HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 6/24/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1104437– Partial demolition, construction of new two-story rear addition, new detached accessory structure; tree removal; siding, window and roof replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with four (4) conditions** at the March 26, 2025 HPC meeting:

1. The applicant must submit additional and precise documentation and updated window specifications confirming the dimensions for all window types. The proposed windows must match exactly the dimensions of the historic windows.
2. The presence and condition of the shutter hardware must be added to the window survey. The historic shutter hardware must be retained on all windows where it exists.
3. The front door must be a single-light half-light door, based on a design in Figure 19 or Figure 20 of the staff report.
4. The applicant must submit a ridge detail for the standing-seam porch roof. The panel width must be between 12 and 18 inches. The seams must be hand crimped in the field and measure no more than 1” high.

Revisions to the approval were approved by Staff on June 24, 2025.

The HPC staff has reviewed and stamped the attached submission materials.

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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: Pat and Wyman Stokes; Shawn Buehler, Architect.
Address: 3806 Williams Lane, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.

HISTORIC PRESERVATION COMMISSION

Revisions to previously-approved HAWP

HAWP #: 1104437 at: 3806 Williams Lane, Chevy Chase

submitted on: 6/24/2025

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 D'Agnale on 6/24/2025. The approval memo and stamped drawings follow.

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

The subject property is a 2.5 story wood-framed farm house built in 1895. The T-shaped building mass features a gable facing the street with a perpenducular ridge across the rear. An open porch spans the front and wraps around to the right (west), featuring simplified columns and railings. Exterior finishes include dutch lap siding (with a triple groove routed into the face of each plank), painted wood trim and windows with 2/2 and 1/1 grills and gable-end windows with a perimter lite pattern. Exterior finishes also inlude fiberglass roofing, aluminum gutters. Siding and windows are in poor condition, siding is rotted or missing in several locations. Lead testing has indicated significant amounts of lead in exterior siding, windows and trim.

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

The proposed scope inludes renovation of the exsiting structure, a two-story rear addition (over a below grade cellar), and a new detached accessory structure to house a garage with finished space above. The addition is similar to a previously-approved HAWP at this address with a few notable differences:

The rear addition massing is the same width (east-to-west) but not as deep as previously proposed due to elimination of a 6' deep two-story element. Rear addition still features a 5'-6" wide "link" element between the existing and new cross gables, and still features a new gable at 17'-5" deep (front-to-back). The side entrance is relocated from the west side to the less visible / prominent east side.

The rear open porch location is shifted from the south east corner to the southwest corner, away from the closer of the two side neighbors - to better orient to the larger side yard.

Several window locations within the addition have been reconfigured, moved or changed from the previously approved HAWP; most notably a shallow 12" deep one story window bay on the west facade and a one story window bay on the rear elevation have been added.

The scope includes a new curb cut and driveway on the east side of the home. This location has been reviewed and endorsed by the Chevy Chase Section 5 Arborist.

The scope includes a new detached garage with finished / conditioned space above. The space above is NOT proposed as an ADU. The detached structure size and location have been reviewed and endorsed by the Chevy Chase Section 5 Arborist. The garage location has been shifted forward by 3' to account for DPS zoning review comments, and the height of the garage has been reduced by 2.5".

We believe the proposed design is compatible with the resource and similar in scale to the additions and renovations to the companion resource directly across the street. Edits to the previously approved HAWP are a reflection of new ownership and design team, seeking to retain the general direction of the previuosly approved scope, while meeting slightv different interior goals for the new owners.

REVIEWED

By Laura DiPasquale at 4:00 pm, Jun 24, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Work Item 1: Exterior Siding

Description of Current Condition:	Proposed Work:
The existing trim and siding is in very poor condition, including multiple locations where siding is missing entirely. Both the trim and siding have been tested for lead and have been found to have extremely high levels of lead paint.	The existing trim profiles are generally simple and relatively easy to source with replacement wood trim. The siding is a deep dutch lap profile with a unique triple groove in the flat surface of the siding plank. The proposed scope of work includes custom milling new wood siding to match the existing siding and replacing trim as needed to match existing trim profiles. This will also allow installation of a weather barrier within the wall system to better project the structural elements of the home for the forseeable future.

Work Item 2: Existing windows

Description of Current Condition:	Proposed Work:
The existing wood double-hung windows are in poor condition. Several of the windows do not have the orignial glazing, show termite damage, and / or have significant rot in the sashes or frames. Several windows are wracked from structural settling of the home. All of the windows have been tested and have shown significantly high levels of lead paint.	Proposed replacement windows are wood, true divided light windows. Windows will match the grill patterns and precise sizes and profiles of existing windows.

Work Item 3: Rear addition and porch

Description of Current Condition:	Proposed Work:
The existing home has a rear deck, roughly 40” above grade. The deck extends beyond the east side of the home.	The proposed scope includes a two-story rear addition over a basement below grade. The rear addition includes a one-story open porch and a one-story window bay on the rear elevation. The massing of the addition mimics the existing cross gable on the historic home, connected by a 5.5’ wide link that steps in from the corners of the historic home. The new gable is slightly narrower than the existing, to keep the new roof ridge lower than existing. Exterior trim, siding and windows will be detailed to be consistent with existing conditions.

REVIEWED

By Laura DiPasquale at 4:00 pm, Jun 24, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Burditt

Work Item 4: Accessory structure

Description of Current Condition:	Proposed Work:
NA	The accessory structure is proposed at 1.5 stories with a modest conditioned / finished space above. This will not be used as an ADU. The driveway will be pavers at the front and rear yards with a split-track configuration along the side of the house. The Section 5 arborist has reviewed the proposed structure location and has endorsed the proposal. Exterior siding will be vertical nickel gap Boral siding and windows will be aluminum clad wood windows. Trim will be Boral synthetic composite trim.

Work Item 5: Driveway

Description of Current Condition:	Proposed Work:
The existing property has no driveway or off street parking. Williams Lane is a narrow street with limited on-street parking.	The proposed scope includes a new driveway along the east side of the home, wrapping around the rear of the home to a detached garage at the southwest corner of the lot. The driveway will be pavers at the front yard with a split-track configuration along the side of the house. The Section 5 arborist has reviewed the proposed apron and driveway locations and has endorsed the proposal.

Work Item 6: tree removal

Description of Current Condition:	Proposed Work:
The trees to be removed include a 7” cherry rated in fair condition and a 14” sugar maple rated in good condition. The large tulip poplar at the front of the property was hazardous and has already been removed.	The section 5 arborist has reviewed our tree protection plan and endorsed removal of both trees to accommodate the proposed scope of work.

REVIEWED

By Laura DiPasquale at 4:00 pm, Jun 24, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Burditt

WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815 - Project # 2462

SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

1.1.1 General Conditions; The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).

1.1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding $10,000 in value.

1.2.1 Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.

1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

1.2.3 Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falsework. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.

1.3 Licensure: the Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.

1.4 Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.

1.5 Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.

1.6 Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.

1.7 Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.

1.8 Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do NOT scale drawings.

1.9 Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.

1.10 Debris: All subcontractors shall, at regular intervals, remove all their respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.

1.11 Codes: All construction to be in accordance with International Residential Code 2021 edition, and in accordance with all applicable Montgomery County, State of Maryland and Federal rules and regulations (including local amendments to model code).

1.12 Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.

1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.

1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.

1.15 Allowances: NA

1.16 Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.

1.17 MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.

1.18 Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good working order.

1.19 Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.

1.20 Temporary Utilities: Electricity and water shall be provided to the General Contractor from the existing house. The General Contractor shall be responsible for providing and maintaining porta potty and propane fired heating as needed.

1.21 Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.

1.22 Shop Drawings: Shop Drawings are required for, but not limited to, the following items:
- Prefabricated stairs
- Prefabricated floor or roof trusses
- Metal railings

1.23 Samples: provide samples for the following items:
- Flagstone
- Stone and brick veneer, including mortar
- Roof shingles
- Hardwood floor stain and finish options
- Paint colors, per Division 9
- Gutter and downspout colors
- Exterior flashing colors

1.24 Owner Supplied Items: see individual specification divisions for further information. Install the following Owner provided:
- Bath accessories
- Primary closet shelving / rod / built-ins
- Items salvaged for re-use as noted in Division 2 or on demolition drawings
- Kitchen and bathroom cabinets, hardware and tops
- Exterior doors and windows
- Appliances
- Interior door hardware
- Plumbing fixtures
- Electrical fixtures
- Shower glass
- Tile
- Sheet flooring and laminated plank flooring

1.25 Energy Code Certificate: Owner shall provide an Energy Coder Certificate Label, per DC Energy Code 401.3. Label shall include all energy code requirements and features identified by 401.3

DIVISION 2: SITEWORK AND DEMOLITION

2.1 Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility.

2.2 Protection of Existing Landscaping: Protect from physical damage all paved / hardscaped surfaces, existing trees, and vegetation that are to remain. Consult with Owner and Section 5-approved Tree Protection Plan (TPP) prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder root zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as appropriate.

2.3 Landscape: Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.

2.4 Erosion Control: Provide staked hay bales and/or siltation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.

2.5 Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.

2.6 Not used

2.7 Salvage:
- Interior stair newel posts (save for re-use)
- Review existing framing to be discarded for possible re-use in built-ins
- Laundry appliances (save possible re-use at basement)
- Existing trim and siding shall be salvaged as removed for reuse wherever feasible. Contractor shall store salvaged material off-site (after clearly logging its removed location) for protection prior to re-installation.
- Salvage existing shutters and all shutter hardware on site for re-use.

2.8 Foundation Drainage: Provide 4" perforated, corrugated PVC foundation drain with filter cloth in gravel bed. Completely cover drains with filtering material to a width of 6" minimum on each side and 12" above top of pipe. Slope drain to daylight or sump crock pumped to daylight.

CONTINUED ON SP-100

REVIEWED
By Laura DiPasquale at 4:00 pm, Jun 24, 2025

APPROVED
Montgomery County
Historic Preservation Commission

PROJECT DESCRIPTION

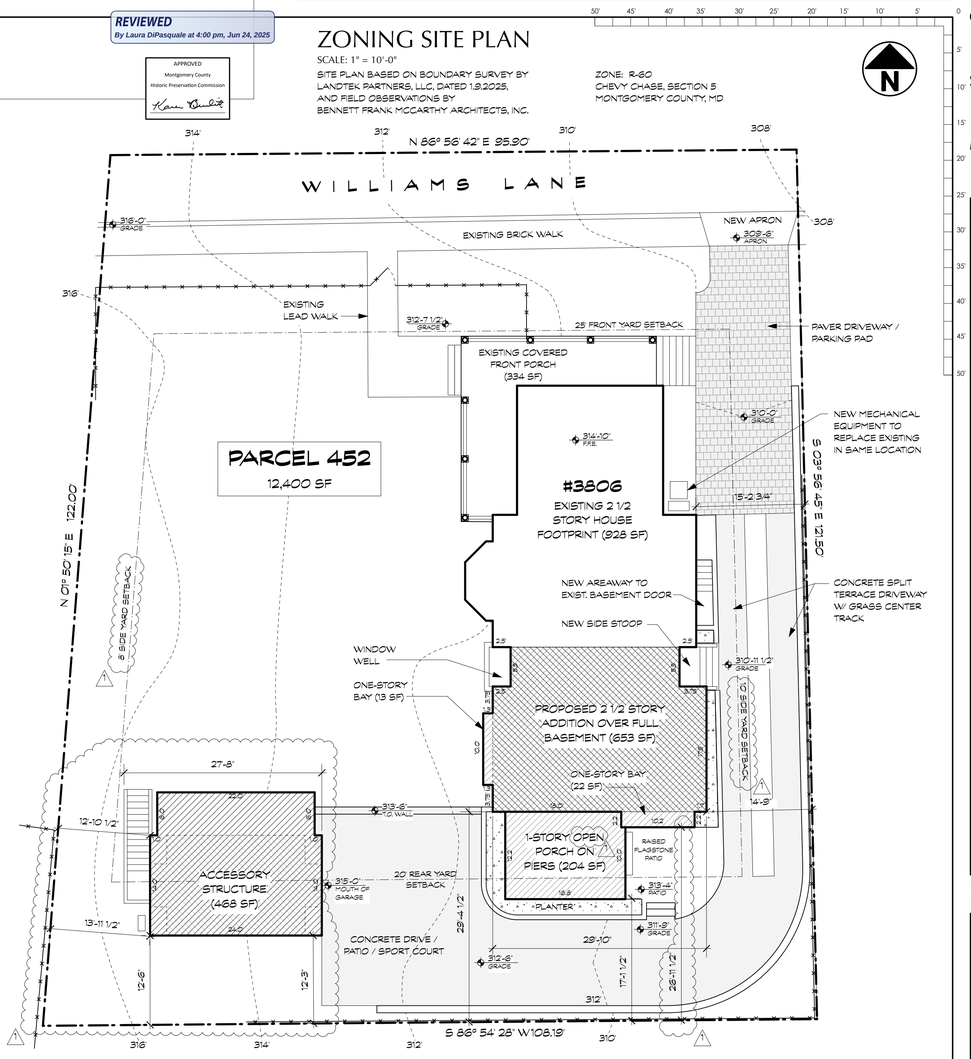
THIS PROJECT INVOLVES A NEW 2-1/2 STORY REAR ADDITION TO AN EXISTING HISTORICAL HOME, AND A NEW ACCESSORY STRUCTURE TO ACCOMMODATE A GARAGE AND A LOFT / OFFICE SPACE. WORK ALSO INCLUDES A FULL INTERIOR REMODEL OF THE EXISTING HOUSE, AS WELL AS A REAR SCREEN PORCH. THE HOME WILL BE UNOCCUPIED DURING CONSTRUCTION.

ZONING SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY LANDTEK PARTNERS, LLC, DATED 1.8.2025, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

ZONE: R-80
CHEVY CHASE, SECTION 5
MONTGOMERY COUNTY, MD



SITE PLAN SUMMARY		
1. LOT COVERAGE		
TOTAL LOT COVERAGE	12,400 SF	100%
EXISTING LOT COVERAGE	1,262 SF	10.2%
PROPOSED LOT COVERAGE	2,622 SF	21.1%
INCREASE	1,360 SF	10.9%

2. BUILDING FLOOR AREAS - MAIN HOUSE				
LEVEL	EXIST. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	882 SF	882 SF	688 SF	1,580 SF
FIRST	928 SF	928 SF	892 SF	1,820 SF
SECOND	882 SF	882 SF	653 SF	1,545 SF
ATTIC	623 SF	623 SF	743 SF	1,366 SF
TOTAL	3,335 SF	3,335 SF	2,976 SF	6,311 SF

3. BUILDING FLOOR AREAS - ACCESSORY STRUCTURE				
LEVEL	EXIST. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
FIRST	0 SF	0 SF	468 SF	468 SF
SECOND	0 SF	0 SF	298 SF	298 SF
TOTAL	0 SF	0 SF	766 SF	766 SF

4. BUILDING HEIGHT		
PREDEVELOPMENT GRADE	312'-1 1/2"	0'-0" HT.
EAVE	332'-6"	20'-4 1/2" HT.
MEAN	338'-0 3/4"	25'-10 3/4" HT.
RIDGE	343'-6 1/2"	31'-5" HT.

LEGEND
- NEW FIRST FLOOR FOOTPRINT
- NEW SECOND FLOOR FOOTPRINT
- PROPERTY LINE
- SETBACK LINE
- BUILDING OUTLINE
- WOOD FENCE

BENNETT FRANK McCARTHY
a r c h i t e c t s, i n c.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

OWNER
Pat and Wyman Stokes
14830 Canaan Dr.
Fort Myers, FL 33908

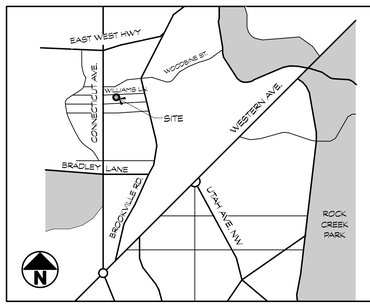
STRUCTURAL ENGINEER
Robert Wixson, APAC Engineering, Inc
8555 16th St. Suite 200
Silver Spring, MD 20910 (301) 565-0543

MECHANICAL CONSULTANT
Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850 (240) 750-4988

DRAWING LIST

REV.	SHEET	TITLE
	G000	COVER SHEET
	SP100	SPECIFICATIONS
	SP101	SPECIFICATIONS
	DR100	DRAINAGE PLAN
	D100	CELLAR & FIRST FLOOR DEMOLITION PLANS
	D101	SECOND FLOOR & ATTIC DEMOLITION PLANS
	D200	DEMOLITION ELEVATIONS
	A100	CELLAR & FIRST FLOOR PLANS
	A101	SECOND FLOOR & ATTIC PLANS
	A102	ROOF PLAN AND SCHEDULES
	A103	GARAGE PLANS AND SCHEDULES
	A104	GARAGE SECTIONS
	A200	PROPOSED ELEVATIONS
	A201	PROPOSED ELEVATIONS
	A202	EXTERIOR DETAILS
	A203	EXTERIOR DETAILS
	A204	EXTERIOR DETAILS
	A300	BUILDING SECTIONS
	A301	BUILDING SECTIONS
	A302	BUILDING SECTIONS
	A303	WALL SECTIONS
	A400	INTERIOR ELEVATIONS
	A401	INTERIOR ELEVATIONS
	A402	INTERIOR ELEVATIONS
	S001	FOUNDATION PLAN
	S001	FIRST FLOOR FRAMING PLAN
	S002	SECOND FLOOR FRAMING PLAN
	S003	ATTIC FRAMING PLAN
	S004	ROOF FRAMING PLAN
	S003	ATTIC FRAMING PLAN
	S100	WIND BRACING PLANS
	S101	WIND BRACING PLANS
	S200	STRUCTURAL NOTES & DETAILS
	S201	STRUCTURAL DETAILS
	S202	STRUCTURAL DETAILS
	S203	STRUCTURAL DETAILS
	S300	GARAGE FRAMING PLANS
	S301	GARAGE WIND BRACING PLANS
	M100	CELLAR & FIRST FLOOR MECHANICAL PLANS
	M101	SECOND FLOOR & ATTIC MECHANICAL PLANS
	M102	GARAGE MECHANICAL PLANS & SPECIFICATIONS
	E100	CELLAR & FIRST FLOOR ELECTRICAL PLANS
	E101	SECOND FLOOR & ATTIC ELECTRICAL PLANS
	E102	GARAGE ELECTRICAL PLANS & SPECIFICATIONS

VICINITY MAP



DATE	ISSUE
4/28/25	PERMIT SET
6/6/25	PERMIT RESPONSE #1

ABBREVIATIONS

&	AND	COND	CONDITION	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
@	AT	CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER LUMBER	PLAM	PLASTIC LAMINATE	STL	STEEL
ABV	ABOVE	CONT	CONTINUOUS	EQ	EQUAL	MARB	MARBLE	PLYWD	PLYWOOD	TBD	TO BE DETERMINED
	FINISHED FLOOR	D	DRYER	ETR	EXISTING TO REMAIN	MATL	MATERIAL	PT	PRESSURE TREATED	TEG	TONGUE AND GROOVE
APT	APARTMENT	DH	DOUBLE HUNG	EX	EXISTING	MAX	MAXIMUM	PTD	PAINTED	TOS	TOP OF SLAB
BLDG	BUILDING	DIA	DIAMETER	FF	FINISH FLOOR	MDO	MEDIUM DENSITY OVERLAY	R	RISER	TYP	TYPICAL
BSMT	BASEMENT	DIM	DIMENSION	FIN	FINISH	MIN	MINIMUM	REF	REFRIGERATOR	UNO	UNLESS NOTED OTHERWISE
CJ	CONTROL JOINT	DN	DOWN	FLR	FLOOR	MANU	MANUFACTURER	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
CAB	CABINET	DR	DOOR	GA	GAUGE	MTL	METAL	RQD	REQUIRED	W	WASHER
CL	CENTER LINE	DS	DOWNSPOUT	GWB	GYPSUM WALL BOARD	MECH	MECHANICAL	RM	ROOM	W/	WITH
CLG	CEILING	DTL	DETAIL	HB	HOSE BIB	NIC	NOT IN CONTRACT	SC	SOLID CORE	WC	TOILET / WATER CLOSET
CLR	CLEAR	DW	DISHWASHER	HC	HOLLOW CORE	NTS	NOT TO SCALE	SHT	SHEET	WD	WOOD
CMU	CONCRETE MASONRY UNIT	DWG	DRAWING	HT	HEIGHT	OC	ON CENTER	SHWR	SHOWER	W/O	WITHOUT
		EIFS	EXTERIOR INSULATION FINISHING SYSTEM	HDWR	HARDWARE	OH	OPPOSITE HAND	SIM	SIMILAR	WWM	WELDED WIRE MESH
		EL	ELEVATION	JB	JUNCTION BOX			SPEC	SPECIFICATION		
				LB	POUND						

SYMBOLS

℄ CENTERLINE

1 DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)

A WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)

1 WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)

X / A-X DRAWING CALL-OUT: DRAWING NUMBER, SHEET REFERENCE

X / A-X ELEVATION CALL-OUT: VIEW DIRECTION, DRAWING NUMBER, SHEET REFERENCE

A, B, C, D / #X, A-X ELEVATION CALL-OUT: VIEW DIRECTION, DRAWING NUMBER, SHEET REFERENCE

XXX'-XX X/X" BENCHMARK — SPOT LOCATION — ELEVATION LOCATION REFERENCE

X / A-X SECTION CUT CALL-OUT: DRAWING REFERENCE, SECTION CUT LOCATION, SHEET REFERENCE, DIRECTION OF VIEW

PROJECT DATA

JURISDICTION:
MONTGOMERY COUNTY, MD

BUILDING CODE:
2021 IRC & MONTGOMERY COUNTY AMENDMENTS

BUILDING USE GROUP:
SINGLE-FAMILY, DETACHED

CONSTRUCTION TYPE:
5B - COMBUSTIBLE, UNPROTECTED

FIRE SUPRESSION SYSTEM:
NA

CERTIFICATION

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

DS

ARCHITECT 15218 STATE OF MARYLAND

WILLIAMS LN.
#2462

SPECIFICATIONS

2.9 Roof Leader Drainage: Connect new downspouts to PVC downspout boots connected to empty into new, buried, 4" corrugated plastic drain piping run around building perimeter. Slope to provide positive drainage. See storm water management plan for discharge locations.

2.10 Backfill: backfill soil in 8 inch deep lifts and compact to 95% dry density. Provide stone backfill against drainage board outside all waterproofed basement walls and dampproofed retaining walls. Provide 2" diameter PVC weeps @32" on center at the base of all retaining walls

2.11 Termite Treatment: Apply interior perimeter termite control treatment prior to placement of concrete slab(s). Apply exterior perimeter soil treatment after excavating, filling, and grading operations are completed.

2.12 Site access: Via street and yard.

2.13 Driveway: provide new driveway per plans. Driveway shall be a combination of permeable pavers and concrete split tracks (see plans for configuration). Install pavers over gravel base per paver manufacturer guidleins. Provide new concrete driveway apron(s) per local Department of Transportation codes.

DIVISION 3: CONCRETE (See Structural sheets for additional notes)

3.1 Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.

3.2 Continuous wall footings shall be minimum 10" thick and shall project 6" at each side of masonry walls supported on the footing. Wall footings supporting masonry walls are to be reinforced with three #4 longitudinal continuous bottom bars, unless otherwise noted (UNO). All disturbed earth under footings shall be replaced with concrete.

3.3 Step footings in a ratio of 2 horizontal to 1 vertical, as required to maintain a distance of 2'-6" from finish grade to bottom of footing. All bearing strata shall be adequately drained before foundation concrete is placed. No excavation shall be closer than 2:1 (2 horizontal to one vertical) to a footing. Do not place concrete over frozen soil.

3.4 Concrete slabs on grade shall be 4" thick, reinforced with 6x6 – W2.0xW2.0 WWM that conforms with ASTM A185, UNO. Lap mesh 6" in each direction. Provide control joints in interior slabs on grade at 20'-0" o.c. max. Interior slabs shall be laid on a layer of 6 mil thick polyethylene moisture barrier over 4" washed gravel set on undisturbed earth or structural fill, UNO. Provide trowel finish to interior monolithic slab surfaces that are exposed to view.

DIVISION 4: UNIT MASONRY (See Structural sheets for additional notes)

4.1 CMU walls to be standard running bond with mortar joints at 3/8" flush, tooled slightly concave. Fill all top course CMU units solid. Fill all bottom course CMU units solid.

4.2 Use foundation anchors, Simpson or equivalent @ 4' o.c. minimum, and within 15" of all corners, or as required by code. Fill foundation anchor cells with F'c=3000 psi concrete. Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.

4.3 CMU Foundation walls – apply cementitious parging as follows:
- Exposed above grade: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be ½ inch. Provide wire reinforced corners at outside corners near high traffic areas. Finish shall be smooth U.N.O.
- Below grade substrate for waterproofing/dampproofing: skim coat as required for smooth/uniform surface.

4.4 Brick: Appearance (color and texture), pattern and coursing of brick shall be to match existing. Patch shall be tooth-in unless noted otherwise. Masonry mortar and setting bed shall be same as CMU. Mortar color shall match existing. For brick veneers, provide corrugated one piece anchors screwed to studs. Anchors shall be placed approximately 16" on center vertically and spaced maximum 24" o.c. horizontally (coordinate with stud spacing). . Maintain min. 3/4" wide air cavity to allow moisture to drain from wall assembly. Sills shall be sloped 15 degrees minimum to drain.

4.5 Flagstone Raised Patio and Stair Treads: Provide and install square cut, full color flagstone in a random, orthogonal pattern mudset over a reinforced concrete slab as shown at front stoop, reconfigured front walk and steps. Pitch @ 1/4" per foot to drain away from house
- Treads and borders: flagstone shall be thermal cut, uniform 1-1/2" thickness. Border stones shall be min. 10 inches wide x 4 ft long. Treads shall be one stone and a full 12 " wide. Stair risers shall be uniform in height as required by code. Treads and border stones shall overhang the riser/finish below by a minimum of ¾" to a maximum of one inch.
- Field and landings (inset within border): flagstone shall be thermal cut, uniform 1" thickness. Stagger joints a minimum of 6 inches.

DIVISION 5: METALS (See Structural sheets for additional notes)

5.1 See drawings for all structural steel lintels, beams and columns.

DIVISION 6: WOOD/CARPENTRY (See Structural sheets for additional notes)

6.1 Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting and shoring, etc.

6.2 All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.

6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.

6.3.2 Use IRC 2021 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.

6.3.3 Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min. thickness 19/32") UNO. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations. Wall sheathing shall be Zips R-6 insulated sheathing wall panels at new addition and existing to remain or plywood (patching thickness of existing wall sheathing) at existing house. Nail plywood to wall studs with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate studs.

6.3.4 All exposed, exterior framing members shall be pressure-treated Southern Pine # 2 (19% max. moisture content). Unless indicated otherwise, all lintels shall have one king stud and one jack stud at each end.

6.3.5 All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.

6.3.6 Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with hurricane ties. Wood beams and headers shall be connected to isolated posts with column connectors and bases of isolated posts shall be fastened to their supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).

6.3.7 All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.

6.3.8 Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.

6.3.9 Stud bearing walls shall be 2x4 (minimum) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is stricter.

6.3.10 Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located within 8" of soil, or wood in contact with concrete and/or masonry shall be treated to resist decay and insect infestation. Treated plates shall meet American Wood Preservers Institute Standard U-1.

6.3.11 Multiple LVLs shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3 " from the top and bottom of the beams. LVL beams designated on plans shall be as sized.

6.3.12 Wood Floor Trusses: All engineered floor trusses shall be sized and spaced in accordance with the framing plans. Installation, attachment, blocking, bracing and stiffening shall be per manufacturer's recommendations. Use compatible rim board around entire perimeter of floor system as shown. Any joist penetrations shall comply with manufacturer's recommendations. Material shall be protected from the elements and stored off the ground.

6.3.13 Wood Roof Trusses: All roof trusses shall be designed in accordance with Circular 4950.2, January 1973, Design Criteria for Trussed Rafters" from U.S. Department of Housing and Urban Development and TPI 1-95 Design Specifications for Metal Plate Connected Wood Trusses. Erection and bracing of wood trusses is the responsibility of the General Contractor. All shop drawings must be certified by a Registered Structural Engineer. Wood truss bracing shall be furnished in accordance with "Commentary and Recommendations" (HIB-91) by the Truss Plate Institute.

6.4 Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2 or Spruce-Pine-Fir, #2 or Better):
- Exterior walls: 2x6 @ 16" o.c. stud walls
- Interior load bearing walls: 2x4 @16" o.c. stud walls
- Interior partitions: 2x4 @ 16" o.c. stud walls
- Floor and Roof Framing: See framing plans.
- Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.
- Roof sheathing: 5/8" APA span rated CDX plywood. Provide clips as req'd.
- Wall sheathing: Zips R-6 insulated sheathing at new addition, sheathing to match thickness of existing at existing house.

6.5 Flooring: See Division 9.

6.6 Stairs: shall be shop fabricated. Provide shop drawings for review. Provide oak treads with painter risers U.N.O. with 2" nominal rectangular nosings. Stringers shall be paint grade. Handrail shall be stain grade oak. Provide handrails as shown in the drawings or as required by code if not shown. All wood fasteners shall be concealed. Re-use existing newel posts as directed by Owner.

6.7 Interior trim: unless otherwise noted, all interior trim shall be paint grade pine. Size and profile to be confirmed by Owner prior to installation. Provide painted faux beam ceiling at main floor and primary suite, see arch plans. Provide painted tongue and groove ceilings at all locations on plans showing faux beams.

6.8 Architectural Casework/Custom Built-ins:
All custom casework shall be medium density fiberboard (MDF) cabinets.
Tops to be of same material and quality unless noted otherwise.
- All casework shall conform to AWI Custom standards of quality and craftsmanship.
- All casework slides and concealed hardware and all exposed, pulls, and other exposed hardware shall be provided by Contractor unless otherwise noted. Samples of exposed, pulls and other exposed hardware shall be provided to the Architect for approval if submittals deviate from specified items.

6.9 Exterior trim:
Trim at the existing house shall be wood to match existing. Custom mill profiles if / as required to exactly match the existing trim. Save existing trim during removal for re-use where feasible and match existing profiles and installation configuration where re-use is not possible.
Trim at new addition and garage shall be painted Boral TruExterior Trim, pre-primed, and shall be painted. Exterior solid panels shall be vertical tongue and groove beaded plank, per elevations. All joints shall be concealed. Factory prime or field backprime all exterior woodwork, including cut joints. See Painting requirements in Division 9 below.

6.10 Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O.

6.11 (2) Open porch floor: The deck surface shall be plastic-wood composite ("Trex" or equal) 5/4 x 6 planks on tapered sleepers at roof deck surface. Provide samples for selection. Install with concealed fasteners.

DIVISION 7: THERMAL/MOISTURE PROTECTION

7.1 Insulation: All insulation shall be installed per manufacturer's requirements.
- Sub slab: / foundation perimeter: 2" thick extruded polystyrene rigid insulation (Dow Blue Board or equal) at the perimeter of all new interior concrete slabs and perimeter foundation walls below slabs, 2 feet horizontally and vertically. Expanded/molded polystyrene is not suitable for damp locations and shall NOT be used.
- Floors over unconditioned space: 9-1/2" (R-30) fiberglass batt insulation, installed with substantial contact with underside of subfloor, installed in combination with R-6 min continuous exterior foam insulation (see 7.3.1 below).
- Addition walls: 5-1/2" (R-21) fiberglass batt insulation at 2x6 exterior walls installed in combination with R-6 min continuous exterior foam insulation (see 7.3.1 below).
- Existing house walls: 5-1/2" (R-21) fiberglass batt insulation exterior walls or spray-applied icynene foam insulation as required to achieve R-21.
- All new and existing ceiling/attic surfaces: install spray applied closed celled, 2.0 lb icynene insulation on the underside of roof sheathing, between truss chords and rafters. Provide uniform thickness/coverage as necessary for min R-49.
- Basement walls: 3 ½" (R-15) fiberglass batt insulation installed between 2x4 furring studs with R-10 continuous rigid insulation between studs and the masonry wall.
- Fiberglass batt insulation shall be Kraft paper faced when concealed by suitable finishes. Insulation installed in unfinished conditions shall be foil faced.

REVIEWED
By Laura DiPasquale at 4:00 pm, Jun 24, 2025

APPROVED
Montgomery County
Historic Preservation Commission

- Insulating Foam Sheathing: see 7.3.1 below.
- Air seal/Draft stop at thermal envelope: apply foam sealant and caulk to seal all penetrations and construction joints between walls and floors, walls and ceilings, etc. Draft stop using fire caulk or fire foam.

All spaces around windows and doors to be filled with expanded urethane foam. All corners, lintels and other inaccessible spaces in framing to be insulated during rough framing.

7.2 Crawlspaces and Attics: Provide access as required by code. Access panels at unconditioned attics and crawlspaces shall be insulated to the level of adjacent assemblies. Provide ventilation as required at unconditional crawlspaces and attics.

7.3 Air Barrier: Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4. Install all components per manufacturer requirements.

7.3.1 House Wrap/Infiltration Barrier (at addition): Provide Zip System integrated exterior roof and wall sheathing and air / moisture barrier at new addition. Install per manufacturers requirements with all associated tapes and flashings to ensure continuous vapor barrier. Zip panel joints must be gapped 1/8 inch to accommodate expansion and contraction and all tape must be installed over clean surfaces and rolled for full adhesion. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4.

7.3.2 House Wrap/Infiltration Barrier (at existing house): Provide Hydrogap air / moisture barrier (by Benjamin Obdyke) at all existing house wall surfaces to receive wood siding. Install per manufacturers requirements with all associated lapped joints flashings to ensure continuous vapor barrier. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4.

7.4 Sill Plate Seal: provide flexible, ¼" x 5-1/2" polyethylene foam gasketing strip between masonry foundation wall and pressure treated sill plate (Dow WeatherMate, Owens Corning Foam SealR or equal).

7.5 Vapor Barrier: Vapor barrier shall be 6 mil over 4" compacted gravel under all concrete slabs on grade. Vapor barrier shall be 20 mil on grade in conditioned crawlspaces. Crawlspace vapor barrier shall extend min 6 inches up and be continuously sealed to perimeter rigid insulation. Lap and seal all joints.

7.6 Waterproofing: min 3/8" thick parging with membrane. Waterproofing shall be 60 mil. self-adhering membrane. Waterproofing shall be installed down to footing and over cant parge joint at footing. Coordinate waterproofing installation with foundation drainage installation. Protect waterproofing with foundation drainage board and filter cloth (Miradrain or equivalent).

7.7.1 Roofing Installation/Performance: All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Metal roofs shall be installed in accordance with SMACNA.

7.7.2 Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.8 for underlayment requirements on low slope roofs.

7.7.3 Laminated Fiberglass Composition Shingle Roof: fiberglass composition "asphalt" shingles over roofing underlayment. Provide sample boards for Owner/Architect to make color selection. See 7.7 through 7.8 below. Provide a prefinished aluminum drip edge at all eaves and rakes. Shingles shall have a minimum material warrantee of 40 years. Shall be UL. Class A fire rated. "Woven", "California weave" and "closed cut" valleys will NOT be accepted unless matching existing. Acceptable manufacturers include:
- CertainTeed Landmark
- GAF Timberline Ultra
- Tamko Heritage

7.7.4 Membrane Roof: Provide TPO membrane roof, by Firestone or equivalent, over a manufacturer-approved substrate at low-sloping central roof. Provide minimum roof slope of ¼" per 12" horizontally. Install system per manufacturer's requirements, provide flashings and UV / weather protection system as required by manufacturer. Provide WSF40 high-density polyethylene root barrier (by green roof supplier) over roofing at all green roof locations. Low-sloped roofing shall a minimum three-year-aged Solar Reflective Index (SRI) of 64 or comply with the criteria for roof products as defined in "ENERGY STAR® Program Requirements, Product Specification for Roof Products, Eligibility Criteria."

7.7.5 Metal roofing: Provide standing seam metal roofing (by Firestone or Pac Clad or equivalent) at new front porch. Install per manufacturer's requirements over approved bond-breaker / underlayment and substrate. Metal roofing seams shall be 1" max height. Hips and ridges shall be hand-cripped to match typical standing seams (no cover plates or overpanels shall be used at these locations). Maximum pan width shall be 12".

7.8 Ice Dam: Provide and install Ice Dam Membrane material at all rakes, eaves, valleys, and perimeter in areas to receive new roofing. Ice dam at eaves shall extend min. 24 inches (measured horizontally) upslope of interior face of exterior walls. Provide Ice Dam Membrane as a continuous barrier under all roofing installed on roof pitches less than 3.5 in 12. Ice dam shall be Winterguard, manufactured by Certainteed, or equivalent.

7.9 Termite Barrier: Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Alternate product: YorkShield 106 TS laminated copper (800-551-2828). Seal all penetrations and laps with mastic or caulk.

7.10 Flashing: 0.025" thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Exposed flashings shall be color coordinated (with factory finish) to blend with wall and/or roofing material. Provide aluminum drip edge at the eaves and gable ends of the roof. Color(s) to be determined.

7.11 Through Wall & Head Flashings at Stud Frame / Siding: Provide white aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only, not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards. See section 8.2.2 regarding sill pans.

7.12 Gutters & Downspouts: Provide and install 0.025" thick aluminum 6" wide K style gutters and round downspouts (to match existing in size and profile) to PVC boot to PVC subgrade pipe to drain to daylight or drywell, unless noted otherwise on drawings.

7.13 Exterior siding: See elevations and trim details for siding locations and profiles. Provide wood siding (custom-milled to exact match existing siding) at all existing house walls. Provide dutch lap cementitious composite siding at all new house walls.
- Install in accordance with manufacturer recommendations.
  - Install flashing in accordance with section 7.12.
  - Siding shall be installed to provide a minimum of 2 inches clearance to horizontal surfaces such as decks, porches and balconies that may retain moisture. Provide "butt and weave" joining technique at all outside corners unless corner boards are expressly shown.
  - Cut edges adjacent to roof slopes shall be primed/painted prior to installation.
  - Use "blind nailing" application technique. Nails shall be 6d (or alternatives as approved by manufacturer), corrosion resistant (galvanized or stainless steel).
  - Butt joints shall be installed loosely touching. Butt joints shall **NOT** be caulked. Install flashing behind all butt joints to shed water out and onto the siding course below. Suitable flashing materials include strips of house wrap material or application specific materials like "Bear Skin". Comparable flashing shall be installed behind siding butt joints to shed water over the siding course below.

7.14 Exterior Sealant Compound for all exterior joints shall be general purpose polyether sealant that meets or exceeds FS TT-S 00230. Shall be VOC-free, solvent-free, paintable after 24 hours. Sealant shall be Great Seal PE-150, DuraLink or equal.

DIVISION 8: DOORS AND WINDOWS

8.1 Doors

8.1.1 Interior Doors: Interior doors shall be solid core, 1 3/8" thick, paneled doors to match existing style (U.N.O). Hollow core Masonite type doors are not an acceptable substitution. All doors shall be primed and painted. Door undercuts shall be ¾" above the finished floor, U.N.O. Refer to drawings for size, type and locations.

8.1.2 Interior hardware: All doors shall have chrome hinges. Owner to provide interior knob hardware, Contractor to install.

8.1.3 Exterior doors: General notes (unless noted otherwise):
- Owner to provide, Contractor to install.
- See drawings for size and configuration.
- Provide tempered, low-E insulated glazing unless otherwise noted.
- Where a deadbolt is noted, use a lock with a 1-inch-long deadbolt and a reinforced metal box strike. Use 3-inch-long mounting screws so they lodge in the framing beyond the door jamb.
- All exterior doors shall be operable from the interior without the use of a key.
- Exterior doors shall be provided with pre - finished screen doors from same manufacturer.
- Exterior in-swing doors shall be installed to allow doors to open 180 degrees. For walls greater than 2x4 framing depth provide exterior extension jamb and sill.

Front entry door and hardware: Owner to provide, Contractor to install.

Full light exterior doors: All exterior full light doors shall be as shown on drawings, provided by Owner, installed by Contractor.
- Provide insulated, tempered, Low E glazing with simulated divided lites with false spacer bar as indicated in the drawings (some custom patterns may be required); muntin bars shall be 7/8" in width.
- Cladding color: TBD
- Interior finish: white
- Factory hardware, finish TBD

8.1.3 (2) Not used

8.1.4 Overhead door and closer: Owner to provide, Contractor to install.

8.2 Windows:

8.2.1 New Windows: Windows shall be provided by Owner, installed by Contractor. See drawings for general size and locations.
- U-Factor ≤ 0.30. SHGC (Solar Heat Gain Coefficient) ≤ 0.26, or as noted on window schedule. All U-Factors and SHGC values are determined in accordance w/ NFRC.
- Exterior color: white
- Interior finish: painted (white)
- HardwareTBD
- Provide jamb extensions as required by framing depths.
- Provide white vinyl jamb liners on double hung units, typically.
- All operable windows shall be provided with screens and screen hardware.
- All windows shall be provided without factory brickmould, and shall be provided with 5/4 board primed wood trim. Interior sill horns shall be provided.

8.2.2 Window installation shall be in accordance with all manufacturer's guidelines. Provide preformed or membrane formed sill drain pans with integral backdam (or sloped to drain). Pans shall return up jambs min. 6 inches. Integrate the pan and window into the drainage plane of the wall using high quality flashing and sealing materials.

8.2.3 Provide tempered/safety glass in windows adjacent to a door (within 24"), staircase/landing (where glazing is <36" above plane of adjacent walking surface, and within 60" of bottom tread) or shower/tub (where bottom of glazing is <60" above floor and within 60" horizontally of waters edge), or as required by section R308 of the IRC.

8.2.4 Basements, habitable attics and every sleeping room shall have at least one operable egress window. The minimum net clear opening shall be 5.7 square feet (some localities may allow 5.0 sq. ft where openings are at grade). The minimum net clear height shall be 24 inches. The minimum net clear width shall be 20 inches. The maximum clear opening height shall be 44 inches above the floor. Egress openings with a finished sill height below grade shall be provide with a window well in accordance with code.

8.2.5 Provide window opening control devices for all windows where the clear opening is less than 24" above the finished floor when windows are 6 feet above grade, in accordance with section R312 of the IRC.

8.2.6 Window Wells: the minimum horizontal area of the window well shall be 9 sq. ft. with a min. horizontal projection and width of 36 inches. Wells greater than 44 inches deep shall be provided with a permanently affixed ladder or steps that allow the window to open fully.

8.3 Skylights: Provide skylights as follows as manufactured by Velux. Install per manufacturer requirements, including associated flashings and accessories.

DIVISION 9: FINISHES

9.1.1 Drywall: 1/2" GWB throughout, glued and screwed. Nails should not be used. Provide moisture resistant Greenboard at the following locations:
- all bathroom walls (except as noted below), floor to ceiling.
- kitchen walls within 4 ft of sink centerline.
- behind and adjacent to laundry equipment and utility sink(s).
- all other potentially wet locations.

Durock/Wonderboard shall be used behind all wall tile finishes at showers and around tubs.

9.1.2 Drywall Level of Finish: unless noted otherwise, drywall surfaces to receive flat sheen paint shall be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish (GA-214-10e). Drywall surfaces designated to receive eggshell or semi-gloss sheen paint shall be finished consistent with Level 5. Substrates to receive tile, and garages, may be finished to level 2

9.2 Paint – General notes:
- Existing surfaces should be thoroughly prepped, free of loose material and dust, clean and dry.
- Paint on casework/trim should be brushed or sprayed, not rolled.

9.2.1 Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore (or approved equal), premium grade, no or low VOC. Provide one prime coat and two finish coats throughout new or substantially renovated areas on all surfaces, including walls, ceilings and features such as windows, millwork and radiators (coordinate with Finish Schedule if applicable). Existing walls and ceilings that have been patched/repaired should be painted in their entirety. Anticipate eight wall colors, one ceiling, and one trim color.

9.2.2 Exterior Paint: Vinyl acrylic latex paint. Apply one coat primer / backprimer on all new and existing surfaces of all wood fascia, soffit, casing, siding and trim boards and existing brick. Apply two finish coats to exposed surfaces. Paint should only be applied when the weather is projected to be dry and above 40 degrees for 48 hours. Acceptable manufacturers/lines include:
- Sherwin Williams Duration
- Benjamin Moore Aura
- Behr Premium Plus Ultra

Provide satin finish on new siding, panels and battens. Semi-gloss finish on new trim, columns and railings, unless noted otherwise. Exterior paint scope to include all new and existing exterior surfaces.

9.3 Flooring:

9.3.1 Hardwood: Oak plank width and species to match existing, U.N.O. Provide hardwood floor in the following locations:
- Main floor (all locations)
- Second floor (all locations except bathrooms and laundry room)
- Stairs to attic.

9.3.2 Wood flooring shall be tongue and groove oak flooring of 3/4" nominal thickness. Provide 4" wide plank flooring, or as required to match existing, in all hardwood locations. Finish to be selected by Owner and Architect. Machine and surface wood flooring smooth, using (progressively finer) coarse, medium, and fine sandpaper.
- Installation shall be in accordance with The Wood Flooring Manufacturer's Association (NOFMA) recommendations. A summary of Basic Rules of installation is a s follows:
  - The building should be closed in with windows and doors in place.
  - All concrete, masonry, sheetrock and framing, etc. should be thoroughly dry before flooring is delivered. The average moisture content of framing members and subflooring should be below 12-14%.
  - In warm months the building must be well ventilated.
  - During winter months heating should be maintained near occupancy levels at least 5 days before the flooring is delivered and until sanding and finishing are complete.
  - Relative humidity at the jobsite should be maintained consistently within the range of 30-50%.
  - When job site conditions are satisfactory, have the flooring delivered and broken into small lots and stored in the rooms where it is to be installed.
  - Allow 4 to 5 days or more, for the flooring material to become acclimated to job site conditions. Flooring should be installed over a layer of #15 building felt U.N.O. and lapped 4-6 inches. When installing over a crawlspace, felt joints should be sealed with mastic.
  - Flooring installed on p.t. wood sleepers/screeds over a concrete slab on grade should be installed over a 6 mil polyethylene film vapor retarder.
  - Basements (installation on slabs below grade is not recommended) and crawlspaces must be dry and well ventilated.
  - Finish floor boards should be installed perpendicular to framing members U.N.O.
  - The subfloor must be sound and tight to yield a squeak-free installation.

9.3.3 Tile and Grout: Owner to provide, Contractor to install tile floors and tub/shower surrounds in the following locations:
- Kitchen backsplash
- Second floor bathrooms, including shower pans and surrounds
- Attic bathroom, including shower pan and surround

Follow manufacturer's recommendations for installation and curing. Alternative setting beds to those noted below shall be reviewed with Architect for approval prior to installation.
- Ceramic Tile Floors: All tiled floors shall include a tile base up from tile floor, UNO. Provide a marble threshold in doorways.
- Tile Walls and Tub/Shower Surrounds: tile to be selected by Owner. General Contractor to provide and install. Tile surrounds at showers and tubs shall extend to ceilings. Tile setter shall coordinate alignment, width and height of niches, openings and ledges with tile proportions and grout joints.
- Setting: Install tile in thin-set mortar bed conforming to ANSI standards as follows:
  - Ceramic and stone: ANSI 118.1
  - Porcelain: ANSI 118.4 (with latex binding additive)
  - Glass: Exceeding ANSI 118.4 and 118.11
  - Radiant applications: Exceeding ANSI 118.11
- Grout: Presealed, high tech cement grout with stain resistance, mold & mildew resistance. Grout color TBD.

9.3.4 Laminate Plank Flooring: Install Owner-provided floating floor system consisting of laminate planks with mechanically interlocking tongue and groove edge profile at two basement storage rooms. Plank shall consist of a scratch resistant, decorative plastic surface bonded directly to a high density substrate of wood fibers and water resistant adhesive (HDF core), minimum 7mm thick. Plank shall have a minimum wear and use rating of AC3-23 (Heavy Residential).
- Installation shall be in accordance with the manufacturer's instructions.
  - Samples: provide full range of colors and patterns. Color/finish to be selected by Owner and Architect. See Division 17 for Allowance Summary.
  - All concrete, masonry, sheetrock and framing, etc. should be thoroughly dry before flooring is delivered.
  - Maintain relative humidity planned for building occupants and ambient temperature between 65 F and 75 F in spaces to receive flooring for 48 hours prior and during installation.
  - Allow minimum of 48 hours for the flooring material to become acclimated to job site conditions.
  - Verify strip flooring direction with Architect before starting installation.
  - Fill voids in subfloor to provide a maximum 3/16" deviation in any direction when checked with a 10 foot straight edge. The subfloor must be sound and tight to yield a squeak-free installation.
  - Stagger end joint locations a minimum of 10-12 inches.
  - Install divider strips where flooring terminates at centerline of doors and adjacent to other materials.
  - Provide expansion space of not less than 1/4 inch at walls and other obstructions and terminations of flooring.
  - Provide end caps, T expansions and transition strips as needed.
  - Nail trim to wall; do not nail to flooring.
  - Seal flooring penetrations and perimeters at wet areas with silicone sealant.
  - Undercut wood door frames and allow for 1/4" minimum expansion clearance.
  - Installations above concrete slabs on grade or other moisture sensitive areas should be over a 24 mil high-density polyethylene vapor barrier with joints lapped and tapped.
  - Provide surplus material equivalent to 3% of the installed floor area.

9.3.5 Carpet: Provided and installed by Owner at attic and basement rec room.

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(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET
6/18/25	PERMIT RESPONSE #2 (2)

DS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

ARCHITECT 15218 DAVID S. RUSSELL STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

NOT FOR CONSTRUCTION

WILLIAMS LANE RENOVATION
3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

SPECIFICATIONS

SP100

SPECIFICATIONS

DIVISION 10: SPECIALTIES

10.1 Bathroom accessories: Owner shall provide all bathroom accessories including hung mirrors, medicine cabinets, curtain rods, towel bars, toilet paper holders, hooks, etc. Contractor shall install. Coordinate and install blocking for all wall hung accessories.

10.2 Glass shower enclosures: Owner to provide and install. Coordinate and provide blocking for shower enclosures.

10.3 Fixed mirrors: Owner to provide, Contractor to install.

10.4 Closets interiors: provide 3/4" thick (actual) plastic laminate shelves with perimeter wood 1x3 cleats and intermediate shelf supports as necessary for span. Coordinate layout with Owner and as noted below.
- Clothes closets: provide with chrome rod @60" AFF. (with intermediate bracket supports max. 32" o.c.), one 12" deep shelf @ 63" AFF and second shelf @ 78" AFF. Provide additional shelves as ceiling height permits.
- Linen/pantry closets: provide 16" deep shelving (or shallower as necessitated by closet depth) at 14" increments vertically, or as shown.
- Master bedroom closet shelving and rod provided and installed by Owner.

10.5 Soffit Vent: Provide continuous 1-1/2" aluminum vent. See Drawings for locations and installation.

10.6 Access Panels: Provide paint grade, hinged, metal access panels to all concealed mechanical, plumbing and electrical devices to include (but not limited to) dampers, valves, shut-offs, disconnects, transformers, etc.

10.7 Acoustics Accessories at Primary Bath plumbing above LR
- Pipe isolation: all supply and waste pipe penetrations shall be acoustically isolated from joists, blocking, plywood, studs and drywall to isolate pipes fro structure and finishes. Isolation shall be by means of appropriate Hubbard Enterprises "HoldRite" accessories, such as Isolator 261, 262, or 271, or alternate resilient sealer where installation of accessories is infeasible.
- See Section 15.1.3 for use of cast iron waste pipe. Wrap all PVC sanitary waste lines and fittings with Soundlag 4525C flexible convoluted foam by Pyrotek Industries, per manufacturer's recommendations. Seal joints with Soundlag Tape ALR.

10.8 Wood burning fireplace: Owner to select, Contractor to provide and install Isokern wood-burning fireplace, and all associated flues and components. Install per manufacturer's requirements, including approved chimney / flue pipe, flashing kit, pipe termination kit as required for complete installation. Provide flush tile hearth at fireplace. Provide tight fitting flue dampers and outdoor air for combustion.

DIVISION 11: EQUIPMENT

11.1 Cabinets and countertops: Owner to provide, Contractor to install.

11.2 Appliances: Owner to provide, Contractor to install. Appliances and heating equipment shall all be Energy Star rated. Provide overflow pan and drain at washing machine with water alarm in overflow pan. Use braided stainless steel supply hoses.

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

BENNETT FRANK McCARTHY
architects, inc.
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4/28/25	PERMIT SET

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ARCHITECT 15218 DREW S. FRANK STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

NOT FOR CONSTRUCTION

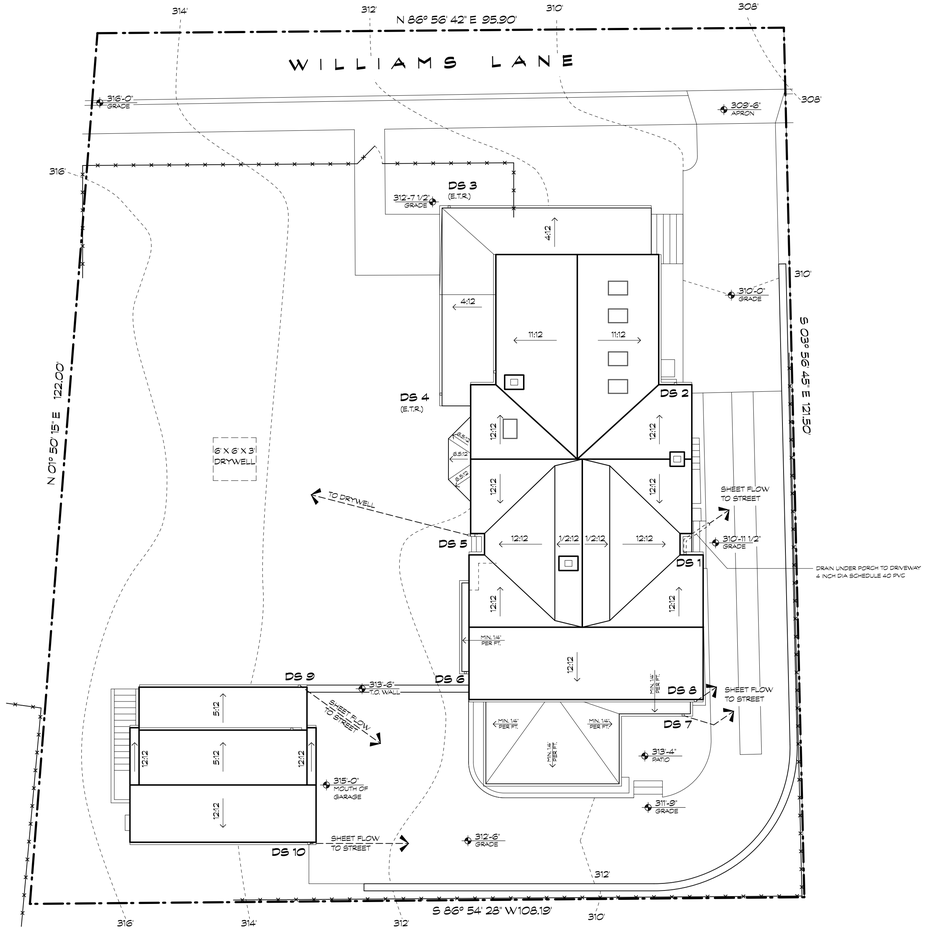
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

SPECIFICATIONS

SP101



1 DRAINAGE PLAN
Scale: 1" = 10'-0"

ROOF DRAINAGE ANALYSIS

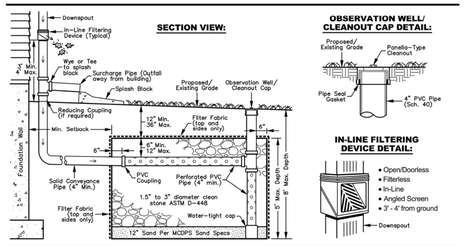
DRAINAGE LOCATION	EXISTING ROOF AREA SERVED	PROPOSED ROOF AREA SERVED	DRAINAGE DESTINATION
DOWNSPOUT #1	160 SF	370 SF	SHEET FLOW TO STREET
DOWNSPOUT #2	373 SF	373 SF	EXISTING D.S. CONNECTED TO EXISTING SUBSURFACE DRAIN PIPE
DOWNSPOUT #3	234 SF	234 SF	EXISTING D.S. CONNECTED TO EXISTING SUBSURFACE DRAIN PIPE
DOWNSPOUT #4	470 SF	470 SF	EXISTING D.S. CONNECTED TO EXISTING SUBSURFACE DRAIN PIPE
DOWNSPOUT #5	160 SF	362 SF	TO DRYWELL
DOWNSPOUT #6	0 SF	29 SF	CONNECT TO SUBSURFACE DRAIN PIPE
DOWNSPOUT #7	0 SF	228 SF	SHEET FLOW TO STREET
DOWNSPOUT #8	0 SF	330 SF	SHEET FLOW TO STREET
DOWNSPOUT #9	0 SF	340 SF	SHEET FLOW TO STREET
DOWNSPOUT #10	0 SF	208 SF	SHEET FLOW TO STREET
TOTAL	1397 SF	2944 SF	Δ=1547 SF

Appendix B

Drywell Information and Detail

GENERAL NOTES:

1. Dry wells may receive water from roof downspouts only.
2. Length, width and depth of each dry well is to be as specified by the design engineer on the approved plan.
3. Manufactured sand is not acceptable. Refer to the MCDPS Sand Specifications.
4. With the inspector's approval dry well locations may be field adjusted for site conditions All adjustments must meet the minimum setbacks.
5. Impermeable liners may be used when specified by the design engineer and shown on the plan.
6. Overflow pipes may be used when specified by the design engineer and shown on the plan They shall be set at a minimum 2% slope. If the outfall is to daylight the outfall invert shall be shown.
7. Pop-up emitters may be used when specified by the design engineer and shown on the plan.



LAYOUT GUIDANCE:

- Downspouts shall be shown on the plan view.
- Conveyance pipe(s) from the downspout(s) to the dry well shall be shown on the plan view, including connections from other downspouts. Standard readily-available bends shall be used at couplings.
- When possible there should be only one conveyance pipe entering the dry well It should be centered and should enter at 90 degrees.
- The interior 6" PVC perforated pipe shall be designed and shown on the plan to maximize distribution within the dry well.
- When a dry well's length is greater than its width consider locating the perforated pipe along the longest dimension.
- The observation well with cleanout cap shall be shown on the plan view.

MINIMUM SETBACKS:

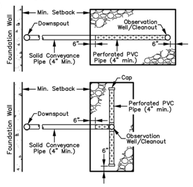
- 5 feet from property lines Zero from R/W
- 10 feet from slab-on-grade buildings/pools
- 15 feet from buried foundations
- 15 feet from another dry well
- 30 feet from septic trench or tank
- 100 feet from primary well location or open loop geothermal well
- 50 feet from alternate well location or closed loop geothermal well
- So as to avoid basement seepage
- In accordance with other county requirements

PERFORATED PVC PIPE:

- Schedule 40 PVC
- 3/8 Inch holes
- 4" on center
- 90° around pipe

EXAMPLE LAYOUTS * - PLAN VIEW:

* Design plans must show the layout of each dry well.



LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING OUTLINE
- WOOD FENCE

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architects, inc.
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
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ARCHITECT 15218 STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

DRAINAGE PLAN

DR100

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

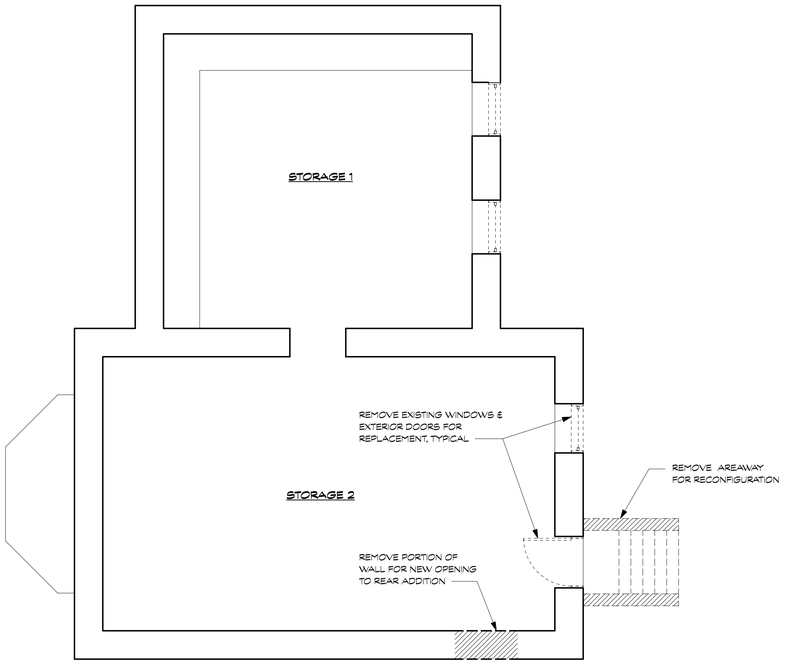
GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

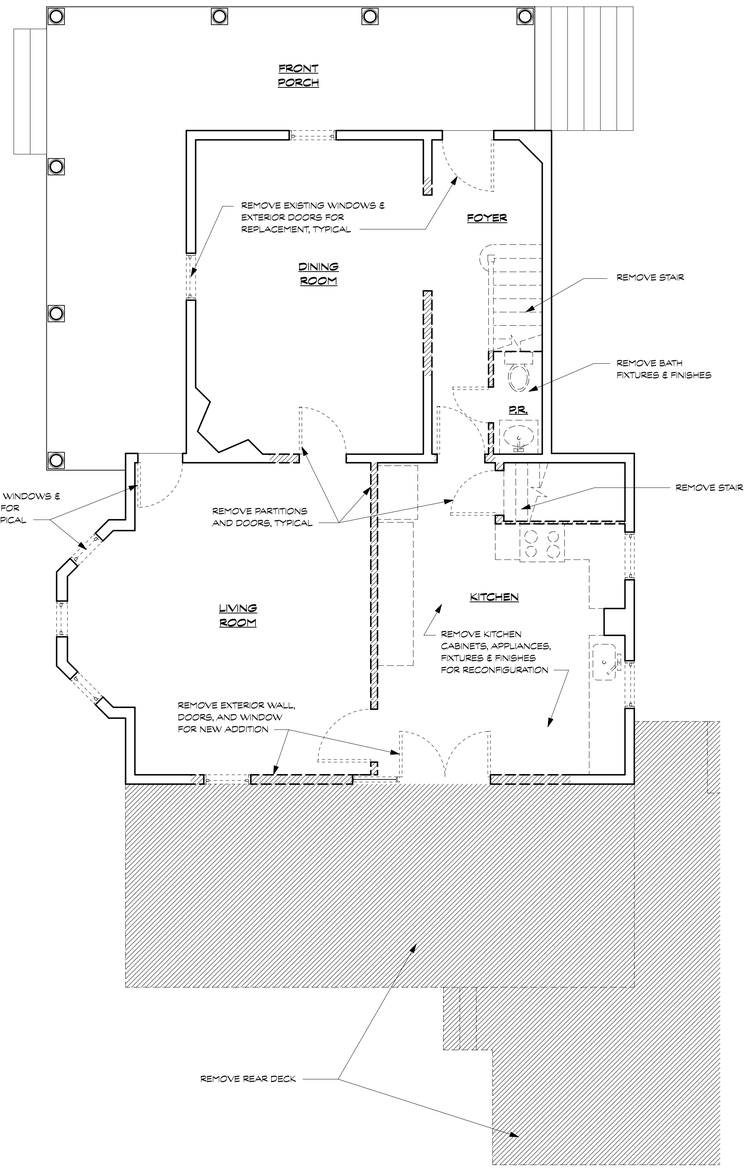
N

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission



1 CELLAR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

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ARCHITECT 15218 MATTHEW S. FRANK STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

DEMOLITION PLANS

D100

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

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By Laura DiPasquale at 1:02 pm, May 20, 2025

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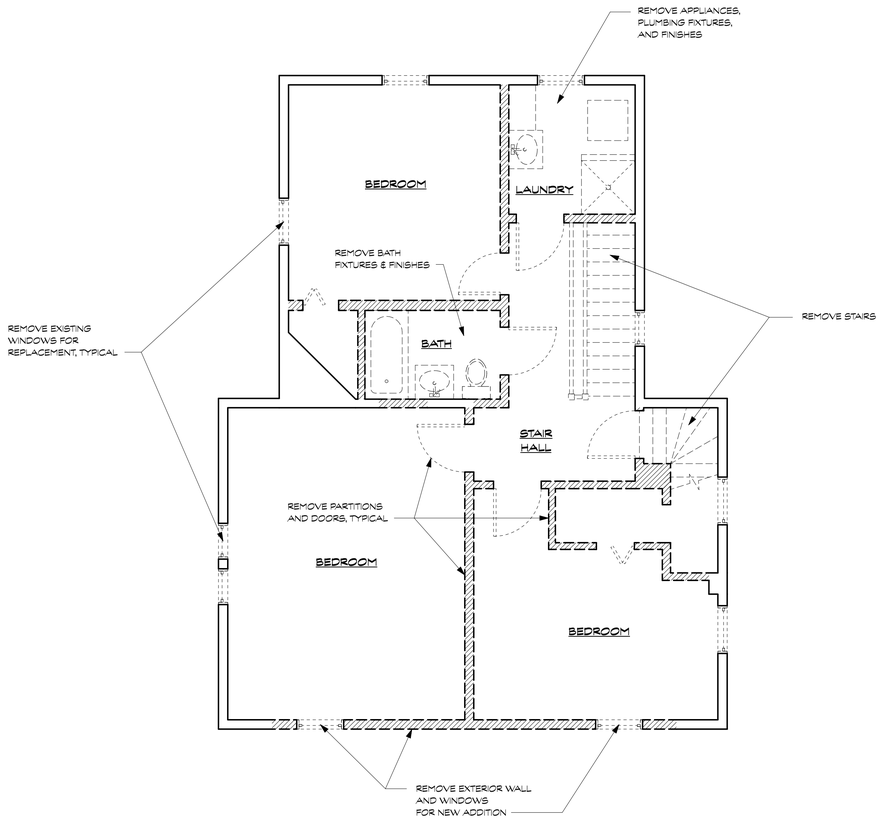
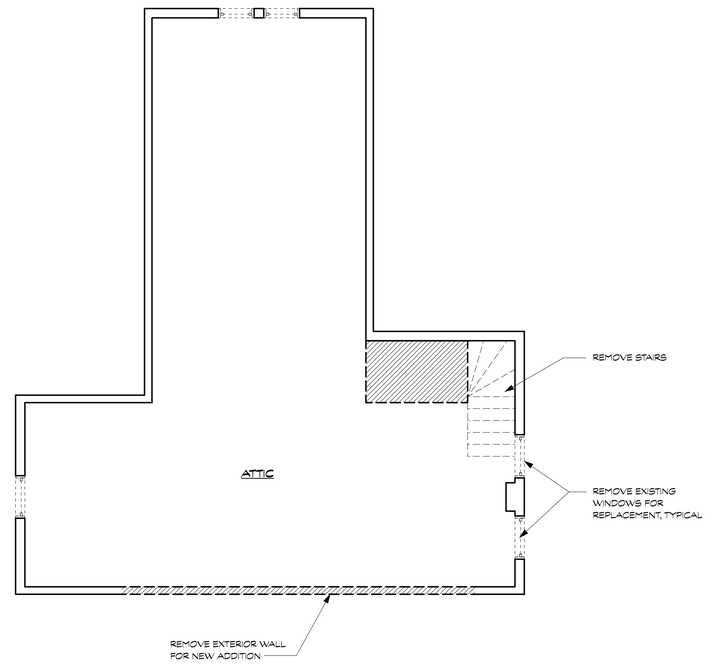
Historic Preservation Commission



1 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



2 ATTIC DEMOLITION PLAN
Scale: 1/4" = 1'-0"

20' 16' 12' 8' 4' 0'

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4/28/25	PERMIT SET

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ARCHITECT 15218 ANDREW S. BRADLEY STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

WILLIAMS LANE RENOVATION

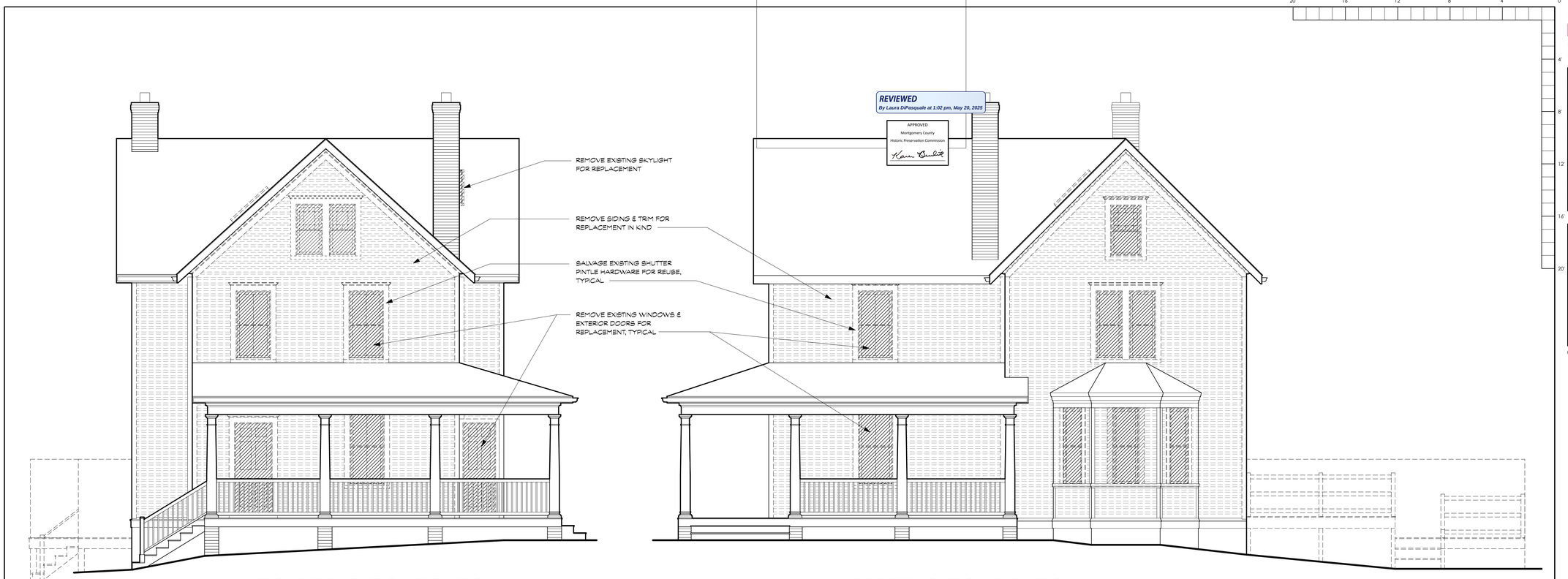
3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

DEMOLITION PLANS

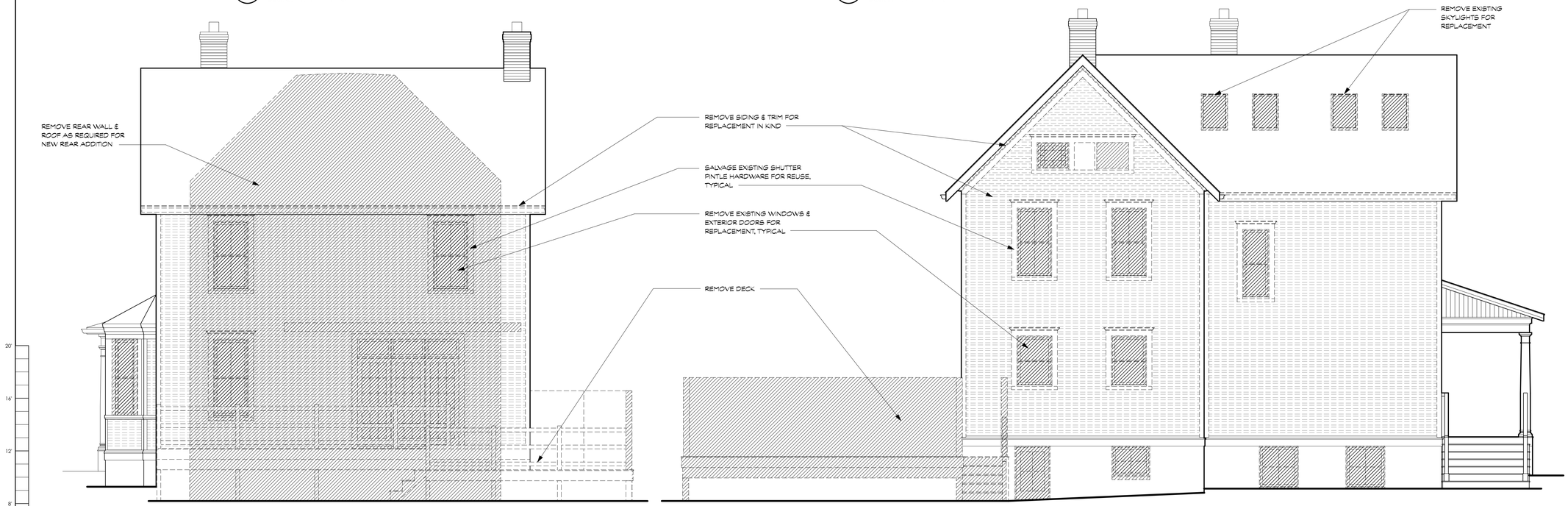
D101

20' 16' 12' 8' 4' 0'



1 FRONT DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

2 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



3 REAR DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

4 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

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(301) 585-2222 www.bfmarch.com fax (301) 585-8917

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4/28/25	PERMIT SET

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ARCHITECT 15218 STEVEN S. BAER STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

DEMOLITION ELEVATIONS

D200

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

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REVIEWED
By Laura DiPasquale at 4:00 pm, Jun 24, 2025

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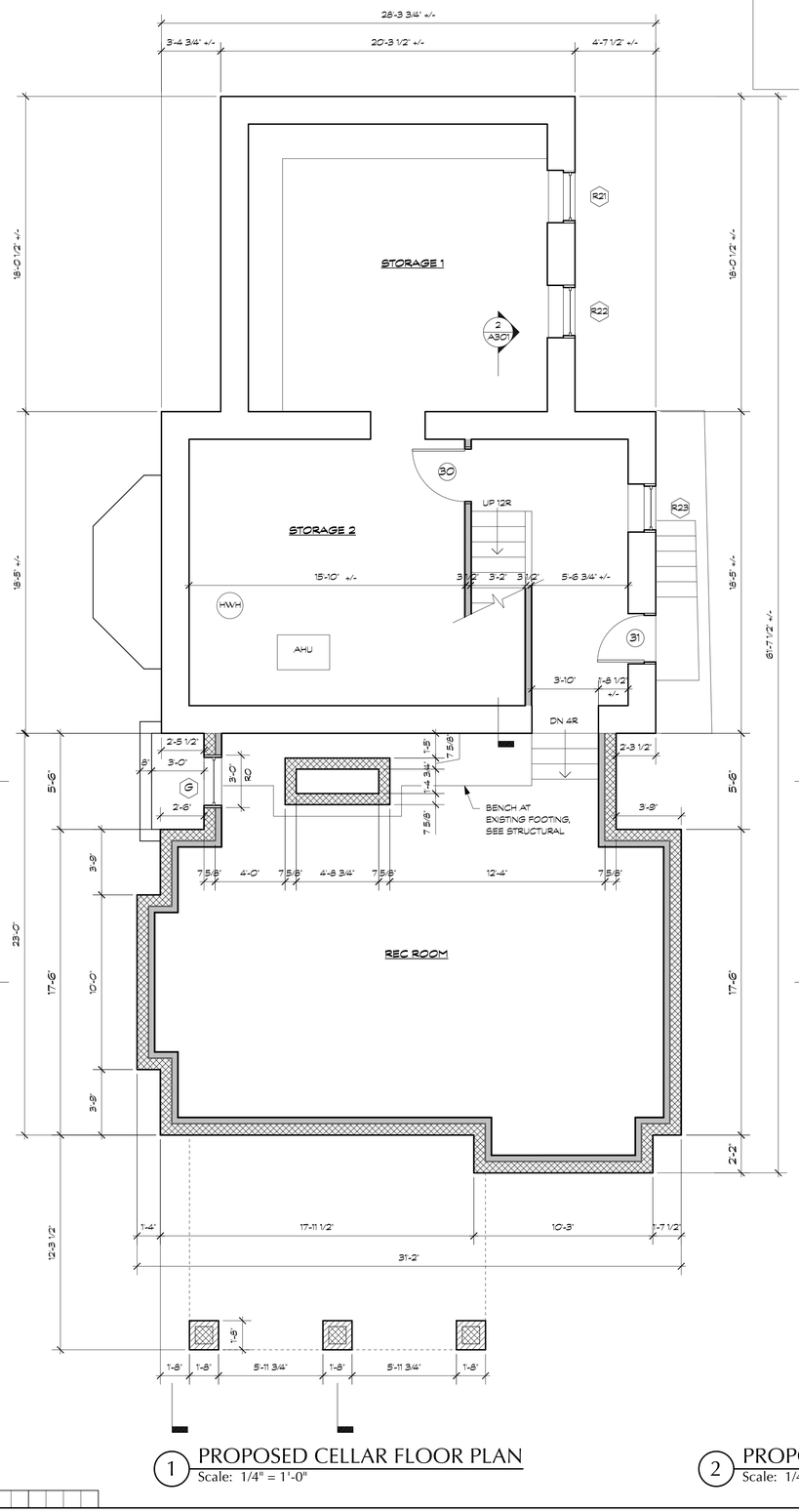
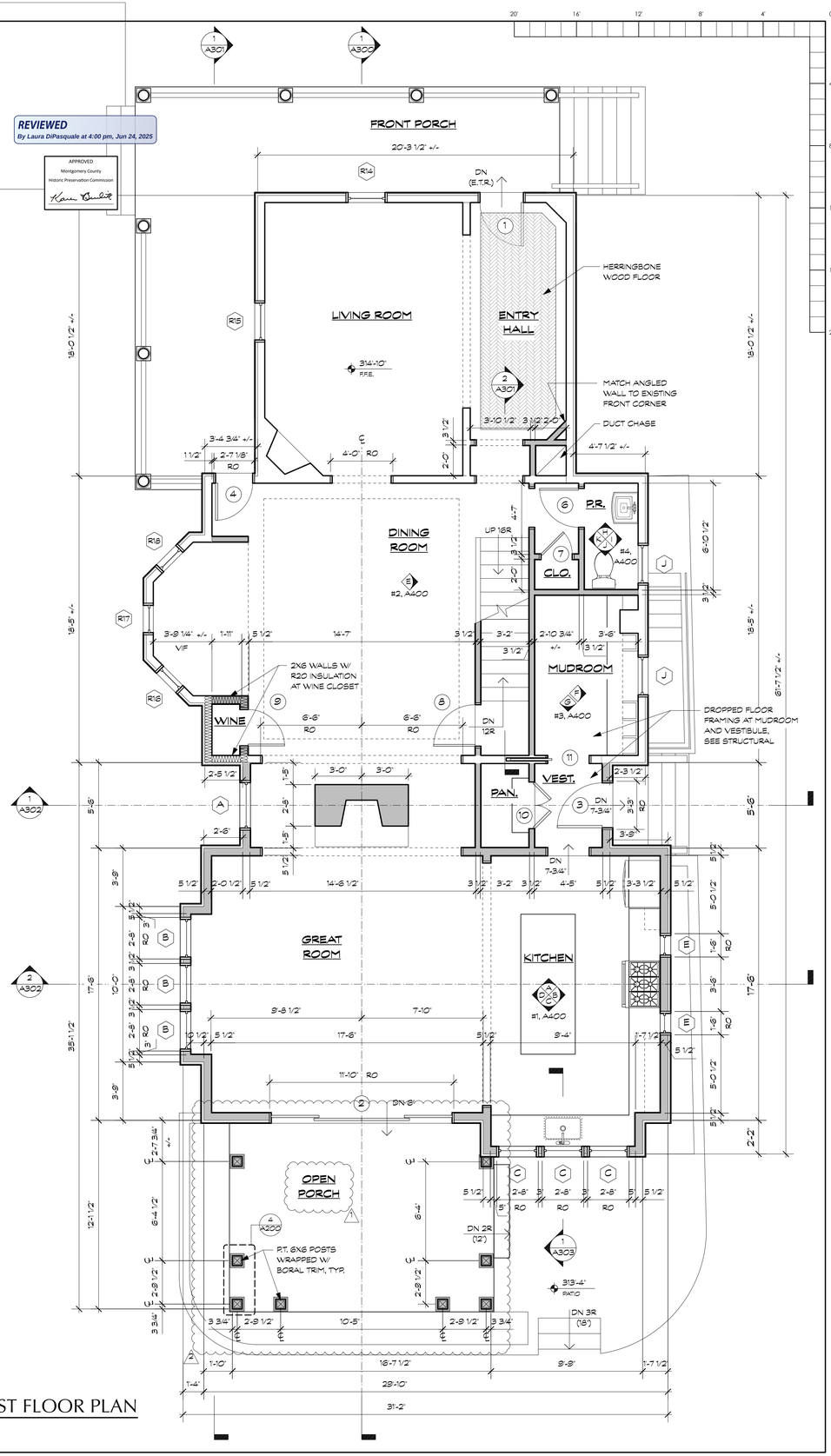
Historic Preservation Commission



1 PROPOSED CELLAR FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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4/28/25	PERMIT SET
6/6/25	PERMIT RESPONSE #1 1
6/18/25	PERMIT RESPONSE #2 2

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LICENSE #: 15218

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WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

PROPOSED CELLAR & FIRST FLOOR PLANS

A100

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
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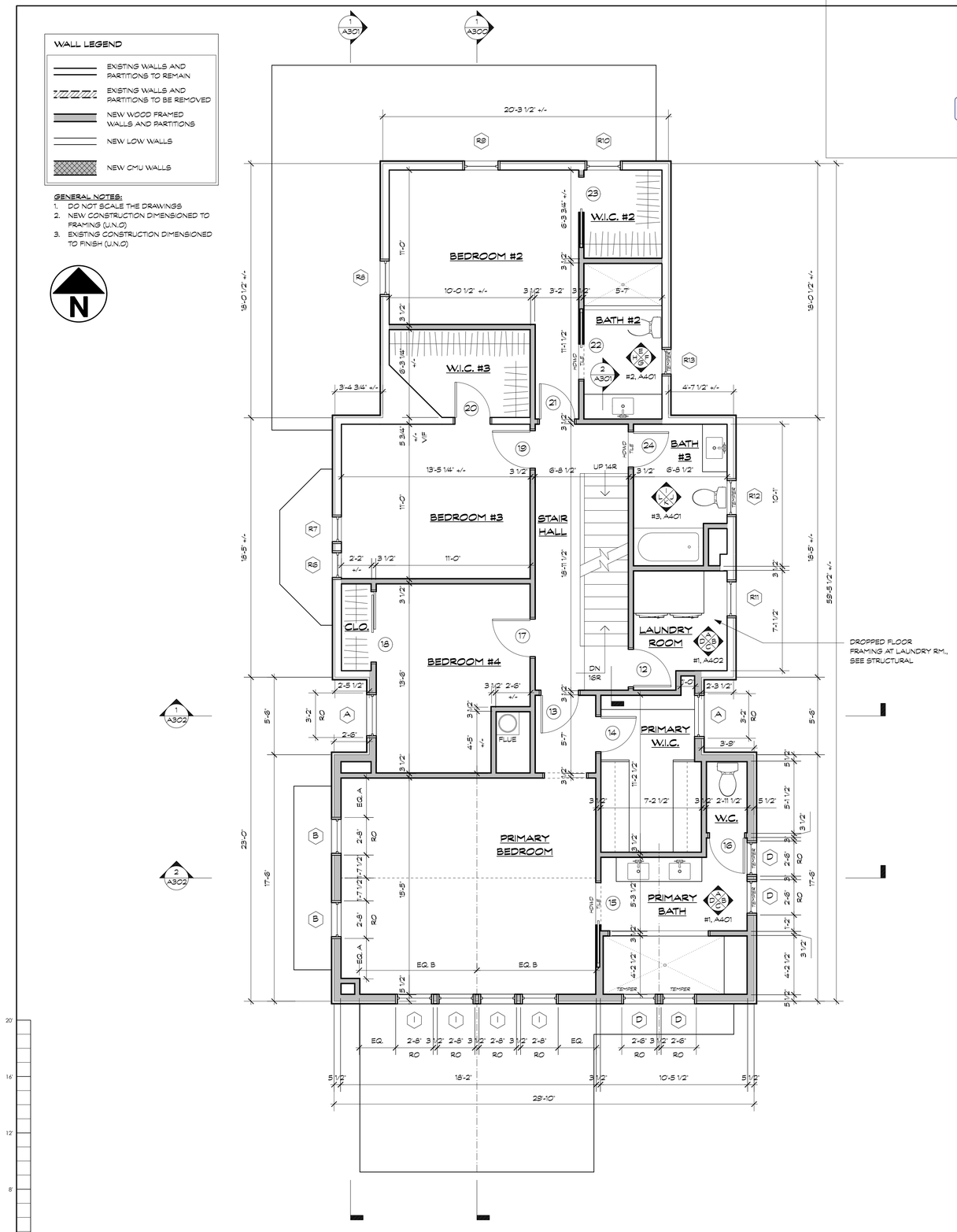
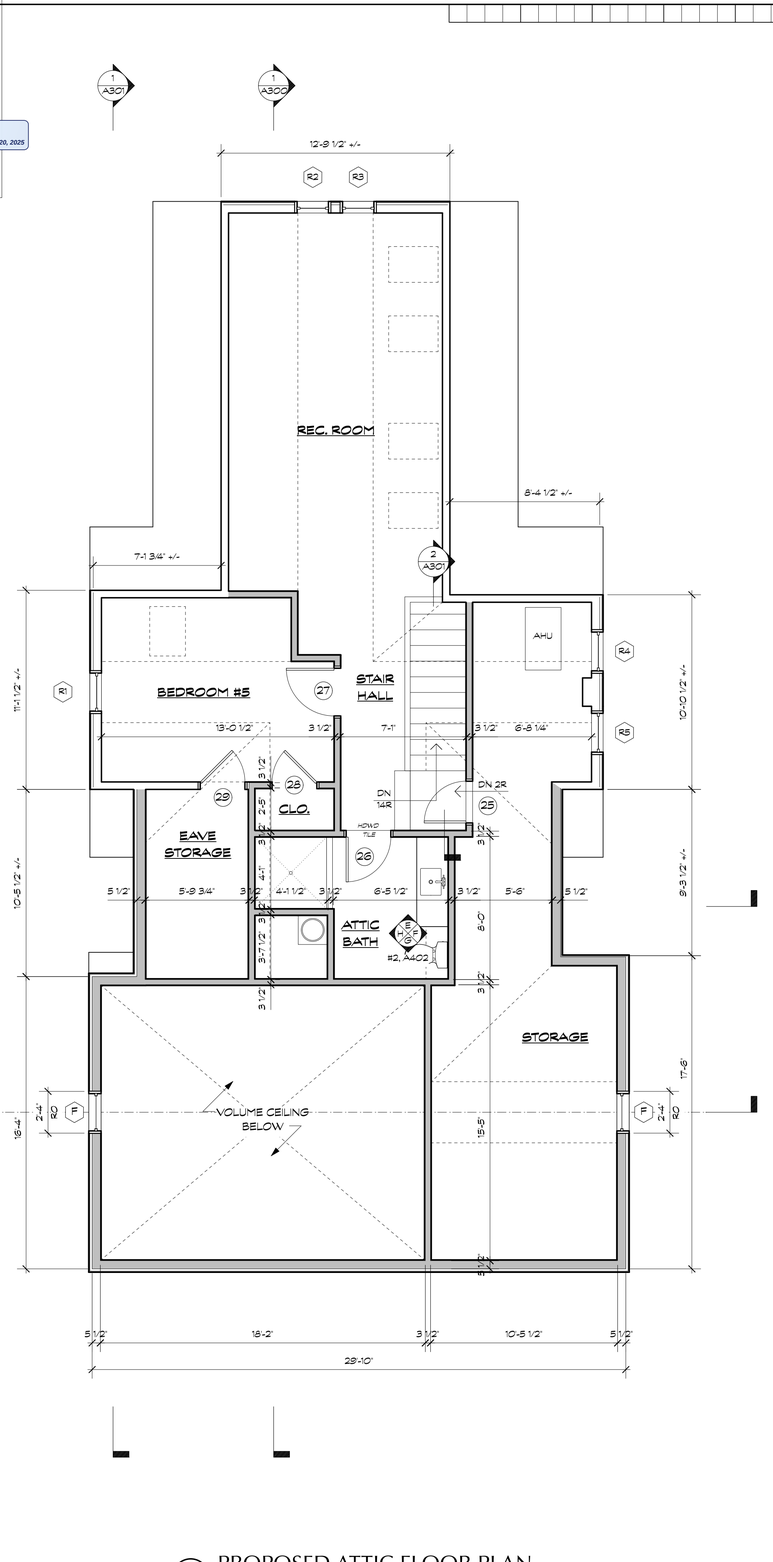
N



1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025
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Montgomery County
Historic Preservation Commission

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ARCHITECT 15218 MATTHEW S. BENNETT STATE OF MARYLAND

WILLIAMS LANE RENOVATION

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28 APRIL 2025 - PERMIT SET

PROPOSED SECOND FLOOR & ATTIC PLANS
A101

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
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- NEW LOW WALLS
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WINDOW SCHEDULE

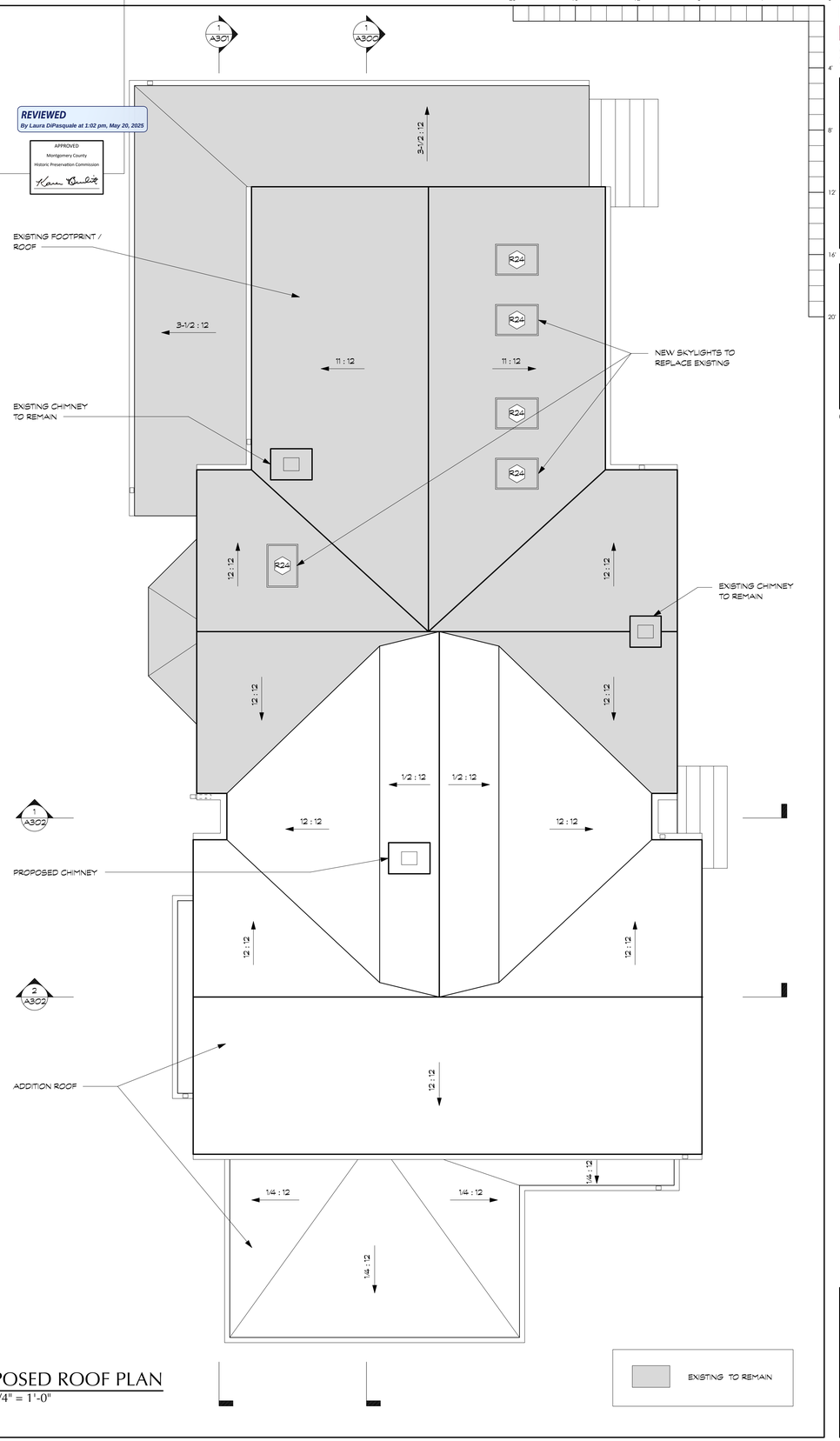
MARK	WEATHERSHIELD	MODEL NO.	TYPE	UNIT SIZE (W x H)	R.O. (W x H)	OPER.	EGRESS	GLAZING	U-VALUE	SHGC	REMARKS	MARK
A	SIGNATURE SERIES	3256	DOUBLE HUNG	3'-1 1/2" X 5'-5 1/2"	3'-2" X 5'-6"	Y	Y	LOW-E W/ ARGON	0.30	0.40		A
B	SIGNATURE SERIES	2856	DOUBLE HUNG	2'-7 1/2" X 5'-5 1/2"	2'-8" X 5'-6"	Y	N	LOW-E W/ ARGON	0.30	0.40		B
C	SIGNATURE SERIES	2846	DOUBLE HUNG	2'-7 1/2" X 4'-5 1/2"	2'-8" X 4'-6"	Y	N	LOW-E W/ ARGON	0.30	0.40		C
D	SIGNATURE SERIES	2646	DOUBLE HUNG	2'-5 1/2" X 4'-5 1/2"	2'-6" X 4'-6"	Y	N	LOW-E W/ ARGON	0.30	0.40		D
E	SIGNATURE SERIES	1646	DOUBLE HUNG	1'-5 1/2" X 4'-5 1/2"	1'-6" X 4'-6"	Y	N	LOW-E W/ ARGON	0.30	0.40		E
F	SIGNATURE SERIES	2440	DOUBLE HUNG	2'-3 1/2" X 3'-11 1/2"	2'-4" X 4'-0"	Y	N	LOW-E W/ ARGON	0.30	0.40		F
G	SIGNATURE SERIES	3840	CASEMENT	3'-5 1/2" X 3'-11 1/2"	3'-6" X 4'-0"	Y	Y	LOW-E W/ ARGON	0.30	0.40		G
H	SIGNATURE SERIES	2826	CASEMENT	2'-7 1/2" X 2'-5 1/2"	2'-8" X 2'-6"	Y	N	LOW-E W/ ARGON	0.30	0.40		H
I	SIGNATURE SERIES	2860	DOUBLE HUNG	2'-7 1/2" X 5'-11 1/2"	2'-8" X 6'-0"	Y	Y	LOW-E W/ ARGON	0.30	0.40		I
J	SIGNATURE SERIES		DOUBLE HUNG	2'-7 1/2" X 5'-9 1/2" VIF	2'-8" X 5'-10" VIF	Y	N	LOW-E W/ ARGON	0.30	0.40	HEIGHT TO MATCH EXISTING FIRST FLOOR WINDOWS	J
Rx	FOR ALL REPLACEMENT WINDOWS, SEE WINDOW CONDITION REPORT											

NOTES:

1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
4. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
5. PROVIDE LIMITERS ON ALL WINDOWS WITH SILL HEIGHT BELOW 24" TO PREVENT PASSAGE OF A 4" SPHERE THROUGH FULLY OPENED WINDOW.
6. ALL FENESTRATION PRODUCTS SHALL BE NFRC CERTIFIED AND SHALL MEET THE PERFORMANCE CRITERIA LABELED ON THE UNIT INCLUDING U-VALUE, SHGC, AND AIR LEAKAGE RATING.
7. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE LABELED PER IBC 2406.

DOOR SCHEDULE

NO.	LOCATION	SIZE	THK.	MATERIAL DR	MATERIAL FR	TYPE / STYLE	CONFIG	OPER.	U-FACTOR	SHGC	HARDWARE	REMARKS	NO.
1	FRONT ENTRY	3'-0" x 6'-8" VIF	1 3/4"	WD	WD	HALF LITE	SINGLE	SWING	0.30	0.40	BY DOOR MANUFACTURER	EXISTING DOOR TO BE REPLACED, G.C. TO VERIFY SIZE.	1
2	GREAT ROOM - ENTRY	11'-10" x 7'-2 1/2" RO	1 3/4"	GLS	WD	FULL LITE	4 PANEL	SLIDE	0.30	0.40	BY DOOR MANUFACTURER	WEATHERSHIELD SIGNATURE SERIES #111072	2
3	VESTIBULE - ENTRY	3'-0" x 7'-0"	1 3/4"	GLS	WD	HALF LITE	SINGLE	SWING	0.30	0.40	LOCKSET W/ DEADBOLT	OWNER TO SELECT	3
4	DINING ROOM - ENTRY	2'-7 1/16" x 6'-8" RO	1 3/4"	GLS	WD	PANELED	SINGLE	SWING	0.30	0.40	BY DOOR MANUFACTURER	EXISTING DOOR TO BE REPLACED, G.C. TO VERIFY SIZE.	4
5	NOT USED												5
6	POWDER ROOM	2'-4" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		6
7	CLOSET	2'-0" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET		7
8	BASEMENT STAIR	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET		8
9	WINE CLOSET	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET		9
10	PANTRY	3'-0" X 6'-8"	1 3/8"	WD	WD	-	PAIR	SWING			DUMMY PULLS & BALL CATCHES		10
11	MUDROOM	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	POCKET			TRACK AND PULLS		11
12	LAUNDRY ROOM	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET		12
13	PRIMARY BEDROOM	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		13
14	PRIMARY W.I.C.	2'-6" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET		14
15	PRIMARY BATH	3'-0" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	POCKET			TRACK AND PULLS		15
16	PRIMARY BATH W.C.	2'-6" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		16
17	BEDROOM 4	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		17
18	BEDROOM 4 CLOSET	5'-0" X 6'-8"	1 3/8"	WD	WD	-	PAIR	SLIDER			TRACK AND PULLS		18
19	BEDROOM 3	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		19
20	BEDROOM 3 CLOSET	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET		20
21	BEDROOM 2	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		21
22	BATH 2	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	POCKET			TRACK AND PULLS		22
23	BEDROOM 2 CLOSET	2'-6" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	POCKET			TRACK AND PULLS		23
24	BATH 3	2'-6" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		24
25	STORAGE	2'-4" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET		25
26	ATTIC BATH	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		26
27	BEDROOM 5	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		27
28	BEDROOM 5 CLOSET	2'-6" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET		28
29	EAVE STORAGE	2'-8" X 6'-8 +/-	1 3/8"	WD	WD	-	SINGLE	SWING			PASSAGE SET	VERIFY HT. PER ROOF SLOPE	29
30	BASEMENT STORAGE	2'-8" X 6'-8"	1 3/8"	WD	WD	-	SINGLE	SWING			PRIVACY SET		30
31	BASEMENT ENTRY	2'-8" x 6'-8" VIF	1 3/4"	WD	WD	HALF LITE	SINGLE	SWING			LOCKSET W/ DEADBOLT	EXISTING DOOR TO BE REPLACED, G.C. TO VERIFY SIZE.	31
32	SCREEN PORCH	5'-0" X 8'-4" +/-	1 1/2"	WD	WD	SCREEN	PAIR	SWING			DUMMY PULL & SPRING CLOSER	SITE FABRICATED BY G.C.	32
33	GARAGE STORAGE	6'-0" X 7'-0"	1 1/2"	WD	WD		PAIR	SWING			DUMMY PULLS & BALL CATCHES		33
34	GARAGE OVERHEAD	9'-0" X 7'-0"	1 1/2"	WD	WD		SINGLE	OVERHEAD			ELECTRIC DOOR	OWNER TO SELECT	34
35	GARAGE LOFT	3'-0" x 6'-8"	1 3/4"	GLS	WD	HALF LITE	SINGLE	SWING	0.30	0.40	LOCKSET W/ DEADBOLT	OWNER TO SELECT	35
36	GARAGE BATH	2'-8" x 6'-8"	1 3/8"	WD	WD	-	SINGLE	POCKET			TRACK AND PULLS		36



1 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

BENNETT FRANK McCARTHY
architects, inc.
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
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DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 15218

DS

ARCHITECT 15218 STATE OF MARYLAND

EXPIRATION DATE: 10/31/2025

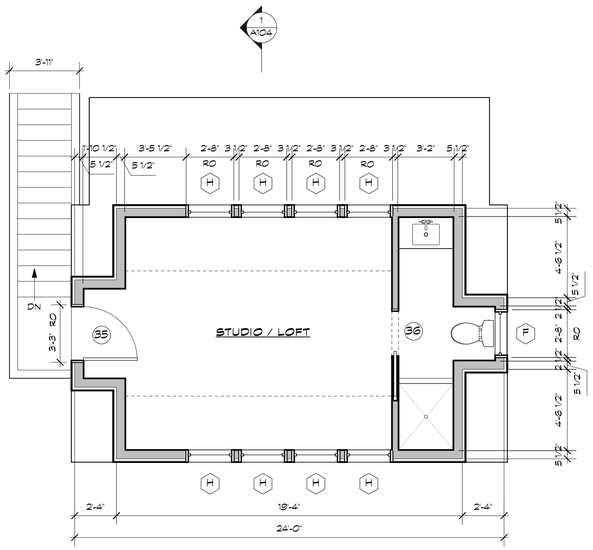
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

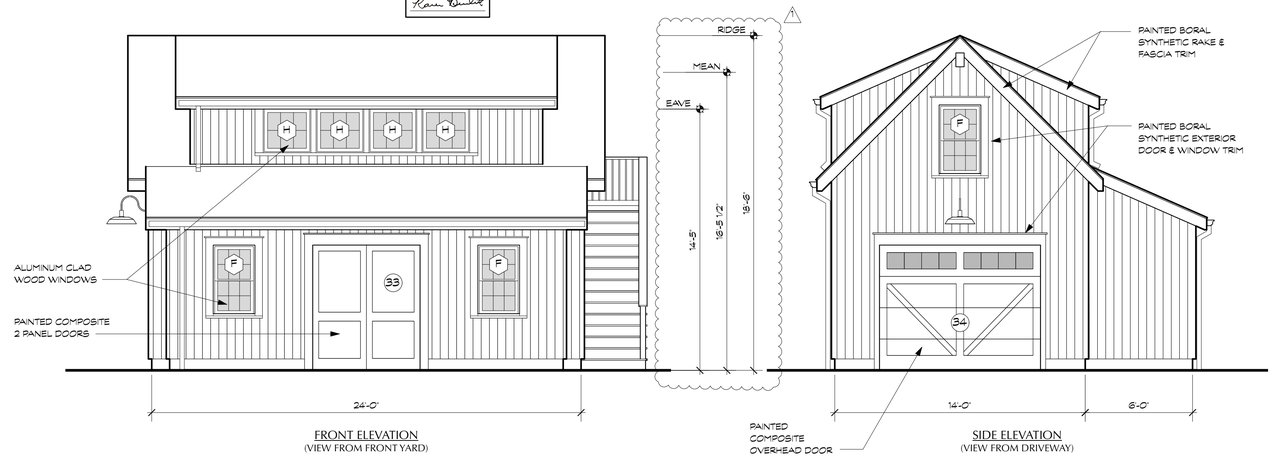
28 APRIL 2025 - PERMIT SET

PROPOSED ROOF PLAN & SCHEDULES

A102

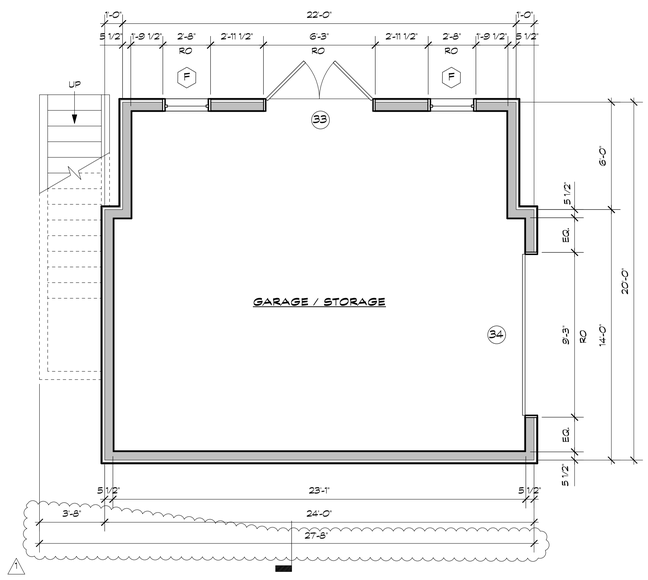


UPPER FLOOR



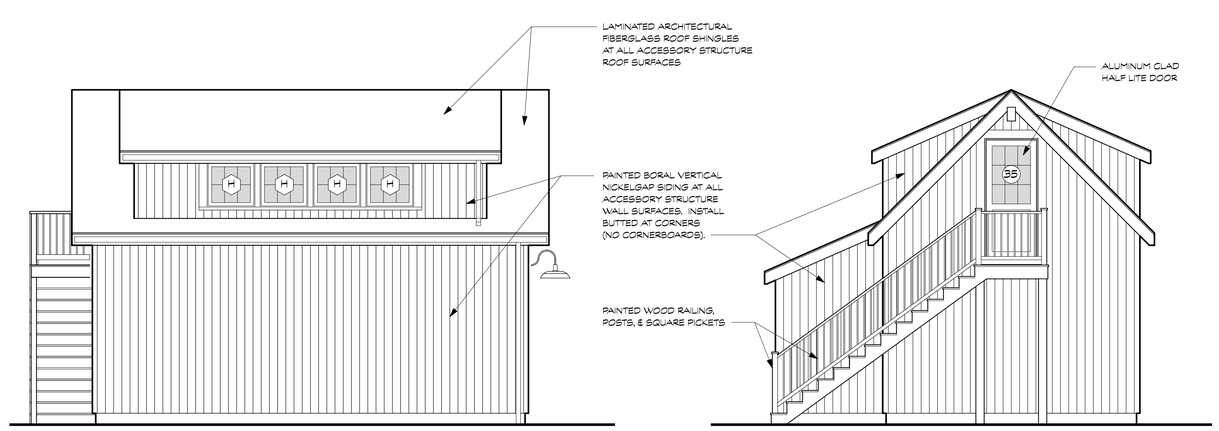
FRONT ELEVATION
(VIEW FROM FRONT YARD)

SIDE ELEVATION
(VIEW FROM DRIVEWAY)



GROUND FLOOR

1 PROPOSED GARAGE PLAN
Scale: 1/4" = 1'-0"



REAR ELEVATION
(VIEW FROM REAR YARD)

SIDE ELEVATION
(VIEW FROM SIDE YARD)

2 PROPOSED GARAGE ELEVATIONS
Scale: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

N

GENERAL NOTES:
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

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a r c h i t e c t s , i n c .
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET
6/6/25	PERMIT RESPONSE #1

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

DS

ARCHITECT 15218 MARYLAND

WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

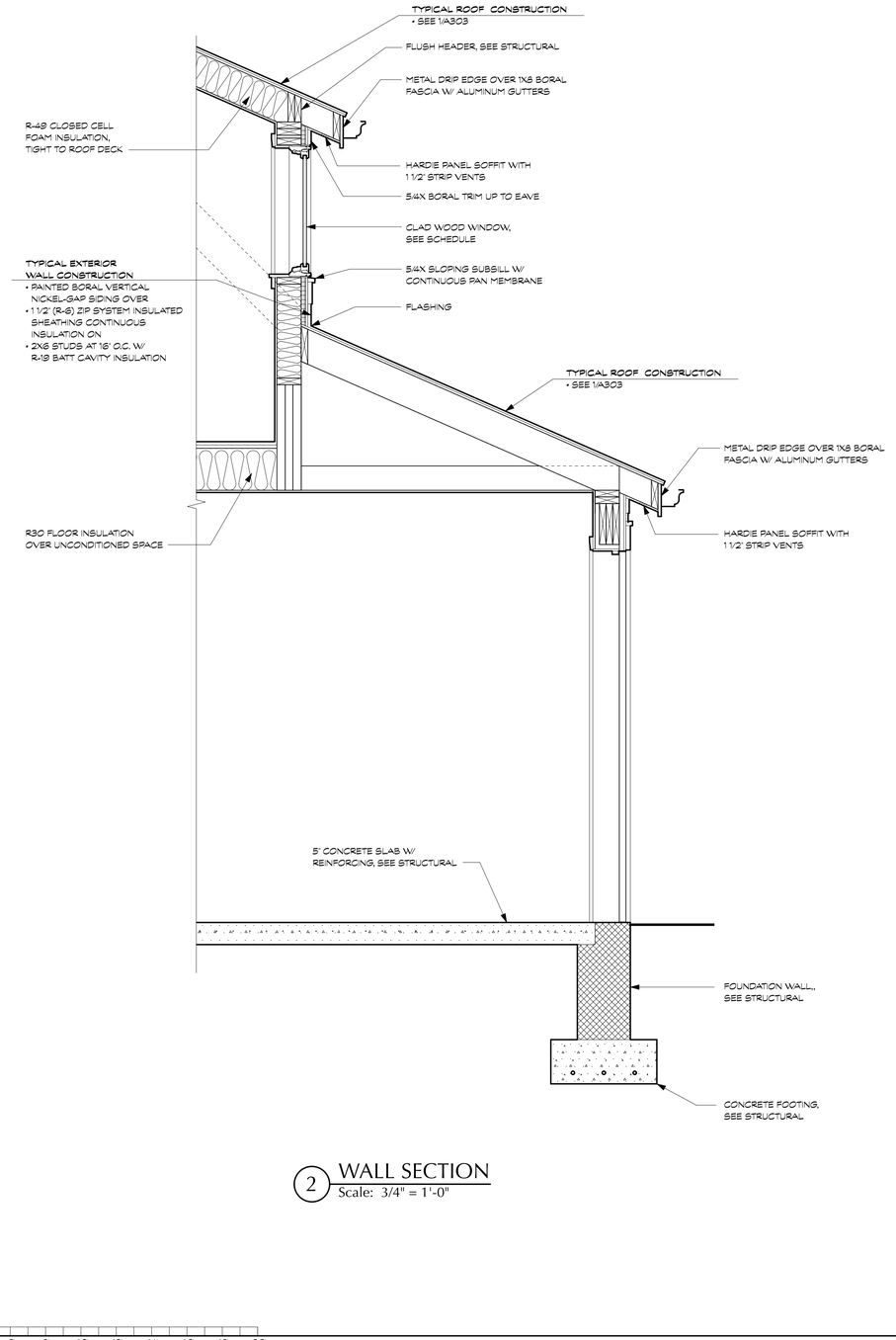
28 APRIL 2025 - PERMIT SET

GARAGE PLANS & ELEVATIONS

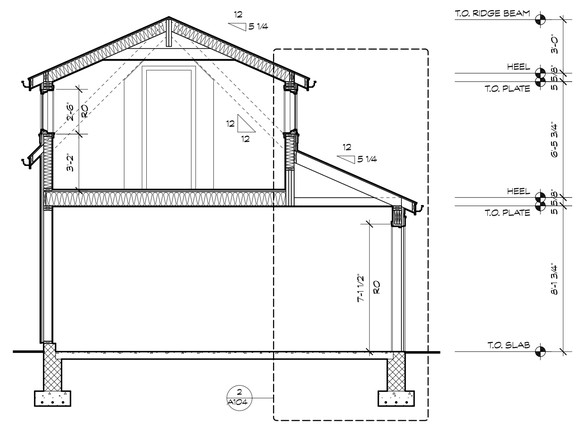
A103

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission



2 WALL SECTION
Scale: 3/4" = 1'-0"



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

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DATE	ISSUE - REMARKS
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4/28/25	PERMIT SET

DS

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ARCHITECT 15218 MATTHEW S. RUBIN STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

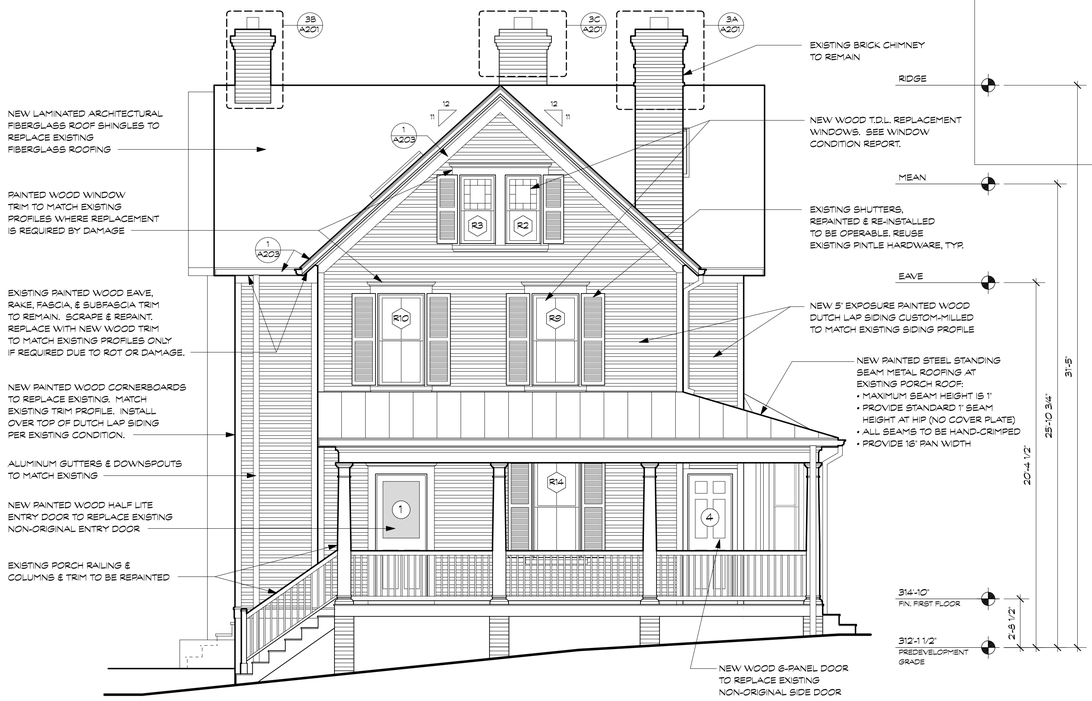
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

GARAGE SECTIONS

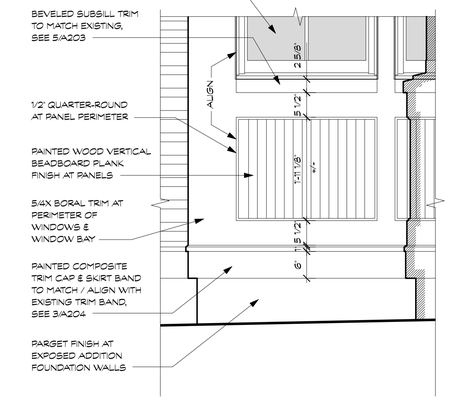
A104



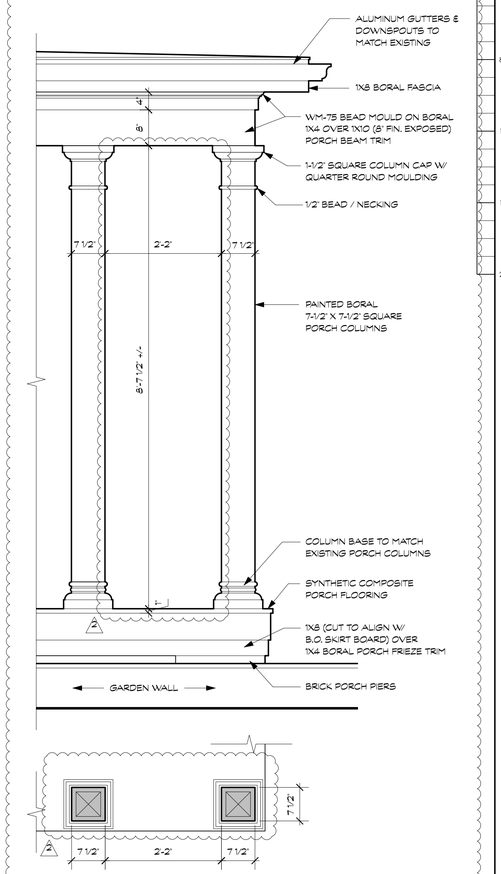
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

REVIEWED
By Laura DiPasquale at 4:00 pm, Jun 24, 2025

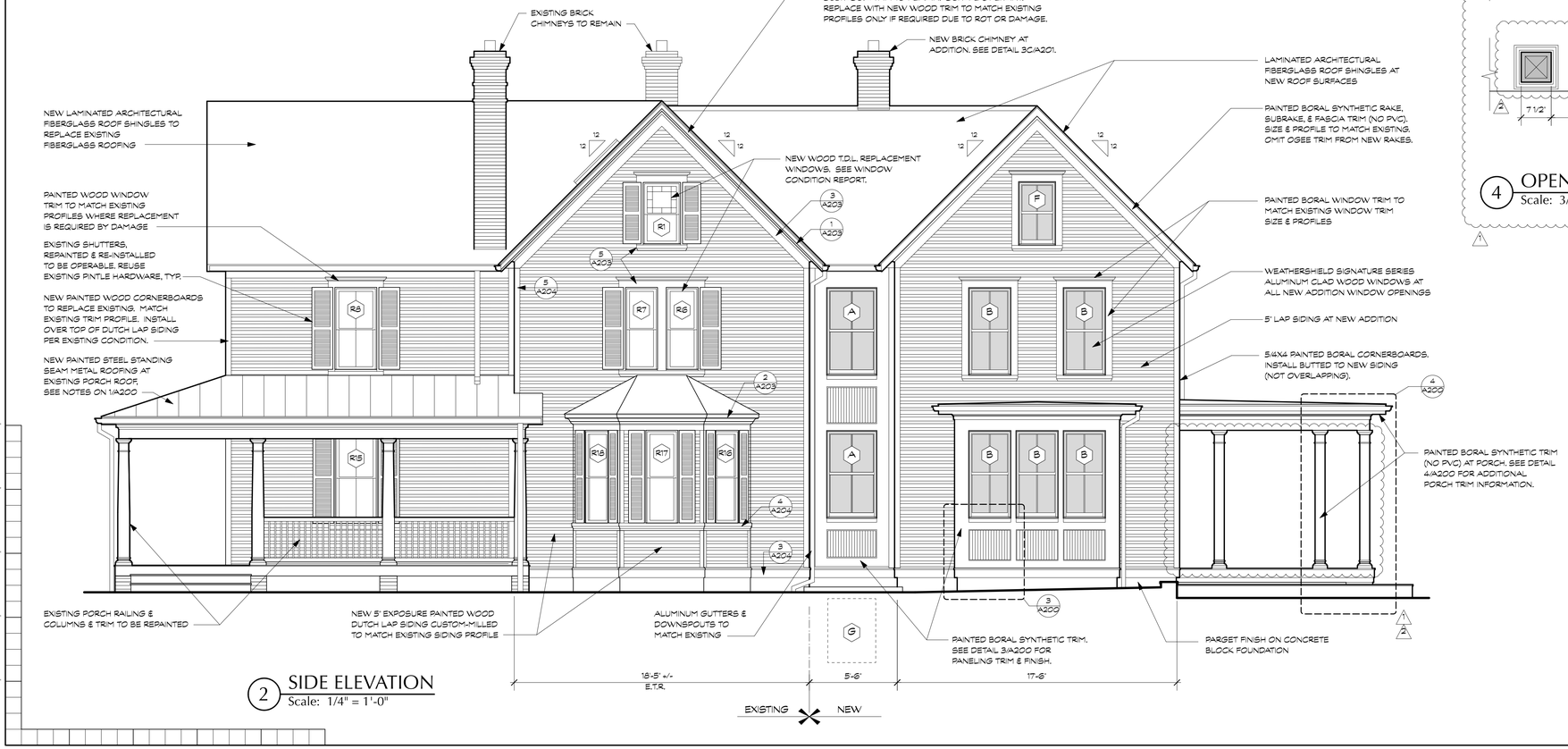
APPROVED
Montgomery County
Historic Preservation Commission



3 TYPICAL PANEL DETAIL
Scale: 3/4" = 1'-0"



4 OPEN PORCH TRIM DETAIL
Scale: 3/4" = 1'-0"



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"

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DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET
6/6/25	PERMIT RESPONSE #1 (1)
6/18/25	PERMIT RESPONSE #2 (2)

DS

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LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

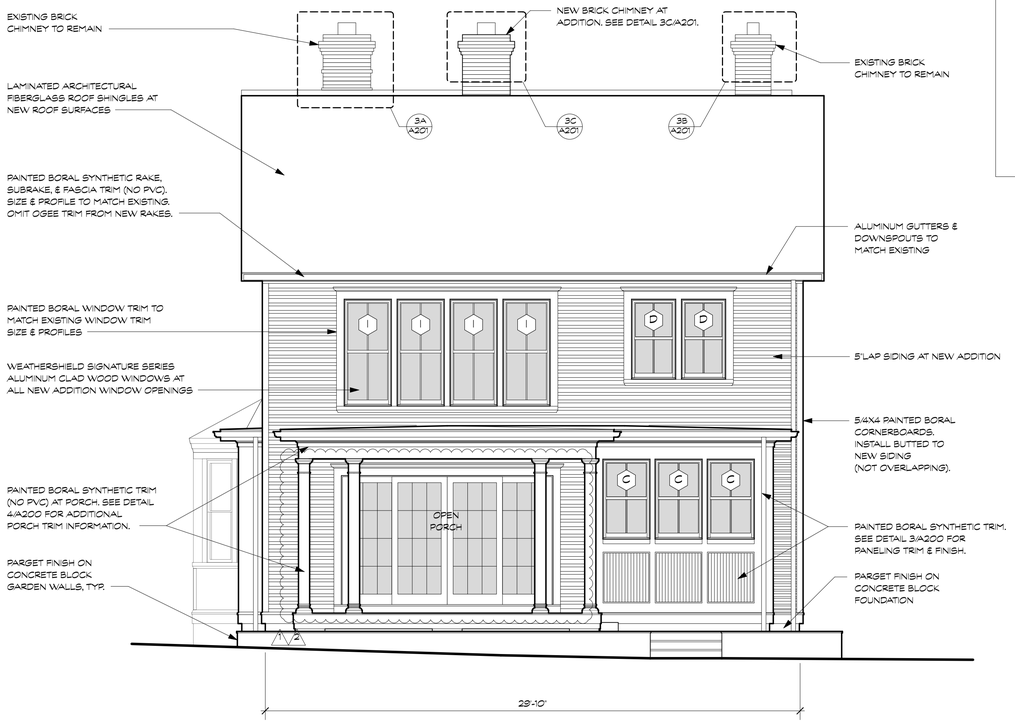
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

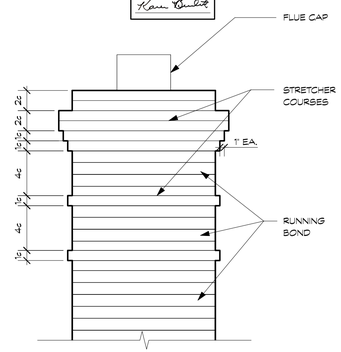
ELEVATIONS

A200

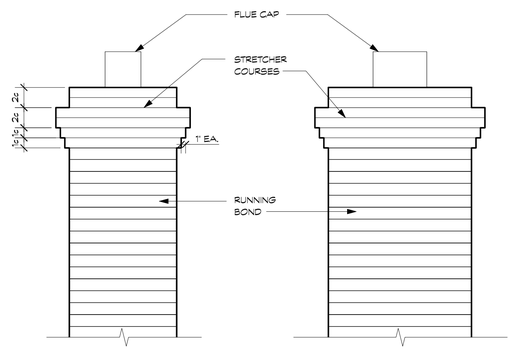


1 REAR ELEVATION
Scale: 1/4" = 1'-0"

2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



PROFILE A
EXISTING FRONT CHIMNEY CAP



PROFILE B
EXISTING REAR (SERVICE) CHIMNEY CAP

PROFILE C
NEW PROPOSED CHIMNEY CAP

3 CHIMNEY CAP DETAILS
Scale: 3/4" = 1'-0"

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4/28/25	PERMIT SET
6/6/25	PERMIT RESPONSE #1 1
6/18/25	PERMIT RESPONSE #2 2

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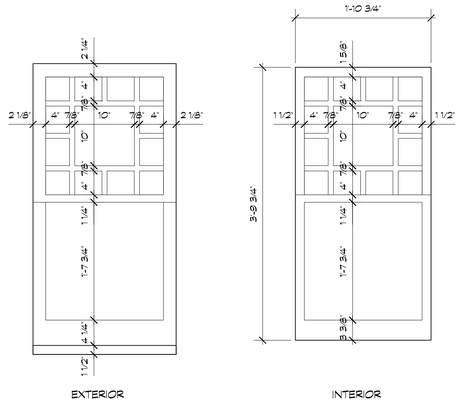
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

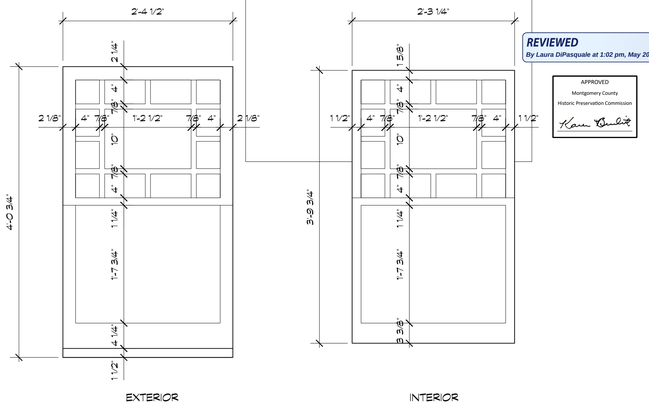
28 APRIL 2025 - PERMIT SET

ELEVATIONS

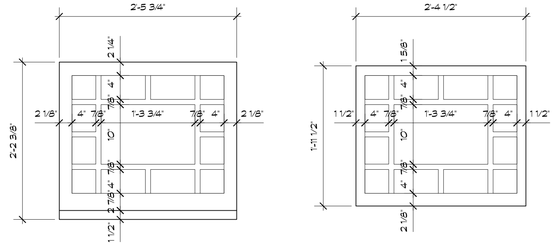
A201



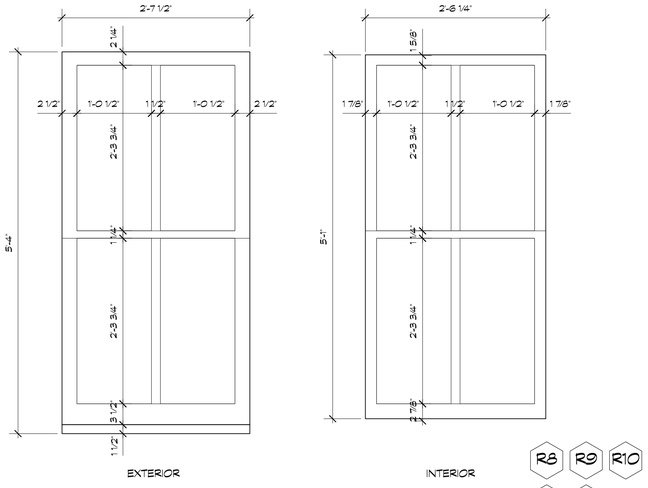
1 FRONT GABLE WINDOW - TYPE 1 — R2 R3
Scale: 1" = 1'-0"



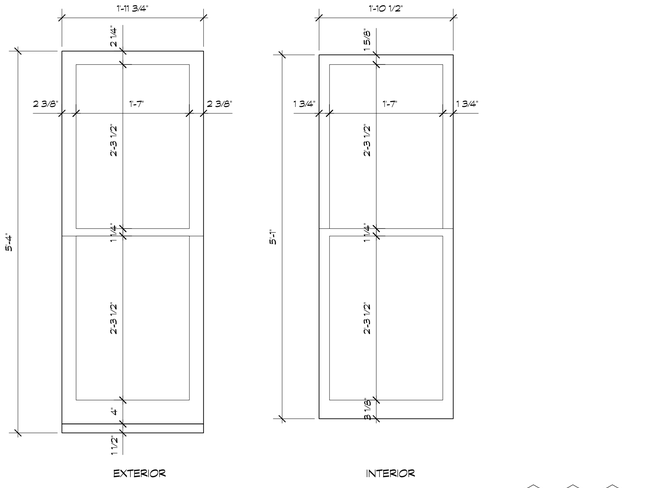
2 WEST GABLE WINDOW - TYPE 2 — R1
Scale: 1" = 1'-0"



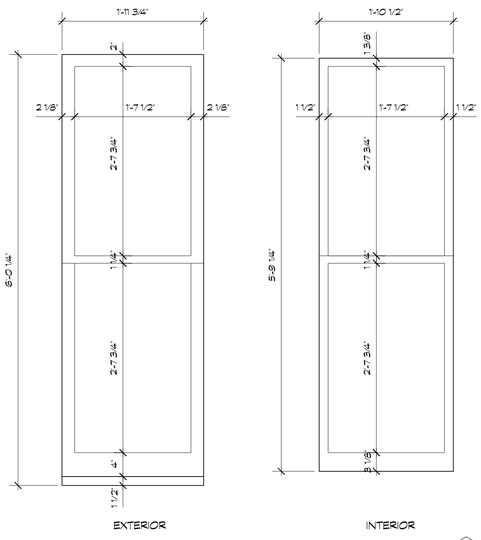
3 EAST GABLE WINDOW - TYPE 3 — R4 R5
Scale: 1" = 1'-0"



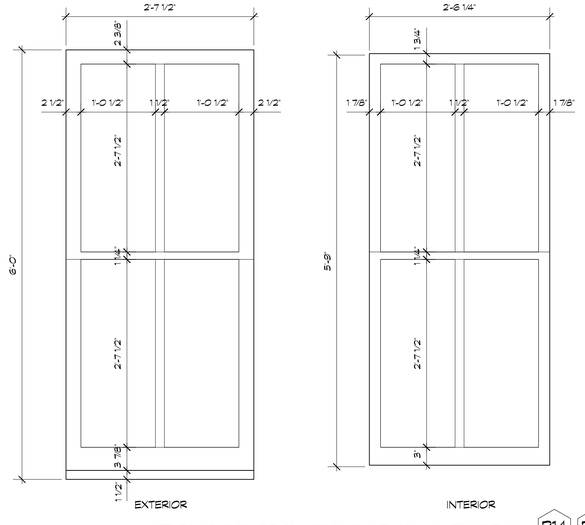
4 TYPICAL 2ND FLOOR WINDOW - TYPE 4 — R8 R9 R10 R11 R12
Scale: 1" = 1'-0"



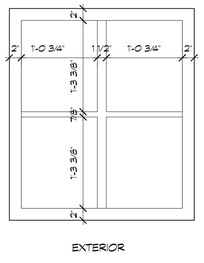
5 STAIR & SIDE BEDROOM WINDOW - TYPE 5 — R6 R7 R13
Scale: 1" = 1'-0"



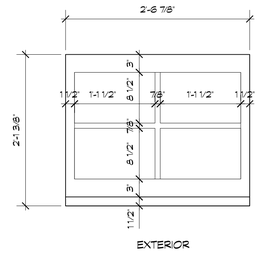
6 DINING BAY WINDOW - TYPE 6 — R16 R17 R18
Scale: 1" = 1'-0"



7 1ST FLOOR FRONT WINDOW - TYPE 7 — R14 R15
Scale: 1" = 1'-0"



8 BASEMENT WINDOW - TYPE 8 — R21 R22
Scale: 1" = 1'-0"



9 BASEMENT WINDOW - TYPE 9 — R23
Scale: 1" = 1'-0"

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

BENNETT FRANK McCARTHY
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4/28/25	PERMIT SET

DS

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ARCHITECT 15218 STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

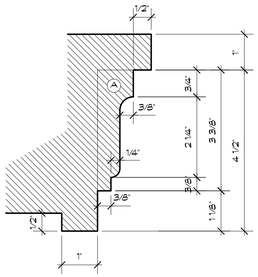
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

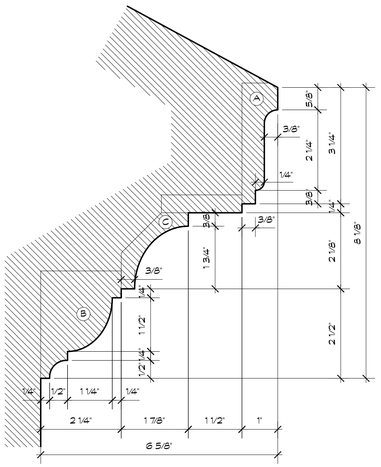
28 APRIL 2025 - PERMIT SET

EXISTING WINDOW PROFILES

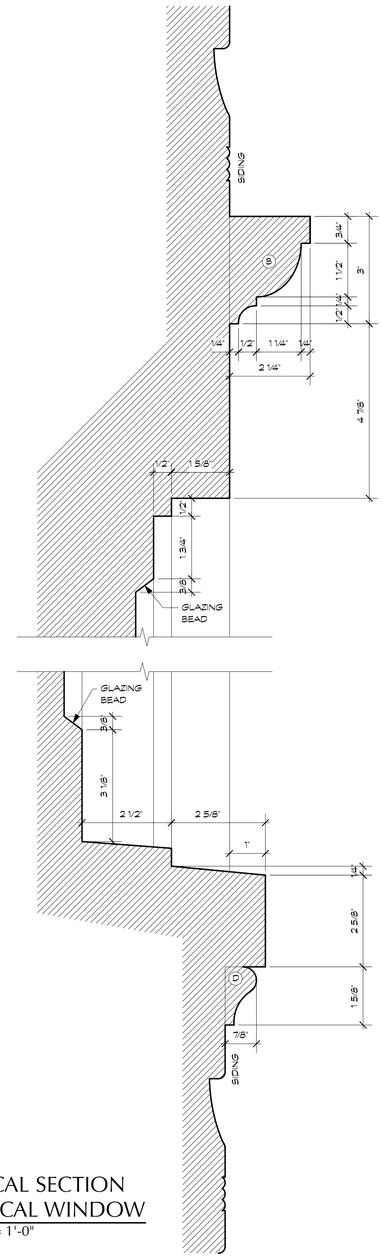
A202



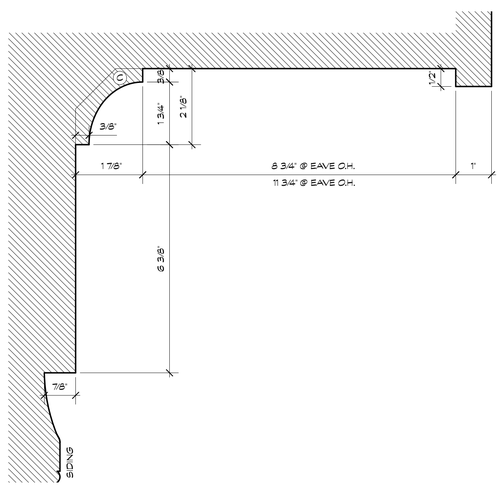
1 MAIN EAVE PROFILE
Scale: 6" = 1'-0"



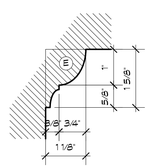
2 DINING BAY EAVE PROFILE
Scale: 6" = 1'-0"



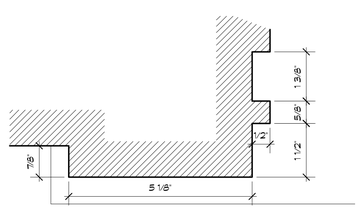
VERTICAL SECTION
@ TYPICAL WINDOW
5 Scale: 6" = 1'-0"



3 TYPICAL FRIEZE / SUBRAKE PROFILE
Scale: 6" = 1'-0"



4 PORCH CEILING OGEE PROFILE
Scale: 6" = 1'-0"



HORIZONTAL SECTION
@ TYPICAL WINDOW
6 Scale: 6" = 1'-0"

BENNETT FRANK McCARTHY
architects, inc.
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(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET

DS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

ARCHITECT 15218 DREW S. FRANKLIN STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

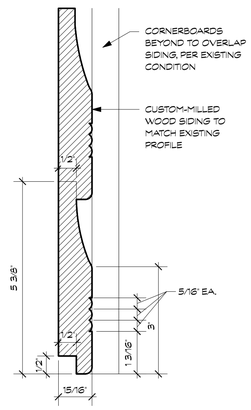
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

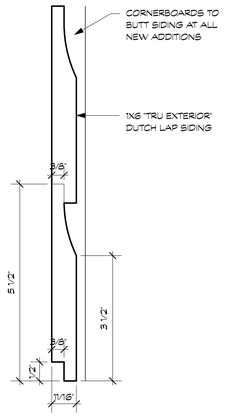
EXTERIOR TRIM PROFILES

A203

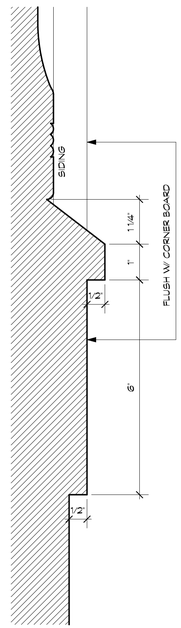


WOOD REPLACEMENT
SIDING AT HISTORIC MASSING

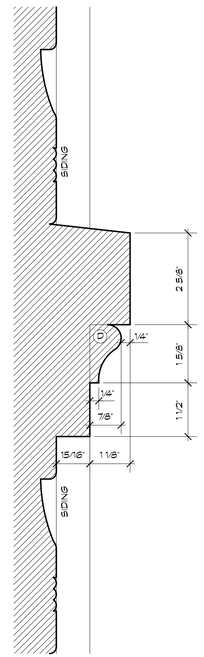
1 SIDING PROFILE DETAIL - REPLACEMENT
Scale: 6" = 1'-0"



2 SIDING PROFILE DETAIL - ADDITION
Scale: 6" = 1'-0"

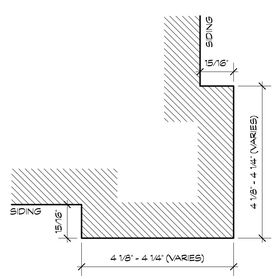


3 SKIRT BOARD PROFILE
Scale: 6" = 1'-0"

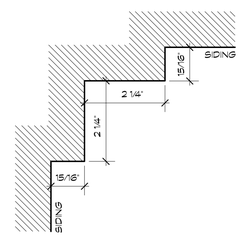


BELT TRIM PROFILE
@ EXISTING BAY

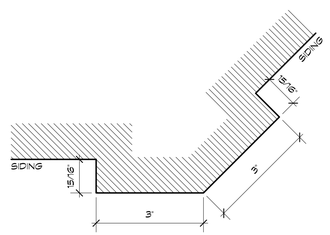
4
Scale: 6" = 1'-0"



OUTSIDE CORNER



INSIDE CORNER



DINING ROOM BAY CORNER

5 CORNER BOARD PROFILES
Scale: 6" = 1'-0"

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4/28/25	PERMIT SET

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ARCHITECT 15218 STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

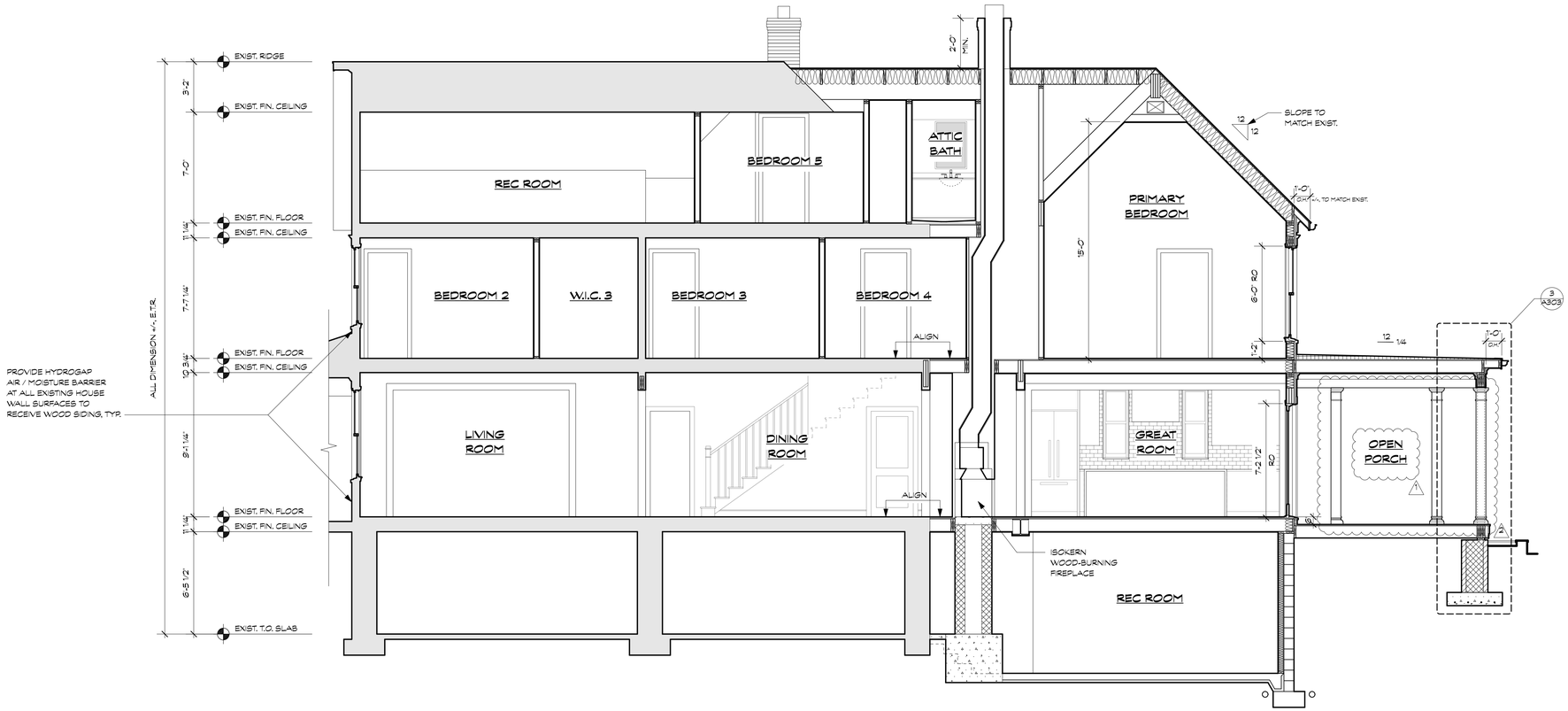
28 APRIL 2025 - PERMIT SET

EXTERIOR TRIM PROFILES

A204

REVIEWED
By Laura DiPasquale at 4:00 pm, Jun 24, 2025

APPROVED
Montgomery County
Historic Preservation Commission



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

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DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET
6/6/25	PERMIT RESPONSE #1
6/18/25	PERMIT RESPONSE #2

DS

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LICENSE #: 15218
EXPIRATION DATE: 10/31/2025

WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

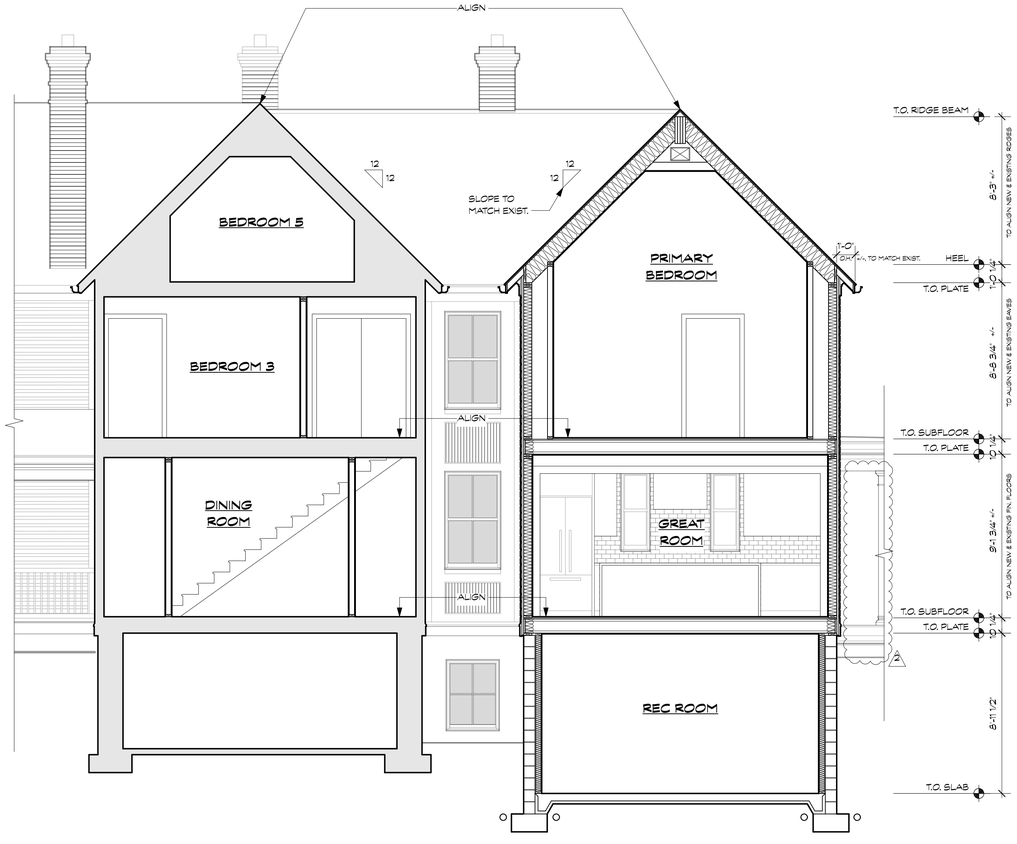
28 APRIL 2025 - PERMIT SET

BUILDING SECTIONS

A300

REVIEWED
By Laura DiPasquale at 4:00 pm, Jun 24, 2025

APPROVED
Montgomery County
Historic Preservation Commission



1 BUILDING SECTION
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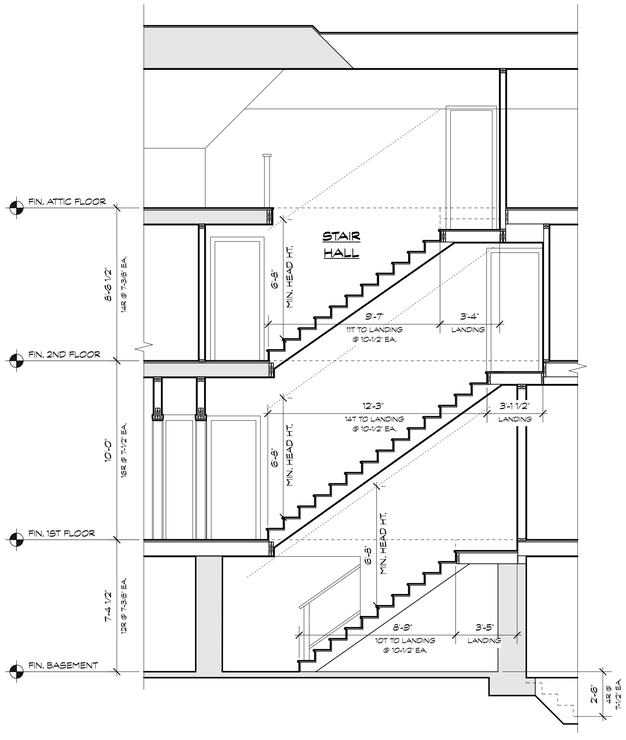
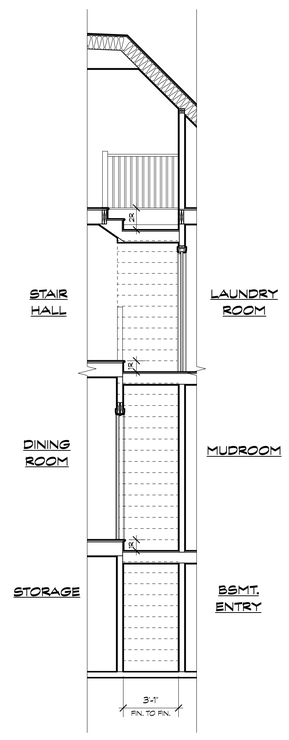


2 BUILDING SECTION
Scale: 1/4" = 1'-0"



3 BUILDING SECTION
Scale: 1/4" = 1'-0"

EXISTING TO REMAIN

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DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET
6/18/25	PERMIT RESPONSE #2 (2)

DS

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ARCHITECT 15218 DAVID S. RUSSELL STATE OF MARYLAND

LICENSE #: 15218
EXPIRATION DATE: 10/31/2025

WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

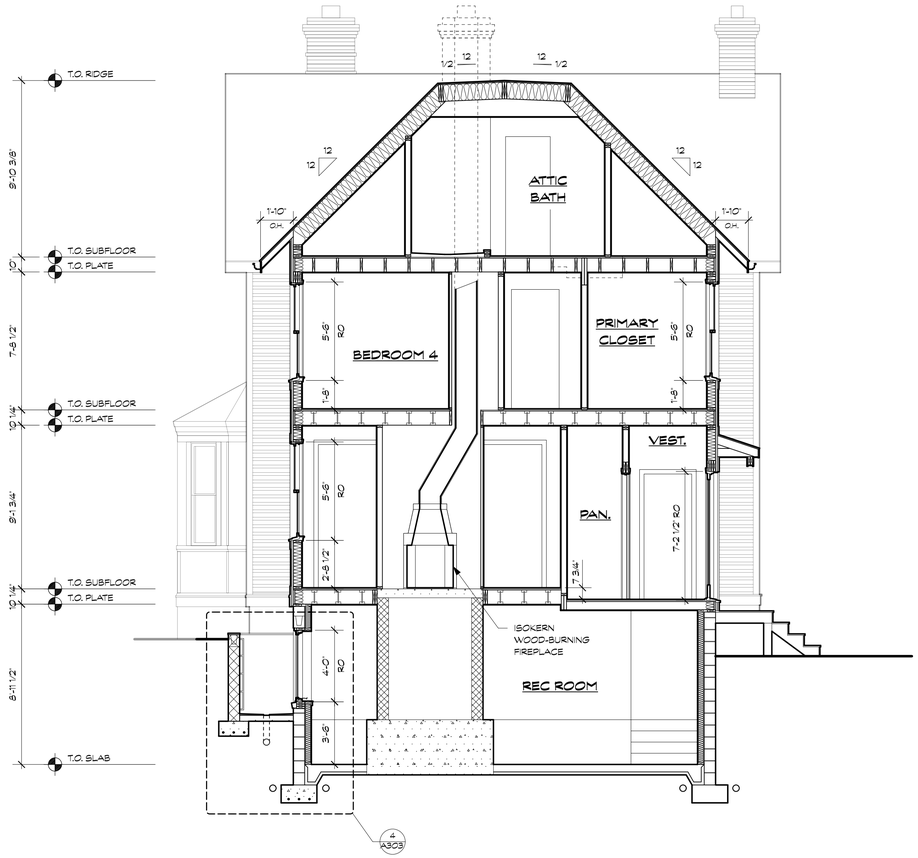
28 APRIL 2025 - PERMIT SET

WALL SECTIONS

A301

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission



1 BUILDING SECTION
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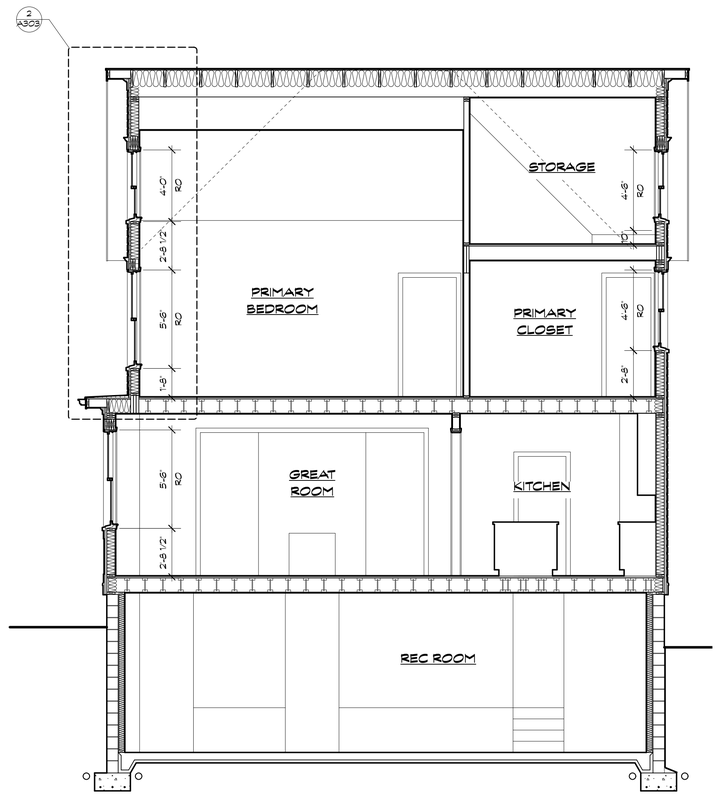

2 BUILDING SECTION
Scale: 1/4" = 1'-0"

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DATE	ISSUE - REMARKS
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4/28/25	PERMIT SET

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ARCHITECT 15218 STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

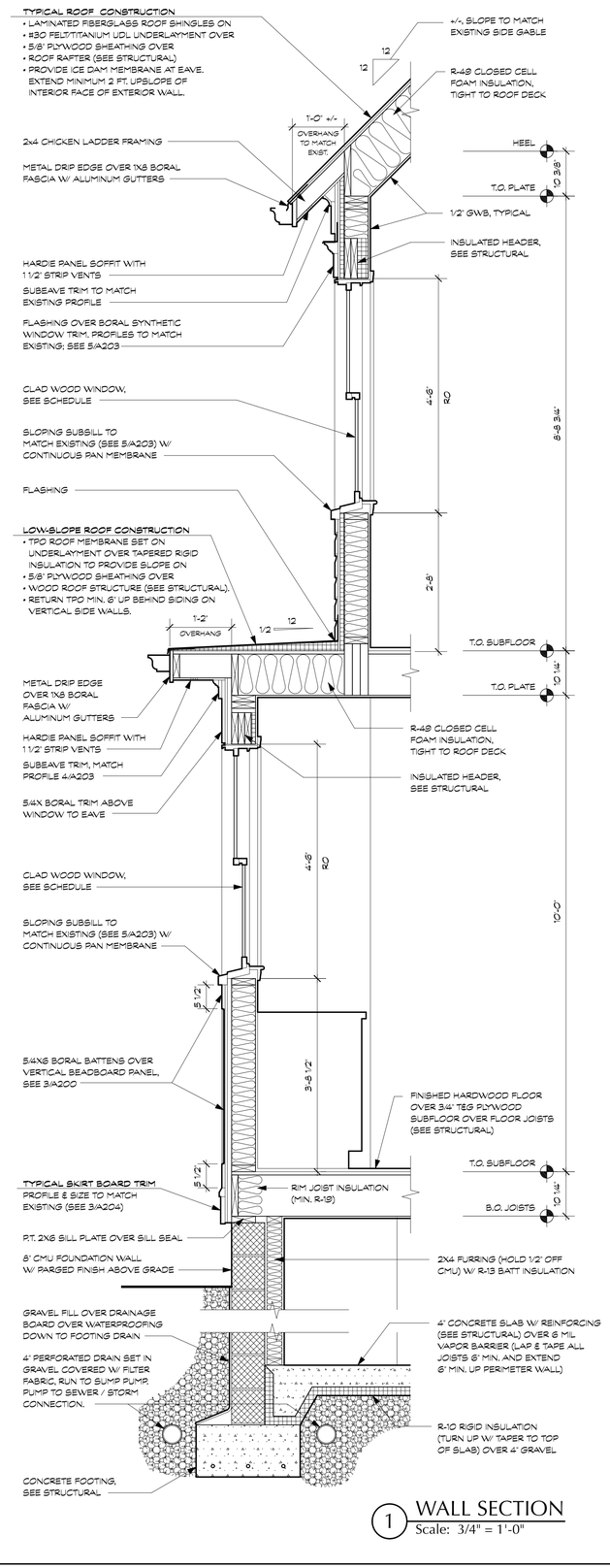
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

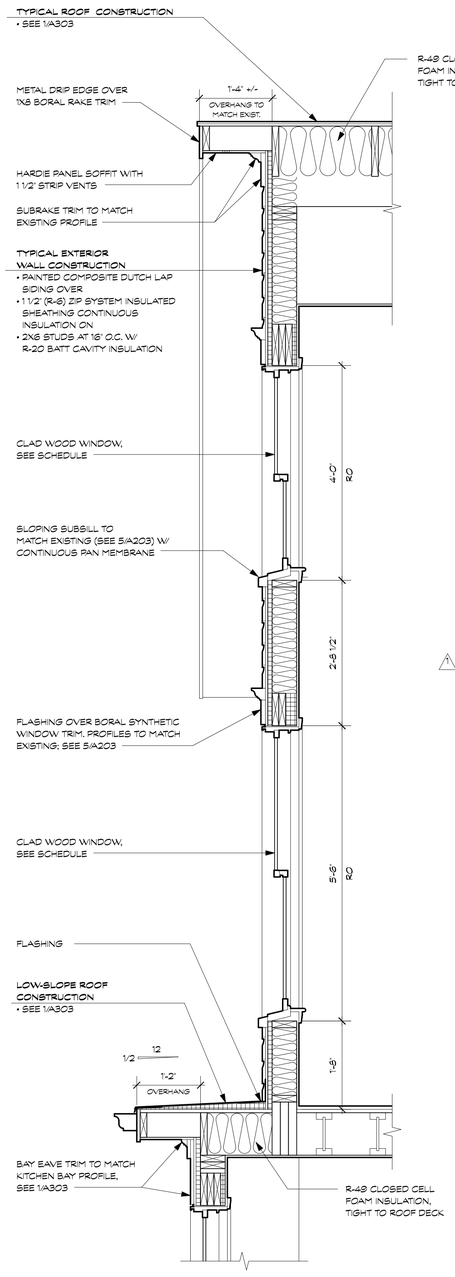
28 APRIL 2025 - PERMIT SET

WALL SECTIONS

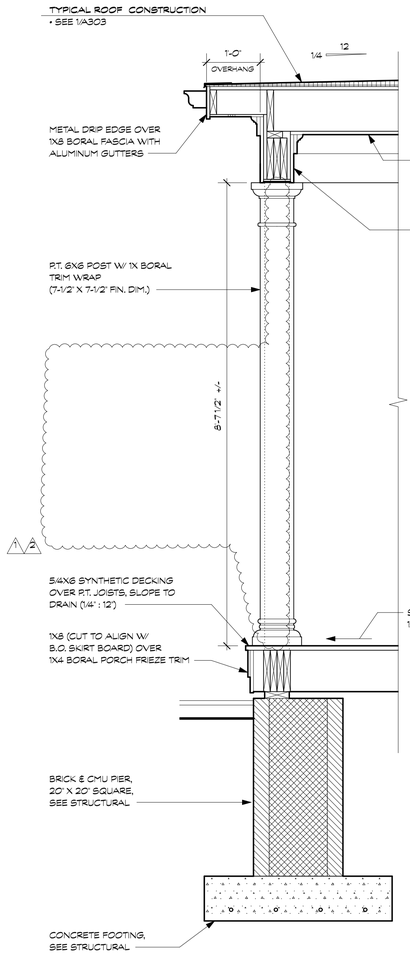
A302



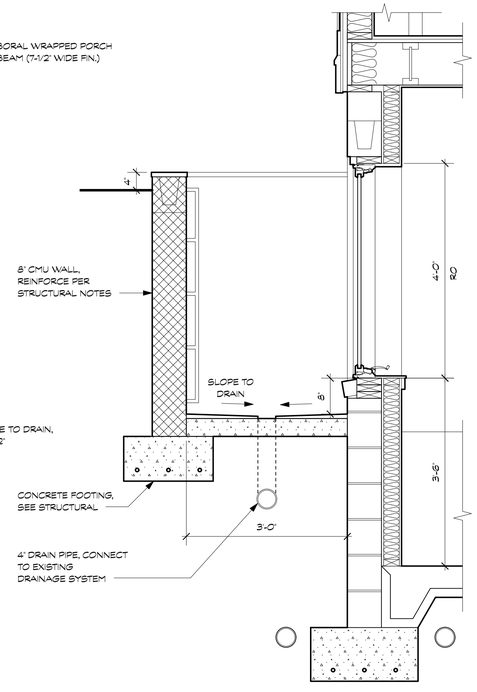
1 WALL SECTION
Scale: 3/4" = 1'-0"



2 WALL SECTION
Scale: 3/4" = 1'-0"



3 WALL SECTION
Scale: 3/4" = 1'-0"



4 WALL SECTION
Scale: 3/4" = 1'-0"

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4/28/25	PERMIT SET
6/6/25	PERMIT RESPONSE #1 (1)
6/18/25	PERMIT RESPONSE #2 (2)

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WILLIAMS LANE RENOVATION

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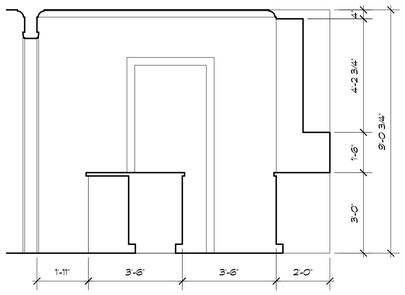
Project # 2462

28 APRIL 2025 - PERMIT SET

WALL SECTIONS

A303



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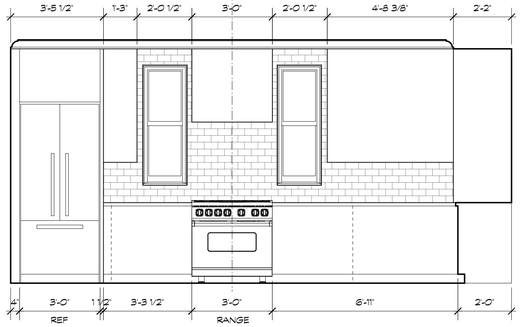

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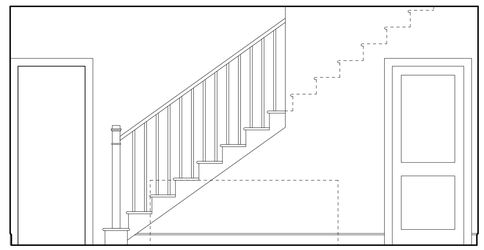
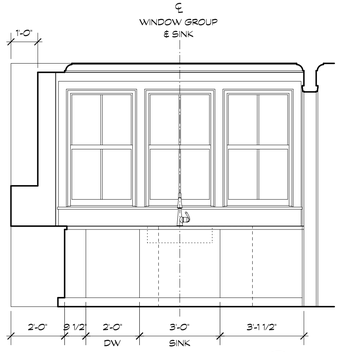
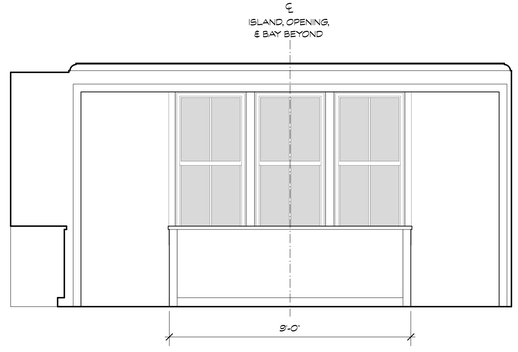


E

2 DINING ROOM ELEVATION
Scale: 3/8" = 1'-0"

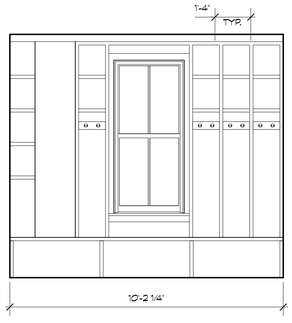


C



D

1 KITCHEN ELEVATIONS
Scale: 3/8" = 1'-0"



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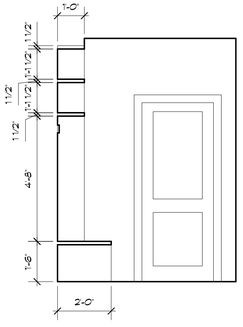
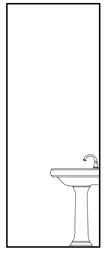


G

3 MUDROOM ELEVATIONS
Scale: 3/8" = 1'-0"



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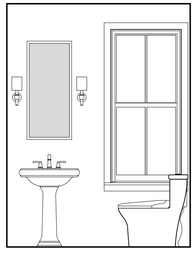

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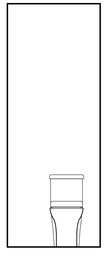

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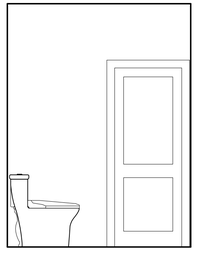

K

4 POWDER ROOM ELEVATIONS
Scale: 3/8" = 1'-0"

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ARCHITECT 15218 ANDREW B. McCARTHY STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

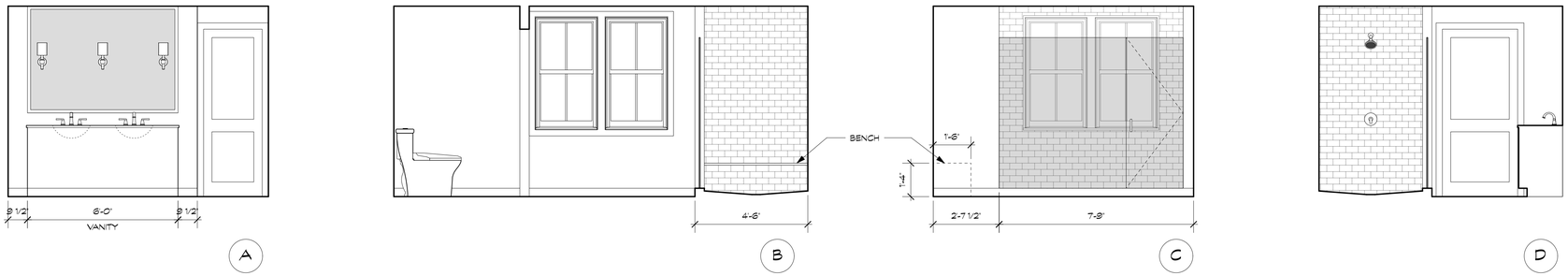
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

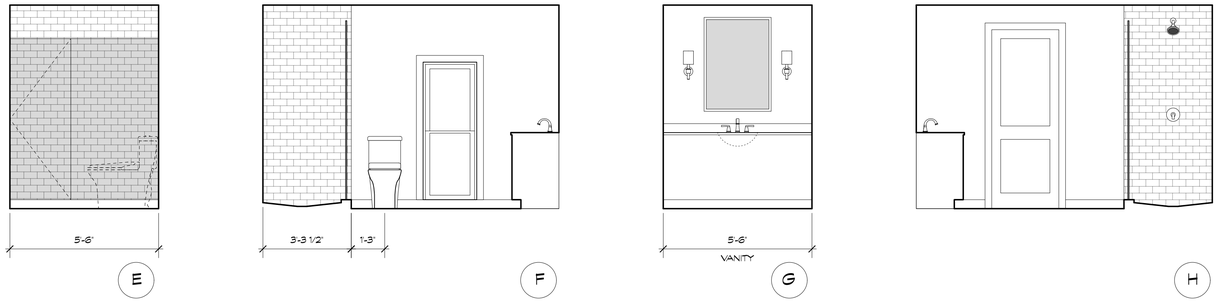
28 APRIL 2025 - PERMIT SET

INTERIOR ELEVATIONS

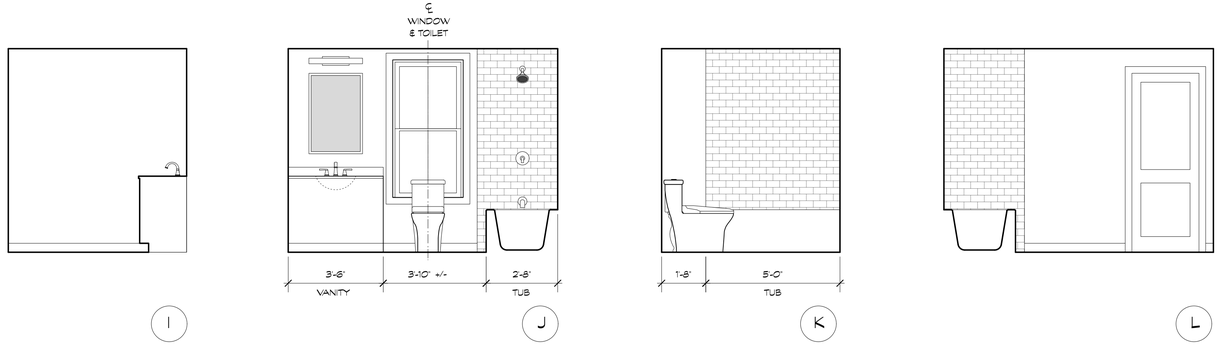
A400



1 PRIMARY BATH ELEVATIONS
Scale: 3/8" = 1'-0"



2 BATH 2 ELEVATIONS
Scale: 3/8" = 1'-0"



3 BATH 3 ELEVATIONS
Scale: 3/8" = 1'-0"

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a r c h i t e c t s, i n c.
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DATE	ISSUE - REMARKS
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4/28/25	PERMIT SET

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EXPIRATION DATE: 10/31/2025

ARCHITECT 15218 ANDREW S. BURR STATE OF MARYLAND

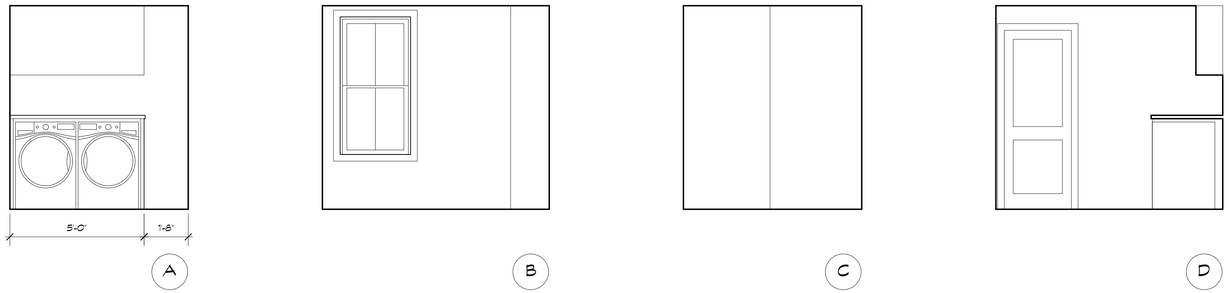
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

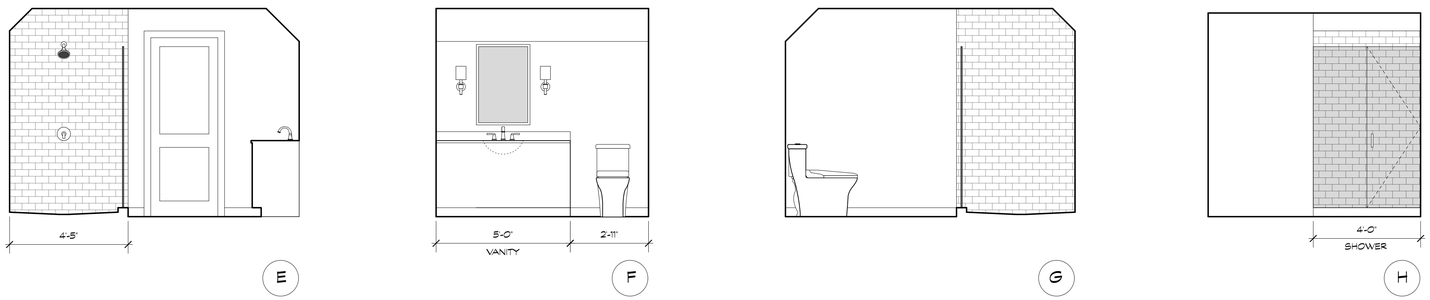
28 APRIL 2025 - PERMIT SET

INTERIOR ELEVATIONS

A401



1 LAUNDRY ROOM ELEVATIONS
Scale: 3/8" = 1'-0"



2 ATTIC BATH ELEVATIONS
Scale: 3/8" = 1'-0"

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4/28/25	PERMIT SET

DS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

ARCHITECT 15218 MATTHEW S. BAUM STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

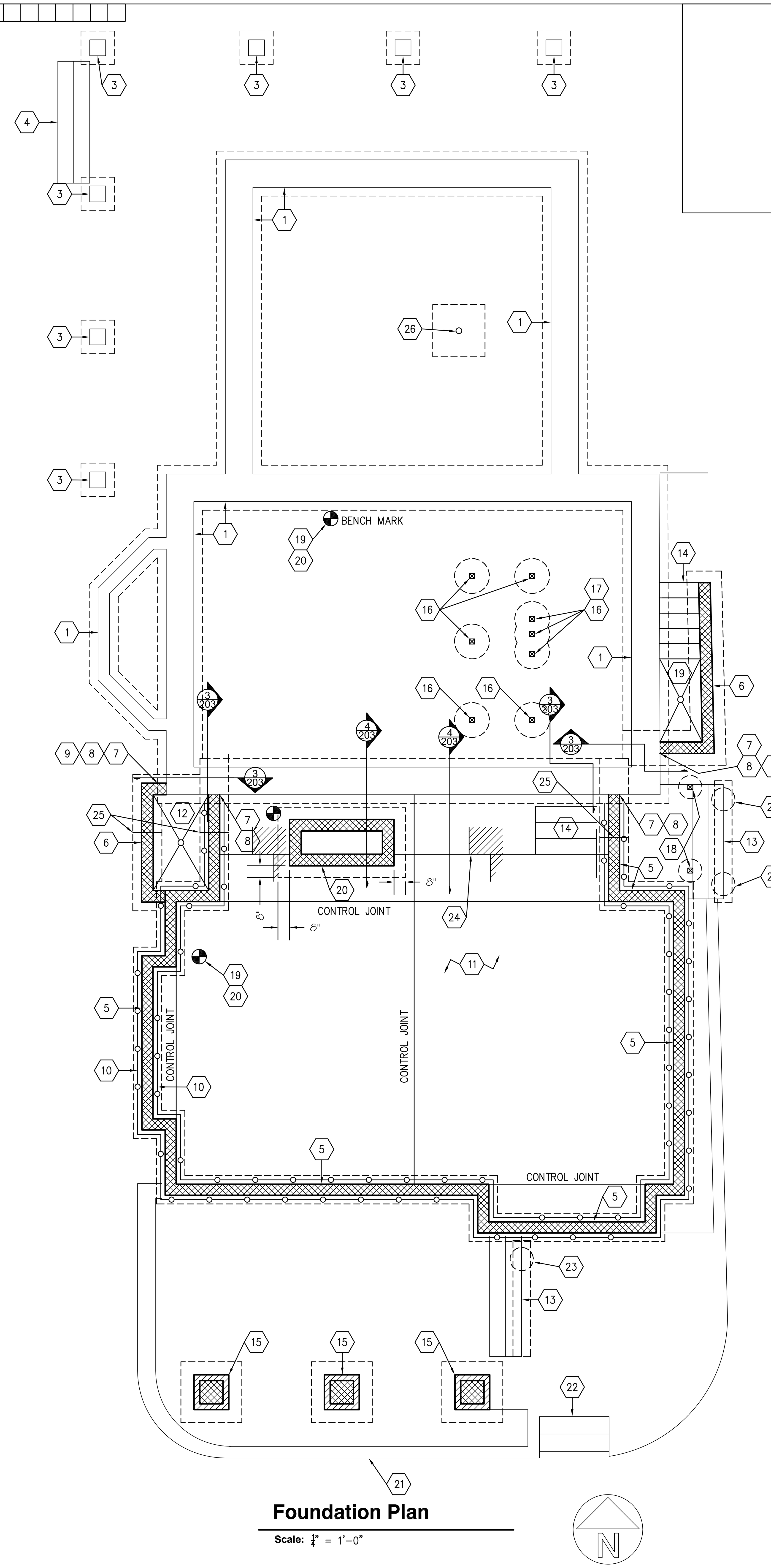
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

INTERIOR ELEVATIONS

A401



Foundation Plan

Scale: $\frac{1}{4}$" = 1'-0"

1. EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY $\frac{3}{8}$" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
2. NOT USED.
3. EXISTING PIER AND FOOTING.
4. EXISTING STAIRS UNCHANGED.
5. 8" CMU WALL PLACED ON A 24X10 FOOTING WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 8" O.C. FILL ALL CELLS SOLID IN THE WALL. PROVIDE #4 BAR DOWELS BETWEEN THE WALL AND THE FOOTING AT 48" O.C.
6. 8" CMU WINDOW WELL WALL OR AREAWAY WALL WITH AN 8" BOND BEAM ON THE TOP OF THE WALL. REINFORCE THE WALL WITH #4 BARS AT 16" O.C. AND REINFORCE THE BOND BEAM WITH (2)#4 BARS. FILL ALL CELLS SOLID IN THE WALL. PLACE THE WALL ON A 24X10 CONCRETE FOOTING REINFORCED WITH (3)#4 BARS. PLACE #4 BAR DOWELS BETWEEN THE WALL AND THE FOOTING AT 16" O.C.
7. PLACE THE NEW FOOTING BELOW THE EXISTING FOOTING PER THE STRUCTURAL DETAIL.
8. ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.
9. DOWEL THE BOND BEAM REBAR INTO THE EXISTING FOUNDATION WALL WITH SIMPSON SET-XP EPOXY AND 3" EMBEDMENT.
10. 4"ø PERFORATED DRAIN WRAPPED WITH FILTER FABRIC. PLACE THE EXTERIOR DRAIN IN GRAVEL COVERED WITH FILTER FABRIC. FIELD DETERMINE THE DISCHARGE OF THE DRAIN.
11. 4" CONCRETE SLAB ON A 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL PLACED ON STABLE SOIL. REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS BELOW THE SLAB.
12. 4" CONCRETE SLAB ON 4" GRAVEL PLACED ON STABLE SOIL. REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. SLOPE THE SLAB TO A DRAIN IN THE CENTER OF THE WINDOW WELL. PLACE A CONTROL JOINT ON EACH VALLEY OF THE SLOPE IN THE LANDING.
13. PLACE THE STAIRS ON A 12" WIDE BY 30" DEEP CONCRETE FOOTING PER THE TYPICAL DETAIL.
14. NEW SLAB ON GRADE STAIRS PER THE TYPICAL DETAIL. PROVIDE A 4" WIDE CONCRETE CURB ON THE SIDE OF THE STAIRS WHEN NEEDED. WHEN APPLICABLE, DOWEL THE SLAB REBAR INTO THE ADJACENT FOUNDATION WALLS WITH SIMPSON SET-XP EPOXY AND 3" EMBEDMENT.
15. NEW BONDED BRICK AND BLOCK PIER. FILL ALL CELLS SOLID IN THE CMU PORTION OF THE PIER. BOND THE BRICK TO THE CMU WITH METAL TIES AT 12" O.C. IN EACH DIRECTION AND BY FILLING THE VERTICAL JOINT BETWEEN THE BRICK AND BLOCK WITH MORTAR. PLACE THE PIER ON A 42"X42"X10" FOOTING REINFORCED WITH (4)#4 BARS IN EACH DIRECTION.
16. 4X4 PSL POST UP ON A 24"øX10" THICK FOOTING. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
17. COMBINE THE FOOTING AS NEEDED.
18. PT4X4 POST UP ON A 16"ø CONCRETE FOOTING. THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE ADJACENT WALL FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
19. 4" CONCRETE SLAB ON 4" GRAVEL PLACED ON STABLE SOIL. REINFORCE THE SLAB WITH #3 BARS AT 15" O.C. IN EACH DIRECTION. DOWEL THE REBAR INTO THE NEW OR EXISTING FOUNDATION WALLS WITH SIMPSON SET-XP EPOXY AND 3" EMBEDMENT. SLOPE THE SLAB TO A DRAIN IN THE CENTER OF THE WINDOW WELL. FIELD DETERMINE THE DISCHARGE OF THE DRAIN. PLACE A CONTROL JOINT ON EACH VALLEY OF THE SLOPE IN THE LANDING. PLACE THE SLAB ON 2" RIGID INSULATION TO PROVIDE FROST PROTECTION TO THE EXISTING FOOTING.
20. 8" CMU CHIMNEY PLACED ON A 10" MINIMUM THICKNESS FOOTING. REINFORCE THE FOOTING WITH #4 BARS AT 10" O.C. IN EACH DIRECTION PER THE STRUCTURAL DETAIL.
21. NEW GARDEN WALL DESIGNED BY OTHERS.
22. NEW LANDSCAPE STAIRS BY OTHERS.
23. PLACE A 16"ø FOOTING BELOW THE FOOTING FOR THE STAIRS. THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE ADJACENT WALL FOOTING.
24. STEP THE SLAB PER THE TYPICAL DETAIL.
25. FOOTING STEP PER THE TYPICAL DETAIL.
26. 3"ø SCHEDULE 40 LALLY COLUMN UP PLACED ON A 36"X36"X10" THICK FOOTING. REINFORCE THE FOOTING WITH (4)#4 BARS IN EACH DIRECTION.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF $\frac{1}{2}$"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET-XP". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
8. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
9. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
10. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. THE MORTAR, BRICKS AND BLOCKS SHALL MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
13. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
14. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
15. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
16. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
17. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
18. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
19. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
20. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
21. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF ENGINEERED JOISTS AS NEEDED FOR HANGERS, CONNECTORS, STRAPS OR NAILING MULTIPLE MEMBERS TOGETHER.
25. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.
26. LALLY COLUMNS SHALL BE BY THE TIGERBRAND JACK POST COMPANY. (ESR 1766).

BENNETT FRANK McCARTHY
architects, inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910-2755
www.bfmarch.com
(301-585-2222

DATE	ISSUE - REMARKS
**	**

STATE OF MARYLAND
ROBERT ANDREW WIXSON
25427
PROFESSIONAL ENGINEER
4/26/25

Professional Certification. I 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 No. 25427, Expiration Date: 7/17/26.

APAC ENGINEERING, Inc
8555 16th Street #200
Silver Spring, MD 20910

301-565-0543
301-563-9477 (fax)

Williams Lane Renovation

3806 Williams Lane - Chevy Chase, MD 20815

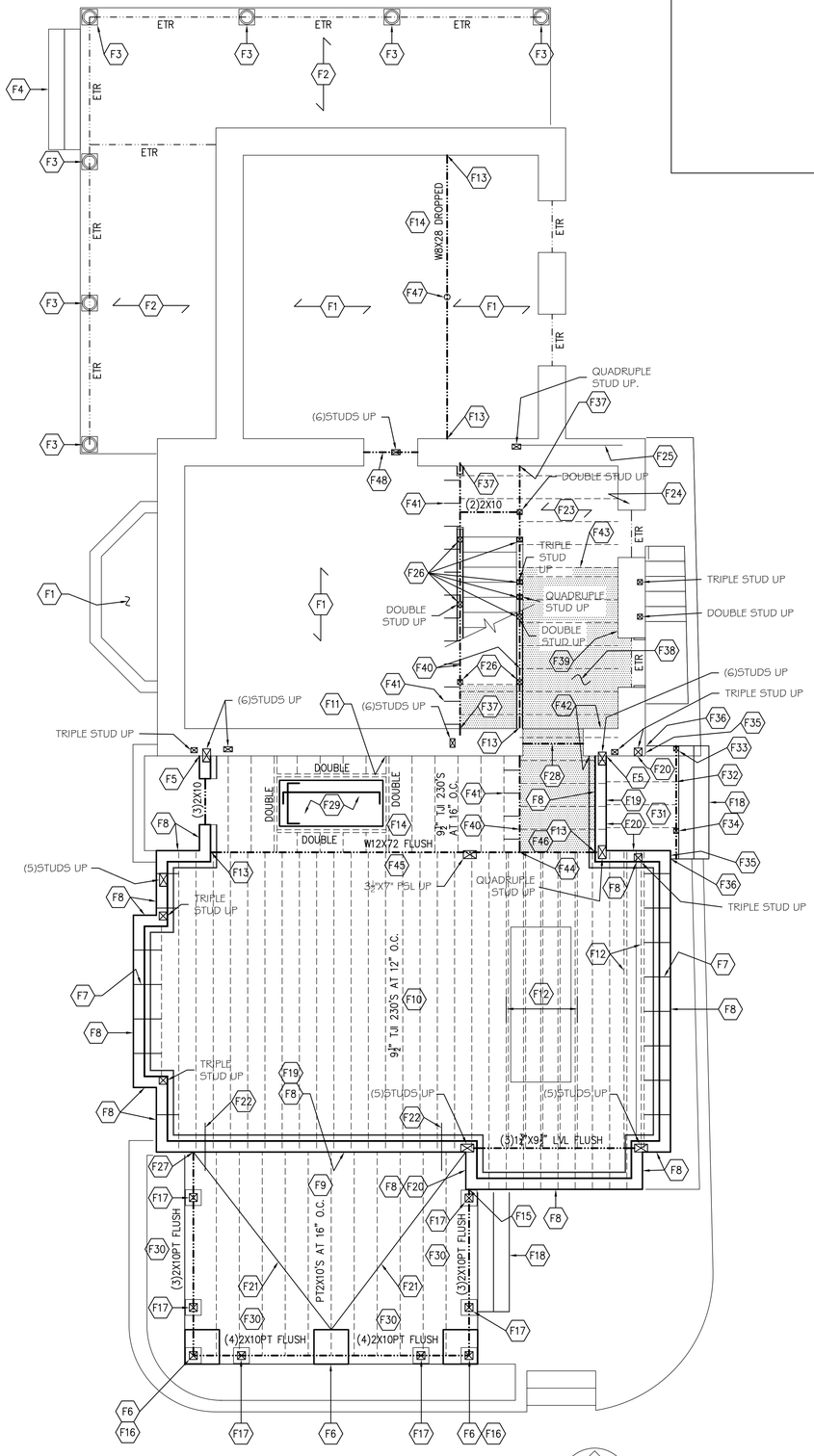
Project #2462

PERMIT SET

26 April 2025

FOUNDATION PLAN

S001



1st Floor Framing Plan

Scale: ¼" = 1'-0"

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

F1 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X12 OR A DOUBLE 2X10.

F2 EXISTING FRONT PORCH UNCHANGED.

F3 EXISTING PIER UNCHANGED.

F4 EXISTING STAIRS UNCHANGED.

F5 ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.

F6 NEW BONDED BRICK AND BLOCK PIER. FILL ALL CELLS SOLID IN THE CMU PORTION OF THE PIER. BOND THE BRICK TO THE CMU WITH METAL TIES AT 12" O.C. IN EACH DIRECTION AND BY FILLING THE VERTICAL JOINT BETWEEN THE BRICK AND BLOCK WITH MORTAR. ATTACH EACH BEAM TO THE PIER WITH A SIMPSON ABA66. NOTCH THE SIDES OF THE QUADRUPLE BEAMS AS NEEDED TO FIT IN THE CONNECTOR. PLACE PRESSURE TREATED PLYWOOD BETWEEN THE TRIPLE BEAM AND THE CONNECTOR AS NEEDED TO FILL IN THE GAPS BETWEEN THE TWO.

F7 PLACE SOLID BLOCKING AT 24" O.C. IN THE 1ST BAY BETWEEN THE RIM BOARD AND THE 1ST JOIST.

F8 PLACE A PT2X6 SILL PLATE ON TOP OF THE FOUNDATION WALL. ATTACH THE SILL PLATE TO THE WALL WITH ½"ø ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT. EACH SILL PLATE SHALL HAVE A MINIMUM OF TWO BOLTS.

F9 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN.

F10 PLACE BLOCKING BETWEEN THE JOISTS AT THE ⅓ POINTS OF THE SPAN.

F11 9¼" LVL LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO THE EXISTING RIM BOARD WITH (2)LEDGERLOK SCREWS AT 16" O.C. OR TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IUS HANGER.

F12 PLACE NEW DOUBLE JOISTS BELOW THE KITCHEN ISLAND OR COUNTERS THAT ARE PARALLEL TO THE JOISTS.

F13 POCKET THE BEAM IN THE WALL PER THE TYPICAL DETAIL.

F14 PLACE THE BEAM BELOW THE NEW LOAD BEARING WALL ABOVE.

F15 ATTACH BEAM TO THE RIM BOARD AND FOUNDATION WALL WITH A SIMPSON HUC CONCEALED FLANGE HANGER. USE THE MASONRY OPTION FOR THE HANGER WHEN APPLICABLE. PLACE FLASHING AROUND THE CONNECTION PER THE ARCHITECTURAL DRAWINGS.

F16 PT6X6 POST UP. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.

F17 PT6X6 POST UP. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM. NOTCH THE SIDES OF THE BEAM AS NEEDED TO PLACE THE CONNECTORS.

F18 FRAME THE STAIRS PER THE TYPICAL DETAIL.

F19 PT2X LEDGER. ATTACH THE LEDGER TO THE RIM BOARD WITH ½"ø THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. THE LEDGER SHALL MATCH THE SIZE OF THE JOISTS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

F20 PT2X CLEAT. ATTACH THE CLEAT TO THE RIM BOARD WITH TWO LEDGERLOK SCREWS AT 16" O.C. THE CLEAT SHALL MATCH THE SIZE OF THE JOISTS. PLACE FLASHING OVER THE CLEAT PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

F21 PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)#8 SCREWS.

F22 SIMPSON DTT2Z TENSION ANCHOR.

F23 REMOVE THE EXISTING HEADERS IN THE FLOOR FRAMING AND RE FRAME THE FLOOR AT THE STAIRS WITH 2X10'S AT 16" O.C. PLACE FURRING STRIPS ON THE BOTTOM OF THE JOISTS AS NEEDED TO PLACE THE CEILING.

F24 PLACE A 2X10 LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO EACH STUD WITH (3)LEDGERLOK SCREWS AND TO THE EXISTING SILL PLATE WITH LEDGERLOK SCREWS AT 8" O.C. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

F25 PLACE A RIPPED 2X CLEAT FOR THE FLOOR DECKING AND THE CEILING. RIP THE CLEAT TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. ATTACH THE CLEAT TO EACH STUD WITH (2)#10 SCREWS.

F26 4X4 PSL POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM.

F27 ATTACH THE BEAM TO THE LEDGER WITH A SIMPSON HUC CONCEALED FLANGE HANGER.

F28 FLUSH TRIPLE 2X6 HEADER. POCKET THE HEADER IN THE EXISTING WALL ON EACH SIDE OF THE OPENING WITH 3" BEARING. PLACE ROOF PAPER BETWEEN THE EXISTING WALL AND THE HEADER. FILL HOLLOW CELLS SOLID IN THE EXISTING WALL BELOW THE HEADER.

F29 6" CONCRETE HEARTH. REINFORCE THE HEARTH WITH #4 BARS AT 12" O.C. IN EACH DIRECTION. BEND EACH REBAR INTO THE CMU WALLS OF THE CHIMNEY WHEN APPLICABLE.

F30 PAD THE BEAM WITH BLOCKING AS NEEDED TO FORM THE EDGE OF THE DECK. ATTACH THE BLOCKING TO THE BEAM WITH ½"ø BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED.

F31 FRAME THE DECK WITH PT2X8'S AT 16" O.C.

F32 FLUSH DOUBLE 2X8 BEAM.

F33 PT4X4 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.

F34 PT4X4 POST DOWN. ATTACH THE BEAM TO THE POST WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM.

F35 PLACE A PT2X8 CLEAT AT THE EDGE OF THE DECK. PLACE FLASHING OVER THE CLEAT PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS. ATTACH THE CLEAT TO THE RIM BOARD WITH (4)LEDGERLOK SCREWS.

F36 ATTACH THE RIM JOIST TO THE NEW OR EXISTING WALL WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE FLASHING OVER THE CONNECTION.

F37 SET THE BEAM ON THE EXISTING SILL PLATE. NOTCH THE BOTTOM OF THE BEAM OR PLACE CDX PLYWOOD SHIMS BETWEEN THE BOTTOM OF BEAM AND THE SILL PLATE ON AN AS NEEDED BASIS.

F38 FRAME THE VESTIBULE AND MUD ROOM WITH 2X6 JOISTS AT 16" O.C. LOW TO ALLOW FOR THE RISER BETWEEN THAT SPACE AND THE REST OF THE 1ST FLOOR.

F39 PT2X6 LEDGER. ATTACH THE LEDGER TO THE EXISTING FOUNDATION WALL WITH (2)LEDGERLOK SCREWS AT 8" O.C. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

F40 FLUSH DOUBLE 1¾" LVL BEAM. RIP THE BEAM BEAM TO MATCH THE HEIGHT BETWEEN THE TOP OF THE HIGH JOISTS AND THE BOTTOM OF THE LOW JOISTS. NOTCH THE TOP OF THE BEAM AT THE STAIRS ON AN AS NEEDED BASIS. THE MINIMUM DEPTH OF THE BEAM AT THE LOWER FRAMING SHALL BE 5½". NOTCH THE BOTTOM OF THE BEAM BELOW THE LOW FRAMING. THE MINIMUM DEPTH OF THE BEAM BEYOND THE LOW FRAMING IS 9¼"

F41 PLACE BLOCKING BETWEEN THE BEAM AND THE 1ST ADJACENT JOIST AT 16" O.C.

F42 PLACE A PT2X6 CLEAT ON THE EXISTING FOUNDATION WALL. ATTACH THE CLEAT TO THE WALL WITH (2)¼" SIMPSON TITEN SCREWS TOP AND (2)¼"ø SIMPSON TITEN SCREWS BOTTOM.

F43 PLACE A DOUBLE HIGH JOIST AND A LOW JOIST AT THE STEP IN THE FLOOR. PLACE ½" PLYWOOD BETWEEN THE DOUBLE HIGH JOIST SO THAT IT ALIGNS WITH THE STUDS OF THE SHEAR WALL ABOVE. ATTACH THE JOISTS TOGETHER WITH #10 SCREWS AT 3" O.C.

F44 HANG THE LVL BEAM FROM THE STEEL BEAM WITH A SIMPSON HU HANGER. NOTCH THE BOTTOM OF THE LVL BEAM AS NEEDED TO FIT IN THE CONNECTOR.

F45 ATTACH THE SHEAR WALL ABOVE TO THE THE STEEL BEAM PER THE TYPICAL DETAIL.

F46 STEP THE TOP OF THE FOUNDATION WALL AT THE STEEL BEAM.

F47 3"ø SCHEDULE 40 LALLY COLUMN DOWN.

F48 FLUSH TRIPLE 1¾" LVL HEADER. RIP THE HEADER TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET-XP". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
8. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
9. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
10. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. THE MORTAR, BRICKS AND BLOCKS SHALL MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
13. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
14. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
15. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
16. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
17. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
18. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
19. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
20. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
21. TYPICAL FLUTCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLUTCH BEAM AND THE HANGER.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF ENGINEERED JOISTS AS NEEDED FOR HANGERS, CONNECTORS, STRAPS OR NAILING MULTIPLE MEMBERS TOGETHER.
25. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.
26. LALLY COLUMNS SHALL BE BY THE TIGERBRAND JACK POST COMPANY. (ESR 1766).

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Silver Spring, MD 20910
301-565-0543
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BENNETT FRANK McCARTHY
architects, inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910-2755
www.bfmarch.com
(301-585-2222

DATE	ISSUE - REMARKS
**	**

STATE OF MARYLAND
SCOTT ANDREW FRANK
25427
PROFESSIONAL ENGINEER
4/21/25

Professional Certification. I 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 No. 25427, Expiration Date: 7/17/26.

Williams Lane Renovation

3806 Williams Lane - Chevy Chase, MD 20815

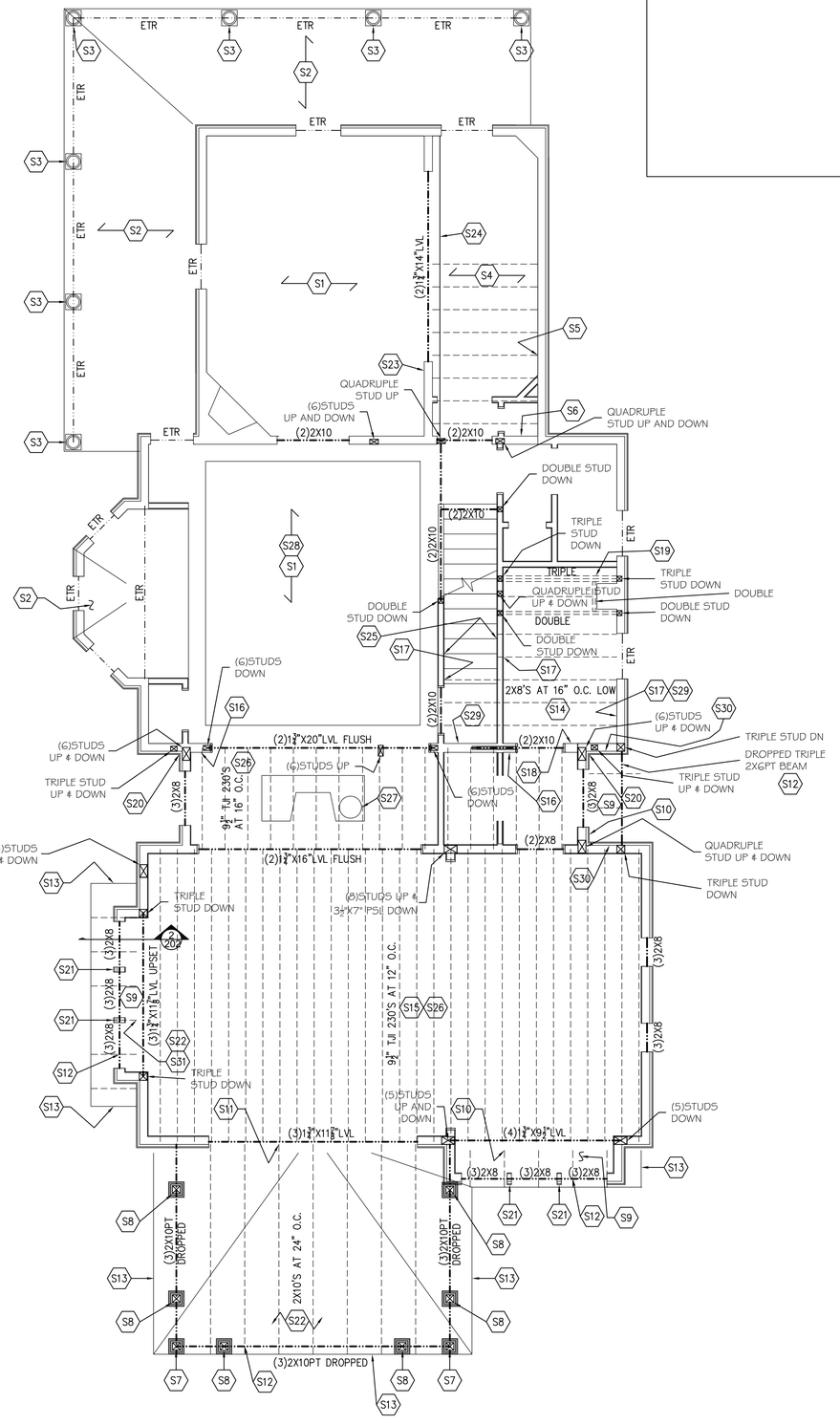
Project #2462

PERMIT SET

26 April 2025

1ST FLOOR FRAMING PLAN

S002



2nd Floor Framing Plan

Scale: ¼" = 1'–0"

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

S1 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X12 OR A DOUBLE 2X10.

S2 EXISTING ROOF FRAMING UNCHANGED.

S3 EXISTING POST.

S4 REMOVE THE EXISTING HEADERS IN THE FLOOR FRAMING AND SISTER EACH EXISTING JOIST WITH A 2X10 TO INFILL THE STAIRS. PLACE FURRING STRIPS ON THE BOTTOM OF THE JOISTS AS NEEDED TO PLACE THE CEILING.

S5 PLACE A 2X10 LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO EACH STUD WITH (3)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

S6 PLACE A RIPPED 2X CLEAT FOR THE FLOOR DECKING AND THE CEILING. RIP THE CLEAT TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. ATTACH THE CLEAT TO EACH STUD WITH (2)#10 SCREWS.

S7 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.

S8 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.

S9 FRAME THE ROOF WITH 2X8 RAFTERS AND 2X8 CEILING JOISTS AT 24" O.C.

S10 2X8 LEDGER FOR THE ROOF. ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSSR HANGER.

S11 2X10 LEDGER FOR THE ROOF. ATTACH THE LEDGER TO THE RIM BOARD (2)LEDGERLOK SCREWS AT 12" O.C. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LUS HANGER.

S12 ATTACH EACH RAFTER THE BEAM OR WALL WITH A SIMPSON H2.5A HURRICANE TIE. WHEN APPLICABLE, HOLD THE TOP OF THE RAFTER UP AS NEEDED FOR INSULATION AND VENTILATION.

S13 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL OR RIM BEAM TO SUPPORT THE RAKE OR EAVE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 48" OF THE END WALL OR RIM BEAM. PLACE SOLID BLOCKING OR 2X LADDER FRAMING AT 24" O.C. AS NEEDED TO FORM THE RAKE OR EAVE.

S14 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID–POINT OF THE SPAN.

S15 PLACE SOLID BLOCKING BETWEEN THE JOISTS AT THE ⅓ POINTS OF THE SPAN.

S16 9½" LVL LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO THE EXISTING RIM BOARD WITH (2)LEDGERLOK SCREWS AT 16" O.C. OR TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IUS HANGER.

S17 2X8 LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

S18 2X8 CLEAT FOR THE FLOOR DECKING. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2)#10 SCREWS AT EACH STUD.

S19 EXTEND THE LOW FRAMING TO THE FRONT SIDE OF THE EXISTING CHIMNEY. OVERBUILD THE HIGHER FRAMING ON TOP OF THE NEW LOW FRAMING. SHIM THE EXISTING JOISTS TO THE NEW LOW FRAMING OR NOTCH THE HIGH JOISTS AND PLACE THEM ON THE LOW FRAMING.

S20 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH #10 SCREWS AT 6" O.C.

S21 PLACE A DOUBLE JACK STUD BETWEEN EACH WINDOW.

S22 MAKE THE ROOF SLOPE WITH BUILT UP RIGID INSULATION. ATTACH THE INSULATION TO THE ROOF DECKING WITH #10 SCREWS AT 12" O.C. IN EACH DIRECTION.

S23 VERIFY THAT THE EXISTING WALL CAN BE USED AS A LOAD BEARING WALL. THE WALL SHALL HAVE A MINIMUM OF 2X4 STUDS AT 16" O.C. WITH A DOUBLE TOP PLATE. IF THE WALL HAS A SINGLE TOP PLATE OR IF THE STUD SPACING IS GREATER THAN 16", PLACE A STUD BELOW EACH EXISTING JOIST.

S24 PLACE SOLID BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW LOAD BEARING WALL ABOVE.

S25 PLACE A LOAD BEARING WALL MADE WITH 2X4 STUDS AT 16" O.C. ON EACH SIDE OF THE STAIRS. PLACE A 2X RIM BOARD ON TOP OF THE WALL. RIP THE RIM BOARD TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS.

S26 PLACE FURRING STRIPS ON THE UNDERSIDE OF THE JOISTS AS NEEDED TO PLACE THE CEILING.

S27 PLACE THE FLUE BETWEEN THE JOISTS. ADJUST THE LOCATION OF THE JOISTS AS NEEDED TO MAINTAIN THE REQUIRED AIR GAP.

S28 PRIOR TO CONSTRUCTION, VERIFY THAT THE EXISTING JOISTS SPAN IN THE FRONT TO BACK DIRECTION. NOTIFY THE STRUCTURAL ENGINEER IF THEY SPAN IN THE SIDE TO SIDE DIRECTION.

S29 SISTER EACH STUD IN THE EXISTING WALL WITH A 2X4 AS NEEDED TO EXTEND THE WALL DOWN TO THE LOWER FLOOR OF THE VESTIBULE.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET–XP". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
8. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
9. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
10. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. THE MORTAR, BRICKS AND BLOCKS SHALL MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
13. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
14. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
15. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
16. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
17. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
18. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
19. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
20. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
21. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF ENGINEERED JOISTS AS NEEDED FOR HANGERS, CONNECTORS, STRAPS OR NAILING MULTIPLE MEMBERS TOGETHER.
25. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

S30 PLACE A 2X8 CLEAT FOR THE ROOF AND A 2X8 CLEAT FOR THE CEILING. ATTACH EACH CLEAT TO THE NEW OR EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

S31 FRAME THE ROOF WITH 2X12 RAFTERS AT 24" O.C. ATTACH EACH RAFTER TO THE UPSET BEAM WITH A SIMPSON LUS HANGER.

APAC ENGINEERING, Inc
8555 16th Street #200
Silver Spring, MD 20910
301-565-0543
301-563-9477 (fax)

BENNETT FRANK McCARTHY
a r c h i t e c t s, i n c.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910-2755
www.bfmarch.com
(301-585-2222

DATE	ISSUE - REMARKS
**	**

STATE OF MARYLAND · SAINT ANDREW · PROJECT · 25427 · PROFESSIONAL ENGINEER
4/21/25

Professional Certification. I 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 No. 25427, Expiration Date: 7/17/26.

Williams Lane Renovation

3806 Williams Lane - Chevy Chase, MD 20815

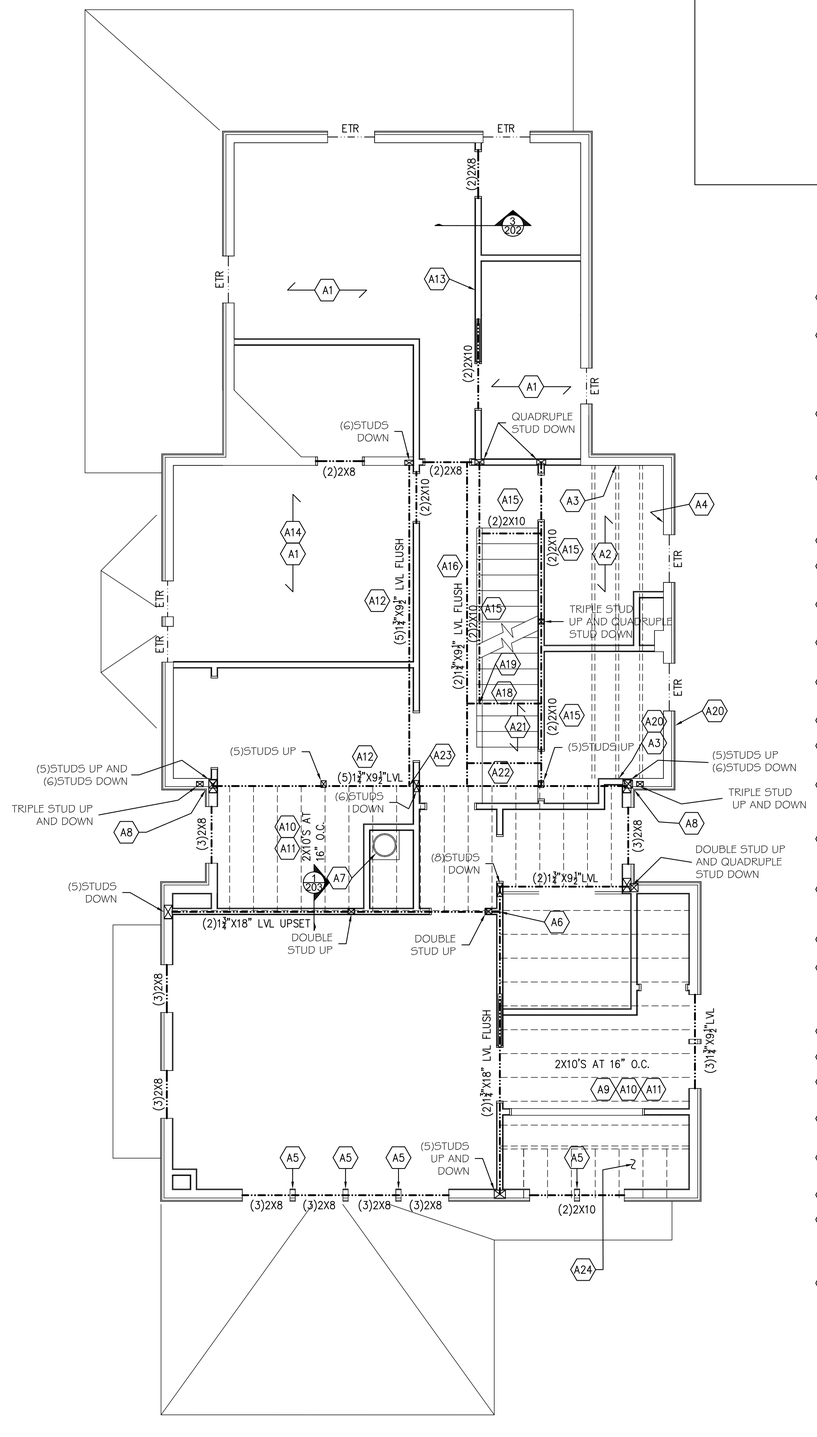
Project #2462

PERMIT SET

26 April 2025

2ND FLOOR FRAMING PLAN

S003



Attic Framing Plan

Scale: ¼" = 1'–0"

A1 EXISTING ATTIC JOISTS. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.

A2 REMOVE THE EXISTING HEADERS IN THE FLOOR FRAMING AND SISTER EACH EXISTING JOIST WITH A DOUBLE 2X10 OR A DOUBLE 1¾"X7¼" LVL TO INFILL THE STAIRS. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AT THE ⅓ POINTS OF THE SPAN. PLACE FURRING STRIPS ON THE BOTTOM OF THE JOISTS AS NEEDED TO PLACE THE CEILING.

A3 PLACE A 2X LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO EACH STUD WITH (4)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. THE LEDGER SHALL MATCH THE SIZE OF THE FLOOR JOISTS.

A4 PLACE A RIPPED 2X CLEAT FOR THE FLOOR DECKING AND THE CEILING. RIP THE CLEAT TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. ATTACH THE CLEAT TO EACH STUD WITH (2)#10 SCREWS.

A5 PLACE A DOUBLE JACK STUD BETWEEN EACH WINDOW.

A6 ATTACH THE SIDE TO SIDE LVL BEAM TO THE FRONT TO BACK LVL BEAM WITH A SIMPSON HGUS 5.50/10 HANGER.

A7 PLACE THE FLUE BETWEEN THE JOISTS. ADJUST THE LOCATION OF THE JOISTS AS NEEDED TO MAINTAIN THE REQUIRED AIR GAP.

A8 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

A9 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID–POINT OF THE SPAN.

A10 ALTERNATE JOISTS = DOUBLE 2X8'S AT 16" O.C.

A11 PLACE FURRING STRIPS ON THE UNDERSIDE OF THE FLOOR JOISTS AS NEEDED TO PLACE THE CEILING.

A12 ALTERNATE BEAM = 1"X7" STEEL FLITCH BEAM BETWEEN FOUR 1¾"X7¼" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN BETWEEN THE STEEL PLATE AND THE LVL'S.

A13 NEW LOAD BEARING WALL MADE WITH 2X4 STUDS AT 16" O.C. IF THE EXISTING JOISTS DO NOT SPLICE OVERTOP OF THE WALL ATTACH THEM TOGETHER PER THE STRUCTURAL DETAIL.

A14 PRIOR TO CONSTRUCTION, VERIFY THAT THE EXISTING JOISTS SPAN IN THE FRONT TO BACK DIRECTION. NOTIFY THE STRUCTURAL ENGINEER IF THEY SPAN IN THE SIDE TO SIDE DIRECTION.

A15 ALTERNATE BEAM = (4)2X8

A16 ALTERNATE BEAM = (5)1¾"X7¼" LVL'S. IF THIS BEAM IS USED, HANG IT FROM THE SIDE TO SIDE BEAM WITH A SIMPSON HGUS 5.50/8 HANGER. CUT THE OUTER PLIES OF THE BEAM AS NEEDED TO PLACE THE CONNECTOR.

A17 ALTERNATE BEAM = (2)2X8

A18 LVL STRINGER PER THE STRUCTURAL DETAIL.

A19 PLACE THE HIGH BEAM ON TOP OF THE STRINGER. PLACE A DOUBLE STUD BETWEEN THE TWO IF NEEDED.

A20 SISTER EACH STUD WITH A 2X4 AS NEEDED TO EXTEND THE WALL DOWN TO THE NEW LOWER FLOOR LEVEL.

A21 FRAME THE LANDING WITH 2X8 JOISTS AT 16" O.C. IN THE FRONT TO BACK DIRECTION.

A22 SOLID LVL STRINGER PER THE STRUCTURAL DETAIL.

A23 ATTACH THE FRONT TO BACK BEAM TO THE SIDE TO SIDE BEAM WITH A SIMPSON HHUS HANGER OR A SIMPSON HGUS 5.50/8 HEADER. NOTCH THE SIDE PLIES AS NEEDED TO PLACE IT INTO THE CONNECTOR.

A23 TURN THE DIRECTION OF THE JOISTS TO ALIGN WITH THE RAFTERS ABOVE.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ¾"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET–XP". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
8. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
9. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
10. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. THE MORTAR, BRICKS AND BLOCKS SHALL MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
13. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
14. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
15. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
16. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
17. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
18. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
19. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
20. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
21. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF ENGINEERED JOISTS AS NEEDED FOR HANGERS, CONNECTORS, STRAPS OR NAILING MULTIPLE MEMBERS TOGETHER.
25. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

BENNETT FRANK McCARTHY
architects, inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910-2755
www.bfmarch.com
(301-585-2222

DATE	ISSUE - REMARKS
**	**

STATE OF MARYLAND · SAINT ANDREW FRANK MCCARTHY · 25427 · PROFESSIONAL ENGINEER

Professional Certification. I 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 No. 25427, Expiration Date: 7/17/26.

4/24/25

Williams Lane Renovation

3806 Williams Lane - Chevy Chase, MD 20815

Project #2462

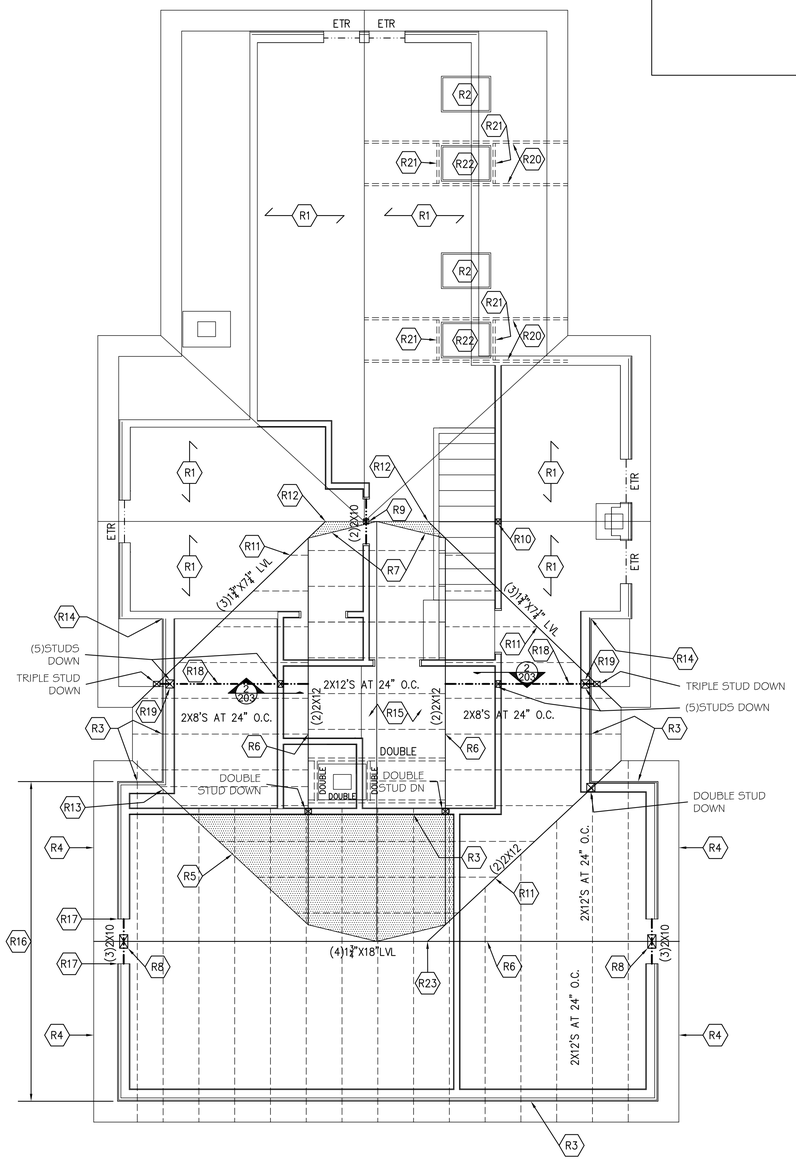
PERMIT SET

26 April 2025

APAC ENGINEERING, Inc
8555 16th Street #200
Silver Spring, MD 20910
301-565-0543
301-563-9477 (fax)

ATTIC FRAMING PLAN

S004



Roof Framing Plan

Scale: ¼" = 1'-0"

R1 EXISTING RAFTERS. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.

R2 EXISTING SKYLIGHT FRAMING UNCHANGED.

R3 ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

R4 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PROVIDE 2X LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO FORM THE RAKE DETAIL.

R5 OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LS50 ON EACH SIDE OF THE RAFTER.

R6 ATTACH EACH SLOPED RAFTER TO THE RIDGE OR FLUSH BEAM WITH A SIMPSON LSSR HANGER. HOLD THE TOP OF THE RIDGE OR BEAM DOWN AS NEEDED FOR VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE OR BEAM IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE SLOPED RAFTERS. WHEN APPLICABLE, ATTACH THE FLAT ROOF RAFTERS TO THE BEAM WITH A SIMPSON LUS HANGER.

R7 OVERBUILD THE EXISTING STEEP ROOF ON THE FLAT ROOF ON AN AS NEEDED BASIS.

R8 PLACE FIVE STUDS BETWEEN THE RIDGE AND THE HEADER BELOW.

R9 PLACE A DOUBLE STUD BETWEEN THE EXISTING RIDGE AND THE HEADER BELOW.

R10 PLACE THE EXISTING RIDGE ON A TRIPLE STUD DOWN.

R11 ATTACH EACH NEW AND EXISTING RAFTER TO THE VALLEY WITH (6)10d TOE NAILS AND A SIMPSON LS70 ON ONE SIDE OF THE RAFTER.

R12 ATTACH THE VALLEY TO THE EXISTING RIDGE BOARD WITH A SIMPSON LS70 ON ONE SIDE AND (8)LEDGERLOK TOE SCREWS.

R13 PLACE THE 1ST FRONT TO BACK RAFTER AND THE 1ST SIDE TO SIDE RAFTER AT THE CORNER. OVERBUILD THE VALLEY ON AN AS NEEDED BASIS.

R14 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

R15 MAKE THE ROOF SLOPE WITH BUILT UP RIGID INSULATION. ATTACH THE INSULATION TO THE ROOF DECKING WITH #10 SCREWS AT 12" O.C. IN EACH DIRECTION.

R16 FRAME THE WALL WITH 2X6 STUDS AT 12" O.C. THE STUDS SHALL BE CONTINUOUS FROM THE 2ND FLOOR TO THE CEILING FOR LATERAL STABILITY.

R17 PLACE THE HEADER ON A DOUBLE JACK STUD AND TRIPLE KING STUD. THE KING STUDS SHALL BE CONTINUOUS FROM THE 2ND FLOOR TO THE CEILING FOR LATERAL STABILITY.

R18 QUADRUPLE 1¾"X7¼" LVL RAFTER. THE RAFTER CANTILEVERS OVER THE POST IN THE PARTITION WALL TO SUPPORT THE 2X12 BEAM. ATTACH THE RAFTER TO THE 2X12 BEAM WITH AN UPSIDE DOWN SIMPSON HGUS 5.50/8 HANGER. NOTCH THE TOP OF THE RAFTER AND ONE PLY OF THE RAFTER AS NEEDED TO PLACE THE CONNECTOR.

R19 ATTACH THE LVL RAFTER TO THE POST WITH A SIMPSON MTS12 ON EACH SIDE OF THE QUADRUPLE RAFTER.

R20 SISTER THE 1ST EXISTING RAFTER ADJACENT TO THE SKYLIGHT WITH A 2X8 OR A DOUBLE 2X6. ATTACH THE SISTERED RAFTER TO THE EXISTING RIDGE BOARD WITH A SIMPSON L50 ON EACH SIDE OF THE RAFTER.

R21 NEW DOUBLE 2X HEADER AT THE LEFT AND RIGHT SIDE OF THE SKYLIGHT. THE HEADER SHALL MATCH THE SIZE OF THE EXISTING RAFTERS. ATTACH EACH EXISTING RAFTER TO THE HEADER WITH A SIMPSON L50 ON EACH SIDE OF THE RAFTER.

R22 NEW SKYLIGHT. PLACE BLOCKING ON THE FRONT AND BACK SIDE OF THE SKYLIGHT BETWEEN THE HEADERS IF NEEDED.

R23 ATTACH THE VALLEY TO THE RIDGE BEAM WITH A SIMPSON LSSR HANGER USING THE SKEWED ANGLE OPTION.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET-XP". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
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11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. THE MORTAR, BRICKS AND BLOCKS SHALL MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
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22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF ENGINEERED JOISTS AS NEEDED FOR HANGERS, CONNECTORS, STRAPS OR NAILING MULTIPLE MEMBERS TOGETHER.
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DATE	ISSUE - REMARKS
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Williams Lane Renovation

3806 Williams Lane - Chevy Chase, MD 20815

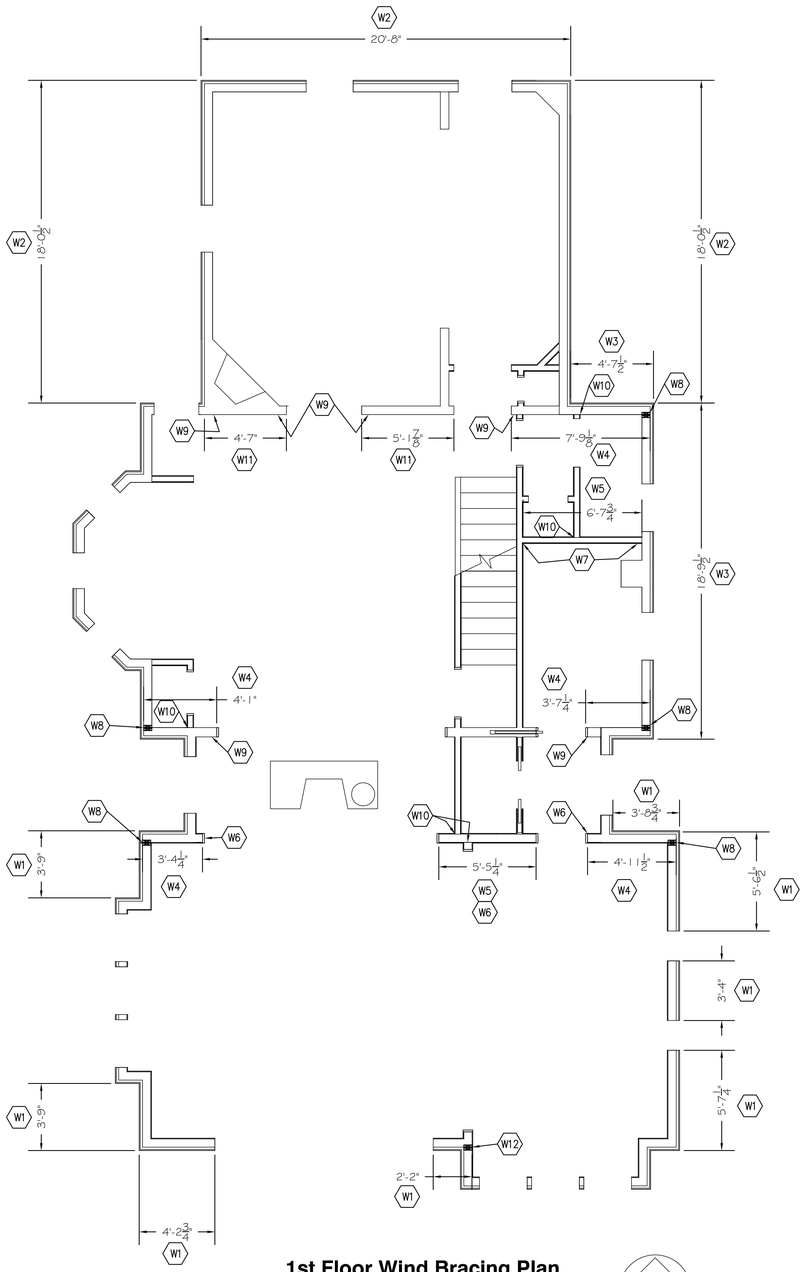
Project #2462

PERMIT SET

26 April 2025

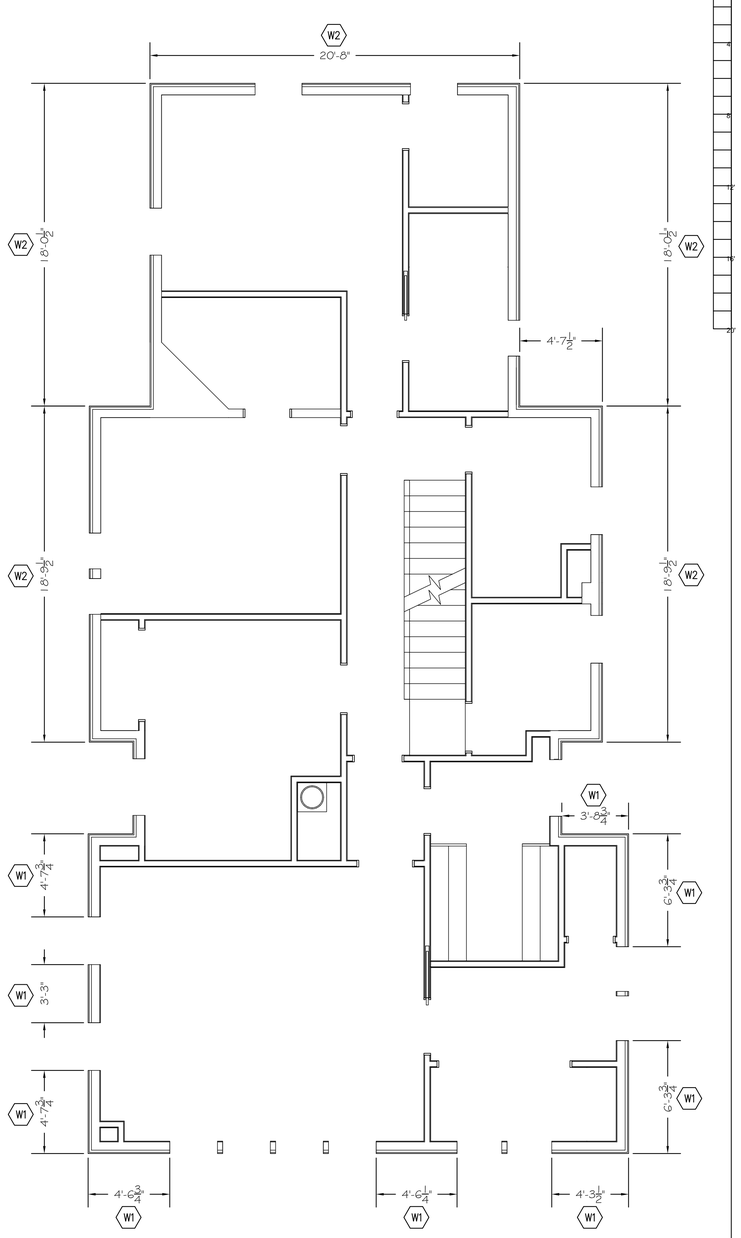
ROOF FRAMING PLAN

S005



1st Floor Wind Bracing Plan

Scale: ¼" = 1'-0"



2nd Floor Wind Bracing Plan

Scale: ¼" = 1'-0"

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

W1 EDP WIND BRACING PANEL.

W2 EXISTING PERFORATED WOOD SHEAR WALL.

W3 EXISTING WOOD SHEAR WALL.

W4 PLACE 7/16" OSB SHEATHING ON INTERIOR SIDE OF THE WALL TO MAKE AN INTERIOR EDP PANEL.

W5 PLACE 7/16" OSB SHEATHING ON BOTH SIDES OF THE WALL TO MAKE AN INTERIOR EDP PANEL.

W6 ATTACH BOTTOM OF THE WALL TO THE STEEL BEAM PER THE TYPICAL DETAIL.

W7 ATTACH THE END OF THE SHEAR WALL TO THE DOUBLE JOIST BELOW WITH A SIMPSON LSTA21 ON EACH SIDE OF THE WALL. CUT A SLOT IN THE FLOOR DECKING AND ADD EXTRA STUDS AS NEEDED TO PLACE THE STRAPS.

W8 EXTEND THE INTERIOR SHEATHING INTO THE WALL CAVITY SO THAT IT ENDS AT THE EXTERIOR WALL SHEATHING. PLACE A STUD ON EACH SIDE OF THE SHEATHING INSIDE THE WALL.

W9 ATTACH THE END OF THE SHEAR WALL TO THE EXISTING FOUNDATION WALL WITH A SIMPSON DTT2Z HOLD DOWN ANCHOR. PLACE THE ANCHOR ON THE 1ST STUD ADJACENT TO THE END OF THE WALL. ATTACH THE ANCHOR TO THE FOUNDATION WALL WITH A ⅝"ø EPOXY BOLT WITH 7" EMBEDMENT. FILL HOLLOW CELLS SOLID IN THE WALL. USE COUPLERS AS NEEDED TO EXTEND THE EPOXY BOLT TO THE CONNECTOR.

W10 CONTINUE THE SHEATHING THOUGH JOINTS IN THE WALL WITH PARTITIONS THAT ARE PERPENDICULAR TO THE WALL.

W11 PLACE 7/16" OSB SHEATHING ON THE REAR SIDE OF THE WALL TO MAKE THE INTERIOR SHEAR WALL.

W12 EXTEND THE INTERIOR SHEATHING INTO THE WALL CAVITY SO THAT IT ENDS AT THE INTERIOR EDGE OF THE WALL. PLACE A STUD ON EACH SIDE OF THE SHEATHING INSIDE THE WALL.

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY 7/16" OSB SHEATHING TO ALL EXTERIOR WALLS.
3. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1–16d (0.135X3½) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2–16d (0.135X3½) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.

APAC ENGINEERING, Inc
8555 16th Street #200
Silver Spring, MD 20910
301-565-0543
301-563-9477 (fax)

BENNETT FRANK McCARTHY
architects, inc.
1400 Spring Street, Suite 320
Silver Spring, Maryland 20910-2755
www.bfmarch.com
(301-585-2222

DATE	ISSUE - REMARKS
**	**

STATE OF MARYLAND · SAINT ANDREW · PROFESSIONAL ENGINEER · 25427

Professional Certification. I 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 No. 25427, Expiration Date: 7/17/26.

4/21/25

Williams Lane Renovation

3806 Williams Lane - Chevy Chase, MD 20815

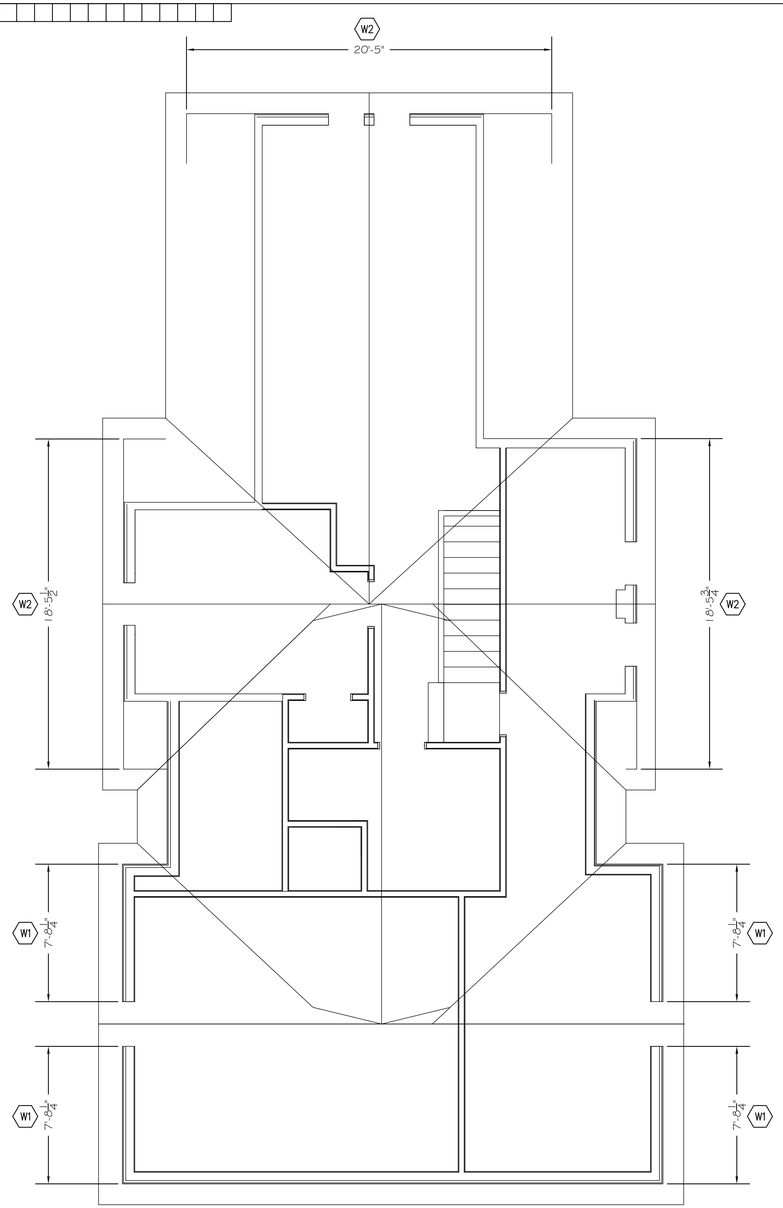
Project #2462

PERMIT SET

26 April 2025

WIND BRACING PLAN

S100



Attic Wind Bracing Plan

Scale: $\frac{1}{4}$" = 1'-0"

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

W1 EDP WIND BRACING PANEL.

W2 EXISTING PERFORATED WOOD SHEAR WALL.

W3 EXISTING WOOD SHEAR WALL.

W4 PLACE $\frac{7}{16}$" OSB SHEATHING ON INTERIOR SIDE OF THE WALL TO MAKE AN INTERIOR EDP PANEL.

W5 PLACE $\frac{7}{16}$" OSB SHEATHING ON BOTH SIDES OF THE WALL TO MAKE AN INTERIOR EDP PANEL.

W6 ATTACH BOTTOM OF THE WALL TO THE STEEL BEAM PER THE TYPICAL DETAIL.

W7 ATTACH THE END OF THE SHEAR WALL TO THE DOUBLE JOIST BELOW WITH A SIMPSON LSTA21 ON EACH SIDE OF THE WALL. CUT A SLOT IN THE FLOOR DECKING AND ADD EXTRA STUDS AS NEEDED TO PLACE THE STRAPS.

W8 EXTEND THE INTERIOR SHEATHING INTO THE WALL CAVITY SO THAT IT ENDS AT THE EXTERIOR WALL SHEATHING. PLACE A STUD ON EACH SIDE OF THE SHEATHING INSIDE THE WALL.

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WIND BRACING NOTES:

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3. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1–16d (0.135X3$\frac{1}{2}$) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2–16d (0.135X3$\frac{1}{2}$) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3$\frac{1}{2}$) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3$\frac{1}{2}$) TOE NAILS AT 12" O.C.

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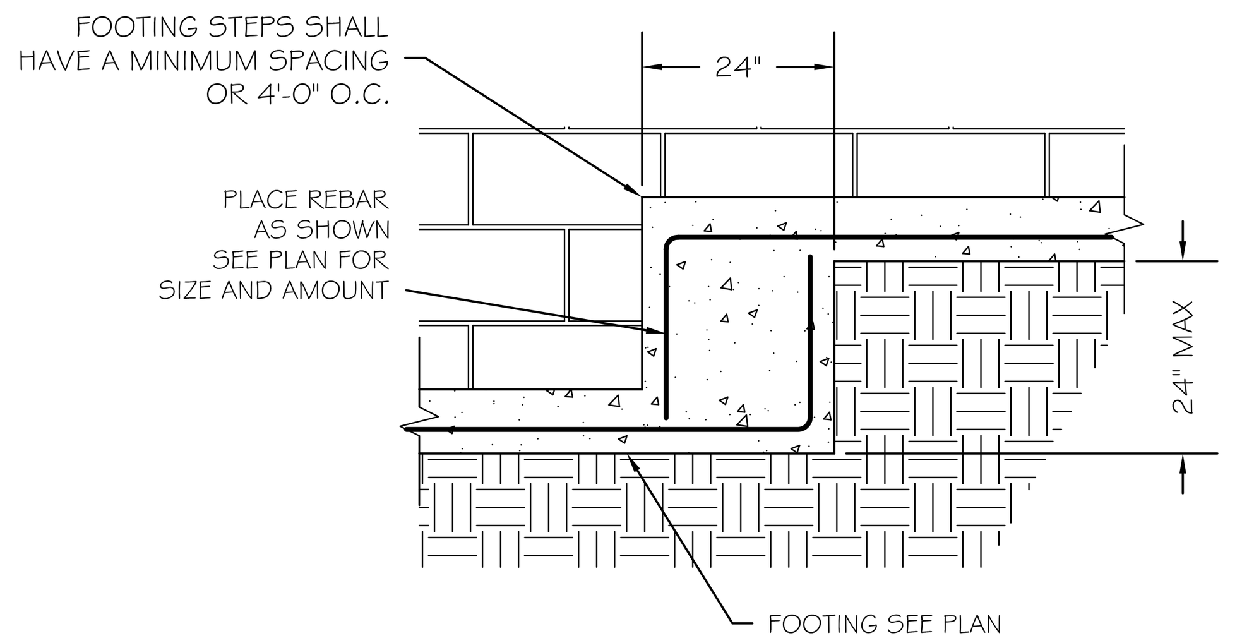
Project #2462

PERMIT SET

26 April 2025

WIND BRACING PLAN

S101

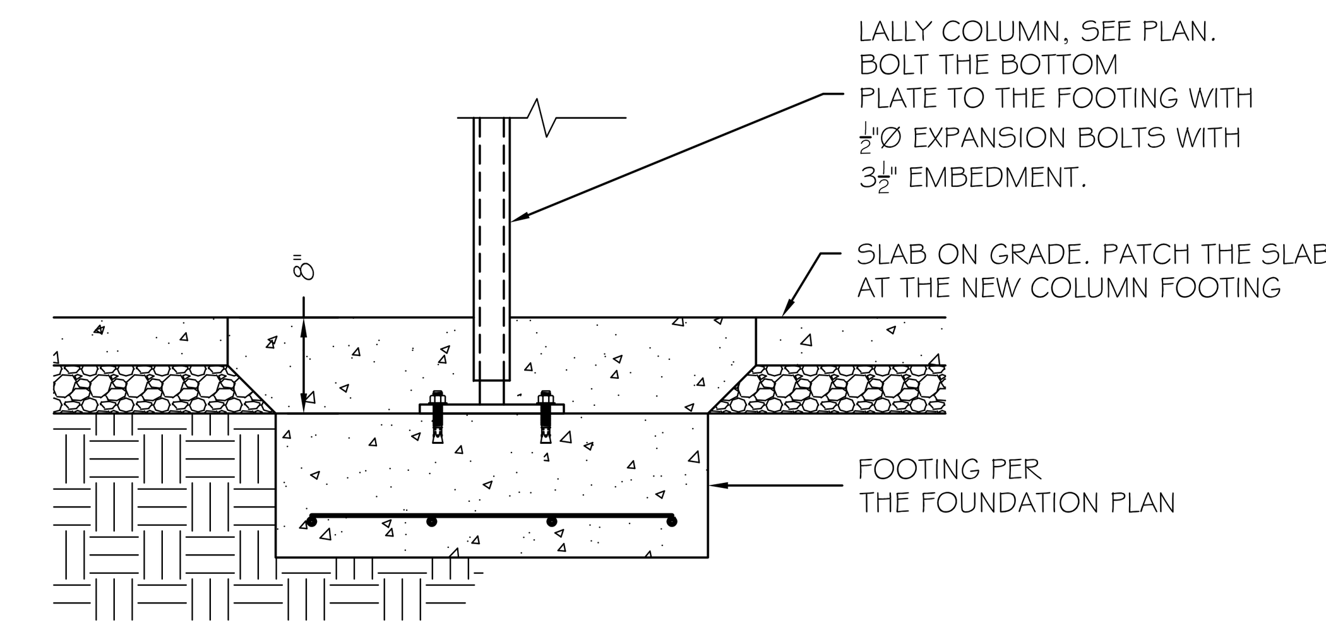


Typical Footing Step Detail

Scale: $\frac{1}{2}$" = 1'-0"±

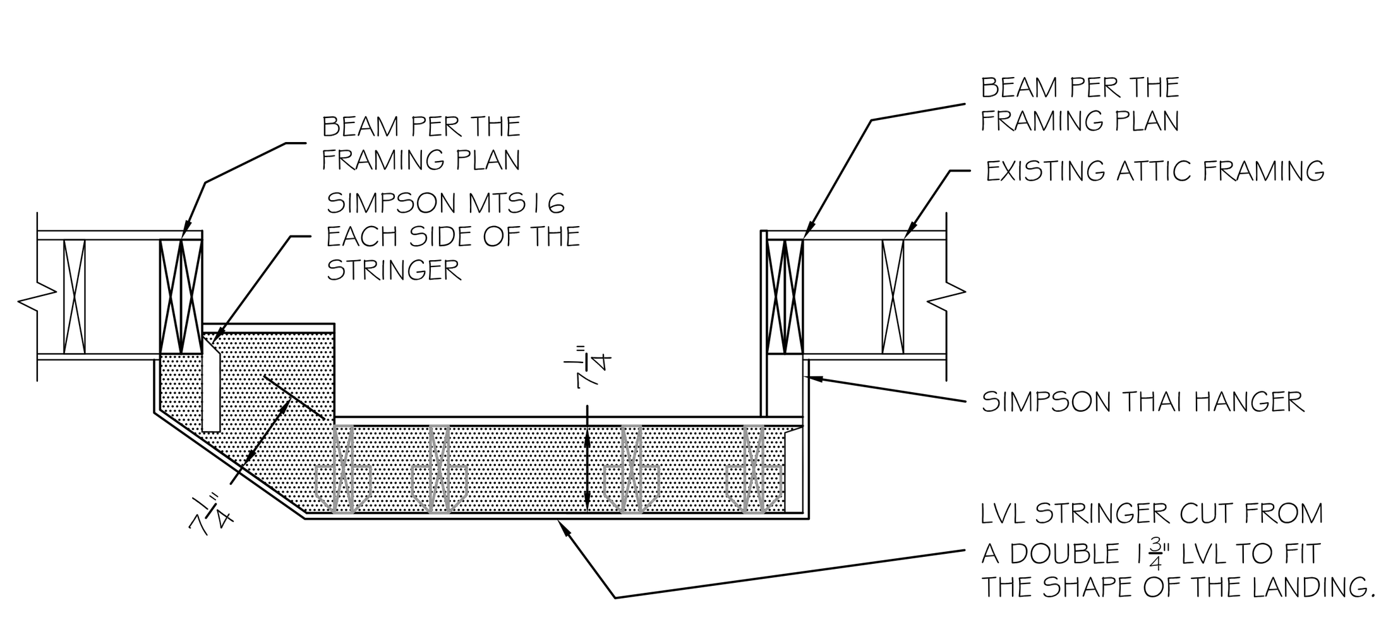
REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission



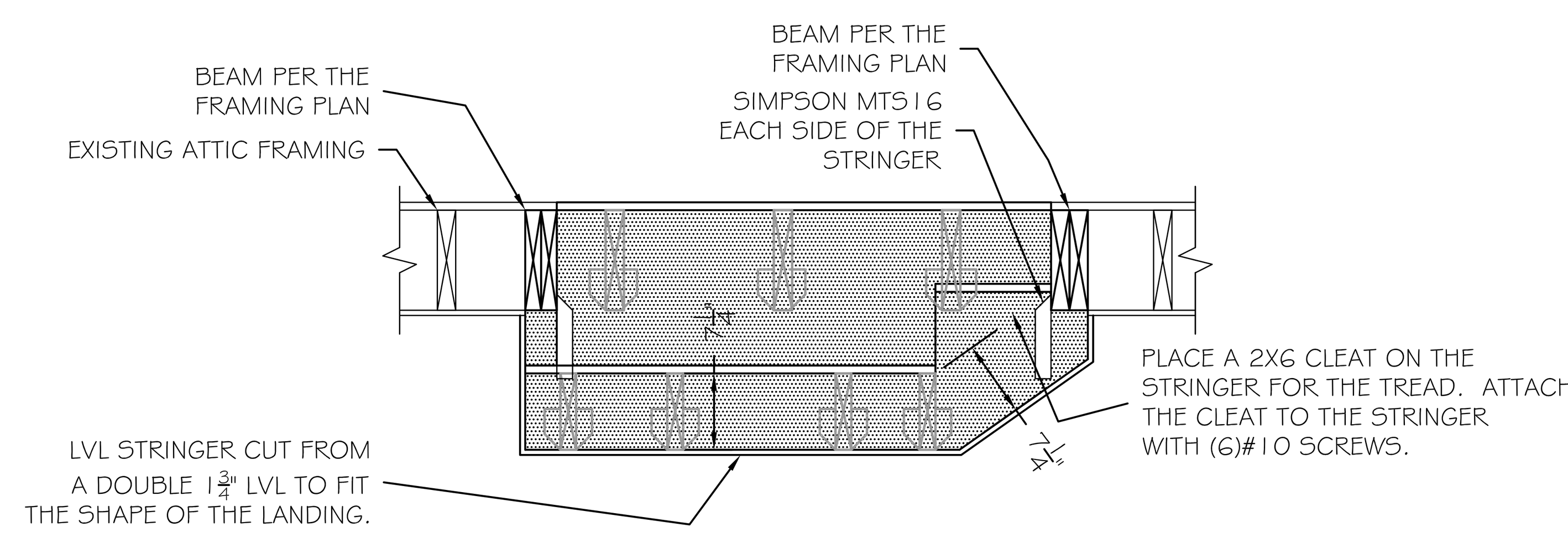
Typical Lally Column to Footing Detail

Scale: $\frac{3}{4}$" = 1'-0"



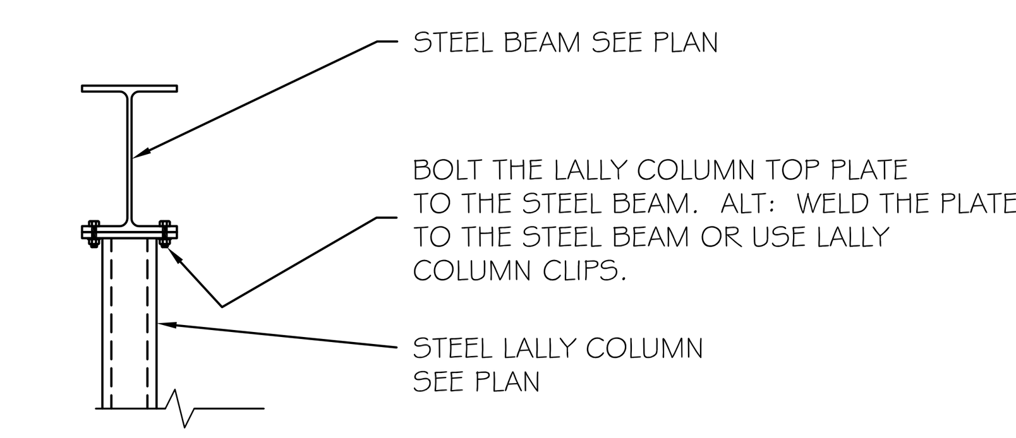
LVL Stringer at Key Note (A18)

Scale: $\frac{3}{4}$" = 1'-0"



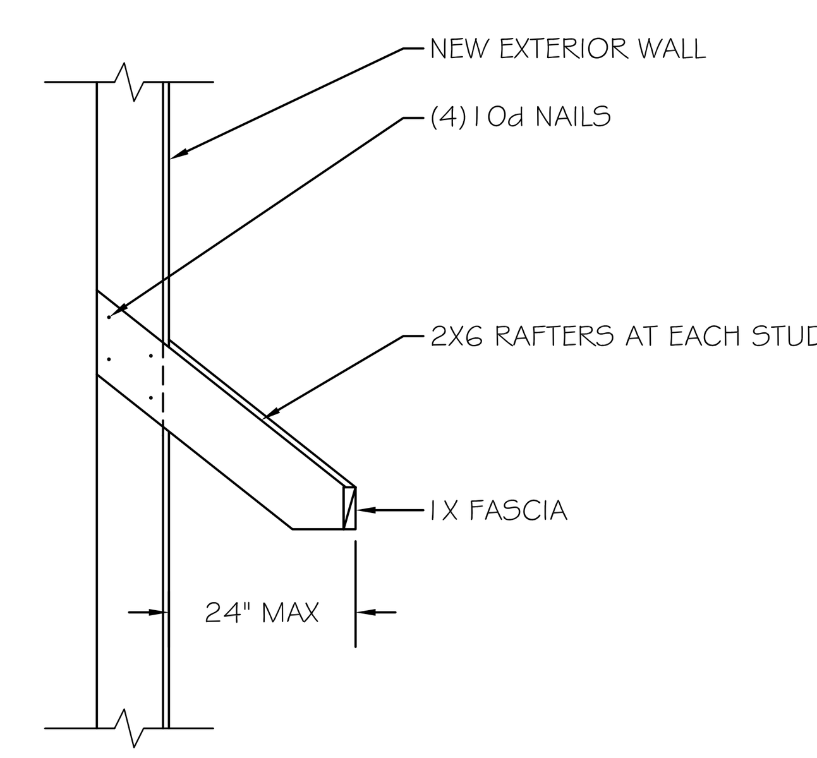
LVL Stringer at Key Note (A22)

Scale: $\frac{3}{4}$" = 1'-0"



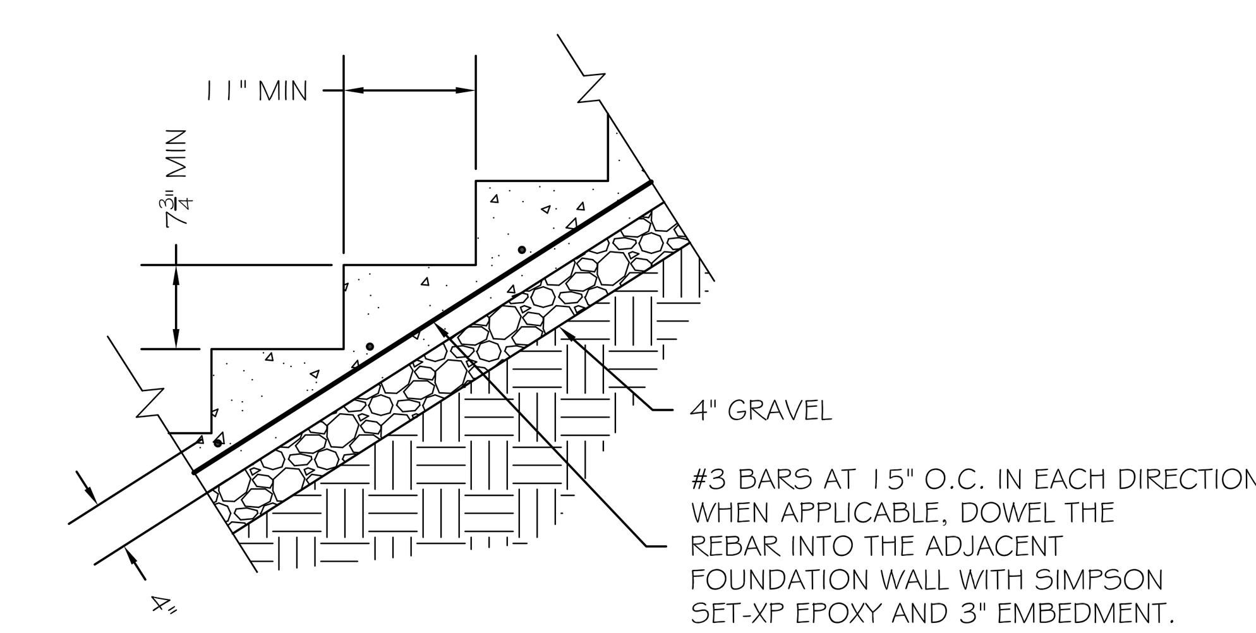
Typical Steel Beam to Lally Column Detail

Scale: $\frac{3}{4}$" = 1'-0"



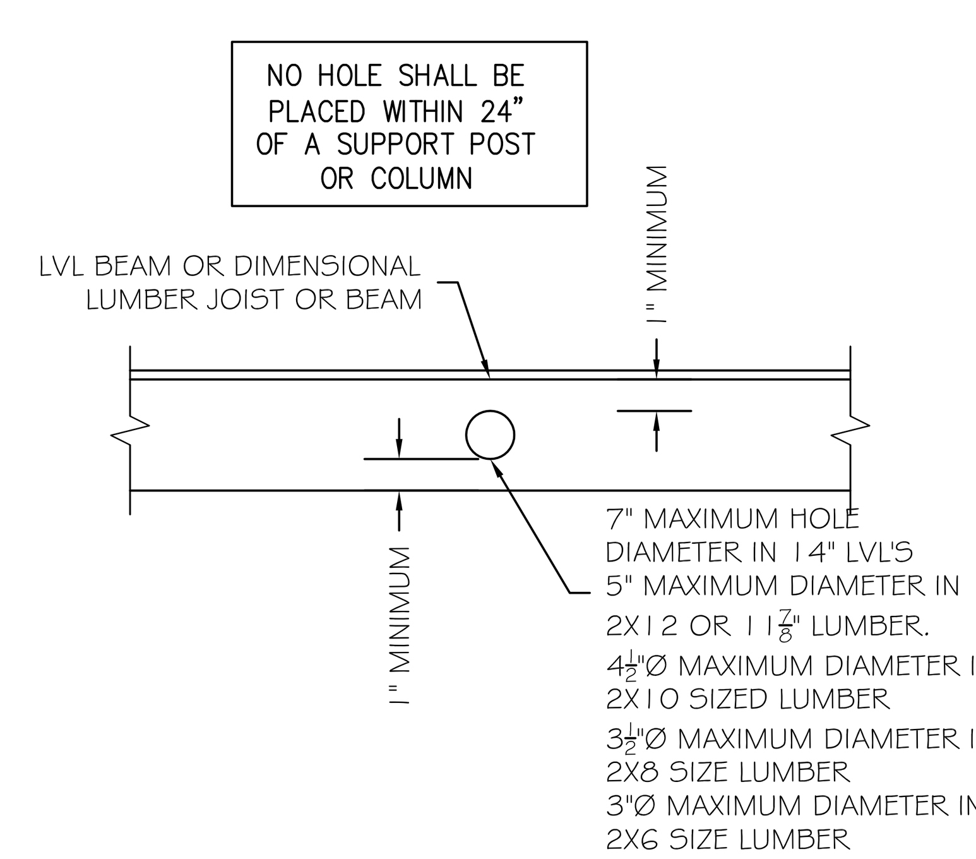
Typical Details at Decorative Eave

Scale: $\frac{3}{4}$" = 1'-0"



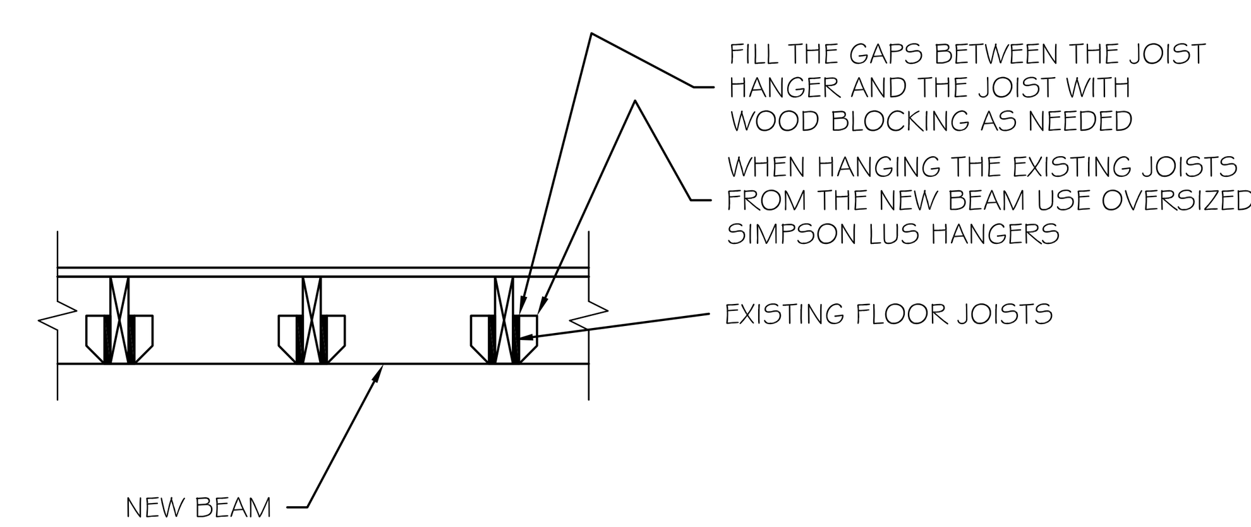
Typ. Slab on Grade Stairs Detail

Scale: $\frac{3}{4}$" = 1'-0"



Typical Detail at Holes in LVL's or Dimensional Lumber Beams or Joists

Scale: NOT TO SCALE



Typical Ex. Joist to New Beam Detail

Scale: $\frac{3}{4}$" = 1'-0"

Structural Notes

1. All work and materials to comply with the requirements of the 2021 IBC and IRC codes as revised by Montgomery County
2. Codes: the following design standards are applicable by reference:
   TMS 402-2016 Building Code Requirements for Masonry Structures.
   AWC NDS -2018 - Wood Frame Construction Manuel for One and Two Family Dwellings.
   ACI 318-19 Building Code Requirements for Reinforced Concrete
   AISC - 360-16 Specifications for Steel Buildings.
3. Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
4. Structural steel:
   A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
   B. All structural tubing shall conform to ASTM A500, grd.B
   C. All steel pipe shall be ASTM A53, type E or S, grade B
   D. All welders shop and field, shall be certified. Use E70xx electrodes only.
   E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
   F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
   G. All exterior structural steel shall receive rust preventative paint.
   H. Connections:
   I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
   II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
5. Lumber:
   A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
   B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
   C. Floor decking shall be ¾" APA rated decking. Roof decking shall be $\frac{5}{8}$"APA rated decking. Wall sheathing shall be $\frac{7}{16}$" APA rated sheathing. Glue and screw the floor decking to the joists with #8 screws at 6" O.C. at panel edges and 12" O.C. elsewhere. Place blocking between the joists below all splices in the decking perpendicular to the floor joists.
   D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically. Place blocking between the studs behind all splices in the sheathing perpendicular to the studs.
   E. Provide double joists under all walls that run parallel to floor framing.
   F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
   G. U.N.O. all members shall be fastened together per table R602.3(1).
   H. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
   I. Provide solid blocking below all wood posts.
   J. All posts shall have Simpson Cap and Base Plates typ.
   K. All joists shall have Simpson Hangers where applicable.
   L. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
   M. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
   N. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
   O. Wood Lintels shall be as follows:
      Opening ≤ 3'-0" - 2-2x6
      3'-0" < Opening ≤ 5'-0" - 2-2x8
      5'-0"< Opening ≤ 8'-0" - 2-2x10
      Greater than 8'-0" - See plans
6. Fasteners:
   A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
   B. Follow the manufacturer recommendations for setting epoxy bolts.
   C. Expansion bolts shall be rawl power studs.
7. Masonry:
   A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016, "Building Code Requirements for Masonry Structures."
   B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
   C. All joints to be filled solid with mortar.
   D. Mortar to comply with ASTM C270 (type M or S).
   E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
   F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
   G. Lintels shall be as follows:
      Opening ≤ 3'-0" - L4x$3\frac{1}{2}$ x$\frac{1}{4}$ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x$3\frac{1}{2}$x$\frac{5}{16}$ LLV/ 4" of wall.
      Opening > 7'-0" - See Plan
8. Cast in place concrete:
   A. Concrete construction shall be in conformance with the applicable sections of ACI 318-19, "Part 3 - Construction Requirements."
   B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
   C. All concrete shall be placed with a slump of 4" (± $\frac{1}{2}$")
   D. All concrete shall be normal weight, UNO.
   E. All concrete exposed to weather shall have 6% ±1% entrained air.
   F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
   G. Concrete cover for reinforcement shall be:

Columns and beams	$1\frac{1}{2}$"
Slabs	$\frac{3}{4}$"
Footings	3"

9. Reinforcement:
   A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
   B. Welded wire fabric (wwf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-19, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads:	
SPF #2 -	25 PCF
½ Decking -	1.7 PSF
¾" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
½" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF
LIVE LOADS:	
DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY	60PSF
BEDROOM	40PSF
ROOF:	30PSF
WIND LOADS	
WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF
SNOW LOADS:	
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0
Deflection Limitations:	
Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120
SEISMIC DESIGN DATA:	
SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.05
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	2.8k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	LIGHT FRAMED WALLS

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Williams Lane Renovation

3806 Williams Lane - Chevy Chase, MD 20815

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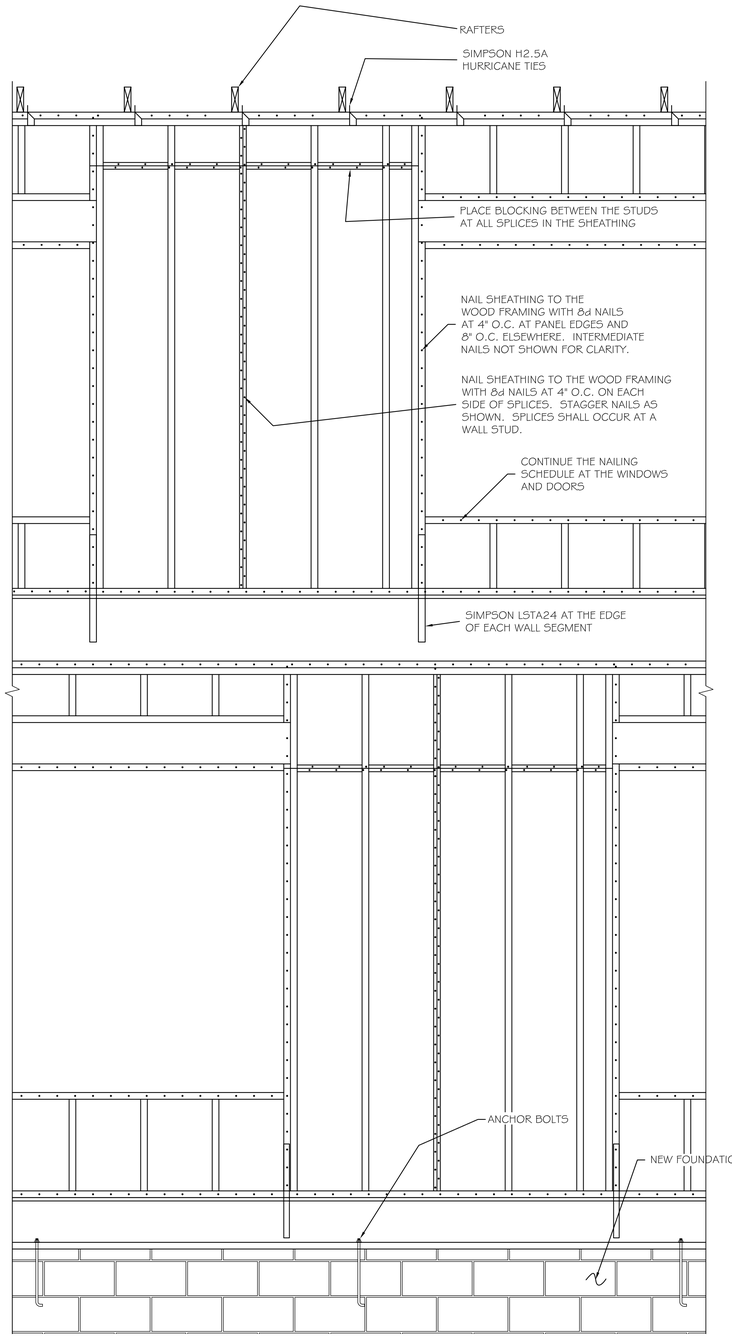
PERMIT SET

26 April 2025

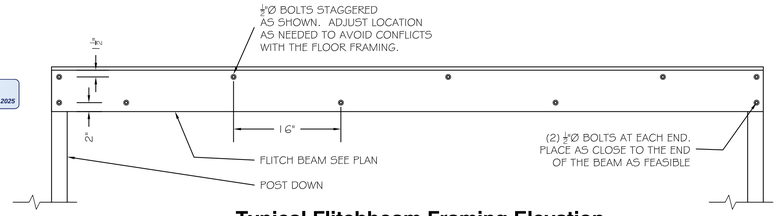
Structural Notes and Details

S200



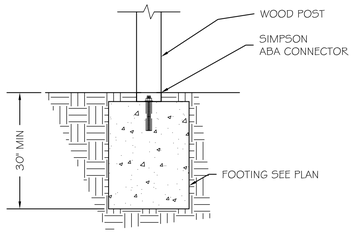
Typical Framing Elevation at EDP Panels

Scale: 3/4" = 1'-0"±



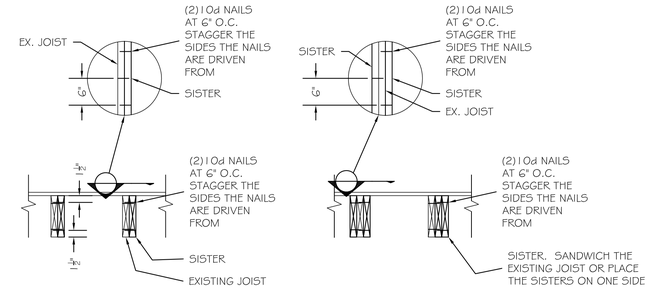
Typical Flitchbeam Framing Elevation

Scale: NOT TO SCALE



Typical Post to Footing Detail

Scale: 3/4" = 1'-0"

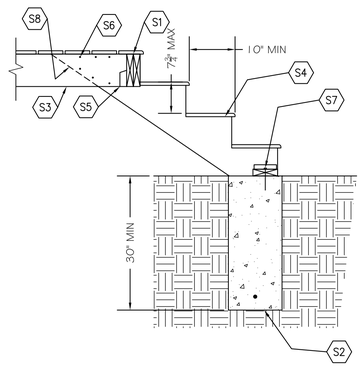


@Single Sister

@Double Sister

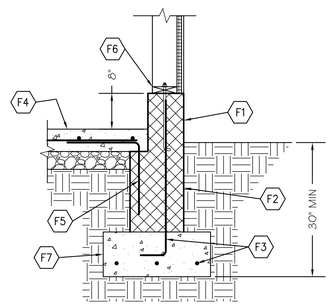
Typical Sistering Details

Scale: NTS



Typical Stringer Details

Scale: 3/4" = 1'-0"



Typ. Footing Detail at the Garage

Scale: 3/4" = 1'-0"

- (S1) BEAM PER THE FRAMING PLAN.
- (S2) FOOTING PER THE FOUNDATION PLAN.
- (S3) NEW DECK JOISTS PER THE FRAMING PLAN.
- (S4) FRAME THE STAIRS WITH TREATED 2X STRINGERS AT 16" O.C.
- (S5) SIMPSON LUS HANGER AT EACH JOIST.
- (S6) ATTACH EACH STRINGER TO EACH JOIST WITH (6)10d NAILS.
- (S7) PT2X6 CLEAT. ATTACH THE CLEAT TO THE FOOTING WITH 1/4"ø SIMPSON TITEN SCREWS AT 16" O.C. NOTCH THE STRINGERS AROUND THE CLEAT. ATTACH EACH STRINGER TO THE CLEAT WITH A SIMPSON L50 ON EACH SIDE OF THE STRINGER.
- (S8) PLACE A JOIST NEXT TO EACH STRINGER.

- (F1) 8" CMU WALL ABOVE THE SLAB ON GRADE. FILL ALL CELLS SOLID IN THE WALL.
- (F2) 12" CMU WALL BELOW THE SLAB ON GRADE. FILL ALL CELLS SOLID IN THE WALL.
- (F3) REBAR PER THE FOUNDATION PLAN.
- (F4) SLAB ON GRADE AND REBAR PER THE FOUNDATION PLAN.
- (F5) REBAR DOWELS PER THE FOUNDATION PLAN.
- (F6) SILL PLATE AND ANCHOR BOLTS PER THE FOUNDATION PLAN.
- (F7) FOOTING PER THE FOUNDATION PLAN CENTERED BELOW THE FOUNDATION WALL.

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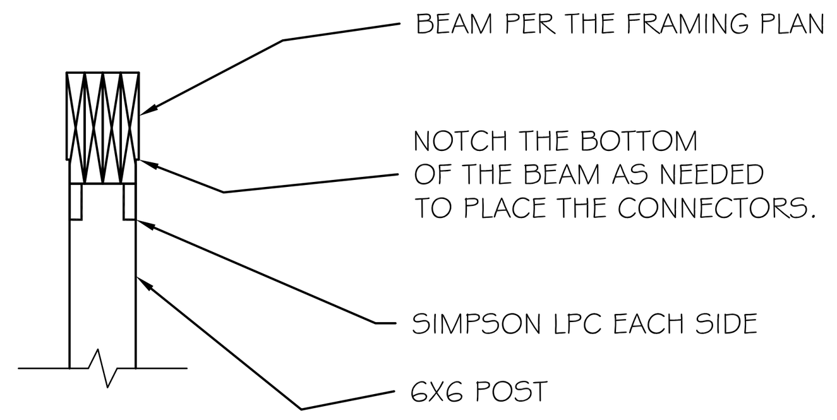
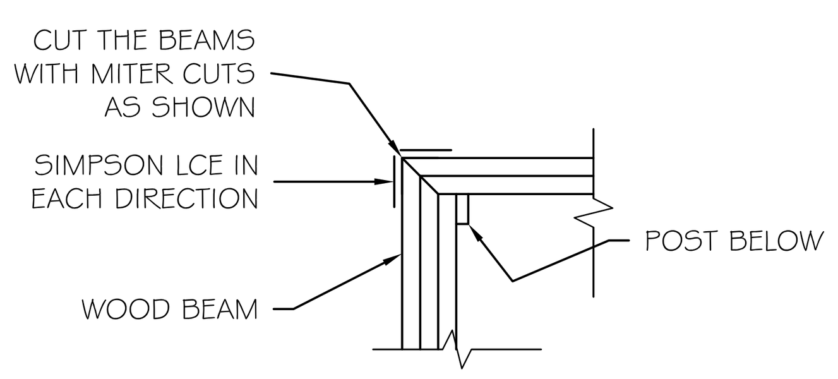
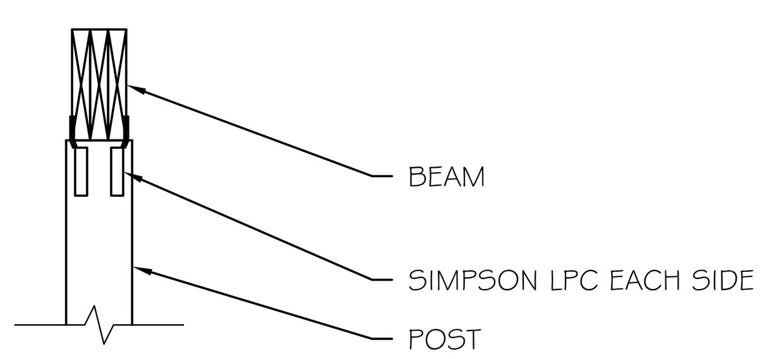


LPC Connectors(Quadruple 2x to 6x6 Post)

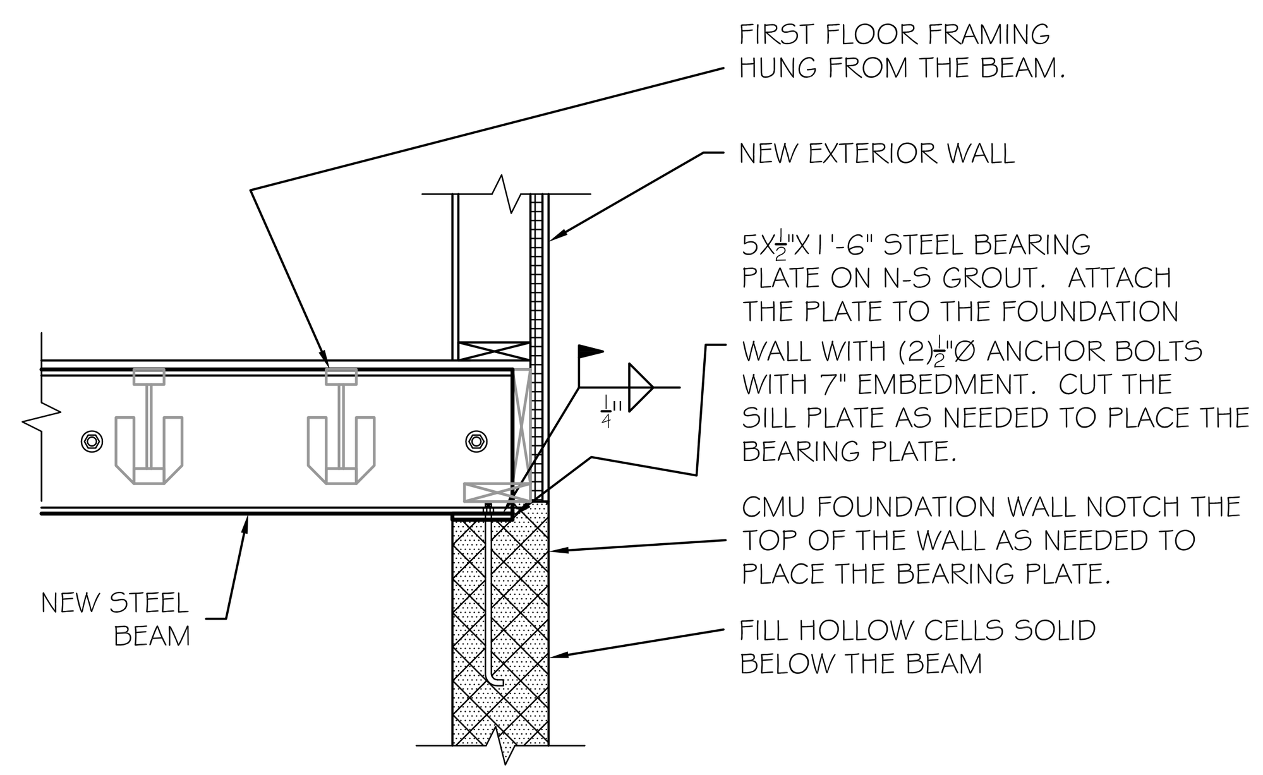




@ Corners **@ Simpson LPC Connectors**

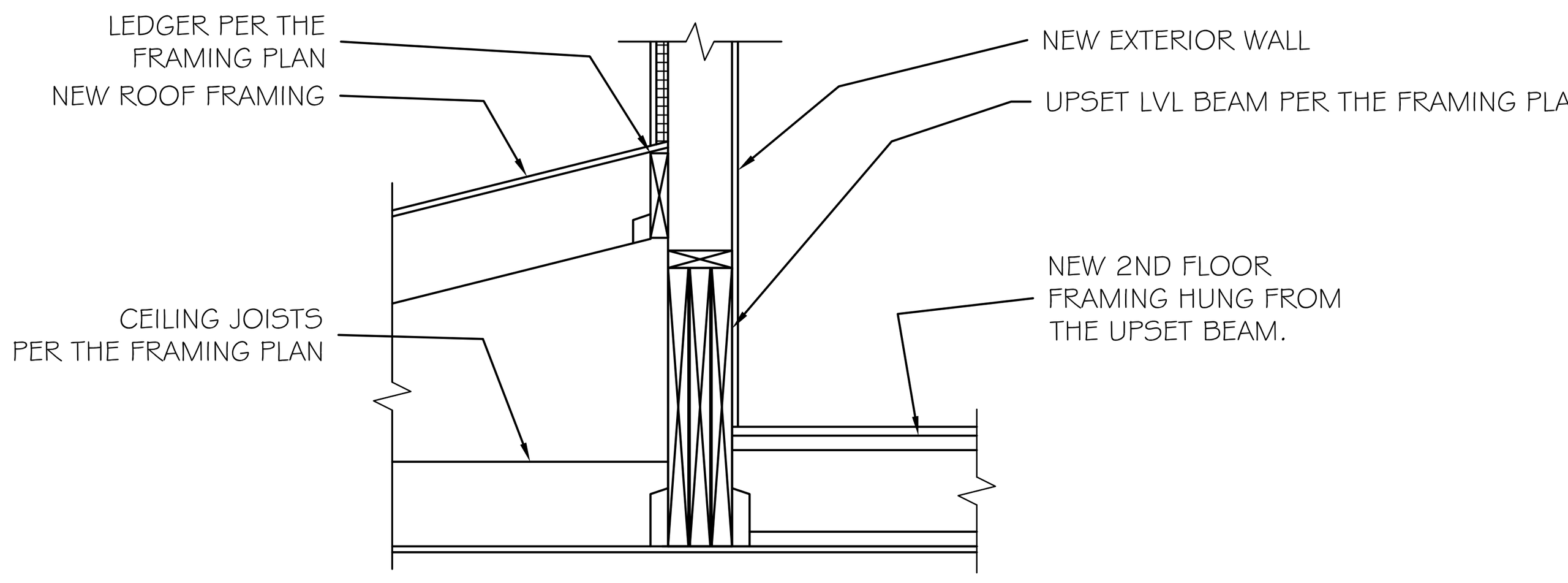
Typ. Wood Post To Wood Beam Details

Scale: ¾" = 1'-0"



Typical Steel Beam to New CMU Wall Detail

Scale: ¾" = 1'-0"



SECTION 1/S202
SCALE: ¾" = 1'-0"

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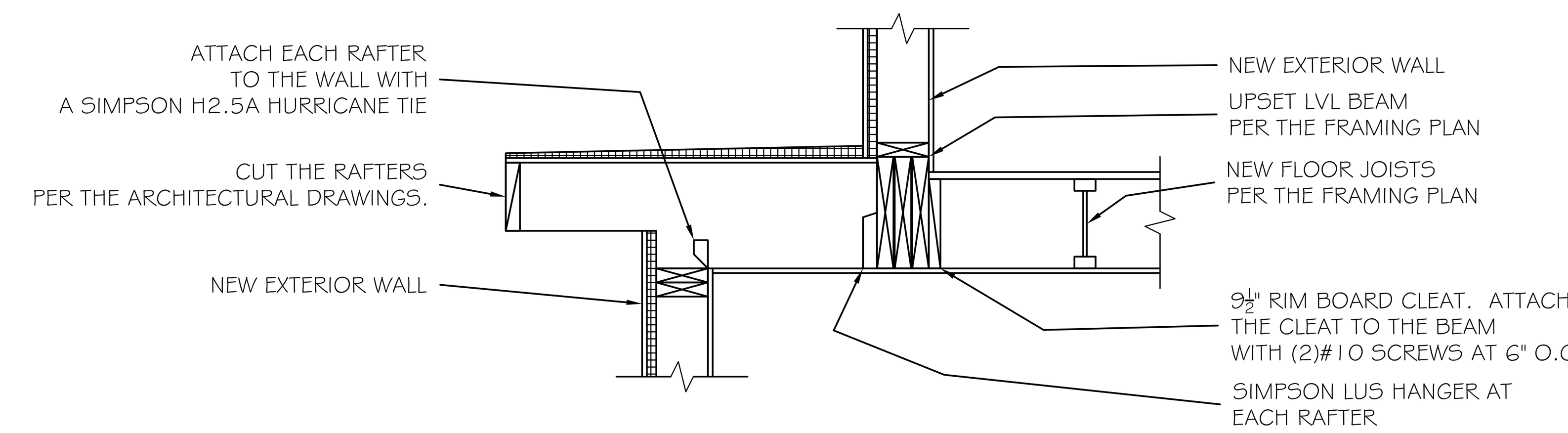

SECTION 2/S202
SCALE: ¾" = 1'-0"

STATE OF MARYLAND
PROFESSIONAL ENGINEER
25427
4/26/25

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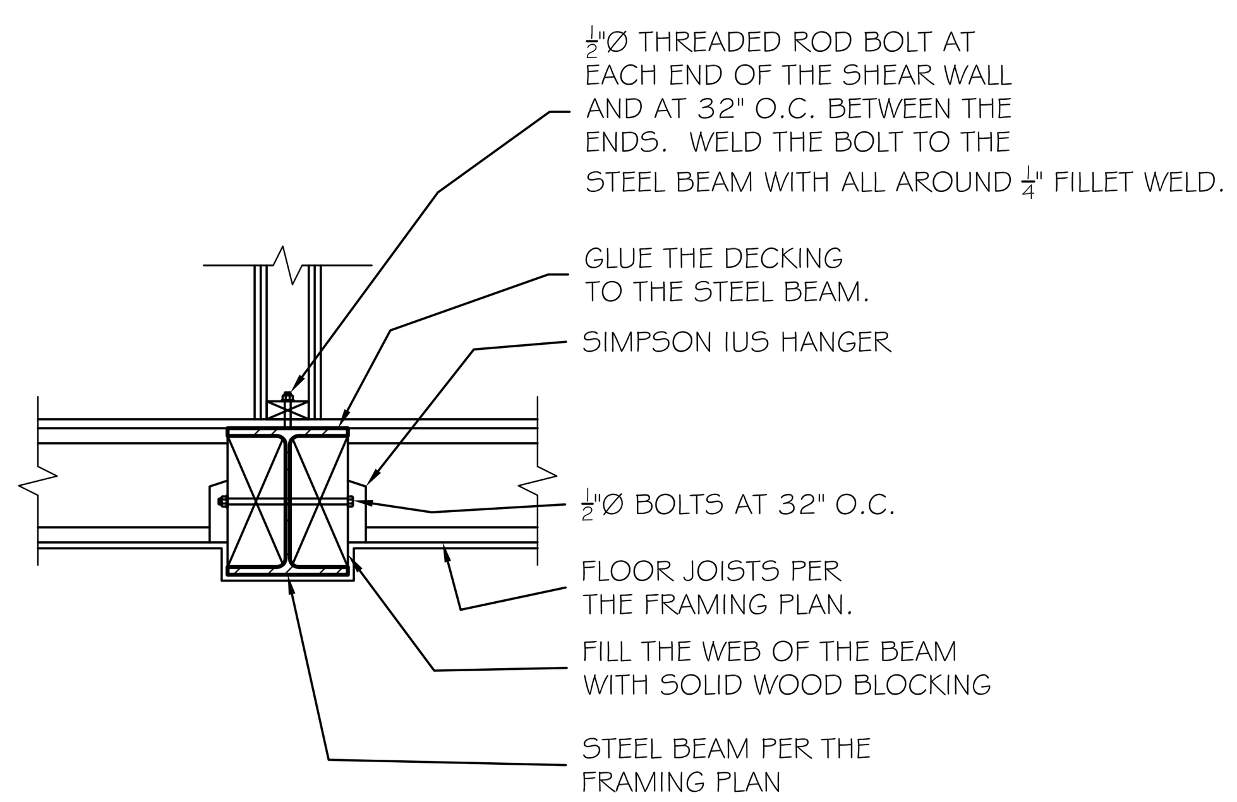
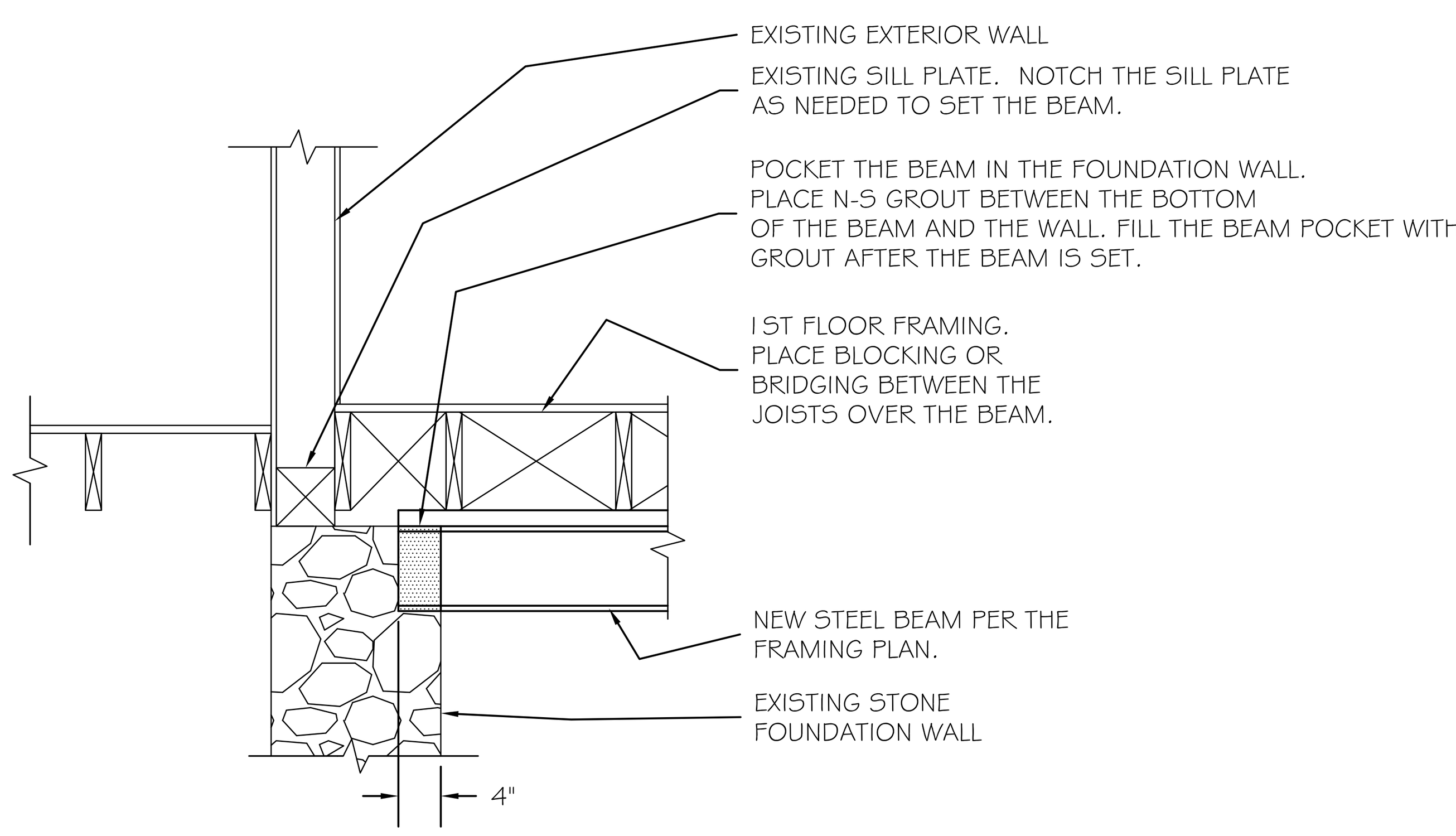
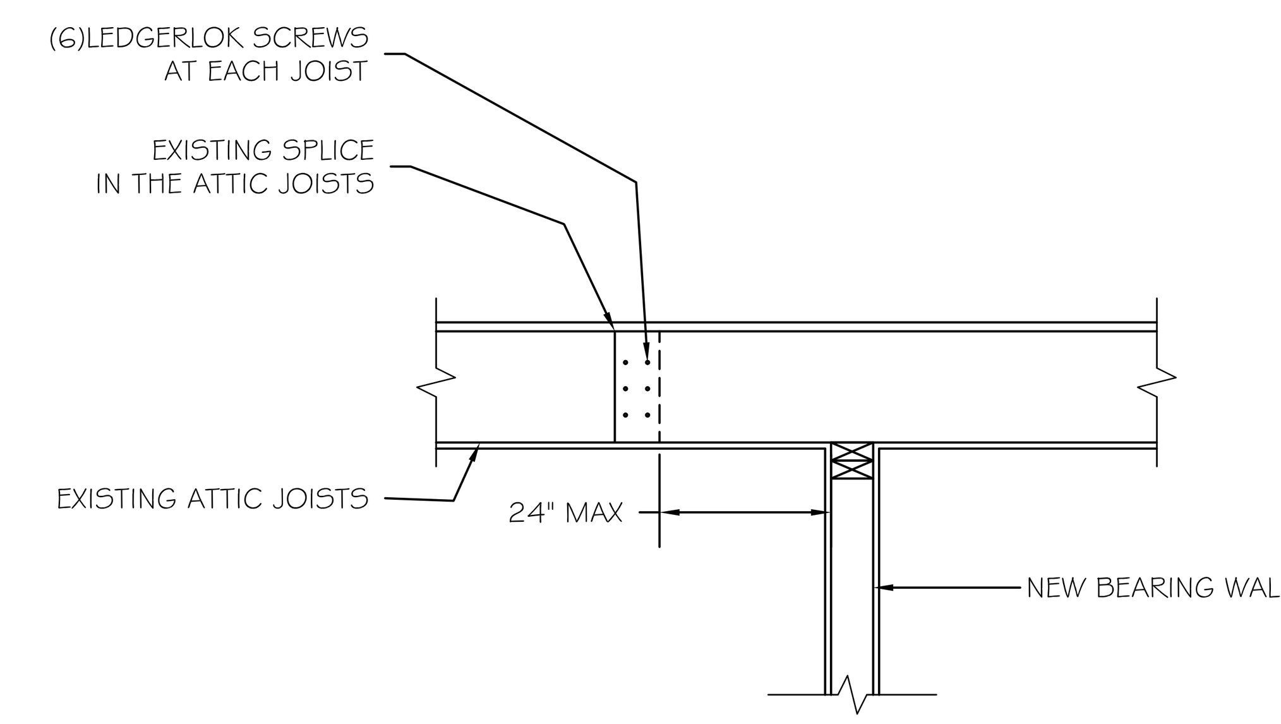


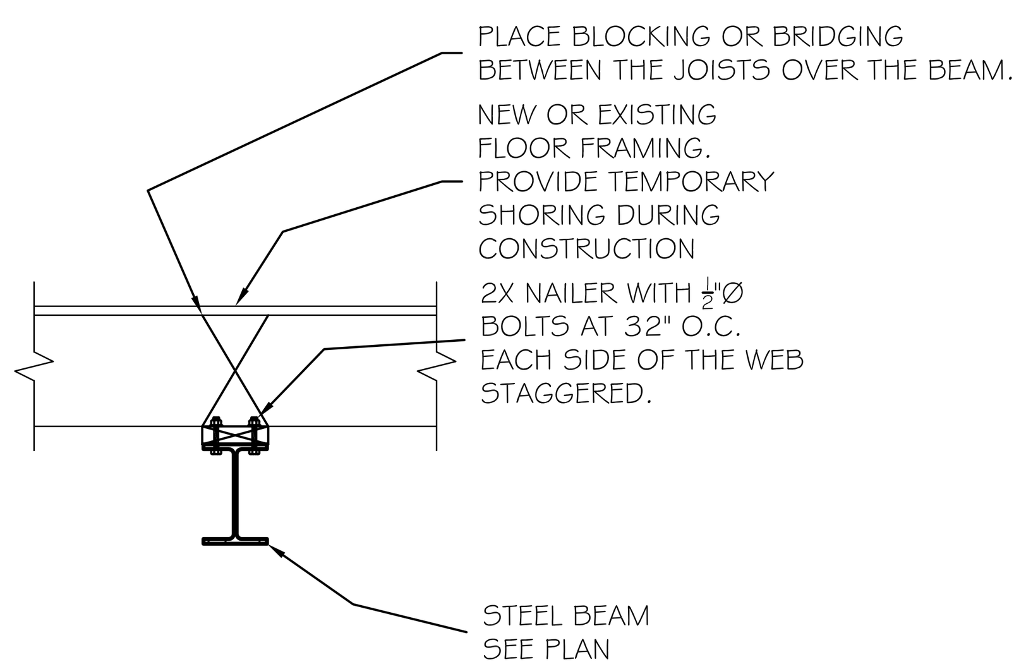




SECTION 3/S202
SCALE: ¾" = 1'-0"

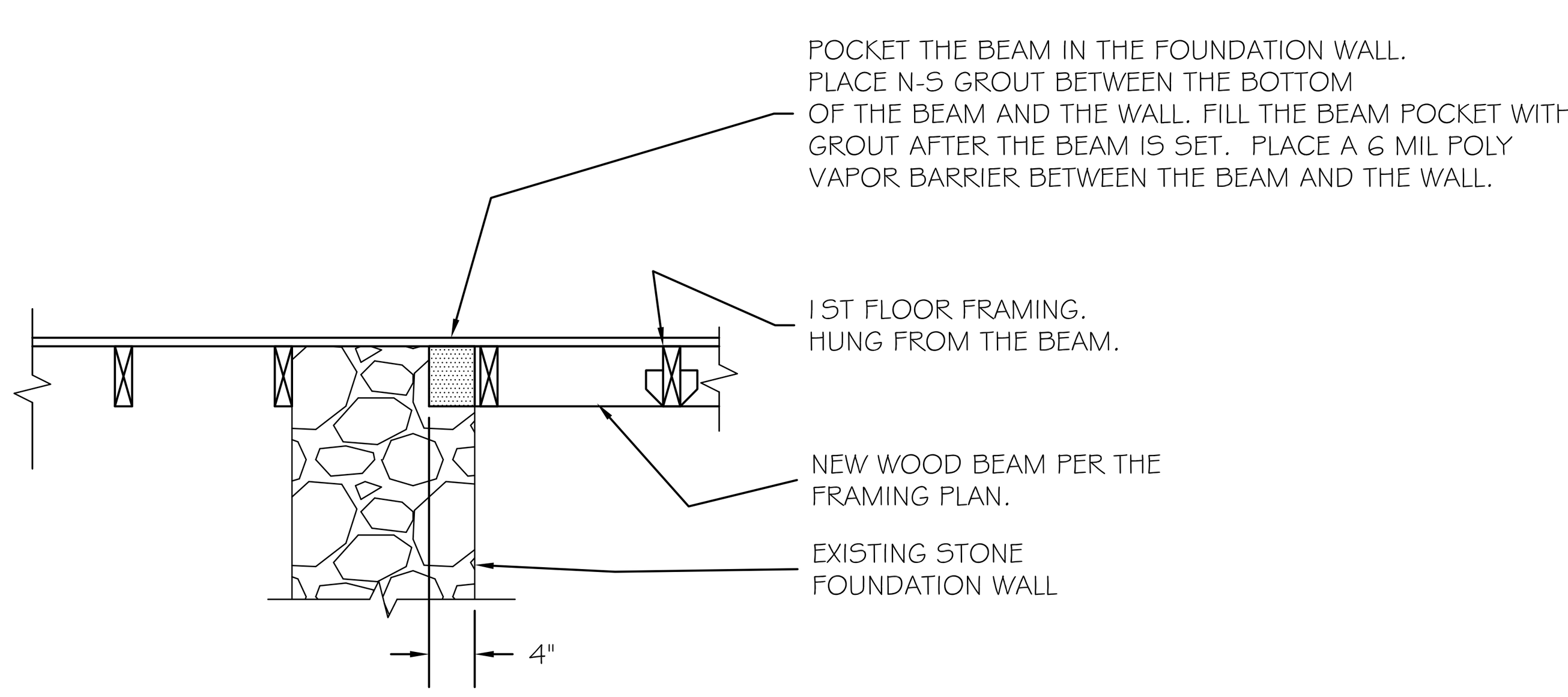
Typical Steel Beam to Existing Stone Foundation Wall Detail

Scale: ¾" = 1'-0"



Typical Wood Joists to Steel Beam Details

Scale: ¾" = 1'-0"



Typical Wood Beam to Existing Stone Foundation Wall Detail

Scale: ¾" = 1'-0"

Williams Lane Renovation

3806 Williams Lane - Chevy Chase, MD 20815

Project #2462

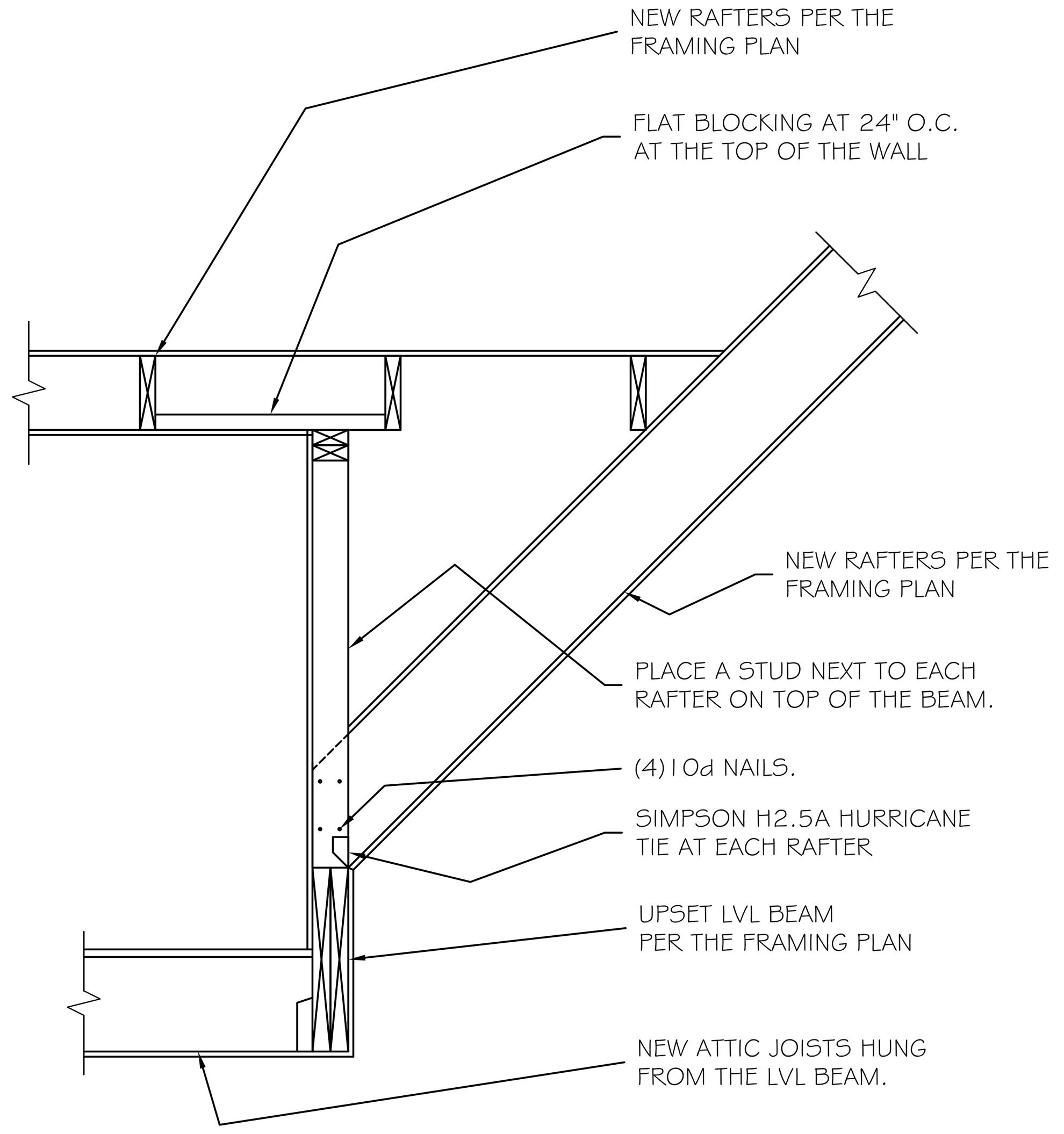
PERMIT SET

26 April 2025

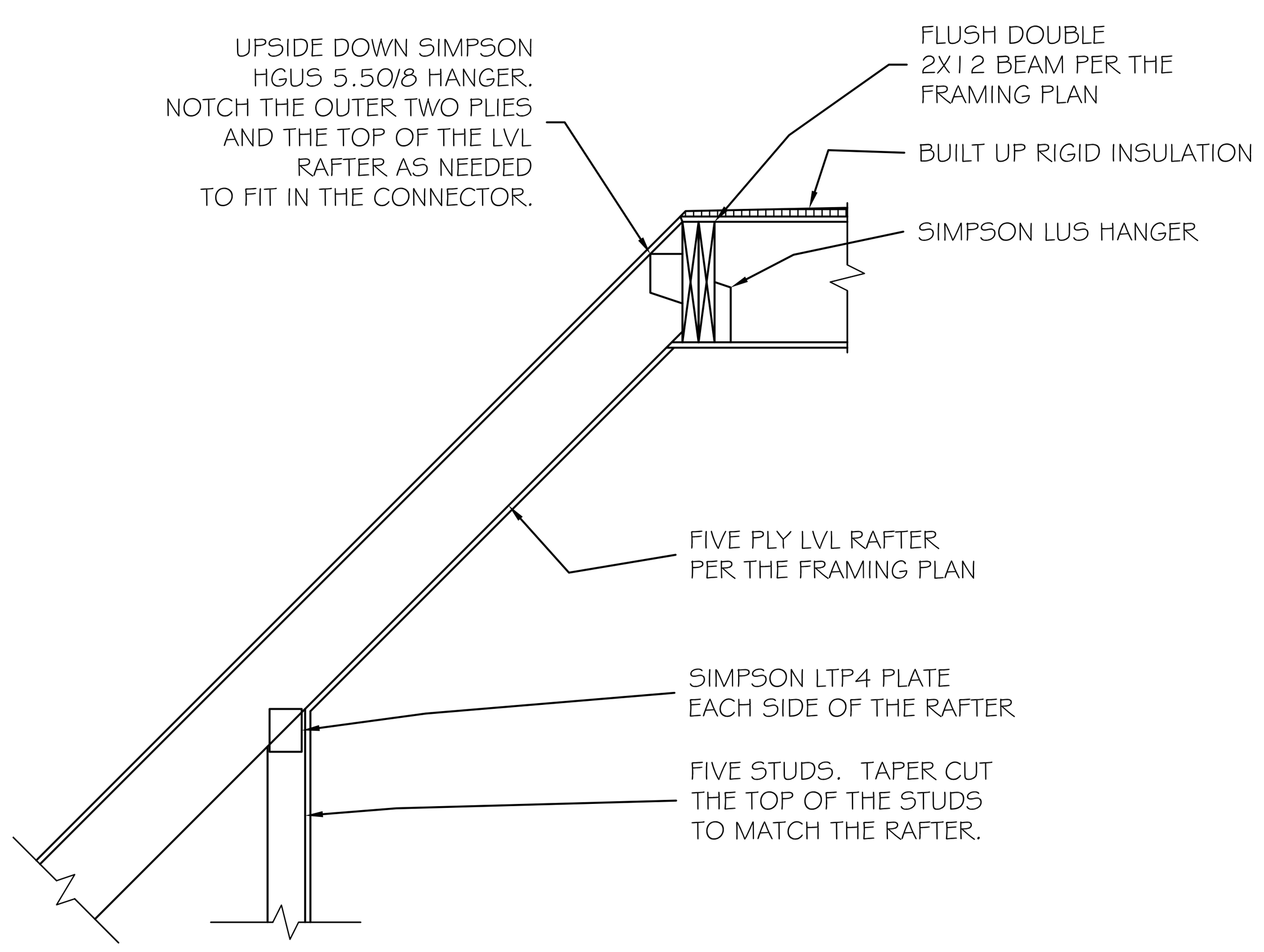
APAC ENGINEERING, Inc
8555 16th Street #200
Silver Spring, MD 20910
301-565-0543
301-563-9477 (fax)

Structural Details

S202



SECTION 1 S203
SCALE: ¾" = 1'-0"



SECTION 2 S203
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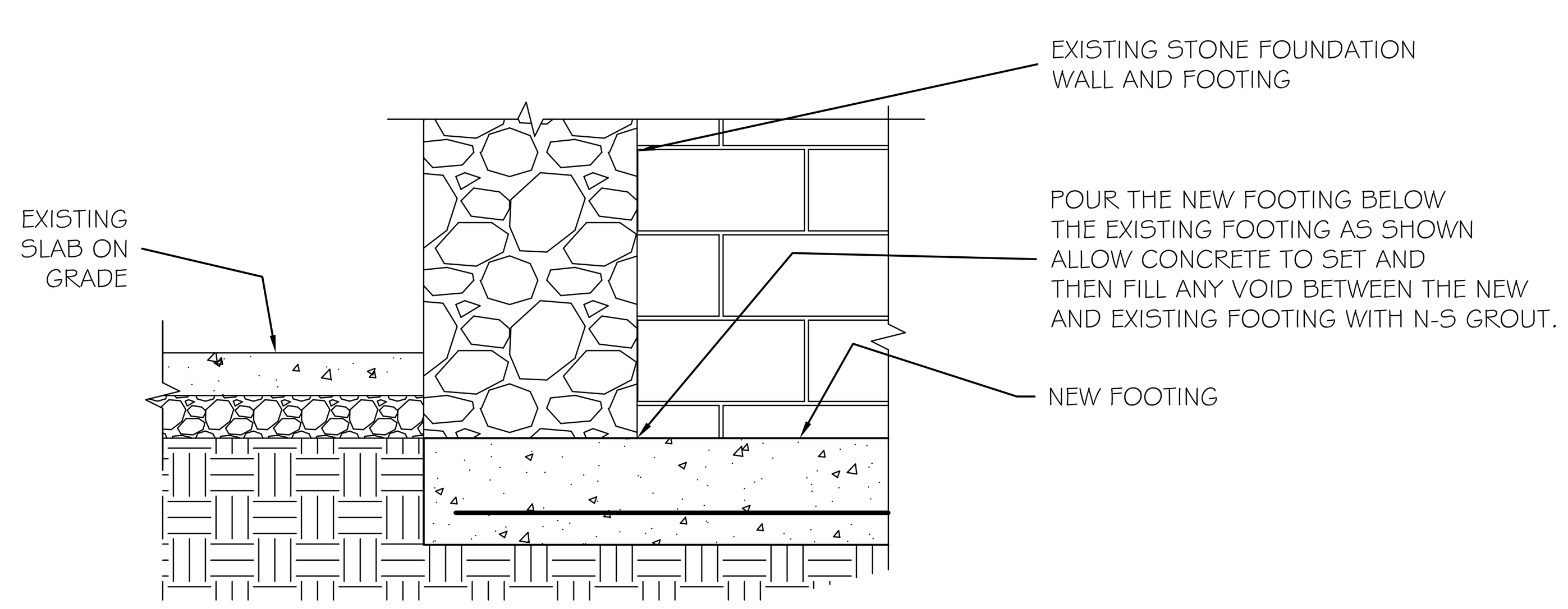
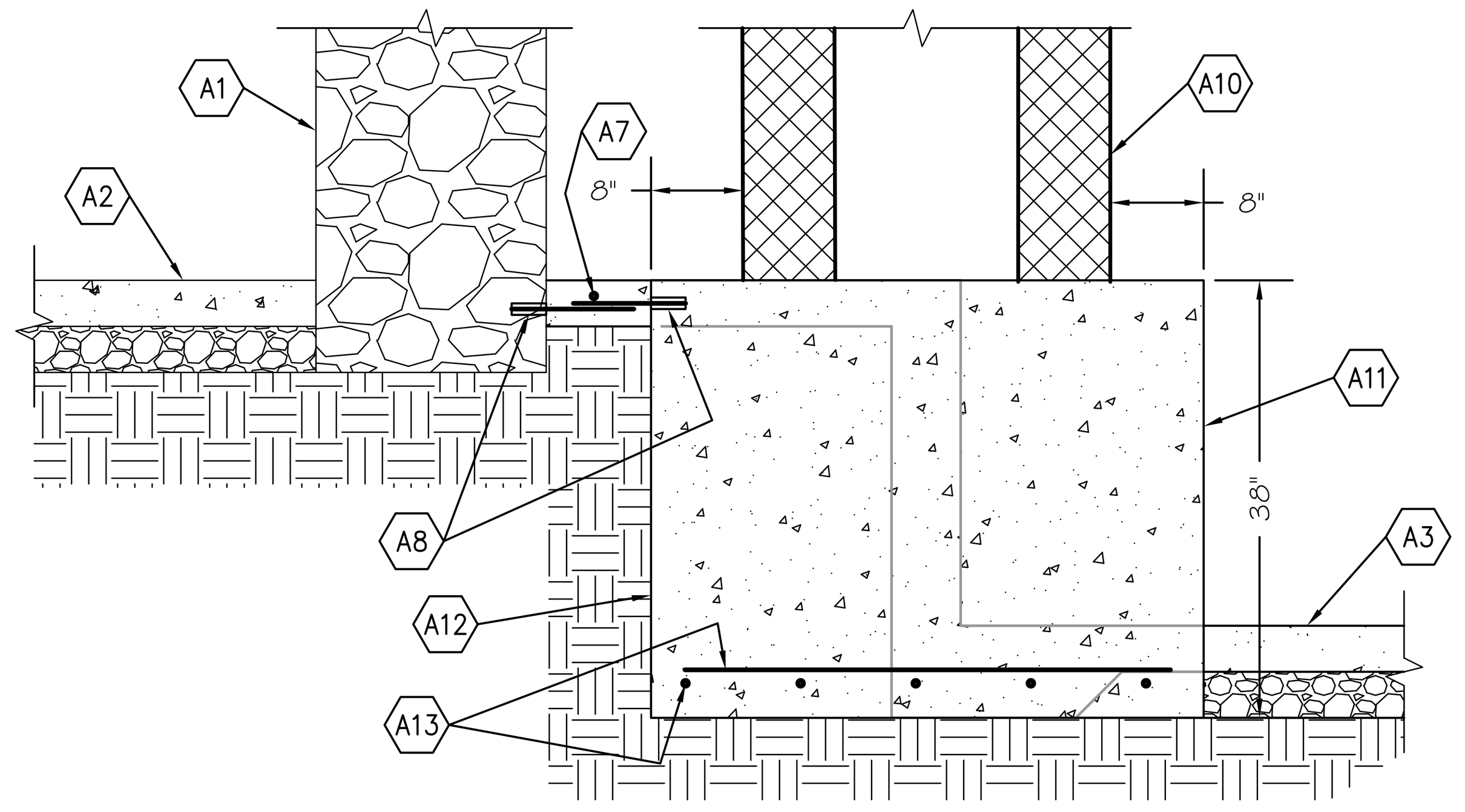


SECTION 3 S203
SCALE: ¾" = 1'-0"

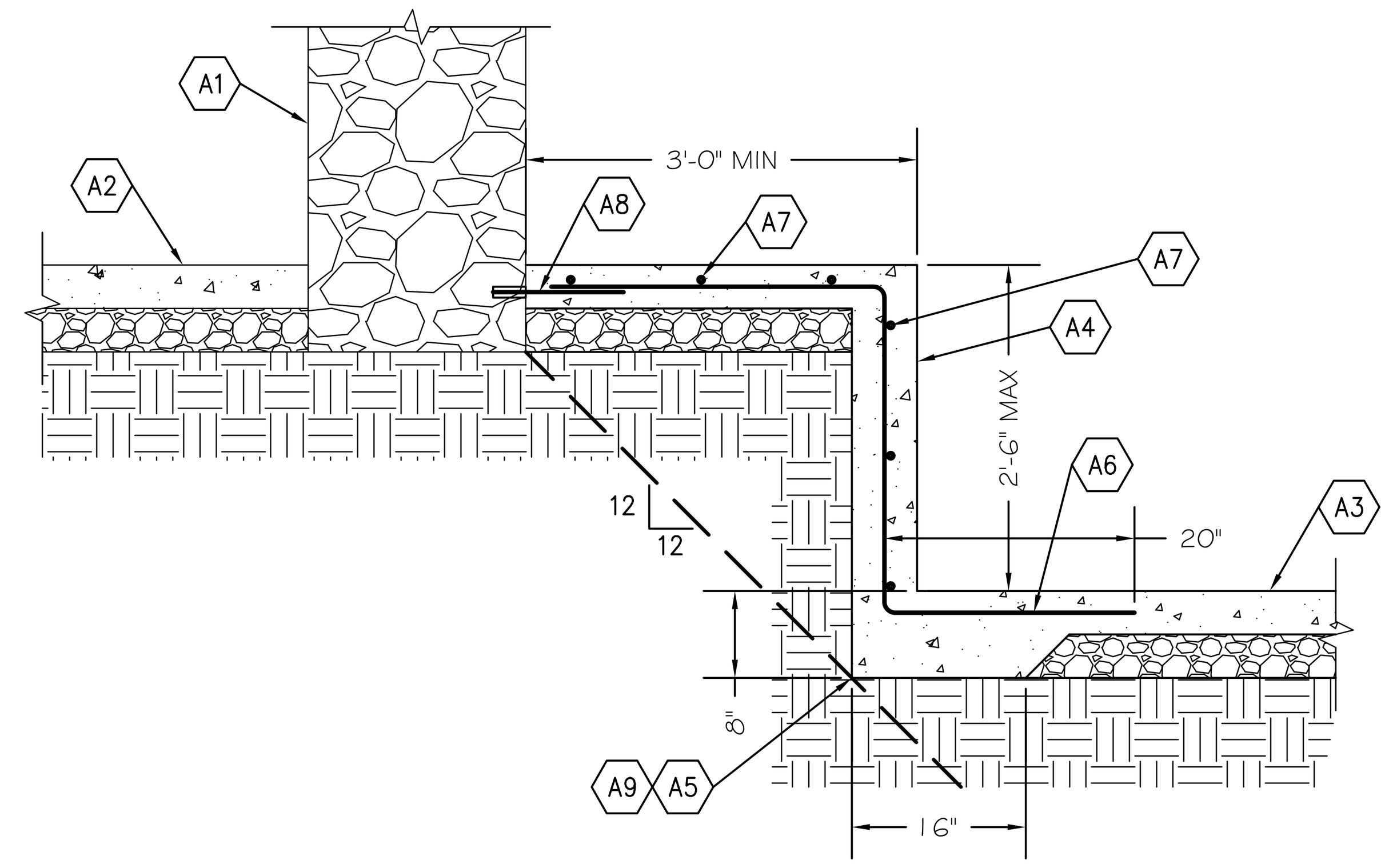
REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

- A1 EXISTING FOUNDATION WALL AND FOOTING. PROVIDE TEMPORARY SHORING FOR THE WALL DURING CONSTRUCTION.
- A2 EXISTING BASEMENT SLAB ON GRADE.
- A3 NEW SLAB ON GRADE.
- A4 STEP THE SLAB AS SHOWN.
- A5 THE BOTTOM OF THE THICKENED SLAB SHALL NOT EXTEND TO THE LEFT OF THE DASHED LINE. FIELD DETERMINE THE EXACT LOCATION OF THE INTERSECTION.
- A6 #4 BAR "Z" SHAPED REBAR AT 12" O.C.
- A7 #4 BARS AT 12" O.C.
- A8 12" LONG #4 BAR DOWELS AT 12" O.C. WITH 3" EMBEDMENT IN THE EXISTING WALL OR NEW FOOTING WITH SIMPSON SET-XP EPOXY.
- A9 THICKEN THE SLAB AT THE CORNER AS SHOWN.
- A10 NEW CMU CHIMNEY.
- A11 NEW CONCRETE FOOTING FOR THE CHIMNEY.
- A12 POUR THE FOOTING AGAINST NATURAL GRADE ON THE SIDE ADJACENT TO THE EXISTING FOUNDATION WALL.
- A13 #4 BARS AT 10" O.C. IN EACH DIRECTION.

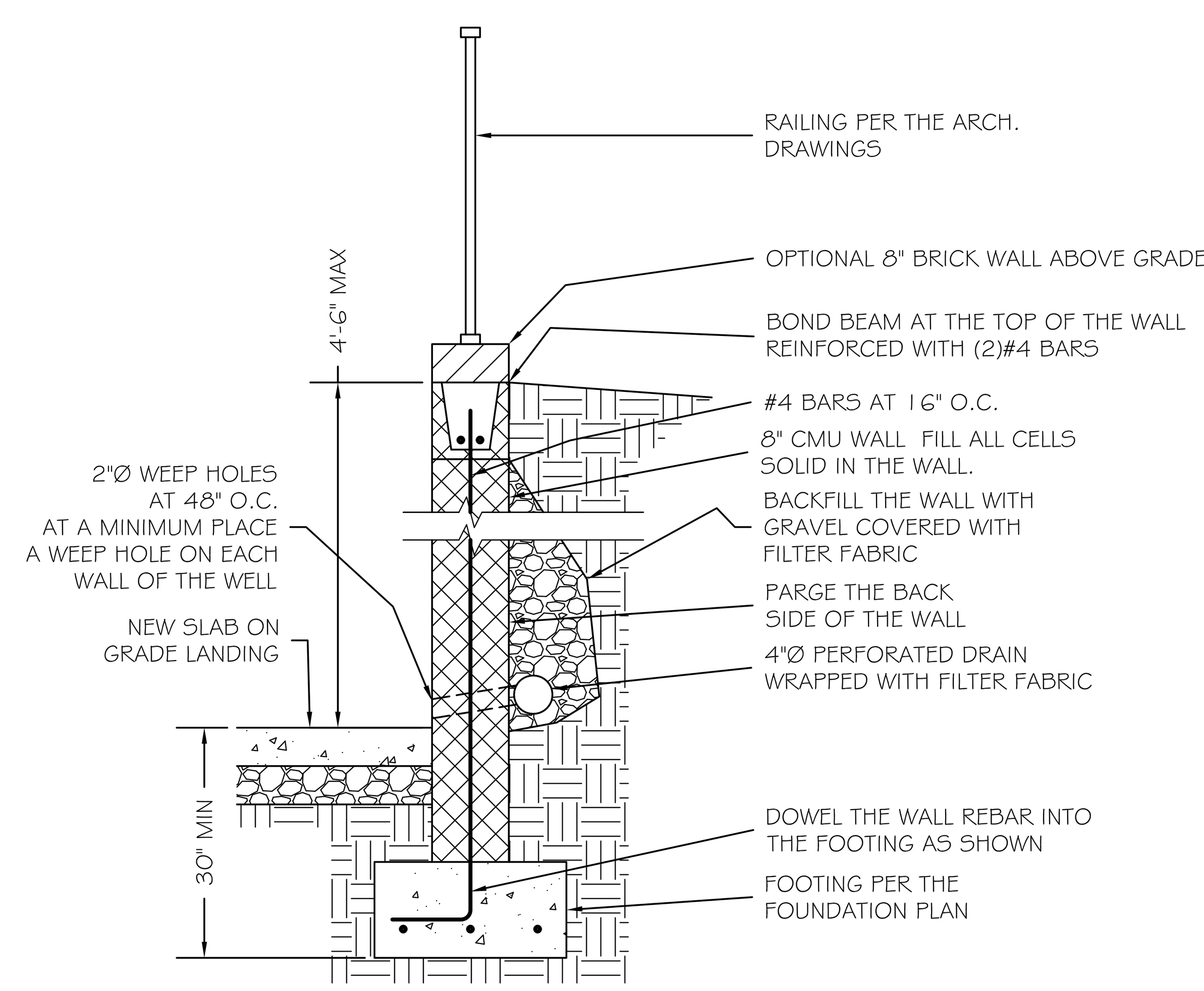


@ The Chimney

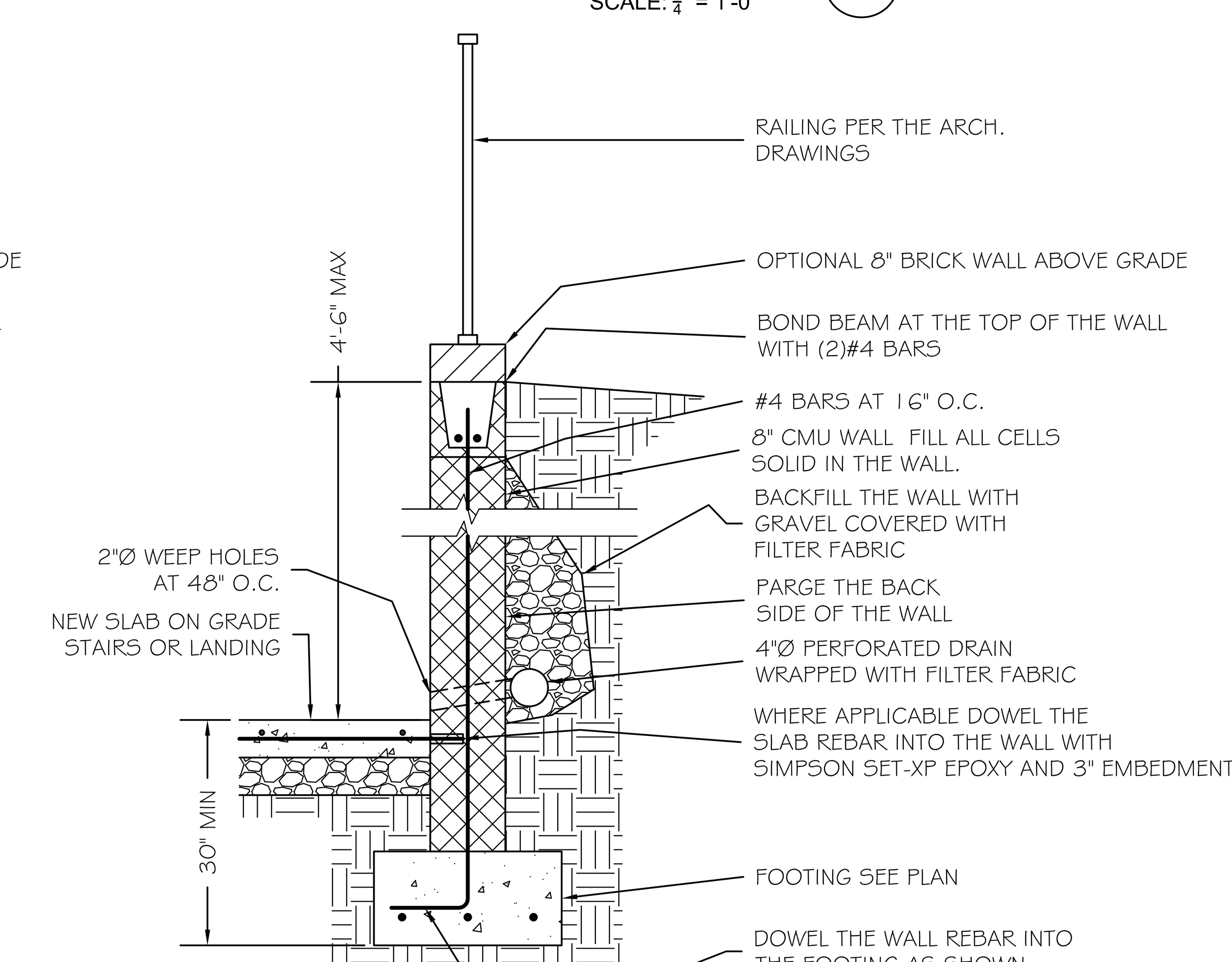


@ The Slab Step

SECTION 4 S203
SCALE: ¾" = 1'-0"



Typical Window Well Wall Detail
Scale: ¾" = 1'-0"



Typical Areaway Wall Detail
Scale: ¾" = 1'-0"

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3806 Williams Lane - Chevy Chase, MD 20815
Project #2462

PERMIT SET

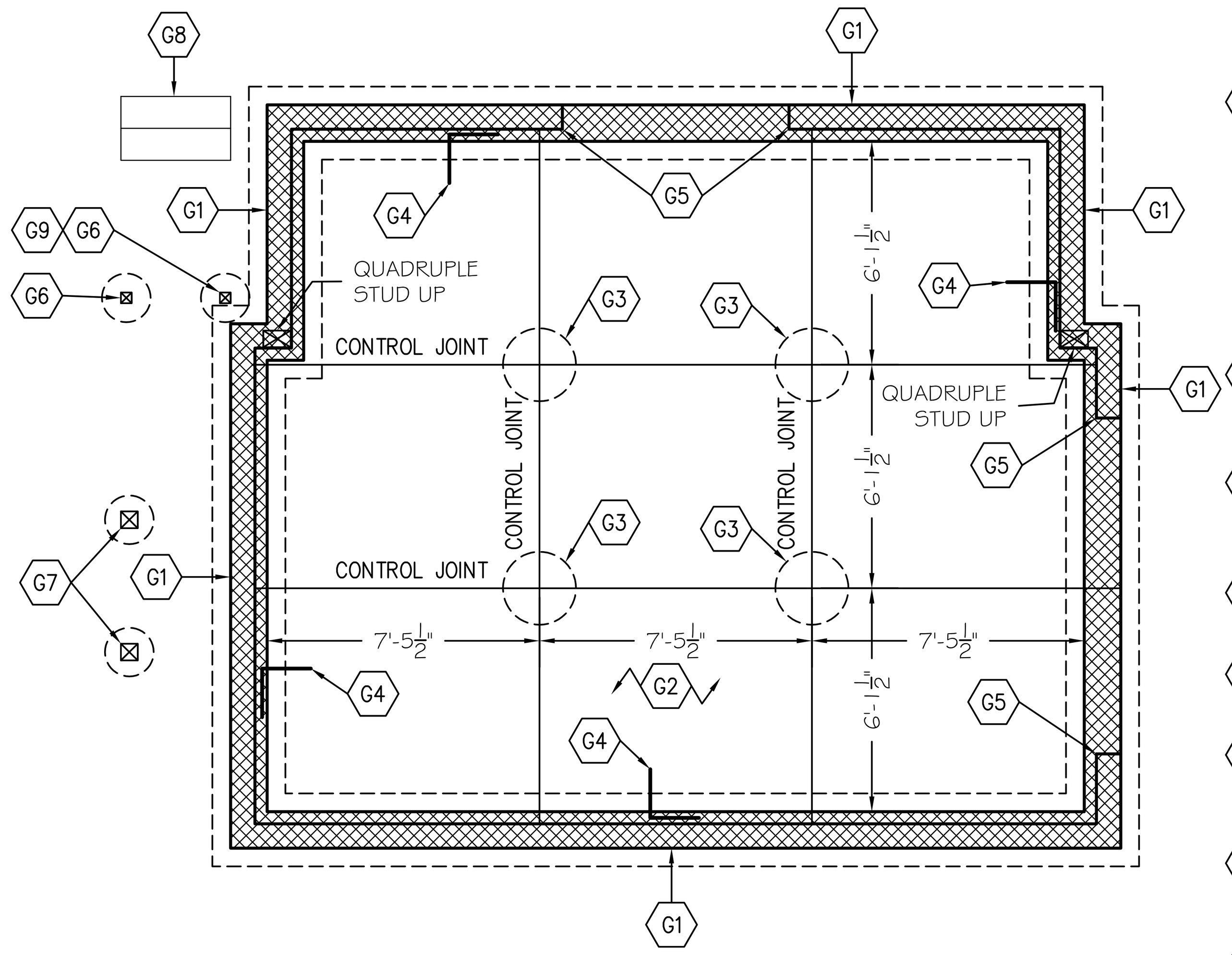
26 April 2025

Structural Details

S203

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission



G1 — 12" CMU WALL BELOW THE GARAGE SLAB AND 8" CMU ABOVE THE GARAGE SLAB. PLACE THE WALL ON A 24X10 FOOTING REINFORCED WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 48" O.C. FILL ALL CELLS SOLID IN THE WALL. PROVIDE #4 BAR DOWELS BETWEEN THE WALL AND THE FOOTING AT 48" O.C. PLACE A PT2X6 SILL PLATE ON TOP OF THE 8" CMU STEM WALL. ATTACH THE SILL PLATE TO THE STEM WALL WITH ½"ø ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT. EACH SILL PLATE SHALL HAVE A MINIMUM OF TWO BOLTS.

G2 — NEW SLAB ON GRADE: 5" CONCRETE SLAB ON 4" GRAVEL. REINFORCE THE SLAB WITH #4 BARS AT 12" O.C. IN EACH DIRECTION. SLOPE THE SLAB TO SHED WATER OUT OF THE GARAGE.

G3 — PLACE A 24"ø FOOTING BELOW THE GARAGE SLAB. THE BOTTOM OF THE FOOTING SHALL BE 30" BELOW THE TOP OF THE SLAB OR EXTEND 12" INTO NATURAL GRADE, WHICH EVER IS DEEPER.

G4 — #4 BAR DOWELS BETWEEN THE SLAB AND THE WALL AT 24" O.C. EACH LEG SHALL BE 16" LONG.

G5 — STOP THE 8" CMU CURB AT THE DOOR JAMB. THE FOUNDATION WALL AND FOOTING SHALL CONTINUE BELOW THE DOOR.

G6 — PT4X4 POST UP ON A 16"ø CONCRETE FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.

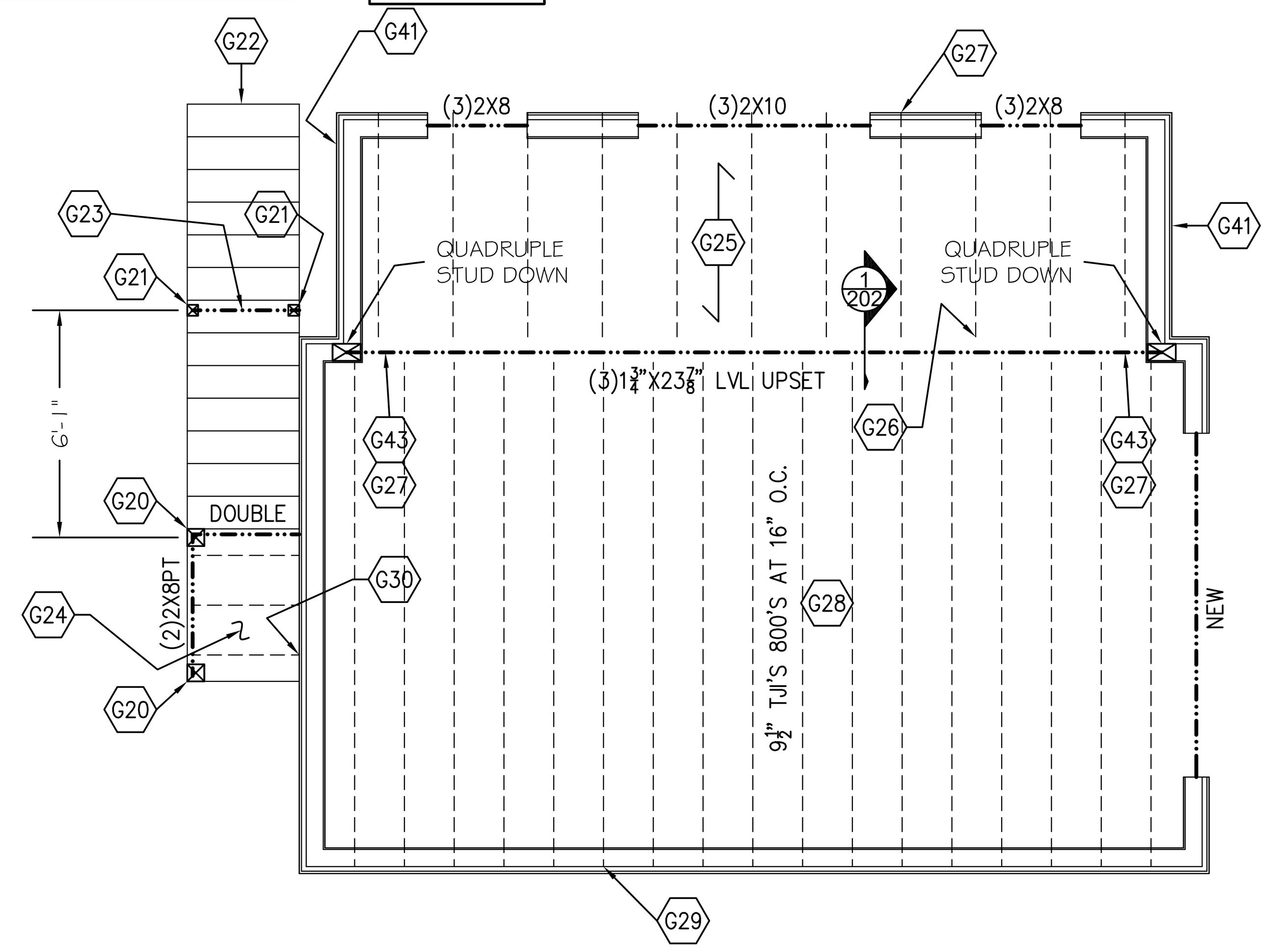
G7 — PT6X6 POST UP ON A 16"ø CONCRETE FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.

G8 — PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

G9 — PLACE THE POST FOOTING ON TOP OF AND NEXT TO THE WALL FOOTING.

Garage Ground Floor & Foundation Plan

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



G20 — PT6X6 POST DOWN. ATTACH THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.

G21 — PT4X4 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM. PLACE DIAGONAL BRACING BETWEEN THE POST AND THE BEAM PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

G22 — FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

G23 — DROPPED DOUBLE 2X8PT BEAM. NOTCH THE STRINGERS AND PLACE THEM ON THE BEAM. ATTACH EACH STRINGER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE.

G24 — FRAME THE LANDING WITH PT2X8 JOISTS AT 16" O.C.

G25 — FRAME THE ROOF WITH 2X8 RAFTERS AND 2X6 CEILING JOISTS AT 24" O.C.

G26 — 2X8 LEDGER FOR THE ROOF. ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSSR HANGER.

G27 — ATTACH EACH RAFTER THE WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR INSULATION AND VENTILATION.

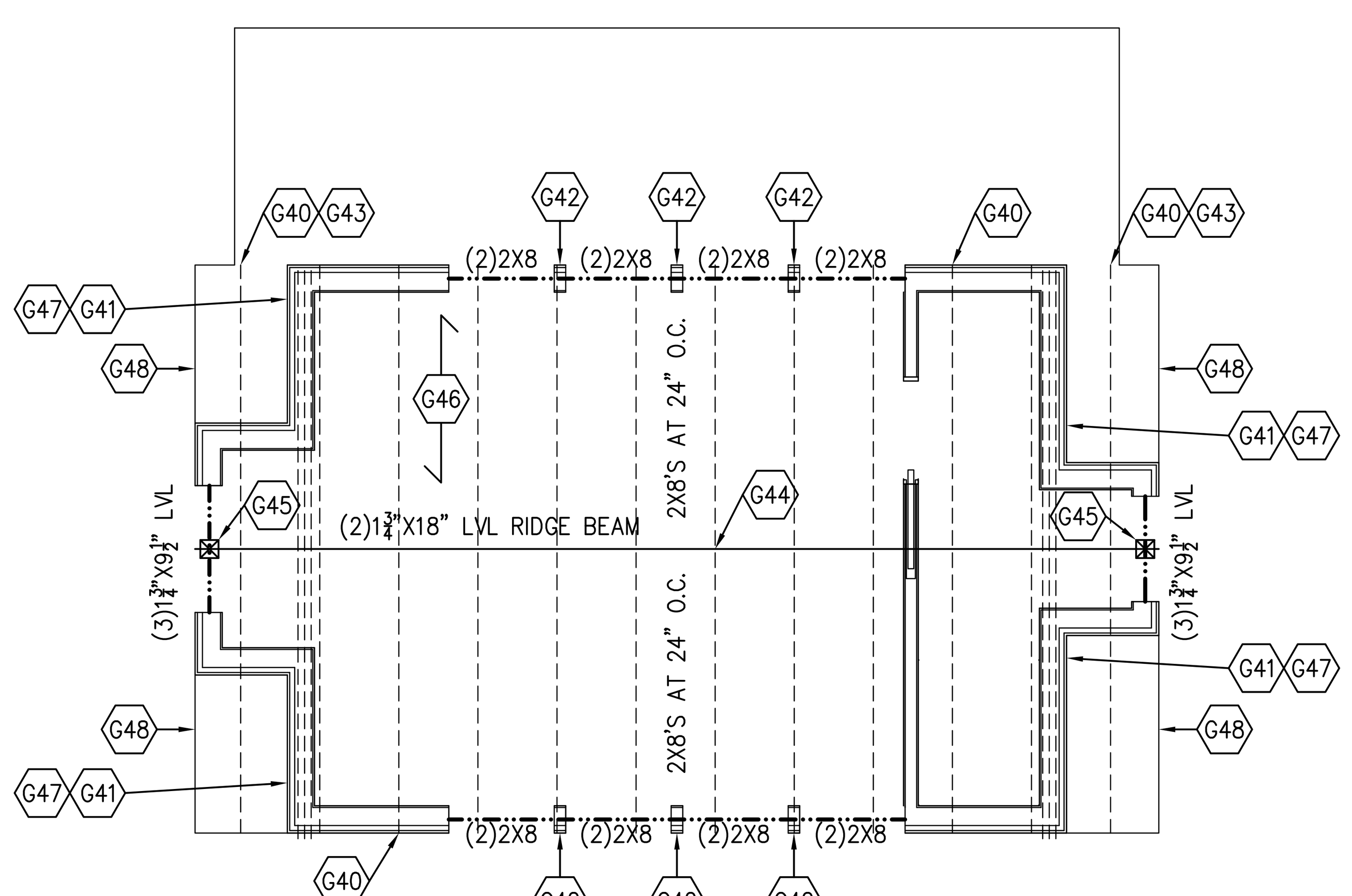
G28 — PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN.

G29 — DECORATIVE EAVE PER THE TYPICAL DETAIL.

G30 — PT2X8 LEDGER. ATTACH THE LEDGER TO THE RIM BOARD WITH ½"ø THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. ATTACH EACH RIM JOIST TO THE LEDGER WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

Garage Upper Floor Framing Plan

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



G40 — ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

G41 — THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PROVIDE 2X LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO FORM THE RAKE DETAIL.

G42 — PLACE A DOUBLE JACK STUD BETWEEN EACH WINDOW.

G43 — SET THE RAFTERS FROM THE UPPER ROOF AND THE RAFTERS FROM THE LOWER ROOF ON THE WALL. PLACE BLOCKING BETWEEN THE RAFTERS. PLACE "V" SHAPED NOTCHES IN THE TOP OF THE BLOCKING AS NEEDED FOR VENTILATION.

G44 — ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSSR HANGER. HOLD THE TOP OF THE RIDGE DOWN AS NEEDED FOR VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.

G45 — PLACE A TRIPLE STUD BETWEEN THE RIDGE AND THE HEADER BELOW.

G46 — 2X8 CEILING JOISTS AT 24" O.C. THE CEILING JOISTS SHALL ALIGN WITH THE NEW OR EXISTING RAFTERS. WHEN APPLICABLE ATTACH EACH CEILING JOIST TO EACH RAFTER WITH (6)10d NAILS.

G47 — PLACE A TRIPLE RAFTER IN THE STEEP ROOF PLANE. PLACE THE STEEP ROOF DECKING ON THE TRIPLE RAFTER AND THEN BUILD THE DORMER WALL ON THE ROOF DECKING. ATTACH THE TRIPLE RAFTER TO THE RIDGE WITH A SIMPSON LUS HANGER. NOTCH THE TRIPLE RAFTER AS NEEDED TO FIT IN THE CONNECTOR.

G48 — FRAME THE STEEP ROOF WITH ROOF DECKING BETWEEN THE TRIPLE RAFTER AND THE RIM RAFTER. NO SPLICE SHALL OCCUR IN THE DECKING THAT IS PARALLEL TO THE ROOF SLOPE. FORM THE RAKE WITH 2X LADDER FRAMING AT 24" O.C. OR SOLID BLOCKING.

Garage Roof Framing Plan

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

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET-XP". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
8. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
9. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
10. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. THE MORTAR, BRICKS AND BLOCKS SHALL MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
13. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
14. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
15. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
16. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
17. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
18. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
19. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
20. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
21. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF ENGINEERED JOISTS AS NEEDED FOR HANGERS, CONNECTORS, STRAPS OR NAILING MULTIPLE MEMBERS TOGETHER.
25. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

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Williams Lane Renovation
3806 Williams Lane - Chevy Chase, MD 20815
Project #2462

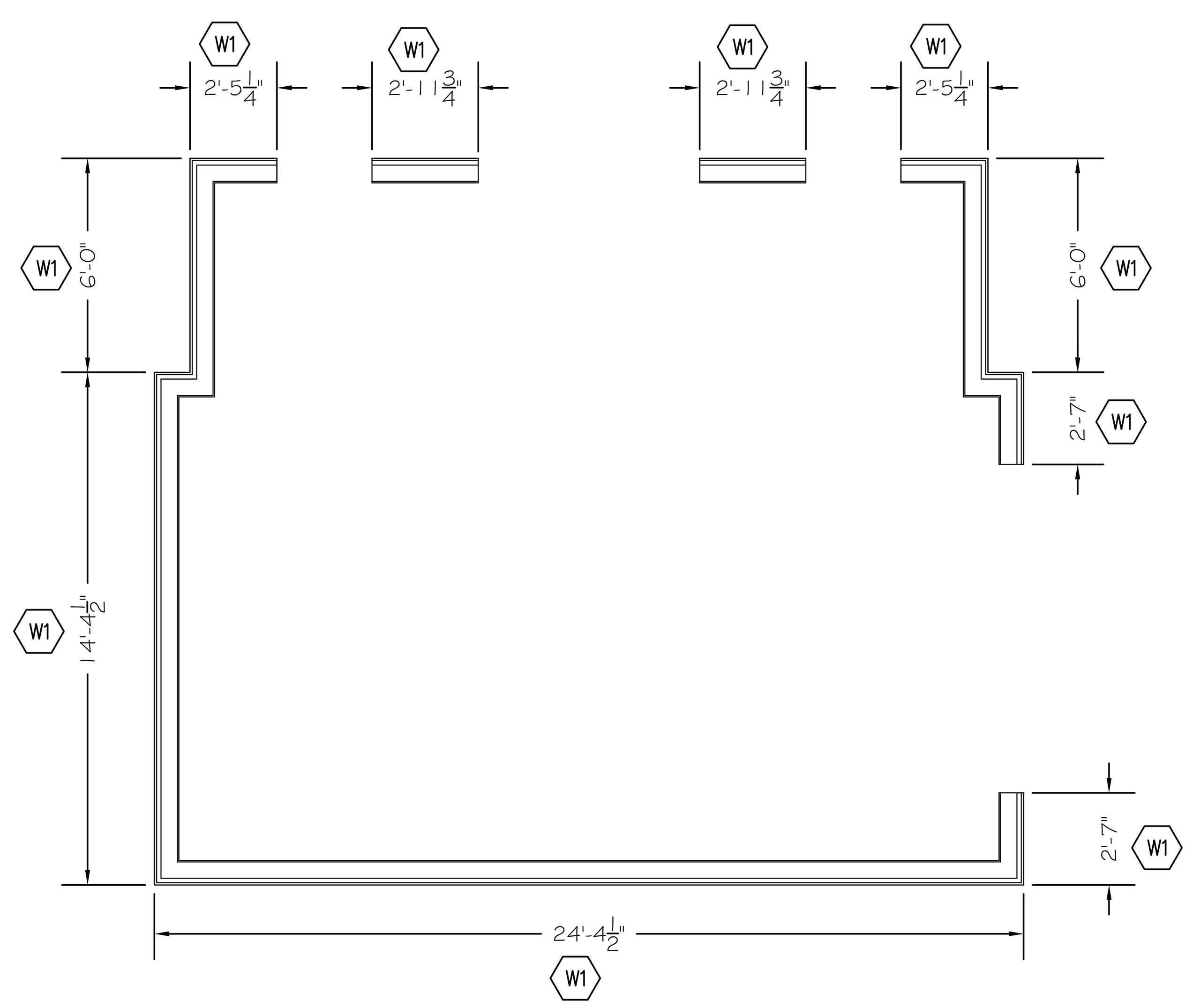
PERMIT SET
26 April 2025

GARAGE FRAMING PLANS

S300

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

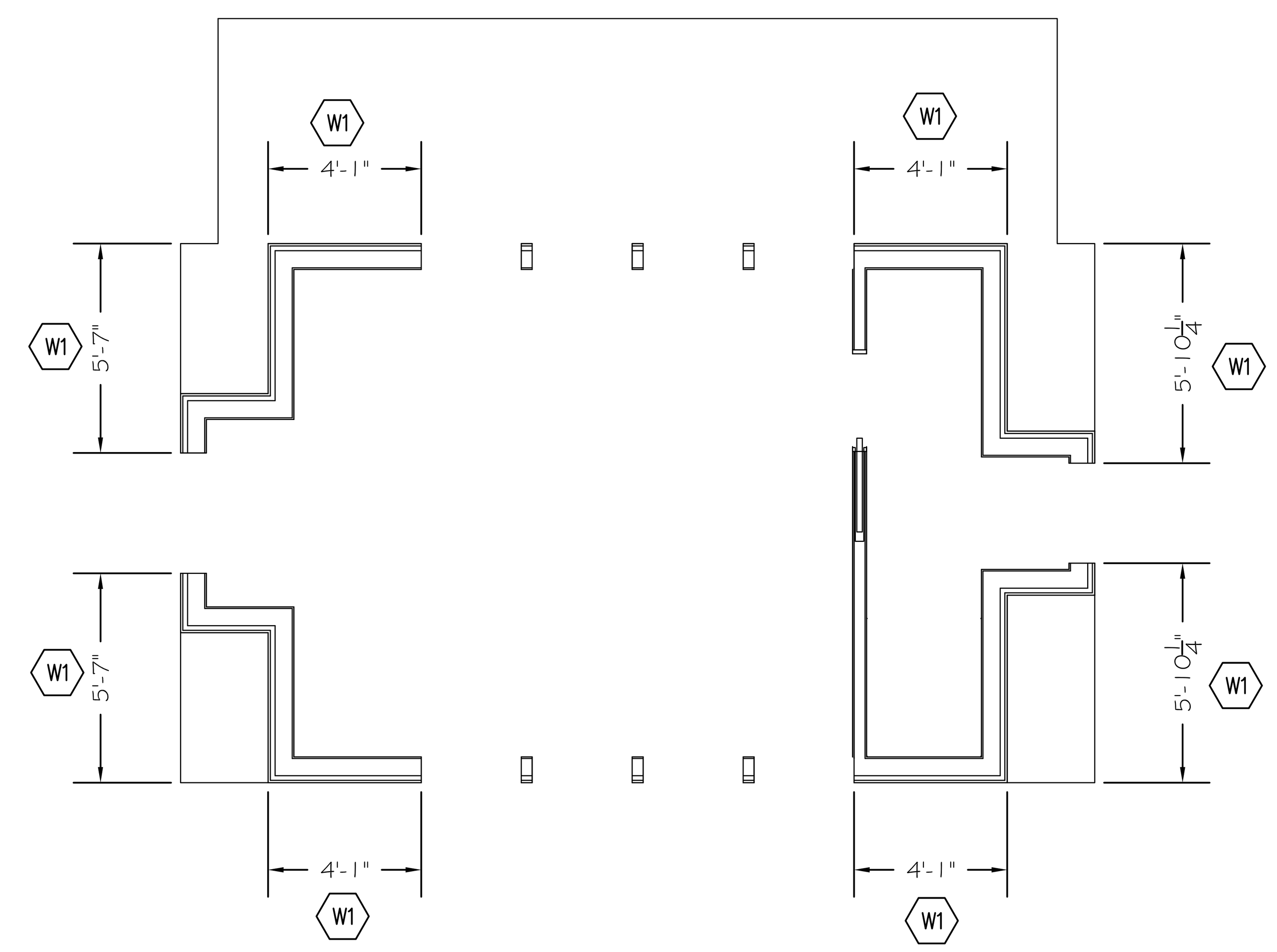
APPROVED
Montgomery County
Historic Preservation Commission



W1 EDP WIND BRACING PANEL.

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY 7/16" OSB SHEATHING TO ALL EXTERIOR WALLS.
3. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1–16d (0.135X3½) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2–16d (0.135X3½) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.



Garage Lower Floor Wind Bracing Plan

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

Garage Upper Floor Wind Bracing Plan

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

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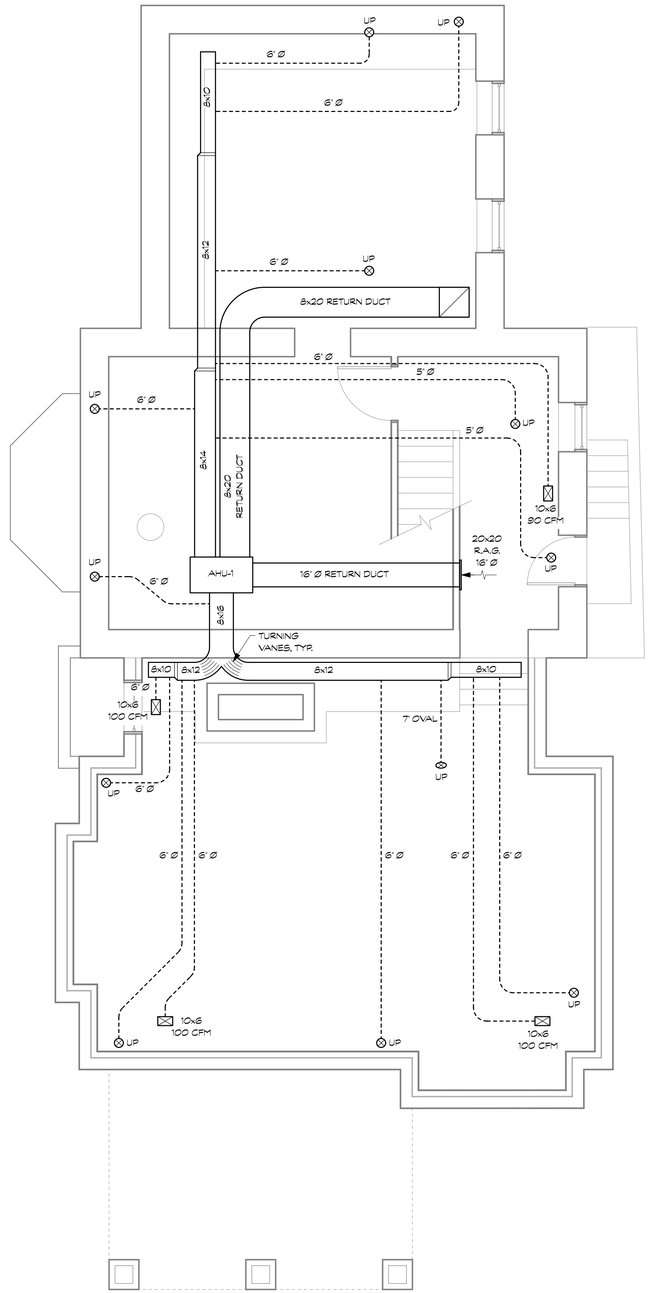
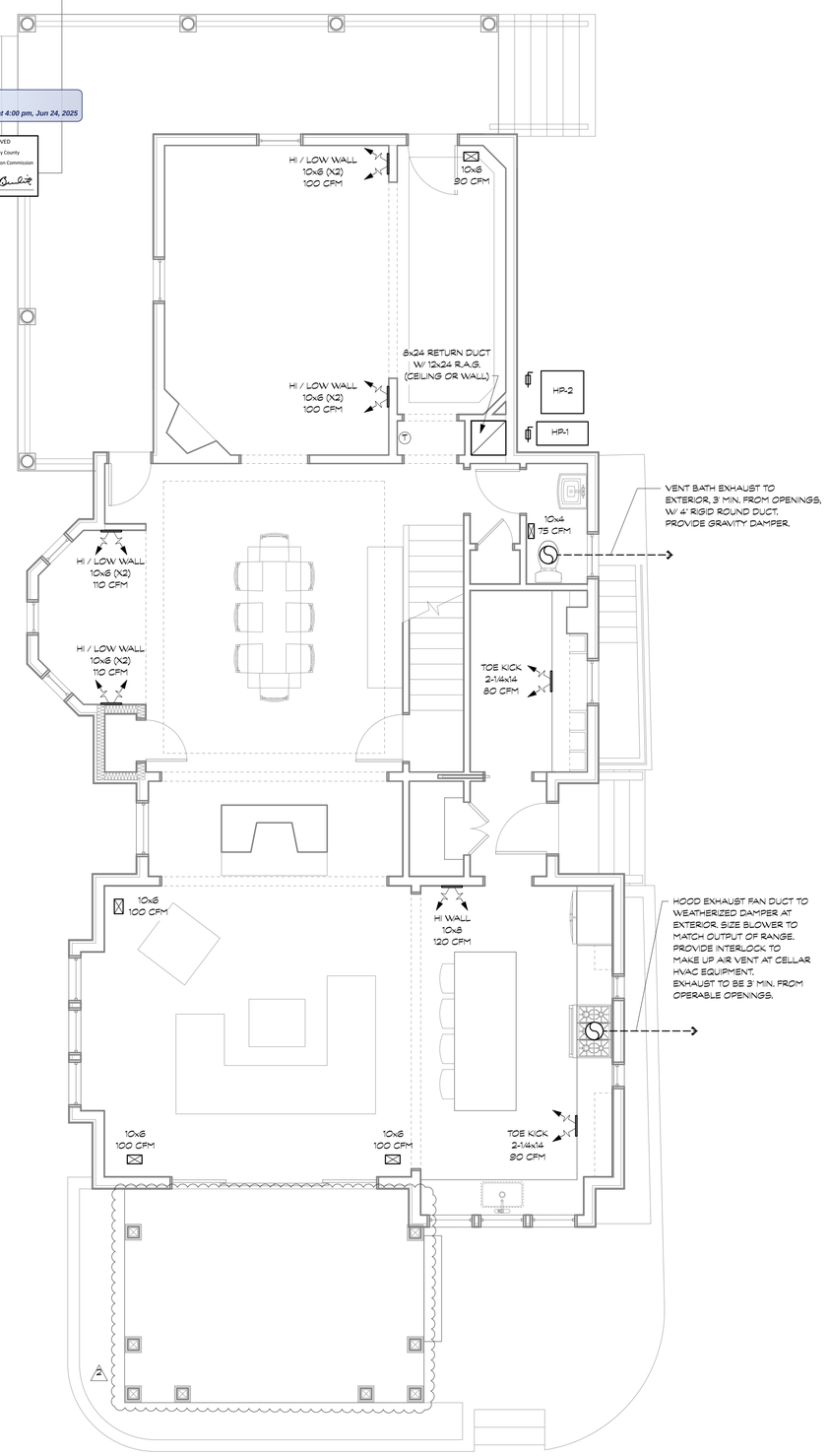
GARAGE WIND BRACING PLANS

S301



1 CELLAR MECHANICAL PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR MECHANICAL PLAN
Scale: 1/4" = 1'-0"

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4/28/25	PERMIT SET
6/18/25	PERMIT RESPONSE #2 (2)

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 15218

DS

EXPIRATION DATE: 10/31/2025

MECHANICAL CONSULTANT
Ron Gallant, Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850 (240) 750-4988

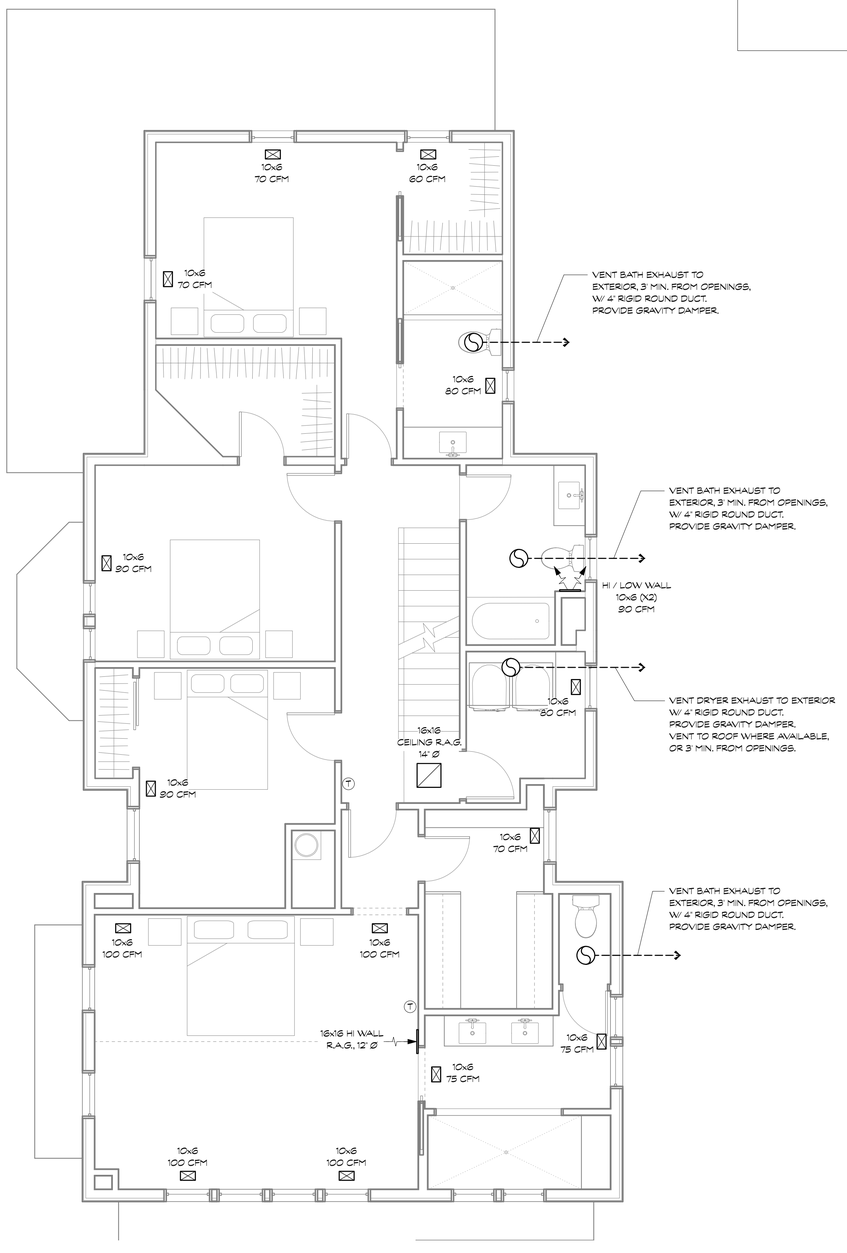
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

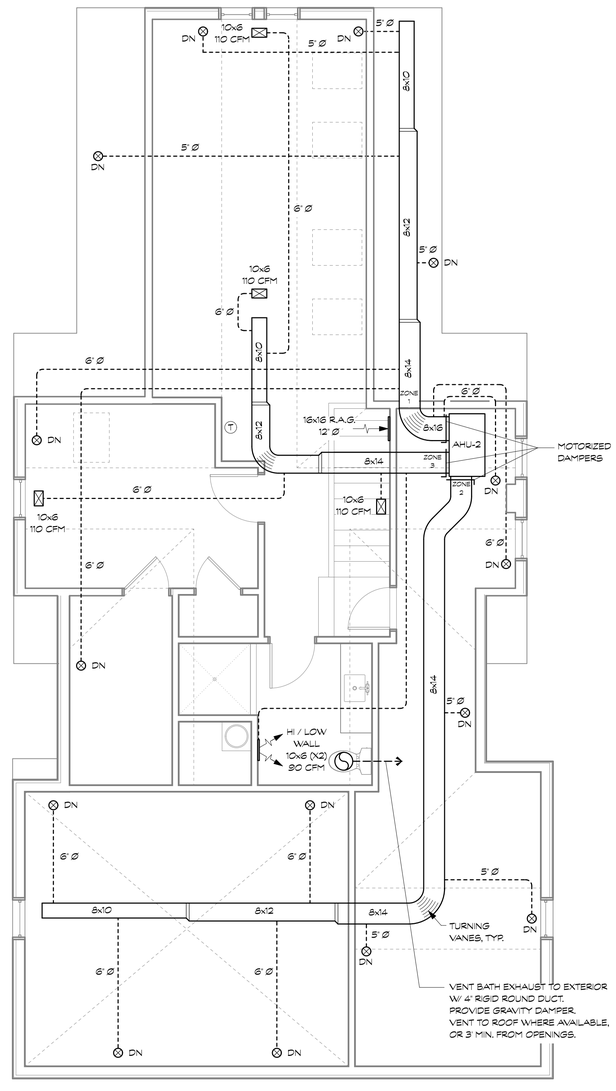
28 APRIL 2025 - PERMIT SET

CELLAR & FIRST FLOOR MECHANICAL PLANS

M100



1 SECOND FLOOR MECHANICAL PLAN
Scale: 1/4" = 1'-0"



2 ATTIC MECHANICAL PLAN
Scale: 1/4" = 1'-0"

N

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4/28/25	PERMIT SET

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ARCHITECT 15218 MATTHEW S. BENNETT STATE OF MARYLAND

LICENSE #: 15218

EXPIRATION DATE: 10/31/2025

MECHANICAL CONSULTANT
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Rockville, Maryland 20850 (240) 750-4988

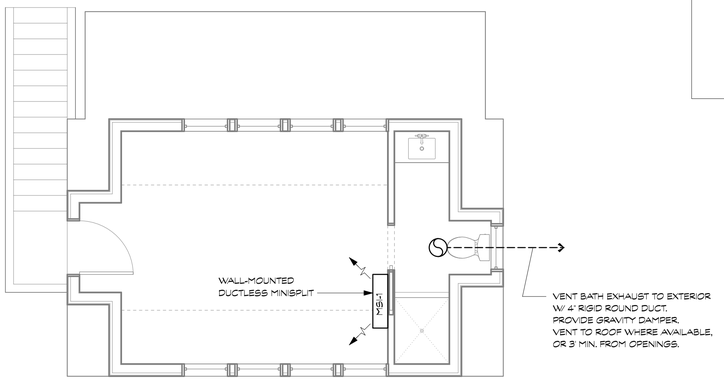
WILLIAMS LANE RENOVATION

3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

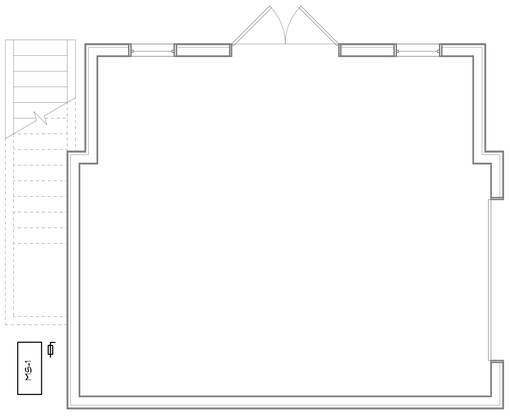
28 APRIL 2025 - PERMIT SET

SECOND FLOOR & ATTIC MECHANICAL PLANS

M101



2 GARAGE MECHANICAL PLAN - LOFT
Scale: 1/4" = 1'-0"



1 GARAGE MECHANICAL PLAN - GROUND FLOOR
Scale: 1/4" = 1'-0"

MECHANICAL SCHEDULE																
	INDOOR AHU								OUTDOOR CONDENSER							
ZONE SERVED	LOCATED	TAG	MAKE/MODEL	HEATER KIT	NOM SIZE	V/PH/HZ	MCA	FUSE/BREAKER	TAG	LOCATED	MAKE/MODEL	NOM SIZE	V/PH/HZ	MCA	FUSE/BREAKER	SEER2
CELLAR 1ST FL	CELLAR	AHU 1	DAIKIN CAPEA6030		60 KBTU/H	208-230/1/60	11.4 A	15 A	HP 1	PER PLAN	DAIKIN DH7VSA42	42 KBTU/H	208-230/1/60	37.5 A	40 A	16.5
				FURNACE DR97MC080	80KBTU/H											
STUDIO/LOFT	STUDIO	MSI 1	DAIKIN RXB09AXVJU	N/A	9 KBTU	INDOOR UNIT POWERED FROM OUTDOOR UNIT			MS 1	PER PLAN	DAIKIN FTXB09AXVJU	9 KBTU/H	208-230/1/60	7.0	15 A	SEER 17
2ND FL ATTIC	2ND FL	AHU 2	DAIKIN DMVT60DP1300		60 KBTU/H	208-230/1/60	83.6 A	90 A	HP 2	PER PLAN	DAIKIN DH5SEA6010	60 KBTU/H	208-230/1/60	34.5	60 A	16
				HKTS*15X1	15 KW											

NOTES:
1. LINE SETS SHALL BE SIZED ACCORDING TO MANUFACTURERS REQUIREMENTS
2. ALL CONDENSATE LINES TO BE PITCHED DOWNWARD AWAY FROM INDOOR UNIT
3. OUTDOOR UNITS MUST HAVE LOCAL FUSED DISCONNECT
4. OUTDOOR UNITS SHALL NOT BE PLACED ON LUMBER, ONLY CONCRETE OR PREMANUFACTURERED PAD AND PUMP UPS/RISERS.
5. WALL MOUNTED THERMOSTAT TO BE 7 DAY PROGRAMMABLE
6. ALL OUTDOOR PORTIONS OF LINESET SHALL HAVE UV RATED WRAP OR PROTECTION IN ADDITION TO INSULATION
7. FOLLOW ALL MANUFACTURERS RECCOMENDATIONS / INSTALLATION INSTRUCTIONS
8. DAIKIN OR EQUAL WITH SAME UNIT MCA RATING AND NOMINAL SIZE AND HEAT OUTPUT
9. COORDINATE WITH ELECTRICIAN FOR ELECTRICAL BREAKER SIZING AND SERVICE DISCONNECTS

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

SPECIFICATIONS (CONTINUED FROM SP100)

DIVISION 15: PLUMBING / MECHANICAL

15.1 Plumbing: Contractor shall furnish and install complete domestic hot and cold copper waterpiping and PVC waste and vent system to new fixtures in accordance with all applicable codes, standards, and manufacturer's specifications. Water and waste lines to be tied into existing house system. Existing house waste to be modified as required by new construction. Condition and capacity of existing supply and drainage piping should be reviewed with recommendations for replacement/repair as necessary. All piping in finished areas shall be run in concealed spaces. Neither supply nor waste piping shall be installed anywhere it would limit headroom below 6'-8", without the expressed approval of the Owner.

15.1.1 Incoming service: Existing 1" service to remain. Provide 1.25" distribution pipe inside home.

15.1.2 Supply Piping: Hot and cold supply piping shall be type 'L' hard temper copper piping with wrought copper sweat fittings, 95-5 lead-free solder. Supply piping shall be insulated with min. R3, continuous foam pipe jacket insulation. Water service and supply shall be type 'K' copper with matching fittings. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Copper piping shall be cleaned of all flux residue after installation is complete. Water hammer arrestors shall be provided at all valved appliances such as dishwashers and washing machines.

15.1.3 Sanitary lines and vent pipes shall be PVC (UNO). Primary (≥ 3 inch dia.) horizontal waste lines and stacks above and adjacent to primary common areas (DR/LR/FR) shall be cast iron for sound dampening. See Division 10 for acoustic accessories.

15.1.4 Pipe penetrations through partitions should not make rigid contact with framing of gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through.

15.1.5 Hose Bibs: in locations as shown. Provide internal shut-offs.

15.1.6 Hot Water Heater: Provide new gas-fired tankless water heater (Rennai or equivalent).

15.1.7 Gas: Supply gas service/piping to all new gas appliances. Review gas service capacity and determine in advance if service size needs to be increased and include such increase in base bid.

15.1.8 Kitchen fixtures: Owner to provide, Contractor to install. Provide water via copper tubing supply with in-line filter and shut-off to main refrigerator for water / ice dispenser.

15.1.9 Primary bath fixtures (basins and faucets x2, toilet, shower head and controls, tub and controls). Owner to provide, Contractor to install. Provide membrane pan and tiled shower floor and curb, per Division 9.

15.1.10 Second floor bath fixtures x2 (basin and faucet, toilet, tub, tub faucet, shower head and controls): Owner to provide, Contractor to install.

15.1.11 Attic bath fixtures (basin and faucet, toilet, shower head and controls): Owner to provide, Contractor to install.

15.1.12 Powder room fixtures (basin, faucet and toilet): Owner to provide, Contractor to install.

15.1.13 Lower level bath fixtures (basin, faucet, toilet, shower head and controls): Owner to provide, Contractor to install.

15.2 Mechanical

Remove all existing mechanical equipment and associated plumbing and ductwork for replacement.

15.2.1 Provide new heating and cooling equipment for entire house, per mechanical plans and equipment schedules. See drawings for equipment locations, sizing, and model numbers.

15.2.2 All new mechanical equipment shall insulde the following:
- Air handler cabinet leakage shall be ≤ 2% of air flow.
- Programmable, WiFi enabled Touch Control
- Vibration isolation
- Back-up/emergency overflow pan drained to exterior.
- Provide balancing dampers in lieu of zone control as shown.
- Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

15.2.3 Energy load calculations: See plans for load calculations.

15.2.4 Equipment to be installed in strict conformance with manufacturer's instructions.

15.2.5 Warranties:
- 2 years on all parts and labor.
- 5 years on parts covered by Carrier; 10 years if registered on website within 90 days of installation.
- 10 years on compressor.
- Lifetime on heat exchanger.

15.2.6 Provide gravity flow PVC condensate drain lines. Condensate from systems ≥ 90% efficient must discharge inside the conditioned envelope (i.e. laundry sink or sump) to avoid freezing at an external outfall. Include an auxiliary safety drain pan beneath fan coil unit in attic. Pan to contain float switch to cut off unit upon accumulation of water in pan.

15.2.7 Floor register equal to Lima 40, Selkirk 310 or Hart & Cooley 411. Wall and ceiling registers to be Hart & Cooley 661 (use H&C 821 in throw applications). Return grilles to be Tuttle and Bailey T-70. Registers located in damp areas - notably bathrooms - shall be made of aluminum, not steel.

15.2.8 Ductwork to be galvanized steel fabricated and installed in conformance with ASHRAE GUIDE and ACCA Manual.
- Elbows in trunk ducts to be square-throated, square-back with turn vanes. Round branch ducts to be connected to trunk ducts using square-to-round take-off fittings.
- Maximum air velocity in the main duct and branches shall be 900 fpm and 600 fpm respectively.
- All duct joints, seams, and connections are to be sealed to SMACNA Class A regardless of pressure class.
- Total duct leakage shall be ≤ 8 cfm per 100 square feet with air handler installed.
- Lining only as shown. Internal duct insulation/lining shall be NOT be used on any supply ductwork. All returns shall be lined though the second bend away from air handler unit.
- Flexible pre-insulated branch ducts may be used in attic as shown. Use flexible duct connections to the air handler.
- All ductwork in unconditioned spaces shall be insulated and sealed in foil-coated (to inhibit condensation) fiberglass blanket insulation (min R8).
- Ductwork shall NOT be installed anywhere it would limit headroom below 6'-8" in occupied areas.
- Oval duct shall be used only as necessitated by framing depths.
- Building cavities shall not be used as ducts or plenums.

15.2.9 Refrigerant piping to follow routes to be determined at site.

15.2.10 HVAC piping carrying fluids > 105 degrees F or < 55 degrees F shall be insulated to R3 minimum. Provide UV resistant pipe protection at all exterior applications.

15.2.11 Include pre-fabricated foundation for outdoor unit(s).

15.2.12 Media type filters with static pressure drop higher than MERV 13 shall not be used.

15.3 Exhaust Fans. All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min R5. Mechanical ventilation system fans shall meet the efficacy requirements of Table R403.6.1 or be certified to the most current version of ENERGY STAR.

15.3.1 Bath exhaust: Contractor shall install wall and ceiling mounted exhaust fans and vents per Division 16, and exterior louver in bathroom(s) per plans. Contractor shall be responsible for ducting through exterior wall and wiring as required. Provide Lutron Maestro timer switch per Division 16: Electrical.

15.3.2 Kitchen exhaust: install new kitchen exhaust and duct to exterior in accordance with manufacturers recommendations. Provide weatherized/dampered termination. Make-up air shall be provided for hoods ≥ 400 CFM. Provide 6 inch diameter outside air duct connected to return of HVAC unit closest to kitchen. Intake shall have a 6 inch wall cap with screen (no flap) with 6 inch automated damper initiated upon operation of the hood exhaust fan at any RPM. Provide low voltage 18/5 control wire interlock from damper to hood. Use induction/current sensing relay or pressure switch on hood monitor.

15.3.3 Dryer vent: Duct dryer vent to exterior with rigid flue.

BENNETT FRANK McCARTHY
architects, inc.
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET

DS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 15218

ARCHITECT 15218 MATTHEW S. BURNS STATE OF MARYLAND

EXPIRATION DATE: 10/31/2025

MECHANICAL CONSULTANT
Ron Gallant, Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850 (240) 750-4988

WILLIAMS LANE RENOVATION
3806 Williams Lane, Chevy Chase, MD 20815
Project # 2462

28 APRIL 2025 - PERMIT SET

GARAGE MECHANICAL PLANS & SPECIFICATIONS

M102

ELECTRICAL SYMBOLS

Symbol	Description
	TAMPER RESISTANT DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F. - COORDINATE W/ PANEL & EQUIP.
WP	TAMPER RESISTANT GFI DUPLEX RECEPTACLE- 15/20 AMP EXTERNALLY MOUNTED WITH EXTRA DUTY OUTLET HOOD
	TAMPER RESISTANT DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45" AFF - COORDINATE W/ PANEL & EQUIP.
	TAMPER RESISTANT GFI OUTLET - 20 AMP @ 18" A.F.F.
	TAMPER RESISTANT GFI OUTLET - 20 AMP @ 45" A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
J	JUNCTION BOX. SIZE AS REQUIRED
	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
TV	CABLE TV OUTLET
	DRYER OUTLET (ELECTRIC)
S EX	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
S	SMOKE / CARBON MONOXIDE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN

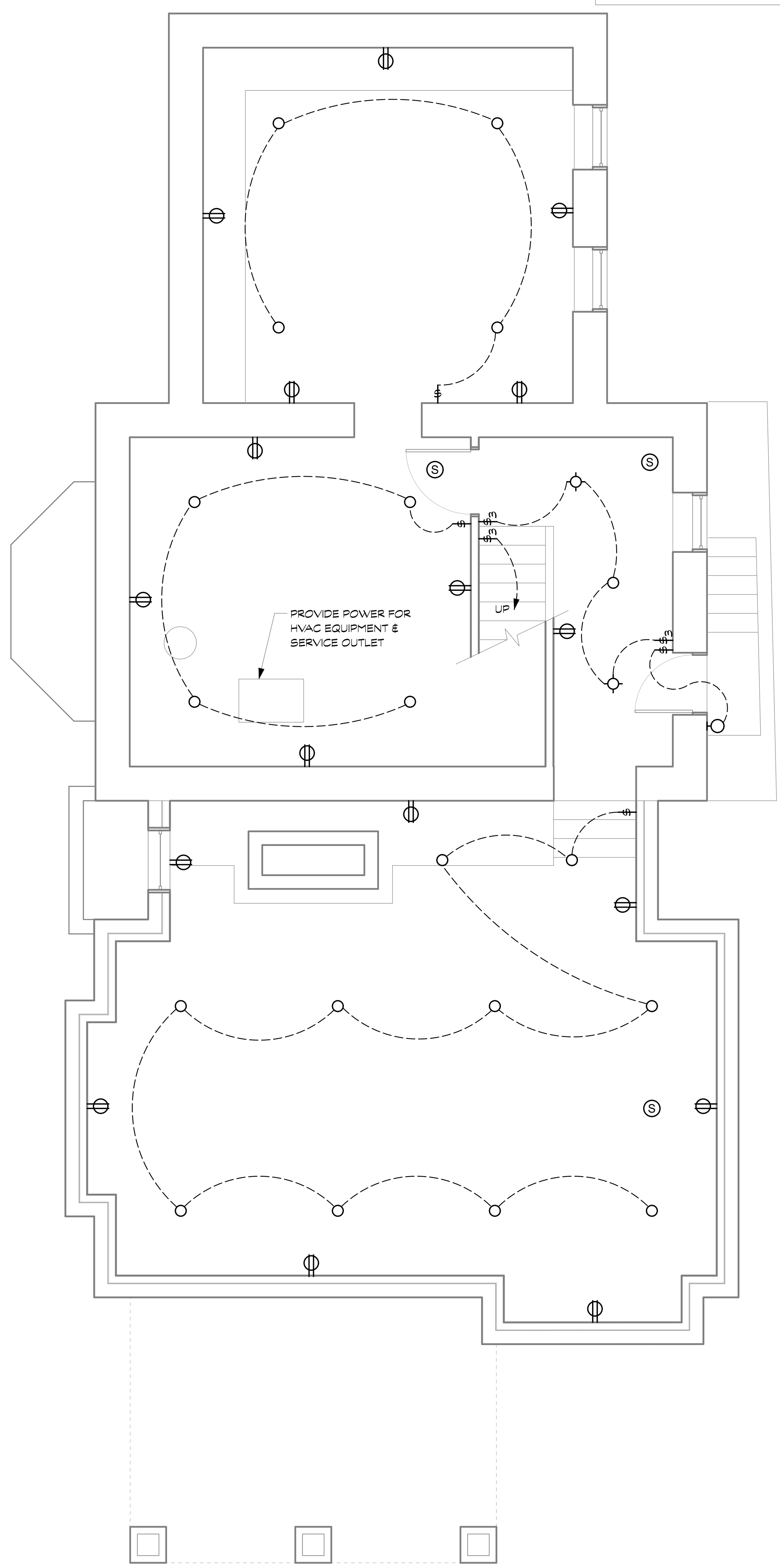
* ALL ELECTRICAL WORK SHALL COMPLY WITH NEC 2014

LIGHTING SYMBOLS

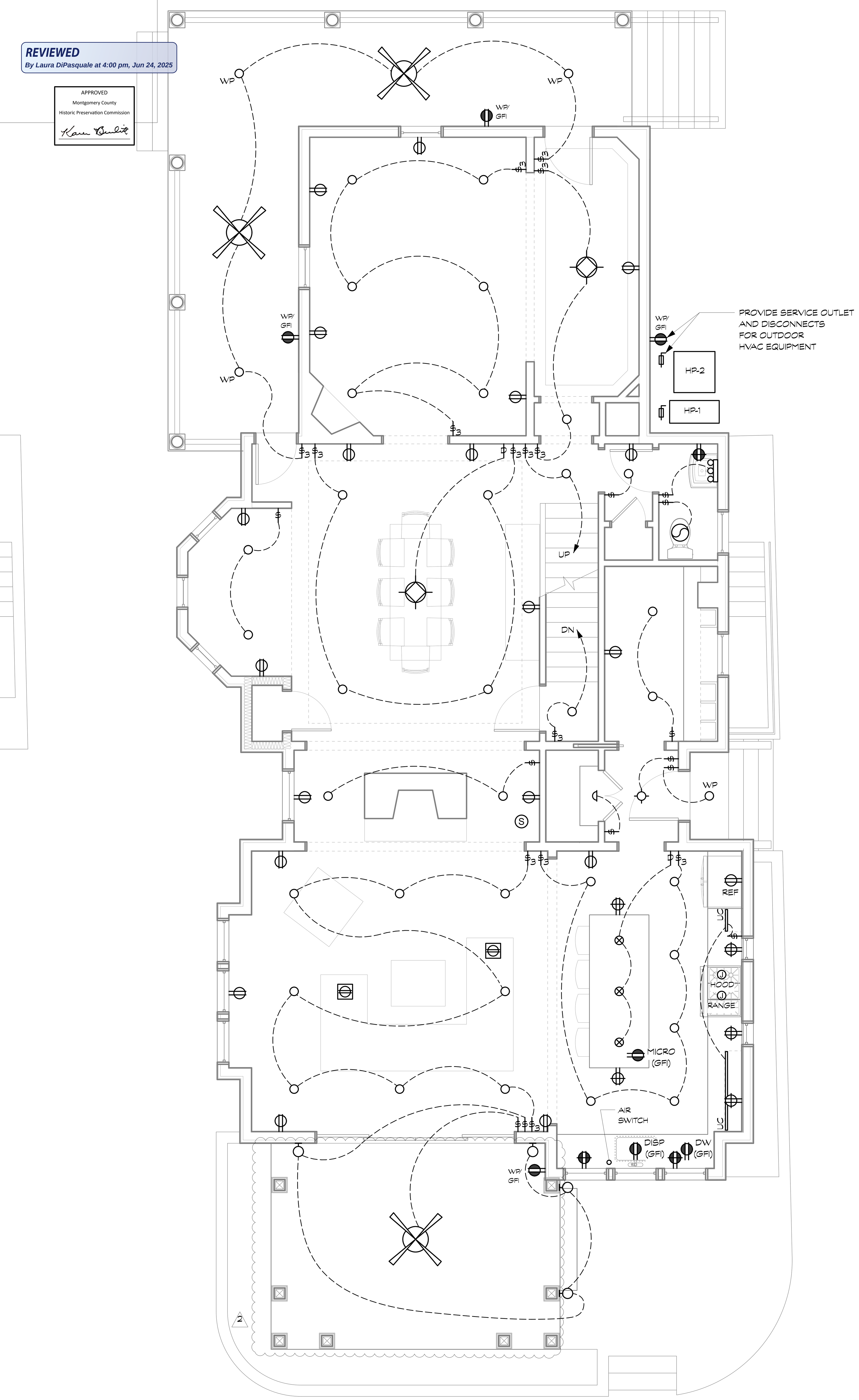
Symbol	Description
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT
	SUSPENDED PENDANT FIXTURE
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED STRIP LIGHT
	SWITCH
3	THREE WAY SWITCH
	DIMMER SWITCH
3	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

GENERAL NOTES:

- PROVIDE "I.C." HOUSING AS NECESSARY IN INSULATED CAVITIES
- PROVIDE TIMER SWITCHES AT ALL EXHAUST FANS
- 85% OF ALL LAMPS SHALL BE HIGH EFFICACY LAMPS
- PROVIDE TAMPER RESISTANT RECEPTACLES AT ALL LOCATIONS EXCEPT WHERE MOUNTED HIGHER THAN 5.5' ABOVE FLOOR OR IN SPACE DEVOTED TO A SPECIFIC APPLIANCE



1 CELLAR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

N

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DATE	ISSUE - REMARKS
3/26/25	HAWP PERMIT SET
4/28/25	PERMIT SET
6/19/25	PERMIT RESPONSE #2 (2)

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WILLIAMS LANE RENOVATION

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28 APRIL 2025 - PERMIT SET

CELLAR & FIRST FLOOR ELECTRICAL PLANS

E100

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	EXHAUST FAN

* ALL ELECTRICAL WORK SHALL COMPLY WITH NEC 2014

LIGHTING SYMBOLS

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	PENDANT FIXTURE
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	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED STRIP LIGHT
$	SWITCH
$3	THREE WAY SWITCH
$D	DIMMER SWITCH
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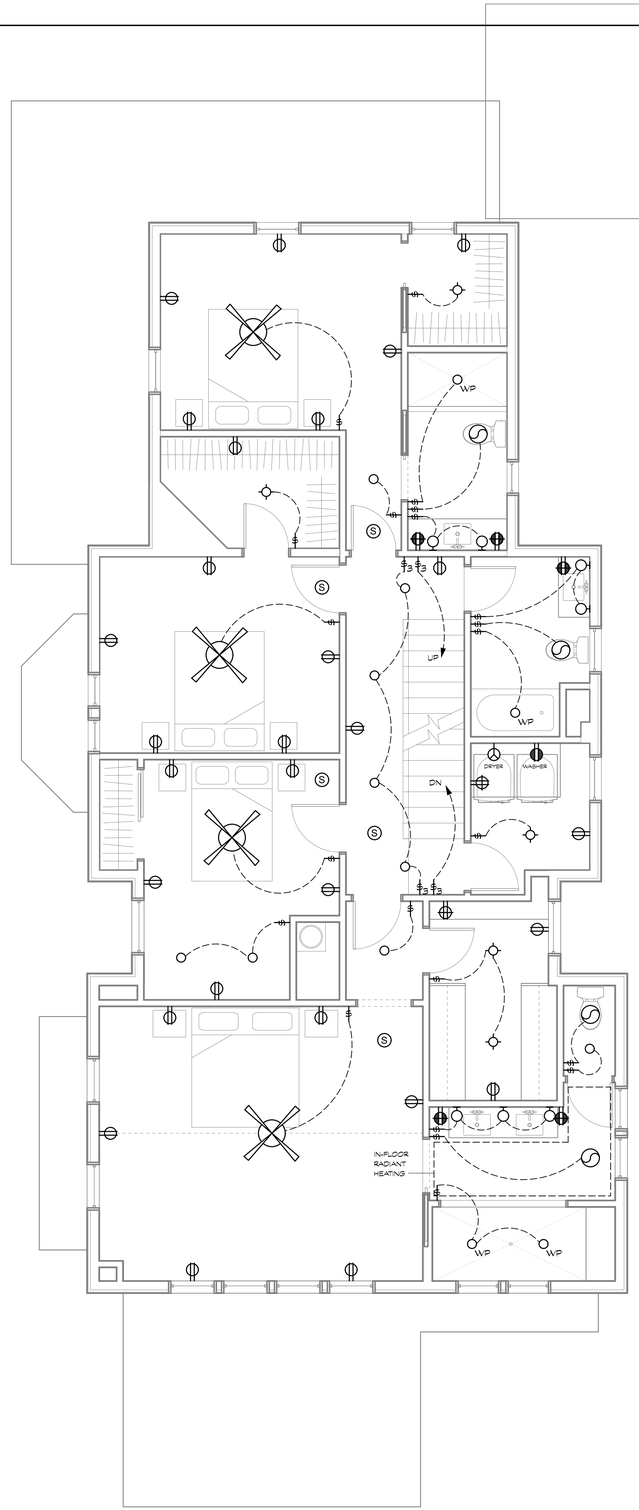
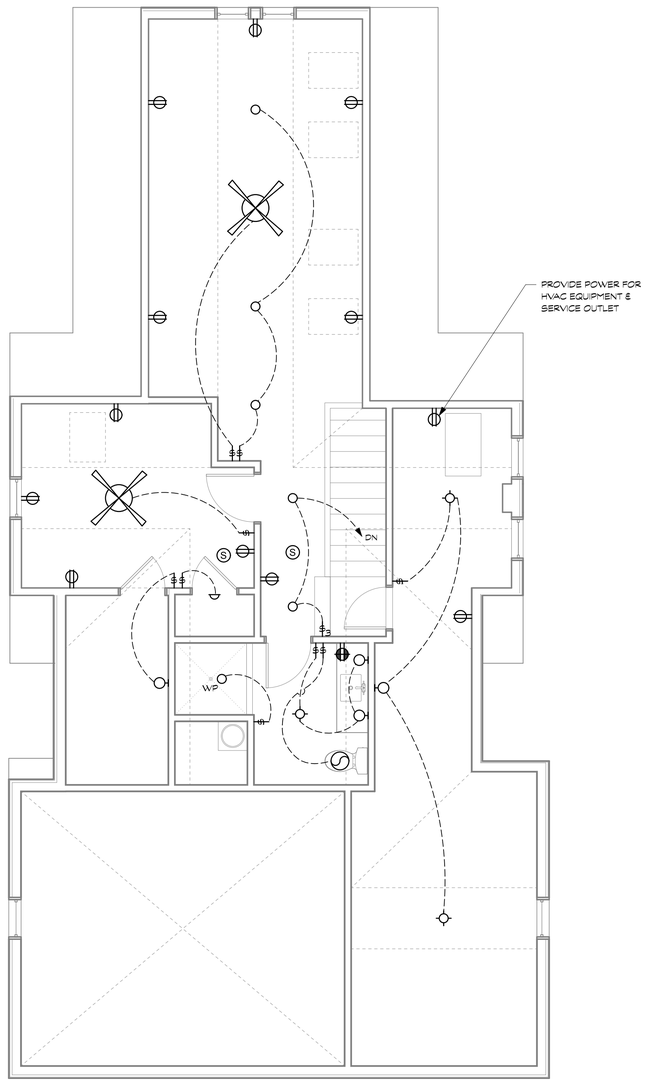


1 SECOND FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



2 ATTIC ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

REVIEWED
By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

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4/28/25	PERMIT SET

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ARCHITECT 15218 MATTHEW S. FRANK STATE OF MARYLAND

WILLIAMS LANE RENOVATION

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Project # 2462

28 APRIL 2025 - PERMIT SET

SECOND FLOOR & ATTIC ELECTRICAL PLANS

E101

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By Laura DiPasquale at 1:02 pm, May 20, 2025

APPROVED
Montgomery County
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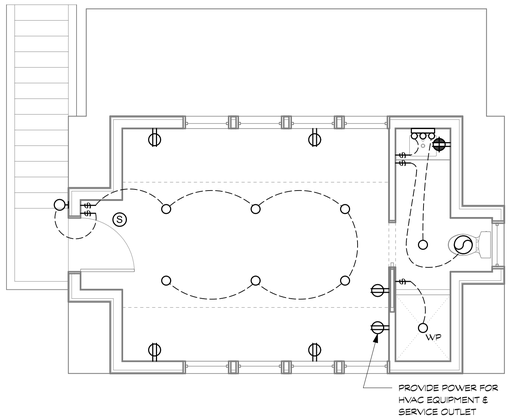

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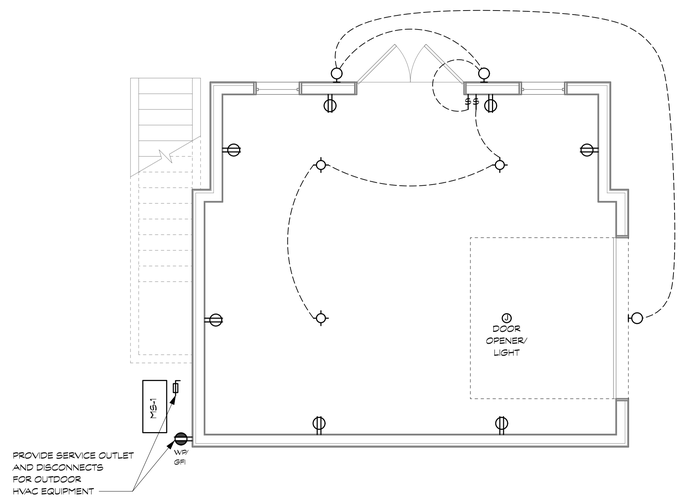

1 GARAGE ELECTRICAL PLAN - GROUND FLOOR
Scale: 1/4" = 1'-0"

SPECIFICATIONS (CONTINUED FROM SP100)

DIVISION 16: ELECTRICAL

16.1 Electrical service: Existing electric service shall be reviewed by Contractor and Electrical subcontractor. Provide new service, subpanel and/or additional breakers as necessary to accommodate new work, equipment, systems and appliances. Provide ground fault circuit interrupt breakers at panels as required for all outlets requiring GFCI safety cutoff where indicated and where otherwise required. Label all new circuits at the panel.

16.2 Receptacles and Switches: Contractor shall provide wall switches, dimmer switches, and wall plates, etc. in areas of new work in conformance with NEC and local code. Contractor shall provide and install all specialty and appliance receptacles and switches.
- Style: Decora style as manufactured by Lutron.
  - Typical single pole rocker switch shall be Lutron model CA-1PS-WH.
  - Three way rocker switch shall be Lutron model CA-3PS-WH.
  - Dimmer switch shall be Lutron model LUT DVCL-153P-WH (wattage rating requirement should be coordinated with fixtures).
  - Representative duplex receptacle style shall be Lutron model CAR-15/20-SW (coordinate amperage with equipment/circuit)
  - Timer switch for exhaust fans shall be Maestro model MA-T51-WH.
- Color: All devices and cover plates shall be white, unless noted otherwise.
- Consistency: Provide new switches and outlets at all new and existing devices through out the house.
- Plates: use standard, not enlarged wall plates, in finish to match devices.

16.3 Provide ground fault interrupt devices where indicated and where otherwise required by code. Provide arc fault devices in all habitable spaces where ground fault are not otherwise provided.

16.4 Lighting: Owner to provide, Contractor to install. See drawings for locations. Coordinate mounting heights with Architect. Provide housings rated for insulation contact in all insulated ceiling cavities (housings shall be labeled to indicate <2.0 CFM leakage at 75 Pa.). Seal at housing / interior finish. Submit all recessed fixtures for review and approval prior to rough wiring. 85% of lamps in permanent fixtures or 85% of permanent fixtures shall use high efficiency lamps.

16.5 Bath exhausts: Owner to provide, Contractor to install. All exhaust fans shall be Energy Star rated.
- Powder room: Ceiling mounted, 0.5 sones, 50 CFM with 4 inch dia duct.
- Master bath: Ceiling mounted, 1.0 sones, 110 CFM with 4 inch dia duct.
- Basement, hall and attic baths: Ceiling mounted, 1.0 sones, 100 CFM with 4" round duct.

16.6 Smoke/Fire protection: Smoke/Carbon Monoxide detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. Provide 10-year lithium ion battery or hardwired with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

16.7 Cable TV / Data: Provide Category 5E, 4 pair wiring at each jack as shown on drawings. Contractor shall provide jacks and install for data. Each jack shall be homerun to the service panel.

16.8 Door Bell/Chime: Contractor shall install new door bell button at the new front door, hardwired to power and an internal chime. Coordinate locations with Owner for final approval.

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Project # 2462

28 APRIL 2025 - PERMIT SET

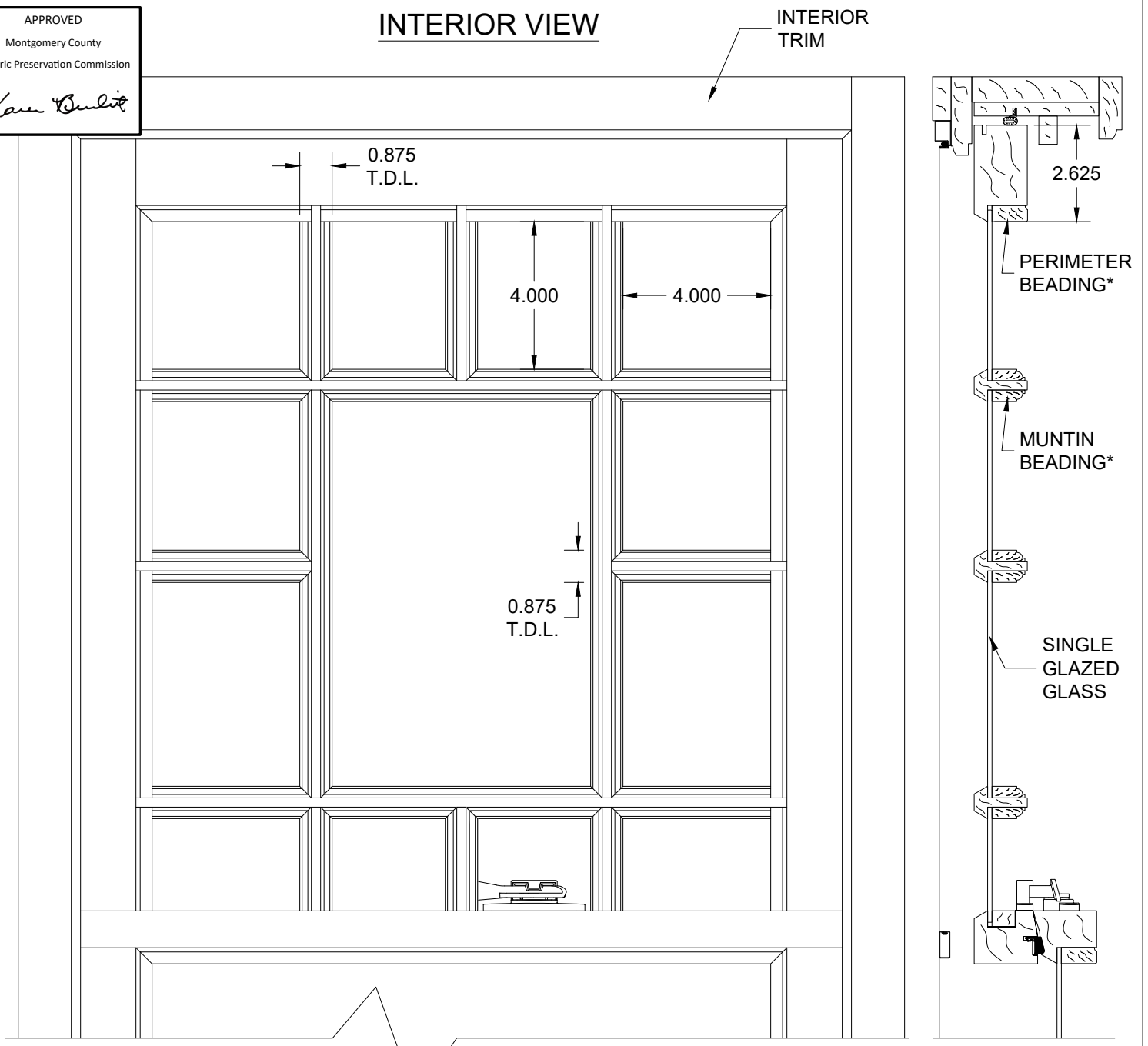
GARAGE ELECTRICAL PLANS & SPECIFICATIONS

E102

REVIEWED
By Laura DiPasquale at 1:04 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

INTERIOR VIEW



*PERIMETER AND MUNTIN BEADING ONLY REQUIRED FOR $\frac{7}{8}$" T.D.L.

1-1/2"T.D.L. USES ONLY THE MUNTIN BEADING PROFILE AT BOTH LOCATIONS*

SCREEN SHIPPED LOOSE
CUSTOM T.D.L. PRAIRIE
4" SILL EARS
4" BOTTOM RAIL
1-3/4" HISTORIC SILL
SINGLE LOCK APPLIED
SINGLE-PANE GLASS
SINGLE-PANE CHECK RAIL FILLER
OFFSET LOCK POSITION
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 1
QTY: 2

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: T.D.L. EW300 INTERIOR DETAIL

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	3" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.8.25	A-4033-01

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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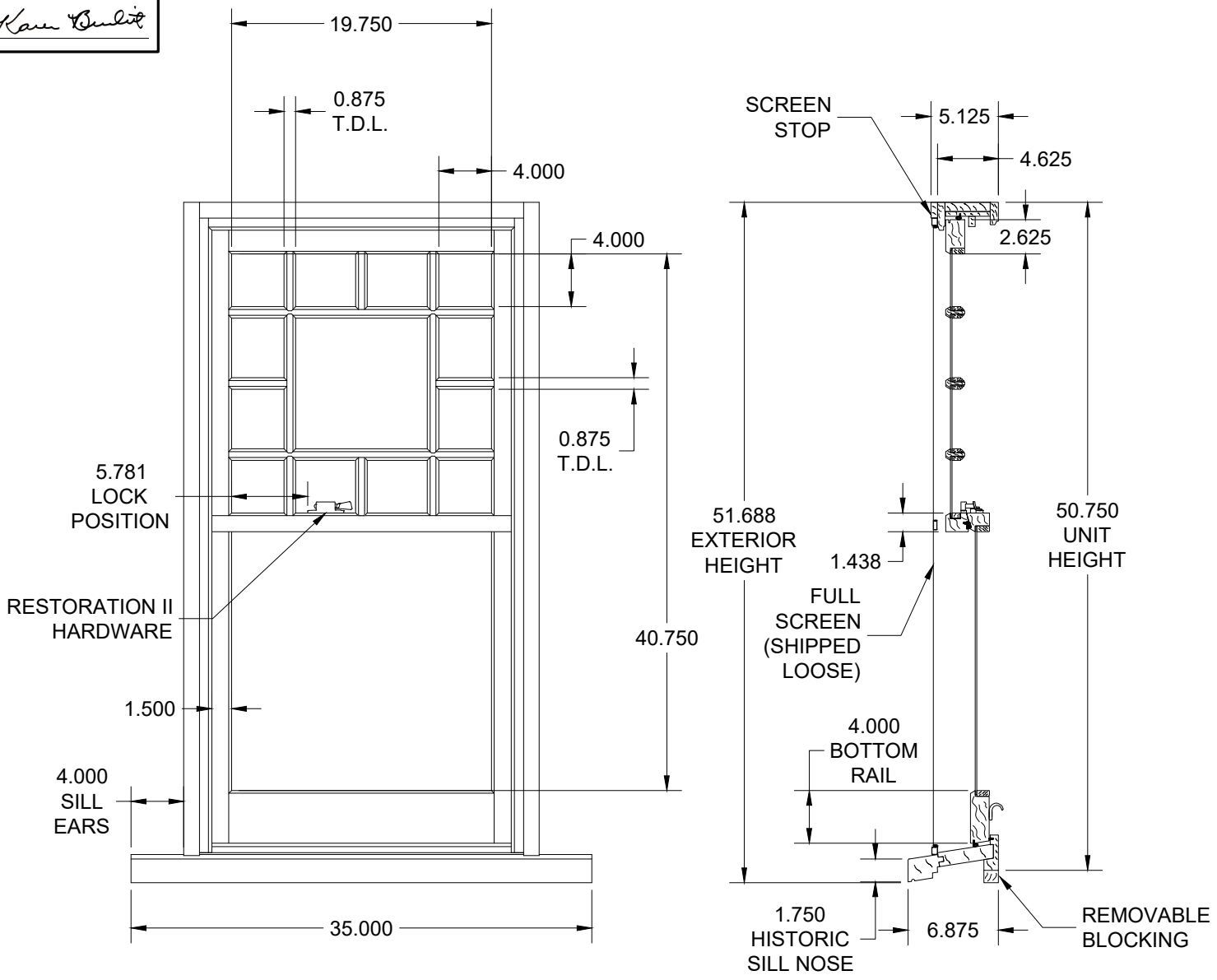
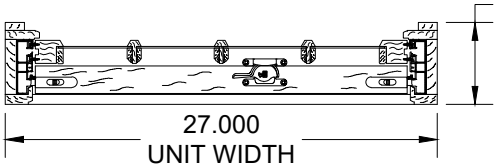
Montgomery County
Historic Preservation Commission





SCREEN SHIPPED LOOSE
CUSTOM T.D.L. PRAIRIE
4" SILL EARS
4" BOTTOM RAIL
1-3/4" HISTORIC SILL
SINGLE LOCK APPLIED
SINGLE-PANE GLASS
SINGLE-PANE CHECK RAIL FILLER
OFFSET LOCK POSITION
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 1
QTY: 2

R2, R3

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE
CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: T.D.L. EW300 WITH 4" BOTTOM RAIL

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.14.25	A-4033-A

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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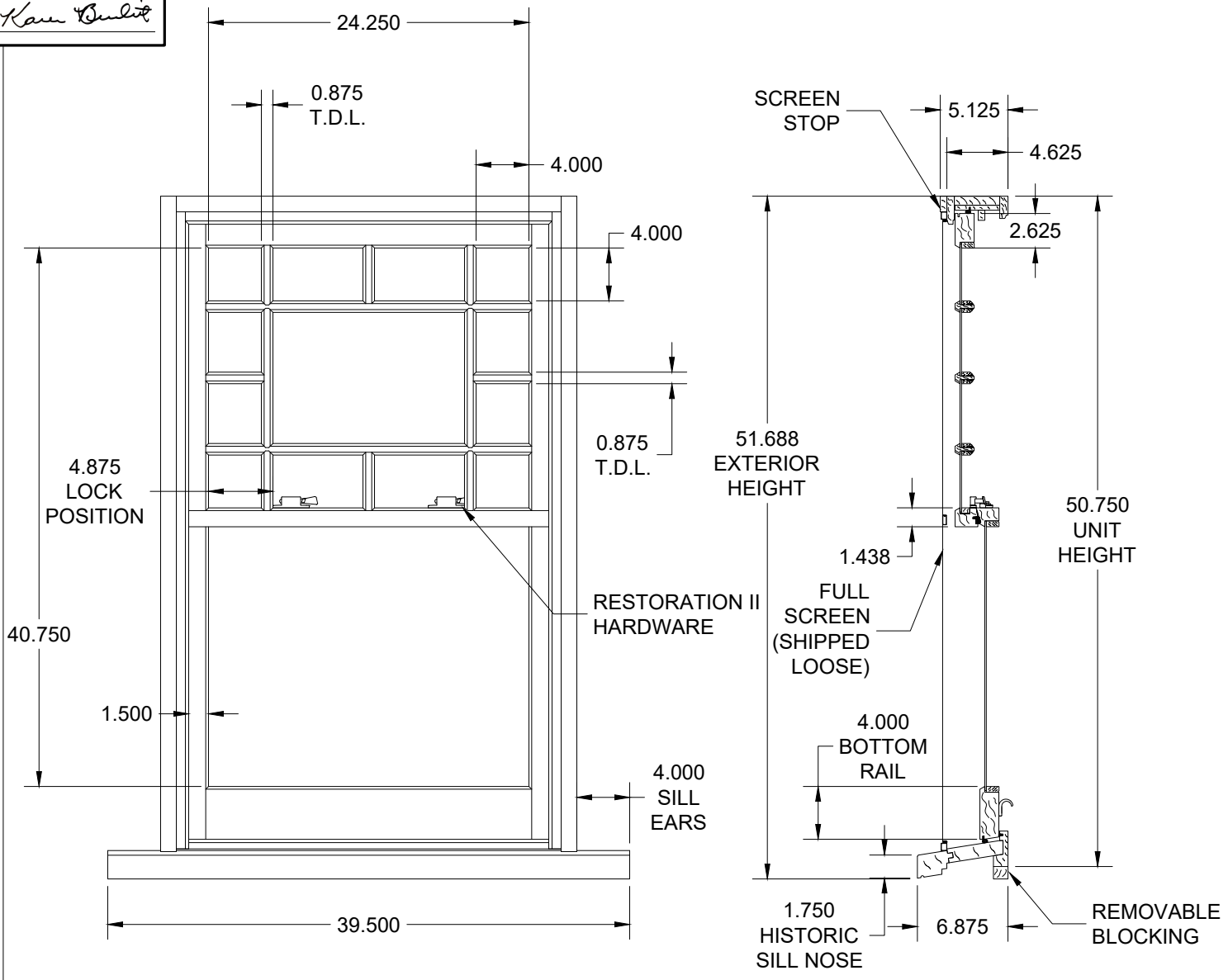

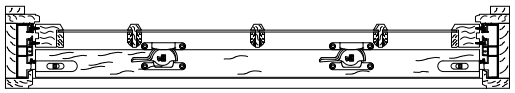

SCREEN SHIPPED LOOSE
CUSTOM T.D.L. PRAIRIE
4" SILL EARS
4" BOTTOM RAIL
1-3/4" HISTORIC SILL
SINGLE-PANE GLASS
SINGLE-PANE CHECK RAIL FILLER
OFFSET LOCK POSITION
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 2
QTY: 1

R1

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE
CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: T.D.L. EW300 WITH 2.625" BOTTOM RAIL

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.15.25	A-4033-B

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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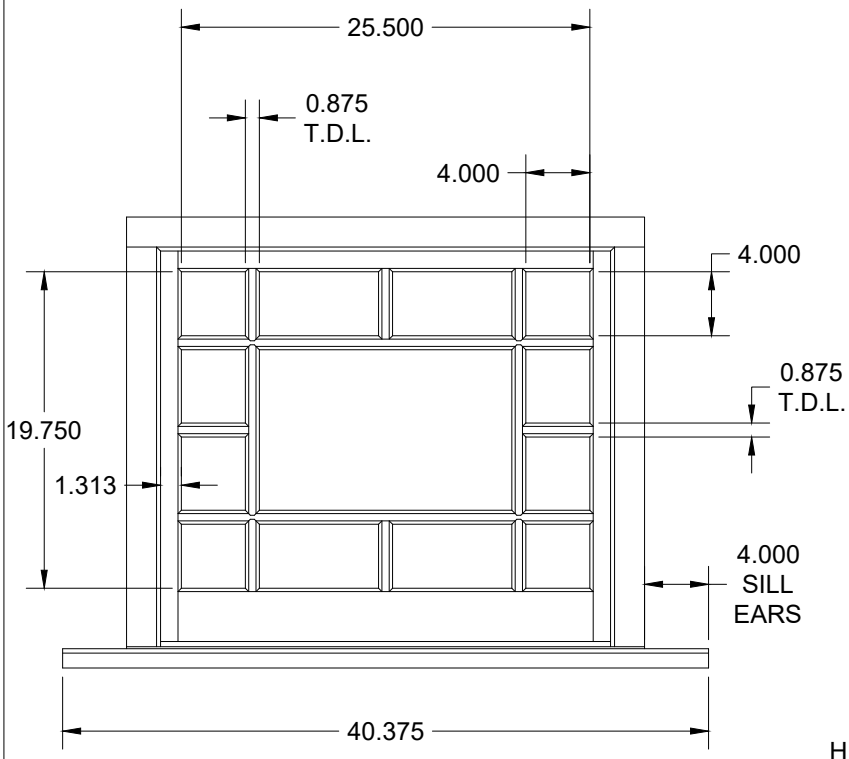
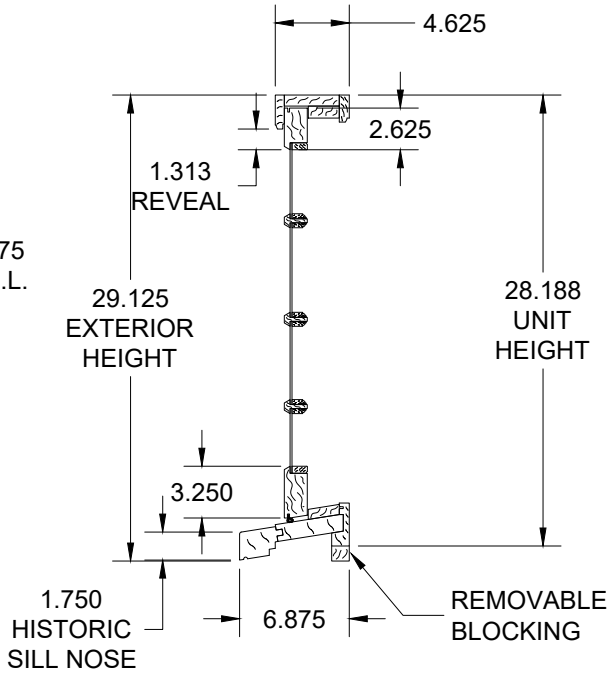
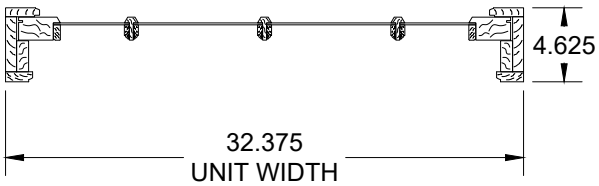
Montgomery County
Historic Preservation Commission







CUSTOM T.D.L. PRAIRIE
4" SILL EARS
1-3/4" HISTORIC SILL
SINGLE-PANE GLASS
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 3
QTY: 2

R4, R5

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: T.D.L. EPW300 NO BRICKMOULD

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.14.25	A-4033-C

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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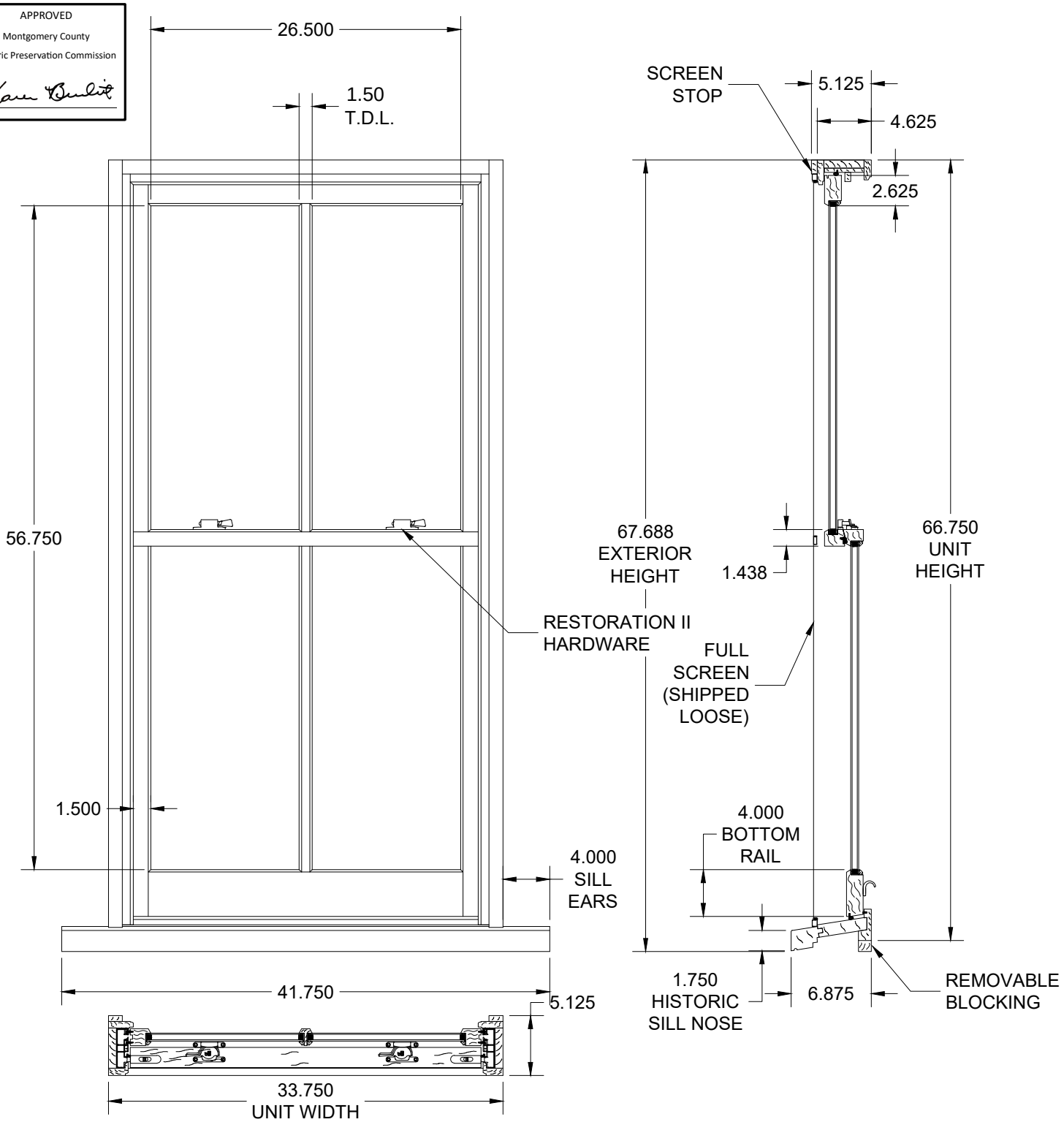
Montgomery County
Historic Preservation Commission



SCREEN SHIPPED LOOSE
4" SILL EARS
4" BOTTOM RAIL
1-3/4" HISTORIC SILL
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 4
QTY: 5

R8-R12

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN.
I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE
CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: T.D.L. EW300 WITH 4" BOTTOM RAIL

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.14.25	A-4033-D

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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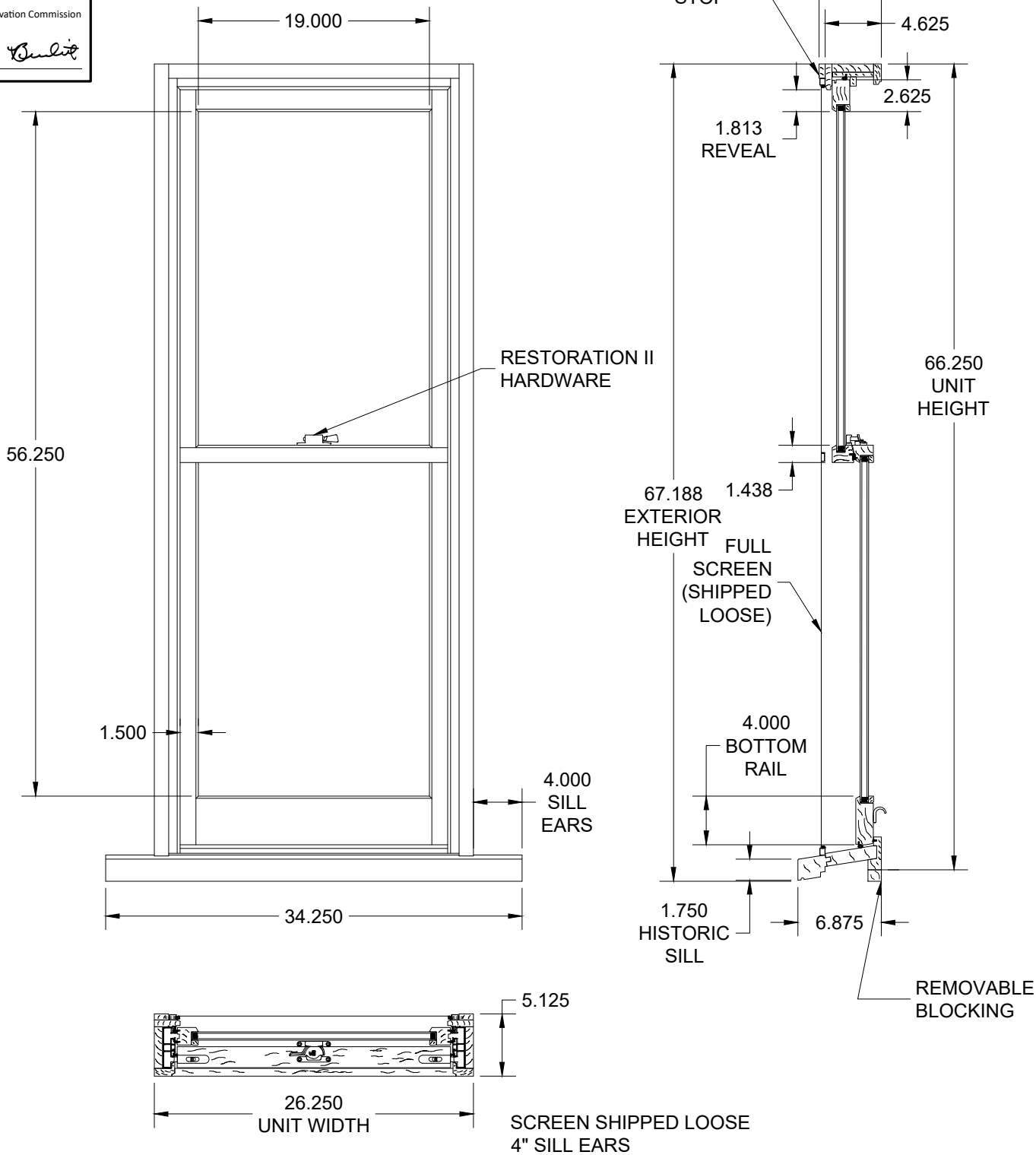
Montgomery County
Historic Preservation Commission



SCREEN SHIPPED LOOSE
4" SILL EARS
4" BOTTOM RAIL
1-3/4" HISTORIC SILL
SINGLE LOCK APPLIED
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 5
QTY: 3

R6, R7, R13

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE
CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: EW300 WITH 4" BOTTOM RAIL

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.14.25	A-4033-E

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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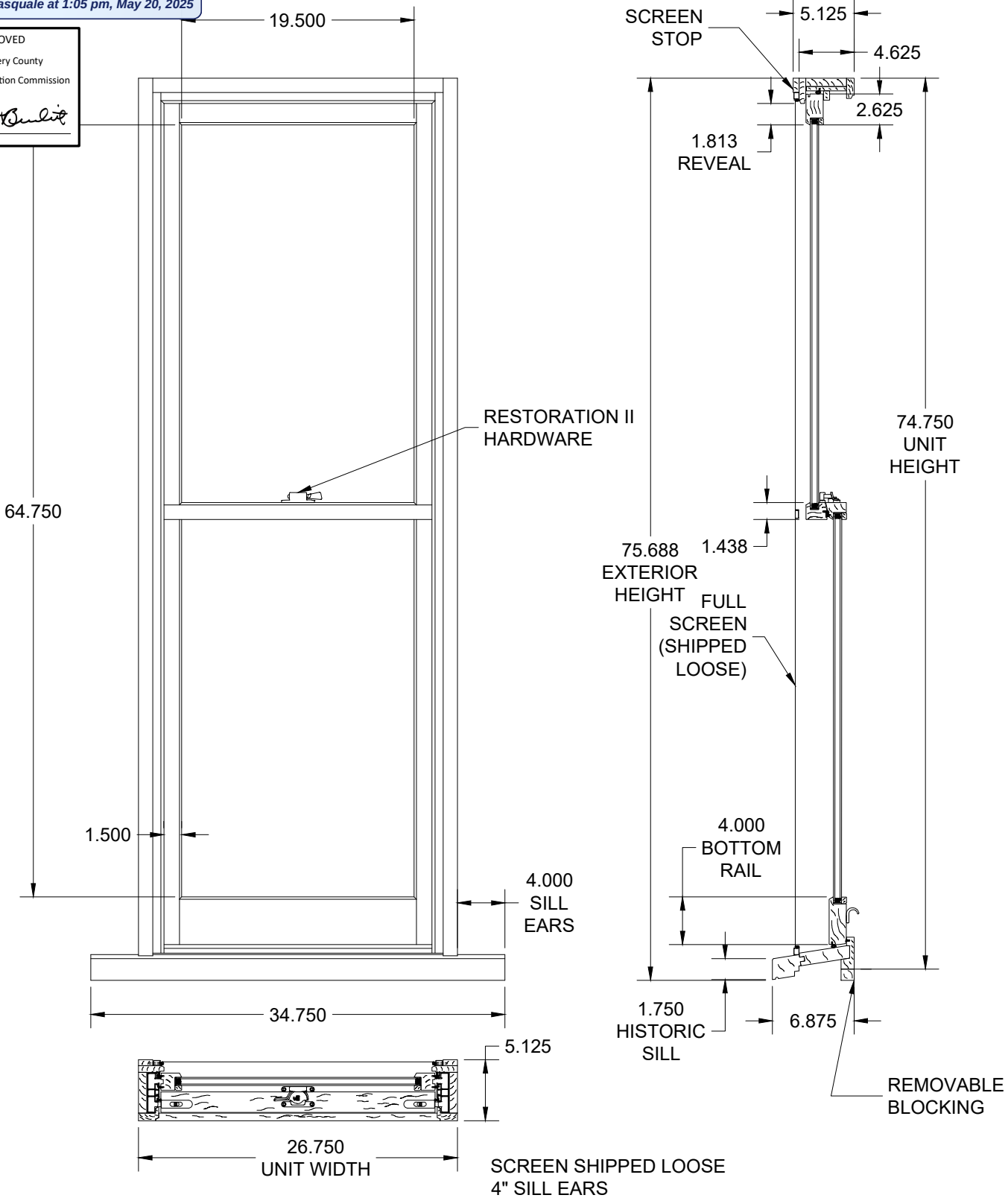
Montgomery County
Historic Preservation Commission



SCREEN SHIPPED LOOSE
4" SILL EARS
4" BOTTOM RAIL
1-3/4" HISTORIC SILL
SINGLE LOCK APPLIED
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 6
QTY: 3

R16-R18

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: EW300 WITH 4" BOTTOM RAIL

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.14.25	A-4033-F

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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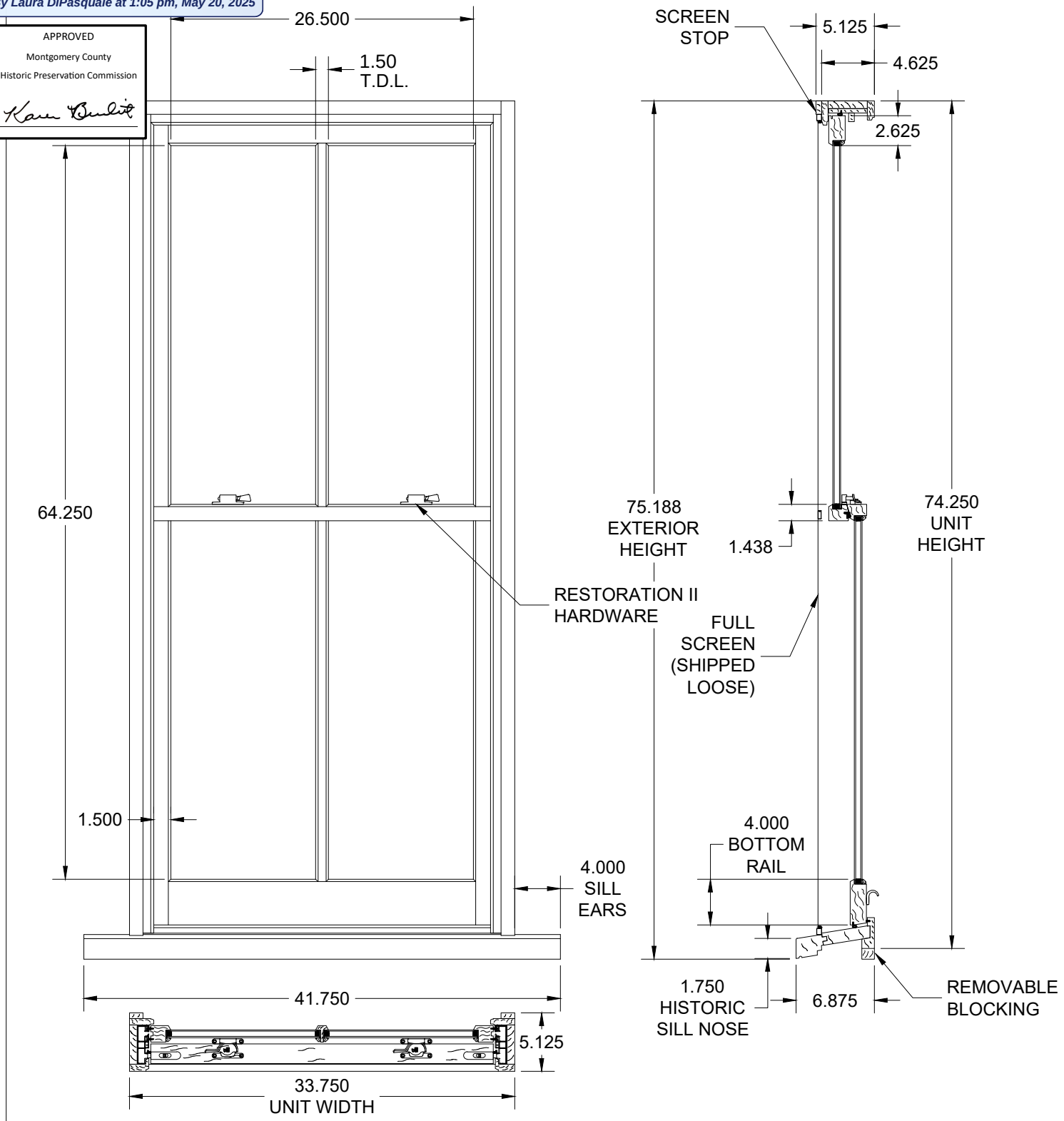
Montgomery County
Historic Preservation Commission



SCREEN SHIPPED LOOSE
4" SILL EARS
4" BOTTOM RAIL
1-3/4" HISTORIC SILL
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 7
QTY: 2

R14, R15

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE
CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: T.D.L. EW300 WITH 4" BOTTOM RAIL

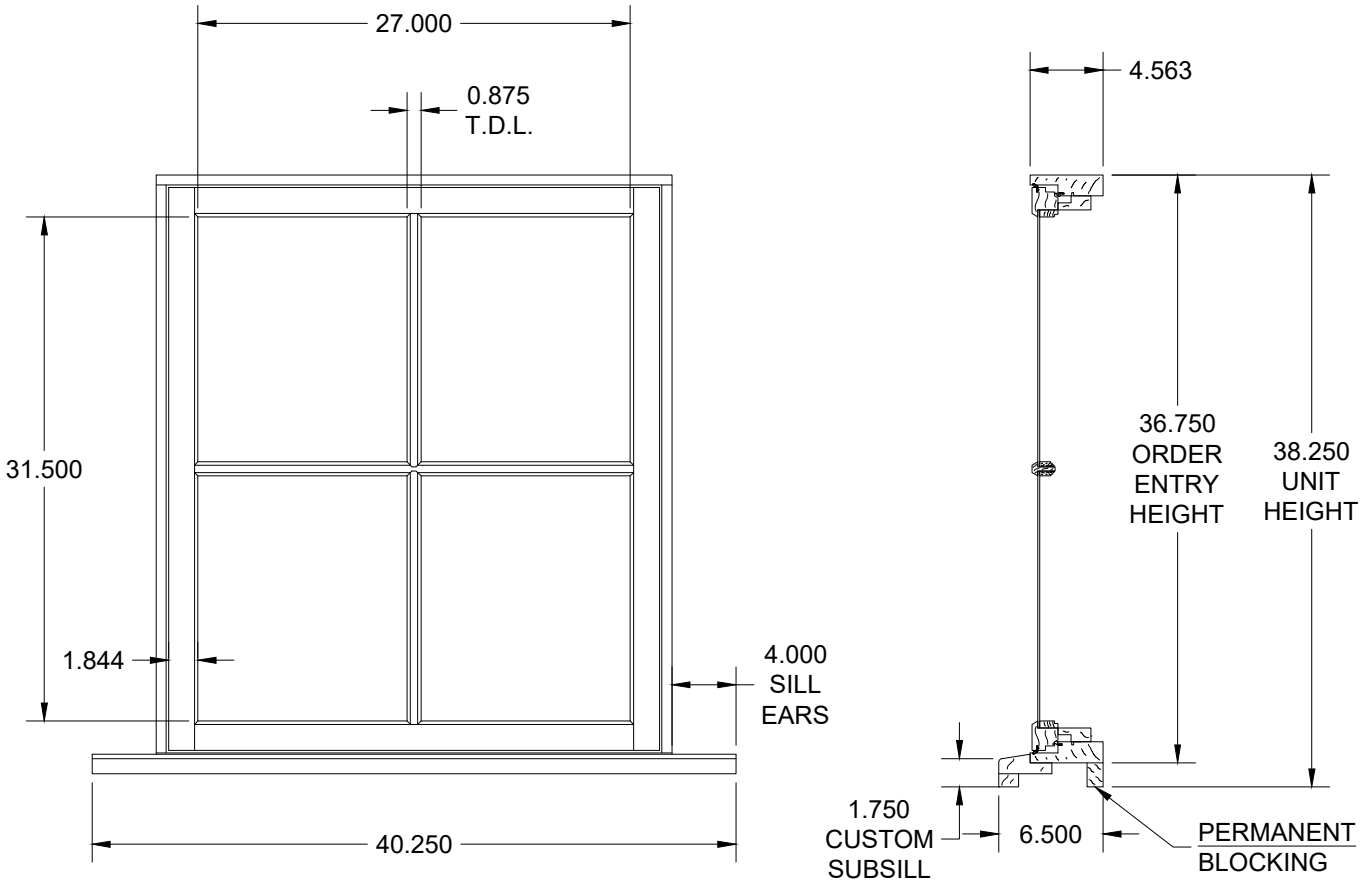
CUSTOMER: QUALITY WINDOW & DOOR

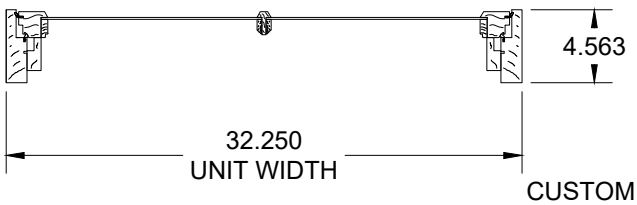
SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.14.25	A-4033-G

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission





CUSTOM T.D.L. GRILLE
4" SILL EARS
1-3/4" HISTORIC SILL
SINGLE-PANE GLASS
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 8
QTY: 2

R21, R22

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: T.D.L. LCP4000 NO BRICKMOULD

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

DRAWN BY:	DATE:	DWG #:
A.F.	5.14.25	A-4033-H

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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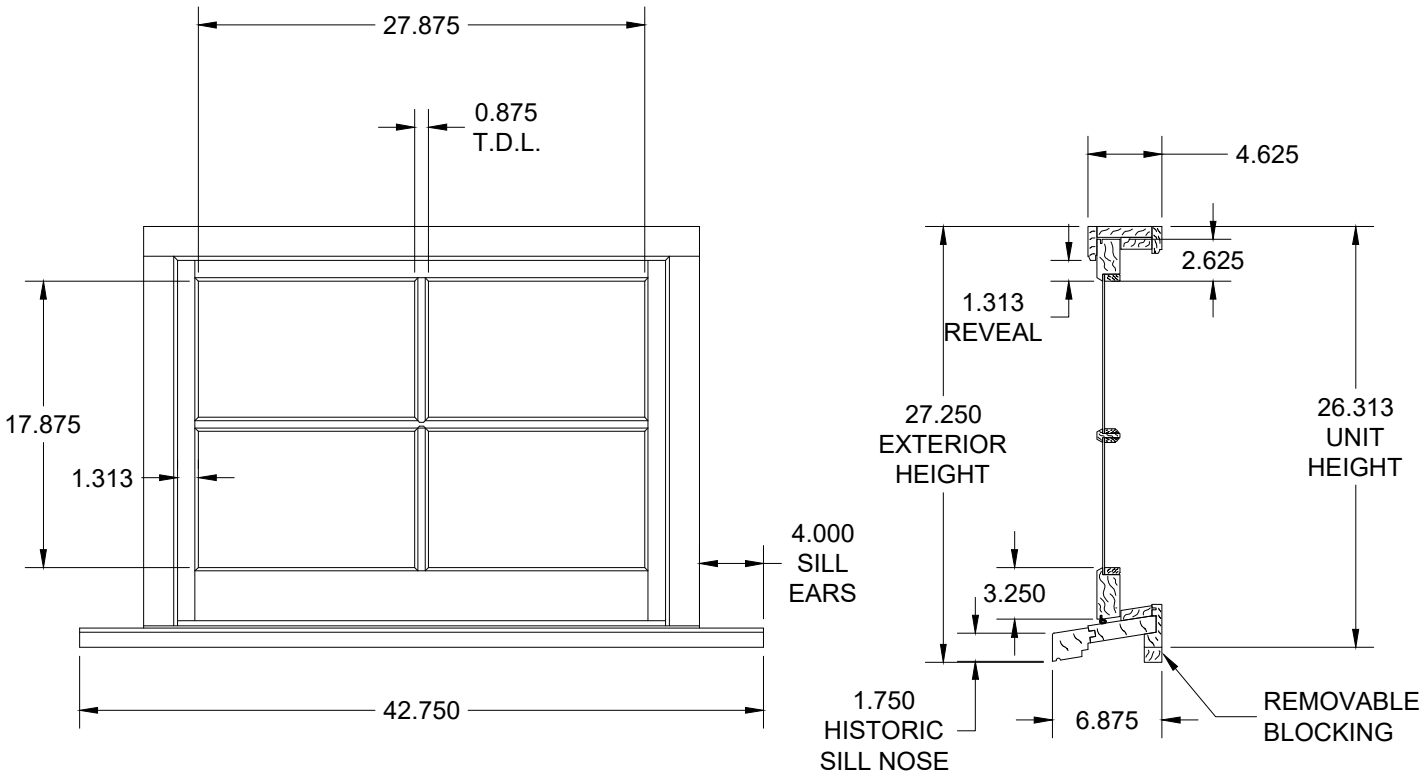
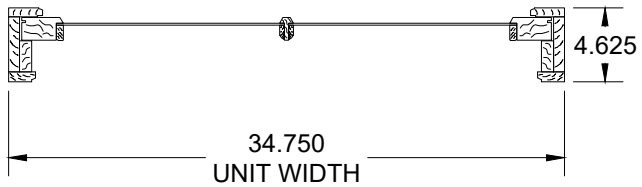
Montgomery County
Historic Preservation Commission





CUSTOM T.D.L. GRILLE
4" SILL EARS
1-3/4" HISTORIC SILL
SINGLE-PANE GLASS
ALL WOOD / NO cPVC

QUOTE #: 338940
LINE #: 9
QTY: 1

R23

MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

TRIMLINE
CUSTOM WINDOWS
50 LOUISE DRIVE
IVYLAND, PENNSYLVANIA 18974

DESCRIPTION: T.D.L. EPW300 NO BRICKMOULD

CUSTOMER: QUALITY WINDOW & DOOR

SIZE:	SCALE:	PROJECT:
A	1" = 1'-0"	WILLIAMS LN.

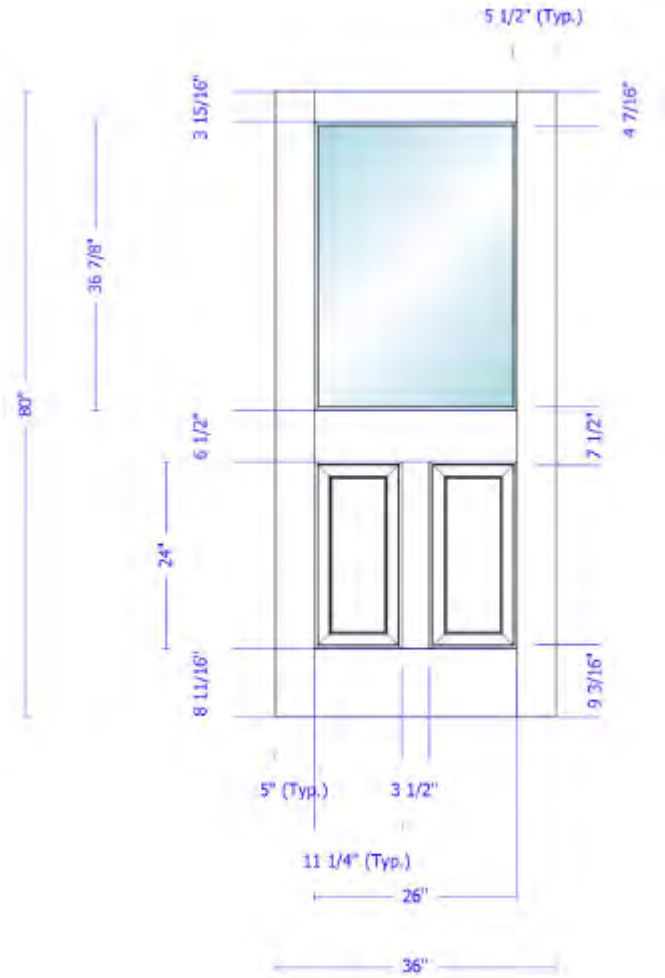
DRAWN BY:	DATE:	DWG #:
A.F.	5.14.25	A-4033-I

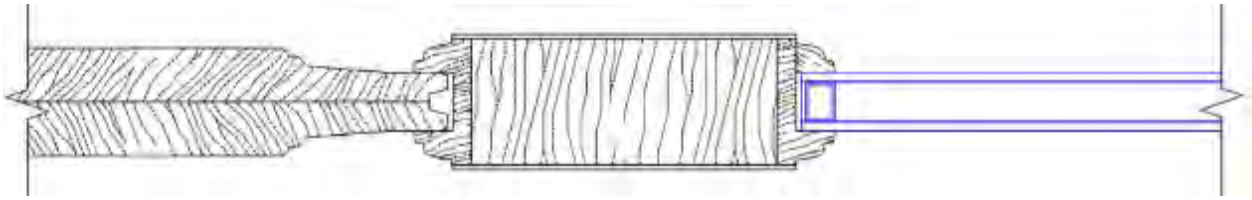
REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

Exterior Doors For Burlington / 3806 Williams Ln

Front Door:





REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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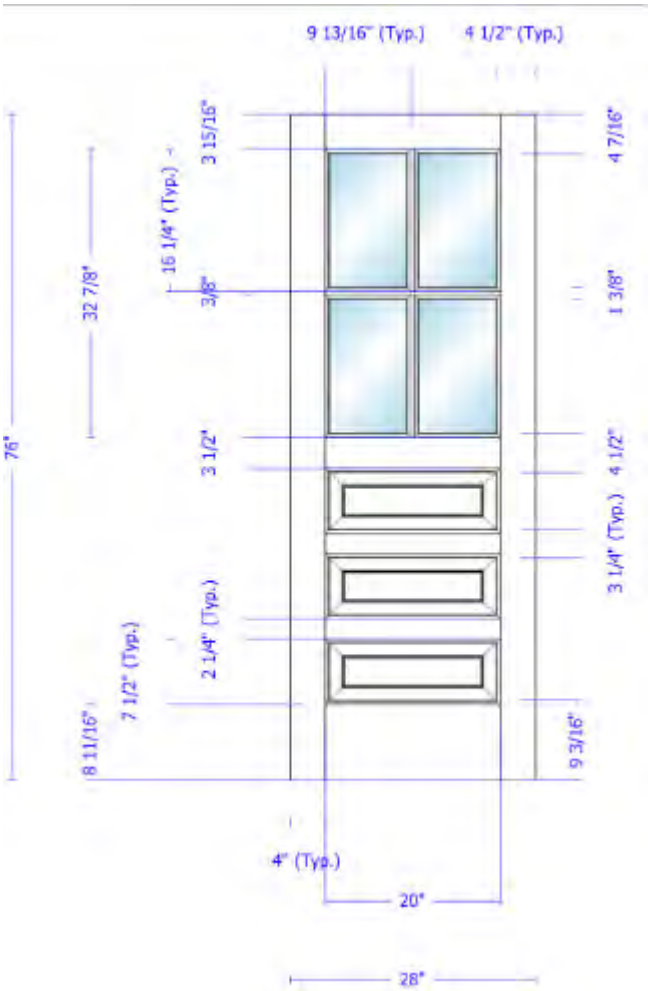
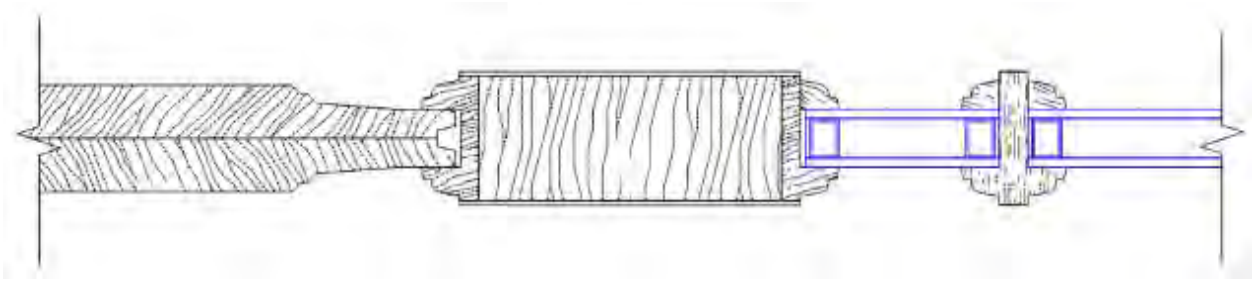
Historic Preservation Commission

Basement door:





REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

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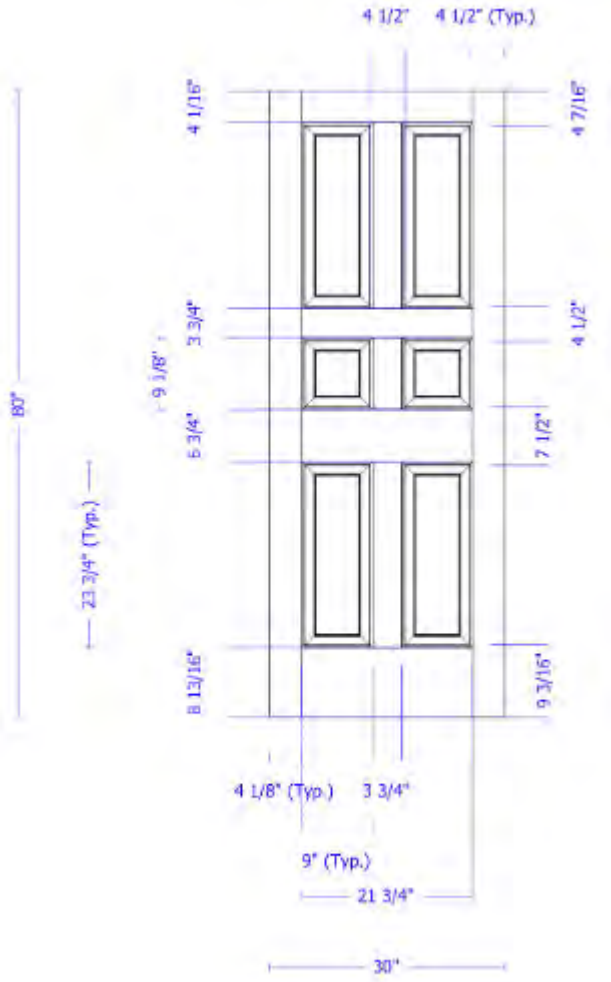
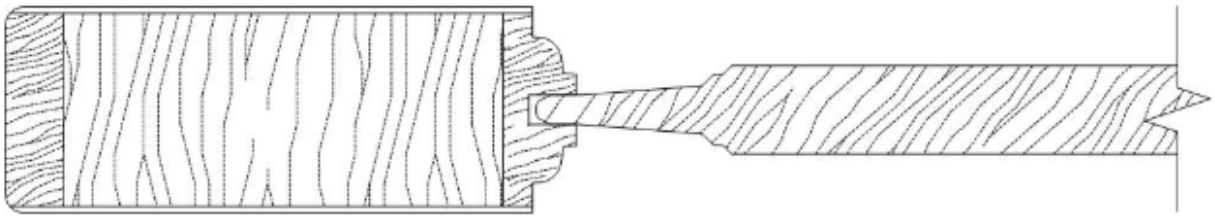
Montgomery County
Historic Preservation Commission

Porch Door:





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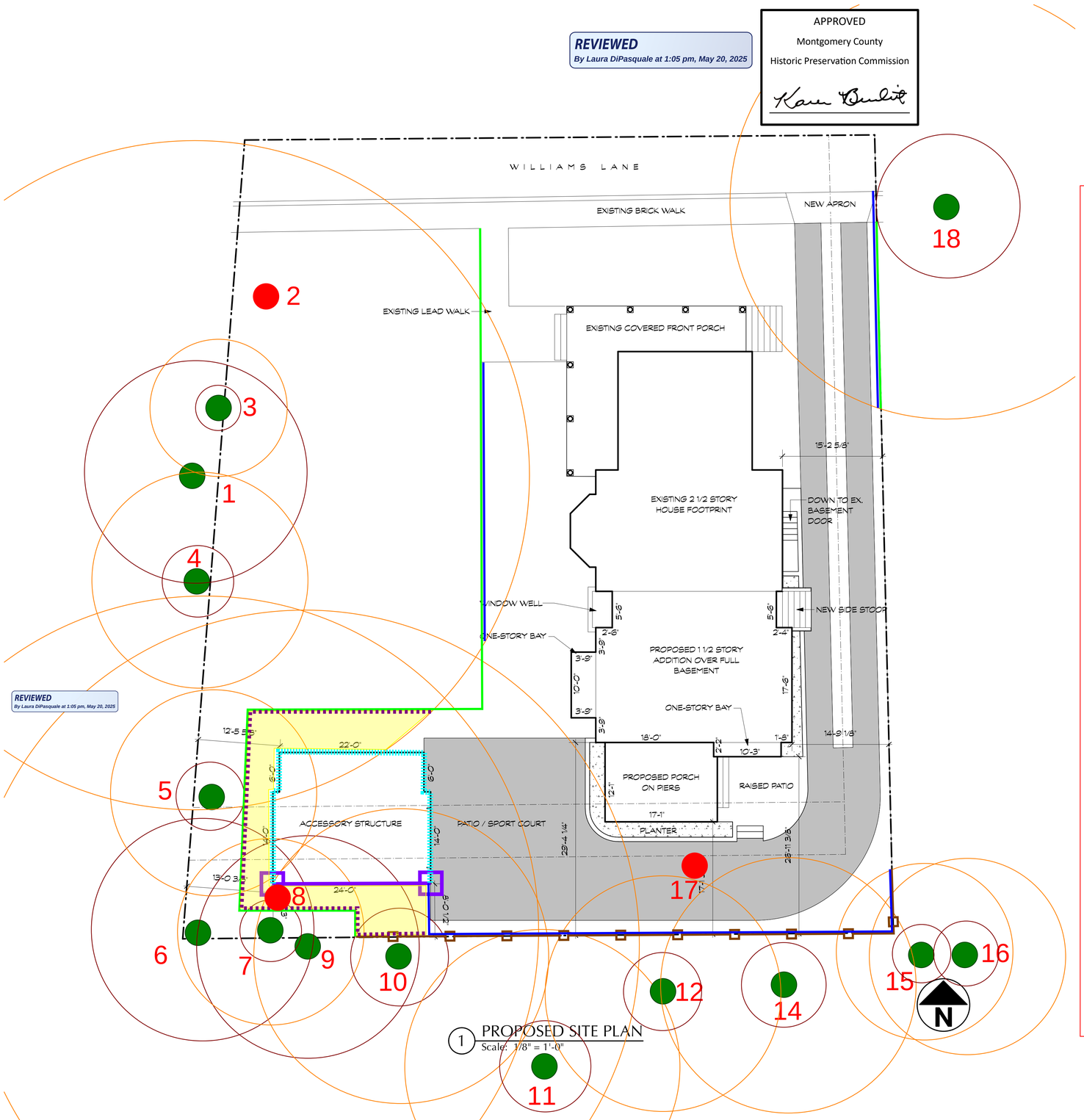


1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

TREE PRESERVATION LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- STRUCTURAL ROOT ZONE
- CRITICAL ROOT ZONE
- 6' CHAIN LINK TREE PROTECTION FENCE
- ROOT PRUNING BY CERTIFIED ARBORIST USING SSAT (AIR-SPADE) OR DURING EXCAVATION UNDER CERTIFIED ARBORIST SUPERVISION
- USE EXISTING FENCE AS TREE PROTECTION FENCE
- ROOT PRUNING FOR GARAGE FOUNDATION WALLS SHALL BE SUPERVISED BY A CERTIFIED ARBORIST AND DOCUMENTED VIA PHOTOS FOR THE TOWN OF CHEVY CHASE
- TRENCH-LESS EROSION AND SEDIMENT CONTROLS
- FOUNDATION TO BE GRADE BEAM SPANNING PIERS OR ADJACENT CONVENTIONAL FOUNDATION WALLS
- TEMPORARY ROOT MATTING CONSISTING OF POROUS GEOTEXTILE, 6" WOODCHIPS, AND 3/4" PLYWOOD (OR APPROVED EQUAL)

ETREE EXPERTS LLC
Arborist Consulting & Tree Care Specialist
3519 Olympic St.
Silver Spring, MD 20906
(240)483-9267
www.etreeexperts.com

DC TREE PRESERVATION
Matt Madeira
Certified Arborist MA-4784A
301-832-2527
dctreepreservation@gmail.com
Arborist Consulting & Tree Preservation, LLC

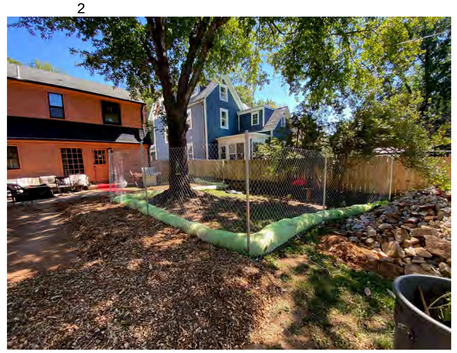
3806 WILLIAMS LANE, CHEVY CHASE, MD 20815

TREE PROTECTION PLAN

PLAN VIEW

Tree Id	Common Name	Scientific Name	DBH	Condition
1	White oak	Quercus alba	34	Fair
2	Tulip tree	Liriodendron tulipifera	50	Fair
3	Sugar maple	Acer saccharum	7	Fair
4	Cherry	Prunus species	11	Fair
5	American elm	Ulmus americana	10.5	Good
6	Tulip tree	Liriodendron tulipifera	34	Good
7	Black cherry	Prunus serotina	9.5	Good
8	Cherry	Prunus species	7	Fair
9	Hickory	Carya spp	34	Good
10	Norway maple	Acer platanoides	15	Poor
11	Sugar maple	Acer saccharum	14	Good
12	Sawara false cypress	Chamaecyparis pisifera	12	Fair
14	Sugar maple	Acer saccharum	13	Good
15	Sawara false cypress	Chamaecyparis pisifera	9	Good
16	Sawara false cypress	Chamaecyparis pisifera	10	Good
17	Sugar maple	Acer saccharum	14	Good
18	Cherry	Prunus species	22	Fair
19	Sugar maple	Acer saccharum	6	Good
20	Leyland cypress	xCupressocyparis leylandii	6	Fair
21	Leyland cypress	xCupressocyparis leylandii	5	Fair
22	Leyland cypress	xCupressocyparis leylandii	6	Fair
23	Leyland cypress	xCupressocyparis leylandii	5	Fair
24	Leyland cypress	xCupressocyparis leylandii	4	Fair

2



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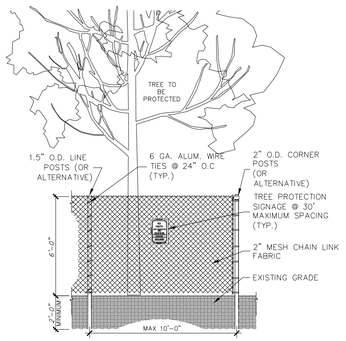
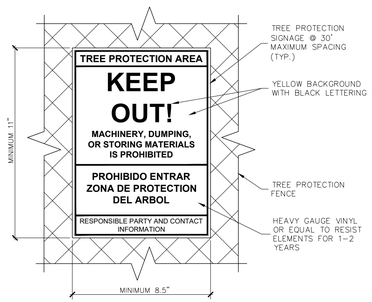
DC TREE PRESERVATION
Matt Madeira
Certified Arborist MA-4784A
301-832-2527
dctreepreservation@gmail.com
Arborist Consulting & Tree Preservation, LLC



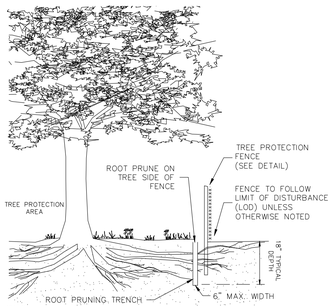
NOTES:
1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. SUPER SILT FENCE MAY BE USED IN LIEU OF WELDED WIRE FOR TREE PROTECTION PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.
3. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.

1/2 CHAIN LINK TREE PROTECTION FENCE (TYPICAL)
SCALE: NTS



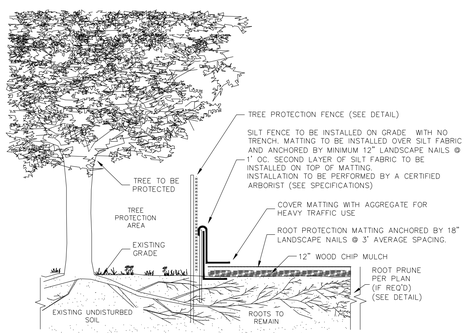
NOTES:
1. SIGNS TO BE ATTACHED TO TREE PROTECTION FENCE OR POSTS AT READABLE LEVEL.
2. 30" MINIMUM SPACING AVERAGE ADJUSTED FOR MAXIMUM READABILITY.
3. MINIMUM ONE SIGN FOR SMALL TREE PROTECTION AREAS.
4. SIGNS MAY BE REMOVED FROM RESIDENTIAL LOTS UPON ISSUANCE OF USE AND OCCUPANCY.
5. SIGNS TO REMAIN ON NON RESIDENTIAL SITES FOR MAINTENANCE PERIOD.

2/2 TREE PROTECTION AREA SIGN (TYPICAL)
SCALE: NTS



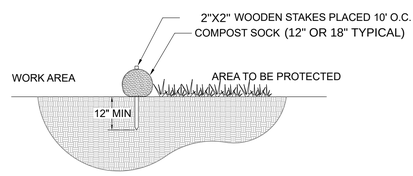
NOTES:
1. TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FIELD BY PROJECT ARBORIST.
2. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.
3. TRENCH SHOULD BE BACKFILLED IMMEDIATELY OR INCORPORATED WITH SILT FENCE INSTALLATION.
4. ROOTS SHOULD BE SEVERED BY ROCK SAW, TRENCHER, VIBRATORY PLOW OR APPROVED EQUIVALENT.
5. ROOTS OVER 1.5" DIAMETER SHOULD BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.
6. COORDINATE WITH SILT FENCE INSTALLATION (IF REQUIRED) TO MINIMIZE ROOT IMPACTS FROM ADDITIONAL TRENCHING.

3/2 ROOT PRUNING (TYPICAL)
SCALE: NTS



NOTES:
1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENSAR ROADRAIN RD7) OR APPROVED EQUIVALENT.
2. RPM SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 12" WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH 6-8" WELL GRADED CRUSHED AGGREGATE. ADDITIONAL LAYERS OF GEOTEXTILE, OR HARDENED SURFACE LAYER MAY BE NEEDED.

5/2 TEMPORARY ROOT PROTECTION MATTING (TYPICAL)
SCALE: NTS



NOTES:

1. TO BE USED FOR SEDIMENT CONTROL IN PROTECTED CRZ AREAS WHERE TRENCHING IS NOT ALLOWED.
2. TO BE ANCHORED WITH WOODEN STAKES DRIVEN AT LEAST 12" BELOW GRADE AND DRIVEN IN AT 45-DEGREE ANGLE UPSLOPE.
3. TO BE INSPECTED AND APROVED BY DOEE.
4. TO BE MAINTAIN TRHOUGHOUT CONSTRUCTION. REMOVE ONLY WITH APPROVAL AND ONLY ALL SITE WORK HAS BEEN COMPLETED.

4/2 TRENCHLESS EROSION CONTROL (TYPICAL)
SCALE: NTS

3806 WILLIAMS LANE, CHEVY CHASE, MD 20815

TREE PROTECTION PLAN

TREE INVENTORY & DETAIL SPECIFICATIONS

Quality Window and Door Inc. Quote/Order Form

	NAME: Burlington LLC	CONTACT: Shawn	DELIVERY ADDRESS: 3806 Williams Ln, Chevy Chase, MD	DATE: 3/3/2025
QUALITY WINDOW & DOOR, INC.	ADDRESS: 1400 Spring St. #320, Silver Spring, MD 20902	TELEPHONE: 240-793-4816	EMAIL ADDRESS: shawn@bfmarch.com	☐ QUOTE ☑ ORDER
6700 DISTRIBUTION DRIVE BELTSVILLE, MD 20705 PHONE 301-595-9555 FAX 301-595-5350	ARCHITECT: Bennett, Frank, McCarthy	JOB NAME: 3806 Williams Ln 3	DIRECTIONS:	
	MANUFACTURER: Velux	QUOTE #:	SALES REP: Mike Hudson	TOTAL WINDOWS: 5 / TOTAL DOORS:
	NOTES:			

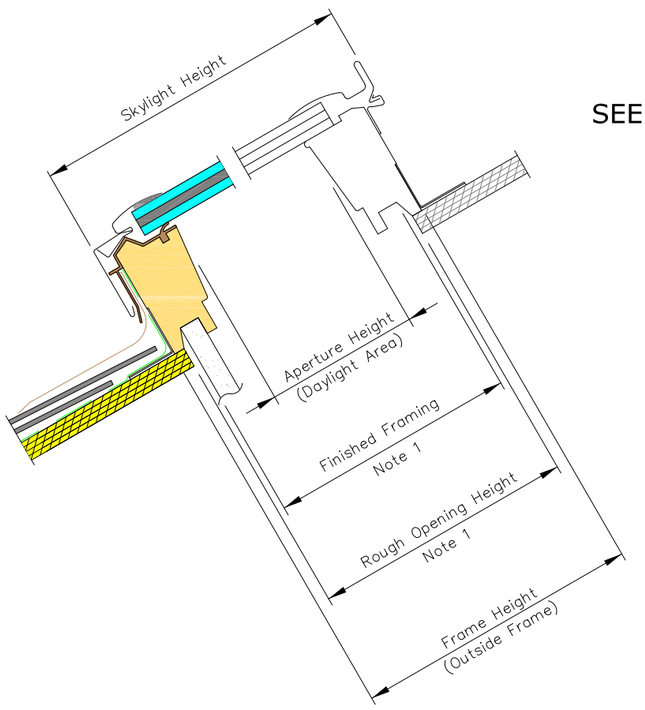
REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

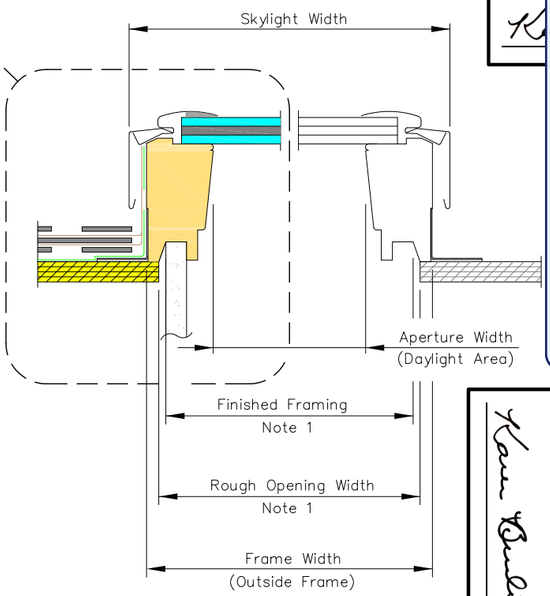
QTY	DESCRIPTION	LOCATION	JAMB DEPTH	EXT FINISH	GLASS TYPE	ON	INT FINISH	DOOR LOCKSET	WINDOW HDWR	NET EACH	EXT. NET
5	Velux FS-C04 fixed curb mounted slylights									$512.00	$2,560.00
	w/ laminated glass and shingle flashing kits										

Order as-written is SUPPLY-ONLY. QWD
delivery to designated job address is included @ $200.00 (non-taxable) Delivery address may differ from billing or project site address above.

Sub-total	$2,560.00
Tax	$153.60
Total Materials	$2,713.60
Delivery	$200.00
Labor	
GRAND Total	$2,913.60



SEE DETAIL 1



REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

REVIEWED
By Laura DiPasquale at 1:05 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

VERTICAL CROSS SECTION

HORIZONTAL CROSS SECTION

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)

Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Meters)
A06	368	387	303	409	1162	1175	1091	1200	.333
C01	533	546	462	568	682	695	611	720	.282
C04	533	546	462	568	962	975	891	1000	.412
C06	533	546	462	568	1162	1175	1091	1200	.504
C08	533	546	462	568	1382	1395	1311	1420	.606
C12	533	546	462	568	1784	1797	1713	1822	.792
D26*	572	590	506	612	582	599	511	620	.259
D06*	572	590	506	612	1162	1175	1091	1200	.552
M02	763	776	692	798	762	775	691	800	.486
M04	763	776	692	798	962	975	891	1000	.617
M06	763	776	692	798	1162	1175	1091	1200	.754
M08	763	776	692	798	1382	1395	1311	1420	.909
S01	1123	1136	1052	1158	682	695	611	720	.644
S06	1123	1136	1052	1158	1162	1175	1091	1200	1.148

IMPERIAL UNITS (IN

Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	C
A06	14 1/2	15 1/4	11 15/16	16 1/8	
C01	21	21 1/2	18 3/16	22 3/8	
C04	21	21 1/2	18 3/16	22 3/8	
C06	21	21 1/2	18 3/16	22 3/8	
C08	21	21 1/2	18 3/16	22 3/8	5
C12	21	21 1/2	18 3/16	22 3/8	
D26*	22 1/2	23 1/4	19 15/16	24 1/16	2
D06*	22 1/2	23 1/4	19 15/16	24 1/16	
M02	30 1/16	30 9/16	27 1/4	31 7/16	
M04	30 1/16	30 9/16	27 1/4	31 7/16	
M06	30 1/16	30 9/16	27 1/4	31 7/16	
M08	30 1/16	30 9/16	27 1/4	31 7/16	5
S01	44 1/4	44 3/4	41 7/16	45 9/16	
S06	44 1/4	44 3/4	41 7/16	45 9/16	

* BUILDER SERIES SKYLIGHT

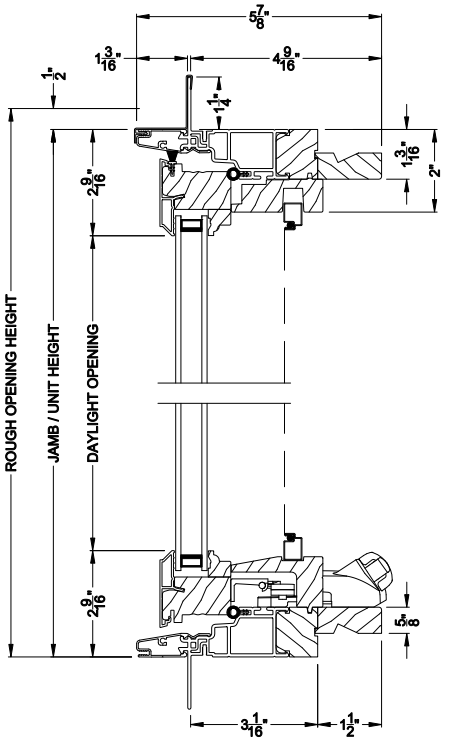
NOTES:
1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, th
design of the interior finish material.

Weather Shield®

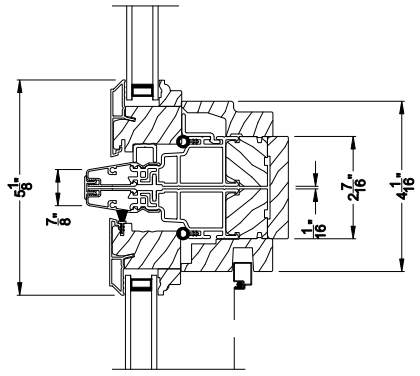
Signature Series™

Awning Windows

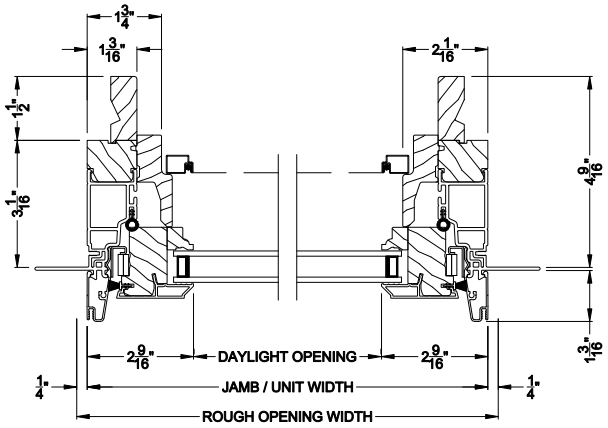
CROSS SECTION DETAILS



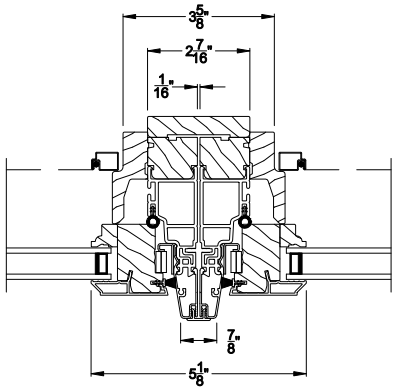
SIGNATURE AWNING WINDOW (8219)
Vertical Section



SIGNATURE AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning



SIGNATURE AWNING WINDOW (8219)
Horizontal Section



SIGNATURE AWNING WINDOW
Vertical Mull Section

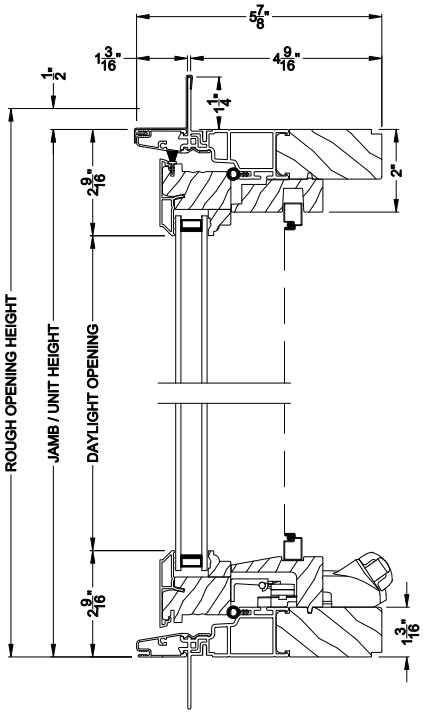
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

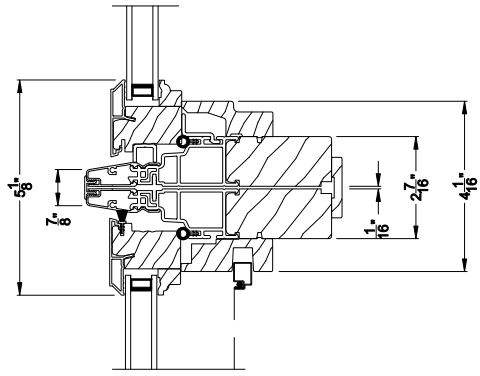
Signature Series™

Awning Windows

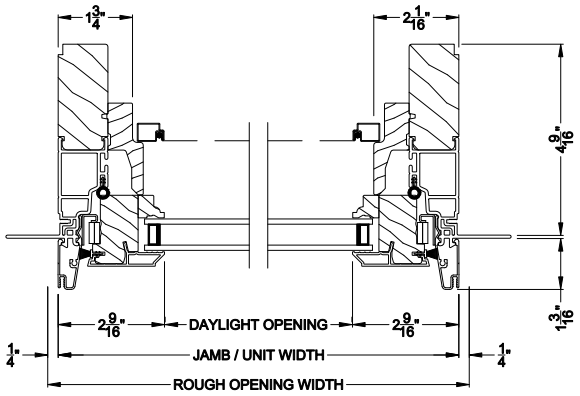
CROSS SECTION DETAILS



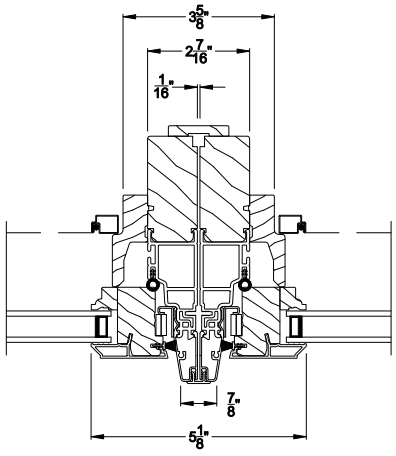
SIGNATURE AWNING WINDOW (8219)
Vertical Section - 5/4 Jamb



SIGNATURE AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning



SIGNATURE AWNING WINDOW (8219)
Horizontal Section - 5/4 Jamb



SIGNATURE AWNING WINDOW
Vertical Mull Section

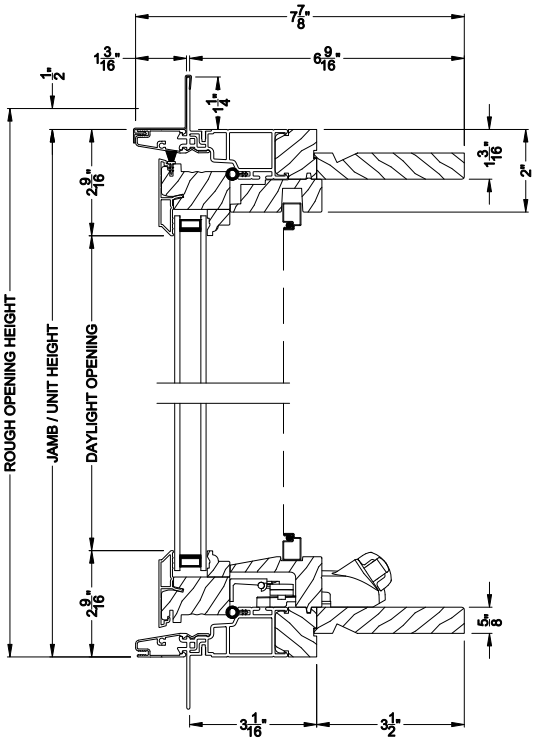
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

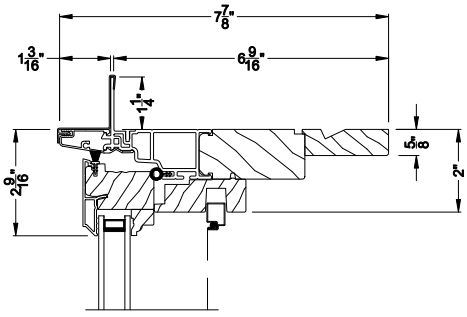
Signature Series™

Awning Windows

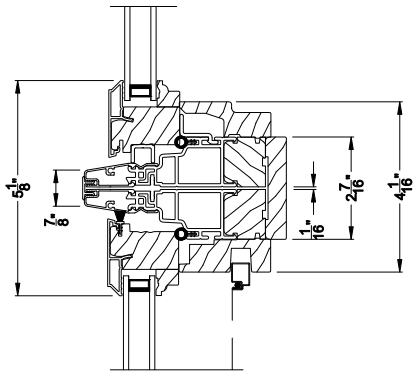
CROSS SECTION DETAILS



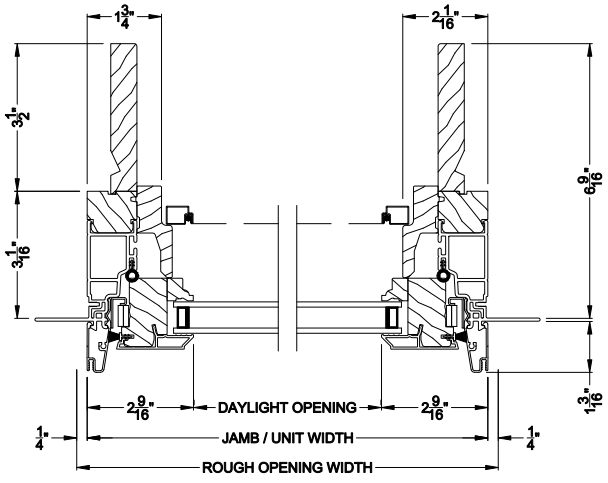
SIGNATURE AWNING WINDOW (8219)
Vertical Section - 6-9/16" jamb



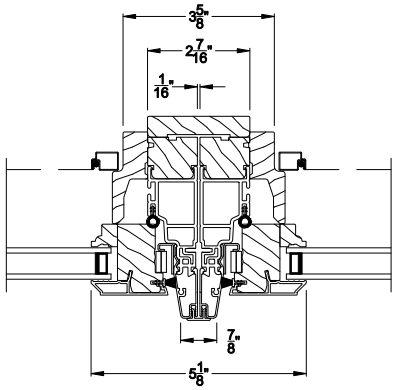
SIGNATURE AWNING WINDOW
Vertical Section - 5/4 jamb option with extension



SIGNATURE AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning



SIGNATURE AWNING WINDOW (8219)
Horizontal Section - 6-9/16" jamb



SIGNATURE AWNING WINDOW
Vertical Mull Section

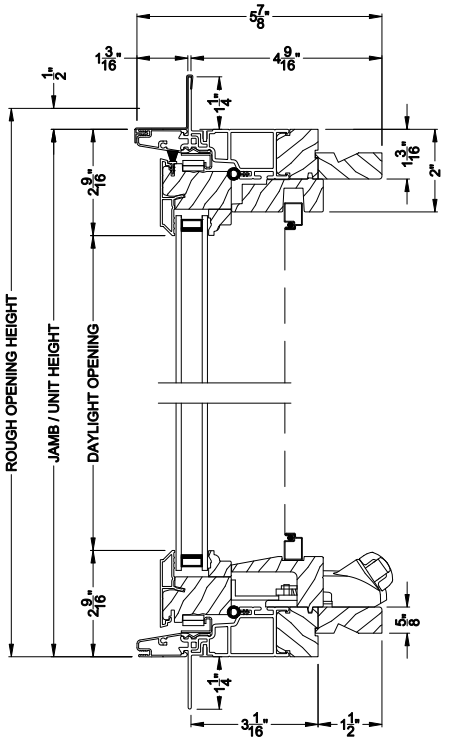
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

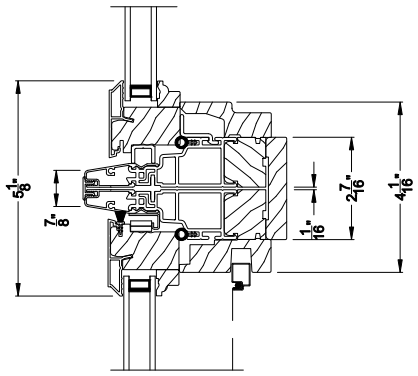
Signature Series™

Casement Windows

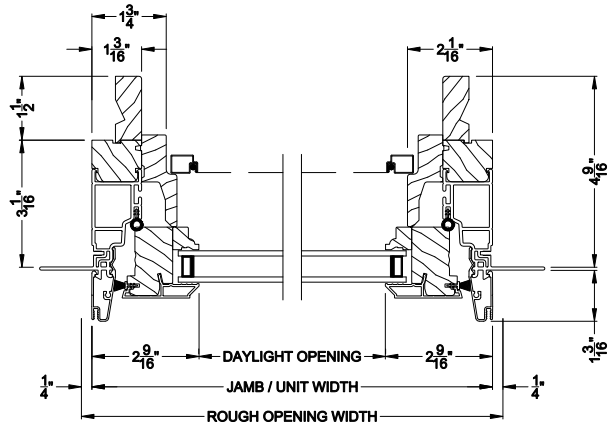
CROSS SECTION DETAILS



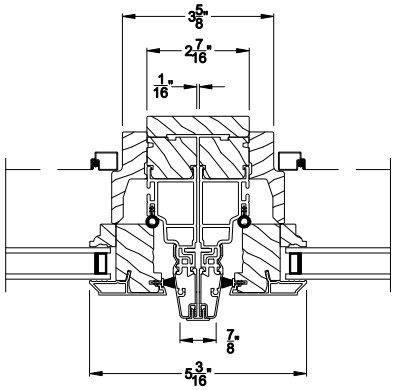
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section



SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

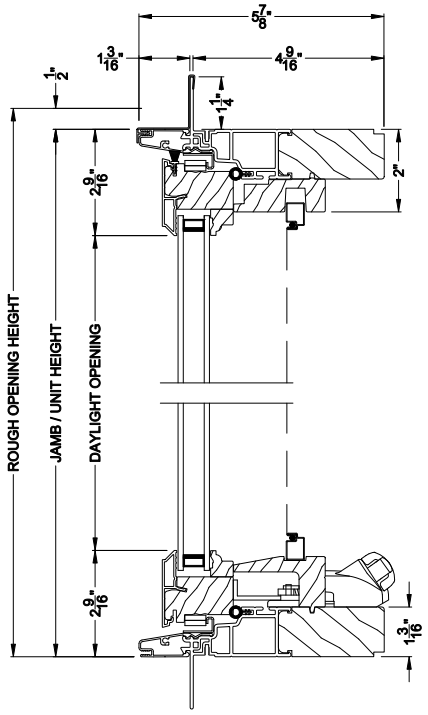
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

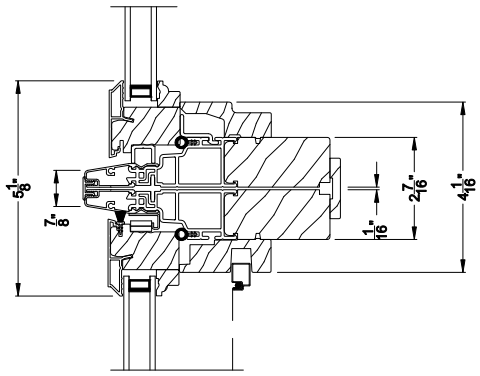
Signature Series™

Casement Windows

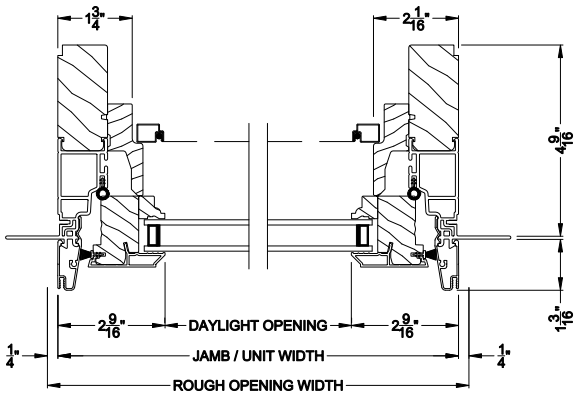
CROSS SECTION DETAILS



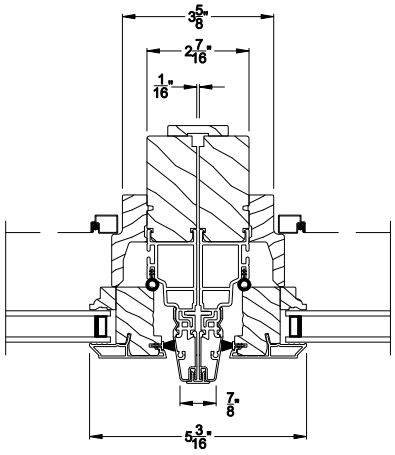
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section - 5/4 Jamb



SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section - 5/4 Jamb



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

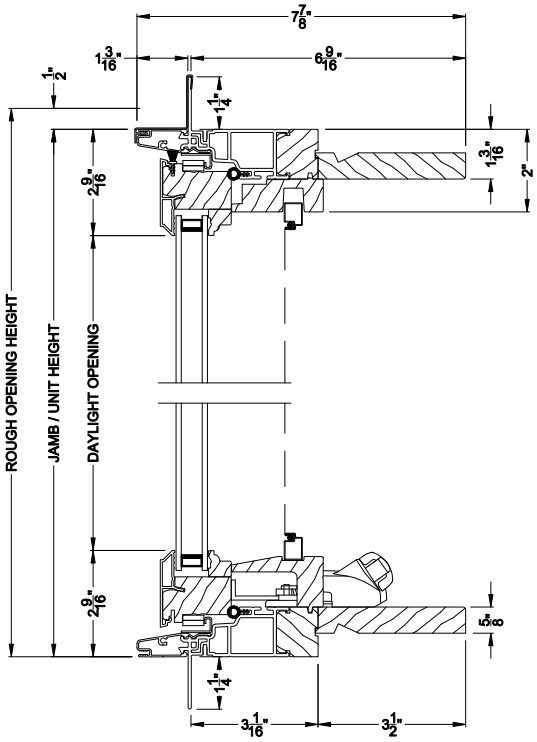
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

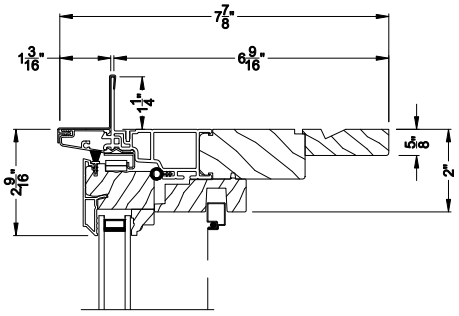
Signature Series™

Casement Windows

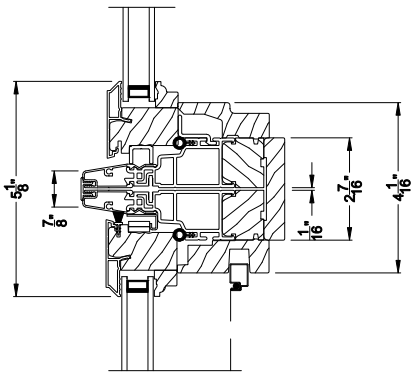
CROSS SECTION DETAILS



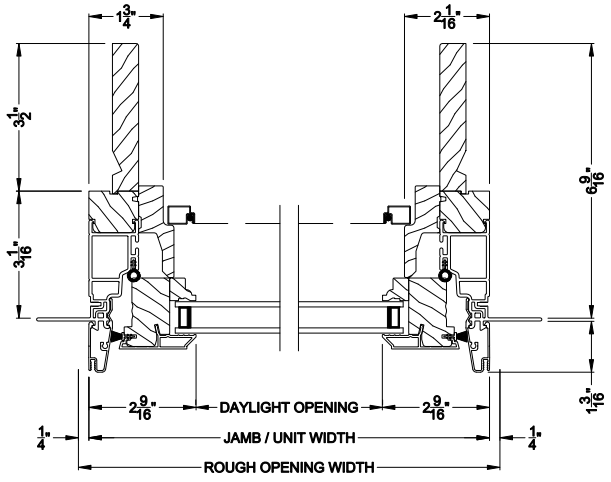
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section - 6-9/16" jamb



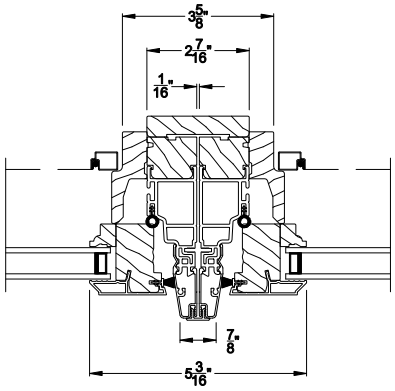
SIGNATURE CASEMENT WINDOW
Vertical Section - 5/4 jamb option with extension



SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section - 6-9/16" jamb



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

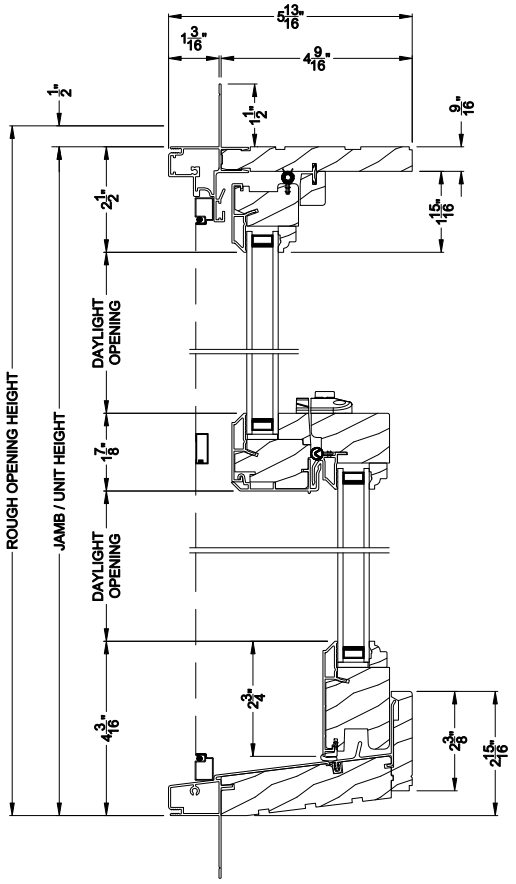
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

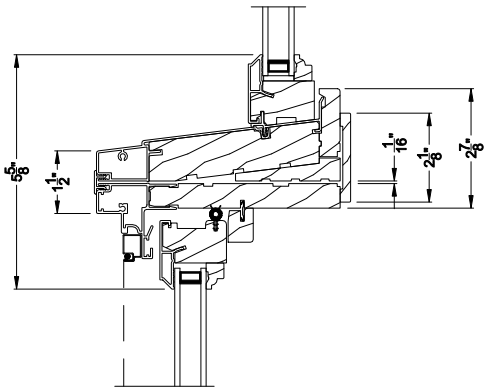
Signature Series™

Double Hung Windows

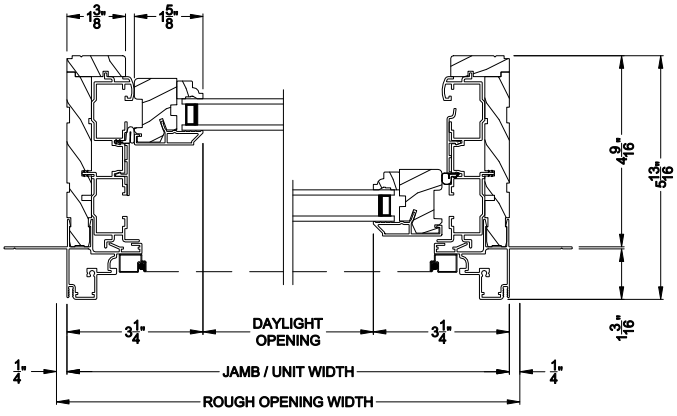
CROSS SECTION DETAILS



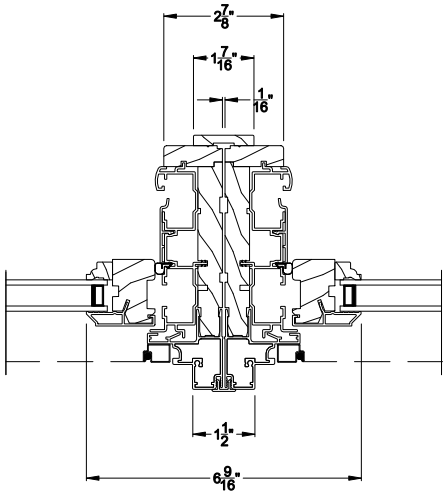
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

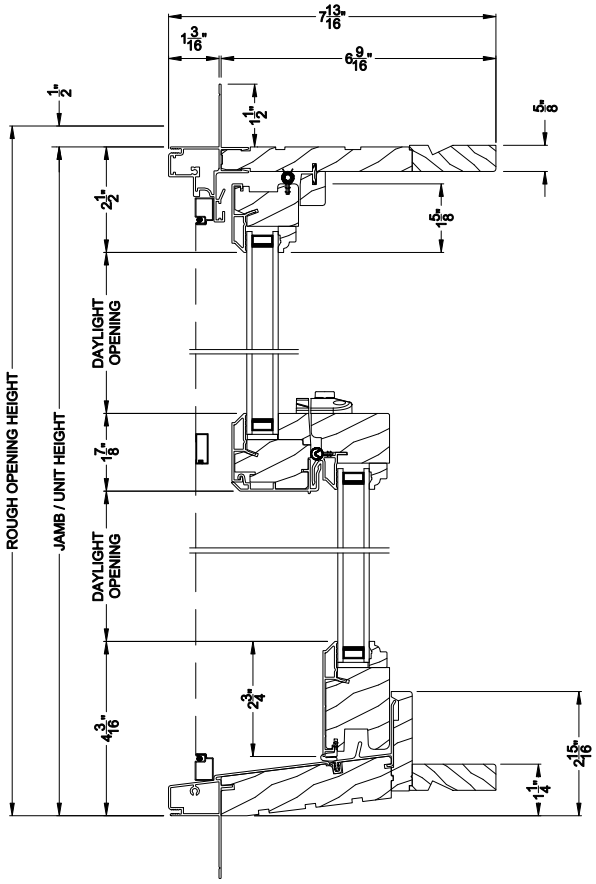
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

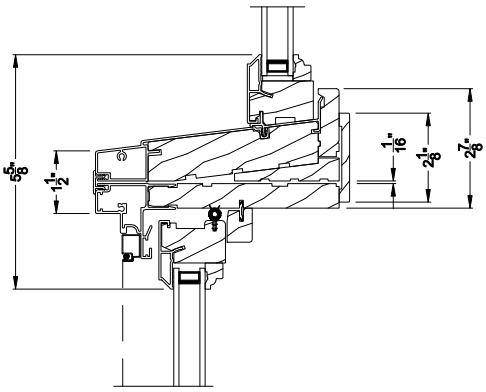
Signature Series™

Double Hung Windows

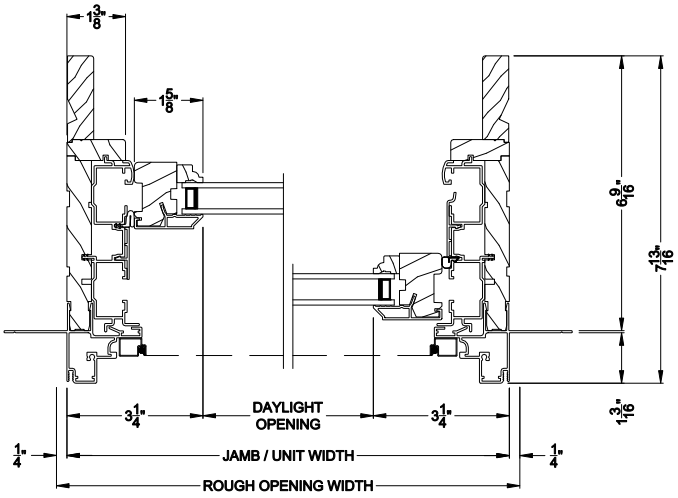
CROSS SECTION DETAILS



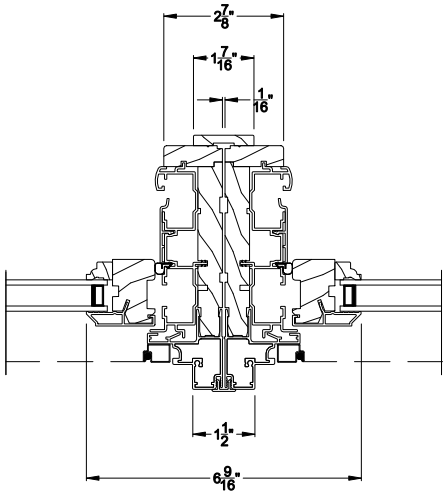
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section - 6-9/16" jamb



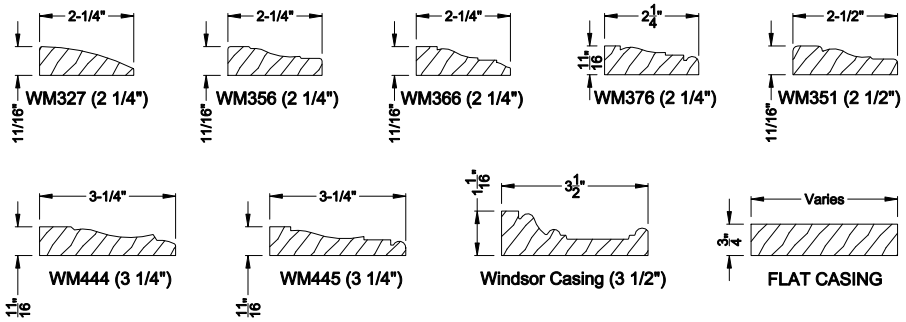
SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

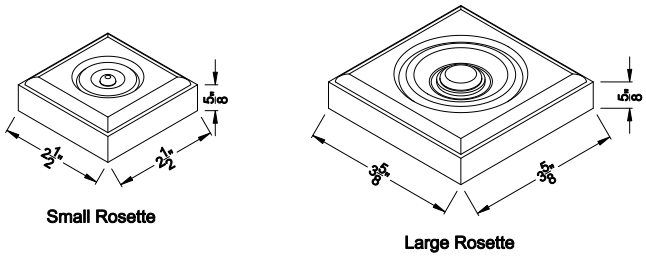
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®
Signature Series™

Options
CROSS SECTION DETAILS

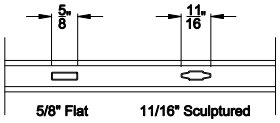
Interior Wood Trim Options





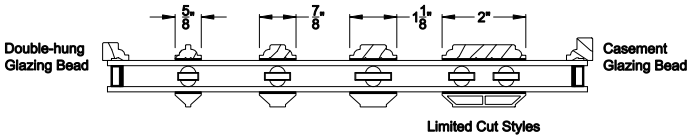
Divided Lite Options

Grilles Between the Glass



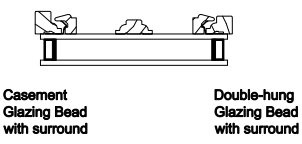
Simulated Divided Lites

Colonial Interior Bar

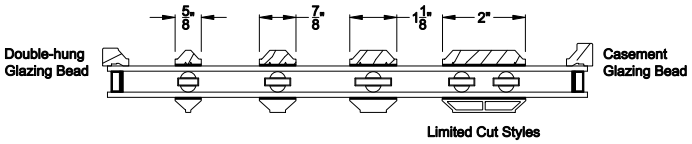


Wood Perimeter Grill

Colonial Bar

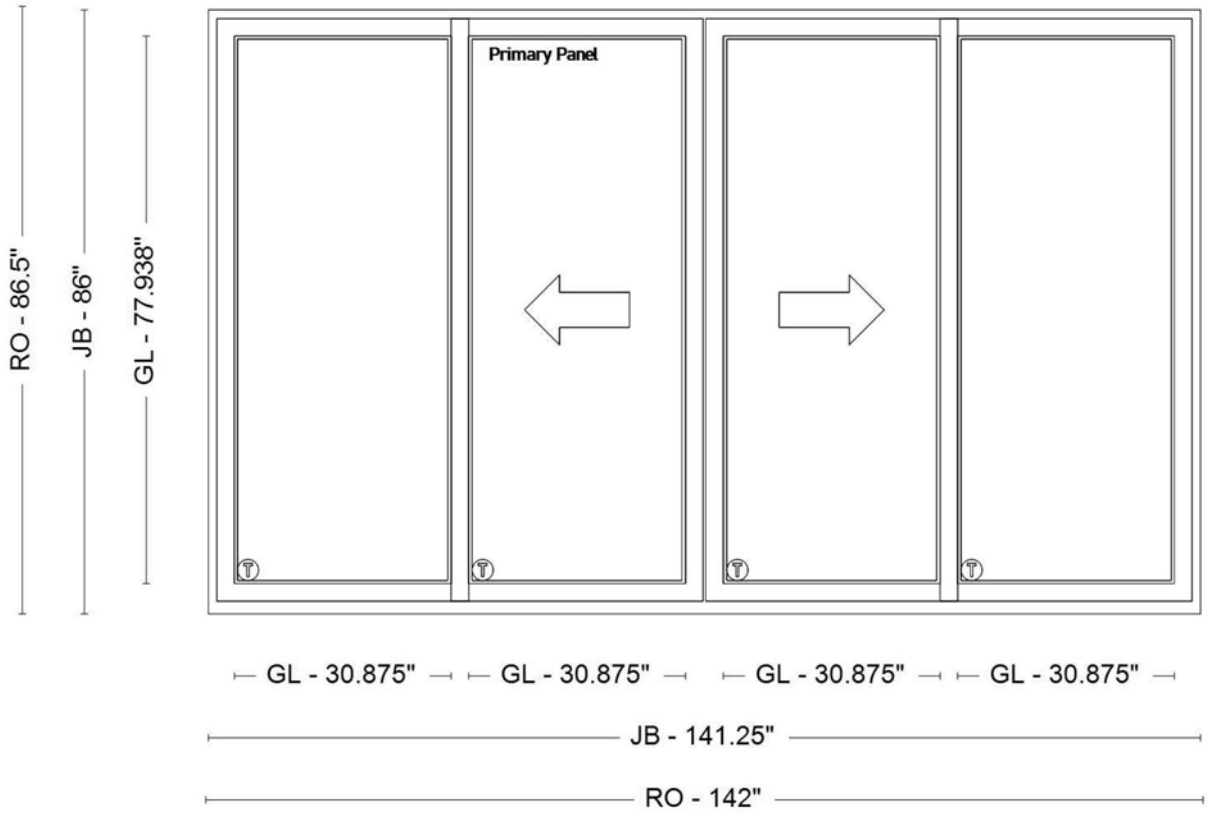


Putty Interior Bar



Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

- Product Style -
  Sliding Patio 41 Sliding Patio (8714)
- Color / Finish -
  Exterior: White Alum.
  Interior: Pine
- Glazing -
  Insulated Low E
  Tempered Glass
  Colonial Glz Bead
- Jamb Depth -
  6 9/16 Jamb Depth



ALL UNITS VIEWED FROM THE EXTERIOR

WEATHER SHIELD. WINDOWS & DOORS

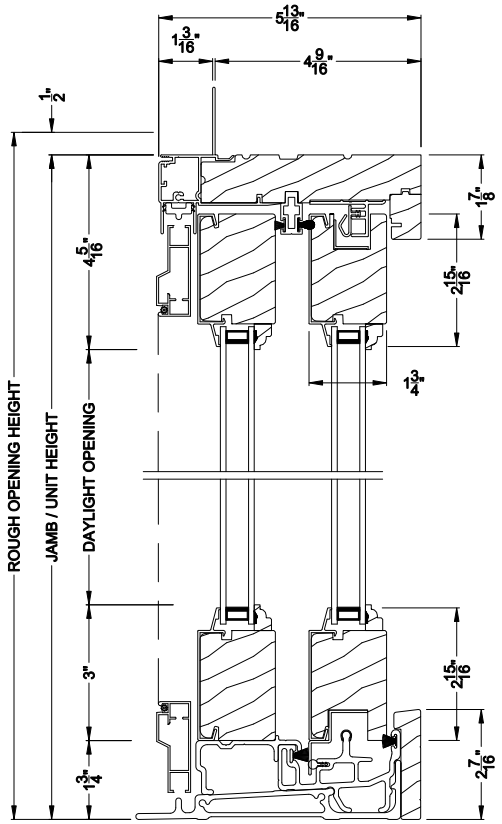
JOB NAME	DEALER NAME	PRODUCT SERIES	PROJECT NUMBER	ITEM NUMBER
3806 Williams Lane ADDITION	QUALITY WINDOW & DOOR INC	Signature Series	3116857	300
Mulled/Stacked Units may need reinforcement and should be reviewed by a structural engineer.	APPROVAL	ROOM LOCATION / DESCRIPTION (INCLUDES LABOR TO INSTALL)		QUANTITY 1

Weather Shield

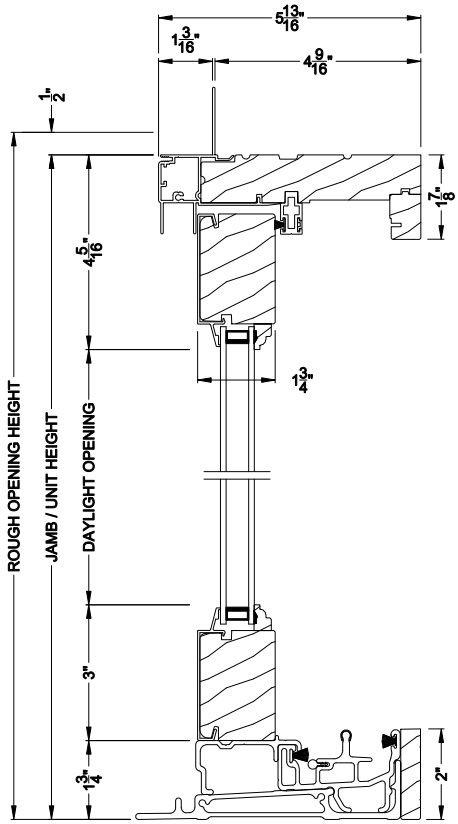
Signature Series™

Sliding Patio Doors

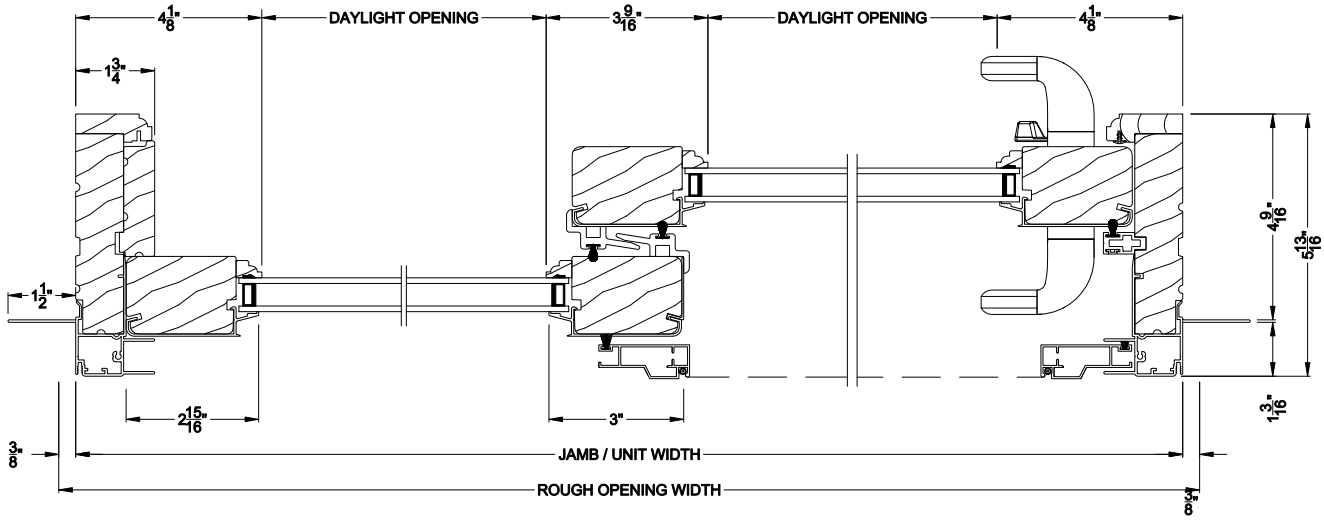
CROSS SECTION DETAILS



SIGNATURE SLIDING PATIO DOOR (8714)
Vertical Section



SIGNATURE SLIDING PATIO DOOR (8714)
Vertical Section - Fixed Sidelite with Low profile sill stop



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section

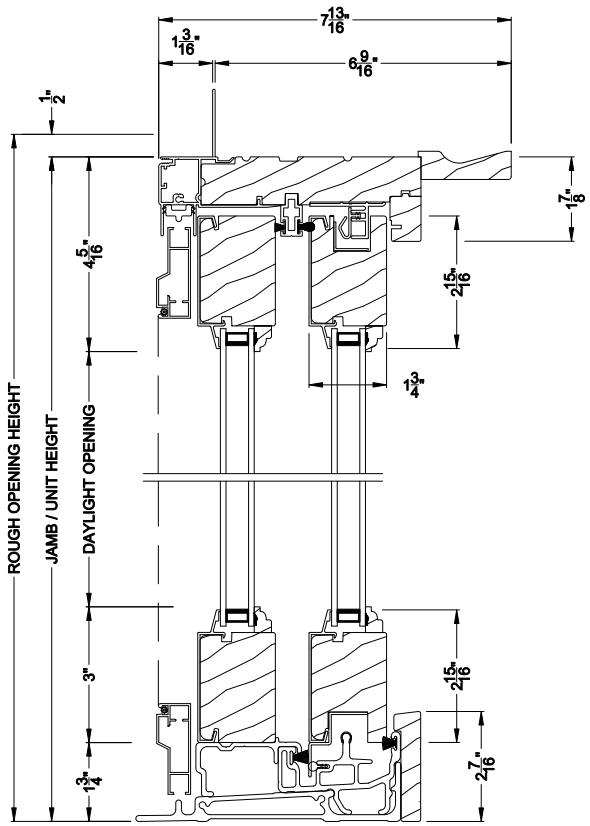
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield

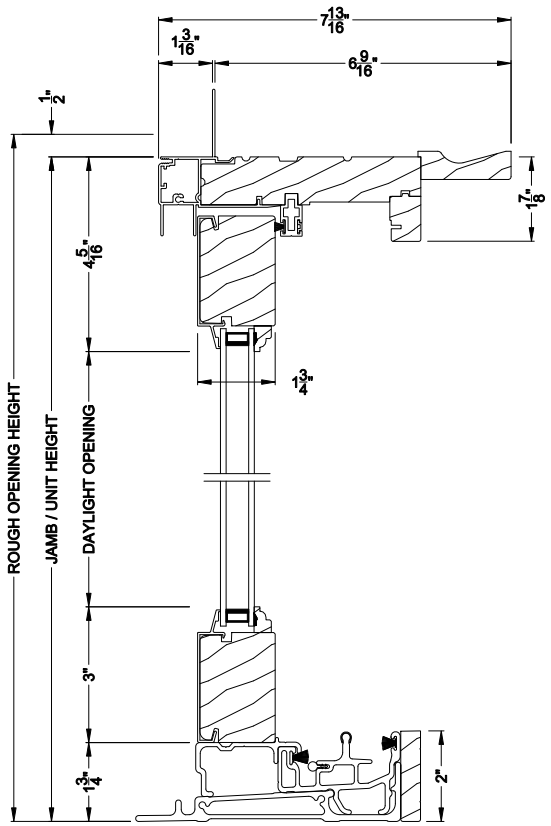
Signature Series™

Sliding Patio Doors

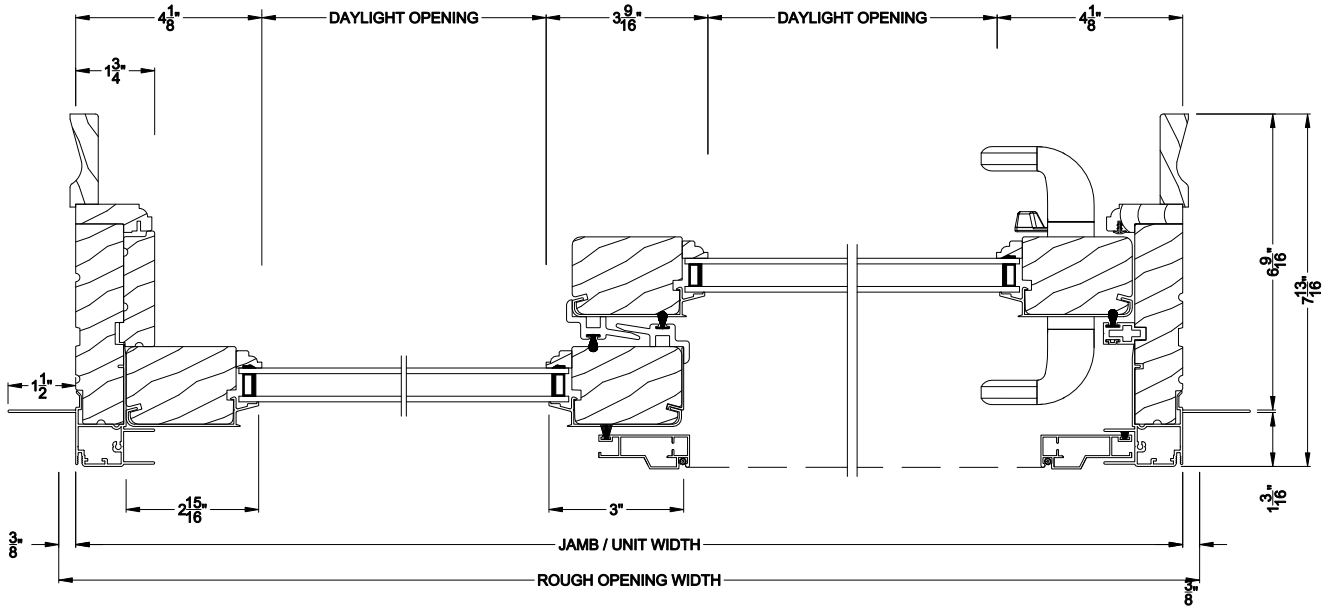
CROSS SECTION DETAILS



SIGNATURE SLIDING PATIO DOOR (8714)
Vertical Section - 6-9/16" jamb



SIGNATURE SLIDING PATIO DOOR (8714)
Vertical Section - Fixed Sidelite with Low profile sill stop - 6-9/16" jamb



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 6-9/16" jamb

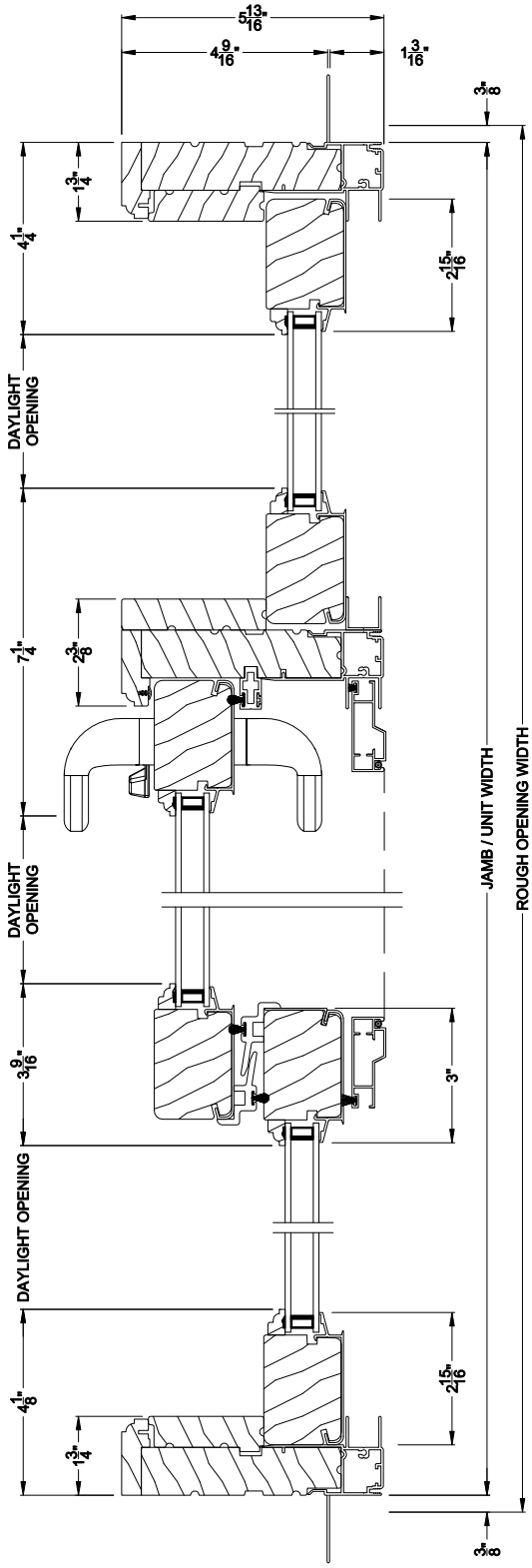
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield

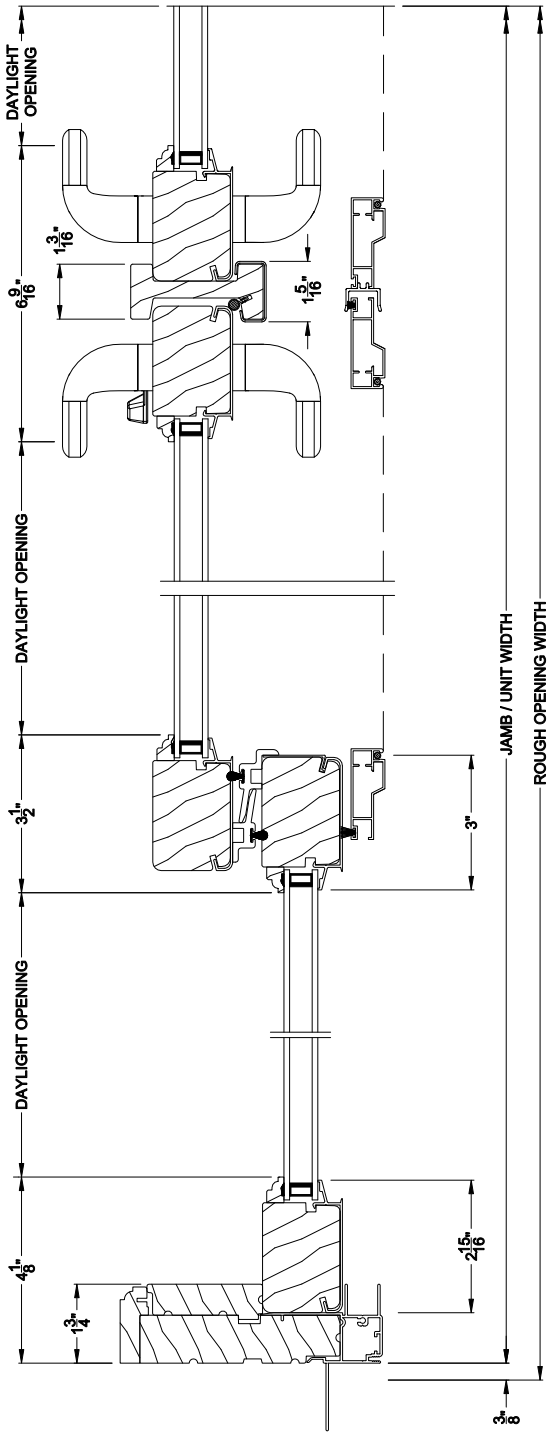
Signature Series™

Sliding Patio Doors

CROSS SECTION DETAILS



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 3 Panel Door



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 4-Panel Door

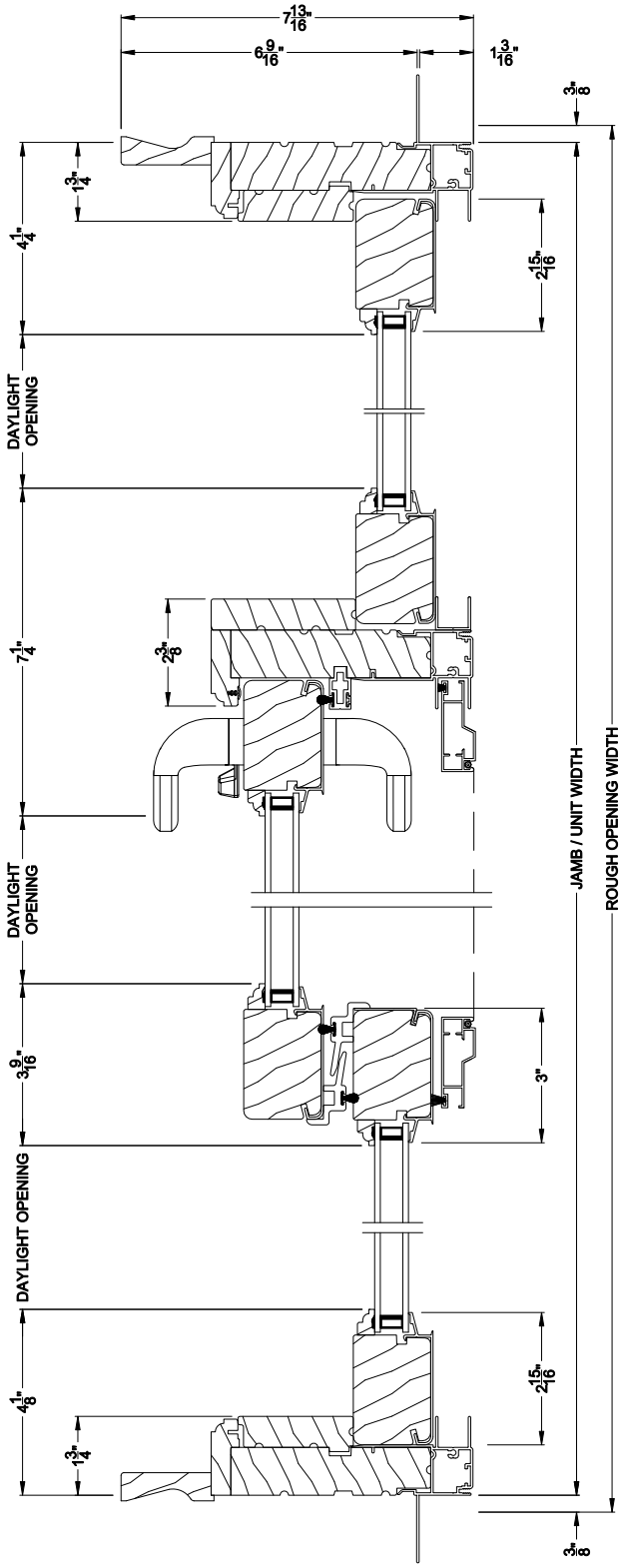
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield

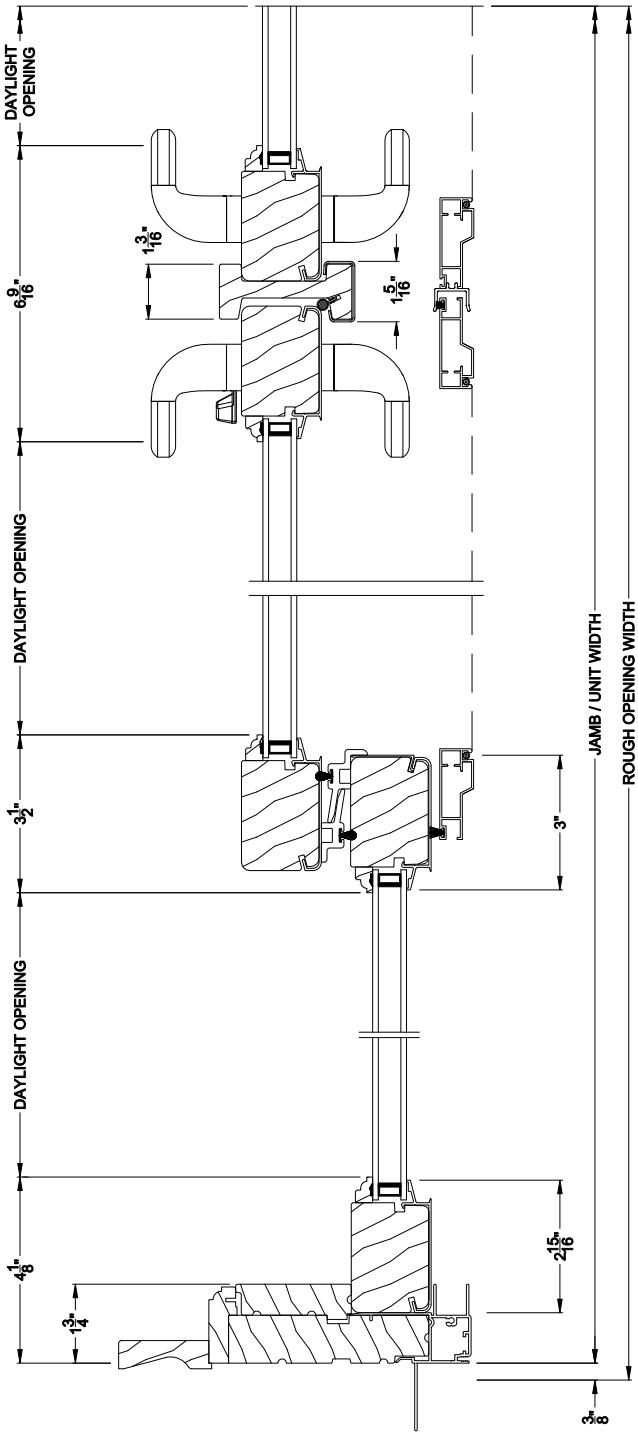
Signature Series™

Sliding Patio Doors

CROSS SECTION DETAILS



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 3 Panel Door - 6-9/16" jamb



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 4-Panel Door - 6-9/16" jamb

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

faux wood
REAL BEAUTY

***Canyon Ridge®** / Carriage House 5-Layer Design 13; Shown in Dark Finish with Mahogany Cladding, Mahogany Overlays and REC13 Window Design*
Photo Credit: Andy Frame Photography

CANYON RIDGE® Carriage House

5-LAYER CONSTRUCTION

Canyon Ridge® Carriage House 5-Layer garage doors capture the charm of old-world carriage style doors in a durable, moisture-resistant construction. Composite overlays give you a low-maintenance wood alternative that looks and feels like the real thing, and the peace of mind that comes from having a superior insulated steel core construction. Choose from three species: Clear Cypress, Pecky Cypress or Mahogany, and a variety of paint and stain colors to create a custom look. The result is a stunning carriage house door you will enjoy for years to come.

REVIEWED
By Laura DiPasquale at 1:06 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

1. COMPO… OVERLA…
2. COMPOSITE CLADDING
3. STEEL
4. 2" INTELLICORE® POLYURETHANE INSULATION
5. STEEL

COMPOSITE OVERLAY DELAMINATION — LIMITED 5YR WARRANTY

HARDWARE — LIMITED 5YR WARRANTY

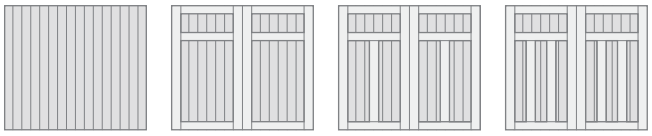
STYLE AND CONSTRUCTION

- 5-layer composite faux-wood doors with Intellicore® polyurethane insulation. 20.4 R-value.
- Insulated glass styles include clear, frosted, seeded, rain and obscure. See page 61 for details.
- Removable clip-in window grilles for easy cleaning.
- Spade lift handles and step plates included. See page 62 for more options.

Calculated door section R-value is in accordance with DASMA TDS-163. Canyon Ridge® doors not applicable for new construction in California areas designated as "Fire Hazard Severity Zones".

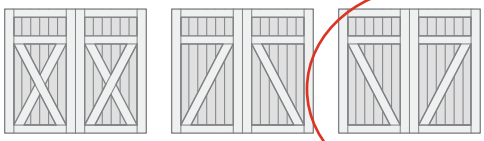
DOOR DESIGNS

SERIES 1



Design 01 | Design 11 | Design 12 | Design 13

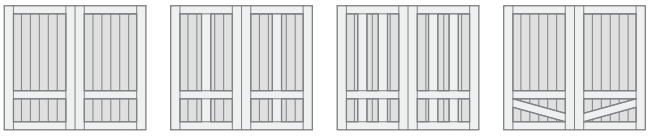
SERIES 2



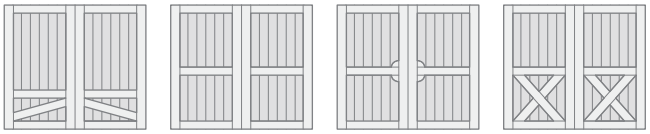
Design 21 | Design 22 | Design 23

Design 01 does not have overlays.

SERIES 3



Design 31 | Design 32 | Design 33 | Design 34



Design 35 | Design 36 | Design 37 | Design 38

MATERIAL DESIGN OPTIONS

CLADDING

Clear Cypress | Mahogany | Pecky Cypress

OVERLAY

Clear Cypress | Mahogany

Composite cladding and overlay material options may be mixed and matched.

COLORS

Medium Finish | Dark Finish | Walnut Finish

Slate Finish | Bronze Finish* | Charcoal Finish*

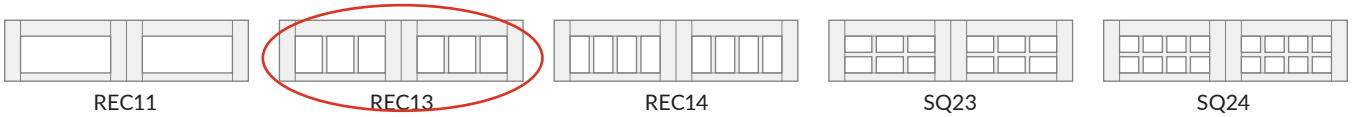
Black Finish* | White Finish* | Primed (No Finish)

Doors can be ordered primed for custom field painting or staining. Door stain color may vary due to finishing process.

**Bronze, Charcoal, Black and White Finish available only on Mahogany cladding and overlays. Two-tone doors are available. To see all options go to ezdoor.clopay.com.*

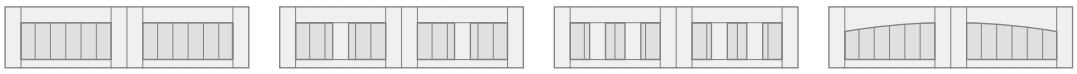
Due to the printing process, colors may vary. Order free color samples at clopaydoor.com/requestcolorsamples.

WINDOWS/TOP SECTIONS



REC11 | REC13 | REC14 | SQ23 | SQ24

ARCH1 (Glass) | ARCH13 | ARCH14 | ARCH3 | ARCH4



TOP11 | TOP12 | TOP13 | ARCH1 (Solid)

Double width door designs available.

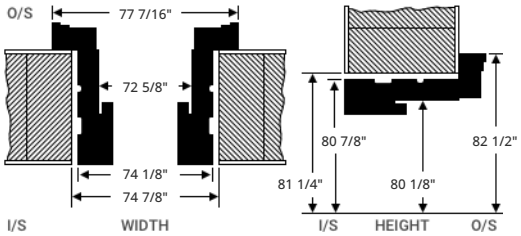
YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass French Door

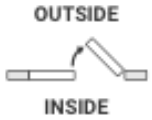
OUTSIDE VIEW

INSIDE VIEW

SIZING



HANDING



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.13	0.01

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.00	-

Air Infiltration (cfm/ft2)

<= 0.03

ENERGY STAR® Certified In All 50 States.

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: 3806 Williams
PO #BURLINGTON
Order #12933080-2
Qty: 1

DETAILS

Heritage French Entry Door in FrameSaver Frame
72" x 80" Nominal Size
Unit Size: 74 1/8" x 80 7/8"
Frame Depth: 6 9/16"
2" Standard Brickmold
Right Hand Outswing - Left Door Active (OSLI)

French Doors
002 Style Heritage Smooth Fiberglass Door
Prime Only Inside and Outside

Hardware
Georgian Lockset - Prep Only - Active Door
Thumbturn Deadbolt - Prep Only - Active Door
Aged Bronze Strike Plates

Frame
Textured Snow Mist White Aluminum Brickmold Cladding - Loose on Unit
Prime Only Inside Frame
Standard Astragal (Flip Lever)
Bronze ZOB Outswing Bumper Threshold (7 5/8" Depth)
Stainless Steel Ball Bearing Hinges

Sell Price: $2,255.00 plus tax

INFORMATION AND WARNINGS

APPROVED
Montgomery County
Historic Preservation Commission

Outswing doors include stainless steel hinges.
...with a FrameSaver Frame only have a 2 year frame
... recommends that you upgrade to a PermaTech
...e which offers a lifetime frame warranty for both inswing
...plications. See warranty for limitations and exclusions.
...rranty, primed doors must be finished with a high quality
...int or exterior grade wood stain within 90 days of installation.
On outswing doors with brickmold and cladding, ProVia recommends that caulking be applied where the brickmold meets the frame. No caulking has been selected.

YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass

OUTSIDE VIEW

INSIDE VIEW

REVIEWED
By Laura DiPasquale at 1:06 pm, May 20, 2025

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: 3806 Williams
Tag: Garage 2nd Floor
PO #BURLINGTON
Order #12933080-1
Qty: 1

DETAILS

Heritage Single Entry Door in FrameSaver Frame
36" x 80" Nominal Size
Unit Size: 37 9/16" x 81 11/16"
Frame Depth: 6 9/16"
2" Standard Brickmold
Right Hand Inswing - Inside Looking Out
460 Style Heritage Smooth Fiberglass Door
ComforTech DLA
Colonial External Grid - 2V x 4H
Plugged Trim
Prime Only Inside and Outside

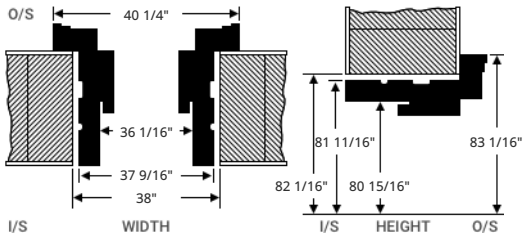
Hardware
Georgian Lockset - Prep Only
Thumbturn Deadbolt - Prep Only
Aged Bronze Strike Plates

Frame
Textured Snow Mist White Aluminum Frame Cladding - Loose on Unit
Prime Only Inside Frame
Bronze ZAC Auto-Adjusting Threshold (7 5/8" Depth)
Aged Bronze Ball Bearing Hinges
[illegible]late

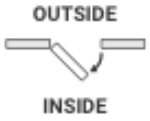
[illegible]: $1,715.00 plus tax

APPROVED
Montgomery County
Historic Preservation Commission

SIZING



HANDING



Installation Instructions

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.24	0.14

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.26	-

Air Infiltration (cfm/ft2)
<= 0.03

ENERGY STAR® Certified In All 50 States.

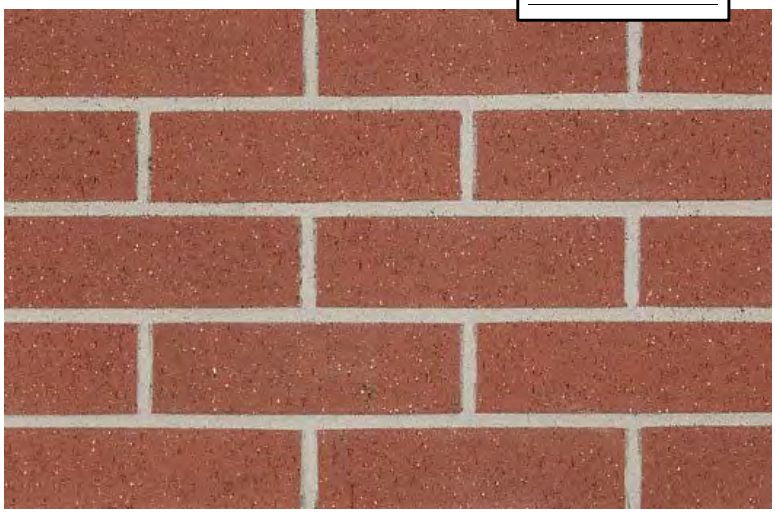
INFORMATION AND WARNINGS

To maintain a warranty, primed doors must be finished with a high quality exterior grade paint or exterior grade wood stain within 90 days of installation.

REVIEWED
By Laura DiPasquale at 1:06 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

Admiral Red Velour



Type	Face
Color	Red
Texture	Velour
Plant	Plant 2
Manufacturing Method	Extruded

Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" | 92mm	2 1/4" | 57mm	7 5/8" | 194mm	6.86
Norman	3 5/8" | 92mm	2 1/4" | 57mm	11 5/8" | 295mm	4.57
Economo Modular	3 5/8" | 92mm	3 5/8" | 92mm	7 5/8" | 194mm	4.50
Utility	3 5/8" | 92mm	3 5/8" | 92mm	11 5/8" | 295mm	3.00
Monarch	3 5/8" | 92mm	3 5/8" | 92mm	15 5/8" | 397mm	2.25
6" Thru-Wall Monarch	5 5/8" | 143mm	3 5/8" | 92mm	15 5/8" | 397mm	2.25
8" Thru-Wall Monarch	7 5/8" | 194mm	3 5/8" | 92mm	15 5/8" | 397mm	2.25
Double Utility	3 5/8" | 92mm	7 5/8" | 194mm	11 5/8" | 295mm	1.50
Double Monarch	3 5/8" | 92mm	7 5/8" | 194mm	15 5/8" | 397mm	1.13

REVIEWED
By Laura DiPasquale at 1:06 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

Specs

Standards / Value		
	FACE BRICK C216	FBX

Size	
Avg. Comp. (PSI)	28,280
Avg. 24 Hr. Cold Water Absor.	2.00
Avg. 5 Hr. Boil Absor.	2.10
Avg. Saturation Coeff.	0.92
Avg. Initial Rate Absor.	3.90
Test Report	Download
Cleaning Recommendation	Belden Brick recommends using Vanatrol® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.

CHARLESTONE™ PAVER

TIME HONED HAND-COBBLED APPEARANCE
WITH OLD WORLD-CHARM

BELGARD®
PAVES THE WAY®

REVIEWED
By Laura DiPasquale at 1:06 pm, May 20, 2025

APPROVED
Montgomery County
Historic Preservation Commission

CHARLESTONE™

PAVER

TIME HONED HAND-COBBLED APPEARANCE WITH OLD-WORLD CHARM

FEATURES & BENEFITS

- Timeless look of hand-cobbled stone
- Sized in true 3-inch increments for simplified estimating and ordering
- Reduced cuts and waste
- Compatible in sizing with Origins™ and Dimensions™ paver lines
- Pallet optimized for both mechanical and manual installation

RICHMOND SERIES

CHESAPEAKE

MIDNIGHT

DURAFUSION™
Unmatched Durability

Swatch represents product color only, not surface texture, dimension and/or shape.

SHAPES & SIZES

3-PIECE MODULAR | 60MM

6 x 6 x 2⅜

6 x 9 x 2⅜

6 x 12 x 2⅜

BELGARD® | PAVES THE WAY®

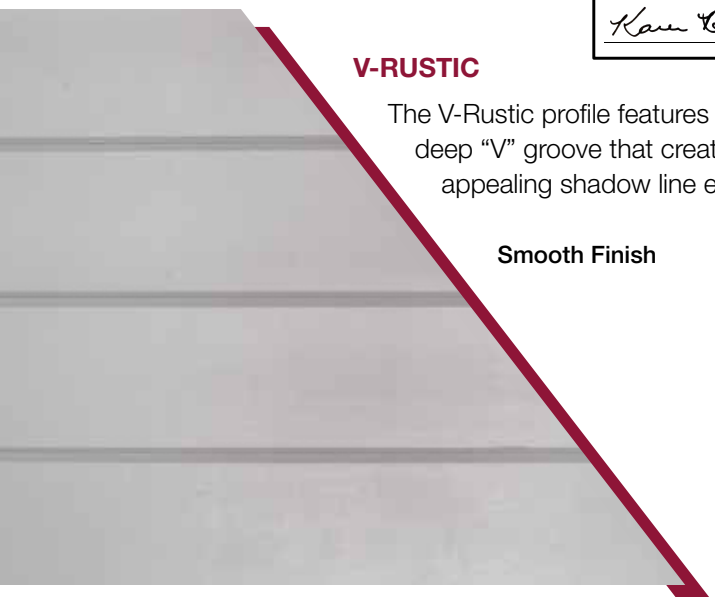
For more info, visit Belgard.com

MID-ATLANTIC

CROFTON
2630 Conway Road
Odenton, MD 21113
Ph: 301-261-0200

RICHMOND
1231 Willis Road
Richmond, VA 23237
Ph: 804-279-7501

Revised: 04/24/23 BEL22-412_Mid-Atlantic

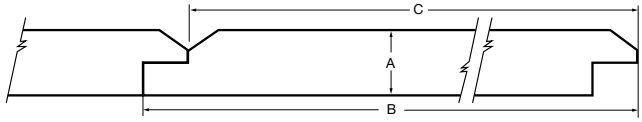


V-RUSTIC

The V-Rustic profile features a deep "V" groove that creates an appealing shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"

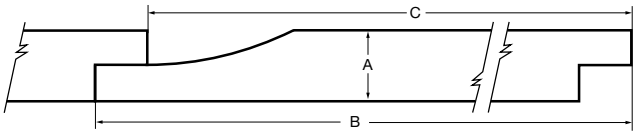


COVE/DUTCH LAP

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32

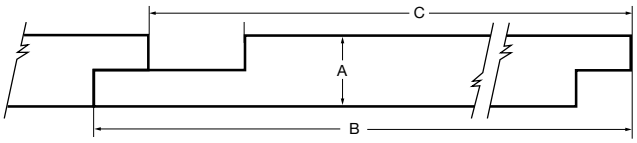


CHANNEL

The Channel profile's wide groove creates a rich shadow line effect.

Smooth Finish

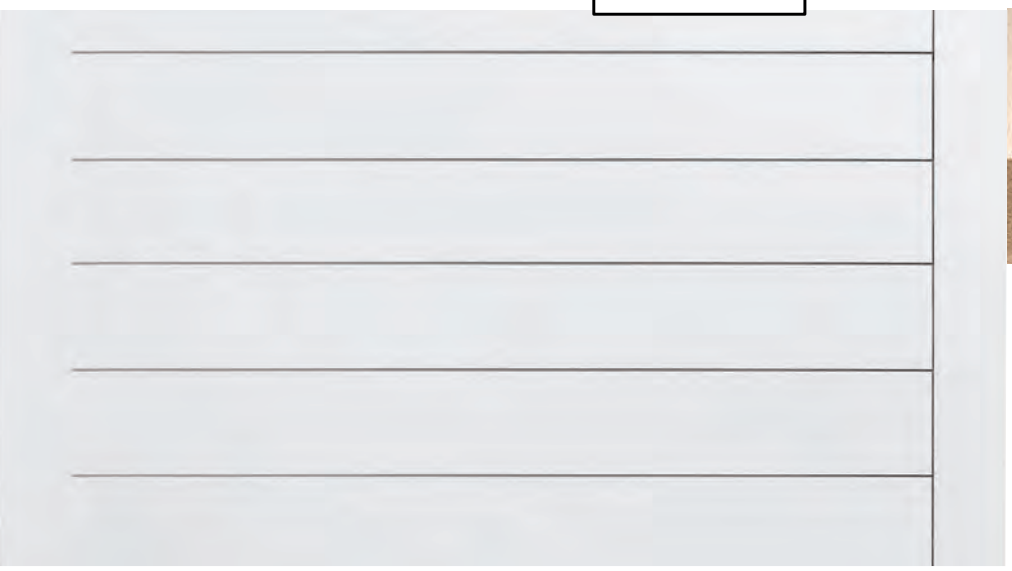
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

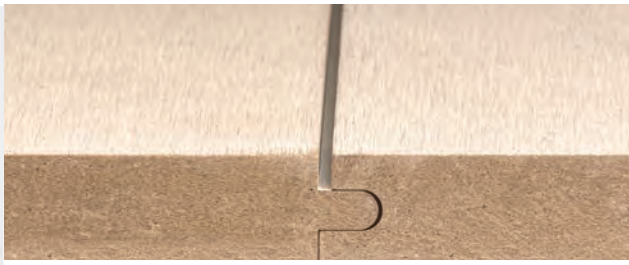


TruExterior Siding comes pre-primed and does require paint.

TruExterior® Siding & Trim

ap Profile





Nickel Gap Siding

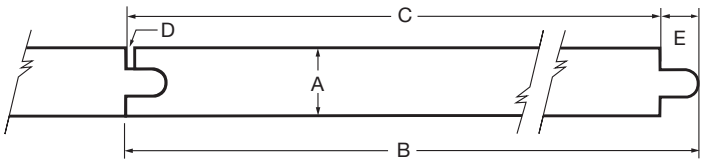
Nickel Gap Siding is the newest addition to the TruExterior® Siding Craftsman Collection™. The tongue-and-groove profile is self-gapping, creating a consistent nickel sized space between each board, allowing installers to achieve the traditional look of perfectly-spaced shiplap siding quickly and easily, without the need for spacers.

TruExterior® Siding

Boral has created an entirely new category of siding products with its TruExterior® Siding. The six new Craftsman Collection™ profiles recreate the look and feel of traditional wood siding but perform better, are remarkably workable and have a lasting look – offering a solution for homeowners who desire the look and feel of traditional wood siding without the constant maintenance and upkeep associated with exterior wood products.

Nickel Gap Specifications

Nominal Size	Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)	Tongue (E)
11/16 x 4	0.6875"	3.50"	3.1591"	0.08"	0.3409"
11/16 x 6	0.6875”	5.50"	5.1591"	0.08"	0.3409"
11/16 x 8	0.6875”	7.25"	6.9091"	0.08"	0.3409"
11/16 x 10	0.6875”	9.25"	7.9091"	0.08"	0.3409"



†See TruExterior® Siding Warranty and Data Sheet for proprietary test results, located at TruExterior.com

Boral TruExterior® Siding Facts

- Workability exceeds that of wood siding
- Installs with standard woodworking tools and methods
- No need to prime ends or field cuts
- Easily accepts paint of any color
- Accepts a wide variety of fasteners
- Resists rot and termite attacks†
- Maintains high level of dimensional stability†
- No cracking or splitting from moisture
- 16' lengths
- Made in the USA
- 20-year limited warranty†

BORAL® BORAL BUILDING PRODUCTS

GAF Timberline HDZ®

High Definition® Lifetime™ Shingles

As featured on *This Old House*, the Timberline HDZ® shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline® roof.

And now, a good thing just got even better again.

GAF

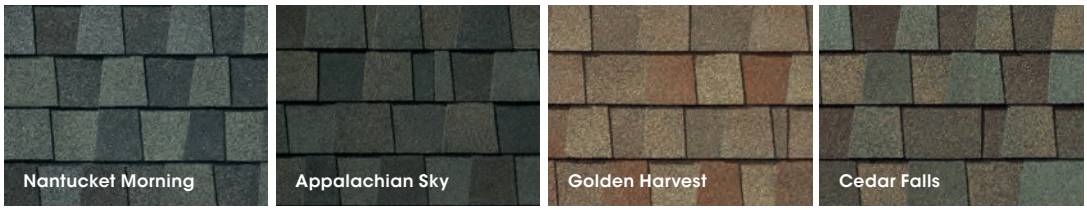
We protect what matters most™

Color Availability

GAF TimberlineHDZ®
High Definition® Lifetime¹ Shingles

Nationally Available Colors

Harvest Blend Colors



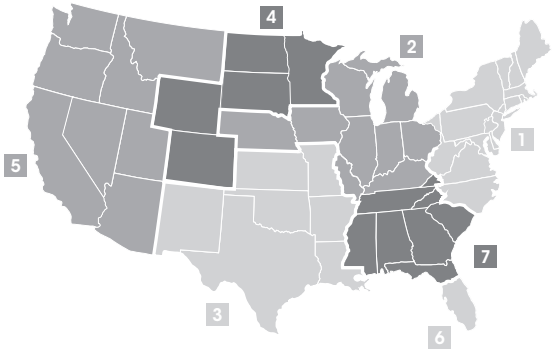
Regionally Available Colors (See next page for details.)

For more details visit gaf.com/TimberlineHDZ

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

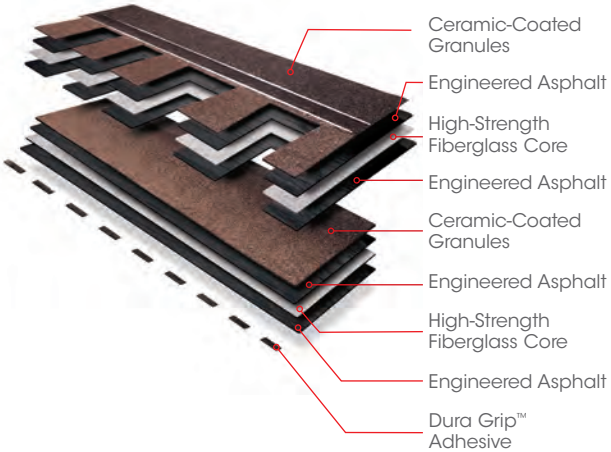
Timberline HDZ® A lity

Color Availability Chart	1	2	3	4	5	6	7
Most Popular Colors:							
Barkwood	●	●	●	●	●	●	●
Charcoal	●	●	●	●	●	●	●
Hickory	●	●	●	●	●	●	●
Hunter Green	●	●	●	●	●	●	●
Mission Brown	●	●	●	●	●	●	●
Pewter Gray	●	●	●	●	●	●	●
Shakewood	●	●	●	●	●	●	●
Slate	●	●	●	●	●	●	●
Weathered Wood	●	●	●	●	●	●	●
Harvest Blend Colors:							
Nantucket Morning	●	●	●	●		●	●
Appalachian Sky	●	●	●	●		●	●
Golden Harvest	●	●	●	●	●	●	●
Cedar Falls	●	●	●	●	●	●	●
Regional Colors:							
Birchwood		●		●	●	●	●
Biscayne Blue	●						
Copper Canyon*					●		
Driftwood						●	●
Fox Hollow Gray	●	●					
Golden Amber*					●		
Oyster Gray	●					●	●
Patriot Red	●						
Sunset Brick						●	
Williamsburg Slate	●	●					



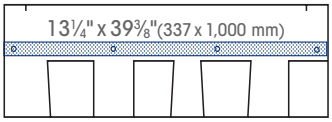
* Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2022 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty[1]
- Hip/Ridge: TimberTex®[3]; TimberCrest®; Seal-A-Ridge®[3]; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[2]
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Birchwood, Copper Canyon, and Golden Amber are rated by the CRRC; Can be used to comply with 2022 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

[1] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

[2] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[3] Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

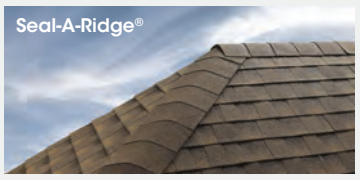
TimberTex® and Ti…est® Premium Ridge Cap Shingles

Hip & ridge cap shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges.
gaf.com/ridgecaps

TimberTex® and TimberCrest® premium ridge cap shingles are designed to complement the color of your Timberline® shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® premium ridge cap shingles.[1]

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration uses GAF time-release algae-fighting technology to help protect your ridge cap shingles from unsightly stains.

Also available[1]



[1] These products are not available in all areas. See gaf.com/ridgecapavailability for details.
[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.