

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	24227 Hawkins Landing Drive, Gaithersburg	Meeting Date:	12/18/2024
Resource:	Master Plan Site #14/14 Bowen-Woodfield Farm	Report Date:	12/11/2024
Applicant:	Muse Kirwan Architects (William Kirwan, Agent)	Public Notice:	12/04/2024
Review:	HAWP	Tax Credit:	No
Permit No.:	1094686	Staff:	Laura DiPasquale
Proposal:	Porch and fenestration alterations, basement alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with three (3) conditions** the HAWP application, with final approval delegated to staff.

1. The north attic window must be reduced in size to avoid impacting the bargeboard, and the shutters eliminated.
2. The new steps proposed on the south side of the front porch must be constructed of wood.
3. The applicant must submit dimensioned window specifications and/or window installation details for the proposed new and replacement windows. The proposed replacement window on the south elevation must match the dimensions of the existing window.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #14/14 *Bowen-Woodfield Farm*
STYLE: Vernacular
DATE: c. 1891



Figure 1: The Bowen-Woodfield Farm at 24227 Hawkins Landing Drive (shown with yellow star).

The historic site designation report in the 2009 *Damascus-Goshen Master Plan Amendment* describes the property as follows:

The Bowen-Woodfield Farm is highly representative of a progressive-era farmstead. The house is noteworthy for conveying an architectural styling popular in the early twentieth century but found in Montgomery County mainly in Chevy Chase and Bethesda. Characteristic of this era is architectural detailing includes bracketed eaves, molded window cornices, and corbelled chimneys. The farmstead was operated by James Bowen, a New York native, and his wife Eliza in the late 1800s and early 20th century. In 1920, the Bowens conveyed the farm to Grant E. Woodfield, who established a 186-acre dairy farm. The dairy barn, three bays by ten bays, has a gambrel roof with metal ventilators. A covered walkway connects the structure with a milkhouse.

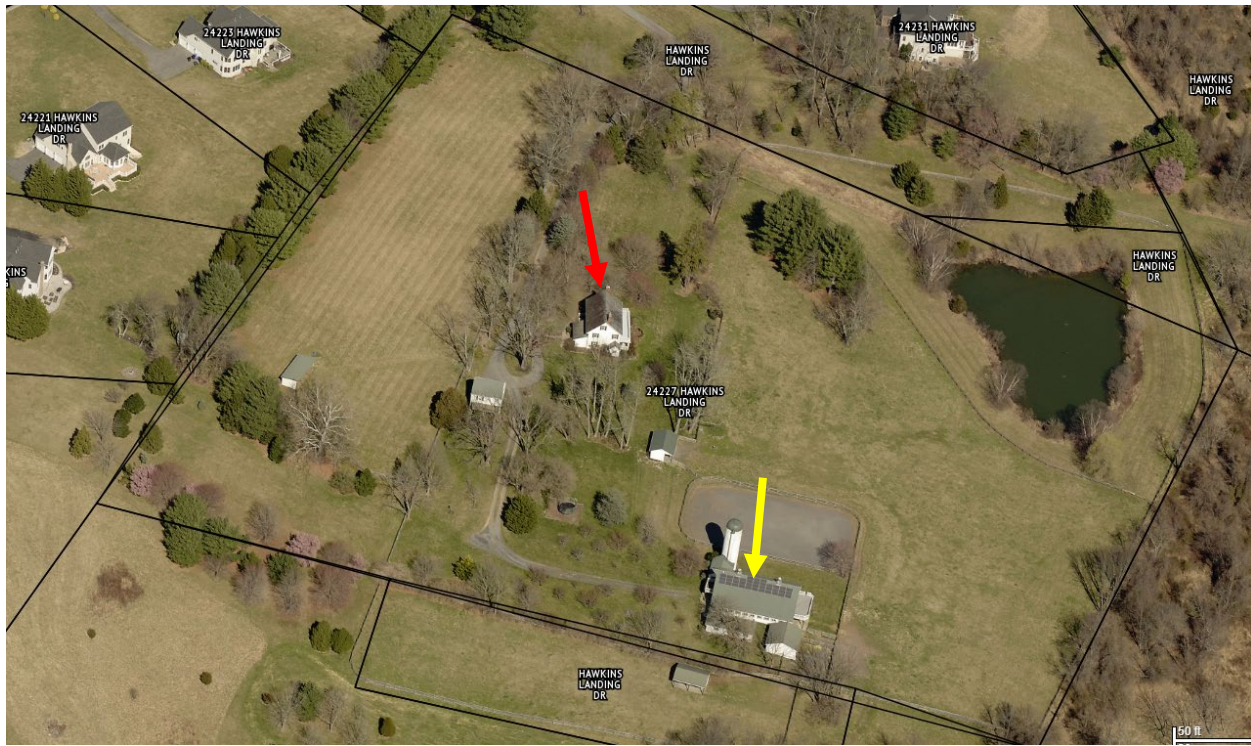


Figure 2: Birdseye view of the property at 24227 Hawkins Landing Drive. The red arrow points to the house and the yellow arrow points to the dairy barn. Source: ConnectExplorer, 2023.

BACKGROUND

On August 14, 2024, the applicants received a preliminary consultation review for the proposed project, which involves several exterior alterations to the farmhouse and its landscape. At that time the HPC offered the following feedback:

- The proposed alterations to the west addition are appropriate and compatible with the historic property.
- Additional information on the gabled vestibule is warranted to determine whether the vestibule is an original feature of the property (such as through photographs of the foundation, etc...). One Commissioner opined that the vestibule appears to be a character-defining feature. Others disagreed and supported its removal.
- The corbelled chimneys are character-defining features of the property. The southern chimney proposed for removal should be retained above the roof level and supported beneath as originally proposed. If not feasible, Commissioners offered suggestions such as partially rebuilding on the interior of the shaft to reduce the weight. One Commissioner suggested that the chimney could be

moved to the exterior wall. Others disagreed and argued that it should remain in its original location above the roofline.

- One Commissioner suggested recording the interior structure of the chimney for informational purposes, to help determine its original use and configuration, as the thickness of the chimney within the house is unusual.
- The proposed window on the east façade is undersized and out of keeping with the scale and rhythm of the historic house. A wider/larger window matching the other windows on the elevation, or matching the head and sill heights but aligned with the width of the door below in a one-over-one configuration would be more appropriate.
- Opinions were mixed on the proposed north window. Some Commissioners suggested reducing the size of the window to avoid impacting the bargeboard and eliminating the shutters, noting that it was not unusual for attic windows of this period to be smaller and to not have shutters. One Commissioner supported the window as proposed.
- No issues with the proposed terrace and walkways were identified.

PROPOSAL

This application proposes several exterior alterations to the farmhouse and its landscape, including:

1. adding a second-floor window on the east elevation (façade);
2. modifying a non-historic shed addition on the west elevation;
3. demolishing a small gable roof vestibule sheltering the cellar entrance on the south elevation and installing a new Bilco (steel) door over the cellar entrance;
4. adding a new window with louvered shutters at the location of the cellar vestibule that matches the existing windows on the south elevation;
5. installing a new wood window with shutters at the attic level on the north elevation;
6. adding new bluestone-paved walkways and steps along the south and east sides of the house and a larger terrace along the south side of the house, and,
7. (*NEW WORK ITEM*) altering the front porch to remove the existing south side railing and adding new synthetic wood steps.

At the preliminary consultation review, the applicant also requested to remove the entirety of the southern chimney, including the stack above the roofline. The Commissioners present found that the corbelled chimneys are character-defining features of the property and recommended that the chimney above the roofline be retained or rebuilt to its original appearance. This application proposes to retain the chimney above the roofline and add interior structural supports in the attic allowing the chimney stack to remain.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance **shall** take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Montgomery County Code Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with, or detrimental to the preservation,

- enhancement, or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure 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.
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The applicable *Standards* are as follows:

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

Historic Preservation Commission Policy No. 24-01: Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

Now, THEREFORE:

WHEREAS, Section 24A-8(b) of the Montgomery County Code identifies seven criteria to evaluate approvable HAWPs for properties designated on the Master Plan for Historic Preservation or properties that are in a historic district designated on the Master Plan for Historic Preservation;

WHEREAS, nothing in this policy may supersede Council-adopted Design Guidelines for Historic Districts or Sites that already specify the use of certain materials and finishes;

WHEREAS, porches and decks are identified as character-defining features of historic buildings;

WHEREAS, if the HPC determines the porch flooring/decking has deteriorated beyond repair, it shall be the policy of the Historic Preservation Commission that:

1. Sites listed on the Master Plan for Historic Preservation are properties that have been designated to the Master Plan for Historic Preservation based on their individual historic significance, including architectural significance. Because of the significance of these sites, preserving its historic character is of paramount concern. Wood is the appropriate material to maintain the historic appearance, materials, and construction methods at Master Plan sites. The HPC does not evaluate wood and species. The finish applied needs to be compatible with the species selected.

STAFF DISCUSSION

Façade - New Window (East Elevation)

The applicant proposes to add a window to the façade of the original house (*Figure 3*). For the preliminary consultation review, the applicants proposed to add a small wood one-over-one double-hung window, but after receiving feedback from the HPC that the proposed window was undersized, revised the window to match the other windows on the elevation. Staff finds that the proposal responds to the HPC's feedback and is a compatible in material and design with the historic property, in keeping with Chapter 24A-8(b)(2).



Figure 3: East elevation of the house. The red arrow points to the location of the proposed window.



Figure 4: East elevation drawings, preliminary consultation proposal (left) and current proposal (right). The red arrow points to the location of the proposed window.

Alterations to Non-Historic Rear Shed Addition (West Elevation)

The applicant proposes to alter a non-historic, shed-roofed addition on the rear elevation. This includes removal of the existing siding and installation of new siding and fenestration. The overall footprint and scale of the addition would remain intact. The proposed multi-light wood doors and ribbons of two-over-two, wood-sash windows set over painted synthetic wood panels maintains the proportions evident on the original house, and are compatible with and differentiated from the historic fabric. Staff finds that these alterations are compatible with the historic character of the property, in keeping with Chapter 24A-8(b)(2) and *Standard #9*, provided the synthetic wood is painted as proposed. Staff notes that the applicants changed the panels from wood to synthetic wood between the preliminary consultation and final review. In email exchanges with staff, the applicants indicated that the material will be a solid core, paintable material such as MDF, with no seams within the frame around the panels.



Figure 5: West elevation showing the non-historic shed roof addition.



Figure 6: West elevation drawings, existing (left) and proposed (right).

Demolition of the Gable Vestibule and Installation of a New Window (South Elevation)

The applicant proposes to remove the existing gable vestibule covering the cellar entrance and replace it with a Bilco (steel) door. At the preliminary consultation review, the Commissioners were split on the removal of the vestibule, with one Commissioner opining that the vestibule appears to be a character-defining feature, while others disagreed and supported its removal. Commissioners requested additional information for the HAWP. The applicants have subsequently submitted additional photographs and written explanation noting that there are rubble walls on either side of the basement stairs, but a concrete foundation and steps beneath the vestibule. The applicants state that it is their opinion that, “while there may have been a cellar access door here originally, our professional opinion is that it is more likely that the original entrance was an historic low sloped cellar access door and that the existing structure above the stone foundation was built at a later time possibly to protect against rain water intrusion.”

Staff has not determined the precise age of this vestibule but notes that the detailing is similar to that of the main house with matching Dutch lap siding, slate roofing, overhanging eaves, and other details that suggests it was added in the early 20th century, but may not be an original feature of the dwelling. The proposal calls for a new two-over-two, double-hung, wood-sash window that matches the design, material, and dimensions of the other windows on this elevation in the location of the demolished vestibule. Staff finds that the alteration would not substantially alter the exterior features of the site and that the proposed window and Bilco door are compatible with the historic site, in keeping with Chapter 24A-8(b)(1) and (2).

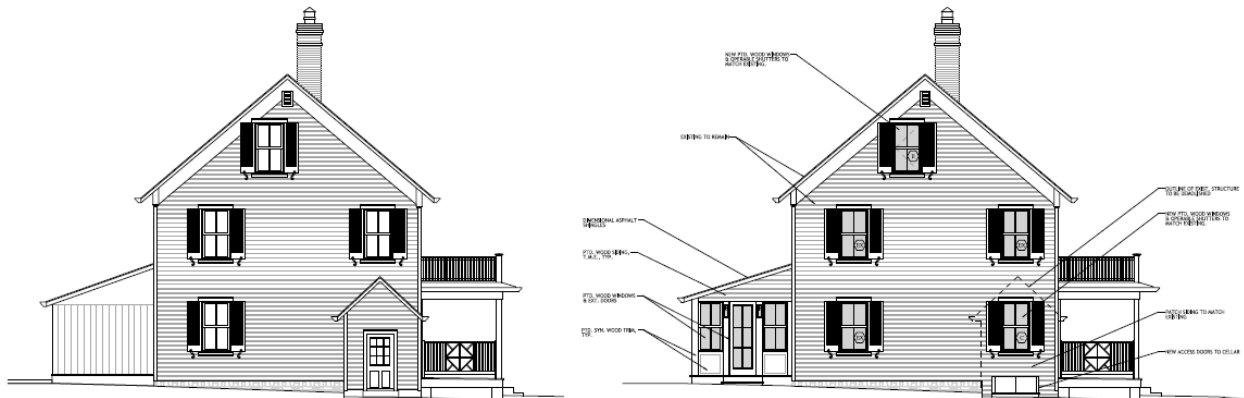


Figure 7: South elevation drawings, existing (left) and proposed (right).



Figure 8: View of the south elevation with the gable vestibule on the eastern extent, and detail of the vestibule.



Figure 9: Supplemental photographs of the interior of the vestibule and walls along the cellar steps.

Replacement of the Attic Window (South Elevation)

The applicant proposes to replace an existing double-hung window with a casement window of matching dimensions (*Figure 10*). The applicant explained at the preliminary consultation review that they propose to replace the double-hung window with a casement with a simulated meeting rail and muntins in order to meet egress requirements for a habitable room. The applicants have not provided dimensioned drawings of the window beyond the elevation drawing, non-dimensioned 3D view of the window unit and the written window schedule, but confirmed by email to staff that the window differ from the existing window in that it will all be in one plane as opposed to the existing off-set upper and lower sash. Staff notes that the window schedule identifies all windows as having 7/8-inch muntins, but recommends that the dimension be confirmed, as 1-1/8 to 1-1/4 inch vertical muntins are typical for historic two-over-two windows. Staff finds that, provided the dimensions of the muntin, faux meeting rail, and installation details match the existing window, the lack of offset will be a minor change and will remedy a potentially unsafe condition by creating a means of egress, in keeping with Chapter 24A-8(b)(4).

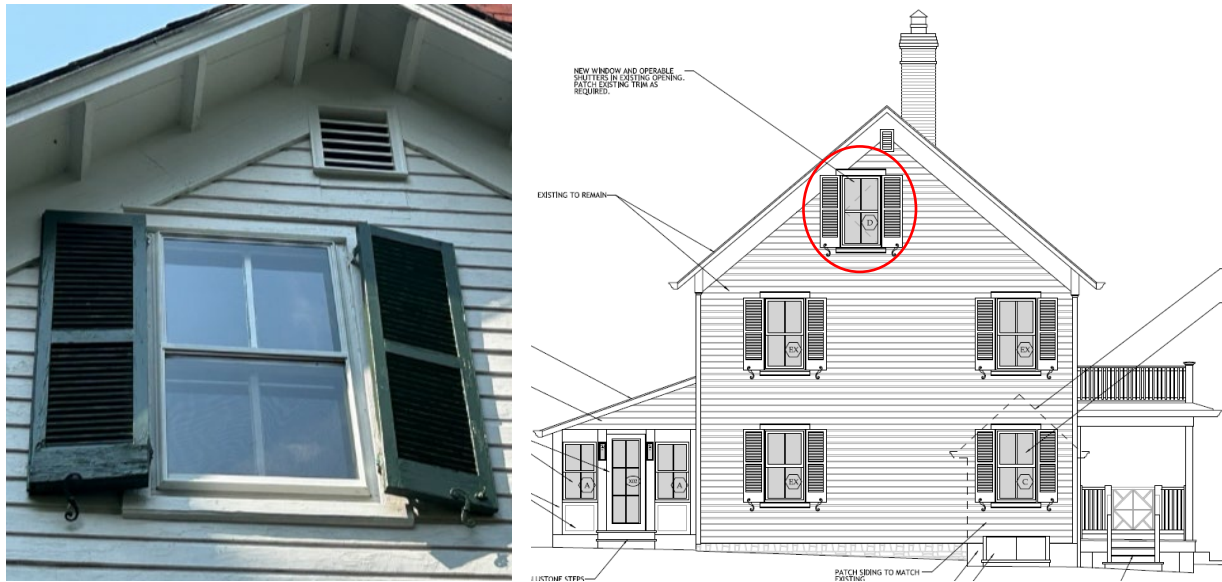


Figure 10: Photograph of the south elevation attic window (left) and proposed south elevation drawings (right). The red circle show the location of the window proposed to be replaced.

WINDOW SCHEDULE

Mark	Description	F.S.	Light Cut	Remarks
A	Marvin Ultimate Wood Operable Double-Hung	2'-5 1/2" x 4'-9 1/4"	2W x 2H	Group of 3 typ. (W. elevation). With simulated divided lites & 7/8" muntin bars.
B	Marvin Ultimate Wood Operable Double-Hung	2'-8" x 4'-9 1/4"	2W x 2H	Heads to align w/adj. doors and typ window head height.
C	Marvin Ultimate Wood Operable Double-Hung T.M.E. GC to verify	2'-7 1/2" x 4'-91/4"	2W x 2H	To match typ. window on existing residence - GC to verify dimensions and sticking profiles
D	Marvin Ultimate Wood Operable Outswing Casement	2'-7 1/2" x 4'-91/4"	2W x 2H	Overall dims T.M.E. Provide horizontal muntin to simulate double-hung lock rail.
EX	Existing window to remain			

NOTES:

1. Contractor to verify all dimensions in field prior to placing order, typical.
2. Contractor shall provide shop drawings for architect's review prior to placing order.
3. All windows to have simulated divided lites - 7/8" muntin bar with internal spacer bar
4. Window swings are indicated on plans & elevations.
5. Provide safety/tempered glass per IRC/ local code.
6. Provide ultraview screens at all operable windows.

Figure 11: Window schedule describing the proposed south attic window (D).

New Attic Window (North Elevation)

The applicant proposes to install an attic-level casement window with shutters abutting the gable end exterior brick chimney. The window would match the proposed new casement window on the south elevation in dimensions and appearance. This size and location of the proposed window would directly affect the original bargeboard. Staff finds that the scale of this window is inconsistent with the character of the dwelling. While the south elevation features a similar window in its attic, that elevation lacks an exterior chimney. Most houses of this era with an exterior chimney feature smaller windows in the attic compared to the lower stories. At the preliminary consultation review, the Commissioners present had mixed opinions on the proposed north window. Some Commissioners suggested reducing the size of the window to avoid impacting the bargeboard and eliminating the shutters, noting that it was not unusual for attic windows of this period to be smaller and to not have shutters. The applicants argued that the window matches that on the south elevation. One Commissioner supported the window as proposed. No changes have been made to the proposed window following the preliminary consultation. Staff notes that the north and south elevations are not identical, and that creating a false sense of historical development is expressly discouraged by *Standard 3*. Staff recommends that the size of the window be reduced to avoid impacting the bargeboard, and the shutters removed, finding that, with revisions, the proposed window would be compatible with the historic resource, in keeping with Chapter 24A-8(b)(2), and differentiated from but compatible with the historic resource, in keeping with *Standard 9*.



Figure 12: North elevation. The red arrow points to the location of the proposed casement window.



Figure 13: North elevation drawings, existing (left) and proposed (right). The red arrow points to the proposed casement window.

Landscape - New Bluestone Terrace and Walkways, and – NEW WORK ITEM – porch modifications/new porch steps

The applicant proposes to install a new terrace adjacent to the south elevation of the house with walkways accessing the east and west elevations and extending from the addition west to the driveway. The HPC did not express any concerns about the proposed terrace or walkways during the preliminary consultation review.

Following the preliminary consultation review, the applicant modified the proposed bluestone path to the existing front porch steps to a new set of synthetic wood steps to be added to the south end of the historic front porch. A portion of the existing porch railing would be removed to accommodate the new steps. Staff notes that the use of synthetic wood on a Master Plan-designated historic porch is out of keeping with the HPC’s Policy No. 24-01 and must be revised to show wood steps.

A note on the cover sheet indicates that “additional grading will be necessary to accommodate new terraces etc...” Staff notes that the modified grading was not shown in the preliminary submission, nor in the HAWP submission as requested in the preliminary consultation report, and that the terrace and some walkways are not shown in elevation or section, despite those items being requested in the preliminary consultation report. Provided the grading and excavation are surface-level only, staff finds that a bluestone paving material is compatible with the historic property and that proposed walkways and terrace will not have an adverse effect on the historic property, and will satisfy *Standards #2 and #9*.

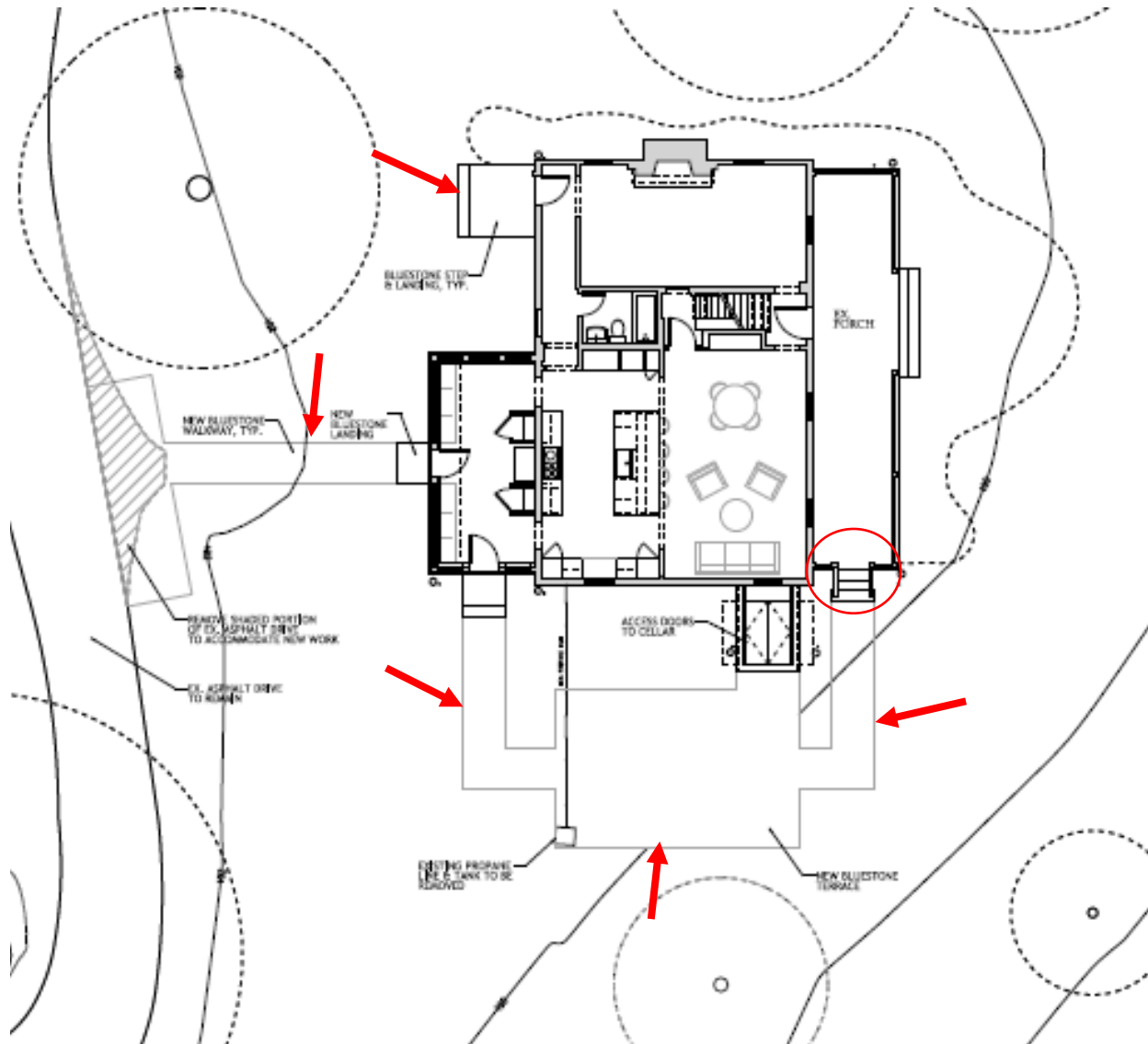


Figure 14: Revised site plan with red arrows showing the proposed bluestone walkways and terrace south of the house. The proposed new porch steps on the south end of the front porch are circled in red.

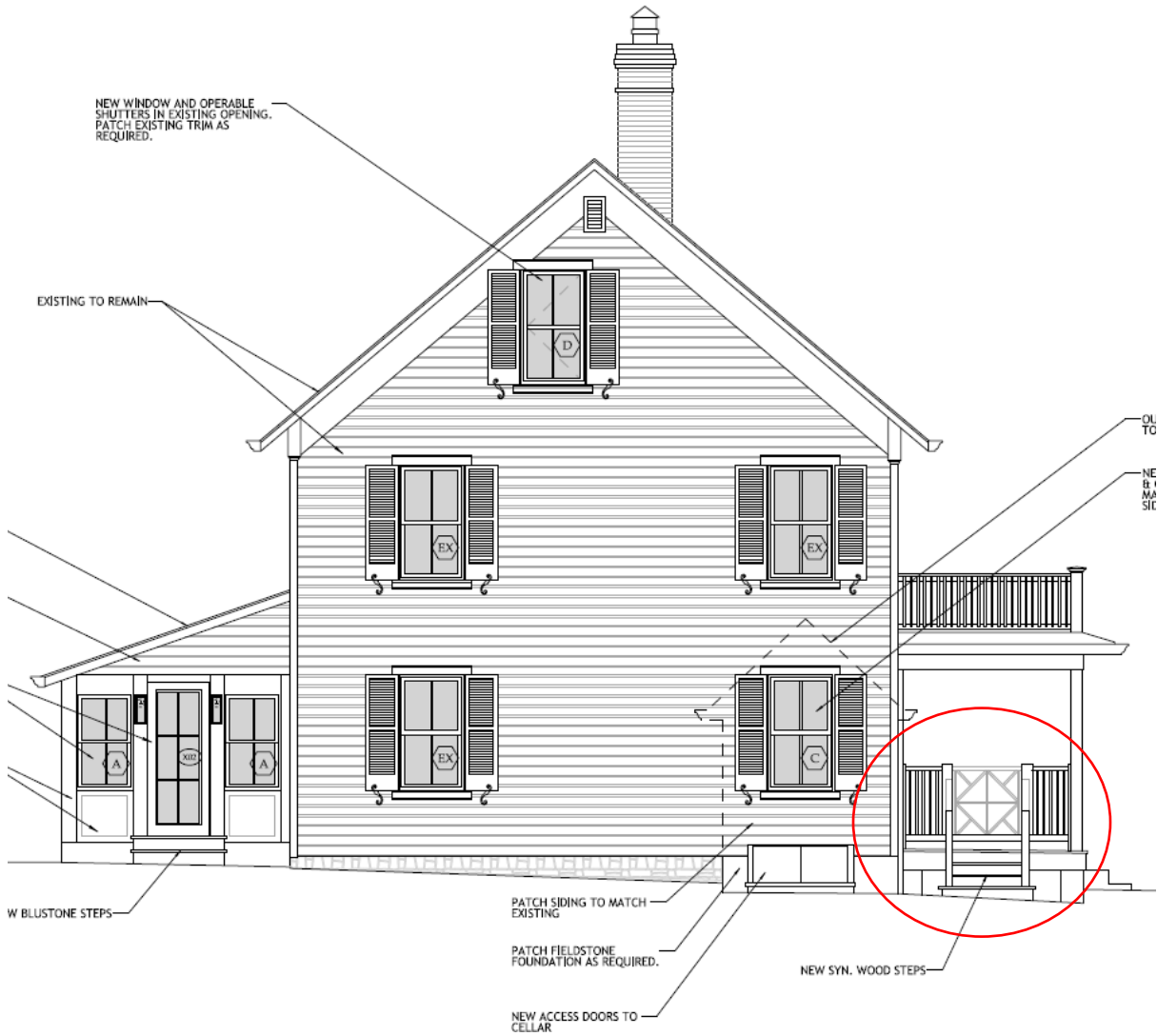


Figure 15: The red circle shows the location of the proposed new front porch steps.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with three (3) conditions** the HAWP application with final approval delegated to staff;

1. The north attic window must be reduced in size to avoid impacting the bargeboard, and the shutters eliminated.
2. The new steps proposed on the south side of the front porch must be constructed of wood.
3. The applicant must submit dimensioned window specifications and/or window installation details for the proposed new and replacement windows. The proposed replacement window on the south elevation must match the dimensions of the existing window.

under the Criteria for Issuance in Chapter 24A-(b)(1), (2), and (4), having found that the proposal, as modified by the conditions, will not substantially alter the exterior features of the historic resource; is compatible in character with the purposes of Chapter 24A; would enhance or aid in the protection, preservation and public or private utilization of the historic site in a manner compatible with the historical, archeological, architectural or cultural value of the historic site;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

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 301-495-2167 or laura.dipasquale@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# 1094686
DATE ASSIGNED _____

APPLICANT:

Name: Muse Kirwan Architects
Address: 7401 Wisconsin Ave. Suite 500,
Daytime Phone: 301-718-8118

E-mail: sachu@musekirwan.com
City: Bethesda MD Zip: 20814
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: As above
Address: _____
Daytime Phone: _____

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 14-14

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name Bowen-Woodfield Farm

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: 24227 Street: HAWKINS LANDING DRIVE
Town/City: GAITHERSBURG, MD Nearest Cross Street: HAWKINS CREAMERY RD
Lot: _____ Block: _____ Subdivision: _____ Parcel: P308

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

Date 11/26/2024

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:

PATTERN KEY

	WOOD FRAMED WALL		BATT INSULATION		FINISH WOOD		PORTLAND CEMENT STUCCO
	CONTINUOUS WOOD FRAMING		RIGID INSULATION		SYNTHETIC BOARD		CONCRETE MASONRY UNIT
	WOOD BLOCKING		SPRAY FOAM INSULATION		FERROUS METAL		CONCRETE
	PLYWOOD		GYPSON WALL BOARD		STONE		EARTH/SOIL
	ELEMENT NAME		CENTERLINE		SPOT/FL. EL.		WINDOW TYPE
	BREAKLINE		WALL SECTION		REVISION NUMBER		DOOR TYPE
	DETAIL CALLOUT		BUILDING EL./SECTION		FIXTURE/APPLIANCE TYPE		

LIST OF ABBREVIATIONS

Abbreviation	Item	Abbreviation	Item	Abbreviation	Item
@	At	FLR.	Floor	PLY., PLYWD	Plywood
A.F.F.	Above Finish Floor	FLRG.	Flooring	P.T.	Pressure Treated
ABV.	Above	F.O.	Face of	PTD.	Painted
A.H.U.	Air Handling Unit	F.O.S.	Face of Stud	R.	Riser(s)
APPROX.	Approximate	F.O.M.	Face of Masonry	R.O.	Rough Opening
BD.	Board (or Bead, if applicable)	FRMG.	Framing	REINF.	Reinforcing
BLDG.	Building	FT.	Foot	SHTG.	Sheathing
BLKG.	Blocking	FTG.	Footing	SM.	Similar
BM.	Beam	GALV.	Galvanized	STD.	Standard
C.	Concrete	GW.B.	Gypsum Wall Board	STL.	Steel
CL	Center Line	HB	Hose Bib	ST. STL.	Stainless Steel
CLG.	Ceiling	HT.	Height / Heat	STOR.	Storage
C.J.	Ceiling Joist	H.W.	Hot Water	STRUC.	Structure
CMU	Concrete Masonry Unit	IN.	Inch	SW.	Switch
COL.	Column	JST.	Joint	T	Treads
CONC.	Concrete	JT.	Joint	T&G	Tongue and Groove
CONT.	Continuous	M., MAS.	Masonry	TJI	Truss Joists
CPR.	Copper	MDO	Medium Density Overlay	T.O.	Top of
DS.	Downspout	MDF	Medium Density Fiberboard	T.O. ARCH	Top of Arch
DWG.	Drawing	MEM.	Membrane	T.O.W.	Top of Wall
EQ	Equal	M.O.	Masonry Opening	U.N.O.	Unless Noted Otherwise
EX.	Existing	MECH.	Mechanical	W	With
EXT.	Exterior	MIL.	1/1000 inch	WD.	Wood
F.D.	Floor Drain	MIN.	Minimum	WIN., WDW.	Window
FIN.	Finish	O.C.	On Center	WPG	Waterproofing
FLASHG	Flashing	O.W.T.	Open Web Truss	WWF	Welded Wire Fabric

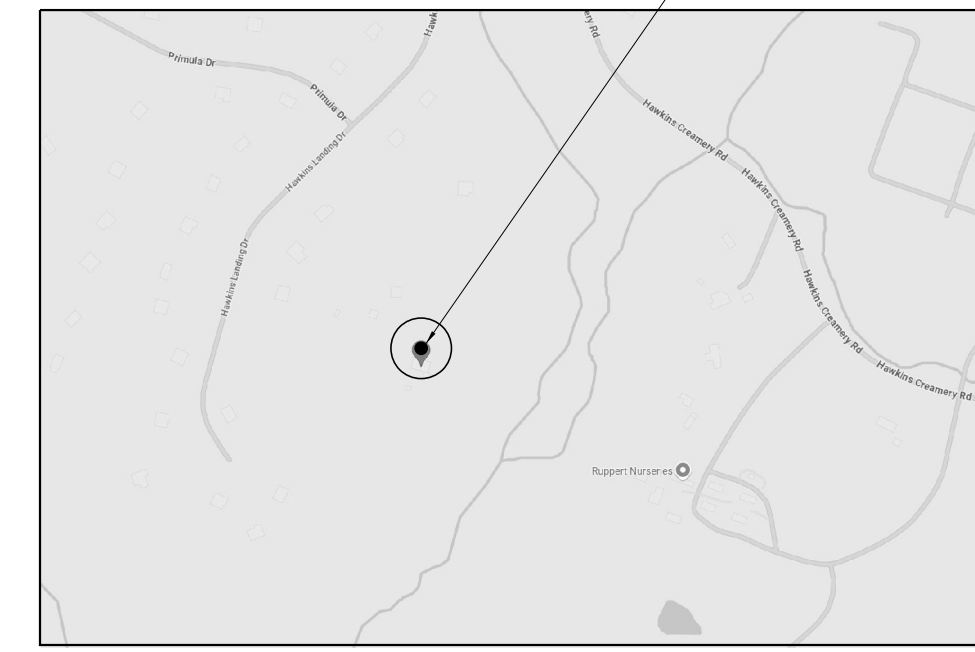
GENERAL NOTES

- The following notes shall apply to all drawings made as part of the Contract for construction for this project, including those drawings listed in the INDEX OF DRAWINGS on this sheet:
- The Contractor shall field verify all dimensions.
 - DO NOT SCALE THE DRAWINGS to obtain dimensions.
 - Dimensions shown are to face of structure (i.e. face of stud, masonry, concrete) unless noted otherwise on the drawings.
 - All construction resulting from the execution of this Work shall conform to the current 2018 International Residential Code (IRC) with amendments, and the Maryland Building Performance Standards (MBPS); and with any other requirements established by Montgomery County and the state of Maryland.
 - All Work represented in the drawings for this project shall be considered part of the Work required by the Contract Documents for the project and shall be executed in a manner consistent with the provisions described in the Specifications and General Notes.
 - The construction work described in these drawings is applicable only to this Project. The Architect accepts no liability whatsoever for any construction Work performed on the basis of these drawings if such Work is not executed under a general Contract.
 - The Contractor shall comply with current requirements for Montgomery County & the state of Maryland for radon mitigation.

ZONING SUMMARY

LOT DESCRIPTION:	Parcel 308		
ADDRESS:	24227 Hawkins Landing Drive, Gaithersburg, MD 20882		
ZONE:	RC (Rural Cluster Zone)		
	ALLOWABLE (per Montgomery County, Maryland Zoning Ordinance)	EXISTING	PROPOSED
LOT AREA:	5 Acres	11.000 Acres	Existing to remain. No change.
LOT COVERAGE:	10% max.		Existing to remain. No change.
PRINCIPAL BUILDING SETBACKS:	FRONT: 50 FT min. SIDE: 50 FT min. REAR: 35 FT min.		Existing to remain. No change.
PRINCIPAL BUILDING HEIGHT:	50 FT max		Existing to remain. No change.

VICINITY MAP



DESIGN PARAMETERS

Montgomery County, Maryland			
GROUND SNOW LOAD	30 psf	DECAY	Slight to moderate
WIND SPEED	115 mph	WINTER DESIGN TEMP.	13°F
SEISMIC DESIGN CATEGORY	B	ICE SHIELD UNDERLAYMENT REQ'D.	Yes
WEATHERING	SEVERE	FLOOD HAZARDS	July 2, 1979
FROST LINE DEPTH	30 inches	AIR FREEZING INDEX	300
TERMITE	Moderate to heavy	MEAN ANNUAL TEMP.	55°F

Soil Bearing capacity: 2000 psf or as determined by geotechnical evaluation

SCOPE OF WORK

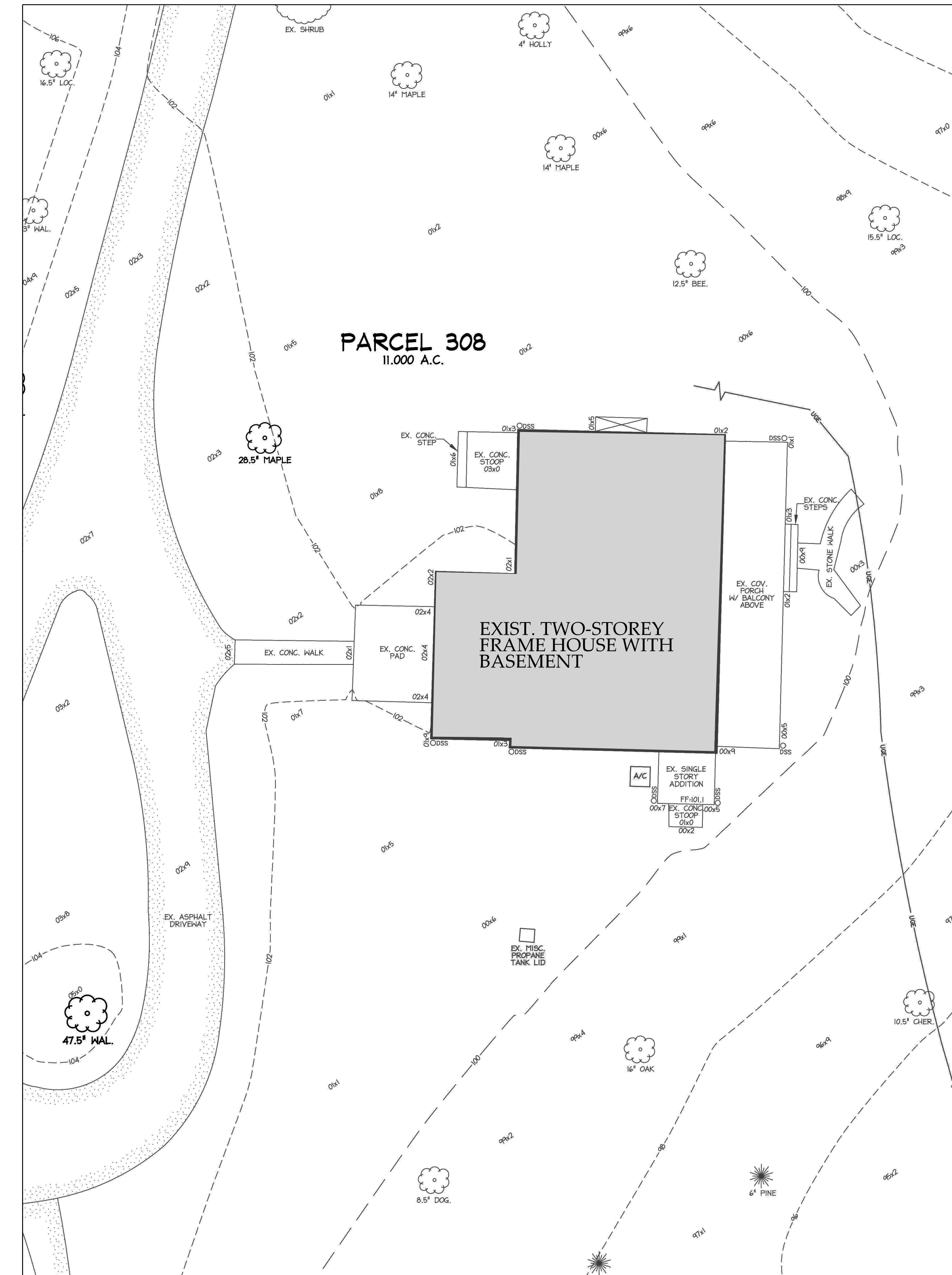
- This project is for the alteration of an existing residence in Montgomery County, MD.
- The alteration work consists of interior renovations to the first and second floors including the attic floor with structural modifications per the drawings.
- The exterior alterations include the updating of steps/landings and a new terrace. Also, a cellar access door in lieu of the existing cellar access structure, and windows/doors modifications per the drawings.

INDEX OF DRAWINGS

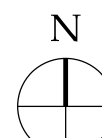
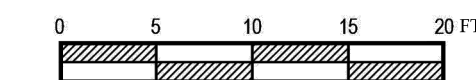
Sheet	Drawing Title
A001	COVER SHEET
A002	PROPOSED SITE PLAN
A003	PROPOSED SITE PLAN
D101	DEMOLITION FLOOR PLANS
D101	DEMOLITION FLOOR PLANS
A101	PROPOSED FLOOR PLANS
A102	PROPOSED FLOOR PLANS
A201	PROPOSED ELEVATION
A202	PROPOSED ELEVATION
A203	PROPOSED ELEVATION
A204	PROPOSED ELEVATION
A301	BUILDING SECTION AND DETAILS
S001	STRUCTURAL NOTES AND ABBREVIATIONS
S100	FOUNDATION AND FIRST FLOOR PLAN
S101	FIRST AND SECOND FLOOR FRAMING PLANS
S102	FIRST AND SECOND FLOOR FRAMING PLANS
S201	FOUNDATION SECTIONS
S301	FRAMING SECTIONS
S302	FRAMING SECTIONS
E101	PROPOSED ELECTRICAL FLOOR PLANS
E102	PROPOSED ELECTRICAL FLOOR PLANS
E103	LIGHTING FIXTURE SCHEDULE

RENOVATION OF THE CLAYTON / WATKISS RESIDENCE

24227 HAWKINS LANDING DRIVE GAITHERSBURG, MD 20882



1 A001 EXISTING SITE PLAN SCALE: 1" = 10'



Professional Certification.
I, William E. Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 07/23/2025.

MUSE ARCHITECTS, PC
Architecture and Interior Design
7401 Wisconsin Avenue, Suite 500 Bethesda, MD 20814
Phone 301.718.8118 www.musearchitects.com

RENOVATION OF & ADDITION TO THE CLAYTON/WATKISS RESIDENCE
24227 HAWKINS LANDING DRIVE GAITHERSBURG, MD 20882

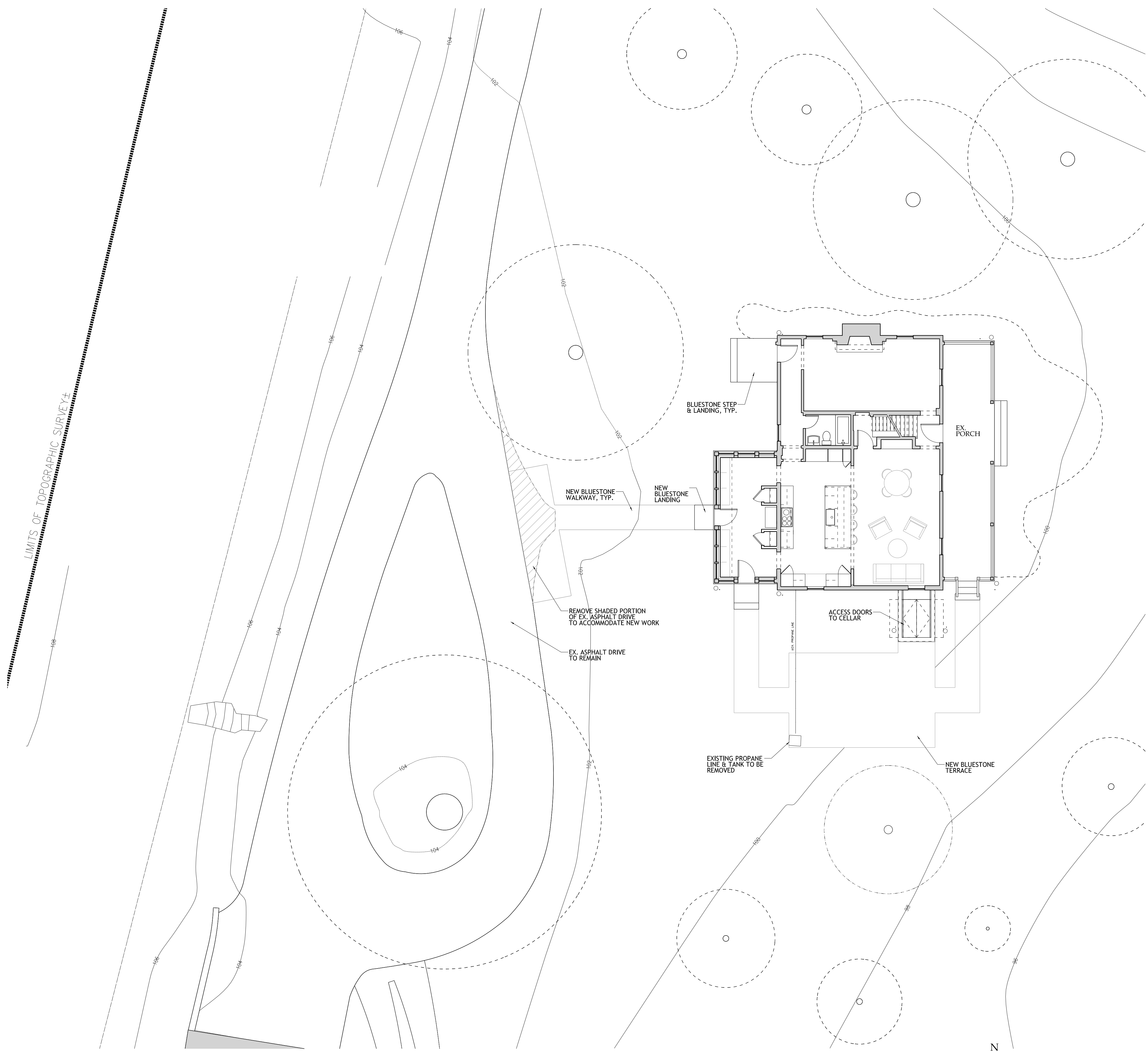
21.18
HAWP APPLICATION
2024 NOVEMBER 27

COVER SHEET
SCALE: 1/4" = 1'-0"



SHEET NO. **A001**

GENERAL NOTES:
 1) GRADING AS SHOWN REPRESENTS EXISTING CONDITIONS; ADD'L GRADING WILL BE NECESSARY TO ACCOMMODATE NEW TERRACES ETC.
 2) GC TO VERIFY THE LOCATION OF UTILITIES AS MARKED AND ANTICIPATE RELOCATION TO ACCOMMODATE EXCAVATION FOR NEW WORK.
 3) EXISTING PROPANE SERVICE TO BE ABANDONED; GC TO ASSESS EX. ELECTRICAL PANEL SUITABILITY FOR POWER REQMENTS. OF NEW WORK



1 SITE PLAN
 A002 SCALE: 1/8" = 1'-0"

EXISTING WALL TO REMAIN
 NEW CONSTRUCTION

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RENOVATION OF & ADDITION TO THE
CLAYTON/WATKISS RESIDENCE
 24227 HAWKINS LANDING DRIVE GAITHERSBURG, MD 20882

21.18

HAWP APPLICATION
 2024 NOVEMBER 27

SITE PLAN
 SCALE: 1/4" = 1'-0"



SHEET NO.
A002

FINISH SCHEDULE

	Room	Floor	Wall	Ceiling	Ceiling Ht.	Trim Type	Remarks
FIRST FLOOR	MUDROOM 101	HDWD	PTD GWB	PTD GWB	7'-8 1/4"	PTD.WD.BASE	
	KITCHEN 102	HDWD	PTD GWB	PTD GWB	8'-8 1/2"	PTD.WD.BASE	
	LIVING ROOM 103	HDWD	PTD GWB	PTD GWB	8'-9"	PTD.WD.BASE	
	EXIST. HALL 104	HDWD	PTD GWB	PTD GWB	7'-11"	PTD.WD.BASE	GC to modify trim to match new renovated areas.
	EXIST. BATH 105	HDWD	PTD GWB	PTD GWB	8'-5 1/4"	PTD.WD.BASE	
SECOND FLOOR	EXIST. LIVING ROOM 106	HDWD	PTD GWB	PTD GWB	8'-7 3/4"	PTD.WD.BASE	
	STAIR HALL 201	HDWD	PTD GWB	PTD GWB	7'-8"	PTD.WD.BASE	
	HALL BATH 202	CER. TILE	PTD GWB	PTD GWB	7'-9"	TILE BASE	Tiled walls at tub/shower to ceiling
	PRIMARY BEDROOM 203	HDWD	PTD GWB	PTD GWB	7'-9"	PTD.WD.BASE	
	PRIMARY BATH 204	STONE TILE	PTD GWB	PTD GWB	7'-9"	TILE BASE	Tiled walls at tub/shower to ceiling
	CLOSET 205	HDWD	PTD GWB	PTD GWB	7'-9"	PTD.WD.BASE	
	CLOSET 206	HDWD	PTD GWB	PTD GWB	7'-9"	PTD.WD.BASE	
	CLOSET 207	HDWD	PTD GWB	PTD GWB	7'-9"	PTD.WD.BASE	
	LAUNDRY 208	HDWD	PTD GWB	PTD GWB	7'-8"	PTD.WD.BASE	
	BEDROOM 1, 209	HDWD	PTD GWB	PTD GWB	7'-8"	PTD.WD.BASE	GC to modify trim to match new renovated areas.
	CLOSET 210	HDWD	PTD GWB	PTD GWB	7'-8"	PTD.WD.BASE	
	BEDROOM 2, 211	HDWD	PTD GWB	PTD GWB	7'-9"	PTD.WD.BASE	GC to modify trim to match new renovated areas.
ATTIC FLOOR	CLOSET 212	HDWD	PTD GWB	PTD GWB	7'-9"	PTD.WD.BASE	
	STAIR HALL 301	HDWD	PTD GWB	PTD GWB	VARIES	PTD.WD.BASE	
	OFFICE 1, 302	HDWD	PTD GWB	PTD GWB	VARIES	PTD.WD.BASE	
	OFFICE 2, 303	HDWD	PTD GWB	PTD GWB	VARIES	PTD.WD.BASE	
OTHER	STORAGE, 304	HDWD	PTD GWB	PTD GWB	VARIES	PTD.WD.BASE	
	NEW TERRACE 107	BLUESTONE					
	EXIST. PORCH	E.T.R.					
NOTES:							
1. Refinish all floors							
2. E.T.R. - Existing to Remain							
3. T.M.E. - To Match Existing							

INTERIOR DOOR SCHEDULE

	Mark	Location	Type / Material	Single / Pair	Size	Hdwr. Function	Remarks	
FIRST FLOOR	101A	MUDROOM 101	cased opening	N/A	2'-6" x 6'-8"	N/A		
	101B	MUDROOM 101	cased opening	N/A	2'-6" x 6'-8"	N/A		
	101C	MUDROOM 101	hinged wood	single	2'-0" x 6'-8"	passage		
	101D	MUDROOM 101	hinged wood	single	2'-0" x 6'-8"	passage		
	102A	KITCHEN 102	cased opening	N/A	2'-10" x 6'-8"	N/A		
	102B	KITCHEN 102	cased opening	N/A	2'-10" x 6'-8"	N/A		
	103A	LIVING ROOM 103	cased opening	N/A	16'-1" x 6'-8"	N/A		
	103B	LIVING ROOM 103	hinged wood	single	2'-6" x 6'-8"	passage		
	SECOND FLOOR	202A	HALL BATH 202	hinged wood	single	2'-6" x 6'-8"	privacy	
		203A	PRIMARY BEDROOM 203	hinged wood	single	2'-6" x 6'-8"	privacy	
204A		PRIMARY BATH 204	hinged wood	single	2'-4" x 6'-8"	privacy		
205A		CLOSET 205	hinged wood	single	2'-4" x 6'-8"	closet		
206A		CLOSET 206	hinged wood	pair	2'-4" x 6'-8"	closet		
207A		CLOSET 207	hinged wood	pair	2'-4" x 6'-8"	closet		
208A		LAUNDRY 208	pocket wood	single	2'-8" x 6'-8"	passage		
209A		BEDROOM 1, 209	hinged wood	single	2'-6" x 6'-8"	privacy		
210A		CLOSET 210	hinged wood	single	2'-6" x 6'-8"	closet		
211A		BEDROOM 2, 211	hinged wood	single	2'-6" x 6'-8"	privacy		
ATTIC FLOOR	212A	CLOSET 212	hinged wood	single	2'-6" x 6'-8"	closet		
	302A	OFFICE 1, 302	hinged wood	single	2'-6" x 6'-8"	privacy		
	303A	OFFICE 2, 303	hinged wood	single	2'-6" x 6'-8"	privacy		
	304A	STORAGE, 304	hinged wood	single	2'-4" x 6'-8"	closet		
	305A	STORAGE, 305	hinged wood	single	Varies	closet		
NOTES:								
1. Contractor to field verify all dimensions prior to placing order, typical.								
2. Swing as indicated in drawings.								
3. Provide safety/tempered glass per IBC/IRC/local codes, typical.								
4. UNO. all interior doors shall be 1 3/4" thick, T.M.E.								
5. Provide shop drawings for architect's review prior to placing an order.								
6. All hardware finish TBD, typical. Contractor shall verify with Owner and architect prior to placing an order.								

WINDOW SCHEDULE

Mark	Description	F.S.	Light Cut	Remarks
A	Marvin Ultimate Wood Operable Double-Hung	2'-5 1/2" x 4'-9 1/4"	2W x 2H	Group of 3 typ. (W. elevation). With simulated divided lites & 7/8" muntin bars.
B	Marvin Ultimate Wood Operable Double-Hung	2'-8" x 4'-9 1/4"	2W x 2H	Heads to align w/adj. doors and typ window head height.
C	Marvin Ultimate Wood Operable Double-Hung T.M.E. GC to verify	2'-7 1/2" x 4'-91/4"	2W x 2H	To match typ. window on existing residence - GC to verify dimensions and sticking profiles
D	Marvin Ultimate Wood Operable Outswing Casement	2'-7 1/2" x 4'-91/4"	2W x 2H	Overall dims T.M.E. Provide horizontal muntin to simulate double-hung lock rail.
EX	Existing window to remain			
NOTES:				
1. Contractor to verify all dimensions in field prior to placing order, typical.				
2. Contractor shall provide shop drawings for architect's review prior to placing order.				
3. All windows to have simulated divided lites - 7/8" muntin bar with internal spacer bar				
4. Window swings are indicated on plans & elevations.				
5. Provide safety/tempered glass per IRC/ local code.				
6. Provide ultraviolet screens at all operable windows.				

EXT. DOOR SCHEDULE

Mark	Description	Leaf	Hardware	Remarks
X01	Marvin Ultimate Wood Swinging French Door	2'-8" x 6'-8"	Entry	1 3/4" thick inswing exterior door. Verify existing header clearance. With simulated divided lites & 7/8" muntin bars.
X02	Marvin Ultimate Wood Swinging French Door	2'-8" x 6'-8"	Entry	1 3/4" thick inswing exterior door. Verify existing header clearance. With simulated divided lites & 7/8" muntin bars.
X03	Bilco classic series - Powder Coated Metal Basement Access Door	4'-3" x 6'-0" (per mfr. sizing reqs.)	Entry	
NOTES:				
1. Contractor to verify all dimensions in field prior to placing order, typical.				
2. Contractor shall provide shop drawings for architect's review prior to placing order.				

APPLIANCE SCHEDULE

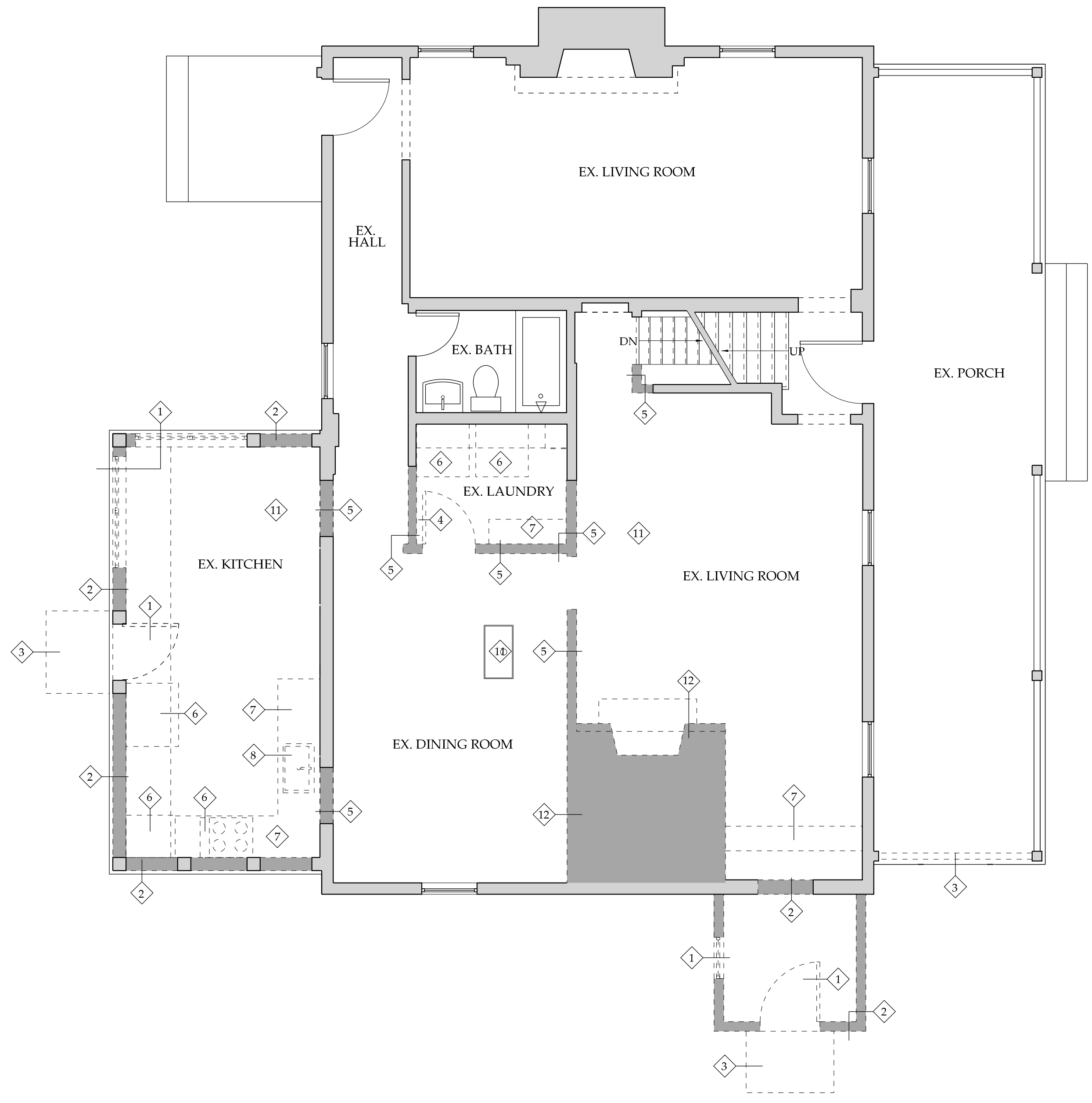
	Mark	Manufacturer/Model	Remarks
KITCHEN 102	RANGE	36" AGA Induction Range AEL361INWHT	Finish: White
	HOOD	36" AGA Wall Mount Cascade wall Hood AH3630CAC	Finish: White
	REFRIGERATOR	24" Monogram Panel-Ready built-in Column Refrigerator ZIR241NPNH	Includes Monogram ZKUN - Fully integrated refrigeration / freezer and unification kit for side by side.
	FREEZER	18" Monogram Panel-Ready built-in Column Ref. ZIF181NPNH	
	BEVERAGE REF.	24" Sub-Zero Undercounter Panel-Ready Bev. Ref. DEU2450BG/L	
	DISHWASHER	24" Monogram Panel-Ready built-In ZDT92SSINI	
	WALL OVEN	27" Viking Double Electric Oven VDOE527SS	Finish: Stainless Steel
	MICROWAVE DRAWER	24" Sharp Microwave drawer SMD2470ASY	Finish: Stainless Steel
	DISPOSAL	In-SinkErator Pro In-SinkErator Pro	Install w/ countertop air switch. Coordinate location with architect and owner prior to installation.
			3/4 HP Continuous Feed
LAUNDRY 208	WASHER	28" GE Profile (Front Loading Washer) PFW870SSVWW	Finish: White
	DRYER	28" GE Profile (Front Loading Electric Drier) PFD87ESSVWW	Finish: White
	Stacking Kit	GE stacking kit GFA28KITN	

PLUMBING SCHEDULE

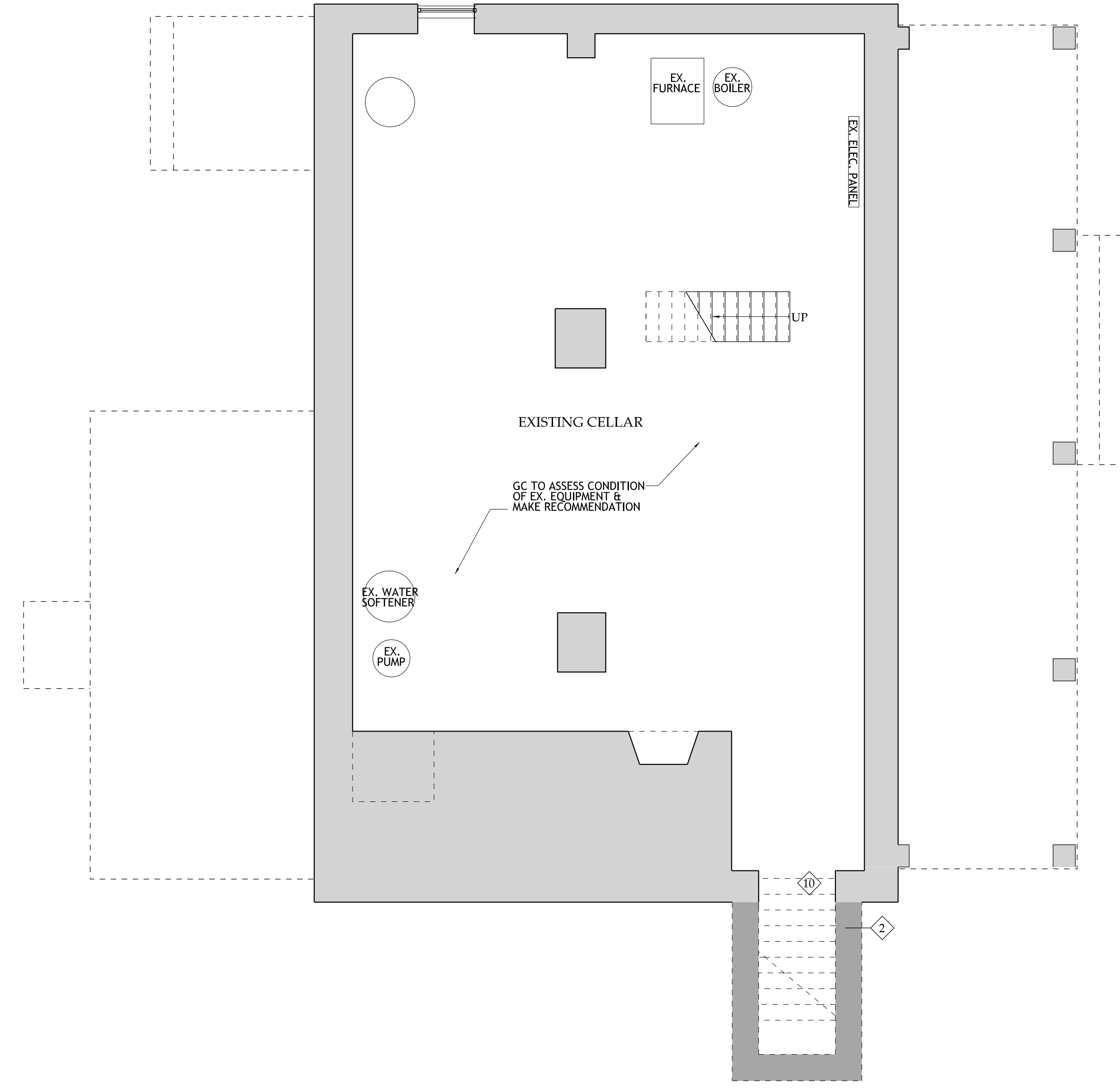
	Room	Mark	Fixture	Color	Fittings	Finish	Remarks							
SECOND FLOOR	Kitchen 102	S1	Shaws 30" Shaker Farmhouse Single Basin/Fireclay Kitchen Sink MS3018WH	White	Newport Brass - Chesterfield 1.8 GPM Widespread Bridge Kitchen Faucet 945806 & Newport Brass - Chesterfield 4.5 GPM Wall Mounted Single/Hot Pot Filler 1030-550306 Provide Brasstech 4-3/8" Solid Brass Post Type Basket Strainer with Flange 12106	Antique Brass	Provide supplies, stops, and P-trap. Provide disposal with air switch in matching finish; see appliance schedule. See plans and interior elevations for alignment/ dimensions. GC shall coordinate exact rough-in location for faucet & air switch w/ architect prior to installation.							
			Undermount porcelain sink (qty. 2)	White	Perrin and Rowe U.3141LS-PN-2 Widespread Bathroom/faucet (qty. 2)	Polished Nickel	Qty. 2ea. Provide supplies, stops, and P-trap in chrome finish. See plans for vanity alignment/ dimensions.							
			Kohler Bellwether Bath Tub 66" L x 32" W Cast Iron Soaking for Three Wall Alcove with fully tiled walls. K-847-0	White	Perrin and Rowe 7" Tub Spout U.3183PN Perrin and Rowe Multi Function Rain Shower Head U.5800PN Perrin and Rowe 7" Wall Mounted Shower Arm and Flange U.5182STN Rohl Spa Shower 1.8 GPM Single Function Hand Shower Package 1272EPN Perrin and Rowe Deco Five Function Thermostatic Valve/Trim Only with Single Cross / Lever U.TDC45W1	Polished Nickel	Provide House of Rohl R45, 1/2" Thermostatic Rough-in Valve with NPT Connection Type and up to 5 functions Provide Signature Hardware SH622PN See plans and interior elevations for fitting alignment/ dimensions. Pop-Up Drain with Overflow Cover for Alcove Tub							
	Hall Bath 202	T1	Kohler Bellwether Bath Tub 66" L x 32" W Cast Iron Soaking for Three Wall Alcove with fully tiled walls. K-847-0	White	Perrin and Rowe Deco Five Function Thermostatic Valve/Trim Only with Single Cross / Lever U.TDC45W1	Polished Nickel	See plans and interior elevations for alignment/ dimensions.	All Perrin and Rowe Deco 7" Wall Mounted Towel Ring U.6135PN , U.6148PN Deco Wall Mounted Euro Toilet Paper Holder, U.6148PN Deco Double Robe Hook, U.6122PN Deco 24" Towel Bar, U.6141PN						
									OTHER - Bathroom accessories	Polished Nickel				
									OTHER - Bathroom accessories	Polished Nickel				
	Primary Bath 204	L2	Undermount porcelain sink (qty. 2)	White	Perrin and Rowe U.3141LS-PN-2 Widespread Bathroom/faucet (qty. 2)	Polished Nickel	Qty. 2ea. Provide supplies, stops, and P-trap in chrome finish. See plans for vanity alignment/ dimensions.	Provide House of Rohl R45, 1/2" Thermostatic Rough-in Valve with NPT Connection Type and up to 5 functions Provide Signature Hardware SH622PN See plans and interior elevations for fitting alignment/ dimensions. Pop-Up Drain with Overflow Cover for Alcove Tub						
									T2	Kohler Bellwether Bath Tub 66" L x 32" W Cast Iron Soaking for Three Wall Alcove with fully tiled walls. K-847-0	White	Perrin and Rowe 7" Tub Spout U.3183PN Perrin and Rowe Multi Function Rain Shower Head U.5800PN Perrin and Rowe 7" Wall Mounted Shower Arm and Flange U.5182STN Rohl Spa Shower 1.8 GPM Single Function Hand Shower Package 1272EPN Perrin and Rowe Deco Five Function Thermostatic Valve/Trim Only with Single Cross / Lever U.TDC45W1	Polished Nickel	See plans and interior elevations for fitting alignment/ dimensions. Pop-Up Drain with Overflow Cover for Alcove Tub
		WC2	DXV Fitzgerald 2 Piece Elongated 1.28 GPF D2205CA101.415	Canvas White	DXV 7381344-200.0080A Fitzgerald Toilet Trip Lever.	Polished Nickel	See plans and interior elevations for alignment/ dimensions.	All Perrin and Rowe Deco 7" Wall Mounted Towel Ring U.6135PN , U.6148PN Deco Wall Mounted Euro Toilet Paper Holder, U.6148PN Deco Double Robe Hook, U.6122PN Deco 24" Towel Bar, U.6141PN						
OTHER - Bathroom accessories									Polished Nickel					



DEMOLITION NOTES	
MARK	REMARKS
①	Remove window and/or ext. door and associated accessories, & trim.
②	Remove exterior wall / foundation wall as necessary to accommodate new work. Provide temporary bracing & shoring as required; see structural drawings.
③	Remove exterior landing/steps and/or guardrails as necessary to accommodate new work.
④	Remove interior door, jamb, casing and associated accessories.
⑤	Remove interior wall as necessary to accommodate new work. Provide temporary bracing & shoring as required; see structural drawings.
⑥	Remove appliances. Verify w/ owner any items to be salvaged for re-use.
⑦	Remove built-ins, shelving & cabinetry.
⑧	Remove kitchen fixtures, fittings, finishes, & accessories. Verify w/ owner any items to be salvaged for re-use.
⑨	Remove bath fixtures, fittings, finishes, & accessories. Verify w/ owner any items to be salvaged for re-use.
⑩	Remove interior stairs and handrails as necessary to accommodate new work.
⑪	Refinish all floors.
⑫	Remove existing masonry fireplace and chimney.
GENERAL NOTES:	
1	Remove dotted portion of existing wall to accommodate new work, typ.
2	Special care should be taken to prevent damage to existing conditions scheduled to remain.
3	Verify w/ owners items to be salvaged for re-use, typ.
4	Any portion of house exposed by removal of existing work shall be patched to match adjacent existing or new surface as required. This includes but is not limited to walls, floors, ceilings etc.
5	Refer to electrical plans for electrical demo notes.
6	Remove all mechanical bulkheads that are no longer in use. Patch & repair as necessary.
7	Coordinate the removal of existing HVAC, plumbing, & electrical to accommodate new work.
8	Remove radiators throughout and hardwood floors patched and refinished.

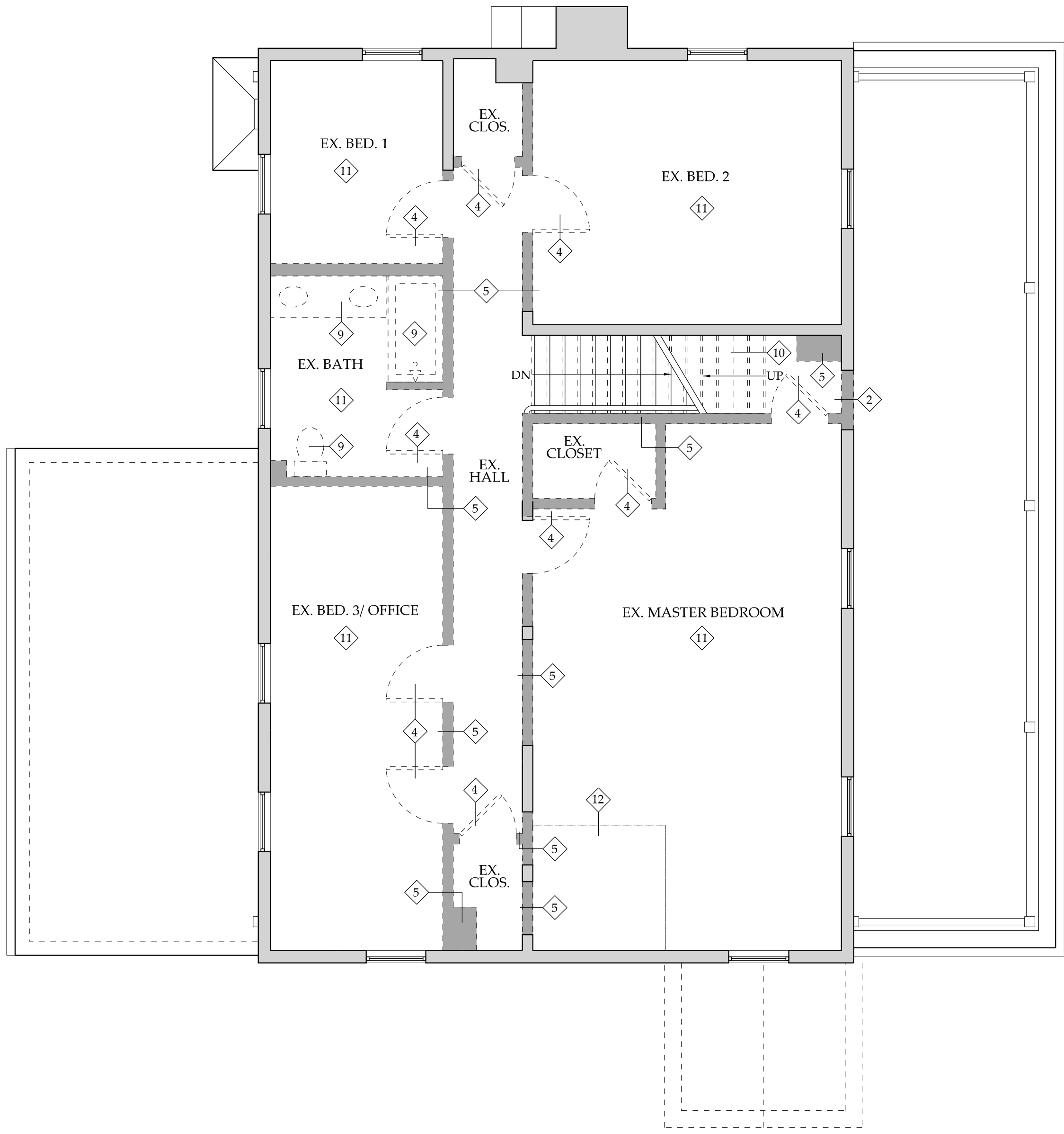
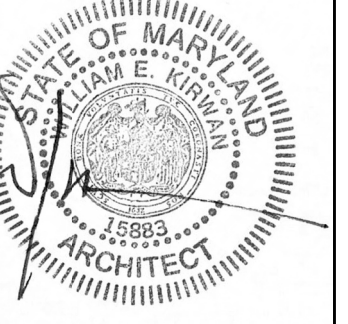


1 DEMOLITION FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

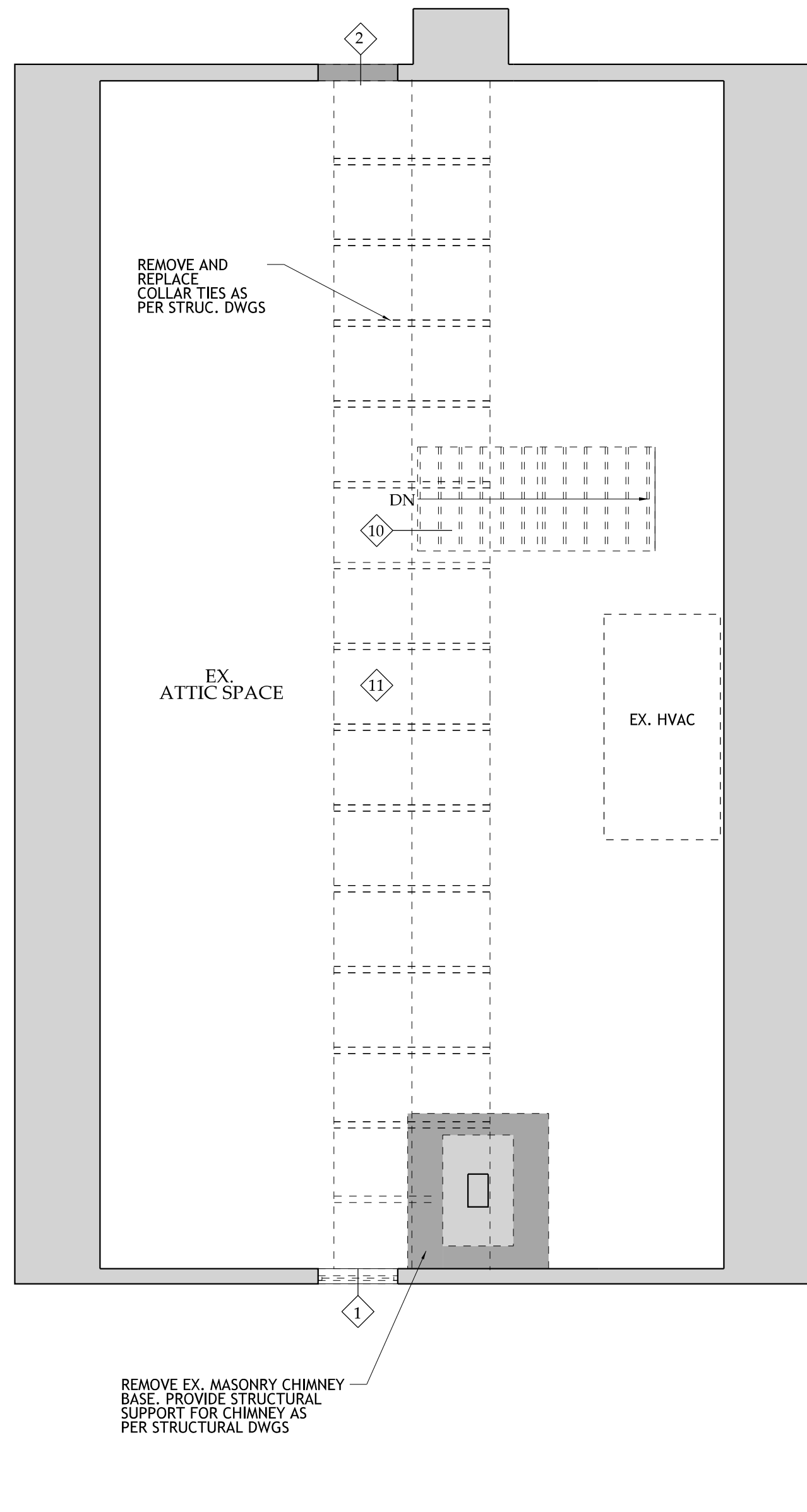


2 DEMOLITION BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

EXISTING WALL TO REMAIN
 EXISTING WALLS / SURFACES TO BE REMOVED



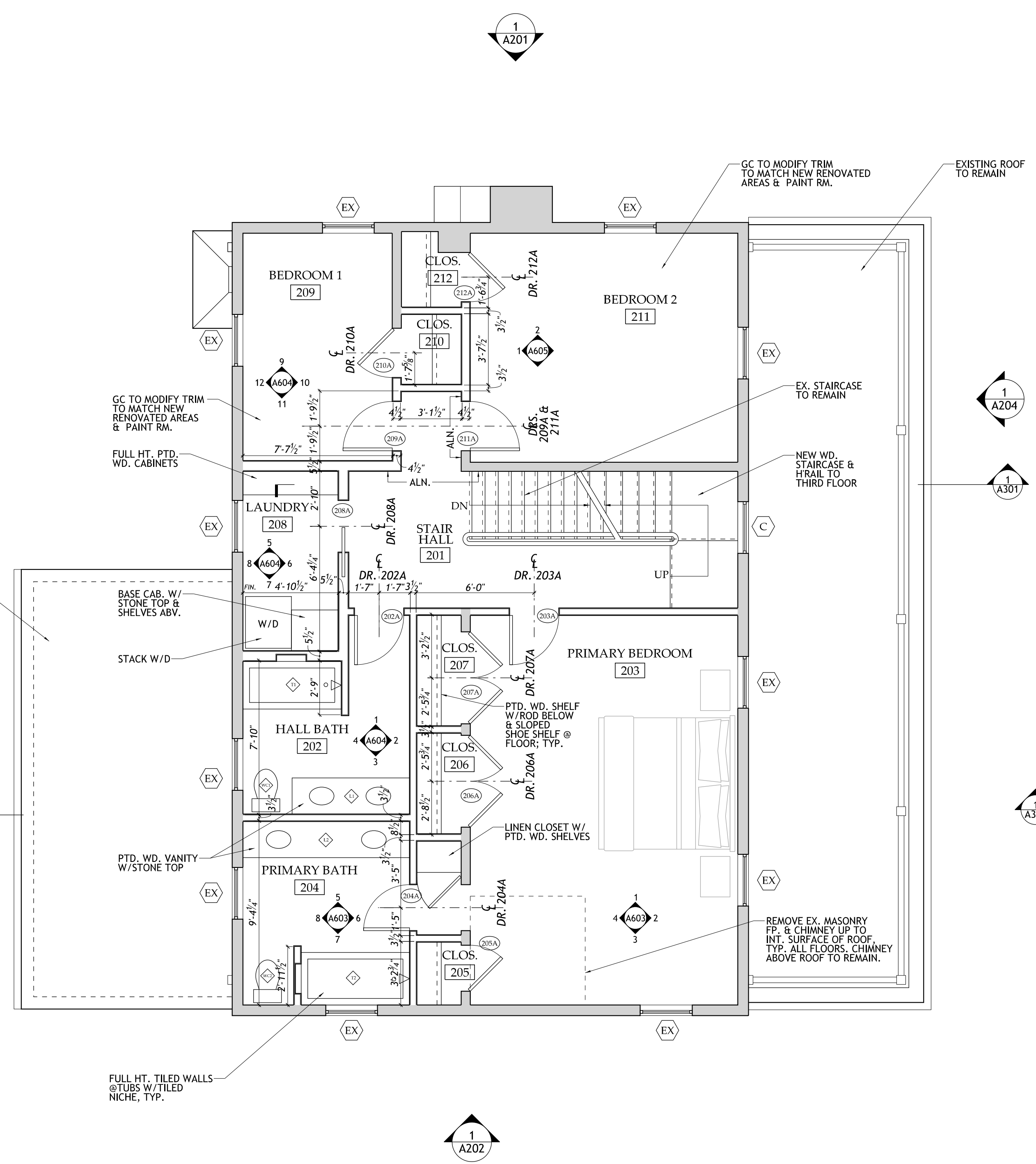
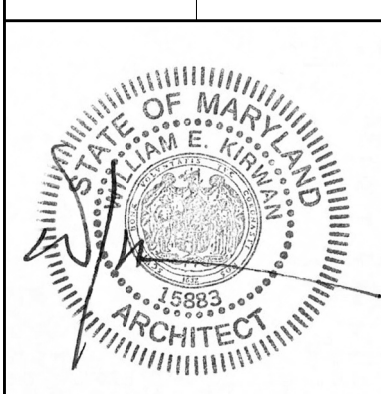
1 DEMOLITION SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



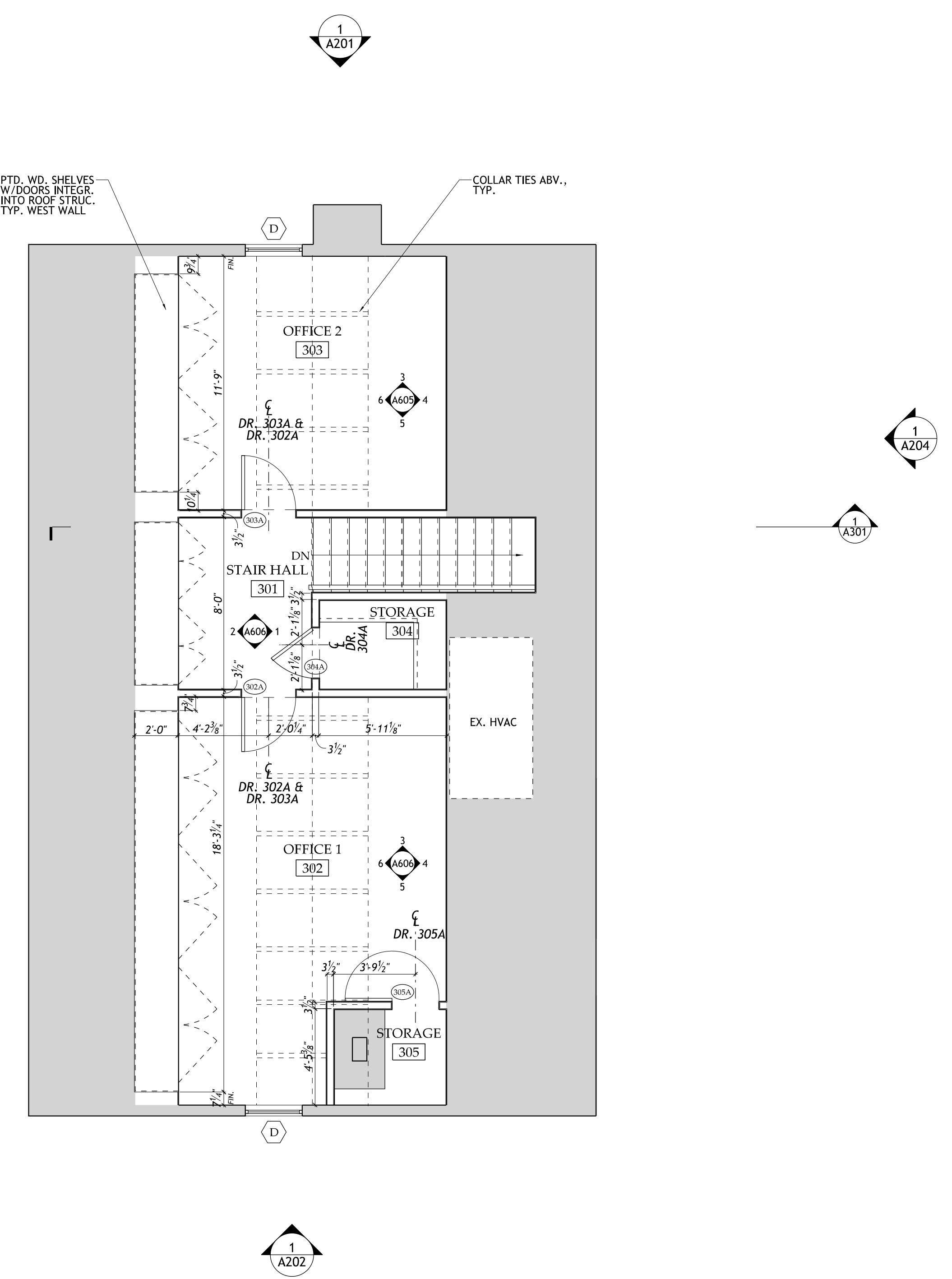
2 DEMOLITION ATTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES	
MARK	REMARKS
1	Remove window and/or ext. door and associated accessories, & trim.
2	Remove exterior wall / foundation wall as necessary to accommodate new work. Provide temporary bracing & shoring as required; see structural drawings.
3	Remove exterior landing/steps and/or guardrails as necessary to accommodate new work.
4	Remove interior door, jamb, casing and associated accessories.
5	Remove interior wall as necessary to accommodate new work. Provide temporary bracing & shoring as required; see structural drawings.
6	Remove appliances. Verify w/ owner any items to be salvaged for re-use.
7	Remove built-ins, shelving & cabinetry.
8	Remove kitchen fixtures, fittings, finishes, & accessories. Verify w/ owner any items to be salvaged for re-use.
9	Remove bath fixtures, fittings, finishes, & accessories. Verify w/ owner any items to be salvaged for re-use.
10	Remove interior stairs and handrails as necessary to accommodate new work.
11	Refinish all floors.
12	Remove existing masonry fireplace and chimney.
GENERAL NOTES:	
1	Remove dotted portion of existing wall to accommodate new work, typ.
2	Special care should be taken to prevent damage to existing conditions scheduled to remain.
3	Verify w/ owners items to be salvaged for re-use, typ.
4	Any portion of house exposed by removal of existing work shall be patched to match adjacent existing or new surface as required. This includes but is not limited to walls, floors, ceilings etc.
5	Refer to electrical plans for electrical demo notes.
6	Remove all mechanical bulkheads that are no longer in use. Patch & repair as necessary.
7	Coordinate the removal of existing HVAC, plumbing, & electrical to accommodate new work.
8	Remove radiators throughout and hardwood floors patched and refinished.

EXISTING WALL TO REMAIN
 EXISTING WALLS / SURFACES TO BE REMOVED

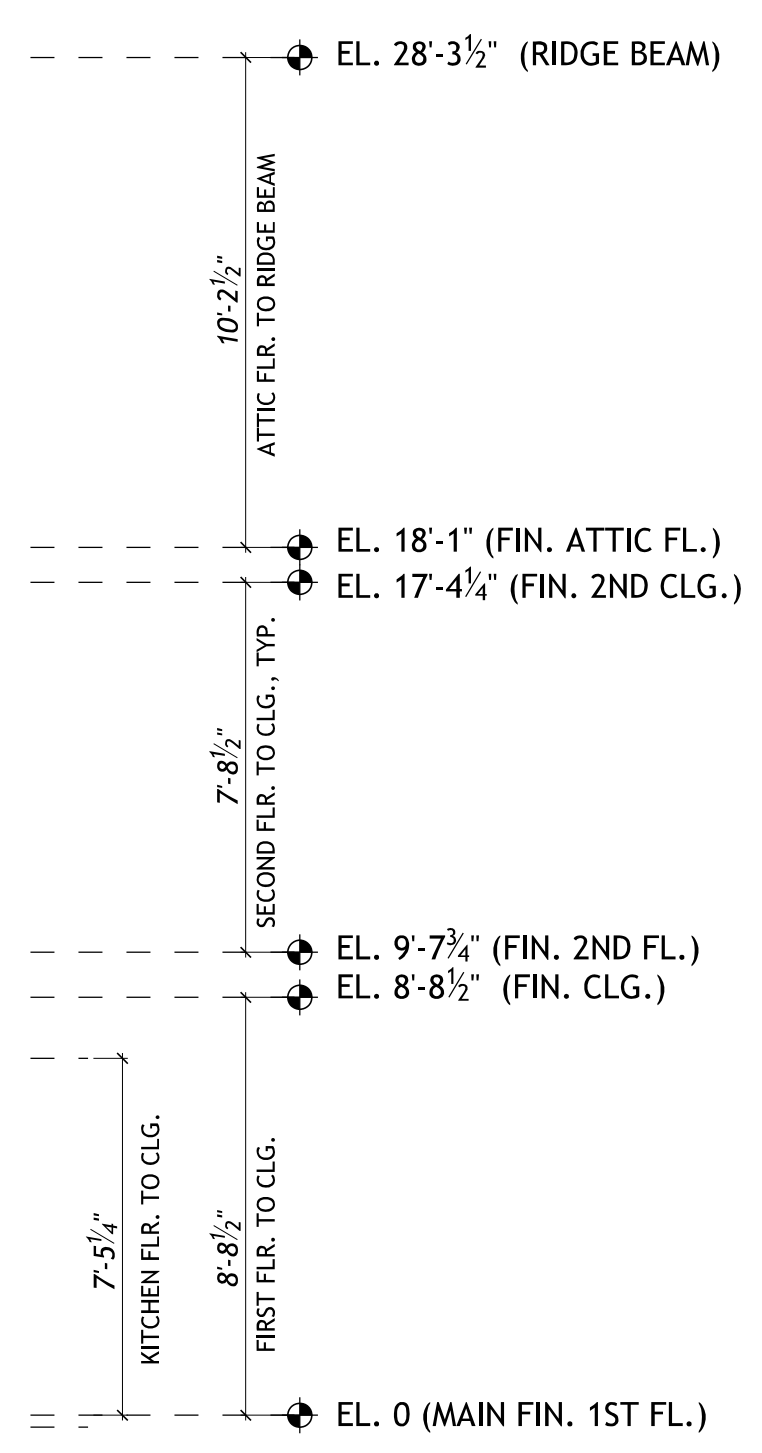


1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



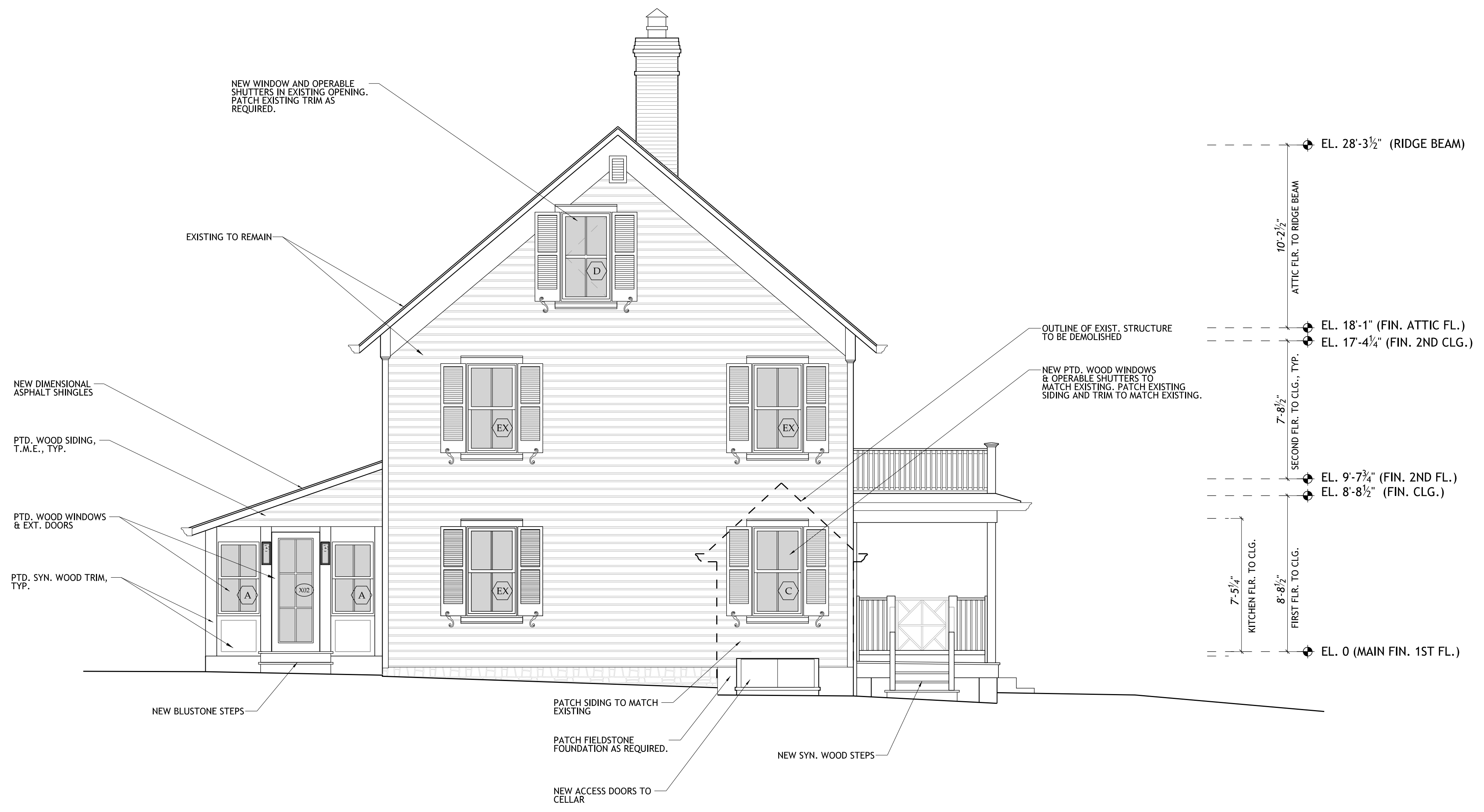
2 ATTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXISTING WALL TO REMAIN
 NEW CONSTRUCTION



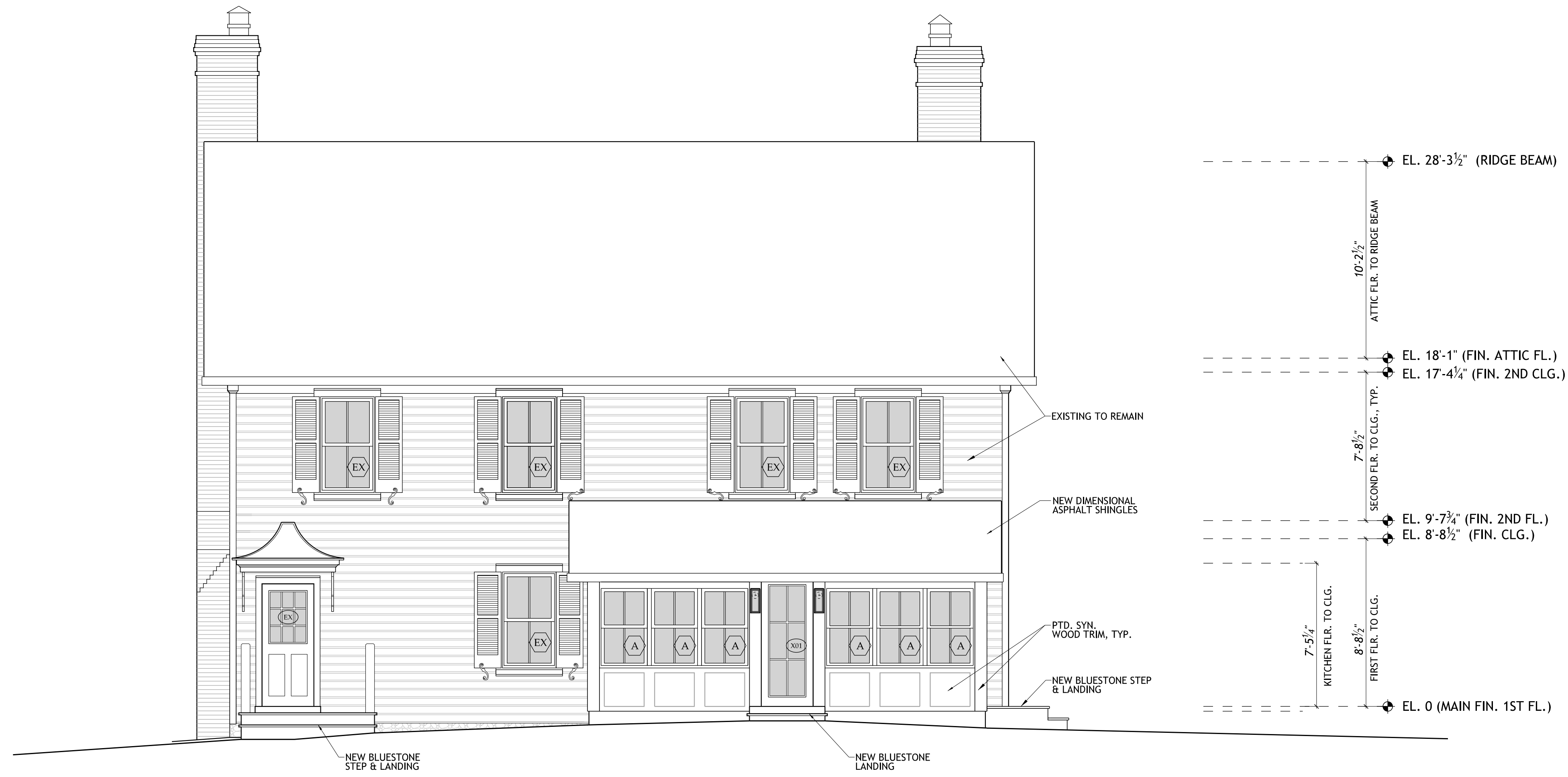
1
A201
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



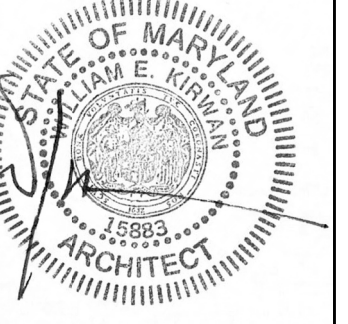


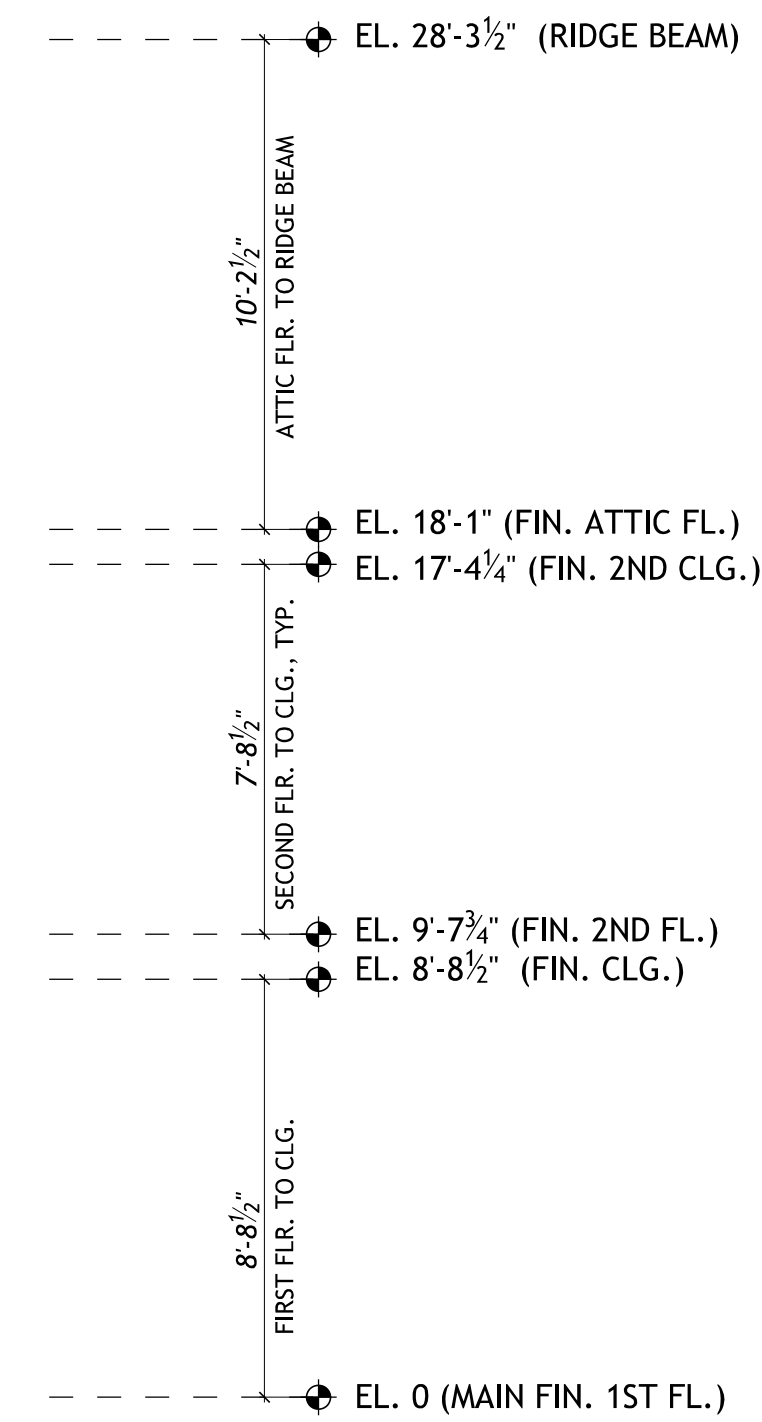
1 SOUTH ELEVATION
A202 SCALE: 1/4" = 1'-0"



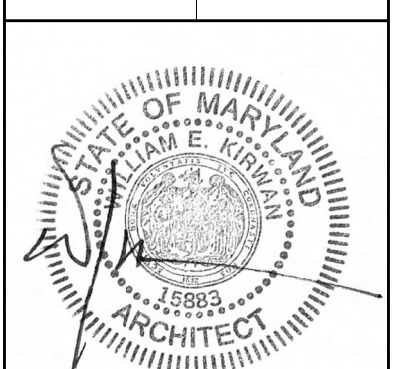


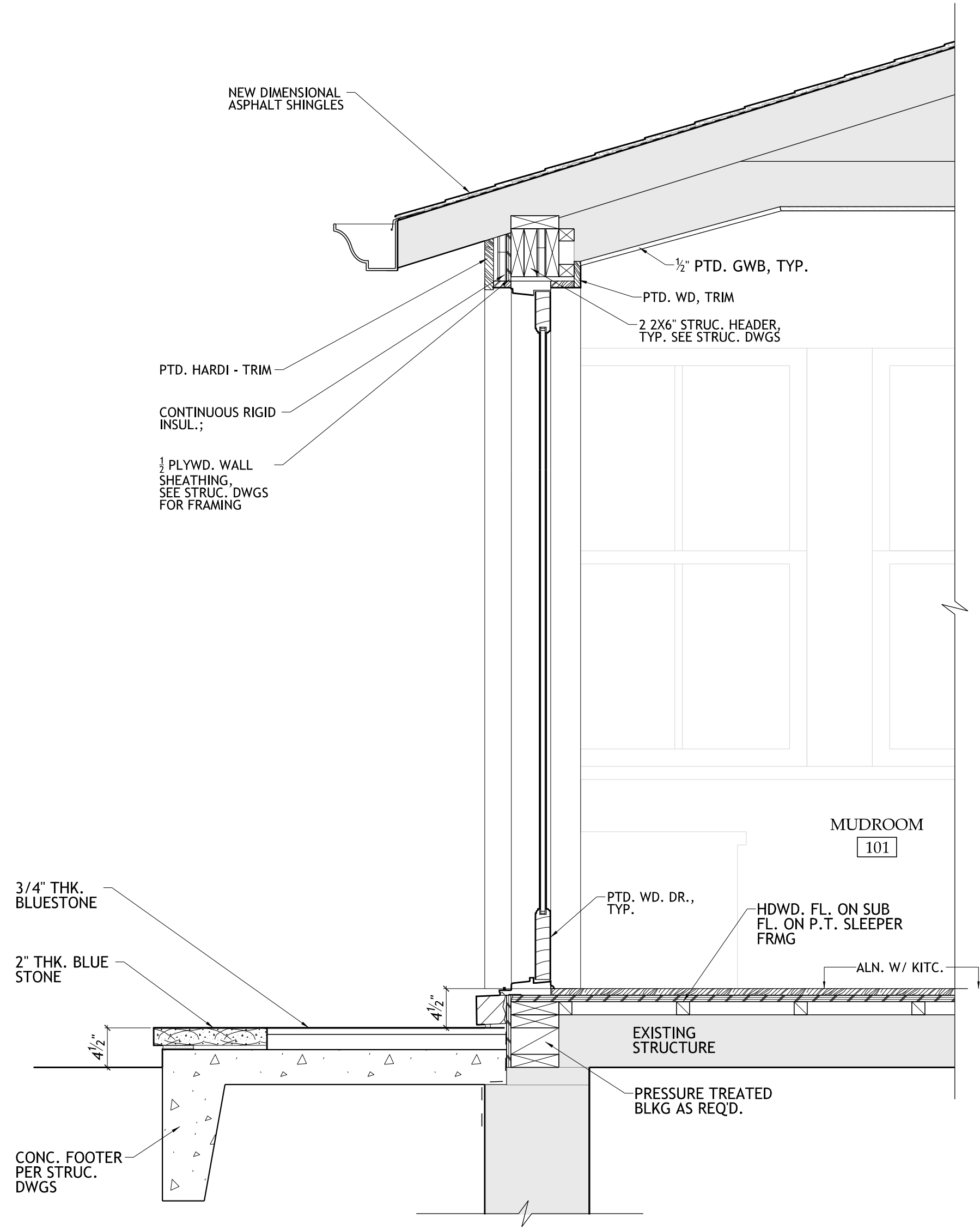
1 WEST ELEVATION
A203 SCALE: 1/4" = 1'-0"



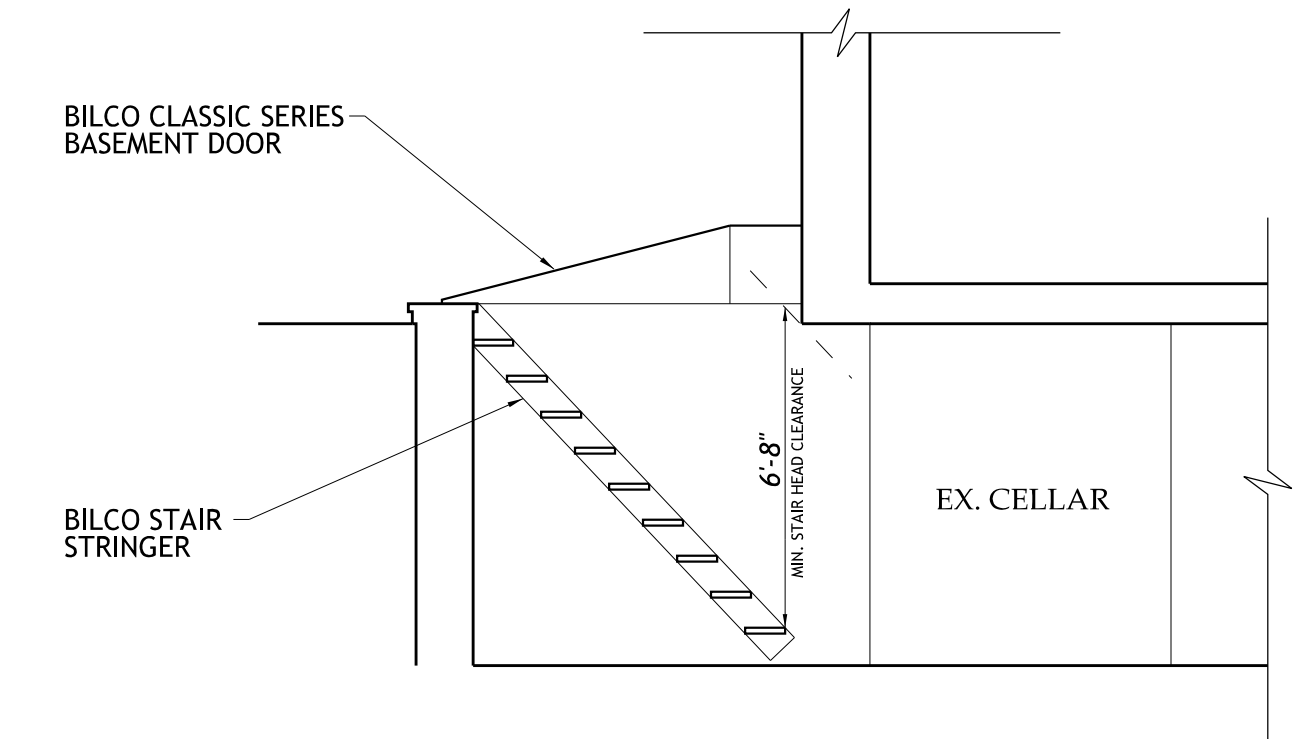


1
A204 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

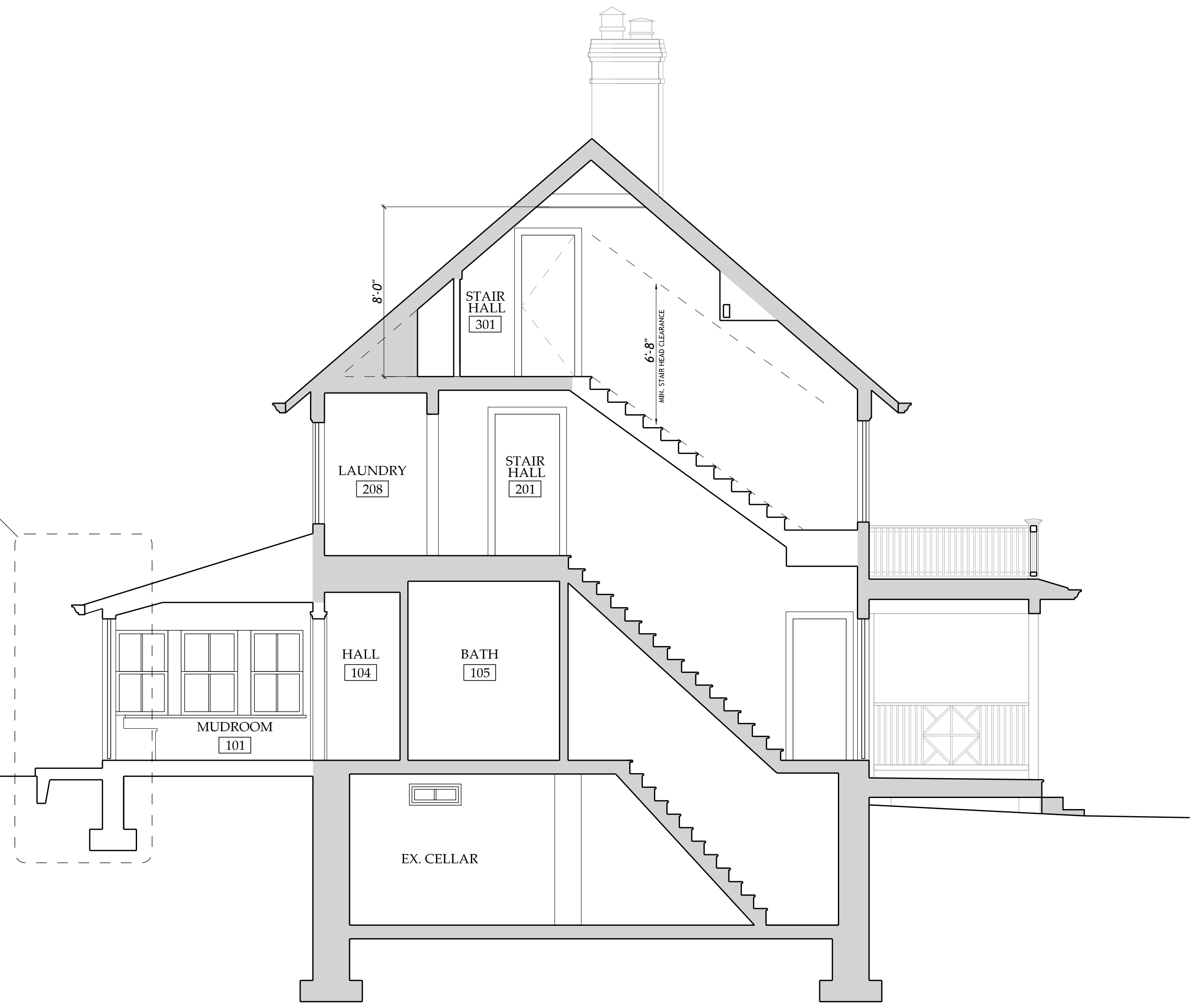
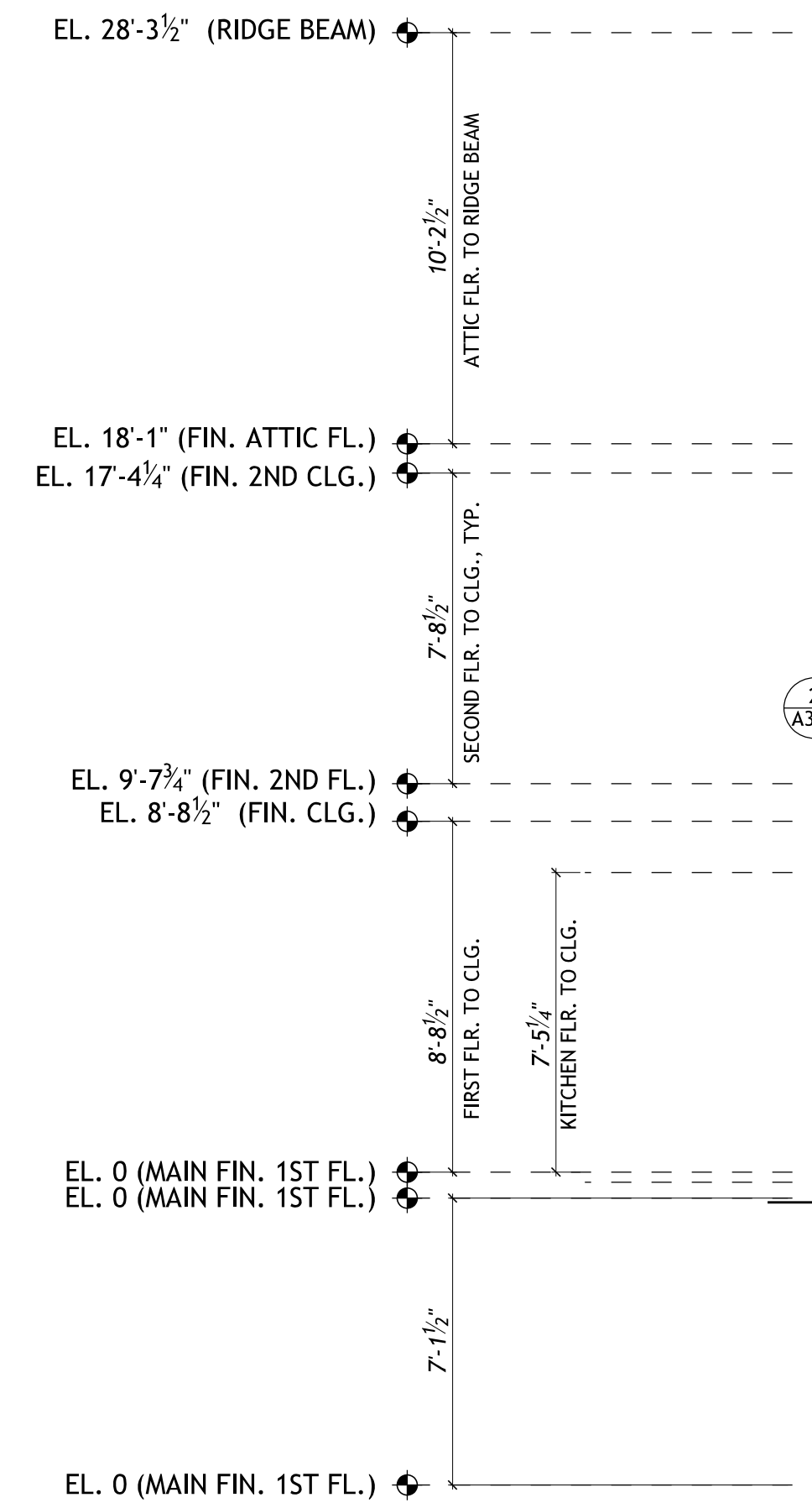




2 WALL SECTION
A301 SCALE: 1" = 1'-0"

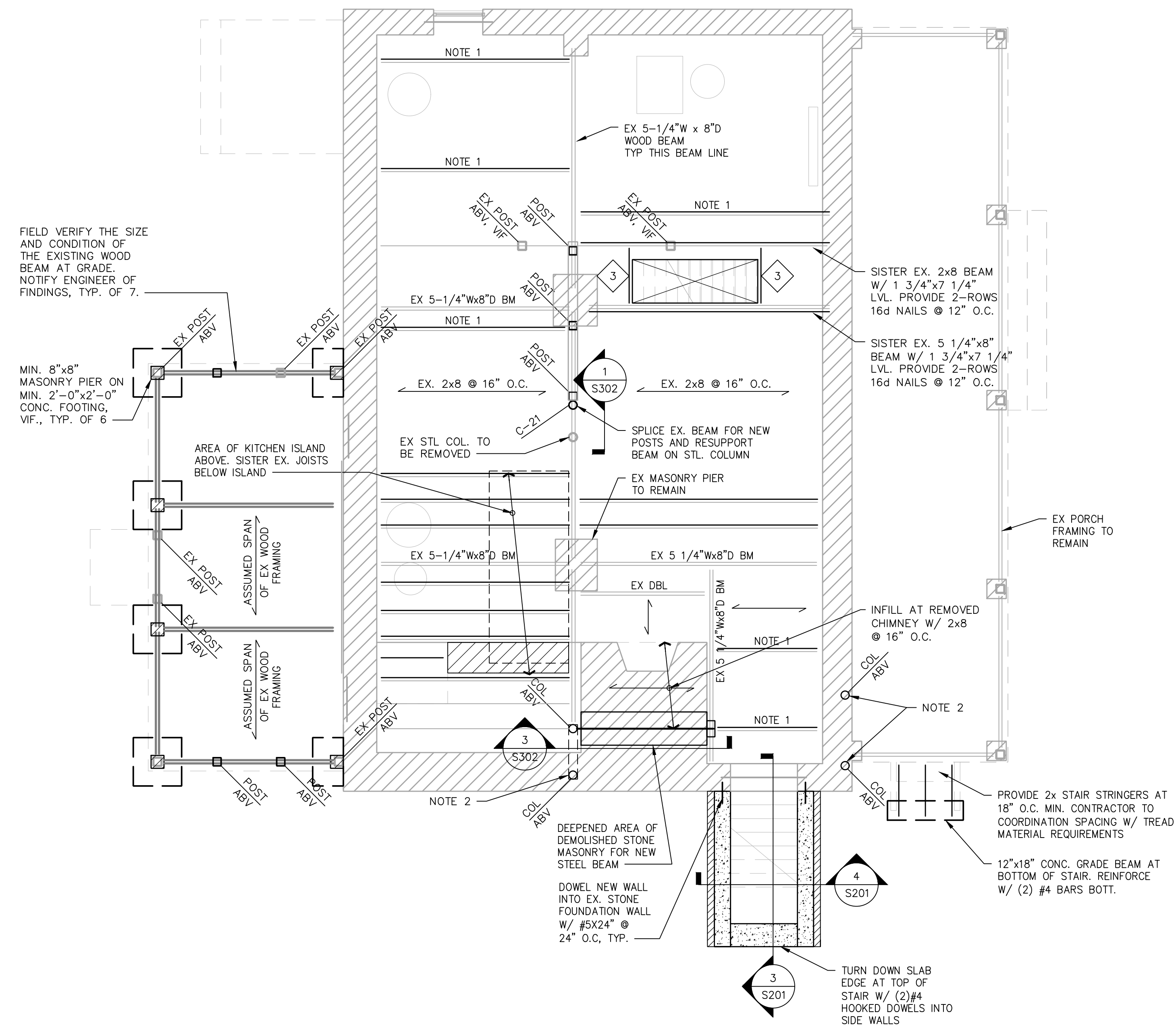


3 NEW ACCESS STAIR @ CELLAR
A301 SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
A301 SCALE: 1/4" = 1'-0"



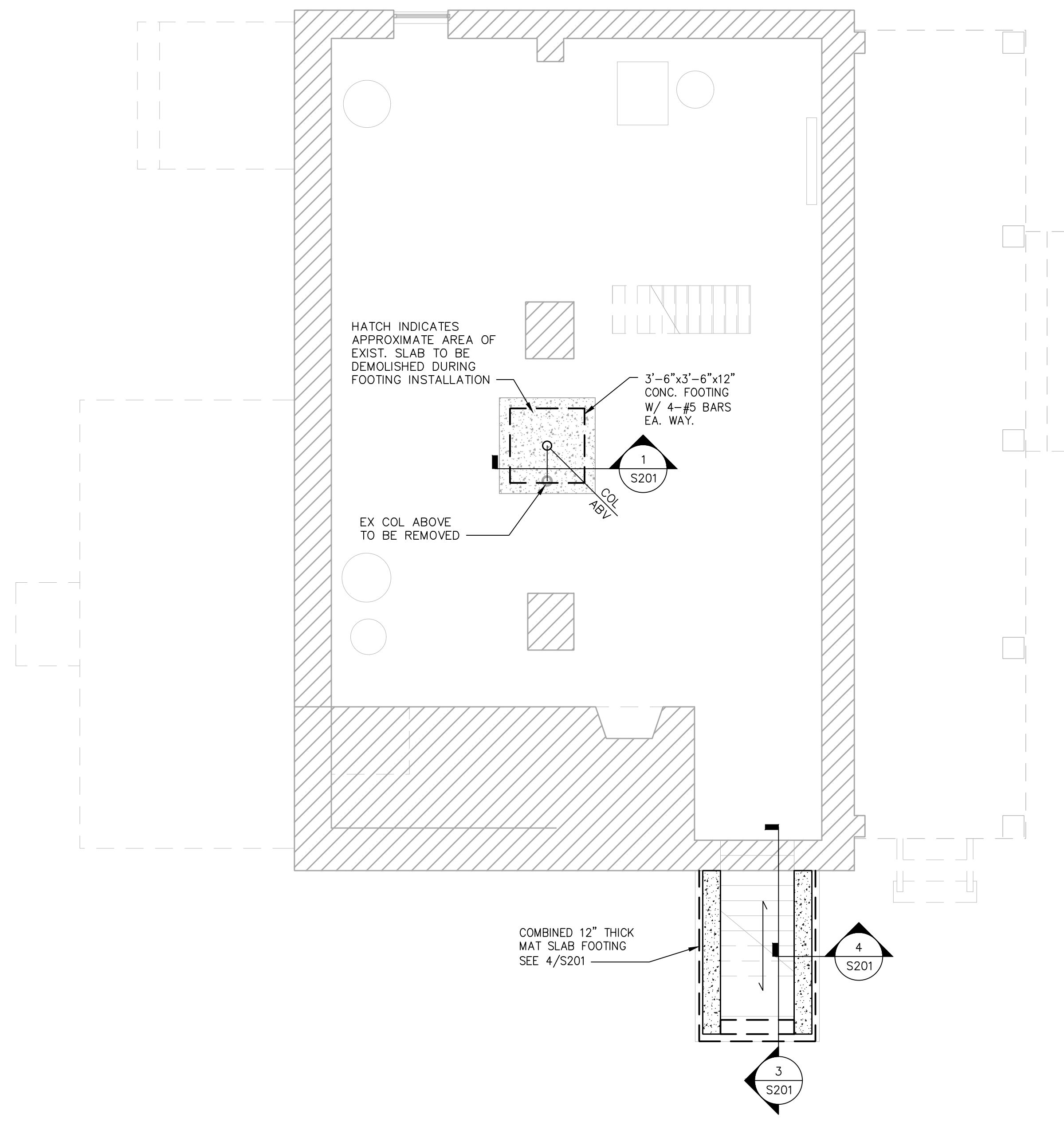


FIRST FLOOR FRAMING PLAN

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

NOTES:

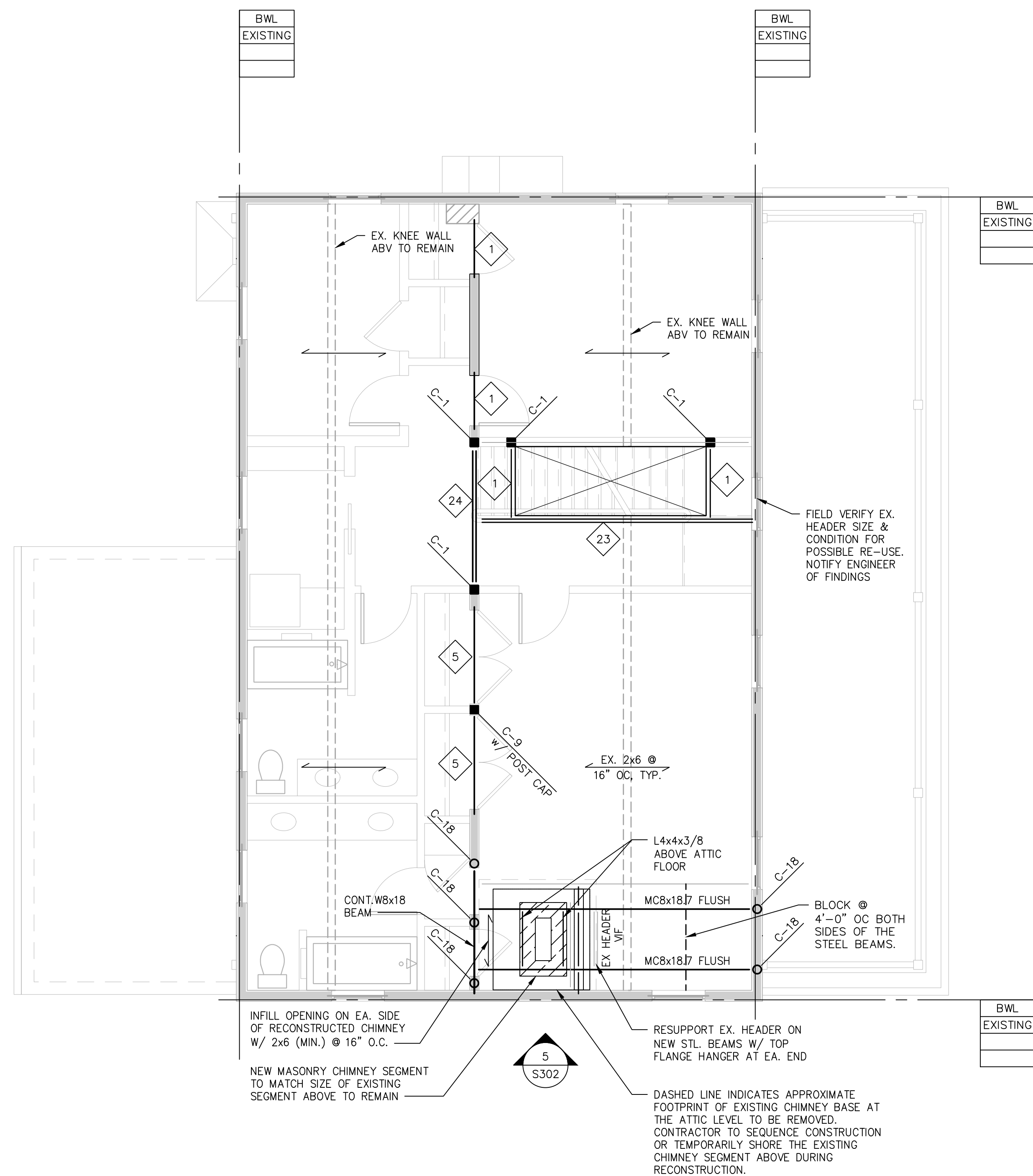
- INDICATES APPROXIMATE LOCATION OF OBSERVED JOIST WITH SEVERE TERMITE DAMAGE. SISTER EXISTING JOISTS WHERE INDICATED PER TYPICAL DETAIL 7/S301
- PROVIDE COLUMN BASE PLATES TO TOP OF FOUNDATION WALL PER 5/S201
- ◇ DENOTES WOOD HEADERS/BEAMS, C.X DENOTES COLUMNS SEE SCHEDULES



FOUNDATION PLAN

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

J:\163 Main Architect\2163016.00.V-Clayton-Watkiss Res-Gathersburg, MD\2-Drawing\Clayton-Watkiss Res-Gathersburg, MD_P\ANSI 2024.dwg | Plotted on 11/26/2024 4:46 PM | by Jorge Rosales

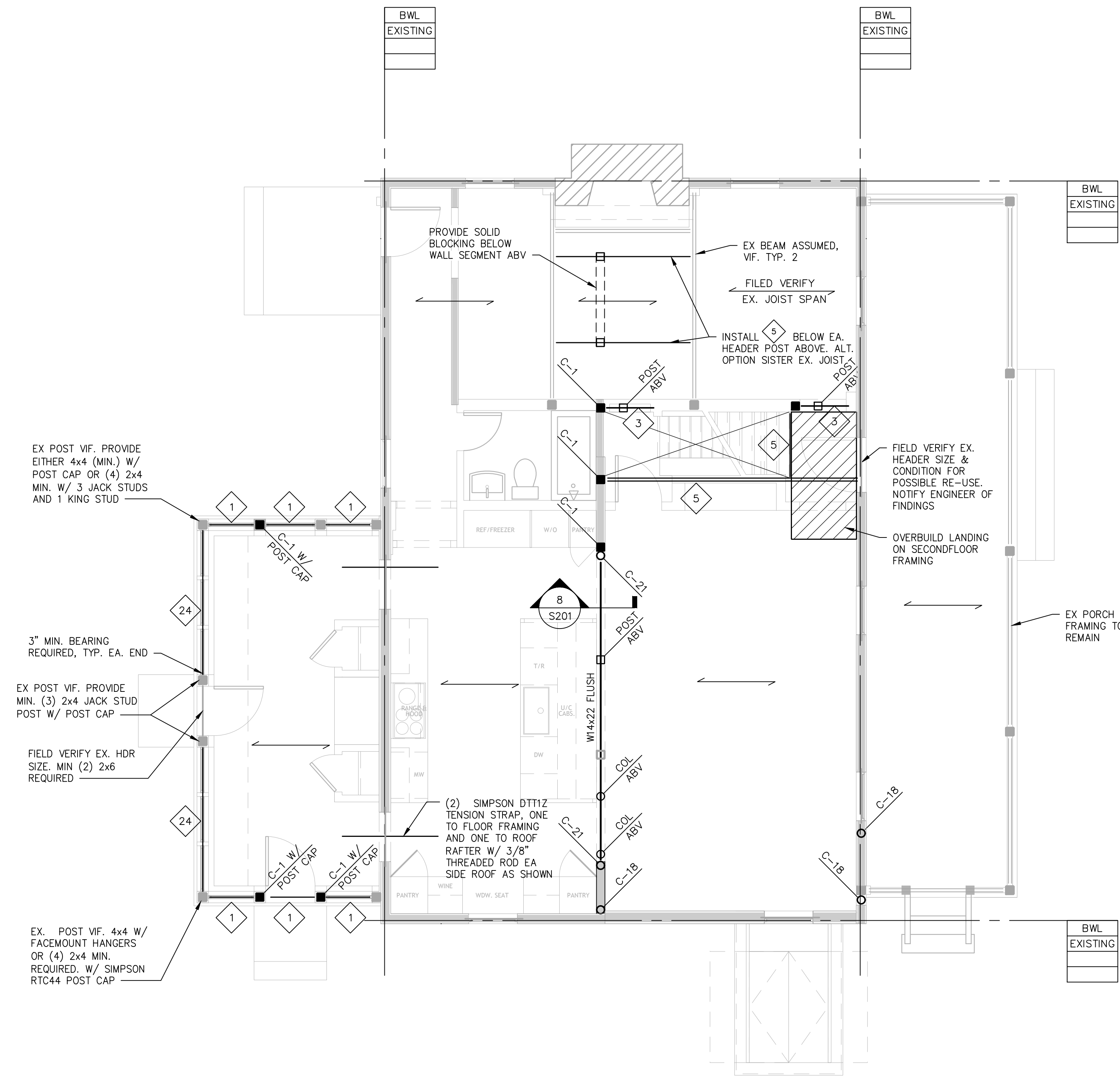


ATTIC FRAMING PLAN

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

NOTES:

- DENOTES WOOD BEARING WALL. BEARING WALL CONSTRUCTION SHALL BE 2x4 STUDS SPACED AT 16" O.C. U.N.O.
- DENOTES EXISTING WOOD BEARING WALL.
- DENOTES WOOD HEADERS/BEAMS, C-X DENOTES COLUMNS SEE SCHEDULES



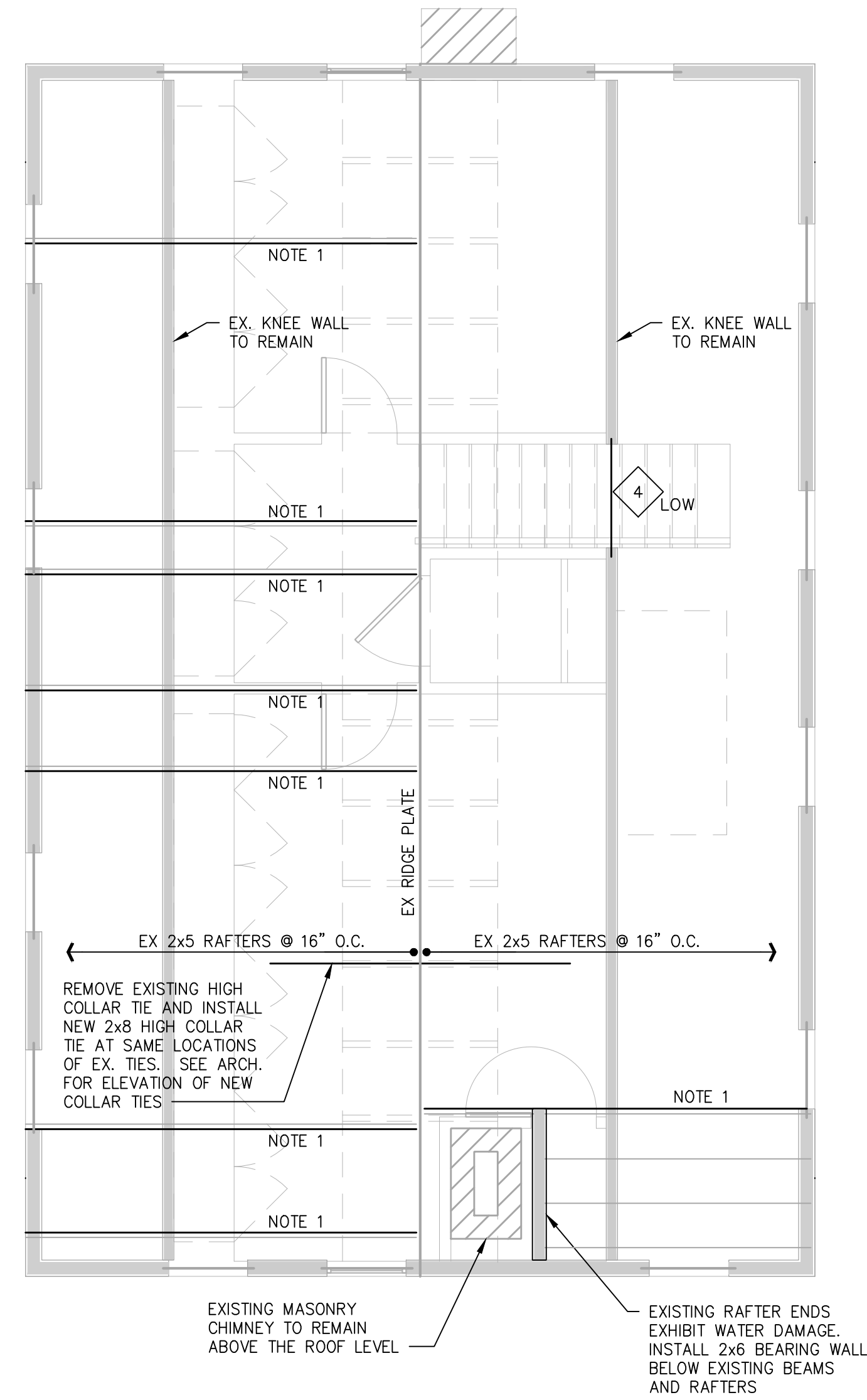
SECOND FLOOR FRAMING PLAN

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

NOTES:

- DENOTES WOOD BEARING WALL. BEARING WALL CONSTRUCTION SHALL BE 2x4 STUDS SPACED AT 16" O.C. U.N.O.
- DENOTES EXISTING WOOD BEARING WALL.
- DENOTES WOOD HEADERS/BEAMS, C-X DENOTES COLUMNS SEE SCHEDULES

J:\63 - Misc Architect\2163016.00.V-Clayton-Watkiss Res-Gathersburg, MD\2-Drawing\Clayton-Watkiss Res-Gathersburg, MD_P\ANSI 2024.dwg | Printed on 11/26/2024 4:46 PM | By Jorge Rosales



ROOF FRAMING PLAN

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

NOTES:

1. INDICATES APPROXIMATE LOCATION OF OBSERVED JOIST WITH SEVERE TERMITE DAMAGE. SISTER EXISTING JOISTS WHERE INDICATED PER TYPICAL DETAIL 7/S301.

EHLERT BRYAN
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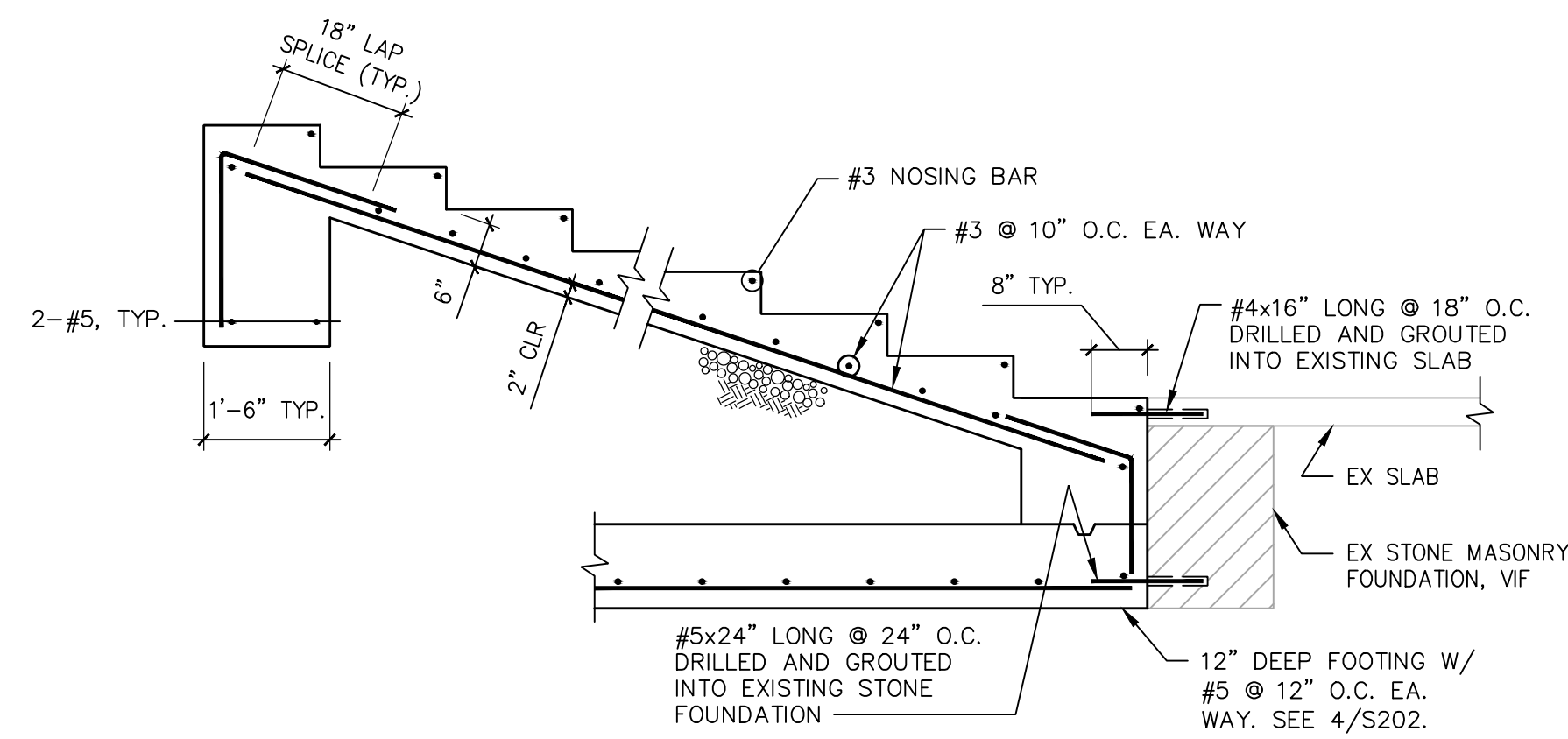
MUSE | KIRWAN
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 ARCHITECTURE AND INTERIOR DESIGN
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RENOVATION OF ADDITION THE
CLAYTON/WATKISS RESIDENCE
 24227 HAWKINS LANDING DRIVE GATHERSBURG, MD, 20882

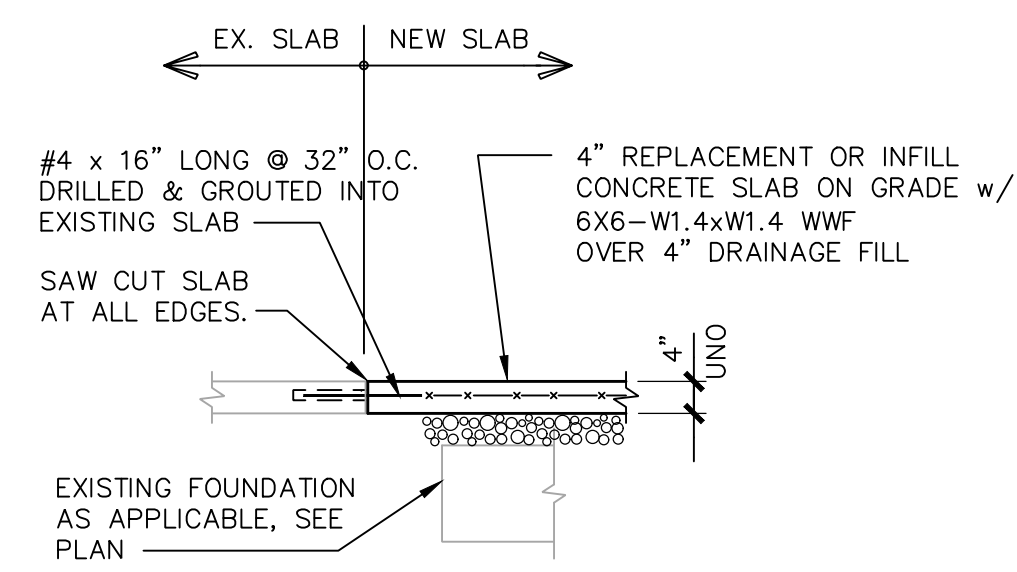
21.18
 PERMIT SET
 11/26/2024

FIRST AND SECOND FLOOR
 FRAMING PLANS
 SCALE: AS NOTED

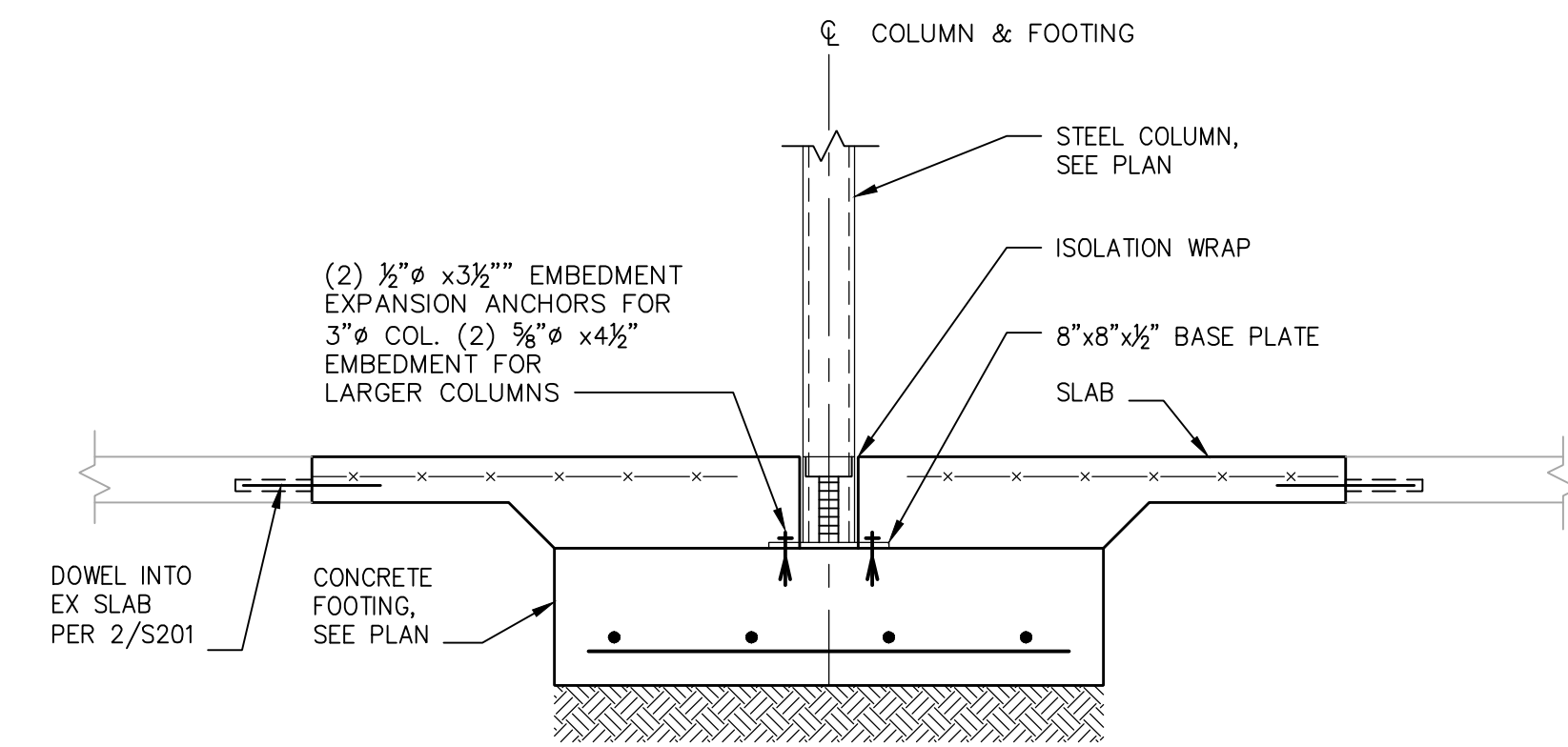
SHEET NO.
S102



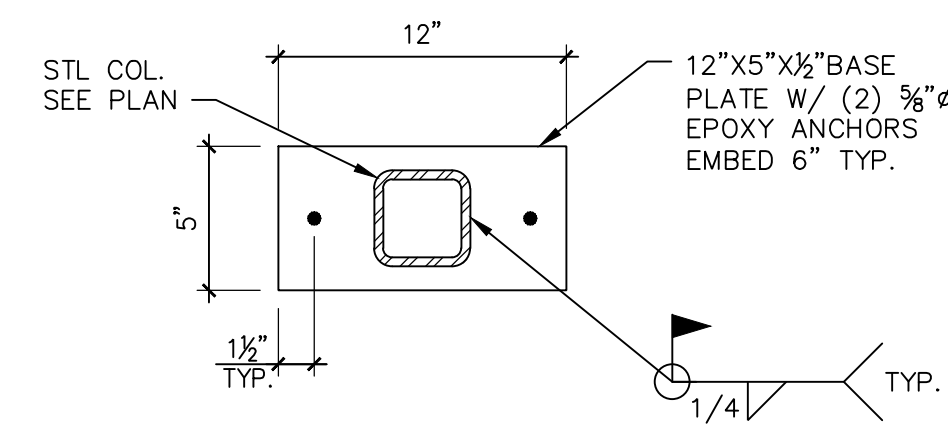
SECTION 3
SCALE: 1/2" = 1'-0"



TYPICAL SLAB REPAIR OR REPLACEMENT
SECTION 2
SCALE: 1/2" = 1'-0"

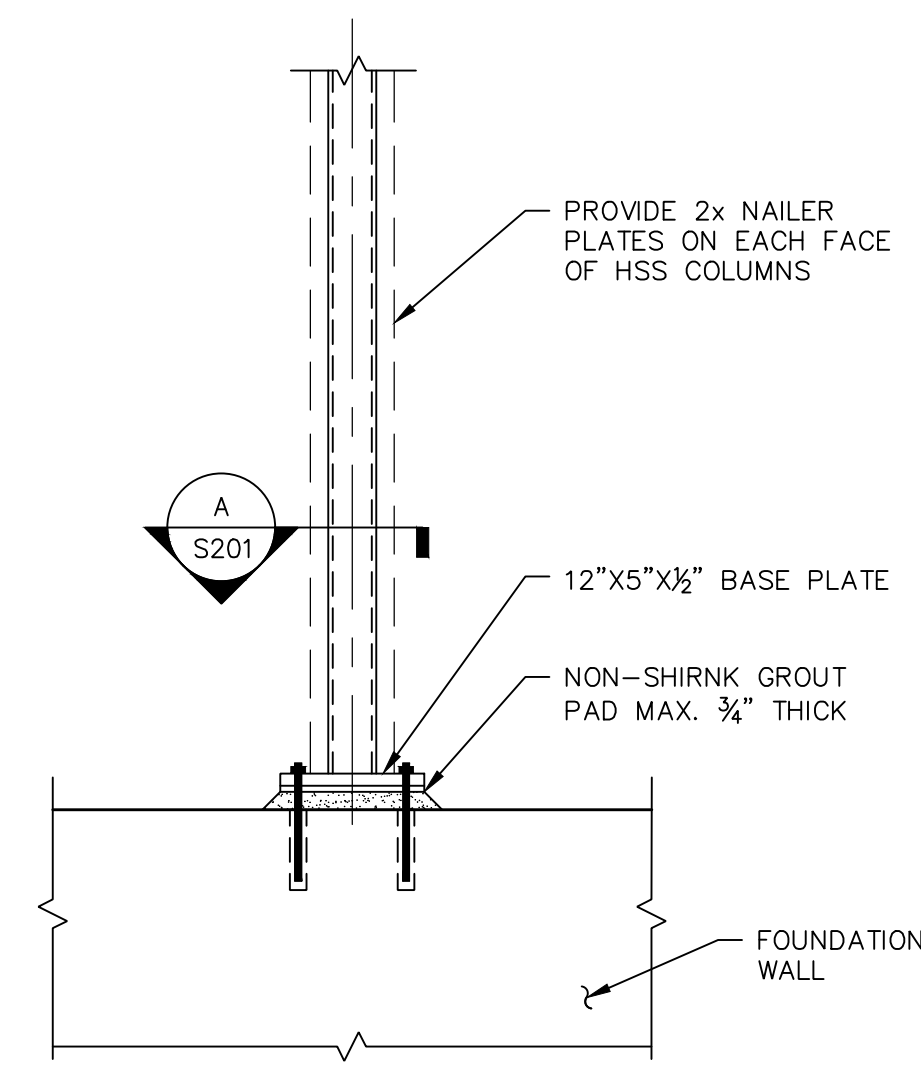


STEEL COLUMN ON FOOTING
SECTION 1
SCALE: 3/4" = 1'-0"



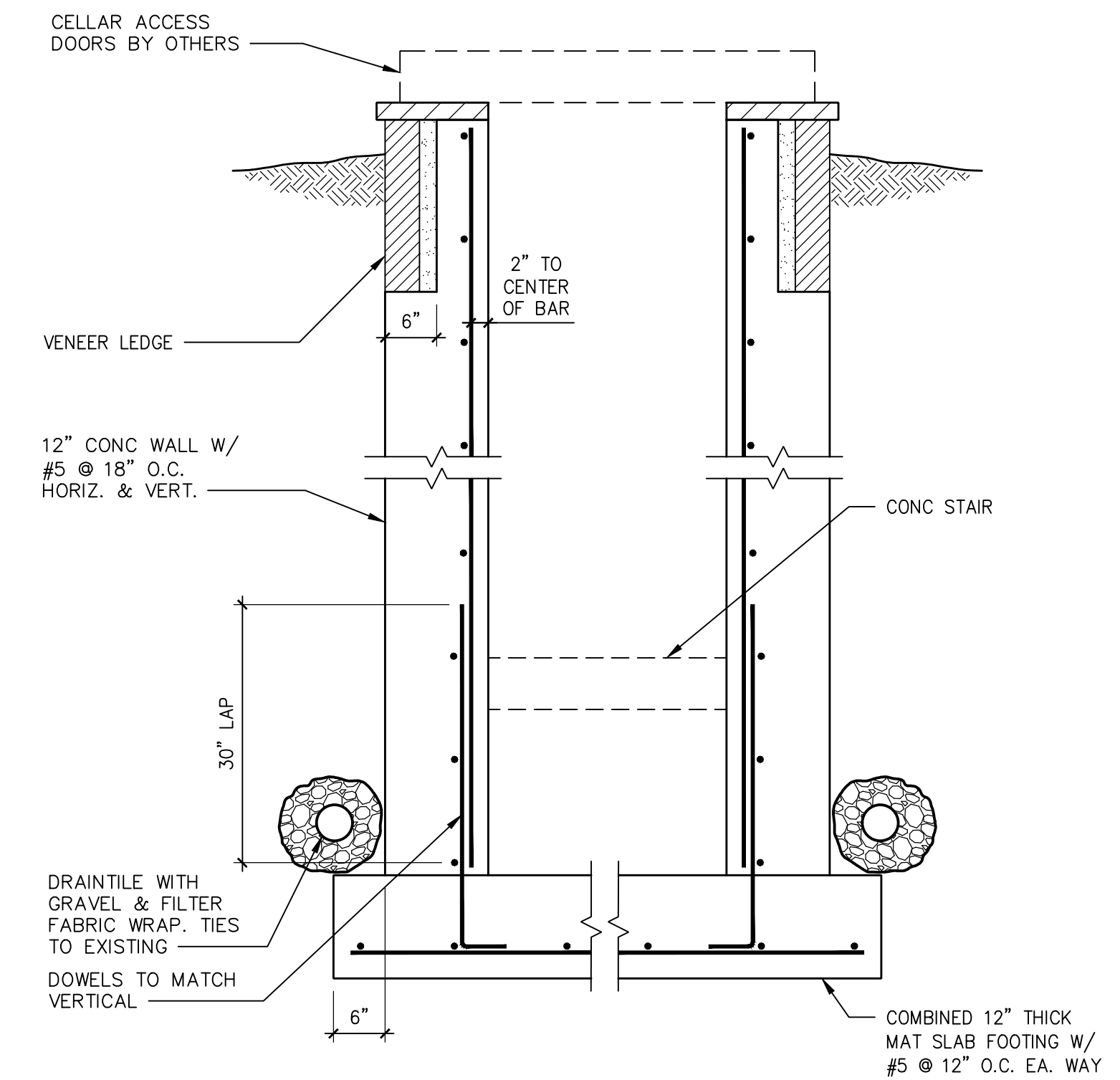
TYPE A BASE PLATE

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



BASE PLATE ON WALL STEM

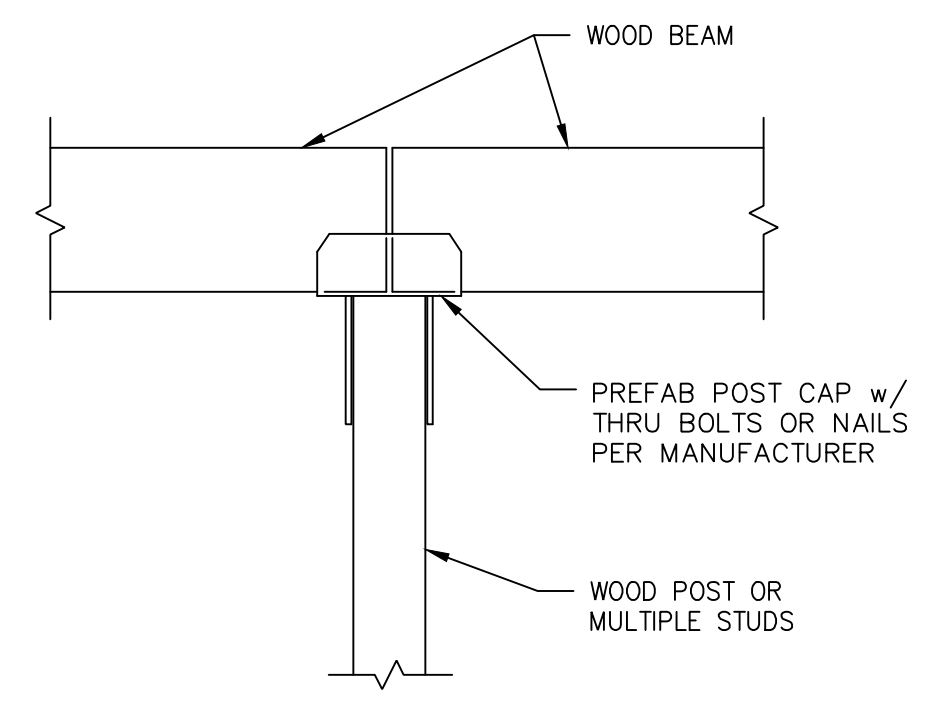
SECTION 5
SCALE: 3/4" = 1'-0"



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

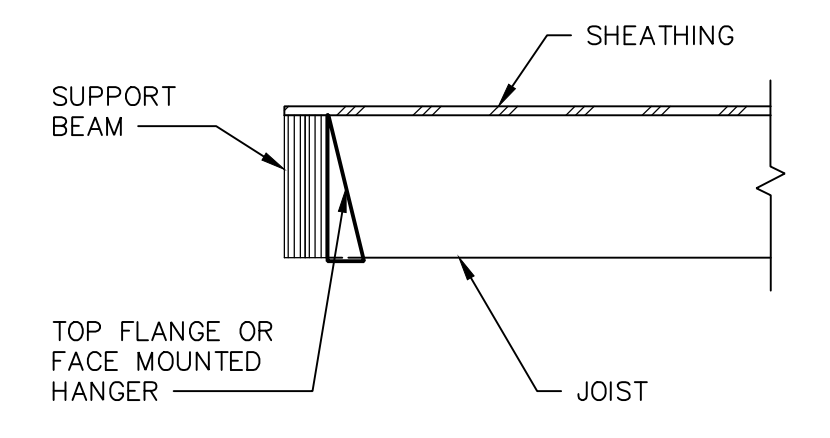
COLUMN SCHEDULE	
C-1	2-2x4
C-2	2-2x6
C-3	3-2x4
C-4	3-2x6
C-5	4-2x4
C-6	4-2x6
C-7	5-2x4
C-8	5-2x6
C-9	4x4 POST
C-10	4x6 POST
C-11	6x6 POST
C-12	3"Ø ADJUSTABLE STEEL COLUMN
C-13	3"Ø STANDARD STEEL PIPE
C-14	3 1/2"Ø STANDARD STEEL PIPE
C-15	4"Ø STANDARD STEEL PIPE
C-16	3 1/4" x 5 1/4" 1.8E PSL POST
C-17	5 1/4" x 5 1/4" 1.8E PSL POST
C-18	HSS 3x3x1/4
C-19	HSS 4x4x1/4
C-20	HSS 5x5x1/4
C-21	HSS 3 1/2"x3 1/2"x1/4"

HEADER SCHEDULE	
1	2-2x6
2	3-2x6
3	2-2x8
4	3-2x8
5	2-2x10
6	3-2x10
7	2-2x12
8	3-2x12
9	2-1 3/4"x9 1/4" LVL
10	2-1 3/4"x9 1/4" LVL
11	2-1 3/4"x11 1/4" LVL
12	2-1 3/4"x14" LVL
13	2-1 3/4"x16" LVL
14	2-1 3/4"x18" LVL
15	3-1 3/4"x7 1/4" LVL
16	3-1 3/4"x9 1/4" LVL
17	3-1 3/4"x11 1/4" LVL
18	3-1 3/4"x14" LVL
19	3-1 3/4"x16" LVL
20	3-1 3/4"x18" LVL
21	2-1 3/4"x9 1/4" LVL w/ 3/8"x9" STL PLATE
22	2-1 3/4"x11 1/4" LVL w/ 5/8"x11" STL PLATE
23	3-1 3/4"x5 1/2" LVL
24	2-1 3/4"x5 1/2" LVL w/ 1/4"x5" STL PLATE



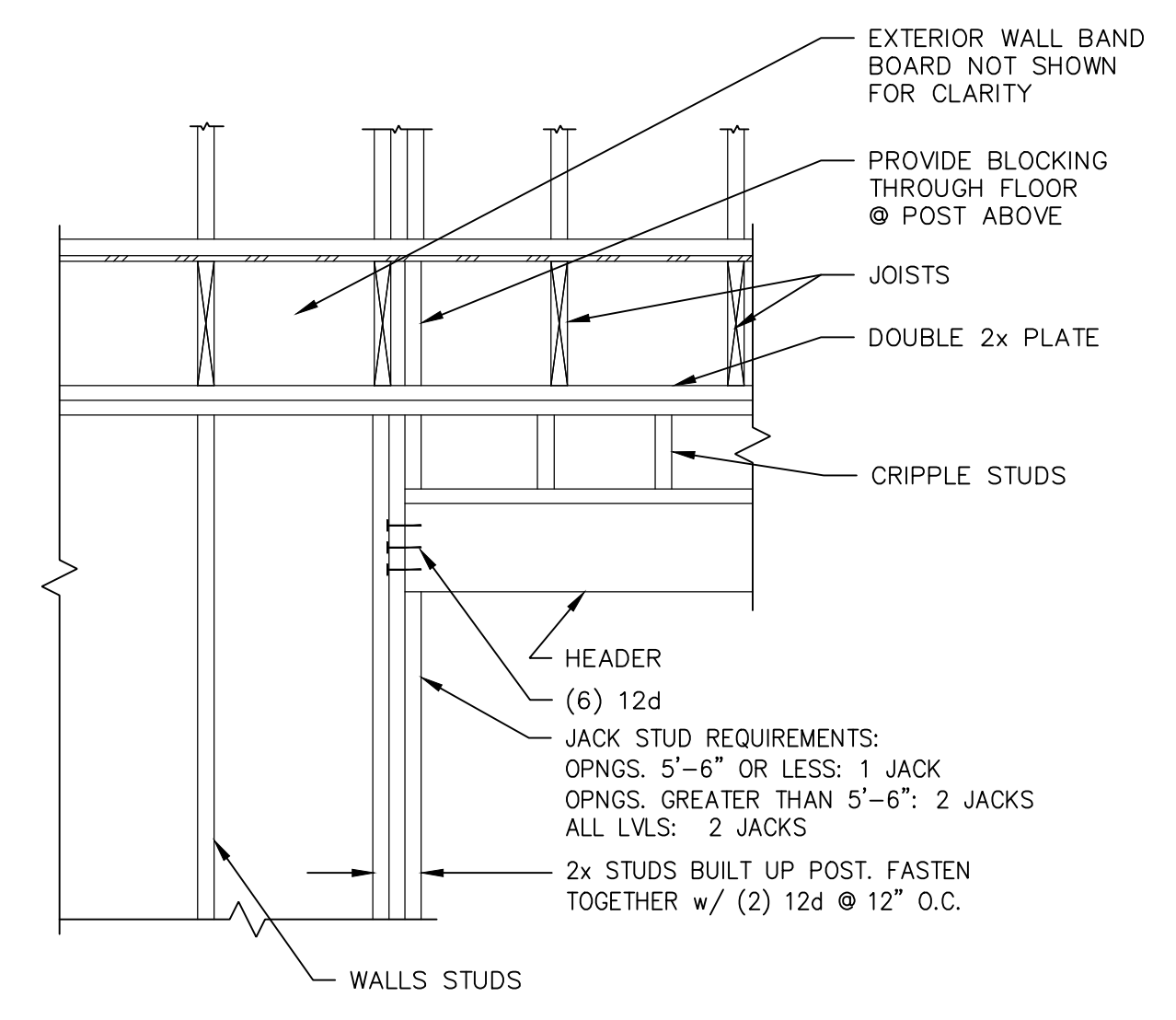
TYPICAL WOOD BEAM TO WOOD POST CONNECTION

SECTION 3
 SCALE: 3/4" = 1'-0"
 S301



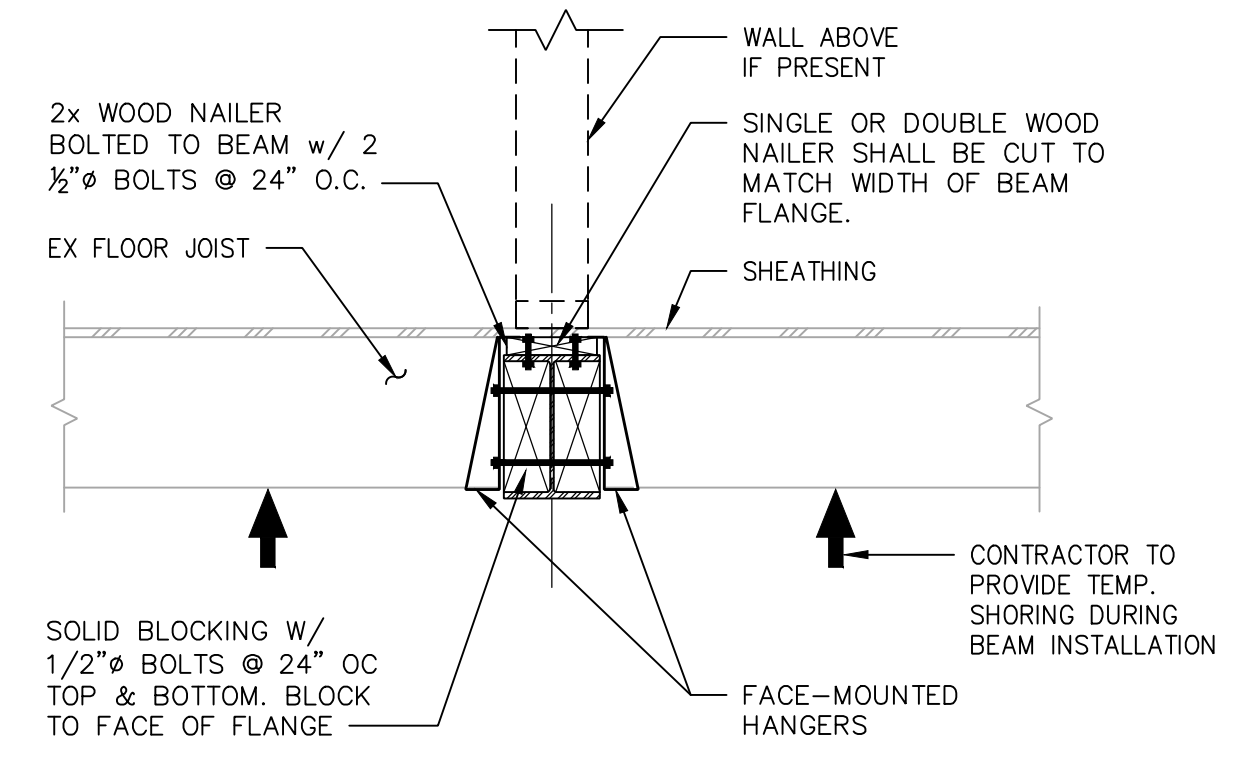
TYPICAL JOIST TO FLUSH BEAM

SECTION 2
 SCALE: 3/4" = 1'-0"
 S301



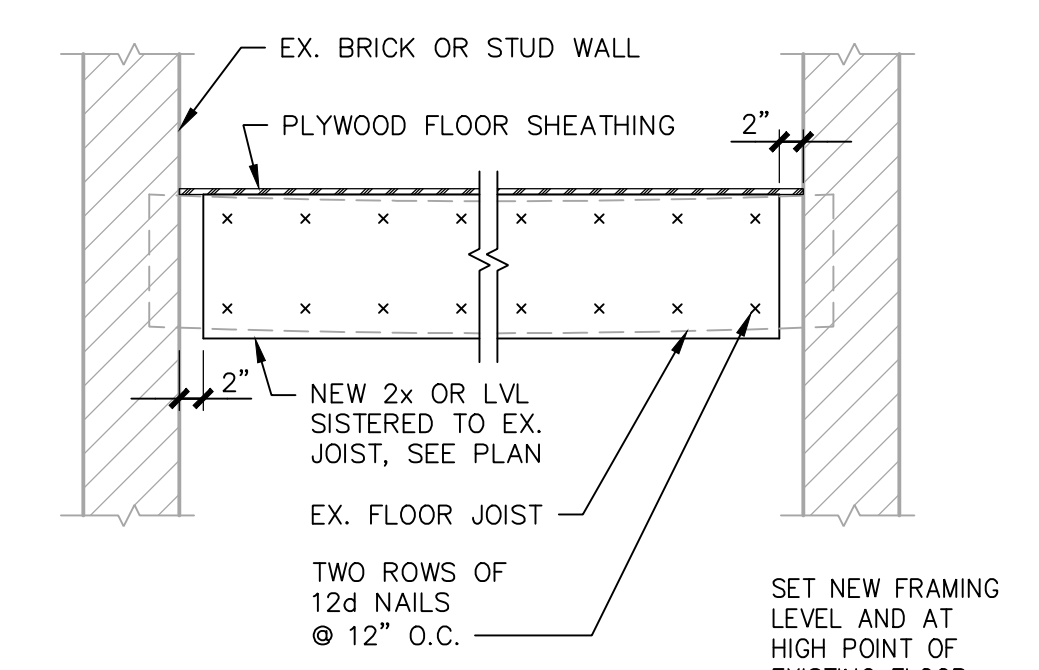
TYPICAL DROPPED HEADER AT OPENING

SECTION 1
 SCALE: 3/4" = 1'-0"
 S301



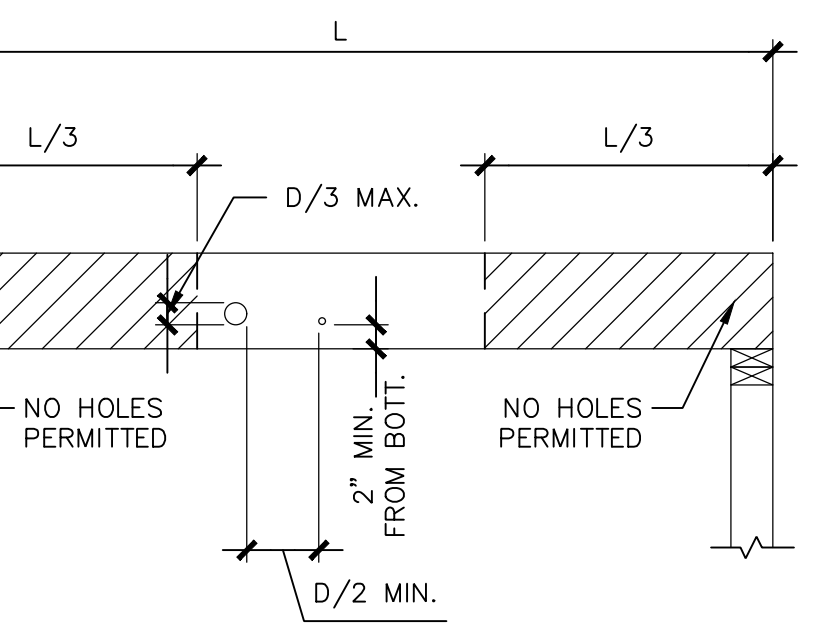
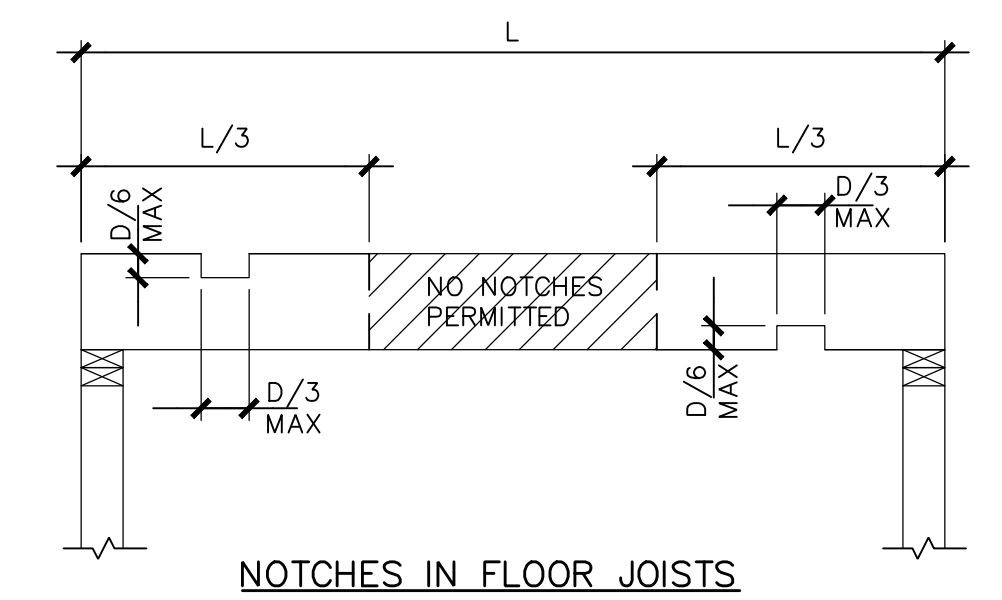
TYPICAL JOIST TO FLUSH STEEL BEAM CONNECTION

SECTION 8
 SCALE: 3/4" = 1'-0"
 S301

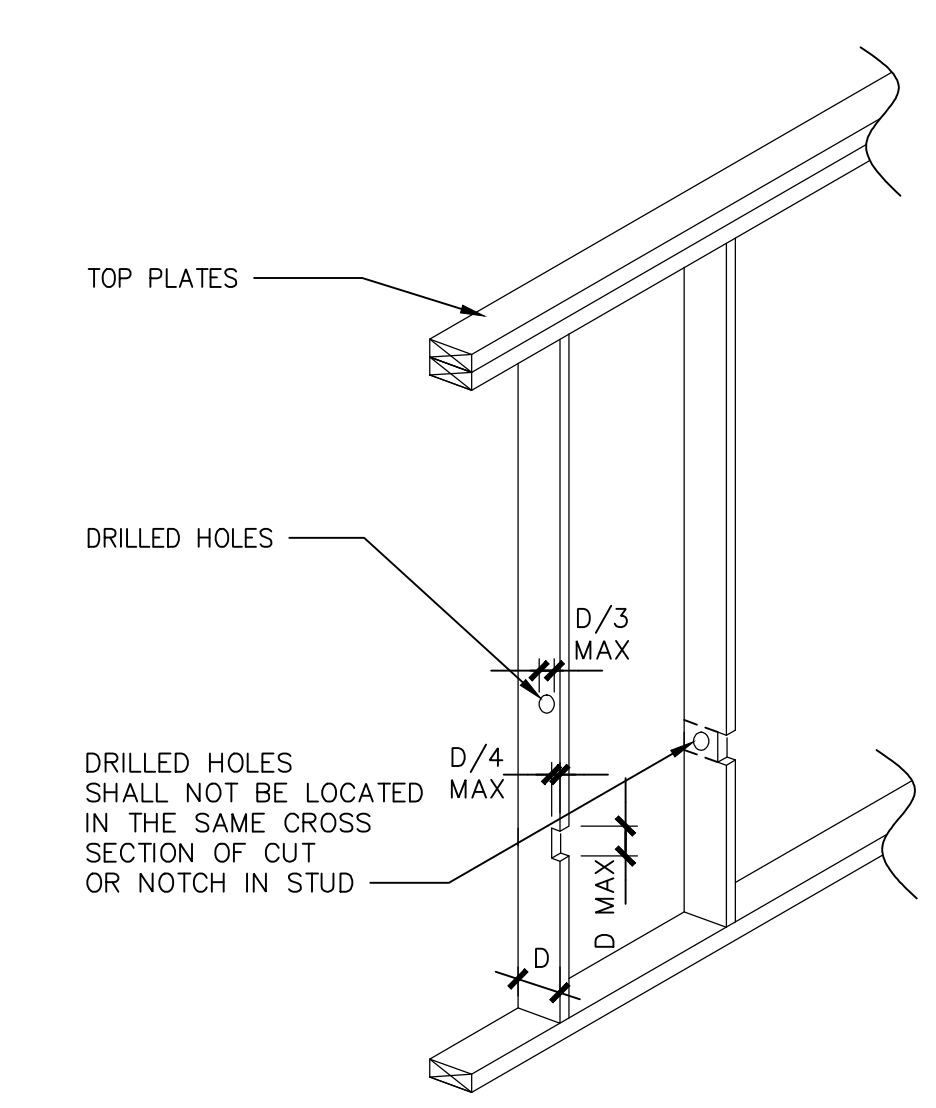


TYPICAL FLOOR STRENGTHENING / STRAIGHTENING

SECTION 7
 SCALE: 3/4" = 1'-0"
 S301

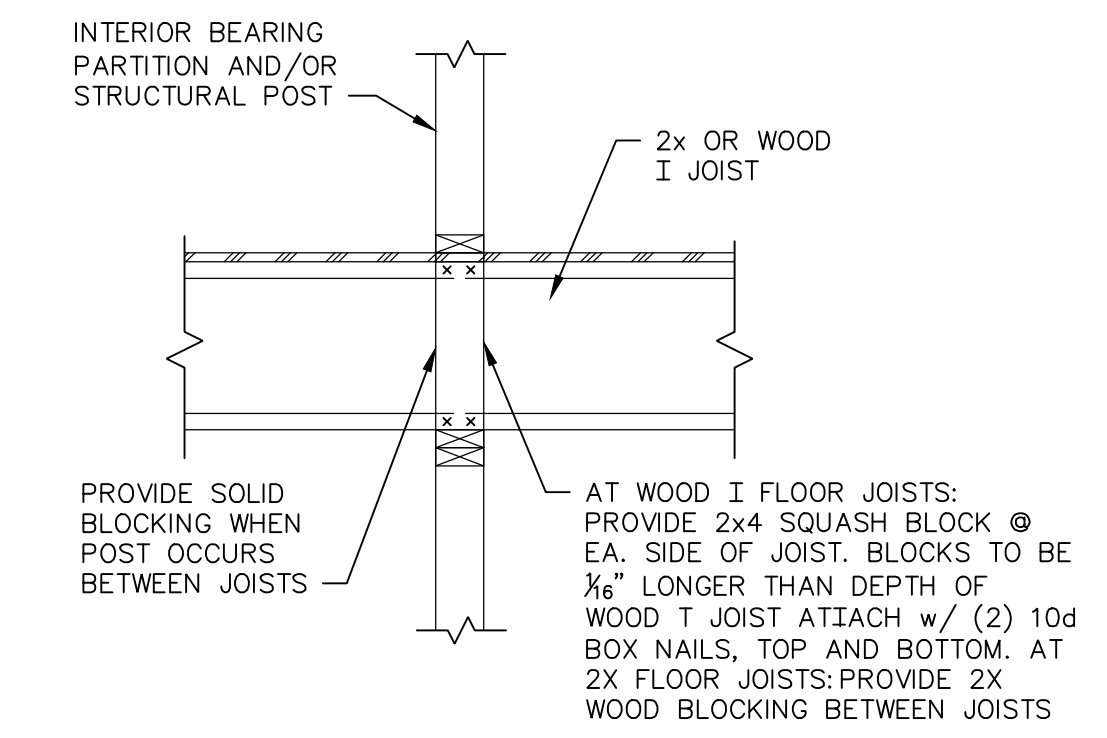


SECTION 6
 SCALE: 3/4" = 1'-0"
 S301



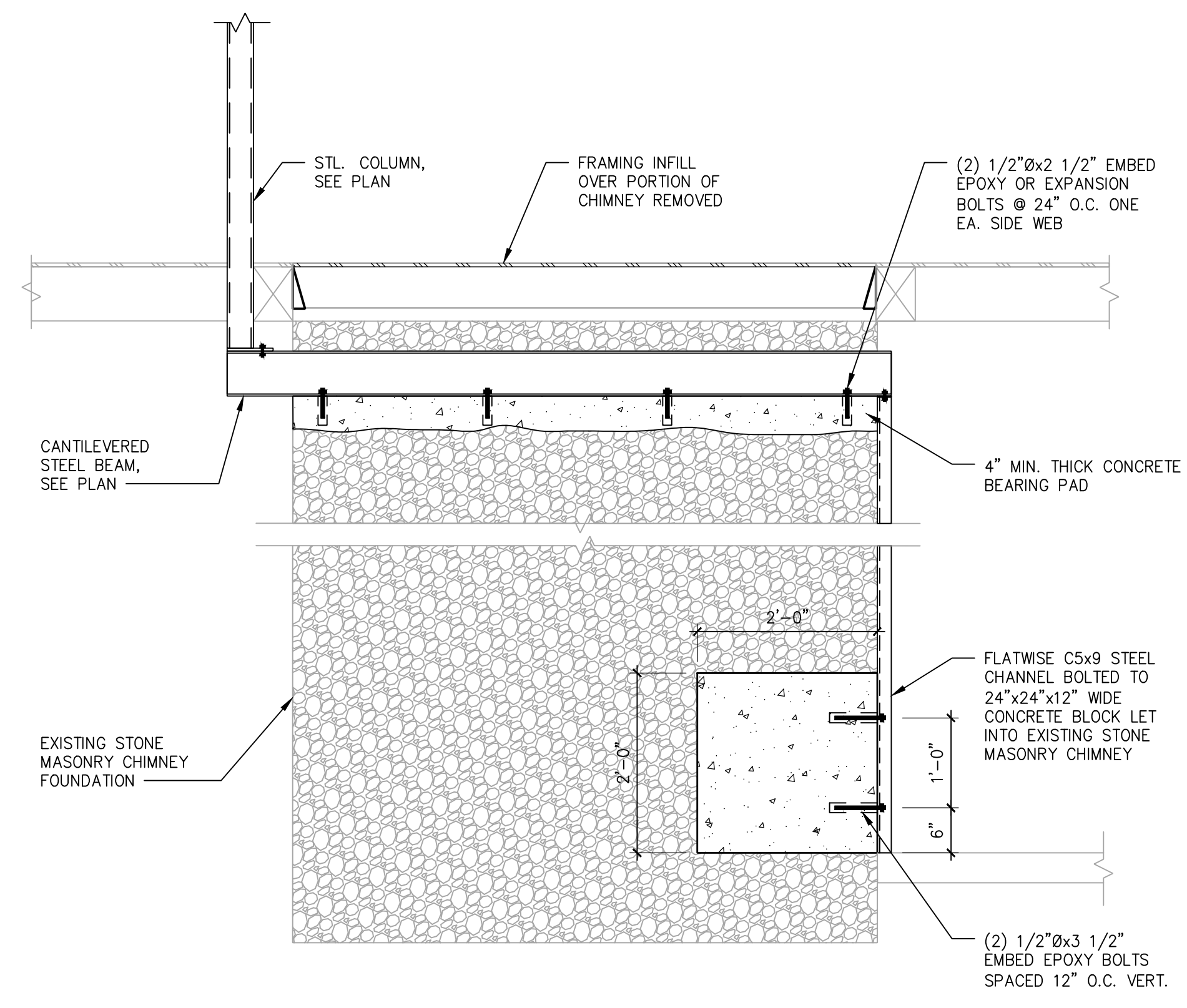
NOTCHES AND HOLES IN EXTERIOR AND BEARING WALL

SECTION 5
 SCALE: 3/4" = 1'-0"
 S301

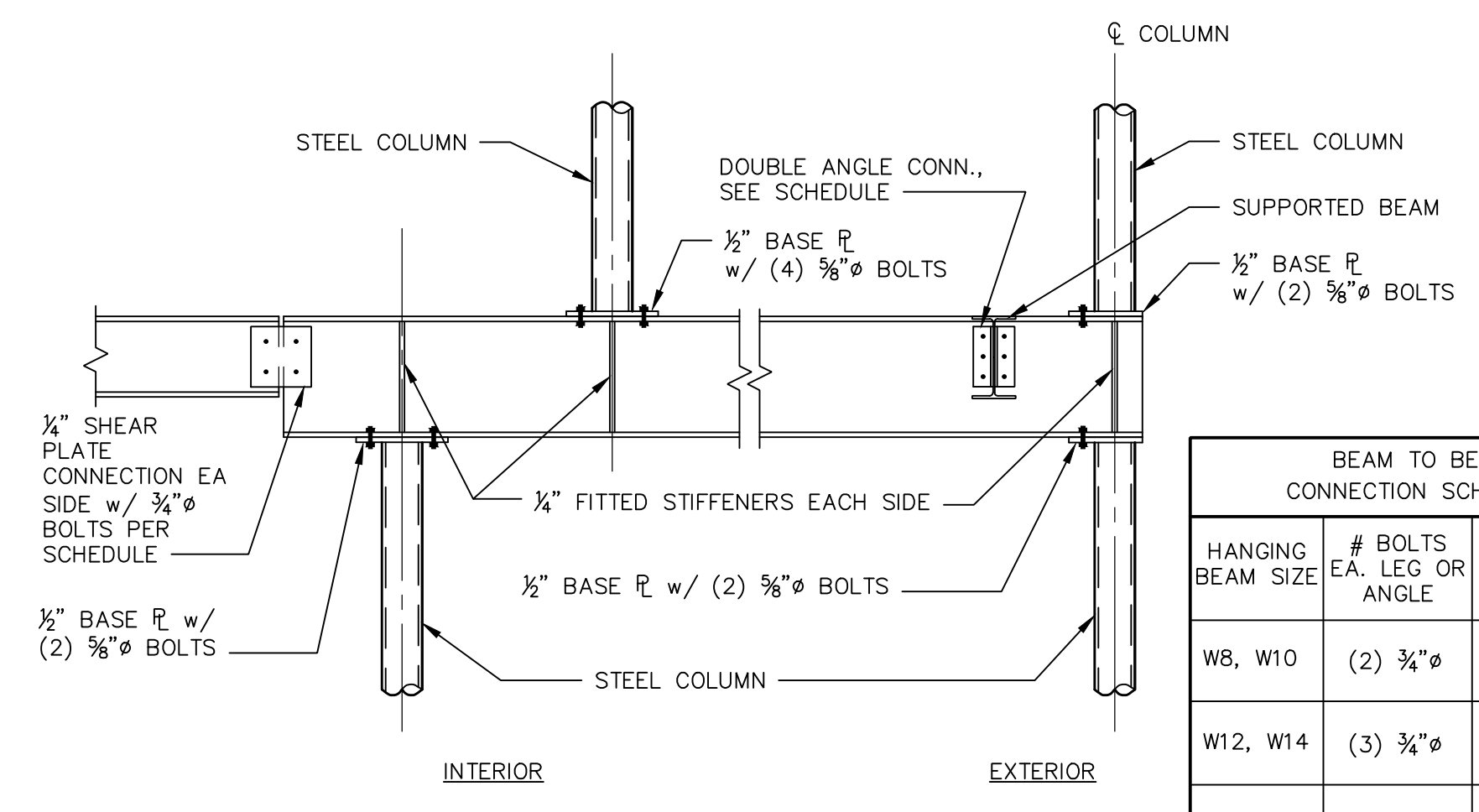


TYPICAL INTERIOR BEARING WALL

SECTION 4
 SCALE: 3/4" = 1'-0"
 S301



SECTION 3
 SCALE: N.T.S.



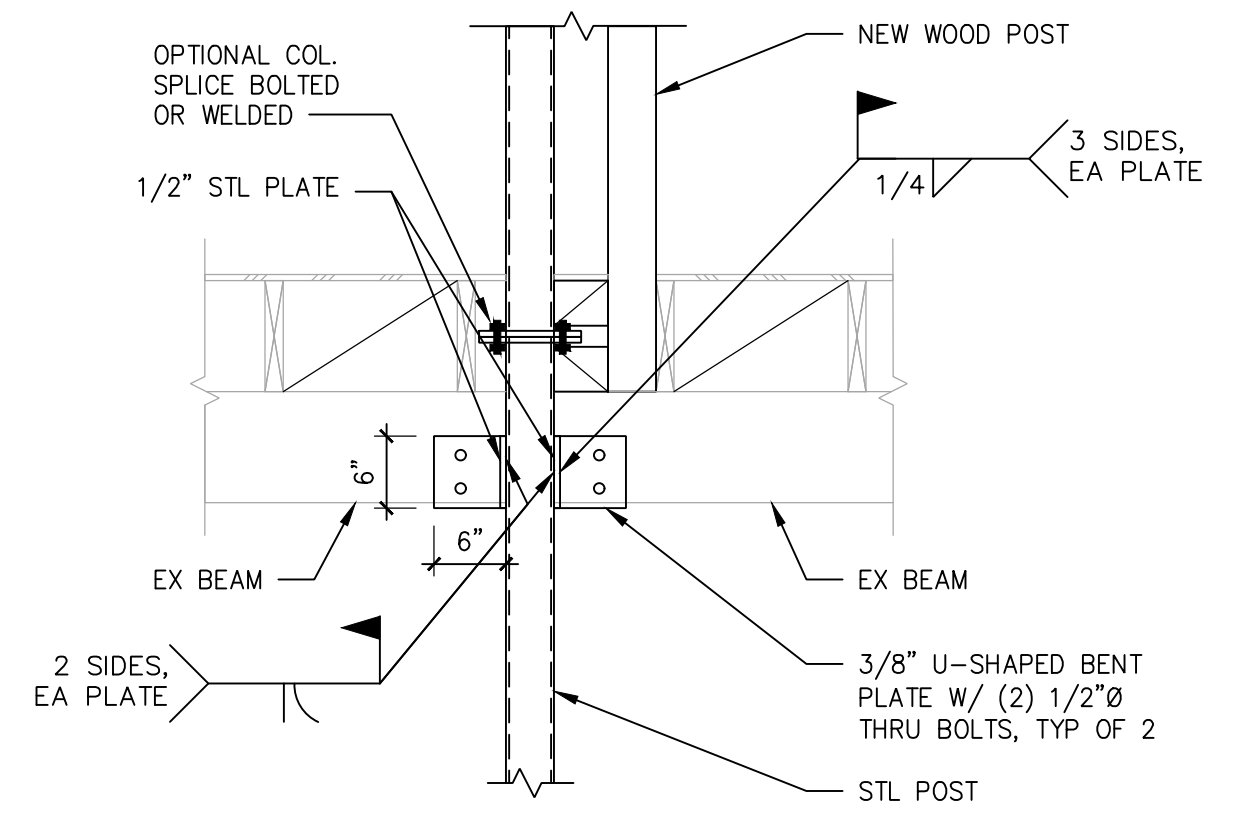
BEAM TO BEAM CONNECTION SCHEDULE

HANGING BEAM SIZE	# BOLTS EA. LEG OR ANGLE	MAX. SERVICE REACTION
W8, W10	(2) 3/4"Ø	18k
W12, W14	(3) 3/4"Ø	27k
W16	(4) 3/4"Ø	37k

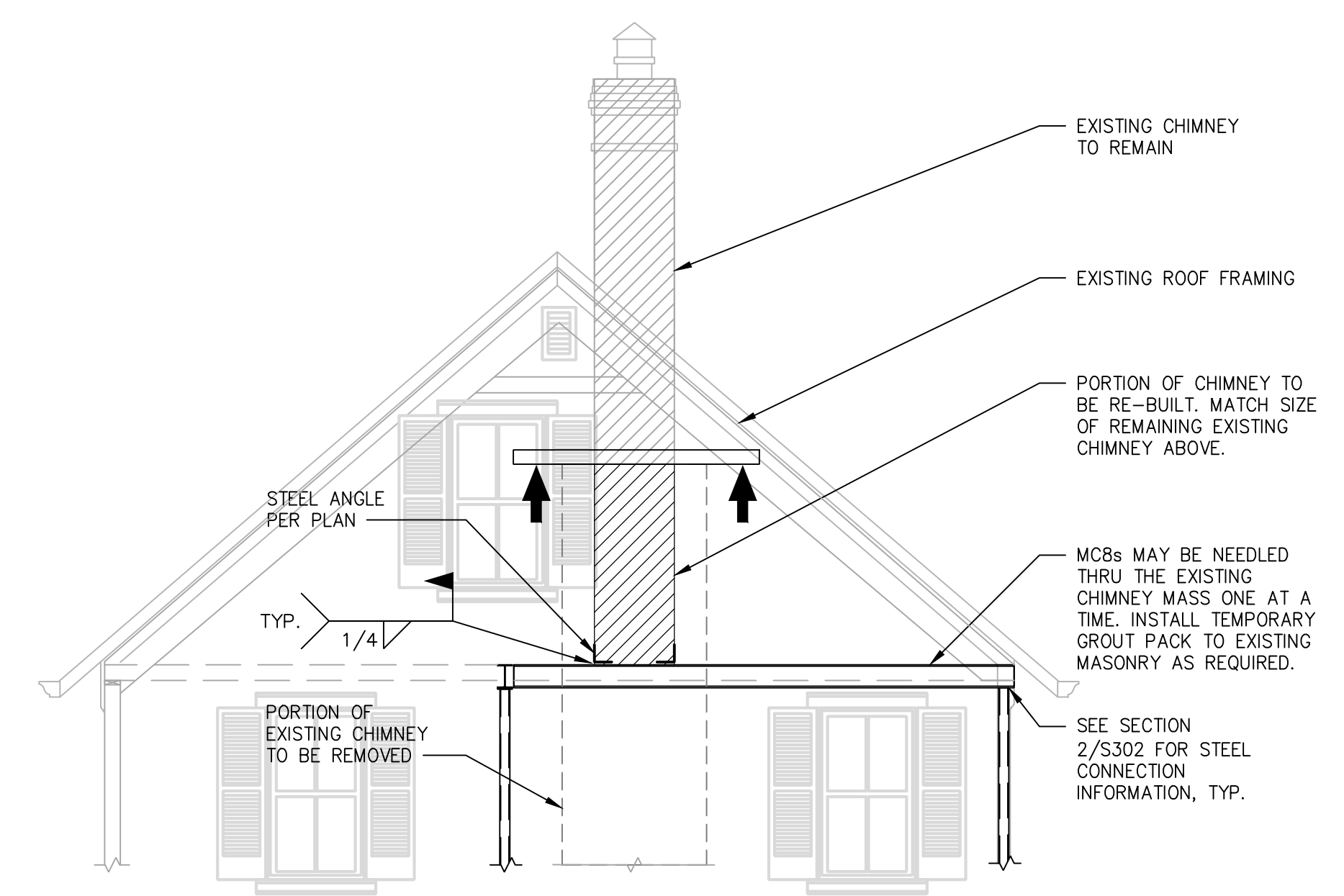
ALL 3/4"Ø BOLTS TO BE ASTM A325
 ANGLE TO BE 3/16" THICK

TYPICAL BEAM TO COLUMN CONNECTIONS
 NOTE: 3/8"Ø BASE & CAP PLATE BOLTS TO BE A307

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

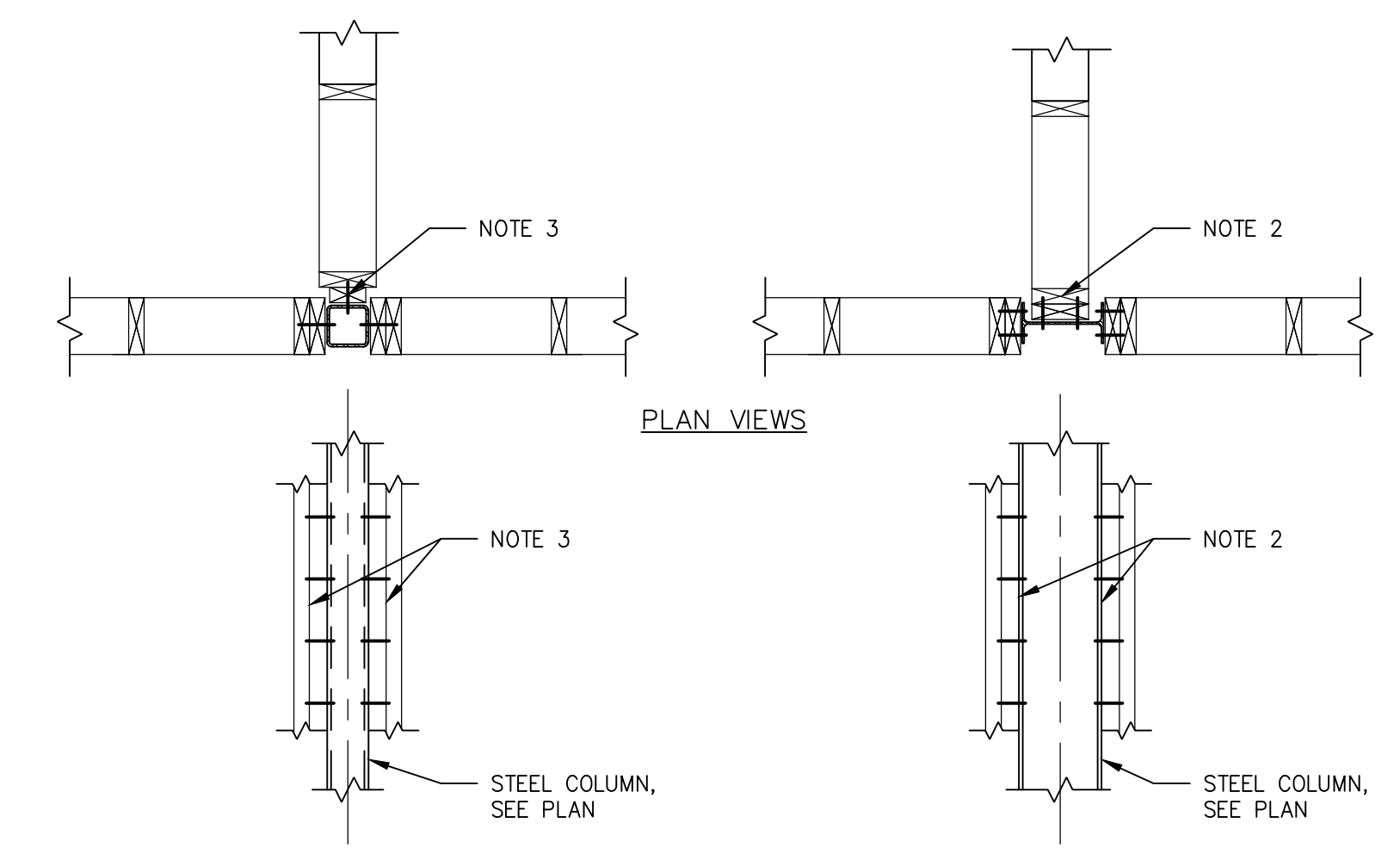


SECTION 1
 SCALE: 3/4" = 1'-0"



NOTE: THE PORTION OF THE EXISTING CHIMNEY TO REMAIN MUST EITHER BE TEMPORARILY SHORED OR RECONSTRUCTION OF THE LOWER CHIMNEY MASS MUST BE PHASED. IF PHASED, REMOVE NO MORE THAN 1/3 OF THE EXISTING MASONRY AT ONE TIME. ALLOW GROUT OF NEW MASONRY TO CURE FOR A MINIMUM OF 24 HOURS BEFORE PROCEEDING WITH THE NEXT PHASE. THE NEW STEEL FRAMING (FULLY INSTALLED) MAY BE USED TO SUPPORT TEMPORARY SHORING.

SECTION 5
 SCALE: 1/4" = 1'-0"



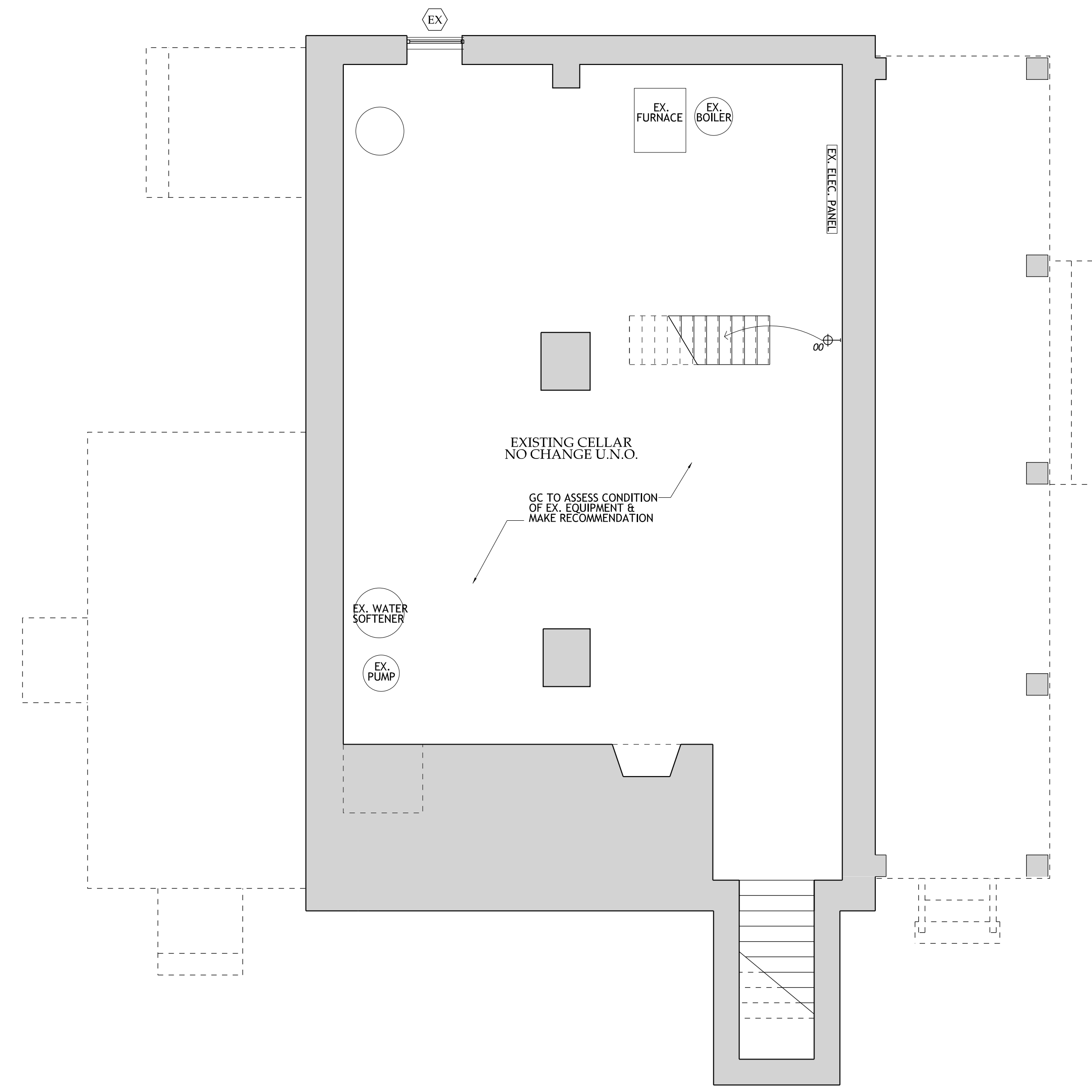
DETAIL NOTES

1. DETAIL APPLIES WHEN STEEL COLUMN IS LOCATED IN OR DIRECTLY ADJACENT TO A STUD WALL. USE SIMILAR NAILERS FOR CROSS-BRACED FRAMES TO ATTACH WOOD STUD INFILL FRAMING TO THE STEEL BRACING.
2. AT WF COLUMN: 2x NAILER TO MATCH ADJACENT STUD WALL WIDTH, FASTENED TO FLANGE OR WEB w/ 0.150" DIA. SHANK x1 7/8" LONG PAF's @ 12" O.C. IN (2) ROWS, STAGGERED. FASTEN ADDITIONAL 2x STUD TO NAILER w/ (2) ROWS 8d NAILS @ 6" O.C. EACH ROW, STAGGERED.
3. AT HSS OR STANDARD SCHEDULE 40 PIPE COLUMNS: 2x NAILER TO MATCH ADJACENT STUD WALL WIDTH, FASTENED O FACE w/ 0.150" DIA. SHANK x1 7/8" LONG PAF's @ 6" O.C. IN (1) ROW. FASTEN ADDITIONAL 2x STUD TO NAILER w/ (2) ROWS 8d NAILS @ 6" O.C. EACH ROW, STAGGERED.

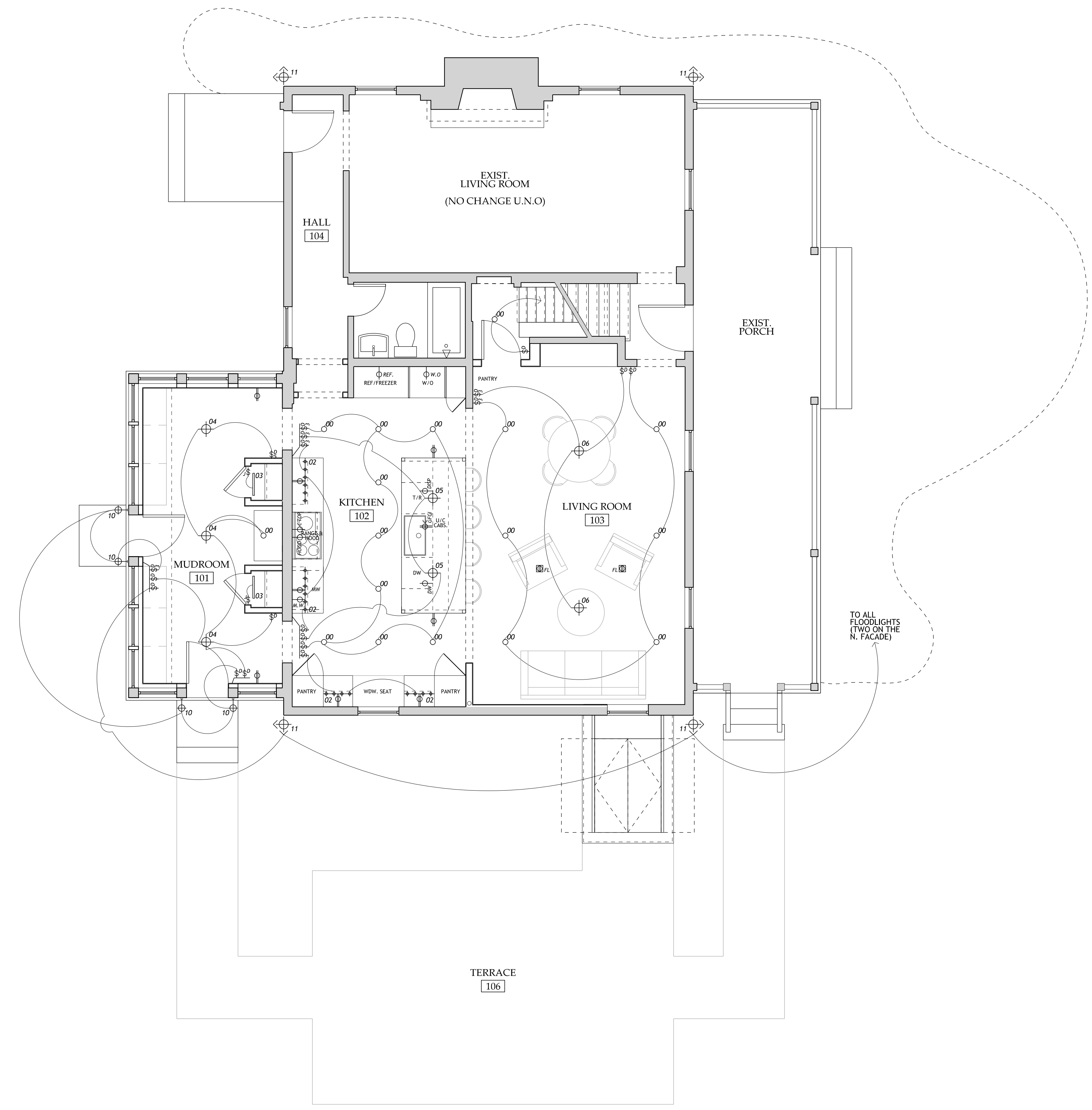
TYPICAL STEEL COLUMN w/ NAILER PLATES

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

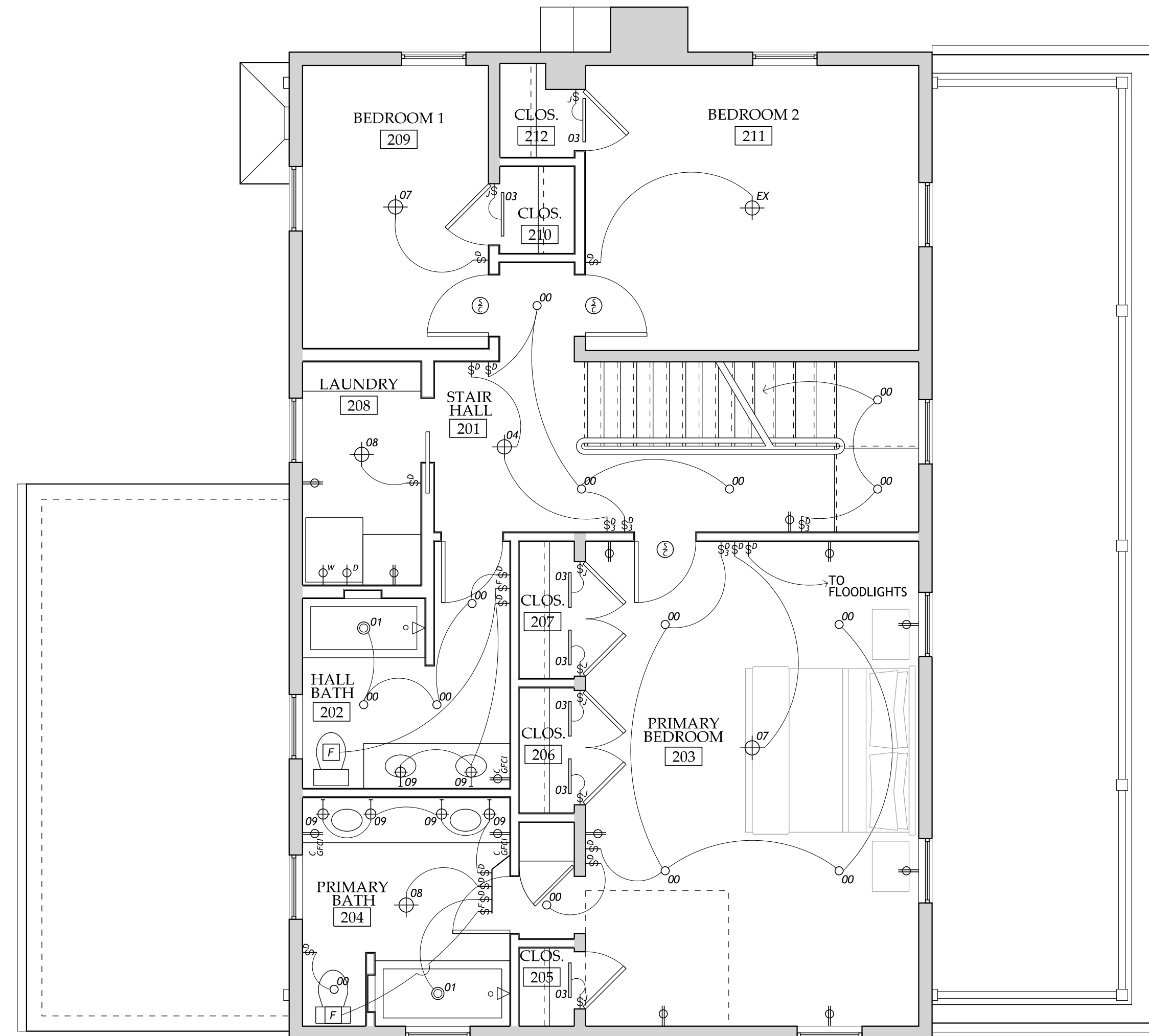
2 BASEMENT ELECTRICAL PLAN (E.T.R.)
 E101 SCALE: 1/4" = 1'-0"



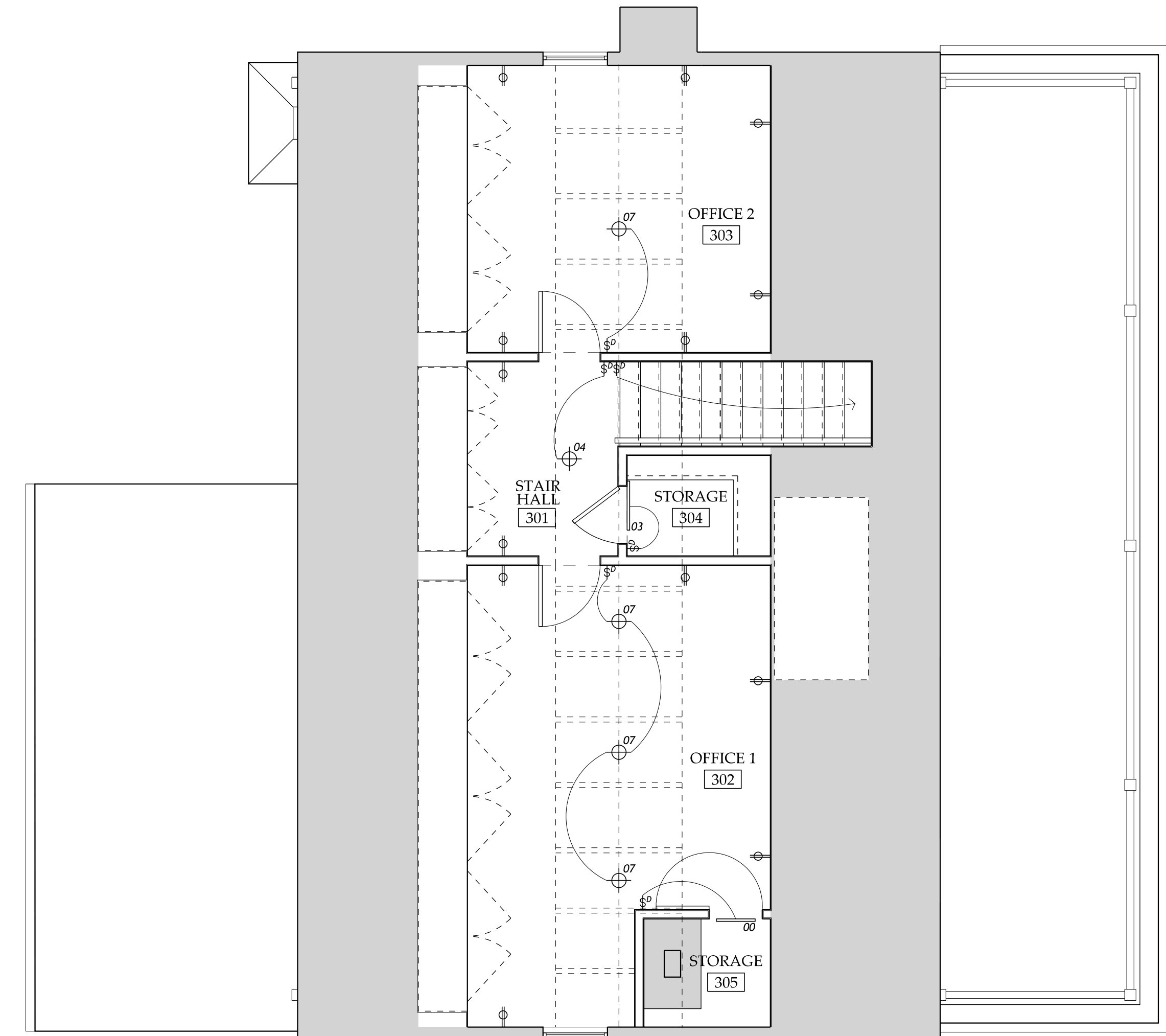
1 FIRST FLOOR ELECTRICAL PLAN
 E101 SCALE: 1/4" = 1'-0"



Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.



1 SECOND FLOOR ELECTRICAL PLAN
E102 SCALE: 1/4" = 1'-0" N



2 ATTIC FLOOR ELECTRICAL PLAN
E102 SCALE: 1/4" = 1'-0" N



LIGHTING SCHEDULE

Mark	Description	Manufacturer	Model	Color/Finish	Lamp	Remarks
00	4" round dimmable recessed downlight	Lightolier	Lytecaster LED Downlight w/ LARDD trim & LARAE1 Air Seal IC Frame-in kit	Clear diffuse reflector w/ white flange trim	LyteCaster LED light engine. LAR06927	Coordinate rough-in with insulated ceiling and joist depth. Provide 1 lamp for test & review w/ owner & architect.
01	4" round dimmable recessed downlight for wet locations	Lightolier	LYTECASTER LED Downlight w/ LARDD trim & LARAE1 Air Seal IC Frame-in kit	Clear diffuse reflector w/ white flange trim. Provide frosted lens option.	LyteCaster LED light engine. LAR06927	Coordinate rough-in with insulated ceiling and joist depth. Provide 1 lamp for test & review w/ owner & architect.
02	Surface mounted LED/ under cabinet light fixture	Jesco Lighting or approved equal	High Output Static series		5/8" LED SPACING, 18 LED'S / FT 24V, 3.0 W/ FT	Requires remote transformer. Wiring for fixture must come from side wall tight to inside front of cabinet @ 1 1/2" from backside of valence & shall be continuous across length of cabinet. DL-FLEX-CH6 -30 LED TAPE - 30 WARM WHITE DL-FLEX-CH6 MOUNTING CHANNEL (LENGTHS AS REQ'D) DL-FLEX-FL6 - FROSTED LENS (LENGTHS AS REQ'D) ELECTRICIAN TO VERIFY TRANSFORMER AND DIMMER COMPATABILITY.
03	Closet light fixture, wall mounted LED	WAC Lighting	24" FLO G2, WS-236G2	white finish	1260 lumen output @ 2700K color temp.	Center over door head. Provide jamb switch where noted in plan.
04	Decorative Pendant	T.B.D.				
05	Decorative Pendant	T.B.D.				
06	Decorative Pendant	T.B.D.				
07	Decorative Pendant	T.B.D.				
08	Decorative Pendant	T.B.D.				
09	Wall mounted bathroom sconce	T.B.D.				
10	Exterior wall mounted sconce	BEVOLO Lighting	6" Modernist Flush mount Contemporary series MOD-FM	T.B.D.		
11	Exterior Flood Lighting	WAC Lighting	Double spot endrance WP-LED430	T.B.D.		
F	Bath exhaust fan	Panasonic	WhisperFit - FV-08-11VF1	White		

NOTES:

- Exact location of all outlets, switches, jacks, light fixtures, & other devices to be determined by architect and owner.
- Contractor shall coordinate framing with electrical, HVAC, plumbing, and sprinkler systems as required to allow accurate placement of all system components.
- Align all fixtures as shown, typ. Review and confirm placement with architect prior to installation.
- Field verify all exterior lighting with architect and owner.
- Provide smoke and carbon monoxide detectors as required by code. Devices shall be located in the field by architect.
- Spacing of outlets shall follow layout as shown on electrical plans. Provide additional outlets as required that are compliant with the electrical code for outlet spacing.
- Contractor shall provide insulation gasket at all existing and proposed switches and receptacles located at exterior walls.
- Provide all connections for mechanical equipment and appliances.
- Furnish air seal frame-in kit (non-IC where available) for each recessed fixture, unless otherwise indicated. Contractor shall coordinate and provide protection and clearance for insulated framing cavities where appropriate.
- Locate undercabinet or undershelf task lighting at 1.5 inches from front edge of cabinet or shelf, unless otherwise indicated in plans. Coordinate location of any undercabinet receptacles with architect prior to installation.
- At corner transitions in light coves and undercabinet task lighting, extend and transition fixtures or lamping to eliminate dark corners, and to effect continuous, even lighting.
- Electrical contractor to verify all fixtures and lamping for compatibility with drivers and dimmers.
- Locate counter height GFCI outlets horizontally & centered in backplash of vanities (where applicable), typ. @ bathrooms. See note #1.

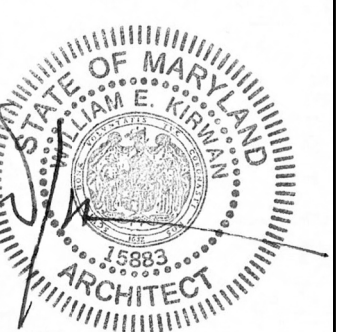
KEY TO ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	REMARKS
	SINGLE POLE SWITCH	EXACT LOCATIONS TO BE DETERMINED BY ARCHITECT & OWNER
	SINGLE POLE SWITCH W/ DIMMER	
	MULTIPLE WAY SWITCH	
	MULTIPLE WAY SWITCH W/ DIMMER	
	SINGLE POLE SWITCH, COUNTER HEIGHT	
	JAMB SWITCH	
	FAN SWITCH	
	TIMER SWITCH	
	DOORBELL	
	DUPLEX OUTLET	OUTLETS AT ALL COMMON AREAS TO BE PROTECTED BY AFCIs PER CURRENT NEC CODE.
	DUPLEX OUTLET, HALF SWITCHED	
	DUPLEX OUTLET, FULL SWITCHED	
	DUPLEX OUTLET, FLOOR MOUNTED	
	DUPLEX OUTLET, COUNTER HEIGHT	ALL WET LOCATION OUTLETS TO BE GFI W/ BREAKER SWITCHES @ PANEL BOX
	DUPLEX OUTLET, CABINET MOUNTED	
	DUPLEX OUTLET, WATERPROOF	
	DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPT	REMOTE CIRCUIT BREAKERS @ MAIN ELECTRICAL PANEL
	QUADRAPLEX OUTLET, FLOOR MOUNTED	
	APPLIANCE DEDICATOR & OUTLET	PROVIDE EACH APPLIANCE W/ ITS DEDICATOR AS REQUIRED
	TV/CABLE JACK & OUTLET	
	TELEPHONE JACK	
	TELEPHONE JACK, FLOOR MOUNTED	
	COMPUTER OUTLET	
	EXHAUST FAN	
	SMOKE DETECTOR, HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP	PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE. TO BE FIELD LOCATED BY ARCHITECT.
	CARBON MONOXIDE DETECTOR, HARDWIRED	PROVIDE CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE. TO BE FIELD LOCATED BY ARCHITECT.
	SMOKE/CARBON MONOXIDE DETECTOR, HARDWIRED	PROVIDE SMOKE/CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE. TO BE FIELD LOCATED BY ARCHITECT.
	DOORBELL CHIME	
	THERMOSTAT	

LIGHT FIXTURE SYMBOLS

SYMBOL	DESCRIPTION	REMARKS
	RECESSED LIGHT FIXTURE	EXACT LOCATIONS TO BE DETERMINED BY ARCHITECT & OWNER
	RECESSED DIRECTIONAL ACCENT LIGHT FIXTURE	
	PORCELAIN SOCKET	
	RECESSED WATERPROOF LIGHT FIXTURE	
	CEILING SURFACE MOUNTED LIGHT FIXTURE	
	WALL MOUNTED LIGHT FIXTURE	
	FLUORESCENT STRIP LIGHT FIXTURE	
	UNDER CABINET LIGHT FIXTURE	
	CEILING MOUNTED FAN/LIGHT	
	EXTERIOR FLOODLIGHT FIXTURE & MOTION SENSOR	

Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.





1
A-10
EXISTING EAST ELEVATION
N.T.S.



2
A-10
EXISTING SOUTH ELEVATION
N.T.S.



3
A-10
EXISTING SOUTH EAST ELEVATION
N.T.S.



4
A-10
EXISTING NORTH WEST ELEVATION
N.T.S.



5
A-10
EXISTING WEST ELEVATION
N.T.S.



6
A-10
EXISTING WEST ELEVATION
N.T.S.



7
A-10
EXISTING SURROUNDING CONTEXT
N.T.S.





1
A-11 EXISTING KITCHEN
N.T.S.



2
A-11 EXISTING KITCHEN
N.T.S.



3
A-11 EXISTING KITCHEN
N.T.S.



4
A-11 EXISTING DINING ROOM
N.T.S.



5
A-11 EXISTING LIVING ROOM
N.T.S.



6
A-11 EXISTING PRIMARY BEDROOM
N.T.S.



7
A-11 EXISTING ATTIC
N.T.S.



8
A-11 EXISTING CELLAR
N.T.S.

MUSE | KIRWAN ARCHITECTS
ARCHITECTURE AND INTERIOR DESIGN

Principals

Stephen Muse FAIA
William Kirwan AIA

Associates

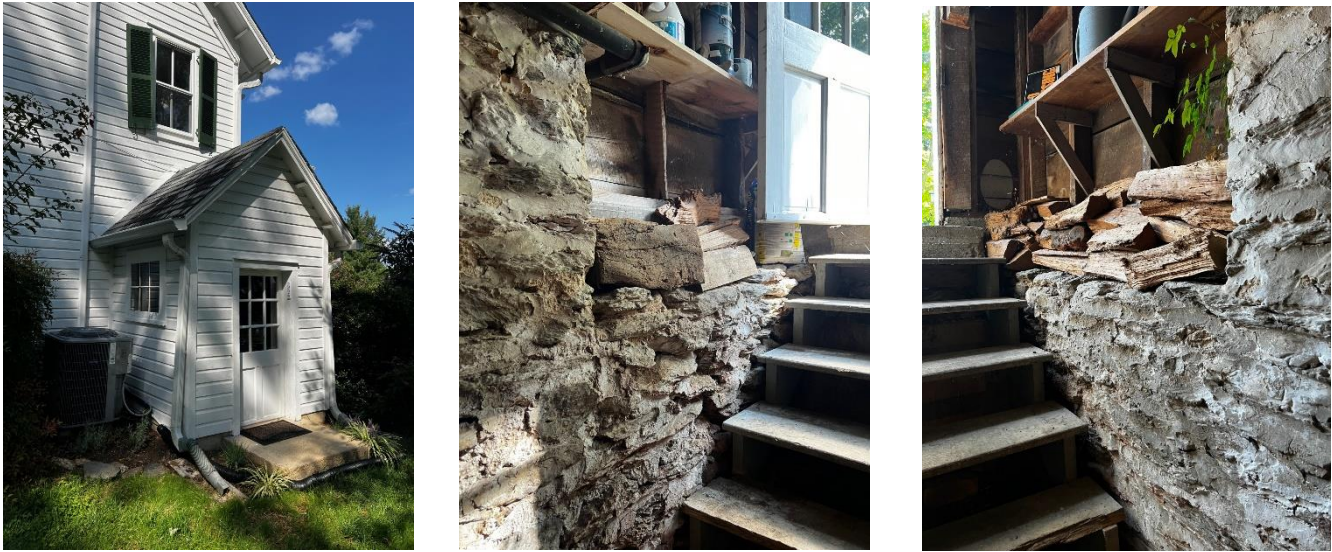
Kuk-Ja C. Kim AIA
R. Warren Short AIA
Scott P. Mooney IIDA

HAWP - #1094686

24227 Hawkins Landing Drive, Gaithersburg, MD 20882

Existing cellar stair enclosure: EXISTING CONDITIONS





Based on our observations, as visible in the photos, and given the concrete foundation visible on the exterior and interior as well as the concrete threshold at the entry door, that while there may have been a cellar access door here originally, our professional opinion is that it is more likely that the original entrance was an historic low sloped cellar access door and that the existing structure above the stone foundation was built at a later time possibly to protect against rain water intrusion.

MUSE | KIRWAN ARCHITECTS
ARCHITECTURE AND INTERIOR DESIGN

Principals

Stephen Muse FAIA
William Kirwan AIA

Associates

Kuk-Ja C. Kim AIA
R. Warren Short AIA
Scott P. Mooney IIDA

HAWP - #1094686 – MATERIALS

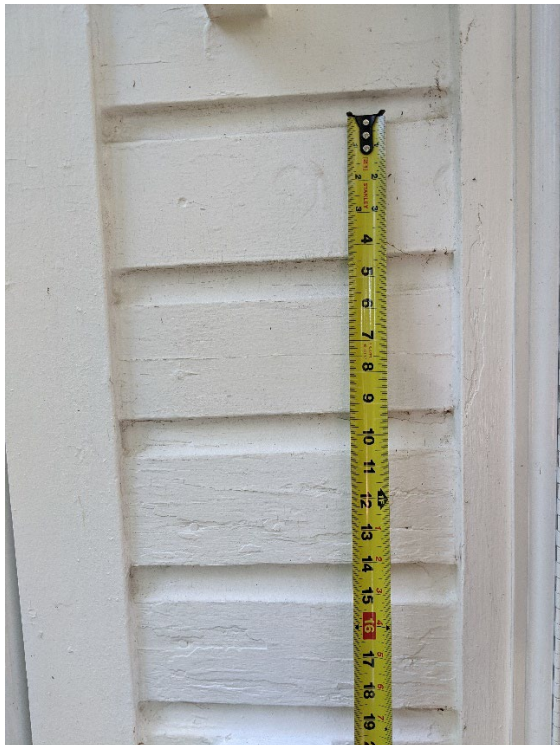
24227 Hawkins Landing Drive, Gaithersburg, MD 20882

Bluestone



Residential terrace utilizing blue/grey random orthogonal bluestone pavers of the same type proposed for this project.

Siding and Trim – Patch To Match Existing Pictures with Dimensions as below





Landmark,
shown in Weathered Wood

Landmark[®]

Designer Roofing Shingles

A Classic Original

Landmark's dual-layered construction provides depth and dimension, along with extra protection from the elements. Widest array of colors in the industry.

- **Lifetime limited warranty**
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- **NailTrak[®] wider nailing area** for a more accurate installation

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- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Acceptance Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

DIMENSIONAL ASPHALT ROOF SHINGLE

LANDMARK® COLOR PALETTE



Cobblestone Gray



Colonial Slate



Georgetown Gray



Weathered Wood



Driftwood



Pewterwood



Charcoal Black



Moiré Black



Heather Blend



Burnt Sienna



Resawn Shake



Hunter Green



Scan code for more information

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

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24227 Hawkins Landing Drive, Gaithersburg, MD 20882

**Windows Specifications-
Marvin Ultimate Wood Double-Hung and Casement**

Material
Wood Exterior and Interior

Exterior Finish
3 Wood Options + Custom

Interior Finish
6 Wood Options + Custom | 2 Paint Options + Prime | 6 Stain Options + Clear Coat

Sizing
Fits Openings up to 4' Wide by 8' High

Exterior Finish



Marvin Ultimate Wood Double-Hung Windows Mark **A**, **B** and **C**

Exterior Color Finish To be Determined and Painted in Field.



Exterior View



Interior View

Marvin Ultimate Wood Casement Push Out Windows Mark D

Exterior Color Finish To be Determined and Painted in Field.



Exterior View



Interior View

Windows will be flat with one horizontal muntin bar, size To Match Existing.

Doors Specifications- Marvin Ultimate Wood Swinging French Door

Exterior Marks **X01 & X02**
Exterior Color Finish To be Determined and Painted in Field.



Exterior View

Material

Wood Exterior and Interior

Exterior Finish

3 Wood Options + Custom

Interior Finish

6 Wood Options + Custom | 2 Paint Options + Prime
| 6 Stain Options + Clear Coat

Sizing

Fits Openings up to 14' Wide by 10' High

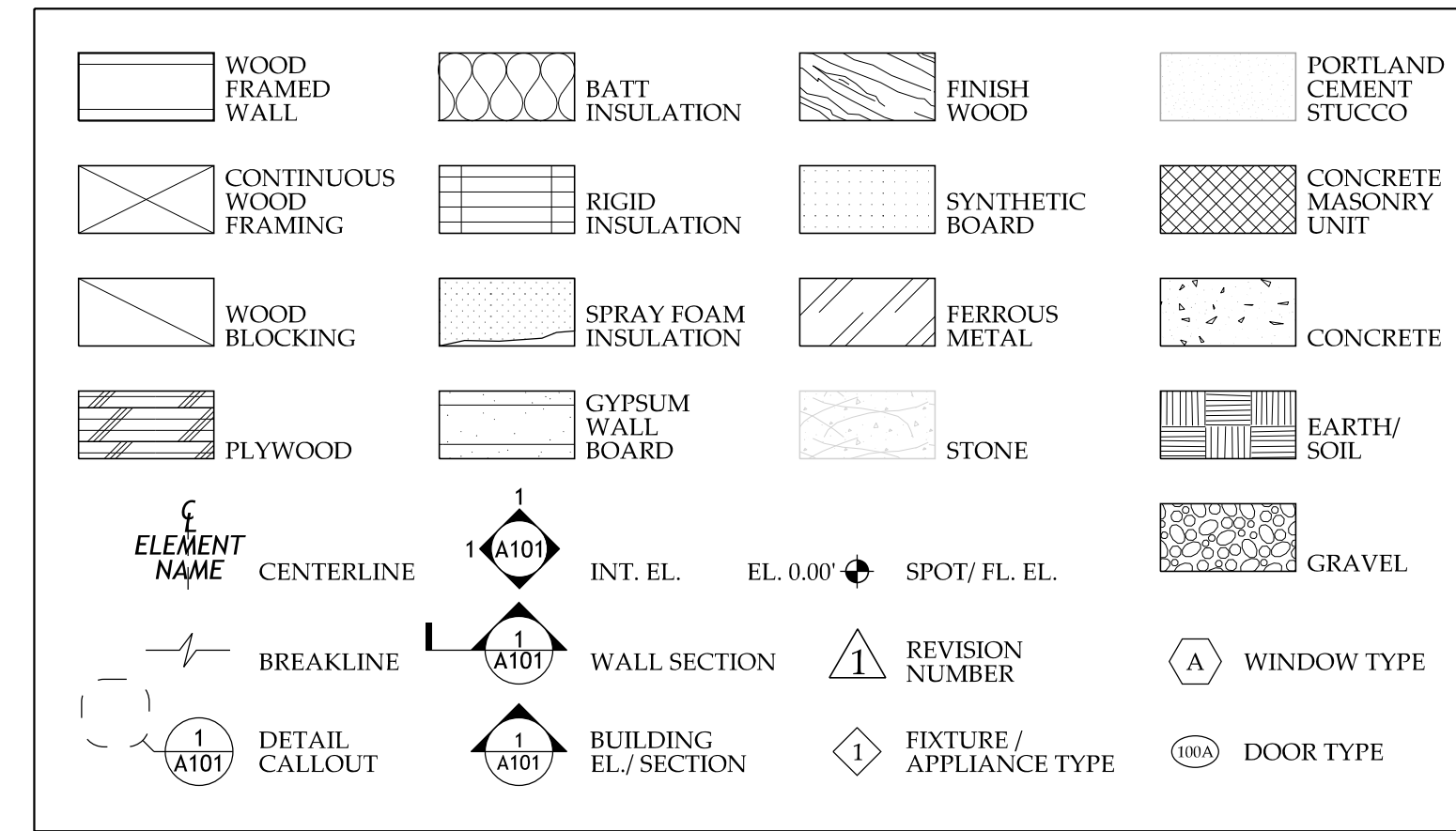
InSwing Exterior door with 2WX3H Light Cut

Marvin Simulated Divided Lites and Muntins To Match Existing



**PRELIMINARY CONSULTATION
APPLICATION DRAWINGS
8/14/2024**

PATTERN KEY



ABBREVIATIONS

Abbreviation	Item	Abbreviation	Item	Abbreviation	Item
1X	One-inch nominal thickness	F.B.O.	Furnished By Owner	PART.	Partition
2X	Two-inch nominal thickness	F.D.	Floor Drain	PLMB.	Plumbing
@	At	F.F.	Finish Floor	PLYWD.	Plywood
A/C	Air Conditioning	FDTN.	Foundation	PMVT.	Pavement
ACC.	Accessory; Accessories	FGLAS.	Fiberglass	PREFAB.	Prefabricated
A.F.F.	Above Finish Floor	FIN.	Finish	PREFIN.	Prefinished
ABV.	Above	FIXT.	Fixture	PSF	Pound Per Square Foot
ADJ.	Adjustable	FLASHG.	Flashing	PSI	Pound Per Square Inch
ALN.	Align; Alignment	FL.	Floor	P.T.	Pressure Treated
ALT.	Alternate	FLRG.	Flooring	PTD.	Painted
ALUM.	Aluminum	FLUOR.	Fluorescent	PVC	Polyvinyl Chloride
ANCH.	Anchor	F.O.	Face of	QTY.	Quantity
APPL.	Appliance	F.O.S.	Face of Structure (or Stud)	R.	Riser(s)
APPROX.	Approximate	F.O.S.	Face of Masonry	RAD.	Radius
ARCH.	Architect (or Architectural)	FRMG.	Framing	RCP	Reflected Ceiling Plan
AVG	Average	F.P.	Fireplace	RECPT.	Receptacle
B.O.F.	Base of Footing	FT.	Feet	REF.	Refrigerator
BD.	Board or Bead	FTG.	Footing	REINF.	Reinforcing
BEDRM.	Bedroom	FURG.	Furring	REPL.	Replace
BETW.	Between	FURN.	Furnace	REQ'D.	Required
BLDG.	Building	GA.	Gauge	REV.	Revision
BLKG.	Blocking	GALV.	Galvanized	RH	Right Hand
BM.	Beam	G.C.	General Contractor	RM.	Room
BLT.	Bolt	GFI	Ground Fault Interrupter	R.O.	Rough Opening
BOT.	Bottom	GL.	Glass	SCHED.	Schedule
BRG.	Bearing	GWB	Gypsum Wall Board	S.CONC.	Sealed Concrete
BRK.	Brick	GYP.	Gypsum	SCR.	Screen
BSMT.	Basement	H.B.	Hose Bibb	SDG.	Siding
BYD.	Beyond	HD.	Head	SDL	Simulated Divided Lite
C.	Course	HDR.	Header	SGL.	Single
CAB.	Cabinet; Cabinetry	HDW.	Hardware	SH.	Sheet
CCV.	Chevy Chase Village	HDWD.	Hardwood	SETB.	Setback
CEM.	Cement	HORIZ.	Horizontal	SHG.	Sheathing
CER.	Ceramic	H'RAIL.	Handrail	SHWR.	Shower
CHNG. RM.	Changing Room	HT.	Height	SIM.	Similar
C.J.	Control Joint	HTR.	Heater	SKYLT.	Skylight
C.L.	Centerline	HVAC	Heating/ Ventilation/ Air-Conditioning	SPEC.	Specifications
CLADG.	Cladding	H.W.	Hot Water	SQ.	Square
CLG.	Ceiling	I.B.C.	International Building Code	S.S.	Stainless Steel
CLOS.	Closet	I.G.	Insulated Glass	STD.	Standard
CLR.	Clear	IN.	Inch	STL.	Steel
CMU	Concrete Masonry Unit	INCL.	Included(d)	STN.	Stain Stained
C.O.	Cased Opening	INSUL.	Insulation	STOR.	Storage
COL.	Column	INT.	Interior	STRUC.	Structure(al)
COORD.	Coordinate; Coordination	IRC	International Residential Code	SUBFL.	Subfloor
CONC.	Concrete	JST.	Joist	SURF.	Surface
CONST.	Construction	JT.	Joint	SW.	Switch
CONT.	Continuous	K.B.D.	Kitchen & Bath Designer	S.W.M.	Storm Water Management
CPT.	Carpet	KIF	Kitchen	SYM.	Symbol
CPR.	Copper	LAM.	Laminate	SYN.	Synthetic
CRIT.	Critical	LAV.	Lavatory	T	Tread(s)
CRS.	Course	LEV.	Level	T&G	Tongue and Groove
CSK.	Countersink	LAYLT.	Laylight	T.B.S.	To Be Specified
CSMT.	Casement	LH	Left Hand	T.D.L.	True Divided Lite
C.T.	Ceramic Tile	L.T.	Light	TEMP.	Temperature
C.TOP.	Countertop	L.TG.	Lighting	THK.	Thick
CTR.	Center	LVL	Laminated Veneer Lumber	T.J.I.	Truss Joists
CTRD.	Centered	M.	Master	T.M.E.	To Match Existing
C.W.	Cold Water	MAS.	Masonry	T.O.	Top of
D	Dryer	MAT.	Material	T.O.F.	Top of Footing
DBL	Double	MAX.	Maximum	T.O.S.	Top of Slab
DEMO.	Demolish; Demolition	MDO	Medium Density Overlay	T.O.ST.	Top of Structure
DET.; DETL.	Detail	MDF	Medium Density Fiberboard	T.O.W.	Top of Wall
DIA.	Diameter	MECH.	Mechanical	TOIL.	Toilet
DIM.	Dimension	MED. CAB.	Medicine Cabinet	TPO	Thermoplastic Polyolefin
DISP.	Disposal	MEM.	Membrane	TRTD.	Treated
DN.	Down	MFR.	Manufacturer(s)	TYP.	Typical
DR.	Door	M.O.	Masonry Opening	U.C.	Under-counter
DRN.	Drain	MIN.	Minimum	UNFIN.	Unfinished
DWR.	Drawer	MISC.	Miscellaneous	U.N.O.	Unless Noted Otherwise
DS.	Downspout	MLDG.	Molding	UTL.	Utility
D.W.	Dishwasher	MTL.	Metal	VB.	Vapor Barrier
DWG.	Drawing	MTD.	Mount	VENT.	Ventilate(-or)
E.A.	Each	M.W.	Microwave	VEST.	Vestibule
E.L.	Expansion Joint	N.E.C.	National Electric Code	V.I.F.	Verify in Field
EL.	Elevation	N.I.C.	Not In Contract	W.	Washer
ELIC.	Electrical	NO.	Number	W/	With
ELEV.	Elevator	N.T.S.	Not To Scale	W/O	Without
EPS	Expanded Polystyrene	O.A.	Overall	W.C.	Water Closet
EPXY	Epoxy	O.C.	On Center	WD.	Wood
EQ.	Equal	OFF.	Office	WDW.	Window
EQUIP.	Equipment	O.H.	Overhang	W.H.	Water Heater
EST.	Established	OPNG.	Opening	W.P.	Waterproof
E.T.R.	Existing to Remain	OPP.	Opposite	W.PFG.	Waterproofing
EX. EXIST.	Existing			W.S.	Weather Stripping
EXH.	Exhaust			WT.	Weight
EXT.	Exterior			YD.	Yard

DESIGN PARAMETERS

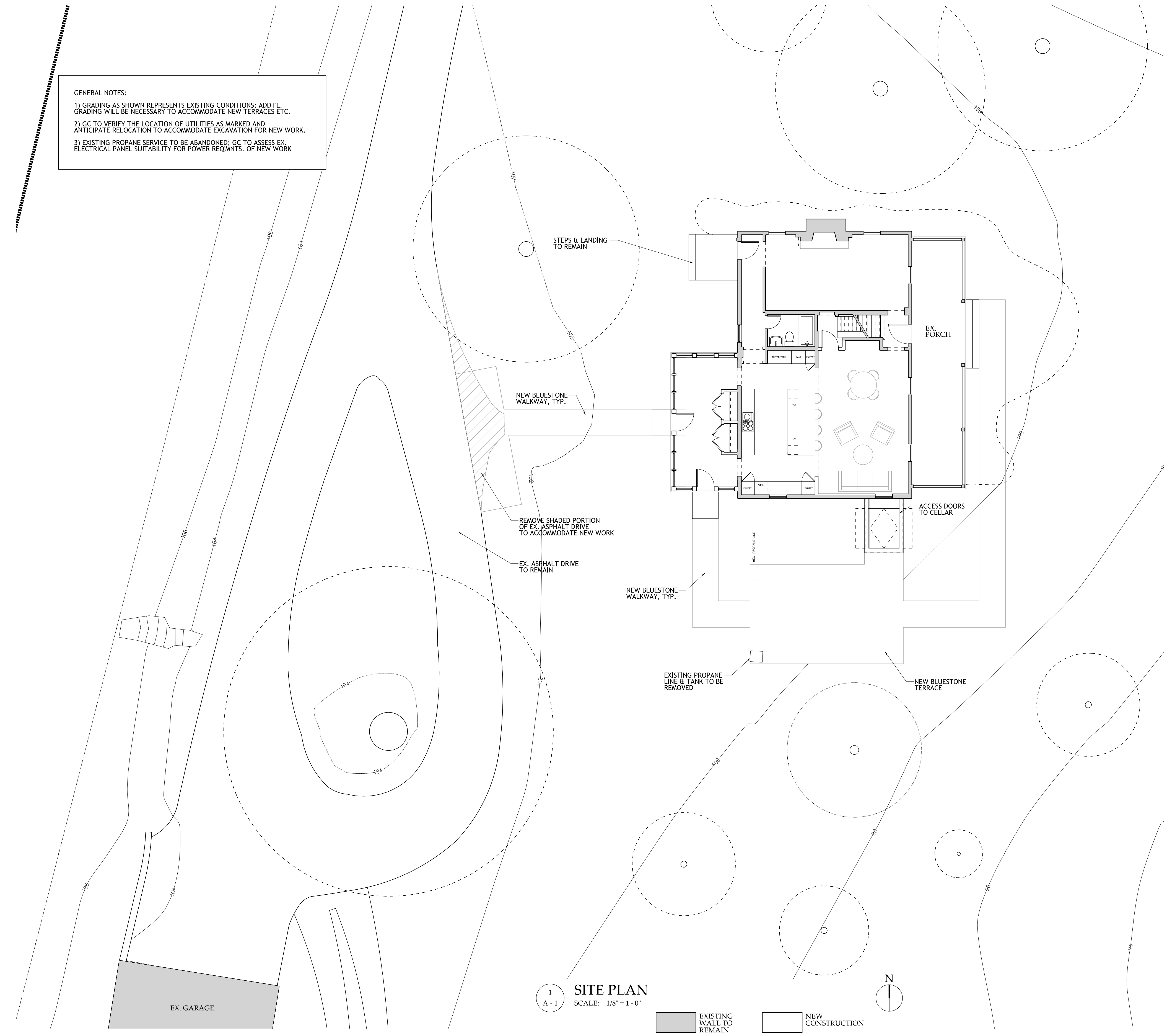
Montgomery County, Maryland			
GROUND SNOW LOAD	30 psf	DECAY	Slight to moderate
WIND SPEED	115 mph	WINTER DESIGN TEMP.	13°F
SEISMIC DESIGN CATEGORY	B	ICE SHIELD UNDERLAYMENT REQ'D.	Yes
WEATHERING	SEVERE	FLOOD HAZARDS	July 2, 1979
FROST LINE DEPTH	30 inches	AIR FREEZING INDEX	300
TERMITE	Moderate to heavy	MEAN ANNUAL TEMP.	55°F

Soil Bearing capacity: 2000 psf or as determined by geotechnical evaluation

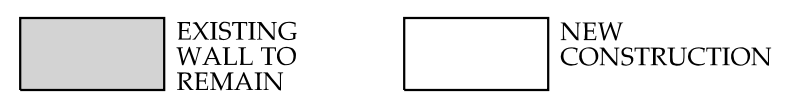
GENERAL NOTES:
 1) GRADING AS SHOWN REPRESENTS EXISTING CONDITIONS; ADDTL. GRADING WILL BE NECESSARY TO ACCOMMODATE NEW TERRACES ETC.
 2) GC TO VERIFY THE LOCATION OF UTILITIES AS MARKED AND ANTICIPATE RELOCATION TO ACCOMMODATE EXCAVATION FOR NEW WORK.
 3) EXISTING PROPANE SERVICE TO BE ABANDONED; GC TO ASSESS EX. ELECTRICAL PANEL SUITABILITY FOR POWER REQ'MTS. OF NEW WORK

RENOVATION OF THE CLAYTON / WATKISS RESIDENCE

24227 HAWKINS LANDING DRIVE GAITHERSBURG, MD 20882



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



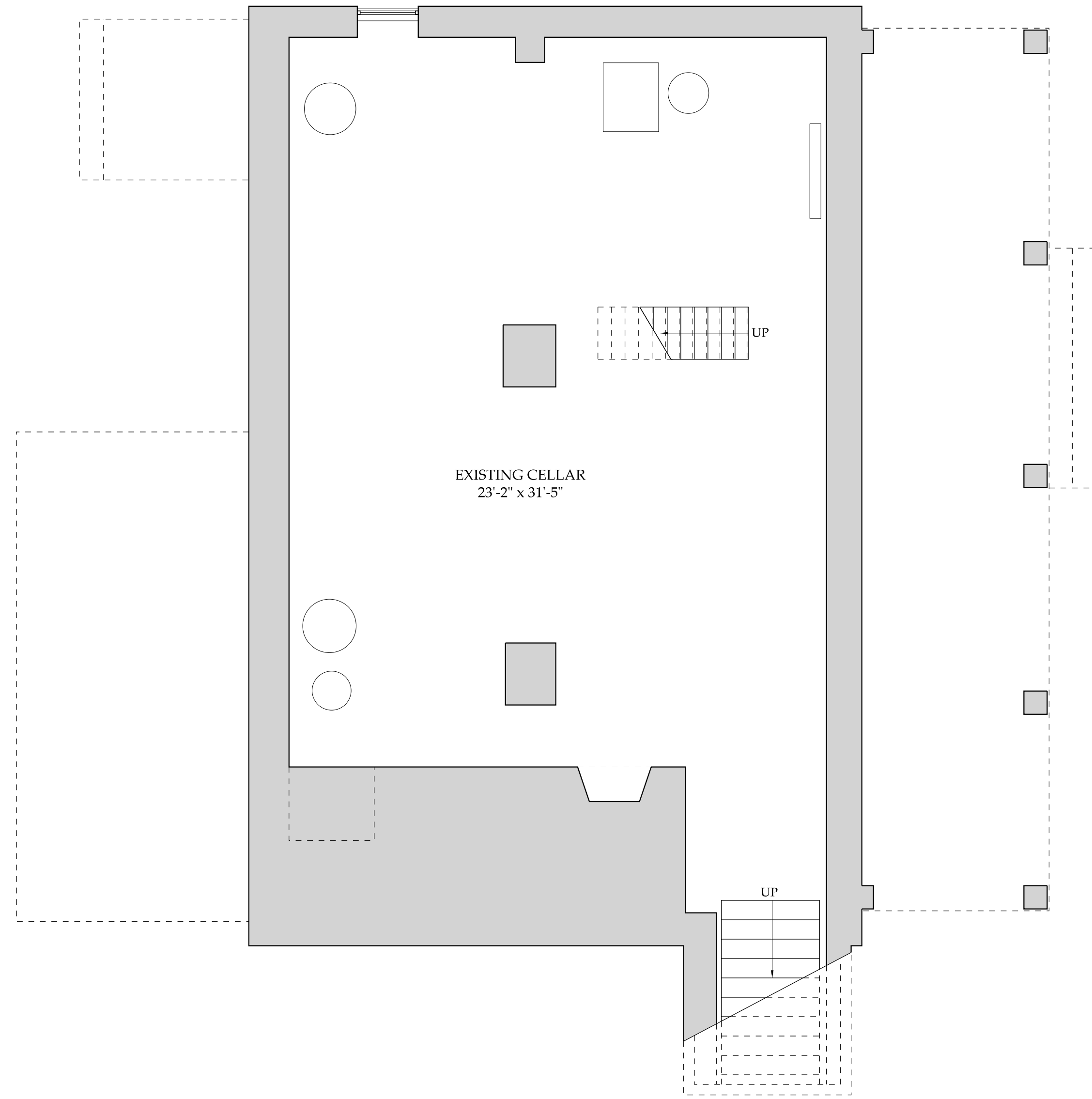
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 Architecture and Interior Design
 7401 Wisconsin Avenue, Suite 500 Bethesda, MD 20814
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RENOVATION OF & ADDITION TO THE
CLAYTON/WATKISS RESIDENCE
 GAITHERSBURG, MD 20882
 24227 HAWKINS LANDING DRIVE

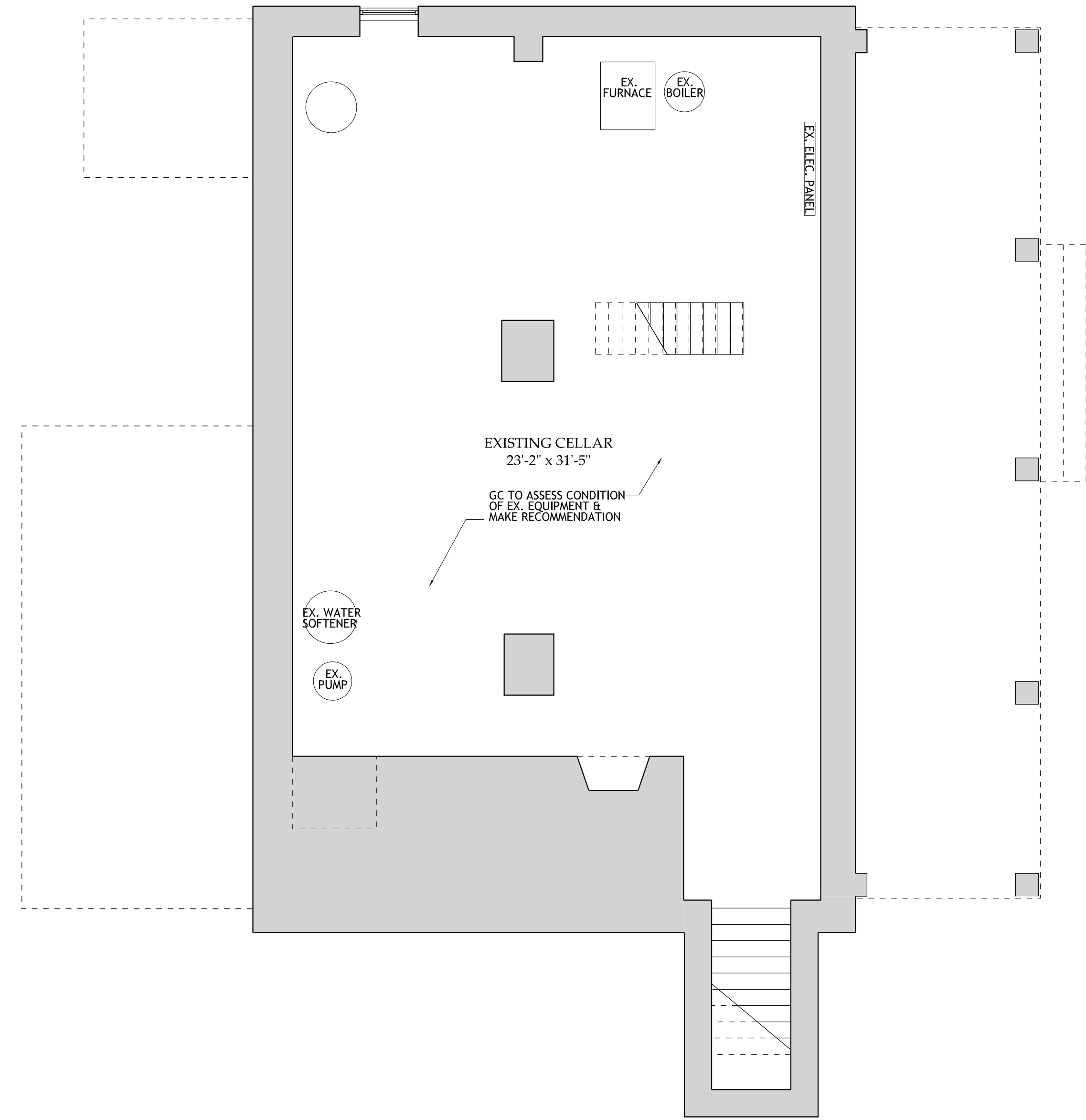
21.18
 HPC PRELIMINARY SUBMISSION
 2024 JULY 24

COVER SHEET
 SCALE: 1/4" = 1'-0"

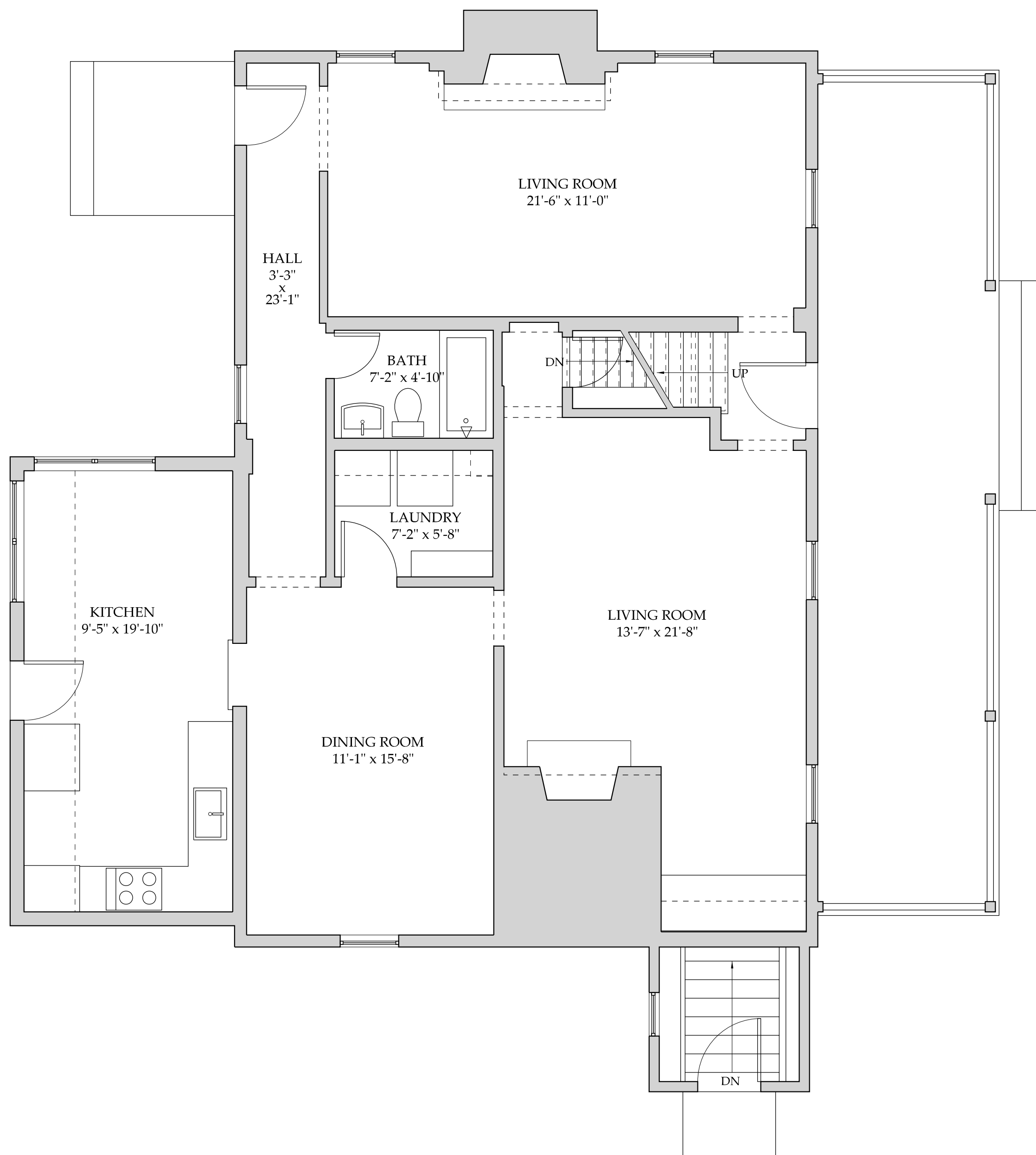
SHEET NO.
A - 1



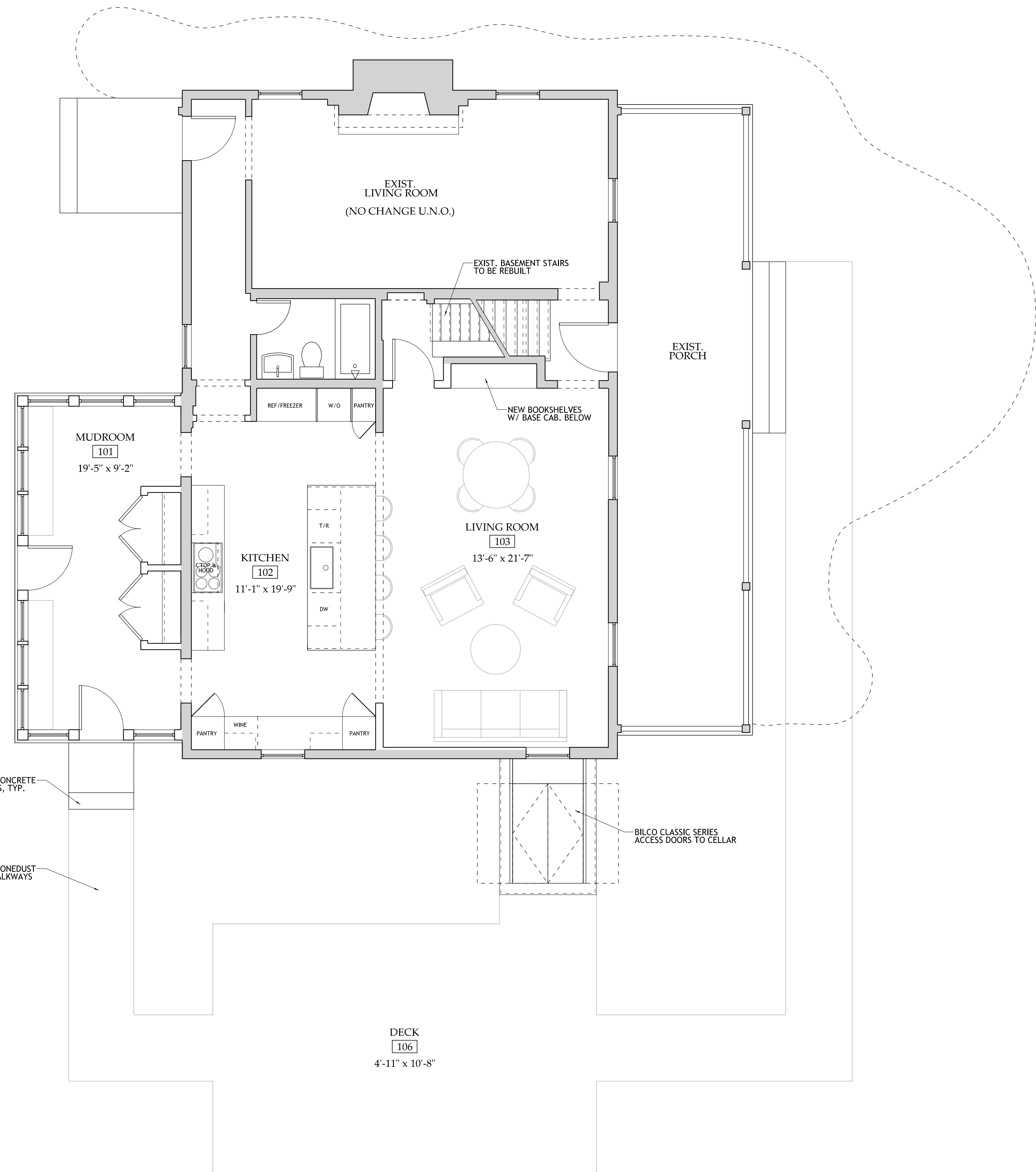
1
A-2
EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0" N



2
A-2
PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0" N



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

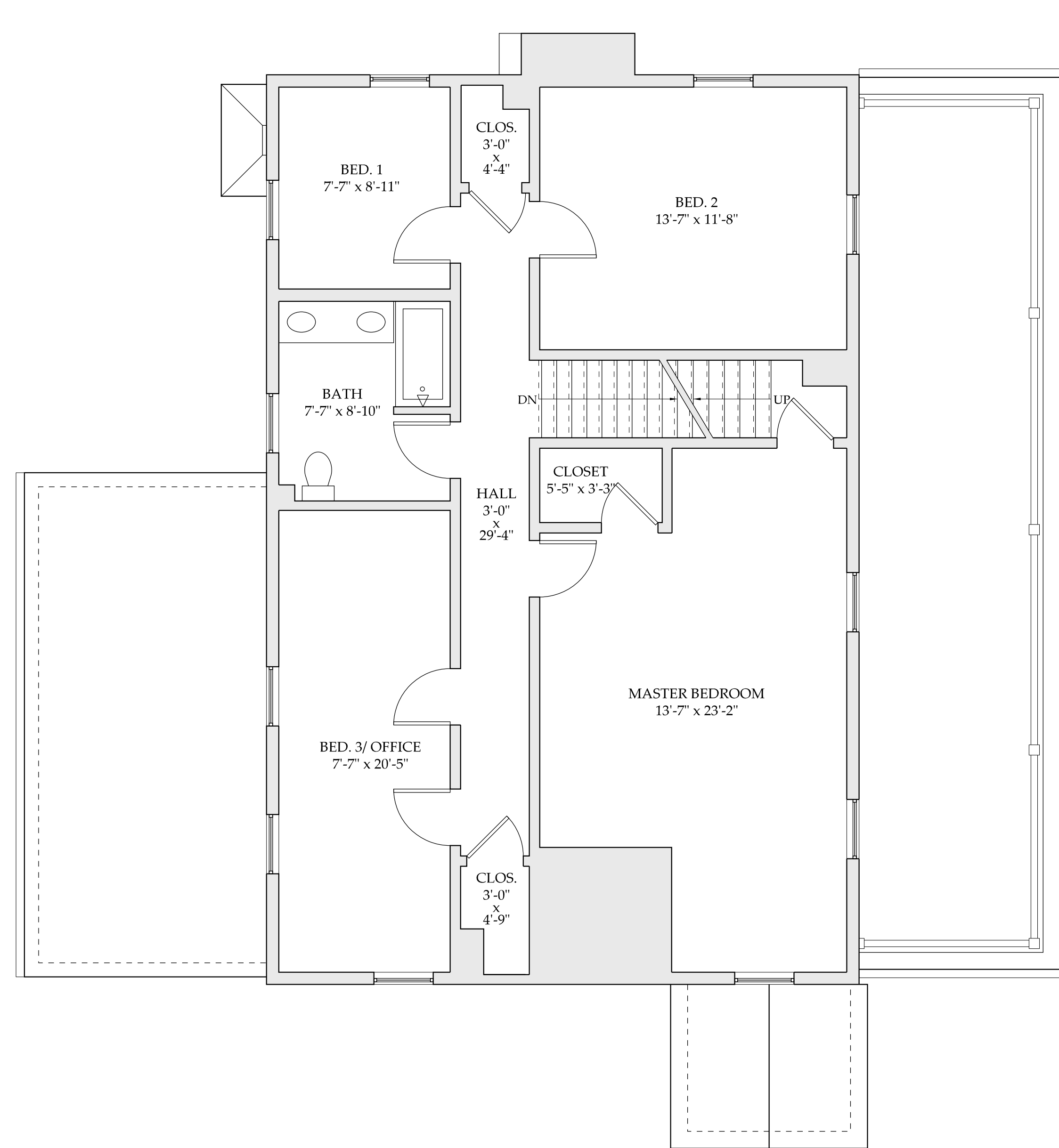


- EXISTING WALL TO REMAIN
- NEW CONSTRUCTION

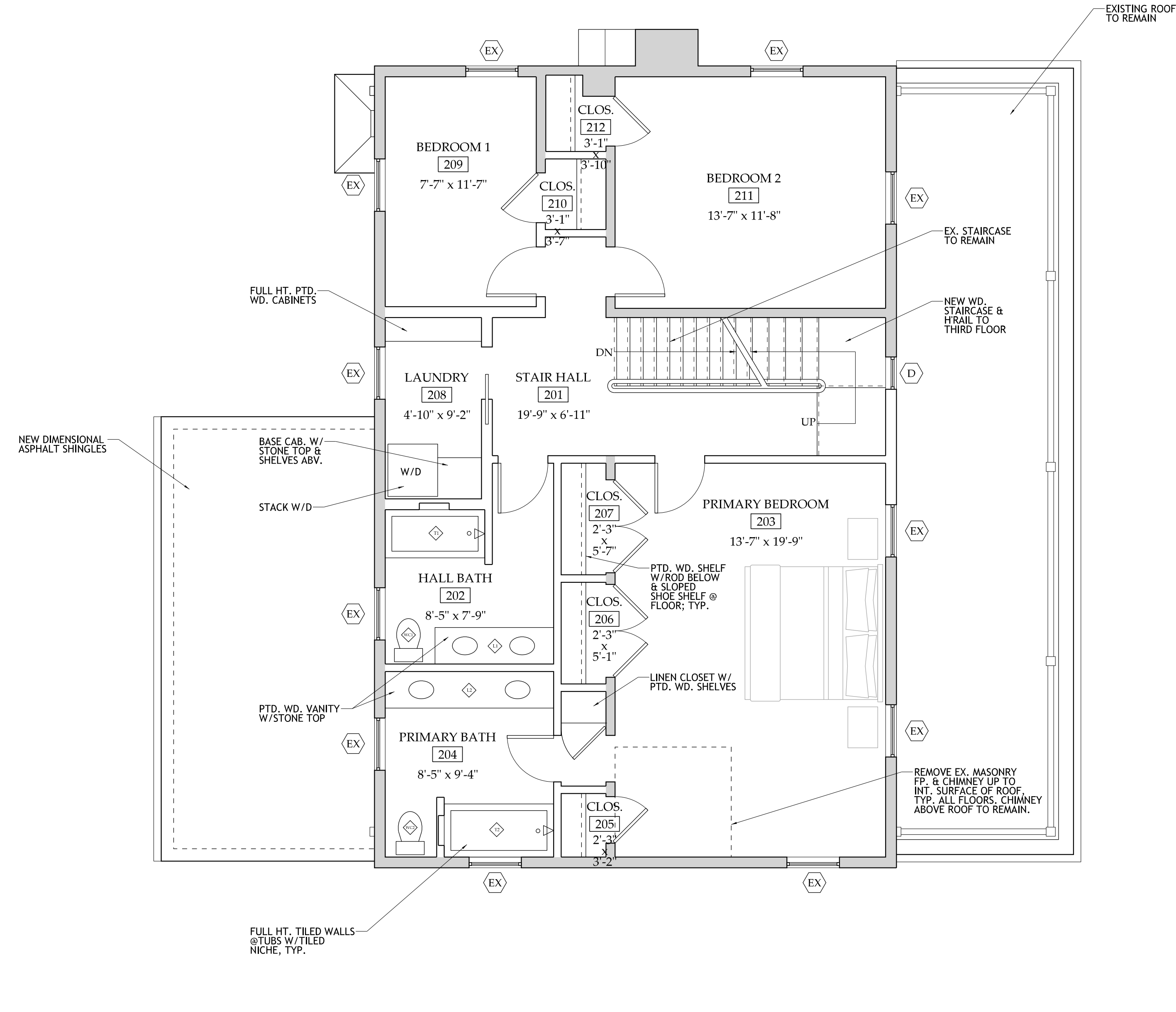
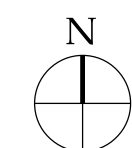
BLUESTONE ON CONCRETE LANDING & STEPS, TYP.

BLUESTONE ON STONEDUST FOR AT GRADE WALKWAYS & TERRACE, TYP.

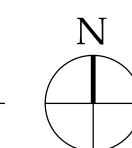
BILCO CLASSIC SERIES ACCESS DOORS TO CELLAR



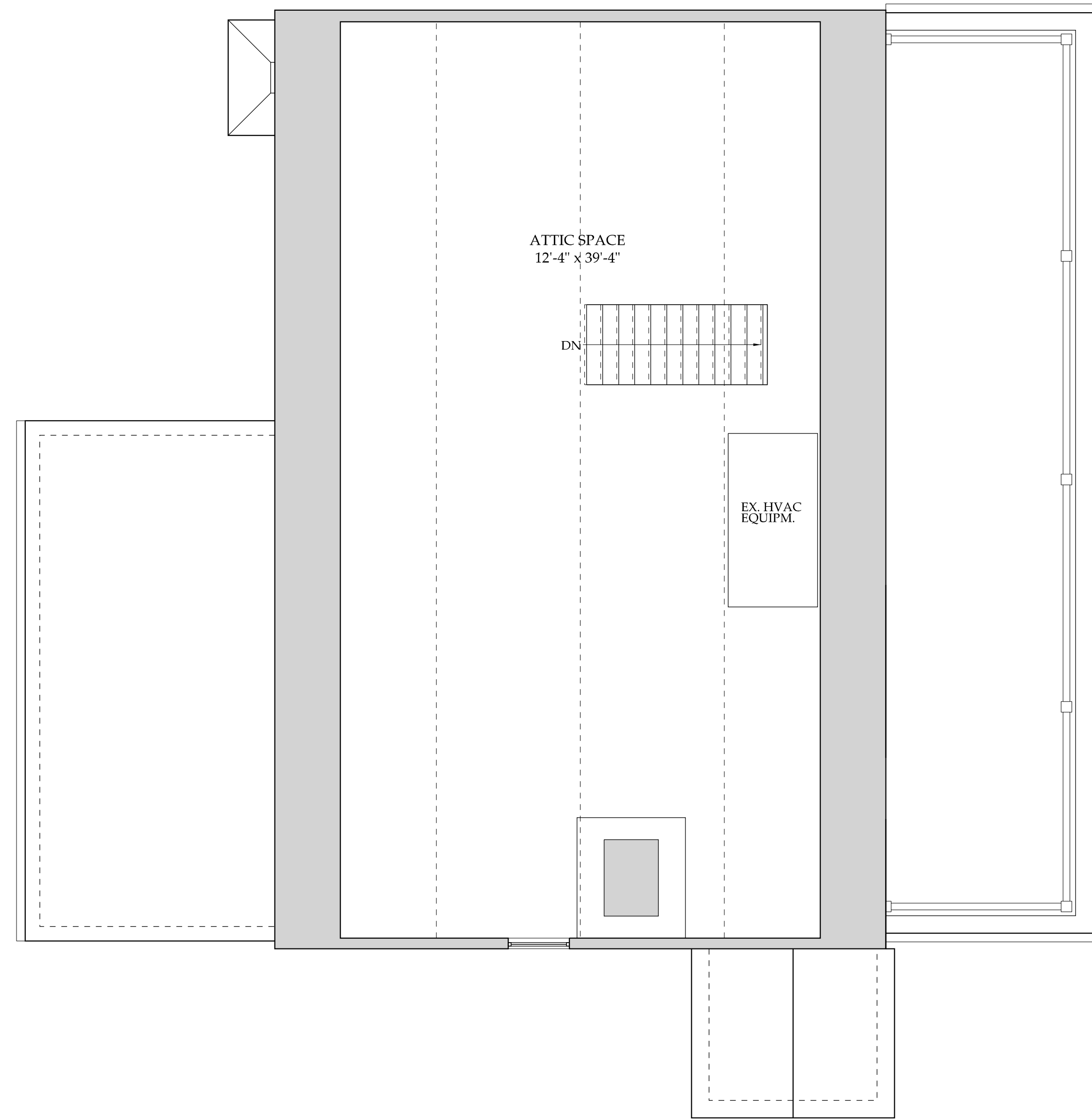
1
A-4
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



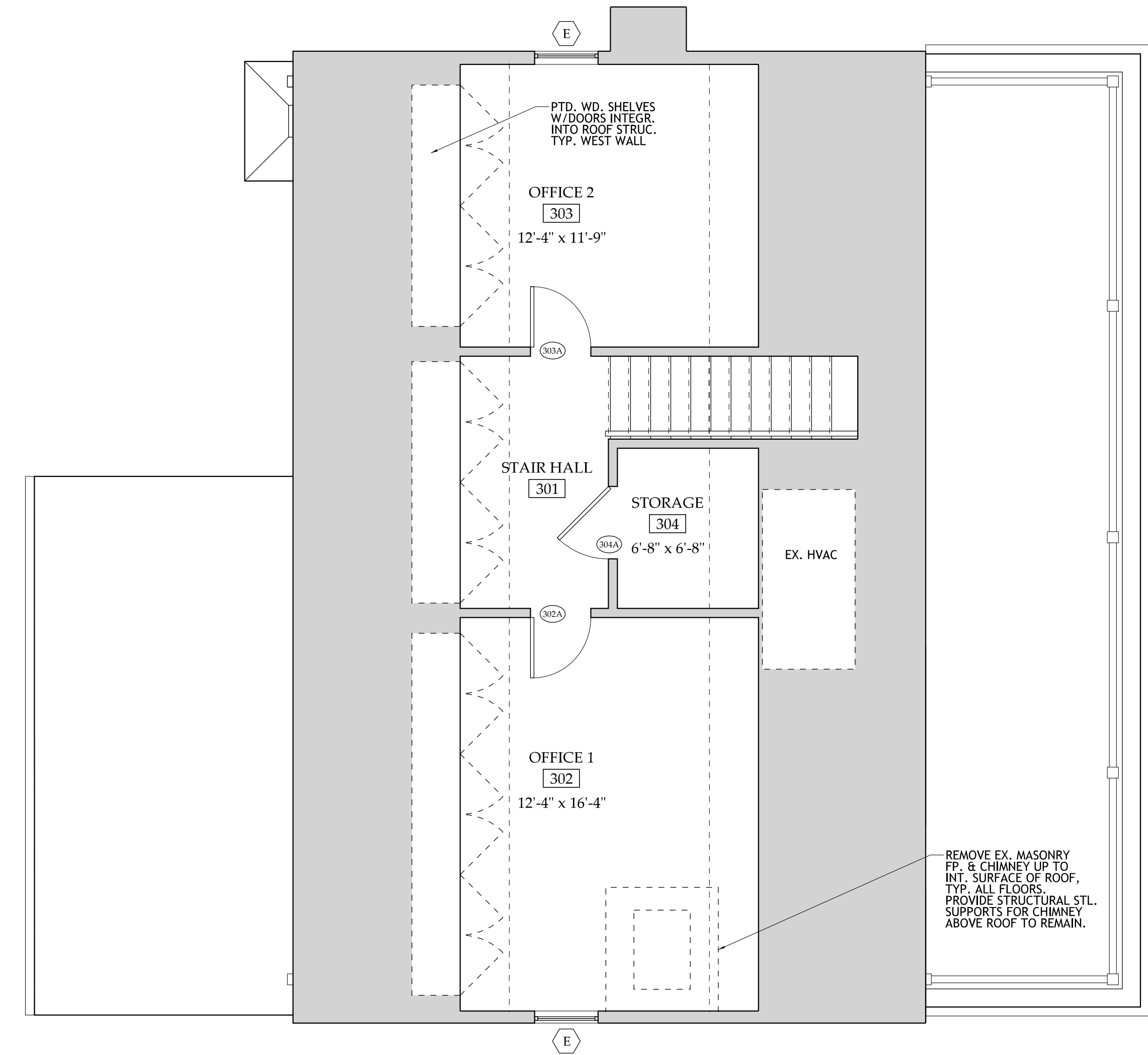
2
A-4
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING WALL TO REMAIN
NEW CONSTRUCTION



1
A-5
EXISTING ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A-5
PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING
WALL TO
REMAIN

NEW
CONSTRUCTION



1
 A-6 EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2
 A-6 PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



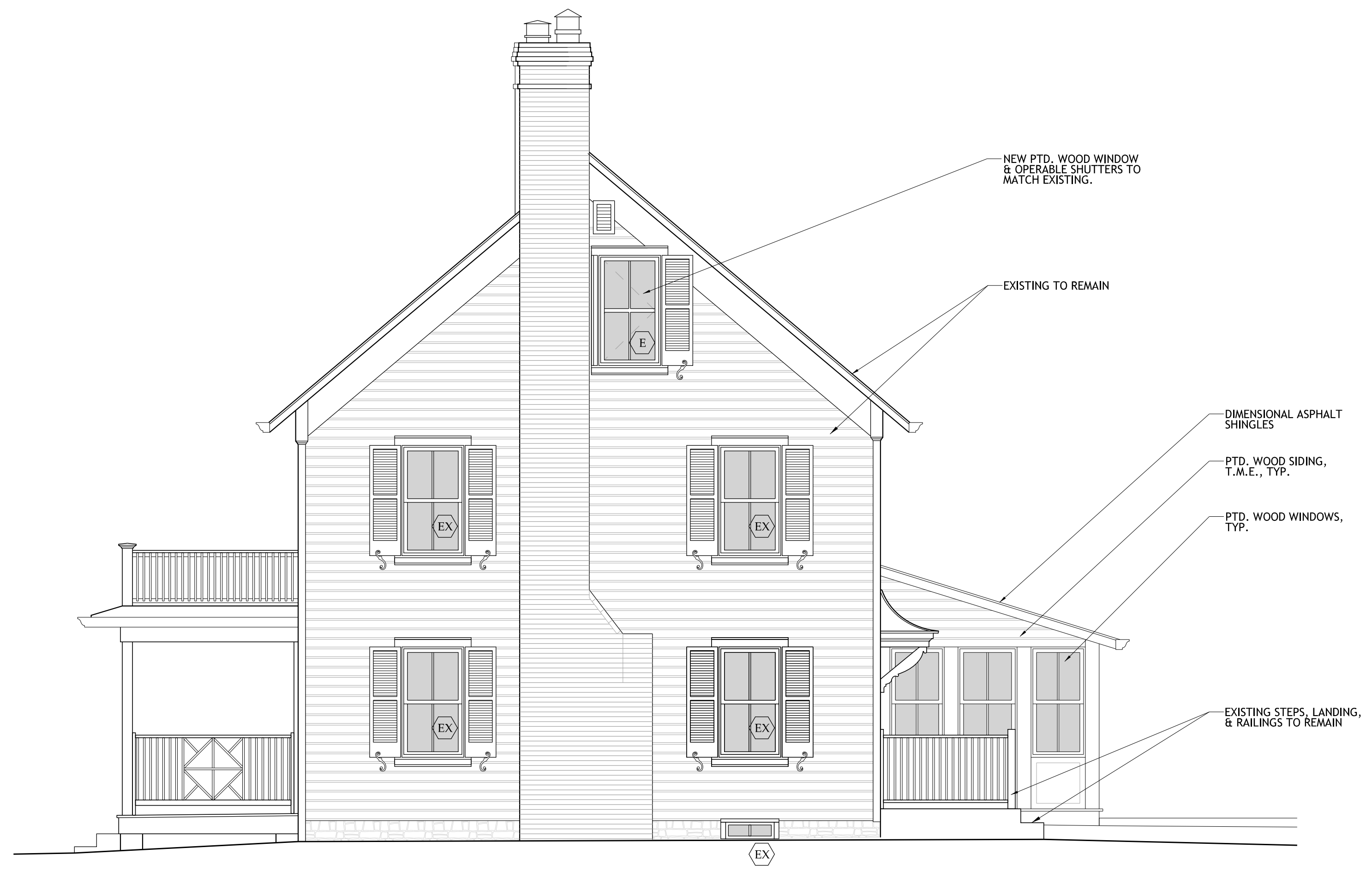
1
A-7 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A-7 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



2
A-8 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1
A-9 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2
A-9 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"