

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10221 Menlo Ave., Silver Spring	<b>Meeting Date:</b>	4/22/2026
<b>Resource:</b>	1870-1916 Capitol View Park Historic District	<b>Report Date:</b>	4/15/2026
<b>Owner:</b>	Kenneth Gear	<b>Public Notice:</b>	4/8/2026
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	n/a
<b>Permit Number:</b>	1079660	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Construction of New Single-Family House and Grading and Hardscape Alterations		

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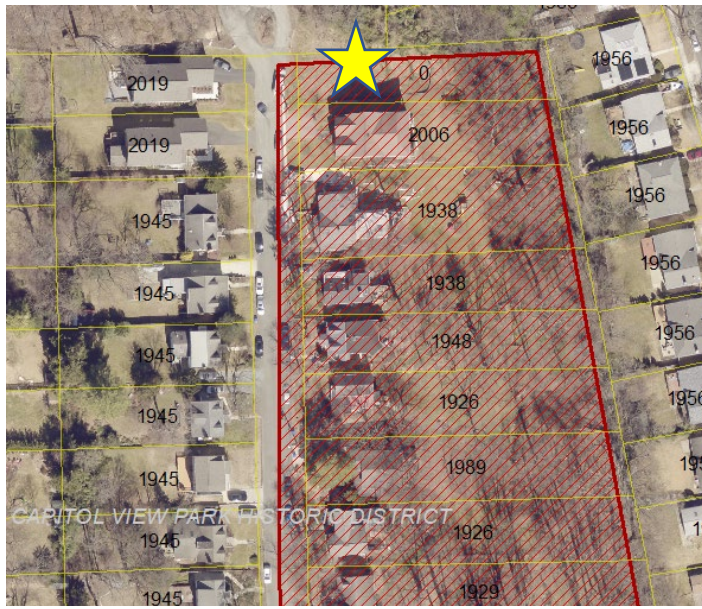
**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with four (4) conditions** the HAWP application, with final approval authority delegated to Staff;

1. Detailed window and door specifications must be submitted;
2. Detail roof specification must be submitted;
3. Specification for the fencing and the stone wall on the northern property line must be submitted;
4. Approval of this HAWP does not extend to the proposed accessory structure. Review of that construction needs to be submitted as a separate HAWP.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** 1870-1916 construction in the Capitol View Park Historic District  
**STYLE:** Vacant  
**DATE:** n/a



*Figure 1: The proposed house is on the northernmost lot on Menlo Avenue.*

## **Background**

The HPC approved the demolition of the c.1910 house at 10221 Menlo Ave. at the June 12, 2019 HPC meeting.<sup>1</sup> Prior to its approved demolition, the house had been vacant for several years after it had been struck by a tree and subsequently condemned by the Department of Housing and Community Affairs.

The HPC held a Preliminary Consultation at the September 17, 2025 HPC meeting for the proposal to construct a new single family house on the subject property.<sup>2</sup> Commissioners were generally supportive of the proposal and found the size and mass of the proposed house were generally consistent with the character of the surrounding district, that the contemporary design would not detract from the character of the surrounding district, that the identified materials were appropriate, and that by designing to the lot slope, the house's perceived mass would be much smaller than its neighbors. Commissioners encouraged revising the design to introduce some fenestration on the south (right) elevation and requested additional materials. The applicant has made revisions to the design and returns for a HAWP.

## **PROPOSAL**

The applicant proposes to construct a new single-family house on the property with associated grading and landscaping.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. Because the applicant proposes to install a rear deck the HPC's Policy 24-01: ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING provides additional guidance. The pertinent information in these documents is outlined below.

### ***Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)***

1. 1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the "Victorian" residential and revival styles and the early bungalow style popular during this period, these twenty-two houses are of a higher degree of architectural and historical significance than the other structures within the district.

### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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

<sup>1</sup> The Staff Report and application for the 2019 house demolition is available here: <https://montgomeryplanning.org/wp-content/uploads/2019/06/LD-10221-Menlo-Avenue-Silver-Spring.pdf>.

<sup>2</sup> The recording of the September 17, 2025 HPC meeting is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=1ab89b8a-9497-11f0-8df7-005056a89546](https://mncppc.granicus.com/MediaPlayer.php?publish_id=1ab89b8a-9497-11f0-8df7-005056a89546). The hearing begins at approximately 45:45.

resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(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)

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

### **Policy No. 24-01: ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING**

5. Non-Contributing Resources/Secondary/Spatial – These were constructed after the district's period of significance or have been so heavily modified that they no longer contribute to the historic district's character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources need to satisfy the criteria for compatible substitute material.

6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:

- It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
- It must be millable;
- It can be painted without voiding the product warranty; or,
  - Has a uniform appearance consistent with painted wood;
- It has a minimal (or no) stamped or embossed texture on the surface; and,
- It has a finished edge that appears as a cut solid board.

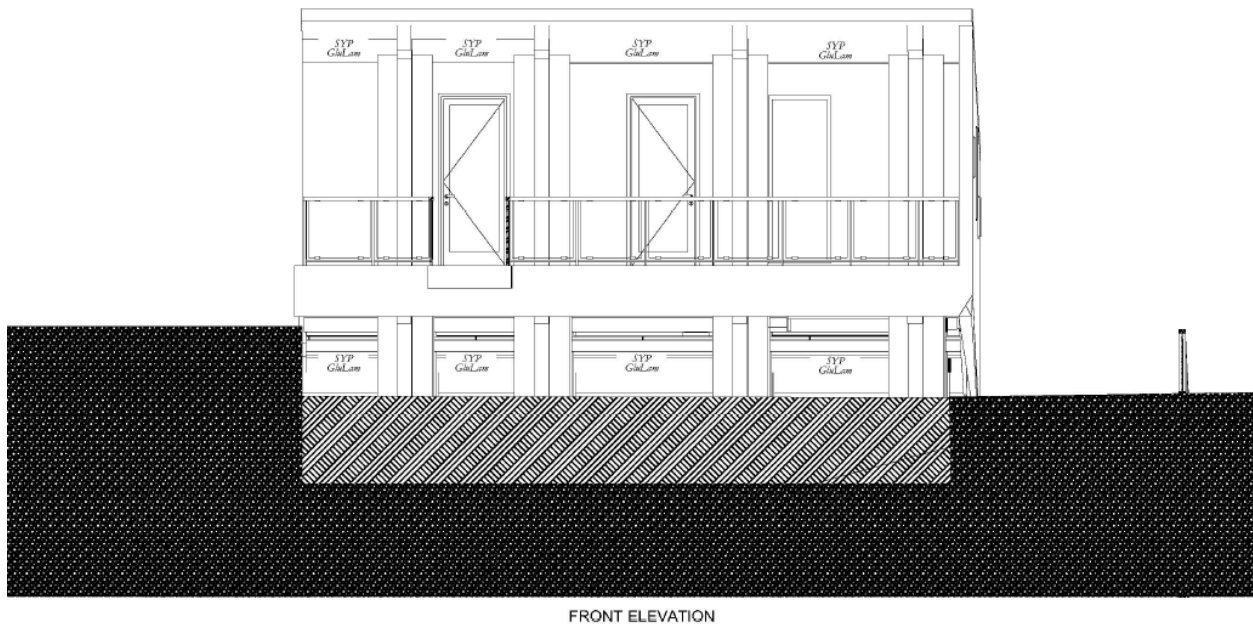
### **STAFF DISCUSSION**

The subject property is a vacant lot located at the northern edge of the Capital View Park Historic District on Menlo Ave. The subject lot was platted in 1887. Staff estimates that a house was constructed on the property around c.1910 with several later additions. The house had fallen into disrepair and was condemned by the Department of Housing and Community Affairs. Its demolition was approved by the HPC in 2019, and the lot has been vacant since. So while the lot is categorized as belonging to the first period of construction in the District (1870-1916), staff recommends that it be reviewed as a spatial resource for the purposes of applying design criteria for the alterations. The lot slopes steeply away from grade towards the creek at the eastern property line. The house immediately to the south of the subject

property, at 10219 Menlo Ave., is infill construction that was approved by the HPC in 2004.<sup>3</sup> To the north of the subject lot is the Capitol View-Homewood Local Park. The applicant proposes to construct a single-family house on the lot, along with an accessory structure and associated paving and landscaping. Staff notes that the information regarding the accessory structure is incomplete, and a separate HAWP will be required for its construction.

### New House Construction

The proposed house design has only been slightly revised and is generally consistent with the proposal supported at the September Preliminary Consultation. The house remains a one-story, contemporary-styled house constructed on wood piers with concrete footers. House dimensions have changed slightly and are now approximately 34' × 39' 10" (thirty-four feet by thirty-nine feet, ten inches deep), which Staff finds are consistent with the 36' × 36' (thirty-six feet square) design reviewed at the Preliminary Consultation. The height at the front of the house is 14' 3 ½" (fourteen feet, three-and-one-half inches) tall. Because of the initial drop in grade at the front of the property, the house will only be 12' 3" (twelve feet, three inches) above the height of Menlo Avenue at grade. The house is set back from the property line by 28' 5" (twenty-eight feet, five inches) with 7' 6" (seven foot, six inch) setbacks on either side. The entrance to the house will be accessed by a wooden bridge that aligns with the left opening on the front elevation. The proposed house is designed to be constructed on three levels so as to follow the slope of the lot. The proposed pent roof matches the slope of the grade, only interrupted by an air vent and the centrally located skylight. The street-facing (west) elevation includes a full-width front porch covered by a cantilevered portion of the roof (see *Figure 2*, below).



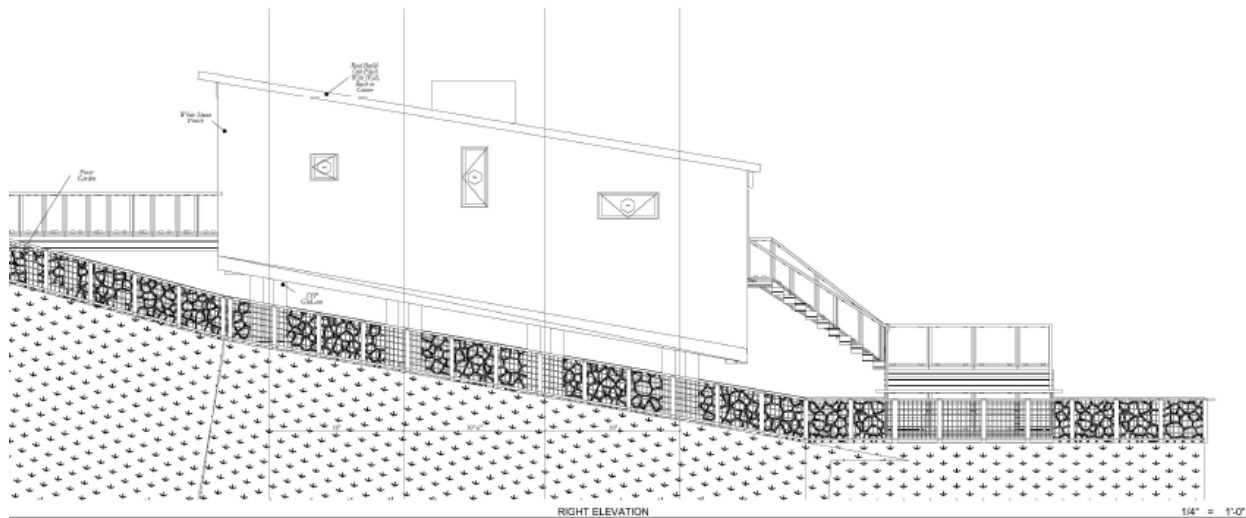
**Figure 2: Proposed front elevation rendering of the proposed house.**

The exterior of the house will be sided in smooth stucco, with wood single-lite windows and doors, and

<sup>3</sup> The file for the 2004 HAWP approval at 10219 Menlo Ave., Silver Spring is available here: [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640010/Box083/31-07-04H\\_Capitol%20View%20Historic%20District\\_10219%20Menlo%20Ave\\_09-10-2004.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box083/31-07-04H_Capitol%20View%20Historic%20District_10219%20Menlo%20Ave_09-10-2004.pdf).

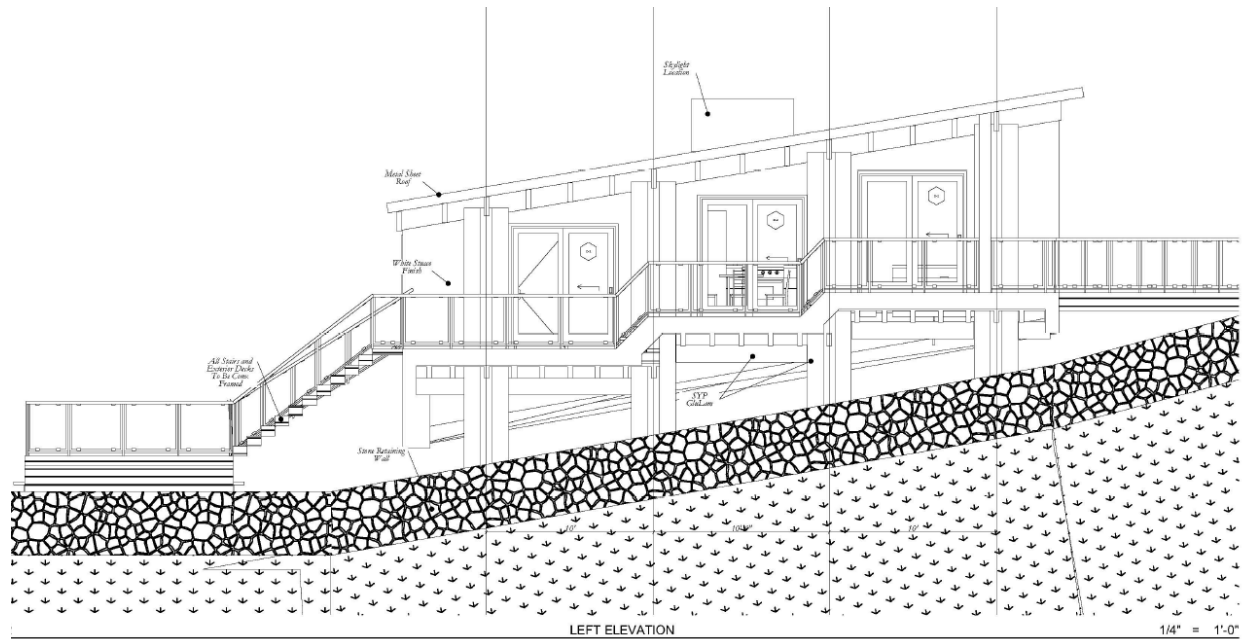
wood decking. A stamped concrete 'patio' is proposed at the front of the property.

The design presented at the Preliminary Consultation included a blank elevation on the south (right) wall. Based on comments from Staff and the HPC, the applicant revised the design so there are three windows on that elevation, a square casement window, a tall narrow casement window, and a wide narrow awning window (see *Fig. 3*, below). The rear (east) and left (north) elevations face out of the historic district and are not at all visible from the public right-of-way (*Figs. 4* and *5*). Both of these elevations are largely glazed, with evenly spaced windows at the rear and three pairs of glass doors along the right elevation. An exterior wood walkway stair runs along the northern elevation that provides access to the rear yard.



**Figure 3: Proposed right (south) elevation option with three windows.**

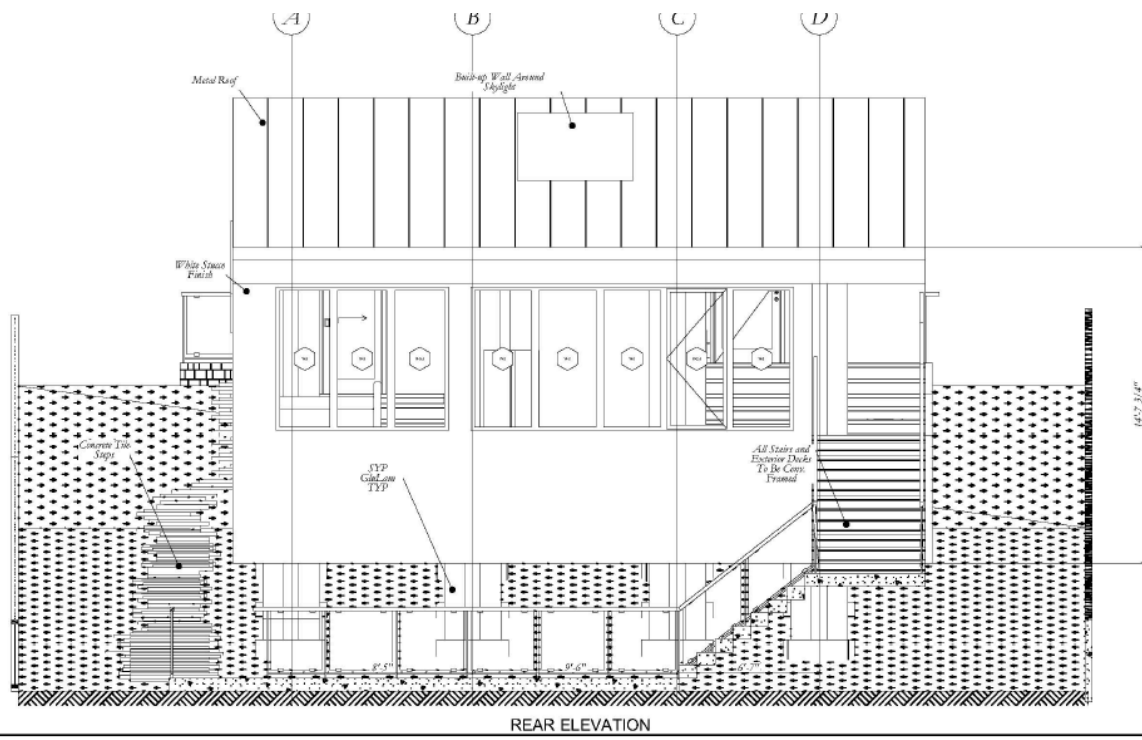
Staff finds the diminutive size of the house will not overwhelm the character of the site or the surrounding district, and its one-story height, coupled with the design's pent roof, will make this the shortest house on the block. Staff additionally finds that the house's placement on the lot, setback 28' 5" (twenty-eight feet, five inches) from the right-of-way is generally consistent with the other houses along Menlo Ave. which range from a minimum of 15' (fifteen feet) – a distance closer to the street than what is allowed under current zoning - to a maximum of 84' (eighty-four feet). Staff additionally finds that raising the house on piers and creating a terraced landscape (discussed below) allows for an open green space surrounding the house which reinforces the garden setting of the historic district.



**Figure 4: Proposed left (north) elevation.**

Staff finds the proposed design, though distinctly contemporary, will likely not detract from the character of the surrounding district. The roof form, window size, and scale are all intended to stand apart from the historic buildings and historic building styles found throughout the historic district. By utilizing the pent roof that aligns with the lot slope, the overall mass of the house is kept low to reduce the overall visual impact on the district and avoids overwhelming the resource, a common challenge with new construction in this historic district. Evaluating contemporary architecture in historic districts requires finding factors such as siting, massing, proportions, and materials - and not necessarily its stylistic elements – that can help make a design appropriate under *Standard #9*, which encourages compatibility while differentiating between new and historic elements.

The Master Plan amendment creating the Capitol View Park Historic District identifies the district’s significance as “exhibit[ing] most building styles “typical” in the development of suburban Montgomery County.” That variety of styles leads Staff to find that no one style would be the correct solution for infill construction. Staff finds that consideration of the factors for material compatibility, discussed below, and the overall volume and placement of the house within the streetscape, and its relationship to the historic houses further down Menlo Ave. are more important in determining the proposal’s overall compatibility than an evaluation of specific design elements. Staff therefore finds the house’s design is generally consistent with 24A-8(d) and *Standards #9* and *#10*, and the character of the surrounding historic district.



**Figure 5: Proposed rear elevation.**

The applicant presented several options for siding the proposed construction at the Preliminary Consultation, including fiber cement and stucco. In finalizing the design details, the applicant opted for stucco, a material supported by Staff and the commissioners present at the Preliminary Consultation. All of the windows are wood-framed, single-light fixed or casement/awning windows in punched openings. A specification beyond the material and configuration was not included for the windows and doors. Staff finds that because this is new construction and because all of the windows are single-lites, Staff recommends adding a condition to the approval of this HAWP requiring the applicant to submit detailed material specifications (i.e., manufacture and series) for the windows and doors. Final approval authority can be delegated to Staff to verify the windows are wood and the dimensions are consistent with those specified in the provided window schedule. With the recommended condition, Staff finds the windows are doors are appropriate under 24A-8(b)(2) and (d) and *Standard #9*.

Staff previously found that because the low-sloping pent roof will not be at all visible, a metal or membrane roof would be acceptable. Commissioners generally concurred with this finding at the Preliminary Consultation. The applicant has selected a standing seam metal roof. As with the windows, a material specification was not provided. However, Staff finds the detail with the largest impact on contemporary standing seam metal roofs is the treatment of the ridges and hips, which rely on capping pieces that stand proud of the roof surface. Because the proposed roof is a pent roof, it will not include these caps. Therefore, Staff recommends that the HPC add a condition to the approval of the roof requiring the applicant to provide detailed roofing specifications. With the recommended condition, Staff finds the roof is compatible with 24A-8(b)(2) and (d) and *Standard #9*.

Staff acknowledges that the HPC often requires a streetscape study to evaluate the compatibility of a proposal with the surrounding district. Staff does not find that a study is required in this instance. Most applications for infill construction reviewed by the HPC are for designs that maximize occupiable square footage. Those designs often push the boundaries of what could be considered acceptable in terms of the building's height, width, overall massing, or front setback. Staff finds the proposed house poses no risk of overwhelming the character of the streetscape. The proposed house is limited to a one-story mass that

is setback from the south property line by 7' (seven feet), and setback from the front property line by 28' 5" (twenty-eight feet, five inches). The design of the proposal results in a house that will be low to the ground, narrower than its neighbor to the south, and three feet further from the right-of-way than its neighbor to the south. Additionally, Staff finds the proposed construction on the subject property will not have a substantial impact on the surrounding district as it is located at the north edge of the historic district, bordered to the south by a non-historic house constructed in 2004 and to the north by the Capitol View-Homewood Local Park. For these reasons, the staff does not find a streetscape study necessary for a complete application.

### **Stairs and Patio**

At the rear of the house, the applicant proposes constructing a large set of wooden stairs, leading to a wooden deck. The stairs and deck have a metal and wire railing. Specific dimensions of the stairs were not provided; however, the first run of stairs is 26' 4" (twenty-six feet, four inches), and the second run of stairs is an additional 26' 5" (twenty-six feet, five inches). The annotated drawings show there is approximately 850 ft<sup>2</sup> (eight hundred fifty square feet) of total wood decking and stairs, none of which extends beyond the side wall planes of the proposed house. Staff finds that the proposed decking and stairs are generally compatible with the character of the site, and they will not be visible from the public right-of-way. As the case with the bridge in front of the house, Staff finds the proposed wood decking and metal railing are compatible with the site, and Staff recommends the HPC approve the rear stairs under 24A-8(b)(2) and (d); and *Standards* #2, #9, and #10, and the HPC's adopted policy for porch and deck materials.

### **Hardscaping and Landscaping**

After the demolition of the historic house in 2019, the site has been left in a largely natural condition. There is a small depression where the house foundation had been, but the site otherwise maintains its natural slope.

At the property line, the applicant proposes to construct a 5' (five foot wide) stamped concrete patio, slightly wider than the house. A portion of this patio could be used as a parking pad, as there is no off-street parking available on site. Several other properties on this block of Menlo Ave. do not have off-street parking and many others only have a paved or gravel parking pad in the front yard. Elsewhere in the district, it is common to see gravel in front of a property, or at the street edge, to provide additional space to park a car. Staff finds the proposed patio is a compatible feature with the character of the district and the site. Additionally, Staff finds the stamped material will provide a texture to the feature which will help it blend into the surrounding historic district. Staff recommends approval under 24A-8(b)(2) and (d); and *Standard* #2.

To the right (south) side of the house, the applicant proposes to install concrete tiled stairs from the gate to the wood deck behind the house. A pathway in the proposed location was evaluated by the HPC at the Preliminary Consultation. The HPC was generally supportive of the size and placement of the path, but material and design details were only conceptual at that point. Staff finds the revised design and placement are generally consistent with the proposal that the HPC voiced its support for, and finds the design and material are generally compatible with the character of the site and the surrounding district. Staff recommends the HPC approve the concrete stairs under 24A-8(b)(2) and (d); and *Standards* #2, #9, and #10.

The applicant proposes to create a community garden in two sections, one in front of the proposed house and another to its rear. The garden will be constructed by terracing the grade and constructing stepping stones to the right of the house to traverse the lot. Fencing is proposed to enclose the lot, with a stone wall along the northern property line. Staff finds that while the proposed fencing and wall appear to be in appropriate locations, the level of detail provided is insufficient for Staff to fully evaluate the proposed fencing. Staff finds that a fence and wall that are no taller than 48" (forty-eight inches) would be

compatible with the setting of the district and recommends the HPC add a condition requiring the submission of fencing and wall specifications to Staff for review and final approval authority of the fence and wall can be delegated to Staff. With the recommended condition, Staff finds the proposed fencing and site wall are appropriate under 24A-8(d), and Standards #2, #9, and #10.

While Staff finds the informal, park-like setting is one of the characteristics of the Capitol View Park Historic District, Staff is also aware that erosion and protection of the creek are issues that have been repeatedly raised, both in the 1982 Capitol View Master Plan and in more recent HAWP hearings. One of the ways to reduce that erosion and keep dirt and silt out of the creek is by terracing a site. Based on the renderings, the terracing will be low to preserve most of the lot slope, while helping to limit runoff on site.

Staff recommends the HPC approve the site work with the recommended condition under 24A-8(b)(2) and (d); and *Standards #2, 9, and 10*.

### **Accessory Structure**

In the northeast corner of the lot, there is a proposed accessory structure identified as the “Pavilion” on the submitted site plans. Elevations and detailed drawings of this structure were not included with the application materials. The design and location for the pavilion are consistent with what was presented at the Preliminary Consultation. The HPC voiced overall support for the structure in the proposed location and in the same approximate size. Staff supports the construction of an accessory structure in this location; however, staff does not find the level of detail sufficient for a complete HAWP application. Staff finds the approval of this HAWP cannot extend to the pavilion and recommend that the HPC requires a separate HAWP to evaluate the structure. Detailed specifications including elevations, dimensions, materials are required for a complete application.

### **STAFF RECOMMENDATIONS**

Staff recommends the HPC **approve with four (4) conditions** the HAWP application, with final approval authority delegated to Staff;

1. Detailed window and door specifications must be submitted;
2. Detail roof specification must be submitted;
3. Specification for the fencing and the stone wall on the northern property line must be submitted;
4. Approval of this HAWP does not extend to the proposed accessory structure. Review of that construction needs to be submitted as a separate HAWP.

under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), having found that the proposal, as modified by the condition, is consistent with the purposes of Chapter 24A;

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

and with *Policy 24-01*:

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

NOAH GEAR  
STUDIO

10221 Menlo Ave, Silver Spring, MD 20910  
Historic Review Application  
3/24/26





# Slope House – Historic Review Submission & Drawing Index

## A. INTENT

This drawing set is issued in support of the Historic Review Application. It represents the current design of the proposed residence, including architectural, structural, and mechanical/electrical/plumbing coordination. The intent of this submission is to demonstrate the overall design, massing, material expression, and integration of building systems as developed with the project consultants.

## B. DRAWINGS INCLUDED

### Architectural Drawings

- A0.1 – Site Plan
- A0.2 – Site Section
- A0.3 – Plan
- A0.4 – Plan
- A0.5 – Elevations (East, West)
- A0.6 – Elevations (North, South)
- A0.7 – Sections

### Structural / Timber Frame Drawings

- S0.1 – Timber Frame Structural Diagram
- S0.2 – Timber Roof Diagram
- S0.3 – Timber Roof Plan
- S0.4 – Timber Columns Diagram
- S0.5 – Timber Columns Plan
- S0.6 – Timber Floor Diagram
- S0.7 – Timber Floor Diagram
- S0.8 – Timber Floor Plan

*Structural drawings issued for pricing and coordination.*

### Mechanical / Electrical / Plumbing (MEP) Drawings

- M100 – Mechanical Plan
- E100 – Electrical Notes
- E200 – Electrical Plan
- P100 – Plumbing Notes
- P200 – Plumbing Plans
- P300 – Plumbing Riser Diagrams

*MEP drawings prepared for system coordination and design development.*

Drawings are issued to illustrate the proposed design, building systems, and overall construction intent for review.

## C. PROJECT DESCRIPTION

The proposed residence is a timber-framed structure designed to express the structural system on the interior while maintaining a restrained exterior form compatible with the surrounding historic context. The design has been developed in coordination with structural and MEP consultants to ensure feasibility of construction while preserving the intended architectural character. Exterior materials, proportions, and openings have been carefully considered to align with the scale and rhythm of the neighborhood.

## D. DESIGN COORDINATION

### Timber Frame Structure

- Primary structural frame designed in coordination with timber fabricator and structural engineer
- Timber elements expressed at interior where noted
- Interface framing coordinated with conventional wood framing

### Framing

- Exterior walls: wood framed construction
- Interior partitions: wood framed construction
- Foundation coordinated with structural drawings
- Wall heights and roof geometry as indicated on plans and sections

### Mechanical / Electrical / Plumbing Systems

- Systems coordinated to minimize visual impact on exposed timber structure
- Ductwork, piping, and electrical routed to maintain clean interior volumes
- Equipment locations coordinated with architectural layout

### Interior Construction

- Exposed beams and timber structure to remain visible where noted
- Drywall used only where required for enclosure or fire separation
- Finish levels to be determined during final construction documentation

## E. MATERIALS

The proposed exterior materials include:

- Smooth stucco exterior wall finish
- Standing seam metal roof
- Wood windows and doors with wood trim
- Wood guardrails and exterior railings
- Metal cable guardrail system
- Cast-in-place concrete foundation and footings
- Southern Yellow Pine glulam structural columns
- Wood plank exterior decking
- Cast-in-place concrete porch
- Concrete tile patio and exterior steps

## F. ITEMS NOT PART OF HISTORIC REVIEW

The following items are not part of this submission:

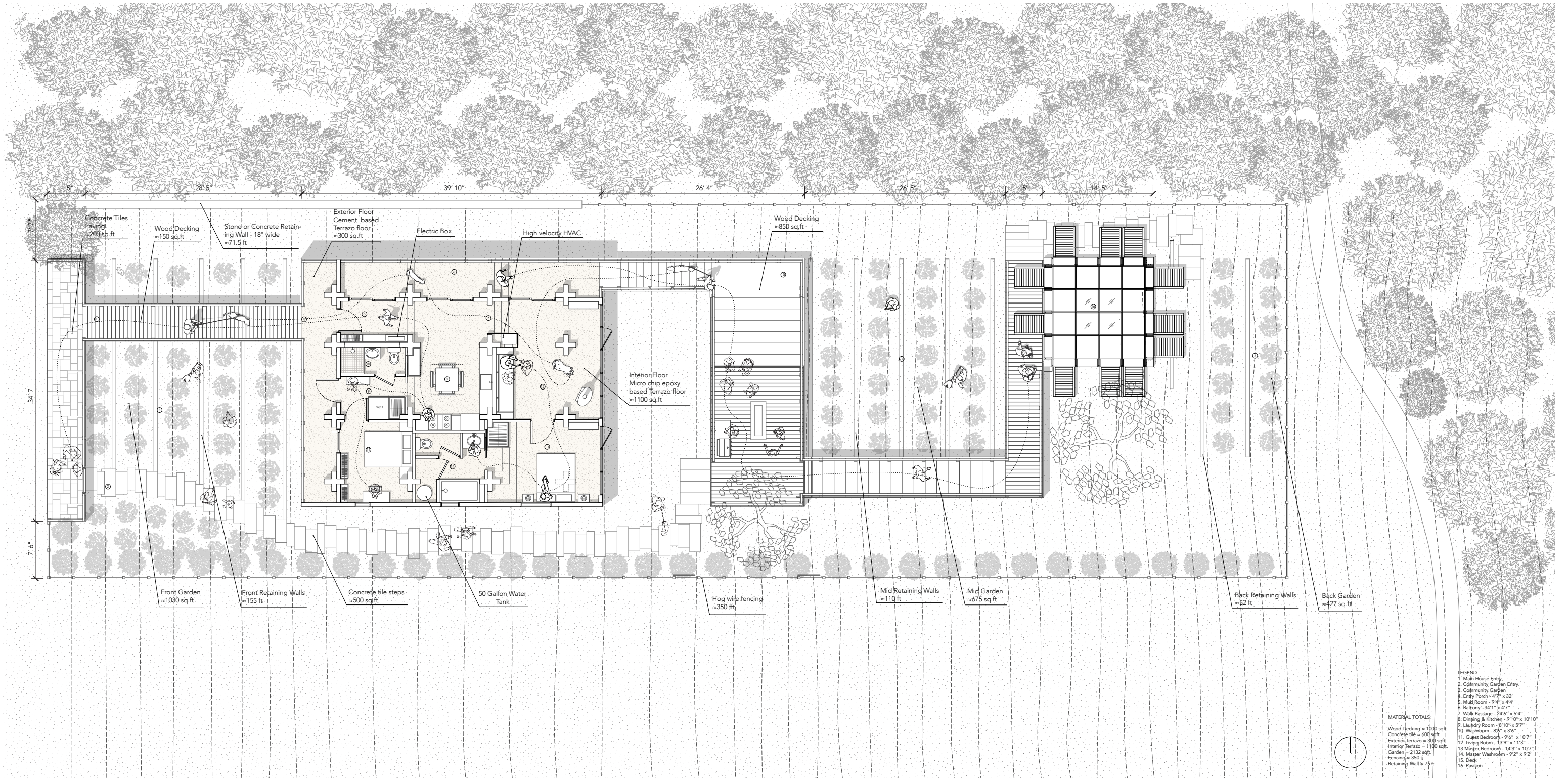
- Interior finishes
- Cabinetry and fixtures
- Furniture
- Landscaping beyond general grading
- Specialty lighting
- Solar equipment (if added in future)

## G. CONSULTANT COORDINATION

The design shown has been developed with input from:

- Structural engineer
- Timber frame fabricator
- Mechanical / electrical / plumbing consultants

# Site Plan



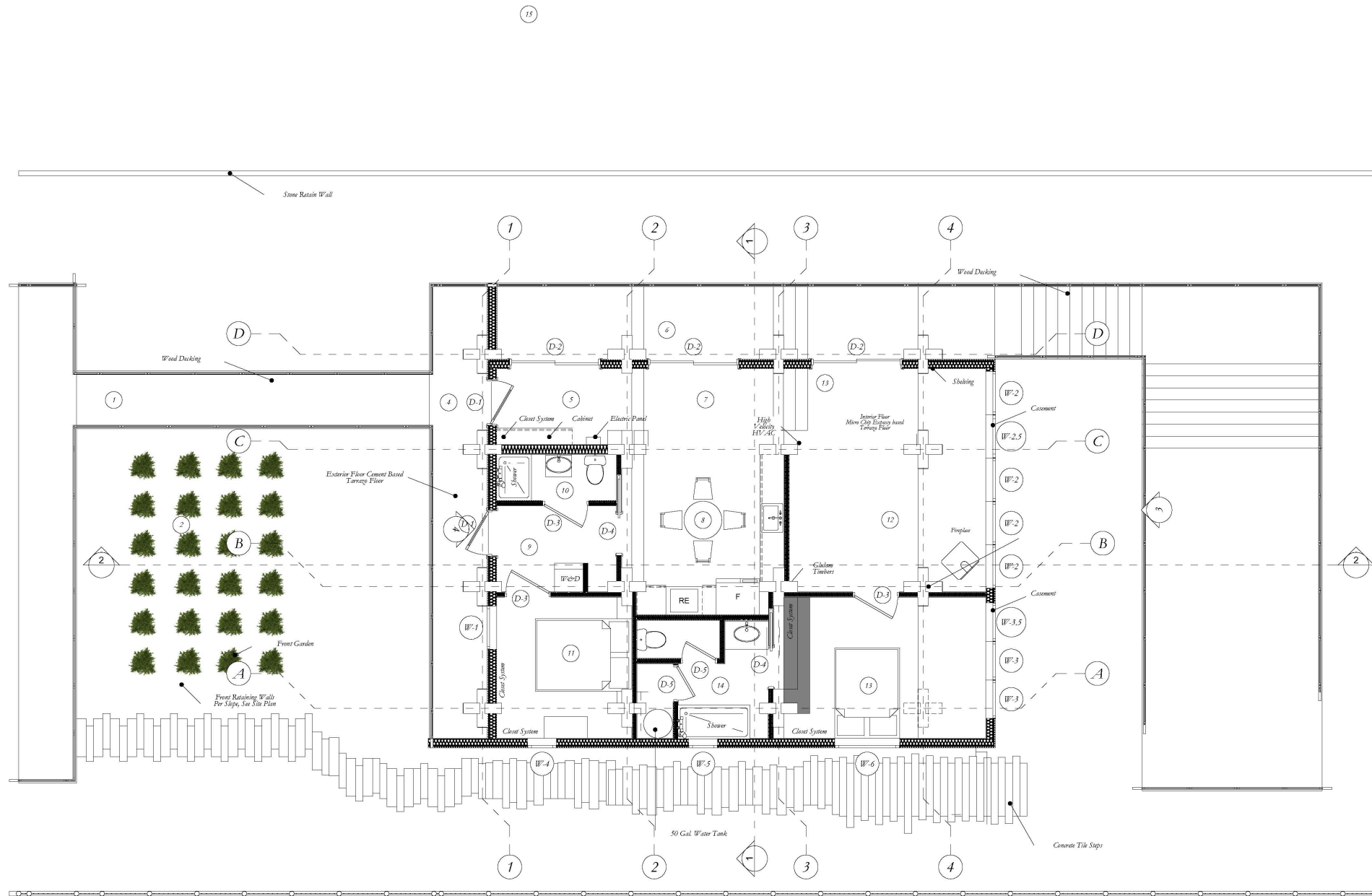
A0.1

# Site Section



A0.2

# Plan



Room Legend
1. Main House Entry
2. Community Garden Entry
3. Community Garden
4. Entry Porch - 4'7x32
5. Mud Room - 9'4x4'4
6. Balcony - 34'1x4'7
7. Walk Passage - 24'6x5'4
8. Dining & Kitchen - 9'10x10'10
9. Laundry Room - 8'10x5'7
10. Washroom - 8'6x3'6
11. Guest Bedroom - 9'6x10'7
12. Living Room - 13'9x11'3
13. Primary Suite - 14'3x10'7
14. Primary Suite Washroom - 9'2x9'2
15. Deck
16. Pavilion

Materials Totals
Wood Decking= 1,000 sqft
Concrete Tile= 600 sqft
Exterior Terrazo= 300 sqft
Interior Terrazo= 1,100 sqft
Garden= 2,132
Fencing= 350 ft
Retaining Wall= 75 ft

**General Notes:**  
 1. Homestead Timber Frames to provide SYP glulam Main Home Only



HOMESTEAD TIMBER FRAMES  
 2035 MIKE MAXWELL RD  
 COOKEVILLE

38501

CLIENT INFORMATION

NOAH GEAR  
 10221 MENLO AVE  
 SILVER SPRING  
 USA  
 20910

HOMESTEAD TIMBER FRAMES  
 A TIMBER FRAME DESIGN FOR  
**GEAR  
 RESIDENCE**

Revision History

Rev#	CHD	Change Name	Date
1	T	Client Change + Coordination	2-8-2026

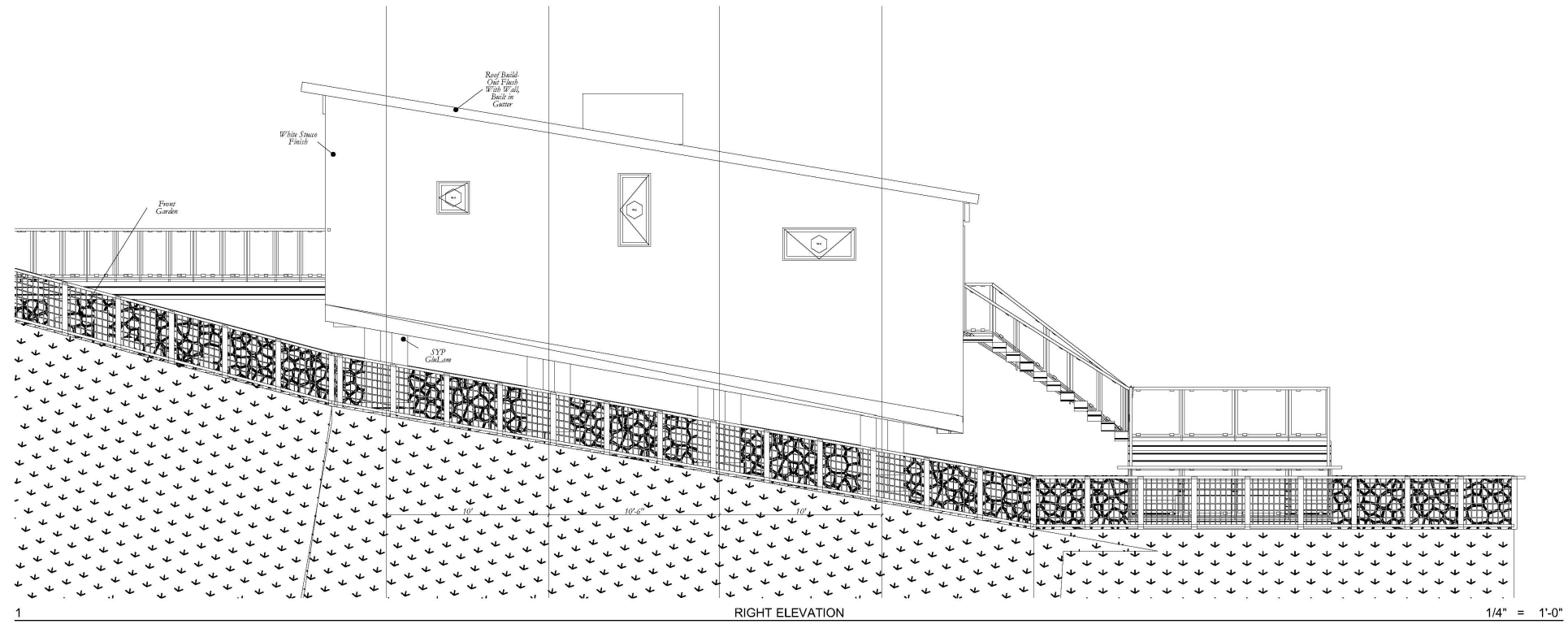
Drawing Name	PROJECT #		
MAIN LEVEL-ANNOTATION	28101		
Drawing Status			
DESIGNER	DATE	CHECKED	DATE
PRESTON	01-30-2026	XXXXXXXX	XX-XX-XXXX
Drawing Scale	REVISION		
1/4" = 1'-0"			
Layout ID			

A0.3





# Elevations



**Room Legend**

1. Main House Entry
2. Community Garden Entry
3. Community Garden
4. Entry Porch - 4'7x32
5. Mud Room - 9'4x4'4
6. Balcony - 34'1x4'7
7. Walk Passage - 24'6x5'4
8. Dining & Kitchen - 9'10x10'10
9. Laundry Room - 8'10x5'7
10. Washroom - 8'6x3'6
11. Guest Bedroom - 9'6x10'7
12. Living Room - 13'9x11'3
13. Primary Suite - 14'3x10'7
14. Primary Suite Washroom - 9'2x9'2
15. Deck
16. Pavilion

**Materials Totals**

Wood Decking= 1,000 sqft  
 Concrete Tile= 600 sqft  
 Exterior Terrazo= 300 sqft  
 Interior Terrazo= 1,100 sqft  
 Garden= 2,132  
 Fencing= 350 ft  
 Retaining Wall= 75 ft

**General Notes:**  
 1. Homestead Timber Frames to provide SYP glulam Main Home Only



HOMESTEAD TIMBER FRAMES  
 2035 MIKE MAXWELL RD  
 COOKEVILLE

38501

**CLIENT INFORMATION**

NOAH GEAR  
 10221 MENLO AVE  
 SILVER SPRING  
 USA  
 20910

HOMESTEAD TIMBER FRAMES

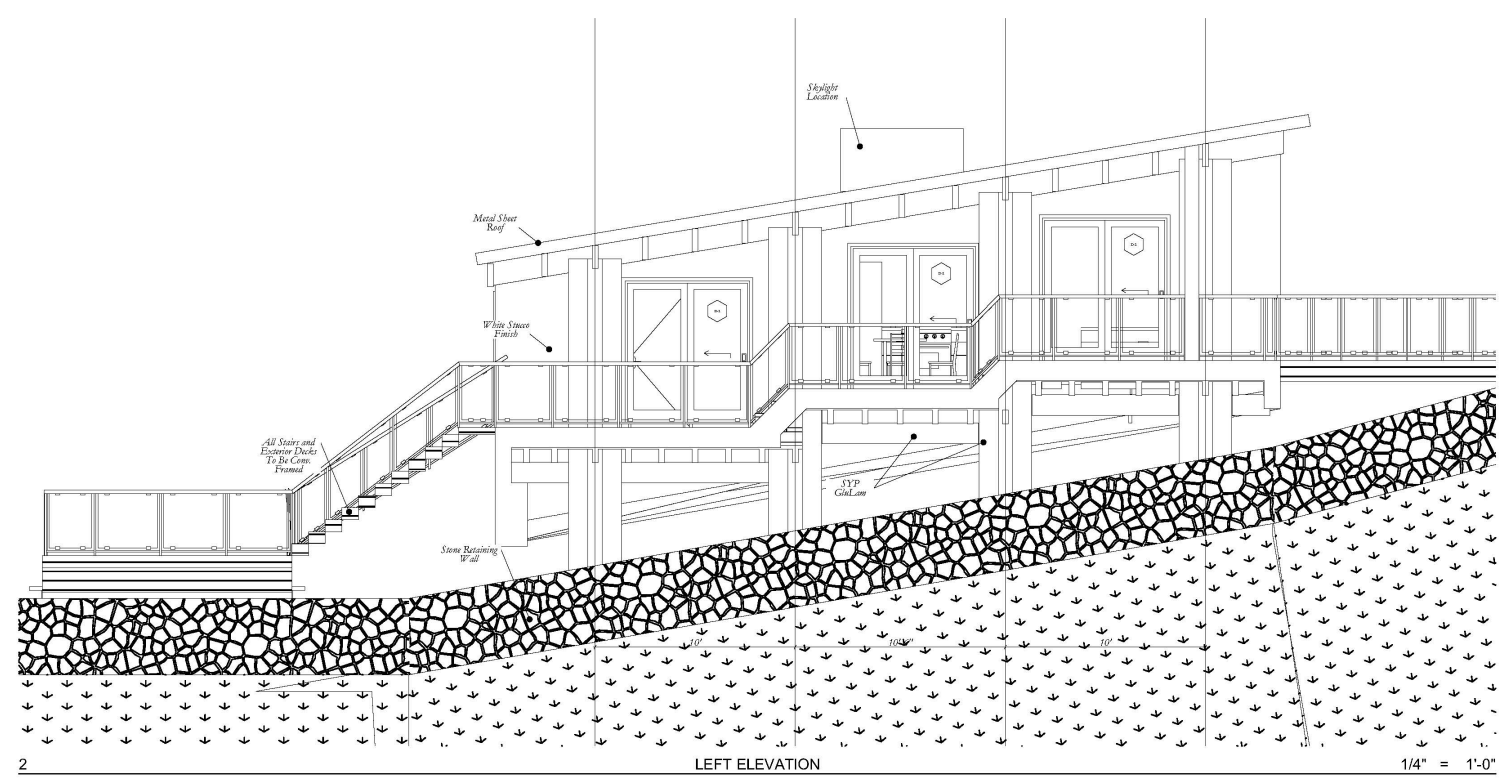
A TIMBER FRAME DESIGN FOR

GEAR  
 RESIDENCE

**Revision History**

Rev#	CHD	Change Name	Date
1		Client Change + Coordination	2-8-2026

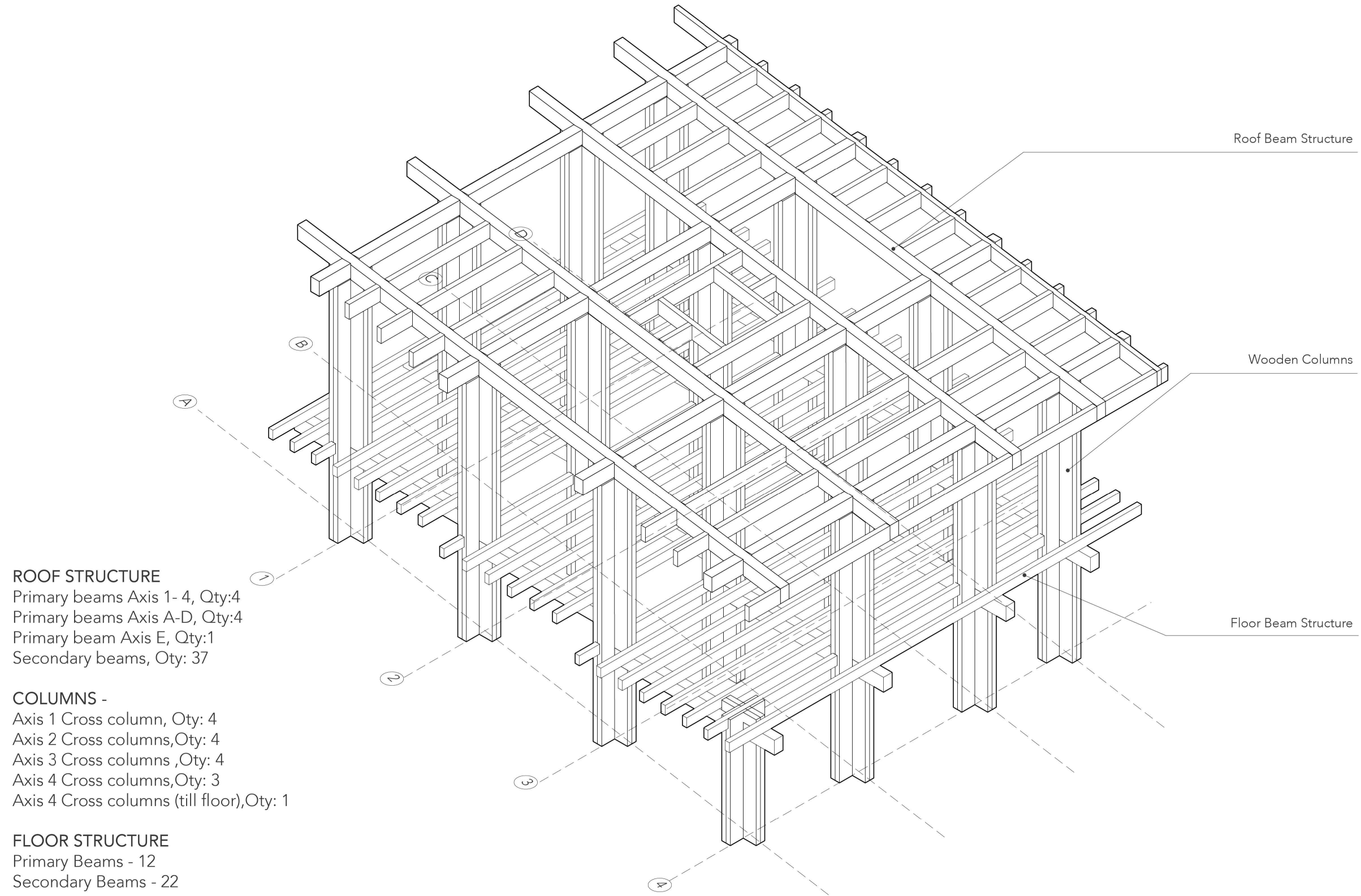
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 Drawing Status:   
 DESIGNER: PRESTON DATE: 01-30-2026 CHECKED: XXXXXXXX DATE: XX-XX-XXXX  
 Drawing Scale: 1/4" = 1'-0" REVISION:   
 Layout ID:





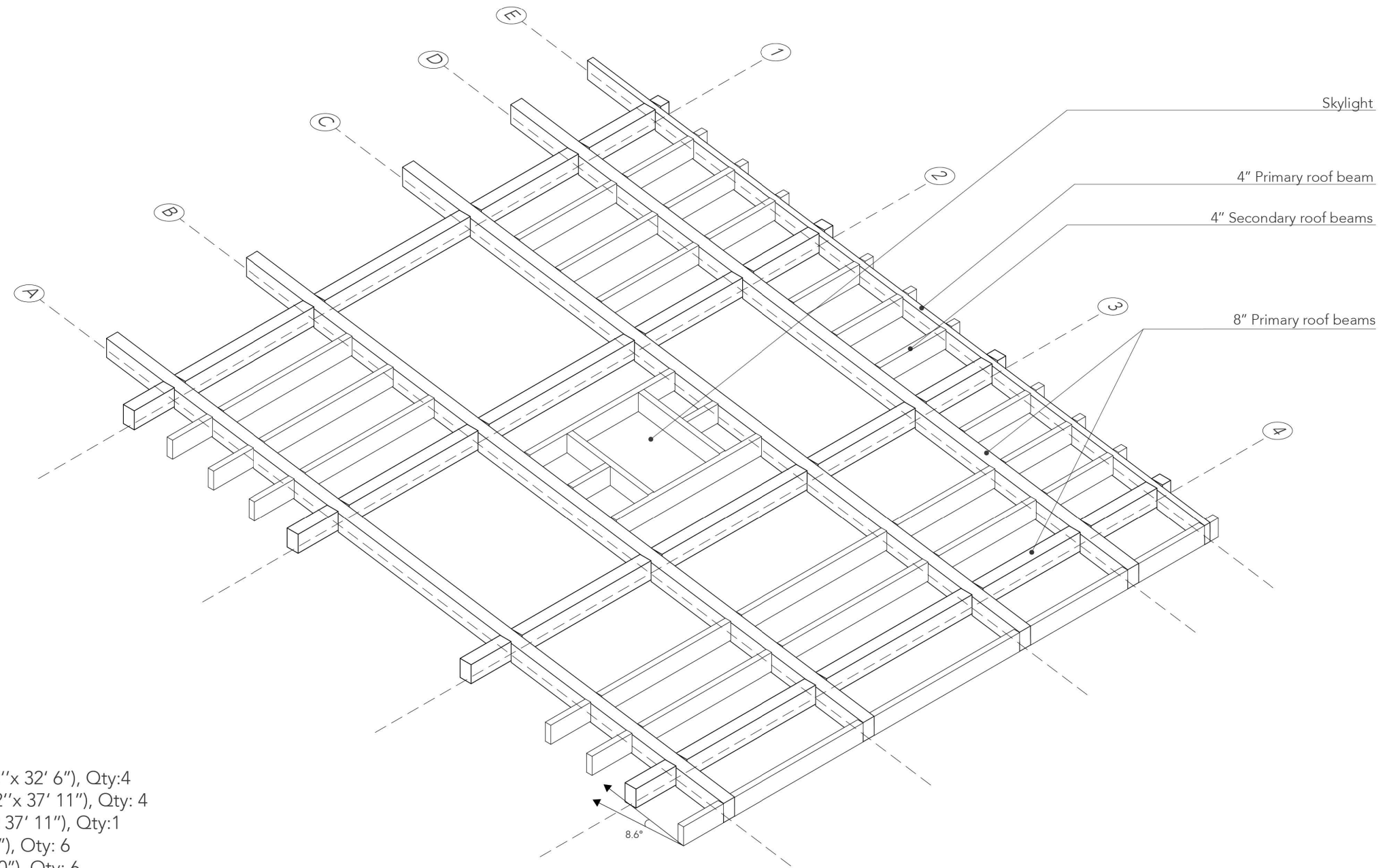
# Timber Frame

# Structure



S0.1

# Roof Structure

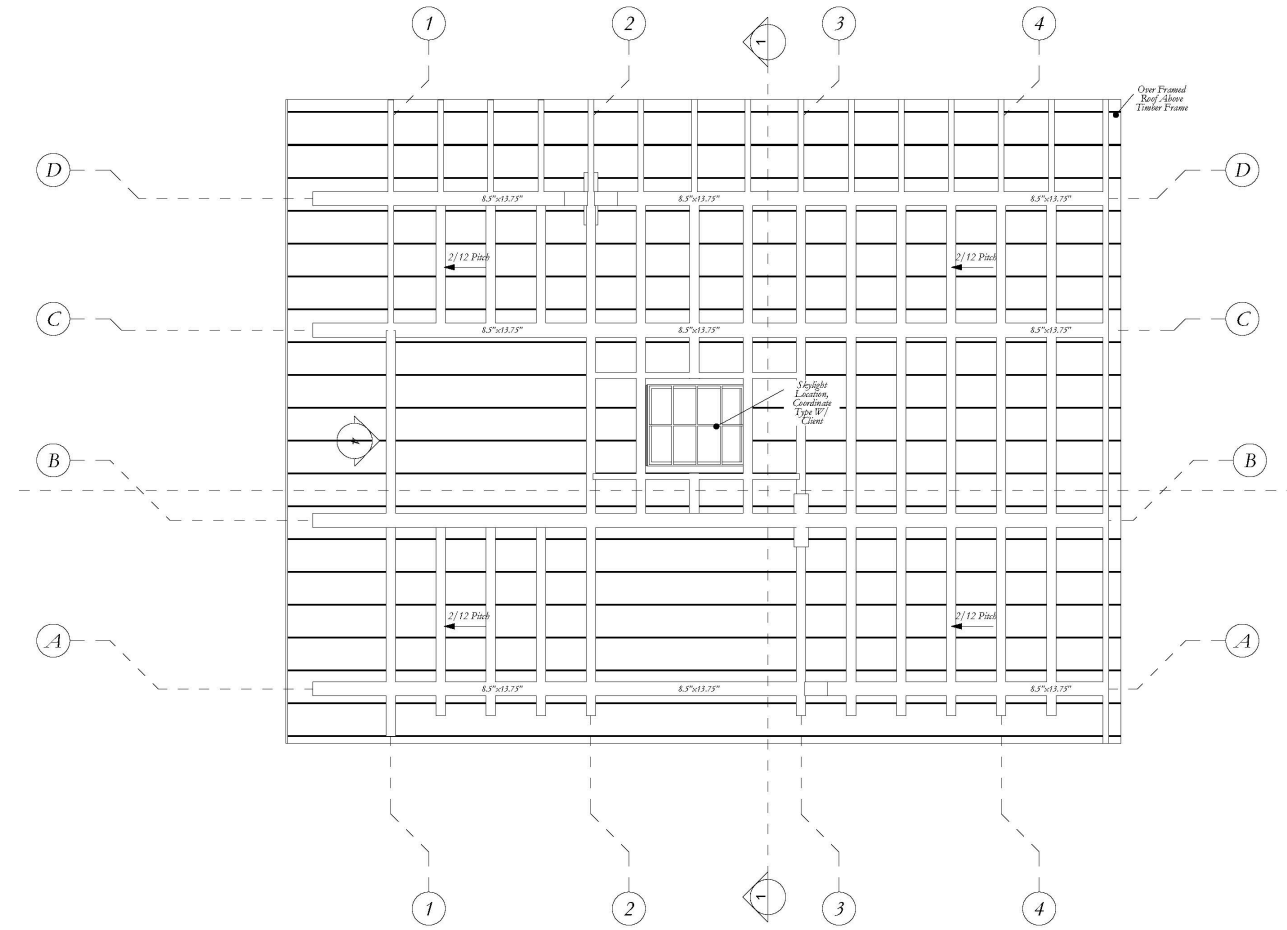


## ROOF STRUCTURE

- Primary beam Axis 1- 4 ( 8"x 12"x 32' 6"), Qty:4
- Primary beam Axis A-D ( 8"x 12"x 37' 11"), Qty: 4
- Primary beam Axis E ( 4"x 12"x 37' 11"), Qty:1
- Secondary beam (4"x 12"x 2' 5"), Qty: 6
- Secondary beam (4"x 12"x 7' 10"), Qty: 6
- Secondary beam (4"x 12"x 8' 10"), Qty: 5
- Secondary beam (4"x 12"x 5' 10"), Qty: 6
- Secondary beam (4"x 12"x 4'), Qty: 10
- Secondary beam (4"x 12"x 2' 1"), Qty: 2
- Secondary beam (4"x 12"x 5'), Qty: 2

S0.2

# Plan



1 ROOF-ANNOTATION 1/4" = 1'-0"

Roof System Schedule
1. Main Support Members: 8.5"x13.75"
2. Secondary Support Members: 3.5"x13.75"

Room Legend
1. Main House Entry
2. Community Garden Entry
3. Community Garden
4. Entry Porch - 4'7"x32
5. Mud Room - 9'4"x4'4
6. Balcony - 34'1"x4'7
7. Walk Passage - 24'6"x5'4
8. Dining & Kitchen - 9'10"x10'10
9. Laundry Room - 8'10"x5'7
10. Washroom - 8'6"x3'6
11. Guest Bedroom - 9'6"x10'7
12. Living Room - 13'9"x11'3
13. Primary Suite - 14'3"x10'7
14. Primary Suite Washroom - 9'2"x9'2
15. Deck
16. Pavilion

Materials Totals
Wood Decking= 1,000 sqft
Concrete Tile= 600 sqft
Exterior Terrazo= 300 sqft
Interior Terrazo= 1,100 sqft
Garden= 2,132
Fencing= 350 ft
Retaining Wall= 75 ft

**General Notes:**  
 1. Homestead Timber Frames to provide SYP glulam Main Home Only



HOMESTEAD TIMBER FRAMES  
 2035 MIKE MAXWELL RD  
 COOKEVILLE

38501

CLIENT INFORMATION

NOAH GEAR  
 10221 MENLO AVE  
 SILVER SPRING  
 USA  
 20910

HOMESTEAD TIMBER FRAMES  
 A TIMBER FRAME DESIGN FOR  
**GEAR**  
**RESIDENCE**

Revision History

Rev#	CHD	Change Name	Date
1		Client Change + Coordination	2-8-2026

Drawing Name	PROJECT #
ROOF-ANNOTATION	20910
Designer	DATE
PRESTON	01-30-2026
Checked	DATE
	XXXXXXXX XX-XX-XXXX
1/4" = 1'-0"	REVISION
	Layout ID

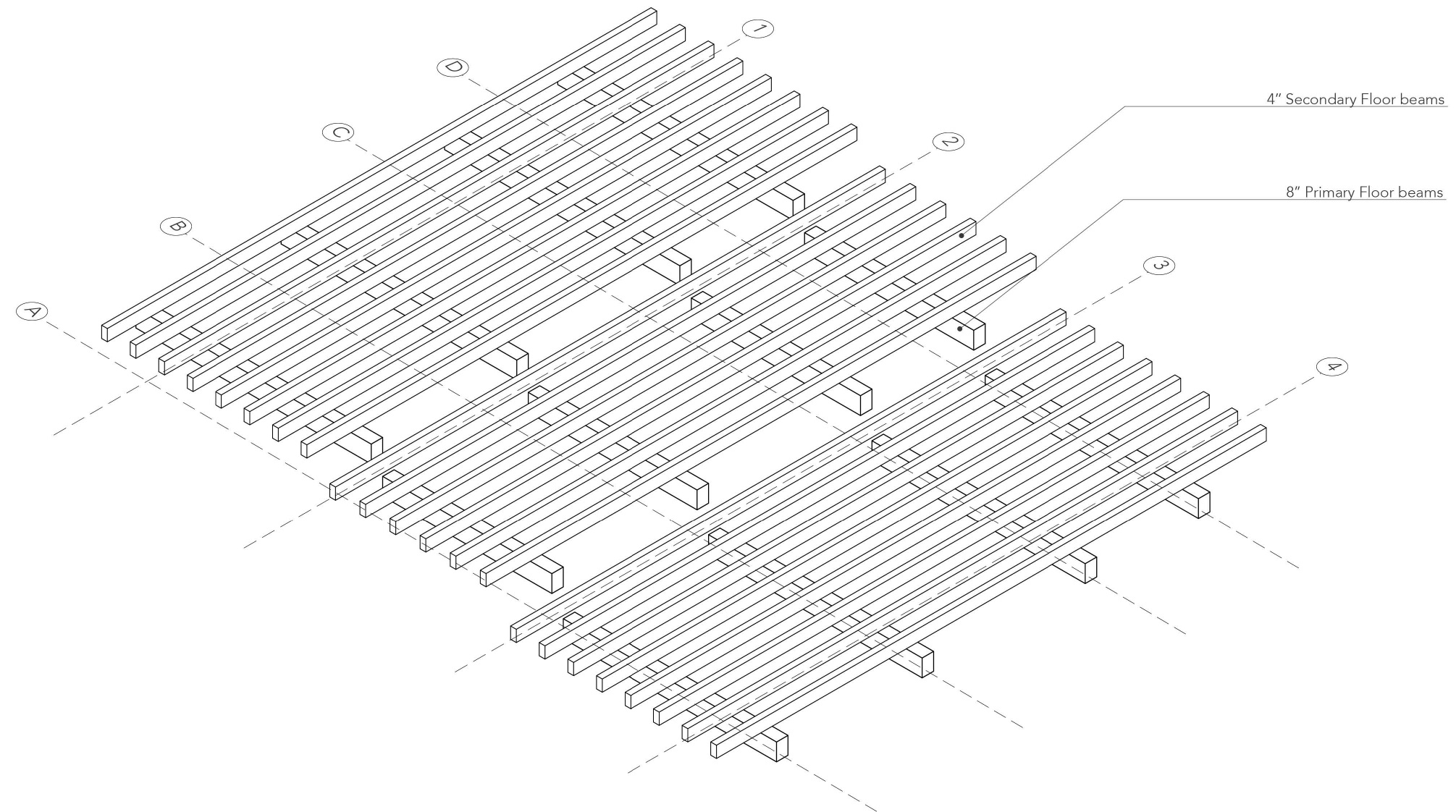
S0.3







# Floor Structure



**FLOOR STRUCTURE**  
Primary Beams (8"x 12"x 13'8"), Qty: 4  
Primary Beams (8"x 12"x 9'10"), Qty: 4  
Primary Beams (8"x 12"x 12'5"), Qty: 4  
Secondary Beams (4"x 8"x 32'), Qty: 22

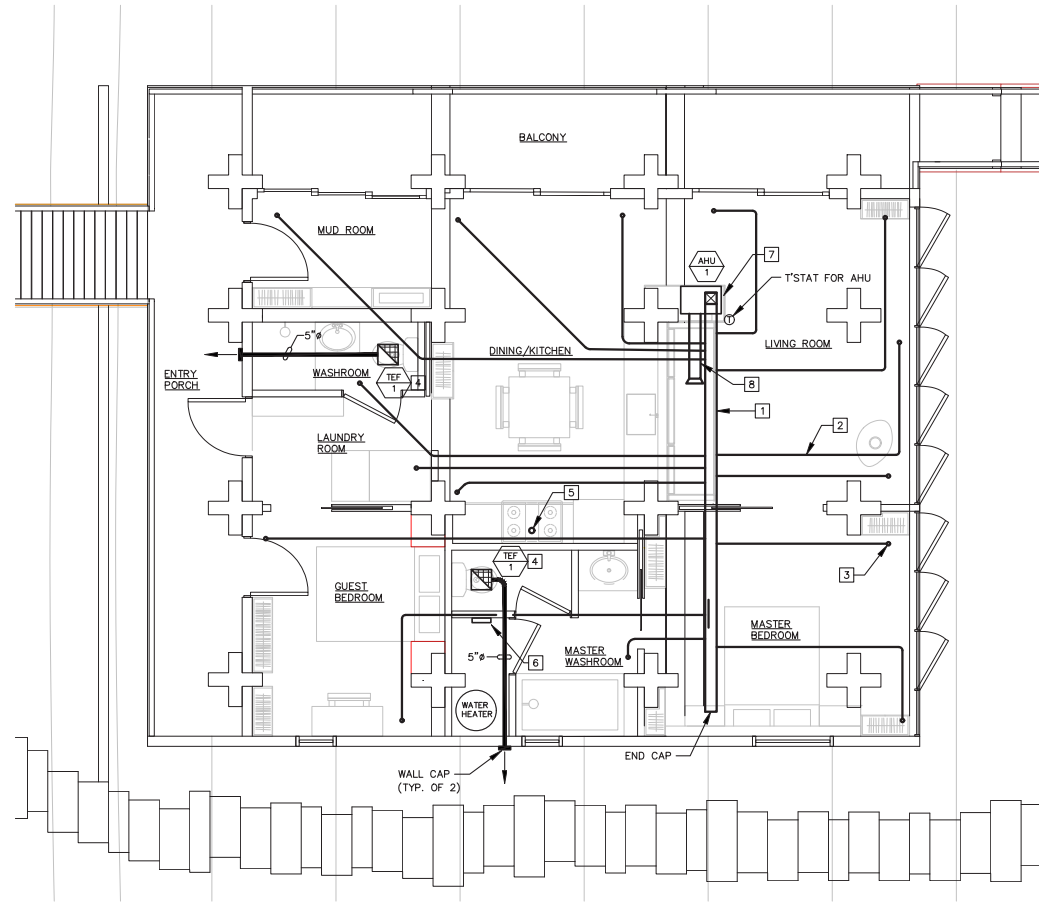
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# MEP Engineering

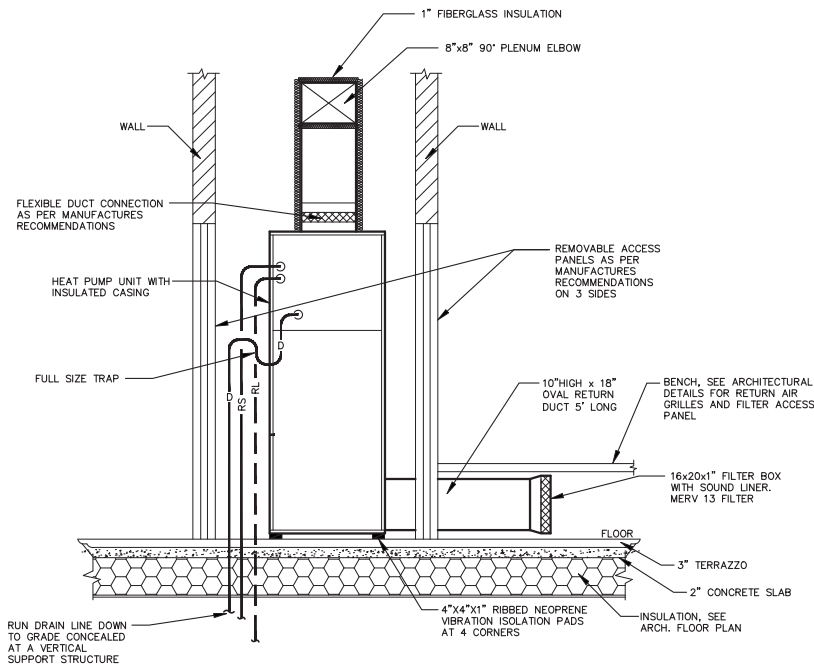
## MECHANICAL GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL MARYLAND STATE AND MONTGOMERY COUNTY CODES, REGULATIONS AND ORDINANCES.
2. THE MECHANICAL CONTRACTOR SHALL OBTAIN A FULL SET OF PLANS AND SPECIFICATIONS FOR THIS PROJECT AND SHALL BE AWARE OF THE WORK OF ALL OTHER TRADES WHICH MAY REQUIRE COORDINATION.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND PAY ALL FEES RELATIVE TO THE INSTALLATION OF HIS WORK.
4. THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SURVEY ALL EXISTING CONDITIONS BEFORE SUBMITTING BID.
5. IT SHALL BE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES AND SHALL PROVIDE ALL REQUIRED OFFSETS IN DUCTWORK TO ACCOMPLISH THIS AT NO ADDITIONAL COST.
6. ALL MECHANICAL PLANS ARE DIAGRAMMATIC IN FORM. THE MECHANICAL CONTRACTOR SHALL FABRICATE DUCTWORK BASED ON FIELD MEASUREMENTS TO ENSURE THE PROPER ROUTING AND FIT.
7. ALL NEW PLENUM SUPPLY AND RETURN AIR DUCTWORK SHALL BE FABRICATED FROM GALVANIZED SHEET METAL, AND INSTALLED IN ACCORDANCE WITH THE LATEST SMACNA AND ASHRAE GUIDELINES.
8. ALL SUPPLY AIR DUCTWORK INSTALLED SHALL BE INSULATED WITH 1-1/2" THICK FIBERGLASS DUCT INSULATION WITH FOIL FACING AS MANUFACTURED BY JOHNS MANVILLE OR APPROVED EQUAL FOR THE ENTIRE LENGTH OF THE DUCT. INSULATION SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. THE CONTRACTOR SHALL BALANCE, ADJUST AND TEST ALL SYSTEMS AND EQUIPMENT AS SHOWN ON PLANS, NOTED OR REQUIRED.



MECHANICAL WORK NOTES	
1	8"x8" PLENUM DUCT W/1" INSULATION IN BULKHEAD
2	SOUND ATTENUATING SUPPLY TUBING 2" ID WITH 2" R-6 INSULATION (TYPICAL).
3	TERMINATOR PLATE TYPE AS PER OWNER PREFERENCE (TYPICAL).
4	NEW TOILET EXHAUST FAN.
5	6" KITCHEN HOOD EXHAUST DUCT UP THRU ROOF TO ROOF CAP.
6	RADIANT FLOOR SYSTEM MANIFOLD PUMP.
7	SEE ARCHITECTURAL PLANS FOR AHU REMOVABLE PANELS
8	RETURN DUCT LOCATED UNDER THE BENCH. SEE AHU DETAIL AND ARCHITECTURAL PLANS FOR ACCESS PANEL AND RETURN AIR GRILLE BENCH.

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



**2 FLOOR MOUNTED VERTICAL AIR HANDLING UNIT DETAIL**  
NOT TO SCALE

## MECHANICAL EQUIPMENT LIST

- AHU-1:**  
"SPACEPAK" MODEL ESP-2430J4M4C, NOMINAL 2 TON COOLING CAPACITY AT 95°F AMBIENT AND 30 MBH HEAT PUMP HEATING CAPACITY AT 47°F AMBIENT, 550 CFM SUPPLY AIR AT 1.5" TSP, 3/4 HP SUPPLY FAN, 120 V, PROVIDE STAINLESS STEEL DRAIN PAN, FACTORY INSTALLED TXV, FLOAT SWITCH AND CONDENSATE TRAP, ANTI-VIBRATION FOAM STRIPS.
- HP-1:**  
OUTDOOR HEAT PUMP UNIT COMPATIBLE WITH THE DX COIL IN THE AHU-1 "GC" OR "BOSH" WITH HIGH EFFICIENCY VARIABLE SPEED INVERTER COMPRESSOR, 24 MBH COOLING CAPACITY AT 95°F AMBIENT AND 30 MBH HEAT CAPACITY AT 47°F AMBIENT, 25 MCA, 30 MOCP, 240 VOLT, 1ø.
- IEF-1:**  
"FENNY" MODEL Z-8, 75 CFM AT 15" S.P., 120V, PROVIDE WITH BACKDRAFT DAMPER, EXHAUST GRILLE & WALL DISCHARGE CAP.

## MECHANICAL SYSTEM NOTES

1. THIS MECHANICAL SYSTEM IS A HIGH VELOCITY SYSTEM WITH A SPECIAL HIGH VELOCITY, HIGH STATIC PRESSURE INDOOR VERTICAL AIR HANDLER, HEAT PUMP UNIT. THE CONTRACTOR MUST HAVE EXPERIENCE IN THE INSTALLATION OF THIS EQUIPMENT AND DUCTWORK AND MUST FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS FOR THE UNIT AND DUCTWORK INSTALLATION, SUCH AS 18" MINIMUM FROM ELBOW TO FIRST TAKE OFF, 18" MINIMUM LAST TAKE OFF FROM END CAP, SOUND ATTENUATORS LAST 3' EACH RUN OUT. INSTALL 15%, 35% OR 50% BALANCING ORIFICE WHERE NECESSARY.
2. THE CONTRACTOR SHALL DESIGN AND INSTALL A HOT WATER RADIANT FLOOR HEATING SYSTEM. THE CONTRACTOR MUST CONTACT A SUPPLIER AND INCLUDE THE DESIGN AND INSTALLATION OF THIS SYSTEM. A ROOM TO ROOM HEAT LOSS MUST BE CALCULATED TO DETERMINE THE FLOOR HEATING SYSTEM LAYOUT. THE SYSTEM SHALL DRAW THE HOT WATER FROM THE DOMESTIC HOT WATER HEATER. PROVIDE A COMPLETE SYSTEM WITH CIRCULATING PUMP, PIPING MANIFOLD FOR ROOM TO ROOM CONTROL, AND ALL REQUIRED FITTINGS, VALVES AND SAFETY DEVICES. LOCATE THE PUMP AND MANIFOLD IN THE CLOSET NEXT TO THE WATER HEATER.
3. RUN 2" ID SUPPLY TUBING IN THE ROOF INSULATION SPACE. SEE ROOF DETAIL ON ARCHITECTURAL PLAN.
4. RUN RADIANT FLOOR PIPING BURIED IN THE TERRAZZO OR CONCRETE FLOOR AS PER MANUFACTURER'S RECOMMENDATIONS.
5. THE LOCATIONS OF THE SUPPLY AIR TERMINATORS SHOWN MUST BE VERIFIED TO COORDINATE WITH THE LIGHTS AND SKYLIGHTS AND OTHER BUILDING COMPONENTS. AIR SHOULD NOT FLOW DOWN WHERE A PERSON IS SITTING.

**PROFESSIONAL CERTIFICATION**  
I, JAMES B. WYBLE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE # 9816, EXPIRATION DATE: APRIL 20, 2026



Noah Gear Studio, LLC  
10804 Deep Glen Dr  
Potomac, MD 20854  
noahgear.com

## CONSULTANTS



**J. B. WYBLE & ASSOCIATES, P.A.**  
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BETHESDA, MARYLAND 20814  
(301) 654-1410  
jwyble@jbwpa.com

## SUBMISSIONS

**FILE INFORMATION**  
Project No: JBW 2555  
Drawn By: BKT  
Checked By: JBW  
Date: 12/8/25

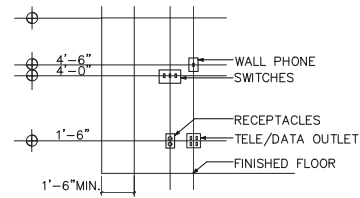
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MECHANICAL PLAN

Drawing Scale | M100

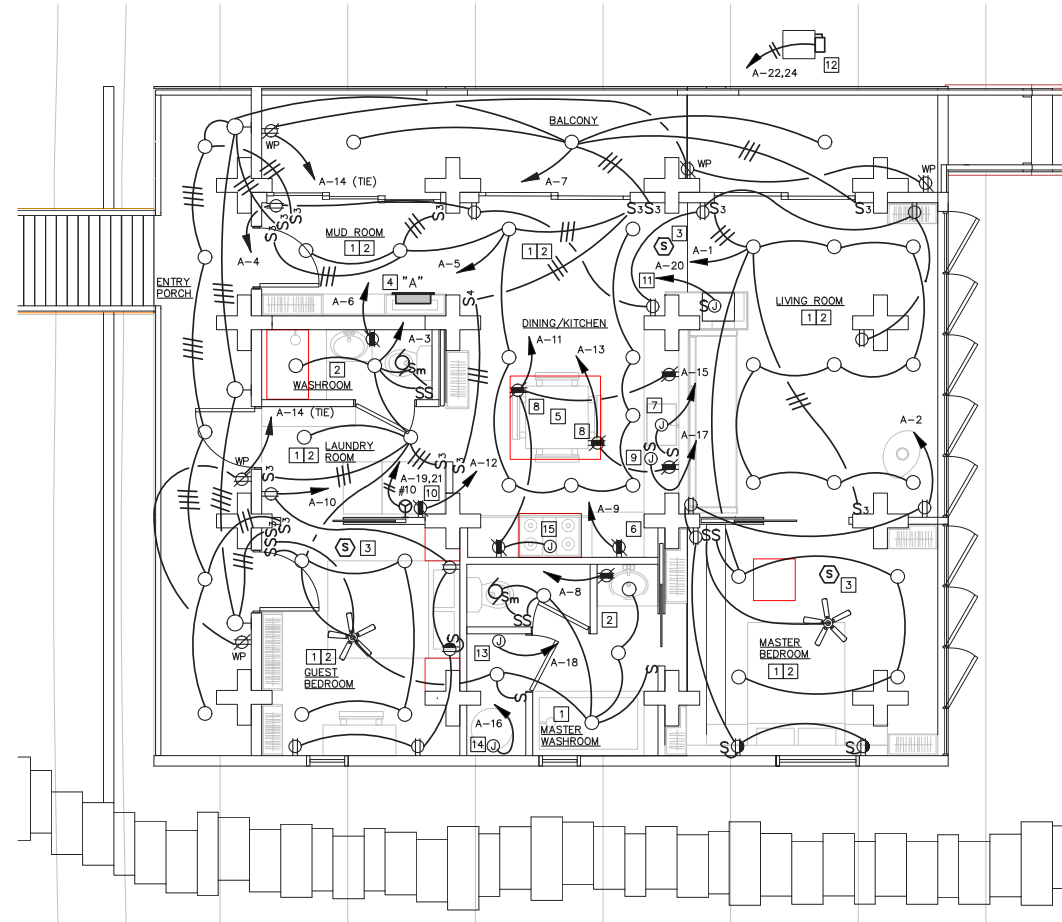
Verify all dimensions and conditions at the site and report any discrepancies to Noah Gear Studio LLC before proceeding with the work.



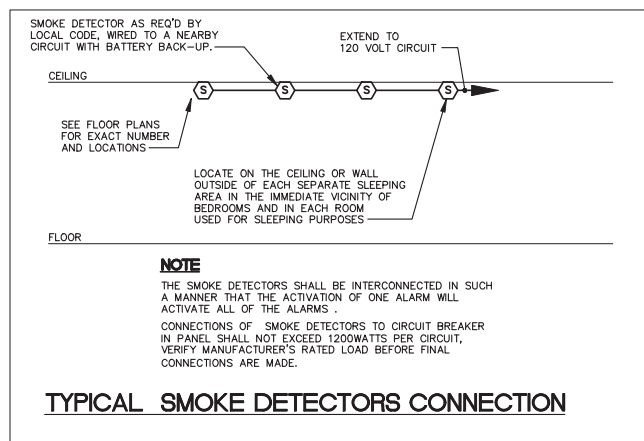


1. ALL DEVICES INSTALLED AS SHOWN U.O.N.
2. All mounting hghts. shall be measured from centerline of device to finished floor.
3. Devices shall be installed on a common vertical centerline wherever possible.

**POWER & SIGNAL TYPICAL MOUNTING HEIGHTS**  
NOT TO SCALE



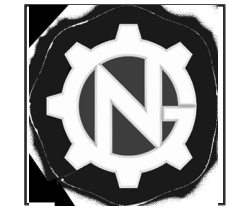
**1 ELECTRICAL FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**DRAWING NOTES:**

- 1 ALL RECEPTACLES IN LIVING AREAS TO HAVE ARC FAULT PROTECTION. THE FIRST RECEPTACLE OF THE BRANCH CIRCUIT THAT ARRIVES FROM THE PANEL MUST BE AFCI AND MARKED "FIRST OUTLET OF CIRCUIT" PER NEW 2017 210-12(A)3. ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
- 2 LIGHT FIXTURES. SEE ARCH. DRAWINGS FOR SPEC.
- 3 ALL SMOKE DETECTORS, HEAT DETECTORS AND CARBON MONOXIDE DETECTORS MUST BE CONNECTED TOGETHER ON A CIRCUIT BREAKER.
- 4 200A, 120/240V, 1Ø PANEL. SEE PANEL SCHEDULE AND RISER DIAGRAM.
- 5 ALL RECEPTACLES IN KITCHEN SHALL BE GFCI, AFCI AND TAMPER PROOF PER NEC 2017 210-8(B) 1 & 2, 210-12(A)(1) THROUGH 210-12(A)6.
- 6 20A RECEPTACLE FOR REFRIGERATOR, GFI, AFCI, TAMPER PROOF, MOUNTED ABOVE COUNTER.
- 7 20A RECEPTACLE FOR DISPOSER, GFI, AFCI, TAMPER PROOF, MOUNTED UNDER CABINET. PROVIDE WALL SWITCH ABOVE COUNTER.
- 8 20A CONVENIENCE RECEPTACLE, GFI, AFCI, TAMPER PROOF, MOUNTED ON SIDE OF CABINET BASE. STUB UP THROUGH FLOOR..
- 9 CONNECTION TO DISHWASHER. PROVIDE DISCONNECT SWITCH UNDER SINK.
- 10 20A AFCI/GFCI RECEPTACLE FOR WASHER.
- 11 CONNECTION TO AHU, 20A, 120V, 1Ø
- 12 2P-20A FSS FOR OUTDOOR HEAT PUMP. LOCATION TO BE DETERMINED BY OWNER.
- 13 CONNECTION TO RADIANT FLOOR HEAT
- 14 CONNECTION TO HEAT TAPE ON COLD WATER LINE. SEE PLUMBING DRAWINGS.
- 15 CONNECTION TO HOOD EXHAUST FAN/LIGHT.

**PROFESSIONAL CERTIFICATION**  
I, JAMES B. WYBLE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE #: 9816, EXPIRATION DATE: APRIL 20, 2026



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10804 Deep Glen Dr  
Potomac, MD 20854  
noahgear.com

CLIENT  
Project Name  
Address

CONSULTANTS



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CONSULTING ENGINEERS  
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BETHESDA, MARYLAND 20814  
(301) 654-1410  
jwyble@jbwpa.com

NOTES

SUBMISSIONS

PROGRESS 11-18-25

FILE INFORMATION

Project No: JBW 2555  
Drawn By:  
Checked By:  
Date:

SHEET NAME

Drawing Scale | E200

Verify all dimensions and conditions at the site and report and discrepancies to Noah Gear Studio LLC before proceeding with the work

# Plumbing

## PLUMBING NOTES:

- PLUMBING INSTALLATION SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ALL UTILITY COMPANY REGULATIONS.
- PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND PAY ALL FEES RELATIVE TO THE INSTALLATION OF HIS WORK.
- CONTRACTOR'S PRE-BID SITE VISITS SHALL VERIFY ALL EXISTING CONDITIONS AND HE SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL REQUIRED DEMOLITION IN AREAS UNDERGOING MODIFICATION WHETHER OR NOT SUCH WORK IS INDICATED ON THE PLANS. DEMOLITION SHALL GENERALLY BE ARRANGED TO AGREE WITH THE ACCOMPLISHMENT OF WORK UNDER THE VARIOUS PHASES AND IN COORDINATION WITH THE WORK OF OTHER TRADES. CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- THE PLUMBING CONTRACTOR SHALL OBTAIN A FULL SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT AND SHALL BE AWARE OF THE WORK OF ALL OTHER TRADES WHICH MAY REQUIRE COORDINATION.
- THE PLUMBING CONTRACTOR SHALL VERIFY POINT OF CONNECTIONS TO AND ELEVATIONS OF EXISTING PIPING PRIOR TO INSTALLATION OF NEW PIPING.
- PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ALL OTHER CONTRACTORS BEFORE INSTALLATION OF HIS WORK IN CHASES, CEILING SPACES AND OTHER AREAS WHERE CONFLICTS MAY OCCUR.
- ALL PIPING SHOWN IS SCHEMATIC. IT IS NOT POSSIBLE TO INDICATE EVERY OFFSET, ELBOW, UNION, VALVE, TRAP, ACCESS PANEL, ETC., THAT IS REQUIRED FOR A PROPER WORKING SYSTEM. NO ADDITIONAL COST WILL BE ALLOWED FOR THESE FITTINGS THAT ARE REQUIRED TO INSTALL THE PIPING SYSTEM WITHIN THE SPACE PROVIDED AND THAT ARE REQUIRED FOR A COMPLETE WORKING SYSTEM IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THE CODES AND REGULATIONS.
- SANITARY DRAIN PIPE AND FITTINGS INSTALLED BELOW SLAB ON GRADE FLOOR SHALL BE SERVICE WEIGHT CAST IRON, BELL AND SPIGOT TYPE WITH NEOPRENE GASKET JOINTS. THE CONTRACTOR HAS THE OPTION OF USING SCHEDULE 40 PVC PIPE AND FITTINGS WITH SOLVENT WELD JOINTS IF SUCH MATERIAL IS APPROVED BY THE LOCAL PLUMBING AUTHORITIES.
- SANITARY DRAIN AND VENT PIPE AND FITTINGS INSTALLED ABOVE SLAB ON GRADE FLOORS LESS THAN 2 INCH SIZE SHALL BE TYPE "L" HARD COPPER TUBING AND WROUGHT COPPER SOLDER JOINT DRAINAGE FITTINGS. DRAIN AND VENT PIPING 2 INCH SIZE AND LARGER SHALL BE DWV CAST IRON "NO HUB" PIPE AND FITTINGS WITH NEOPRENE SLEEVE AND STAINLESS STEEL DRAW BAND JOINTS. THE CONTRACTOR HAS THE OPTION OF USING SCHEDULE 40 PVC PIPE AND FITTINGS WITH SOLVENT WELD JOINTS FOR ALL SIZES IF SUCH MATERIAL IS APPROVED BY THE LOCAL PLUMBING AUTHORITIES.
- DOMESTIC WATER PIPE AND FITTINGS WITHIN THE BUILDING SHALL BE TYPE "1" HARD COPPER TUBING AND CAST BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS.
- SOLDER SHALL BE LEAD FREE, HAVING A COMPOSITION SIMILAR TO 95.5% TIN, 4% COPPER AND 0.5% SILVER AS MANUFACTURED BY ENGELHARD CORPORATION OR EQUAL.
- VALVES IN DOMESTIC WATER PIPING 2" SIZE AND SMALLER SHALL BE BRONZE BODY WITH FULL PORT STAINLESS STEEL BALL WITH LEVER HANDLE.
- INSULATION FOR DOMESTIC WATER PIPING SHALL BE 3/4" THICK PREFORMED FIBERGLASS WITH A VAPOR BARRIER JACKET FOR THE COLD WATER PIPING. AT CONTRACTOR'S OPTION, HE MAY USE 3/8" THICK PIPE-MOLDED FOAM PLASTIC SIMILAR TO "ARMAFLEX" INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. HOT WATER PIPING INSULATION SHALL BE 1" FIBERGLASS.
- NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH BLACK MALLEABLE IRON THREADED FITTINGS. PROVIDE AN APPROVED GAS PLUG VALVE AND UNION AT EACH EQUIPMENT ITEM AS REQUIRED. THE CONTRACTOR HAS THE OPTION OF USING BLACK CORRUGATED STAINLESS STEEL TUBING (CSST) AND FITTINGS ALL SIZES IF SUCH MATERIAL IS APPROVED BY THE LOCAL PLUMBING AUTHORITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OWNER REQUIREMENTS.
- PROVIDE CEILING ACCESS DOORS WHERE REQUIRED. "STEALTH PRODUCTS" FRAMED GFRG ACCESS DOORS OR EQUAL. NO ACCESS DOORS IN WOOD CEILING.

## AUTOMATIC WET PIPE FIRE SPRINKLER SYSTEM NOTES

- SCOPE OF WORK**  
PROVIDE A NEW APPROVED AUTOMATIC WET PIPE FIRE SPRINKLER PROTECTION SYSTEM FOR THE ENTIRE HOUSE - SEE SPRINKLER DESIGN DRAWINGS PROVIDED BY OTHERS.
- THE WET PIPE SPRINKLER SYSTEM SHALL INCLUDE A CHECK VALVE, MAIN OSGY SHUT OFF VALVE WITH SUPERVISOR, WET PIPE ALARM VALVE AND APPURTENANCES, SHAMOSE FIRE DEPARTMENT HOSE CONNECTION FITTING WITH CHECK VALVE AND BALL DRIP, MAIN FLOW ALARM SWITCH, AND WATER MOTOR ALARM GONG (IF REQUIRED BY LOCAL OR INSURANCE AUTHORITIES).
- EACH SPRINKLER ZONE SHALL BE COMPLETE WITH ITS OWN ISOLATION VALVE WITH TAMPER SWITCH, FLOW SWITCH AND INSPECTOR'S TEST VALVE. COORDINATE THE ZONES SHOWN ON THE SPRINKLER DRAWINGS WITH THE ZONES SHOWN ON THE ELECTRICAL DRAWINGS AND AS SCHEDULED ON THE ANNUNCIATOR PANEL. PIPE EACH ZONE TEST PIPE DRAIN LINE TO AN APPROVED TERMINAL LOCATION. SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR CONCERNING THE WIRING OF ALL DETECTION AND WARNING DEVICES TO THE FIRE ALARM PANELS.
- THE SPRINKLER CONTRACTOR SHALL OBTAIN CURRENT WATER PRESSURES AND FLOW TEST CAPACITIES AT THE TIME OF HIS DESIGN OF THIS SYSTEM IN ORDER TO DETERMINE THE PROPER SIZE OF THE EXTERIOR SPRINKLER SERVICE MAIN AND THE SIZE OF THE INTERIOR MAINS AND BRANCHES. COORDINATE THE OBTAINING OF THE REQUIRED INFORMATION AND THE PROPER PIPE SIZING WITH THE PROJECT SCHEDULE AND ALL OTHER CONTRACTORS.
- CODES**  
THE ENTIRE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL REQUIREMENTS.
- FEES AND PERMITS**  
THE SPRINKLER CONTRACTOR SHALL MAKE ALL APPLICATIONS, OBTAIN AND PAY FOR ALL PERMITS AND FEES, AND SHALL PROTECT, AND SAVE HARMLESS, THE OWNER FROM ALL FINES AND PENALTIES RESULTING FROM THE SPRINKLER CONTRACTORS NEGLIGENCE TO COMPLY WITH LAWS, ORDINANCES, RULES AND REGULATIONS REQUIRED FOR THE EXECUTION OF THIS CONTRACT.
- EXISTING CONDITIONS**  
THE SPRINKLER CONTRACTOR SHALL VISIT THE SITE TO REVIEW ALL EXISTING CONDITIONS CONCERNING THE INSTALLATION OF ALL ASPECTS OF THE NEW FIRE SPRINKLER SYSTEM, SUCH AS LOCATION OF VALVES, SWITCHES, MAINS, DRAIN LINES, ETC.
- SHOP DRAWINGS**  
THE SPRINKLER CONTRACTOR MUST MAKE HIS OWN HYDRAULIC CALCULATIONS AND SHOP DRAWING SHOWING NEW CONNECTIONS TO EXISTING PIPING, ACTUAL LENGTHS OF PIPE, ELEVATIONS OF PIPING ABOVE FINISHED FLOOR OR CEILING, PIPE SIZES, OFFSETS, RISES, DROPS, LOCATION OF SPRINKLER HEADS AND COORDINATION NOTES INDICATING STRUCTURAL MEMBERS, PIPE DUCTS, DIFFUSERS, CONDUIT, LIGHTING FIXTURES, CEILING GRID AND ALL OTHER ITEMS OF POTENTIAL INTERFERENCE WITH THE SPRINKLER SYSTEM, INCLUDING VARIOUS CEILING HEIGHTS AND BULKHEADS. THIS SHOP DRAWING SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL FOR APPROVAL, AND SHALL BE APPROVED BY THE FIRE MARSHAL PRIOR TO SUBMITTING THE SHOP DRAWING TO THE ARCHITECT FOR REVIEW.
- THE SPRINKLER CONTRACTOR SHALL BE AWARE OF THE MINIMAL WORKING SPACE ABOVE THE FINISHED CEILING, AND MUST COORDINATE HIS PIPING WITH EXISTING AND NEW DUCTWORK, NEW LIGHTING, CONDUIT AND ALL OTHER ITEMS OF POSSIBLE INTERFERENCE WITH THE INSTALLATION OF NEW SPRINKLER PIPING. COORDINATE WITH ALL OTHER TRADES AND PROJECT MANAGER.

## MATERIALS

SPRINKLER PIPING SHALL BE SCHEDULE 40 MALLEABLE IRON PIPE WITH THREADED CAST IRON FITTINGS. AT CONTRACTOR'S OPTION, HE MAY USE GROOVED END PIPE AND GROOVED END DUCTILE IRON FITTINGS WITH MECHANICAL COUPLINGS. OPTIONAL PIPING MATERIALS MAY BE USED DEPENDING ON THE MAGNITUDE OF THE WORK AND THE CLASSIFICATION OF THE SYSTEM. OPTIONAL MATERIALS INCLUDE LIGHT WALL STEEL PIPE (THREADED OR ROLL GROOVED), TYPE "L" COPPER TUBING WITH WROUGHT COPPER SOLDER JOINT FITTINGS, AND SCHEDULE 40 CPVC PIPE AND FITTINGS WITH SOLVENT WELD JOINTS AND PROTECTIVE COVERING, ALL AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

SPRINKLER HEADS SHALL BE STANDARD PENDENT CHROME PLATED, RATED AT 165°F. UNLESS OTHERWISE NOTED, OR SHALL BE OF A TYPE AND STYLE AS NOTED ON THE DRAWINGS OR AS APPROVED BY THE OWNER.

PROVIDE NECESSARY DRAINS AND TEST CONNECTIONS TO PROPERLY DRAW OFF AND TEST SYSTEM AND RUN TO ACCESSIBLE PLACE OF DISCHARGE.

WHERE SPRINKLER PIPING PASSES THROUGH WALLS OR FLOORS, CONTRACTOR SHALL FURNISH AND INSTALL METAL SLEEVES WITH METAL ESCUTCHEON PLATES AROUND SAME. FINISH TO BE AS APPROVED BY OWNER'S REPRESENTATIVE.

CAPPED NIPPLES SHALL BE PROVIDED, NOT LESS THAN FOUR (4) INCHES LONG, AT THE ENDS OF MAINS AND OTHER LOCATIONS AS REQUIRED FOR FLUSHING OF SYSTEM.

SIGNS FOR TEST VALVES, DRAINS, CONTROL VALVES AND ALARM BELLS SHALL BE FURNISHED AND MOUNTED BY THIS CONTRACTOR IN ACCORDANCE WITH ACCEPTED STANDARDS.

A SPRINKLER CABINET WITH SIX (6) SPRINKLER HEADS AND A SPRINKLER WRENCH SHALL BE PROVIDED FOR EMERGENCY USE. THE CABINET AND EQUIPMENT SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER'S REPRESENTATIVE.

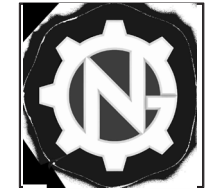
**CLOSEOUT**  
THE CONTRACTOR SHALL VERIFY THAT ALL MAIN AND ZONE VALVES ARE IN THE "OPEN" POSITION AND THAT THE SPRINKLER SYSTEM IS TOTALLY OPERATIONAL. HE SHALL ALSO VERIFY THAT ALL REPORTING AND ALARM SIGNALS ARE FUNCTIONING.

## PLUMBING SYMBOL LIST

SYMBOLS	DESCRIPTIONS
---	NEW SANITARY PIPE (WASTE OR SOIL)
----	NEW VENT PIPE (V)
----	NEW COLD WATER (CW)
----	NEW HOT WATER (HW)
----	NEW GAS PIPE (G)
OC	"P" TRAP
○	PIPE TURNING UP
○	PIPE TURNING DOWN
○	FLOOR CLEANOUT (FCO)
⊗	THERMOSTATIC TEMPERATURE VALVE
⊕	SHUT-OFF VALVE
⊙	GAS COOK
⊕	POINT OF CONNECTION BETWEEN NEW AND EXISTING
ABV	ABOVE
BLW	BELOW
CLG	CEILING
DN	DOWN
ETR	EXISTING TO REMAIN
FL	FLOOR
VF	VERIFY IN FIELD
BFP	BACK FLOW PREVENTER DEVICE
(E)	EXISTING
WH	WATER HEATER
AAV	AIR ADMITTANCE VALVE

## DOMESTIC HOT WATER SYSTEM MINIMUM PIPE INSULATION THICKNESS (IECC 2018 TABLE C403.2.10)

WATER TEMP °F	CONDUCTIVITY (BTU-IN/(h-FT <sup>2</sup> -°F))	MEAN RATING TEMP °F	NOMINAL PIPE OR TUBE SIZE				
			<1"	1 TO <1.5"	1.5 TO <4"	4" TO <8"	>8"
105-140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
141-200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0



Noah Gear Studio, LLC  
10804 Deep Glen Dr  
Potomac, MD 20854  
noahgear.com

CLIENT  
Project Name  
Address

## CONSULTANTS



**J. B. WYBLE & ASSOCIATES, P.A.**  
CONSULTING ENGINEERS  
7950 NORFOLK AVENUE  
BETHESDA, MARYLAND 20814  
(301) 654-1410  
jwyble@jbwpa.com

## NOTES

## SUBMISSIONS

PROGRESS 11-18-25

## FILE INFORMATION

Project No: JBW 2555  
Drawn By:  
Checked By:  
Date:

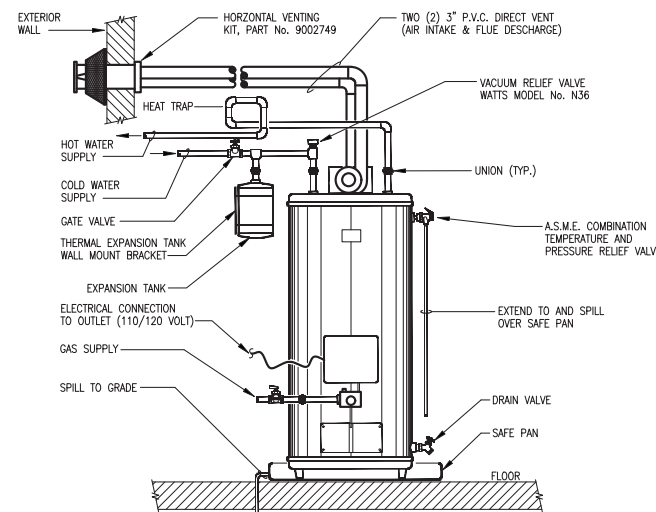
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PLUMBING NOTES,  
SYMBOLS, DETAILS AND  
SCHEDULES

⌚ | P100  
Drawing Scale

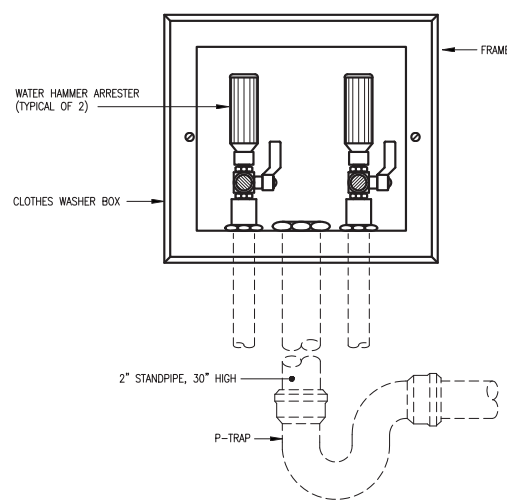
Verify all dimensions and conditions at the site and report any discrepancies to Noah Gear Studio LLC before proceeding with the work.

PLUMBING FIXTURE SCHEDULE							
NO.	DESCRIPTION	SOIL	W.	V.	C.W.	H.W.	REMARKS
P-1	WATER CLOSET	3"	-	-	1/2"	-	FLOOR MOUNTED FLUSH TANK, 1.28 GPF, SELECTED BY OWNER
P-2	LAVATORY	-	1-1/2"	1-1/2"	1/2"	1/2"	UNDERMOUNT WITH VANITY, 1.5 GPM, SELECTED BY OWNER
P-3	BATH TUB	-	1-1/2"	1-1/2"	1/2"	1/2"	FLOOR MOUNTED, 1.75 GPM, SELECTED BY OWNER
P-4	SHOWER	-	2"	1-1/2"	1/2"	1/2"	CUSTOM TILED UNIT, 1.75 GPM, SELECTED BY OWNER
P-5	KITCHEN SINK	-	1-1/2"	1-1/2"	1/2"	1/2"	UNDERCOUNTER MOUNTED, SINGLE BOWL, W/GARBAGE DISPOSAL, 1.8 GPM, SELECTED BY OWNER
P-6	WASHER BOX	-	2"	1-1/2"	1/2"	1/2"	RECESSED IN WALL

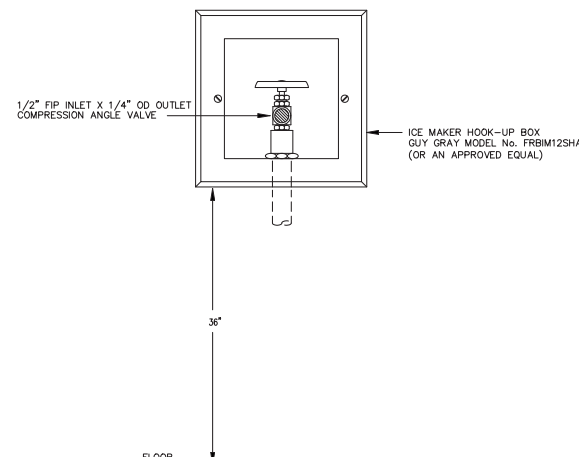


SCHEDULE OF CAPACITIES					
W.H. No.	STORAGE GALLONS	G.P.H. RECOVERY @ 90°F RISE	OPER. WGT. LBS.	GAS B.T.U.H.	BASIS OF DESIGN
1	50 GAL.	45 G.P.H.	615 LBS.	40,000 B.T.U.H.	A.O.SMITH MODEL No. GPVL-50
-	-	-	-	-	-

3 GAS WATER HEATER DETAIL  
NOT TO SCALE



1 WASHER BOX DETAIL (WB)  
NOT TO SCALE



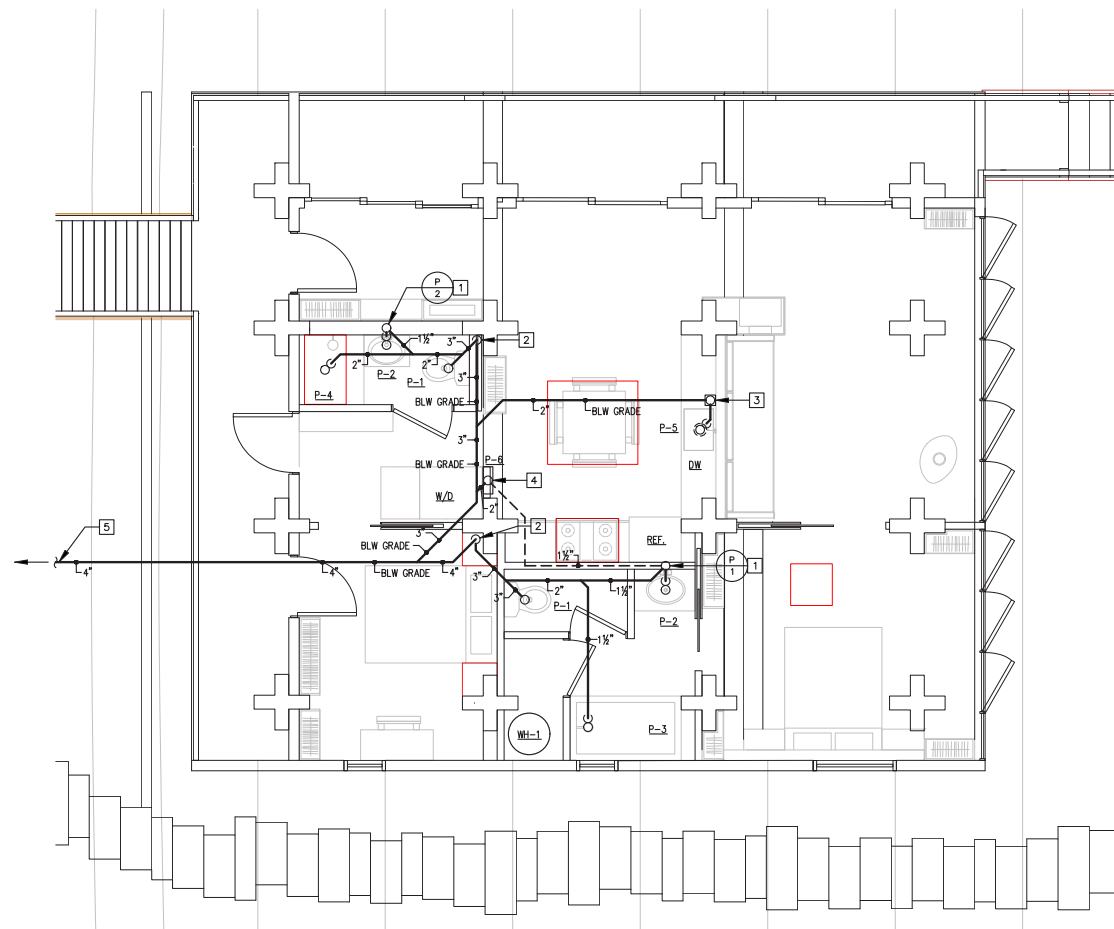
2 ICE MAKER HOOK-UP BOX DETAIL (IMB)  
NOT TO SCALE

# Plumbing

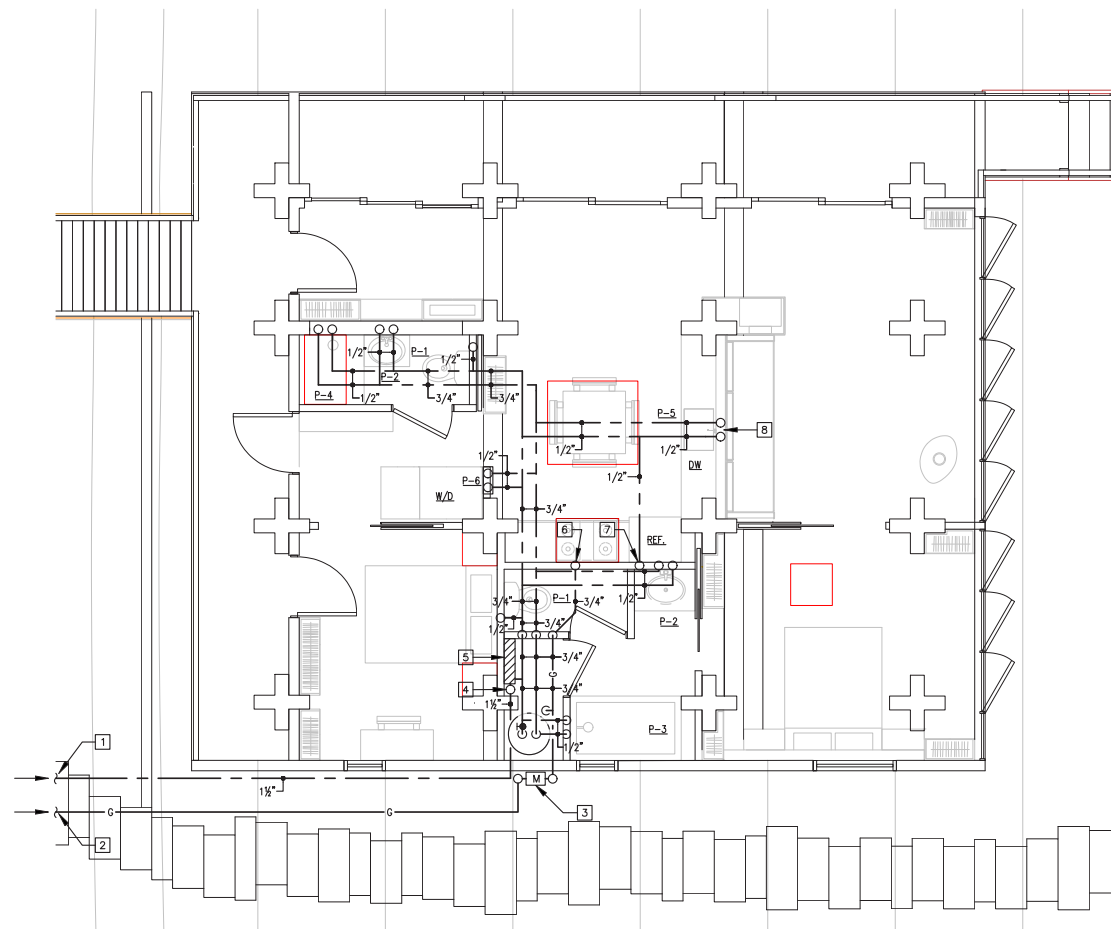
- PLUMBING WORK NOTES**
- 2" VENT LINE UP AND THRU THE ROOF, COORDINATE EXACT LOCATION OF 2" VTR IN THE FIELD.
  - 3" SAN DN AND BLW GRADE.
  - THE CONTRACTOR SHALL INSTALL AIR ADMITTANCE VALVE (AAV) IN AN EASILY ACCESSIBLE LOCATION, COORDINATE EXACT LOCATION IN THE FIELD.
  - WASHER BOX (2" SAN DN AND 1 1/2" V UP ABV CLG), COORDINATE EXACT LOCATION IN THE FIELD.
  - CONNECT TO EXISTING SANITARY LINE ON THE SITE.

- PLUMBING SHEET NOTES**
- ALL SANITARY, WATER AND GAS PIPING SHOWN ON DRAWING ARE INSTALL AT BELOW FLOOR UNLESS OTHERWISE NOTED.
  - ALL VENT PIPING SHOWN ON DRAWING ARE INSTALL AT ABOVE CEILING UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL PROVIDE SHUT-OFF VALVE AT EACH PLUMBING FIXTURE.

- PLUMBING WORK NOTES**
- 1 1/2" COMBINED (SPRINKLER & DOMESTIC) WATER LINE FROM STREET MAN.
  - INCOMING GAS SERVICE FROM STREET MAN.
  - INSTALL NEW GAS METER PER LOCAL GAS COMPANY REQUIREMENTS, COORDINATE EXACT LOCATION IN THE FIELD.
  - 1 1/2" COMBINED (SPRINKLER & DOMESTIC) WATER LINE UP, ALL EXPOSE WATER PIPING SHALL HAVE A MINIMUM 2" THICK INSULATION AND HEAT TRACE.
  - INSTALL NEW WATER METER PER WSSC REQUIREMENTS.
  - 3/4" 0.25PSI GAS LINE UP THROUGH THE WALL AND TO GAS RANGE COOKTOP, COORDINATE EXACT LOCATION IN THE FIELD.
  - 1/2" CW LINE UP THROUGH THE WALL AND TO REFRIGERATOR ICE MAKER BOX, SEE DRAWING P100 FOR MORE DETAIL, COORDINATE EXACT LOCATION IN THE FIELD.
  - 1/2" H&CW UP THROUGH THE WALL AND TO P-5 AND DISHWASHER, SEE WATER RISER DIAGRAM FOR MORE DETAIL.



**1 PLUMBING FLOOR PLAN - SANITARY AND VENT**  
SCALE: 1/4\"=1'-0\"



**2 PLUMBING FLOOR PLAN - WATER AND GAS**  
SCALE: 1/4\"=1'-0\"

**PROFESSIONAL CERTIFICATION**  
I, JAMES B. WYBLE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE #: 9816, EXPIRATION DATE: APRIL 20, 2026



Noah Gear Studio, LLC  
10804 Deep Glen Dr  
Potomac, MD 20854  
noahgear.com

CLIENT  
Project Name  
Address

CONSULTANTS



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NOTES

SUBMISSIONS  
PROGRESS 11-18-25

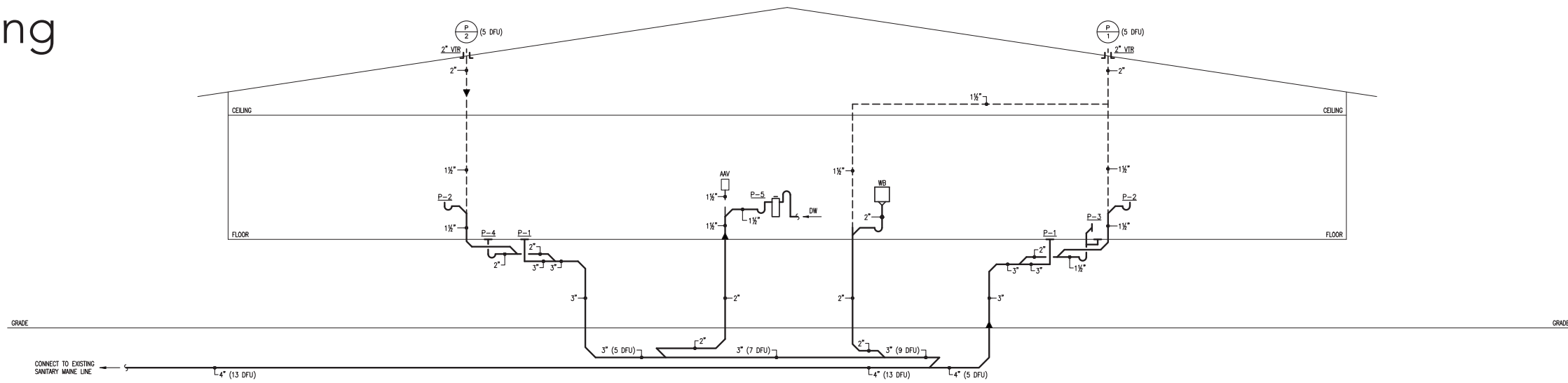
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Project No: JBW 2555  
Drawn By:  
Checked By:  
Date:

SHEET NAME  
PLUMBING PLANS

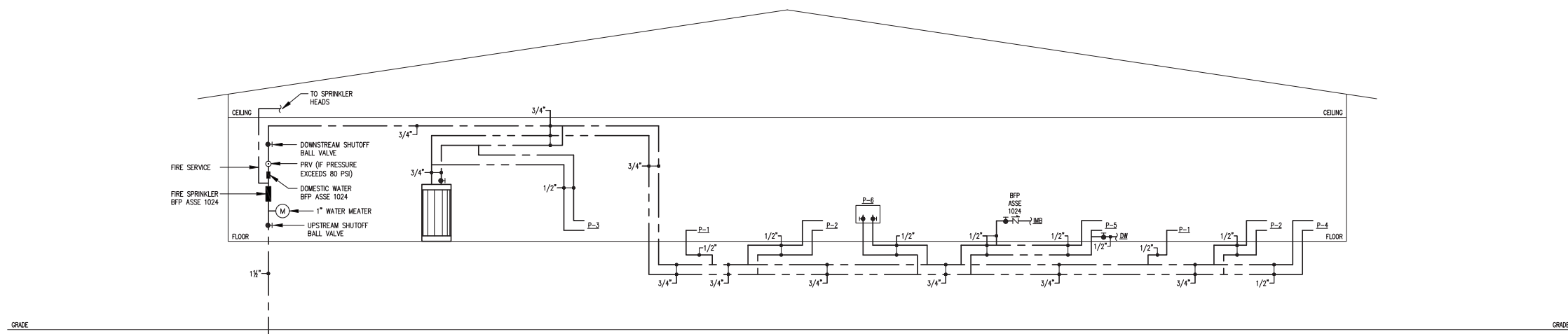
Drawing Scale | P200

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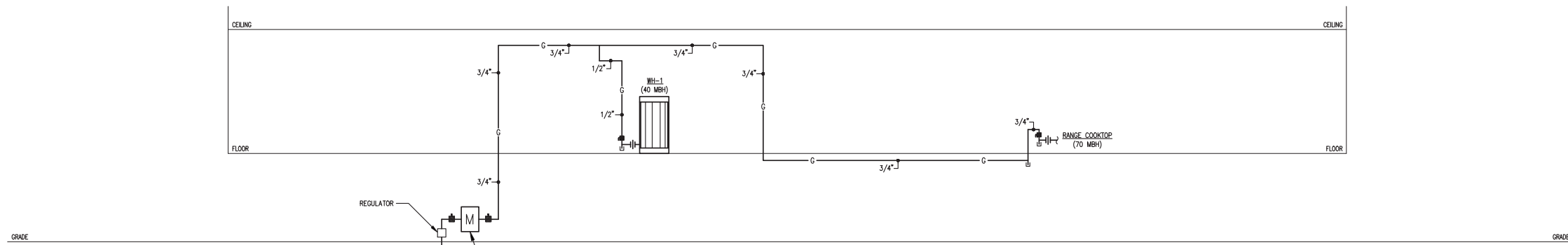
# Plumbing



**1 PLUMBING RISER DIAGRAM - SANITARY**  
P.300 NOT TO SCALE



**2 PLUMBING RISER DIAGRAM - WATER**  
P.300 NOT TO SCALE



**DESIGN BASIS OF NATURAL GAS PIPING:**  
(HOUSE GAS METER)

INLET PRESSURE:	0.25 P.S.I.
PRESSURE DROP:	0.3 IN.W.C.
SPECIFIC GRAVITY:	0.60
TOTAL LOAD:	110 MBH
TOTAL DEVELOPED PIPING LENGTH:	40 FEET

INTERNATIONAL FUEL GAS CODE TABLE 402.4(1)  
SCHEDULE 40 METALLIC PIPE

**3 PLUMBING RISER DIAGRAM - GAS**  
P.300 NOT TO SCALE

**PROFESSIONAL CERTIFICATION**  
I, JAMES B. WYBLE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
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NOTES

SUBMISSIONS

PROGRESS 11-18-25

FILE INFORMATION

Project No: JBW 2555  
Drawn By:  
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Date:

SHEET NAME

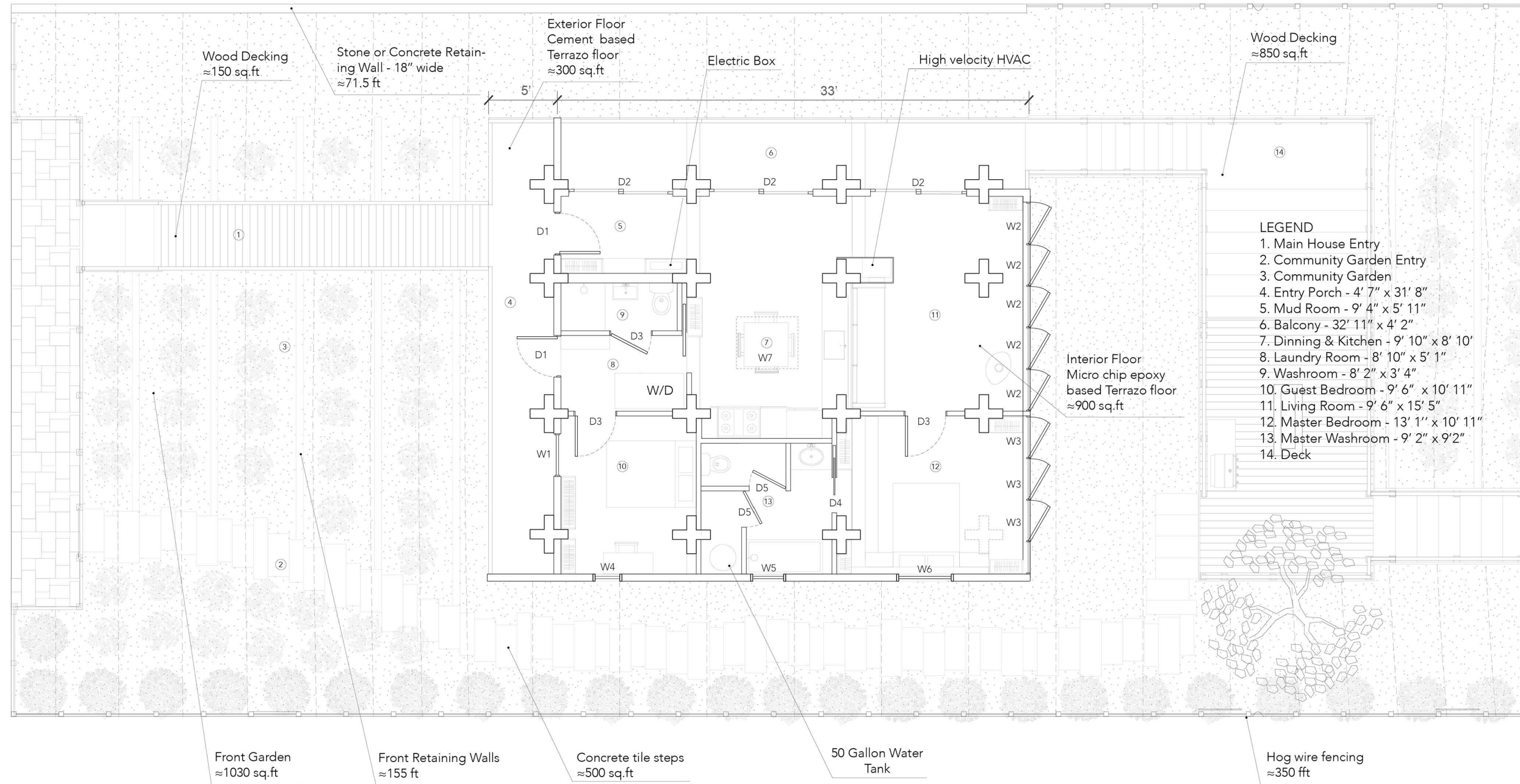
PLUMBING RISER  
DIAGRAMS

P300  
Drawing Scale

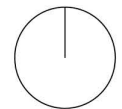
Verify all dimensions and conditions at the site and report any discrepancies to Noah Gear Studio LLC before proceeding with the work

# Doors + Windows

# Doors + Windows



Window Schedule								
Mark	Qty	Type	Rough Opening	Width	Height	Material	Glazing	Location
W1		1 Picture/Fixed	38"x98.5"	36"	96"	White Oak	Frosted / obscured insulated glass, acid-etched or satin finish	Bedroom
W2		5 Picture+ (1) Casement	181" x 82.5"	36"	80"	White Oak	Tripple Pane	Living Room + Bedroom
W3		3 Picture+ (1) Casement	109" x 82.5"	32"	80"	White Oak	Tripple Pane	Bedroom
W4		1 Casement	26" x 26"	24"	24"	White Oak	Double Pane	Bedroom
W5		1 Casement	26" x 56"	24"	54"	White Oak	Double Pane	Bathroom
W6		1 Awning	56" x 26"	54"	24"	White Oak	Double Pane	Bedroom
W7		1 Skylight	48" x 59"	48"	59"	Aluminum Frame + Insulated Glass	Tripple Pane	Kitchen
Door Schedule								
Mark	Qty	Type	Rough Opening	Width	Height	Material	Hardware	Location
D1		2 Hinge	38" x 98.5"	36"	96"	White Oak + Frosted / obscured insulated glass, acid-etched or satin finish	Locking Handle	Front Porch
D2		3 Sliding	74" x 86.5"	72"	84"	White Oak + Glass	Locking Handle	Side Porch
D3		3 Invisible Frameless	38" x 86.5"	36"	84"	Wood Core	Locking Handle	Bedrooms + Bath
D4		1 Pocket	66" x 86.5"	32"	84"	White Oak + Fluted Glass	Privacy Latch	Master Bath
D5		2 Invisible Frameless	30" x 82.5"	28"	80"	Wood Core	Locking Handle	Master Bath



# Doors + Windows

Door Schedule					
Element ID	D-1	D-2	D-3	D-4	D-5
ID by Classification	Door-1	Door-2	Door-3	Door-4	Door-5
Opening Name	Door INT	Sliding Door INT	Door INT	Pocket Door INT	Door INT
Quantity	2	3	3	2	2
W x H Size	3'-8"	6'-7"	3'-7"	2'-5" x 7'	2'-4" x 7'
3D Acrometry					
Hardware	Locking handle	Locking handle	Locking handle	Primary Latch	Locking handle
Location	Front Porch	Side Porch	Bedroom + Bath	Primary Bath	Primary Bath
Material	White Oak + Pencil / Obscure In. Glass, Acid Etched or Satin Finish	White Oak + Glass	Wood Core	White Oak + Glass	Wood Core

Window Schedule									
Element ID	W-1	W-2	W-2.5	W-3	W-3.5	W-4	W-5	W-6	W-7
Dynamic ID by Classification	Window-1	Window-2	Window-2.5	Window-3	Window-3.5	Window-4	Window-5	Window-6	Skylight-7
Quantity	1	4	1	2	1	1	1	1	1
W x H Size	3'-6"	3'-6" x 5"	3'-6" x 8"	2'-8" x 6" x 8"	2'-5" x 6" x 8"	2'-6" x 2'	2'-4" x 6"	4'-6" x 2'	—
3D Acrometry									
Unit Dimensions	2'-11 1/2" x 4'	2'-11 1/2" x 6" x 4"	2'-11 1/2" x 6" x 8"	2'-5 1/2" x 6" x 8"	2'-5 1/2" x 6" x 8"	1'-11 1/2" x 2'	1'-11 1/2" x 4" x 6"	4'-5 1/2" x 2'	—
Wall Thickness	7 7/8"	7 7/8"	7 7/8"	7 7/8"	7 7/8"	7 7/8"	7 7/8"	7 7/8"	—
Glazing	Frontal Satin Finish	Triple Pane	Triple Pane	Triple Pane	Triple Pane	Triple Pane	Double Pane	Double Pane	Triple Pane
Material	White Oak	White Oak	White Oak	White Oak	White Oak	White Oak	White Oak	White Oak	Am. Plym + Ins. Glass
Location	Bedroom	Bedroom + Living Room	Bedroom	Bedroom	Bedroom	Bedroom	Bedroom	Bedroom	Kitchen

2x4 INT.		INT-2X4-INS-GYP	Wall	Interior non-bearing walls and partitions	Interior	20 minutes	4 1/2"
2x6 EXT.		EXT Stucco-2X6	Wall	Exterior non-bearing walls and partitions	Exterior	20 minutes	8 1/4"
2x6 EXT.		EXT Stucco-2X6 INS-GYP	Wall	Exterior non-bearing walls and partitions	Exterior	20 minutes	7 7/8"
2x8 EXT.		EXT Stucco-2X6 INS-GYP	Wall	Exterior non-bearing walls and partitions	Exterior	20 minutes	7 7/8"
2x8 EXT.		EXT STUCCO-2X8 INS-GYP	Wall	Exterior non-bearing walls and partitions	Exterior	20 minutes	9 3/4"
2x8 INT.		INT-2X8-INS-GYP	Wall	Interior non-bearing walls and partitions	Exterior	20 minutes	8 1/2"

Room Legend
1. Main House Entry
2. Community Garden Entry
3. Community Garden
4. Entry Porch - 4'7x32
5. Mud Room - 9'4x4'4
6. Balcony - 34'1x4'7
7. Walk Passage - 24'6x5'4
8. Dining & Kitchen - 9'10x10'10
9. Laundry Room - 8'10x5'7
10. Washroom - 8'6x3'6
11. Guest Bedroom - 9'6x10'7
12. Living Room - 13'9x11'3
13. Primary Suite - 14'3x10'7
14. Primary Suite Washroom - 9'2x9'2
15. Deck
16. Pavilion

Materials Totals
Wood Decking= 1,000 sqft
Concrete Tile= 600 sqft
Exterior Terrazo= 300 sqft
Interior Terrazo= 1,100 sqft
Garden= 2,132
Fencing= 350 ft
Retaining Wall= 75 ft

General Notes:
1. Homestead Timber Frames to provide SYP glulam Main Home Only



HOMESTEAD TIMBER FRAMES  
2035 MIKE MAXWELL RD  
COOKEVILLE

38501

CLIENT INFORMATION

NOAH GEAR  
10221 MENLO AVE  
SILVER SPRING  
USA  
20910

HOMESTEAD TIMBER FRAMES

A TIMBER FRAME DESIGN FOR

GEAR  
RESIDENCE

Revision History

Rev#	CHD	Change Name	Date
1	I	Client Change + Coordination	2-8-2026

Drawing Name: Door Schedule, Window Schedule, Wall Schedule PROJECT # 20210

Drawing Status:

DESIGNER: PRESTON DATE: 01-30-2026 CHECKED: XXXXXXXX DATE: XX-XX-XXXX

Drawing Scale: REVISION:

1" = 1'-0", 1:3.67

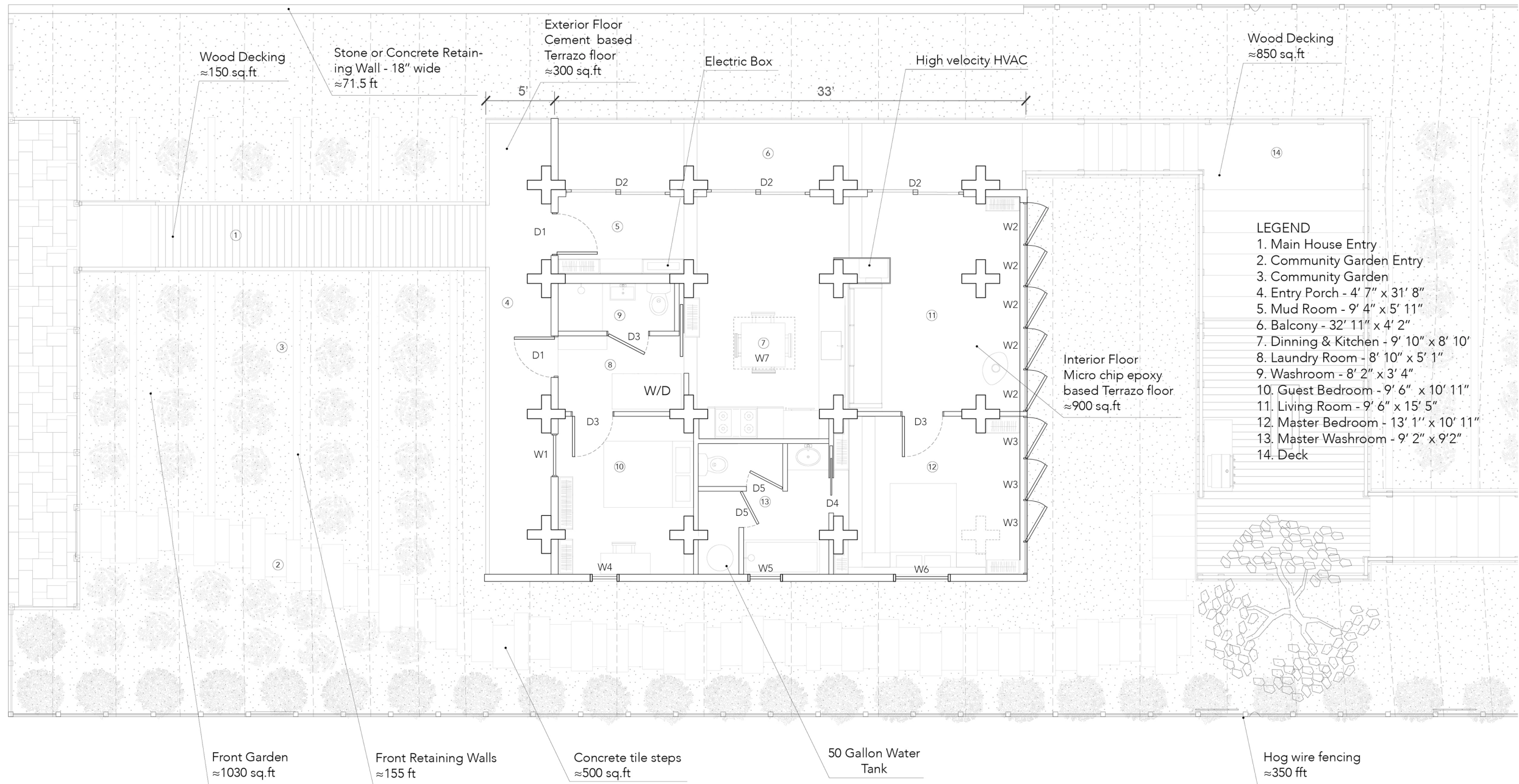
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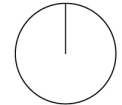
# NOAH GEAR

STUDIO

SLOPE HOUSE  
DOORS + WINDOWS



Window Schedule								
Mark	Qty	Type	Rough Opening	Width	Height	Material	Glazing	Location
W1		1 Picture/Fixed	38"x98.5"	36"	96"	White Oak	Frosted / obscured insulated glass, acid-etched or satin finish	Bedroom
W2		5 Picture + (1) Casement	181" x 82.5"	36"	80"	White Oak	Tripple Pane	Living Room + Bedroom
W3		3 Picture + (1) Casement	109" x 82.5"	32"	80"	White Oak	Tripple Pane	Bedroom
W4		1 Casement	26" x 26"	24"	24"	White Oak	Double Pane	Bedroom
W5		1 Casement	26" x 56"	24"	54"	White Oak	Double Pane	Bathroom
W6		1 Awning	56" x 26"	54"	24"	White Oak	Double Pane	Bedroom
W7		1 Skylight	48" x 59"	48"	59"	Aluminum Frame + Insulated Glass	Tripple Pane	Kitchen
Door Schedule								
Mark	Qty	Type	Rough Opening	Width	Height	Material	Hardware	Location
D1		2 Hinge	38" x 98.5"	36"	96"	White Oak + Frosted / obscured insulated glass, acid-etched or satin finish	Locking Handle	Front Porch
D2		3 Sliding	74" x 86.5"	72"	84"	White Oak + Glass	Locking Handle	Side Porch
D3		3 Invisible Frameless	38" x 86.5"	36"	84"	Wood Core	Locking Handle	Bedrooms + Bath
D4		1 Pocket	66" x 86.5"	32"	84"	White Oak + Fluted Glass	Privacy Latch	Master Bath
D5		2 Invisible Frameless	30" x 82.5"	28"	80"	Wood Core	Locking Handle	Master Bath



DOORS



Mark: D1  
Qty: 2  
Type: Hinged  
Rough Opening: 38"x 98.5"  
Door Width: 36"  
Door Height: 96"  
Material: White Oak + Frosted Glass  
Hardware: Locking Handle  
Glass: U value  $\leq 0.35$   
Glass: Solar Heat Coefficient  $\leq 0.35$

**Interior Trim:**

Provide 4" wide solid white oak interior casing, square profile, consistent on all four sides of front doors and adjacent front window.  
Trim to be unfinished

**Exterior Condition:**

No applied exterior casing. Units to be installed flush with exterior stucco return for a clean, modern appearance.

**Manufacturer to confirm compatibility with system and provide required detailing.**

**Glazing:**

Frosted / obscured insulated glass, acid-etched or satin finish (not patterned, not applied film).

**Glass Performance:**

Safety glazing where required  
Low-E coating compatible with frosted glass  
SHGC and U-value to align with project window performance targets

**Intent:**

Frosted glass to provide privacy from street while maintaining daylight.  
White oak trim to visually match interior millwork and read as a single, consistent surround.

**Trim width and material to be confirmed in shop drawings prior to fabrication. No substitutions without approval.**



Mark: D2

Qty: 3

Type: Sliding

Rough Opening: 74" x 86.5"

Width: 72"

Height: 84"

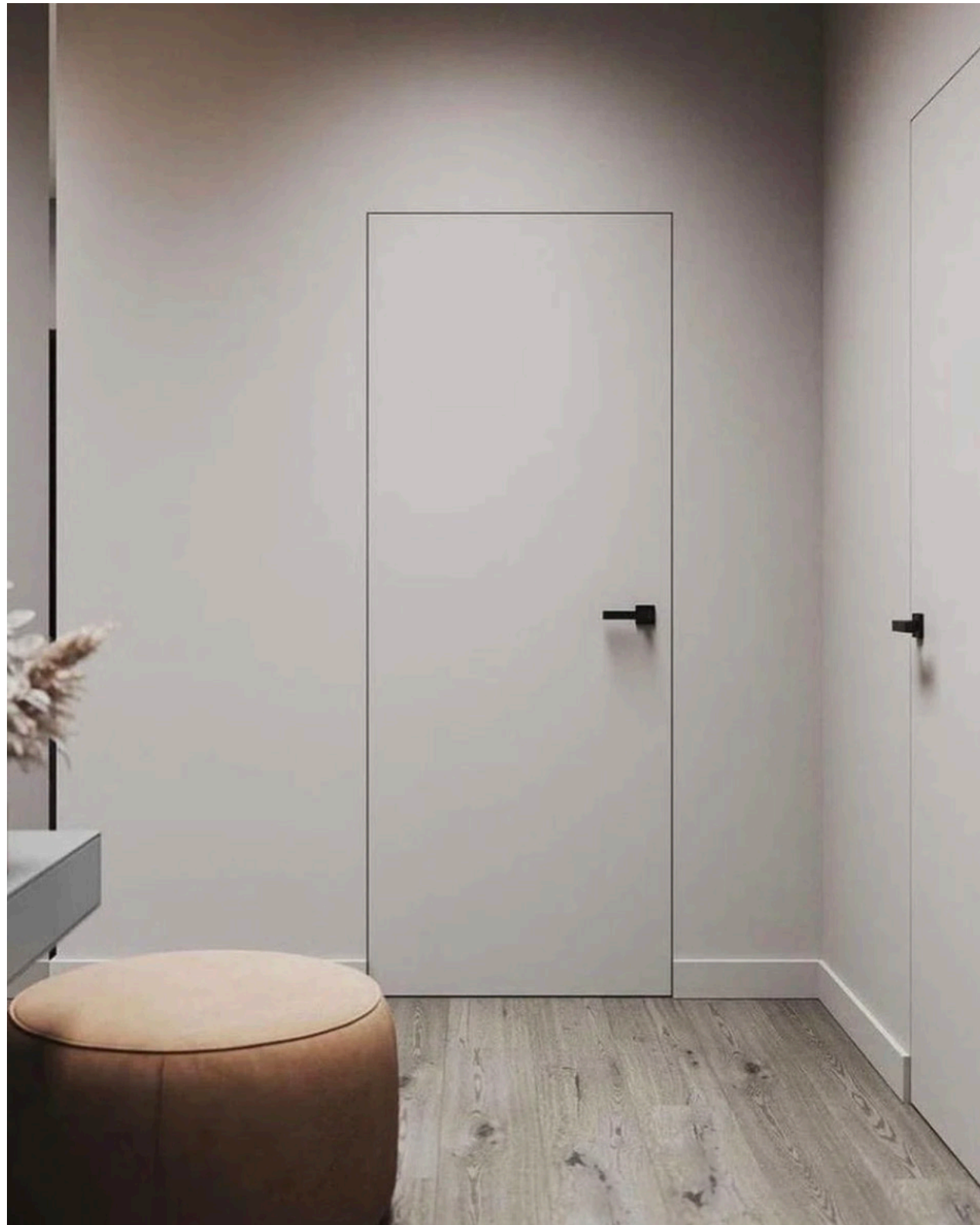
Material: White Oak + Glass

Hardware:: Locking Handle

U value  $\leq 0.35$

Solar Heat Coefficient:  $\leq 0.35$

Notes: Interior Insect Screen



Mark: D3  
Qty: 3  
Type: Invisible Frameless  
Rough Opening: 38" x 86.5"  
Door Width: 36"  
Door Height: 84"  
Material: Wood Solid Core  
Hardware: Locking Handle



Mark: D4

Qty: 1

Type: Pocket

Rough Opening: 66" x 86.5"

Door Width: 32"

Door Height: 84"

Material: White Oak + Fluted Glass

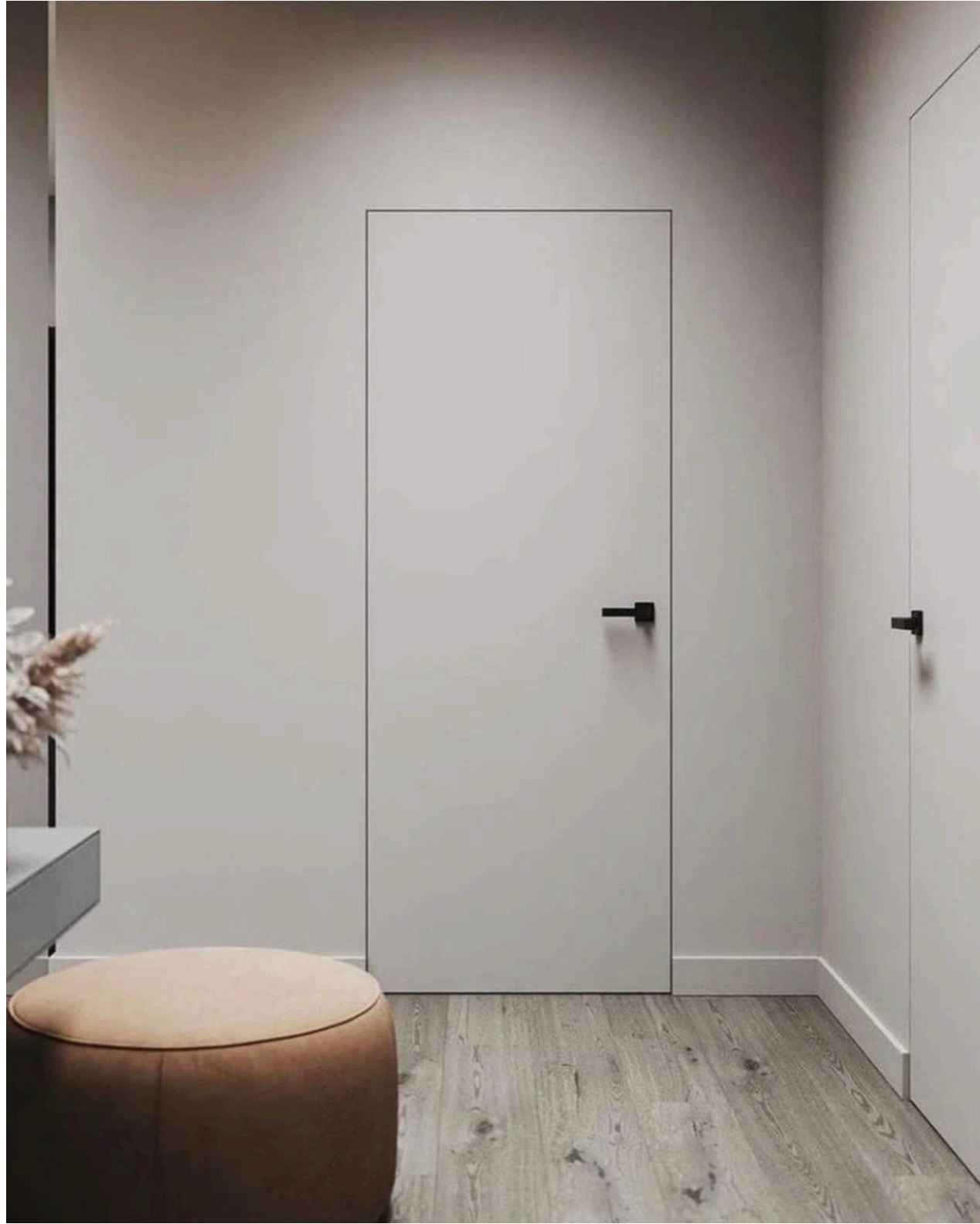
Hardware: Privacy Latch

**Trim:**

Provide 4" wide solid white oak interior casing, square profile, consistent on all four sides of front doors and adjacent front window.

Trim to be unfinished

**Trim width and material to be confirmed in shop drawings prior to fabrication. No substitutions without approval.**



Mark: D5  
Qty: 2  
Type: Invisible Frameless  
Rough Opening: 30" x 82.5"  
Door Width: 28"  
Door Height: 80"  
Material: Wood Solid Core  
Hardware: Locking Handle

WINDOWS



Mark: W1

Qty: 1

Type: Picture/Fixed

Rough Opening: 38"x 98.5"

Door Width: 36"

Door Height: 96"

Material: White Oak + Frosted Glass

Glass: U value  $\leq 0.35$

Glass: Solar Heat Coefficient  $\leq 0.35$

**Interior Trim:**

Provide 4" wide solid white oak interior casing, square profile, consistent on all four sides of front doors and adjacent front window.

Trim to be unfinished

**Exterior Condition:**

No applied exterior casing. Units to be installed flush with exterior stucco return for a clean, modern appearance.

**Manufacturer to confirm compatibility with system and provide required detailing.**

**Glazing:**

Frosted / obscured insulated glass, acid-etched or satin finish (not patterned, not applied film).

**Glass Performance:**

Safety glazing where required

Low-E coating compatible with frosted glass

SHGC and U-value to align with project window performance targets

**Intent:**

Frosted glass to provide privacy from street while maintaining daylight.

White oak trim to visually match interior millwork and read as a single, consistent surround.

**Trim width and material to be confirmed in shop drawings prior to fabrication.**

**No substitutions without approval.**

Mark: W2  
Qty: 5  
Type: Picture/ Fixed  
Rough Opening (overall): 181" W × 82.5" H  
To be confirmed / adjusted per manufacturer shop drawings  
Individual Unit Size (frame): 36" W × 80" H  
Material: White Oak with insulated glass  
(or thermally broken aluminum / aluminum-clad wood — confirm system)

**Glazing & Performance**

Glazing: Triple-pane IGU  
Outer pane: Tempered safety glass  
Middle pane: Clear glass with Low-E coating + argon fill  
Inner pane: Laminated safety glass (interior)  
Spacer: Warm-edge spacer  
U-value: ≤ 0.25 BTU/hr-ft<sup>2</sup>·°F  
(≤ 0.30 acceptable if required by system limitations)  
Solar Heat Gain Coefficient (SHGC): 0.25 – 0.35 target range

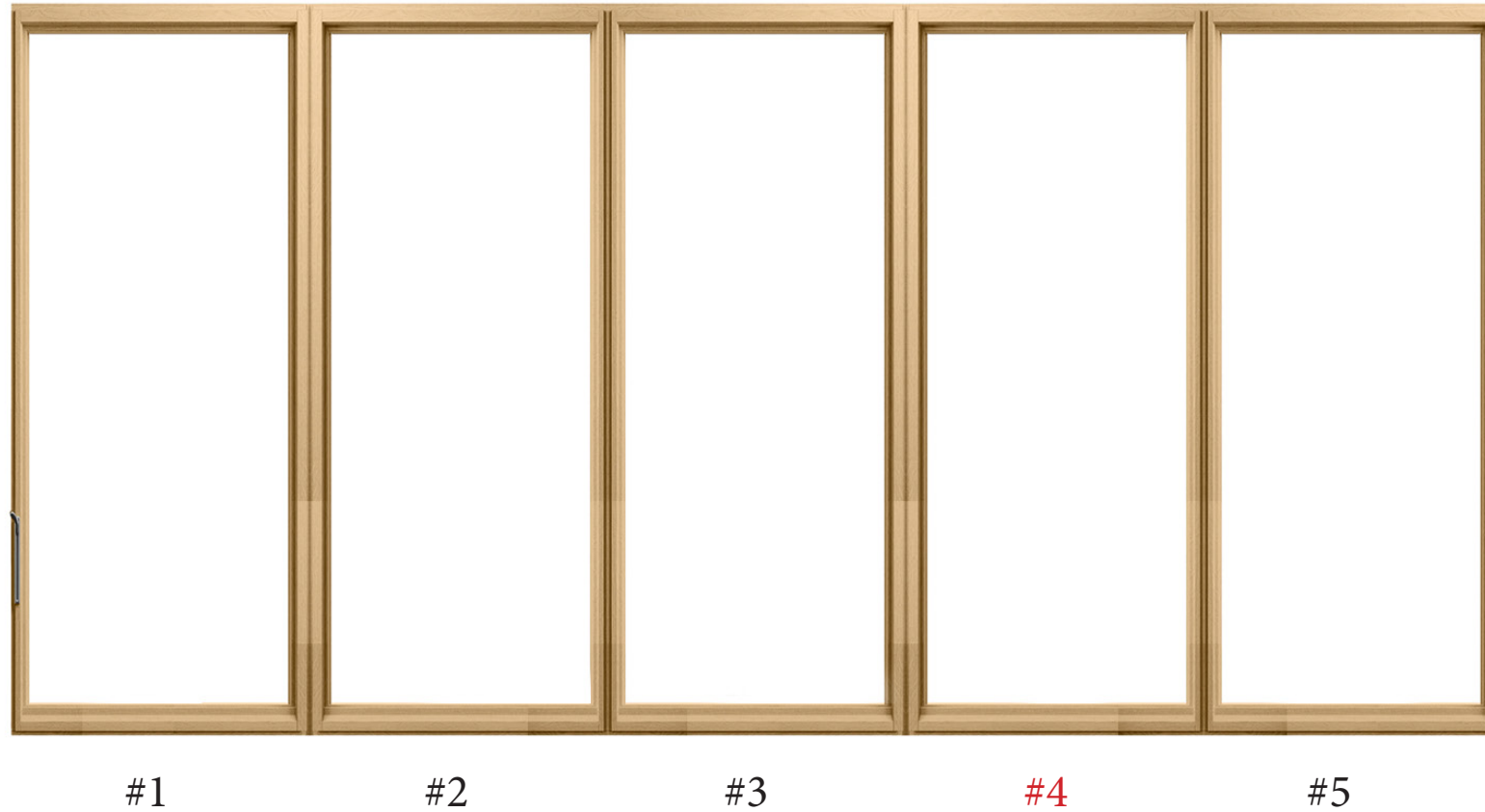
Please recommend the appropriate Low-E coating based on this range and orientation.”

**Assembly / Mullion**

Assembly: Individual 36" × 80" picture window units  
Mulling: Windows to be shipped as individual units (or maximum two-wide sub-assemblies)

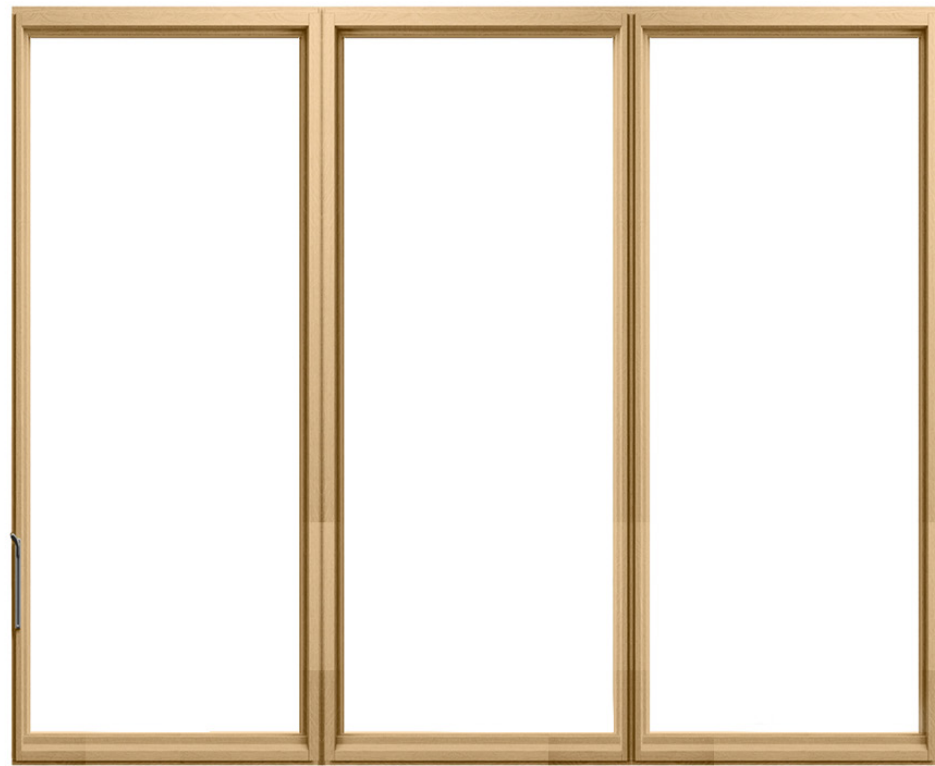
Windows to be mulled together on site using manufacturer-provided structural mullions, connectors, gaskets, and sealants

Note: Mullion face widths and sightlines to be consistent across all five units.



**Operable Casement Window**

- Looks the same from the exterior.
- Interior insect screen
- Operable crank handle at doorknob height (36")



#1

#2

#3

**Operable Casement Window**

- Looks the same from the exterior.
- Interior insect screen
- Operable crank handle at doorknob height (36")

Mark: W3

Qty: 3

Type: Picture/ Fixed

Rough Opening (overall): 109" W × 82.5" H

To be confirmed / adjusted per manufacturer shop drawings

Individual Unit Size (frame): 36" W × 80" H

Material: White Oak with insulated glass

(or thermally broken aluminum / aluminum-clad wood — confirm system)

**Glazing & Performance**

Glazing: Triple-pane IGU

Outer pane: Tempered safety glass

Middle pane: Clear glass with Low-E coating + argon fill

Inner pane: Laminated safety glass (interior)

Spacer: Warm-edge spacer

U-value:  $\leq 0.25$  BTU/hr·ft<sup>2</sup>·°F

( $\leq 0.30$  acceptable if required by system limitations)

Solar Heat Gain Coefficient (SHGC): 0.25 – 0.35 target range

Please recommend the appropriate Low-E coating based on this range and orientation."

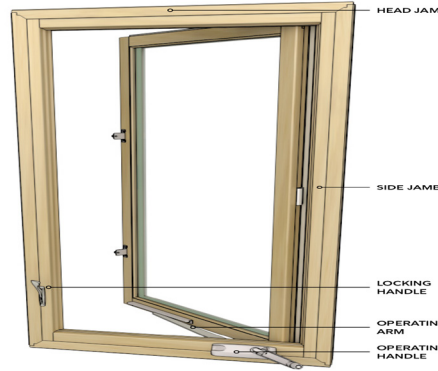
**Assembly / Mullion**

Assembly: Individual 36" × 80" picture window units

Mulling: Windows to be shipped as individual units

Windows to be mullied together on site using manufacturer-provided structural mullions, connectors, gaskets, and sealants

Note: Mullion face widths and sightlines to be consistent across all five units.



Mark: W4

Qty: 1

Type: Casement

Rough Opening: 26" x 26"

Width: 24"

Height: 24"

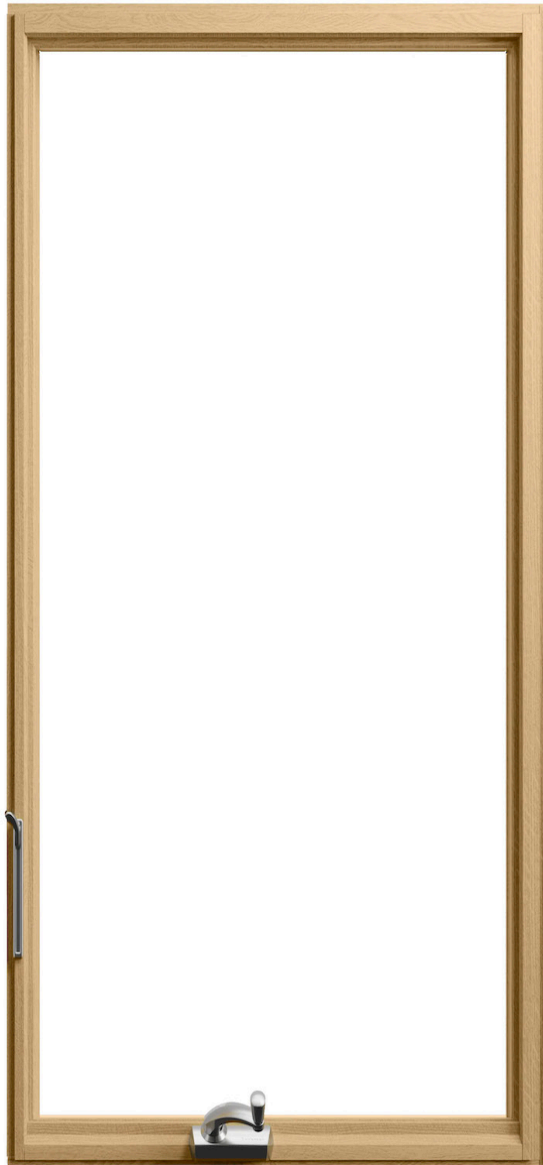
Material: White Oak+ Glass

Glazing: Double Pane

U value  $\leq 0.35$

Solar Heat Coefficient:  $\leq 0.75$

Notes: Interior Insect Screen



Mark: W5

Qty:1

Window Type: Casement

Rough Opening 26" x 56"

Width: 24"

Height: 54"

Material: White Oak + Glass

Location: Bathroom / shower

Glazing: Obscure (acid-etched / satin) tempered safety glass

Operation: Outward opening casement

Notes: Window to be suitable for wet-area installation; provide full perimeter weather sealing.

Notes: Interior Insect Screen



Mark: W6

Qty: 1

Type: Awning

Rough Opening: 56" x 26"

Width: 54"

Height: 24"

Material: White Oak + Glass

Glazing: Double Pane

U value  $\leq 0.35$

Solar Heat Coefficient:  $\leq 0.75$

Notes: Interior Insect Screen



Mark: W7

Qty: 1

Type: Skylight

Rough Opening: 48" x 59"

Width: 48"

Height: 59"

Material: Hardwood + Glass

Glazing: Tripple Glazed

U value  $\leq 0.35$

Solar Heat Coefficient:  $\leq 0.75$

Notes:

Triple-glazed skylight

- Outer pane: tempered + diffused (opal or sandblasted)
- Middle pane: Low-E + argon filled
- Inner pane: laminated clear safety glass
- Warm-edge spacer
- Solar control coating