



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chairman

September 2, 2026

MEMORANDUM

TO: Rabbiah Sabbakahn
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 867436 REVISION #4: Basement Areaway and Entrance,
Porch Flooring, and Door Revisions.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with one (1) condition** at the August 14, 2019 HPC meeting, with revisions **approved** at the May 4, 2022 and May 18, 2022 HPC meetings.

1. Final approval of all materials, including brackets, is delegated to staff.

A third revision to install a window well was **approved** by Historic Preservation Staff on December 22, 2025. A fourth revision for a basement entrance and areaway, porch flooring change, and door revision was **approved** by Historic Preservation Staff on September 2, 2026.

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

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

Applicant: 19501 Georgia LLC (Luke Olson, Agent)
Address: 19 High St. (Parcel 700), Brookeville

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 Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

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 J. Brueckert on _____. The approval memo and stamped drawings follow.

DOOR				FRAME					HARDWARE	REMARKS
NO.	SIZE	MATERIAL	MANUF.	MAT:	FIN:	HEAD	JAMB	SILL		

FIRST FLOOR									
8	3 ² x 8 ⁰	FIBERGLASS & GLASS	THERMATRU OR EQ.					H-2	PAINT GRADE, THERMAFIBER CLASSIC W/ 18" TEMPERED SIDELIGHTS
9	1 ² x 8 ⁰ ^{1 PAIR}	SOLID CORE MASONITE	T.B.D.					H-5	
10	2 ⁴ x 8 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
11	2 ⁴ x 8 ⁰	SOLID CORE MASONITE	T.B.D.					H-4	
12	2 ⁶ x 8 ⁰	SOLID CORE MASONITE	T.B.D.					H-4	
13	2 ⁴ x 8 ⁰ ^{1 PAIR}	SOLID CORE MASONITE	T.B.D.					H-5	
14	2 ⁸ x 8 ⁰	PTD. FIBERGLASS & GLASS	THERMATRU OR EQ.					H-2	PAINT GRADE, SMOOTH STAR, SDL
15	3 ⁰ x 8 ⁰	PTD. FIBERGLASS & GLASS	THERMATRU OR EQ.					H-2	PAINT GRADE, SMOOTH STAR, SDL
16	15 ⁰ x 8 ⁰	CLD. WOOD & GLASS	SELF-WEN SITELINE					H-2	

17	2 ⁵ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
18	1 ⁸ x 7 ⁰ 1 PAIR	SOLID CORE MASONITE	T.B.D.					H-5	
19	2 ⁴ x 7 ⁰	TEMPERED GLASS	T.B.D.					-	TEMPERED GLASS SHOWER DOOR
20	2 ⁴ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
21	2 ⁴ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-4	
22	2 ⁴ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-4	
23	3 ⁰ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-4	
24	2 ⁶ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
25	2 ⁰ x 7 ⁰ 1 PAIR	SOLID CORE MASONITE	T.B.D.					H-5	
26	2 ⁴ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
27	1 ⁸ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-4	
28	2 ⁶ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
29	2 ⁰ x 7 ⁰ 1 PAIR	SOLID CORE MASONITE	T.B.D.					H-5	
30	2 ⁴ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
31	2 ⁴ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
32	2 ⁶ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	
33	2 ⁰ x 7 ⁰ 1 PAIR	SOLID CORE MASONITE	T.B.D.					H-5	
34	2 ⁸ x 7 ⁰	SOLID CORE MASONITE	T.B.D.					H-3	

35	3 ⁰ x 6 ⁰	SOLID CORE MASONITE	T.B.D.						H-4	
36	2 ⁰ x 6 ⁰	SOLID CORE MASONITE	T.B.D.						H-4	
37	2 ⁴ x 6 ⁰	SOLID CORE MASONITE	T.B.D.						H-3	
38	2 ⁰ x 6 ⁰	TEMPERED GLASS	T.B.D.						-	TEMPERED GLASS SHOWER DOOR
39	2 ⁰ x 6 ⁰ ¹ PAIR	SOLID CORE MASONITE	T.B.D.						H-5	



NOTE: ALL HARDWARE TO BE BY SCHLAGE OR APPROVED EQUAL. (EXCEPT FRENCH DOORS, WHICH ARE TO HAVE STANDARD HARDWARE BY DOOR MANUF.)

H-6	POCKET DOOR HARDWARE
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40	2 ⁵ x 8 ⁰	FIBERGLASS & GLASS	THERMATRU OR EQ.			H-2	PAINT GRADE, SMOOTH STAR, SDL
41	2 ⁵ x 8 ⁰	FIBERGLASS & GLASS	THERMATRU OR EQ.			H-3	WEATHERSTRIP, INSULATED & 20-MIN FIRE RATED, PROVIDE SELF CLOSING DEVICE
42	2 ⁰ x 6 ⁸ 1 PAIR	SOLID CORE MASONITE	T.B.D			H-2	WEATHERSTRIP & INSULATE
43	8 ⁰ x 7 ²	STEEL-FACED OVERLAY & GLASS	C.H.I. 5631			PER. MANUF.	OVERLAY CARRIAGE HOUSE GARAGE DOOR, WEATHERSTRIP & INSULATE
44	8 ⁰ x 7 ²	STEEL-FACED OVERLAY & GLASS	C.H.I. 5631			PER. MANUF.	OVERLAY CARRIAGE HOUSE GARAGE DOOR, WEATHERSTRIP & INSULATE
45	2 ² x 6 ⁸	SOLID CORE MASONITE				H-3	
46	2 ⁰ x 6 ⁸ 1 PAIR	SOLID CORE MASONITE				H-5	
47	2 ⁴ x 6 ⁸	SOLID CORE MASONITE				H-4	

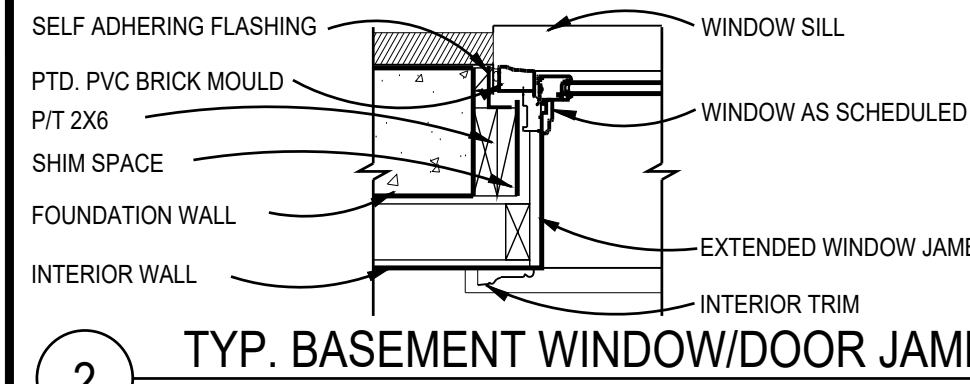
400	CASEMENT	JELDOWEN SITELINE	SCC3048	30 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	EGRESS UNIT
401	DOUBLE HUNG	JELDOWEN SITELINE	SCD3148	32 1/8"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	
402	CASEMENT	JELDOWEN SITELINE	SCC3048	30 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	EGRESS UNIT
403	CASEMENT	JELDOWEN SITELINE	SCC3248	32 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	
404	DOUBLE HUNG	JELDOWEN SITELINE	SCD3364	34 1/8"x 64 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	TEMPERED UNIT
405	CASEMENT	JELDOWEN SITELINE	SCC3048	30 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	
406	CASEMENT	JELDOWEN SITELINE	SCC3048	30 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	
407	CASEMENT	JELDOWEN SITELINE	SCC3248	32 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	
408	DOUBLE HUNG	JELDOWEN SITELINE	SCD3364	34 1/8"x 64 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	
409	DOUBLE HUNG	JELDOWEN SITELINE	SCD3364	34 1/8"x 64 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	

300	CASEMENT	JELDOWEN SITELINE	SCC3048	30 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	TEMPERED UNIT
301	CASEMENT	JELDOWEN SITELINE	SCC3048	30 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	TEMPERED UNIT
302	CASEMENT	JELDOWEN SITELINE	SCC3048	30 3/4"x 48 3/4"	INSULATED	SEE ELEV. FOR GRILLE PATTERN	TEMPERED UNIT



PERMIT REVISION

- CHANGE REAR PORCH FROM FLAGSTONE ON CONC. TO DECKING ON P/T JOISTS ON MASONRY PIERS
- ADD BSMT AREAWAY AND DOOR



DOOR TO BE INSTALLED FLUSH WITH INSIDE FACE OF INTERIOR FRAME WALL SO IT CAN SWING OPEN FULLY

CONSTRUCTION NOTES

- C1 SUMP PUMP WITH BATTERY POWERED SUMP BACKUP; LOCATION T.B.D.
- C2 FUR OUT WALLS W/ FULL 2x4's W/ R-13 BATT INSULATION, TYP.; PROVIDE P.T. SILL; HOLD 1/2" OFF MASONRY WALL
- C3 HOT WATER HEATER, LOCATION APPROXIMATE, SEE SHEET '002'
- C4 TONED AREA INDICATES LOWERED CEILING TO ALLOW FOR DUCTWORK, BEAMS AND/OR AESTHETIC APPEAL
- C5 HVAC, SEE SHEET '002'
- C6 CASED OPENING @ 7'-0" FINISHED
- C7 VANITY W/ SINK, FAUCET & COUNTERTOP; T.B.S.
- C8 PLUMBING FIXTURES & ACCESSORIES T.B.S.
- C9 REINF. CONC. SLAB ON GRADE; SEE FOUNDATION PLAN
- C10 PROVIDE CLOSET ROD & SHELF
- C11 EGRESS WINDOW; MAX. 44" SILL HEIGHT FROM A.F.F.
- C12 MARBLE THRESHOLD T.B.S.
- C13 WD. STEPS; 1x RISERS W/ TREADS TO MATCH H.W.F.; WOOD RAILING T.B.S.; SEE DETAILS '6,7,8,12 & 13/A501'; FOLLOW IRC 2021 R311.7 FOR STAIR AND RAILING
- C14 1/4" POLISHED PLATE GLASS MIRROR, T.B.S.
- C15 DRAIN FOR HWH & HVAC. LOCATION T.B.D., RUN TO SUMP PUMP
- C16 WINDOW WELL; EGRESS LADDER & COVER AS REQ'D. BY CODE DRAIN TO SUMP PUMP OR DAYLIGHT
- C17 12" W x 14" H TILED RECESS W/ SLOPED SILL @ 42" A.F.F.
- C18 STEEL COLUMN, SEE FOUNDATION AND FRAMING PLANS
- C19 APPROXIMATE ELECTRICAL PANEL LOCATION; FIELD VERIFY FINAL LOCATION
- C20 TUB & SHOWER FLOORS AND WALLS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE AT LEAST 6" ABOVE THE FLOOR, PER IRC 2021
- C21 TONED WALL INDICATES EXTENT OF REVERSE LEDGE; SEE FOUNDATION & FRAMING PLANS
- C22 INSTALL INTERCONNECTED & HARD-WIRED SMOKE DETECTORS/ SMOKE & CARBON MONOXIDE DETECTORS IN ACCORDANCE W/ IRC 2021
- C23 ACCESS PANEL PER IRC 2021
- C24 FLOOR DRAIN, DRAIN TO SUMP
- C25 MIN. 3" CONC. MUDSLAB, SLOPE TO DRAIN
- C26 PROVIDE CUSTOM BUILT-INS
- C27 EJECTOR PUMP, TBS
- C28 PROVIDE ENERGY STORAGE READY FLOOR AREA NOT LESS THAN 24" IN ONE DIRECTION AND 48" IN ANOTHER DIRECTION, SEE NOTES BELOW
- C29 STEPS TO GRADE PER 2021 IRC R311.7, FIELD VERIFY RISE/RUN
- C30 NEW STONE/MASONRY PIER, SEE FOUND. PLANS
- C31 PTD. P/T 5/4X8 SKIRTING, RUN FROM PIER TO PIER, SEE 2/A401 & PROVIDE ACCESS DOOR/PANEL AS REQ'D
- C32 PTD. 36" HANDRAIL PER IRC 2018, T.B.S.; SEE ELEVATIONS & DETAIL 4/A500
- C33 SLOPED STONE THRESHOLD, T.B.S.

NOTE:

- UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING
- VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD
- SEE DETAILS '19-20/A500' FOR ENERGY EFFICIENT FRAMING DETAILS
- PROVIDE MINERAL WOOL SOUND INSUL. IN WALLS, CLG. + FLOOR OF THE FOLLOWING ROOMS (U.N.O.):
 - 003 UTILITY 007 BATH
- ⊙ = TEMPERED GLASS

ELECTRICAL NOTES

- Floor area not less than 2 feet in one dimension and 4 feet in another dimension and located in accordance with section 110.26 of the NFPA 70.
- The main electrical service panel shall have a reserved space to allow installation of a two-pole circuit breaker for the future electrical energy storage system installation. This space shall be labeled "for future electrical storage." The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.
- See below for electrical components/features and their respective code requirements (note that not all components apply to the subject project):
 - R404.1 Lighting Equipment - All permanently installed lighting fixtures shall contain only high-efficiency lighting sources.
 - R404.2 Interior Lighting Controls - Permanently installed lighting fixtures shall be controlled with either a dimmer, an occupant sensor control, or other control that is installed or built into the fixture. Exceptions: Bathrooms, Hallways, exterior Lighting Fixtures, Security/Safety lighting.
 - R404.3 Exterior Lighting Controls - Where the total permanently installed exterior lighting power is greater than 30 watts, the permanently installed ext. lighting shall comply with the following:
 - Lighting shall be controlled by a manual on/off switch which permits automatic shut-off.
 - Lighting shall be automatically shut off when daylight is present
 - Controls that override automatic shut-off actions shall not be allowed unless system automatically returns auto control to its normal operation within 24 hours.
- For combustion equipment (range, water heater, HVAC, fireplaces, dryer, etc.); Provide minimum 1" continuous conduit labeled at each end in accordance with section R404.6 of the amended 2021 IECC and Montgomery County Executive Regulation 13-24.
- From the main electrical service panel, provide a minimum 1" conduit for solar ready zone, each gas appliance (gas water heater, gas furnace, gas range, gas fireplace, gas dryer, etc.); in accordance with section R404.4.4 & R404.6 of the amended 2021 IECC.
- Provide location of pathways for routing of raceways or cable from the electrical service panel and energy storage system area and the location and layout of a designated area for electrical service storage system in accordance with section R103.2.3 and R404.5 of the amended 2021 IECC and Montgomery Executive Regulation 13-24.

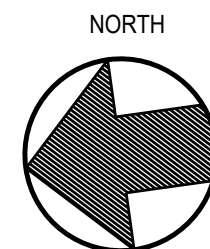
WALL TYPES

TYPICAL NEW EXTERIOR WALL; 10" CONC. WALL; SEE FOUNDATION PLAN; FUR WHERE SHOWN WITH 2x4 STUDS @ 16" O.C.; (SEE THERMAL ENVELOPE, SHEET 'EC001' & 'EC002' FOR INSULATION INFORMATION)

TYPICAL NON-BEARING INTERIOR PARTITION; 2"x4" STUDS 16" O.C. W/ 1/2" GYP. BD. EACH SIDE; INCREASE WALL THICKNESS AS SHOWN TO ALIGN FINISHES WHERE SHOWN

1 BASEMENT PLAN

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



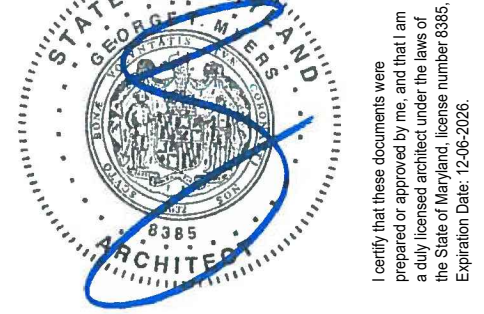
REVIEWED

By Dan Bruechert at 2:28 pm, Sep 02, 2026

GTM
ARCHITECTS

7250 WOODMONT AVE, SUITE 200, BETHESDA, MD 20814
(240)333-2000 GTMARCHITECTS.COM

Seal



Consultant

Project

**19 HIGH ST
LOT 4**

Owner

Developer

PERMIT SET	07/11/2025
PERMIT REVISION	08-15-2026

Issue Description	Date
-------------------	------

GTM Project No.	25.0387
Checked By	GTM
Drawn By	LEO/NW
Scale	AS NOTED

Sheet Title

BASEMENT PLAN

Sheet No.

A100

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- CHANGE REAR PORCH FROM
FLAGSTONE ON CONC. TO DECKING ON
P/T JOISTS ON MASONRY PIERS
- ADD BSMT AREAWAY AND DOOR



- C1 CASED OPENING @ 8'-0" FINISHED
- C2 KITCHEN CABINETS, APPLIANCES + COUNTER TOPS, ETC. T.B.S.
- C3 SQUARE COLUMN, BUILT UP FROM 2x10's, PTD. (WRAP 6x6 POST) OR 10" SQ. HB&G PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL
- C4 PTD. PILASTER TO MATCH COLUMNS; SEE ELEVATIONS
- C5 HEARTH, MATERIAL T.B.S.
- C6 FLAGSTONE @ PORCH, T.B.S
- C7 DIRECT VENT GAS FIREPLACE, T.B.S. INSTALL PER MANUFACTURER REQUIREMENTS
- C8 FROST PROOF HOSE BIB BELOW; CONFIRM LOCATION
- C9 CONDENSOR UNIT LOCATION APPROXIMATE
- C10 WINDOW WELL BELOW; SEE DETAIL '10/A302"
- C11 FLAGSTONE TREADS, T.B.S., F.V. RISE/RUN
- C12 OPTIONAL TRAY CEILING ABOVE, SEE PLAN FOR HEIGHTS
- C13 PROVIDE GUARDRAIL TO COMPLY W/ IRC 2021
- C14 WD. STEPS: 1x RISERS W/ TREADS TO MATCH H.W.F.; WOOD RAILING T.B.S., SEE DETAILS '6,7,8,12 & 13/A501"; FOLLOW IRC 2021 FOR STAIR AND RAILING
- C15 1/4" POLISHED PLATE GLASS MIRROR, T.B.S.
- C16 PROVIDE CLOSET ROD & SHELF
- C17 PLUMBING FIXTURES & ACCESSORIES T.B.S.
- C18 HARD-WIRED SMOKE DETECTOR/CARBON MONOXIDE COMBO UNIT PER IRC 2021
- C19 BUILT-IN BENCH W/ LOCKERS & HOOKS; SEE TYP DETAIL ON '5/A303"
- C20 DARKER TONED WALL INDICATES 2x6 LOAD BEARING WALL @ 16" O.C.
- C21 OPTIONAL BEAMS ABOVE, T.B.D.
- C22 STONE VENEER T.B.D.
- C23 CHASE FOR RETURN AIR
- C24 VANITY W/ SINK, FAUCET & COUNTERTOP; T.B.S.
- C25 STEPS WITH PTD. PVC RISERS & COMPOSITE TREADS TO GRADE; VERIFY RISE & RUN IN FIELD, SEE DETAIL 3/A502, TYP. & FOLLOW IRC 2021 R311.7
- C26 NEW COMPOSITE RAIL SYSTEM, INTEX, OR EQ. FOLLOW IRC, 2021
- C27 NEW MILLABLE COMPOSITE DECKING W/ SOLID-EDGE COPING @ PERIMETER,

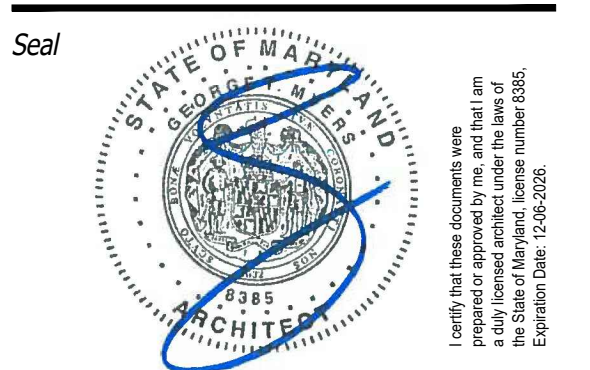
1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING
2. VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD
3. SEE DETAILS '19-20/A500' FOR ENERGY EFFICIENT FRAMING DETAILS
4. PROVIDE MINERAL WOOL SOUND INSULATION IN WALLS, CEILING, + FLOOR OF THE FOLLOWING ROOMS (U.N.O.):

5. **Ⓟ** = TEMPERED GLASS

TYPICAL NEW EXTERIOR WALL: 2x6 WOOD STUDS 16" O.C., W/ INSULATION (SEE THERMAL ENVELOPE, SHEET "EC001" & "EC002" FOR INSULATION LOCATION & INFORMATION) W/ 1/2" EXTERIOR SHEATHING, AIR & WATER RESISTIVE BUILDING WRAP, & SIDING; SEE ELEVATIONS. INTERIOR FINISH TO BE 3/4" GYP. BD.

TYPICAL NON-BEARING INTERIOR PARTITION: U.N.O. 2x4 WOOD STUDS 16" O.C. W/ 1/2" GYP. BD. EACH SIDE, INCREASE WALL THICKNESS AS SHOWN TO ALIGN FINISHES WHERE SHOWN

7250 WOODMONT AVE, SUITE 200, BETHESDA, MD 20814
(240)333-2000 GTMARCHITECTS.COM



Consultant

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Developer

PERMIT SET	07/11/2025
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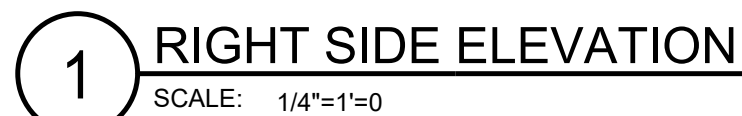
Sheet Title

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By Dan Bruechert at 2:28 pm, Sep 02, 2026

- CHANGE REAR PORCH FROM
FLAGSTONE ON CONC. TO DECKING ON
P/T JOISTS ON MASONRY PIERS
- ADD BSMT AREAWAY AND DOOR



E1 RIDGE VENTS BY COR-A-VENT OR APPROVED EQUAL, TYP.; REMOVE IF USING SPRAY FOAM INSULATION. SEE DETAILS '12 & 19/A302'

E2 SYNTHETIC ECO STAR MAJESTIC SLATE ROOF, T.B.S., SEE ROOF PLAN

E3 HALF ROUND GUTTER (ON 1x6 PTD. FASCIA BD.) & DOWNSPOUT, T.B.S.

E4 PTD. HARDPLANK SMOOTH LAP SIDING W/ MITERED CORNERS, 5' EXPOSURE, INSTALL. PER MANUFACTURER

E5 PTD. WOOD 5/4x6 WINDOW/DOOR TRIM W/ WM-6930 HISTORIC SILL, TYP.; SEE TRIM NOTES, THIS SHEET

E6 STANDING SEAM METAL ROOF, T.B.S.

E7 OPERABLE SOLID-CORE WOOD SHUTTERS & HARDWARE, T.B.S., SEE DETAIL '15/A303'

E8 PTD. 5/4x TRIM BAND W/ WM-47 & WM-287; CUT TO FIT, ALIGN W/ TOP OF WINDOWS/DOORS AND PORCH COLUMNS

E9 SQUARE COLUMN, BUILT UP FROM 2x10's, PTD. (WRAP 6x6 POST) OR 10' SQ. HB&G PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL

E10 FLAGSTONE PORCH/STOOP W/ NATURAL STONE VENEER BASE

E11 CONCEALED ALUM. FLASHING & COUNTER FLASHING @ ALL VERTICAL TRANSITIONS, TYP. EXTEND MIN. 8" BEHIND SIDING

E12 THINSTONE VENEER T.B.S., INSTALL PER MANUF SPECS USING LATICRETE MASONRY VENEER INSTALLATION SYSTEM OR EQ.

E13 PTD. 1x6 FASCIA BD. W/ WM-47 CROWN, SEE DETAIL '18/A302'

E14 PTD. CEMENT STUCCO FINISH, SEE SHEET 002 FOR ADD'L INFORMATION

E15 CHIMNEY CAP T.B.S.; SEE DETAIL 12/A303

E16 ZALESKI MODEL 4 SNOW GUARDS OR EQ., TYP.; INSTALL PER MANUFAC.

E17 PTD. FRONT PORCH EAVE SEE DETAIL '19/A305; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE NOTES

E18 PTD. WOOD DORMER ROOF EAVE, SEE DETAIL '21/A305' & SEE NOTES

E19 PAINT GRADE FRONT DOOR T.B.S.

E20 PTD. WOOD PANEL W/ RECESS AND BASE CAP, SEE DETAIL '17/A304'

E21 PTD. WOOD UPPER MAIN ROOF EAVE, SEE DETAIL '17/A305' & SEE GENERAL NOTES

E22 MTL. CRICKET

E23 PTD. COMPOSITE HANDRAIL/GUARDRAIL PER IRC 2021

E24 RIDGE VENT FOR METAL ROOF, SEE DETAIL

E25 PTD. 1/4" WOOD PANEL, SEE DETAIL

E26 COVERED PORCH ON STONE/MASONRY PIERS, SEE DETAIL '2/A503'

E27 PTD. 5/4x8 DECK SKIRTING

E28 COMPOSITE DECK T.B.S.

E29 STEPS TO GRADE; FIELD VERIFY RISE & RUN. FOLLOW 2021 IRC R311.7

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REVIEWED
By Dan Bruechert at 2:28 pm, Sep 02, 2026

- CHANGE REAR PORCH FROM
FLAGSTONE ON CONC. TO DECKING ON
P/T JOISTS ON MASONRY PIERS
- ADD BSMT AREAWAY AND DOOR



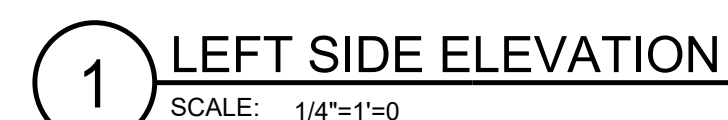
SCALE: 1/4"=1'-0"

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD
2. ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.
3. ① = TEMPERED GLASS
ⓔ = EGRESS

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- CHANGE REAR PORCH FROM
FLAGSTONE ON CONC. TO DECKING ON
P/T JOISTS ON MASONRY PIERS
- ADD BSMT AREAWAY AND DOOR



E1 RIDGE VENTS BY COR-A-VENT OR APPROVED EQUAL, TYP.; REMOVE IF USING SPRAY FOAM INSULATION, SEE DETAILS '12 & 19/A302'

E2 SLATE ROOF; T.B.S., SEE ROOF PLAN

E3 HALF ROUND GUTTER (ON 1x6 PTD. FASCIA BD.) & DOWNSPOUT, T.B.S.

E4 PTD. HARDIPLANK SMOOTH LAP SIDING W/ MITERED CORNERS, 5" EXPOSURE, INSTALL PER MANUFACTURER

E5 PTD. WOOD 5/4x6 WINDOW/DOOR TRIM W/ WM-6830 HISTORIC SILL, TYP.; SEE TRIM NOTES, THIS SHEET

E6 STANDING SEAM METAL ROOF, T.B.S.

E7 OPERABLE SOLID-CORE WOOD SHUTTERS & HARDWARE, T.B.S., SEE DETAIL '15/A303'

E8 PTD. 5/4x TRIM BAND W/ WM-47 & WM-287, CUT TO FIT, ALIGN W/ TOP OF WINDOWS/DOORS AND PORCH COLUMNS

E9 SQUARE COLUMN, BUILT UP FROM 2x10's, PTD. (WRAP 6x6 POST) OR 10" SQ. HB&G PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL

E10 FLAGSTONE PORCH/SWOOP W/ NATURAL STONE VENEER BASE

E11 CONCEALED ALUM. FLASHING & COUNTER FLASHING @ ALL VERTICAL TRANSITIONS, TYP. EXTEND MIN. 8" BEHIND SIDING

E12 THINSTONE VENEER T.B.S., INSTALL PER MANUF SPECS USING LATICRETE MASONRY VENEER INSTALLATION SYSTEM OR EQ.

E13 PTD. 1x6 FASCIA BD. W/ WM-47 CROWN, SEE DETAIL '18/A302'

E14 PTD. CEMENT STUCCO FINISH, SEE SHEET 002 FOR ADD'L INFORMATION

E15 CHIMNEY CAP T.B.S.; SEE DETAIL 12/A303

E16 ZALESKI MODEL 4 SNOW GUARDS OR EQ., TYP.; INSTALL PER MANUFAC.

E17 PTD. FRONT PORCH EAVE SEE DETAIL '19/A305; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE NOTES

E18 PTD. WOOD DORMER ROOF EAVE, SEE DETAIL '2/A305' & SEE NOTES

E19 PAINT GRADE FRONT DOOR T.B.S.

E20 PTD. WOOD PANEL W/ RECESS AND BASE CAP, SEE DETAIL '17/A304'

E21 PTD. WOOD UPPER MAIN ROOF EAVE, SEE DETAIL '17/A305' & SEE GENERAL NOTES

E22 PTD. WOOD LOWER MAIN ROOF EAVE, SEE DETAIL '16/A305' & SEE GENERAL NOTES

E23 PTD. 1/4" WOOD PANEL, SEE DETAIL

E24 MTL. CRICKET

E25 PTD. HANDRAIL/GUARDRAIL PER I.R.C. 2021, SEE ELEVATIONS

E26 COMPOSITE DECK T.B.S.

E27 STEPS TO GRADE; FIELD VERIFY RISE & RUN. FOLLOW 2021 IRC R311.7

E28 COVERED PORCH ON STONE/MASONRY PIERS; SEE DETAIL '2/A303'

E29 PTD. 5/4x8 DECK SKIRTING

NOTE:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD
2. ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.
3. (T) = TEMPERED GLASS
(E) = EGRESS

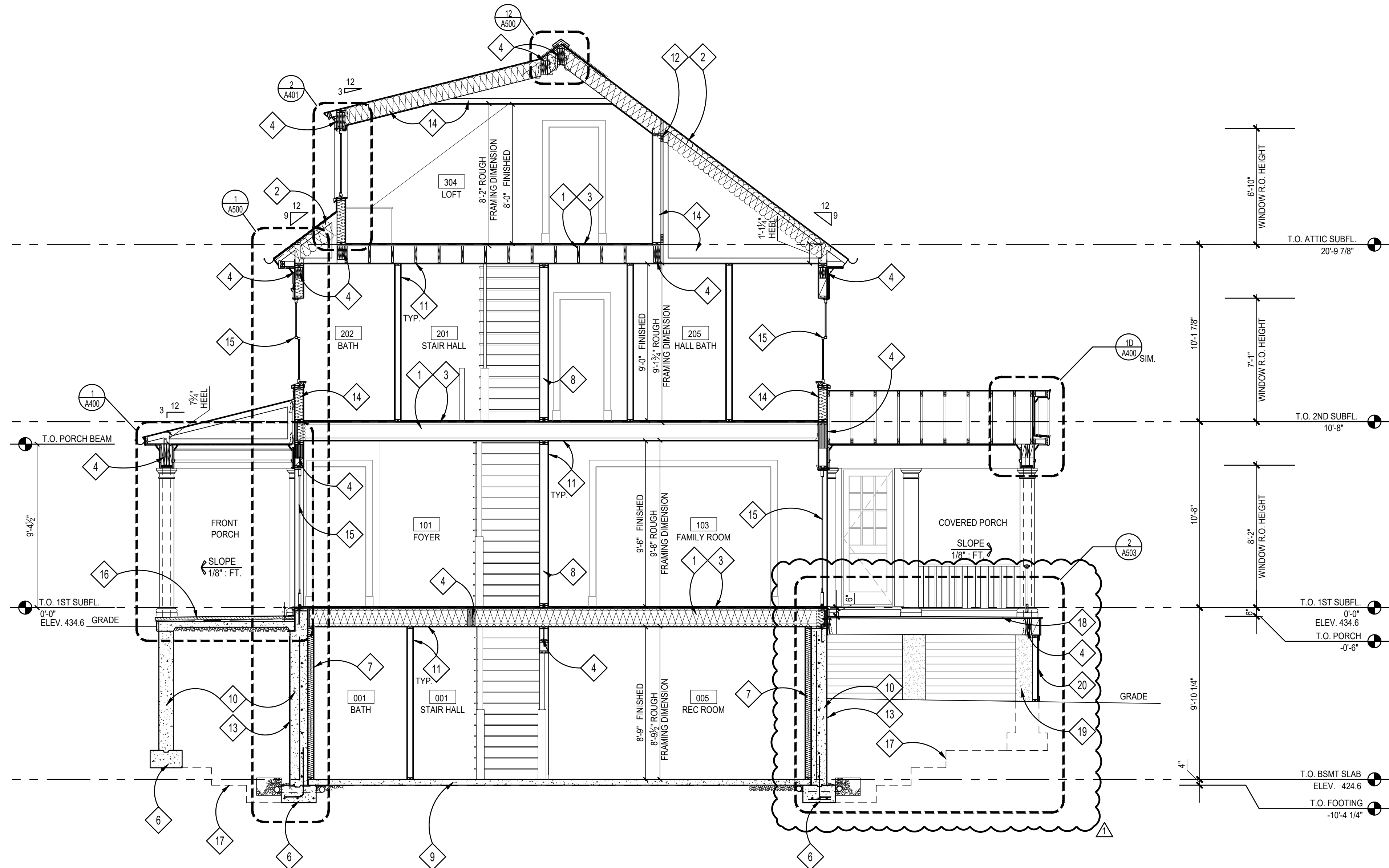
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REVIEWED
By Dan Bruechert at 2:28 pm, Sep 02, 2026

FILE NAME:

PERMIT REVISION

- CHANGE REAR PORCH FROM FLAGSTONE ON CONC. TO DECKING ON P/T JOISTS ON MASONRY PIERS
- ADD BSMT AREAWAY AND DOOR



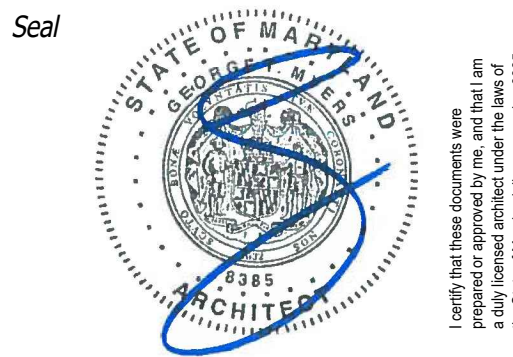
SECTION NOTES

- 1 FLOOR JOISTS; SEE FRAMING PLANS
- 2 ROOF TRUSSES BY TRUSS MANUFACTURER; SEE FRAMING PLANS
- 3 3/4" ADVANTECH SUBFLOOR; GLUED & SCREWED
- 4 BEAM/ LINTEL/ HEADER; SEE FRAMING PLANS
- 5 GRADE BEAM; SEE FOUNDATION PLAN
- 6 FOOTING; SEE FOUNDATION PLAN
- 7 FUR OUT BASEMENT WALLS W/ 2x4's @ 16" O.C. & R-13 BATT INSULATION, TYP.
- 8 2X6 LOAD BEARING WALL; SEE FRAMING PLANS
- 9 REINF. CONC. SLAB; SEE FOUNDATION PLAN
- 10 CONCRETE FOUNDATION WALL; SEE FOUNDATION PLAN
- 11 1/2" GYP. BD
- 12 GIRDER TRUSS BY TRUSS MANUFACTURER; SEE FRAMING PLANS
- 13 WATERPROOFING AND DRAINAGE BD TO GRADE
- 14 INSULATION; SEE THERMAL ENVELOPE SHEET EC001 & EC002
- 15 SCHEDULED WINDOW/DOOR
- 16 FLAGSTONE; T.B.S. ON 1" SETTING BED ON STRUCTURAL CONC. SLAB; SEE STRUCTURAL DRAWINGS.
- 17 DASHED LINE INDICATES STEPPED FOOTING BEYOND; SEE FOUNDATION PLAN, EXTEND FOOTERS DOWN TO SUITABLE SOILS
- 18 COMPOSITE DECKING T.B.S. ON P/T DECK JOISTS
- 19 COVERED PORCH ON STONE/MASONRY PIERS; SEE DETAIL '2/A503'
- 20 PTD. 5/4X8 DECK SKIRTING

- NOTE:
1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD
 2. ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.
 3. = TEMPERED GLASS
 = EGRESS

GTM
ARCHITECTS

7250 WOODMONT AVE, SUITE 200, BETHESDA, MD 20814
(240)333-2000 GTMARCHITECTS.COM



Consultant

Project
**19 HIGH ST
LOT 4**

Owner

Developer

PERMIT SET	07/11/2025
PERMIT REVISION	08-15-2026

Issue Description	Date
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GTM Project No.	25.0387
Checked By	GTM
Drawn By	LEO/NW
Scale	AS NOTED

Sheet Title

**BUILDING
SECTION**

Sheet No.

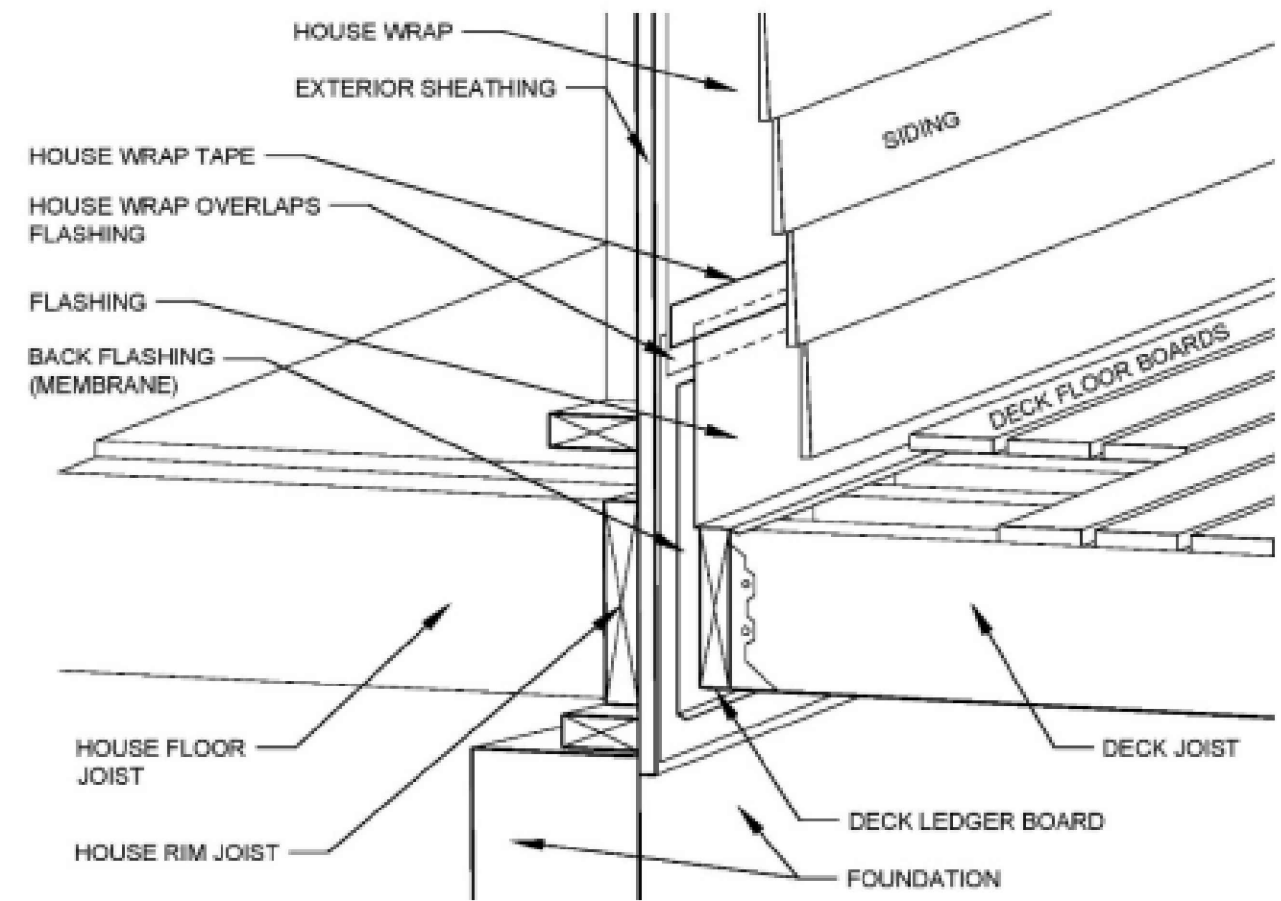
A301

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APPROVED
Montgomery County
Historic Preservation Commission

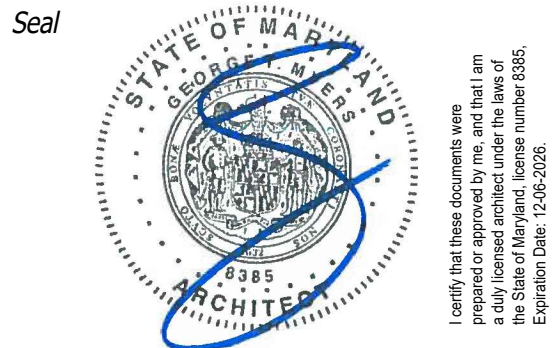
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ATTACHED DECK FLASHING DETAIL
Figure 15

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Consultant

Project
**19 HIGH ST
LOT 4**

Owner

Developer

PERMIT SET	07/11/2025
PERMIT REVISION	08-15-2026

Issue Description Date

GTM Project No.	25.0387
Checked By	GTM
Drawn By	LEO/NW
Scale	AS NOTED

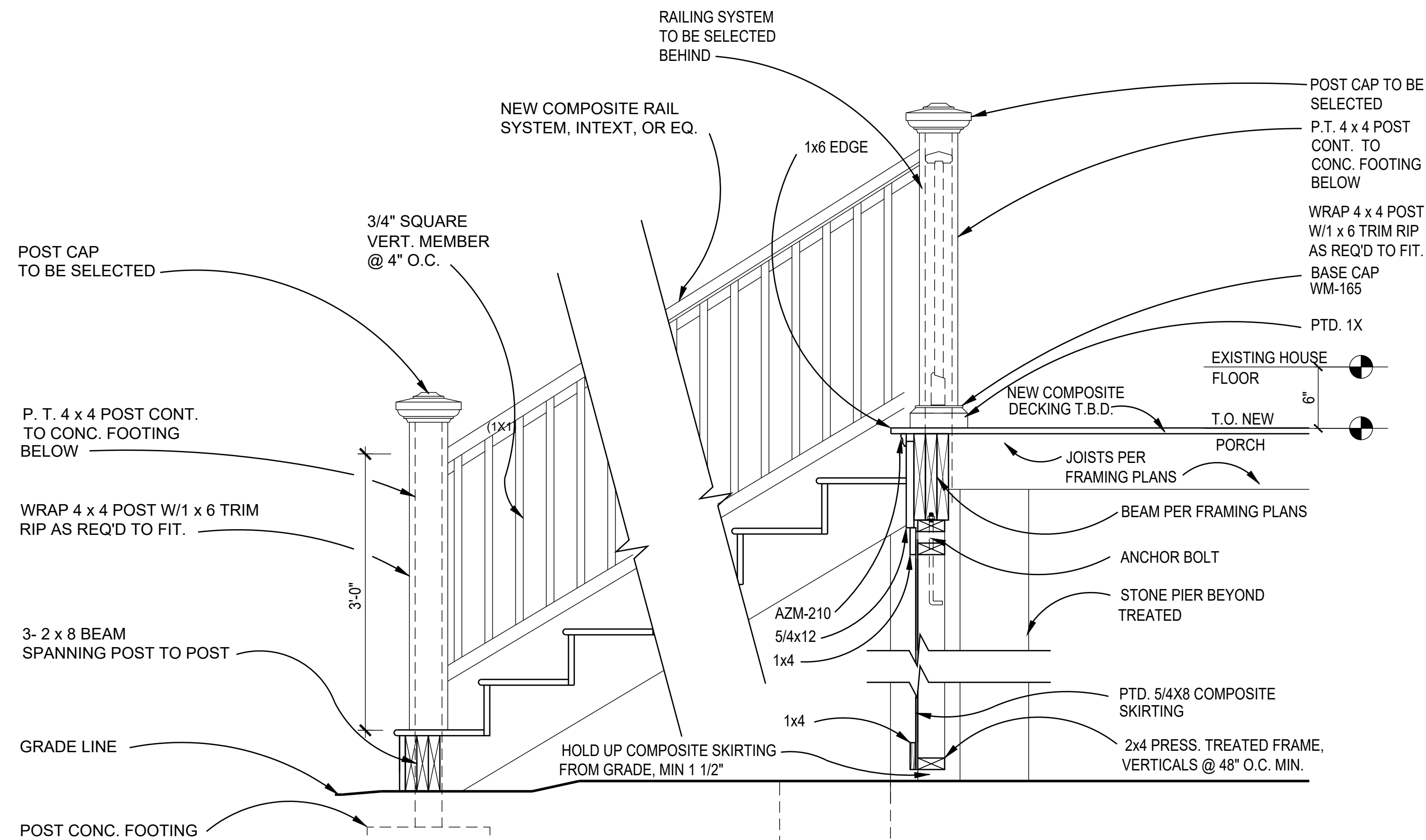
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DETAILS

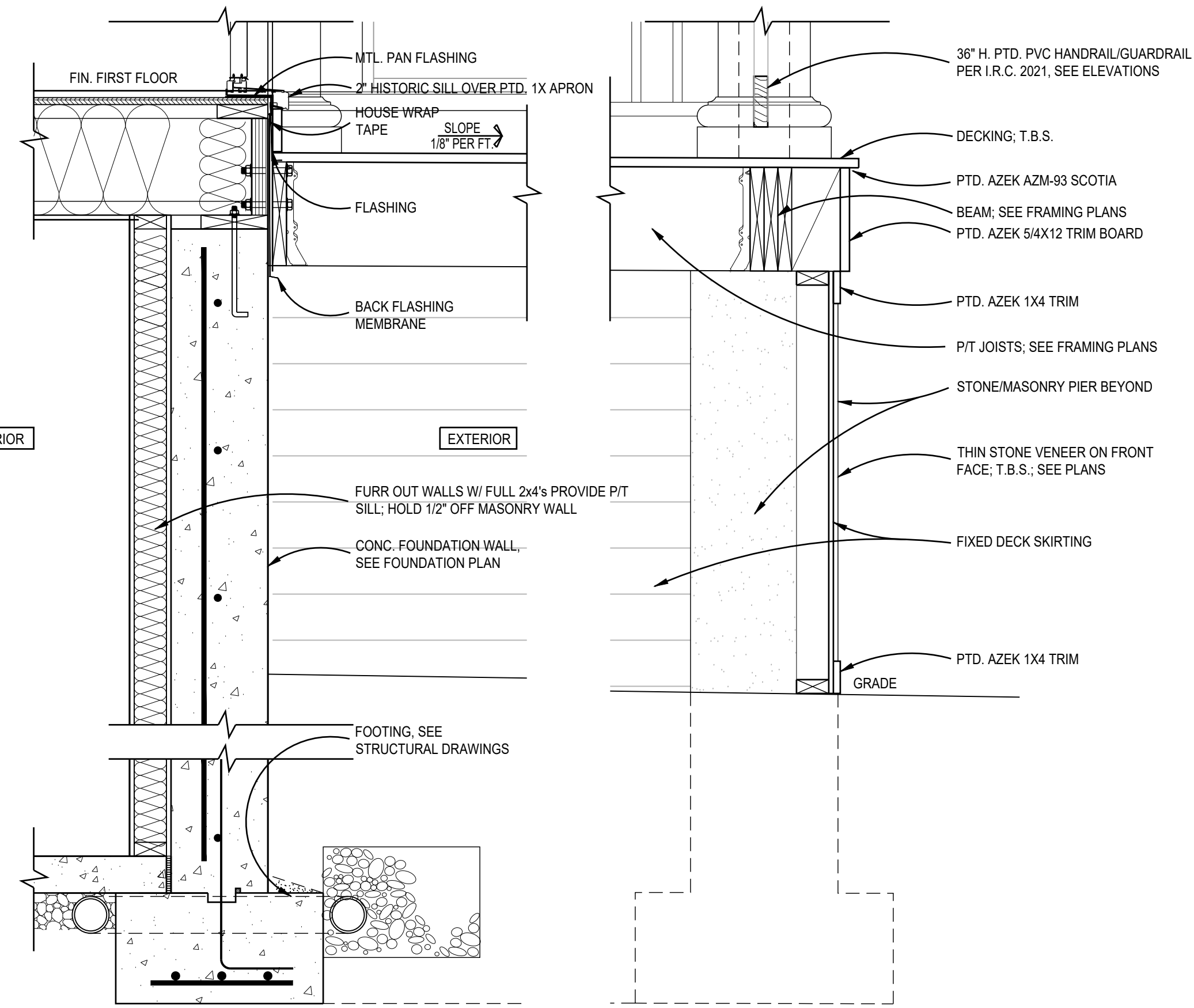
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A503

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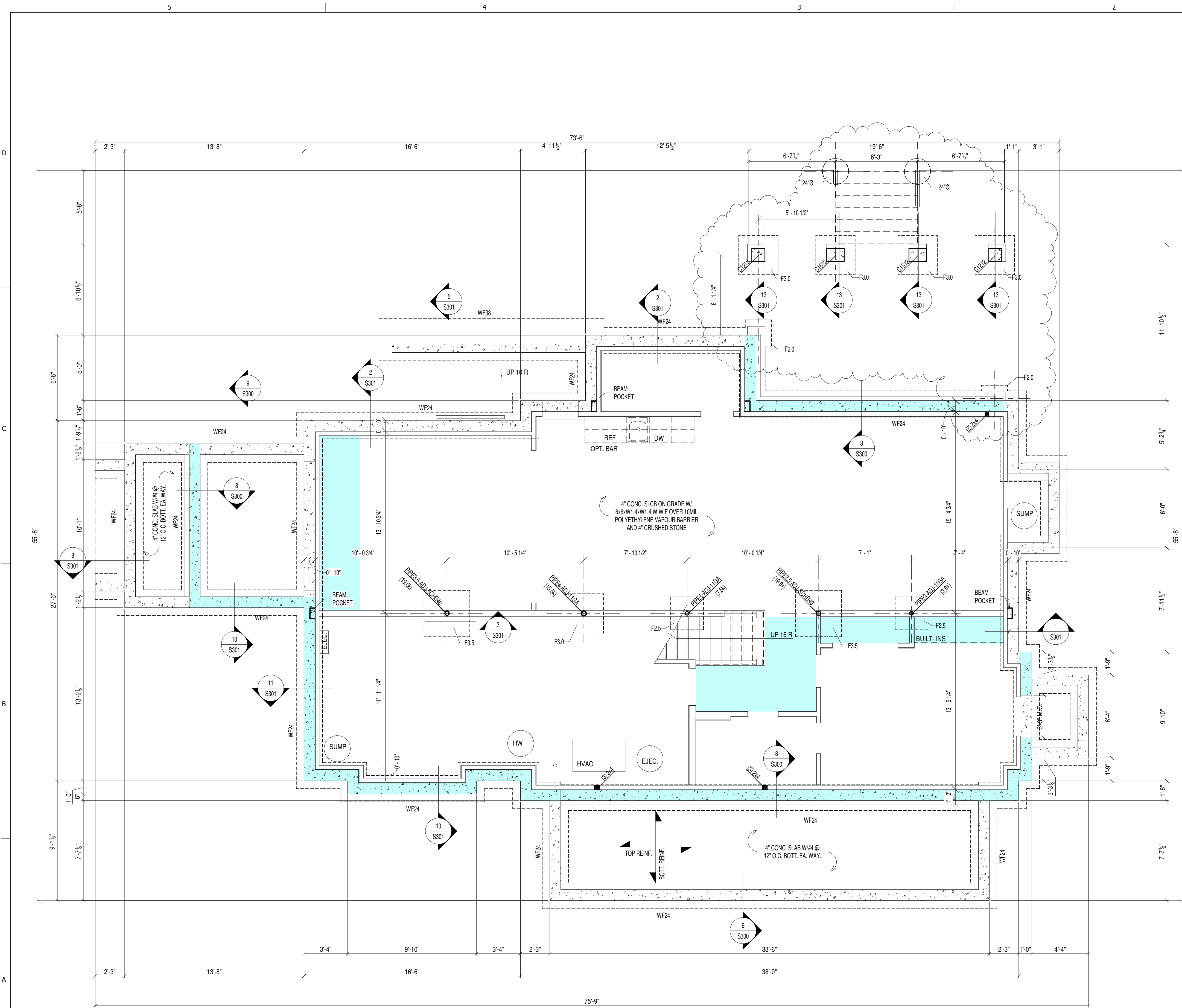


5 EXTERIOR STAIR DETAIL
SCALE: 1" = 1'-0"



2 REAR DECK DETAIL
SCALE: ???

FILE NAME: 5 4 3 2 1



APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 2:29 pm, Sep 02, 2026

- LEGENDS:**
- TS = THICKENED SLAB
WF = WALL FOOTING
F = FOOTING
- FOUNDATION NOTES:**
- FOUNDATION DESIGN IS BASED ON ASSUMED DESIGN CRITERIA AS SPECIFIED ON GENERAL NOTES SHEET. AND SHALL BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER. NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND OR CRITERIA DIFFERS FROM ASSUMED CRITERIA.
 - VERIFY AND COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL AND CIVIL DRAWINGS. NOTIFY ENGINEER IF ANY COORDINATION IS REQUIRED.
 - BASEMENT SLAB SHALL BE 4" CONC. SLAB ON GRADE WITH 6x6 W/ 1.4 W.W.F. U.N.O.
 - ALL EXTERIOR FOOTINGS SHALL BE LOWERED TO MINIMUM FROST DEPTH AS REQUIRED BY LOCAL JURISDICTIONS.
 - PROVIDE MIN. 3'-0" x 3'-0" x 12" CONC. FOOTING W/ #5 @ 12" O.C. BOTT. EA. WAY. UNDER EACH POST UNLESS NOTED OTHERWISE ON FOUNDATION PLAN.
 - PROVIDE MIN. 16"x12" CONC. THICKENED SLAB UNDER BEARING WALLS UNLESS NOTED OTHERWISE.
 - PROVIDE MIN. 24"x8" CONC. WALL FOOTING W/ MIN. (2) #4 CONT. @ BOTT. UNDER ALL FOUNDATION WALLS UNLESS NOTED OTHERWISE.
 - PROVIDE WATERPROOFING, DAMP PROOFING PER APPLICABLE CODES AT FOUNDATION WALL, FOOTINGS AND SLABS.
 - INSTALL CONTINUOUS 4"Ø PERFORATED DRAIN PIPES ON EACH SIDE OF FOOTING. CONNECTED WITH 1/2"Ø WEEP HOLES @ 8'-0" O.C. AND DRAIN TO SUMP PUMP OR DAY LIGHT.

COLUMN FOOTING SCHEDULE	
MARK	DESCRIPTION
F2.0	2'-0" x 2'-0" x 12" CONC. FTG. W/ #4 @ 12" O.C. BOTT. EA. WAY.
F2.5	2'-6" x 2'-6" x 12" CONC. FTG. W/ #4 @ 12" O.C. BOTT. EA. WAY.
F3.0	3'-0" x 3'-0" x 12" CONC. FTG. W/ #4 @ 12" O.C. BOTT. EA. WAY.
F3.5	3'-6" x 3'-6" x 12" CONC. FTG. W/ #4 @ 12" O.C. BOTT. EA. WAY.

CONCRETE GRADE BEAM SCHEDULE	
MARK	DESCRIPTION
CB812	8" x 12" CONC. LINTEL W/ (2) #5 CONT. @ BOTT.

CONCRETE LINTEL SCHEDULE	
MARK	DESCRIPTION
CB812	8" x 12" CONC. LINTEL W/ (2) #5 CONT. @ BOTT.

WALL FOOTING SCHEDULE	
MARK	DESCRIPTION
WF18	18" x 8" CONC. FTG. W/ (2) #4 CONT. @ BOTT.
WF24	24" x 8" CONC. FTG. W/ (2) #4 CONT. @ BOTT.

- PLAN LEGENDS & SYMBOLS:**
- INDICATES BEARING WALL
 - INDICATES DRAIN HOLE FROM ABOVE
 - INDICATES JOIST/TRUSS HANGERS (REFER TO SHOP DWGS)
 - ** DIMENSIONAL LUMBER: USE SIMPSON "LUS" OR APPROVED EQ.
 - ** STRUCTURAL COMPOSITE BEAMS: USE SIMPSON "HUI" OR EQ.
 - ** CONCEALED FLANGE HANGERS: USE SIMPSON "HUC" OR EQ.
 - ** TOP FLANGE HANGERS: USE SIMPSON "HUTT" OR EQ.
 - NOTE:
 - WIDTH OF HANGER TO MATCH WIDTH OF BEAM.
 - HEIGHT OF HANGER TO MATCH HEIGHT OF BEAM.
 - ANY HANGER NOT MENTIONED ABOVE NOTIFY ENGINEER FOR SPECIFICATIONS
 - INDICATES FRAMING DIRECTION
 - INDICATES REBAR DIRECTION
 - INDICATES NO. OF KING STUDS AT EACH END
 - INDICATES NO. OF JACK STUDS AT EACH END
 - INDICATES WALL FOOTING
 - WIDTH OF WALL FOOTING IN INCHES
 - INDICATES THICKENED SLAB
 - WIDTH OF THICKENED SLAB IN INCHES
 - INDICATES ISOLATED COLUMN FOOTING
 - INDICATES SIZE OF FOOTING IN DECIMAL FEET
 - MICROLAM LVL 2.0E
 - DEPTH OF MICROLAM LVL IN INCHES
 - LAMINATED STRAND LUMBER 1.7E
 - DEPTH OF TIMBERSTRAND LSL BEAM IN INCHES
 - PARALLAM STRAND LUMBER 2.0E
 - WIDTH/DEPTH OF MEMBER
 - COLUMN CAP
 - COLUMN BASE
 - HOLD DOWN ANCHOR
 - METAL STRAP
 - JOIST/TRUSS BEAM HANGER
 - HURRICANE CLIPS

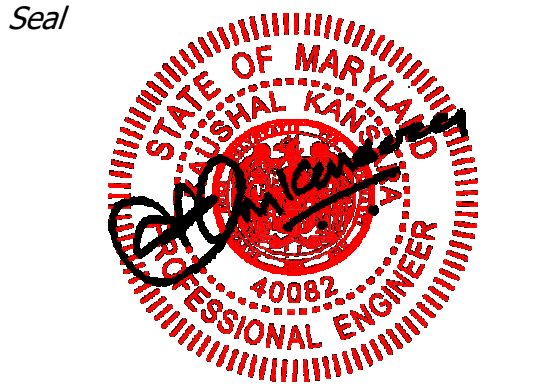
BASEMENT FOUNDATION WALL SCHEDULE (MAX. UNSUPPORTED HEIGHT = 9'-0")				
THICKNESS	UNBALANCED BACK FILL HEIGHT	VERTICAL REBARS (E.F.P. = 30 PSF/FT)	VERTICAL REBARS (E.F.P. = 45 PSF/FT)	VERTICAL REBARS (E.F.P. = 60 PSF/FT)
10"	UP TO 6'-0"	NOT REQD.	NOT REQD.	NOT REQD.
	6'-0" < HT < 7'-0"	NOT REQD.	NOT REQD.	#4 @ 24" O.C.
	7'-0" < HT < 8'-0"	NOT REQD.	#4 @ 18" O.C.	#4 @ 18" O.C.
	8'-0" < HT < 9'-0"	#4 @ 24" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.
	9'-0" < HT < 10'-0"	#4 @ 18" O.C.	#4 @ 18" O.C.	#5 @ 16" O.C.
NOTE: - BASED ON TABLE A.4 OF ACI 318-10 WITH FOLLOWING CRITERIA - IC = 3000 psi & Fy = 60000 ksi - E.F.P. = EQUIVALENT EARTH PRESSURE - MAXIMUM WALL HEIGHT = 9'-0" - MIN. COVER TO REINFORCEMENT AT INSIDE FACE = 3/4" & MIN. COVER TO REINFORCEMENT AT OUTSIDE FACE = 1 1/2" - PROVIDE MINIMUM ONE #4 REBAR 12" FROM TOP & BOTTOM. - PROVIDE PROPER DRAINAGE TO THE BACKFILL REFER TO ARCHITECTURAL DRAWINGS FOR DRAINAGE AND WATERPROOFING - REFER TO GEOTECHNICAL REPORT FOR ALL FURTHER RECOMMENDATIONS. GEOTECHNICAL ENGINEER TO VERIFY FOUNDATION DESIGN CRITERIA FOR SOIL BEARING CAPACITY AND EARTH PRESSURE.				

BASEMENT FOUNDATION WALL SCHEDULE (MAX. UNSUPPORTED HEIGHT = 10'-0")				
THICKNESS	UNBALANCED BACK FILL HEIGHT	VERTICAL REBARS (E.F.P. = 30 PSF/FT)	VERTICAL REBARS (E.F.P. = 45 PSF/FT)	VERTICAL REBARS (E.F.P. = 60 PSF/FT)
12"	UP TO 5'-0"	NOT REQD.	NOT REQD.	NOT REQUIRED
	5'-0" < HT < 6'-0"	NOT REQD.	NOT REQD.	NOT REQUIRED
	6'-0" < HT < 7'-0"	NOT REQD.	NOT REQD.	NOT REQUIRED
	7'-0" < HT < 8'-0"	NOT REQD.	NOT REQD.	#4 @ 20" O.C.
	8'-0" < HT < 9'-0"	NOT REQD.	#4 @ 18" O.C.	#4 @ 16" O.C.
	9'-0" < HT < 10'-0"	NOT REQD.	#4 @ 16" O.C.	#4 @ 12" O.C.
NOTE: - BASED ON TABLE 3.12 OF PCA-100 "PRESCRIPTIVE DESIGN OF EXTERIOR CONCRETE WALLS" WITH FOLLOWING CRITERIA - IC = 3000 psi & Fy = 60000 ksi - E.F.P. = EQUIVALENT EARTH PRESSURE - MAXIMUM WALL HEIGHT = 9'-0" - MIN. COVER TO REINFORCEMENT AT INSIDE FACE = 3/4" & MIN. COVER TO REINFORCEMENT AT OUTSIDE FACE = 1 1/2" - PROVIDE MINIMUM ONE #4 REBAR 12" FROM TOP & BOTTOM. - PROVIDE PROPER DRAINAGE TO THE BACKFILL REFER TO ARCHITECTURAL DRAWINGS FOR DRAINAGE AND WATERPROOFING - REFER TO GEOTECHNICAL REPORT FOR ALL FURTHER RECOMMENDATIONS. GEOTECHNICAL ENGINEER TO VERIFY FOUNDATION DESIGN CRITERIA FOR SOIL BEARING CAPACITY AND EARTH PRESSURE. - REBARS CAN BE SUBSTITUTED WITH #4 REBARS TO MATCH SPECIFIED AREA OF REINFORCEMENT IN ABOVE TABLE				

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Project
19 HIGH STREET LOT 4
BROOKVILLE, MD

LOT 4

I 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 number 40082. Expiration Date: 02-13-2027.

Issue Description Date

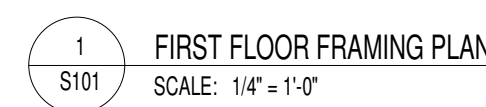
structBIM Project No. 22-0165
Checked By KK
Drawn By KK
Scale 1/4" = 1'-0"

Sheet Title
FOUNDATION PLAN

Sheet No.

S100

STEEL COLUMN SCHEDULE	
MARK	DESCRIPTION
PIPE3-ADJ-11GA	3'0" x 11 GA. ADJUSTABLE STEEL PIPE COLUMN
PIPE3.5-ADJ-SCH40	3 1/2" (O.D.) SCHEDULE 40 ADJUSTABLE STEEL PIPE COLUMN
PIPE4-ADJ-11GA	4'0" x 11GA. ADJUSTABLE STEEL PIPE COLUMN



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By Dan Bruechert at 2:29 pm, Sep 02, 2026

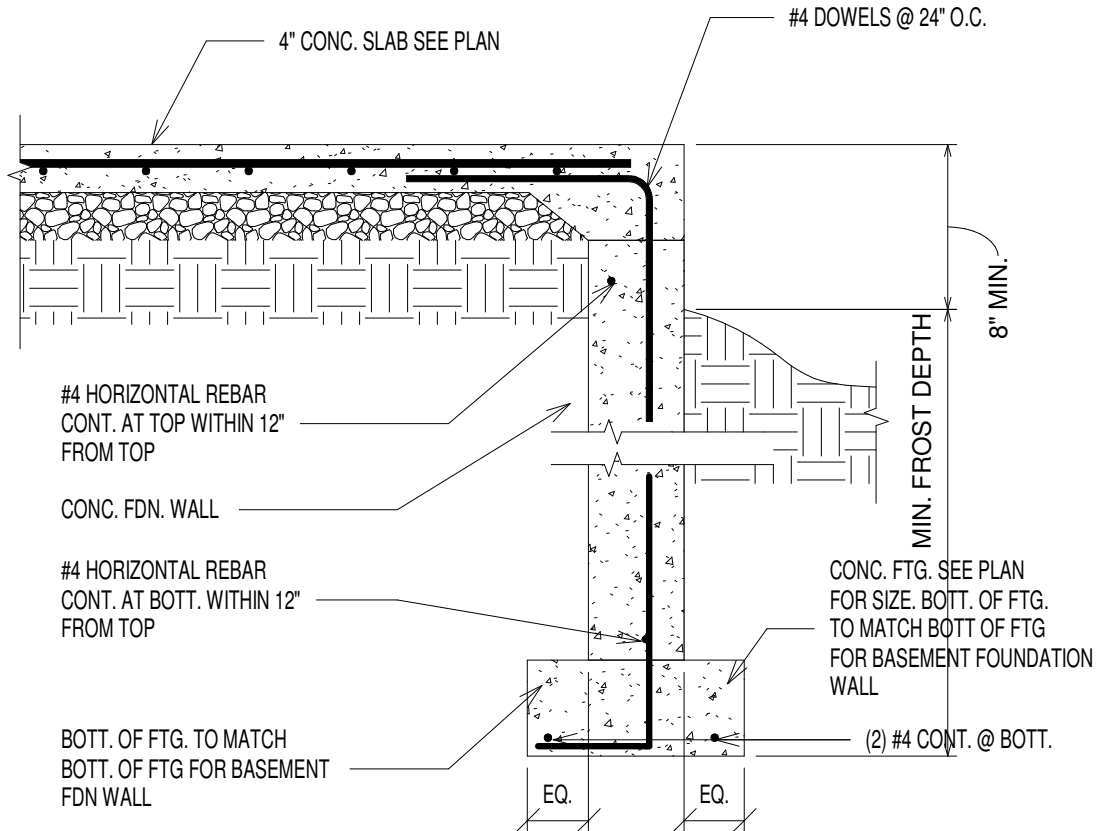
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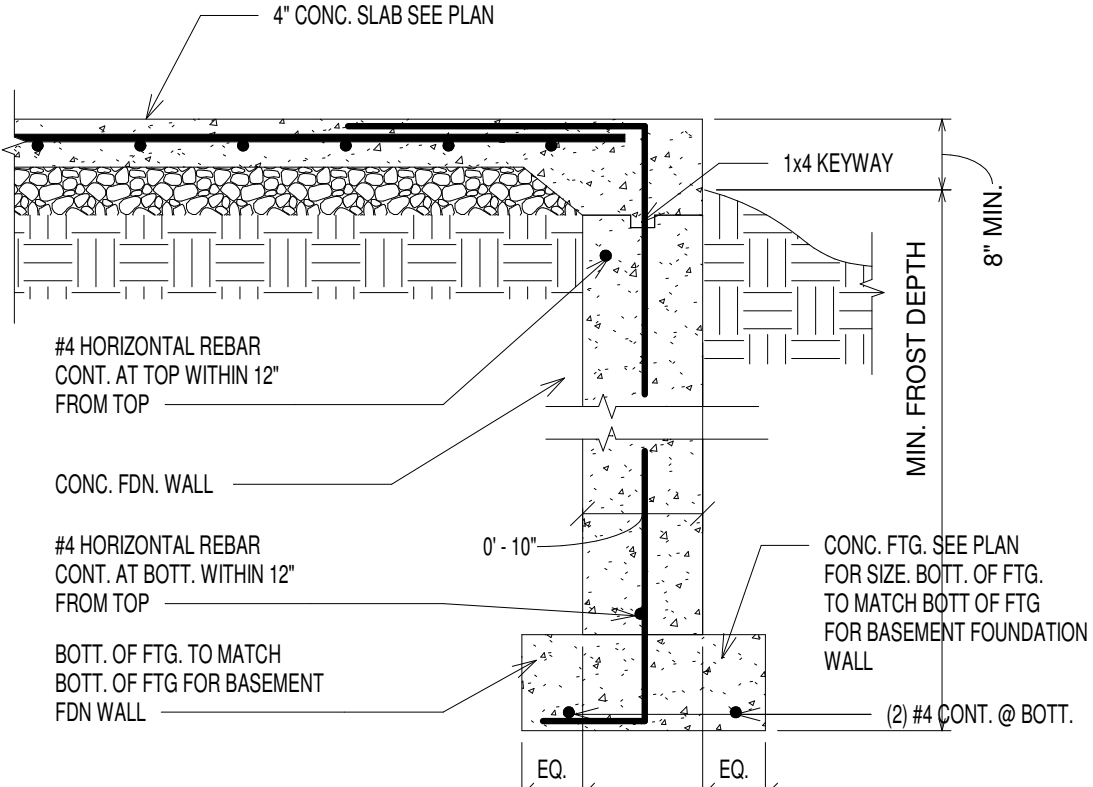
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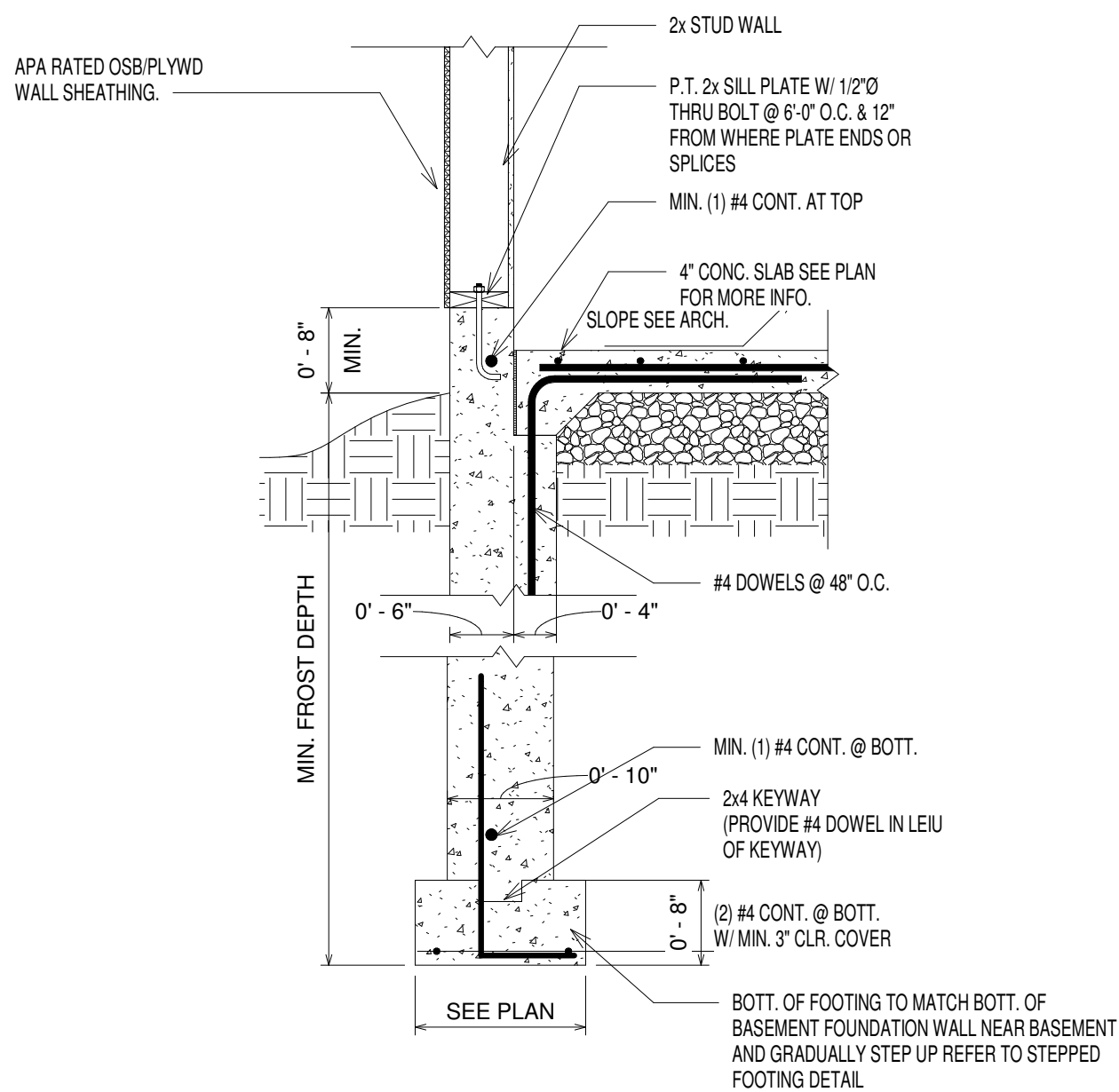
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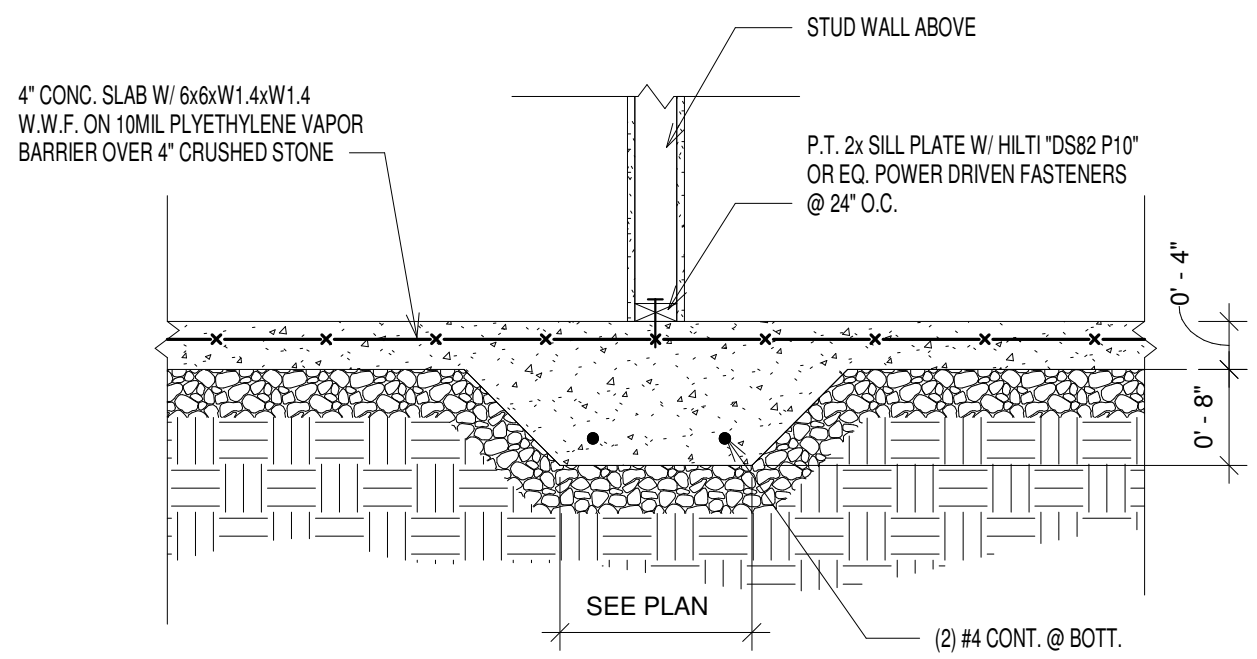
13 SECTION
SCALE: 3/4" = 1'-0"



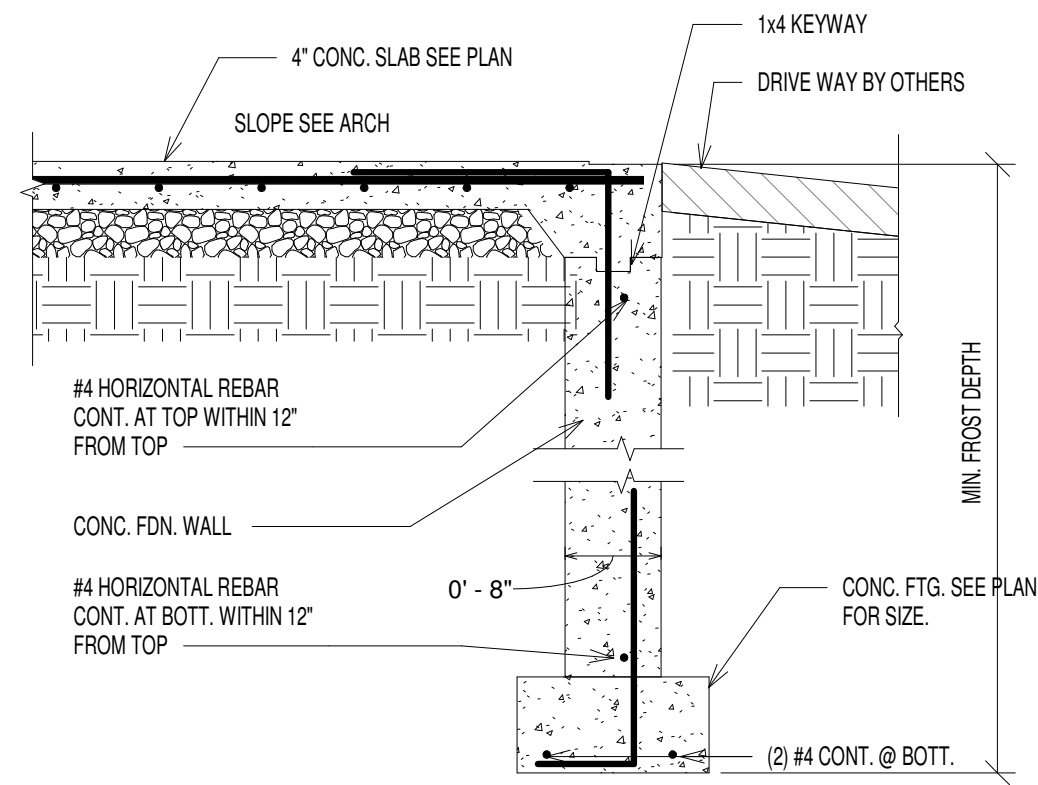
9 SDO, 12 FNDN, CONC. PORCH1
SCALE: 3/4" = 1'-0"



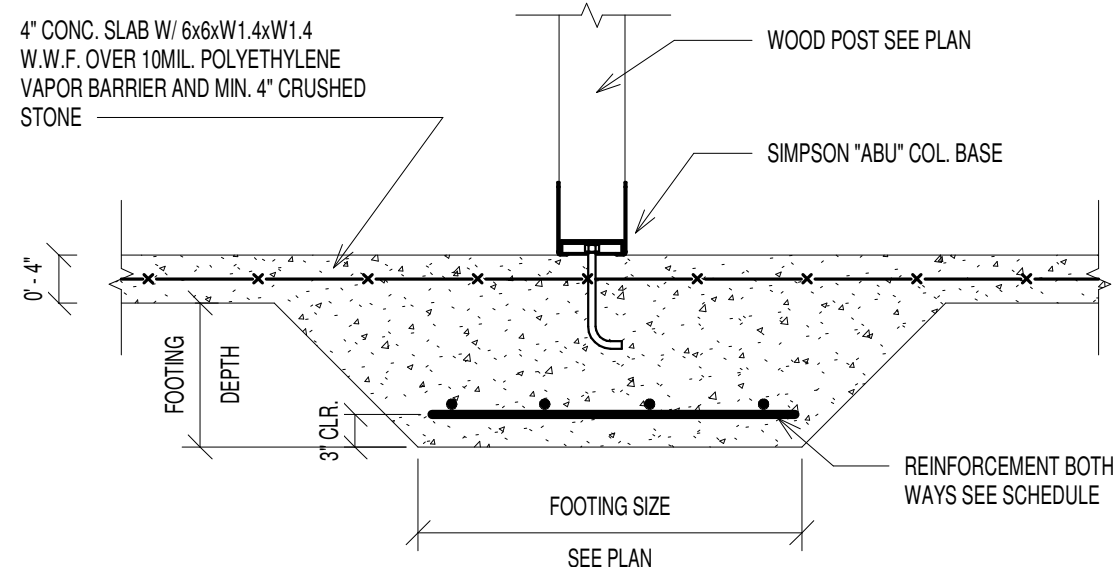
10 TYP. FOUNDATION WALL @ GARAGE W/ SIDING
SCALE: 3/4" = 1'-0"



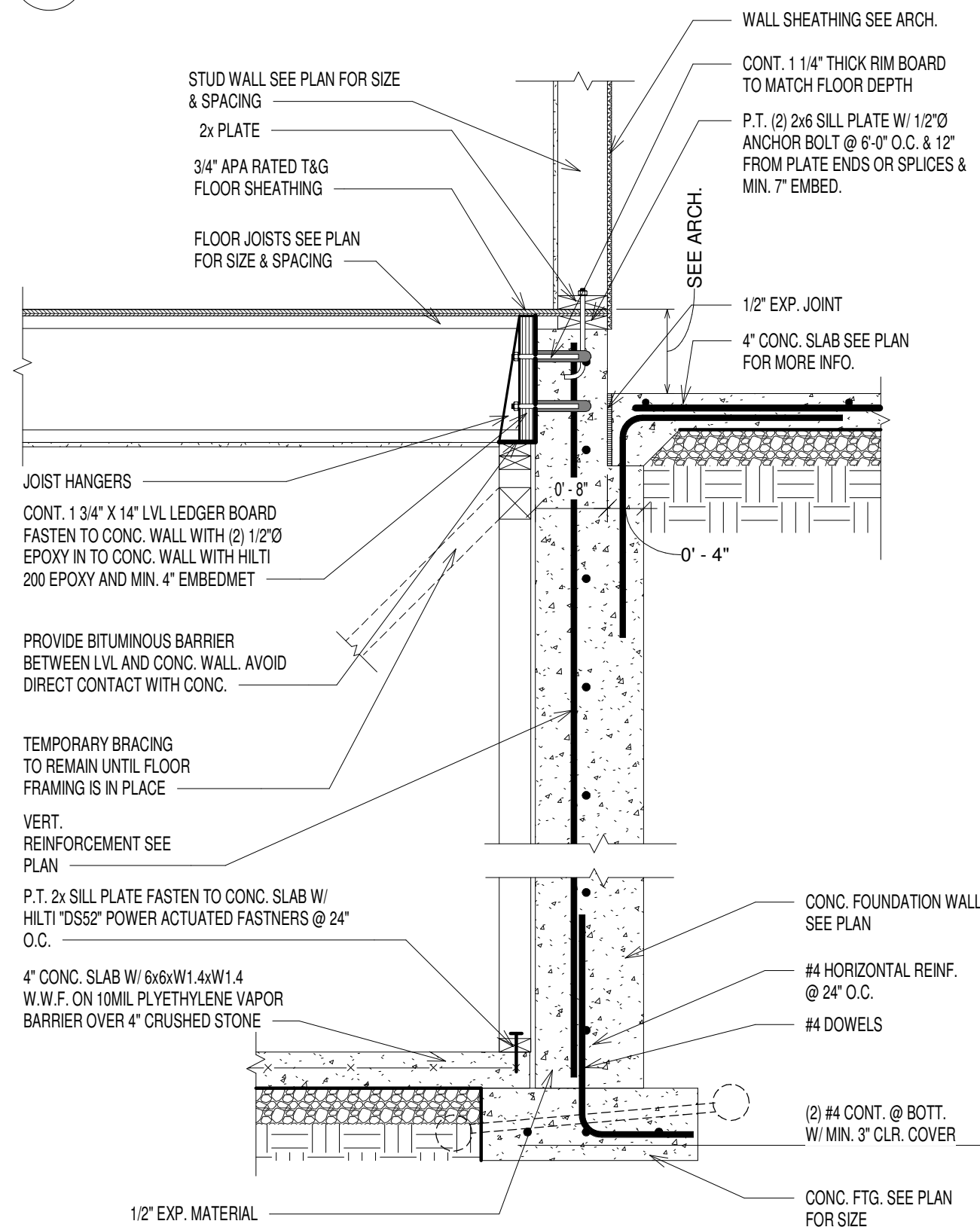
5 INT. WALL THICKENED SLAB
SCALE: 3/4" = 1'-0"



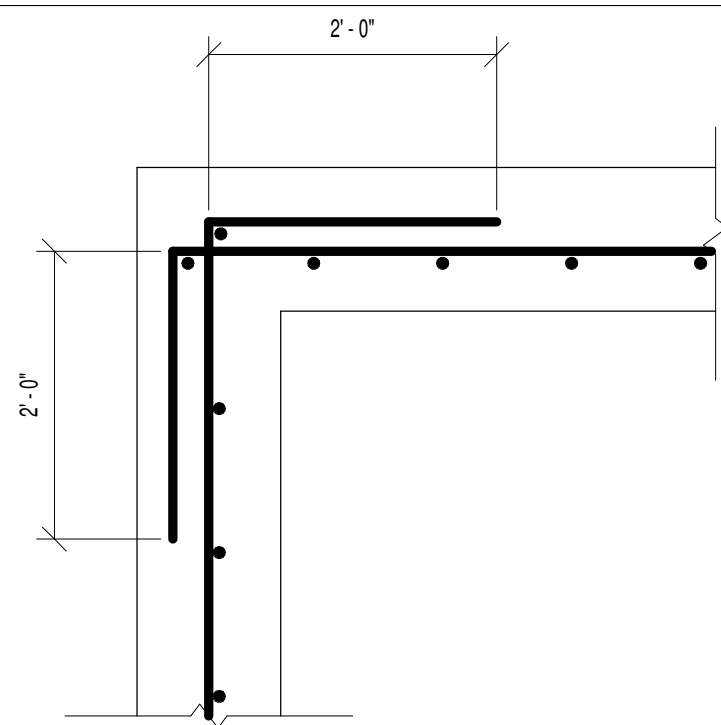
6 FOUNDATION WALL @ GARAGE ENTRY
SCALE: 3/4" = 1'-0"



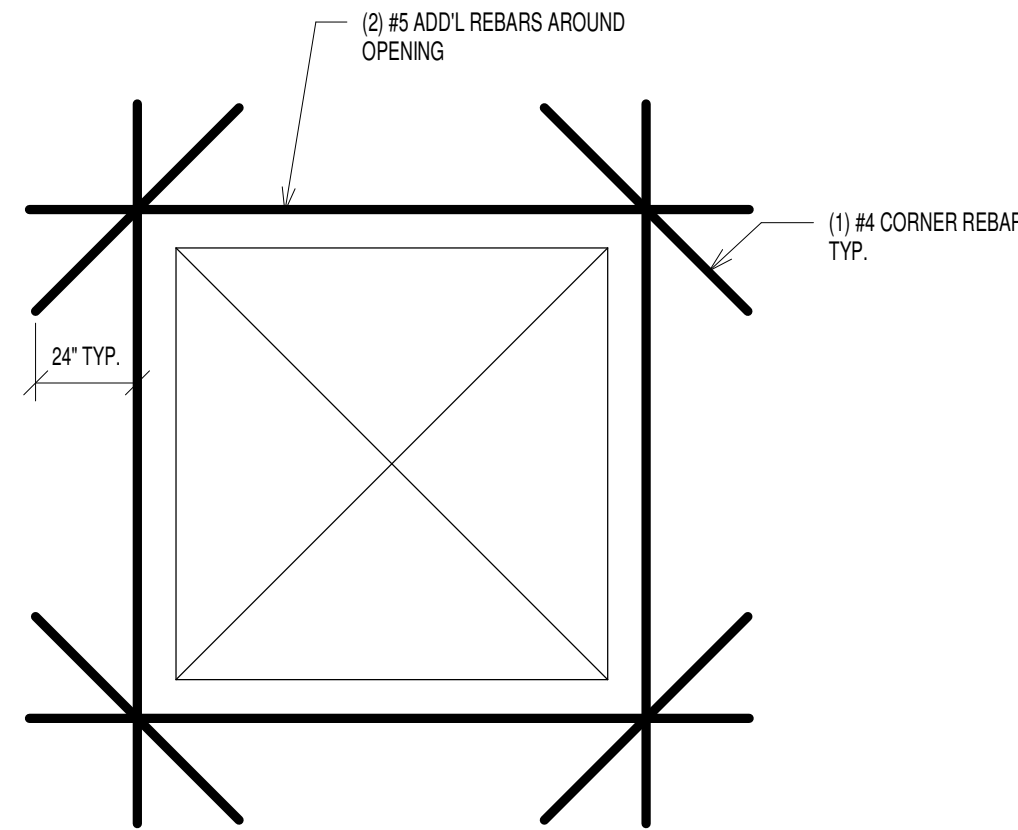
7 TYPICAL WOOD COLUMN FOOTING
SCALE: 3/4" = 1'-0"



8 TYP. FOUNDATION WALL SECTION @ PORCH
SCALE: 3/4" = 1'-0"

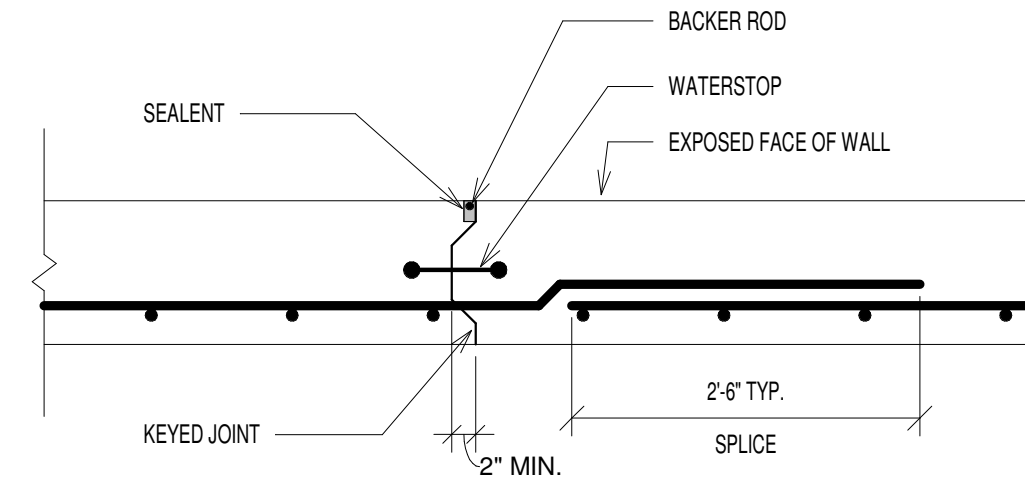


TYP. CORNER REINFORCEMENT DETAIL (PLAN VIEW)



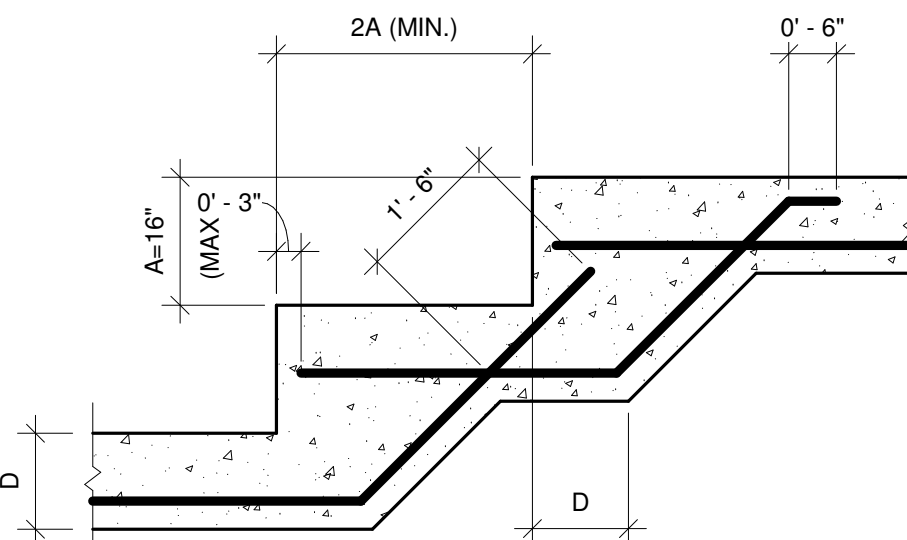
TYP. REINFORCEMENT AROUND OEPNING(ELEVATION VIEW)

1 TYP. REINFORCEMENT AT WALL CORNER & OPENING
SCALE: 3/4" = 1'-0"



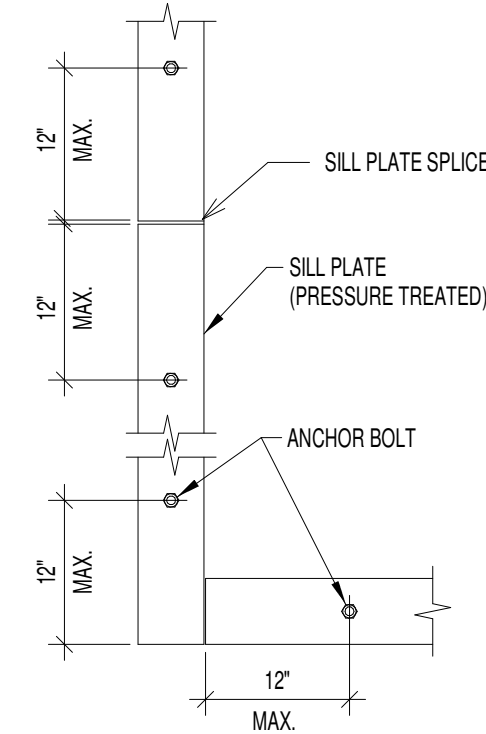
NOTE: PROVIDE CONSTRUCTION OR CONTROL JOINTS IN FOUNDATION WALLS AT EVERY 40'-0" TYPICAL.

2 TYP. CONTROL JOINT @ FOUNDATION WALL
SCALE: 3/4" = 1'-0"



NOTE: SEE PLAN FOR REINFORCING AND OTHER INFO.

3 TYP. STEPPED FOOTING DETAIL
SCALE: 1/2" = 1'-0"



- NOTES:
1. MINIMUM SILL BOLTING TO CONCRETE SHALL BE 1/2"x3" ANCHOR BOLTS, OR EQUAL, AT 6'-0" O.C. WITH 7" MINIMUM EMBEDMENT.
 2. ALL ANCHORS FOR SILL PLATES SUPPORTING SHEAR WALLS (SW) SHALL HAVE MIN. 3"x3" STEEL WASHERS AND SHALL EXTEND A MINIMUM OF 2' ABOVE TOP OF SILL.
 3. PROVIDE MINIMUM (2) BOLTS PER PIECE.
 4. SEE OTHER DETAILS FOR USE OF MUSSILL ANCHORS IN LIEU OF ANCHOR BOLTS.

4 TYP. SILL PLATE ANCHORAGE
SCALE: 3/4" = 1'-0"

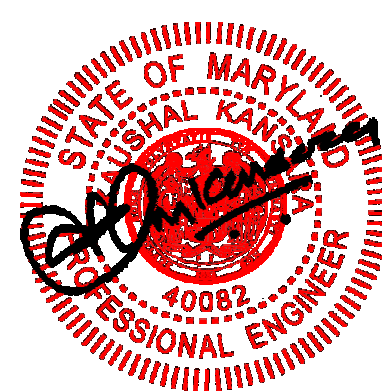
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GTM

Seal



Consultant



WE DESIGN....WE BIM
46400 BENEDICT DR, SUITE #211
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Project

19 HIGH STREET LOT 4
BROOKVILLE, MD

LOT 4

I 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 number 40082, Expiration Date: 02-13-2027.



Issue Description Date

structBIM Project No. 22-0165
Checked By KK
Drawn By KK
Scale As indicated

Sheet Title
FOUNDATION DETAILS

Sheet No.

S300

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Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 2:29 pm, Sep 02, 2026

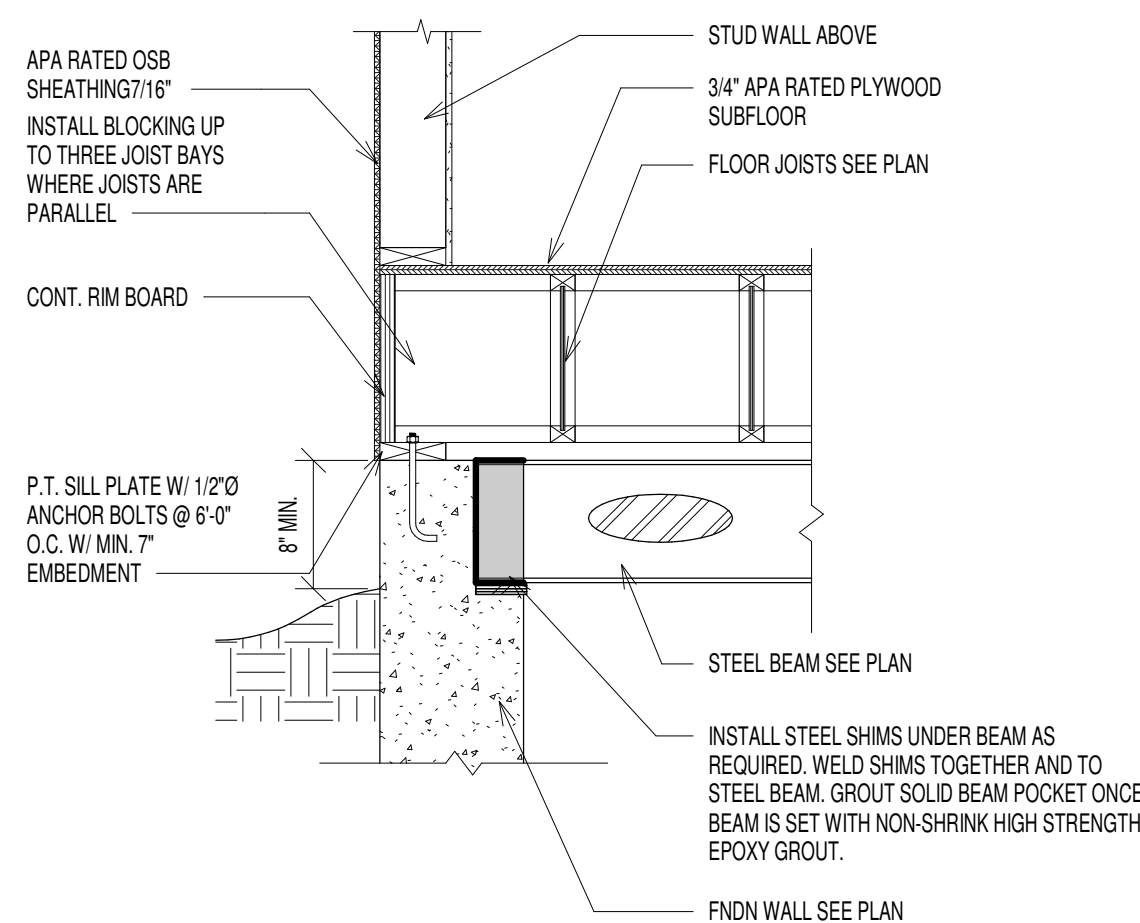
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C

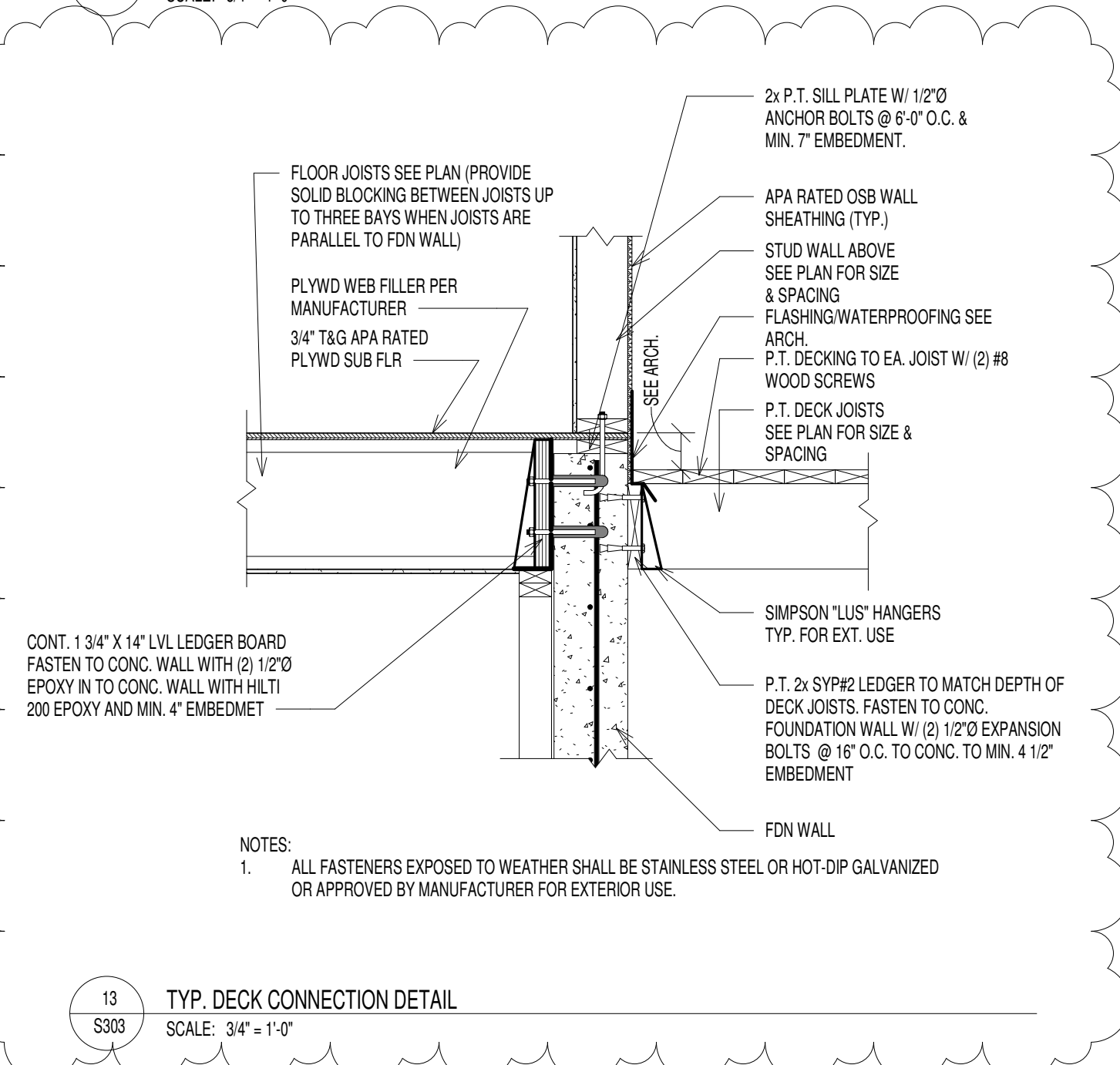
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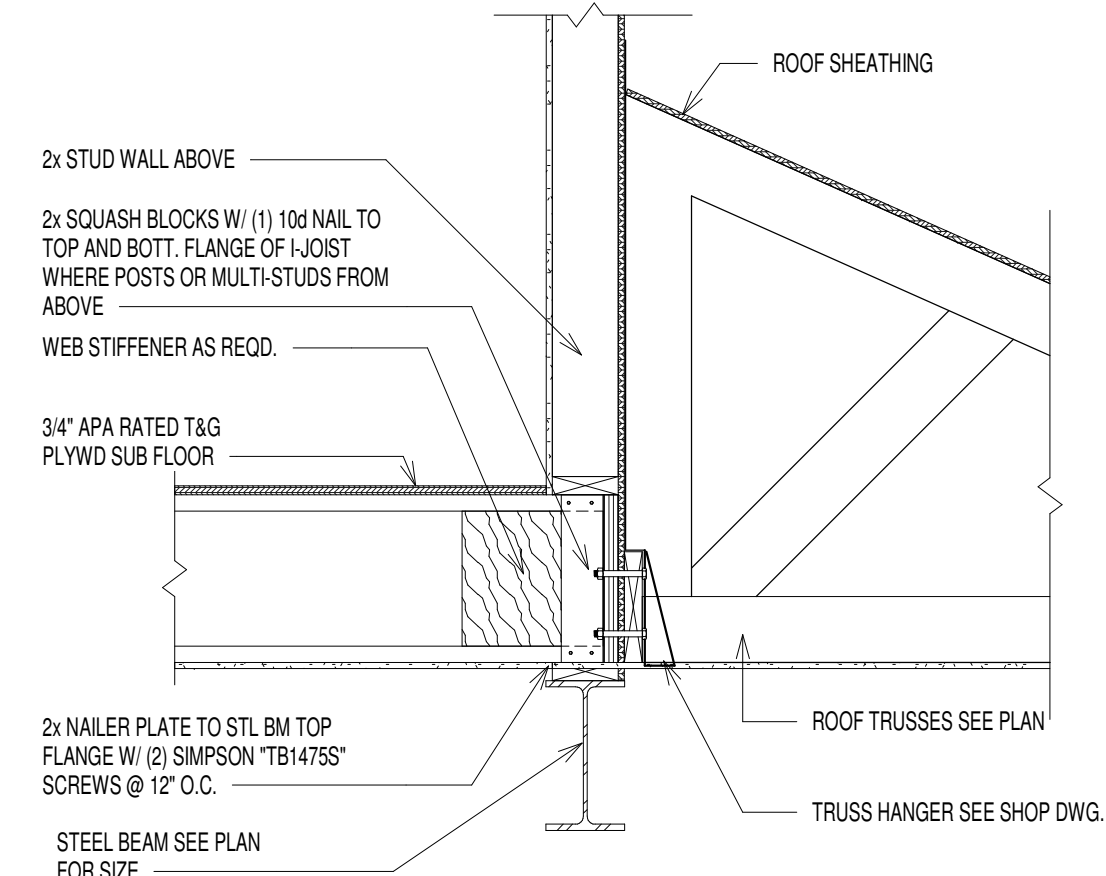
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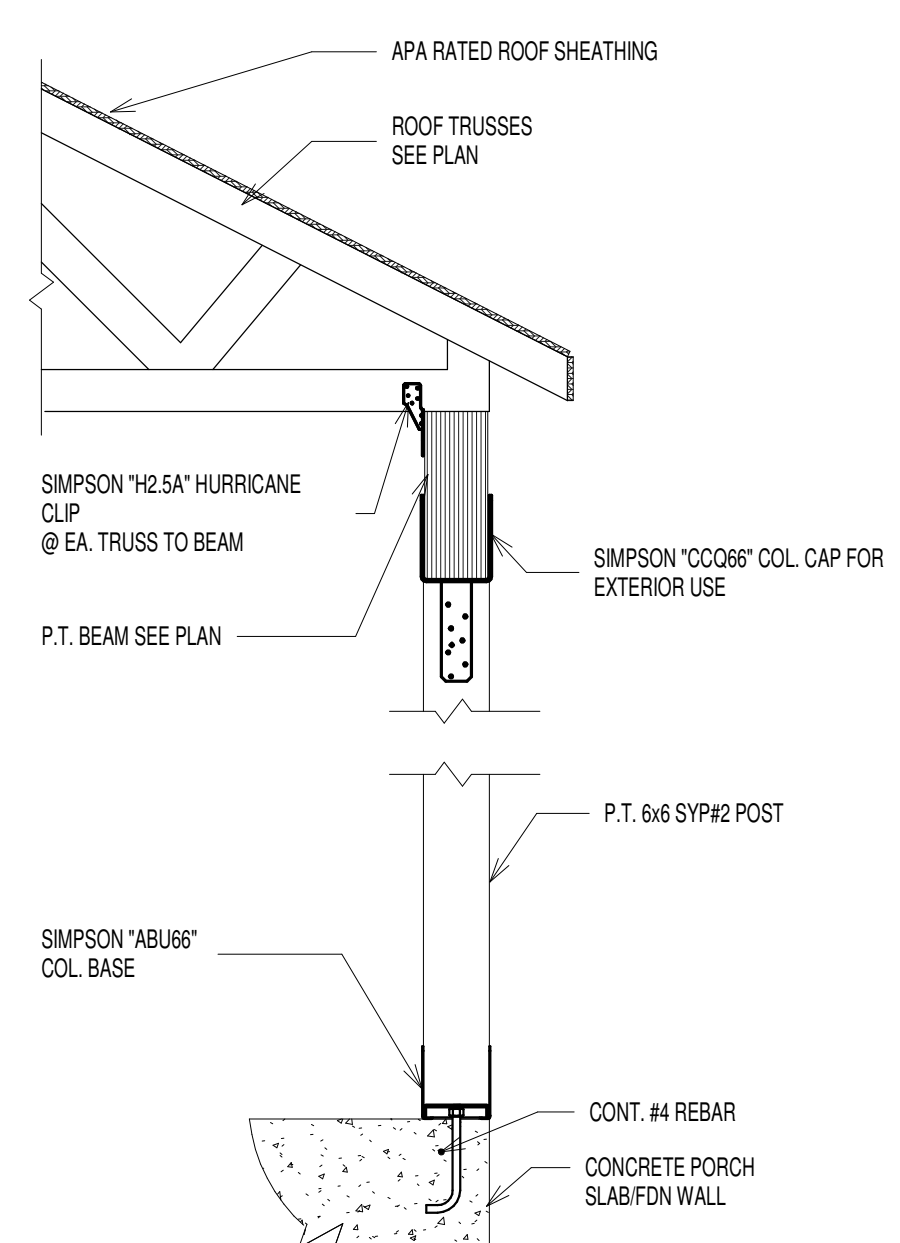
12 TYP. STEEL BEAM POCKET DETAIL
S303 SCALE: 3/4" = 1'-0"



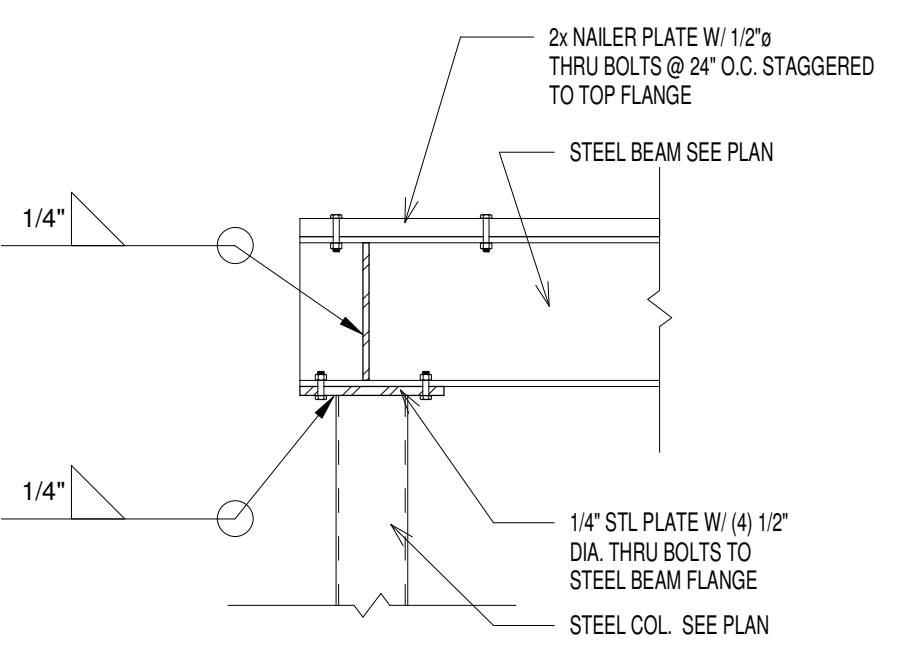
13 TYP. DECK CONNECTION DETAIL
S303 SCALE: 3/4" = 1'-0"



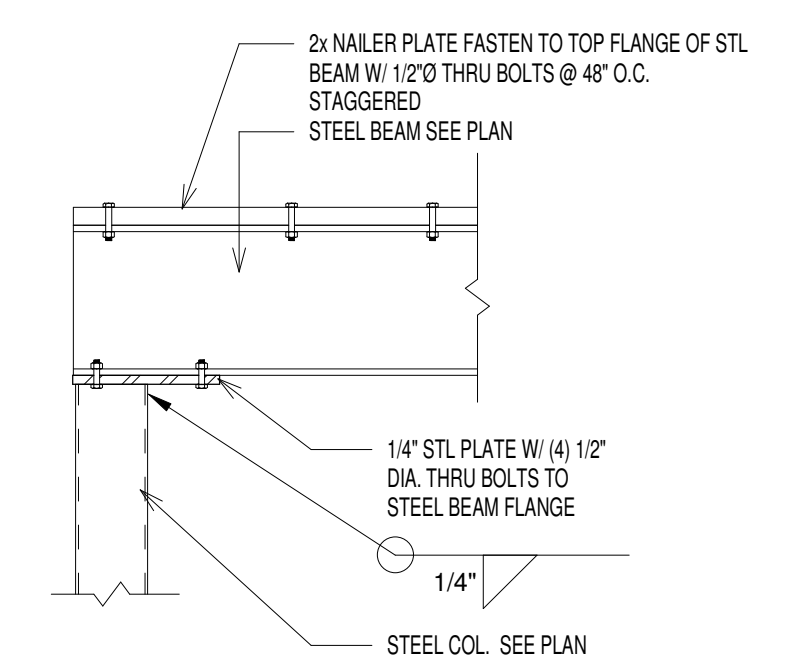
9 SECTION @ GARAGE BEAM
S303 SCALE: 3/4" = 1'-0"



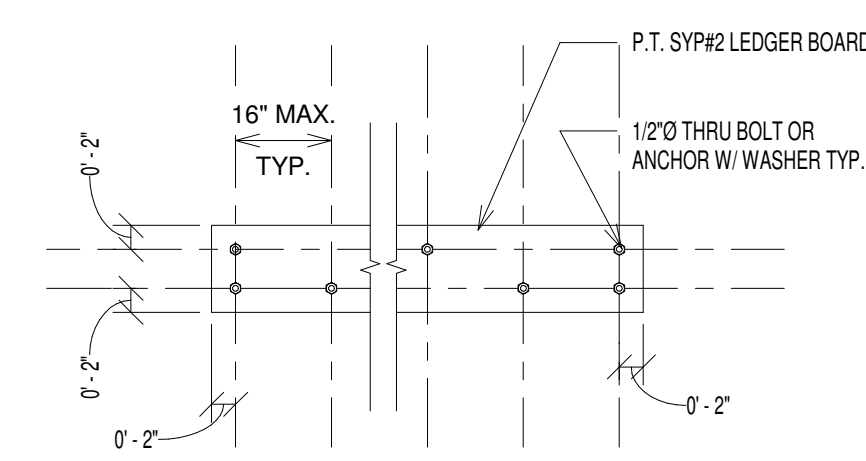
10 SECTION AT PORCH ROOF
S303 SCALE: 3/4" = 1'-0"



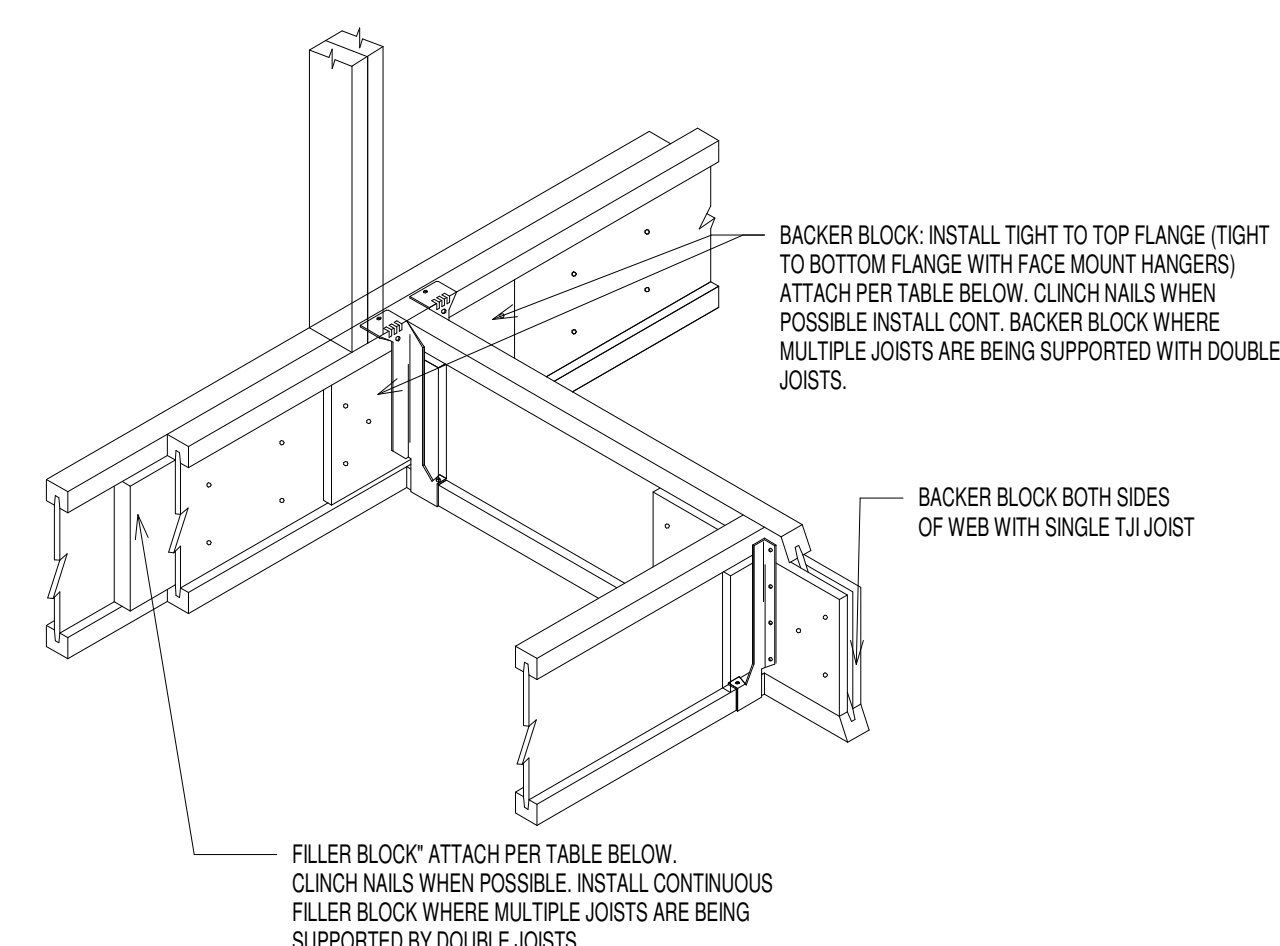
11 SECTION
S303 SCALE: 3/4" = 1'-0"



5 STEEL BEAM TO STEEL COLUMN - END SUPPORT
S303 SCALE: 3/4" = 1'-0"

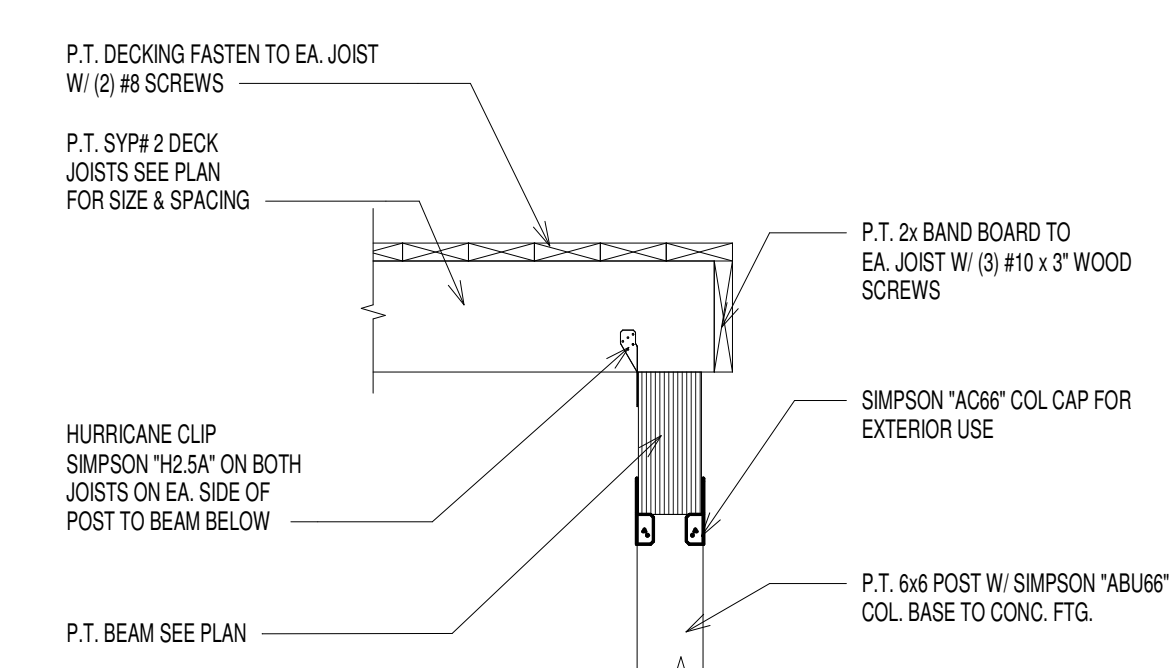


6 TYP. DECK CONNECTION DETAIL
S303 SCALE: 3/4" = 1'-0"

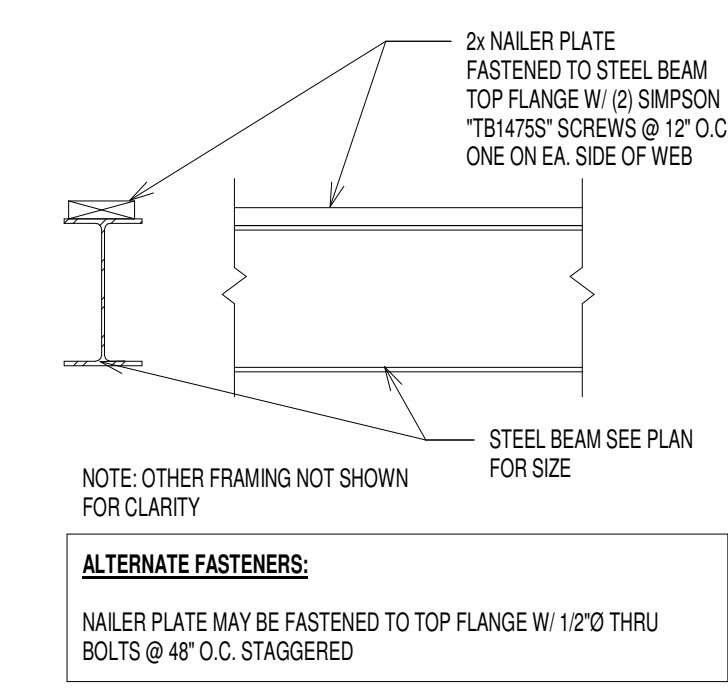


TJI	110	210	230 OR 360	560
DEPTH	9 1/2" OR 11 7/8"	14"	9 1/2" OR 11 7/8"	11 7/8" OR 14" OR 16"
FILLER BLOCK (1)	2x6	2x6	2x6 + 3/8" SHEATHING	(2) 2x6
BACKER BLOCK (1)	5/8" OR 3/4"	3/4" OR 7/8"	7/8" OR 1" NET	2x6

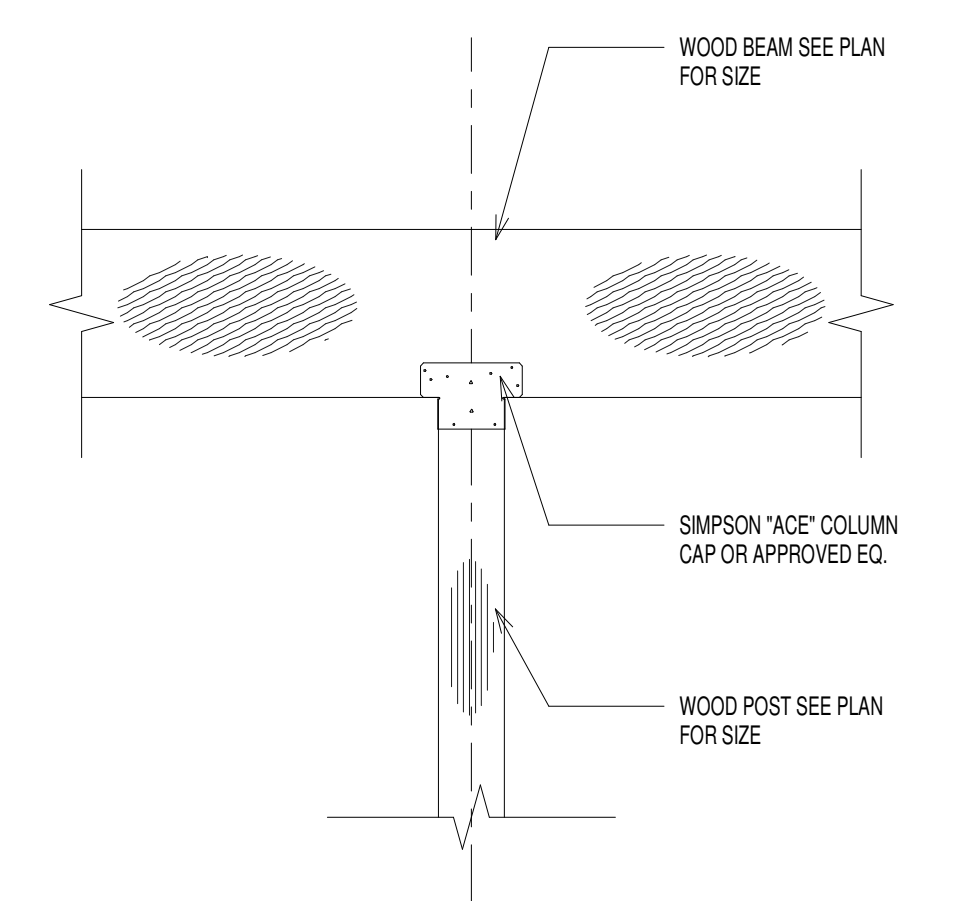
7 TYPICAL DBL JOISTS CONNECTION W/ JOIST SUPPORTED
S303 SCALE: 3/4" = 1'-0"



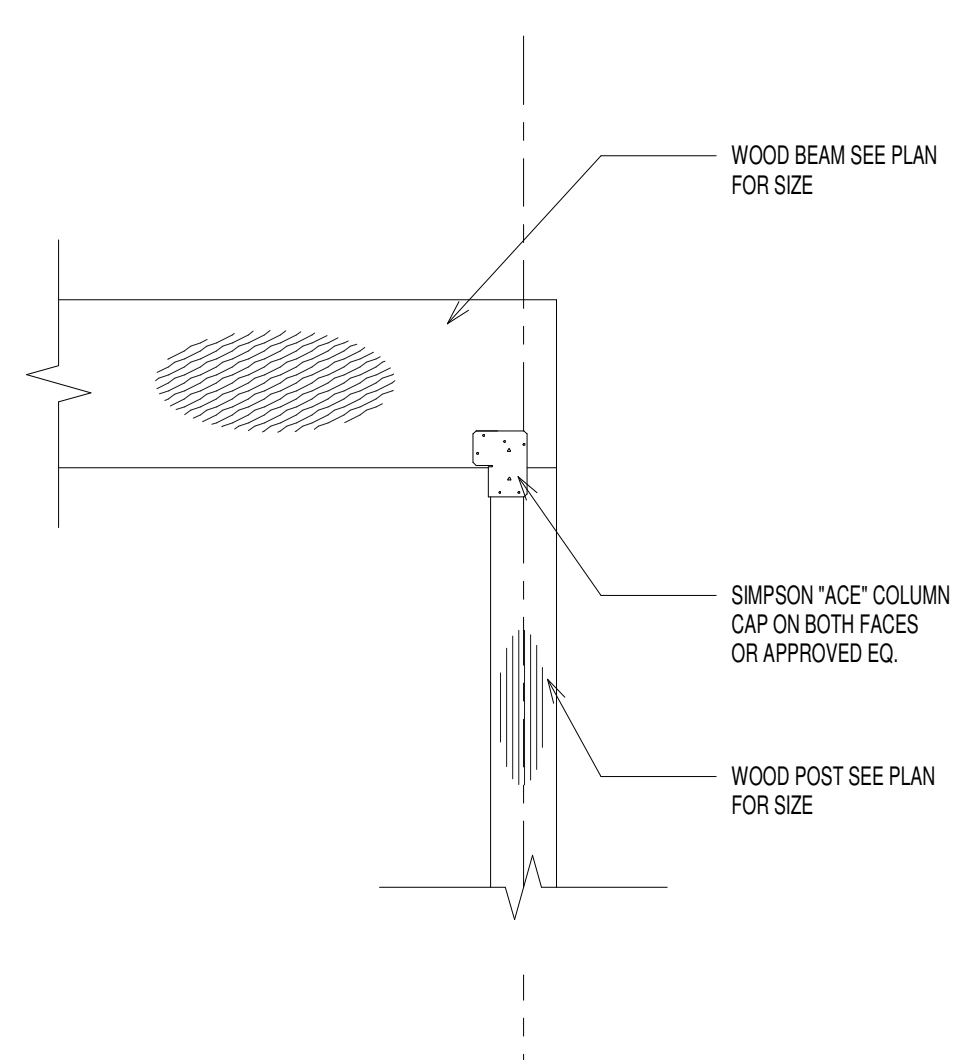
8 TYP. DECK POST CONNECTION W/ POST FROM ABOVE
S303 SCALE: 3/4" = 1'-0"



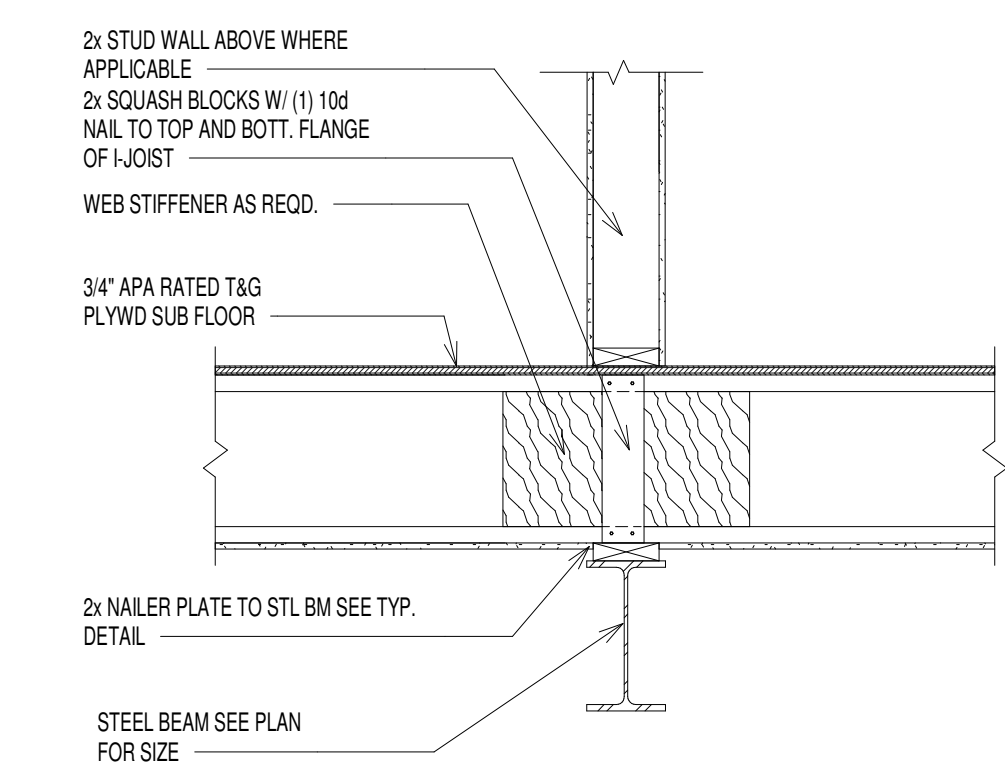
1 TYP. STEEL BEAM NAILER PLATE CONNECTION
S303 SCALE: 3/4" = 1'-0"



2 INTERIOR POST W/ COL. CAP CONN.
S303 SCALE: 3/4" = 1'-0"



3 END COL. TO BEAM BEARING CONNECTION
S303 SCALE: 3/4" = 1'-0"



4 TYP. JOIST BEARING ON STEEL BEAM
S303 SCALE: 3/4" = 1'-0"

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Project
19 HIGH STREET LOT 4
BROOKVILLE, MD

LOT 4
I 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 number 40082.
Expiration Date: 02-13-2027.

Issue Description Date

structBIM Project No. 22-0165
Checked By KK
Drawn By KK
Scale 3/4" = 1'-0"

Sheet Title
FRAMING DETAILS

Sheet No.

S303



ACRE™ DECKING BY MODERN MILL SECTION 067300

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Composite Decking (ACRE™ Decking).

1.2 RELATED SECTIONS

1.3 REFERENCES

- A. ASTM D570 — Standard Test Method for Water Absorption of Plastics.
- B. ASTM D6117 — Standard Test Methods for Mechanical Fasteners in Plastic Lumber and Shapes.
- C. ASTM D7032: Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails).
- D. ASTM D696: Standard Test Method for Coefficient of Thermal Expansion of Plastics Between -30 degrees C and 30 degrees C with a vitreous Silica Dilatometer.
- E. ASTM E84: Test Method for Surface Burning Characteristics of Building Materials.
- F. ICC-ES AC174 — Acceptance Criteria for Deck Span Ratings and Guardrail Systems (Guards and Handrails).
- G. ICC-ES ESR-4439 Evaluation Report for ACRE Decking and Porch boards.
- H. ICC-ES AC174 Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails).
- I. Life Cycle Assessment (LCA):
 - a. ISO 14025:2006 — Environmental labels and declarations — Type III environmental declarations — Principles and procedures.
 - b. ISO 14044:2006 — Environmental Management — Life Cycle Assessment — Requirements and Guidelines.
 - c. ISO 21930:2017 — Sustainability in buildings and buildings construction — Environmental product declarations of construction products

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 — Administration
- B. Product Data: Manufacturer's data sheets on each product:
 - a. Preparation instructions and recommendations
 - b. Storage and handling requirements and recommendations
 - c. Installation methods.
- C. Shop Drawings:
 - a. Provide plans and details which include layout, dimensions, and materials.
- D. Samples: For each product specified, one sample representing the material and finish.

1.5 QUALITY ASSURANCE



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- A. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - a. Finish areas designated by Architect.
 - b. Do not proceed with remaining work until workmanship is approved by Architect.
 - c. Refinish mock-up area as required to produce acceptable work.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Storage: Store products in manufacturer's unopened packaging until ready for installation.
- B. Store on a flat, level surface in a cool area away from extreme heat or fire sources.
- C. Protection: Coordinate work with other operations and installers to avoid damage to installed materials.
- D. Handle materials to avoid damage.
- E. View detailed storage recommendations at:
 - a. <https://modern-mill.com/wp-content/uploads/2021/06/Decking-Installation-Guide--ACRE-by-Modern-Mill.pdf>

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions within limits recommended by the manufacturer for optimum results. See technical materials on www.modern-mill.com
 - a. Comply with the manufacturer's written installation guidelines to accommodate thermal expansion and contraction. https://modern-mill.com/tech_and_training.
 - b. Installation guide: <https://modern-mill.com/wp-content/uploads/2021/06/Decking-Installation-Guide--ACRE-by-Modern-Mill.pdf>

1.8 SEQUENCING

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

1.9 WARRANTY

- A. Warranted to the original owner under normal and proper use to be free of manufacturing defects for the lifetime of the installation. For information on modern-mill.com/warranty

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturer: Modern Mill, 1140 Frank Oakes Road; Fenton, MI 48430
Email: hello@modern-mill.com; Web Address: www.modern-mill.com
- B. Substitutions or equivalent: Not permitted.
- C. Requests for substitutions will be considered in accordance with the manufacturer's written guidelines.

2.3 PERFORMANCE REQUIREMENTS



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A. Structural Performance:

- a. Deck: Uniform Load Rating — Maximum decking load rating of 91 lbf/sq.ft. at 16" span.
- b. Tread of Stairs: Concentrated Load: 750 lbf/sq.ft., and 1/8" maximum deflection at a concentrated load of 300 lbf in 8.0" single span without support, and in 24" single span supported by minimum 2x4 PT wood on edge and centered directly under each individual stair tread. Minimum two span construction.

B. Fire-Test Response Characteristics per ASTM E-84.

2.3 COMPOSITE DECKING

Technical data on ASTM tests are located in the ACRE™ Technical Data Sheet; <https://modern-mill.com/wp-content/uploads/2021/05/ACRE-Technical-Data-Sheet-2021.pdf>

A. Product: ACRE™ Decking.

- a. Material Description: ACRE™ Decking is an eco-friendly, high-performance building material made from renewable natural fibers.
 - i. Width: 5.5 inches (140 mm).
 - ii. Thickness: 15/16-inch (23.8 mm).
 - iii. Lengths: 12 feet (3658 mm) 16 feet (4877 mm), and 20 feet (6096 mm).
- b. Physical and Mechanical Properties as follows:
 - i. Density: 0.65 grams per cubic centimeter.
 - ii. Recycled Content: Greater than 50% by volume.
 - iii. Flame Spread and Smoke Index: ASTM E84.
 - iv. Thermal Expansion: ASTM D696.
 - v. Moisture Absorption, ASTM D570.
 - vi. Insect resistant: Yes.
 - vii. Moisture, Rot, and Mildew Resistant: Yes.
 - viii. Direct Moisture Contact: Allowed.
 - ix. Direct Contact with Grade: Allowed.
 - x. Direct Contact with Masonry: Allowed.
 - xi. Heat forming: Allowed.
 - xii. Nonstructural and Non-Load Bearing: U
 - xiii. Screw Withdrawal, ASTM D1761.
 - xiv. Modulus of Elasticity, ASTM D6109.
 - xv. Modulus of Rupture, ASTM D6109.
 - xvi. Paintable: ACRE™ can be finished with v
- c. Manufacturing Tolerance:
 - i. Variation in Component Length: Minus
 - ii. Variation in Component Width: Plus or
 - iii. Variation in Component Thickness: Plus
 - iv. Variation in Component Edge Cut: Plus or minus 2 degrees.
 - v. Variation in Density: Plus or

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- B. Fascia Boards:
 - a. Product: ACRE™ Fascia.
- C. Stairs:
 - a. Product: ACRE Square Edge Decking
- D. Accessory Hardware:
 - a. Fasteners: See ACRE™ Decking Installation Guidelines for recommended fasteners and hidden fastener systems.

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PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until the substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify the Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Review installation instructions:
 - a. <https://modern-mill.com/wp-content/uploads/2021/06/Decking-Installation-Guide--ACRE-by-Modern-Mill.pdf>
 - b. https://modern-mill.com/tech_and_training/
- B. Examine, clean, and repair as necessary any framing conditions that would be detrimental to proper installation.
- C. Clean surfaces thoroughly prior to installation.
- D. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Review installation instructions: https://modern-mill.com/tech_and_training/
- B. Comply with ACRE™ Decking Installation Guidelines recommended techniques: https://modern-mill.com/tech_and_training/
 - a. Comply with all terms necessary to maintain warranty coverage.
 - b. Use decking details indicated on drawings.
- C. Comply with requirements of ICC-ES ESR-4439 Evaluation Report for ACRE Decking and Porch boards.
- D. Do not use ACRE™ for structural applications.
- E. Cutting:
 - a. Saws used in traditional woodworking can be used with ACRE™.
 - b. For circular saws, carbide-tipped tools are recommended.
 - c. Using a fine-tooth blade produces a slightly more uniform finish.
- F. Thermoforming Process:
 - a. With the application of heat, you can bend, mold, and manually shape ACRE™. You can also use heat to bond pieces of ACRE™ together.



- b. Be sure to test a small amount before full application.
- c. Radius will depend on the board thickness. If the radius is too tight, the surface may tear.
- d. Allow sufficient time for heating.
- e. Sufficient heating (approximately 1 — 1.5 min per mm board thickness).
- f. Temperature approximately 250°F.
- g. Hold (lock) — time at temperature approx. 3 — 4 minutes.
- h. Cooling down (approx. 1 — 1.5 min per mm plate thickness), or faster with water cooling.
- i. ACRE™ can be thermoformed using a vacuum press.
- j. A mold may be required or helpful for deep shapes.

3.4 CLEANING

- A. Cleaning as required by the manufacturer for warranty compliance; <https://modern-mill.com/wp-content/uploads/2021/06/Decking-Installation-Guide--ACRE-by-Modern-Mill.pdf>

3.5 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION



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