



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: November 25, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan, Director  
Department of Permitting Services

FROM: Rebecca Ballo  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1050805 - REVISION - Construction of new single-family home, grading, hardscape and other alterations

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the July 10, 2024 HPC meeting with **seven conditions**, with minor material changes subsequently approved by Staff on September 11, 2024 and November 25, 2024:

1. The driveway must be gravel and marked accordingly on the site plan.
2. The material of the path to the front and right-side entrances must be marked on the site plan.
3. The Hardieplank siding must be smooth and cannot have a faux wood grain as proposed.
4. The applicant must provide either a specification or detailed drawing for the ledgestone cladding; the exterior doors; the lites surrounding the front door; sliding doors on the left elevation; front porch columns; Gothic-style window; vents; and downspouts.
5. Gutters and downspouts must be drawn on the elevations.
6. The HVAC pad location must be indicated on the site plan.
7. A window and door schedule must be provided that lists the size and material of the fenestration.

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

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

Applicant: Danilza Garcia  
Address: 19820 White Ground Road, Boyds

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Rebecca Ballo at 301-563-3404 or [Rebecca.Ballo@montgomeryplanning.org](mailto:Rebecca.Ballo@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1050805 at: 19820 White Ground Road, Boyds

submitted on: 11/12/2024

has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laura DiPaquale on 11/25/2024. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

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

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

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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

Signature: Danilza Garcia

Signature of owner or authorized agent

Date

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:

**REVIEWED**

*By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024*

APPROVED

Montgomery County

Historic Preservation Commission

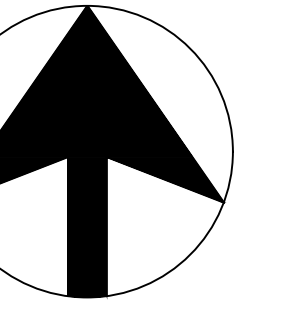


Robert A. Patton

|                                   |                |
|-----------------------------------|----------------|
| Work Item 1: _____                |                |
| Description of Current Condition: | Proposed Work: |

|                                   |                |
|-----------------------------------|----------------|
| Work Item 2: _____                |                |
| Description of Current Condition: | Proposed Work: |

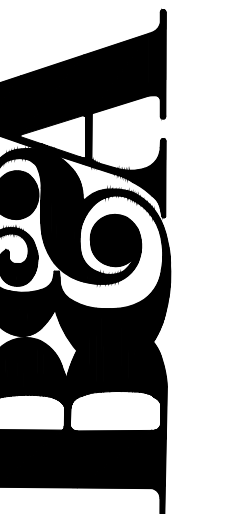
|                                   |                |
|-----------------------------------|----------------|
| Work Item 3: _____                |                |
| Description of Current Condition: | Proposed Work: |



date: 10/09/2024

scale: 1" = 20'

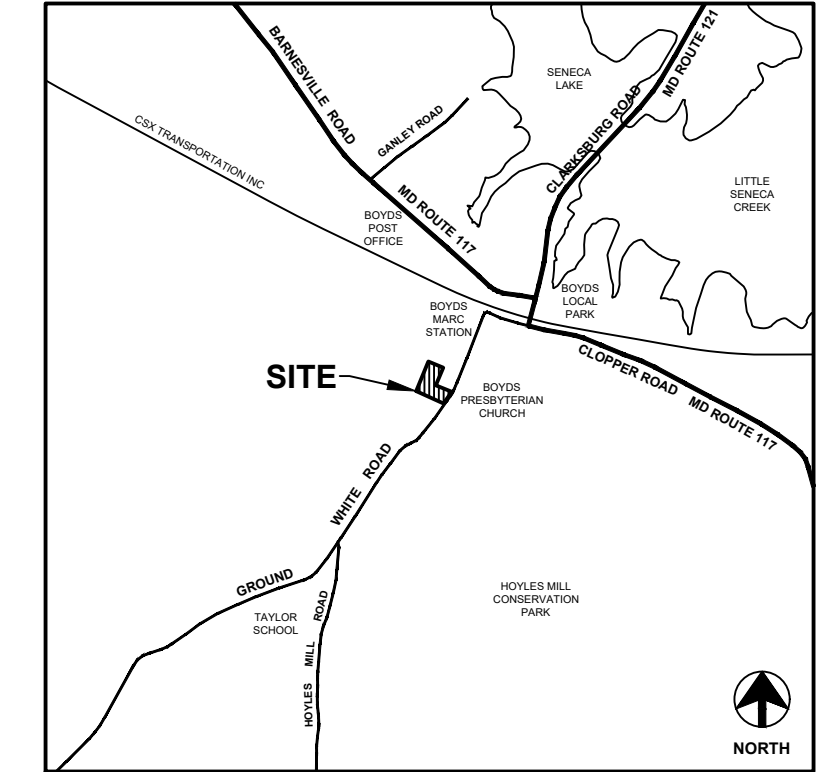
Benning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301)944-0240



WELL & SEPTIC SITE PLAN  
1820 White Ground Road  
Election District 11  
Parcel 404; Tax Map DU562  
Montgomery County, Maryland

WSSC GRID 227NH15  
TAX MAP DU562  
ELECTION DISTRICT - 11

PREPARED FOR:  
**Danilza Del Carmen Garcia  
& Jaime Antonio Garcia**  
11134 Newport Mill Road  
Kensington, MD 20895  
Danilza: 301-728-8839  
Jaime: 301-755-4862  
danilzag@yahoo.com  
Chiry829@gmail.com



VICINITY MAP  
SCALE: 1" = 2,000'

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN A PERMIT FOR THE CONSTRUCTION OF A SEPTIC SYSTEM TO SERVE A NEW RESIDENCE THAT WILL BE BUILT.
2. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OF THE SUBJECT PROPERTY HAVE BEEN SHOWN ON THE PLAN.
3. THE PROPERTY IS IN WATER SERVICE CATEGORY W-6 AND IS SERVED BY A PRIVATE ON-SITE WELL.
4. THE PROPERTY IS IN SEWER SERVICE CATEGORY S-6 AND IS SERVED BY A PRIVATE ON-SITE SEPTIC SYSTEM.
5. TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY AND BOUNDARY FROM A FIELD SURVEY CONDUCTED IN SEPTEMBER 2023 BY GOODE SURVEYS, LLC.
6. SOIL TYPES 17B, 25B AND 27C ARE FOUND THROUGHOUT THE PROPERTY PER USDA Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov>
7. DRYWELLS SHOWN ON THIS PLAN MUST BE A MINIMUM OF 100' FROM ALL WELLS.
8. ALL TREES LOCATED IN THE SEPTIC AREA ARE SUBJECT TO REMOVAL UPON INSTALLATION OF THE SEPTIC SYSTEM.
9. THE PROPERTY IS LOCATED IN THE SENECA CREEK WATERSHED.
10. THE SUBJECT PROPERTY HAS NOT CHANGED IN CONFIGURATION SINCE MARCH 3, 1972. PER COMCOR 27A.00.01.05.F.1, EXISTING PARCELS OF LAND WITHOUT CHANGE IN LOT CONFIGURATION SINCE MARCH 3, 1972 AND SUBDIVIDED LOTS RECORDED PRIOR TO MARCH 3, 1972, ON WHICH PERCOLATION TESTS HAVE NOT BEEN APPROVED BY THE APPROVING AUTHORITY, MUST HAVE SUFFICIENT AREA FOR THE INITIAL ABSORPTION AREA AND AT LEAST 2 RECOVERY ABSORPTION AREAS. THE TOTAL ABSORPTION AREA OR MOUND DISPOSAL AREA, WHICH INCLUDES THE INITIAL MOUND SYSTEM AND 2 REPLACEMENTS, MUST NOT BE LESS THAN 10,000 SQUARE FEET OF USEABLE AREA.

**Water Table Data**

| Site | Result    |
|------|-----------|
| B    | W @ 11.5' |
| B    | W @ 10.5' |
| C    | W @ 12.5' |
| C    | W @ 14.5' |
| D    | D @ 14.5' |
| S    | WT Failed |
| T    | D @ 12.5' |
| U    | D @ 12'   |
| V    | D @ 12'   |

**Percolation Test Data**

| Site | Rate    | Depth        |
|------|---------|--------------|
| A    | 20 min. | 2.5' & 15'   |
| D    | 20 min. | 2.5' & 12.5' |
| R    | 21 min. | 2.5' & 13'   |
| T    | 20 min. | 2.5' & 11.5' |
| U    | 29 min. | 2.5' & 12'   |
| V    | 30 min. | 2.5' & 11.5' |

| SEPTIC TANK / PUMP / D-BOX DATA |                    |               |         |          |
|---------------------------------|--------------------|---------------|---------|----------|
|                                 | Elevation at Grade | Top of Device | Inv. In | Inv. Out |
| TANK                            | 413.2              | 412.2         | 411.1   | 410.8    |
| D-BOX                           | 413.1              | 411.3         | 410.7   | 410.6    |

| SEWAGE DISPOSAL SYSTEM DESIGN DATA |                 |           |             |            |           |             |            |           |                  |         |          |           |                      |                          |            |           |
|------------------------------------|-----------------|-----------|-------------|------------|-----------|-------------|------------|-----------|------------------|---------|----------|-----------|----------------------|--------------------------|------------|-----------|
| Lot                                | Max. # Bedrooms | Test Site | Time (min.) | Depths     | Test Site | Time (min.) | Depths     | Ave. Rate | Inv. Low Fixture | Inv. In | Inv. Out | Inv. Beg. | Depth of Stone (SBR) | Length Shown (S Systems) | Total Area |           |
| P404                               | 5               | A         | 20          | 2.5' & 15' | D         | 20          | 2.5' & 12' | 20        | 412.9            | 410.9   | 410.6    | 409.9     | 24"                  | 4'                       | 720'       | 10,000 sf |

**LEGEND:**

- 20' SEPTIC BRL
- CANOPY COVERAGE
- DRYWELL
- ELECTRIC METER LOCATION
- EXISTING BUILDING
- EXISTING FENCE
- INDEX CONTOUR (2' INTERVAL)
- INTERMEDIATE CONTOUR
- PROPERTY LINE (SUBJECT)
- PROPERTY LINE
- PROPOSED CONTOUR
- PROPOSED HOUSE
- SEPTIC TANK
- SEPTIC TRENCHES
- UTILITY POLE
- WATER HOUSE CONNECTION
- EX. WELL

**SEPTIC SYSTEM DESIGN NOTES:**

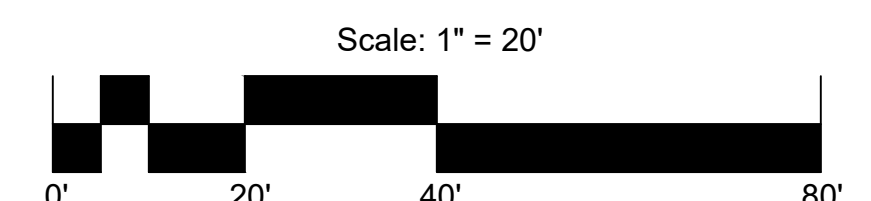
1. Number of Proposed Bedrooms - 5
2. Depth of Stone - 4'
3. Average Test Rate: 20 min. @ 2.5' & 12'
4. Length of Initial System - 240' (5 Bedrooms)
5. Overall Length of Entire System - 720' (5 Bedrooms)
6. Reserve Area Shown - 10,000 sf
7. Size of Septic Tank - 2,000 gal. 2-compartment tank

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. Norton*

REVIEWED  
By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024



**Professional Certification:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.  
Signature: *[Signature]* Date: 10-09-2024 Exp. Date: 10-21-2024



# TIMBERLAKE HOMES

304 HARRY S. TRUMAN PARKWAY, SUITE M  
ANNAPOLIS, MD 21401

TEL 301-350-0400  
FAX 301-336-0885

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## "LINDEN - GARCIA RESIDENCE"

19820 WHITE GROUND ROAD  
MONTGOMERY COUNTY, MD

| 'LINDEN' Square Footages  |                |
|---------------------------|----------------|
| Area                      | Square Footage |
| FINISHED                  |                |
| First Floor               | 1926 SF        |
| Second Floor              | 1807 SF        |
| Total (First & Second)    | 3733 SF        |
| UNFINISHED                |                |
| Garage                    | N/A            |
| Basement Utility/ Storage | 1648 SF        |
| Total (Unfinished)        | 1800 SF        |
| Foyer                     | 6' X 13'-6"    |

**WINDOW MANUFACTURE: SILVERLINE  
SERIES: 2900**

WINDOW IS SELF FLASHING W/ AN 1/4" PERIMETER FLANGE

ALL WORK SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS  
WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN and  
CONTINUOUSLY SHEATHED W/ 1/2" WOOD SHEATHING  
FLOOR FRAMING TO BE 2 X 12 FLOOR JOISTS @ 16" O.C. OR 12" O.C. (AS NOTED) -  
HEM FIR #2 - Fb=918 psi (OR BETTER)

\*\* THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA \*\*

| 2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: |             | MONTGOMERY COUNTY MARYLAND |                     |                       |                         |                        |                  |                   |                     |                                   |               |                    |                  |
|---|-------------|----------------------------|---------------------|-----------------------|-------------------------|------------------------|------------------|-------------------|---------------------|-----------------------------------|---------------|--------------------|------------------|
| GROUND SNOW LOAD                              | WIND DESIGN |                            |                     |                       | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM |                  |                   | WINTER DESIGN TEMP. | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|   | Speed (mph) | Topographic Effects        | Special Wind Region | Windborne Debris Zone |                         | Weathering             | Frost Line Depth | Termite           |                     |                                   |               |                    |                  |
| 30 PSF  | 115         | B                          |                     |                       | A/B                     | SEVERE                 | 30"              | MODERATE TO HEAVY | 13° F               | YES                               | JULY 2, 1979  | 300                | 55° F            |

### Sheet List Table

| SHEET | ARCHITECTURAL DRAWINGS  |
|-------|-------------------------|
| 001   | COVER SHEET             |
| 002   | IRC GENERAL NOTES       |
| EC1   | THERMAL ENVELOPE        |
| A301  | FRONT ELEVATION         |
| A302  | LEFT ELEVATION          |
| A303  | REAR ELEVATION          |
| A304  | RIGHT ELEVATION         |
| A401  | FOUNDATION              |
| A501  | FIRST FLOOR             |
| A601  | SECOND FLOOR            |
| A701  | WALL SECTIONS           |
| 8.0A  | TYPICAL WALL SECTION    |
| A801  | SECTION A-A             |
| A802  | SECTION B-B             |
| A803  | SECTION C-C             |
| E101  | ELECTRICAL_1ST          |
| E201  | ELECTRICAL_2ND          |
| E101  | FRAMING_1ST             |
| E201  | FRAMING_2ND             |
| S301  | ROOF FRAMING            |
| S401  | LATERAL BRACING DETAILS |
| S402  | LATERAL BRACING DETAILS |
| S403  | LATERAL_FOUND           |
| S404  | LATERAL BRACING_1ST     |
| S406  | LATERAL_2ND             |

### REVISIONS

| DATE       | COMMENTS                          | BY  |
|------------|-----------------------------------|-----|
| 02-26-2019 | MID-POINT                         | SJS |
| 04-23-2019 | TOLL BROTHERS REVIEW              | SJS |
| 06-07-2019 | PERMIT SET                        | ACI |
| 09-26-2024 | GARCIA RESIDENCE MID-POINT REVIEW | TPF |
| 10-30-2024 | FINAL REVIEW                      | TPF |

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

APPROVED

Montgomery County  
Historic Preservation Commission

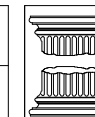


#### Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.

license number 5921  
expiration date 04-03-2026

|                |          |
|----------------|----------|
| STRUCT. REVIEW | 01-20-20 |
| PROJECT REVIEW | 01-20-20 |



Architecture Collaborative, Inc.  
8334 Main Street Ellicott City, MD 21043  
ArchitectureCollaborative.com  
Tel.: (410) 465-7500 Fax: (410) 465-0903

LINDEN - GARCIA RESIDENCE

TLM73454



**FRONT ELEVATION**

SCALE (17x11): 1/8" = 1'-0"  
 SCALE (34x22): 1/4" = 1'-0"

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

APPROVED  
 Montgomery County  
 Historic Preservation Commission



Architecture Collaborative, Inc.  
 8334 Main Street Ellicott City, MD 21043  
 www.archcol.com  
 Tel.: (410) 465-7500 Fax: (410) 465-0903

content: FRONT ELEVATION  
 scale: 1" = 4' (34x22) file: 3.1\_ELEV date: 10/13/18  
 U.N.O. 1" = 8' (17x11) drawn: SJF  
**TIMBERLAKE HOMES**  
 LINDEN - GARCIA RESIDENCE  
 title

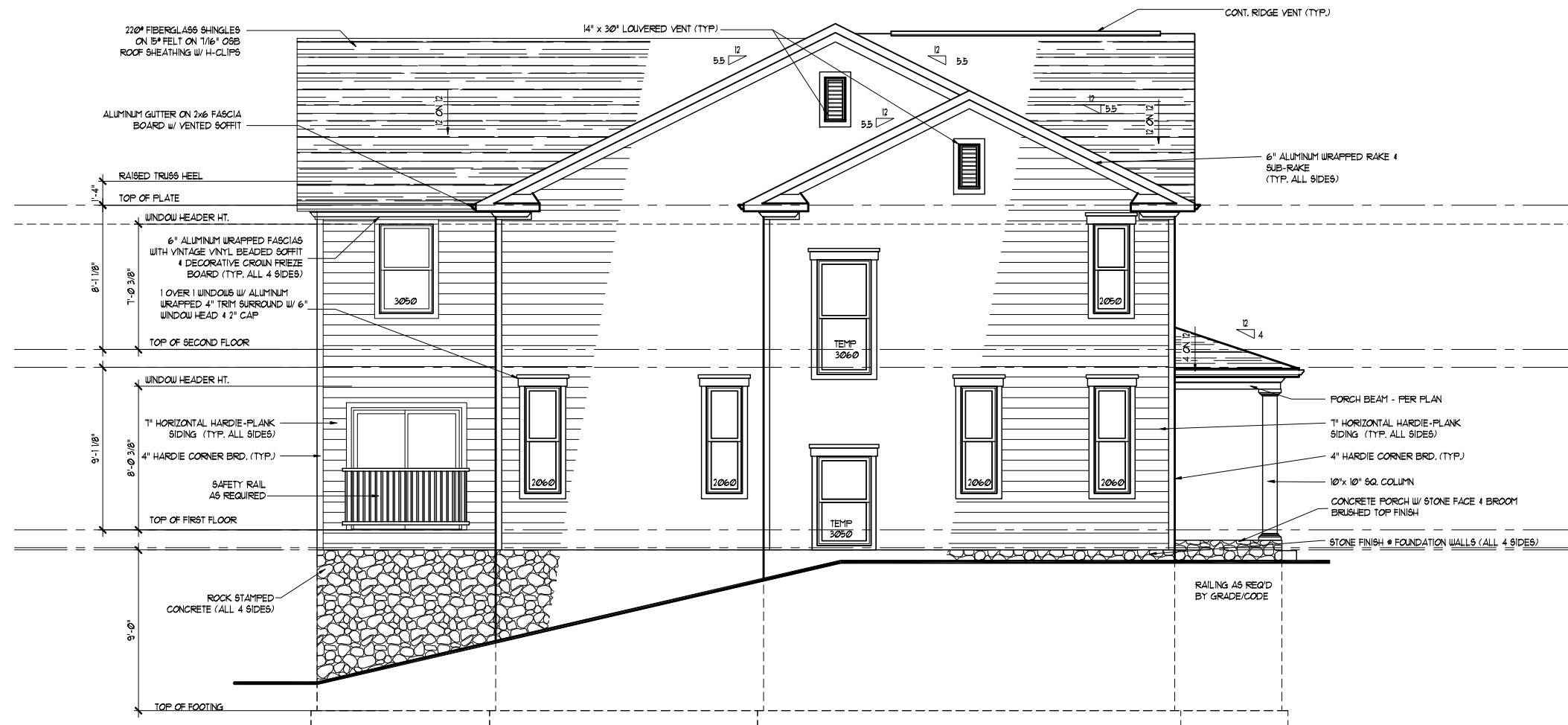
| date | revision |
|------|----------|
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SHEET #  
**A301**

Professional Certification  
 I hereby certify that these documents were prepared or approved by me, and I am a duly Licensed Professional Architect under the laws of the State of Maryland.  
 license number: 5621  
 expiration date: 04-09-2028

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**LEFT SIDE ELEVATION**

SCALE (17x11): 1/8" = 1'-0"  
 SCALE (34x22): 1/4" = 1'-0"

**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*

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 www.archcol.com  
 Tel.: (410) 465-7500 Fax: (410) 465-0903

content: LEFT ELEVATION date: 10/13/18  
 scale: 1"=4' (34x22) file: U.N.O. 1"=8' (17x11) 3.1A  
 drawn: SJF  
 title: TIMBERLAKE HOMES  
 LINDEN - GARCIA RESIDENCE

| date | revision | by |
|------|----------|----|
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|      |          |    |
|      |          |    |

SHEET #  
**A302**

Professional Certification  
 I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional architect under the laws of the State of Maryland.  
 license number: 5621  
 expiration date: 04-09-2028



**REAR ELEVATION**

SCALE (17x11): 1/8" = 1'-0"  
 SCALE (34x22): 1/4" = 1'-0"

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 Ellicott City, MD 21043  
 www.archcol.com  
 Tel.: (410) 465-7500 Fax: (410) 465-0903

content: **REAR ELEVATION**  
 scale: 1" = 4' (34x22) | file: 3.1B | date: 10/13/18  
 U.N.O. 1" = 8' (17x11)  
**TIMBERLAKE HOMES**  
 LINDEN - GARCIA RESIDENCE  
 title

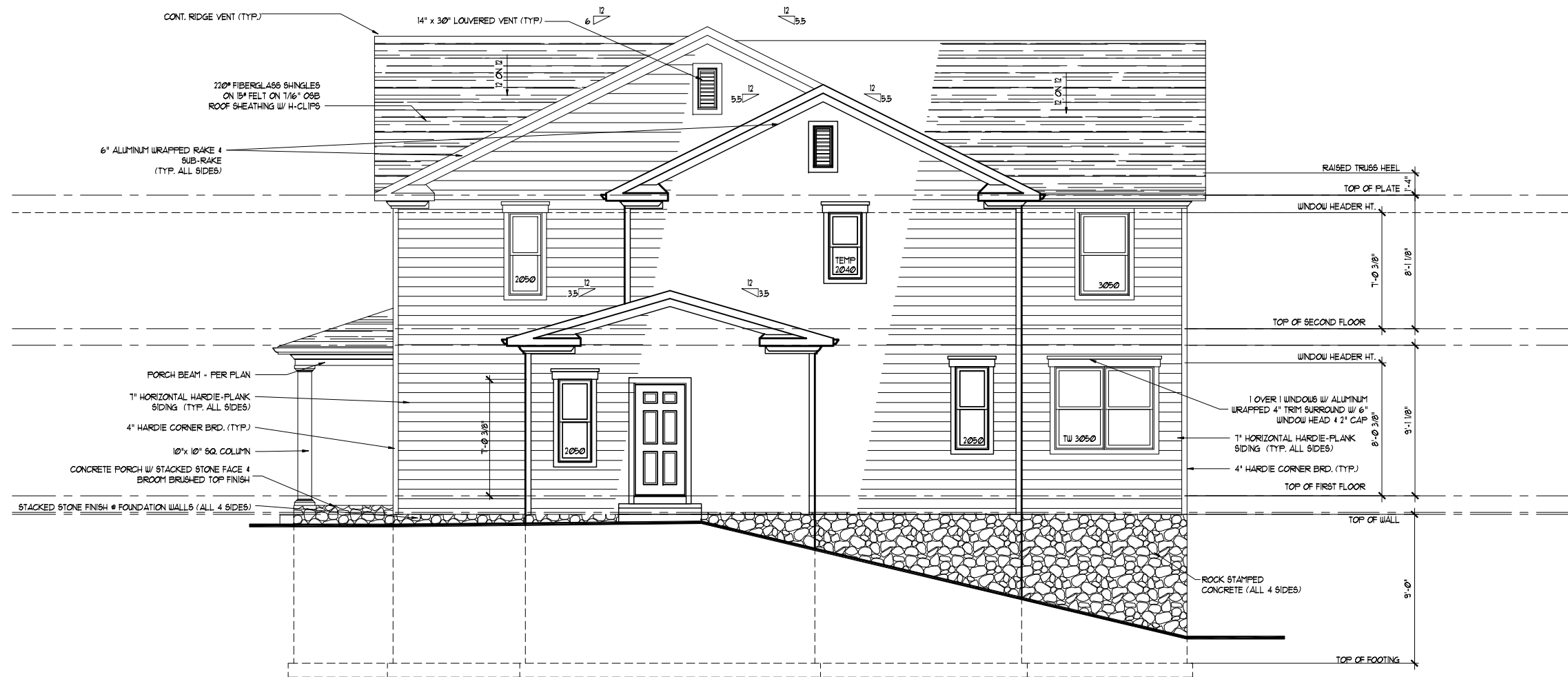
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SHEET #  
**A303**

Professional Certification  
 I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional architect under the laws of the State of Maryland.  
 license number: 5621  
 expiration date: 04-09-2028

APPROVED  
 Montgomery County  
 Historic Preservation Commission  


**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024



**RIGHT SIDE ELEVATION**

SCALE (17x11): 1/8" = 1'-0"  
 SCALE (34x22): 1/4" = 1'-0"

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

APPROVED  
 Montgomery County  
 Historic Preservation Commission



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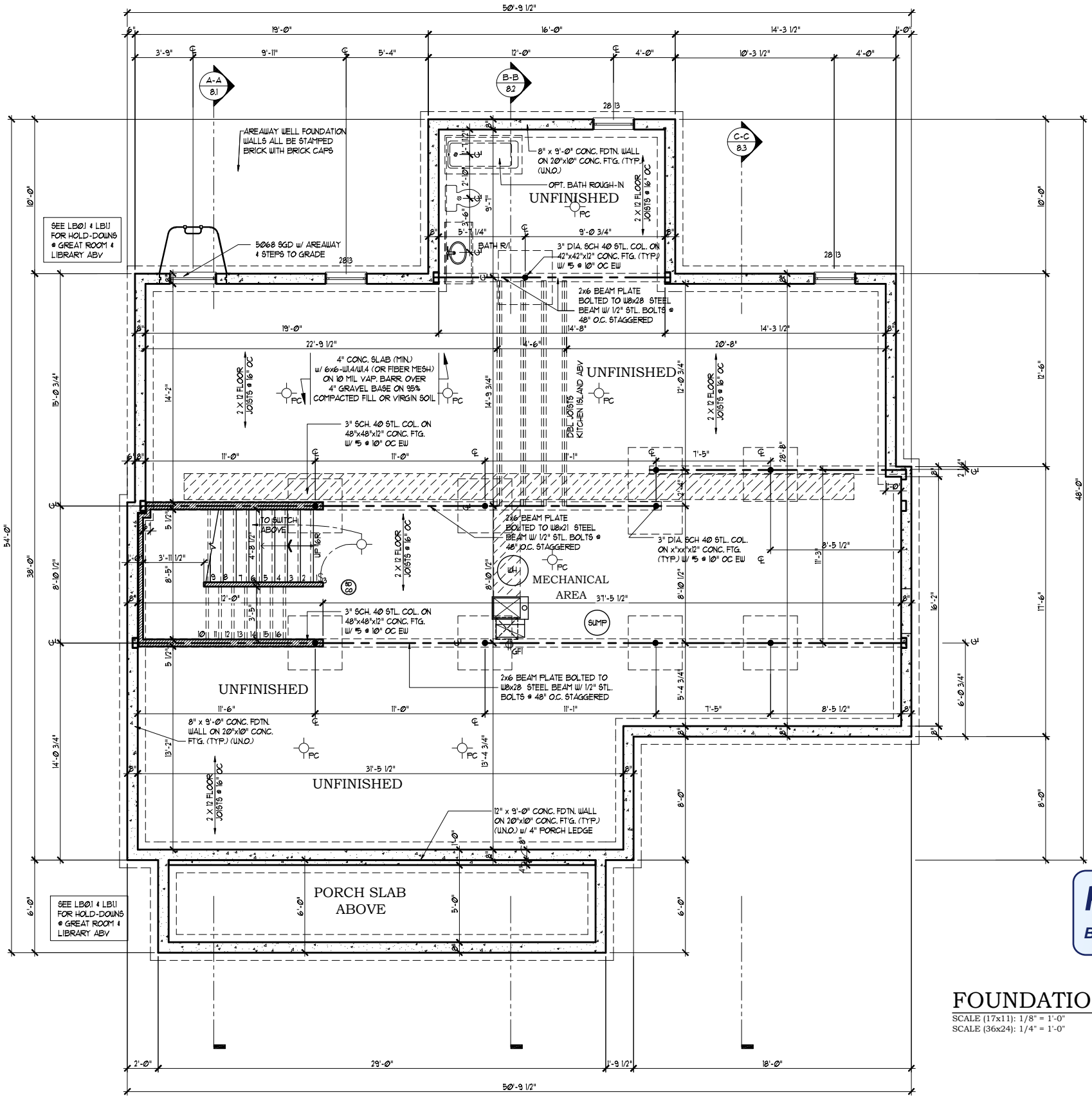
**Architecture Collaborative, Inc.**  
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 www.archcol.com  
 Tel.: (410) 465-7500 Fax: (410) 465-0903

content: **RIGHT ELEVATION** date: 10/13/18  
 scale: 1"=4' (34x22) file: U.N.O. 1"=8' (17x11) 3.1C  
 drawn: SLF  
 title: **TIMBERLAKE HOMES**  
 LINDEN - GARCIA RESIDENCE

| date | revision | by |
|------|----------|----|
|      |          |    |
|      |          |    |
|      |          |    |

SHEET #  
**A304**

Professional Certification  
 I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional architect under the laws of the State of Maryland.  
 license number: 5621  
 expiration date: 04-09-2028



- FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
  2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
  3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.
  4. (2) 2 x 10 HEADERS (TYP.) AT OPENINGS LESS THAN 12' UNLESS NOTED OTHERWISE.
  5. (3) 2 x 10 HEADERS AT OPENINGS 12' or GREATER, UNLESS NOTED OTHERWISE.
  6. SUB-FLOOR SHALL BE 3/4" THICK (MIN.) TONGUE & GROOVE TO MEET APA STANDARD.

- FOUNDATION NOTES**
- SECTION R-3026**  
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.
- SECTION R-310**  
1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.  
2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).
- SECTION R-30213**  
FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:  
(A) CONSTRUCTED OF NOMINAL 2" x 10" or GREATER DIMENSIONAL LUMBER  
-OR-  
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

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| content                   | drawn: SLF     | date: 10/13/18 |
|---------------------------|----------------|----------------|
| FOUNDATION                | file: (34x22)  |                |
|                           | U.N.O. 1" = 8' | (17x11) 4.1    |
| scale: 1" = 4'            |                |                |
| TIMBERLAKE HOMES          |                |                |
| LINDEN - GARCIA RESIDENCE |                |                |
| title                     |                |                |

| date | revision | by |
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|  |                        |
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|--|------------------------|

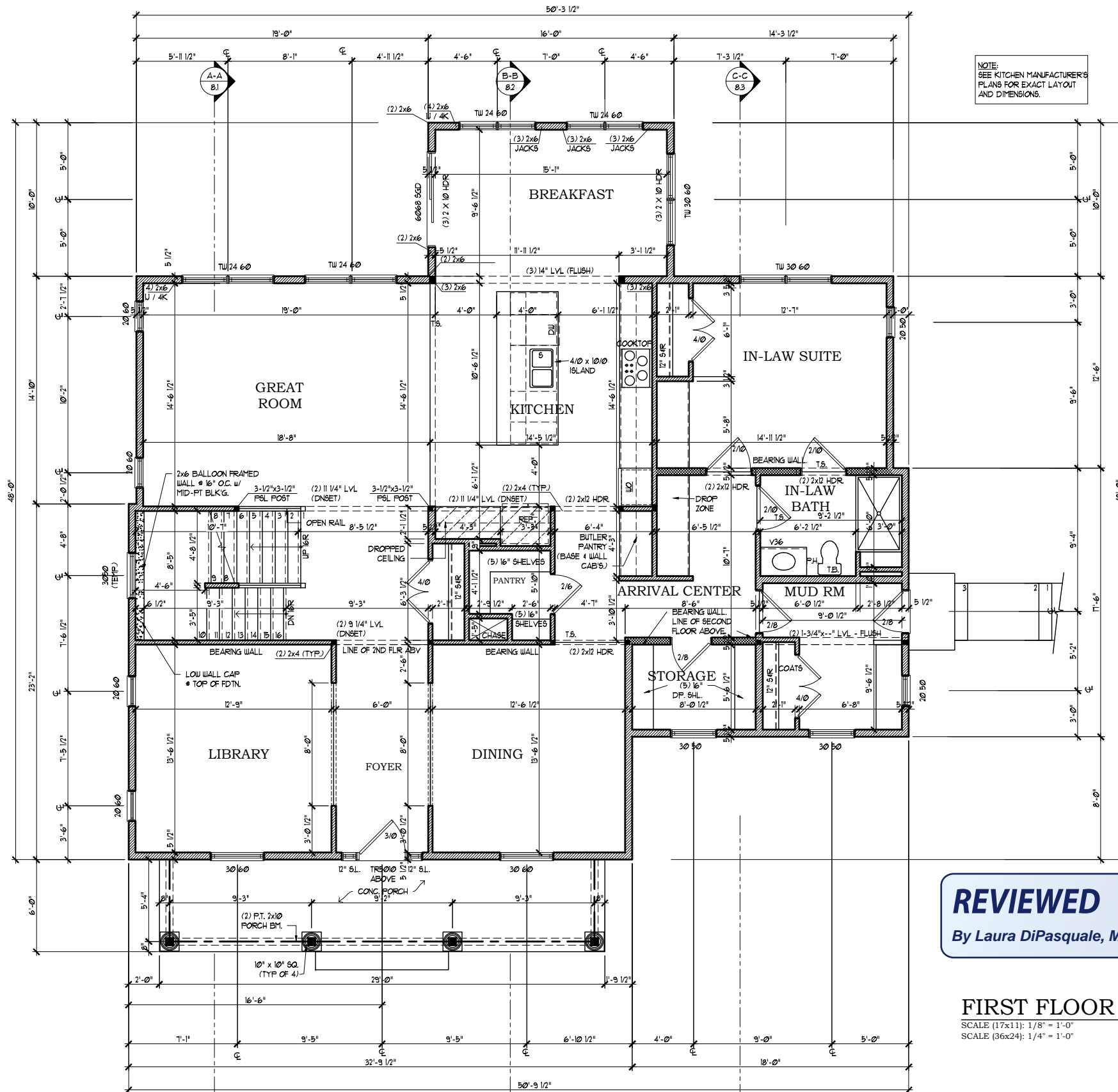
**REVIEWED**  
By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission



**FOUNDATION PLAN**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"

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NOTE:  
SEE KITCHEN MANUFACTURER'S  
PLANS FOR EXACT LAYOUT  
AND DIMENSIONS.

- FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS FRAMED @ 24" O.C. UNLESS NOTED OTHERWISE.
  2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
  3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.
  4. (2) 2 x 10 HEADERS (TYP.) AT OPENINGS LESS THAN 12" UNLESS NOTED OTHERWISE.
  5. (3) 2 x 10 HEADERS AT OPENINGS 12" OR GREATER, UNLESS NOTED OTHERWISE.
  6. SUB-FLOOR SHALL BE 3/4" THICK (MIN) TONGUE & GROOVE TO MEET APA STANDARD.

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By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

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**FIRST FLOOR PLAN**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"

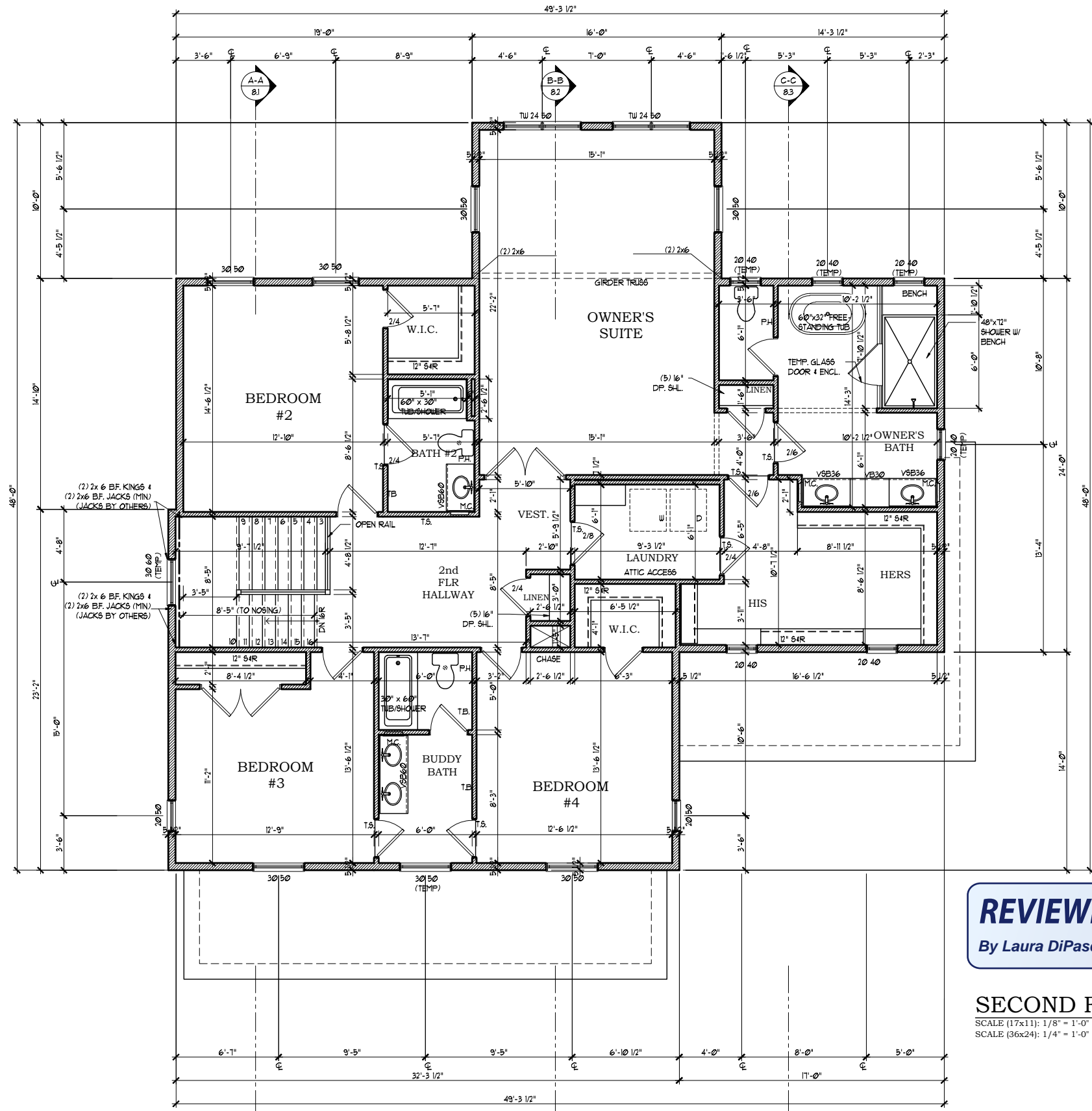
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content: **FIRST FLOOR**  
date: 10/13/18  
drawn: SLF  
file: (34x22) 5.1  
U.N.O. 1" = 8' (17x11)  
title: **TIMBERLAKE HOMES**  
LINDEN - GARCIA RESIDENCE

| date | revision | by |
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**A501**

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expiration date: 04-09-2028



- FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
  2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
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SECOND FLOOR  
 content: SECOND FLOOR  
 date: 10/13/18  
 drawn: SJF  
 scale: 1"=4' (34x22) file: 10/13/18  
 U.N.O. 1"=8' (17x11) 6.1  
**TIMBERLAKE HOMES**  
 LINDEN - GARCIA RESIDENCE  
 title

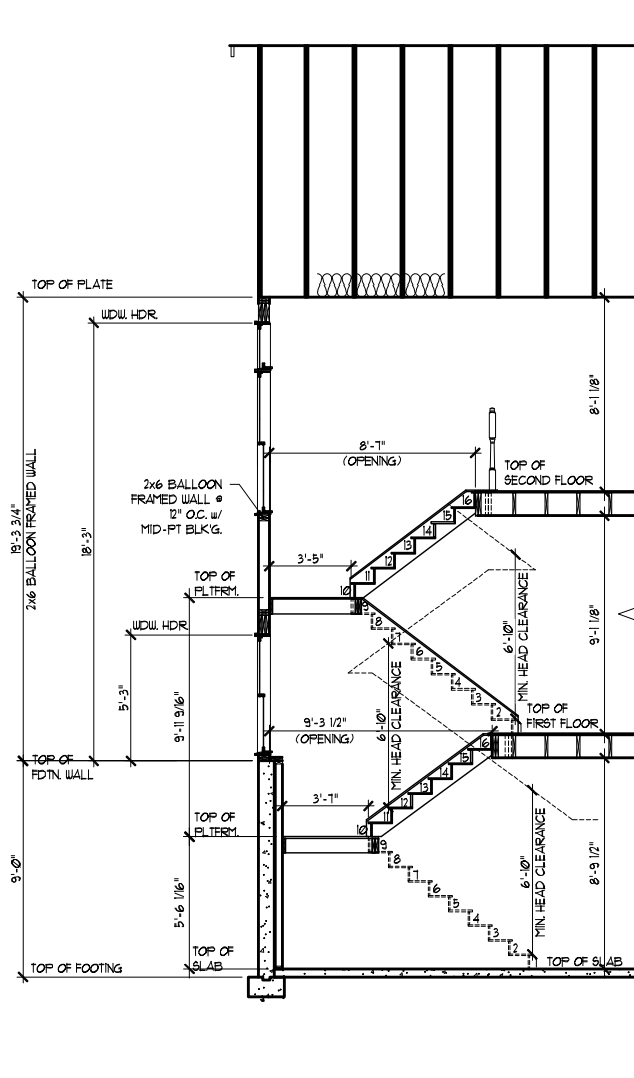
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**A601**  
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 expiration date: 04-09-2028

**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

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**SECOND FLOOR PLAN**  
 SCALE (17x11): 1/8" = 1'-0"  
 SCALE (36x24): 1/4" = 1'-0"

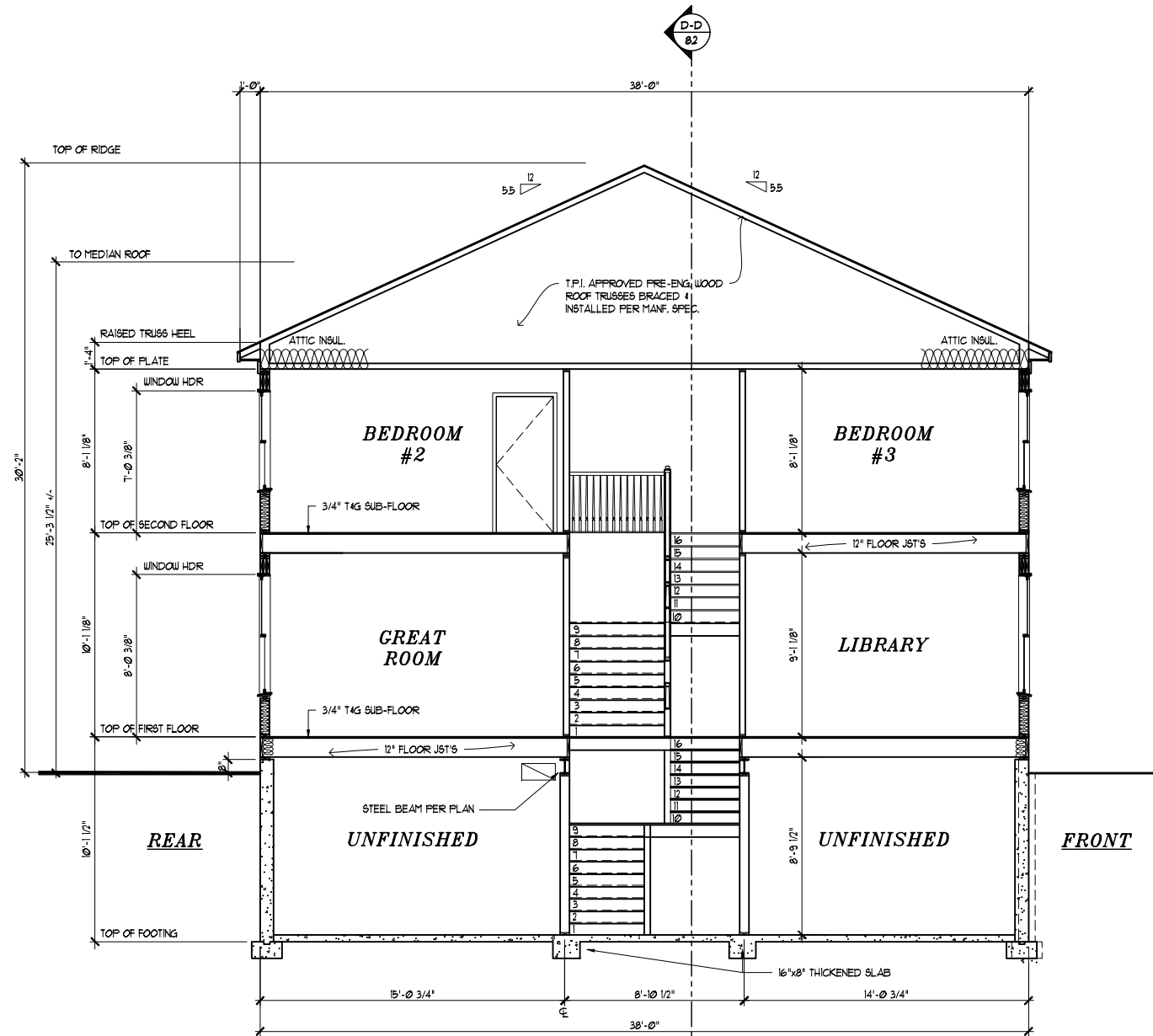


**SECTION THRU STAIRS 'D-D'**

SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"

1ST FLOOR TO 2ND FLOOR  
OVERALL HT.: 10' 1-1/8"  
STAIR RISER: 7'-9/16"  
STAIR TREAD: 10"  
NUMBER OF RISERS: 16

BASEMENT TO 1ST FLOOR  
OVERALL HT.: 9' 9-1/2"  
STAIR RISER: 1'-5/16"  
STAIR TREAD: 10"  
NUMBER OF RISERS: 16



**BUILDING SECTION 'A-A'**

SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

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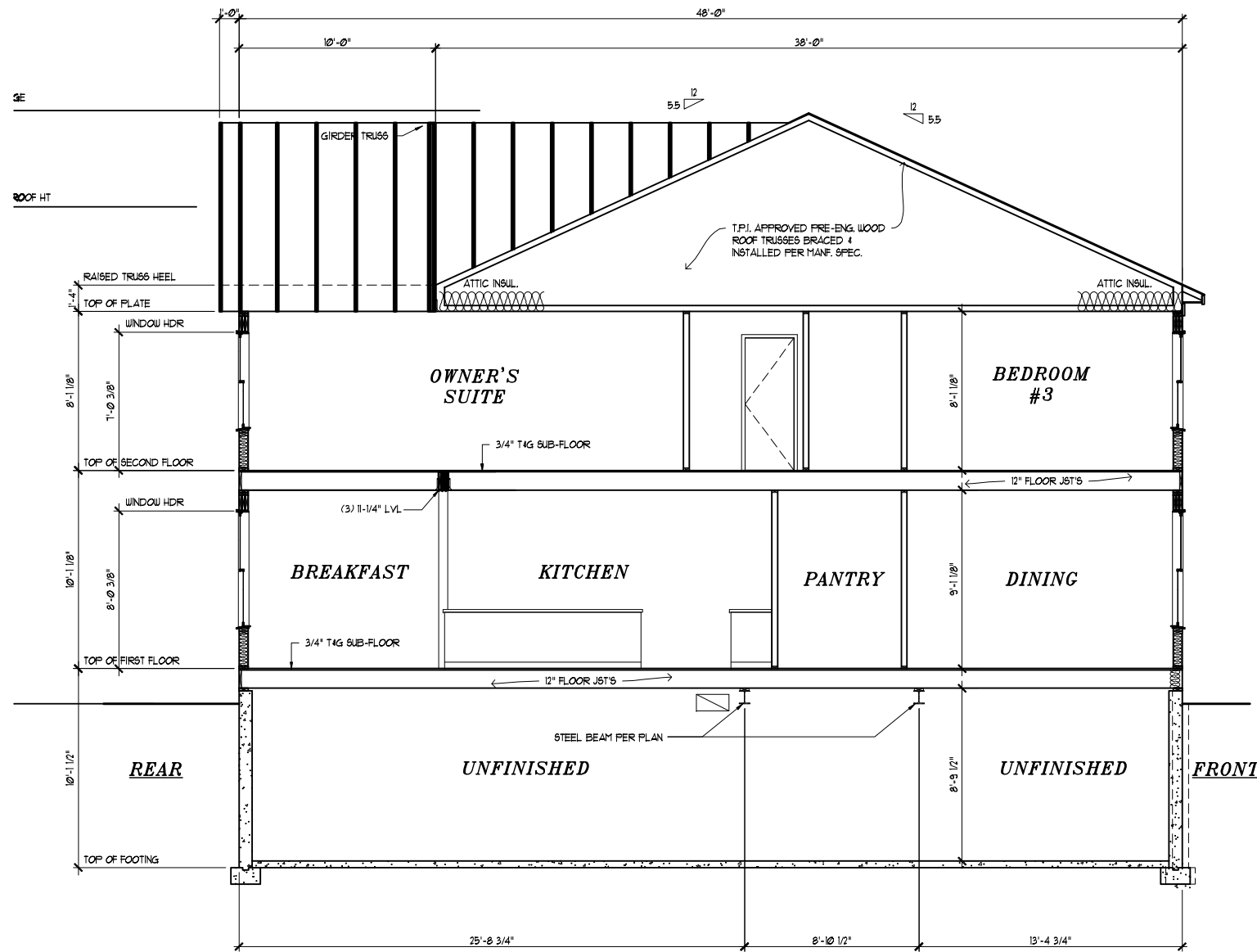
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SECTION A-A  
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date: 10/13/18  
file: (34x22) 8.1  
title: TIMBERLAKE HOMES  
LINDEN - GARCIA RESIDENCE

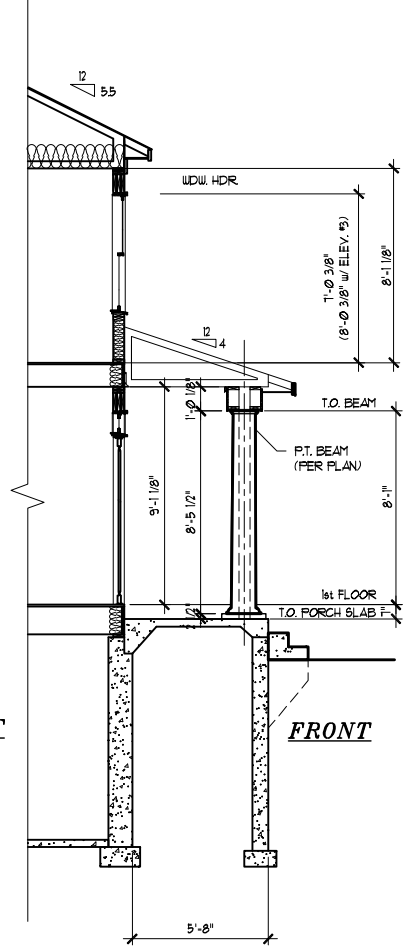
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**A801**

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expiration date: 04-09-2028



**BUILDING SECTION 'B-B'**  
 SCALE (17x11): 1/8" = 1'-0"  
 SCALE (36x24): 1/4" = 1'-0"



**SECTION THRU FOYER  
 w/COVERED PORCH**  
 ELEVATIONS #2 & 3  
 SCALE (36x24): 1/4" = 1'-0"

**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

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*[Signature]*

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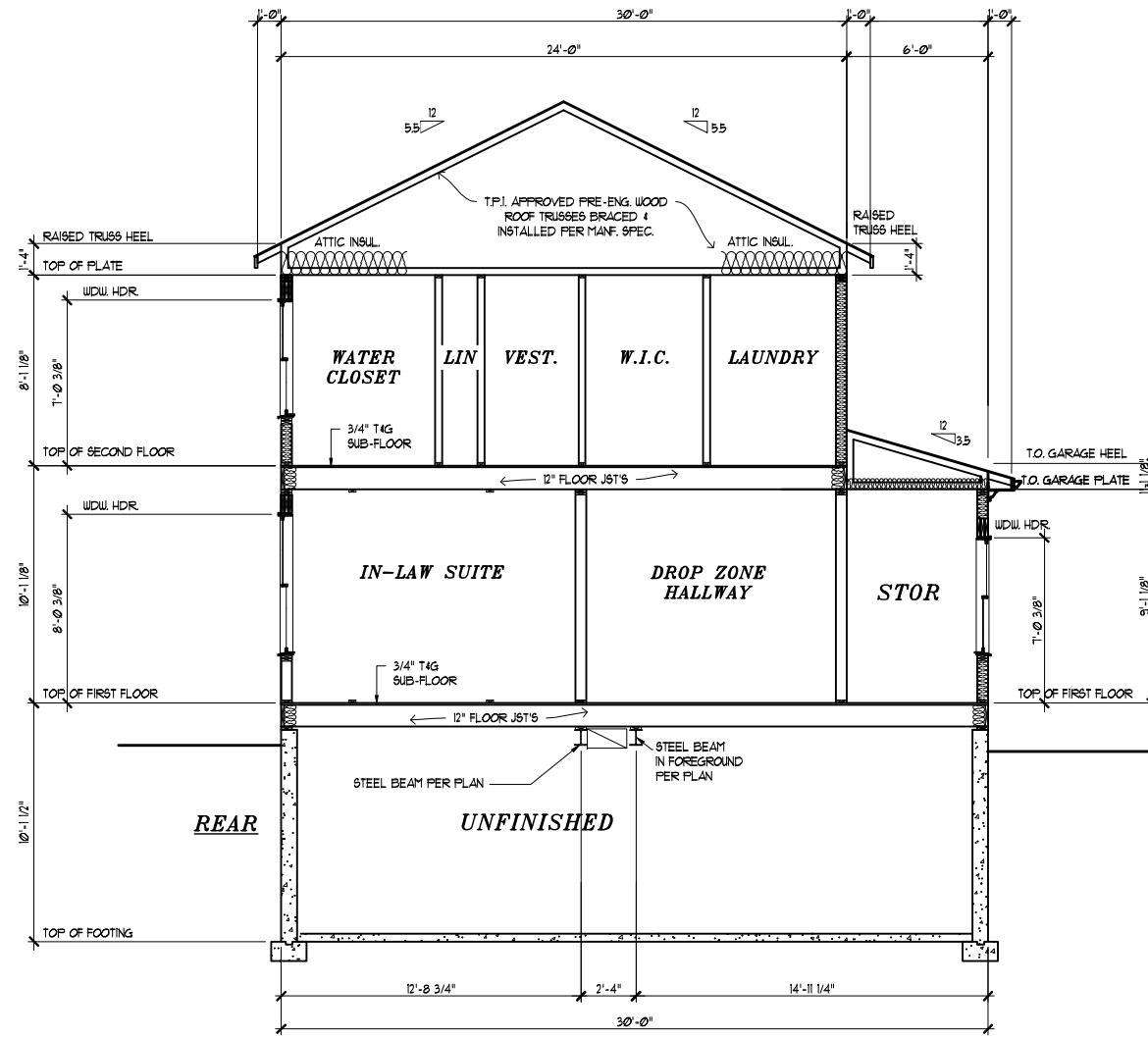
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 date: 10/13/18  
 drawn: SJF  
 title: TIMBERLAKE HOMES  
 LINDEN - GARCIA RESIDENCE

| date | revision | by |
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**A802**

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 license number: 5621  
 expiration date: 04-09-2028





**BUILDING SECTION 'C-C'**  
 SCALE (17x11): 1/8" = 1'-0"  
 SCALE (36x24): 1/4" = 1'-0"

**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

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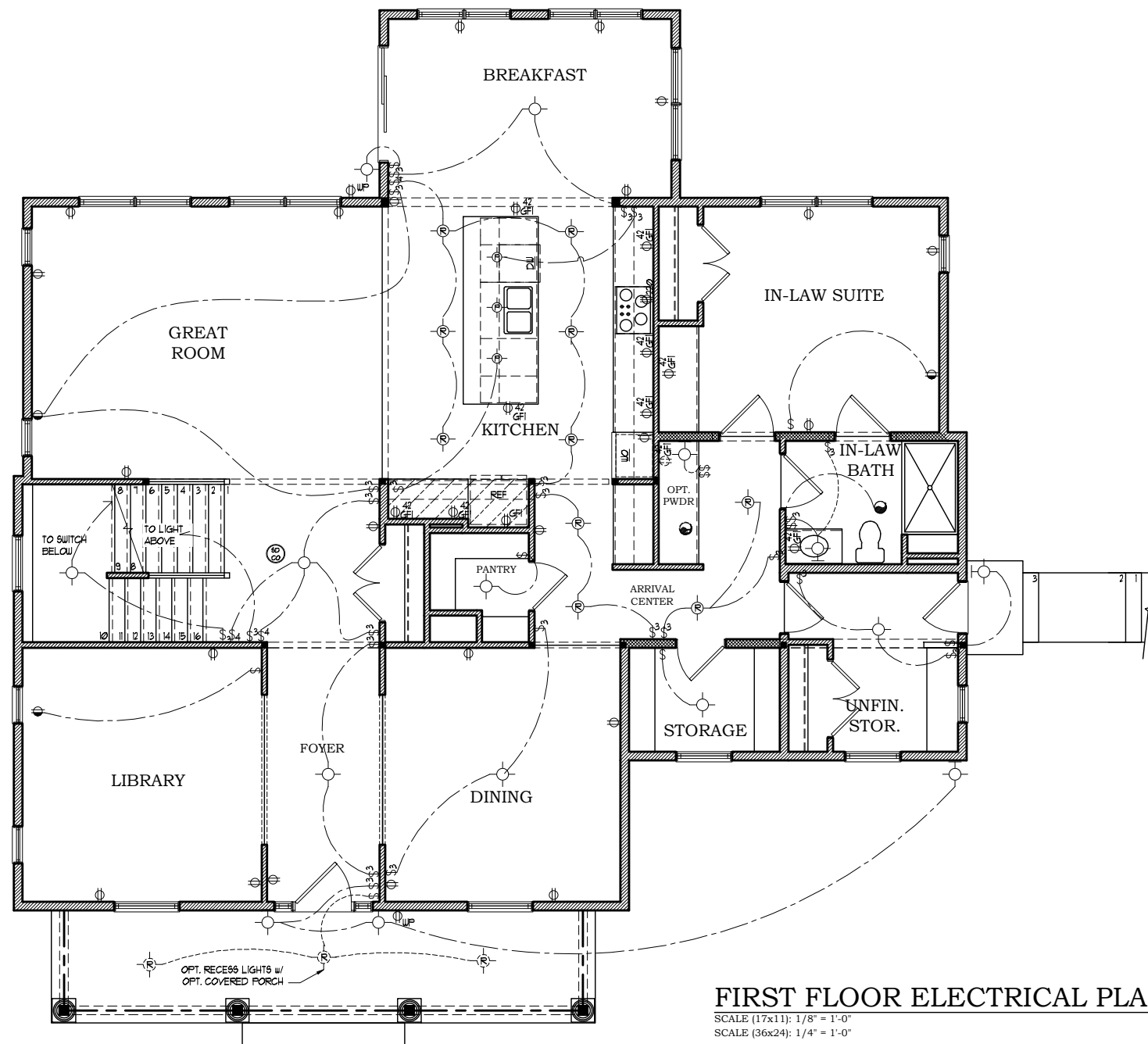
*[Signature]*

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|                |                                |
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|                | date: 10/13/18                 |
|                | title: <b>TIMBERLAKE HOMES</b> |
|                | LINDEN - GARCIA RESIDENCE      |

| date | revision | by |
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2018 IRC  
 ELECTRICAL NOTES:  
 CHAPTER 34

- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POWDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
- THESE DRAWINGS ARE SCHEMATIC ONLY.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS.
- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES.
- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

**ELECTRICAL SYMBOLS**

- ⊕ DUPLEX OUTLET 15' AFF.
- ⊕42 DUPLEX OUTLET 42" AFF.
- ⊕ DUPLEX OUTLET 18" AFF. HALF SWITCHED
- ⊕220 220 VOLT DUPLEX OUTLET
- ⊕ WP WATERPROOF RECEPTACLE
- ⊕ GFI GROUND FAULT INTERRUPTER
- ⊕42 GFI GROUND FAULT INTERRUPTER 42" AFF.
- \$ WALL SWITCH
- \$3 3-WAY WALL SWITCH
- \$4 4-WAY WALL SWITCH
- \$D DIMMER WALL SWITCH
- ⊕ EXHAUST FAN
- ⊕ FL FAN/LIGHT COMBO
- ⊕ LIGHT FIXTURE CEILING MOUNTED
- ⊕ R LIGHT FIXTURE RECESSED LIGHT
- ⊕ FC LIGHT FIXTURE FULL CHAIN
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ FLOOD LIGHTS
- ⊕ LIGHT FIXTURE WALL MOUNTED
- ⊕ T THERMOSTAT
- ⊕ JUNCTION BOX
- ⊕ CHIME DOOR CHIME
- ⊕ TELEVISION JACK
- ⊕ TELEVISION JACK
- ⊕ GARBAGE DISPOSAL
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ COMBINATION SMOKE-CARBON DETECTOR
- ⊕ EP ELECTRIC PANEL
- ⊕ EM ELECTRIC METER
- ⊕ I INTERCOM
- ⊕ IC INTERCOM CONSOLE

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content: ELECTRICAL\_1ST  
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 date: 10/13/18  
 drawn: SJF  
 title: TIMBERLAKE HOMES  
 LINDEN - GARCIA RESIDENCE

| date | revision | by |
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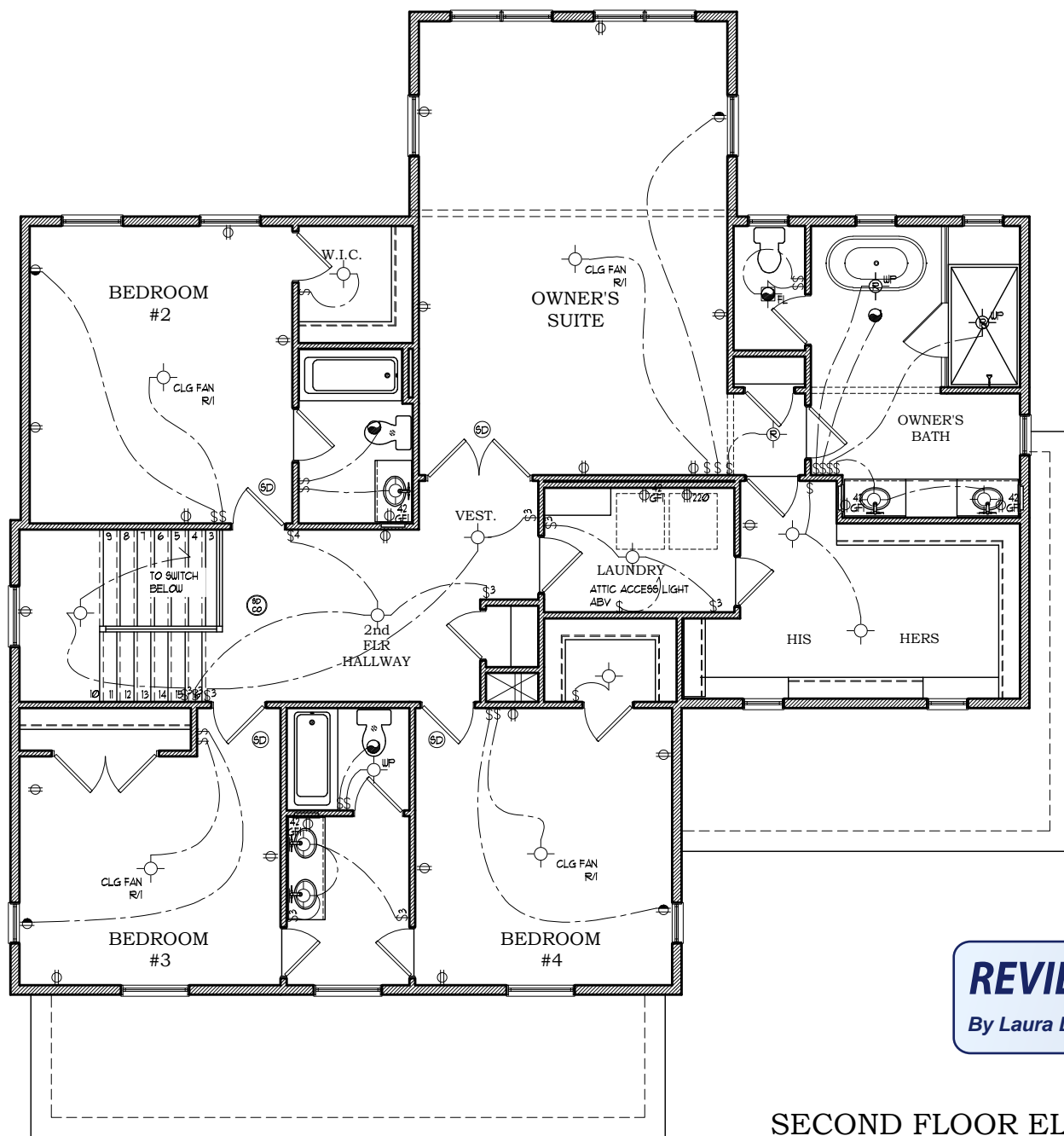
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**E101**

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 Montgomery County  
 Historic Preservation Commission

*Robert H. [Signature]*

**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024



**ELECTRICAL SYMBOLS**

|        |  |
|--------|--|
| ⊕      | DUPLEX OUTLET 18" AFF.                       |
| ⊕42    | DUPLEX OUTLET 42" AFF.                       |
| ⊕      | DUPLEX OUTLET 18" AFF. HALF SWITCHED         |
| ⊕220   | 220 VOLT DUPLEX OUTLET                       |
| ⊕WF    | WATERPROOF RECEPTACLE                        |
| ⊕GF    | GROUND FAULT INTERRUPTER                     |
| ⊕42 GF | GROUND FAULT INTERRUPTER 42" AFF.            |
| \$     | WALL SWITCH                                  |
| \$3    | 3-WAY WALL SWITCH                            |
| \$4    | 4-WAY WALL SWITCH                            |
| \$D    | DIMMER WALL SWITCH                           |
| ⊕FL    | EXHAUST FAN                                  |
| ⊕FL    | FAN/LIGHT COMBO                              |
| ⊕      | LIGHT FIXTURE CEILING MOUNTED                |
| ⊕      | LIGHT FIXTURE RECESSED LIGHT                 |
| ⊕PC    | FIXTURE FULL CHAIN FLUORESCENT LIGHT FIXTURE |
| ⊕      | FLOOD LIGHTS                                 |
| ⊕      | LIGHT FIXTURE WALL MOUNTED                   |
| ⊕      | THERMOSTAT                                   |
| ⊕      | JUNCTION BOX                                 |
| ⊕      | DOOR CHIME                                   |
| ⊕      | TELEPHONE JACK                               |
| ⊕      | TELEVISION JACK                              |
| ⊕      | GARBAGE DISPOSAL                             |
| ⊕      | SMOKE DETECTOR                               |
| ⊕      | CARBON MONOXIDE DETECTOR                     |
| ⊕      | COMBINATION SMOKE - CARBON DETECTOR          |
| ⊕EP    | ELECTRIC PANEL                               |
| ⊕EM    | ELECTRIC METER                               |
| ⊕      | INTERCOM                                     |
| ⊕      | INTERCOM CONSOLE                             |

**2018 IRC ELECTRICAL NOTES:**  
CHAPTER 34

- \* PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRING TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- \* ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, FOLDING ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- \* PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
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content: ELECTRICAL\_2ND  
date: 10/13/18  
drawn: SLF  
U.N.O. 1" = 8' (17x11) E2.1  
title: TIMBERLAKE HOMES  
LINDEN - GARCIA RESIDENCE

| revision | date | by |
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**REVIEWED**  
By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission  
*R. DiPasquale*

**SECOND FLOOR ELECTRICAL PLAN**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"

SHEET #  
**E201**

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# 1500 Vinyl Collection

## Patio Door



**REVIEWED**  
By Laura DiPasquale, M-NCPPC at 1:58 pm, Nov 25, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



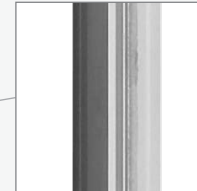
# Dramatic Entry

Our 1500 Vinyl Collection Sliding Patio Doors are available with matching fixed panel, side lites, transoms and segmented transoms.



### Sturdy Construction

Multi-chamber construction with fusion-welded corners and pre-punched nail fin. Full perimeter weatherstripping ensures tight seal.



### Interlocking Panels

Self-centering interlock satisfies forced entry requirements.



### Durable Hardware

Powder-coated handles resist scratches and fading. Exterior handles available with or without keyed lock.



### Smooth Operation

Adjustable rollers ensure smooth operation; durable aluminum threshold and sill track.

| Product Type       | Test Unit Size (inches) | Overall Rating | Air Infiltration (scfm/ft <sup>2</sup> ) | Water Pressure (psf) | Structural Pressure (psf) | Florida FL Number |
|--------------------|-------------------------|----------------|--|----------------------|---------------------------|-------------------|
| Sliding Patio Door | 95.5 X 95.5             | LC-PG35        | 0.11                                     | 6.89 psf             | +35/-35                   | 15297             |
|                    | 71.5 X 95.5             | LC-PG40        | 0.07                                     | 6.00 psf             | +40/-40                   | 15297             |
|                    | 71.5 X 81.5             | LC-PG50        | 0.11                                     | 7.50 psf             | +50/-50                   | 15297             |

## Color Options

Solid Vinyl Colors



Co-extruded Exterior Colors



## Grille Types \*Also available with no grilles.



### GBG Grilles

<sup>3/4"</sup> Flat or sculptured



### SDL Grilles

<sup>7/8"</sup> or <sup>1-1/4"</sup> SDL with Shadow Bar

## Glass Options

Laminated glass for sound control (STC31), Obscure and Rain pattern glass. Bronze tint, Grey tint and Black spandrel panels.

All values 6068 with 3mm glass, WarmEdge Spacer, no grilles. Compare U-Factor ratings.

### Low-E



|  |     |          |
|--|-----|----------|
| <sup>7/8"</sup> Low-E                                    | .33 | SHGC .29 |
| One lite of Low-E  |     |          |
| <sup>7/8"</sup> Low-E <sup>SC</sup>                      | .33 | SHGC .23 |
| One lite of solar cooling Low-E                          |     |          |
| <sup>7/8"</sup> Low-E2+                                  | .28 | SHGC .28 |
| One lite of Low-E and one lite of Interior Surface Low-E |     |          |

### Low-E with Argon



|   |     |          |
|---|-----|----------|
| <sup>7/8"</sup> HP  | .30 | SHGC .29 |
| One lite of Low-E with argon  |     |          |
| <sup>7/8"</sup> HP <sup>SC</sup>                                    | .29 | SHGC .22 |
| One lite of solar cooling Low-E with argon                          |     |          |
| <sup>7/8"</sup> HP2+  | .26 | SHGC .28 |
| One lite of Low-E and one lite of Interior Surface Low-E with argon |     |          |

**REVIEWED**  
By Laura DiPasquale, M-NCPCC at 1:58 pm, Nov 25, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission

|   |     |          |
|---|-----|----------|
| <sup>7/8"</sup> HP  | .25 | SHGC .25 |
| One lite of Low-E with two chambers of argon                      |     |          |
| <sup>7/8"</sup> HP2+  | .23 | SHGC .22 |
| One lite of Low-E with two chambers of argon, prior Surface Low-E |     |          |
| <sup>7/8"</sup> HP2+  | .21 | SHGC .22 |
| One lite of Low-E with two chambers of argon, prior Surface Low-E |     |          |

1. Limited 10-year warranty for co-extruded color windows.