



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: May 30, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1029627 - Areaway Construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HA WP). This application was **Approved** At the May 24, 2023 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Sharon & Clark Bakewell  
Address: 7107 Sycamore Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



# BAKEWELL BASEMENT

7107 Sycamore Avenue, Takoma Park, MD 20912 Project # 2174

## PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES GUTTING/REMODELING THE BASEMENT, INCLUDING RELOCATING THE BATHROOM, PROVIDING A MODEST KITCHEN (NO STOVE) AND STACKED LAUNDRY CLOSET, AND GENERALLY RECONFIGURING AND FINISHING SPACES AS SHOWN. THE SCOPE ALSO INCLUDES EXTERIOR WORK TO PROVIDE AN EGRESS WINDOW AND WELL, AND A PARGED MASONRY AREAWAY.

## BENNETT FRANK MCCARTHY

architects, inc.  
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755  
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

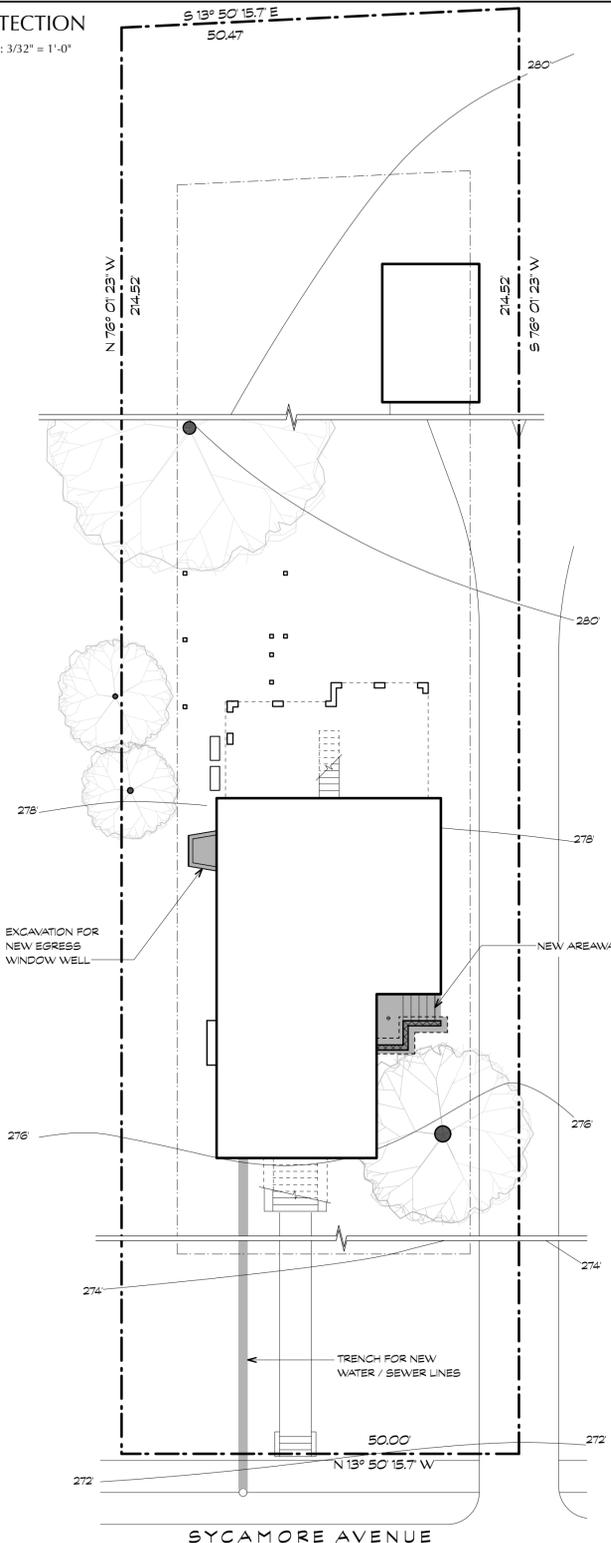
### SPECIFICATIONS

#### DIVISION 1: GENERAL REQUIREMENTS

- 1.1.1 General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).
- 1.1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding \$10,000 in value.
- 1.2.1 Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.
- 1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
- 1.2.3 Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falsework. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.
- 1.3 Licensure: The Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.
- 1.4 Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.
- 1.5 Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.
- 1.6 Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.
- 1.7 Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.
- 1.8 Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do NOT scale drawings.
- 1.9 Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.
- 1.10 Debris: All subcontractors shall, at regular intervals, remove all their respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.
- 1.11 Codes: All construction to be in accordance with International Residential Code 2018 edition, and in accordance with all applicable Montgomery Co., State and Federal rules and regulations (including local amendments to model code).
- 1.12 Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.
- 1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.
- 1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.
- 1.15 Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
- 1.16 Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.

### TREE PROTECTION PLAN

SCALE: 3/32" = 1'-0"

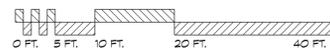


| SITE PLAN SUMMARY               |               |          |            |
|---------------------------------|---------------|----------|------------|
| 1. LOT COVERAGE                 |               |          |            |
| TOTAL LOT AREA                  | 10786 SF      |          | 100.0%     |
| EXISTING LOT COVERAGE           | 1808 SF       |          | 14.0%      |
| PROPOSED LOT COVERAGE           | 1808 SF       |          | 14.0%      |
| PROPOSED INCREASE               | 0 SF          |          | 0.0%       |
| 2. BUILDING FLOOR AREA - STORES |               |          |            |
| LEVEL                           | EX. AREA (SF) | NEW AREA | TOTAL AREA |
| BASEMENT                        | 956 SF        | 0 SF     | 956 SF     |
| FIRST                           | 1303 SF       | 0 SF     | 1303 SF    |
| SECOND                          | 710 SF        | 0 SF     | 710 SF     |
| TOTALS                          | 2969 SF       | 0 SF     | 2969 SF    |

| TREE PROTECTION PLAN LEGEND   |         |
|---|---------|
| TREE PROTECTION FENCE (4 FT. TALL ORANGE HOPE PLASTIC SAFETY BARRIER) | +++++   |
| STAGING AREA / MATERIAL STORAGE                                       |         |
| SILT FENCE  | .....   |
| ROOT PRUNING (RP)   | ---x--- |
| ROOT PROTECTION (1/2 OSB PANELS OVER 6" LAYER OF WOOD CHIPS)          | XXXXX   |
| NEW FOOTING   | -----   |
| AREAS OF EXCAVATION   | -----   |
| TREES   | ●       |

APPROVED  
Montgomery County  
Historic Preservation Commission

REVIEWED  
By Dan.Bruechert at 1:16 pm, May 30, 2023

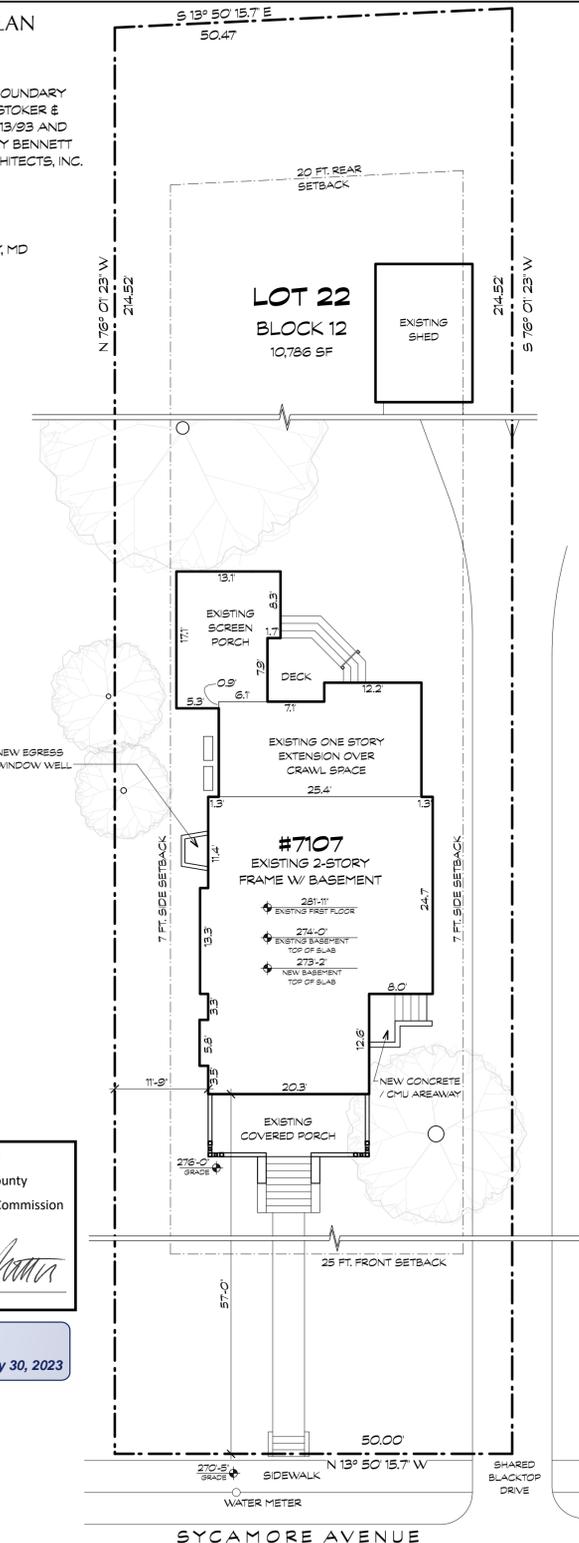


### ZONING SITE PLAN

SCALE: 3/32" = 1'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY SHEEHAN, STOKER & ASSOCIATES DATED 10/13/93 AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 22, BLOCK 12  
TAKOMA PARK  
MONTGOMERY COUNTY, MD  
DISTRICT:  
ZONE: R60



### OWNER

Sharon & Clark Bakewell  
7107 Sycamore Avenue  
Takoma Park, MD 20912 (978) 505-2367

### STRUCTURAL ENGINEER

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

### MECHANICAL CONSULTANT

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

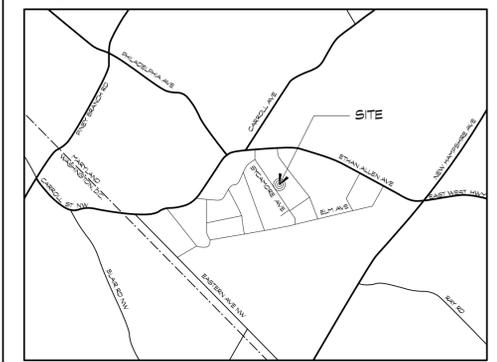
### INTERIOR DESIGNER

Lynn McCarthy, Cottonwood Design Studio  
6108 River Road  
Bethesda, MD 20817 (415) 302-3909

### DRAWING LIST

| REV. | SHEET | TITLE                                  |
|------|-------|--|
|      | 0000  | COVER SHEET                            |
|      | SP100 | SPECIFICATIONS                         |
|      | A100  | CELLAR & FIRST FLOOR PLANS             |
|      | D200  | DEMOLITION ELEVATIONS                  |
|      | A200  | PROPOSED ELEVATIONS                    |
|      | A300  | WALL SECTIONS                          |
|      | S100  | FOUNDATION & FIRST FLOOR FRAMING PLANS |
|      | S200  | STRUCTURAL NOTES & DETAILS             |
|      | S201  | STRUCTURAL DETAILS                     |
|      | S202  | STRUCTURAL DETAILS                     |
|      | MP100 | CELLAR MECHANICAL & PLUMBING PLANS     |
|      | E100  | CELLAR ELECTRICAL PLANS                |

### VICINITY MAP



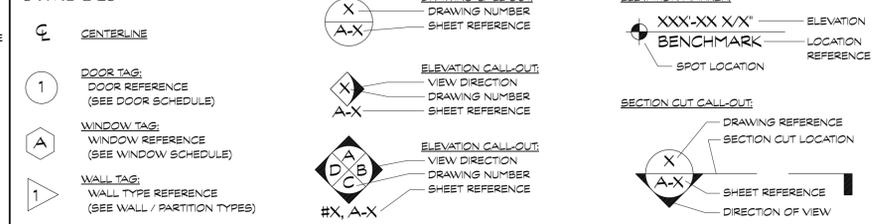
| DATE           | ISSUE      |
|----------------|------------|
| APRIL 28, 2023 | PERMIT SET |

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### ABBREVIATIONS

|      |                       |      |                           |      |                    |      |                         |        |                        |      |                        |
|------|-----------------------|------|---------------------------|------|--------------------|------|-------------------------|--------|------------------------|------|------------------------|
| §    | AND                   | COND | CONDITION                 | ELEC | ELECTRICAL         | LBW  | LOAD BEARING WALL       | OSB    | ORIENTED STRAND BOARD  | SPRK | SPRINKLER              |
| ⊕    | AT                    | CONC | CONCRETE                  | EXP  | EXPANSION          | LVL  | LAMINATED VENEER        | PLY    | PLASTIC LAMINATE       | STL  | STEEL                  |
| AFF  | ABOVE FINISHED FLOOR  | CONT | CONTINUOUS                | EQ   | EQUAL              | MARB | MARBLE                  | PL-WVD | PLYWOOD                | TBD  | TO BE DETERMINED       |
| APT  | APARTMENT             | D    | DRYING                    | ETR  | EXISTING TO REMAIN | MATL | MATERIAL                | PT     | PRESSURE TREATED       | T&G  | TONGUE AND GROOVE      |
| BLDG | BUILDING              | DIA  | DIAMETER                  | FF   | FINISH FLOOR       | MAX  | MAXIMUM                 | PTD    | PAINTED                | TOS  | TOP OF SLAB            |
| BSMT | BASEMENT              | DM   | DIMENSION                 | FIN  | FINISH             | MDO  | MAXIMUM DENSITY OVERLAY | R      | RISER                  | TYP  | TYPICAL                |
| CJ   | CONTROL JOINT         | DN   | DOWN                      | FLR  | FLOOR              | REF  | REFRIGERATOR            | UNC    | UNLESS NOTED OTHERWISE | UNC  | UNLESS NOTED OTHERWISE |
| CAB  | CABINET               | DR   | DOOR                      | GA   | GAUGE              | RO   | ROUGH OPENING           | VIF    | VERIFY IN FIELD        | W    | WASHER                 |
| CL   | CENTER LINE           | DS   | DOWNSPOUT                 | GWB  | GYPSUM WALL BOARD  | RQD  | REQUIRED                | W      | W/                     | W    | WITH                   |
| CLS  | Ceiling               | DTL  | DETAIL                    | HB   | HOSE BIB           | RM   | ROOM                    | W      | W/                     | W    | WITH                   |
| CLR  | Clear                 | DW   | DISHWASHER                | HC   | HOLLOW CORE        | SC   | SOLID CORE              | WC     | TOILET / WATER CLOSET  | WC   | TOILET / WATER CLOSET  |
| CMU  | CONCRETE MASONRY UNIT | DWS  | DRAWING                   | HT   | HEIGHT             | SH   | SHOWER                  | WD     | WOOD                   | WD   | WOOD                   |
|      |                       | EFB  | EXTERIOR FINISHING SYSTEM | HDWR | HARDWARE           | SHWR | SHOWER                  | WO     | WITHOUT                | WO   | WITHOUT                |
|      |                       | EL   | ELEVATION                 | JB   | JUNCTION BOX       | SIM  | SIMILAR                 | W/O    | WITHOUT                | W/O  | WITHOUT                |
|      |                       |      |                           | LB   | LOAD BEARING       | SPEC | SPECIFICATION           | W/M    | WELDED WIRE MESH       | W/M  | WELDED WIRE MESH       |

### SYMBOLS



### PROJECT DATA

JURISDICTION: MONTGOMERY COUNTY, MD  
BUILDING CODE: 2018 IRC & MONTGOMERY COUNTY AMENDMENTS  
BUILDING USE GROUP: SINGLE-FAMILY, DETACHED  
CONSTRUCTION TYPE: SB - COMBUSTIBLE, UNPROTECTED  
FIRE SUPPRESSION SYSTEM: NA

### 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 #: 15218  
EXPIRATION DATE: 10-31-23

# SPECIFICATIONS

(CONTINUED FROM COVERSHEET)

- 1.17 MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.
- 1.18 Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good working order.
- 1.19 Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.
- 1.20 Temporary Utilities (owner occupied): Electricity and water shall be provided to the General Contractor from the existing house. The General Contractor shall be responsible for providing and maintaining a porta potty.

- 1.21 Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.

- 1.22 Shop Drawings: Shop Drawings are required for, but not limited to, the following items:
- Windows and exterior doors
  - Prefabricated stairs
  - Metal railings

- 1.23 Samples: Provide samples for the following items:
- Paint colors, per Division 9

- 1.24 Owner Supplied Items: See individual specification divisions for further information. Install the following Owner provided:
- Bath accessories – see Division 10
  - Items salvaged for reuse as noted in Division 2 or on demolition drawings

## DIVISION 2: SITEWORK AND NOTATION

- 2.1 Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility.
- 2.2 Protection of Existing Landscaping: Protect from physical damage all paved / hardscaped surfaces, existing trees, and vegetation that are to remain. Consult with Owner prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder root zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as appropriate.

Contractor shall coordinate with Owner, Architect and Takoma Park Arborist (Urban Forest Manager) to develop a Tree Protection Plan (TPP) and will comply with this plan during construction. Any fines for failure to comply with the TPP shall be paid by the Contractor. The Takoma Park Arborist can be reached at (301) 891-7612.

- 2.3 Landscaping: Landscaping work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.

- 2.4 Erosion Control: Provide staked hay bales and/or siltation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.

- 2.5 Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.

- 2.6 Lead Abatement: Lead based paint is potentially present on any painted elements incorporated before 1978. Any disturbance or removal of materials containing lead-based paint shall be in compliance with all federal and state regulations prior to, during, and after such disturbance, and the Contractor shall clean all areas after such disturbance and dispose of all lead-based paint materials in compliance with federal and state regulations.

- 2.7 Salvage:
- Boiler, solar preheat tank, controls and all mechanical/electrical equipment unless noted otherwise (save for re-use)

- 2.8 Interior French Drain: Cut existing slab back as required to excavate and install continuous perimeter drainage system consisting of perforated, corrugated, 4" diameter PVC foundation drain with filter cloth placed in minimum 6" gravel bed at perimeter of foundation. Pipe shall be pitched to provide positive drainage to flow into a sealed sump crotch and pumped/discharged to grade. Top of pipe to be placed minimum 1" below bottom of newly repaired concrete floor slab. Before restoring floor slab, install drainboard (Miradrain or equal) continuously at the base of all perimeter walls from min. 12" above slab, down wall and into new gravel drain field. The drainboard provides a conduit for moisture running down the wall to bypass floor slab and enter French drain system. Install a continuous, lapped moisture barrier consisting of fiberglass reinforced panels (FRP) over the full height and width of the existing foundation walls. Seal the top of the FRP barrier to the foundation or sill plate, the base to the floor slab, and all other vertical and horizontal seams/joints.

- 2.9 Foundation Drainage: Provide 4" perforated, corrugated PVC foundation drain with filter cloth in gravel bed. Completely cover drains with filtering material to a width of 6" minimum on each side and 12" above top of pipe. Slope drain to daylight or sump crotch pumped to daylight.

- 2.10 Backfill: Backfill soil in 8 inch deep lifts and compact to 95% dry density. Provide stone backfill against drainage board outside and all waterproofed basement walls and dampproofed retaining walls. Provide 2" diameter PVC weeps @32" on center at the base of all retaining walls.

- 2.11 Termitte Treatment: Apply interior perimeter termitte control treatment prior to placement of concrete slab(s). Apply exterior perimeter soil treatment after excavating, filling, and grading operations are completed.

- 2.12 Site access: Via street and driveway. Note the driveway is shared with the neighbor so construction vehicles cannot be parked anywhere they would impede neighbor ingress/egress.

- 2.13 Radon Mitigation: Connect new drain pipe network to external vent. Coordinate vent location with owner. Caulk all perimeter joints and control joints in basement slabs with polyurethane caulk. See IRC 2018, Appendix F for further detail.

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

- 3.1 Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.
- 3.2 Continuous wall footings shall be minimum 10" thick and shall project a minimum of 6" at each side of masonry walls supported on the footing. Wall footings supporting masonry walls are to be reinforced with three #4 longitudinal continuous bottom bars, unless otherwise noted (UNO). All disturbed earth under footings shall be replaced with concrete.

- 3.3 Step footings in a ratio of 2 horizontal to 1 vertical, as required to maintain a distance of 2'-6" from finish grade to bottom of footing. All bearing strata shall be adequately drained before foundation concrete is placed. No excavation shall be closer than 2:1 (2 horizontal to one vertical) to a footing or the bottom of a foundation wall unless in accordance with the imminent installation of underpinning or other bracing as shown on the structural drawings. Do not place concrete over frozen soil.

- 3.4 Concrete slabs on grade shall be 4" thick, reinforced with 6x6 - W2.0xW2.0 WWM that conforms with ASTM A185, UNO. Lap mesh 6" in each direction. Provide control joints in interior slabs on grade at 20'-0" o.c. max. Interior slabs shall be laid on a layer of 6 mil thick polyethylene moisture barrier over 4" washed gravel set on undisturbed earth or structural fill, UNO. Provide trowel finish to interior monolithic slab surfaces that are exposed to view.

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

- 4.1 CMU walls to be standard running bond with mortar joints at 3/8" flush, tooled slightly concave.

- 4.2 CMU Foundation walls – apply cementitious parging as follows:
- Exposed above grade: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be 1/2 inch. Finish and appearance shall match existing.
  - Below grade substrate for waterproofing/dampproofing: skim coat as required for smooth/uniform surface.

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

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

- 5.2 Steel Rails: Provide steel rails as shown on drawings. Grind all welds, burrs, etc. smooth. Provide shop drawings.

- 5.3 Metal resilient channel: install above all drywall ceilings and on wall between Wood Shop and Guest Bedroom.

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

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

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

- 6.2.2 Use IRC 2018 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.

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

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

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

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

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

- 6.2.8 All exposed, exterior framing members shall be pressure-treated Southern Pine # 2 (19% max. moisture content). Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located near grade, or wood in contact with concrete and/or masonry, shall be treated to resist decay and insect infestation. Furthermore, wood located within 8" from the ground, or in the ground, shall be rated for Ground Contact General Use UC4A. Treated plates shall meet American Wood Preservers Institute Standard U-1.

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

- 6.3 Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2 or Spruce-Pine-Fir, #2 or Better):
- Furring at exterior walls: 2x4 @ 16" o.c. stud walls
  - Interior partitions: 2x4 @ 16" o.c. stud walls
  - Floor framing (landing): See framing plans.
  - Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.

- 6.4 Flooring: See Division 9.

- 6.5 Stairs: shall be shop fabricated. Provide pine treads and paint grade risers. Contractor shall clad treads and nosings w/ LVT. Provide treads with 1" nominal bullnose nosing with a full stringer when against a wall and an open tread on the Playroom side. Stringers shall be paint grade. Handrail shall be stain grade oak. Provide handrails as shown in the drawings or as required by code if not shown. All wood fasteners shall be concealed.

- 6.6 Interior trim: Unless otherwise noted, all interior trim shall be paint grade pine.
- Casing: sanitary 1x4 w/ eased edges.
  - Window stools: bullnosed WM-1163 or equal (depth as necessary).
  - Baseboard: 1x6

- 6.7 Exterior trim: Unless otherwise noted, all standing and running trim shall be painted Boral TruExterior Trim or free foam cellular PVC (Azek). See Painting requirements in Division 9 below.

- 6.8 Fasteners: All exterior sidings and trim shall be fastened with galvanized nails of appropriate type and size, U.N.O.

## DIVISION 7: THERMAL/MOISTURE PROTECTION

- 7.1 Insulation: All insulation shall be installed per manufacturer's requirements.
- Sub slab at entrance/adjacent to eaveay: 2" thick extruded polystyrene rigid insulation (Dow Blue Board or equal). Expanded/molded polystyrene is not suitable for damp locations and shall NOT be used.
  - Basement perimeter 2x wall furring (gapped min. 1/2" off foundation-coordinate with Miradrain thickness); seal all wall cavities with spray applied closed cell, 2.0 lb icynene insulation (min. R value of 20).
  - Rimboard at first floor framing: seal with spray applied closed cell, 2.0 lb icynene insulation (min. R value of 20).
  - Acoustic ceiling insulation: fill first floor joist cavities with sound attenuation batt insulation.

- All spaces around windows and doors to be filled with expanded urethane foam. All corners, lintels and other inaccessible spaces in framing to be insulated during rough framing.

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

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

- 7.3.1 House Wrap/Infiltration Barrier: Provide Zip System integrated exterior roof and wall sheathing and air / moisture barrier. Install per manufacturers requirements with all associated tapes and flashings to ensure continuous vapor barrier. Zip panel joints must be gapped 1/8 inch to accommodate expansion and contraction and all tape must be installed over clean surfaces and rolled for full adhesion. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4.

- 7.4 Vapor Barrier: Vapor barrier shall be 6 mil over 4" compacted gravel under all concrete slabs on grade. Vapor barrier shall be 20 mil on grade in conditioned crawlspaces. Crawlspace vapor barrier shall extend min 6 inches up and be continuously sealed to perimeter rigid insulation. Lap and seal all joints.

- 7.5 Waterproofing: Min 3/8" thick parging with membrane. Waterproofing shall be 60 mil, self-adhering membrane. Waterproofing shall be installed down to footing and over cant parge joint at footing. Coordinate waterproofing installation with foundation drainage installation. Protect waterproofing with foundation drainage board and filter cloth (Miradrain or equivalent).

- 7.6 Flashing: .0025" Thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 1/6" o.c. copper flashing where in contact with AOC pressure treated lumber (aluminum is incompatible). Exposed flashings shall be color coordinated (with factory finish) to blend with wall and/or roofing material. Provide aluminum drip edge at the eaves and gable ends of the roof. Color(s) to match existing.

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

- 7.8 Gutters & Downspouts: NA

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

## DIVISION 8: DOORS AND WINDOWS

- 8.1 Doors

- 8.1.1 Interior Doors: Typical interior doors shall be 1 3/8" thick, solid core molded composite MDF, Monroe by Jeld-Wen. Hollow core Masonite type doors are not an acceptable substitution. Laundry closet doors shall be Kimberly Bay Plantation (lower two panel), white solid core pine. All doors shall be primed and painted. Door undercuts shall be 3/4" above the finished floor, U.N.O. Refer to drawings for face, type and locations.

- 8.1.2 Interior hardware: All doors shall have Schlage spring latch cylinder hardware or approved equivalent. Contractor shall provide and install all hardware. Provide "Accent" F-series lever design by Schlage, model F10V ACC 619, satin nickel. Operation shall be per door schedule. Hinges shall be solid brass, plain bearing, Hager, 800 Series, 4 x 4, 1 1/2 pairs per leaf for doors up to 6'-8" and 2 pairs for taller doors. Door stops shall be solid metal posts w/ white rubber tip/ bumper.

- 8.1.3 Exterior door: General notes (unless noted otherwise):
- Contractor to supply and install.
  - Jeld-Wen 36 in x 80 in Fiberglass 6 lite Craftsman Hazelnut stained prehung inswing door w/ insulated core.
  - See drawings for size and configuration.
  - Provide tempered, low-E insulated glazing unless otherwise noted.
  - Lockset: Owner to supply, Contractor to install. The owner plans to use an ULTRALOO automatic deadbolt in tandem with Latitude passage lever by Schlage. Use 3-inch-long mounting screws on the deadbolt so they lodge in the framing beyond the door jamb.
  - All exterior doors shall be operable from the interior without the use of a key.

- 8.2 Windows:

- 8.2.1 Clad Wood Windows: Windows shall be manufactured by Weathershield (Signature Series) Windows.
- Provide low-E coated, argon filled insulated glazing with simulated divided lites with spacer bars as indicated in the drawings (custom patterns may be required); muntin bars shall be 5/8" in width.
  - U-Factor  $\leq$  0.30, SHGC (Solar Heat Gain Coefficient)  $\leq$  0.40, or as noted on window schedule. All U-Factors and SHGC values are determined in accordance w/ NFRC.
  - Exterior color: white cladding
  - Interior finish: white
  - Factory mullion units shall be trimmed in the field for continuity. Factory mullion trim should only be applied when units are directly connected to each other, i.e. with no mullion spacing/thickness.
  - Hardware finish: white
  - Provide jamb extensions as required by framing depths.
  - Provide white vinyl jamb liners on double hung units, typically.
  - All operable windows, excluding those opening onto a screen porch, shall be provided with screens and screen hardware.
  - Provide shop drawings for approval.

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

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

- 8.2.4 Provide window opening control devices for all windows where the clear opening is less than 24" above the finished floor when windows are 6 feet above grade, in accordance with section R312 of the IRC.

- 8.2.5 Window Well: The minimum horizontal area of the window well shall be 9 sq. ft. with a min. horizontal projection and width of 36 inches. Wells greater than 44 inches deep shall be provided with a permanently affixed ladder or steps that allow the window to open fully.

## DIVISION 9: FINISHES

- 9.1.1 Drywall: Walls and bathroom ceiling: 1/2" GWB throughout, glued and screwed. Typical acoustic ceilings: 5/8" drywall screwed to resilient channels (shimmed to level) screwed to the joists. Note, to dampen structure borne sound/vibrations the ceiling drywall screws should engage only to the resilient channel (RC), not the joists. The RC shall be separately anchored to the joists. Provide moisture resistant Greenboard at the following locations:
- all bathroom walls (except as noted below), floor to ceiling.
  - kitchen walls within 4 ft of sink centerline.
  - behind and adjacent to laundry equipment and utility sink(s).
  - all other potentially wet locations.

- Tile backerboard (Durock/Wonderboard/DensGlass) shall be used behind all wall tile finishes at showers and around tubs.

- 9.1.2 Drywall Level of Finish: Unless noted otherwise, drywall surfaces to receive flat sheen paint shall be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish (GA-214-10e). Drywall surfaces designated to receive eggshell or semi-gloss sheen paint shall be finished consistent with Level 5. Substrates to receive tile, and garages, may be finished to level 2.

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

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

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

- 9.2.3 Finish on new trim and stucco shall match existing sheen.



REVIEWED  
By Dan.Bruechert at 1:16 pm, May 30, 2023

# BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755  
(301) 585-2222      www.bfmarch.com      fax (301) 585-8917

| DATE    | ISSUE - REMARKS |
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EXPIRATION DATE:  
15218      10-31-23

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

Review tile layout, spacing, and grout joint widths w/ Owner or Architect prior to proceeding with installation. Follow manufacturer's recommendations for installation and curing, and in accordance with the Tile Council of North America (TCNA) Handbook. Alternative setting beds to those noted below shall be reviewed with Architect for approval prior to installation.

- Ceramic Tile Floors: All tiled floors shall include a tile base up from tile floor. UNO. Provide a marble threshold in doorways.
- Tile Walls and Shower Surround: Rough shower size is 30 in. x 55 in. Cut down Schluter Kerdi-Shower Kit 38 in. x 60 in. with ABS flange 2 and Schluter Kerdi-Drain 4 inch tileable Grate Kit. Schluter components to be supplied by Owner, Contractor to install. Tile to be selected by Owner. General Contractor to provide and install. Tile surrounds at showers and tubs shall extend to ceilings U.N.O. Tiled shower pans shall be installed over waterproof membranes (see above). Tile setter shall coordinate alignment, width and height of niches, openings and ledges with tile proportions and grout joints.

- Shampoo niche: Schluter KERDI-Board-SN 12" x 28" shower niche. Install horizontally so there's no shelf.
- Metal tile edging: Schluter Jolly color-coated aluminum, 5/16" x 2-1/2".
- Owners wishing to use large format floor tiles in wet locations shall be mindful of slip-resistance. Any tiles considered should have a Dynamic Coefficient of Friction (DOCF) greater than 0.42.
- Setting: Install tile in thin-set mortar bed conforming to ANSI standards as follows:

- Ceramic and stone: ANSI 118.1
- Porcelain: ANSI 118.4 (with latex binding additive)
- Glass: Exceeding ANSI 118.4 and 118.11
- Radiant applications: Exceeding ANSI 118.11

- Grout: Presealed, high tech cement grout with stain resistance, mold & mildew resistance. Grout color TBD.

- 9.3.2 Luxury Vinyl Tile (LVT) Floors shall be installed in all cellar spaces U.N.O. Utility room and Wood shop shall remain unfinished concrete. Product: Adura Max by Mannington. Color: Swiss Oak – Nougat. General Contractor to provide and install. See Division 17 for Allowance Summary.

- Applications:
- Gluedown: recommended when used in kitchens, bathrooms, laundry rooms, larger areas, and high traffic areas. Product types include "Dryback" and Stone Polymer Composite (SPC).
  - Floating: appropriate in small and medium sized rooms. A backfoam cushion underlayer is recommended when the substrate is uneven or sound adsorption is a concern. Product types include "Looselay" and "Click". Looselay tile is sometimes applied with a tackifier or partial gluedown at the perimeter. Click tile should NOT be used over heated floors.

- DIVISION 10: SPECIALTIES**
- 10.1 Bathroom accessories: Owner shall provide all bathroom accessories including hung mirrors, medicine cabinets, curtain rods, towel bars, toilet paper holders, hooks, etc. Contractor shall install. Coordinate and install blocking for all wall hung accessories.
- Medicine cabinet: Kohler K-81146-DA1 Maxstow 30"W x 24"H frameless double door recessed medicine cabinet.

- 10.2 Glass shower enclosure: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

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

- DIVISION 11: EQUIPMENT**
- 11.1 Kitchenette, laundry and bathroom.

- 11.1.1 Cabinets & Hardware: Owner to supply and assemble cabinet parts by Barker. Contractor to install.

- 11.1.2 Countertops: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

- 11.1.3 Appliances: Owner to provide, Contractor to install.
- Undercounter refrigerator.
  - Freezer.
  - Stacked washing machine & dryer: GE 3.8 cu. ft. washer w/ 5.9 cu. ft. 240V electrical dryer. Provide overflow pan and drain. Use braided stainless steel supply hoses.

- DIVISION 15: PLUMBING / MECHANICAL** (See Sheet MP-100)

- DIVISION 16: ELECTRICAL** (See Sheet E-100)

- DIVISION 17: ALLOWANCE SUMMARY**
- The Contractor shall provide the following allowances (to be included in the base scope):

- \$1,500 Tile and grout (materials only, installation included in base bid). See Division 9 for locations.
- \$5,000 LVT flooring (materials only, installation included in base bid). See Division 9 for locations.
- \$1,000 Shower glass enclosure (materials and installation).
- \$3,000 Kitchenette, laundry, and vanity countertops (materials and installation). See Div 11
- \$2,000 Plumbing fixtures (materials only, installation in base bid). See Division 15 for locations.
- \$2,000 Lighting fixture allowance (materials only, installation in base bid). Lighting allowance shall include all recessed and surface-mounted fixtures and associated lamps / bulbs. See drawings for locations.

# SPECIFICATIONS

# SP100

BAKEWELL BASEMENT  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174  
28 April 2023 - Permit Set

| DATE    | ISSUE - REMARKS |
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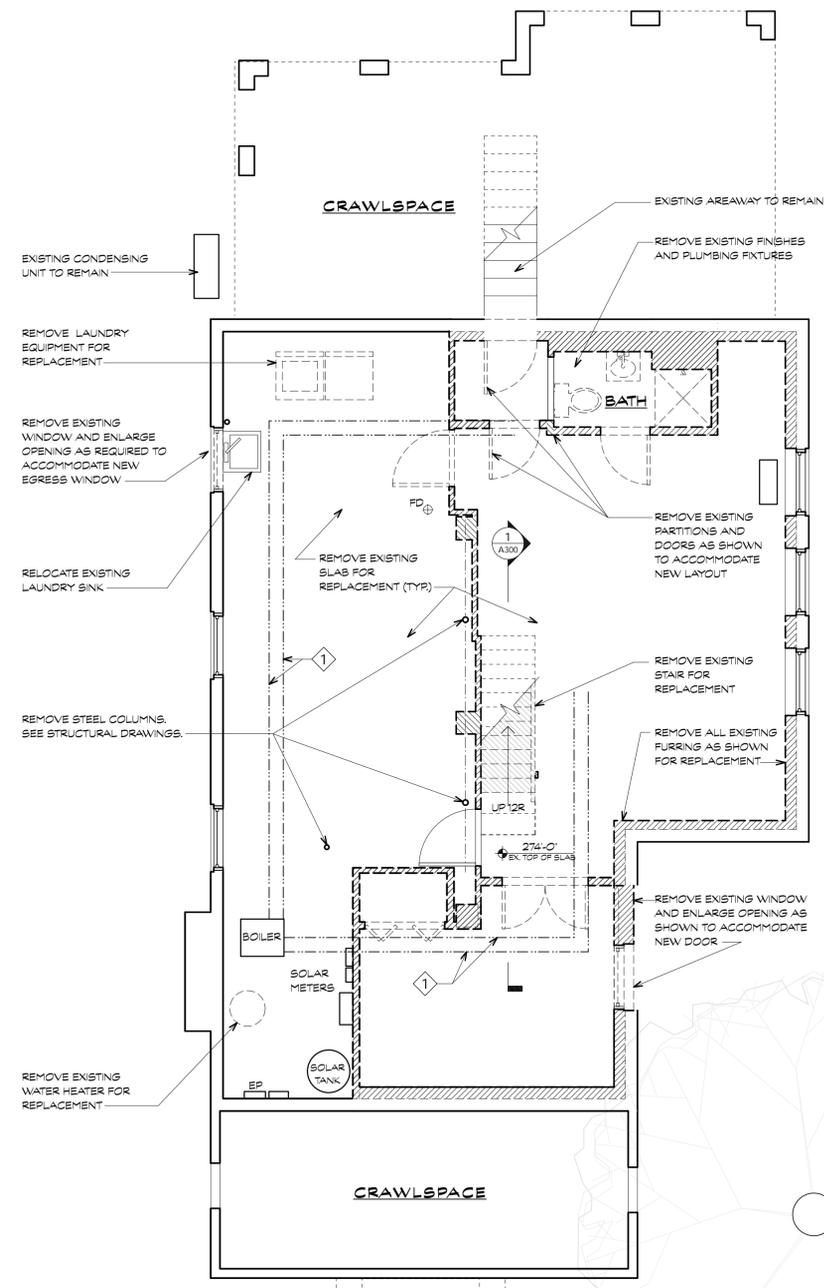
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 15218 EXPIRATION DATE: 10-31-23

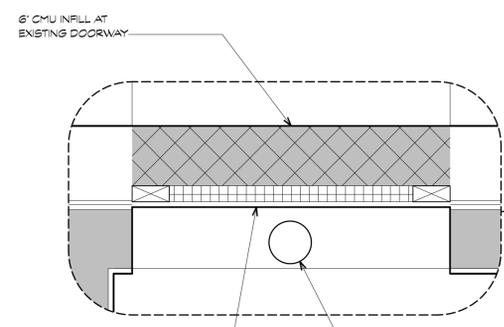
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**DEMOLITION NOTES**

- REMOVE MAIN RADIATOR SUPPLY AND RETURN PIPING BELOW BASEMENT CEILING AS REQUIRED TO REPLACE WITH SMALLER DIAMETER COPPER PIPE SET TO MAXIMIZE CEILING HEIGHT THROUGHOUT BASEMENT. PIPE LOCATIONS SHOWN ARE SCHEMATIC AND NOT COMPREHENSIVE



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



6' CMU INFILL AT EXISTING DOORWAY  
PT. 2x4 FURRING STRIPS AT LEFT AND RIGHT EDGES OF W/D RECESS, FLANKING 1 1/2' THICK POLYISOCYANURATE RIGID INSULATION OVER MASONRY FOUNDATION. FINISH WITH GREENBOARD.



1/2' GYPSUM WALL BOARD OVER RESILIENT CHANNELS  
FILL CAVITY WITH ACOUSTICAL INSULATION  
2x4 STUDS @ 16' O.C.  
1/2' GYPSUM WALL BOARD ON 1/2' PLYWOOD

**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                               |

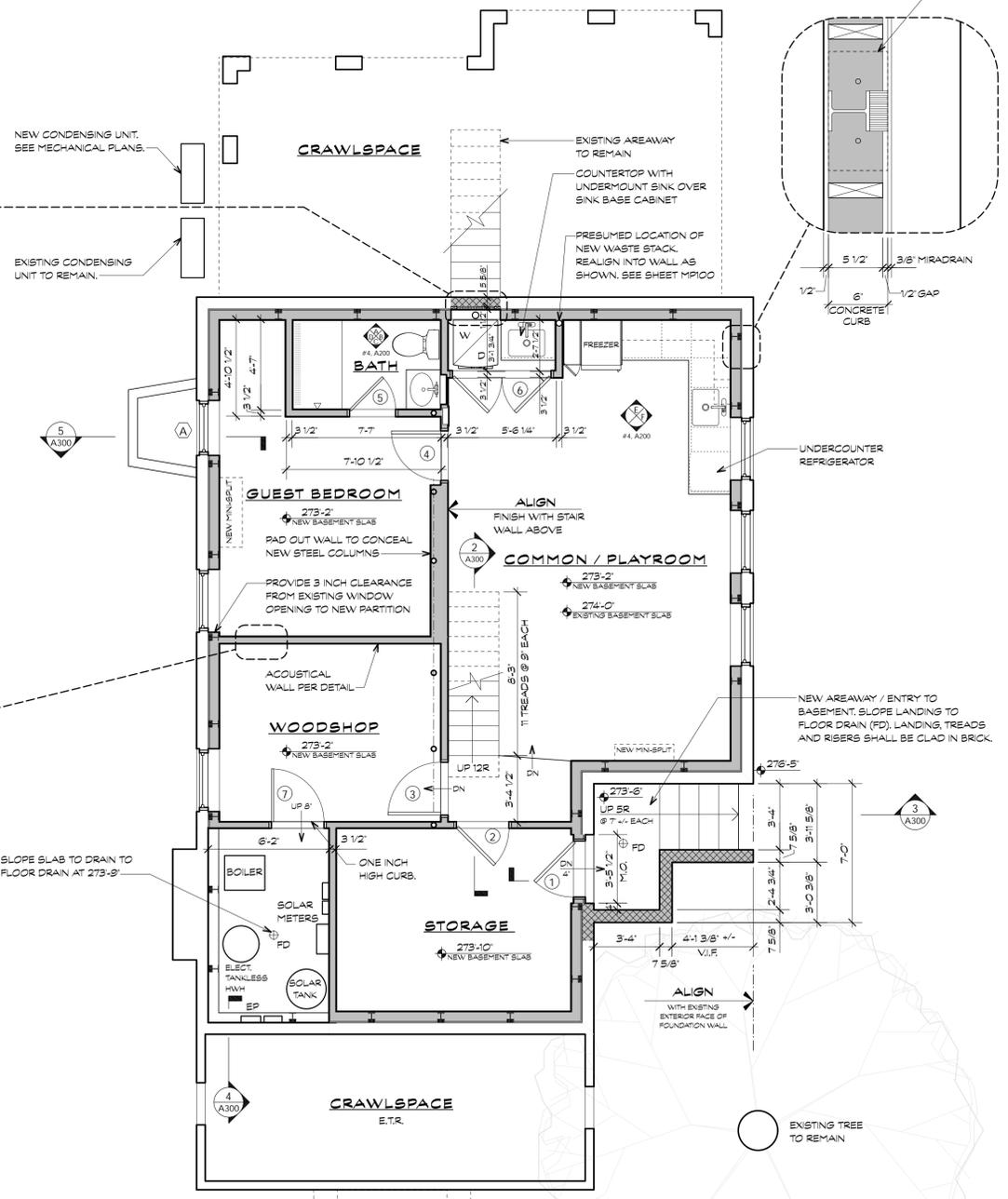
- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
  - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O.)
  - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O.)



APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald A. ...*

**REVIEWED**  
By Dan.Bruechert at 1:16 pm, May 30, 2023



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

**DOOR SCHEDULE**

| NO. | LOCATION       | SIZE          | THICKNESS | MATERIAL   | DR | FE | TYPE/STYLE | CONING | OPER.      | HARDWARE   | REMARKS                   | NO. |
|-----|----------------|---------------|-----------|------------|----|----|------------|--------|------------|------------|---------------------------|-----|
| 1   | DRIVEWAY ENTRY | 3'-2" X 6'-6" | 1 3/8"    | FIBERGLASS | WD | WD | PAV/SLT    | SINGLE | SWING      | SLIPRESIST | PROVIDE 8" DOOR ALLOWANCE | 1   |
| 2   | STORAGE        | 2'-8" X 6'-6" | 1 3/8"    | WD         | WD | WD | SINGLE     | SWING  | SLIPRESIST | SLIPRESIST |                           | 2   |
| 3   | WOODSHOP       | 2'-8" X 6'-6" | 1 3/8"    | WD         | WD | WD | SINGLE     | SWING  | SLIPRESIST | SLIPRESIST |                           | 3   |
| 4   | GUEST BEDROOM  | 2'-8" X 6'-6" | 1 3/8"    | WD         | WD | WD | SINGLE     | SWING  | SLIPRESIST | SLIPRESIST |                           | 4   |
| 5   | BATH           | 2'-0" X 6'-0" | 1 3/8"    | WD         | WD | WD | SINGLE     | SWING  | SLIPRESIST | SLIPRESIST |                           | 5   |
| 6   | LAUNDRY        | 5'-0" X 6'-0" | 1 3/8"    | WD         | WD | WD | PAIR       | SWING  | SLIPRESIST | SLIPRESIST |                           | 6   |
| 7   | UTILITY        | 2'-8" X 6'-0" | 1 3/8"    | WD         | WD | WD | SINGLE     | SWING  | SLIPRESIST | SLIPRESIST |                           | 7   |

**WINDOW SCHEDULE**

| MARK | WEATHER-HELD SIGNATURE SERIES | MODEL NO.       | TYPE | UNIT SIZE (W x H)     | ROUGH OPENING (W x H) | OPER. | EGRESS | SLAZING | REMARKS | MARK |
|------|-------------------------------|-----------------|------|-----------------------|-----------------------|-------|--------|---------|---------|------|
| A    | 2648                          | GABEMENT (6209) |      | 2'-7 1/2" X 4'-8 1/2" | 2'-8" X 4'-8"         | Y     | Y      | LOW-E   | NOTE 1  | A    |

**NOTES:**

- PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
- PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE SLAZING IS WITHIN 24" OF A DOOR OPENING.
- PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE SLAZING IS ADJACENT TO BATHS & SHOWER ENCLOSURES.
- PROVIDE ONE EMERGENCY EGRESS WINDOW CONFORMING W/ CODE IN EACH SLEEPING AREA & BEDROOM.  
THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR 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.
- SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION.



**BAKEWELL BASEMENT**  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

28 April 2023 - Permit Set

**BASEMENT PROPOSED & DEMOLITION PLANS**

**A100**

| DATE    | ISSUE - REMARKS |
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LICENSE #: 15218 EXPIRATION DATE: 10-31-23

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



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



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

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*

REVIEWED  
By Dan.Bruechert at 1:16 pm, May 30, 2023



**BAKEWELL BASEMENT**  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

DEMOLITION ELEVATIONS  
**D200**

28 April 2023 - Permit Set

| DATE    | ISSUE - REMARKS |
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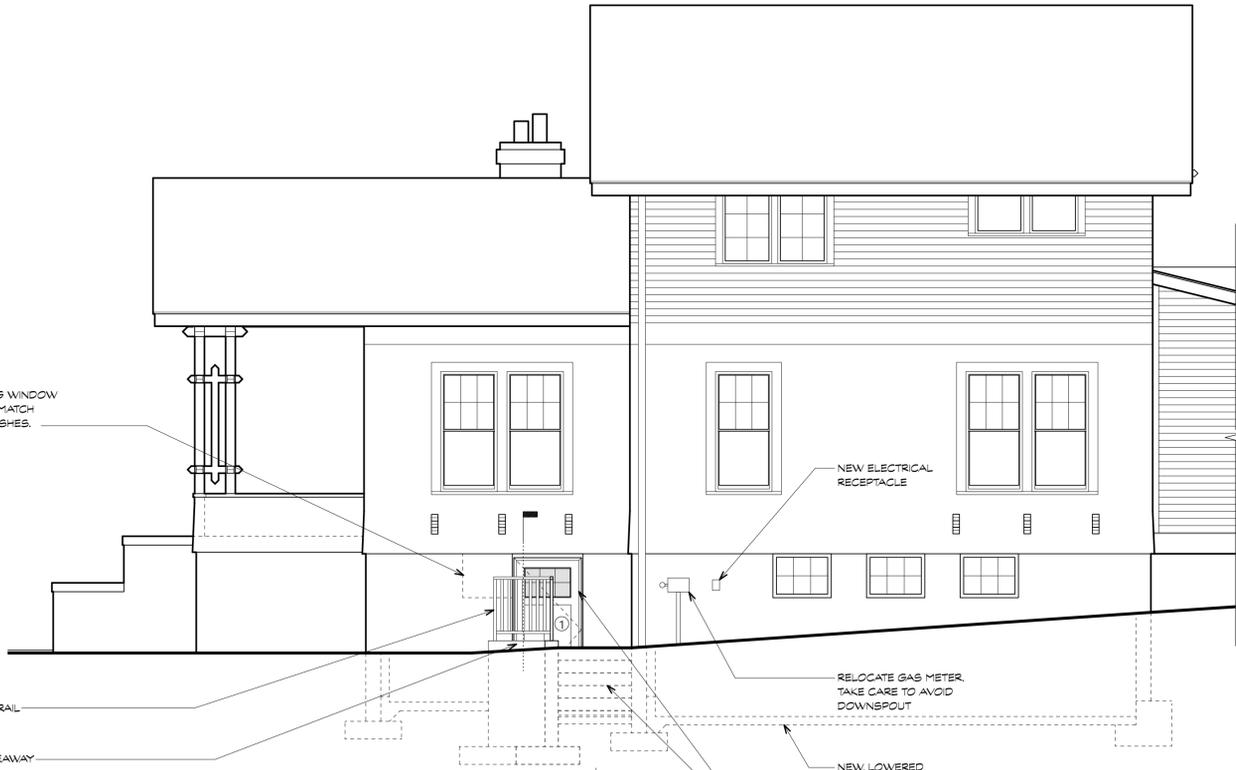
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LICENSE #: 15218 EXPIRATION DATE: 10-31-23

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**1 FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



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

PATCH EXISTING WINDOW AS REQUIRED, MATCH ADJACENT FINISHES.

NEW PAINTED METAL GUARDRAIL

NEW PARGED MASONRY AREAWAY

NEW ELECTRICAL RECEPTACLE

RELOCATE GAS METER, TAKE CARE TO AVOID DOWNSPOUT

NEW, LOWERED BASEMENT SLAB

NEW AREAWAY / ENTRY TO BASEMENT, SLOPE LANDING TO FLOOR DRAIN (FD)



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Montgomery County  
Historic Preservation Commission

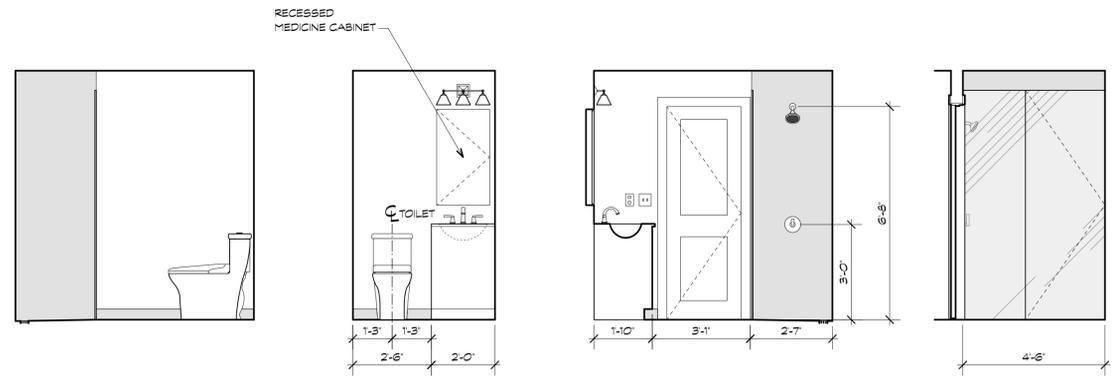
*Robert H. Potter*

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By Dan.Bruechert at 1:17 pm, May 30, 2023

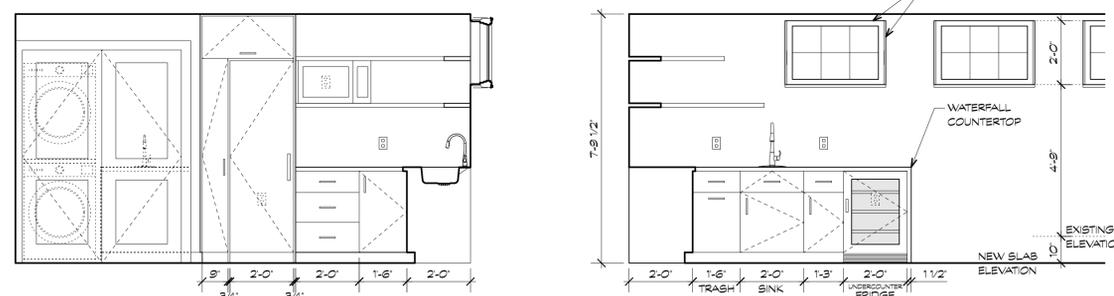


**3 SIDE ELEVATION**  
Scale: 1/4" = 1'-0"

NEW EGRESS WINDOW AND WELL IN ENLARGED OPENING



**A B C D**



**E F**

**4 INTERIOR ELEVATION**  
Scale: 3/8" = 1'-0"

**BAKEWELL BASEMENT**  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

ELEVATIONS  
**A200**

28 April 2023 - Permit Set

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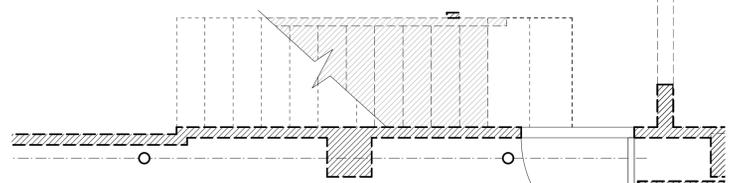
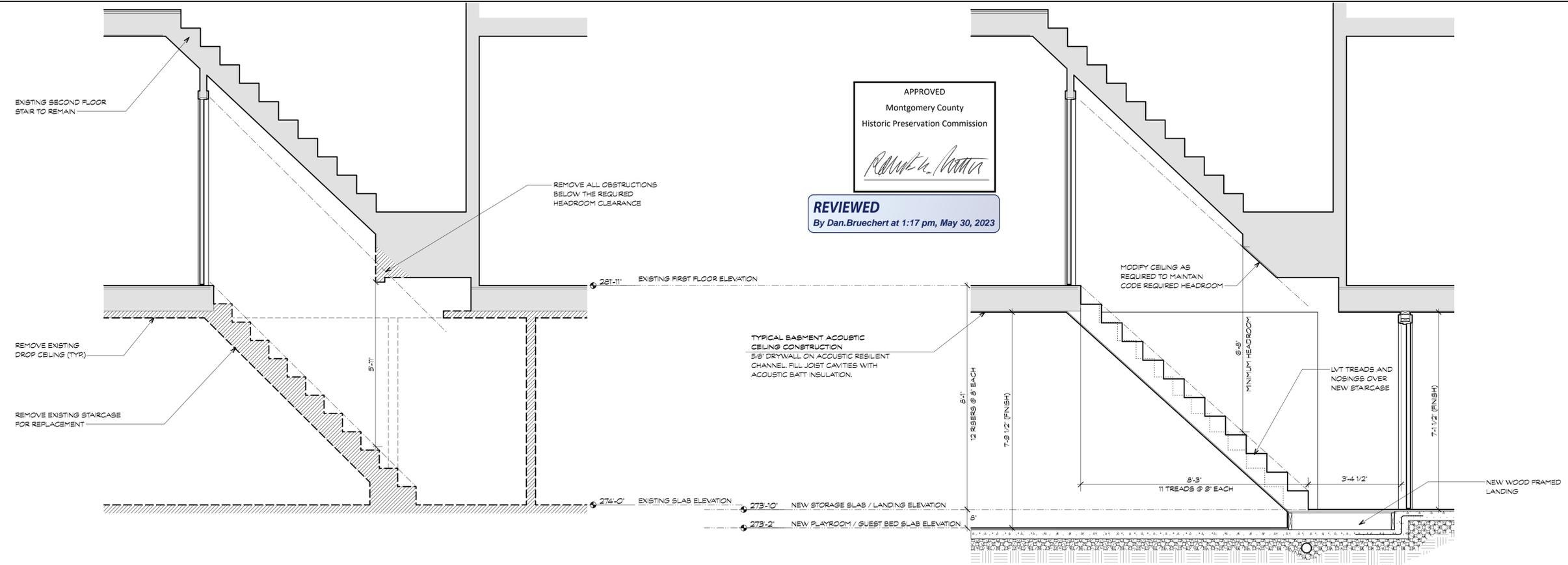
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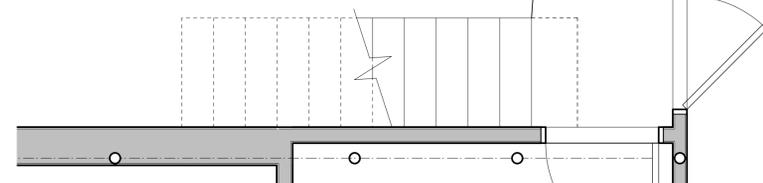
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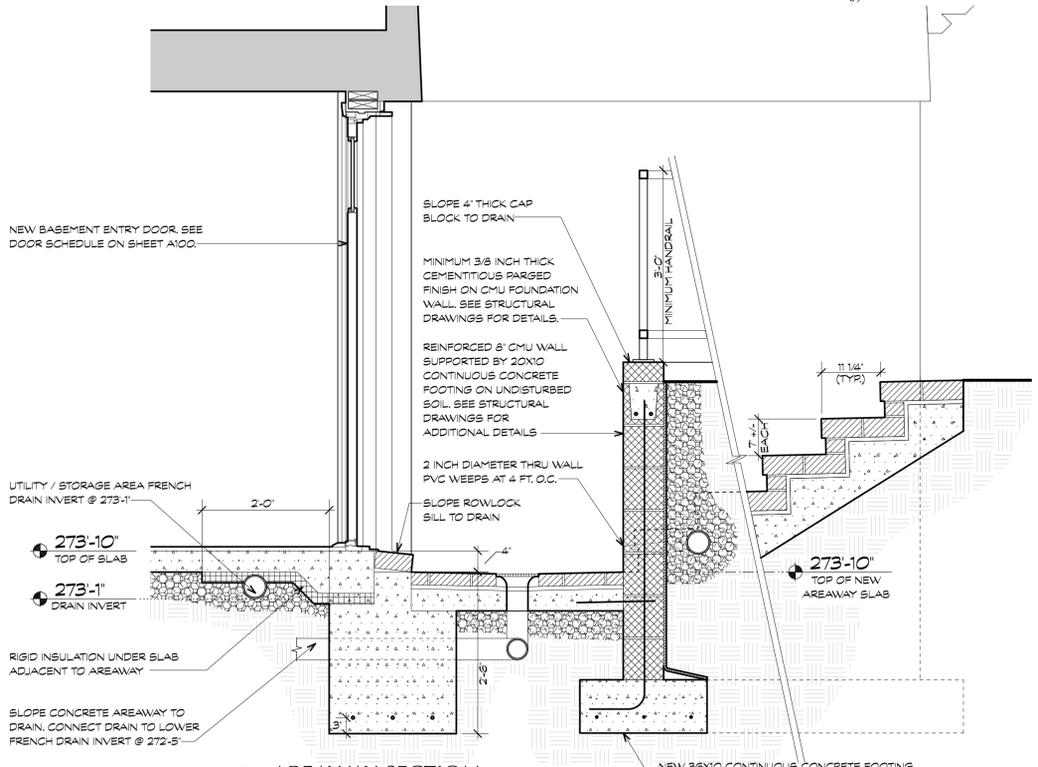


1 DEMOLITION STAIR PLAN / SECTION  
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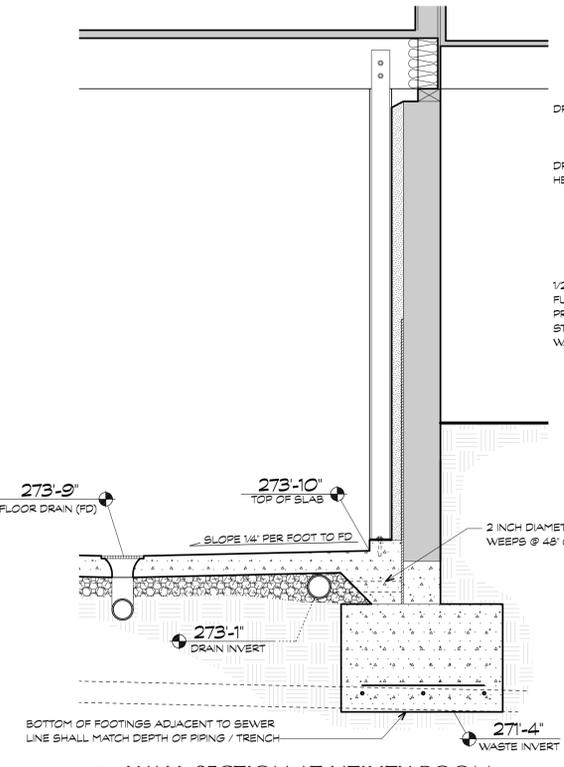


2 PROPOSED STAIR PLAN / SECTION  
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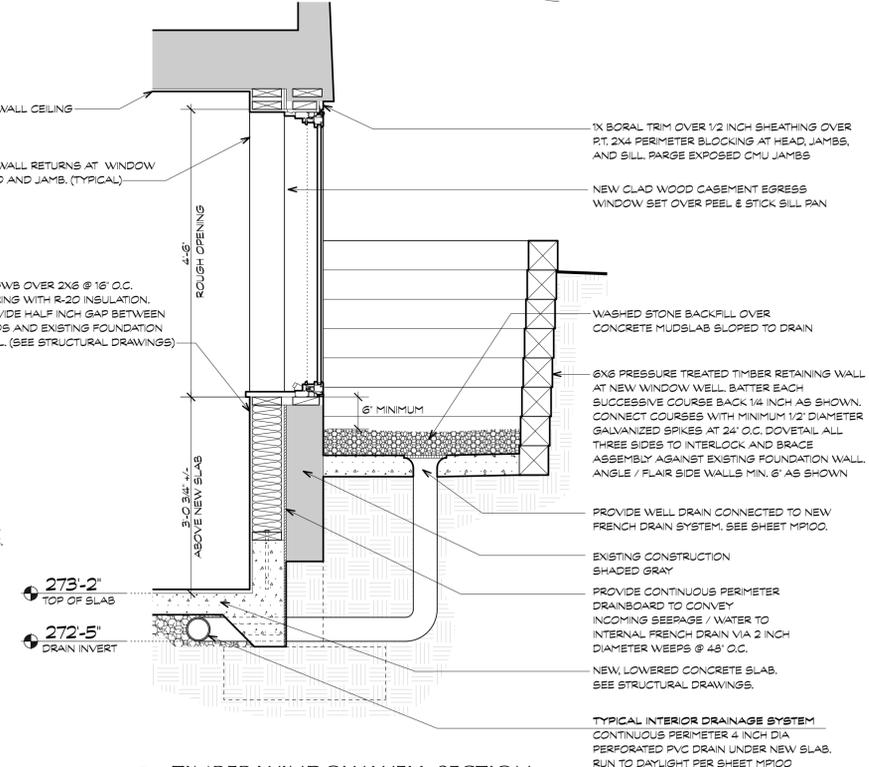
\* STAIR DIMENSIONS: NOTE THAT WHILE THE NEW REPLACEMENT STAIR IMPROVES ON THE RISE-RUN OF THE EXISTING STAIR IT STILL FALLS SHORT OF THE CODE REQUIRED RISER MAXIMUM AND TREAD MINIMUM. HOWEVER A NEW AREAWAY AND 36 INCH WIDE EGRESS DOOR HAVE BEEN PROVIDED TO SATISFY THE BASEMENT EGRESS REQUIRED SO THE INTERIOR STAIR IS NO LONGER A CODE REQUIRED ELEMENT.



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



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



5 TIMBER WINDOW WELL SECTION  
Scale: 3/4" = 1'-0"

**BAKEWELL BASEMENT**

7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

28 April 2023 - Permit Set

**WALL SECTIONS**

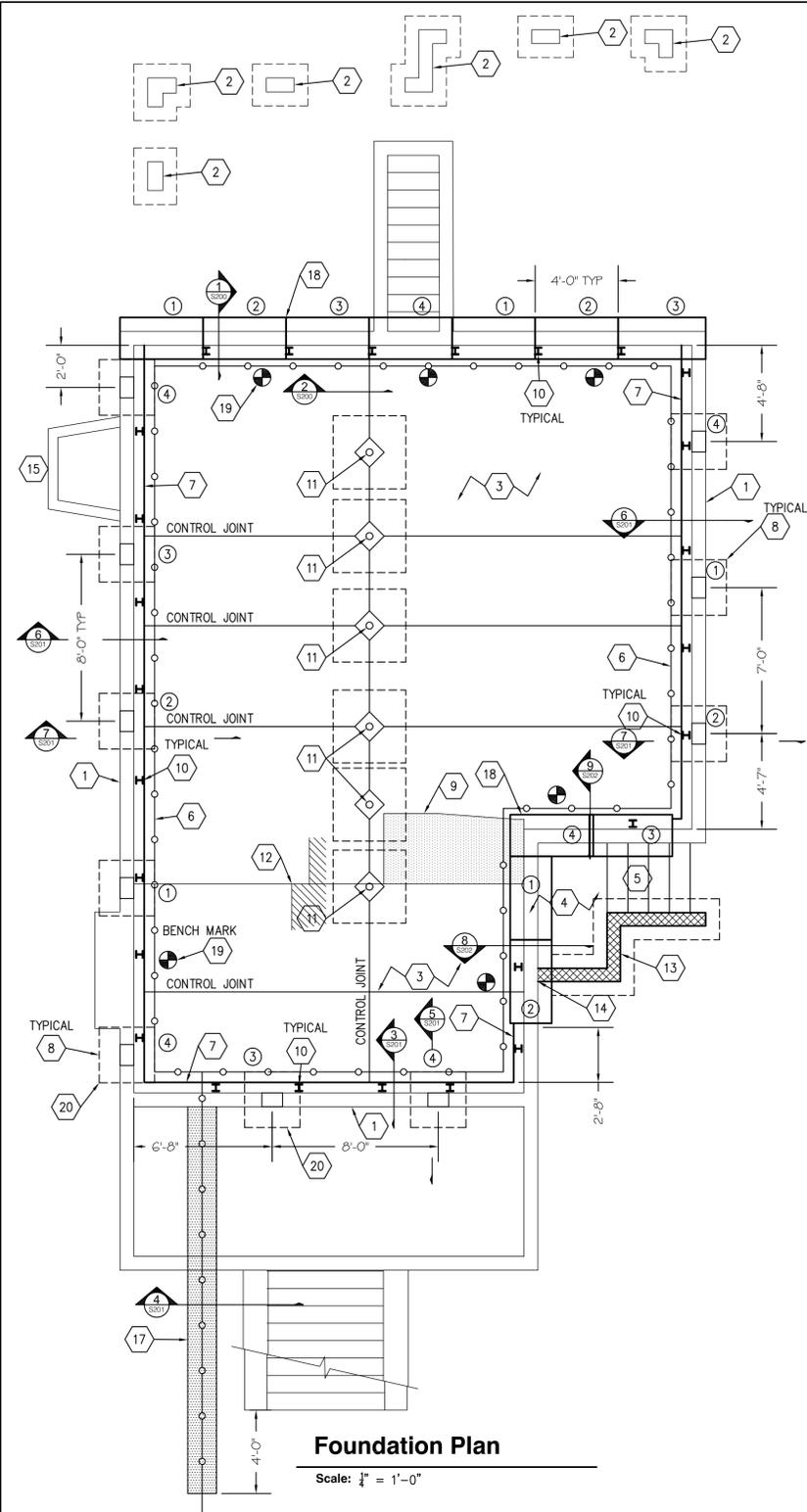
**A300**

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I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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**Foundation Plan**

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

- 1 EXISTING FOUNDATION WALL AND FOOTING.
- 2 EXISTING PIER AND FOOTING.
- 3 4" CONCRETE SLAB ON A 6 MIL POLY VAPOR BARRIER PLACED ON 4" GRAVEL ON STABLE SOIL. REINFORCE THE SLAB WITH 6X6 W2.OXW2.0 WWF.
- 4 4" CONCRETE SLAB ON PLACED ON 4" GRAVEL ON STABLE SOIL. REINFORCE THE SLAB WITH 6X6 W2.OXW2.0 WWF. SLOPE THE SLAB TO A DRAIN CONNECTED TO THE NEW DRAINAGE SYSTEM. FINISH THE SLAB WITH PAVERS
- 5 SLAB ON GRADE STAIRS FINISHED WITH PAVERS PER THE TYPICAL DETAIL.
- 6 4" PERFORATED DRAIN WRAPPED WITH FILTER FABRIC. EXIT THE DRAIN TO DAYLIGHT.
- 7 CONCRETE CURB PER THE STRUCTURAL DETAILS.
- 8 12"x8" CONCRETE BLOCK ON A 32"x32"x10" CONCRETE FOOTING. PLACE THE FOOTINGS AT 8'-0" O.C. MAXIMUM. REINFORCE THE FOOTING WITH (4)#4 BARS IN EACH DIRECTION.
- 9 BUILD THE LANDING WITH WOOD SPREADERS PLACED ON A 6 MIL POLY VAPOR BARRIER PLACED ON THE NEW SLAB ON GRADE.
- 10 WAX13 STEEL PILASTER. ADJUST THE LOCATION OF THE PILASTERS IF NEEDED SO THAT THEY ALIGN WITH EXISTING FLOOR JOISTS.
- 11 NEW 3" SCHEDULE 40 LALLY COLUMN ON A 42"x42"x10" CONCRETE FOOTING REINFORCED WITH (4)#4 BARS IN EACH DIRECTION.
- 12 SLAB STEP PER THE TYPICAL DETAIL.
- 13 8" CMU AREAWAY WALL ON A 24"x10" CONCRETE FOOTING REINFORCED WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 16" O.C. FILL ALL CELLS SOLID IN THE WALL. DOWEL EACH REBAR INTO THE FOOTING. PLACE AN 8" CMU BOND BEAM AT THE TOP OF THE WALL. REINFORCE THE BOND BEAM WITH (2)#4 BARS.
- 14 THE BOTTOM OF THE NEW FOOTING SHALL MATCH THE BOTTOM OF THE UNDERPINNING. DOWEL THE FOOTING REBAR INTO THE UNDERPINNING WITH SIMPSON SET-XP EPOXY AND 3" EMBEDMENT. ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.
- 15 TIMBER WINDOW WELL PER THE TYPICAL DETAIL.
- 16 NOT USED
- 17 EXTEND THE NEW SANITARY LINE AND FRENCH DRAIN BELOW THE EXISTING FRONT PORCH. PROVIDE TRENCH BOX SHORING FOR THE EXCAVATION DURING CONSTRUCTION. PLACE THE LINES IN AN OVERSIZED SLEEVE AND BACK FILL THE TRENCH WITH FLOWABLE FILL UP TO AN ELEVATION 12" ABOVE THE BOTTOM OF THE EXISTING FRONT PORCH WALL FOOTING.

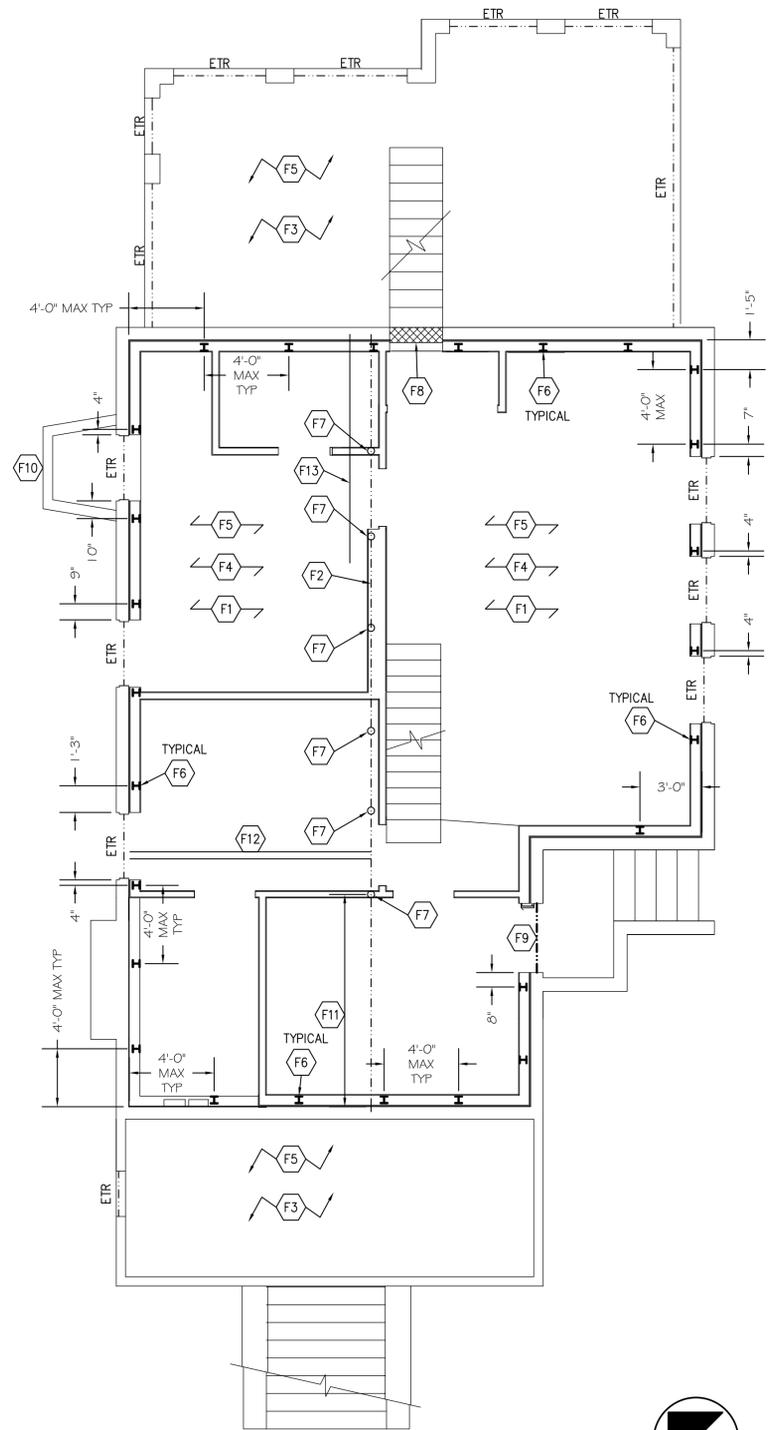
- UNDERPINNING NOTES:**
- CONTRACTOR SHALL CONDUCT A SURVEY OF THE HOME BEFORE CONSTRUCTION BEGINS. THE SURVEY SHALL DOCUMENT ANY EXISTING CRACKING IN THE STRUCTURE AND ANY EXISTING FLOOR SLOPING OR OTHER DEFECTS IN THE STRUCTURE.
  - CALL MISS UTILITY (800)257-7777 BEFORE ANY EXCAVATION BEGINS.
  - PRIOR TO UNDERPINNING: EXAMINE THE EXISTING MASONRY WALLS AND POINT ANY DETERIORATED MORTAR JOINTS AND REPLACE ANY DETERIORATED BRICKS.
  - ESTABLISH A MONITORING SYSTEM TO MEASURE VERTICAL MOVEMENT IN THE FOUNDATION WALL. THE SYSTEM SHOULD BE SET UP SO THAT MEASUREMENTS CAN BE TAKEN ONCE EVERY 8 FEET. MEASUREMENTS SHOULD BE TAKEN ON A DAILY BASIS DURING CONSTRUCTION. IF VERTICAL SETTLEMENT IN EXCESS OF 1/2" IS RECORDED, PLACE TEMPORARY SHORING, STOP WORK AND CONTACT STRUCTURAL ENGINEER OF RECORD (SER) SO THAT THE UNDERPINNING CAN BE INSPECTED TO DETERMINE THE CAUSE OF THE MOVEMENT AND DESIGN TEMPORARY SHORING AND REVISE THE UNDERPINNING DESIGN AS NEEDED.
  - DO NOT EXCAVATE FOR THE NEW BASEMENT UNTIL THE UNDERPINNING IS COMPLETE.
  - PROVIDE TEMPORARY SHORING PER OSHA REGULATIONS FOR ALL PITS DEEPER THEN 4'-0"
  - EXCAVATE AND POUR THE UNDERPINNING FOOTINGS PER THE SEQUENCE SHOWN ON THE PLANS. EXCAVATE UNDERPINNING PITS MARKED SEQUENCE 1 FIRST. POUR THE FOOTING AND ALLOW THE CONCRETE TO SET FOR A MINIMUM OF 24 HOURS. ONCE THE CONCRETE HAS SET, PLACE DRY PACK BETWEEN THE UNDERPINNING AND EXISTING FOOTING. FOLLOW THE MANUFACTURES RECOMMENDATIONS FOR ALLOWABLE SET TIME IN DRY PACK. ONCE DRY PACK HAS SET EXCAVATE THE PITS MARKED SEQUENCE 2 AND REPEAT THE SAME PROCESS AS IN SEQUENCE 1. ALLOW DRY PACK TO SET PER THE MANUFACTURES RECOMMENDATIONS AND REPEAT PROCESS FOR SEQUENCE 3-4. ONCE THE UNDERPINNING IS COMPLETE THE EXCAVATION FOR THE NEW BASEMENT CAN BEGIN.

- FRAMING NOTES:**
- THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW EXTERIOR GRADE.
  - ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
  - PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
  - ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 1/2" BOLTS AT 16" O.C. STAGGERED.
  - CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
  - ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
  - ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
  - ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
  - ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
  - ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
  - WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
  - THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
  - TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
  - TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
  - TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
  - LALLY COLUMNS SHALL BE BY THE TIGER BRAND JACK POST COMPANY (ESR 1766)

APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald H. ...*

**REVIEWED**  
By Dan.Bruechert at 1:17 pm, May 30, 2023



**1st Floor Framing Plan**

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

- F1 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- F2 EXISTING TRIPLE 2X10 BEAM.
- F3 EXISTING 1ST FLOOR FRAMING OR PORCH FRAMING UNCHANGED.
- F4 EXISTING 2ND FLOOR FRAMING ABOVE UNCHANGED.
- F5 EXISTING ROOF FRAMING ABOVE AND ATTIC FRAMING, WHEN APPLICABLE ABOVE UNCHANGED.
- F6 WAX13 STEEL PILASTER. ADJUST THE LOCATION OF THE PILASTERS IF NEEDED SO THAT THEY ALIGN WITH EXISTING FLOOR JOISTS.
- F7 NEW 3" SCHEDULE 40 LALLY COLUMN DOWN.
- F8 INFILL THE EXISTING WALL WITH SOLID CMU. USE CMU THAT MATCHES THE THICKNESS OF THE EXISTING WALL. ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.
- F9 FLUSH TRIPLE 2X HEADER. RIP THE HEADER TO MATCH THE SIZE OF THE EXISTING FLOOR JOISTS. THE MINIMUM HEIGHT OF THE HEADER SHALL BE 7 1/2".
- F10 TIMBER WINDOW WELL PER THE TYPICAL DETAIL.
- F11 SISTER THE EXISTING BEAM WITH (4) 1 1/2"x9 1/2" LVL'S. ATTACH THE SISTERS TO THE EXISTING BEAM WITH 1/2" BOLTS AT 12" O.C. TOP AND BOTTOM STAGGERED.
- F12 SISTER THE EXISTING JOIST OR DOUBLE JOIST WITH (2) 1 1/2"x9 1/2" LVL'S AT THE REMOVED COLUMN.
- F13 PLACE SOLID BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE EXISTING BEARING WALL ON THE 1ST FLOOR.



8555 16th St. #200  
Silver Spring, MD 20910  
301-585-0543  
301-583-9477 (f)

**APAC**  
ENGINEERING, INC.

**BAKEWELL BASEMENT**

7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

FOUNDATION & FIRST FLOOR FRAMING PLANS  
**S100**

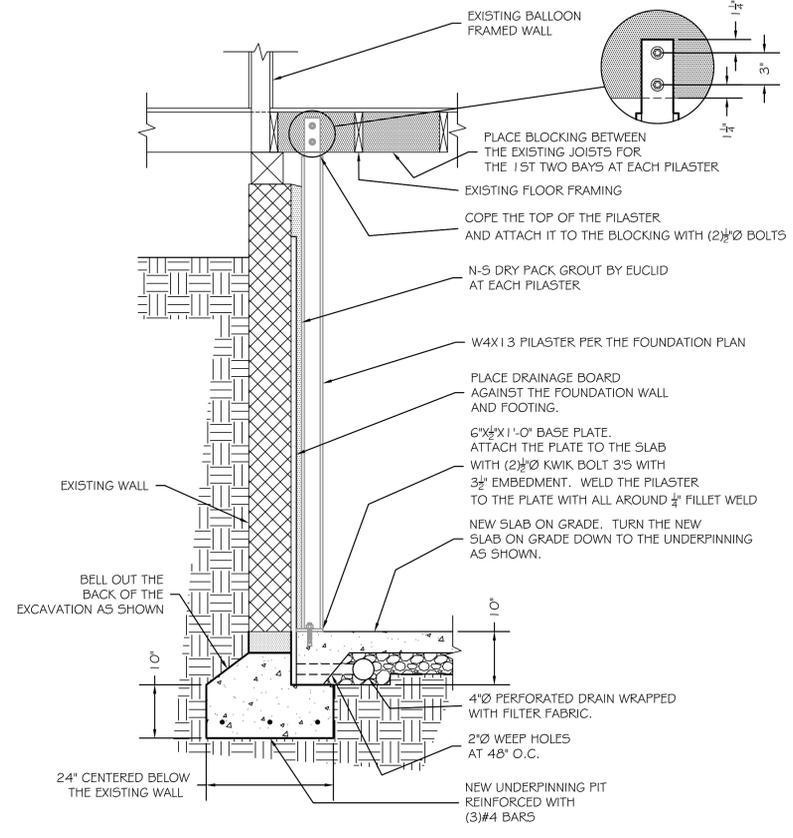
28 April 2023 - Permit Set

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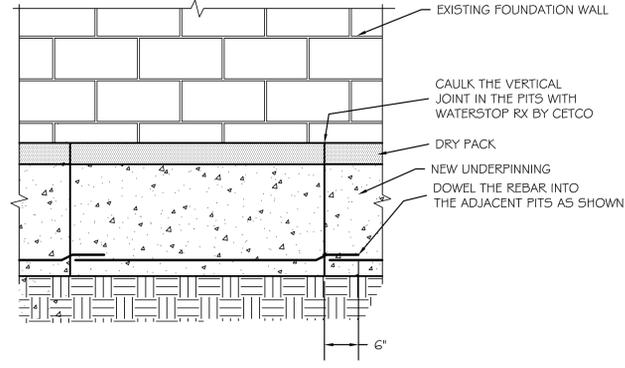
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

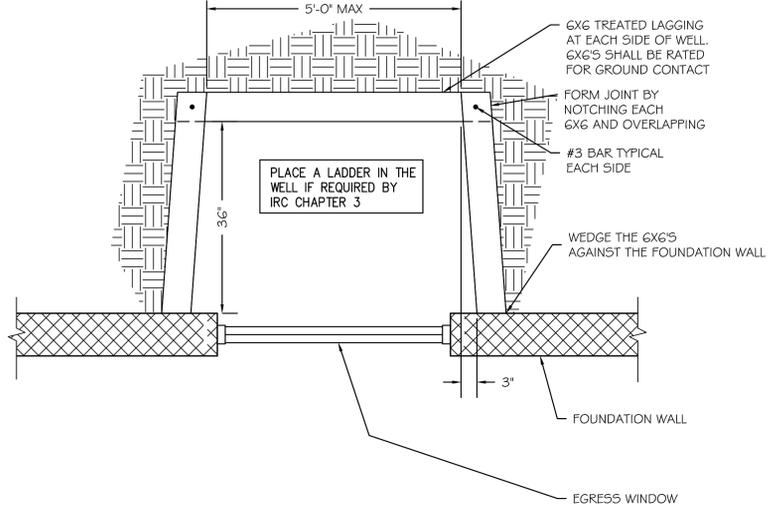
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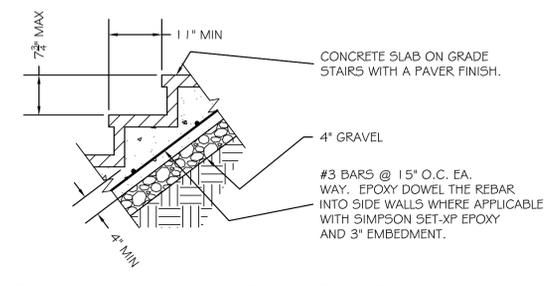
**SECTION 1**  
SCALE: 3/4" = 1'-0"



**SECTION 2**  
SCALE: 3/4" = 1'-0"



**Timber Window Well Detail**  
Scale: NTS

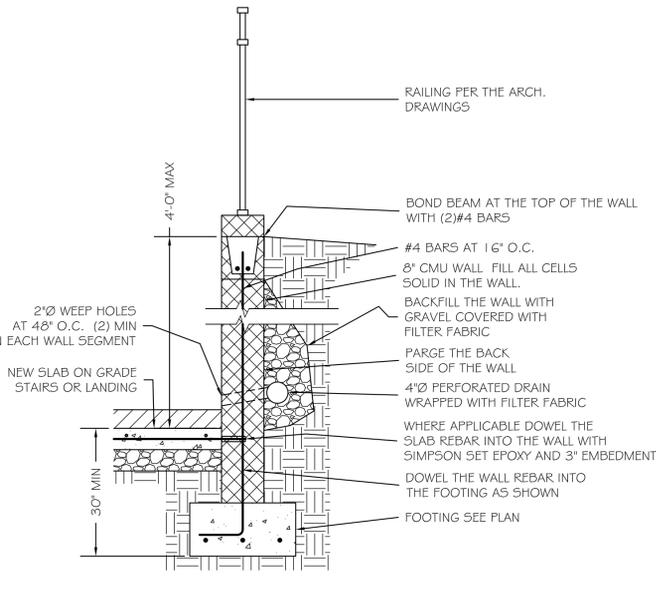


**Typ. Slab on Grade Stairs Detail**  
Scale: 3/4" = 1'-0"

**Structural Notes**

- All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County.
- Codes: the following design standards are applicable by reference:  
TMS 402-2016 Building Code Requirements for Masonry Structures.  
AWC NDS 2018 - Wood Frame Construction Manual for One and Two Family Dwellings.  
ACI 318-14 Building Code Requirements for Reinforced Concrete  
AISC - 360-16 Specifications for Steel Buildings.
- Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
- Structural steel:  
A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.  
B. All structural tubing shall conform to ASTM A500, grd.B  
C. All steel pipe shall be ASTM A53, type E or S, grade B  
D. All welders shop and field, shall be certified. Use E70xx electrodes only.  
E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.  
F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.  
G. All exterior structural steel shall receive rust preventative paint.  
H. Connections:  
I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.  
II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
- Lumber:  
A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.  
B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.  
C. Floor decking shall be 3/4" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall sheathing shall be 1/2" APA rated sheathing. Glue and screw the floor decking to the joists.  
D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically.  
E. Provide double joists under all walls that run parallel to floor framing.  
F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.  
G. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.  
H. Provide solid blocking below all wood posts.  
I. All posts shall have Simpson Cap and Base Plates typ.  
J. All joists shall have Simpson Hangers where applicable.  
K. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.  
L. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.  
M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.  
N. Wood Lintels shall be as follows:  
Opening ≤ 3'-0" - 2-2x6  
3'-0" < Opening ≤ 5'-0" - 2-2x8  
5'-0" < Opening ≤ 8'-0" - 2-2x10  
Greater than 8'-0" - See plans
- Fasteners:  
A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.  
B. Follow the manufacturer recommendations for setting epoxy bolts.  
C. Expansion bolts shall be rawl power studs.
- Masonry:  
A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."  
B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.  
C. All joints to be filled solid with mortar.  
D. Mortar to comply with ASTM C270 (type M or S).  
E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.  
F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.  
G. Lintels shall be as follows:  
Opening ≤ 3'-0" - L4x3 1/2 LVL/ 4" of wall  
3'-0" < Opening ≤ 7'-0" - L6x3 3/4 LVL/ 4" of wall.  
Opening > 7'-0" - See Plan
- Cast in place concrete:  
A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."  
B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).  
C. All concrete shall be placed with a slump of 4" (± 1/2")  
D. All concrete shall be normal weight, UNO.  
E. All concrete exposed to weather shall have 6% ± 1% entrained air.  
F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.  
G. Concrete cover for reinforcement shall be:  
Columns and beams 1 1/2"  
Slabs 2"  
Footings 3"
- Reinforcement:  
A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)  
B. Welded wire fabric (wvf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.  
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.  
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

|   |                             |  |
|---|-----------------------------|--|
| <b>Dead Loads:</b>                              |                             |  |
| SPF #2 -  | 25 PCF                      |  |
| 1/2" Decking -                                  | 1.7 PSF                     |  |
| 3/4" Decking -                                  | 2.5 PSF                     |  |
| Asphalt Shingles -                              | 2.5 PSF                     |  |
| Slate Shingles -                                | 15 PSF                      |  |
| Masonry:  |                             |  |
| 1/2" Drywall -                                  | 2.2 PSF                     |  |
| Insulation -                                    | 1.5 PSF                     |  |
| Siding -  | 2.0 PSF                     |  |
| CMU -   | 87 PCF                      |  |
| Brick -   | 130 PCF                     |  |
| <b>LIVE LOADS:</b>                              |                             |  |
| DECK:   | 40PSF                       |  |
| ATTIC:  | 20PSF                       |  |
| FLOOR:  | 40PSF                       |  |
| BALCONY:  | 60PSF                       |  |
| BEDROOM:  | 40PSF                       |  |
| ROOF:   | 30PSF                       |  |
| <b>WIND LOADS:</b>                              |                             |  |
| WIND SPEED:                                     | Vult = 115mph; Vasd = 89mph |  |
| WIND LOAD IMPORTANCE FACTOR:                    | 1.0                         |  |
| WIND EXPOSURE FACTOR:                           | B                           |  |
| WIND DESIGN PRESSURE:                           | 11PSF                       |  |
| <b>SNOW LOADS:</b>                              |                             |  |
| GROUND SNOW LOAD (PG):                          | 30PSF                       |  |
| FLAT ROOF SNOW LOAD (PF):                       | 30PSF                       |  |
| SNOW EXPOSURE FACTOR (CE):                      | 0.9                         |  |
| SNOW IMPORTANCE FACTOR (I):                     | 1.0                         |  |
| <b>Deflection Limitations:</b>                  |                             |  |
| Rafters:  | L/240                       |  |
| Interior Walls and Partitions:                  | H/160                       |  |
| Floors and Plastered Ceilings:                  | L/360                       |  |
| All Other Structural Members:                   | L/240                       |  |
| Ext. Walls with plaster or stucco finishes:     | L/360                       |  |
| Ext. Walls - Wind Loads with Brittle Finishes:  | L/240                       |  |
| Ext. walls - Wind Loads with Flexible Finishes: | L/120                       |  |
| <b>SEISMIC DESIGN DATA:</b>                     |                             |  |
| SEISMIC IMPORTANCE FACTOR (Ie):                 | 1.0                         |  |
| SPECTRAL RESPONSE ACCELERATIONS:                |                             |  |
| (Ss):   | 20.0%                       |  |
| (S1):   | 8.0%                        |  |
| SPECTRAL RESPONSE COEFFICIENTS:                 |                             |  |
| (Sds):  | 33%                         |  |
| (Sd1):  | 18.7%                       |  |
| SEISMIC DESIGN CATEGORY:                        | B                           |  |
| SEISMIC SITE CLASSIFICATION:                    | D                           |  |
| SEISMIC COEFFICIENT (Cs):                       | 0.05                        |  |
| SEISMIC MODIFICATION FACTOR (R):                | 6.5                         |  |
| BASE SHEAR:                                     | 1.1k                        |  |
| ANALYSIS PROCEDURE:                             | EQUIV. LATERAL FORCE        |  |
| BASIC SFRS:                                     | LIGHT FRAMED WALLS          |  |



**Typical Areaway Wall Detail**  
Scale: 3/4" = 1'-0"



**BAKEWELL BASEMENT**  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

28 April 2023 - Permit Set

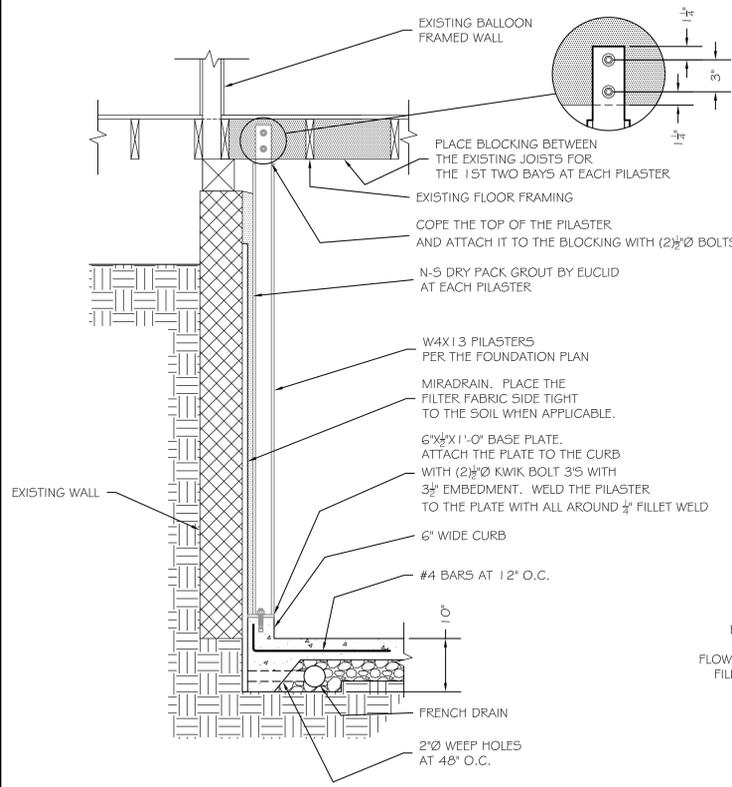
**STRUCTURAL NOTES & DETAILS**  
**S200**

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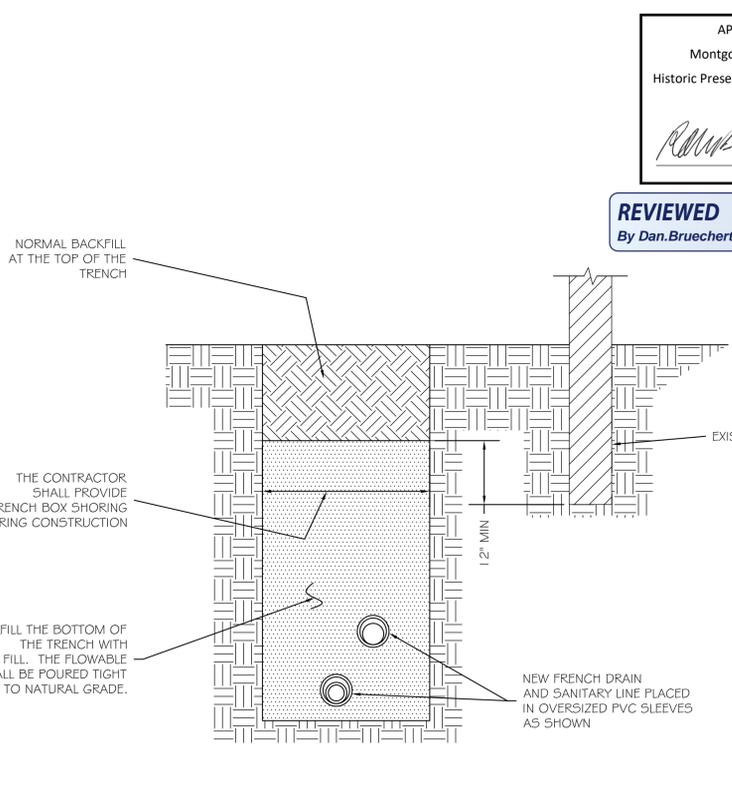
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LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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

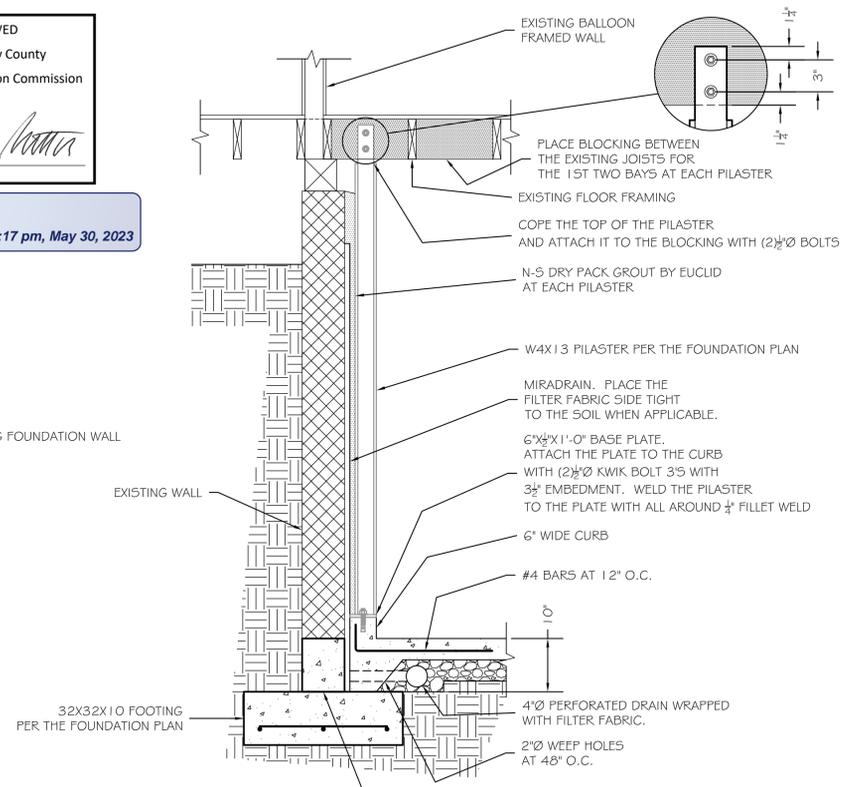


**SECTION 4**  
SCALE: 3/4" = 1'-0"

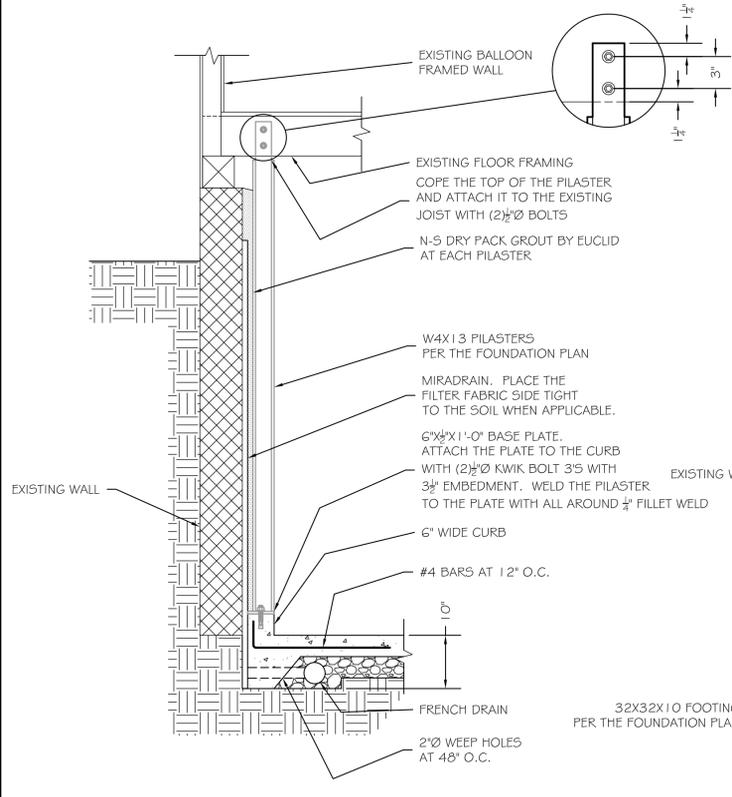
APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald L. Votaw*

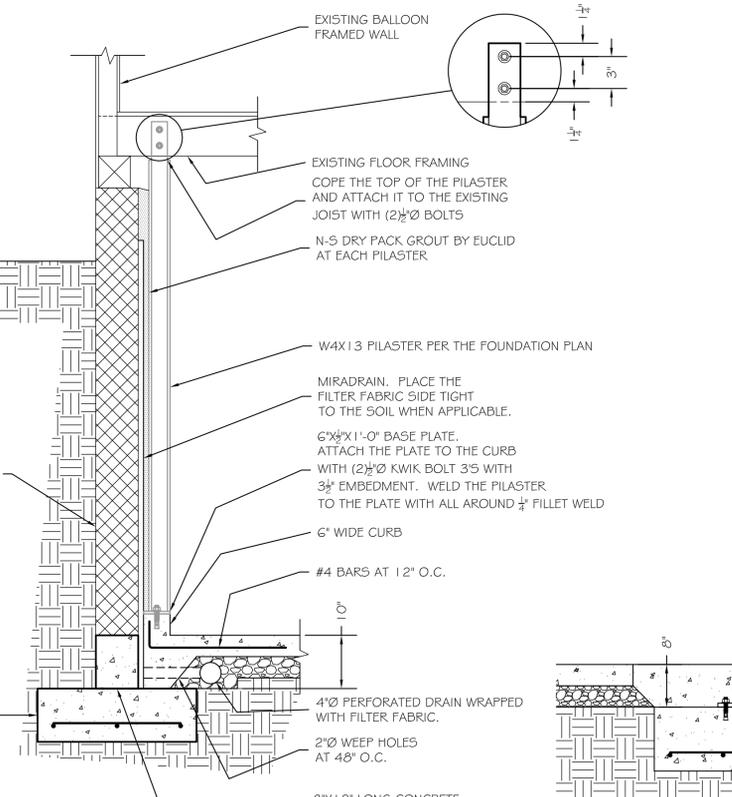
**REVIEWED**  
By Dan.Bruechert at 1:17 pm, May 30, 2023



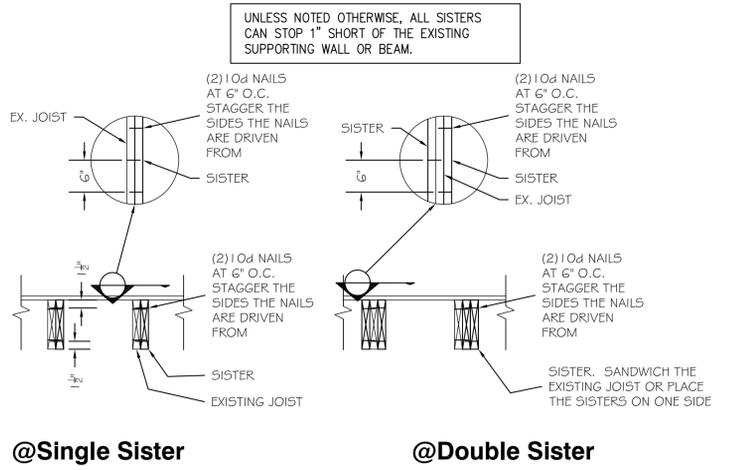
**SECTION 5**  
SCALE: 3/4" = 1'-0"



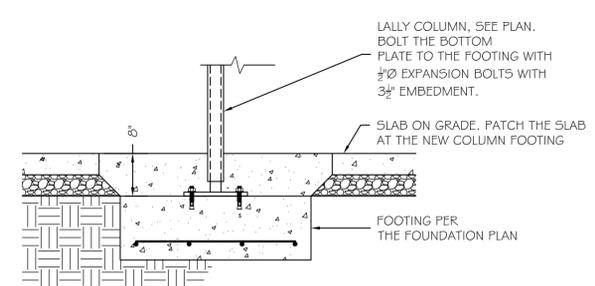
**SECTION 6**  
SCALE: 3/4" = 1'-0"



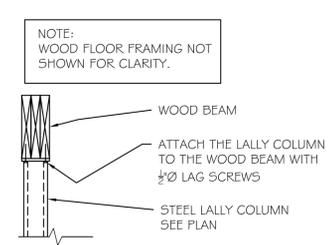
**SECTION 7**  
SCALE: 3/4" = 1'-0"



**Typical Sistering Details**  
Scale: NTS



**Typical Lally Column to Footing Detail**  
Scale: 3/4" = 1'-0"



**Typical Wood Beam to Lally Column Detail**  
Scale: 3/4" = 1'-0"

8555 16th St. #200  
Silver Spring, MD 20910  
301-585-0543  
301-563-9477 (f)

**APAC**  
ENGINEERING, INC.

**BAKEWELL BASEMENT**  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

STRUCTURAL DETAILS

**S201**

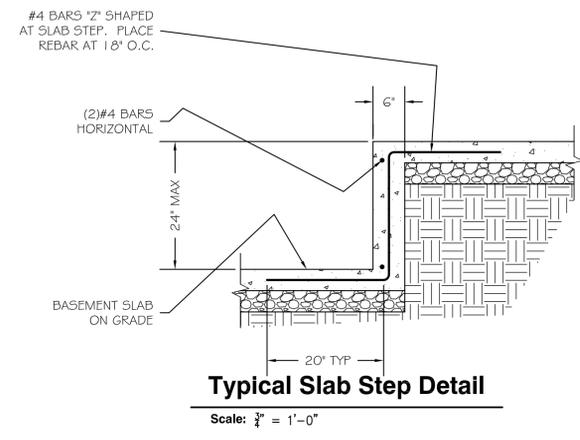
28 April 2023 - Permit Set

| DATE    | ISSUE - REMARKS |
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LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

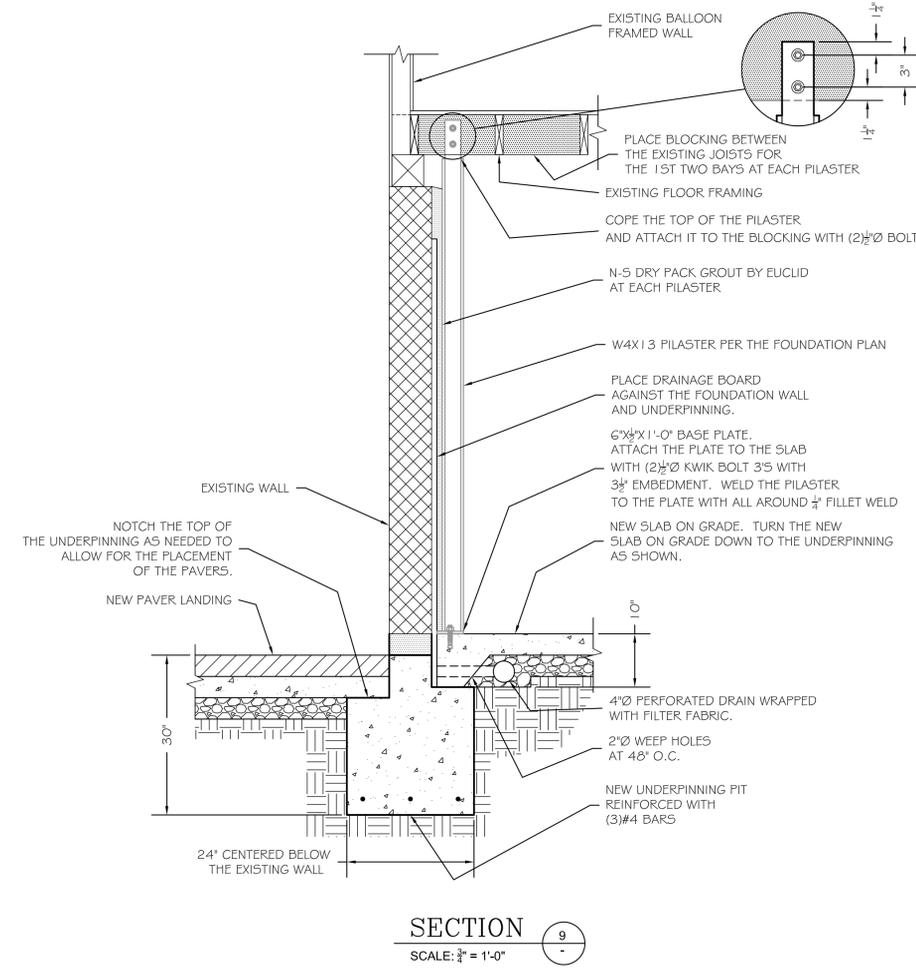
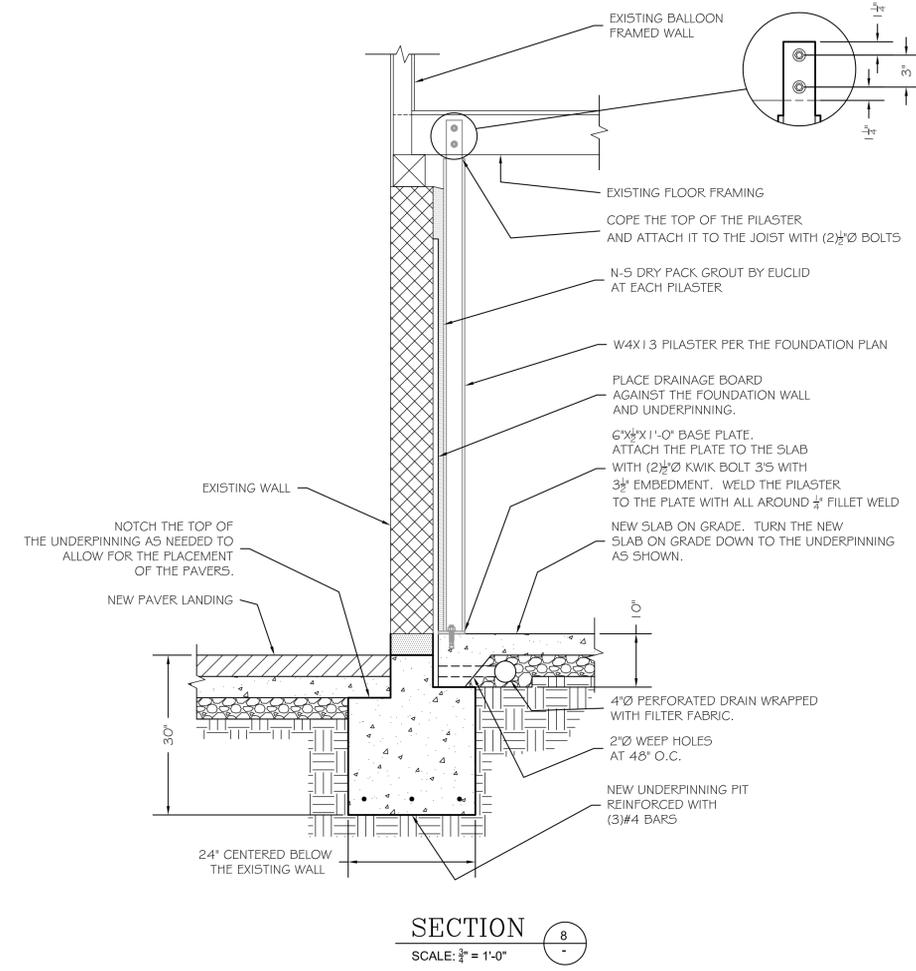
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APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*

**REVIEWED**  
By Dan.Bruechert at 1:17 pm, May 30, 2023



APAC  
ENGINEERING, Inc.

8555 16th St. #200  
Silver Spring, MD 20910  
301-585-0543  
301-583-9477 (f)

**BAKEWELL BASEMENT**  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

STRUCTURAL DETAILS

**S202**

28 April 2023 - Permit Set

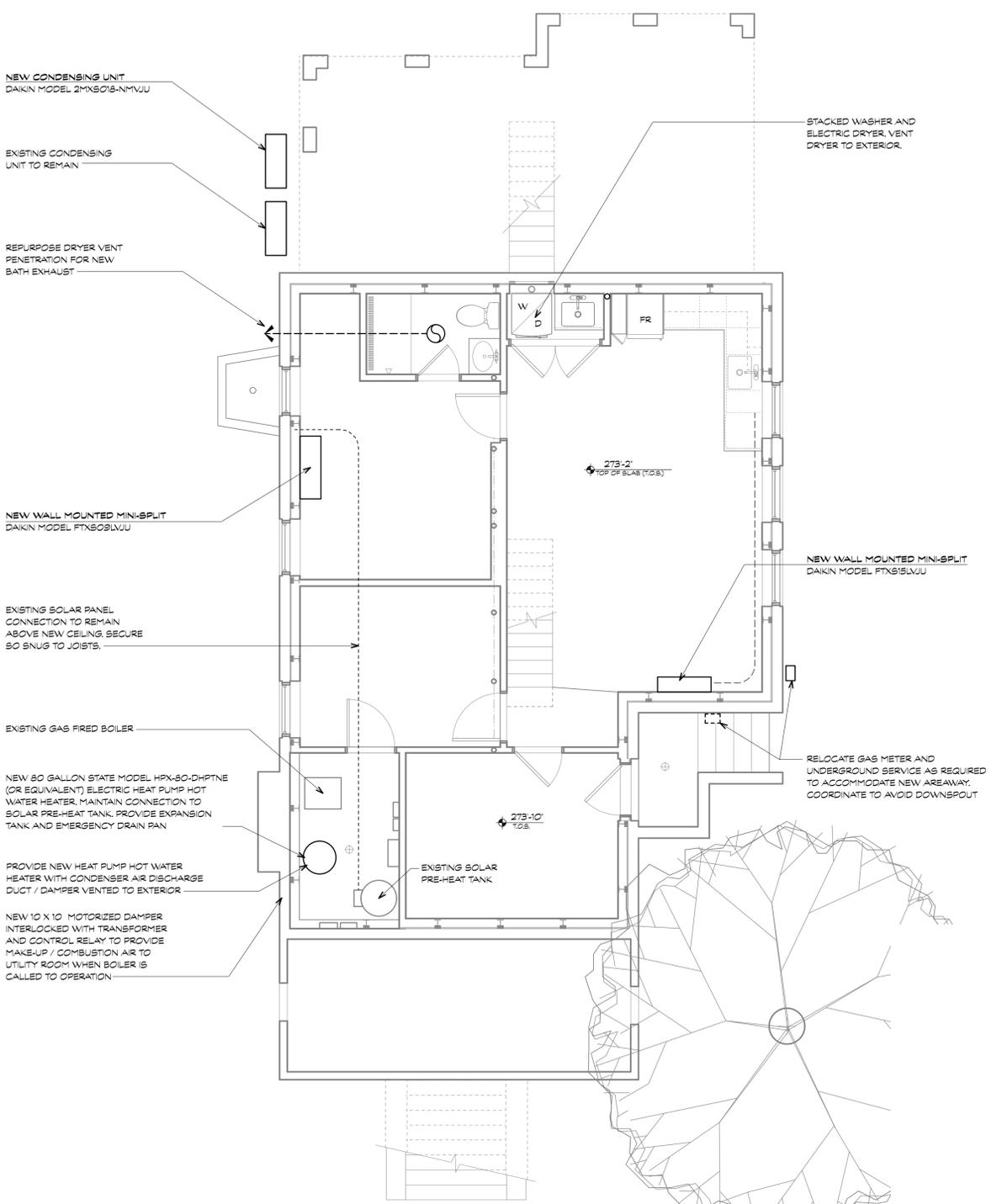
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LICENSE #: 15218 EXPIRATION DATE: 10-31-23

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



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

APPROVED  
Montgomery County  
Historic Preservation Commission

*Ron Gallant*

**REVIEWED**  
By Dan.Bruechert at 1:17 pm, May 30, 2023

NEW WINDOW WELL DRAIN, CONNECT TO NEW PERIMETER FRENCH DRAIN SYSTEM AND RUN TO DAYLIGHT IN FRONT YARD. (PIGGY BACK ABOVE NEW WASTE LINE)

EXCAVATE / REMOVE AND REPLACE SHALLOW SANITARY WASTE LINE(S) TO ACCOMMODATE LOWERED FLOOR SLAB ELEVATION. SEE PROPOSED INVERT ELEVATIONS.

EXISTING GAS FIRED BOILER

NEW FRENCH DRAIN SYSTEM UNDER HIGHER SLAB IN UTILITY AND STORAGE ROOMS. INVERT ELEVATION = 273'-1"

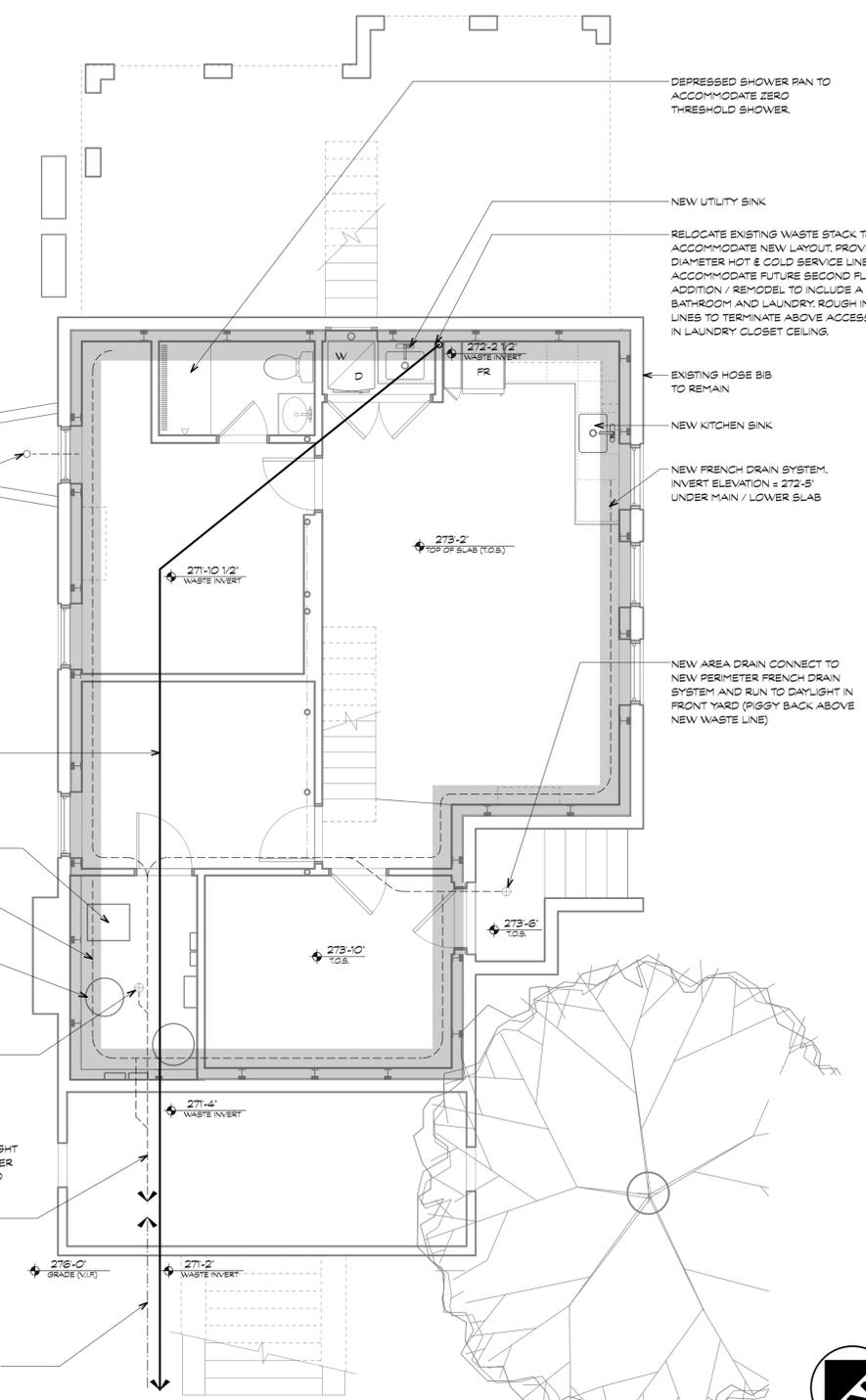
NEW ELECTRIC HEAT PUMP HOT WATER HEATER, MAINTAIN CONNECTION TO SOLAR PRE-HEAT TANK.

DAMPED MAKE-UP / COMBUSTION AIR

NEW FLOOR DRAIN

EXTEND NEW FRENCH DRAIN TO DRAIN TO DAYLIGHT AT SMALL SLOPE / BERM AT SIDEWALK, OR UNDER SIDEWALK TO DRAIN THROUGH FACE OF CURB TO STREET. PIGGYBACK FRENCH DRAIN IN TRENCH EXCAVATED FOR NEW OUTGOING SANITARY LINE AND INCOMING DOMESTIC WATER SERVICE

REPLACE EXISTING 5/8 INCH DIAMETER WATER SERVICE WITH NEW ONE INCH DIAMETER DOMESTIC WATER SERVICE. PROVIDE 3/4 INCH HOT AND COLD WATER PIPING TO REAR OF BASEMENT TO ACCOMMODATE FUTURE SECOND FLOOR BEDROOM ADDITION OVER FAMILY ROOM.



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

**SPECIFICATIONS** (CONTINUED FROM SP100)

**DIVISION 15: PLUMBING / MECHANICAL**

- 15.1 Plumbing:
- Contractor shall furnish and install complete domestic hot and cold distribution and sanitary waste and vent system to new fixtures in accordance with all applicable codes, standards, and manufacturer's specifications.
  - Water service: currently undersized and shall be replaced. See section 15.1.1.
  - Internal distribution of potable water, radiant heat, refrigerant line set, and natural gas across cellar ceiling; the intent is to disassemble and reconfigure/relocate as required to maximize ceiling height.
  - Main house waste lateral: the current lateral is too shallow to accommodate the new, lower slab elevation. See section 15.1.3.
  - French drain: see section 2.8.
  - All piping in finished areas shall be run in concealed spaces. Neither supply nor waste piping shall be installed anywhere it would limit headroom below 7'-0", without the expressed approval of the Owner.
- 15.1.1 Incoming water service: The increased demand resulting from additional plumbing fixtures will necessitate an increase in the incoming water service. The Contractor shall provide a new one-inch water service, including upgrading the meter and connection to the main as/ff necessary. Service increase shall be included in base scope. Coordinate all excavation activity with Takoma Park Arborist and DPS sediment control requirements.

- 15.1.2 Supply Piping: Hot and cold supply piping shall be type 'L' hard temper copper piping with wrought copper sweat fittings, 95-5 lead-free solder. Supply piping shall be insulated with min. R3, continuous foam pipe jacket insulation. Water service and supply shall be type 'K' copper with matching fittings. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Copper piping shall be cleaned of all flux residue after installation is complete. Water hammer arrestors shall be provided at all valved appliances such as washing machines.
- 15.1.3 Sanitary lines and vent pipes shall be PVC (UNO). The existing cast iron lateral shall be removed and replaced with a lower/deeper PVC lateral as required to maintain gravity flow from the main house waste stack and all cellar plumbing fixtures. See the schematic plumbing layout on MP100, including proposed invert elevations calibrated to the bottom of a four-inch drain pipe.
- 15.1.4 Galvanized Piping: all existing galvanized piping and fittings that are exposed in the course of construction, or readily accessible with modest effort, shall be removed and replaced.
- 15.1.5 Pipe penetrations through partitions should not make rigid contact with framing or gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through.
- 15.1.6 Hose Bibs: In locations as shown. Provide internal shut-offs.

- 15.1.7 Hot Water Heater: Remove existing gas-fired water heater. Provide a new, 80-gallon electric heat pump water heater/tank by State (or equal), model HPX-80-DHPTNE, to cover all existing and new fixtures. Maintain connection/supply from pre-heat solar tank, 208 / 230 volt / 30 amp circuit. Provide expansion tank and emergency drain pan.
- 15.1.8 Gas: Relocate meter to accommodate areaway.
- 15.1.9 Kitchenette fixtures (sink and faucet): Owner to supply, Contractor to install.
- 15.1.10 Laundry: Owner to supply, Contractor to install.
- Undermount sink: Ruvati Roma 23" single basin stainless steel, model RVU6320 w/ cutting board.
  - Faucet: Glacier Bay - Dunning Single -Hand pull-out laundry faucet w/ dual spray function. Chrome finish.
- 15.1.11 Cellar bath fixtures. Owner to supply, Contractor to install U.N.O.
- Vessel sink: TBD
  - Faucet: Delta Arvo 15840LF-SP, single hole / single handle bathroom faucet in brushed nickel w/ Spotshield Stainless. Includes drain assembly.
  - Shower pan/surround and shampoo niche: see Section 9.3.1
  - Shower head: TBD. Owner to install. Provide supply pipe for connection at 6'-8" A.F.F.
  - Shower faucet/control: Delta Ara TempAssure 17T series valve. Stainless finish.
  - Shower drain:
  - Toilet: Toto CST454CUGF#01 Drake II 1 GPF, two-piece elongated bowl, universal height toilet with CEFIONTECT, Cotton white.

- 15.2 Mechanical
- 15.2.1 Existing gas-fired boiler and associated whole-house hydronic radiant system to remain for upper floors but cellar radiators and associated piping to cellar radiators should be removed. Provide dampered, through-wall make-up/combustion air in Utility room.
- 15.2.2 Combustion air damper: 10" x 10" motorized damper interlocked w/ transformer and control relay activated when boiler is called to operation.
- 15.2.3 Heat pump hot water heater condenser air discharge duct and damper.
- 15.2.4 Mini-split: New multi-zone ductless split heating and cooling system by Daikin. Install wall mounted indoor units as shown, complete with associated controls/stats, and outdoor unit located as shown.
- Guest Bedroom: Daikin model FTXS09LVJU, 9,000 BTU.
  - Playroom: Daikin model FTXS15LVJU, 15,000 BTU
  - Condensing unit: Daikin model 2MXS18-NMVJU, 208 / 230 volts, 20 amp disconnect
- 15.2.5 Energy load calculations: HVAC subcontractor shall be responsible to provide any and all energy calculations (Manual J, S and D as applicable) required to properly size/design the system and obtain permits.
- 15.2.6 Performance: Entire installation shall conform to all local applicable codes and manufacturer's specifications including but not limited to:
- Current adopted version and modifications of ICC IRC
  - Latest SMACNA recommendation.

- 15.2.7 Equipment to be installed in strict conformance with manufacturer's instructions.
- 15.2.8 Thermostat: Owner to supply a Nest unit to remotely control the new mini-splits. Contractor to install.
- 15.2.9 HVAC piping carrying fluids > 105 degrees F or < 55 degrees F shall be insulated to R3 minimum. Provide UV resistant pipe protection at all exterior applications.
- 15.3 Exhaust Fans: All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min R5.
- 15.3.1 Bath exhaust: Contractor shall provide and install wall and ceiling mounted exhaust fans and vents per Division 16, and exterior louver in bathroom(s) per plans. Contractor shall be responsible for ducting through exterior wall and wiring as required. Provide Lutron Maestro timer switch per Division 16: Electrical.
- 15.3.2 Dryer vent: Duct dryer vent to exterior with rigid flue. Maximum vent length shall comply with dryer manufacturer recommendations.

**BAKEWELL BASEMENT**  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

**CELLAR MECHANICAL & PLUMBING PLANS**  
**MP100**

28 April 2023 - Permit Set

| DATE    | ISSUE - REMARKS |
|---------|-----------------|
| 4/28/23 | PERMIT SET      |
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LICENSE #: 15218      EXPIRATION DATE: 10-31-23

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**SPECIFICATIONS** (CONTINUED FROM SP100)

**DIVISION 16: ELECTRICAL**

- 16.1 Electrical service: Existing electric service shall be reviewed by Contractor and Electrical subcontractor. Provide new service, subpanel and/or additional breakers as necessary to accommodate new work, equipment, systems and appliances. Provide ground fault circuit interrupt breakers at panels as required for all outlets requiring GFCI safety cutoff where indicated and where otherwise required. Label all new circuits at the panel.
- 16.2 Receptacles and Switches: Contractor shall provide wall switches, dimmer switches, and wall plates, etc. in areas of new work in conformance with NEC and local code. Contractor shall provide and install all specialty and appliance receptacles and switches.
- Style: Decora style as manufactured by Lutron.
    - Typical single pole rocker switch shall be Lutron model CA-1PS-WH.
    - Three way rocker switch shall be Lutron model CA-3PS-WH.
    - Dimmer switch shall be Lutron model LUT DVCL-153P-WH (wattage rating requirement should be coordinated with fixtures).
    - Representative duplex receptacle style shall be Lutron model CAR-15/20-SW (coordinate amperage with equipment/circuit)
    - Exhaust fan switch shall be GE Push-Button Countdown Timer Switch, Model 15318 in white.
  - Color: All devices and cover plates shall be white, unless noted otherwise.
  - Consistency: Where devices are added in existing spaces all devices in that space shall be upgraded to match new devices.
  - Plates: use standard, not enlarged wall plates, in finish to match devices.
- 16.3 Provide ground fault interrupt devices where indicated and where otherwise required by code. Provide arc fault devices in all habitable spaces where ground fault are not otherwise provided.
- 16.4 Lighting: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. See drawings for locations. Coordinate mounting heights with Architect. Provide housings rated for insulation contact in all insulated ceiling cavities (housings shall be labeled to indicate <2.0 CFM leakage at 75 Pa.). Seal at housing / interior finish. Submit all recessed fixtures for review and approval prior to rough wiring. 85% of lamps in permanent fixtures or 85% of permanent fixtures shall use high efficiency lamps.
- Bathroom sconce: Kichler Marete 22.75 in three light, brushed nickel modern vanity light.
- 16.5 Bath exhausts: Contractor to provide/install.
- Cellar bath: Delta Electronics Ltd. BreezSim SLM70. Ceiling mounted, 2.0 sones, 70 CFM.
- 16.6 Smoke/Fire protection: A whole house smoke/carbon monoxide detection system by Simplisafe is in place on the upper floors. The Contractor shall extend the system to provide one detector in the new basement sleeping room and another in the immediate vicinity of the bedroom.

APPROVED  
Montgomery County  
Historic Preservation Commission



**REVIEWED**  
By Dan.Bruechert at 1:18 pm, May 30, 2023

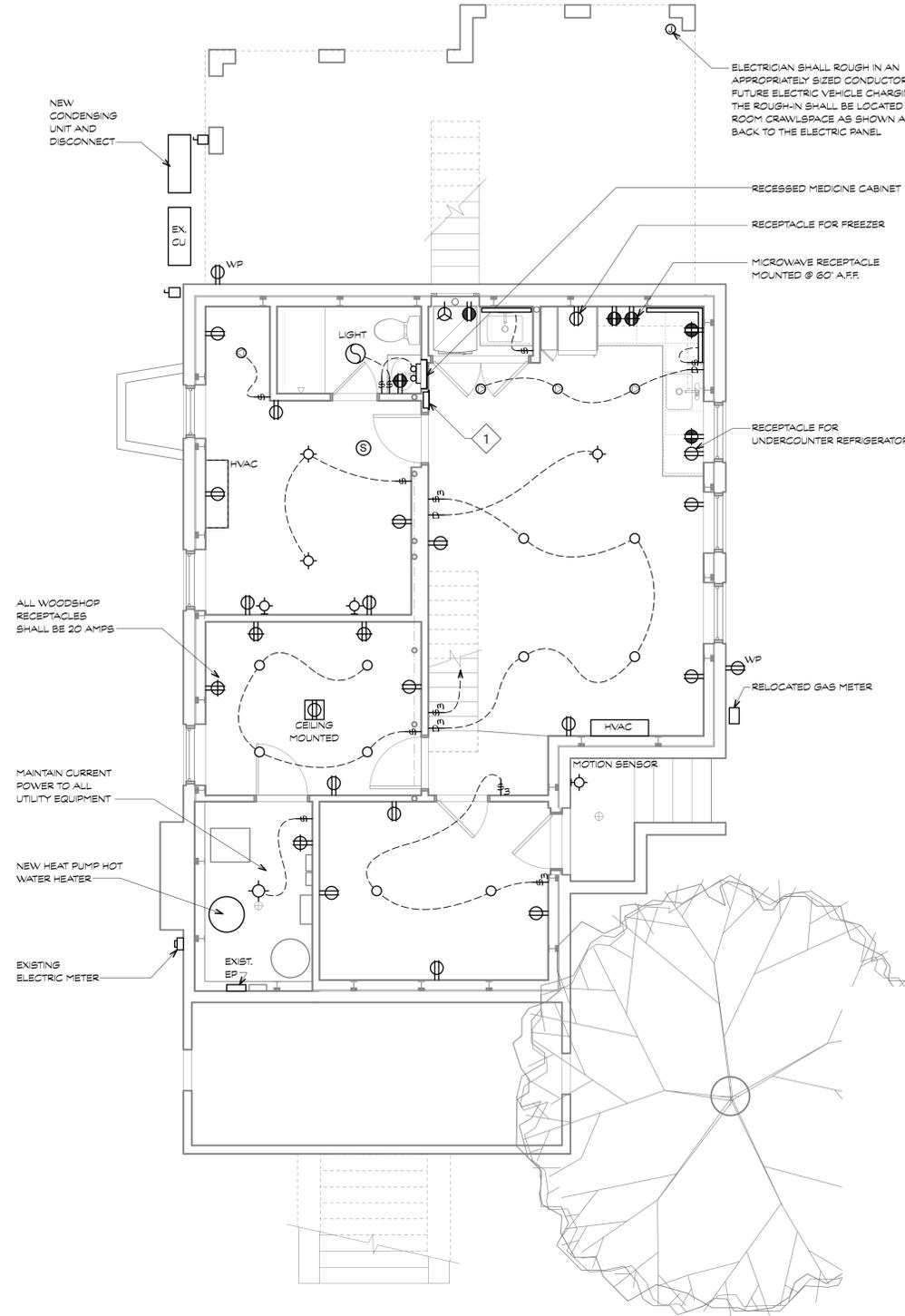
**ELECTRICAL SYMBOLS**

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

**LIGHTING SYMBOLS**

|  |  |
|--|--|
|  | SURFACE MOUNTED CEILING LIGHT FIXTURE  |
|  | SURFACE MOUNTED PUCK LED LIGHT         |
|  | UNDER CABINET MOUNTED FIXTURE          |
|  | SUSPENDED PENDANT FIXTURE              |
|  | PENDANT FIXTURE                        |
|  | VANITY LIGHT                           |
|  | WALL-MOUNTED LIGHT FIXTURE             |
|  | SMALL ADJUSTABLE LED LIGHTS            |
|  | CEILING FAN/LIGHT                      |
|  | LED LIGHT FIXTURE                      |
|  | SWITCH                                 |
|  | THREE WAY SWITCH                       |
|  | DIMMER SWITCH                          |
|  | DIMMER THREE WAY SWITCH                |
|  | JAMB SWITCH                            |
|  | SECURITY FLOODLIGHT ON MOTION DETECTOR |

GENERAL: PROVIDE 1/2" HOUSING AS NECESSARY IN INSULATED CAVITIES



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

- GENERAL ELECTRICAL NOTES**
- THE OWNERS INTENT IS TO MAXIMIZE THE BASEMENT CEILING HEIGHT. ALL NEW ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THAT GOAL. NOTE THE FINISHED CEILING WILL BE FURRED DOWN ONE INCH TO ACCOMMODATE EXISTING CONDUIT AND WIRING
  - EXISTING JUNCTION BOXES THAT HAVE BEEN MOUNTED TO THE UNDERSIDE OF THE FLOOR JOISTS SHALL BE RELOCATED TO JOIST CAVITIES TO MAXIMIZE CEILING HEIGHT.

**1** PROVIDE NEW ELECTRIC SUBPANEL AT BACK END OF BASEMENT AS SHOWN. SUBPANEL SHALL BE SIZED TO ACCOMMODATE ELECTRICAL NEEDS OF FUTURE SECOND FLOOR PRIMARY BEDROOM. ADDITION ABOVE EXISTING FAMILY ROOM AS WELL AS A FUTURE INDUCTION COOKTOP IN THE KITCHEN. THE INTENT IS TO MINIMIZE THE IMPACT OF FUTURE WORK ON THE NEWLY REMODELED BASEMENT



**BAKEWELL BASEMENT**  
7107 Sycamore Avenue, Takoma Park, MD 20912  
Project # 2174

**CELLAR ELECTRICAL PLAN**  
**E100**

28 April 2023 - Permit Set