MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7319 Willow Ave., Takoma Park	**Meeting Date:**	9/3/2025
Resource:	Outstanding Resource **Takoma Park Historic District**	**Report Date:**	8/27/2025
Applicant:	Alexandru Cojocaru Hannah Meyer, Architect	**Public Notice:**	8/20/2025
Review:	HAWP	**Tax Credit:**	No
Case Number:	1128193	**Staff:**	Dan Bruechert
Proposal:	Fenestration Alteration		

RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application with final approval authority of all details delegated to Staff:

1. Measured drawings, including profiles, of the proposed window need to be submitted to Staff before issuing the final HAWP approval documents.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

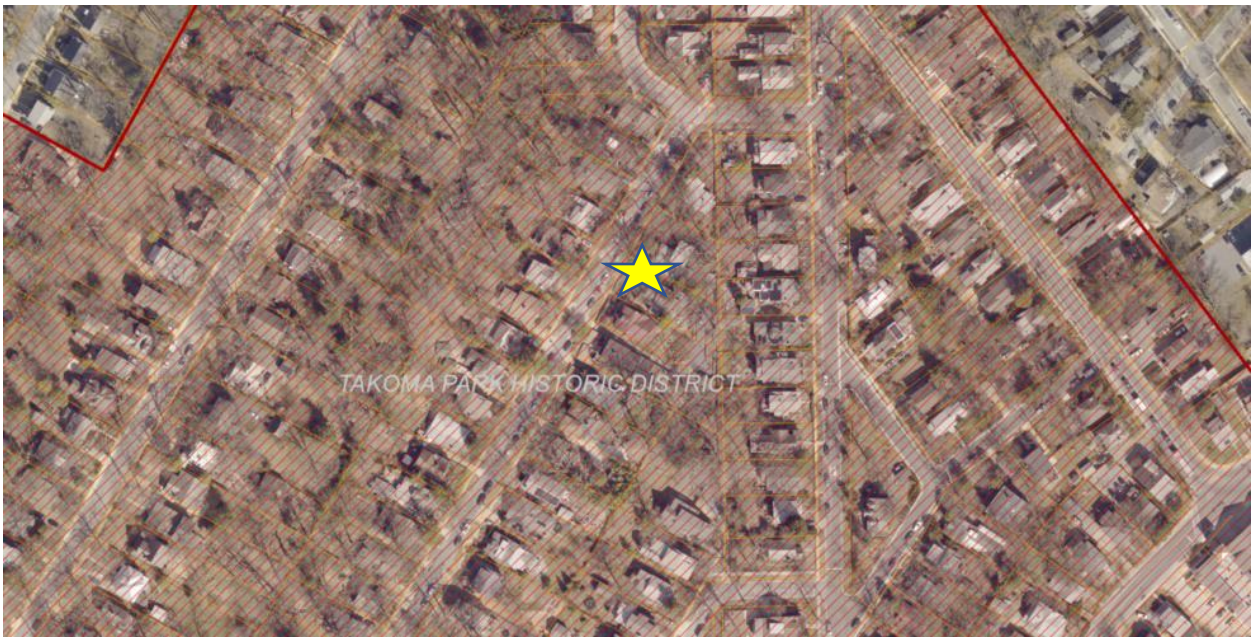

Figure 1: The subject property is located near the intersection of Willow Ave. and Valley View Ave.

PROPOSAL

The applicant proposes to remove an existing window and install two new windows.

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)*. Ordinarily, projects occurring in the section of the historic district known as "Takoma Old Town" also utilize Ordinance No. 2592, which provide additional guidance within this commercial area. The ordinance does not include any guidance for work in the public right-of-way or infrastructure improvements. The pertinent information in these four documents is outlined below.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

> Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials
>
> Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
>
> Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
>
> 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;

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(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.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

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

STAFF DISCUSSION

The subject property is a one-and-a-half story Craftsman bungalow located on Willow Ave. The house has a side gable roof, with a gable dormer. The first floor of the subject property is covered in wood shingles and the second-floor dormer is covered in board and batten siding. There is a large non-historic addition at the rear that extends the full width of the house. The subject lot slopes steeply up from street level, limiting visibility from the street.

Figure 2: The subject house, with the historic bump-out (right).

On the right side of the house, there is a single room bump-out with a side entrance that, based on Staff's comparison of the Sanborn Fire Insurance Map with the existing plans, appears to have been extended towards the rear sometime after 1963.

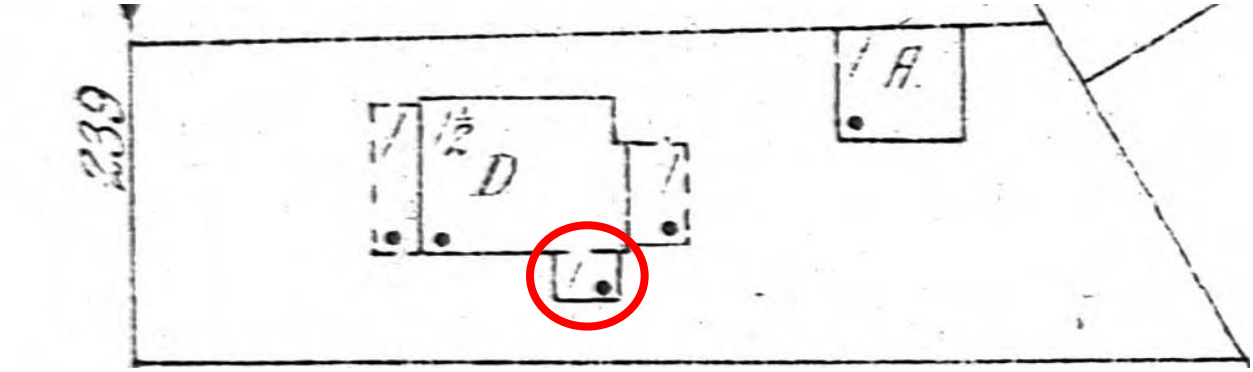

Figure 3: 1927 Sanborn Fire Insurance Map showing the rear of the bump-out is nearly co-planer with the historic rear wall.

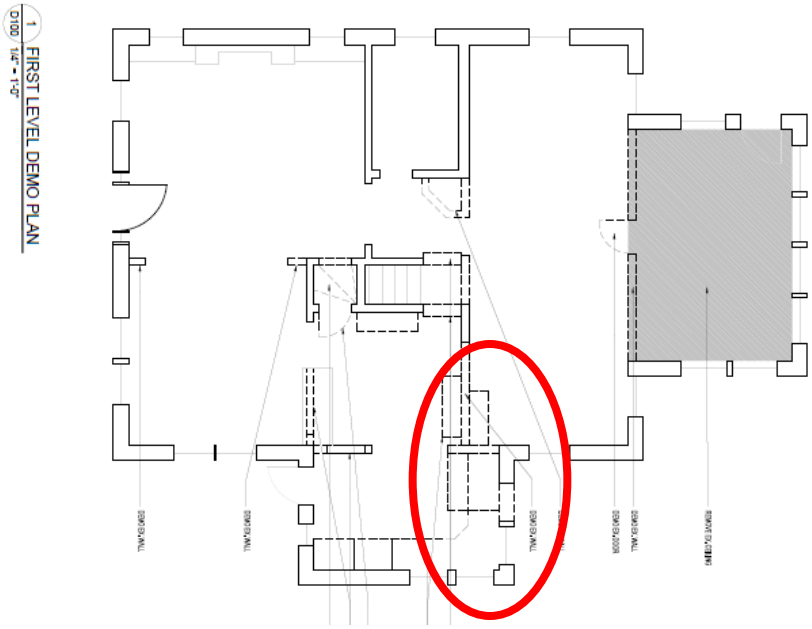

Figure 4: Demolition plan showing the rear wall of the bump-out extending beyond the historic rear wall plane.

Most of the work the applicant is undertaking is on the interior and does not require a HAWP. However, the applicant proposes to remove one rear window in the existing kitchen, which is housed in the bump-out, enlarge the opening, and install two wood windows (see *Figure 3*, below). As this window is on the rear, it is not at all visible from the public right-of-way.

Based on Staff's observations at the site visit, the submitted photographs, and a comparison of the existing site plan to the Sanborn Maps, Staff finds this opening is likely not historic and is instead a late 20th-century alteration.[1] As this feature is not historic, its alteration does not need to comply with *Standard #6* and, as a feature on the rear, Staff finds removing the existing the window and enlarging the opening will not have a significant impact on the historic character of the house or surrounding historic

[1] Staff found one record of a residential building permit from 1992, however, there are no photographs or building plans associated with that permit, so Staff is unable to determine what work was undertaken as part of that permit.

district even on this Outstanding Resource.

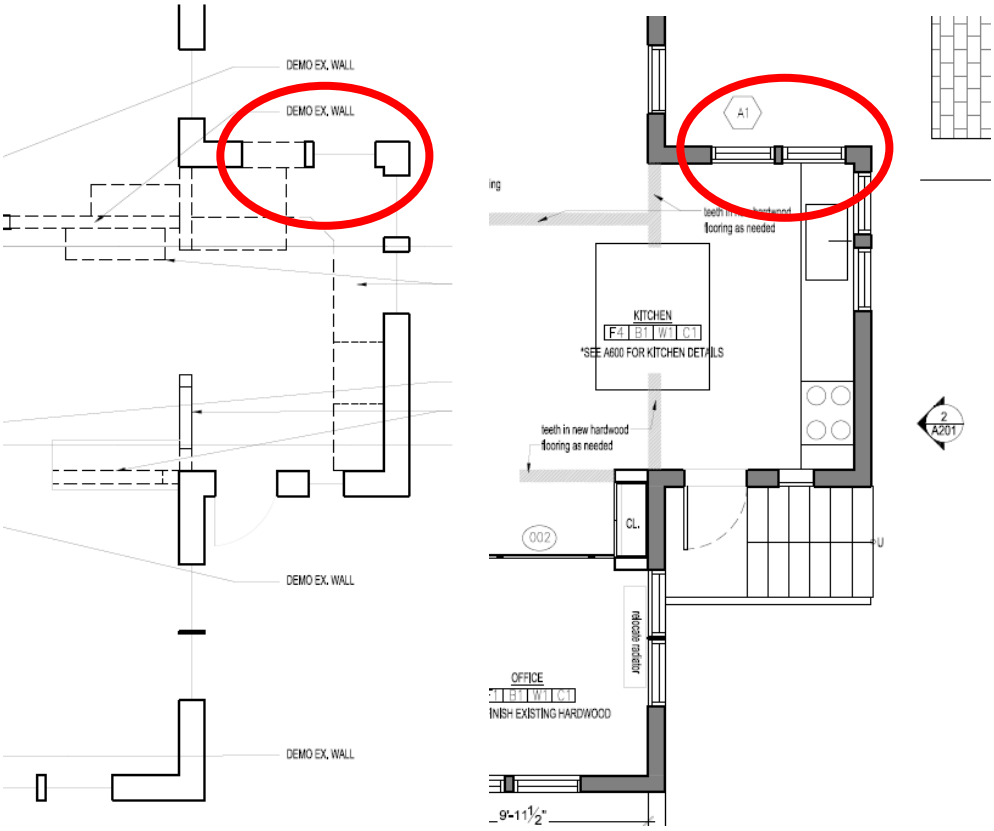

Figure 5: Demolition plan (left), showing the section of wall to be removed; and proposed floor plan showing the paired window (right).

The application narrative states the proposed wood windows will match the adjacent window size, style (one-over-one sash), and material and that the trim will replicate the existing profile and painted finish. Staff finds a window that satisfies these criteria would be appropriate under 24A and the *Standards* and *Design Guidelines*, but the information provided in the application is not sufficient to verify the proposed window will satisfy these requirements. Staff recommends the HPC add a condition to the approval of this HAWP that requires the applicant to submit measured drawings of the proposed window, including sections of the proposed window. Final approval authority to ensure the window satisfies these criteria can be delegated to Staff. With the recommended condition, Staff finds the window and its associated trim satisfy the requirements of 24A-8(b)(2), the *Design Guidelines*, and *Standard #2*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application with final approval authority of all details delegated to Staff;

1. Measured drawings, including profiles, of the proposed window need to be submitted to Staff before issuing the final HAWP approval documents;

under the Criteria for Issuance in Chapter 24A-8(b)(2), 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*;

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#_____
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Alexandru Cojocaru E-mail: scojocaru@gmail.com

Address: 7319 Willow Ave City: Takoma Park Zip: 20912

Daytime Phone: (202) 746-3115 Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Hannah Meyer - WAK TOK architects E-mail: hannah@wak-tok.com

Address: 509 Albany Ave City: Takoma Park Zip: 20912

Daytime Phone: (301) 956-9542 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property_____

Is the Property Located within an Historic District? X Yes/District Name Takoma Park
__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: 7319 Street: Willow Avenue

Town/City: Takoma Park Nearest Cross Street: Valley View Ave

Lot: P22 Block: 8 Subdivision: 0025 Parcel: n/a

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.

Hannah Meyer 08/11/2025

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 Alexandru Cojocaru and Ana Maria Muñoz 7319 Willow Ave Takoma Park, MD 20912	**Owner's Agent's** mailing address Hannah Meyer - WAK TOK architects 509 Albany Ave Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Owner of 7321 Willow Ave (right) Bruce Kozarsky & Megan Scribner 7321 Willow Ave Takoma Park, MD 20912	Owner of 7317 Willow Ave (left) Michael Fincham & Alison Kahn 7317 Willow Ave Takoma Park, MD 20912
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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is a two-story bungalow located in Takoma Park's historic district. It features a large covered front porch and a rear sunroom. The home retains its historic scale, form, and overall character.

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

The project includes an interior renovation and the installation of one new window in the kitchen, facing the backyard. The new exterior window will be a historically appropriate wood window, matching the adjacent existing window in size, style, and material. Interior trim will match the adjacent window, and exterior trim will be constructed to replicate the existing profile and finish.

Work Item 1: Rear Kitchen Window

Description of Current Condition:	Proposed Work:
The kitchen currently has a single window on the rear façade. The surrounding exterior wall and existing window are in good condition, with painted wood trim and siding consistent with the home's historic character.	Install a new window adjacent to the existing one to increase natural light in the kitchen. The new window will be wood-framed, double-hung, and match the existing window in size, and profile. The exterior and interior trim will be replicated to match the existing detailing, with paint finish to match the current color scheme. No other alterations to the exterior are proposed.

Work Item 2: _____

Description of Current Condition:	Proposed Work:

Work Item 3: _____

Description of Current Condition:	Proposed Work:

FOR STAFF ONLY:
HAWP#_____
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Hannah Meyer 08/11/2025

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Owner of 7320 Willow Ave (across the street) Pari Mody & Christopher Merchant 7320 Willow Ave Takoma Park, MD 20912	Owner of 238 Park Ave (rear) Dennis Desmond 238 Park Ave Takoma Park, MD 20912

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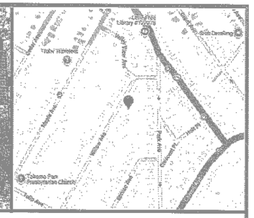
Work Item 3: _____

Description of Current Condition:	Proposed Work:

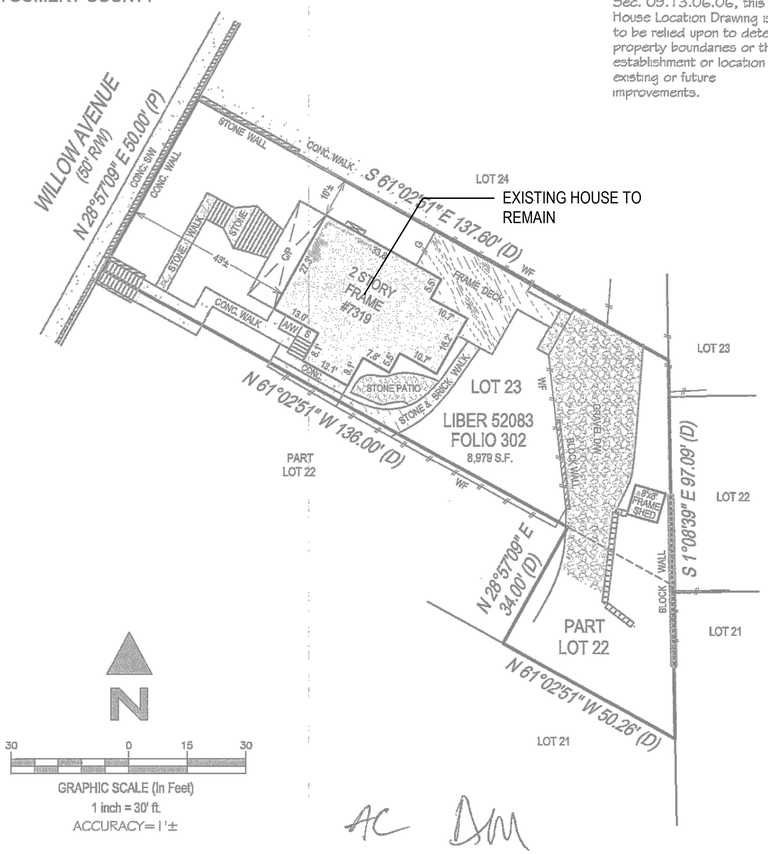
KVS TITLE LLC



PROPERTY ADDRESS: 7319 WILLOW AVENUE, TAKOMA PARK, MARYLAND 20912 **SURVEY NUMBER:** 2504.6058

2504.6058
LOCATION DRAWING
MONTGOMERY COUNTY

PLEASE NOTE
Per Maryland State Code, Sec. 09.13.06.06, this House Location Drawing is not to be relied upon to determine property boundaries or the establishment or location of existing or future improvements.



AC DM

SURVEYORS CERTIFICATION:
THE INFORMATION SHOWN HERON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HEREON.

STATE OF MARYLAND
MATTHEW NIGEL BRIEN
PROFESSIONAL LAND SURVEYOR
No. 21406

Matthew Nigel Brien
State of Maryland Professional Land Surveyor
License Number 21406

POINTS OF INTEREST:
NONE VISIBLE

SNIDER SURVEYS
SNIDER & ASSOCIATES
LIC:21937
office: 301-948-5100
19544 Amaranth Drive, MD | Germantown, MD 20874
a division of Exacta Land Surveyors, LLC

SurveySTARS

DATE SIGNED: 04/29/25
FIELD WORK DATE: 4/29/2025
REVISION DATE(S): (REV.0 4/29/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

CONTACT INFORMATION

OWNER:
Alexandru Cojocaru and Ana Maria Muñoz
7319 Willow Avenue
Takoma Park, MD

ARCHITECT:
WAKAKO TOKUNAGA
WAK TOK ARCHITECTS
509 ALBANY AVENUE
TAKOMA PARK, MD 20912
TEL: 202 320 3867

STRUCTURAL ENGINEER:
APAC Engineering, Inc.
2110 Seminary Road
Silver Spring, Maryland 20910
TEL: 301 565 0543

LIST OF DRAWINGS

SYMBOLS

ROOM NAME AND NUMBER
NOTE REFERENCE (SEE "KEY NOTES" FOR FURTHER INFORMATION).
PARTITION TAG
DOOR TAG
WINDOW TAG
PLAN/SECTION DETAILS
ELEVATION TAG
DETAIL TAG
ELEVATION TAG
HATCH INDICATES FIELD BUILT MILLWORK
CEILING HEIGHT
CEILING MATERIAL
COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
LIGHT SWITCH
GYPSUM BOARD
FINISH TAG
CHANGE IN FLOORING MATERIAL

PROJECT DATA

PROJECT NAME: WILLOW AVE RESIDENCE
PROJECT ADDRESS: 7319 Willow Ave, Takoma Park, MD 20912
SQUARE: 1,896 SQ FT
LOT: 23
PROPOSED PROJECT: RENOVATION

ZONING: R- 60

LOT AREA:		
PROVIDED	8,979 SF	
BUILDING HEIGHT:		
MAX ALLOWABLE:	35'	
PROVIDED:	-	EXISTING TO REMAIN
LOT OCCUPANCY:		
MAX ALLOWABLE:	35%	
PROVIDED:	-	EXISTING TO REMAIN
SET BACK:		
FRONT:	25'	EXISTING TO REMAIN
REAR:	20'	EXISTING TO REMAIN
SIDE:	8'	EXISTING TO REMAIN

DESIGN PARAMETERS

GROUND SNOW LOAD:	30 PSF (1.4 KN/M^2)
WIND SPEED:	115 MPH (145KM/HR)
SEISMIC DESIGN CATEGORY:	B
WINTER DESIGN TEMP:	13 DEGREE F (-10.6 C)
ICE SHIELD UNDERLAYMENT:	REQUIRED
FLOOD HAZARDS:	JULY 2, 1979
AIR FREEZING INDEX:	300
MEAN ANNUAL TEMP:	55 DEGREES F (12.8 C)
FROST LINE DEPTH: SUBJECT TO DAMAGE FROM:	30"
WEATHERING - SEVERE TERMITE - MODERATE TO HEAVY DECAY - SLIGHT TO MODERATE	

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

7319 WILLOW AVE,
RENOVATION
7319 Willow Avenue, Takoma Park, MD 20912

REVIEW	–
PERMIT	–
BID	–
CD	07–31–2025

REGISTRATION

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number:15793, expiration date 9/9/2025.

COVER SHEET

A001

GENERAL CONDITIONS

1. PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE/SHE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.

2. UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE A.I.A. DOCUMENT A105, 2007.

3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.

4. POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.

5. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.

7. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/ OR SIZES; WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

8. SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.

9. NOTIFY ARCHITECT FOR REVIEW OF PARTITION CHALK LINE LAYOUT FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS UNTIL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINAL SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY INFORM ARCHITECT IF ANY CONFLICTS ARE FOUND. DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS.

10. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.

11. REVIEW DOCUMENTS, VERIFY DIMENSIONS, CEILING TO SLAB CLEARANCES AND ALL FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICT OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

12. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

13. COORDINATE WORK WITH BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, AND USE OF BUILDING FACILITIES. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

14. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

ARCHITECTURAL NOTES

1. REVIEW GENERAL CONDITIONS NOTES BEFORE COMMENCING WORK.

2. PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS.

3. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

4. MAKE NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.

5. GYPSUM BOARD FINISHING: COMPLY WITH REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD AND WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS ALWAYS USING THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISCREPANCY.

6. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 'J' BEADS ALONG ENDS OF GYPSUM BOARD UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED.

7. FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.

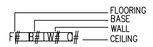
8. PROVIDE BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.

9. ALL EXPOSED WALL SURFACES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH.

10. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT.

FINISH SCHEDULE

FINISH	DESCRIPTION	MANUFACTURER	SPECIFICATION/ COLOR	NOTES
F1	EXISTING HARDWOOD		SAND & REFINISH. PATCH & REPAIR AS NEEDED	
F2	TILE	T.B.D.	TO BE SPECIFIED	COLOR TO BE SELECTED BY OWNER
F3	EXISTING VINYL FLOOR			
F4	HARDWOOD	T.B.D.	TO MATCH EXISITNG	
B1	WOOD BASE	T.B.D.	RECESSED 4" HIGH WOOD BASE, 1/2" THICK	COLOR TO BE SELECTED BY OWNER
B2	TILE BASE	T.B.D.	TILE- SEE INTERIOR ELEVATIONS	COLOR TO BE SELECTED BY OWNER
W1	PAINT	BENJAMIN MOORE	TO BE SPECIFIED	FINISH TO BE DETERMINED BY ARCHITECT
W2	TILE	T.B.D.	TO BE SPECIFIED	COLOR TO BE SELECTED BY OWNER
C1	PAINT	BENJAMIN MOORE	TO BE SPECIFIED	FINISH TO BE DETERMINED BY ARCHITECT

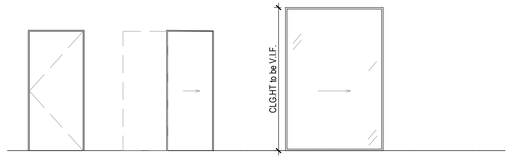


* SEE FLOOR PLANS FOR FINISH
* SAND AND REFINISH ALL HARDWOOD FLOORING

DOOR TYPES

DOOR NO.	TYPE	DOOR SIZE		FINISH	FRAME	HDWARE	LOCATION	REMARKS
001	A	2'-2"	6'-8"	PAINT	WOOD		BASEMENT	
002	C	5' - 5 1/2"	V.I.F.	SEE SPECIFICATIONS			OFFICE	
100	B	2'-6"	6'-8"	PAINT	WOOD		W.I.C.	
101	B	2'-6"	6'-8"	PAINT	WOOD		PRIMARY BATHROOM	

DOOR TYPES



TYPE A
WD FRAME, PAINT FINISH
SOLID WOOD,
ONE PANEL
HINGED SWING DOOR

TYPE B
WD FRAME, PAINT FINISH
SOLID WOOD,
ONE PANEL
SLIDING POCKET DOOR

TYPE C
SURFACE MOUNTED,
SLIDING FROSTED GLASS DOOR
MTL FRAME, PAINT FINISH
CAVITY SLIDER FH - CeilingMountTrack - Single OR E.Q.

WINDOW SCHEDULE

WOOD WINDOW-
PAINTED WHITE
DOUBLE HUNG
1" INSULATED GLASS
LOW-E 4 U FACTOR .29
SHGC .27

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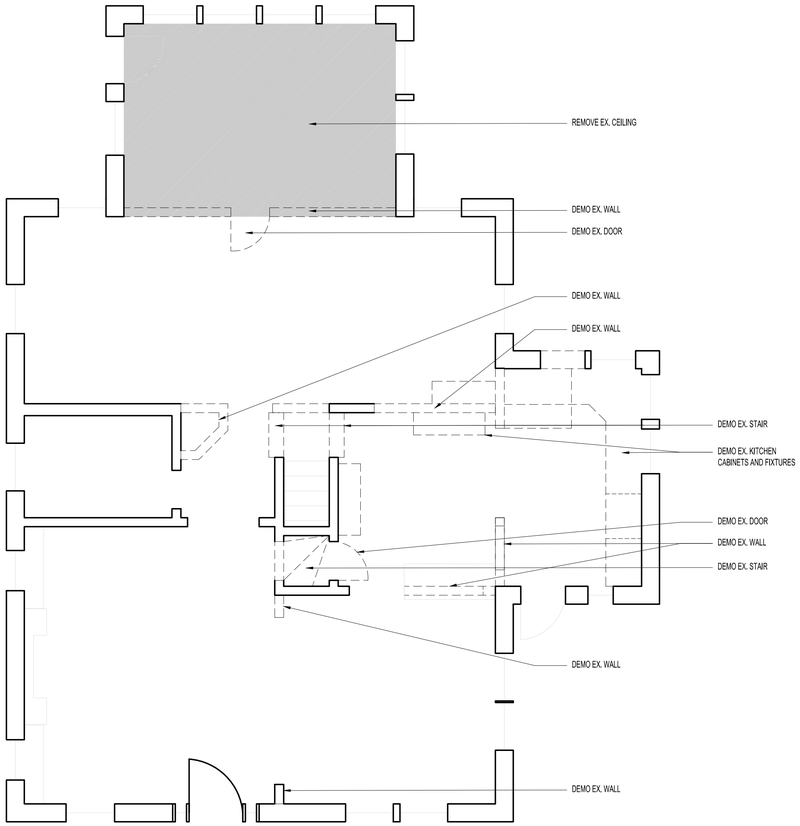
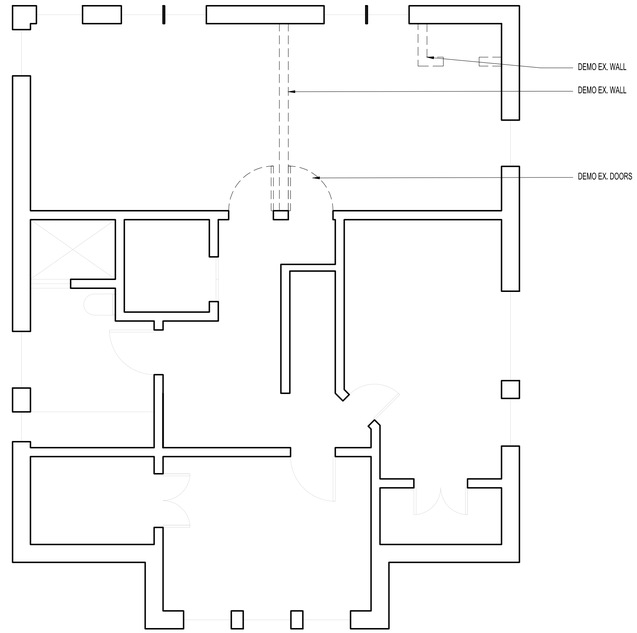
GENERAL NOTES & SCHEDULE

A002



1 D100 FIRST LEVEL DEMO PLAN
1/4" = 1'-0"



2 D100 SECOND LEVEL DEMO PLAN
1/4" = 1'-0"

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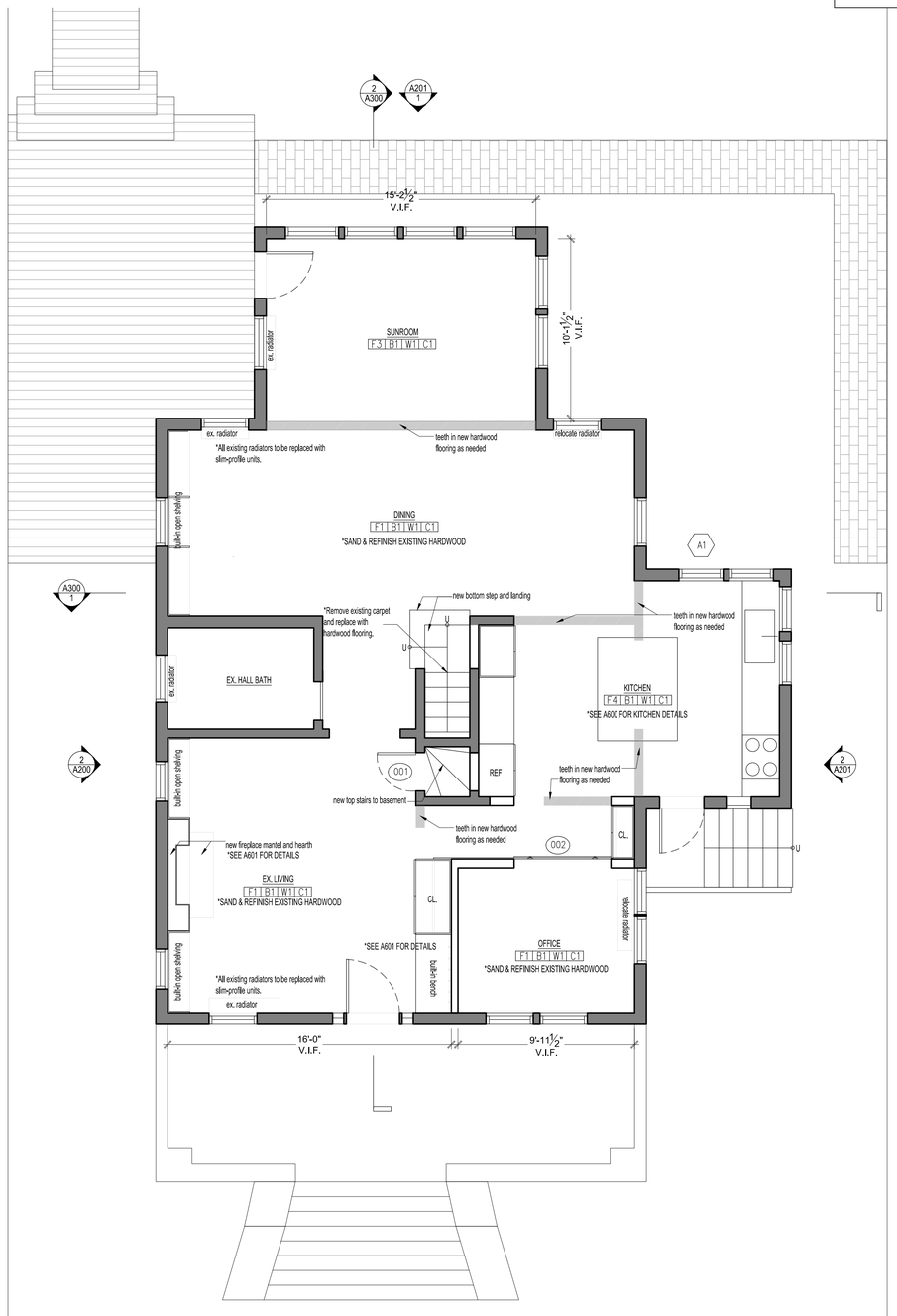
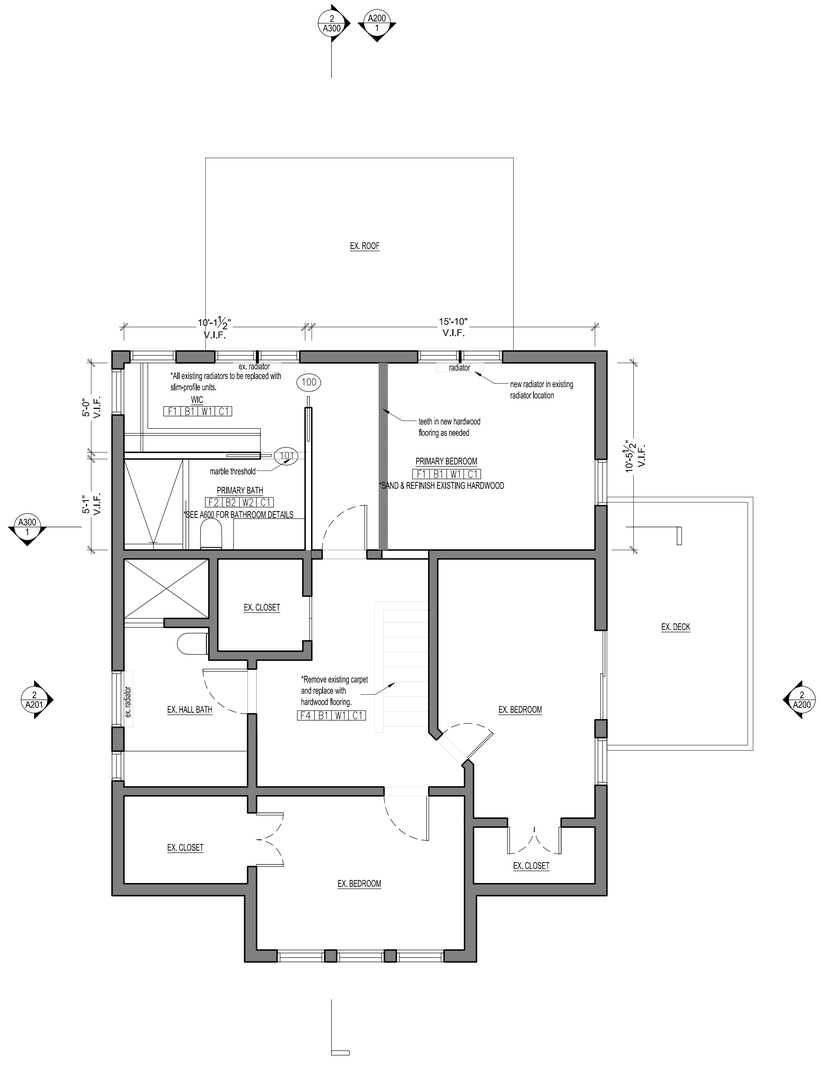
DEMO PLANS

D100



1 A100 FIRST LEVEL PLAN
1/4" = 1'-0"

A200 1



2 A100 SECOND LEVEL PLAN
1/4" = 1'-0"

A201 1

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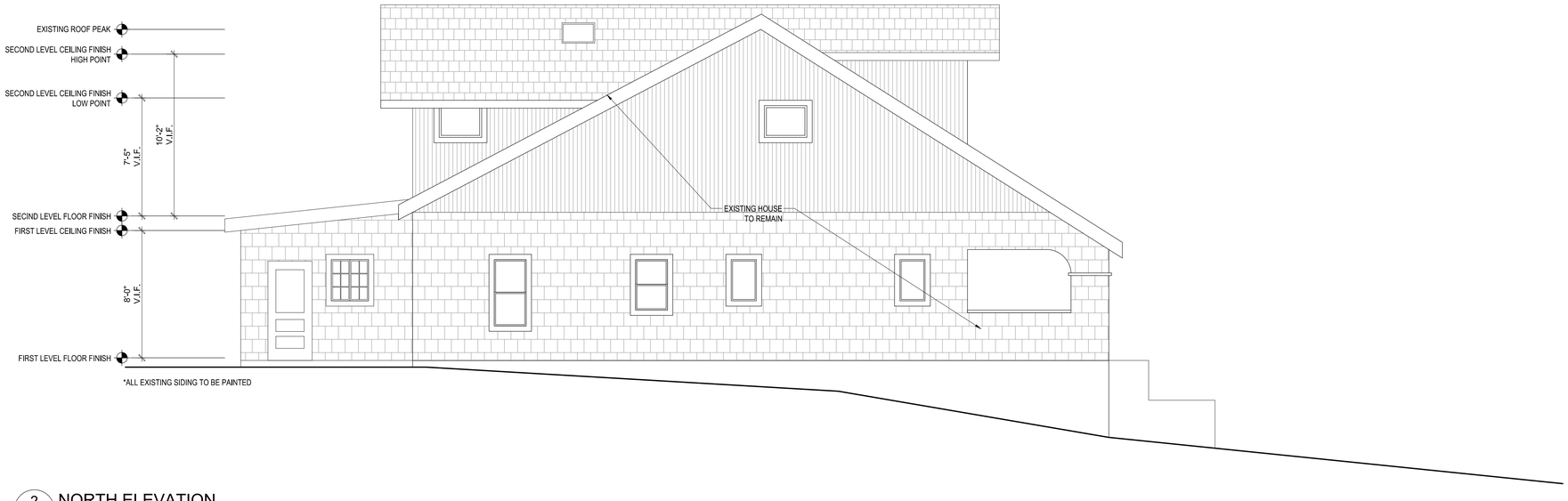
FLOOR PLAN

A100

*ALL EXISTING SIDING TO BE PAINTED

1 A200 WEST ELEVATION
1/4" = 1'-0"



*ALL EXISTING SIDING TO BE PAINTED

2 A200 NORTH ELEVATION
1/4" = 1'-0"

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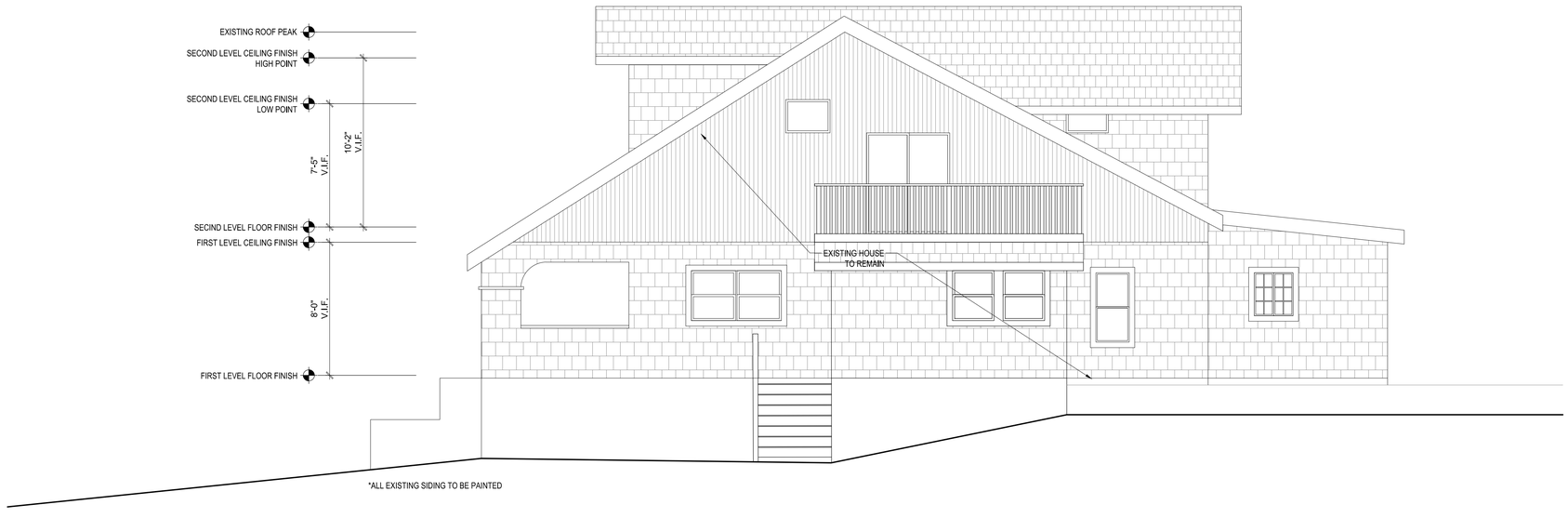
ELEVATIONS

A200

1 A201 EAST ELEVATION
1/4" = 1'-0"



2 A201 SOUTH ELEVATION
1/4" = 1'-0"

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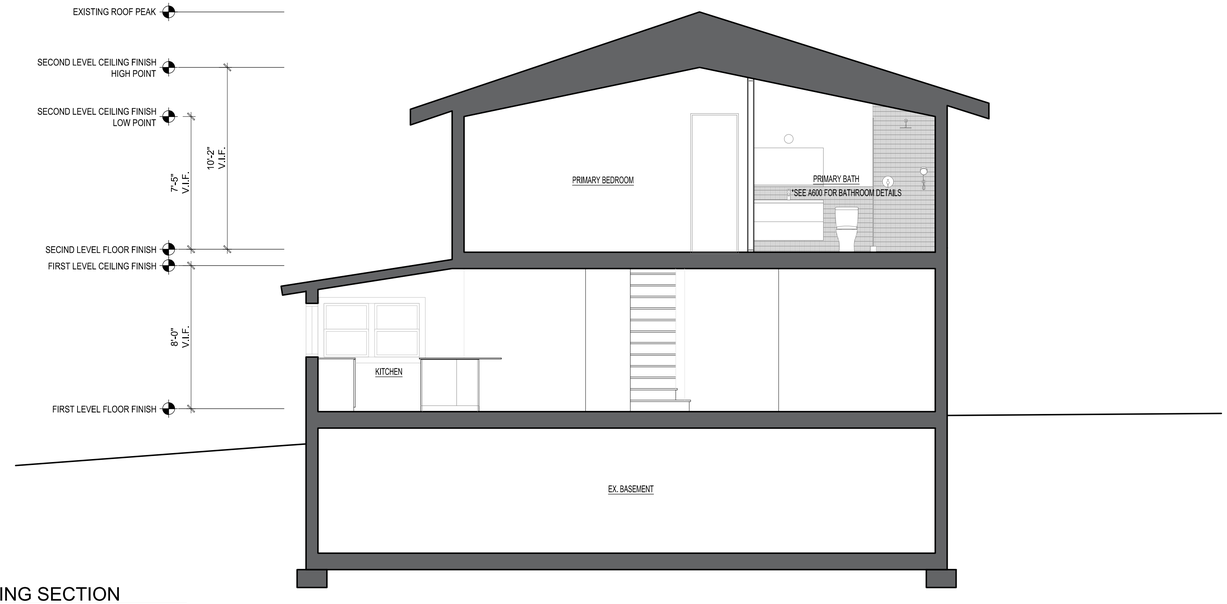
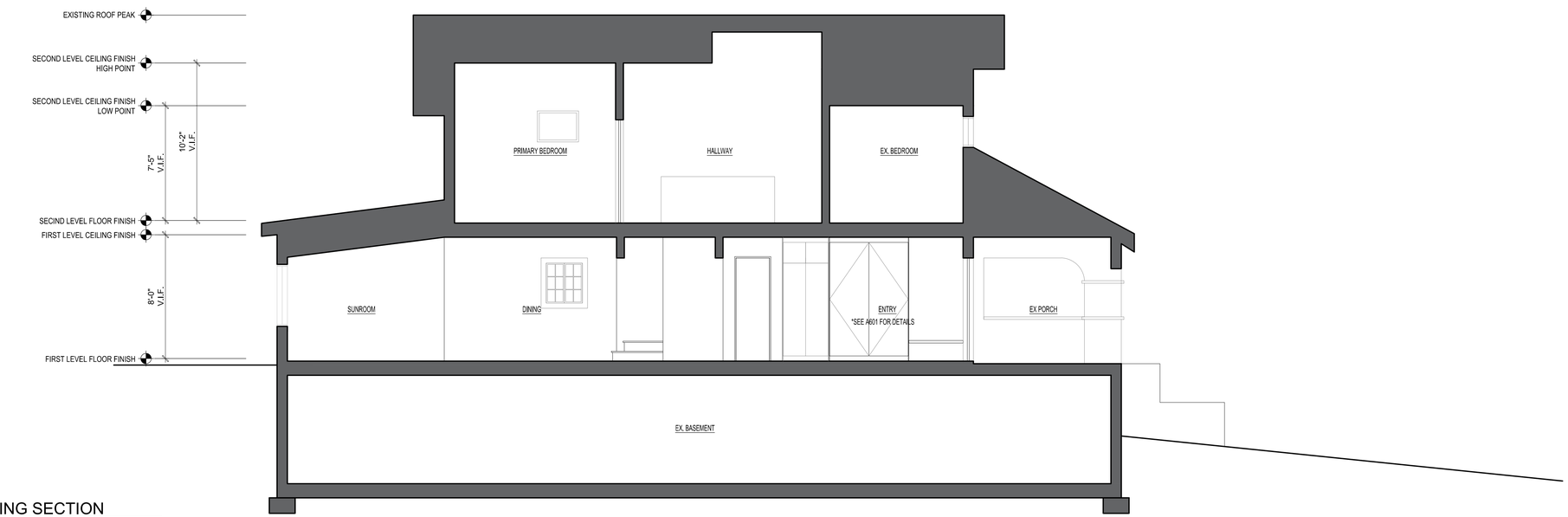
ELEVATIONS

A201



1 A300 BUILDING SECTION
1/4" = 1'-0"



2 A300 BUILDING SECTION
1/4" = 1'-0"

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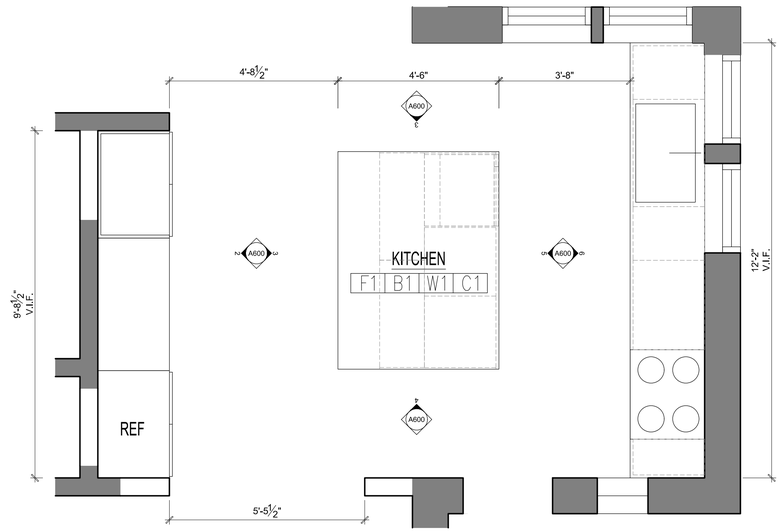
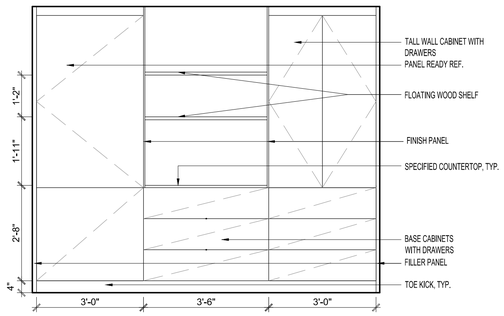
SECTIONS

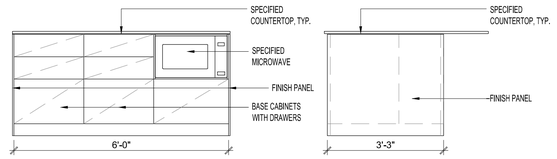
A300



1 A600 KITCHEN PLAN
1/2" = 1'-0"

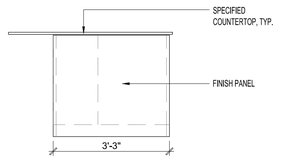


2 A600 KITCHEN ELEVATION
1/2" = 1'-0"

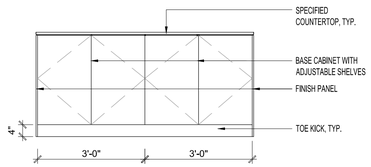


3 A600 KITCHEN ELEVATION
1/2" = 1'-0"

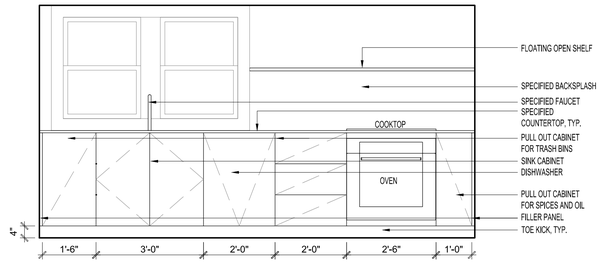
4 A600 KITCHEN ELEVATION
1/2" = 1'-0"



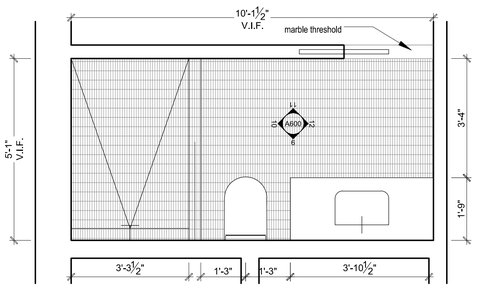
5 A600 KITCHEN ELEVATION
1/2" = 1'-0"



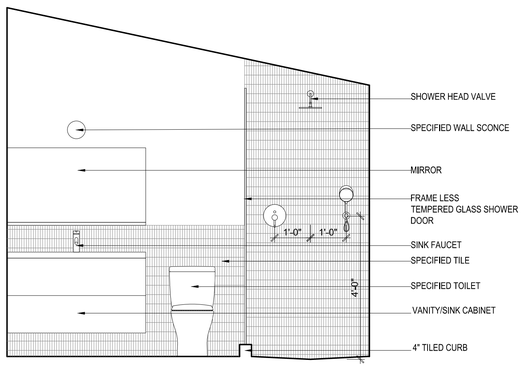
6 A600 KITCHEN ELEVATION
1/2" = 1'-0"



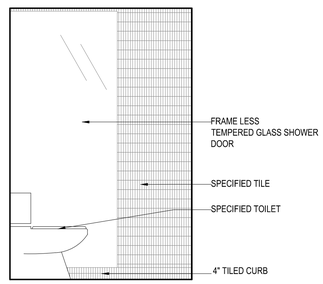
7 A600 KITCHEN ELEVATION
1/2" = 1'-0"



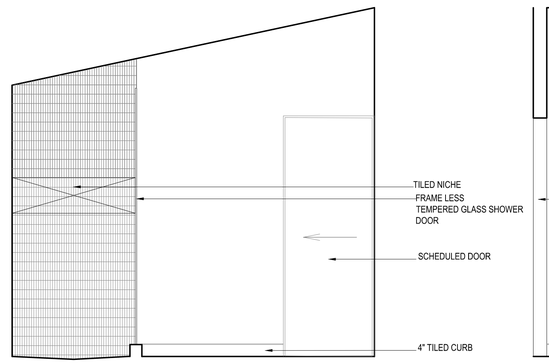
8 A600 BATHROOM PLAN
1/2" = 1'-0"



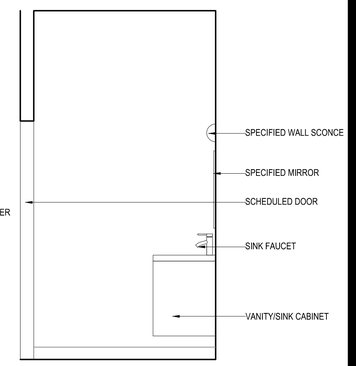
9 A600 BATHROOM ELEVATION
1/2" = 1'-0"



10 A600 BATHROOM ELEVATION
1/2" = 1'-0"



11 A600 BATHROOM ELEVATION
1/2" = 1'-0"



12 A600 BATHROOM ELEVATION
1/2" = 1'-0"

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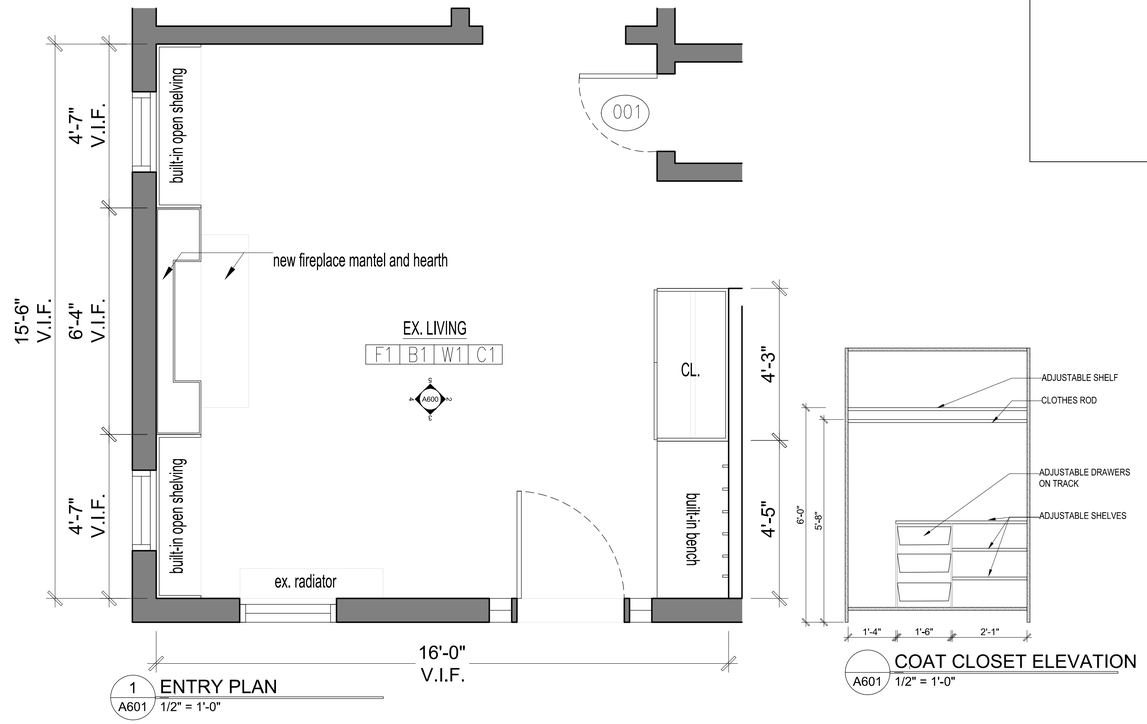
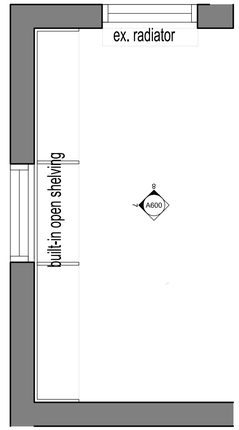
KITCHEN & BATHROOM DETAILS

A600

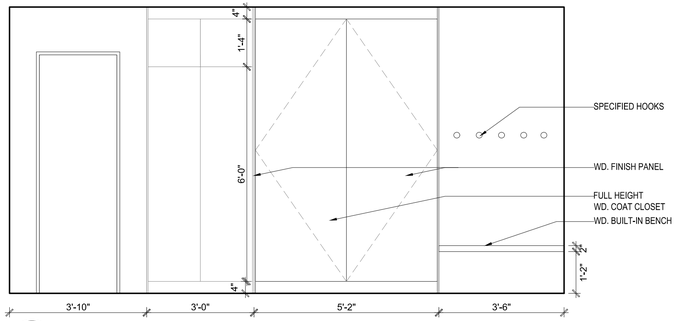


1 A601 ENTRY PLAN 1/2" = 1'-0"

A601 COAT CLOSET ELEVATION 1/2" = 1'-0"



6 A601 READING NOOK PLAN 1/2" = 1'-0"



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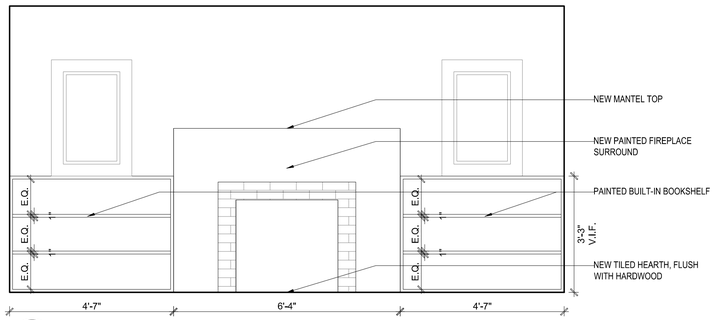
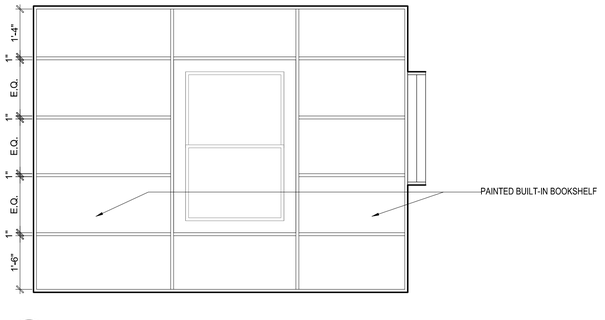


4 A601 ENTRY ELEVATION 1/2" = 1'-0"



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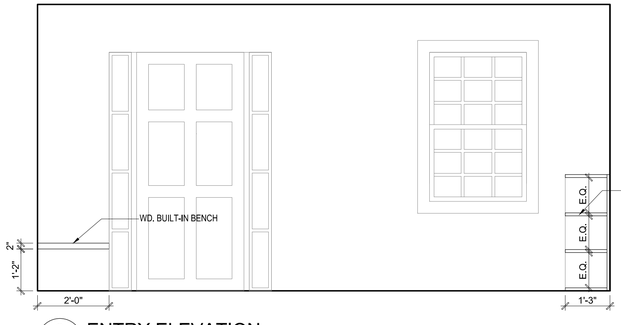
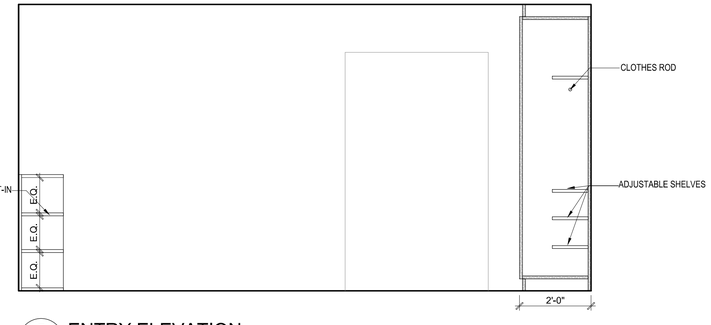


3 A601 ENTRY ELEVATION 1/2" = 1'-0"



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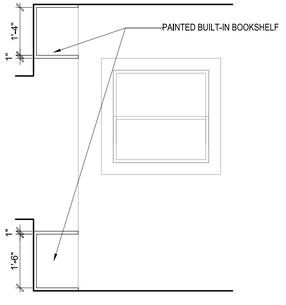

8 A601 READING NOOK PLAN 1/2" = 1'-0"

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ENTRY DETAILS

A601

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 Manuel 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 $\frac{5}{8}$"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 corroslon 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" - L4x3$\frac{1}{2}$ x$\frac{1}{4}$ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x3$\frac{1}{2}$x$\frac{5}{16}$ 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" (± $\frac{1}{2}$")
   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	$1\frac{1}{2}$"
Slabs	$\frac{3}{4}$"
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:	1.9k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	LIGHT FRAMED WALLS

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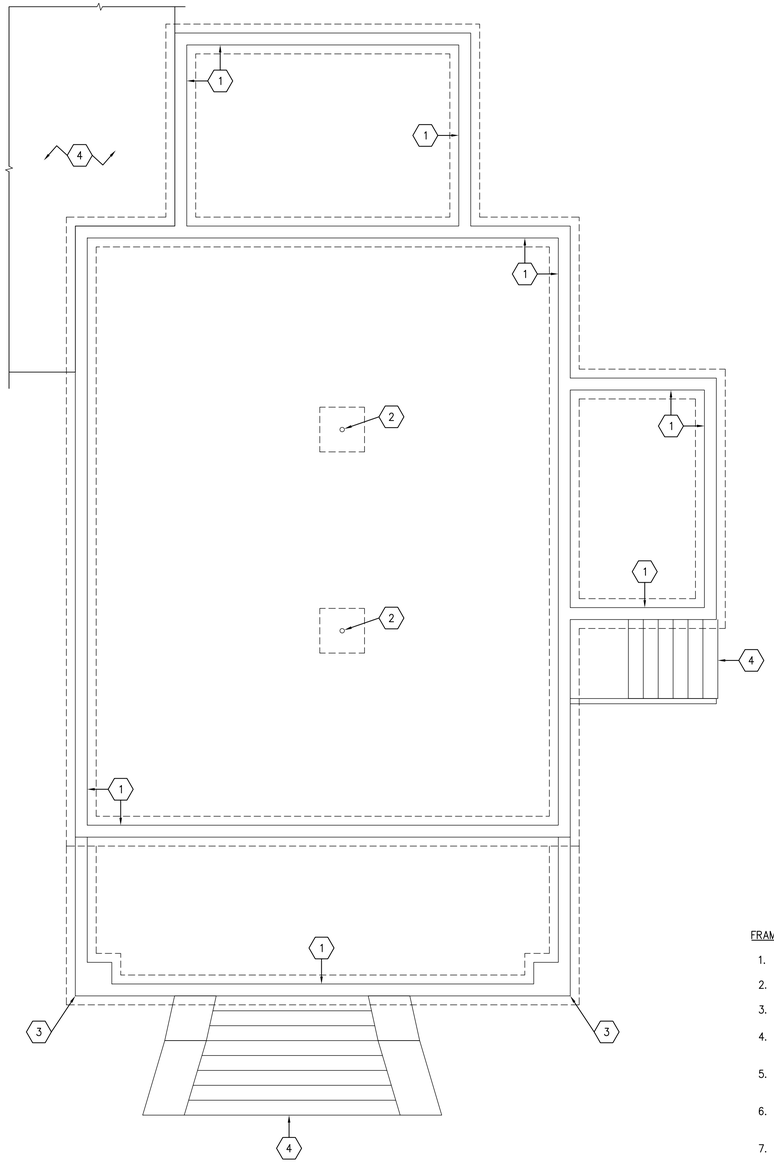
Structural Notes

S001



Foundation Plan

Scale: $\frac{1}{4}$" = 1'–0"

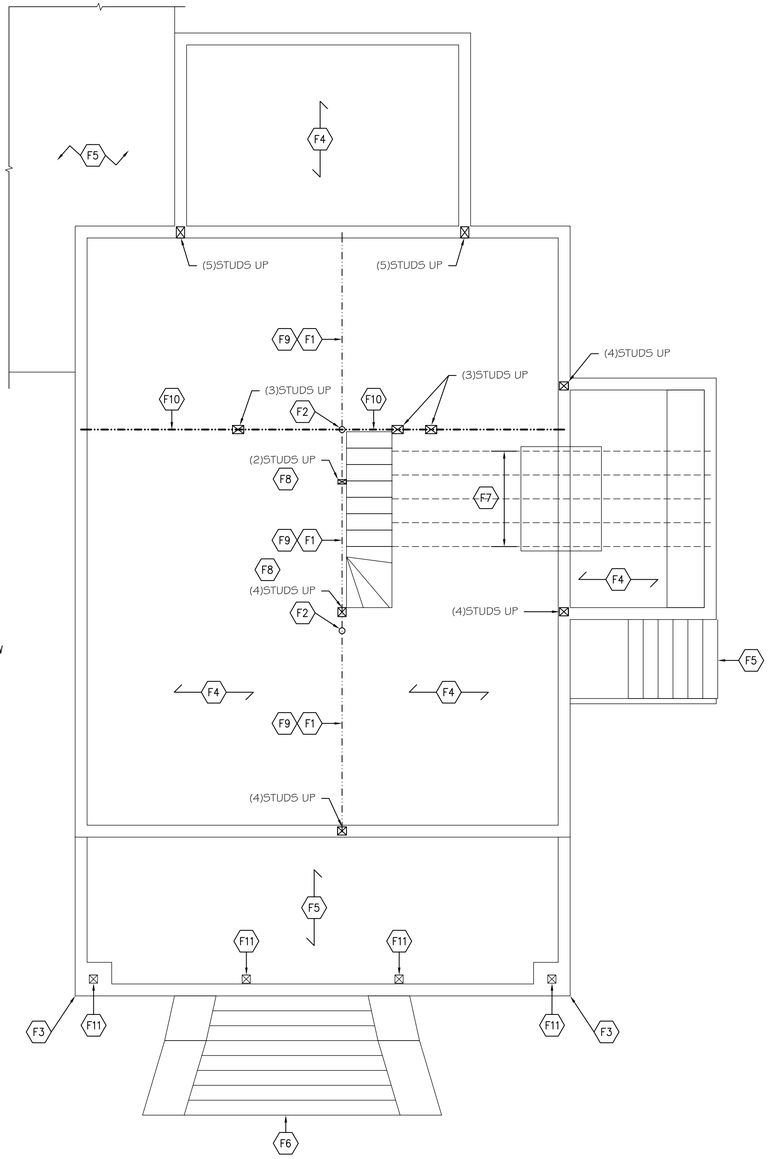
DIMENSIONS ARE SHOWN FOR STRUCTURAL DESIGN PURPOSES ONLY. DO NOT ORDER OR FABRICATE MATERIALS BASED ON THE DIMENSIONS SHOWN ON THE STRUCTURAL PLANS.

1. EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY $\frac{3}{8}$" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
2. EXISTING COLUMN AND FOOTING.
3. EXISTING PIER AND FOOTING.
4. EXISTING FRONT PORCH, SIDE STOOP, OR DECK ABOVE UNCHANGED. THE EXISTING POSTS AND FOOTINGS ARE NOT SHOWN FOR CLARITY.

F1. EXISTING BEAM.
F2. EXISTING COLUMN.
F3. EXISTING PIER.
F4. EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
F5. EXISTING FRONT PORCH FRAMING, SIDE STOOP FRAMING OR DECK FRAMING TO REMAIN UNCHANGED.
F6. EXISTING STAIRS UNCHANGED.
F7. OPTIONAL FRAMING PERFORMANCE UPGRADE. SISTER EACH EXISTING JOIST BELOW THE KITCHEN ISLAND OR COUNTER WITH A 2X10 OR A DOUBLE 2X8. PLACE BLOCKING BETWEEN THE MID–POINT OF THE SPAN.
F8. VERIFY THAT THE POST ALIGNS WITH THE EXISTING STEEL 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.
F9. VERIFY THAT THE EXISTING 1ST FLOOR LOAD BEARING WALL ALIGNS WITH THE EXISTING STEEL BEAM. IF IT DOES, PLACE SQUASH BLOCKING BETWEEN THE TOP OF THE BEAM AND THE FLOOR DECKING BELOW ALL NEW DOOR JAMBS IN THE 1ST FLOOR BEARING WALL. IF IT DOES NOT, PLACE TRIPLE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW JAMBS IN THE 1ST FLOOR BEARING WALL. HANG THE BLOCKING FROM THE EXISTING JOISTS WITH SIMPSON HU–MAX HANGERS.
F10. SISTER THE EXISTING DOUBLE JOIST WITH A 1"X9" STEEL FLITCH PLATE AND A $1\frac{3}{4}$"X$9\frac{1}{2}$" LVL. ATTACH THE LVL AND STEEL PLATE TO THE EXISTING DOUBLE JOIST WITH BOLTS PER THE TYPICAL FLITCH PLATE FRAMING ELEVATION.
F11. EXISTING POST.

FRAMING NOTES:

1. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
2. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
3. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF $\frac{1}{2}$"ø BOLTS AT 16" O.C. STAGGERED.
4. ALL BOLTS FOR WOOD FRAMING CONNECTIONS SHALL BE ASTM A307 BOLTS OR A307 ALL THREAD RODS WITH A NUT AND WASHER ON EACH SIDE OF THE CONNECTION.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. 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.
7. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE WORK AREA AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
8. WHEN AN EXISTING MASONRY WALL IS ALTERED, INFILLED, RESTORED OR ADDED ON TO, USE BRICKS, BLOCKS, AND MORTAR THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING MASONRY.
9. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
10. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
11. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
12. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
13. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
14. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
15. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
16. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HGUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
17. 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.
18. 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.



1st Floor Framing Plan

Scale: $\frac{1}{4}$" = 1'–0"

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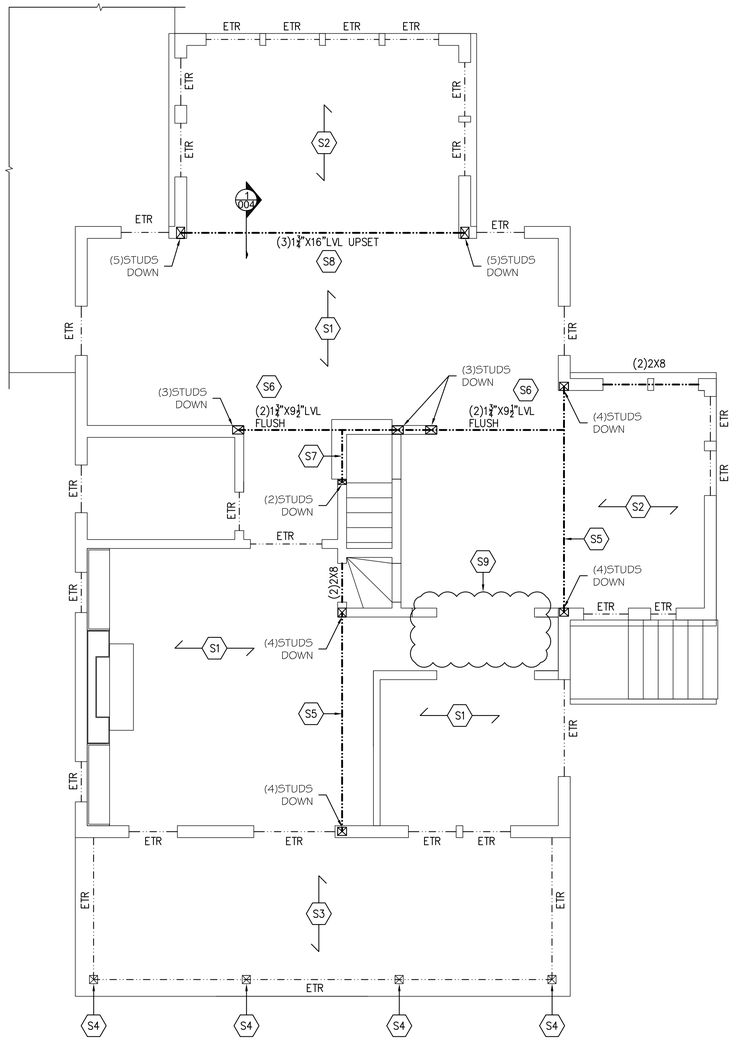
Structural Plans

S002



2nd Floor Framing Plan

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

DIMENSIONS ARE SHOWN FOR STRUCTURAL DESIGN PURPOSES ONLY. DO NOT ORDER OR FABRICATE MATERIALS BASED ON THE DIMENSIONS SHOWN ON THE STRUCTURAL PLANS.

R1 EXISTING ROOF FRAMING UNCHANGED.

R2 EXISTING CEILING FRAMING UNCHANGED.

R3 PRIOR TO DEMOLITION THE CONTRACTOR SHALL VERIFY THAT THE EXISTING WALL TO BE REMOVED IS NOT A LOAD BEARING WALL. NOTIFY THE STRUCTURAL ENGINEER IF THE EXISTING CEILING JOISTS SPLICE ON TOP OF THE WALL OR IF THE EXISTING RAFTERS ARE SUPPORTED BY THE WALL.

S1 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.

S2 EXISTING RAFTERS. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.

S3 EXISTING PORCH ROOF AND CEILING FRAMING UNCHANGED.

S4 EXISTING POST.

S5 FLUSH BEAM. IF THE EXISTING JOISTS ARE 2X10'S USE A 1"X9" STEEL FLITCH PLATE BETWEEN TWO 1¾"X9¼" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN BETWEEN THE STEEL PLATE AND THE LVL'S. IF THE EXISTING JOISTS ARE 2X8'S, USE A W6X25 STEEL BEAM.

S6 ALTERNATE BEAM. IF THE EXISTING JOISTS ARE 2X8'S USE A ½"X7" STEEL FLITCH PLATE BETWEEN TWO 1¾"X7¼" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN BETWEEN THE STEEL PLATE AND THE LVL'S.

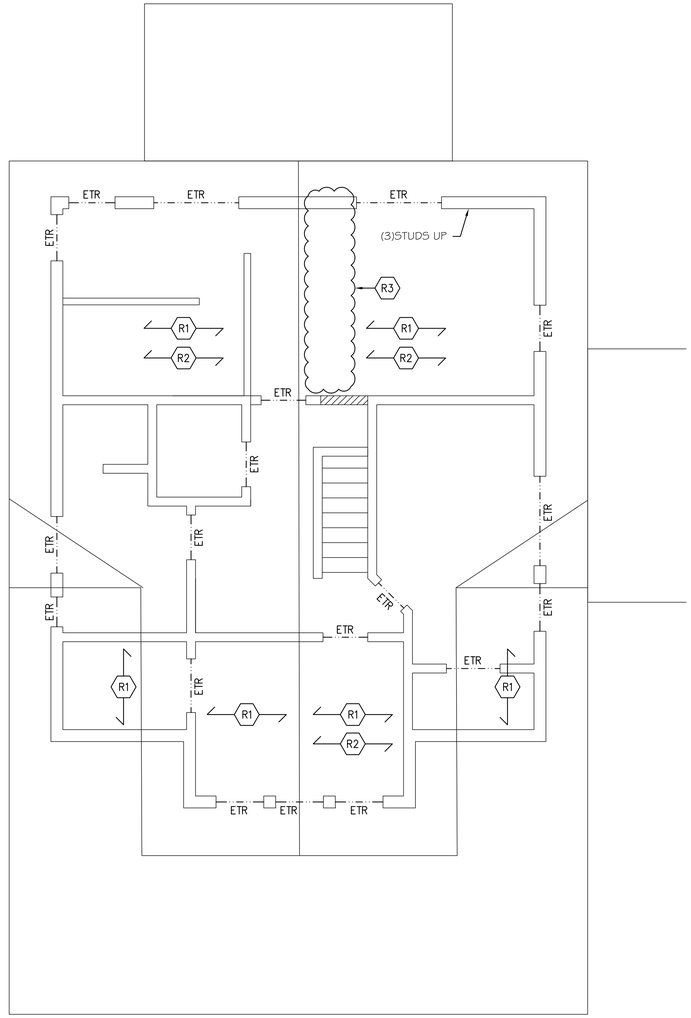
S7 FLUSH BEAM. USE A DOUBLE 2X BEAM. RIP THE BEAM TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS (7¼" MIN).

S8 SEE THE STRUCTURAL SECTION FOR THE CONNECTION OF THE EXISTING RAFTERS TO THE UPSET BEAM.

S9 PRIOR TO DEMOLITION THE CONTRACTOR SHALL VERIFY THAT THE EXISTING WALL TO BE REMOVED IS NOT A LOAD BEARING WALL. NOTIFY THE STRUCTURAL ENGINEER IF THE EXISTING FLOOR JOISTS ARE PERPENDICULAR TO THE WALL.

FRAMING NOTES:

1. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
2. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
3. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ¾"ø BOLTS AT 16" O.C. STAGGERED.
4. ALL BOLTS FOR WOOD FRAMING CONNECTIONS SHALL BE ASTM A307 BOLTS OR A307 ALL THREAD RODS WITH A NUT AND WASHER ON EACH SIDE OF THE CONNECTION.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. 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.
7. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE WORK AREA AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
8. WHEN AN EXISTING MASONRY WALL IS ALTERED, INFILLED, RESTORED OR ADDED ON TO, USE BRICKS, BLOCKS, AND MORTAR THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING MASONRY.
9. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
10. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
11. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
12. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
13. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
14. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
15. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
16. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HGUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
17. 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.
18. 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.



Roof Framing Plan

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

WIND BRACING NOTES:

1. THIS IS AN INTERIOR RENOVATION THAT DOES NOT MODIFY THE EXISTING WIND BRACING ELEMENTS OF THE HOME. THEREFORE NO NEW WIND BRACING WORK IS REQUIRED.

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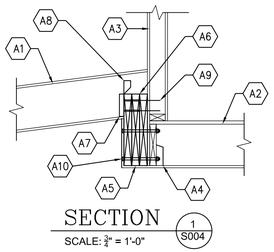
Framing Plans

S003



SECTION
SCALE: 3/4" = 1'-0"
1 S004

A1 EXISTING RAFTERS.

A2 EXISTING 2ND FLOOR JOISTS.

A3 EXISTING EXTERIOR WALL.

A4 ATTACH EACH EXISTING JOIST TO THE EXISTING RIM BOARD WITH A SIMPSON LUS HANGER. USE AN OVERSIZED HANGER IF NEEDED.

A5 UPSET LVL BEAM PER THE FRAMING PLAN.

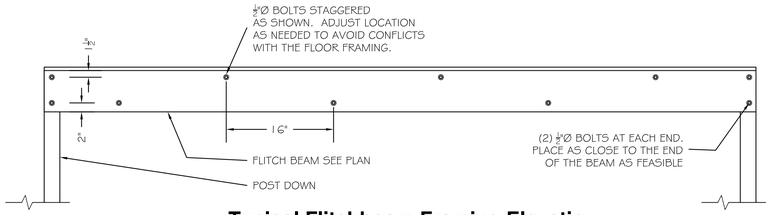
A6 NOTCH THE EXISTING RAFTERS AND PLACE THEM ON THE BEAM.

A7 ATTACH EACH EXISTING RAFTER TO THE BEAM WITH A SIMPSON L50 ON EACH SIDE OF THE RAFTER.

A8 ATTACH EACH EXISTING RAFTER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE.

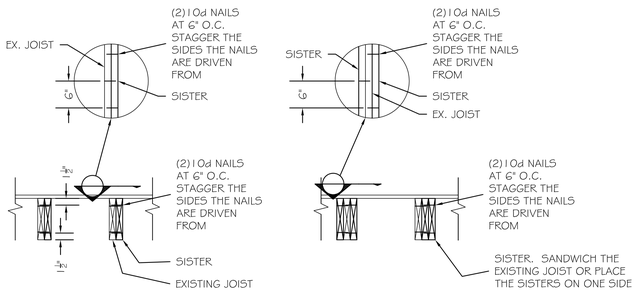
A9 ATTACH THE LVL BEAM TO EACH EXISTING WALL STUD WITH (2)LEDGERLOK SCREWS. COUNTERSINK THE SCREWS IF NEEDED.

A10 ATTACH THE LVL BEAM TO THE EXISTING RIM BOARD WITH 3/4"ø THRU BOLTS AT 8" O.C. TOP AND BOTTOM STAGGERED. COUNTERSINK THE BOLTS IF NEEDED.



Typical Flitchbeam Framing Elevation

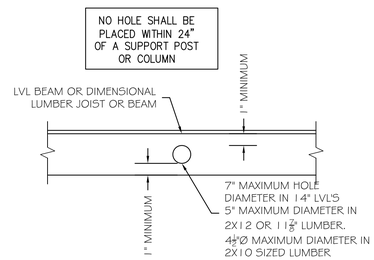
Scale: NOT TO SCALE



@Single Sister **@Double Sister**

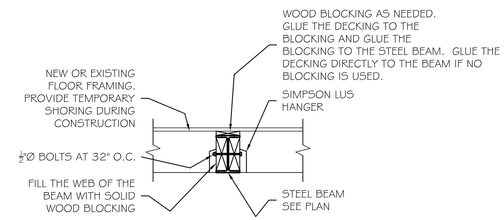
Typical Sistering Details

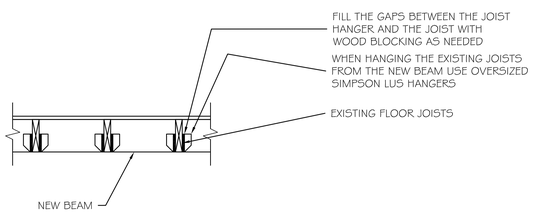
Scale: NTS



Typical Detail at Holes in LVL's or Dimensional Lumber Beams or Joists

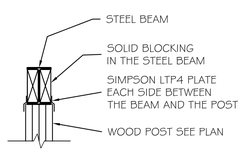
Scale: NOT TO SCALE





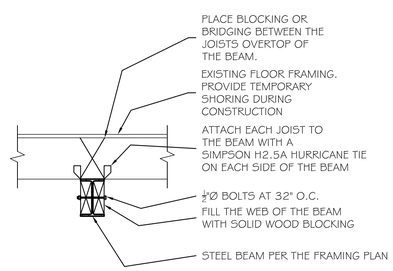
Typical Ex. Joist to New Beam Detail

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



Typical Steel Beam to Wood Post Detail

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



Typical Wood Joist to Steel Beam Details

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

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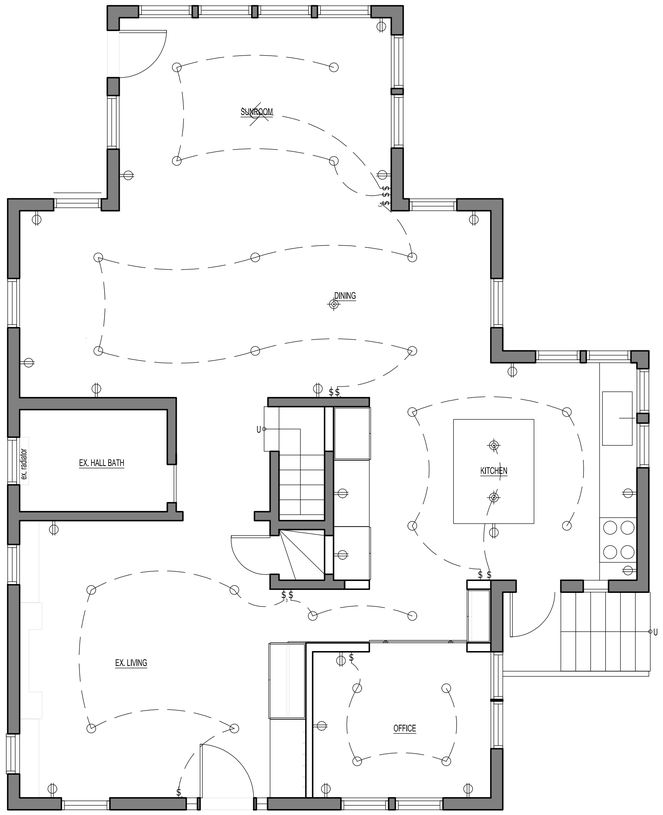
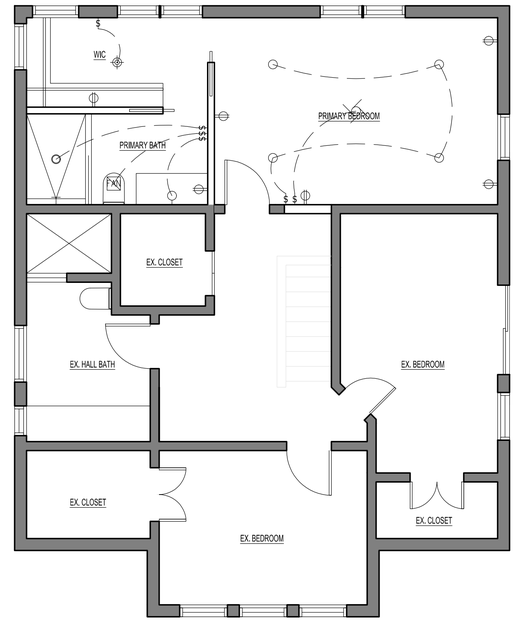
Structural Details

S004



1 E100 FIRST LEVEL POWER & LIGHTING PLAN
1/4" = 1'-0"



2 E100 SECOND LEVEL POWER & LIGHTING PLAN
1/4" = 1'-0"

SYMBOL	MANUFACTURER	DESCRIPTION	LAMPING	FINISH	DIMMER	REMARKS
	TBD	SURFACE MOUNT FIXTURE	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
	TBD	PENDANT LIGHT	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
	TBD	4" RECESSED DOWNLIGHT; WET LOCATION	LED		YES	
	TBD	4" RECESSED DOWNLIGHT;	LED		YES	
	TBD	4" RECESSED FRAMELESS DIRECTIONAL LIGHT; WET LOCATION	LED		YES	
	TBD	4" RECESSED FRAMELESS DIRECTIONAL LIGHT	LED		YES	
	TBD	STRIP LIGHT	LED		YES	
	TBD	WALL SCONCE	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
	TBD	CEILING FAN				INSTALLATION ONLY FIXTURE BY OWNER
SD	TBD	SMOKE DETECTOR				
GD	TBD	GARBAGE DISPOSAL				INSTALLATION ONLY FIXTURE BY OWNER
FAN	PANASONIC	WHISPER GREEN CEILING FAN			DRYWALL PRO X TRIMLESS VENT	INSTALLATION ONLY FIXTURE BY OWNER
	INFRATECH	W4024SS/ FLUSH MOUNT FRAME				INSTALLATION ONLY FIXTURE BY OWNER

$ SINGLE POLE TOGGLE DIMMER SWITCH, 125V, 15 OR 20 AMP +48" AF.F.

$3 THREE WAY DIMMER SWITCH, 125V, 15 OR 20 AMP +48" AF.F.

DUPLEX RECEPTACLE, 125V, 15 OR 20 AMP +18" AF.F.

DUPLEX RECEPTACLE ABOVE COUNTER, 125V, 15 OR 20 AMP +44" AF.F.

DUPLEX RECEPTACLE WITH BUILT IN GROUND FAULT PROTECTOR, 125V, 20 AMP +44" AF.F U.O.N..

DUPLEX COUNTERTOP RECEPTACLE WITH BUILT IN GROUND FAULT PROTECTOR, 125V, 20 AMP +44" AF.F U.O.N..

*ELECTRICAL WORK TO COMPLY WITH LOCAL CODE

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202 320 3867

7319 WILLOW AVE, RENOVATION

7319 Willow Avenue, Takoma Park, MD 20912

REVIEW	–
PERMIT	–
BID	–
CD	07-31-2025

REGISTRATION

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number:17972, expiration date 5/6/2025.

POWER & LIGHTING PLAN

E100

HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

HAWP APPLICATION PHOTOS
7319 Willow Avenue
Takoma, Park MD

EXTERIOR PHOTOS

INTERIOR PHOTO

ELEVATION DRAWING