

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7427 Caroll Ave., Takoma Park	<b>Meeting Date:</b>	4/8/2026
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	4/1/2026
<b>Applicant:</b>	Lonko Tuma (Alan Kinney, Agent)	<b>Public Notice:</b>	3/25/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	1152062	<b>Staff:</b>	Devon Murtha
<b>Proposal:</b>	Fenestration alterations and window replacement		

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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application with final details delegated to Staff prior to issuance of approval documents.

1. The applicant must submit material specifications for the proposed windows and doors that includes information about window mullions/grilles and measurements for the doors.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1945-5



*Figure 1: 7427 Carroll Avenue is located within the Takoma Park Historic District, annotated with a yellow star.*

The subject property is located on Carroll Avenue and contains a two-and-a-half story brick building executed in the Colonial Revival style. It is a Non-Contributing Resource within the Takoma Park Historic District. The house features a side-gabled roof and pedimented front entrance.



*Figure 2: View of subject property from Carroll Avenue (Montgomery County Planning, 2026)*

## **PROPOSAL**

The applicant is proposing to replace four (4) vinyl windows on the subject property with new Jeldwen vinyl windows.

- One (1) of the replacement windows will be located on the attic level of the façade. This window is currently a double hung window and will be replaced with a casement window.
- One (1) of the replacement windows will be installed on the southwest elevation. The window is a double-hung window that will be replaced with casement windows.
- Two (2) of the windows will be installed on the rear elevation. The attic window is currently a double hung window that will be replaced with a casement window. The window on the second story is a double hung window that will be replaced with a new double hung window.

Additionally, the applicant is proposing to remove one rear window on rear elevation and replace it with a Jeldwen vinyl door with metal guardrails and to enlarge another door opening and install Jeldwen vinyl sliding doors.



*Figure 3: Proposed alteration to façade.*



Figure 4: Proposed rear elevation.



Figure 5: View of proposed south elevation.

## **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)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

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

- The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), 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 district.

Most alterations and additions to Non-Contributing/Out-of-Period resources should be approved as a matter of course. The only exceptions would be major additions or alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

### ***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;
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied
- (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.

### **STAFF DISCUSSION**

Staff supports the proposal and recommends approval, with the condition that the applicant submit detailed material specifications or window order forms. Per the *Guidelines*, most alterations and additions to Non-Contributing resources should be approved as a matter of course, except for major additions or alterations to the scale and massing that affects the surrounding streetscape. Staff finds that the proposed fenestration alterations will not impact the scale and massing of the resource. Per Chapter 24A-8(d), the commission shall be lenient in its judgment of plans for structures of little historical or design significance. Staff finds that the majority of the alterations will be located on a rear addition and will not be at all visible at all from the right-of-way. The existing windows and doors are vinyl, and Staff finds that the installation of new, vinyl windows that are visible from the right-of-way will not have an impact on the district. New windows should be compatible with the overall appearance of the existing windows, especially on the front elevation, so as not to detract from the overall appearance of the façade and streetscape. Per *Standard 2*, no historic materials will be removed.



*Figure 4: Window replacement visible from the right-of-way along Carroll Avenue are annotated with a yellow box.*

Staff notes that the applicant has submitted some product brochures from Jeldwen, but has not specified details such as the options for the grilles. The applicant should submit order forms or specifications indicated the exact size and product details to Staff for review prior to issuance of final approval documents.

### **STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application with final details delegated to Staff prior to issuance of approval documents. The condition is that

1. The applicant must submit material specifications for the proposed windows and doors that includes information about window mullions/grilles and measurements for the doors.

under the Criteria for Issuance in Chapter 24A-8(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;

*The Takoma Park Historic District Guidelines;*

*the Secretary of the Interior's Standards for Rehabilitation #2 and #9;*

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 [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@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:

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

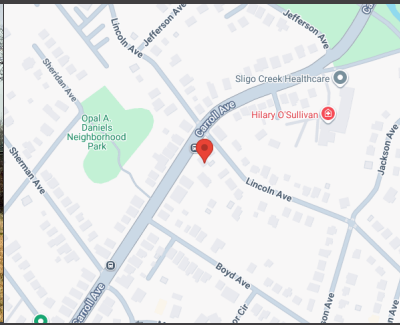
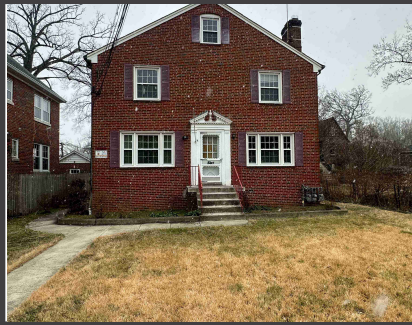
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

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



www.exactaland.com | office: 443.819.3994



**PROPERTY ADDRESS:**  
7427 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912

**SURVEY NUMBER:** 2602.5336

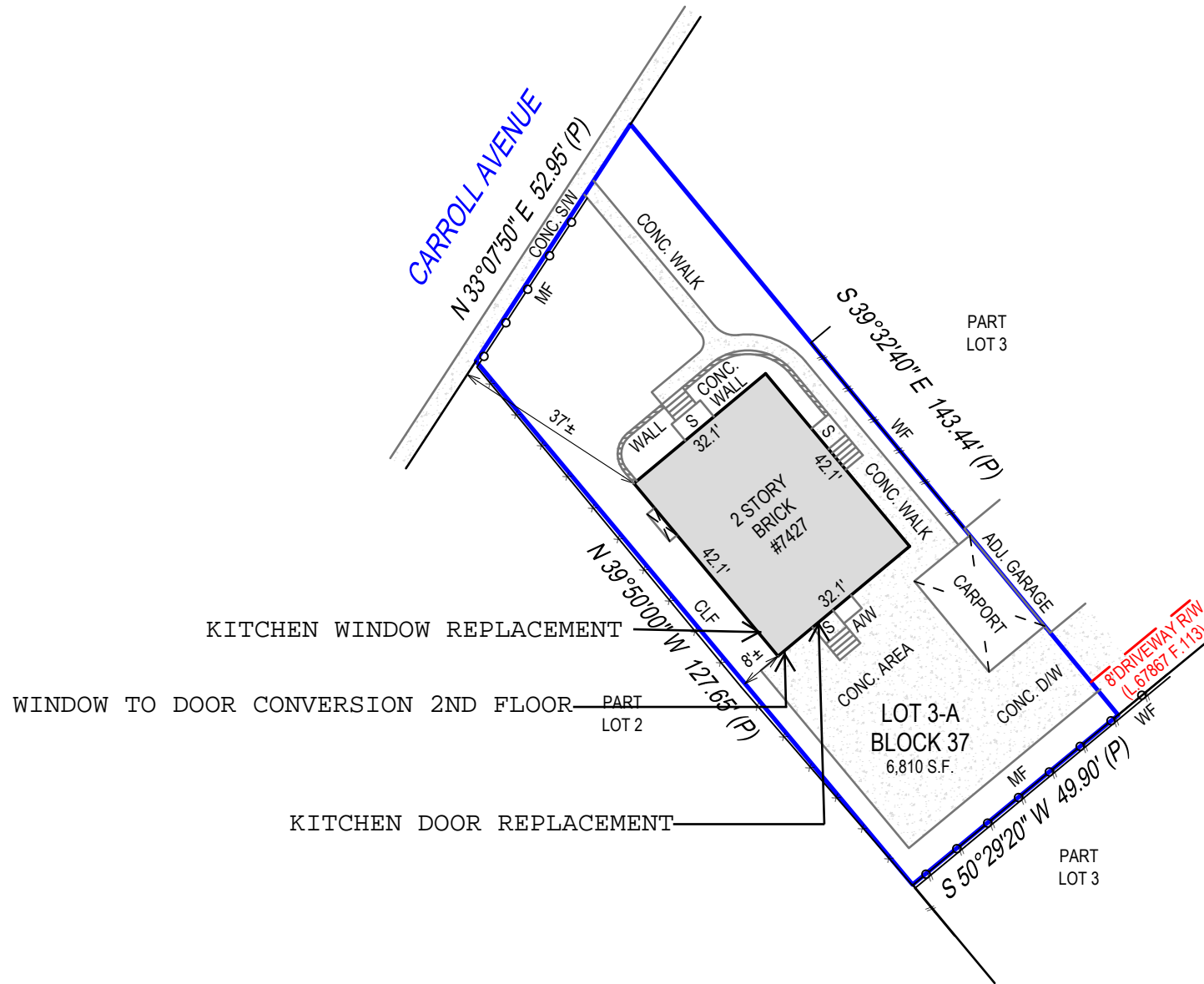
**DATE SIGNED:** 03/02/26      **FIELD WORK DATE:** 3/2/2026

**REVISION DATE(S):**  
(REV.0 3/2/2026)

**POINTS OF INTEREST**  
NONE VISIBLE

2602.5336  
LOCATION DRAWING  
MONTGOMERY COUNTY

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



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



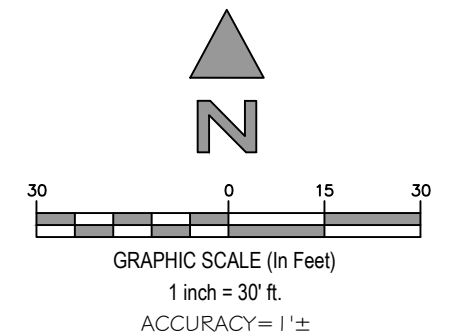
**Matthew Nigel Brien**  
State of Maryland Professional Land Surveyor  
License Number 21406  
Expires 6-08-2026



Exacta Land Surveyors, LLC  
LB#21937  
office: 443.819.3994  
4424 Ventura Way, Apt L | Aberdeen, MD 2100



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



**PROPERTY ADDRESS:**  
7427 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912

**SURVEY NUMBER:** 2602.5336

**CERTIFIED TO:**  
.

**DATE SIGNED:** 03/02/26

**BUYER:**

**LENDER:**

**TITLE COMPANY:**

**COMMITMENT DATE:** NOT REVIEWED    **CLIENT FILE NO:**

**LEGAL DESCRIPTION:**  
LOT NUMBER 3-A IN BLOCK NUMBERED 37 IN THE SUBDIVISION KNOWN AS "B.F. GILBERT'S SUBDIVISION, TAKOMA PARK" AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 47 AT PLAT 3582.

**FLOOD ZONE INFORMATION:**

**GENERAL SURVEYORS NOTES:**

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. **If this is a House Location Drawing, it is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.**
3. If this is a House Location Drawing, it does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/ or right-of-way may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
11. Building measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
12. **If this is a House Location Drawing, it is for informational purposes only. Per Maryland State code it may NOT be relied upon to determine boundaries and may NOT be used for building permits or construction.**

**SURVEYORS LEGEND:**

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	<b>FIP</b> - Found Iron Pipe
	Center Line	(D) - Deed	<b>FIPC</b> - Found Iron Pipe & Cap
	Chain Link or Wire Fence	(F) - Field	<b>FIR</b> - Found Iron Rod
	Easement	(M) - Measured	<b>FIRC</b> - Found Iron Rod & Cap
	Edge of Water	(P) - Plat	<b>FN</b> - Found Nail
	Iron Fence	(R) - Record	<b>FN&amp;D</b> - Found Nail & Disc
	Overhead Lines	(S) - Survey	<b>FRRSPK</b> - Found Rail Road Spike
	Structure	A/C - Air Conditioning	<b>GAR</b> - Garage
	Survey Tie Line	AE - Access Easement	<b>GM</b> - Gas Meter
	Vinyl Fence	ANE - Anchor Easement	<b>ID</b> - Identification
	Wall or Party Wall	ASBL - Accessory Setback Line	<b>IE/EE</b> - Ingress/Egress Easement
	Wood Fence	B/W - Bay/Box Window	<b>ILL</b> - Illegible
SURFACE TYPES		BC - Block Corner	<b>INST</b> - Instrument
	Asphalt	BFP - Backflow Preventer	<b>INT</b> - Intersection
	Brick or Tile	BLDG - Building	<b>IRRE</b> - Irrigation Easement
	Concrete	BLK - Block	<b>L</b> - Length
	Covered Area	BM - Benchmark	<b>LAE</b> - Limited Access Easement
	Water	BR - Bearing Reference	<b>LB#</b> - License No. (Business)
	Wood	BRL - Building Restriction Line	<b>LBE</b> - Limited Buffer Easement
SYMBOLS		BSMT - Basement	<b>LE</b> - Landscape Easement
	Benchmark	C - Curve	<b>LME</b> - Lake/Landscape Maintenance Easement
	Center Line	C/L - Center Line	<b>LS#</b> - License No. (Surveyor)
	Central Angle or Delta	C/P - Covered Porch	<b>MB</b> - Map Book
	Common Ownership	C/S - Concrete Slab	<b>ME</b> - Maintenance Easement
	Control Point	CATV - Cable TV Riser	<b>MES</b> - Mitered End Section
	Catch Basin	CB - Concrete Block	<b>MF</b> - Metal Fence
	Elevation	CH - Chord Bearing	<b>MH</b> - Manhole
	Fire Hydrant	CHIM - Chimney	<b>MHWL</b> - Mean High Water Line
	Find or Set Monument	CLF - Chain Link Fence	<b>NR</b> - Non-Radial
	Guywire or Anchor	CME - Canal Maintenance Easement	<b>NTS</b> - Not to Scale
	Manhole	CO - Clean Out	<b>NAVD88</b> - North American Vertical Datum 1988
	Tree	CONC - Concrete	<b>NGVD29</b> - National Geodetic Vertical Datum 1929
	Utility or Light Pole	COR - Corner	<b>OG</b> - On Ground
	Well	CS/W - Concrete Sidewalk	<b>ORB</b> - Official Records Book
		CUE - Control Utility Easement	<b>ORV</b> - Official Record Volume
		CVG - Concrete Valley Gutter	<b>O/A</b> - Overall
		D/W - Driveway	<b>O/S</b> - Offset
		DE - Drainage Easement	<b>OFF</b> - Outside Subject Property
		DF - Drain Field	<b>OH</b> - Overhang
		DH - Drill Hole	<b>OHL</b> - Overhead Utility Lines
		DUE - Drainage & Utility Easement	<b>OHWL</b> - Ordinary High Water Line
		ELEV - Elevation	<b>ON</b> - Inside Subject Property
		EM - Electric Meter	<b>P/E</b> - Pool Equipment
		ENCL - Enclosure	<b>PB</b> - Plat Book
		ENT - Entrance	<b>PC</b> - Point of Curvature
		EOP - Edge of Pavement	<b>PCC</b> - Point of Compound Curvature
		EOW - Edge of Water	<b>PCP</b> - Permanent Control Point
		ESMT - Easement	<b>PI</b> - Point of Intersection
		EUB - Electric Utility Box	<b>PLS</b> - Professional Land
		F/DH - Found Drill Hole	
		FCM - Found Concrete Monument	
		FF - Finished Floor	

**JOB SPECIFIC SURVEYOR NOTES:**

THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK 47 AT PAGE 3582 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

ACCURACY EQUALS ONE FOOT PLUS OR MINUS



Exacta Land Surveyors, LLC  
LB#21937  
office: 443.819.3994  
4424 Ventura Way, Apt L | Aberdeen, MD 2100

**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**  
**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**



Exacta Land Surveyors, LLC  
1220 E Churchville Road | Suite 100  
Bel Air, MD 21014LB# 21535

Contact Us  
444.692.6523  
Toll Free: 866.735.1916  
www.exactamd.com

## STATE OF MARYLAND REQUIRED APPROVAL FORM

Prior to closing, please sign & email this page to supportmd@exactaland.com for comar compliance

Exacta Land Surveyors, LLC. has been requested to prepare a location drawing. A location drawing shows the property inspected and the locations of buildings or other visible improvements affecting the property. **A location drawing is not a boundary survey and cannot be relied upon by anyone to show where the property's boundaries lie.**

The only purpose of a location drawing is to provide some assurance that improvements are located on the property. This assurance is for the use of a lender or an insurer only. If a boundary survey, which could be relied upon for various purposes (for example setting the property markers, erecting a fence, building a garage, or making other improvements on the property) is desired, a surveyor should be contacted independently.

The cost of a boundary survey will be greater than the cost of a location drawing. For further information, contact: Exacta Land Surveyors, LLC at 1220 E Churchville Road, Suite 100, Bel Air, MD 20613, (443) 692-6523 or www.exactamd.com.

I/we have read and understand that, in the absence of any problem revealed by or during the preparation of this drawing, it will be all that is required by the lending institutions and title companies for settlement

I/we request a boundary survey that will include a location drawing, and will identify property boundary lines and mark property boundary corners. I/we have read and understand that this may not be required for settlement purposes.

Customer(s) Signature:

Date: 02/03/2026

Phone Number: (215) 253-9568

*This form is in connection with the purchase or refinancing of the property located at:*

**Property Address:** 7427 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912

**Client Name:** SELF PAY - MARYLAND (AIKEN)

**Job Number:** 2602.5336

**Legal Description:**

LOT NUMBER 3-A IN BLOCK NUMBERED 37 IN THE SUBDIVISION KNOWN AS "B.F. GILBERT'S SUBDIVISION, TAKOMA PARK" AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 47 AT PLAT 3582.

# Tuma Residence

## 7427 Carroll Avenue

### Takoma Park, MD. 20912

#### STRUCTURAL NOTES

SOIL BEARING AND WATER CONDITION: ASSUMED SOIL BEARING CAPACITY OF 1500 PSF (MIN) WITH A LATERAL PRESSURE OF 60 PSF.

LIVE LOADS: ROOF \_\_\_\_\_ 30 PSF 15 PSF DEAD LOAD Unreduced  
 FLOOR \_\_\_\_\_ 40 PSF 15 PSF  
 STAIRWAY \_\_\_\_\_ 100 PSF 15 PSF  
 WIND LOAD \_\_\_\_\_ 1.1 PSF

BACKFILL: SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS ON GRADE

FOUNDATIONS: BOTTOMS OF THE ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH GRADE. ALL FOOTINGS SHALL BE AS SHOWN ON FOOTING PLANS AND PROJECT 1" INTO UNDISTURBED EXISTING NATURAL GROUND HAVING ALLOWABLE BEARING CAPACITY AS PER SOIL CONSULTANT'S RECOMMENDATIONS. DEPTHS AND SIZES OF ALL FOOTINGS SHALL BE VERIFIED IN THE FIELD. DEPTHS SHALL BE SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN ASSUMED.

CONCRETE: ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318. 28-DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

F<sub>c</sub> = 2,500 PSI FOR FOOTINGS, INTERIOR SLABS ON GRADE AND FILL IN CONCRETE BLOCKS.  
 F<sub>c</sub> = 3,000 PSI FOR EXTERIOR SLABS ON GRADE.  
 F<sub>c</sub> = 4,000 PSI FOR PRECAST CONCRETE UNITS.

ALL ROOFING MATERIALS TO HAVE ICE DAMMING PROTECTION

WOOD SPECIES AND GRADE: HEM-FIR (SURFACED DRY OR SURFACED GREEN USED AT 14% MAX. MO. OR BETTER WITH THE FOLLOWING DESIGN VALUES:

F<sub>b</sub> = 1,150 PSI (SINGLE MEMBER)  
 F<sub>v</sub> = 75 PSI  
 F<sub>c</sub> = 825 PSI  
 E = 1,400,000 PSI

LAMINATED VENEER LUMBER: MICRO-LAM LUMBER OR BETTER WITH THE FOLLOWING DESIGN PROPERTIES:

F<sub>b</sub> = 2,800 PSI  
 F<sub>v</sub> = 285 PSI  
 F<sub>c</sub> = 2,100 PSI  
 E = 2,000,000 PSI

VERTICAL LOAD TRANSFER: ALL STRUCTURAL POSTS MUST BE VERTICALLY ALIGNED AND BLOCKED TO PROVIDE CONTINUOUS BEARING TO FOUNDATION.

#### CODE:

- Plans conform with IRC 2021
- All wood in contact with soil or masonry foundations will meet the ASTM standard A 153 and A 653, class 1B5.
- All framing lumber to be SPP#2 unless indicated otherwise.
- Design criteria used are as follows:
  - Roof load - 30lbs/sf.
  - Roof and floor dead load - 10lbs/sf.
  - Seismic design category B.
  - Termite damage susceptibility - moderate to heavy.
  - Winter design temperature - 15 degrees F, -9 degrees C.
  - Sub jectivity to damage from weather - heavy.
  - Sub jectivity to decay - moderate.
  - Floor live load in non-sleeping areas - 40lbs/sf.
  - Floor live load in sleeping areas - 30lbs/sf.
  - Wind speed - 115 mph (3 sec. gust method) 115 mph 40 m/s.
  - Frost line depth - 30"
  - Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists.
  - Roof sheathing - 1/2" OSB with spacers.
  - Roofing - 2 1/2lb per square asphalt shingles over 15lb. felt.

#### DRAWING INDEX

COVER	001
EX. FLOOR PLANS	A001
EX. FLOOR PLANS	A002
PROPOSED FLOOR PLANS	A003
PROPOSED FLOOR PLANS	A004
FLOOR FRAMING and SECTION	A005

#### SCOPE OF WORK:

- 1- DEMO WINDOWS AS SHOWN TO REPLACE.
- 2- REPLACE KITCHEN DOOR HEADER AND LINTEL. INSTALL NEW LARGER DOOR.
- 3- CONSTRUCT NEW WALLS AND BATH IN ATTIC.
- 4- DEMO KITCHEN WINDOW TO INSTALL SMALLER WINDOW.

### LINTEL SCHEDULE

IN BRICK VENEER AS FOLLOWS:

LINTEL	MO. OPENING
L 3 - 1/2x3 - 1/2x1/4	UP TO 3'-0"
L 3 - 1/2x3 - 1/2x1/4	3'-1" TO 4'-0"
L 4x3 - 1/2x1/4	4'-1" TO 5'-0"
L 4x3 - 1/2x5/16	5'-1" TO 6'-0"
L 5x3 - 1/2x5/16	6'-1" TO 7'-0"
L 6x4x3/8	7'-1" TO 8'-0"
L 6x4x3/8	8'-1" TO 9'-0"
	> 9'-0" CONSULT A/E

Description	Date
-------------	------

**Tuma Residence**  
**7427 Carroll Avenue**  
**Takoma Park, MD. 20912**

Date: 9/18/2026

Drawn By: A&LK LOML

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

Sheet Number:

**001**

Cover Sheet

**LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION

**SCOPE OF WORK:**  
 1- DEMO WINDOWS AS SHOWN TO REPLACE  
 2- REPLACE KITCHEN DOOR HEADER AND LINTEL. INSTALL NEW LARGER DOOR.  
 3- CONSTRUCT NEW WALLS AND BATH IN ATTIC.  
 4- DEMO KITCHEN WINDOW TO INSTALL SMALLER WINDOW.

**WINDOW SCHEDULE**

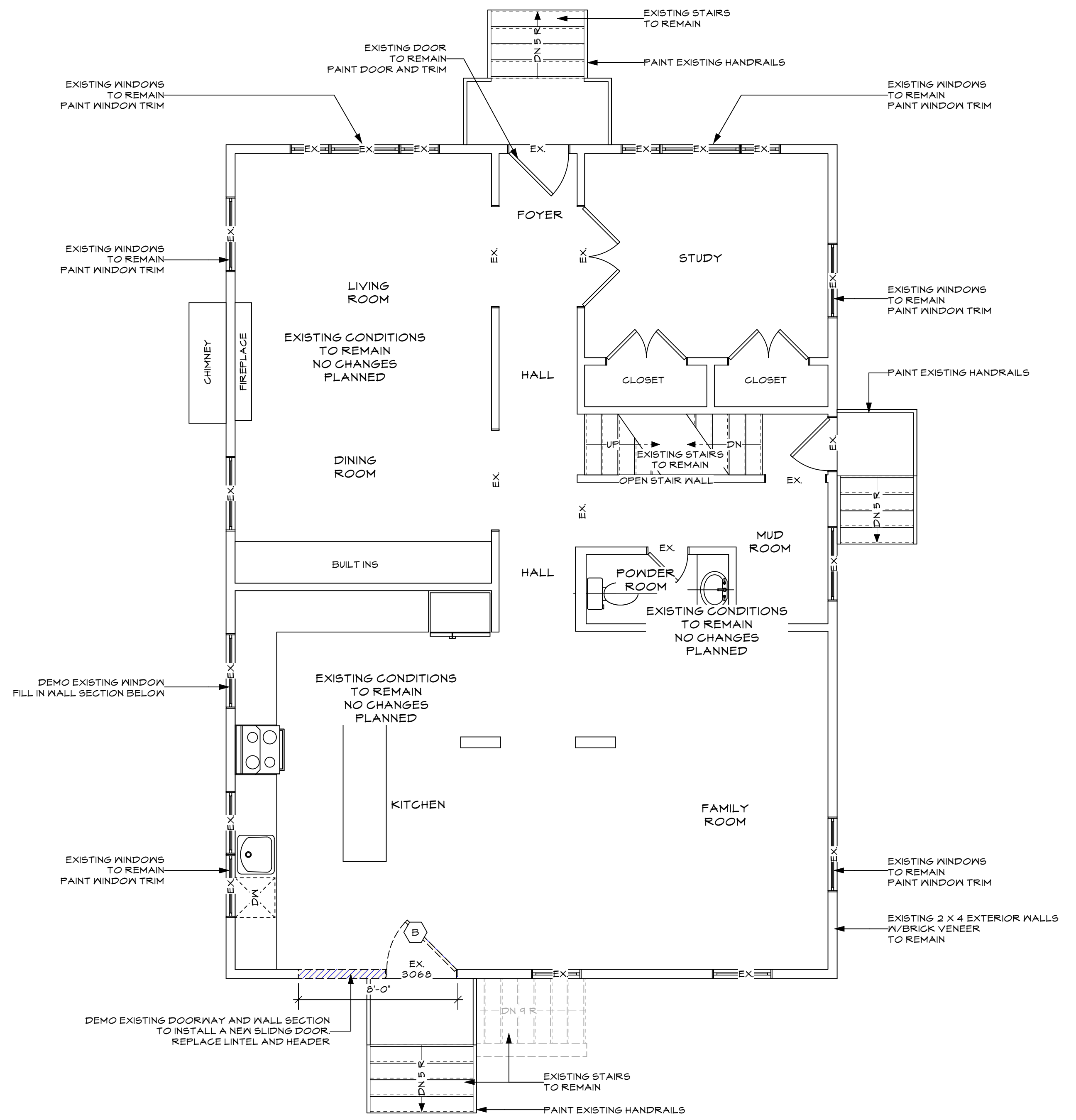
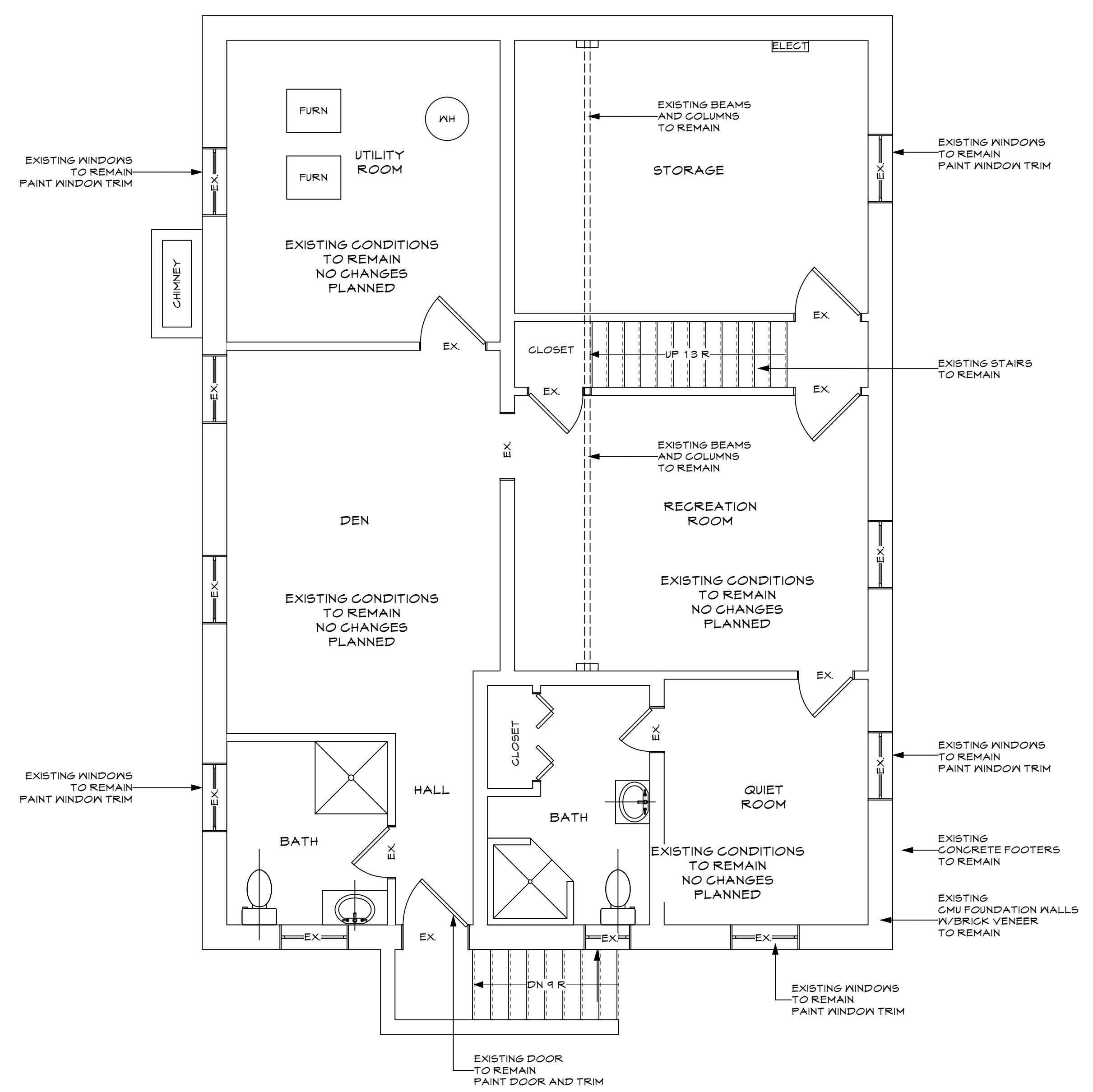
MARK	SIZE	ROUGH OPENING SIZE	TYPE	NOTES
<b>FIRST FLOOR</b>				
1	3236	37 3/4" X 35 3/4"	DOUBLE HUNG	WHITE VINYL
<b>SECOND FLOOR</b>				
2	2030	23 3/4" X 35 3/4"	DOUBLE HUNG	TEMPERED, WHITE VINYL
<b>ATTIC FLOOR</b>				
3	2648	29 3/4" X 47 3/4"	DOUBLE HUNG	TEMPERED, WHITE VINYL
4	2648	29 3/4" X 47 3/4"	CASEMENT	EGRESS, WHITE VINYL

NOTES:  
 1. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE SAFETY GLAZING AND BE LABELED PER IBC 2406.  
 2. MIN. PENETRATION U FACTOR FOR GLAZING-0.30

**DOOR SCHEDULE**

MARK	TYPE	DOOR SIZE	DOOR		FRAME		REMARKS
			MATERIAL	FINISH	MAT.	FINISH	
<b>BASEMENT</b>							
A	NOT USED			NOT USED			
<b>FIRST FLOOR</b>							
B	EXT. SLIDING DOOR	8'-0" X 6'-8"	VINYL FRAME	PTD	WD	PTD	WHITE
<b>SECOND FLOOR</b>							
C	BI-PART SWING SIMPLE	3'-0" X 6'-8"	VINYL FRAME	PTD	WD	PTD	WHITE

NOTE: MIN. U FACTOR FOR GLAZING WILL MEET 0.30 AND A SHGC VALUE OF 0.4 ALL DOORS TO HAVE A U FACTOR OF 0.30



Description	Date

**Tuma Residence**  
 7427 Carroll Avenue  
 Takoma Park, MD. 20912

Date: 3/18/2026  
 Drawn By: AMLK LOML  
 Scale: 1/4" = 1'-0"  
 Sheet Number:  
**A001**  
 Existing Floor Plans



**LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION

**SCOPE OF WORK:**  
 1- DEMO WINDOWS AS SHOWN TO REPLACE  
 2- REPLACE KITCHEN DOOR HEADER AND LINTEL. INSTALL NEW LARGER DOOR.  
 3- CONSTRUCT NEW WALLS AND BATH IN ATTIC.  
 4- DEMO KITCHEN WINDOW TO INSTALL SMALLER WINDOW.

**WINDOW SCHEDULE**

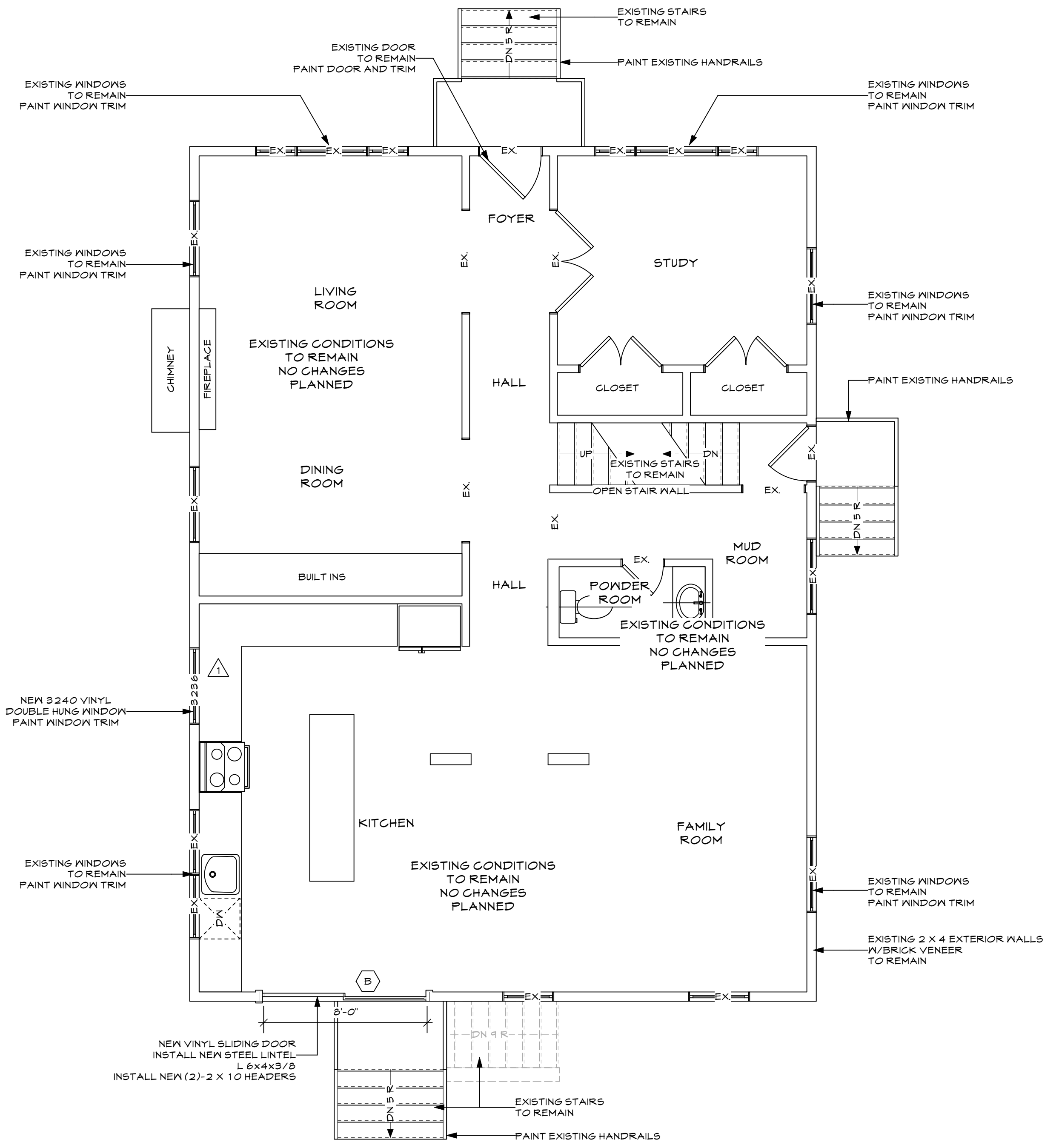
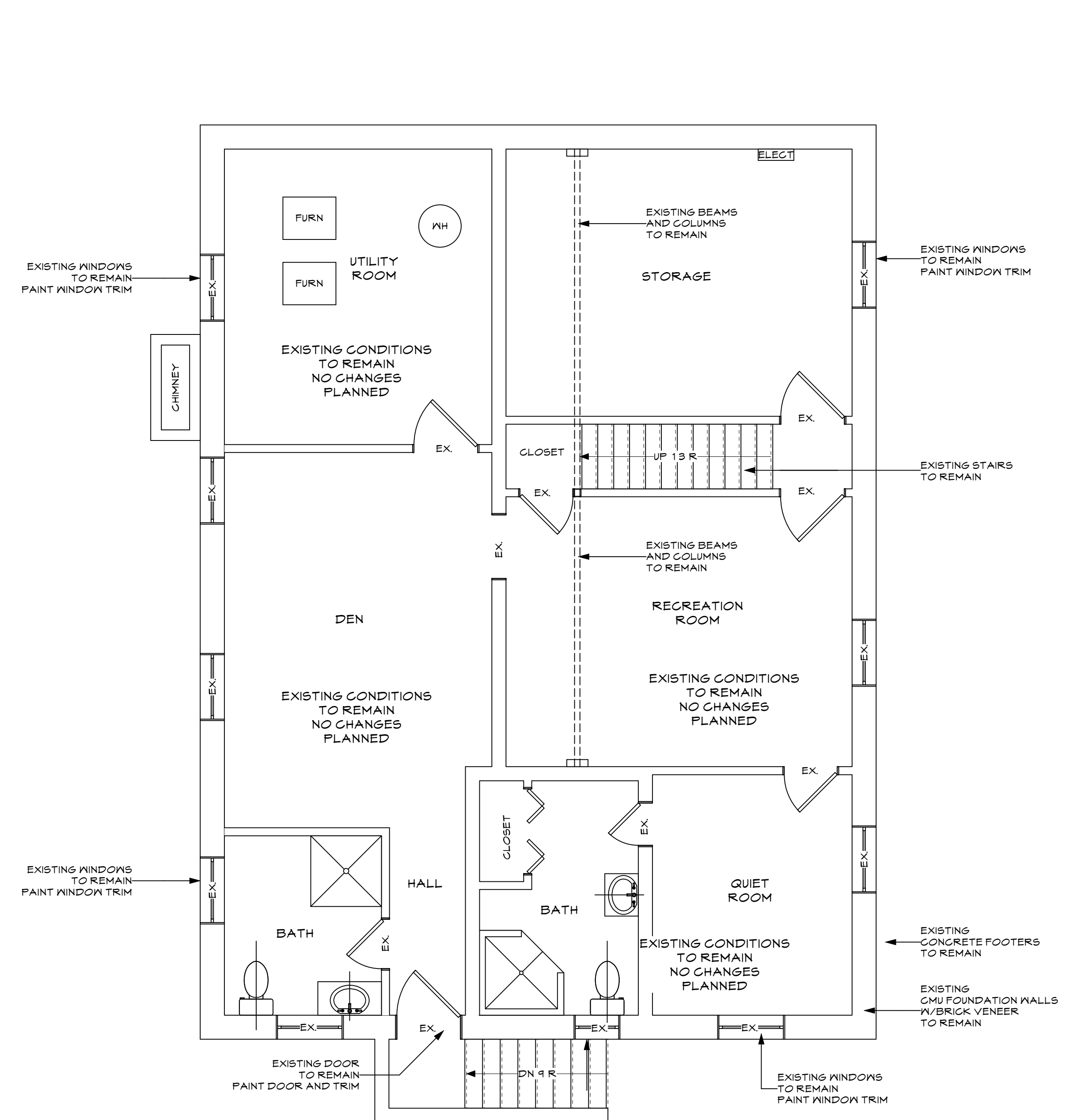
MARK	SIZE	ROUGH OPENING SIZE	TYPE	NOTES
FIRST FLOOR				
1	3236	37 3/4" X 35 3/4"	DOUBLE HUNG	WHITE VINYL
SECOND FLOOR				
2	2090	23 3/4" X 35 3/4"	DOUBLE HUNG	TEMPERED, WHITE VINYL
ATTIC FLOOR				
3	2648	29 3/4" X 41 3/4"	DOUBLE HUNG	TEMPERED, WHITE VINYL
4	2648	29 3/4" X 41 3/4"	CASEMENT	EGRESS, WHITE VINYL

NOTES:  
 1. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE SAFETY GLAZING AND BE LABELED PER IBC 2406.3.  
 2. MIN. PENETRATION FACTOR FOR GLAZING=0.90

**DOOR SCHEDULE**

MARK	TYPE	DOOR SIZE	DOOR		FRAME		REMARKS	
			MATERIAL	FINISH	MAT.	FINISH		
A	BASEMENT	NOT USED					NOT USED	
B	FIRST FLOOR	EXT. SLIDING DOOR	8'-0" X 6'-8"	VINYL FRAME	PTD	WD	PTD	WHITE
C	SECOND FLOOR	BI-PART SWING SIMPLE	3'-0" X 6'-8"	VINYL FRAME	PTD	WD	PTD	WHITE

NOTE: MIN. U FACTOR FOR GLAZING WILL MEET 0.90 AND A SHGC VALUE OF 0.4 ALL DOORS TO HAVE A U FACTOR OF 0.30



Description Date

**Tuma Residence**  
 7427 Carroll Avenue  
 Takoma Park, MD. 20912

Date: 9/18/2026

Drawn By: A1LK LOML

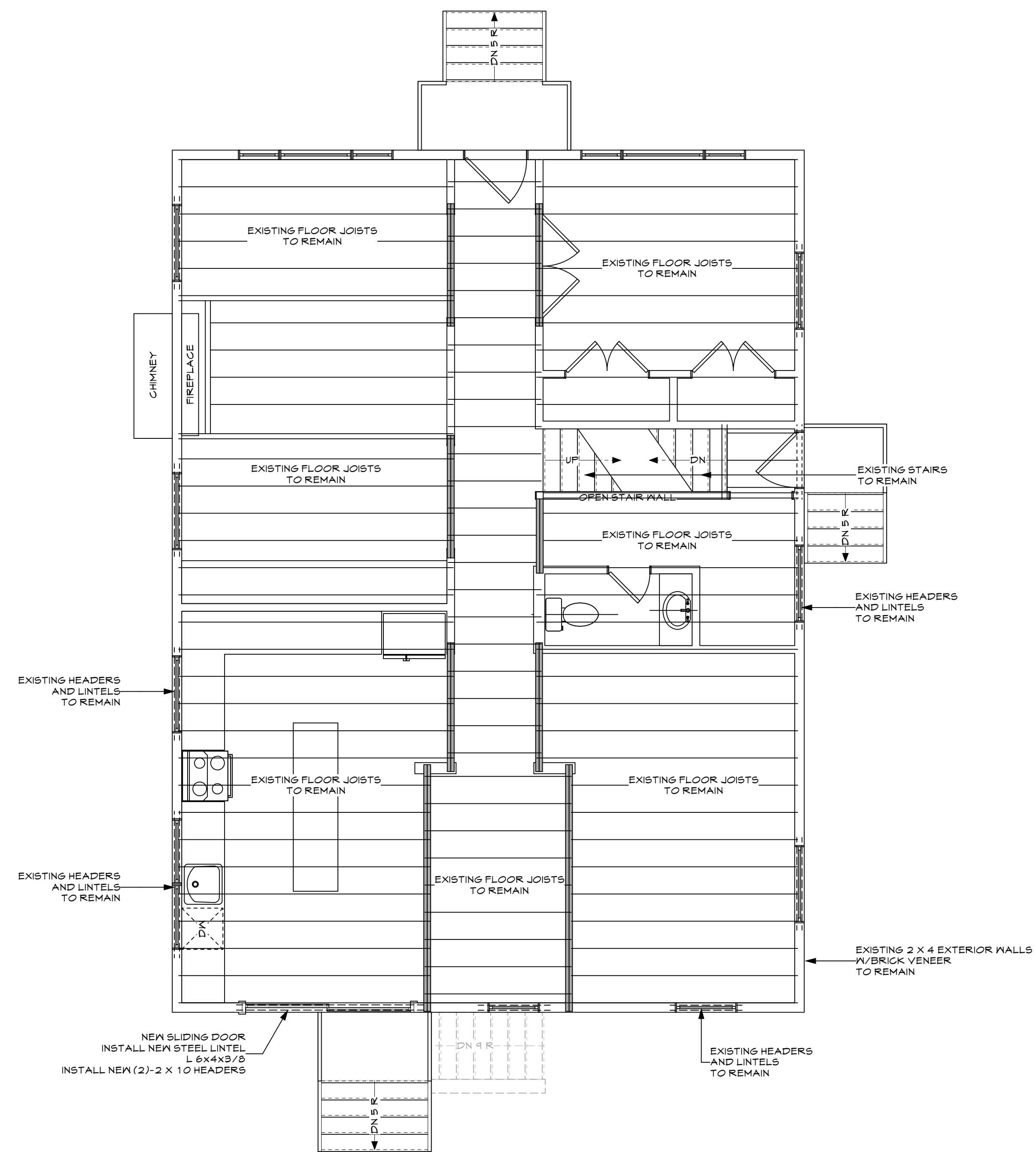
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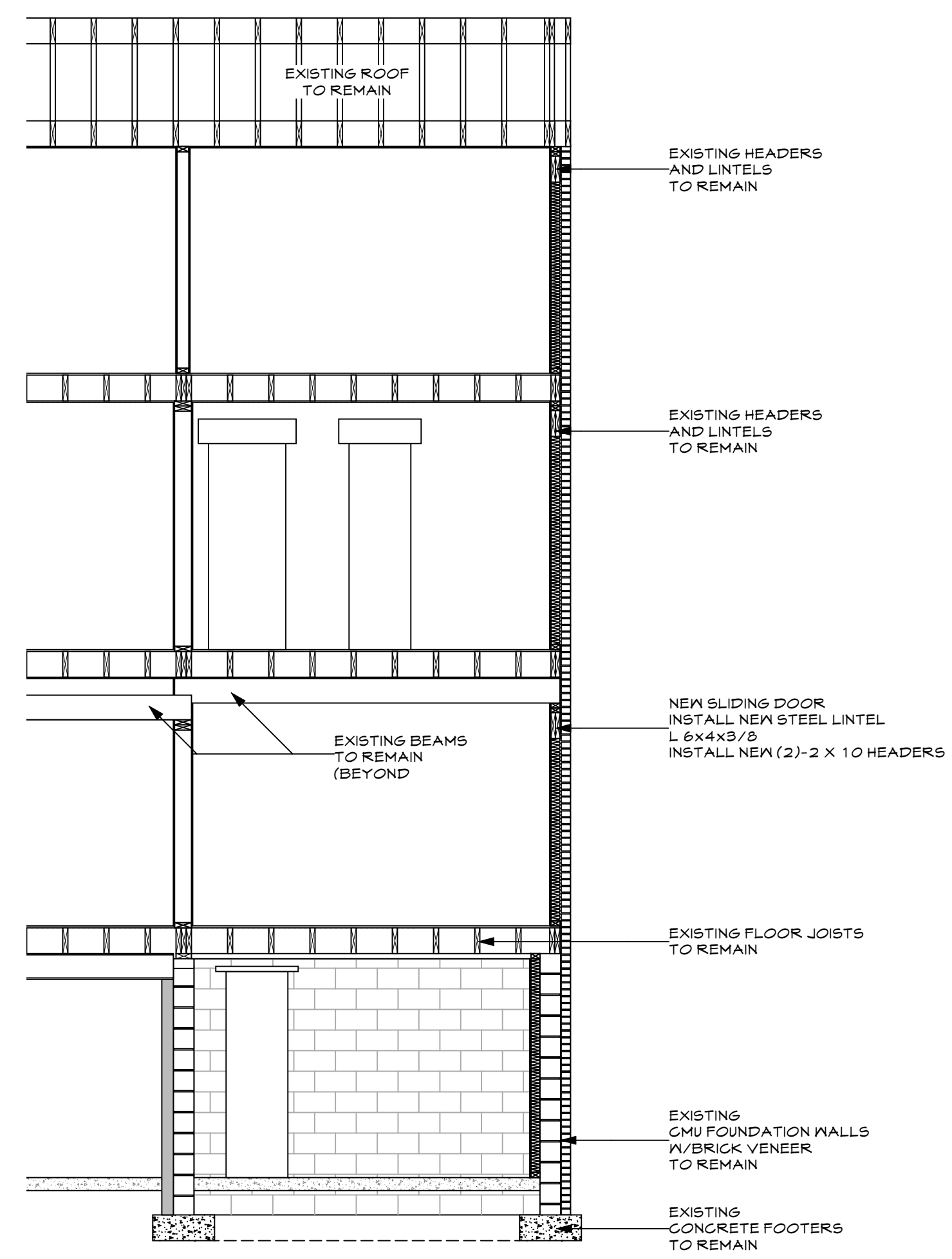
**A003**

Proposed Floor Plans





**9 2nd Floor Framing Plan**  
Scale: 1/4" = 1'-0"



**10 Section**  
Scale: 1/4" = 1'-0"

Description	Date

**Tuma Residence**  
**7427 Carroll Avenue**  
**Takoma Park, MD. 20912**

Date: 9/18/2026

Drawn By: A4LK LOML

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

Sheet Number:

**A005**  
 Floor Framing Plan and  
 Section



EXISTING VINYL DOUBLE HUNG WINDOW  
TO BE REPLACED

FRONT OF HOME



NEW 2640 VINYL CASEMENT WINDOW  
IN EXISTING OPENING

FRONT OF HOME

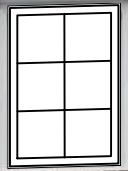
EXISTING VINYL WINDOW  
TO BE REPLACED  
USING EXISTING OPENING

EXISTING VINYL WINDOW  
TO BE REPLACED  
USING EXISTING OPENING

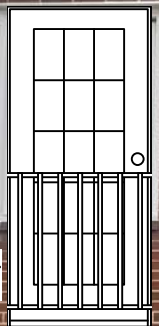
DEMO EXISTING DOOR  
TO ENLARGED OPENING

8'-0" X 6'-8"



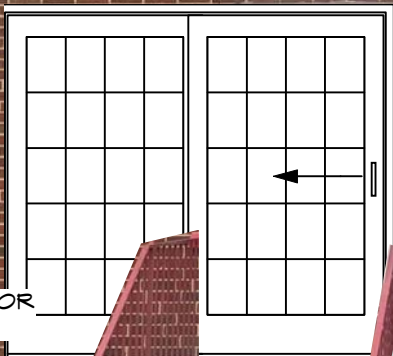


NEW 2640 VINYL TEMPERED WINDOW  
IN EXISTING OPENING



NEW 3268 VINYL DOOR  
W/METAL GUARDRAILS

NEW TEMPERED  
VINYL DOUBLE HUNG WINDOW  
IN EXISTING OPENING




NEW 8068 VINYL SLIDING DOOR  
IN ENLARGED OPENING

REAR OF HOME



EXISTING VINYL WINDOW  
TO BE REMOVED



NEW 3240 VINYL CASEMENT WINDOW  
IN FILLED IN OPENING  
TO MATCH EXISTING WINDOWS







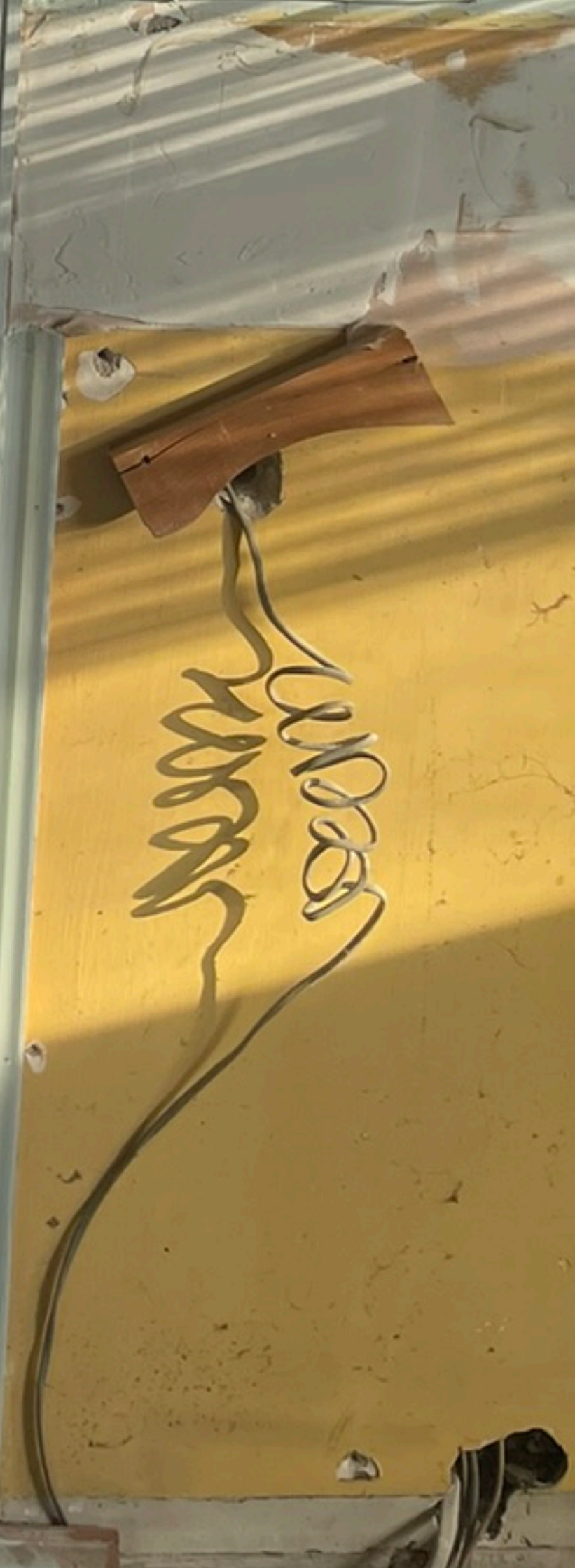






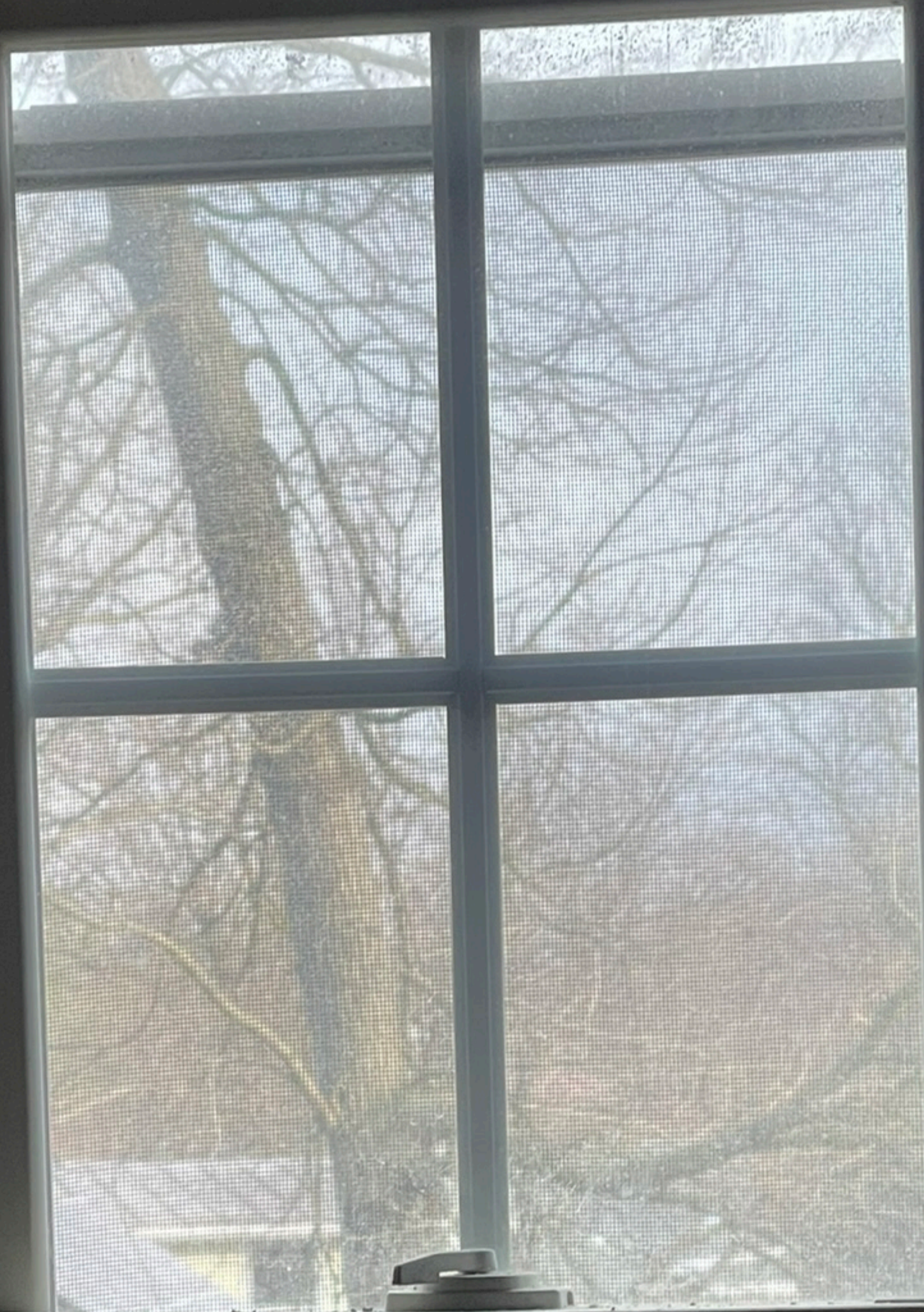


11/11/2023









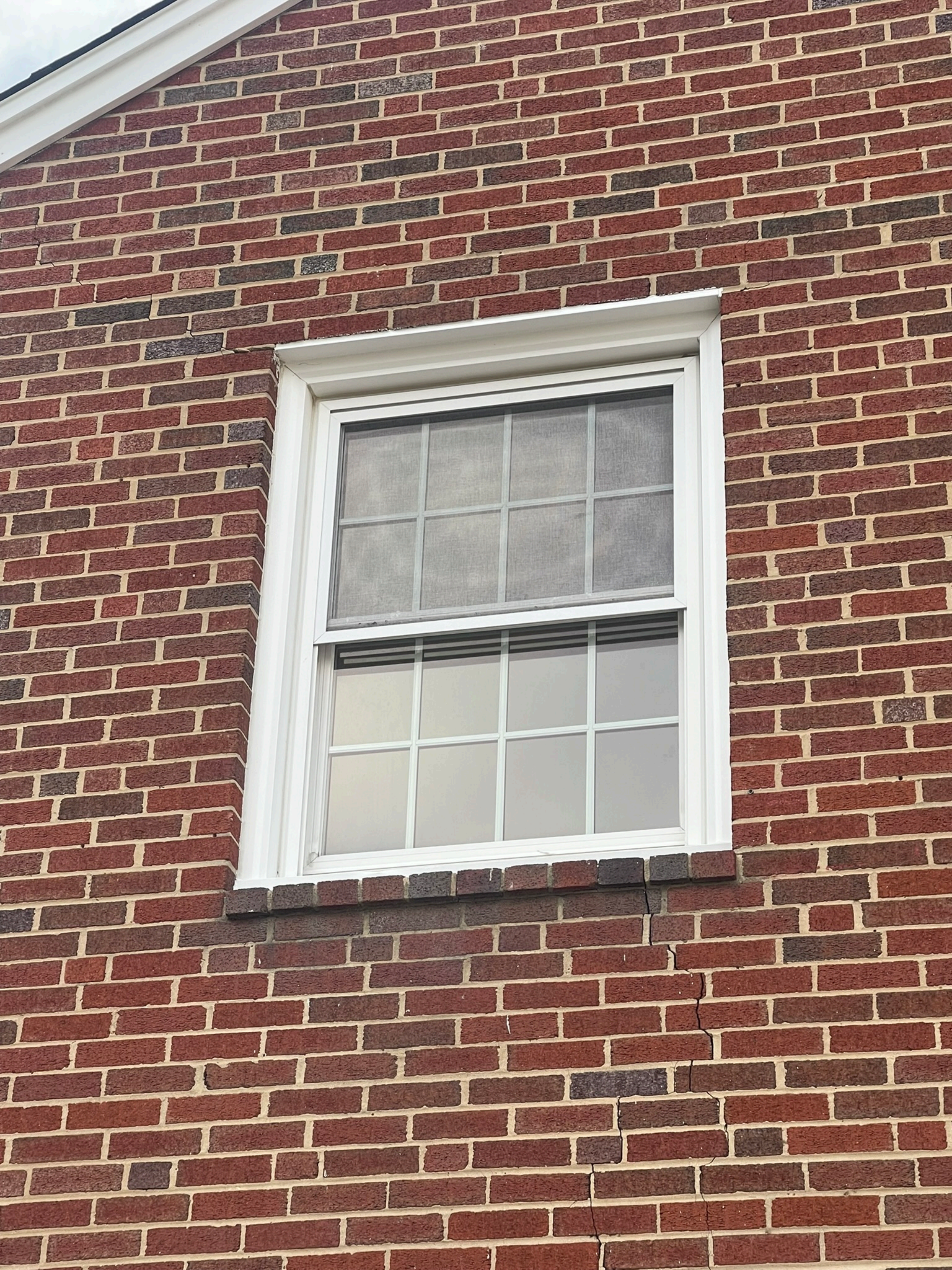
















**JELD-WEN**  
WINDOWS & DOORS

# Exterior Doors



Fiberglass | Steel | Custom Fiberglass | Custom Wood





This guide contains procedures for common user serviceable repair tasks found on vinyl patio doors. If a condition arises that is not covered in this guide, please contact us for professional help. This product guide covers our current JELD-WEN Premium and Builders Series patio doors as well as our historical products with the following names: Seasonshield, Windowmaster, Wenco and Summit. For help identifying your patio door model, refer to your product purchase paperwork or call us for additional help.

Do-It-Yourself Technician



## INTRODUCTION

Sliding patio doors consist of at least two side-by-side panels, one may be a fixed panel and at least one is an operating panel (options also include multiple panel patio doors with three or more panels). The operating panel(s) slide back and forth horizontally to open and close. An insect screen is mounted on the exterior side of the operating panel(s). Swinging patio doors swing out on side hinges and may have single-panel or double-panel configurations.

### BASIC OPERATION

Sliding patio doors usually have an interior lever or a lever and key lock near the handle. To unlock the door, move the lever up; down to lock. Key cylinders are usually rotated counterclockwise to unlock; clockwise to lock. Some doors may have a foot lock located on the lower corner of the operating panel opposite the handle. Pressing the button on the face in will release the lock. Pressing the button on the top down will engage the lock. When unlocked, slide the handle toward the center to open.

Swinging doors will have a key lock on the exterior and a thumb turn on the interior. When unlocked, the handle can be rotated and the door swung open.

### CONTACT US

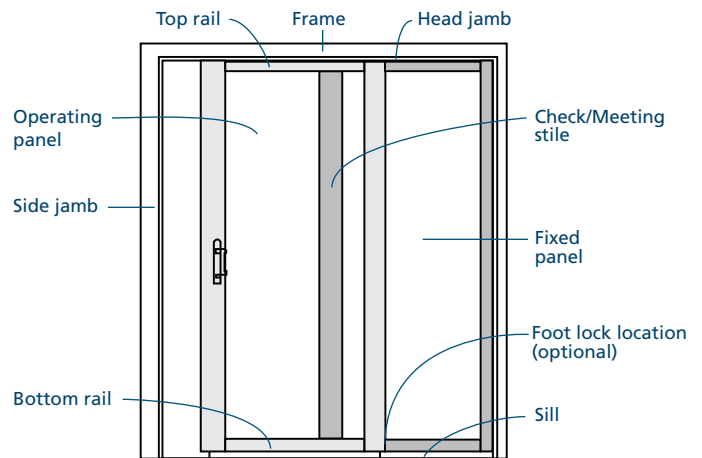
For questions, feel free to contact us by phone or email:

- Email: [customerserviceagents@jeld-wen.com](mailto:customerserviceagents@jeld-wen.com)
- Phone: 1-(800)-JELD-WEN/1-(800)-535-3936

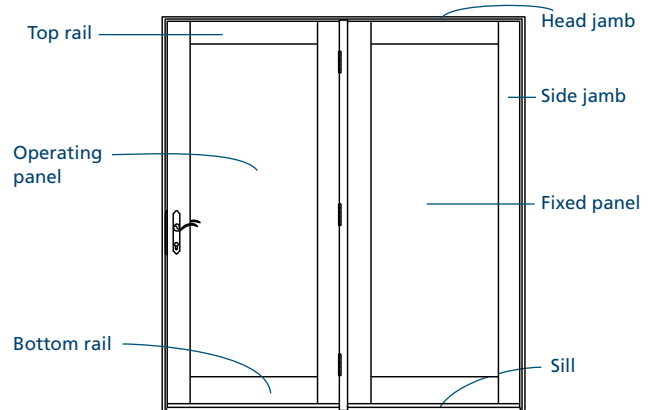
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### SLIDING/ROLLING PATIO DOOR ANATOMY



### SWINGING PATIO DOOR ANATOMY



The repair tasks offered herein can be accomplished by a homeowner with some mechanical aptitude. If you are unsure, it is recommended that you hire a trained service provider such as a competent and licensed construction contractor or building professional. JELD-WEN disclaims any and all liability associated with the use and/or provision of these instructions. Any reliance upon the information or advice is at the risk of the party so relying. The information contained herein may be changed from time to time without notification.