

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8000 Overhill Lane, Bethesda	Meeting Date:	1/8/2025
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	12/31/2024
Applicant:	Anil Gupta & Haiyan Wang Luke Olson, Architect	Public Notice:	12/25/2024
Review:	Historic Area Work Permit	Tax Credit:	n/a
Permit No.:	1040897 REVISION	Staff:	Dan Bruechert
Proposal:	Revision to previously approved HAWP for hardscape, fenestration, and porch roof alterations.		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1938



Figure 1: 8000 Overhill Rd. is located at the intersection of Overhill Rd. and York Ln.

BACKGROUND

On September 9, 2023; the HPC approved a HAWP for partial demolition, constructing an addition, and associated hardscape modifications by consent.

PROPOSAL

The applicant proposes to modify the fenestration in the approved but unbuilt addition; and to modify the roofline of a bay window and ground-floor porch on the addition.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Greenwich Forest Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Greenwich Forest Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Greenwich Forest Historic District Guidelines

A. PRINCIPLES

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for work permits. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved work permits include appropriate safeguards that protect the following three essential elements of this fabric:

- b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship.

A3. The neighborhood needs to evolve to meet the needs of its residents while maintaining the charm and architectural integrity that have been maintained since the 1930s. Introducing new *architectural styles* that are not already present in the neighborhood will detract from its integrated fabric.

B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B1. Most of the houses in the Greenwich Forest Historic District are designated “contributing” because they contribute to the architectural and historic nature of the district. Contributing structures are shown in the map of the districts. These Guidelines are more specific for contributing structures.

B2. Other houses in the district are designated non-contributing either because (1) they were built more recently than contributing houses with other architectural styles (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. Non-contributing structures are shown on the map of the District. The Guidelines provide greater flexibility for owners of non-contributing houses.

B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

The *Guidelines* that pertain to this project are as follows:

D4. Additions: Additions to contributing and non-contributing houses are allowed. The style of an addition must be compatible and in keeping with the prevailing styles of that house. The style of the addition must be compatible with the style of the original house, unless the owner wishes to change the architectural style of both the house and addition to another style of a contributing house in Greenwich Forest (see Changes to architectural style, below). Additions to contributing houses must preserve as a recognizable entity the outline of the original house (not including subsequent additions). Side additions to contributing houses are allowed, but the limits of the original façade must be demarcated by stepping back the front plane of the addition and by a change in the addition’s roofline. Rear additions to contributing houses are allowed within limitations on height and setbacks (see D5).

D5. Guidelines on dimensions: The total lot coverage of a house may not exceed 25% of the lot area, and accessory buildings may not exceed 5% of the lot area. The area of an accessory building may be increased by 2%, to 7% of total lot coverage, if the lot coverage of the house and the accessory buildings added together does not exceed 30% of lot area.

Additions should try to preserve ample spacing between houses (see Principle 2b). For example, visual crowding between houses could be minimized by placing an addition toward the back of a property, placing an addition on the side of a property with greater distance to the adjacent house (especially when a side lot abuts the rear setback of an adjacent corner house), or by screening additions with plantings. The total of the two side lot setbacks must be at least 18’, with no less than 7’ on one side. Rear lot setbacks must be at least 25’, though decks no higher than 3’ from the ground may extend to an 11’ setback.

The elevation of the main or predominant ridgeline(s) of a contributing house as viewed from the front may not be increased. To avoid excessive increases in the visual mass of houses, the elevation of any separate ridgelines of an addition to the rear of the house may not be more than 3’ above that of the main ridgeline

D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original “like materials” such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

D8. Driveways and parking areas: Replacement or minor reconfiguration of existing driveways is permitted without an application for a work permit. Proposals to install new driveways and parking areas require work permits. They should minimize new hardscape areas (see Principle 1) and should not interrupt the setting visible from the public right-of-way. Installation of circular driveways is prohibited.

D11. Runoff control: Proposals for work permits should consider rainwater runoff problems that may be created by additions and other property and structural alterations. Solutions to these problems should protect trees and maximize the on-property control of this runoff by drainage fields, installation of permeable rather than impermeable surfaces, and other available means.

D17. Windows, dormers, and doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable (‘snap-in’) muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

According to the *Guidelines*, the three levels of review are as follows:

Limited scrutiny is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, scale, spacing and placement of surrounding houses and the impact of the proposed change on the streetscape.

Moderate scrutiny is a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.

Strict scrutiny is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

Sec. 24A-8. Same-Criteria for issuance.

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

would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(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 Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and 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.

STAFF DISCUSSION

The subject property is a Tudor Revival house, constructed in 1935, oriented toward the intersection of York Lane and Overhill Road. At the rear of the house, there is a non-historic rear gable addition (date of construction unknown), constructed to match the brickwork on the historic house. Because of the grade on site, the basement is at grade on the left (northwest). elevation. The existing addition includes a one-bay garage and storage at the basement level, a kitchen and sitting room on the first floor, and a bathroom and mechanical area on the second floor. The applicant received HPC approval to construct an addition

off of the southwest corner of the existing addition. The proposed revisions under consideration in this Staff Report include the introduction of several new window openings in the addition, an enlarged window opening, and alterations to the bay window and porch roofs. Staff finds these changes will have a minimal impact on the character of the site or surrounding historic district and recommends the HPC approve this revision.

Right Elevation

In the existing rear addition, the applicant proposes to enlarge the existing basement window. The new casement window opening will be twice as tall as the existing window. The proposed window will match the Marvin Ultimate aluminum-clad wood windows that were replaced in a 2017 HAWP and were proposed for the approved, but unbuilt addition.¹



Figure 2: Existing right elevation.



Figure 3: Proposed window enlargement on the right elevation.

Staff finds the proposed window opening is not at all visible from the public right of way, so any alteration to this feature will not have an impact on the surrounding. Furthermore, because the window opening is in the non-historic opening, Staff finds that the window opening is not a historic feature, so its

¹ The Staff Report and application materials for the 2017 HAWP to replace all of the windows is available here: <https://montgomeryplanning.org/wp-content/uploads/2017/02/I.G-8000-Overhill-Road-Bethesda.pdf>.

modification will not have a significant impact to the house's historic character. Staff finds the sixteen light casement window's size will not overwhelm the character of the house or surrounding historic district. Finally, Staff concurs with the HPC's prior finding that the proposed multi-light, aluminum clad wood window is consistent with the character of the house in both design and materials. Staff recommends the HPC approve the right side window alteration under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

Rear Elevation

On the rear elevation, the applicant proposes to add two window openings to the basement level. The approved design included no openings at this level (see *Figure 4*). Staff was unconcerned about this, because the elevation faces towards the neighboring property and is not at all visible from the public right-of-way. On the left side of the basement wall—which is the existing non-historic addition—the applicant proposes to install a pair of nine-light casement windows that will match the appearance of the first-floor windows directly above. On the right side of the rear elevation, in the approved, but unbuilt addition, the applicant proposes to install a twelve-light casement window. Both windows will be Marvin Ultimate aluminum-clad wood windows.



DENCE
 Figure 4: Approved rear elevation.



Figure 5: Proposed revisions on the rear elevation.

Staff finds neither of the proposed windows will be visible from the public right-of-way and their installation should be approved as a matter of course. Having made that determination, Staff also finds that the proposed window is compatible with the house's design and materials and is the same window the HPC approved in 2017. Staff recommends the HPC approve the window installation on the rear elevation under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

Left Elevation

On the left elevation, the applicant proposes to install one basement-level window, and to alter the approved roof form on the new bay window and porch roof. To the right of the enlarged basement entrance, in the original house massing, the applicant proposes to install a new twelve-light casement window. The multi-light aluminum clad casement window will be minimally visible from the public right-of-way and is heavily screened by the vegetation on site.

The approved roofs over the approved bay window and basement-level porch were both standing seam copper with hips in the corners. The applicant proposes to revise these roofs so that the corners have a curved hips. Additionally, the basement porch roof will be widened by 1' (one foot). The applicants propose to expand the existing brick walkway to access this slightly enlarged porch. The proposed path is approximately 5' (five feet) long and 3' (three feet) wide.



Figure 6: Approved left addition (note, there was a drafting error at the basement level).

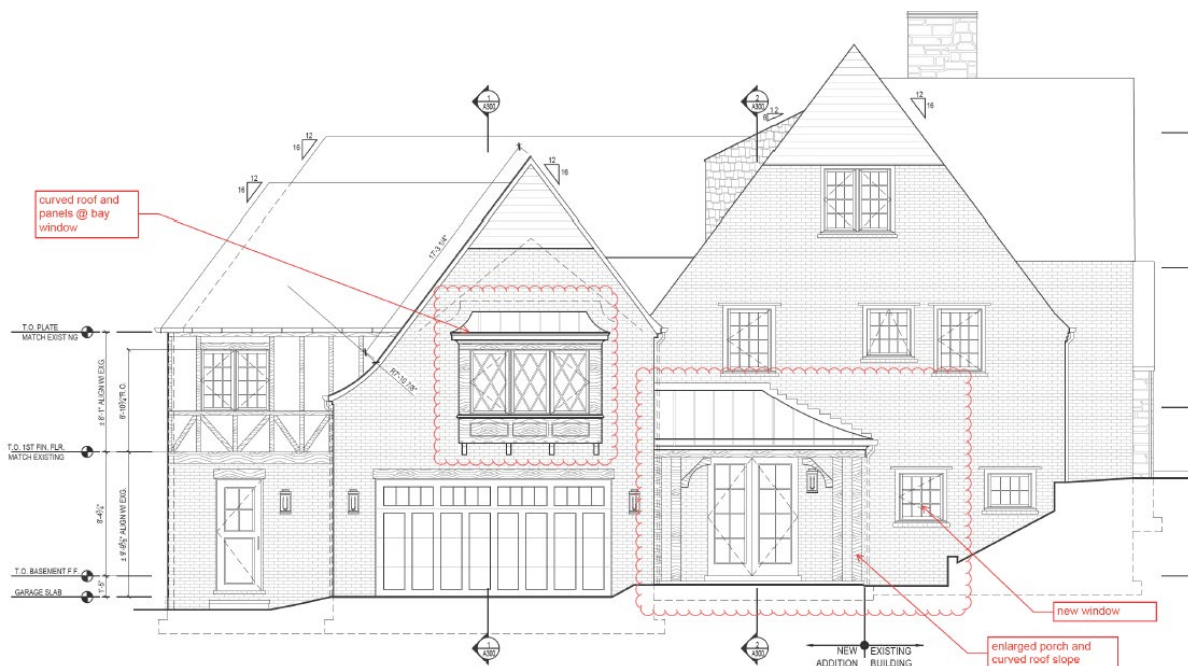


Figure 7: Revised left elevation showing the revised bay and porch; and new window at the basement level.

Staff finds the proposed basement-level will be minimally visible from the public right-of-way; and its visibility will be further reduced by the landscaping on site. While the HPC generally attempts to avoid installing new window openings in historic houses, a more lenient approach is given for windows on the rear and at the foundation level, because they typically do not contribute to the houses' significant historic features. Staff finds that to be the case in this instance. Staff additionally finds the proposed window is compatible with the house's materials and design. Staff recommends the HPC approve the window installation under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

Staff finds the proposed roof line alteration for the bay and the porch is more in keeping with the character of the house's historic Tudor Revival architecture. The revised design is consistent with the copper porch roof at the front door (see below). Additionally, as new features, these alterations will not little-to-no impact on the historic character of the house. Staff further finds the porch enlargement is only

nominally bigger and its larger size will not substantially impact the character of the house or surrounding historic district. Staff recommends the HPC approve the roof alterations under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.



Figure 8: Existing front elevation of the subject property.

Finally, Staff finds the proposed walkway expansion will not have a significant impact on the character of the site or surrounding historic district. Additionally, due to the site's change in grade and the curve of the existing driveway, the new 15 ft² (fifteen square feet) of brick paving will not be visible from the public right-of-way. Staff recommends the HPC approve the new brick walkway under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application revisions; under the Criteria for Issuance in Chapter 24A-8(d), having found that the proposal is consistent with the *Greenwich Forest Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1040897 REVISION DATE ASSIGNED

APPLICANT:

Name: Anil Gupta & Haiyan Wang E-mail: agupta8000@yahoo.com Address: 8000 Overhill Rd City: Bethesda Zip: MD Daytime Phone: 301-537-6738 Tax Account No.: 00494817

AGENT/CONTACT (if applicable):

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes/District Name Greenwich Forest 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: 8000 Street: Overhill Rd Town/City: Bethesda Nearest Cross Street: Midwood Rd Lot: 11 Block: J Subdivision: 0026 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:

- 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: DRIVEWAY MODIFICATION

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 12/17/24

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

Owner's mailing address ANIL GUPTA AND HAIYAN WANG 8000 OVERHILL RD Bethesda, MD 20814	Owner's Agent's mailing address Luke Olson 7735 Old Georgetown Rd Ste 700 Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
7826 OVERHILL ROAD BETHESDA MD 20814	8003 OVERHILL RD BETHESDA MD 20814
5605 YORK LANE BETHESDA MD 20814	8001 OVERHILL ROAD BETHESDA MD 20814
5602 YORK LANE BETHESDA MD 20814	8002 OVERHILL RD BETHESDA MD 20814

5604 York Lane
Bethesda, MD 20814

7827 Overhill Road
Bethesda, MD 20814

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

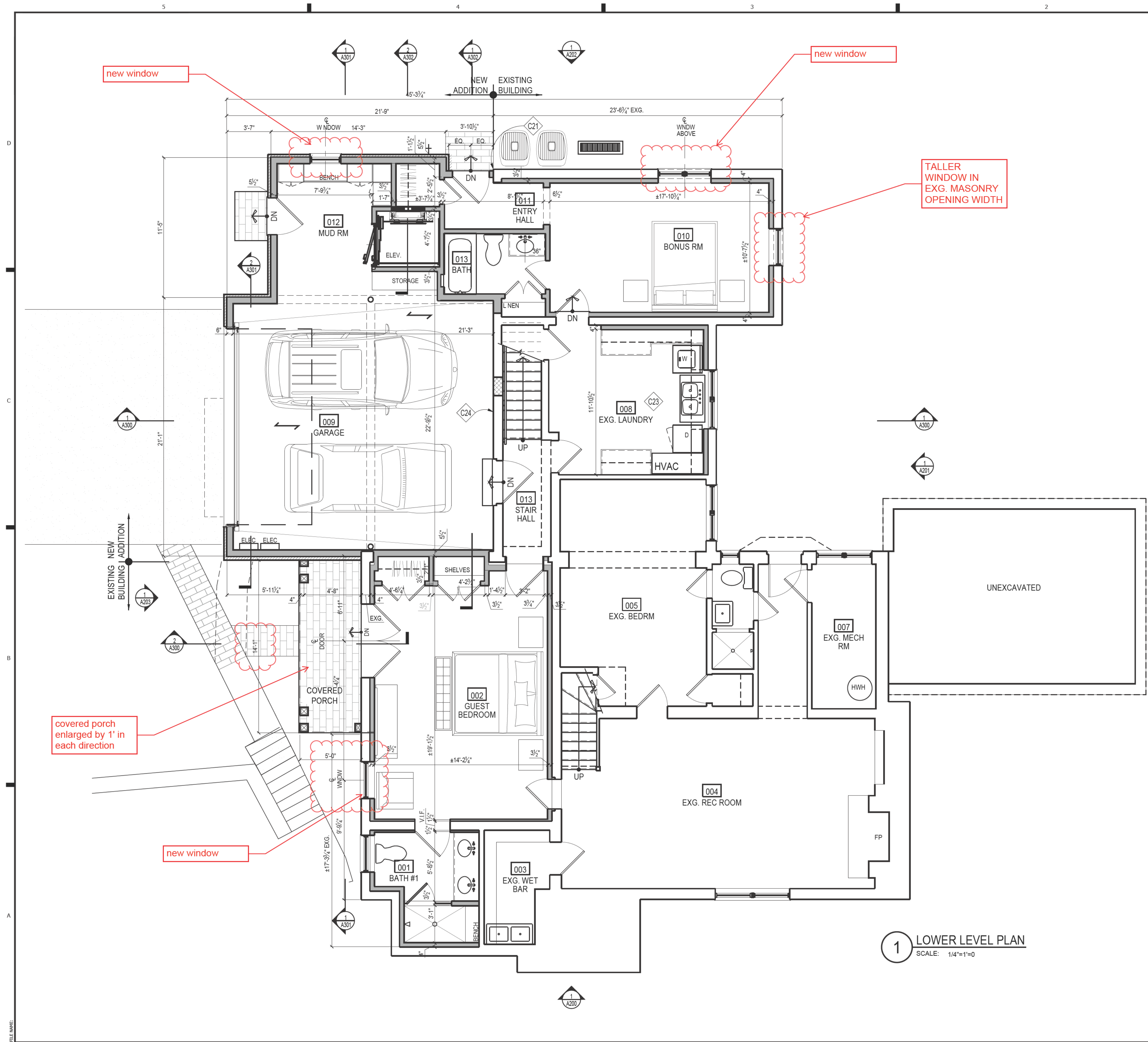
EXISTING SPLIT-LEVEL 2-STORY + BASEMENT TUDOR REVIVAL STYLE HOME CIRCA 1935. EXISTING HOUSE IS PRIMARILY BRICK WITH A SLATE ROOF, COPPER GUTTERS, AND STAINED WOOD TRIM. REAR 1-STORY WING AND BASEMENT BELOW IS A LATER ADDITION TO THE HOME. THE EXISTING RIGHT SIDE 1-STORY STUCCO AND WOOD SUNROOM WAS PREVIOUSLY A PORCH THAT WAS ENCLOSED UNDER APPROVED HAWP #888773. ALL WINDOWS WERE RECENTLY REPLACED WITH NEW CLAD-WOOD UNITS UNDER APPROVED HAWP #812360. THE PROPERTY HAS TWO CONCRETE CURB CUTS FOR EXISTING ASPHALT DRIVEWAYS AND PARKING AREA. THERE IS AN EXTENSIVE AMOUNT OF EXISTING LANDSCAPE AND HARDSCAPING INCLUDING STONE/BRICK RETAINING WALLS, STEPS, PATIOS AND WALKWAYS.

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

MODIFICATION TO HAWP #1040897 APPROVED AT 9/6/2023 HPC MEETING. WE ARE REQUESTING THE FOLLOWING CHANGES TO OUR APPROVAL:

- 1.) ENLARGE THE LOWER LEVEL COVERED PORCH BY 1' IN WIDTH AND 1' IN DEPTH, NEW DIMENSIONS TO BE 14'-1" BY 5'-0"
- 2.) MODIFY THE LEFT SIDE BAY WINDOW AND COVERED PORCH ROOFS TO HAVE A CURVED SLOPE SIMILAR TO THE CANOPY ROOF OVER THE FRONT DOOR
- 3.) ADD A WINDOW TO LEFT SIDE ELEVATION IN LOWER LEVEL GUEST BEDROOM
- 4.)ADD A WINDOW TO REAR ELEVATION IN THE LOWER LEVEL MUDROOM OF NEW 2-CAR GARAGE ADDITION WING
- 5.) ADD A WINDOW TO THE REAR ELEVATION IN THE LOWER LEVEL EXERCISE ROOM/GUEST ROOM. THIS WING OF THE HOUSE IS PART OF A PREVIOUS ADDITION.
- 6.) ENLARGE THE RIGHT SIDE WINDOW IN THE LOWER LEVEL EXERCISE ROOM TO BE A TALLER WINDOW WITHIN THE SAME MASONRY OPENING WIDTH. THIS WING OF THE HOUSE IS PART OF A PREVIOUS ADDITION.

THE PORCH WINDOW CHANGES ARE IN THE LOWER LEVEL AND ARE MINIMALLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. THE BAY WINDOW AND PORCH ROOF CHANGES ARE CONSISTENT WITH THE DETAILING OF EXISTING CHARACTER DEFINING FEATURES ON THE HOUSE.



1 LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

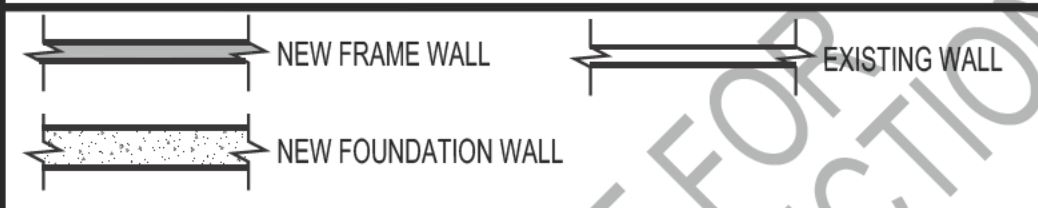
CONSTRUCTION NOTES

- C1
- C2 EXISTING FLOORS TO BE PATCHED/REPAIRED & FINISHED AS REQ'D
- C3 GC TO PATCH & REPAIR EXISTING DRYWALL AS REQUIRED BY DEMO & PROVIDE NEW FINISHES, TR.M, ETC. TO MATCH NEW CONSTRUCTION
- C4 EXISTING FOUNDATION WALLS TO REMAIN, SEE FOUNDATION PLAN
- C5 FOUNDATION WALLS WITH FULL BED BRICK VENEER WHERE SHOWN, SEE FOUNDATION PLAN
- C6 EXG. ACCESS PANEL
- C7 EXG. STEEL POST TO REMAIN, SEE STRUCTURAL
- C8 EXG. STEEL BEAM TO REMAIN, SEE STRUCTURAL
- C9 NEW STRUCTURAL BEAM, SEE STRUCTURAL
- C10 EXG. OPENING TO BE FILLED IN FLUSH W/ EXG FOUNDATION WALL
- C11 DASHED LINE OF STEPS ABOVE
- C12 FLOOR DRAIN, CONNECT TO FOUNDATION DRAINAGE SYSTEM
- C13 MASONRY/CMU PIER, SEE FOUNDATION PLANS
- C14 CONC. WING WALL SUPPORT & GRADE BEAM FOR STAIRS, SEE STRUCTURAL DWG'S
- C15 FLAGSTONE STEPS/STUCCO RISERS TO GRADE, VERIFY RISE & RUN IN FIELD, SEE DETAIL 17/A501, TYP. & FOLLOW IRC 2018 R311.7
- C16 3" MUD SLAB WITH INTERNAL DRAINS; SEE FOUNDATION PLAN
- C17 SUMP PUMP WITH BATTERY POWERED BACKUP, PROVIDE RADON MITIGATION PIPE VENT PER IRC 2018, RUN TO ROOF LOCATION T.B.D., SEE SPECIFICATION SHEET FOR DETAILS
- C18 RELOCATE/REPLACE EXG SINK
- C19 F RE RATE ELEVATOR DOOR
- C20 EPOXY COATING ON GARAGE FLOOR, GET SPEC FROM OTHER MOORLAND PROJECT
- C21 HOLD FRAME WALL BACK 2" FROM FACE OF BRICK
- C22 INSULATE GARAGE WALLS AND PROVIDE SPACE HEATER
- C23 REWORK EXISTING LAUNDRY ROOM CEILING PIPING TO MAKE PIPES IN SINGLE BULKHEAD AT WINDOW WALL (BASE BID)
- C24 EXPOSED BRICK WALL TO REMAIN. PAINT TO MATCH ROOM
- C25 ELEVATOR BY SYMMETRY, CIBES A5000 MODEL, (PER HAIYAN, GTM TO CHECK)

GENERAL NOTES:

1. REMOVE EXISTING DRYWALL CEILING TO BE REPLACED WITH SMOOTH DRYWALL FINISH, TYP.
 2. ALL TEXTURED WALL SURFACES TO BE REPLACED WITH SMOOTH DRYWALL FINISH, TYP.
 3. REPLACE EXISTING DOORS IN KIND
- NOTE:
 1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING
 2. VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD
 3. FILL CAVITIES W/ MINERAL WOOL SOUND INSULATION IN WALLS, CEILING + FLOOR OF THE FOLLOWING ROOMS (U.N.O.):
4. SEE DETAILS 18.19 & 20/A501 FOR EFFICIENT FRAMING DETAILS.
 5. (T) = TEMPERED GLASS

KEY



WALL TYPES

TYPICAL NEW EXTERIOR WALL: 12" CONC. WALL (8" STEM + 4" LEDGE) W/ WATERPROOFING, DRAINAGE BD & 4" BRICK VENEER T.B.S.; SEE FOUNDATION PLAN, SHEET 50. FUR WHERE SHOWN WITH 2x4 STUDS @ 16" O.C., (SEE THERMAL ENVELOPE, SHEET "EC001" FOR INSULATION INFORMATION)

TYPICAL NON-BEARING INTERIOR PARTITION: U.N.O. 2x4 WOOD STUDS 16" O.C. W/ 1/2" GYP. BD. EACH SIDE, INCREASE WALL THICKNESS AS SHOWN TO ALIGN FINISHES WHERE SHOWN

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3800
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal
 I 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 6556. Expiration Date: 12/31/2025.

Consultant

Project
8000 OVERHILL RD.
 BETHESDA, MD 20814

Owner
GUPTA & WANG RESIDENCE

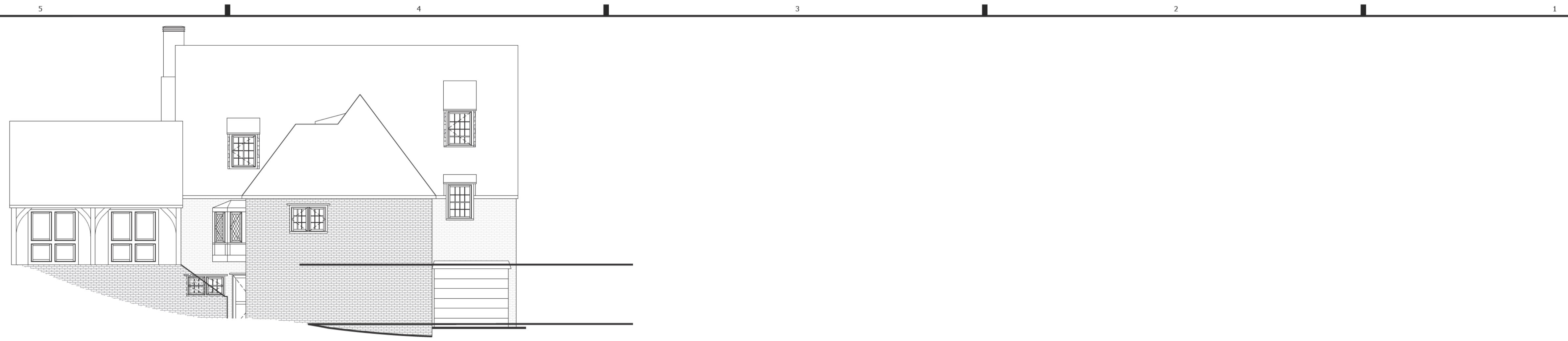
Developer

Issue Description	Date
HISTORIC REVIEW	12/11/2024
UPDATED DD	12/06/2024
DD MEETING	11/27/2024
DD SET	11/22/2024

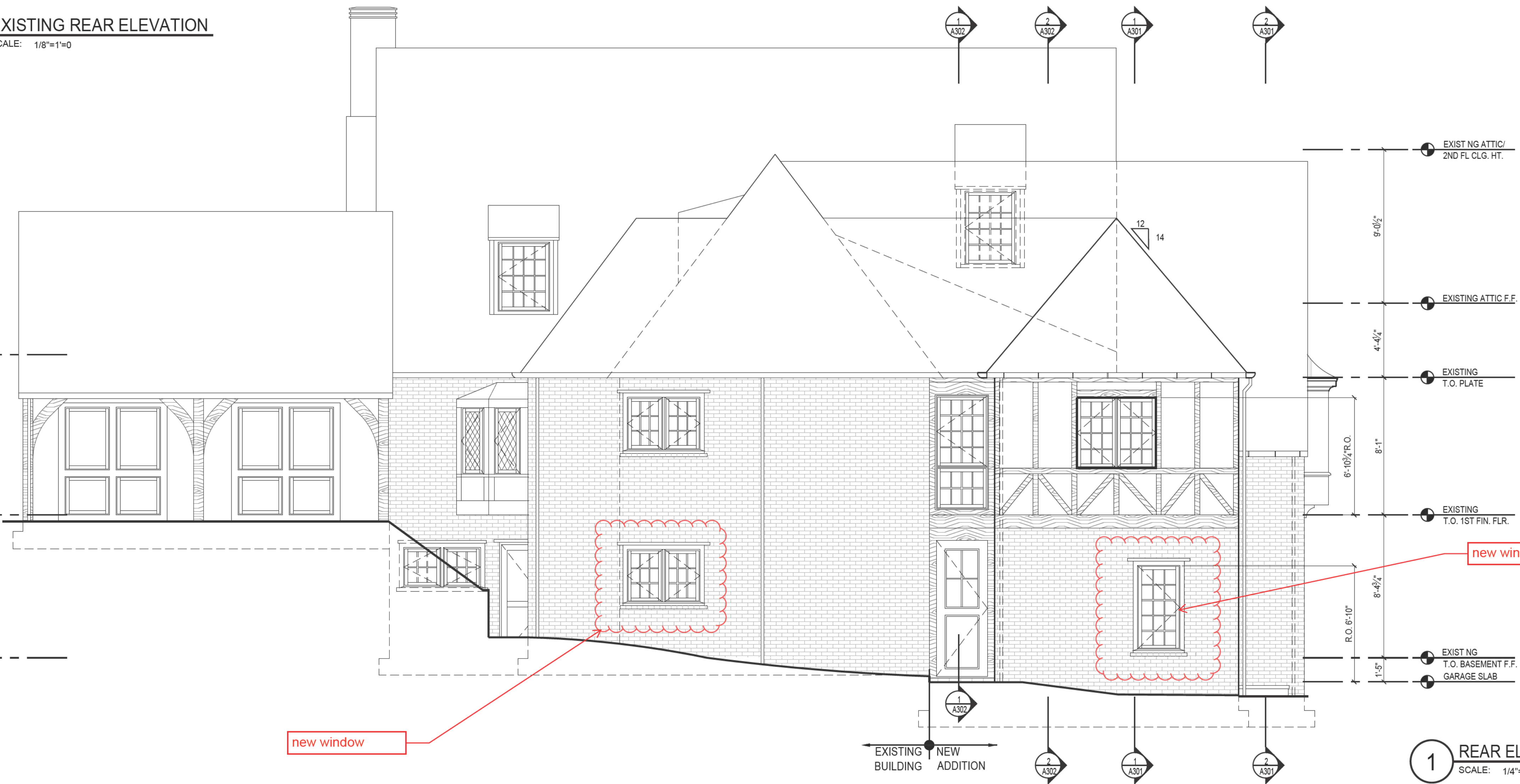
GTM Project No. 23.0053
 Checked By GTM
 Drawn By LEO
 Scale AS NOTED

Sheet Title
LOWER LEVEL PLAN

Sheet No.
A100



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



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

ELEVATION NOTES

- E1 APPROX. LINE OF EXIST NG FOUNDATION & FOOTINGS BELOW, VERIFY IN FIELD
- E2 EXIST NG BRICK VENEER TO REMAIN, REPAIR/REPOINT AS REQ'D
- E3 EXISTING ROOFING TO REMAIN, PATCH AND REPAIR AS NECESSARY
- E4 EXIST NG GUTTERS AND DOWNSPOUTS TO REMAIN
- E5 EXG. STONE FACADE
- E6 EXIST NG MASONRY CHIMNEY, EVALUATE AND REPAIR/REPOINT AS REQ'D
- E7 CONFIRM EXG. / PROVIDE NEW BASE AND COUNTER FLASHING AS REQ.
- E8 CONCRETE STEPS TO PROVIDE ACCESS FROM BASEMENT BULK HEAD, SEE IRC 2018 R311.7.10.2
- E9 EXG. PORCH STRUCTURE TO REMAIN
- E10 EXIST NG ELECTRIC/GAS METER TO REMAIN, FIELD VERIFY LOCATION
- E11 EXG. WINDOW/DOOR TO REMAIN, GC TO EVALUATE & REPAIR/REPLACE AS REQ'D.
- E12 TYPE J-LAL H20 - SINGLE LEAF ACCESS DOOR ON NEW AREAWAY

NOT FOR CONSTRUCTION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3800
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

I 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 6556. Expiration Date: 12/31/2025.

Consultant

Project
8000 OVERHILL RD.
BETHESDA, MD 20814

Owner
GUPTA & WANG RESIDENCE

Developer

UPDATED DD	12/06/2024
DD MEETING	11/27/2024
DD SET	11/22/2024
<i>Issue Description</i>	<i>Date</i>

GTM Project No. 23.0053
Checked By GTM
Drawn By LEO
Scale AS NOTED

Sheet Title
REAR ELEVATIONS

Sheet No.
A202



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



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

ELEVATION NOTES

- E1 APPROX. L.N.E. OF EXIST'NG FOUNDATION & FOOTINGS BELOW, VERIFY IN FIELD
- E2 EXIST'NG BRICK VENEER TO REMAIN, REPAIR/REPOINT AS REQ'D
- E3 EXISTING ROOFING TO REMAIN, PATCH AND REPAIR AS NECESSARY
- E4 EXIST'NG GUTTERS AND DOWNSPOUTS TO REMAIN
- E5 EXG. STONE FACADE
- E6 EXIST'NG MASONRY CHIMNEY, EVALUATE AND REPAIR/REPOINT AS REQ'D
- E7 CONFIRM EXG./PROVIDE NEW BASE AND COUNTER FLASHING AS REQ.
- E8 CONCRETE STEPS TO PROVIDE ACCESS FROM BASEMENT BULK HEAD; SEE IRC 2018 R311.7.10.2
- E9 EXG. PORCH STRUCTURE TO REMAIN
- E10 EXIST'NG ELECTRIC/GAS METER TO REMAIN, FIELD VERIFY LOCATION
- E11 EXG. WINDOW/DOOR TO REMAIN; GC TO EVALUATE & REPAIR/REPLACE AS REQ'D.

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7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-3800
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



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Consultant

Project
8000 OVERHILL RD.
BETHESDA, MD 20814

Owner
GUPTA & WANG RESIDENCE

Developer

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Scale	AS NOTED

Sheet Title

LEFT SIDE ELEVATIONS

Sheet No.

A203

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