

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| Address: | 6704 Westmoreland Avenue, Takoma Park | Meeting Date: | 4/8/2026 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 4/1/2026 |
| Applicant: | Miles and Vanessa Ryan (Brian McCarthy, Architect) | Public Notice: | 3/25/2026 |
| Review: | HAWP | Tax Credit: | No |
| Permit No.: | 1152012 | Staff: | Laura DiPasquale |
| Proposal: | Fence installation, hardscape alterations, porch restoration, door replacement, screen porch and deck construction, chimney removal, and fenestration alterations | | |

RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application, with final approval authority delegated to staff:

1. Front yard fencing must be below 4-ft in height.
2. The applicant must submit installation details and simulated-divided-light muntin dimensions and profiles for the windows proposed for replacement on the main block.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1915-25



Figure 1: The location of the subject property (shown with a yellow star) within the Takoma Park Historic District (hatched and outlined in red).



Figure 2: Front and partial southeast side elevations of the subject property from Westmoreland Avenue (March 2026, Historic Preservation Division).



Figure 3: Southeast side elevation of the subject property from 1st Avenue (March 2026, Historic Preservation Division).

PROPOSAL

The applicant proposes numerous exterior alterations, including fence installation, hardscape alterations, porch restoration, fenestration alterations and door and window replacement, chimney removal, and construction of a screened porch and deck.

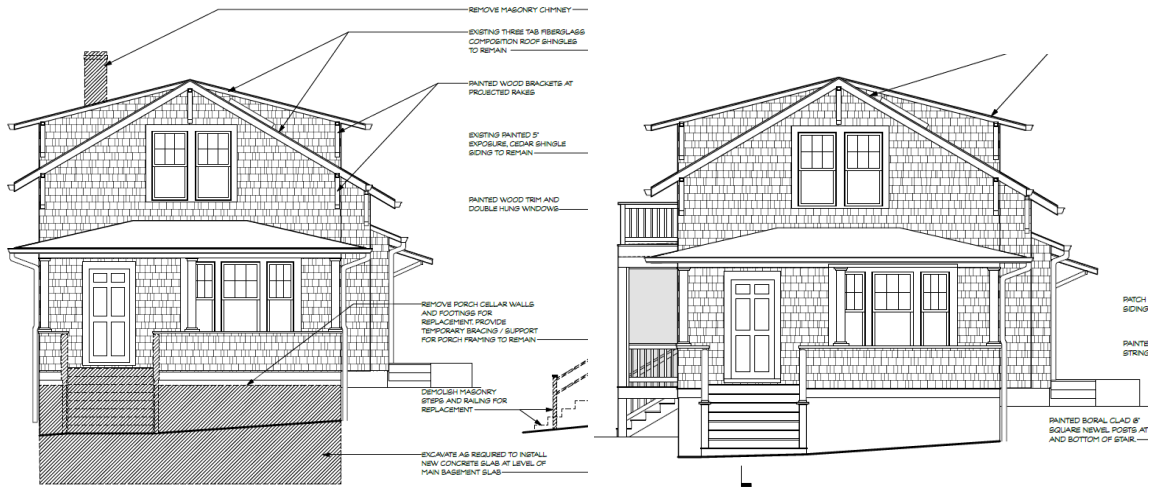


Figure 4: Existing and proposed front elevation drawings.

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)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and *HPC Policy No. 24-01: Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring (Policy No. 24-01)*. The pertinent information in these four documents is outlined below.

Takoma Park Historic District Guidelines

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

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

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.

Residential Areas

In Takoma Park, there are a number of elements which define the streetscape and building patterns.

- Use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street.
- Sidewalks and planting strips along the street.
- Orientation of driveways and parking areas to the rear and side of buildings.
- Extensive landscaping, including mature trees and flowering plants (e.g. azaleas).

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.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited;
- While additions should be compatible, they are not required to be replicative of earlier architectural styles;
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing;
- 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.
- Original size and shape of window and door openings should be maintained, where feasible.
- 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;

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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

4. **Contributing Resources – These are significant for their contribution to the district as a whole and prioritize retaining the architectural style, overall volume, and size. Porch floors on ‘Contributing’ resources may be a compatible substitute material (discussed below), provided the material matches the building’s historic character and construction methods. Historic rear porches for ‘Contributing’ resources may be constructed using a compatible substitute material. Non-historic porches and decks on ‘Contributing’ resources that are not visible from the public right-of-way may be constructed using substitute materials.**
5. Non-Contributing Resources/Secondary/Spatial – These were constructed after the district’s period of significance or have been so heavily modified that they no longer contribute to the historic district’s character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources need to satisfy the criteria for compatible substitute material.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

Fence Installation

Around the front yard and in place of the existing chainlink fencing along the southeast side of the property, the applicants propose to install a new 3-½ to 4-ft tall wood picket fence. Staff finds that low, open picket wood fences are found throughout the district and consistent with the *Guidelines* and Chapter 24A-8(b)(2), and that the proposed fencing would not obscure or damage any historic features and would be removable in the future, per *Standards 2, 9, and 10.*



Figure 5: Proposed fence design.

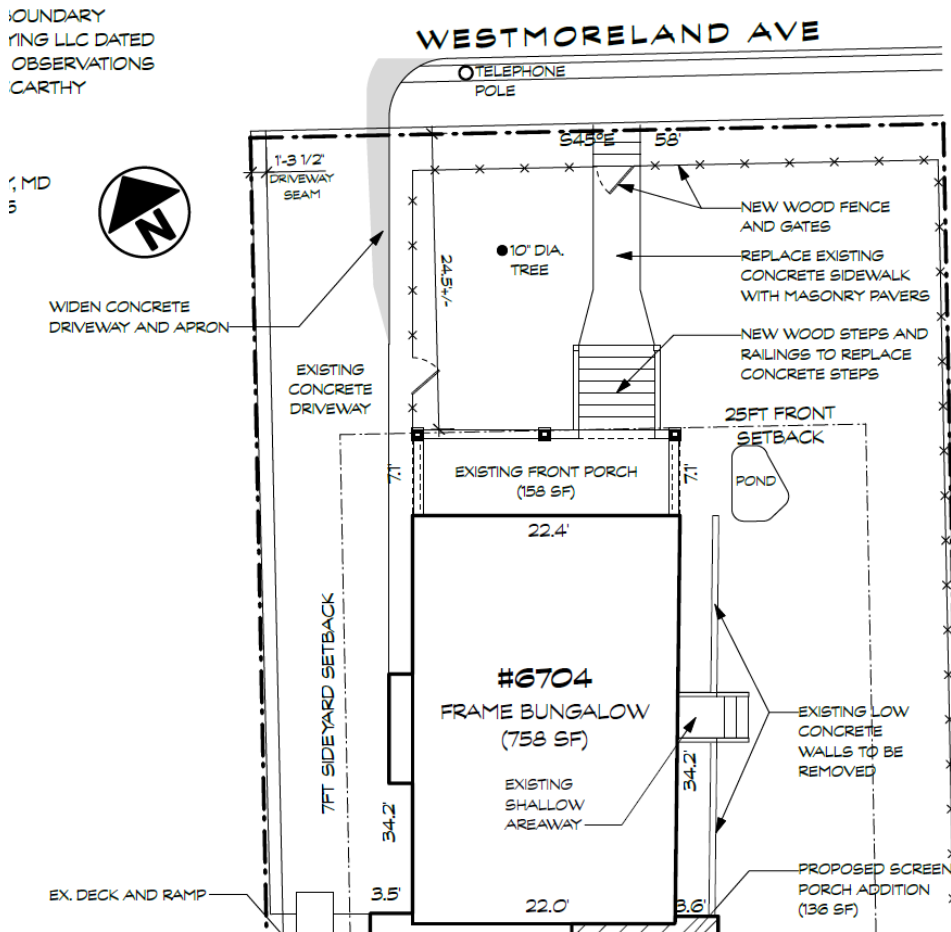


Figure 6: Site plan detail showing the proposed fence location and hardscape alterations.

Hardscape Alterations

The applicants propose to widen the existing concrete driveway and apron approximately 12 inches, straightening the existing paving along the front yard and creating a greater turning radius for the driveway entrance. Additionally, the applicants propose to replace the existing concrete front walkway with masonry pavers and to remove existing concrete curbs around planting areas on the southeast side of the house. Staff finds that the additional minimal driveway alterations, walkway replacement, and removal of the existing concrete curbs around the planting beds on the southeast side of the house do not remove a character-defining feature of the property and will not have a substantial impact on the exterior features of the resource, per *Standard 2* and Chapter 24A-8(b)(1), and that the proposed pavers are compatible with the resource, per Chapter 24A-8(b)(2).



Figure 7: Views of the existing driveway and areas of proposed paving modifications.



Figure 8: Existing front walkway and front elevation (left) and proposed masonry pavers (right).



Figure 9: One of the concrete curbs to be removed.

Front Porch Alterations

The applicants propose to make several changes to the existing front porch, including rebuilding the cracked foundation and replacing the existing shake skirting with stucco over CMU, removing the existing concrete steps, and installing new Boral-clad pressure treated wood steps with painted Boral risers and newel posts, Aeratis plank treads, and wood railings. New Weathershield windows would be installed on the side elevations of the porch to match the size and appearance of the existing windows. Staff finds that the proposed alterations are consistent with the style and period of the house, per the *Guidelines*, and that the design and materials are compatible with the resource per Chapter 24A-8(b)(2) and *Standard 9*. Staff finds that the proposed Aeratis plank treads are a compatible substitute material, in keeping with *Policy 24-01*.

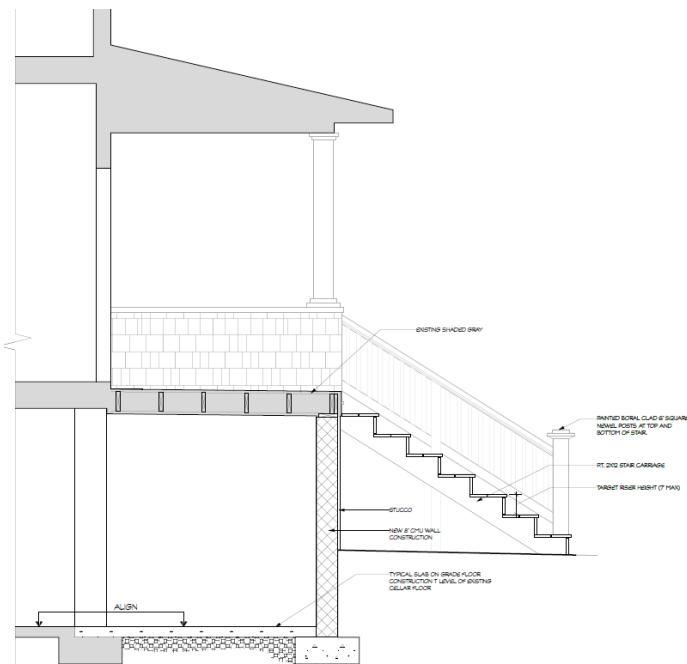


Figure 10: Wall section showing the proposed porch alterations.

Fenestration Alterations

In addition to the windows proposed for replacement on the front porch, the applicants propose to replace existing basement windows on both side elevations. On the northwest side elevation, two-light sliders would be replaced with six-light Weathershield awning windows. On the southeast side elevation, two six-over-one double-hung windows would be replaced with new six-over-one casement windows with a simulated meeting rail. Staff notes that a change from double-hung to casement windows will remove the offset plane between the sash, but finds that the overall design is consistent with the *Guidelines* and owing to their location at the basement level and on a secondary elevation, will not substantially alter the exterior features of on the resource, per Chapter 24A-8(b)(1). Staff notes that the application currently lacks details on the materials, profiles, and installation method of the proposed windows, and recommends that the HPC condition the application upon submission of these details and the use of simulated-divided-lights.

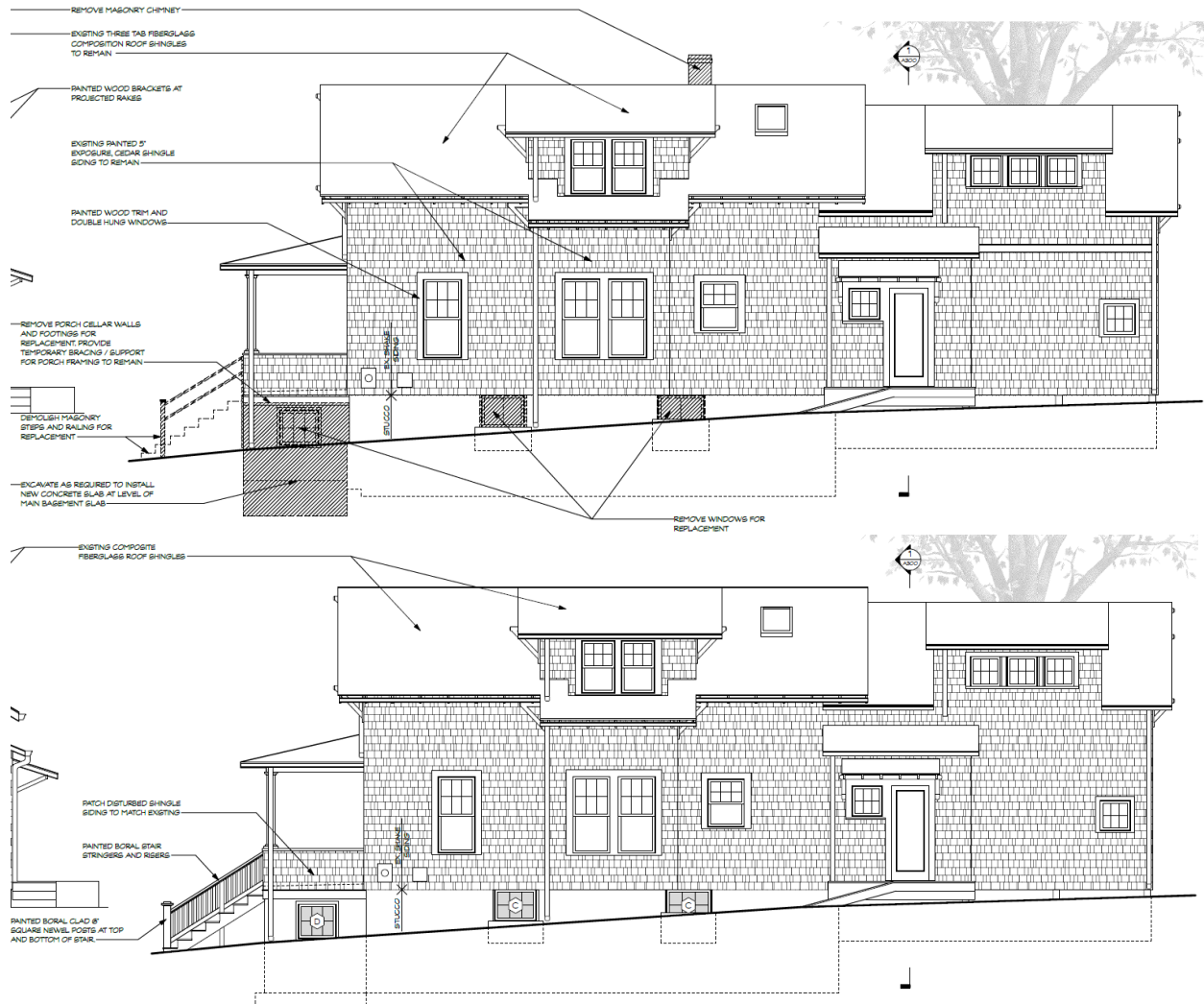


Figure 11: Existing and proposed northwest side elevation drawings.

Screened Porch and Deck Construction

Off the rear of the main block and along the southeast side elevation of the rear addition constructed with HPC approval in 1993, the applicants propose to construct a new deck and screened porch with a roof terrace above.¹ The proposed screened porch would extend approximately 3-½ feet beyond the side wall

¹ 1993 Historic Area Work Permit for the existing rear addition: [37-3-93Z_Takoma Park Historic District_6704 Westmoreland Avenue_08-18-1993.pdf](https://www.takomahistoric.org/wp-content/uploads/2019/03/37-3-93Z_Takoma-Park-Historic-District-6704-Westmoreland-Avenue-08-18-1993.pdf)

plane. The lower-level deck be narrower and would be constructed around a 32-inch d.b.h. tree, which is not proposed for removal. At the first floor rear of the main block, the applicants propose to enlarge an existing window and install three new windows. On the southeast side elevation of the existing addition, the applicants propose to enlarge an existing window opening to create a new door. Although the proposed porch extends beyond the side wall plane of the main block, staff finds that the open nature and scale of the proposed porch is compatible with the historic structure and presents as subordinate to the historic building, per *Standard 9* and Chapter 24A-8(b)(2). Staff further finds that the proposed construction does not require the removal of or damage to distinctive materials or features that characterize the property, in keeping with *Standards 2* and *9*, and that the changes to the rear wall of the main block are not visible from the public right-of-way and should be approved per the *Guidelines*.

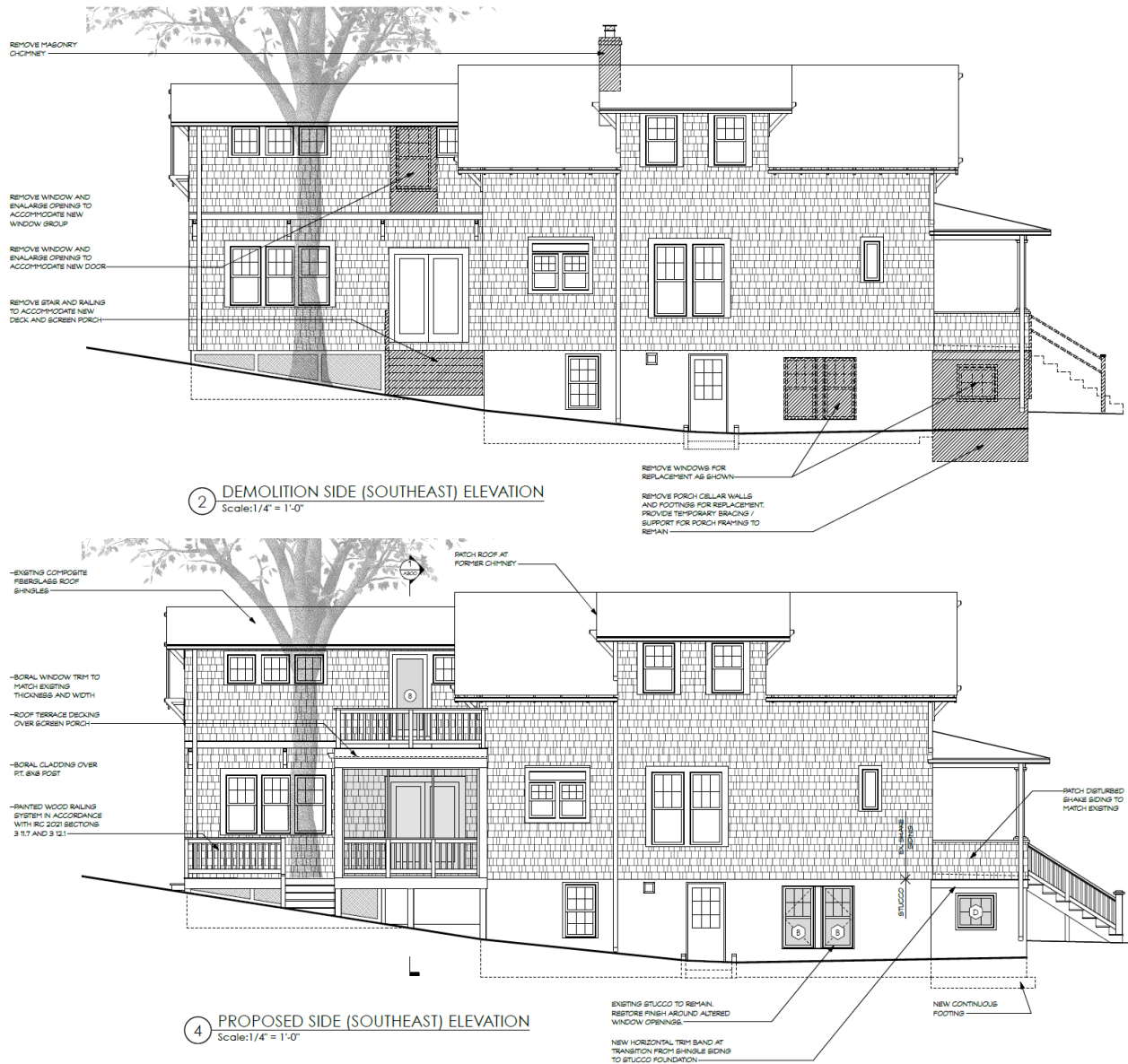


Figure 12: Existing and proposed southeast side elevation drawings.

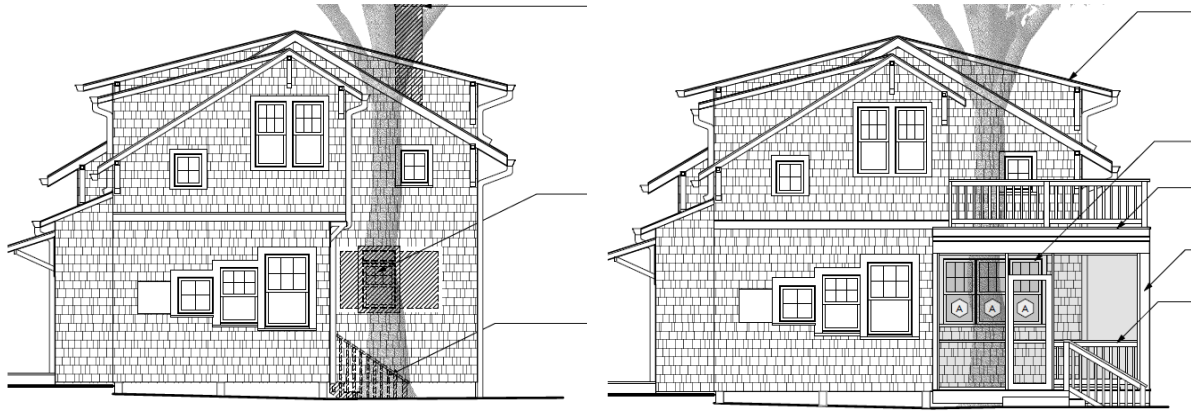


Figure 13: Existing and proposed rear elevation drawings.

Chimney Removal

The applicants also propose to remove the existing chimney on the main block. While staff finds that chimneys are often character-defining features of historic properties, staff does not find that this particular chimney is integral to the design of the house and finds that its removal would not have a substantial impact on the historic resource, per Chapter 24A-(b)(1).



Figure 14: View of the front and southeast side elevations showing the chimney proposed for removal.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application:

1. Front yard fencing must be below 4-ft in height.
2. Front yard fencing must be below 4-ft in height.
3. The applicant must submit installation details and simulated-divided-light muntin dimensions and profiles for the windows proposed for replacement on the main block.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, as modified by the conditions, 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 **Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring**

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 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.

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

SEE ATTACHED MEMORANDUM, ADDENDUM A

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

SEE ATTACHED MEMORANDUM, ADDENDUM B



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

Memorandum

18 March 2026

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 #1152012
6704 Westmoreland Avenue, Takoma Park Historic District
Written Description of Project

Addendum a.

The property is a 1-1/2-story wood frame Craftsman bungalow (with unfinished cellar) on an 8,700 square foot lot located at 6704 Westmoreland Avenue near 1st Avenue. The site slopes up gradually from the street to the back of the house, then fairly dramatically behind the house. The residence, built circa 1920, is designated as a contributing resource in the Takoma Park Historic District. The main form features a northeast-facing, gabled front façade with a ridge that runs from front to back. The roof has projected rakes, low, deep eaves, and partial shed dormers. A previous owner expanded the house with a 1-1/2 story rear addition that faithfully mimics the style and materials of the main house.

The original construction features a one-story covered porch across the front façade. The porch roof is hipped, though much shallower than the main roof. The main entrance on the left side of the porch leads to an entry foyer and staircase that ascends along the left/southeastern exterior wall. The living room occupies the rest of the front third of the original main floor. The middle third features a dining room behind the living room and play area behind the foyer and stair. The rear third includes the kitchen and a full bath. The addition provided a new family room with full-lite doors to the wide side yard on the left and the driveway on the right. The second floor features two bedrooms and a full bath in the original portion and a primary bedroom (and second staircase) in the addition.

The basement is unfinished with exposed terracotta tile foundation walls on the interior and a stucco finish on the exterior. There is also low-headroom cellar space under the front porch. The porch foundation walls appear to be block, not terracotta, and stress cracks are evident.

On the exterior, the house and addition are clad in roughly 5" exposure painted cedar shingles. The deep eaves and rakes feature exposed rafters, with painted wood brackets supporting the fly rafters on the rakes. The roofing material is three-tab fiberglass composition shingles. The painted wood windows are typically double hung with a 6 over 1 muntin pattern. The addition is a mix of clad wood double hung windows with a few awnings mixed in. The original house also features a modest

brick chimney tucked behind the shed dormer on the left/southeastern façade. The chimney vents two gas fired appliances. There is no fireplace.

A concrete driveway hugs the right/northwestern edge of the property. The driveway leads to a detached, one-car garage/shed about 5 ft behind the rear addition. The garage is bermed into the hillside and the retaining walls are cracked and in the process of failing.

A mature, 32" diameter tree sits a foot or two off the left side of the rear addition.

Addendum b.

The scope of the project is largely internal in nature but there are a handful of external impacts. They include:

- Installing a wood fence near the public sidewalk but behind the low stone wall. The fence would consist of vertical 1x6 wood planks gapped 1" apart. The top corners of the planks would be cut/mitered/chamfered at a 45 degree angle. The fence would also return to the porch along the edge of the driveway, and run up the eastern side of the property, replacing a chain link fence.
- Widening the concrete driveway and apron 2 to 3 feet.
- Restoring the front porch. The scope envisions:
 - Resetting the wood columns which are no longer plumb.
 - Jacking up the floor, (and kneewalls and roof) to establish a proper slope of 1/4" per foot rather than the current and uncomfortable 5/8" per ft.
 - Removing/rebuilding the cracked masonry foundation while lowering the porch cellar slab 14" to match the height of the basement slab. We propose to revise the exterior finish of the porch foundation to stucco over block rather than wood shingles over furring strips.
 - Removing the concrete steps and replacing them with a wooden staircase and rails.
- Replacing the non-original six panel Colonial style front door with a wood door more in keeping with the Craftsman style.
- Creating a deck and screen porch (with roof terrace) on the left side of the rear addition. The screen porch would extend 4 ft beyond the side of the main house.
- Removing the masonry chimney to accommodate a basement playroom, kitchen remodel, and second floor bathroom expansion. The removal of the chimney would be made possible by upgrading to non-fossil fuel mechanical equipment, including a heat pump water heater. The chimney is tucked behind a shed dormer and not visible from the street over the width of the property, as demonstrated by the photo of the NE corner of the house. It's only further down the street that the chimney comes into view.
- Replacing a pair of double hung windows in the basement guestroom with egress-worthy wood casements with a faux meeting rail. The owner would also like to replace the hopper style windows on the basement level.
- Enlarging a rear facing kitchen window opening. New windows would be 6 over 1 style clad wood double hung units.

New trim and column cladding will be Boral TruExteriors and siding, where impacted, will be restored to match the current painted cedar shingles.

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

RYAN RENOVATION

6704 Westmoreland Ave. Takoma Park, Maryland 20912 Project #2519

PROJECT DESCRIPTION



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

OWNER
Miles & Vanessa Ryan
6704 Westmoreland Ave.
Takoma Park, Maryland 20912
(301) xxx-xxxx

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

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

ZONING SITE PLAN

Scale: 1" = 10'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY AC SURVEYING LLC DATED 12/26/2025 AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 35, BLOCK 17
MONTGOMERY COUNTY, MD
SUBDIVISION: PT LOT 36
PINECREST
ZONE: R-60

BUILDING FLOOR AREA - STORIES

| LEVEL | EX. AREA | ALTERED AREA | NEW AREA | TOTAL AREA |
|----------|----------|--------------|----------|------------|
| BASEMENT | 898 SF | | | 898 SF |
| FIRST | 1108 SF | | | 1108 SF |
| SECOND | 1074 SF | | | 1074 SF |
| TOTALS | 2077 SF | 0 SF | 0 SF | 2077 SF |

BUILDING HEIGHT (ABOVE AVE. FRONT GRADE: XXX'-XX")

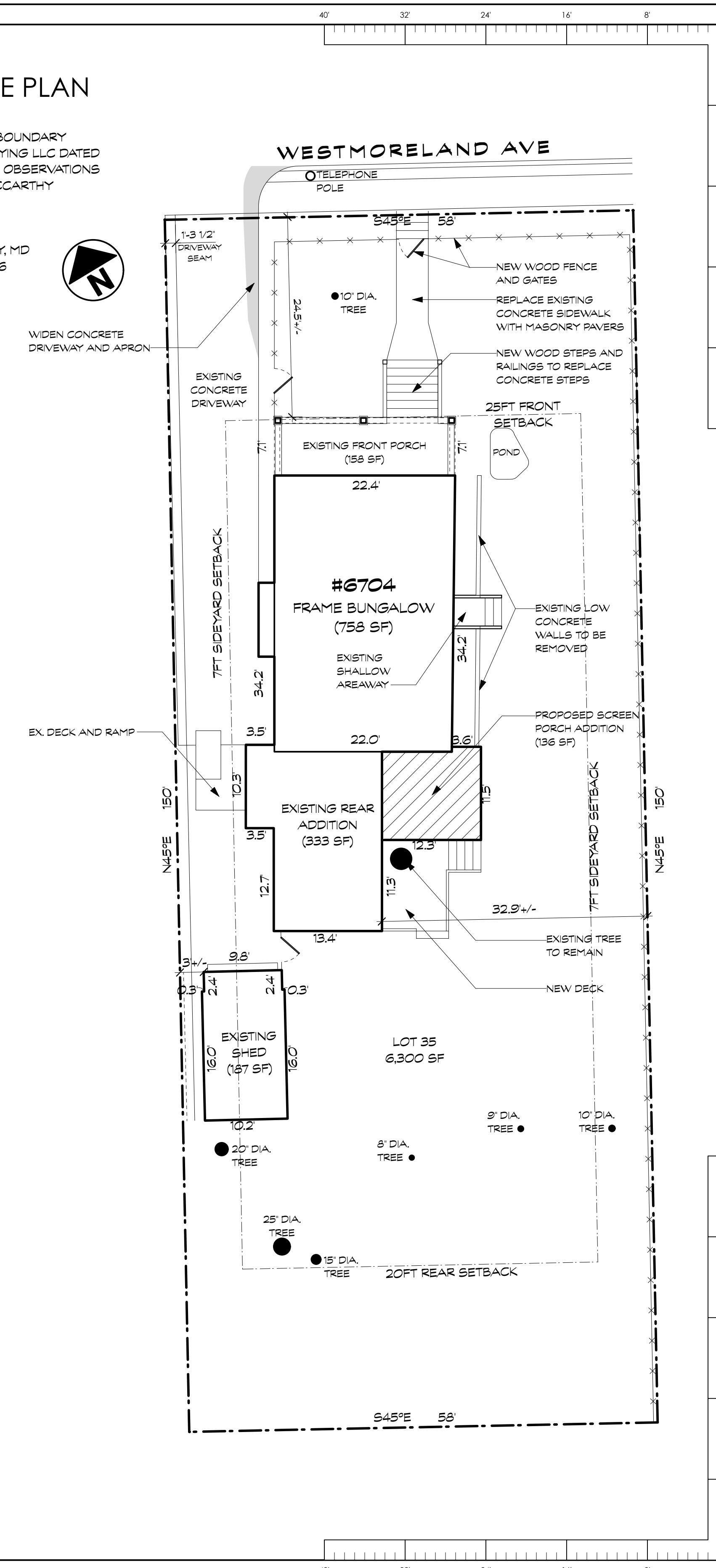
| | EXISTING | ADDITION |
|-------|------------|----------|
| RIDGE | 25'-2 1/2" | |
| MEAN | 21'-0 1/4" | |
| EAVE | 18'-2 3/4" | |

SITE PLAN SUMMARY- LOT COVERAGE

| TOTAL LOT AREA | 6300.0 SF | 100.0% |
|-------------------------------------|-----------|--------|
| EXISTING LOT COVERAGE | 1436.0 SF | 22.8% |
| --FOOTPRINT OF EXISTING HOUSE | 758.0 SF | |
| --EXISTING REAR ADDITION | 333.0 SF | |
| --EXISTING FRONT PORCH | 158.0 SF | |
| --EXISTING OUTBUILDINGS | 187.0 SF | |
| PROPOSED INCREASE | 136.0 SF | 2.2% |
| --SCREEN PORCH ADDITION | 136.0 SF | |
| --EXIST. OUTBUILDINGS TO BE REMOVED | | |
| PROPOSED LOT COVERAGE | | 0.0% |

ZONING SITE PLAN LEGEND

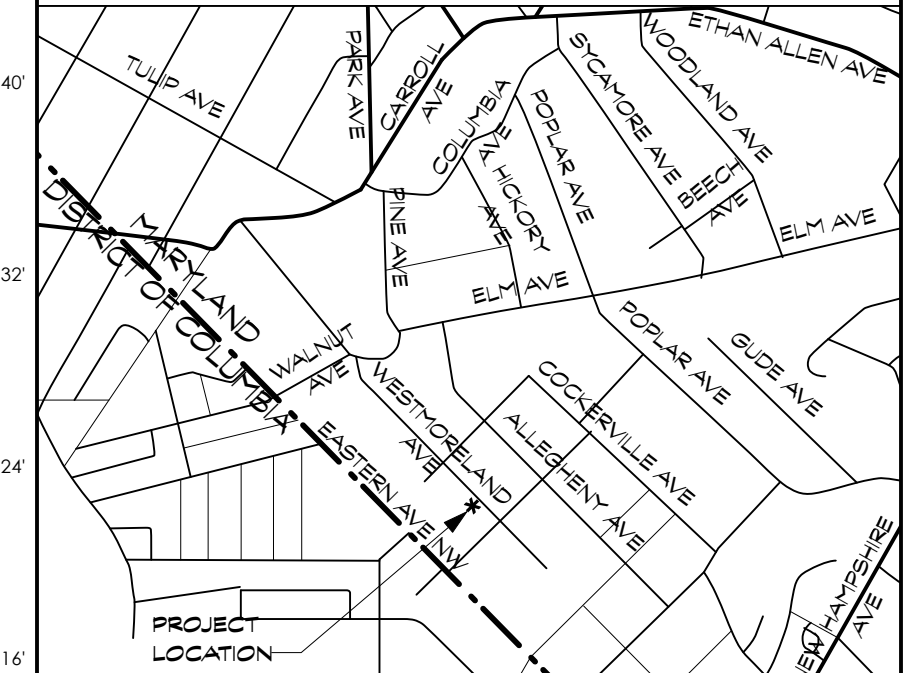
| | |
|-----------------------|--|
| FIRST FLOOR ADDITION | |
| SECOND FLOOR ADDITION | |
| PROPERTY LINE | |
| SETBACKS | |



DRAWING LIST

| REV. | SHEET | TITLE |
|------|-------|---------------------------------------|
| | A000 | COVERSHEET |
| | A100 | CELLAR DEMOLITION & SCHEMATIC PLANS |
| | A101 | DEMOLITION & PROPOSED 1ST FLOOR PLANS |
| | A102 | DEMOLITION & PROPOSED 2ND FLOOR PLANS |
| | A200 | EXISTING & SCHEMATIC ELEVATIONS |
| | A201 | DEMOLITION & PROPOSED ELEVATIONS |
| | A300 | BUILDING SECTIONS |
| | A301 | BUILDING SECTIONS |
| | A302 | WALL SECTIONS |
| | A400 | INTERIOR ELEVATIONS |
| | S100 | FOUNDATION & FIRST FLOOR FRAMING PLAN |
| | S101 | SECOND FLOOR FRAMING PLAN |
| | S200 | STRUCTURAL NOTES |
| | M100 | CELLAR & FIRST FLOOR MECHANICAL PLAN |
| | M101 | SECOND FLOOR MECHANICAL PLAN |
| | E100 | CELLAR & FIRST FLOOR ELECTRICAL PLAN |
| | E101 | SECOND FLOOR ELECTRICAL PLAN |

VICINITY MAP



| DATE | ISSUE | REV. |
|------------|--------------|------|
| 03/27/2026 | PROGRESS SET | |
| | | |
| | | |

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

| SYMBOLS | DESCRIPTION |
|---------|-------------------------------------------------------------------|
| | DOOR TAG; DOOR REFERENCE (SEE DOOR SCHEDULE) |
| | WINDOW TAG; WINDOW REFERENCE (SEE WINDOW SCHEDULE) |
| | WALL TAG; WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES) |
| | CENTERLINE |
| | DRAWING CALL-OUT; DRAWING NUMBER SHEET REFERENCE |
| | ELEVATION CALL-OUT; VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE |
| | ELEVATION MARKER; ELEVATION |
| | BENCHMARK; LOCATION REFERENCE SPOT LOCATION |

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

| 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 |

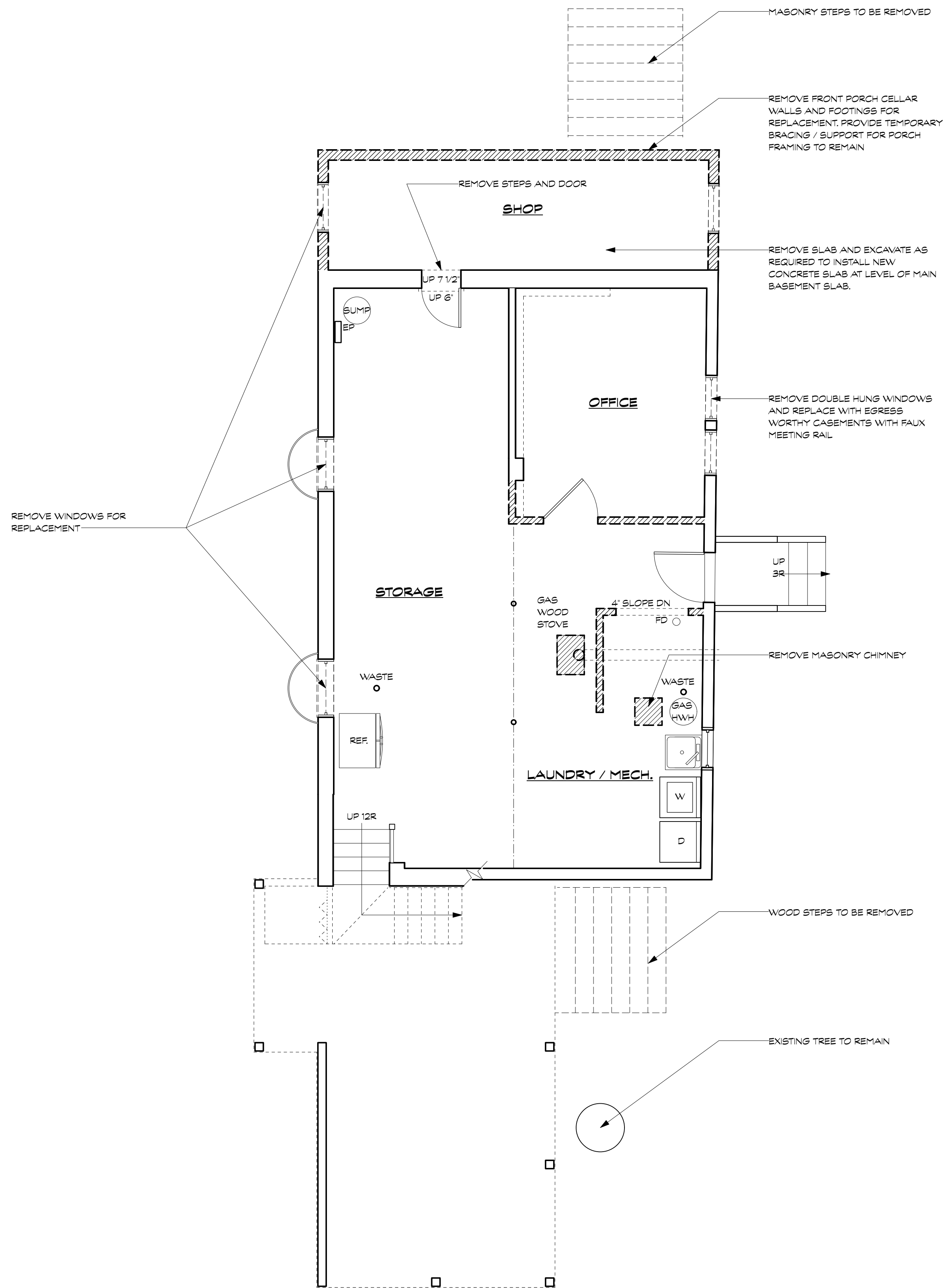
RYAN #2519

| DATE | ISSUE - REMARKS |
|------------|-----------------|
| 03/18/2026 | PROGRESS SET |
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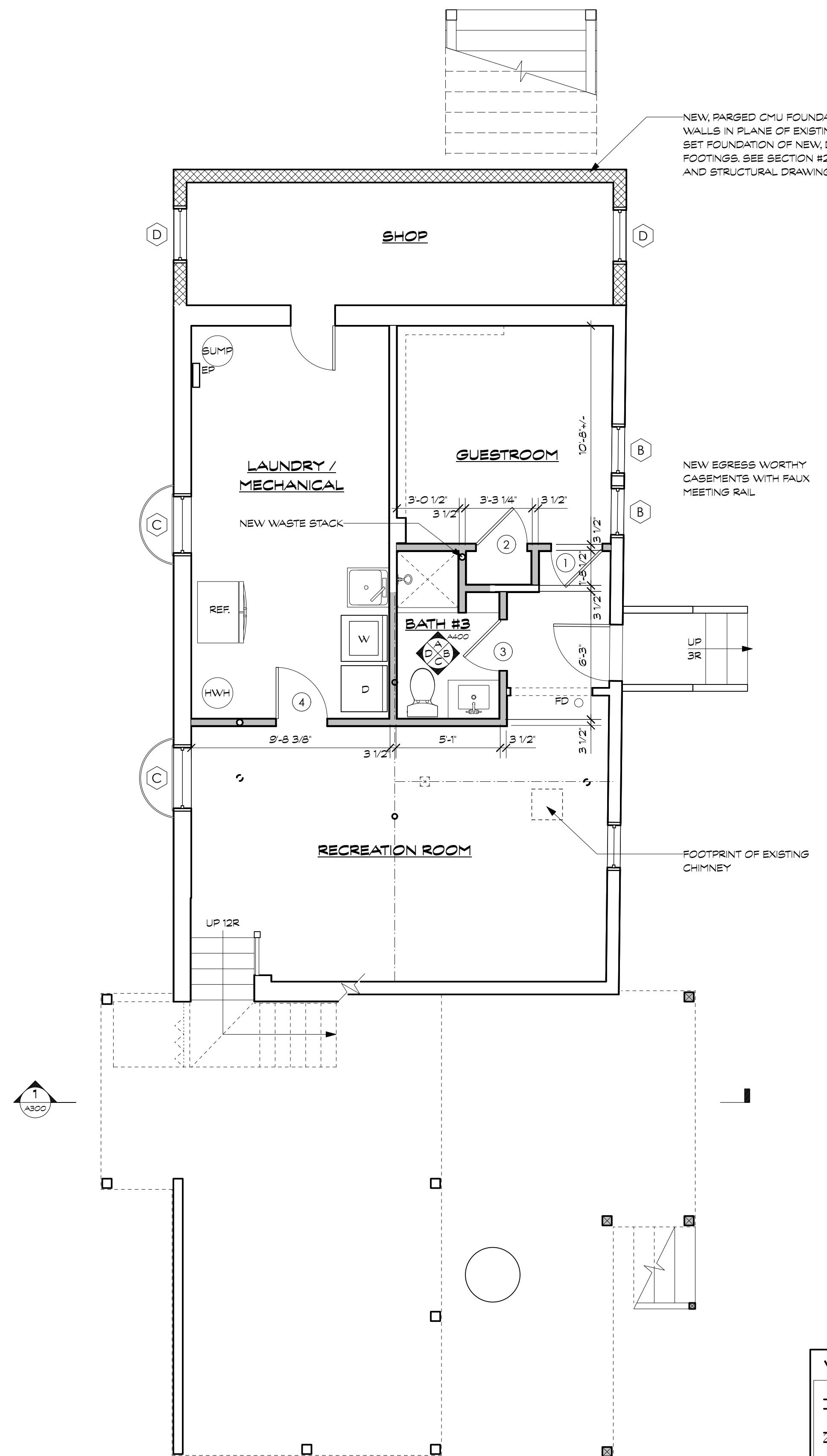
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1 DEMOLITION CELLAR PLAN
Scale: 1/4" = 1'-0"



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

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

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

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Project #2519
18 MARCH 2026
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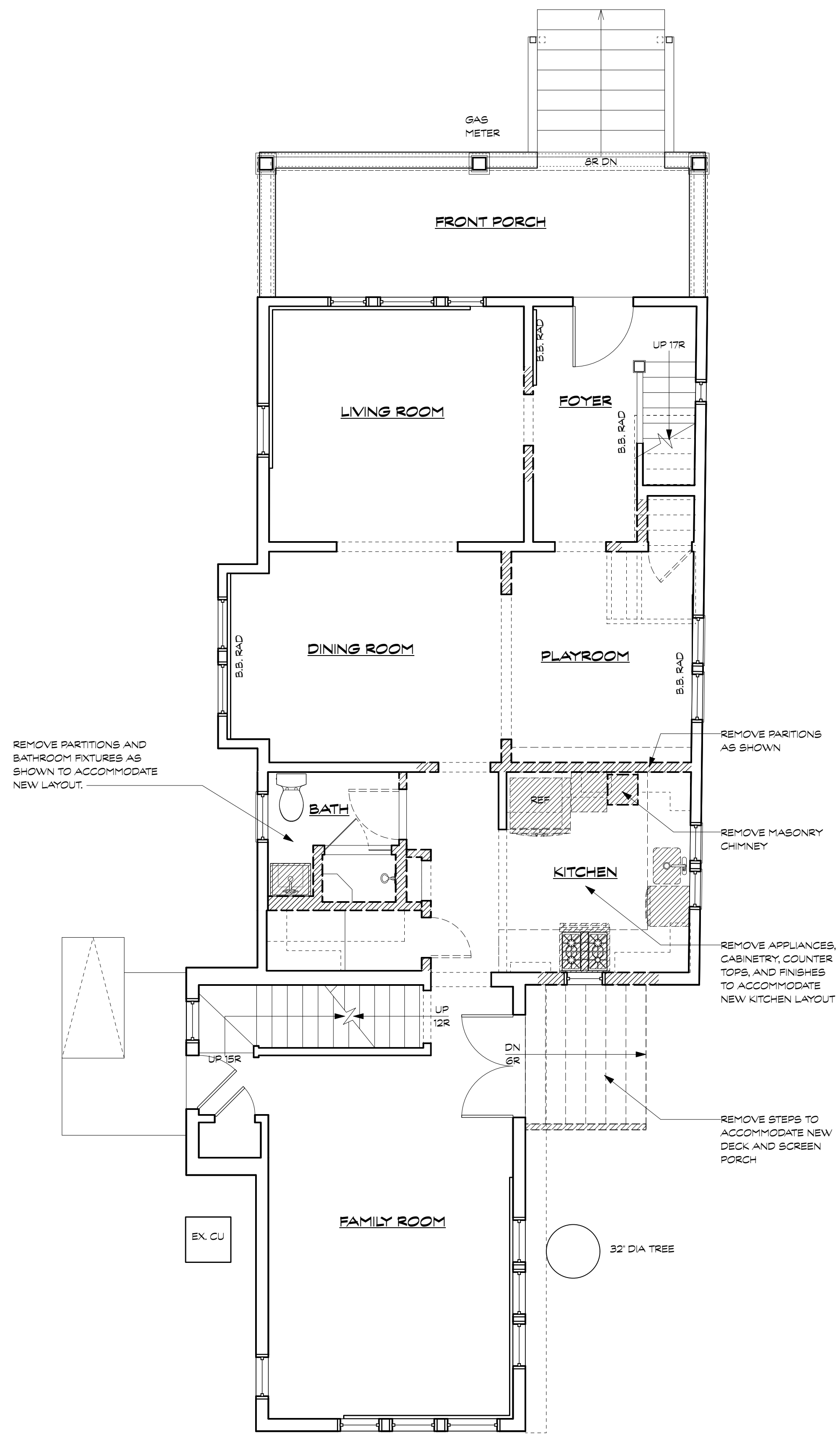
CELLAR DEMOLITION & SCHEMATIC PLANS
A100

| DATE | ISSUE - REMARKS |
|------------|-----------------|
| 03/18/2026 | PROGRESS SET |
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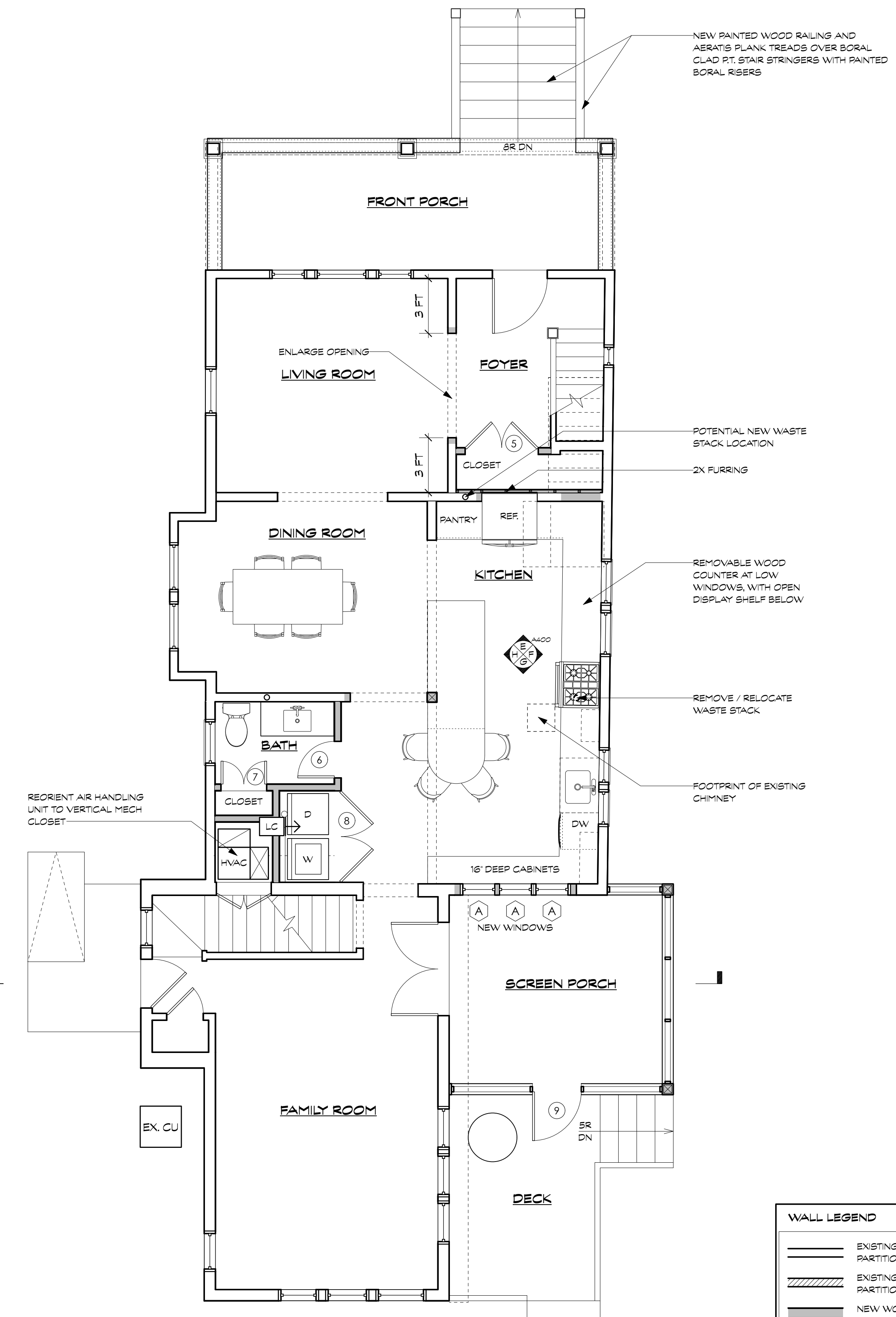
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1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



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

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

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

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DEMOLITION & PROPOSED 1ST FLOOR PLANS
A101

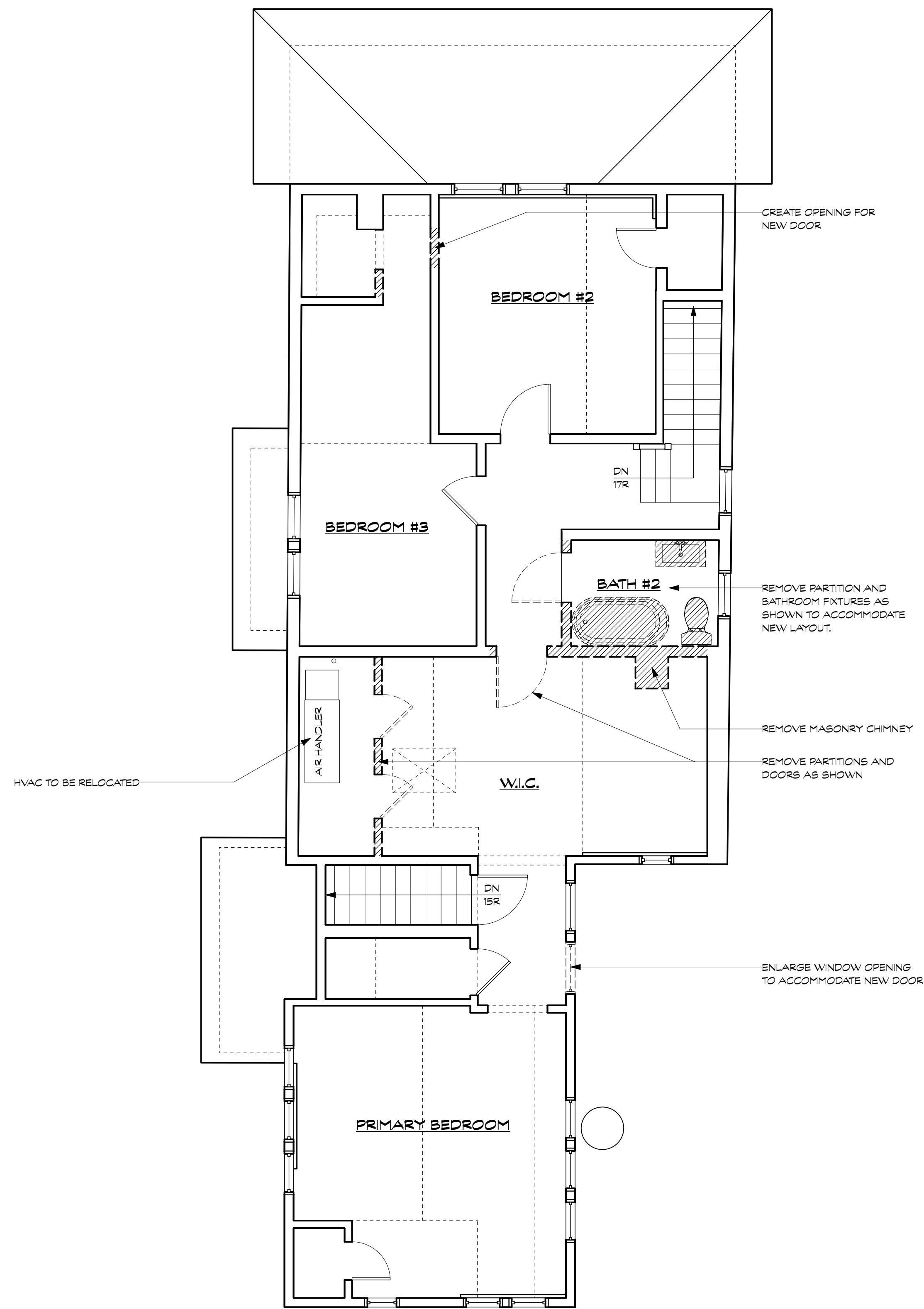


| DATE | ISSUE - REMARKS |
|------------|-----------------|
| 03/18/2026 | PROGRESS SET |
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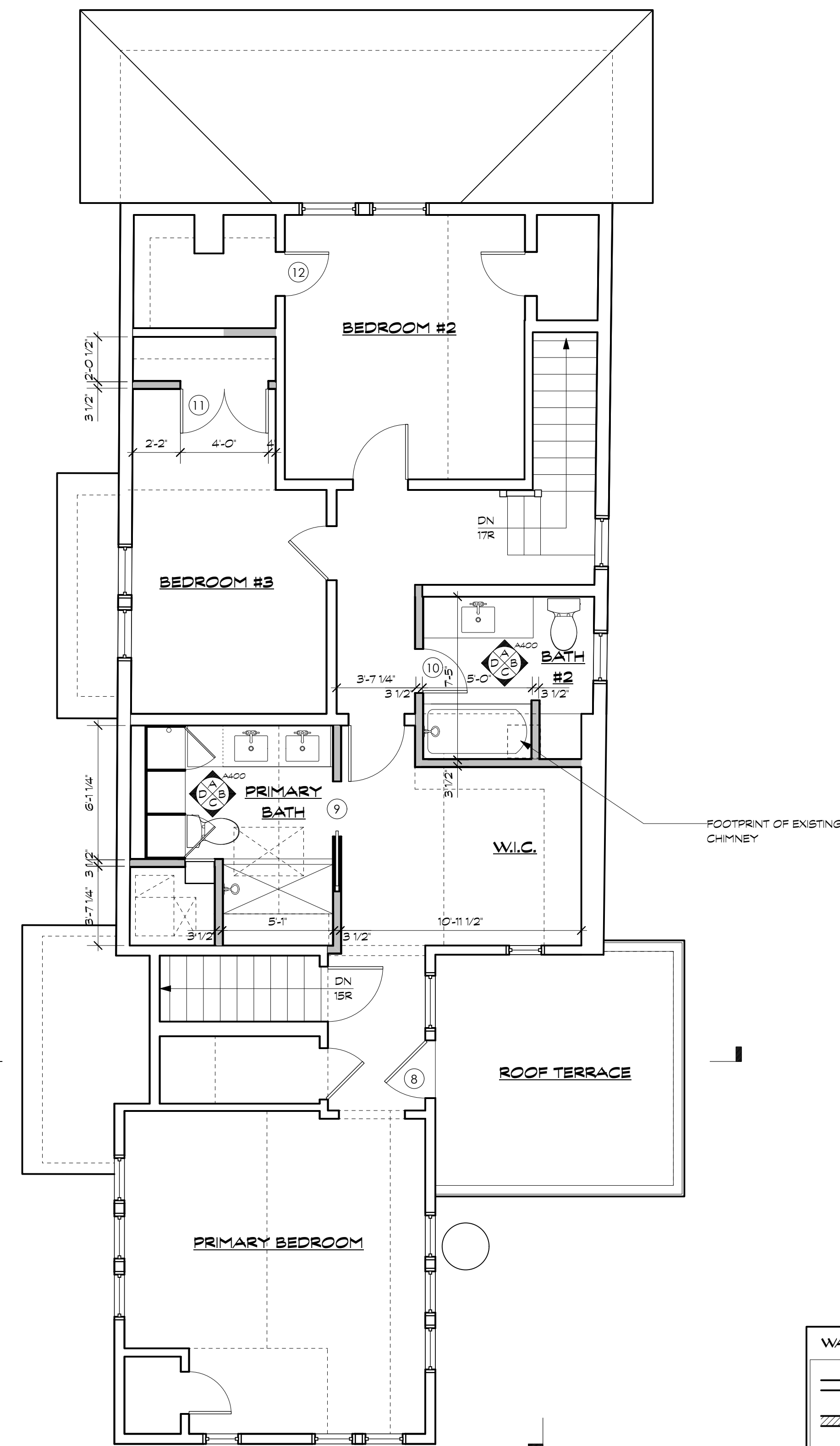
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1 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



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

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

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

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PROGRESS SET

18 MARCH 2026

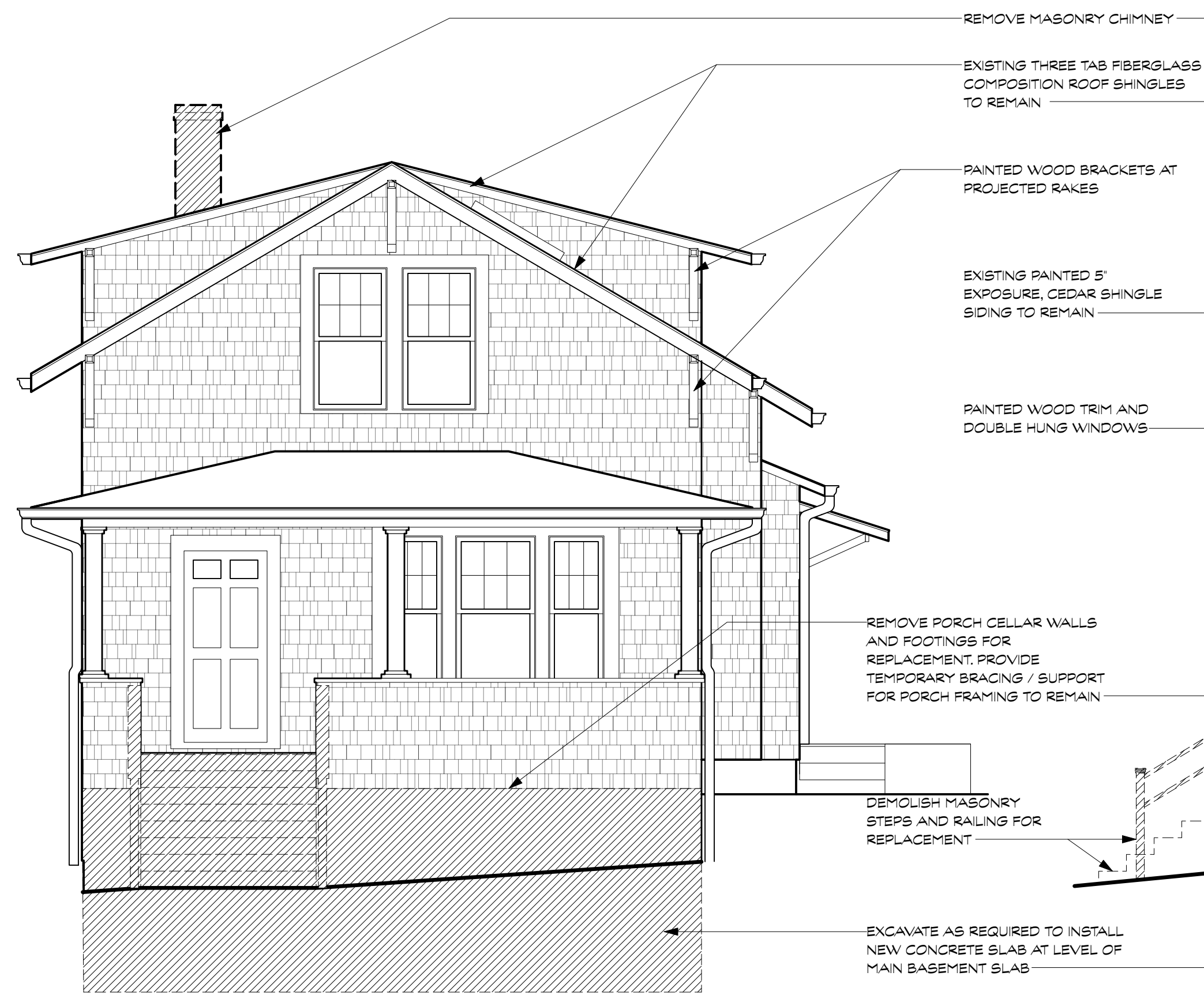
DEMOLITION & PROPOSED 2ND FLOOR PLANS
A102

| DATE | ISSUE - REMARKS |
|------------|-----------------|
| 03/27/2026 | PROGRESS SET |
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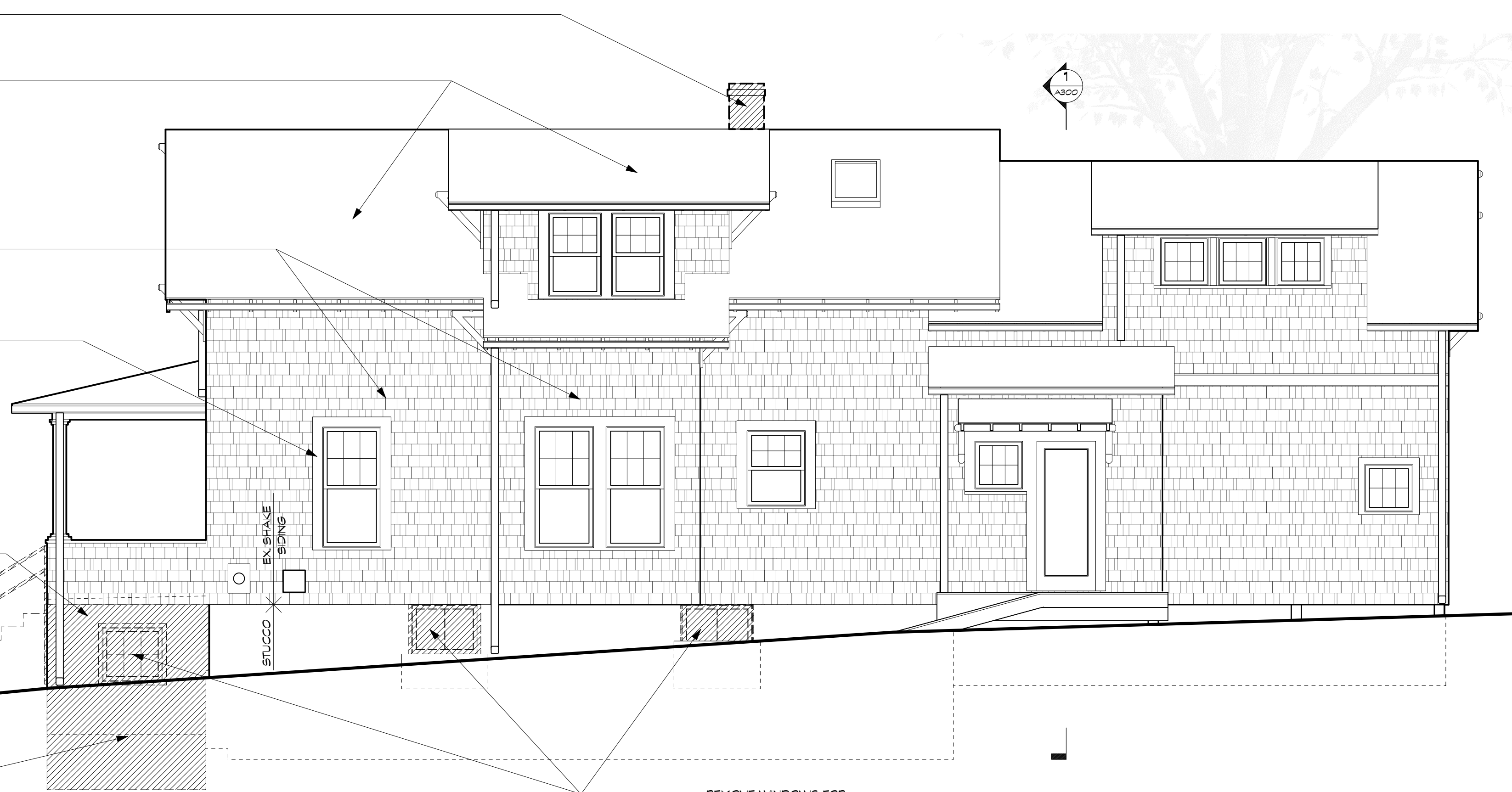
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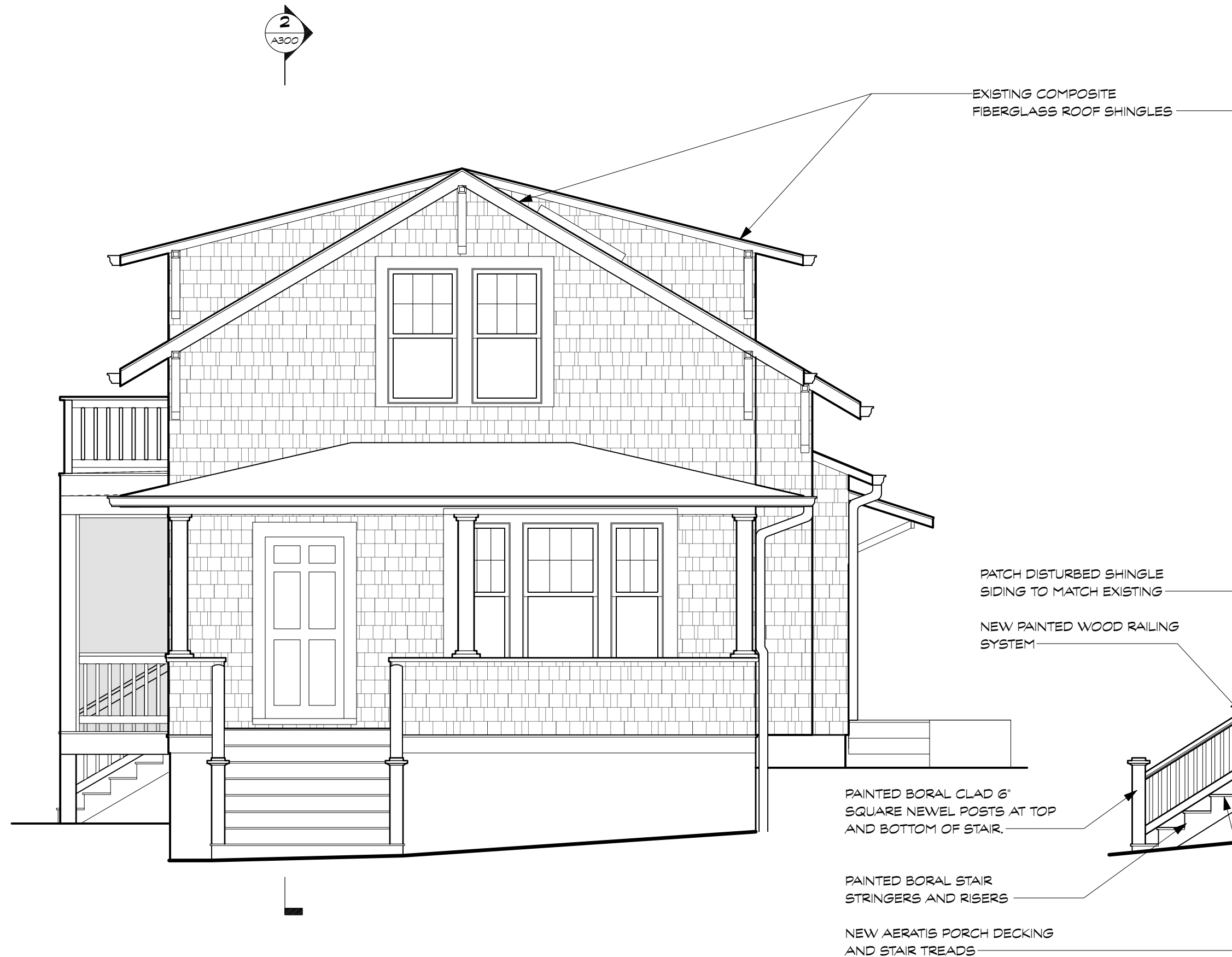
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1 EXISTING FRONT (NORTHEAST) ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING SIDE (NORTHWEST) ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED FRONT (NORTHEAST) ELEVATION
Scale: 1/4" = 1'-0"



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

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27 MARCH 2026 PROGRESS SET

EXISTING & SCHEMATIC ELEVATIONS

A200

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



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



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



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

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PROGRESS SET

27 MARCH 2026

DEMOLITION & PROPOSED ELEVATIONS

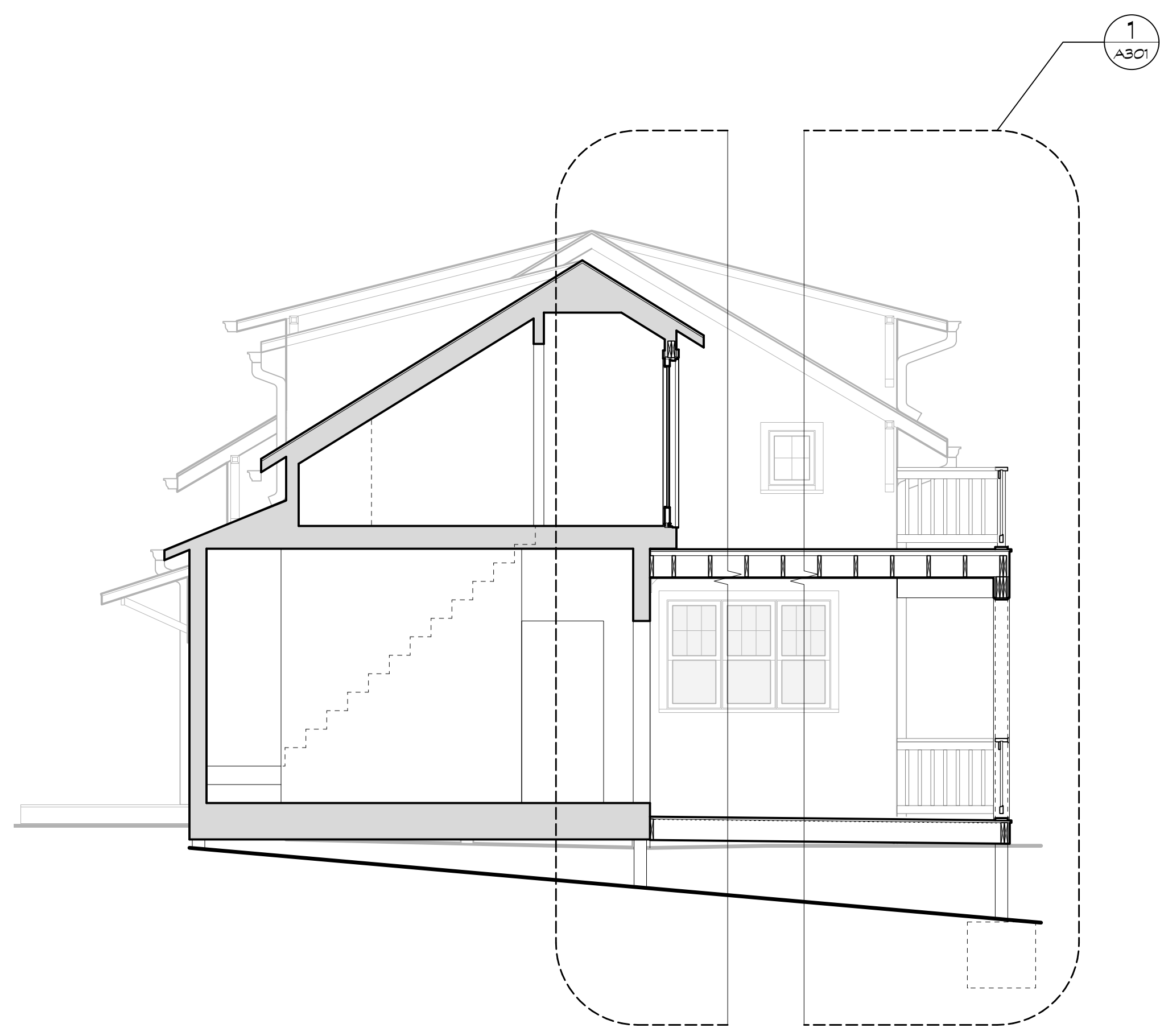
A201

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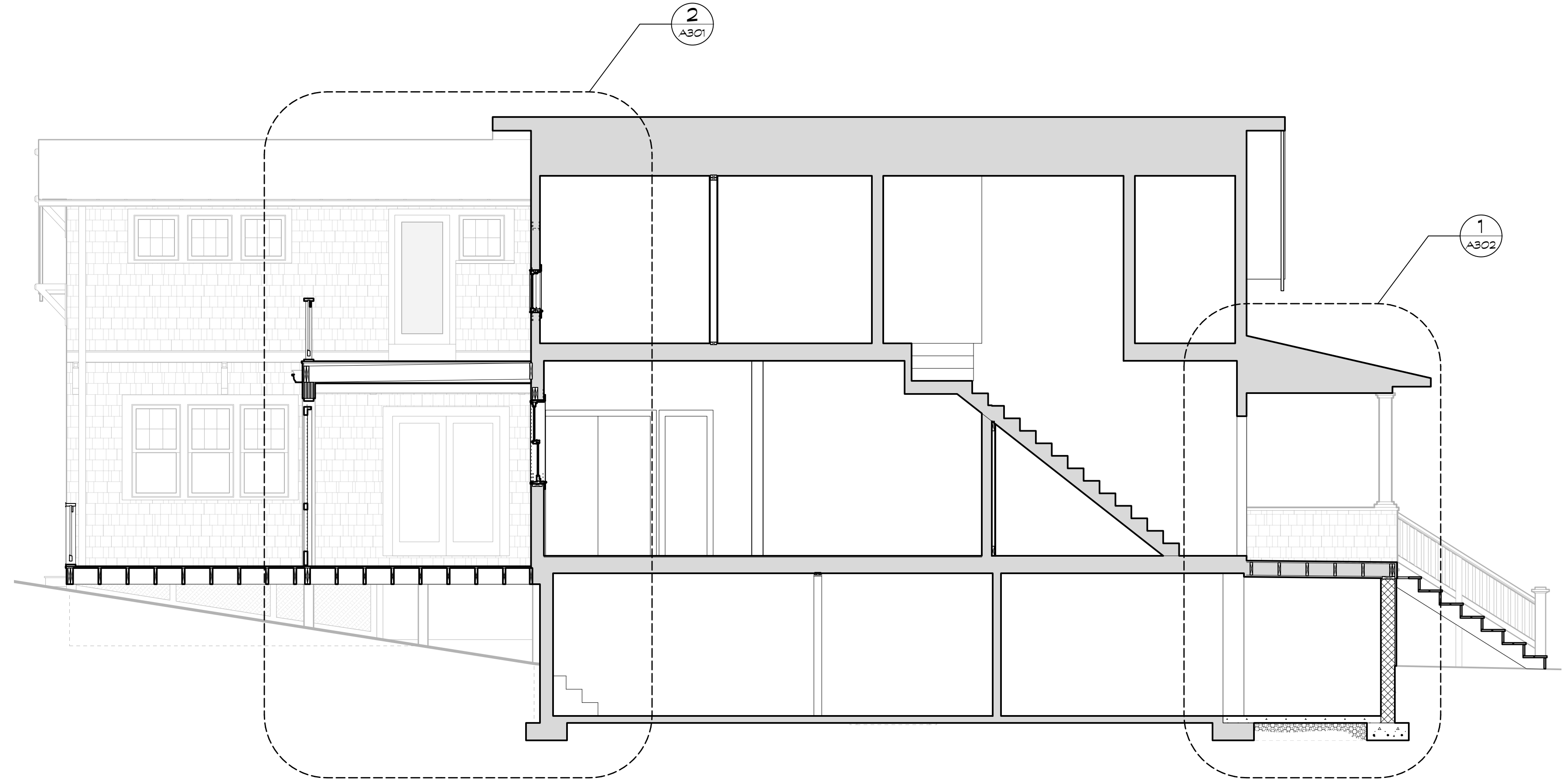


1 BUILDING SECTION
Scale: 1/4" = 1'-0"

FINISH SCHEDULE

| FLOOR | ROOM | AREA | FLOORING | BASE | WALLS | PAINT | CEILING | PAINT | TRIM | REMARKS |
|-----------------|----------------------|---------|----------|------|-------|-------|---------|-------|------|---------|
| | | | | | | | | | | |
| CELLAR | ENTRY | 53 SF | | | | | | | | |
| | RECREATION ROOM | 262 SF | | | | | | | | |
| | BATHROOM | 155 SF | | | GWB | | | | | |
| | SLEEP ROOM | 11 SF | | | GWB | | | | | |
| | LAUNDRY / MECHANICAL | 155 SF | | | GWB | | | | | |
| FIRST FLOOR | POVER | 55 SF | ETR | ETR | GWB | | | | | |
| | LIVING ROOM | 145 SF | ETR | ETR | ETR | | | | | |
| | DINING ROOM | 135 SF | ETR | ETR | | | | | | |
| | KITCHEN | 30 SF | | | | | | | | |
| | HALL | 21 SF | | | | | | | | |
| | HALL BATH | 15 SF | | | | | | | | |
| | LAUNDRY CLOSET | 15 SF | | | | | | | | |
| | REAR CLOSET | 220 SF | ETR | ETR | GWB | | | | | |
| | SCREEN PORCH | 12 SF | | | | | | | | |
| | SECOND FLOOR | BEDROOM | 13 SF | ETR | ETR | | | | | |
| SLEEP ROOM | | 13 SF | ETR | ETR | | | | | | |
| BATHROOM | | 36 SF | | | | | | | | |
| W.C. | | 65 SF | ETR | ETR | | | | | | |
| HALL | | 13 SF | ETR | ETR | | | | | | |
| PRIMARY BATH | | 80 SF | | | | | | | | |
| PRIMARY BEDROOM | | 155 SF | ETR | ETR | | | | | | |

- NOTES:
1. RESTORE EXISTING FINISHES AFFECTED BY NEW WORK.
 2. PATCH / EXTEND / TOOTH-IN / FINISH HARDWOOD FLOOR AS REQUIRED TO MATCH EXISTING
 3. SAND / REFINISH EXISTING HARDWOOD
 4. PAINT WALLS AND TRIM
 5. PAINT CEILING
 6. INSTALL TILE BACKSPLASH
 7. INSTALL TILE SHOWER SURROUND
 8. REMOVE WALL COVERING
- ABBREVIATIONS:
- ETR: EXISTING TO REMAIN
GWB: GYPSUM WALL BOARD



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

DOOR SCHEDULE

| NO. | LOCATION | SIZE | THICKNESS | MATERIAL | | TYPE/STYLE | CONFIG | OPER. | HARDWARE | REMARKS | NO. |
|-----|-------------------|---------------|-----------|----------|------|------------|--------|--------|------------------------------|---------|-----|
| | | | | DR | FR | | | | | | |
| 1 | SLEEP ROOM | 2'-8" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | SINGLE | SWING | PRIVACY | | 1 |
| 2 | SLEEP CLOSET | 2'-0" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | SINGLE | SWING | PASSAGE | | 2 |
| 3 | BATH ROOM #1 | 2'-8" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | SINGLE | SWING | PRIVACY | | 3 |
| 4 | LAUNDRY / MECH. | 2'-8" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | SINGLE | SWING | PASSAGE | | 4 |
| 5 | POVER CLOSET | 4'-0" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | BAR | SWING | DUMMY PULLS & MAGNETIC CATCH | | 5 |
| 6 | BATH ROOM #2 | 2'-0" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | SINGLE | SWING | PRIVACY | | 6 |
| 7 | BATH ROOM CLOSET | 2'-8" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | BAR | SWING | DUMMY PULLS & MAGNETIC CATCH | | 7 |
| 8 | LAUNDRY CLOSET | 5'-0" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | BAR | SWING | DUMMY PULLS & MAGNETIC CATCH | | 8 |
| 9 | SCREEN PORCH | 2'-8" X 8'-0" | 1 3/8" | WD | SCRN | WD | SINGLE | SWING | | | 9 |
| 10 | ROOF TERRACE | 2'-8" X 4'-0" | 1 3/4" | WDSL | WD | FULL-LITE | SINGLE | SWING | LOCKSET | | 10 |
| 11 | PRIMARY BATH | 2'-8" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | SINGLE | POCKET | | | 11 |
| 12 | BATH ROOM #2 | 2'-0" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | SINGLE | SWING | PRIVACY | | 12 |
| 13 | SLEEP ROOM CLOSET | 4'-0" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | BAR | SWING | PASSAGE | | 13 |
| 14 | BEDROOM #1 | 2'-0" X 8'-0" | 1 3/8" | WD | WD | FIVE-PANEL | SINGLE | SWING | PRIVACY | | 14 |

WINDOW SCHEDULE

| MARK | WEATHERSHIELD MODEL NO. | TYPE | UNIT SIZE (W x H) | ROUGH OPENING (W x H) | OPER. | EGRESS | GLAZING | REMARKS | MARK |
|------|-------------------------|----------|-----------------------|-----------------------|-------|--------|---------|---------|------|
| | | | | | | | | | |
| B | 2448 (B28) | CASEMENT | 2'-3 1/2" X 4'-7 1/2" | 2'-4" X 4'-8" | Y | Y | O3 | | B |
| C | 3024 (B22) | AWNING | 2'-1 1/2" X 2'-3 1/2" | 3'-0" X 2'-4" | Y | N | O3 | | C |
| D | 2656 | PNED | 2'-7 1/2" X 2'-0 1/2" | 2'-8" X 2'-6" | Y | N | O3 | | D |

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

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Project #2519

PROGRESS SET

18 MARCH 2026

BUILDING SECTIONS

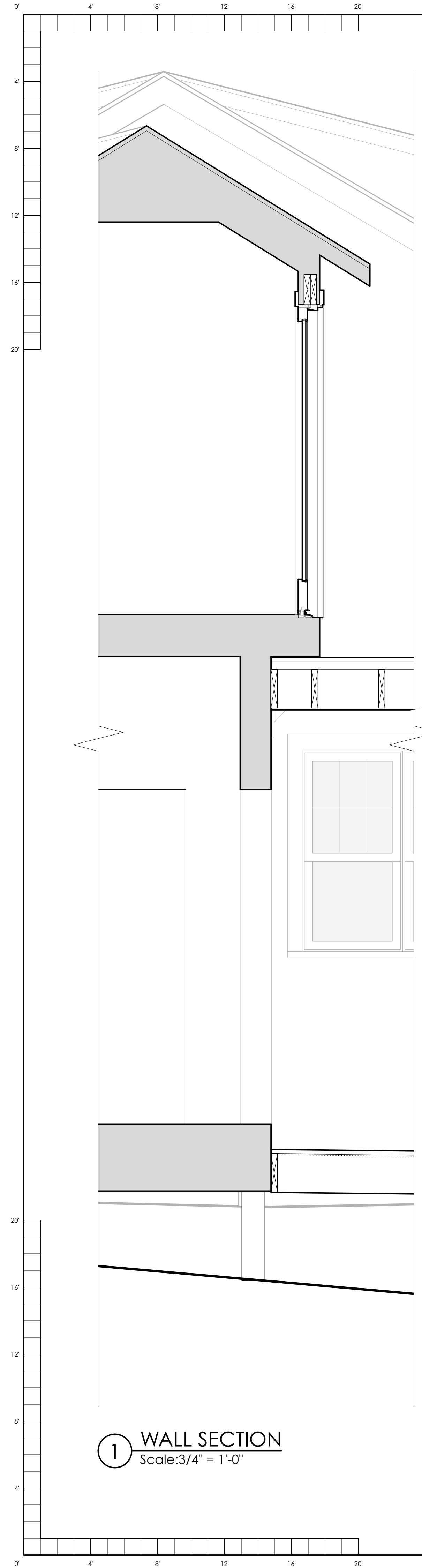
A300

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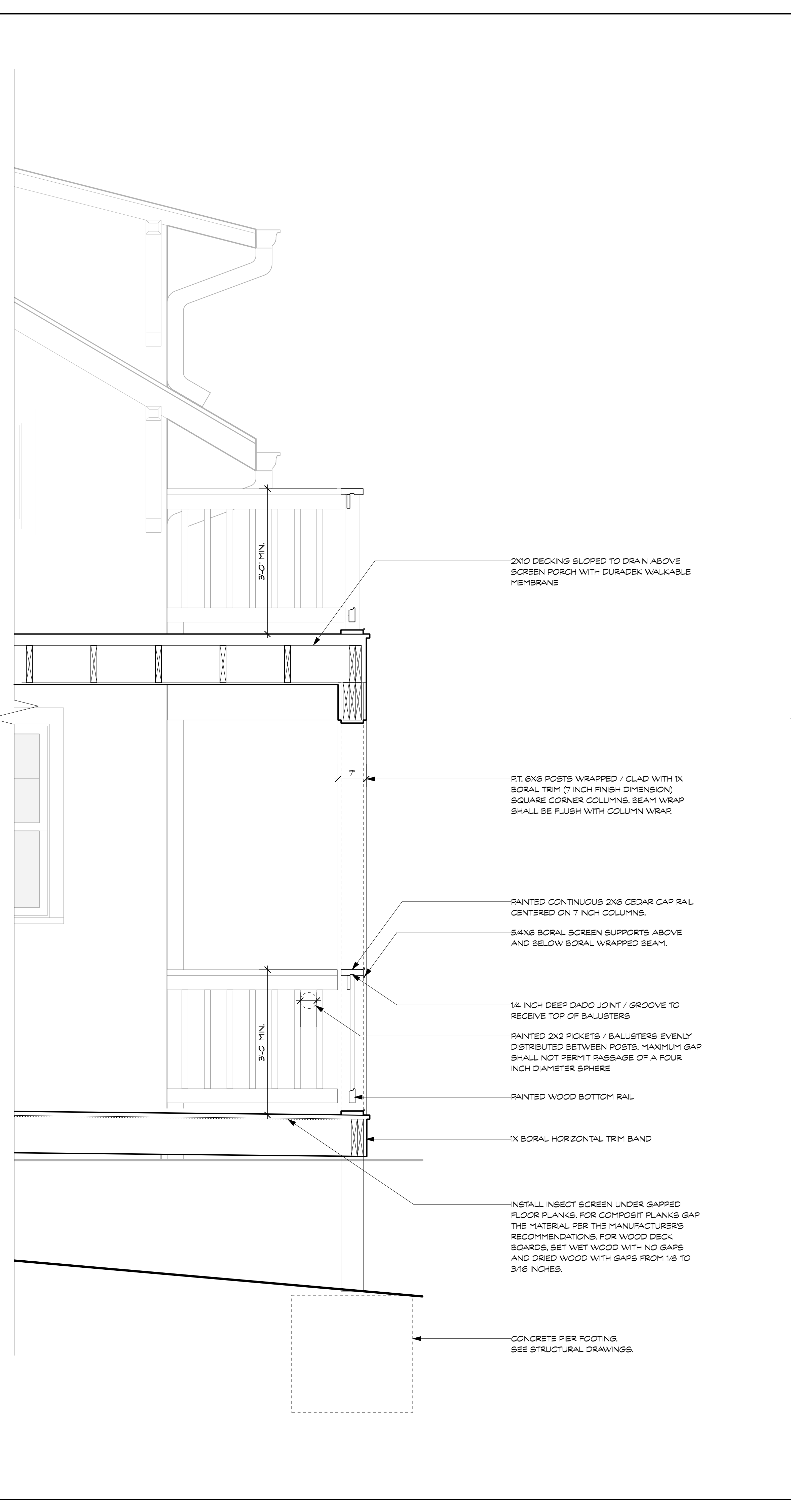
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1 WALL SECTION
Scale: 3/4" = 1'-0"



2X10 DECKING SLOPED TO DRAIN ABOVE SCREEN PORCH WITH DURADEK WALKABLE MEMBRANE

PT. 6X6 POSTS WRAPPED / CLAD WITH 1X BORAL TRIM (7 INCH FINISH DIMENSION) SQUARE CORNER COLUMNS. BEAM WRAP SHALL BE FLUSH WITH COLUMN WRAP

PAINTED CONTINUOUS 2X6 CEDAR CAP RAIL CENTERED ON 7 INCH COLUMNS.

5/4X6 BORAL SCREEN SUPPORTS ABOVE AND BELOW BORAL WRAPPED BEAM.

1 1/2 INCH DEEP DADO JOINT / GROOVE TO RECEIVE TOP OF BALUSTERS

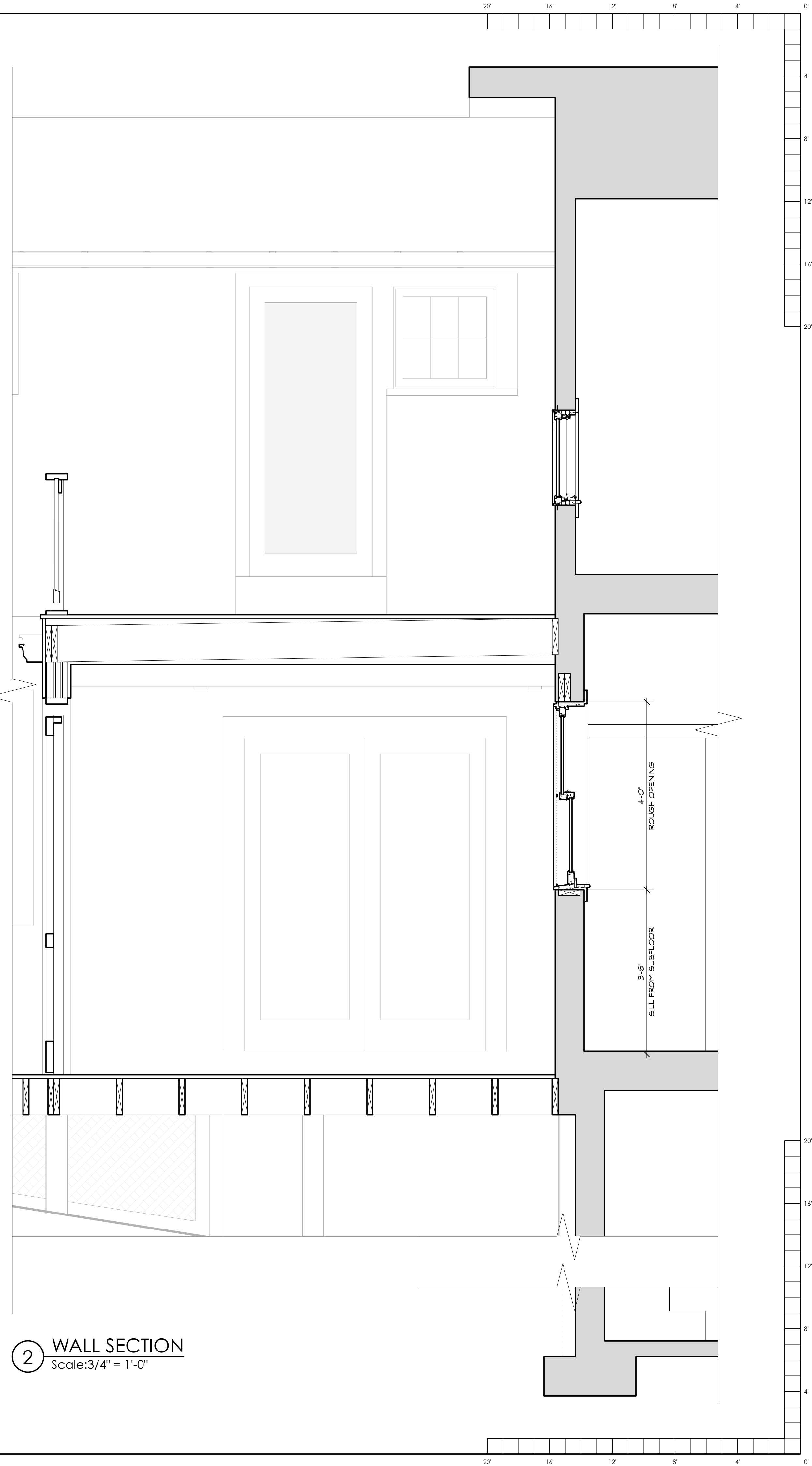
PAINTED 2X2 PICKETS / BALUSTERS EVENLY DISTRIBUTED BETWEEN POSTS. MAXIMUM GAP SHALL NOT PERMIT PASSAGE OF A FOUR INCH DIAMETER SPHERE

PAINTED WOOD BOTTOM RAIL

1X BORAL HORIZONTAL TRIM BAND

INSTALL INSECT SCREEN UNDER GAPPED FLOOR PLANKS. FOR COMPOSIT PLANKS GAP THE MATERIAL PER THE MANUFACTURERS RECOMMENDATIONS. FOR WOOD DECK BOARDS, SET WET WOOD WITH NO GAPS AND DRIED WOOD WITH GAPS FROM 1/8 TO 3/16 INCHES.

CONCRETE PIER FOOTING. SEE STRUCTURAL DRAWINGS.



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

RYAN RENOVATION
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Project #2519

PROGRESS SET

18 MARCH 2026

BUILDING SECTIONS
A301

| DATE | ISSUE - REMARKS |
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| 03/18/2026 | PROGRESS SET |
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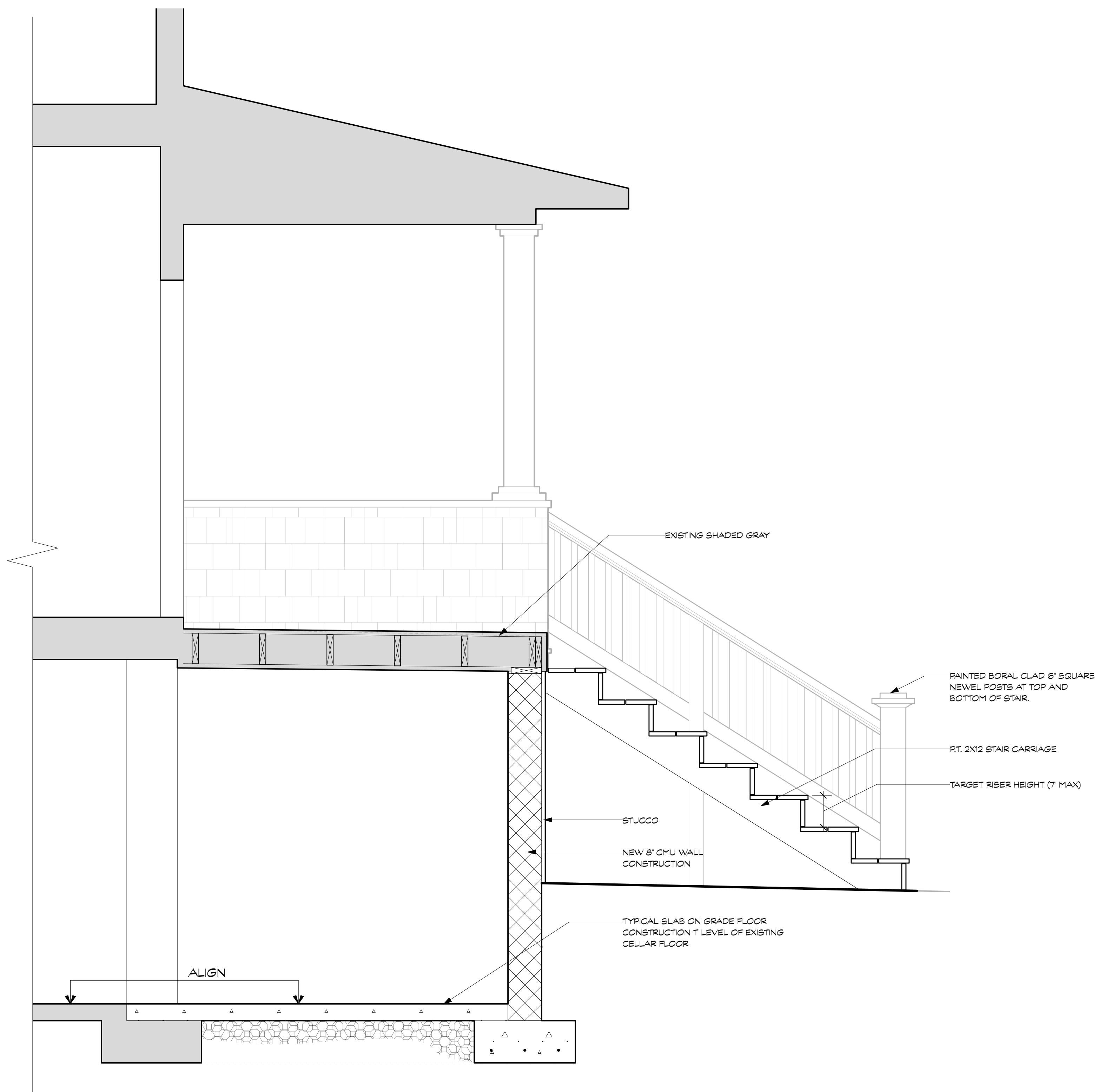
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Project #2519

18 MARCH 2026 PROGRESS SET

WALL SECTIONS

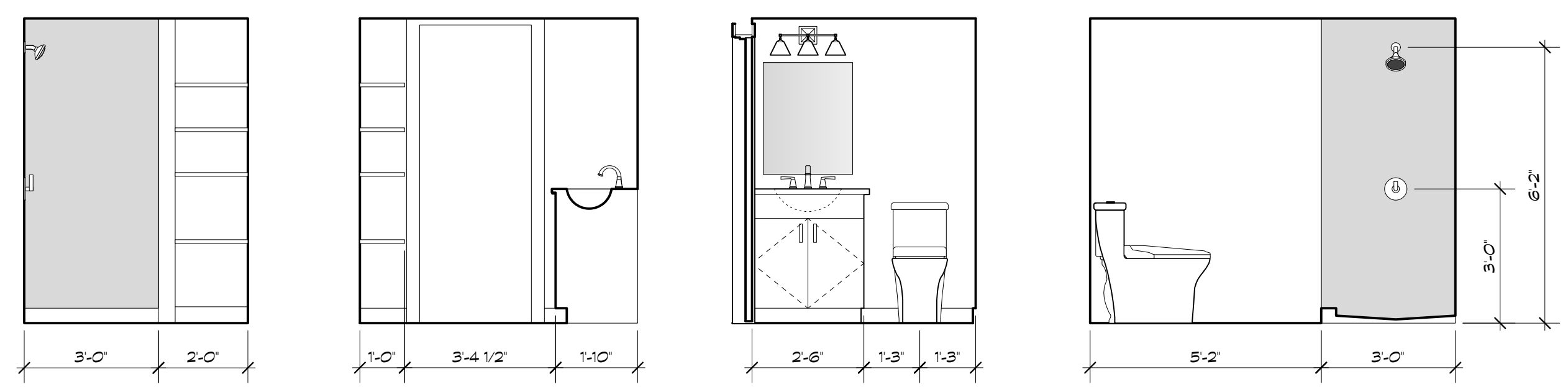
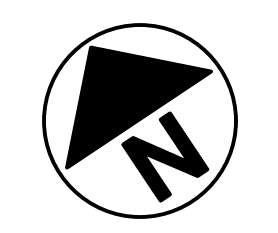
A302



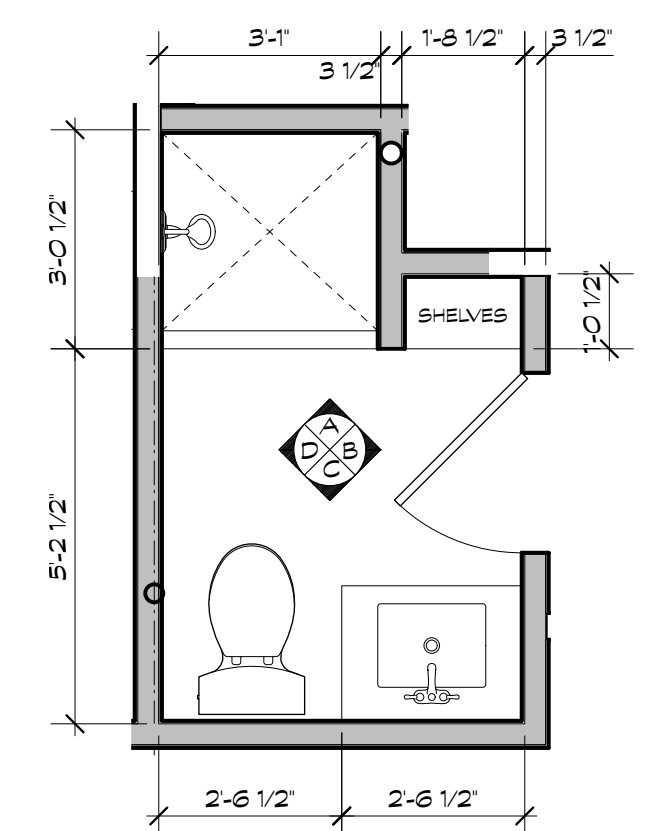
1 WALL SECTION
Scale: 3/4" = 1'-0"

| DATE | ISSUE - REMARKS |
|------------|-----------------|
| 03/18/2026 | PROGRESS SET |
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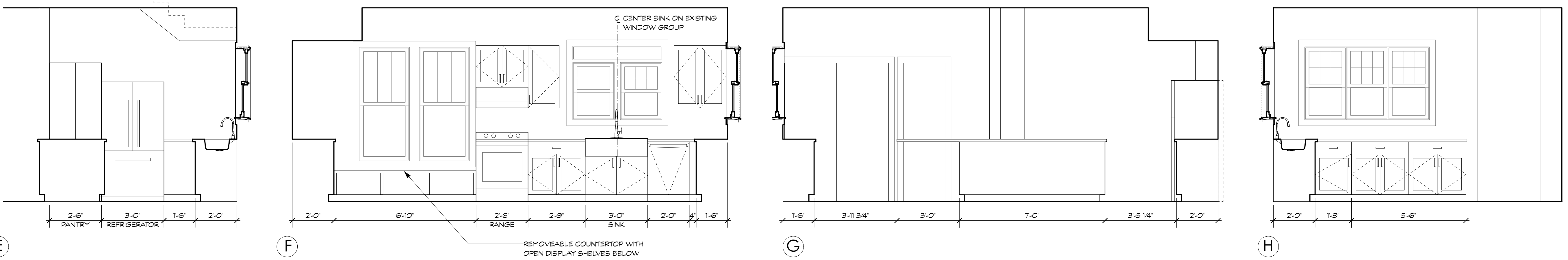
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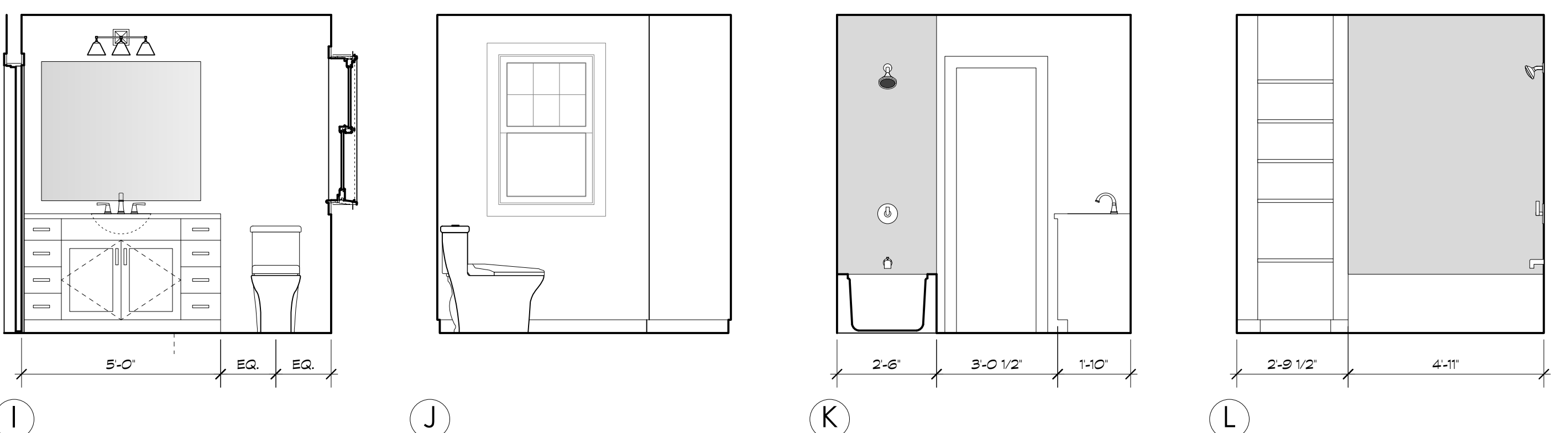
1 CELLAR BATH ELEVATIONS
Scale: 3/8" = 1'-0"



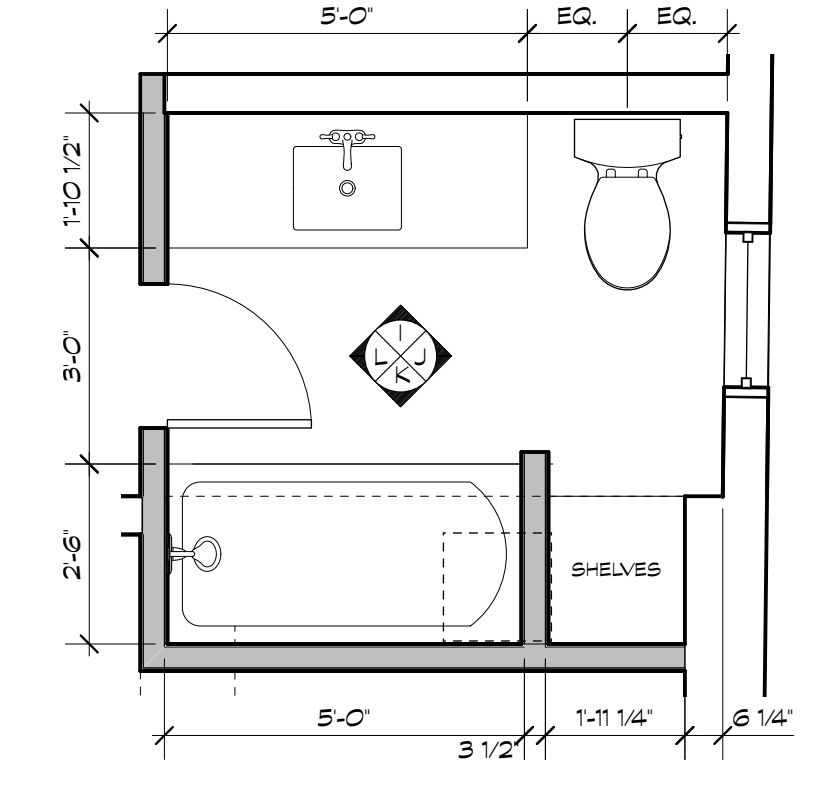
2 ENLARGED CELLAR BATH PLAN
Scale: 3/8" = 1'-0"



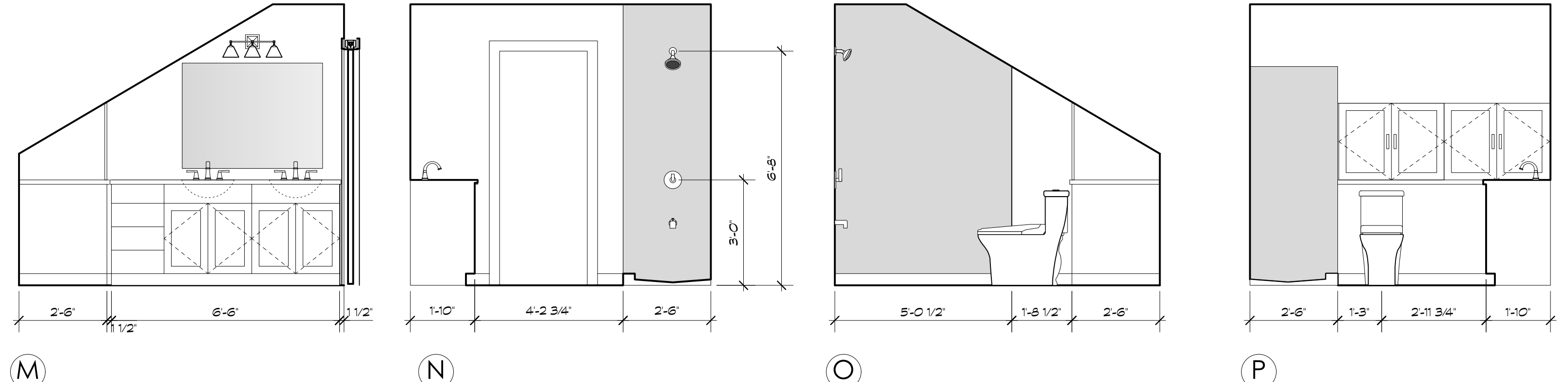
3 KITCHEN ELEVATIONS
Scale: 3/8" = 1'-0"



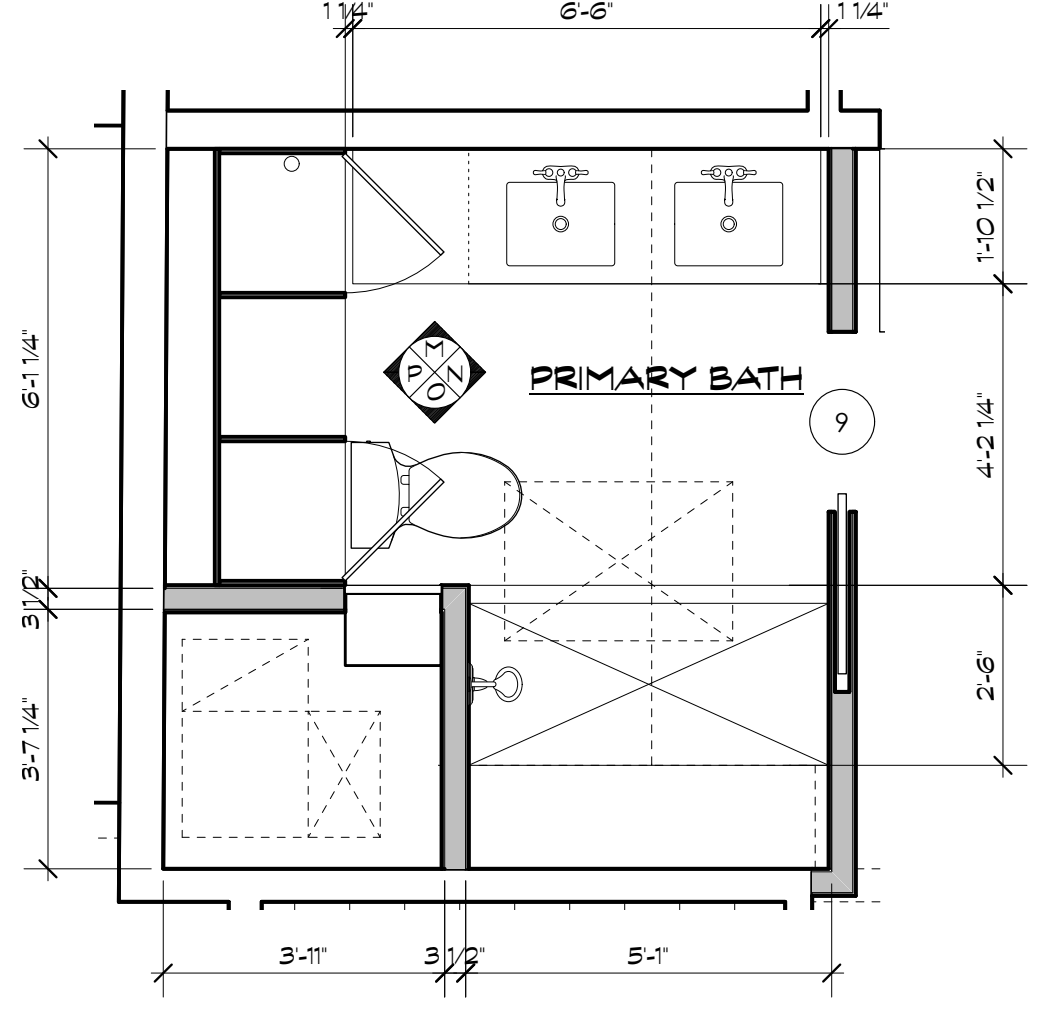
5 BATH #2 ELEVATIONS
Scale: 3/8" = 1'-0"



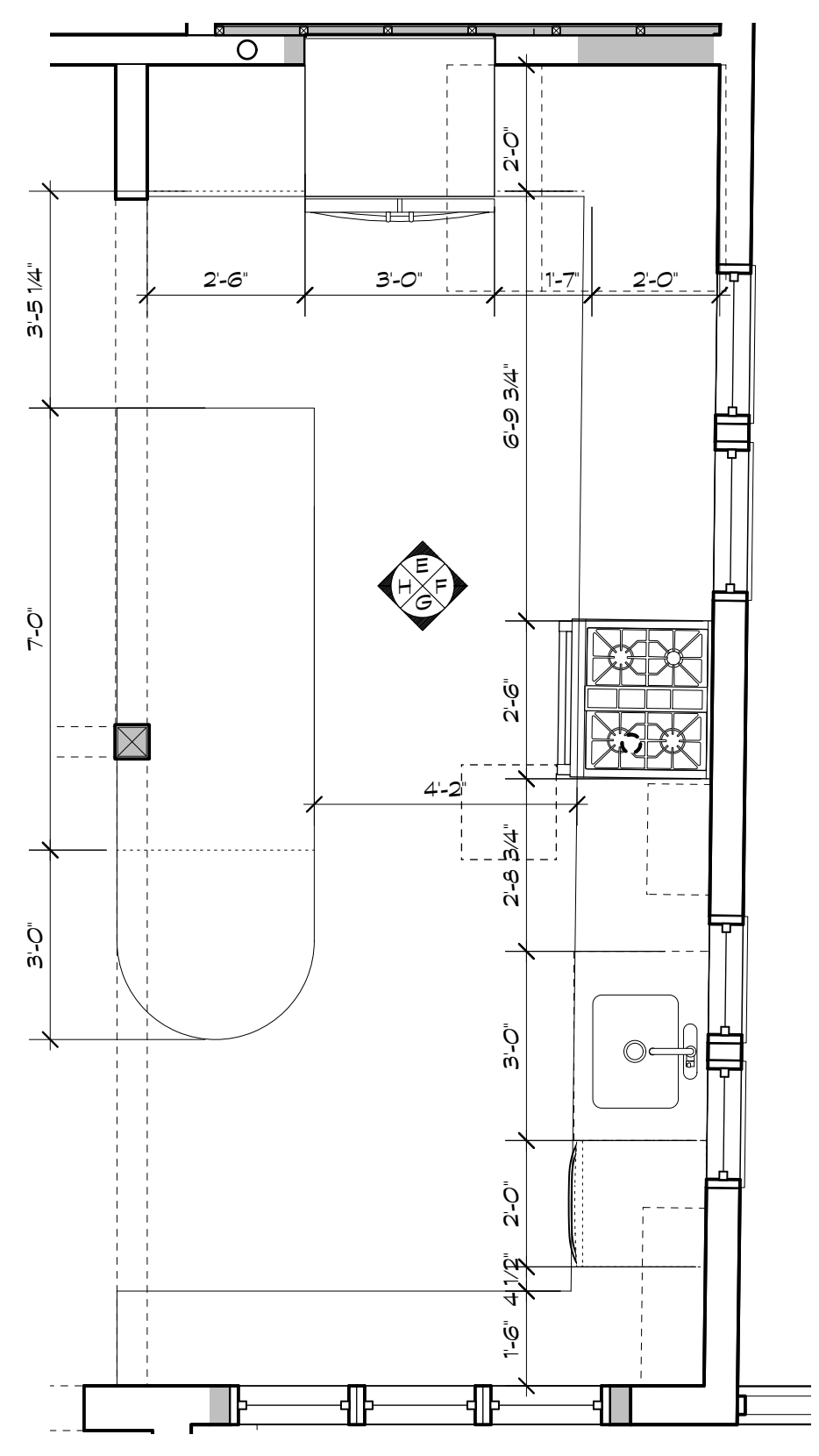
6 ENLARGED BATH #2 PLAN
Scale: 3/8" = 1'-0"



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



8 PROPOSED SECOND FLOOR PLAN
Scale: 3/8" = 1'-0"



4 PROPOSED SECOND FLOOR PLAN
Scale: 3/8" = 1'-0"

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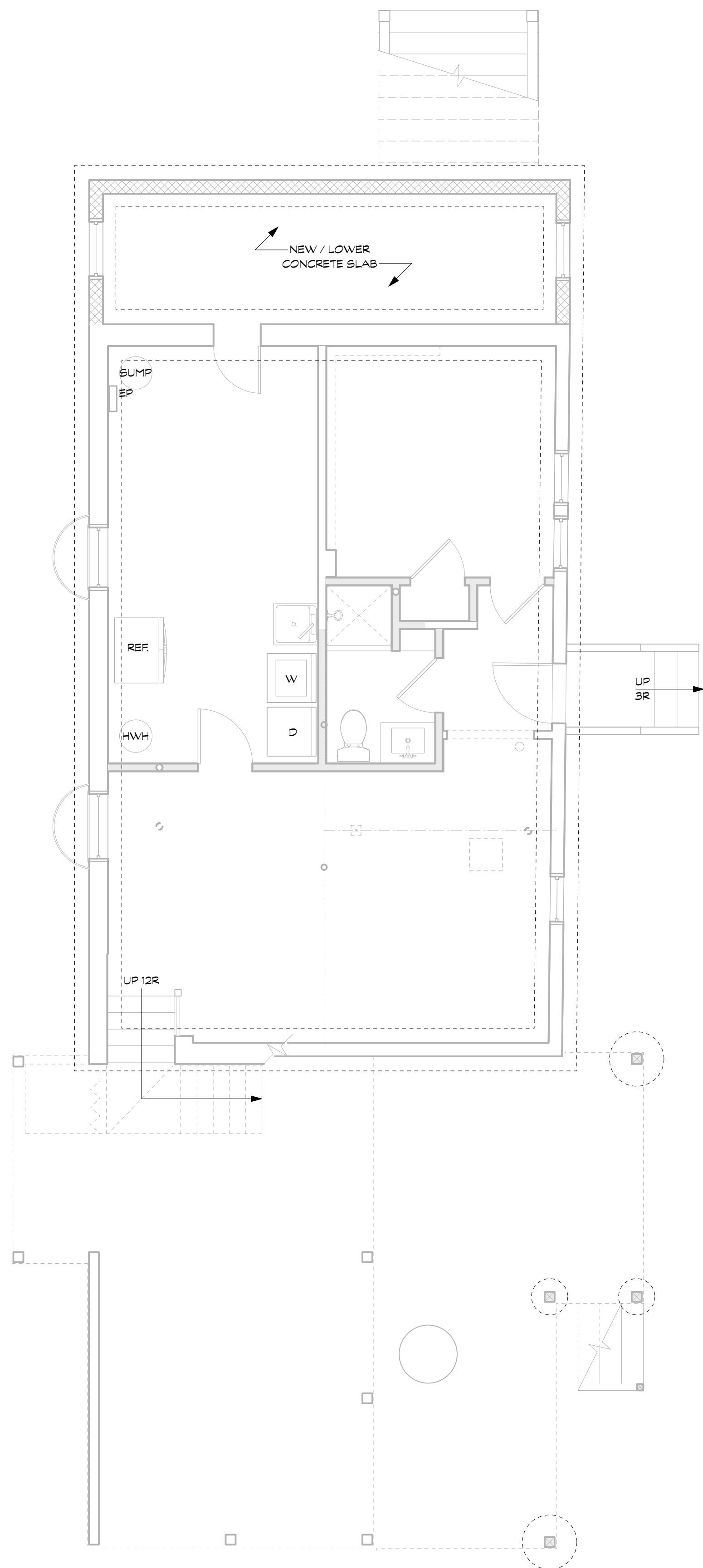
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Expiration :

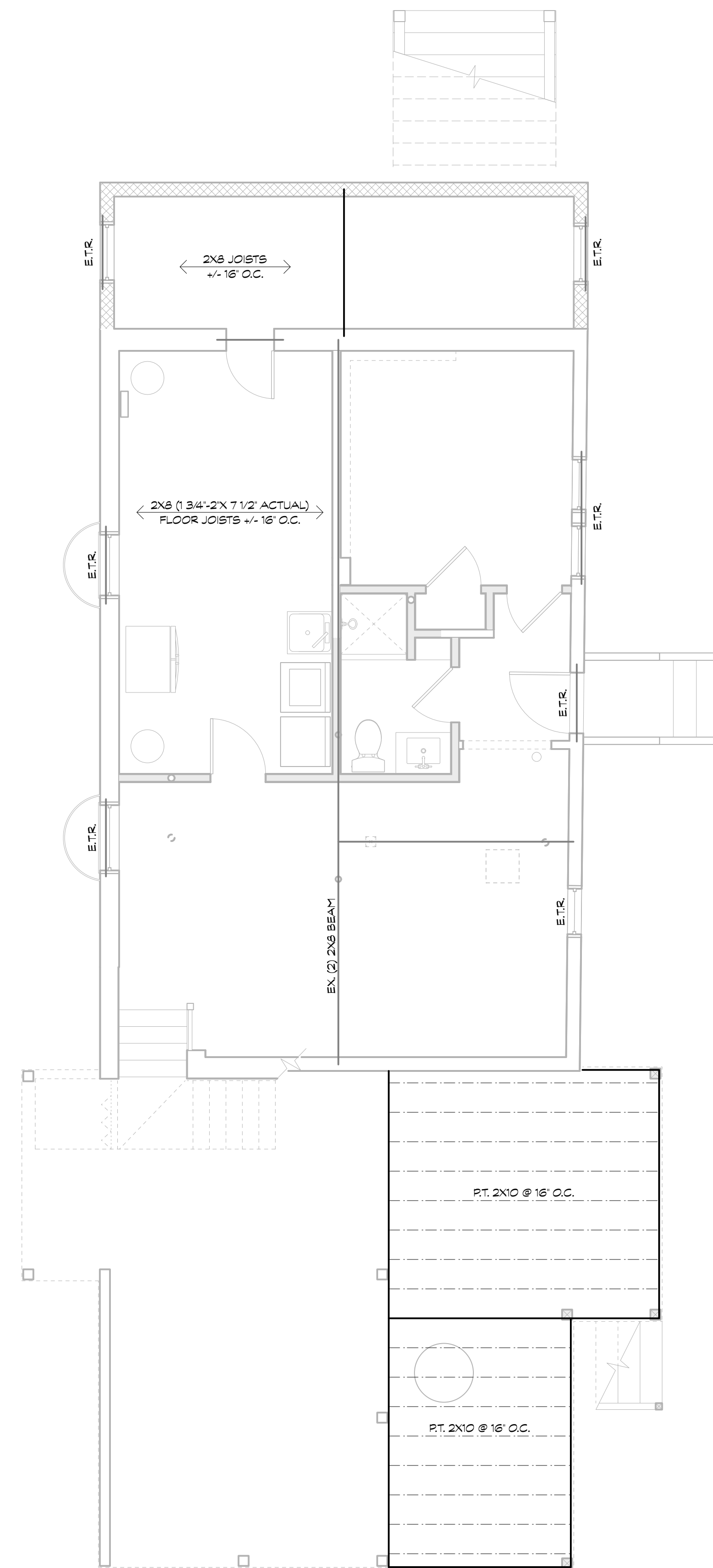
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Silver Spring, MD 20910-2755
Tel: 301.565.0543 | Fax: 301.563.9467



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



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

RYAN RENOVATION

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Project #2519

18 MARCH 2026

PROGRESS SET

FOUNDATION & FIRST FLOOR FRAMING PLAN

S100

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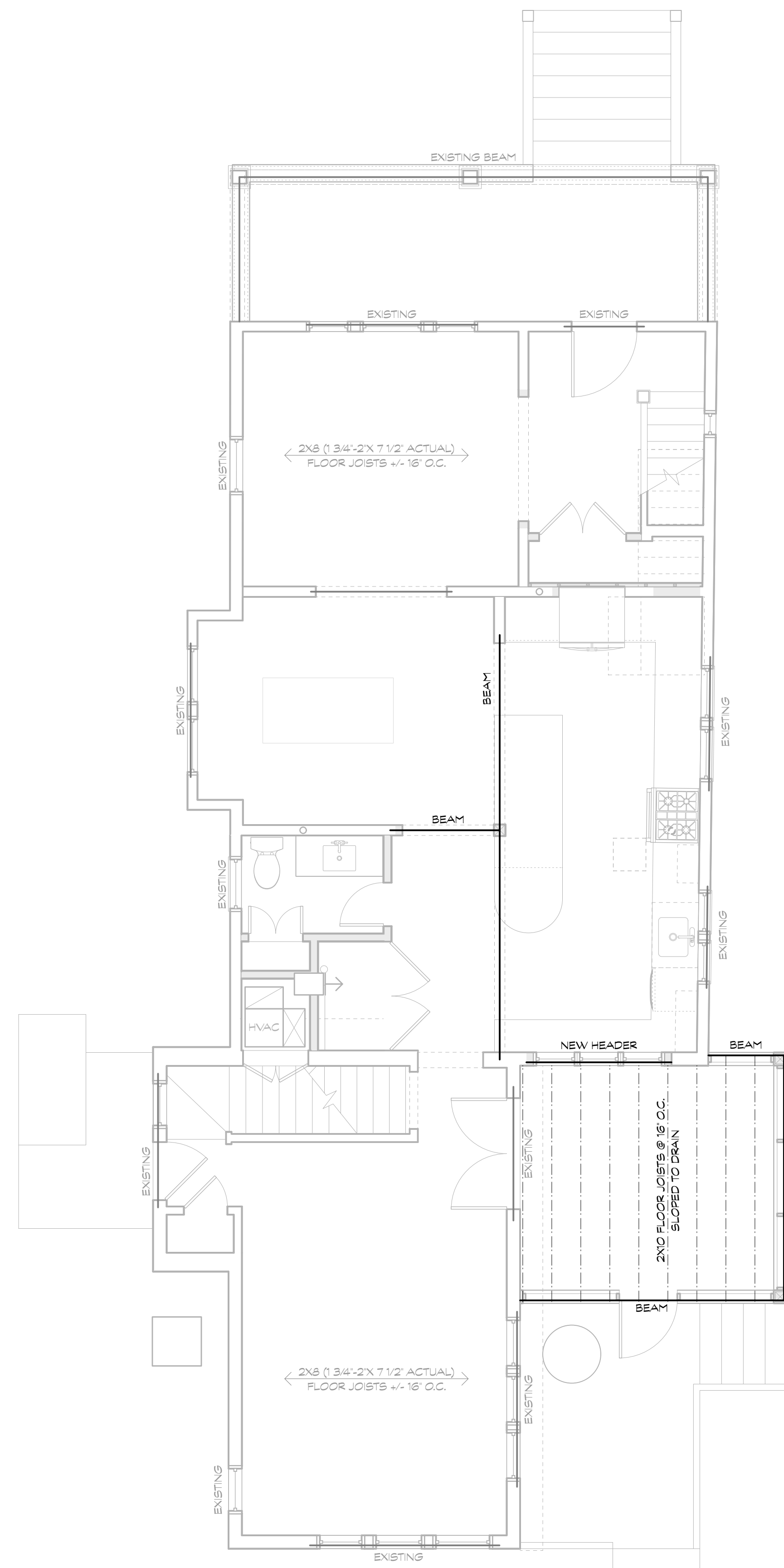
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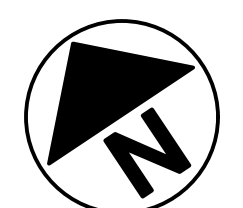


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Silver Spring, MD 20910-2755
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SPECIFICATIONS (CONTINUED FROM SP100)



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



RYAN RENOVATION

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Project #2519

18 MARCH 2026

PROGRESS SET

SECOND FLOOR
FRAMING PLAN
S101

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE.(NORTH) FRONT



Detail: 6704 WESTMORELAND AVE.(NORTH-WEST) CORNER.

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. (SOUTH-WEST) CORNER



Detail: 6704 WESTMORELAND AVE. REAR

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. (SOUTH-EAST) FAMILY ROOM ENTRY



Detail: 6704 WESTMORELAND AVE. (EAST) SIDE

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. (NORTH-EAST) CORNER



Detail: CONTEXT: 6702 WESTMORELAND AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 6706 WESTMORELAND AVE.



Detail: CONTEXT: 6701 WESTMORELAND AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 6705 WESTMORELAND AVE.



Detail: CONTEXT: 6707 WESTMORELAND AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. LOW STONE WALLS



Detail: 6704 WESTMORELAND AVE. MASONRY PORCH STEPS

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. PORCH SIDING



Detail: 6704 WESTMORELAND AVE. PORCH SEPARATION

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. CRACKED PORCH FOUNDATION



Detail: 6704 WESTMORELAND AVE. CRACKED PORCH FOUNDATION

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. PORCH ROOF



Detail: 6704 WESTMORELAND AVE. PORCH ROOF RAFTERS

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. PORCH COLUMN CAP



Detail: 6704 WESTMORELAND AVE. PORCH COLUMN BASE

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. SHED



Detail: 6704 WESTMORELAND AVE. SHED CRACKED FOUNDATION

Existing Property Condition Photographs (duplicate as needed)



Detail: 6704 WESTMORELAND AVE. SHED (EAST-FACE)



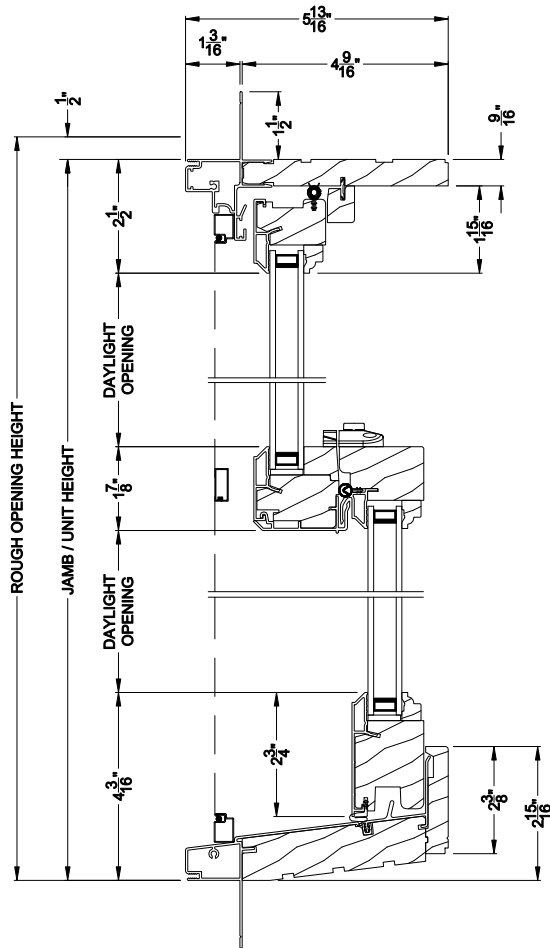
Detail: 6704 WESTMORELAND AVE. FAILING PORCH LINTEL

Weather Shield®

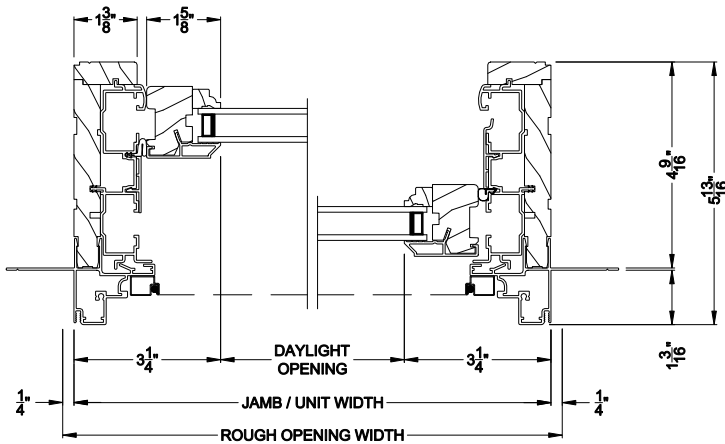
Signature Series™

Double Hung Windows

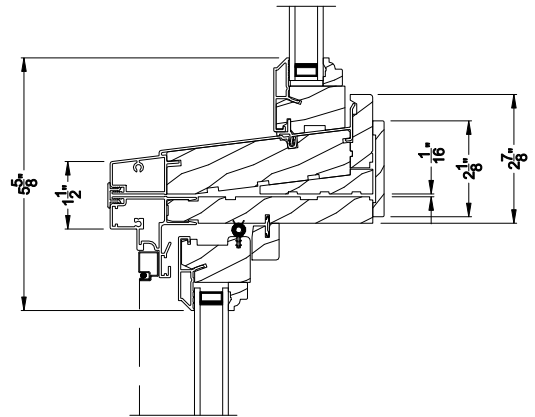
CROSS SECTION DETAILS



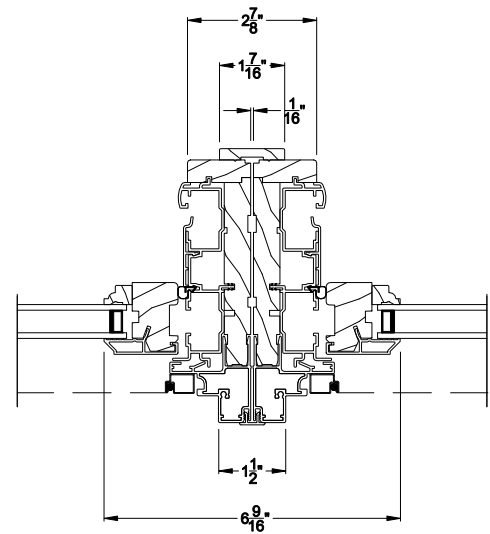
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

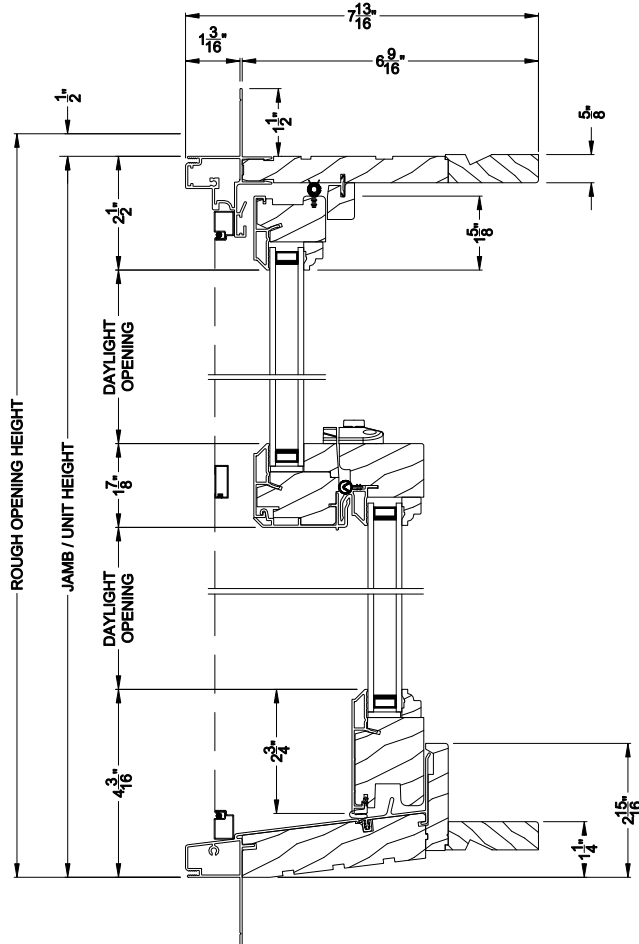
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

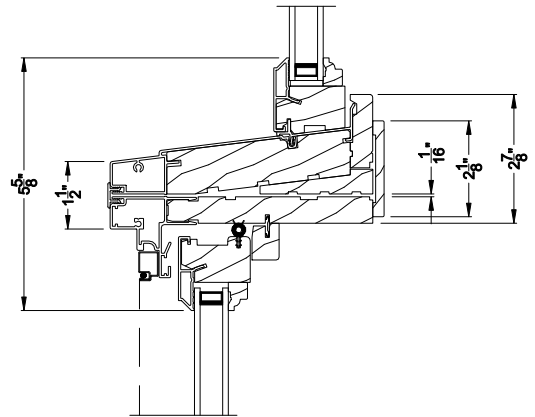
Signature Series™

Double Hung Windows

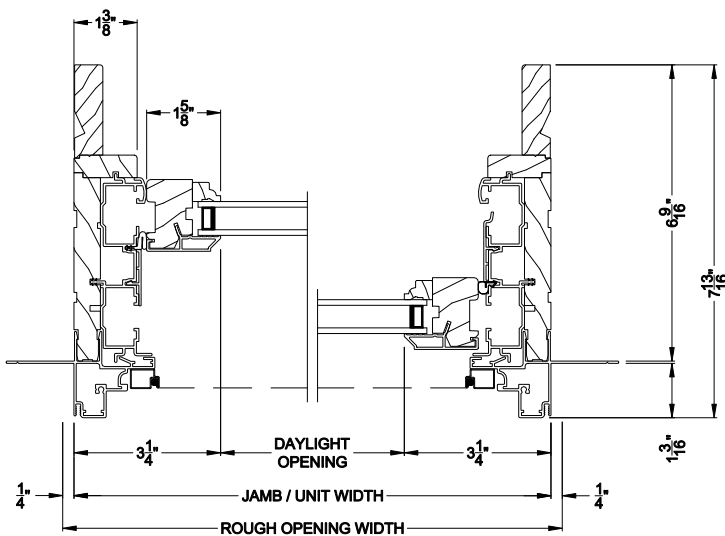
CROSS SECTION DETAILS



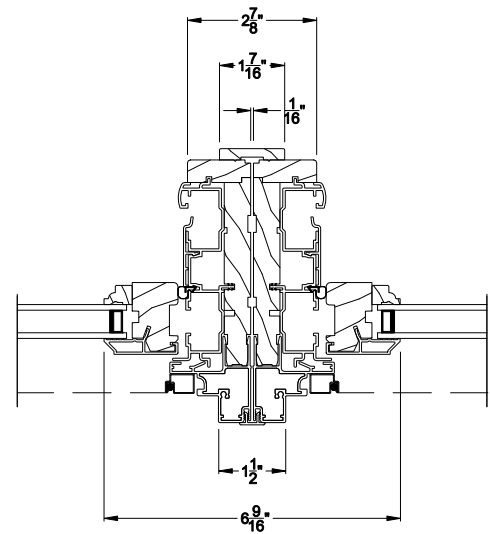
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

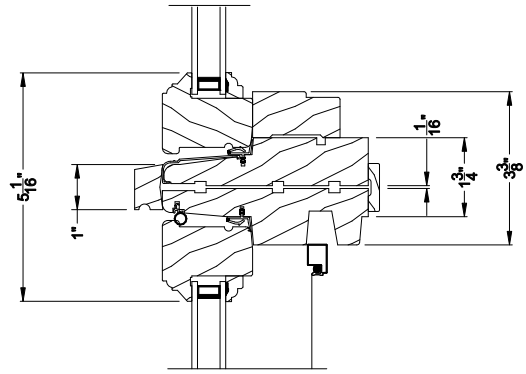
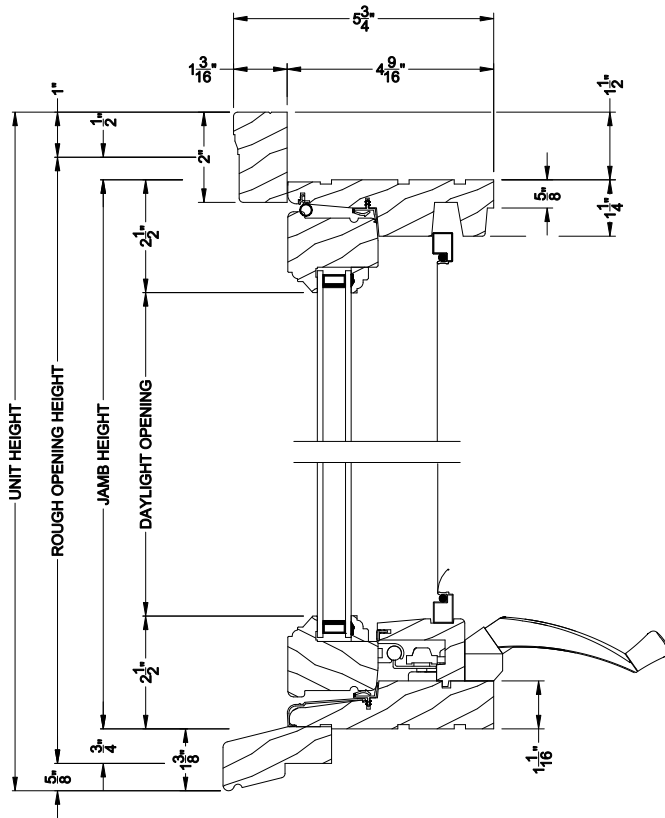
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Premium Wood Series™

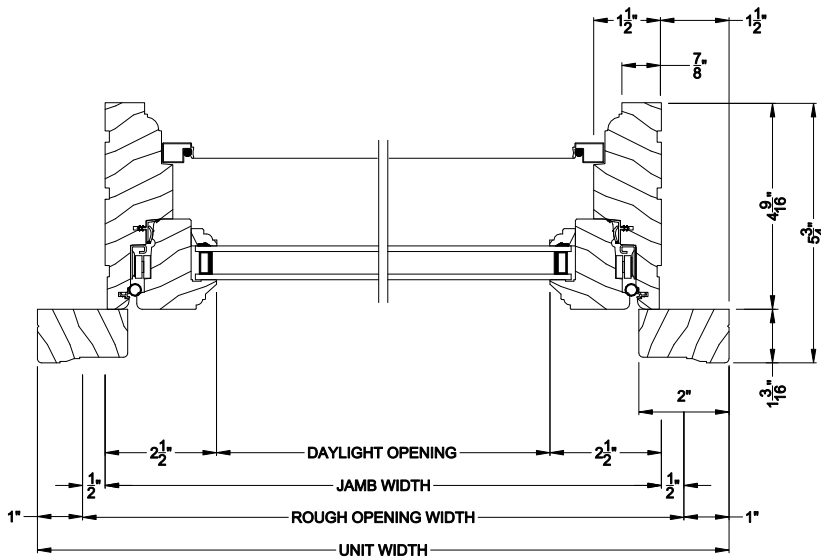
Awning Windows

CROSS SECTION DETAILS

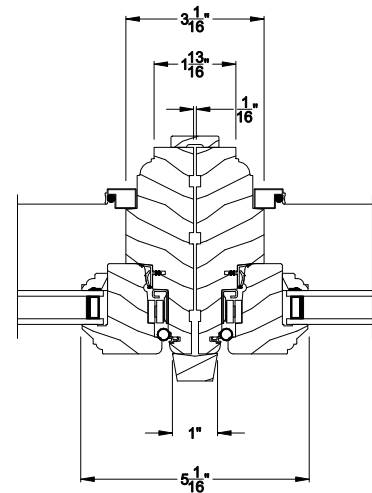


PREMIUM WOOD AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning

PREMIUM WOOD AWNING WINDOW (6204)
Vertical Section



PREMIUM WOOD AWNING WINDOW (6204)
Horizontal Section



PREMIUM WOOD AWNING WINDOW
Vertical Mull Section

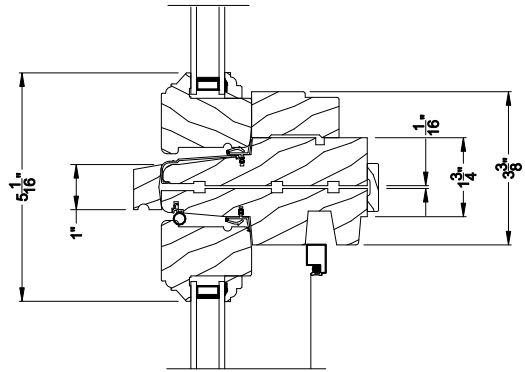
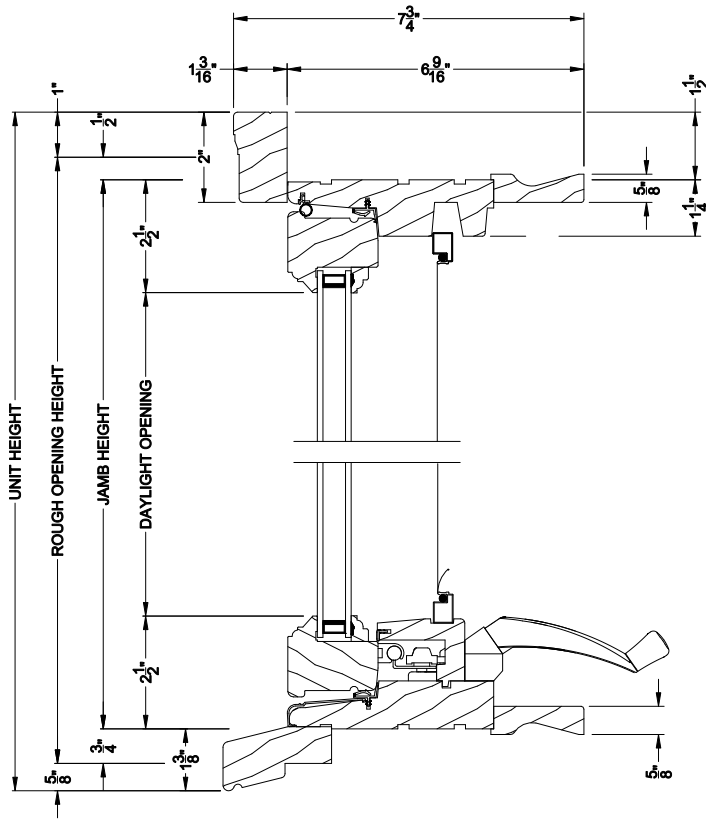
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

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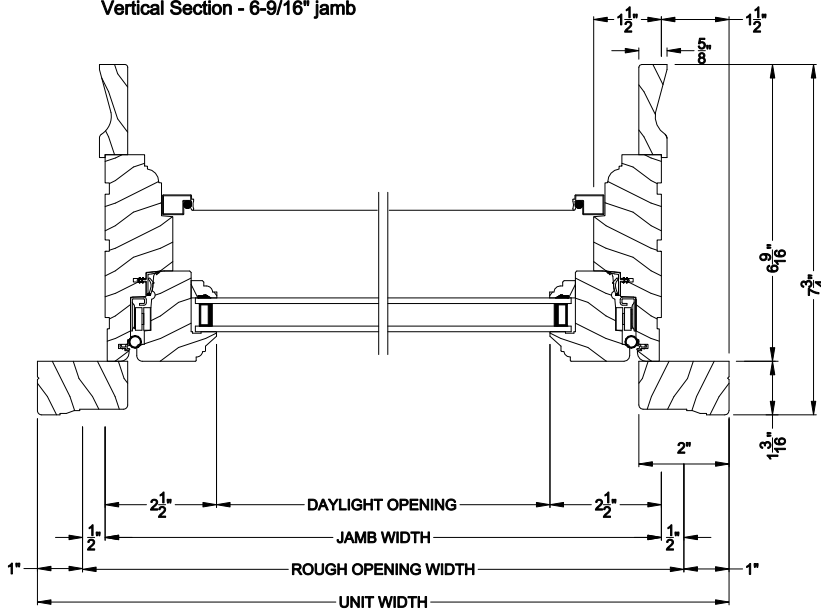
Awning Windows

CROSS SECTION DETAILS

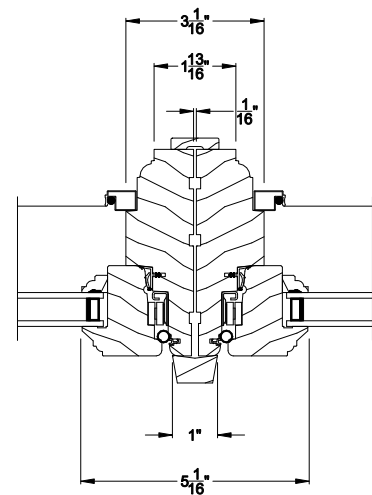


PREMIUM WOOD AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning

PREMIUM WOOD AWNING WINDOW (6204)
Vertical Section - 6-9/16" jamb



PREMIUM WOOD AWNING WINDOW (6204)
Horizontal Section - 6-9/16" jamb



PREMIUM WOOD AWNING WINDOW
Vertical Mull Section

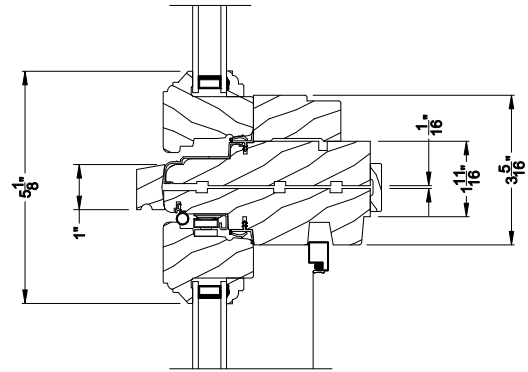
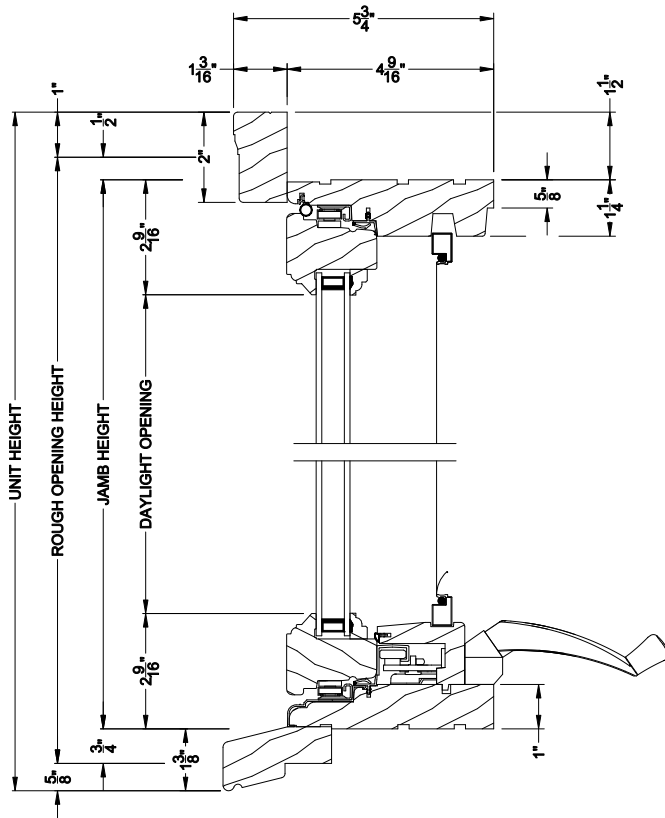
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

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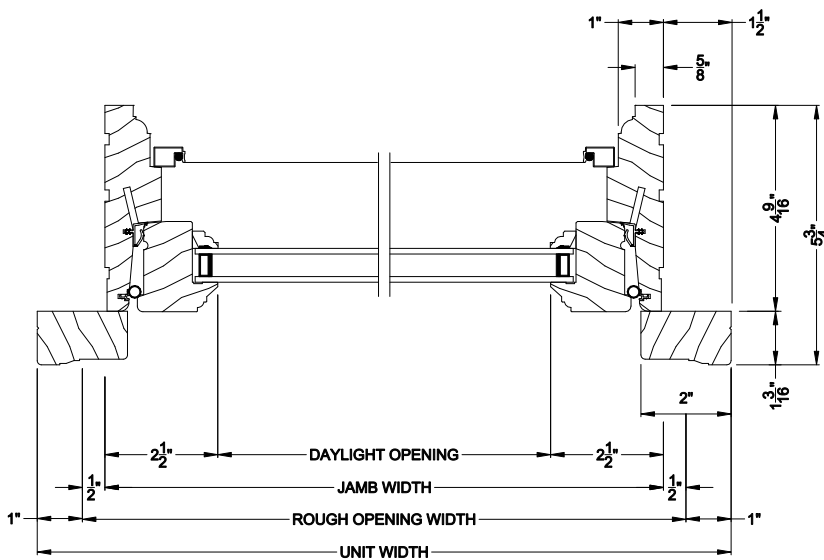
Casement Windows

CROSS SECTION DETAILS

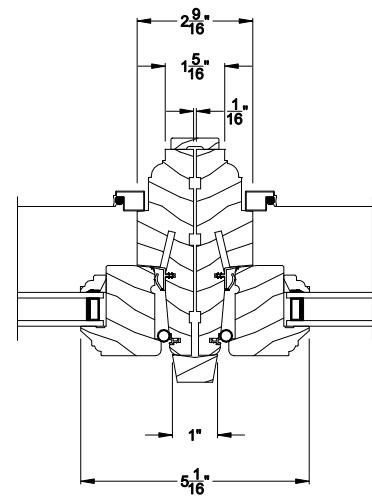


PREMIUM WOOD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement

PREMIUM WOOD CASEMENT WINDOW (6204)
Vertical Section



PREMIUM WOOD CASEMENT WINDOW (6204)
Horizontal Section



PREMIUM WOOD CASEMENT WINDOW
Vertical Mull Section

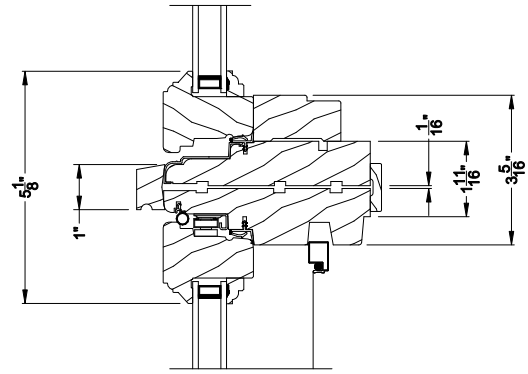
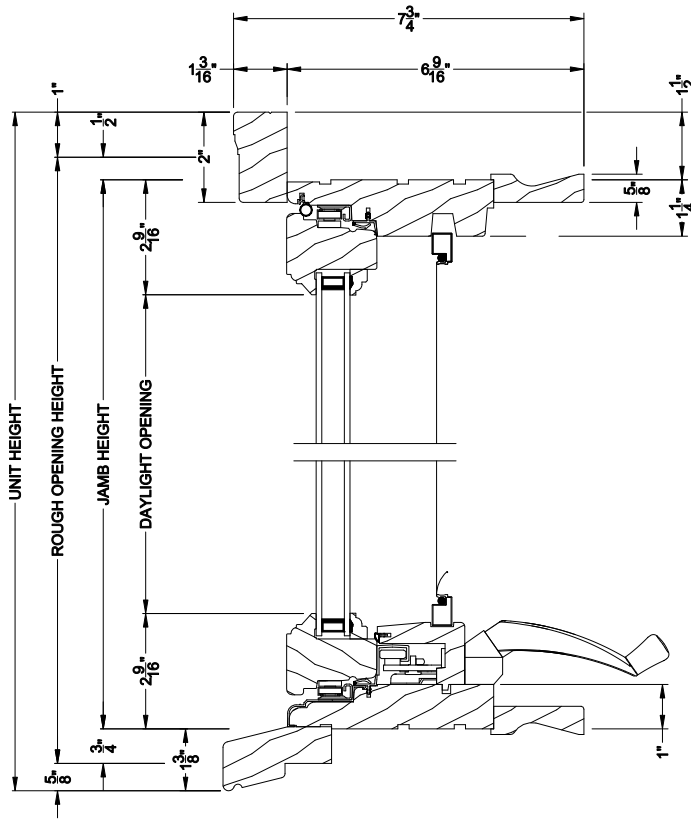
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

Premium Wood Series™

Casement Windows

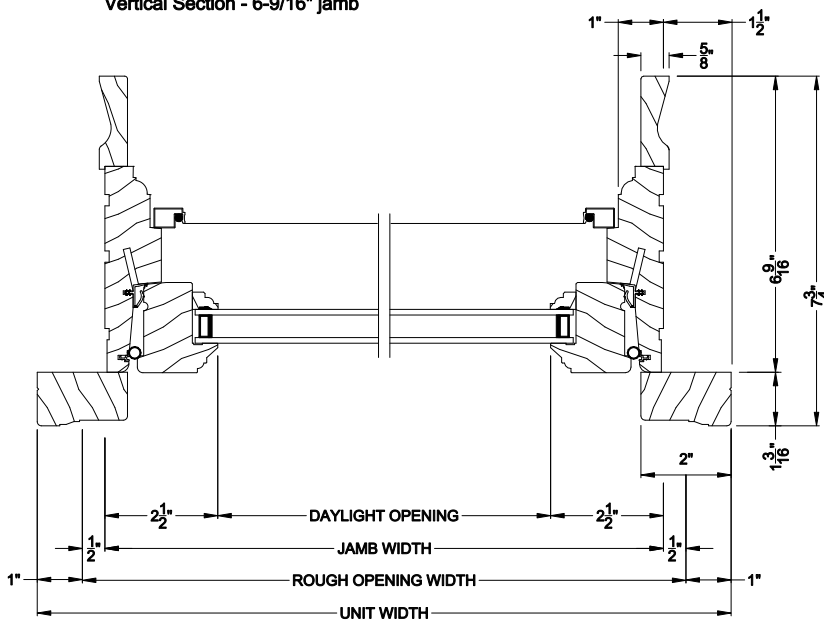
CROSS SECTION DETAILS



PREMIUM WOOD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement

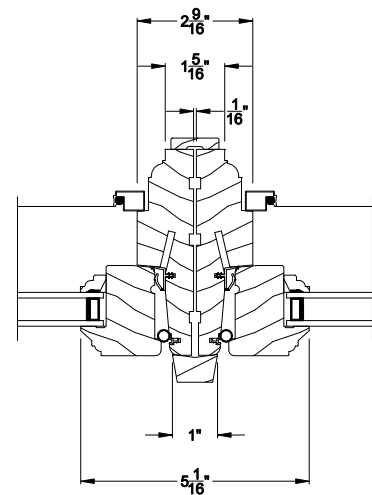
PREMIUM WOOD CASEMENT WINDOW (6204)

Vertical Section - 6-9/16" jamb



PREMIUM WOOD CASEMENT WINDOW (6204)

Horizontal Section - 6-9/16" jamb



PREMIUM WOOD CASEMENT WINDOW

Vertical Mull Section

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Proposed fence example



Proposed front walkway pavers

