Staff recommends that the HPC approve the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1933
BACKGROUND

The applicant presented a Preliminary Consultation at the June 24, 2020 HPC meeting. The HPC found that the massing of the proposed addition would not have a detrimental impact on the surrounding streetscape. Some Commissioners supported eliminating the decorative oriel window on the east elevation. The applicant has made revisions based on the feedback from the HPC and returns for a HAWP.

PROPOSAL

The applicant proposes to construct an addition to the side and rear of the house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and

- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

---

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a side gable Colonial Revival house clad in wood shingle siding. On the left (east) side of the house, there is a one-story enclosed sunroom; and there is a two story-rear gable addition. The later additions are clad in cedar shingles. The house was constructed on a double lot as far to the west as possible, leaving a large open lot to the left (east) of the building. The rear of the lot is heavily wooded. The neighboring property at 510 Philadelphia is also a double lot, with the house placed on the western side.

The applicant proposes demolishing the existing enclosed sunroom, installing a new addition in its place, and constructing a larger, two-story addition in the rear that will project beyond the left wall plane, and construct an enclosed rear porch. Additionally, the applicant proposes demolishing the front porch and replacing it with a slightly larger covered entryway.

Staff finds that the sunroom on the left was likely an open or screened-in feature when it was constructed and that it has lost its integrity in the intervening years. Staff also finds that demolishing the sunroom will not impact the historic character of the site or surrounding district.

The proposed building additions, which project beyond the left wall plane will have an impact on the scale and massing of the house when viewed from the right-of-way. Per the Design Guidelines, this proposal should not be approved as a matter of course, but that does not mean that it should not be approved at all, only that the proposal requires closer scrutiny to determine whether the proposal will have a negative impact on the district as a whole.

The exiting sunroom projects 8’ (eight feet) from the left wall plane and is 12’ 6” (twelve feet, six inches) deep. In place of this, the applicant proposes to construct a one-story, side-gable addition that will project 13’ 3” (thirteen feet, three inches) and will be almost 20’ (twenty feet) deep. Behind that addition, the applicant proposes to construct a two-story, side-gable addition that will project 16’ (sixteen feet) behind the one-story section. The proposed addition appears to project approximately 2’ (two feet) beyond the
rear wall plane of the non-historic addition. Because the lot slopes away from Philadelphia Avenue the basement will be exposed at the rear and there will be a parking space in the basement level. To the rear of the two-story addition, the applicant proposes to construct a screened-in porch with a set of stairs on the east (left) side.

Staff finds that the one-story addition will not substantially impact the character of the resource or surrounding district because it is relatively small in scale, matches the details of the house, and copies the side gable form. The one design element that gives Staff some pause is the elimination of a window in the side-projecting addition. At the preliminary consultation, the design presented included a single sash window in the side-projecting addition (below, left); that feature has been eliminated and the proposal now calls for a blank wall (below, right).

Staff finds that the addition’s design would be improved with a window on this elevation, however, Staff does not find support in the Design Guidelines for including a condition to require the fenestration on this elevation. Staff also finds there are a couple of mitigating factors that reduce the impact of this blank wall on the surrounding district. First, the side projection is setback from the front wall plane by more than 4’ (four feet). The second mitigating factor is the large window assembly on the east elevation (shown below). This window does not show up in the drafted front elevation, however, it will be highly visible when the building is viewed from an oblique angle. Because the house was placed on the western side of the lot, it is most visible from the east.
Staff recognizes that for an ‘Outstanding’ or ‘Contributing’ resource, the HPC would find that the two-story construction at the rear would detract from the historic character of the house and would be unacceptable. However, because this house is ‘Non-Contributing’ consideration is not whether the massing detracts from the resource, but rather, does the massing detract from the character of the district as a whole? Staff finds it does not and the HPC voiced their support for this finding at the Preliminary consultation. Staff considered several factors in coming up with this determination. First, the proposed two-story volume begins approximately 65’ (sixty-five feet) from the sidewalk along Philadelphia. This distance helps to reduce the visual impact of the new construction. Second, the addition maintains the lower ridge height of the rear-gable addition. This means that the addition is not competing with the house for primacy. Third, the house to the east (left) is also non-contributing, so the addition’s visibility will not detract from another historic resource. Fourth, the house is placed at the minimum setback on the west (right) side of the lot. This was probably done to allow the lot to be subdivided and have another house constructed on it. But this house placement limits where additional construction can go. Nothing can project to the west, and much further to the south (rear) there are several substantial trees. East seems to be the only direction an addition could be constructed. Lastly, an addition in this location will only be visible from the east (left). That means the addition will not be visible when the house is viewed from in front of the ‘Outstanding’ Resource at 510 Philadelphia, meaning the character of the district is not impaired from this location.

Staff finds the addition’s Craftsman design elements including the roof eave supported by brackets, shingle siding and clapboard siding, and six-over-one windows are all compatible with the architectural features of the Non-Contributing resource and surrounding district.

The final proposed alteration is the construction of a screened-in porch to the rear of the addition. The porch measures 20’ 6” × 12’ 5” (twenty feet, six inches by twelve feet, five inches). This item feature was discussed at the Preliminary Consultation and the Commission was uniform in its finding that even though the porch will be visible from the right-of-way, it is set back far enough from the street that it will not negatively impact the historic character of the surrounding area.
Front Porch Replacement
The final change proposed is a replacement of the front porch. The existing front porch is a small landing covered by wood columns and a triangular pediment. The applicants propose to double the width of the porch for additional space. The new porch will also have a simple pediment supported by wood columns. To fill in the spaces adjacent to the columns, the applicant proposes to install a simple wood railing. Staff finds this alteration will not have a significant impact on the massing or scale of the house and recommends approval of the new porch under the Design Guidelines.

STAFF RECOMMENDATION:
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the Takoma Park Historic District Guidelines, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2; 6, and 9

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com
Contact Person: Brian McCarthy

Tax Account No.: 01057502
Daytime Phone No.: 301.602.0115

Name of Property Owner: Michael J. Amy Sawyer
Daytime Phone No.: 301.602.0115

Address: 514 Philadelphia Ave Takoma Park Maryland 20912

Contractor: NA
Contractor Registration No.: 
Agent for Owner: Brian McCarthy

LOCATION OF BUILDING PREMISES

House Number: 514
Street: Philadelphia Avenue
Town/City: Takoma Park
Nearest Cross Street: Takoma Avenue
Lot: 12 Block: 73 Subdivision: 0025
Plat: 

PART ONE: TYPE OF CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:
- □ Construct
- □ Extant
- □ Alter/Renovate
- □ A/C
- □ Slab
- □ Room Addition
- □ Porch
- □ Deck
- □ Shed
- □ Move
- □ Install
- □ Wreck/Raze
- □ Solar
- □ Fireplace
- □ Woodburning Stove
- □ Single Family
- □ Revision
- □ Repair
- □ Revocable
- □ Fence/Wall (complete Section 4)
- □ Other: 

1B. Construction cost estimator: $400,000

1C. If this is a revision of a previously approved active permit, see Permit #: No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCES/RETAINING WALL

3A. Height __________ feet __________ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- □ On party line/property line
- □ Entirely on land of owner
- □ On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: 

Date: 5/29/2020

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature: 

Date: 

Application/Permit No.: 

Data Filed: 

Data issued: 

See reverse side for instructions

Edit 6/21/99
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

      See Attached

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

      See Attached

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of all plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resources and the proposed work.
   b. Elevations (façades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each façade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photographic prints of each façade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the dispute of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the names of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
Memorandum

1 June 2020

To: Historic Preservation Commission (HPC)
    Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for
    3120 Lee Street, Capitol View Historic District
Preliminary Consult: Written Description of Project

Addendum a.
The property is located in the Takoma Park Historic District but is listed as a non-contributing resource. The Colonial Revival style structure, built in the 1930/40s, is 2-stories with a walk-out basement. The most noteworthy feature of the property is the lot size – it’s 100 ft wide and 225 ft deep – which is more than half an acre. The home’s placement on the western edge of the property results in an exceptionally wide eastern sideyard, measuring over 66 ft to the main house. This unusually generous sideyard is bracket by a second Colonial Revival home, also designated as a non-contributing resource. The wide sideyard is used for off-street parking and access to an existing garage/carport. Consequently, the area is open and largely clear of trees. Conversely, the area behind the house is densely populated with mature trees. The closest, impactful trees are shown on the attached site plan.

The subject home is clad in painted cedar shingles with a plain asphalt shingle roof. The exposed foundation walls consist of unadorned concrete block. The main body of the house has two extensions; an enclosed, one-story space that was formerly a side porch, and a 2-1/2 story rear addition with an adjacent pressure treated wood deck and stairs to the back yard. The front façade features a modest covered entry stoop, and the ignoble accent of a wall mounted air conditioner.

Addendum b.
The proposed project expands the house with a 13 ft wide addition in the large eastern sideyard. The addition also wraps around the back corner to mate up with the existing rear extension. The placement of the addition is largely in deference to the trees behind the house. To minimize the impact of the new work the majority of the side addition is one-story, with the two-story portion not starting until it’s with a few feet of the back corner of the house. And the one-story portion near the front is set further back than the enclosed porch it replaces.

The intent is to finish the exterior with painted, cement fiberboard shingle siding, asphalt roof shingles, and use clad wood windows. The owners intend to install central A/C so the wall mounted unit will be removed from the front façade.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael and Amy Sawyer</td>
<td>Brian McCarthy</td>
</tr>
<tr>
<td>514 Philadelphia Avenue</td>
<td>Bennett Frank McCarthy</td>
</tr>
<tr>
<td>Takoma Park, Md. 20912</td>
<td>Architects</td>
</tr>
<tr>
<td></td>
<td>1400 Spring Street #326</td>
</tr>
<tr>
<td></td>
<td>Silver Spring, Md. 20910</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Francine Pollner</td>
</tr>
<tr>
<td>510 Philadelphia Ave</td>
</tr>
<tr>
<td>Takoma Park, Md 20912</td>
</tr>
<tr>
<td>Carolyn Mullet</td>
</tr>
<tr>
<td>516 Philadelphia Ave</td>
</tr>
<tr>
<td>Takoma Park, Md 20912</td>
</tr>
<tr>
<td>Carl Ralph Wilk</td>
</tr>
<tr>
<td>509 Philadelphia Ave</td>
</tr>
<tr>
<td>Takoma Park, Md 20912</td>
</tr>
</tbody>
</table>
**SAWYER ADDITION**

**514 Philadelphia Ave. Takoma Park, Maryland 20912**

**Project # 2004**

---

**DATE**

**ISSUE**

**REMARKS**

---

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

**LICENSE #:** __________________________

---

**PROGRESS SET**

17 December 2020 - Progress Set

---

**CELLAR DEMOLITION PLAN**

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

---

**FIRST FLOOR DEMOLITION PLAN**

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

---

**NOTE:**

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

---

**CELLAR & FIRST FLOOR DEMOLITION PLANS**

---

**D100**
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

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

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

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

REAR / SOUTH DEMOLITION ELEVATION

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

SIDE / WEST DEMOLITION ELEVATION

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

SIDE / EAST DEMOLITION ELEVATION

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

REMOVE EXISTING SUNROOM FRAMING, FINISHES, WINDOWS, AND FOUNDATION TO ACCOMMODATE NEW ADDITION

REMOVE EXISTING COVERED STOOP FOR REPLACEMENT

REMOVE THRU WALL A/C UNIT AND PATCH WALL OPENING

REMOVE ALL EXISTING ROOF SHINGLES AND UNDERLAYMENT FOR REPLACEMENT

REMOVE EXISTING COVERED STOOP FOR REPLACEMENT

REMOVE ALL EXISTING ROAKES, SUBRAKES, AND FASCIAS FOR REPLACEMENT

REMOVE EXISTING SUNROOM FRAMING, FINISHES, WINDOWS, AND FOUNDATION TO ACCOMMODATE NEW ADDITION

REMOVE WINDOWS AND DOORS AND CREATE OPENING IN EXTERIOR WALL TO ACCOMMODATE NEW ADDITION

REMOVE EXISTING DECK AND STAIRS

REMOVE SIDING AND SHEATHING AT ALL WALL SURFACES CONCEALED BY ADDITION

REMOVE WINDOW AND PATCH OPENING

REMOVE EXISTING ROOF AND GABLE WALL FOR REPLACEMENT

REMOVE EXISTING ROOF SHINGLES AND UNDERLAYMENT FOR REPLACEMENT
SAWYER ADDITION
514 Philadelphia Ave. Takoma Park, Maryland 20912
Project # 2004

DATE
ISSUE - REMARKS

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2020    Bennett Frank McCarthy Architects, Inc.

PROGRESS SET
17 December 2020 - Progress Set

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

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

EXISTING WALLS AND PARTITIONS TO REMAIN
NEW LOW WALLS
NEW CMU WALLS

WALL LEGEND

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

EXISTING CONCRETE SLAB TO REMAIN
NEW CONCRETE SLAB
24 X 36 FLAGSTONE ON STONE DUST

A100
SAWYER ADDITION
CELLAR & FIRST FLOOR PLANS

514 Philadelphia Ave. Takoma Park, Maryland 20912
Project # 2004

17 December 2020 - Progress Set

BENNETT FRANK McCARTHY
ARCHITECTS, INC.
400 Spring Street. Suite 200, Stone River, Westport, Connecticut 06880
Toll Free: 1-888-520-2258
www.bfmarchitects.com
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

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PROGRESS SET

17 December 2020 - Progress Set

BUILDING SECTIONS

SAWYER ADDITION

514 Philadelphia Ave. Takoma Park, Maryland 20912

Project # 2004

A300
SAWYER ADDITION
514 Philadelphia Ave. Takoma Park, Maryland 20912
Project # 2004

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APPROVED BY ME AND I AM A DULY LICENSED
REGISTERED ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.
LICENSE #:

PROGRESS SET
17 December 2020 - Progress Set
12/17/20

A303
WALL SECTIONS

SCALE: 3/4" = 1'-0"
SAWYER ADDITION
514 Philadelphia Ave. Takoma Park, Maryland 20912
Project # 2004

PROGRESS SET
17 December 2020 - Progress Set

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

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

S101
SAWYER ADDITION
514 Philadelphia Ave. Takoma Park, Maryland 20912
Project # 2004

10 December 2020 - Progress Set

E100

CELLAR & FIRST FLOOR ELECTRICAL
SECOND FLOOR & ATTIC ELECTRICAL PLANS

E101

SAWYER ADDITION
514 Philadelphia Ave. Takoma Park, Maryland 20912
Project # 2004

DATE
ISSUE - REMARKS

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LICENSE #:

2020 Bennett Frank McCarthy Architects, Inc.

PROGRESS SET
17 December 2020 - Progress Set

SECOND FLOOR ELECTRICAL PLAN

ATTIC ELECTRICAL PLAN

ELECTRICAL SYMBOLS

LIGHTING SYMBOLS

ELECTRICAL SYMBOLS

LIGHTING SYMBOLS

1. SURFACE MOUNTED CEILING LIGHT FIXTURE
2. FULLY RECESSED LED LIGHT
3. UNDER CABINET MOUNTED FIXTURE
4. SUSPENDED HALOGEN FIXTURE
5. VANITY LIGHT
6. WALL-MOUNTED LIGHT FIXTURE
7. SCONCE FIXTURE
8. CEILING FAN/LIGHT
9. LED LIGHT FIXTURE

10. THREE WAY SWITCH
11. SWITCH
12. DIMMER SWITCH
13. DIMMER THREE WAY SWITCH
14. JAMB SWITCH
15. SECURITY FLOODLIGHT ON MOTION DETECTOR

GENERAL: PROVIDE "I.C." HOUSING AS NECESSARY IN INSULATED CAVITIES

LIGHTING SYMBOLS

ELECTRICAL SYMBOLS

LIGHTING SYMBOLS

ELECTRICAL SYMBOLS

LIGHTING SYMBOLS

1. DUPLEX RECEPTACLE (OUTLET)- 15/20 AMP @ 18" A.F.F.- COORDINATE W/ PANEL & EQUIP.
2. GFI DUPLEX RECEPTACLE (OUTLET)- 15/20 AMP
3. EXTERNALLY MOUNTED IN WATERPROOF HOUSING
4. DUPLEX RECEPTACLE (OUTLET)- 15/20 AMP @ 45" A.F.F.- COORDINATE W/ PANEL & EQUIP.
5. GFI OUTLET- 20 AMP @ 18" A.F.F.
6. GFI OUTLET- 20 AMP @ 45" A.F.F.
7. ELECTRIC DRYER
8. QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
9. FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
10. JUNCTION BOX. SIZE AS REQUIRED
11. DATA/TELEPHONE JACK- MOUNT @ 18" A.F.F. (U.N.O.)
12. CABLE TV OUTLET
13. EXISTING SMOKE DETECTOR- REPLACE/RELOCATE AS NECESSARY TO MEET CODE
14. SMOKE DETECTOR- HARDWIRED INTERCONNECT PER CODE
15. EXHAUST FAN / LIGHT
16. DISPOSAL AIR SWITCH

ELECTRICAL SYMBOLS

LIGHTING SYMBOLS

ELECTRICAL SYMBOLS

LIGHTING SYMBOLS

1. SURFACE MOUNTED CEILING LIGHT FIXTURE
2. FULLY RECESSED LED LIGHT
3. UNDER CABINET MOUNTED FIXTURE
4. SUSPENDED HALOGEN FIXTURE
5. VANITY LIGHT
6. WALL-MOUNTED LIGHT FIXTURE
7. SCONCE FIXTURE
8. CEILING FAN/LIGHT
9. LED LIGHT FIXTURE
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11. SWITCH
12. DIMMER SWITCH
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15. SECURITY FLOODLIGHT ON MOTION DETECTOR

GENERAL: PROVIDE "I.C." HOUSING AS NECESSARY IN INSULATED CAVITIES

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ELECTRICAL SYMBOLS

LIGHTING SYMBOLS