

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 Grafton Street, Chevy Chase	Meeting Date:	9/17/2025
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	9/10/2025
Applicant:	Meredith and Scott Raney	Public Notice:	9/3/2025
Review:	HAWP	Tax Credit:	N/A
Permit Number:	987802 REVISION	Staff:	Dan Bruechert
Proposal:	Hardscape Alterations and Accessory Structure Revision		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Tudor Revival
DATE: c. 1927-41



Figure 1: Subject property is located on the south side of Grafton Street and denoted with a yellow star.

BACKGROUND

On April 20, 2022, the HPC approved a HAWP to construct an addition, alter the existing garage, regrade a portion of the property, alter the hardscape and construct a new accessory building.¹

PROPOSAL:

The applicants propose to construct a new patio and walkway and to reduce the size of the previously approved accessory structure in the rear of the property. The applicants are also proposing to install storm water management facilities on site however, those are all subterranean and will not change the visual or material characteristics of the property and do not require a HAWP.

APPLICABLE GUIDELINES

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

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

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; 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; [emphasis added] or

¹ The Staff Report and HAWP application are available here: <https://montgomeryplanning.org/wp-content/uploads/2022/04/I.F-20-Grafton-Street-Chevy-Chase-987802-for-web.pdf>.

(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.

(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.*)

Chevy Chase Village Historic District Guidelines

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

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

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

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

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are

visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to "major additions." Any proposed garage or accessory building which is to have a common wall with or attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to "major additions."

Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.

Sheds should be subject to moderate scrutiny if they are at all visible from the public right-of-way, lenient scrutiny if they are not.

Secretary of the Interior's Standards for Rehabilitation

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

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

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a c. 1927-41 Tudor Revival-style Contributing Resource within the Chevy Chase Village Historic District. The historic house is clad in stone, painted stucco, and painted wood lap siding, with a slate roof and a mix of double-hung and casement windows. The HPC approved an addition and revisions to the front elevation of the subject property in April 2020 (discussed above). The applicant returns to seek approval for 400 ft² (four hundred square feet) of stone walkway and patio and the reduction in size of the previously approved shed. Staff finds the proposed work is consistent with the requisite guidance and recommends the HPC approve the HAWP revision.

Hardscaping

The approved site plan included a small section of a walkway on the right (west) side of the subject property (see *Figure 2*, below). A material specification or accurate dimensional details were not identified on the site plan. The applicant proposes to expand the paving on the right side of the house and to construct a patio to the southwest of the house. The walkway and patio will be constructed out of irregular flagstones and will total 400 ft² (four hundred square feet).

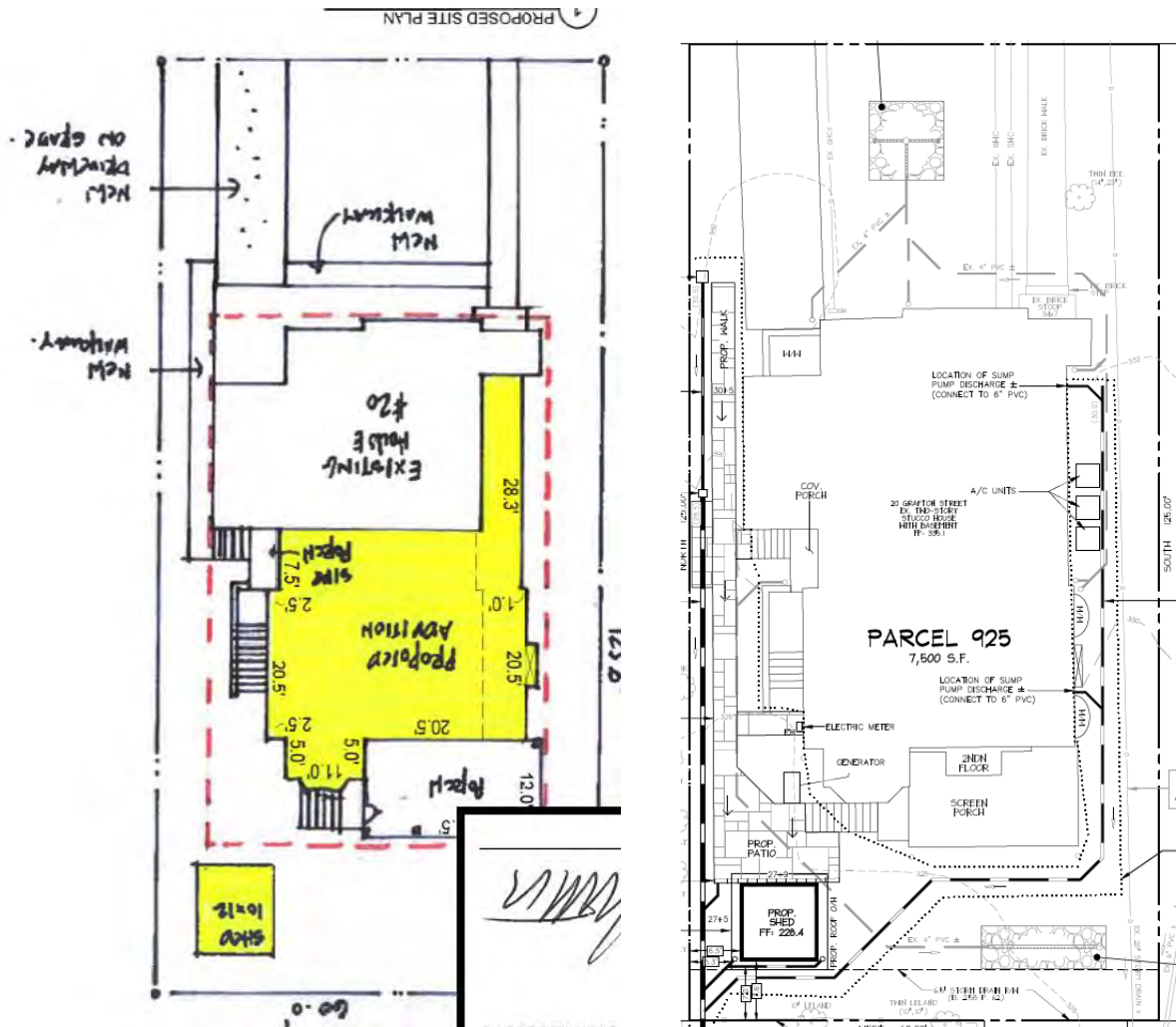


Figure 2: Approved site plan (left) and proposed revision (right).

Based on Staff's observations at the site, only the small section of the proposed walkway will be visible from the public right of way (see Figure 3). The lot slopes gently towards the rear and the walkway and patio will be installed on grade, resulting in a minimal visual change to the property and surrounding historic district. Staff finds the amount of new paving will not overwhelm the property or surrounding district and no trees will be impacted by the proposal.

Staff further finds the proposed material, irregularly sized rectangular flagstones, is generally consistent with the character of the site and surrounding district. The stones add texture to the walkway and patio, which Staff finds supports the objective of the district's aim to preserve its "park-like" setting.

Staff recommends the HPC approve the walkway and patio under 24A-8(b)(2) and (d); the *Design Guidelines*; and *Standards* #2, 9, and 10.



Figure 3: The subject property. The walkway will be constructed along the right elevation.

Accessory Structure Revision

The original HAWP approval included the construction of a shed, measuring 12' × 10' (twelve feet by ten feet) in the southwest corner (see *Figure 2*, above). The applicant proposes to reduce the size of the proposed shed to 10' × 10' (ten feet by ten feet). Materials, height, and overall design are consistent between the approved HAWP design and the revision (see *Figure 4*, below). The design narrowed the distance between the doors and corner boards by 1' (one foot) on each side.

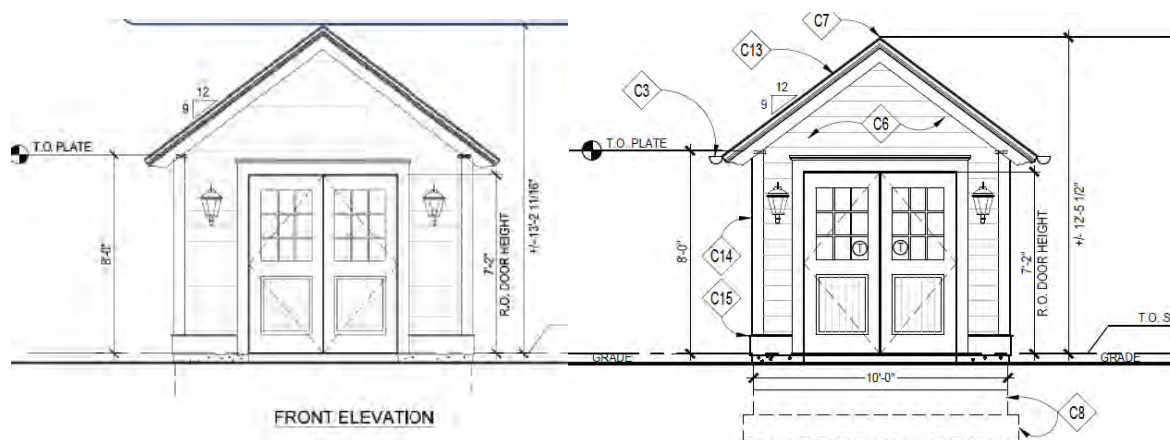


Figure 4: The originally approved shed (left) and revised design (right).

Staff originally found the proposed shed size, materials, and design were compatible with the character of the house and surrounding district. The HPC concurred with Staff's finding in approving the HAWP. Staff finds the revision is compatible and, as it has a smaller footprint, will have less of an impact on the character of the site and surrounding district, particularly considering the *Design Guidelines* directive that the shed be reviewed under lenient scrutiny. Staff recommends the HPC approve the shed revision under

24A-8(b)(2) and (d); *Design Guidelines*; and *Standards #2, 9, and 10*.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), having found that the proposal is consistent with the *Chevy Chase Village 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.



FOR STAFF ONLY:
HAWP# 987802
DATE ASSIGNED _____

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

APPLICANT:

Name: Meredith and Scott Raney
Address: 20 Grafton St
Daytime Phone: 650.291.7204

E-mail: muraney@gmail.com
City: Chevy Chase Zip: 20815
Tax Account No.: 00454628

AGENT/CONTACT (if applicable):

Name: Luke Olson
Address: 7735 Old Georgetown Rd Ste 700
Daytime Phone: 240-333-2021

E-mail: lolson@gtmarchitects.com
City: Bethesda Zip: 20814
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village
_____No/Individual Site Name _____

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

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

Building Number: 20 Street: Grafton
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: _____ Block: _____ Subdivision: 0009 Parcel: P925

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

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

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


Signature of owner or authorized agent

03/16/2022

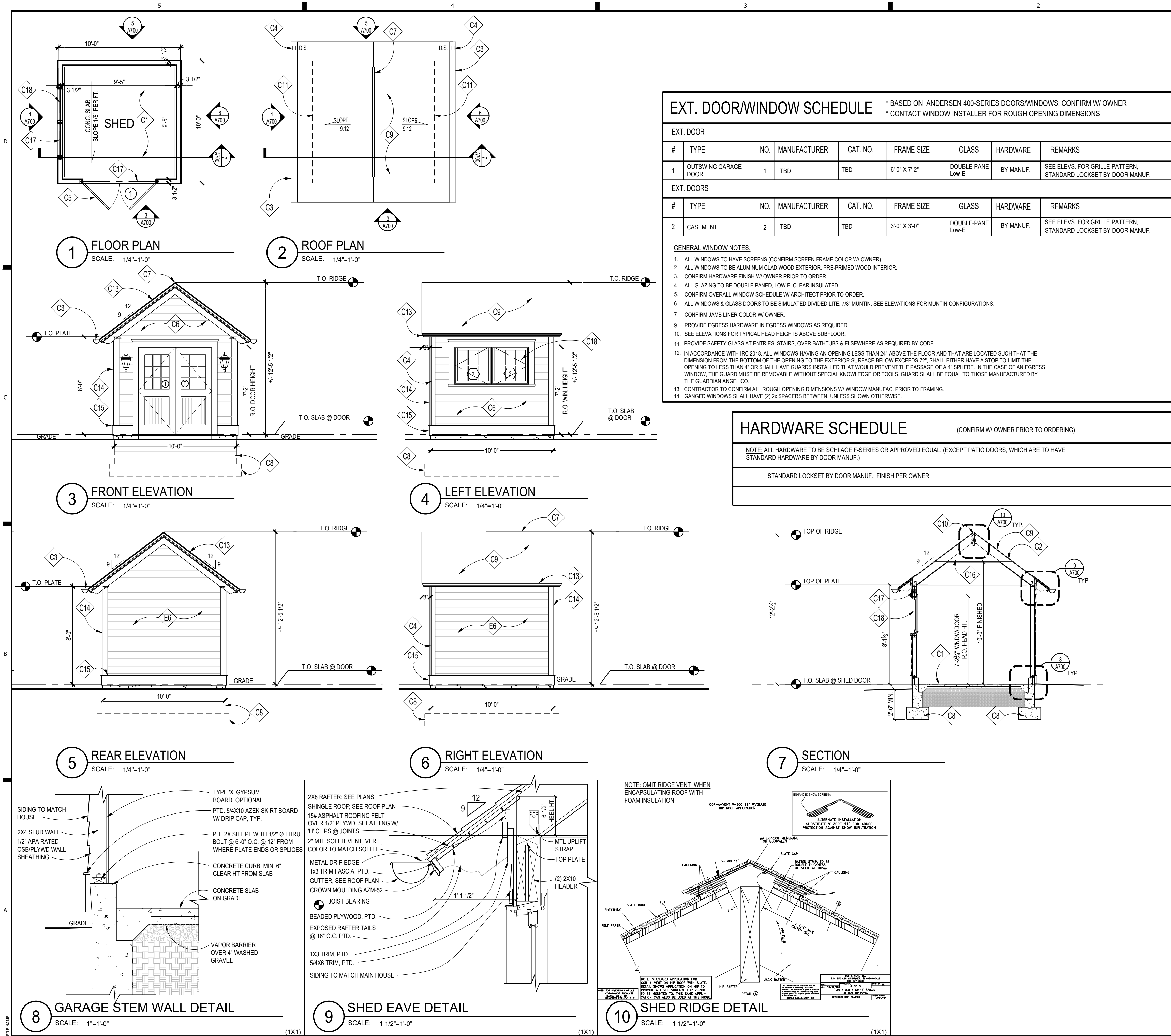
Date

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

Owner's mailing address MEREDITH & SCOTT RANEY 20 GRAFTON STREET CHEVY CHASE, MD 20815	Owner's Agent's mailing address LUKE OLSON GTM ARCHITECTS 7735 OLD GEORGETOWN RD STE 700 BETHESDA, MD 20814
Adjacent and confronting Property Owners mailing addresses	
15 GRAFTON ST CHEVY CHASE, MD 20815	13 GRAFTON ST CHEVY CHASE, MD 20815
3915 OLIVER ST CHEVY CHASE, MD 20815	3917 OLIVER ST CHEVY CHASE, MD 20815
22 GRAFTON ST CHEVY CHASE, MD 20815	18 GRAFTON ST CHEVY CHASE, MD 20815

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:



CONSTRUCTION NOTES

- C1 5" CONC. SLAB ON GRADE W/ 6x6 W2.9xW2.9 W.W.F. OVER 6 MIL POLYETHYLENE VAPOR BARRIER & 4" CRUSHED STONE
- C2 2X8 RAFTERS @ 16" O.C.
- C3 PTD. ALUM 5" HALF-ROUND GUTTER. SEE ELEVATIONS
- C4 DOWNSPOUT TO MATCH MAIN HOUSE
- C5 DOOR, T.B.S. BY OWNER
- C6 PTD. HARDPLANK SMOOTH LAP SIDING, 6" EXPOSURE, INSTALL PER MANUFACTURER
- C7 RIDGE VENT BY "COR-A-VENT" OR APPROVED EQUAL
- C8 8"H X 18"W CONC. FOOTING W/ 2X4 KEYWAY & (2) #4 CONT. @ BOTTOM, MIN. 3" CLR. COVER
- C9 40-YEAR ASPHALT SHINGLES; GAF SLATLINE OR EQ. COLOR TO MATCH MAIN HOUSE
- C10 2X12 RIDGE BEAM
- C11 LINE OF WALL BELOW
- C12 WINDOW TRIM, "AZM-6934" SOLID CROWN W/ MITERED RETURN, OR EQ., PTD, 5/4X10 HEAD TRIM, PTD, AND 5/4X6 JAMB CASING, AND SUBSILL TRIM BELOW
- C13 CROWN MOULDING, AZM-52, PTD.
- C14 5/4x6 CORNERBOARDS, PTD.
- C15 PTD. 5/4X10 AZEK SKIRT BOARD W/ DRIP CAP, TYP.
- C16 2X6 CEILING JOISTS
- C17 (2) 2X10 HEADER
- C18 WINDOW AS SCHEDULED

GENERAL ROOFING NOTES

PROVIDE SELF-ADHERING, 40 MIL ICE AND WATER GUARD UNDERLAYMENT UNDER SHINGLES AT ALL VALLEYS AND FROM LOWEST EDGE OF ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE, AND ON ALL AREAS WITH A SLOPE LESS THAN 4:12.

PROVIDE FLASHING FOR MIN. 8" EACH SIDE OF ALL VALLEYS & PITCH CHANGES

WALL TYPE

TYPICAL EXTERIOR WALL: 2"x4" WOOD STUDS 16" O.C., W/ R-15 INSULATION & W/ VAPOR BARRIER, 1/2" PLYWD. SHEATHING, TYVEK BUILDING WRAP, & SIDING TO MATCH EXISTING INTERIOR FINISH TO BE GYP. BD. (1/2").

GENERAL NOTES

1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING.

GTM ARCHITECTS

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

GTM

Seal

Consultant

Project
20 GRAFTON ST

20 GRAFTON ST CHEVY CHASE MD, 20815

Owner

Developer

PERMIT SET	09/09/2022
CONSTRUCTION SET	12/06/2022

Issue Description	Date
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GTM Project No.	22.0053
Checked By	GTM
Drawn By	LEO/ASN
Scale	AS NOTED

Sheet Title

DETACHED SHED

Sheet No.

A700

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GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated March, 2022.
- Total lot area: Parcel 925 = 7,500 sq. ft.
- Property is located on Tax Map HN341 and WSSC 2007 Sheet 208NW04.
- Property is located on Soils Survey Map Number 27.
Soil type(s): ZUB, Glenelg-Urban land complex, HSG "B".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Little Falls Watershed. Water Use Class: I-P.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PERCO
Telephone - Verizon
Gas - Washington Gas
- Property is located in the incorporated municipality of Chevy Chase Village.
- Property is not located in a Special Protection Area.
- Property is in the Chevy Chase Village Historic District.

ZONING DATA

- Zoning: R-60**
Minimum Lot Area = 6,000 sq ft
Minimum Lot Width at R/W = 25 ft
Minimum Lot Width at B.R.L. = 60 ft
Side B.R.L. = 7 ft each side. (Per CCV)(a)
[1] Per Montgomery County Code Section 4.4.1.1, the Established Building Line does not apply to an alteration or addition to an existing house.
[2] The Chevy Chase Village building regulations should be consulted for additional building restrictions, rules, and prohibitions.

2. Lot Coverage Requirements

- Verify lot coverage in accordance with the Chevy Chase Village Ordinance, Section 8-16(m).
Per Chevy Chase Village: Lot coverage is the portion of a lot which is covered by buildings, accessory buildings, and raised structures such as covered and uncovered porches, balconies, and decks, covered and uncovered decks, stairways, and stoops, and bay and bow windows. Lot coverage does not include: (1) eaves, gutters, and similar overhangs; and (2) features that are not raised such as walkways, patios, terraces, driveways, swimming pools and tennis courts.
Allowable lot coverage 35% of total lot area.
Parcel 925 = 7,500 sq. ft. (per deed)
7,500 x 0.35 = 2,625
Allowable area to be covered by buildings (including Accessory Buildings) = 2,625 sq. ft.
Proposed Combined Area Covered by Buildings = 2,617 sq. ft. (Per Architect)

- Verify (Non-Infill) lot coverage in accordance with the Zoning Ordinance.
Coverage is the area of a lot or site occupied by a building, including an accessory building, structured parking, or other roofed structure such as a porch, patio, deck, or steps.
Coverage does not include paved areas such as a driveway, a pedestrian walkway, a bay window measuring 10 feet in width or less and 3 feet in depth or less, an uncovered porch or patio, deck, a swimming pool, or roof overhang.
Allowable Lot Coverage: 35% of total lot area.
Parcel 925 = 7,500 sq. ft. (per deed)
7,500 x 0.35 = 2,625
Allowable area to be covered by buildings (including acc. buildings) = 2,625 sq. ft.
Total area covered by buildings = 2,492 sq. ft.

- Verify accessory structure mean height in accordance with the Zoning Ordinance.
First floor elevation 228.40 ft
Mean height of accessory structure from first floor: 9.94 ft (9'-11 1/4" Per Arch.)
Elevation at mean height of accessory structure 238.34 ft
Average elevation along front of accessory structure 227.90 ft
Mean height of accessory structure = 238.34 - 227.90 = 10.44 feet
Allowable mean height accessory structure = 15 feet (for 5 ft setbacks)
Proposed mean height of accessory structure = 10.44 feet

- Verify accessory structure height in accordance with the Zoning Ordinance.
First floor elevation 228.40 ft
Height of accessory structure to highest point: 12.46 ft (12'-5.5" Per Arch.)
Elevation at highest point of accessory structure 240.86 ft
Average elevation along front of accessory structure 227.90 ft
Height of accessory structure to highest point = 240.86 - 227.90 = 12.96 feet
Allowable accessory structure height = 20 feet
Proposed height of accessory structure to highest point = 12.96 feet

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- Verify accessory structure height in accordance with the Zoning Ordinance.
First floor elevation 228.40 ft
Height of accessory structure to highest point: 12.46 ft (12'-5.5" Per Arch.)
Elevation at highest point of accessory structure 240.86 ft
Average elevation along front of accessory structure 227.90 ft
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CAS ENGINEERING DRAINAGE NOTES

- All storm drain pipe to be Schedule 40 PVC or of higher quality.
- Downspout leaders originating directly from downspouts to be 4" diameter PVC, unless noted otherwise.
- Maintain minimum 12" cover over all pipe. Pipe slopes to be 2% minimum.
- All areaway and window well drains to sump pump - by plumber - unless noted otherwise.
- Sump pump discharge to be located so as to avoid impact to the neighboring properties and to avoid recirculation of water.
- The permittee shall install a splash block at the bottom of each downspout.
- Maintenance of gutters, downspouts, leaf filters, inlets, drain pipes, drainage swales, drywells and other drainage related items should be performed as needed, but at least twice per year.
- Drainage swales and drainage patterns shall not be impeded with trees, landscaping, fences, etc.
- Window wells shall have a minimum freeboard of 6 inches and should be kept free of leaves and debris.
- Ground cover (sod, seed, etc.) shall be selected based on soil conditions, drainage, sun exposure, final grade slopes, etc. per M.D.E. specifications.
- Multi-Flow™ or equivalent drainage systems are recommended in lawn areas with a 3% slope or less.
- Gutters and downspouts to be installed early as possible, subject to availability of materials and labor.
- Sediment control devices must be inspected daily and with extra care before storm events. On disturbed sites they should be monitored during storm events.
- Areas where construction is complete, such as side and rear yards, should be permanently stabilized as early as possible and in conformance with M.D.E. specifications.
- Sump pumps serving driveways, patios, areaways, and other large open impervious surfaces must be sized for a 100-year storm event.

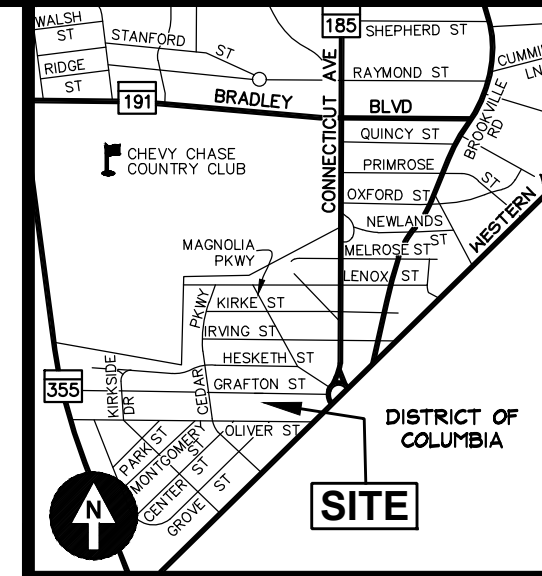
CHEVY CHASE VILLAGE - DRAINAGE NARRATIVE

This plan involves the construction of a proposed (10' x 10') shed, flagstone walk, flagstone patio, and associated storm drain piping and drainage system. Approximately 550 square feet of new impervious area is proposed. All new impervious areas will be directed to proposed proposed yard drains / channel drain and will be piped to the existing storm drain inlet located southeast of the property. The applicant has permission to enter the neighboring property for the purposes of installing the connection to the 24" storm drain pipe.

This project will not result in an adverse effect in the flow of water or drainage upon abutting or nearby properties or onto the public right-of-way.

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-227-7777 OR LOG ON TO WWW.MISSUTILITY.COM. 48 HOURS IN ADVANCE OF ANY WORK IN THIS VILLAGE. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 30A OF THE MONTGOMERY COUNTY CODE.



VICINITY MAP
ADC MAP #407, GRID G-6, SCALE: 1" = 2000'

CAS JOB NO.: 22-0017
DATE: 06/2025

DATE REVISION
06/23/25 JAR - For Coordination
07/31/25 JAR - For permit application

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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:

The homeowners have purchased this house for their parents to live in with a third family member, and have asked that we prioritize accessibility and the ability to age-in-place when designing an addition to the existing house. This is to include features such as an elevator, passages and doors that will accommodate wheelchair access, a more generous and accommodating stair, curbless showers, a covered entry to accommodate a future zero-step entry to the house, a larger kitchen with wall ovens for easier access, an outdoor living area on the same level as the first floor, a laundry room on the same level as the bedrooms and accessible parking on the lot.

With that in mind we are proposing a two-story addition primarily to the rear of the house with an additional 1-story addition on the left side designed to look like an enclosed porch and a rear screened porch. We've located the main mass of the addition behind the existing house and connected the two with a smaller "hyphen" to clearly differentiate new from old, and utilized different materials to further reinforce the distinction. We've also held the roof line of the addition well below that of the existing house and utilized the hyphen to push the addition further back from the street to make it less visible from the public right of way. We've also utilized smaller 1-story pieces to further break up the mass of the addition and keep it subordinate in massing and scale to the existing house.

There is evidence that the existing foyer used to be an outdoor covered entry, and we would like to restore that feature by pushing the existing entry door to the back wall of the foyer. This sort of recessed covered entry is typical of the Tudor Revival style, it's minimally impactful to the existing resource and involves the restoration of a previously existing feature of the home. This will also allow for a future zero-step entry into the house as a part of a later landscape HAWP application without creating a water infiltration issue.

The current garage is not really useable as the narrow width of both the garage and the high walls of the driveway make it difficult to enter and exit the garage or use the driveway as an off-street parking space given the narrow width and the height of the flanking retaining walls. To rectify this we are proposing to convert the existing garage into a bedroom with an egress window and window well in place of the garage door, and infill the rest of the driveway to provide a level driveway with at-grade parking with a more direct path of access to the main level of the house involving a minimal amount of steps.

We are proposing to make a minor modification to the right side dormer. We'd like to cover the windows there to meet egress requirements for the new bedroom, but will need to carve out a well in the existing roof to lower the sill height to achieve this. This would not impact the mass of the dormer itself, and would maintain the existing roofline of the front elevation.

Except for the front bay window and a window on the left side, the windows in the house are not original/historic, having been replaced by Pella simulated divided light windows. We'd like to replace all of the non-historic windows with new clad-wood insulated glass SDL windows, matching the operation/style and light divisions, and provide matching windows in the addition.

The addition will be clad in ptd. stucco and ptd. fibercement lap siding to be consistent with the existing resource, with low-maintenance painted pvc trim and a composite slate roof with standing seam metal roofs on the 1-story sections as well as the hyphen.



EXISTING FRONT VIEW



PROPOSED FRONT VIEW

20 GRAFTON STREET, CHEVY CHASE VILLAGE HISTORIC DISTRICT

SCOPE OF WORK: 2 STORY ADDITION TO REAR OF EXG. HOUSE W/
1-STORY LEFT SIDE ADDITION & NEW DETACHED GARDEN SHED



FRONT VIEWS



REAR VIEWS



FOOT PRINT STUDY
NOT TO SCALE

RANEY RESIDENCE

20 GRAFTON STREET, CHEVY CHASE, MD, 20815

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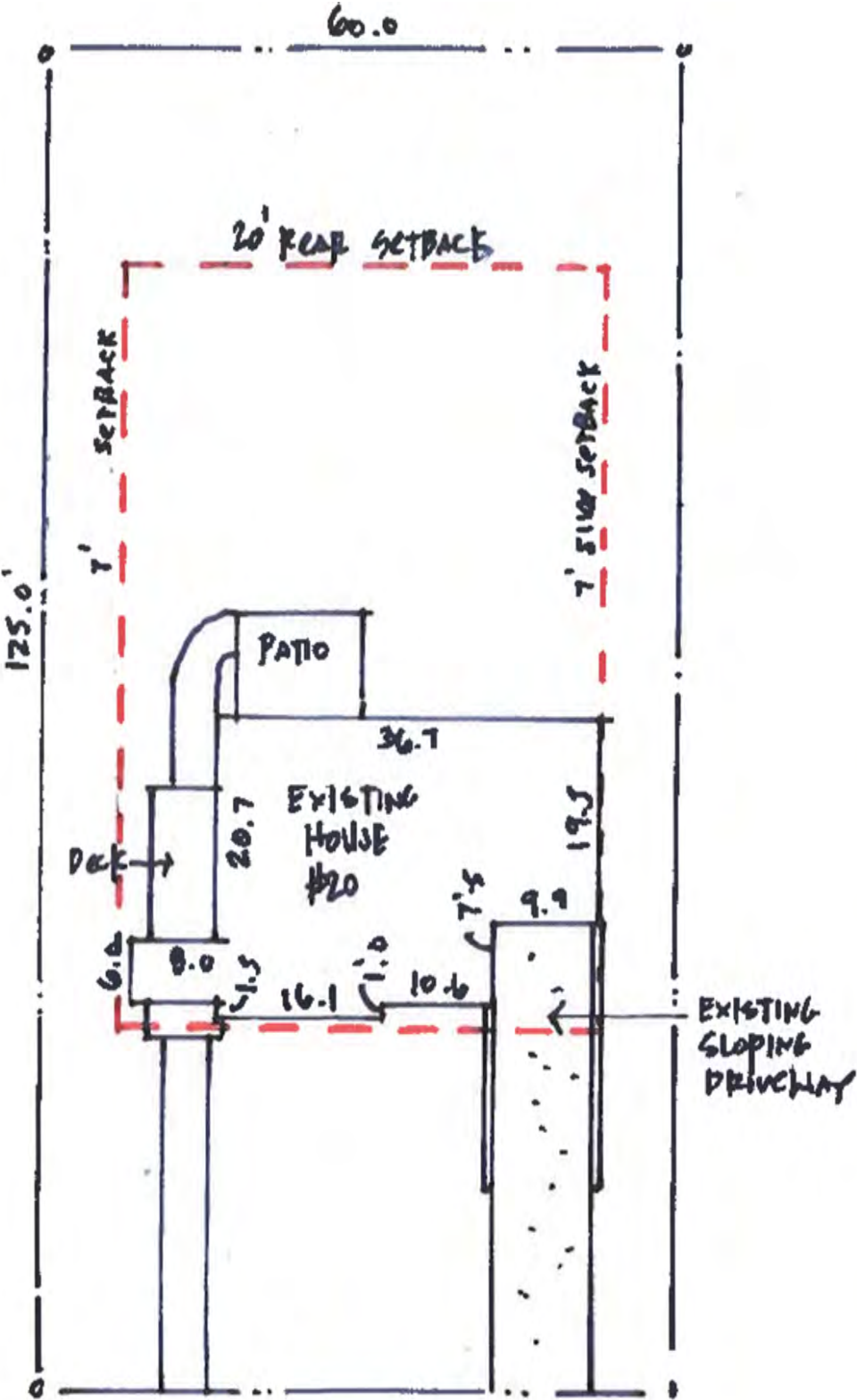
PAGE 3

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GTM ARCHITECTS

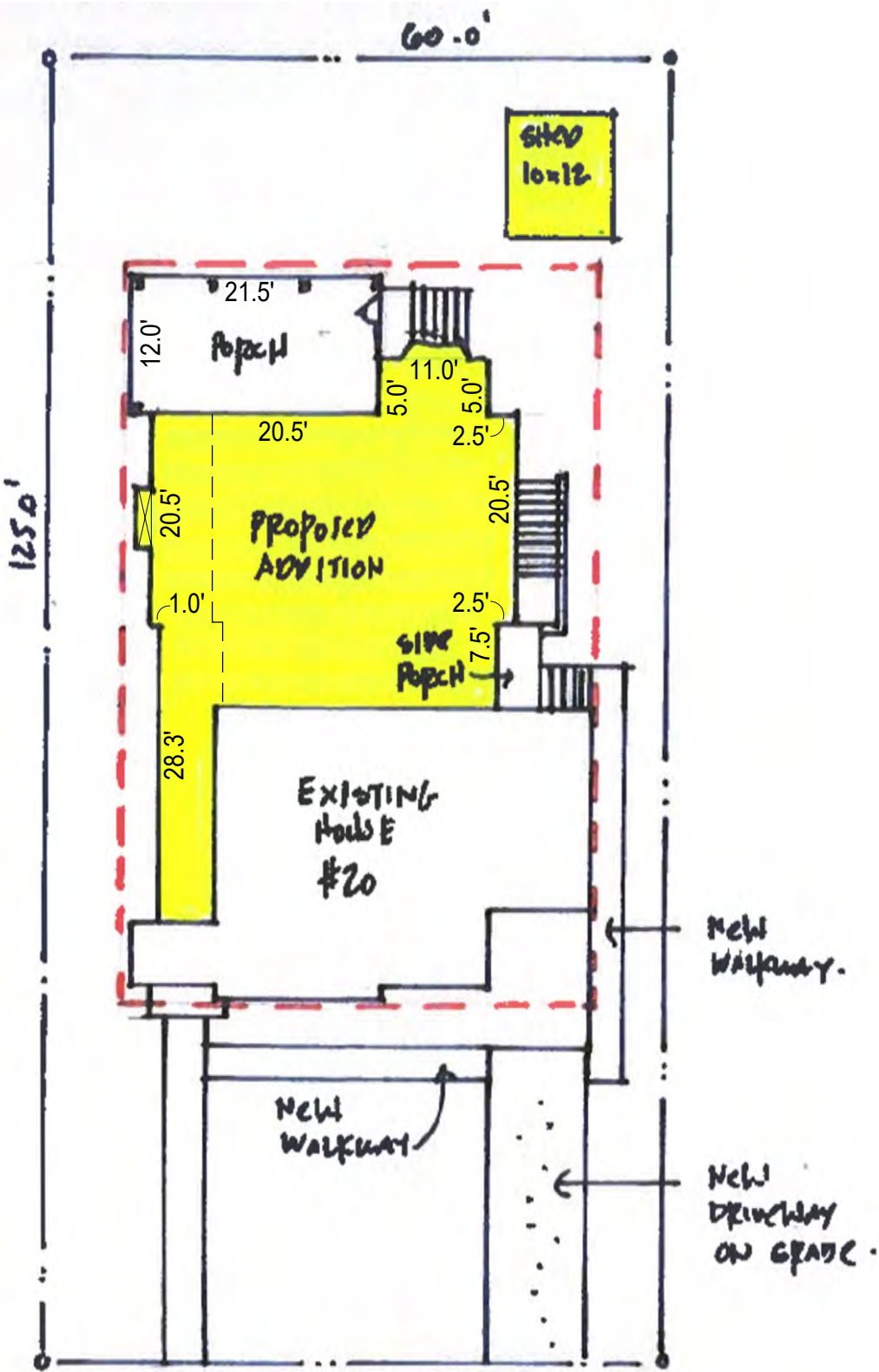
ZONED: R-60 ZONING DATA

LOT AREA	7,500 S.F. MIN.
LOT COVERAGE	28.5% MAX (2137.5 S.F.) MONTG CO 35% MAX (2,625.0 S.F.) CCV
FRONT YARD SETBACK	35' MIN.
SIDE YARD SETBACK	7' MIN
REAR YARD SETBACK	20.0' MIN.
LOT FRONTAGE	60.0' MIN.
BUILDING HEIGHT	2½ STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.)



1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

LOT COVERAGE:	CHEVY CHASE VILLAGE
EXISTING HOUSE :	985 S.F.
PROPOSED ADDITION:	1,120 S.F.
PORCHES:	325 S.F.
STAIRS TO GRADE:	75 S.F.
SHED:	120 S.F.
TOTAL:	2,625 S.F. CCV



1 PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

LOT COVERAGE:	MONTG. COUNTY
EXISTING HOUSE :	985 S.F.
PROPOSED ADDITION:	1,070 S.F.
TOTAL:	2,055 S.F.

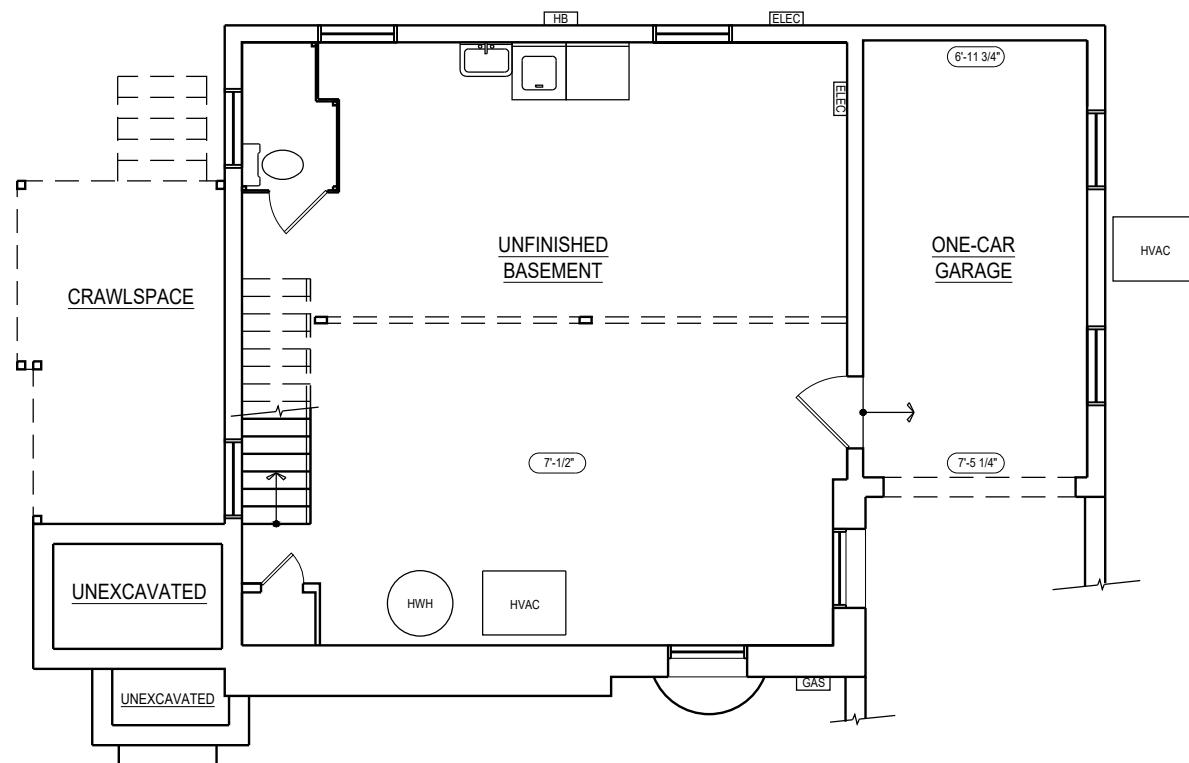


RANEY RESIDENCE

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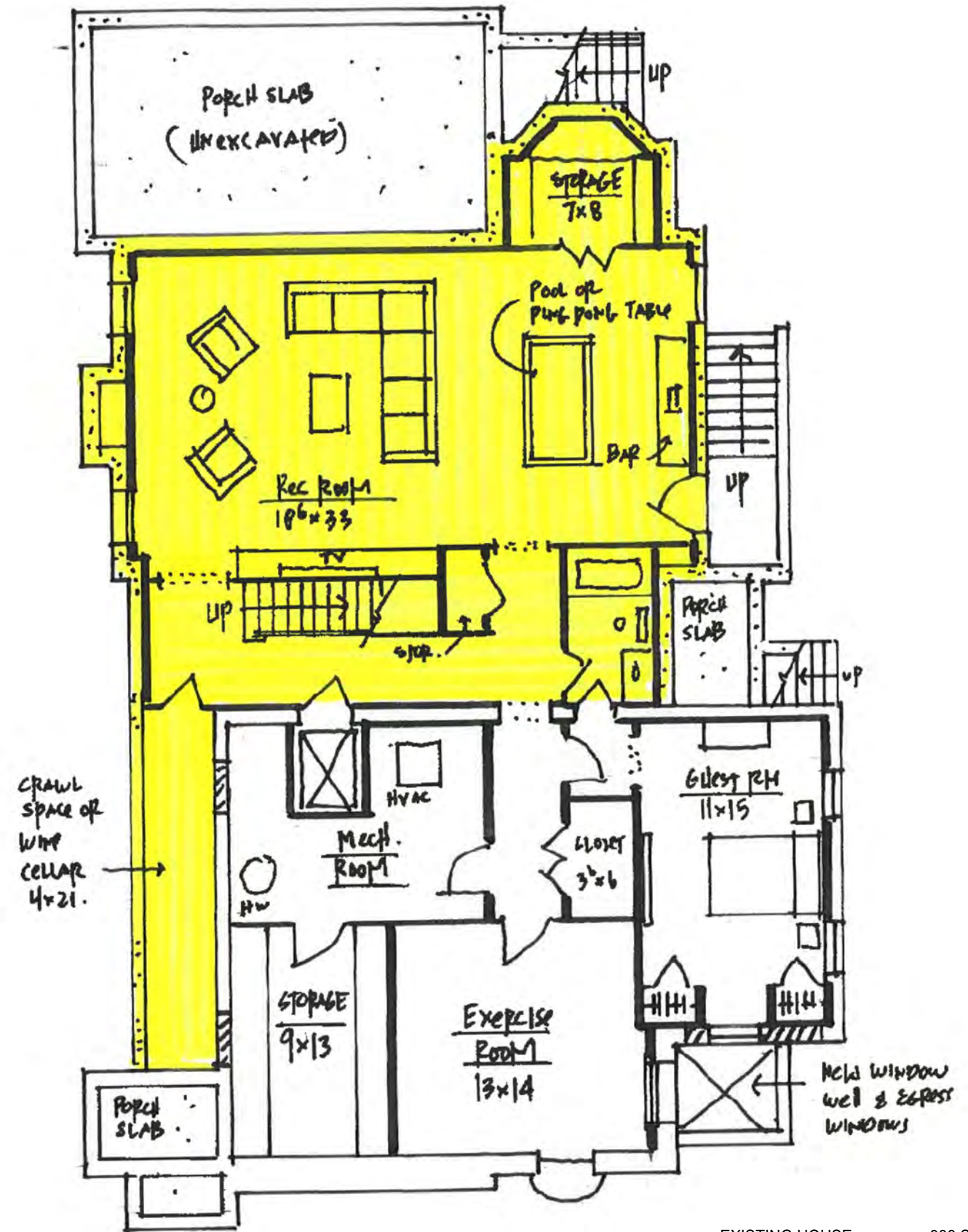


SCALE 1/8"=1'-0"

EXISTING LOWER LEVEL

RANEY RESIDENCE

20 GRAFTON STREET, CHEVY CHASE, MD, 20815



PROPOSED LOWER LEVEL

EXISTING HOUSE :	933 S.F.
PROPOSED ADDITION:	1,115 S.F.
TOTAL:	2,048 S.F.

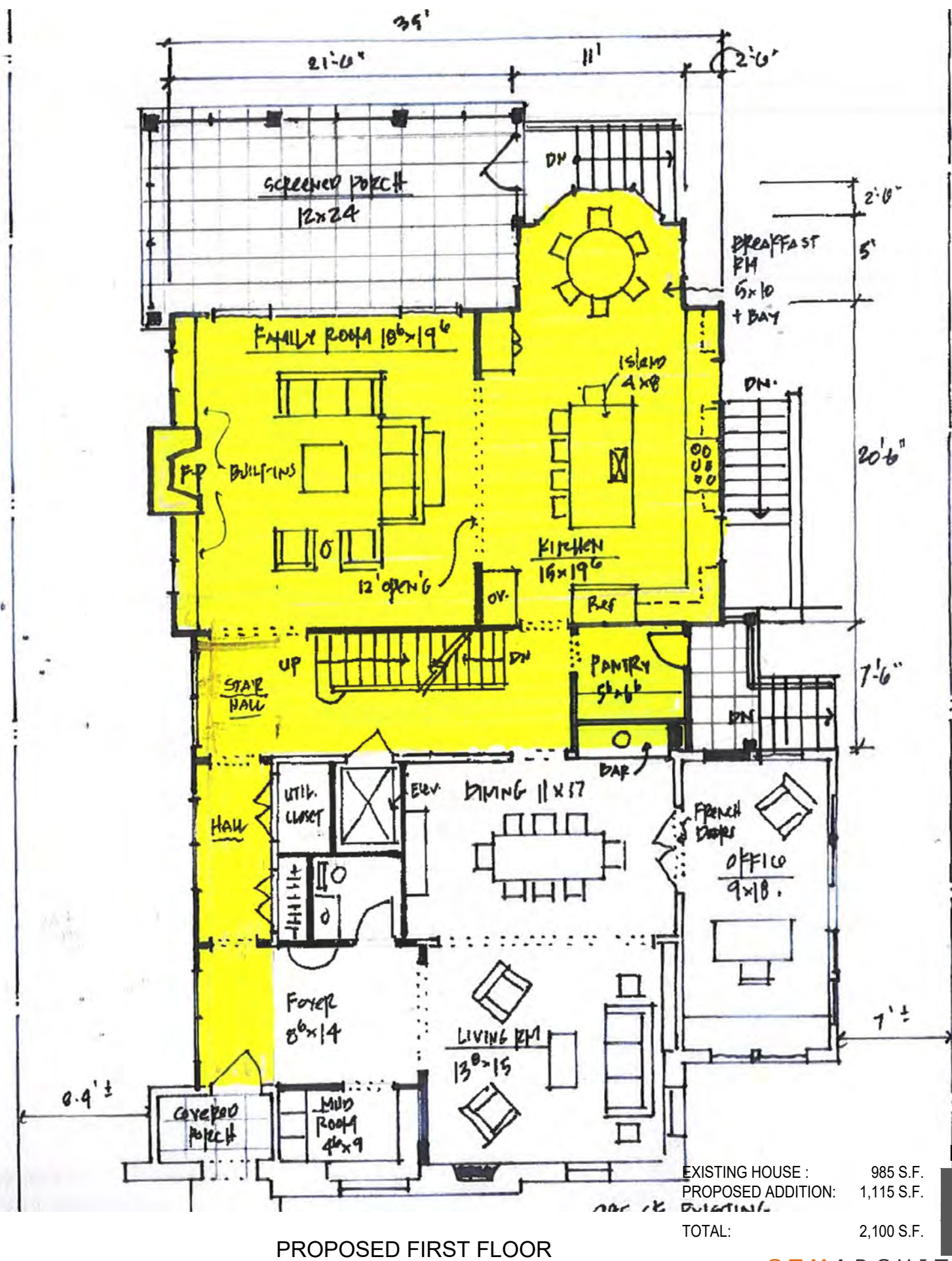
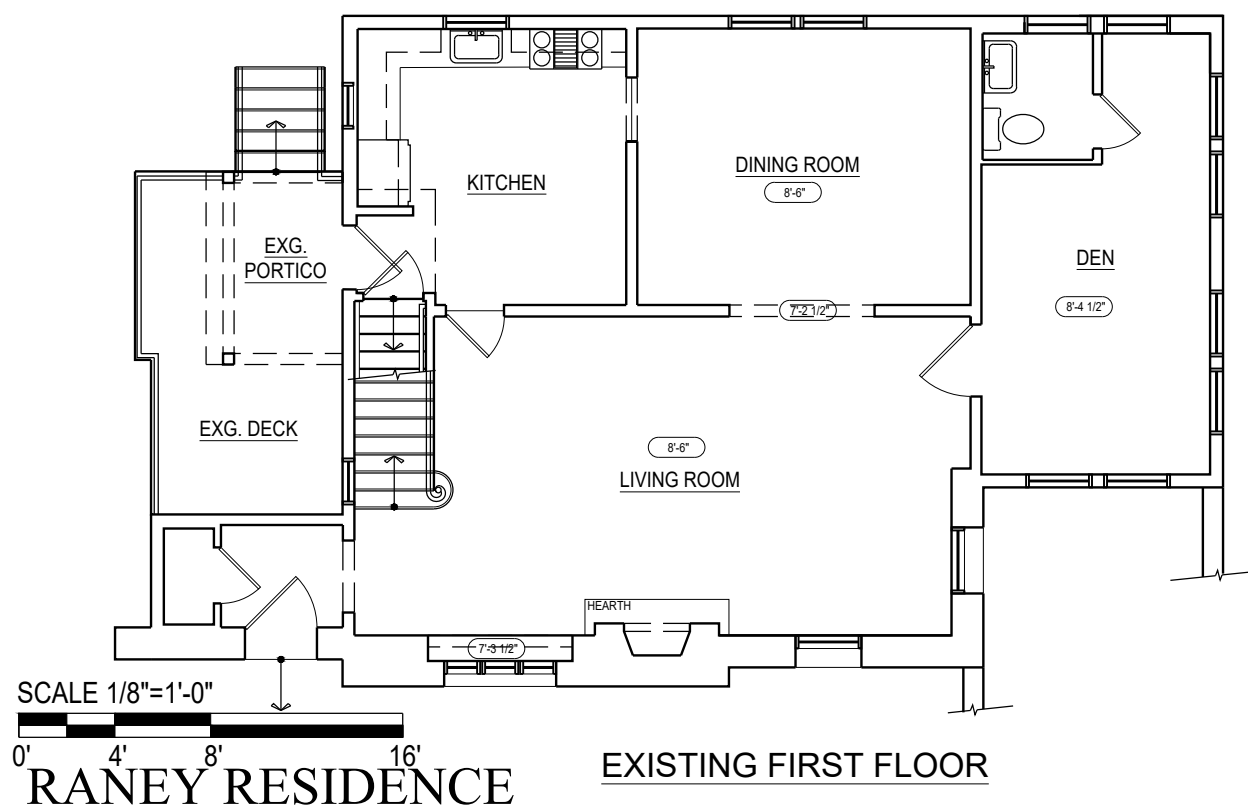
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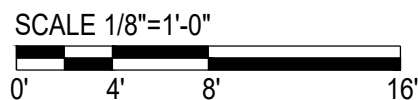
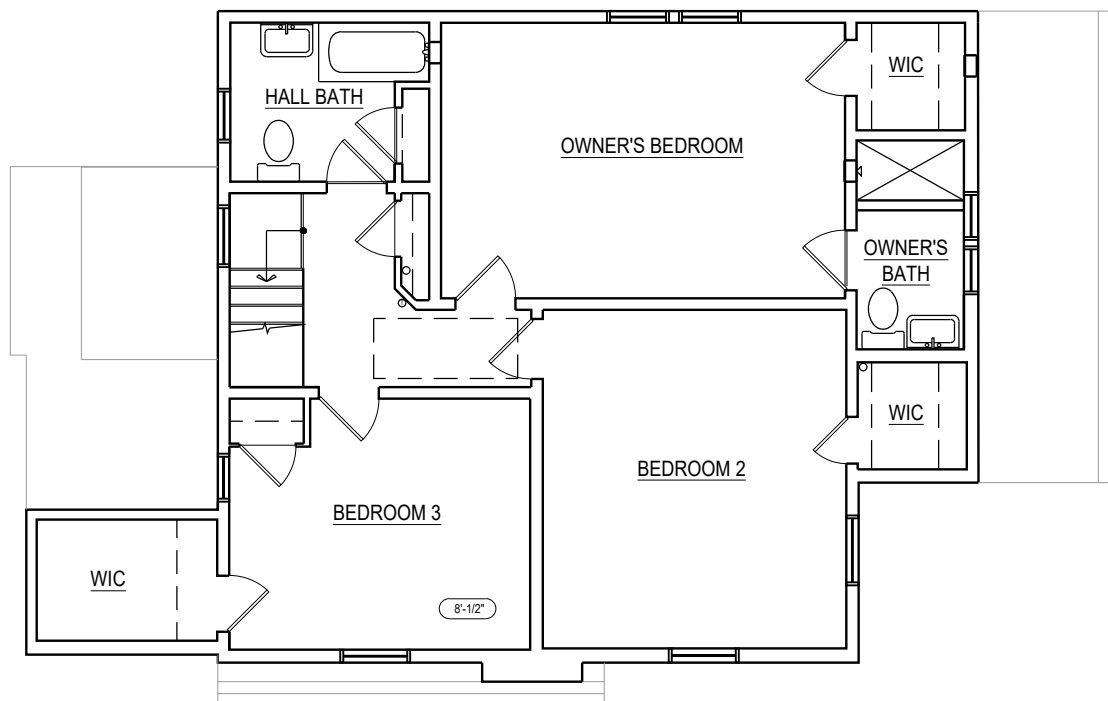
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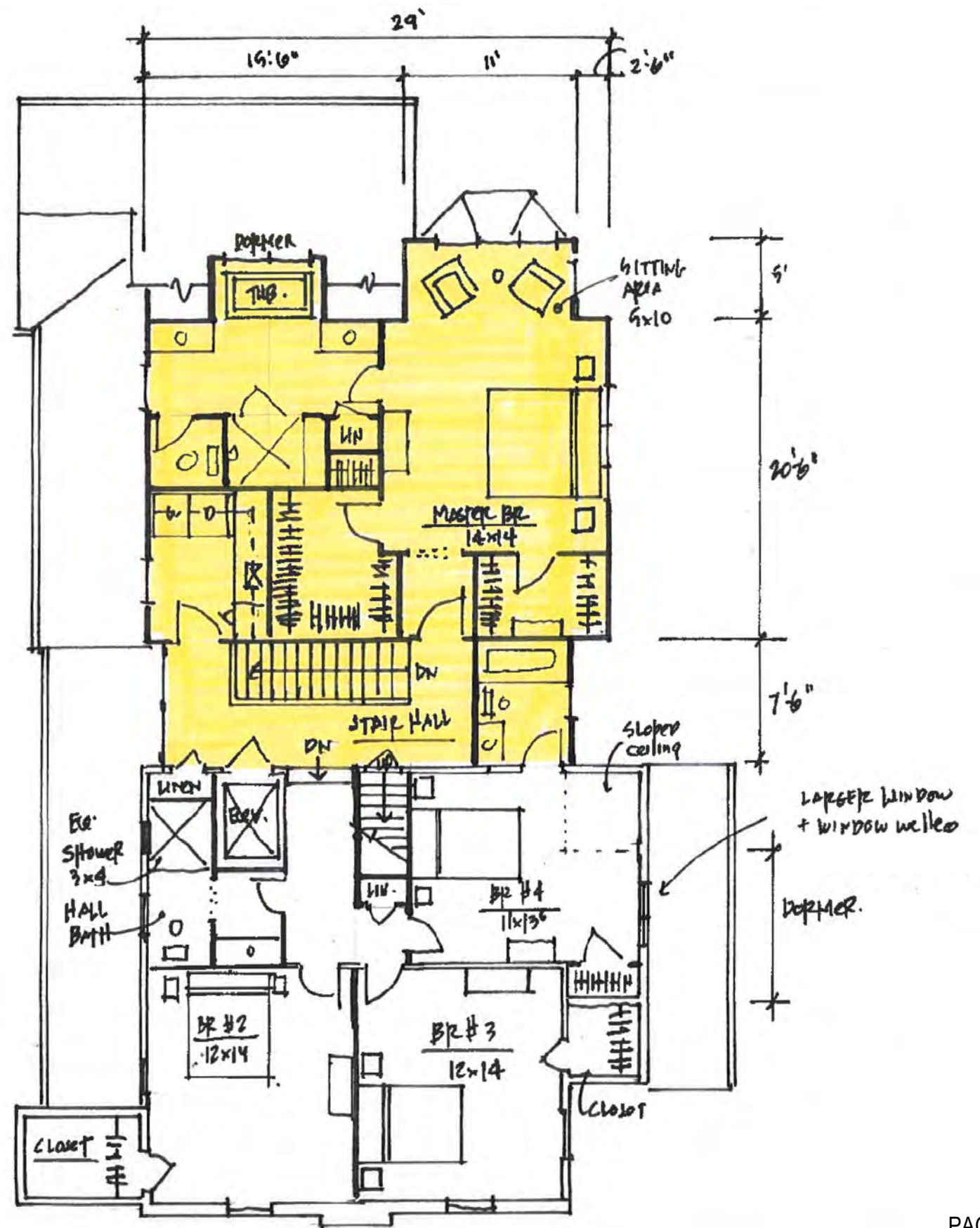
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EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR OPT 1

EXISTING HOUSE : 870 S.F.
 PROPOSED ADDITION: 755 S.F.
 TOTAL: 1,625 S.F.



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ATTIC PLAN
W/BATHROOM.

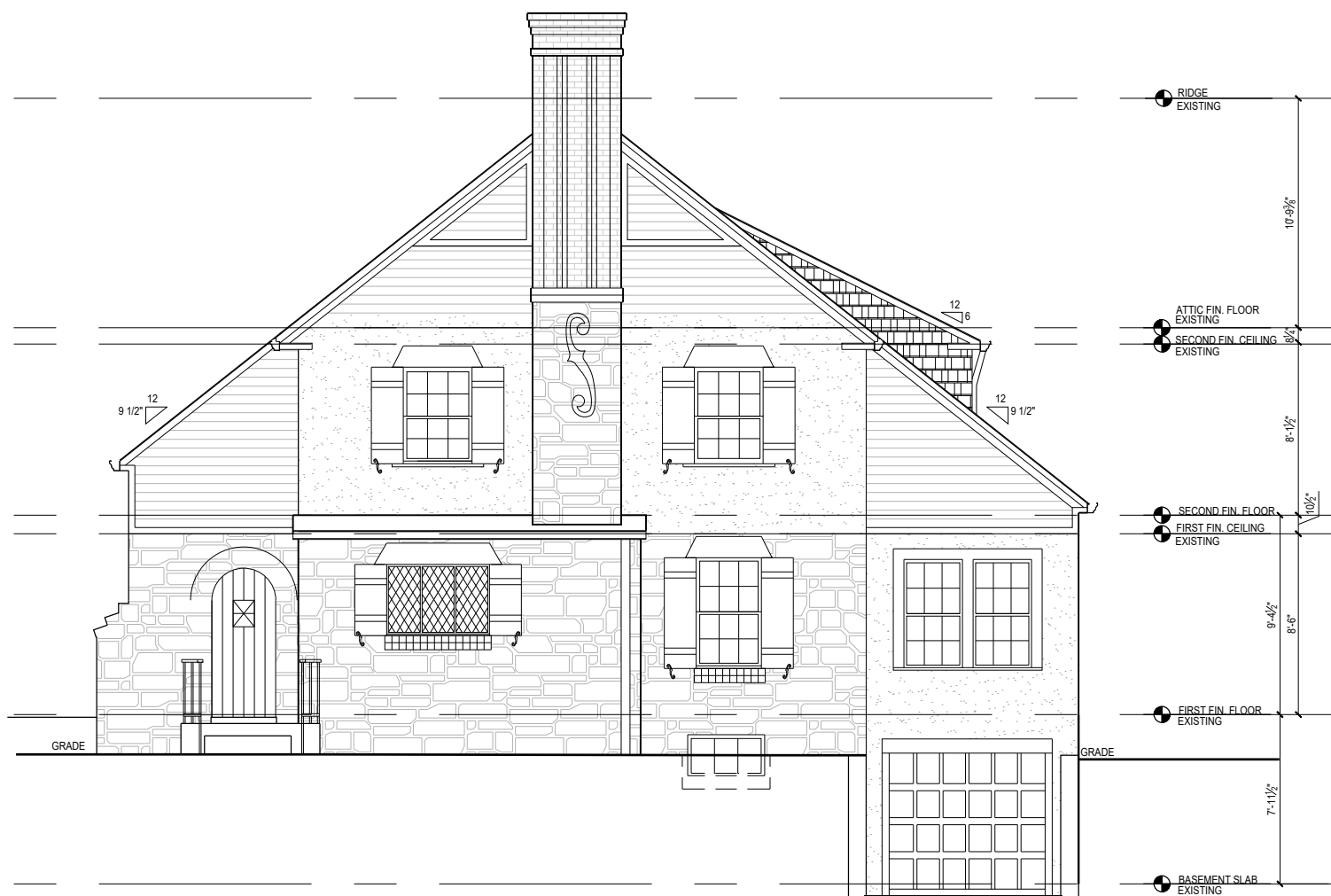
TOTAL: 220 S.F.

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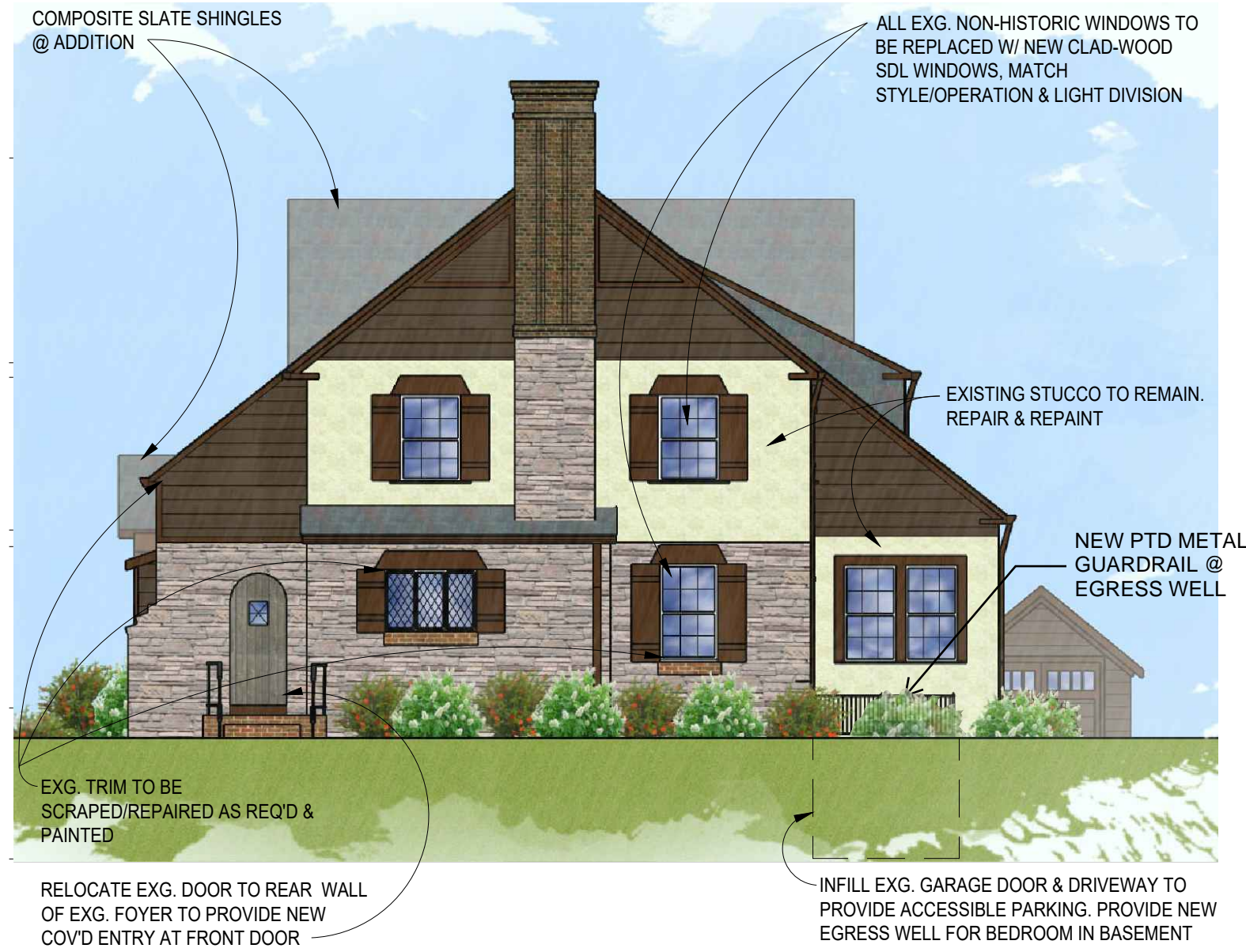
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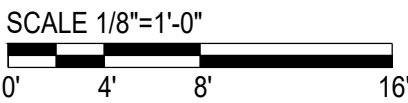
ANY EXG. TRIM THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



RANEY RESIDENCE

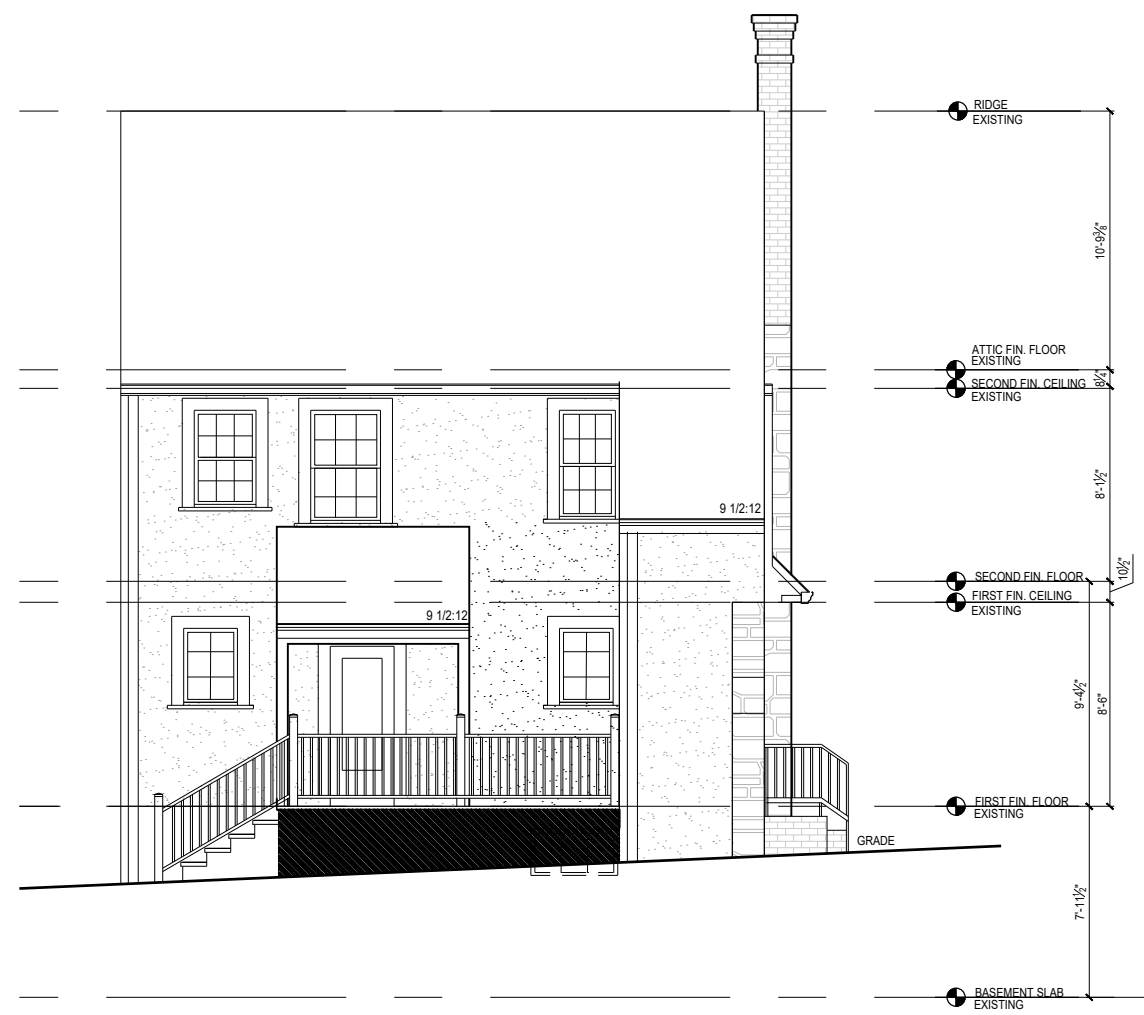
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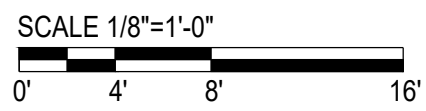
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EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION



RANEY RESIDENCE

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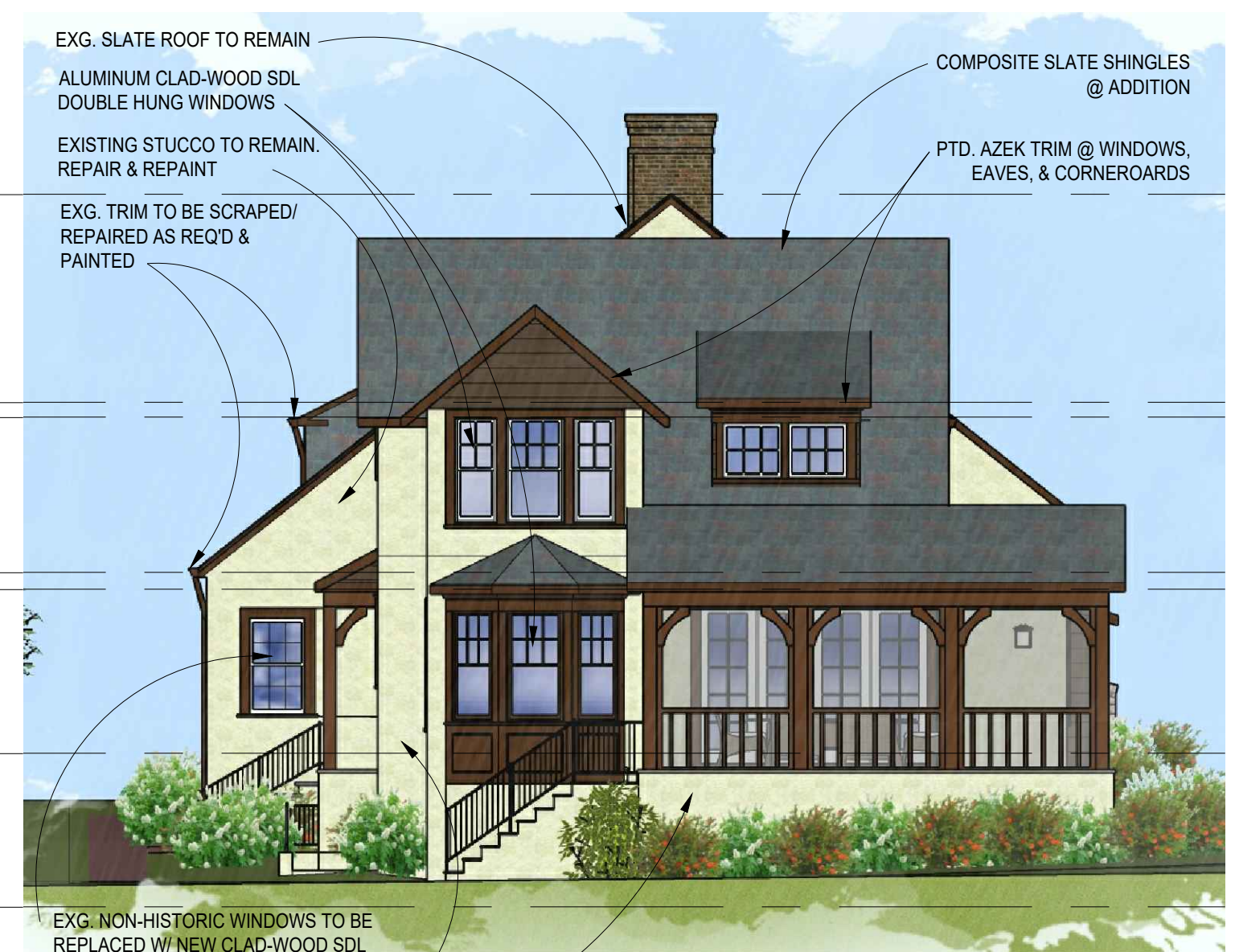
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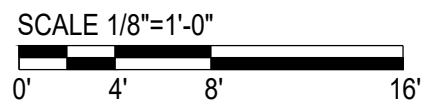
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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



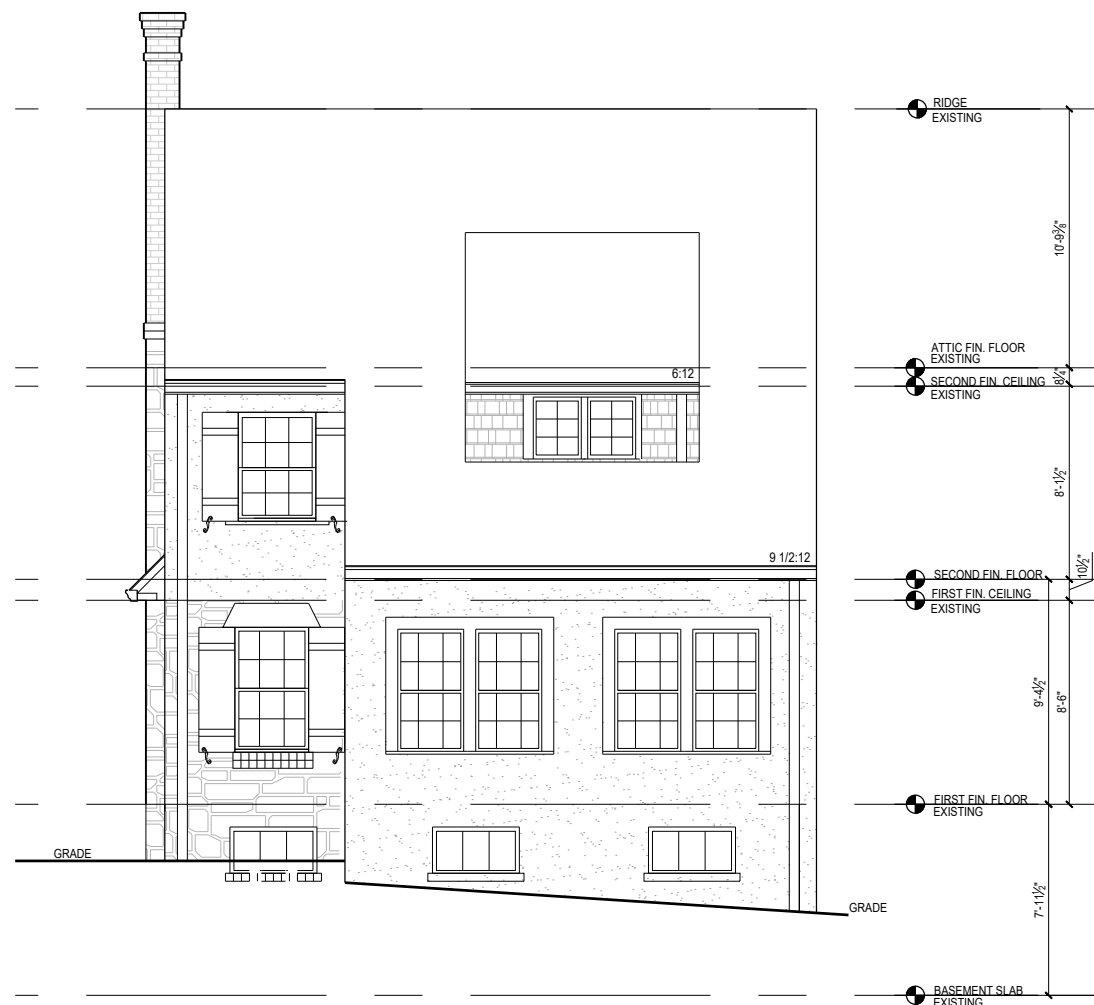
RANEY RESIDENCE

20 GRAFTON STREET, CHEVY CHASE, MD, 20815

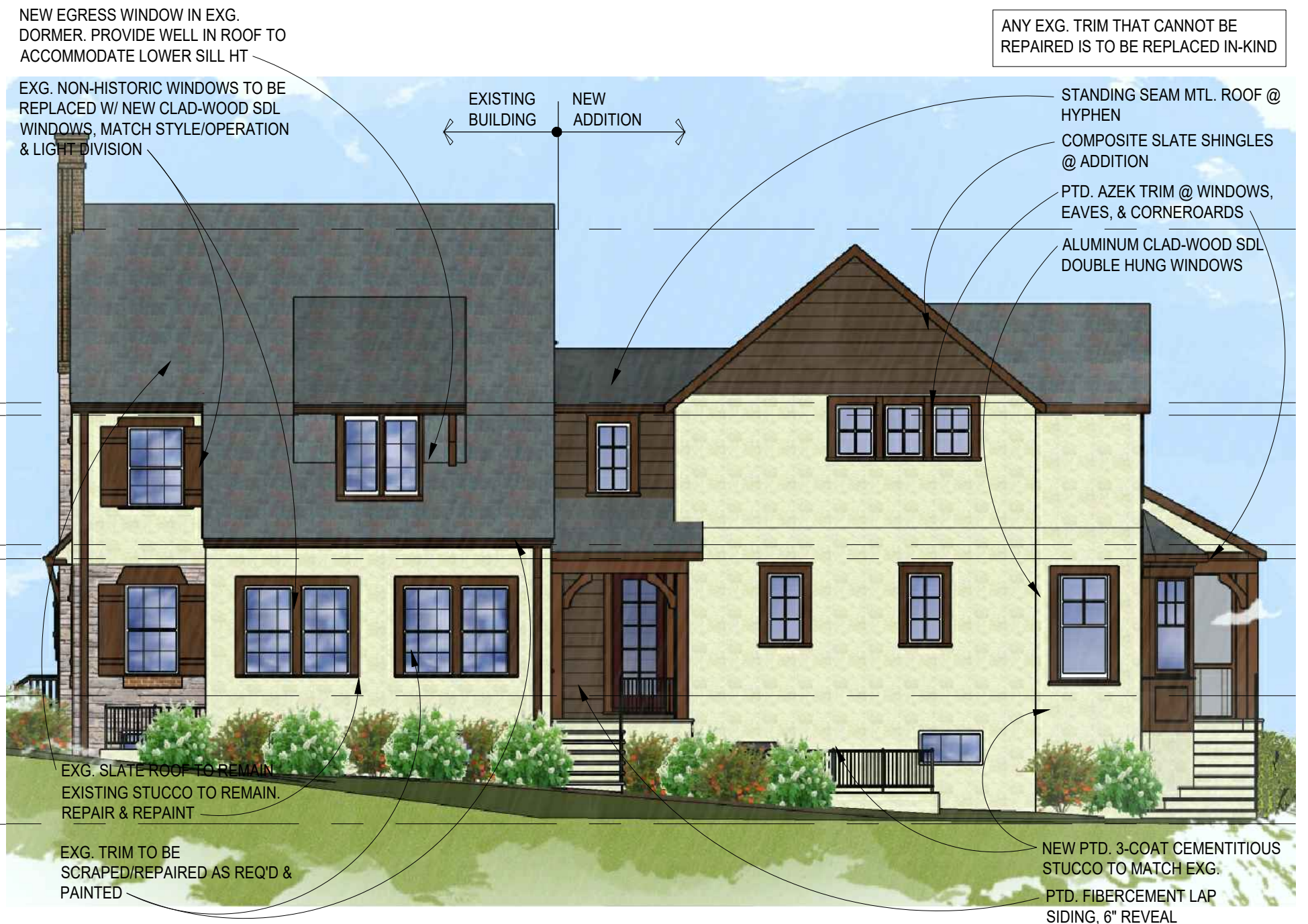
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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

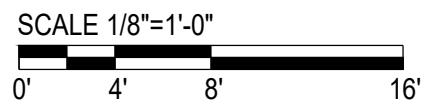




EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION



RANEY RESIDENCE

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EXISTING RIGHT VIEW



PROPOSED RIGHT VIEW



EXISTING REAR LEFT SIDE VIEW



PROPOSED REAR LEFT SIDE VIEW

RANEY RESIDENCE

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GTM

GT MARCHITECTS



EXISTING FRONT AERIAL VIEW



PROPOSED FRONT AERIAL VIEW



EXISTING REAR AERIAL VIEW



PROPOSED REAR AERIAL VIEW

RANEY RESIDENCE

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GTM

GTM ARCHITECTS

Product Features

Styles

Traditional, Push Out and Mission® options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprium Collection.

Specifications

Standards

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany.

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Standard Casement sash opens out to nearly 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All steel components are coated for superior corrosion protection.

Double Weatherstrip

The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and water infiltration.

Screen

Screens available in bronze, linen, Tuscany brown, brushed aluminum or black aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

Egress

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.



LEGEND: ● Standard ○ Optional

	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
HARDWARE STYLES				
Folding Crank Handle	●	●	●	
Push Out Handle				●
Multipoint Lock	●	●	●	○

FINISH OPTIONS: REFER TO SECTION A.

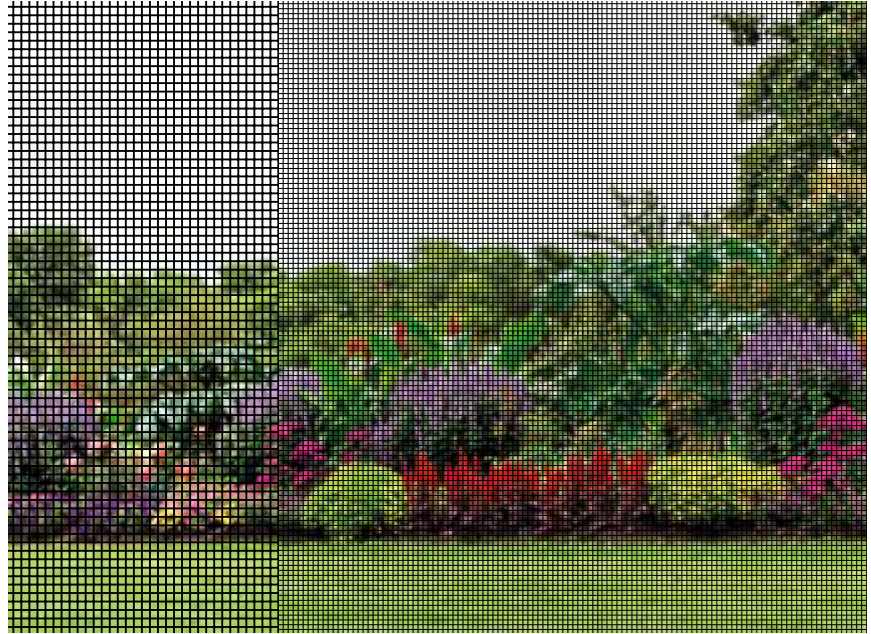
	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
VARIABLES				
Function:				
Use for Egress	●	●	●	●
Available with Screen	●	●	●	● ¹
Concealed Hardware	●	●	●	
Durability:				
Low Maintenance Metal Clad Exterior	●	●	●	●
Clear Douglas Fir Exterior Finish	○	○	○	○
Clear Mahogany Exterior Finish	○	○	○	○
Primed Exterior Finish	○	○	○	○
Cyprium Collection	○			○
Performance:				
LowE Double	●	●	●	●
LowE Triple	○	○	○	○
StormForce™	○	○		
Appearance:				
SDL	○	○	○	○

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist — please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com



Screens

All exterior-applied screens for Pinnacle double hung, glide-by and patio doors come with screen frames matching the clad color of the unit. Interior-applied screens for Pinnacle casement and awning windows have screen frames available in champagne, white, bronze, black, wood-veneered pine, wood-veneered alder or wood-veneered fir.



Conventional Screen Mesh

BetterVue® (Standard)

UltraVue®

Grilles

All of our wood and cellular PVC (CPVC) Windsor Divided Lite bars are hand-fitted to ensure a perfect fit.



7/8" & 1-1/4"
Perimeter Grille



7/8" & 1-1/4"
Stick Grille



3/4" & 1"
Profiled Inner Grille



13/16" Flat Inner Grille
(Not available on Select)



7/8" & 1-1/4"
Interior Wood
Windsor Divided Lite



7/8" & 1-1/4"
Exterior Clad
Windsor Divided Lite



7/8" & 1-1/4"
Exterior CPVC
Windsor Divided Lite
(Primed only)



5/8" & 7/8" Tall Putty
Windsor Divided Lite



5/8" & 7/8" Short Putty
Windsor Divided Lite



1/4" Ogee



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



2" Tall Putty
Simulated Check Rail



2" Exterior Low Profile
Simulated Check Rail



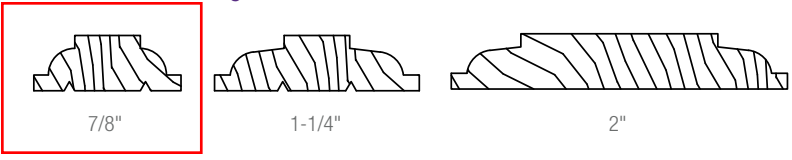
2" CPVC Simulated
Check Rail (Primed only)



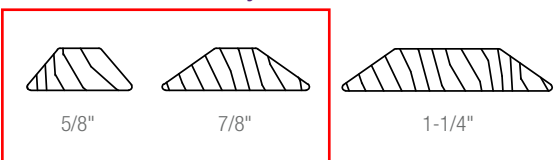
3-3/8"
Simulated Mid Rail

Grille Profiles

Interior Grilles – Ogee



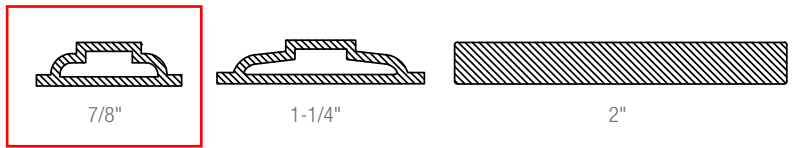
Interior Grilles – Putty



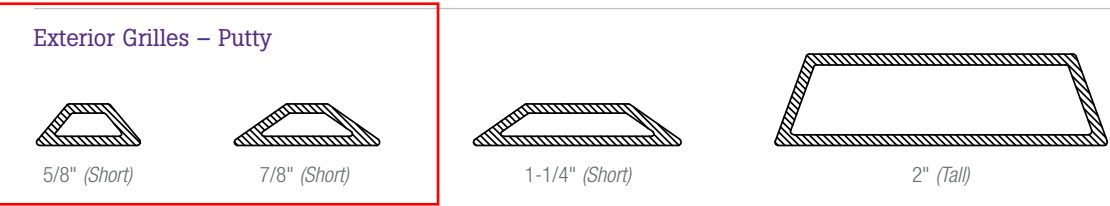
Interior Grilles – Contemporary



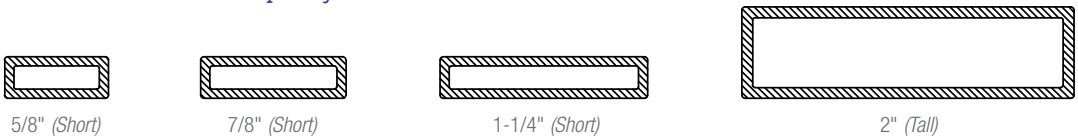
Exterior Grilles – Ogee



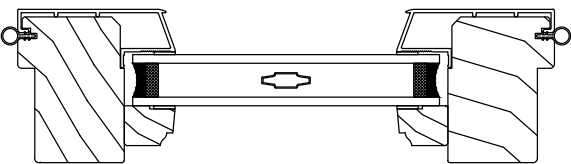
Exterior Grilles – Putty



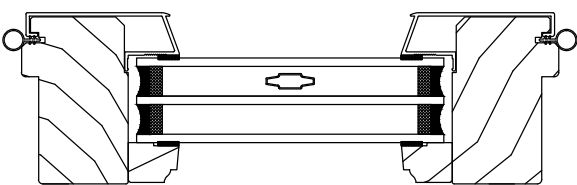
Exterior Grilles – Contemporary



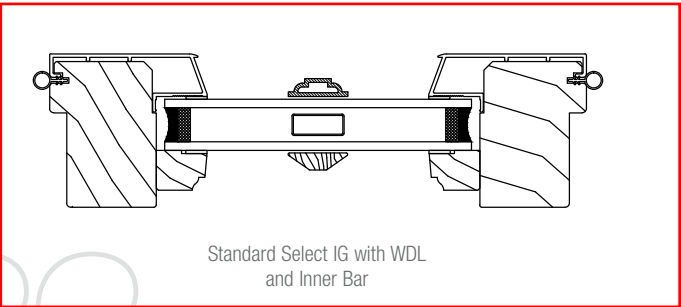
Grille Sections



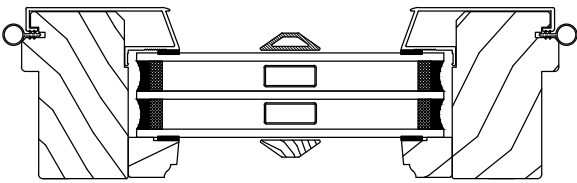
Standard Select IG with Inner Grille



Triple IG with Inner Grille



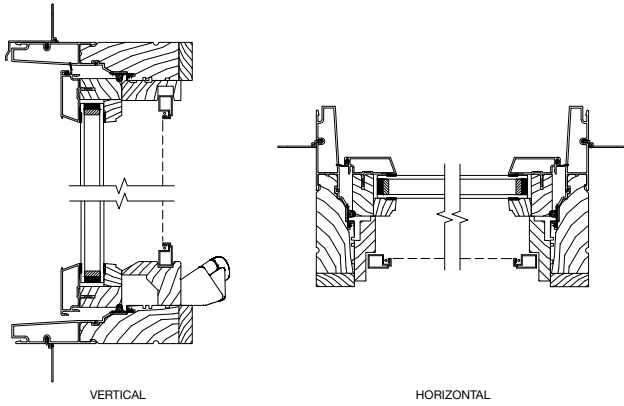
Standard Select IG with WDL and Inner Bar



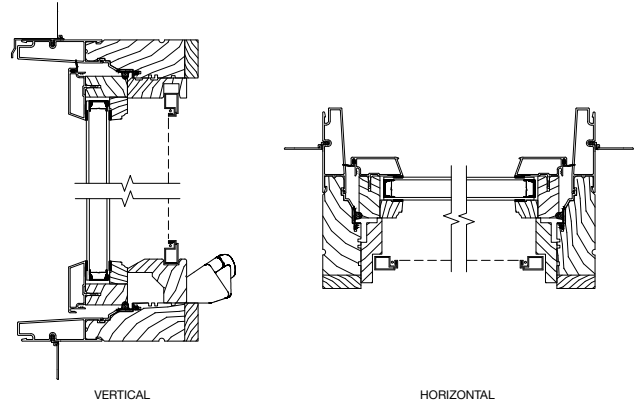
Triple IG with WDL and Inner Bar

Pinnacle Clad Casement & Awning Technical Drawings

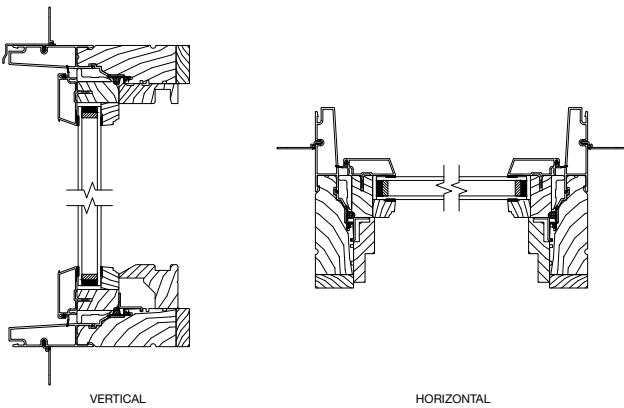
Pinnacle Clad Casement – Operating



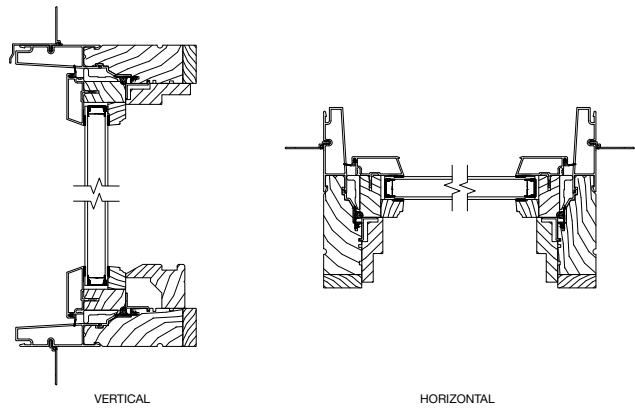
Pinnacle Clad Awning – Operating



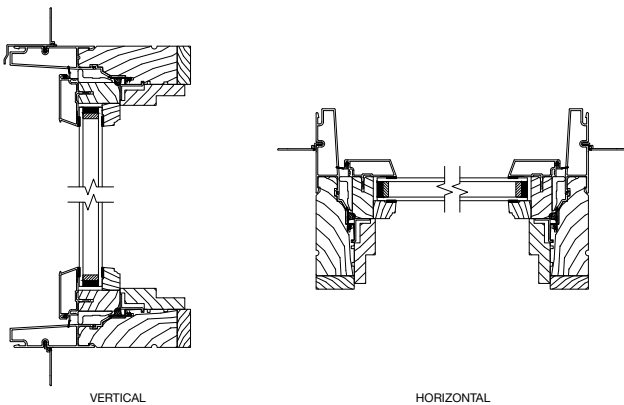
Pinnacle Clad Casement – Stationary



Pinnacle Clad Awning – Stationary

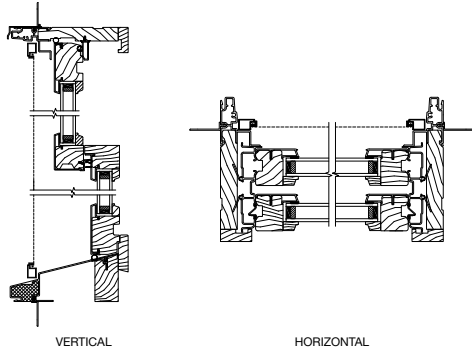


Pinnacle Clad Casement – Transom and Picture

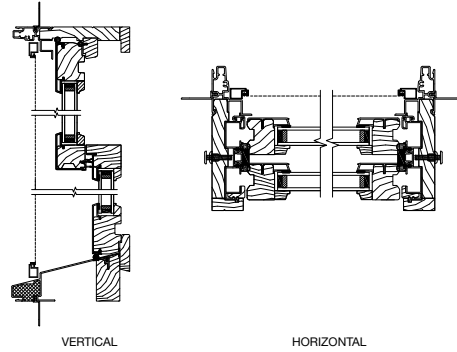


Pinnacle Clad/Primed Double Hung & Glide-by Technical Drawings

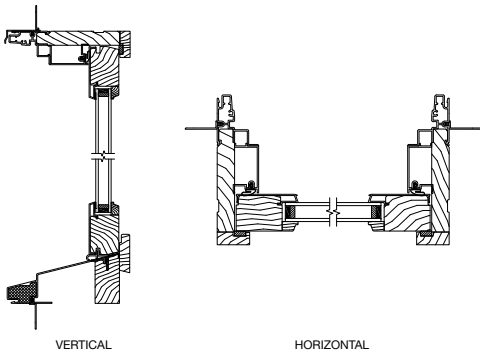
Pinnacle Clad Double Hung – Operating



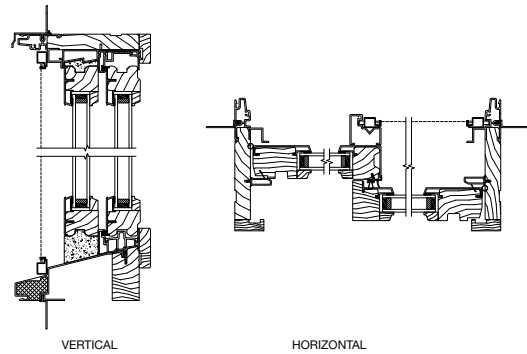
Pinnacle Clad Concealed Jambliner Double Hung – Operating



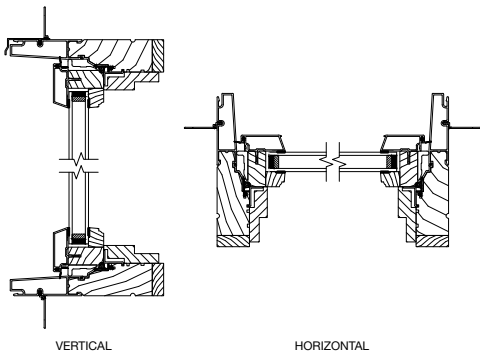
Pinnacle Clad Double Hung – Picture



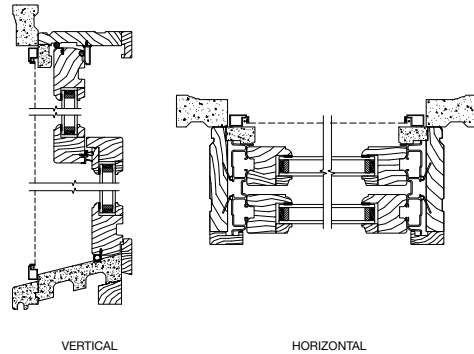
Pinnacle Clad Glide-by



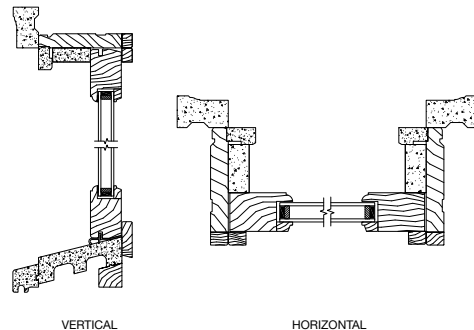
Pinnacle Clad Double Hung – Transom



Pinnacle Primed Double Hung – Operating



Pinnacle Primed Double Hung – Picture



HardiePlank® Lap Siding Product Description

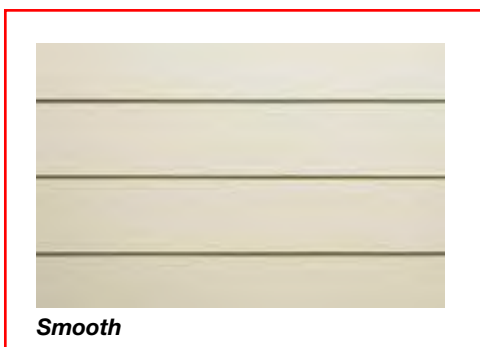
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12-ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



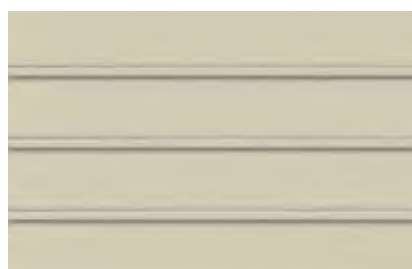
CedarMill®



Smooth



Beaded CedarMill®



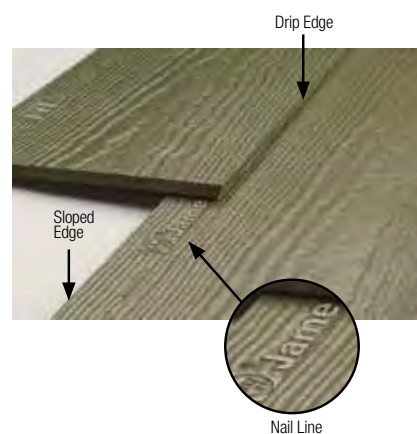
Beaded Smooth



Colonial Roughsawn



Colonial Smooth



HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL®

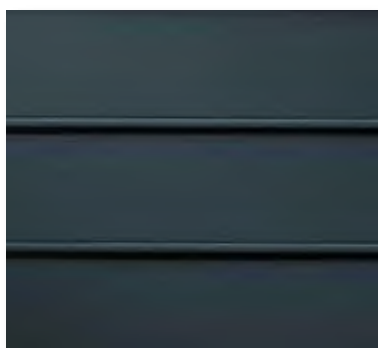


BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

STATEMENT COLLECTION™	_____
DREAM COLLECTION™	✓
PRIME	_____

BEADED SMOOTH



*5.25 in widths not available in Virginia District for HZ5® product zones.



AZEK TRIM | #1 BRAND OF TRIM

Offering the unequalled combination of Uniformity, Durability, Workability and Beauty, AZEK Trim looks and feels like real wood, yet requires low maintenance to provide lasting curb appeal.

AZEK Trim products are available in many dimensions and sizes, most in both Traditional (smooth) and Frontier (rustic texture). With a building code listing (ESR-1074), AZEK Trim products can be worked similar to wood - even mitered, routed and turned on a lathe. For custom applications, AZEK Trim products can be laminated and heat formed to create curves. AZEK To Mill offers a true 1 1/4" profile that is perfect for fabrication and OEMs.

AZEK TRIM PRODUCTS

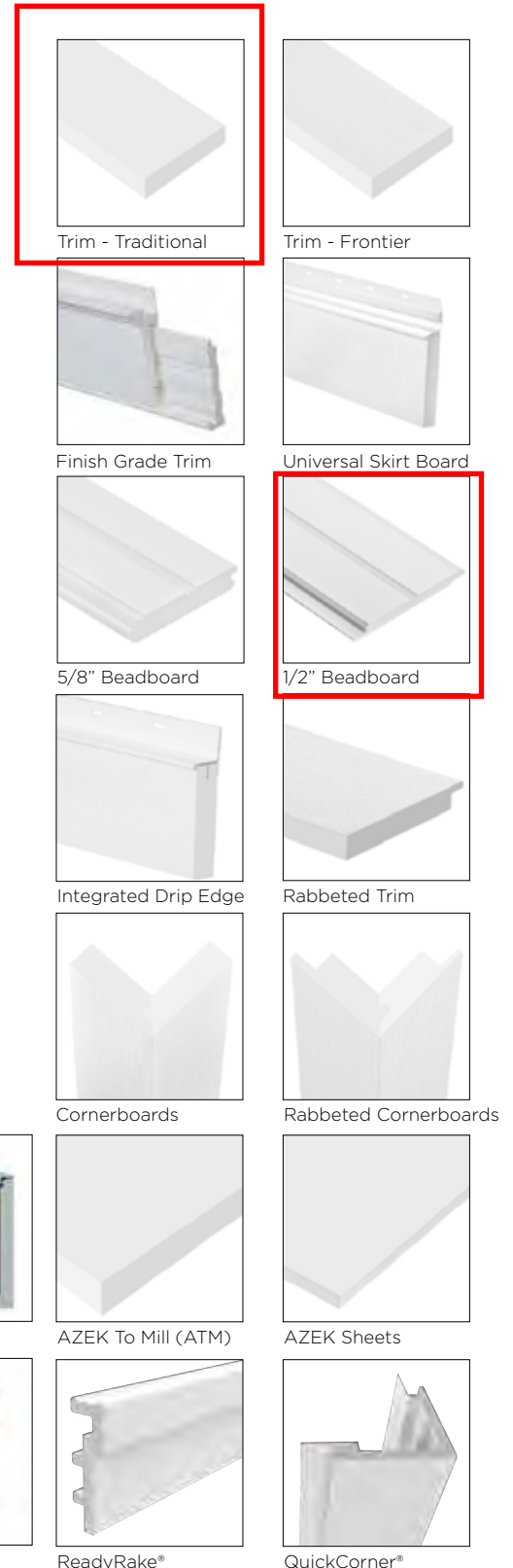
By thickness, width, and length

5/8 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
ACTUAL DIMENSIONS	5/8 x 3 1/2"	•	•
	5/8 x 5 1/2"	•	•
	5/8 x 7 1/4"	•	•
	5/8 x 9 1/4"	•	•
	5/8 x 11 1/4"	•	•
	5/8 x 15 1/4"	•	•

4/4 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
NOMINAL DIMENSIONS	1 x 2		•
	1 x 4	•	•
	1 x 5	•	•
	1 x 6	•	•
	1 x 8	•	•
	1 x 10	•	•
	1 x 12	•	•
	1 x 16	•	•

READY RAKE®	LENGTH
1 x 3 on 1 x 8	18'

QUICK CORNER®	LENGTH
6 x 6 corner with 13/16 J-Channel	20'





AZEK MOULDING | THE LOOK AND FEEL OF AZEK TRIM

High performing wood replacement mouldings available in a variety of profiles. A perfect match to AZEK Trim, AZEK Mouldings are known for longevity and durability. They won't split or rot and can be installed using traditional tools and fasteners.

AZEK Mouldings - Most can be heat formed to create curved moulding details.



3" Crown



4" Crown



5" Crown



6" Crown



8" Crown

MOULDING PROFILES	SIZES
3" Crown	$\frac{9}{16}$ " x $2\frac{3}{4}$ " x 16'
4" Crown	$\frac{9}{16}$ " x $3\frac{5}{8}$ " x 16'
5" Crown	$\frac{11}{16}$ " x $4\frac{5}{8}$ " x 16'
6" Crown	$\frac{11}{16}$ " x $5\frac{1}{4}$ " x 16'
8" Crown	1" x $7\frac{1}{2}$ " x 16'
Cove Moulding	$\frac{3}{4}$ " x $4\frac{1}{4}$ " x 16'
Rams Crown	$1\frac{13}{32}$ " x $2\frac{1}{16}$ " x 16'
Imperial/Rake Crown	$1\frac{3}{8}$ " x $2\frac{3}{4}$ " x 16'
Bed Moulding	$\frac{9}{16}$ " x $1\frac{3}{4}$ " x 16'
$3\frac{1}{2}$ " Bed Moulding	$\frac{13}{16}$ " x $3\frac{1}{2}$ " x 16'
Scotia	$\frac{3}{4}$ " x $\frac{3}{4}$ " x 16'
Quarter Round	$\frac{3}{4}$ " x $\frac{3}{4}$ " x 16'
Shingle Mould	$\frac{11}{16}$ " x $1\frac{5}{8}$ " x 16'
Band Moulding	$\frac{11}{16}$ " x $1\frac{5}{8}$ " x 16'
Wainscot Cap	1" x $2\frac{1}{4}$ " x 16'
Base Cap	$\frac{11}{16}$ " x $1\frac{1}{8}$ " x 16'
Brick Mould	$1\frac{1}{4}$ " x 2" x 17' $1\frac{1}{4}$ " x 2" x 18' (full units only)
Back Band	$1\frac{11}{32}$ " x $1\frac{3}{16}$ " x 16'
Rake Moulding	$1\frac{1}{16}$ " x 2" x 16'
Adams Casing	$1\frac{1}{16}$ " x $3\frac{1}{2}$ " x 16'
Colonial Base Cap	$\frac{3}{4}$ " x $5\frac{1}{4}$ " x 16'
Fluted/Reeded Casing	$\frac{15}{16}$ " x $5\frac{1}{4}$ " x 16'
Crosshead Pediment	$2\frac{13}{32}$ " x $7\frac{1}{8}$ " x 18' - w/flange $2\frac{13}{32}$ " x $6\frac{1}{8}$ " x 18' - w/o flange
1 1/2" Square	$1\frac{1}{2}$ " x $1\frac{1}{2}$ " x 12'
Drip Cap	$\frac{11}{16}$ " x $1\frac{5}{8}$ " x 16'
Water Table	$2\frac{3}{4}$ " x 2" x 18'
Historic Sill	$1\frac{3}{4}$ " x $2\frac{1}{32}$ " x 16'
Sub Sill Nose	$1\frac{17}{32}$ " x $1\frac{1}{2}$ " x $1\frac{3}{8}$ " x 16'
Garage Door Thermostop	$\frac{7}{8}$ " x 2" x 7', 9', & 16'



Cove Moulding



Rams Crown



Imperial/Rake Crown



Bed Moulding



3 1/2" Bed Moulding



Scotia



Quarter Round



Shingle Mould



Band Moulding



Wainscot Cap



Base Cap



Brick Mould



Back Band



Rake Moulding



Adams Casing



Colonial Base Cap



Fluted Reeded Casing



Crosshead Pediment



1 1/2" Square Profile



Drip Cap



Water Table



Historic Sill



Sub Sill Nose



Garage Door Thermostop



Sustainable Roofing



Majestic Slate



Environmentally friendly synthetic slate roofing tiles proudly made in the USA
Pioneers of sustainable roofing since 1993

Majestic Slate

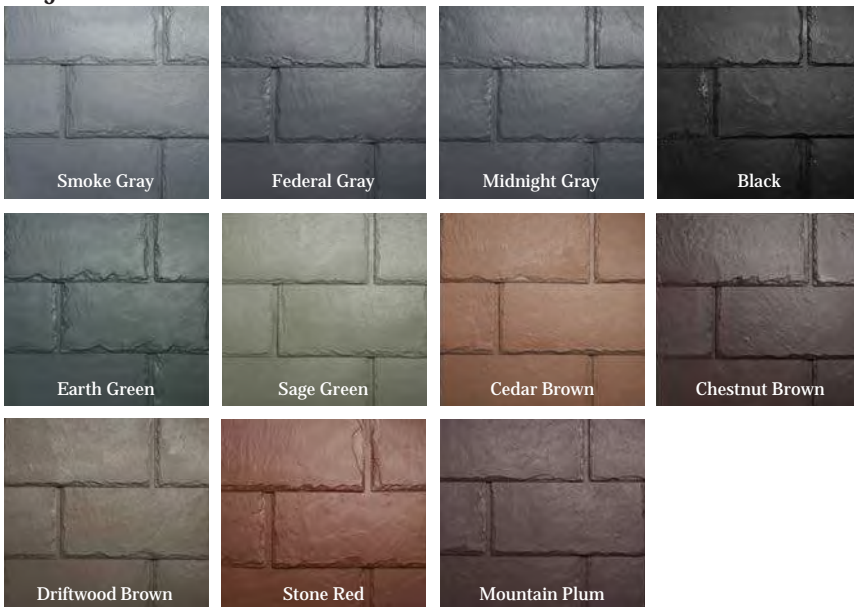


Historically, natural slate is one of the most appealing roofing choices, combining unmatched durability with aesthetic appeal. The cost of natural slate, as well as its weight and difficulty in finding a qualified slate installer, often makes its use prohibitive. EcoStar LLC, the leading manufacturer of premium synthetic steep-slope roofing products, combines classic appeal with modern technology to offer the lightweight and affordable alternative – Majestic Slate™.

Created with recycled rubber and plastics, Majestic Slate offers a sustainable, lighter and easy-to-install roofing product that provides the appearance of natural slate with lower application costs. Available in two widths and designer accents, this slate alternative offers endless possibilities for residential and commercial projects. The architectural detail of a project, whether historic or new construction, is further enhanced by a wide range of available color combinations using the palette of 11 standard color choices and array of custom options.

Curb appeal is everything when it comes to the look of your home, but protection from the elements must be a priority. Majestic Slate offers both.

Majestic Slate Color Palette



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions. *Significant property insurance discounts may be available when upgrading or building a roof to protect against hail, wind or fire damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance and Fire Resistance. Contact your insurance provider for details.

01/19 © 2019 by EcoStar LLC. EcoStar and Majestic Slate are trademarks of EcoStar LLC. See www.ecostarllc.com for available warranties.
P/N-602689 MAJESTIC SLATE CUT SHEET

Advantages

- Weighs 1/3 to 1/2 as much as natural slate
- Easy application keeps installation costs down
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail¹

Architectural Flexibility

- Designer Series tiles can be blended together to add personal style to your home
- Staggered and offset installations accentuate roof texture and depth
- Available in 11 standard colors
- Enhance the historical look in both residential and commercial buildings

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 90 mph (145 kph) Wind Warranty (standard)

Environmental Sustainability

- Manufactured with post-industrial recycled rubber and plastics

Technical Information

- UL listed Class C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report to ICC AC07 (R18920-02)
- Texas Dept. of Insurance Evaluation (RC-135)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management



42 Edgewood Drive | Holland, NY 14080
800.211.7170 | www.ecostarllc.com

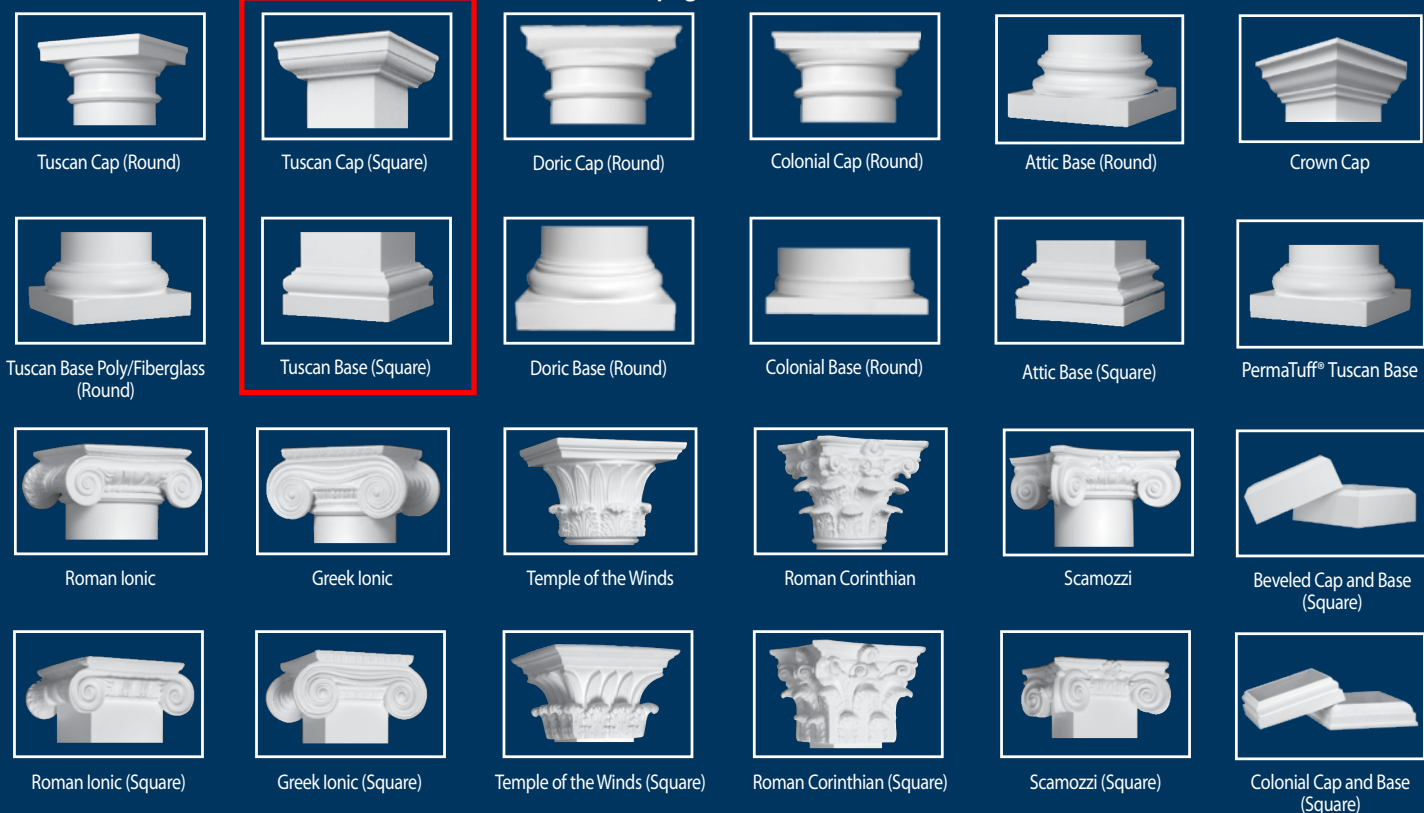
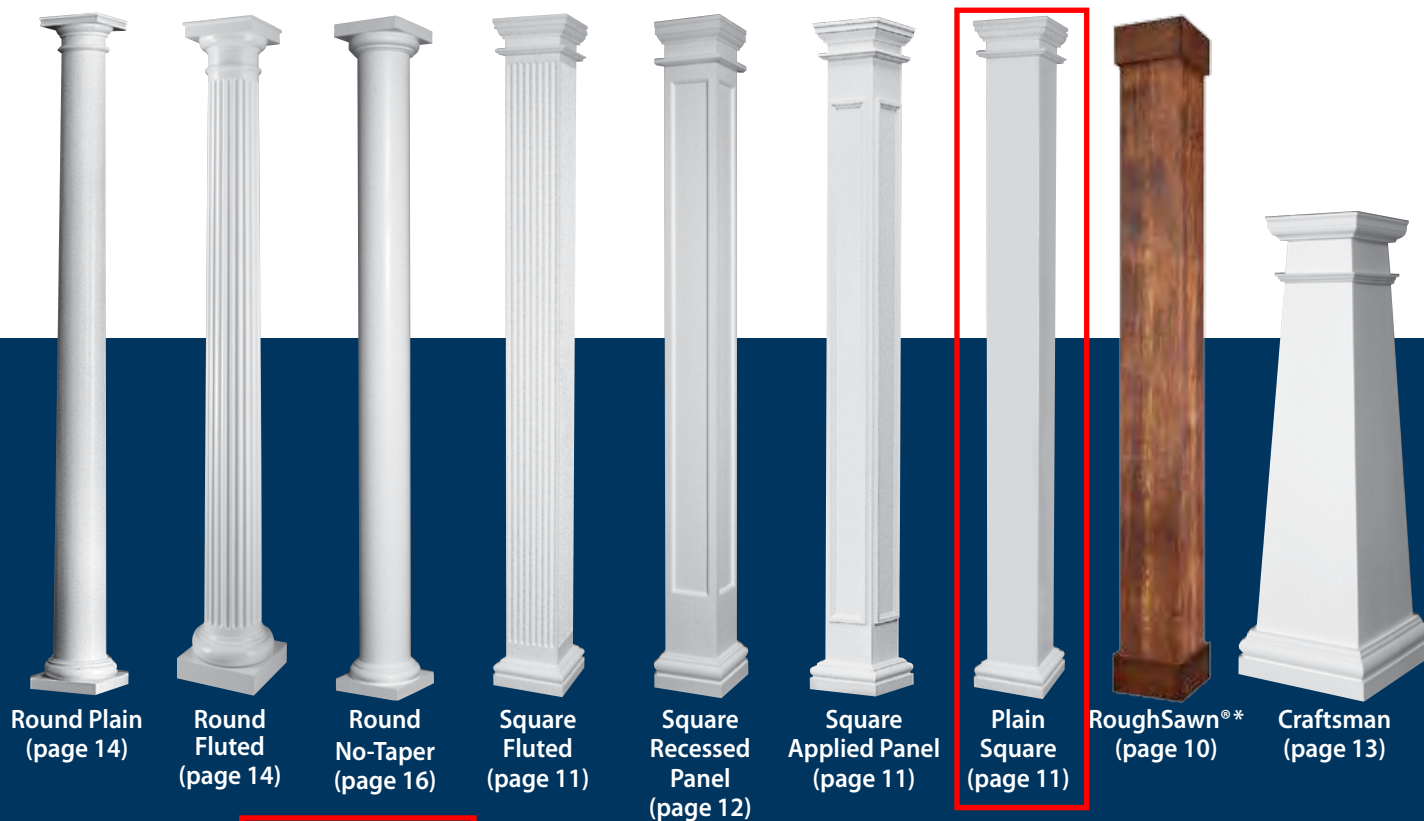






HB&G PermaCast® Columns are available in round or square. The round columns are fluted or plain, with or without the classic tapering of the upper two-thirds of the column. Square columns are available in a variety of styles as well, including plain or fluted, applied panel,

recessed panel, or the Craftsman style column. The PermaCast® capitals and bases are made from durable low maintenance materials; and, like the columns, they maintain architectural authenticity and historical accuracy.



*Products shown have been finished for demonstration purposes. PermaCast® and RoughSawn® Columns ship unfinished.

See pages 17 and 18 for cap and base dimensions.

Square **PERMA**Cast® Columns





SQUARE PERMACAST® INSIDE DIMENSIONS

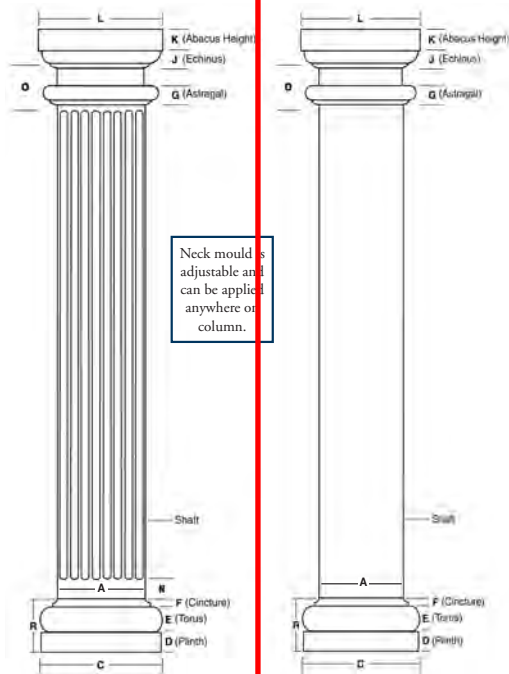
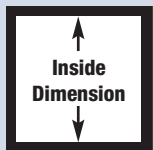
Inside dimensions may vary up to $\frac{1}{4}$ ".
Splitting a column will decrease inside dimension $\frac{1}{8}$ ".

COL. SIZE	INSIDE
6"	5 $\frac{3}{8}$ "*
8"	5 $\frac{7}{8}$ "
10"	9"
12"	11"
14"	13"
16"	15"

*Inside is Round

PANEL MOULDING FOR SQUARE PERMACAST®

			
Length: 8' No. 54502 $\frac{1}{2}$ " x 1"	Length: 10' No. 54503 1" x 1"	Length: 10' No. 54504 $\frac{3}{4}$ " x 1"	Length: 10' No. 54505 $\frac{3}{4}$ " x $\frac{15}{16}$ "



PermaCast® Square Column shown fluted with Poly Tuscan Cap and Base.

PermaCast® Square Column shown plain with Poly Tuscan Cap and Base.

Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the patented (Patent 9689674) Plumb-Fit® installation system included.

Column-Loc®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with or without threaded rod in lengths up to 12'.

SQUARE PERMACAST® COLUMN DIMENSIONS (In Inches)*

Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 $\frac{1}{8}$ "	1 $\frac{7}{16}$ "	1 $\frac{5}{16}$ "	$\frac{9}{16}$ "	1"	1 $\frac{1}{4}$ "	1 $\frac{3}{8}$ "	9 $\frac{1}{8}$ "	N/A	N/A	3 $\frac{5}{16}$ "	6,8,9,10
8"	8"	11 $\frac{1}{8}$ "	1 $\frac{7}{8}$ "	1 $\frac{3}{4}$ "	$\frac{5}{8}$ "	1"	1 $\frac{1}{4}$ "	1 $\frac{1}{2}$ "	10 $\frac{15}{16}$ "	5"	3 $\frac{1}{8}$ "	4 $\frac{1}{4}$ "	6,8,9,10,12
10"	10"	13 $\frac{1}{16}$ "	2 $\frac{3}{8}$ "	2 $\frac{5}{16}$ "	$\frac{3}{4}$ "	1"	1 $\frac{1}{4}$ "	1 $\frac{3}{4}$ "	12 $\frac{3}{4}$ "	3 $\frac{3}{4}$ "	4 $\frac{1}{8}$ "	5 $\frac{7}{16}$ "	51",6,8,9,10,12,14,16
12"	12"	16 $\frac{5}{8}$ "	2 $\frac{13}{16}$ "	2 $\frac{3}{8}$ "	$\frac{7}{8}$ "	1"	1 $\frac{7}{8}$ "	2 $\frac{3}{16}$ "	16 $\frac{11}{16}$ "	N/A	N/A	6 $\frac{1}{16}$ "	8,9,10,12,14,16,18
14"	14"	19 $\frac{3}{8}$ "	3 $\frac{5}{8}$ "	2 $\frac{7}{8}$ "	1 $\frac{1}{16}$ "	1 $\frac{1}{8}$ "	2 $\frac{1}{16}$ "	2 $\frac{1}{2}$ "	19 $\frac{1}{16}$ "	N/A	N/A	7 $\frac{9}{16}$ "	8,10,12,14
16"	16"	22 $\frac{1}{8}$ "	3 $\frac{7}{8}$ "	3 $\frac{3}{8}$ "	1 $\frac{3}{16}$ "	1 $\frac{1}{8}$ "	2 $\frac{3}{8}$ "	2 $\frac{3}{4}$ "	21 $\frac{1}{2}$ "	N/A	N/A	8 $\frac{7}{16}$ "	8,10,12,14,16,18,20

□ Fluted Square.

*There may be a variance of up to $\frac{1}{4}$ " in all dimensions.

• Split columns are not load bearing. • See page 18 for Decorative Capital dimensions.

Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast® column lineup includes plain, recessed panel, fluted, and Craftsman styles. An unlimited combination of styles can be achieved by various uses of the panel moulding, neck moulding, and caps and bases. Additionally, the square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.



HB&G PermaLite® columns are cost effective, load bearing, versatile, and require very little maintenance. The PermaLite® columns are available in round and square. PermaLite® columns deliver all of the beauty at 1/3 of the weight.



PermaLite®
Round
No-Taper



PermaLite®
Square Plain



PermaLite®
Square Recessed
(with panel kit)

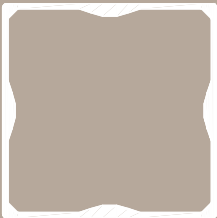


PermaLite® Square
Recessed (with panel
divider kit)



PermaLite® Square
Recessed (with 2-panel
divider kits)

TOP VIEW
CUT-AWAY



PermaLite® Plain



PermaLite® Recessed



PermaLite® Round



Square Tuscan Cap



Round Tuscan Cap



Square Tuscan Base



Round Tuscan Base

For Tuscan Cap and Base dimensions refer to page 21.



Installation Kit for
Beveled Cap and Base



Installation Kit



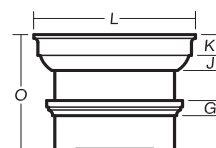
**PERMALITE® PANEL DIVIDER KITS TO
CONVERT A SINGLE PANEL COLUMN
INTO A 2 OR 3-PANEL COLUMN**

RECESSED – Includes four top panel insert
pieces and four bottom panel insert pieces.

PANEL DIVIDER KITS are available.

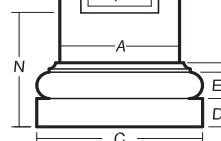
Kit Size	Width	Height
8" Panel Divider Kit (4 Pieces)	4 ⁷ / ₈ "	2 ¹ / ₄ "
10" Panel Divider Kit (4 Pieces)	5 ⁵ / ₁₆ "	5 ¹ / ₈ "

1 panel kit to achieve 2-panel column.
2 panel kits to achieve 3-panel column.

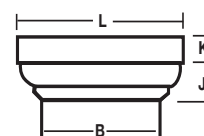


Neck Mould*
is adjustable
and can be
applied
anywhere
on column.

*Included with cap
and base set.

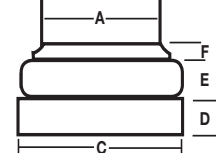


PermaLite® Square
Column shown with
Tuscan Cap and Base



Neck Mould*
for
PermaLite®
Round
Column

*Sold separately



PermaLite® Round
No-Taper Column
shown with Tuscan
Cap and Base

See page 21 for dimension chart.

PLAIN AND RECESSED PANEL SQUARE PERMALITE® COLUMN DIMENSIONS (IN INCHES)

Col. Size	A	C	D	E	F	G	J	K	L	N	O	P	Lengths Avail. (ft.)
6"	5-1/2"	8-1/2"	1-1/2"	1-1/4"	1/2"	1-1/4"	7/8"	1-1/16"	8"	N/A	N/A	N/A	6, 8, 9, 10
8"	7-1/2"	10-3/8"	1-7/8"	1-3/4"	5/8"	1-1/4"	1"	1-3/8"	10-1/8"	8"	8"	3-7/8"	6, 8, 9, 10, 12
8"*	7-1/2"	10-7/16"	1-7/8"	1-11/16"	5/8"	1-1/4"	1"	1-3/8"	10-1/4"	8"	8"	3-7/8"	6, 8, 9, 10, 12
10"	9-1/2"	12-15/16"	2-1/2"	2-1/8"	3/4"	1-1/4"	1-5/16"	1-3/4"	12-3/4"	9"	9"	4-3/8"	6, 8, 9, 10, 12
10"*	9-1/2"	13-1/8"	2-3/8"	2-1/8"	3/4"	1-1/4"	1-1/4"	1-3/4"	12-3/4"	9"	9"	4-3/8"	6, 8, 9, 10, 12
12"	11-1/2"	15-1/4"	2-3/4"	2-7/16"	13/16"	1-1/4"	1-3/8"	2"	15-7/8"	N/A	N/A	N/A	6, 8, 9, 10, 12

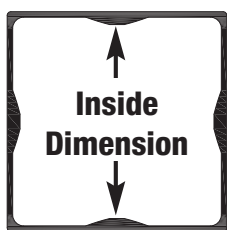
* SIM caps and bases. The remainder are poly caps and bases. ☐ Recessed panel available.

• See drawing on page 22.

NOTES: Recessed Panel top inset – 8" = 8", 10" = 9"; Bottom inset – 8" = 8", 10" = 9". Neck mould is adjustable and is applied in the field. Recessed Panel available in 8" and 10" sizes only. Factory split PermaLite® columns are not available. HB&G does not recommend splitting PermaLite® columns.

SQUARE PERMALITE® INSIDE DIMENSION

Col. Width	Inside
6"	4-5/8"
8"	6-5/8"*
10"	8-5/8"*
12"	10-5/8"



COLONIAL SQUARE CAP AND BASE FOR PERMALITE®

Col. Size	C	D	E	F	J	K	L	R
6"	8-1/8"	1-1/4"	1-1/16"	7/16"	5/8"	1"	7-7/16"	2-3/4"
8"	10-1/8"	1-1/4"	1-1/16"	7/16"	1-5/16"	1"	9-7/16"	2-3/4"
10"	12-1/8"	1-1/4"	1-1/16"	7/16"	1-5/16"	11/4"	12-1/8"	2-3/4"
12"	14-1/8"	1-1/4"	1-1/16"	7/16"	1"	13/8"	14-1/8"	2-3/4"

• Neck moulding is 4 pieces included with the cap and base.

• See drawings on page 22.

*Recessed Panel Inside Dimensions 8" - 5-5/8"; 10" - 7-5/8"

ROUND PERMALITE® NO-TAPER COLUMN DIMENSIONS

Col. Size	A	B	C	D	E	F	J	K	L	Lengths
8"	7-5/8"	7-5/8"	10-1/2"	1-7/8"	1-3/4"	3/4"	1-1/4"	1-1/2"	10-5/8"	8', 9', 10'
10"	9-5/8"	9-5/8"	13-1/8"	2-3/8"	2-1/8"	3/4"	1-1/4"	2"	12-3/4"	8', 9', 10', 12'

ROUND PERMALITE® DIMENSIONS

Inside diameter may vary up to 1/8".

COLUMN SIZE	ID
8"	7-3/8"
10"	9-3/8"



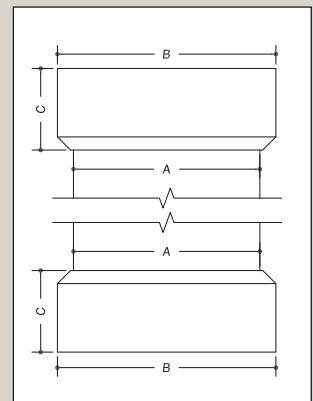
One Piece Neck Mould for 8" and 10" Round No-Taper Column Is Available.
Neck Ring Sold Separately.

BEVELED CAP & BASE SET

Size	A	B	C
6"	5-1/2"	7-5/8"	3-1/2"
8"	7-1/2"	9-5/8"	3-1/2"
10"	9-1/2"	11-5/8"	5-1/2"
12"	11-1/2"	13-5/8"	5-1/2"

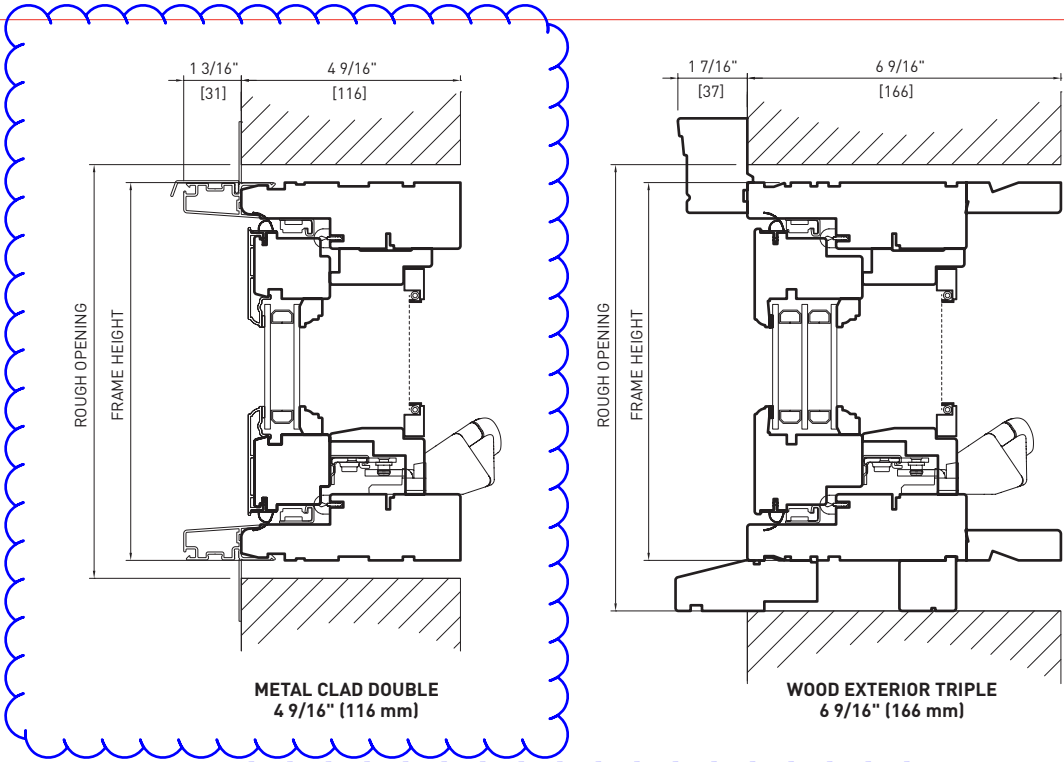
*For Square PermaLite® Columns

See Installation Kit on page 19.

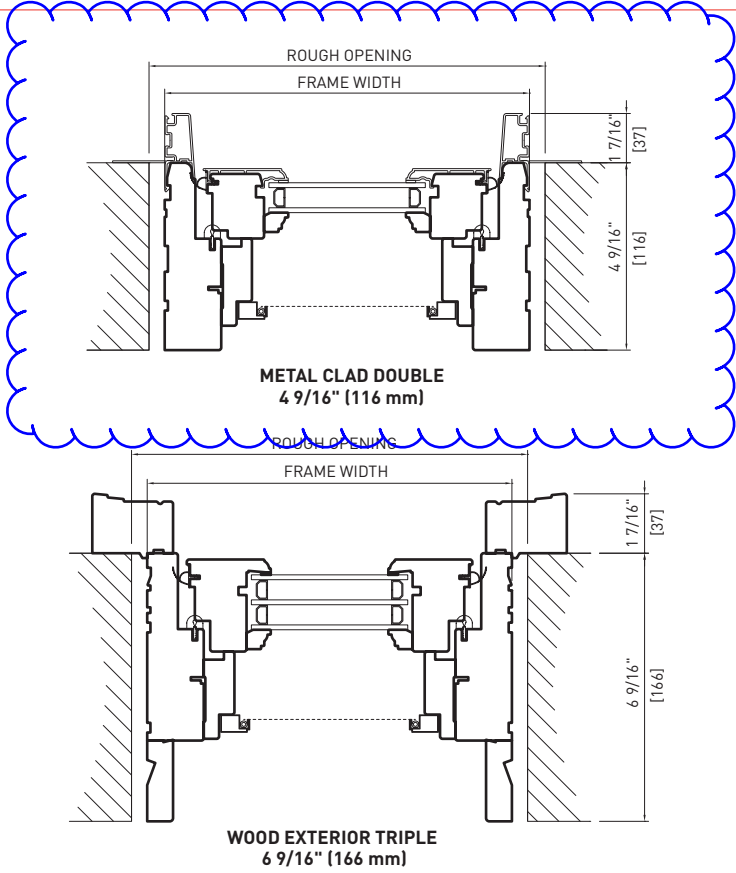


Casement Window
Wall Connection Detail

Head & Sill
Detail



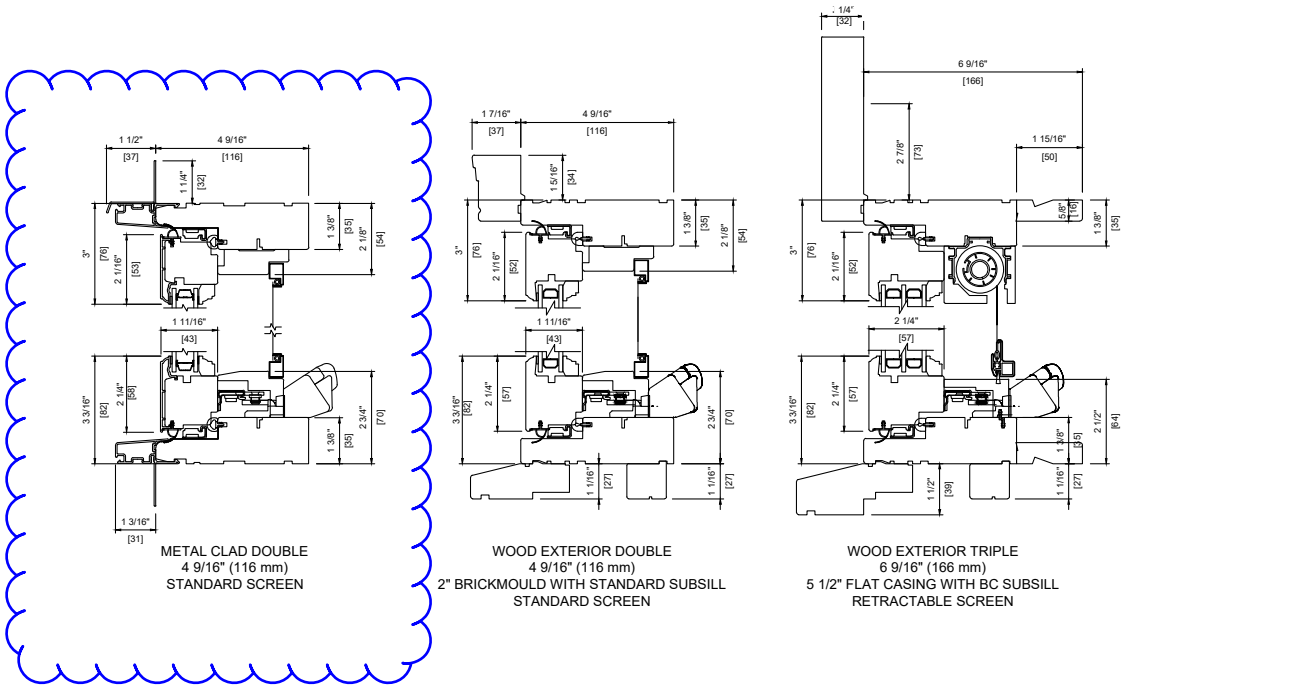
Plan View



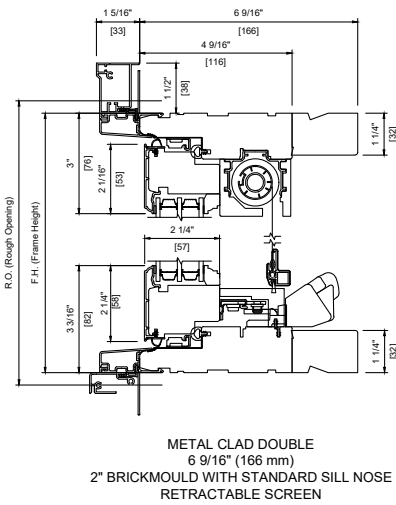
Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Casement Window
Detail

Head & Sill
Detail

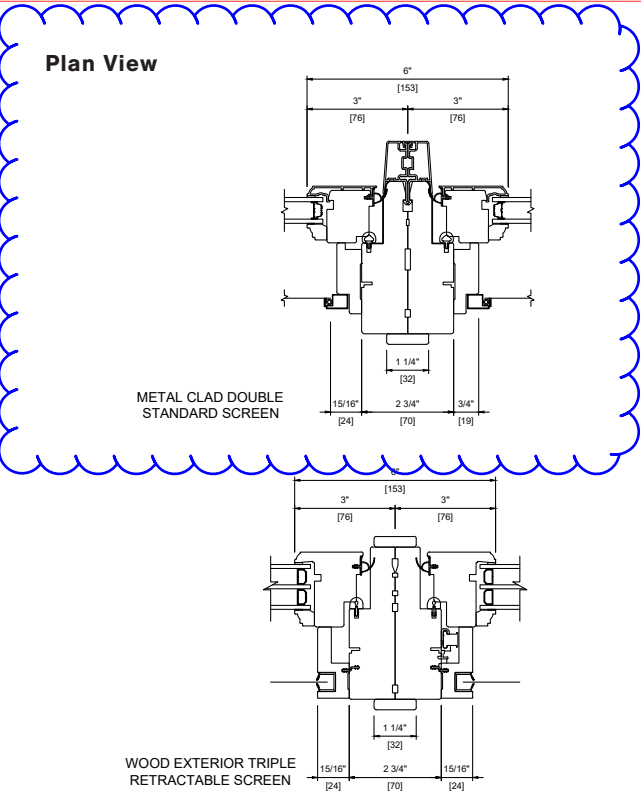


Head & Sill
Detail



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Plan View



Product Features

Styles

Double Hung, Single Hung, Radius Top and Cottage options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16” (116 mm) jamb construction
- LowE insulated glazing with 1/2” (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile — 3/4” (19 mm), 1 1/8” (30 mm), 2” (51 mm)

Putty Profile — 5/8” (16 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

Square Profile (interior only) — 3/4” (19 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

Casing

Wood: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 5 1/2” (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 2” clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes.



Double/Single Hung

LEGEND: ● Standard ○ Optional

Double/
Single Hung

HARDWARE STYLES	
Sash Lock	●
Sash/Lift	○

FINISH OPTIONS: REFER TO SECTION A.

Double/
Single Hung

VARIABLES	
Function:	
Use for Egress	●
Available with Screen	●
Durability:	
Low Maintenance Metal Clad Exterior	●
Clear Douglas Fir Exterior Finish	○
Clear Mahogany Exterior Finish	○
Primed Exterior Finish	○
Performance:	
LowE Double	●
LowE Triple	○
StormForce™	○
Appearance:	
SDL	○

Specifications

Standards

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16” (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany.

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2” (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available.

Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Hardware is standard in bronze, linen, or black. Optional sash lifts are available at an additional charge. Operable sash with single-handle tilt latch enables inward tilting of sash for easy cleaning.

Weatherstrip

Flexible weatherstrip ensures a positive weather seal.

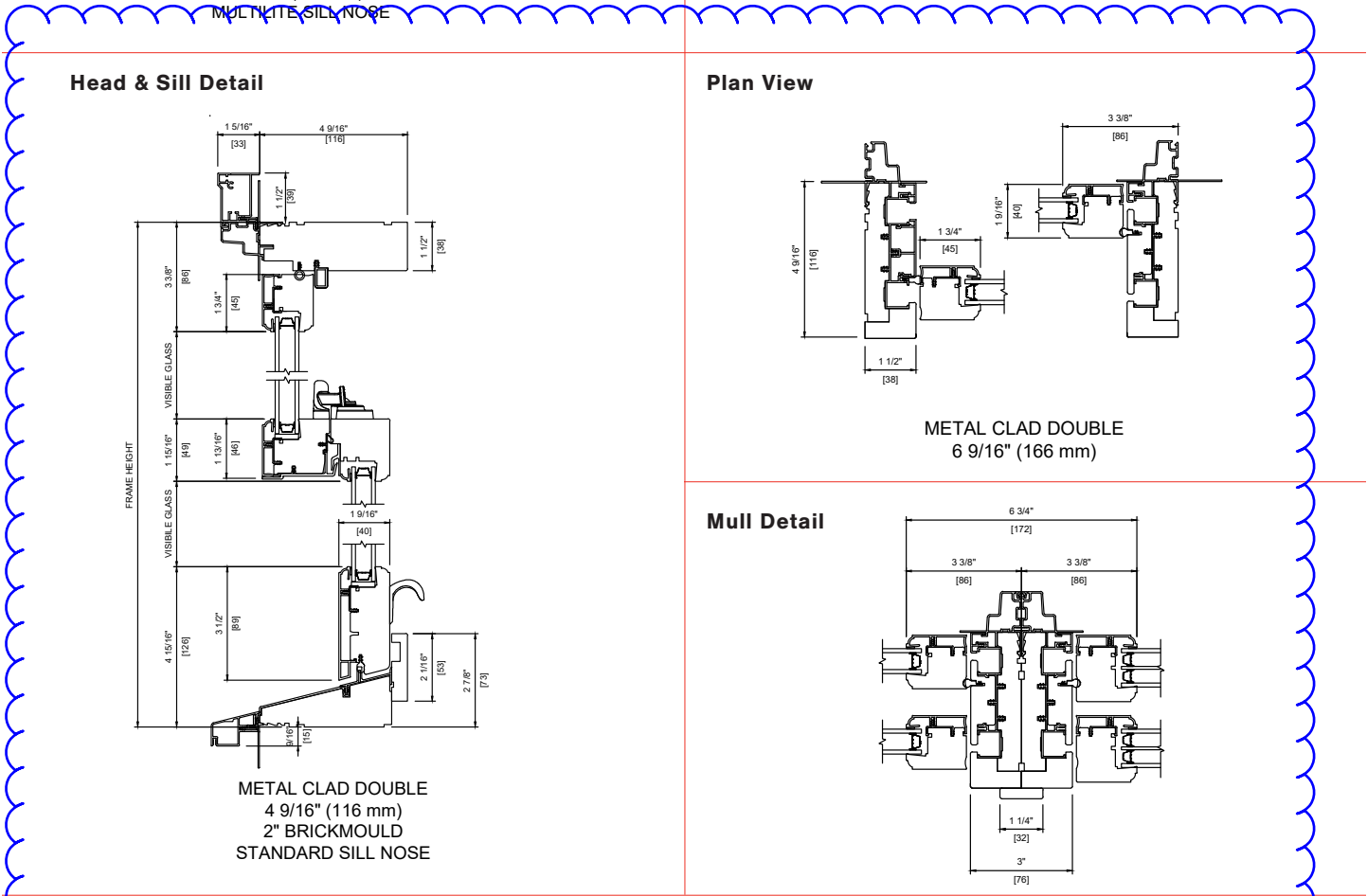
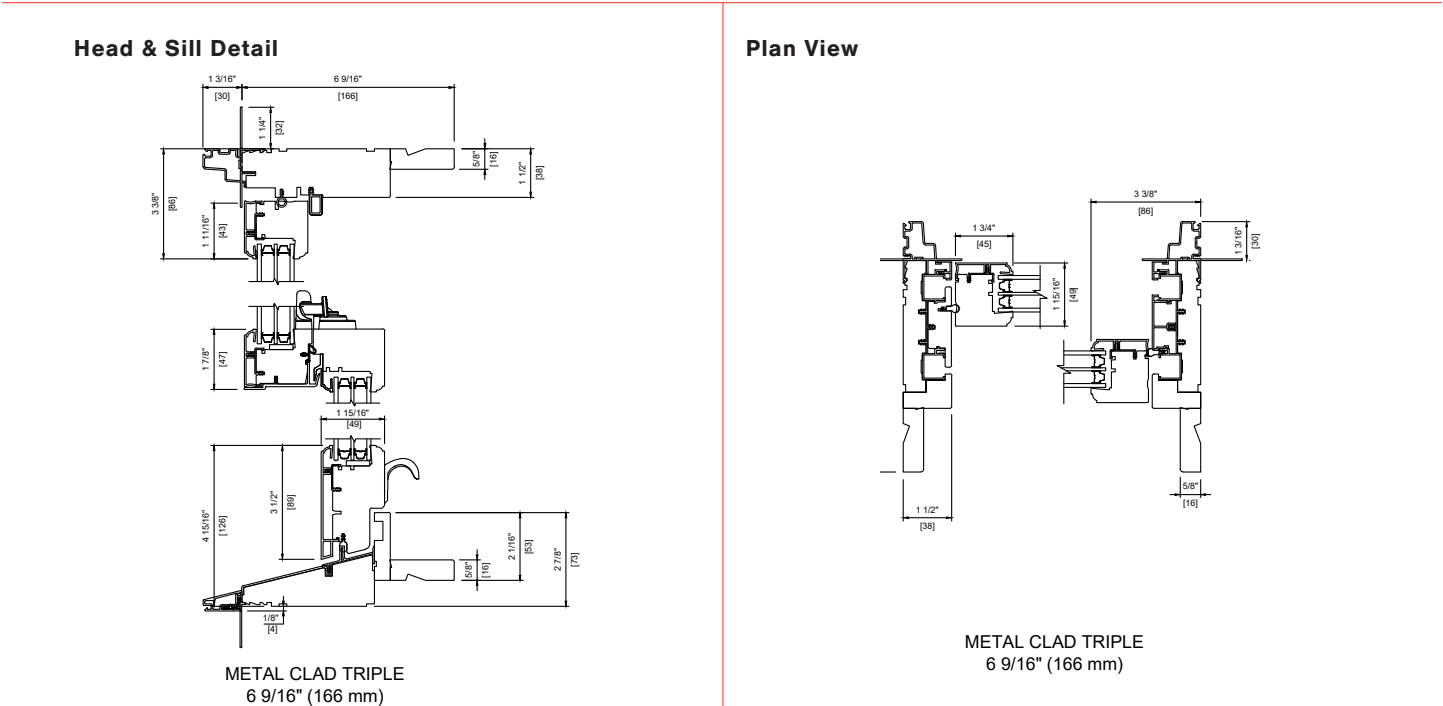
Screen

Standard screens have a bronze, linen or aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.

Egress

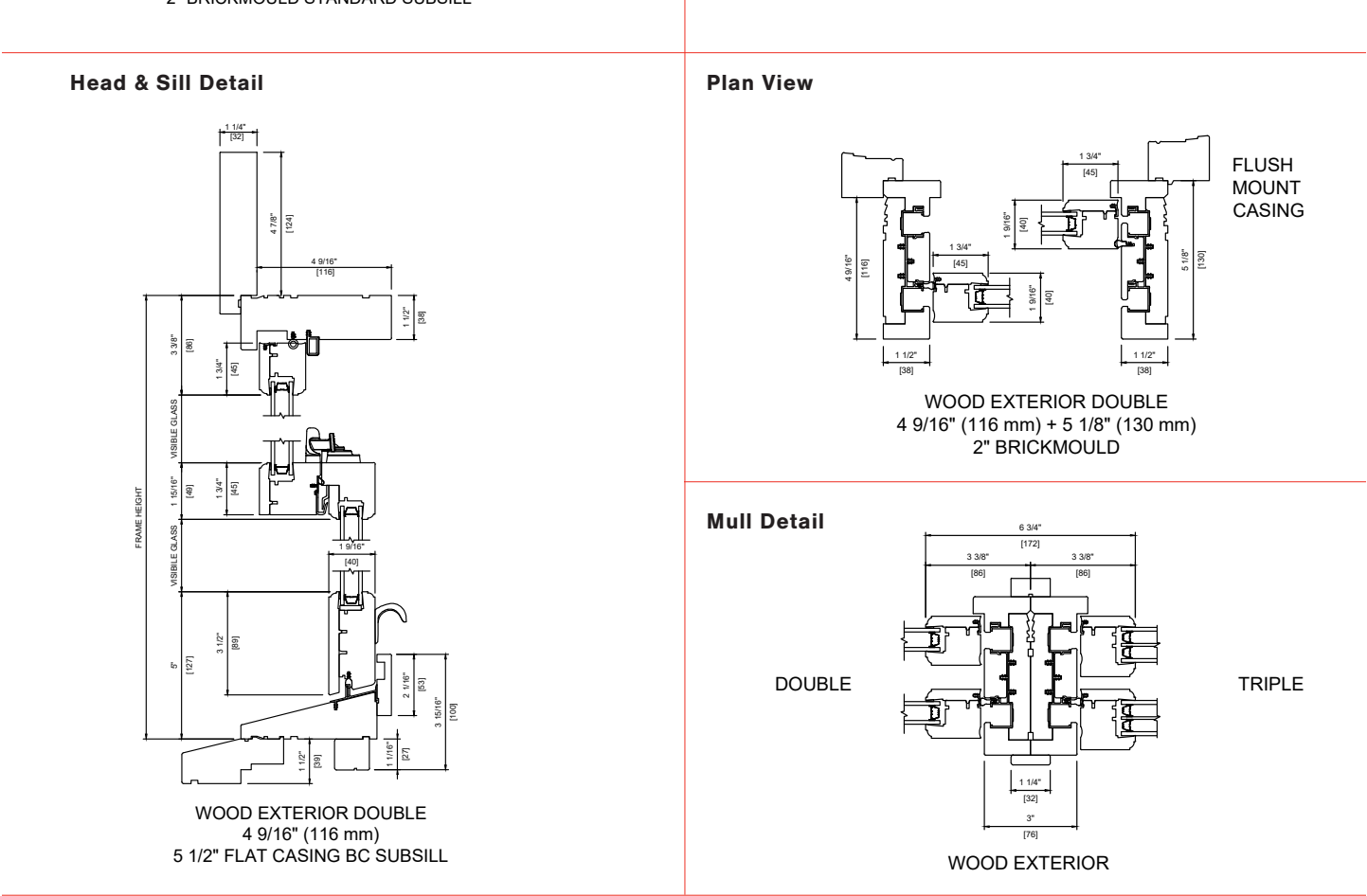
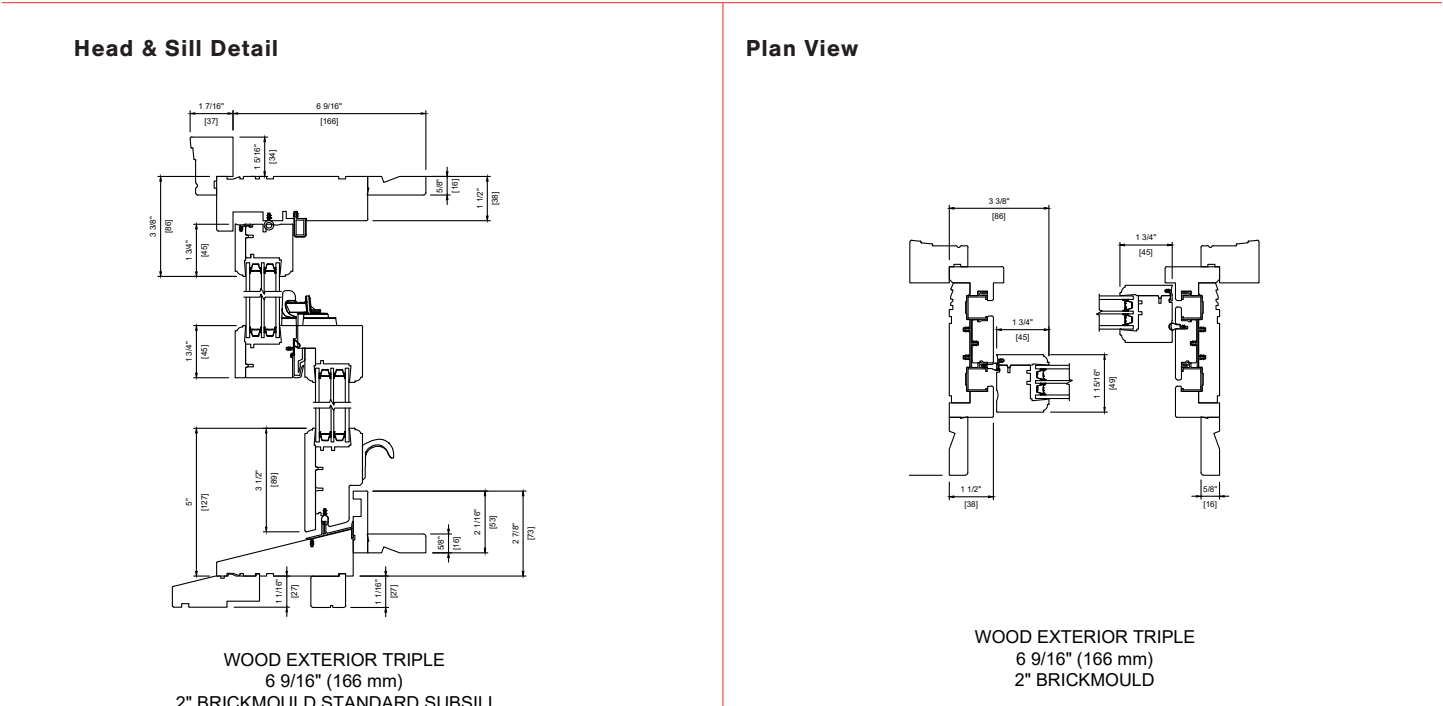
Standard screens have a bronze, linen or aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.

Double/Single Hung – Double Hung Tilting Window Detail



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Double/Single Hung – Double Hung Tilting Window Detail



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Product Features

Styles

Traditional, French, Cambertop, Quarter Round, Full Radius.

Standard Features

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

Hardware

Multiple hardware type and finish choices are available. See hardware finish options in section A for more information.

Glazing

LowE Double, LowE Triple and StormForce™. StormForce™

is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4” (19 mm), 1 1/8” (30 mm), 2” (51 mm)
Putty Profile – 5/8” (16 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

Square Profile (interior only) – 3/4” (19 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

Casing

Wood: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 5 1/2” (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 2” clad frame extension, Nose & Cove, Adams, Williamsburg and Kerf.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprium Collection (see Section N).

Specifications

Standards

Most individual units have been tested by an independent laboratory for air and water infiltration, structural performance and thermal performance requirements.

Panel & Frame

Manufactured with Coastal Douglas Fir. Bronze anodized aluminum door sill with bronze vinyl extruded thermal break. All exterior wood components are factory primed unless specified as clear exterior. Minor scratches or abrasions are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany. Preservative Treated

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and glazing coatings options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2” (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles. Grille bars are permanently applied to the interior and exterior.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Multipoint locking hardware – complete with brass handle set and escutcheon – and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.

Note: French doors with handle activated shoot bolts on inactive panel.

Weatherstripping

High grade weatherstripping runs the full perimeter of the panel/frame interface and provides a tight seal to the exterior elements. Side and head jamb weatherstrip are comprised of a bulb and fin dual seal design.

Door Swings

Traditional Terrace Door: Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

French Terrace Doors: Hinged on the jambs to allow both doors to open/close from the middle.

Note: Outswinging versions of both door styles are available as options.



	Swinging Terrace	Swinging French Terrace
HARDWARE STYLES		
Multi-point Handle	●	●
Verona Handle	●	●
Meran Handle	●	●
Shropshire Handle	○	○
Churchill Handle	○	○
Athinia Handle	○	○
Rodos Operator	○	○

● Standard ○ Optional

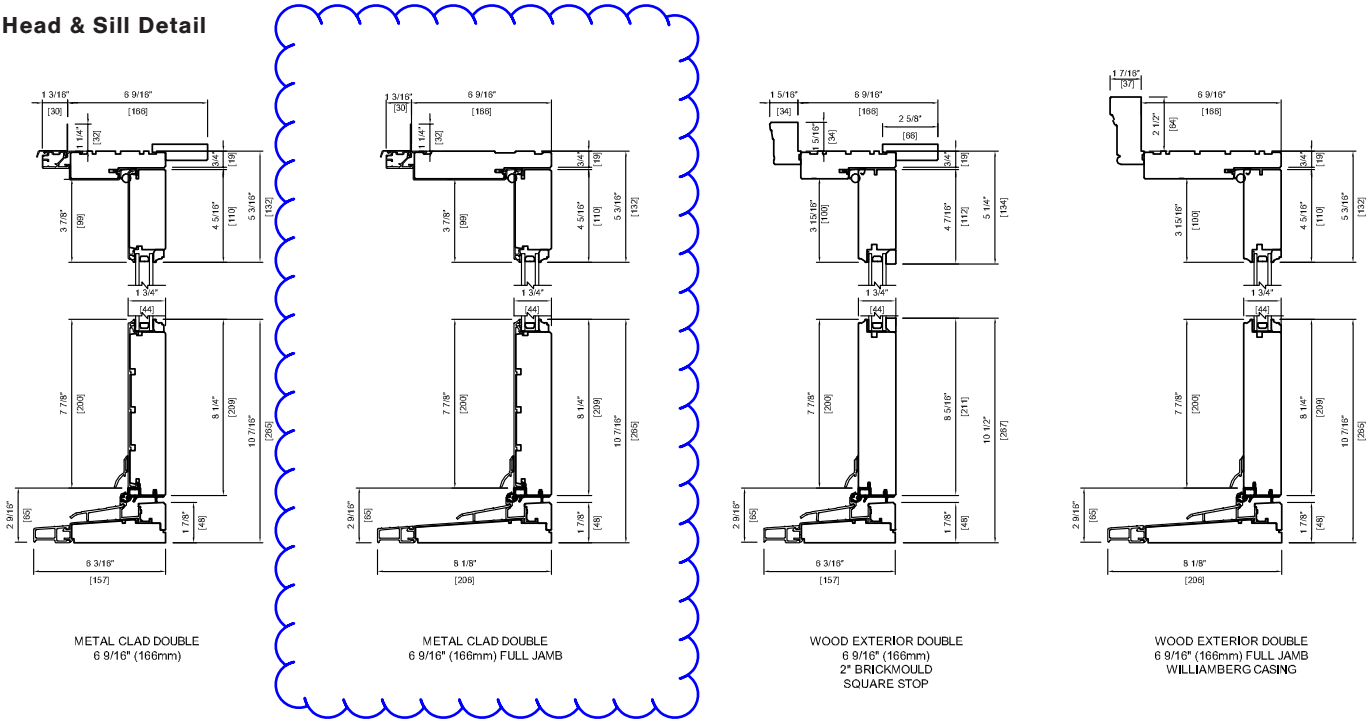
Finish Options: Refer to Section A.

	Swinging Terrace	Swinging French Terrace
VARIABLES		
Function		
Use for Egress	●	●
Multi-point Hardware	●	●
Durability		
Low Maintenance Metal Clad Exterior	●	●
Clear Douglas Fir Exterior Finish	○	○
Clear Mahogany Exterior Finish	○	○
Primed Exterior Finish	○	○
Cyprium Collection	○	○
Performance		
LowE Double	●	●
LowE Triple	○	○
StormForce™	○	○
Appearance		
SDL	○	○
Vertical Grain Fir Panel	●	●

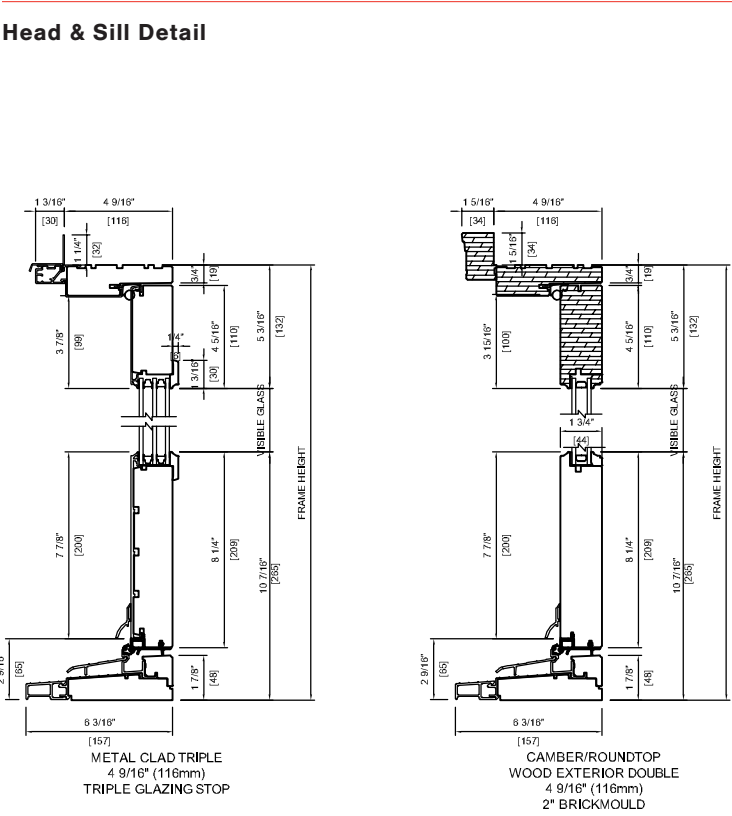
Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

Inswing French Terrace Door
Detail

Head & Sill Detail



Head & Sill Detail

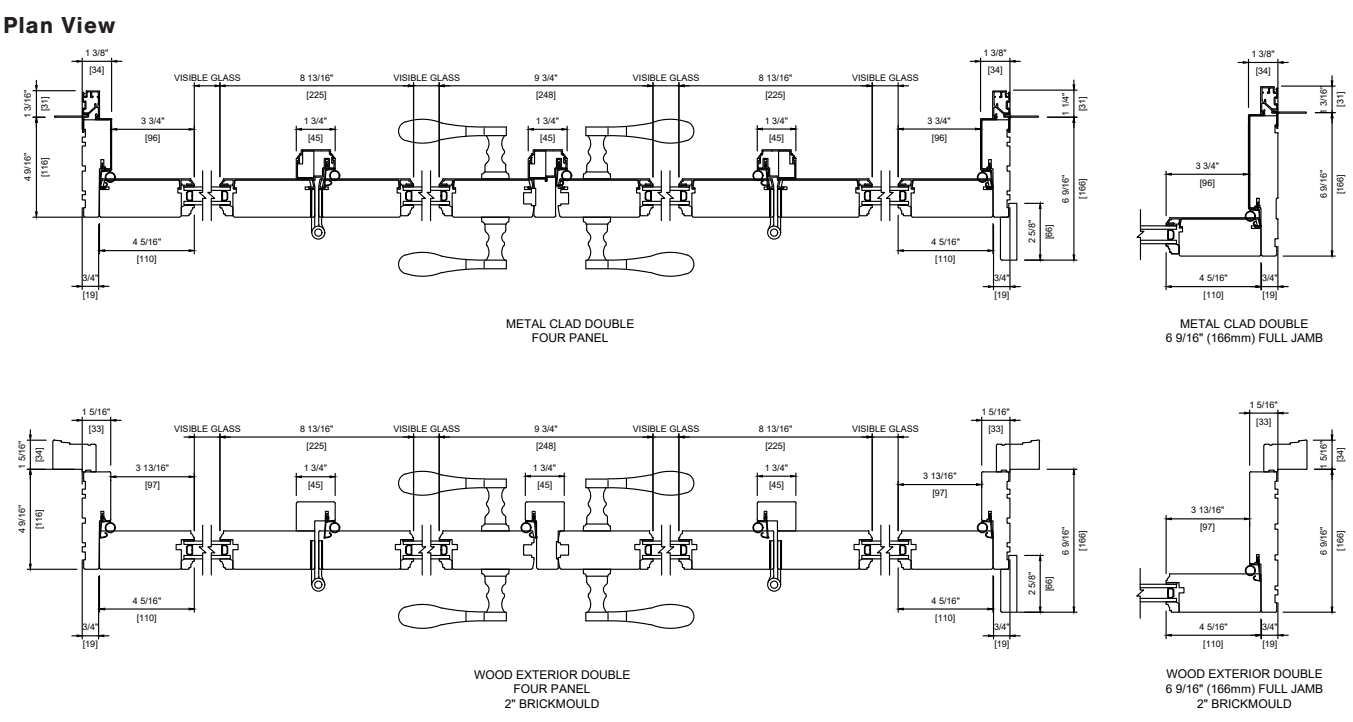


Note:

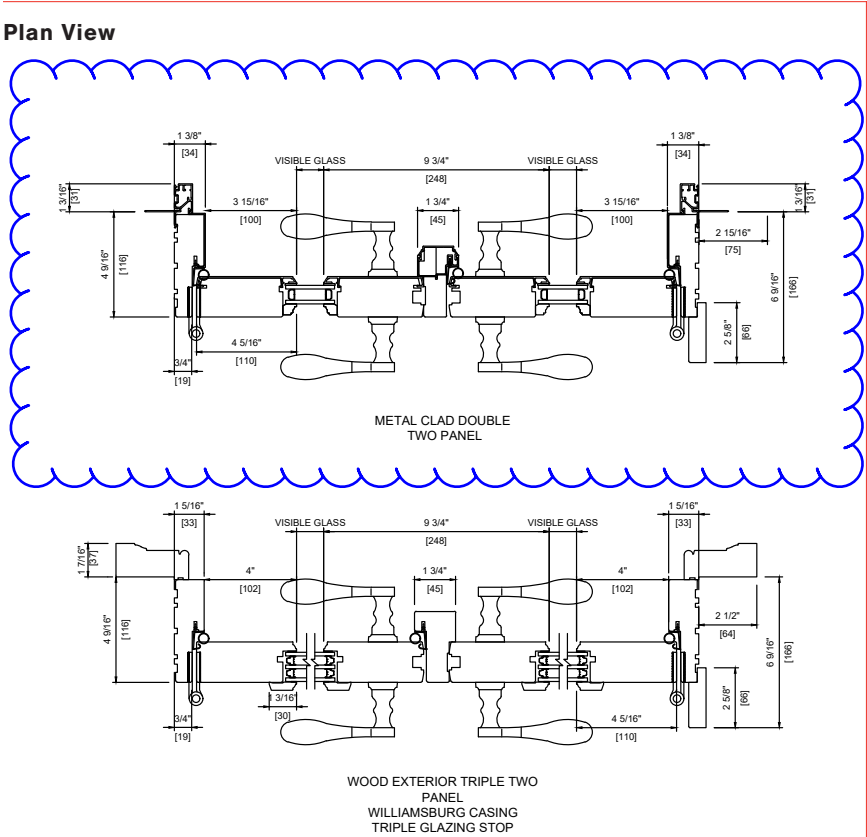
- Other jamb widths available.
- All dimensions to have +/- 1/16" (2mm) tolerance.

Inswing French Terrace Door
Detail

Plan View



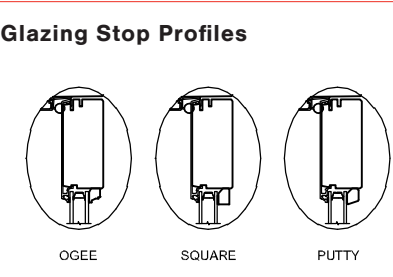
Plan View



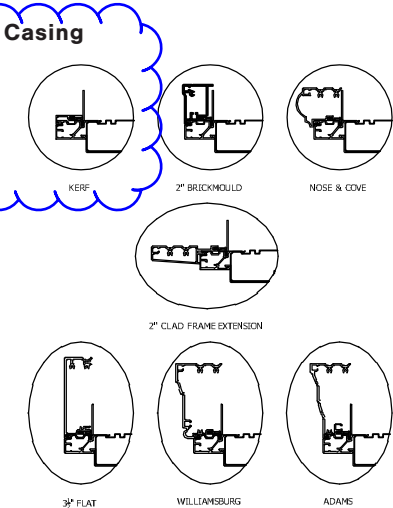
Note:

- Other jamb widths available.
- All dimensions to have +/- 1/16" (2mm) tolerance.

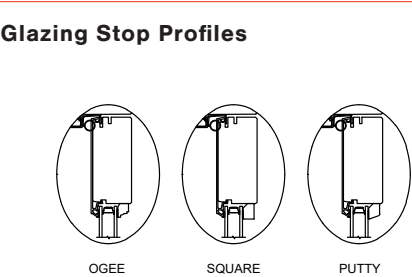
Glazing Stop Profiles



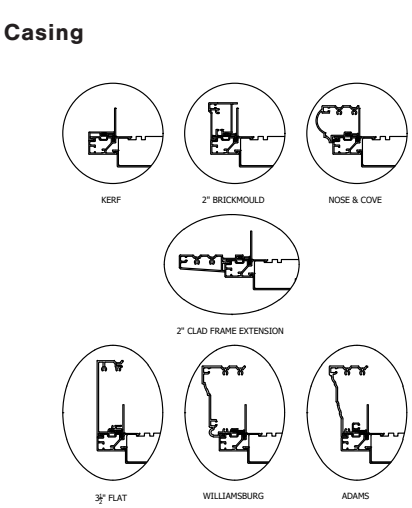
Casing



Glazing Stop Profiles



Casing



Glazing Options

Loewen Sealed Units offer ideal solutions for any environment. With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort - no matter where you live.

LowE Window Systems

LowE is a high-performance glazing system that offers great thermal value in a variety of climate zones. They also protect furnishings by limiting much of the damaging ultraviolet radiation that causes fading and related damage. The charts on page A30 show the comparative performance of each Loewen Window System.



LowE Double

Double glazed, with one or more layers of LowE coating and 1/2" (13mm) airspace filled with Argon gas and stainless steel thermal spacer bar.

- Loewen standard 1/8" (3 mm) double strength glass offers greater strength and clarity over thinner glass, making our products more insulative, more soundproof, more resistant to impact and considerably more resistant to stresses caused by fluctuations in temperature.
- Loewen standard sealed units contain Argon gas and machine applied primary and secondary sealants reducing the chance of seal failure, improving Argon gas retention, and increasing strength.



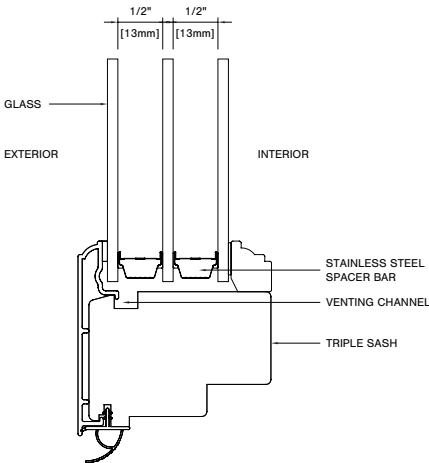
We pioneered True Triple Glazing in the 1970's, which is a testament to our approach on innovation. For premium energy performance, we've made triple glazing available across our entire product line.

True Triple Sealed Units

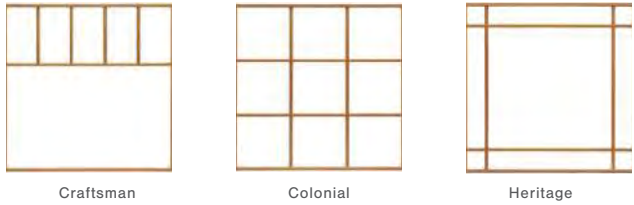
with LowE surface coatings for maximum performance

Triple glazed, with multiple layers of LowE coatings and two 1/2" airspaces filled with Argon gas and stainless steel thermal spacer bars. Our LowE Triple features full 1/2" airspaces to maximize energy efficiency unlike other window systems that use lesser performing narrower airspaces.

- Loewen standard 1/8" (3mm) double strength glass provides greater strength and clarity over thinner glass, making our products more insulative, more soundproof, more resistant to impact and considerably more resistant to stresses caused by fluctuations in temperature
- Loewen standard sealed units contain Argon gas in all airspaces and machine applied primary and secondary sealants, reducing the chance of seal failure, improving Argon gas retention and increasing strength
- Venting channel built into the sash helps dissipate should condensation or moisture occur
- Stainless steel spacer bar is less conductive than aluminum and structurally superior to silicone foam type spacers
- Sash cladding does not touch the glass which reduces the opportunity for thermal conduction



Simulated Divided Lite (SDL)
Standard Patterns



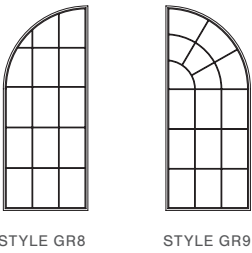
Extended Half Round



Extended Half Ellipse



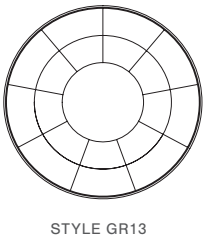
Extended Quarter Round



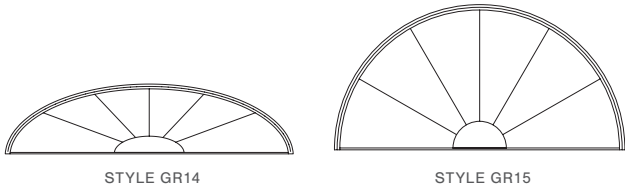
Extended Full Chord



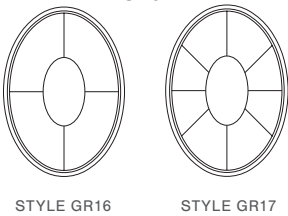
Full Round



Sunburst



Oval



Note: Number of grille bars and spacing is determined by the size of the unit. Grille type may not be available in all units. Custom patterns available for approval.




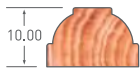













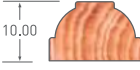






Awning & Casement Units
Types of Simulated Divided Lite

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					



Note: MC = Metal Clad, NC = Non Clad






















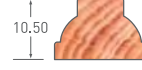









Double/Single Hung Units
Types of Simulated Divided Lite

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					



Note: MC = Metal Clad, NC = Non Clad









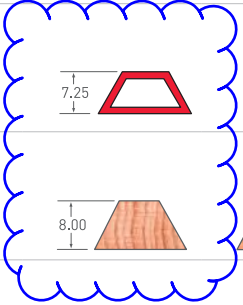





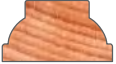













Picture Units
Types of Simulated Divided Lite

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					











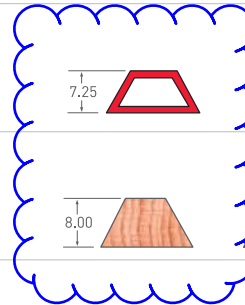



















Note: MC = Metal Clad, NC = Non Clad

Patio Door Unit
Types of Simulated Divided Lite

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee [MP]					
Interior	Impact Ogee [MP]					
NC Exterior	Ogee					



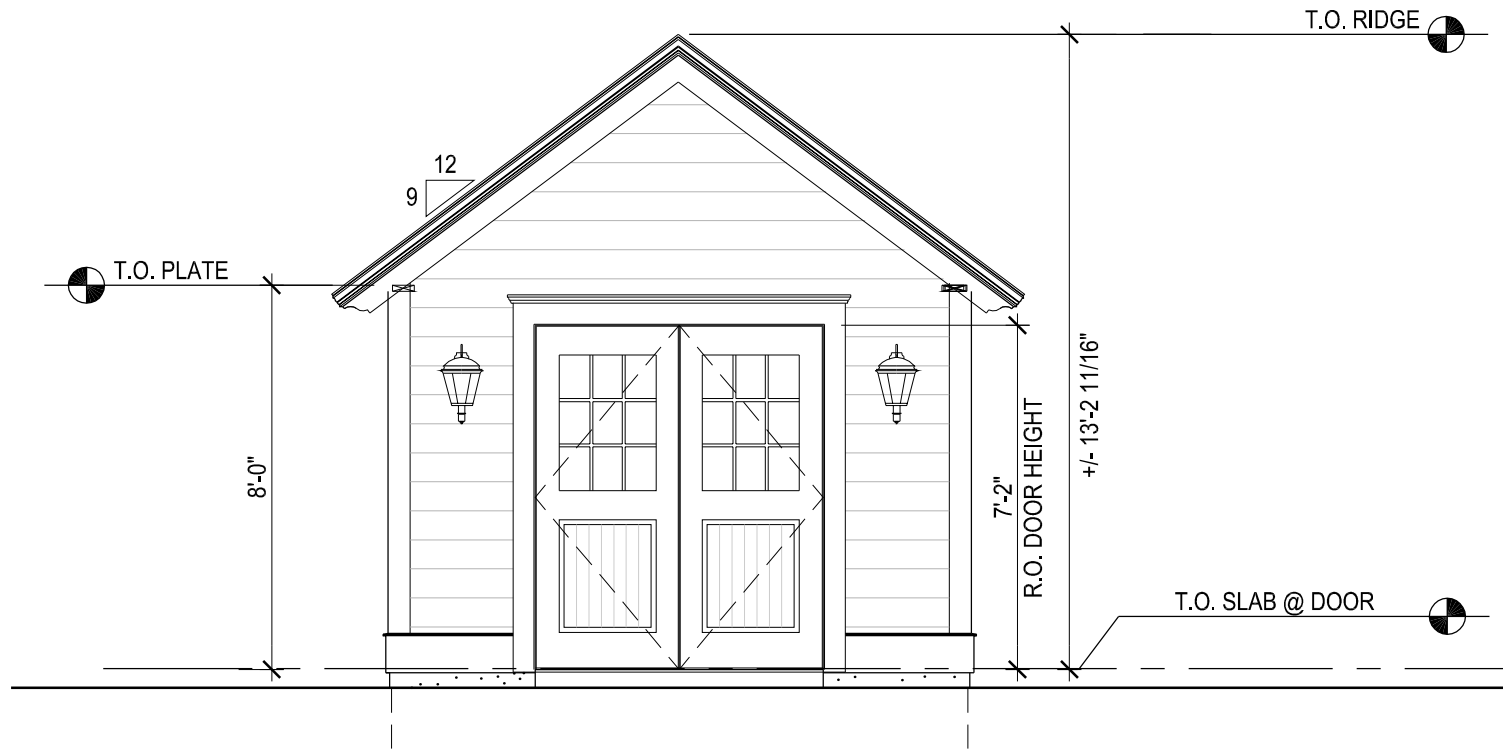
Terrace/French & Bifold Door Unit
Types of Simulated Divided Lite

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee [MP]					
Interior	Impact Ogee [MP]					
NC Exterior	Ogee					

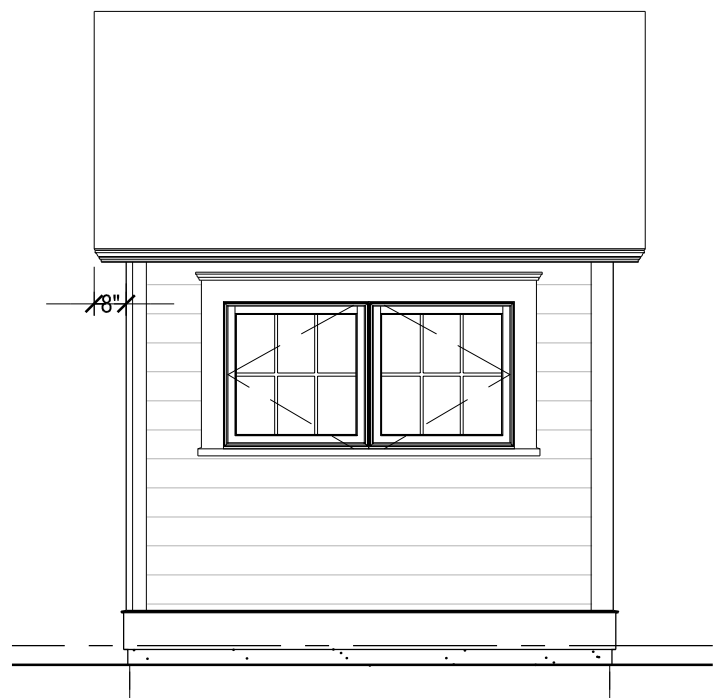


Note: MC = Metal Clad, NC = Non Clad

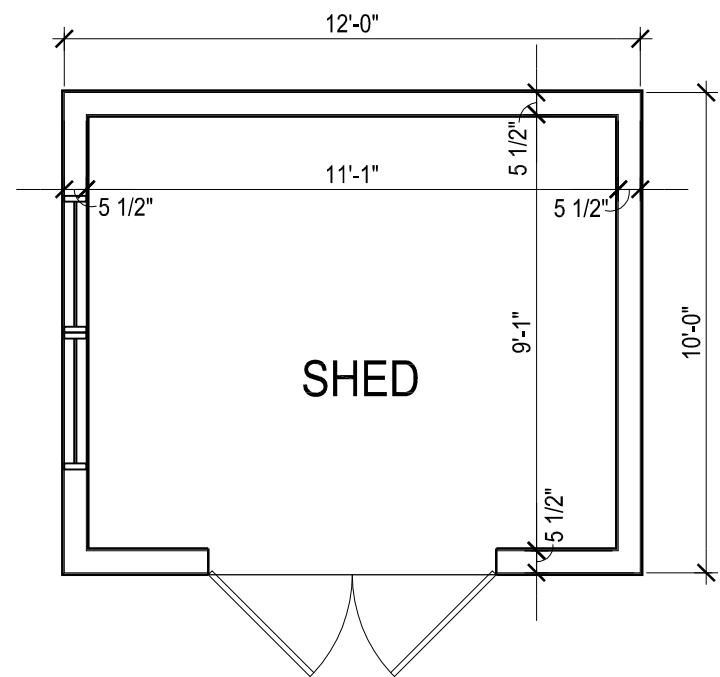
Note: MC = Metal Clad, NC = Non Clad



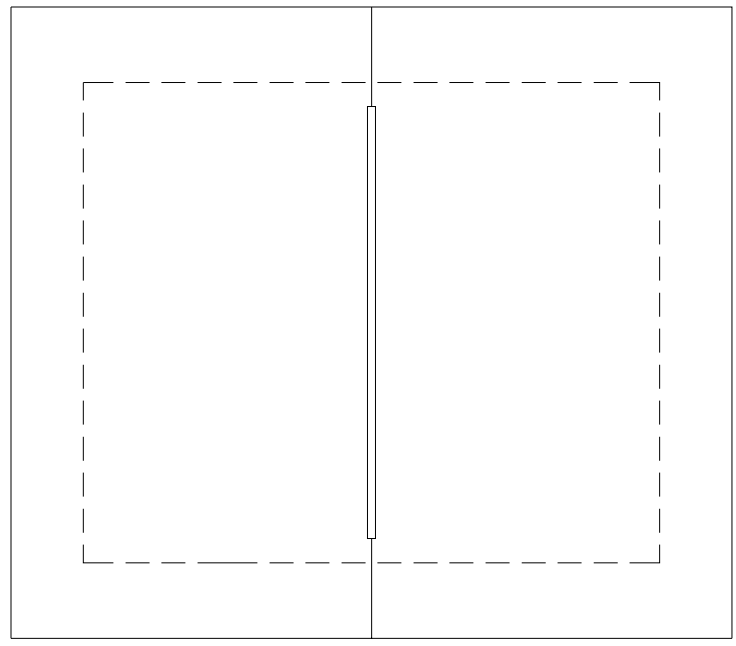
FRONT ELEVATION



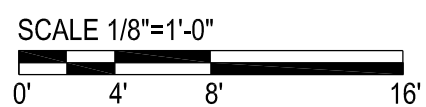
LEFT ELEVATION



FLOOR PLAN



ROOF PLAN



REVISION



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 5, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 987802: New addition, garage alterations, grading, hardscape alterations, and new accessory building

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the April 20, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Meredith and Scott Raney
Address: 20 Grafton Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



REVIEWED

By Michael Kyne at 10:48 am, May 05, 2022

APPROVED

Montgomery County

Historic Preservation Commission



EXISTING FRONT VIEW



PROPOSED FRONT VIEW

20 GRAFTON STREET, CHEVY CHASE VILLAGE HISTORIC DISTRICT

SCOPE OF WORK: 2 STORY ADDITION TO REAR OF EXG. HOUSE W/
1-STORY LEFT SIDE ADDITION & NEW DETACHED GARDEN SHED

RANEY RESIDENCE

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COVER

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Montgomery County

Historic Preservation Commission

Randy H. Hutter



FRONT VIEWS



REAR VIEWS

RANEY RESIDENCE

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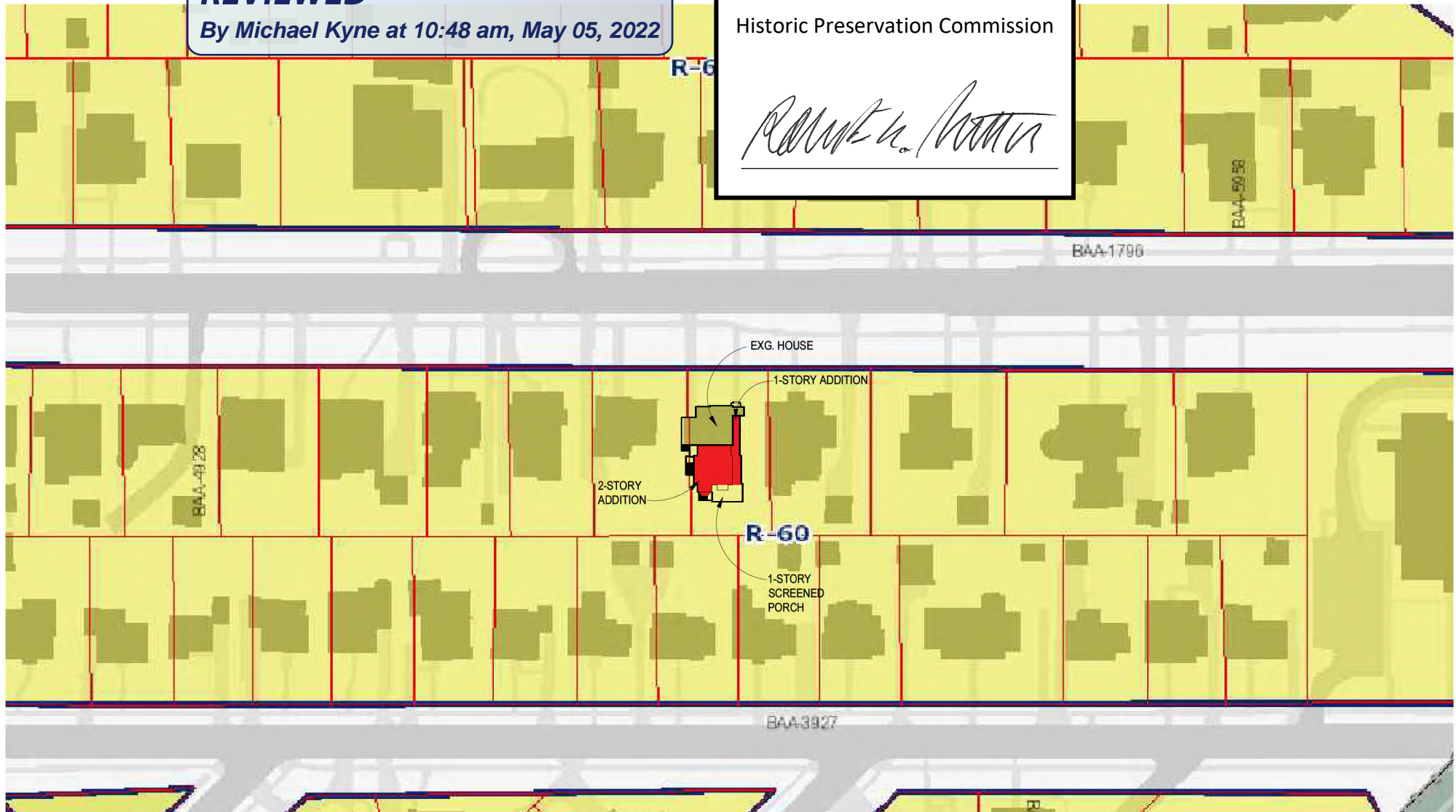
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Montgomery County

Historic Preservation Commission

Raney H. Hutter



FOOT PRINT STUDY
NOT TO SCALE

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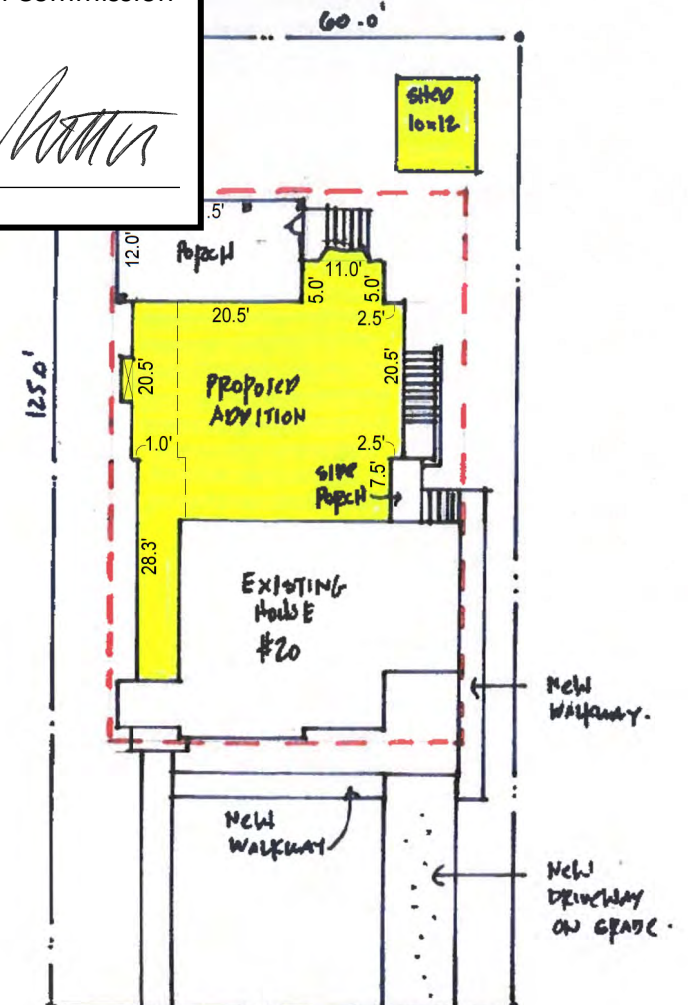
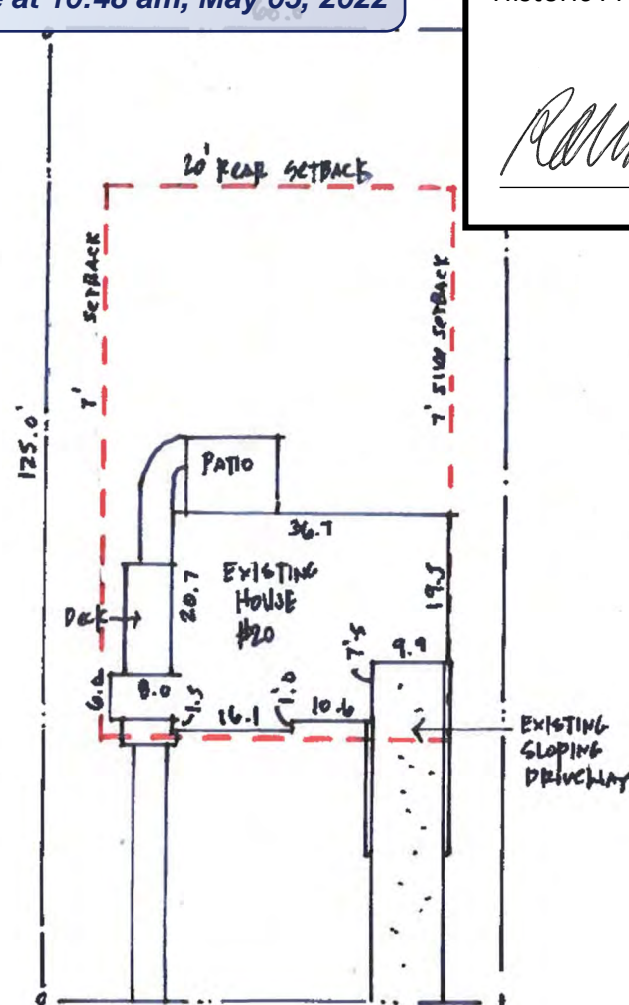
Montgomery County

Historic Preservation Commission

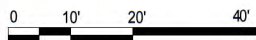
Robert H. [Signature]

ZONED: R-60 ZONING DATA

LOT AREA	7,500 S.F. MIN.
LOT COVERAGE	28.5% MAX (2137.5 S.F.) MONTG CO 35% MAX (2,625.0 S.F.) CCV
FRONT YARD SETBACK	35' MIN.
SIDE YARD SETBACK	7' MIN
REAR YARD SETBACK	20.0' MIN.
LOT FRONTAGE	60.0' MIN.
BUILDING HEIGHT	2 1/2 STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.)



GRAPHIC SCALE



RANEY RESIDENCE

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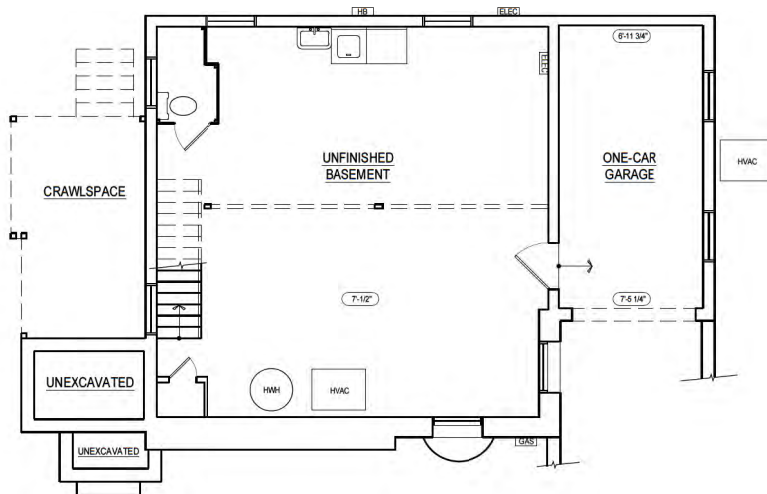
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Robert H. [Signature]

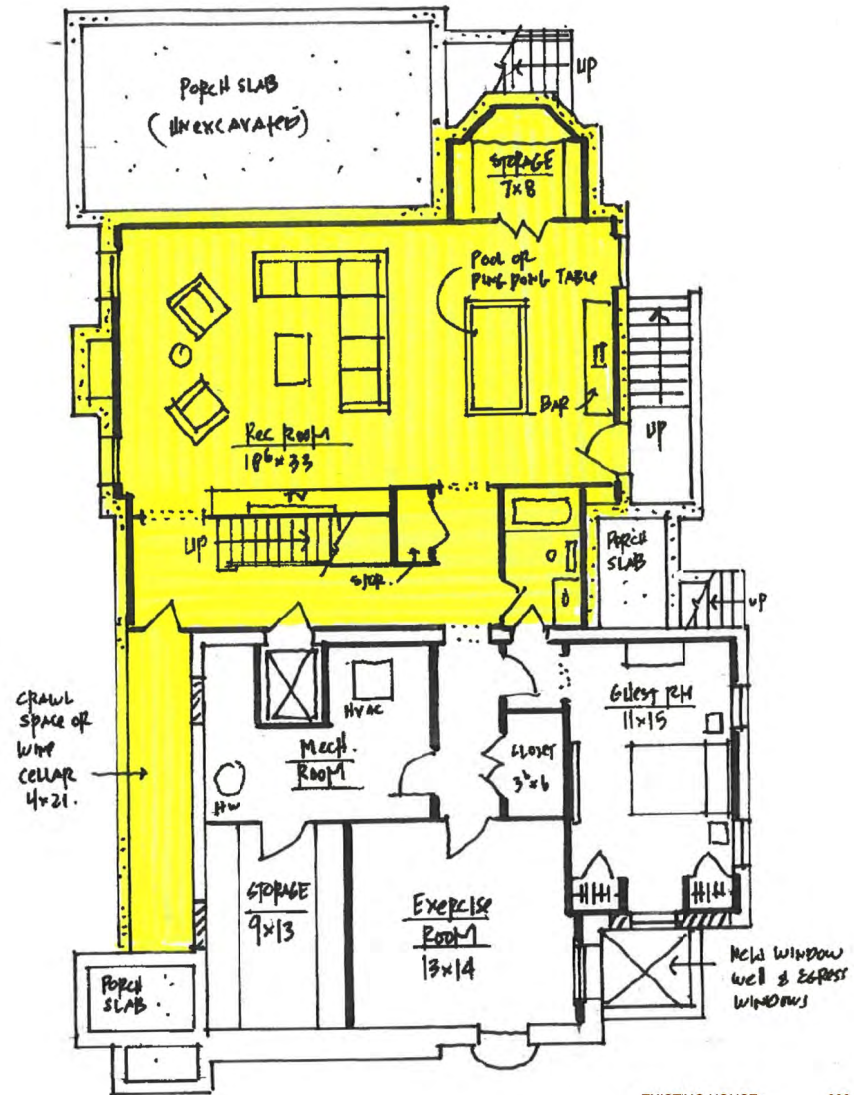


SCALE 1/8"=1'-0"

EXISTING LOWER LEVEL

RANEY RESIDENCE

20 GRAFTON STREET, CHEVY CHASE MD, 20815



PROPOSED LOWER LEVEL

EXISTING HOUSE : 933 S.F.
PROPOSED ADDITION: 1,115 S.F.
TOTAL: 2,048 S.F.

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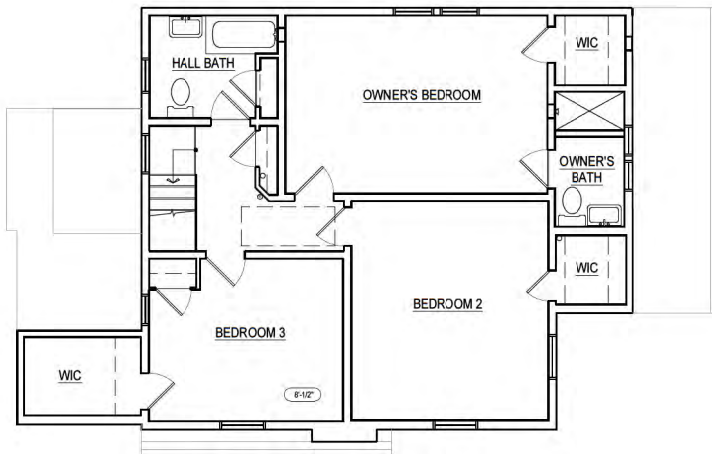
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Historic Preservation Commission

[Signature]



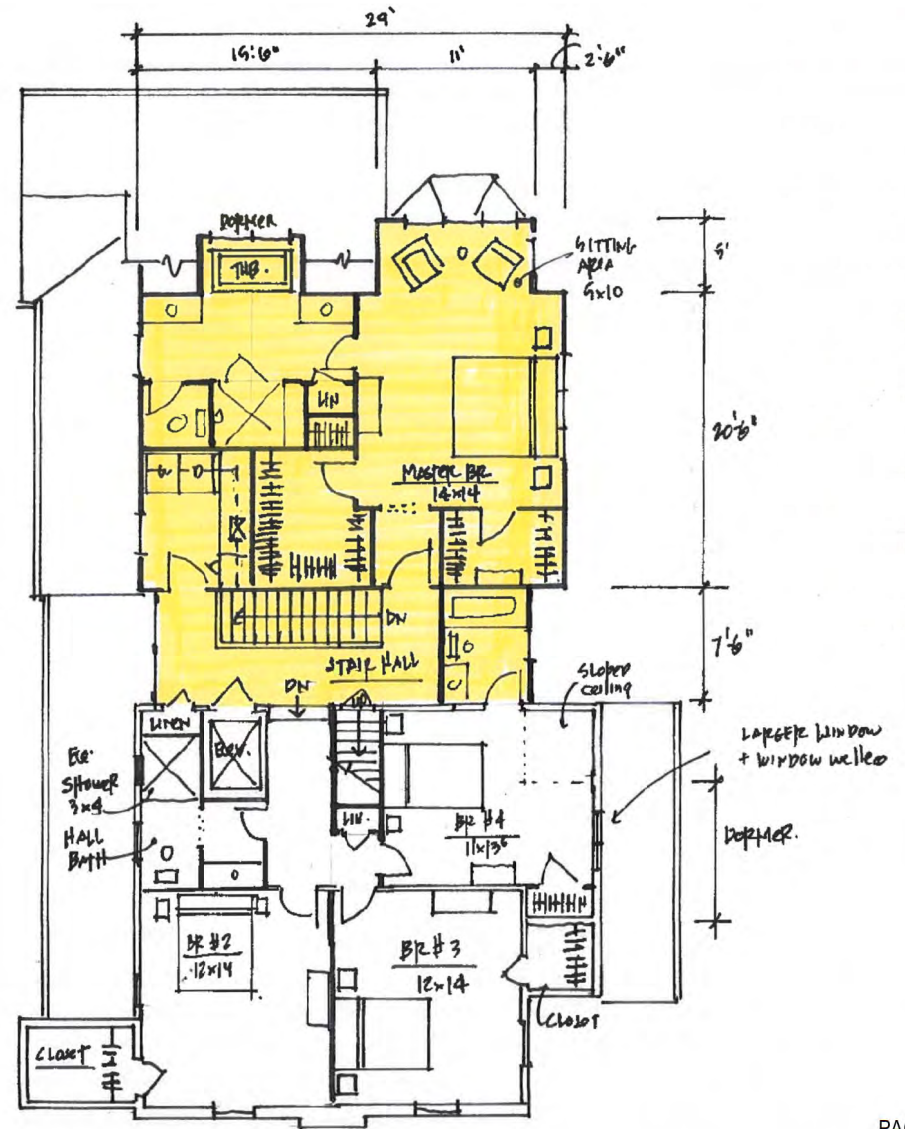
EXISTING SECOND FLOOR

SCALE 1/8"=1'-0"
0' 4' 8' 16'

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PROPOSED SECOND FLOOR OPT 1

EXISTING HOUSE : 870 S.F.
PROPOSED ADDITION: 755 S.F.
TOTAL: 1,625 S.F.

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Montgomery County
Historic Preservation Commission

Michael Kyne



EXISTING FRONT ELEVATION

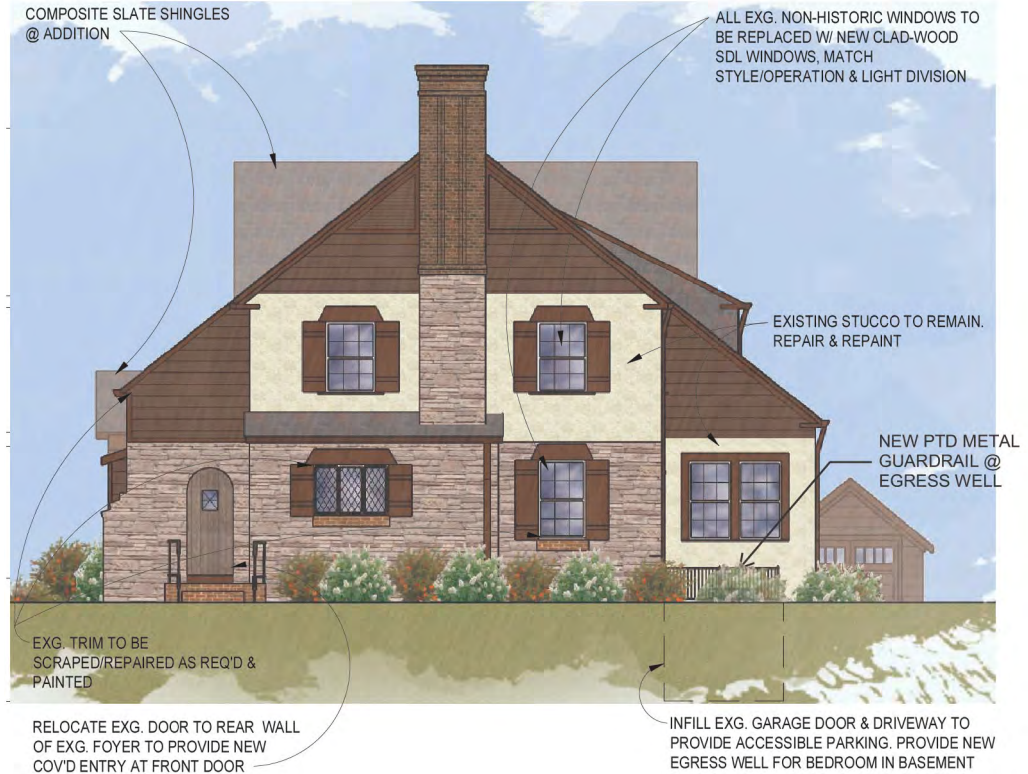
SCALE 1/8"=1'-0"

0' 4' 8' 16'

RANEY RESIDENCE

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PROPOSED FRONT ELEVATION

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Robert H. Patton



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

SCALE 1/8"=1'-0"

RANEY RESIDENCE

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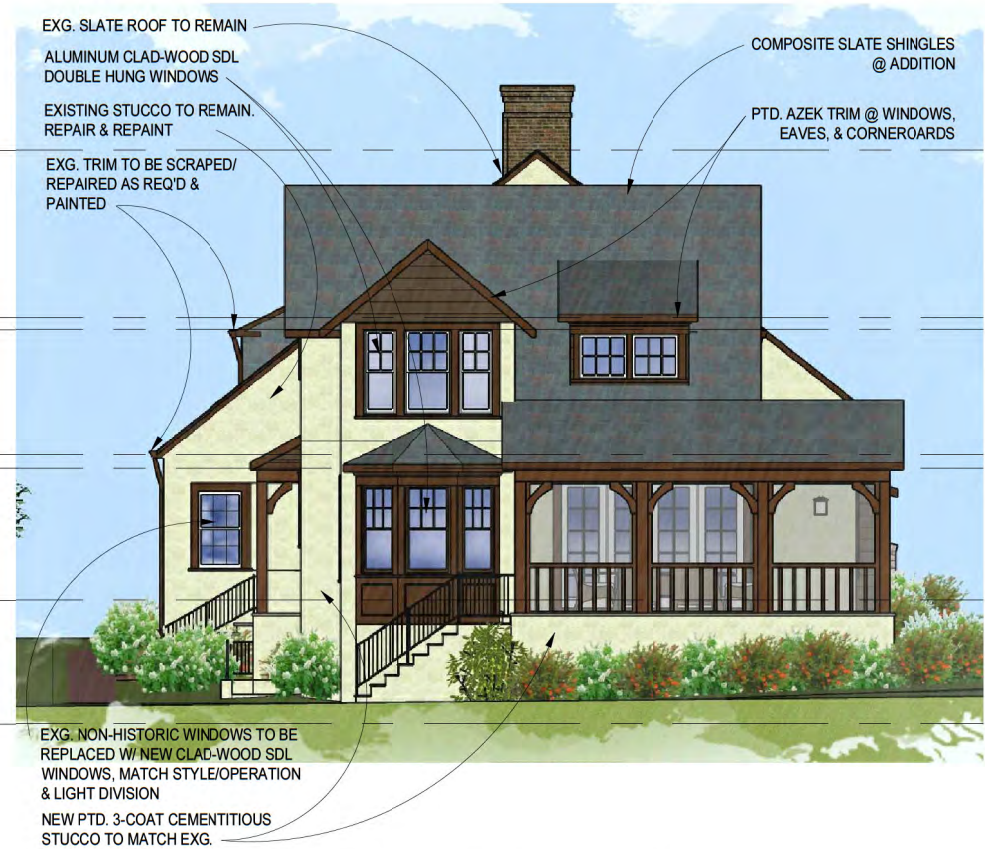
Historic Preservation Commission

Robert H. Miller

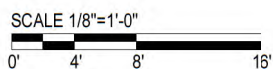
ANY EXG. TRIM THAT CANNOT BE
REPAIRED IS TO BE REPLACED IN-KIND



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



RANEY RESIDENCE

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Randy H. Hutter



EXISTING RIGHT ELEVATION

NEW EGRESS WINDOW IN EXG. DORMER. PROVIDE WELL IN ROOF TO ACCOMMODATE LOWER SILL HT

EXG. NON-HISTORIC WINDOWS TO BE REPLACED W/ NEW CLAD-WOOD SDL WINDOWS. MATCH STYLE/OPERATION & LIGHT DIVISION

EXISTING BUILDING
NEW ADDITION

ANY EXG. TRIM THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND

STANDING SEAM MTL. ROOF @ HYPHEN
COMPOSITE SLATE SHINGLES @ ADDITION

PTD. AZEK TRIM @ WINDOWS, EAVES, & CORNERBOARDS

ALUMINUM CLAD-WOOD SDL DOUBLE HUNG WINDOWS

EXG. SLATE ROOF TO REMAIN
EXISTING STUCCO TO REMAIN.
REPAIR & REPAINT

EXG. TRIM TO BE
SCRAPED/REPAIRED AS REQ'D &
PAINTED

NEW PTD. 3-COAT CEMENTITIOUS STUCCO TO MATCH EXG.

PTD. FIBERCEMENT LAP SIDING, 6" REVEAL



PROPOSED RIGHT ELEVATION

SCALE 1/8"=1'-0"

0' 4' 8' 16'

RANEY RESIDENCE

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Historic Preservation Commission

Ramona Porter



EXISTING RIGHT VIEW



PROPOSED RIGHT VIEW



RANEY RESIDENCE EXISTING REAR LEFT SIDE VIEW



PROPOSED REAR LEFT SIDE VIEW

GTM ARCHITECTS

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EXISTING FRONT AERIAL VIEW

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Historic Preservation Commission

Randy H. Hutter



PROPOSED FRONT AERIAL VIEW



EXISTING REAR AERIAL VIEW



PROPOSED REAR AERIAL VIEW

RANEY RESIDENCE

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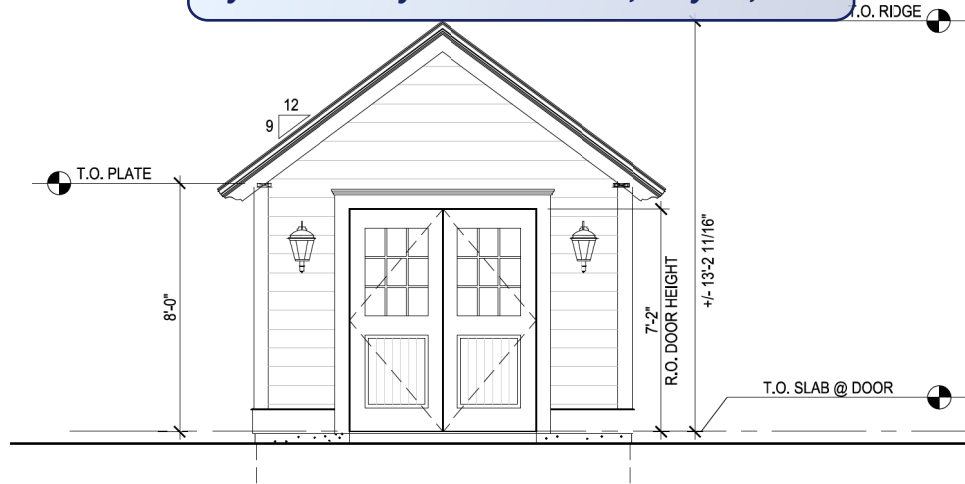
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By Michael Kyne at 10:48 am, May 05, 2022



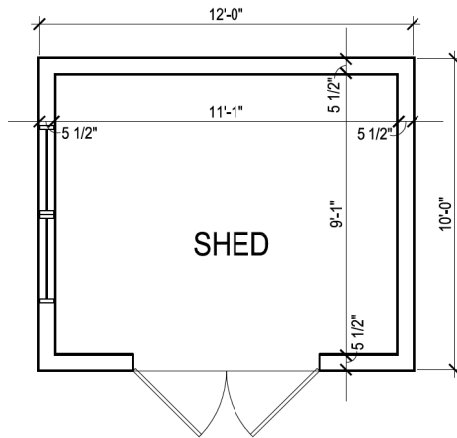
FRONT ELEVATION

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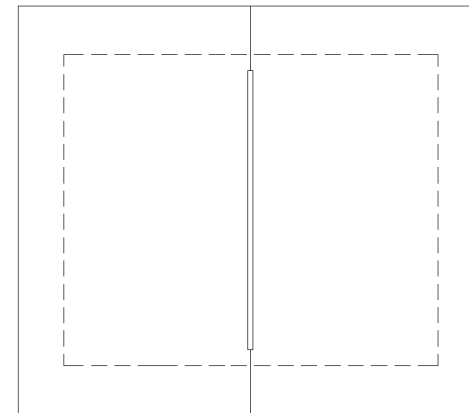
Raney H. Potter



LEFT ELEVATION



FLOOR PLAN



ROOF PLAN

SCALE 1/8"=1'-0"
0' 4' 8' 16'

RANEY RESIDENCE

20 GRAFTON STREET, CHEVY CHASE, MD, 20815

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

PAGE 15

GTM

GTM ARCHITECTS

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Product Features

Styles

Traditional, Push Out and Mission® options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding** in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprium Collection.



LEGEND: ● Standard ○ Optional

	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
HARDWARE STYLES				
Folding Crank Handle	●	●	●	
Push Out Handle				●
MultiPoint Lock	●	●	●	○

FINISH OPTIONS: REFER TO SECTION A.

	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
VARIABLES				
Function:				
Use for Egress	●	●	●	●
Available with Screen	●	●	●	●
Concealed Hardware	●	●	●	
Durability:				
Low Maintenance	●	●	●	●
Metal Clad Exterior:				
Clear Douglas Fir Exterior Finish	○	○	○	○
Clear Mahogany Exterior Finish	○	○	○	○
Primed Exterior Finish	○	○	○	○
Cyprium Collection	○			○
Performance:				
LowE Double	●	●	●	●
LowE Triple	○	○	○	○
StormForce™	○	○		
Appearance:				
SDL	○	○	○	○

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Specimens of clear exterior finish, including anodized finishes, on wood surface or primer are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany.

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Standard Casement sash opens out to nearly 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All steel components are coated for superior corrosion protection.

Double Weatherstrip

The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and water infiltration.

Screen

Screens available in bronze, linen, Tuscany brown, brushed aluminum or black aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

Egress

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist — please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com



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Screens

All exterior-applied screens for Pinnacle double hung, glide-by and patio doors come with screen frames matching the clad color of the door. Awning windows have screen frames made of pine, wood-veneered alder or wood.

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Robert H. [Signature]



Conventional Screen Mesh

BetterVue® (Standard)

UltraVue®

Grilles

All of our wood and cellular PVC (CPVC) Windsor Divided Lite bars are hand-fitted to ensure a perfect fit.



7/8" & 1-1/4"
Perimeter Grille



7/8" & 1-1/4"
Stick Grille



3/4" & 1"
Profiled Inner Grille



13/16" Flat Inner Grille
(Not available on Select)



7/8" & 1-1/4"
Interior Wood
Windsor Divided Lite



7/8" & 1-1/4"
Exterior Clad
Windsor Divided Lite



7/8" & 1-1/4"
Exterior CPVC
Windsor Divided Lite
(Primed only)



5/8" & 7/8" Tall Putty
Windsor Divided Lite



5/8" & 7/8" Short Putty
Windsor Divided Lite



1/4" Ogee



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



2" Tall Putty
Simulated Check Rail



2" Exterior Low Profile
Simulated Check Rail



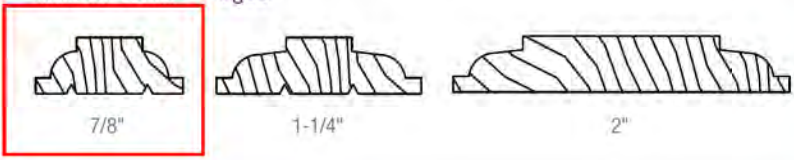
2" CPVC Simulated
Check Rail (Primed only)



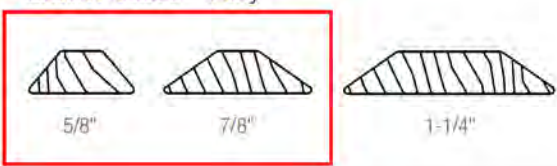
3-3/8"
Simulated Mid Rail

Grille Profiles

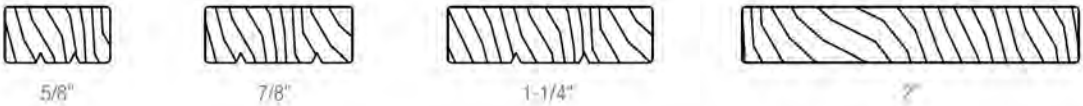
Interior Grilles – Ogee



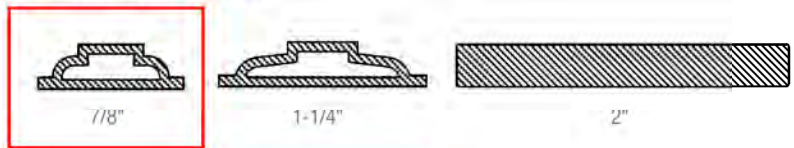
Interior Grilles – Putty



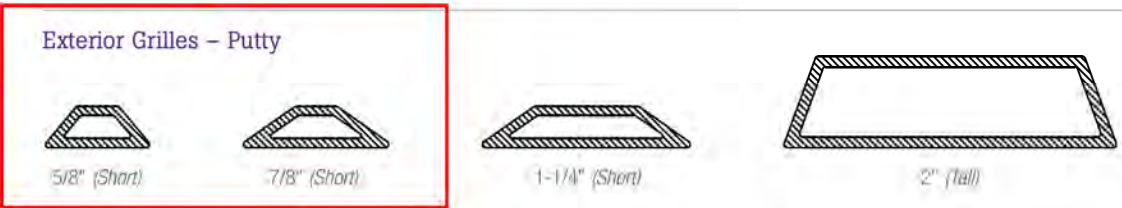
Interior Grilles – Contemporary



Exterior Grilles – Ogee



Exterior Grilles – Putty

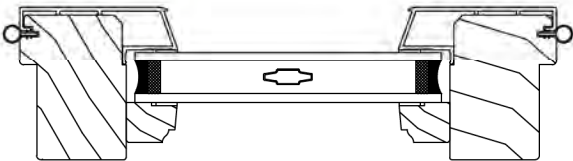


Exterior Grilles – Contemporary

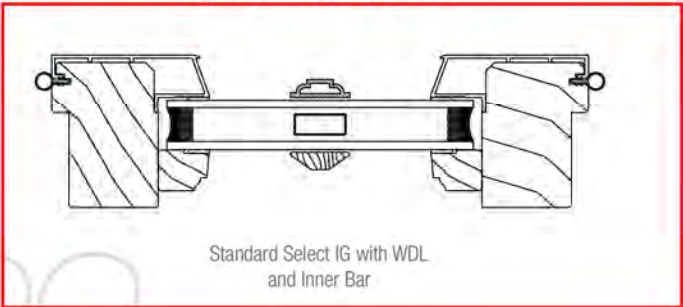


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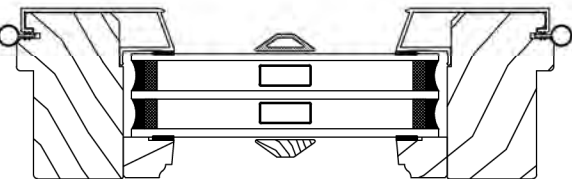
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Standard Select IG with Inner Grille



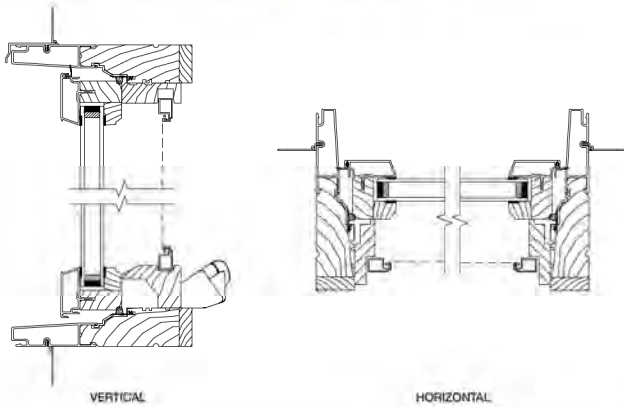
Standard Select IG with WDL and Inner Bar



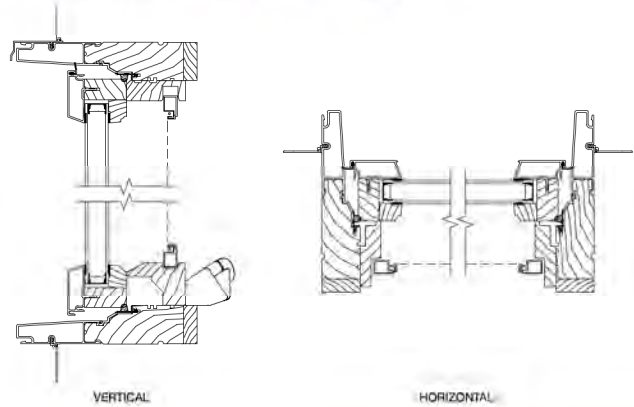
Triple IG with WDL and Inner Bar

Pinnacle Clad Casement & Awning Technical Drawings

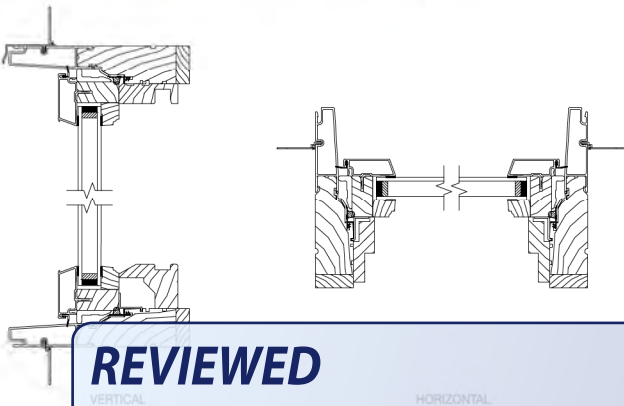
Pinnacle Clad Casement – Operating



Pinnacle Clad Awning – Operating



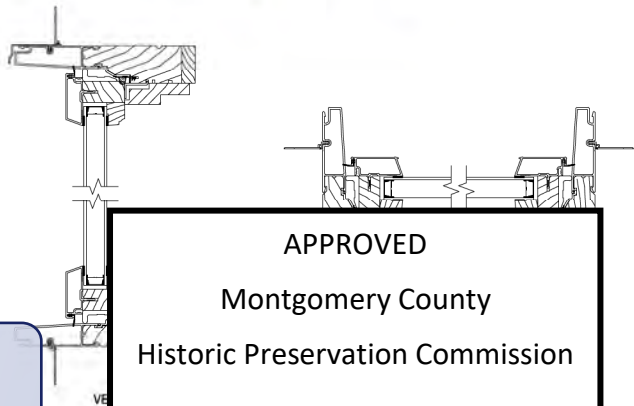
Pinnacle Clad Casement – Stationary



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Pinnacle Clad Awning – Stationary



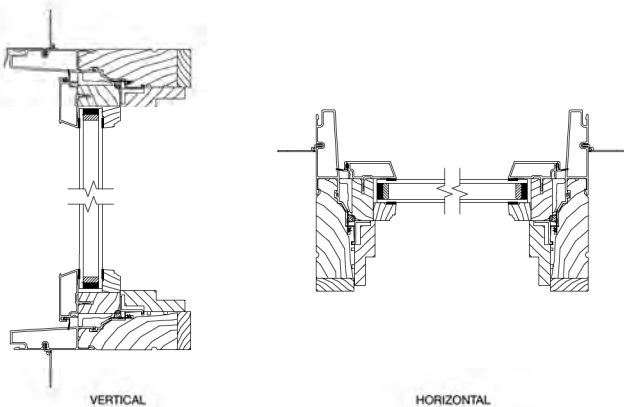
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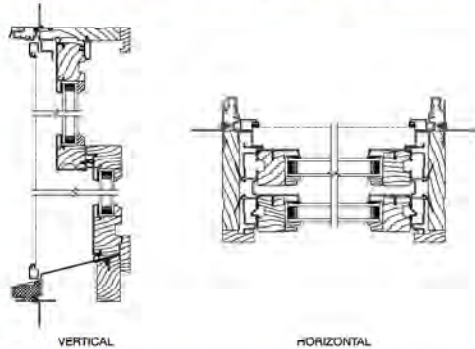
[Signature]

Pinnacle Clad Casement – Transom and Picture

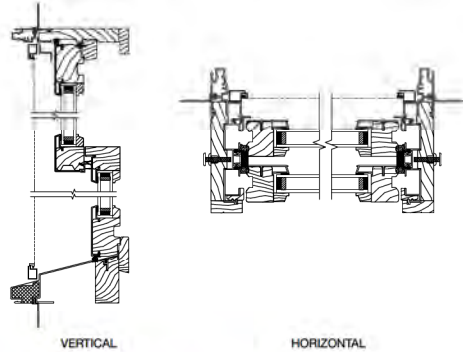


Pinnacle Clad/Primed Double Hung & Glide-by Technical Drawings

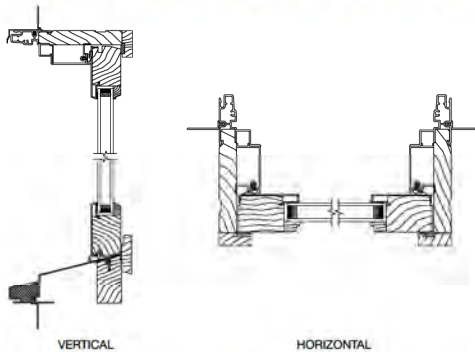
Pinnacle Clad Double Hung – Operating



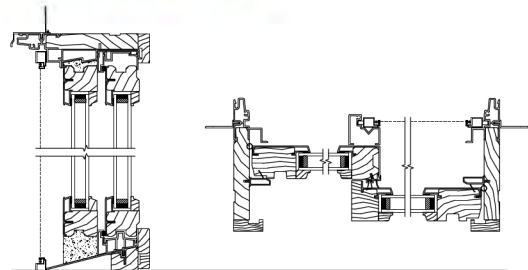
Pinnacle Clad Concealed Jambliner Double Hung – Operating



Pinnacle Clad Double Hung – Picture



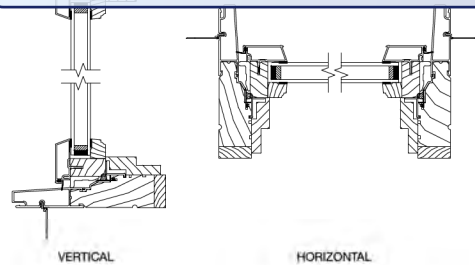
Pinnacle Clad Glide-by



Pinnacle Clad Double Hung – Transom

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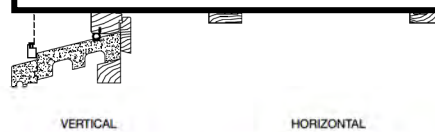


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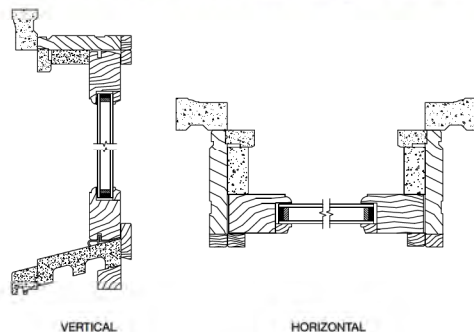
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Robert H. Potter



Pinnacle Primed Double Hung – Picture



General Product Information
Working Safely
Tools for Cutting and Fastening
General Installation Requirements
General Fastener Requirements
Finishing and Maintenance
HardieWrap® Weather Barrier
HardieTrim® Boards/Battens
HardieSoftie® Panels
HardiePlank® Lap Siding
HardieShingle® Siding
HardiePanel® Vertical Siding
Appendix/Glossary
ESR-1844 & 2290 Report

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory primed fiber-cement lap siding available in a variety of colors and textures. See your local product dealer for product availability. HardiePlank® lap siding is available in widths from 5 1/4" to 12" in, creating a range of exposures from 4" to 12".

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HardiePlank lap siding is also available with ColorPlus® Technology. ColorPlus® Technology is a factory applied, oven-baked finish available on all HardiePlank products. See your local dealer for details and availability of products.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.

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CedarMill®



Smooth



Beaded CedarMill®



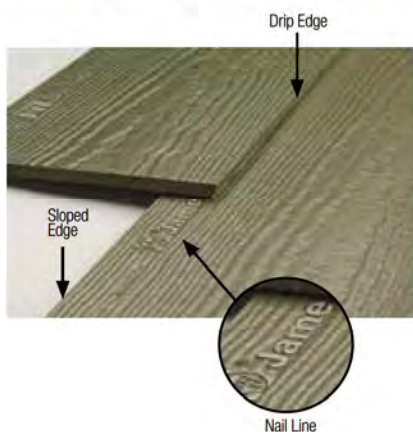
Beaded Smooth



Colonial Roughsawn



Colonial Smooth



HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360			
ColorPlus Pcs/Pallet	324			
Pcs/Sq	25.0			

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STATEMENT
COLLECTION™

DREAM
COLLECTION™

PRIME

✓

✓

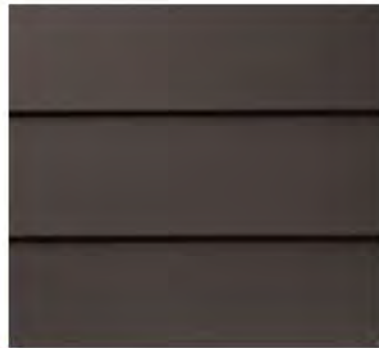


✓

✓

✓

SMOOTH



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

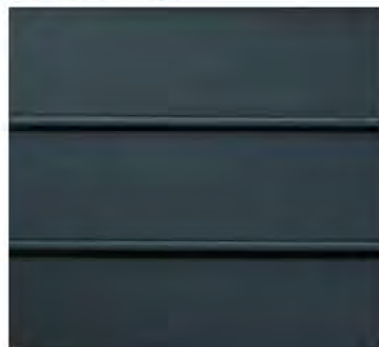
STATEMENT
COLLECTION™

DREAM
COLLECTION™

PRIME

✓

BEADED SMOOTH



*5.25 in widths not available in Virginia District for HZ5® product zones.



AZEK TRIM | #1 BRAND OF TRIM

Offering the unequalled combination of Uniformity, Durability, Workability and Beauty, AZEK Trim looks and feels like real wood, yet requires low maintenance to provide lasting curb appeal.

AZEK Trim products are available in many dimensions and sizes, most in both Traditional (smooth) and Frontier (rustic texture). With a building code listing (ESR-1074), AZEK Trim products can be worked similar to wood - even mitered, routed and turned on a lathe. For custom applications, AZEK Trim products can be laminated and heat formed to create curves. AZEK To Mill offers a true 1 1/4" profile that is perfect for fabrication and OEMs.

AZEK TRIM PRODUCTS

By thickness, width, and length

5/8 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
ACTUAL DIMENSIONS	5/8 x 3 1/2"	•	•
	5/8 x 5 1/2"	•	•
	5/8 x 7 1/4"	•	•
	5/8 x 9 1/4"	•	•
	5/8 x 11 1/4"	•	•
	5/8 x 15 1/4"	•	•

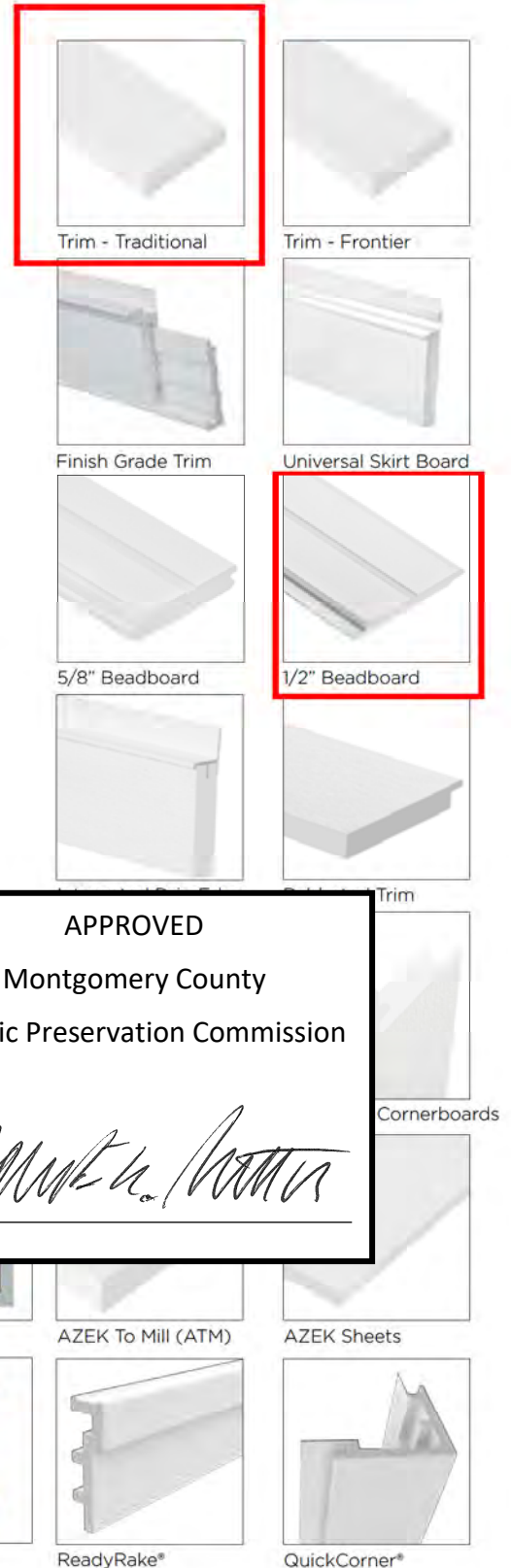
4/4 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
NOMINAL DIMENSIONS	1 x 2		•
	1 x 4	•	•
	1 x 5	•	•
	1 x 6	•	•
	1 x 10	•	•
	1 x 12	•	•
	1 x 16	•	•

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READY RAKE®	LENGTH
1 x 3 on 1 x 8	18'

QUICK CORNER®	LENGTH
6 x 6 corner with 13/16 J-Channel	20'



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AZEK MOULDING | THE LOOK AND FEEL OF AZEK TRIM

High performing wood replacement mouldings available in a variety of profiles. A perfect match to AZEK Trim, AZEK Mouldings are known for longevity and durability. They won't split or rot and can be installed using traditional tools and fasteners.

AZEK Mouldings - Most

can be
create
details.

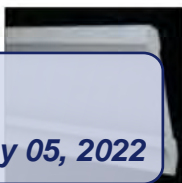
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MOULDING PROFILES	SIZES
3" Crown	9/16" x 2 3/4" x 16'
4" Crown	9/16" x 3 5/8" x 16'
5" Crown	1 1/16" x 4 5/8" x 16'
6" Crown	1 1/16" x 5 1/4" x 16'
8" Crown	1" x 7 1/2" x 16'
Cove Moulding	3/4" x 4 1/4" x 16'
Rams Crown	1 13/32" x 2 1/16" x 16'
Imperial/Rake Crown	1 3/8" x 2 3/4" x 16'
Bed Moulding	9/16" x 1 3/4" x 16'
3 1/2" Bed Moulding	1 3/16" x 3 1/2" x 16'
Scotia	3/4" x 3/4" x 16'
Quarter Round	3/4" x 3/4" x 16'
Shingle Mould	1 1/16" x 1 5/8" x 16'
Band Moulding	1 1/16" x 1 5/8" x 16'
Wainscot Cap	1" x 2 1/4" x 16'
Base Cap	1 1/16" x 1 1/8" x 16'
Brick Mould	1 1/4" x 2" x 17' 1 1/4" x 2" x 18' (full units only)
Back Band	1 11/32" x 1 3/16" x 16'
Rake Moulding	1 1/16" x 2" x 16'
Adams Casing	1 1/16" x 3 1/2" x 16'
Colonial Base Cap	3/4" x 5 1/4" x 16'
Fluted/Reeded Casing	1 5/16" x 5 1/4" x 16'
Crosshead Pediment	2 13/32" x 7 1/8" x 18' - w/flange 2 13/32" x 6 1/8" x 18' - w/o flange
1 1/2" Square	1 1/2" x 1 1/2" x 12'
Drip Cap	1 1/16" x 1 5/8" x 16'
Water Table	2 3/4" x 2" x 18'
Historic Sill	1 3/4" x 2 1/32" x 16'
Sub Sill Nose	1 17/32" x 1 1/2" x 1 3/8" x 16'
Garage Door Thermostop	7/8" x 2" x 7', 9', & 16'



3" Crown



4" Crown



Cove Moulding



3 1/2" Bed Moulding



Band Moulding



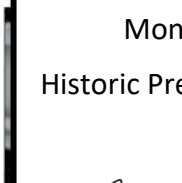
Back Band



Fluted Reeded Casing



Water Table



Rams Crown



Imperial/Rake Crown



Scotia



Wainscot Cap



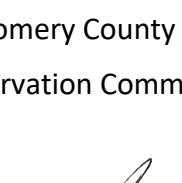
Rake Moulding



Crosshead Pediment



Historic Sill



Bed Moulding



Quarter Round



Base Cap



Base Cap



Adams Casing



1 1/2" Square Profile



Sub Sill Nose



Shingle Mould



Brick Mould



Drip Cap



Garage Door Thermostop



Colonial Base Cap



Drip Cap



Garage Door Thermostop

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Sustainable Roofing



Majestic Slate

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A handwritten signature in black ink, reading "Robert H. Patton", written over a horizontal line.



Environmentally friendly synthetic slate roofing tiles proudly made in the USA

Pioneers of sustainable roofing since 1993

Majestic Slate



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Advantages

- Weighs 1/3 to 1/2 as much as natural slate
- Easy application keeps installation costs down
- Significant property insurance discounts may be available when upgrading or building a roof

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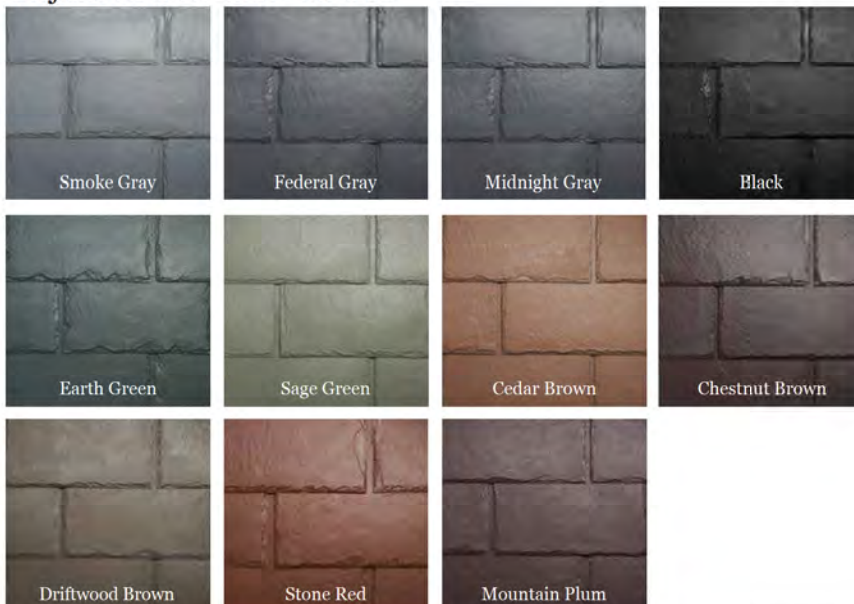
ded together to
is accentuate
oth residential

Historically, natural slate is one of the most appealing roofing choices, combining unmatched durability with aesthetic appeal. The cost of natural slate, as well as its weight and difficulty in finding a qualified slate installer, often makes its use prohibitive. EcoStar LLC, the leading manufacturer of premium synthetic steep-slope roofing products, combines classic appeal with modern technology to offer the lightweight and affordable alternative – Majestic Slate™.

Created with recycled rubber and plastics, Majestic Slate offers a sustainable, lighter and easy-to-install roofing product that provides the appearance of natural slate with lower application costs. Available in two widths and designer accents, this slate alternative offers endless possibilities for residential and commercial projects. The architectural detail of a project, whether historic or new construction, is further enhanced by a wide range of available color combinations using the palette of 11 standard color choices and array of custom options.

Curb appeal is everything when it comes to the look of your home, but protection from the elements must be a priority. Majestic Slate offers both.

Majestic Slate Color Palette



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions. Significant property insurance discounts may be available when upgrading or building a roof to protect against hail, wind or fire damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance and Fire Resistance. Contact your insurance provider for details.

01/19 © 2019 by EcoStar LLC. EcoStar and Majestic Slate are trademarks of EcoStar LLC. See www.ecostarllc.com for available warranties.
P/N-602689 MAJESTIC SLATE CUT SHEET

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 90 mph (145 kph) Wind Warranty (standard)

Environmental Sustainability



- Manufactured with post-industrial recycled rubber and plastics

Technical Information

- UL listed Class C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report to ICC AC07 (R18920-02)
- Texas Dept. of Insurance Evaluation (RC-135)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management



42 Edgewood Drive | Holland, NY 14080
800.211.7170 | www.ecostarllc.com



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By Michael Kyne at 10:51 am, May 05, 2022

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By Michael Kyne at 10:51 am, May 05, 2022

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Ramona Hunter





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By Michael Kyne at 10:51 am, May 05, 2022

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R. M. H. H. H.

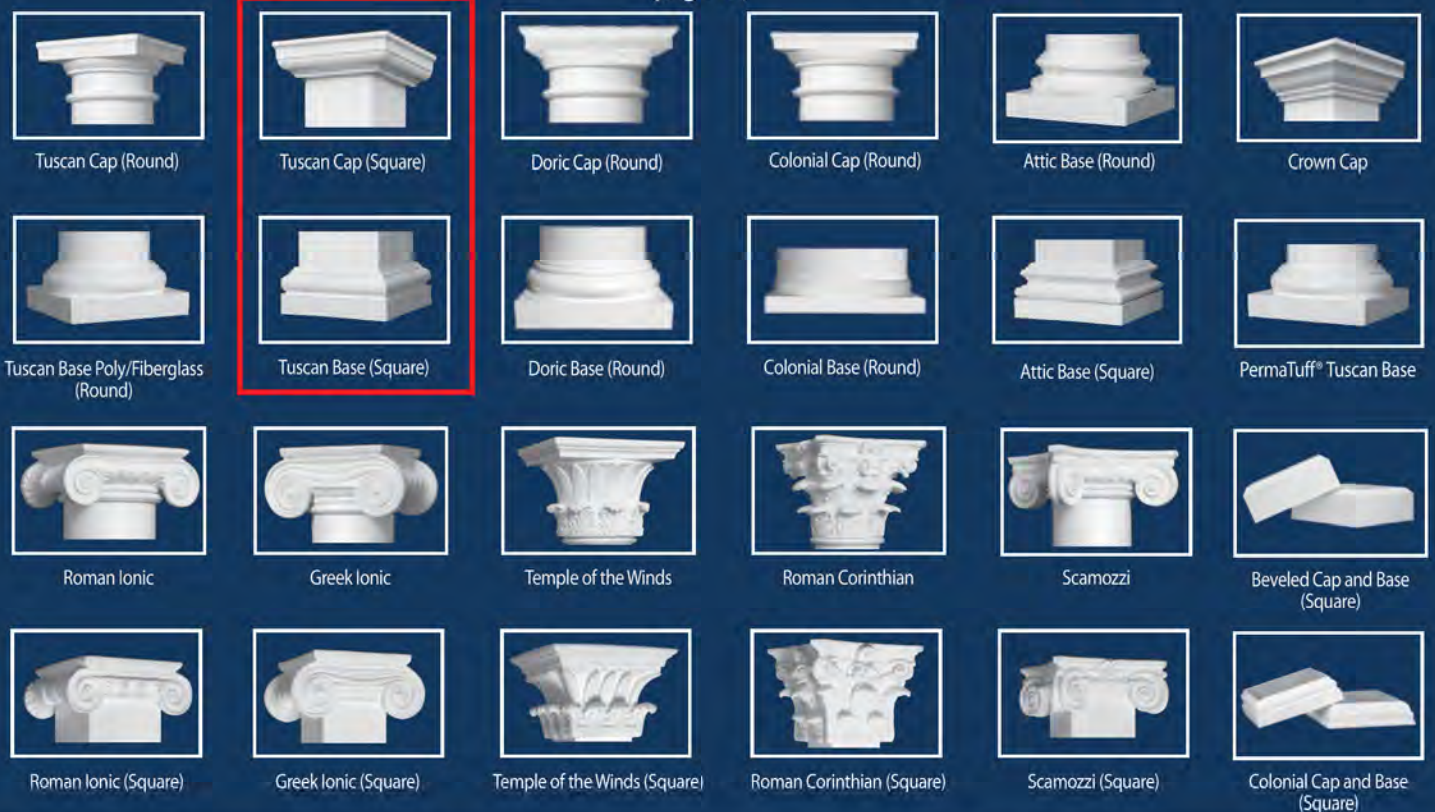
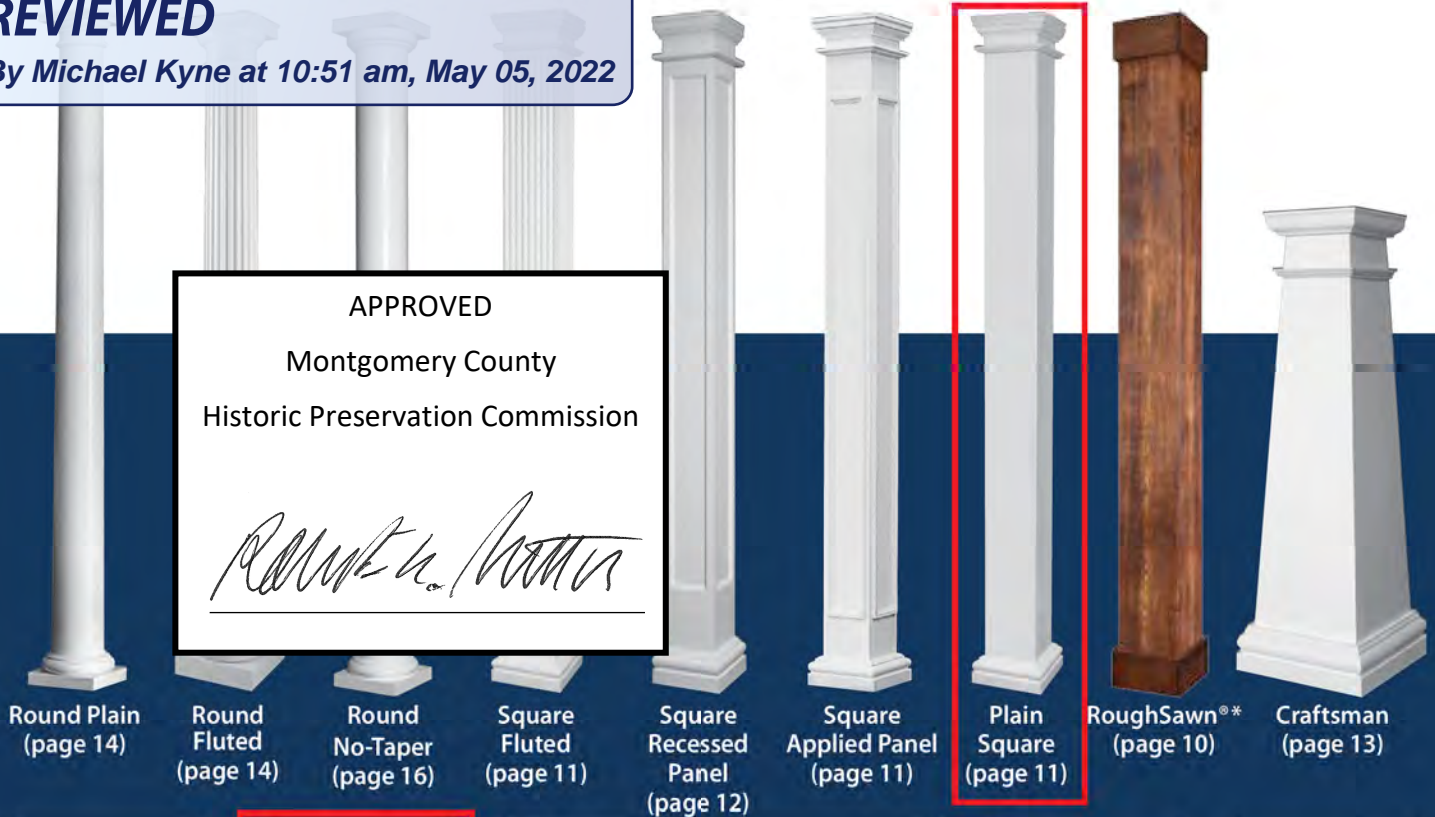
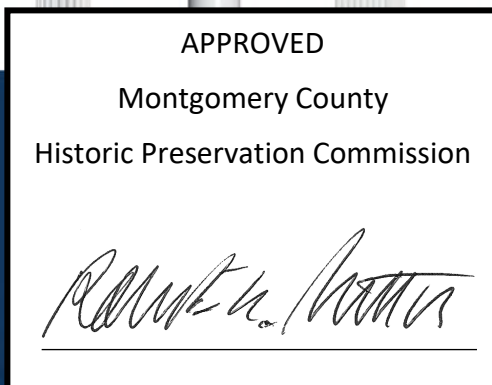


HB&G PermaCast® Columns are available in round or square. The round columns are fluted or plain, with or without the classic tapering of the upper two-thirds of the column. Square columns are available in a variety of styles as well, including plain or fluted, applied panel,

recessed panel, or the Craftsman style column. The PermaCast® capitals and bases are made from durable low maintenance materials; and, like the columns, they maintain architectural authenticity and historical accuracy.

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*Products shown have been finished for demonstration purposes. PermaCast® and RoughSawn® Columns ship unfinished.

See pages 17 and 18 for cap and base dimensions.

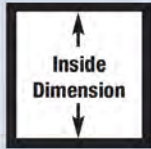
Square **PERMA**Cast® Columns

SQUARE PERMACAST® INSIDE DIMENSIONS

Inside dimensions may vary up to 1/4".





Splitting a column will decrease inside dimension 1/8".

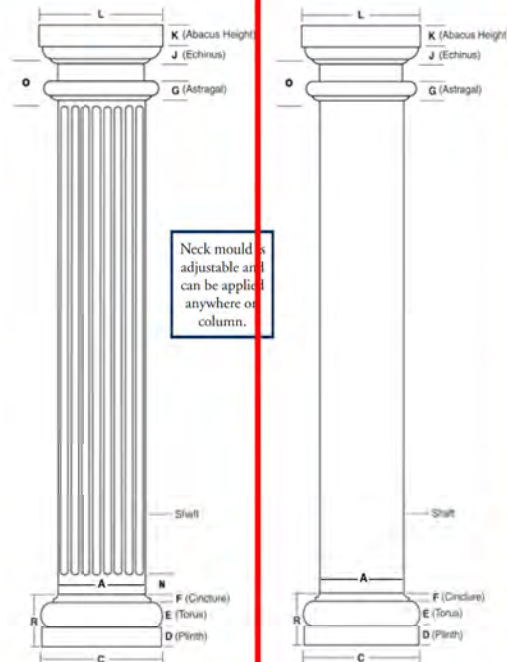
COL. SIZE	INSIDE
6"	5 3/8"*
8"	5 7/8"
10"	9"
12"	11"
14"	13"
16"	15"



*Inside is Round

PANEL MOULDING FOR SQUARE PERMACAST®

			
Length: 8' No. 54502 1/2" x 1"	Length: 10' No. 54503 1" x 1"	Length: 10' No. 54504 3/4" x 1"	Length: 10' No. 54505 3/4" x 1 5/16"



PermaCast® Square Column shown fluted with Poly Tuscan Cap and Base.

PermaCast® Square Column shown plain with Poly Tuscan Cap and Base.

Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the patented (Patent 9689674) Plumb-Fit® installation system included.

Column-Loc®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and deliver, especially important in coastal and high wind areas. 8" and 10" round (tapered and no-taper) and 6" and 8" square. Kits are available with or without threaded rods.

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Column Size	A	C	D	E	F	G	J	K	L	N	O
6"	6"	9 1/8"	1 7/16"	1 5/16"	9/16"	1"	1 1/4"	1 3/8"	9 1/8"	N/A	N/A
8"	8"	11 1/8"	1 7/8"	1 3/4"	5/8"	1"	1 1/4"	1 1/2"	10 15/16"	5"	3 1/2"
10"	10"	13 1/16"	2 3/8"	2 5/16"	3/4"	1"	1 1/4"	1 3/4"	12 3/4"	3 3/4"	4 1/8"
12"	12"	16 3/8"	2 13/16"	2 3/8"	7/8"	1"	1 7/8"	2 3/16"	16 11/16"	N/A	N/A
14"	14"	19 3/8"	3 5/8"	2 7/8"	1 1/16"	1 1/8"	2 1/16"	2 1/2"	19 1/16"	N/A	N/A
16"	16"	22 1/8"	3 7/8"	3 3/8"	1 3/16"	1 1/8"	2 3/8"	2 3/4"	21 1/2"	N/A	N/A

Fluted Square.

*There may be a variance of up to 1/4" in all dimensions.

• Split columns are not load bearing. • See page 18 for Decorative Capital dimensions.

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Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast® column lineup includes plain, recessed panel, fluted, and Craftsman styles. An unlimited combination of styles can be achieved by various uses of the panel moulding, neck moulding, and caps and bases. Additionally, the square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.

HB&G PermaLite® columns are cost effective, load bearing, versatile, and require very little maintenance. The PermaLite® columns are available in round and square. PermaLite® columns deliver all of the beauty at 1/3 of the weight.



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Randy Hutter



For Tuscan Cap and Base dimensions refer to page 21.



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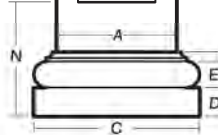
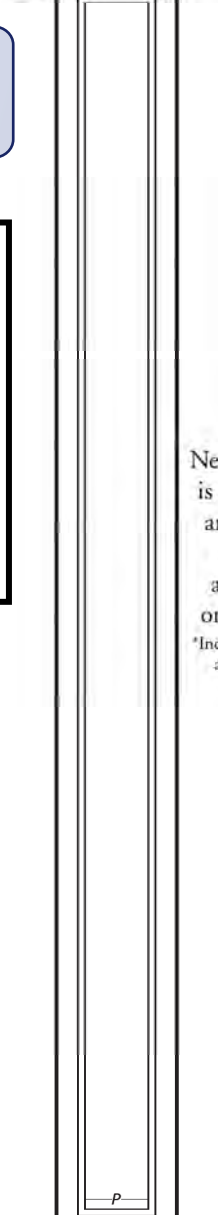
PERMALITE® PANEL DIVIDER KITS TO CONVERT A SINGLE PANEL COLUMN INTO A 2 OR 3-PANEL COLUMN

RECESSED – Includes four top panel insert
pieces and four bottom panel insert pieces.

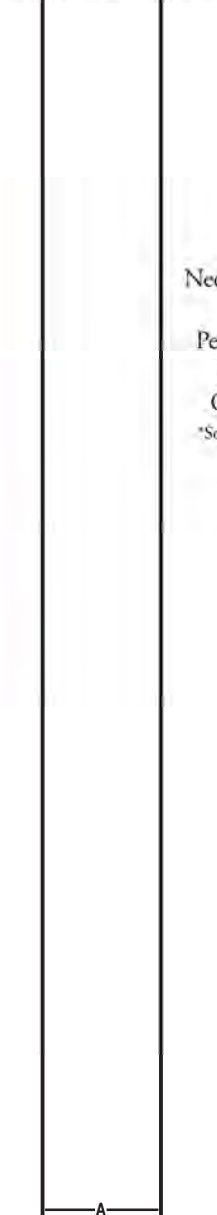
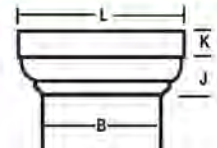
PANEL DIVIDER KITS are available.

Kit Size	Width	Height
8" Panel Divider Kit (4 Pieces)	4 ⁷ / ₈ "	2 ¹ / ₄ "
10" Panel Divider Kit (4 Pieces)	5 ⁵ / ₁₆ "	5 ¹ / ₈ "

1 panel kit to achieve 2-panel column.
2 panel kits to achieve 3-panel column.



PermaLite® Square
Column shown with
Tuscan Cap and Base



PermaLite® Round
No-Taper Column
shown with Tuscan
Cap and Base

Neck Mould*
for
PermaLite®
Round
Column
*Sold separately

Neck Mould*
is adjustable
and can be
applied
anywhere
on column.
*Included with cap
and base set.

See page 21 for dimension chart.


PLAIN AND RECESSED PANEL SQUARE PERMALITE® COLUMN DIMENSIONS (IN INCHES)

Col. Size	A	C	D	E	F	G	J
6"	5-1/2"	8-1/2"	1-1/2"	1-1/4"	1/2"	1-1/4"	7/8"
8"	7-1/2"	10-3/8"	1-7/8"	1-3/4"	5/8"	1-1/4"	1"
REVIEWED	1-11/16"	1-7/8"	1-11/16"	5/8"	1-1/4"	"	"
By Michael Kyne at 10:51 am, May 05, 2022							1/16"
10"*	9-1/2"	13-1/8"	2-3/8"	2-1/8"	3/4"	1-1/4"	1-1/4"
12"	11-1/2"	15-1/4"	2-3/4"	2-7/16"	13/16"	1-1/4"	1-3/8"

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* SIM caps and bases. The remainder are poly caps and bases. ☐ Recessed panel available.

- See drawing on page 22.

NOTES: Recessed Panel top inset – 8"= 8", 10"= 9"; Bottom inset – 8"=8", 10"=9". Neck mould is adjustable and is applied in the field. Recessed Panel available in 8" and 10" sizes only. Factory split PermaLite® columns are not available. HB&G does not recommend splitting PermaLite® columns.

SQUARE PERMALITE® INSIDE DIMENSION

Col. Width	Inside
6"	4-5/8"
8"	6-5/8"*
10"	8-5/8"*
12"	10-5/8"

A diagram of a box with a thick black border. Inside the box, the text "Inside Dimension" is centered. Above the text is an upward-pointing arrow, and below the text is a downward-pointing arrow, indicating the measurement of the interior width.

COLONIAL SQUARE CAP AND BASE FOR PERMALITE®

Col. Size	C	D	E	F	J	K	L	R
6"	8-1/8"	1-1/4"	1-1/16"	7/16"	5/8"	1"	7-7/16"	2-3/4"
8"	10-1/8"	1-1/4"	1-1/16"	7/16"	1-5/16"	1"	9-7/16"	2-3/4"
10"	12-1/8"	1-1/4"	1-1/16"	7/16"	1-5/16"	11/4"	12-1/8"	2-3/4"
12"	14-1/8"	1-1/4"	1-1/16"	7/16"	1"	13/8"	14-1/8"	2-3/4"

- Neck moulding is 4 pieces included with the cap and base.

- *Recessed Panel Inside Dimensions 8" - 5-5/8"; 10" - 7-5/8" • See drawings on page 22.

ROUND PERMALITE® NO-TAPER COLUMN DIMENSIONS

Col. Size	A	B	C	D	E	F	J	K	L	Lengths
8"	7-5/8"	7-5/8"	10-1/2"	1-7/8"	1-3/4"	3/4"	1-1/4"	1-1/2"	10-5/8"	8',9',10'
10"	9-5/8"	9-5/8"	13-1/8"	2-3/8"	2-1/8"	3/4"	1-1/4"	2"	12-3/4"	8',9',10',12'

ROUND PERMALITE® DIMENSIONS

Inside diameter may vary up to 1/8".

COLUMN SIZE	ID
8"	7-3/8"
10"	9-3/8"



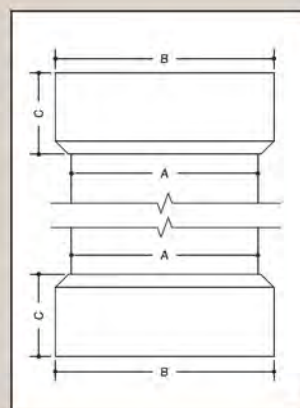
One Piece Neck Mould for 8" and 10"
Round No-Taper Column Is Available.
Neck Ring Sold Separately.

BEVELED CAP & BASE SET

Size	A	B	C
6"	5-1/2"	7-5/8"	3-1/2"
8"	7-1/2"	9-5/8"	3-1/2"
10"	9-1/2"	11-5/8"	5-1/2"
12"	11-1/2"	13-5/8"	5-1/2"

*For Square PermaLite® Columns

See Installation Kit on page 19.



Product Features

Styles

Double Hung, Single Hung, Radius Top and Cottage options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes.



Double/Single Hung

LEGEND: ● Standard ○ Optional

Double/Single Hung	
HARDWARE STYLES	
Sash Lock	●
Sash/Lift	○

FINISH OPTIONS: REFER TO SECTION A.

Double/Single Hung	
VARIABLES	
Function:	
Use for Egress	●
Available with Screen	●
Durability:	
Low Maintenance Metal Clad Exterior	●
Clear Douglas Fir Exterior Finish	○
Clear Mahogany Exterior Finish	○
Primed Exterior Finish	○
Performance:	
LowE Double	●
LowE Triple	○
StormForce™	○
Appearance:	
SDL	○

REVIEWED

By Michael Kyne at 10:48 am, May 05, 2022

Specification



Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available.

Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

Al Cladding

Any duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior window can be natural wood (unfinished) or primed. Metal units are supplied ready-to-install complete with integral nailing flange.

Hardware

Hardware is standard in bronze, linen, or black. Optional sash locks are available at an additional charge. Operable sash with e-handle tilt latch enables inward tilting of sash for easy cleaning.

Weatherstrip

Flexible weatherstrip ensures a positive weather seal.

Insect

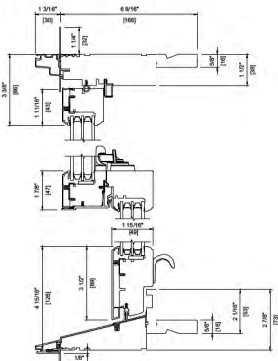
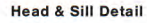
Standard screens have a bronze, linen or aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.

Egress

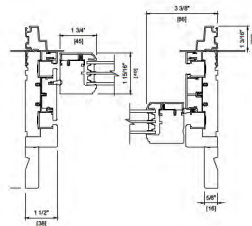
Standard screens have a bronze, linen or aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.)
Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

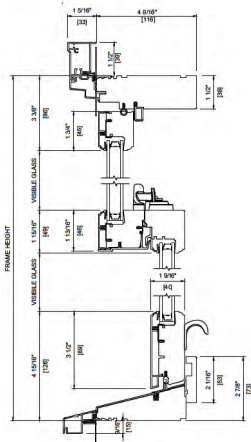
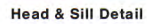
Double/Single Hung - Double Hung Tilting Window Detail



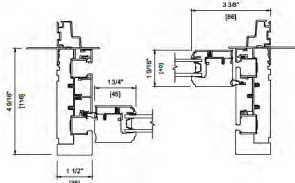
METAL CLAD TRIPLE
6 9/16" (166 mm)
MULTITE SILL NOSE



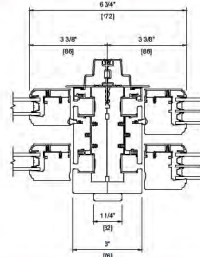
METAL CLAD TRIPLE
6 9/16" (165 mm)



METAL CLAD DOUBLE
4 9/16" (116 mm)
2" BRICKMOULD
STANDARD SILL NOSE



METAL CLAD DOUBLE
6 9/16" (166 mm)



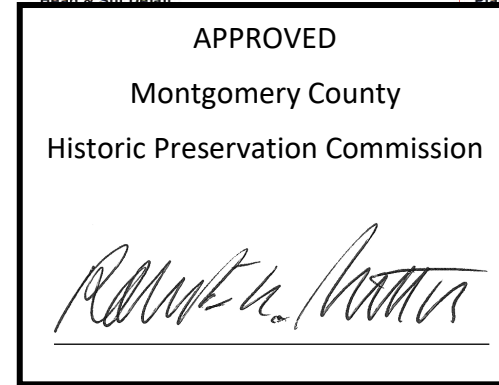
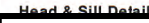
Note:

- Other jamb widths available.
- All dimensions to have +/- 1/16" (2mm) tolerance.

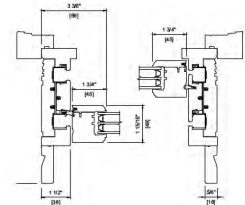
Double/Single Detail

REVIEWED

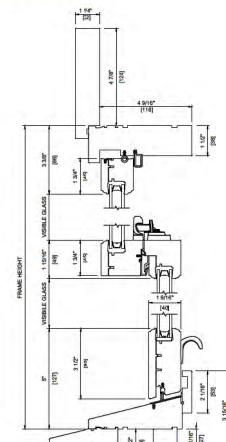
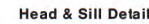
By Michael Kyne at 10:48 am, May 05, 2022



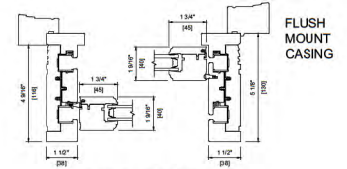
WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)
2" BRICKMOULD STANDARD SUBSILL



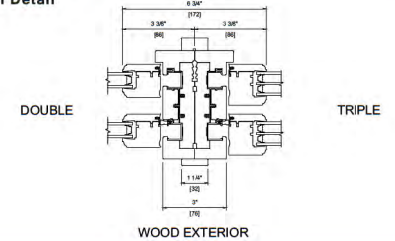
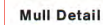
WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)
2" BRICKMOULD



WOOD EXTERIOR DOUBLE
4 9/16" (116 mm)
5 1/2" FLAT CASING BC SUBSILL



WOOD EXTERIOR DOUBLE
4 9/16" (116 mm) + 5 1/8" (130 mm)
2" BRICKMOULD



Note:

- Other jamb widths available.
- All dimensions to have $\pm 1/16"$ (2mm) tolerance.

Product Features

Styles

Traditional, French, Cambertop, Quarter Round, Full Radius.

Standard Features

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

Hardware

Multiple hardware type and finish choices are available. See hardware finish options in section A for more information.

Glazing

LowE Double, LowE Triple and StormForce™, StormForce™

is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Kerf.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprium Collection (see Section N).



Terrace



French Terrace



Half Round Terrace
Available in wood exterior only.



Half Round French Terrace

	Swinging Terrace	Swinging French Terrace
HARDWARE STYLES		
Multi-point Handle	●	●
Verona Handle	●	●
Meran Handle	●	●
Shropshire Handle	○	○
Churchill Handle	○	○
Athinia Handle	○	○
Rodos Operator	○	○

● Standard ○ Optional

Finish Options: Refer to Section A.

	Swinging Terrace	Swinging French Terrace
VARIABLES		
Function		
Use for Egress	●	●
Multi-point Hardware	●	●
Durability		
Low Maintenance Metal Clad Exterior	●	●
Clear Douglas Fir Exterior Finish	○	○
Clear Mahogany Exterior Finish	○	○
Primed Exterior Finish	○	○
Cyprium Collection	○	○
Performance		
LowE Double	●	●
LowE Triple	○	○
StormForce™	○	○
Appearance		
SDL	○	○
Vertical Grain Fir Panel	●	●

REVIEWED

By Michael Kyne at 10:48 am, May 05, 2022

Specifications

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Historic Preservation Commission

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and glazing coatings options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles. Grille bars are permanently applied to the interior and exterior.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware

Multipoint locking hardware – complete with brass handle set and escutcheon – and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.

Note: French doors with handle activated shoot bolts on inactive panel.

Weatherstripping

High grade weatherstripping runs the full perimeter of the panel/frame interface and provides a tight seal to the exterior elements. Side and head jamb weatherstrip are comprised of a bulb and fin dual seal design.

Door Swings

Traditional Terrace Door: Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

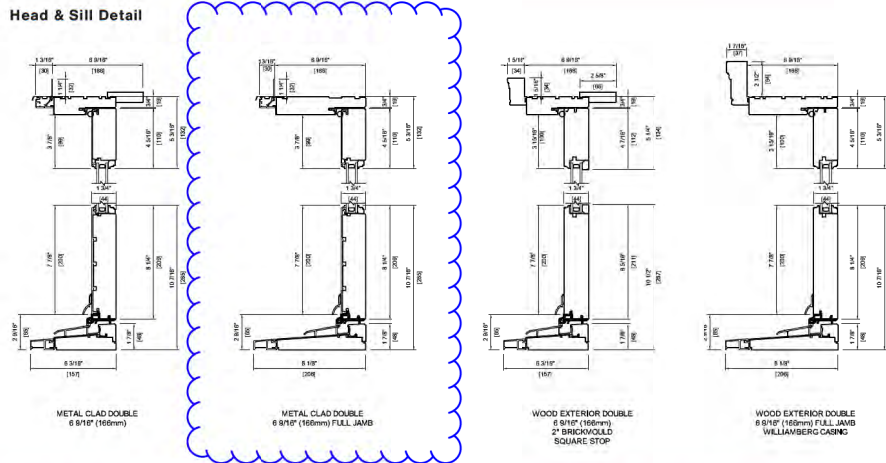
French Terrace Doors: Hinged on the jambs to allow both doors to open/close from the middle.

Note: Outswinging versions of both door styles are available as options.

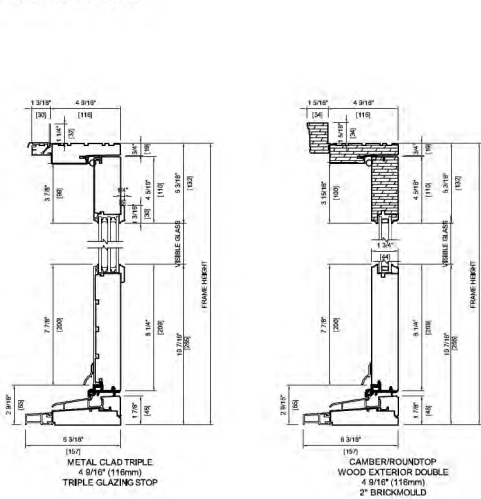
Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

Inswing French Terrace Door Detail

Head & Sill Detail



Head & Sill Detail



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

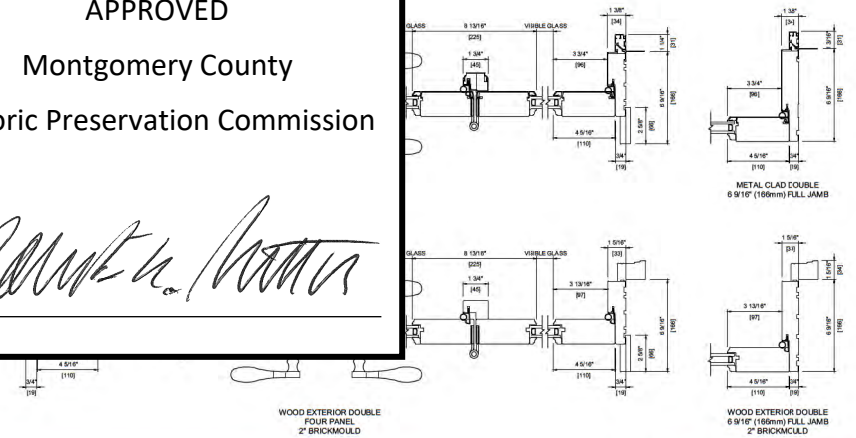
Inswing French Terrace Door Detail

REVIEWED

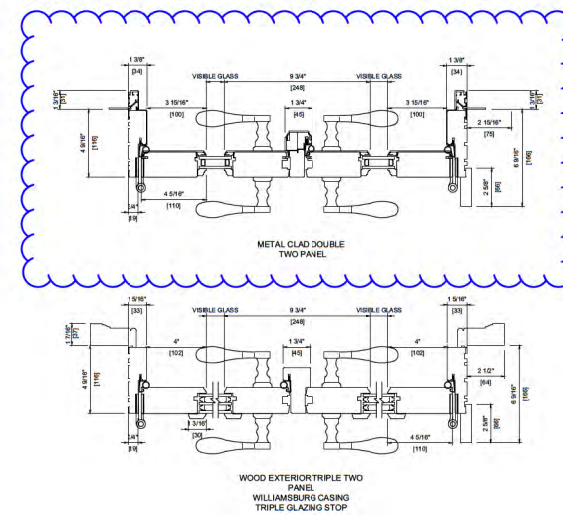
By Michael Kyne at 10:48 am, May 05, 2022

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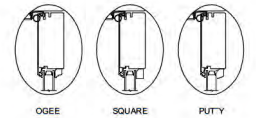
Michael Kyne



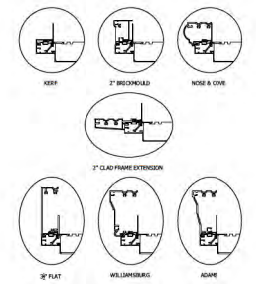
Plan View



Glazing Stop Profiles



Casing



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

REVIEWED

By Michael Kyne at 10:48 am, May 05, 2022

Glazing Options

Loewen Sealed Units offer ideal solutions for any environment. With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort - no matter where you live.

LowE Window Systems

LowE is a high-performance glazing system that offers great thermal value in a variety of climate zones. They also protect furnishings by limiting much of the damaging ultraviolet radiation that causes fading and related damage. The charts on page A30 show the comparative performance of each Loewen Window System.



LowE Double

Double glazed, with one or more layers of LowE coating and 1/2" (13mm) airspace filled with Argon gas and stainless steel thermal spacer bar.

- Loewen standard 1/8" (3 mm) double strength glass offers greater strength and clarity over thinner glass, making our products more insulative, more soundproof, more resistant to impact and considerably more resistant to stresses caused by fluctuations in temperature.
- Loewen standard sealed units contain Argon gas and machine applied primary and secondary sealants reducing the chance of seal failure, improving Argon gas retention, and increasing strength.

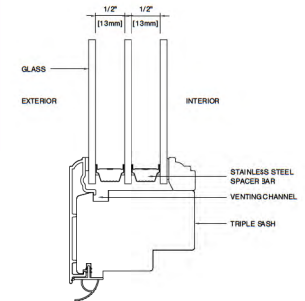


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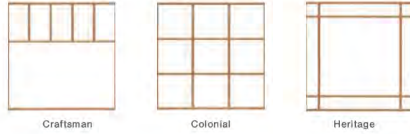
Triple glazed, with multiple layers of LowE coatings and two 1/2" airspaces filled with Argon gas and stainless steel thermal spacer bars. Our LowE Triple features full 1/2" airspaces to maximize energy efficiency unlike other window systems that use lesser performing narrower airspaces.

- Loewen standard 1/8" (3mm) double strength glass provides greater strength and clarity over thinner glass, making our products more insulative, more soundproof, more resistant to impact and considerably more resistant to stresses caused by fluctuations in temperature
- Loewen standard sealed units contain Argon gas in all airspaces and machine applied primary and secondary sealants, reducing the chance of seal failure, improving Argon gas retention and increasing strength
- Venting channel built into the sash helps dissipate should condensation or moisture occur
- Stainless steel spacer bar is less conductive than aluminum and structurally superior to silicone foam type spacers
- Sash cladding does not touch the glass which reduces the opportunity for thermal conduction

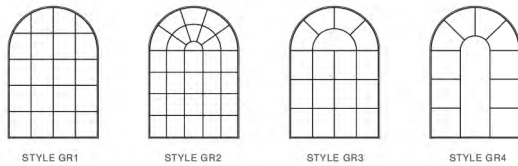


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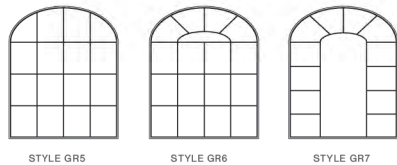
Simulated Divided Lite
Standard Patterns
By Michael Kyne at 10:48 am, May 05, 2022



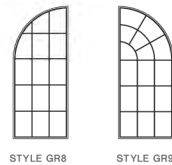
Extended Half Round



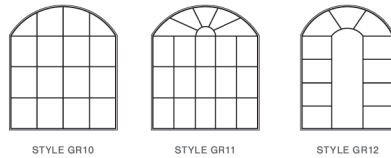
Extended Half Ellipse



Extended Quarter Round



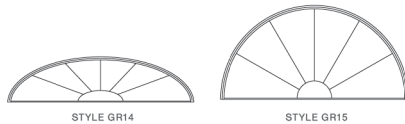
Extended Full Chord



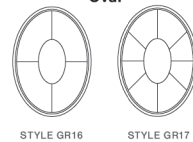
Full Round



Sunburst



Oval



Note: Number of grille bars and spacing is determined by the size of the unit. Grille type may not be available in all units. Custom patterns available for approval.































A36 | Technical Guide Information is subject to change without notice. | CAD Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

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Robert H. Butler

7/8" [22mm] 1-1/8" [30mm] 2" [50mm]

Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					






























Note: MC = Metal Clad, NC = Non Clad

Information is subject to change without notice. | CAD Download: www.loewen.com/architect | Installation Instructions: www.loewen.com Technical Guide | A37

REVIEWED

Double/Single Hung Windows
Types of Simulated Divided Lite
By Michael Kyne at 10:48 am, May 05, 2022

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					





























Note: MC = Metal Clad, NC = Non Clad

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Robert H. [Signature]

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					



Note: MC = Metal Clad, NC = Non Clad









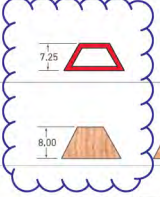



























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REVIEWED

By Michael Kyne at 10:48 am, May 05, 2022

Patio Door Unit

Types of Simulated Divided Lite

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee [MP]					
Interior	Impact Ogee [MP]					
NC Exterior	Ogee					








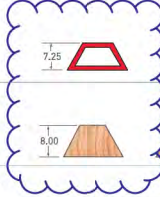



























Note: MC = Metal Clad, NC = Non Clad

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Robert H. Potter

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee [MP]					
Interior	Impact Ogee [MP]					
NC Exterior	Ogee					



Note: MC = Metal Clad, NC = Non Clad

To: Historic Preservation Commission

From: Michael Kyne, Cultural Resources Planner III, Historic Preservation

Subject: Staff Item – Revision to HAWP #987802 for 20 Grafton Street, Chevy Chase
(Contributing Resource, Chevy Chase Village Historic District)

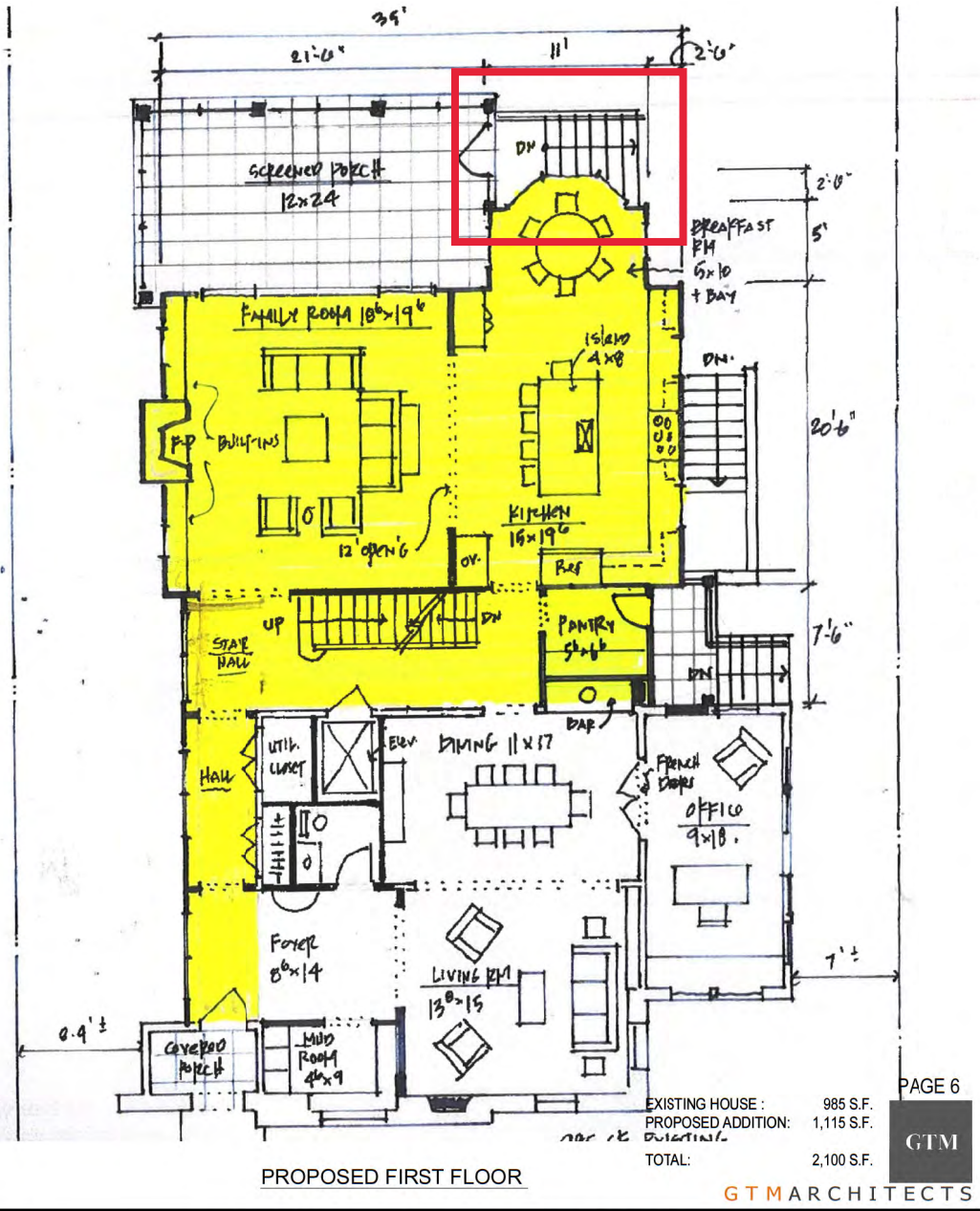
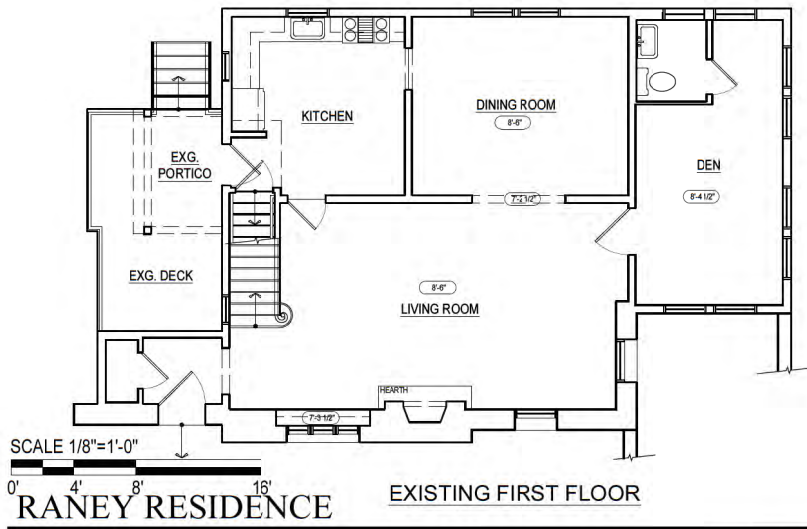
Date: September 6, 2022

Background: On April 20, 2022, the HPC approved a HAWP for a new addition, garage alterations, grading, hardscape alterations, and a new accessory building at the subject property.

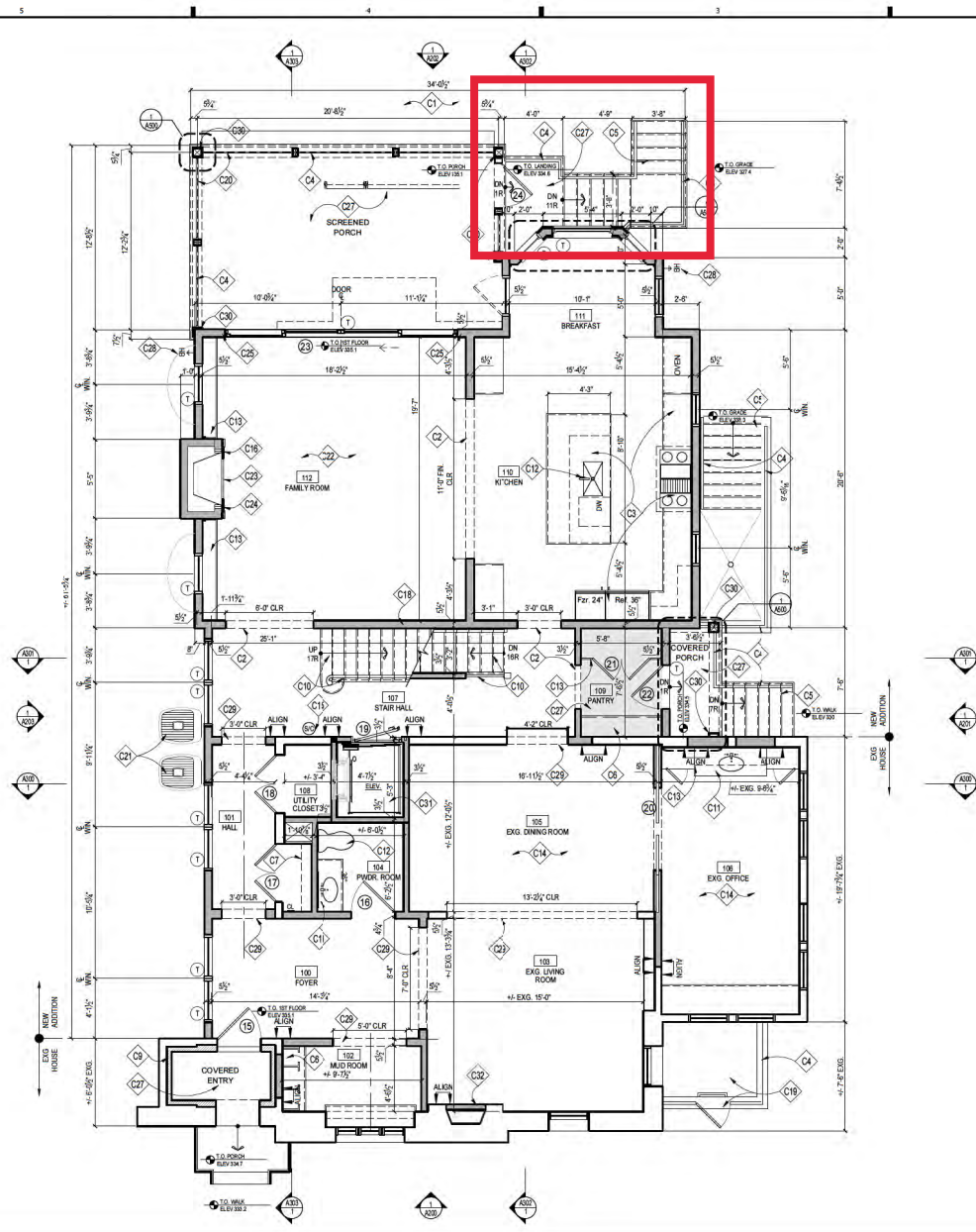
Proposal: The applicant proposes to revise the previously approved rear porch steps, due to grading. The proposed revision includes additional steps and a landing.

Recommendation: Staff supports the proposed revisions. The revised porch steps are at the rear of the house, where they will not be visible from the public right-of-way, and they will not detract from the character-defining features of the subject property or surrounding streetscape. Staff recommends approval of this Staff Item.

HPC Decision: **Approved**



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

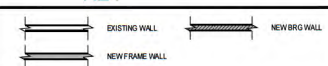
CONSTRUCTION NOTES

- C1) PROVIDE GAS LINE FOR OUTDOOR GRILL. LOCATION TO BE FIELD VIEWED.
- C2) CASED OPENING @ 8'-0" A.F.F. TO MATCH WINDOW/DOOR HEAD HT. SEE DETAIL 13A502
- C3) CABINETS & COUNTERTOPS, T.B.S. FINAL LAYOUT TO BE DETERMINED BY KITCHEN DESIGNER & APPROVED BY OWNER. INCLUDE PANTRY AREA
- C4) PTD. 3/4" METAL GUARDRAIL RAIL PER IRC 2018, T.B.S. SEE ELEVATIONS & DETAIL 4A800
- C5) FLAGSTONE STEPS/STUCCO RISERS TO GRADE, VERIFY RISE & RUN IN FIELD. SEE DETAIL 2A500, TYP. & FOLLOW IRC 2018 R311.7
- C6) CUSTOM BUILT-IN MUDROOM BENCH WITH HOOKS, T.B.S. SEE DETAIL 10A602
- C7) PROVIDE CLOSET ROD & SHELF
- C8) PROVIDE CLOSET SHELF, CONFIRM WITH OWNER
- C9) PROVIDE NEW STONE VENEER TO MATCH EXG. FLAGSTONE
- C10) STAIRCASE & RAILING, PTD. RISERS & TREADS TO MATCH H.W.F., T.B.S. SEE DETAILS. FOLLOW IRC 2018 R311.7, RAILING T.B.S. SEE DETAILS 11, 12, 13, 16 & 17 A501
- C11) VANITY W/ SINK, FAUCET & COUNTERTOP, T.B.S.
- C12) PLUMBING FIXTURES, T.B.S. BY OWNER
- C13) CUSTOM BUILT-IN T.B.S. BY OWNER
- C14) GC TO PATCH & REPAIR EXISTING DRYWALL AS REQUIRED BY DEMO & PROVIDE NEW FINISHES, TRIM, ETC. TO MATCH NEW CONSTRUCTION, TYP.
- C15) CONFIRM EXISTING PROVIDE NEW HARDCORE SMOKE CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP PER IRC 2018
- C16) FLUSH HEARTH, COORDINATE WITH STRUCTURAL
- C17) CHASE FOR HVAC DUCTWORK, FIELD VERIFY
- C18) RADON MITIGATION PIPE VENT PER IRC 2018, RUN TO ROOF LOCATION T.B.S.
- C19) WINDOW WELL W/ GUARDRAIL & SELF-CLOSING GATE TO COMPLY WITH IRC 2018, SEE DETAIL 2A602
- C20) SCREEN SYSTEM, T.B.S.
- C21) PROPOSED CONDENSER LOCATION, SEE CIVIL SITE PLAN & COORDINATE W/ OWNER
- C22) TRIM BEAMS IN CEILING ABOVE, FINAL DESIGN TO BE CONFIRMED WITH CLIENT
- C23) 42" HEAT & GLO. PHOENIX GAS FIREPLACE, INSTALL PER MANUF. OR EQ.
- C24) PROVIDE RECESS & BLOCKING IN FRAMING ABOVE FIREPLACE FOR WALL-MOUNTED TV. MAINTAIN MIN. CLEAR DIMENSION FOR 8'-0" TV FIREPLACE
- C25) NEW STEEL POST, SEE STRUCTURAL
- C26) SHADED AREA INDICATES LOCATION OF LOWERED CEILING FOR FRAMING ABOVE, SEE STRUCTURAL DRAWINGS
- C27) FLAGSTONE @ COVERED PORCH AND PATIO, T.B.S.
- C28) FROST-PROOF HOSE BB, CONFIRM FINAL LOCATION(S) WITH OWNERS
- C29) CASED OPENING, -4'-7-0" A.F.F., MATCH EXISTING WINDOW/DOOR HTS. SEE DETAIL 13A502
- C30) 10" SQ. COLUMN/PIESTER, PTD. OVER STRUCTURAL POST, TYP.; COLUMN COVER BY HBSG OR APPROVED EQUAL, W/ STUCCO CAP & SQ. BASE
- C31) THREESTOP 3048 TYPE 2 ECLIPSE MODEL, BY SAVANNA, INSTALL PER MANF. INSTRUCTIONS
- C32) BLOCK UP EXG. FIRE PLACE

NOTE:

1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING
2. VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD
3. ENTIRE ADDN TO HAVE NEW TRIM, BASE, ETC. PAINT EXISTING INTERIOR
4. FULL CAVITIES W/ MINERAL WOOL SOUND INSULATION IN WALLS, CEILING, + FLOOR OF THE FOLLOWING ROOMS (U.N.D.):
10A. POWDER ROOM
5. PROVIDE HARDWIRED SMOKE/CO DETECTORS PER IRC SECTION R313 & LOCAL JURISDICTION & SEE DETAILS 7 & A800 FOR EFFICIENT FRAMING DETAILS.
7. (T) = TEMPERED GLASS

KEY



WALL TYPES

TYPICAL EXTERIOR WALL: 2x6 WOOD STUDS @ 16" O.C. W/ R-21 INSULATION & W/ VAPOR BARRIER, 1" 2P SHEATHING, SELF-FRAGGING DIAMOND-MESH LATH, & 3-COAT CEMENTITIOUS STUCCO; SEE ELEVATIONS. INTERIOR FINISH TO BE GYP.BD. (1/2").

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

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(301) 313-2001 FAX
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Consultant

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20 GRAFTON ST CHEVY CHASE MD 20815

Owner

Developer

PERMIT SET 03142022

Issue Description Date

GTM Project No. 22.0053

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Drawn By LEO/ASN

Scale AS NOTED

Sheet Title

FIRST FLOOR PLAN

Sheet No.

A101

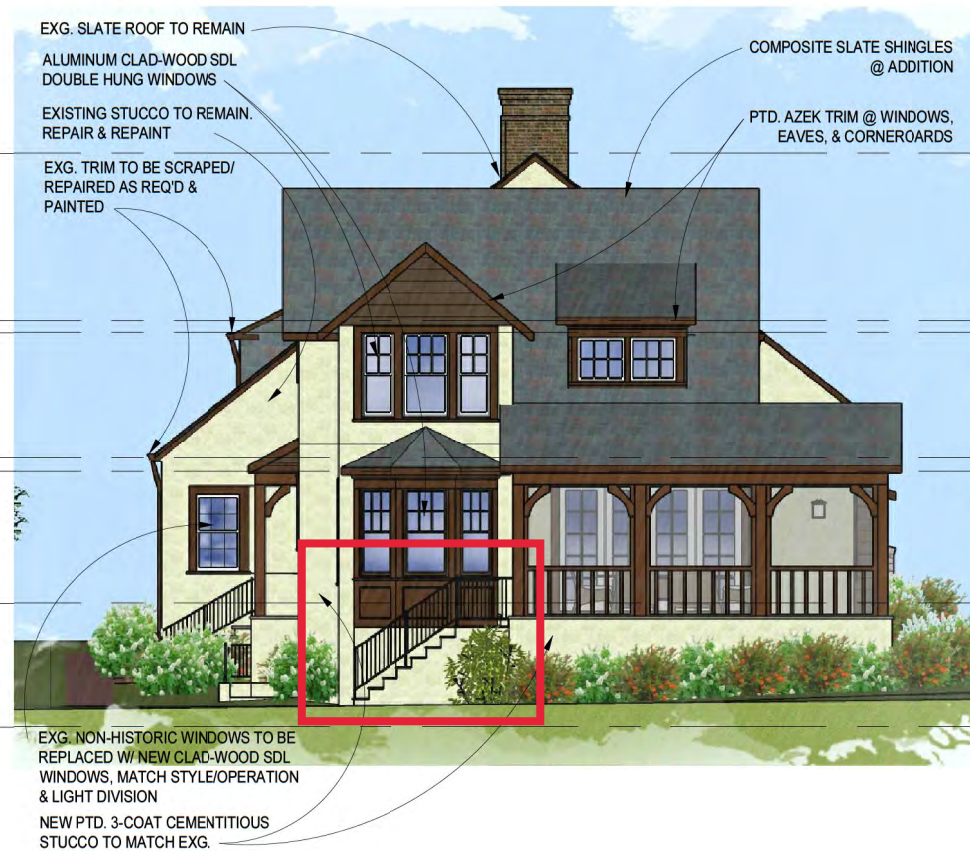
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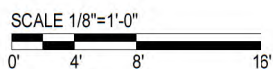
ANY EXG. TRIM THAT CANNOT BE
REPAIRED IS TO BE REPLACED IN-KIND



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



RANEY RESIDENCE

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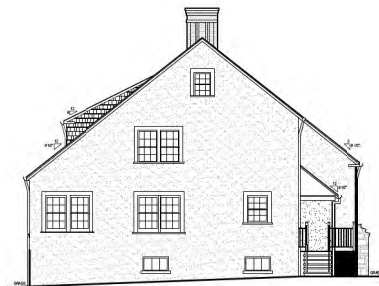
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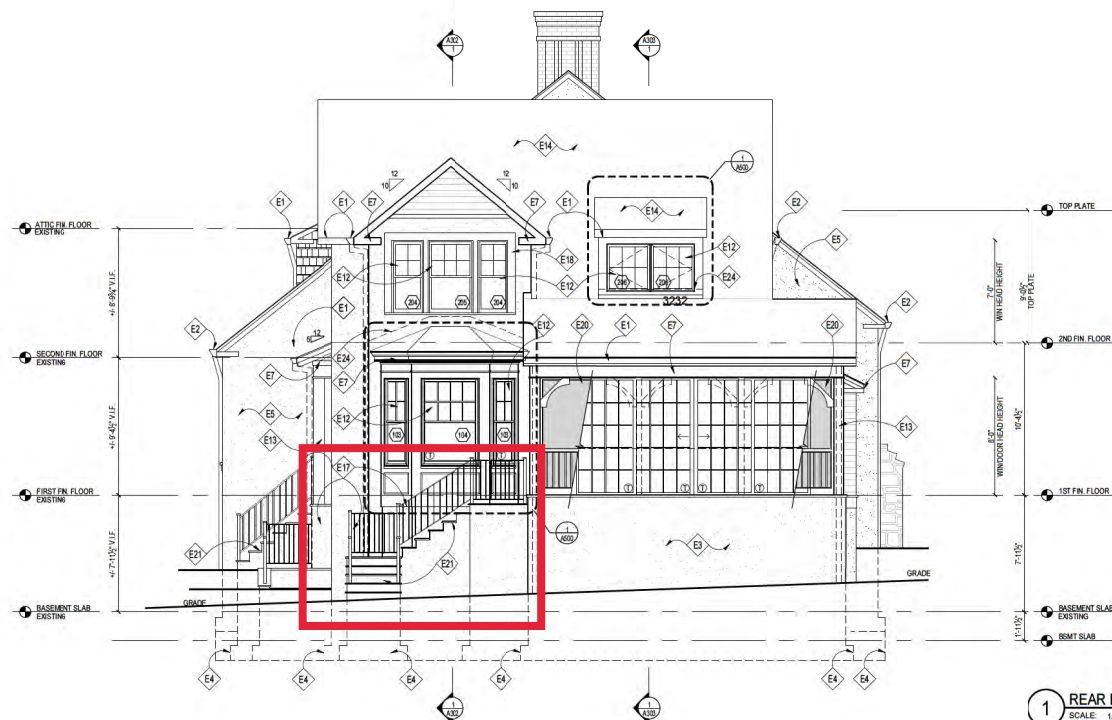
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107



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



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

ELEVATION NOTES

- E1 GUTTER & DOWNSPOUT, TO MATCH EXISTING. SEE ROOF PLAN, TYPICAL.
- E2 EXISTING GUTTERS & DOWNSPOUTS TO BE REPLACED IN KIND.
- E3 PTD. 3-COAT CEMENTITIOUS STUCCO SIDING, MATCH EXG. TEXTURE/FINISH.
- E4 APPROX. LINE OF PROPOSED FOUNDATION/FOOTINGS BELOW. SEE FOUNDATION PLAN FOR ADDITIONAL INFO.
- E5 EXISTING STUCCO SIDING FINISH.
- E6 PTD. 1X BORAL PLASTER TRIM TO MATCH EXG. COLUMN PROFILES.
- E7 PTD. BORAL EAVE/CORNER TRIM TO MATCH EXISTING. SEE DETAILS.
- E8 PTD. BORAL RAKE TRIM TO MATCH EXISTING. SEE DETAILS.
- E9 EXISTING PTD. BORAL EAVE/CORNER TRIM, SCRAPE, PAINT, REPAIR AS NEEDED.
- E10 PTD. HARDIE PLANK LAP SIDING, 12" REVEAL.
- E11 EXISTING SLATE ROOFING TO REMAIN.
- E12 NEW DOORS & WINDOWS AS SCHEDULED.
- E13 PTD. 10" SQUARE HBMG PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL.
- E14 NEW SYNTHETIC SLATE ROOFING TO MATCH EXISTING. SEE ROOF PLAN SHEET A104 FOR ADDITIONAL INFO.
- E15
- E16 STANDING SEAM METAL ROOF, T.B.S.
- E17 RAL SYSTEM T.B.S. FOLLOWWIRC, 2018.
- E18 PTD. 5/4X WINDOW/DOOR TRIM, TYP., SEE DETAIL 19A500.
- E19
- E20 SCREENING SYSTEM, TBS.
- E21 STAIRS TO GRADE, F.V. RISE AND RUN: STUCCO RISERS AND TREADS, 2A500.
- E22 PTD. 10" SQUARE HBMG PERMACAST COLUMN/PLASTER CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL.
- E23 CONDENSED ALUM. FLASHING & COUNTER FLASHING @ ALL VERTICAL TRANSITIONS, TYP. EXTEND MIN. 1" BEHIND SIDING.
- E24 METAL FLASHING/HEMMED EDGE SET IN BED OF ELASTOMERIC SEALANT, SEE DETAIL 10A500.
- E25
- E26 DASHED LINE INDICATES STEPPED FOOTING BEYOND. SEE FOUNDATION PLAN, EXTEND FOOTERS DOWN TO SUITABLE SOILS.

NOTE:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD.
2. EXISTING HOUSE TO BE PAINTED.
3. (T) = TEMPERED GLASS.

GENERAL NOTES

FOR ENTIRE HOUSE:

1. INVESTIGATE & REPLICATE/RESTORE EXISTING STUCCO CLADDING AND WOOD TRIM DETAILS AS NECESSARY. WOOD FIBERCEMENT TRIM DETAILS TO MATCH EXISTING DETAILS OR ADDITION.
2. ALL WOOD TRIM (CORNER/BOARDS, FRIEZE BOARDS, SOFFITS, WINDOW CASING, SKIRTS/BOARDS, APRONS, ETC.) TO BE WINDSOR ONE® OR APPROVED EQ. PRIME ALL END CUTS & INSTALL PER MANUFACTURERS INSTRUCTIONS.

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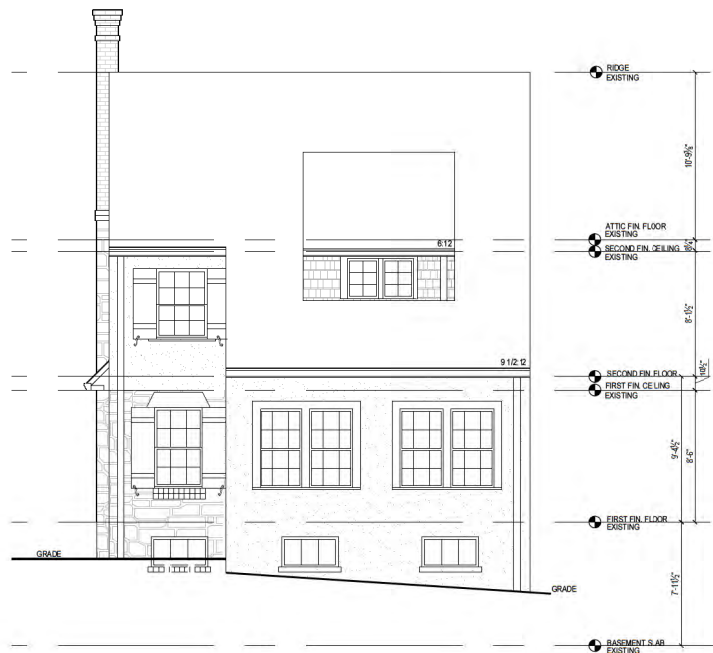
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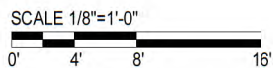
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EXISTING RIGHT ELEVATION



RANEY RESIDENCE

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NEW EGRESS WINDOW IN EXG.
DORMER. PROVIDE WELL IN ROOF TO
ACCOMMODATE LOWER SILL HT

EXG. NON-HISTORIC WINDOWS TO BE
REPLACED W/ NEW CLAD-WOOD SDL
WINDOWS. MATCH STYLE/OPERATION
& LIGHT DIVISION

EXISTING
BUILDING

NEW
ADDITION

ANY EXG. TRIM THAT CANNOT BE
REPAIRED IS TO BE REPLACED IN-KIND

STANDING SEAM MTL. ROOF @
HYPHEN

COMPOSITE SLATE SHINGLES
@ ADDITION

PTD. AZEK TRIM @ WINDOWS,
EAVES, & CORNERBOARDS

ALUMINUM CLAD-WOOD SDL
DOUBLE HUNG WINDOWS

EXG. SLATE ROOF TO REMAIN
EXISTING STUCCO TO REMAIN.
REPAIR & REPAINT

EXG. TRIM TO BE
SCRAPED/REPAIRED AS REQ'D &
PAINTED

NEW 1/2" CEMENTitious
STUCCO TO MATCH EXG.

PTD. FIBERCEMENT LAP
SIDING, 6" REVEAL

PROPOSED RIGHT ELEVATION

PAGE 12

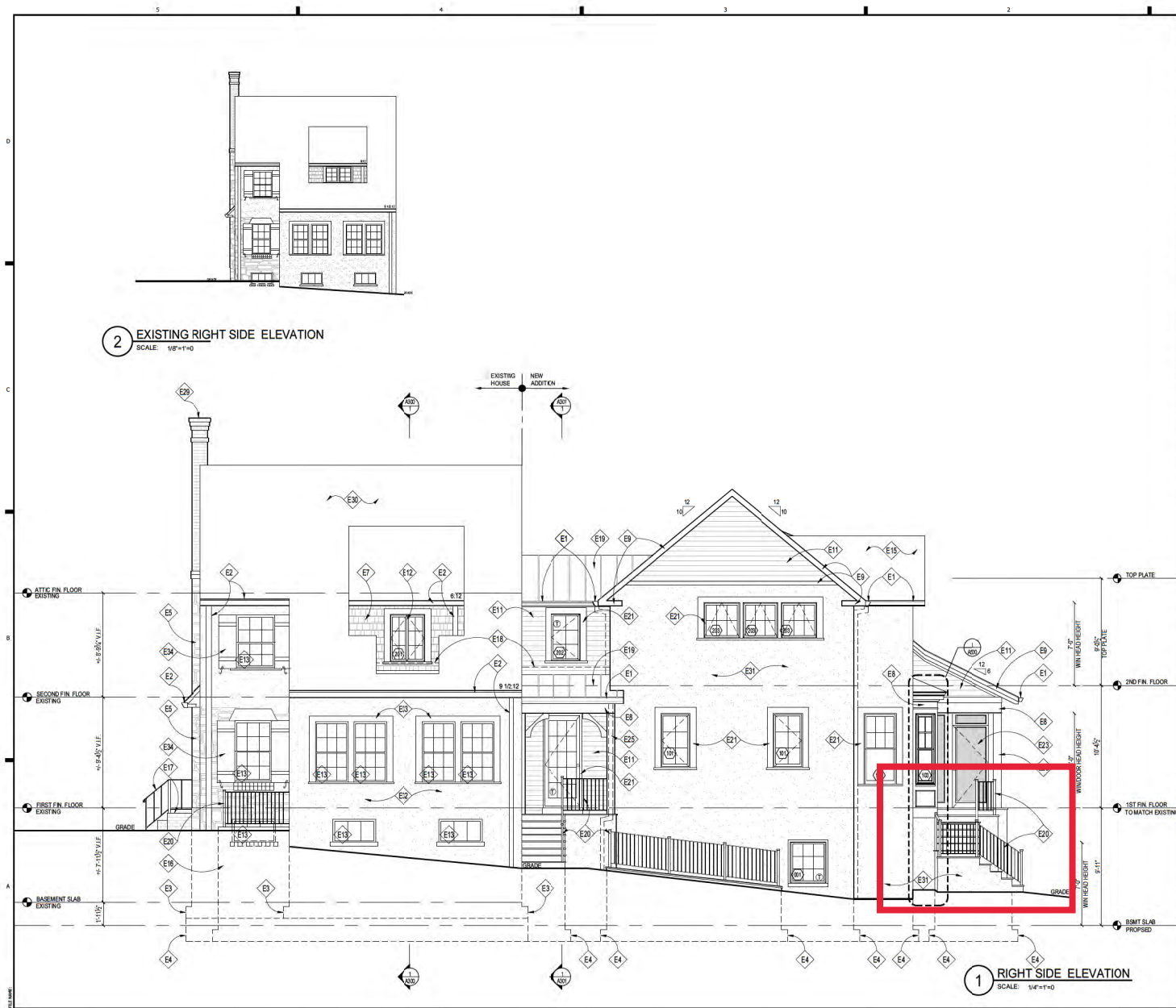
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ELEVATION NOTES

- E1> GUTTER & DOWNSPOUT, TO MATCH EXISTING. SEE ROOF PLAN, TYPICAL.
- E2> EXISTING GUTTERS & DOWNSPOUTS TO BE REPLACED IN HAND.
- E3> APPROX. LINE OF EXISTING FOUNDATION & FOOTINGS BELOW. VERIFY IN FIELD.
- E4> APPROX. LINE OF PROPOSED FOUNDATION/FOOTINGS BELOW. SEE FOUNDATION PLAN FOR ADDITIONAL INFO.
- E5> EXISTING STONE VENEER, REPAIR & REFINISH AS REQ.
- E6> PTD. 1X BORAL PILASTER TRIM TO MATCH EXG. COLUMN PROFILES.
- E7> PTD. BORAL TRIM ON DORMER, SEE DETAIL 3A400.
- E8> PTD. BORAL EAVE/CORNER TRIM TO MATCH EXISTING, SEE DETAILS.
- E9> PTD. BORAL RAKE TRIM TO MATCH EXISTING, SEE DETAILS.
- EXISTING PTD. WD RAKE TRIM, SCRAPE, PAINT, REPAIR AS NEEDED.
- E11> PTD. HARDIE PLANK LAP SIDING, IF REVEAL.
- E12> NEW GLAD WOOD SID. WINDOW TO REPLACE EXISTING, MATCH STYLE/OPERATION AND LIGHT DIVISION. REPLACEMENT WINDOW TO FOLLOW IRC 2018 3102.5.
- E13> NEW DOORS & WINDOWS AS SCHEDULED.
- PTD. 5/4X4 BORAL CORNERBOARD.
- E15> NEW SYNTHETIC SLATE ROOFING TO MATCH EXISTING, SEE ROOF PLAN SHEET A104 FOR ADDITIONAL INFO.
- E16> WINDOW WELL, SEE DETAIL 1A501.
- E17> EXISTING PORCH COLUMNS, RAILING, DECKING & TRIM TO REMAIN. PATCH/REPAIR, SCRAPE, SAND AND REPAINT AS REQUIRED.
- PROVIDE NEW CONCEALED ALUMINUM FLASHING @ ALL EXG. VERT. TRANSITIONS. PROVIDE IF MISSING & EXTEND VERT. TRANSITIONS, EXTEND IF MIN. BEHIND SIDING, TYP.
- E18> STANDING SEAM METAL ROOF, T.B.S.
- E20> RAIL SYSTEM, T.B.S. FOLLOW IRC, 2018.
- E21> PTD. 5/4X BORAL WINDOW/DOOR TRIM, TYP. SEE DETAILS, 15A000.
- PTD. BORAL TRIM, SEE GENERAL NOTES, THIS SHEET & 3A401.
- E23> SCREENING SYSTEM, TBS.
- METAL FLASHING/NEWMED EDGE SET IN BED OF ELASTOMERIC SEALANT, SEE DETAIL 15A00.
- E25> PTD. 1/2" SQUARE HBWG PERMACAST COLUMN CUT FROM 9-2" STOCK W/ TUSCAN BASE AND CAPITAL.
- CONCEALED ALUM. FLASHING & COUNTER FLASHING @ ALL VERTICAL TRANSITIONS, TYP. EXTEND MIN. 1" BEHIND SIDING.
- REUSE SALVAGED SLATE ROOFING AT DORMERS.
- DASHED LINE INDICATES STEPPED FOOTING/BEYOND. SEE FOUNDATION PLAN. EXTEND FOOTERS DOWN TO SUITABLE SOILS.
- E29> EXISTING MASONRY CHIMNEY TO REMAIN, PATCH/REPAIR AS REQ'D.
- E30> EXISTING ROOFING TO REMAIN, PATCH AND REPAIR AS NECESSARY.
- E31> PTD. 3-COAT CEMENTITIOUS STUCCO SIDING, MATCH EXG. TEXTURE/FINISH.
- E32> EXG. STUCCO SIDING.
- E33> EXG. WOOD TRIM.
- E34> EXISTING WINDOW SHUTTERS TO REMAIN.

NOTE:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD.
2. EXISTING HOUSE TO BE PAINTED.
3. (T) = TEMPERED GLASS.

GENERAL NOTES

FOR ENTIRE HOUSE:

1. INVESTIGATE & REPLICATES/RESTORE EXISTING STUCCO CLADDING AND WOOD TRIM DETAILS AS NECESSARY. WOOD FIBERGLASS TRIM DETAILS TO MATCH EXISTING DETAILS ON ADDITION.
2. ALL WOOD TRIM (CORNERBOARDS, FREEZE BOARDS, SOFFITS, WINDOW CASING, SHUTTERBOARDS, APPLINGS, ETC.) TO BE WINDOW-ONLY OR APPROVED EQ. PRIME ALL END CUTS & INSTALL PER MANUFACTURERS INSTRUCTIONS.

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Issue Description Date

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Checked By GTM

Drawn By LEO/ASN

Scale AS NOTED

Sheet Title

RIGHT SIDE
ELEVATION

Sheet No.
A201

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