THE DESIGN COMMISSION

An Estate *in Potomac.*

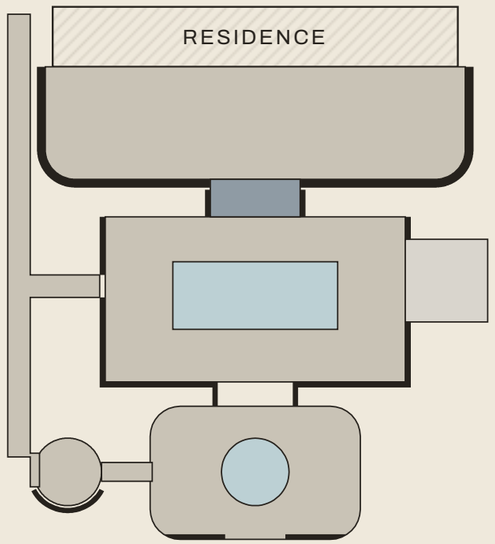
POTOMAC, MARYLAND · OCTOBER 2026

ILLUSTRATIVE SAMPLE · NOT A CLIENT PROJECT

DRAWING INDEX

G-0	Cover & index
G-1	General notes, codes & legend
L-1	Master plan, rear — Direction I · Blue Select & Natural Stone
L-2	Master plan, rear — Direction II · Full-Range Classic
L-3	Master plan, rear — Direction III · Natural Flagstone
L-4	Arrival court — the front of the estate
L-5	Grading & drainage
L-6	Lighting
E-1	Elevation — the terrace wall & grand stair
E-2	The tiered fountain
S-1	Sections & details
M-1	Stone board

KEY PLAN · REAR



Prepared by Edgar Stone Masonry LLC. Concept design — the final work is defined by the signed proposal.

EDGAR STONE MASONRY LLC

Luxury residential stone masonry · D.C. · MD · VA

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An Estate in Potomac

Potomac, Maryland

Illustrative sample · not a client project

SHEET

G-0 · COVER

SHEETS

12

DIRECTIONS

3

DATE	SCALE	DRAWN
October 2026	—	E.S.M.

Scales true on 11×17 at 100% · bar scales at any size.
Concept design. Final work per signed proposal.
Not for construction or permit.

GENERAL NOTES

01 This is a concept design set for choosing the layout, the stone and the finish. It is not a survey, an engineered design or a permit set.

02 Dimensions and elevations come from field measurements and the owner's plat. Verify on site before construction; where they differ, the survey governs.

03 Call Miss Utility (811) before any digging. Private lines — irrigation, lighting, invisible fencing — are located by the owner.

04 Paving within 10' of the house is pitched at least 2% (¼" per foot) away from the foundation (IRC R401.3). Elsewhere, at least 1% to a drain or to lawn.

05 Retaining walls are drained behind with clean stone and perforated pipe to daylight or a dry well. Walls over the local threshold (see table) are designed and sealed by a licensed engineer and permitted before work begins.

06 Where a walking surface is more than 30" above the grade below, its edge receives a guard at least 36" high (IRC R312). On this estate: the stone balustrade.

07 Stairs: uniform risers (7¾" max.) and treads (10" min.); a handrail on at least one side of every flight of four or more risers (IRC R311.7). Drawn here at 6"–7½" risers and 14"–20" treads; every flight starts with a head tread set flush with the paving above.

08 Pools, spas and fountains — structure, equipment, barriers, bonding and lighting — are by their specialists, per the ISPSC and NEC Article 680.

09 Gas and electrical work for fire features, the kitchen and lighting is by licensed trades, with permits.

10 Trees to remain are protected at the drip line through construction.

11 Natural stone varies in color and veining; the stone board shows the range. The final selection is made from real samples, on site.

CODES & PERMITS

RETAINING WALLS · MONTGOMERY COUNTY, MD

A permit when the retained height is over 30", when the wall supports any surcharge (a slope, a drive, a structure), or when it sits at a lot line. The site plan is drawn on a plat by a Maryland-licensed surveyor.

RETAINING WALLS · VIRGINIA (FAIRFAX · ARLINGTON)

A permit when the wall retains more than 3' of unbalanced fill, or supports a surcharge.

RETAINING WALLS · WASHINGTON, D.C.

A plat for walls over 48"; walls over 4' are sealed by a D.C.-licensed design professional.

GUARDS · IRC R312

36" minimum, where a walking surface is more than 30" above the grade below within 36" of its edge.

STAIRS · IRC R311.7

Risers 7¾" max., treads 10" min.; a handrail at four or more risers.

DRAINAGE · IRC R401.3

Hard surfaces within 10' of the foundation pitched at least 2% away.

Thresholds as published by each jurisdiction, October 2026.
Confirm with the county at permit time — codes change.

ABBREVIATIONS

TP	Top of paving	**TW**	Top of wall	**BW**	Bottom of wall
TC	Top of coping	**FF**	Finished floor	**WL**	Water level
R	Riser	**TD**	Trench drain	**AD**	Area drain
DS	Downspout	**EX**	Existing	**LV**	Low voltage

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Potomac, Maryland

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SHEET

G-1 · GENERAL NOTES

Codes, permits & legend

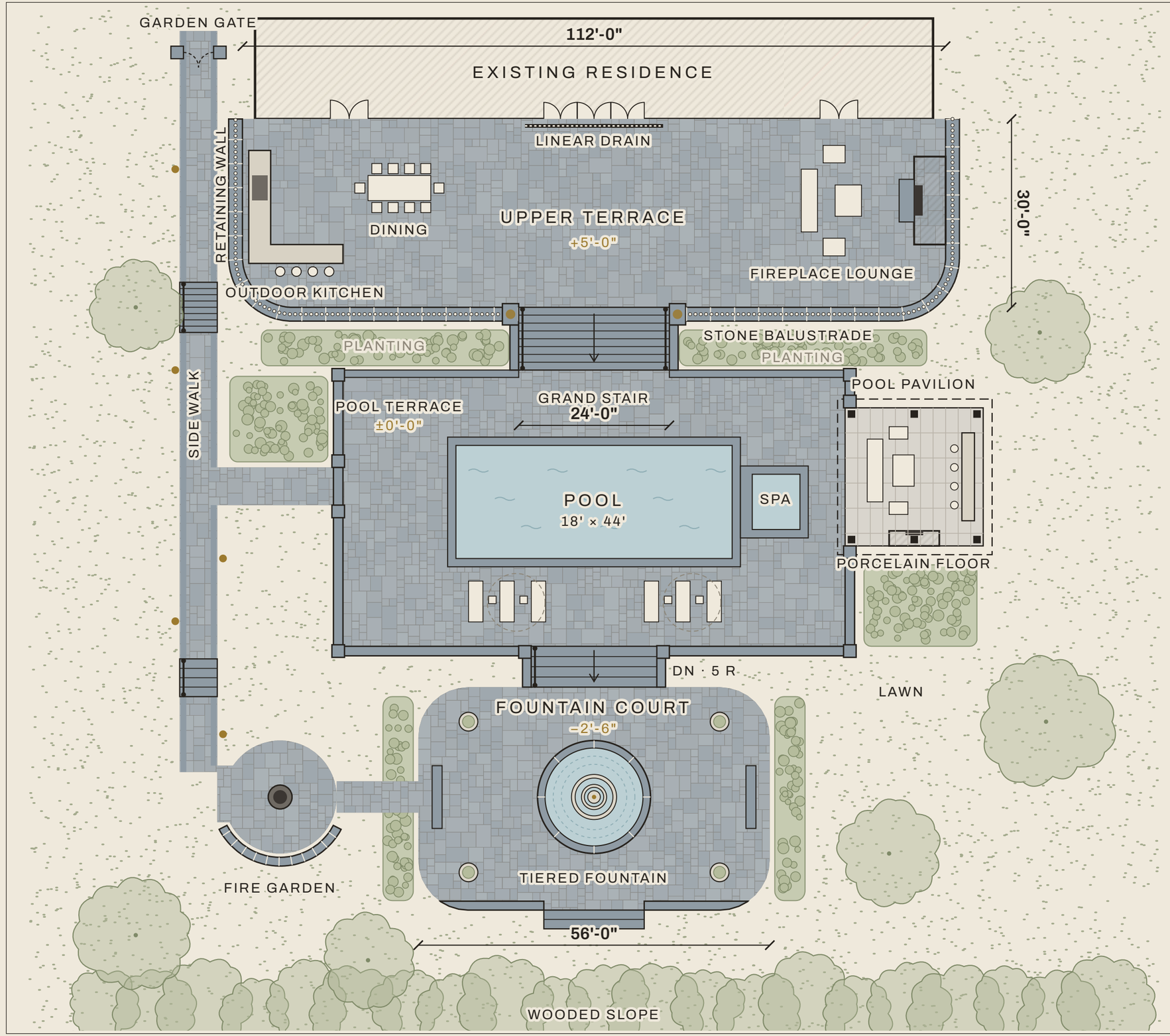
SPECIFICATION

These notes apply to every sheet in the set.

Each line we draw is one we have already decided how to build — and how to build it to code.

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October 2026	—	E.S.M.

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SHEET

L-1 · MASTER PLAN · REAR

Direction I · Blue Select & Natural Stone

HARDSCAPE

≈ 10,800 sq ft

SPECIFICATION

Terraces: Blue Select bluestone,
pattern-cut, thermal finish.
Walls: irregular natural stone,
thermal bluestone caps.
Stair, coping & caps: thermal.
Paths & fire garden to match.
Wet-set on reinforced, drained bases.

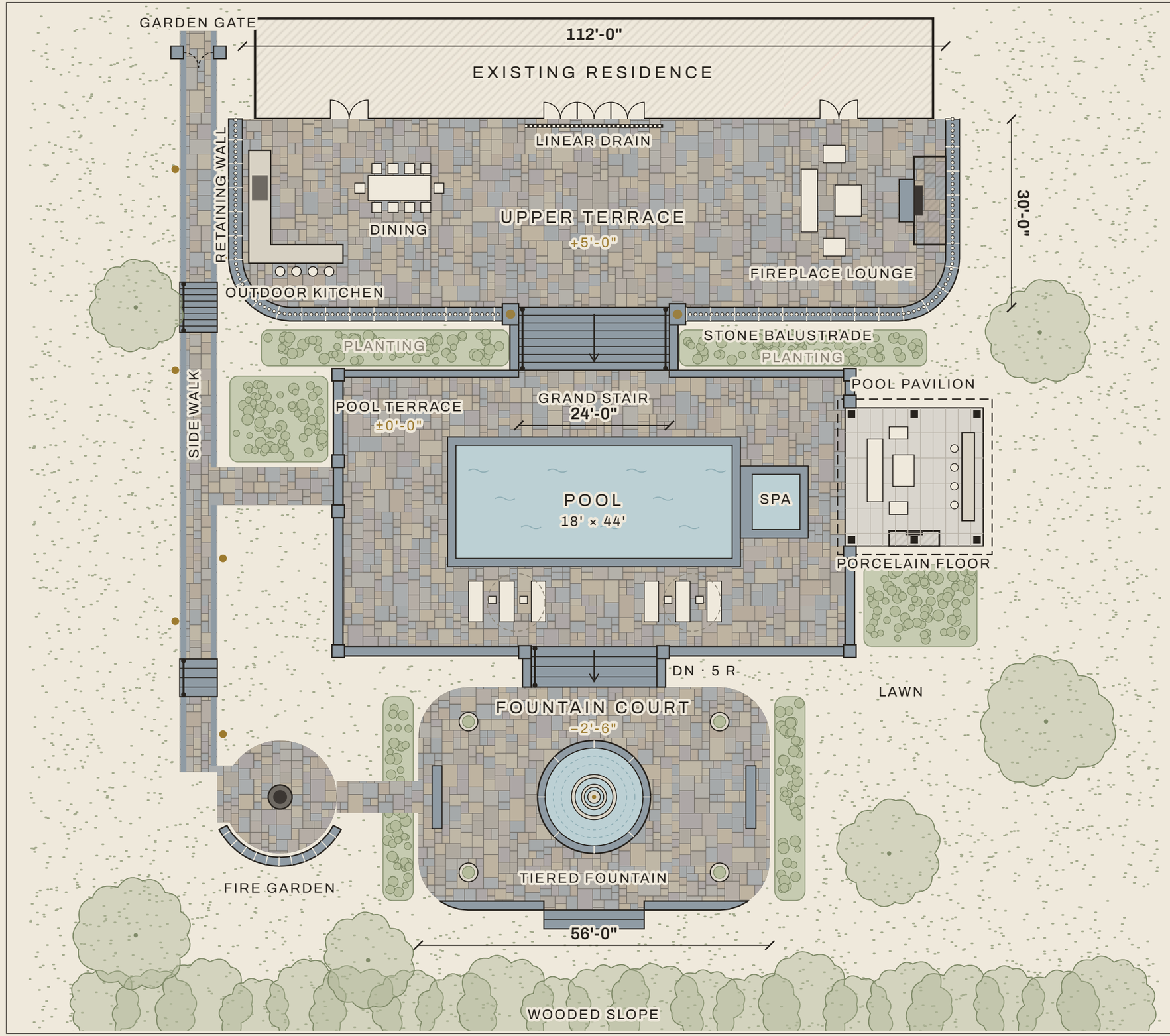
SCALE & NORTH

0' 10' 20' 30' 40'

N

DATE	SCALE	DRAWN
October 2026	1/16" = 1'-0"	E.S.M.

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An Estate in Potomac

Potomac, Maryland

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SHEET

L-2 · MASTER PLAN · REAR

Direction II · Full-Range Classic

HARDSCAPE

≈ 10,800 sq ft

SPECIFICATION

Terraces: full-range PA flagstone,
pattern-cut, natural cleft.
Walls: irregular natural stone,
thermal bluestone caps.
Stair, coping & caps: thermal.
Paths & fire garden to match.
Wet-set on reinforced, drained bases.

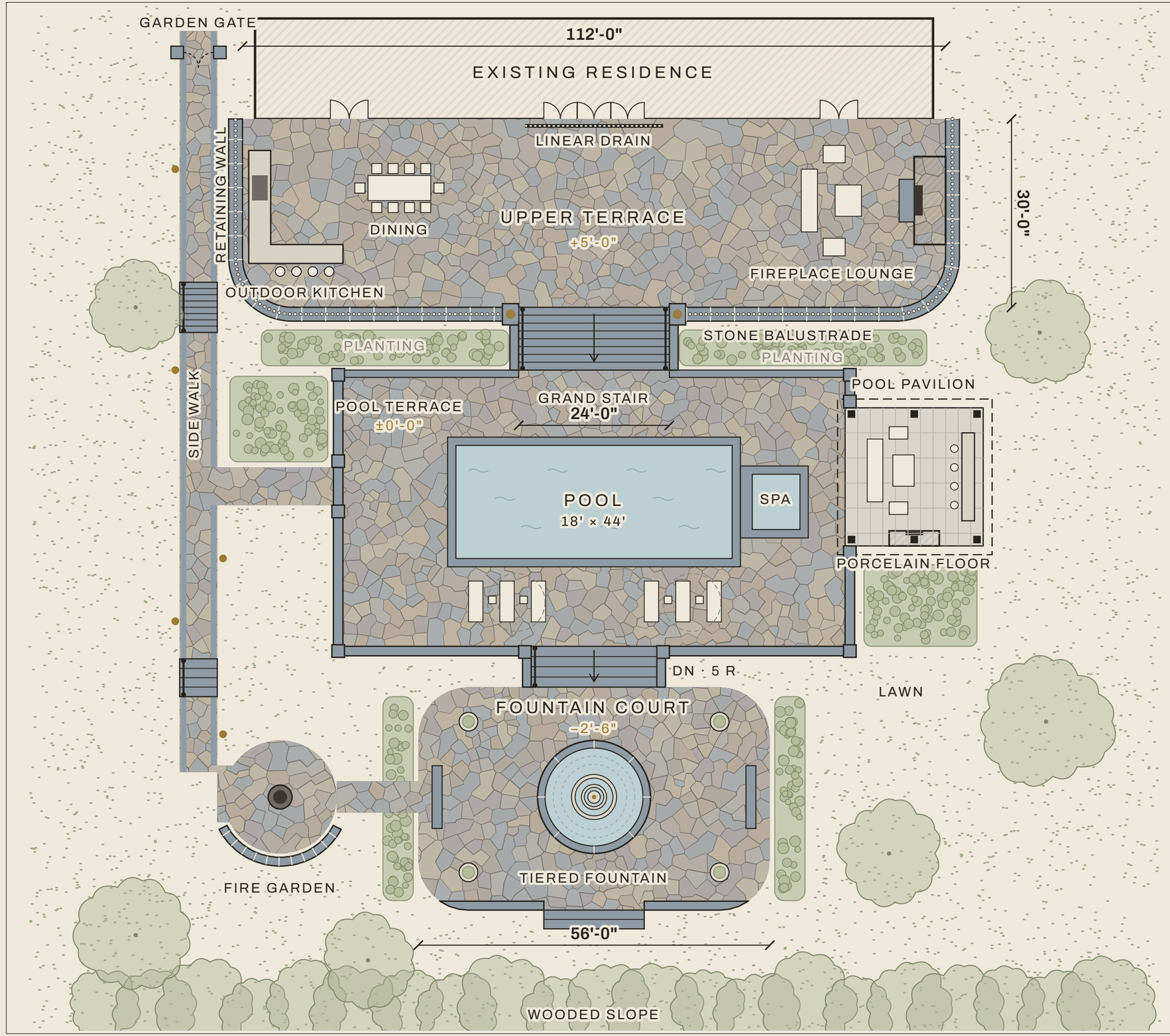
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An Estate in Potomac

Potomac, Maryland

Illustrative sample · not a client project

SHEET

L-3 · MASTER PLAN · REAR

Direction III · Natural Flagstone

HARDSCAPE

≈ 10,800 sq ft

SPECIFICATION

Terraces: full-range PA flagstone, irregular, hand-fit.
Walls: irregular natural stone, thermal bluestone caps.
Stair, coping & caps: thermal.
Paths & fire garden to match.
Wet-set on reinforced, drained bases.

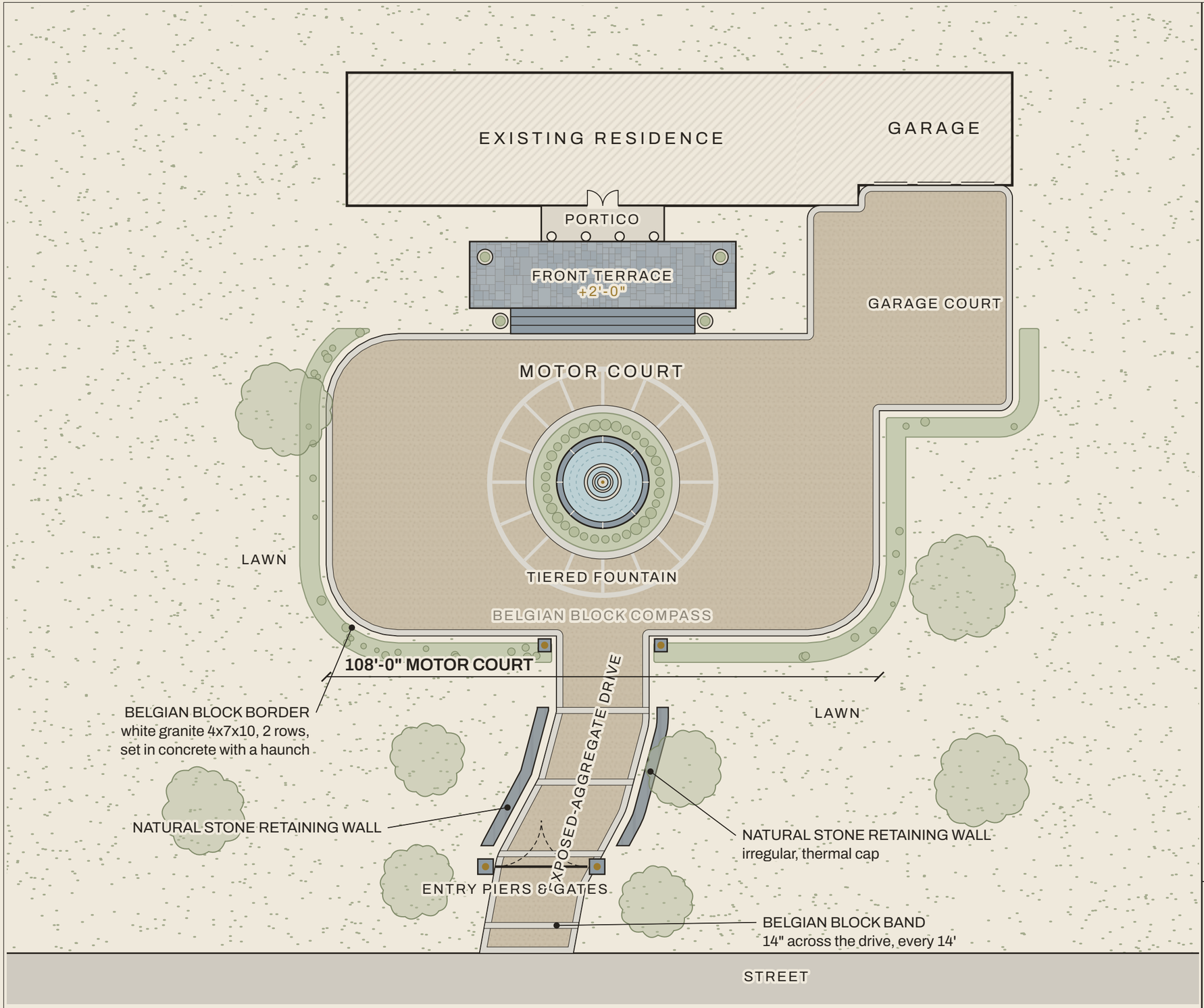
SCALE & NORTH

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An Estate in Potomac

Potomac, Maryland

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SHEET

L-4 · ARRIVAL COURT

The front of the estate

HARDSCAPE

≈ 9,200 sq ft

SPECIFICATION

Drive & court: exposed-aggregate concrete with white granite Belgian block borders & bands.
Alternate: granite cobble court.
Natural stone walls at the drive.
Front terrace: thermal bluestone.

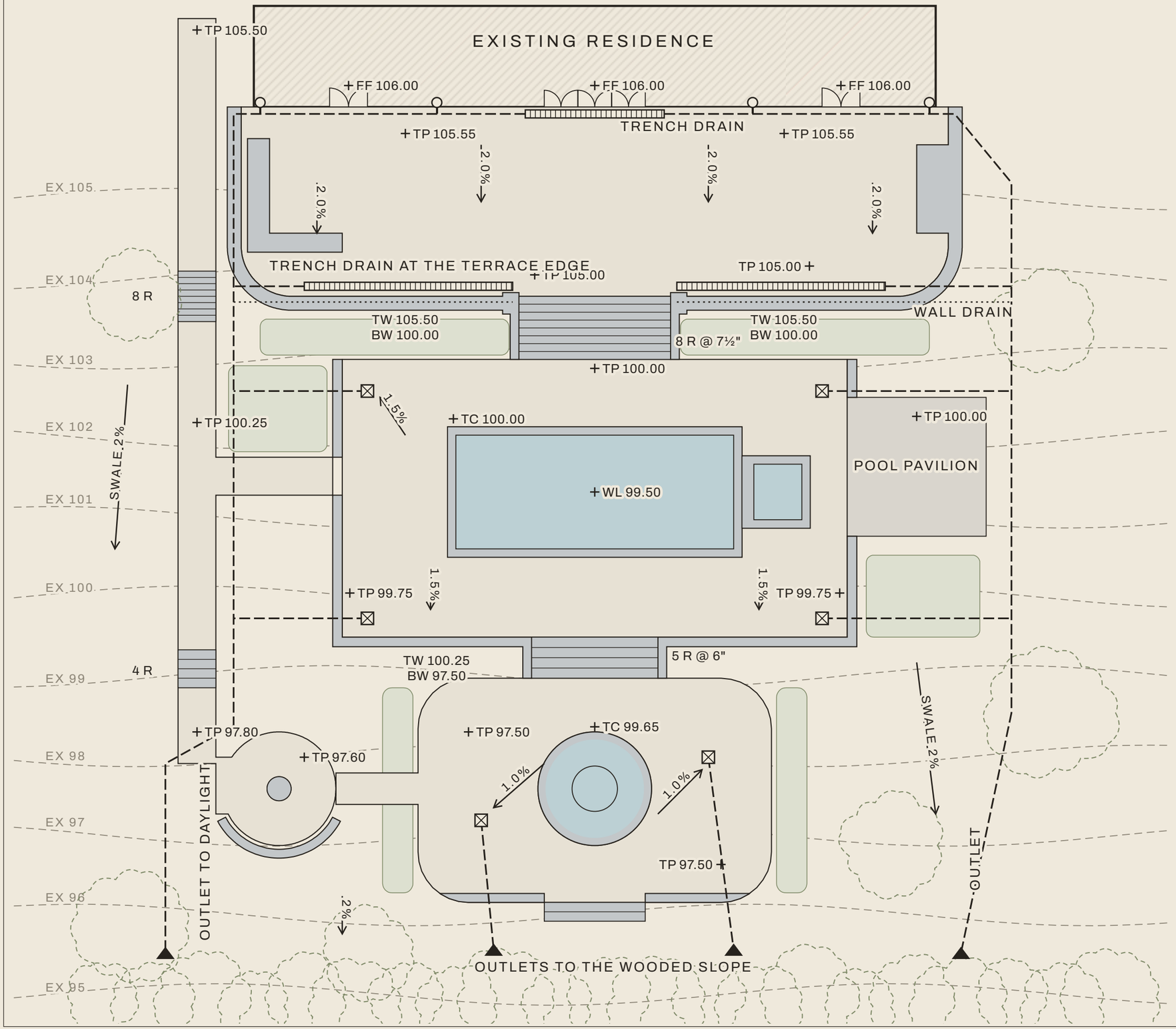
SCALE & NORTH

0' 10' 20' 30' 40'

N

DATE	SCALE	DRAWN
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Potomac, Maryland

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SHEET

L-5 · GRADING & DRAINAGE

Where the water goes

LEGEND

- \+ Spot elevation (TP, TW, TC, FF)
- → Slope, in the direction of flow
- Trench drain
- ⊠ Area drain
- – – Solid drain pipe
- ····· Perforated wall drain
- ○ Downspout connection
- ▲ Outlet to daylight / dry well
- – – Existing contour

Datum: the pool terrace at the stair, 100.00.
Concept grading — final grades by survey, and by an engineer where a wall requires it.

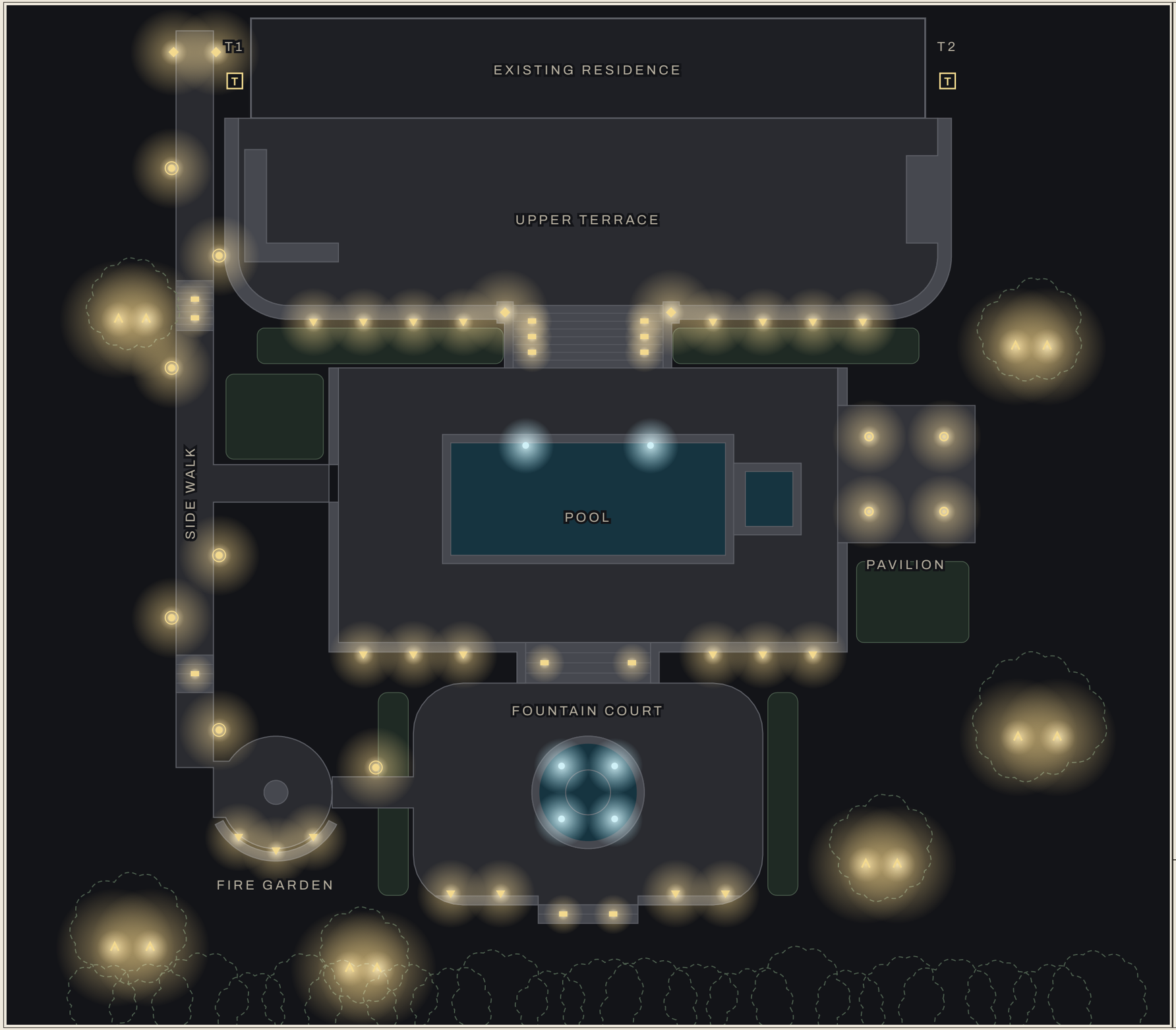
SCALE & NORTH

0' 10' 20' 30' 40'

N

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SHEET

L-6 · LIGHTING

The estate after dark

FIXTURE SCHEDULE

▬	A	Step light, in the riser	13
▼	B	Wall light, under the cap	21
◉	C	Path light	7
∧	D	Uplight, into the canopy	12
◆	E	Pier & gate lantern	4
⊙	F	Downlight, pavilion ceiling	4
●	G	Water light · by the specialist	6
□	T	Transformer, low voltage	2

Low-voltage LED, 2700K warm white. Locations show design intent; final aim at a night walk with the owner. Transformers on GFCI circuits, by a licensed electrician. Pool and fountain lights per NEC 680, by their specialists.

0' 10' 20' 30' 40'

N

DATE	SCALE	DRAWN
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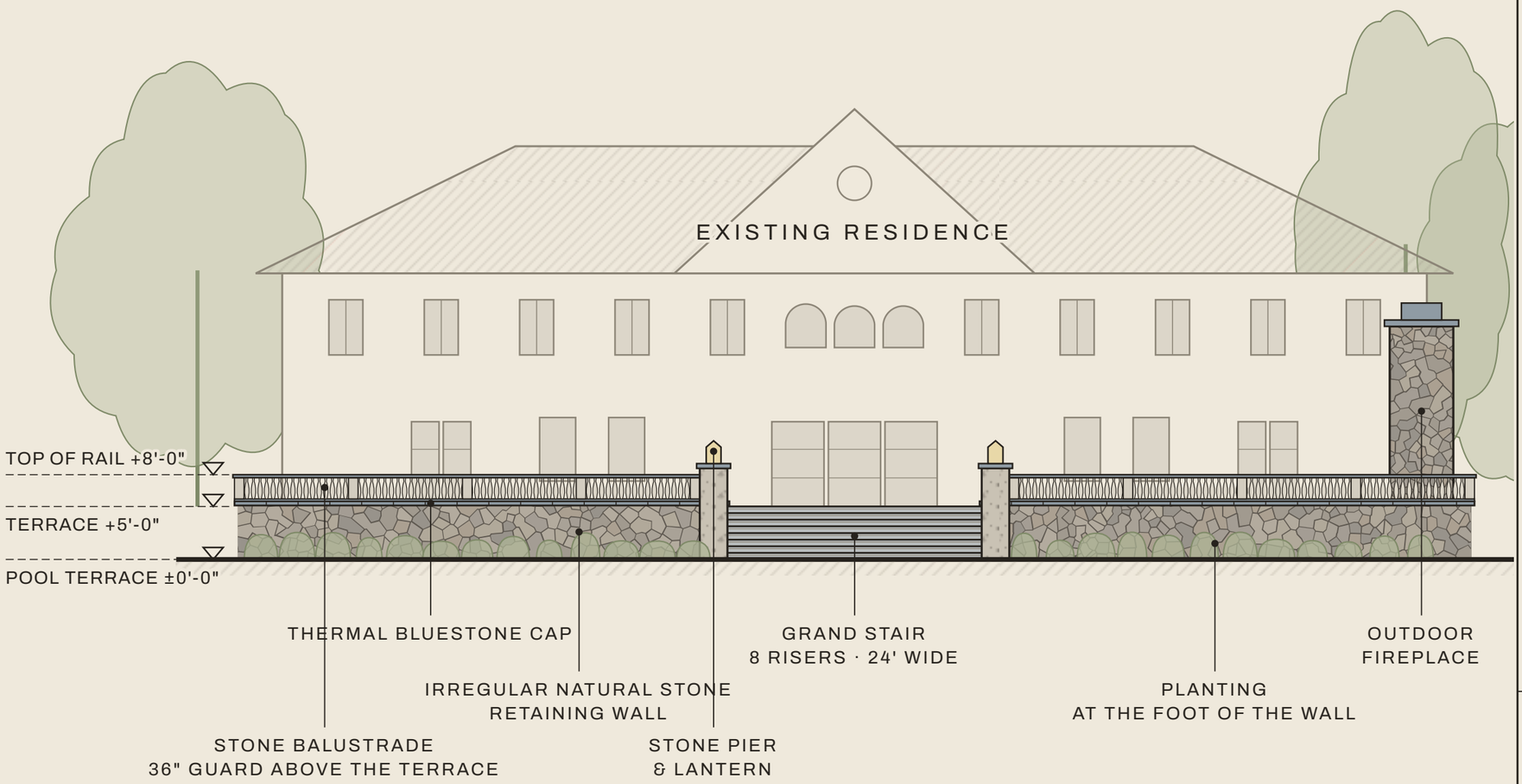
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A

ELEVATION — THE TERRACE WALL & GRAND STAIR

SEEN FROM THE POOL TERRACE, LOOKING TOWARD THE HOUSE



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SHEET

E-1 · ELEVATION

The terrace wall & grand stair

SPECIFICATION

Irregular natural stone walls, thermal bluestone caps, common to all three directions.

A stone balustrade: the 36" guard the terrace edge requires (IRC R312).

Stone piers with lanterns frame the grand stair.

GRAPHIC SCALE

0' 10' 20' 30' 40'

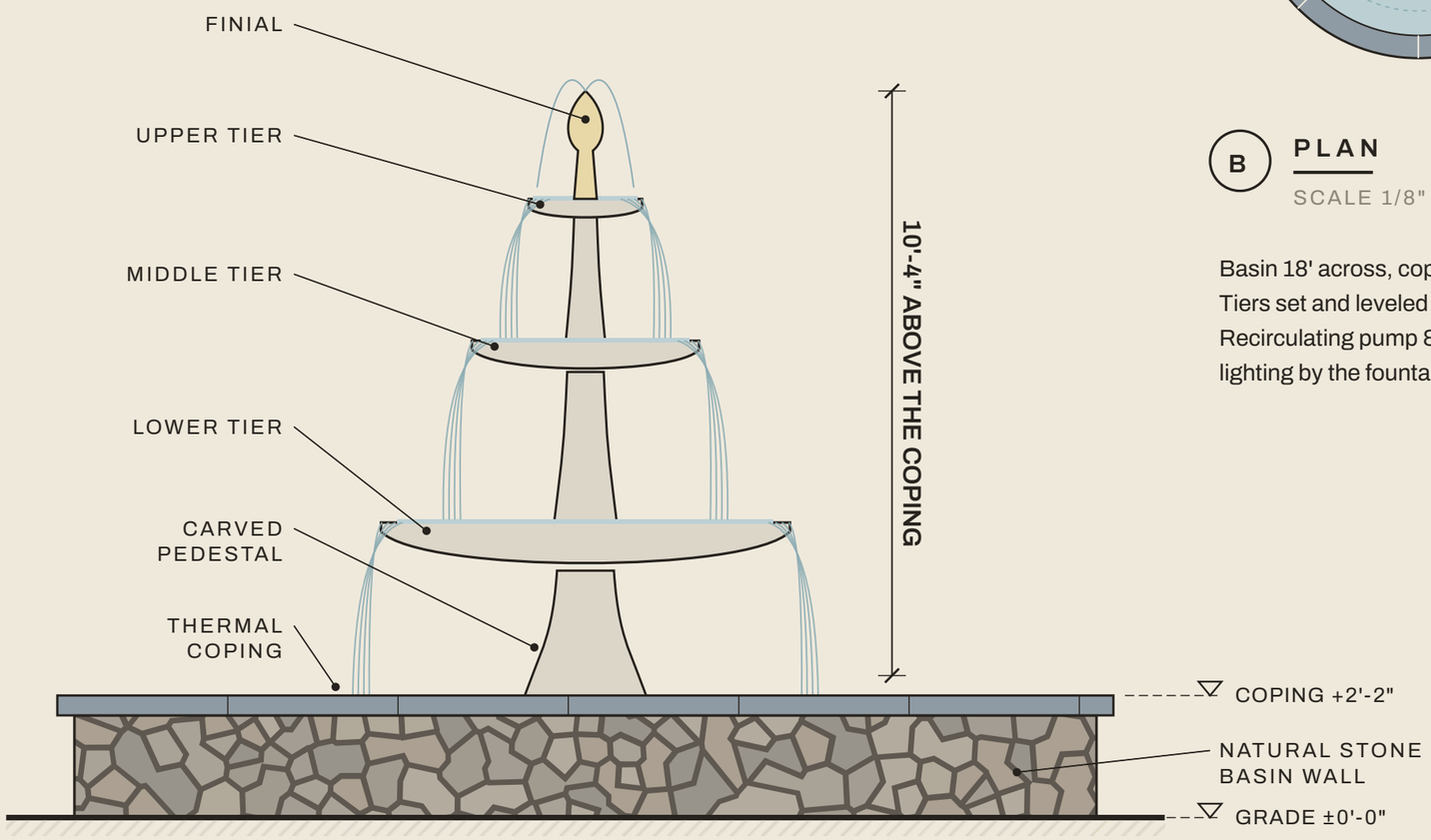
DATE	SCALE	DRAWN
October 2026	GRAPHIC	E.S.M.

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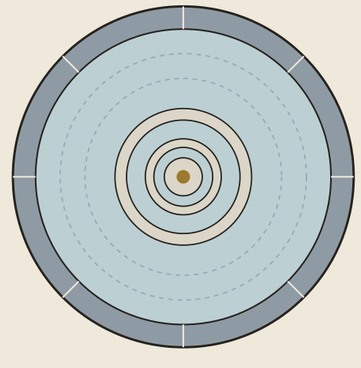
A THE TIERED FOUNTAIN — ELEVATION

ONE DESIGN, TWO PLACES: THE ARRIVAL COURT AND THE FOUNTAIN COURT

An 18-foot basin of irregular natural stone, capped in thermal bluestone at seat height. Three carved stone tiers rise from a single pedestal to a bronze-toned finial. Water falls tier to tier in thin curtains.



SCALE 3/8" = 1'-0" ON 11×17



B PLAN

SCALE 1/8" = 1'-0" ON 11×17

Basin 18' across, coping at seat height. Tiers set and leveled on the pedestal. Recirculating pump & underwater lighting by the fountain specialist.

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Potomac, Maryland

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SHEET

E-2 · THE FOUNTAIN

Tiered fountain · elevation & plan

SPECIFICATION

One fountain design, used at the arrival court and at the heart of the fountain court.

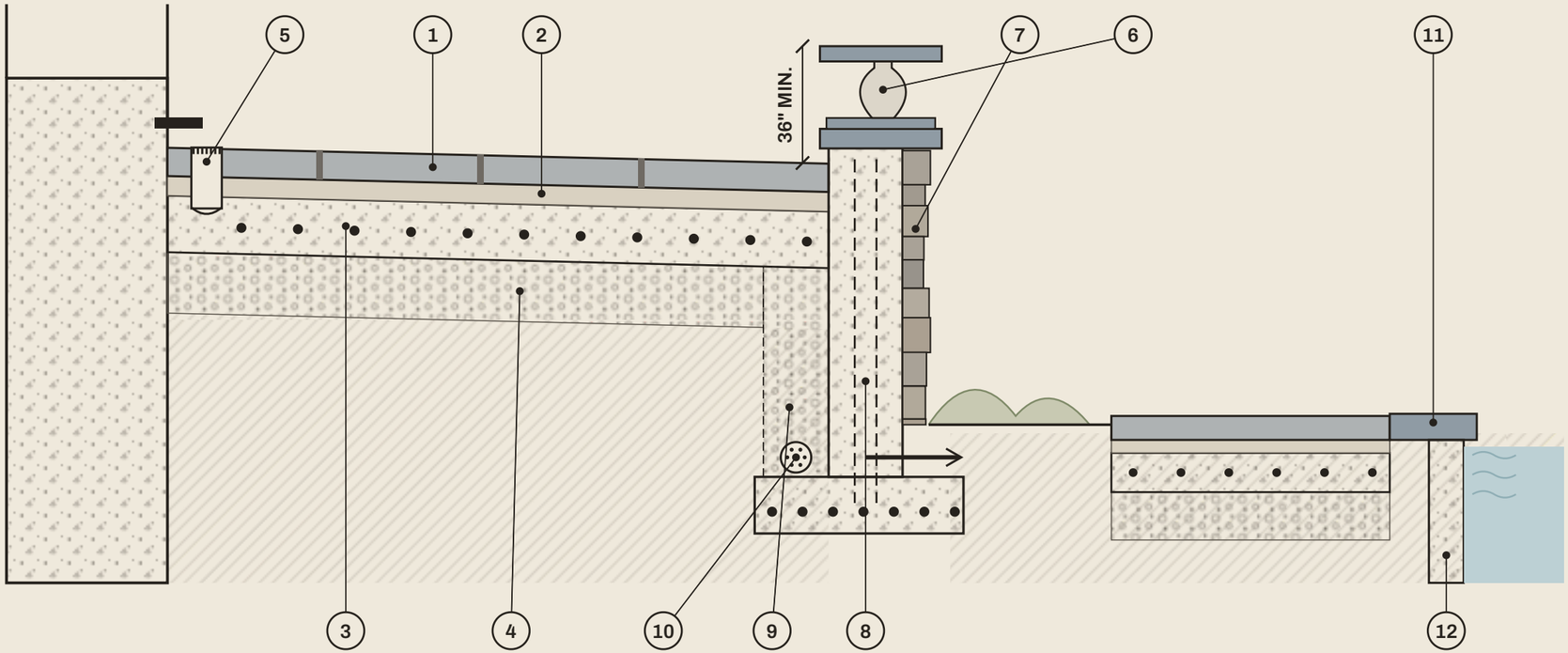
Basin wall: irregular natural stone.
Coping: thermal bluestone.
Tiers: carved stone.

DATE	SCALE	DRAWN
October 2026	AS NOTED	E.S.M.

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A SECTION THROUGH THE TERRACE WALL

SCHEMATIC · NOT TO SCALE

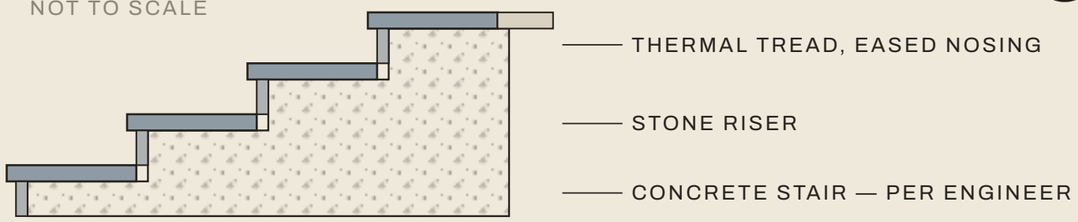


KEYNOTES

1. NATURAL STONE, HAND-CUT, WET-SET
2. FULL MORTAR BED — EVERY STONE BEDDED
3. REINFORCED CONCRETE BASE — PER SITE CONDITIONS
4. COMPACTED STONE BASE
5. LINEAR DRAIN AT THE DOORS
6. THERMAL CAP & STONE BALUSTRADE — 36" GUARD
7. IRREGULAR NATURAL STONE FACE
8. REINFORCED WALL & FOOTING — PER ENGINEER
9. CLEAN STONE DRAINAGE BEHIND THE WALL
10. PERFORATED DRAIN, LED TO DAYLIGHT
11. POOL COPING — THERMAL BLUESTONE
12. POOL STRUCTURE BY THE POOL CONTRACTOR

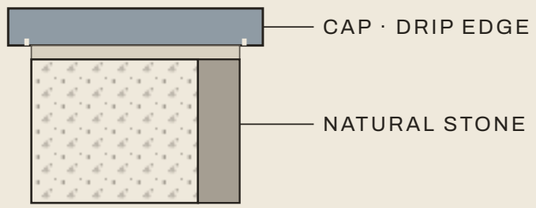
B THE STAIR — TREAD & RISER

NOT TO SCALE



C THE CAP

NOT TO SCALE



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Potomac, Maryland

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SHEET

S-1 · SECTIONS & DETAILS

Beneath the stone

SPECIFICATION

Every surface is built the same way beneath: reinforced, drained, and pitched away from the house.

Wall design, drainage and reinforcing are confirmed on site — and by an engineer where the wall requires it.

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S

THE STONE, AS WE HAVE LAID IT

PHOTOGRAPHS OF FINISHED EDGAR STONE MASONRY WORK



AS LAID · MCLEAN, VA



AS LAID · POTOMAC, MD



AS LAID · POTOMAC, MD

DIRECTION I

Blue Select & Natural Stone

Blue Select bluestone
Pattern-cut · thermal finish
Thermal caps & coping
Gray joints, tooled

PALETTE

CAPS · JOINT

DIRECTION II

Full-Range Classic

Full-range Pennsylvania flagstone
Pattern-cut · natural cleft
Thermal caps & coping
Charcoal joints, tooled

PALETTE

CAPS · JOINT

DIRECTION III

Natural Flagstone

Full-range Pennsylvania flagstone
Irregular · hand-fit
Thermal caps & coping
Charcoal joints, tooled

PALETTE

CAPS · JOINT



COMMON TO ALL DIRECTIONS

Irregular natural stone walls, thermal bluestone caps

The walls, caps, piers and grand stair are the same in every direction.

AS LAID · FALLS CHURCH, VA

Natural stone varies slab to slab. Real samples come to the site walk.

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SHEET

M-1 · STONE BOARD

Three directions

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