

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Brookeville Rd., Chevy Chase	Meeting Date:	3/11/2026
Resource:	Individually Listed Master Plan Site Simpson Family House (35/72)	Report Date:	3/4/2026
Applicant:	Paul and Brandy Carlson Matt McDonald, Architect	Public Notice:	2/25/20206
Review:	HAWP	Staff:	Dan Bruechert
Permit Number:	1140619	Tax Credit:	n/a
Proposal:	Partial demolition, construction of new one-story rear addition and screened porch		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application with final approval authority delegated to Staff;

1. The screened in porch decking and stairs must be constructed out of wood. Revised plans need to be submitted to Staff for review before the issuance of the final HAWP approval documents.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: *Individually Listed Master Plan Site: Simpson Family House (35/72)*
STYLE: Queen Anne/Colonial Revival
DATE: 1905

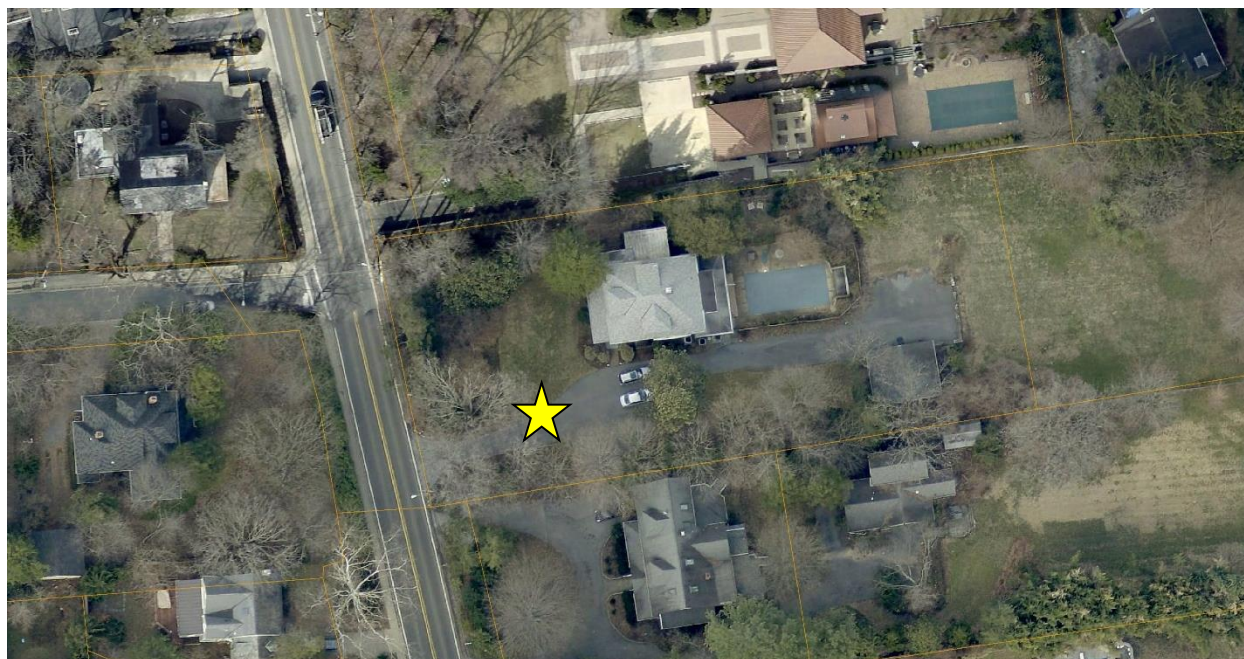


Figure 1: The Simpson House was constructed on a 3.2-acre site that has been subdivided over the years.

From the *1999 Chevy Chase Individual Sites – Amendment to the Approved and Adopted Master Plan for Historic Preservation*:

“The subject property is one of 20 individual sites located in Chevy Chase Section 3, Section 5, and in the vicinity of Martin’s Additions.

The Simpson Family House was built by and inhabited by a prominent local family of carpenter-builders. The property served as the headquarters for the Simpson-Troth building consortium which built many houses in the Chevy Chase area. In 1905, John Simpson, Jr. purchased the 3.2 acre lot from No Gain’s Griffith family and constructed the house. After his death in 1919, his brother Frank moved to the house from his Williams Lane residence. Frank and John, Jr. and their seven siblings had grown up in the area, on Jones Mill Road, and were strongly influenced by their family’s close knit relationship and by their father’s occupation as a builder. Many of them either worked or had spouses or children in the construction business, and their extended families worked together.

The Simpson Family House represents the manufacturing business which once took place on the property. The center of the construction business, the land was once dotted with barns and outbuildings for milling, woodworking, and warehousing.

The Simpson Family House is an outstanding, well-preserved example of an American Foursquare house, characterized by its two-story cubic shape, low pyramidal roof, hipped dormers and full width porch. This example is particularly noteworthy for its refined details including slender paired porch columns set on brick piers, substantial hip roofed dormers with battered walls, Union Jack sash windows, and side bay window with roof balustrade.”

BACKGROUND

The HPC held a Preliminary Consultation on January 21, 2026 to evaluate a proposed partial demolition and addition to the 2021 rear addition. Commissioners were generally supportive of the proposal, but were divided about the appropriateness of the 4’ (four foot) projection of the proposed family room addition. Commissioners had several questions about the proposed landscape and hardscape alterations, however, work to the landscape and hardscape are no longer part of this HAWP. The submitted HAWP is a slightly refined version of the design shown at the Preliminary Consultation.

The HPC approved a HAWP at the subject property on March 26, 2021 to demolish a non-historic rear addition, remove the existing swimming pool, and construct a new addition at the rear with a screened-in porch.

On January 6, 2021, the HPC held a Preliminary Consultation to evaluate the proposed design. Revisions included reducing the projection on the left elevation from 9’ (nine feet), which commissioners were divided about, to 2’ 4” (two feet, four inches), and eliminating the proposed porte-cochere.

PROPOSAL

The applicant proposes to demolish the existing screened-in porch, construct a one-story rear addition in its place, and construct a new screened-in porch to the rear.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code

Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*. The treatment of the porch flooring and stairs is also informed by the HPC’s Policy No. 24-01, ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING.

Montgomery County Code; Chapter 24A-8

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

Secretary of the Interior’s Standards for Rehabilitation:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction 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 two-story American Foursquare with a full width front porch. In 2021, the HPC approved a HAWP that included the demolition of a non-historic rear additions, filled in the swimming pool, and constructed an addition at the rear with a screened in porch (see *Figure 2*, below). Demolishing the existing garage and the construction of a new detached garage was also approved.



Figure 2: Existing right elevation showing the historic (left) and contemporary addition (right).

The applicant proposes to demolish the existing rear screened-in porch, construct a rear one-story addition, and construct a new screened in porch.

Partial Demolition

The existing screened-in porch was approved by the HPC in March 2021, is not historic, and touches the non-historic addition. Staff previously found demolition of this non-historic construction will not impact the historic character of the site and the HPC concurred with this finding at the Preliminary Consultation. Staff recommends approval of the partial demolition under 24A-8(b)(1) and (2) and *Standards #2 and 10*.

Rear Addition

At the rear of the addition, the applicant proposes to construct a new one-story rear addition. The addition will be approximately 18' x 30' (eighteen feet deep by thirty feet wide) and will project beyond the right wall plan by 4' (four feet). The addition will have a hipped roof and will match the trim, window, and door details from the 2021 approval. Materials for the proposed addition will match the 2021 addition including fiber cement siding, architectural shingles, clad windows, and a brick foundation.

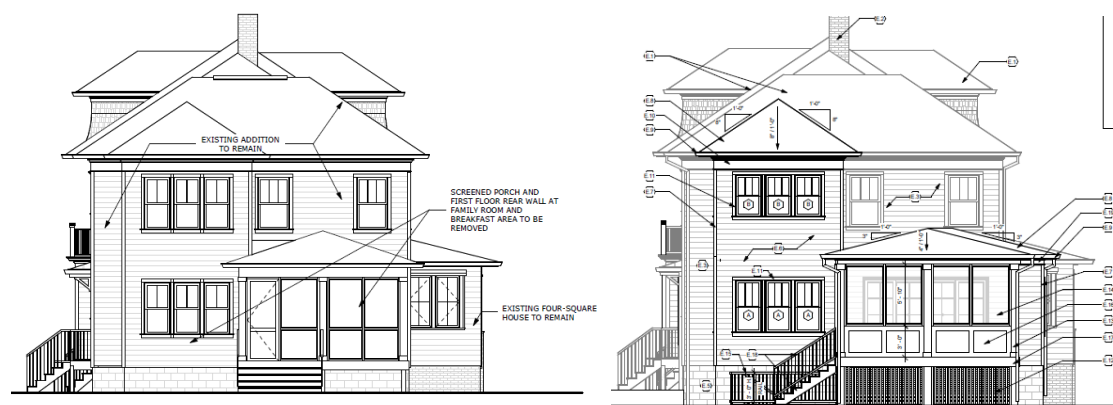


Figure 3: Approved 2021 rear elevation (left) and proposed revision (right).

Staff finds the materials are appropriate, as they are consistent with what the HPC previously approved for new construction at the subject property several years ago.



Figure 5: The projecting bay, circled in yellow, will extend approximately 7' (seven feet) further to the rear.



Figure 6: Bird's eye axonometric showing the rear of the subject house with the new construction highlighted.

Section#2

On the northern half of the rear addition (shown as #2), the applicant proposes to construct an addition in place of the historic screened in porch. This section of the addition is 17' 7 1/4" x 18' 6 1/4" (seventeen

feet, seven and one-quarter inches deep, by eighteen feet, six and one quarter inches wide) and has a hipped roof and multi-lite sash windows matching the others installed in the addition. Unlike the southern addition, which is inset from the wall planes, this section of the addition projects beyond the existing wall plane by 4' (four feet). Additions are typically required to be inset of the historic construction so that the historic massing is preserved and so the historic construction retains its primacy. The 2021 approved addition projects 2' 4" (two feet, four inches) beyond the wall plane of the historic. The HPC concurred with Staff's evaluation and recommendation as part of that HAWP that the projection would not impact the historic character for two reasons. First, a portion of the front porch had historically been enclosed to create an office. This space projects 8' 6" (eight feet, six inches) and obscures much of the northern elevation when viewed from Brookville Rd. (see *Fig. 7*, below) The second reason the HPC found the projection would not have a substantial impact on the character of the house was the design of the proposed hyphen. The hyphen was inset from the historic wall plane and designed to create a visual break to separate the historic from the new construction. Staff notes that several commissioners supported a larger 9' (nine foot) setback when the concept was originally presented to the HPC at the January 2021 Preliminary Consultation. The proposed addition will project an additional 4' (four feet) from the addition's north wall plane, meaning the north wall plane of the proposed addition projects 6' 7" (six feet, seven inches) from the historic wall plane. This wall will still be inset from the historic office enclosure at the front of the historic house by nearly 2' (two feet).



Figure 7: Perspective showing the left side of the house with the addition and existing screened-in porch visible to the rear.

At the Preliminary Consultation commissioners were divided about the appropriateness of the projection. Of the commissioners who provided comments, one thought the addition should not project at all, another commissioner recommended “shaving 1’ off” of the proposal, and a third commissioner found the proposed size and design were appropriate as presented.

As there was no clear consensus on this proposed addition, Staff returns to its previous analysis. As with the Preliminary Consultation, Staff finds that even though the addition projects beyond the historic wall

plane, it is appropriate for several reasons. First, the proposed addition is only one-story tall, which minimizes the impact of the addition's overall massing to the historic portion of the Simpson House (per *Standard #2* and 24A-8(b)(2)). Second, this section of the addition is more than 20' (twenty feet) to the rear of the historic rear wall plane. This amount of separation ensures the addition reads as distinct construction that is differentiated from the historic (per *Standards #2* and 9). Third, this section of the addition only touches new fabric, so it will not impact any of the historic materials at the Master Plan Site. Fourth, it will be feasible to demolish this portion of the addition in the future and return the house to its historic configuration (per *Standard #10*). A fifth reason is that with the HPC's feedback regarding the landscape concept, no additional construction will occur adjacent to this portion of the addition. Staff recommends the HPC approve this section of the addition under 24A-8(b)(2) and *Standards #2, 9, and 10*.

Section#3

The final portion under consideration is the proposed screened in porch (#3 in the floorplan shown in *Figure 4*). This will be constructed to the rear of the norther portion of the addition. The siding treatment of the porch has been changed so there is a solid wainscoting panel below, with framed screens in the upper portion. There is a solid framed panel in the middle of the north (left) elevation. The porch will be covered in a hipped roof, with wrapped columns and beams, and a new set of side-loading stairs. Both the porch decking and the stair treads are identified as "composite" in the submitted plans. The screened in porch measures 14' × 17' 6" (fourteen feet deep by seventeen feet, six inches wide) which is nearly identical to the size of the existing screened in porch. Staff finds the proposed screened-in porch will largely be obscured by the addition to its west (discussed above).

Staff additionally finds that the materials and design are consistent with the HPC's previously approved rear porch with one exception. The HPC's Adopted *Policy For The Appropriateness Of Substitute Materials For Porch And Deck Flooring* identifies the appropriate material for porches at Master Plan Sites as wood. Staff therefore, recommends the HPC add a condition to the approval of this HAWP that requires the material for the decking and tread to be wood. Staff notes that the HPC does not specify a species and that the surface treatment needs to be compatible with the species selected. Revised plans showing wood porch and stair treads will need to be submitted to Staff for review and approval before the final HAWP documents can be issued. With the recommended condition, Staff finds the proposed screened in porch (#3 in the above referenced floorplan) to be appropriate under 24A-8(b)(2) and *Standards #2, 9, and 10*.

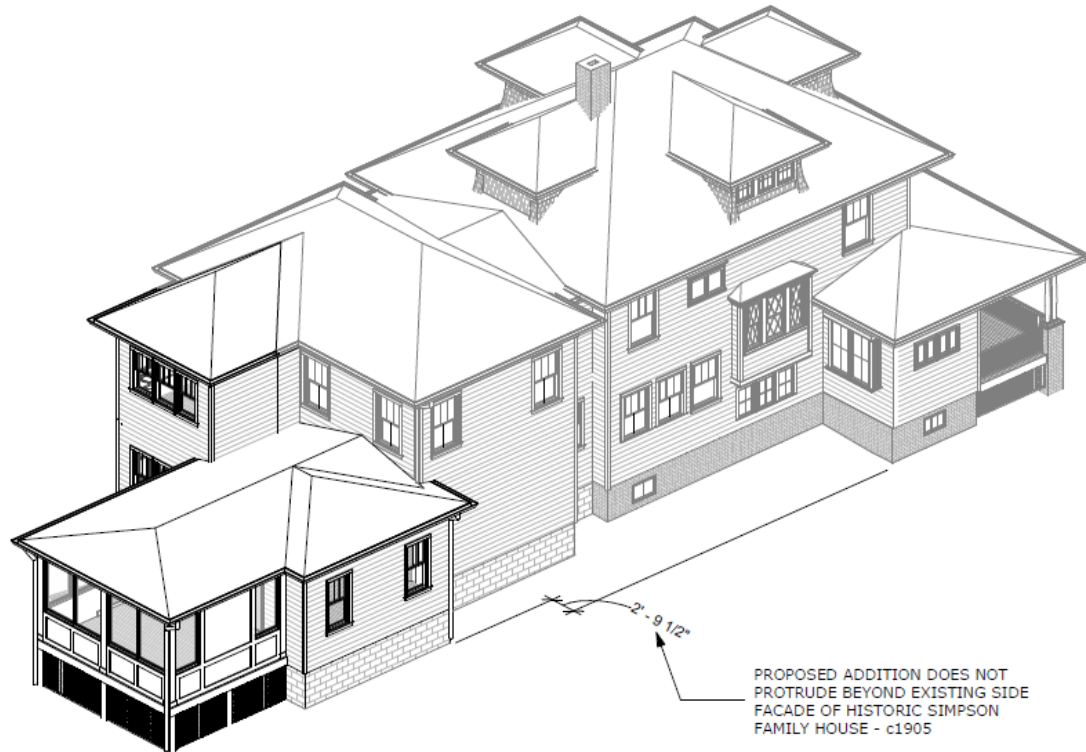


Figure 8: Bird's eye axonometric view from the northwest.

A previously stated in the Preliminary Consultation Staff Report, while Staff finds the overall impact of the proposed additions is appropriate under the requisite guidance. Staff finds that no additional construction could be accommodated at the subject property, beyond what is currently proposed, without detracting from the historic character of the site.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application with final approval authority delegated to Staff;

1. The screened in porch decking and stairs must be constructed out of wood. Revised plans need to be submitted to Staff for review before the issuance of the final HAWP approval documents; under the Criteria for Issuance in Chapter 24A-8(b)(2), and therefore will not substantially alter the exterior features of the historic resource and is compatible with the purposes of Chapter 24A;

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

and the ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING;

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.

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:

See Attached Sheet

Work Item 1: _____	
<p>Description of Current Condition:</p> <p>First floor breakfast bay, family room and screened porch at rear facade built during 2021 addition. These areas of the home do not touch the Historic Simpson House structure.</p>	<p>Proposed Work:</p> <p>Remove rear wall at breakfast bay, primary bath and family room. Remove existing screened porch as part of scope of work. Add basement areaway steps.</p>

Work Item 2: _____	
<p>Description of Current Condition:</p> <p>N/A</p>	<p>Proposed Work:</p> <p>The proposed 1-story addition will create additional space in the family room. Because the addition is in the location of the removed screened porch, a new screened porch is proposed at the rear of the one-story addition. The proposed two-story addition will extend the existing breakfast area and relocate the primary bath for a closet expansion on the second floor.</p>

Work Item 3: _____	
<p>Description of Current Condition:</p>	<p>Proposed Work:</p>

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

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

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

The site, located at 7315 Brookville Road and referred to as the Simpson Family House, is a property listed on the Maryland Historical Trust. Built c1905 on the east side of Brookville Road in Chevy Chase by a local carpenter/builder John Simpson. The main structure is a 2-1/2 story American Four-square house set back from the road on a large wooded lot. Designed in Colonial Revival style with craftsman details on a wood frame structure with weatherboard walls. The typical window type is 3/1 Double hung. The roof is hipped with wide overhanging eaves and clad with asphalt shingles. The hipped roof has three hipped dormers with small square casement windows with cross panes. A three-bay porch with a hipped roof extends across the front facade. It is supported by paired attenuated Doric columns on brick piers with spindle railings between.

There is an existing two-story rear addition that was permitted/built in 2021. The addition was a wood frame structure with weatherboard siding and corner trim. The detailing/trim is similar to the existing four-square structure and has 3/1 double hung windows of similar size and proportion. The roofs are hipped with wide overhanging eaves and clad with asphalt shingle. The old and the new structures are differentiated by an off set at the right and left elevations of the addition. This allows the existing four-square structure and its hipped roof to be visually separate from the rear addition. The hipped roofs over the rear addition are also lower in elevation than the hipped roof of the historic structure. The rear addition includes a one-story screened porch. The site is mostly flat with a slight slope towards the rear. The North side of the property is heavily vegetated blocking clear views of the left elevation.

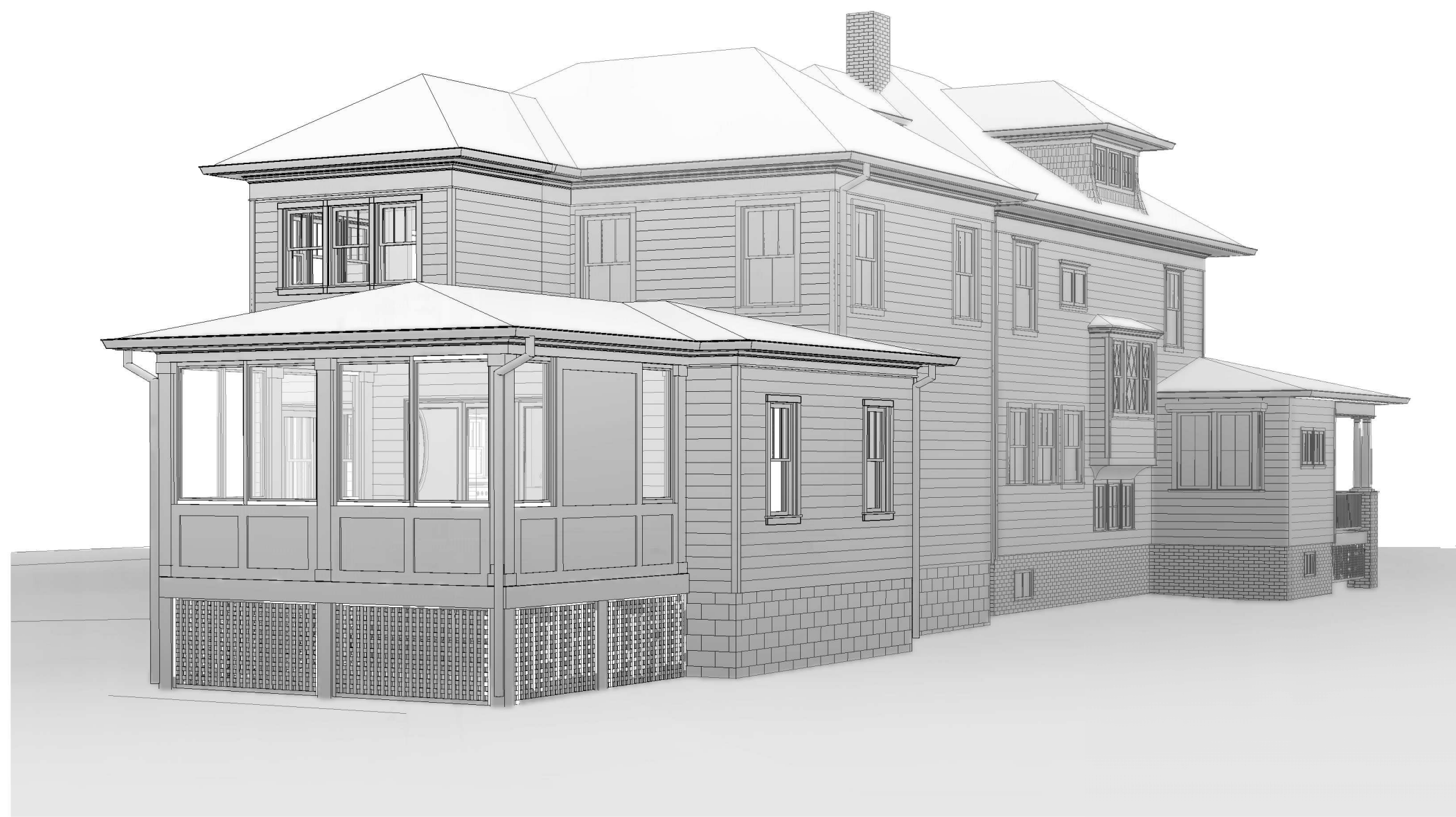
Description of Work Proposed: Please give an overview of the work to be undertaken:

The proposed project will remove the existing screened porch at the rear facade and part of the rear breakfast bay on the first floor and primary bath bay on the second floor.

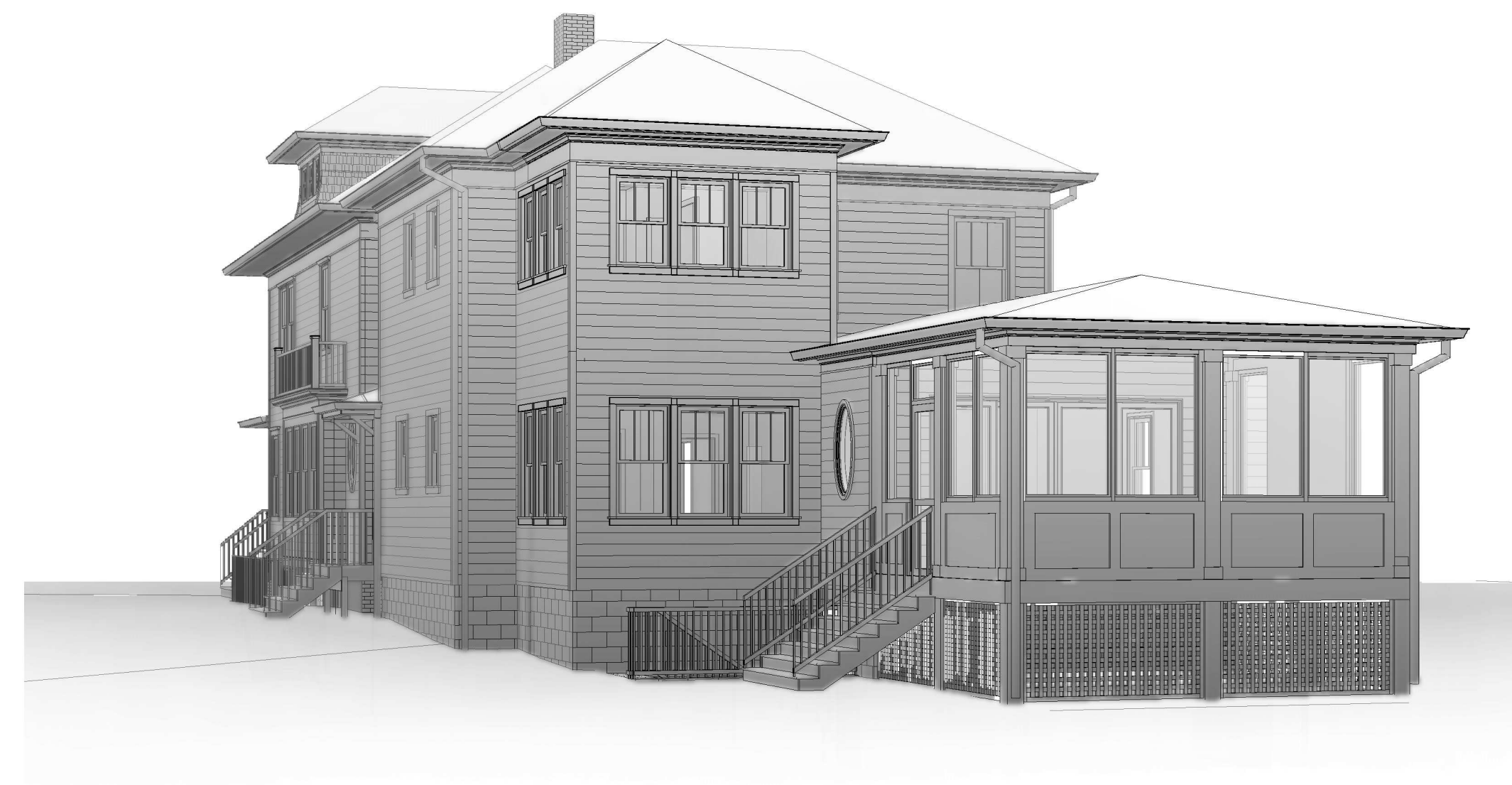
We are proposing a two-story addition that extends the breakfast area and primary bath. There will be a one-story addition to expand the family room and place a new screened porch at the rear of the one-story addition.

To protect the historic integrity of the project the proposed addition will be compatible with the massing, scale and Architectural features of the existing house. The proposed addition will be a wood frame structure with weatherboard siding and corner trim. The detailing/trim will be similar to the existing four-square structure and will have 3/1 double hung windows of similar size and proportion. The roofs will be hipped with wide overhanging eaves and clad with asphalt shingles. This addition will not touch the original Simpson House structure, but will connect to the 2021 addition at the rear. We propose having the one-story addition protrude out on the left facade from the existing addition to create a wall plane change. This wall plane change will create articulation in the facade and roof line that we believe is compatible and in keeping with the massing, style and scale of the existing home. Without this articulation, the wall plane length of this wall would be over 50 feet long. Architecturally, it's appropriate to break this wall plane to be more in line with the styling of the existing house. The addition will be minimally visible from the street and does not protrude past the existing Simpson House front facade.

We propose differentiating the old and the new with the wall plane change on the left elevation of the one-story addition so that the existing 2-story rear addition is visually separate from the proposed one-story addition. The existing two-story bay at the rear of the house already is inset from the main mass. The expansion of the rear bay at the breakfast area and primary bath will extend from the existing walls and will not modify the existing inset relationship to the main house mass.



2 Rear - Perspective View 2

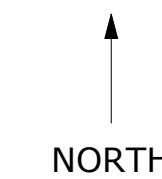
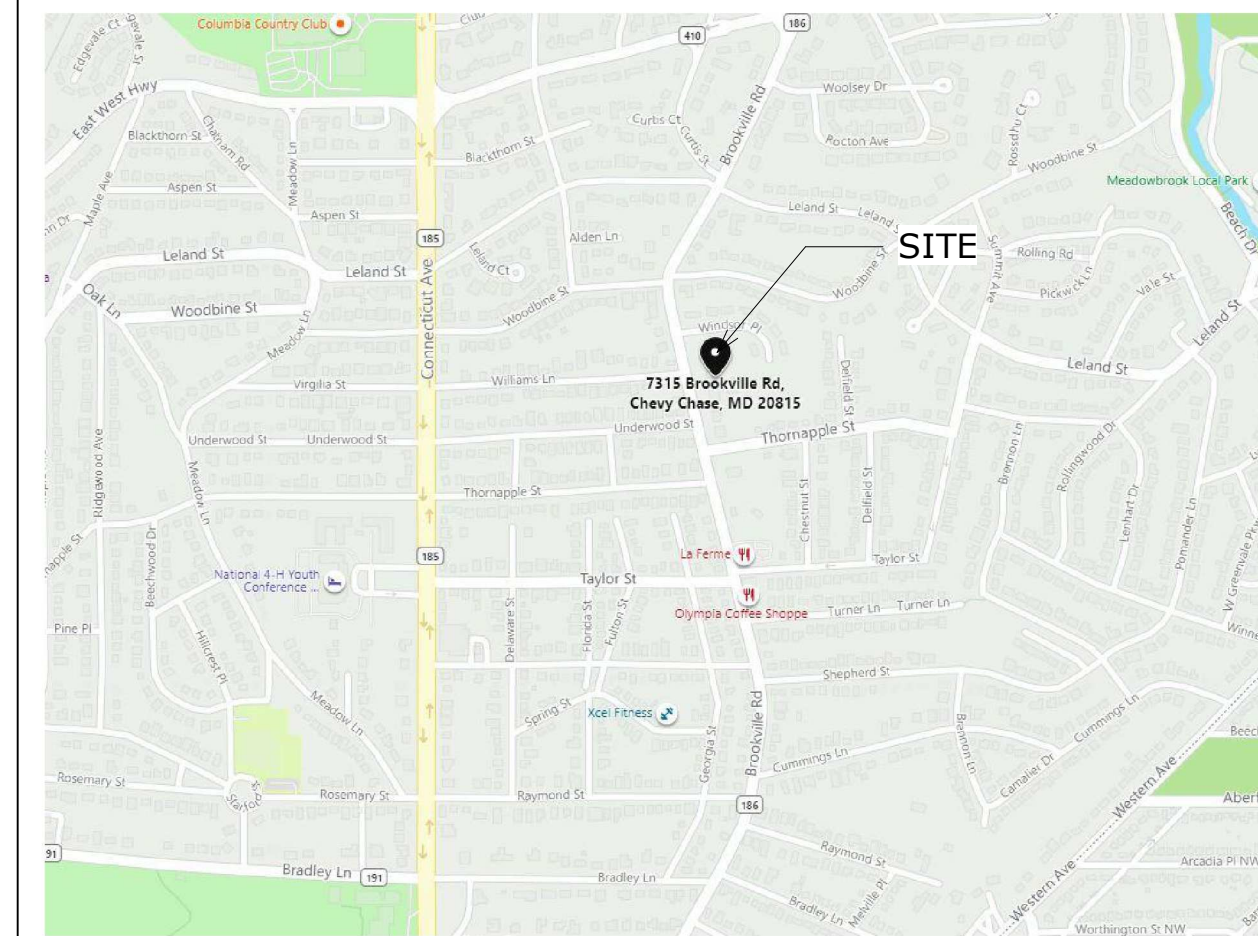


1 Rear - Perspective View

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES, REGULATIONS & ORDINANCES.
2. ALL WORK SHALL BE COMPLETED BY EXPERIENCED TRADESMEN.
3. ANY INCONSISTENCIES FOUND BETWEEN THE DRAWINGS AND EXISTING CONDITIONS OR BETWEEN THE DRAWINGS THEMSELVES SHALL BE REPORTED TO THE ARCHITECT. ANY WORK DONE WITHOUT NOTIFICATION OF THE ARCHITECT WILL BE AT THE CONTRACTOR'S RISK AND EXPENSE.
4. WHEN MULTIPLE SPECIFICATIONS ARE GIVEN, CONTRACTOR SHOULD ASSUME MORE EXPENSIVE OPTION FOR PRICING PURPOSES AND NOTIFY ARCHITECT.
5. ANY SUBSTITUTIONS IN MATERIALS, FINISHES OR FIXTURES FROM THE SPECIFICATIONS OF THE DRAWINGS SHALL BE SUBMITTED IN WRITING DURING THE BID PROCESS FOR OWNER AND ARCHITECT APPROVAL.
6. DRAWINGS ARE TO BE READ AND NEVER SCALED.
7. PROTECT ALL JOBSITE CONDITIONS NOT SPECIFICALLY AFFECTED BY THE WORK.
8. THE CONTRACTOR SHALL MAINTAIN THE JOBSITE FREE AND CLEAR OF TRASH & DEBRIS.
9. ALL METAL FLASHING INSTALLATIONS PER SMACNA.
10. FOLLOW INDUSTRY GUIDELINES & REGULATIONS FOR SELECTION, APPLICATION AND INSTALLATION OF EACH MATERIAL.
11. ONE YEAR WARRANTY SHALL BEGIN AT SUBSTANTIAL COMPLETION.
12. FIELD VERIFY ALL DIMENSIONS BEFORE BEGINNING THE WORK.
13. THE CONTRACTORS SHALL BE REQUIRED TO MAKE PROPER AND COMPLETE WORK WHICH IS SHOWN SINGLE OR PARTIALLY INDICATED TO AVOID NEEDLESS REPETITION FOR THE SAKE OF BREVITY AND FOR REASONS OF CLARITY.
14. CONTRACTORS SHALL FURNISH AND INSTALL ALL WORK AND MATERIALS AS MAY BE PROPER AND SUITABLE PREPARATION BASIS, SUPPORT OR FINISH FOR THE WORK WHICH IS SHOWN ON THE DRAWINGS WHETHER OR NOT THE SAME IS SPECIFICALLY MENTIONED.

LOCATION MAP



SCOPE OF WORK

- BASEMENT:**
- CONDITIONED STORAGE BELOW REAR ADDITION
- MAIN LEVEL:**
- REAR ADDITION TO EXTEND FAMILY ROOM (337 S.F.) AND BREAKFAST AREA (90 S.F.)
- NEW SCREENED PORCH OFF REAR FACADE OF FAMILY ROOM (245 S.F.)
- SECOND LEVEL:**
- REAR ADDITION AT PRIMARY BATH (90 S.F.). RENOVATE/RELOCATE PRIMARY BATH
- ENLARGE EXISTING WALK IN CLOSET.

DRAWING LIST

SHEET TITLE	SHEET NUM.
Cover Sheet	A000
Site Plan	A001
Schedules	A002
Existing and Demolition Plans	A100
Existing and Demolition Plans	A101
Existing and Demolition Plans	A102
Existing and Demolition Plans	A103
Existing Elevations	A110
Existing Elevations	A111
Proposed Plans	A200
Proposed Plans	A201
Proposed Plans	A202
Proposed Plans	A203
Elevations	A300
Elevations	A301
Exterior Views	A310
Existing Photos	A400

CONTACT INFORMATION

OWNER:

PAUL CARLSON
7315 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ARCHITECT:

MCD STUDIO, LLC
4948 ST. ELMO AVENUE, SUITE 304
BETHESDA, MD 20814
CONTACT: MATT MCDONALD
PHONE: 301-215-7277

APPLICABLE CODES

- IRC 2021 W/ LOCAL AMENDMENTS
- NFPA-101 / 2021 W/ LOCAL AMENDMENTS
- NFPA NATIONAL ELECTRICAL CODE / 2017 W/ LOCAL AMENDMENTS
- INTERNATIONAL MECHANICAL CODE / 2021 W/ LOCAL AMENDMENTS
- INTERNATIONAL PLUMBING CODE / 2021 W/ LOCAL AMENDMENTS
- IECC 2021 W/ LOCAL AMENDMENTS

SQUARE FOOTAGE

(PER SQUARE FOOTAGE -METHOD FOR CALCULATING: ANSI Z765-2003)

STATEMENT OF FINISHED SQUARE FOOTAGE:
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

<u>EXISTING</u>		<u>PROPOSED</u>	
782.5	BASEMENT FLOOR (FINISHED)	782.5	BASEMENT FLOOR (FINISHED)
1878 S.F.	FIRST FLOOR	2305 S.F.	FIRST FLOOR
1764.5 S.F.	SECOND FLOOR	1854.5 S.F.	SECOND FLOOR
491 S.F.	THIRD FLOOR	491 S.F.	THIRD FLOOR
4,916 S.F.	TOTAL FINISHED AREA	5,433 S.F.	TOTAL FINISHED AREA
304 S.F.	BASEMENT (UNFINISHED)	304 S.F.	BASEMENT (UNFINISHED)
		337 S.F.	BASEMENT STORAGE (UNFINISHED)
		245 S.F.	SCREENED PORCH

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P: (301) 215-7277
www.mcdstudio.com

7315 Brookville
7315 Brookville Road
Chevy Chase, MD 20815

Project Number: 25-050
Client Name: Paul Carlson

Project Status:
 As Built Conditions
 Preliminary Design
 Design Development
 Permit Submission
 Construction Documents
 Construction Administration
 Other

Drawing Issue Date: 02-18-2026

Client Approval:
Signature: _____
Date: _____

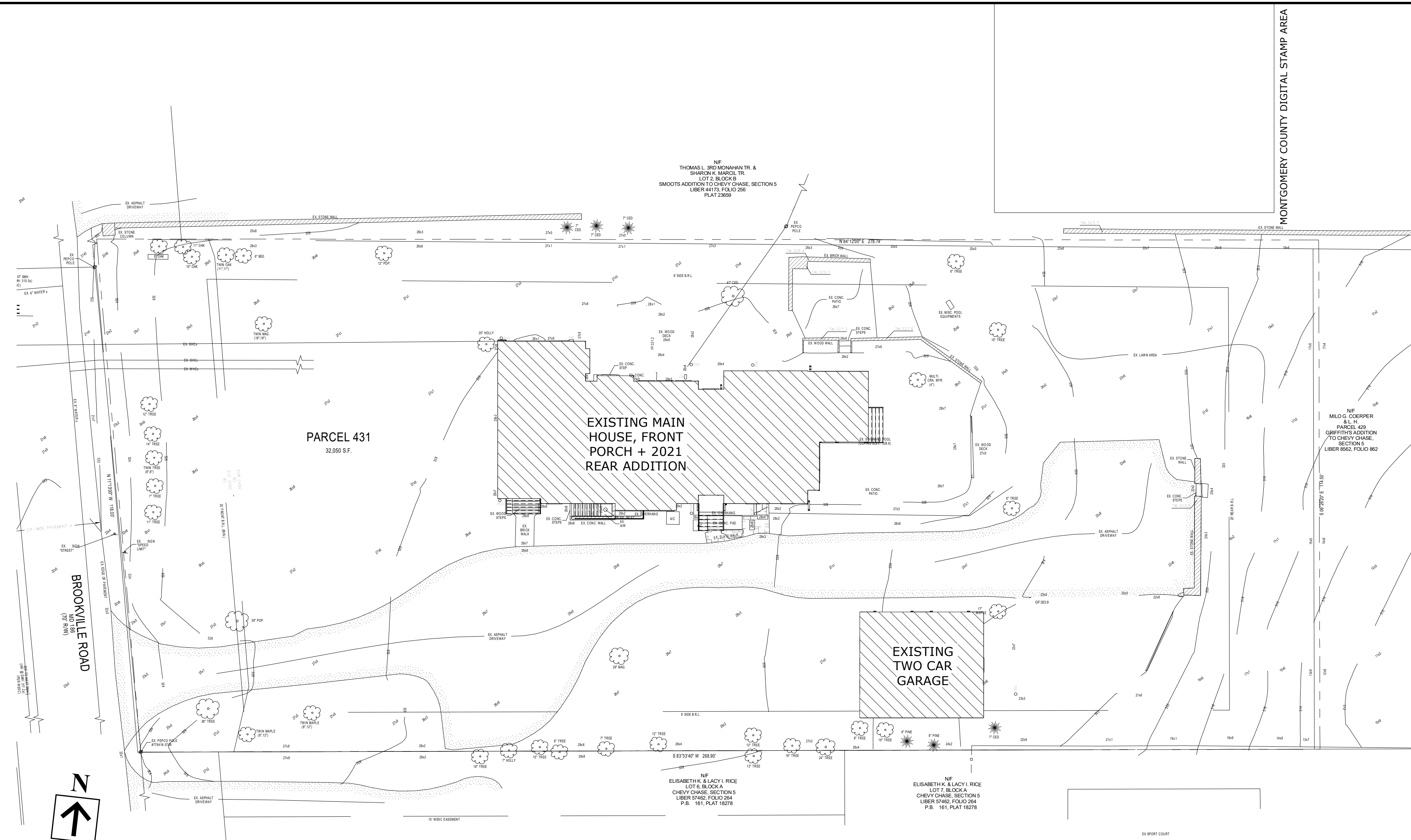
Revision Schedule		
No.	Description	Date

Drawn by: AP
Checked by: MM
Scale: 1/4" = 1'-0"
Sheet Name:

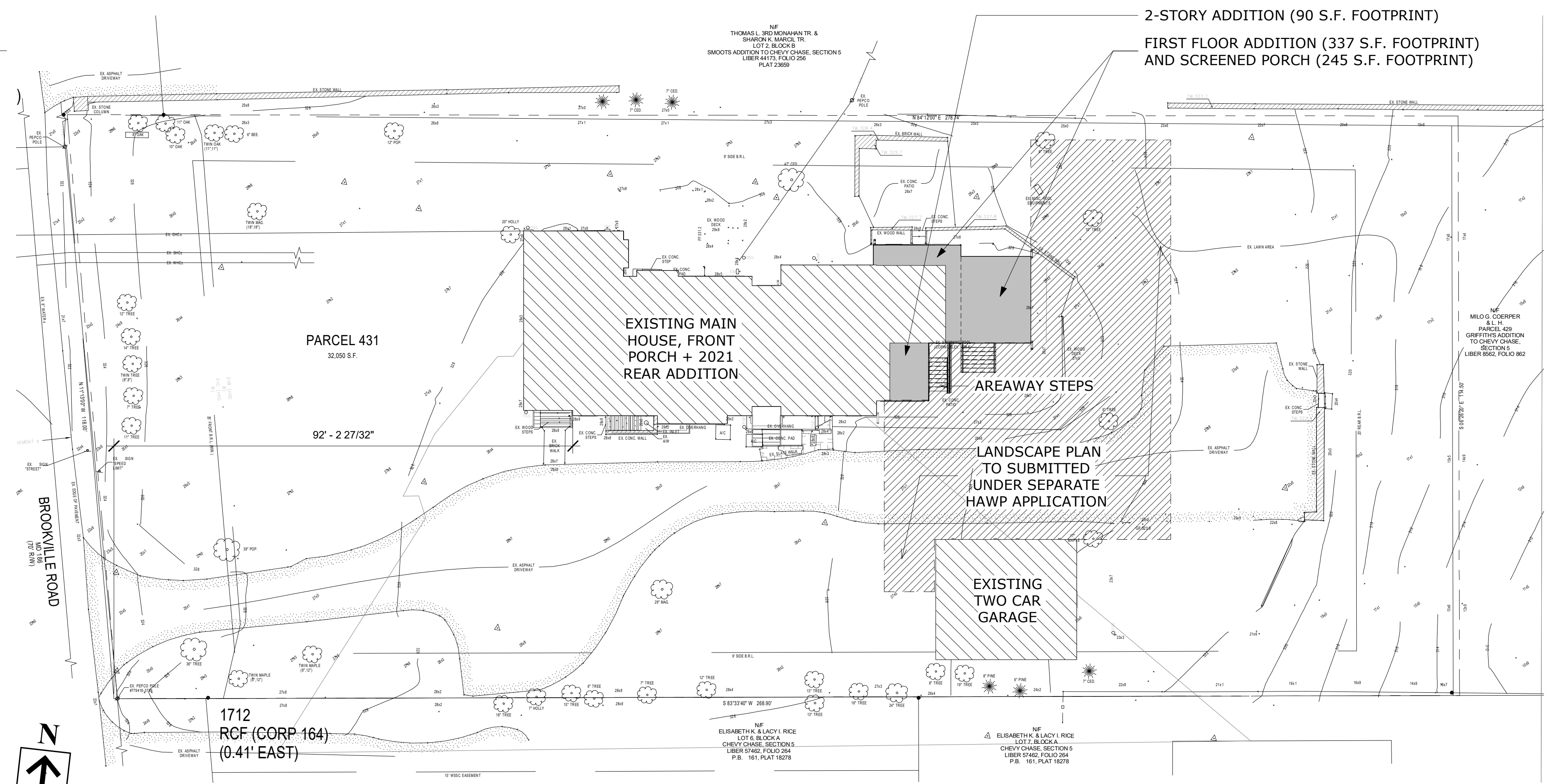
Cover Sheet

Sheet Number:

A000



1 Existing Site Plan
1/16" = 1'-0"



2 Proposed Site Plan
1/16" = 1'-0"

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7315 Brookville

7315 Brookville Road
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Project Number: 25-050
Client Name: Paul Carlson
Project Status:
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 Design Development
 Permit Submission
 Construction Documents
 Construction Administration
 Pricing

Drawing Issue Date: 02-18-2026

Client Approval:
Signature: _____
Date: _____

Revision Schedule		
No.	Description	Date

Drawn by: AP
Checked by: MCD
Scale: 1/16" = 1'-0"
Sheet Name:

Site Plan

Sheet Number:
A001



MONTGOMERY COUNTY DIGITAL STAMP AREA

New Door Schedule				
Door Number	Width	Height	Description	Comments
001	3' - 0"	6' - 8"	EXTERIOR DOOR	
101	11' - 9"	7' - 2"	EXTERIOR 4 PANEL SLIDER	
201	2' - 4"	6' - 8"	INTERIOR DOOR	
202	2' - 0"	6' - 8"	INTERIOR DOOR	
203	2' - 0"	6' - 8"	INTERIOR DOOR	
204	2' - 4"	6' - 8"	INTERIOR DOOR	
Total: 6				

- DOOR SCHEDULE NOTES**
- DOORS WITH GLAZING ARE TO BE MINIMUM DOUBLE PANE INSULATED GLASS, LOW-E, ENERGY EFFICIENT WINDOWS; MAX. U-FACTOR = 0.30; MAX. SHGC = 0.40.
 - GLASS DOORS, SIDE GLASS PANELS, TUB AND SHOWER ENCLOSURES AND OTHER GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZED PER CURRENT BUILDING CODES.
 - DOOR STYLE TBD BY OWNER
 - DOOR HARDWARE TBD BY OWNER

Window Schedule					
Type Mark	Count	Rough Opening		Description	Comments
		Width	Height		
A	8	2' - 6"	5' - 0"	DOUBLE HUNG	
B	6	2' - 6"	4' - 0"	DOUBLE HUNG	
C	1	2' - 0"	4' - 0"	OVVAL FIXED	
Total: 15					

- GENERAL WINDOW NOTES**
- GIVEN WINDOW SIZES SHOWN ARE GENERAL SIZES, MATCH BUILT OPENINGS TO SELECTED MANUFACTURER'S STANDARD SIZES UNLESS NOTED OTHERWISE.
 - SAFETY GLAZING TO BE USED IN ALL WINDOWS AS NEEDED IN ACCORDANCE WITH 2021 IRC CHAPTER 3.
 - WINDOWS LISTED AS EGRESS WINDOWS TO COMPLY WITH REQUIREMENTS OF 2021 IRC CHAPTER 3. CONFIRM WITH MANUFACTURER PRIOR TO ORDERING AS EACH MANUFACTURER'S SIZING AND SPECIFICATIONS MAY DIFFER SLIGHTLY.
 - GENERAL WINDOW MUNTIN PATTERN IS SHOWN. CONFIRM SPECIFIC PATTERN WITH OWNERS PRIOR TO ORDERING.
 - WINDOWS ARE TO BE MINIMUM DOUBLE PANE INSULATED GLASS, LOW-E, ENERGY EFFICIENT WINDOWS; MAX. U-FACTOR = 0.30 MAX. SHGC = 0.40.
 - SKYLIGHTS ARE TO HAVE A MAX. U-FACTOR = 0.55; MAX. SHGC = 0.40.
 - ALL WINDOWS AND DOORS TO HAVE HEAD AND SILL FLASHING, AND END DAMS WHERE APPLICABLE PER SMACNA.
 - WINDOWS NOT SPECIFICALLY NOTED OR LISTED ARE EXISTING TO REMAIN
 - CONTRACTOR TO CONFIRM WINDOW ORDER WITH OWNERS AND ARCHITECTS PRIOR TO ORDERING - CONTRACTOR ASSUMES ALL RESPONSIBILITY IF NO ARCHITECT REVIEW OCCURS

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7315 Brookville
 7315 Brookville Road
 Chevy Chase, MD 20815

Project Number: 25-050
 Client Name: Paul Carlson

- Project Status:
- As Built Conditions
 - Preliminary Design
 - Design Development
 - Permit Submission
 - Construction Documents
 - Construction Administration
 - Pricing

Drawing Issue Date: 02-18-2026

Client Approval:
 Signature: _____
 Date: _____

Revision Schedule		
No.	Description	Date

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 Checked by: MCD
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 Sheet Name:

Schedules

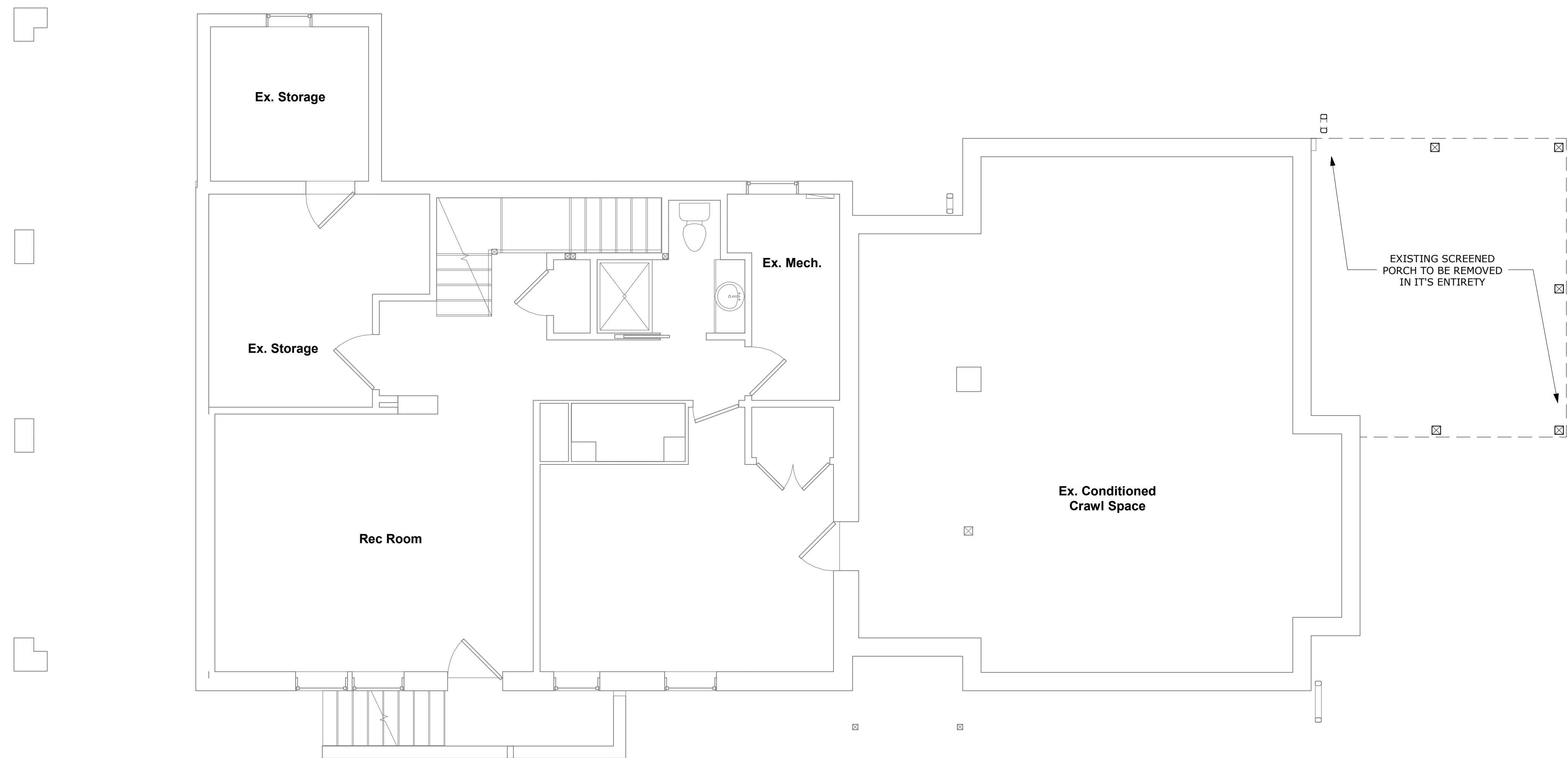
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A002

MONTGOMERY COUNTY DIGITAL STAMP AREA

DEMOLITION LEGEND	
	WALL TO BE REMOVED
	EXISTING TO REMAIN

GENERAL DEMOLITION NOTES

- MCD STUDIO LLC DOES NOT WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. ACTUAL FIELD CONDITIONS MAY VARY. EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK AND ANY DISCREPANCIES, HIDDEN AND UNFORESEEN CONDITIONS DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL DASHED WALLS, FIXTURES, WALLS, ETC. ARE TO BE REMOVED.
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- ERECT TEMPORARY WALLS AND DUST BARRIERS AS NECESSARY TO PREVENT CIRCULATION OF DIRT AND DUST INTO PORTIONS OF THE HOUSE THAT ARE NOT PART OF THE WORK.
- PROTECT EXISTING HVAC AND ALL OTHER HOME SYSTEMS DURING DEMOLITION. COVER AND PROTECT ALL VENTS, DUCTS, ETC. FROM DAMAGE.
- PROTECT ALL EXISTING FINISHES TO REMAIN. ANY DAMAGE CAUSED BY CONTRACTOR TO BE REPAIRED TO MATCH PRE-CONSTRUCTION CONDITIONS BY SUBSTANTIAL COMPLETION OF PROJECT.
- PROVIDE AND MAINTAIN SHORING, BRACING, OR STRUCTURAL SUPPORTS TO PRESERVE BUILDING STABILITY AND PREVENT ANY STRUCTURAL FAILURE AT ALL TIMES.
- PROTECT BUILT STRUCTURE AND INTERIOR FROM WEATHER AND MAINTAIN IN WATERTIGHT CONDITION AT ALL TIMES.
- BUILDER TO COORDINATE ANY ITEMS TO BE SAVED OR DONATED WITH HOMEOWNER.
- CAP OR RELOCATE EXISTING UTILITIES IF REQUIRED, THIS MAY BE PERMANENT OR TEMPORARY PER SCOPE OF WORK.



1 Basement Existing and Demolition Plan
1/4" = 1'-0"

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Drawing Issue Date: 02-18-2026

Client Approval:
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Revision Schedule		
No.	Description	Date

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Existing and Demolition Plans

Sheet Number:
A100

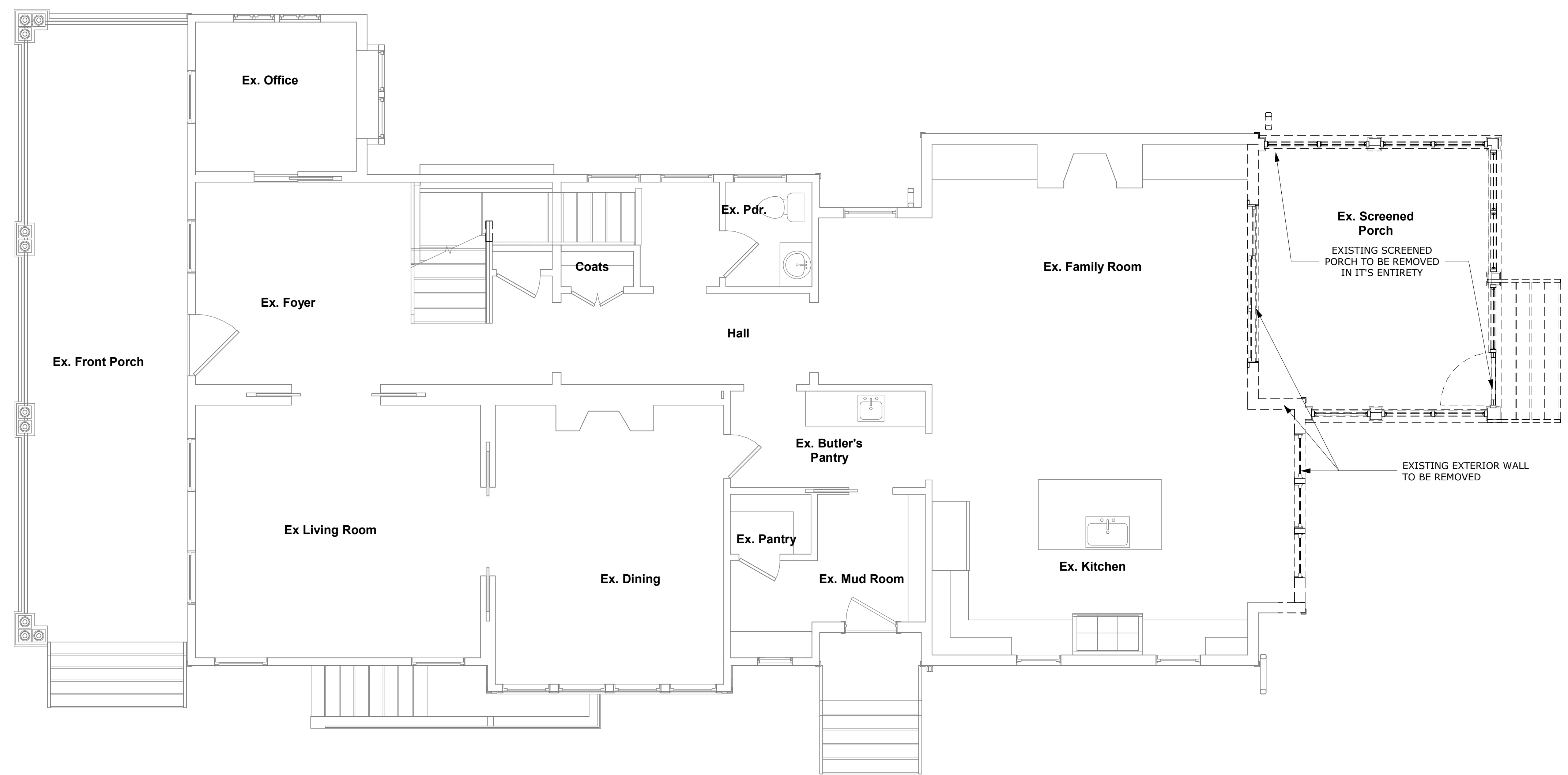
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MONTGOMERY COUNTY DIGITAL STAMP AREA

DEMOLITION LEGEND	
	WALL TO BE REMOVED
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 - PROTECT BUILT STRUCTURE AND INTERIOR FROM WEATHER AND MAINTAIN IN WATERTIGHT CONDITION AT ALL TIMES.
 - BUILDER TO COORDINATE ANY ITEMS TO BE SAVED OR DONATED WITH HOMEOWNER.
 - CAP OR RELOCATE EXISTING UTILITIES IF REQUIRED, THIS MAY BE PERMANENT OR TEMPORARY PER SCOPE OF WORK.



1 First Floor Existing and Demolition Plan
1/4" = 1'-0"

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- Construction Documents
- Construction Administration
- Other

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Revision Schedule		
No.	Description	Date



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Existing and Demolition Plans

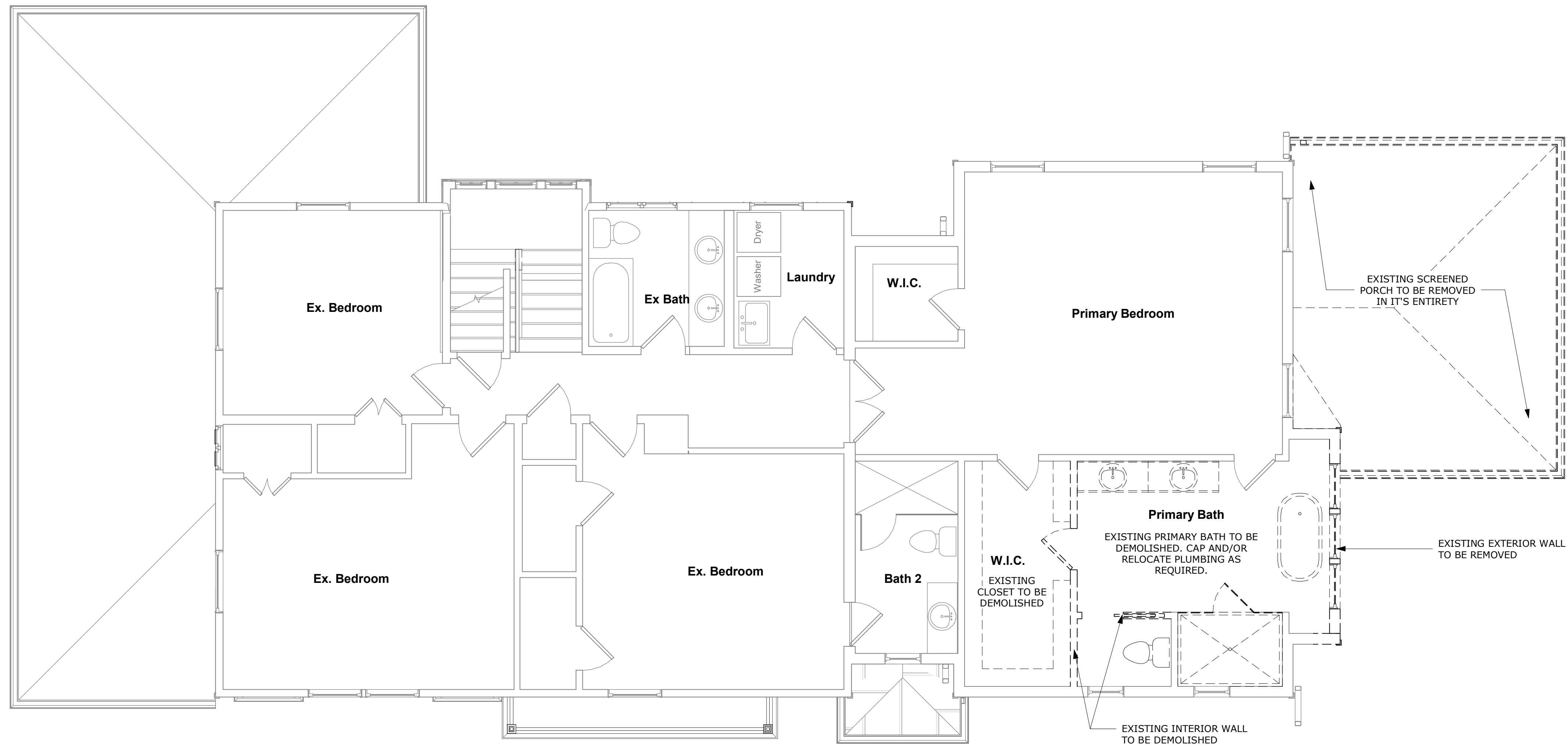
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MONTGOMERY COUNTY DIGITAL STAMP AREA

DEMOLITION LEGEND	
	WALL TO BE REMOVED
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1 Second Floor Demolition Plan
1/4" = 1'-0"

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 - Construction Administration
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Drawing Issue Date: 02-18-2026

Client Approval:
Signature: _____
Date: _____

Revision Schedule		
No.	Description	Date

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Checked by: MCD
Scale: 1/4" = 1'-0"
Sheet Name:

Existing and Demolition Plans

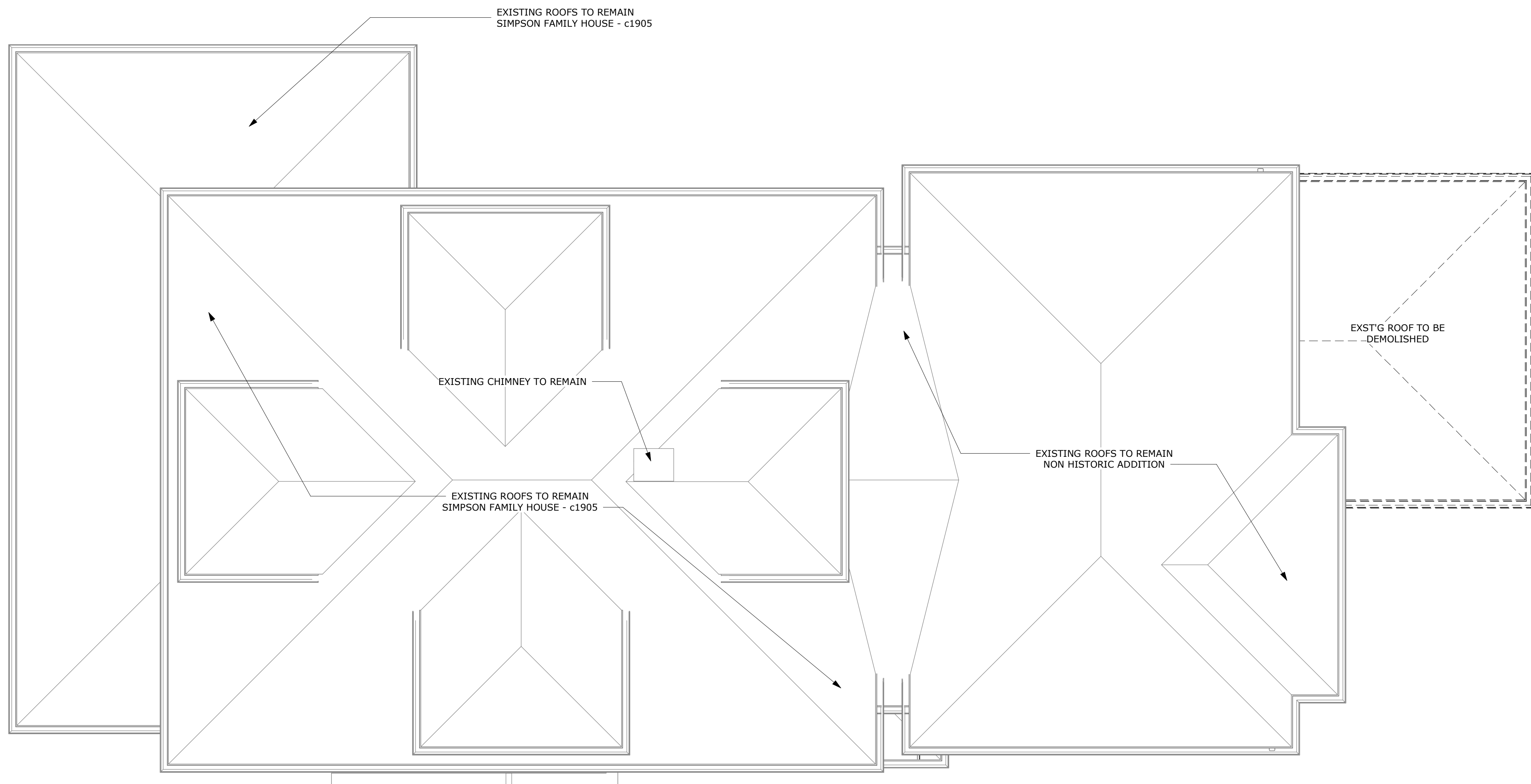
Sheet Number:
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MONTGOMERY COUNTY DIGITAL STAMP AREA

DEMOLITION LEGEND

---	WALL TO BE REMOVED
---	EXISTING TO REMAIN

- GENERAL DEMOLITION NOTES**
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1 Roof Existing and Demolition Plan
1/4" = 1'-0"

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 - Permit Submission
 - Construction Documents
 - Construction Administration
 - Other

Drawing Issue Date: 02-18-2026

Client Approval:
Signature: _____
Date: _____

Revision Schedule		
No.	Description	Date

Drawn by: AP
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Scale: 1/4" = 1'-0"
Sheet Name:

Existing and Demolition Plans

Sheet Number:

A103

MONTGOMERY COUNTY DIGITAL STAMP AREA

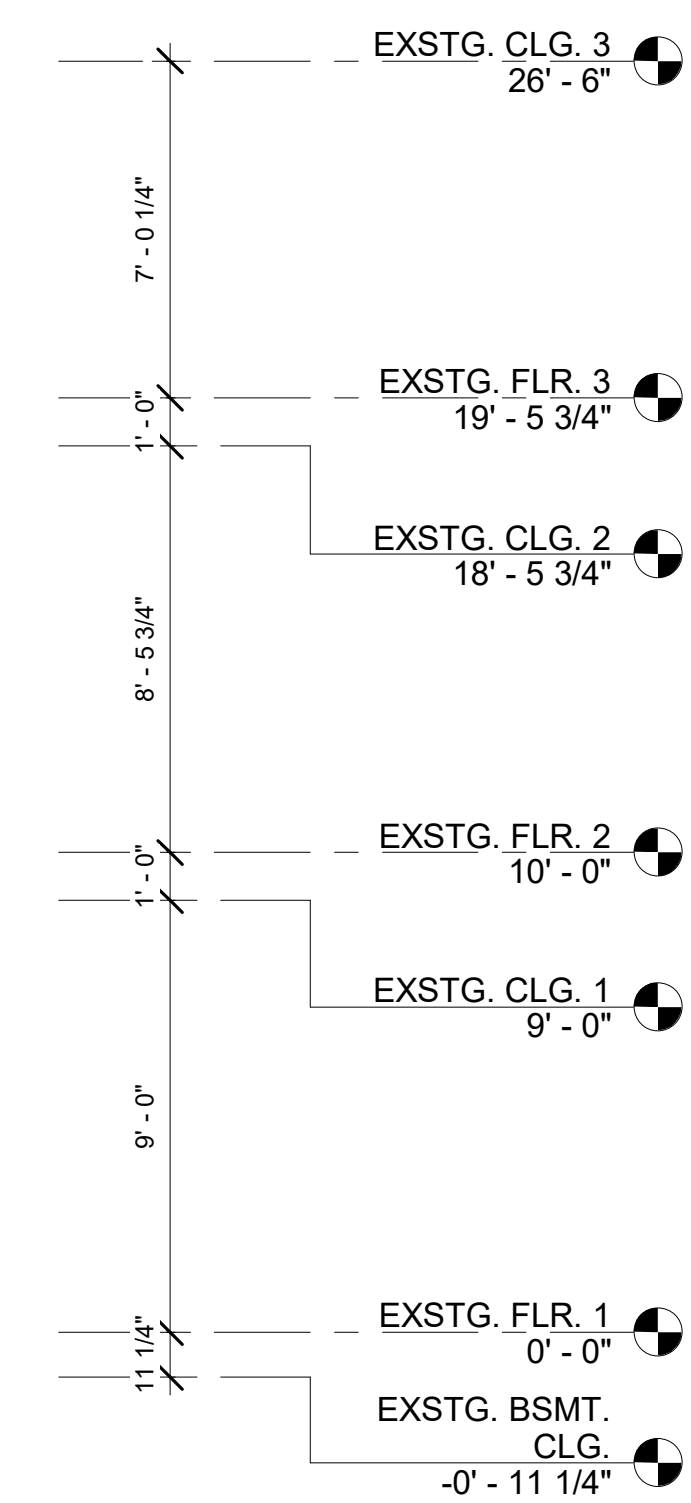
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② Existing Left Elevation
1/4" = 1'-0"



① Existing Front Elevation
1/4" = 1'-0"



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Client Approval:
Signature: _____
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Revision Schedule		
No.	Description	Date

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

Sheet Name: Existing Elevations

Sheet Number: **A110**

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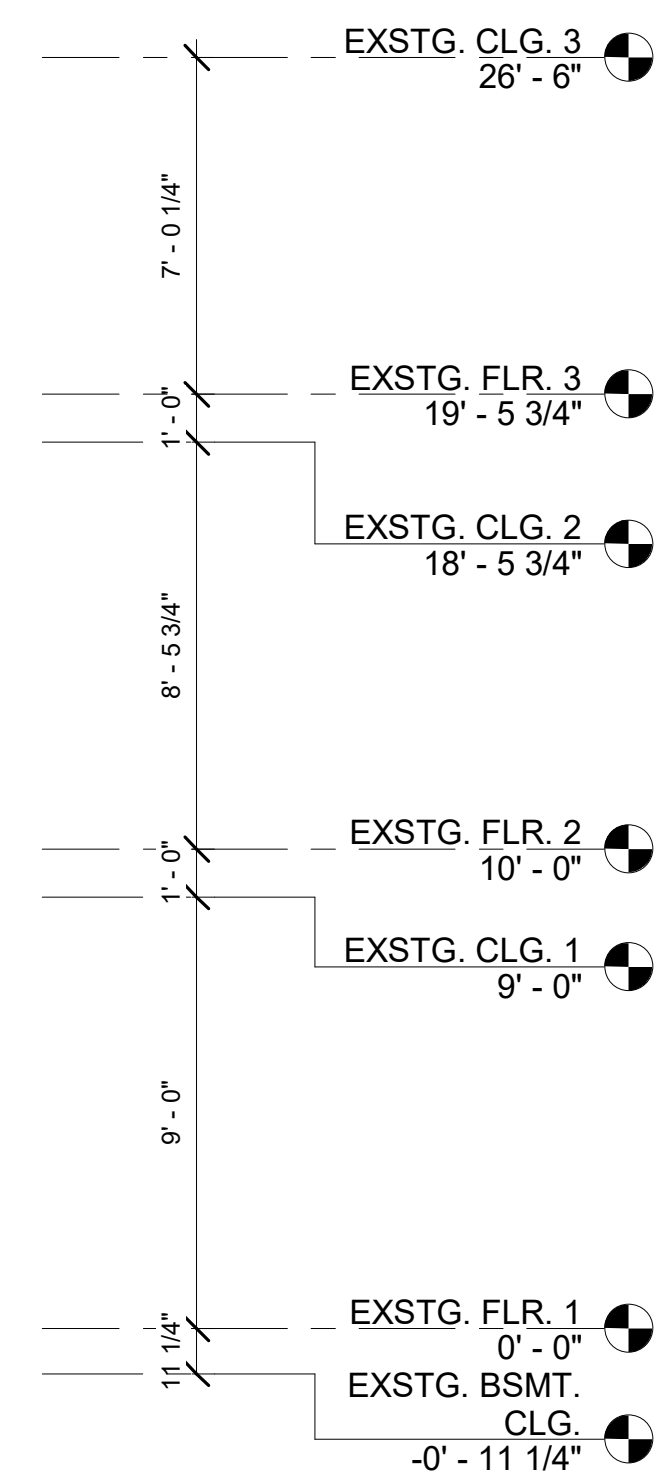
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② Existing Right Elevation
1/4" = 1'-0"



① Existing Rear Elevation
1/4" = 1'-0"



MONTGOMERY COUNTY DIGITAL STAMP AREA

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Drawing Issue Date: 02-18-2026

Client Approval:
Signature: _____
Date: _____

Revision Schedule		
No.	Description	Date

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Scale: 1/4" = 1'-0"
Sheet Name:

Existing Elevations

Sheet Number:

A111

MONTGOMERY COUNTY DIGITAL STAMP AREA

BASEMENT/CRAWL SPACE NOTES

- (B.1) MASONRY FOUNDATION WALL PER STRUCTURAL, TBD.
- (B.2) PORCH POSTS PER STRUCTURAL, TBD. PORCH COLUMNS FOR PAINT. 8" SQUARE COLUMNS TO BE AZEK (OR EQUAL)
- (B.3) STAIRS/RAIL SYSTEM UP TO BE COORDINATED WITH GRADE. STEPS TO BE COMPOSITE DECKING ON PRESSURE TREATED STRUCTURE. 7 3/4" MAX RISE W/MIN 10" TREAD.
- (B.4) STAIRS/RAIL SYSTEM UP TO BE COORDINATED WITH GRADE. STEPS TO BE CONCRETE ON GRADE PER STRUCTURAL TBD WITH 7 3/4" MAX RISE W/MIN 10" TREAD.
- (B.5) PAINTED WHITE PVC LATTICE UNDERNEATH PORCH, SEE ELEVATION FOR STYLE.
- (B.6) STORAGE SPACE SLAB PER STRUCTURAL, TBD.

GENERAL PLAN NOTES

- 1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- 2. ALL INTERIOR WALLS SHALL BE NOM. 2X4 WOOD STUD @ 16" O.C. WITH 1/2" GWB ON BOTH SIDES, U.N.O.
- 3. ALL EXTERIOR WALLS SHALL BE NOM. 2X6 WOOD STUD @ 16" O.C. WITH 1/2" GWB ON INTERIOR SIDE, R-21 MIN. BATT INSULATION WITHIN STUD CAVITIES AND 7/16" OSB ON EXTERIOR SIDE, U.N.O.
- 4. ALL BATHROOMS WITHOUT WINDOWS SHALL BE VENTED TO THE OUTSIDE.
- 5. GLASS DOORS, SIDE GLASS PANELS, TUB AND SHOWER ENCLOSURES AND OTHER GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZED PER CURRENT BUILDING CODES.
- 6. REVIEW ALL DROPPED BEAM HEIGHTS WITH ARCHITECT PRIOR TO FINAL CLOSE-IN.

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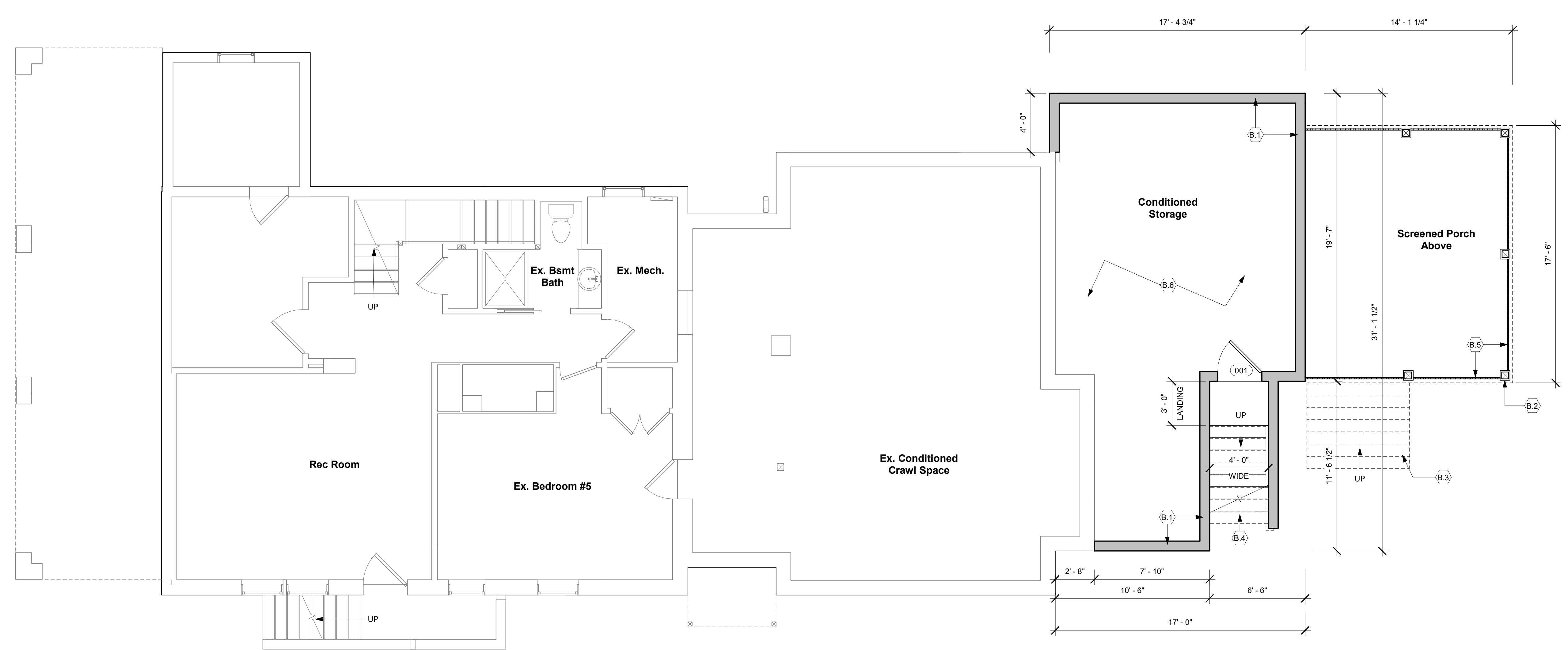
Client Approval:
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Revision Schedule		
No.	Description	Date

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 Scale: 1/4" = 1'-0"
 Sheet Name:

Proposed Plans

Sheet Number:
A200



1 Proposed Basement Plan
1/4" = 1'-0"

FIRST FLOOR NOTES

- 1.1 SCREENED PORCH TO BE COMPOSITE DECKING ON PRESSURE TREATED STRUCTURE. PORCH FRAMING PER STRUCTURAL, TBD.
- 1.2 PORCH POSTS PER STRUCTURAL, TBD. PORCH COLUMNS FOR PAINT: 8" SQUARE COLUMNS TO BE AZEK (OR EQUAL)
- 1.3 STAIRS/RAIL SYSTEM DOWN TO BE COORDINATED WITH GRADE. STEPS TO BE COMPOSITE DECKING ON PRESSURE TREATED STRUCTURE. 7 3/4" MAX RISE W/MIN 10" TREAD.
- 1.4 SCREEN PANEL SYSTEM.
- 1.5 BUILT-IN BENCH AT BREAKFAST AREA.

GENERAL FIRST FLOOR NOTES

- 1. FINISH FLOOR MATERIAL TO BE HARDWOOD FLOORS.
- 2. PAINTED WALL TO BE GYP. BD. - ASSUME 1 COLOR PER ROOM, 1 COAT PRIMER AND TWO COATS FINISH PAINT, BENJAMIN MOORE OR EQUAL - COLOR TBD BY OWNER.
- 3. CEILING TO BE PAINTED GYP. BD. - ASSUME 1 COLOR, 1 COAT PRIMER AND TWO COATS FINISH PAINT - COLOR TBD BY OWNER
- 4. BASE MOLDING AND CROWN MOLDING TO MATCH EXISTING.
- 5. WINDOW AND DOOR TRIM TO MATCH EXISTING.
- 6. BALUSTER AND HANDRAIL PER 2021 IRC SECTION R311 & R312.
- 7. GENERAL CABINETRY, COUNTERTOP AND VANITY LAYOUTS ARE SHOWN - FINAL LAYOUT AND DESIGN BY OTHERS.
- 8. GENERAL PLUMBING FIXTURE AND LOCATIONS SHOWN. FINAL SELECTION TO BE DETERMINED BY OWNER. BATHROOM FINISHES TO BE SELECTED BY OWNER.

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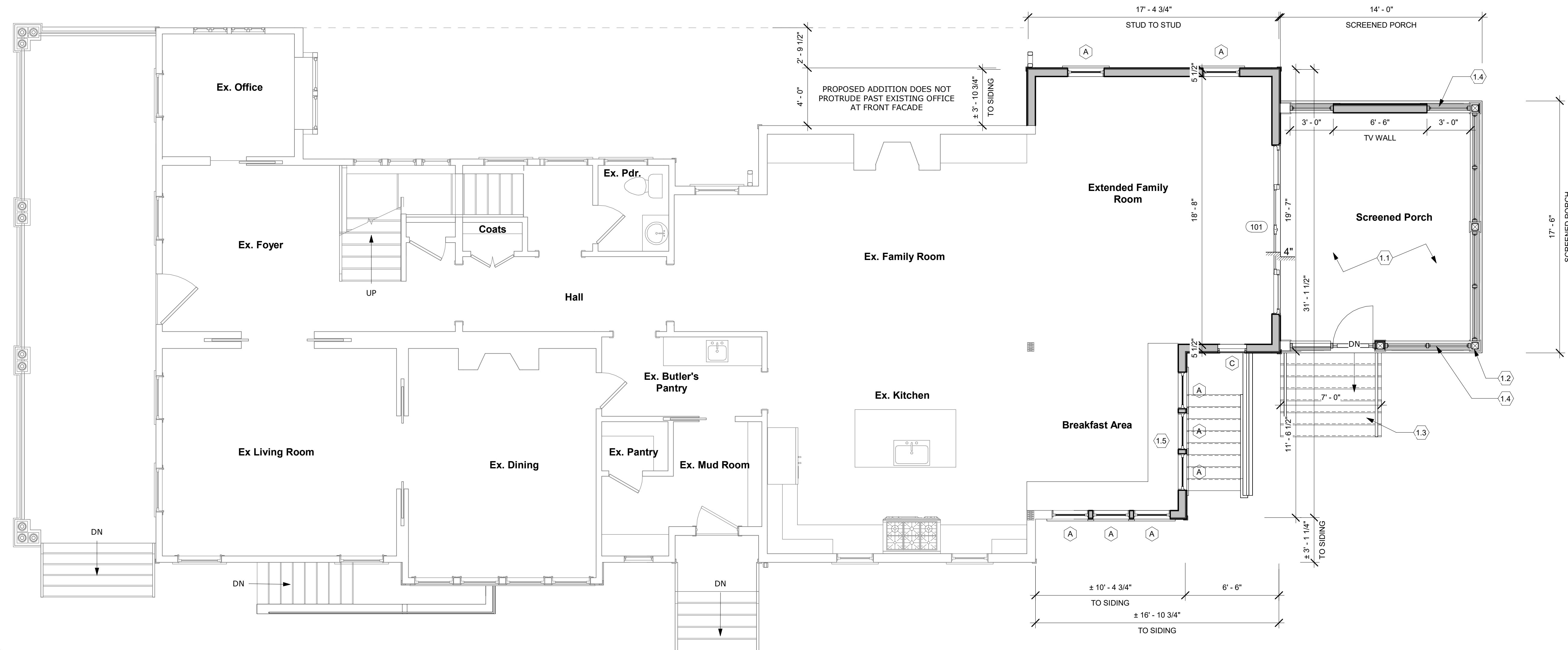
Project Number: 25-050
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 Design Development
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 Construction Administration
 Other
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Revision Schedule		
No.	Description	Date

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Proposed Plans

Sheet Number:
A201



1 Proposed First Floor Plan
 1/4" = 1'-0"

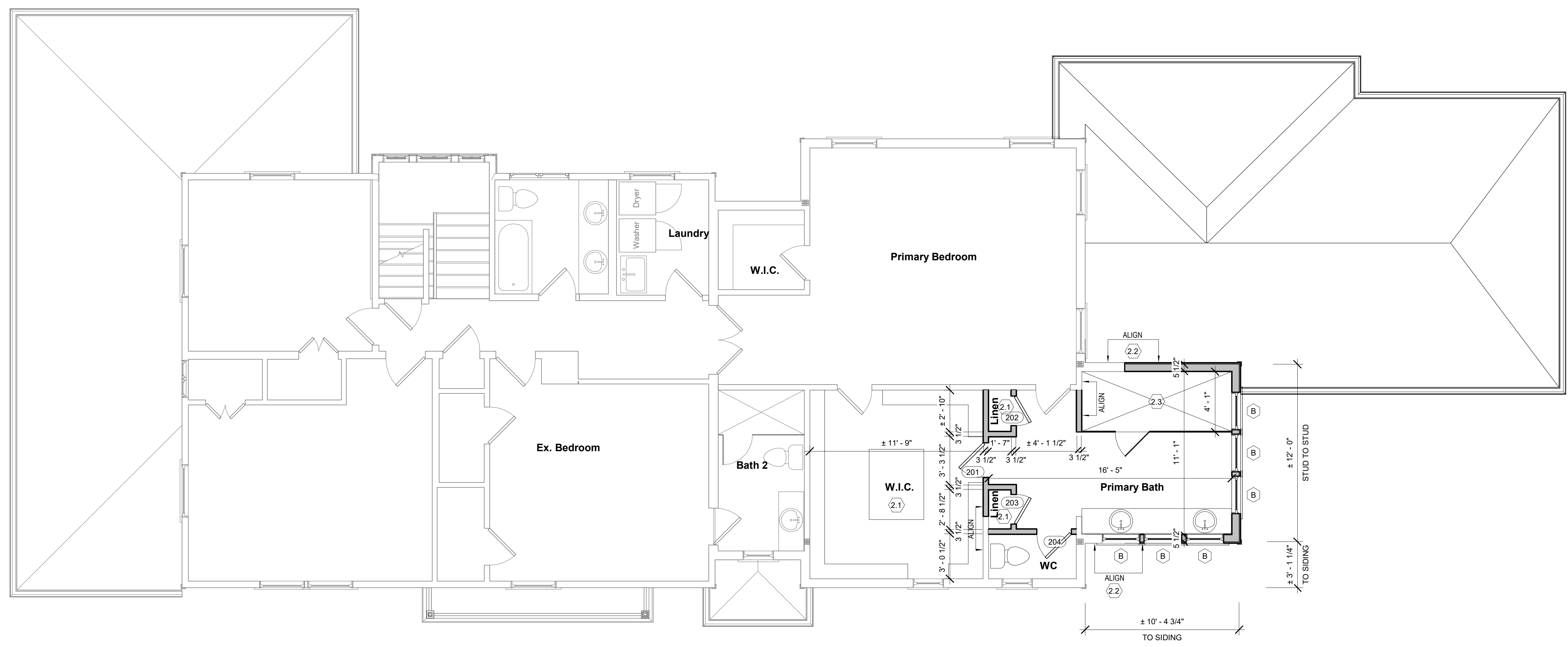
MONTGOMERY COUNTY DIGITAL STAMP AREA

SECOND FLOOR NOTES

- 2.1 BUILT-INS AT PRIMARY W.I.C. AND LINEN CLOSETS.
- 2.2 ALIGN FINISH FACE OF NEW EXTERIOR STUD WALLS WITH EXTERIOR OF EXISTING BAY WALLS.
- 2.3 4'-0" x 10'-0" SHOWER WITH GLASS ENCLOSURE.

GENERAL SECOND FLOOR NOTES

- 1. FINISH FLOOR MATERIAL TO BE HARDWOOD FLOORING, TILE IN BATHROOMS.
- 2. PAINTED WALL TO BE GYP. BD. - ASSUME 1 COLOR PER ROOM, 1 COAT PRIMER AND TWO COATS FINISH PAINT, BENJAMIN MOORE OR EQUAL - COLOR TBD BY OWNER.
- 3. CEILING TO BE PAINTED GYP. BD. - ASSUME 1 COLOR, 1 COAT PRIMER AND TWO COATS FINISH PAINT - COLOR TBD BY OWNER.
- 4. BASE MOLDING AND CROWN MOLDING TBD BY OWNER.
- 5. WINDOW AND DOOR TRIM TO MATCH EXISTING.
- 6. GENERAL CABINETRY, COUNTERTOP AND VANITY LAYOUTS ARE SHOWN - FINAL LAYOUT AND DESIGN BY OTHERS.
- 7. GENERAL PLUMBING FIXTURE AND LOCATIONS SHOWN. FINAL SELECTION TO BE DETERMINED BY OWNER. BATHROOM FINISHES TO BE SELECTED BY OWNER.



1 Proposed Second Floor Plan
1/4" = 1'-0"

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Revision Schedule		
No.	Description	Date

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Proposed Plans

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A202

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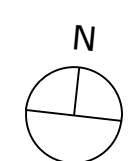
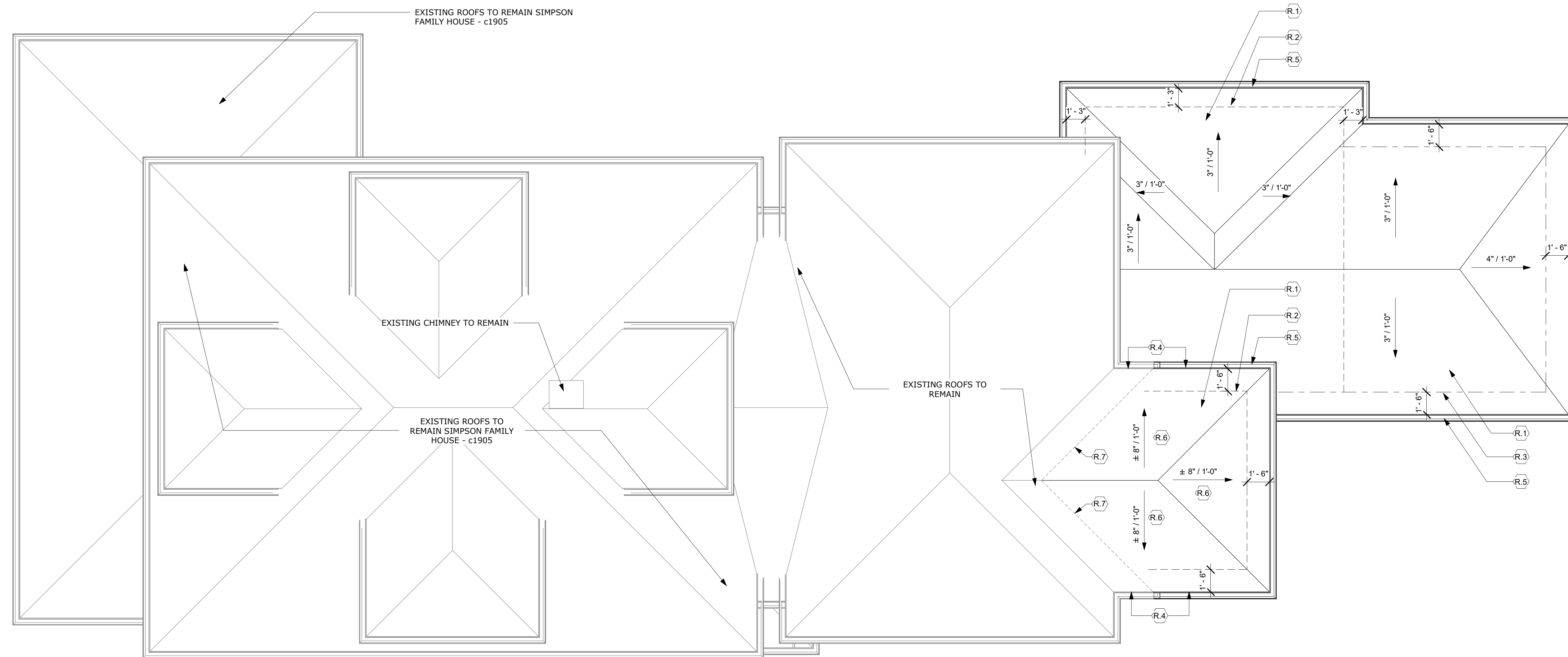
MONTGOMERY COUNTY DIGITAL STAMP AREA

ROOF NOTES

- (R.1) ROOF TO BE ASPHALT SHINGLES TO MATCH EXISTING. PROVIDE TWO LAYERS OF UNDERLAYMENT FOR LOW SLOPE CONDITION IF REQUIRED BY SHINGLE MANUFACTURER SPECIFICATIONS.
- (R.2) LINE OF WALL BELOW.
- (R.3) CENTERLINE OF POST BELOW.
- (R.4) ALIGN ROOF EAVES.
- (R.5) FASCIA AND GUTTER TO MATCH EXISTING.
- (R.6) ROOF SLOPE TO MATCH EXISTING.
- (R.7) LINE OF EXTENSION OF EXISTING ROOF LINE.

GENERAL ROOF NOTES

1. ALL GUTTERS AND LEADERS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE ROOF VENTING IF REQUIRED BASED ON TYPE OF INSULATION USED.
 3. IN AREAS OF OVERFRAMING, SHEATHING SHALL BE INTERRUPTED FOR CONTINUITY OF ATTIC VENTING.
 4. CHIMNEY'S SHALL EXTEND A MINIMUM OF 2'-0" ABOVE ANY PORTION OF BUILDINGS WITHIN 10'-0" AND A MINIMUM OF 3'-0" ABOVE THE HIGHEST POINT WHICH THE CHIMNEY PASSES THROUGH THE ROOF.
 5. APPLY ICE AND WATER SHIELD AT ALL EAVES, RIDGES AND VALLEYS.
 6. ROOF MATERIAL TO BE ASPHALT SHINGLES TO MATCH EXISTING.
- (DS) INDICATES PROPOSED DOWNSPOUT LOCATION. SIZE & LOCATION OF DOWNSPOUTS AND GUTTERS TO BE VERIFIED BY INSTALLER.



1 Proposed Roof Plan
1/4" = 1'-0"

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 P: (301) 215-7277
 www.mcdstudio.com

7315 Brookville
 7315 Brookville Road
 Chevy Chase, MD 20815

Project Number: 25-050
 Client Name: Paul Carlson

- Project Status:
- As Built Conditions
 - Preliminary Design
 - Design Development
 - Permit Submission
 - Construction Documents
 - Construction Administration
 - Other

Drawing Issue Date: 02-18-2026

Client Approval:
 Signature: _____
 Date: _____

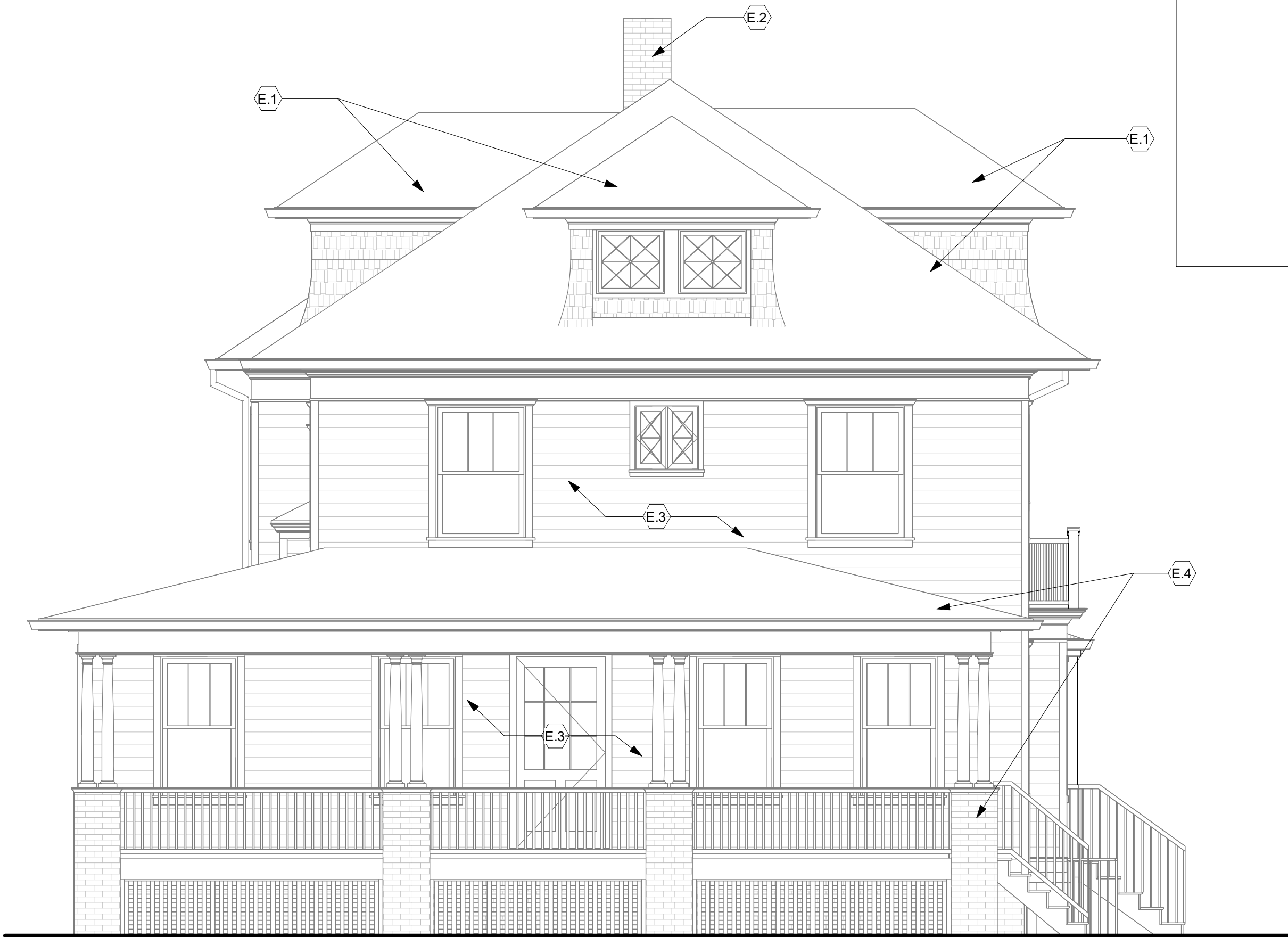
Revision Schedule		
No.	Description	Date

Drawn by: AP
 Checked by: MM
 Scale: 1/4" = 1'-0"
 Sheet Name:

Proposed Plans

Sheet Number:
A203

- CEILING 3.G. 3
26' - 5 3/4"
- EXSTG. FLR. 3
19' - 5 3/4"
- EXSTG. CLG. 2
18' - 5 3/4"
- EXSTG. FLR. 2
10' - 0"
- EXSTG. CLG. 1
9' - 0"
- EXSTG. FLR. 1
0' - 0"
- EXSTG. BSMT. CLG.
-0' - 11 1/4"
- EXSTG. BSMT.
-8' - 4"



① Proposed Front Elevation
1/4" = 1'-0"

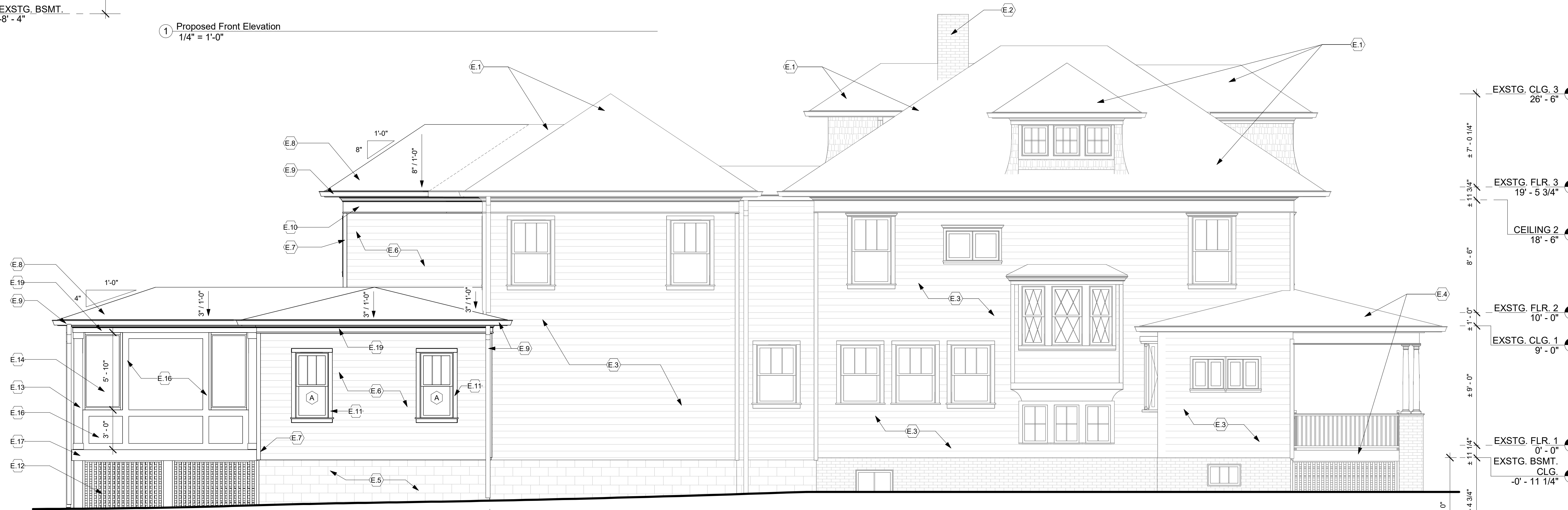
ELEVATION NOTES

- E.1 EXISTING ROOF TO REMAIN.
- E.2 EXISTING CHIMNEY TO REMAIN.
- E.3 EXISTING SIDING TO REMAIN.
- E.4 EXISTING FRONT PORCH TO REMAIN.
- E.5 NEW CMU FOUNDATION WALL PER STRUCTURAL, TBD. FOUNDATION WALL TO BE PARGED.
- E.6 HARDIE LAP SIDING FOR PAINT TO BE SIMILAR TO EXISTING.
- E.7 NOMINAL 4" CORNER BOARD, AZEK FOR PAINT.
- E.8 FASCIA TRIM AND ASPHALT SHINGLE ROOF TO RESEMBLE EXISTING.
- E.9 GUTTER AND DOWNSPOUTS TO RESEMBLE EXISTING.
- E.10 FRIEZE DETAIL TO RESEMBLE EXISTING, 1x10 W/CROWN STYLE CAP AND ROUNDED OGEE BASE; MATERIAL TO BE AZEK FOR PAINT.
- E.11 WOOD CLAD WINDOWS W/ NOMINAL 4" AZEK TRIM.
- E.12 PAINTED WHITE PVC LATTICE UNDERNEATH PORCH. LATTICE PATTERN TO MATCH EXISTING.
- E.13 PORCH COLUMNS AND WRAPPED BEAM FOR PAINT. 8" SQUARE COLUMNS AND 1" BEAM ABOVE. COLUMN/BEAM WRAP TO BE AZEK (OR EQUAL) FOR PAINT.
- E.14 SCREEN PANEL SYSTEM.
- E.15 36" HIGH GUARD/RAIL PER 2021 IRC SECTION R312. GUARDRAIL TO BE PAINTED BLACK METAL TO MATCH EXISTING AREAWAY GUARDRAIL MATERIAL.
- E.16 HARDIE PANEL SIDING FOR PAINT.
- E.17 PORCH TO BE COMPOSITE DECKING ON PRESSURE TREATED STRUCTURE. PORCH FRAMING PER STRUCTURAL, TBD.
- E.18 STAIRS/RAIL SYSTEM TO BE COORDINATED WITH GRADE. STEPS TO BE COMPOSITE DECKING ON PRESSURE TREATED STRUCTURE. 7 3/4" MAX RISE W/MIN 10" TREAD.
- E.19 FRIEZE DETAIL TO RESEMBLE EXISTING, 1x8 W/CROWN STYLE CAP AND ROUNDED OGEE BASE; MATERIAL TO BE AZEK FOR PAINT.

GENERAL ELEVATION NOTES

1. SEE ROOF PLAN FOR ROOF VENTING NOTES.
2. SEE ROOF PLAN FOR ROOF FINISH AND INSTALLATION NOTES.
3. ALL GUTTERS AND DOWNSPOUTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. SEE ROOF PLAN FOR LOCATIONS AND ADDITIONAL INFORMATION.
4. ROOF FLASHING PER SMACNA
5. ALL EXTERIOR TRIM AND FASCIA AS NOTED.
6. EXTERIOR WINDOW AND DOOR TRIM TO BE AZEK 4" NOMINAL.
7. ALL WINDOWS AND DOORS TO HAVE HEAD AND SILL FLASHING, AND END DAMS WHERE APPLICABLE PER SMACNA.
8. EXTERIOR CLADDING TO BE HARDIE SIDING FOR PAINT.
9. PATCH AND REPAIR ALL EXISTING EXTERIOR FINISHES AFFECTED BY DEMOLITION AND CONSTRUCTION.
10. WHERE MULTIPLE WINDOWS ARE SHOWN TOGETHER, BUT LISTED SEPARATELY, CONTRACTOR MAY ORDER FACTORY MULLED IN SPACE BETWEEN UNITS MATCHES DESIGN.

MONTGOMERY COUNTY DIGITAL STAMP AREA



② Proposed Left Elevation
1/4" = 1'-0"

- EXSTG. CLG. 3
26' - 6"
- EXSTG. FLR. 3
19' - 5 3/4"
- CEILING 2
18' - 6"
- EXSTG. FLR. 2
10' - 0"
- EXSTG. CLG. 1
9' - 0"
- EXSTG. FLR. 1
0' - 0"
- EXSTG. BSMT. CLG.
-0' - 11 1/4"
- EXSTG. BSMT.
-8' - 4"
- BASEMENT
-8' - 11 1/4"

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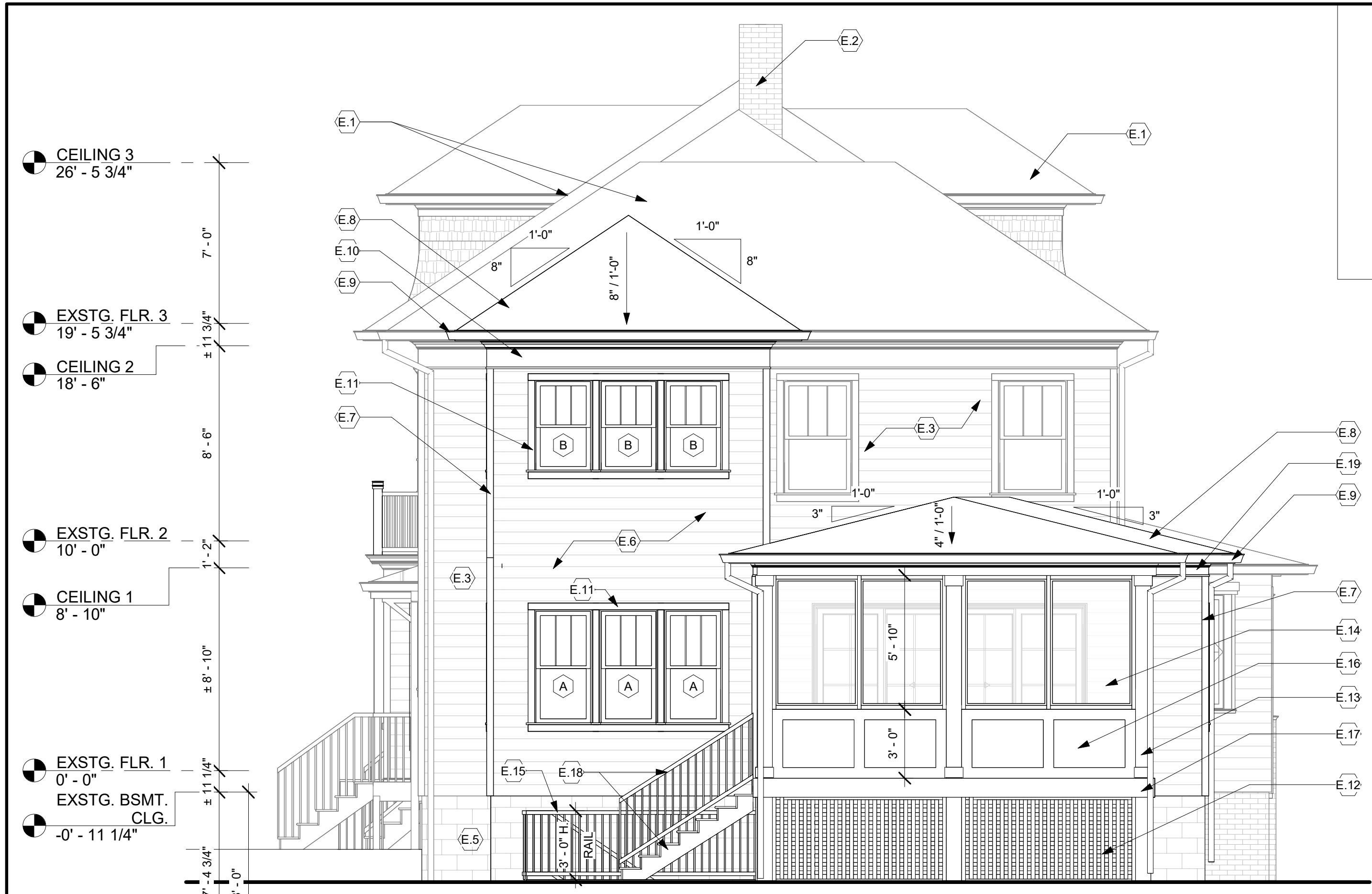
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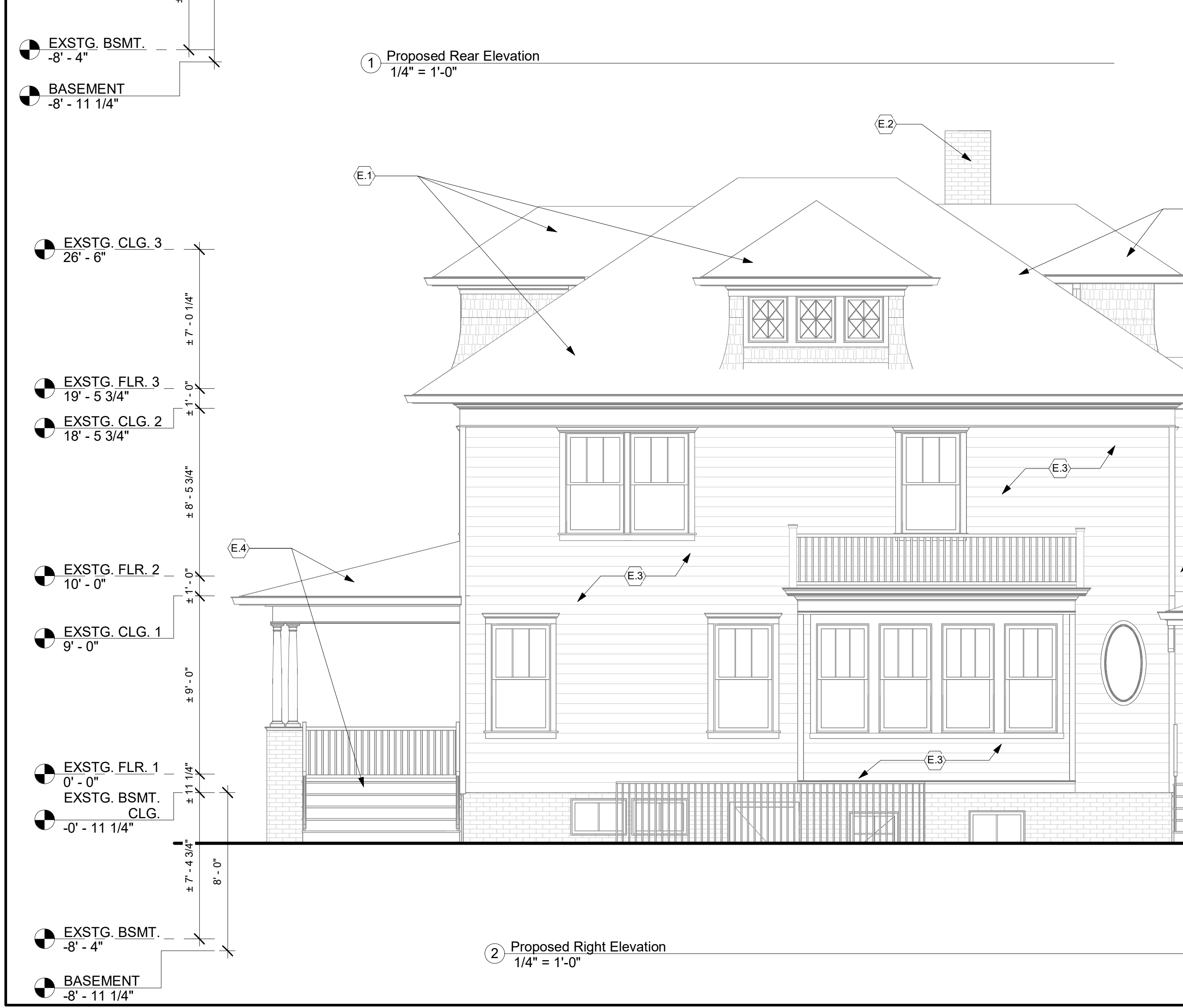
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Checked by: MM
Scale: 1/4" = 1'-0"
Sheet Name: Elevations

Sheet Number: **A300**

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1 Proposed Rear Elevation
1/4" = 1'-0"



2 Proposed Right Elevation
1/4" = 1'-0"

MONTGOMERY COUNTY DIGITAL STAMP AREA

- ELEVATION NOTES**
- E.1 EXISTING ROOF TO REMAIN.
 - E.2 EXISTING CHIMNEY TO REMAIN.
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- GENERAL ELEVATION NOTES**
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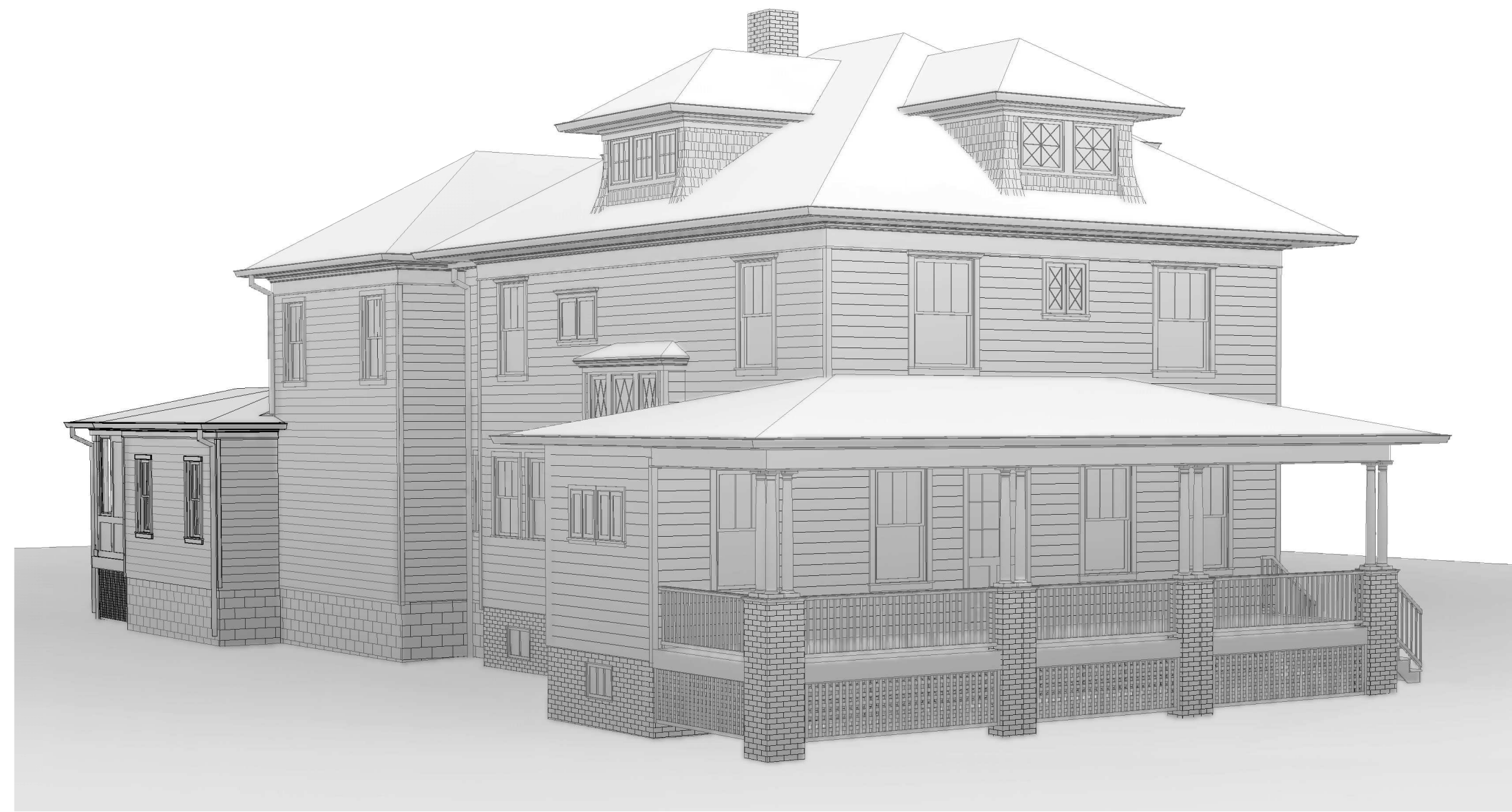
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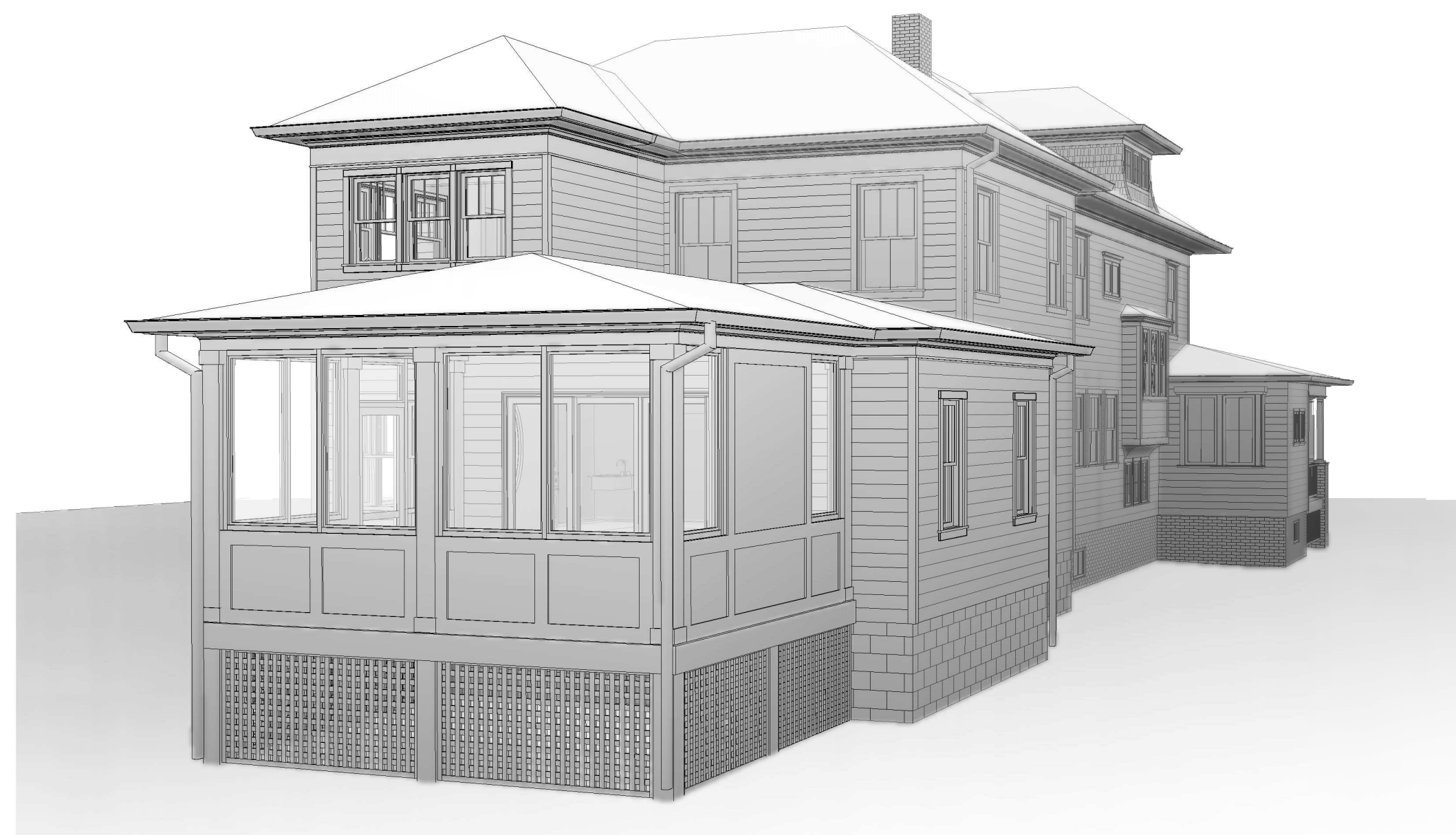
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Checked by: MM
Scale: 1/4" = 1'-0"
Sheet Name: Elevations

Sheet Number: **A301**

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5 Front Left View

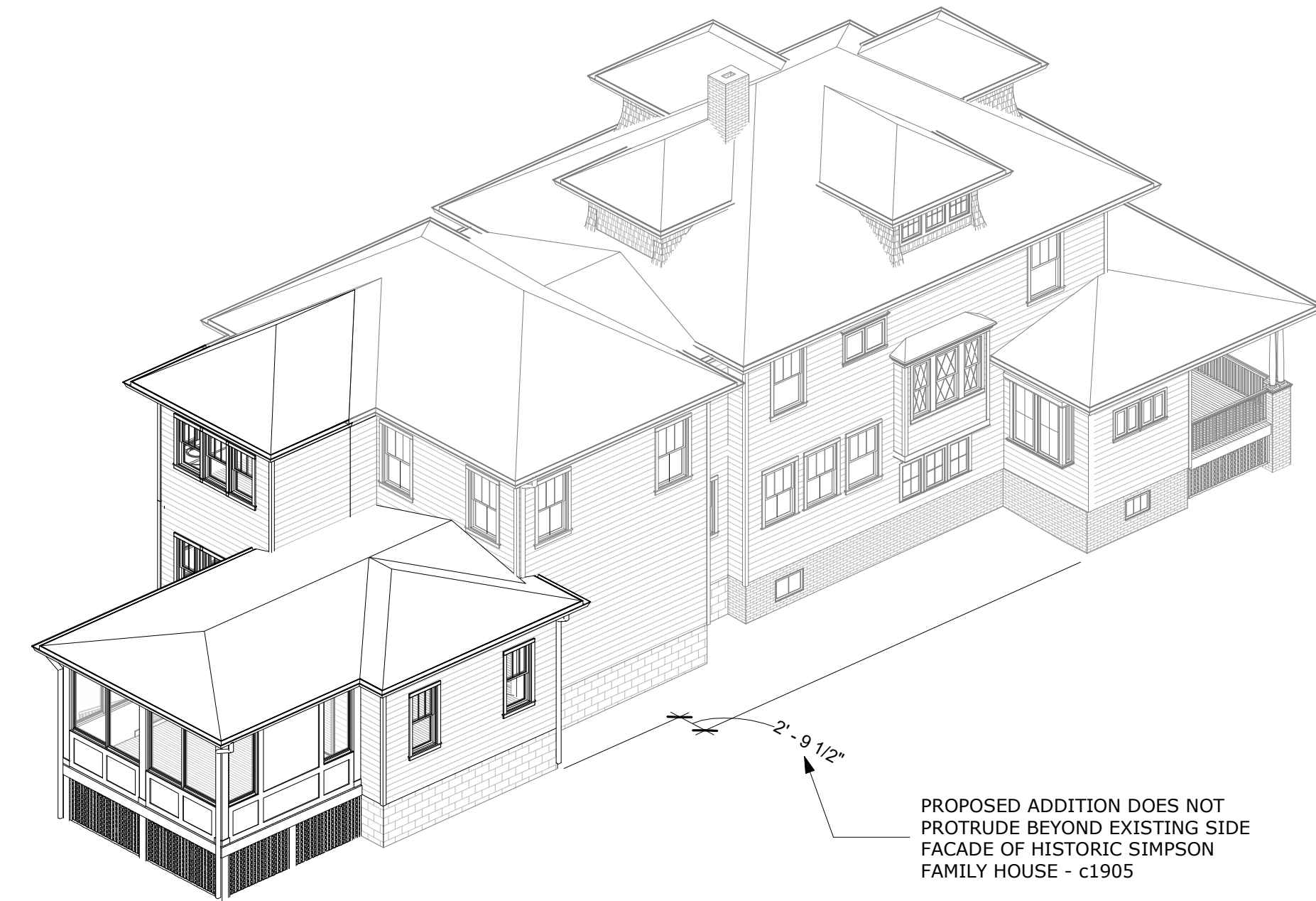


4 Rear - View2

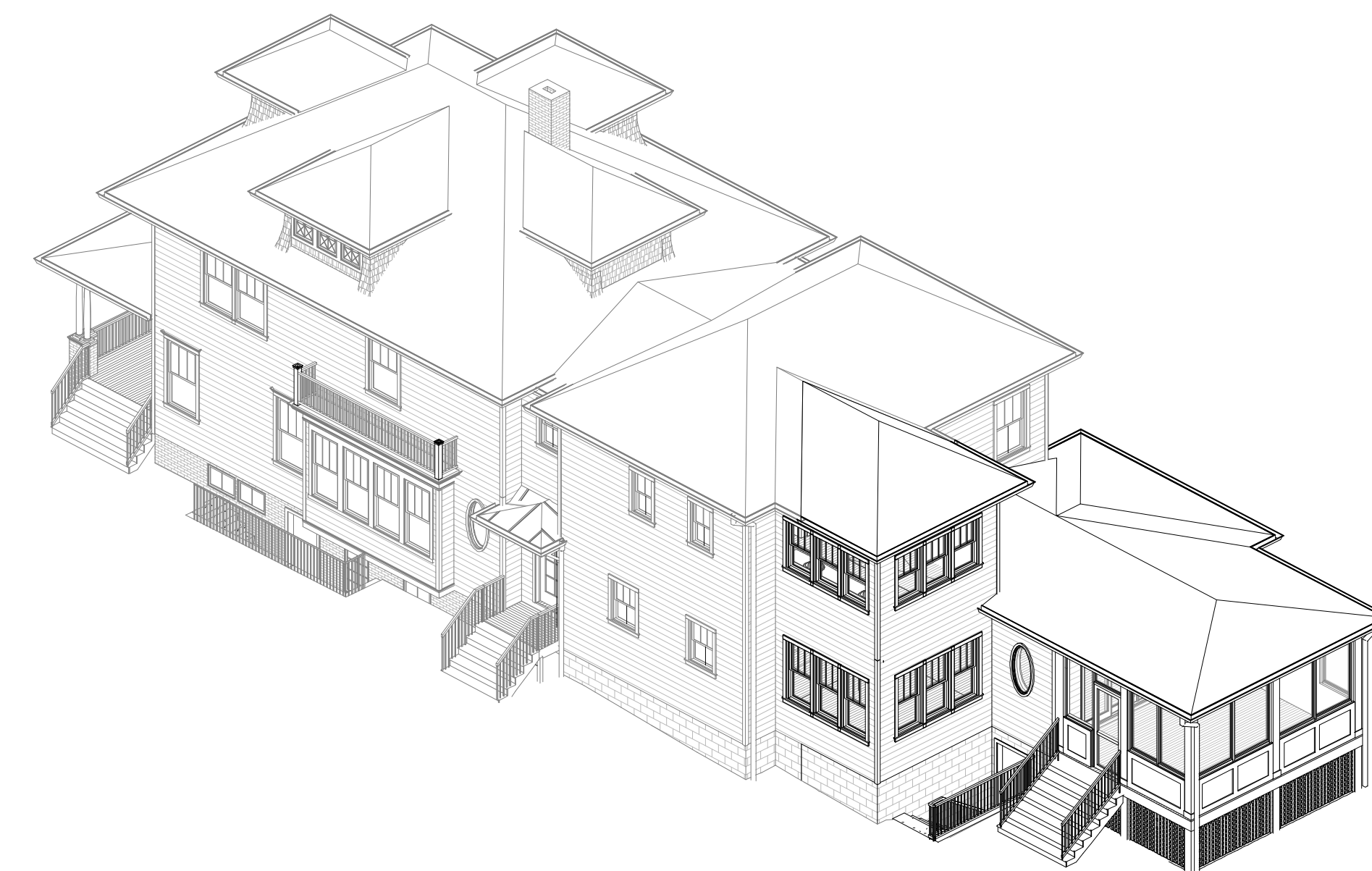


3 Rear - View1

MONTGOMERY COUNTY DIGITAL STAMP AREA



2 Birds Eye Axonometric - Rear and Left Facades



1 Birds Eye Axonometric - Rear and Right Facades

PROPOSED ADDITION DOES NOT
PROTRUDE BEYOND EXISTING SIDE
FACADE OF HISTORIC SIMPSON
FAMILY HOUSE - c1905

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Revision Schedule

No.	Description	Date

Drawn by: AP

Checked by: MCD

Scale:

Sheet Name:

Exterior Views

Sheet
Number:

A310

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REAR LEFT EXISTING VIEW



REAR EXISTING VIEW



REAR RIGHT EXISTING VIEW



RIGHT EXISTING VIEW



RIGHT EXISTING VIEW



FRONT RIGHT EXISTING VIEW



FRONT EXISTING VIEW



FRONT LEFT EXISTING VIEW



MONTGOMERY COUNTY DIGITAL STAMP AREA

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Revision Schedule		
No.	Description	Date

Drawn by: AP
 Checked by: MM
 Scale:
 Sheet Name:

Existing Photos

Sheet Number:
A400