

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6713 Westmoreland, Takoma Park	Meeting Date:	10/12/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/05/2022
Applicant:	Alex Thompson and Emily Adams (Joseph Rabinowitz, Architect)	Public Notice:	9/228/2022
Review:	HAWP	Tax Credit:	N/A
Case Number:	REVISION 989155		
PROPOSAL:	Partial demolition, construction of new two-story rear addition, and fenestration alterations— NEW Item includes a revision to the rear addition.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with three (3) conditions** the HAWP application:

- 1) **The fenestration pattern on the side elevations of the proposed addition must be revised to be more proportionally aligned and consistent with the historic house, with final review and approval delegated to staff.**
- 2) **The lite pattern for the windows on the side elevations of the proposed addition must be revised to more appropriate and compatible with the historic house, with final review and approval delegated to staff.**
- 3) **All proposed new and replacement windows will be wood or aluminum-clad wood windows, with permanently-affixed interior and exterior muntins and internal spacer bars. Final review and approval is delegated to staff.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1915-25

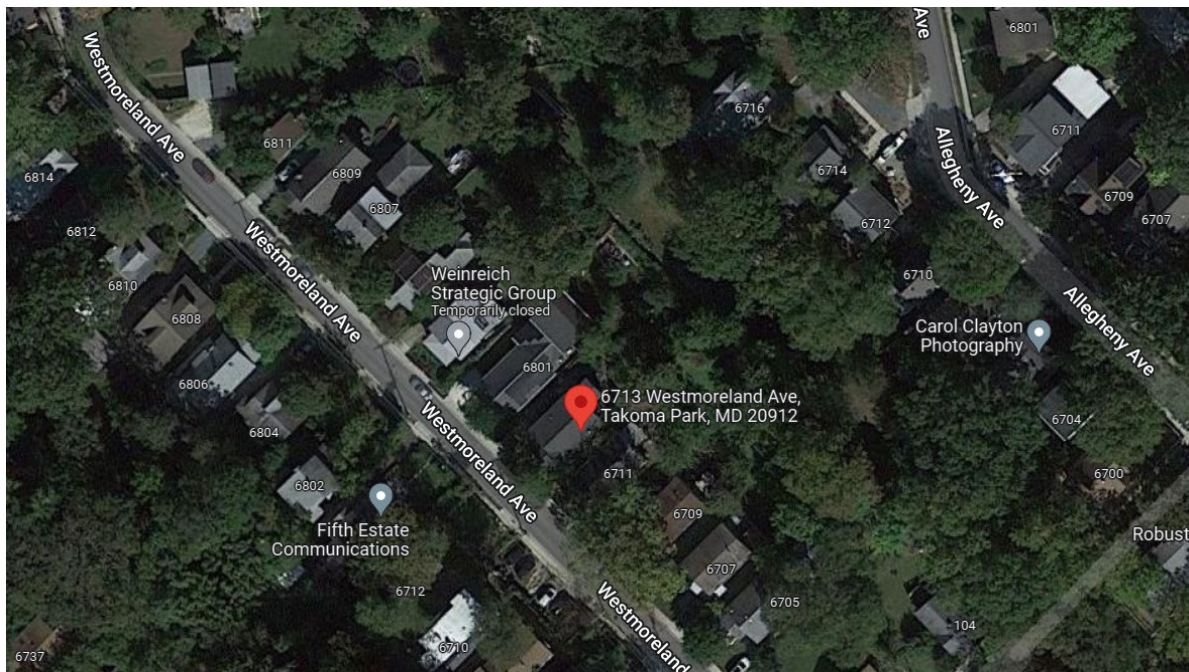


Fig. 1: Subject property.

UPDATED BACKGROUND FOR OCTOBER 12TH MEETING

The applicants previously appeared before the Commission for a preliminary consultation at the June 8, 2022 HPC meeting.¹ The HPC subsequently heard this HAWP at its July 13, 2022 meeting and approved the HAWP with three conditions. These same conditions are restated as part of this revised HAWP.²

REVISED PROPOSAL FOR OCTOBER 12TH MEETING

When completing the drawings for final stamped approval, the architect determined that the plans would not accommodate proper circulation around the rear of the dwelling and submitted the following justification for a design change:

“Upon recent confirmation of the field measurements, it was determined that the pathway between the existing retaining wall and the original proposed design would result in an egress pathway of only ~14-15” in width. To accommodate OSHA1910.36(g)(2), we would be able to provide the necessary width by setting back the first floor (and therefore cantilevering the second floor) as shown in the updated design.” (Email Joseph Rabinowitz/Principal Guerilla Construction to R.Ballo dated 9/27/2022).

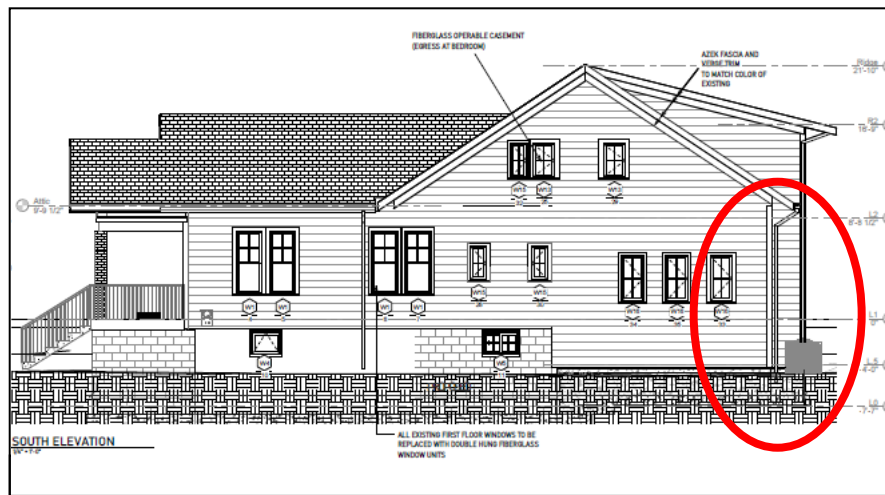
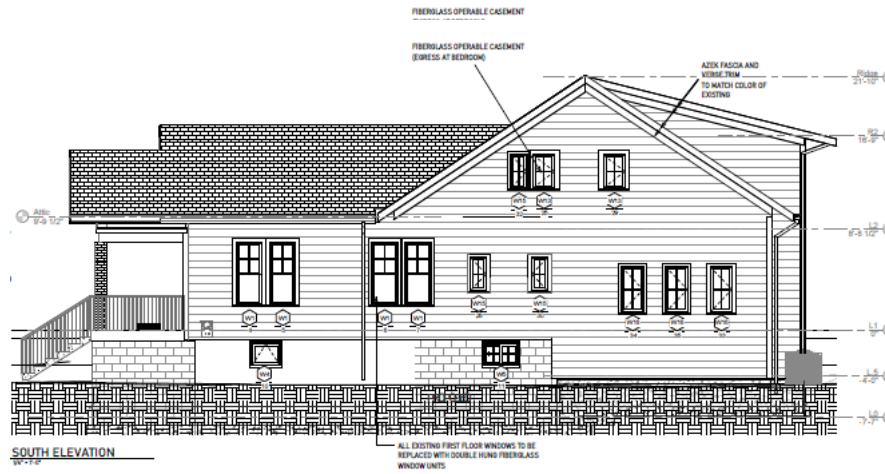
The applicants are therefore proposing a new design for the rear addition that is pulled back an additional 15” on the first floor while leaving the footprint/floorplate of the second floor the same as previously approved. This change creates a cantilevered 2nd story above the rear walkway and provides a clear walkway around the rear of the building between the 1st story face of the building and the retaining wall.

¹ Link to June 8, 2022 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2022/06/II.B-6713-Westmoreland-Avenue-Takoma-Park.pdf>

Link to June 8, 2022 HPC meeting audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=ac30da48-e7fa-11ec-9ad4-0050569183fa

² Link to July 13, 2022 HAWP staff report: <https://montgomeryplanning.org/wp-content/uploads/2022/07/I.G-6713-Westmoreland-Takoma-Park-989155.pdf>

All other design elements remaining the same, staff finds that this change, while resulting in a form and massing that is atypical of the District, should be approved. Excerpts of the proposed changes are shown in the following drawings. The standards from the following:



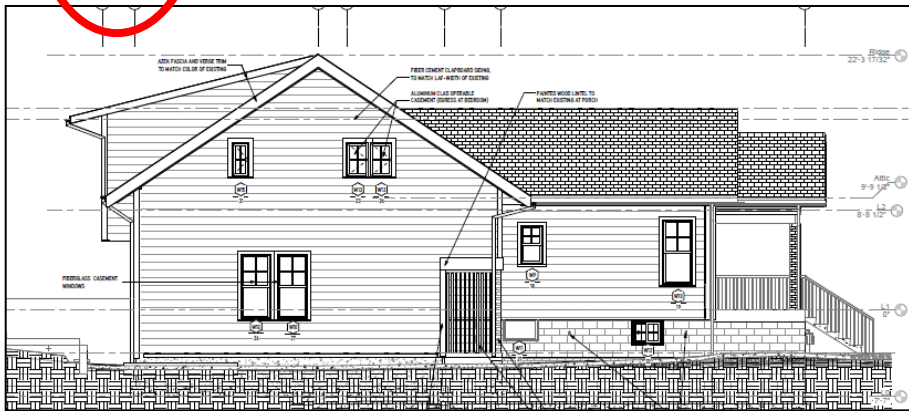
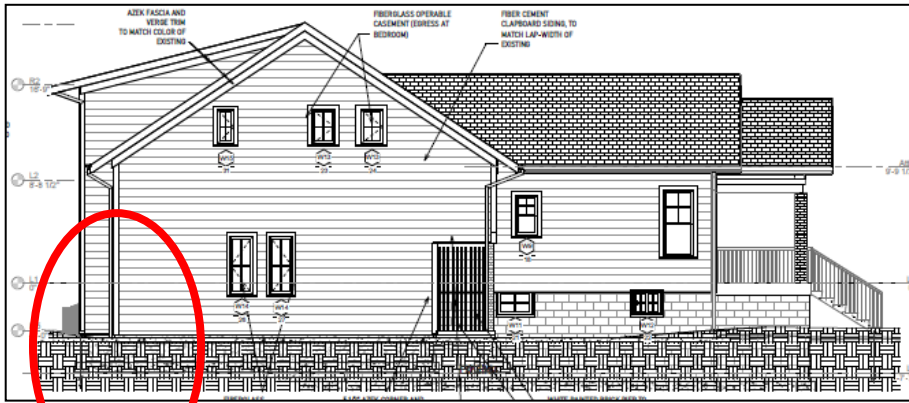


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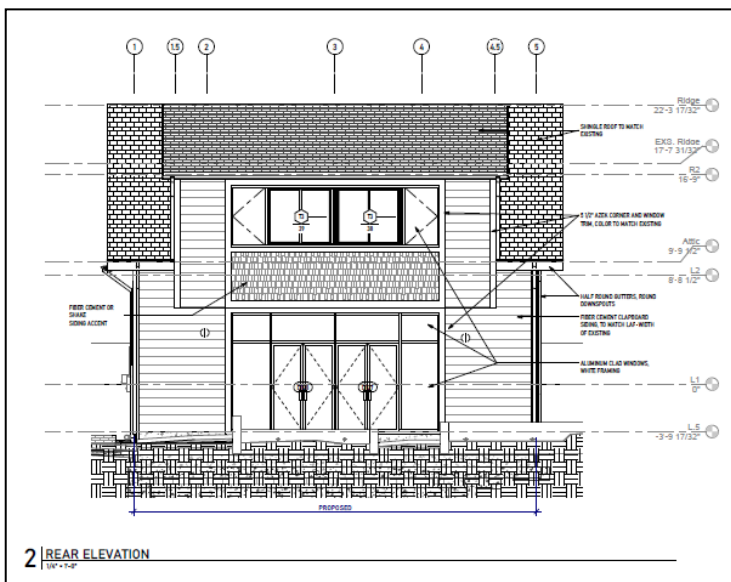
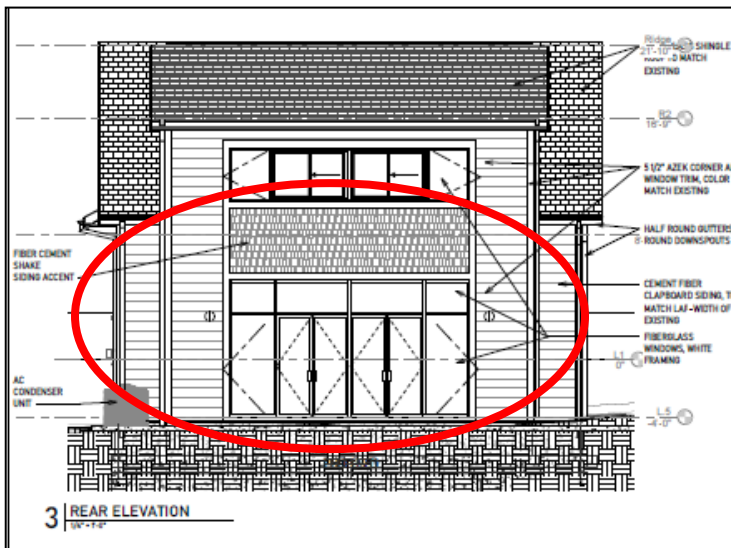


image. The top image shows the previously

any public right of way. The most visible new construction on the western (left side) approved as part of this HAWP. This property that otherwise would have been walkway egress.

Criteria for Issuance in Chapter 24A-8(b), by the conditions, is consistent with the 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, #9, and #10.

Staff recommends approval of this alteration and recommends that the prior **3 conditions of approval** carry forward for the REVISED HAWP#989155.

THE BELOW PORTION OF THE STAFF REPORT IS REPEATED AS RELEVANT BACKGROUND AND ANALYSIS FROM THE INITIAL JULY 13, 2022 CONSIDERATION OF THE HAWP

ORIGINAL PROPOSAL

The applicants propose partial demolition, construction of new two-story rear addition, and fenestration alterations at the subject property.

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.

The *Guidelines* define a Contributing Resource as:

A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

The *Guidelines* state the following regarding the review of Contributing Resources:

A majority of structures in the Takoma Park Historic District have been assessed as being

"Contributing Resources". While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the street.scape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at 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).

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way - such as vents, metal stovepipes, air conditioners, fences, skylights, etc. - should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 one-and-a-half story, 1,571 SF, gable front, Craftsman-style Contributing Resource within the Takoma Park Historic District. The historic house currently has non-original one-over-one, single-hung, vinyl windows and non-original aluminum siding. There is an existing one story addition at the rear, which was constructed after 1963 (see *Fig. 2* below).

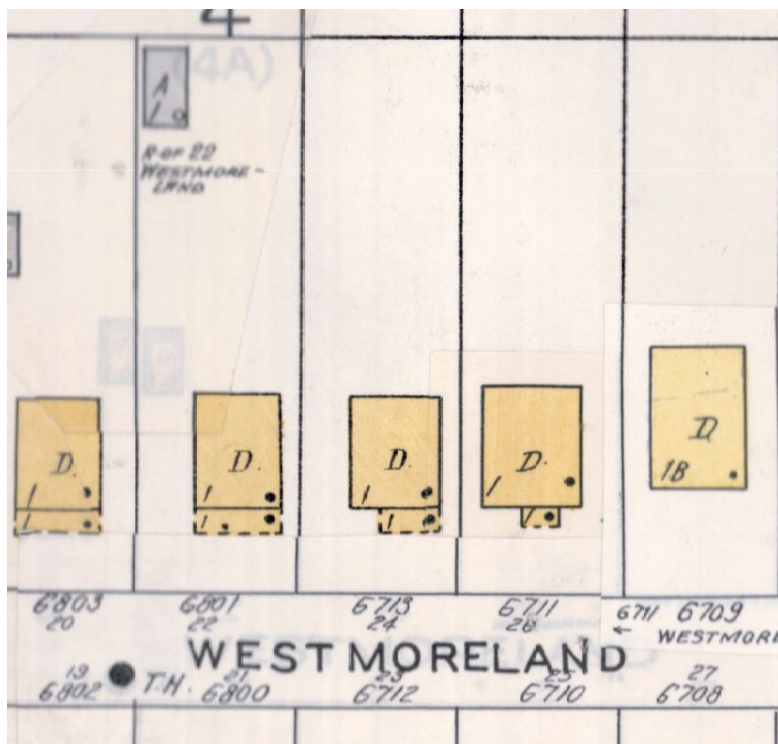


Fig. 2: 1927-1963 Sanborn Fire Insurance Map, with subject property marked by the blue star.

The applicants propose to remove the post-1963 rear addition and construct a new two story, 1,677 SF addition at the rear. The proposed rear addition will be coplanar with the historic house on the south (right, as viewed from the public right-of-way of Westmoreland Avenue) side, but it will project beyond the north (left)

side of the historic house. The addition will envelop the rearmost portion of the historic house, resulting in the loss of the rearmost windows on both the south (right) and north (left) side. The addition will have side gables, being perpendicular to the historic house, and a nearly full width shed dormer at the rear.

The materials for the proposed new addition include: fiber cement clapboard siding with exposure to match the existing aluminum siding; cedar or fiber cement shake accent siding on the rear elevation; Azek trim; fiberglass shingle roofing to match the existing; fiberglass casement, awning, and sliding windows; and a new wood entry door on the front elevation of north (left) side projection to match the existing entry door on the historic house. Notably, the addition will have deep overhangs, taking visual cues from the historic house.

The applicants also propose to replace the existing, non-original, one-over-one, single-hung, vinyl windows with new double-hung, fiberglass windows. No other alterations are proposed on the historic house.

The applicants previously appeared before the Commission for a preliminary consultation at the June 8, 2022 HPC meeting. At the preliminary consultation, the Commission was generally supportive of the scale, massing, and location of the proposed addition. Several indicated that they would prefer the ridge of the addition to be lowered slightly, if possible. One Commissioner specifically stated that lowering the ridge of the addition by 1', going from 4' above the historic house to 3', may be sufficient. However, the Commission indicated that they would support the addition, as proposed.

Regarding the proposed new and replacement windows, the Commission unanimously agreed with staff's position - that the windows on the side elevations of the proposed addition should be more proportionally aligned and consistent with the historic house, and that all proposed new windows should be constructed from an appropriate and compatible material (i.e., wood or aluminum-clad instead of fiberglass).

The applicants have returned with a HAWP application, in accordance with the Commission's comments and recommendations. In communicating with staff, the applicants' architect indicated that they explored lowering the ridge of the addition, but this resulted in undesirable ceiling heights on the second floor.

Because the majority of the Commission was supportive of the previously proposed ridge height, staff supports this aspect of the proposal.

In response to the Commission's comments regarding the proposed new and replacement windows, the applicants have revised their proposal to include four-over-one, double-hung, fiberglass windows on the historic house and fiberglass casement windows on the side elevations of the addition. The addition windows will have applied muntins, resulting in a two-over-two appearance. The addition windows have also been elongated, making them more rectangular and consistent with the historic windows than previously proposed.

However, staff maintains that the windows on the side elevations of the proposed addition are inappropriate and incompatible, in terms of proportions and consistency with the historic house. Staff finds that the proposed two-over-two lite pattern is inappropriate for this Craftsman-style house, as a two-over-two lite pattern is more consistent with mid-to-late nineteenth century revival style architecture. Multiple lites in the upper sash and a single lite in the lower sash (as is proposed on the historic house) would be more consistent with Craftsman-style architecture. Regarding the proposed fenestration pattern, staff finds that, where two windows are in close proximity to one another, they should be grouped, with wide casings separating them. This is consistent with Craftsman-style architecture and with the fenestration pattern of the historic house.

Additionally, staff maintains that the proposed window materials are inappropriate. As noted in the preliminary consultation staff report and stated by the Commission, fiberglass windows are inappropriate and incompatible, and all proposed new and replacement windows should be wood or aluminum-clad wood windows. While full specification sheets have not been provided, staff also finds that the proposed new and replacement windows should have permanently-affixed interior and exterior muntins, with internal spacer bars, per the Commission's typical requirement.

Staff recommends the following conditions of approval, per the Commission's recommendations regarding windows:

- 1) The fenestration pattern on the side elevations of the proposed addition must be revised to be more proportionally aligned and consistent with the historic house, with final review and approval delegated to staff.
- 2) The lite pattern for the windows on the side elevations of the proposed addition must be revised to more appropriate and compatible with the historic house, with final review and approval delegated to staff.
- 3) All proposed new and replacement windows will be wood or aluminum-clad wood windows, with permanently-affixed interior and exterior muntins and internal spacer bars. Final review and approval is delegated to staff.

Staff finds that the applicants' proposal, as modified by the recommended conditions, is generally consistent with the *Guidelines*. As modified, the proposal will be generally consistent with the predominant architectural style and period of the resource, and it will preserve the predominant architectural features of the resource. The proposed addition is generally compatible with the historic house and surrounding streetscape, in terms of scale, massing, and location, given the established building/addition pattern on Westmoreland Avenue. Additionally, the original size and shape of window and door openings will be maintained, where feasible.

Staff also finds that the modified proposal will not remove or alter character-defining materials, features, or spaces of the subject property, per *Standards #2* and *#9*. In accordance with *Standard #10*, the proposed addition could be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the recommended conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found that the modified proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9 and #10, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the three (3) conditions outlined on Page 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal, as modified by the conditions, is consistent with the *Takoma Park Historic District Guidelines*, and therefore 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, #9, and #10.

and with the general condition that the applicant shall present the 3 electronic 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

6713 Westmoreland Avenue

Takoma Park, Maryland 20912

Addition & Renovation



1 Front View



2 Back View

Index of Drawings

A00	Cover Sheet	09/07/22
A01	Proposed L0 / L0.5	09/07/22
A02	Proposed L1 / L2	09/07/22
A03	Sitework	09/07/22
A04	Stormwater Drainage	09/07/22
A10	Exist. Floor Plans	09/07/22
A11	Exist. Elevations	09/07/22
A12a	Demo. Plans Site / L0	09/07/22
A12b	Demo. Plans L1 / Attic	09/07/22
A13	Demo. Elevation	09/07/22
A20	Foundation Plan	09/07/22
A21	L1 Floor Framing Plans	09/07/22
A22	L1 Ceiling Framing Plans	09/07/22
A23	L2 Framing Plans	09/07/22
A24	Ground & First Floor Wall Framing Plan	09/07/22
A25	Second Floor Wall Framing Plan	09/07/22
A26	Sections	09/07/22
A27	Wall Sections	09/07/22
A30	Ground & First Floor Plans	09/07/22
A31	Second Floor Plan	09/07/22
A32	Roof Plans	09/07/22
A33	Exterior Elevations Side	09/07/22
A34	Exterior Elevations Front / Back	09/07/22
A35	Building Sections	09/07/22
A37	Doors and Windows	09/07/22
A40	RCP	09/07/22
A41	Electrical Power Plans	09/07/22
A42	Great Room	09/07/22
A43	Kitchen Millwork	09/07/22
A44a	Bathrooms	09/07/22
A44b	Bathrooms	09/07/22
A45	Enlarged Casework Plans	09/07/22
A46	Fixture & Equip Schedule	09/07/22
A50	Interior Elevations 1	09/07/22
A51	Interior Elevations 2	09/07/22

Montgomery County Codes

Building Construction Code: 2018 International Building Code, adopted and amended by Montgomery County (Effective date: May 20, 2020)

Mechanical Code: 2018 International Mechanical Code, adopted and amended by Montgomery County (Effective date: May 20, 2020)

Plumbing Code: 2019 Washington Suburban Sanitary Commission (WSSC) Plumbing and Fuel Gas Code (Effective date: March 1, 2019)

Electrical Code: 2018 National Electrical Code, adopted and amended by Montgomery County (Effective date: May 20, 2020)

Energy Code: 2018 International Energy Code, adopted and amended by Montgomery County (Effective date: May 20, 2020)

General Notes

- The drawings and specifications herein provide graphic and written requirements for the execution of The Work by The Contractor.
- All dimensions are to face of finished wall, unless noted otherwise
- The Contractor shall be responsible for executing The Work as drawn and specified in The Contract Documents
- Contractor shall have sole responsibility and control over construction means, methods, techniques, sequences and coordination of all portions of The Work.
- The Contractor shall visit site prior to commencing Work to take field measurements and verify field dimensions for horizontal and vertical control, and shall report any discrepancies to the owner.
- The Contractor shall continue operations at The Site to the limits of the project site as described on the drawings and shall protect adjoining property from damage.
- All materials and workmanship shall comply with applicable building codes.
- The building and grounds shall be kept clean at all times. After completion of The Contract and before receiving final payment, The Contractor shall remove from the premises trash rubbish, tools, equipment and excess materials.
- The Contractor shall store materials in a safe and dry location
- The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be coordinated with The Owner or Owner's Representative.
- All specified products and systems shall be installed according to manufacturer's written instruction; including, but not limited to instructions regarding preparation of substrates and adjoining construction, weather conditions and protection after installation.
- The Contractor shall furnish and install all necessary materials, labor and equipment for a complete mechanical and electrical system.
- The Contractor shall coordinate with The Owner the final selection of hardware, fixtures, finishes and accessories not specified.
- The Contractor shall guarantee, for the period of one year after the date of completion and final acceptance by The Owner, all workmanship and materials.
- All equipment warranties and maintenance manuals shall be given to The Owner. Warranty periods shall begin upon completion of Work.
- The Owner shall obtain and pay for the building permit, The Contractor shall be responsible for obtaining and paying for all other permits and shall obtain all required building department inspections.

Property Data

Address: 6713 Westmoreland Ave
Municipality: Takoma Park

Legal Description: Pinecrest
Landuse: Single Family Detached

WSSC Grid: 208NE01
District: 13
Map: JH51
Subdivision: 005
Lot: 7
Block: 18

Zone: R-40
Takoma Park Historic District

Building Data

Above Grade Living Area: 3247 SF

Existing: - 1571 SF

Proposed: - 1677 SF

Stories: 2

Use Classification: Single Family Residential

Non-Sprinklered

Project Team

Owner:
Alex Thompson
Emily Adams

Design/Build Contractor:
guerilla / construction LLC
6600 York Road #100
Baltimore, MD 21212

Structural Consultant:
Steadfast | Mike Dominelli, PE
443-838-4738
564 W University Pkwy
Baltimore, MD 21210



**guerilla
construction llc.**

MHC # 05 - 135541
6600 York Road Suite 100
Baltimore, MD 21212
go-guerilla.com
410.9674111

Contact : Joseph Robinowitz

OWNER
Alex Thompson
Emily Adams

6713 Westmoreland Avenue
Takoma Park, Maryland 20912

Revisions:

#	Description	Date
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Scale:

Date Last Modified:
09/07/22

Designed By:
Guerrilla Construction PC

Drawn By:
SP | MS | EM

Checked By:
JR

Cover Sheet

A00

Progress Print 09/07/22



guerilla construction llc.

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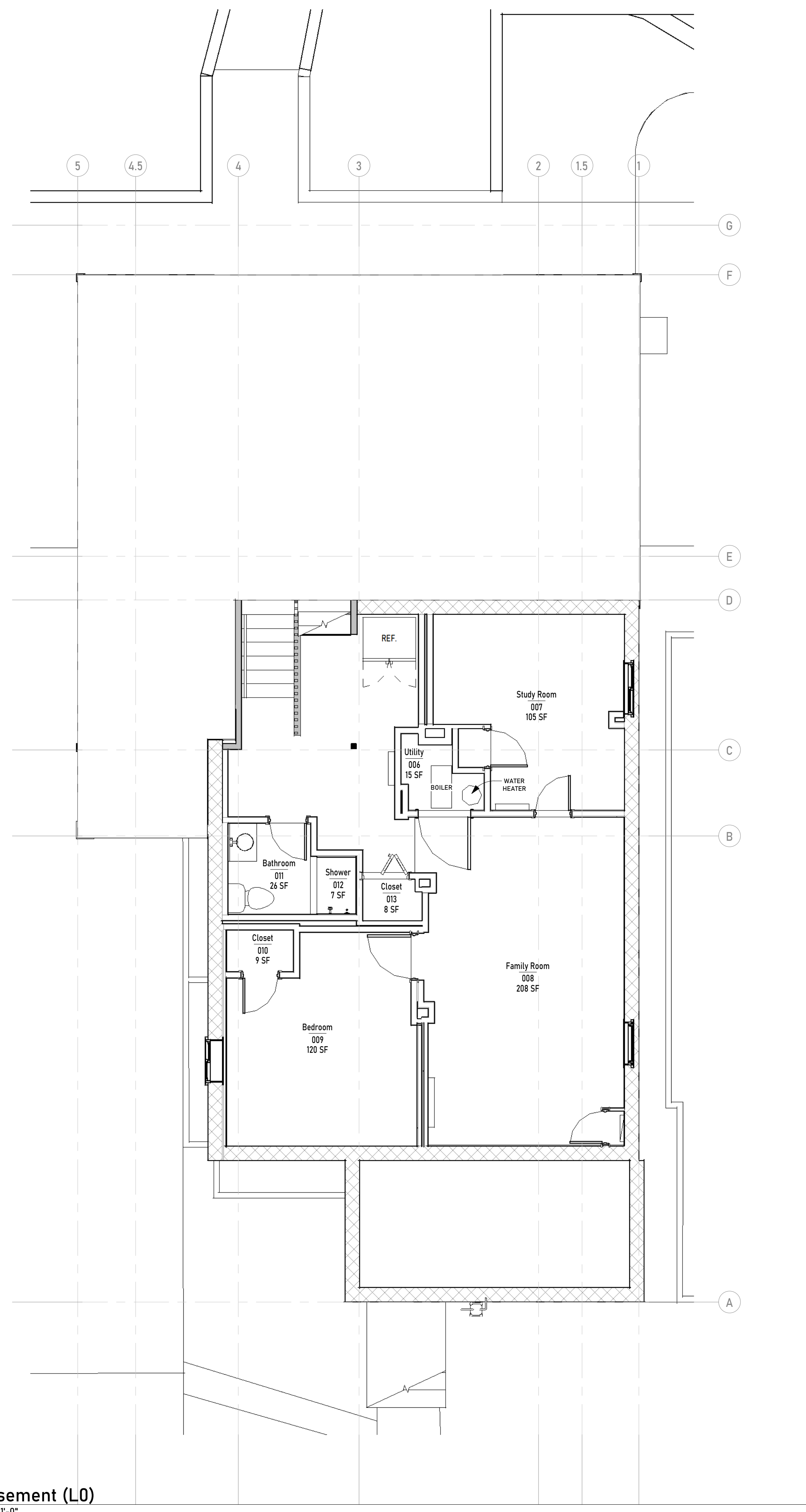
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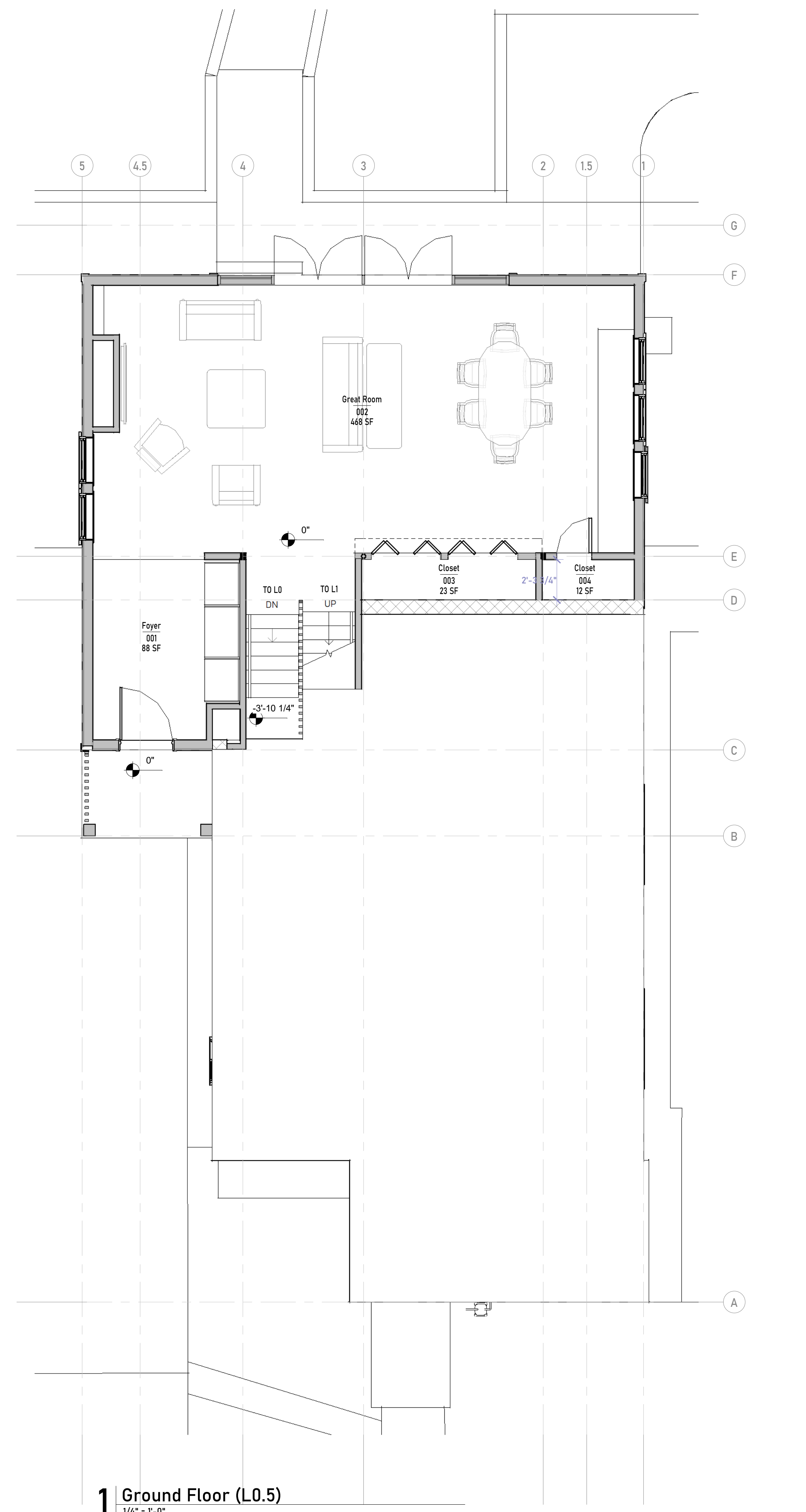
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Scale:
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 Date Last Modified:
 09/07/22
 Designed By:
 Guerilla Construction PC
 Drawn By:
 SP | MS | EM
 Checked By:
 JR

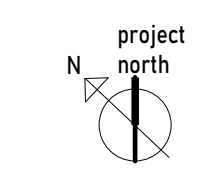
Proposed L0 / L0.5
A01



2 Basement (L0)
 1/4" = 1'-0"



1 Ground Floor (L0.5)
 1/4" = 1'-0"



Progress Print 09/07/22



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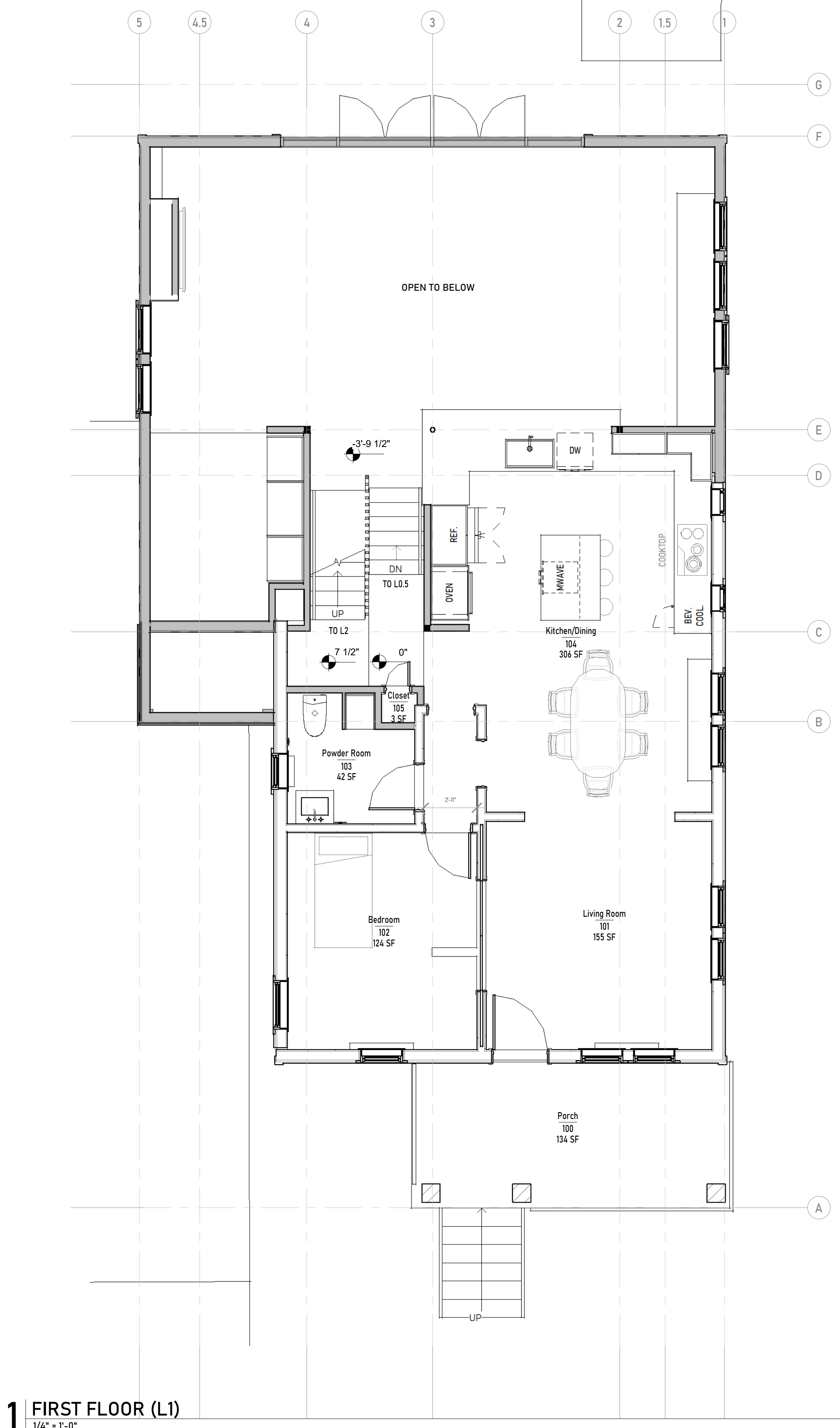
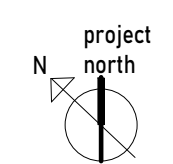
Designed By:
Guerilla Construction PC

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SP | MS | EM

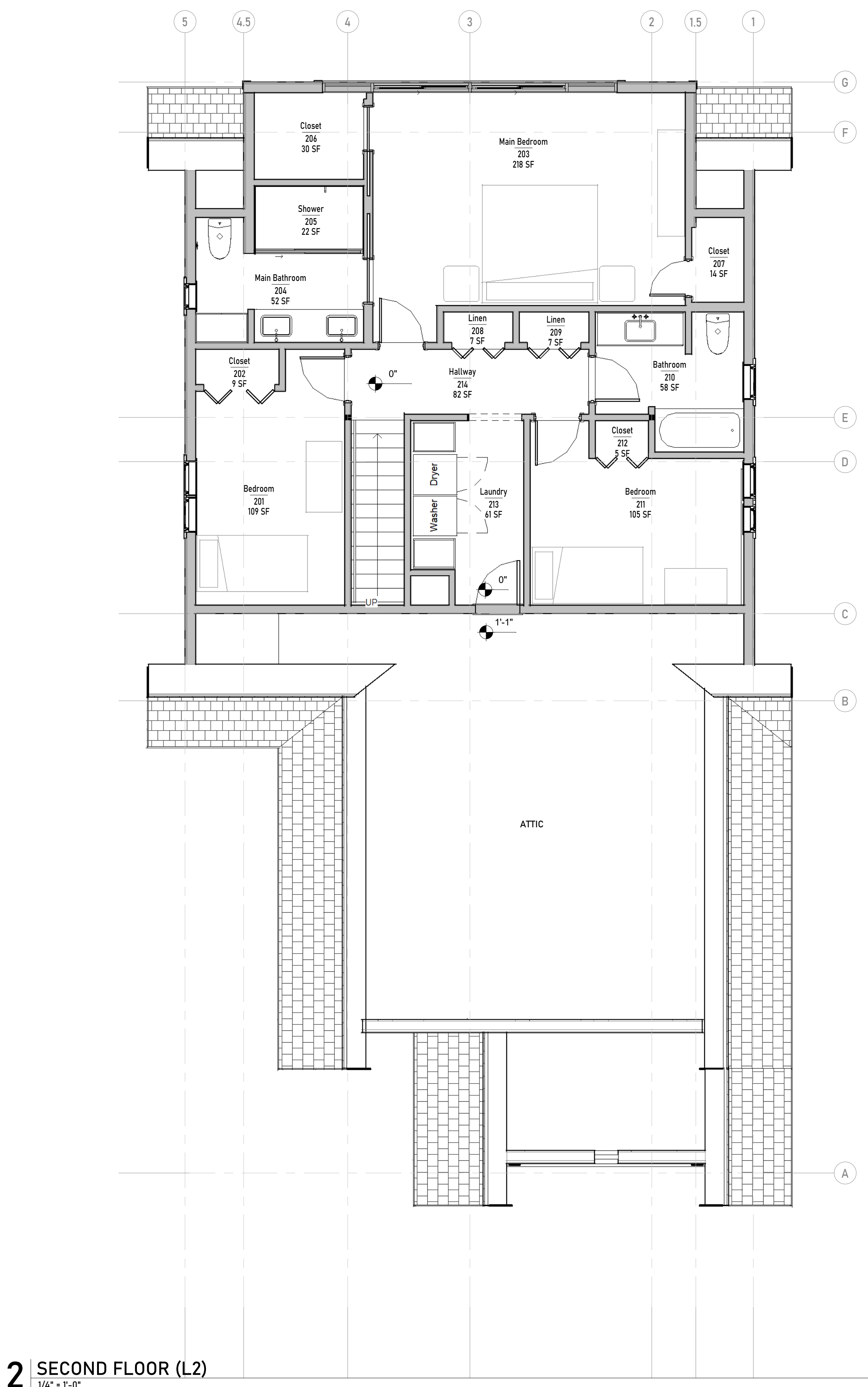
Checked By:
JR

Proposed L1 / L2
A02

Progress Print 09/07/22



1 FIRST FLOOR (L1)
1/4" = 1'-0"



2 SECOND FLOOR (L2)
1/4" = 1'-0"



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Emily Adams

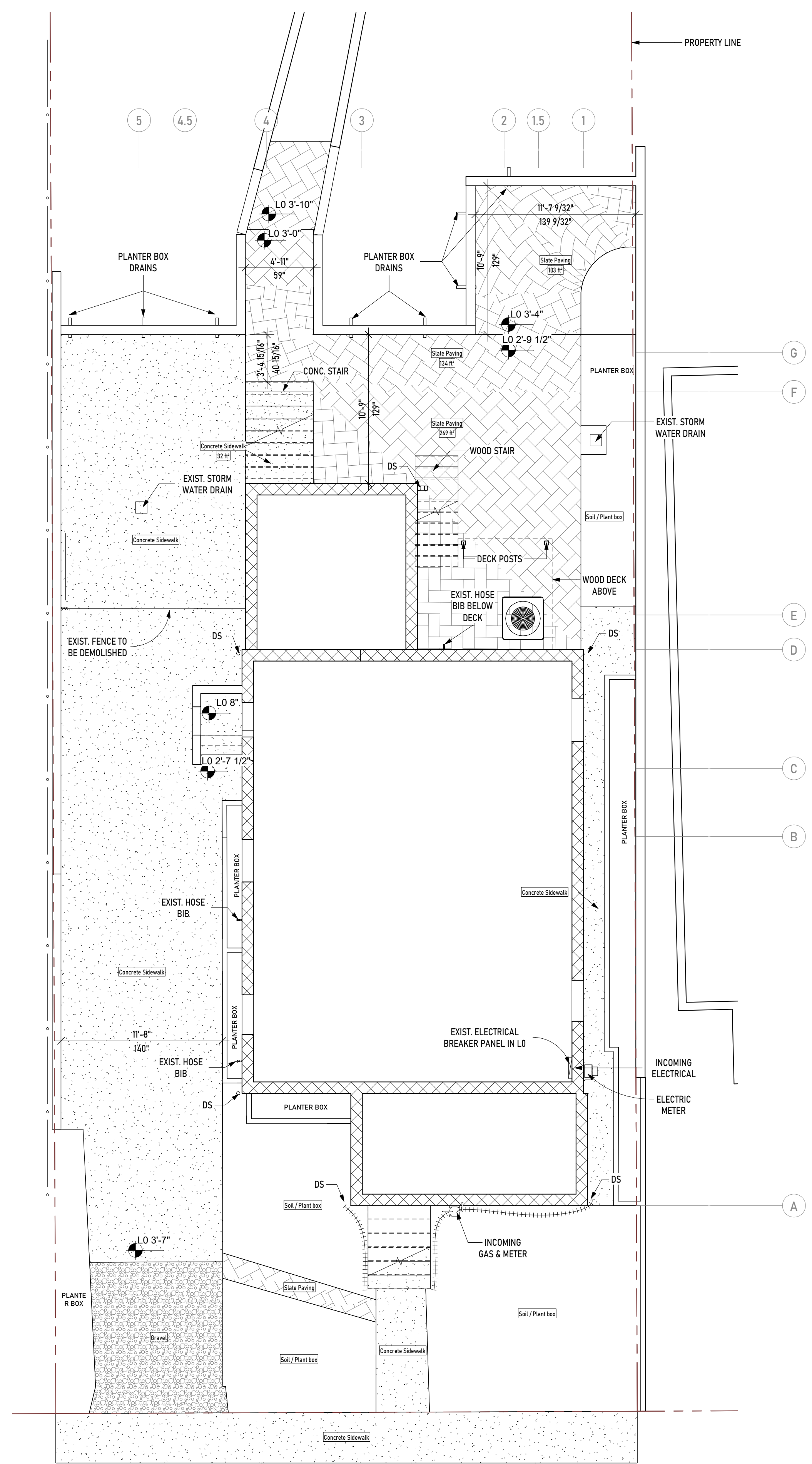
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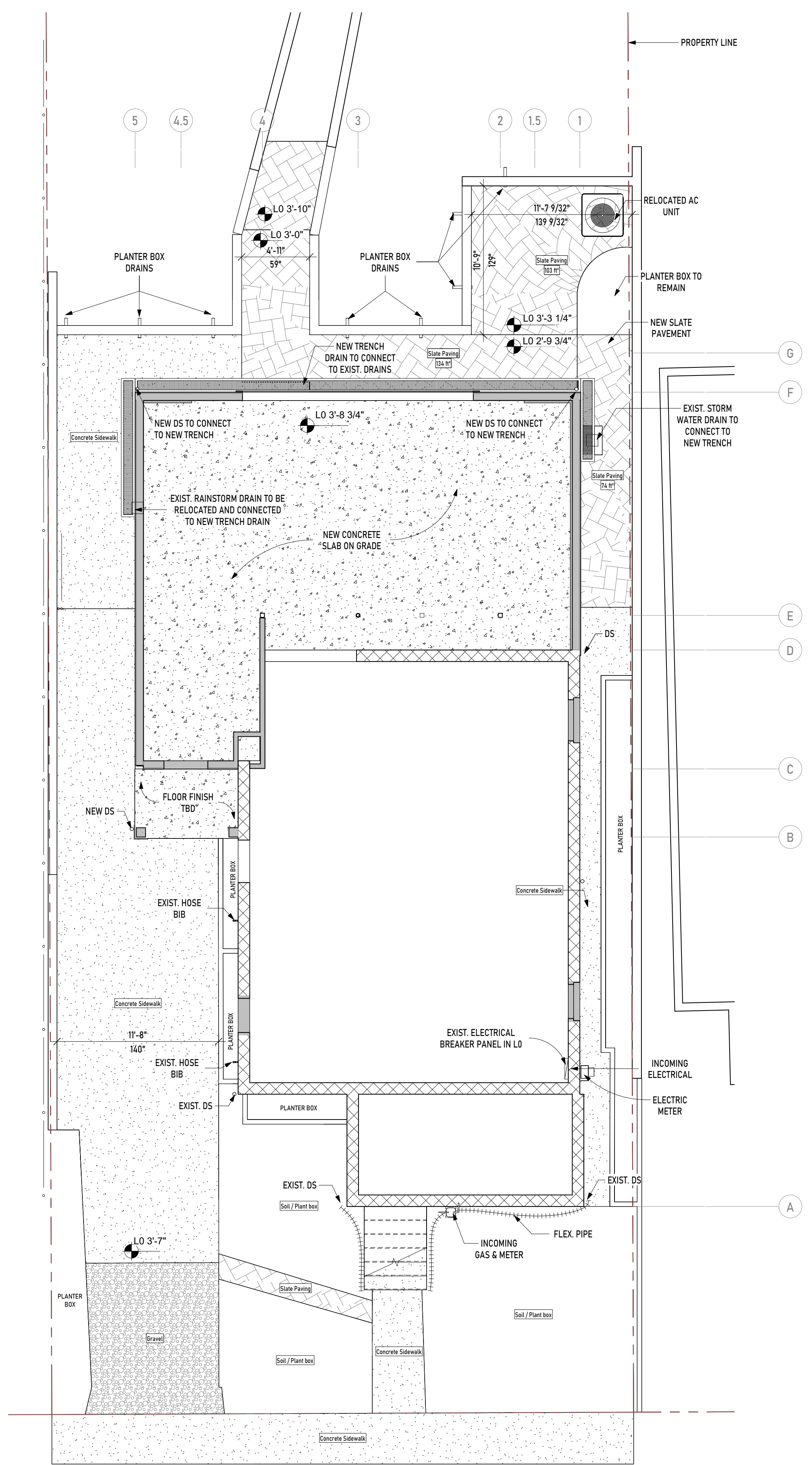
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Scale:
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Checked By:
JR

Sitework
A03

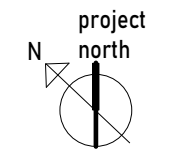


1 Exist. Site Work
3/16" = 1'-0"



3 Prop. Site Work
3/16" = 1'-0"

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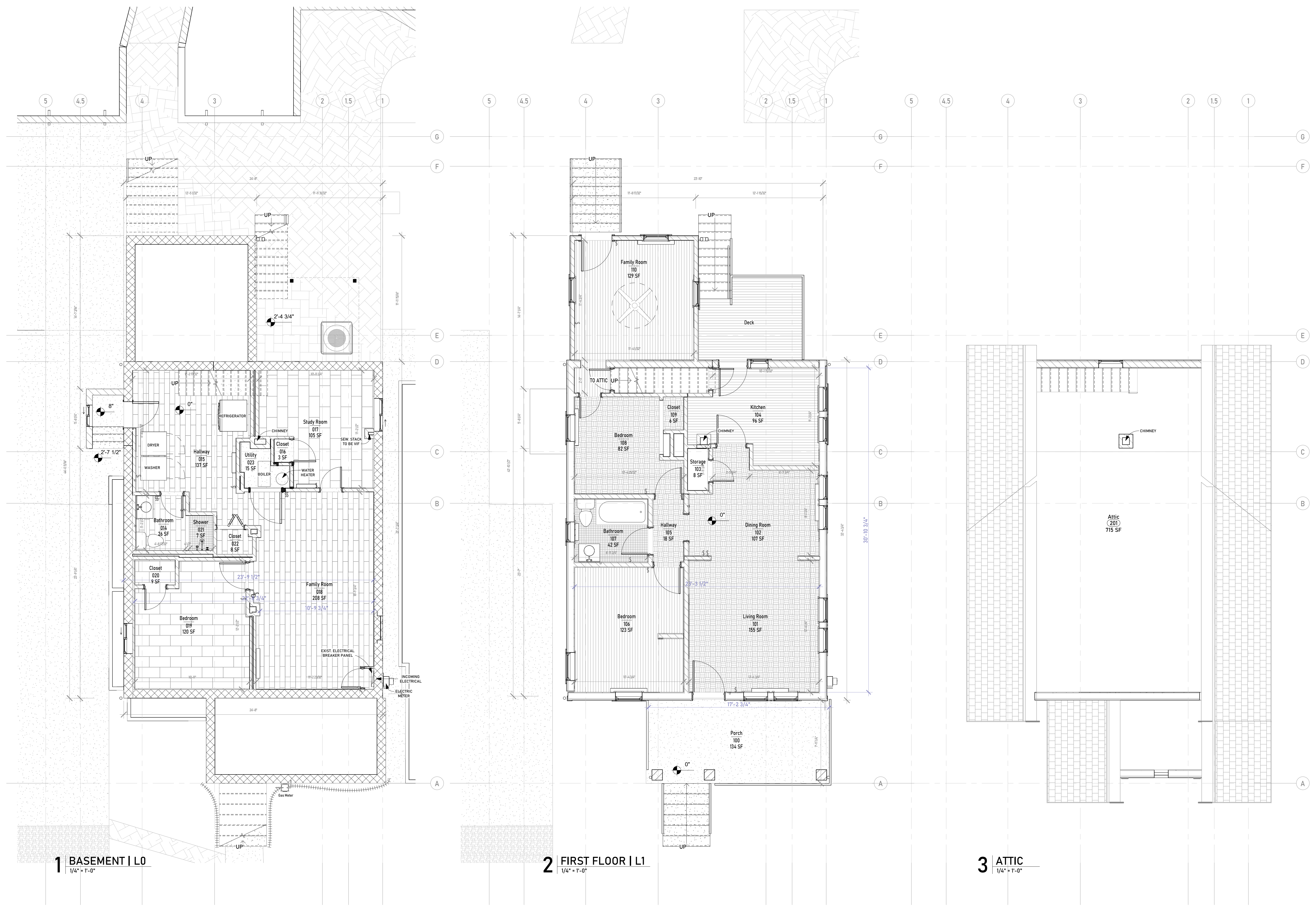
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Exist. Floor Plans
A10



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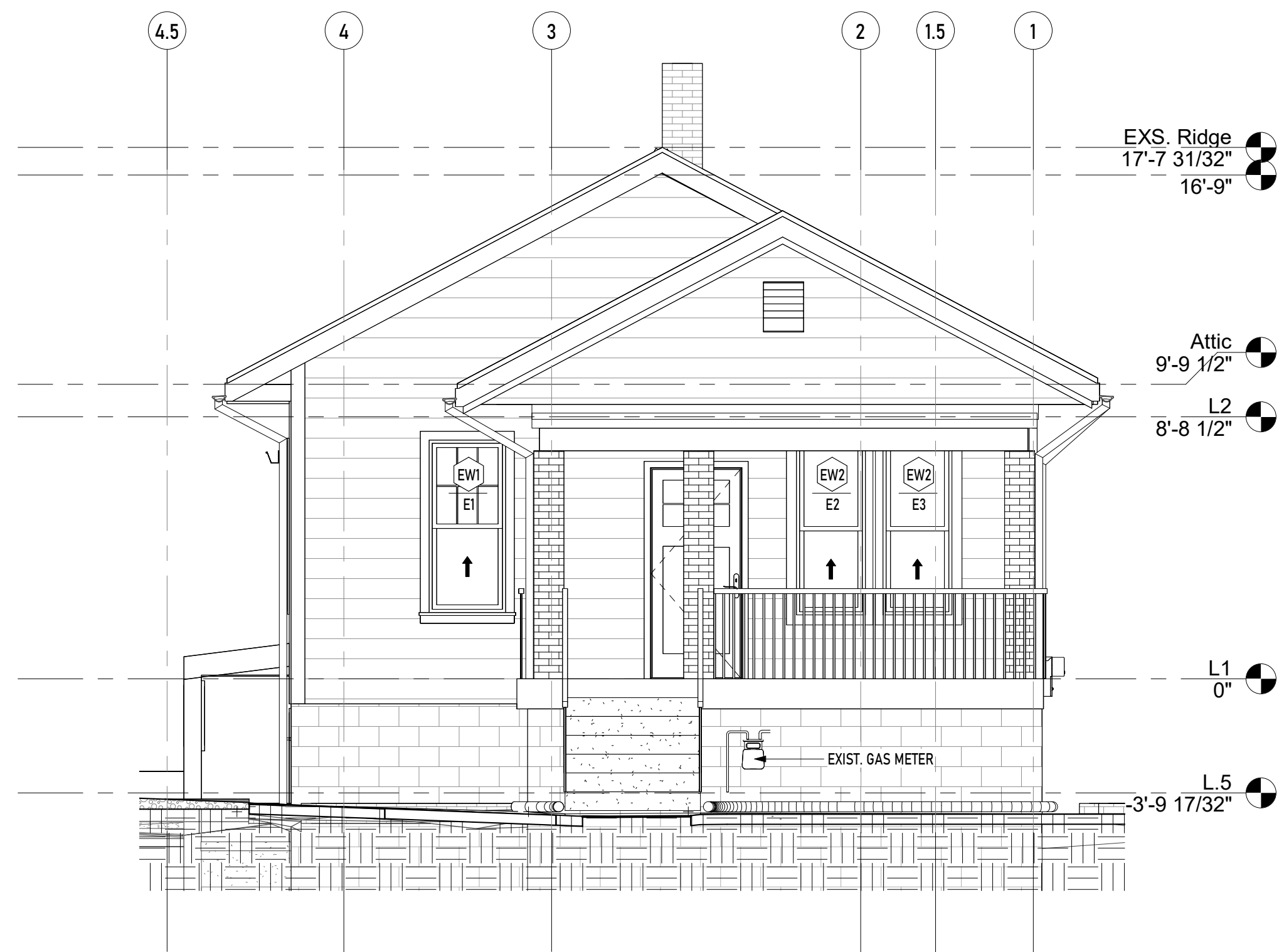


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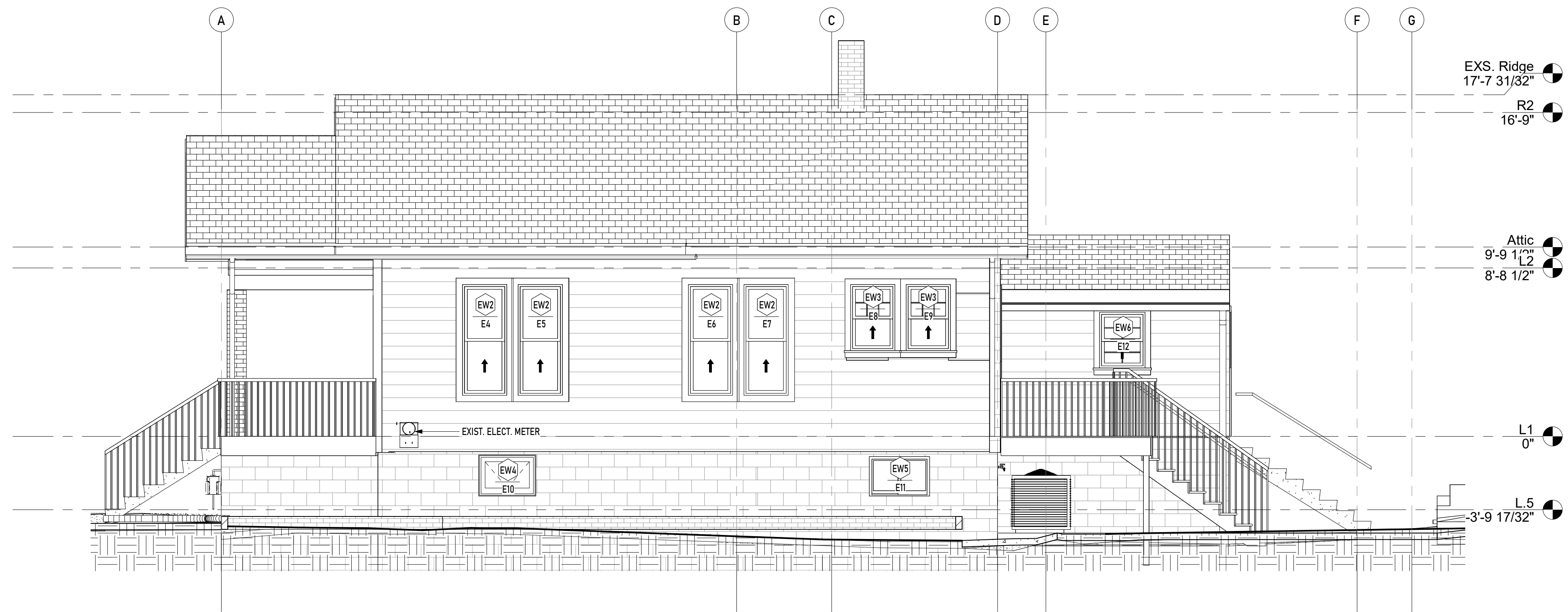
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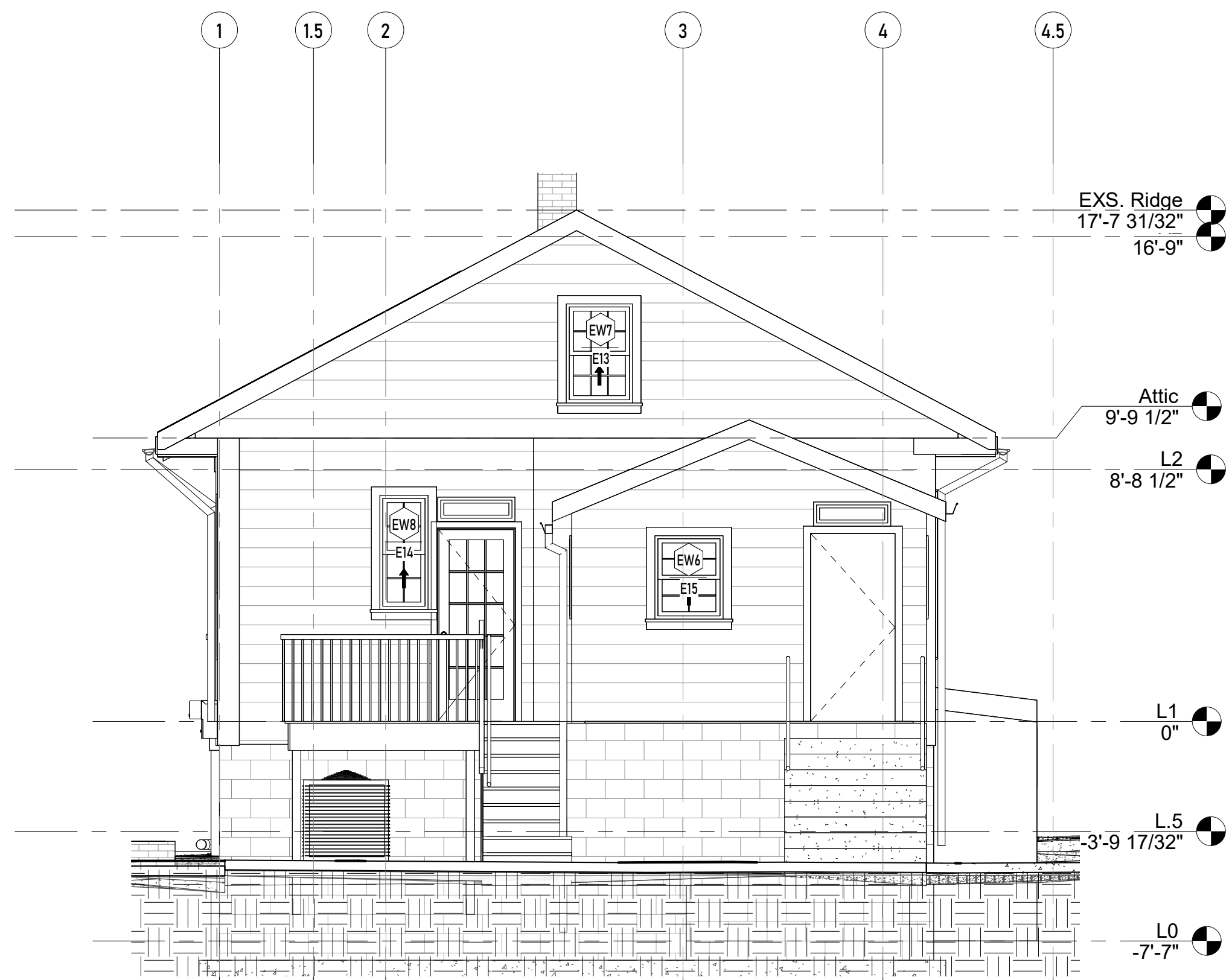
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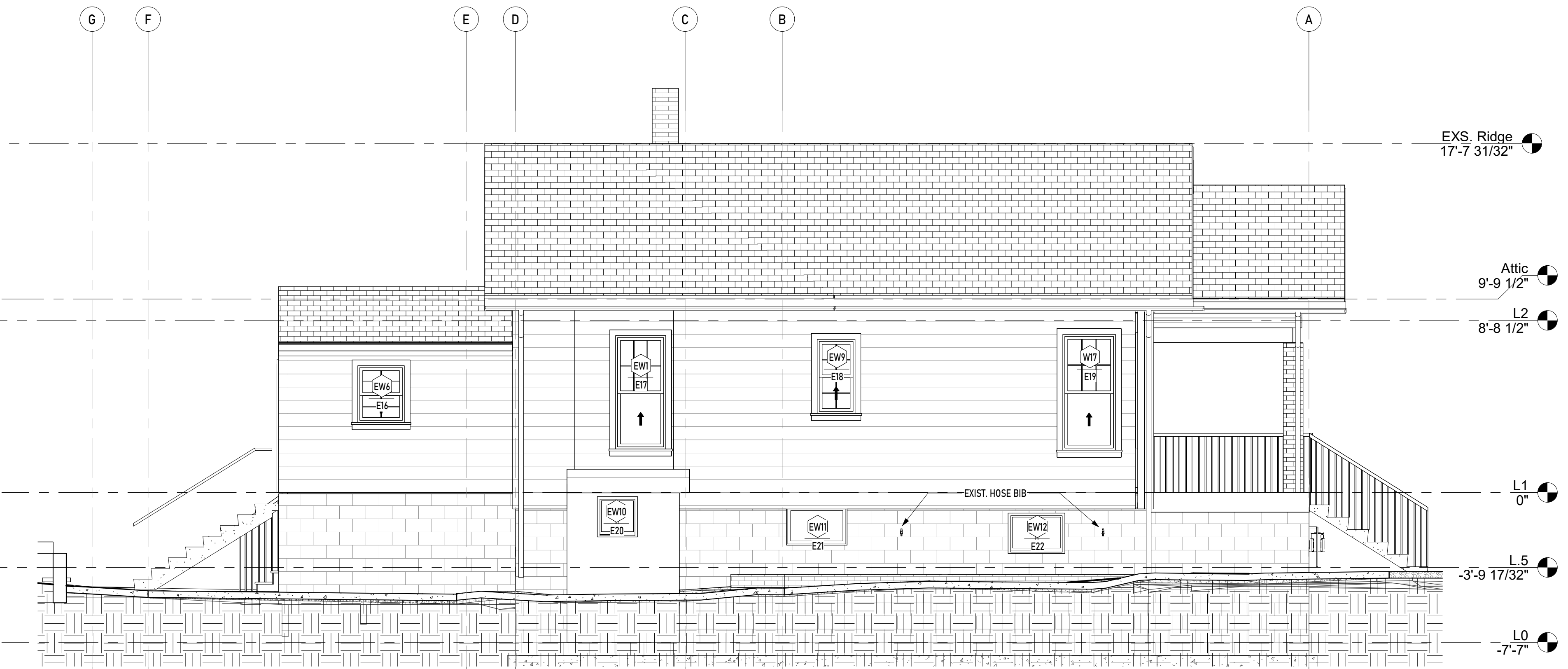
1 FRONT ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

Revisions:		
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Exist. Elevations

A11

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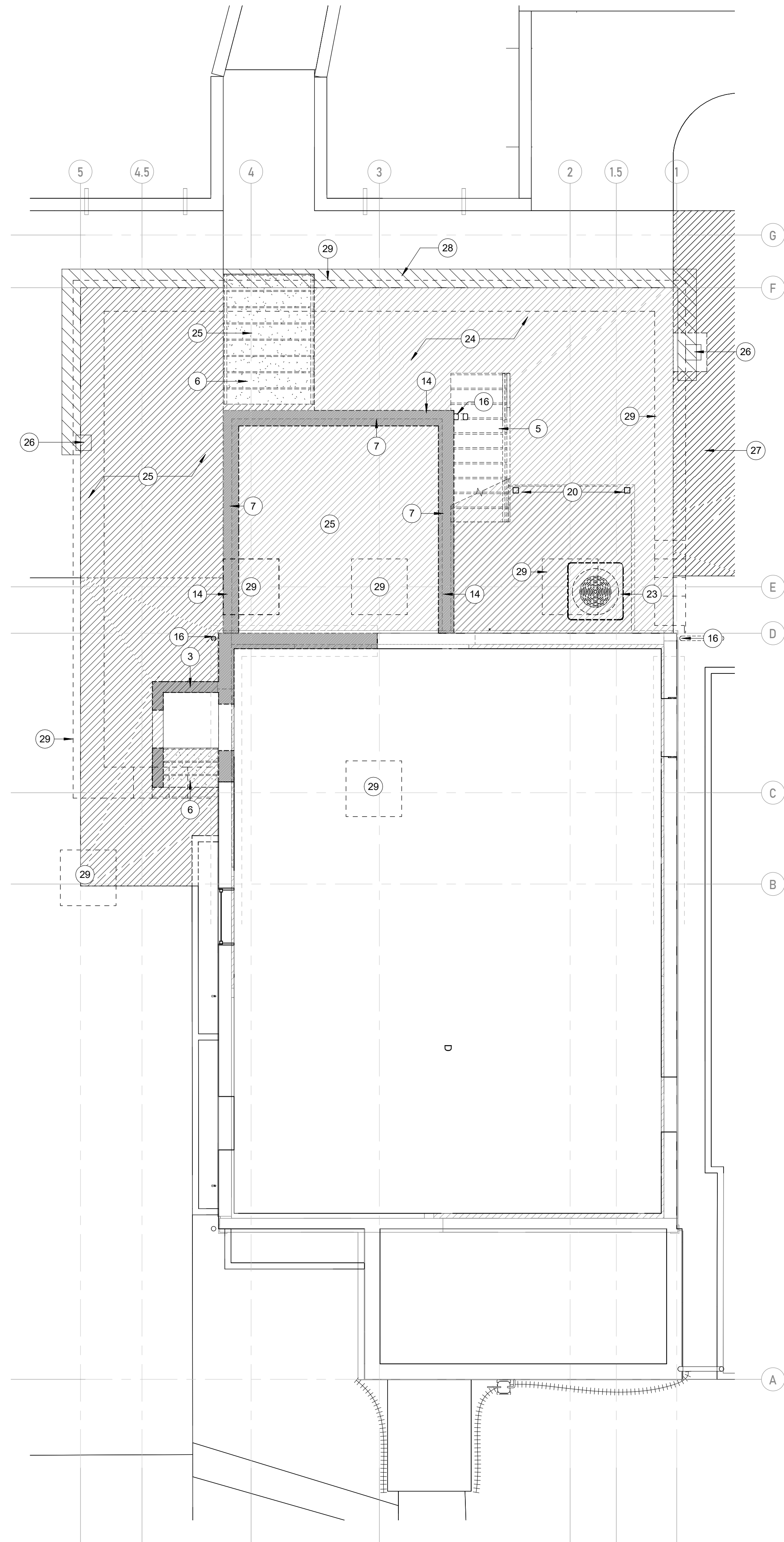


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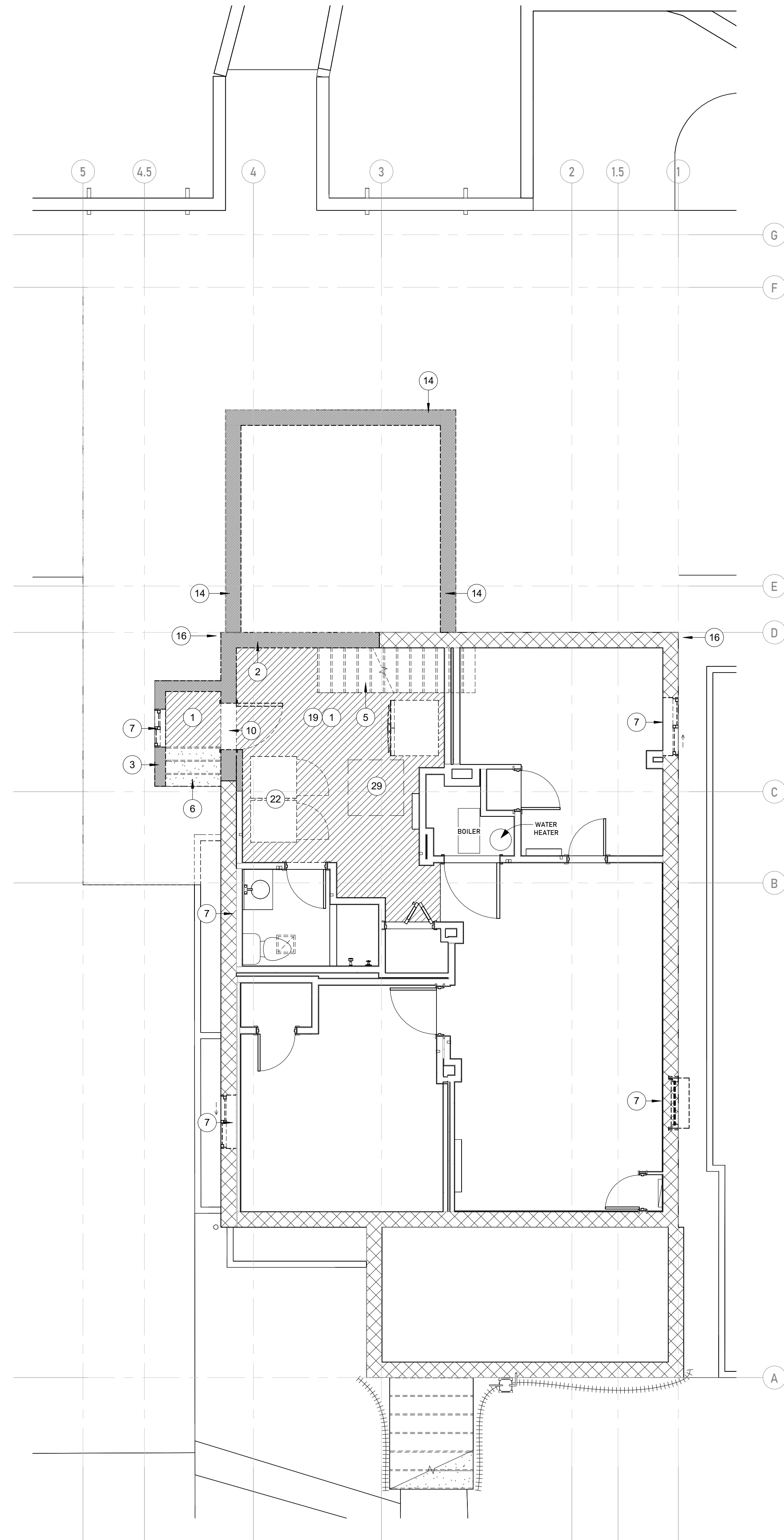
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1 Demo. Site (L0.5)
1/4" = 1'-0"



2 Demo. Basement (L0)
1/4" = 1'-0"

Notes-Demo Plan

- 1 EXISTING FLOORING TO BE REMOVED AND/OR REPLACED
- 2 EXISTING NON-LOAD-BEARING WALL TO BE REMOVED
- 3 EXISTING LOAD-BEARING WALL TO BE REMOVED
- 5 EXISTING WOODEN STAIR TO BE DEMOLISHED
- 6 EXISTING CONCRETE STAIR TO BE DEMOLISHED
- 7 EXISTING WINDOW TO BE REMOVED AND/OR REPLACED
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- 15 PORTION OF EXISTING GUTTER TO BE DEMOLISHED
- 16 EXISTING DOWNSPOUT TO BE DEMOLISHED
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- 19 EXISTING CEILINGS TO BE REMOVED
- 20 EXISTING DECK & STRUCTURE TO BE DEMOLISHED
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- 23 EXISTING AC UNIT TO BE RELOCATED
- 24 EXISTING SLATE PAVING TO BE REMOVED AND SALVAGED
- 25 EXISTING CONCRETE PAVING TO BE REMOVED
- 26 EXISTING STORM WATER DRAIN TO BE RELOCATED
- 27 EXISTING PLANTER BOX TO BE DEMOLISHED AND PREPARED FOR SLATE LAYING
- 28 GRADE TO BE DEMOLISHED TO ACCOMMODATE DRAIN TRENCH
- 29 EXCAVATE GRADE AS NECESSARY TO ACCOMMODATE FOOTING
- 30 EXISTING FLOOR SHEATHING AND JOISTS TO BE DEMOLISHED

Revisions:

#	Description	Date

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Demo. Plans Site /
L0

A12a

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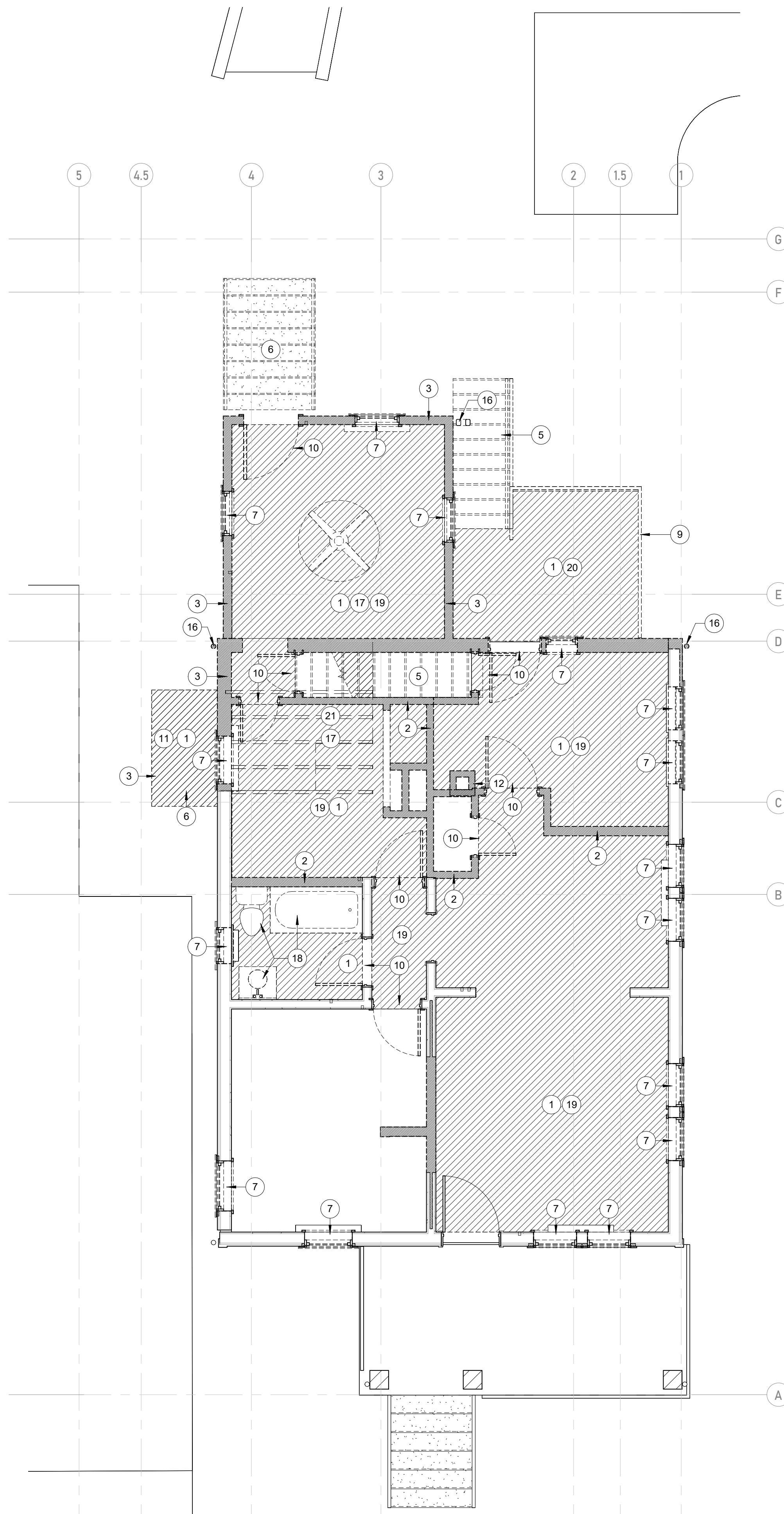


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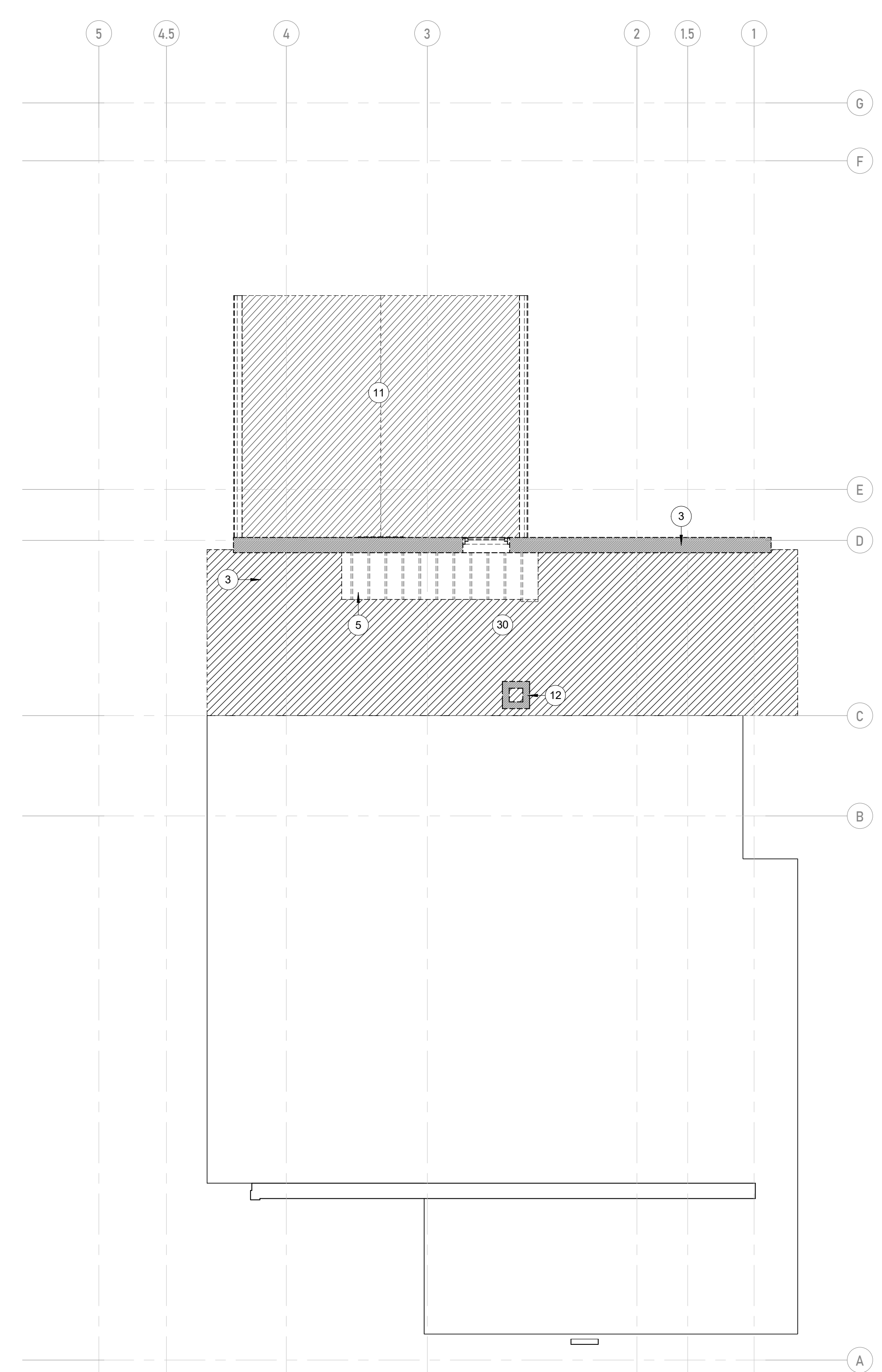
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1 Demo. First Floor (L1)
1/4" = 1'-0"



2 Demo. Attic
1/4" = 1'-0"

Notes-Demo Plan

- 1 EXISTING FLOORING TO BE REMOVED AND/OR REPLACED
- 2 EXISTING NON-LOAD-BEARING WALL TO BE REMOVED
- 3 EXISTING LOAD-BEARING WALL TO BE REMOVED
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Revisions:

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Demo. Plans L1 /
Attic

A12b

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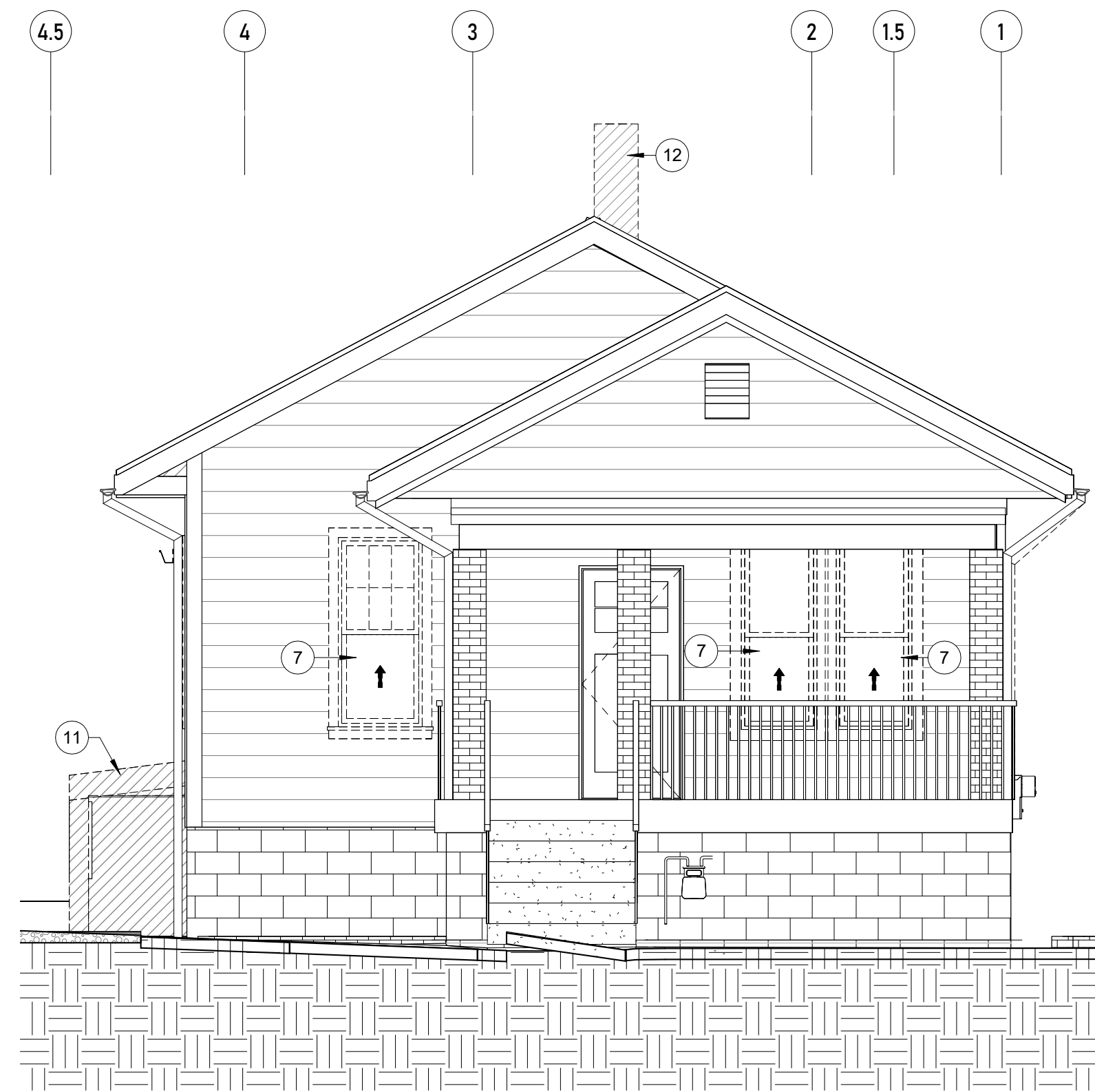


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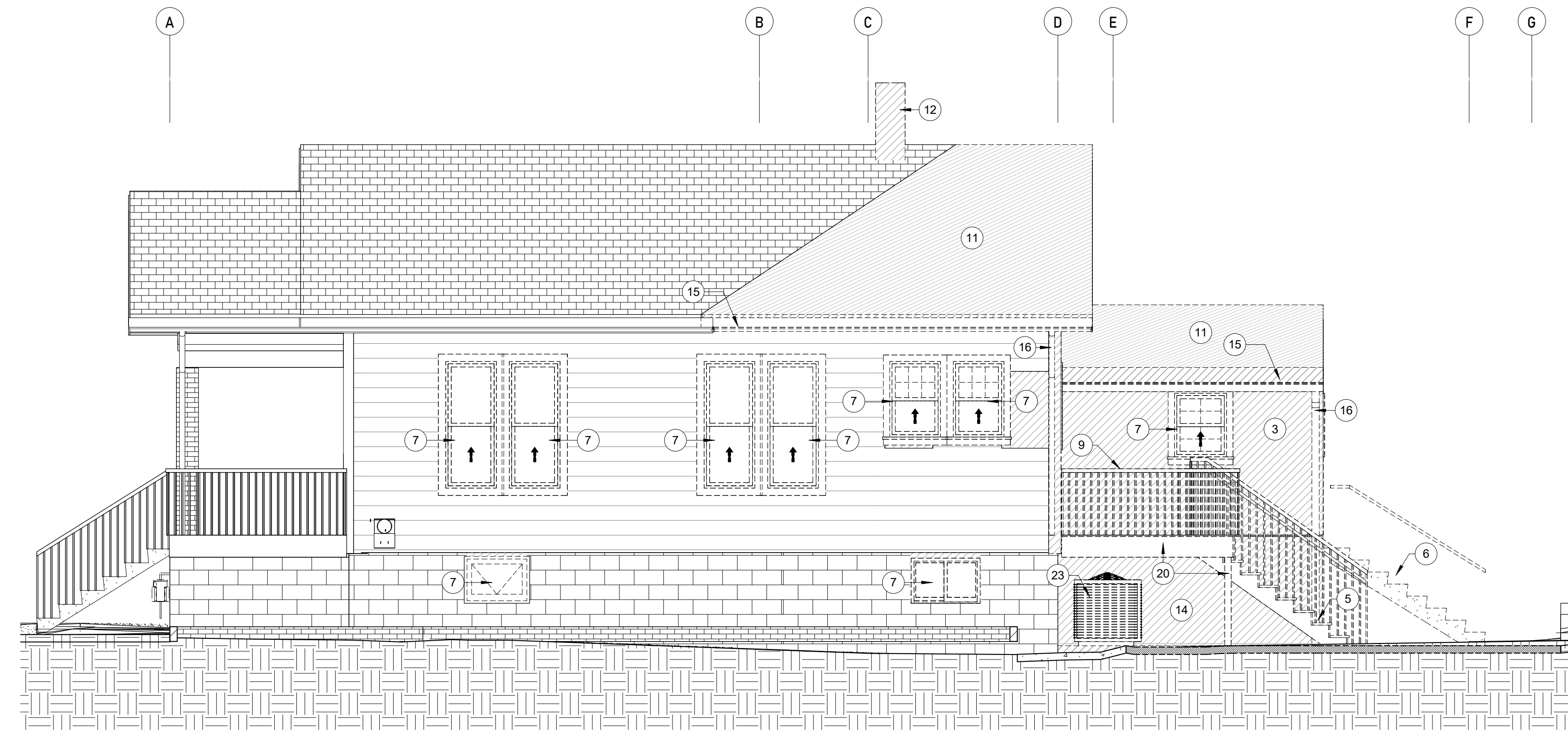
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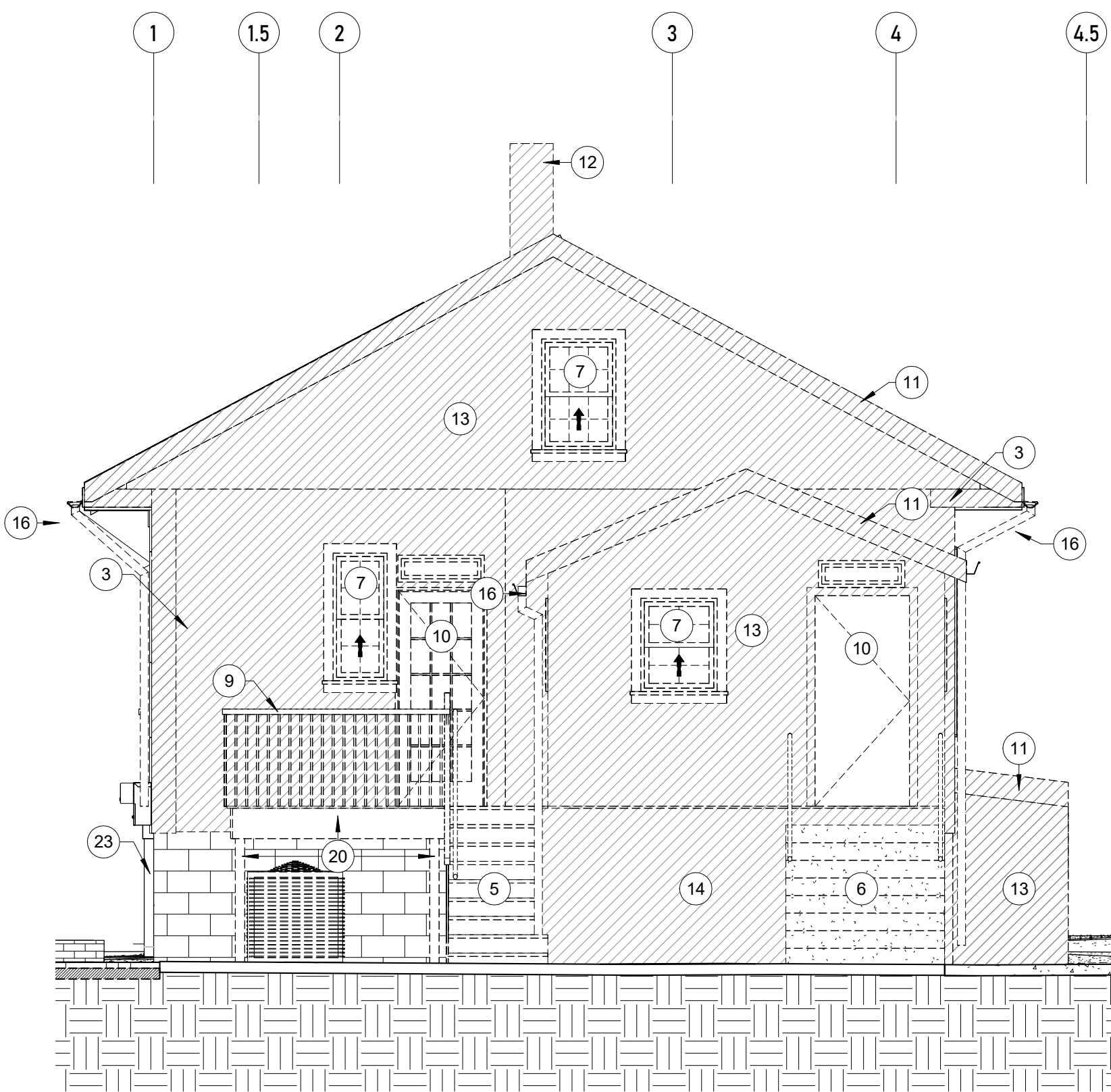
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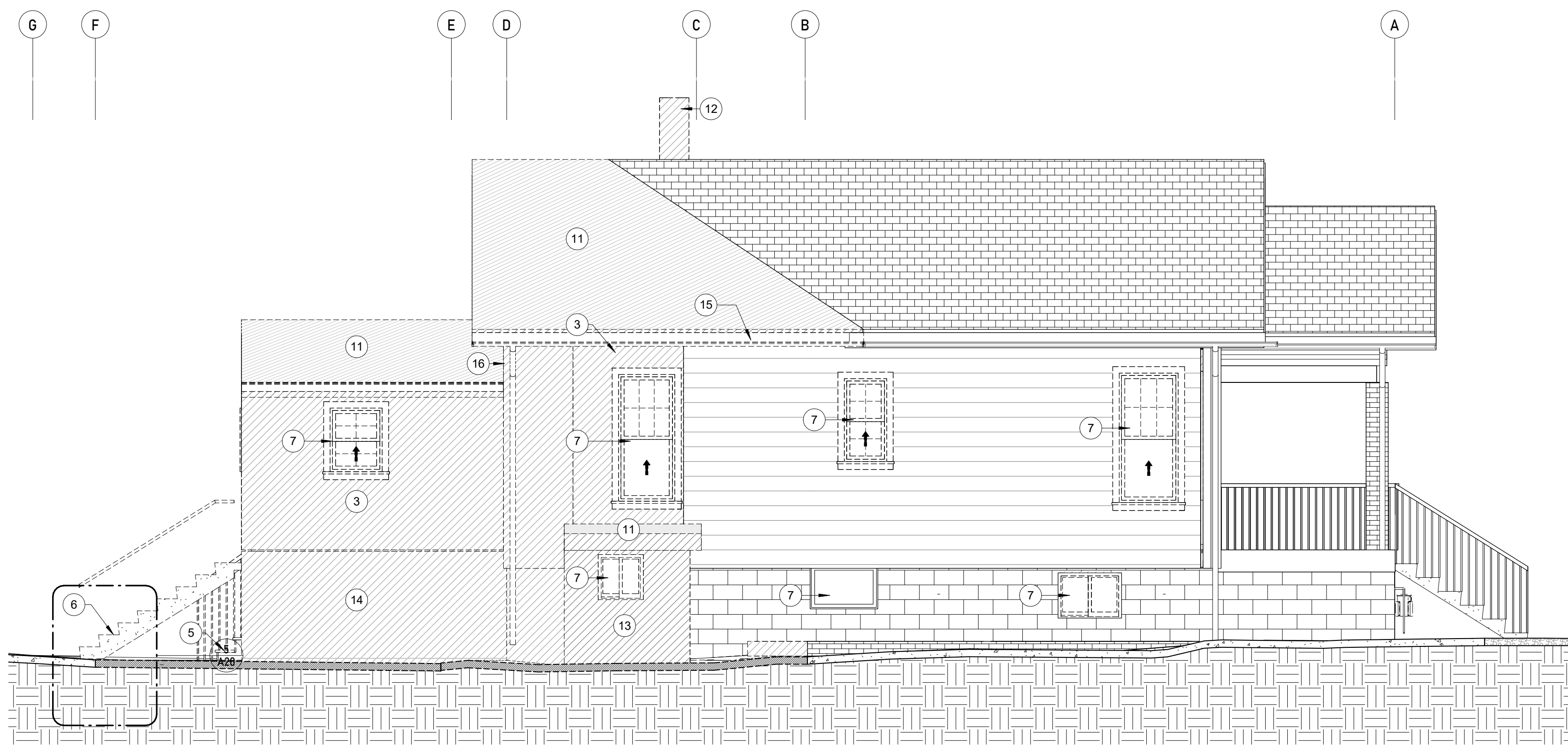
1 FRONT ELEVATION - Demo
1/4" = 1'-0"



2 SOUTH ELEVATION - Demo
1/4" = 1'-0"



3 REAR ELEVATION - Demo
1/4" = 1'-0"



4 NORTH ELEVATION - Demo
1/4" = 1'-0"

Notes-Demo Plan1

- 1 EXISTING FLOORING TO BE REMOVED AND/OR REPLACED
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Revisions:

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Demo. Elevation

A13

Progress Print 09/07/22



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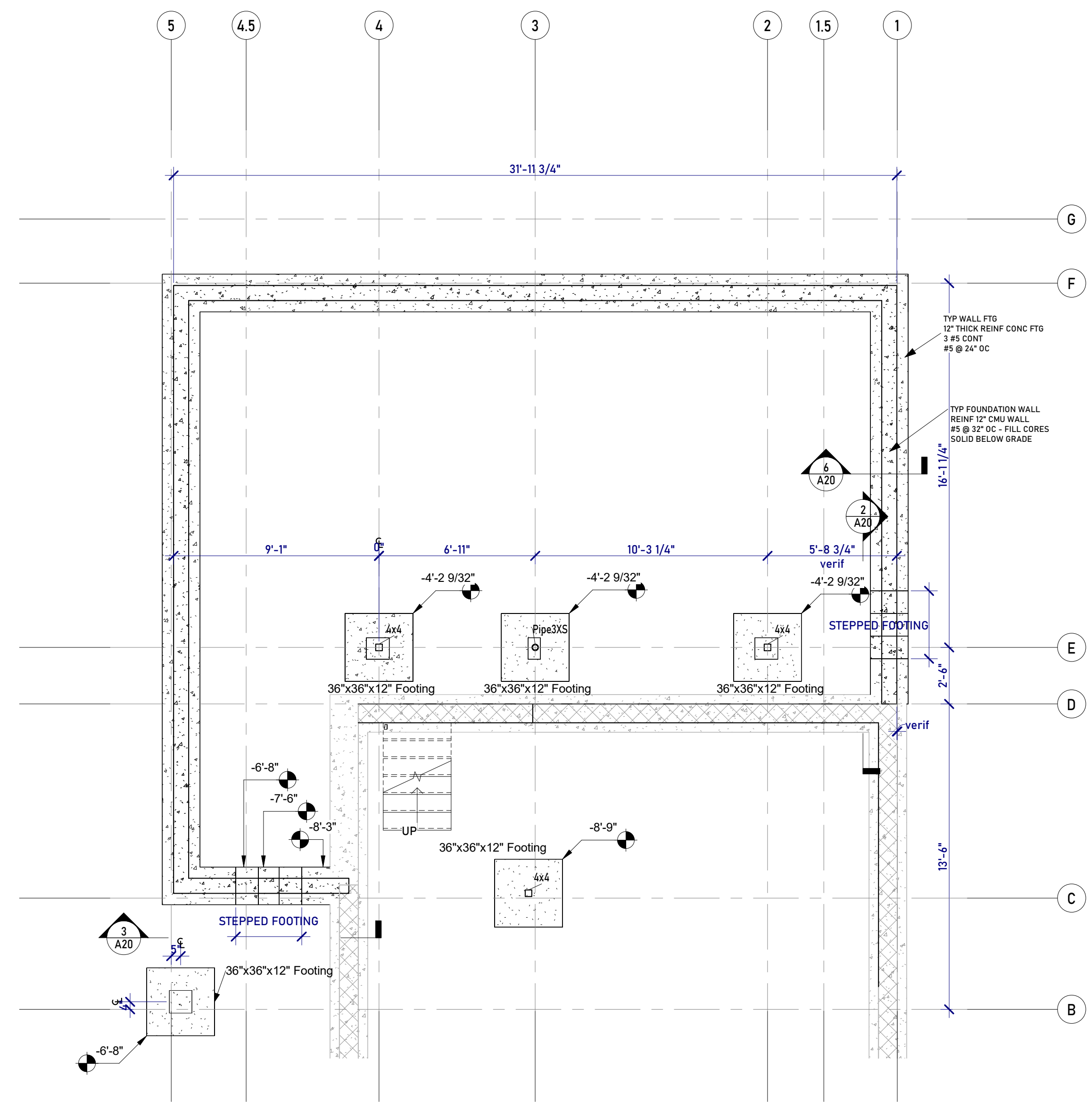
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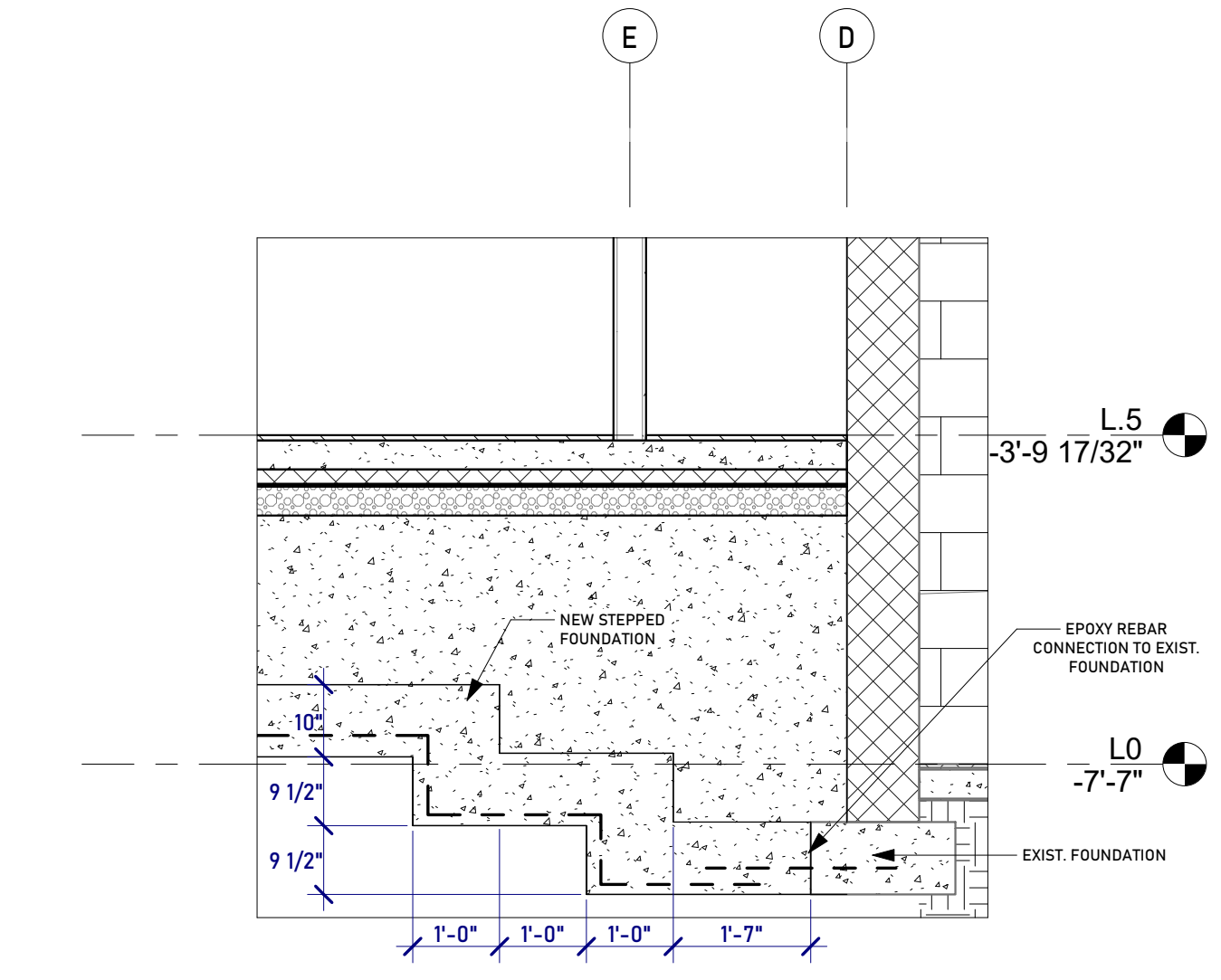
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Foundation Plan
A20

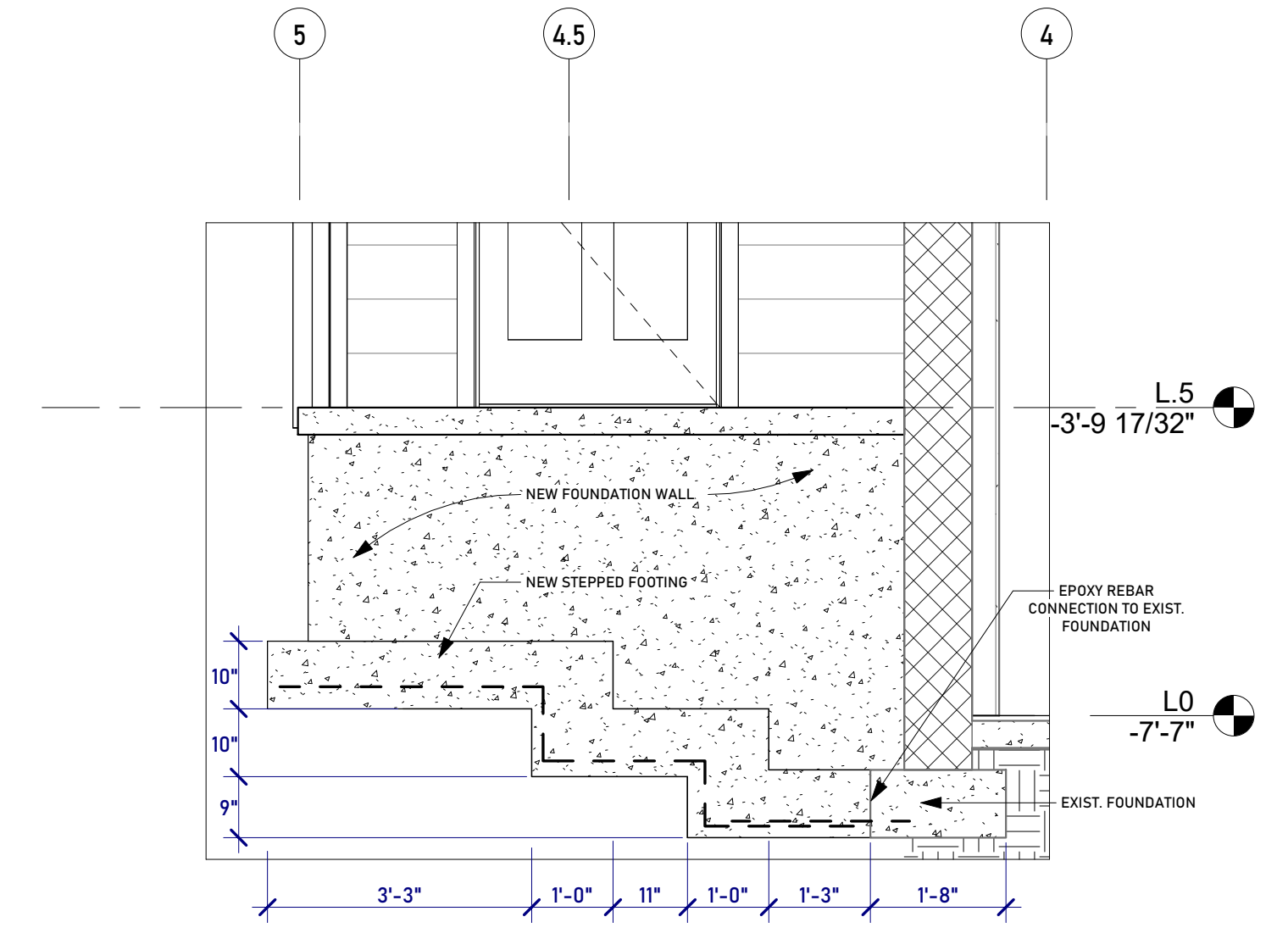
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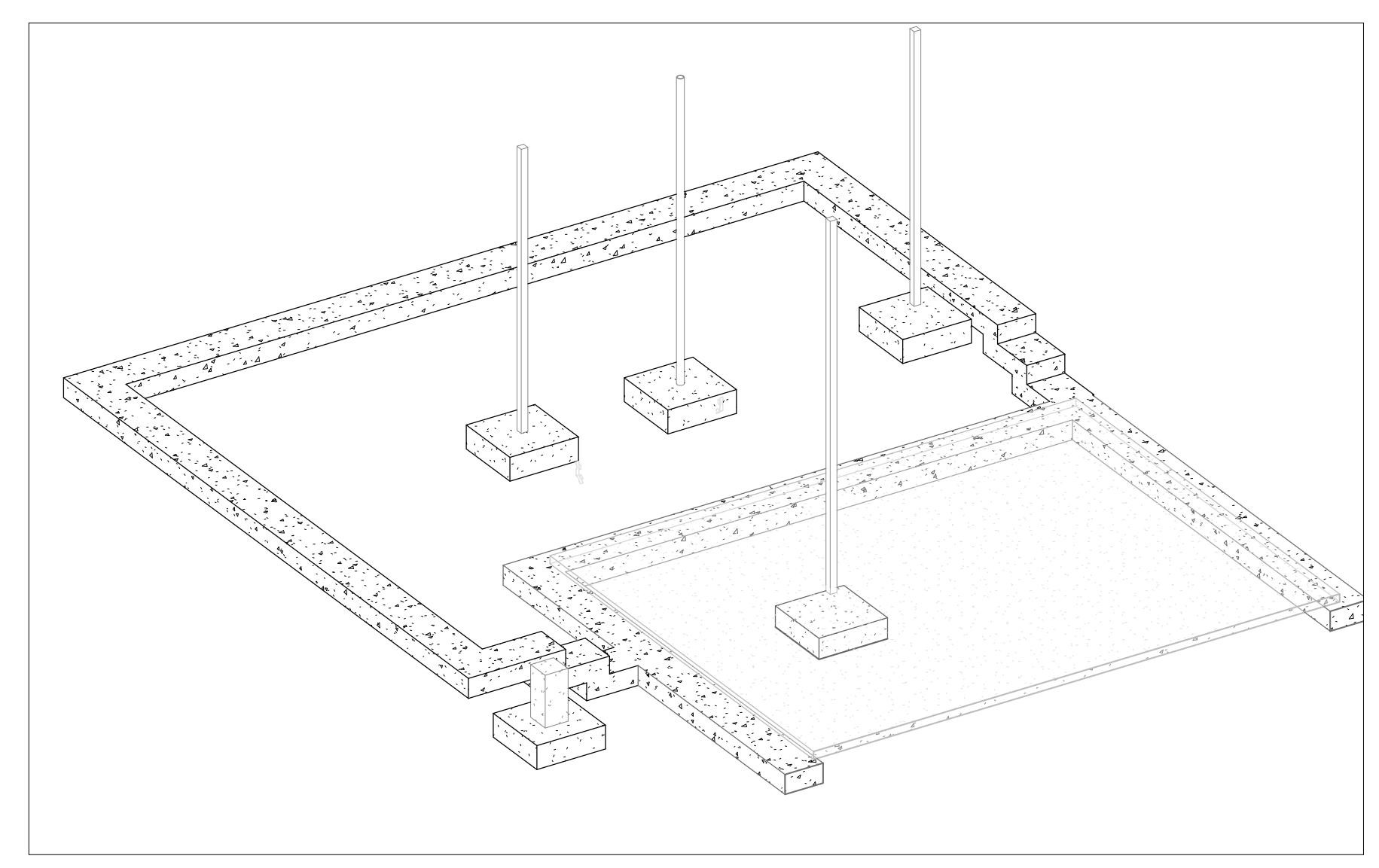
1 Foundation Plan
 1/4" = 1'-0"



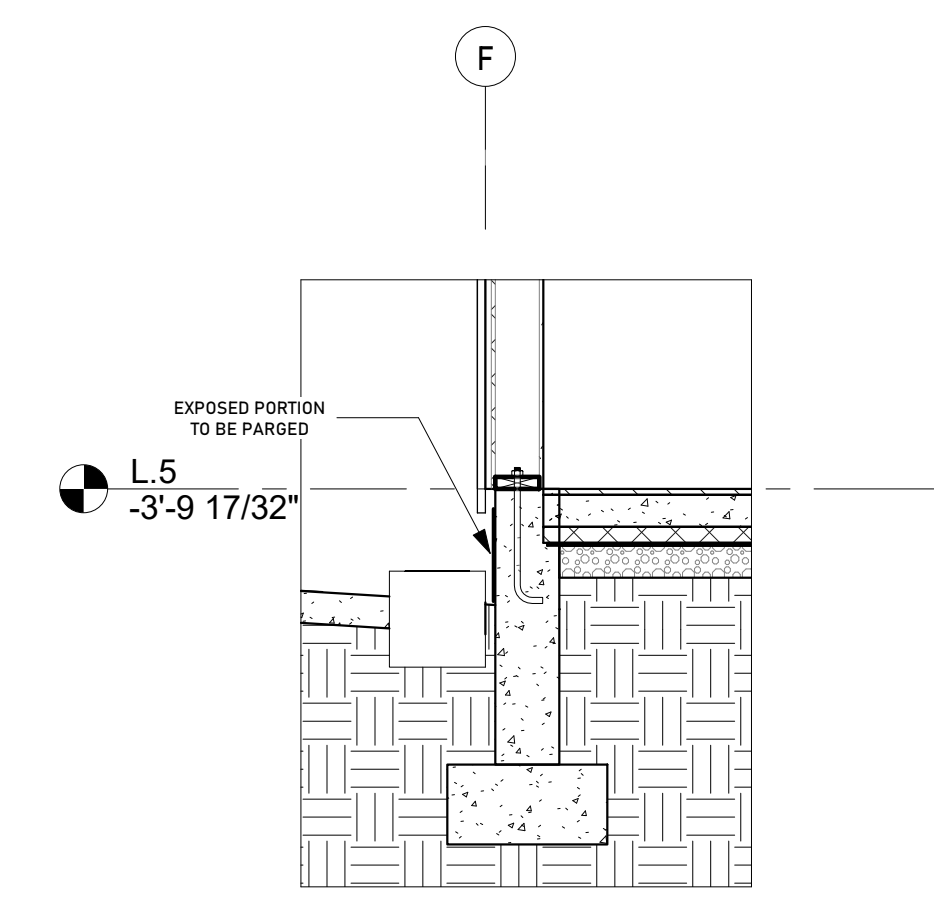
2 STR Sec2
 1/2" = 1'-0"



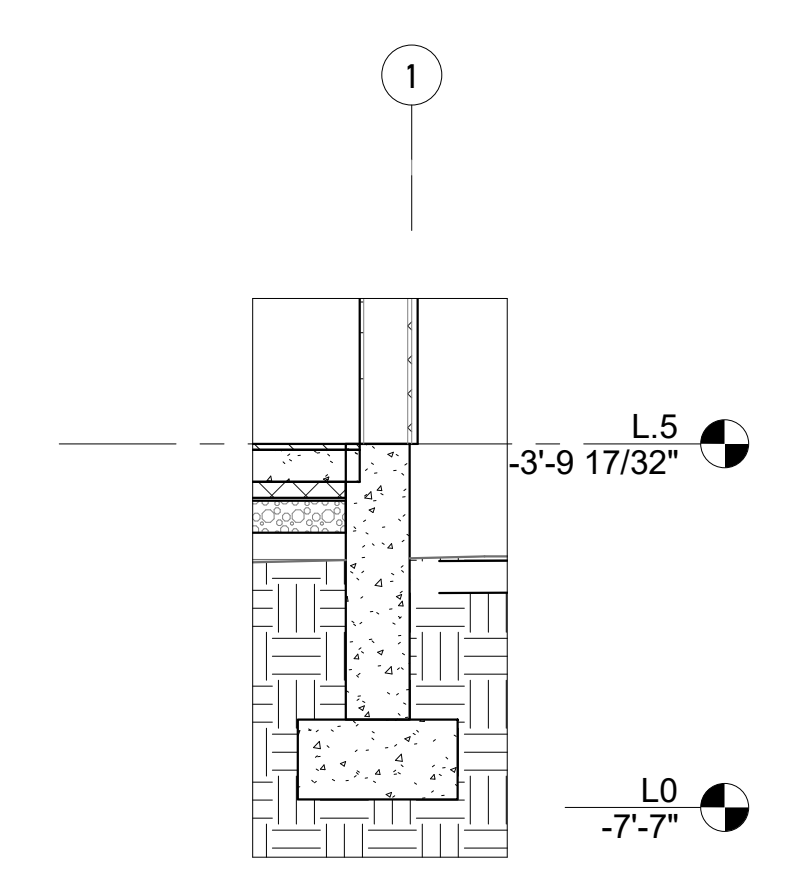
3 STR Sec9
 1/2" = 1'-0"



4 Foundation and Slab 3D View



5 STR Sec2
 1/2" = 1'-0"



6 STR Sec8
 1/2" = 1'-0"



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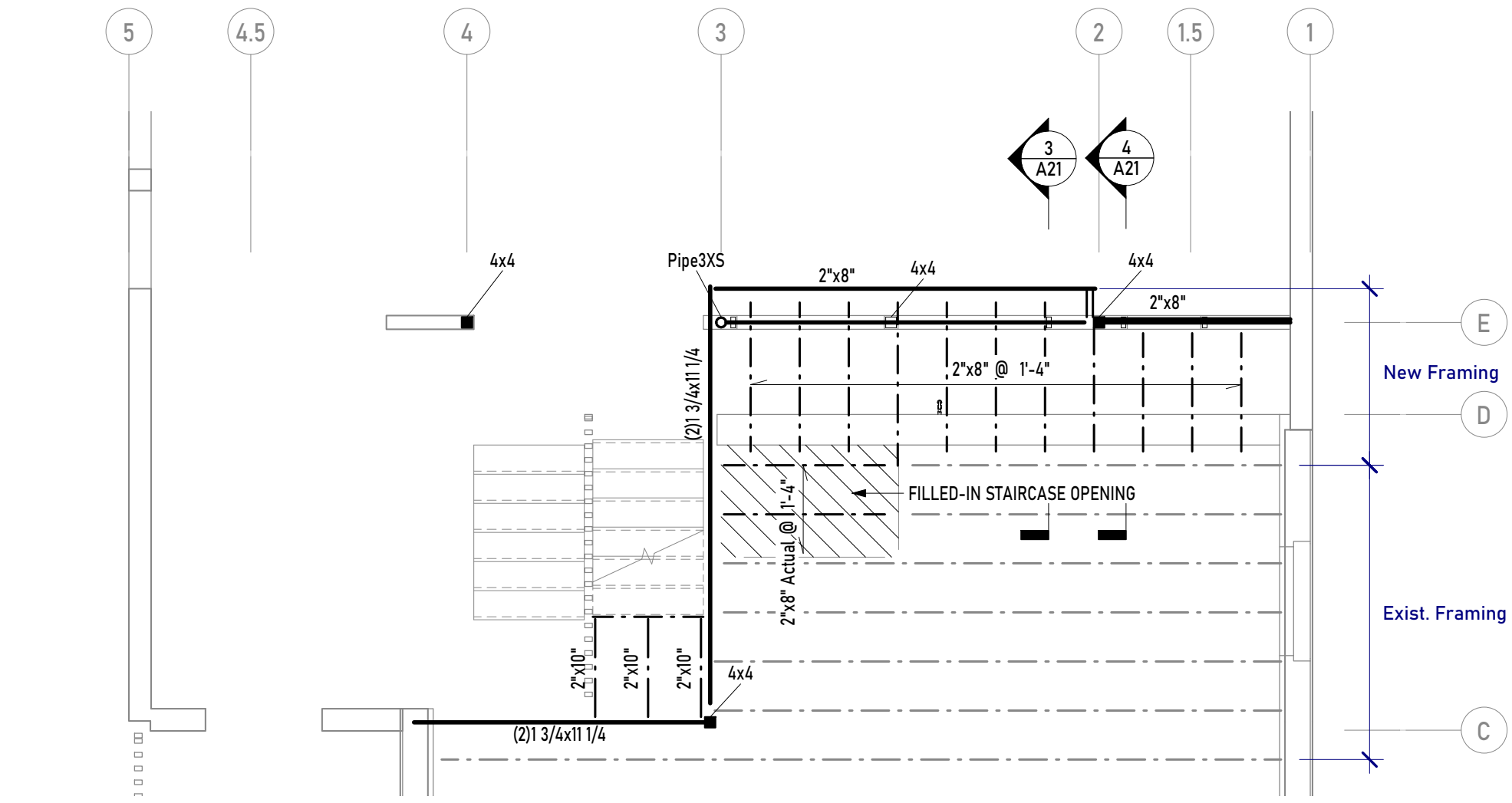
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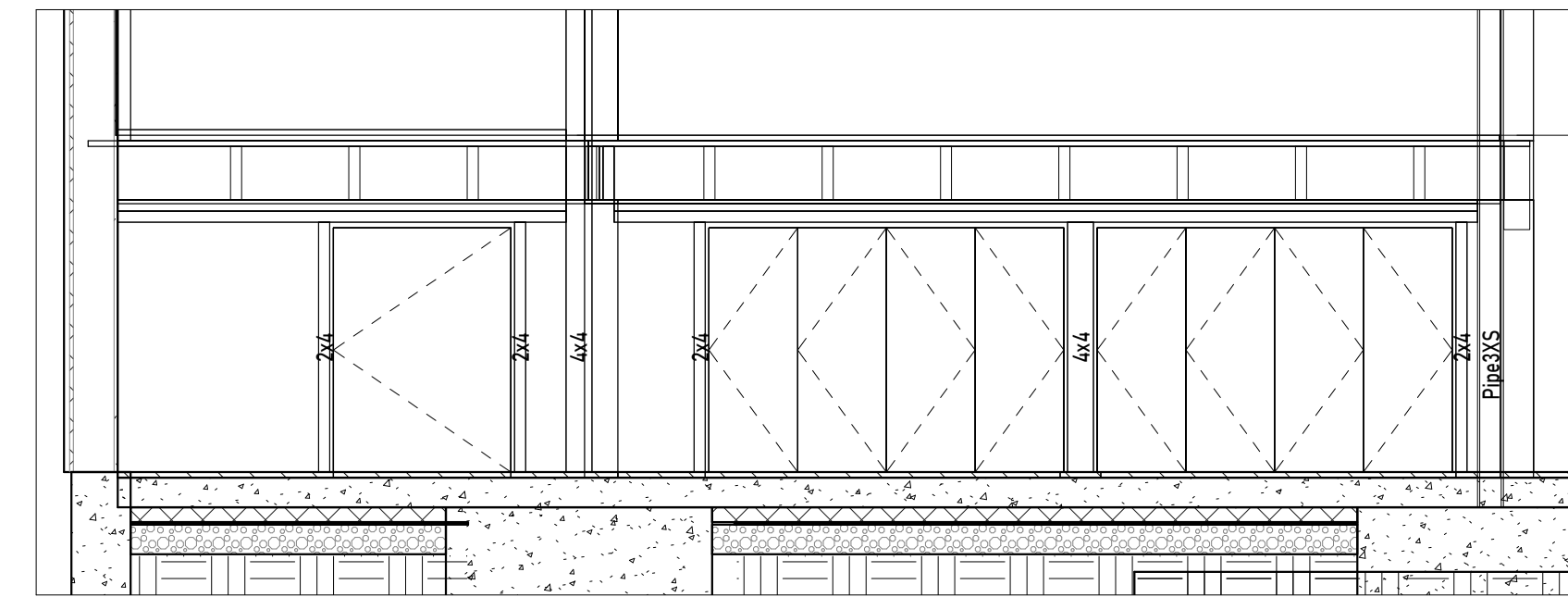
JR

L1 Floor Framing
 Plans

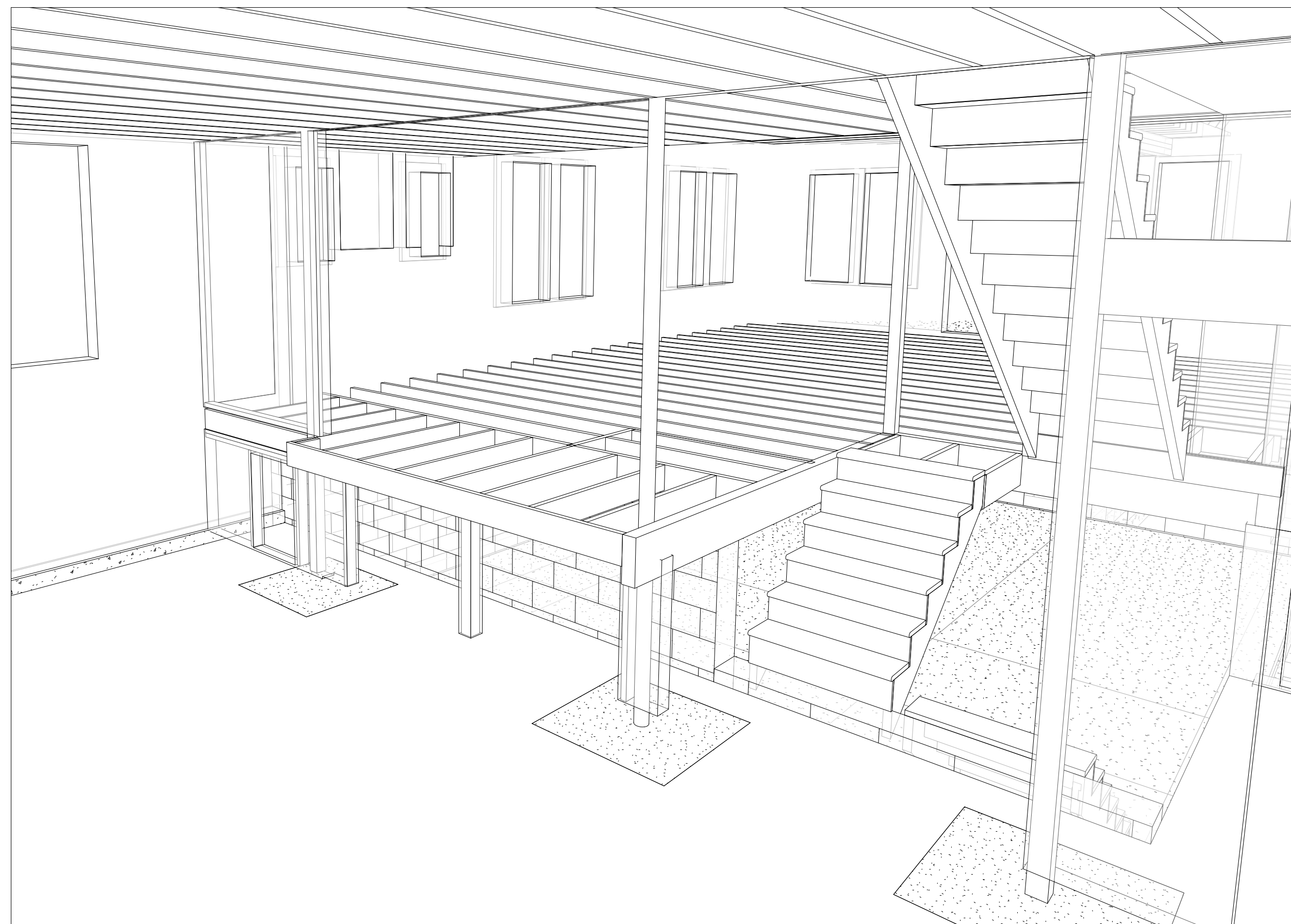
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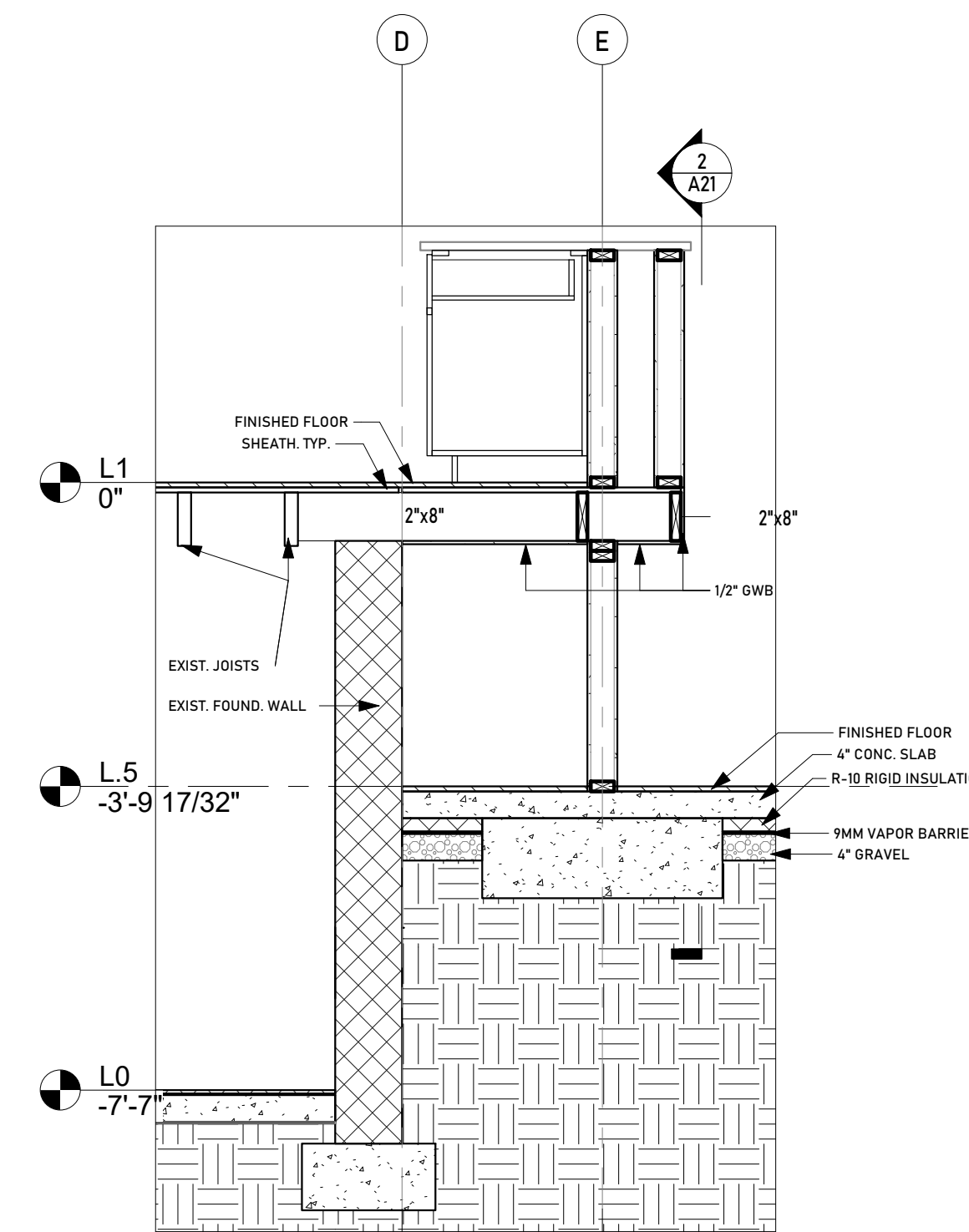
1 L1 Floor Framing
 1/4" = 1'-0"



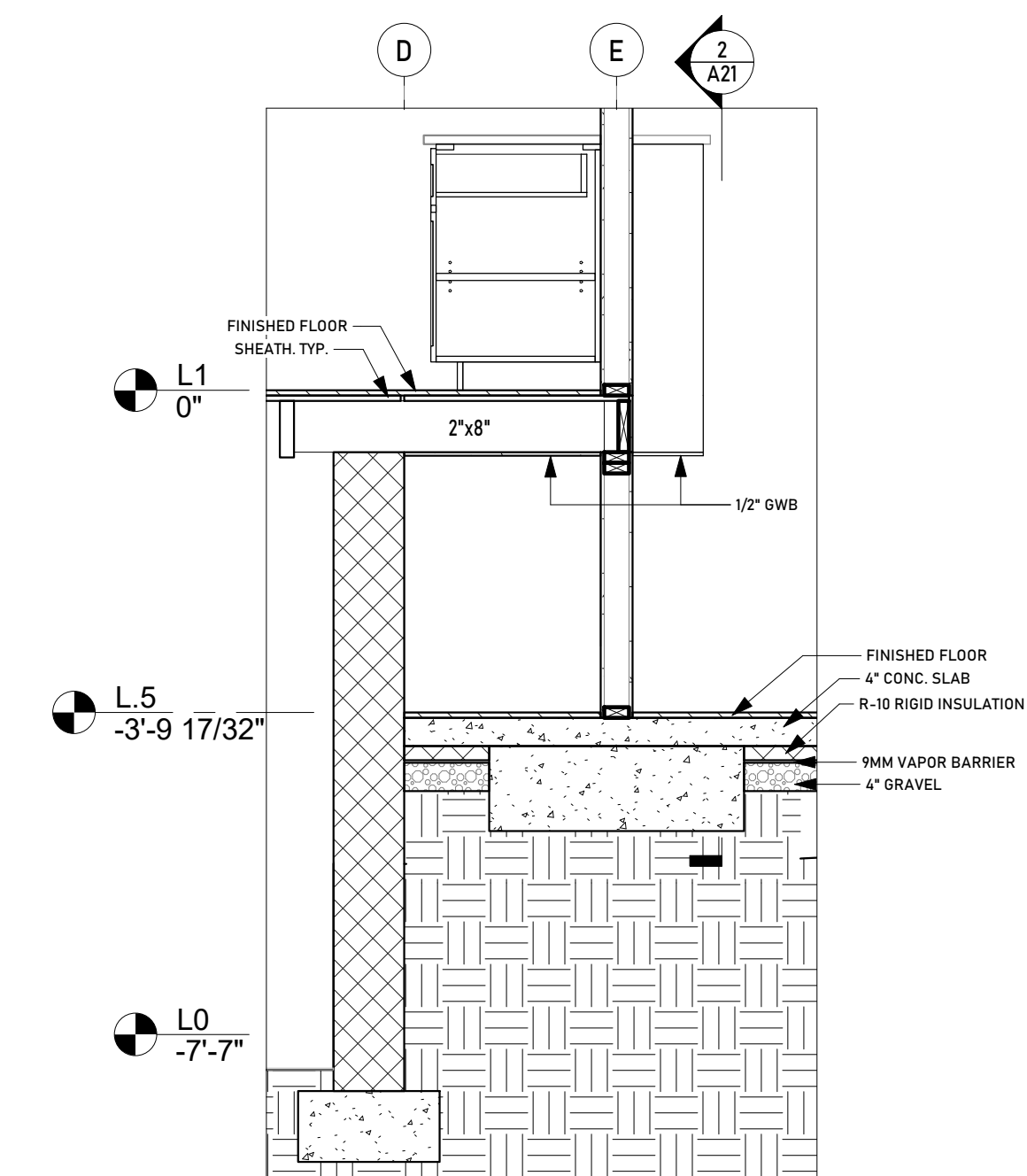
2 STR Sec5
 1/2" = 1'-0"



5 Wood Framing Schematic



3 STR Sec4
 1/2" = 1'-0"



4 STR Sec1
 1/2" = 1'-0"

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#	Description	Date

Scale:
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Date Last Modified:
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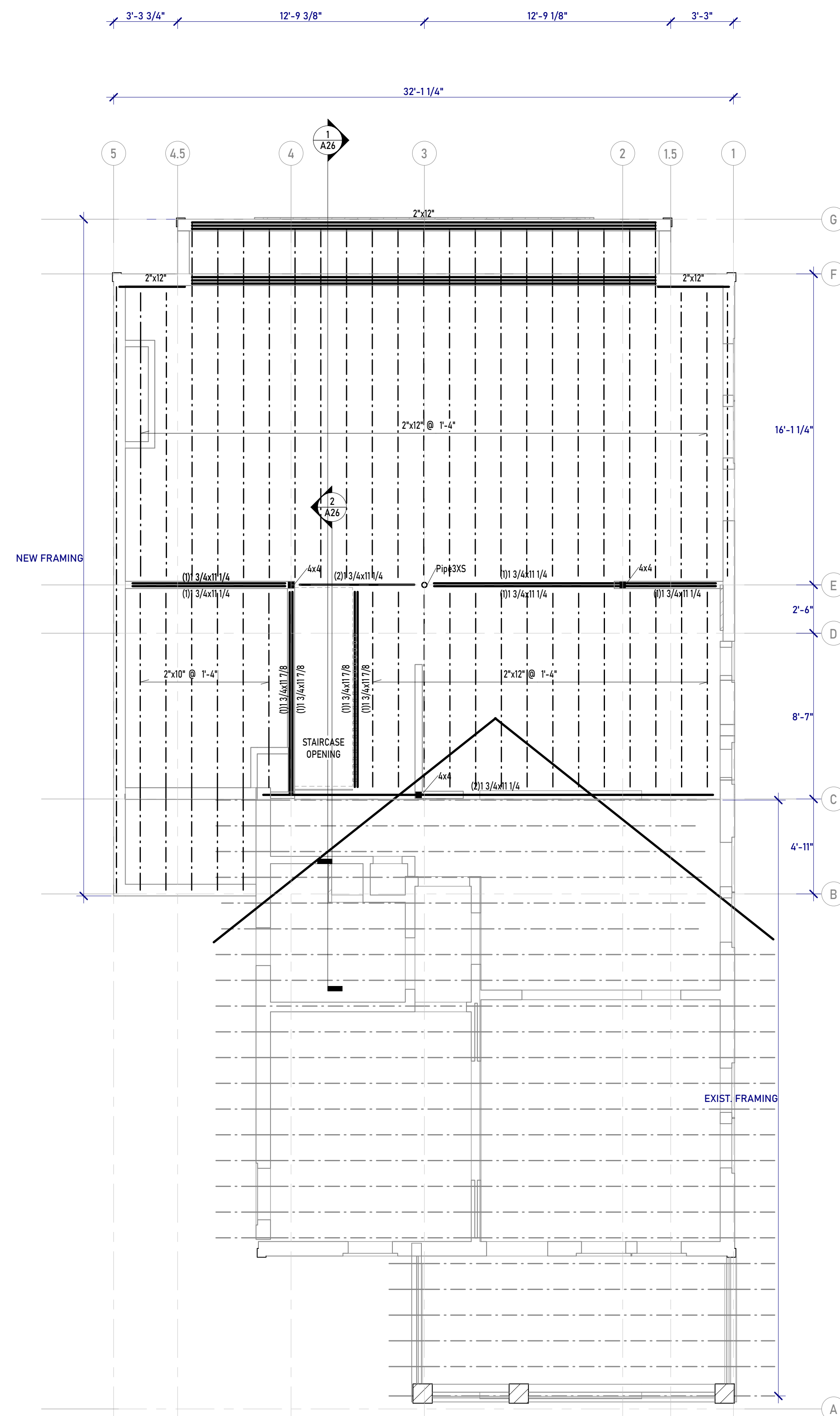
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**L1 Ceiling Framing
 Plans**

A22



1 L1 Ceiling Framing Plan
 1/4" = 1'-0"

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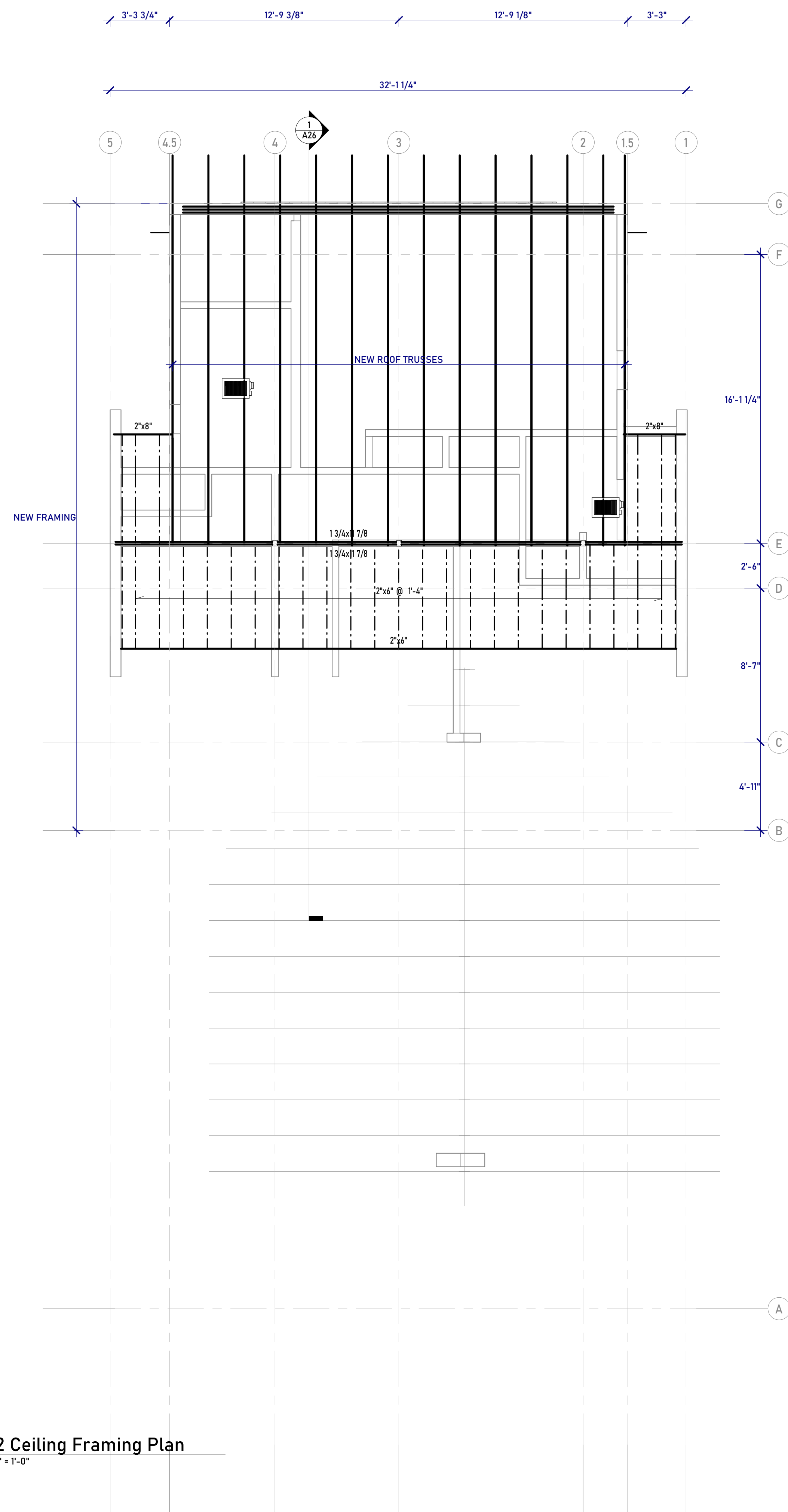
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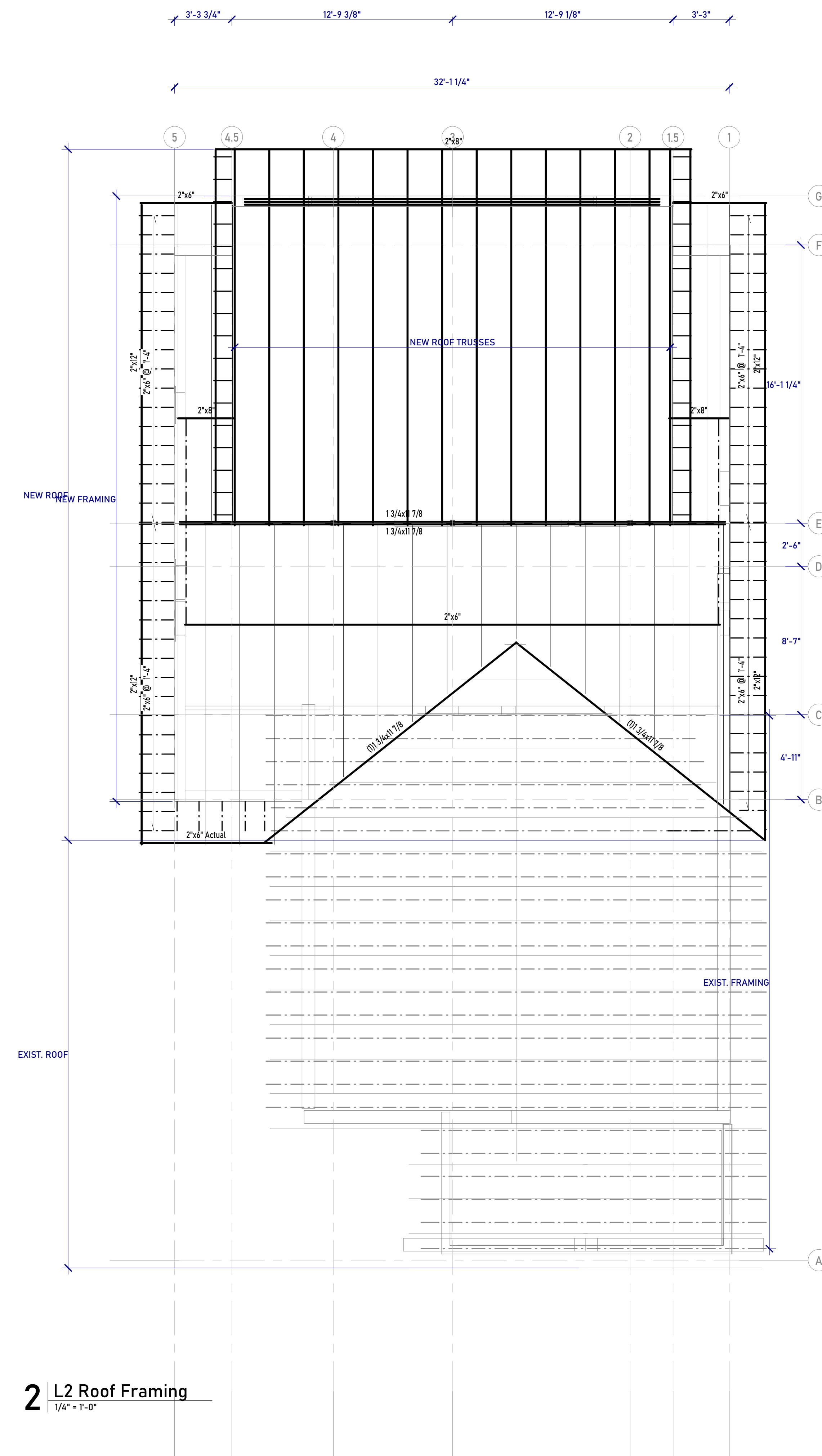
L2 Framing Plans

A23

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1 L2 Ceiling Framing Plan
1/4" = 1'-0"



2 L2 Roof Framing
1/4" = 1'-0"



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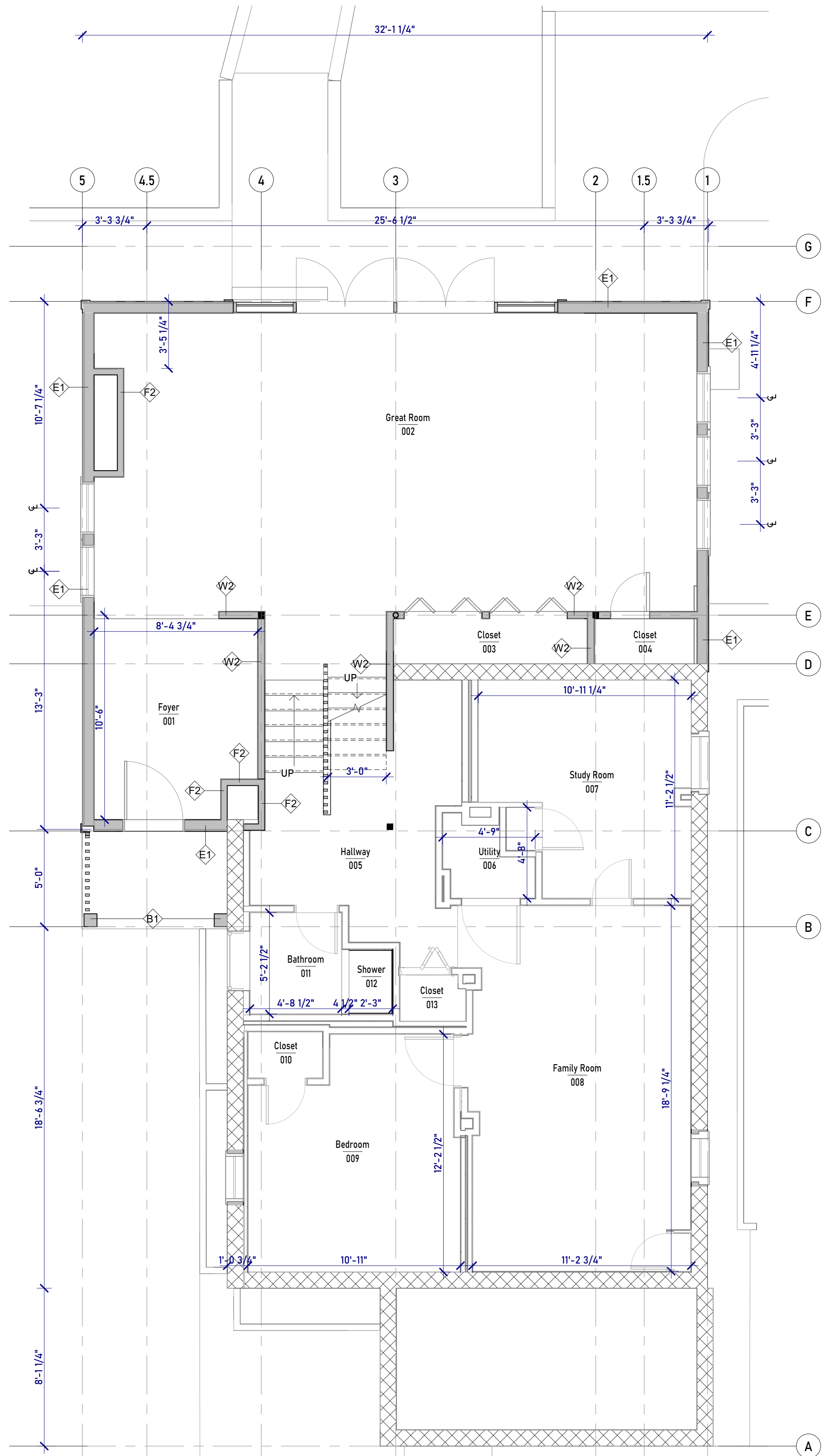
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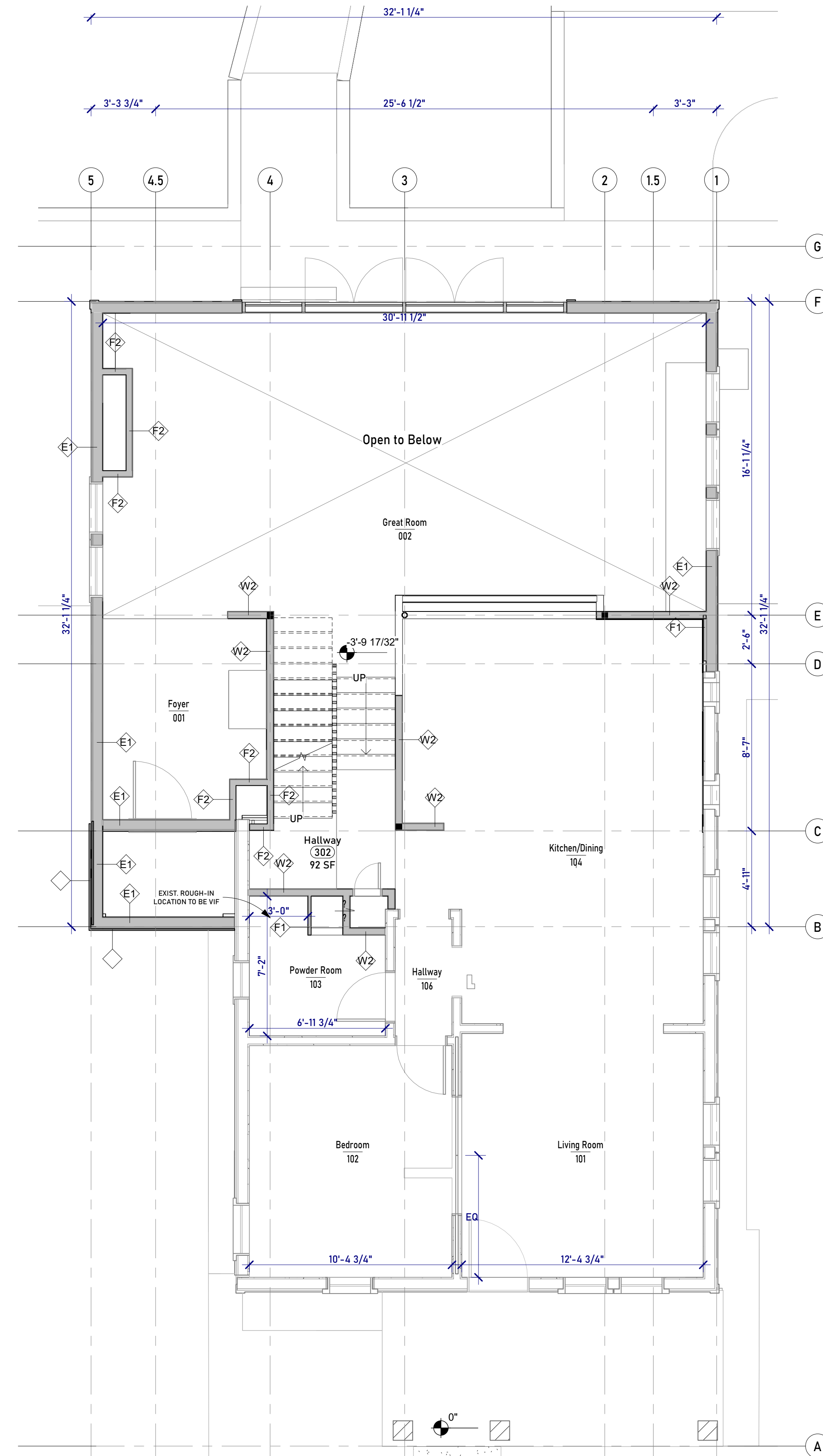
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 IR

**Ground & First
 Floor Wall
 Framing Plan**

A24



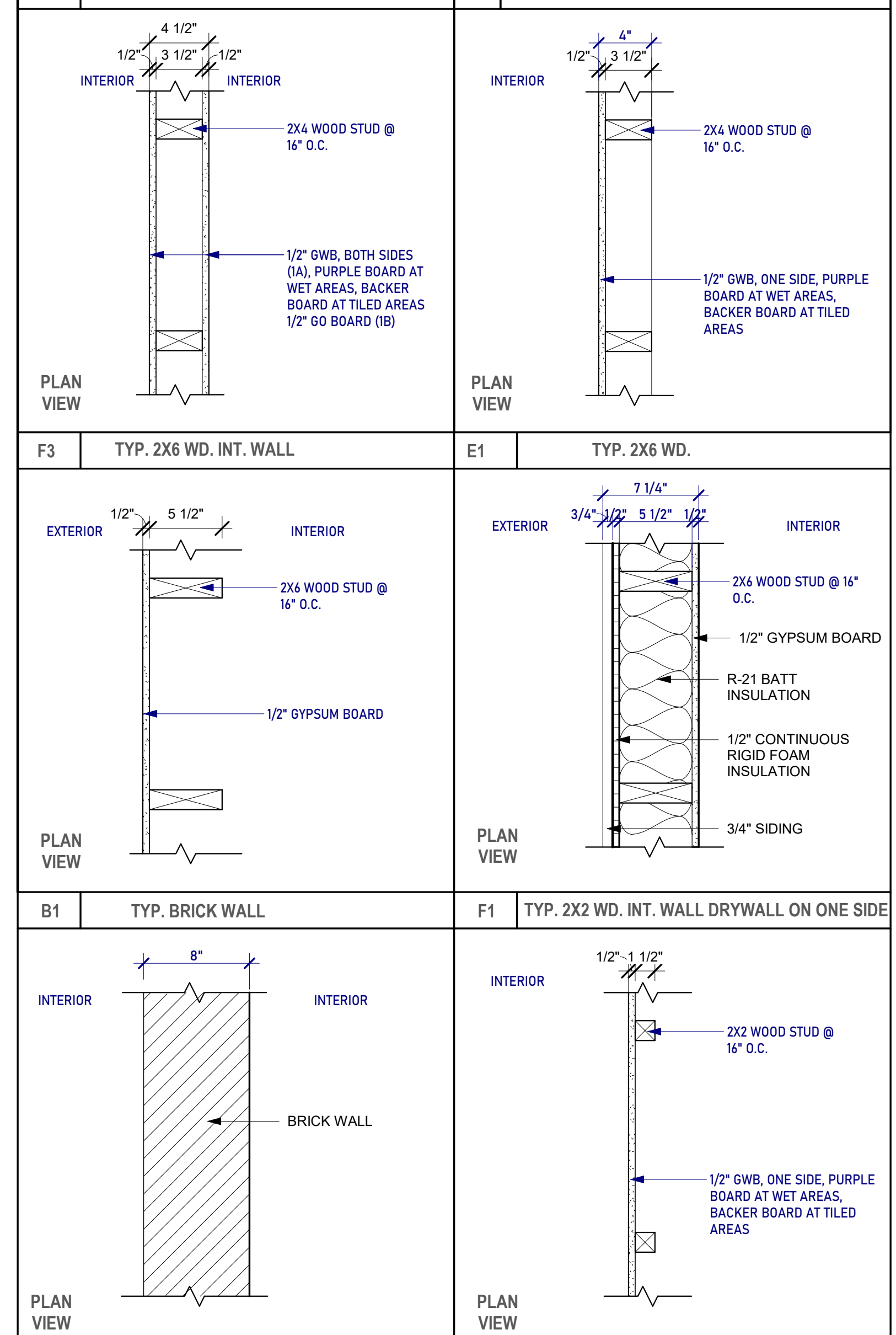
1 GROUND FLOOR & BASEMENT FRAMING PLAN
 1/4" = 1'-0"



2 FIRST FLOOR
 1/4" = 1'-0"

WALL TYPES	
W2	TYP. 2X4 WD. INT. WALL
F2	TYP. 2X4 WD. INT. WALL DRYWALL ON ONE SIDE
F3	TYP. 2X6 WD. INT. WALL
E1	TYP. 2X6 WD.
B1	TYP. BRICK WALL
F1	TYP. 2X2 WD. INT. WALL DRYWALL ON ONE SIDE

Wall Types
 1 1/2" = 1'-0"





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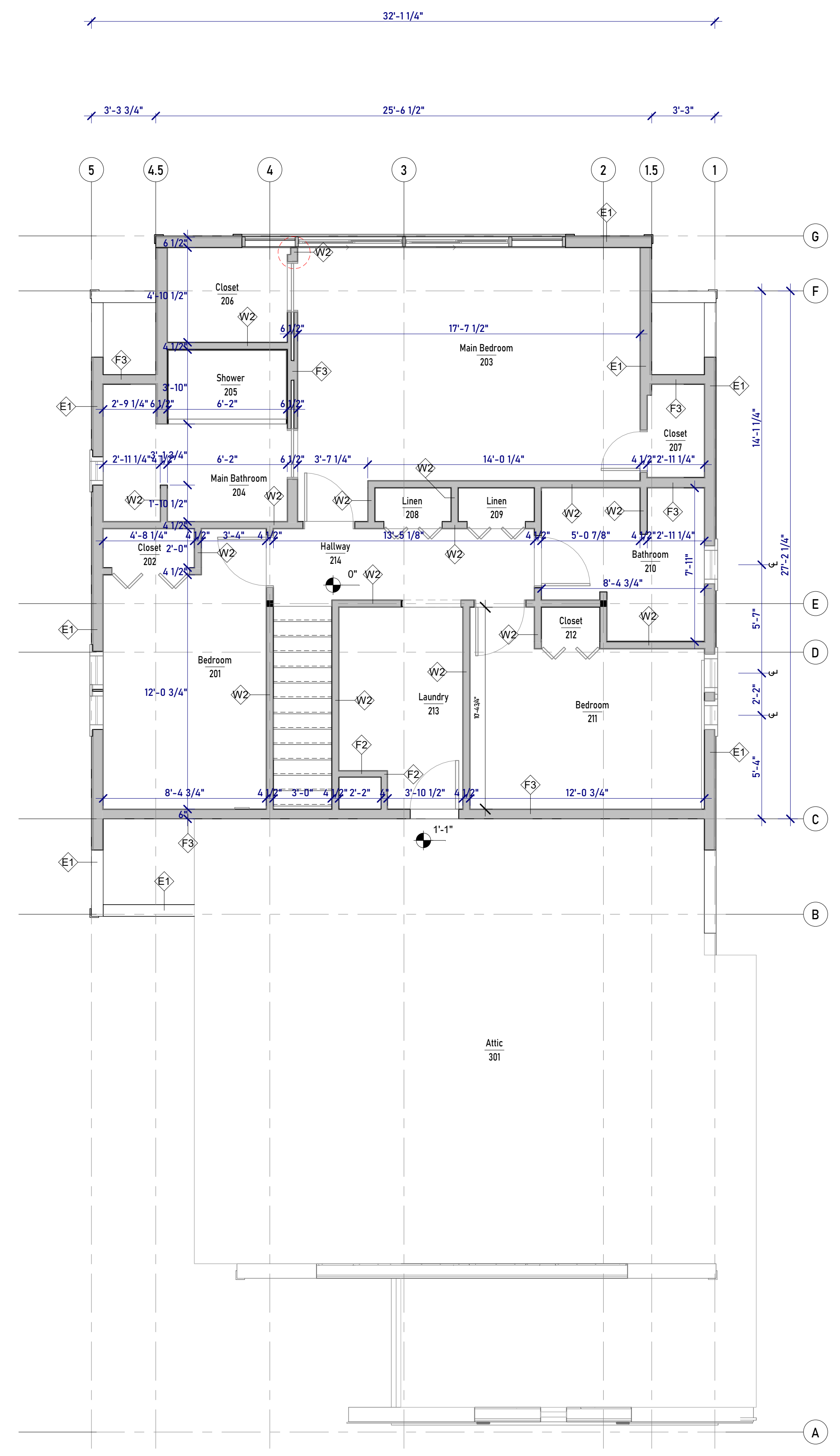
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Second Floor Wall Framing Plan
A25



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

WALL TYPES			
W2	TYP. 2X4 WD. INT. WALL	F2	TYP. 2X4 WD. INT. WALL DRYWALL ON ONE SIDE
PLAN VIEW	<p>2X4 WOOD STUD @ 16" O.C. 1/2" GWB, BOTH SIDES (1A), PURPLE BOARD AT WET AREAS, BACKER BOARD AT TILED AREAS, 1/2" GO BOARD (1B)</p>	PLAN VIEW	<p>2X4 WOOD STUD @ 16" O.C. 1/2" GWB, ONE SIDE, PURPLE BOARD AT WET AREAS, BACKER BOARD AT TILED AREAS</p>
F3	TYP. 2X6 WD. INT. WALL	E1	TYP. 2X6 WD.
PLAN VIEW	<p>2X6 WOOD STUD @ 16" O.C. 1/2" GYPSUM BOARD</p>	PLAN VIEW	<p>2X6 WOOD STUD @ 16" O.C. 1/2" GYPSUM BOARD R-21 BATT INSULATION 1/2" CONTINUOUS RIGID FOAM INSULATION 3/4" SIDING</p>
B1	TYP. BRICK WALL	F1	TYP. 2X2 WD. INT. WALL DRYWALL ON ONE SIDE
PLAN VIEW	<p>BRICK WALL</p>	PLAN VIEW	<p>2X2 WOOD STUD @ 16" O.C. 1/2" GWB, ONE SIDE, PURPLE BOARD AT WET AREAS, BACKER BOARD AT TILED AREAS</p>

Wall Types
 1 1/2" = 1'-0"



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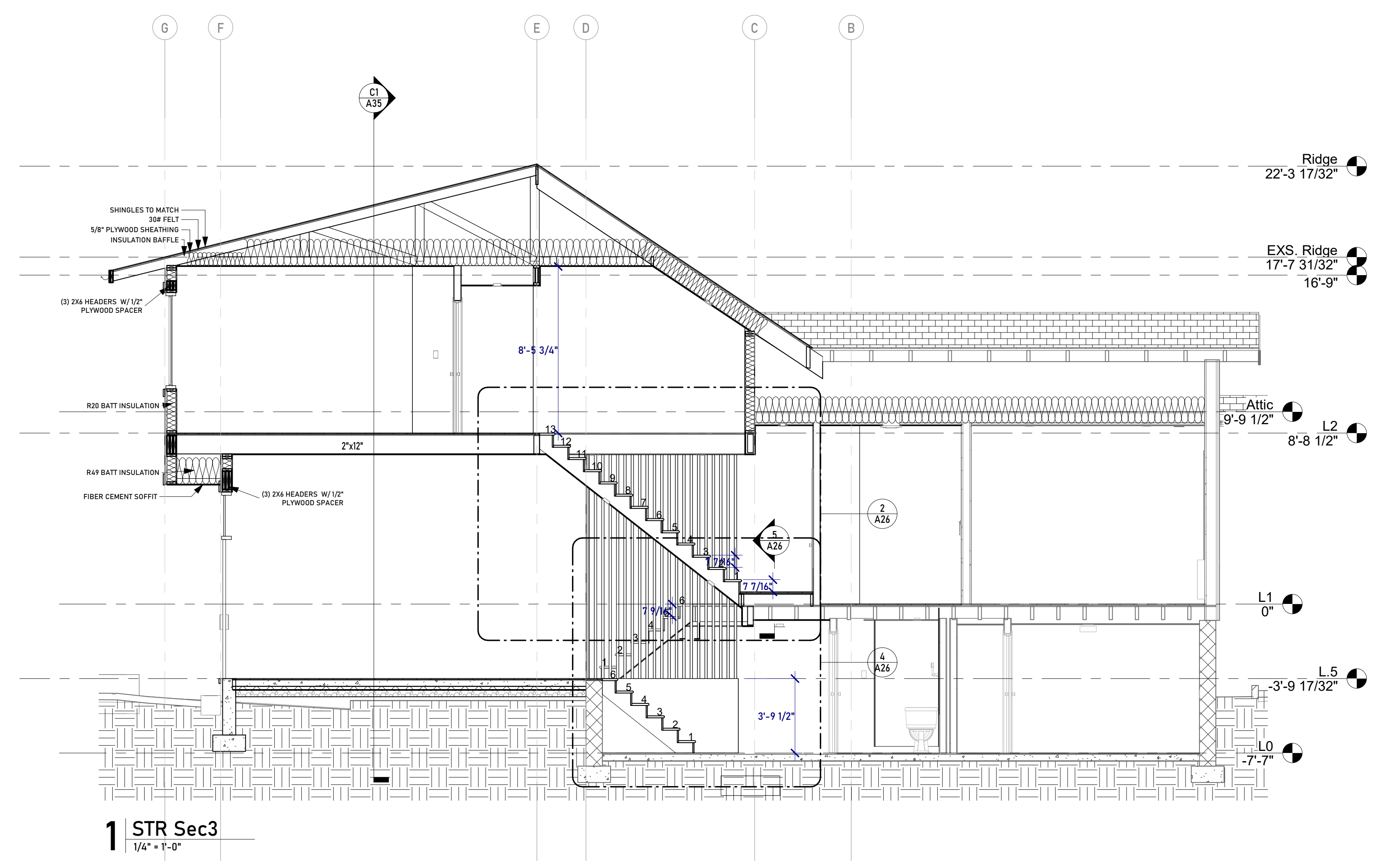
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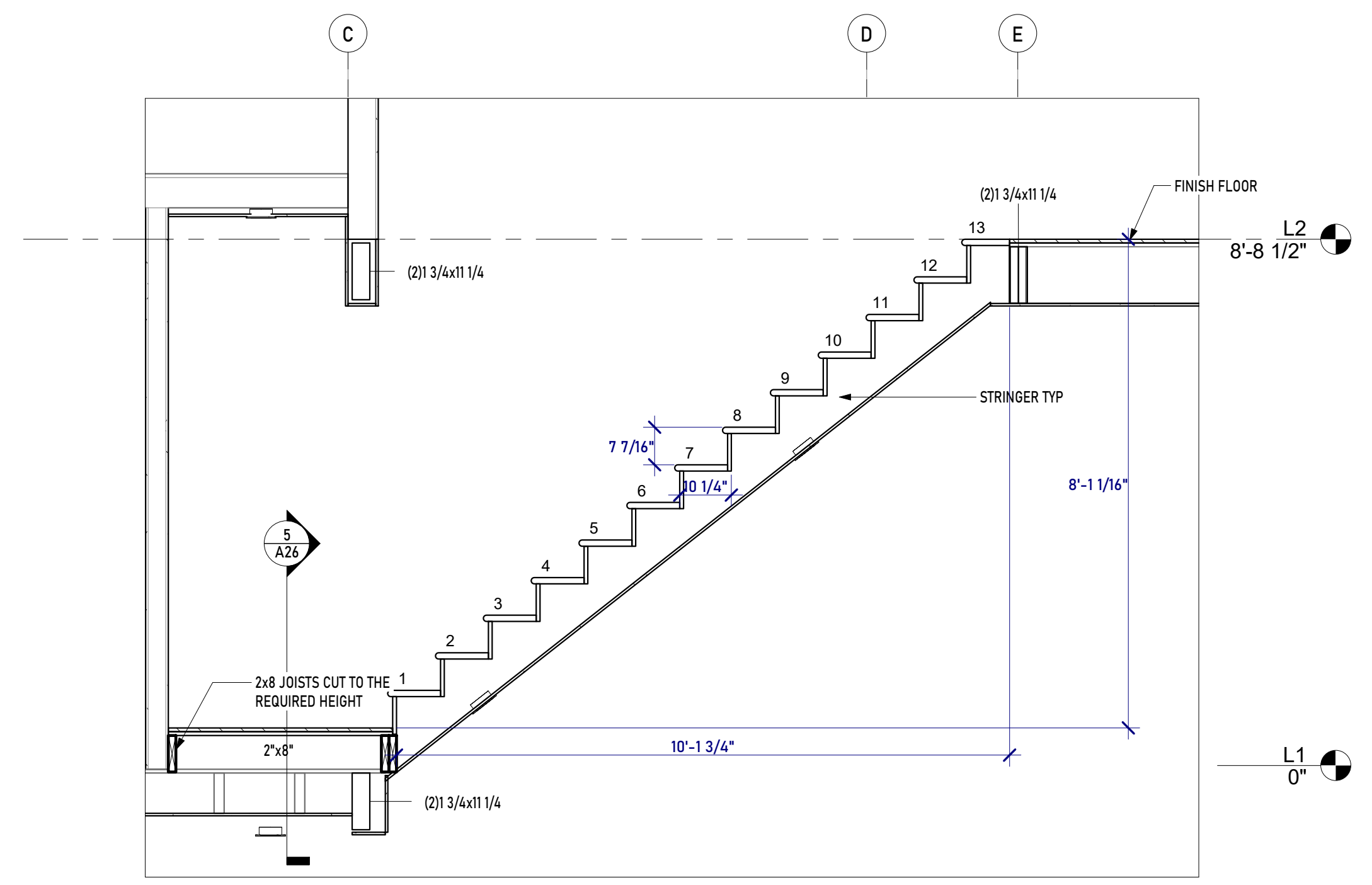
Checked By:
 JR

Sections
A26

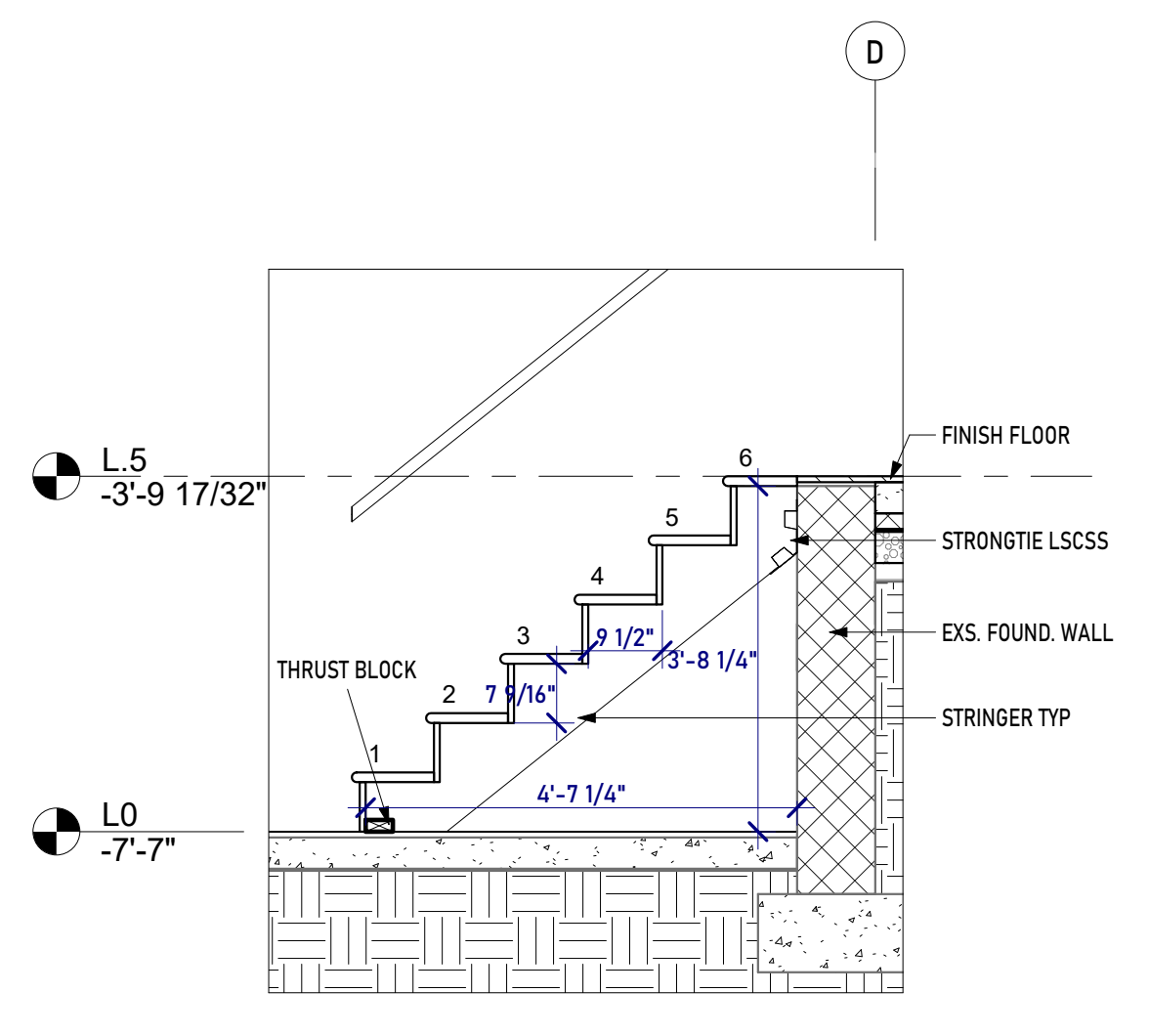
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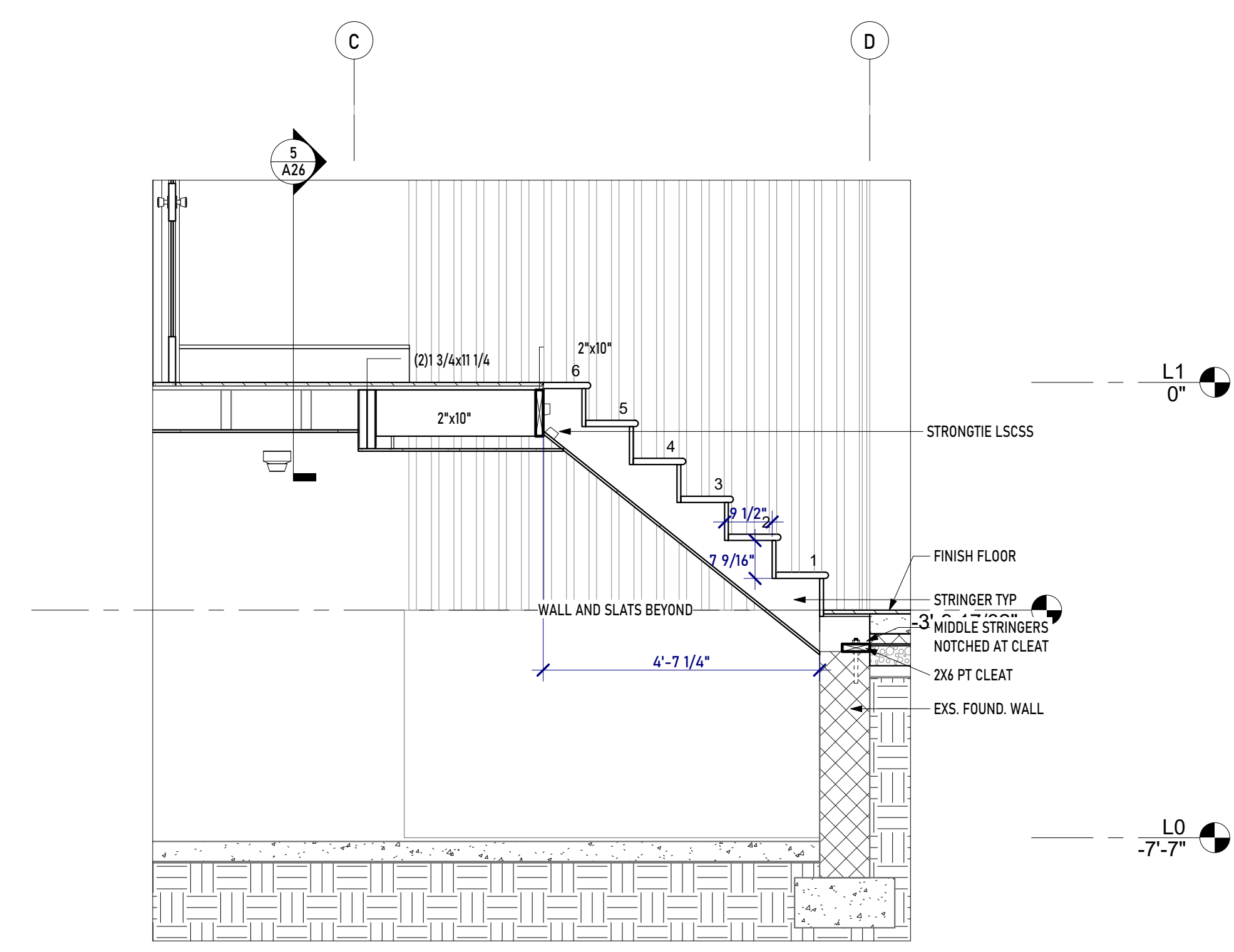
1 STR Sec3
 1/4" = 1'-0"



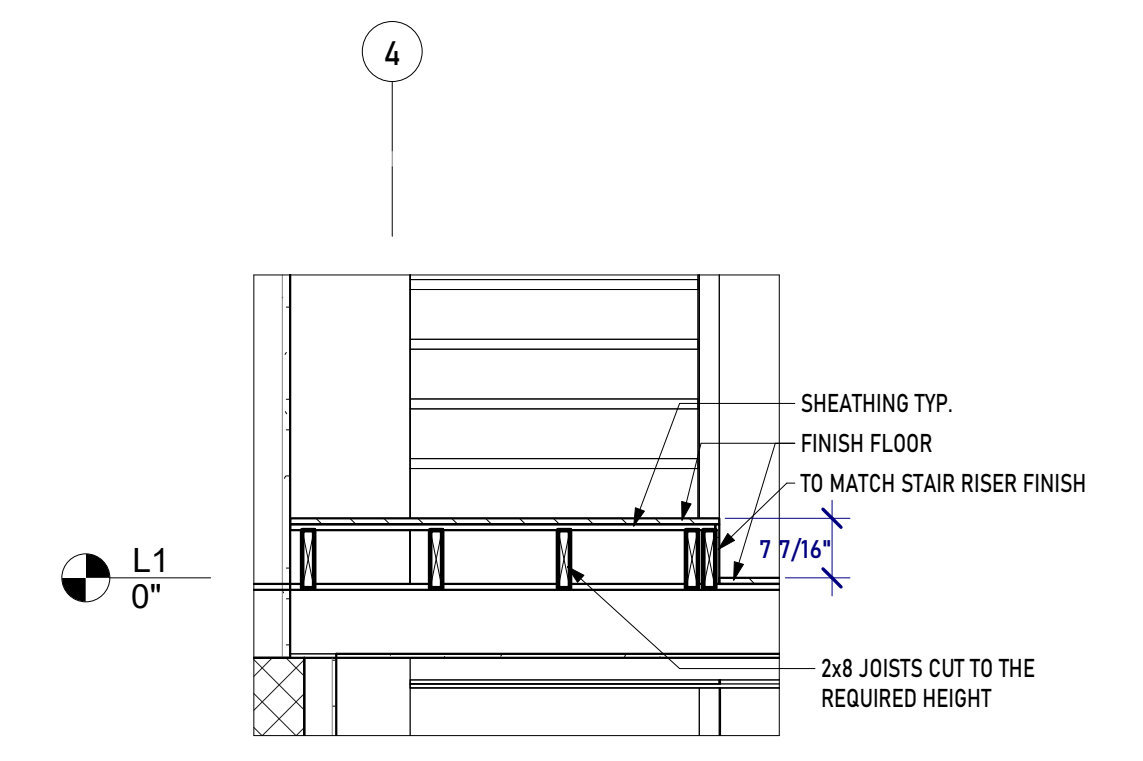
2 L1 - L2 Stair Detail
 1/2" = 1'-0"



3 L0 - L0.5 Stair Detail
 1/2" = 1'-0"



4 L0.5 - L1 Stair Detail
 1/2" = 1'-0"



5 1st Floor Landing Detail
 1/2" = 1'-0"



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Revisions:

#	Description	Date

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

Date Last Modified:
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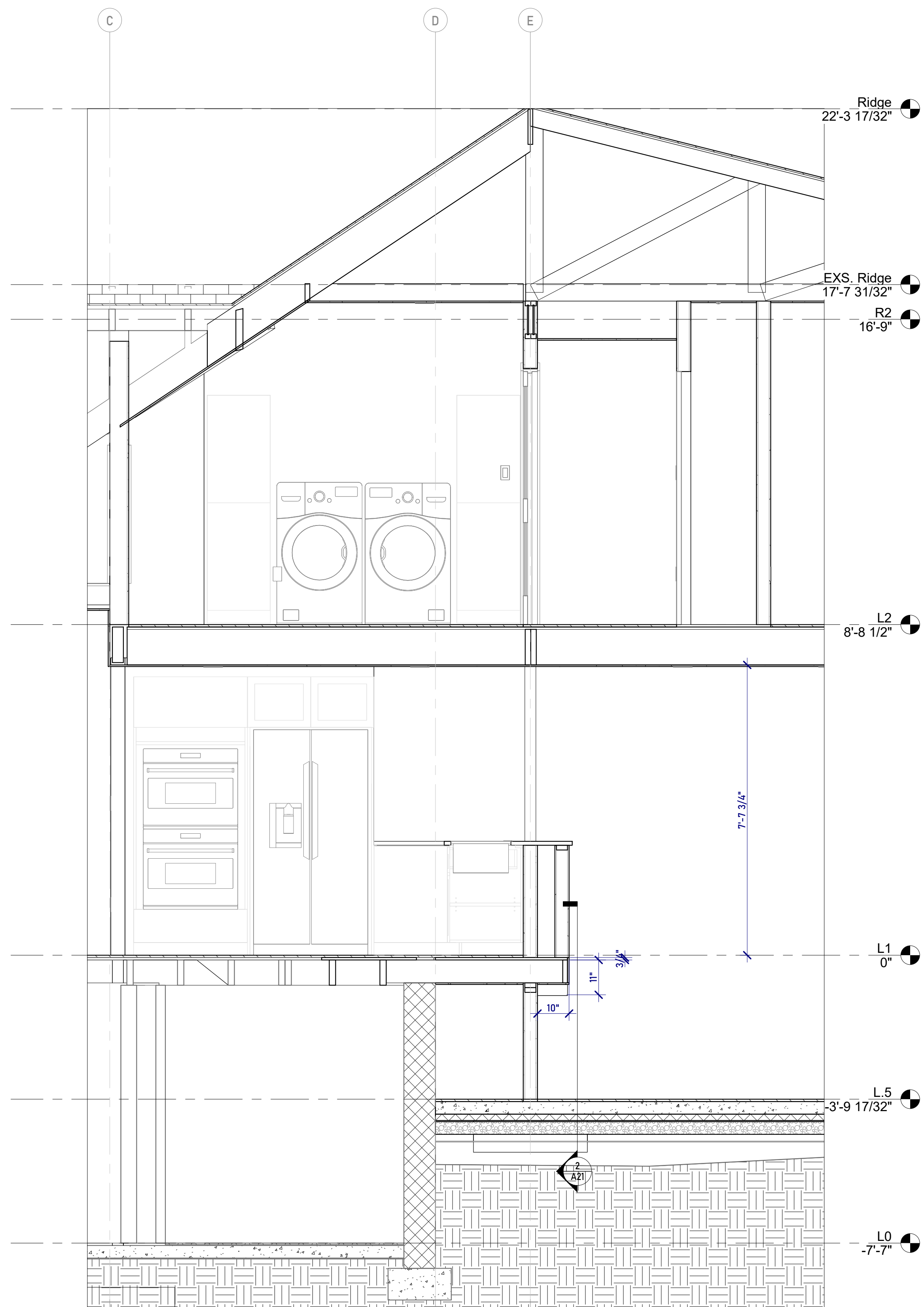
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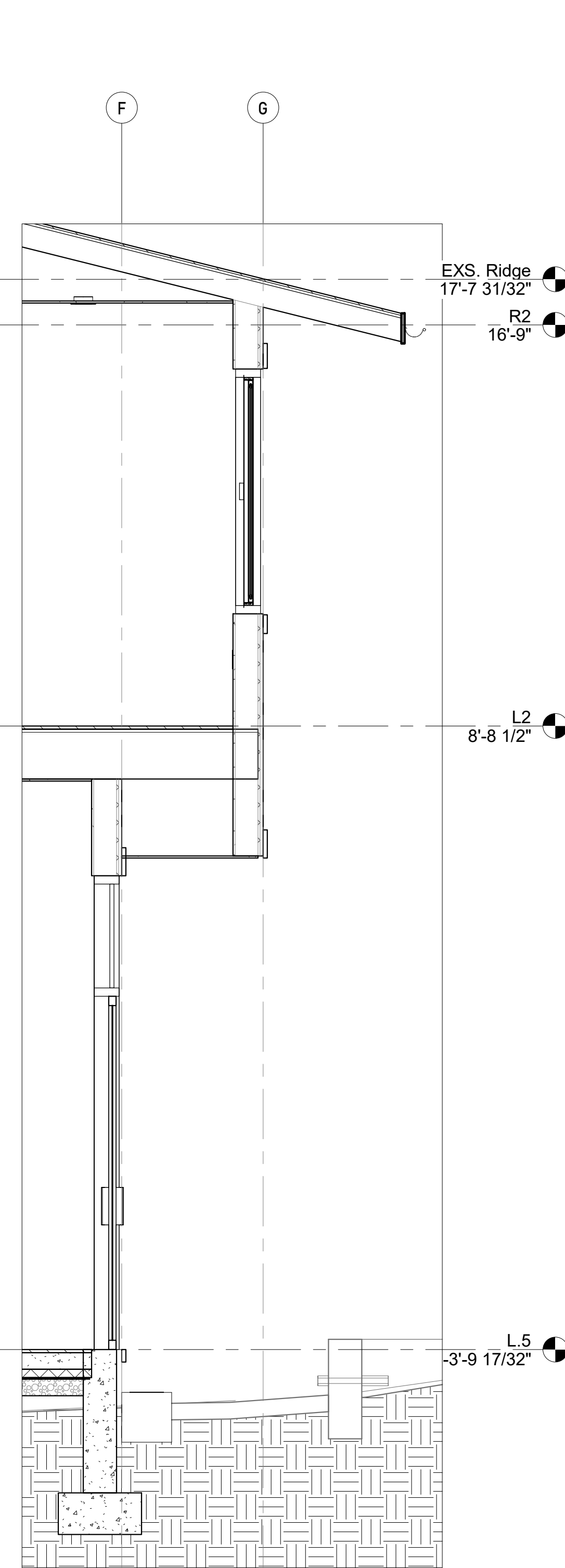
Wall Sections

A27

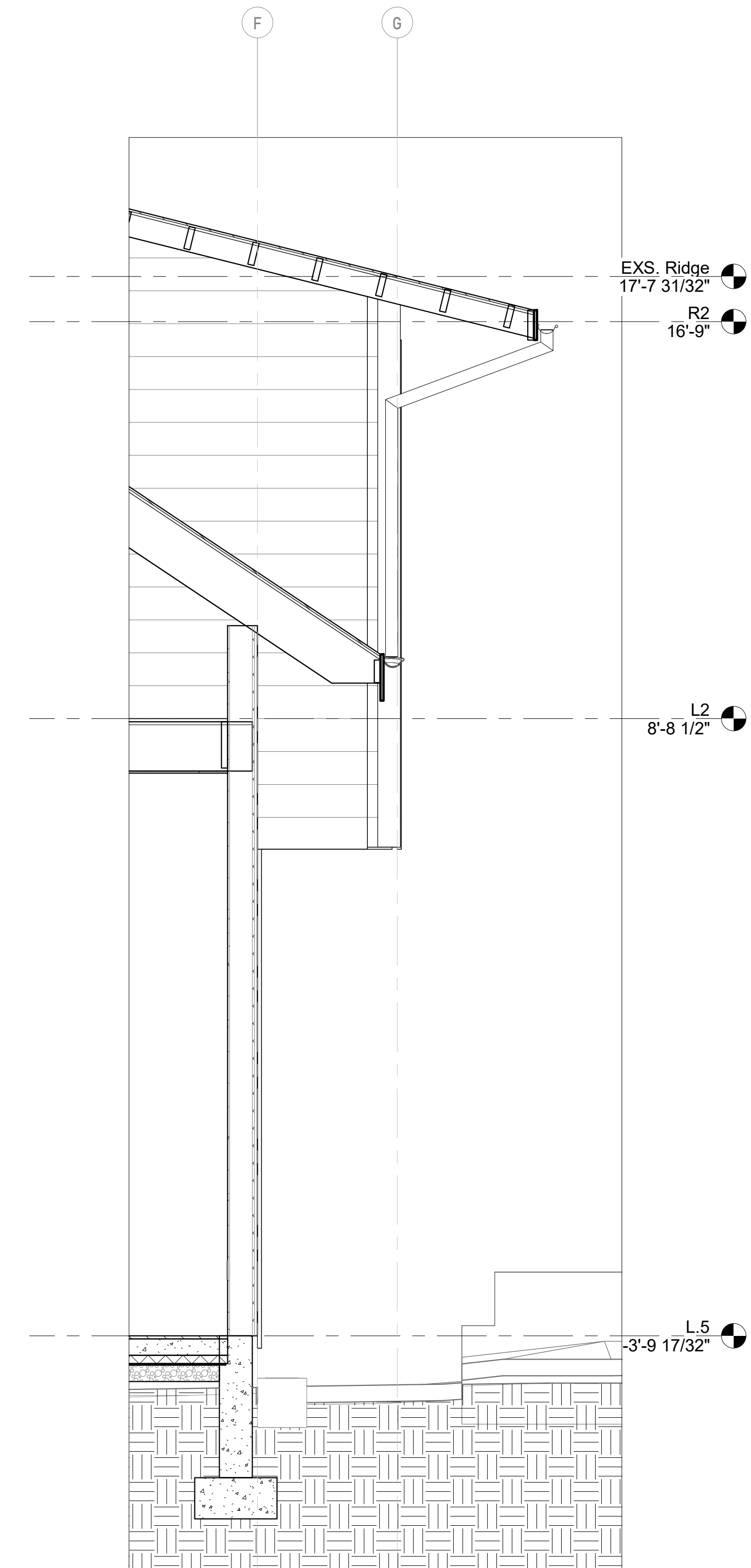
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3 Wall Section 3
 1/2" = 1'-0"



2 Wall Section 2
 1/2" = 1'-0"



1 Wall Section 1
 1/2" = 1'-0"

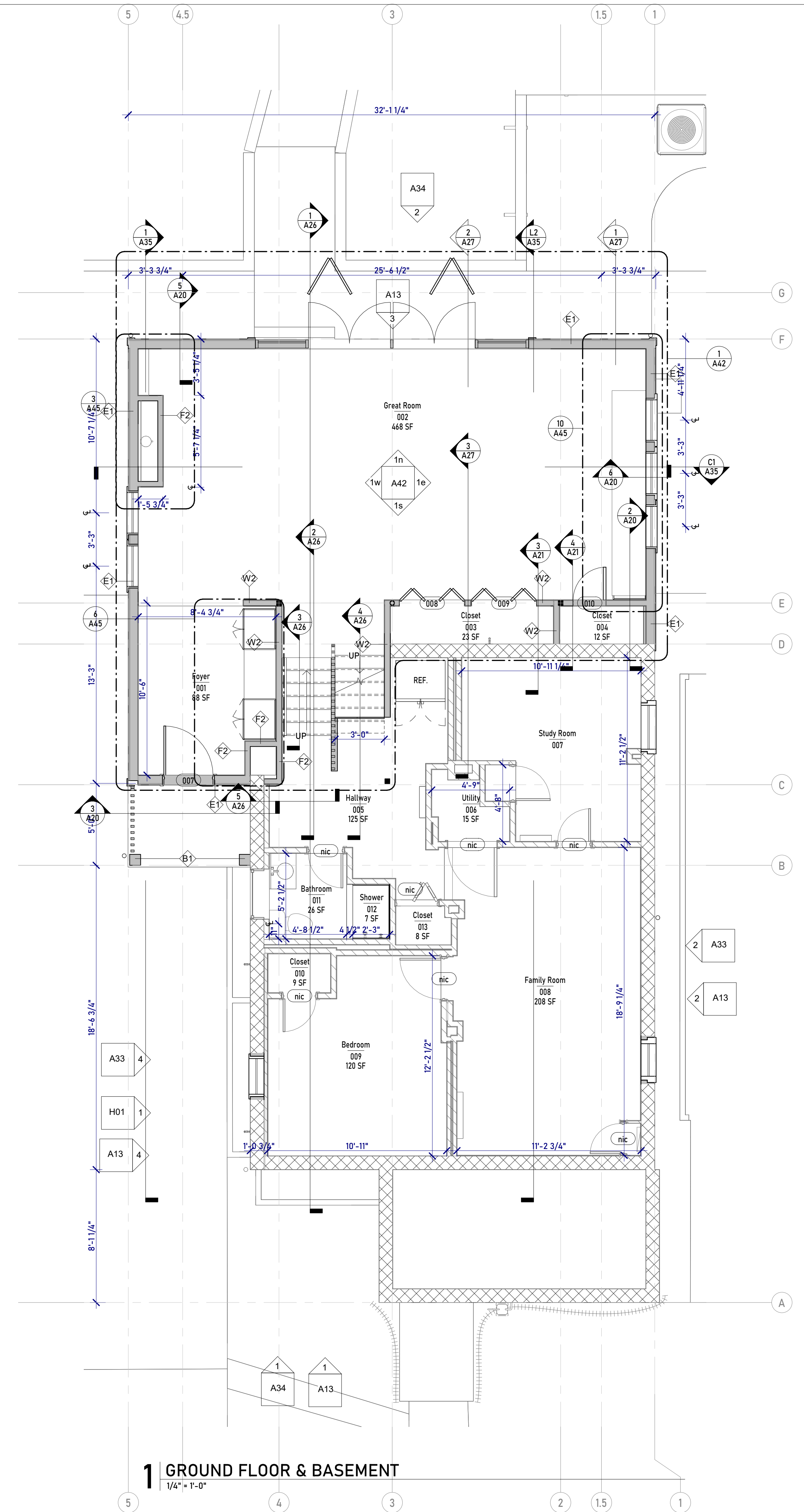


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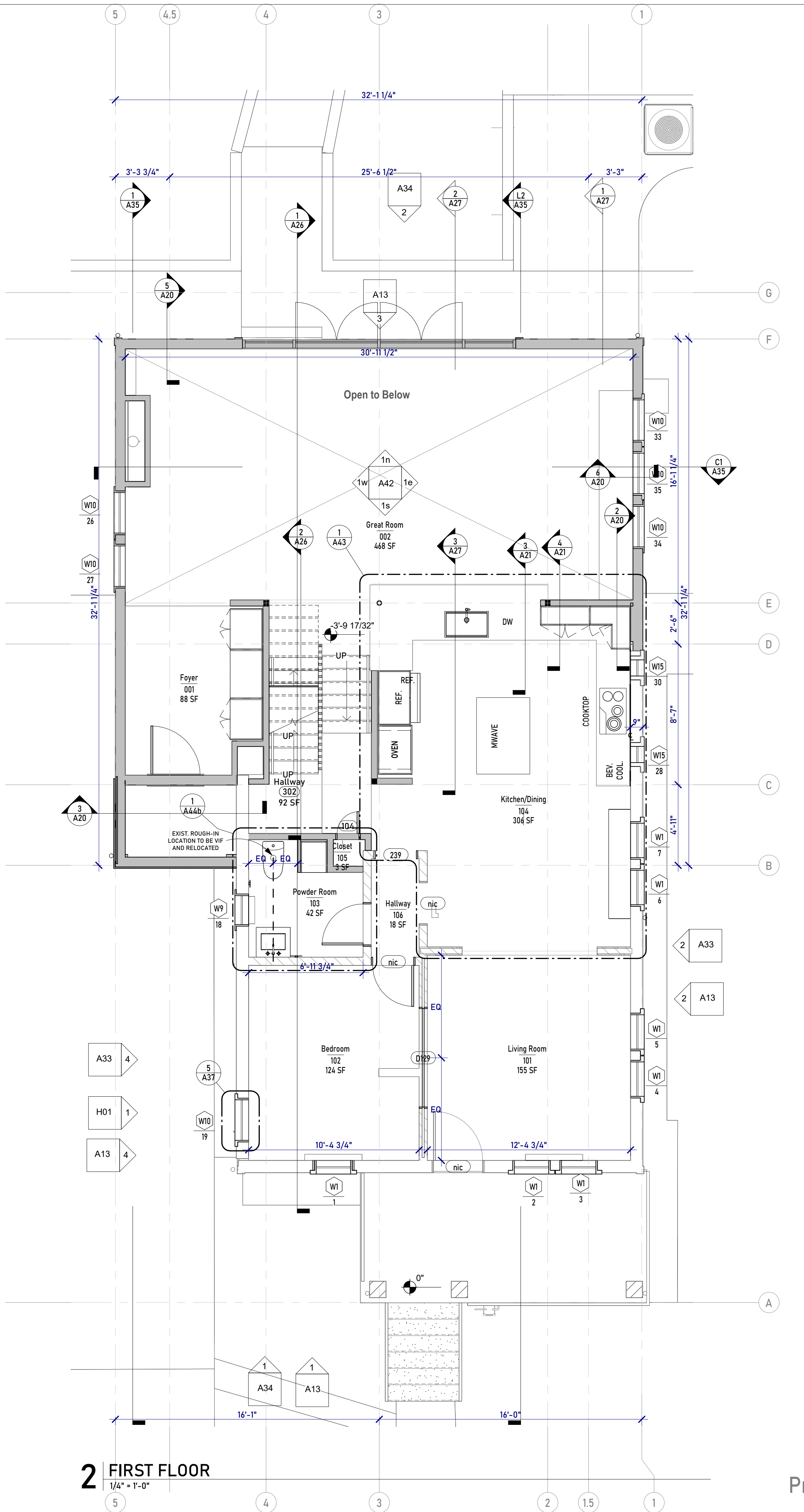
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1 GROUND FLOOR & BASEMENT
 1/4" = 1'-0"



2 FIRST FLOOR
 1/4" = 1'-0"

Revisions:

#	Description	Date
1	Historic Review	2022.04.11

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 Date Last Modified:
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Ground & First Floor Plans
A30

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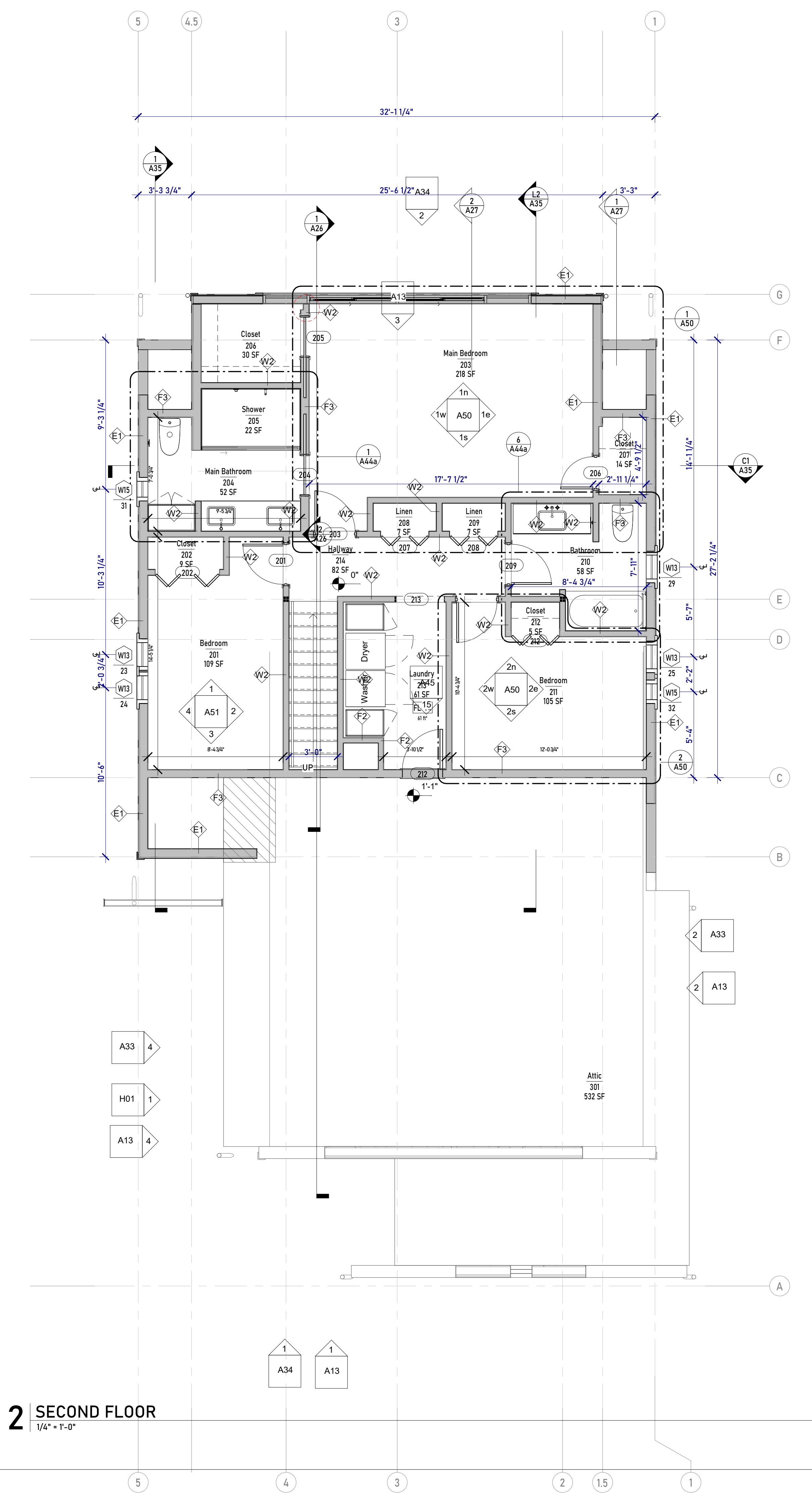
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Second Floor Plan
A31



2 SECOND FLOOR
1/4" = 1'-0"

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#	Description	Date

Scale:
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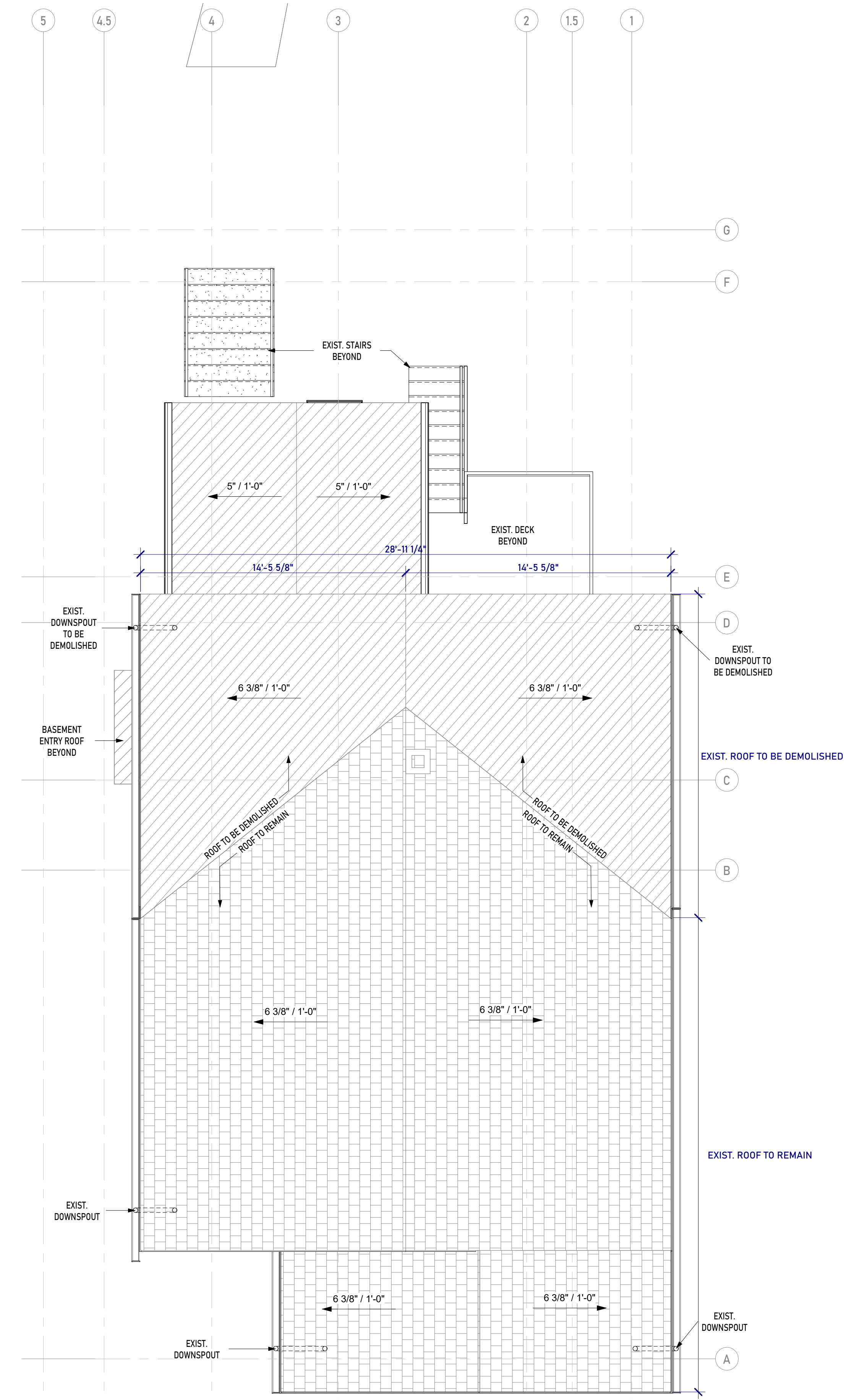
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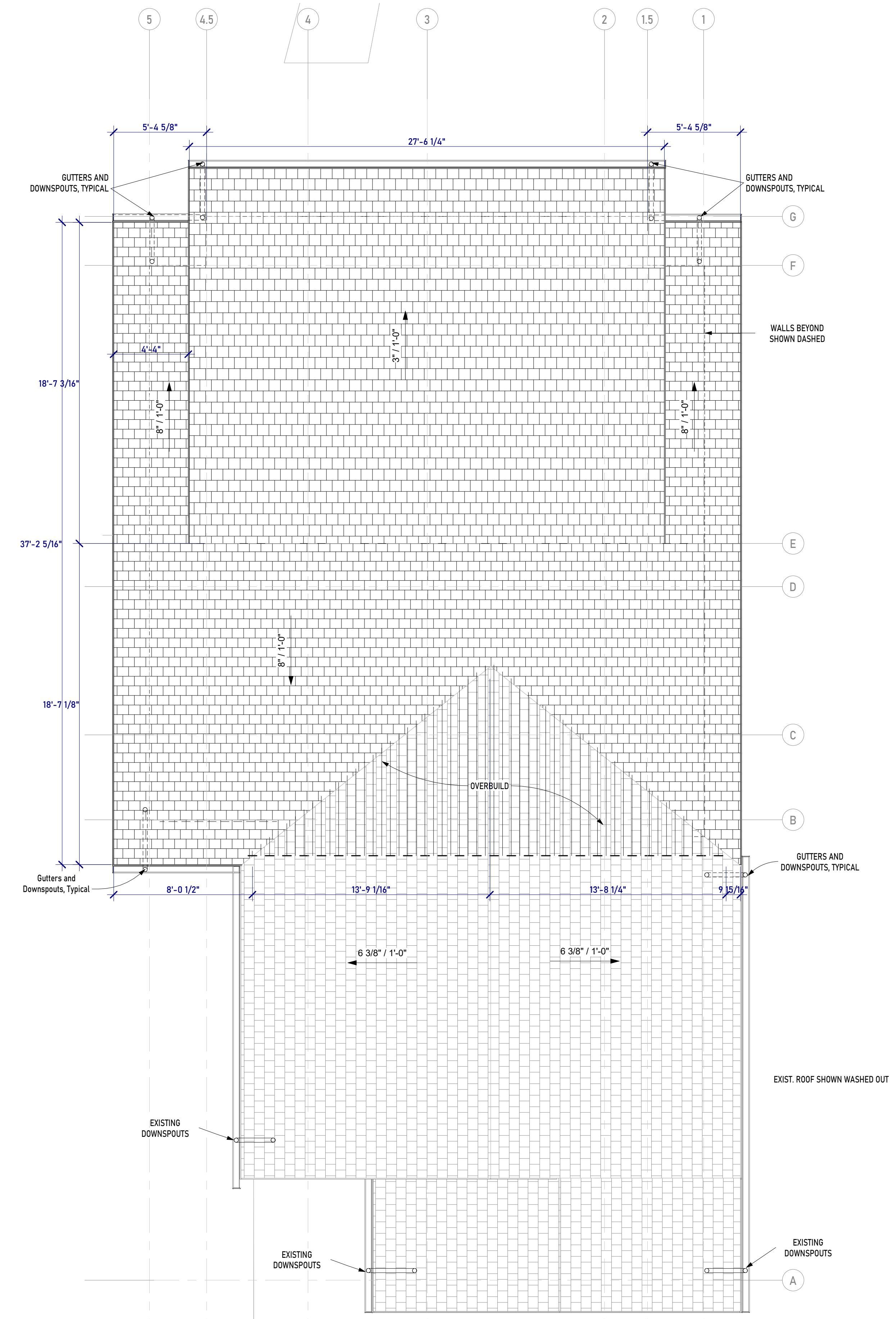
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Roof Plans
A32



1 Exist. Roof Plan
1/4" = 1'-0"



2 Prop. Roof Plan
1/4" = 1'-0"



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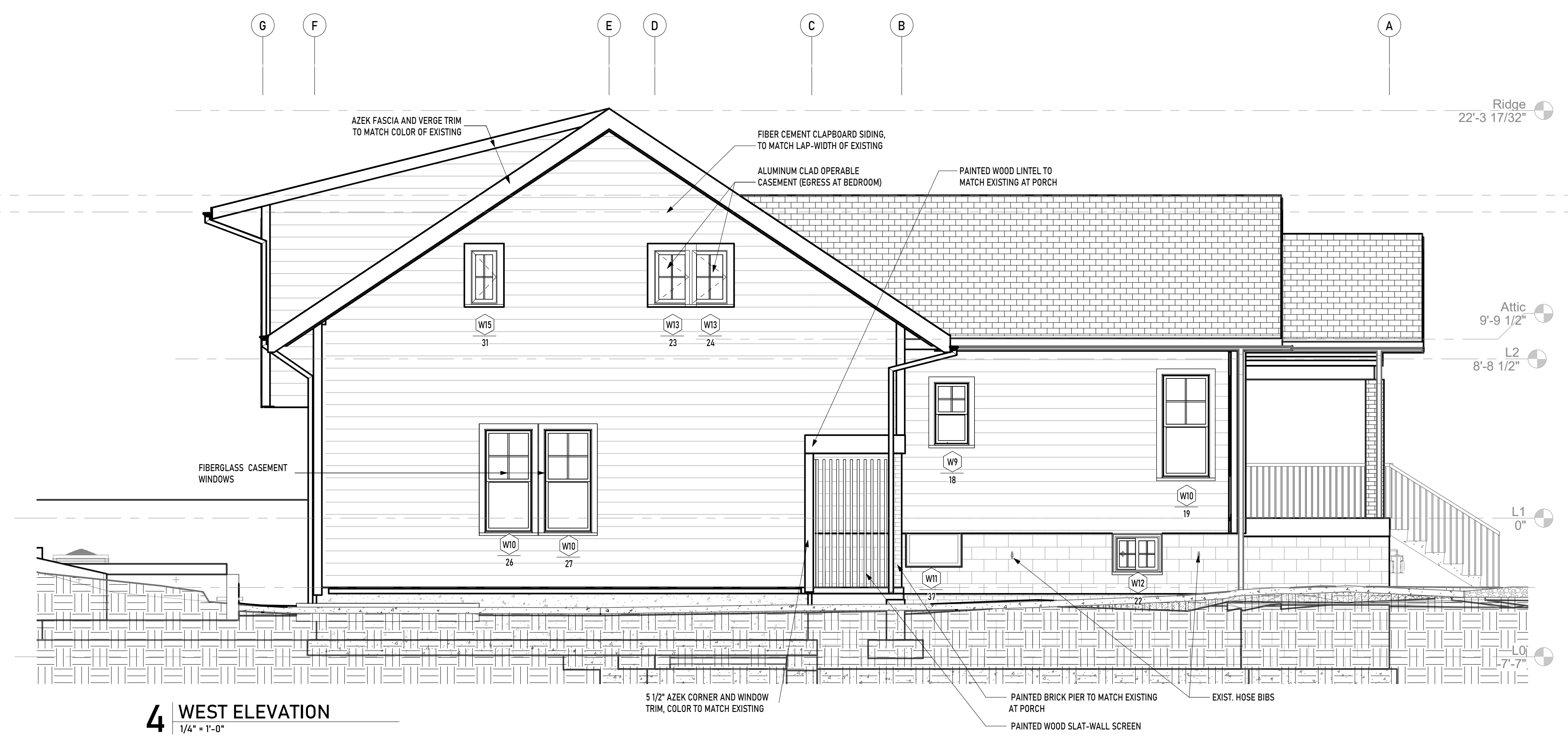
#	Description	Date
1	Historic Review	2022.04.11

Scale:
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Date Last Modified:
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Exterior Elevations
Side
A33



2 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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Scale:
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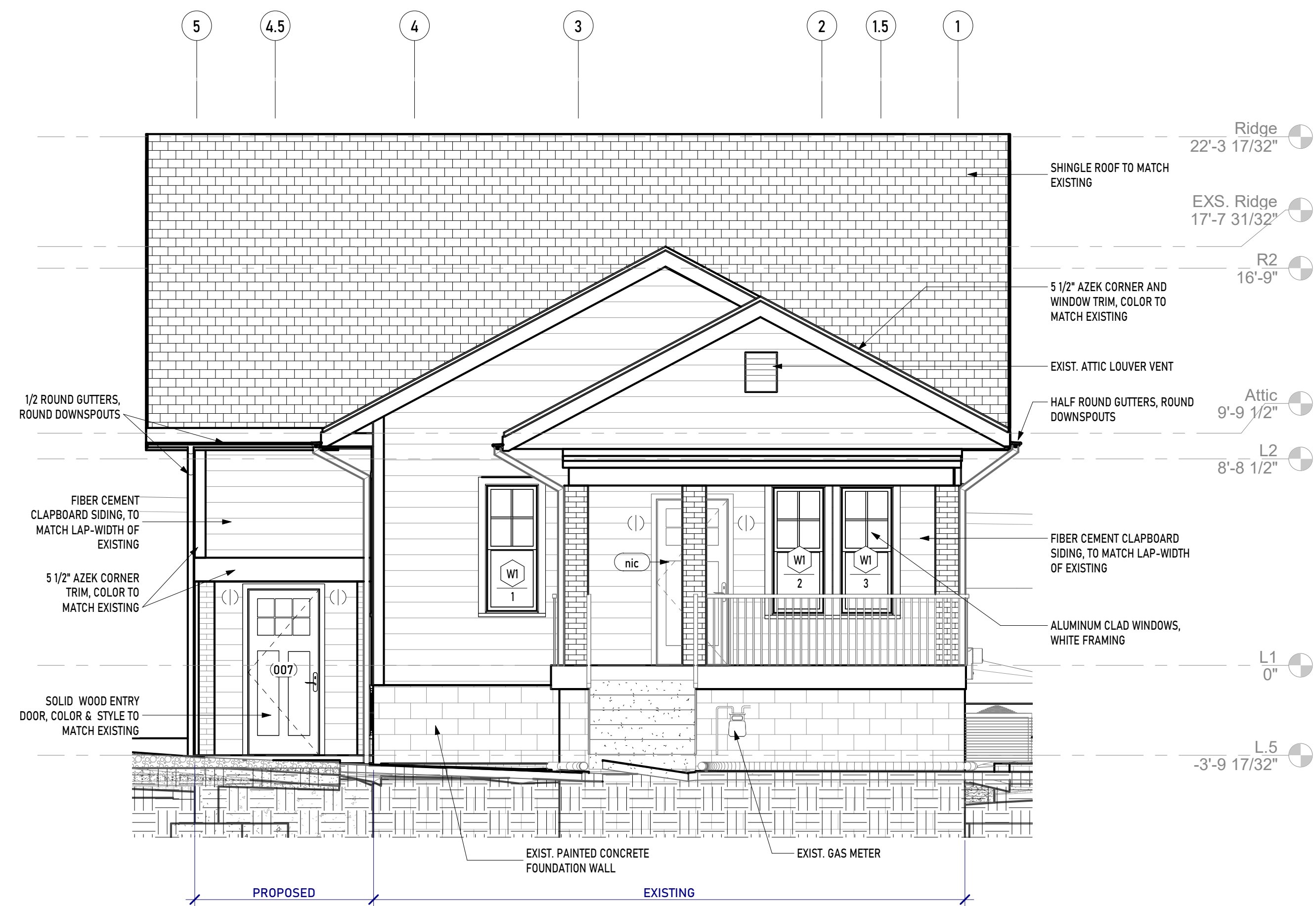
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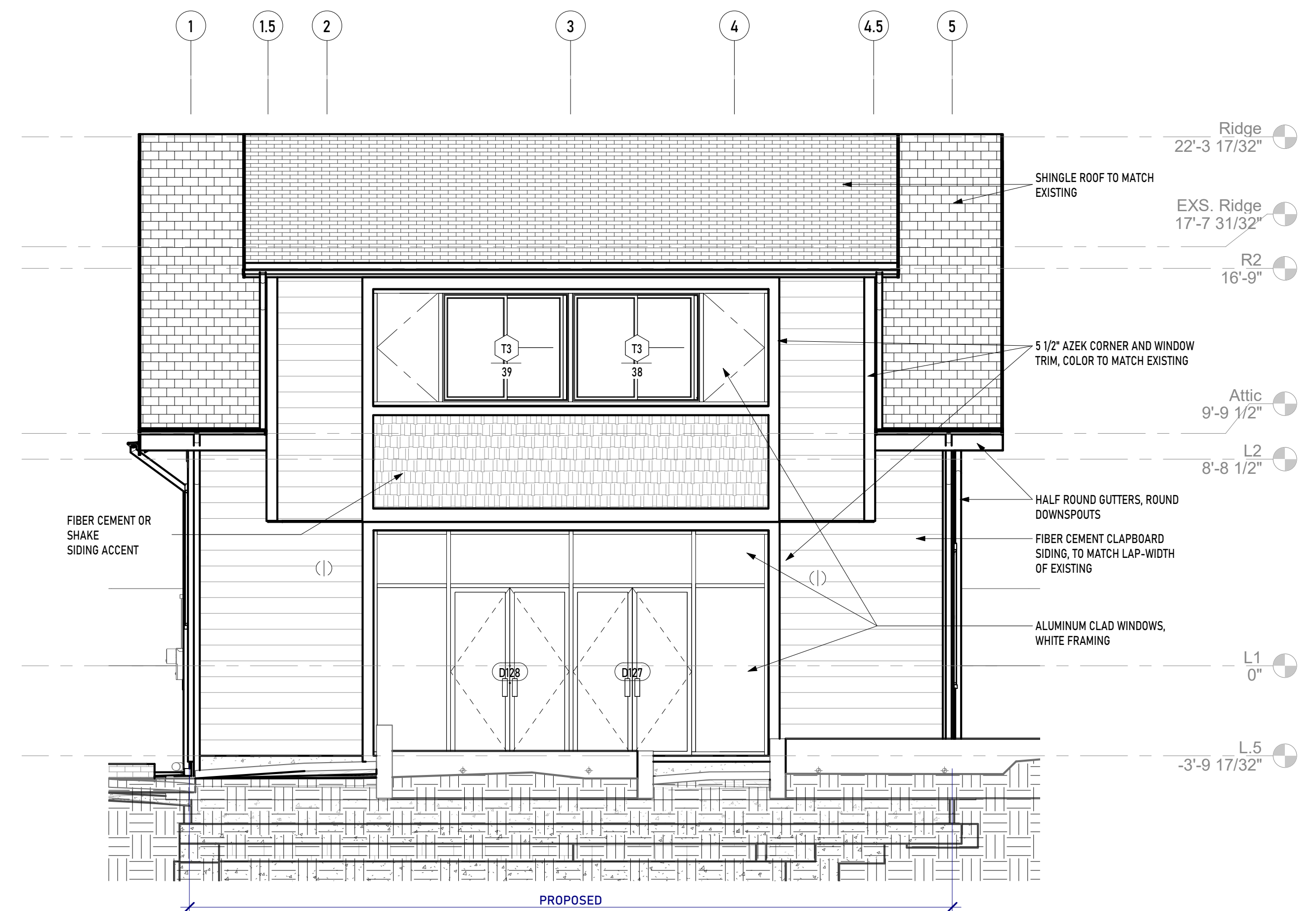
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Exterior Elevations
Front / Back

A34



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



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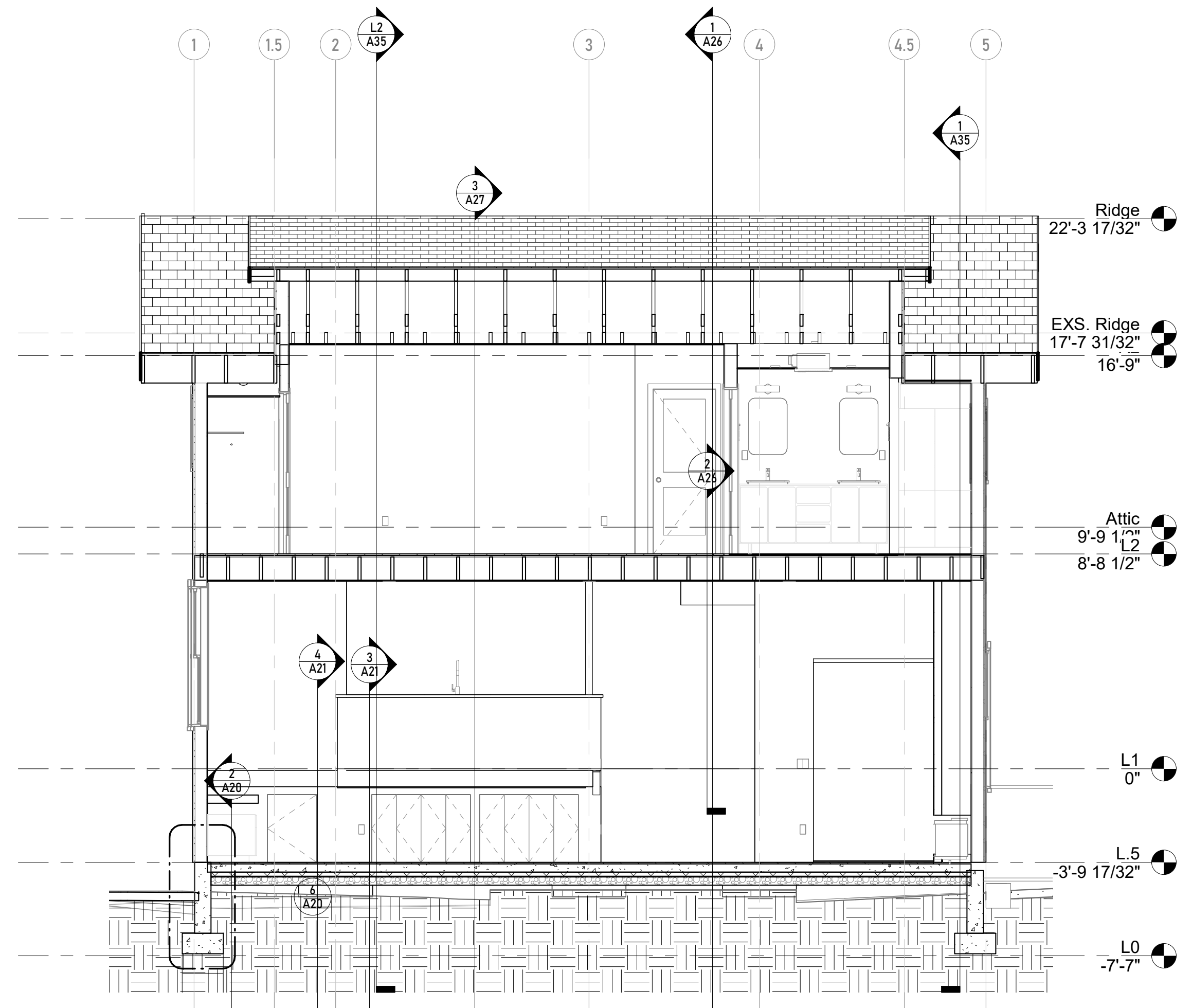
Revisions:

#	Description	Date
1	Historic Review	2022.04.11

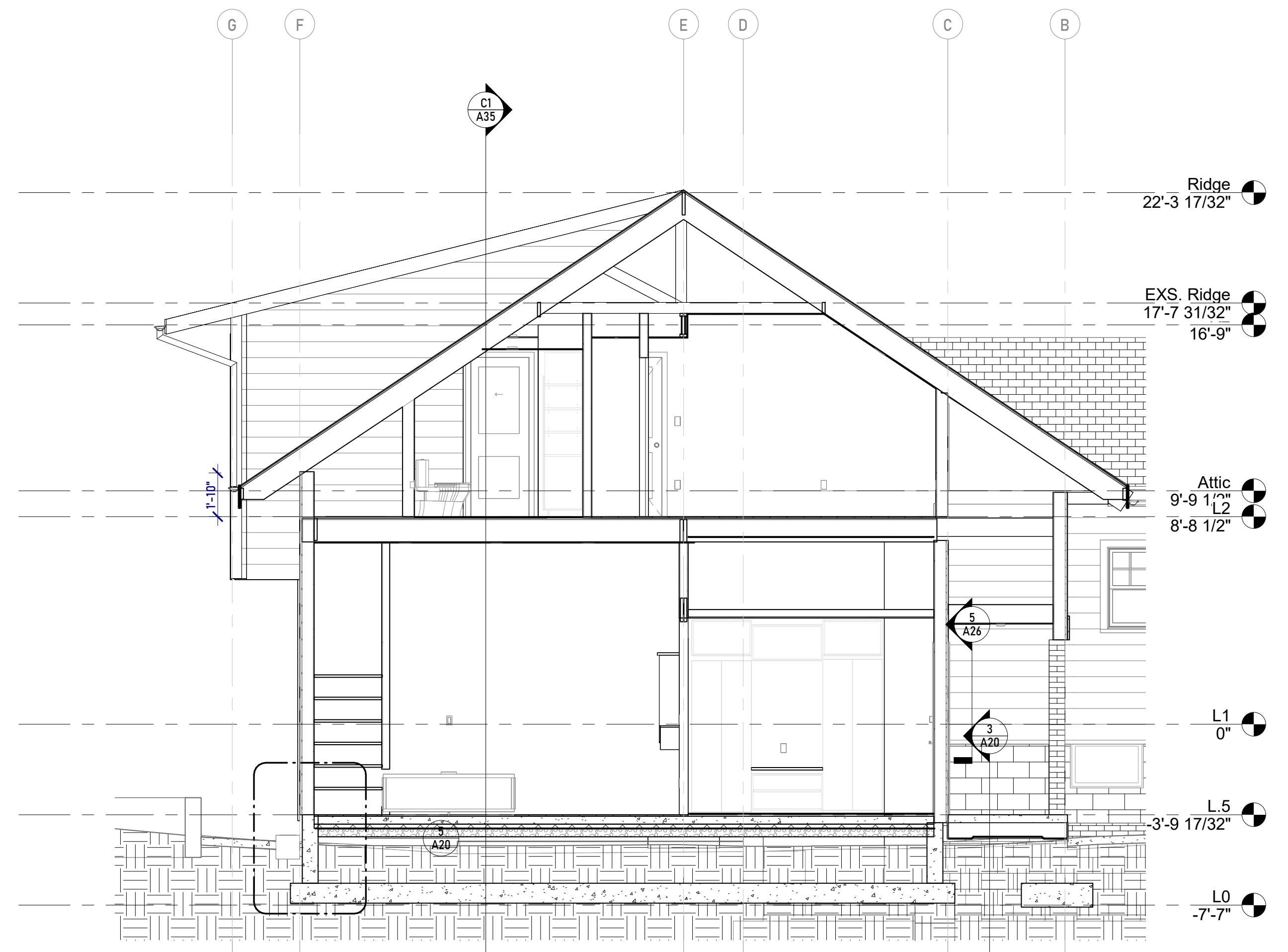
Scale:
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Building Sections
A35

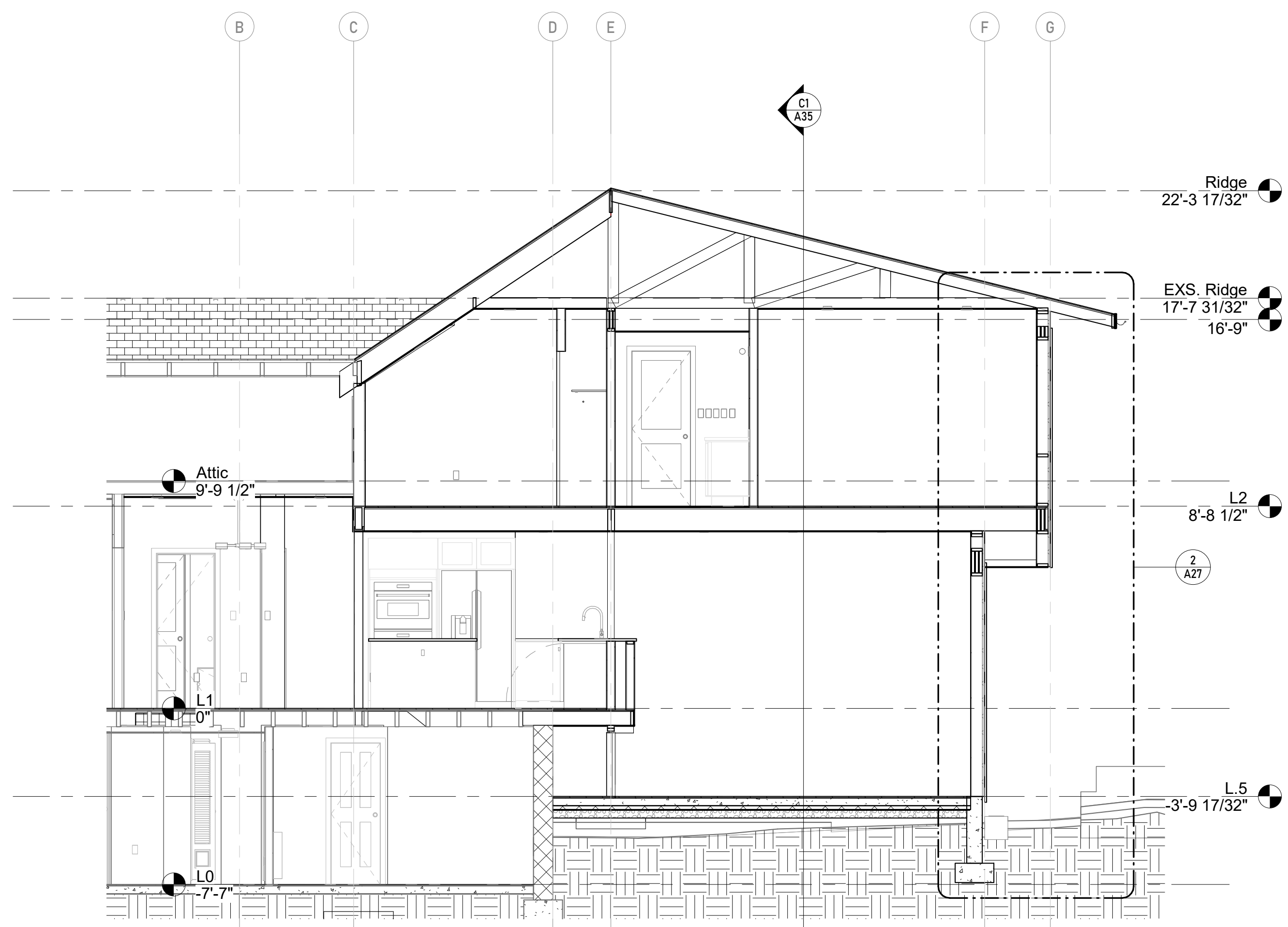
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C1 Cross Section 1
 1/4" = 1'-0"

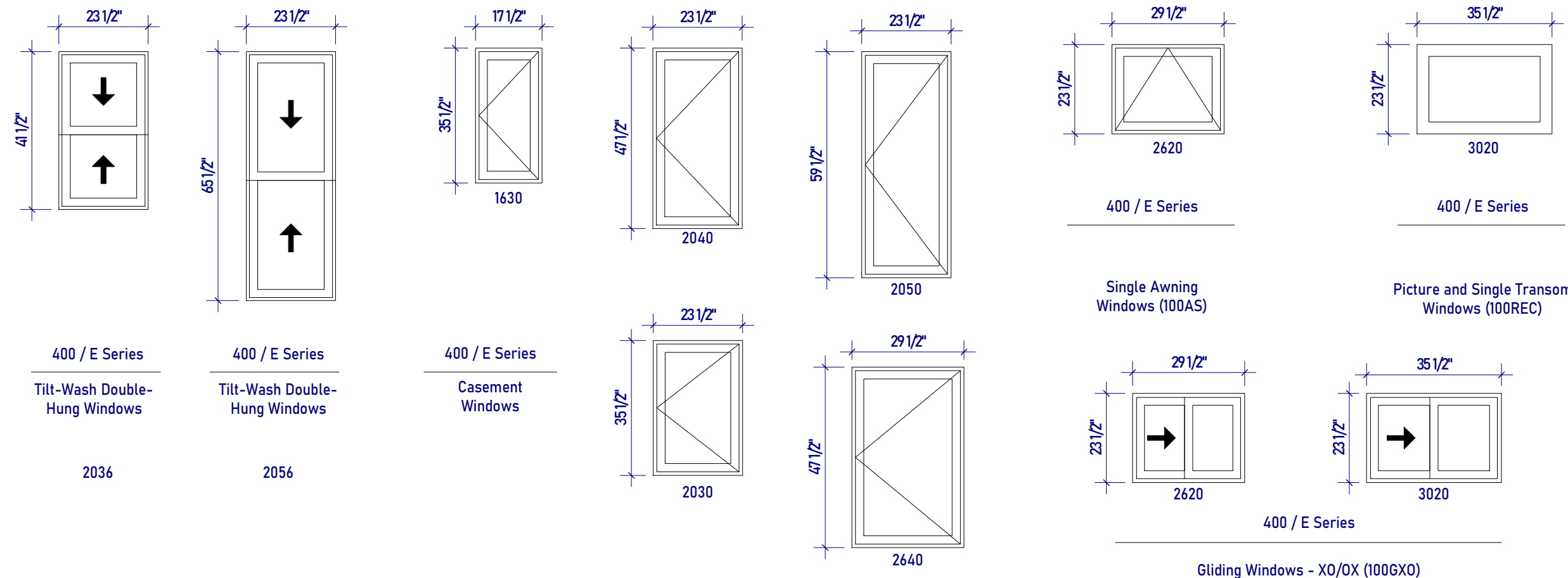


1 Long Section 4
 1/4" = 1'-0"

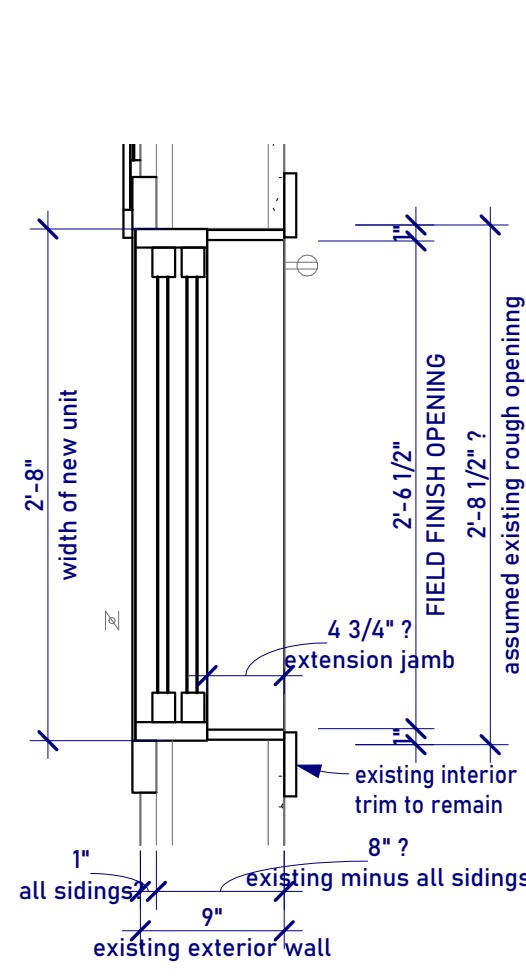


L2 Long Section 2
 1/4" = 1'-0"

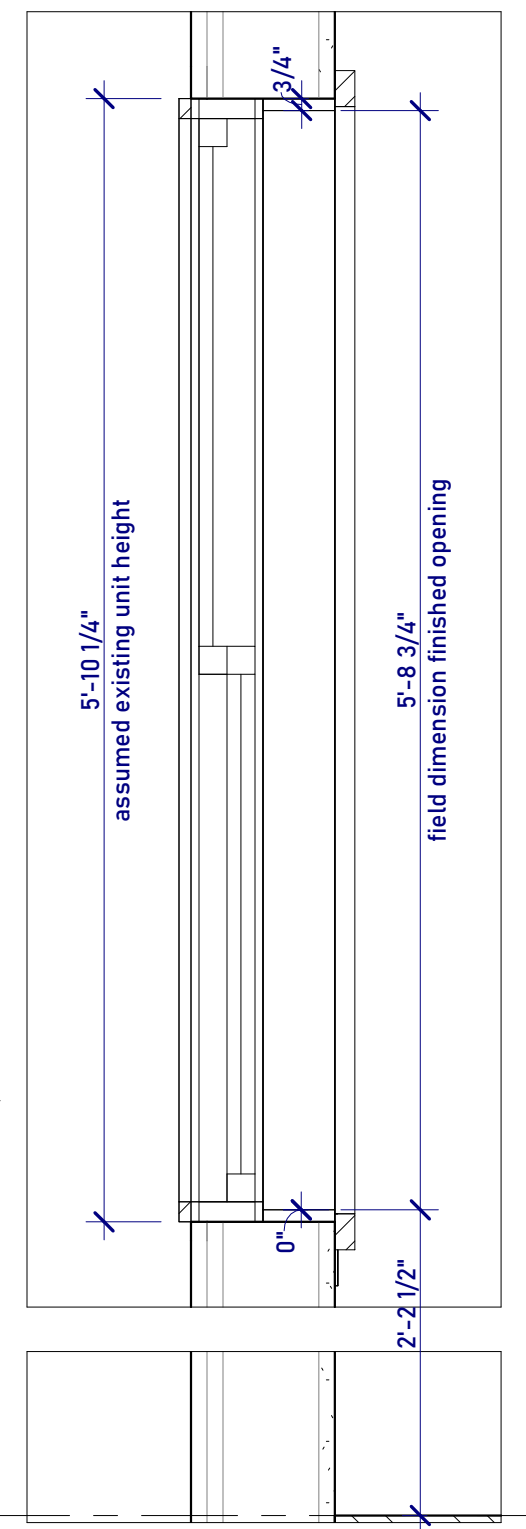
WINDOW TYPES



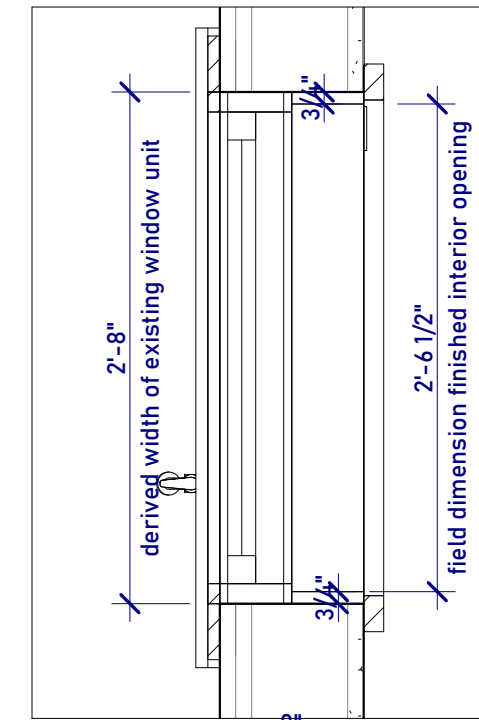
WINDOW NOTES:
 1. ROUGH OPENING DIMENSION OF THE EXISTING WINDOWS TO BE VIF.
 2. RIGHT/LEFT HANDED TO BE DETERMINED
 3. WINDOWS TO BE ANDERSEN 100 AND 200 SERIES.



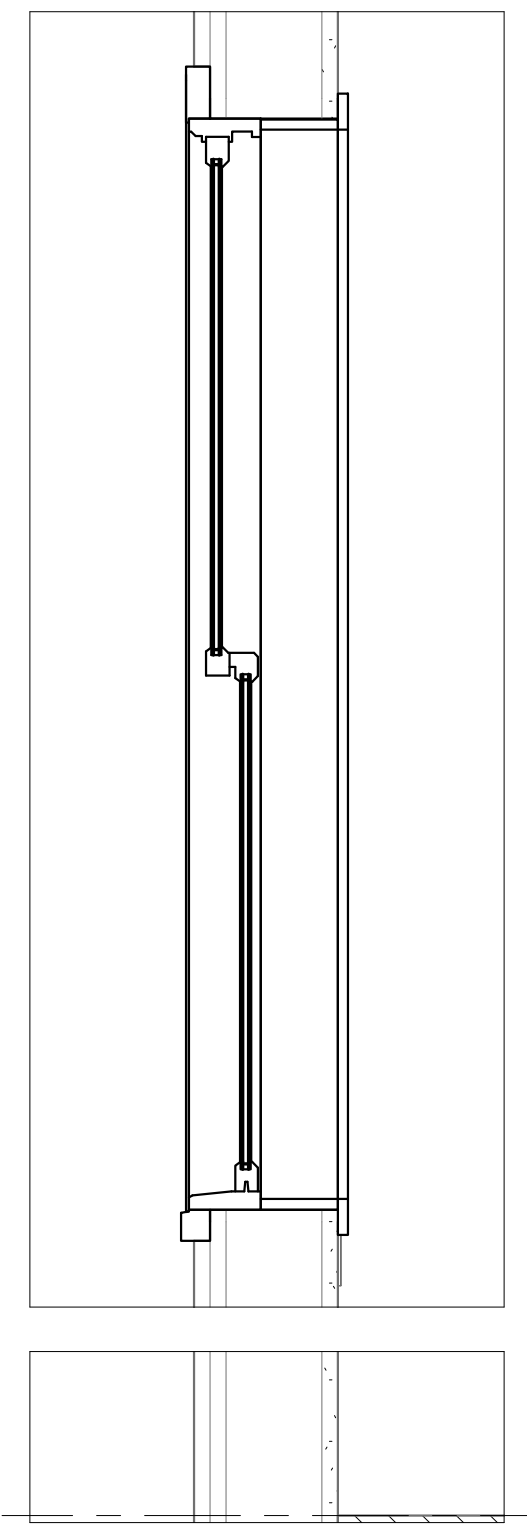
5 Plan @ Replacement Window
1" = 1'-0"



2 Section @ Existing Window
1" = 1'-0"



4 Plan @ Existing Window
1" = 1'-0"



3 Section @ Replacement Window
1" = 1'-0"

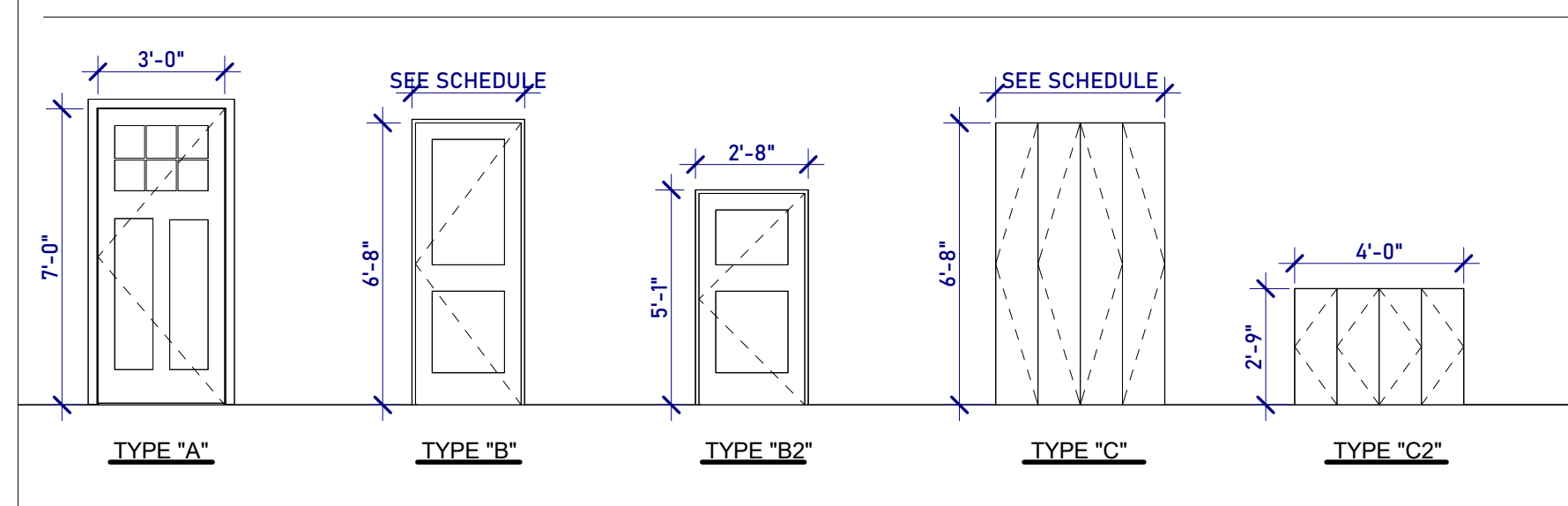
Window Schedule

Type Mark	Location Room No.	Manufacturer Series Function	Ex. Field Height	Ex. Field Width	Height	Width	Sill Height	Wall Thickness	Interior & Exterior Color	Tempered Glass	Designation	Comments
LVR1						20"	16"	2'-9 7/8"				
W1	Living Room South 101	Andersen Corporation 400 / E Series Double Hung	68 3/4"	27 1/2"	65 1/2"	27 1/2"	2'-1 1/2"	2"x6"	White		244DH2456	Replaced as E4
W1	Living Room South 101	Andersen Corporation 400 / E Series Double Hung	68 3/4"	27 1/2"	65 1/2"	27 1/2"	2'-1 1/2"	2"x6"	White		244DH2456	Replaced as E5
W1	Living Room Front 101	Andersen Corporation 400 / E Series Double Hung	68 3/4"	27 1/2"	65 1/2"	27 1/2"	2'-1 1/2"	2"x6"	White		244DH2456	Replaced as E2
W1	Living Room Front 101	Andersen Corporation 400 / E Series Double Hung	68 3/4"	27 1/2"	65 1/2"	27 1/2"	2'-1 1/2"	2"x6"	White		244DH2456	Replaced as E3
W1	Kitchen South 104	Andersen Corporation 400 / E Series Double Hung	68 3/4"	27 1/2"	65 1/2"	27 1/2"	2'-1 1/2"	2"x6"	White		244DH2456	Replaced as E6
W1	Kitchen South 104	Andersen Corporation 400 / E Series Double Hung	68 3/4"	27 1/2"	65 1/2"	27 1/2"	2'-1 1/2"	2"x6"	White		244DH2456	Replaced as E7
W1	Bedroom Front 102	Andersen Corporation 400 / E Series Double Hung	68 3/4"	30 1/2"	65 1/2"	27 1/2"	2'-2 1/2"	2"x6"	White		244DH2456	Replaced as E1
W4	Family Room South 007	Andersen Corporation 400 / E Series Awning	24 1/2"	34 1/2"	23 1/2"	29 1/2"	10 29/32"	2"x6"	White		100AS2620	Replaced as E10
W5	Study Room South 006	Andersen Corporation 400 / E Series Gliding	24 1/2"	37 1/2"	23 1/2"	35 1/2"	11"	2"x6"	White		100G3020	Replaced as E11
W9	Bathroom North 103	Andersen Corporation 400 / E Series Double Hung	45"	23"	41 1/2"	23 1/2"	4'-0"	2"x6"	White	Tempered	244DH2036	Replaced as E18
W10	Great Room South 011	Andersen Corporation 400 / E Series Casement			68 1/4"	32"	5'-6"	2"x6"	White		244DH2456	New
W10	Great Room South 011	Andersen Corporation 400 / E Series Casement			68 1/4"	32"	5'-6"	2"x6"	White		244DH2456	New
W10	Great Room South 011	Andersen Corporation 400 / E Series Casement			68 1/4"	32"	5'-6"	2"x6"	White		244DH2456	New
W10	Great Room North 011	Andersen Corporation 400 / E Series Casement			68 1/4"	32"	3'-0"	2"x6"	White		244DH2456	New
W10	Great Room North	Andersen Corporation 400 / E Series Casement			68 1/4"	32"	3'-0"	2"x6"	White		244DH2456	New
W10	Bedroom North 102	Andersen Corporation 400 / E Series Double Hung	68 3/4"	30 1/2"	68 1/4"	32"	2'-2 1/2"	2"x6"	White		244DH2456	Replaced as E19
W11	Bathroom North 002	Andersen Corporation 400 / E Series Fixed	23 1/2"	36 3/4"	23 1/2"	36 3/4"	4'-11"	2"x6"	White		100CS1630	Replaced as E21
W12	Bedroom North 008	Andersen Corporation 400 / E Series Gliding	24 1/2"	34 1/2"	23 1/2"	29 1/2"	4'-7 25/32"	2"x6"	White		100G2620	Replaced as E22
W13	Bedroom North 201	Andersen Corporation 400 / E Series Casement			35 1/2"	23 1/2"	3'-0"	2"x6"	White		100CS2030	New
W13	Bedroom North 201	Andersen Corporation 400 / E Series Casement			35 1/2"	23 1/2"	3'-0"	2"x6"	White		100CS2030	New
W13	Bathroom South 210	Andersen Corporation 400 / E Series Casement			35 1/2"	23 1/2"	3'-6"	2"x6"	White	Tempered	100CS2030	New
W13	bedroom South 211	Andersen Corporation 400 / E Series Casement			35 1/2"	23 1/2"	3'-6"	2"x6"	White		100CS2030	New
W15	Kitchen South 104	Andersen Corporation 400 / E Series Casement			35 1/2"	17 1/2"	4'-1 1/8"	2"x6"	White		100CS1630	New
W15	Kitchen South	Andersen Corporation 400 / E Series Casement			35 1/2"	17 1/2"	4'-1 1/8"	2"x6"	White		100CS1630	New
W15	Bathroom North 204	Andersen Corporation 400 / E Series Casement			35 1/2"	17 1/2"	3'-0"	2"x6"	White	Tempered	100CS1630	New
W15	bedroom South 211	Andersen Corporation 400 / E Series Casement			35 1/2"	17 1/2"	2'-5"	2"x6"	White		100CS1630	New

Door Schedule

Comments	Level	Mark	Type Mark	To Room Number	To Room Name	Description	Family and Type	Width	Height
L5		007	A	001	Foyer	Single Entry Door	craftsman door: craftsman	36"	84"
L5		008	C	003	Closet	Double Bifold	Bifold_Door_-_Flush_Panel_6981: 2' 9"H	48"	33"
L5		009	C	003	Closet	Double Bifold	Bifold_Door_-_Flush_Panel_6981: 2' 9"H	48"	33"
L5		D127	F	002	Great Room	Double Alum/Glass	Door-Curtain-Wall-Double-Storefront: Door-Curtain-Wall-Double-Storefront	60"	85"
L5		D128	F	002	Great Room	Double Alum/Glass	Door-Curtain-Wall-Double-Storefront: Door-Curtain-Wall-Double-Storefront	60"	85"
L5		010	J	004	Closet	Single Flush	frameless flush: 2' 9"H	24"	33"
L1		105	B	103	Powder Room	Single Two Panel Swing	Door-Interior-Single-2_Panel-Wood: 30" x 80	30"	80"
L1		nic	B	102	Bedroom	Single Two Panel Swing	Door-Interior-Single-2_Panel-Wood: 30" x 80	30"	80"
L1		239	CO	104	Kitchen/Dining	Cased Opening	Door-Interior-Single-2_Panel-Wood: 30" x 80 CO	30"	80"
L1		D129	H	102	Bedroom	Door-Interior-Double-Pocket-2_Panel-Wood: 72" x 80"	72"	80"	
L1		104	L	105	Closet	Single Flush Swing	Door-Interior-Single-2_Panel-Wood: 16 x 80	16"	80"
L2		203	B	203	Main Bedroom	Single Two Panel Swing	Door-Interior-Single-2_Panel-Wood: 30" x 80	30"	80"
L2		201	B	201	Bedroom	Single Two Panel Swing	Door-Interior-Single-2_Panel-Wood: 30" x 80	30"	80"
L2		209	B	210	Bathroom	Single Two Panel Swing	Door-Interior-Single-2_Panel-Wood: 30" x 80	30"	80"
L2		210	B	211	Bedroom	Single Two Panel Swing	Door-Interior-Single-2_Panel-Wood: 30" x 80	30"	80"
L2		206	B	207	Closet	Single Two Panel Swing	Door-Interior-Single-2_Panel-Wood: 24" x 78	24"	78"
L2		208	C1	209	Linen	Single Bifold	Bifold_Door_-_Flush_Panel_6981: 36" x 80"	36"	80"
L2		207	C1	208	Linen	Single Bifold	Bifold_Door_-_Flush_Panel_6981: 36" x 80"	36"	80"
L2		212	C1	212	Closet	Single Bifold	Bifold_Door_-_Flush_Panel_6981: 36" x 80"	36"	80"
L2		202	C2	202	Closet	Flush Panel Bifold	Bifold_Door_-_Flush_Panel_6981: 48" x 80"	48"	80"
L2		213	CO	213	Laundry	Cased Opening	Door-Opening: 36" x 80	36"	80"
L2		205	D	206	Closet	Single Two Panel Pocket	Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 80"	30"	80"
L2		204	D	204	Main Bathroom	Single Two Panel Pocket	Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 80"	30"	80"
Attic		Attic	E	301	Attic	Single-Flush: 30" x 42"		30"	42"

DOOR TYPES



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Doors and Windows
A37



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1/4" = 1'-0"

Date Last Modified:
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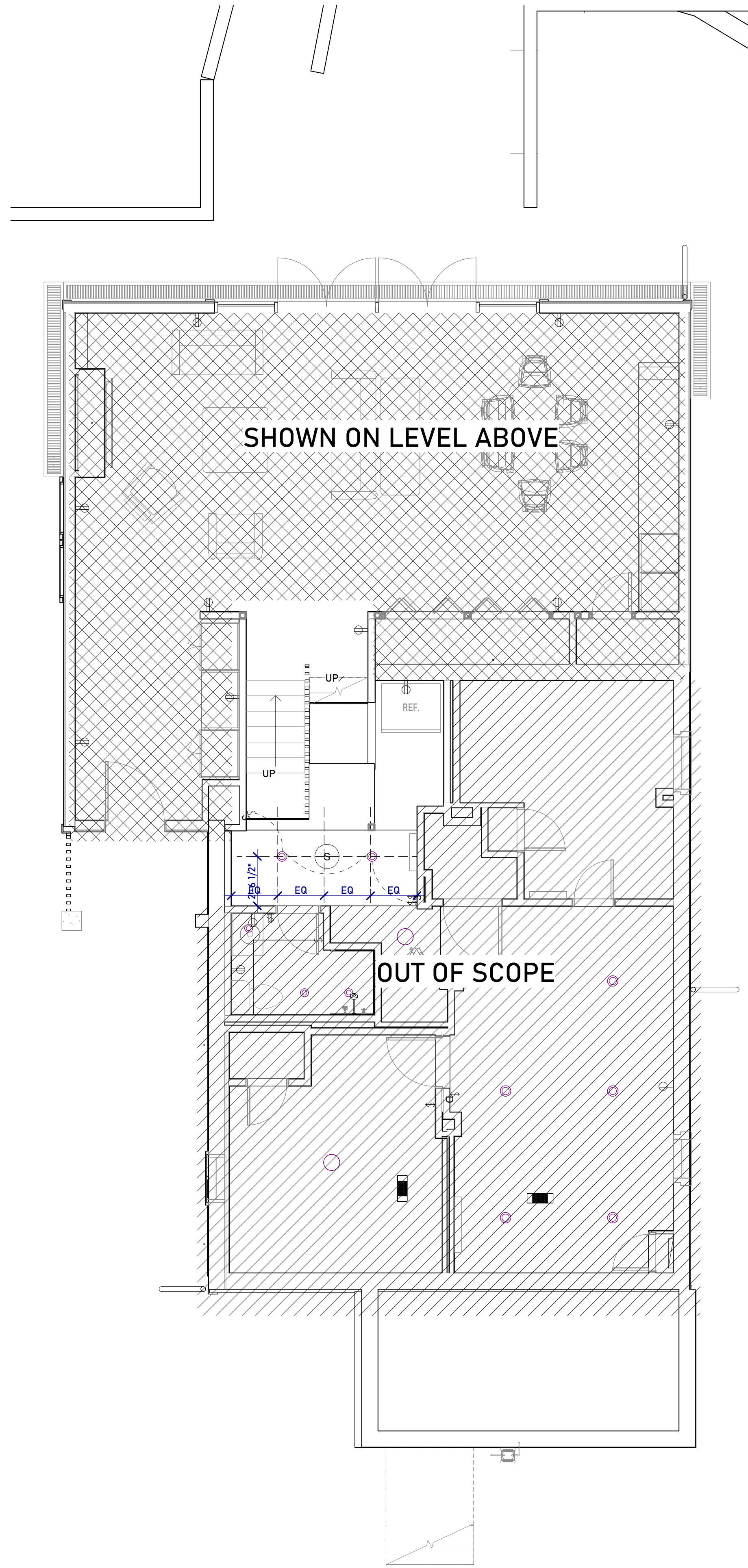
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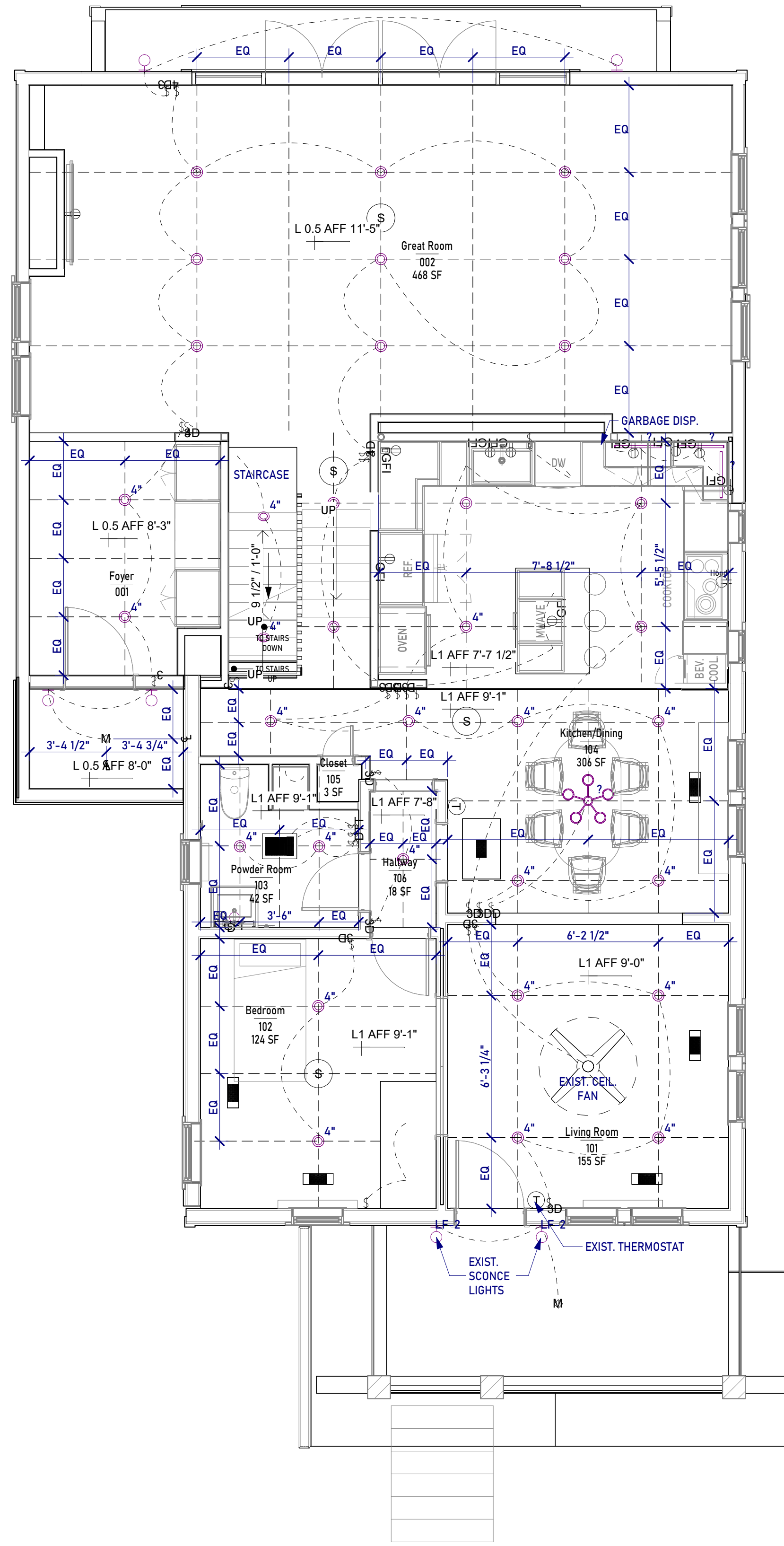
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RCP

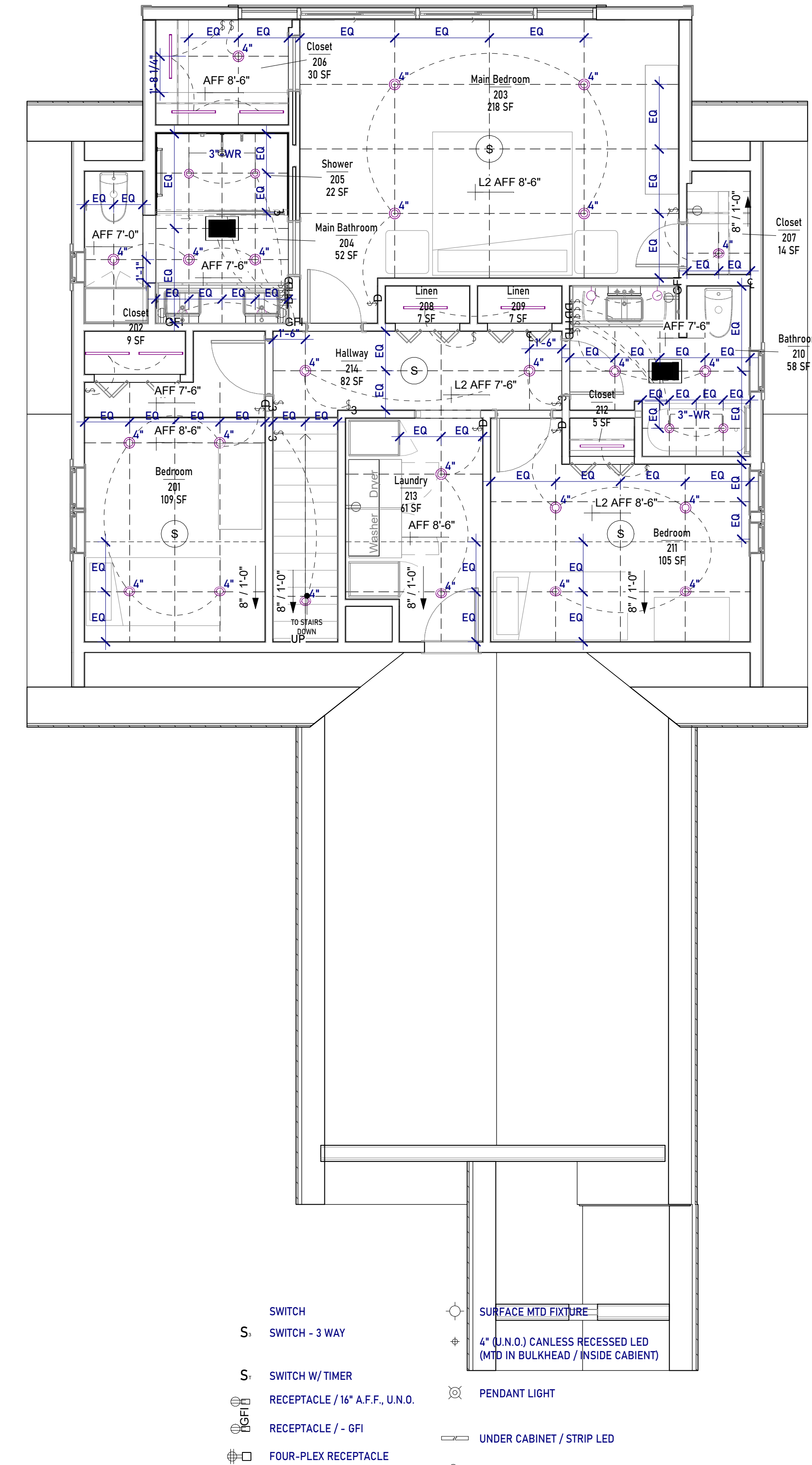
A40



1 BASEMENT RCP
1/4" = 1'-0"



2 FIRST FLOOR RCP
1/4" = 1'-0"



3 SECOND FLOOR RCP
1/4" = 1'-0"

- SWITCH
- S SWITCH - 3 WAY
- S SWITCH W/TIMER
- RECEPTACLE / 16" A.F.F., U.N.O.
- RECEPTACLE / - GFI
- FOUR-PLEX RECEPTACLE
- CLOTHES DRYER OUTLET
- RANGE OUTLET
- DATA OUTLET
- NOTE:
1- ALL LIGHTS TO BE DIMMABLE (U.N.O.)
- SURFACE MTD FIXTURE
- 4" (U.N.O.) CANLESS RECESSED LED (MTD IN BULKHEAD / INSIDE CABINET)
- PENDANT LIGHT
- UNDER CABINET / STRIP LED
- WALL SCONCE
- SMOKE DETECTOR
- MOTION DETECTOR

Progress Print 09/07/22



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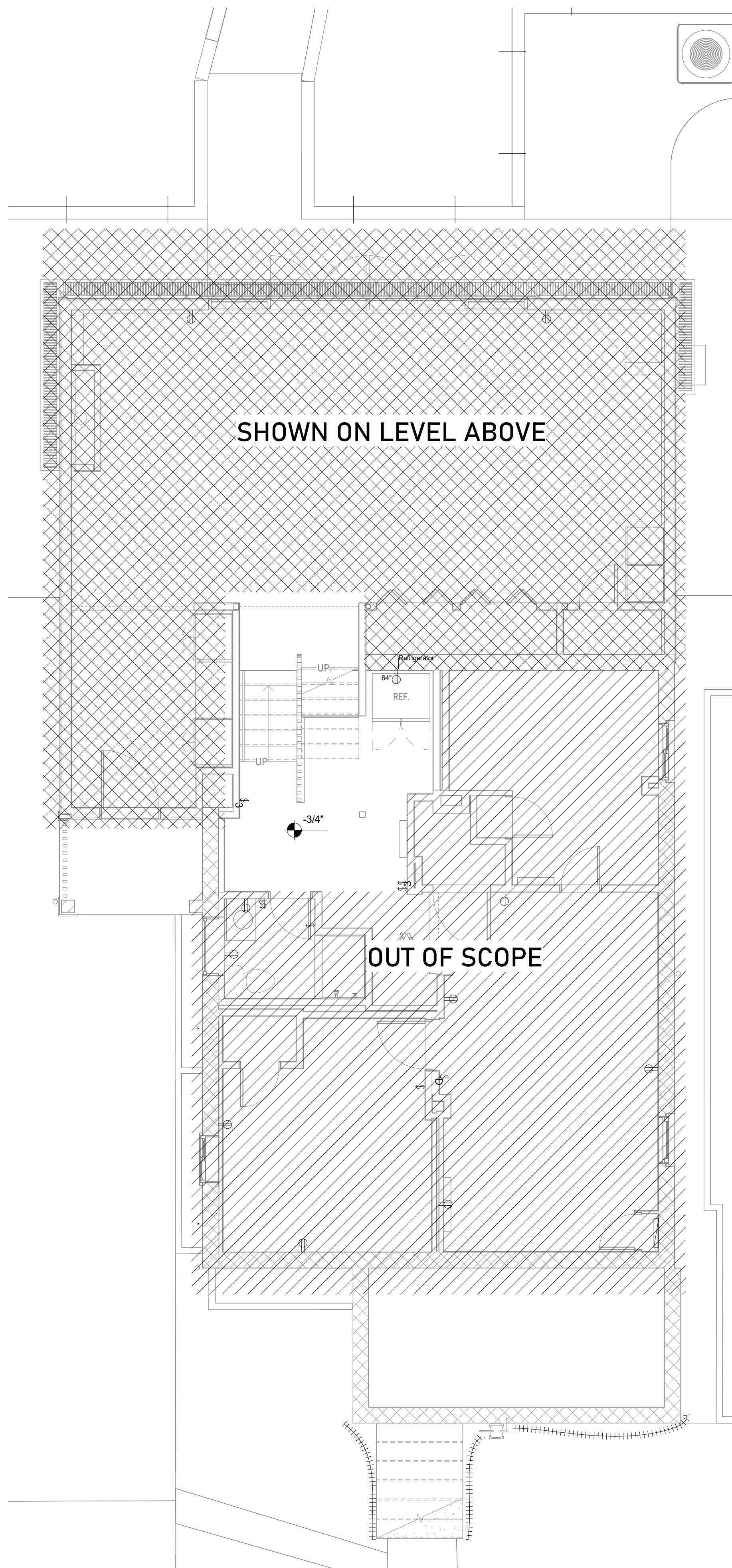
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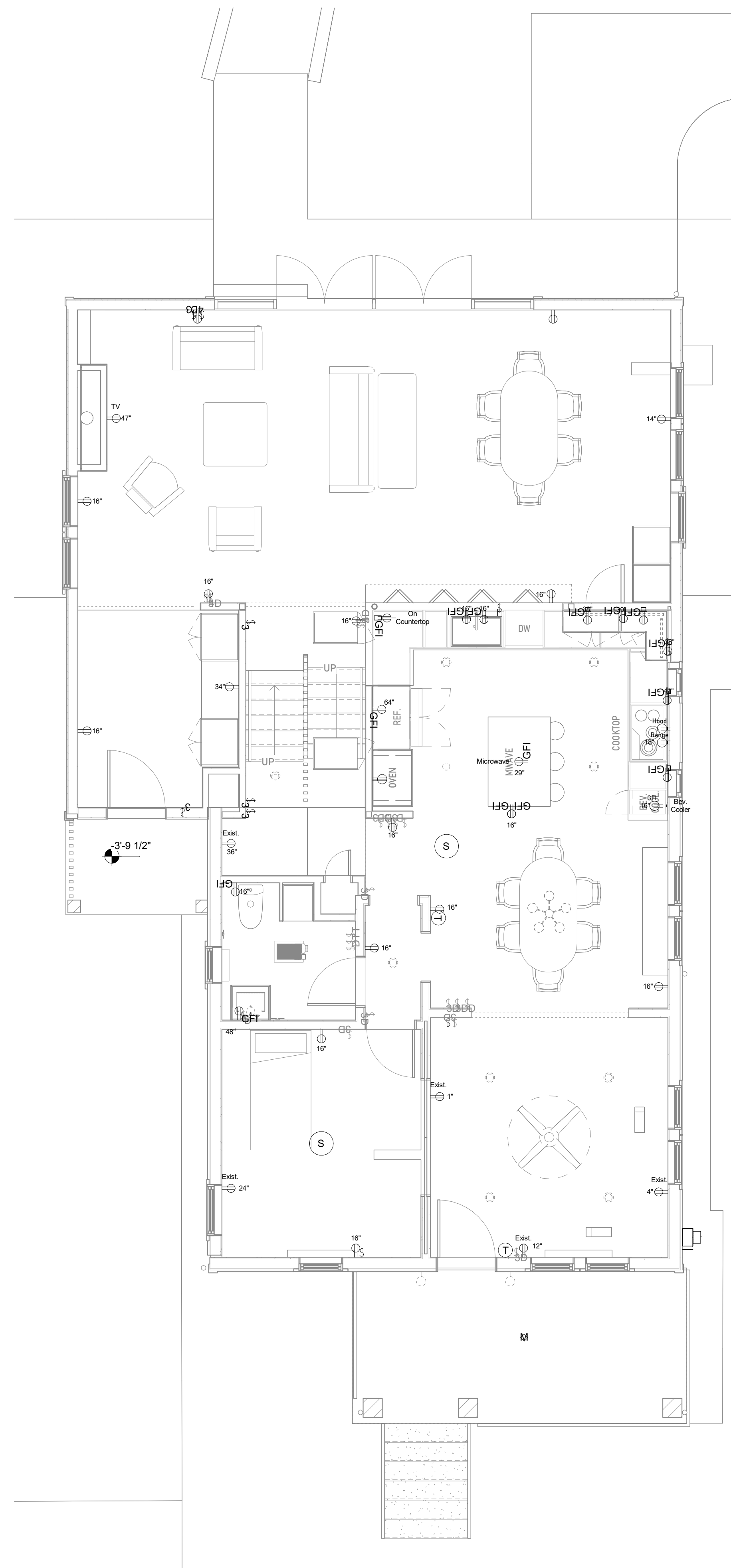
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Electrical Power
Plans

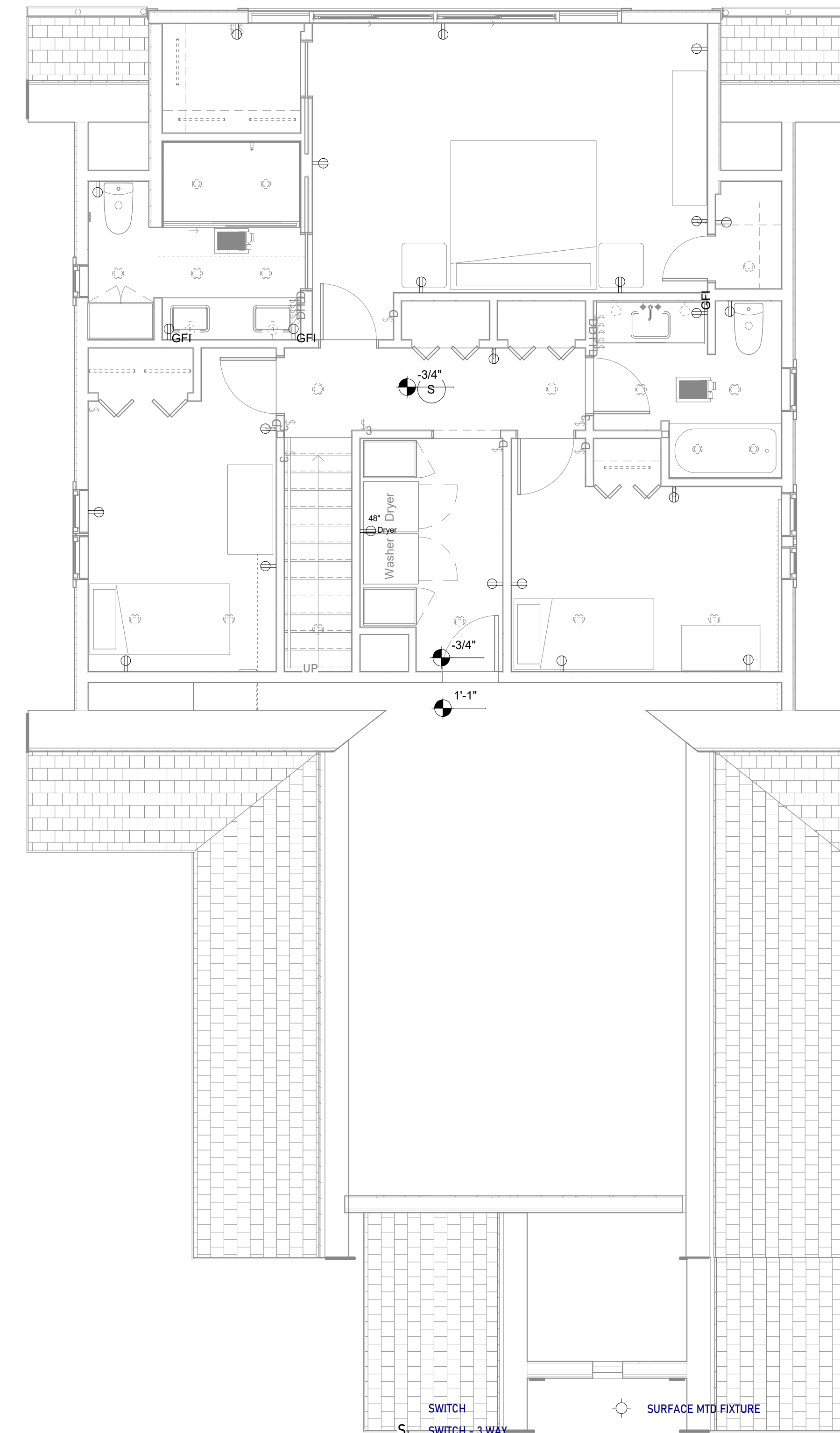
A41



1 BASEMENT
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"



3 SECOND FLOOR
1/4" = 1'-0"

- SWITCH
- SWITCH - 3 WAY
- SWITCH W/TIMER
- RECEPTACLE / 16" A.F.F., U.N.O.
- RECEPTACLE / - GFI
- FOUR-PLEX RECEPTACLE
- CLOTHES DRYER OUTLET
- RANGE OUTLET
- DATA OUTLET
- SURFACE MTD FIXTURE
- 4" (U.N.O.) CANLESS RECESSED LED (MTD IN BULKHEAD / INSIDE CABINET)
- PENDANT LIGHT
- UNDER CABINET / STRIP LED
- WALL SCENCE
- SMOKE DETECTOR
- MOTION DETECTOR

NOTE:
1- ALL LIGHTS TO BE DIMMABLE (U.N.O)

Progress Print 09/07/22



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construction llc.**

MHC # 05 - 135541
 6600 York Road Suite 100
 Baltimore, MD 21212
 go-guerilla.com
 410.9674111
 Contact : Joseph Robinowitz

OWNER
 Alex Thompson
 Emily Adams

6713 Westmoreland Avenue
 Takoma Park, Maryland 20912

Revisions:

#	Description	Date

Scale:
 3/8" = 1'-0"

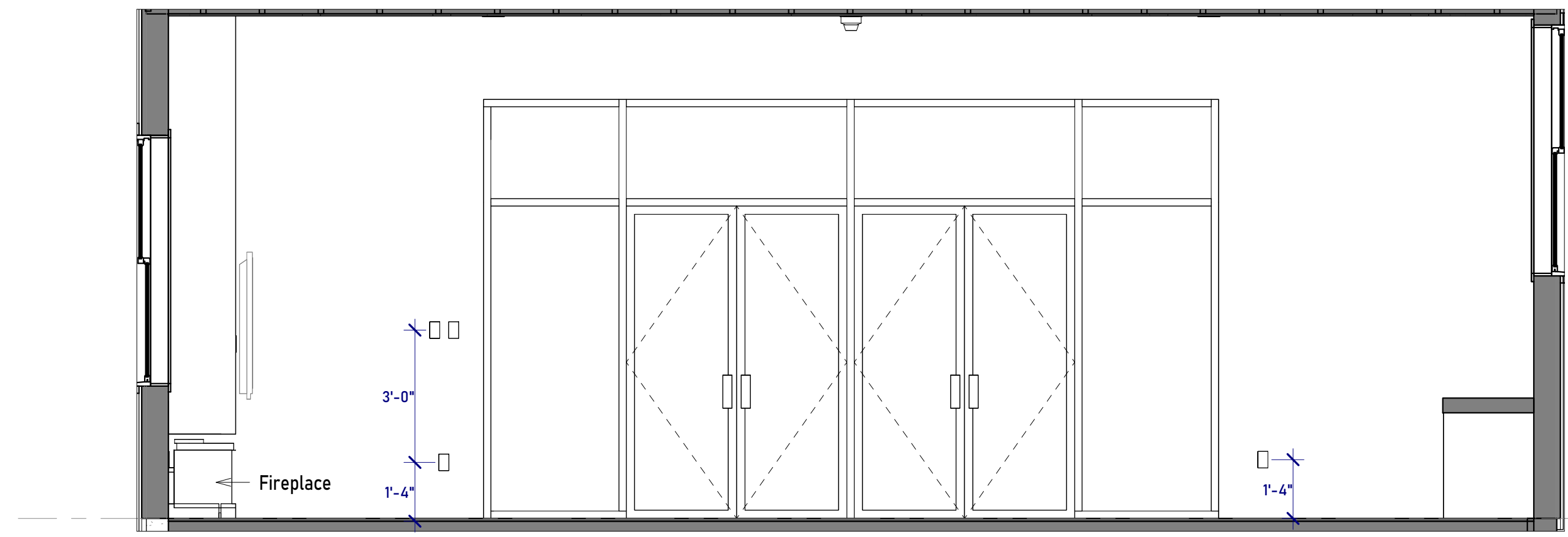
Date Last Modified:
 09/07/22

Designed By:
 Guerilla Construction PC

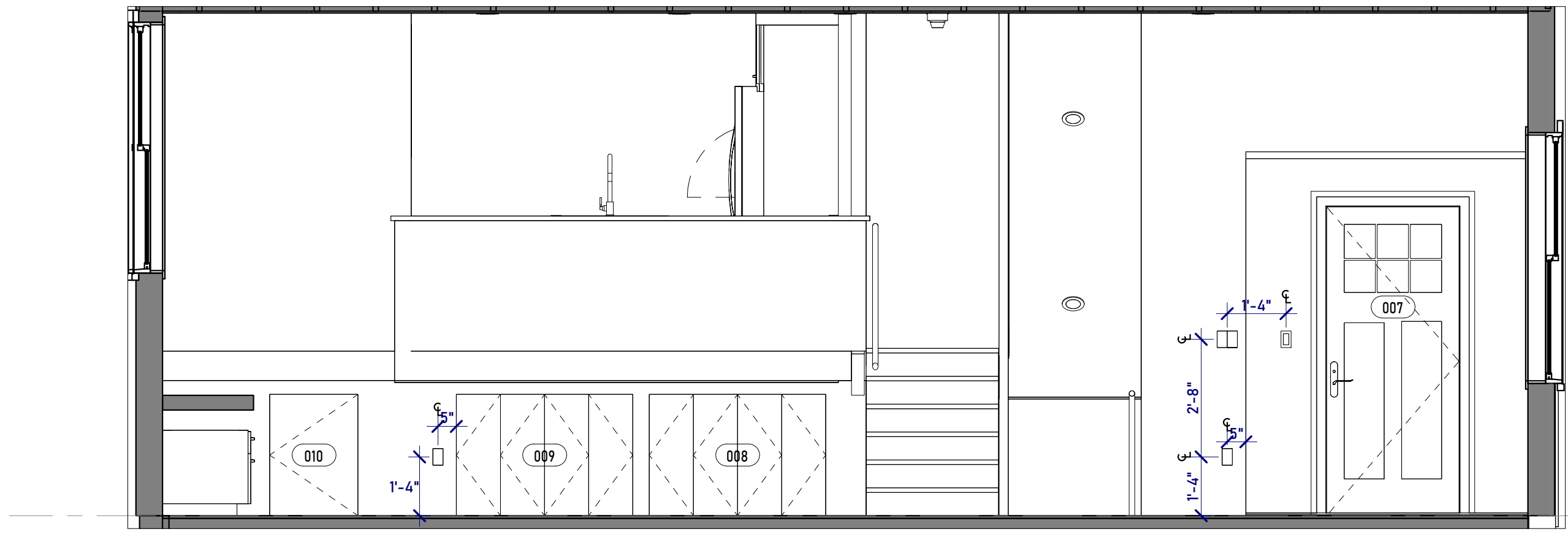
Drawn By:
 SP | MS | EM

Checked By:
 JR

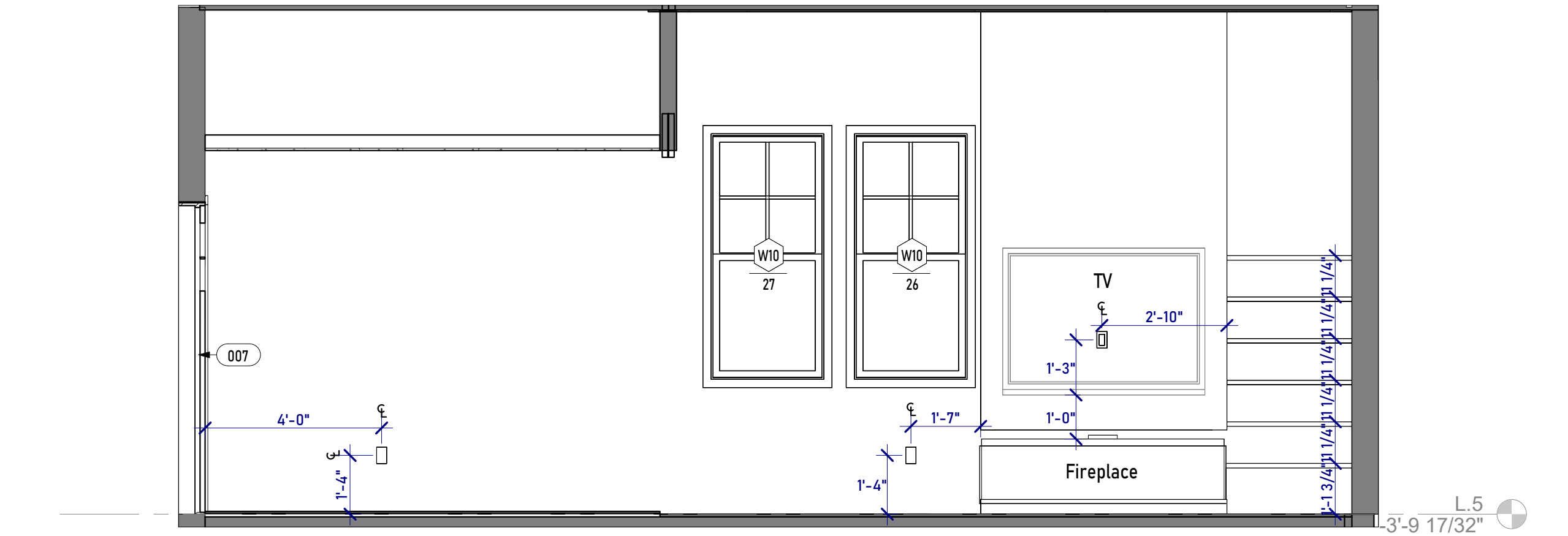
Great Room
A42



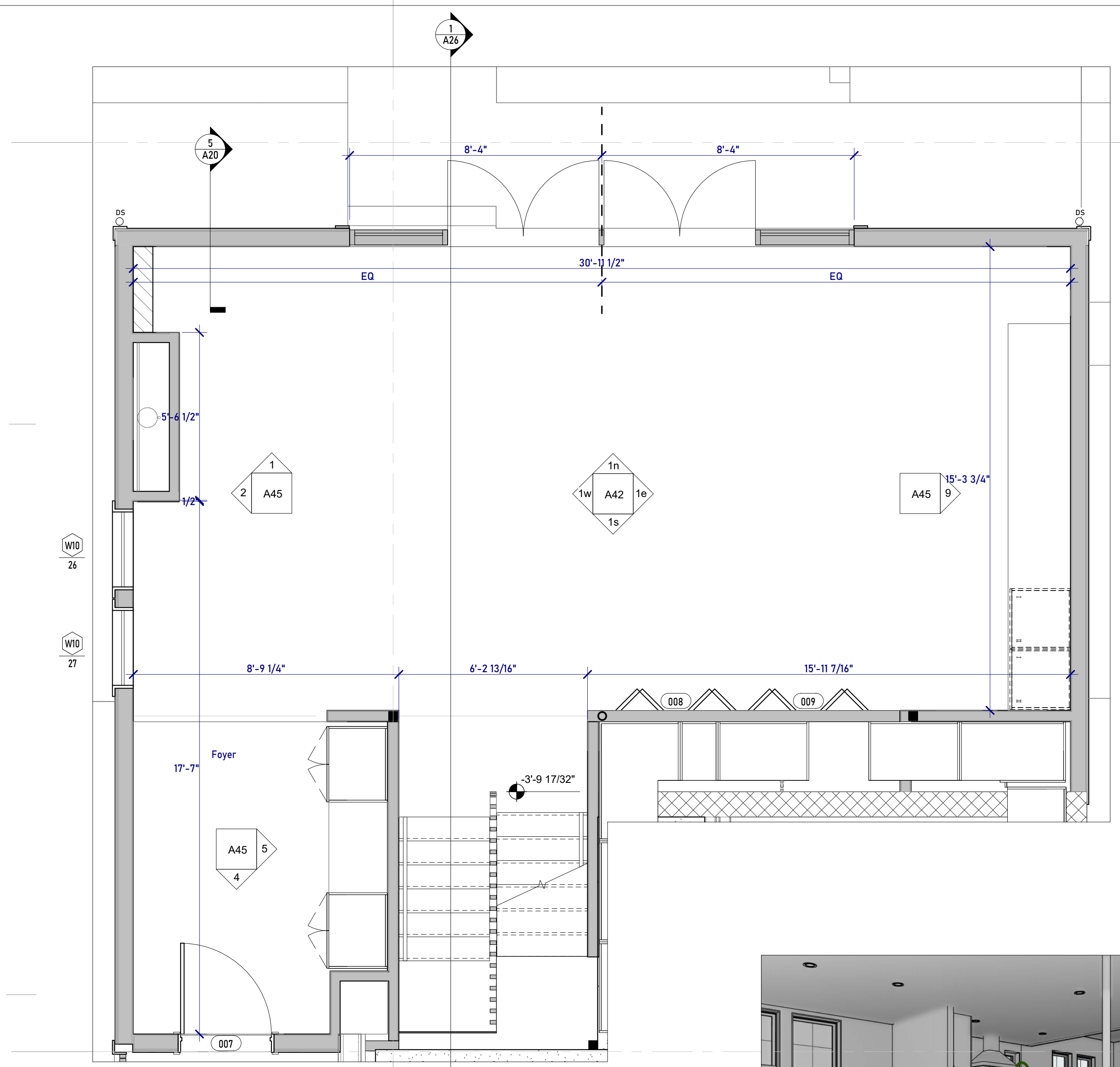
1n 011 Great Room - North
 3/8" = 1'-0"



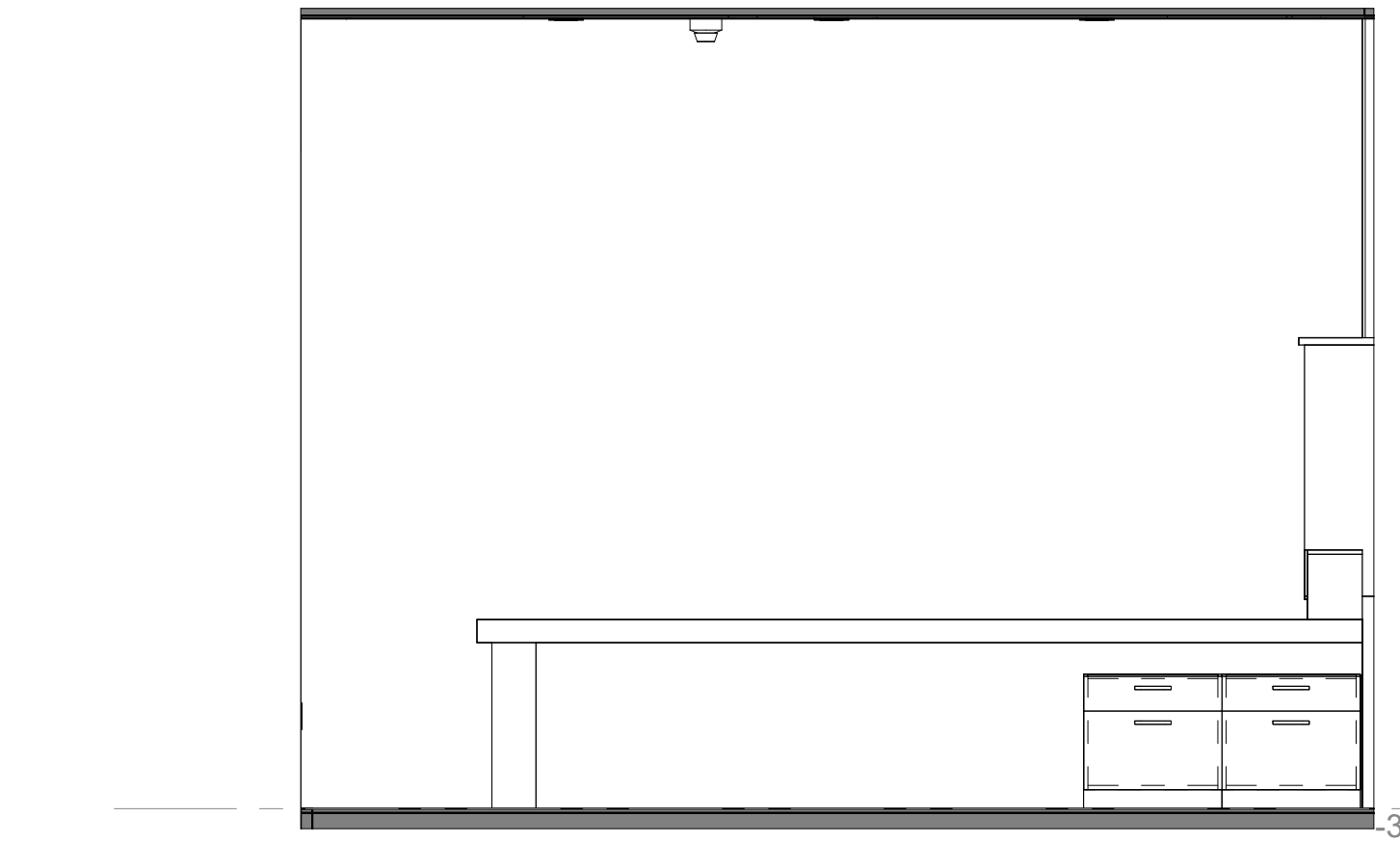
1s 011 Great Room - South
 3/8" = 1'-0"



1w 011 Great Room - West
 3/8" = 1'-0"



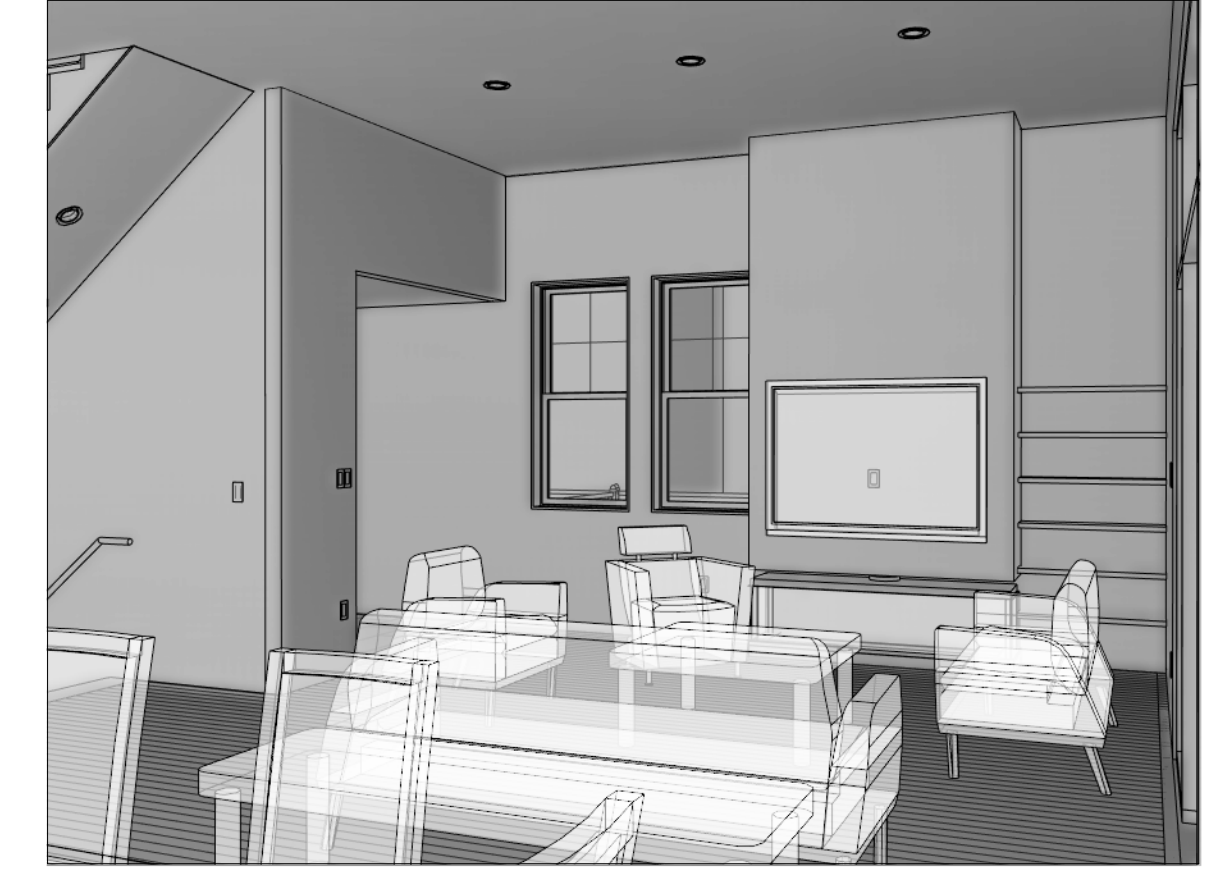
1 011 Great Room
 3/8" = 1'-0"



1e 011 Great Room - East
 3/8" = 1'-0"



2 011 Great Room 3D View 4



3 011 Great Room 3D View 2 Progress Print 09/07/22

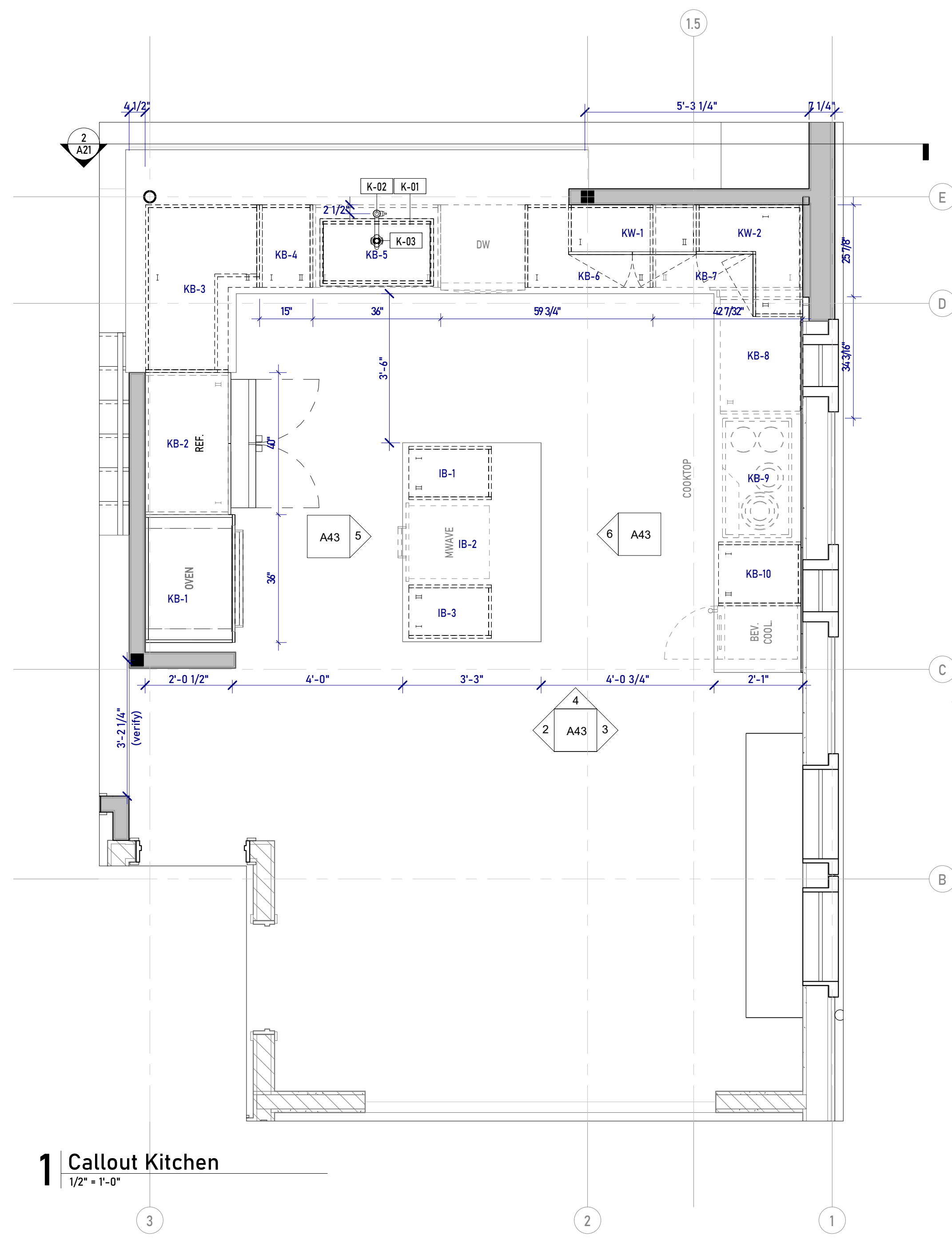


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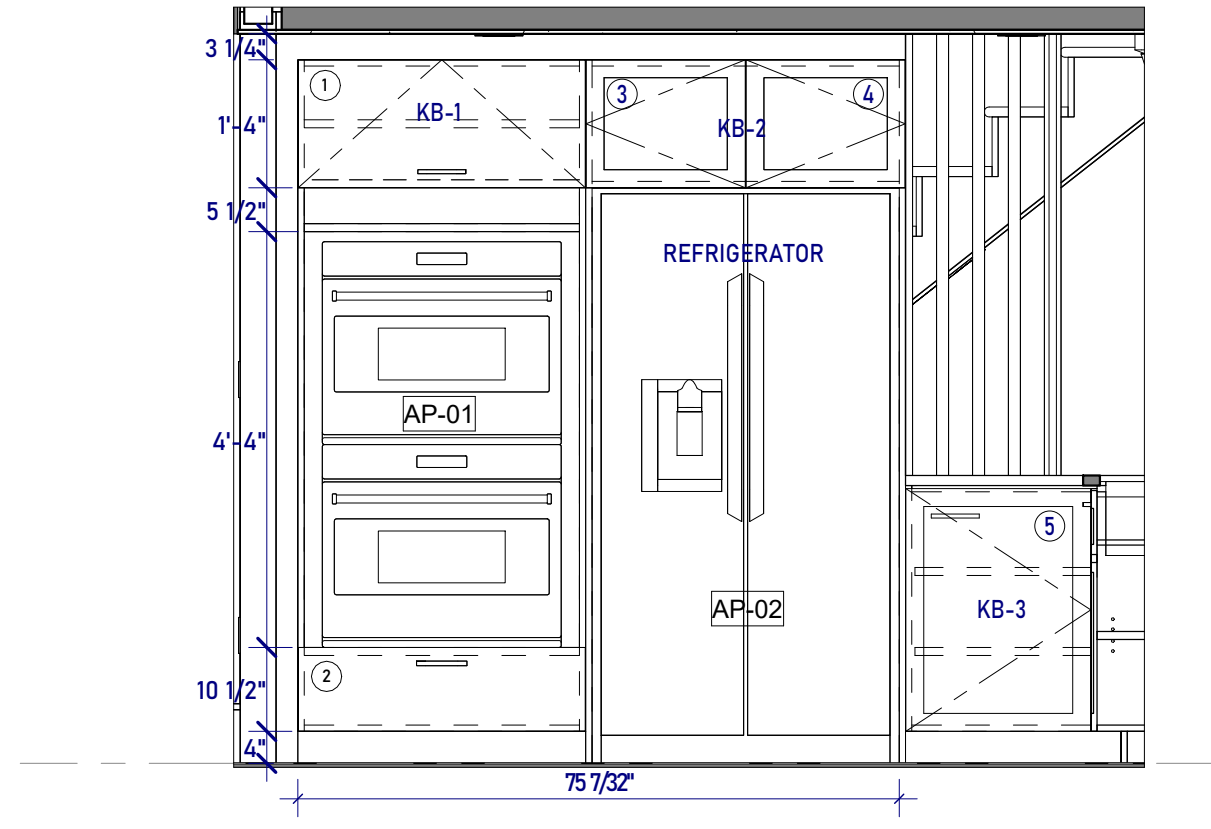
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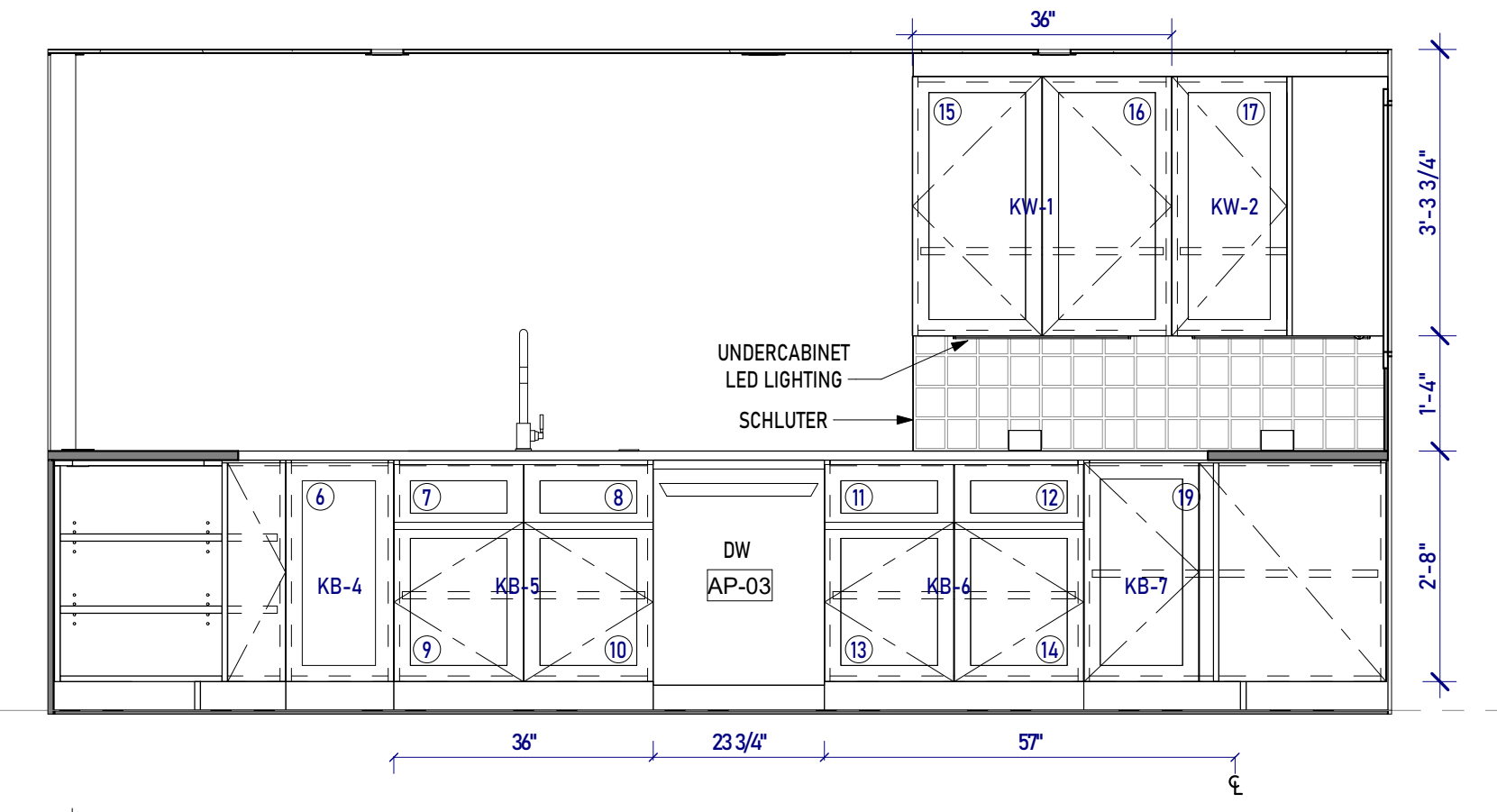
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 Takoma Park, Maryland 20912



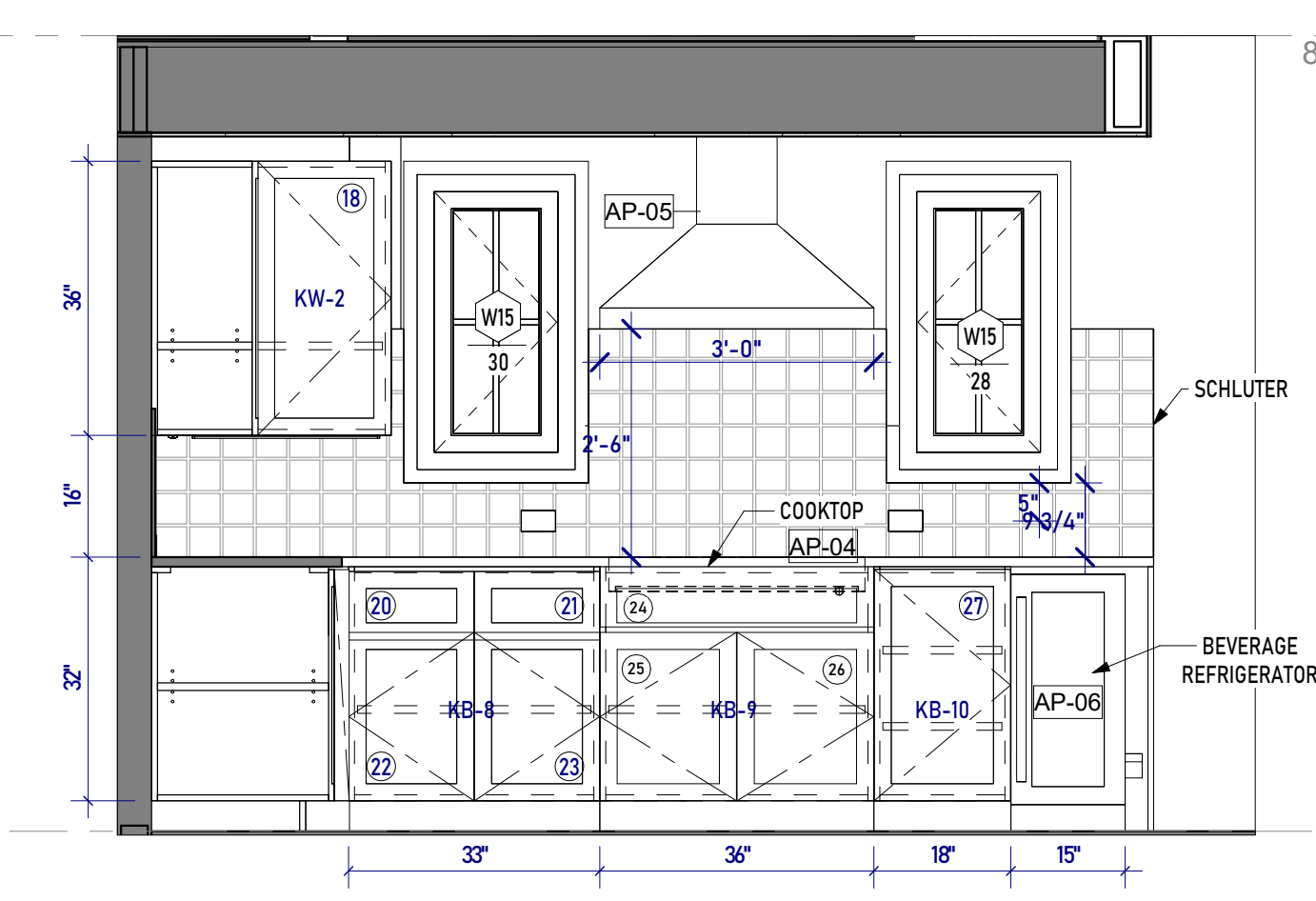
1 Callout Kitchen
 1/2" = 1'-0"



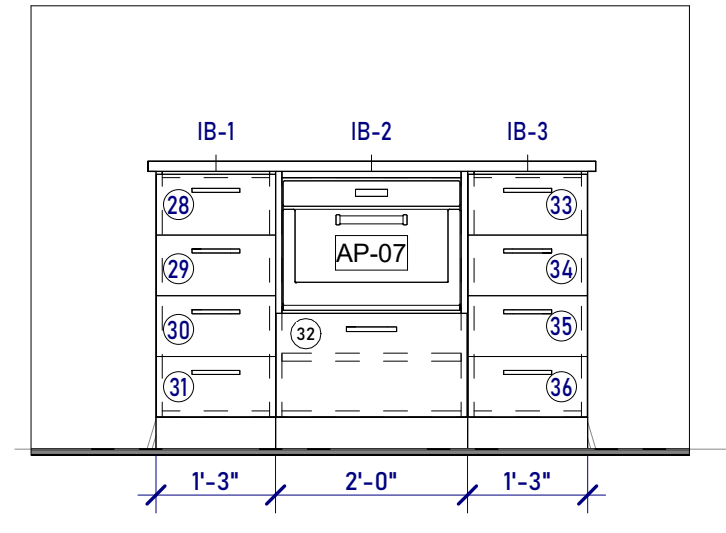
2 Kitchen West
 1/2" = 1'-0"



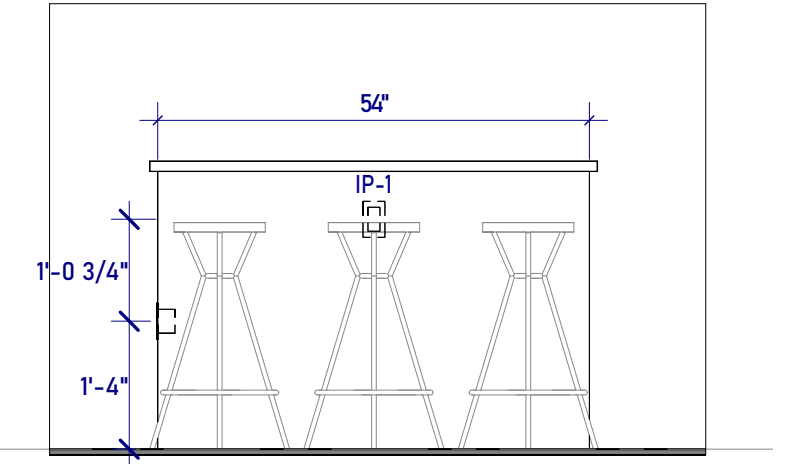
4 Kitchen North
 1/2" = 1'-0"



3 Kitchen East
 1/2" = 1'-0"



5 Island East
 1/2" = 1'-0"



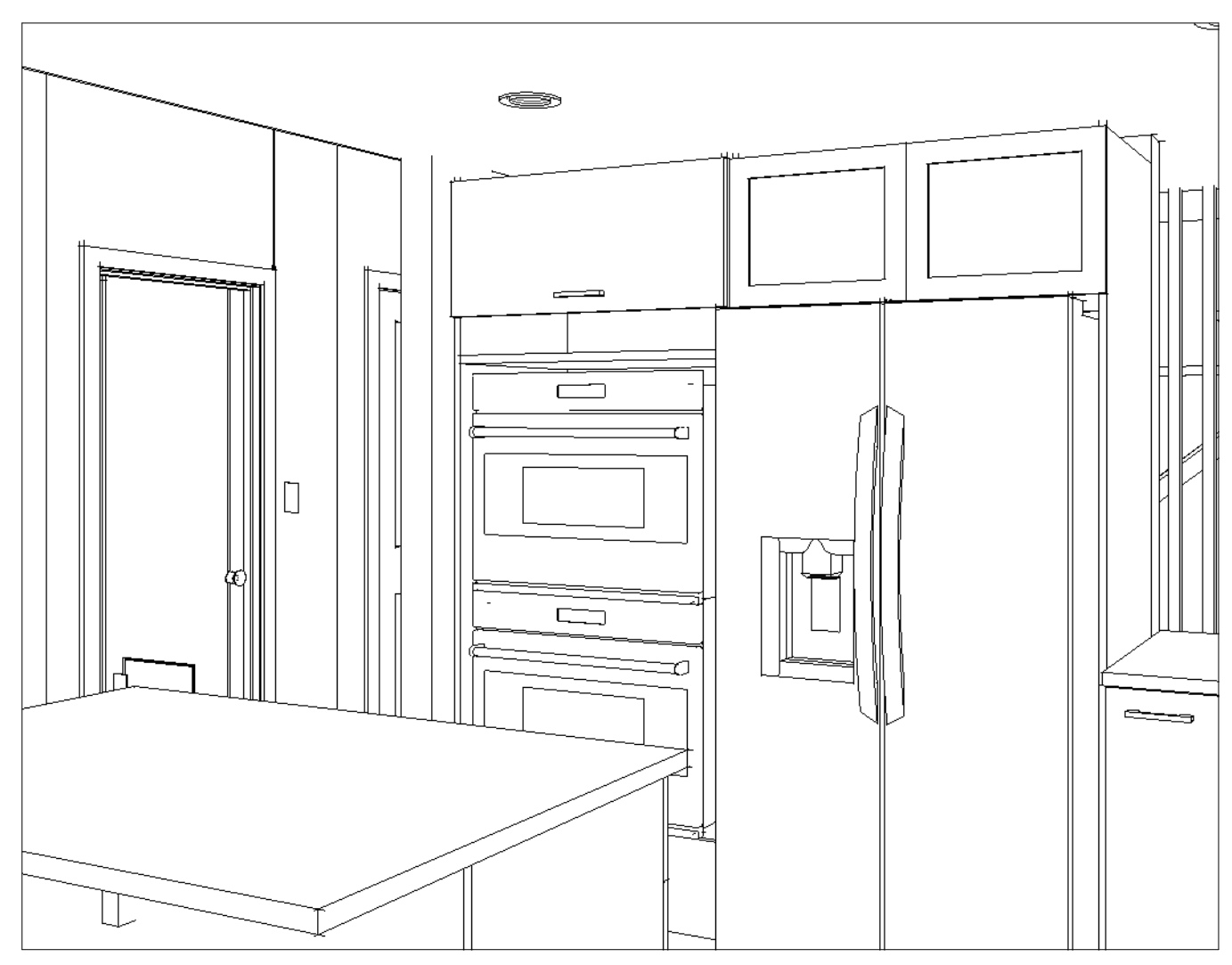
6 Island West
 1/2" = 1'-0"



7 Kitchen-1



8 Kitchen-2



9 Kitchen-3

Kitchen Casework Schedule					
Mark	Assembly Description	Width	Height	Depth	Comments
IB-1		15"	34 3/4"	24"	
IB-2		24"	34 3/4"	24"	
IB-3		15"	34 3/4"	24"	
KB-1		36"	88"	25 1/4"	
KB-2		40"	88"	24"	
KB-3		32"	34 3/4"	24"	Blind Cabinet
KB-4		15"	34 3/4"	24"	Trash Cabinet
KB-5		36"	34 3/4"	24"	
KB-6		36"	34 3/4"	24"	
KB-7		42"	34 3/4"	24"	
KB-8		33"	34 3/4"	24"	
KB-9		36"	34 3/4"	24"	
KB-10		18"	34 3/4"	24"	
KW-1		36"	36"	14"	
KW-2		31 1/2"	36"	14"	

Revisions:		
#	Description	Date

Scale:
 1/2" = 1'-0"
 Date Last Modified:
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 Designed By:
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Progress Print 09/07/22

Kitchen Millwork
A43



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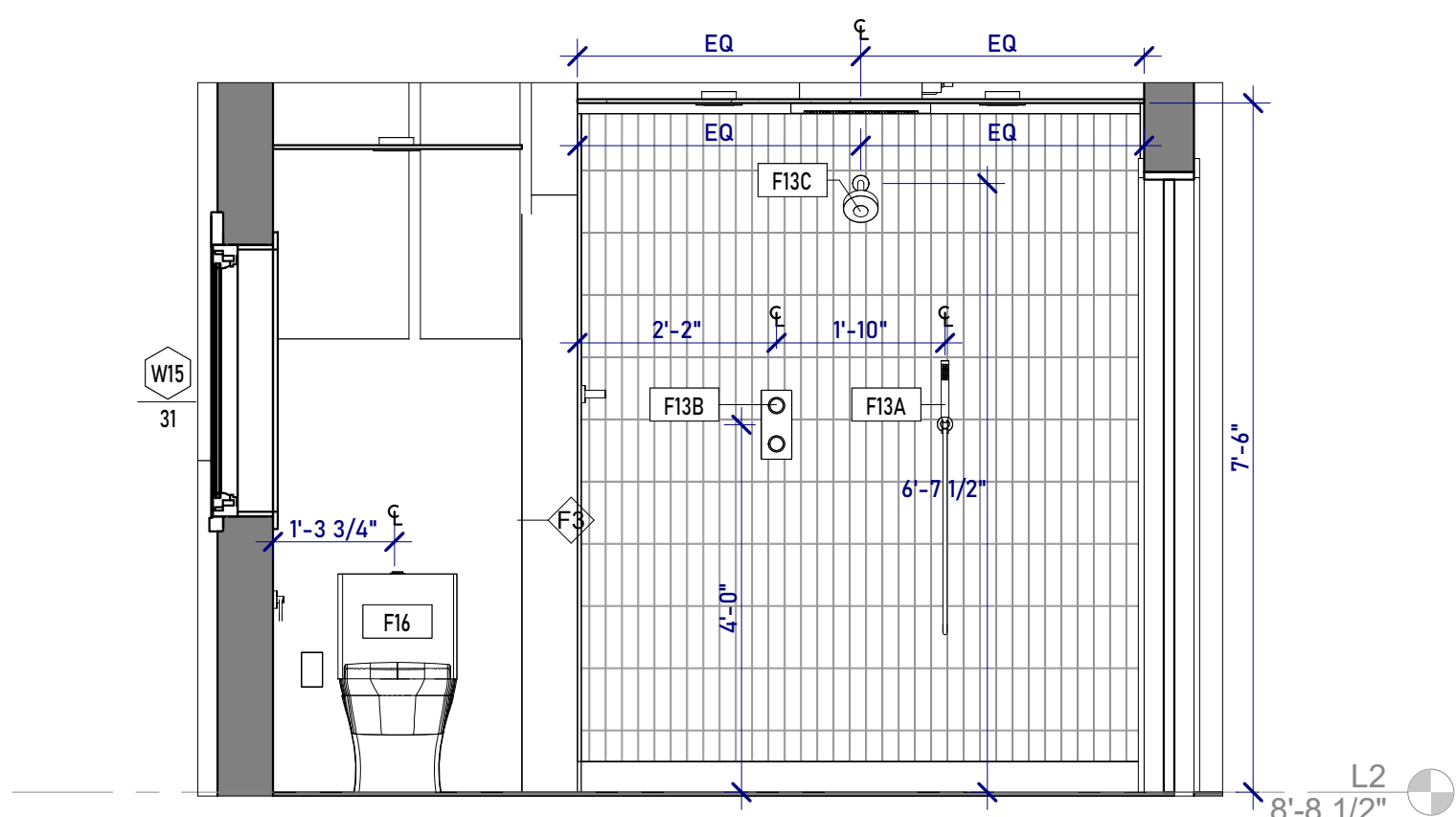
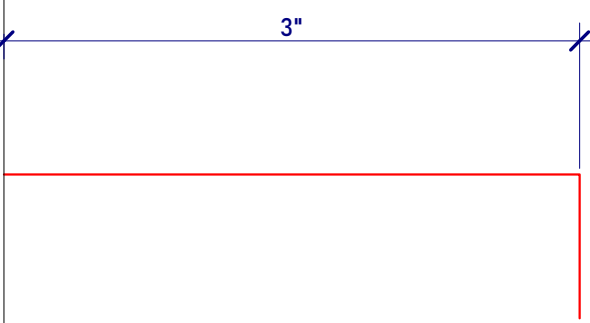
Revisions:

#	Description	Date

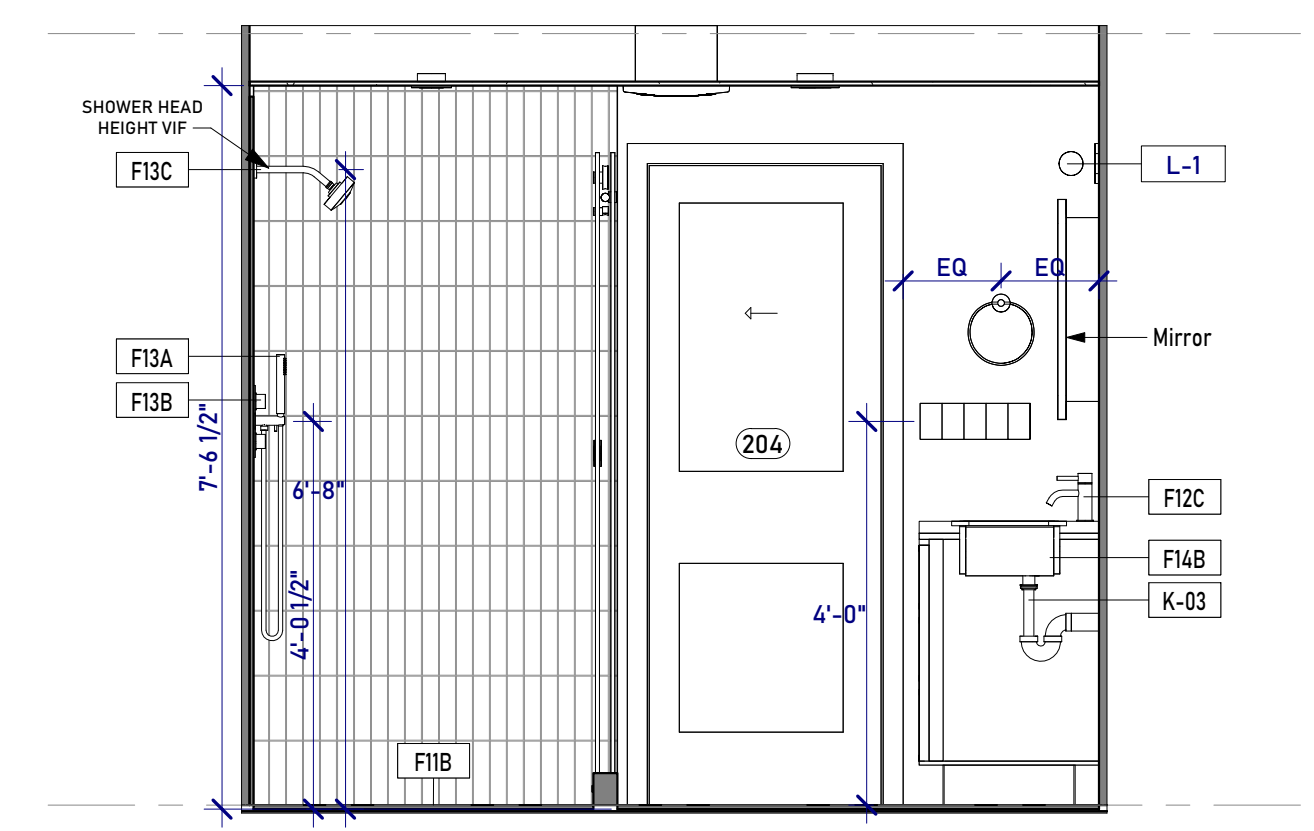
Scale:
1/2" = 1'-0"
Date Last Modified:
09/07/22
Designed By:
Guerilla Construction PC
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Checked By:
JR

Bathrooms
A44a

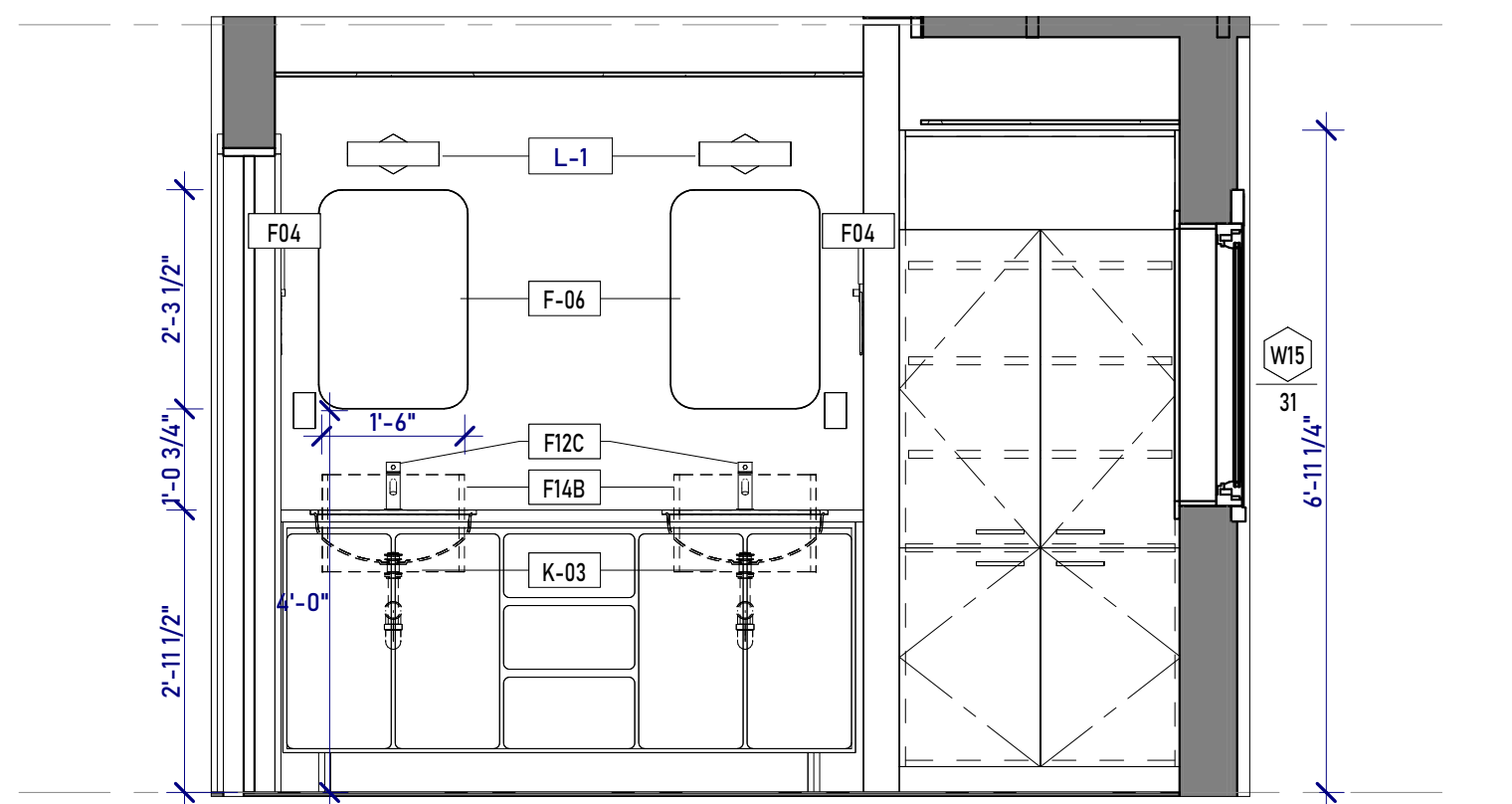
Progress Print 09/07/22



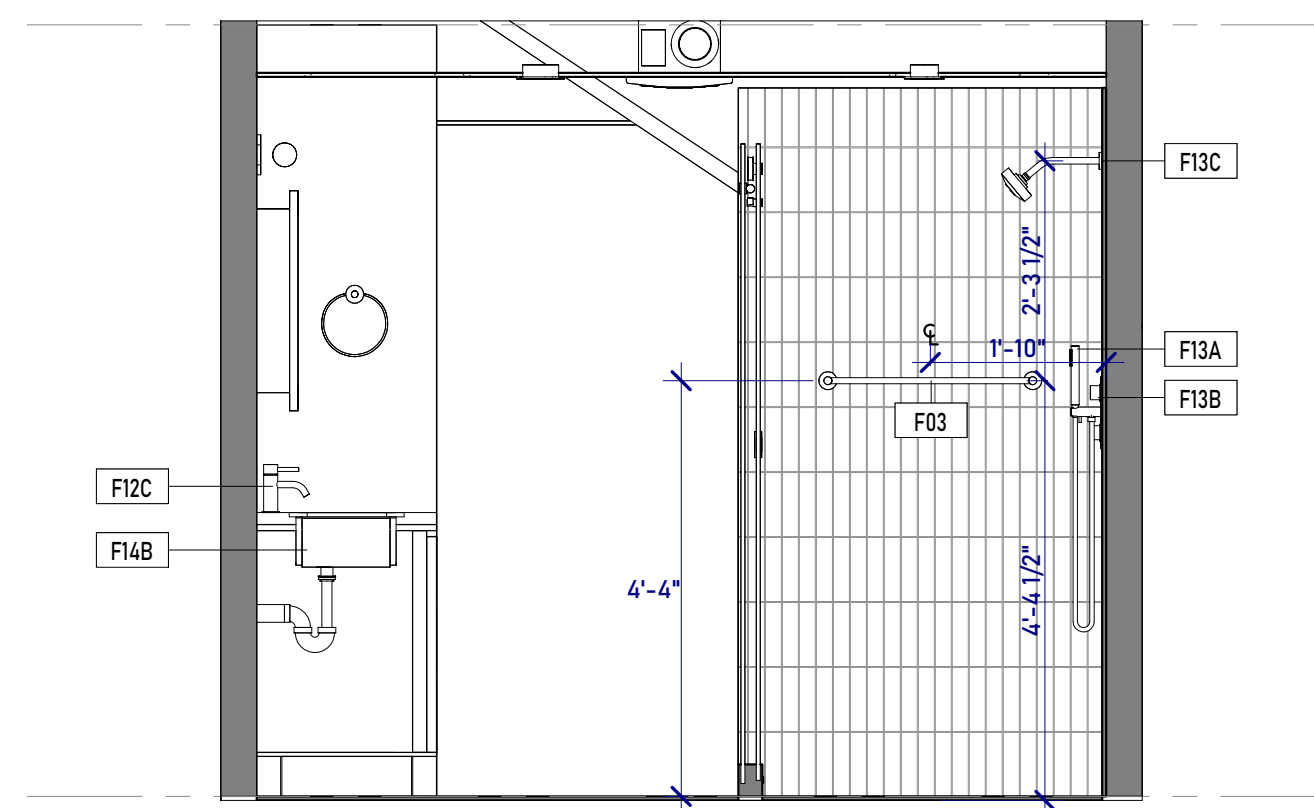
2 204 North
1/2" = 1'-0"



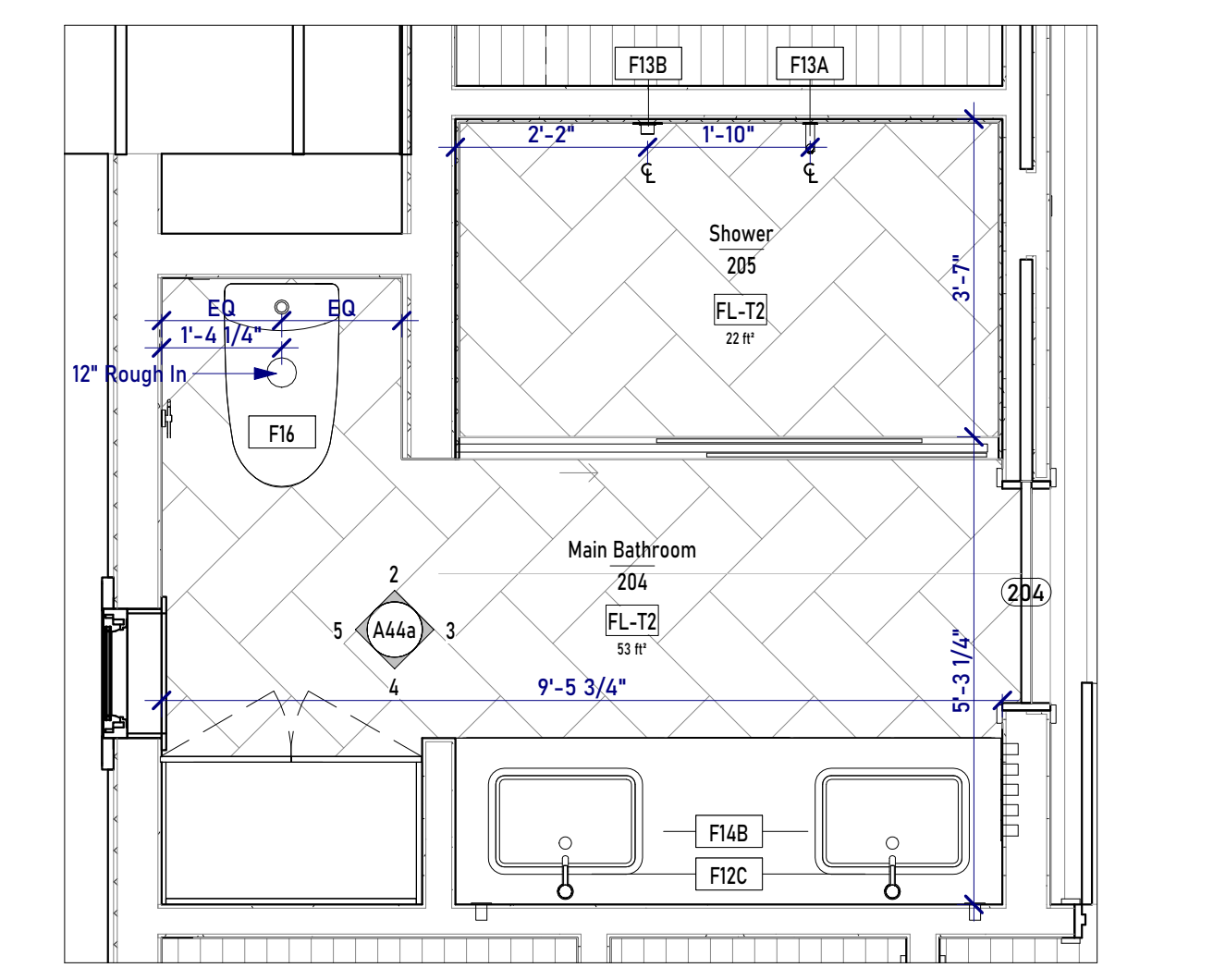
3 204 East
1/2" = 1'-0"



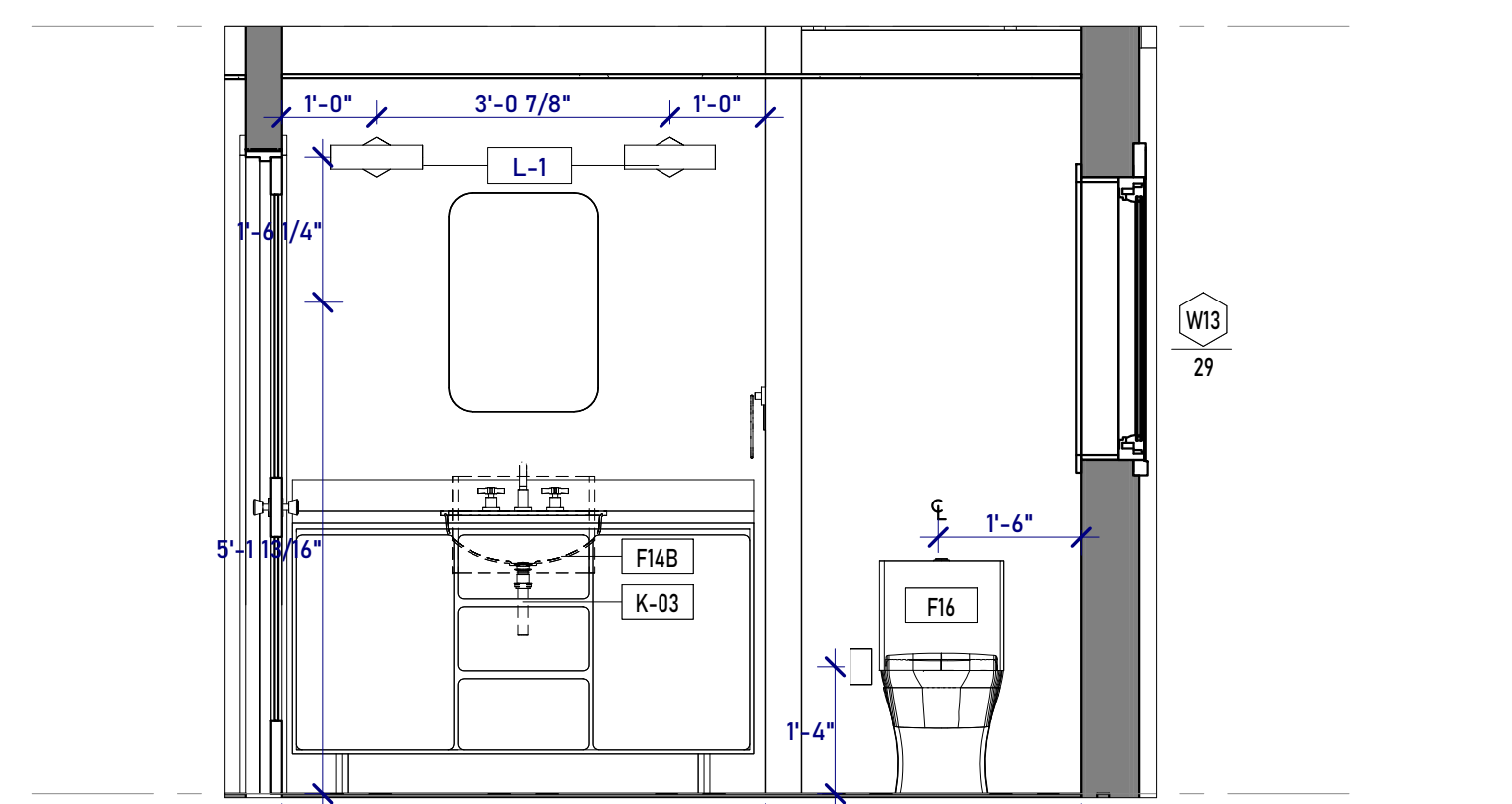
4 204 South
1/2" = 1'-0"



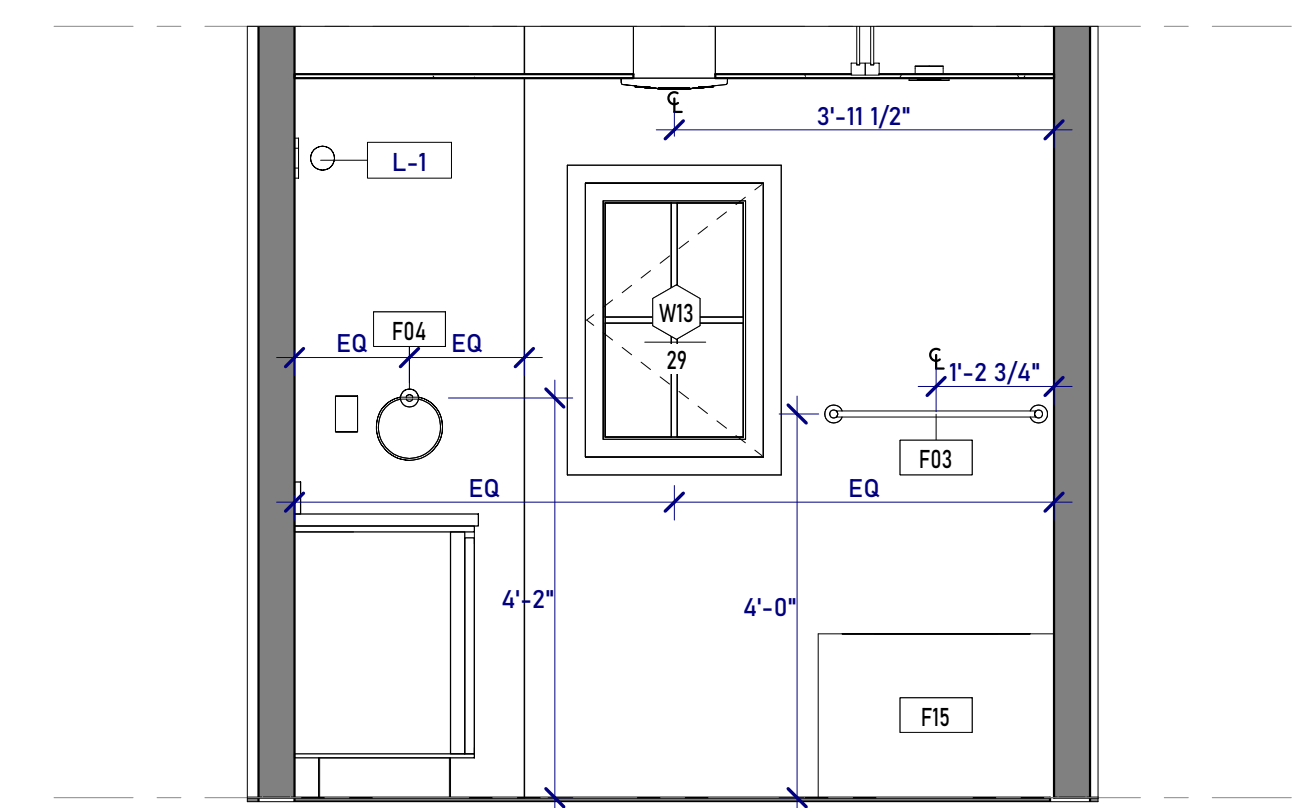
5 204 West
1/2" = 1'-0"



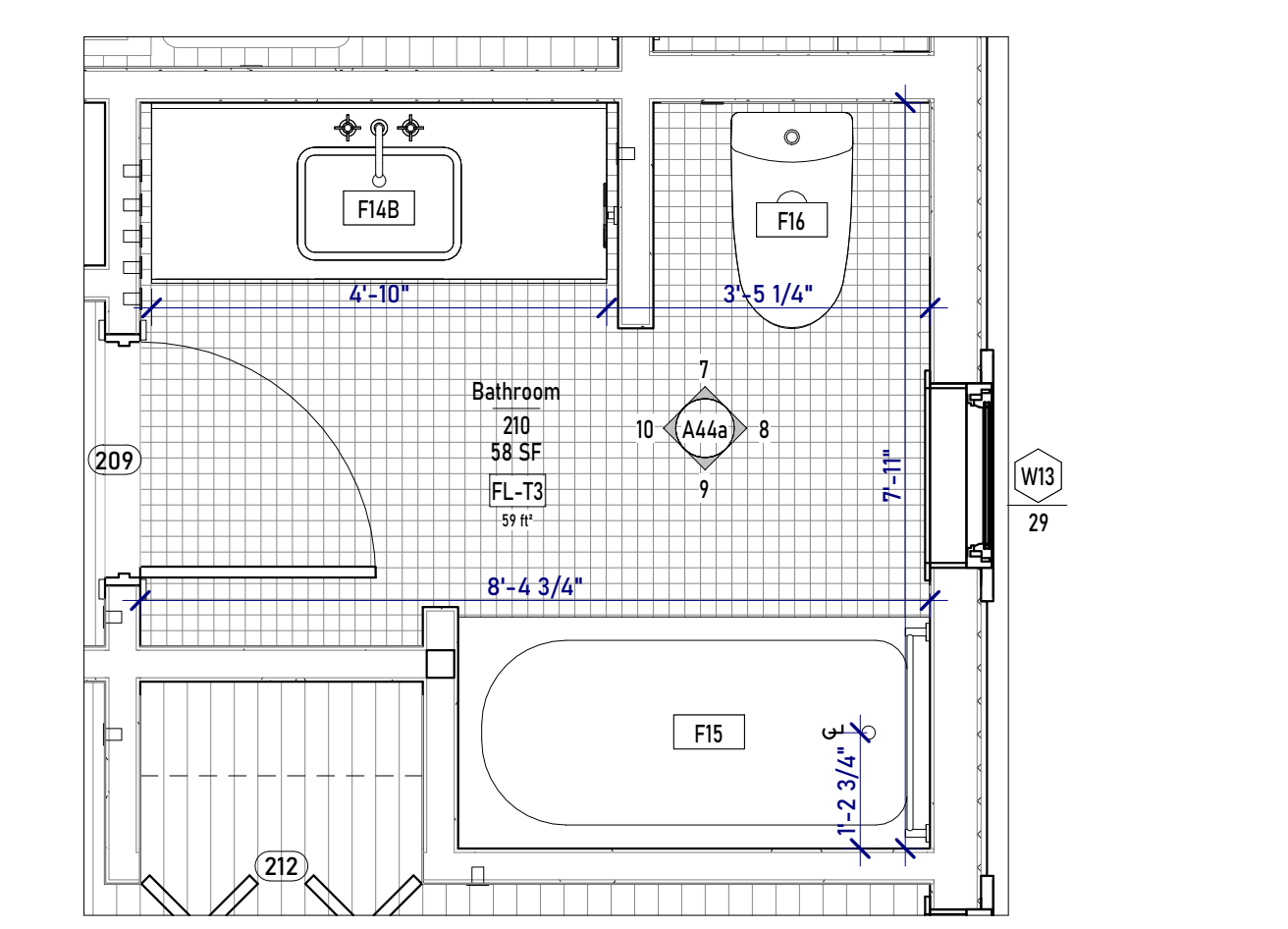
1 L2 - Master Bathroom 204
1/2" = 1'-0"



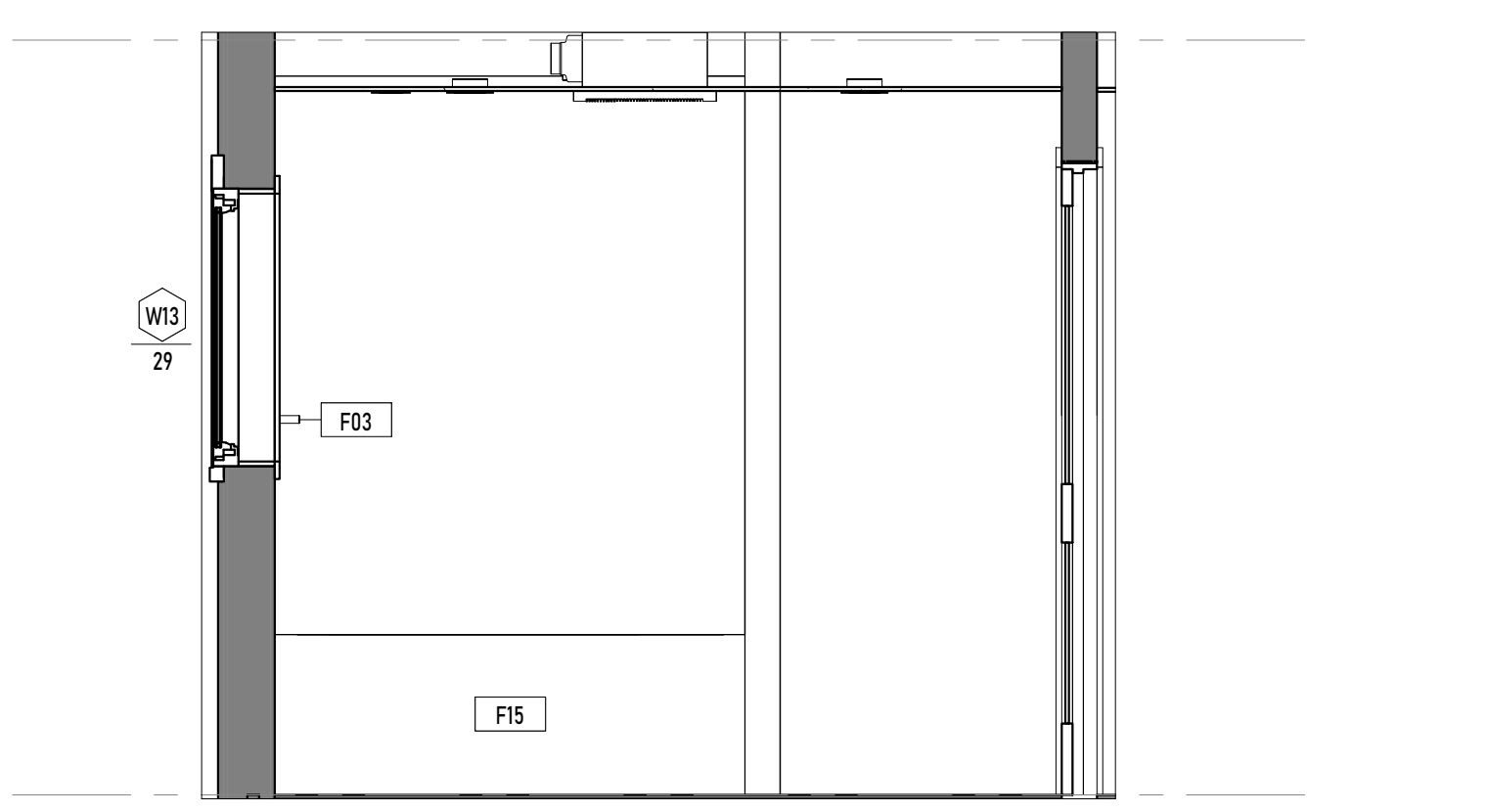
7 210 North
1/2" = 1'-0"



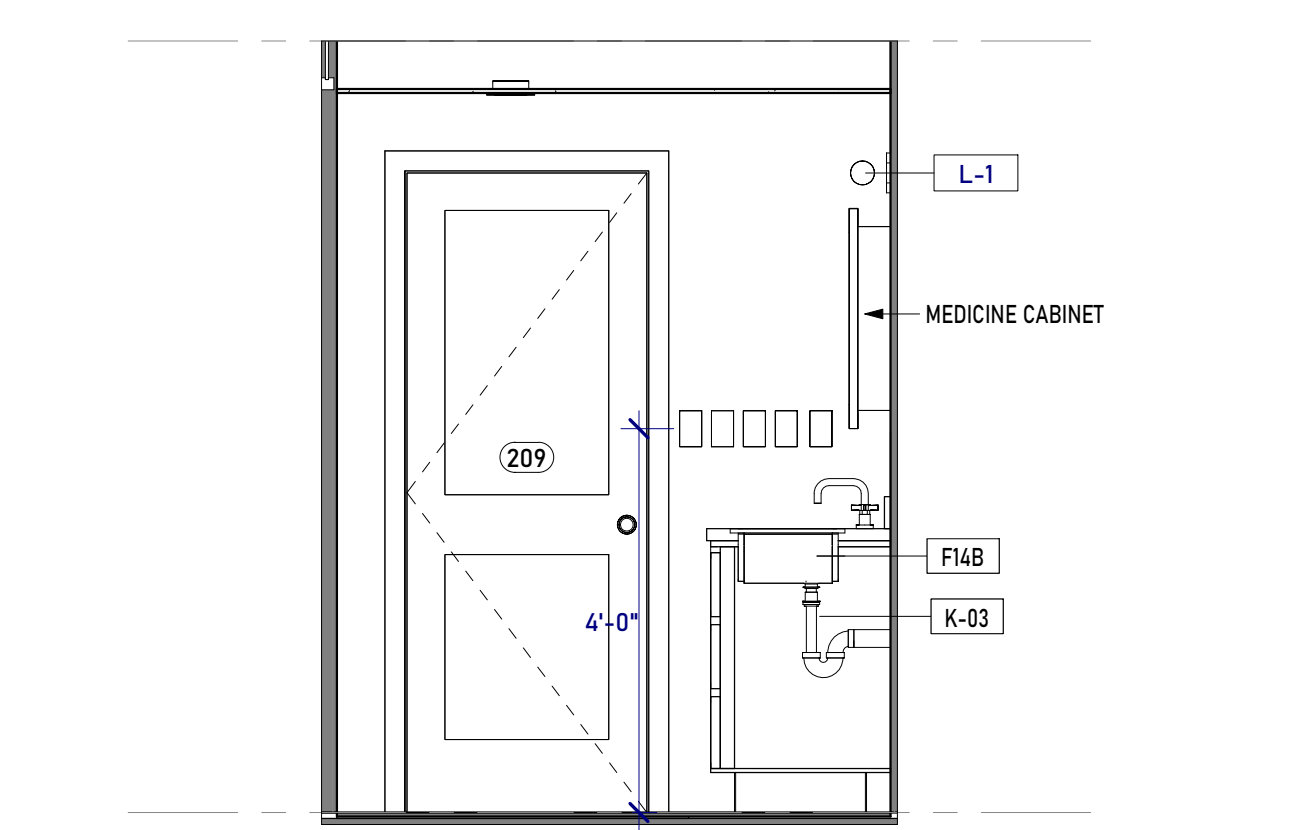
8 210 East
1/2" = 1'-0"



6 L2 - Bathroom 210
1/2" = 1'-0"



9 210 South
1/2" = 1'-0"



10 210 West
1/2" = 1'-0"

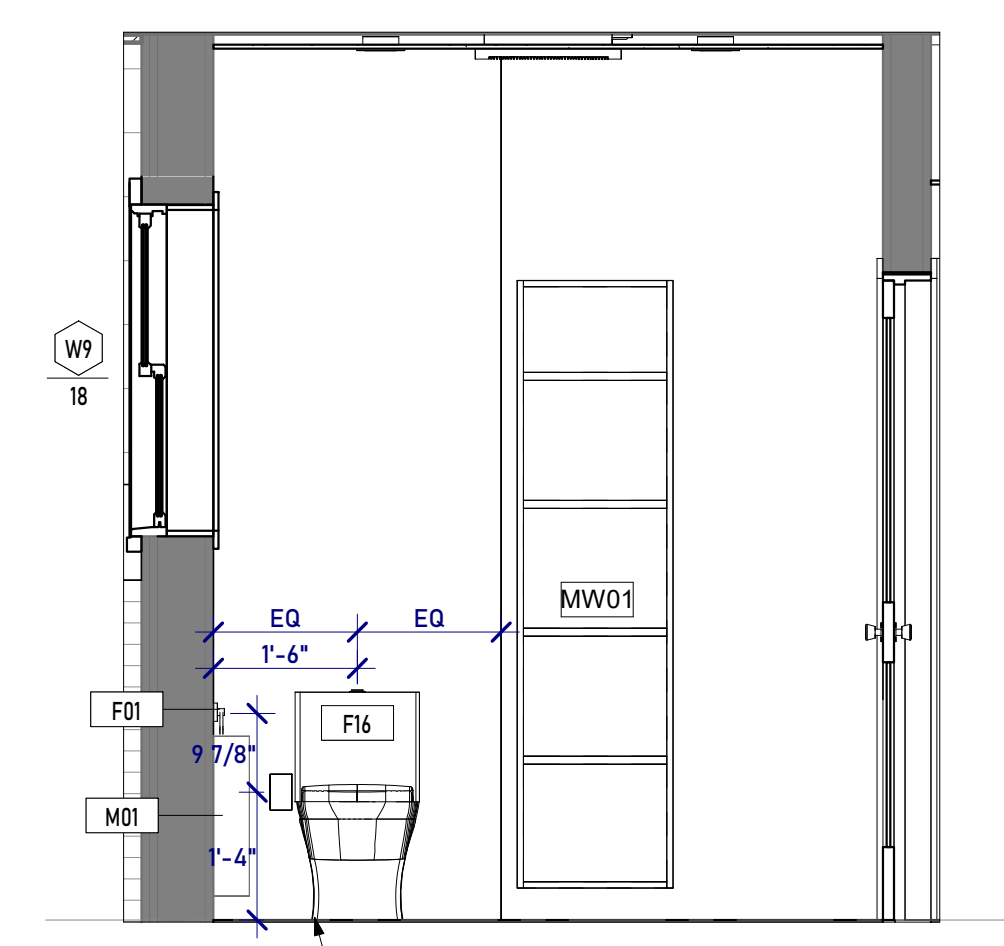


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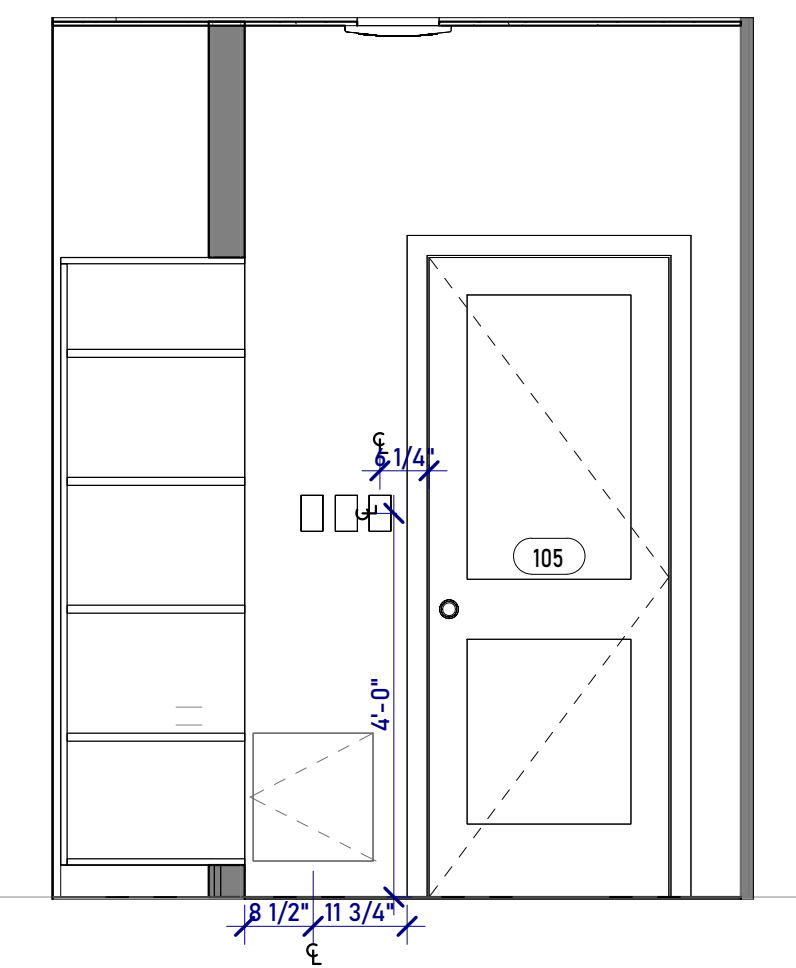
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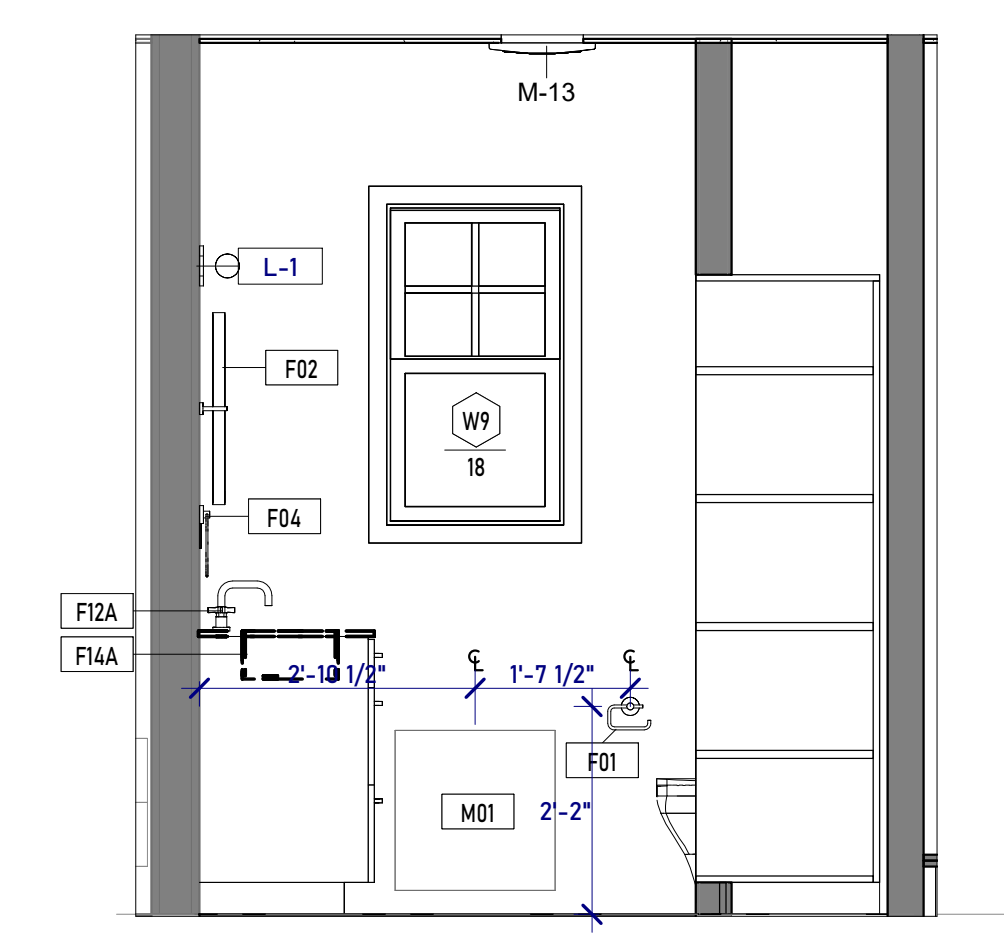
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 Takoma Park, Maryland 20912



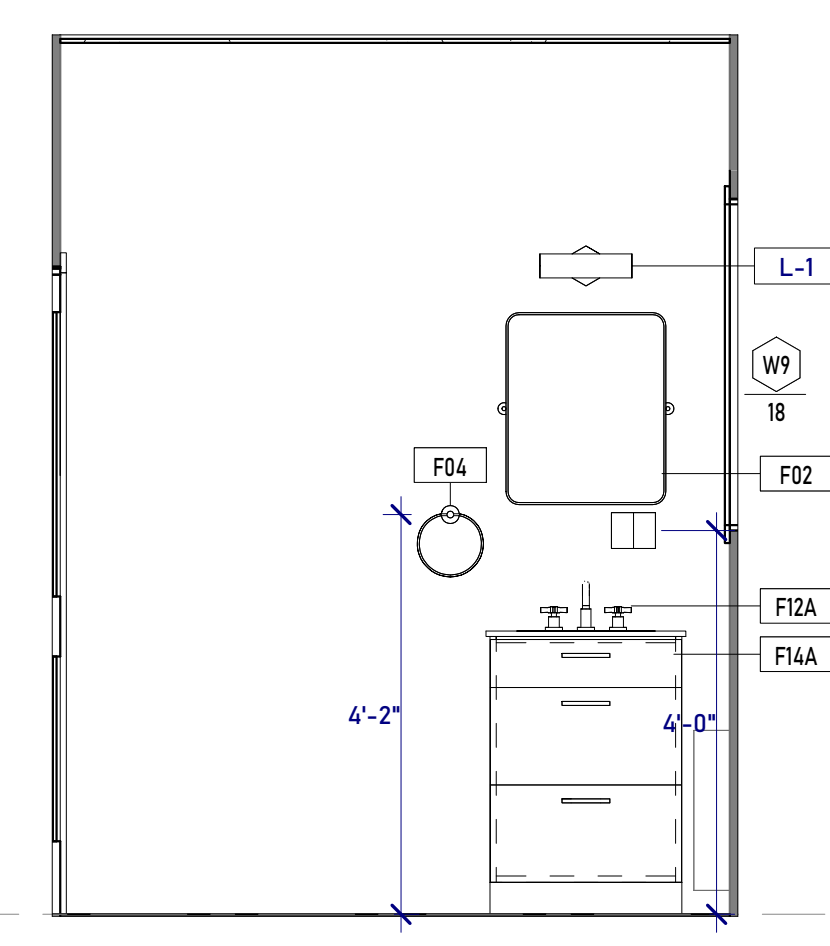
2 | 103 North
 1/2" = 1'-0"



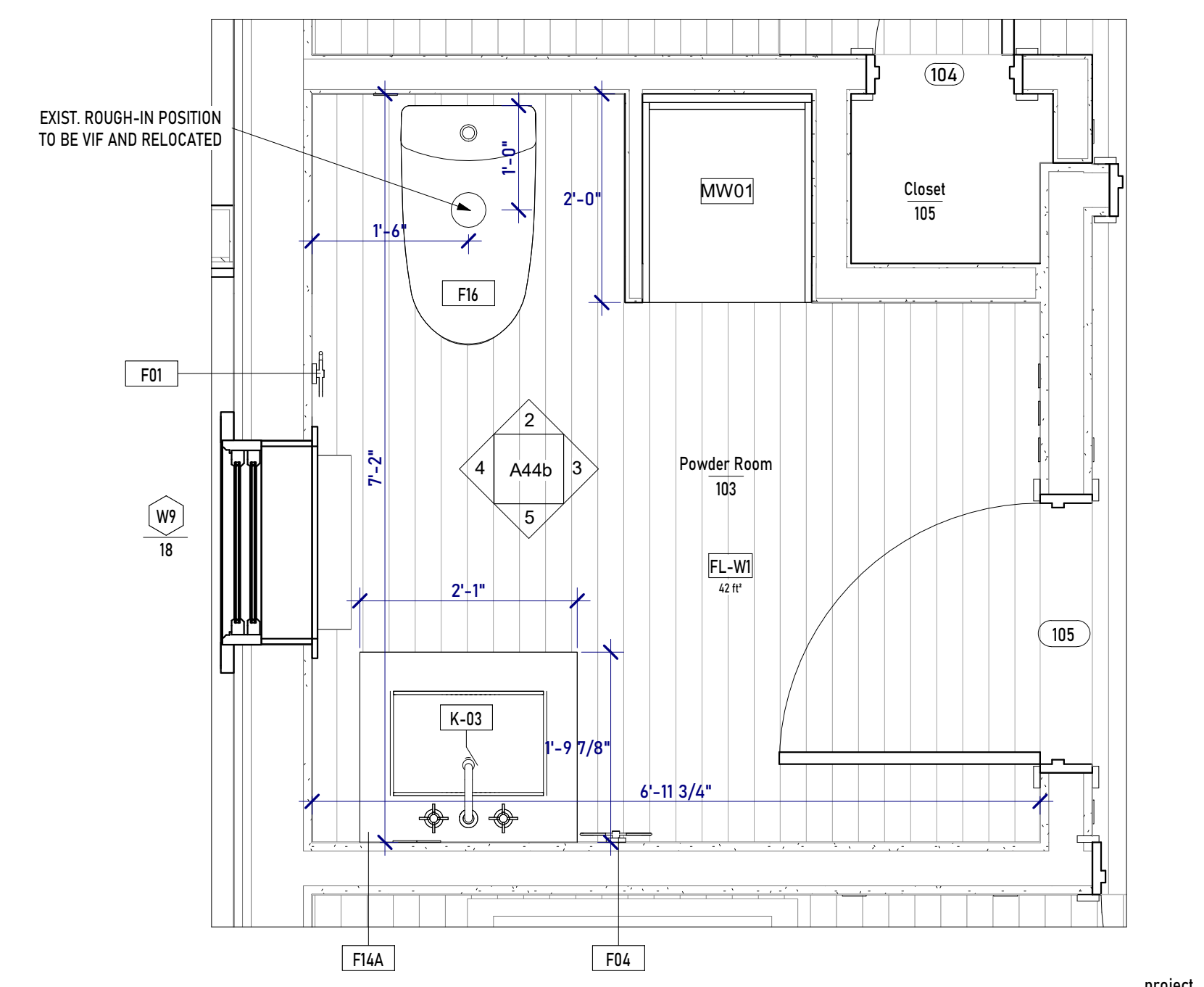
3 | 103 East
 1/2" = 1'-0"



4 | 103 West
 1/2" = 1'-0"



5 | 103 South
 1/2" = 1'-0"



1 | L1 - Powder Room 103
 3/4" = 1'-0"

Toilet Room Fixtures & Accessories Schedule

Count	Type Mark	Description	Comments	Manufacturer	Model
3					
2	F01	Toilet Paper Holder	Finish: Polished Chrome	Phytrich	DB55
1	F02	Mirror	Finish: White	West Elm	Metal Frame Pivot Mirror
2	F03	Towel Bar	Finish: Polished Chrome	Phytrich	DB70-004
4	F04	Towel Ring	<varies>	Phytrich	DB40-004
1	F05	A completely customizable frameless glass sliding door shower system with adjustment features at wall, fixed panel, and door panel attachment points, configurable with up to ADA-compliant 36" clear openings. Made in the USA from high-grade stainless steel and billet aluminum.		Krownlab	
1	F11B	Shower Drain	Drain 4" Finish: Classic Gold	Schluter	KDIF4GRKEBCGD
2	F12A	Faucet -	<varies>	Phytrich	D138
2	F12C	Faucet - Lavatory	Finish: Polished Chrome Installation Type: Deck Mounted	Phytrich	230-09
1	F13A	Hand Shower	Finish: Polished Chrome Valve Material: Ceramic	Phytrich	4-204
1	F13B	Thermoplastic Valve	Finish: Polished Chrome	Phytrich	4-169
1	F13C	Shower Head	Finish: Polished Chrome	Phytrich	3-454
1	F14A	25" White Ceramic Vanity Sink Top with Integral Bowl- 8" spread		Fairmont designs	1539-V24
3	F14B	Sink - Under Mount	<varies>	Toto	LT542G#01
1	F15	Bathtub			
3	F16	Toilet	Single Flush Color: White Mount Location: Floor Mount	Toto	
3	F-06		<varies>		
1	K-01	Undermount Single Bowl Kitchen Sink	Drain model: BST-1	KRAUS	KHU100-32
1	K-02	Faucet - Pull Down Kitchen	Requires 2 1/2" clearance from backsplash to center of faucet hole	Rohl	MB7930LM
5	K-03	3.5" or 4" Drain Opening		KRAUS	BST-1

Revisions:

#	Description	Date

Scale:
 As indicated
 Date Last Modified:
 09/07/22
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 JR

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Bathrooms
A44b



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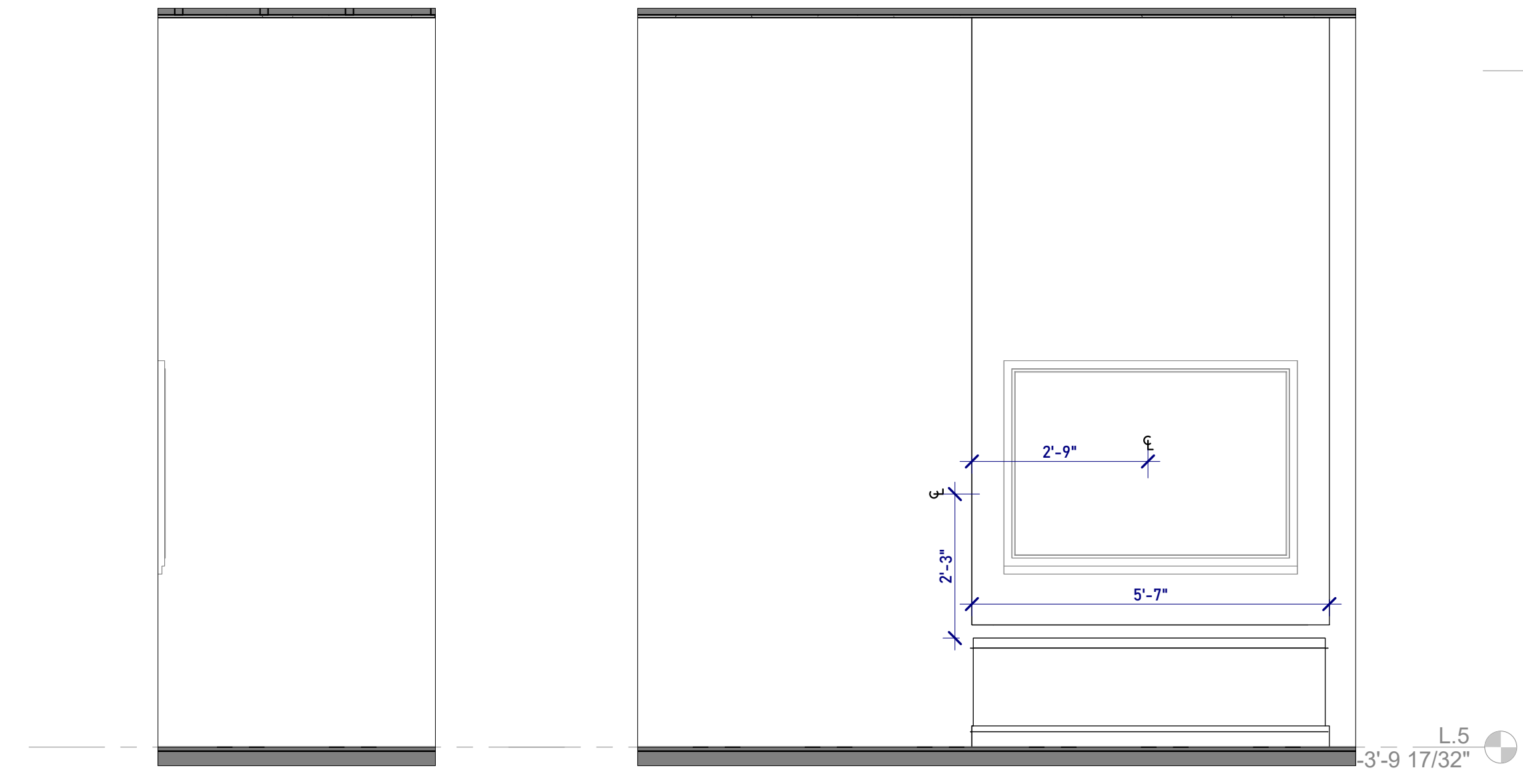
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 Takoma Park, Maryland 20912

Revisions:

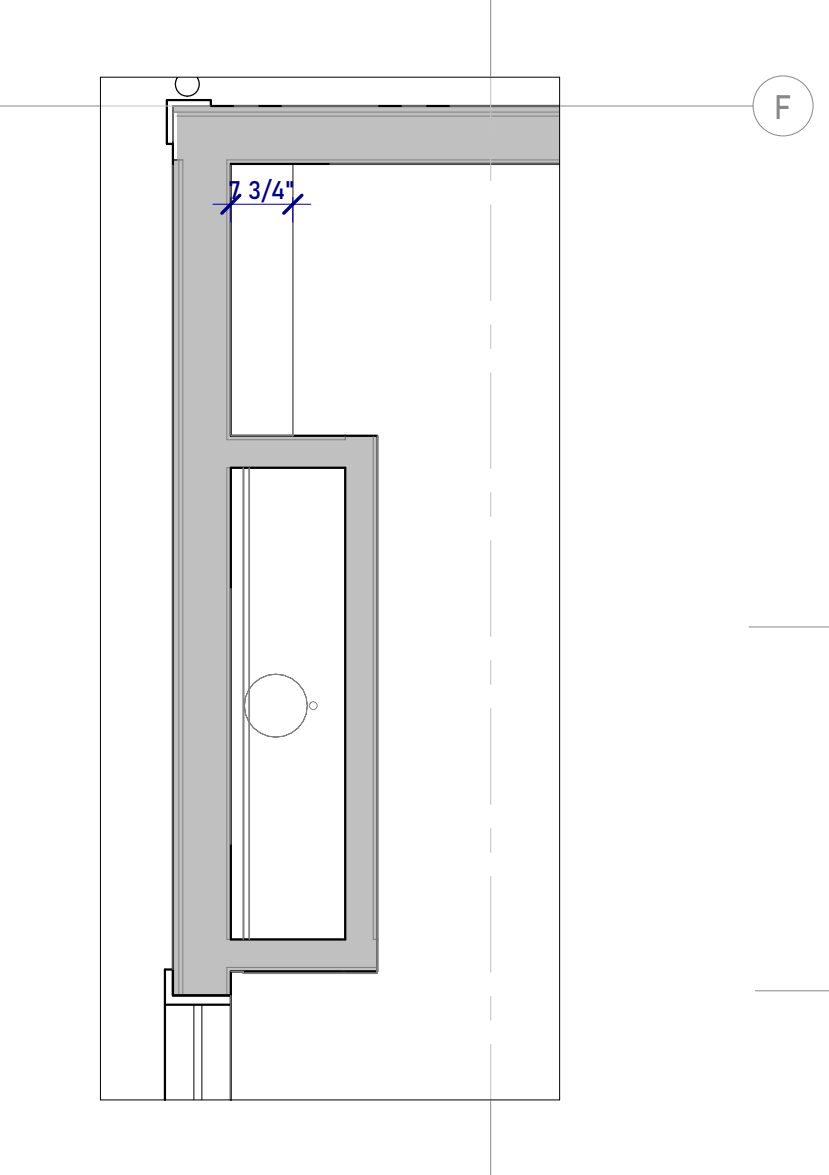
#	Description	Date
1		

Scale:
 1/2" = 1'-0"
 Date Last Modified:
 09/07/22
 Designed By:
 Guerilla Construction PC
 Drawn By:
 SP | MS | EM
 Checked By:
 JR

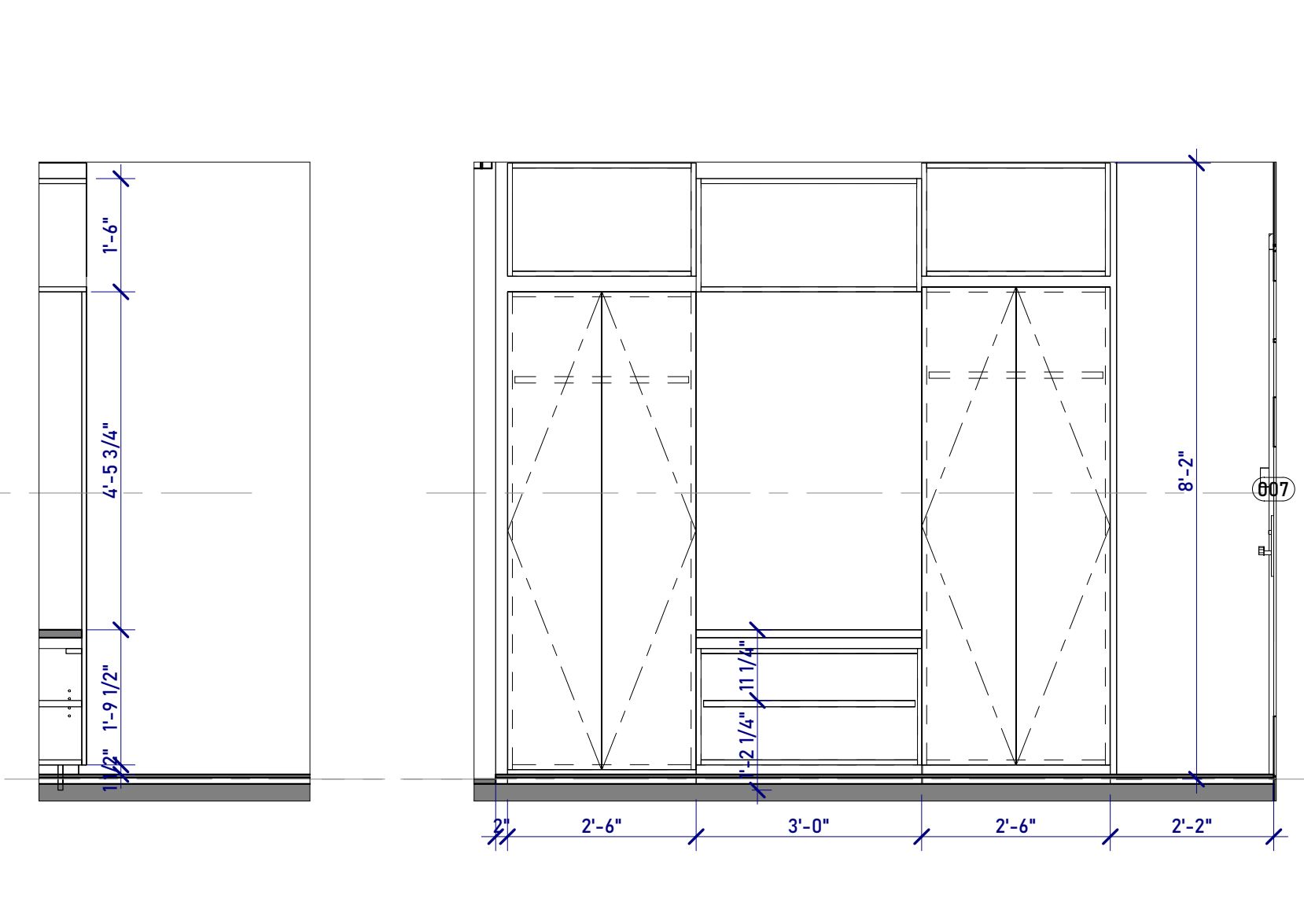
Enlarged Casework Plans
A45



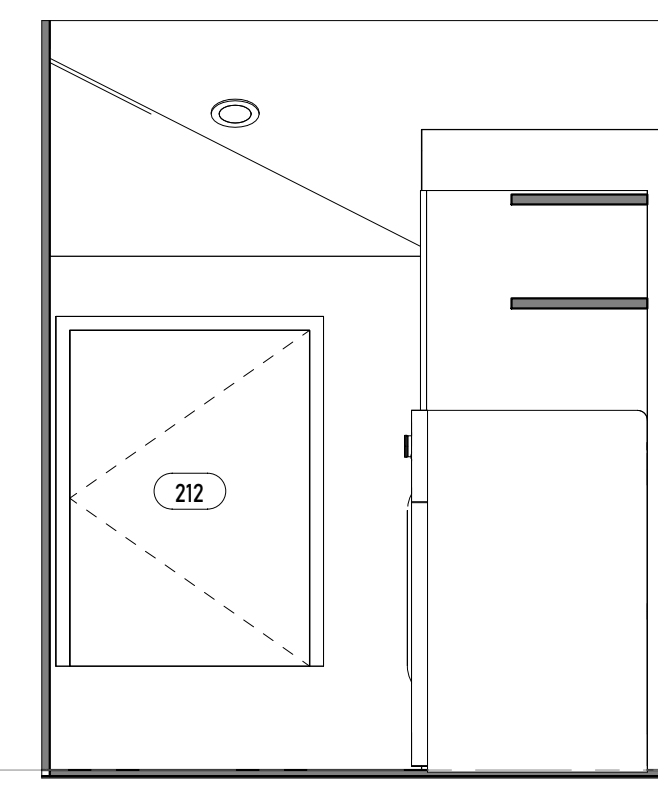
1 011 Fireplace - North
 1/2" = 1'-0"
2 011 Fireplace - West
 1/2" = 1'-0"



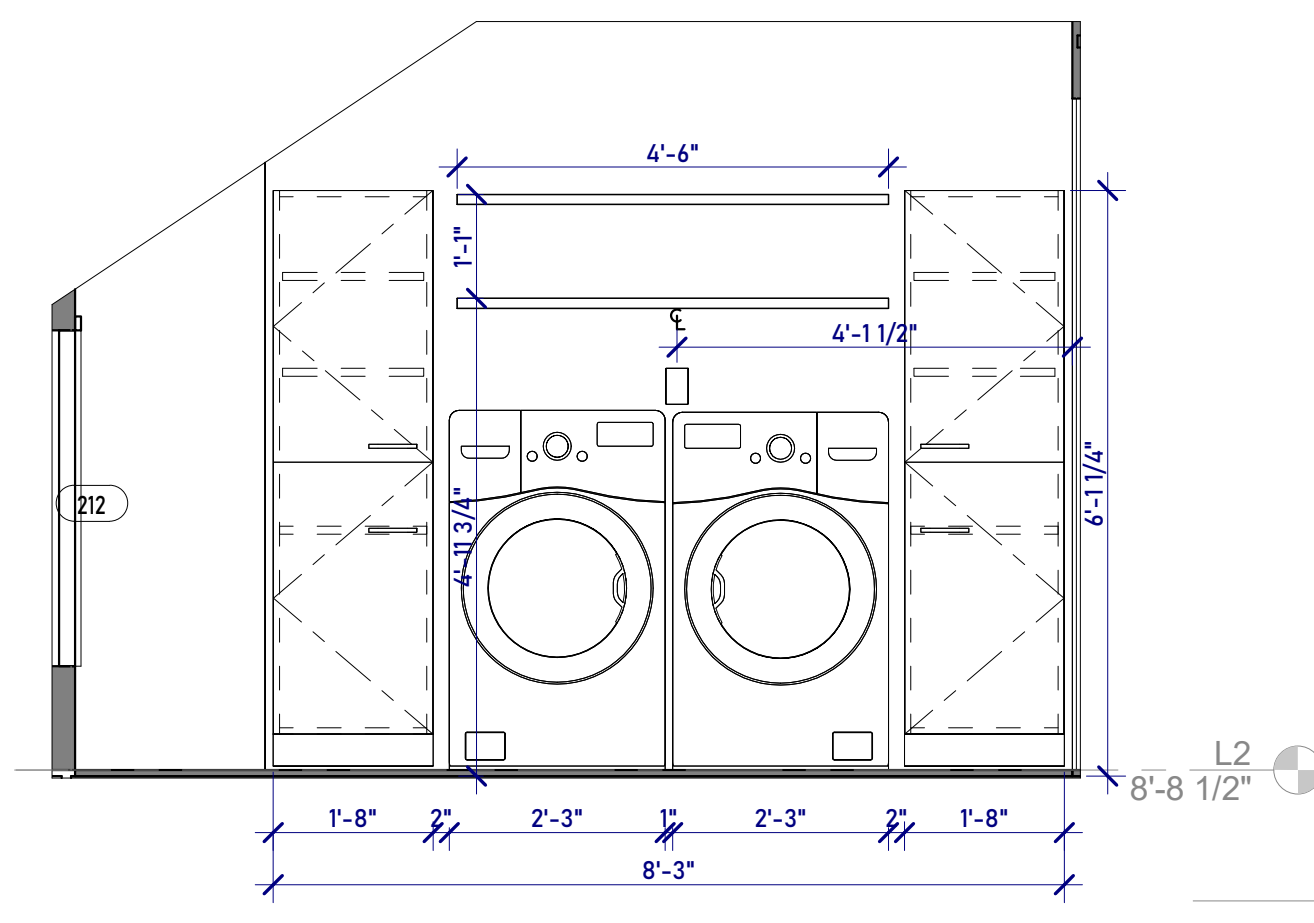
3 011 Fireplace
 1/2" = 1'-0"



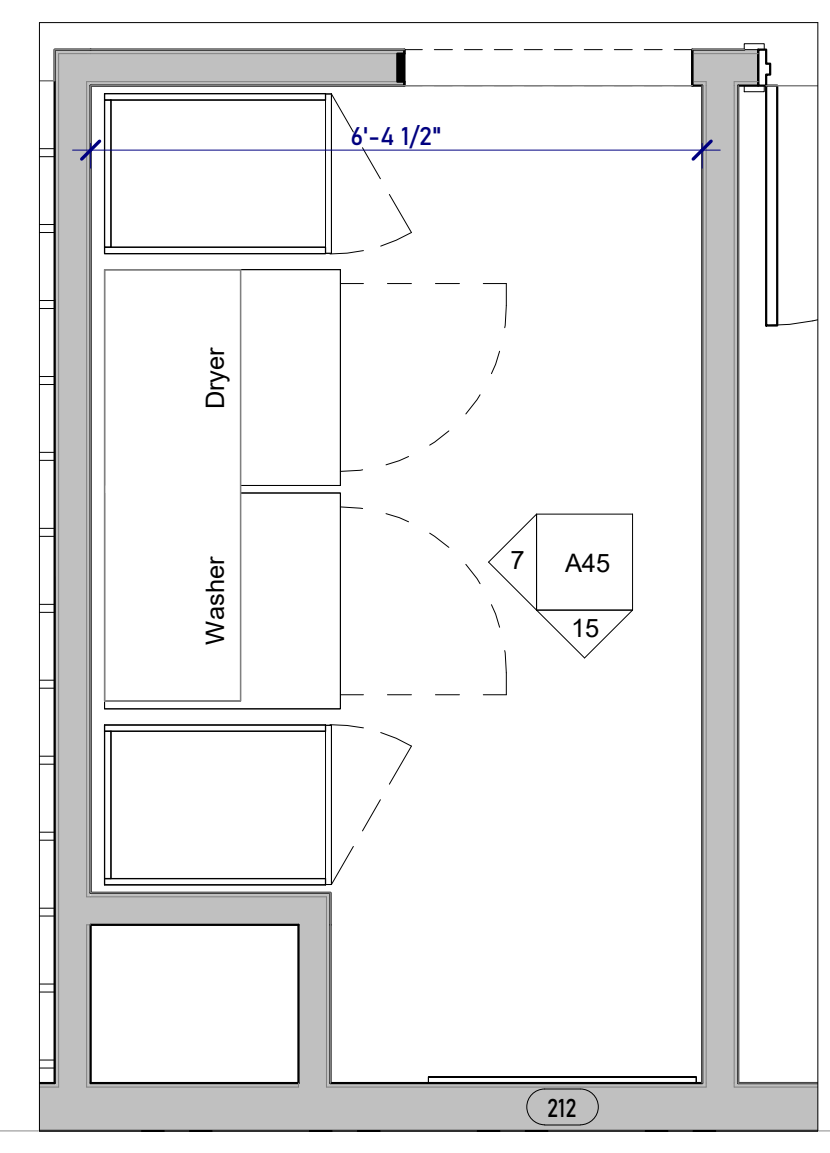
4 010 Foyer South
 1/2" = 1'-0"
5 010 Foyer East
 1/2" = 1'-0"
6 010 Foyer
 1/2" = 1'-0"



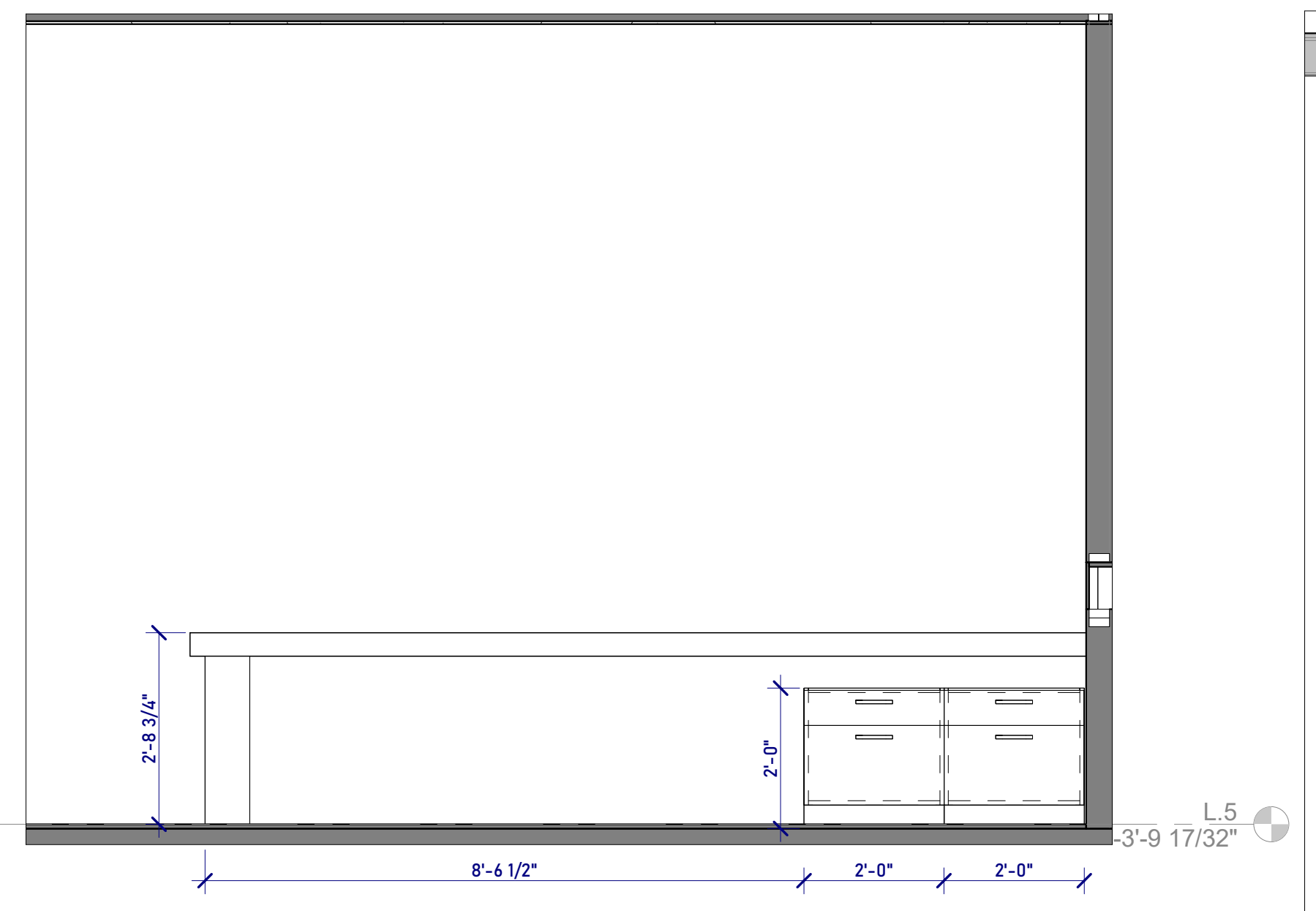
15 Elevation 3 - d
 1/2" = 1'-0"



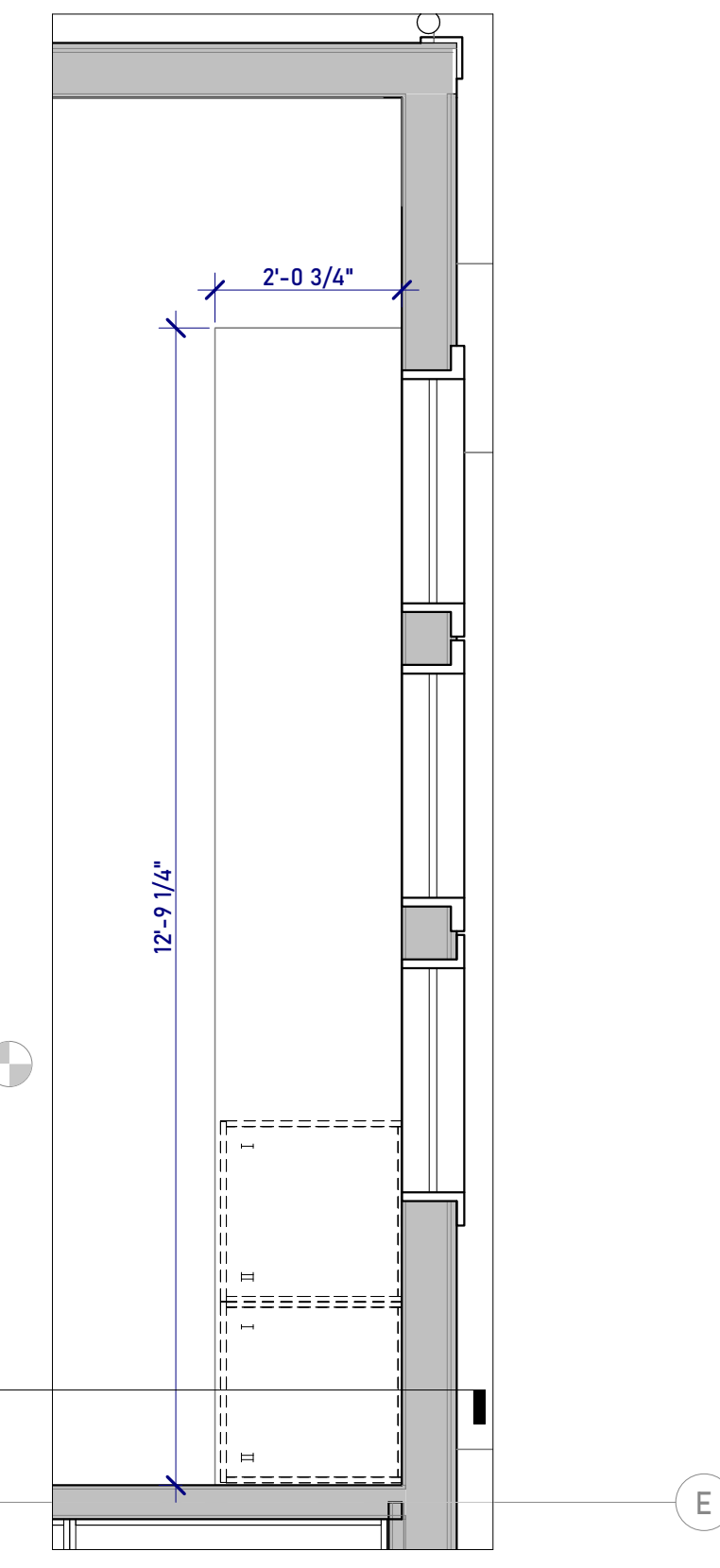
7 213 Laundry - West
 1/2" = 1'-0"



8 213 Laundry
 1/2" = 1'-0"



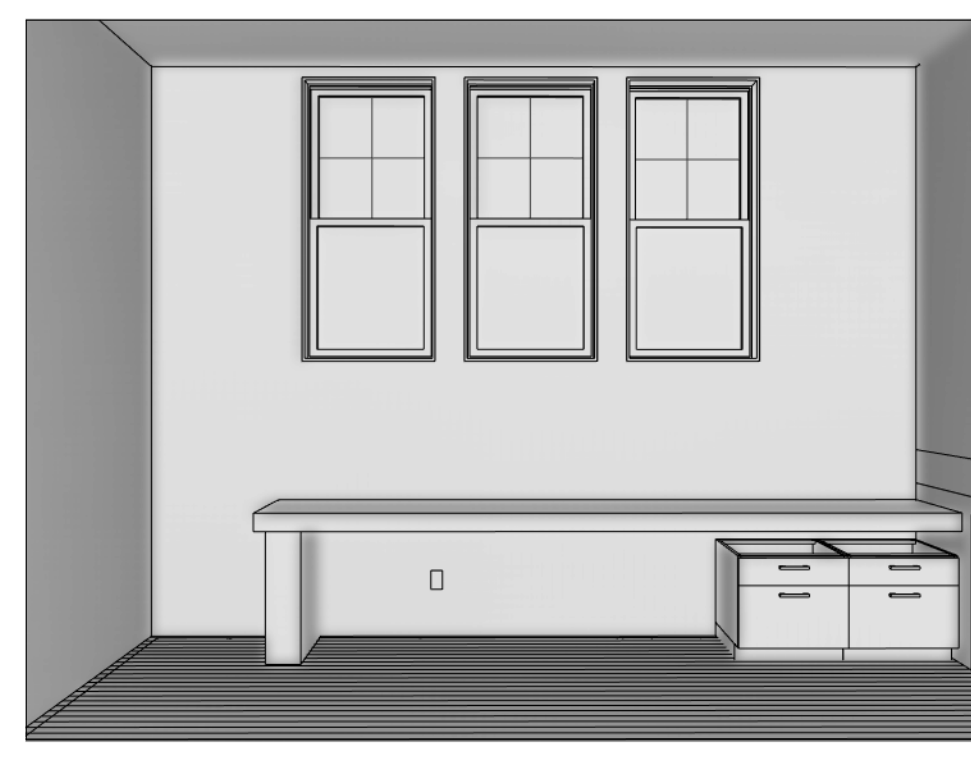
9 011 Casework East
 1/2" = 1'-0"



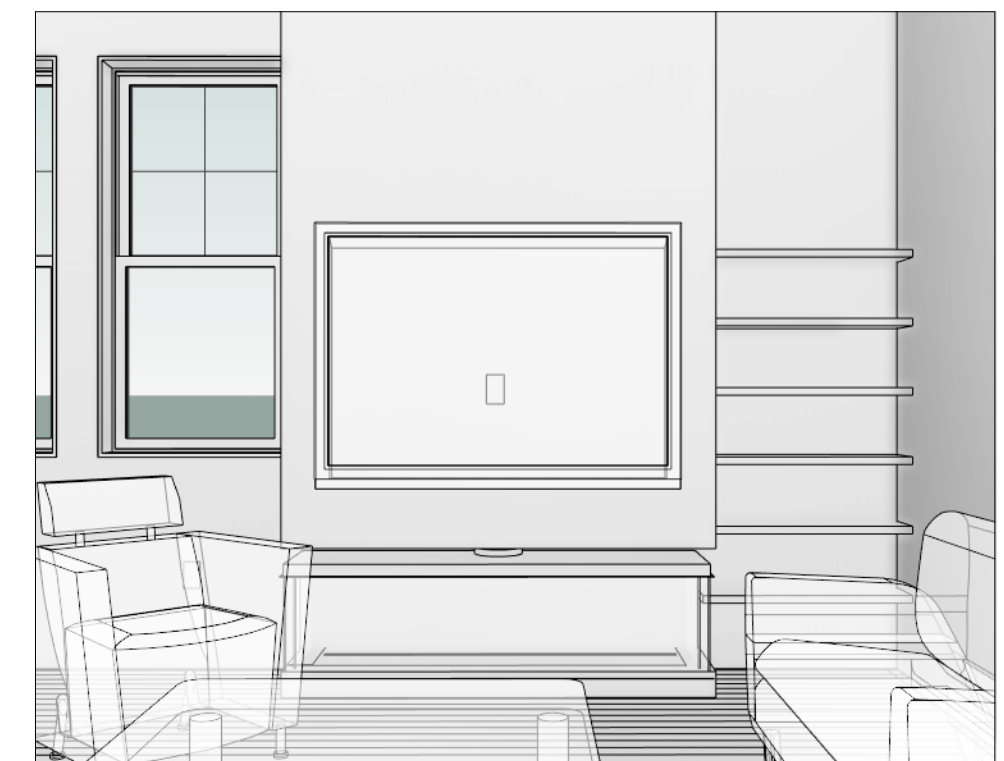
10 011 Great Room Casework
 1/2" = 1'-0"



11 213 Laundry 3D View



12 011 Casework 3D View



13 011 Fireplace 3D View



14 010 Foyer 3D View

Fixture/Equip Schedule

in fixture schedule	Count	Family	Type	Type Mark	Mark	Description	Comments	Manufacturer	Model	Room: Number	Room: Name	Room: Level
Electrical Fixtures												
Yes	8	Duplex Receptacle	GFI		<varies>		<varies>			<varies>	<varies>	<varies>
Yes	38	Duplex Receptacle	Standard		<varies>		<varies>			<varies>	<varies>	<varies>
Yes	1	Outlet-GFI_Rotatable_GC	Duplex		467	Duplex	Bev. Cooler			104	Kitchen/Dining	L1
Yes	1	Outlet-GFI_Rotatable_GC	Range		477	Range				104	Kitchen/Dining	L1
Fire Alarm Devices												
Yes	9	Smoke Detector	Smoke Detector		<varies>	Smoke Detector				<varies>	<varies>	<varies>
Lighting Devices												
Yes	2	Ceiling Occupancy Sensor - Regular Voltage	Passive Infrared - 120 V		<varies>	Occupancy Sensor						
Yes	14	Lighting Switches	Dimmer		<varies>	Dimmer				<varies>	<varies>	<varies>
Yes	3	Lighting Switches	Four Way - Dimmed		<varies>	Four Way - Dimmed				<varies>	<varies>	<varies>
Yes	9	Lighting Switches	Single Pole		<varies>	Single Pole				<varies>	<varies>	<varies>
Yes	2	Lighting Switches	Single Pole- Timer		<varies>	Single Pole- Timer				103	Powder Room	L1
Yes	13	Lighting Switches	Three Way		<varies>	Three Way				<varies>	<varies>	<varies>
Yes	9	Lighting Switches	Three Way- Dimmed		<varies>	Three Way- Dimmed				<varies>	<varies>	L1
Yes	4	Lighting Switches	Timer		<varies>	Timer				<varies>	<varies>	L2
Lighting Fixtures												
Yes	5	Lighting_Wall Sconce_Illuminate Vintage_COVE_Approximate Dimensions_GC	Lighting_Wall Sconce_Illuminate Vintage_COVE_Approximate Dimensions_GC	L-1	<varies>	Wall Sconce				<varies>	<varies>	<varies>
Yes	1	Modern_Chandelier_22116	Modern_Chandelier_22116		LF-189	Chandelier				104	Kitchen/Dining	L1
Yes	13	Recessed Lamp - Linear - LED	24"		<varies>	Recessed Lamp - Linear - LED - 24"				<varies>	<varies>	<varies>
Yes	4	Recessed Lamp - Round - LED	3" Trimmed Downlight-WR	3"-WR	<varies>	Recessed Downlight - 3"				<varies>	<varies>	L2
Yes	61	Recessed Lamp - Round - LED	4" Trimmed Downlight	4"	<varies>	Recessed Downlight - 4"				<varies>	<varies>	<varies>
Yes	4	Sconce Light - Sphere	60W - 120V	LF-2	<varies>	Wall Sconce - Sphere				<varies>	<varies>	<varies>
Mechanical Equipment												
Yes	1	AC_Heat_Pump_Condenser_17056	AC_Heat_Pump_Condenser_17056		M-5	AC Heat Pump Condenser						
Yes	3	Exhaust Fan_Panasonic_whisperwarmfv-051lvh1	FV-051VH1		<varies>	WhisperWarm DC - Quiet, Fan/Heater Solution, 110 CFM		Panasonic	FV-051VH1	<varies>	<varies>	<varies>
Yes	1	Ortal_Fireplace-Gas_Direct-Vent_Three-Sided_250_TS	250 TS		M-11	Ortal Gas Burning Fireplace - Model Clear 250 TS		Ortal Heating Solutions	250 TS	002	Great Room	L5
Plumbing Fixtures												
Yes	1	Cohen Shower Drain	Cohen Shower Drain	F11B		Shower Drain	Drain 4" Finish: Classic Gold	Schluter	KDIF4GRKEBCGD	205	Shower	L2
Yes	4	Drain_Phyrich_Push To Close Drain with Overflow 3-545	Drain_Phyrich_Push To Close Drain with Overflow 3-545	K-03		3.5" or 4" Drain Opening		KRAUS	BST-1	<varies>	<varies>	<varies>
Yes	1	Faucet-Perrin & Rowe_U_4044APC-2	Pull-Down Kitchen Faucet_RohL_MB7930LM	K-02		Faucet - Pull Down Kitchen	• Requires 2 1/2" clearance from backsplash to center of faucet hole	Rohl	MB7930LM	104	Kitchen/Dining	L1
Yes	1	Faucet-Widespread_Phyrich_Basic_D139-GC	Faucet-Widespread_Phyrich_Basic_D139-GC	F12A		Faucet -	Finish: Polished Chrome	Phyrich	D138	103	Powder Room	L1
Yes	1	Hand shower_Phyrich-4-204	Hand shower_Phyrich-4-204	F13A		Hand Shower	Finish: Polished Chrome Valve Material: Ceramic	Phyrich	4-204	205	Shower	L2
Yes	2	Medicine Cabinet_48in	Medicine Cabinet_18"	F-06			<varies>	West Elm	Frameless Seamless Medicine Cabinet	<varies>	<varies>	L2
Yes	1	Metal Frame Pivot Mirror_20"x24"	Metal Frame Pivot Mirror_20"x24"	F02		Mirror	Finish: White	West Elm	Metal Frame Pivot Mirror	103	Powder Room	L1
Yes	1	Mini Thermostatic Valve 4-169_GC	Mini Thermostatic Valve 4-169_GC	F13B		Thermoplastic Valve	Finish: Polished Chrome	Phyrich	4-169	205	Shower	L2
Yes	2	Paper Holder_Phyrich_DB55_Wall Based_GC	Paper Holder_Phyrich_DB55_Wall Based_GC	F01		Toilet Paper Holder	Finish: Polished Chrome	Phyrich	DB55	<varies>	<varies>	<varies>
Yes	1	Shower Door_Vigo_ELAN ADJUSTABLE FRAMELESS	72 x 80	F05		A completely customizable frameless glass sliding door shower system with adjustment features at wall, fixed panel, and door panel attachment points, configurable with up to ADA-compliant 36" clear openings. Made in the USA from high-grade stainless steel and billet aluminum.		Krownlab				
Yes	1	Shower Head_Phyrich_5in Contemporary Multifunction Shower Head K837	Shower Head_Phyrich_5in Contemporary Multifunction Shower Head K837	F13C		Shower Head	Finish: Polished Chrome	Phyrich	3-454	205	Shower	L2
Yes	2	Single Hole Lavatory Faucet-Phyrich230-09_GC	Single Hole Lavatory Faucet-Phyrich230-09_GC	F12C		Faucet - Lavatory	Finish: Polished Chrome Installation Type: Deck Mounted	Phyrich	230-09	204	Main Bathroom	L2
Yes	3	Sink_TOTO_Under_mount_LT542G	Sink_TOTO_Under_mount_LT542G	F14B		Sink - Under Mount	<varies>	Toto	LT542G#01	<varies>	<varies>	L2
Yes	3	Toilet_TOTO_BM-00552_CST446CEMG	Toilet-TOTO-UltraMax II	F16		Toilet	Single Flush Color: White Mount Location: Floor Mount	Toto		<varies>	<varies>	<varies>
Yes	2	Towel Bar_Phyrich_Basic_DB75	Towel Bar_Phyrich_Basic_DB75	F03		Towel Bar	Finish: Polished Chrome	Phyrich	DB70-004	<varies>	<varies>	<varies>
Yes	3	Towel Ring_Phyrich_Basic_DB40	Towel Ring_Phyrich_Basic_DB40	F04	<varies>	Towel Ring	Finish: Polished Chrome	Phyrich	DB40-004	<varies>	<varies>	<varies>
Yes	1	Tub-Rectangular-3D	Tub- 60 1/2"x29 1/2" 2	F15		Bathub				104	Kitchen/Dining	L1
Specialty Equipment												
Yes	1	Cooktop-Electric-36_Inch	36"	AP-04		Electric Cooktop	36" Induction Cooktop in Black	Frigidaire	FFIC3626TB	104	Kitchen/Dining	L1
Yes	1	Dishwasher	24"	AP-03		Dishwasher	Existing			104	Kitchen/Dining	L1
Yes	1	Oven-Built-in-Microwave	30"	AP-07		Built-in Microwave Oven	24" Microwave Drawer	Sharp	SMD2470ASY	104	Kitchen/Dining	L1
Yes	2	Oven-Built-in-Single	30"	AP-01		Double Electric Wall Oven	<varies>	FRIGIDAIRE GALLERY	GCWD3067AF	104	Kitchen/Dining	L1
Yes	2	Refrigerator-Side-by-Side-with_Ice_and_Water_Dis dispenser	33"	AP-02		Side-by-Side Refrigerator	<varies>	Frigidaire	FRSC2333AS	<varies>	<varies>	<varies>
Yes	1	Undercounter_Beverage_Center	24d-33 3/4h-RH	AP-06		Undercounter Beverag	15" Can Built-In Beverage Cooler Fridge	NewAir	ABR-960	104	Kitchen/Dining	L1
Yes	1	Washer-Front_Load	Dryer 27			Front Load Washer				213	Laundry	L2
Yes	1	Washer-Front_Load	Washer 27w			Front Load Washer				213	Laundry	L2



guerilla construction llc.

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 Contact : Joseph Robinowitz

OWNER
 Alex Thompson
 Emily Adams

6713 Westmoreland Avenue
 Takoma Park, Maryland 20912

Revisions:		
#	Description	Date

Scale:
 Date Last Modified:
 09/07/22
 Designed By:
 Guerilla Construction PC
 Drawn By:
 SP | MS | EM
 Checked By:
 JR

Fixture & Equip Schedule
A46



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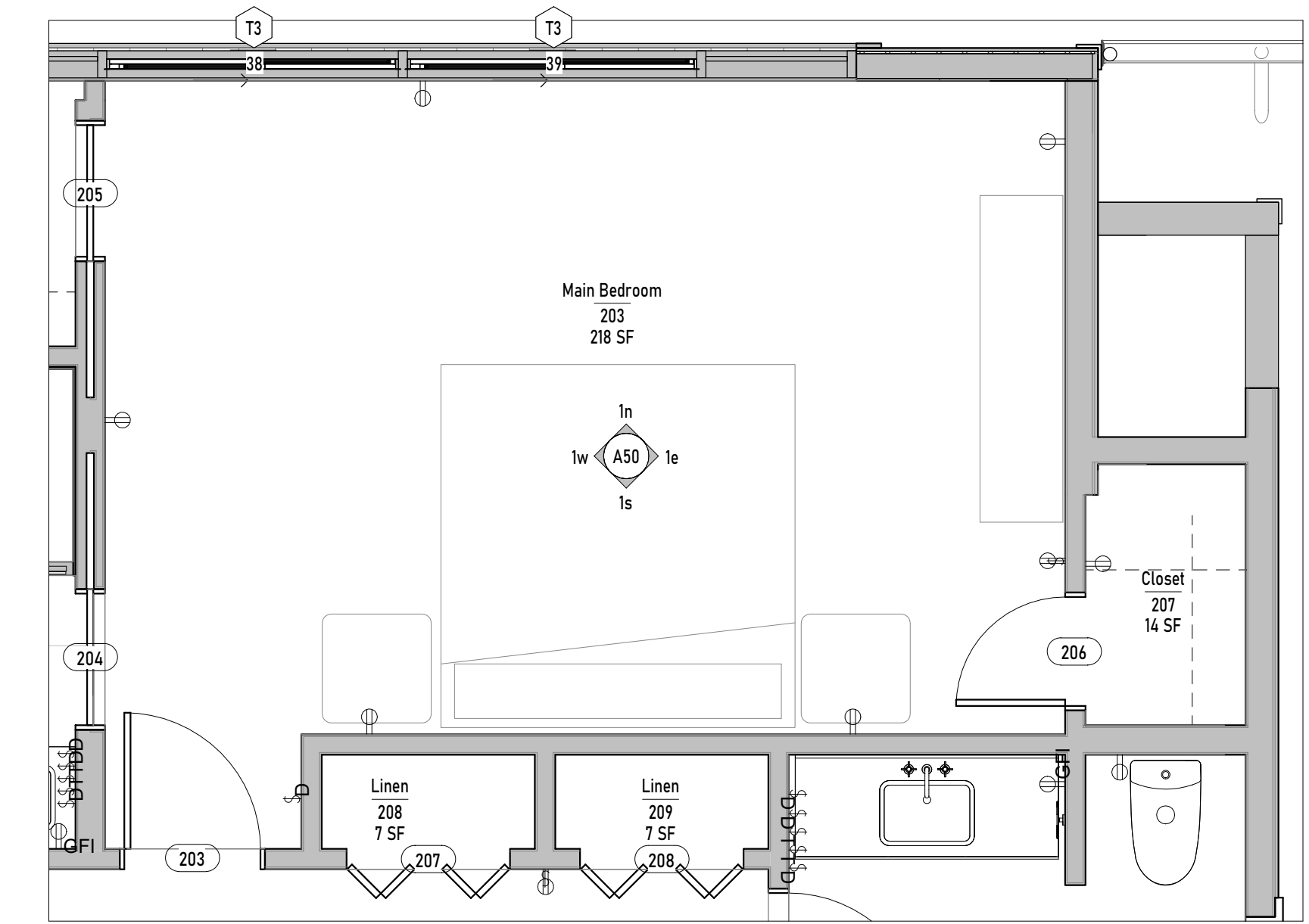
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Takoma Park, Maryland 20912

Revisions:

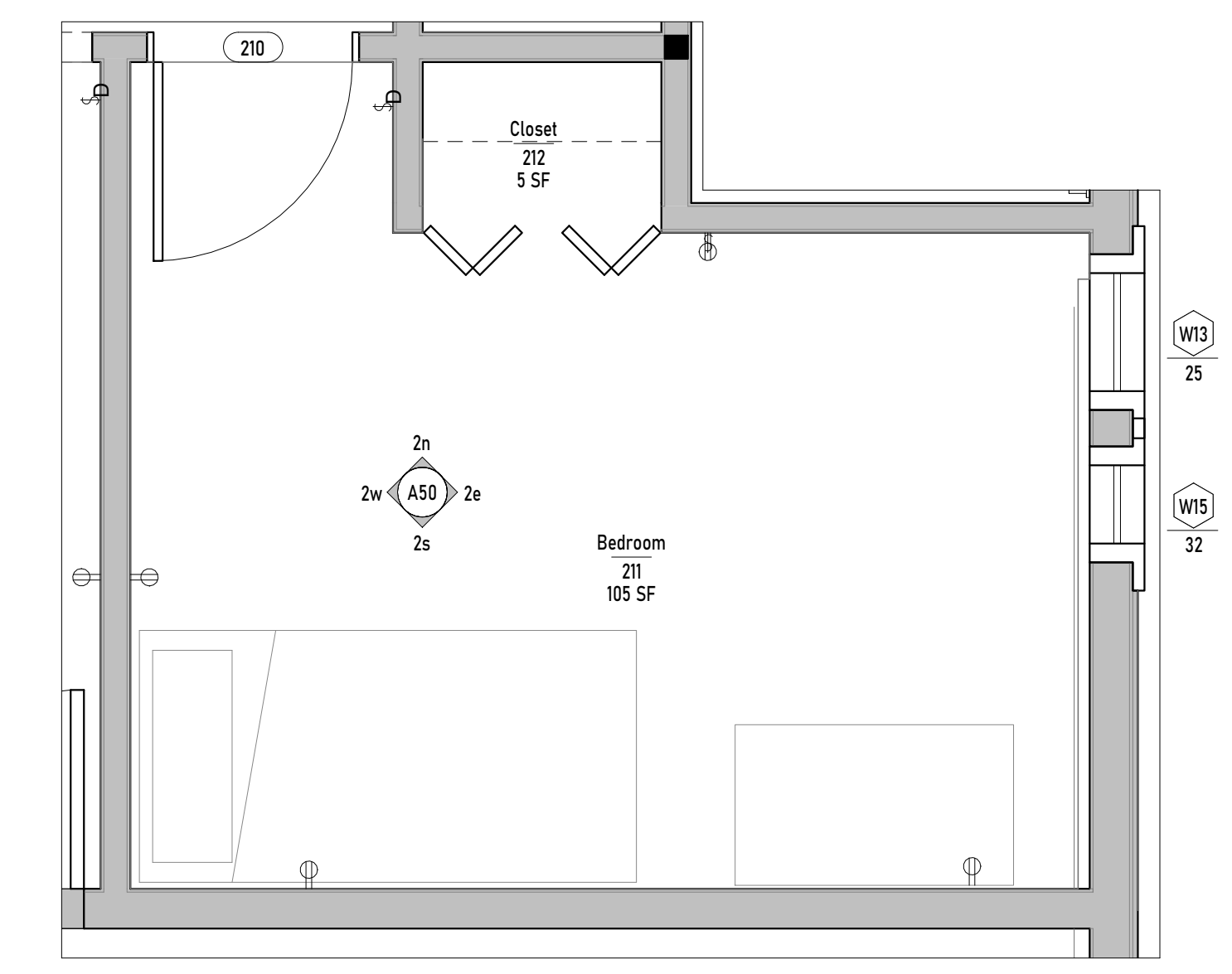
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Scale:
As indicated
Date Last Modified:
09/07/22
Designed By:
Guerilla Construction PC
Drawn By:
SP | MS | EM
Checked By:
JR

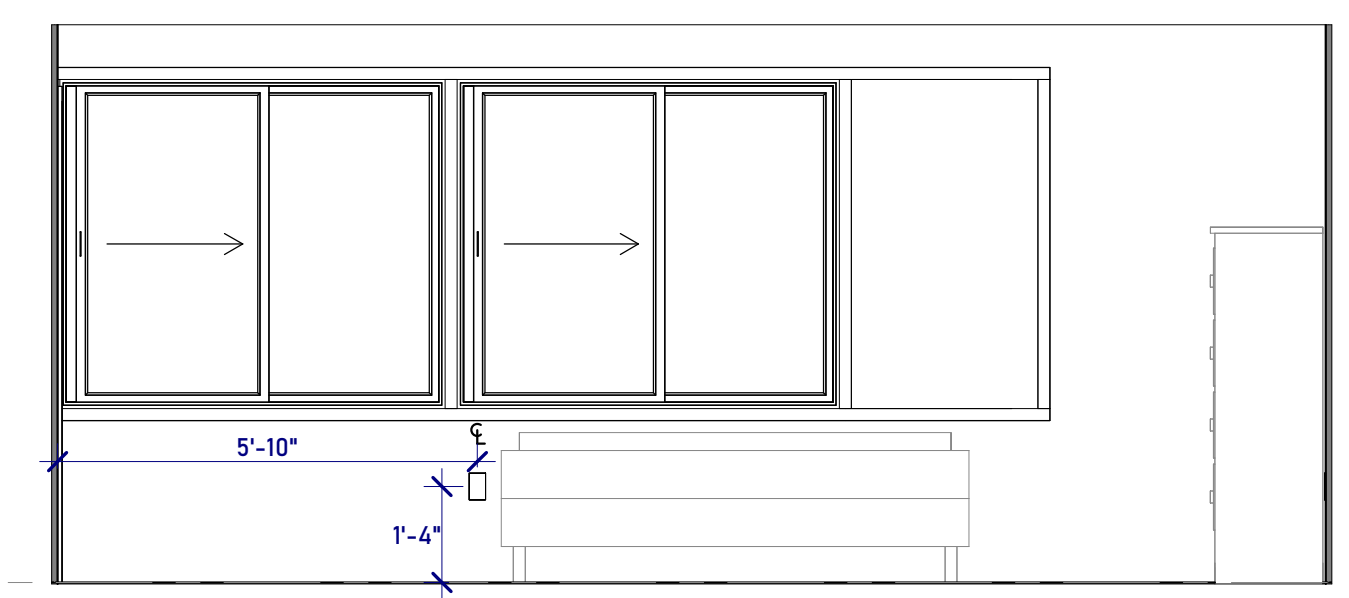
Interior Elevations
1
A50



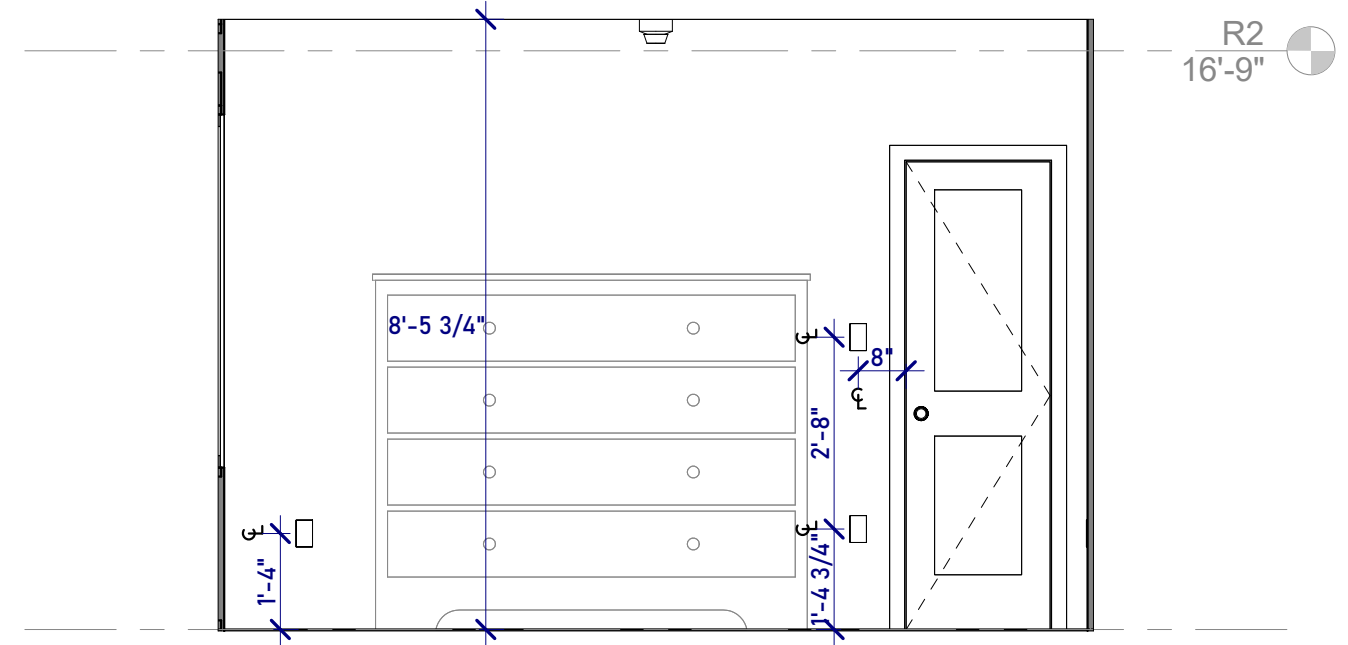
1 Main Bedroom
3/8" = 1'-0"



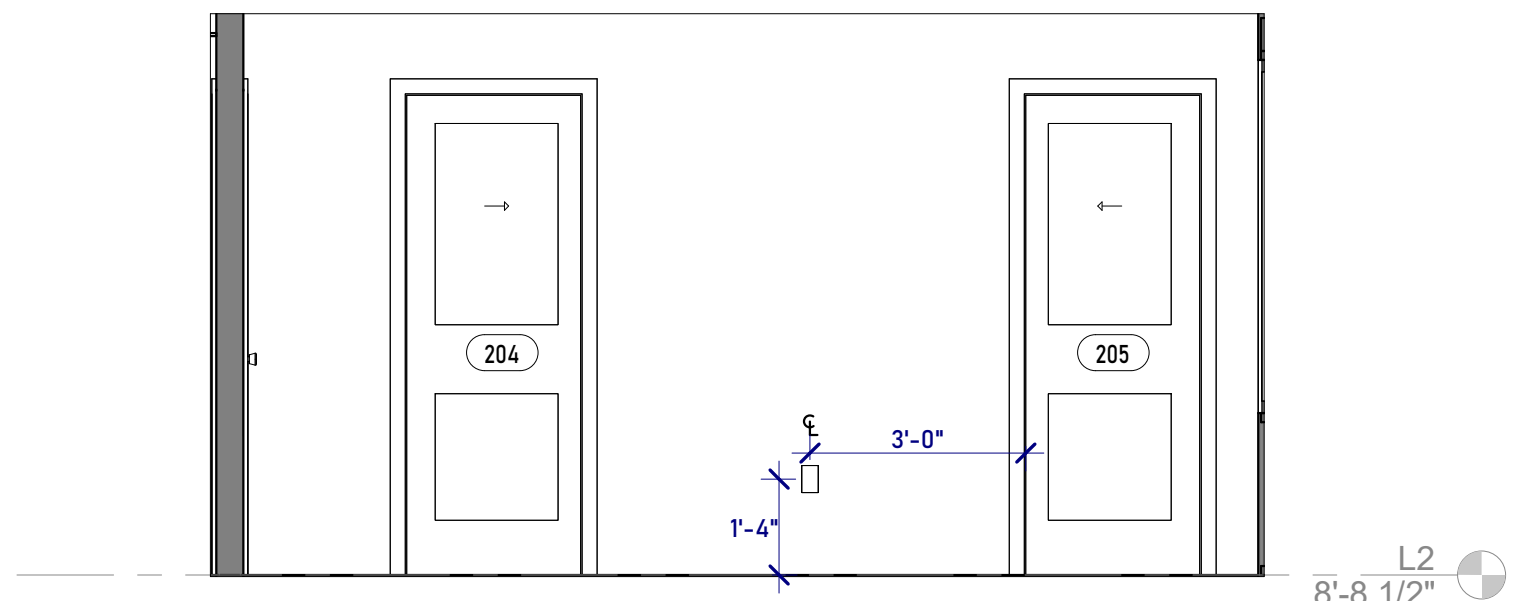
2 Bedroom
1/2" = 1'-0"



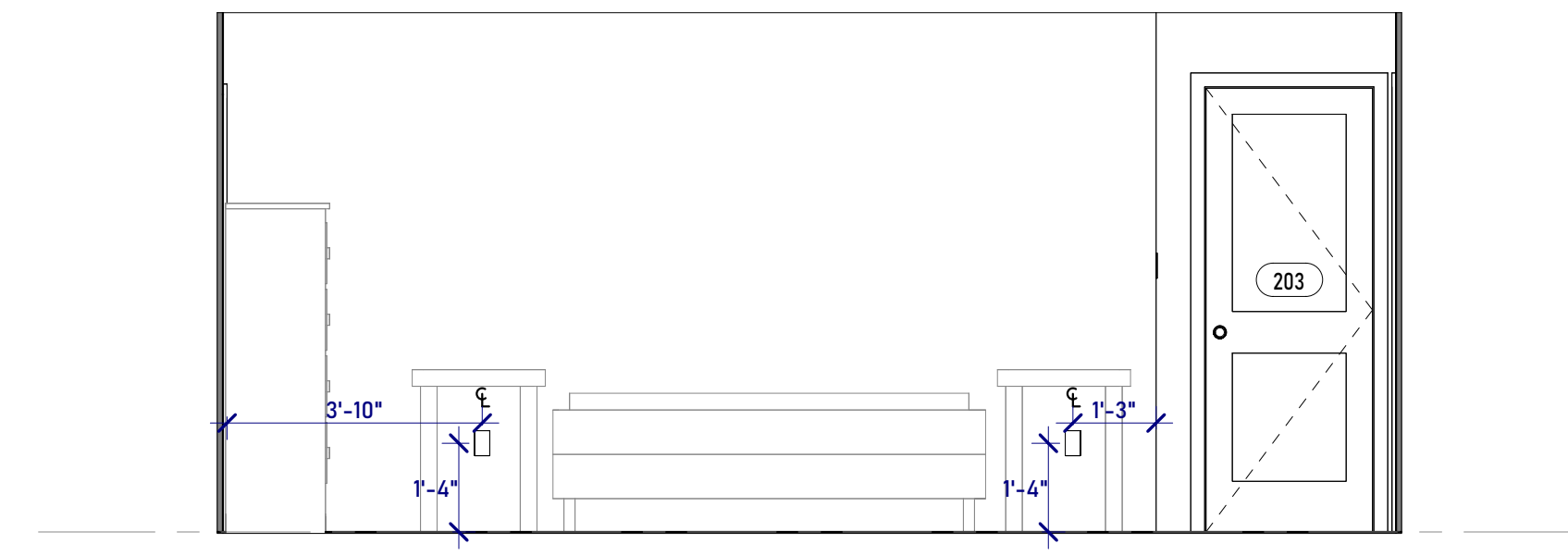
1n 203 Main Bedroom - North
3/8" = 1'-0"



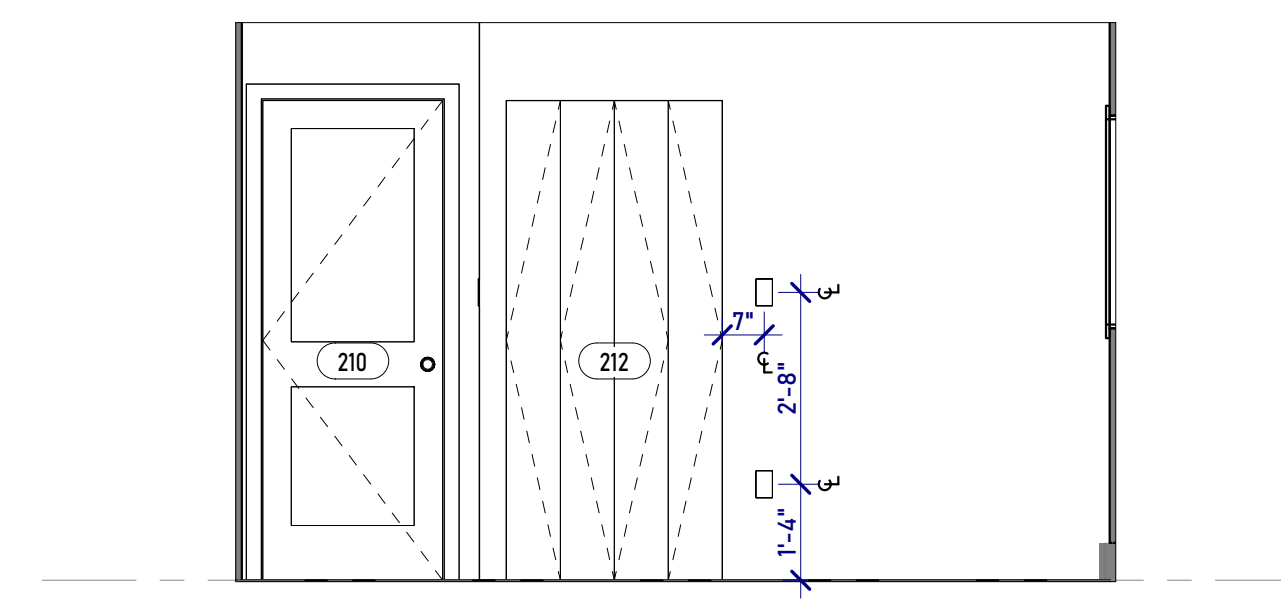
1e 203 Main Bedroom - East
3/8" = 1'-0"



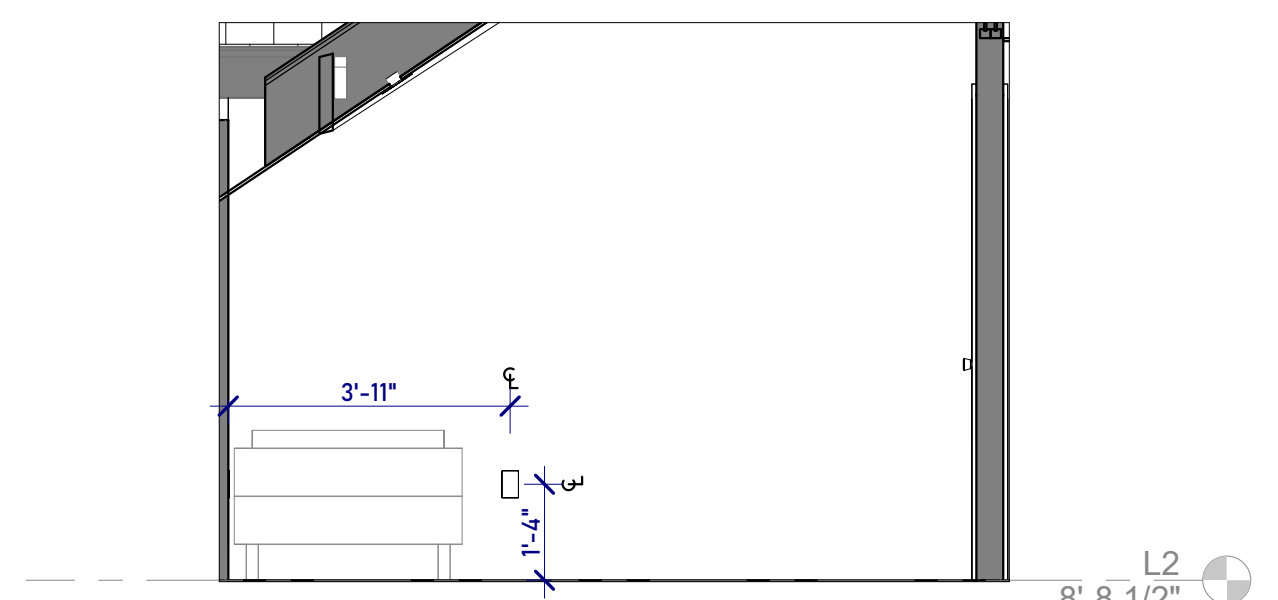
1w 203 Main Bedroom - West
3/8" = 1'-0"



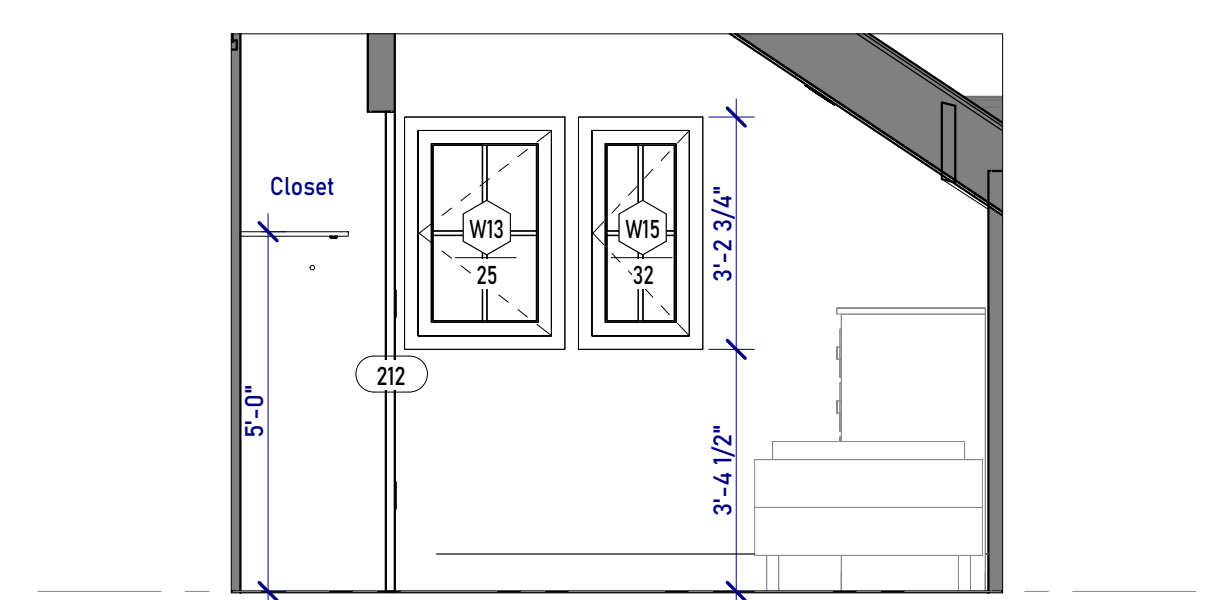
1s 203 Main Bedroom - South
3/8" = 1'-0"



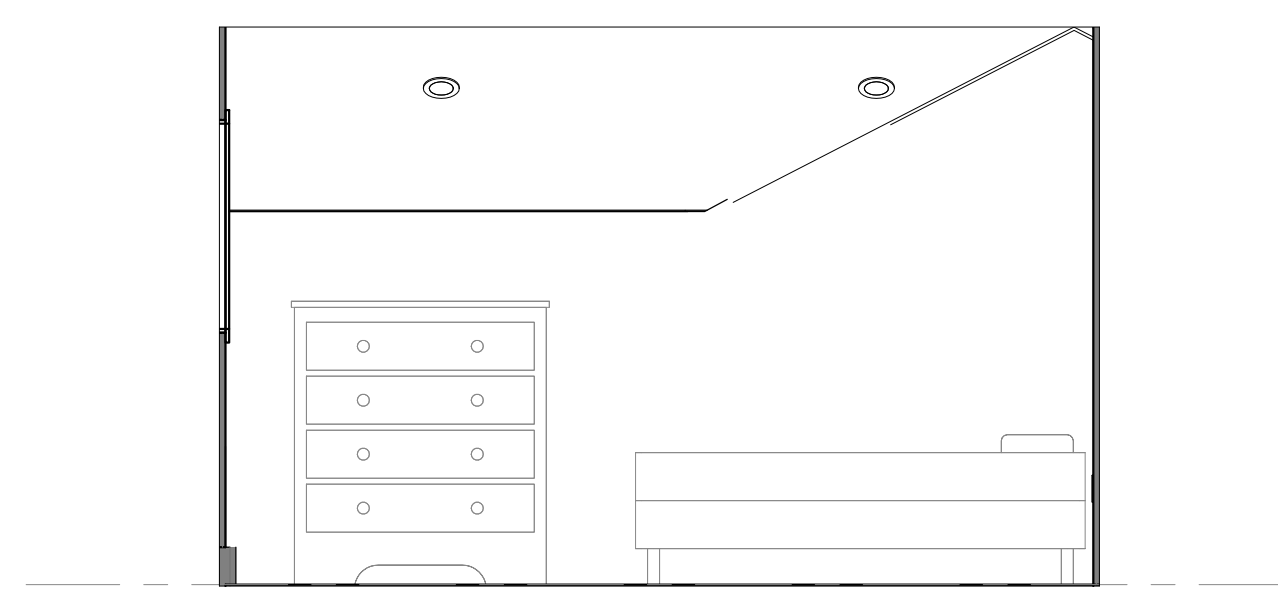
2n 211 Bedroom - North
3/8" = 1'-0"



2w 211 Bedroom - West
3/8" = 1'-0"



2e 211 Bedroom - East
3/8" = 1'-0"



2s 211 Bedroom - South
3/8" = 1'-0"



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Revisions:

#	Description	Date

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

Date Last Modified:
 09/07/22

Designed By:
 Guerilla Construction PC

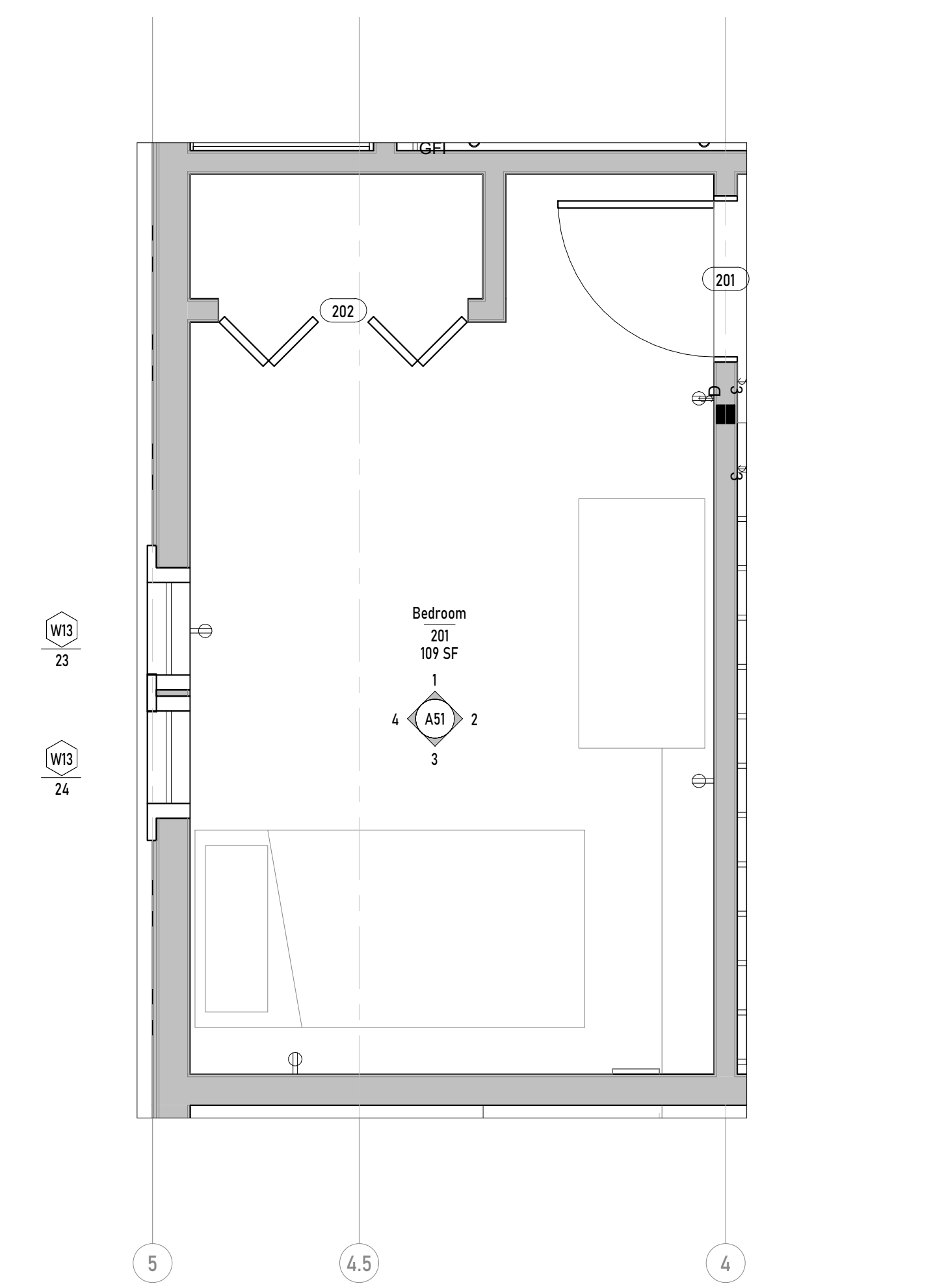
Drawn By:
 SP | MS | EM

Checked By:
 JR

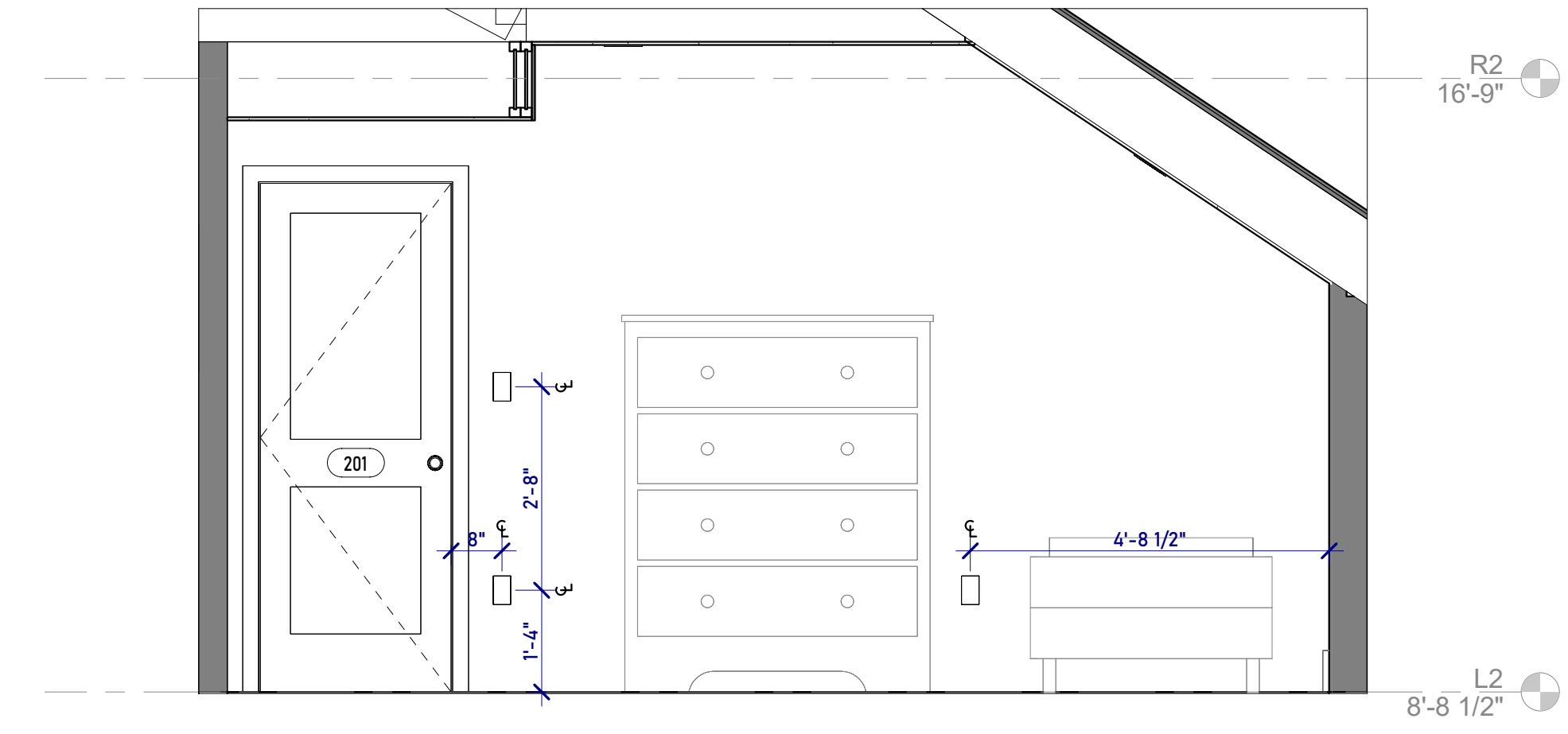
Interior Elevations
 2

A51

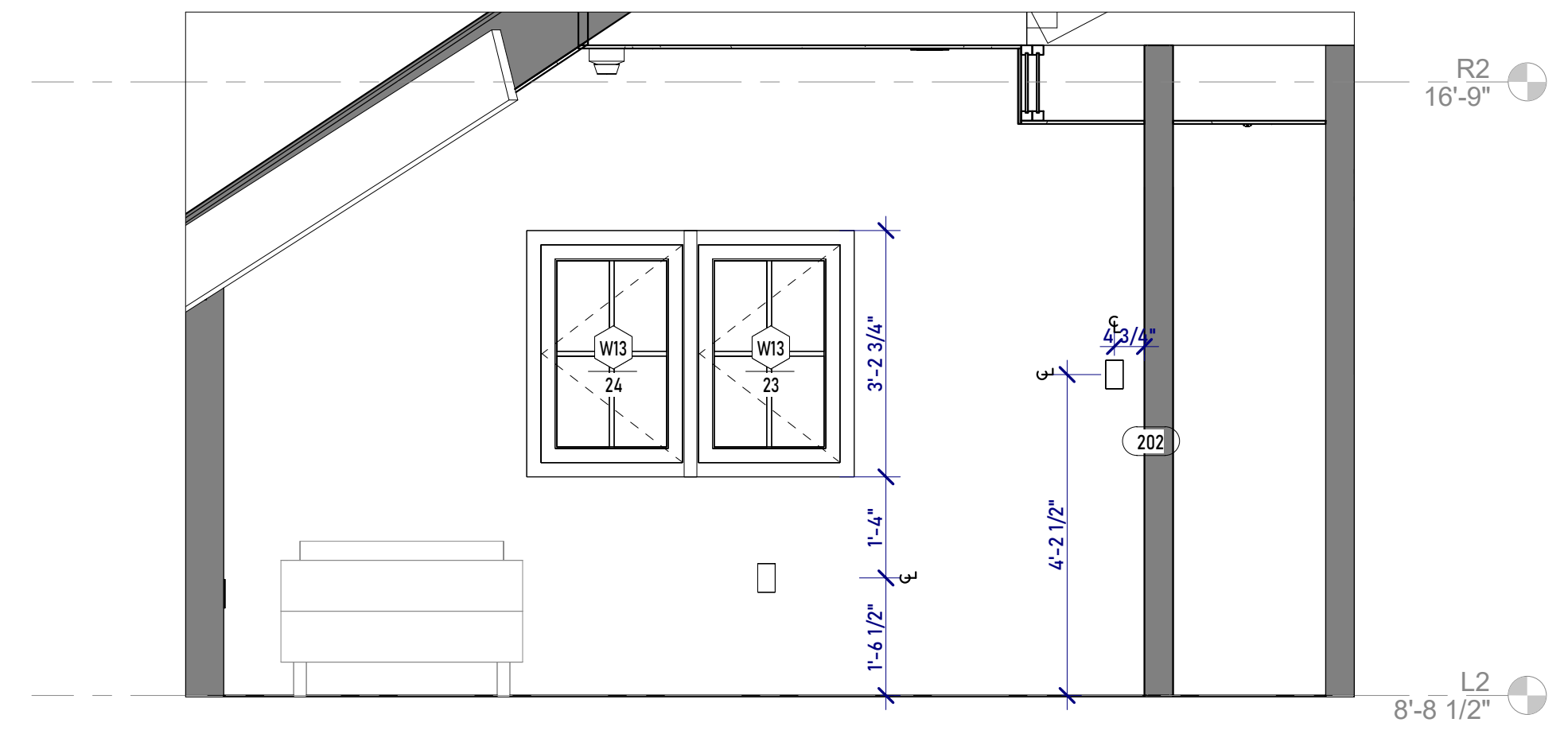
Progress Print 09/07/22



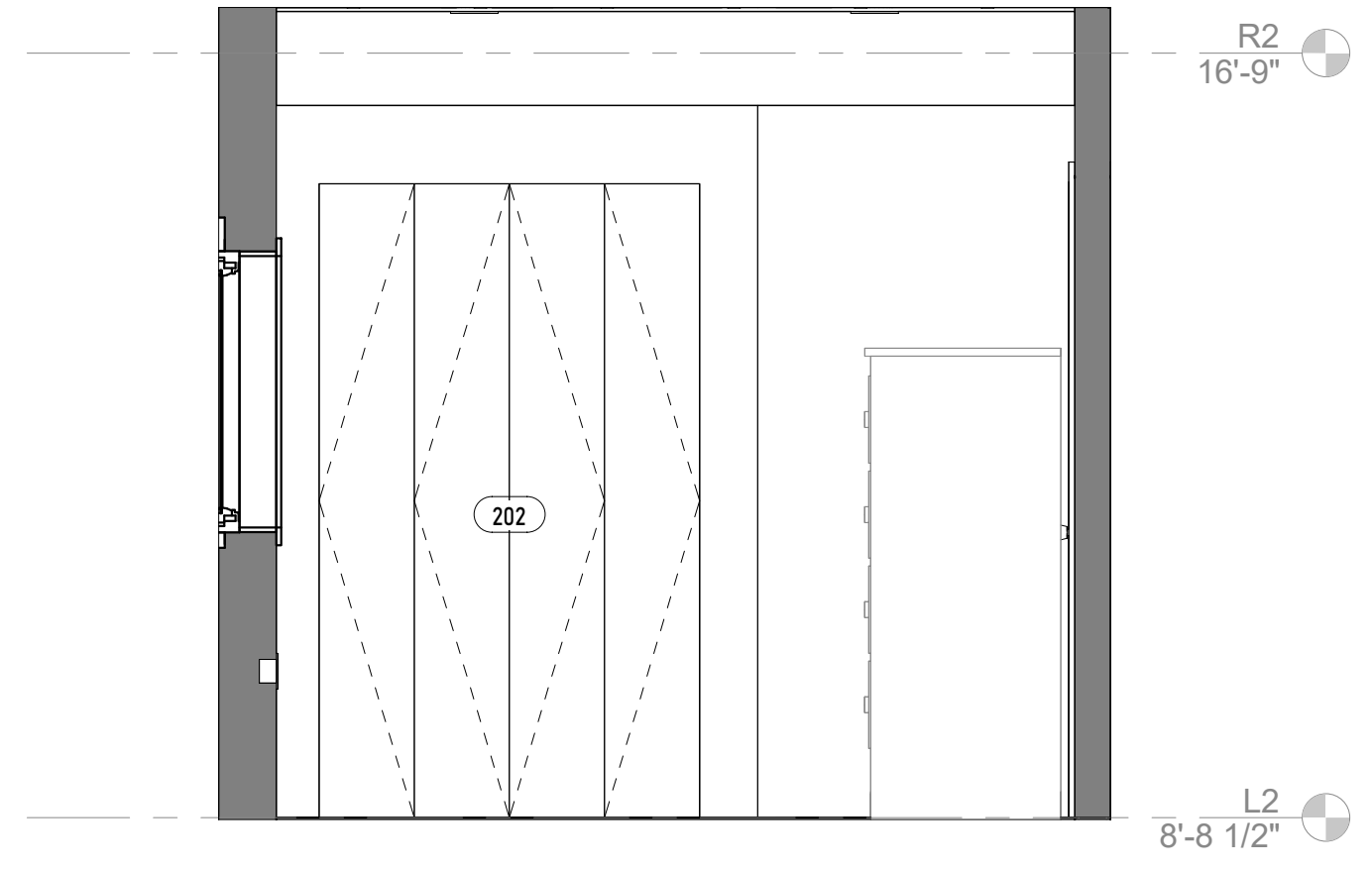
5 | 201 Bedroom
 1/2" = 1'-0"



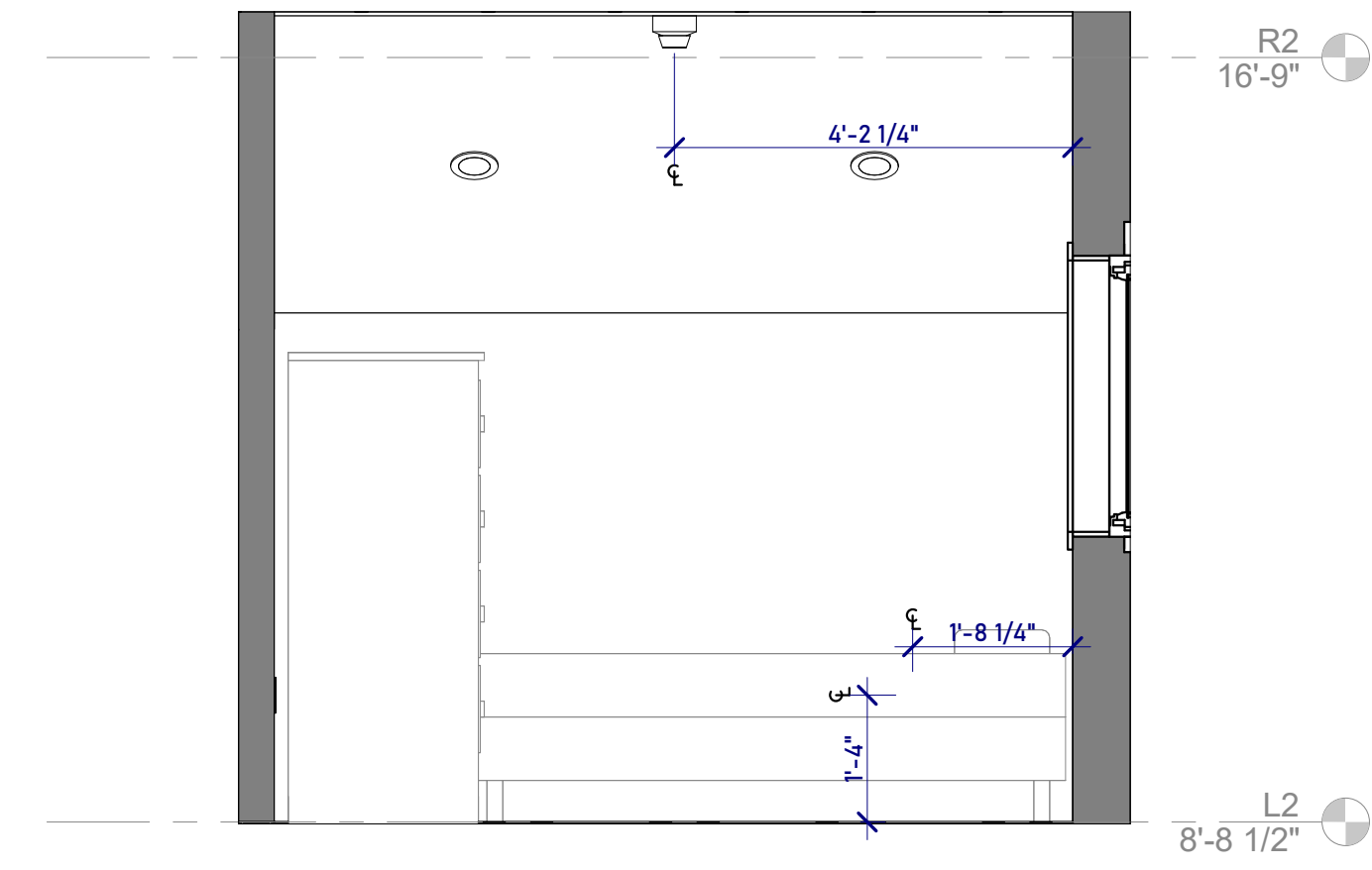
2 | 201 Bedroom - East
 1/2" = 1'-0"



4 | 201 Bedroom - West
 1/2" = 1'-0"



1 | 201 Bedroom - North
 1/2" = 1'-0"



3 | 201 Bedroom - South
 1/2" = 1'-0"