulding against a wall, door, or window to create surrounds. Elevate your framing with style and durability.



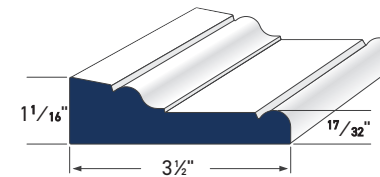
BAND MOULDING AZM-217
LENGTH: 16'



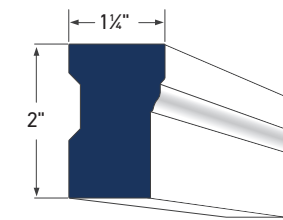
BACK BAND AZM-6931
LENGTH: 16'



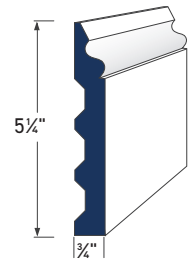
BASE CAP AZM-164
LENGTH: 16'



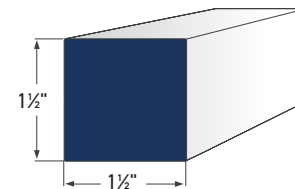
ADAMS CASING AZM-97
LENGTH: 16'



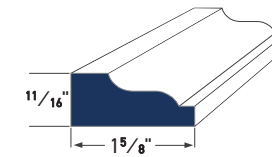
BRICK MOULD AZM-180
LENGTHS: 16', 17' and 18**



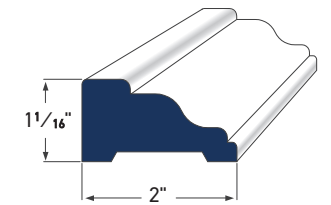
COLONIAL BASE CAP AZM-163
LENGTH: 16'



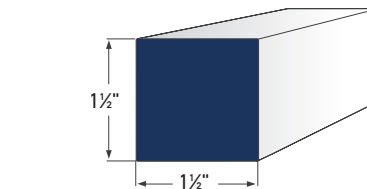
SQUARE PROFILE AZM-236
LENGTH: 12'



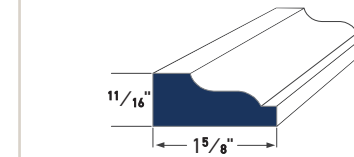
SHINGLE MOULD AZM-210
LENGTH: 16'



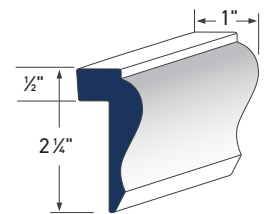
RAKE MOULDING AZM-287
LENGTH: 16'



FLUTED/REEDED AZM-606
LENGTH: 16'



GARAGE DOOR THERMOSTOP
AZM-6936 LENGTHS: 7', 9', and 16'



WAINSCOT CAP AZM-284
LENGTH: 16'

*18' Brick Mould (AZM-180) is available in full units only and cannot be ordered via the Pick & Pack program.



ACRE Decking is a sustainable, durable alternative with the genuine look and feel of real wood. ACRE is lightweight, strong, water-resistant and guaranteed not to rot or splinter.

ACRE is easy to cut, fasten without pre-drilling, rout, thermoform and accepts paint or stain without primer.

Best of all, ACRE is made without harming a single tree, in a zero-waste environment in the U.S.A. ACRE helps protect your home and our world.

DECKING PROFILE DETAILS



| Product Name | Nominal Size | Actual Thickness (A) | Actual Width (B) | Lengths |
|---------------------------|--------------|----------------------|------------------|-----------|
| ACRE Grooved-Edge Decking | 5/4" x 6" | 15/16" | 5.5" | 8' to 20' |
| ACRE Square-Edge Decking | 5/4" x 6" | 15/16" | 5.5" | 8' to 20' |

AESTHETIC



WORKS LIKE WOOD - BUT BETTER!

Paintable and stainable. No primer necessary

Easy to route, cut and sand in the field with regular wood working tools

Easy on tools. Minimal melting or static-charged dust

No harmful dust or residue

Pre-drilling not required. Screws and nails will not mushroom.

Uniform texture throughout and finish-ready, no need to seal or treat ends

NATURAL BEAUTY

Genuine warm look and feel of wood

Natural-looking grain

Endless finish options with water-based paints or stains. See Coatings Guide for important information

Thermoform for folded corners, curves and creative shapes

Digitally print directly on ACRE's surface

Aeratis Heritage



Battleship Gray

Weathered Wood

Vintage Slate

Aeratis Heritage is a color-through T&G PVC porch plank which has been enhanced with subtle, natural color variation along with a slight grain texture to mimic the richness and depth of wood. It is designed to look like a painted or stained wood floor. This historically accurate double-sided profile offers greater flexibility for installers and a finished look to the underside of your porch. Heritage is ADA slip compliant and has been engineered to withstand extreme weather conditions. Visit Aeratis.com to request a quote or learn about the complete line of Aeratis products and latest installation details.

Heritage comes in 3 lengths, 12', 16' and 20'. Each board is about 1' longer than the stated length to allow both ends to be squared and still have true length board.

Aeratis Heritage comes in three pre-finished colors. Heritage can be painted, stained, or left natural. The three colors available are Weathered Wood, Battleship Gray, and Vintage Slate.

Color Match Trim



1" x 7/8"

Chamfer nosing



7/8" x 7/8"

Quarter-round

Aeratis also offers traditional, color-matching trim profiles to finish the edge of your porch including quarter-round and chamfer nosing in 8' lengths.

Painted Quarter-Round

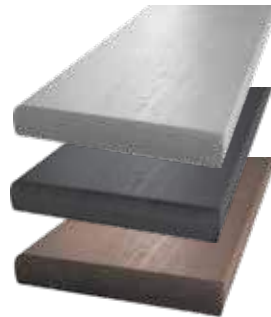


Battleship Gray Chamfer



Heritage Universal Porch Plank

The Aeratis Universal Porch Plank, or UPP, is a 5-1/2" x 7/8" x 12' PVC plank specifically engineered to be used in conjunction with all of the Aeratis T&G porch planks or as a stand-alone product. The Universal Porch Plank comes in Battleship Gray, Vintage Slate, Weathered Wood, and our proprietary paint-ready formula.



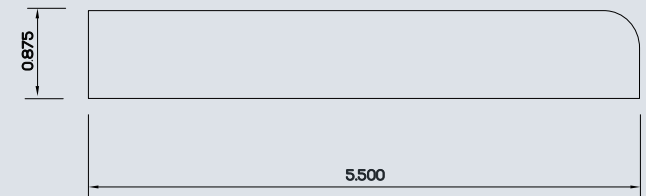
One corner of the board has the unique feature of a pre-finished routed edge, while the other three edges are 90° corners, offering more versatility in your designs. The pre-finished bullnose provides the finishing touch for the lead edge of stairs or a seamless picture frame. If the pre-finished bull-nosed edge is not desired, simply flip the board over for a square-edge look.

For stair applications, make sure the bullnose is facing out on the lead edge of the stairs. On the inside board that touches the riser, make sure the bull-nosed edge is facing down and to the rear of the stair riser. This will provide the appearance of a T&G surface while providing a very small gap that will allow water to escape.

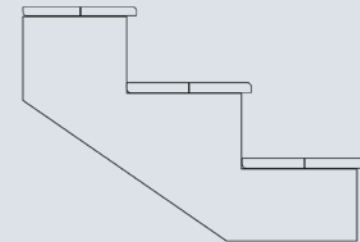
Aeratis Heritage Testing Data

| Performance Characteristic | ASTM Method | Results |
|-----------------------------|-------------|----------------------------------|
| Flame Spread | ASTM E84 | Class B or better |
| ADA Slip Test | ASTM F1679 | .82 dry/.72 wet |
| Coefficient of Expansion | ASTM D696 | 1.91 x 10 ⁻⁵ in/in/°F |
| Compression Parallel Shear | ASTM D198 | 2605 psi |
| Screw Withdrawal | ASTM 143 | 2939 psi |
| Decay Resistance | ASTM D1761 | 806 lbs |
| Termite Resistance | ASTM D1413 | No Decay |
| Weatherability - 2000 hours | ASTM D3345 | 10 - Highest Rating |
| 50 Cycle Freeze Thaw | ASTM D2565 | 91% of Baseline MOR |
| Water Absorption | AC 174 | 93% of Baseline MOR |
| Modulus of Rupture | ASTM 570 | 1.21% |
| Modulus of Elasticity | ASTM D6109 | 16" O.C. - 3,000 |
| | ASTM D6109 | 16" O.C. - 370,000 |

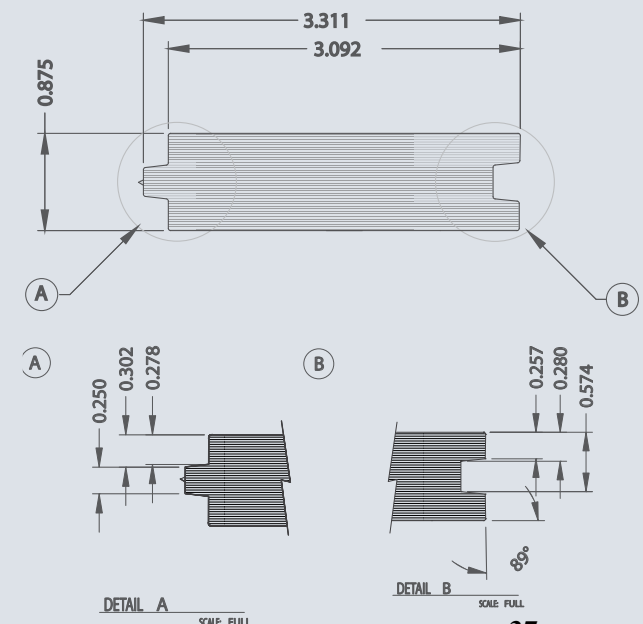
Universal Porch Plank Profiles



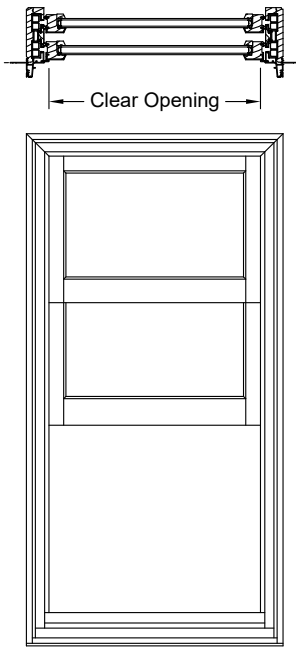
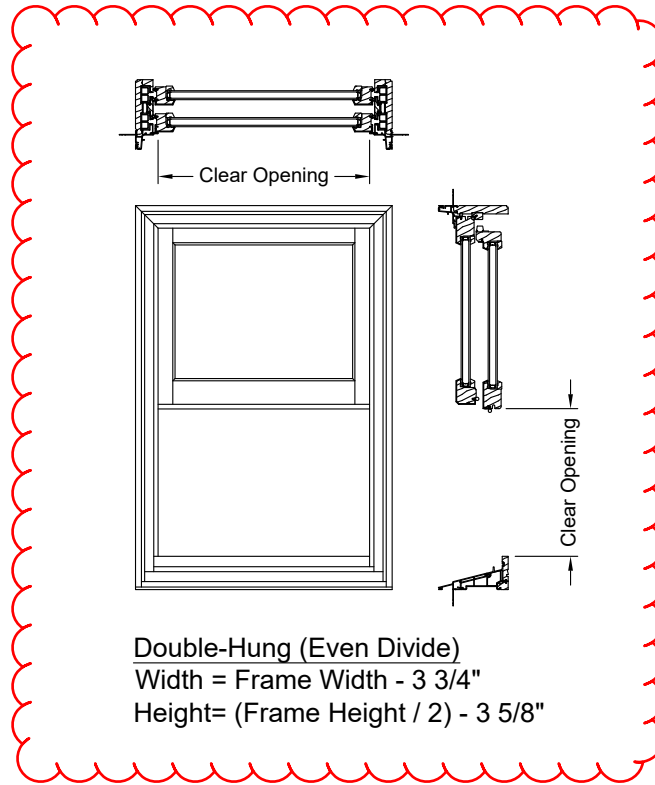
Stair Application



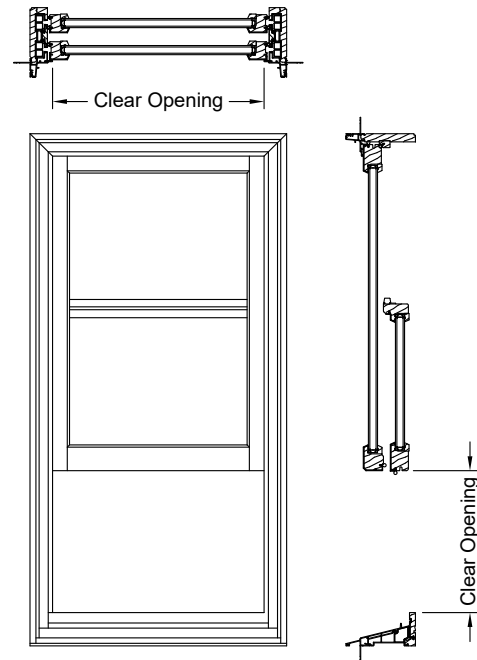
Aeratis Heritage Profiles



CLEAR OPENING LAYOUT



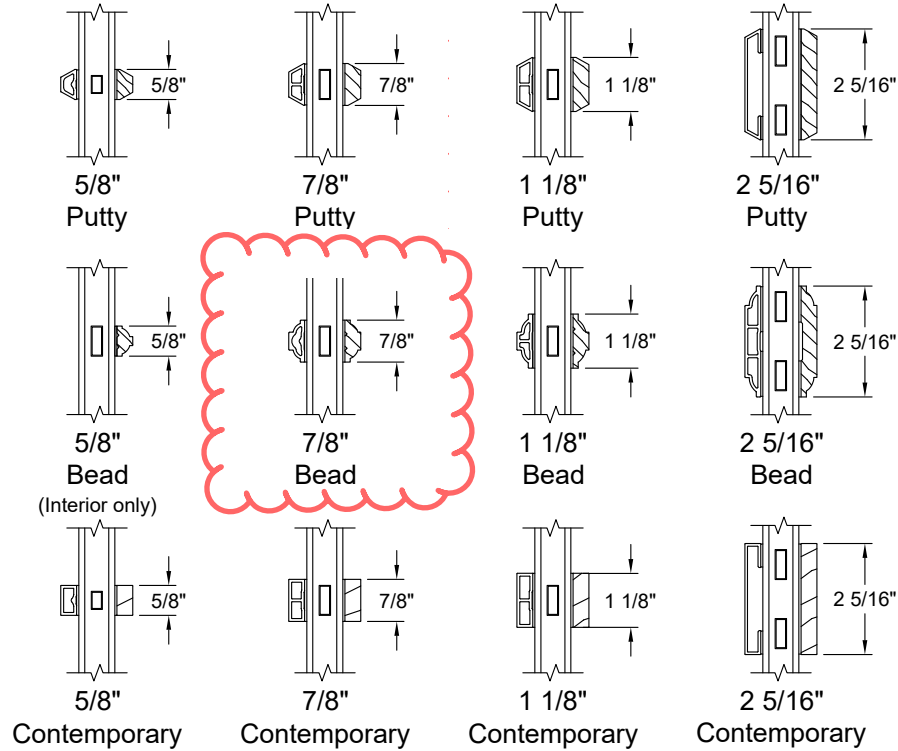
Cottage Double-Hung
 Width = Frame Width - 3 3/4"
 Height = (Frame Height / 2) - 8 5/32"



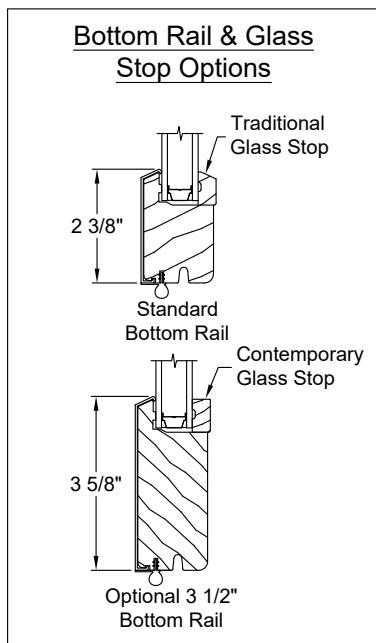
Reverse Cottage Double-Hung
 Width = Frame Width - 3 3/4"
 Height = (Frame Height / 2) - 7 29/32"

GRID, BOTTOM RAIL & GLASS STOP OPTIONS

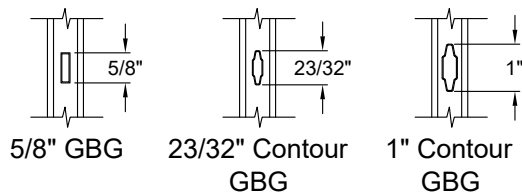
Exterior ← → Interior



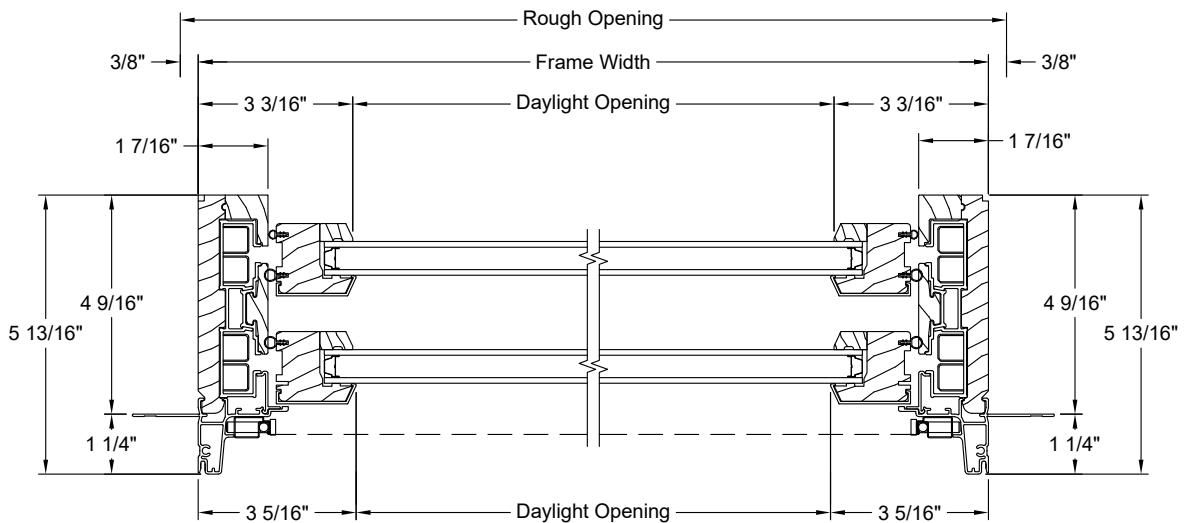
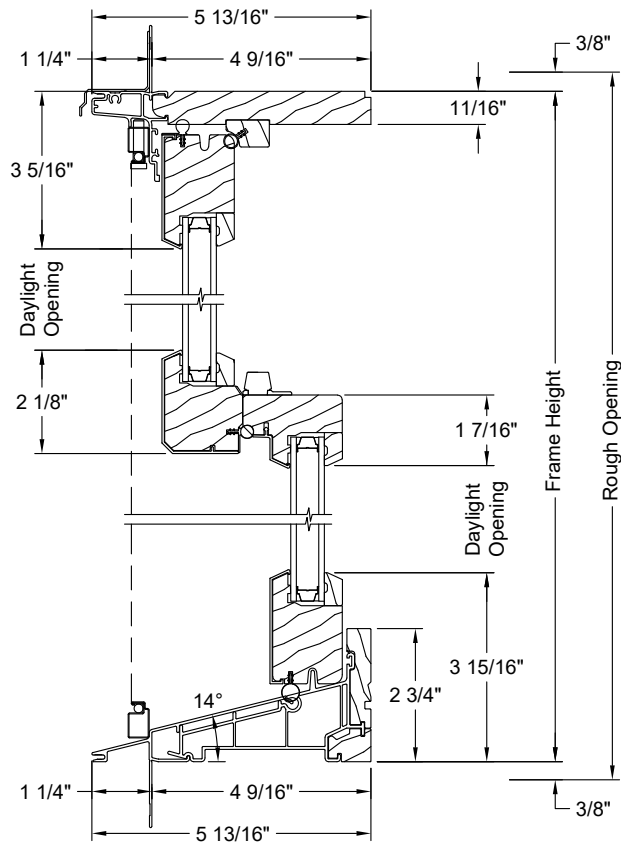
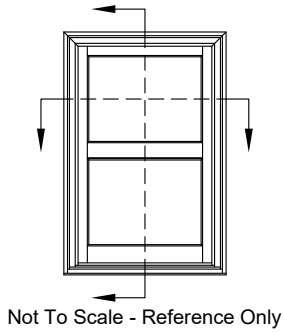
Various Combinations of the SDL Bars Shown are Available



GBG Options



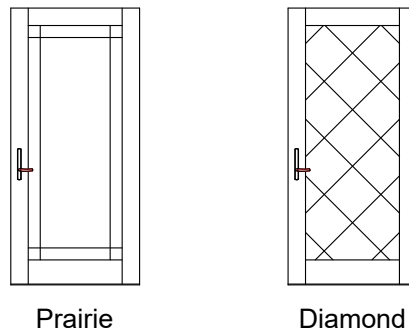
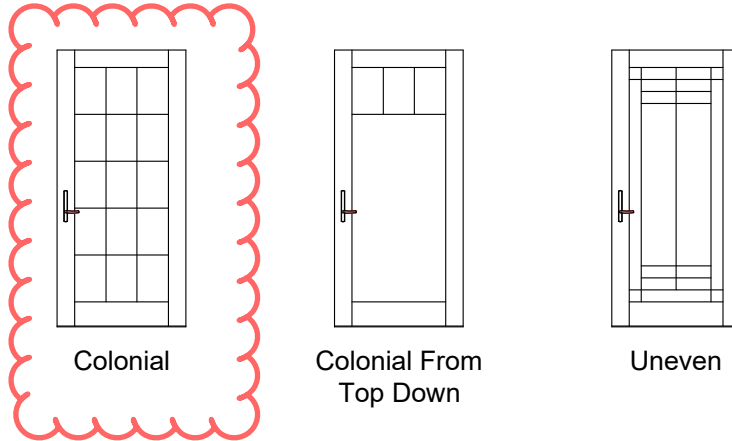
OPERATOR SECTIONS



GRID PATTERNS

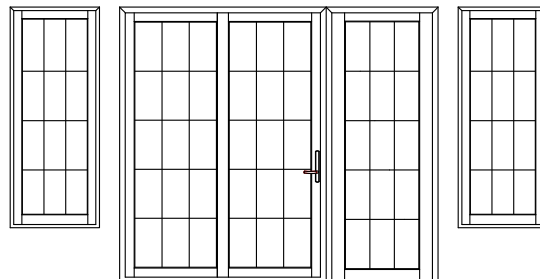
Siteline® Clad Wood Inswing Patio Doors are available with Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



Bar Alignment

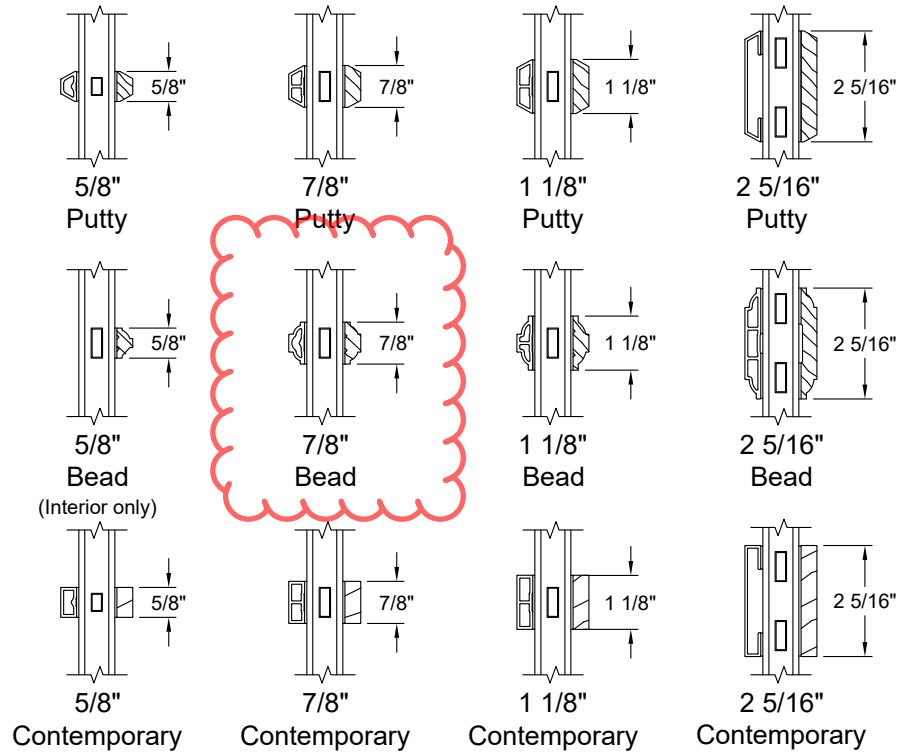
Alignment of bars from patio door to window is often required. SDL, GBG, and wood grilles may be specified with bars aligned.



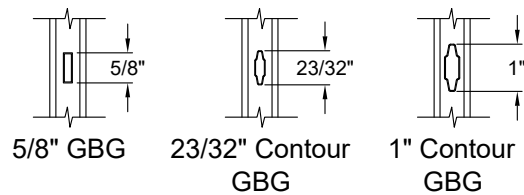
GRID OPTIONS

Exterior ← → Interior

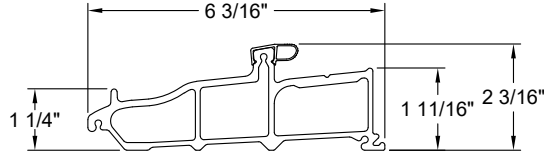
SDL Options



GBG Options

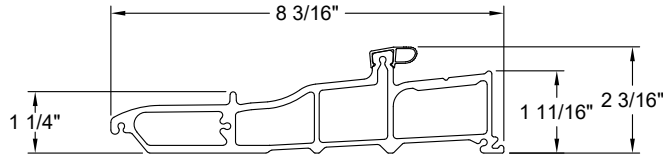


SILL OPTIONS



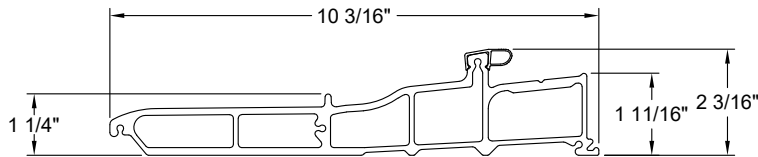
4 9/16" Hydrolock™ Sill

Used on jambs greater than or equal to 4 9/16" and less than 5 1/4"



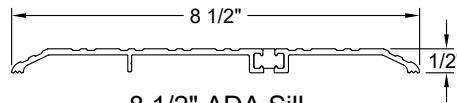
6 9/16" Hydrolock™ Sill

Used on jambs greater than or equal to 5 1/4" and less than 7 1/4"



8 9/16" Hydrolock™ Sill

Used on jambs greater than or equal to 7 1/4" and less than or equal to 9 1/4"

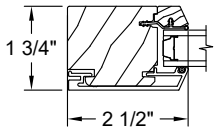


8 1/2" ADA Sill

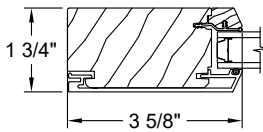
Used on ADA jambs greater than or equal to 4 9/16".
Maximum jamb width with ADA sill is 5 5/16".

STILE, BOTTOM RAIL, GLASS STOP & JAMB EXTENDER OPTIONS

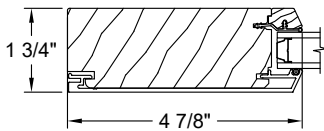
Stile Options



Sidelite Stile

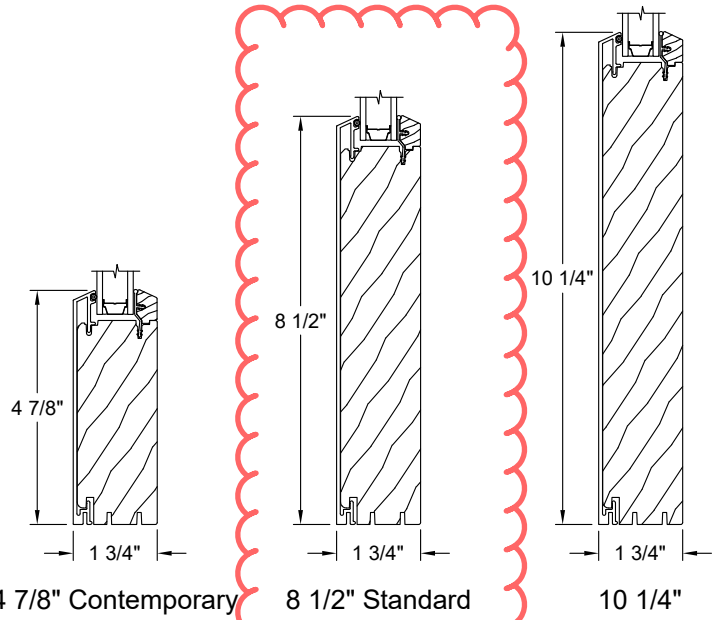


Narrow Stile



Wide Stile

Bottom Rail Options

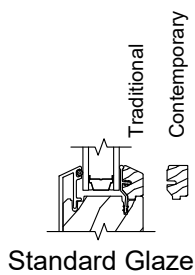


4 7/8" Contemporary

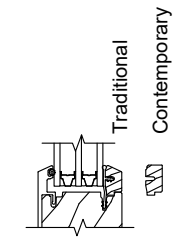
8 1/2" Standard

10 1/4"

Glass Stop Options

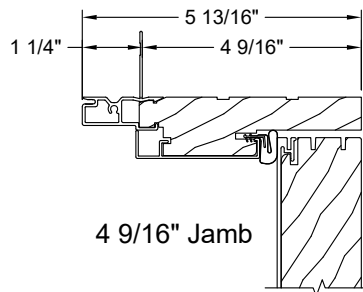


Standard Glaze

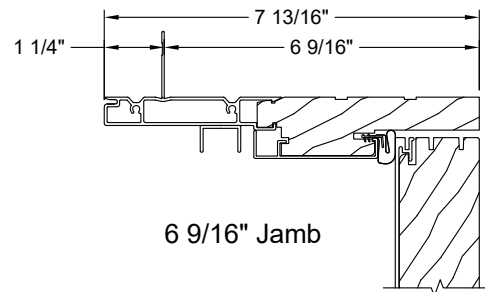


Triple Glaze

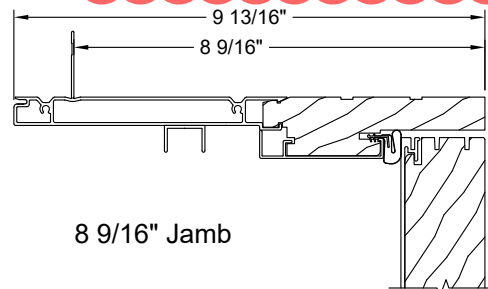
Jamb Extender Options



4 9/16" Jamb



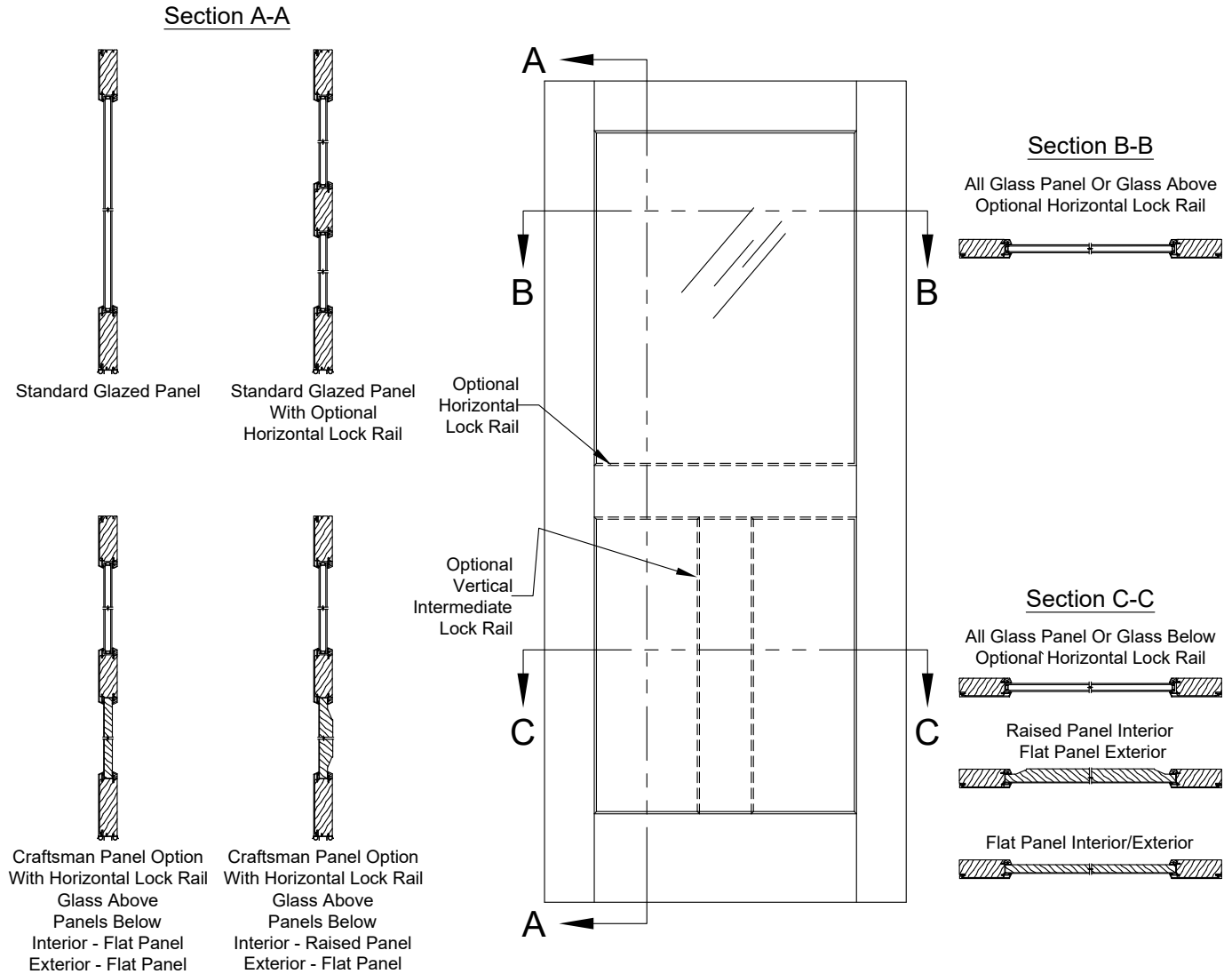
6 9/16" Jamb



8 9/16" Jamb

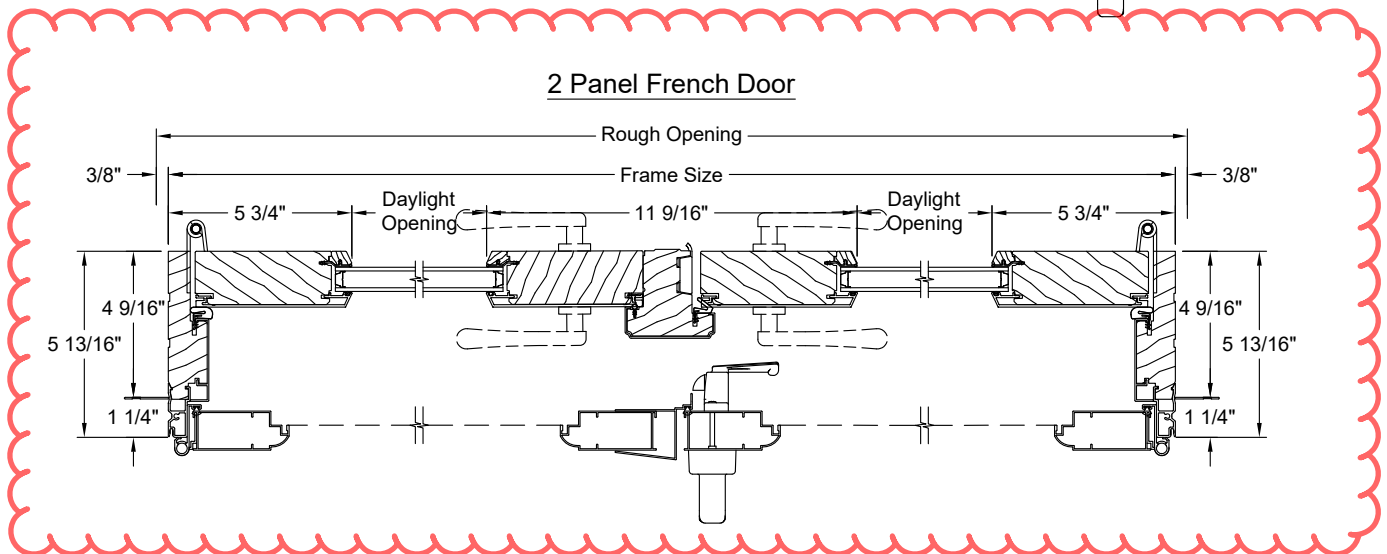
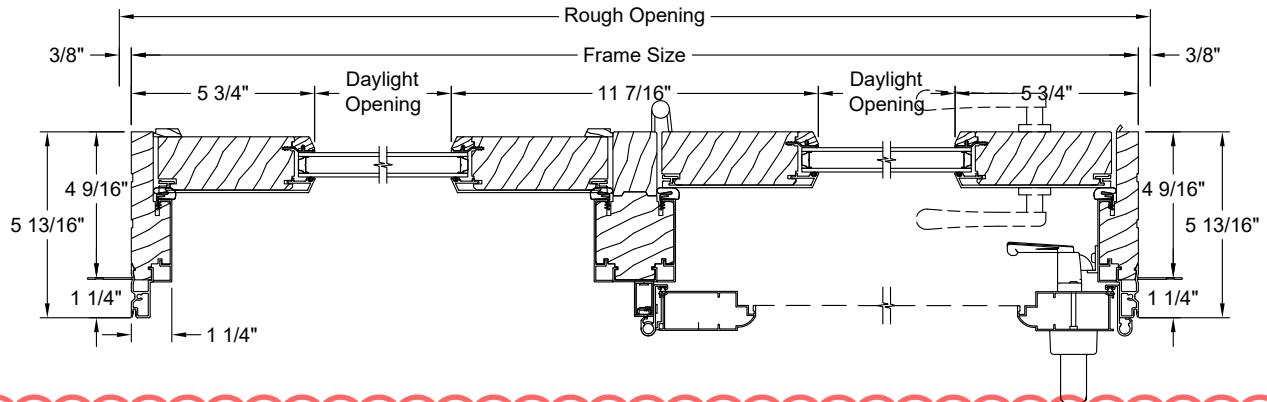
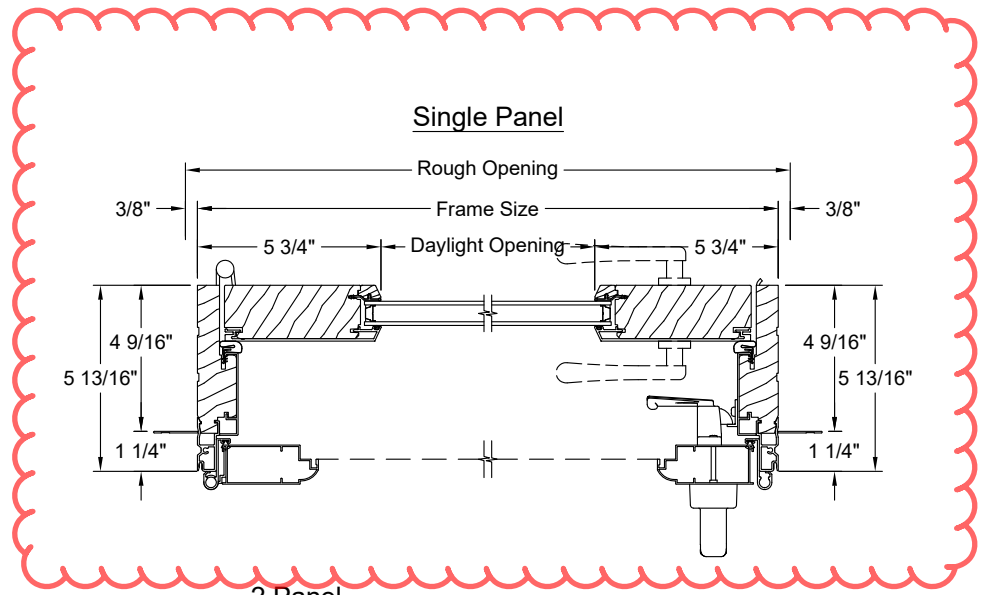
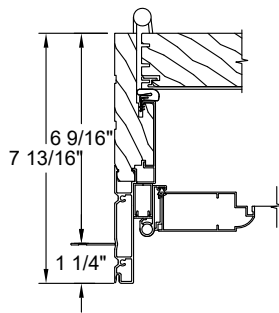
Note: Triple Glazed units use different cladding and glass stops than standard units.

RAISED PANEL OPTIONS



HORIZONTAL OPERATOR SECTIONS - HINGED SCREEN

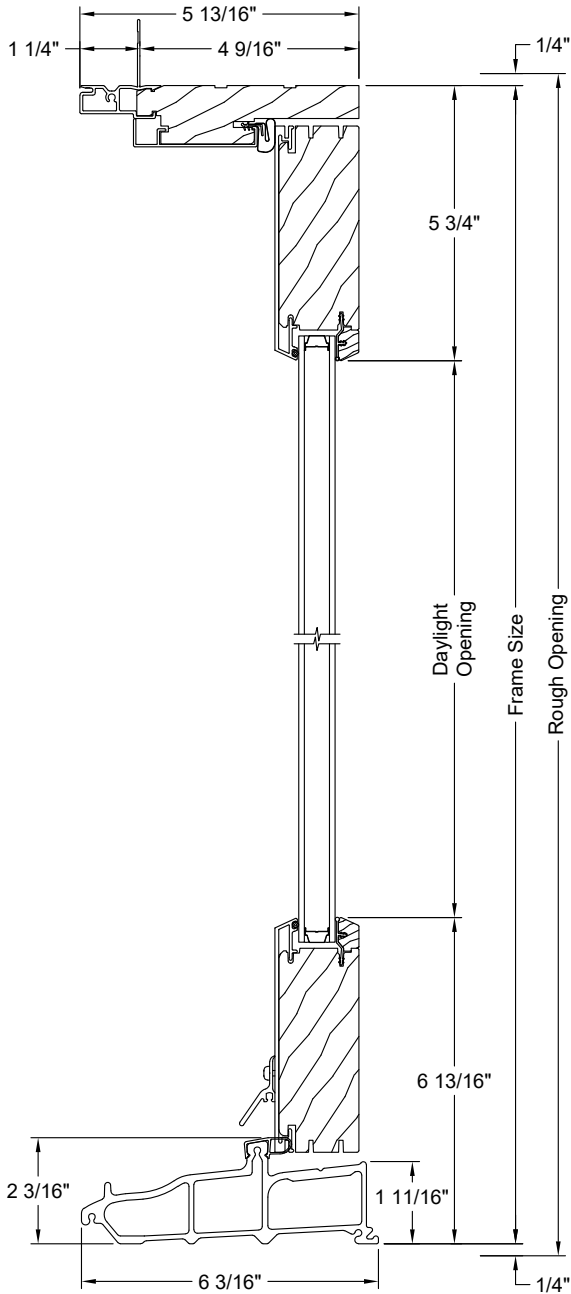
Jamb & head section
for jambs 6 9/16" or
greater.



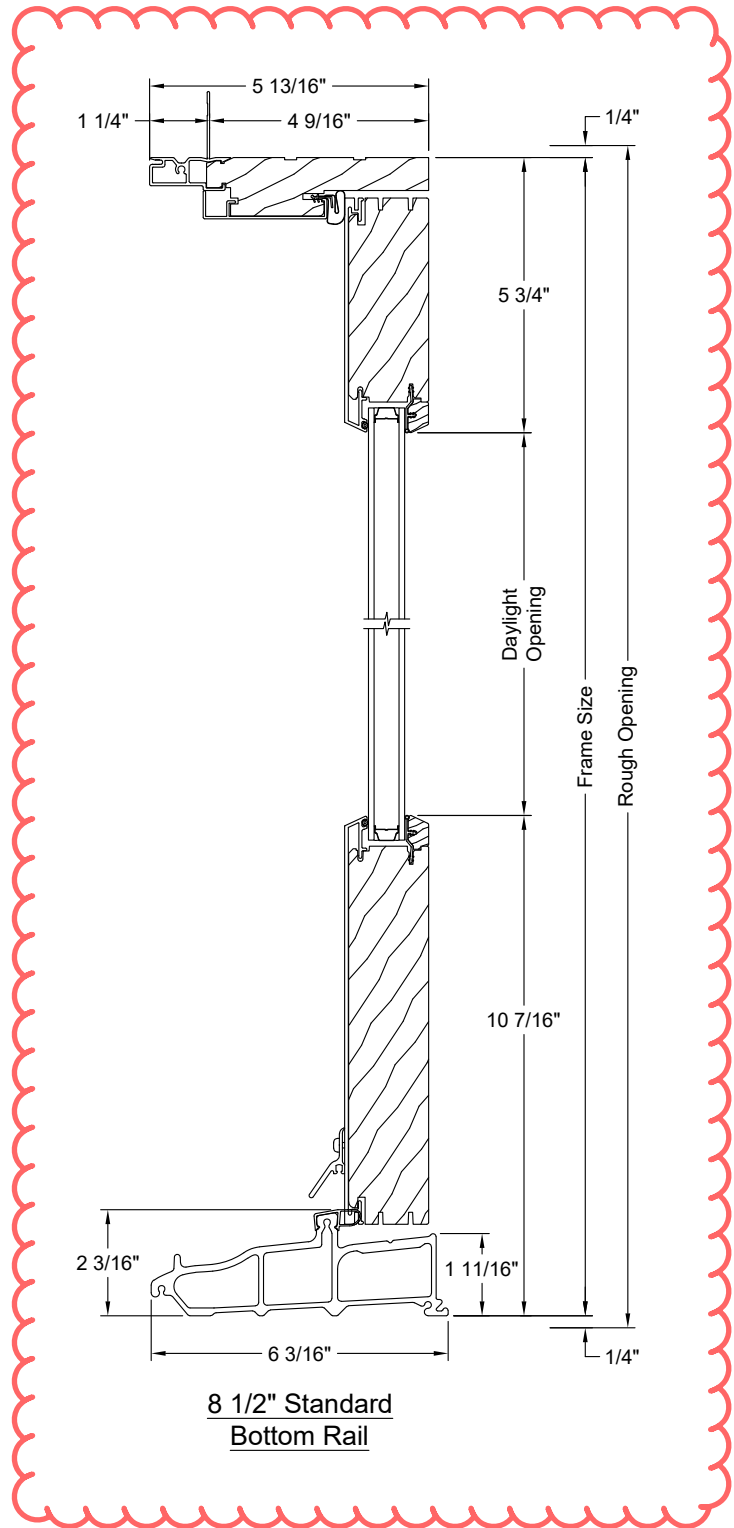
Notes:

- Screen shown on wide stile units; other options are available.
- Sections shown for 4 9/16" jamb depth; sections vary for other depths.

VERTICAL OPERATOR SECTIONS - CONTEMPORARY & STANDARD



**4 7/8" Contemporary
Bottom Rail**



**8 1/2" Standard
Bottom Rail**

Hampton RS40 EXTRUDED RAIL



An Economical Rail Solution with Performance Superior to Composite Railing



Hampton Flat with Chamfered Newel & Column Wraps

UNIQUE HAMPTON RAIL FEATURES

- Standard kits ship with solid 1 1/4" square-edge balusters
- FSC Certified Mahogany Cap upgrade available for both hampton profiles!



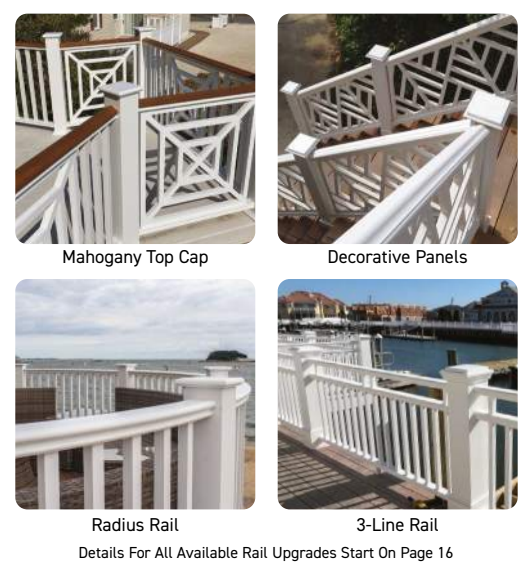
RAIL ASSEMBLY JIG

Our reusable rail assembly jig is designed specifically to help reduce installation times and labor cost. The Assembly Jig makes it easier to align, center and space balusters.

LONGER, CODE COMPLIANT SPANS

Meets commercial requirements of International Building Code (IBC) and International Residential Code (IRC) for level spans up to 10 feet and stair spans up to 8 feet.

POPULAR UPGRADES FOR HAMPTON:



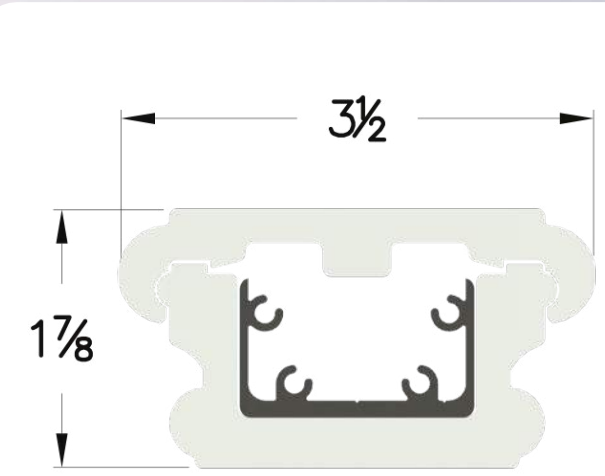
Mahogany Top Cap

Decorative Panels

Radius Rail

3-Line Rail

Details For All Available Rail Upgrades Start On Page 16



HAMPTON RS40350F Beverage Friendly Top


Hampton Flat is our most popular profile in a beverage-friendly detail. This profile is available as our standard Cellular PVC flat profile or a Mahogany flat profile upgrade.

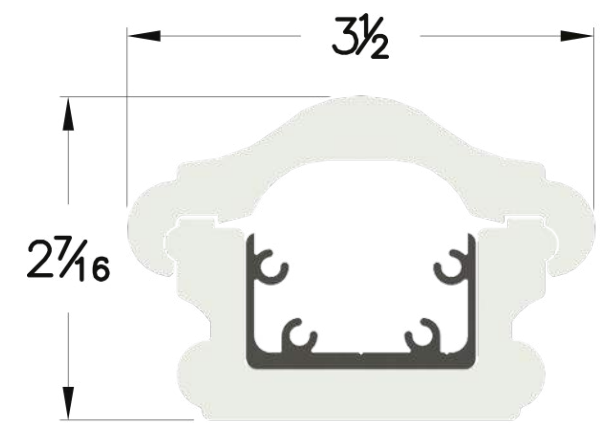
PRICE RANGE: \$ \$ \$ \$

Installation: ✂ ✂ ✂ ✂



| RS40 Hampton Kits | 6' Length | 8' Length | 10' Length | 12' Length |
|-------------------|-----------|-----------|------------|------------|
| 36" Height | ✓ | ✓ | ✓ | ✗ |
| 42" Height | ✓ | ✓ | ✓ | ✗ |
| Stair Application | ✓ | ✓ | ✗ | ✗ |

 GET AN INSTANT QUOTE!
INTEXMILLWORK.COM



HAMPTON RS40350P Traditional Rail Style

Our Peaked Hampton profile brings an added touch of historic detail with its rounded design. This profile is available as our standard Cellular PVC peaked profile or a Mahogany peaked profile upgrade.

PRICE RANGE: \$ \$ \$ \$

INSTALLATION: ✂ ✂ ✂ ✂



Radius Rail RAIL UPGRADES

Guaranteed Custom Radius Fit with Our Radius Rail Template Kit!



Nautilus 20500 3-Line Rail with Radius Bends, Chamfered 2" Balusters, Recessed Panel Newel Wraps

CUSTOM IN-HOUSE RADIUS BENDS

We are proud to offer in-house Radius Rail arcs from 6ft, 8ft, and 10ft rail spans. For stairway applications 6ft and 8ft spans are available

THE INTEX GUARANTEE

We guarantee the Radius Rail fit when the INTEX Radius Rail Template Kit is used. Call 856-293-4100 to order a Radius Rail Template Kit!

RADIUS RAIL AVAILABILITY

| | Level Rail | | | Stair Rail | |
|-------------------|------------|----|-----|------------|----|
| | 6' | 8' | 10' | 6' | 8' |
| Liberty | ✓ | ✓ | ✓ | ✓ | ✓ |
| Hampton | ✓ | ✓ | ✓ | ✓ | ✓ |
| Providence | ✓ | ✓ | ✓ | ✓ | ✓ |
| Dartmouth | ✓ | ✓ | ✓ | ✓ | ✓ |
| Nautilus | ✓ | ✓ | ✓ | ✗ | ✗ |



SCAN FOR VIDEO GALLERY!
Then scroll to the "Rail Templating" section for Radius Rail tutorials!

Background Image: Nautilus 20500 3-Line Rail with Radius Bends, Chamfered 2" Balusters, Recessed Panel Newel Wraps

Gates RAIL UPGRADES

Gates for INTEX Rail Systems are reinforced with welded aluminum frames, crafted with no open cells and are available using any of our standard rail profiles. Available as single or double gates. INTEX Gates cannot be trimmed or cut to size.



Liberty Gates



**Hampton Gates
Providence Gates**



Dartmouth Gates



Nautilus Custom Gates

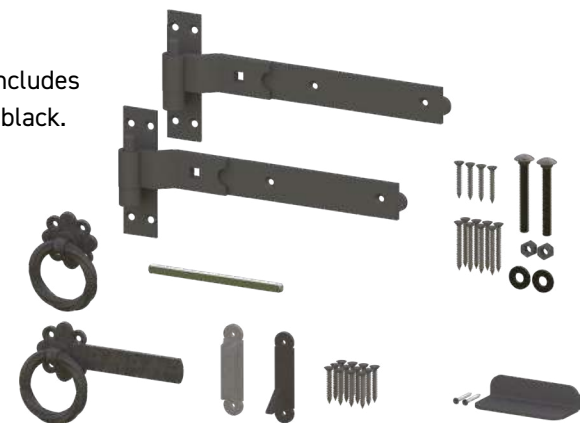


Hampton Flat with Double Gate & 5" Newel Wraps

GATE HARDWARE

INTEX Rail Gate Mounting Hardware set includes Two 12" Band Hinges, Latch & Stop, all in black.

- A. Face-Mount Hardware Application**
- B. In-Line Hardware Application**



Structural Posts NEWEL WRAPS

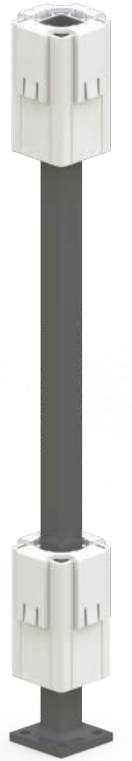


Fabricated & Extruded NEWEL WRAPS



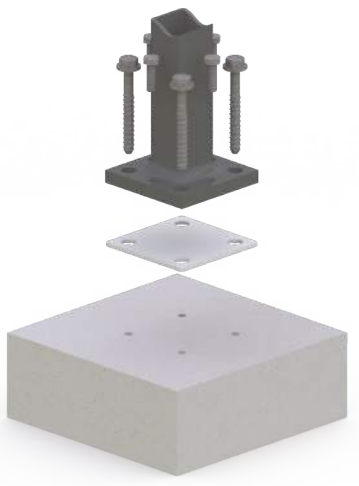
POST-MOUNT & HARDWARE

- Structural Post System requires 2 items to complete; NEWELPOST36/42 (Structural Post) along with one of the following:
 - NEWELMOUNT-W (through bolt detail) **OR**
 - NEWELMOUNT-C (lag bolt detail)
- Includes #10 x 1-1/2" Rail Attachment Screws for proper fastening of rail to post
- Works for 36" & 42" level rail heights, and 36" stair rail heights
- Includes Injection Molded Compression Shims for easy use with NEWEL5 & NEWEL5-EX
- Salt Spray tested for coastal application



NEWELPOST36/42
POST MOUNT WITH GUIDES

| | Liberty | Hampton | Providence | Dartmouth | Nautilus |
|------------------|---------|---------|------------|-----------|----------|
| Structural Posts | ✓ | ✓ | ✓ | ✓ | ✓ |



NEWELMOUNT-C
POST MOUNT HARDWARE KIT FOR CONCRETE APPLICATION



NEWELMOUNT-W
POST MOUNT HARDWARE KIT FOR WOOD APPLICATION



IMPC5 works with NEWEL5-EX & NEWEL5



NCFLAT5 works with NEWEL5-EX & NEWEL5



NCPYRAMID5 works with NEWEL5-EX & NEWEL5



NCHAR5 works with NEWEL5-EX & NEWEL5

NCFLAT6.5 works with NEWEL6.5

NCPYRAMID6.5 works with NEWEL6.5

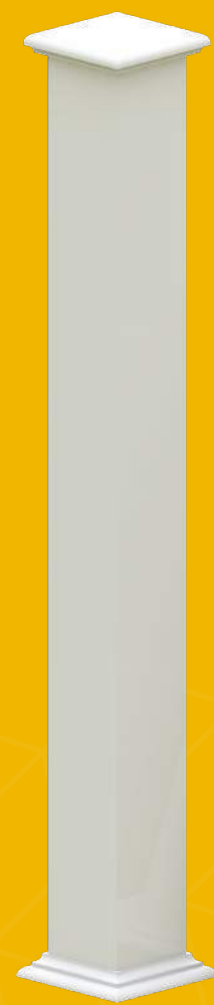
NCHAR6.5 works with NEWEL6.5



NEWEL SHAFT ONLY



NEWEL5-EX WITH IMPC5 & IMTR5



NEWEL5 WITH NCFLAT5 & NBTR5



NEWEL6.5 WITH NCPYRAMID6.5 & NBTR6.5

NOTE: Newel Wraps, Caps and Trim Rings are sold separately. These renders depict common Cap & Trim Ring scenarios/compatibility for Fabricated & Extruded Newel Wraps.



IMTR5 works with NEWEL5-EX & NEWEL5



NBTR5-EX works with NEWEL5-EX
NBTR5 works with NEWEL5
NBTR6.5 works with NEWEL6.5

SAMPLE WROUGHT IRON RAILING IMAGES



SAMPLE POOL FENCE IMAGES



Oxford St
100
Proville

STOP

4-WAY





MONTGOMERY
 **Planning**





MONTGOMERY
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