

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7120 Maple Ave., Takoma Park	Meeting Date:	2/11/2026
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/4/2026
Applicant:	Jessica & Eli Williams-Szenes Brian McCarthy, Architect	Public Notice:	1/28/2026
Review:	HAWP	Tax Credit:	No
Case Number:	1074329 REVISION	Staff:	Dan Bruechert
Proposal:	Revisions to Basement Egress Window, Fenestration Alterations, Rear Porch Alterations		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1910



Figure 1: The subject property is located near the intersection of Cedar Ave. and Tulip Ave.

BACKGROUND

The HPC approved a HAWP to install a basement egress window, demolish the existing rear deck and construct a screened-in porch in its place, and to install new windows at the July 10, 2025 HPC meeting.

PROPOSAL

The applicant proposes to relocate the egress window and to alter an approved window assembly in the non-historic addition. Additionally, the applicant proposes to reduce the size of the approved rear porch.

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 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 right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

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.

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 Craftsman house, with a front gable front porch, asbestos shingle siding, and a non-historic rear gable addition. The applicants received approval to demolish the existing rear deck, construct a screened-in porch in its place, install a code-compliant basement egress window, and install windows on the non-historic rear addition. The applicant seeks HPC approval to relocate the egress window, to revise a previously approved window assembly, and to reduce the size of the rear porch.

Basement Egress Window

On the left elevation, towards the rear, the applicant received approval to remove the glass block from a basement opening, enlarge the opening, and install a six-light, aluminum-clad casement window that satisfies egress requirements. A pressure-treated timber retaining window well was approved be installed around the window opening.

The applicant now proposes to install the egress window on the right elevation, to the rear of the side entrance.



Figure 2: Right rear corner of the subject property. The approximate location of the proposed egress window location is circled in red.

As the proposed window and window well were previously determined to be compatible with the character of the house and surrounding historic district, Staff's evaluation for this HAWP revision is on the appropriateness of the revised location.

The existing glass block window was likely a historic basement window; however, the historic material has been removed. Staff finds installing the egress window in the proposed location will not damage any historic fabric.

Staff finds the new location will have less visual impact on the character of the house. The original location was directly adjacent to the driveway which would have made it highly visible from the right-of-way. The new location is between 7120 and 7128 Maple Ave., which has a narrower setback. Additionally, the chimney bump out on the right elevation will help to obscure the window well. Finally, there is a fence that blocks all visibility of the backyard at the subject property. The HPC has typically given wide latitude for changes at the basement level, because these areas usually do not contain character defining features. Staff finds that to be the case in this instance and recommends the HPC approve the window well and egress window location under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standards #2, #9, and #10*.

Fenestration Revision

The subject house has a non-historic addition in the rear. There are no windows on the left elevation (see *Fig. 3*, below). The 2024 HAWP approval included a paired sash window assembly on the left elevation.

The applicant proposes to revise and expand this window opening to install a tripled window. The size, design, and material of the window is consistent with the approved Weathershield aluminum clad window.



Figure 3: Left elevation with the approximate location of the approved window circled in red.

The addition's left elevation has no openings and is a blank wall with fiber cement siding installed in an 8" (eight-inch) reveal. Staff finds the appearance of this elevation will be improved by the addition of these three windows, but Staff also acknowledges that this section of the house is so far from the right-of-way that the new windows will have a minimal impact on the character of the house or surrounding streetscape. Staff additionally finds the proposed rear windows will not substantially impact the character of the house or surrounding district as they are not readily visible from the public right-of-way. The addition of one window on the left elevation (see *Fig. 4*, below) will not impact the character of the house or surrounding district.

Staff finds the window material, aluminum-clad wood, and the configuration, four-over-one sash windows is appropriate for the character of the house and surrounding district and Staff recommends the HPC approve the new windows under 24A8(b)(2) and (d); the *Design Guidelines*; and *Standards 2, 9, and 10*.

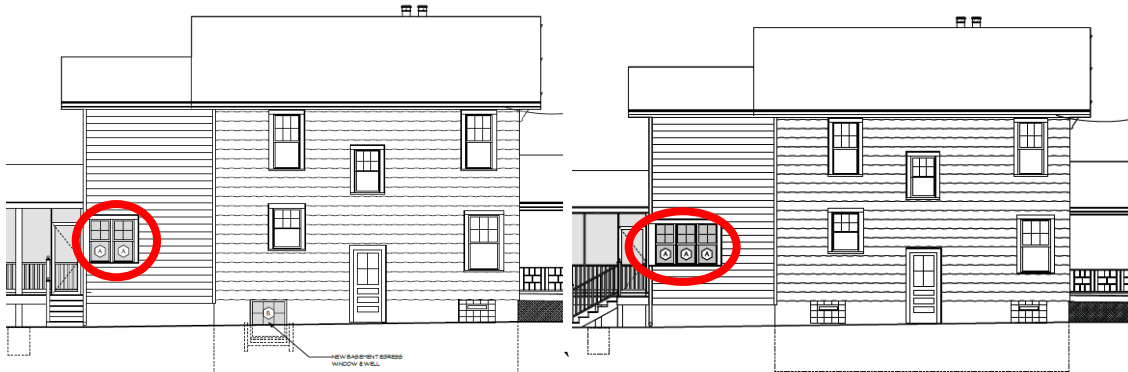


Figure 4: Approved configuration (left) and revised proposal (right).

Porch Revision

The original HAWP approval included the construction of a rear screened-in porch with a rear gable roof, measuring 14' 5 ½" × 12' (fourteen feet, five and one-half inches wide by twelve feet deep). The applicants propose to reduce the depth of the porch so that its revised footprint measures 14' 5 ½" × 10' (fourteen feet, five and one-half inches wide by ten feet deep). No other changes are proposed to the porch design or materials.

Staff finds that this change will only impact a new feature on the rear of the house, which will not be visible from the right-of-way, and, according to the Design Guidelines, should be approved as a matter of course. Staff nonetheless finds the porch will not overwhelm the character of the house and that the design is consistent with the house's Craftsman architecture. Staff finds the revisions are consistent with 24A-8(b)(2) and (d); *Standards* #2, #9, and #10; and the *Design Guidelines*, and recommends the HPC approve the porch revision.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), 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.

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

18 June 2024

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

From: Brian McCarthy

Re: Historic Area Work Permit #1074329 for
7120 Maple Avenue, Takoma Park Historic District
Written Description of Project

Addendum a.

The property is a 2-story wood frame Craftsman (with an unfinished basement) on a long, slender 6,125 square foot lot located at 7120 Maple Avenue near the cross street of Tulip Avenue. The site is relatively level. The house, built circa 1910, is designated as a contributing resource in the Takoma Park Historic District. The form is a simple rectangle with the short side fronting Maple Avenue. The east facing front façade features a nearly full width front porch. Both the porch and the main house are capped by gabled roofs with deep eaves and exposed rafter tails. The main roof slope is roughly 7 in 12 and supported by wood brackets. The porch gable is a shallower 5 in 12 with no brackets.

The house was expanded on the rear with a two-story addition commissioned by a prior owner. The extension is flush on the southern/driveway side and offset 2 ft from the northern side of the main house. The addition has a subordinate roof slope that is roughly 3.5 in 12. The addition provided a new primary bedroom suite over a family room.

The foundation is finished in smooth stucco and the original wood frame walls above are covered with a 10-1/2" exposure asbestos shingle which extends up into the gabled ends. The exception is the front porch gable which features wood Dutchlap siding. The rear extension is clad in cement fiberboard clapboard siding with an 8 inch exposure. The roofing material is laminated fiberglass composition shingles. The windows in the main house are generally painted wood, double hung with a 6 over 1 muntin pattern. The basement windows have been converted to glass block.

The first floor, consists of the usual complement of living areas (living, dining and kitchen), plus the aforementioned family room and a half bath. The second floor has four bedrooms and two full bathrooms. The basement is unfinished and currently lacks a code compliant means of egress.

Addendum b.

The project is primarily driven mainly by a desire to remodel the kitchen and enclose the rear deck into a screen porch. The owners would also like to finish the basement but that scope will likely be relegated to a future phase for budgetary reasons. As such, the primary external impacts will be the new screen porch, a new window group on the southwest corner of the existing rear addition, and an egress window and well when the basement is remodeled. The new corner windows are in response to the owner's desire for more natural light to a better visual connection to the back yard. The corner will feature a banquette on the interior, facilitated by the relocation of the existing half bath.

The new porch roof eaves and rakes will feature exposed rafter tails and fly rafters to match the existing features. New windows will be aluminum clad wood double hung at the banquette and casement at the egress window. Roofing will be laminated fiberglass composition shingles. The rear deck rails, framing and flooring will be pressure treated wood. The screen porch floor will be a synthetic composite PVC.

We feel the proposed expansions are consistent with and sympathetic to the resource, and the historic district at large. With the exception of the basement egress window/well, none of the proposed work will impact the original historic resource.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address		Owner's Agent's mailing address	
Jessica & Eli Williams-Szenes 7120 Maple Avenue Takoma Park, MD 20912		Brian McCarthy Bennett Frank McCarthy Arch, Inc. 1400 Spring Street, #320 Silver Spring, MD 20910	
Adjacent and confronting Property Owners mailing addresses			
Gillian & Benjamin Willman 7118 Maple Avenue Takoma Park, MD 20912		George McCabe & Rachel Neild 7122 Maple Avenue Takoma Park, MD 20912	
Jesssica Greene & Hubert Chang 7135 Maple Avenue Takoma Park, MD 20912		City of Takoma Park, MD 205 Tulip Avenue c/o 7500 Maple Avenue Takoma Park, MD 20912	
7133 Maple Avenue Takoma Park MD 20912			

WILLIAMS-SZENES REMODEL

7120 Maple Ave., Takoma Park, Maryland 20912 Project #2327

DIVISION 1: GENERAL REQUIREMENTS

- 1.1.1 General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).
- 1.1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding \$10,000 in value.
- 1.2.1 Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.
- 1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
- 1.2.3 Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falsework. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.
- 1.3 Licensure: The Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.
- 1.4 Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.
- 1.5 Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.
- 1.6 Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.
- 1.7 Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.
- 1.8 Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Dimensions on interior elevations are to finishes, not framing. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do NOT scale drawings.
- 1.9 Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.
- 1.10 Debris: All subcontractors shall, at regular intervals, remove all their respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.
- 1.11 Codes: All construction to be in accordance with International Residential Code 2021 edition, and in accordance with all applicable Montgomery Co., State and Federal rules and regulations (including local amendments to model code).
- 1.12 Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.
- 1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.
- 1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.
- 1.15 Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
- 1.16 Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.
- 1.17 MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.
- 1.18 Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good working order.
- 1.19 Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.
- 1.20 Temporary Utilities: During the period the house is unoccupied and under construction, the General Contractor shall reimburse the Owner for gas, electricity and water usage in excess of historical monthly averages. The intent is not to be punitive, merely to ensure utilities are used responsibly (i.e. heat not run with house wide open, etc.) Contractor shall turn the water service off at the main shut-off whenever the house is unoccupied and no work is underway (overnight, weekends, holidays, etc.). As a precaution in anticipation of temperatures below freezing, the Contractor shall thoroughly drain any idle components holding or conveying water (hot water heater, boiler, radiators, distribution system, etc.).
- 1.21 Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.
- 1.22 Shop Drawings: Shop Drawings are required for, but not limited to, the following items:
 - Windows and exterior doors
 - Kitchen cabinets
- 1.23 Samples: Provide samples for the following items:
 - Roof shingles
 - Hardwood floor stain and finish options
 - Paint colors, per Division 9
 - Gutter and downspout colors
 - Exterior flashing colors
- 1.24 Owner Supplied Items: See individual specification divisions for further information. Install the following Owner provided:
 - Bath accessories - see Division 10
 - Items salvaged for reuse as noted in Division 2 or on demolition drawings

CONTINUED ON SP100

PROJECT DESCRIPTION

BASEMENT AND KITCHEN REMODEL WITH THE ADDITION OF A NEW SCREEN PORCH.

ZONING SITE PLAN

Scale: 1/10" = 1'-0"

SITE PLAN BASED ON SURVEY BY SNIDER & ASSOCIATES DATED 07/10/2018 AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT P30, BLOCK 4
PLAT BOOK A, PAGE 3
TAKOMA PARK
MONTGOMERY COUNTY, MD
SUBDIVISION: B.F. GILBERT
ZONE: R-60

SITE PLAN SUMMARY- LOT COVERAGE

TOTAL LOT AREA	6125.0 SF	100.0%
EXISTING LOT COVERAGE	1176.0 SF	19.2%
---FOOTPRINT OF EXISTING HOUSE	684.0 SF	
---EXISTING REAR EXTENSION	268.0 SF	
---EXISTING FRONT PORCH	168.0 SF	
---EXISTING OUTBUILDINGS	48.0 SF	
PROPOSED INCREASE	145.0 SF	2.4%
---NEW SCREEN PORCH	145.0 SF	

---EXST. OUTBUILDINGS TO BE REMOVED		
PROPOSED LOT COVERAGE	1321.0 SF	21.6%

BUILDING FLOOR AREA - STORIES

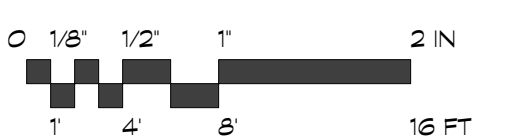
LEVEL	EX. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	682 SF	480 SF	0 SF	882 SF
FIRST	863 SF	319 SF	174 SF	1197 SF
SECOND	863 SF	0 SF	0 SF	863 SF
TOTALS	1645 SF	763 SF	174.0 SF	2782.0 SF

BUILDING HEIGHT (ABOVE AVERAGE FRONT GRADE)

RIDGE	EXISTING	ADDITION
MEAN	28'-8 1/4"	15'-0 3/4"
EAVE	20'-1 1/4"	11'-0 1/2"

ZONING SITE PLAN LEGEND

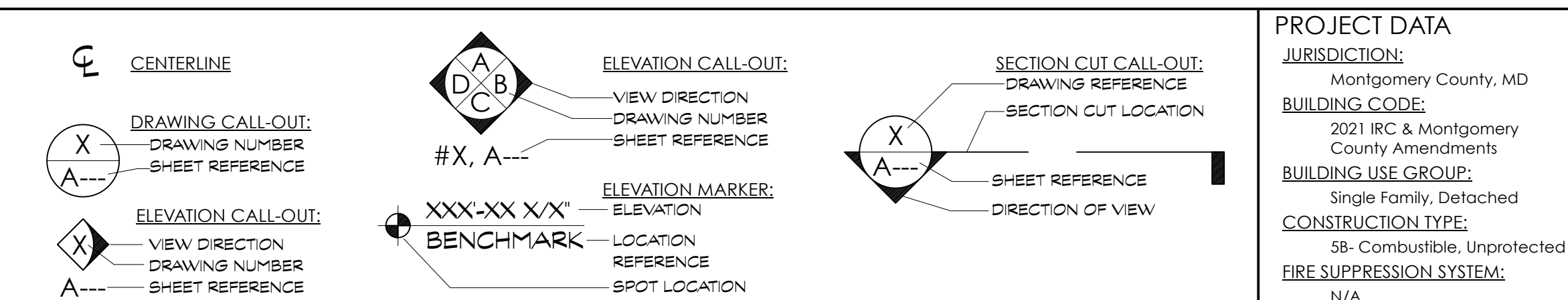
WOOD FENCE	--- --- --- ---
SETBACK LINE	-----
PROPERTY LINE	-----
EXISTING FOOTPRINT	▭
FIRST FLOOR ADDITION	▨



ABBREVIATIONS	CONC	CONCRETE	ELEV.	ELEVATION	JB	JUNCTION BOX	OH	OPPOSITE HAND	SPRK	SPRINKLER
E AND	CONT	CONTINUOUS	ELEC	ELECTRICAL	LB	POUND	OSB	ORIENTED STRAND BOARD	STL	STEEL
@	D	DRYER	EXP	EXPANSION	LBW	LOAD BEARING WALL	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED
APF	DH	DOUBLE HUNG	EG	EQUAL	LVL	LAMINATED VENEER LUMBER	PLYWD	PLYWOOD	TEMP	TEMPER
APT	DA	DIAMETER	EFR	EXISTING TO REMAIN	MARB	MARBLE	PT	PRESSURE TREATED	TES	TONGUE AND GROOVE
BLDG	DM	DIMENSION	EX	EXISTING	MATL	MATERIAL	RISR	RISER	TOS	TOP OF SLAB
BSMT	DN	DOWN	FF	FINISH FLOOR	MAX	MAXIMUM	REF	REFRIGERATOR	TYP	TYPICAL
CJ	DR	DOOR	FIN	FINISH	MDO	MEDIUM DENSITY OVERLAY	RO	ROUGH OPENING	UNO	UNLESS NOTED OTHERWISE
CAB	DS	DOWNSPOUT	FLR	FLOOR	MIN	MINIMUM	RGD	REQUIRED	VIF	VERIFY IN FIELD
CL	DTL	DETAIL	GA	GALVANNEE	MANU	MANUFACTURER	RSH	RISER	W	WASHER
CLS	DW	DISHWASHER	GWB	GYPSPUM WALL BOARD	MTL	METAL	SC	SOLID CORE	W	WITH
CLR	DWG	DRAWING	HB	HOSE BIB	MECH	MECHANICAL	SHT	SHEET	WC	TOILET / WATER CLOSET
CMU	EFS	EXTERIOR INSULATION FINISHING SYSTEM	HC	HOLLOW CORE	NIC	NOT IN CONTRACT	SHWR	SHOWER	WD	WOOD
COND	HT	HEIGHT	HDWR	HARDWARE	NTS	NOT TO SCALE	SH	SIMILAR	WO	WITHOUT
	HPWR	HARDWARE			OC	ON CENTER	SPEC	SPECIFICATION	WWM	WELDED WIRE MESH

SYMBOLS

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



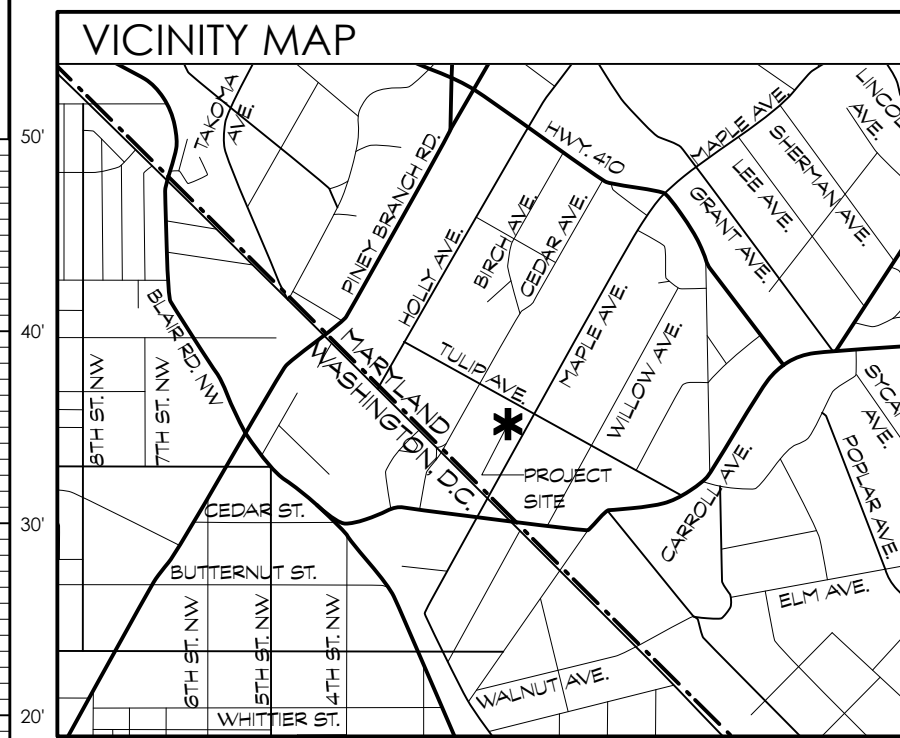
1400 Spring Street, Suite 320
Silver Spring, MD 20910-2755
Tel: 301.585.2222
bfmarch.com

OWNER
Jessica & Eli Williams-Szenes
7120 Maple 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

DRAWING LIST

REV.	SHEET TITLE
	A000 COVERSHEET
	SP100 SPECIFICATIONS
	D100 DEMOLITION PLANS
	D200 DEMOLITION ELEVATIONS
	A100 PROPOSED FLOOR PLANS
	A200 ELEVATIONS
	A300 WALL & BUILDING SECTIONS
	A301 WALL SECTIONS
	A400 INTERIOR ELEVATIONS
	A401 INTERIOR ELEVATIONS
	A403 KITCHEN RENDERINGS
	S100 FOUNDATION & FIRST FLOOR FRAMING PLANS
	S101 SECOND FLOOR & ROOF FRAMING PLANS
	S200 STRUCTURAL NOTES & DETAILS
	S201 STRUCTURAL NOTES & DETAILS
	M100 CELLAR & FIRST FLOOR MECHANICAL PLANS
	E100 CELLAR & FIRST FLOOR ELECTRICAL PLANS



DATE	ISSUE	REV.
1/20/2026	PROGRESS SET	

© 2026 BFM Architecture Inc.

CERTIFICATION
I certify that these contract documents were prepared under my supervision or approved by me and I am a duly licensed registered architect under the laws of the state of Maryland.
License #: xxxxxx
Expiration: mm/dd/yy

#2327 WILLIAMS-SZENES

SPECIFICATIONS

(CONTINUED FROM COVERSHEET)

DIVISION 3: CONCRETE (See Structural sheets for additional notes)

- 3.1 Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.
- 3.2 Restore concrete slabs disturbed by new plumbing or other work as necessary to match existing, though thickness of new concrete shall be 4 inches. Provide flush, uniform surface.

DIVISION 4: UNIT MASONRY (See Structural sheets for additional notes)

DIVISION 5: METALS (See Structural sheets for additional notes)

- 5.1 See drawings for all structural steel lintels, beams and columns.

DIVISION 6: WOOD/CARPENTRY (See Structural sheets for additional notes)

- 6.1 Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting and shoring, etc.

- 6.2 All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.

- 6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.

- 6.3.2 Use IRC 2021 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.

- 6.3.3 Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min. thickness 19/32") UNO. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required.

- 6.3.4 Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations.

- 6.3.5 Wall sheathing thickness shall match existing. Install per manufacturers requirements with all tapes and accessories as required for an integrated barrier. Nail plywood to wall studs @ 6" o.c. at sheet edges and @ 12" o.c. at all intermediate studs, or as directed on structural drawings. Sheathing nails shall penetrate wood studs a minimum depth of 1-1/2".

- 6.3.6 Unless indicated otherwise, all lintels shall have one king stud and one jack stud at each end. All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.

- 6.3.7 Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with hurricane ties. Wood beams and headers shall be connected to isolated posts with column connectors and bases of isolated posts shall be fastened to their supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).

- 6.3.8 All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.

- 6.3.9 Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.

- 6.3.10 Stud bearing walls shall be 2x6 (minimum) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is stricter.

- 6.3.11 All exposed, exterior framing members shall be pressure-treated Southern Pine # 1 (19% max. moisture content). Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located near grade, or wood in contact with concrete and/or masonry, shall be treated to resist decay and insect infestation. Furthermore, wood located within 8" from the ground, or in the ground, shall be rated for Ground Contact General Use UC4A. Treated plates shall meet American Wood Preservers Institute Standard U-1.

- 6.3.12 Multiple LVLs shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3" from the top and bottom of the beams. LVL beams designated on plans shall be as sized.

- 6.4 Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2 or Spruce-Pine-Fir, #2 or Better unless noted):
- Exterior walls: min 2x4 @ 16" o.c. stud walls, or deeper as necessary to match existing.
 - Interior load bearing walls: 2x4 @ 16" o.c. stud walls
 - Interior partitions: 2x4 @ 16" o.c. stud walls
 - Floor and Roof Framing: See framing plans.
 - Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.
 - Roof sheathing: 5/8" APA span rated CDX plywood. Provide clips as req'd.
 - Wall sheathing: min 1/2" CDX, or thicker as required to match existing.

- 6.5 Flooring: See Division 9.

- 6.6 Interior trim: Unless otherwise noted, all interior trim shall be paint grade pine. Widths and profiles shall match existing U.N.O.

- 6.7 Architectural Casework/Custom Built-in: All custom casework shall be medium density fiberboard (MDF) cabinets. Tops to be of same material and quality unless noted otherwise.
- All casework shall conform to AWI Custom standards of quality and craftsmanship.
 - All casework slides and concealed hardware and all exposed, pulls, and other exposed hardware shall be provided by Contractor unless otherwise noted. Samples of exposed, pulls and other exposed hardware shall be provided to the Architect for approval if submittals deviate from specified items.

- 6.8 Exterior trim: Unless otherwise noted, all standing and running trim shall be painted Borat TruExterior Trim. Exterior solid panels shall be 5/16" thick Hardie Panel Smooth Fiber Cement panel, painted. All joints shall be concealed. Factory prime or field backprime any new exterior woodwork, including cut joints. See Painting requirements in Division 9 below.
- Screen porch ceiling: paint grade fir 1x4 tongue and groove, beaded/V groove boards, blind nailed.
 - Porch / deck railings: Painted wood railing system w/ vertical 2x2 pickets.

- 6.9 Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless-steel nails of appropriate type and size, U.N.O. PVC trim shall be installed as follows:
- Use stainless steel screws with small finish heads driven into framing, never just to the sheathing. Select fastener lengths that will penetrate at least 1-1/2 in. into the framing. Place fasteners every 16 in. at both sides of the trim, spacing them about 1/2 in. from the edges. If boards are 10-in. or wider provide another fastener in the middle. Screws should be countersunk and covered with paintable filler such as Woodfill by Kampel. Adjoining lengths of trim should be sealed with 45-degree scarf joints over studs and bonded with manufacturer approved cellular PVC cement. Reinforce seam with screws placed to avoid splitting.

- 6.10 Deck: The deck surface shall be plastic-wood composite ("Trex" or equal) 5/4 x 6 planks. Provide samples to Owner for final selection.

DIVISION 7: THERMAL/MOISTURE PROTECTION

- 7.1 Insulation:
- Basement furring: Provide R-13 fiberglass batt cavity insulation between 2x4 studs @ 16" o.c.
 - Basement rim joists: Provide rim R-19 fiberglass batt cavity insulation.
 - Maintain/restore perimeter wall insulation wherever disturbed/displaced by work.
- All spaces around windows and doors to be filled with expanded urethane foam. All corners, lintels and other inaccessible spaces in framing to be insulated during rough framing.

- 7.2 Air Barrier: Install all components per manufacturer requirements. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier that allows for differential expansion and contraction per IECC 402.4.

- 7.2.1 House Wrap/Infiltration Barrier: House wrap shall be provided to act as an air infiltration barrier, a moisture barrier and a drainage plane. The wrap shall also permit water vapor to pass through from either side (min. perm rating > 20). Wrap shall be tear-resistant and UV stable. Wrap shall be Tyspek (or equal) and shall cover over all exterior sheathing, prior to the installation of exterior doors and windows. Lap and tape joints and penetrations per manufacturers recommendations.

- 7.3.1 Roofing Installation/Performance: All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Metal roofs shall be installed in accordance with SNAICNA.

- 7.3.2 Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal.

- 7.3.3 Laminated Fiberglass Composition Shingle Roof: Fiberglass composition "asphalt" shingles to match existing over roofing underlayment. Provide sample boards for Owner/Architect to make color selection. See 7.8 through 7.9 below. Provide a prefinished aluminum drip edge at all eaves and rakes. Shingles shall have a minimum material warranty of 40 years. Shall be UL Class A fire rated. Acceptable manufacturers include:
- CertainTeed Landmark
 - GAF Timberline Ultra
 - Tamko Heritage

- 7.4 Flashing: 0.025" Thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Exposed flashings shall be color coordinated (with factory finish) to blend with wall and/or roofing material. Provide aluminum drip edge at the eaves and gable ends of the roof. Color(s) to match existing.

- 7.5 Through Wall & Head Flashings at Stud Frame / Siding: Provide white aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only, not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards. See section 8.2.2 regarding sill pans.

- 7.6 Gutters & Downspouts: Provide and install 0.025" thick aluminum gutters and downspouts to match existing in size and profile.

- 7.7 Siding: restore siding (and sheathing) to match existing where disturbed around new window openings.

- 7.8 Exterior Sealant Compound for all exterior joints shall be general purpose polyether sealant that meets or exceeds FS TT-S 00230. Shall be VOC-free, solvent-free, paintable after 24 hours. Sealant shall be Great Seal PE-150, DuraLink or equal.

DIVISION 8: DOORS AND WINDOWS

- 8.1 Doors
- 8.1.1 Interior Doors: Interior doors shall be solid core, 1 3/8" thick, five panel doors (U.N.O.). Hollow core Masonite type doors are not an acceptable substitution. All doors shall be primed and painted. Door undercuts shall be 3/4" above the finished floor, U.N.O. Refer to drawings for size, type and locations.
- 8.1.2 Interior hardware: All doors shall have Schlage spring latch cylinder hardware or approved equivalent. Contractor shall provide and install all hardware. Provide "Accent" F-series (finish TBD) lever design by Schlage. Operation shall be per door schedule. Hinges shall be solid brass, plain bearing, Hager, 800 Series, 4 x 4, 1 1/2 pairs per leaf for doors up to 6'-8" and 2 pairs for taller doors.

- 8.1.3 Exterior doors: NA
- 8.1.4 Screen porch door: Screen porch doors shall be prefabricated painted wood doors, with dummy pull and spring closers.

- 8.2 Windows:

- 8.2.1 Wood Windows: Windows shall be manufactured by Weathershield Windows (Signature Series).
- Provide low-E coated, argon filled insulated glazing with simulated divided lites with spacer bars as indicated in the drawings (custom patterns may be required); muntin bars shall be 7/8" in width.
 - U-Factor \leq 0.30, SHGC (Solar Heat Gain Coefficient) \leq 0.40, or as noted on window schedule. All U-Factors and SHGC values are determined in accordance w/ NFRC.
 - Exterior color: white primer
 - Interior finish: white
 - Factory mullied units shall be trimmed in the field for continuity. Factory mullion trim should only be applied when units are directly connected to each other, i.e., with no mullion spacing/thickness.
 - Hardware: finish TBD
 - Provide jamb extensions as required by framing depths.
 - Provide white vinyl jamb liners on double hung units, typically.
 - All operable windows, excluding those opening onto a screen porch, shall be provided with screens and screen hardware.

- All windows in brick masonry shall be provided with factory brick mould. All other windows (located in frame/siding walls) shall be provided without factory brickmould, and shall be provided with 5/4 board primed wood trim. Interior sill horns shall be provided.
- Provide shop drawings for approval.

- 8.2.2 Window installation shall be in accordance with all manufacturer's guidelines. Provide preformed or membrane formed sill drain pans with integral backdam (or sloped to drain). Pans shall return up jambs min. 6 inches. Integrate the pan and window into the drainage plane of the wall using high quality flashing and sealing materials.

- 8.2.3 Provide tempered/safety glass in windows adjacent to a door (within 24"), staircase/landing (where glazing is <36" above plane of adjacent walking surface, and within 60" of bottom tread) or shower/tub (where bottom of glazing is <60" above floor and within 60" horizontally of waters edge), or as required by section R308 of the IRC.

- 8.2.4 Basements, habitable attics and every sleeping room shall have at least one operable egress window. The minimum net clear opening shall be 5.7 square feet (some localities may allow 5.0 sq. ft where openings are at grade). The minimum net clear height shall be 24 inches. The minimum net clear width shall be 20 inches. The maximum clear opening height shall be 44 inches above the floor. Egress openings with a finished sill height above grade shall be provide with a window well in accordance with code.

- 8.2.5 Provide window opening control devices for all windows where the clear opening is less than 24" above the finished floor when windows are 6 feet above grade, in accordance with section R312 of the IRC.
- 8.2.6 Window Wells: The minimum horizontal area of the window well shall be 9 sq. ft. with a min. horizontal projection and width of 36 inches. Wells greater than 44 inches deep shall be provided with a permanently affixed ladder or steps that allow the window to open fully.

DIVISION 9: FINISHES

- 9.1.1 Drywall: 1/2" GWB throughout, glued and screwed. Nails should not be used. Provide moisture resistant Greenboard at the following locations:
- all bathroom walls (except as noted below), floor to ceiling.
 - Kitchen walls within 4 ft of sink centerline.
 - behind and adjacent to laundry equipment and utility sink(s).
 - all other potentially wet locations.
- Paper joint tape shall be used in lieu of fiberglass mesh. Tile backerboard (Durock/Wonderboard/DensGlass) shall be used behind all wall tile finishes at showers and around tubs.

- 9.1.2 Drywall Level of Finish: Unless noted otherwise, drywall surfaces to receive flat sheen are to be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish (GA-214-10e). A Level 5 Finish shall be used on surfaces designated to receive non-flat paint, dark, deep tone paints, and/or critical light situations such as skylights and sconces. Substrates to receive tile, and garages, may be finished to level 2.

- 9.2 Paint - General notes:
- Existing surfaces should be thoroughly prepped, free of loose material and dust, clean and dry.
 - Paint on casework/trim should be brushed or sprayed, not rolled.

- 9.2.1 Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore (or approved equal), premium grade, no or low VOC. Provide one prime coat and two finish coats throughout new or substantially renovated areas on all surfaces, including walls, ceilings and features such as windows, millwork and radiators (coordinate with Finish Schedule if applicable). Existing walls and ceilings that have been patched/repared should be painted in their entirety. Anticipate four wall colors, one ceiling, and one trim color.

- 9.2.2 Exterior Paint: Vinyl acrylic latex paint. Apply one coat primer / backprimer on all surfaces of all wood fascia, soffit, casing, siding and trim boards. Apply two finish coats to exposed surfaces. Paint should only be applied when the weather is projected to be dry and above 40 degrees for 48 hours. Acceptable manufacturers/lines include:
- Sherwin Williams Duration
 - Benjamin Moore Aura
 - Behr Premium Plus / Plus Ultra with mildew resistance.

- Provide satin finish on new siding, panels and battens. Semi-gloss finish on new trim, columns and railings, unless noted otherwise. Exterior paint scope to include all new exterior surfaces.

- 9.3 Flooring:
- 9.3.1 Hardwood: width and species to match existing, U.N.O. See Finish Schedule for locations.

- 9.3.2 Wood flooring shall be tongue and groove oak of 3/4" nominal thickness x 2-1/4" wide plank flooring, or as required to match existing. Finish to be selected by Owner & Architect. Finish sheen shall be satin (to hide wear) U.N.O. Machine and surface wood flooring smooth, using (progressively finer) coarse, medium, and fine sandpaper.

- Installation shall be in accordance with The Wood Flooring Manufacturer's Association (NFAA) recommendations. A summary of Basic Rules of installation is as follows:
 - The building should be closed in with windows and doors in place.
 - All concrete, masonry, sheetrock and framing, etc. should be thoroughly dry before flooring is delivered. The average moisture content of framing members and subflooring should be below 12-14%.
 - In warm months the building must be well ventilated.
 - During winter months heating should be maintained near occupancy levels at least 5 days before the flooring is delivered and until sanding and finishing are complete.
 - Relative humidity at the jobsite should be maintained consistently within the range of 30-50%.
 - When job site conditions are satisfactory, have the flooring delivered and broken into small lots and stored in the rooms where it is to be installed.
 - Allow 4 to 5 days or more, for the flooring material to become acclimated to job site conditions. Flooring should be installed over a layer of #15 building felt U.N.O., and lapped 4-6 inches. When installing over a crawlspace, all joints should be sealed with mastic.
 - Flooring installed on p.l. wood sleepers/screeds over a concrete slab on grade should be installed over a 6 mil polyethylene film vapor retarder.
 - Basements (installation on slabs below grade is not recommended) and crawlspace must be dry and well ventilated.
 - Finish floor boards should be installed perpendicular to framing members U.N.O.
 - The subfloor must be sound and tight to yield a squeak-free installation.

- 9.3.3 Tile and Grout: Owner to select, Contractor to furnish and install tile floors and tub/shower surrounds in the following locations:
- Kitchen backsplash (see interior elevations)
 - Cellar bathroom floor, base, and shower surround (up to ceiling)
- See Div. 17 for Allowance Summary

- Review tile layout, spacing, and grout joint widths w/ Owner or Architect prior to proceeding with installation. Follow manufacturer's recommendations for installation and curing, and in accordance with the Tile Council of North America (TCNA) Handbook. Alternative setting beds to those noted below shall be reviewed with Architect for approval prior to installation.
- Ceramic Tile Floors: All tiled floors shall include a tile base up to tile floor. UNO. Provide a marble threshold in doorways.
 - Tile Walls and Tub/Shower Surrounds: Tile to be selected by Owner. General Contractor to provide and install. Tile surrounds at showers and tubs shall extend to ceilings U.N.O. Tied shower pans shall be installed over waterproof membranes. Tile setter shall coordinate alignment, width and height of niches, openings and ledges with tile proportions and grout joints.

- Setting: Install tile in thin-set mortar bed conforming to ANSI standards as follows:
 - Ceramic and stone: ANSI 118.1
 - Porcelain: ANSI 118.4 (with latex binding additive)
 - Glass: Exceeding ANSI 118.4 and 118.11
 - Radiant applications: Exceeding ANSI 118.11
- Grout: Presealed, high tech cement grout with stain resistance, mold & mildew resistance. Grout color TBD.

- 9.3.4 Luxury Vinyl Tile (LVT) Floors: tile to be selected by Owner. General Contractor to provide and install. See Division 17 for Allowance Summary. LVT is primarily made up of limestone, PVC, and plasticizer. For durability, it is recommended that the product have a limestone content of at least 20-30%. Note that phthalate plasticizers contain endocrine disrupting chemicals that can off-gas over time. Diethylhexyl phthalate (DEHP), the most common phthalate in LVTs, has been identified as a potential carcinogen. It is recommended that any LVT selected should be phthalate free, low VOC, and heavy metal free. Applications:
- Gluedown: recommended when used in kitchens, bathrooms, laundry rooms, larger areas, and high traffic areas. Product types include "Dryback" and Stone Polymer Composite (SPC).
 - Floating: appropriate in small and medium sized rooms. A backfoam cushion underlayer is recommended when the substrate is uneven or sound adsorption is a concern. Product types include "LooseLay" and "Click". LooseLay tile is sometimes applied with a tackifier or partial gluedown at the perimeter. Click tile should NOT be used over heated floors.

- 10.1 Bathroom accessories: Owner shall provide all bathroom accessories including hung mirrors, medicine cabinets, curtain rods, towel bars, toilet paper holders, hooks, etc. Contractor shall install. Coordinate and install blocking for all wall hung accessories.
- 10.2 Glass shower enclosure: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

- 10.3 Fixed mirrors: One-piece mirrors shall be provided by the Contractor. Large mirrors shall be min. 1/4 inch thick, pencil edged glazing. Provide concealed fastening. See interior elevations for size and location(s).
- 10.4 Closets interiors: Provide 3/4" thick, painted MDF shelves with perimeter wood 1x3 cleats and intermediate shelf supports as necessary for span. Coordinate layout with Owner and as noted below.
- Clothes closets: Provide with chrome rod @60" AFF. (with intermediate bracket supports max. 32" o.c.), one 12" deep shelf @ 63" AFF and second shelf @ 78" AFF. Provide additional shelves as ceiling height permits.
 - Linen/pantry closets: Provide 16" deep shelving (or shallower as necessitated by closet depth) at 14" increments vertically, or as shown.

- 10.5 Soffit Vent: Provide continuous 1-1/2" aluminum vent. See Drawings for locations and installation.

- 10.6 Ridge Vent: Contractor shall provide SHINGLEVENT II, by Air Vent, polyethylene, approximately 1 in thick, black. Source: Air Vent Inc.: Peoria Heights, IL, 1.800.AIR-VENT; or approved equivalent. Installation: Continuously on roof ridges, as shown on drawings and in accordance with manufacturers recommendations.

- 10.7 Access Panels: Provide paint grade, hinged, metal access panels to all concealed mechanical, plumbing and electrical devices to include (but not limited to) dampers, valves, shut-offs, disconnects, transformers, etc.

DIVISION 11: EQUIPMENT

- 11.1 Kitchen
- 11.1.1 Cabinets, Hardware and Shelving: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. Submit shop drawings to the Architect for review/coordination. Cabinet(s) shall be 24" deep U.N.O.

- 11.1.2 Countertops: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 11.1.3 Appliances: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- Slide-in refrigerator (reuse existing) with icemaker/dispenser. Provide connection for ice-maker
 - Induction cooktop
 - Exhaust hood and blower. Duct to exterior
 - Double wall oven
 - Dishwasher
 - Under-counter wine cooler.
 - Disposal (reuse existing)

- 11.2 Laundry room
- 11.2.2 Appliances: Reinstall existing. Provide overflow pan and drain at washing machine. Use braided stainless steel supply hoses.

- 11.3 Bathroom vanity
- 11.3.1 Cellar bathroom vanity and top: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

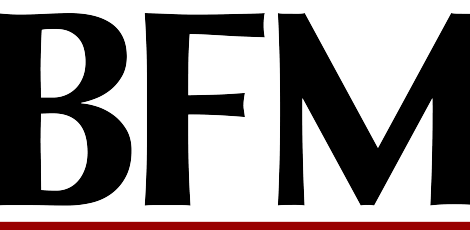
- 11.4 Other cabinetry/built-ins
- 11.4.1 Foyer millwork: See interior elevations.
- 11.4.2 Dining room millwork: See interior elevations.
- 11.4.3 Banquette millwork: See interior elevations.

- DIVISION 15: PLUMBING / MECHANICAL (See Sheet M-100)
- DIVISION 16: ELECTRICAL (See Sheet E-100)

DIVISION 17: ALLOWANCE SUMMARY

The Contractor shall provide the following allowances (to be included in the base scope):

- \$2,000 Tile and grout (materials only, installation included in base bid). See Division 9 for locations.
- \$2,500 LVT flooring (materials only, installation included in base bid). See Division 9 for locations.
- \$2,000 Shower glass enclosure (materials and installation).
- \$27,000 Kitchen cabinets (materials only, installation in base bid). See Division 11 and interior elevations.
- \$5,000 Kitchen countertops (materials and installation). See Division 11
- \$7,000 Kitchen appliances. See Division 11
- \$1,000 Bathroom vanity (materials only, installation in base bid). See Division 11 and interior elevations.
- \$4,000 Plumbing fixtures (materials only, installation in base bid). See Division 15 for locations.
- \$2,000 Lighting fixture allowance (materials only, installation in base bid). Lighting allowance shall include all non-recessed and surface-mounted fixtures and associated lamps / bulbs. See drawings for locations.



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

DATE	ISSUE - REMARKS
1/20/2026	PROGRESS SET

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

License #: XXXXX
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WILLIAMS-SZENES REMODEL
7120 Maple Ave., Takoma Park, Maryland 20912
Project #2327
20 JANUARY 2026
PROGRESS SET



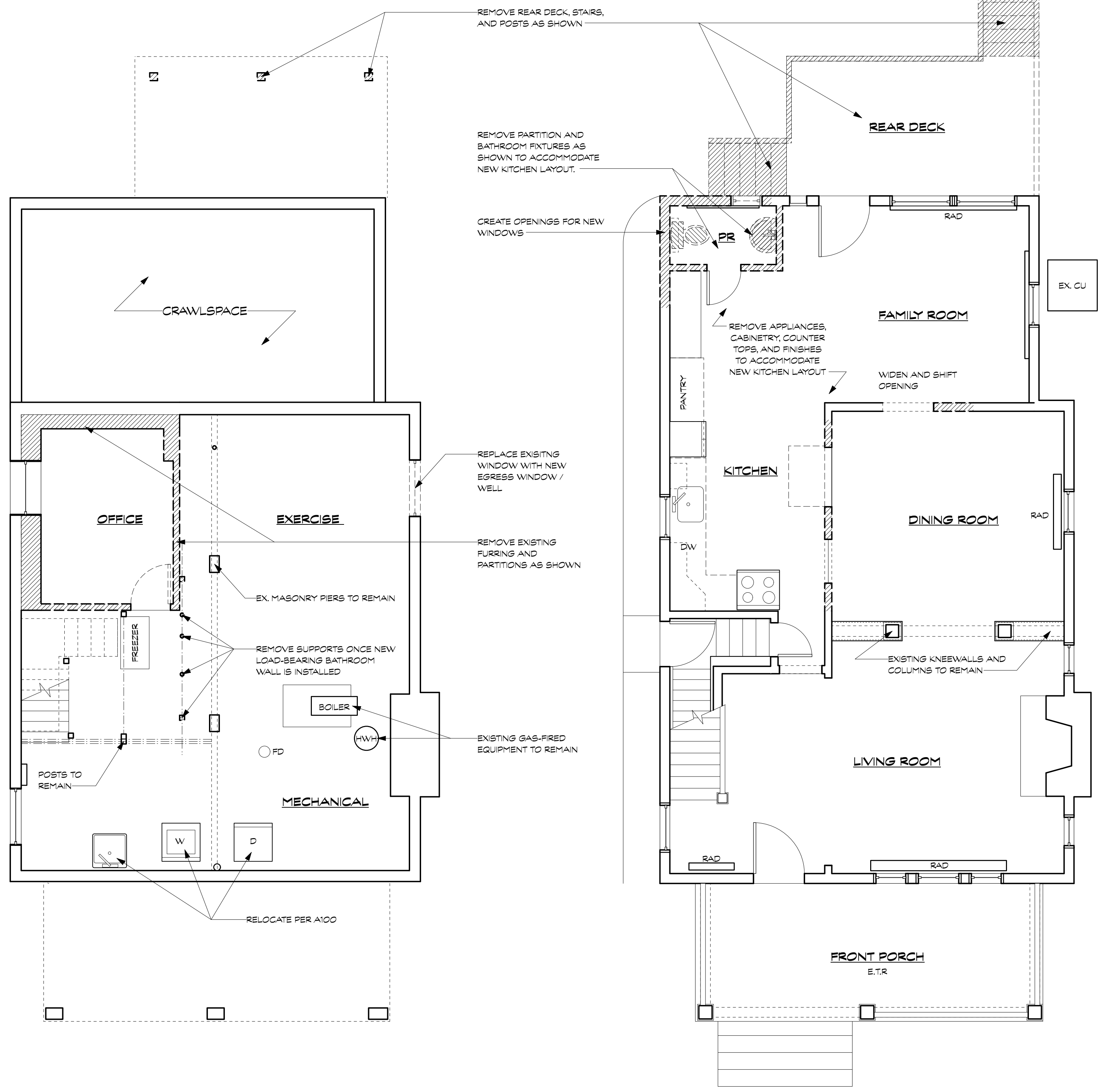
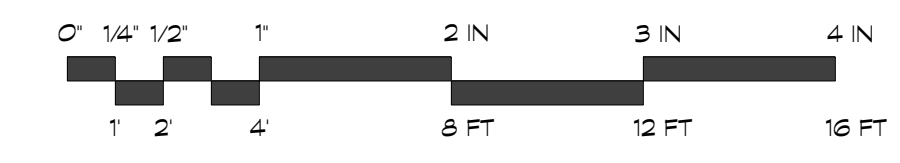
DATE	ISSUE - REMARKS
1/20/2026	PROGRESS SET

I certify that these contract documents were prepared under my supervision or approved by me and I am a duly licensed registered architect under the laws of the state of Maryland.
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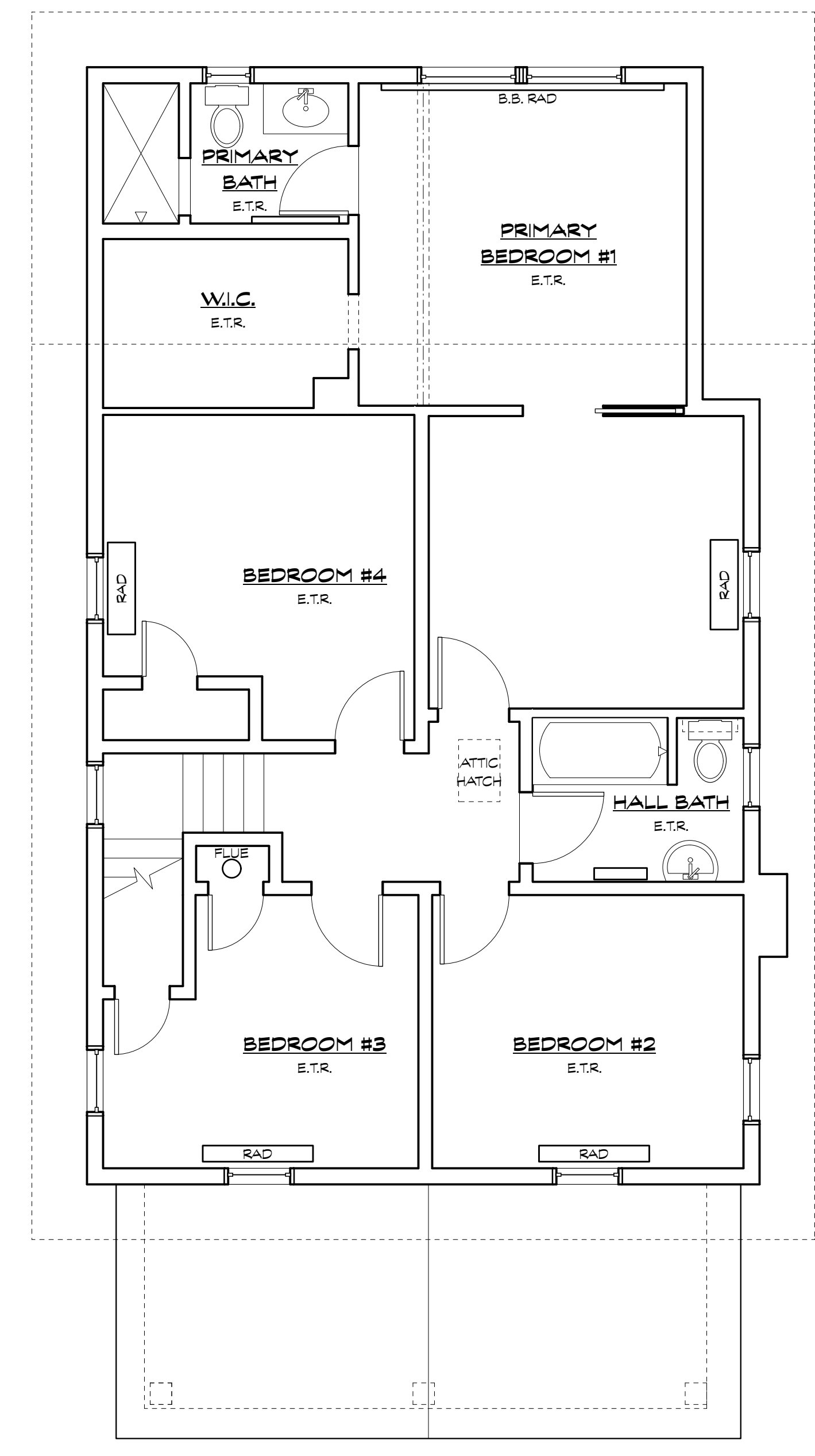
WALL LEGEND

	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:**
- DO NOT SCALE THE DRAWINGS
 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O.)
 - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O.)



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

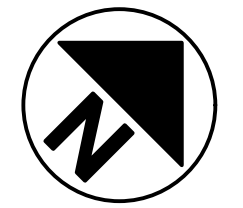


3 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

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

WILLIAMS-SZENES REMODEL
7120 Maple Ave., Takoma Park, Maryland 20912
Project #2327

20 JANUARY 2026 PROGRESS SET



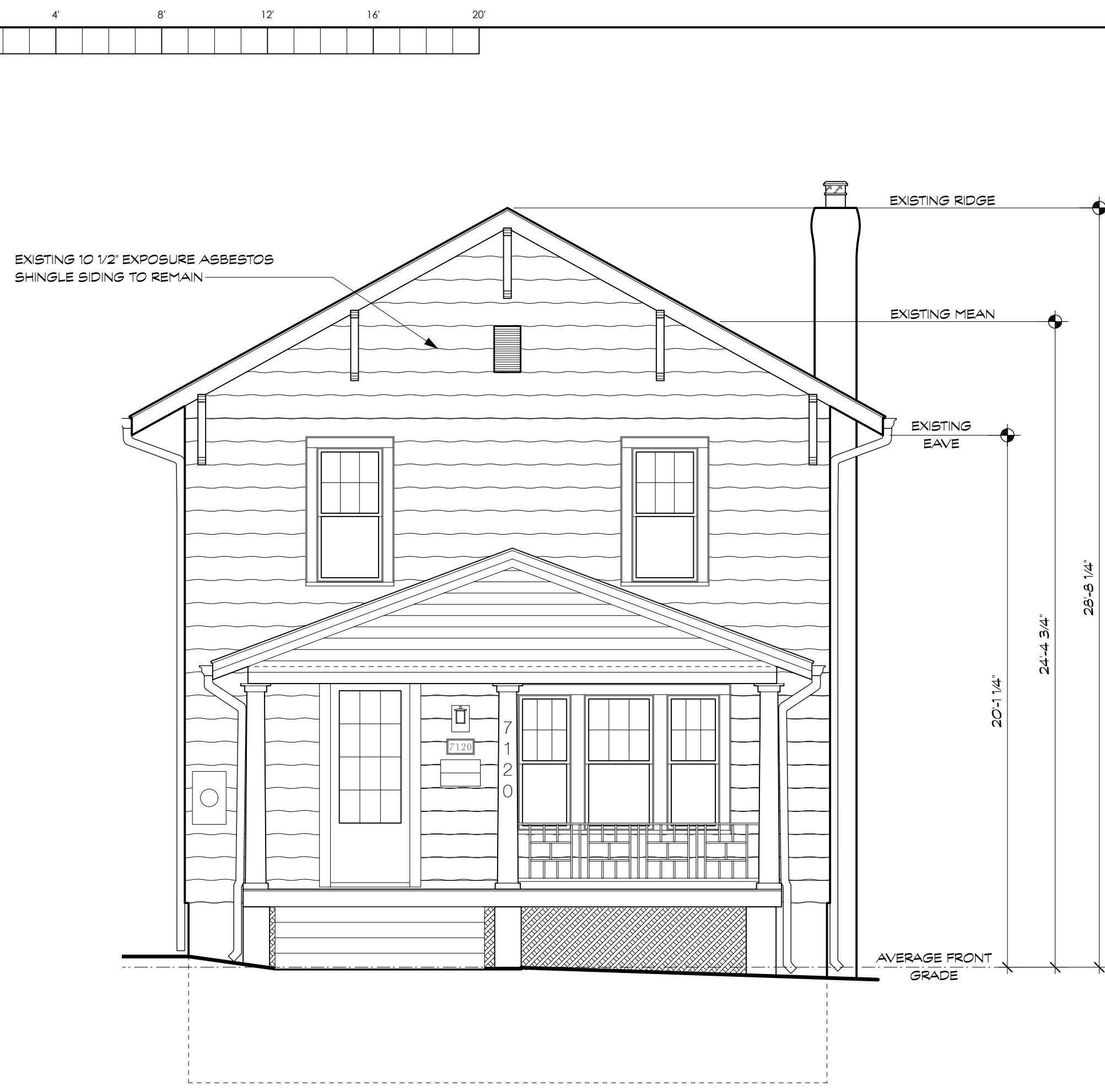
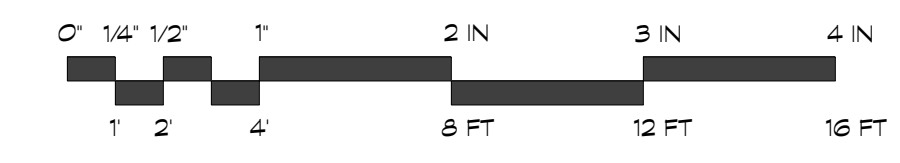
DEMOLITION PLANS
D100

DATE	ISSUE - REMARKS
1/20/2026	PROGRESS SET

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

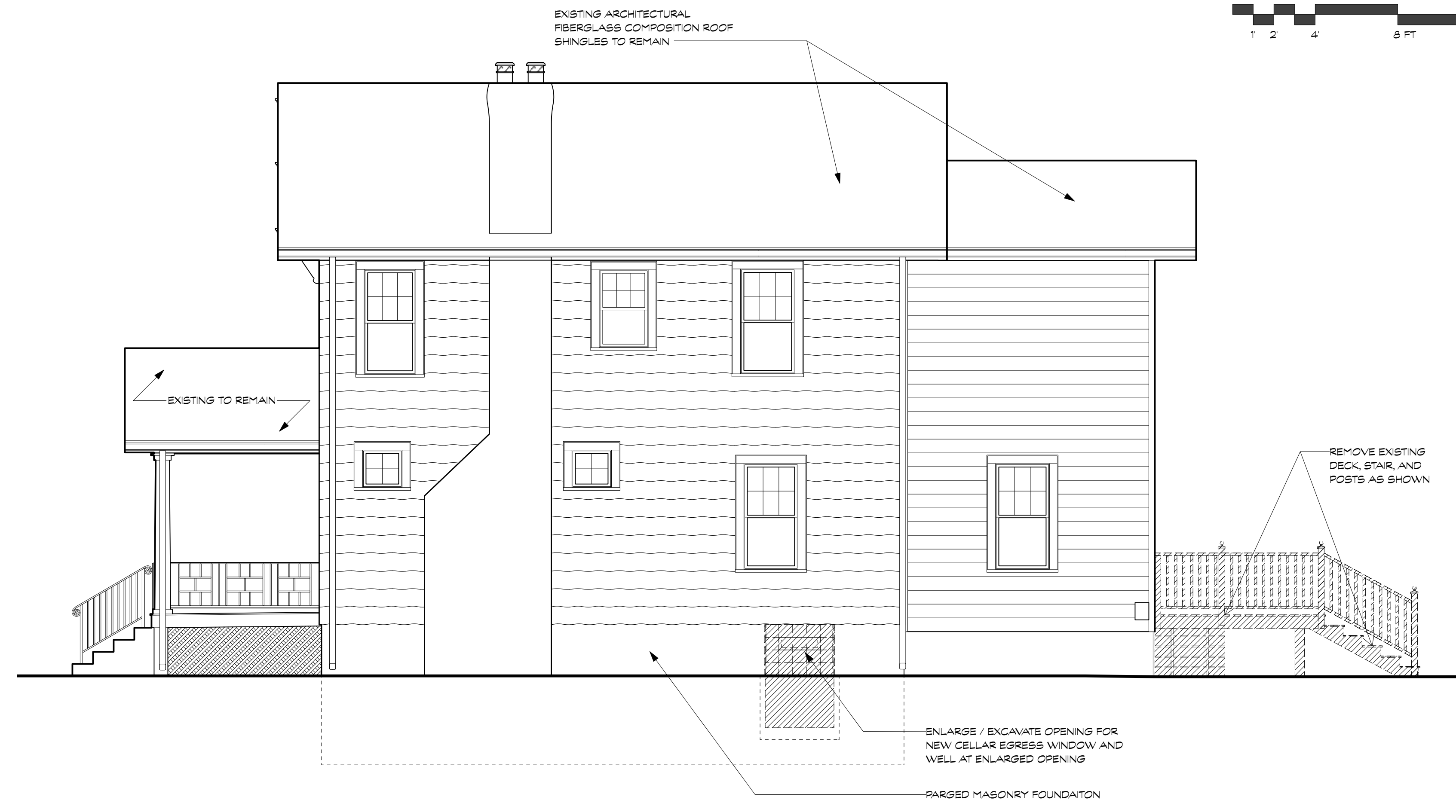
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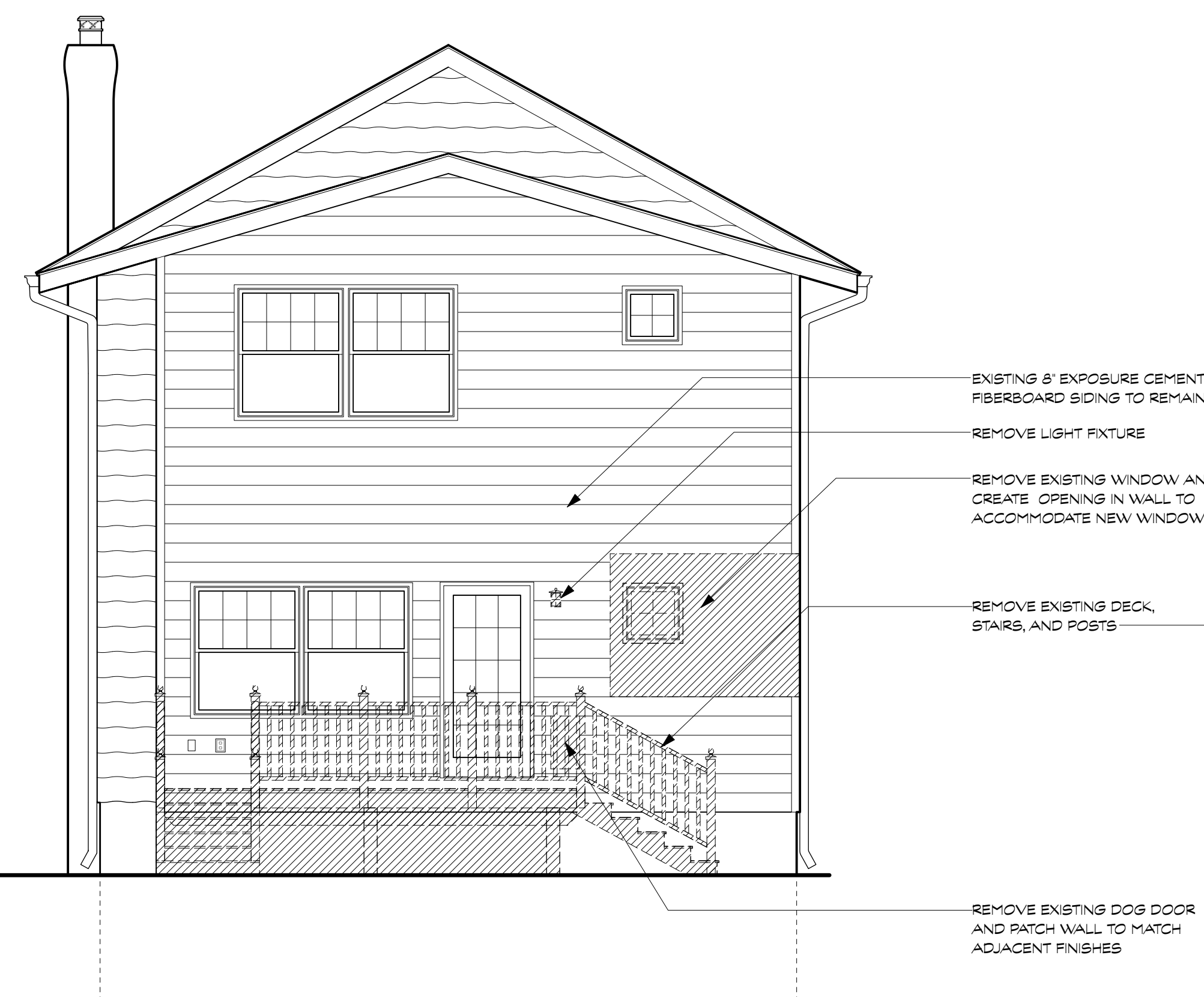
1 EXISTING FRONT ELEVATION

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



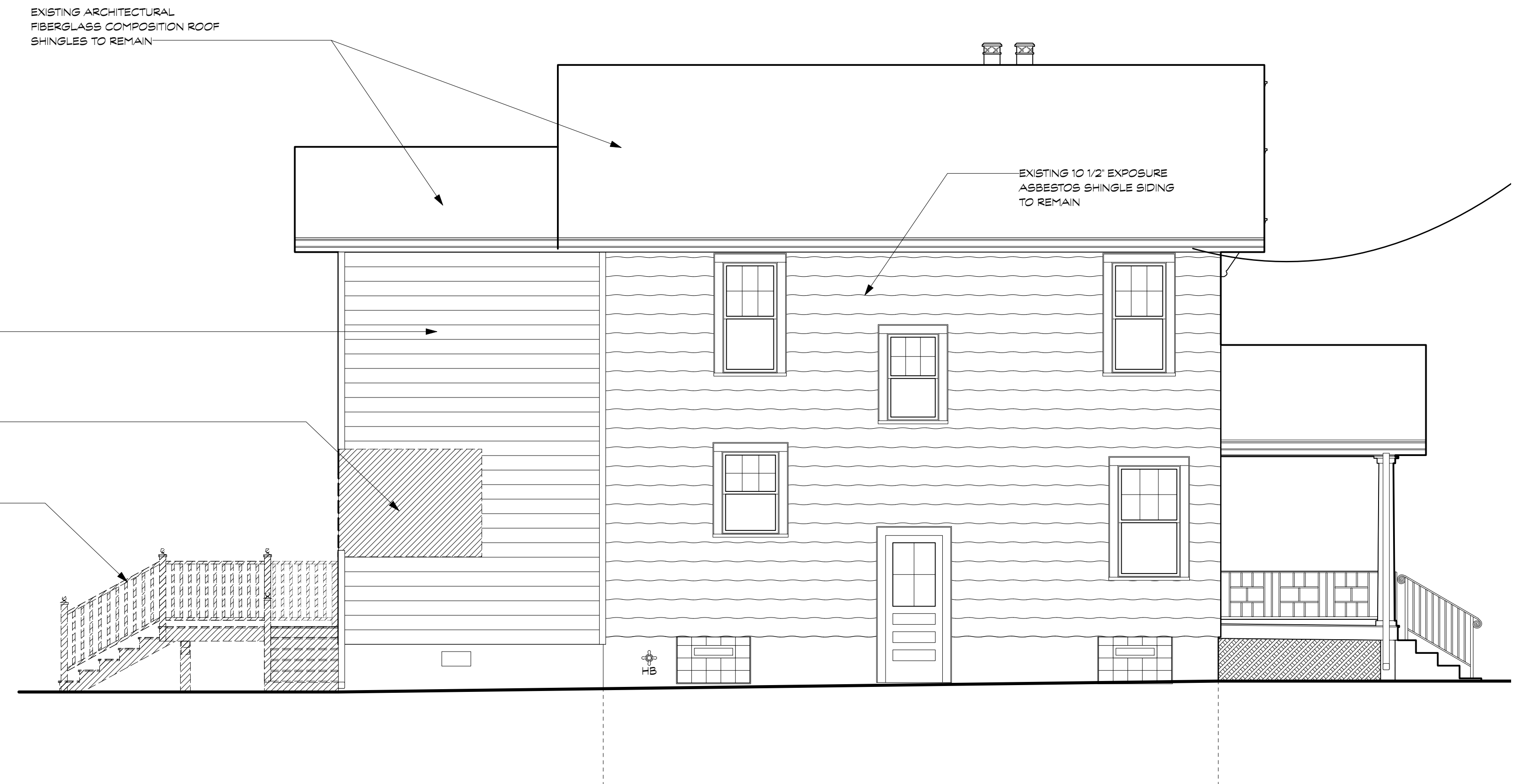
2 SIDE DEMOLITION ELEVATION

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



3 REAR DEMOLITION ELEVATION

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



4 SIDE DEMOLITION ELEVATION

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

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DEMOLITION ELEVATIONS

D200

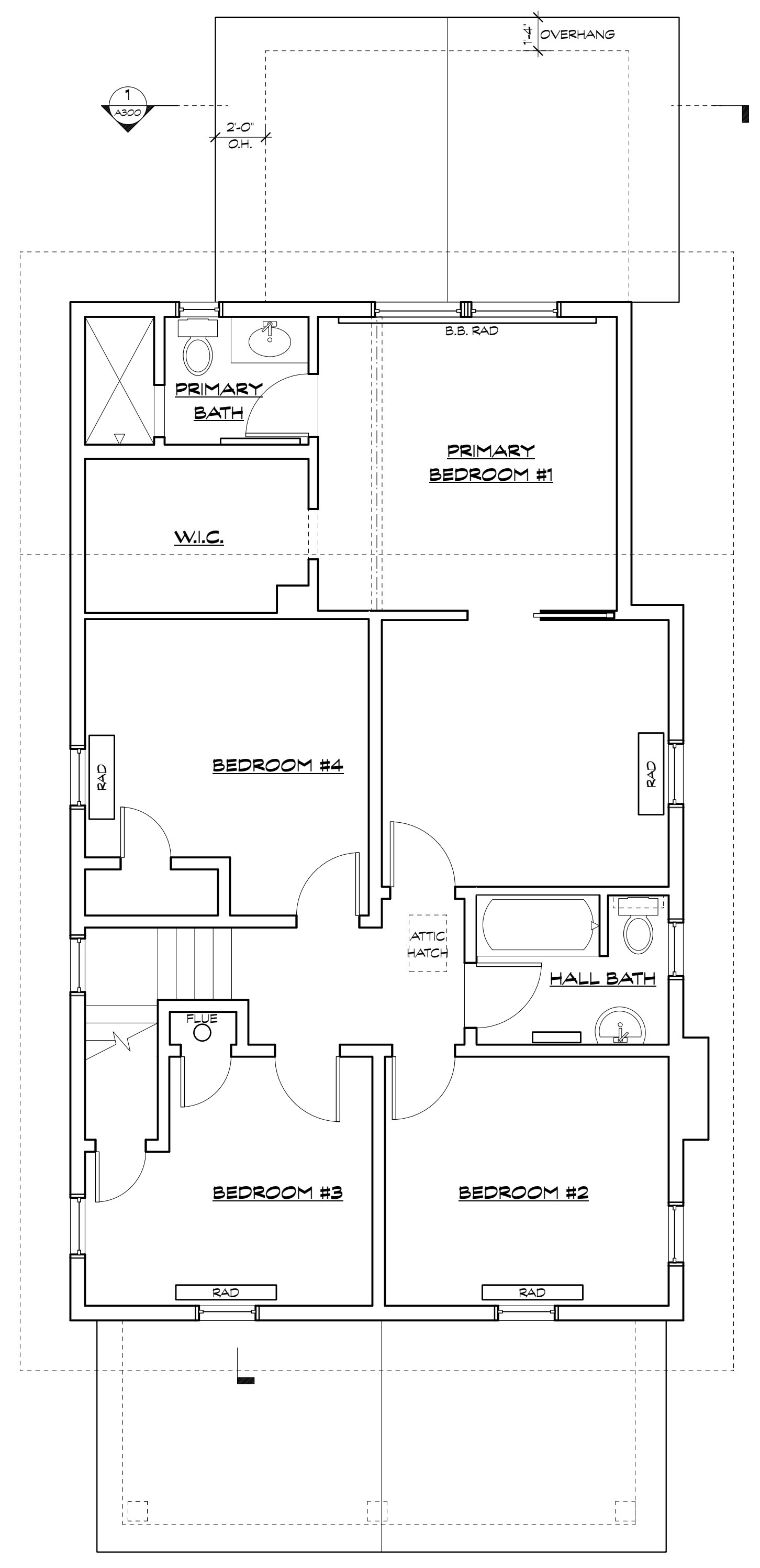
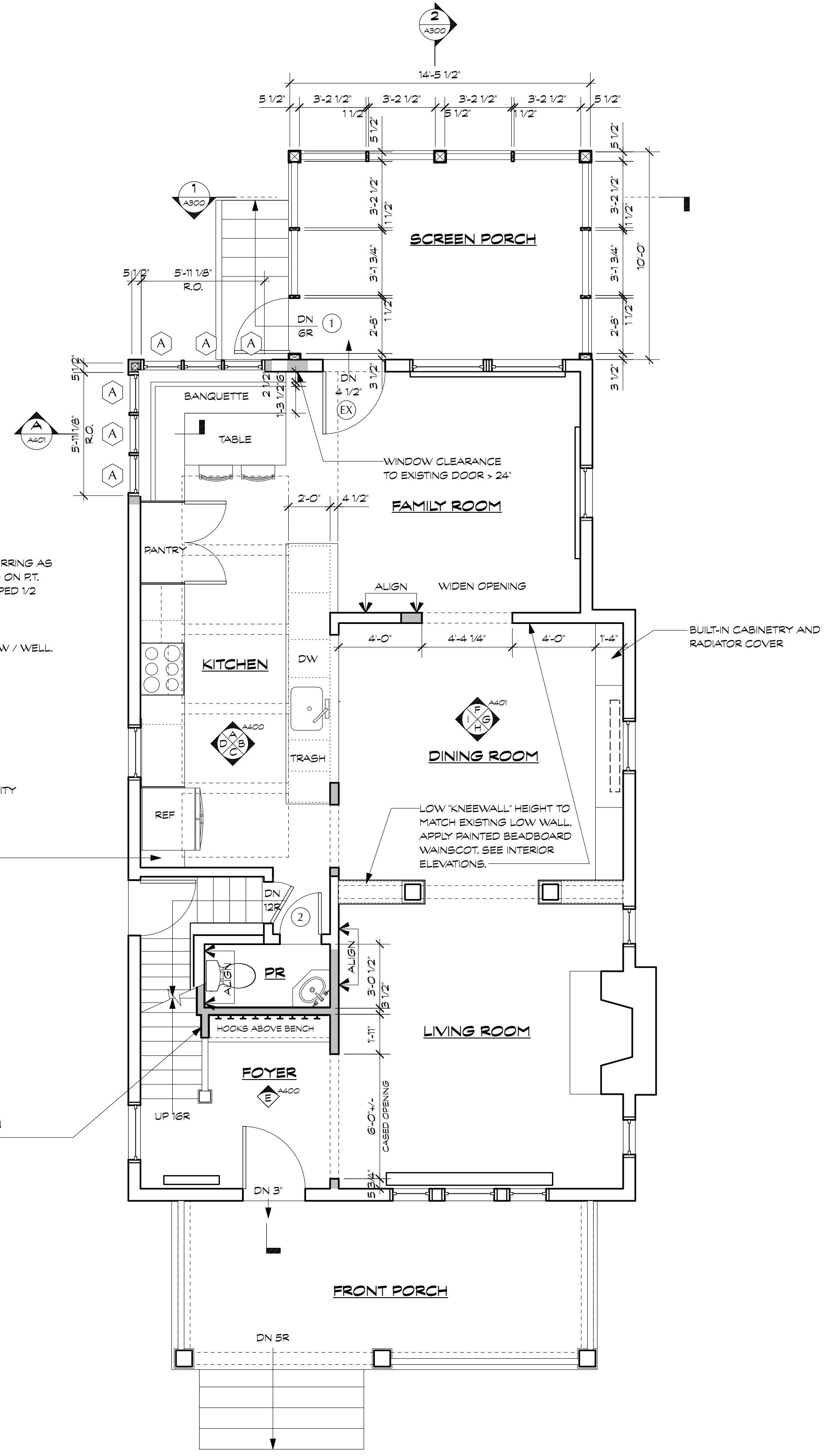
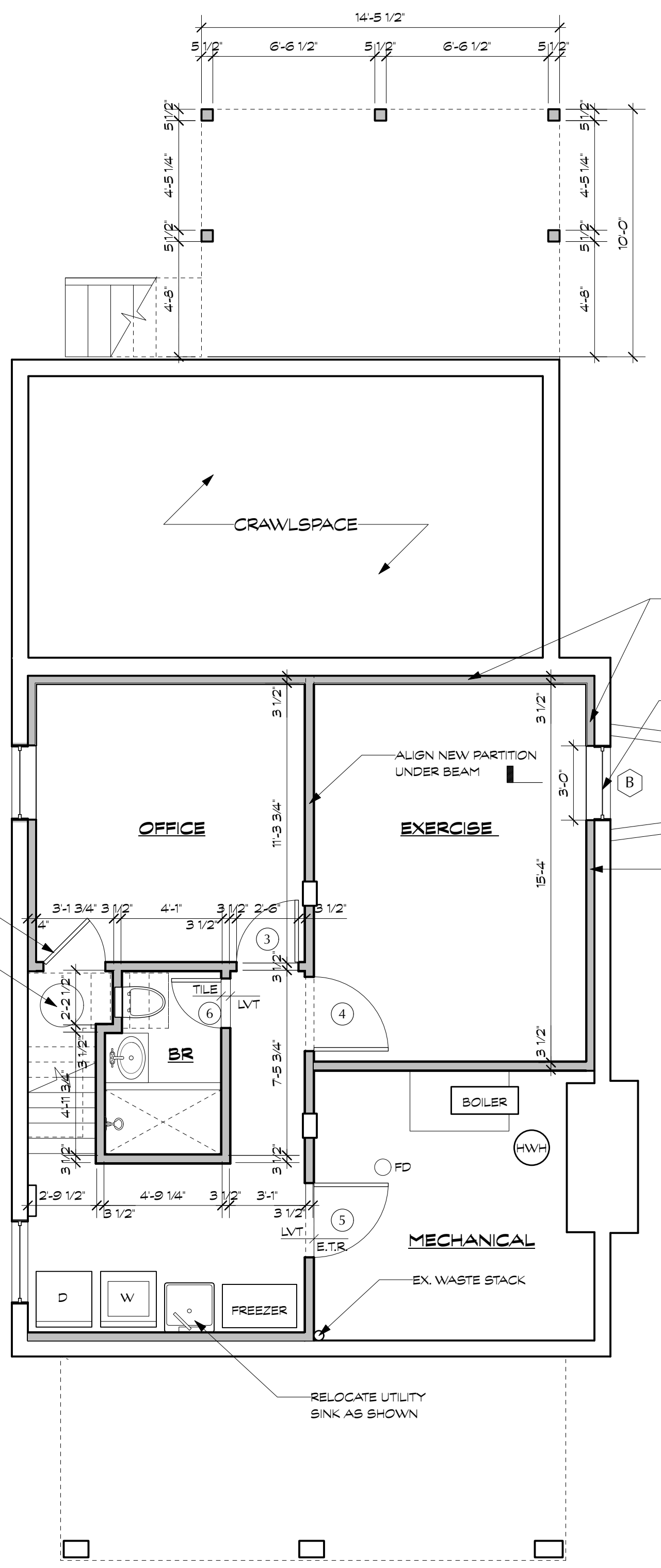
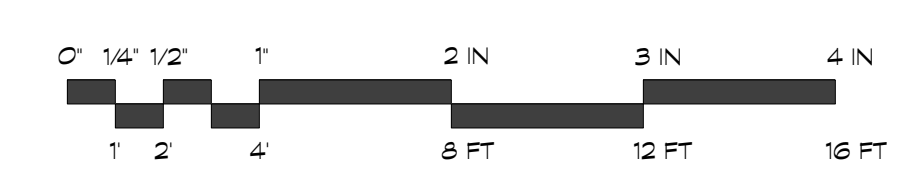
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WALL LEGEND

- 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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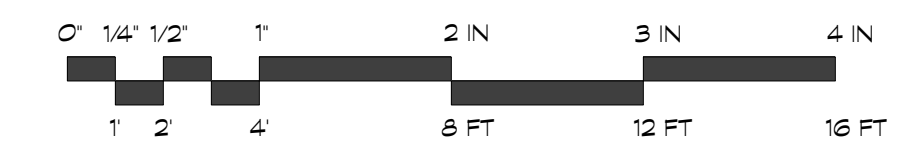
PROPOSED FLOOR PLANS
A100

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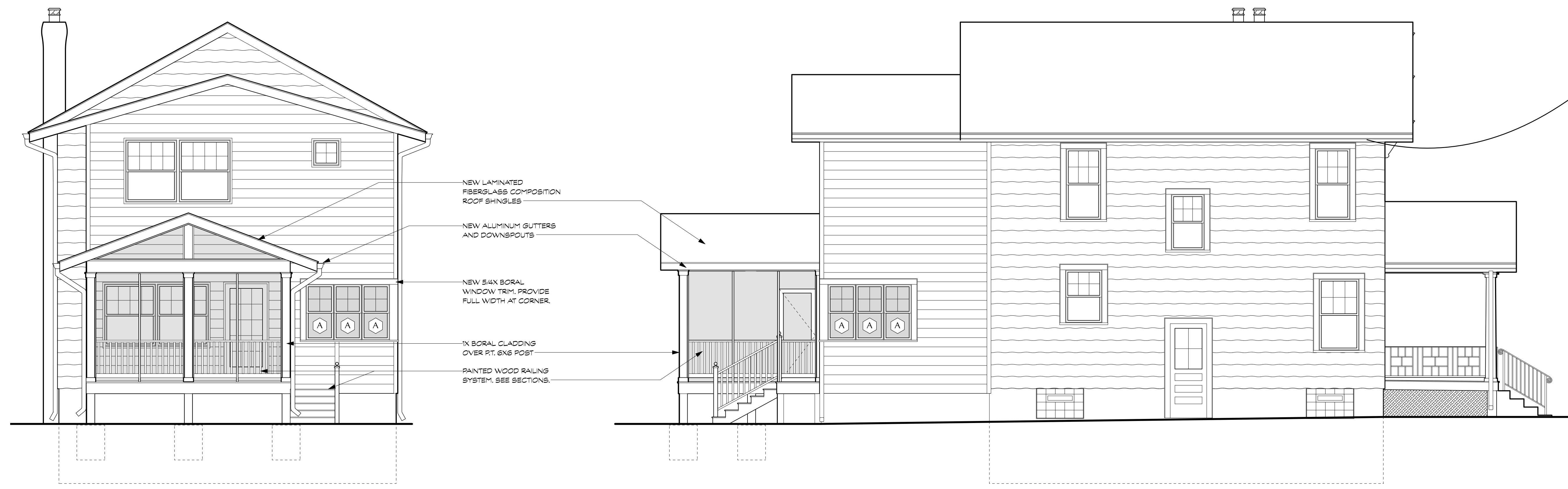
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1 PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED 'REAR ELEVATION
Scale: 1/4" = 1'-0"

3 PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"

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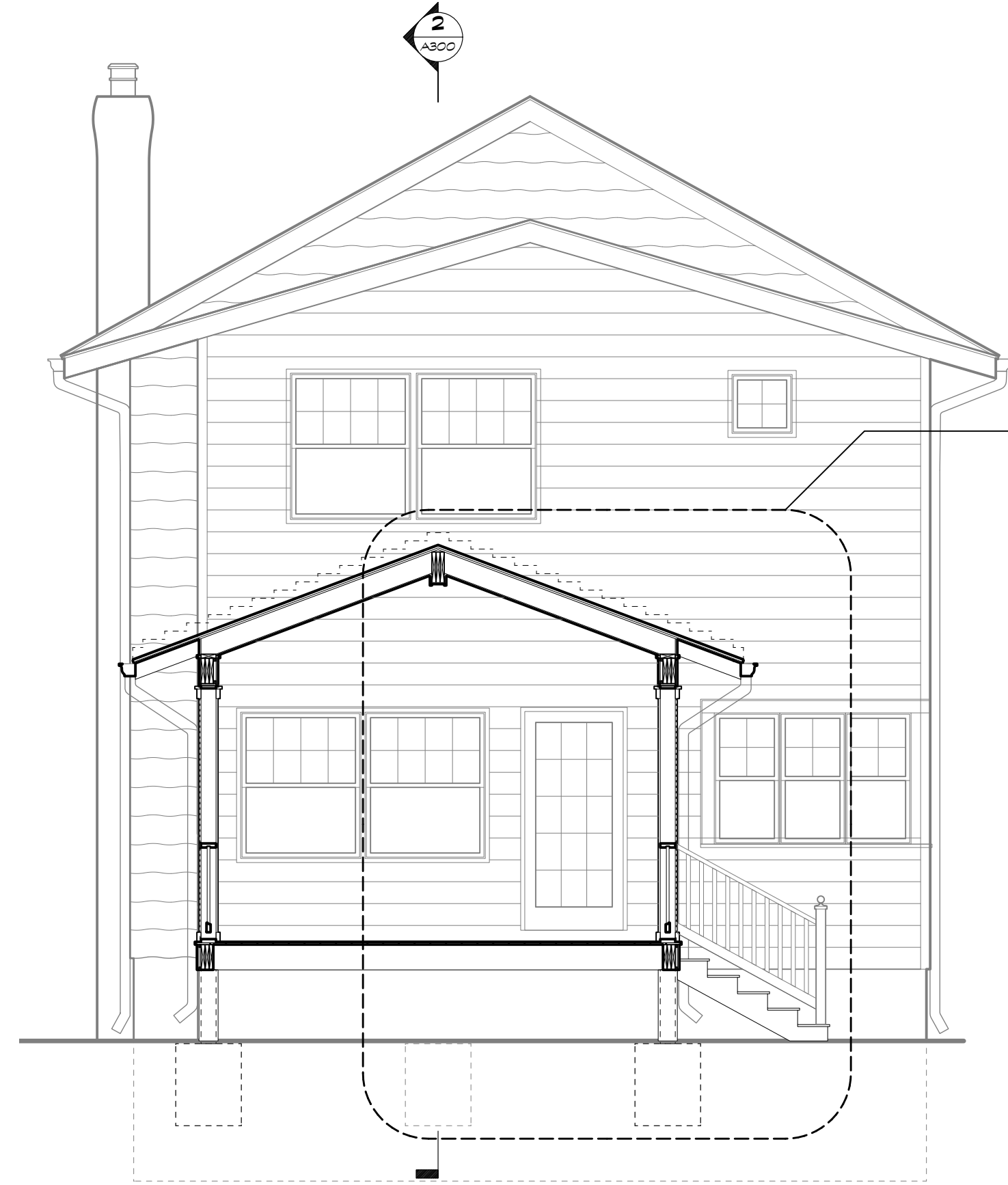
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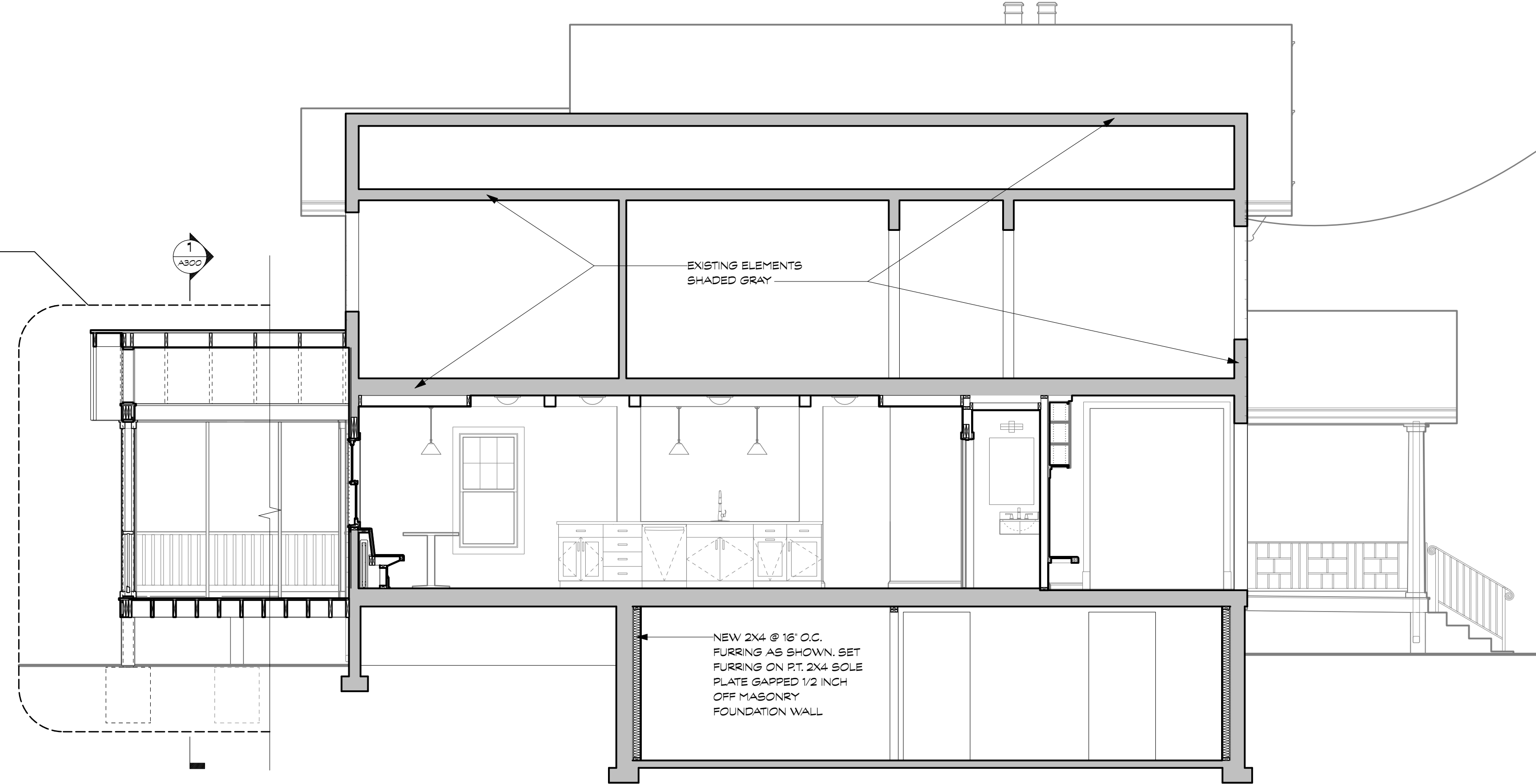
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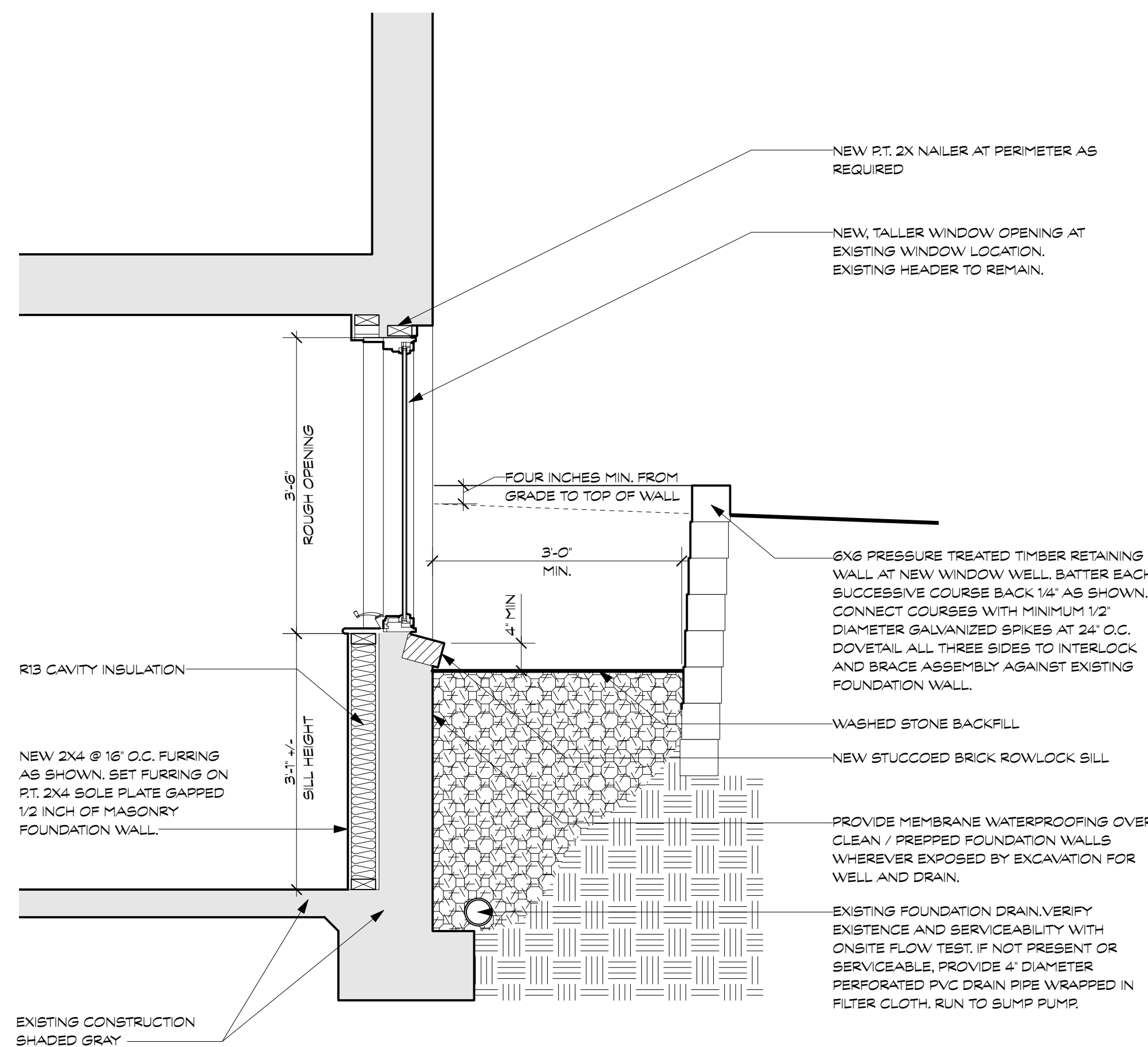
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1 PORCH SECTION
Scale: 1/4" = 1'-0"



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



A EGRESS WINDOW WELL
Scale: 3/4" = 1'-0"

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WALL & BUILDING SECTIONS

A300

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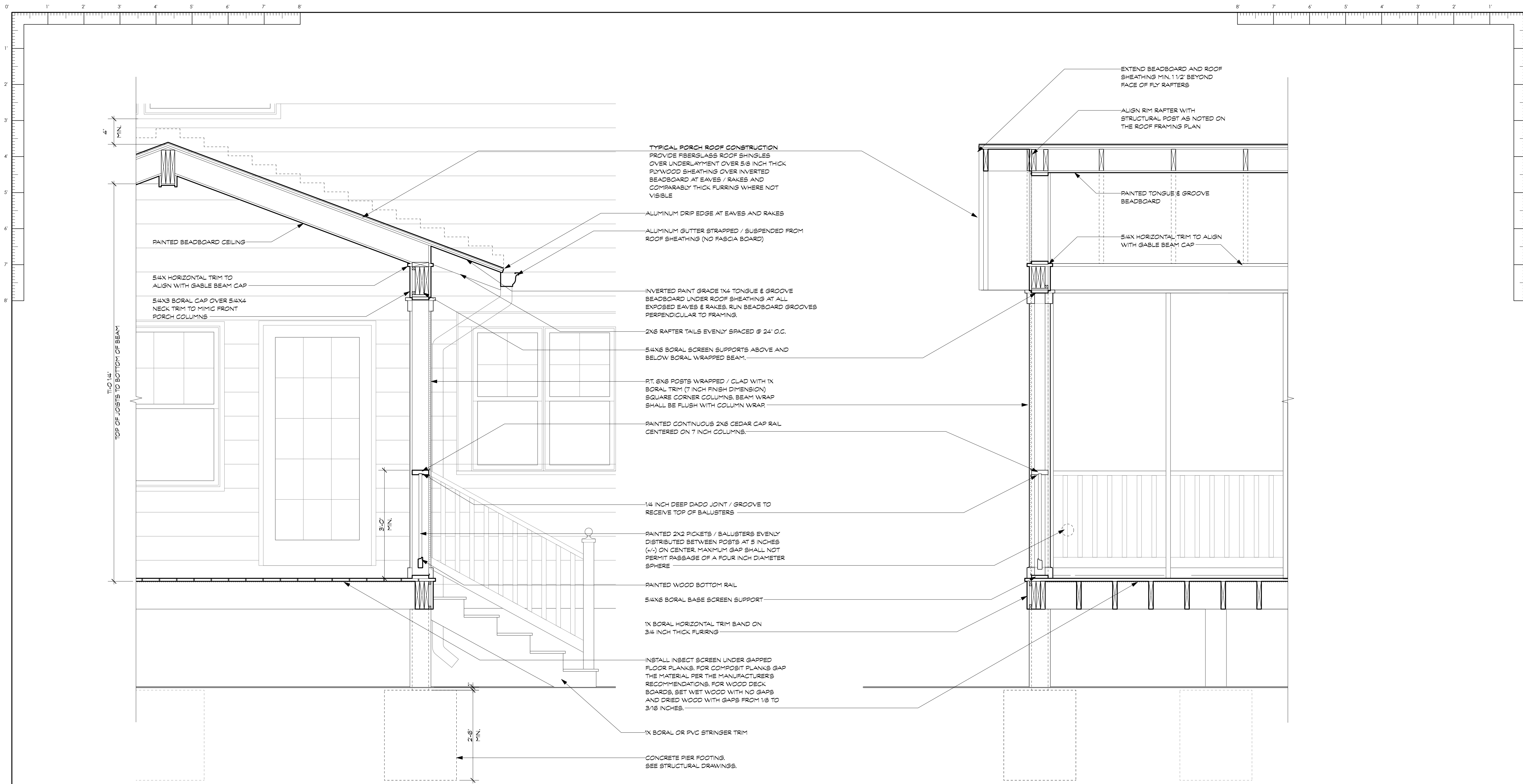
WILLIAMS-SZENES REMODEL
7120 Maple Ave., Takoma Park, Maryland 20912
Project #2327

PROGRESS SET

20 JANUARY 2026

WALL SECTIONS

A301



MARK	WEATHER SHIELD SIG. SERIES	MODEL NO. / TYPE	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	REMARKS	MARK
A	2040 / 8122	DOUBLE HUNG	1-11 1/2' X 3-11 1/2'	2-0' X 4-0'	Y	N	LOW-E			A
B	3036 / 8219	CASEMENT	2-11 1/2' X 3-5 1/2'	3-0' X 3-6'	Y	Y	LOW-E			B
C										C
D										D

NOTES:

- PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
- PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
- PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
- 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 HEIGHT SHALL BE 24" INCHES. THE MINIMUM NET CLEAR WIDTH SHALL BE 20" INCHES. THE MAXIMUM SILL HEIGHT SHALL BE 44" INCHES ABOVE THE FINISH FLOOR.
- SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION

NO.	LOCATION	SIZE	THICKNESS	MATERIAL		TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS	NO.
				DR	FR						
1	SCREEN PORCH	2'-8" X 6'-8"	1 1/2"	WD	WD	SCREEN	SINGLE	SWING			1
2	POWDER ROOM	2'-0" X 6'-8"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	PRIVACY		2
3	OFFICE	2'-6" X 6'-8"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	PRIVACY		3
4	EXERCISE	3'-0" X 6'-8"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	PASSAGE		4
5	MECHANICAL	3'-0" X 6'-8"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	PASSAGE		5
6	BATHROOM	2'-0" X 6'-8"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	PRIVACY		6

ROOM	FLOORING	BASE	WALLS	PAINT	CEILING	TRIM	REMARKS	
							REMARKS	REMARKS
CELLAR	LAUNDRY	LVT	1x4	G.W.B. EGGSHELL	G.W.B. FLAT	NOTE #6		
	BATHROOM	TILE	1x4	G.W.B. SEMI-GLOSS	G.W.B. SEMI-GLOSS	NOTE #6	NOTE #2	
	OFFICE	LVT	1x4	G.W.B. EGGSHELL	G.W.B. FLAT	NOTE #6		
	EXERCISE	LVT	1x4	G.W.B. EGGSHELL	G.W.B. FLAT	NOTE #6		
	MECHANICAL	E.T.R.	NA					
	FIRST FLOOR	FRONT PORCH	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
FOYER		NOTE #1	NOTE #4	G.W.B. NOTE #5	G.W.B. NOTE #5	FLAT		
LIVING ROOM		NOTE #1	NOTE #4	G.W.B. NOTE #5	G.W.B. NOTE #5	FLAT		
DINING ROOM		NOTE #1	NOTE #4	G.W.B. EGGSHELL	G.W.B. NOTE #5	FLAT	WAINSCOT	WAINSCOT - SEMI-GLOSS PAINT
KITCHEN		NOTE #1	NOTE #4	G.W.B. EGGSHELL	G.W.B. EGGSHELL	FLAT	NOTE #5	NOTE #3
FAMILY ROOM		NOTE #1	NOTE #4	G.W.B. FLAT	G.W.B. NOTE #5	FLAT	E.T.R.	
SECOND FLOOR	POWDER ROOM	NOTE #1	NOTE #5	G.W.B. EGGSHELL	G.W.B. FLAT	NOTE #5		
	SCREEN PORCH	PVC PLANK			G.W.B. BEADBOARD	SEMI-GLOSS		
	BEDROOM #3	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.		
BEDROOM #2	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.		
BEDROOM #4	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.		
PRIMARY BEDROOM	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.		
PRIMARY BATH	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.		
W.I.C.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.		

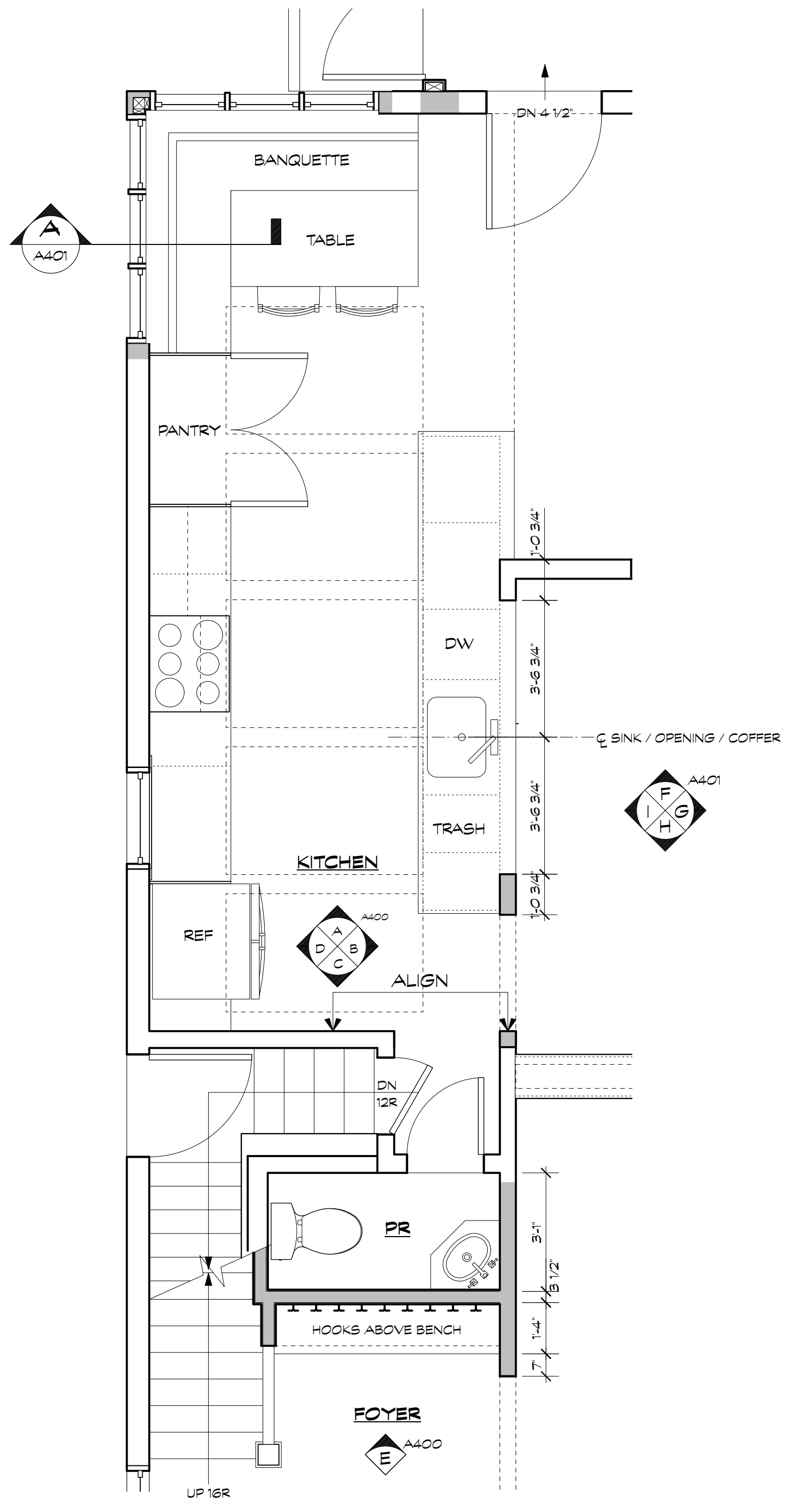
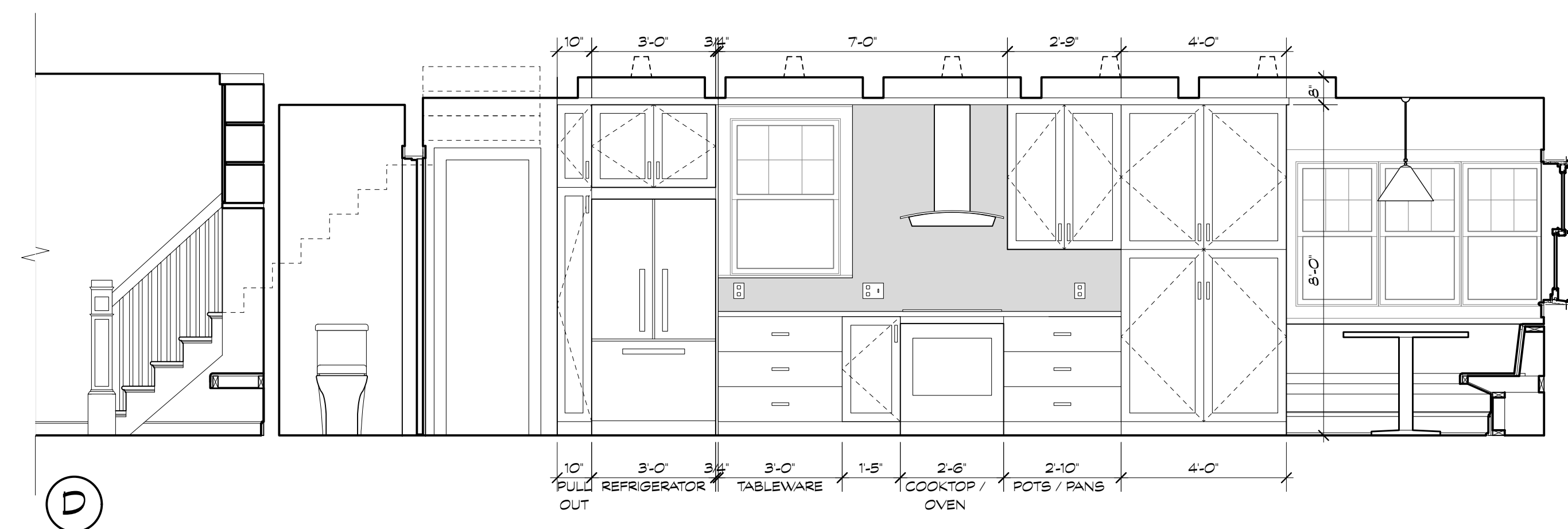
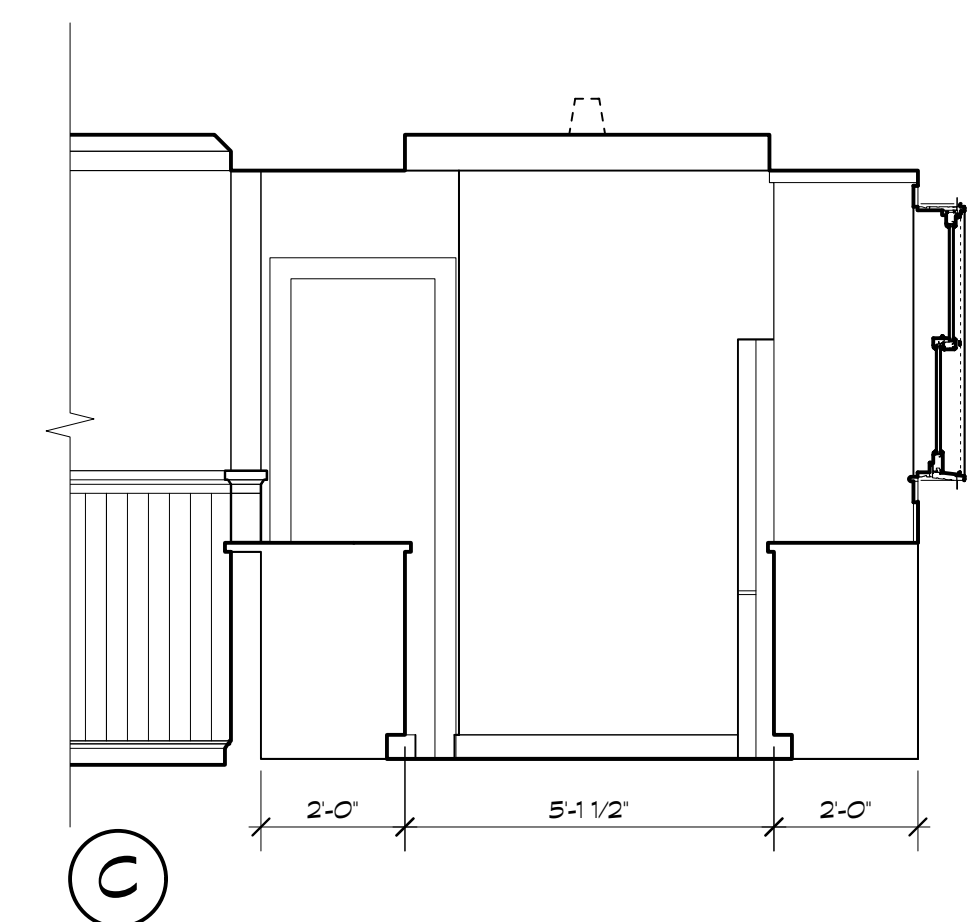
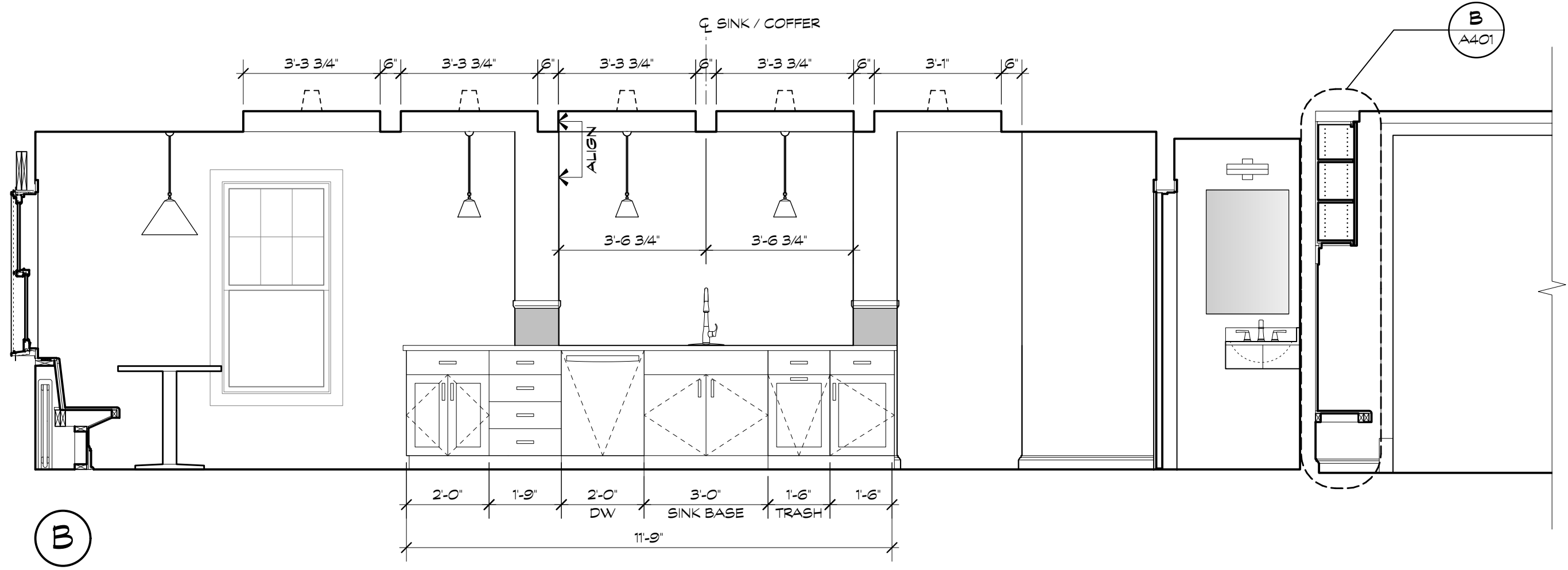
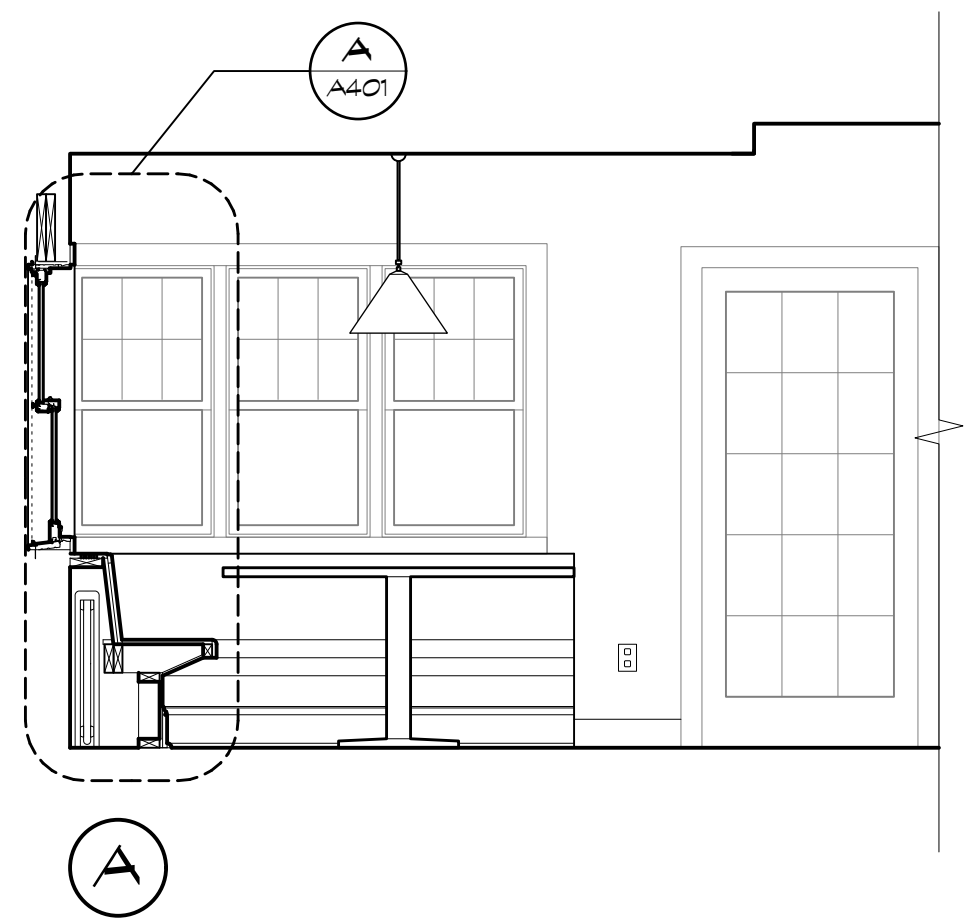
NOTES:

- PATCH TO MATCH EXISTING WOOD FLOOR AS NECESSITATED BY NEW WORK, SAND / REFINISH ENTIRE FLOOR TO UNIFORM APPEARANCE, TAKE CARE TO MINIMIZE SANDING AT ALL ORIGINAL / HISTORIC WOOD FLOORS.
- TILE SHOWER SURROUND
- TILE BACKSPLASH
- PATCH / RESTORE / EXTEND EXISTING WHERE DISTURBED BY NEW WORK
- MATCH EXISTING
- SANITARY IN3

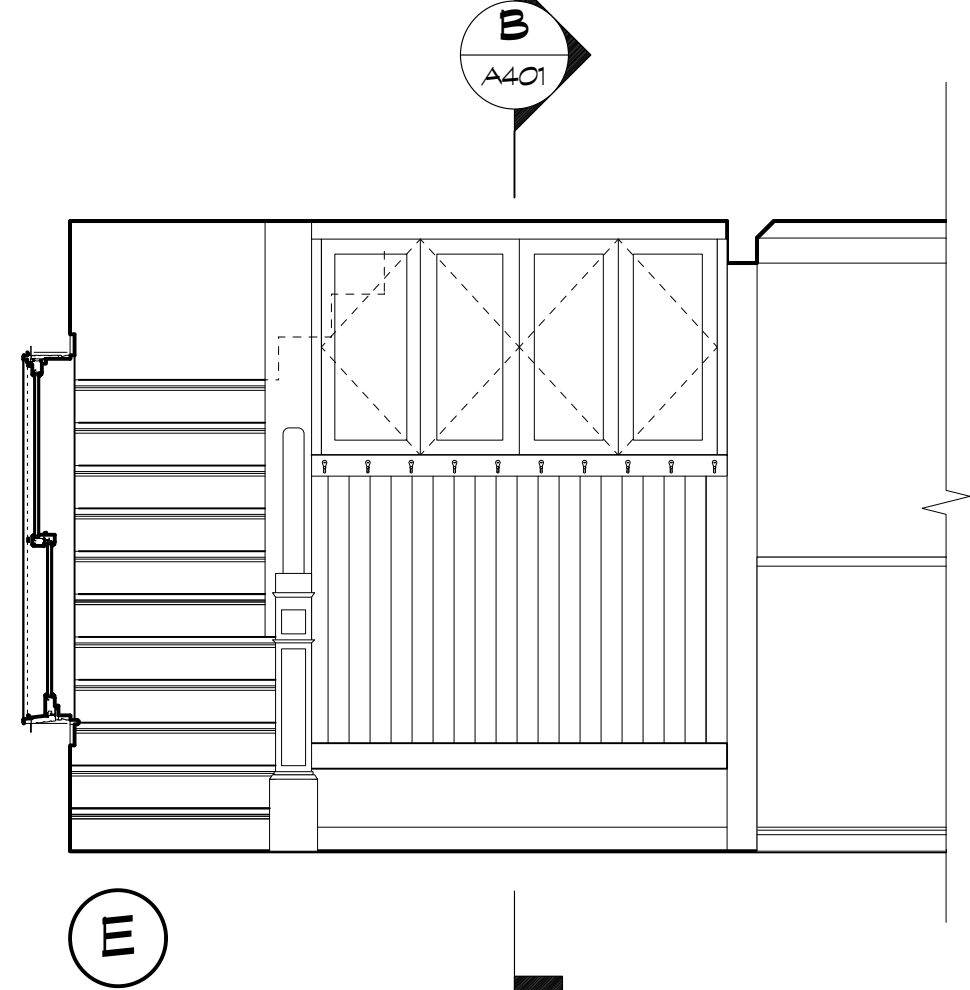
E.T.R. = EXISTING TO REMAIN
G.W.B. = GYPSUM WALLBOARD (DRYWALL)

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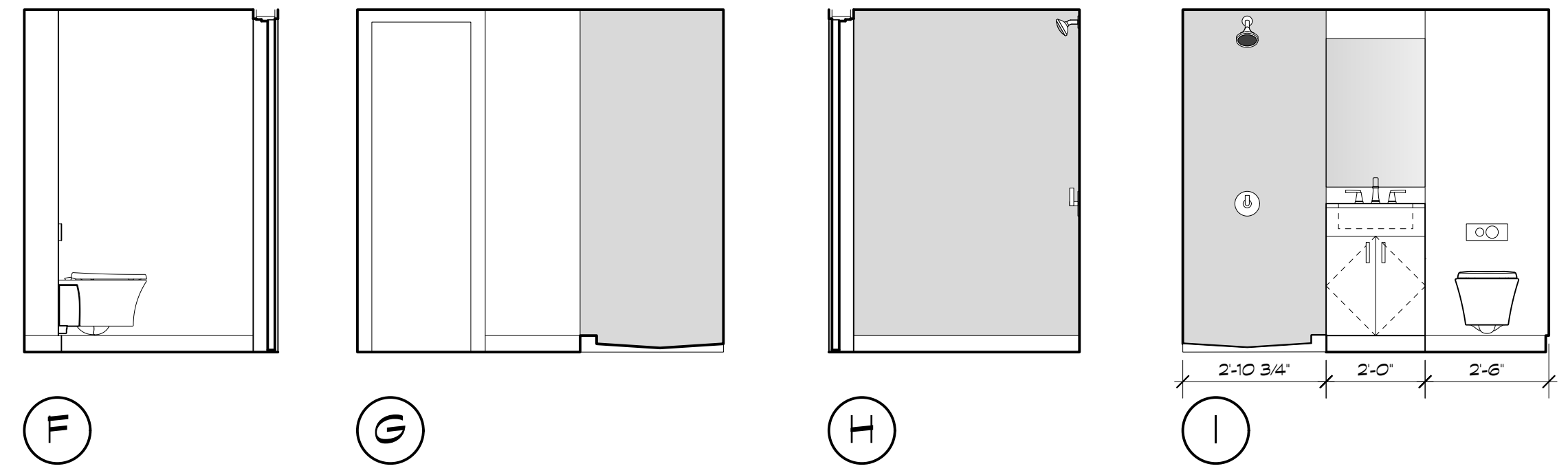
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1 KITCHEN ELEVATIONS
Scale: 3/8" = 1'-0"

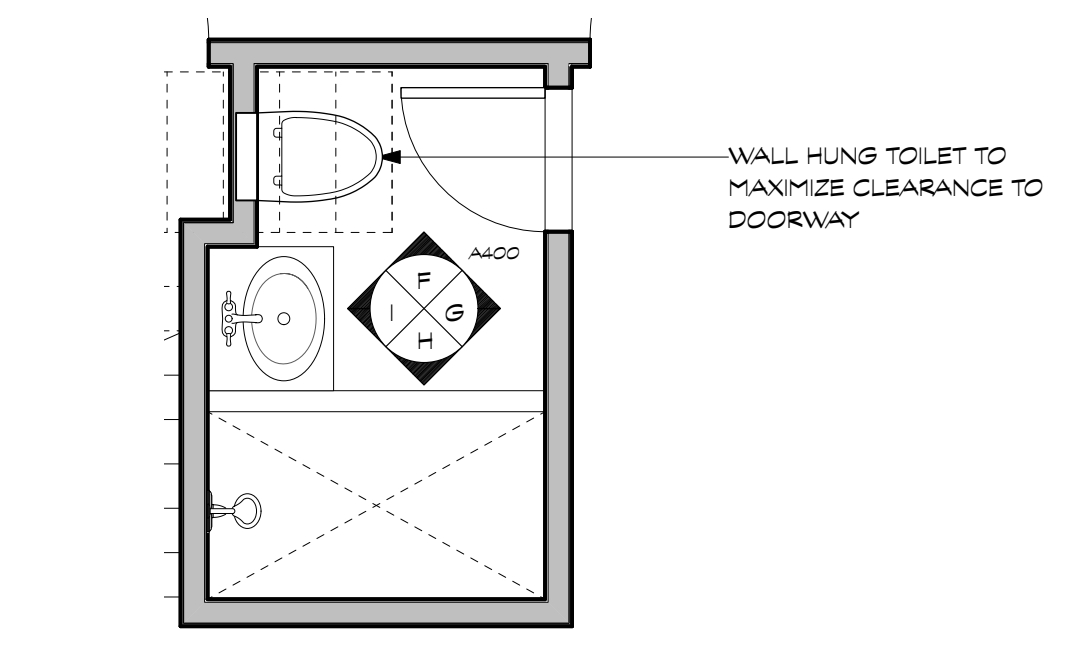


3 FOYER ELEVATION
Scale: 3/8" = 1'-0"



4 CELLAR BATHROOM ELEVATIONS
Scale: 3/8" = 1'-0"

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



5 CELLAR BATHROOM PLAN
Scale: 3/8" = 1'-0"

WILLIAMS-SZENES REMODEL

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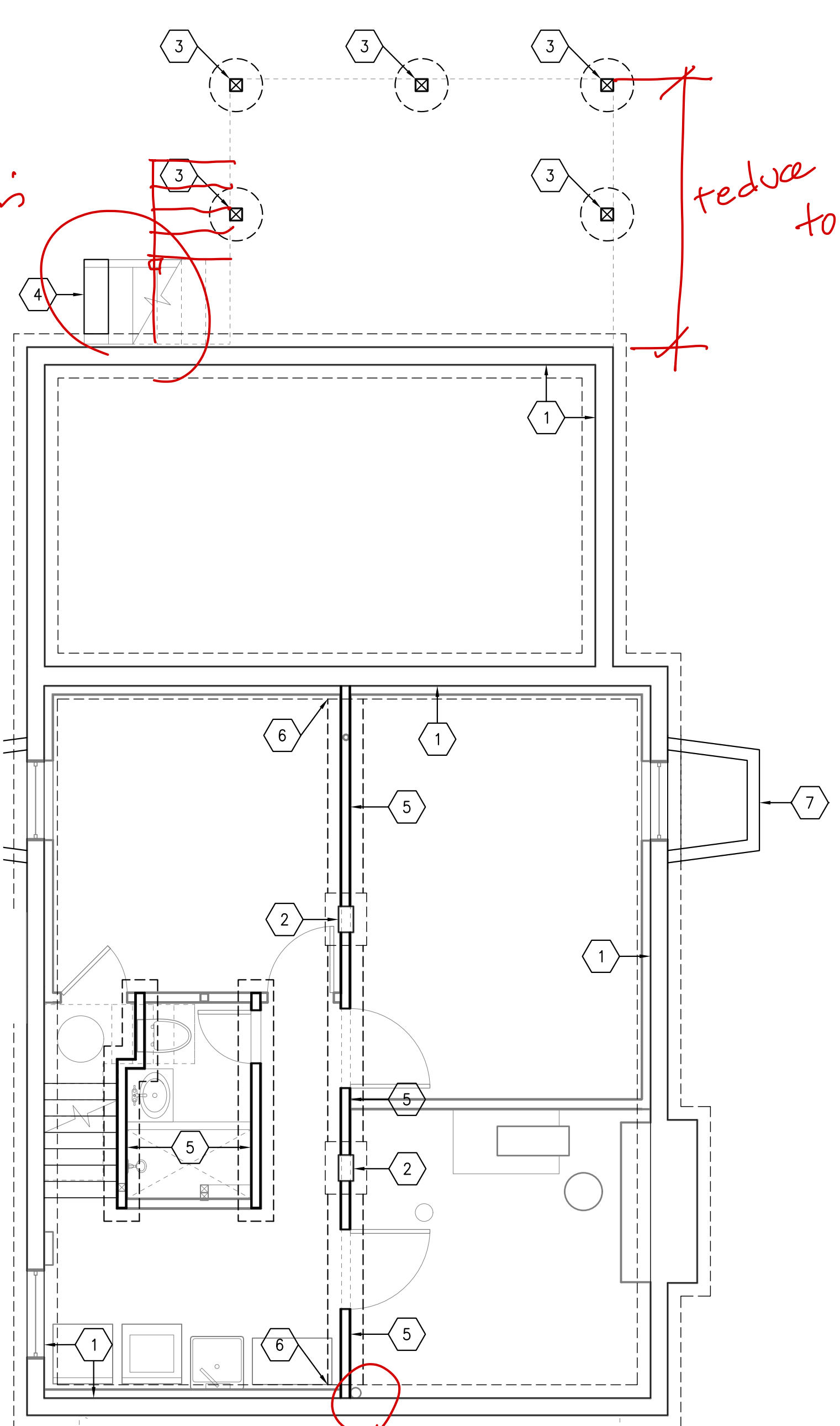
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PROGRESS SET

20 JANUARY 2026

FOUNDATION & FIRST FLOOR FRAMING PLANS

\$100



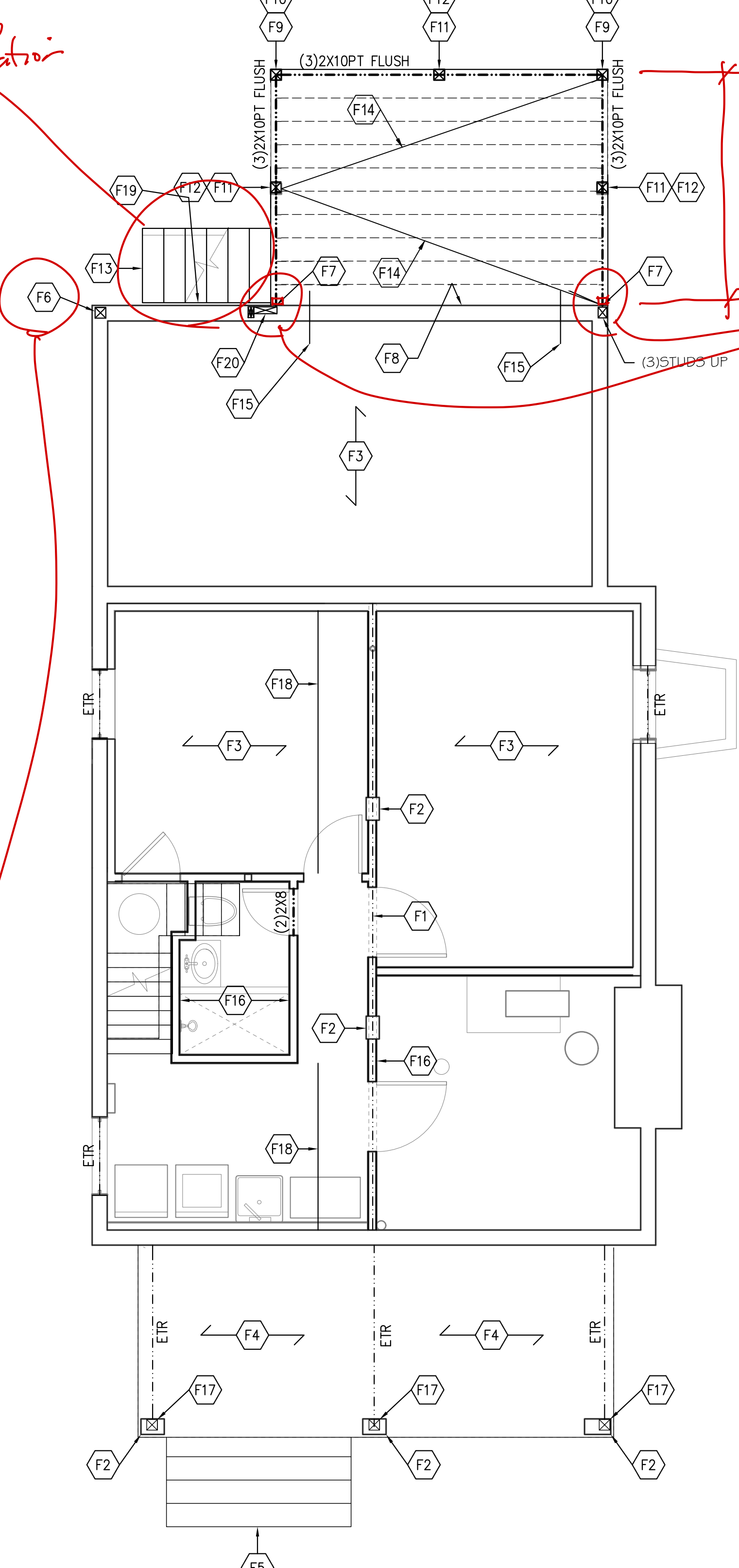
1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

- 1 EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY 3/8" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- 2 EXISTING PIER AND FOOTING.
- 3 PT6X6 POST UP ON A 24"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- 4 PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- 5 NEW WOOD BEARING WALL. PLACE THE WALL ON A 16"x10" CONCRETE FOOTING. REINFORCE THE FOOTING WITH (2) #4 BARS. PLACE A PT2X4 SILL PLATE ON THE FOOTING. ATTACH THE SILL PLATE TO THE FOOTING WITH 3/8" KWIK BOLT 3'S AT 72" O.C. WITH 7" EMBEDMENT.
- 6 THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING FOOTING. EPOXY DOWEL THE FOOTING REBAR INTO THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 3" EMBEDMENT. ATTACH THE 1ST STUD OF THE WALL TO THE EXISTING FOUNDATION WALL OR PIER WITH 3/8" SIMPSON TITEN SCREWS AT 12" O.C.
- 7 TIMBER WINDOW WELL WALL PER THE TYPICAL DETAIL.

FRAMING NOTES:

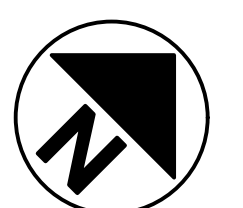
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8" BOLTS AT 16" O.C. STAGGERED.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
7. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
9. 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.
10. 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.
11. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
12. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
13. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
14. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
15. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
16. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .

- F1 EXISTING BEAM.
- F2 EXISTING PIER.
- F3 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- F4 EXISTING FRONT PORCH FRAMING UNCHANGED.
- F5 EXISTING STAIRS UNCHANGED.
- F6 5 1/2"x5 1/2" PSL POST UP. *2x4 ext wall framing*
- F7 ATTACH THE BEAM TO THE CLEAT WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- F8 PT2X10 CLEAT FOR THE DECKING. ATTACH THE CLEAT TO THE EXISTING RIM BOARD WITH 1/2"Ø THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. PLACE FLASHING OVER THE CLEAT PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F9 PT6X6 POST UP. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- F10 PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- F11 PT6X6 POST UP. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.
- F12 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.
- F13 FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F14 PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2) #8 SCREWS.
- F15 SIMPSON DTT22 TENSION ANCHOR.
- F16 THE NEW WALL IN THE BASEMENT SHALL BE LOAD BEARING WALL MADE WITH 2X4 STUDS AT 16" O.C. TO ALLOW THE REMOVAL OF THE EXISTING SHORING BEAMS AND POSTS.
- F17 EXISTING POST UP.
- F18 ON THE FRONT SIDE AND BACK SIDE OF THE NEW BATHROOM, PLACE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE EXISTING LOAD BEARING WALL ON THE 1ST FLOOR. ATTACH THE BLOCKING TO THE EXISTING JOISTS WITH A SIMPSON LUS HANGER. BELOW THE NEW AND EXISTING JAMBS IN THE LOAD BEARING WALL PLACE DOUBLE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS. ATTACH THE BLOCKING TO EACH EXISTING JOIST WITH A SIMPSON HU-MAX HANGER. SISTER THE TWO EXISTING JOISTS BELOW EACH JAMB WITH AN LVL THAT MATCHES THE HEIGHT OF THE EXISTING JOISTS.
- F19 ATTACH THE 1ST STRINGER TO THE EXISTING FOUNDATION WALL WITH (2) 3/8" SIMPSON TITEN SCREWS AT 12" O.C. CAULK THE JOINT BETWEEN THE DECKING AND THE EXISTING FOUNDATION WALL. WHEN APPLICABLE PLACE FLASHING OVER THE STRINGER PER THE MONTGOMERY COUNTY TYPICAL DECKING DETAILS AT THE EXISTING RIM BOARD.
- F20 DOUBLE 2X JACK STUD AND 3 1/2"x11 3/8" PSL POST UP.



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

- F19 ATTACH THE 1ST STRINGER TO THE EXISTING FOUNDATION WALL WITH (2) 3/8" SIMPSON TITEN SCREWS AT 12" O.C. CAULK THE JOINT BETWEEN THE DECKING AND THE EXISTING FOUNDATION WALL. WHEN APPLICABLE PLACE FLASHING OVER THE STRINGER PER THE MONTGOMERY COUNTY TYPICAL DECKING DETAILS AT THE EXISTING RIM BOARD.
- F20 DOUBLE 2X JACK STUD AND 3 1/2"x11 3/8" PSL POST UP.



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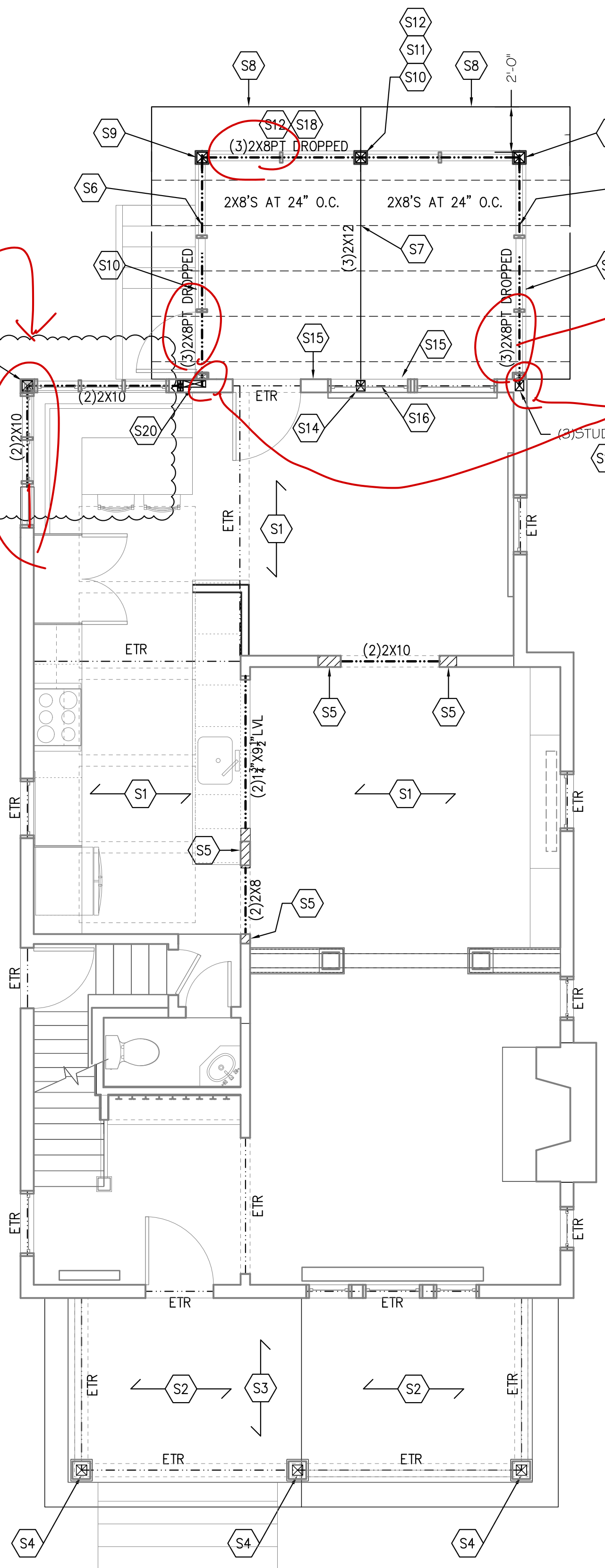
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SECOND FLOOR & ROOF FRAMING PLANS

S101



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

- S1 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- S2 EXISTING FRONT PORCH ROOF FRAMING UNCHANGED.
- S3 EXISTING FRONT PORCH CEILING FRAMING UNCHANGED.
- S4 EXISTING POST.
- S5 INFILL THE EXISTING WALL WITH 2X WOOD STUDS AT 16" O.C. USE STUDS THAT MATCH THE WIDTH OF THE EXISTING WALL STUDS.
- S6 ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE.
- S7 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSSR HANGER. HOLD 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.

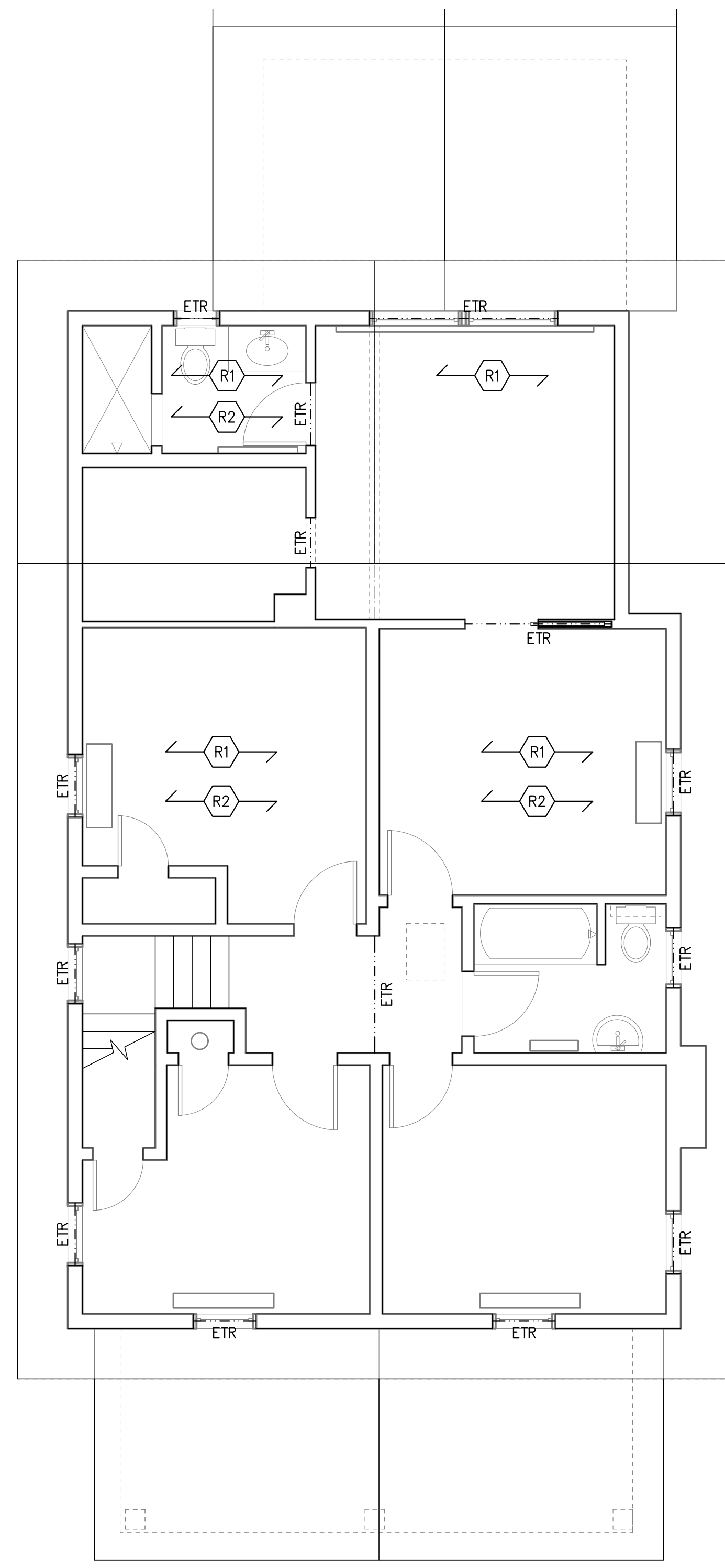
We removed center post and upsized beams to (3)2X10 Will that work?

3/2 x 5/2" post/pilaster applied just outside exterior wall

FRAMING NOTES:

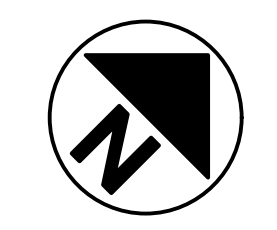
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8" BOLTS AT 16" O.C. STAGGERED.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
7. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
9. 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.
10. 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.
11. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
12. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
13. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
14. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
15. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
16. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .

- S8 PLACE AN EXTRA SHEET OF 3/4" CDX PLYWOOD BELOW THE ROOF DECKING BETWEEN THE 1ST RAFTER TO THE FRONT OF THE RIM RAFTER AND THE FLY RAFTER. THE EXTRA PLYWOOD SHOULD BE PLACED TIGHT TO EACH. ATTACH THE ROOF DECKING TO THE EXTRA PLYWOOD WITH 9ga STAPLES AT 4" O.C. IN EACH DIRECTION. PLACE A 2X FLY RAFTER BELOW THE DECKING AT THE RAKE PER THE ARCHITECTURAL DRAWINGS. ATTACH THE ROOF DECKING TO THE FLY RAFTER WITH #10 SCREWS AT 6" O.C. PLANE THE TOP OF THE RIM RAFTER AS NEEDED TO PLACE THE EXTRA PLYWOOD.
- S9 PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- S10 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.
- S11 PT6X6 POST BETWEEN THE RIDGE BEAM AND THE BEAM BELOW. ATTACH THE POST TO EACH BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.
- S12 THE TRIPLE 2X8 BEAM SHALL BE CONTINUOUS AT THE POST FOR LATERAL STABILITY.
- S13 5 1/4" x 5 1/4" PSL POST DOWN.
- S14 PLACE A QUADRUPLE STUD BETWEEN THE RIDGE BEAM AND THE HEADER BELOW.
- S15 PLACE A 2X8 CLEAT FOR THE NEW ROOF DECKING. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.
- S16 VERIFY THE EXISTING HEADER IS A DOUBLE 2X10. REPLACE THE HEADER WITH A DOUBLE 2X10 IF IT IS FOUND TO BE SMALLER.
- S17 POCKET THE BEAM IN THE WALL AND PLACE IT ON THE NEW POST.
- S18 PLACE A RIM RAFTER OVER THE BEAM. THE EXTERIOR EDGE OF THE RIM RAFTER SHALL MATCH THE EXTERIOR EDGE OF THE NEW SUPPORT POST.
- S19 PRIOR TO DEMOLITION VERIFY THAT THE EXISTING WALLS TO BE REMOVED ARE NOT LOAD BEARING WALLS. NOTIFY THE STRUCTURAL ENGINEER IF THE EXISTING JOISTS SPLICE ON TOP OF ONE OF THE WALLS OR IF A SUPPORT POST IS FOUND IN ONE OF THE WALLS SO THAT THE FRAMING CAN BE REVISD.
- S20 PLACE A DOUBLE 2X JACK STUD AND A 3 1/2" x 11 1/8" PSL POST ON THE RIGHT SIDE OF THE WINDOW. HANG THE PORCH BEAM FROM THE WALL SHEATHING WITH A SIMPSON HU-MAX HANGER. PLACE FLASHING AROUND THE CONNECTION. SEE THE WIND BRACING FRAMING ELEVATION FOR MORE DETAILS.



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

- R1 EXISTING ROOF FRAMING UNCHANGED.
- R2 EXISTING ATTIC FRAMING UNCHANGED.



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WILLIAMS-SZENES REMODEL

7120 Maple Ave., Takoma Park, Maryland 20912

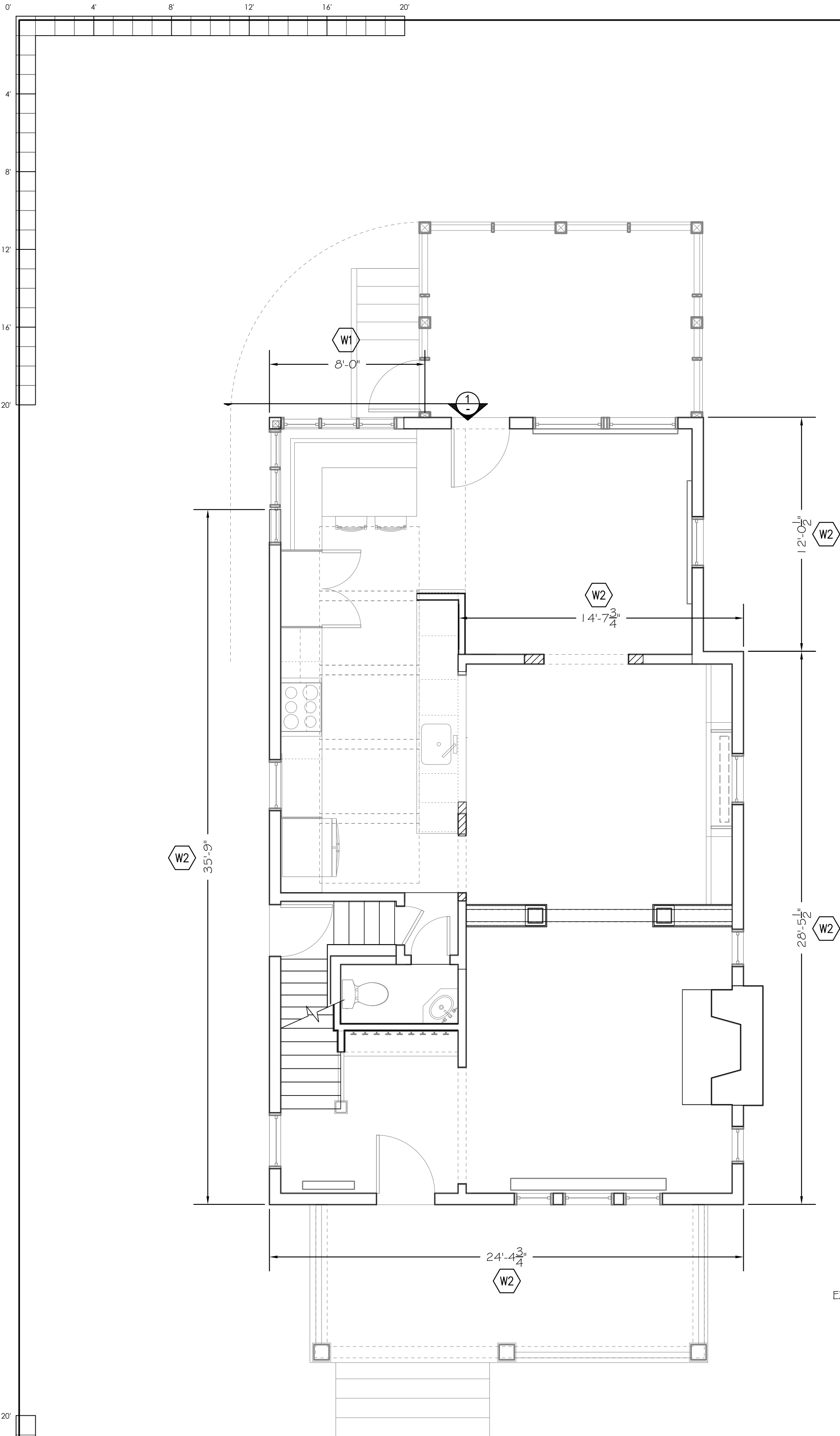
Project #2327

PROGRESS SET

20 JANUARY 2026

STRUCTURAL NOTES & DETAILS

S200



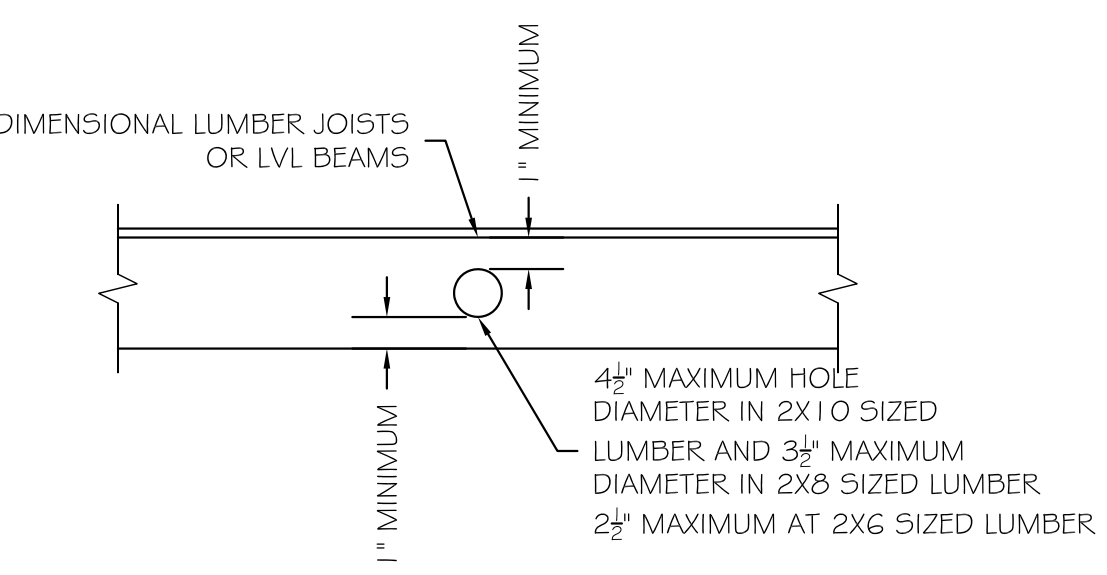
1 FIRST FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY 7/8" OSB SHEATHING TO ALL EXTERIOR WALLS. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
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 (0.135X3 1/2) 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 (0.135X3 1/2) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.

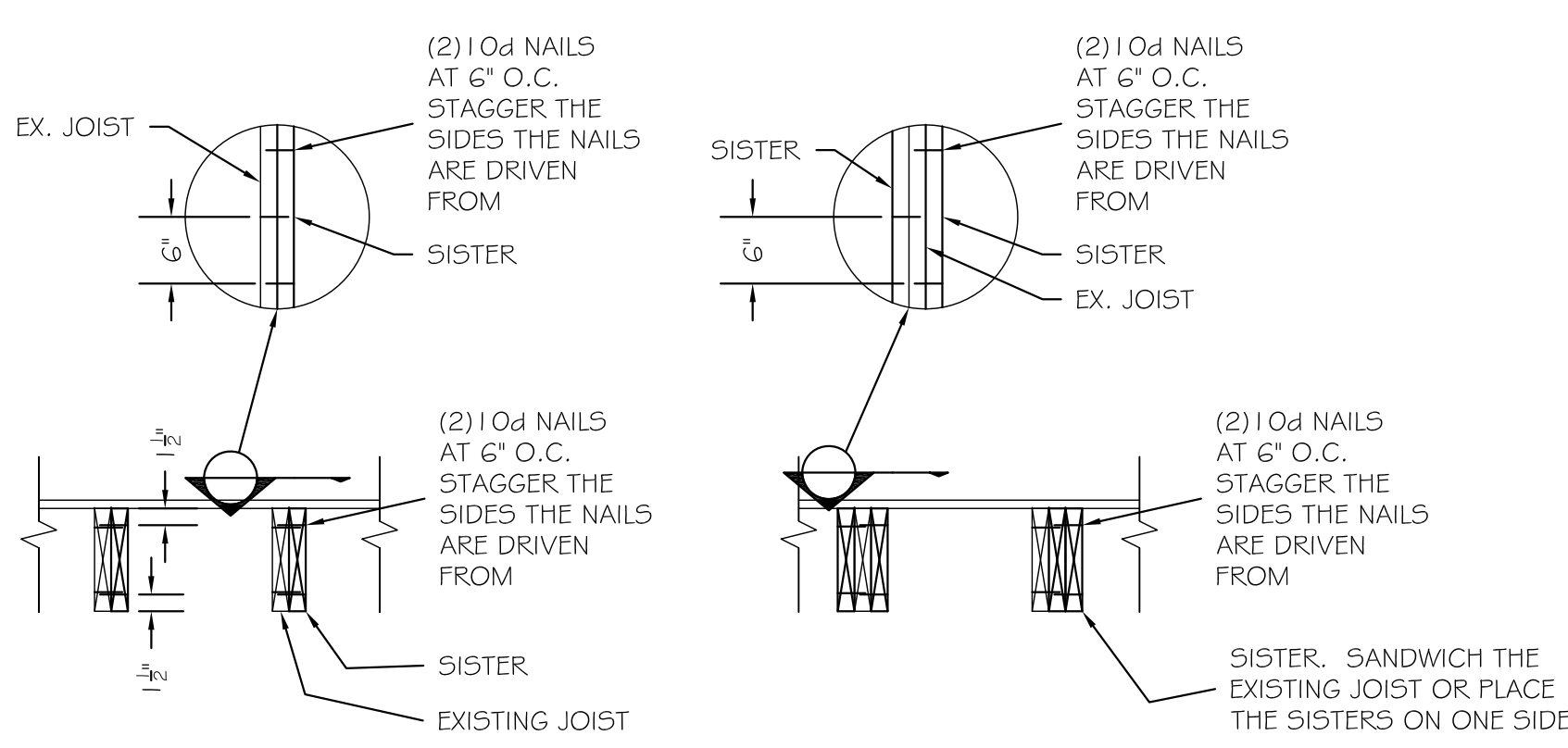
- W1 SPECIAL EDP WIND BRACING PANEL PER THE FRAMING ELEVATION.
- W2 EXISTING PERFORATED WOOD SHEAR WALL.

NOTE: NO HOLE SHALL OCCUR WITHIN 24" OF THE END OF THE JOIST



Typical Detail at Floor Joist/LVL Beam Holes

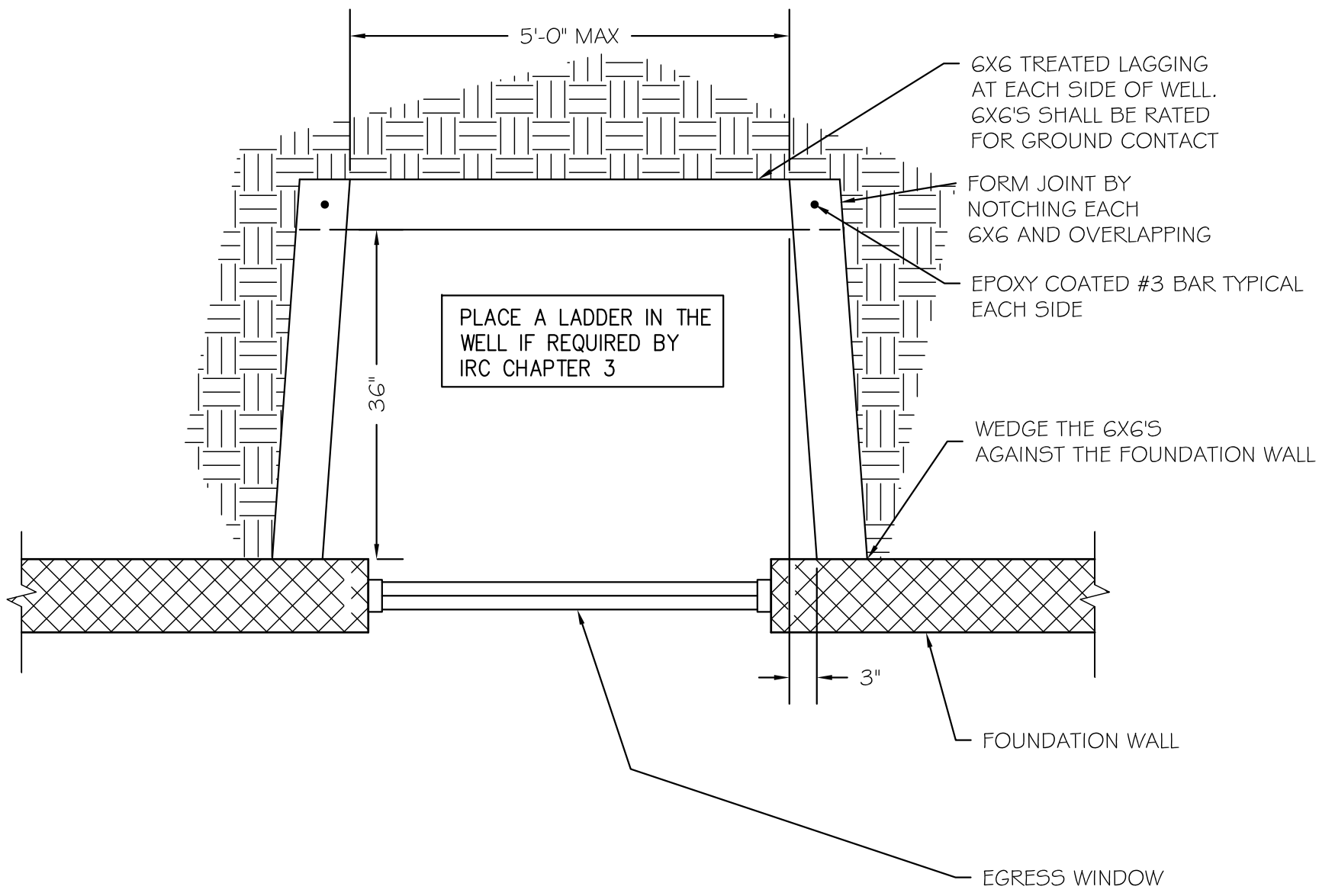
Scale: 3/4" = 1'-0"



@Single Sister @Double Sister

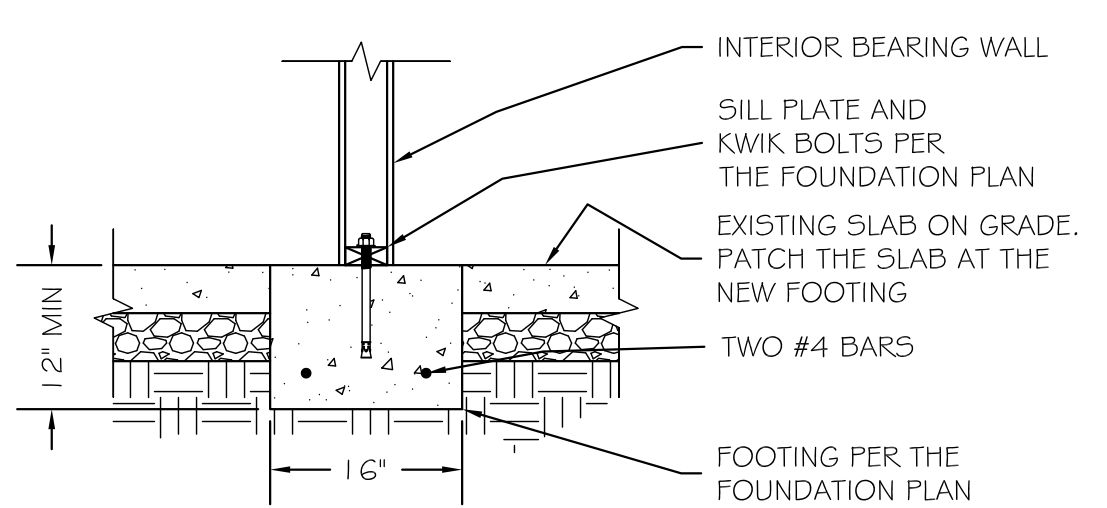
Typical Sistering Details

Scale: NTS



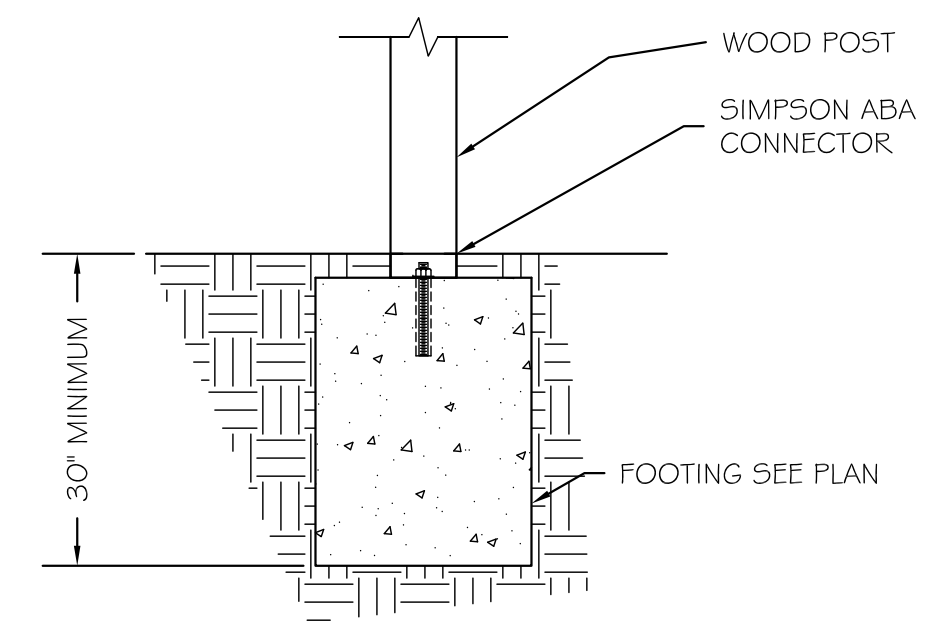
Egress Window Well Detail

Scale: NTS



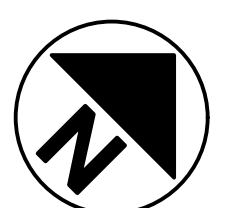
Typical Interior Bearing Wall Footing Detail

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



Typical Deck Post to Footing Detail

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

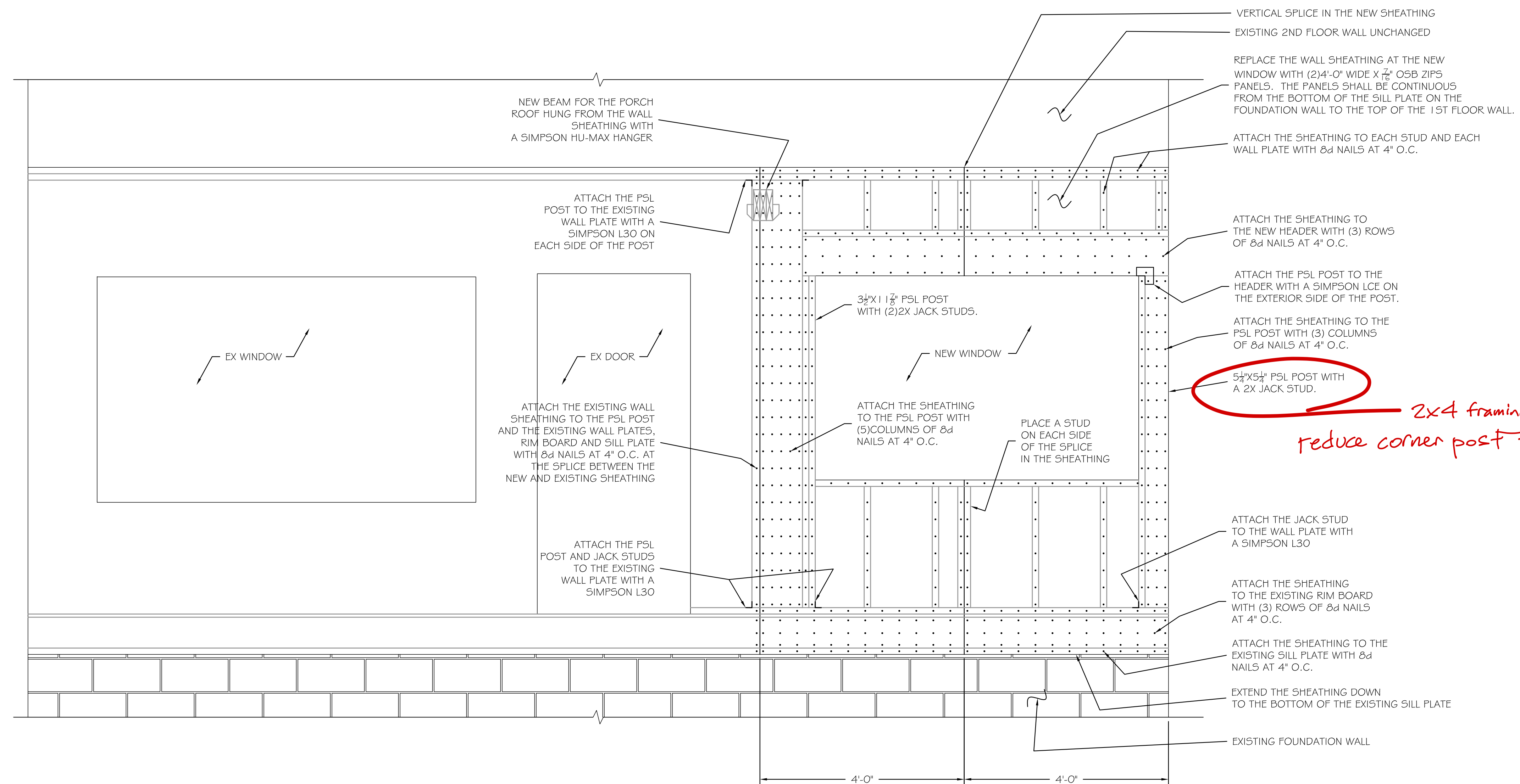


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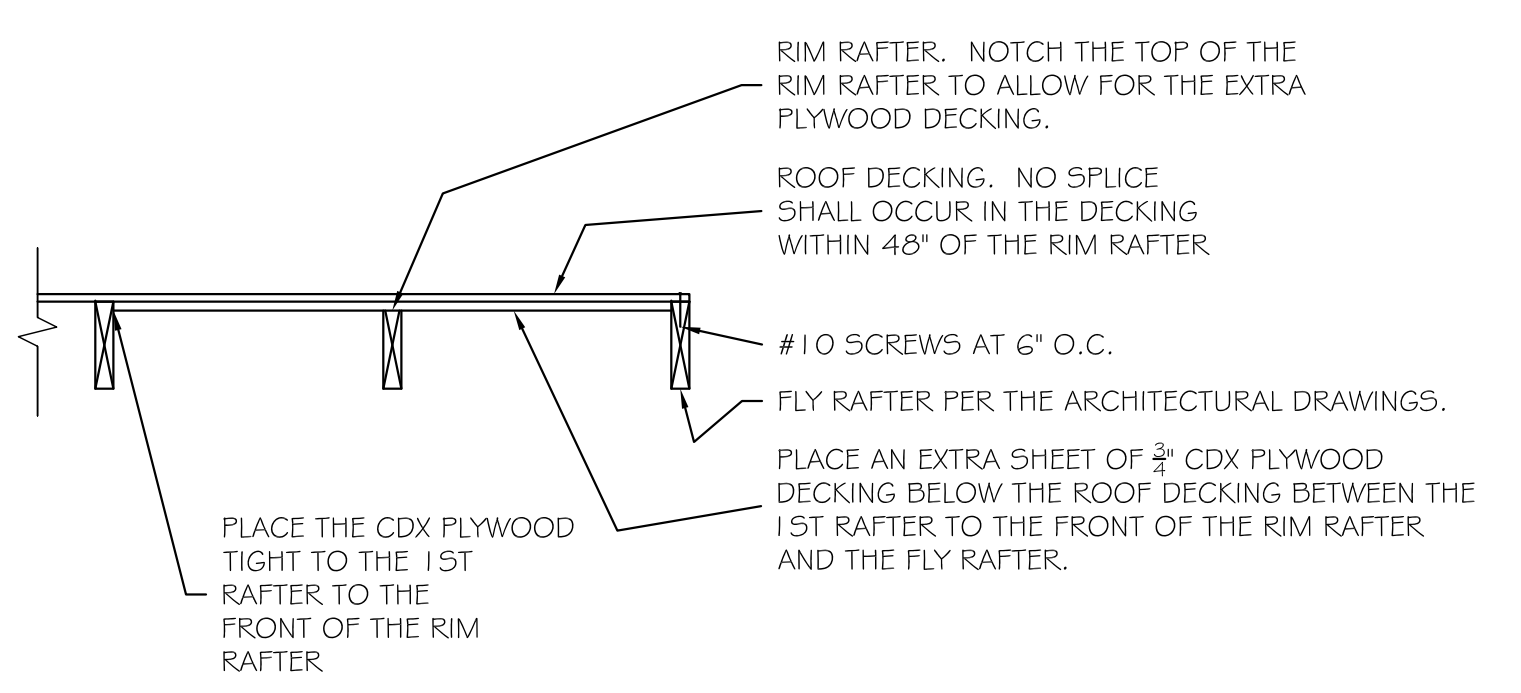
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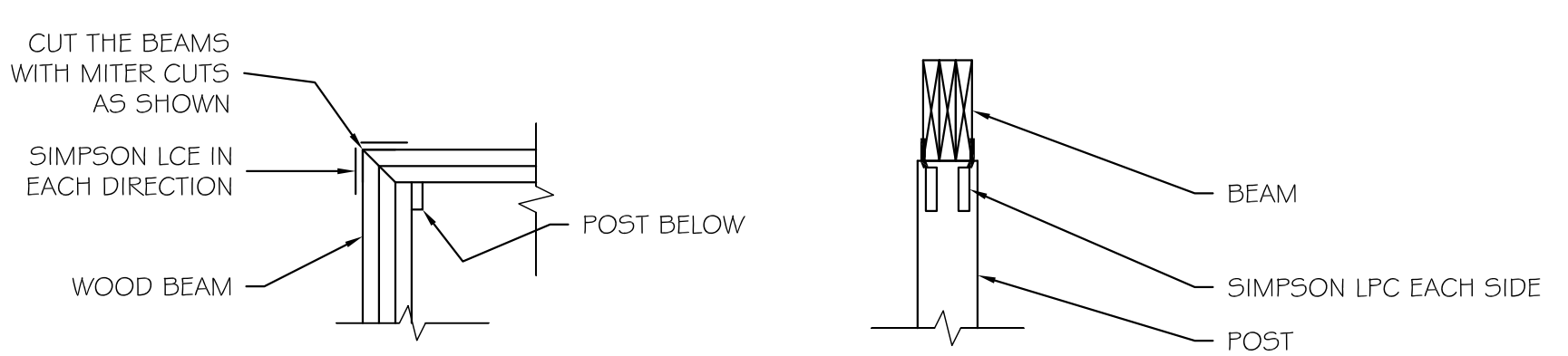


*2x4 framing
reduce corner post to 4x4?*



Detail at Key Note S8

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



@ Corners

@ Simpson LPC Connectors

Typ. Wood Post To Wood Beam Details

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

Structural Notes

- All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County.
- 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 318-14 Building Code Requirements for Reinforced Concrete
AISC - 360-16 Specifications for Steel Buildings.
- 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.
- 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.
- 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 3/4" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall sheathing shall be 5/8" APA rated sheathing. Glue and screw the floor decking to the 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.
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. 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.
H. Provide solid blocking below all wood posts.
I. All posts shall have Simpson Cap and Base Plates typ.
J. All joists shall have Simpson Hangers where applicable.
K. 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.
L. All lumber in contact with masonry or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
N. 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

- 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.
- 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 1/2 x 1/2 LVL/ 4" of wall
3'-0" < Opening ≤ 7'-0" - L6x3 1/2 x 1/2 LVL/ 4" of wall.
Opening > 7'-0" - See Plan
- Cast in place concrete:
A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "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" (± 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 1/2"
Slabs 3/4"
Footings 3"
- Reinforcement:
A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
B. Welded wire fabric (wvf) shall conform to ASTM A185. Lap edges of wire fabric at least 6" in each direction.
- Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
- 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 318-14, chapter 5. 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
1/2" Decking -	1.7 PSF
3/4" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
1/2" 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:	1.0
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%
B:	D
SEISMIC DESIGN CATEGORY:	D
SEISMIC SITE CLASSIFICATION:	B
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

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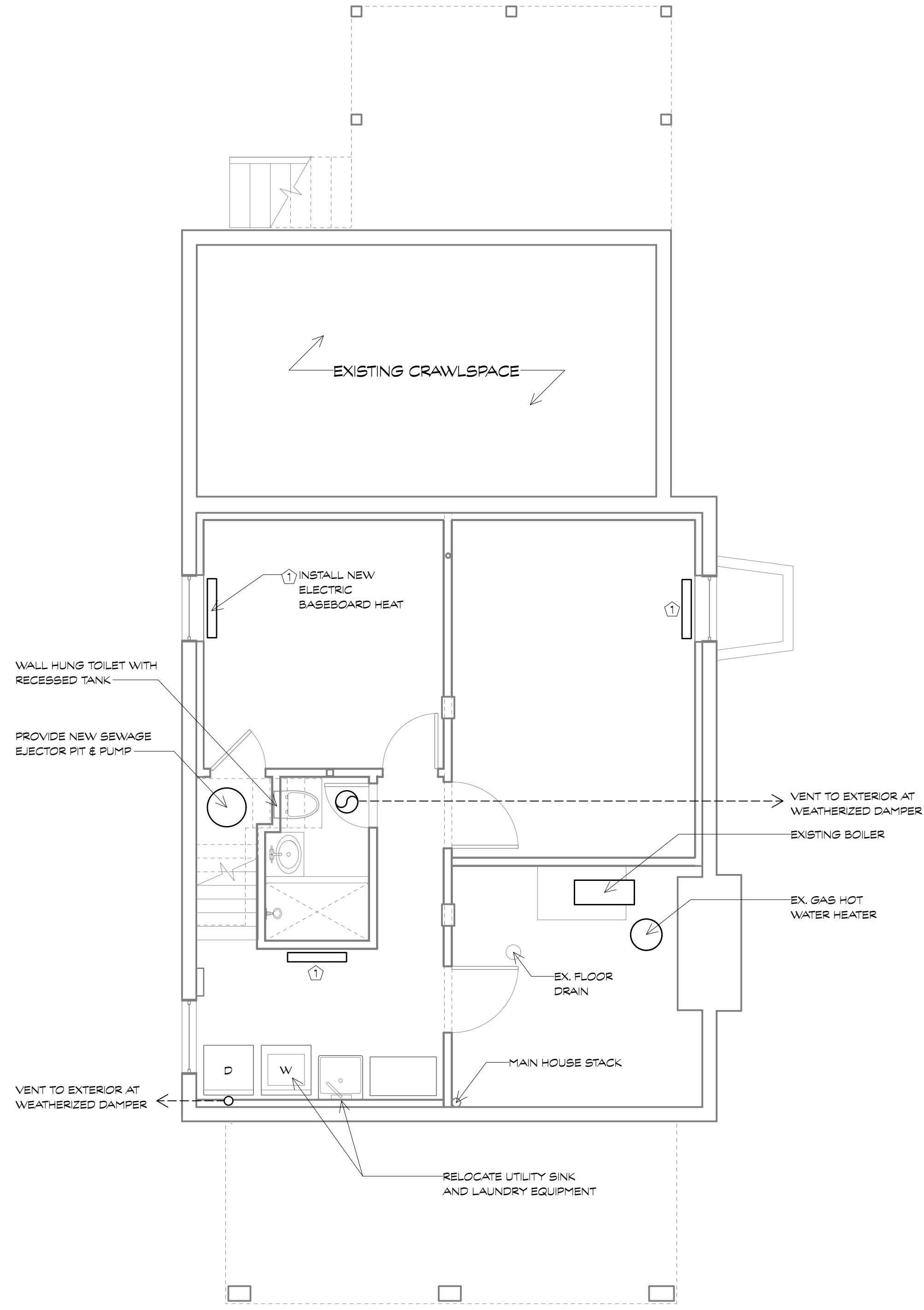
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MECHANICAL CONSULTANT
Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850
Tel: 240.750.4988

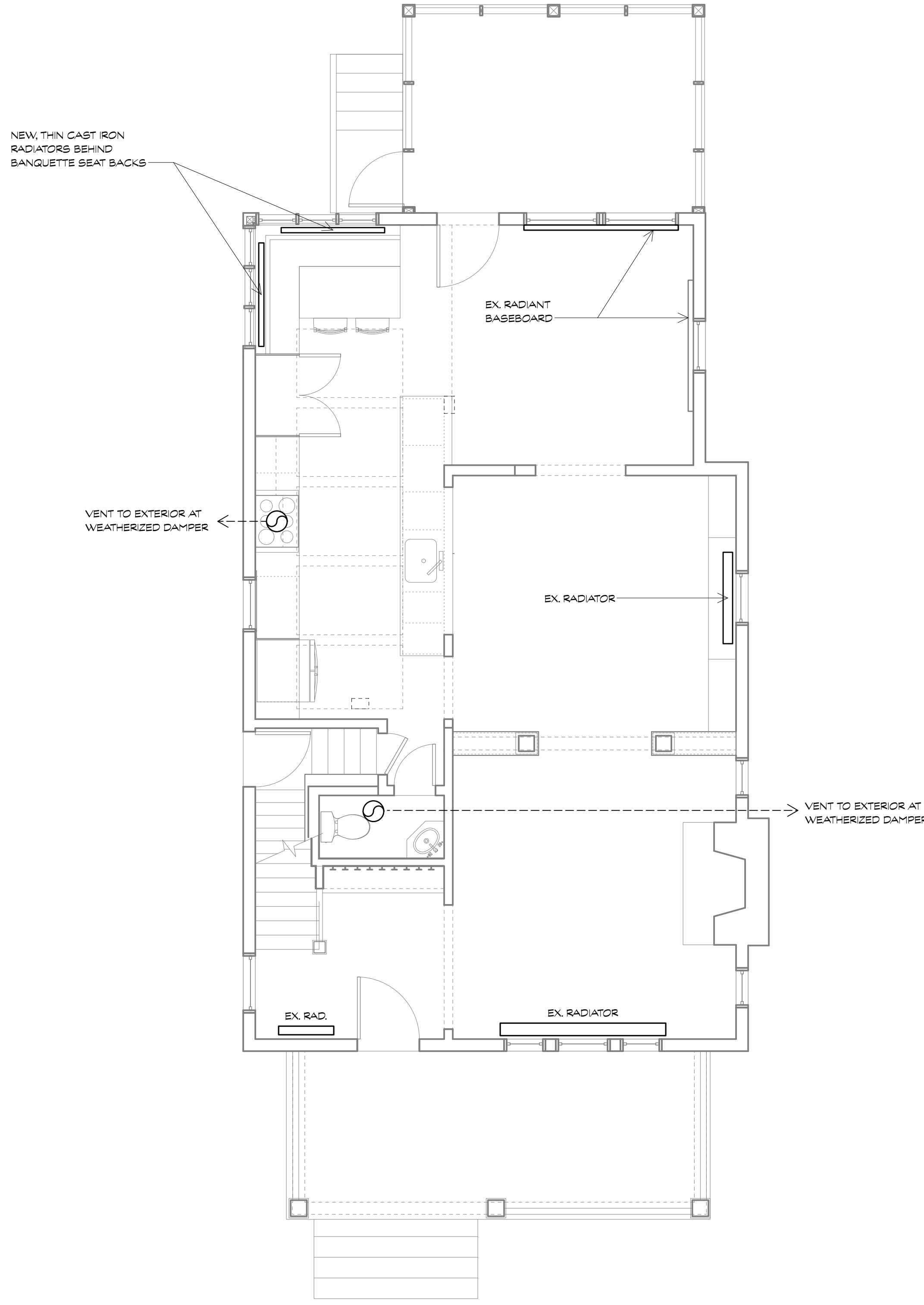
SPECIFICATIONS (CONTINUED FROM SP100)

DIVISION 15: PLUMBING / MECHANICAL

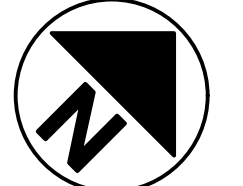
- 15.1.1 Plumbing: Contractor shall furnish and install complete domestic hot and cold distribution and sanitary waste and vent system to new fixtures in accordance with all applicable codes, standards, and manufacturer's specifications. Water and waste lines to be tied into existing house system. Existing house waste to be modified as required by new construction. Condition and capacity of existing supply and drainage piping should be reviewed with recommendations for replacement/repair as necessary. All piping in finished areas shall be run in concealed spaces. Neither supply nor waste piping shall be installed anywhere it would limit headroom below 6'-8", without the expressed approval of the Owner.
- 15.1.2 Supply Piping: Hot and cold supply piping shall be type 'L' hard temper copper piping with compression O-ring fittings. Supply piping shall be insulated with min. R3, continuous foam pipe jacket insulation. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Water hammer arrestors shall be provided at all valved appliances such as dishwashers and washing machines.
- 15.1.3 Sanitary lines and vent pipes shall be PVC (UNO). Primary (≥.3 inch dia.) horizontal waste lines and stacks above and adjacent to primary common areas (DR/LR/FR) shall be cast iron for sound dampening. See Division 10 for acoustic accessories.
- 15.1.4 Galvanized Piping: all existing galvanized piping and fittings that are exposed in the course of construction, or readily accessible with modest effort, shall be removed and replaced.
- 15.1.5 Pipe penetrations through partitions should not make rigid contact with framing or gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through.
- 15.1.6 Hose Bibs: relocate as required if displaced by porch.
- 15.1.7 Hot Water Heater: Existing gas hot water to remain.
- 15.1.8 Sewage ejector pit and pump: Supply and install Zoeller M98 1/2 HP submersible pump in new, sealed (gasketed) crock. Provide 1-1/2" silent check valve and hard pipe to discharge to daylight to flow away from house. Coordinate sump and discharge pipe placement and outfall with Owner/Architect prior to installation. Connect pump to GFI power receptacle.
- 15.1.9 Kitchen fixtures (sink and faucet): Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. Provide water via copper tubing supply with in-line filter and shut-off to main refrigerator for water / ice dispenser.
- 15.1.10 Laundry sink: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 15.1.11 Cellar bath fixtures (basin, faucet, wall hung toilet, shower head and controls): Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 15.2 Mechanical
 - 15.2.1 Existing boiler and associated whole-house hydronic radiant system to remain. Extend system as required to provide adequate heat in all remodeled spaces. Size new radiator(s) as necessary to meet heating demands for designated spaces based on insulation values, perimeter exposure and orientation. Provide Runtal and salvaged cast iron radiators in new locations.
 - 15.2.2 Central cooling: reconfigure ductwork as required to accommodate new layout.
 - 15.2.3 Performance: Entire installation shall conform to all local applicable codes and manufacturer's specifications including but not limited to:
 - Current adopted version and modifications of ICC IRC
 - Latest SMACNA recommendation.
 - 15.2.4 Floor register equal to Lima 40, Selkirk 310 or Hart & Cooley 411. Wall and ceiling registers to be Hart & Cooley 92VHV. Return grilles to be Tuttle and Bailey T-70. Registers located in damp areas - notably bathrooms - shall be made of aluminum, not steel.
 - 15.2.5 Ductwork to be galvanized steel fabricated and installed in conformance with ASHRAE GUIDE and ACCA Manual.
 - Elbows in trunk ducts to be square-throated, square-back with turn vanes. Round branch ducts to be connected to trunk ducts using square-to-round take-off fittings.
 - Maximum air velocity in the main duct and branches shall be 900 fpm and 600 fpm respectively.
 - All joints shall be sealed with mastic to minimize air leakage.
 - Total duct leakage shall be ≤ 8 cfm per 100 square feet with air handler installed.
 - Lining only as shown. Internal duct insulation/lining shall be NOT be used on any supply ductwork. All returns shall be lined through the second bend away from air handler unit.
 - Flexible pre-insulated branch ducts may be used in attic as shown. Use flexible duct connections to the air handler.
 - All ductwork in unconditioned spaces shall be insulated and sealed in foil-coated (to inhibit condensation) fiberglass blanket insulation (min R8).
 - Ductwork shall NOT be installed anywhere it would limit headroom below 6'-8" in occupied areas.
 - Oval duct shall be used only as necessitated by framing depths.
 - Building cavities shall not be used as ducts or plenums.
- 15.3 Exhaust Fans: All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min R8.
 - 15.3.1 Bath exhaust: Contractor shall provide and install wall and ceiling mounted exhaust fans and vents per Division 16, and exterior louver in bathroom(s) per plans. Contractor shall be responsible for ducting through exterior wall and wiring as required. Provide Lutron Maestro timer switch per Division 16: Electrical.
 - 15.3.2 Kitchen exhaust: Install new kitchen exhaust and duct to exterior in accordance with manufacturers recommendations. Provide weatherized/dampened termination. Make-up air shall be provided for hoods ≥ 400 CFM. Provide 6 inch diameter outside air duct connected to return of HVAC unit closest to kitchen. Intake shall have a 6 inch wall cap with screen (no flap) with 6 inch automated damper initiated upon operation of the hood exhaust fan at any RPM. Provide low voltage 18/5 control wire interlock from damper to hood. Use induction/current sensing relay or pressure switch on hood monitor.
 - 15.3.3 Dryer vent: Duct dryer vent to exterior with rigid flue. Maximum vent length shall comply with dryer manufacturer recommendations.



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



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



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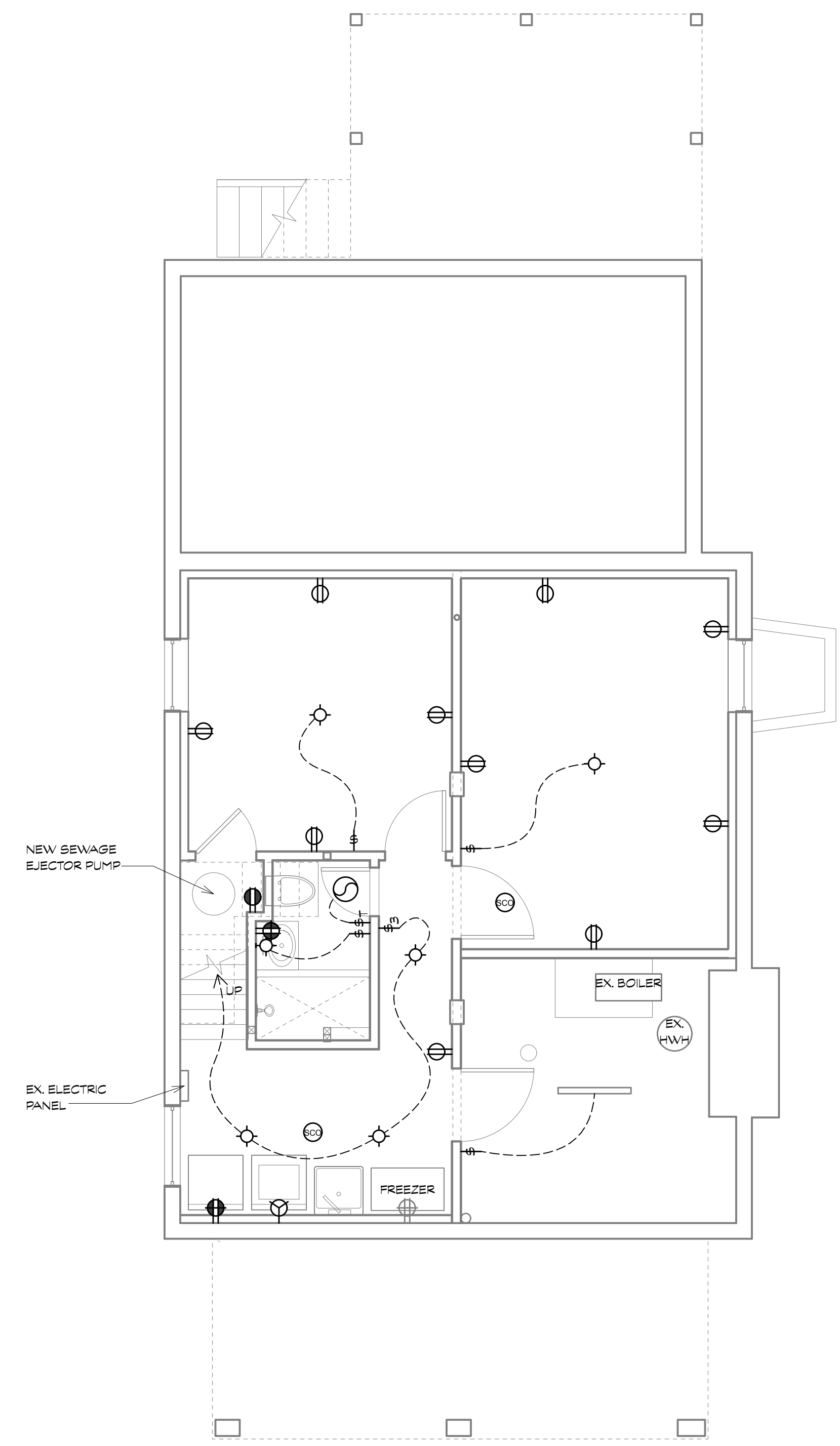
ELECTRICAL SYMBOLS

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

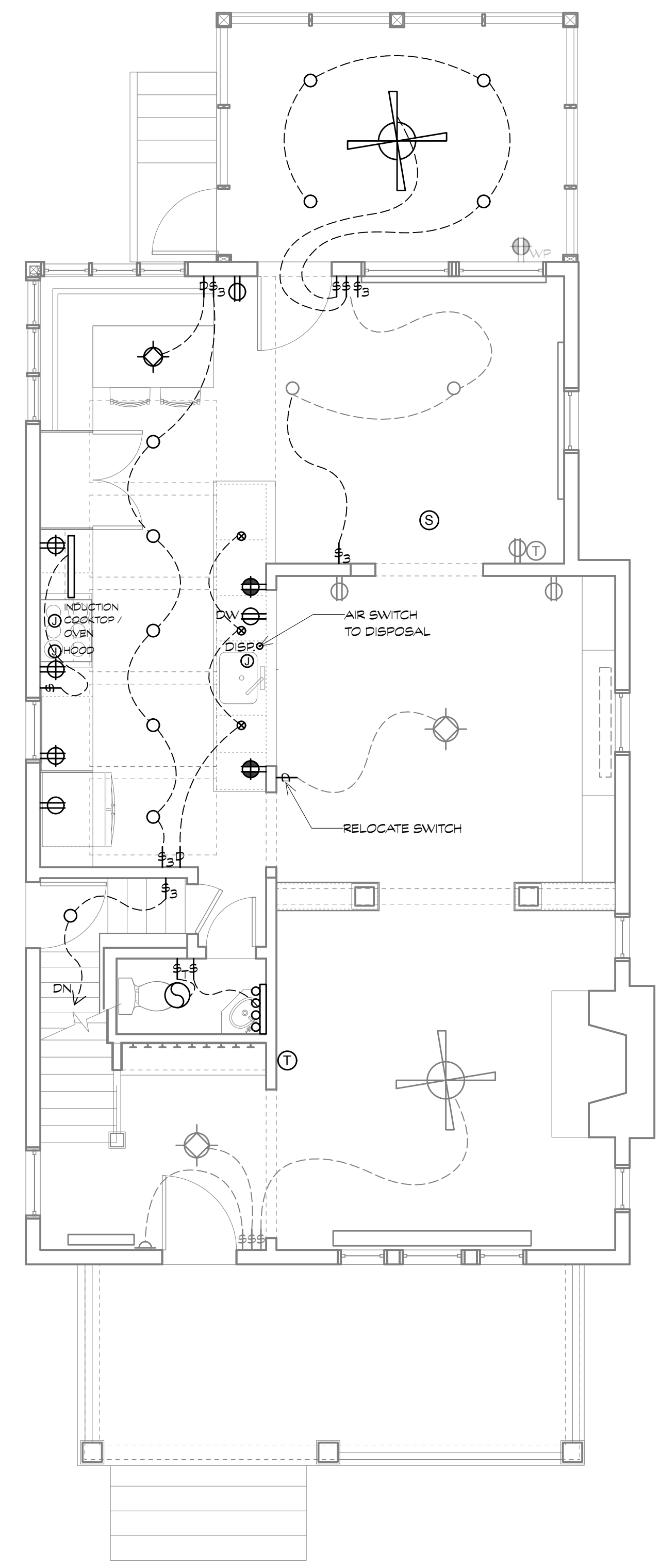
SPECIFICATIONS (CONTINUED FROM SP100)

DIVISION 16: ELECTRICAL

- 16.1 Electrical service: Existing electric service shall be reviewed by Contractor and Electrical subcontractor. Provide new service, subpanel and/or additional breakers as necessary to accommodate new work, equipment, systems and appliances. Provide ground fault circuit interrupt breakers at panels as required for all outlets requiring GFCI safety cutoff where indicated and where otherwise required. Label all new circuits at the panel.
- 16.2 Receptacles and Switches: Contractor shall provide wall switches, dimmer switches, and wall plates, etc. in areas of new work in conformance with NEC and local code. Contractor shall provide and install all specialty and appliance receptacles and switches.
 - Style: Decora style as manufactured by Lutron.
 - Typical single pole rocker switch shall be Lutron model CA-1PS-WH.
 - Three way rocker switch shall be Lutron model CA-3PS-WH.
 - Dimmer switch shall be Lutron model LUT DVCL-153P-WH (wattage rating requirement should be coordinated with fixtures).
 - Representative duplex receptacle style shall be Lutron model CAR-15/20-SW (coordinate amperage with equipment/circuit).
 - Timer switch for exhaust fans shall be Maestro model MA-T51-WH.
 - Color: All devices and cover plates shall be white, unless noted otherwise.
 - Consistency: Where devices are added in existing spaces all devices in that space shall be upgraded to match new devices.
 - Plates: use standard, not enlarged wall plates, in finish to match devices.
- 16.3 Provide ground fault interrupt devices where indicated and where otherwise required by code. Provide arc fault devices in all habitable spaces where ground fault are not otherwise provided.
- 16.4 Non-recessed Lighting: Owner to select surface mounted and pendant fixtures. See drawings for locations. Contractor to provide and install U.N.O. Coordinate mounting heights with Architect or Owner. See Div. 17 for Allowance Summary. 85% of lamps in permanent fixtures or 85% of permanent fixtures shall use high efficiency lamps.
- 16.5 Recessed LED Lighting: See drawings for model and locations. Contractor to provide and install. The purchase of recessed fixtures shall be included in the base contract and not considered part of the fixture allowance. Provide specified recessed fixtures or submit alternates for review and approval prior to rough wiring. Provide housings rated for insulation contact in all insulated ceiling cavities (housings shall be labeled to indicate <2.0 CFM leakage at 75 Pa). Seal at housing / interior finish. 85% of lamps in permanent fixtures or 85% of permanent fixtures shall use high efficiency lamps.
- 16.6 Bath exhausts: Contractor to provide/install.
 - Powder room: Broan model AE50. Ceiling mounted. 0.5 sones, 50 CFM with 4 inch dia duct.
 - Cellular bath: Broan Ultra Green model XB80 or approved equal. Ceiling mounted. 0.3 sones, 80 CFM with 4 inch dia duct.
- 16.7 Smoke/Fire protection: Smoke/Carbon Monoxide detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. Provide 10-year lithium ion battery or hardwired with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.



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



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

