MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	51 Elm Ave., Takoma Park	**Meeting Date:**	9/17/2025
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	9/10/2025
Applicant:	Aleksandra Johnson & Mark Murray Brian McCarthy, Architect	**Public Notice:**	9/3/2025
Review:	Historic Area Work Permit	**Tax Credit:**	n/a
Permit Number:	1098627	**Staff:**	Dan Bruechert
Proposal:	Partial Demolition and Construction of Rear Addition, Screen Porch, and Exterior Stair		

RECOMMENDATION

Staff recommends the HPC **approve with two (2) conditions** the HAWP application with final approval authority for all details delegated to Staff.

1. Exterior porch material specification must be provided to Staff before issuance of the final HAWP approval documents;
2. A tree impact assessment from the City of Takoma Park needs to be submitted to Staff before the issuance of the final approval documents. A finding that the proposal will impact any trees larger than 6" d.b.h. will require a HAWP amendment.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1916

Figure 1: The subject property is located near the intersection of Elm Ave. and Westmoreland Ave.

BACKGROUND

The HPC held a Preliminary Consultation on February 18, 2025, to discuss the appropriateness of constructing an addition at the rear of the subject property.[1] The commissioners were supportive of the proposal in general and found the proposed addition was sympathetic to the design of the house and that it would not overwhelm the historic mass.

In this instance, the HPC found the lack of an inset to be acceptable, because the proposed wall plane was an extension of an existing modified wall plane.

One commissioner encouraged revisions to the stair tower, specifically revising its nearly flat roof.

The applicant has made revisions to the proposal and returns for a HAWP.

PROPOSAL

The applicant proposes to partially demolish a portion of the rear addition and construct a new rear addition, a screened-in porch, and a new exterior stair.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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).*

Takoma Park Historic District Guidelines

There are two 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.

A majority of the buildings in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these buildings 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. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, 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

1 The recording of the February 2025 Preliminary Consultation is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=30375224-eef2-11ef-a9e2-005056a89546.

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.

The following guidance which pertains to this project are as follows:

> 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 way-of-way which involve the replacement of or damaged 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
>
> 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 to 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 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

The following guidance which pertains to this project are as follows:

(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;

(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 applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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 two-story, side gable Craftsman bungalow, with a large front gable dormer. The house has stuccoed walls with shingle siding in the gables and on the rear enclosed porches. Most of the existing windows are 6/1 wood sash and multi-light casement windows; however, there are some single-light casement windows on the rear and left elevations. Based on Staff's review of the relevant Sanborn Fire Insurance maps (see *Figure 2*, below), the rear and sleeping porches appear to have been enclosed with shingle siding sometime before 1927.

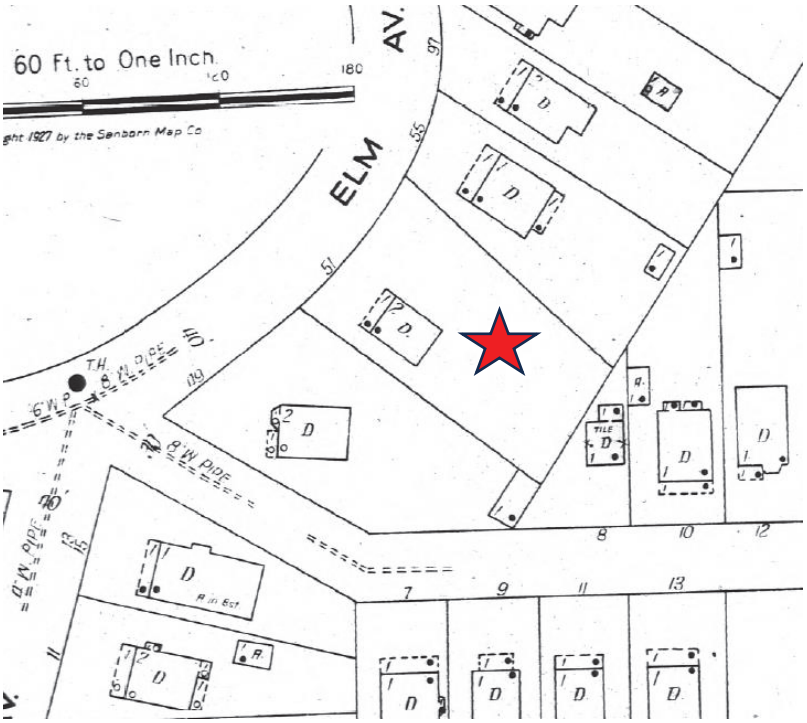


Figure 2: 1927 Sanborn Fire Insurance Map showing the subject house.

The applicant proposes to demolish portions of the house's rear porch and the sleeping porch and construct a rear addition with a screened-in porch at the basement level. The plans presented for this HAWP are nearly identical to the propels presented at the Preliminary Consultation with the exception of the treatment of the stair tower. Based on Staff's observations at a preliminary site visit, it does not appear that the proposed addition will impact any trees on site; however, an arborists report was not submitted as part of the HAWP application.

Interior alterations to the existing shed were included in the HAWP application; however, no exterior alterations are proposed so this work does not require a HAWP.

Rear Porch Demolition

At the rear of the subject property, the applicant proposes to selectively demolish portions of all three floors to accommodate the proposed rear addition (see *Figure 3*, below). Based on Staff's observations at a previous site visit, Staff concluded that several of the alterations, including the second-story sleeping porch and much of the enclosure of the rear porch were not historic alterations and their removal would not have a substantial impact on the historic character of the house under 24A-8(b)(2) and (d), the *Design Guidelines,* and *Standard* #2. During the discussion at the Preliminary Consultation, the HPC concurred with Staff's finding and voiced unanimous support to demolish the sleeping porch, portions of the first floor at the rear and the non-historic deck and pergola.

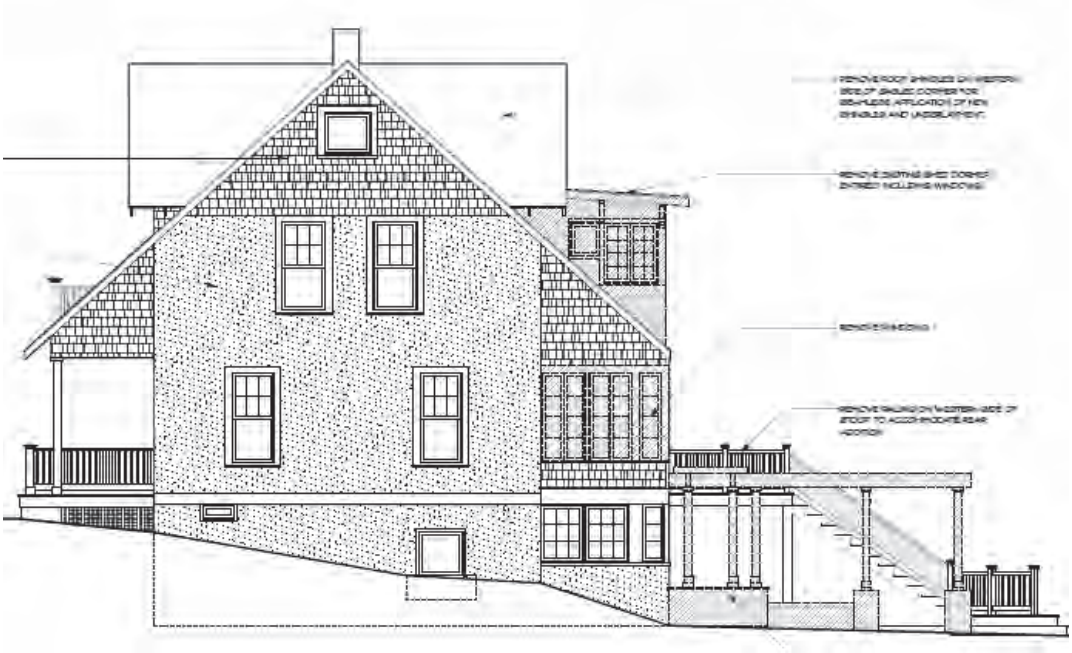


Figure 3: Demolition plan showing the west elevation.

Rear Addition and Exterior Staircase

At the rear of the subject property, the applicant proposes to construct a two-story addition that will provide additional interior space for an enlarged kitchen and primary bedroom, but also includes space to install a new interior staircase, as the existing staircase is very narrow and steep.

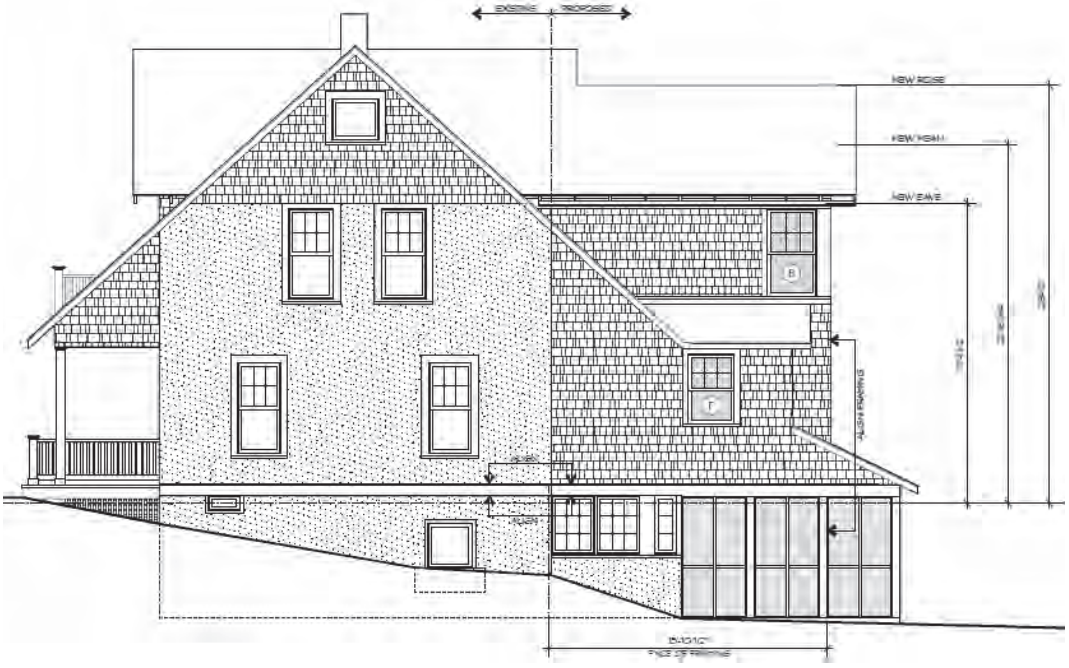


Figure 4: Proposed right (west) elevation.

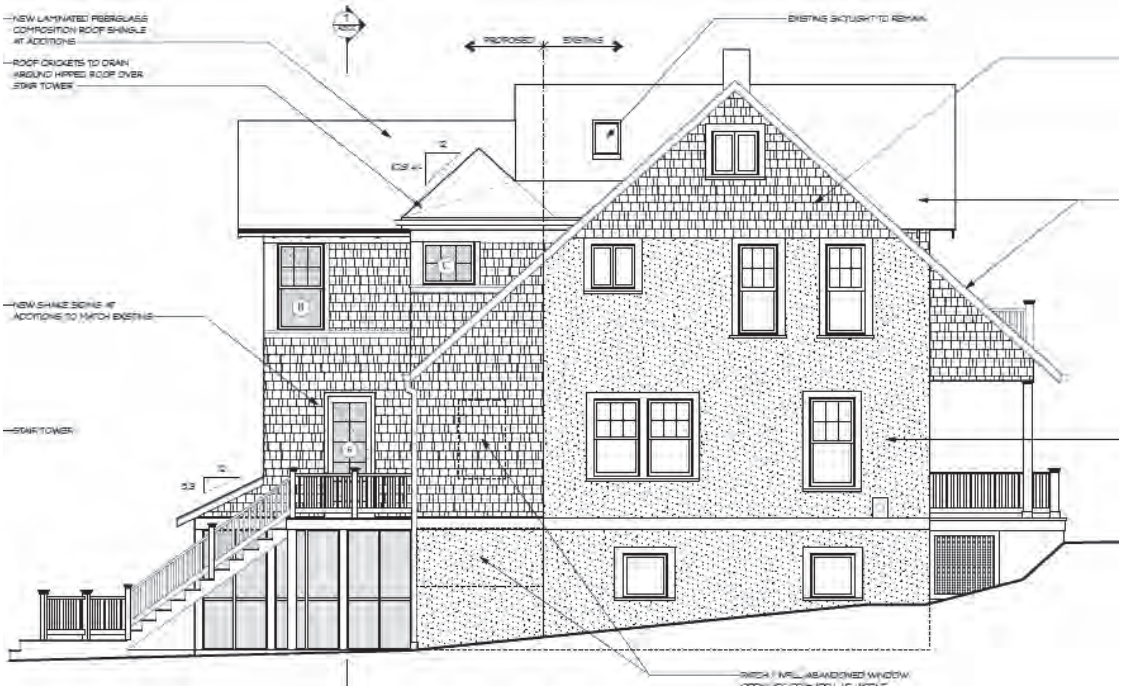


Figure 5: Proposed left side (east) elevation.

Beginning at the basement, the applicant proposes to alter the existing fenestration in the basement sunroom. The windows on the left (east) elevation will be removed as will the French doors and one window on the rear (south) elevation. On the first floor, the applicant proposes to demolish most of the existing walls and windows, but will retain the existing wall on the left (east) and the left-rear (southeast) corner. On the second story, the applicant proposes to demolish all of the existing enclosed sleeping porch.

The basement's rear door will be relocated so it is centered on the elevation. This relocation will accommodate the construction of a new wall along the left (east) elevation to accommodate the new staircase.

On the first and second stories, the applicant proposes to construct a rear addition that will project an additional 4' 6" (four feet, six inches) from the rear of the existing house and measures 12' 6" (twelve feet, six inches) wide with a rear gable roof with exposed rafter tails. The proposed staircase will widen the second story by approximately 2' (two feet) to the left (east) to be co-planer with the existing gable end and will have a hipped roof (see *Figure 6*, below). Because the addition utilizes the existing enclosed porch footprint, the proposed addition will have a nominal inset, not the 1' (one foot) the HPC typically requires.

The exterior of the addition will be covered in wood shakes to match the existing rear elevation. Proposed windows and doors will be a combination of aluminum clad wood Weathershield casement and sash windows. Exterior doors will be wood. The applicant identified the proposed window material but has not identified a window specification at this stage. The proposed gable and hipped roofs will be covered with architectural shingles.

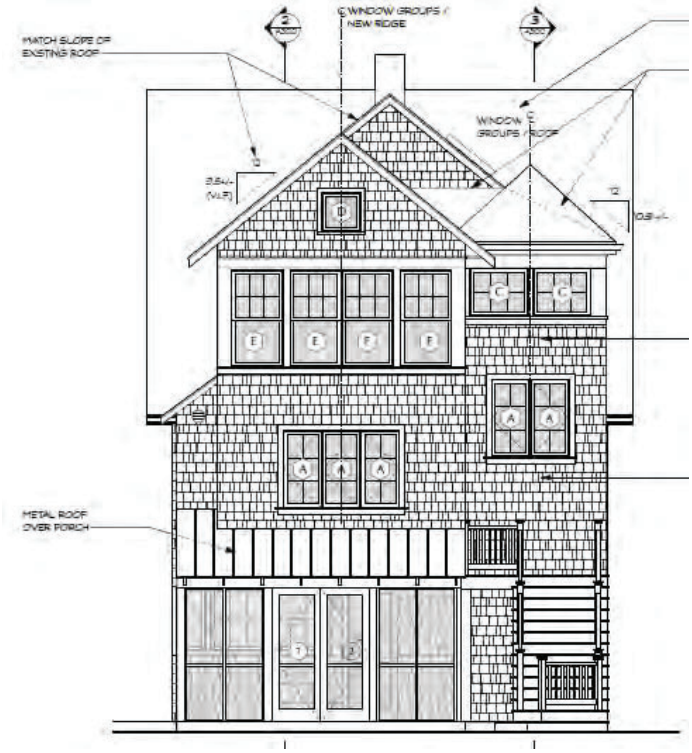


Figure 6: Proposed rear elevation.

The proposed addition will be partially visible from the public right-of-way from Westmoreland Ave. when considered in the absence of vegetation (see *Figure 7*, below).

Figure 7: The proposed rear addition will be partially visible from Westmoreland Ave.

The addition will be visible from the right-of-way; however, the rear elevation has been substantially altered from its historic form already. Staff finds the proposed modestly sized addition will not have a significant impact on the character of the surrounding streetscape as required in the *Design Guidelines*.

Staff further finds the design of the proposed addition is generally compatible with the character of the Craftsman resource and the surrounding district by using many of the same materials and architectural elements. Staff finds the shake siding, exposed rafter tails, 6/1 aluminum clad wood sash and multi-light casement windows are features found on the existing historic house and are typical of additions and new construction and are appropriate under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standards #2* and *9*. Staff notes the revision to the roof form over the stair tower was undertaken based on the recommendation of one of the commissioners who found a shed roof in this location to be generally incompatible with the character of the subject property and surrounding district.

Staff's primary concern regarding the compatibility of the proposed addition was the lack of an inset, particularly on the right (west) elevation. In the discussion at the Preliminry Consultation, the HPC unanimously supported the proposed inset because the addition was extending from an existing modified wall plane. A minority of the commissioners encouraged the applicant to attempt to increase this setback, even though they were supportive of the justification provided by the application. Staff concurs with the commissioners finding that the minimal setback is appropriate and recommends the HPC approve the two-story addition under *Design Guidelines*, 24A-8(b)(2) and (d), and *Standards #2* and *9*.

Screened-in Porch Construction

On the ground floor at the rear, there is a patio and pergola that were constructed as part of an approved 2014 HAWP.[2] The applicant proposes to demolish the existing pergola and to construct a screened-in porch, measuring approximately 14' 8" × 11' 6" (fourteen feet, eight inches wide by eleven feet, six inches deep), and will be covered by a shed standing seam metal roof. The application materials do not indicate if this porch will have exposed wood or synthetic trim.

Staff finds this proposed porch will not be at all visible from the public right-of-way due to two factors. First, the porch is at the rear of the house and second, because the lot slopes away from the street so much, this porch is on grade. As a new feature, Staff finds that either wood or synthetic trim would be appropriate on the exterior under the *Design Guidelines*, and recommends the HPC add a condition to the approval of this HAWP that requires the applicant to provide the material specification for the exposed elements on the basement screened-in porch. Final approval authority can be delegated to Staff.

With the recommended condition Staff finds the proposed assessment level screened-in porch is consistent with 24A-8(b)(2) and (d), the *Design Guidelines,* and *Standards* #2, *9*, and *10*.

While it did not appear to Staff that the proposed demolition and new construction would impact any trees on site, Staff recommends the HPC add a final condition to the approval of this HAWP requiring the applicant to submit a tree impact assessment from the City of Takoma Park before Staff can release the final approval documents. A finding that the proposal will impact any trees that exceed 6" d.b.h. (six inches diameter at breast height), the tree size that requires a HAWP approval before removal, will require an amended HAWP application to address this issue.

[2] The file for the 2014 HAWP to construct the rear patio, pergola, and alter the run of the rear stairs is available here: https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/HAWP_Archive/3703-14AA_TAKOMA%20PARK%20H.D._51%20ELM%20AVENUE,%20TAKOMA%20PARK_08-14-2014.PDF.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application, with final approval authority for all details delegated to Staff:

3. Exterior porch material specification must be provided to Staff before issuance of the final HAWP approval documents;
4. A tree impact assessment from the City of Takoma Park needs to be submitted to Staff before the issuance of the final approval documents. A finding that the proposal will impact any trees larger than 6" d.b.h. will require a HAWP amendment;

under the Criteria for Issuance in Chapter 24A-8(b)(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, 9* and *10*;

and with the general condition that the applicant shall present an electronic set 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.

FOR STAFF ONLY:
HAWP#1098627
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Aleksandra Johnson & Mark Murray E-mail: brian@bfmarch.com

Address: 51 Elm Avenue City: Takoma Park Zip: 20912

Daytime Phone: 301-585-2222 (BFM Arch.) Tax Account No.: 13-01065045

AGENT/CONTACT (if applicable):

Name: Brian McCarthy E-mail: brian@bfmarch.com

Address: BFM Architects, 1400 Spring St City: Silver Spring Zip: 20910

Daytime Phone: 301-602-0115 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property_____

Is the Property Located within an Historic District? X Yes/District Name Takoma Pk Historic
__No/Individual Site Name_____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- ☐ New Construction
- ☑ Addition
- ☐ Demolition
- ☐ Grading/Excavation
- ☑ Deck/Porch
- ☐ Fence
- ☐ Hardscape/Landscape
- ☑ Roof
- ☐ Shed/Garage/Accessory Structure
- ☐ Solar
- ☐ Tree removal/planting
- ☑ Window/Door
- ☐ Other:_____

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

Brian McCarthy _____ January 1, 2025

Signature of owner or authorized agent Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Aleksandra Johnson & Mark Murray 51 Elm Avenue Takoma Park, MD 20912	**Owner's Agent's** mailing address Brian McCarthy Bennett Frank McCarthy Architects 1400 Spring St., Suite 320 Silver Spring, MD 20910
Adjacent and confronting Property Owners mailing addresses	
49 Elm Avenue Takoma Park, MD 20912	55 Elm Avenue Takoma Park, MD 20912
50 Elm Avenue Takoma Park, MD 20912	54 Elm Avenue Takoma Park, MD 20912
6811 Westmoreland Avenue Takoma Park, MD 20912	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Please see Memorandum, dated Dec. 26, 2024, Addendum A.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Please see Memorandum, dated Dec. 26, 2024, Addendum B.

Work Item 1: Interior Stairway	
Description of Current Condition: Existing interior stairway is not code-compliant.	Proposed Work: Build new code-compliant stairway adjacent to proposed kitchen renovation & extension.

Work Item 2: Rear yard at sunroom	
Description of Current Condition: Ground level sunroom with doors to outdoor trellis and rear yard.	Proposed Work: Remodel sunroom to provide new stair from main level, as well as a storage area. Provide new sunroom door to the proposed ground level screen porch addition.

Work Item 3: Kitchen & Study, Second floor	
Description of Current Condition: The Kitchen & Study are on the main level rear over the existing ground level sunroom. The primary bedroom is at the second floor rear of the house.	Proposed Work: Extend the kitchen into the Study and to the rear over the proposed ground level screen porch. Extend the 2nd floor primary bedroom over the rear addition (kitchen extension / screen porch.) Relocate the bathroom to expand the prmary bedroom area and to accommodate the new code-compliant stairway.

BFM architecture

1400 Spring Street, Suite 320
Silver Spring, Maryland 20910
bfmarch.com (301)585-2222

Memorandum

26 August 2025

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

From: Brian McCarthy

Re: Preliminary Design Consultation
51 Elm Avenue, Takoma Park Historic District
Written Description of Project

Addendum a.
The property is a 1-1/2-story wood frame Cottage-Bungalow (with finished walk-out basement) on an 8,260 square foot lot located at 51 Elm Avenue, near the cross street of Westmoreland Avenue. The site slopes gradually down to the rear. The house, built circa 1916, is designated as a contributing resource in the Takoma Park Historic District. The basic form is fairly typical of the bungalow style – a full width front porch under a dormered roof sloping up to a ridgeline that's parallel to the street. The roof is punctuated by a very wide, gabled dormer that provides headroom for two small front bedrooms. Each bedroom has a tall, slender pair of casement windows that provide access to a balcony positioned over the porch.

A similarly wide dormer occupies the rear roof slope where the primary bedroom is located. However, the rear dormer has been extended, rather awkwardly, by a nearly flat roofed element with deep eaves supported on the sides by diagonal wood brackets. The perimeter of the extension, which was perhaps formerly a sleeping porch, consists of a continuous band of more tall, slender casements over a low, railing-height wood wall. The rear also features a modest wood deck off the kitchen with a wooded staircase down to a flagstone patio in the back yard.

The exterior finishes are a mix of aggregate textured stucco and painted cedar shingles. The roof features exposed rafter tails and architectural fiberglass composition shingles. The windows are mix of the aforementioned slender casements as well as double hungs with a 6 over 1 muntin pattern.

The first floor consists of the usual complement of living areas - foyer, living, dining and kitchen – as well as a half bath. The second floor has three bedrooms and one bathroom. There is a central masonry fireplace whose chimney emerges at the intersection of the dormers with the main ridge. Unfortunately, the placement of the L-shaped staircase next to the central fireplace results in a staircase that's notably contorted and narrow (29.5"). The two landings are remarkably tight even by old house standards, with depths ranging from 16.5" to 25.25". The upstairs hallway is a similarly uncomfortable 30.5" wide.

Addendum b.

The owners would like to remodel the house to open up the compartmentalized interior, refinish wood floors, and restore existing windows. They would also like to resolve the stair deficiencies by building a new, code-compliant stair in the rear in the area of the current kitchen. This in turn necessitates a modest rear addition to accommodate the relocated kitchen over a new basement/yard level screen porch. The top/second floor of the rear addition will replace the flat roofed portion of the primary bedroom with an extension of the current gabled dormer roof form. The new stair will be capped with hipped roof. The stair roof was flat in the initial PDC submission and this revision was made to address an aesthetic concern expressed by the commission.

The dormer extension/rear addition will feature painted cedar shingle siding, and exposed rafter tails and fly rafters to match the existing features. New windows will be a mix of aluminum clad wood double hungs and casements. The rear dormer roof surfaces will be laminated fiberglass composition shingles and the screen porch roof will be standing seam metal. Metal roofing shall be Englert or Pac-Clad pre-finished 26 gauge steel Galvalume roofing system. Standing Seam Architectural panel with striations, 18" o.c. standard with Kynar clips. Finish shall be factory applied Kynar 500 coating with minimum 35 year finish warranty. Color TBD. Provide matching gutters, gutter guards, and Beger AP-516 snow guards. New trim will be Boral TruExteriors.

We feel the proposed expansions are consistent with and sympathetic to the resource, and the historic district at large.

JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912 Project #2419

PROJECT DESCRIPTION

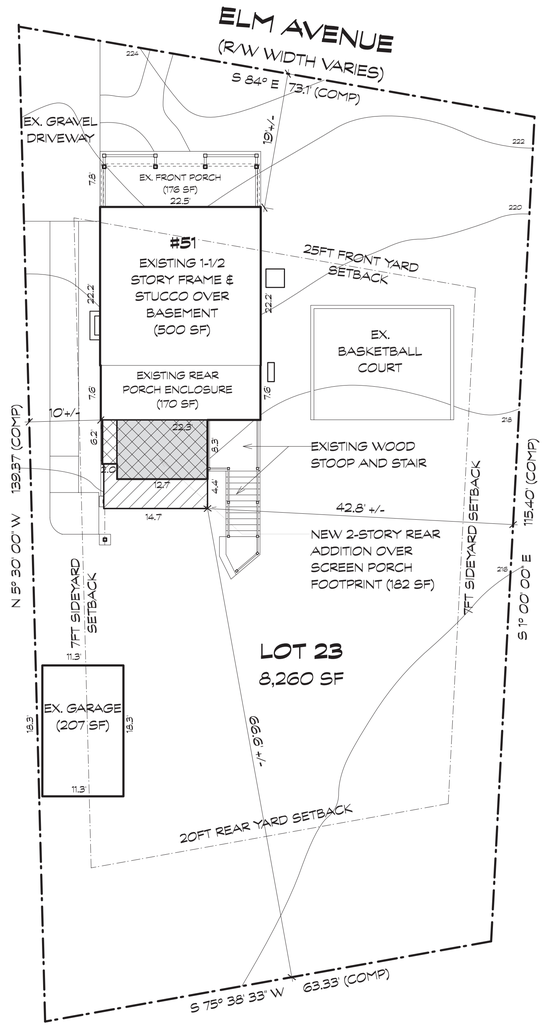
THE PROJECT INVOLVES REMODELING AN EXISTING 1-1/2 STORY WOOD FRAME BUNGALOW (W/ WALK-OUT BASEMENT) AND BUILDING A TWO-STORY REAR ADDITION OVER A SCREEN PORCH. THE REAR ADDITION WILL CONSIST OF A PRIMARY BEDROOM SUITE OVER THE ENLARGED KITCHEN AS WELL AS A STAIR TOWER. THE REMODELING SCOPE CONSISTS OF RECONFIGURING THE SECOND FLOOR HALL BATHROOM AND MODEST MODIFICATTIONS TO THE BEDROOMS.

ZONING SITE PLAN

Scale: 1" = 10'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY SNIDER & ASSOCIATES LAND SURVEYORS DATED 4/15/2014 AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 23, BLOCK 18
PLAT BOOK 2
PLAT NO. 145
MONTGOMERY COUNTY, MD
SUBDIVISION: PINECREST
ZONE: R-60



SITE PLAN SUMMARY- LOT COVERAGE

TOTAL LOT AREA	8260 SF		100.0%
EXISTING LOT COVERAGE	1053 SF		12.7%
---FOOTPRINT OF EXISTING HOUSE		670 SF	8.1%
---EXISTING COVERED FRONT PORCH		176 SF	2.1%
---EXISTING GARAGE / SHED		207 SF	2.5%
PROPOSED INCREASE	182.0 SF		2.2%
---REAR ADDITION		182.0 SF	

PROPOSED LOT COVERAGE	1235.0 SF		15.0%
MAX ALLOWABLE LOT COVERAGE	2891.0 SF		35.0%

BUILDING FLOOR AREA - STORIES

LEVEL	EX. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	670 SF	44 SF	182 SF	852 SF
FIRST	670 SF	303 SF	118 SF	788 SF
SECOND	635 SF	378 SF	108 SF	743 SF
TOTALS	1975 SF	725 SF	408.0 SF	2383.0 SF

BUILDING HEIGHT

(ABOVE AVE. FRONT GRADE- 222'-00")

	EXISTING	ADDITION
RIDGE	28'-0"	23'-10"
MEAN	21'-8 3/4"	20'-5 3/4"
EAVE	17'-11 1/2"	17'-11 1/2"

ZONING SITE PLAN LEGEND

- BASEMENT ADDITION
- FIRST FLOOR ADDITION
- SECOND FLOOR ADDITION
- PROPERTY LINE
- SETBACKS

BFM architecture

1400 Spring Street, Suite 320
Silver Spring, MD 20910-2755
Tel: 301.585.2222
bfmarch.com

OWNER
Sasha Johnson & Mark Murray
51 Elm Ave.
Takoma Park, Maryland 20912
(301) xxx-xxxx

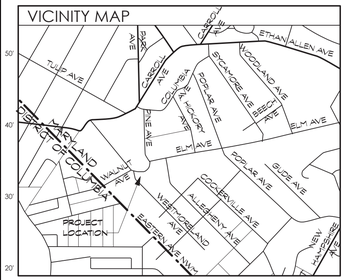
STRUCTURAL ENGINEER
Robert Wixson, APAC Engineering, Inc
8555 16th St. Suite 200
Silver Spring, Maryland 20910
(301) 565-0543

MECHANICAL CONSULTANT
Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850
(240) 750-4988

DRAWING LIST

REV.	SHEET	TITLE
	A000	COVERSHEET
	D200	DEMOLITION ELEVATIONS
	A100	DEMOLITION & PROPOSED CELLAR PLANS
	A101	DEMOLITION & PROPOSED FIRST FLOOR PLANS
	A102	DEMOLITION & PROPOSED 2ND FLOOR & ROOF
	A103	SHED PLANS, ELEVATIONS, & SECTIONS
	A300	BUILDING SECTIONS
	A301	WALL SECTION
	A302	WALL SECTION
	A400	INTERIOR ELEVATIONS
	S100	FOUNDATION & FIRST FLOOR FRAMING PLAN
	S101	SECOND FLOOR FRAMING PLAN
	S102	ROOF FRAMING PLAN
	S200	WIND BRACING PLANS
	S201	STRUCTURAL NOTES
	M100	MECHANICAL PLANS
	M101	FIRST FLOOR MECHANICAL PLAN
	M102	SECOND FLOOR MECHANICAL PLAN
	E100	ELECTRICAL PLANS

VICINITY MAP



DATE	ISSUE	REV.
08/26/2025	PROGRESS SET	

ABBREVIATIONS

&	AND	CONC	CONCRETE	ELEV.	ELEVATION	JB	JUNCTION BOX	OH	OPPOSITE HAND	SPRK	SPRINKLER
@	AT	CONT	CONTINUOUS	ELEC	ELECTRICAL	LB	POUND	OSB	ORIENTED STRAND BOARD	STL	STEEL
AFF	ABOVE FINISHED FLOOR	D	DRYER	EXP	EXPANSION	LBW	LOAD BEARING WALL	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED
APT	APARTMENT	DH	DOUBLE HUNG	EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	PLYWD	PLYWOOD	TEMP	TEMPER
BLDG	BUILDING	DIA	DIAMETER	ETR	EXISTING TO REMAIN	MARB	MARBLE	PT	PRESSURE TREATED	T&G	TONGUE AND GROOVE
BSMT	BASEMENT	DIM	DIMENSION	EX	EXISTING	MATL	MATERIAL	R	RISER	TOS	TOP OF SLAB
CJ	CONTROL JOINT	DN	DOWN	FF	FINISH FLOOR	MAX	MAXIMUM	REF	REFRIGERATOR	TYP	TYPICAL
CAB	CABINET	DR	DOOR	FIN	FINISH	MDO	MEDIUM DENSITY OVERLAY	RO	ROUGH OPENING	UNO	UNLESS NOTED OTHERWISE
CL	CENTER LINE	DS	DOWNSPOUT	FLR	FLOOR	MIN	MINIMUM	RQD	REQUIRED	VIF	VERIFY IN FIELD
CLG	CEILING	DTL	DETAIL	GA	GAUGE	MANU	MANUFACTURER	RM	ROOM	W	WASHER
CLR	CLEAR	DW	DISHWASHER	GWB	GYPSUM WALL BOARD	MTL	METAL	SC	SOLID CORE	W/	WITH
CMU	CONCRETE MASONRY UNIT	DWG	DRAWING	HB	HOSE BIB	MECH	MECHANICAL	SHT	SHEET	WC	TOILET / WATER CLOSET
COND	CONDITION	EIFS	EXTERIOR INSULATION FINISHING SYSTEM	HC	HOLLOW CORE	NIC	NOT IN CONTRACT	SHWR	SHOWER	WD	WOOD
				HT	HEIGHT	NTS	NOT TO SCALE	SIM	SIMILAR	W/O	WITHOUT
				HDWR	HARDWARE	OC	ON CENTER	SPEC	SPECIFICATION	WWM	WELDED WIRE MESH

SYMBOLS

- DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)
- WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)
- WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)
- CENTERLINE
- DRAWING CALL-OUT: DRAWING NUMBER / SHEET REFERENCE
- ELEVATION CALL-OUT: VIEW DIRECTION / DRAWING NUMBER / SHEET REFERENCE
- ELEVATION CALL-OUT: VIEW DIRECTION / DRAWING NUMBER / SHEET REFERENCE
- ELEVATION MARKER: ELEVATION / LOCATION REFERENCE / SPOT LOCATION
- SECTION CUT CALL-OUT: DRAWING REFERENCE / SECTION CUT LOCATION / SHEET REFERENCE / DIRECTION OF VIEW

PROJECT DATA

JURISDICTION:
Montgomery County, MD
BUILDING CODE:
2021 IRC & Montgomery County Amendments
BUILDING USE GROUP:
Single Family, Detached
CONSTRUCTION TYPE:
5B- Combustible, Unprotected
FIRE SUPPRESSION SYSTEM:
N/A

CERTIFICATION

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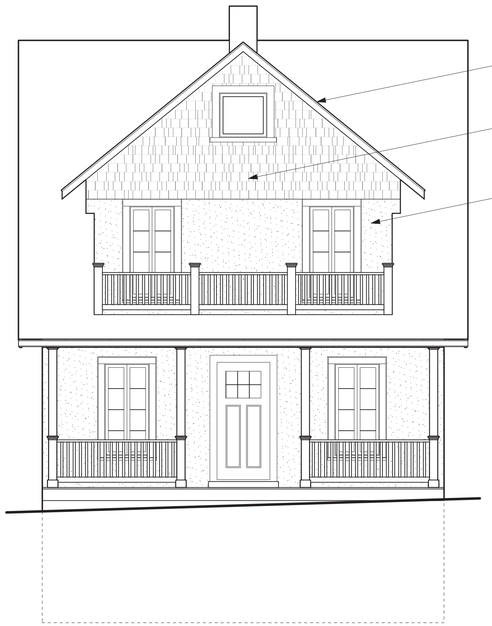
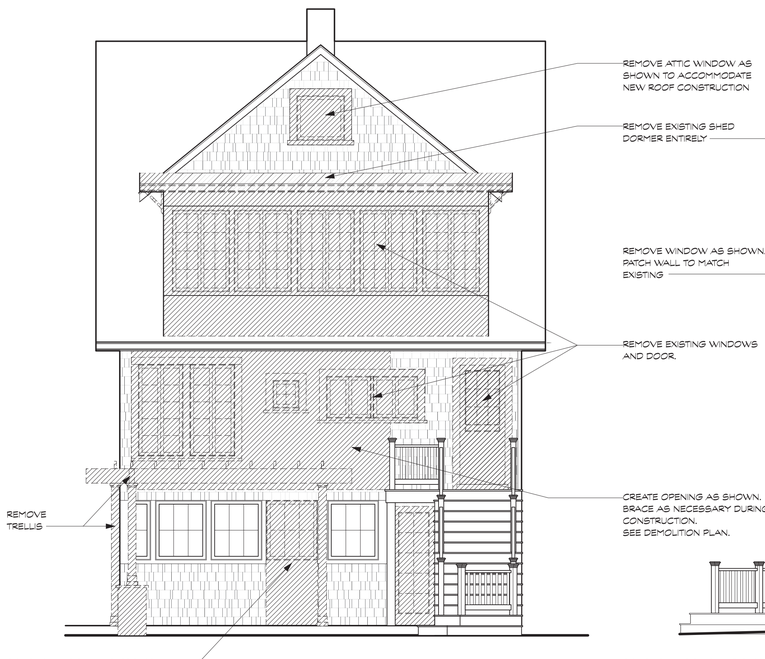
Expiration : xx/xx/xx

#2419 JOHNSON-MURRAY



1 EXISTING FRONT (NORTH) ELEVATION
Scale:1/4" = 1'-0"

2 SIDE (WEST) DEMOLITION ELEVATION
Scale:1/4" = 1'-0"



3 REAR (SOUTH) DEMOLITION ELEVATION
Scale:1/4" = 1'-0"

4 SIDE (EAST) DEMOLITION ELEVATION
Scale:1/4" = 1'-0"

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JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

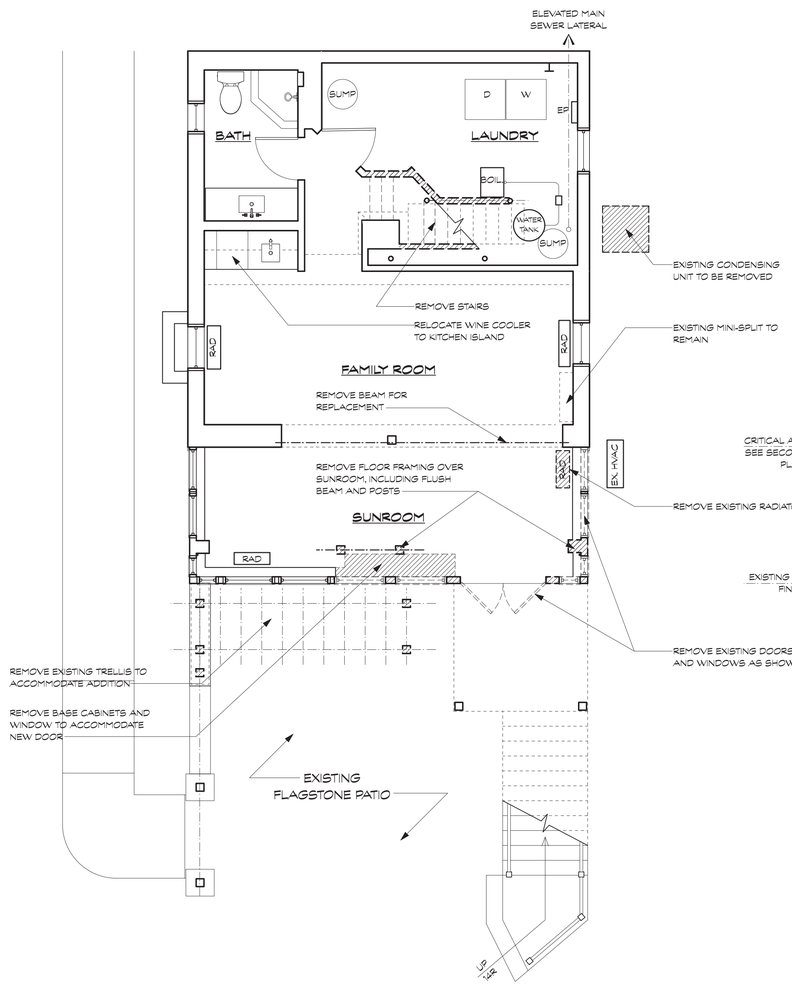
26 AUGUST 2025 PROGRESS SET

DEMOLITION ELEVATIONS
D200

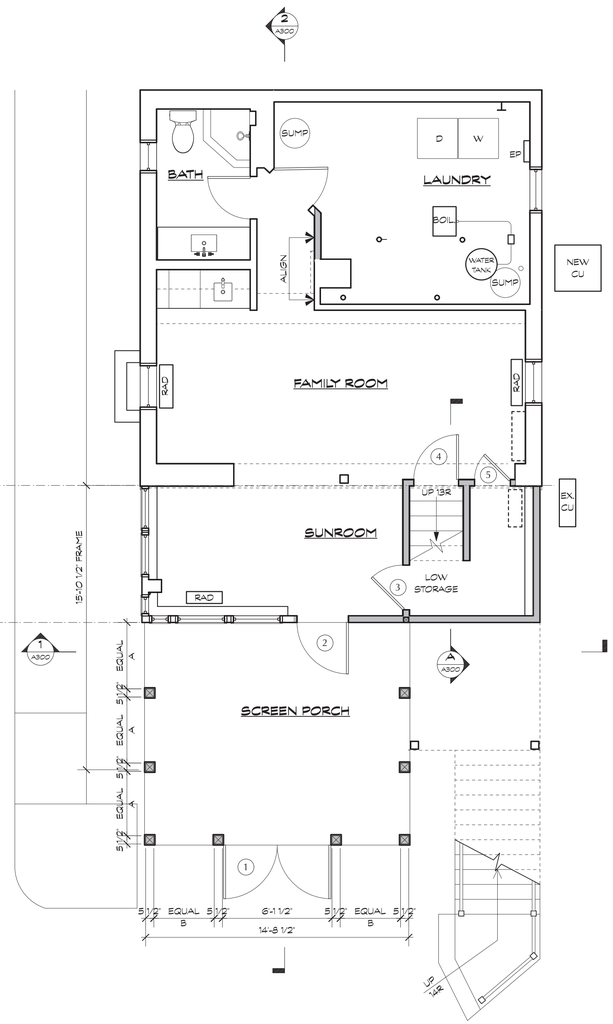
WINDOW SCHEDULE								
MARK	WEATHERSHIELD MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	REMARKS	MARK
A	2040 (8219)	CASEMENT	1-11 1/2" X 3'-11 1/2"	2'-0" X 4'-0"	Y	N	LOW-E		A
B	2850 (8219)	CASEMENT	2'-7 1/2" X 4'-11 1/2"	2'-8" X 5'-0"	Y	Y	LOW-E	PROVIDE FALSE CHECKRAIL	B
C	3028 (8219)	CASEMENT PICTURE	2'-11 1/2" X 2'-5 1/2"	3'-0" X 2'-6"	N	N	LOW-E		C
D	2020 (8219)	PICTURE	1-11 1/2" X 1-11 1/2"	2'-0" X 2'-0"	N	N	LOW-E		D
E	2850 (8122)	DOUBLE HUNG	2'-7 1/2" X 4'-11 1/2"	2'-8" X 5'-0"	Y	N	LOW-E		E
F	2840 (8122)	DOUBLE HUNG	2'-7 1/2" X 3'-11 1/2"	2'-8" X 4'-0"	Y	N	LOW-E		F

NOTES:
1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
4. PROVIDE ONE EMERGENCY EGRESS WINDOW CONFORMING W/ CODE IN EACH SLEEPING AREA & BEDROOM
   THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
   THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES. THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.
5. SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION

DOOR SCHEDULE										
NO.	LOCATION	SIZE	THICKNESS	MATERIAL DR	MATERIAL FR	TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS	NO.
1	SCREEN PORCH	6'-0" X 8'-8"	1 1/4"	W/S SCREEN	WD	SCREEN	PAIR	SWING	PASSAGE & SPRING HINGES		1
2	SUNROOM	2'-10" X 8'-8"	1 3/4"	W/GLASS	WD	FULL LITE	SINGLE	SWING	LOCKSET & DEADBOLT		2
3	UNDER-STAIR STORAGE	2'-8" X 2'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE		3
4	BASEMENT STAIR 1	2'-8" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE		4
5	BASEMENT STAIR CLOSET	2'-0" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE		5
6	KITCHEN	2'-8" X 8'-8"	1 3/4"	W/GLASS	WD	FULL LITE	SINGLE	OUTSWING	LOCKSET & DEADBOLT		6
7	VACUUM CLOSET	1'-8" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE		7
8	POWDER ROOM	2'-0" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	POCKET	JOHNSON HEAVY DUTY TRACK / TRUCKS		8
9	FOYER CLOSET	2'-8" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	DUMMY PULLS & BALL CATCH		9
10	OFFICE	2'-8" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE		10
11	HALL BATH	2'-4" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		11
12	PRIMARY BEDROOM	2'-8" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		12
13	PRIMARY CLOSET	3'-8" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	PAIR	SWING	DUMMY PULLS & BALL CATCH		13
14	W.I.C.	2'-8" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	POCKET	JOHNSON HEAVY DUTY TRACK / TRUCKS		14
15	BEDROOM #2	2'-8" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE		15
16	BEDROOM #2 CLOSET	4'-0" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	PAIR	SWING	DUMMY PULLS & BALL CATCH		16
17	LINEN CLOSET	4'-0" X 8'-8"	1 3/8"	WD	WD	TWO-PANEL	PAIR	SWING	DUMMY PULLS & BALL CATCH		17
18											18
19											19
20											20
21											21
22											22



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



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

N

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

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)

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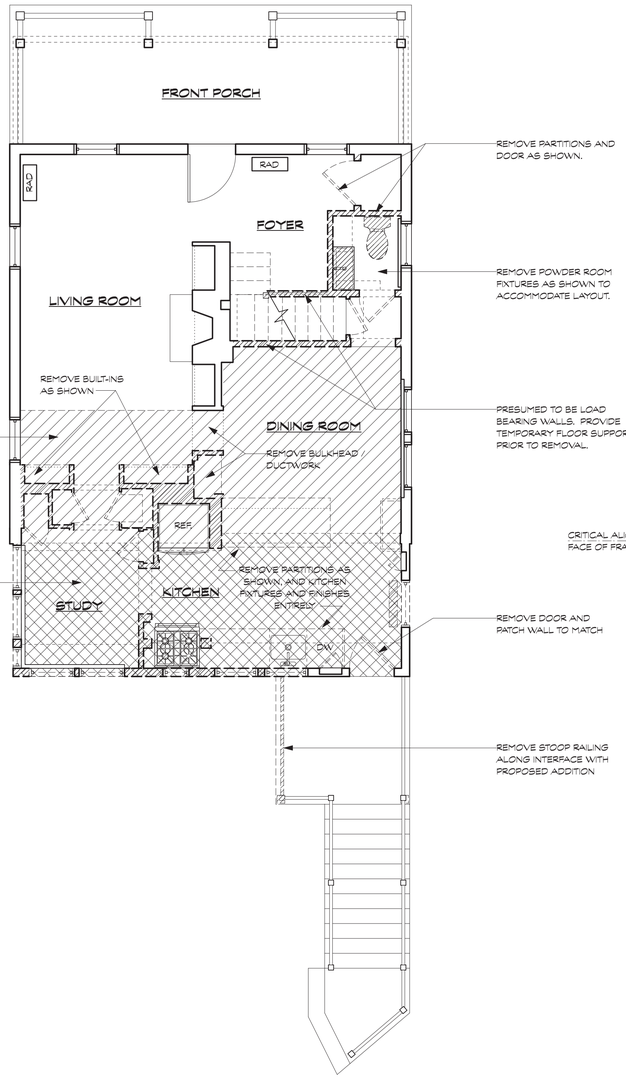
JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

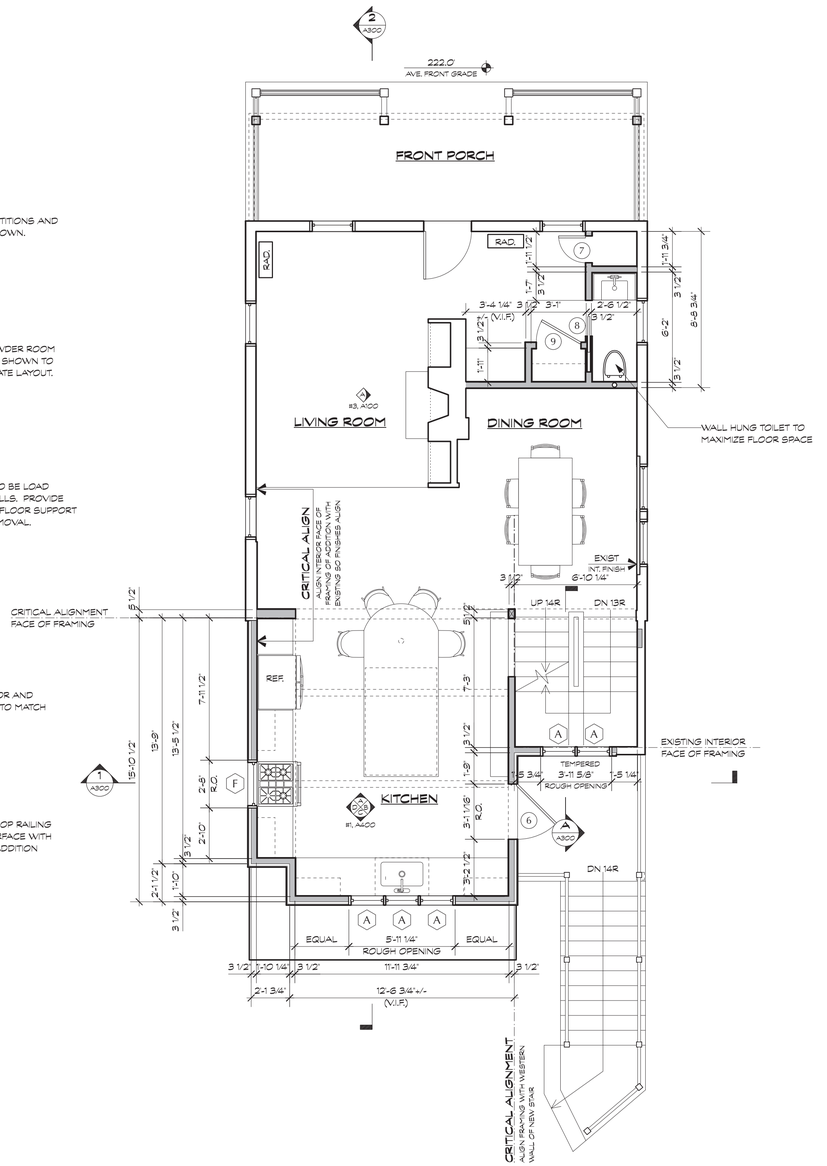
26 AUGUST 2025 PROGRESS SET

DEMOLITION & PROPOSED CELLAR PLANS

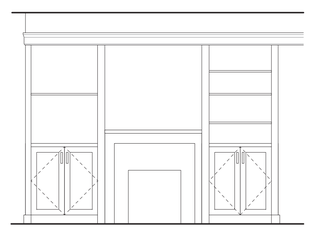
A100



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



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



A

3 BUILT-IN ELEVATIONS
Scale:3/8" = 1'-0"

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

GENERAL NOTES:

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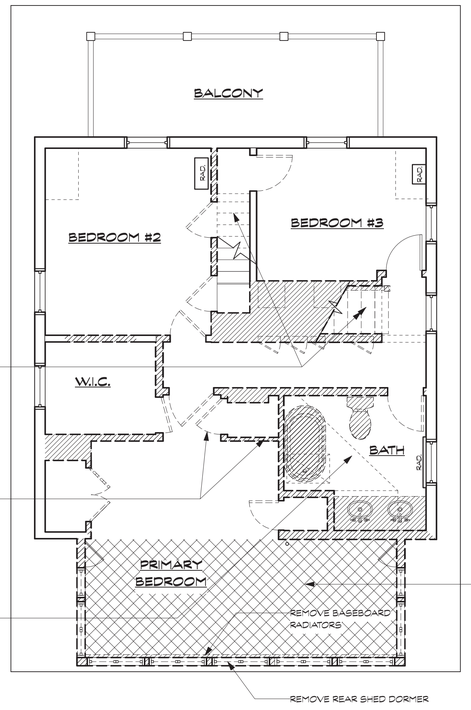
JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

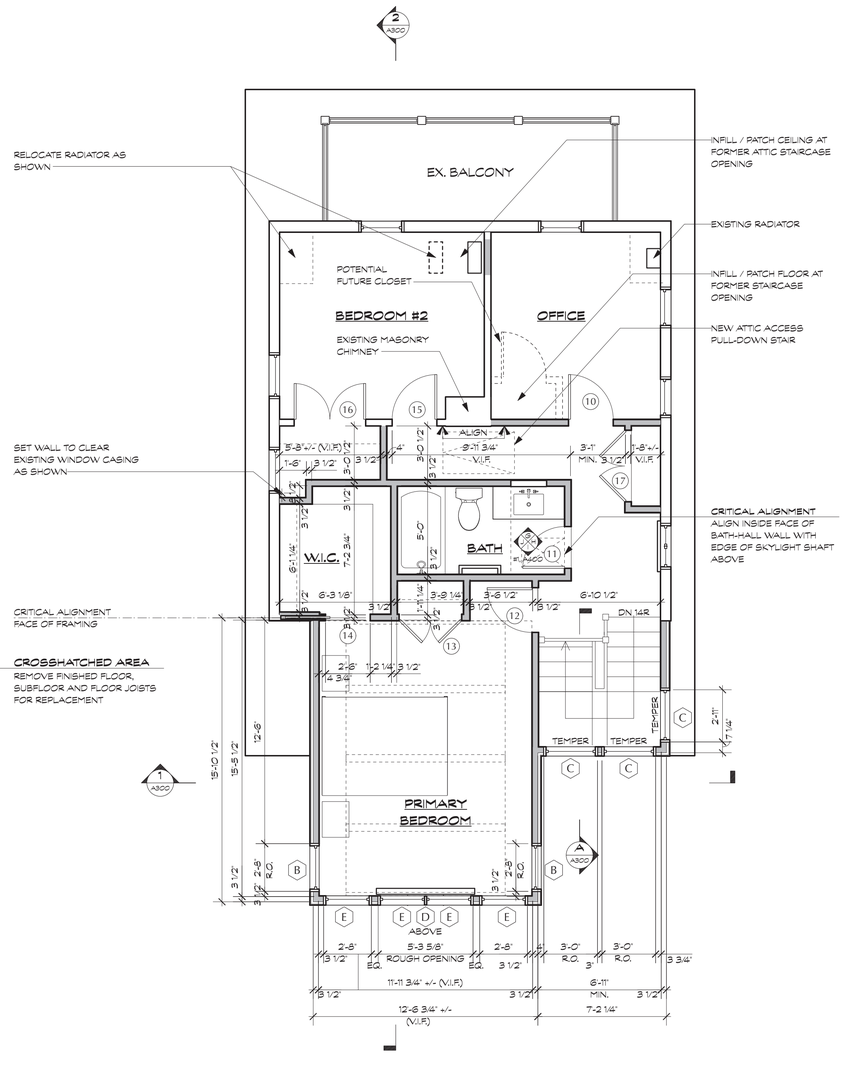
26 AUGUST 2025 PROGRESS SET

DEMOLITION & PROPOSED FIRST FLOOR PLANS

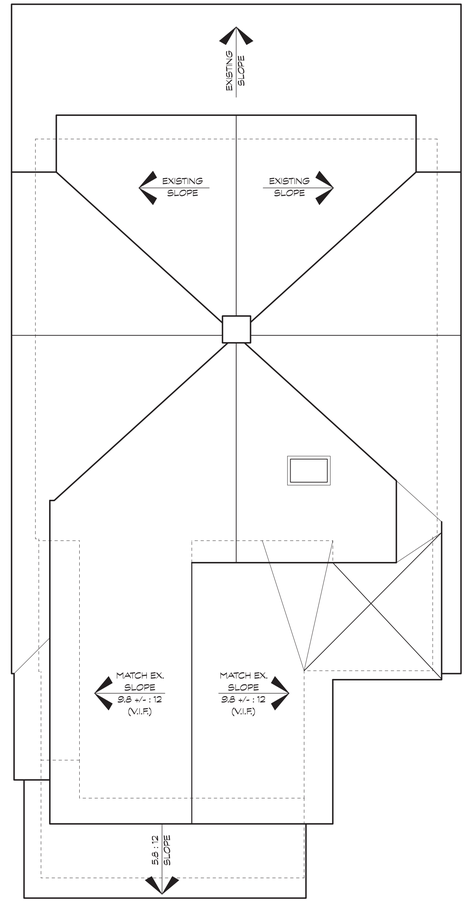
A101



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



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



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

N

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

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)

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JOHNSON-MURRAY ADDITION

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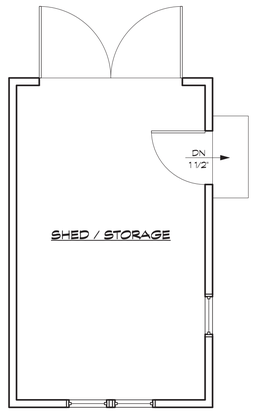
Project #2419

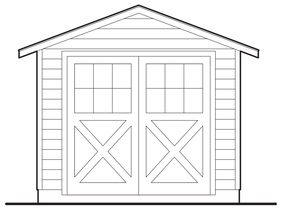
26 AUGUST 2025 PROGRESS SET

DEMOLITION & PROPOSED 2ND FLOOR & ROOF PLAN

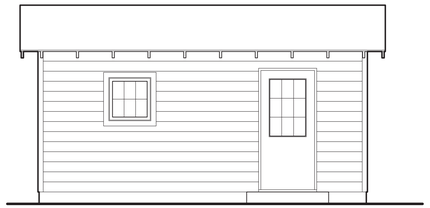
A102



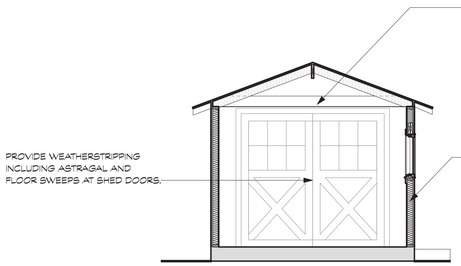
1 EXISTING SHED PLAN
Scale:1/4" = 1'-0"



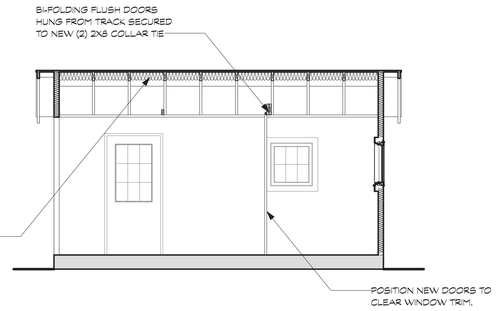
3 EXISTING SHED ELEVATION
Scale:1/4" = 1'-0"



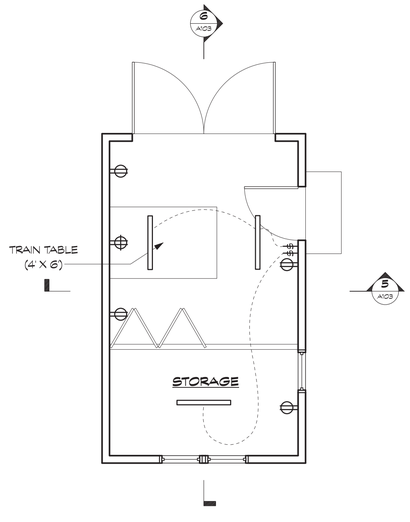
4 EXISTING SHED ELEVATION
Scale:1/4" = 1'-0"



5 SHED SECTION
Scale:1/4" = 1'-0"



6 SHED SECTION
Scale:1/4" = 1'-0"



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

N

LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT - 3 INCH DIAMETER
UC	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED PENDANT FIXTURE
	FULLY RECESSED INCANDESCENT WALL WASH LIGHT-MOUNT 2'-0" FROM WALL U.N.O.
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED LIGHT FIXTURE
S	SWITCH
S3	THREE WAY SWITCH
ST	TIMER SWITCH
P	DIMMER SWITCH
P3	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

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

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F.- COORDINATE W/ PANEL & EQUIP.
WP	GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45" AFF- COORDINATE W/ PANEL & EQUIP.
	GFI OUTLET - 20 AMP @ 18" A.F.F.
	GFI OUTLET - 20 AMP @ 45" A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
J	JUNCTION BOX. SIZE AS REQUIRED
	ELECTRIC DRYER RECEPTACLE
	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
TV	CABLE TV OUTLET
SEX	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
S	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN-CEILING MOUNTED
	EXHAUST FAN-WALL MOUNTED

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

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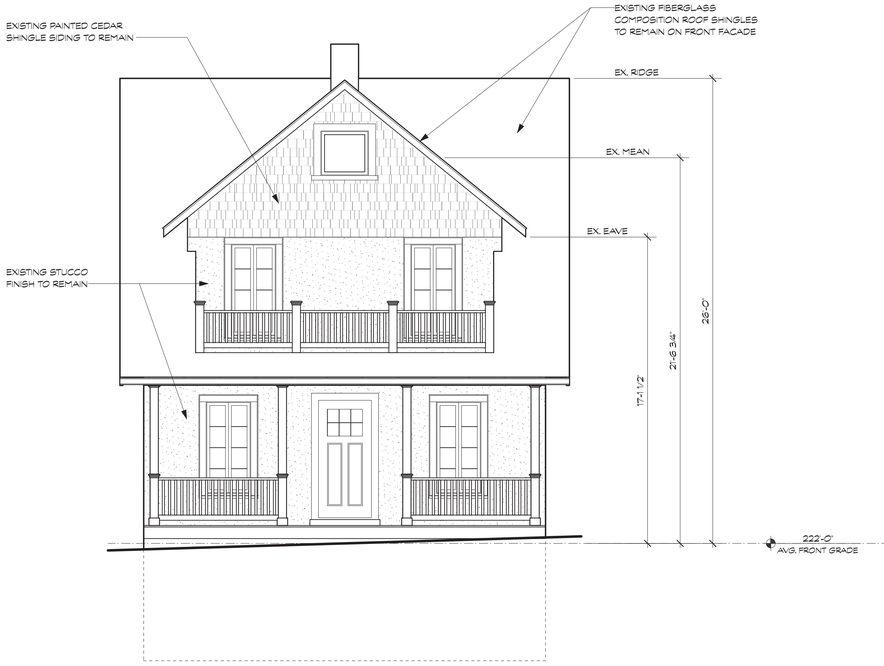
JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

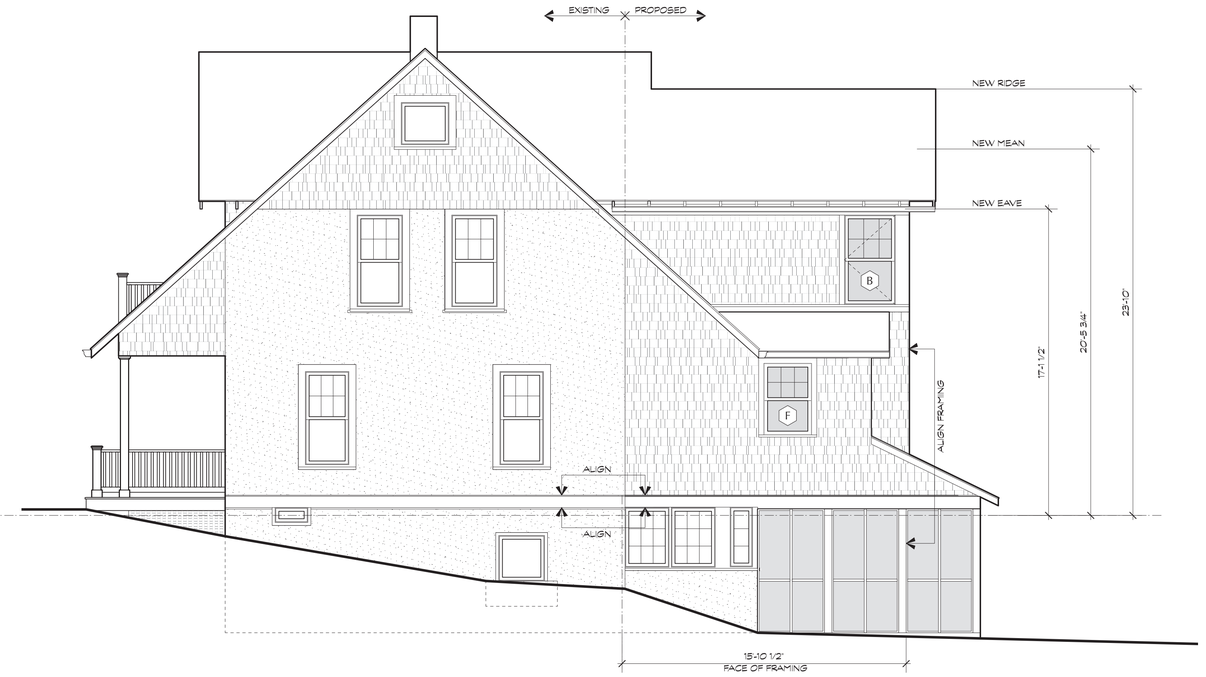
26 AUGUST 2025 PROGRESS SET

SHED PLANS, ELEVATIONS, & SECTIONS

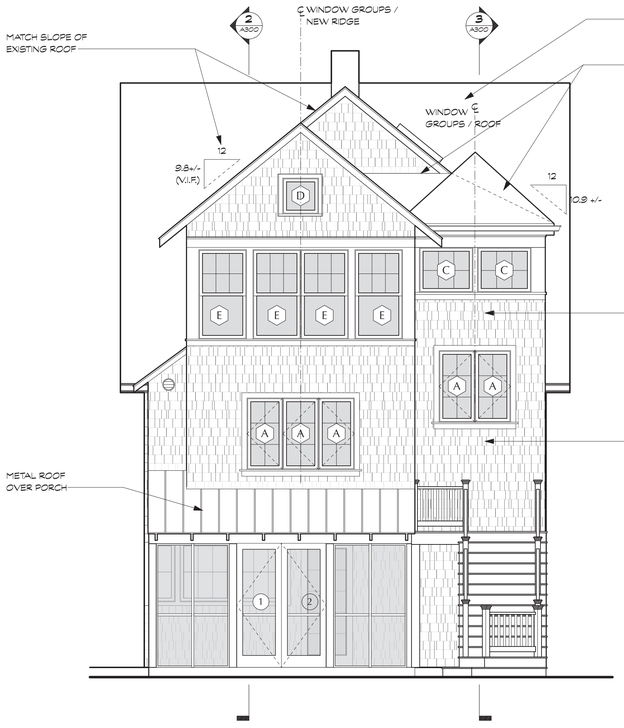
A103



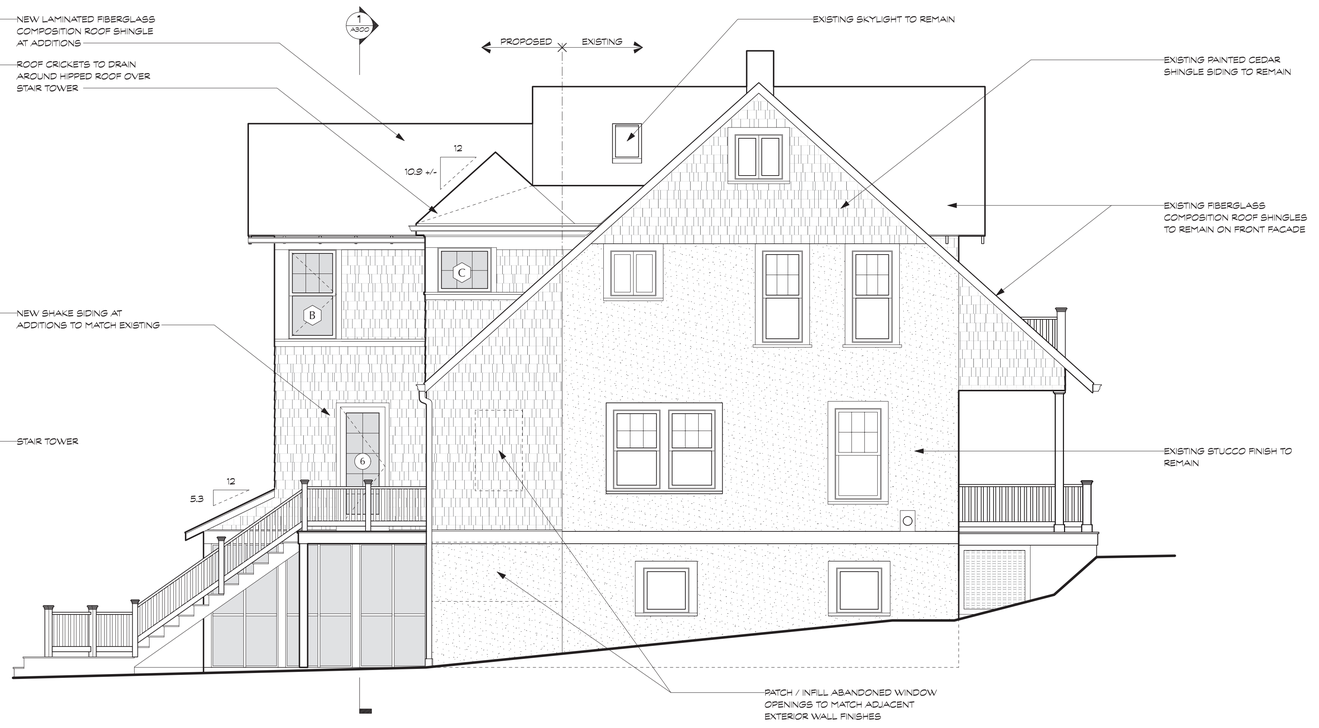
1 EXISTING FRONT (NORTH) ELEVATION
Scale:1/4" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION
Scale:1/4" = 1'-0"



3 PROPOSED REAR (SOUTH) ELEVATION
Scale:1/4" = 1'-0"



4 PROPOSED SIDE (EAST) ELEVATION
Scale:1/4" = 1'-0"

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JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912

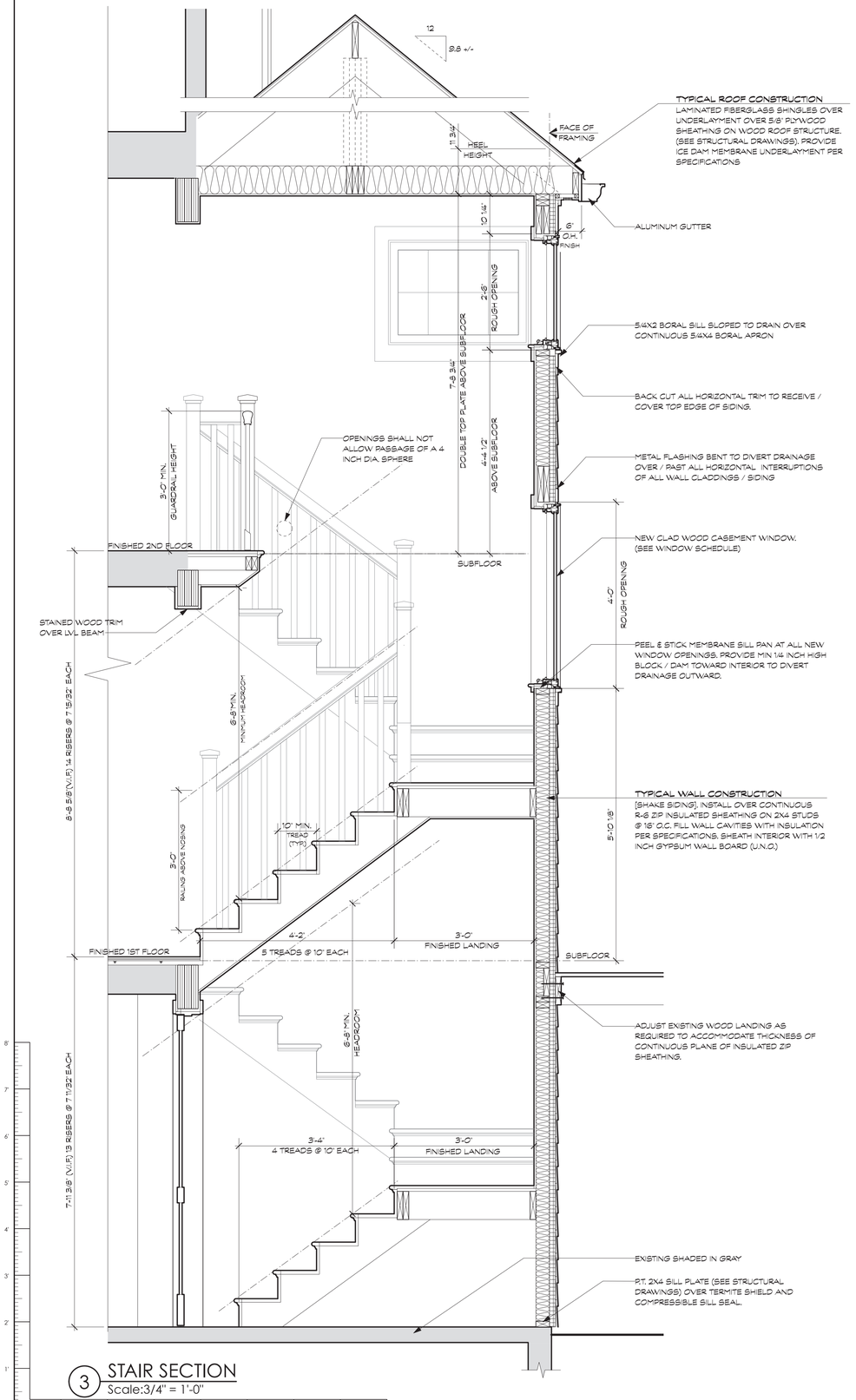
Project #2419

26 AUGUST 2025

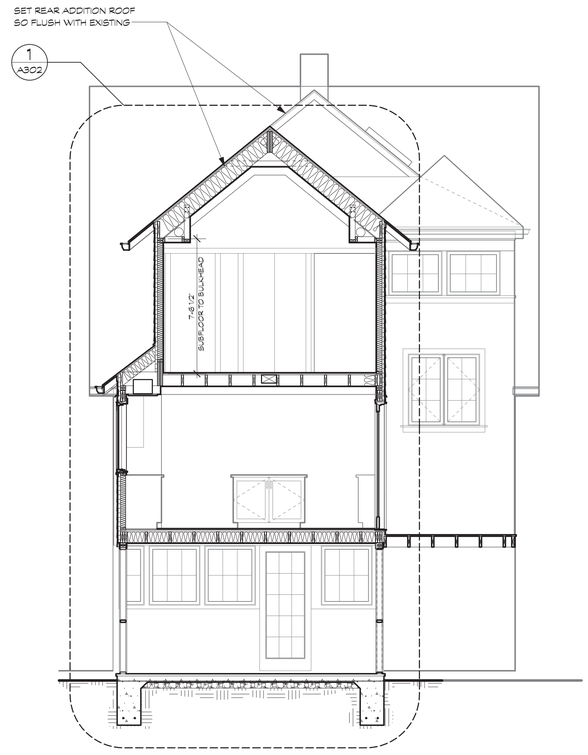
PROGRESS SET

PROPOSED ELEVATIONS

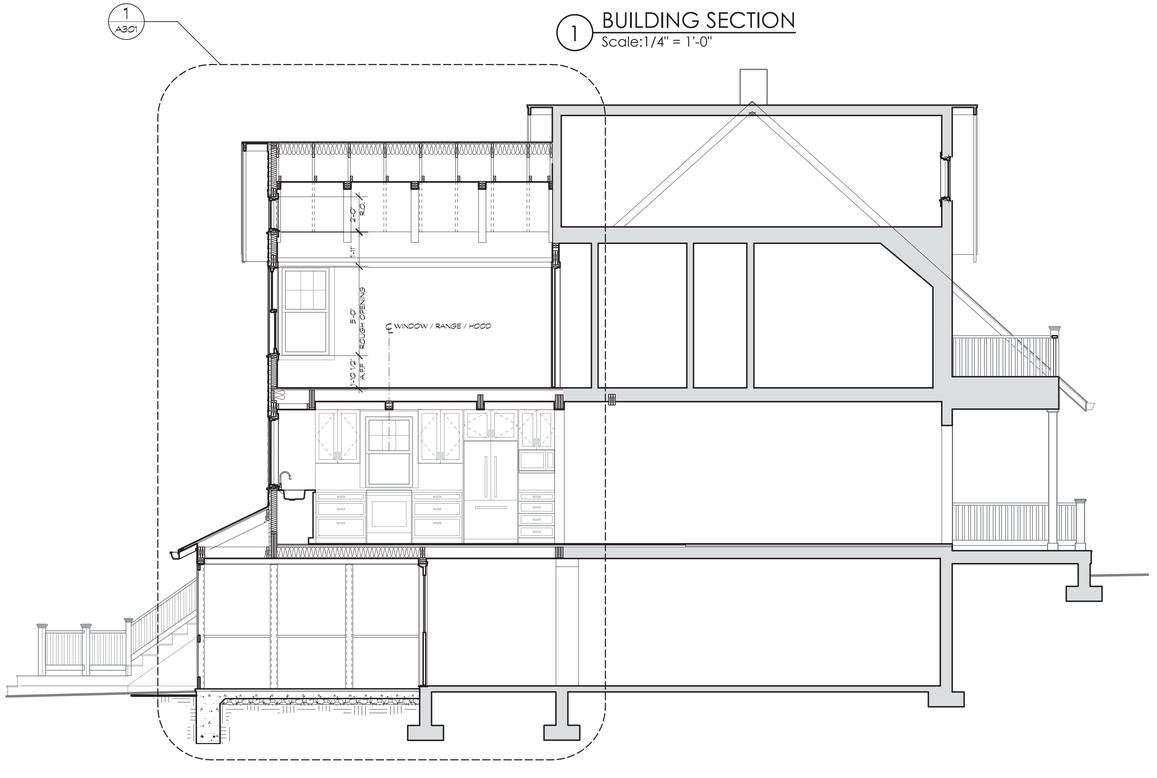
A200



3 STAIR SECTION
Scale:3/4" = 1'-0"



1 BUILDING SECTION
Scale:1/4" = 1'-0"



2 BUILDING SECTION
Scale:1/4" = 1'-0"

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JOHNSON-MURRAY ADDITION

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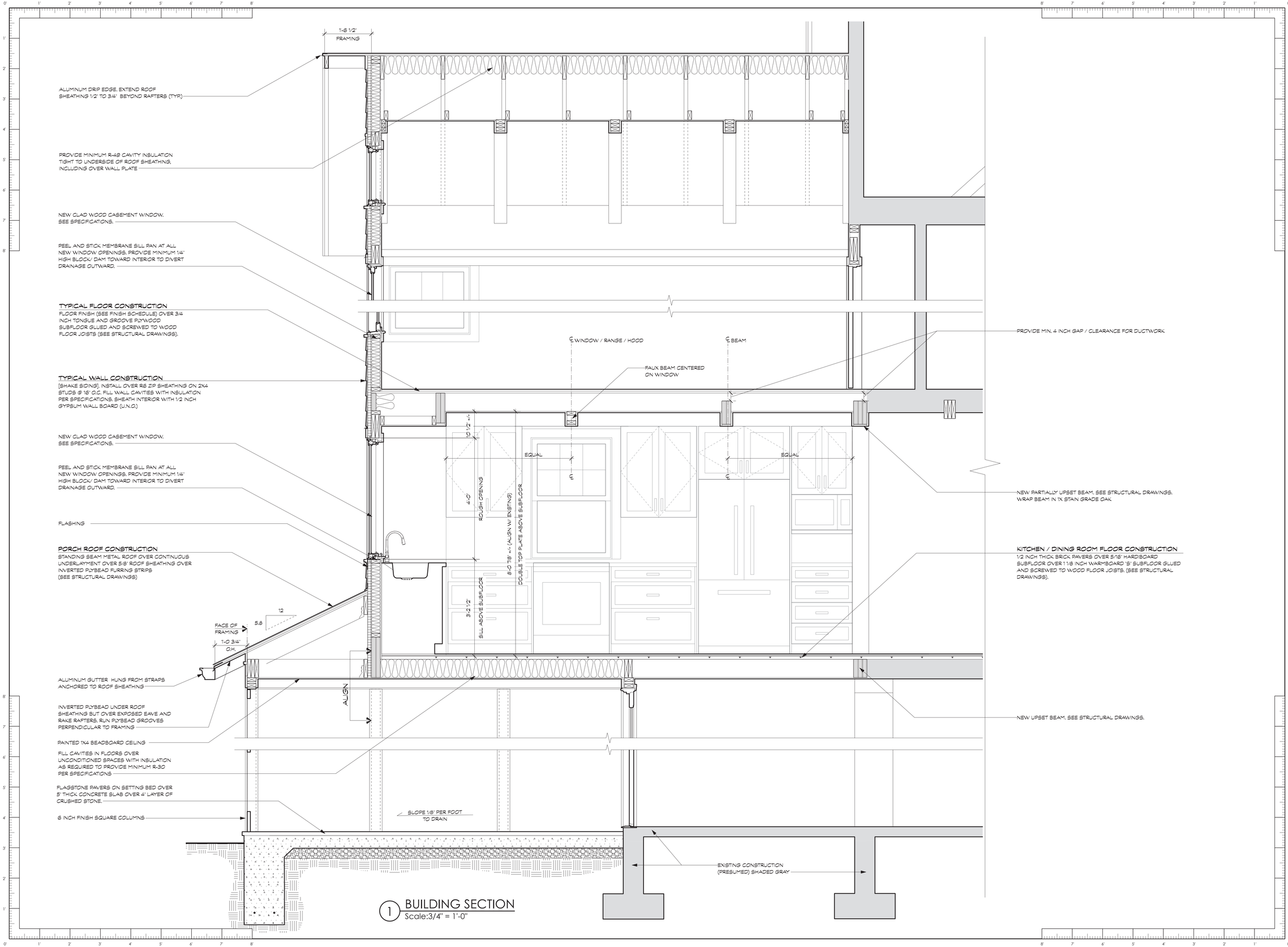
26 AUGUST 2025 PROGRESS SET

BUILDING SECTIONS

A300



1 BUILDING SECTION
Scale:3/4" = 1'-0"

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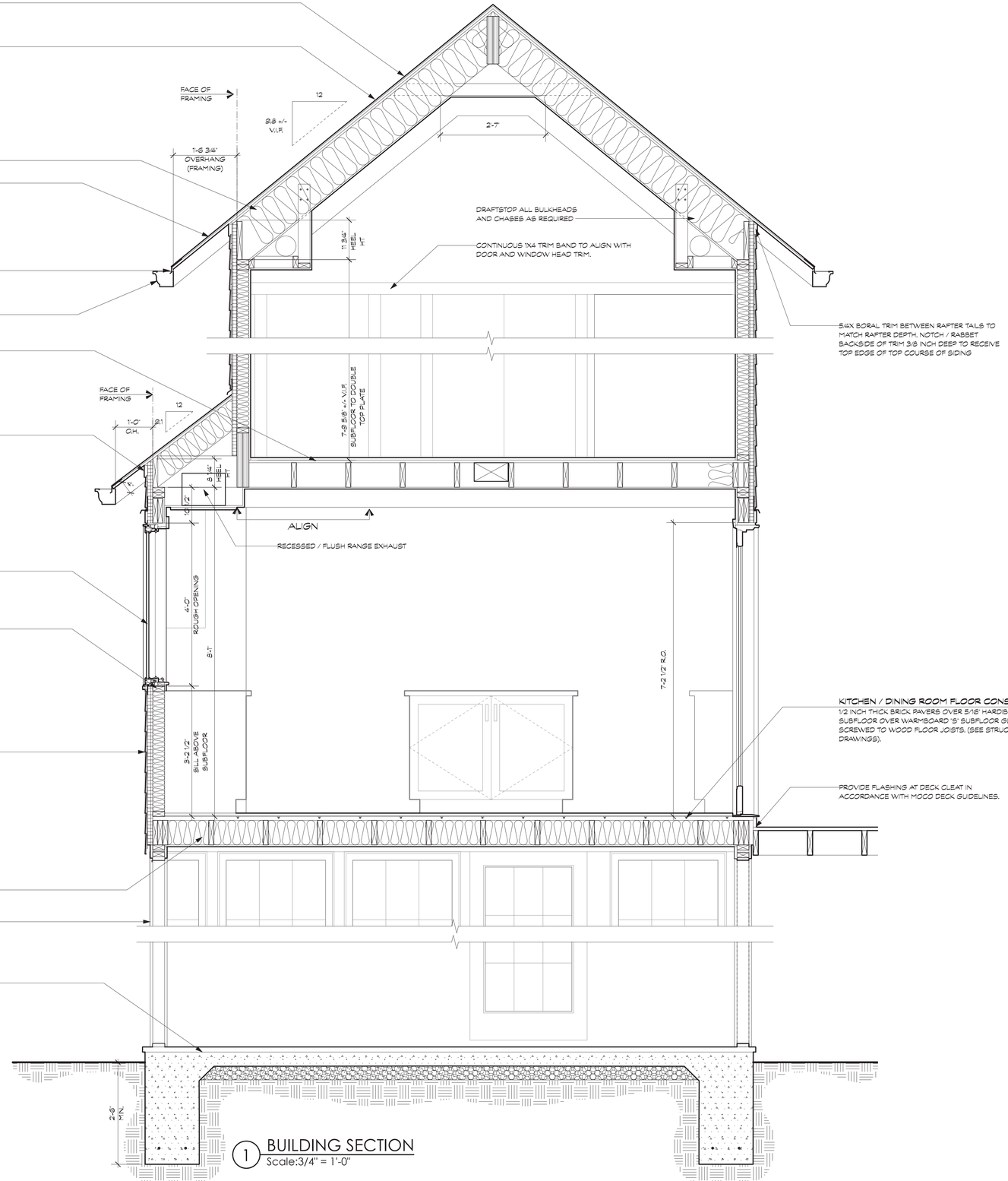
JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

26 AUGUST 2025 PROGRESS SET

WALL SECTION

A301



1 BUILDING SECTION
Scale:3/4" = 1'-0"

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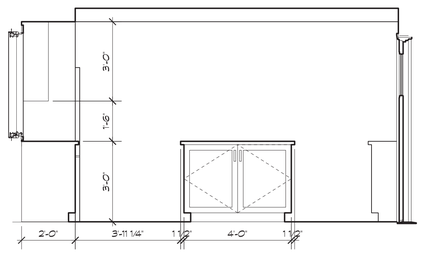
JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

26 AUGUST 2025 PROGRESS SET

WALL SECTION

A302



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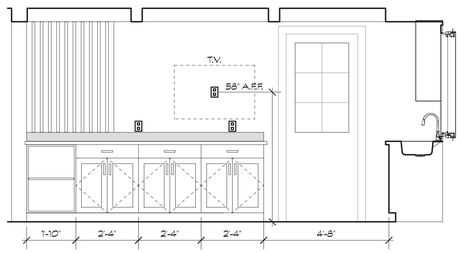

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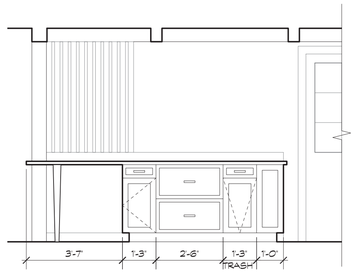

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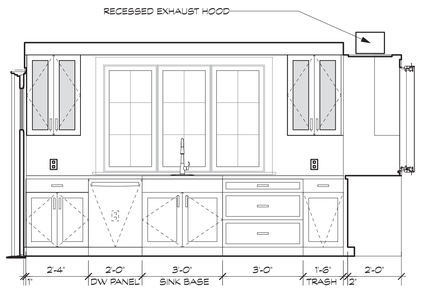

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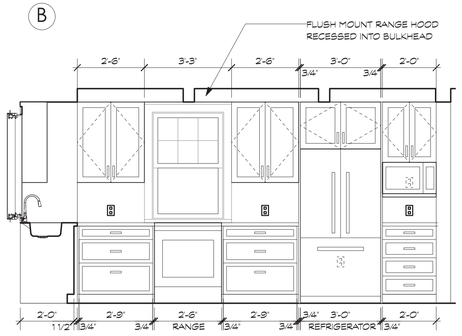

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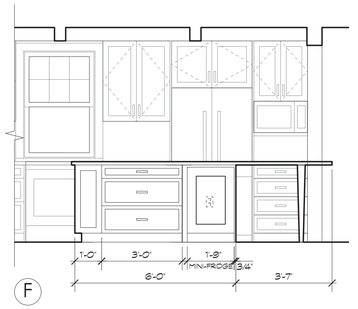
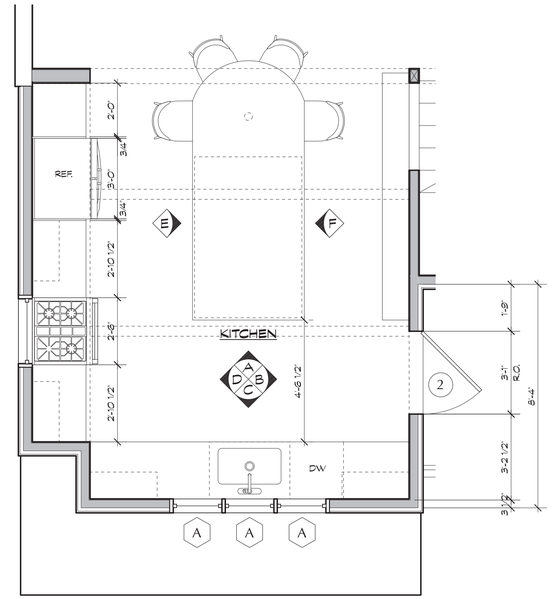
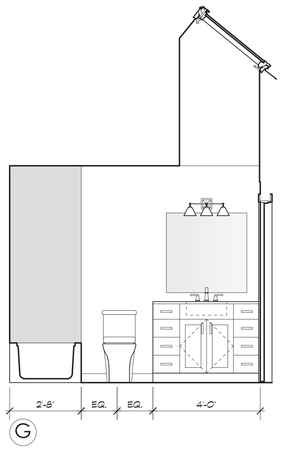


F

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



2 ENLARGED KITCHEN PLAN
Scale:3/8" = 1'-0"



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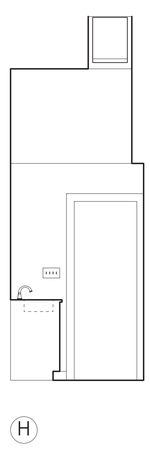

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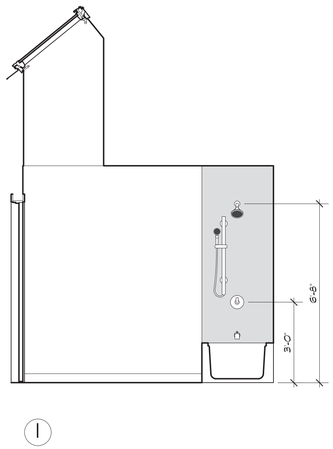

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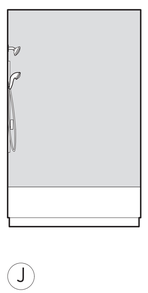
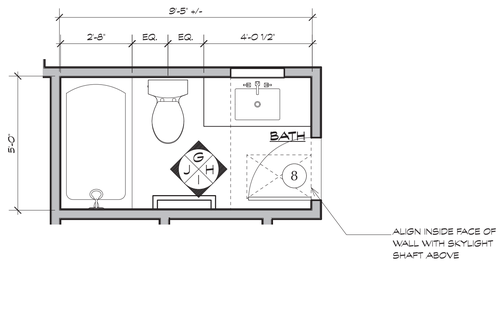


J

3 HALL BATH ELEVATIONS
Scale:3/8" = 1'-0"



4 HALL BATH PLAN
Scale:3/8" = 1'-0"

N

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JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912

Project #2419

26 AUGUST 2025

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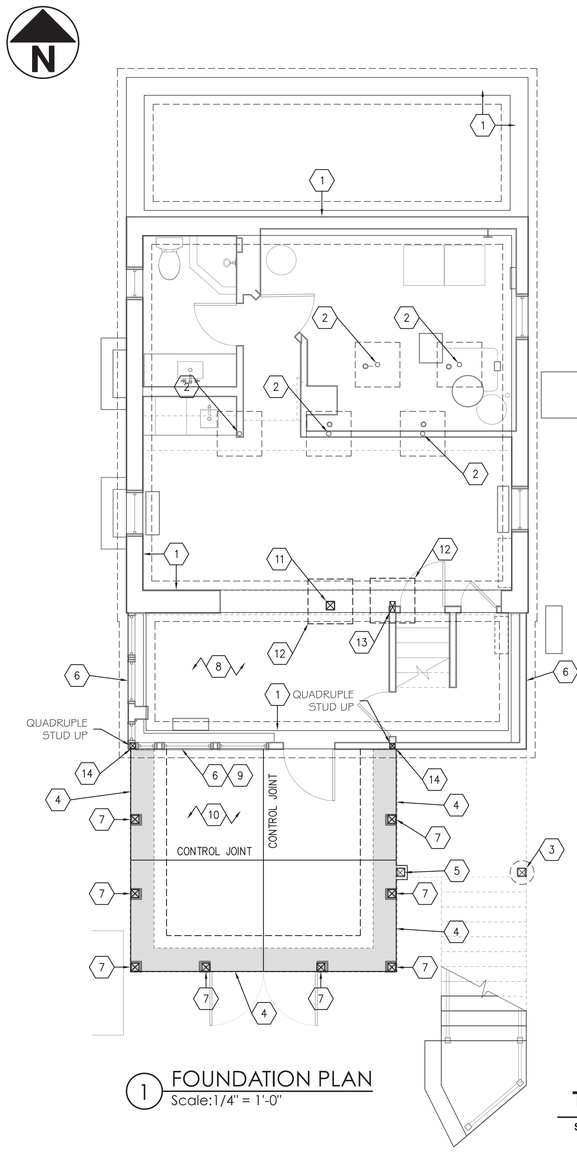
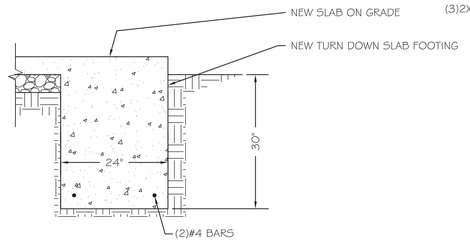
INTERIOR ELEVATIONS

A400



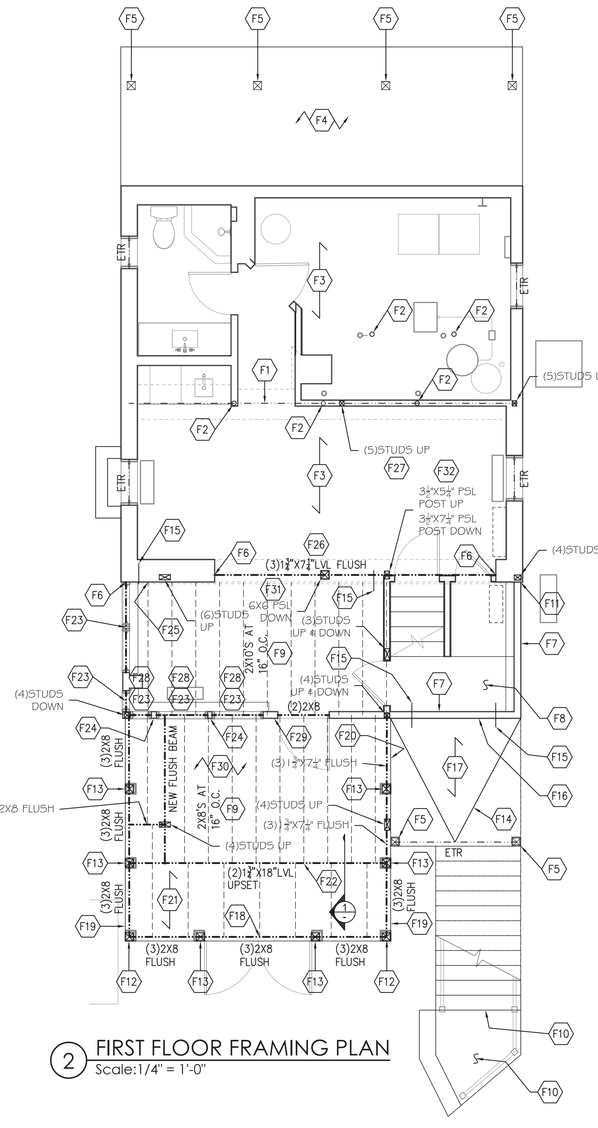
1 FOUNDATION PLAN
Scale:1/4" = 1'-0"



Typical Turn Down Slab Detail
Scale: 3/4" = 1'-0"

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
7. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
8. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
9. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
11. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
12. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
13. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. USE MORTAR, BRICKS AND BLOCKS THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
14. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
15. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
16. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
23. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
24. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
25. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.



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

F12 PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.

F13 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.

F14 PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE EXISTING DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)#8 SCREWS.

F15 SIMPSON DTT2Z TENSION ANCHOR.

F16 PT2X LEDGER FOR THE EXISTING JOISTS. ATTACH THE LEDGER TO THE WALL WITH ½"ø THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH EXISTING JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS. THE LEDGER SHALL MATCH THE SIZE OF THE EXISTING DECK JOISTS. PLACE DOUBLE 2X10 BLOCKING BETWEEN THE STUDS AT THE LEDGER. ATTACH EACH BLOCKING TO EACH STUD WITH A SIMPSON HUC CONCEALED FLANGE HANGER OR PLACE A JACK STUD BELOW EACH BLOCKING.

F17 EXISTING DECK JOISTS. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A PT2X8.

F18 ATTACH EACH RAFTER TO THE SUPPORTING BEAM WITH A SIMPSON H2.5A HURRICANE TIE.

F19 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PROVIDE 2X LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO FORM THE RAKE DETAIL.

F20 PT2X CLEAT FOR THE EXISTING DECK. ATTACH THE CLEAT TO THE RIM BEAM WITH ½"ø THRU BOLTS AT 16" O.C. TOP AND AND BOTTOM STAGGERED. PLACE FLASHING OVER THE CLEAT PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

F21 FRAME THE ROOF WITH 2X8 RAFTERS AT 24" O.C. AND 2X4 CEILING JOISTS AT 24" O.C.

F22 2X8 LEDGER FOR THE RAFTERS. ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS AT EACH STUD. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSSR HANGER.

F23 FLUSH DOUBLE 2X8 HEADER. PLACE THE HEADER ON A DOUBLE JACK STUD AT EACH SIDE OF THE OPENING.

F24 PLACE A DOUBLE JACK STUD BETWEEN THE WINDOWS.

F25 2X8 LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO THE EXISTING RIM BOARD WITH (2)LEDGERLOK SCREWS AT 16" O.C. OR TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. ATTACH THE FLOOR DECKING TO THE LEDGER WITH #8 SCREWS AT 4" O.C. FOR WIND SHEAR TRANSFER.

F26 SPLICE THE NEW AND EXISTING FLOOR DECKING ON THE BEAM. ATTACH THE NEW DECKING AND THE EXISTING DECKING TO THE BEAM WITH #8 SCREWS AT 4" O.C. FOR WIND SHEAR TRANSFER.

F27 VERIFY THAT THE POST ALIGNS WITH THE EXISTING BEAM. IF IT DOES, PLACE SQUASH BLOCKING BETWEEN THE TOP OF THE BEAM AND THE FLOOR DECKING BELOW THE POST. IF IT DOES NOT, PLACE TRIPLE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW POST. HANG THE BLOCKING FROM THE EXISTING JOISTS WITH SIMPSON HU-MAX HANGERS.

F28 ATTACH THE FLUSH HEADER TO THE WALL PLATE WITH SIMPSON LTP4 PLATES AT 16" O.C. FOR WIND SHEAR TRANSFER. ATTACH THE FLOOR DECKING TO THE HEADER WITH #8 SCREWS AT 4" O.C.

F29 PLACE 2X8 BLOCKING BETWEEN THE JOISTS OVERTOP OF THE WALL. ATTACH EACH BLOCKING TO THE WALL PLATE WITH A SIMPSON LTP4 PLATE FOR WIND SHEAR TRANSFER. ATTACH THE FLOOR DECKING TO THE BLOCKING WITH #8 SCREWS AT 4" O.C.

F30 THE FLOOR DECKING FORMS A DIAPHRAGM TO PROVIDE WIND BRACING FOR THE ADDITION. PLACE THE FLOOR DECKING IN RUNNING BOND. GLUE THE DECKING TO THE FLOOR JOISTS AND ATTACH THE DECKING TO THE FLOOR JOISTS WITH #8 SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. ALL SPLICES IN THE DECKING SHALL OCCUR AT A FLOOR JOIST. PLACE BLOCKING BETWEEN THE JOISTS BELOW ALL SPLICES THAT ARE PERPENDICULAR TO THE FLOOR DECKING.

F31 ATTACH THE BEAM TO THE POST WITH A SIMPSON BC6.

F32 THE POST DOWN SHALL BE OFFSET FROM THE BEAM. ATTACH THE POST ABOVE AND THE POST BELOW TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE POST.

1 EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY ⅜" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.

2 EXISTING COLUMN AND FOOTING.

3 EXISTING POST AND FOOTING.

4 24" WIDE TURN DOWN SLAB FOOTING. REINFORCE THE FOOTING WITH (2)#4 BARS.

5 EXISTING POST. EXPAND THE TURN DOWN SLAB AS NEEDED TO SUPPORT THE POST. ATTACH THE POST TO THE TURN DOWN SLAB FOOTING WITH A SIMPSON ABA66. PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED.

6 PLACE A PT 2X4 SILL PLATE ON THE EXISTING CONCRETE SLAB PLACED ON THE EXISTING FOUNDATION WALL AND FOOTING. ATTACH THE SILL PLATE TO THE EXISTING SLAB AND WALL WITH ½"ø KWIK BOLT 3'S AT 24" O.C. WITH 7" EMBEDMENT. FILL HOLLOW CELLS SOLID IN THE WALL AS NEEDED TO PLACE THE BOLTS.

7 PT6X6 POST UP. ATTACH THE POST TO THE SLAB WITH A SIMPSON ABA66.

8 EXISTING SLAB ON GRADE TO REMAIN.

9 TURN THE SLAB DOWN TO THE EXISTING FOOTING. CAULK THE JOINT BETWEEN THE NEW SLAB AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.

10 5" CONCRETE SLAB ON 4" GRAVEL. REINFORCE THE SLAB WITH #4 BARS AT 12" O.C. IN EACH DIRECTION. SLOPE THE SLAB AS NEEDED TO SHED WATER AWAY FROM THE HOME.

11 6X6 PSL POST UP. ATTACH THE POST TO THE EXISTING SLAB AND FOUNDATION WALL WITH A SIMPSON ABA66.

12 PLACE A 36"X36"X10" FOOTING BELOW THE EXISTING FOOTING BELOW THE NEW POST. REINFORCE THE FOOTING WITH (4)#4 BARS IN EACH DIRECTION. PLACE N-S GROUT BETWEEN THE TOP OF THE FOOTING AND THE BOTTOM OF THE EXISTING FOOTING. CLEAN THE BOTTOM OF THE EXISTING FOOTING BEFORE THE POUR.

13 3½"X7" PSL POST UP. ATTACH THE POST TO THE EXISTING SLAB AND FOUNDATION WALL WITH TWO SIMPSON ABA44'S.

14 THE BOTTOM OF THE TURN DOWN SLAB FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING FOOTING. DOWEL THE FOOTING REBAR INTO THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 3" EMBEDMENT.

F1 EXISTING BEAM.

F2 EXISTING COLUMN.

F3 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.

F4 EXISTING FRONT PORCH FRAMING UNCHANGED.

F5 EXISTING POST.

F6 SET THE BEAM ON THE EXISTING SILL PLATE. NOTCH THE BOTTOM OF THE BEAM OR PLACE PLYWOOD SHIMS BETWEEN THE BOTTOM OF THE BEAM AND THE SILL PLATE ON AN AS NEEDED BASIS.

F7 FRAME THE WALL WITH DOUBLE 2X4 STUDS AT 16" O.C. CONTINUOUS FROM THE SILL PLATE TO THE PSL WALL PLATE. THE STUDS SHALL BE SPF#2 GRADE LUMBER. DO NOT USE STUD GRADE LUMBER.

F8 BUILD THE NEW BASEMENT STAIRS ON THE BASEMENT SLAB. PLACE A 6 MIL POLY VAPOR BARRIER BETWEEN THE STAIRS AND THE SLAB.

F9 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN. PLACE FURRING STRIPS ON THE BOTTOM OF THE JOISTS AS NEEDED TO PLACE THE CEILING.

F10 EXISTING DECK STAIRS TO REMAIN UNCHANGED.

F11 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH ¼"ø SIMPSON TITEN SCREWS AT 12" O.C.

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Expiration :

APAC ENGINEERING, Inc
8555 16th Street, Suite 200
Silver Spring, MD 20910-2755
Tel: 301.565.0543 | Fax: 301.563.9467

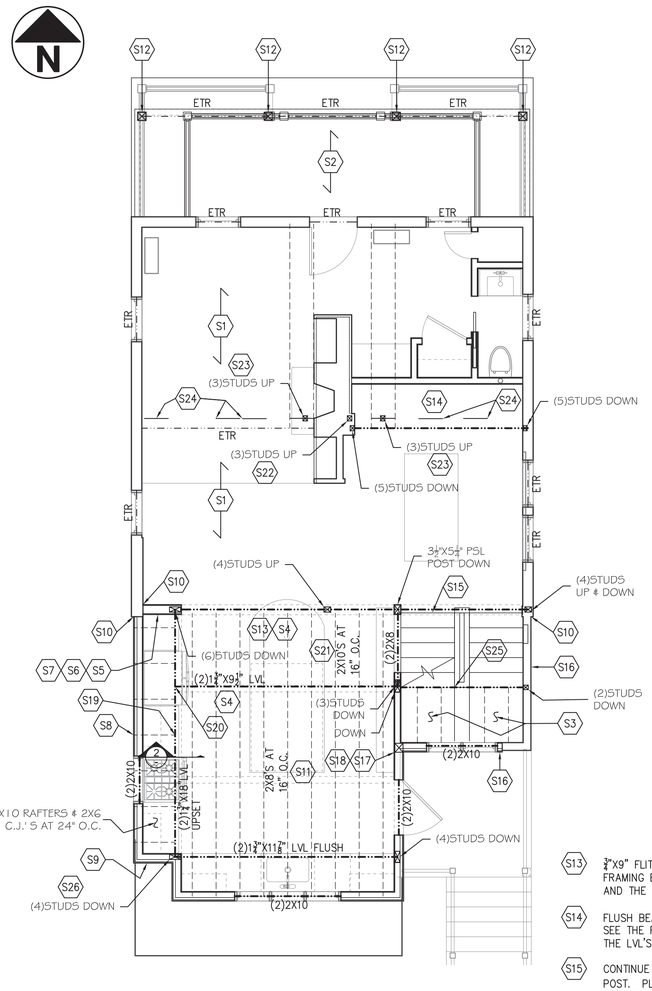
JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

26 AUGUST 2025 PROGRESS SET

FOUNDATION & FIRST FLOOR FRAMING PLAN

S100



1 SECOND FLOOR FRAMING PLAN

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

S1 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.

S2 EXISTING BALCONY FRAMING UNCHANGED.

S3 FRAME THE LANDING WITH 2X8'S AT 16" O.C. PLACE A 2X8 LEDGER ON THE LEFT, RIGHT AND REAR WALL OF THE STAIRS. ATTACH EACH LEDGER TO THE WALL WITH (2) LEDGERLOK SCREWS AT EACH STUD. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

S4 PARTIALLY UPSET BEAM PER THE ARCHITECTURAL DRAWINGS. NOTCH THE NEW OR EXISTING JOISTS AND PLACE THEM ON THE BEAM. ATTACH EACH NEW OR EXISTING JOIST TO THE BEAM WITH A SIMPSON LUS24 OR AN OVERSIZED SIMPSON LUS24-2.

S5 REBUILD THE WALL USING 2X6 STUDS AT 16" O.C.

S6 2X10 CLEAT FOR THE ROOF. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

S7 2X6 CLEAT FOR THE CEILING. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

S8 ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

S9 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PROVIDE 2X' LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO FORM THE RAKE DETAIL.

S10 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

S11 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN. PLACE FURRING STRIPS ON THE BOTTOM OF THE JOISTS AS NEEDED TO PLACE THE CEILING.

S12 EXISTING POST.

S13 ¾"X9" FLITCH BEAM PLACED BETWEEN (2)1¾"X9¼" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN BETWEEN THE LVL'S AND THE STEEL PLATE.

S14 FLUSH BEAM. ¾"X7" FLITCH BEAM PLACED BETWEEN (2)1¾"X7¼" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN BETWEEN THE LVL'S AND THE STEEL PLATE.

S15 CONTINUE THE LVL PORTION OF THE FLITCH BEAM OVER THE WOOD POST. PLACE A ¾" PLYWOOD FILLER PLATE BETWEEN THE LVL'S OVER THE STAIRS.

S16 PLACE A 4X4 PSL WALL PLATE AT THE ELEVATION OF THE TOP AND BOTTOM OF THE WINDOW AT THE LANDING. PLACE PLATES IN THE REAR AND LEFT WALL OF THE STAIRS. THE PLATES SHALL BE CONTINUOUS FOR THE ENTIRE LEFT WALL AND REAR WALL OF THE STAIRS.

S17 PLACE A QUADRUPLE STUD AT THE CORNER.

S18 ATTACH EACH PSL WALL PLATE TO THE QUADRUPLE STUD WITH A SIMPSON L30 ABOVE AND BELOW THE PLATE.

S19 2X10 LEDGER FOR THE ROOF. ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSSR HANGER.

S20 ATTACH THE PARTIALLY UPSET BEAM TO THE UPSET BEAM WITH A SIMPSON THAI HANGER.

S21 SET THE PARTIALLY UPSET FLITCH BEAM ON THE POST. NOTCH THE UPSET LVL BEAM OR THE FLUSH DOUBLE 2X8 BEAM AND PLACE IT ON THE PARTIALLY UPSET FLITCH BEAM.

S22 SET THE POST ON THE STRUCTURAL PORTION OF THE CHIMNEY. PLACE SQUASH BLOCKING BETWEEN THE SILL PLATE AND THE FLOOR DECKING BELOW THE POST.

S23 PLACE TRIPLE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW POST. HANG THE BLOCKING FROM THE EXISTING JOISTS WITH SIMPSON HU-MAX HANGERS. SISTER THE EXISTING ADJACENT FLOOR JOISTS WITH A 1¾"X7¼" LVL. PLACE BLOCKING BETWEEN THE SISTERED JOIST AND THE ADJACENT JOISTS AT THE MID-POINT OF THE SPAN.

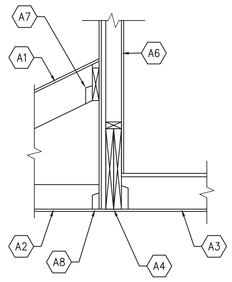
S24 PLACE TRIPLE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW JAMBS IN THE 2ND FLOOR BEARING WALL. HANG THE BLOCKING FROM THE EXISTING JOISTS WITH SIMPSON HU-MAX HANGERS.

S25 SPECIAL LVL STRINGER PER THE STRUCTURAL DETAIL.

S26 SET THE FRONT TO BACK UPSET BEAM ON THE POST. ATTACH THE SIDE TO SIDE LVL BEAM TO THE UPSET BEAM WITH A SIMPSON HHUS HANGER. EXTEND THE UPSET BEAM PAST THE FLUSH BEAM AS NEEDED TO PLACE THE CONNECTOR. NOTCH THE BOTTOM OF THE FLUSH BEAM AS NEEDED TO PLACE IT IN THE CONNECTOR.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
7. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
8. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
9. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
11. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
12. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
13. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. USE MORTAR, BRICKS AND BLOCKS THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
14. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
15. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
16. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
23. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC. .
24. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
25. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.



SECTION 1
SCALE: ¾" = 1'-0"

A1 RAFTERS PER THE FRAMING PLAN.

A2 CEILING JOISTS PER THE FRAMING PLAN.

A3 NEW FLOOR JOISTS PER THE FRAMING PLAN. WHEN APPLICABLE ATTACH THE FLOOR JOISTS TO THE UPSET LVL BEAM WITH SIMPSON LUS HANGERS.

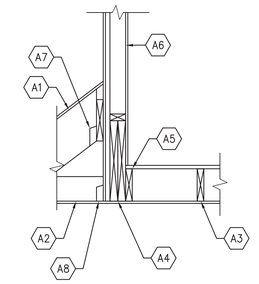
A4 UPSET LVL BEAM PER THE FRAMING PLAN.

A5 PLACE THE 1ST JOIST NEXT TO THE BEAM. ATTACH THE JOIST TO THE BEAM WITH (2)#10 SCREWS AT 6" O.C.

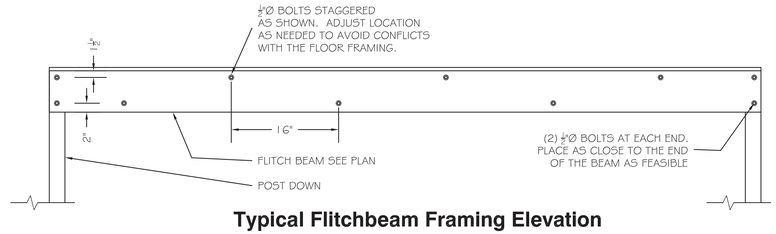
A6 NEW EXTERIOR WALL.

A7 LEDGER AND HANGERS PER THE FRAMING PLAN.

A8 ATTACH THE CEILING JOISTS TO THE WALL SHEATHING WITH SIMPSON LUS HANGERS AS SHOWN.



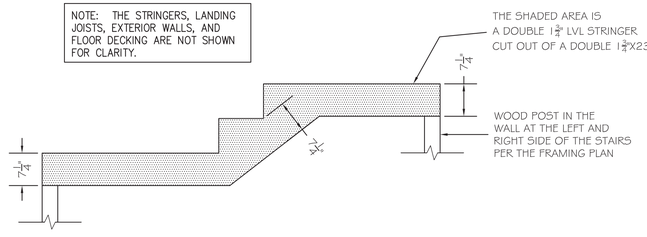
SECTION 2
SCALE: ¾" = 1'-0"



Typical Flitchbeam Framing Elevation

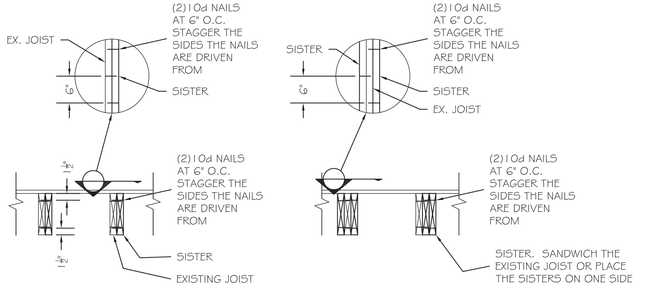
Scale: NOT TO SCALE

NOTE: THE STRINGERS, LANDING JOISTS, EXTERIOR WALLS, AND FLOOR DECKING ARE NOT SHOWN FOR CLARITY.



Detail at Key Note S25

Scale: ¾" = 1'-0"



@Single Sister @Double Sister

Typical Sistering Details

Scale: NTS

BFM architecture
1400 Spring Street, Suite 320
Silver Spring, MD 20910-2755
Tel: 301.585.2222 | bfmarch.com

DATE	ISSUE - REMARKS
08/28/2025	PROGRESS SET

I certify that these contract documents were prepared under my supervision or approved by me and I am a duly licensed Structural Engineer under the laws of the State of Maryland.

License # :

Expiration :

APAC ENGINEERING, Inc
8555 16th Street, Suite 200
Silver Spring, MD 20910-2755
Tel: 301.565.0543 | Fax: 301.563.94677

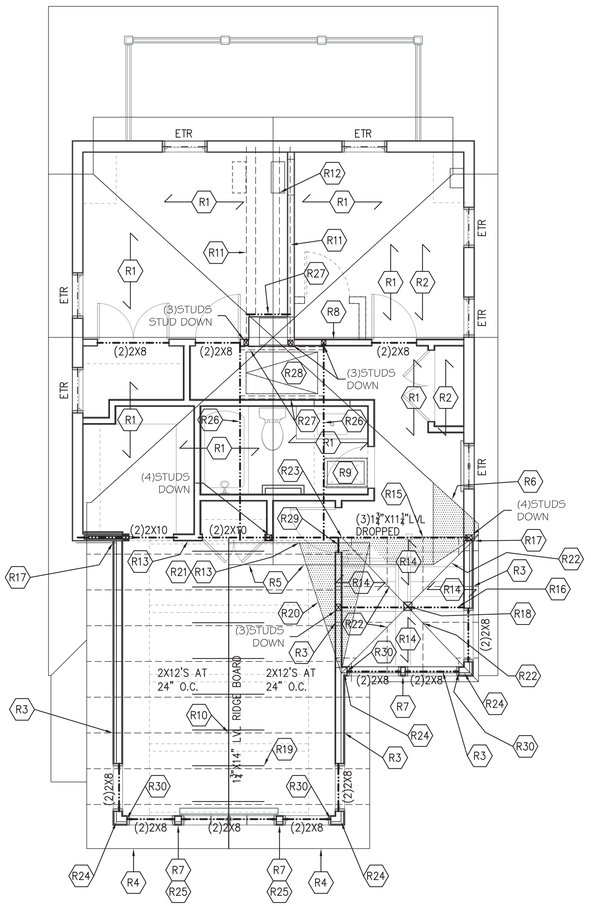
NOT FOR CONSTRUCTION

JOHNSON-MURRAY ADDITION
51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

26 AUGUST 2025 PROGRESS SET

SECOND FLOOR FRAMING PLAN

S101

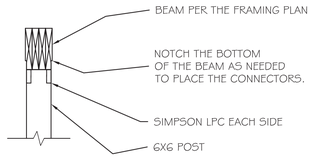


2 ROOF FRAMING PLAN

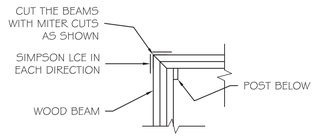
Scale: 1/4" = 1'-0"

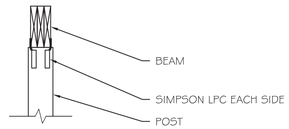
FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
7. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
8. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
9. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
11. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
12. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
13. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. USE MORTAR, BRICKS AND BLOCKS THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
14. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
15. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
16. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
23. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . .
24. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
25. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.



LPC Connectors(Quadruple 2x to 6x6 Post)

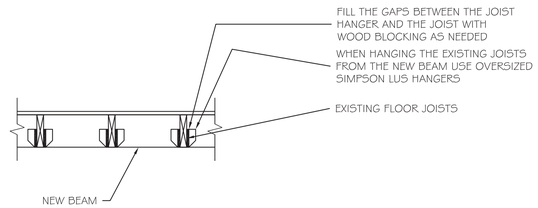




@ Corners **@ Simpson LPC Connectors**

Typ. Wood Post To Wood Beam Details

Scale: ¾" = 1'-0"



Typical Ex. Joist to New Beam Detail

Scale: ¾" = 1'-0"

R1 EXISTING RAFTERS. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.

R2 EXISTING ATTIC JOISTS. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6. NOTIFY THE STRUCTURAL ENGINEER IF THE EXISTING RAFTERS DO NOT SPAN IN THE FRONT TO BACK DIRECTION.

R3 ATTACH EACH NEW RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

R4 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PROVIDE 2X LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO FORM THE RAKE DETAIL.

R5 NEW RAKE PER THE TYPICAL DETAIL.

R6 OVERBUILT CRICKET

R7 PLACE A DOUBLE JACK STUD BETWEEN EACH WINDOW.

R8 NEW LOAD BEARING WALL FOR THE EXISTING ATTIC JOISTS USING 2X4 STUDS AT 16" O.C.

R9 EXISTING SKYLIGHT TO REMAIN.

R10 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSSR HANGER. HOLD THE TOP OF THE RIDGE DOWN AS NEEDED FOR VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.

R11 SISTER EACH THE EXISTING DOUBLE JOIST WITH A 2X8 OR A DOUBLE 2X6.

R12 REMOVE THE EXISTING HEADER AT THE STAIRS AND SISTER EACH EXISTING ATTIC JOIST WITH A 2X8 OR A DOUBLE 2X6. PLACE FURRING STRIPS ON THE UNDERSIDE OF THE SISTERED ATTIC JOISTS AS NEEDED TO PLACE THE CEILING. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AT THE MID-POINT OF THE SPAN.

R13 PLACE A 2X12 CLEAT FOR THE NEW ROOF DECKING. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

R14 FRAME THE ROOF WITH 2X12 RAFTERS AT 24" O.C. AND 2X8 CEILING JOISTS AT 24" O.C. THE CEILING JOISTS SHALL BE PARALLEL TO THE RAFTERS AND CHANGE DIRECTION AT EACH HIP.

R15 2X12 LEDGER FOR THE RAFTERS. ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS OR TO THE EXISTING RIM BOARD WITH (2)LEDGERLOK SCREWS AT 16" O.C. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON L90 ON EACH SIDE OF THE RAFTER. ATTACH EACH CEILING JOIST TO THE BEAM WITH A SIMPSON LUS24.

R16 (3)2X8 BEAM IN THE CEILING.

R17 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

R18 PLACE A (4)STUDS BETWEEN THE HIPS AND THE BEAM IN THE CEILING.

R19 PLACE A 2X6 COLLAR TIE AT EACH RAFTER. THE BOTTOM OF THE COLLAR TIE SHALL BE 2'-6" BELOW THE TOP OF THE RIDGE BOARD. ATTACH EACH COLLAR TIE TO EACH RAFTER WITH (10)10d NAILS.

R20 OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LS50 ON EACH SIDE OF THE RAFTER. USE 2X8 RAFTERS AT 24" O.C.

R21 PLACE A 2X8 LEDGER FOR THE NEW OVERBUILT ROOF FRAMING. ATTACH THE LEDGER TO THE WOOD WALL WITH (2)LEDGERLOK SCREWS AT EACH STUD. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSSR HANGER.

R22 PLACE A 2X12 HIP BEAM IN THE ROOF AND A DIAGONAL 2X8 BEAM IN THE CEILING. ATTACH EACH RAFTER AND EACH CEILING JOIST TO THE HIP BEAM AND DIAGONAL BEAM WITH (6)10d TOE NAILS AND A SIMPSON LS70 ON ONE SIDE OF THE RAFTER OR JOIST. RIP THE TOP OF THE DIAGONAL BEAM AT THE EXTERIOR CORNER AND ATTACH IT TO THE HIP BEAM WITH A SIMPSON LTP4 PLATE ON EACH SIDE OF THE DIAGONAL BEAM. ATTACH THE DIAGONAL BEAM TO THE BEAM IN THE CEILING AT THE CENTER OF THE ROOM WITH (4)LEDGERLOK TOE SCREWS.

R23 ATTACH THE DIAGONAL BEAM AND THE HIP BEAM TO THE LEDGER WITH A SIMPSON SUR/L SKEWED ANGLE HANGER. NOTCH THE BOTTOM OF THE HIP BEAM AS NEEDED TO FIT IN THE CONNECTOR.

R24 PLACE A SPECIAL LVL COLUMN IN THE CORNER PER THE WIND BRACING PLAN AND THE STRUCTURAL DETAIL.

R25 THE JACK STUDS SHALL BE CONTINUOUS FROM THE FLOOR TO CEILING FOR LATERAL STABILITY. ATTACH EACH HEADER TO THE JACK STUDS WITH A SIMPSON HH HANGER. ADD BLOCKING TO THE HEADERS AS NEEDED TO FIT IN THE CONNECTOR.

R26 SISTER THE 1ST EXISTING ATTIC JOIST ADJACENT TO THE ATTIC HATCH WITH A 2X8 OR A DOUBLE 2X6.

R27 NEW DOUBLE 2X HEADER AT THE ATTIC HATCH OR AT THE INFILLED STAIRS. RIP THE 2X'S TO MATCH THE HEIGHT OF THE EXISTING ATTIC JOISTS (5½" MIN).

R28 NEW ATTIC HATCH. PLACE BLOCKING BETWEEN THE HEADERS ON THE LEFT AND RIGHT SIDE OF THE HATCH.

R29 FLUSH DOUBLE 2X8 HEADER. HANG THE HEADER FROM THE DROPPED LVL BEAM WITH A SIMPSON LUS HANGER.

R30 ATTACH THE HEADER TO THE LVL COLUMN WITH A SIMPSON HH HANGER.

BFM architecture
1400 Spring Street, Suite 320
Silver Spring, MD 20910-2755
Tel: 301.585.2222 | bfmarch.com

DATE	ISSUE - REMARKS
08/28/2025	PROGRESS SET

I certify that these contract documents were prepared under my supervision or approved by me and I am a duly licensed Structural Engineer under the laws of the State of Maryland.

License # :

Expiration :

APAC ENGINEERING, Inc
8555 16th Street, Suite 200
Silver Spring, MD 20910-2755
Tel: 301.565.0543 | Fax: 301.563.94677

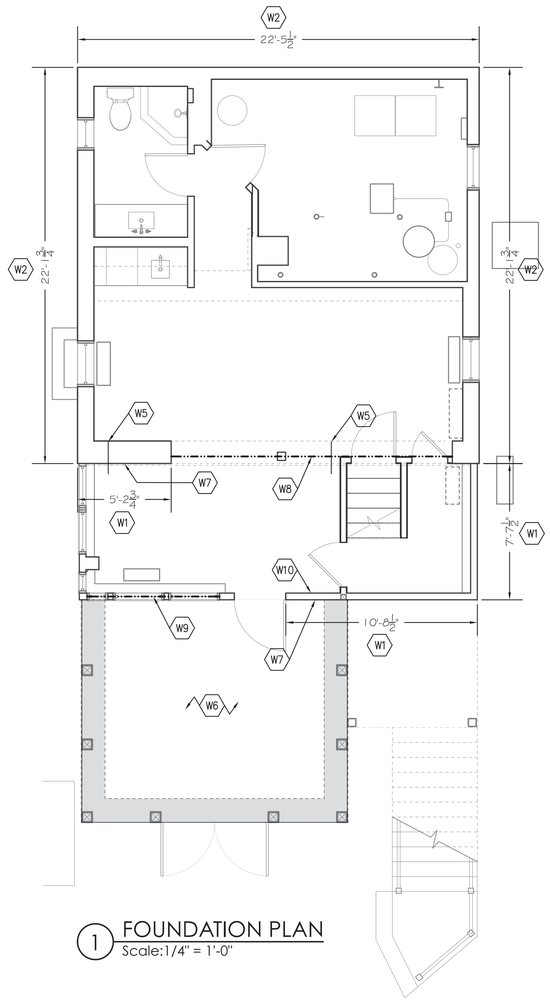
JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

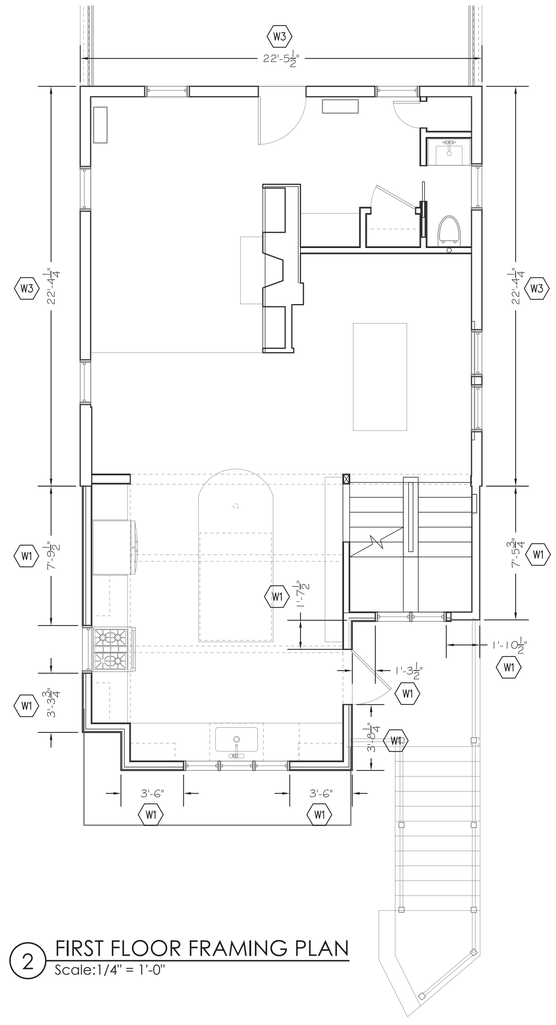
26 AUGUST 2025 PROGRESS SET

ROOF FRAMING PLAN

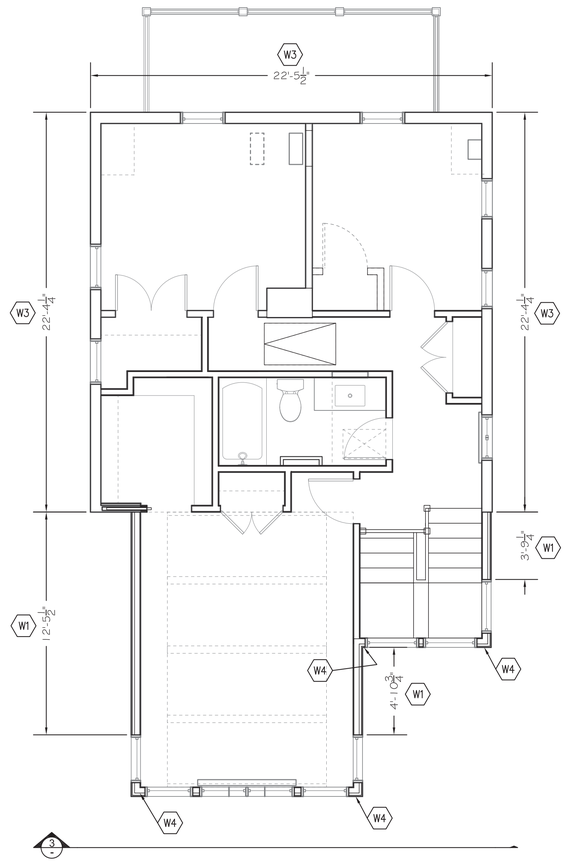
S102



1 FOUNDATION PLAN
Scale:1/4" = 1'-0"



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



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

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY 7/16" OSB SHEATHING TO ALL EXTERIOR WALLS.
3. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1–16d (0.135X3½) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2–16d (0.135X3½) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.

W1 NEW EDP WIND BRACING PANEL.

W2 THE EXISTING FOUNDATION WALL IS A PERFORATED MASONRY SHEAR OR A REGULAR MASONRY SHEAR WALL.

W3 EXISTING PERFORATED WOOD SHEAR WALL.

W4 SPECIAL LVL COLUMN PER THE FRAMING ELEVATION.

W5 SIMPSON DTT2Z TENSION ANCHOR.

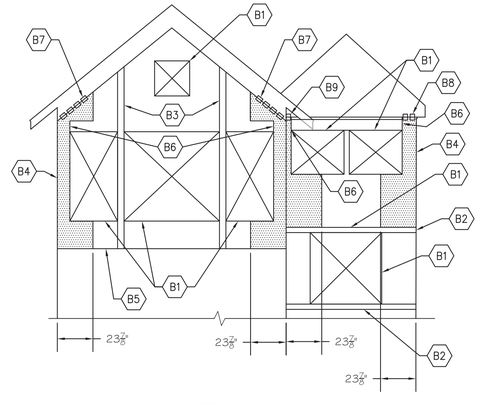
W6 THE 1ST FLOOR DECKING FORMS A DIAPHRAGM TO PROVIDE LATERAL BRACING TO THE ADDITION. GLUE AND SCREW THE FLOOR DECKING TO THE JOISTS WITH #8 SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. PLACE THE DECKING IN RUNNING BOND. EACH SPLICE SHALL OCCUR AT A FLOOR JOIST. PLACE BLOCKING BETWEEN THE JOISTS BELOW SPLICES THAT ARE PERPENDICULAR TO THE JOISTS.

W7 ATTACH THE FLOOR DECKING TO THE LEDGER WITH #8 SCREWS AT 4" O.C. FOR WIND SHEAR TRANSFER.

W8 SPLICE THE NEW AND EXISTING FLOOR DECKING ON THE BEAM. ATTACH THE NEW DECKING AND THE EXISTING DECKING TO THE BEAM WITH #8 SCREWS AT 4" O.C. FOR WIND SHEAR TRANSFER.

W9 ATTACH THE FLUSH HEADER TO THE WALL PLATE WITH SIMPSON LTP4 PLATES AT 16" O.C. FOR WIND SHEAR TRANSFER. ATTACH THE FLOOR DECKING TO THE HEADER WITH #8 SCREWS AT 4" O.C.

W10 PLACE 2X8 BLOCKING BETWEEN THE JOISTS OVERTOP OF THE WALL. ATTACH EACH BLOCKING TO THE WALL PLATE WITH A SIMPSON LTP4 PLATE FOR WIND SHEAR TRANSFER. ATTACH THE FLOOR DECKING TO THE BLOCKING WITH #8 SCREWS AT 4" O.C.



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

B1 NEW WINDOW PER THE ARCHITECTURAL DRAWINGS.

B2 4X4 PSL PLATE ABOVE AND BELOW THE WINDOW PER THE FRAMING PLAN.

B3 DOUBLE JACK STUD PER THE FRAMING PLAN.

B4 NEW DOUBLE 1¾" LVL COLUMN AT THE CORNER FOR WIND SHEAR RESISTANCE. NOTCH THE COLUMN AROUND THE WINDOW AND HEADERS AS SHOWN. PLACE A 2X4 JACK STUD IN THE LEFT OR RIGHT WALL BEHIND THE COLUMN. ATTACH THE JACK STUD TO THE COLUMN WITH (2)#10 SCREWS AT 6" O.C. ATTACH THE WALL SHEATHING TO THE COLUMN WITH 8d NAILS AT 4" O.C. IN EACH DIRECTION.

B5 LEVEL OF THE 2ND FLOOR.

B6 HANG THE HEADER FROM THE LVL COLUMN WITH A SIMPSON HH HANGER.

B7 ATTACH THE WALL PLATE TO THE COLUMN WITH (4) SIMPSON LTP4 PLATES.

B8 ATTACH THE WALL PLATE TO THE COLUMN WITH (2) SIMPSON LTP4 PLATES.

B9 ATTACH THE WALL PLATE TO THE COLUMN WITH A SIMPSON LTP4 PLATE.

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Tel: 301.565.0543 | Fax: 301.563.9467

JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

26 AUGUST 2025 PROGRESS SET

WIND BRACING PLANS

S200

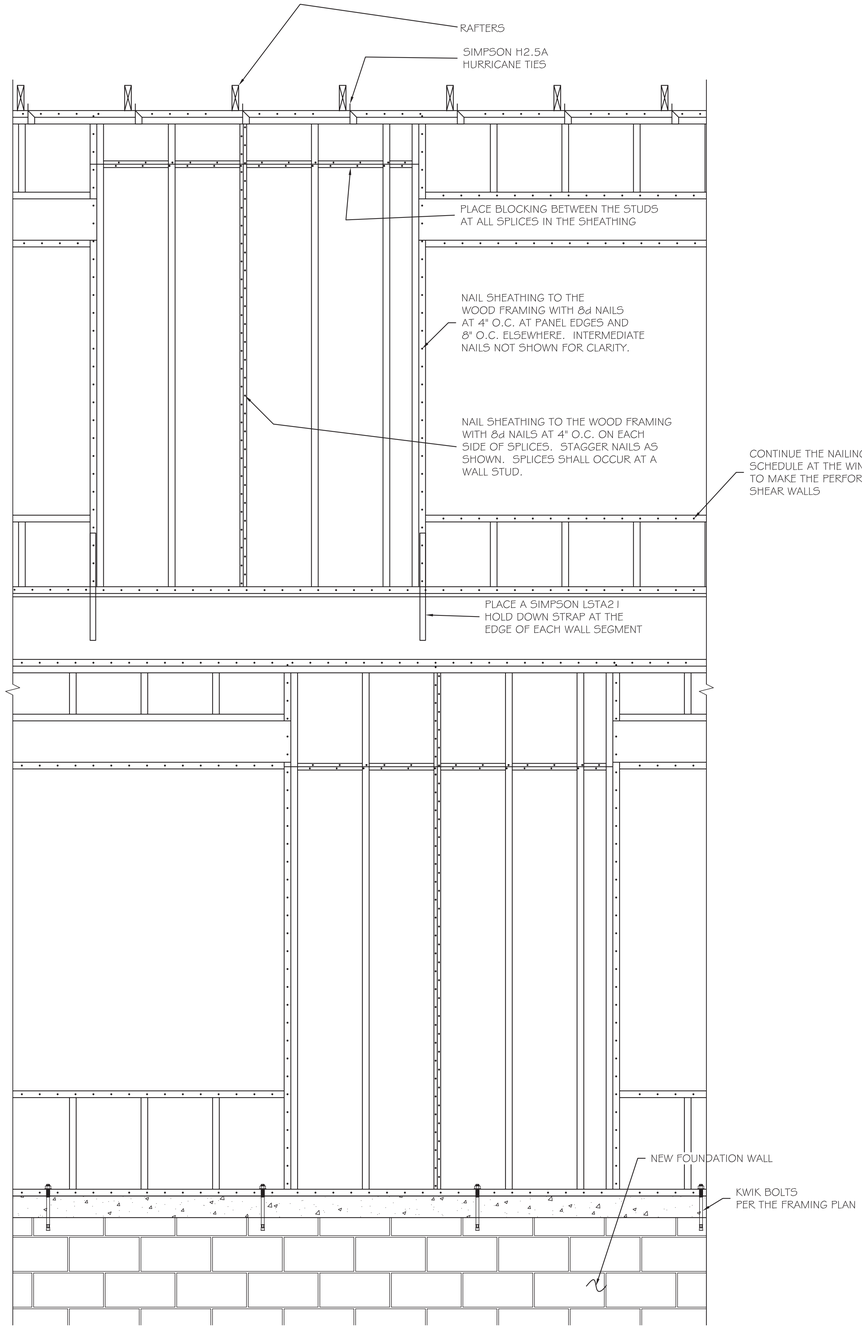
Structural Notes

1. All work and materials to comply with the requirements of the 2021 IBC and IRC codes as revised by Montgomery County
2. Codes: the following design standards are applicable by reference:
   TMS 402-2016 Building Code Requirements for Masonry Structures.
   AWC NDS -2018 - Wood Frame Construction Manual for One and Two Family Dwellings.
   ACI 318-19 Building Code Requirements for Reinforced Concrete
   AISC - 360-16 Specifications for Steel Buildings.
3. Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
4. Structural steel:
   A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
   B. All structural tubing shall conform to ASTM A500, grd.B
   C. All steel pipe shall be ASTM A53, type E or S, grade B
   D. All welders shop and field, shall be certified. Use E70xx electrodes only.
   E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
   F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
   G. All exterior structural steel shall receive rust preventative paint.
   H. Connections:
   I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
   II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
5. Lumber:
   A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
   B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
   C. Floor decking shall be ¾" APA rated decking. Roof decking shall be $\frac{15}{32}$"APA rated decking. Wall sheathing shall be $\frac{7}{16}$" APA rated sheathing. Glue and screw the floor decking to the joists with #8 screws at 6" O.C. at panel edges and 12" O.C. elsewhere. Place blocking between the joists below all splices in the decking perpendicular to the floor joists.
   D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically. Place blocking between the studs behind all splices in the sheathing perpendicular to the studs.
   E. Provide double joists under all walls that run parallel to floor framing.
   F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
   G. U.N.O. all members shall be fastened together per table R602.3(1).
   H. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
   I. Provide solid blocking below all wood posts.
   J. All posts shall have Simpson Cap and Base Plates typ.
   K. All joists shall have Simpson Hangers where applicable.
   L. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
   M. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
   N. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
   O. Wood Lintels shall be as follows:
      Opening ≤ 3'-0" - 2-2x6
      3'-0" < Opening ≤ 5'-0" - 2-2x8
      5'-0"< Opening ≤ 8'-0" - 2-2x10
      Greater than 8'-0" - See plans
6. Fasteners:
   A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
   B. Follow the manufacturer recommendations for setting epoxy bolts.
   C. Expansion bolts shall be rawl power studs.
7. Masonry:
   A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016, "Building Code Requirements for Masonry Structures."
   B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
   C. All joints to be filled solid with mortar.
   D. Mortar to comply with ASTM C270 (type M or S).
   E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
   F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
   G. Lintels shall be as follows:
      Opening ≤ 3'-0" - L4x3½ x¼ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x3½x$\frac{5}{16}$ LLV/ 4" of wall.
      Opening > 7'-0" - See Plan
8. Cast in place concrete:
   A. Concrete construction shall be in conformance with the applicable sections of ACI 318-19, "Part 3 - Construction Requirements."
   B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
   C. All concrete shall be placed with a slump of 4" (± ½")
   D. All concrete shall be normal weight, UNO.
   E. All concrete exposed to weather shall have 6% ±1% entrained air.
   F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
   G. Concrete cover for reinforcement shall be:

Columns and beams	1½"
Slabs	¾"
Footings	3"

9. Reinforcement:
   A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
   B. Welded wire fabric (wwf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-19, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads:	
SPF #2 -	25 PCF
½ Decking -	1.7 PSF
¾" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
½" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF
LIVE LOADS:	
DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY	60PSF
BEDROOM	40PSF
ROOF:	30PSF
WIND LOADS	
WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF
SNOW LOADS:	
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0
Deflection Limitations:	
Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120
SEISMIC DESIGN DATA:	
SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.05
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	1.3k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	LIGHT FRAMED WALLS



Typical Framing Elevation at EDP Panels

Scale: $\frac{3}{4}$" = 1'–0"±

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JOHNSON-MURRAY ADDITION
51 Elm Ave, Takoma Park, Maryland 20912
Project #2419

26 AUGUST 2025 PROGRESS SET

STRUCTURAL NOTES

S201

SPECIFICATIONS (CONTINUED FROM SP100)

MECHANICAL NOTES

1. EXISTING RADIATOR TO REMAIN
2. EXISTING RADIATOR TO BE REMOVED
3. EXISTING BOILER TO BE REMAIN
4. NEW FLUSH RANGE EXHAUST RECESSED INTO CEILING, VICTORY RANGE HOOD MODEL SUNSET 600 CFM W/ DIMMABLE LED
5. BATH EXHAUST FAN, VENT TO EXTERIOR AT WEATHERIZED, DAMPERED OUTLET
6. AREA OF WARMBOARD RADIANT FLOOR HEAT, SEE SPECIFICATIONS.
7. MOTORIZED ZONE DAMPERS

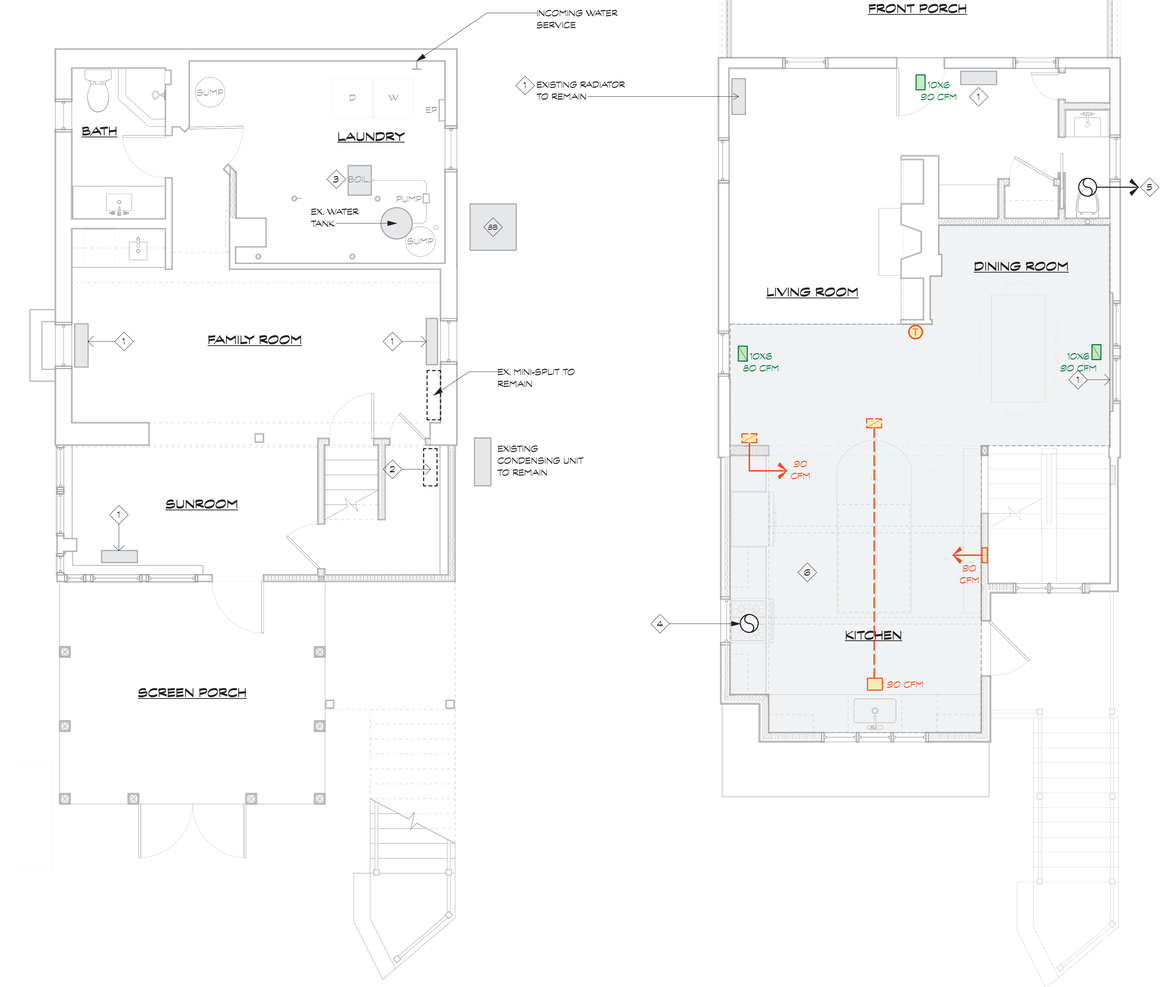
8A. ATTIC MOUNTED CENTRAL AC AHU DAIKIN MODEL AMST 36CU1300

8B. OUTDOOR CONDENSING UNIT DAIKIN MODEL DC55EA3610

PROVIDE ADD / ALTERNATE PRICE FOR:

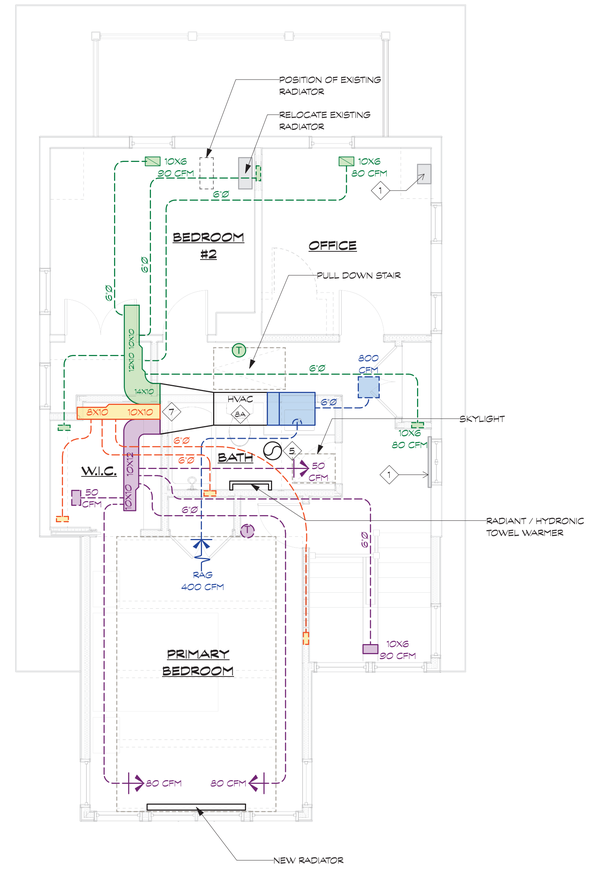
8A. ATTIC MOUNTED HEAT PUMP AHU DAIKIN MODEL DMVT42CP1300 W/ HKTSDDSN1 BACK UP HEATER

8B. OUTDOOR CONDENSING UNIT DAIKIN MODEL DH55EA3610



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

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



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

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MECHANICAL CONSULTANT
Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850
Tel: 240.750.4988

JOHNSON-MURRAY ADDITION

51 Elm Ave, Takoma Park, Maryland 20912
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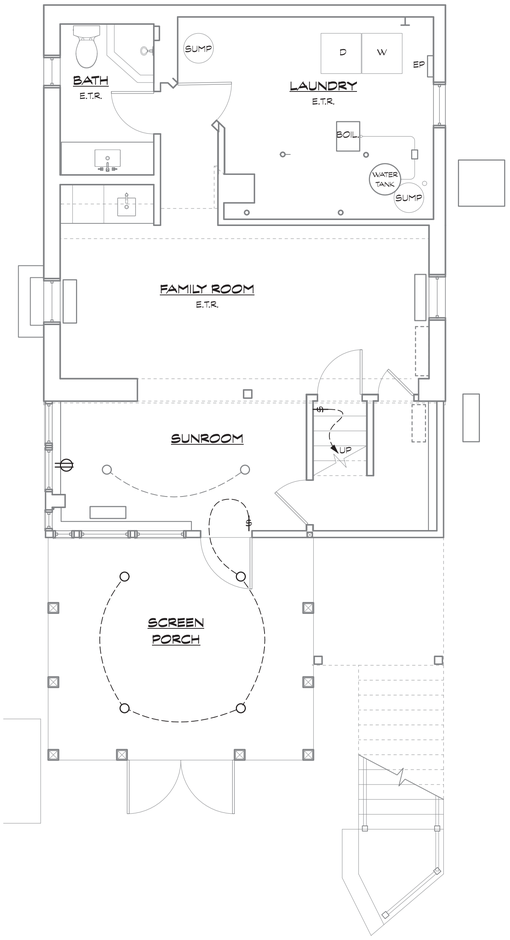
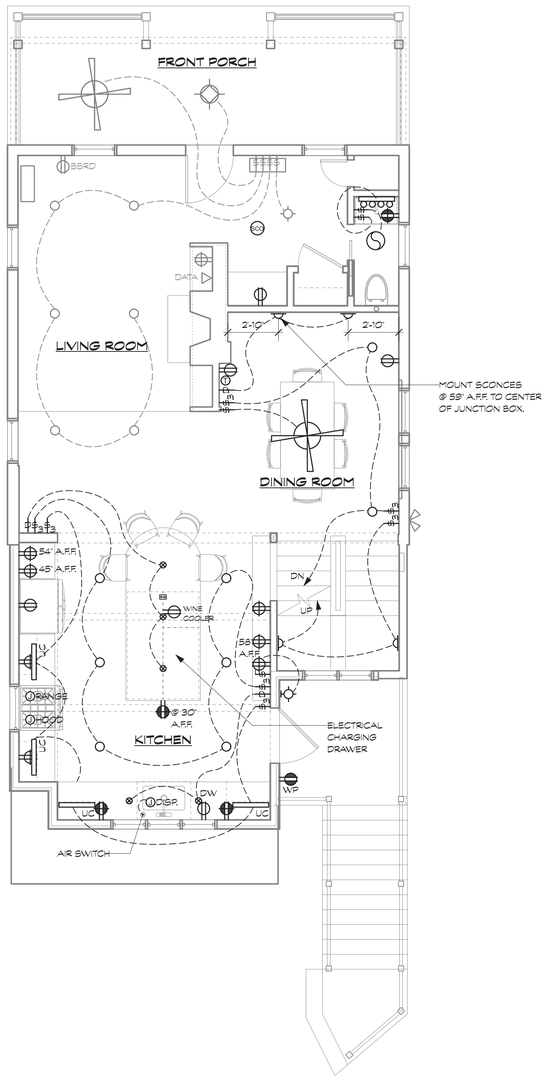
26 AUGUST 2025 PROGRESS SET

MECHANICAL PLANS
M100

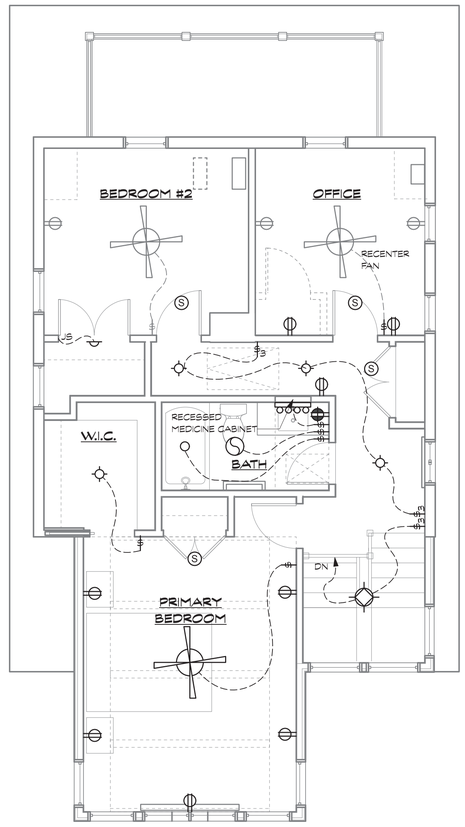
SPECIFICATIONS (CONTINUED FROM SP100)



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



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



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

LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT - 3 INCH DIAMETER
UC	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED PENDANT FIXTURE
	FULLY RECESSED INCANDESCENT WALL WASH LIGHT- MOUNT 2'-0" FROM WALL U.N.O.
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED LIGHT FIXTURE
S	SWITCH
S3	THREE WAY SWITCH
ST	TIMER SWITCH
S	DIMMER SWITCH
S3	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

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

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F.- COORDINATE W/ PANEL & EQUIP.
WP	GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45" A.F.F.- COORDINATE W/ PANEL & EQUIP.
	GFI OUTLET - 20 AMP @ 18" A.F.F.
	GFI OUTLET - 20 AMP @ 45" A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
J	JUNCTION BOX. SIZE AS REQUIRED
	ELECTRIC DRYER RECEPTACLE
	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
TV	CABLE TV OUTLET
S EX	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
S	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN-CEILING MOUNTED
	EXHAUST FAN-WALL MOUNTED

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JOHNSON-MURRAY ADDITION

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Project #2419

26 AUGUST 2025 PROGRESS SET

ELECTRICAL PLANS

E100

Existing Property Condition Photographs (duplicate as needed)

Detail: 51 ELM AVE. APPROACH FROM EAST

Detail: 51 ELM AVE. FRONT (NORTH)

Existing Property Condition Photographs (duplicate as needed)

Detail: 51 ELM AVE. EAST

Detail: 51 ELM AVE. SOUTH-EAST CORNER

Existing Property Condition Photographs (duplicate as needed)

Detail: 51 ELM AVE. REAR (SOUTH)

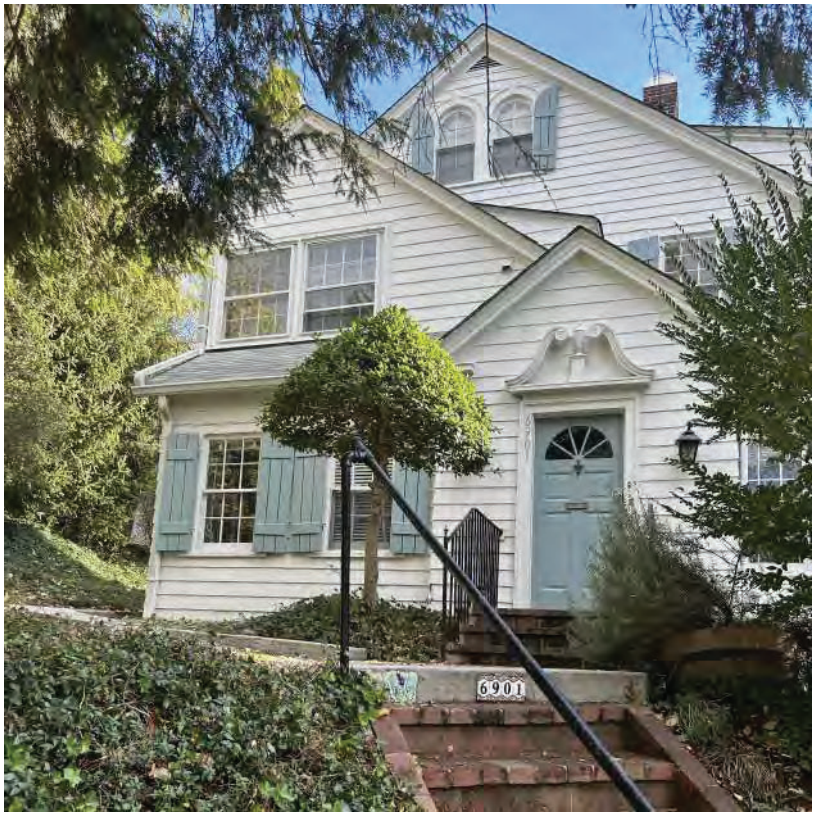
Detail: 51 ELM AVE. SOUTH-WEST CORNER

Existing Property Condition Photographs (duplicate as needed)

Detail: CONTEXT: 49 ELM AVE.

Detail: CONTEXT: 55 ELM AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 6901 WESTMORELAND AVE.

Detail: CONTEXT: 50 ELM AVE.

Existing Property Condition Photographs (duplicate as needed)

Detail: CONTEXT: 54 ELM AVE.

Historic Preservation Commission Preliminary Consultation Report

Address: 51 Elm Ave., Takoma Park
Applicant(s): Mark Murray (Brian McCarthy, Architect)
Proposal: Partial Demolition, Building Addition, Screened-in Porch, and Exterior Stair
Staff Contact: Dan Bruechert
HPC Commissioners Providing Comments: Karen Burditt (Chair), Jeff Hains (Vice Chair), Michael Galway, Julie Pelletier, Marc Dominianni, Cristina Radu, and James Doman.

Recommendations

A majority of the commissioners concurred with Staff's finding that the rear addition had been modified sometime after construction and the existing fenestration and wall surfaces did not date to the time of construction.

A majority of the HPC found that the massing of the proposed addition was sympathetic to the design of the house and that it would not overwhelm the historic mass.

The HPC found the lack of inset was acceptable because the wall plane was extending from the existing modified wall plane.

- A minority of the HPC indicated they would have preferred to see a larger setback but were supportive of the scheme presented.
- The project architect indicated one of the reasons there was not a more substantial inset is the house's narrow size made it challenging.

One commissioner indicated that the design of the addition could be improved by redesigning the new stair tower roof from the nearly flat roof proposed.

A commissioner noted there was an error in the first floor plan drawings showing a window on the east side of the proposed stair tower.

☐ Return for an additional preliminary consultation
☒ Return for a HAWP in accordance with the Commission's recommendations