



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

July 13, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1042853– Construction of new single-family house, driveway, and associated grading and hardscaping

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was approved at the February 25, 2026 HPC meeting.

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

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: Knight Kiplinger
Address: 14500 Montevideo Road, Poolesville

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.



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

Permit is required for construction of a new home on an approved "child lot" within the "environmental setting boundary" of Master Plan Site #17-58, Montevideo.

Neither the historic home nor the new home (both owned by the applicant) will be visible from the other, across a distance of approximately a quarter-mile, with the new home being at a lower elevation (about 37') from the historic home, with many trees in the sight line between.

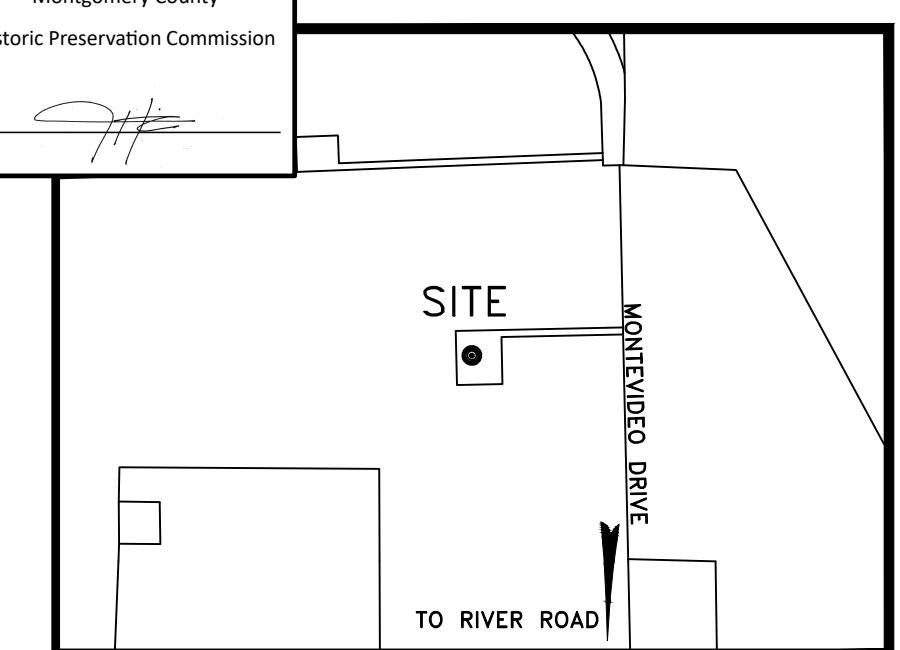
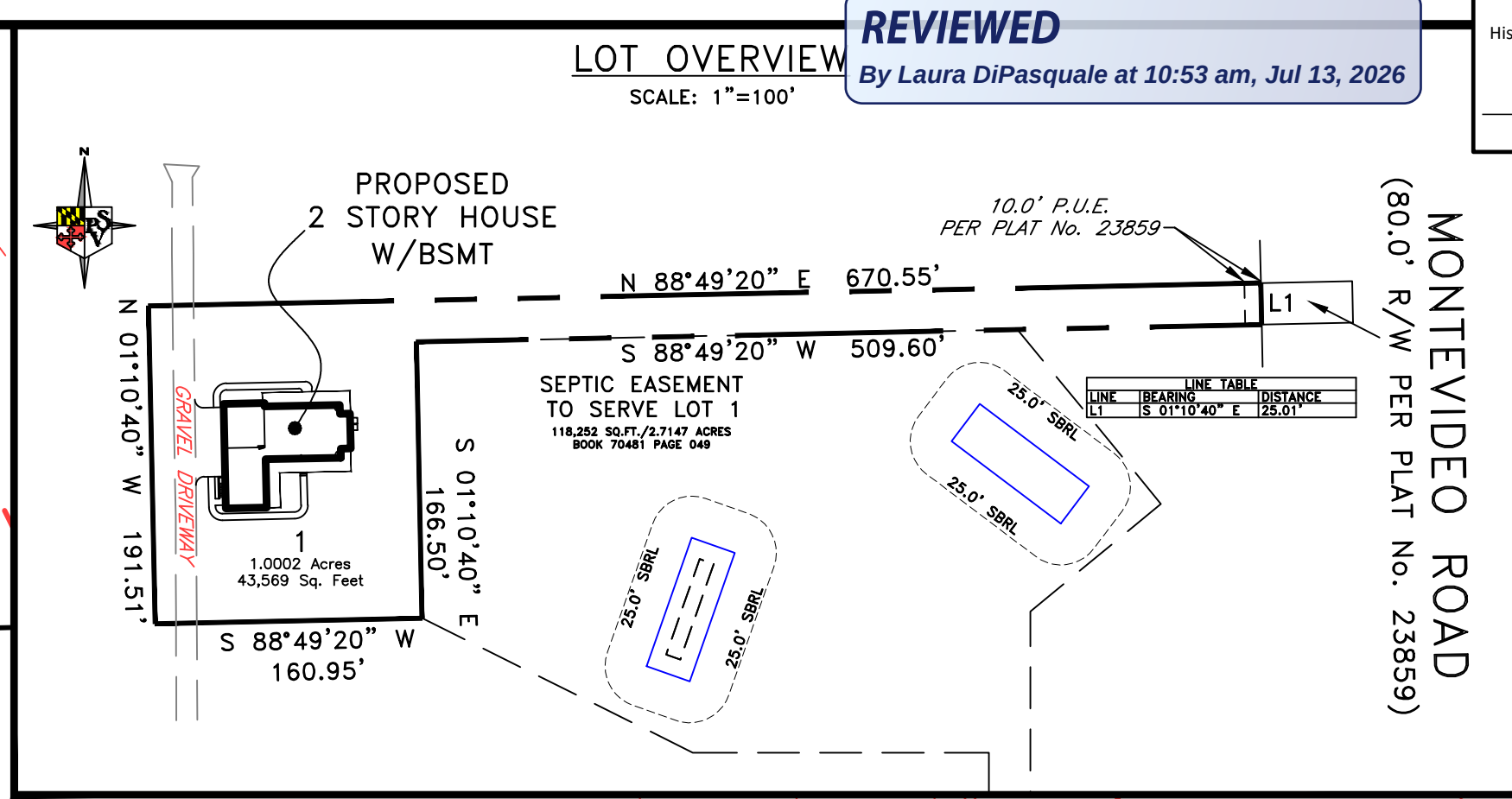
The two homes will have separate entrances from each other--the original historic home having a long driveway off River Road, the new home having a driveway off Montevideo Road.

The original Montevideo structure (c. 1830) is a uniquely formal Federal home for rural western Montgomery County. The new home will not echo that design, but will be a "vernacular Maryland farmhouse"--a one-or 1.5 story home with deep porches on all sides, typical of many rural homes in the region from the middle 18th-century through to today. It will be scaled to be unobtrusive and appropriate to the historic setting and the .7-acre approved child lot. While the child lot is approved for a 5-BR home, the new home will be smaller--3BR in square footage not likely to exceed 2,800 s.f.

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

(See above.) A new 3BR home, designed in a typical Maryland vernacular farmhouse style, on a .7-acre child lot in the Montgomery County Ag Reserve. Home will be served by a new well and sand-mound septic system constructed by easement on the owner's adjacent land. (See Record Plate No. 23859, recorded 6/26/08.)

The new house will be wood-framed, with siding appropriate to its style, either clapboard or vertical board-and-batten. Roofing will be appropriate to the design, whether shingles, shakes or standing-seam metal.



NOT TO SCALE

LEGEND

EXISTING CONTOURS= ——— 100 ———

EXISTING SPOT GRADE= *x 100.0'*

PROPOSED CONTOURS= 

PROPOSED SPOT GRADE= ϕ 64.7'

PROPOSED SILT FENCE= ——— SF ———

PROPOSED LIMIT OF DISTURBANCE= ——— ● ——— ● ———

ITEMS TO BE REMOVED= (TBR)

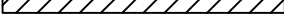
DOWNSPOUTS=  D.S.
#X

DRAINAGE PATH= 

STABILIZED CONSTRUCTION ENTRANCE= 

PROPOSED UNDERGROUND DRAIN PIPE= 

DRAIN PIPE CLEAN OUT= 

RETAINING WALLS= 
(DESIGN BY OTHERS)

PROPOSED REMOVAL OF EXISTING TREE (FINAL DETERMINATION BY OWNER / CLIENT) 

PROPOSED ELECTRIC= ——— E ——— E ———

PROPOSED GAS= ——— GAS ———

PROPOSED SEWER= ——— S ——— S ———

PROPOSED WATER= ——— W ——— W ———

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN
HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS
AND WAS OBTAINED BY ME OR OTHERS UNDER MY
SUPERVISION IN ACCORDANCE WITH COMAR
09-13-06-12 AND THAT THE INFORMATION IS
TRUE AND CORRECT
OF MY KNOWLEDGE

STATE OF MARYLAND
JAMES E. EVANS, JR.
REGISTERED PROFESSIONAL SURVEYOR
No. 10000
EXPIRATION DATE 12/31/2012

TO THE BEST
OF MY BELIEF.

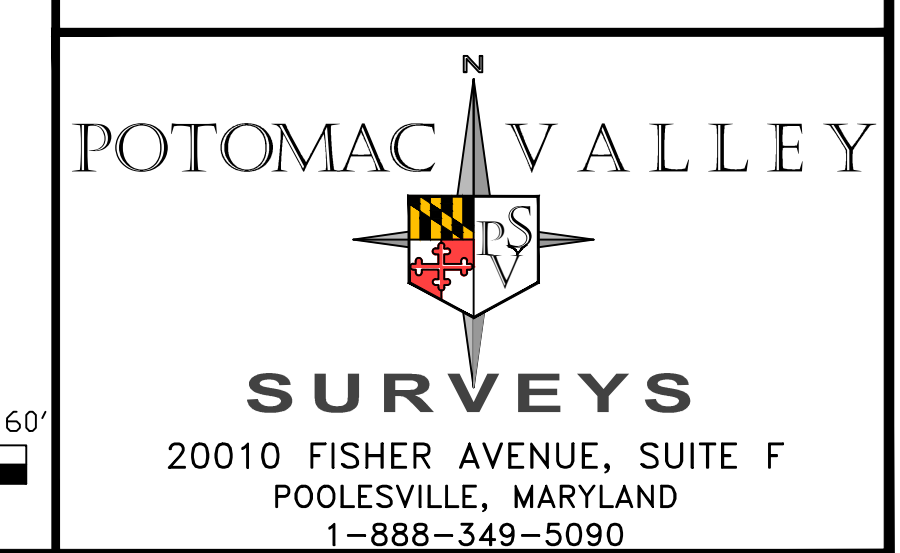
VER
AC. *Robert E. Walker*
ROBERT E. WALKER
MARYLAND PROFESSIONAL
LAND SURVEYOR #22030
EXPIRATION/RENEWAL DATE 05-11-2018
07-09-26
DATE

07-09-26 COORDINATION WITH OTHER PLANS

THIS PLAN PREPARED FOR: HOPKINS & PORTER 12944-C TRAVILAH ROAD SUITE 204 ATTN: RAY HORNSBY 301-252-1873 RAY@HOPKINSANDPORTER.COM	JOB No. 24-092
	DATE: 11-13-25
	DRAWN: CJM
	SHEET: 1 OF 1

-RIGHT of WAY

IMPROVEMENTS PLAN
14500 MONTEVIDEO ROAD
LOT 1-MONTEVIDEO
PLAT 23859
LIBER 35817, FOLIO 318
MONTGOMERY COUNTY, MARYLAND



SURVEY:

- HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT #23859
- VERTICAL DATUM BASED ON M.S.P. NAVD88.
- TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED JULY, 2025.
- NO TITLE REPORT WAS FURNISHED FOR THIS PLAN

ZONING:

- PROPERTY ZONED: AR
- FRONT YARD: 50.0'
- SIDE YARD: 20.0'
- REAR YARD: 35.0'
- MAXIMUM COVERAGE ALLOWED: 10.00% (4,356 SF)
- PROPOSED COVERAGE: 9.8% (4,263 SF)

FRONT OF RSE.

**= AVERAGE GRADE IS CALCULATED USING THE WEIGHTED AVERAGE OF POINT GRADES FOR EACH WALL LENGTH ALONG PRE-DEVELOPMENT OR FINISHED LEVEL OF GROUND (WHICHEVER IS MORE RESTRICTIVE), ALONG THE FRONT OF THE BUILDING PARALLEL TO THE FRONT SETBACK LINE.

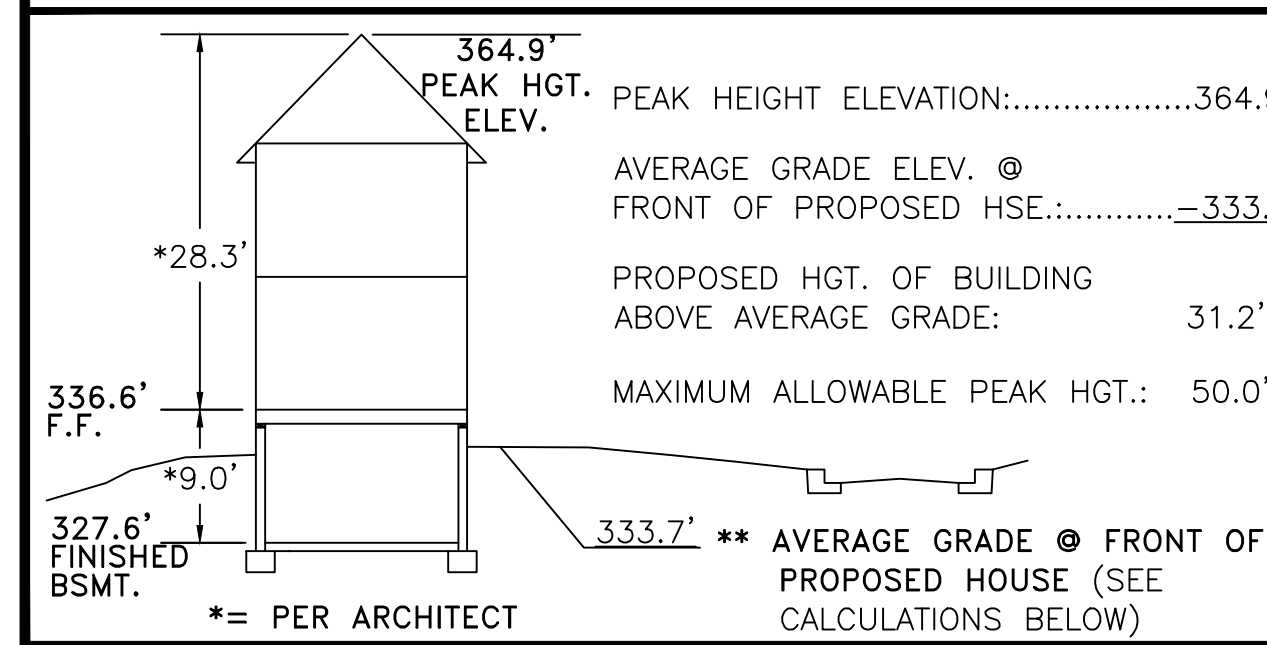
AVERAGE GRADE ON CORNER LOTS SHOULD BE MEASURED OPPOSITE THE REAR BRL.

DISTURBED AREA:

- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
- ALL DISTURBED AREAS MUST BE TOPSOILED PER MDE TOPSOILING REQUIREMENTS (R-4-2)

FOREST CONSERVATION:

- THIS PROJECT IS SUBJECT TO FOREST CONSERVATION UNDER SECTION 22A-5(a)(2) OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW. APPROVED FOREST CONSERVATION PLAN #SC20070016
- THIS PROJECT IS EXEMPT FROM THE TREE CANOPY LAW REQUIRED BY MONTGOMERY COUNTY BILL 23-13.
- THIS PROJECT MUST COMPLY WITH THE ROAD SIDE TREE LAW AS REQUIRED BY MONTGOMERY COUNTY BILL 35-12.
- CONSULT WITH ARBORIST ON ALL TREES THAT MAY BE AFFECTED BY THE LIMITS OF THE PROPOSED CONSTRUCTION.



- SEE STORMWATER MANAGEMENT / SEDIMENT CONTROL PLAN.
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.

UTILITIES:

NO EXIST UTILITIES PRIVATE WELL AND PRIVATE SEPTIC (CONCRETE)

- PROJECT UTILIZES PRIVATE WELL AND PRIVATE SEPTIC (SANDBOARD) WITHIN WSSC GRID 219NW16
- VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTION PRIOR TO CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRAVITY FLOW FROM THE BASEMENT.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUBH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.
- CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.

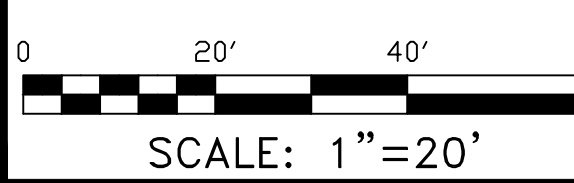
SEDIMENT CONTROL:

- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AS DIRECTED BY THE AUTHORIZED M.C.D.P.S. REPRESENTATIVE (INSPECTOR).

ROADSIDE TREE WAIVER IS BEING REQUESTED BECAUSE THE ROADSIDE TREES ARE NOT BEING SUFFICIENTLY IMPACTED AND THEREFORE NO TREE SAVE MEASURES ARE NECESSARY.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.

MISS UTILITY:
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.UTIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST LOCATE ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF THE PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. POTOMAC VALLEY SURVEYS, LLC SUBMITTED A MISS UTILITY DIG REQUEST.



GENERAL SPECIFICATIONS:

- Roof:
- Manmade slate shingles
 - Manufacturer
 - Color Gray
 - Metal Standing seam on shallow slopes
- Gutters:
- Materials Prepainted aluminum
 - Sizes 6” half round and 4” ds
- Siding:
- Smooth Cement Board 7” reveal
 - Color White
- Trim:
- Manufacturer Boral
 - Solid smooth finish cement board
 - Corner boards 5.5”
 - Roof trim 5.5” and 3.5”
 - Window trim 3.5”
 - Color White
- Base:
- Concrete foundation
 - Salvaged brick veneer above grade
- Porch and steps:
- Trex
 - Color Gray
- Piers:
- Wood wrapped and painted
- Windows:
- 400 Series Andersen
 - Color White
- Doors:
- Front door – Thermatru 3–0 6 panel with si
 - Basement door – Thermatru 3–0 6 panel
 - Garage doors – Clopay 9x8
 - Others 400 Series Andersen French
- Shutters:
- Wood painted



KIPLINGER RESIDENCE

14500 Montevideo Road
Poolesville Maryland 20837

SCOPE OF WORK:

New Single Family Dwelling

Area Calculations:
2432 sq ft 1st floor conditioned and finished
528 sq ft 2nd floor bonus space conditioned and finished
2432 sq ft conditioned and unfinished basement
59 sq ft areaway
695 sq ft garage
1136 sq ft porches
BUILDER:
Ray Hornsby 301.840.9121
Ray@HopkinsandPorter.com
Hopkins and Porter Construction
12944C Travilah RD
Potomac, MD 20854

STRUCTURAL ENGINEER:
Audra Cole 717.337.1335
Audra@SERLLC.us
Structural Engineering Resources, LLC
26 North Forth Street
Gettysburg, PA 17325

OWNER:
Knight Kiplinger
kkiplinger@outlookholdings.net

CODE REQUIREMENTS:

2021 International Residential Code (IRC)
2021 International Existing Building Code (IEBC)
2021 IRC & IEBC Amendments 13–24
Montgomery County Code Chapter 8– Buildings
Master List of Building Codes and Standards

2021 International Energy Conservation Code (IECC)
2021 International Energy Conservation Code ER 13–24
Montgomery County Code Chapter 8– Buildings

Historic requirements met

Civil requirements met

RESCheck Passed

TABLE OF CONTENTS:

- 0–001 Cover and Environmental
- Z–001 Site
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- A–003 Attic Plan
- A–004 Roof Plan
- A–005 Sections
- A–006 Sections
- A–007 Elevations
- A–008 Elevations
- E–001 Basement Electrical Plan
- E–002 1st Floor Electrical Plan
- E–003 Attic and Bonus Room Electrical Plan
- P–000 Plumbing Cover
- P–001 Plumbing Riser Diagram
- M–001 Mechanical Set 8.5 x 11
- S–001 Foundation and 1st Floor Framing
- S–002 Roof and 2nd Floor Framing
- S–003 2nd Floor Roof Framing and Areaway Detail

REVIEWED
By Laura DiPasquale at 10:53 am, Jul 13, 2026

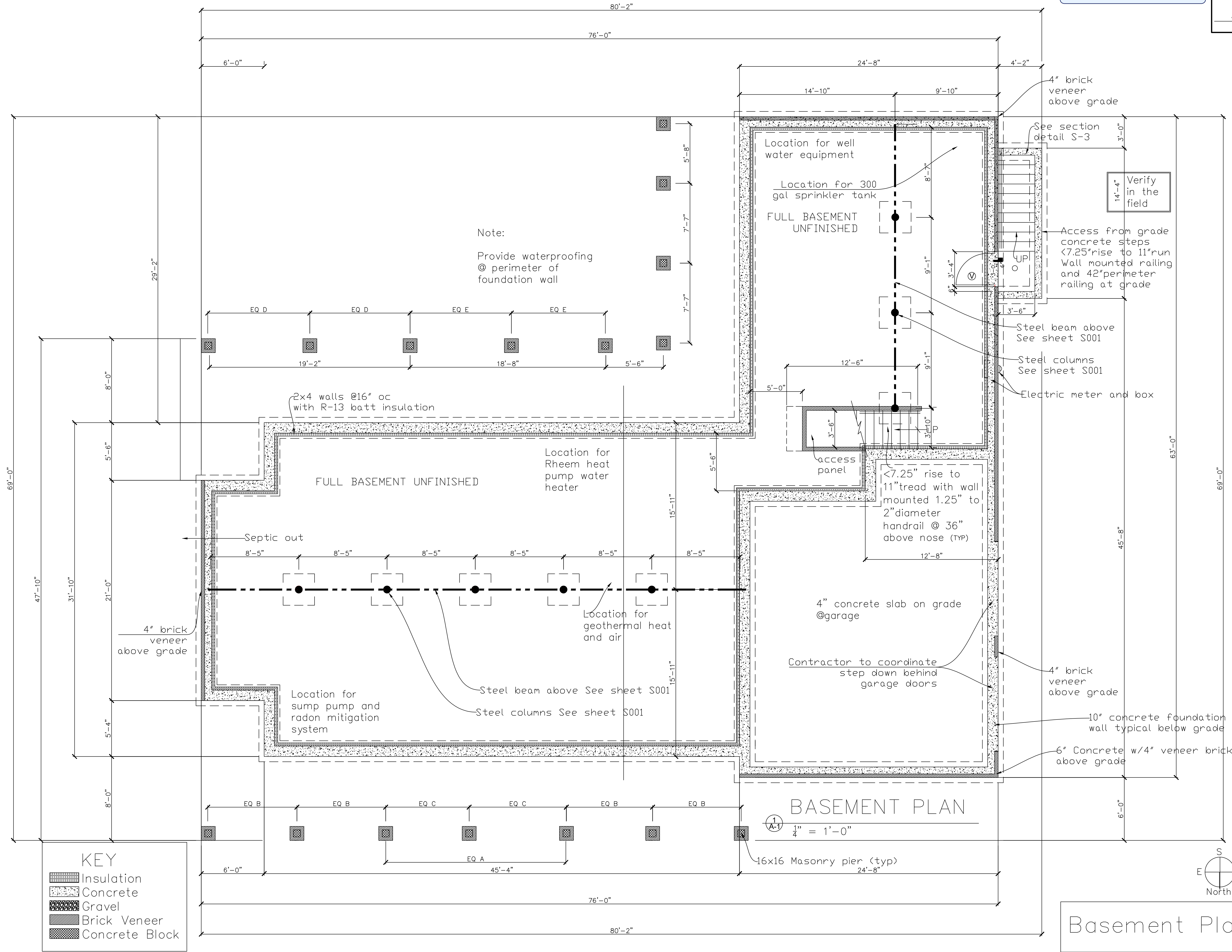
APPROVED
Montgomery County
Historic Preservation Commission

HP Hopkins & Porter
RESIDENTIAL REMODELING SINCE 1977

KIPLINGER RESIDENCE
14500 Montevideo Road

Cover

0–001



Basement Plan

A-001

Window Schedule														
Unit	Manufacturer	Unit ID	Type	Width	Height	Interior	Exterior	Lite Pattern	Glass	Hardware	Finish	Exterior	Screen	Notes
1	Andersen	TW28510	Dbl Hung	33 5/8	72 7/8	Pine	White	2 by 1 over 2 by 1	Low E4	Estate lock and lift	Antique brass	No trim	Yes	
2	Andersen	(2)TW28510	Dbl Hung	67 1/4	72 7/8	Pine	White	2 by 1 over 2 by 1	Low E4		Antique brass	No trim	Yes	Factory mullid
3	Andersen	TW20310	Dbl Hung	25 5/8	48 7/8	Pine	White	2 by 1 over 2 by 1	Low E4		Antique brass	No trim	Yes	3 separate units in kitchen
4	Andersen	AN21	Awning	24 1/8	20 1/2	Pine	White	2 by 1	Low E4	Tempered	Antique brass	No trim	Yes	
5	Andersen	(2) AN21	Awning	48 1/4	1 2/3	Pine	White	2 by 1	Low E4	Tempered	Antique brass	No trim	Yes	Factory mullid
6	Andersen	TW2852	Dbl Hung	31 5/8	64 7/8	Pine	White	2 by 1 over 2 by 1	Low E4		Antique brass	No trim	Yes	
7	Andersen	(2)TW 21041	Dbl Hung	71 1/4	60 7/8	Pine	White	2 by 1 over 2 by 1	Low E4		Antique brass	No trim	Yes	
8	Andersen	TW2646	Dbl Hung	31 5/8	60 7/8	Pine	White	2 by 1 over 2 by 1	Low E4		Antique brass	No trim	Yes	

These are unit sizes
CONFIRM MANUFACTURER'S

Tempered windows
marked on plans

Door Schedule									
Unit	Manufacturer	ID	Use	Handing	Width	Height	Hardware	Notes	
A	Thermatru		Front	3-0 right		80	Antique Brass	Right hinged 3-0 with side lites 16" Tempered	
B	Andersen		Side entry	3-0 left		82.375	Antique Brass	French with 8 lites match window white Tempered	
C	Andersen		Side entry	3-0 right		82.375	Antique Brass	French with 8 lites match window white Tempered	
D	Andersen		Study	5-0 right active	63 1/4		82.375	Antique Brass	French with 8 lites each slab match window white Tempered
E	Andersen		Dining room	16-0		82.375	Antique Brass	This 16" can be sliders all to one side for 12' or from the center 8' or folding in or out for 16' Tempered	
G	Andersen	FWO546	BR1	5-0 left active	63 1/4	82 3/8	Antique Brass	French with 8 lites each slab match window white Tempered	
H	Clopay	CED 122	Garage	9'-0"	8'-0"			Add spade hinges and handles Black	
I			Rated	3-0 left				6 panel metal 20 minute rated	
J			Storage	2-8 right				6 panel masonite	
K			Storage	3-0 left				6 panel masonite	
L	simpson	66	Interior	2-6 right		82	Antique Brass	6 panel painted	
M	simpson	66	Interior	(2) 1-8		82	Antique Brass	6 panel painted	
N	simpson	66	Interior	2-0 right		82	Antique Brass	6 panel painted	
O	simpson	66	Interior	3-0 left		82	Antique Brass	6 panel painted	
P	simpson	66	Interior	3-0 right		82	Antique Brass	6 panel painted	
Q	simpson	66	Interior	2-6 left		82	Antique Brass	6 panel painted	
R	simpson	66	Interior	5-0 bypass		82	Antique Brass	6 panel painted	
S	simpson	66	Interior	2-6 right		82	Antique Brass	6 panel painted	
T	simpson	66	Interior	4-0 bifolds		82	Antique Brass	6 panel painted	
U	simpson	66	Interior	2-0 pockets		82	Antique Brass	6 panel painted	
V	Thermatru	TS 210	Basement	3-0 left		82		6 panel steel	
W	simpson	66	Interior	2-0 left		82	Antique Brass	6 panel painted	

NOTES:
Exterior walls 2x6 @16"oc with R30 between studs (typ)
Interior walls are 2x4 @16"oc unless noted U.N.O.

KEY

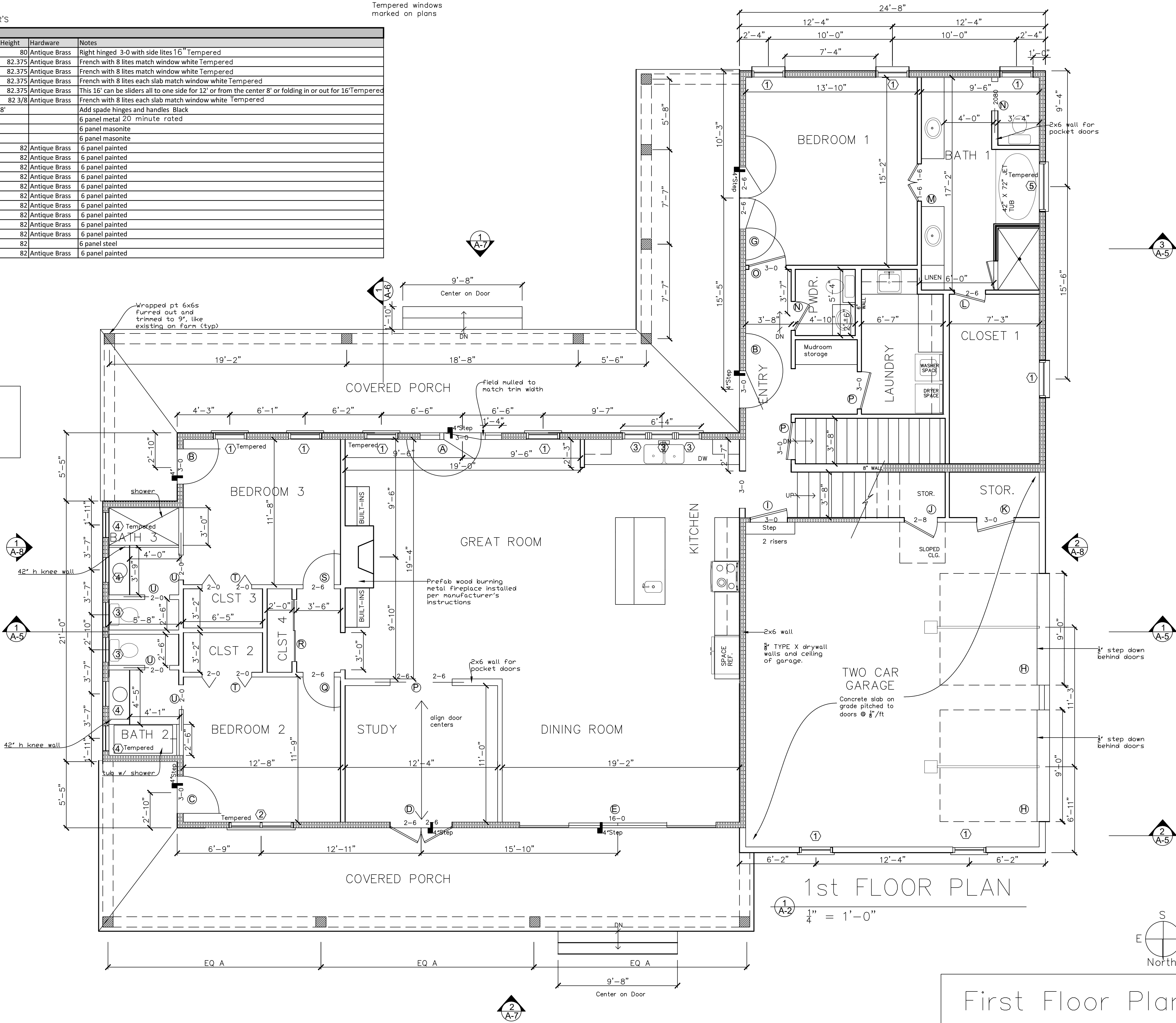
Insulation

Concrete

Gravel

Brick Veneer

Concrete Block



REVIEWED
By Laura DiPasquale at 10:53 am, Jul 13, 2026

APPROVED

Montgomery County
Historic Preservation Commission

Hopkins & Porter

RESIDENTIAL REMODELING SINCE 1977

KIPLINGER RESIDENCE
14500 Montevideo Road

KEY

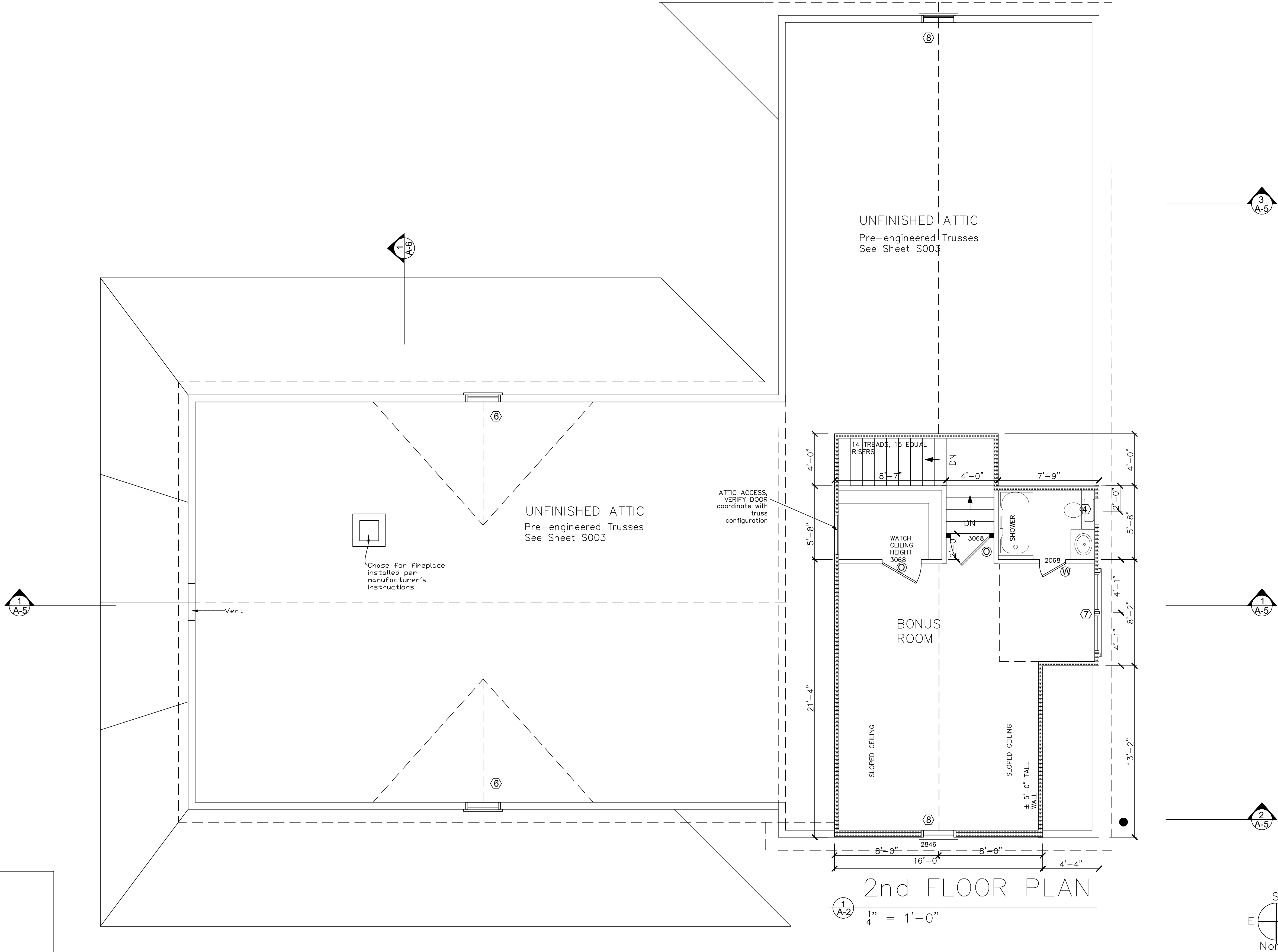
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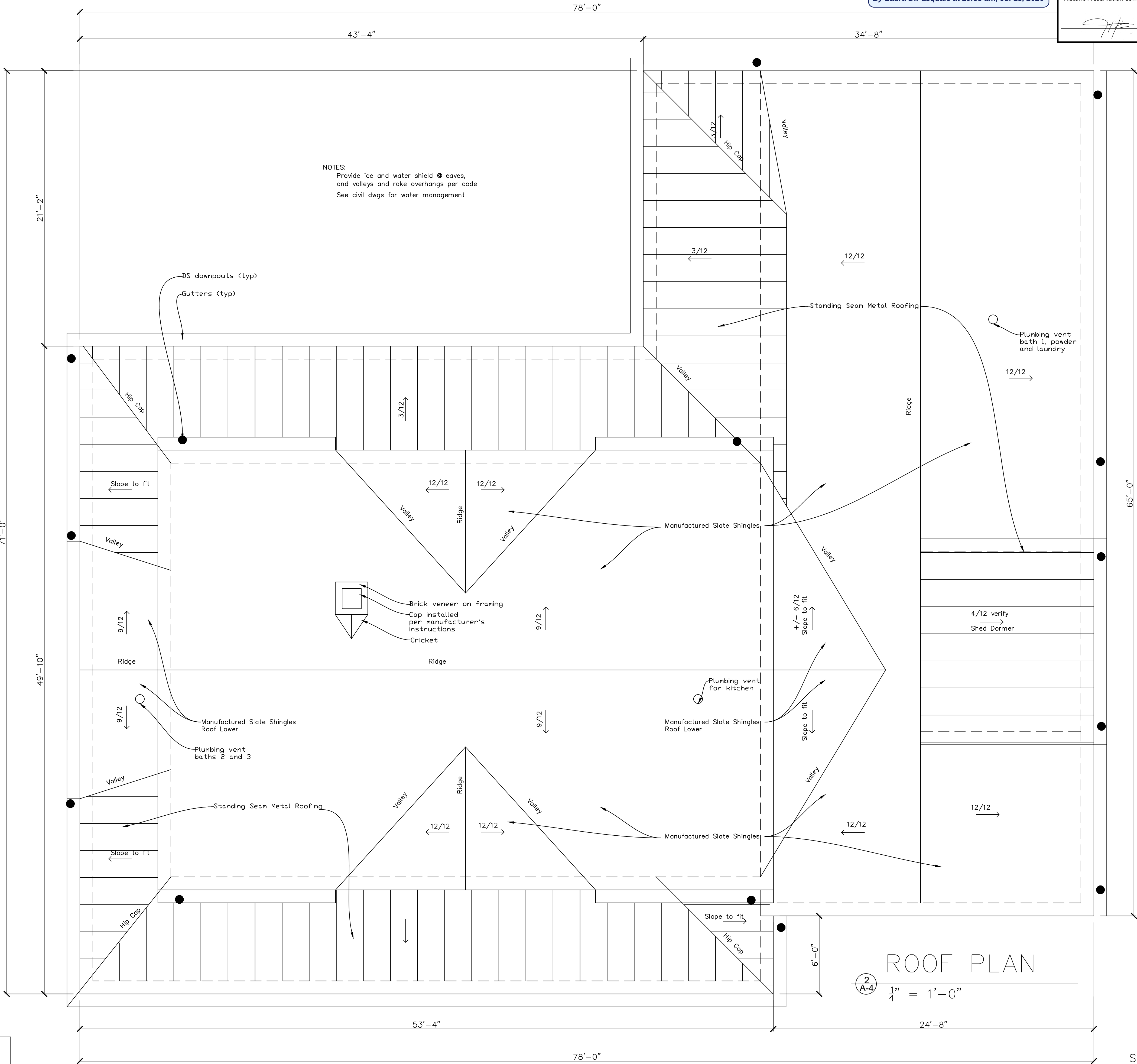
Gravel

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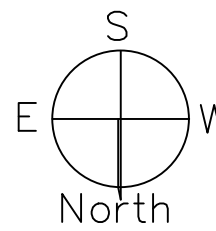
Concrete Block



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ROOF PLAN
2
A-4
1/4" = 1'-0"



Roof Plan

By Laura DiPasquale at 10:53 am, Jul 13, 2026

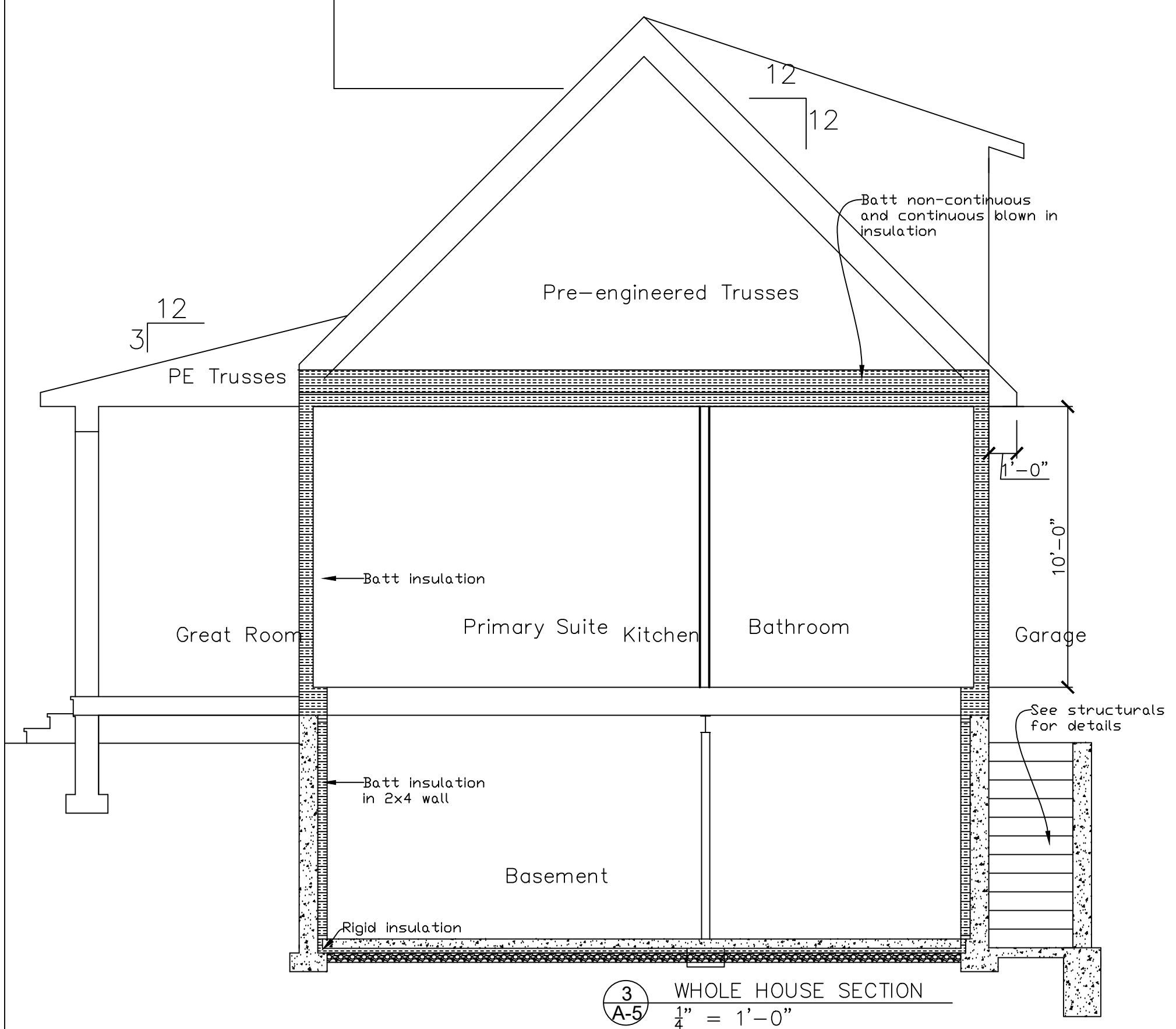
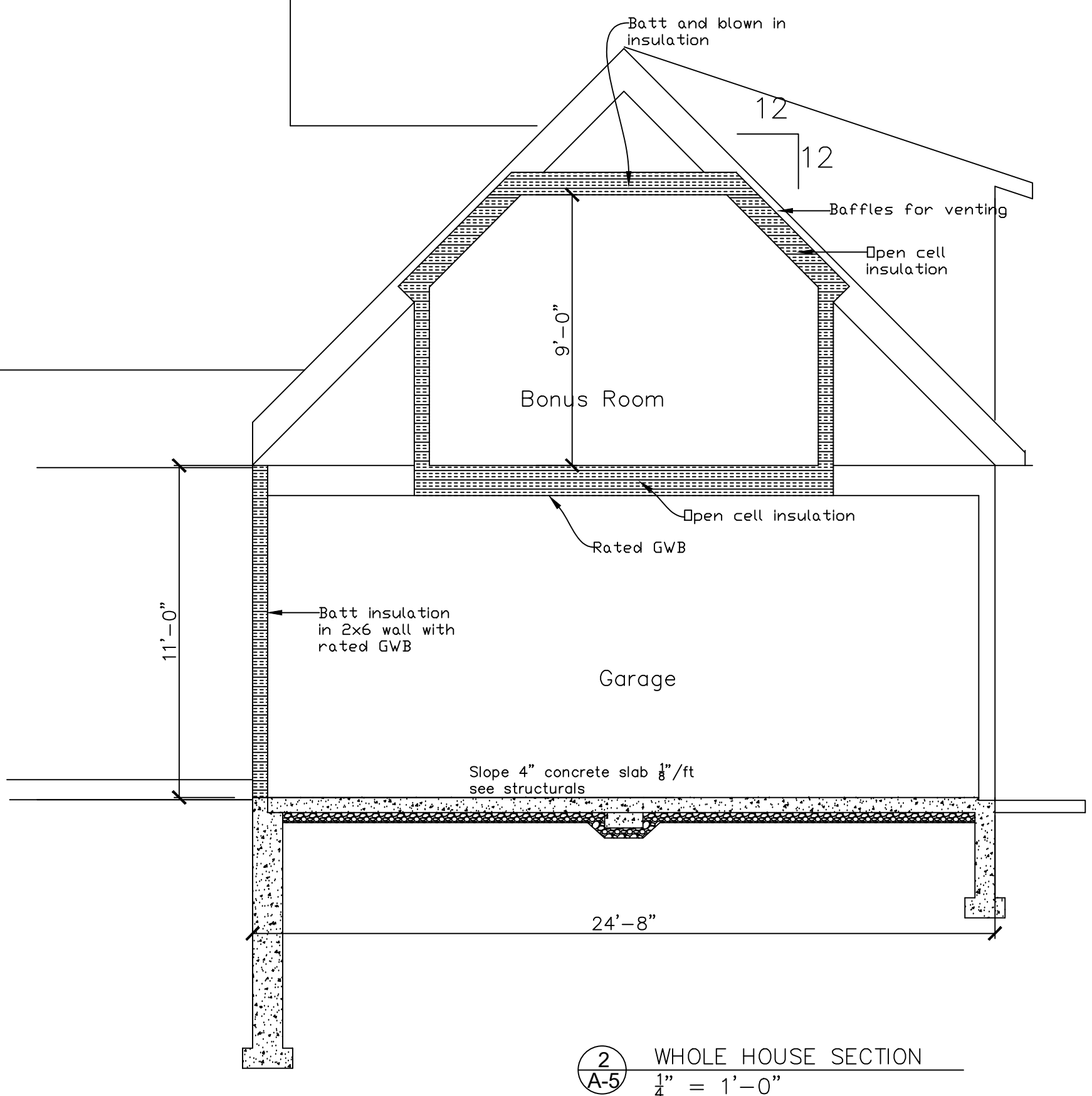
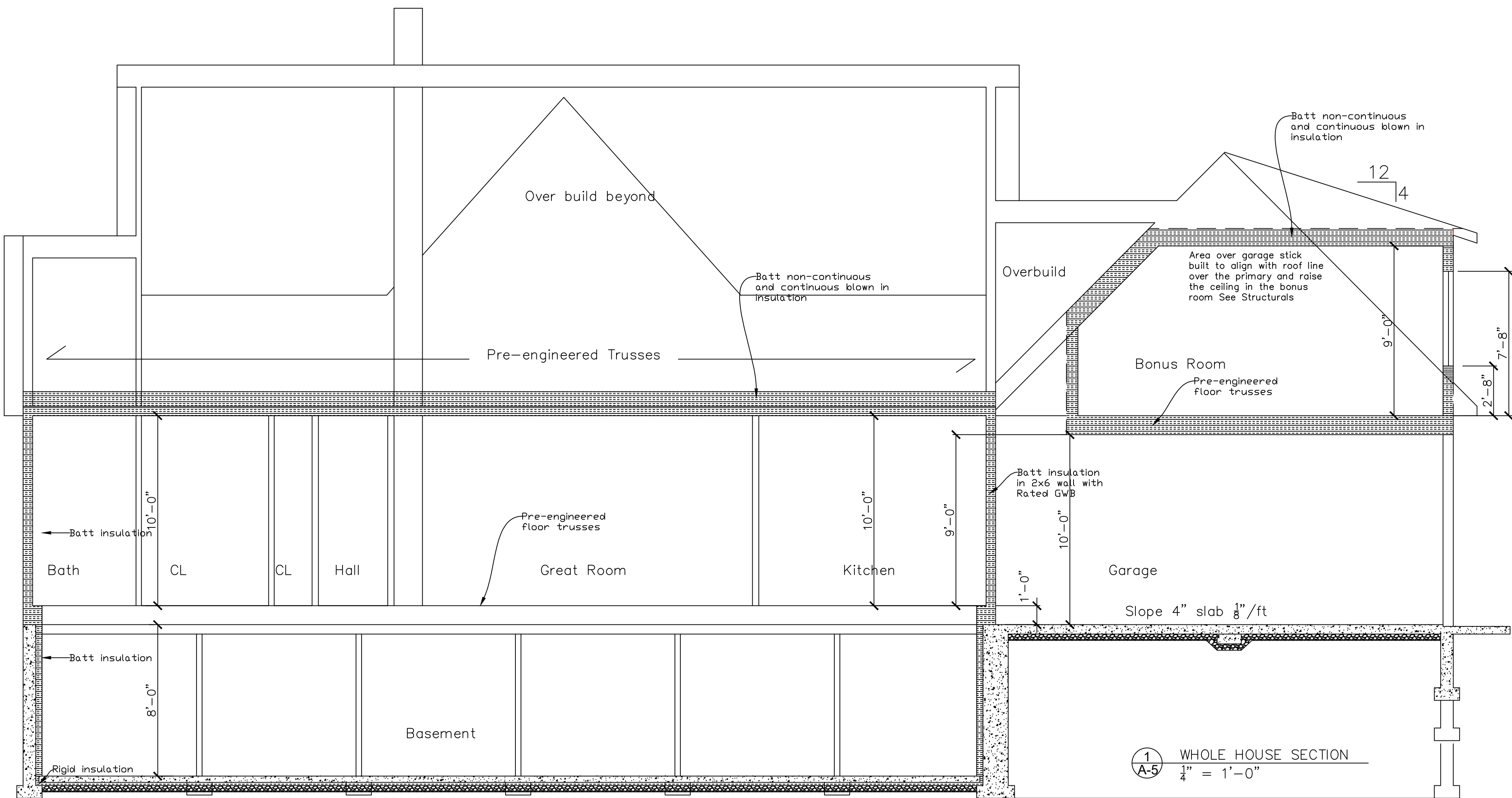


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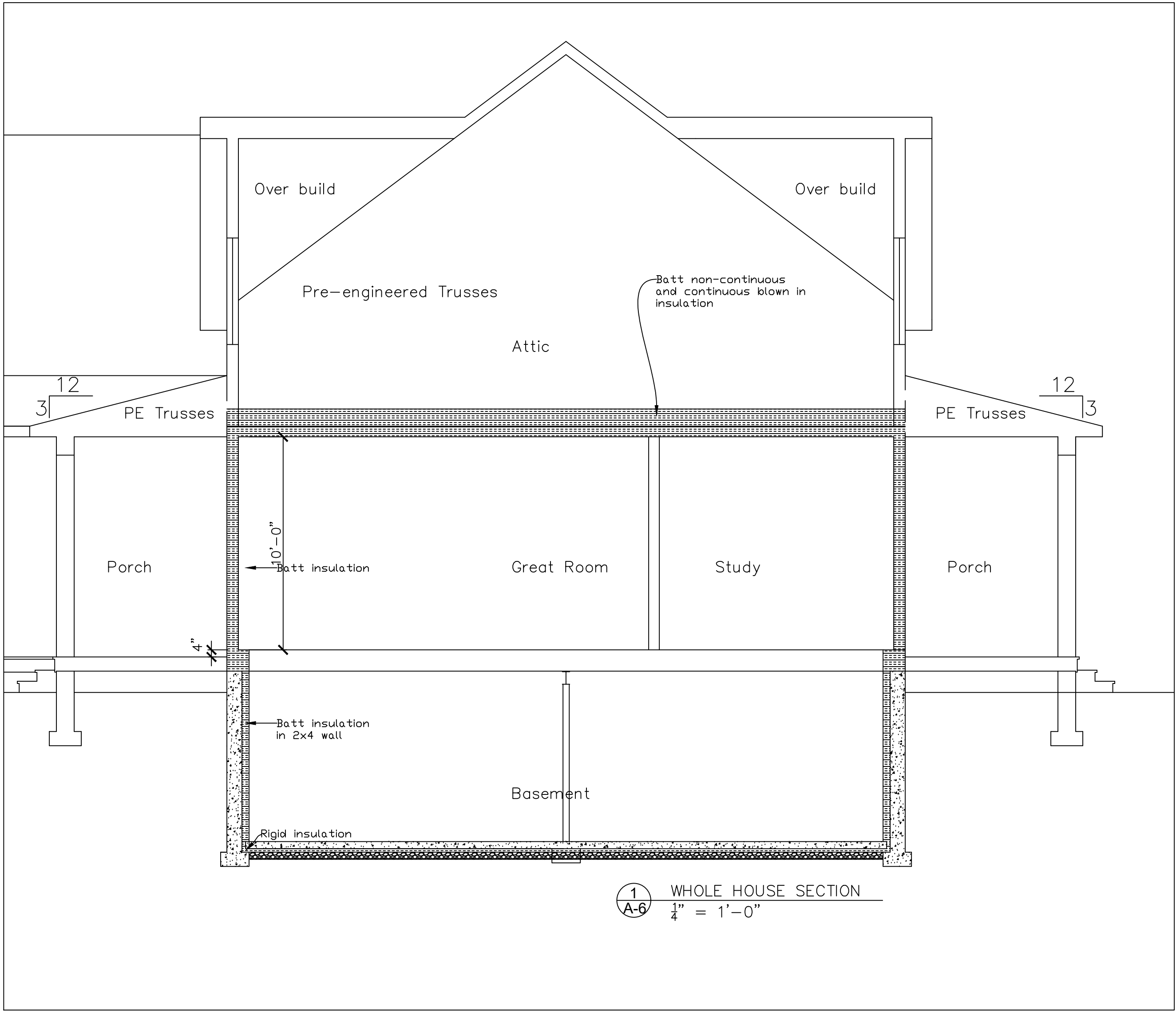
Sections

A-005



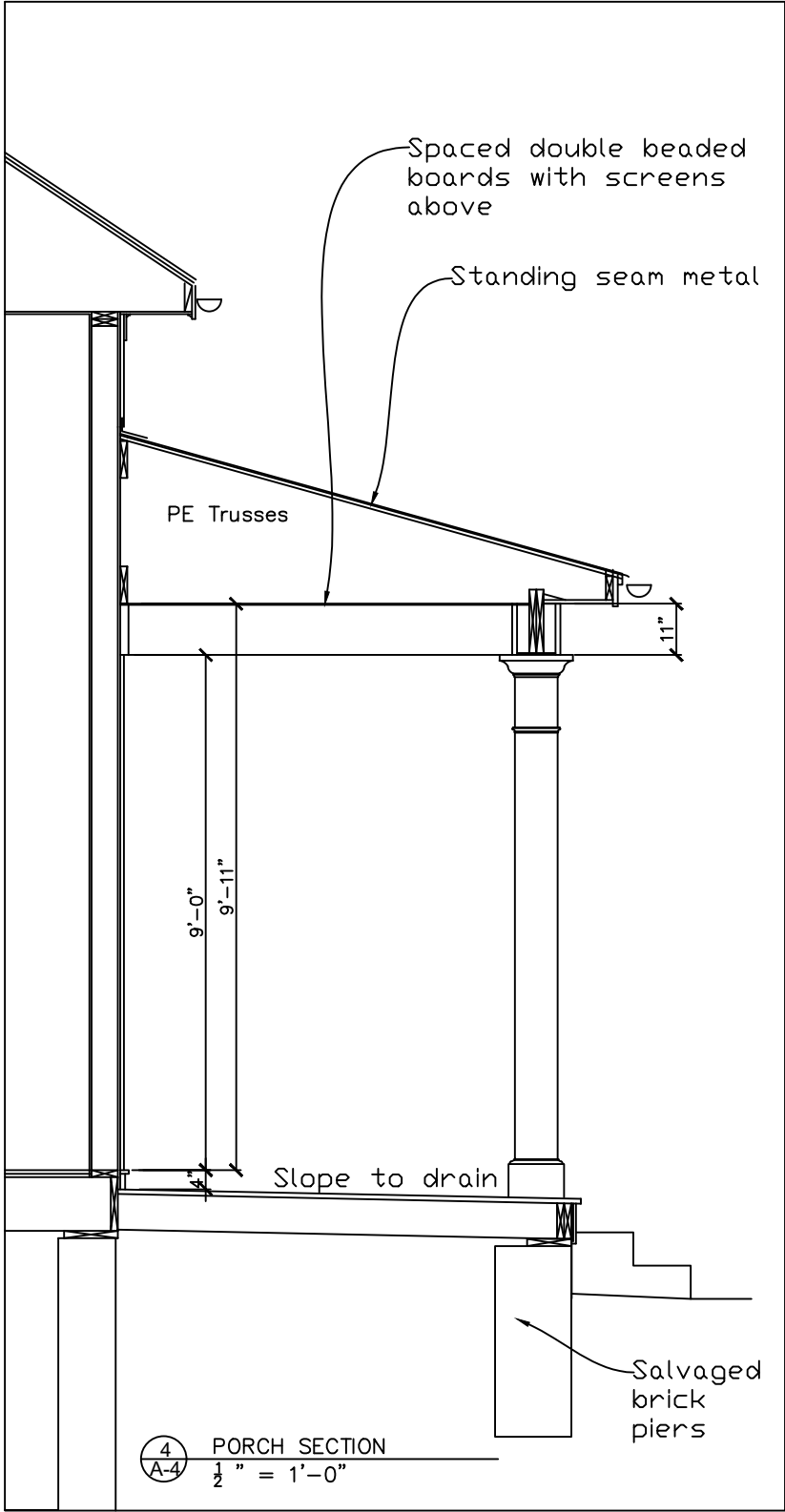
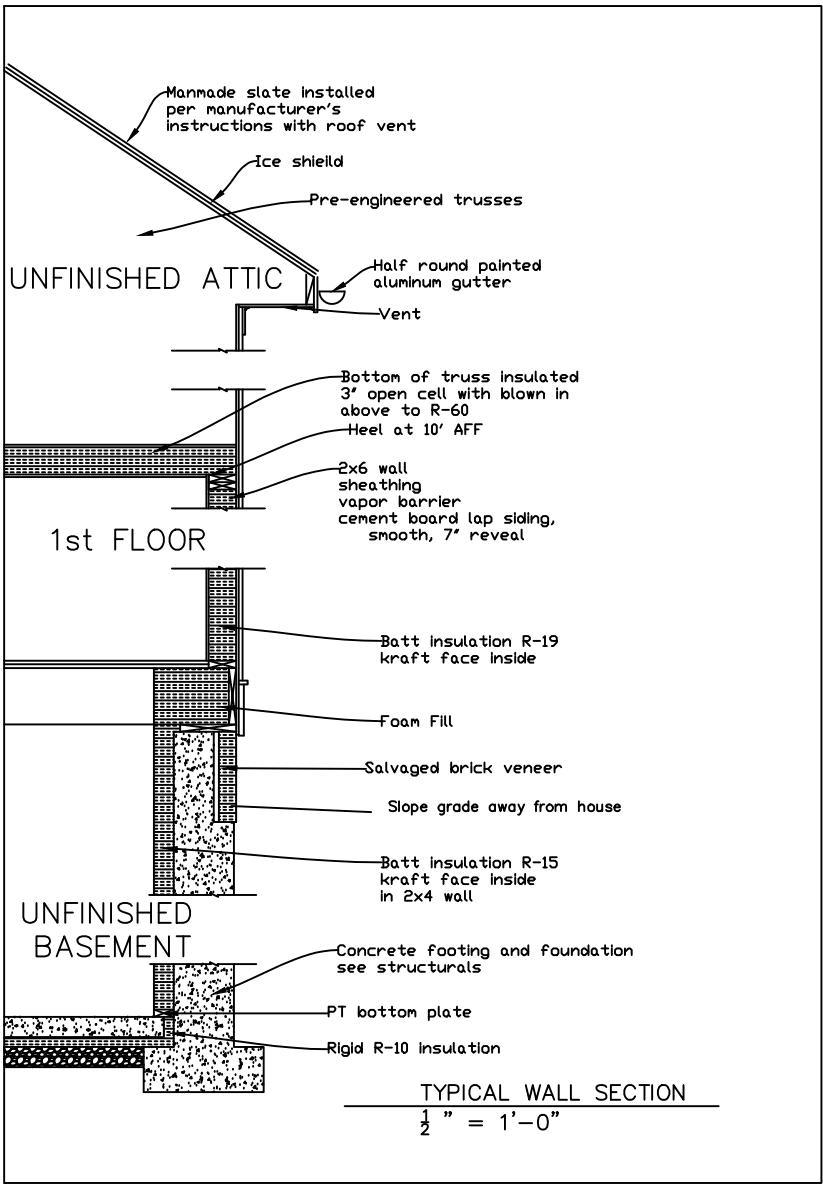
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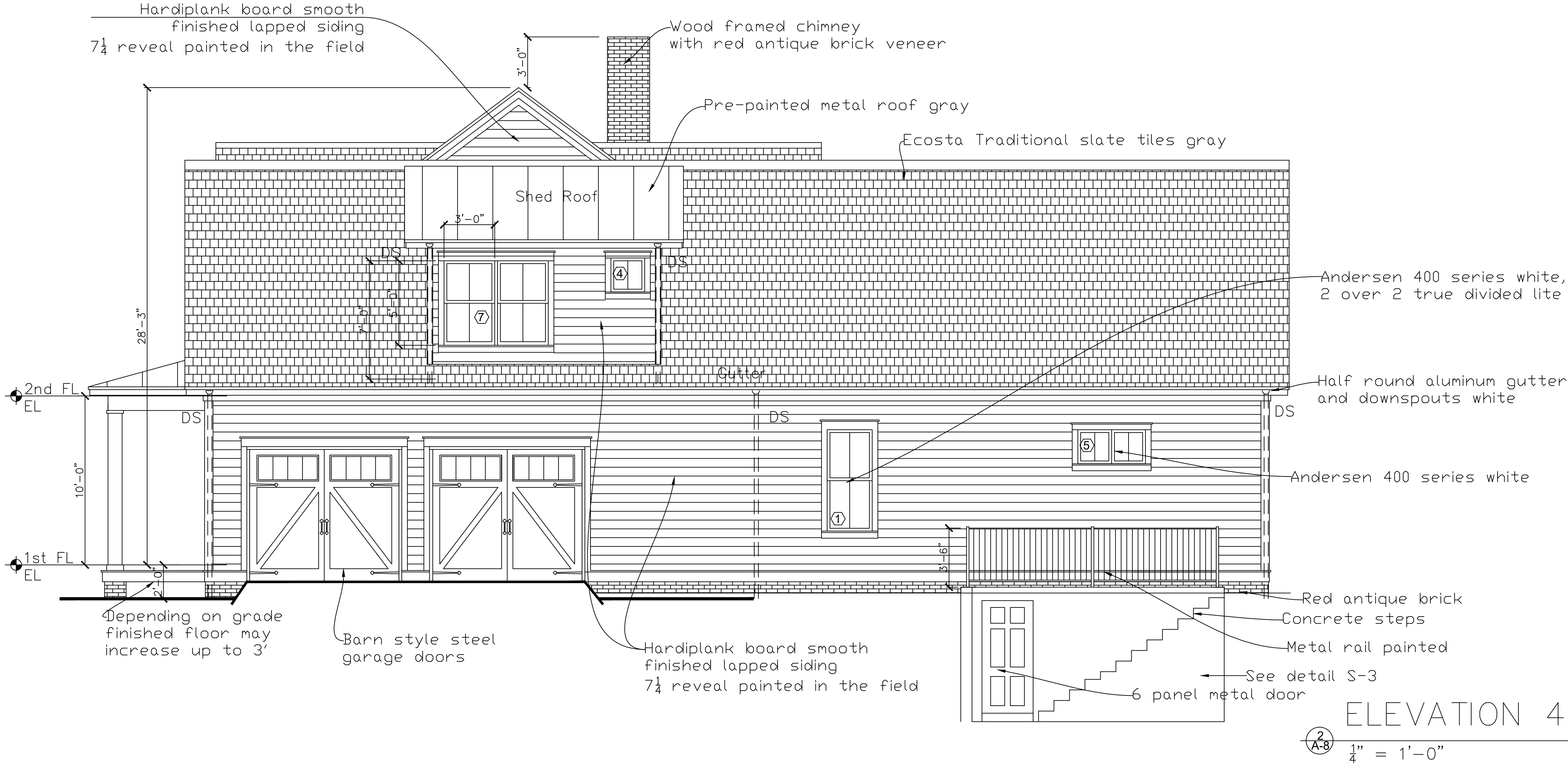
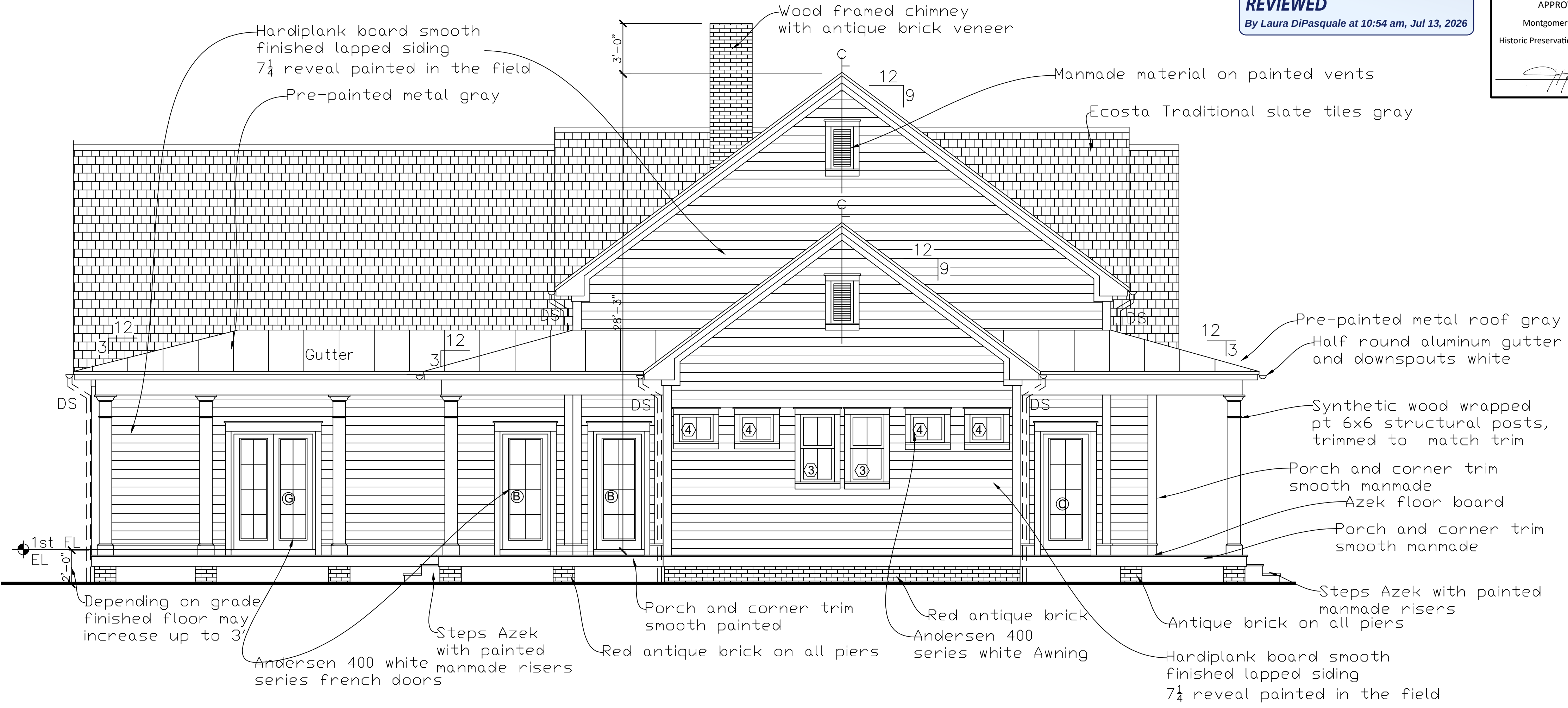


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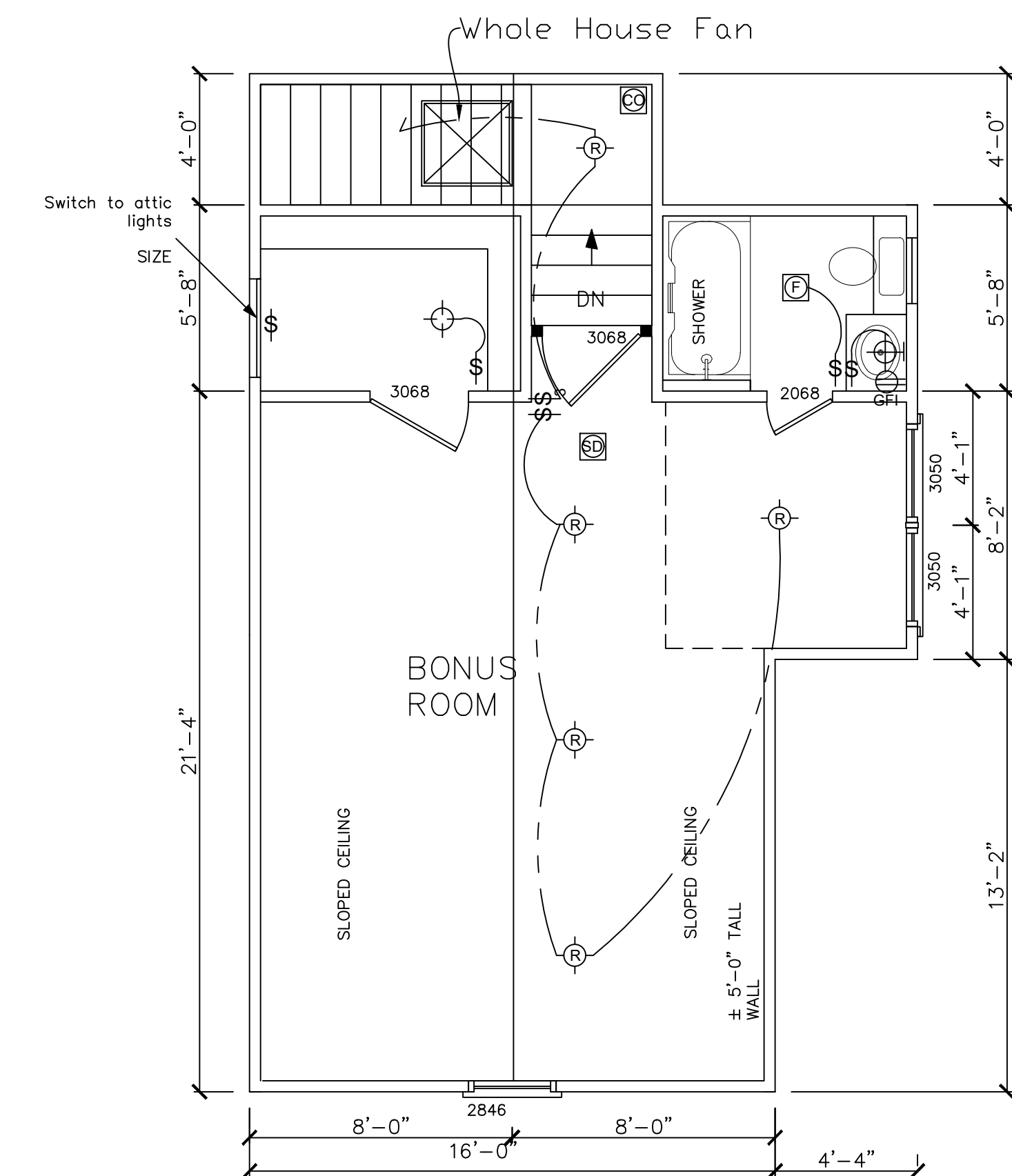
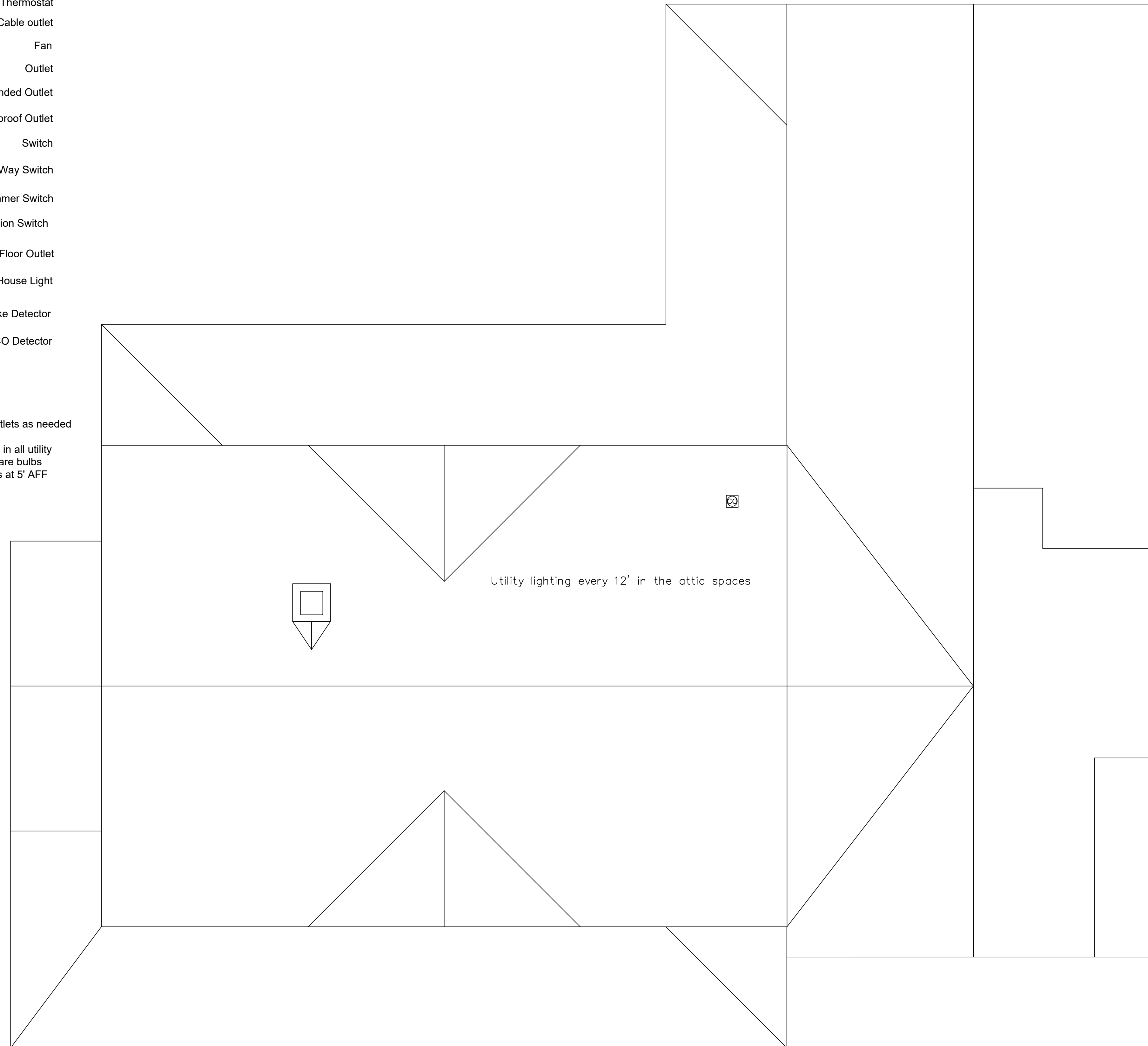
Elevations A-008

Electrical Symbol Key

	Surface Fixture
	Recessed Fixture
	Wall Mounted Fixture
	Under Cabinet
	Fan/Light Combo
	Thermostat
	Cable outlet
	Fan
	Outlet
	Grounded Outlet
	Waterproof Outlet
	Switch
	Multiple Way Switch
	Dimmer Switch
	Motion Switch
	Duplex Floor Outlet
	House Light
	Smoke Detector
	CO Detector

Notes:

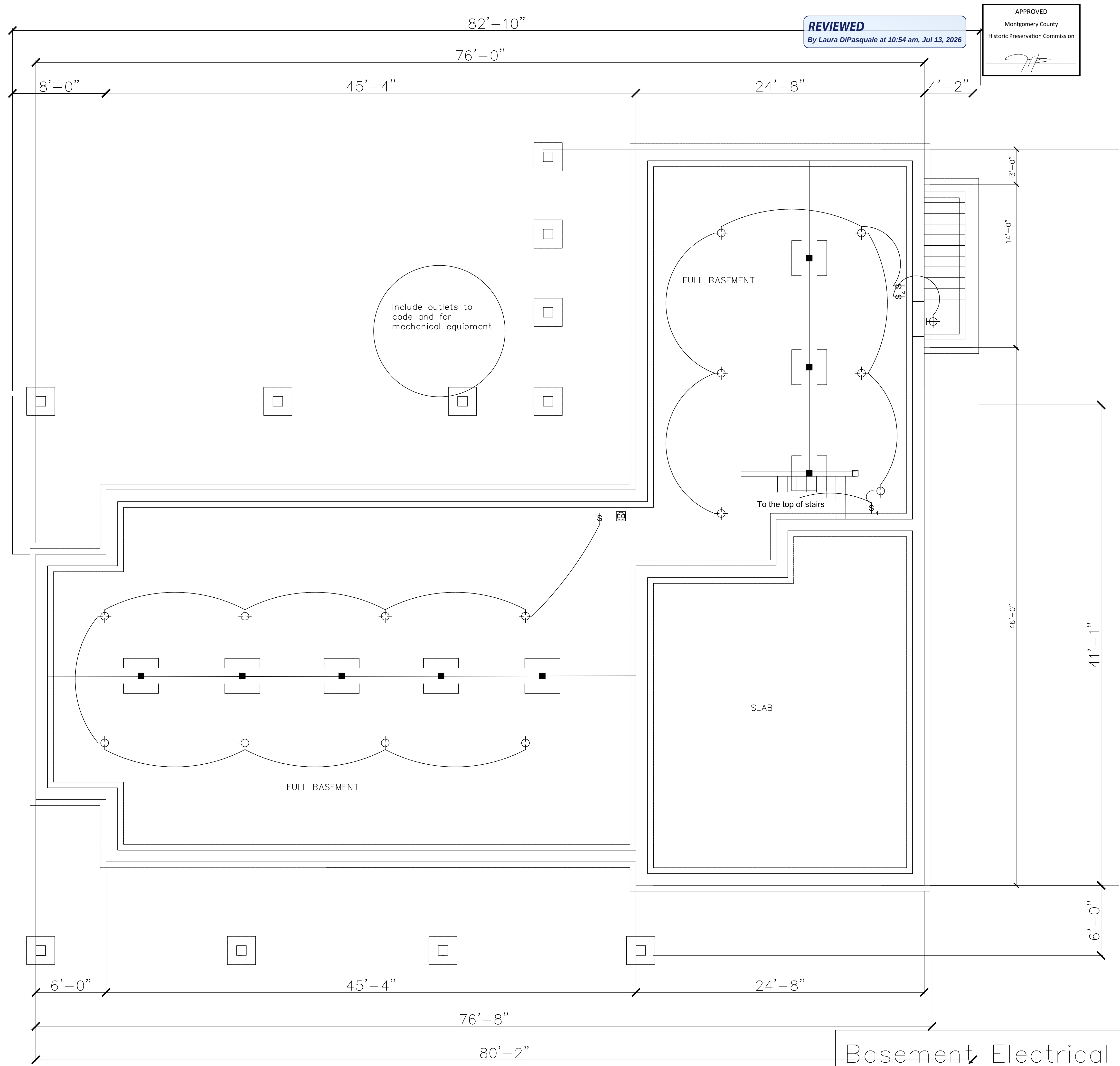
- Additional outlets as needed by code
- Flush lighting in all utility spaces, no bare bulbs
- CO Detectors at 5' AFF



Electrical Symbol Key

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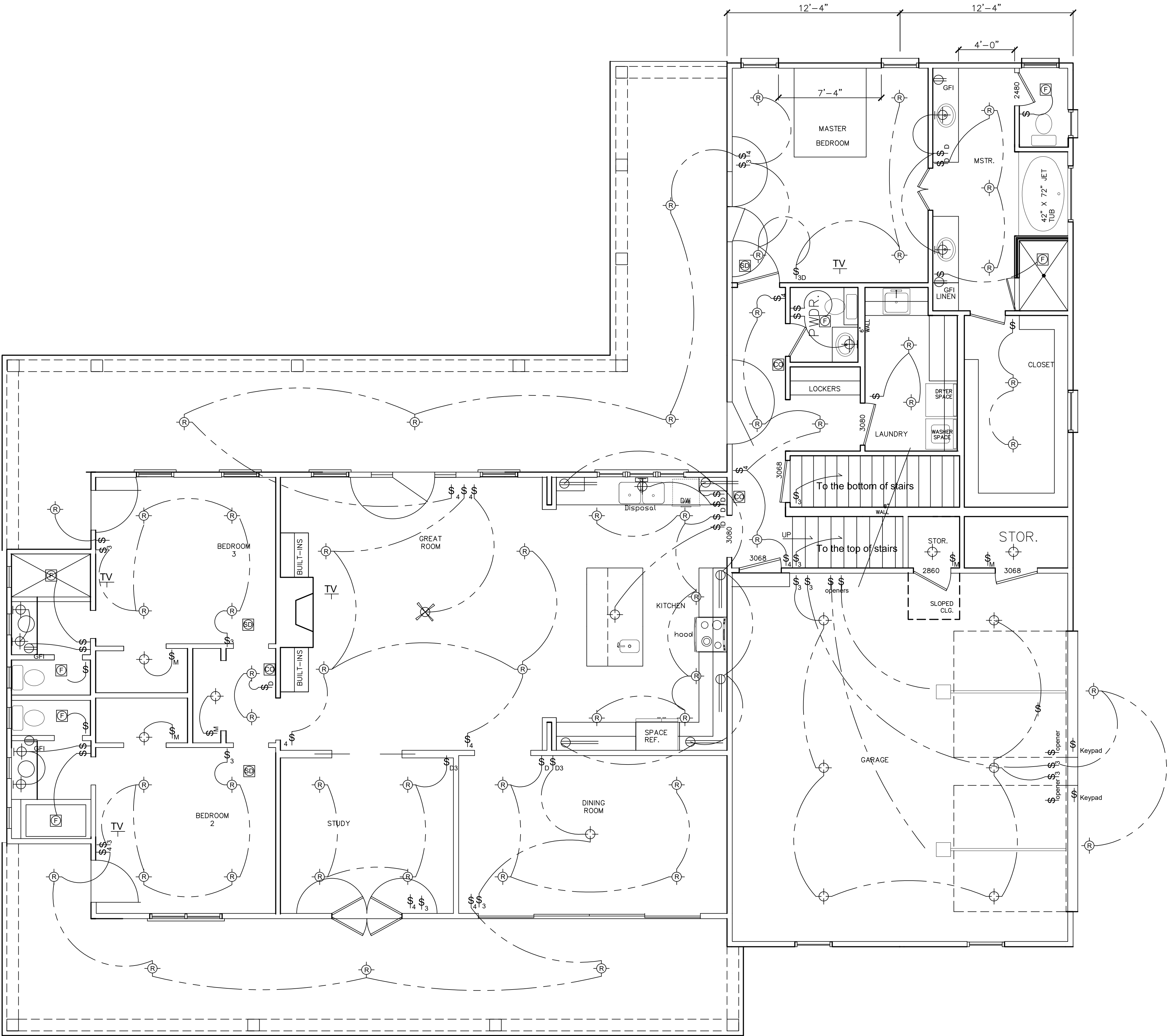
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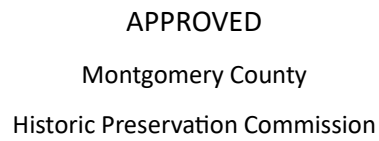
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14500 Montevideo Road

Electrical Symbol Key

- Surface Fixture
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- Notes:
- Additional outlets as needed by code
 - Flush lighting in all utility spaces, no bare bulbs
 - CO Detectors at 5' AFF





By Laura DiPasquale at 10:54 am, Jul 13, 2026

Page 1
Right-Suite® Universal 2024
24.0.04 RSU27017
2026-Jun-11 13:35:10
...video Rd\14500 Montevideo Rd.rup



By Laura DiPasquale at 10:54 am, Jul 13, 2026

This detailed floor plan shows a house with the following rooms and mechanical specifications:

- Bed 3:** 10 x 4, 79 cfm
- Bed 2:** 10 x 4, 94 cfm
- Bed 1 (M Bed):** 10 x 4, 102 cfm
- Bath 3:** 10 x 4, 53 cfm
- Bath 2:** 10 x 4, 52 cfm
- Bath 1 (M Bath):** 10 x 4, 58 cfm
- T3:** 10 x 4, 40 cfm
- T2:** 10 x 4, 40 cfm
- Great:** 10 x 4, 81 cfm
- Study:** 10 x 4, 69 cfm
- Dining:** 10 x 4, 88 cfm
- Kitchen:** 12 x 2, 131 cfm
- Foyer:** 10 x 4, 68 cfm
- Laundry:** 10 x 4, 66 cfm
- Pwdr:** 10 x 4, 2 cfm
- MT:** 10 x 4, 58 cfm
- MWIC:** 10 x 4, 66 cfm
- 20 x 20:** 826 cfm
- 20 x 20:** 920 cfm

Page 2
Right-Suite® Universal 2024
24.0.04 RSU27017
2026-Jun-11 13:35:10
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Second Floor



Job #:
Performed for:

14500 Montevideo Rd
Poolesville, MD

Scale: 1 : 138

Page 3
Right-Suite® Universal 2024
24.0.04 RSU27017
2026-Jun-11 13:35:10
...video Rd\14500 Montevideo Rd.rup

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MEP ENGINEER:

KK ENGINEERING, LLC
8850 COLUMBIA 100 PARKWAY, SUITE 316
COLUMBIA, MD 21045
443-393-1070
www.kkdesign.com

KIPLINGER RESIDENCE
14500 MONTEVIDEO RD
POOLESVILLE, MD 20837

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

NOTES

PERMIT SET • 06-23-2026

REVISIONS

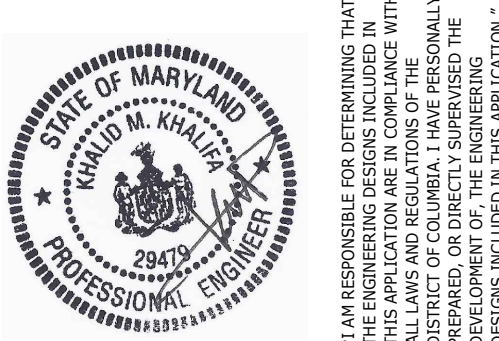
DATE • 06-23-2026

SCALE • AS INDICATED

DRAWN •

CHECKED •

PROJECT NO. •



DRAWING TITLE

PLUMBING RISER DIAGRAM

SHEET NO.

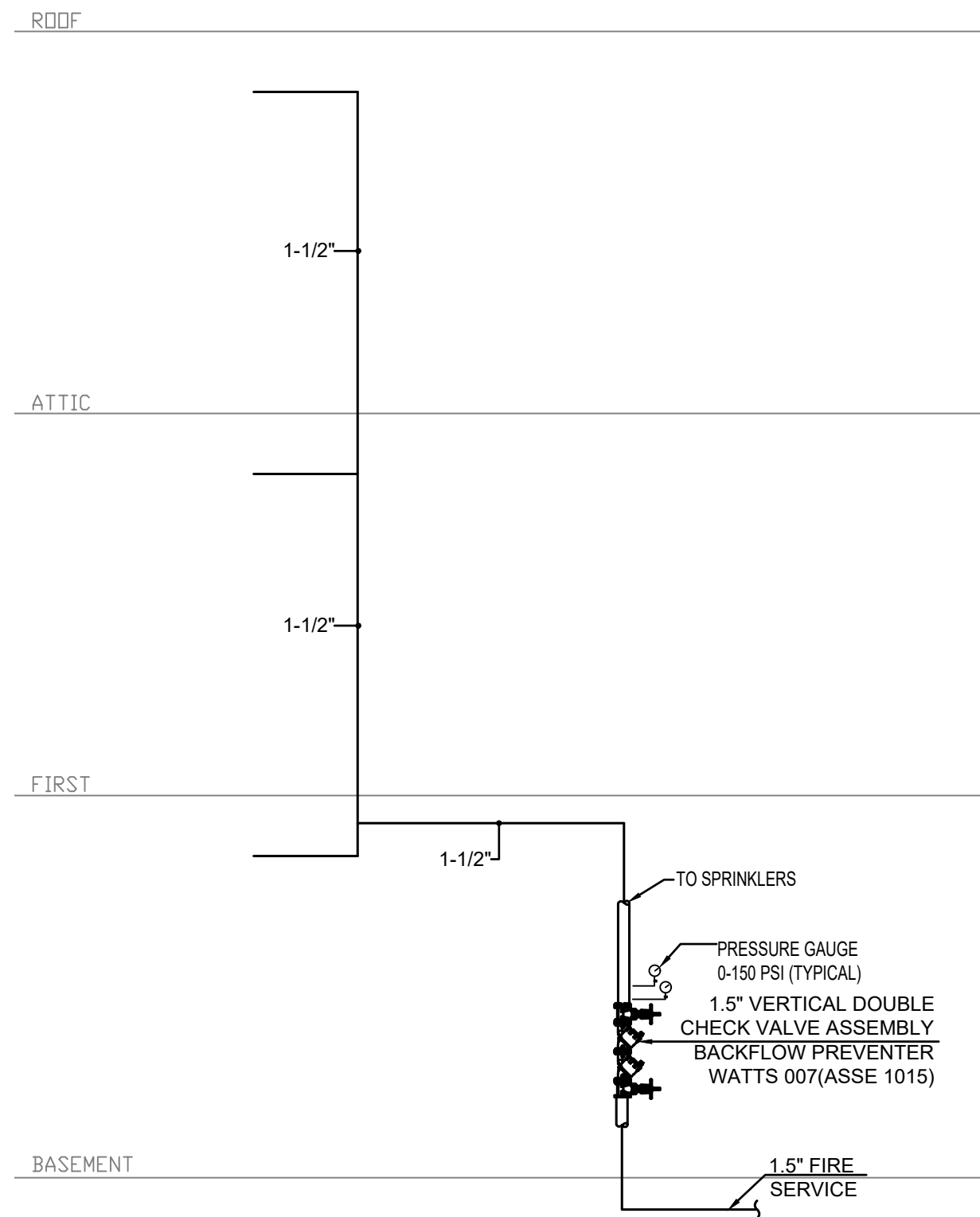
P001

DISINFECTION OF POTABLE WATER SYSTEM
GENERAL. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR WATER PURVEYOR HAVING JURISDICTION OR, IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE DESCRIBED IN EITHER AWWA C651 OR AWWA C652, OR AS DESCRIBED IN THIS SECTION. THIS REQUIREMENT SHALL APPLY TO "ONSITE" OR "IN-PLANT" FABRICATION OF A SYSTEM OR TO A MODULAR PORTION OF A SYSTEM.

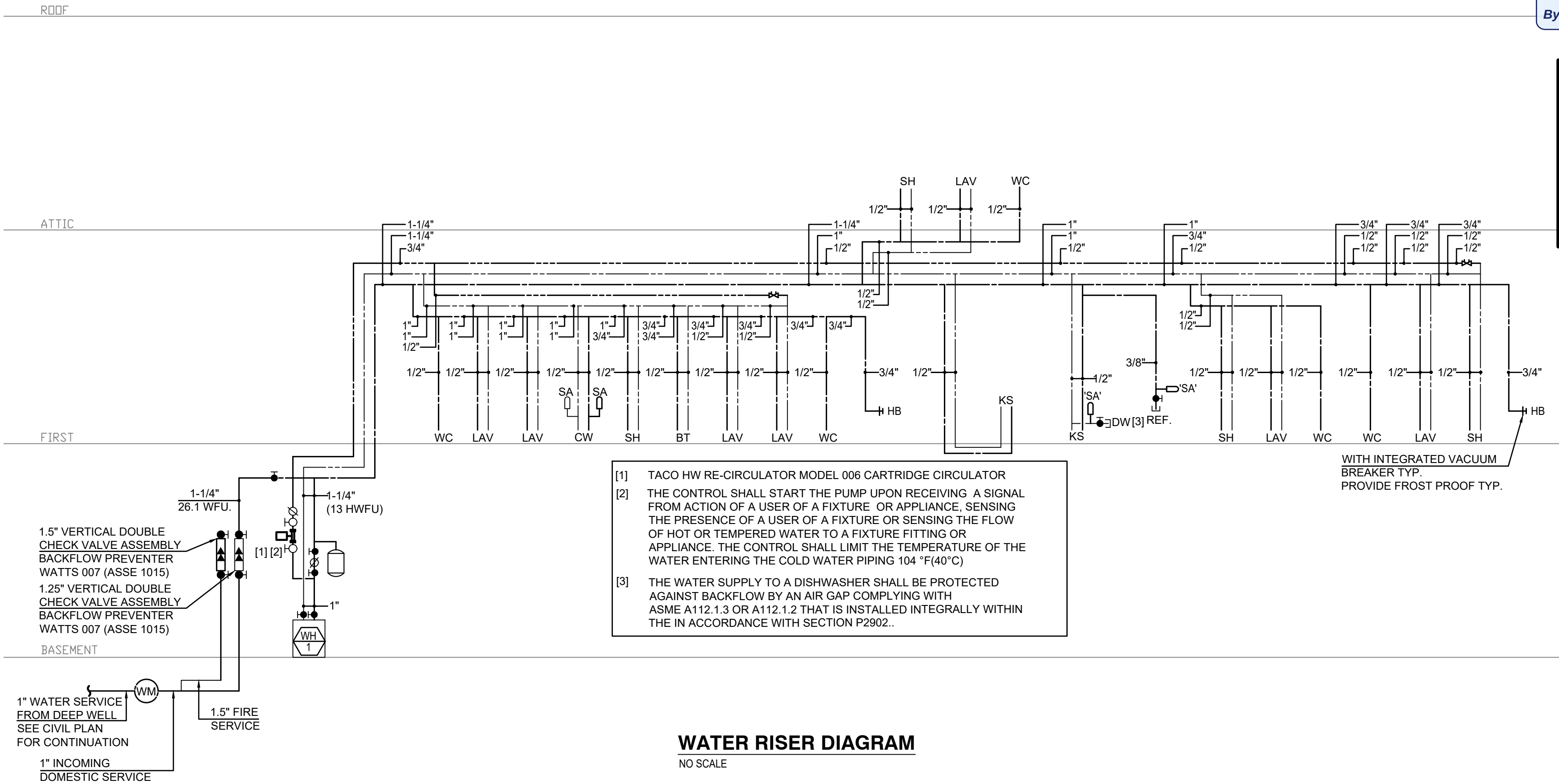
- THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL DIRTY WATER DOES NOT APPEAR AT THE POINTS OF OUTLET.
- THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER/ CHLORINE SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION (50 MG/L) OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED OFF AND ALLOWED TO STAND FOR 24 HOURS; OR THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER/ CHLORINE SOLUTION CONTAINING NOT LESS THAN 200 PARTS PER MILLION (200 MG/L) OF CHLORINE AND ALLOWED TO STAND FOR 3 HOURS.
- FOLLOWING THE REQUIRED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE CHLORINE IS PURGED FROM THE SYSTEM.
- THE PROCEDURE SHALL BE REPEATED WHERE SHOWN BY A BACTERIOLOGICAL EXAMINATION THAT CONTAMINATION REMAINS.

INDIVIDUAL SHOWER AND TUBSHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE /THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016 OR ASME A112.18.1/CSA B125.1 AND SHALL BE INSTALLED AT THE POINT OF USE.

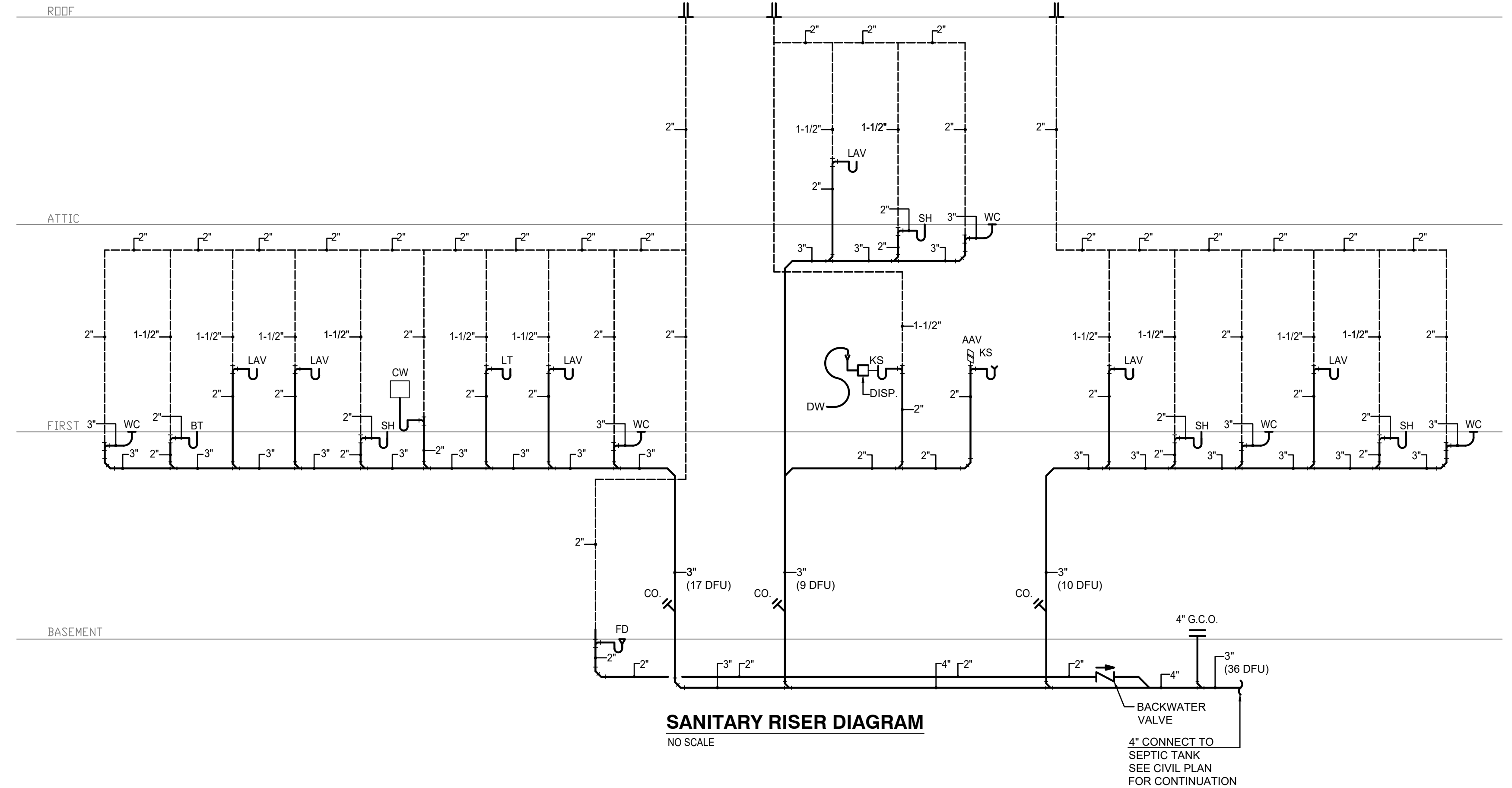
A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE1010.



FIRE RISER DIAGRAM
NO SCALE



WATER RISER DIAGRAM
NO SCALE



SANITARY RISER DIAGRAM
NO SCALE

DESIGNED PER IRC 2021
GROUND SNOW 30 PSF
FLOOR LIVE LOAD 40 PSF
PRESSUMPTIVE SOIL
BEARING CAPACITY 2000 PSF

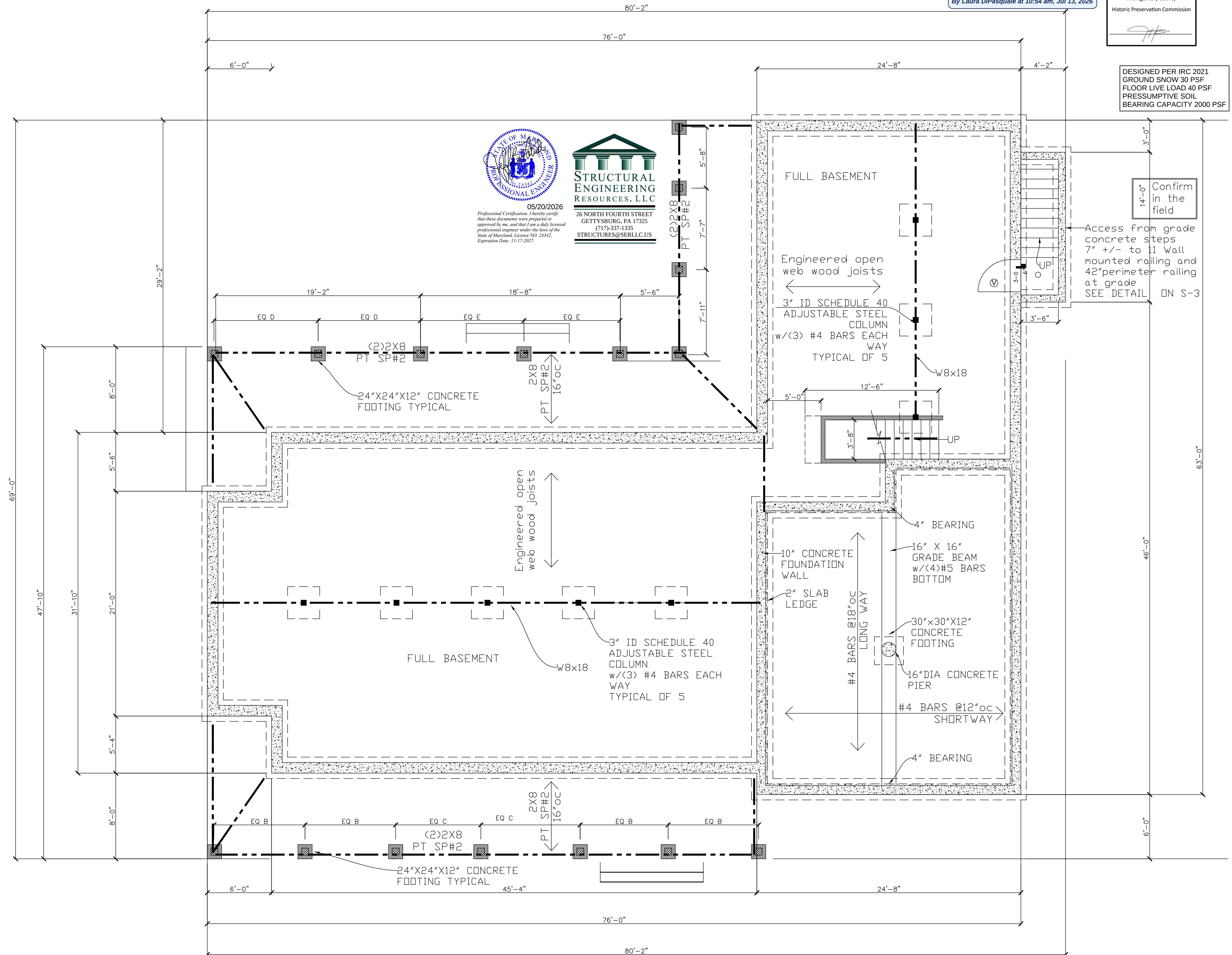
14'-0"	Confirm in the field
--------	----------------------------

Access from grade
concrete steps
7" +/- to 11 Wall
mounted railing and
42" perimeter railing
at grade
SEE DETAIL ON S-3

HP Hopkins & Porter
RESIDENTIAL REMODELING SINCE 1977

KIPLINGER RESIDENCE
14500 Montevideo Road

S-1



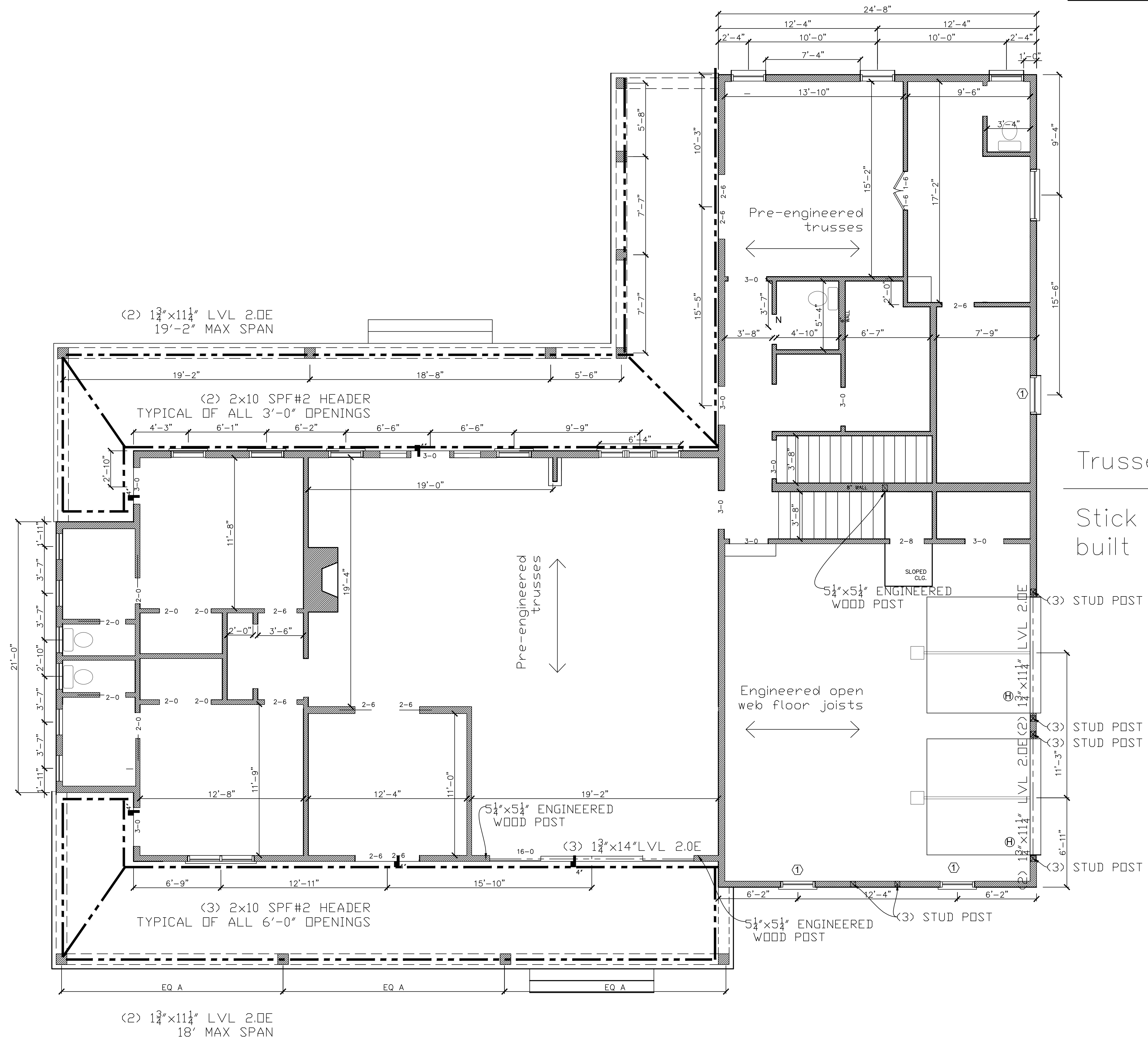


Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License NO. 24342, Expiration Date: 11-17-2027.

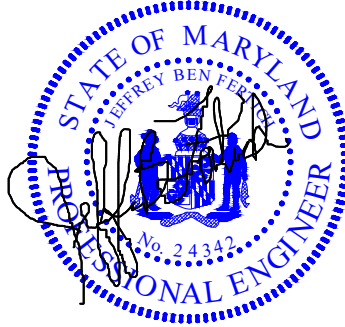
HP Hopkins & Porter
RESIDENTIAL REMODELING SINCE 1977

KIPLINGER RESIDENCE
14500 Montevideo Road

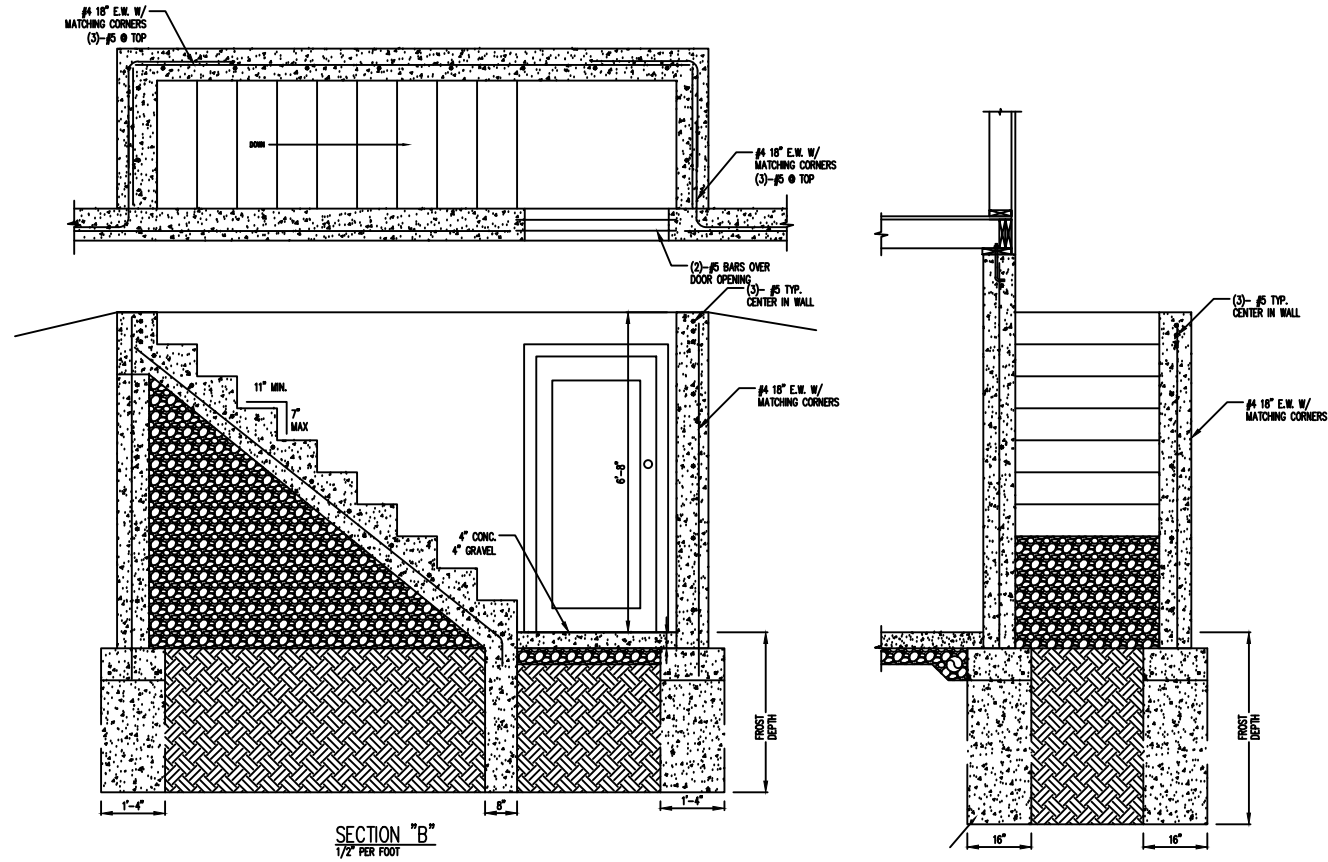
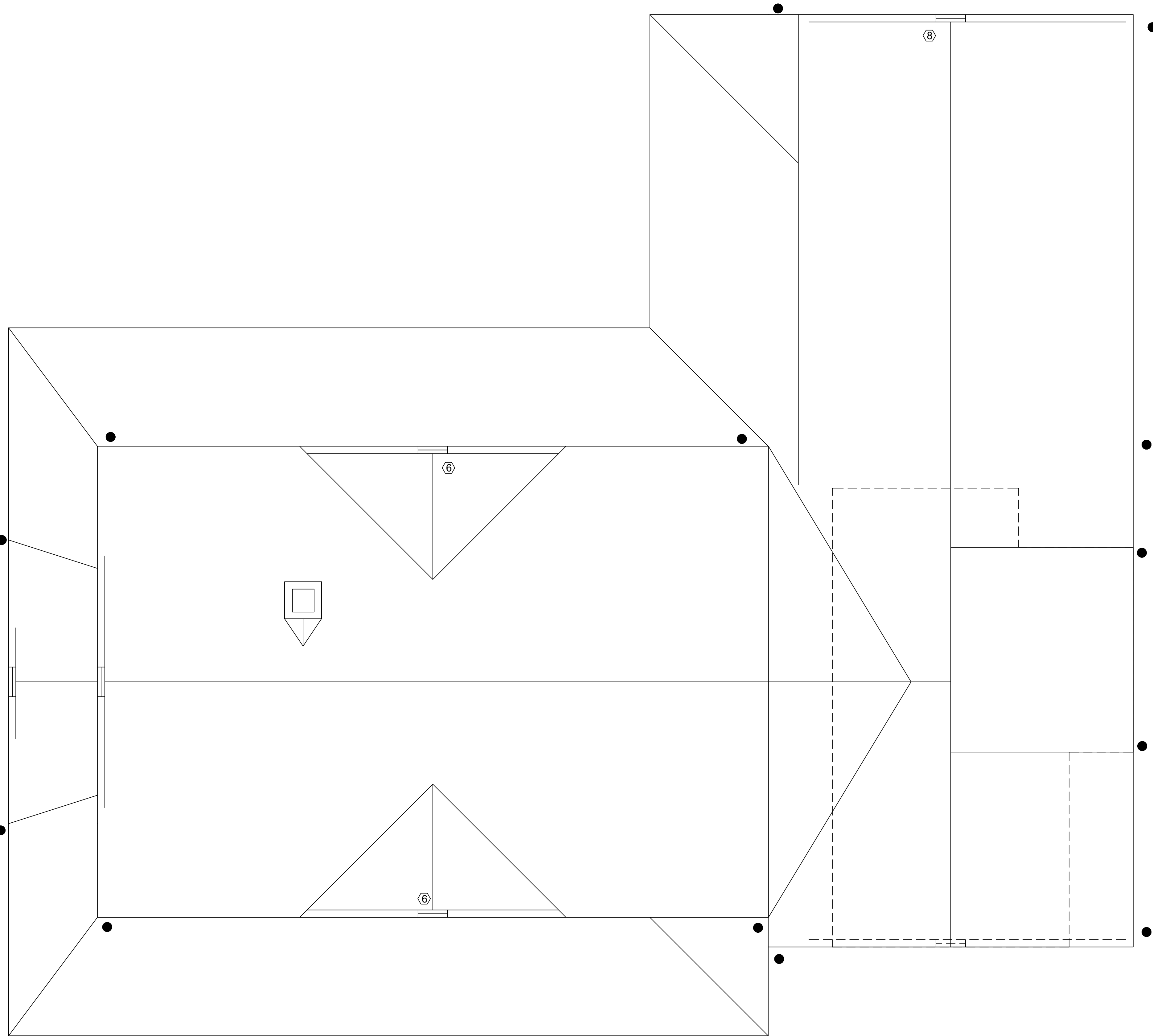
S-2



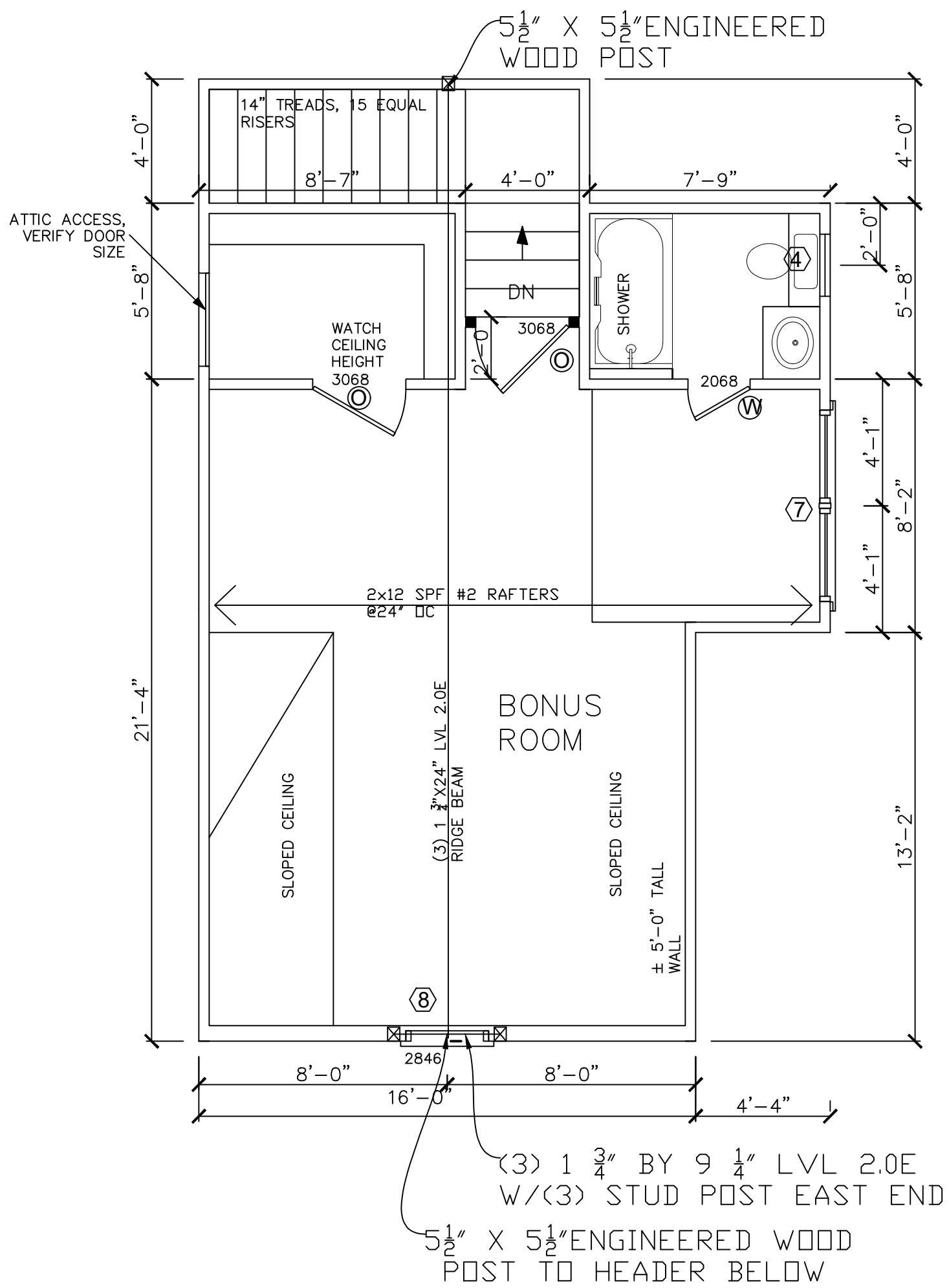
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By Laura DiPasquale at 10:54 am, Jul 13, 2026



05/20/2026
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. 24342, Expiration Date: 11-17-2027.



EXTERIOR CONC. BASEMENT ACCESS



Kiplinger new house exterior specification:

REVIEWED

By Laura DiPasquale at 10:54 am, Jul 13, 2026

FOUNDATION:

Used red brick over concrete.

ROOFING:

Ecostar Traditional slate tiles on main roof.

Gray standing seam metal roofing on porch roofs.

EXTERIOR TRIM AND SIDING:

Field painted 7 1/4" Hardie plank smooth lap siding.

Window, door and corner trim to be Boral 5/4".

Any trim within 6" of the ground to be Azek.

Shutters to be Timberlane panel.

DECKING:

All decking to be Trex 5/4" X 6". Color TBD.

WINDOWS AND EXTERIOR DOORS:

Windows to be white Andersen 400 series 2 over 2 double hung full divided lite.

The front door to be 3'0" X 7'0" 6 panel wood door with 2 sidelights.

Exterior doors to be white 7' Andersen 400 series French doors.

The back sliding door will be 12' wide Andersen 400 series.

EXTERIOR COLORS:

Windows & doors– white.

Siding – Sherwin-Williams SW6212 pale grey green.

Shutters- dark green.

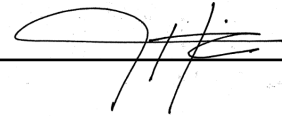
Trim- Sherwin-Williams off white.

Gutters & down spouts- white.

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Brick- red.

Slate roofing- gray.

Metal roofing- gray.

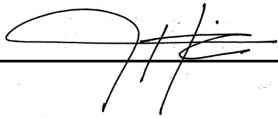
DRIVEWAY:

The Driveway will be gray permeable pavers with grass.

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Traditional Slate

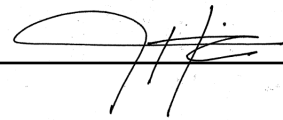
Synthetic slate roof tiles with a standard shadow line

FIND YOUR REP ([HTTPS://ECOSTARLLC.COM](https://ecostarllc.com))

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**Tested
Performance.
Proven Longevity.
Uncompromised
Beauty.**

EcoStar **Traditional Slate** is an affordable and environmentally-friendly alternative to natural slate. These solid, synthetic slate roofing tiles offer a standard shadow line and capture the traditional beauty of slate roof tiles while providing the durability and proven protection of a synthetic. Unlike other synthetic slates, EcoStar tiles are manufactured with up to 80% post-industrial recycled content and are proven to protect against the most



UL Listed Class C or A Fire Resistance (UL 790)



UL Class 4 Hail Impact Resistance (UL 2218)



Wind Resistance per ASTM D3161 Class F (110 mph)



50-Year Limited Material Warranty



50-Year Transferable Labor and Material Warranty available



Traditional Slate Random-Width Blend (6", 9", 12")



12" Traditional



1C

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By Laura DiPasquale at 10:55 am, Jul 13, 2026

EXPLORE ALL SHADOWS
([HTTPS://ECOSTARLLC.COM/PRODUCTS](https://ecostarllc.com/products))

Product Information

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Join James Hardie at the 2026 International Builders' Show!

Learn more



Home > Product Catalog > Exterior Siding ... > Hardie® Plank Lap Siding | Ja...

Hardie® Plank Lap Siding

Protect and transform your home with our best-selling product line from the #1 brand in North America*, available in stunning style.

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Showing products

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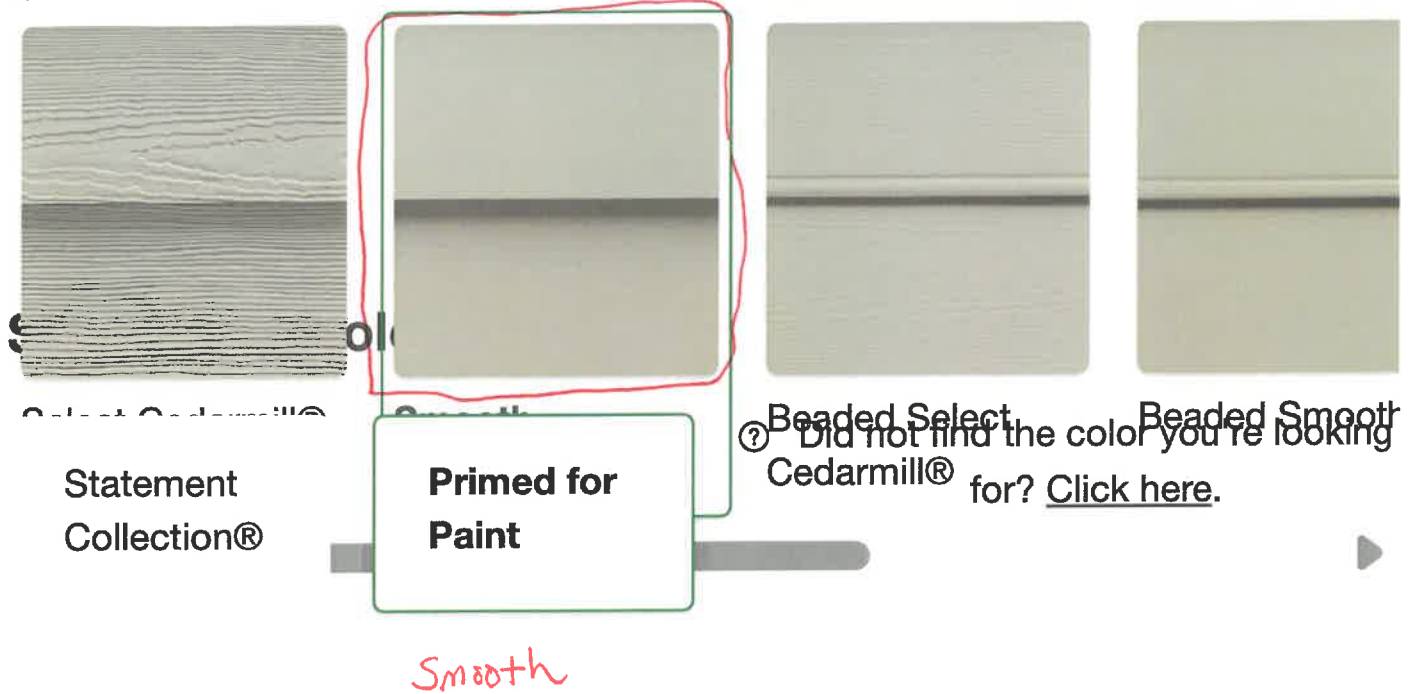
Hardie® Plank

Find your style

Hello! This is James Hardie's automated chat bot.
How can we help you get started on your home siding project?



1



Why Choose Hardie® Plank?

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Hardie® siding does more than transform your home's look—it helps protect your home from



Superior durability

Hardie® siding is noncombustible—it will not burn.** It resists damage from moisture and holds no appeal for pests like woodpeckers or termites

Hello! This is James Hardie's automated chat bot.
How can we help you get started on your home siding project?

1

Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Plank.

Specs: Select Cedarmill®

REVIEWED

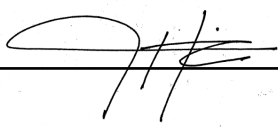
By Laura DiPasquale at 10:55 am, Jul 13, 2026

Specs: Smooth

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Color Collection

Width

Dream Collection® ✓

Primed for Paint ^

5.250 IN	144.000 IN	0.312 IN
6.250 IN	144.000 IN	0.312 IN
7.250 IN	144.000 IN	0.312 IN
8.250 IN	144.000 IN	0.312 IN

Statement Collection® ✓

Specs: Beaded Select®

Specs: Beaded Smooth

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How can we help you get started on your home siding project?

+

1



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Raised Panel Shutters

Raised panel shutters are synonymous with the ever-popular traditional colonial look. Each raised panel option offers bold, unique styling to create that welcoming feeling homeowners crave as each panel face sits flush with the frame.

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By Laura DiPasquale at 10:55 am, Jul 13, 2026

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SH1: Shaker Panel Shutter with No Trim

This panel shutter's clean lines and timeless appeal are influenced by Shaker design in which function determines form. The panels rise slightly in the center but contain no trim to embody the virtues of simplicity and clarity of form.

Cross Section:



Available In:

Endurian (Exclusive PVC), Premium Wood

SHUTTER SPECIFICATIONS

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SH1



SH2



SH3



CB1



CT1



CT3

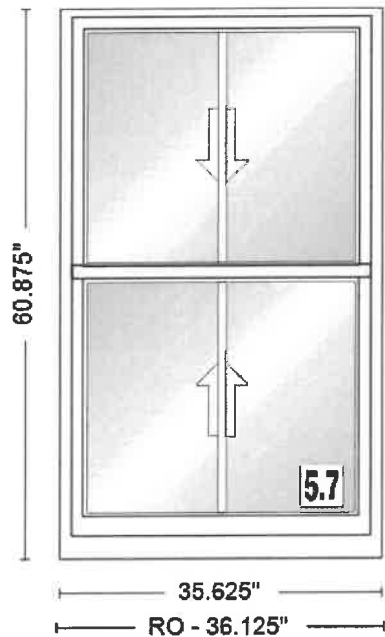
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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Kiplinger	Unassigned Project	8712216		



Room: None Assigned
Item Qty Operation
100-1 1 AA
RO Size = 36 1/8" x 60 7/8"
Unit Size = 35 5/8" x 60 7/8"

Comments:
400 Series Woodwright Double-Hung, Low-E4 SmartSun, Standard ,
Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 7/8",
White, Pine, White, 2W1H

Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.18	NO

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	31.8750	26.2500	5.81000

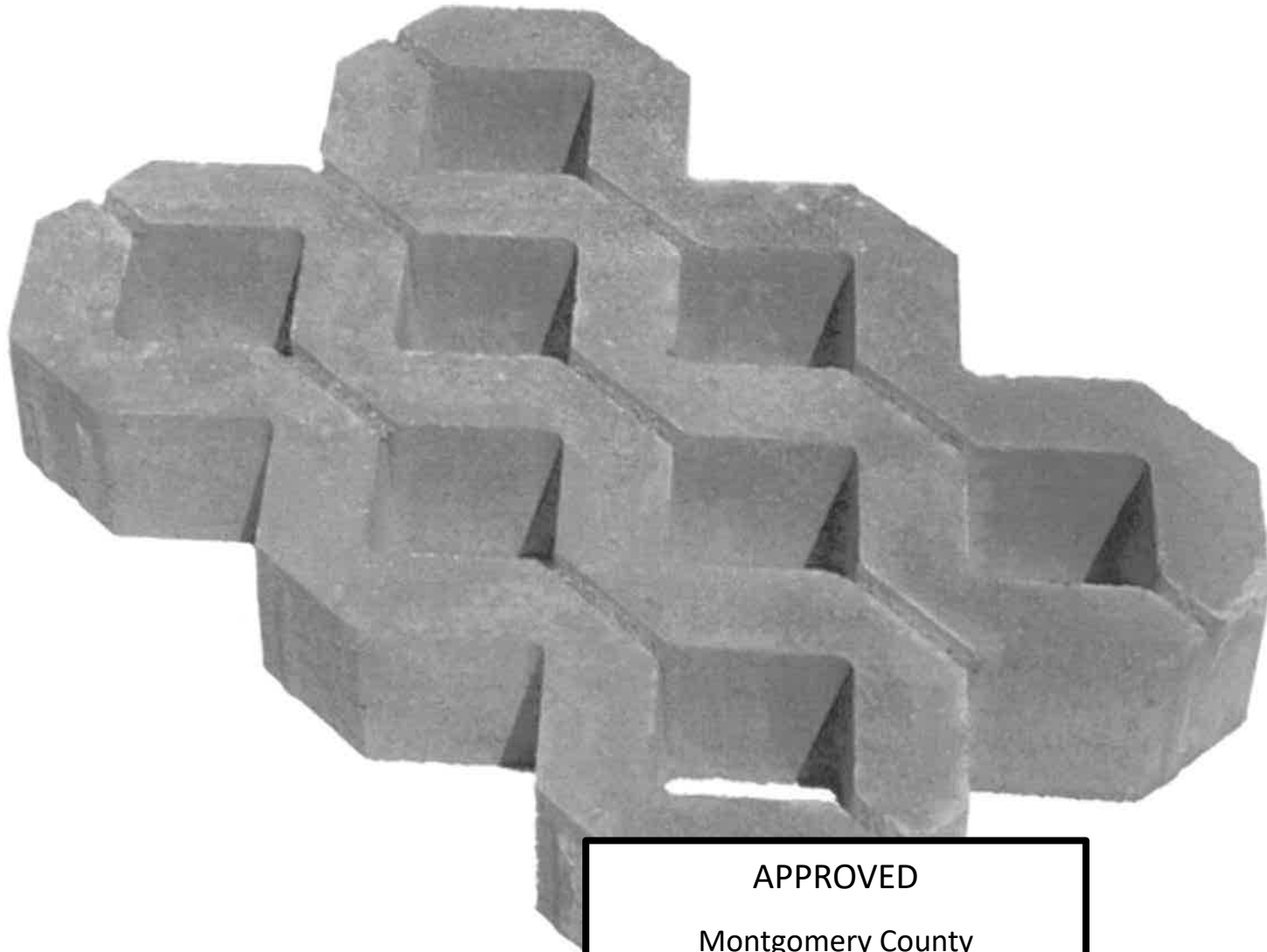
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A handwritten signature in black ink, appearing to be "J. H. #", is written over a horizontal line.

Gray Permeable Pavers



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A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be a first name followed by a last name.