

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5808 Surrey Street, Chevy Chase	Meeting Date:	9/4/2024
Resource:	Post-1916 Resource Somerset Historic District	Report Date:	8/28/2024
Applicant:	Maya Weil (Stephen Santos, Architect)	Public Notice:	8/21/2024
Review:	HAWP	Tax Credit:	n/a
Permit Number:	1075033	Staff:	Dan Bruechert
Proposal:	Accessory Dwelling Unit Construction and Solar Panel Installation		

STAFF RECOMMENDATION

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

1. Final location for electrical services including any solar infrastructure must be included on the permit drawings for the solar panels. Final approval authority to verify this condition has been satisfied is delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Post-1916 Resource to the Somerset Historic District
STYLE: Siberian Cabin
DATE: c.1918



Figure 1: The subject property is on an interior lot in the Somerset Historic District.

BACKGROUND

The HPC heard a Preliminary Consultation at the July 10, 2024 HPC meeting.¹ All of the commissioners at the meeting found the size and massing of the proposed ADU were appropriate and would not overwhelm the character of the historic house or surrounding district. Of the commissioners present, a majority found the location of the proposed ADU to be appropriate. Several Commissioners found the design needed to be further refined, but did not provide prescriptive comments. Commissioners supported the materials selected but asked for more information on the long-term durability.

The applicant has revised the design and returns for a HAWP.

PROPOSAL

The applicant proposes to construct an accessory dwelling unit with solar panels at the subject property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Somerset Historic District Amendment to the Master Plan for Historic Preservation (*Designation*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. Additionally, the proposed roof mounted solar array should be reviewed under the HPC's *Policy No. 20-01 ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS* The pertinent information in these documents is outlined below.

- A Map of the boundaries of the Somerset Historic District is included at the end of this amendment. Important contributing resources built before 1915 are noted on this map. The later structures in the district are mainly mid-20th Century architectural styles – many are Colonial Revival – although some very recent house have replicated the Victorian styles of the original buildings. As specified in the Historic Preservation Ordinance, applications for new construction in the district for work on structures in the district which are of little historical or design significance shall be judged leniently, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the district.

Montgomery County Code; Chapter 24A-8

(b)

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

¹ The Staff Report and application for the July 10, 2024 HPC meeting is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/07/II.B-5808-Surrey-Street-Chevy-Chase.pdf>. The recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=47cf2f88-3f8a-11ef-8c72-005056a89546.

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable Standards are as follows:

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space 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 proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Commission Policy No. 20-01: Addressing Emergency Climate Mobilization Through the Installation of Roof-Mounted Solar Panels

Now, THEREFORE:

WHEREAS, Historic Area Work Permit decisions are guided by the criteria in Section 24A, The Secretary of the Interior’s Standards for Rehabilitation, and pertinent guidance from applicable master plan amendments and/or site or district-specific studies;

WHEREAS, The Secretary of the Interior’s Standards for Rehabilitation as interpreted by the National Park Service limit the placement of rooftop solar panels under Standards 2, 9, and 10 to less conspicuous locations;

WHEREAS, the County Council has established a Climate Emergency;

WHEREAS, the Historic Preservation is a body established by the County Executive and County Council;

WHEREAS, Section 24-8(b)(6) states, “In balancing the interest 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;”

WHEREAS, the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, in accordance with the aims of the Emergency Climate

Mobilization resolution (Resolution No.: 18-974), it shall be the policy of the Historic Preservation Commission that:

- a. The preferred locations for solar panel installation(s) on a designated historic site or an historic resource located within an historic district is a) on the rear of the property, b) on non-historic building additions, c) on accessory structures, or d) in ground-mounted arrays;
- b. If it is not feasible to install solar panels in one of the identified preferred locations due to resource orientation or other site limitations; and,
- c. The roof is determined to be neither architecturally significant, nor a character-defining feature of the resource, nor is it a slate or tile roof, that unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; then
- d. The public welfare is better served by approving a Historic Area Work Permit for solar panels on all visible side or front roof slopes under Section 24A-8(b)(6).

A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

STAFF DISCUSSION

The subject property is comprised of three lots, Lot 36, Lot 40, and Lot 41 (see *Figure 2, below*), and was originally constructed as a “Siberian cedar-log home” c.1918 on Lot 36. In the 1930s, the house was remodeled and the log siding was covered in stone. In 1985, the house was renovated again, including the construction of a two-story addition, a west dormer, and additional porches. The HPC approved a HAWP in 2014 that included a two-story addition on the west side of the house and extending the front terrace, resulting in the building’s current appearance (the 2014 HAWP identified the subject property as 4807 Dorset Ave.). Because there are two vacant lots to the south (Lots 40 and 41), the existing house and proposed ADU will be highly visible from Dorset Ave., particularly when that view is considered in the absence of vegetation. The applicant proposes to install solar panels on the east-facing roof slope of the proposed ADU. When the properties were re-platted in 1979, an easement was created to provide the subject property access to Surrey Street.

Accessory Dwelling Unit

In the southwest corner of 5808 Surrey Street/Lot 36, the applicant proposes to install a one-story, contemporary-styled, T-shaped building, approximately 30’ × 22’ (thirty feet by twenty feet), with a small deck on its east side. The size, shape, and massing have not changed from the Preliminary Consultation; however, the fenestration pattern and many of the materials have changed.

The house will be sided in painted Versatex vertical siding (a cellular PVC siding), painted gray to match the 2015 non-historic addition, with Azek trim, aluminum clad windows, a standing seam metal roof, half-round gutters, and a paintable fiberglass door. The ADU foundation will be parged with raw concrete. The front deck will be constructed using pressure-treated wood.

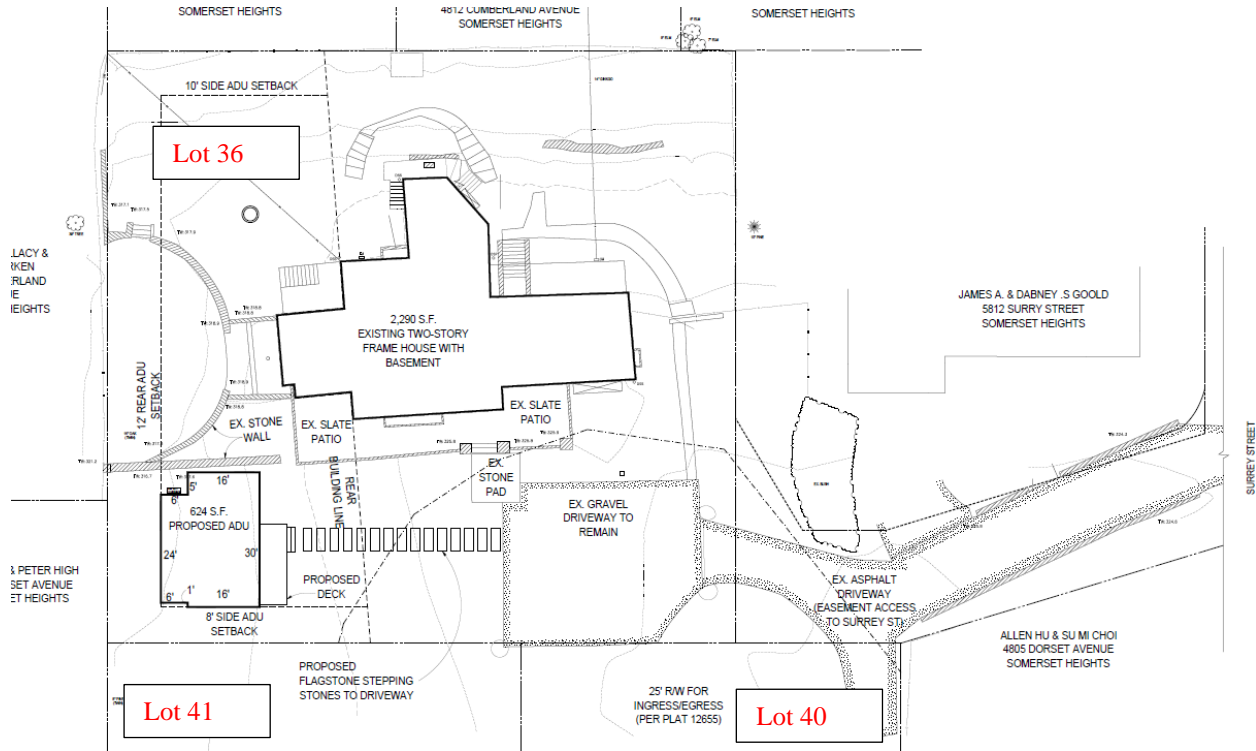


Figure 2: Proposed site plan with the ADU in the southwest corner (lower left) of Lot 36.

Many of the revisions to the proposal were made to attempt to visually connect the ADU to the 2015 rear building addition. The vertical nickel-gap siding proposed for the exterior has been retained, but the applicant now proposes to paint it to match the color of the horizontal lap siding and raw concrete on the historic house. The south-facing (street-facing) window pattern is drawn from the tall windows in the 2015 addition. On the east elevation, the applicant proposes larger single-light aluminum-clad casement windows. The central, full-light door remains.

The roof revisions include the introduction of a roof overhang and a new roof material, standing seam metal. The proposed half-round gutters match the historic house gutters.

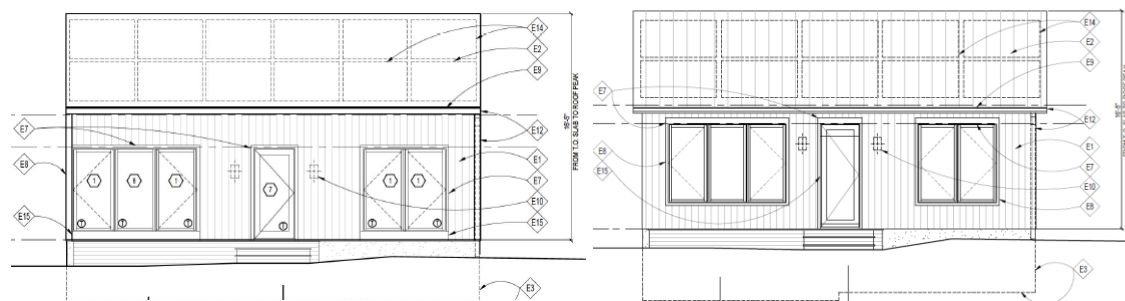


Figure 3: July Preliminary Consultation proposal (left) and revised design (right).

In front of the ADU, the applicant proposes to construct a small pressure-treated wood deck that measures 6' x 18' (six feet deep by eighteen feet wide). A path of rectangular stepping stones connects the existing driveway to the ADU deck.

Staff finds the size, shape, and mass of the proposed ADU are appropriate and will not overwhelm the site or surrounding district. Commissioners expressed concerns about how highly visible the ADU would be through the empty lots at 4813 and 4809 Dorset Ave. While there was not a clear directive from the HPC

about a preferred alternative location, Staff finds the proposed location is appropriate. Absent a variance, the ADU needs to be constructed behind the existing historic house along the west building restriction line. The applicant indicated that the area to the north of the house has a steeper slope that would make construction more costly and difficult. Additionally, the existing hardscape would need to be removed to allow for access to the ADU. The parking area is located in the southeast corner of the lot, and because the subject lot can only be accessed through the existing easement, it could not be located anywhere else on the property. The area in the northeast corner suffers from the same grade challenge as the northwest corner. Staff additionally finds that because the area of the house closest to the proposed ADU was constructed in a contemporary vocabulary, the two buildings will not visually compete. As identified in the previous Staff Report, the question for the HPC should be, will the proposed ADU “seriously impair” the historic or architectural character of the surrounding district? Staff finds it would not. Staff supports the size, scale, and placement of the proposed ADU under 24A-8(b)(2) and (d) and *Standards* 2, 9, and 10.

Staff further finds the proposed materials are appropriate for the proposed ADU. The proposed Versatex siding, a cellular PVC product, has a paintable exterior that is consistent with the feel and appearance of fiber cement siding. The HPC evaluated a material sample of this material at the Preliminary Consultation and the commissioners present found it to be appropriate. The vertical orientation of the proposed siding is similar to the vertical pattern of the concrete forms used to construct the non-historic rear addition. Staff finds the proposed aluminum-clad wood windows are appropriate for new construction and building additions in the Somerset Historic District. Additionally, the proposed window unit on the south elevation helps to visually tie the ADU windows to the design of the non-historic addition. The commissioners attending the July 10, 2024 Preliminary Consultation evaluated a sample of the proposed Therma-Tru door and found it to be an acceptable substitute for a wood door for this new construction in the Somerset Historic District.

One commissioner at the Preliminary Consultation recommended the applicant change the roof material to standing seam metal as a way of connecting the proposed ADU to the existing non-historic condition. This would help to integrate the design of the new building into the lot. The applicant proposes to install a Pac-Clad roofing system with seam widths that match the existing building addition. Consistent with the commissioner’s recommendation, Staff finds the roof material will visually connect the two construction projects to make the buildings on the site appear more cohesive. Staff additionally finds a metal roof is appropriate for an accessory structure in the Somerset Historic District, whether it’s a garden shed or an Accessory Dwelling Unit. Staff finds the proposed roof material is appropriate under 24A-8(b)(2) and (d), and *Standards* 2, 9, and 10. Staff finds the proposed half-round gutters are also compatible with the design of the house. The last change to the roof is the introduction of an overhang. The wall was flush with the edge of the roof in the original proposal. Staff finds the changes to the roof overhang, roof material, and window configuration of the revised design results in an appearance that is compatible with the architecture of the historic house and its non-historic addition than the design presented at the July 10, 2024 Preliminary Consultation. Staff supports the proposed design and materials and recommends the HPC approve them under 24A-8(b)(2) and (d), and *Standards* 2, 9, and 10.

Staff finds the simple wood deck is an inobtrusive feature and, because it is so close to the ground, will not require a railing. Staff finds the pressure-treated wood is an appropriate material for decks in the Somerset Historic District. Finally, Staff finds the stepping stone path will not detract from the character of the property and will likely not be at all visible from the public right-of-way. Staff recommends the HPC approve the deck and path under 24A-8(b)(2) and (d) and *Standards* 2, 9, and 10.

Solar Panels

The revised proposal for the solar panels is to install ten panels on the east-facing roof slope. They will be arranged in a 2 × 5 rectangular array. Specifications for the inverter and other solar hardware were included in the HAWP submission, however, the location of the electrical services was identified on the submitted materials. Staff recommends the HPC include a condition to the approval of this HAWP that

requires the applicant to identify the locations of electrical services, including the inverter (if necessary). Final approval authority can be delegated to Staff to determine the appropriate location.

Staff finds the proposed solar panels are appropriate, particularly because installing solar panels on accessory structures is one of the preferred locations identified in the HPC's solar panel policy. The simple rectangle arrangement is also preferred to the more disjointed appearance that can occur on small roofs, which is the primary reason the applicant eliminated those panels after the Preliminary Consultation. Staff finds the proposed solar panels are appropriate under 24A-8(b)(2) and (d), Standards 2, 9, and 10, and the HPC's adopted solar panel policy.

STAFF RECOMMENDATION

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

1. Final location for electrical services including any solar infrastructure must be included on the permit drawings for the solar panels. Final approval authority to verify this condition has been satisfied is delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), and the, 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 the *Historic Preservation Commission Policy No. 20-01: Addressing Emergency Climate Mobilization Through the Installation of Roof-Mounted Solar Panels*; 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#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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

Is the Property Located within an Historic District? Yes/District Name
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: 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:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
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.

Signature of owner or authorized agent

Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

WEIL RESIDENCE ACCESSORY DWELLING UNIT

5808 SURREY STREET,
CHEVY CHASE, MD 20815

SCOPE OF WORK: CONSTRUCTION OF NEW REAR DETACHED ACCESSORY DWELLING UNIT

PLAT DATA

5808 SURREY STREET,
CHEVY CHASE, MD 20815
(BLOCK 2, LOT 36, SUBDIVISION 0044)
TOWN OF SOMERSET
ZONED: R-60

18,480 SF LOT AREA

(SEE SITE PLAN ON SHEET 'Z001')

G T M ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

FRONT RENDERING

RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO CONSTRUCTION DRAWINGS FOR INFORMATION



LIST OF DRAWINGS

- 001 COVER SHEET
- 002 PROPOSED ADU 3D RENDERINGS
- 003 PROPOSED ADU 3D RENDERINGS
- Z001 SITE PLAN
- A100 FOUNDATION & FIRST FLOOR PLAN
- A101 ROOF PLAN
- A200 ELEVATIONS

CALCULATIONS

EXISTING:		ZONED: R-60 DETACHED ACCESSORY DWELLING UNIT ZONING DATA	
EXISTING MAIN DWELLING FOOTPRINT : FOOTPRINT		PROVIDED	REQUIRED
= 2,290 S.F.			
PROPOSED: ACCESSORY DWELLING UNIT: 624 S.F.	LOT AREA	18,480 S.F.	6,000 S.F.
TOTAL PROPOSED CONSTRUCTED AREA: 624 S.F.	TOTAL LOT COVERAGE:	2,914 S.F. (15.8%)	35% MAX. (6,468 S.F.)
TOTAL LOT COVERAGE: MAIN BUILDING FOOTPRINT = 2,290 S.F. PROPOSED ADU = 624 S.F. TOTAL = 2,914 S.F.	FRONT YARD SETBACK		25'-0"
	SIDE YARD SETBACK	SEE SITE PLAN	8'-0" MIN. (SUM OF SETBACKS: 18'-0")
	REAR YARD SETBACK		12'-0"
2,914 S.F. (TOTAL LOT COVERAGE) / 18,480 S.F. (TOTAL LOT SIZE) = 15.8% < 35%	BUILDING HEIGHT	16'-5" FROM TOP OF SLAB TO ROOF PEAK, SEE ELEVATION '1/A200'	20' MAX. BUILDING HEIGHT

ACCESSORY DWELLING UNIT FOOTPRINT CALCULATION

- THE MAXIMUM GROSS FLOOR AREA FOR A DETACHED ACCESSORY DWELLING UNIT MUST BE THE LEAST OF:
- 50% OF THE FOOTPRINT OF THE PRINCIPAL DWELLING
 - 10% OF THE LOT AREA
 - OR
 - 1,200 SQ OF GROSS FLOOR AREA
1. 50% X 2,290 SF (MAIN BUILDING FOOTPRINT) = 1,145 SF (MAXIMUM GROSS FLOOR AREA)
2. 10% X 18,480 SF (LOT AREA) = 1,848 SF (MAXIMUM GROSS FLOOR AREA)
3. 1,200 (MAXIMUM GROSS FLOOR AREA)
- PROPOSED ACCESSORY BUILDING IS 624 SF < 1,145 SF (MAXIMUM ALLOWED GROSS FLOOR AREA)

Consultant

Project
WEIL RESIDENCE
5808 SURREY STREET, CHEVY CHASE, MD 20815
Owner
MAYA WEIL

Developer

Issue Description	Date
HAWP RESUBMISSION	08-13-2024
HAWP SET	06-19-2024

GTM Project No.	19.0597
Checked By	GTM/MEK
Drawn By	SOS/FSC
Scale	AS NOTED

Sheet Title
COVER SHEET

Sheet No.
001

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PROJECT INFORMATION

CLIENT MAYA WEIL 5808 SURREY STREET, CHEVY CHASE, MD 20815	ARCHITECT GTM ARCHITECTS, INC. CONTACT: STEPHEN SANTOS 7735 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814 (240) 333-2026 SSANTOS@GTMARCHITECTS.COM	STRUCTURAL ENGINEER STRUCTURAL ENGINEERING UNLIMITED, LLC CONTACT: JUAN UTRERA 341 W. PATRICK STREET FREDERICK, MD 21701 (301)-748-2769 JUTRERA@SE-U.COM	CIVIL ENGINEER CAS ENGINEERING ERIC TIDD, P.E. 10 SOUTH BENTZ STREET, FREDERICK, MD 21701 (301)-703-2342 ERIC@CASEENGINEERING.COM
GENERAL CONTRACTOR MAKARA BUILDERS CONTACT: JASON GOOZH 15800 GAITHER DRIVE SUITE 210 GAITHERSBURG, MD 20877 (240) 599-5949 JASON@MAKARABUILDERS.COM			

CODE INFORMATION

PLANS PREPARED BASED ON THE FOLLOWING CODES:
INTERNATIONAL RESIDENTIAL CODE 2018
MONTGOMERY COUNTY EXECUTIVE REGULATION 8-12
INTERNATIONAL ENERGY CONSERVATION CODE 2018

GRAPHIC SYMBOLS

- SECTION SHEET NO.
- ELEV. 42.00
- ROOM NUMBER
- EXTERIOR ELEVATION SHEET NO.
- DETAIL TARGET, ENLARGEMENT SHEET NO.
- SECTIONAL DETAIL SHEET NO.
- DATUM ELEVATION
- DOOR NUMBER
- WINDOW TYPE
- TEMPERED GLASS IN WINDOW/DOOR UNIT
- REVISION NUMBER
- PARTITION TYPES SEE SCHEDULE

MATERIAL SYMBOLS

- EARTH
- STEEL
- FINISH WOOD
- ROUGH LUMBER BLOCKING
- SLAT BOARD
- CONCRETE
- BRICK
- CONCRETE MASONRY UNIT
- GYPSUM SHEATHING
- ACOUSTICAL TILE

ABBREVIATIONS

ABOVE FINISH FLOOR	AFF	EACH	EA	INTERIOR	INT	PLATE	PL	VERTICAL	VERT
ACoustic	ACST	ELECTRICAL	ELEC	JANITOR'S CLOSET	JC	PLYWOOD	PW	VESTIBULE	VEST
ADJUSTABLE	ADJ	ELEVATOR	ELEV	JOINT	JT	POLYVINYL CHLORIDE	PVC	VOLTS	VOLTS
AIR HANDLING	AH	EMPTY CONDUIT	EC	JUNCTION BOX	JB	PREFABRICATED	PFP	WALLED	WALL
AIR HANDLING UNIT	AHU	ENGINEER	ENGR	LAMINATED	LAM	PREFINISHED	PREFIN	WELDED WIRE FABRIC	WELDED
ALTERNATE	ALT	ELECTRIC WATER COOLER	EW	LABORATORY	LAV	PRESUMED	PRESUM	WIDTH	WIDTH
ALTERNATE CURRENT	ALC	EXISTING	EX	LEFT HAND	LH	QUARRY TILE	QT	WITHOUT	WITHOUT
ALUMINUM	AL	EXPANSION JOINT	EXP	LENGTH	LF	RADIUS	RAD	WOOD	WOOD
AMPERES	AMP	EXTERIOR	EXT	LONG LEG HORIZONTAL	LLH	REFRIGERATOR	REF	YARD	YARD
ANCHOR BOLT	AB	FAHRENHEIT	F	LONG LEG VERTICAL	LLV	REINFORCING	REIN	VERT	VERT
ARCHITECT	ARCH	FEET PER MINUTE	FFM	MANITENANCE	MANT	REQUIRED	REQD	VEST	VEST
AT	AT	FEET FOOT	FF	MANUFACTURER	MFR	RESIDENT	RES	VCT	VCT
AVERAGE	AVG	FINISH	FIN	MASONRY OPENING	MAS	RETURN AIR	RA	W	W
BEAM	BM	FIRE EXTINGUISHER CAB	FX	MASONRY	MAS	REVISION	REV	WB	WB
BOARD	BD	FIRE RATED	FR	MECHANICAL	MCH	RIGHT HAND	RHM	W/WF	W/WF
CABINET	CAB	FLOOR	FL	MEDIA	ME	ROOM	RM	W	W
CATALANO	CAT	FLOURESCENT	FLR	MEDIUM	MD	ROUGH OPENING	RO	W/WF	W/WF
CEILING	CLG	CERAMIC TILE	CT	MEZZANINE	MEZ	SCHEDULE	SCH	W/W	W/W
CENTERLINE	CL	COLUMN	COL	MINIMUM	MIN	SECTION	SECT	W/W	W/W
CERAMIC TILE	CT	GALLON	GAL	MISCELLANEOUS	MISC	SERVICE SINK	SS	W/W	W/W
CLOSET	CLO	GALLONS PER MINUTE	GPM	MOUNTED	MTD	SIMILAR	SM	W/W	W/W
CONCRETE	CONC	GALVANIZED	GV	MULLION	MUL	SOUND TRANSMISSION	STM	YD	YD
CONCRETE MASONRY UNITS	CMU	GENERAL CONTRACTOR	GC	NOT IN CONTRACT	NIC	SQUARE	SQ		
CONFERENCE	CONF	GYPSUM	GYP	NOT TO SCALE	NTS	STANDARD	STD		
CONTRIBUTOR	CONT	GROUNDING FAULT INTERLUPT.	GFI	NUMBER	N	STAND PIPE	STP		
CONTROL JOINT	CJ	GYPSUM WALLBOARD	GWB			STAINLESS STEEL	SS		
COORDINATE	COORD	HANDICAPPED	HCAP	OFFICE	OFF	STATION	STA		
COORDINATE	COORD	HARDWARE	HW	ON CENTER	OC	STEEL	STL		
CUBIC FEET PER MINUTE	CFM	HARDWOOD	HWWD	OPENING	OPNG	STRUCTURAL	STRUCT		
DATUM	D	HERTZ	HTZ	OPPOSITE	OPP	SUSPENDED CEILING	SUSP		
DEDICATED DEPARTMENT	DD	HOLLOW METAL	HM	OVERALL	OA				
DEPTH	DPT	HORIZONTAL	HRZ	OVERHEAD	OH	TELEPHONE	TEL		
DETAIL	DET	HORSE POWER	HP	PAINTED	PTD	THRU OR THICKNESS	THK		
DIAGONAL	DIAG	HOUR	HR	PARTITION	PTN	TO BE SELECTED	TBS		
DIMENSION	DM	INCH	IN	PERPENDICULAR	PERP	TONGUE & GROOVE	T & G		
DRAIN	DR	INFORMATION	INFO	PERSONAL COMPUTER	PC	TOP	T		
DOOR	DR	INSIDE DIAMETER	ID	PHASE	PH	TYPICAL	TYP		
DRAWING	DWG	INSULATED, INSULATION	INSUL	PLASTIC LAMINATE	PLAM				
DRINKING FOUNTAIN	DF								

FILE NAME



1 PROPOSED LEFT SIDE ELEVATION FACING DORSET AVENUE
Scale: 1/4"=1'-0"



3D VIEW FROM DORSET AVENUE

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO 2D SCALED ELEVATION DRAWINGS ON SHEET A200

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
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(240)333-3000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

Consultant

Project
WEIL RESIDENCE
5808 SURREY STREET, CHEVY CHASE, MD 20815
Owner
MAYA WEIL

Developer

Issue Description	Date
HAWP RESUBMISSION	08-13-2024
HAWP SET	06-19-2024

GTM Project No.	19.0597
Checked By	GTM/MEK
Drawn By	SOS/FSC
Scale	AS NOTED

Sheet Title
**PROPOSED ADU
3D RENDERINGS**

Sheet No.
002

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5

4

3

2

1



5/4 x 6 PVC WINDOW / DOOR HEADER TRIM TO MATCH EXISTING

5/4 x 3 PVC WINDOW / DOOR TRIM TO MATCH EXISTING

ALUMINUM CLAD WOOD WINDOWS WITH TRANSOMS BELOW TO RESEMBLE EXISTING HOUSE

CEMENTITIOUS PARGE COAT AT FOUNDATION WALLS OF PROPOSED ADU TO MATCH EXISTING CONCRETE FOUNDATION WALL

FLAGSTONE STEPPING STONES FROM DRIVEWAY TO PROPOSED ADU TO MATCH EXISTING WALKWAY AT FRONT ENTRY



STANDING SEAM METAL ROOF TO MATCH EXISTING HOUSE

ALUMINUM CLAD WOOD WINDOWS TO MATCH EXISTING HOUSE

PAINTED HALF ROUND 6" ALUMINUM GUTTERS & 4" ROUND DOWNSPOUTS TO MATCH EXISTING

VERTICAL NICKEL-GAP SIDING TO BE PAINTED TO RESEMBLE THE COLOR OF EXISTING HORIZONTAL LAP SIDING



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Scale	AS NOTED

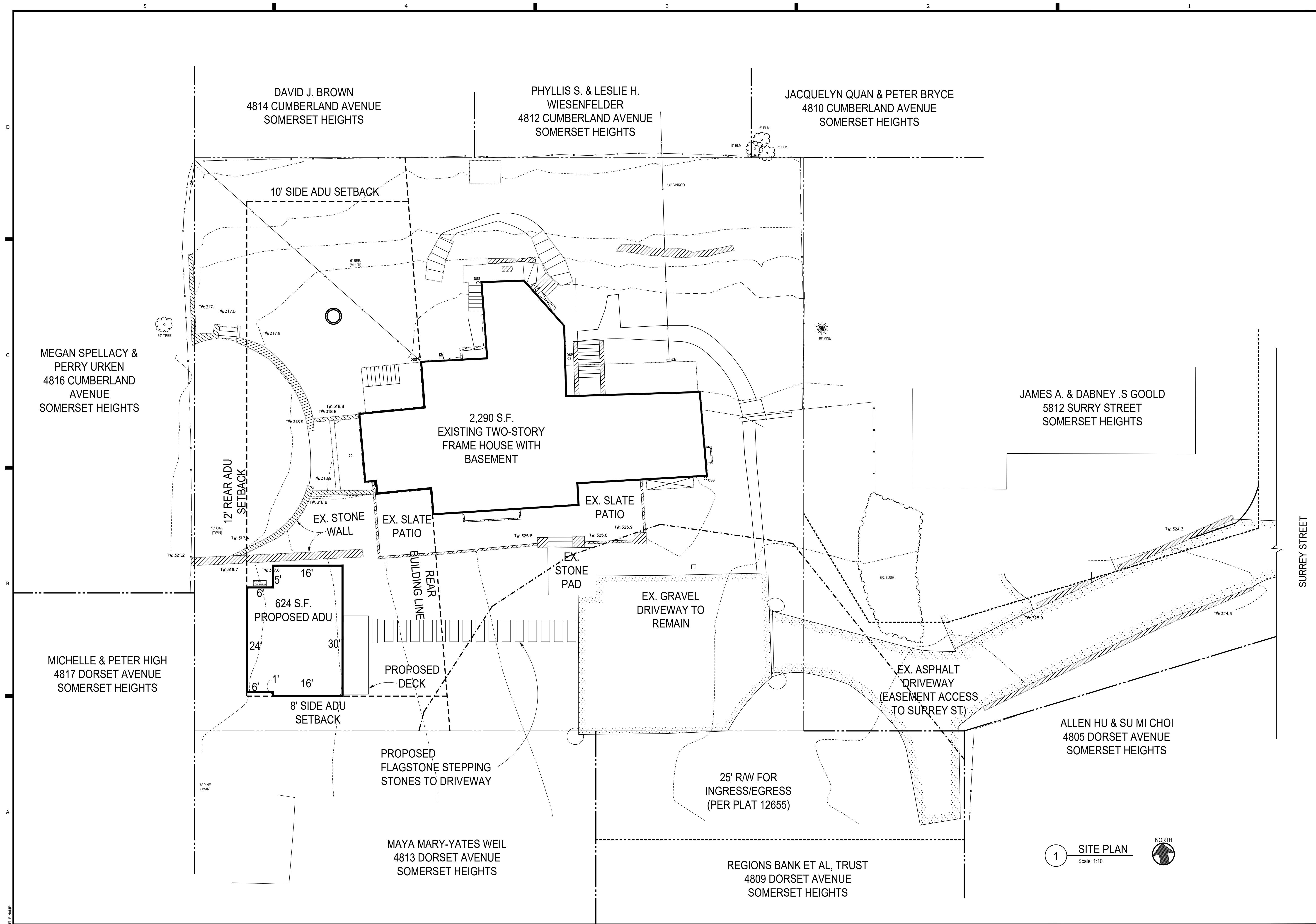
Sheet Title
**PROPOSED ADU
3D RENDERINGS**

Sheet No.
003

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RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO 2D SCALED DRAWINGS ON SHEETS 'A100, A200, A300, AND A500'

FILE NAME



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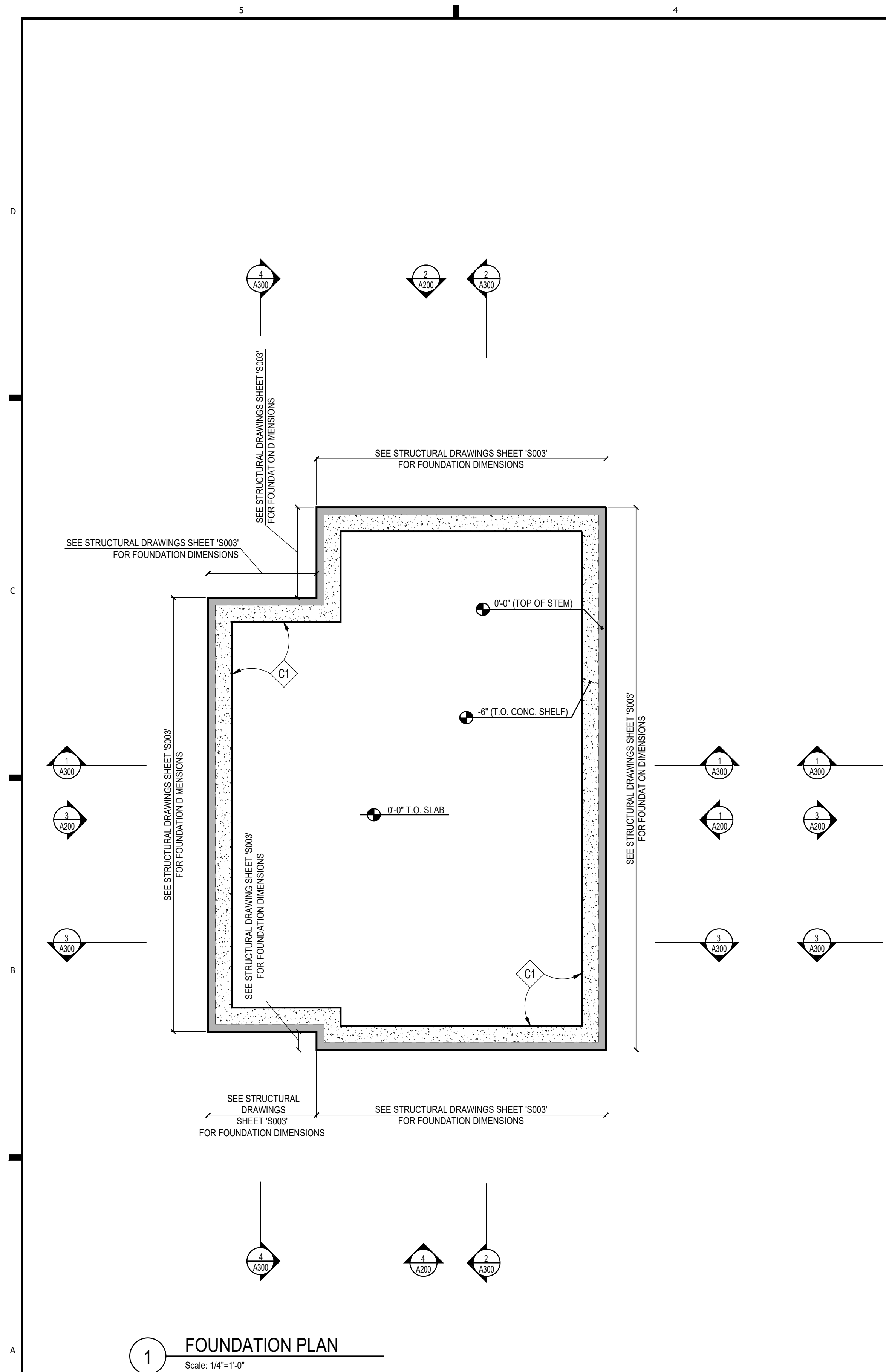
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Scale	AS NOTED

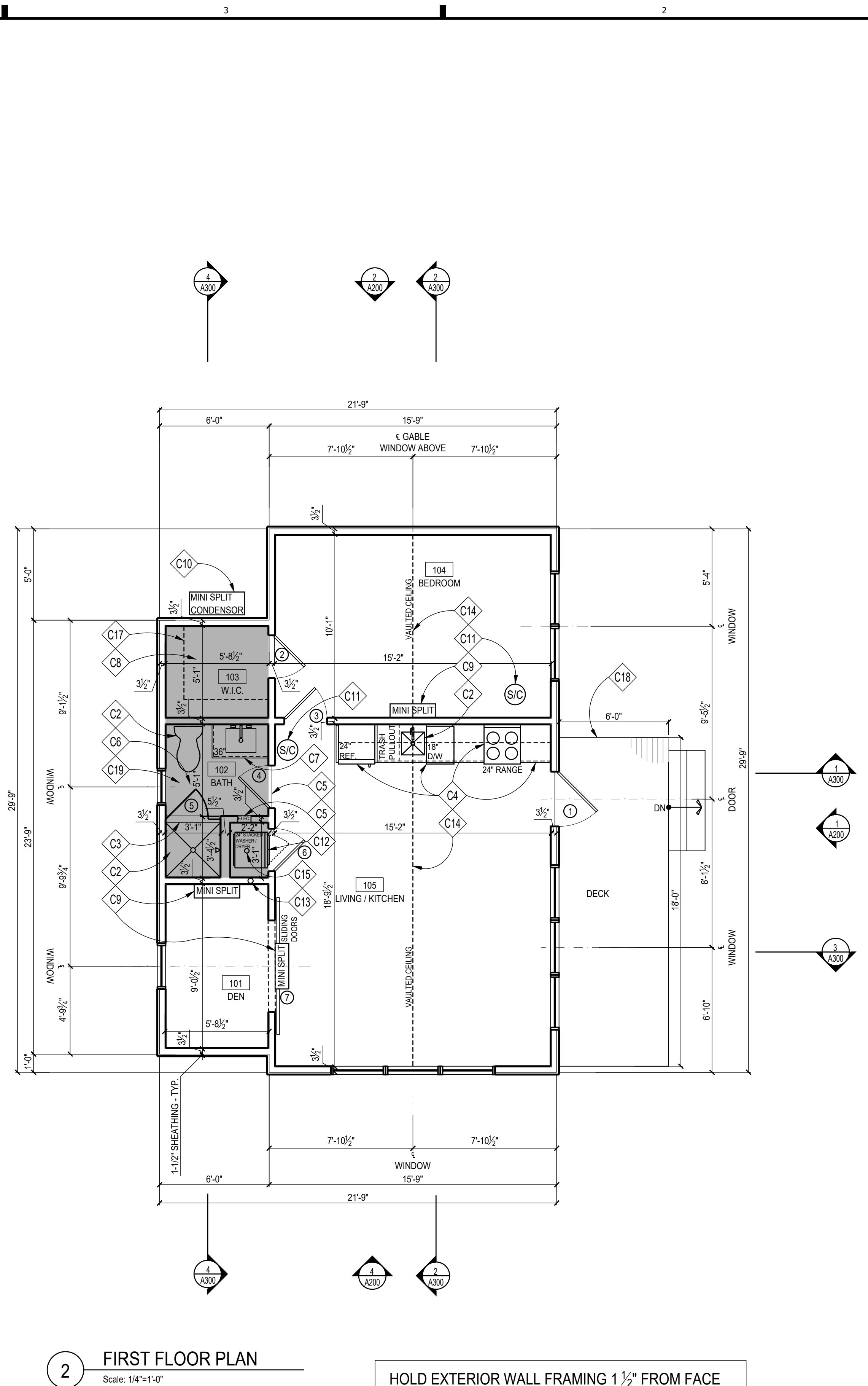
Sheet Title
SITE PLAN

Sheet No.
Z001

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1 FOUNDATION PLAN
Scale: 1/4"=1'-0"



2 FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

HOLD EXTERIOR WALL FRAMING 1 1/2" FROM FACE OF CONCRETE FOUNDATION WALL; 1/2" EXTERIOR ZIP R-SHEATHING PANEL TO ALIGN W/ FACE OF CONCRETE, SEE DETAIL '7/A500'

CONSTRUCTION NOTES

- C1 CONCRETE FOUNDATION WALL; SEE STRUCTURAL DRAWINGS
- C2 PLUMBING FIXTURES & ACCESSORIES T.B.S. BY OWNER
- C3 TILED SHOWER & CURB W/ TEMPERED GLASS ENCLOSURE & DOOR; PROVIDE MEMBRANE LINER & 1/2" DUROCK AROUND ALL SIDES; SEE DETAIL '8/A500'
- C4 CABINETS, COUNTERTOPS & APPLIANCES, T.B.S. FINAL LAYOUT TO BE DETERMINED BY OWNER.
- C5 SCHLUTER THRESHOLD, T.B.S. SEE DETAIL '9/A500'
- C6 TONED AREA INDICATES A DROPPED FINISHED CEILING HEIGHT; SEE '4/A300' FOR SPECIFIC FINISHED CEILING HEIGHT
- C7 VANITY W/ SINK, FAUCET & COUNTERTOP T.B.S.
- C8 TONED AREA INDICATES A DROPPED FINISHED CEILING HEIGHT; SEE '4/A300' FOR SPECIFIC FINISHED CEILING HEIGHT
- C9 HVAC MINI SPLIT SYSTEM, GC TO COORDINATE W/ MECHANICAL CONTRACTOR & CONFIRM LOCATION W/ OWNER
- C10 MINI SPLIT A/C CONDENSER; GC TO COORDINATE W/ MECHANICAL CONTRACTOR
- C11 SMOKE DETECTOR/ CARBON MONOXIDE COMBO UNIT HARDWIRED WITH BATTERY BACK UP, PER IRC 2018
- C12 ELECTRICAL PANEL LOCATION; GC TO COORDINATE IN FIELD W/ ELECTRICAL CONTRACTOR
- C13 RADON PIPE TO ROOF LOCATION, PER IRC 2018 APPENDIX F, GC TO COORDINATE FINAL LOCATION
- C14 DASHED LINE INDICATES VAULTED CEILING ABOVE
- C15 PROVIDE OVERFLOW FLOOR PAN & FLOOR DRAIN UNDER WASHING MACHINE
- C16 PROVIDE PTD. SHELF ABOVE W/D, GC TO COORDINATE FINAL LAYOUT W/ OWNER
- C17 PROVIDE METAL CHROME HANGING ROD & PTD. 12" DEEP SHELF W/ 1.5" FASCIA, CONFIRM FINAL LAYOUT W/ OWNER
- C18 PRESSURE TREATED DECK, VERIFY RISER & TREAD DIMENSIONS IN FIELD.
- C19 HOT WATER HEATER TO BE INSTALLED IN ATTIC AREA ABOVE BATH. PROVIDE ACCESS DOOR.

GENERAL NOTES

1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING
2. VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD
3. SEE STRUCTURAL DWGS FOR MORE INFORMATION
4. SEE DETAILS '182/A500' FOR TYPICAL FRAMING DETAILS

WALL TYPES

TYPICAL NEW EXTERIOR WALL; 2x4 WOOD STUDS 16" O.C., W/ INSULATION (SEE THERMAL ENVELOPE, SHEET 'E0001' FOR INSULATION LOCATION & INFORMATION) W/ 1" CONTINUOUS R-6.6 INSULATION W/ 1/2" EXTERIOR SHEATHING, INTERIOR FINISH TO BE 1/2", GYP. BD. U.N.O.

TYPICAL NON-BEARING INTERIOR PARTITION; 2"x4" STUDS 16" O.C. W/ 1/2" GYP. BD. EACH SIDE UNLESS OTHERWISE NOTED.

FOUNDATION NOTES

REFER TO FOUNDATION PLAN SHEET, 'S003' FOR FOUNDATION WALL TYPES (SEE THERMAL ENVELOPE, SHEET 'E0001' FOR INSULATION INFORMATION)

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Owner
MAYA WEIL

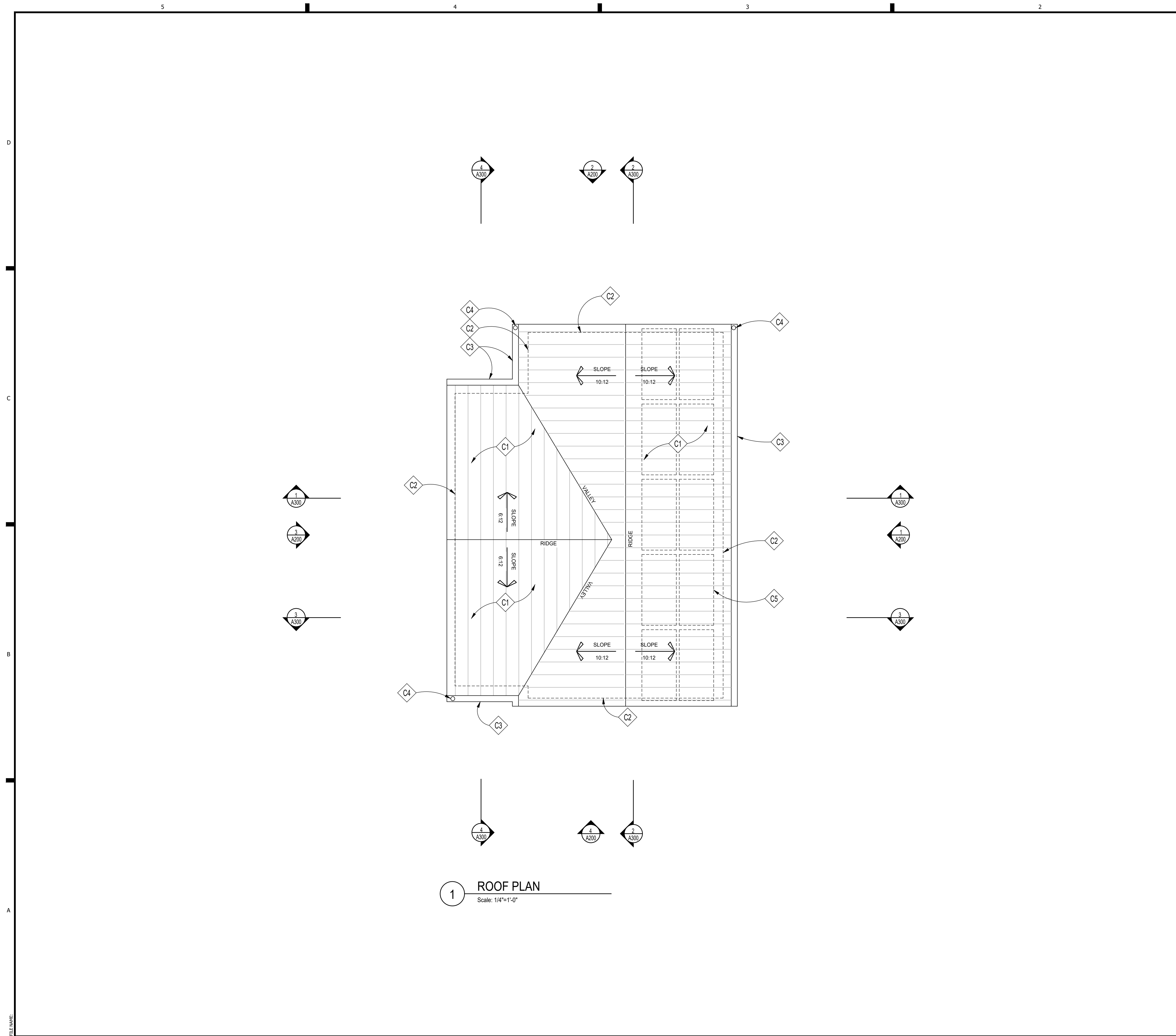
Developer

Issue Description	Date
HAWP RESUBMISSION	08-13-2024
HAWP SET	06-19-2024

GTM Project No.	19.0597
Checked By	GTM/MEK
Drawn By	SOS/FSC
Scale	AS NOTED

Sheet Title
FLOOR PLANS

Sheet No.
A100



CONSTRUCTION NOTES

- C1** STANDING SEAM METAL ROOF
- C2** DASHED LINE INDICATES OUTSIDE FACE OF EXTERIOR FRAME WALL BELOW
- C3** 6" HALF-ROUND GUTTERS TO MATCH EXISTING HOUSE
- C4** 4" ROUND ALUMINUM DOWNSPOUT TO MATCH EXISTING HOUSE, SEE ELEV. DRAWINGS FOR LOCATIONS
- C5** LOCATION OF PROPOSED SOLAR PANELS, REFER TO SOLAR PANEL SPECIFICATIONS & DRAWINGS FOR INFORMATION

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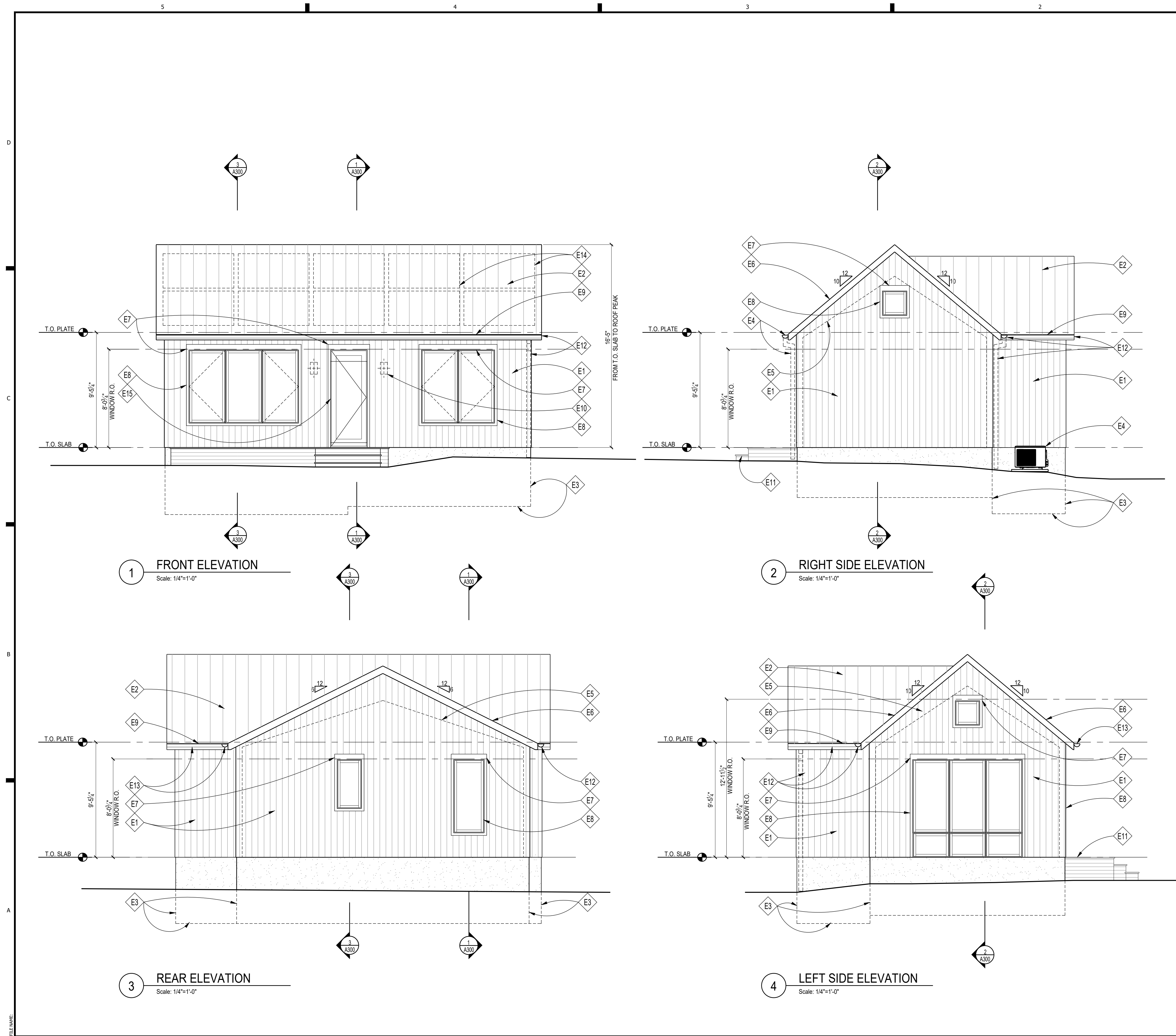
Sheet Title
ROOF PLAN

Sheet No.
A101

GENERAL ROOFING NOTES

1. PROVIDE SELF-ADHERING, 40 MIL ICE AND WATER GUARD UNDERLAYMENT UNDER ROOFING AT ALL VALLEYS AND FROM LOWEST EDGE OF ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE, AND ON ALL AREAS WITH A SLOPE LESS THAN 4:12.
2. PROVIDE FLASHING FOR MIN. 8" EACH SIDE OF ALL VALLEYS & PITCH CHANGES
3. DASHED LINE INDICATES OUTSIDE FACE OF EXTERIOR FRAME WALL BELOW

FILE NAME



ELEVATION NOTES

- ◊ E1 PAINTED VERSATEX WP4 1X6 NICKEL GAP VERTICAL SIDING
- ◊ E2 ROOF MATERIAL, SEE ROOF PLAN A101
- ◊ E3 DASHED LINE OF FOUNDATION WALL AND FOOTING, TYP. SEE FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION
- ◊ E4 MINI SPLIT A/C CONDENSER, GC TO COORDINATE W/ MECHANICAL CONTRACTOR
- ◊ E5 DASHED LINE OF VOLUME CEILING BEYOND
- ◊ E6 PTD. 5/4x6 PVC RAKE TRIM
- ◊ E7 PTD. 5/4x6 PVC WINDOW/DOOR HEADER TRIM
- ◊ E8 PTD. 5/4x3 PVC WINDOW/DOOR TRIM
- ◊ E9 PTD 1X6 PVC FASCIA TRIM
- ◊ E10 EXTERIOR SCANCES, T.B.S.; COORDINATE FINAL LOCATION WITH ELECTRICAL CONTRACTOR.
- ◊ E11 DECK BEYOND; SEE KEYNOTE 'C18/A100' FOR SPECS
- ◊ E12 GUTTER & DOWNSPOUT; SEE ROOF PLAN FOR SPECS
- ◊ E13 GUTTER, SEE ROOF PLAN FOR SPECS
- ◊ E14 DASHED LINES INDICATE LOCATIONS OF FUTURE SOLAR PANELS; PANELS TO BE INSTALLED IN AN ORGANIZED FASHION AS SHOWN. CONCEAL ALL CONDUIT AND INVERTERS IN ORDER TO LIMIT VISIBILITY OF SYSTEMS FROM PUBLIC WAY
- ◊ E15 PAINTED THERMA-TRU SMOOTH STAR ENTRY PATIO GLASS DOOR

*NOTE:
 1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD
 2. ◉ = TEMPERED GLASS

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Sheet Title
ELEVATIONS

Sheet No.

A200

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FILE NAME

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)

Smooth Finish

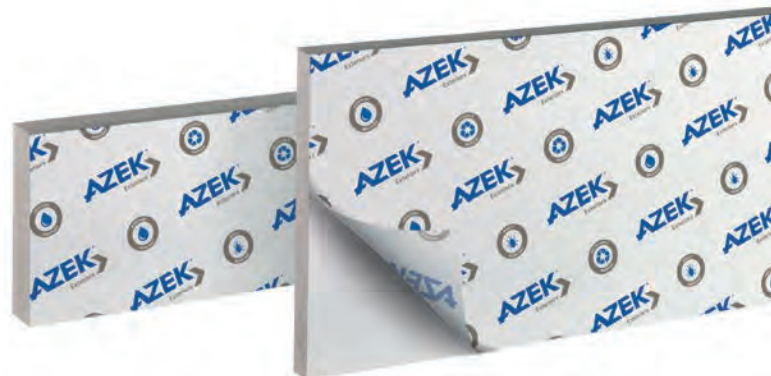
Woodgrain Finish

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
- Repackaging
- Installation
- Storage
- Handling

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

PaintPro Sheet Sheet ATM Sheet

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

Smooth Finish (S) Woodgrain Finish (W) PaintPro Technology (P)

AZEK SHEET

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

SHEET					
ACTUAL	8'	10'	12'	18'	20'
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					
ACTUAL	8'	10'	12'	18'	20'
1 1/4" 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

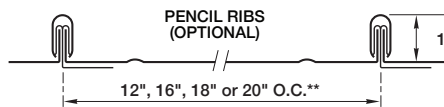
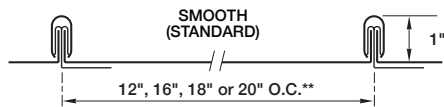
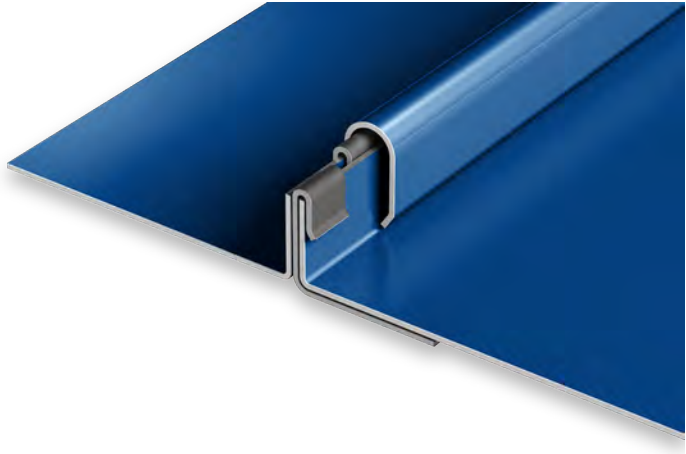
SNAP-ON STANDING SEAM PANEL

MATERIALS
 .032 aluminum
 24 gauge steel*

MATCH EXISTING HOUSE SPACING, V.I.F.

SPECS
 12", 16", 18" or 20" O.C. 1" High

UL-90



PRODUCT FEATURES

- ▶ Ideal for transition roofs
- ▶ Pencil ribs available
- ▶ 30-year non-prorated finish warranty
- ▶ Panel lengths up to 35'

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)

- ▶ 36 stocked colors (.032 aluminum)
- ▶ Galvalume Plus available

UL CLASSIFICATION

- ▶ UL-580 Class 90 rated over solid substrate. (steel only - up to 18" O.C.)
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated

ASTM TESTS

- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-On Panels.

*12" and 18" 24 gauge steel Snap-On Standing Seam panels and 11" and 18" 24 gauge steel High Snap-On Standing Seam panels are UL-90 Classified over solid substrate. See roof deck construction in Underwriter Laboratories roofing materials and systems directory.

A complete specification is available online at pac-clad.com.

Quote Form



BUTLER WINDOW AND DOOR, INC.
3018 SHAWNEE DRIVE # 3
WINCHESTER VA 22601
540-931-5876



Project Information (ID #8442278 Revision #12641849)

[Hide](#)

Project Name: weil

Quote Date: 8/7/2024

Customer:

Submitted Date:

Contact Name:

PO#: weil

Phone (Main):

Phone (Cell):

Sales Rep Name: Howard Baker

Customer Type:

Salesperson:

Terms:

Delivery Information

[Hide](#)

Shipping Contact:

Comments:

Shipping Address:

City:

State:

Zip:

Unit Detail

[Hide All Configuration Options](#)

Item: 0001: Ext 36" x 96" S8000-LE LHO 4 9/16" FrameSaver

Location:

Quantity: 1



Smooth Star 36"x96" Single Door

1,195.00



EXTERIOR
Left-Hand Outswing

Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 96"
- **Product Style:** Full Lite
- **Glass Type:** Clear

- **Glass Style:** Clear
- **Glazing Type:** Flush Glazed
- **Insulation:** Low E
- **Grille Type:** None
- **Model:** S8000-LE
- **Frame Material:** FrameSaver
- **Handing:** Left Hand Outswing
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** NRP
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Black Nickel
- **Jamb Depth:** 4 9/16"
- **Sill:** Composite Outswing
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 97 5/8"
- **Total Unit Width(Includes Exterior Casing):** 37 5/8"
- **Total Unit Height(Includes Exterior Casing):** 97 1/8"

Item Total: \$ 1,195.00
Item Quantity Total: \$ 1,195.00

Unit Summary				Hide
---------------------	--	--	--	----------------------

Item	Description	Quantity	Unit Price	Total Price
0001	Ext 36" x 96" S8000-LE LHO 4 9/16" FrameSaver	1	\$ 1,195.00	\$ 1,195.00

SUBMITTED BY: _____
 ACCEPTED BY: _____
 DATE: _____

SUBTOTAL: \$ 1,195.00
 TAXES (6 %): \$ 71.70
GRAND TOTAL: \$ 1,266.70

Warranty Information:
[Reeb Warranties](#)

Smooth-Star.

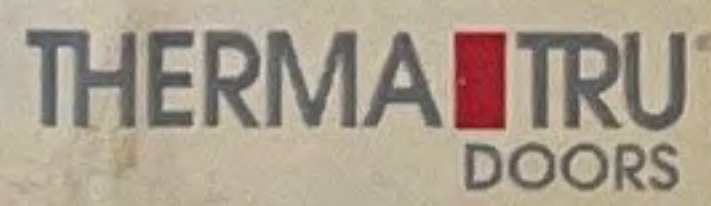
- Compression-molded fiberglass skin
- Smooth, paintable surface
- Polyurethane core offers up to 4 times the energy efficiency of most wood doors*
- Painted White

*Comparison of wood doors without glass



Flush-Glazed Glass

**MORE LIGHT;
CLEAN LINES**



THERMA-TRU
NI 101874
01-2013



Smooth-Star

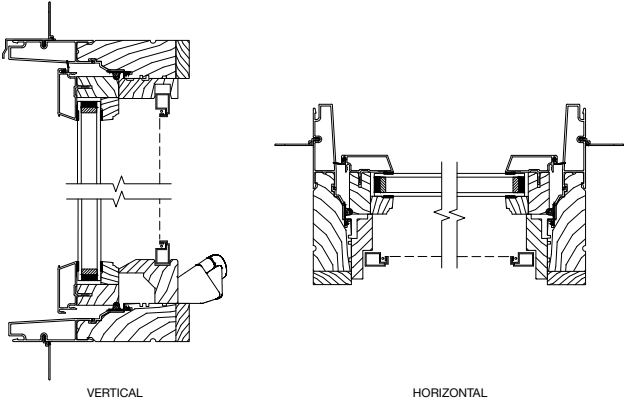
- Compression Molded Rubber Seal
- Strong, Durable, and Long-Lasting
- Polypropylene Core Glass
- Insulated Glass

HERMA IRU

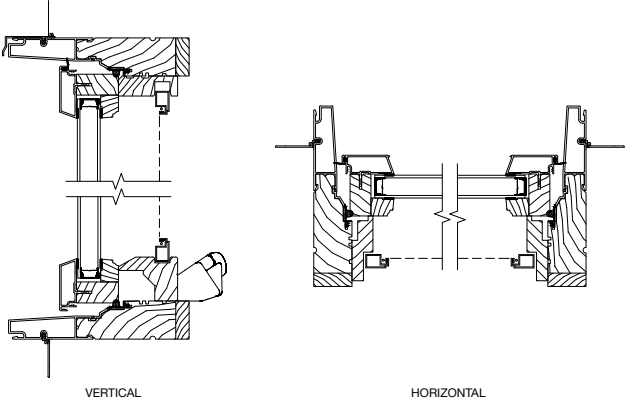
Flush-Glazed Glass
MORE LIGHT
CLEAN LINES
HERMA IRU

Pinnacle Clad Casement & Awning Technical Drawings

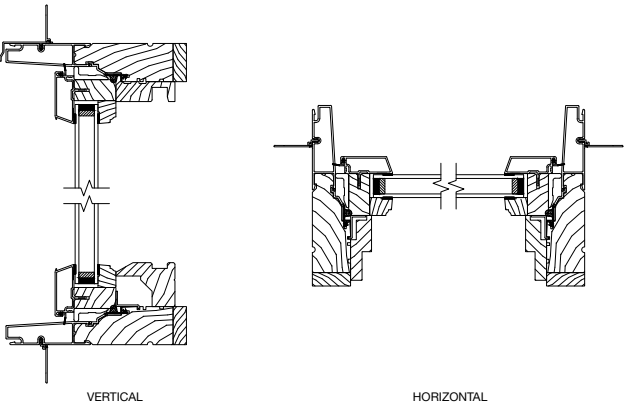
Pinnacle Clad Casement – Operating



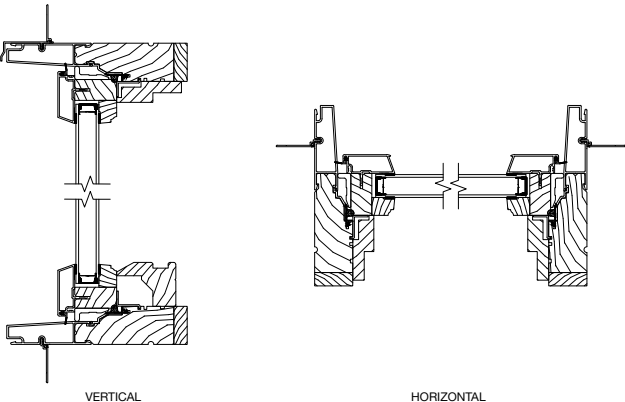
Pinnacle Clad Awning – Operating



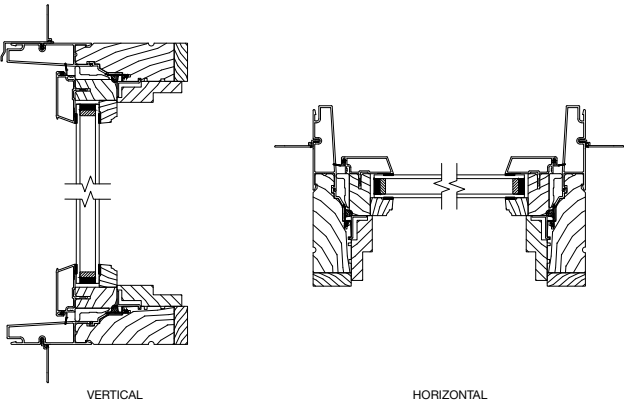
Pinnacle Clad Casement – Stationary



Pinnacle Clad Awning – Stationary



Pinnacle Clad Casement – Transom and Picture



Pinnacle Casement & Awning

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance where the trim and exterior sash are cellular PVC
- Glass is replaceable in case of damage
- 2" thick sash adds beauty and increases insulating value
- Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- Single lever, sequential, multi-point lock for sleek look and easy operation



- Adjustable concealed hinge system ensures smooth operation



- 1-1/4" jamb creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill
- All prime window trims, subsills and sill nose are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options

- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional cellular PVC trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 23 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



Options & Accessories

Finishing touches to perfect your vision. Windsor does more than just create durable, high-performance windows and doors. We pay attention to every detail and offer a wide array of options and finishes to match any décor. Flashy and eye-catching or simple and understated, our hardware, finishes, grille options, cladding colors, glass options and trim options complete the perfect window and door package.

Windsor's in-house powder paint application can help you make a statement with your windows and doors. Choose from over 50 shades in our standard and feature color palettes, or make it truly unique with custom color matching or our matte finish colors. All paints are protected with the highly durable 2604¹ finish, or you can upgrade to 2605² for even stronger defense against the elements.³

STANDARD CLAD COLORS Pinnacle Windows | Pinnacle Select Windows | Pinnacle Patio Doors | Pinnacle Select Patio Doors

Available in 2604 and 2605 finish.



FEATURE CLAD COLORS Pinnacle Windows | Pinnacle Select Windows | Pinnacle Patio Doors | Pinnacle Select Patio Doors

Available in 2604 and 2605 finish. (Custom color matching is also available)

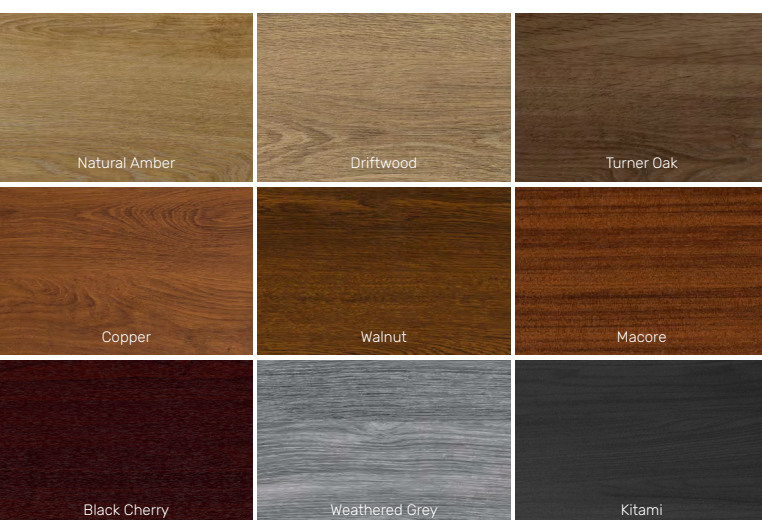
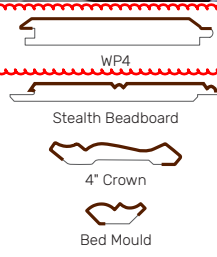




Canvas Series

BEAUTY OF WOOD.
DURABILITY OF PVC.

Profile	Actual Size	16'	18'
WP4	3/4" x 5 1/2"	•	•
Stealth Bead	1/2" x 6"	•	•
4" Crown	9/16" x 3 5/8"	•	•
Bed Mould	9/16" x 1 3/4"	•	•



VERSAWRAP™

Nominal	Actual Inside	Actual Outside
4 x 4 x 8'6"	3 3/4" x 3 3/4" x 8'6"	4 3/4" x 4 3/4" x 8'6"
4 x 4 x 10'	3 3/4" x 3 3/4" x 10'	4 3/4" x 4 3/4" x 10'
6 x 6 x 8'6"	5 3/4" x 5 3/4" x 8'6"	6 3/4" x 6 3/4" x 8'6"
6 x 6 x 10'	5 3/4" x 5 3/4" x 10'	6 3/4" x 6 3/4" x 10'
8 x 8 x 8'6"	8 1/2" x 8 1/2" x 8'6"	9 1/2" x 9 1/2" x 8'6"
8 x 8 x 10'	8 1/2" x 8 1/2" x 10'	9 1/2" x 9 1/2" x 10'
12 x 12 x 12'	9 3/4" x 9 3/4" x 12'	11 1/4" x 11 1/4" x 12'

- Special 10" Classic wraps available (minimum quantities apply)
- All 4", 6" and 8" VERSAWRAPs are made from actual 1/2" thick VERSATEX; 12" wraps are made from actual 3/4" thick VERSATEX
- Raised Panel wraps available in all 6" x 6" and 8" x 8" profiles
- Raised Panels start 16 1/2" from bottom with a railing gap from 30 3/4" to 30 1/2"; Clearance above top panel measures 8 3/4"
- Painting of Raised Panel wraps is recommended for best aesthetic results and to prevent dirt accumulation where panels are milled into product



Tapered VERSAWRAP

Actual	5'	6'
12" base - 8" cap	•	•
16" base - 12" cap	•	•



- Fastening angles and 3 1/2" decorative accent wrap pieces are included for the cap and base of each Tapered column

Accent Wrap

Nominal	Actual Inside Dimension
4 x 4 x 10	4 3/4" x 4 3/4" x 10"
6 x 6 x 10	6 3/4" x 6 3/4" x 10"
8 x 8 x 10	9 1/2" x 9 1/2" x 10"
4 x 4 x 10'	4 3/4" x 4 3/4" x 10'

- Nominal 10 x 10 x 10' Accent Wraps are available in "UNIT" quantities
- Add 1" to inside dimensions to calculate outside measurements



WHY VERSATEX?

Innovative, practical solutions for a sustainable future.

VERSATEX Building Products are manufactured from cellular PVC, which is impervious to insects and moisture and capable of below-grade installation. Our product formula ensures VERSATEX maintains its bright white color and is dense enough to use the same cutting tools & fasteners one would with a traditional product. These factors and more create an ideal solution for moisture-sensitive areas, including those along coastal zones or regions affected by salt and high humidity.

Warping, fading, cupping, or splitting is now a thing of the past – just a building product with high aesthetic value backed by an industry-best, lifetime, fully transferable, non-prorated warranty.

A big "thank you" to the builders whose craftsmanship is featured in this brochure.



A product of VERSATEX Building Products,
400 Steel Street | Aliquippa, PA 15001
724.857.1111 | versatex.com

SOFFIT SYSTEM

Actual	18' Vented	18' Solid
1/2" x 12"	•	•
1/2" x 16"	•	•
1/2" x 24"	•	•

- Custom lengths available in "Smartpack" quantities
- Available in smooth finish only

Product	Nominal	Actual	18' Smooth	18' Timber Ridge
Notched Fascia	1 x 8	3/4" x 7 1/4"	•	•
Frieze Board	5/4 x 6	1" x 5 1/2"	•	•

- Custom lengths and widths available in "Smartpack" quantities

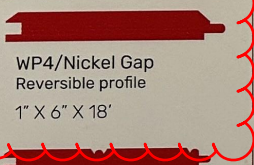
Product images are for illustration purposes and can be changed at any time without notice.



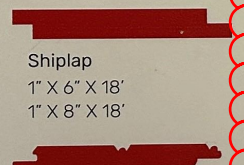
NICKEL GAP

VERSATEX
TRIM BOARD

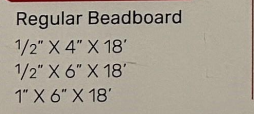
T&G/SHIPLAP PROFILES



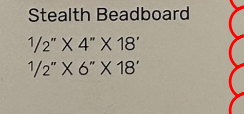
WP4/Nickel Gap
Reversible profile
1" X 6" X 18'



Shiplap
1" X 6" X 18'
1" X 8" X 18'



Regular Beadboard
1/2" X 4" X 18'
1/2" X 6" X 18'
1" X 6" X 18'



Stealth Beadboard
1/2" X 4" X 18'
1/2" X 6" X 18'



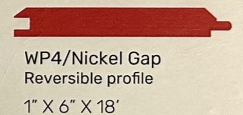
Beaded Sheet

1/2" X 4' X 8'
1/2" X 4' X 10'

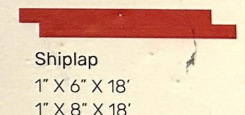
TRIM SMARTER. NOTE: Sizes are listed as nominal. Visit versatex.com for actual sizes. 724.857.1111 | versatex.com

VERSATEX
TRIM BOARD

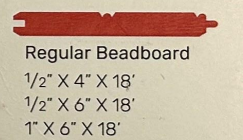
T&G/SHIPLAP PROFILES



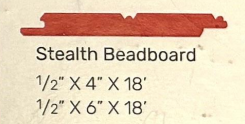
WP4/Nickel Gap
Reversible profile
1" X 6" X 18'



Shiplap
1" X 6" X 18'
1" X 8" X 18'



Regular Beadboard
1/2" X 4" X 18'
1/2" X 6" X 18'
1" X 6" X 18'



Stealth Beadboard
1/2" X 4" X 18'
1/2" X 6" X 18'



Beaded Sheet

1/2" X 4' X 8'
1/2" X 4' X 10'

TRIM SMARTER. NOTE: Sizes are listed as nominal. Visit versatex.com for actual sizes. 724.857.1111 | versatex.com

PRESSURE TREATED DECKING BOARDS

Knock the ugly off your backyard. Step up to high-quality YellaWood[®] brand products.

There's nothing quite like the natural beauty of a wood deck. And there's nothing quite like YellaWood[®] brand products—the best available protection against rot, fungal decay and termite attack. When it comes to sheer variety of deck boards, from thickness and width to grade, and specialty treatment, we have more options than you can shake a 2x6 at.

[Read Less](#) ^

Pressure treated decking can be used for various parts of the overall project, such as:

- Deck substructure
- Hand Rails
- Balusters
- Spindles
- Posts
- Stairs and runners
- Trim

There's no better way to extend the living space of your home beyond those pesky walls than by building a wood deck. What's more, few other home improvement projects provide as much ROI as a wood deck.

BENEFITS

- Proven long-term protection against rot, fungal decay, and termite attack
- Lighter, more natural appearance
- Broad offering of grades, sizes, and treatments
- Budget-friendly
- May be placed in direct contact with aluminum building products
- Lifetime limited warranty

AVAILABILITY

- Thicknesses: 5/4" and 2"
- Widths: 4" and 6"
- Grades: Standard, Premium (5/4"); #1, #2 Prime, #2 (2"), C&BTR
- Lengths: 8'-24'
- Profiles: Bullnose, Radius Milled Edges, Square Edges
- Specialty Treatments: Water Repellent, KDAT

Product availability varies by region.

RESOURCES



[Sealing, Painting & Staining](#)



[Care & Maintenance](#)



[Fastener Information](#)

BERGER GUTTER

K-STYLE GUTTER



MATERIALS:

Aluminum - Painted,
Aluminum - Mill Finish,
Copper,
Steel - Galvanized,
Steel - Painted Galvanized
Steel - Paint Grip

STYLES:

Hemback,
Hi-Back (45°),
Apron (90°),
Straight Back

LENGTHS:

10', 16', 20', 21', 26', 30', 32'
(also available in non-
standard lengths)

THICKNESS:

Aluminum - .024, .027, .032
Copper - 16oz, 20oz
Steel - 24ga, 26ga, 28ga

HALF ROUND GUTTER



MATERIALS:

Aluminum - Painted,
Aluminum - Mill Finish,
Copper,
Copper - FreedomGray™,
Steel - Galvanized,
Steel - Paint Grip

STYLES:

Single Bead,
Single Bead w/ 1" Flange,
Double Bead,
Reverse Bead

LENGTHS:

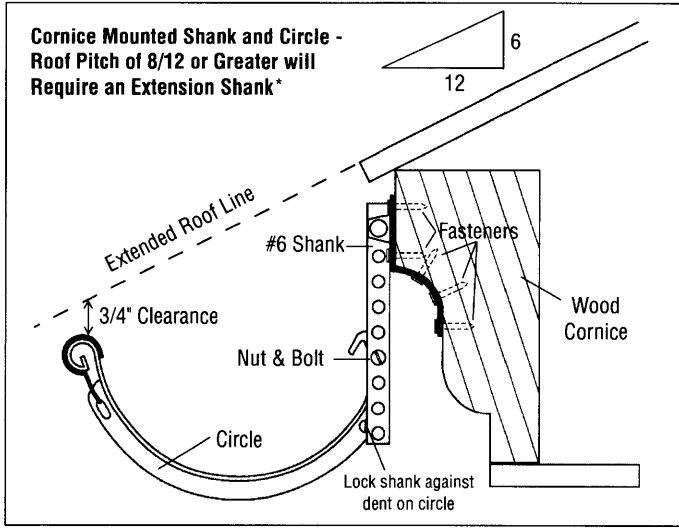
10', 16', 20', 21', 26', 30', 32'
(also available in non-
standard lengths)

THICKNESS:

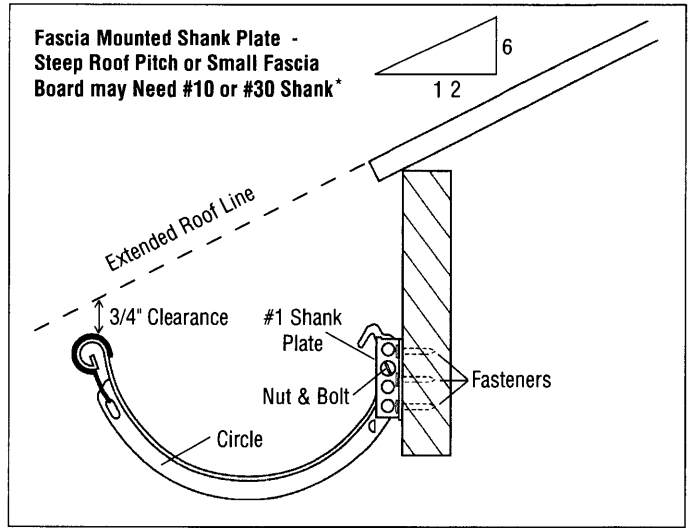
Aluminum - .024, .027, .032
Copper - 16oz, 20oz
Steel - 24ga, 26ga, 28ga

TYPICAL GUTTER HANGER DETAILS

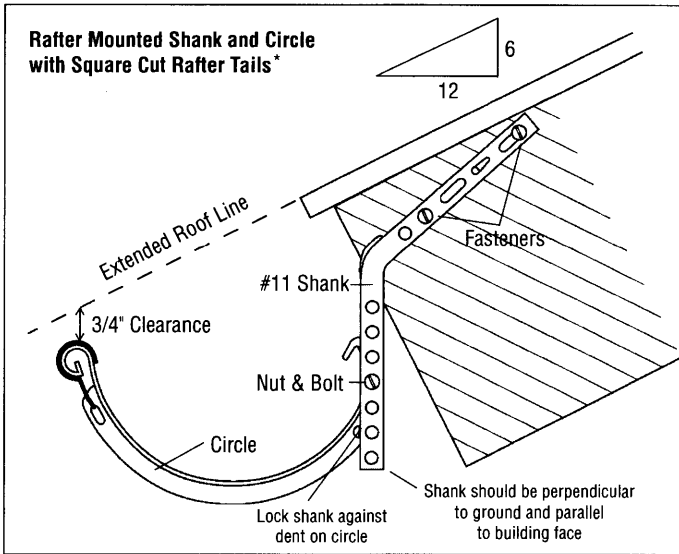
Cornice Mounted Shank and Circle - Roof Pitch of 8/12 or Greater will Require an Extension Shank*



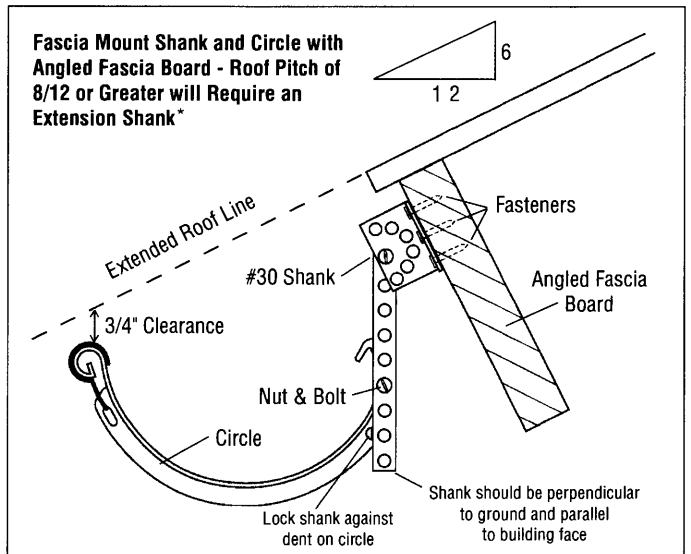
Fascia Mounted Shank Plate - Steep Roof Pitch or Small Fascia Board may Need #10 or #30 Shank*



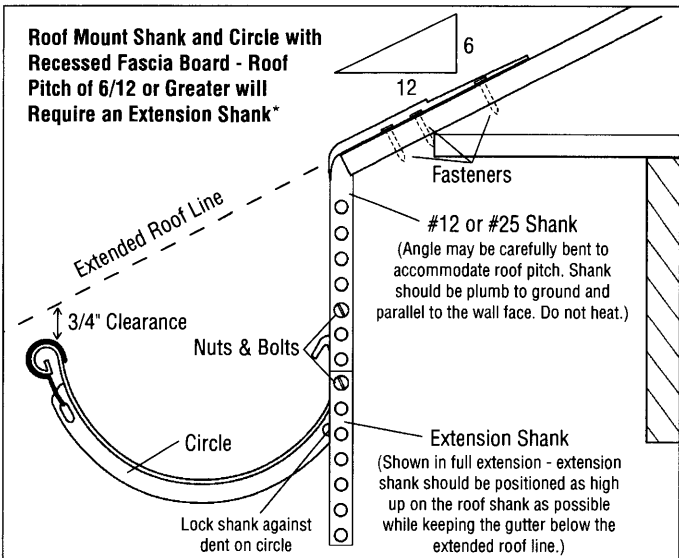
Rafter Mounted Shank and Circle with Square Cut Rafter Tails*



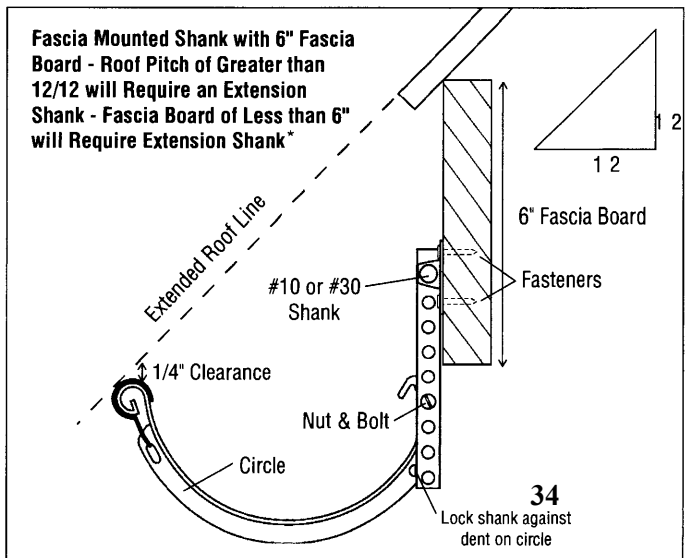
Fascia Mount Shank and Circle with Angled Fascia Board - Roof Pitch of 8/12 or Greater will Require an Extension Shank*



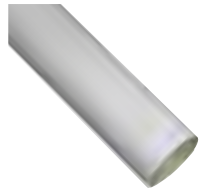
Roof Mount Shank and Circle with Recessed Fascia Board - Roof Pitch of 6/12 or Greater will Require an Extension Shank*



Fascia Mounted Shank with 6" Fascia Board - Roof Pitch of Greater than 12/12 will Require an Extension Shank - Fascia Board of Less than 6" will Require Extension Shank*



DOWNSPOUTS



PLAIN ROUND DOWNSPOUT

MATERIALS:

Aluminum - Painted, Aluminum - Mill Finish, Copper,
Copper - Freedom Gray™, Steel - Galvanized,
Steel - Paint Grip, Steel - Galvalume, Steel - Stainless

LENGTHS:

10'

THICKNESSES:

Aluminum - .019, .024
Copper - 16oz, 20oz
Steel - 24ga, 26ga, 28ga, 30ga



ROUND CORRUGATED DOWNSPOUT

MATERIALS:

Aluminum - Painted, Aluminum - Mill Finish, Copper,
Copper - Freedom Gray™, Steel - Galvanized,
Steel - Paint Grip, Steel - Stainless

LENGTHS:

10'

THICKNESSES:

Aluminum - .019, .024
Copper - 16oz, 20oz
Steel - 24ga, 26ga, 28ga, 30ga



PLAIN SQUARE DOWNSPOUT

MATERIALS:

Copper

LENGTHS:

10'

THICKNESSES:

16oz



SQUARE CORRUGATED DOWNSPOUT

MATERIALS:

Aluminum - Painted, Aluminum - Mill Finish, Copper,
Steel - Galvanized, Steel - Paint Grip,
Steel - Painted Galvanized

LENGTHS:

10'

THICKNESSES:

Aluminum - .016, .019, .024
Copper - 16oz, 20oz
Steel - 24ga, 26ga, 28ga

Q.TRON BLK M-G2+ SERIES



PRELIMINARY

410 - 430 Wp | 108 Cells
22.4% Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4%.



A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty¹.



Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology², Hot-Spot Protect.



Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).



Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

¹ See data sheet on rear for further information.

² APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

The ideal solution for:



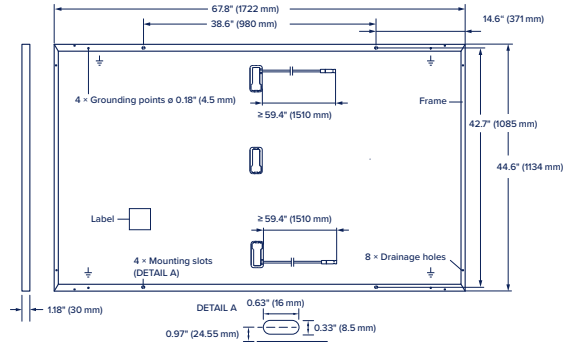
Rooftop arrays on residential buildings



Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 59.4 in (1510 mm), (-) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68



Electrical Characteristics

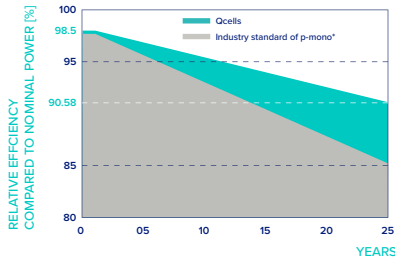
POWER CLASS			410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5W/-0W)							
Minimum	Power at MPP ¹	P_{MPP} [W]	410	415	420	425	430
	Short Circuit Current ¹	I_{SC} [A]	13.39	13.42	13.46	13.49	13.53
	Open Circuit Voltage ¹	V_{OC} [V]	38.58	38.61	38.64	38.67	38.70
	Current at MPP	I_{MPP} [A]	12.68	12.75	12.82	12.88	12.95
	Voltage at MPP	V_{MPP} [V]	32.32	32.55	32.77	32.98	33.20
	Efficiency ¹	η [%]	≥ 21.4	≥ 21.6	≥ 21.9	≥ 22.2	≥ 22.4

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²

Minimum	Power at MPP	P_{MPP} [W]	310.0	313.8	317.6	321.4	325.2
	Short Circuit Current	I_{SC} [A]	10.79	10.82	10.84	10.87	10.90
	Open Circuit Voltage	V_{OC} [V]	36.61	36.63	36.66	36.69	36.71
	Current at MPP	I_{MPP} [A]	9.97	10.03	10.09	10.15	10.21
	Voltage at MPP	V_{MPP} [V]	31.09	31.29	31.48	31.66	31.85

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} ; $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 • ²800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

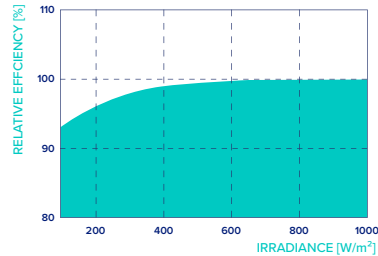


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.24
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.30	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3°C)

Properties for System Design

Maximum System Voltage	V_{SYS} [V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull ³	[lbs/ft ²]	75 (3600 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	-40°F up to +185°F (-40°C up to +85°C)
Max. Test Load, Push/Pull ³	[lbs/ft ²]	113 (5400 Pa)/75 (3600 Pa)		

³ See Installation Manual

Qualifications and Certificates

Quality Controlled PV -
TÜV Rheinland;
IEC 61215:2016;
IEC 61730:2016.
This data sheet complies
with DIN EN 50380.



Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com



IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry’s first microgrid-forming, software defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL listed as PV Rapid Shutdown Equipment and conform with various regulations, when installed according to manufacturer’s instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB)

Note:

IQ8 Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, etc) in the same system.

*Only when installed with IQ System Controller 2, meets UL 1741.
 **IQ8 and IQ8Plus support split-phase, 240V installations only.

IQ8 and IQ8+ Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings ¹	W	235 – 350	235 – 440
Module compatibility		60-cell / 120 half-cell	54-cell / 108 half-cell, 60-cell / 120 half-cell, 66-cell / 132 half-cell and 72-cell / 144 half-cell
MPPT voltage range	V	27 – 37	27 – 45
Operating range	V	16 – 48	16 – 58
Min. / Max. start voltage	V	22 / 48	22 / 58
Max. input DC voltage	V	50	60
Max. continuous input DC current	A	10	12
Max. input DC short-circuit current	A		25
Max. module I _{sc}	A		20
Oversvoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1 x 1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max. continuous output power	VA	240	290
Nominal (L-L) voltage / range ²	V	240 / 211 – 264	
Max. continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	47 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max. units per 20 A (L-L) branch circuit ³		16	13
Total harmonic distortion		<5%	
Oversvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.7	
CEC weighted efficiency	%	97	
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (H x W x D)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications		CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB), FCC Part 15 Class B, ICES-0003 Class B, CAN / CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shutdown Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at <https://link.enphase.com/module-compatibility>. (2) Nominal voltage range can be extended beyond nominal if required by the utility. (3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Enphase IQ Envoy

The **Enphase IQ Envoy™** communications gateway delivers solar production and energy consumption data to Enphase Enlighten™ monitoring and analysis software for comprehensive, remote maintenance and management of the Enphase IQ System.

With integrated revenue grade production metering and optional consumption monitoring, Envoy IQ is the platform for total energy management and integrates with the Enphase Ensemble™ and the Enphase IQ Battery™.



Smart

- Enables web-based monitoring and control
- Bidirectional communications for remote upgrades
- Supports power export limiting and zeroexport applications

Simple

- Easy system configuration using Enphase Installer Toolkit™ mobile app
- Flexible networking with Wi-Fi, Ethernet, or cellular

Reliable

- Designed for installation indoors or outdoors
- Five-year warranty



To learn more about Enphase offerings, visit enphase.com

Enphase IQ Envoy

MODEL NUMBERS

Enphase IQ Envoy™ ENV-IQ-AM1-240	Enphase IQ Envoy communications gateway with integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and optional consumption monitoring (+/- 2.5%). Includes one 200A continuous rated production CT (current transformer).
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ACCESORIES (Order Separately)

Enphase Mobile Connect™ CELLMODEM-M1 (4G based LTE-M/5-year data plan) CELLMODEM-M1-B (4G-based LTE-M1/5-year data plan)	Plug and play industrial grade cellular modem with data plan for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.)
Consumption Monitoring CT CT-200-SPLIT	Split-core consumption CTs enable whole home metering.
Ensemble Communications Kit COMMS-KIT-01	Installed at the IQ Envoy. For communications with Enphase Encharge™ storage and Enphase Enpower™ smart switch. Includes USB cable for connection to IQ Envoy or Enphase IQ Combiner™ and allows wireless communication with Encharge and Enpower.

POWER REQUIREMENTS

Power requirements	120/240 VAC split-phase. Max 20 A overcurrent protection required.
Typical Power Consumption	5W

CAPACITY

Number of microinverters polled	Up to 600
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MECHANICAL DATA

Dimensions (WxHxD)	21.3 x 12.6 x 4.5 cm (8.4" x 5" x 1.8")
Weight	17.6 oz (498 g)
Ambient temperature range	-40° to 65° C (-40° to 149° F) -40° to 46° C (-40° to 115° F) if installed in an enclosure
Environmental rating	IP30. For installation indoors or in an NRTL-certified, NEMA type 3R enclosure.
Altitude	To 2000 meters (6,560 feet)
Production CT	- Limited to 200A of continuous current / 250A OCPD – 72kW AC - Internal aperture measures 19.36mm to support 250MCM THWN conductors (max) - UL2808 certified for revenue grade metering
Consumption CT	- For electrical services to 250A with parallel runs up to 500A - Internal aperture measures 0.84" x 0.96" (21.33mm x 24.38mm) to support 3/0 THWN conductor - UL2808 certified, for use at service entrance for services up to 250Vac

INTERNET CONNECTION OPTIONS

Integrated Wi-Fi	802.11b/g/n
Ethernet	802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)
Mobile	CELLMODEM-M1 (4G) or CELLMODEM-M1-B (4G). Not included. Note that an Enphase Mobile Connect cellular modem is required for all Ensemble installations.

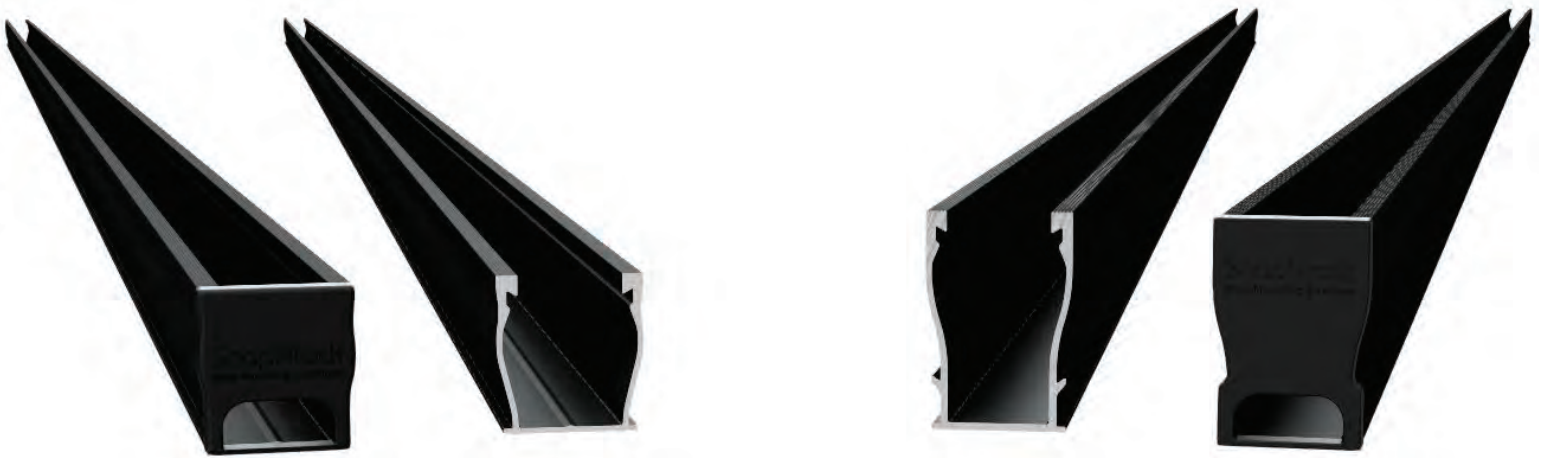
COMPLIANCE

Compliance	UL 61010-1 CAN/CSA C22.2 No. 61010-1 47 CFR, Part 15, Class B, ICES 003 IEC/EN 61010-1:2010, EN50065-1, EN61000-4-5, EN61000-6-1, EN61000-6-2 Metering: ANSI C12.20 accuracy class 0.5 (PV production only)
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To learn more about Enphase offerings, visit enphase.com



Ultra Rail



The Ultimate Value in Rooftop Solar



Industry leading Wire Management Solutions



Mounts available for all roof types



Single Tool Installation



All SnapNrack Module Clamps & Accessories are compatible with both rail profiles

Start Installing Ultra Rail Today

RESOURCES
DESIGN
WHERE TO BUY

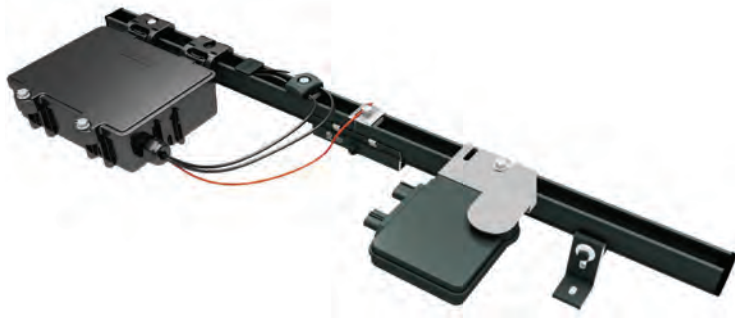
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snapnrack.com/configurator
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SnapNrack Ultra Rail System

A sleek, straightforward rail solution for mounting solar modules on all roof types. Ultra Rail features two rail profiles; UR-40 is a lightweight rail profile that is suitable for most geographic regions and maintains all the great features of SnapNrack rail, while UR-60 is a heavier duty rail profile that provides a larger rail channel and increased span capabilities. Both are compatible with all existing mounts, module clamps, and accessories for ease of install.

The Entire System is a Snap to Install

- New Ultra Rail Mounts include snap-in brackets for attaching rail
- Compatible with all the SnapNrack Mid Clamps and End Clamps customers love
- Universal End Clamps and snap-in End Caps provide a clean look to the array edge



Unparalleled Wire Management

- Open rail channel provides room for running wires resulting in a long-lasting quality install
- Industry best wire management offering includes Junction Boxes, Universal Wire Clamps, MLPE Attachment Kits, and Conduit Clamps
- System is fully bonded and listed to UL 2703 Standard

Heavy Duty UR-60 Rail

- UR-60 rail profile provides increased span capabilities for high wind speeds and snow loads
- Taller, stronger rail profile includes profile-specific rail splice and end cap
- All existing mounts, module clamps, and accessories are retained for the same great install experience



Quality. Innovative. Superior.

SnapNrack Solar Mounting Solutions are engineered to optimize material use and labor resources and improve overall installation quality and safety.

Series 100 Array Edge Screen

SnapNrack Series 100 Array Edge Screen is an innovative way to guard against critters and debris build up under new and existing solar arrays without damaging arrays or reducing production. The array edge screen installation is a tool-less process with an open wire frame that allows for air flow, ensuring modules remain cool. The screen is composed of a PVC-coated galvanized steel 1/2" mesh and the clip is powder coated, galvanized spring steel.



Features Include



Snap in
Hardware

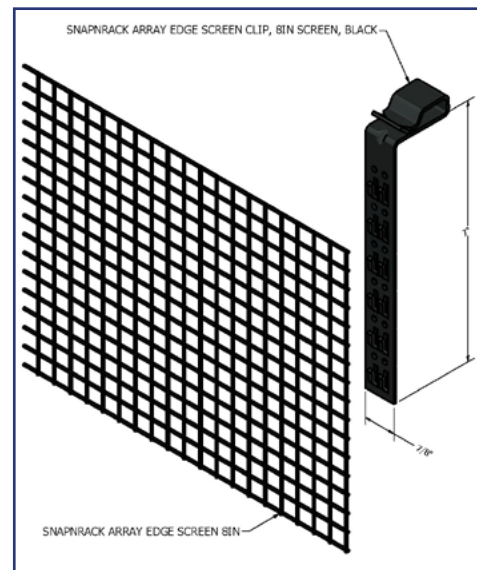
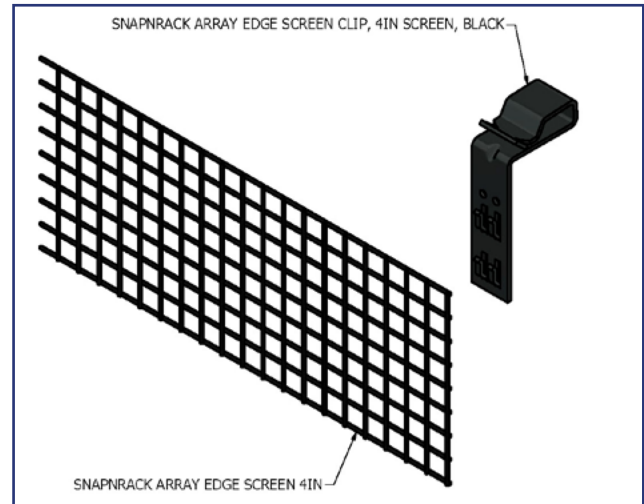
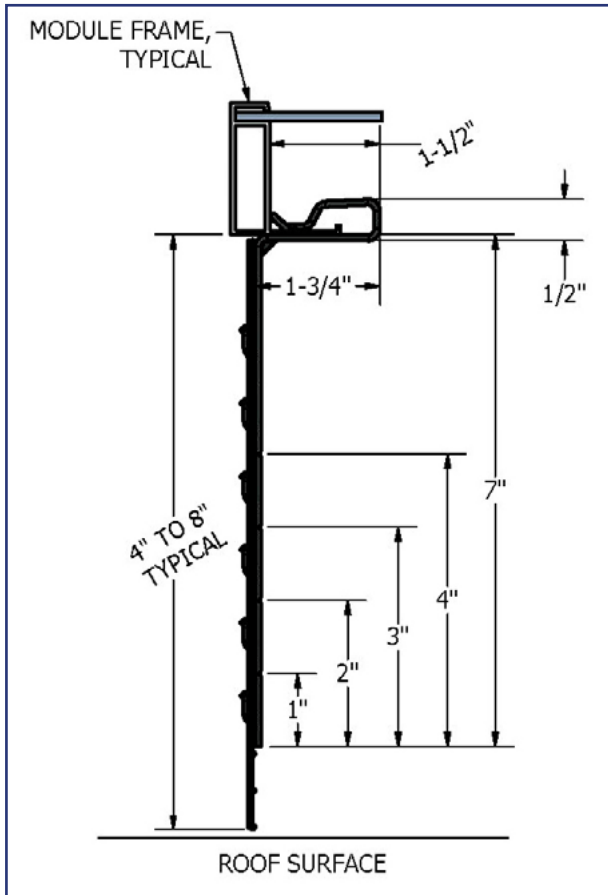


Tool-less
Installation

Array Edge Screen Clip Dimensions Array Edge Screen Dimensions

232-03993 | 232-03994

015-11176



ARRAY EDGE SCREEN TECHNICAL DATA

Materials

- Screen - PVC-coated
- Clip - Powder coated

Material Finish

- Screen - Galvanized steel 1/2" mesh
- Clip - Galvanized spring steel



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: MAYA WEIL Address: 5808 SURREY ST Daytime Phone:

E-mail: MAYAWEIL@COMPUSERVE.COM City: CHEVY CHASE Zip: 20815 Tax Account No.: 00537256

AGENT/CONTACT (If applicable):

Name: STEPHEN SANTOS Address: 7735 OLD GEORGETOWN RD SUITE 700 Daytime Phone: 240-333-2026

E-mail: SSANTOS@GTMARCHITECTS.COM City: BETHESDA Zip: 20814 Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Town of Somerset 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: 5808 Street: SURREY STREET Town/City: CHEVY CHASE Nearest Cross Street: DORSET AVENUE Lot: 36 Block: 2 Subdivision: 0044 Parcel: 0000

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

Handwritten signature of Stephen O. Santos

Signature of owner or authorized agent

08/13/2024

Date

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

Owner's mailing address MAYA WEIL 5808 SURREY STREET CHEVY CHASE, MD 20815	Owner's Agent's mailing address STEPHEN SANTOS 7735 OLD GEORGETOWN RD SUITE 700 BETHESDA, MD 20814
Adjacent and confronting Property Owners mailing addresses	
MICHELLE & PETER HIGH 4817 DORSET AVENUE CHEVY CHASE, MD 20815	MEGAN SPELLACY & PERRY URKEN 4816 CUMBERLAND AVENUE CHEVY CHASE, MD 20815
DAVID J. BROWN 4814 CUMBERLAND AVENUE CHEVY CHASE, MD 20815	PHYLLIS S. & LESLIE H. WIESENFELDER 4812 CUMBERLAND AVENUE CHEVY CHASE, MD 20815
JACQUELYN QUAN & PETER BRYCE 4810 CUMBERLAND AVENUE CHEVY CHASE, MD 20815	JAMES A. & DABNEY S. GOOLD 5812 SURREY STREET CHEVY CHASE, MD 20815
ALLEN HU & SU MU CHOI 4805 DORSET AVENUE CHEVY CHASE, MD 20815	MAYA WEIL 4813 DORSET AVENUE CHEVY CHASE, MD 20815
REGIONS BANK ET AL, TRUST 4809 DORSET AVENUE CHEVY CHASE, MD 20815	

In response to the staff report and feedback received from the Commissioners at the at the preliminary consultation on July 10th, 2024 HPC meeting, we have modified the exterior design and material specifications to be more compatible with the existing house. The window and door height were adjusted from 6'-8" to 8'-0" tall window and door units and the proposed specification is aluminum clad wood windows in lieu of the original vinyl window specification. The commissioners reviewed the physical front entry door sample from Thermatru-Smooth Star and confirmed the door was painted, therefore, the front entry door spec has remained unchanged. The left side elevation of the proposed ADU, which faces Dorset Avenue, was modified to have a set of mullied windows with a bottom transom to resemble the existing house window pattern. The windows on the front elevation of the ADU, which faces the existing driveway and proposed walkway were modified in size and location. The proposed windows in the gable roof line of the proposed ADU have been modified to size to match the existing window size on the existing house. The proposed trim design around the windows and doors have been modified to match the existing window/door trim of the existing house; the trim specification remains unchanged and matches the existing house. The roof material specification has been modified to be standing seam metal roof to match the existing house in lieu of the original asphalt single specification. The number of proposed solar panels has been reduced to be located solely on the roof line on the front elevation of the proposed ADU facing the existing driveway, the solar specification and attachment method has remained unchanged. We have added an overhang to the proposed roof line of the ADU both at the eave and rake of the roofline, which is more compatible with the existing house. The gutter specification of the proposed ADU has

been modified be a painted aluminum half round gutter to match existing house; painted aluminum round downspout specification remains unchanged, and matches the existing house. Lastly, we propose to keep the existing vertical nickel-gap siding and paint the vertical siding to resemble the color of the existing horizontal lap siding; the proposed color is a more natural tone that ties back to the concrete, wood siding, and horizontal lap siding. The base of the proposed ADU below the vertical siding is to be a cementitious parged coat over the foundation walls, which resembles the existing foundation of the existing terrace wall of the existing house elevation facing the proposed ADU and Dorset Avenue.