



HIGH-END RESIDENTIAL

bp bennett & pless
STRUCTURAL ENGINEERS

BENNETT & PLESS

10
OFFICES

FOUNDED IN
1964

+180
TEAM
MEMBERS

Bennett & Pless (B&P) is a structural engineering firm with more than six decades of experience delivering complex projects nationwide. While we have a long history, the B&P of today reflects significant growth, expanded technical depth, and strong cross-office coordination, with a deliberate focus on projects that benefit from a highly engaged and technically rigorous engineering partner.

For several decades, we have intentionally shaped our practice around the unique demands of high-end residential design. Our Loudoun, VA and Sarasota, FL offices have cultivated trusted and long-standing relationships through responsive service and thoughtful, constructable structural solutions. Drawn to challenging and unconventional projects, we are known for bringing a collaborative, responsive approach to exceptional single-family homes that demand thoughtful coordination and careful execution.

Our Offices

- Atlanta
- Chattanooga
- Charlotte
- Dallas
- Knoxville
- Loudoun
- Nashville
- Raleigh
- Sarasota
- Orlando

STRATEGIC PARTNER

LOCAL PRESENCE

NATIONWIDE REACH



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Structure is integral to design, particularly in high-end residential work where each project calls for a bespoke response to architecture, site, and context. Bennett & Pless (formerly Linton Engineering), brings over two decades of experience to single-family residential projects, delivering structural solutions for new homes, complex renovations, and seamless additions. From early concept through construction, we work closely with architects, builders, and owners to align structural systems with design intent and site conditions. Our approach emphasizes clarity, responsiveness, and technical rigor, combining detailed analysis, advanced modeling, and careful coordination to deliver refined, efficient structures that support architectural expression, are constructable, and meet the level of quality and permanence expected in a custom home.

“My most sincere thanks to you for all the quick replies on this project. Your teamwork has been greatly appreciated and really like our team we have on this one!”
- **Willis DeHart, Production Manager, thinkmakebuild**





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OUR EXPERIENCE

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SHENANDOAH HOUSE, BLUEMONT, VA

Three-level residence set into a steep hillside and supported by 20-foot retaining walls. The structure incorporates a 14-foot cantilevered balcony and 8-foot cantilevered roof eaves, extending living spaces outward. Composite steel floor systems and floor-to-ceiling glazing with minimal sill profiles maximize views, while a custom circular stair connects the main levels to a subterranean indoor pool. An expansive terrace with an infinity pool and hot tub further extends the living space into the landscape.

RAAD Studio; Jennifer Hughes, photographer



E-50 HOUSE, AMENIA, NY

7,669 SF, three-level single-family residence set 15 feet into the hillside, integrating the structure with the natural terrain while minimizing its visual impact. A 45-foot-tall open stair tower rises through the home and extends above the roof, serving as a central architectural feature that organizes circulation and brings daylight deep into the interior.

Ralston Architects; Rendering courtesy of Ralston Architects



E-30 HOUSE, AMENIA, NY

7,847 SF, two-level residence is perched on a steeply sloping site with a 65-foot drop-off, requiring careful integration of structure and terrain. The interior is organized around a central glass volume with cantilevered rooflines and minimal supporting walls, creating open, light-filled spaces. Fireboxes are strategically designed to serve as primary lateral and gravity-resisting elements, while the structure is engineered to address a full story of unbalanced soil pressures, a three-story deck, and a cantilevered infinity pool.

Ralston Architects; Rendering courtesy of Ralston Architects

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CATCH & RELEASE HOUSE, BLUEMONT, VA

6,000 SF, three-level single-family residence, complemented by a 2,000 SF detached pool house/garage, features a steel-framed, glass-enclosed living area with 8-foot roof cantilevers on two sides. Specialized wall systems support full-height, two-story window walls and open interior volumes, balancing transparency with structural performance. The home integrates comprehensive sustainable strategies, including geothermal HVAC, deep roof overhangs, LED lighting, photovoltaic net-metering, solar pool heating, and a solar chimney.

Cunningham I Quill Architects



WILDCAT MOUNTAIN RESIDENCE, FAUQUIER COUNTY, VA

15,000 SF, three-level main residence is complemented by an 11,000 SF guest house and a 3,000 SF detached pool house, all set within a steep mountain landscape. A sloped, trapezoidal central core provides primary lateral resistance, while a 16-foot cantilever paired with full-perimeter glazing opens the home to 360-degree views. Cantilevered retaining walls up to 12 feet tall address the site's grade changes, integrating the structure with the terrain. The project received both an AIA|DC Award and an International Architecture Award.

David Jameson, Architect; Photo by Paul Warchol



VAPOR HOUSE, BETHESDA, MD

7,000 SF single-family home replaces a previous structure lost to a fallen tree, reestablishing the site with a resilient and open design. The L-shaped plan incorporates long-span steel trusses, full-story glass walls, and cantilevered glass volumes to create expansive, light-filled spaces. Fixed glazing, retractable windows, and large doors connect the interior to a terrace and adjacent pool pavilion. The project received both an AIA|DC Award and an International Architecture Award.

David Jameson, Architect; Photo by Paul Warchol

BUILT ON WHAT'S NEXT, TOGETHER

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What I have enjoyed most about working together is the simplicity of the structural design along with construction details that are less complex to put together. The details have allowed for a more straightforward construction method and flexibility within the design layout.

– **Mark Kaufman, AIA LEED-AP, Principal,**
GTMARCHITECTS

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DIVINE HOUSE, MCLEAN, VA

6,600 SF, 2.5-level single-family residence, clad in stone and wood, features a seven-foot cantilevered roof with decorative steel eyebrows that articulate the roofline. The plan is organized around a central living space connected to secondary areas by an oak, glass, and steel stair, while an exterior dining area is suspended above a recessed garage. Cantilevered terraces, balconies, and patios extend the living spaces toward the pool and spa. The project received the James M. Scott Exceptional Design Merit Award.

Cunningham I Quill Architects; Photo by [#anicehoachlander](#) @studiohdp



ARCHLAW HOUSE, CLIFTON, MD

5,000 SF, three-level addition integrated with the existing residence through complex underpinning, including 15-foot-deep support at the garage corner. The structure features custom-fabricated exposed roof trusses with integrated LVL collar ties, while flush ceiling planes are achieved using built-up HSS members and continuous steel angles for joist support. HSS 5x5 moment frames enable a cantilevered balcony, extending living space from the side of the house.

Richard Williams, Architect



BLACK + WHITE HOUSE, BETHESDA, MD

5,500 SF addition to a three-level single-family residence with expansive glazed walls and two-story open spaces, requiring a carefully coordinated structural system. Steel framing at the upper levels supports tall glass volumes, while fixed, welded beam-to-column connections provide lateral stability throughout. The project received a Residential Architect Design Award from Architect Magazine.

David Jameson, Architect; Photo by Paul Warchol

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BROAD STREET HOUSE, BETHESDA, MD

6,300 SF, three-level single-family residence with a linked carport features a cantilevered sloped roof at the entry, where a masonry chimney element and light well extend above the roofline, requiring coordinated attic-level support. The structure incorporates specialized framing to accommodate corner-wrapping glass, maintaining transparency at key edges. A custom cranked steel stair, formed with bent channels and 2x2 HSS members, serves as a distinctive interior element.

Cunningham | Quill Architects



HAWK'S NEST, FALLING WATERS, WV

2,000 SF, two-story residence set within a former limestone quarry overlooking the Potomac River, using two cast-in-place concrete volumes that rise from the site to support a steel and glass structure above. A grid of steel columns with cantilevered balconies frames views and extends living spaces outward, blurring the boundary between interior and landscape. The project received multiple honors, including an International Property Award, an AIA West Virginia Honor Award, and an AIA Maryland Design Award.

Wiedemann Architects



GLENBROOK HOUSE, BETHESDA, MD

7,500 SF, three-level single-family residence featuring large, glazed pavilions and two-story open spaces, supported by a structural system that prioritizes openness and transparency. The roof cantilevers 8 feet beyond the walls, with internal steel braced frames providing lateral stability, while custom steel window mullions are designed to resist out-of-plane wind loads and support expansive glazing.

David Jameson, Architect; Photo by Paul Warchol

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ONTARIO RESIDENCE, WASHINGTON, DC

This six-level, 7,500 SF rowhouse reconstruction features a cantilevered green wall façade extending 10 feet beyond the structure, creating additional outdoor space within a constrained urban site, along with a partial rooftop terrace. A custom suspended folded-plate steel stair serves as a central design element; while underpinning beneath existing party walls enabled a deeper basement without impacting adjacent structures.

David Jameson, Architect; Photo by Paul Warchol



JIG SAW HOUSE, BETHESDA, MD

4,500 SF addition expands a three-level single-family home, organizing the new program around a central interior courtyard that brings light into the core of the house. Double-height library and living spaces required a customized wall system using PSL posts to support long spans and maintain openness. A five-foot cantilevered canopy defines the entry.

David Jameson, Architect; Photo by Paul Warchol

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TEA HOUSE, BETHESDA, MD

12x16-foot teahouse suspended on two rigid steel frames, creating a compact structure that appears to float above the landscape. A concealed, cantilevered concrete pier provides lateral stability against out-of-plane wind loads, while two diamond-shaped roof trusses support the structure at its four corners. Mechanical systems were tightly coordinated within the steel-framed floor to minimize overall depth and maintain a refined profile. The project received an AIA Award of Merit and a Residential Architect Magazine Design Award, and was featured in Modern Steel Construction.

David Jameson, Architect; Photo by Paul Warchol



TRIDELPHIA HOUSE, ELLICOTT CITY, MD

12,000 SF, three-level single-family residence with a 1,000 SF detached garage. The long-span indoor pool enclosure was designed to address humidity and durability requirements while maintaining visual continuity with adjacent spaces. On the exterior, two outdoor terraces with low retaining walls extend the living areas outward.

Cunningham | Quill Architects

BUILT ON WHAT'S NEXT, TOGETHER

“

I must say I am very glad to work with an engineer that understands the pressure in the field to keep things moving.

- **Robert Minghini, Senior Superintendent,**
GCS-SIGAL

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WATERFRONT & COASTAL HOMES

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SANDBREAK OVERLOOK, SOUTH BETHANY, DE

4,800 SF, three-story beachfront home designed to respond to challenging coastal conditions, with a first-floor deck cantilevering 17 feet over the dunes to extend living space toward the water. A circular steel pile foundation is engineered to withstand Flood Zone VE requirements and Category D wind exposure, while steel moment frames provide lateral resistance and enable expansive ocean-facing glazing. Project awards and honors from Annapolis Home Magazine, Home & Design, AIA Chesapeake, NKBA Baltimore, and AIA Potomac Valley.

Donald Lococo Architects; Photo by #anicehoachlander @studiohdp



MODERN BEACHFRONT HOME, BETHANY BEACH, DE

8,500 SF, three-level coastal residence featuring layered volumes, deep cantilevers, and a projecting third-floor level pool. Exposed steel framing supports long spans, including a 15-foot cantilevering third-floor balcony. To resist higher coastal wind speeds and anchor the structure down, the house sits on a deep timber pile and grade beam system, elevated enough to stay above local flood zone limitations. The garage sits at a lower elevation with breakaway elements from the steel superstructure.

SEA Studio Architects; Rendering courtesy of SEA Studio Architects



JARDIN DU CIEL, SIESTA KEY, FL

Elegant and elevated residence designed to preserve continuous landscape and outdoor living space beneath the home while responding to the coastal context of Siesta Key. Long-span structural framing and carefully coordinated lateral systems created expansive, column-free living spaces with clean lines and uninterrupted views, while a self-supporting steel stair was integrated as a sculptural focal element within the entry volume. The home is a SRQ Magazine Home of the Year award winner.

Seibert Architects; Photo by Ryan Gamma

WATERFRONT & COASTAL HOMES

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HOUSE 1912, LEWES, DE

Three-level coastal single-family residence supported on a deep foundation system with helical piers, pile caps, and grade beams. Concrete columns integrated with CMU walls support the elevated first floor. Upper-level floor slabs cantilever 17 feet at both the front and rear, with girders tapered to 12 inches at their ends to achieve the desired architectural profile. The roof includes a green roof assembly with 6-foot cantilevers at the front and rear of the home.

David Jameson, Architect; Photo courtesy of David Jameson, Architect



WILLS RETREAT, ST. MICHAELS, MD

This waterfront residence along the Chesapeake Bay required a deep foundation system to address shoreline conditions. Wood piles with concrete caps support cantilevered concrete columns at the first floor, while pressure-treated PSL framing enables deck cantilevers up to 14 feet. At the perimeter, seven steel columns work with a moment frame and tension ring to resist roof thrust, aligning structural performance with the architectural form.

Ralston Architects; Rendering courtesy of Ralston Architects



TETREAULT-PIRMAN RESIDENCE, SARASOTA, FL

2,000 SF residence that integrates interior and exterior space through extensive glazing, elevated ceilings with clerestories, and minimal roof overhangs. Raised five feet to meet flood requirements, the house maintains a residential scale at the street with a ground-level garage and gatehouse, transitioning upward through a terraced entry garden.

Seibert Architects; Photo by Greg Wilson



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ARGUEDAS HOUSE RENOVATION, LIDO SHORES, FL

Designed by the Twitchell office, this mid-century modern residence had suffered decades of neglect and modifications that compromised the integrity of the original structure. The renovation focused on preserving and reinforcing the home's defining roof system, composed of Pickett panels arranged in a distinctive "V" formation, while restoring clarity and openness to the original design. New structural and architectural interventions also accommodated modern air conditioning systems and other contemporary updates that improved the home's functionality while respecting its original character.

Seibert Architects; Photo by Ryan Gamma



SCHECHTER-MEISENHEIMER HOUSE, SARASOTA, FL

4,000 SF modern waterfront residence inspired by the Sarasota School tradition, featuring expressive barrel-vaulted roof forms, radiused wood ceilings, expansive glazing, and clerestory windows supported by long-span structural framing. The structural design creates open, light-filled living spaces oriented toward the waterfront, bringing natural light deep into the home while maintaining a seamless connection to the screened pool enclosure, with terraced site and structural elements responding to the property's slope toward the water.

Seibert Architects; Photo by Ryan Gamma





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