HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

October 29, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1129183– Construction of new addition and retroactive tree removal

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with four (4) conditions** at the October 8, 2025 HPC meeting:

1. The composite decking and stair treads must have solid edge boards.
2. The eave overhang of the proposed addition must be reduced to a maximum of 16 inches.
3. The applicants must plant one large species shade tree on the property.
4. The applicants must submit a complete tree survey by a certified arborist or the Takoma Park arborist identifying the locations, dimensions and species of all trees greater than 6 inches d.b.h on the subject property and confirmation that the proposal will not negatively impact any mature trees.

The HPC staff has reviewed and stamped the attached submission materials.

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: Eric Maier and Krisztina Petz; Eric Hurtt, Architect
Address: 7314 Maple Avenue, 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.

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

Two-story plus basement foursquare home, originally built early 20th century with circa 2015 two-story over crawl space addition at rear of home. First floor exterior 7" exposure Hardie-Plank cement fiber siding, second floor exterior 4" exposure Hardie-Plank cement fiber siding. Hipped, asphalt shingle roof with front and rear dormers and extended eaves. Covered front porch with front facing gable and cement floor. Cobble stone and gravel driveway along NE side of property. Non-original shed on concrete slab behind house. Home is a Category Two contributing resource in the Takoma Park Historic District.

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

Single-story over crawl space addition off of North corner of house to include sunroom plus driveway side entry and mudroom. Addition footprint increases overall footprint of home by 390 square feet, resulting in a total lot coverage of 17% (currently 13%). Proposed addition includes new deck and stair at driveway and new deck and stair to rear yard. Exterior finish materials to include 7" exposure Hardi-Plank cement fiber siding with painted wood corner and trim boards to match the current finishes, with panel detailing below the sunroom windows. 3:12 pitched roof with asphalt shingles and rear facing gable with extended eaves. Ridge height approximately 17' above grade. Decking material for new deck and stair to be Acre millable decking with concealed fasteners, with bound perimeter. Hand rail to be painted wood.

REVIEWED

By Laura DIPasquale at 4:03 pm, Oct 29, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Burditt

Work Item 1: Single-story addition at North corner of home

Description of Current Condition:	Proposed Work:
North corner of home includes an inset porch over crawl space at the first floor facing the rear yard. West first floor corner consists of a bay of windows facing the rear yard. Although the driveway serving the property is along the northeast side of the home, there is no entry to the house from the drive.	First floor addition occupies the inset porch area and extends to the Northeast and Northwest. Addition preserves the West first floor windows and all second floor windows. A stair and stoop provide access from the driveway to a small entry and mudroom, the front facing wall of which aligns with the original back corner of the house. The NE wall of the addition is inside of the side yard setback.

Work Item 2: Tree Planting

Description of Current Condition:	Proposed Work:
Previously removed large oak tree adjacent to North corner of house.	A large species shade tree will be planted in consultation with an arborist towards the rear of the back yard. Determination of final location to be as recommended by arborist.

REVIEWED
By Laura DIPasquale at 4:03 pm, Oct 29, 2025

APPROVED

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Work Item 3:

Description of Current Condition:	Prop

VICINITY MAP

NOT TO SCALE

ZONING MAP

NOT TO SCALE

ZONING SUMMARY

LEGAL DESCRIPTION:	PLAT BLOCK 5 LOT P17		
LOT AREA:	9,800 SF		
ZONE:	R-60		
ZONING REQUIREMENTS:	ALLOWED/REQUIRED:	EXISTING:	PROPOSED:
LOT OCCUPANCY:	35%	13%	17%
BUILDING HEIGHT:	35' MAX.	27'	NO CHANGE
FRONT YARD SETBACK:	25' MIN.	33.5'	NO CHANGE
SIDE YARD SETBACK:	7' MIN.	13.5'	7.6'
REAR YARD SETBACK:	20' MIN.	119'	102'
SQUARE FOOTAGE:		3302 SF	3692 SF
BASEMENT:		700 SF	NO CHANGE
FIRST FLOOR:		1117 SF	1507 SF
SECOND FLOOR:		975 SF	NO CHANGE
ATTIC:		510 SF	NO CHANGE

KEY TO MATERIALS AND SYMBOLS

WOOD FRAMING-CONTINUOUS
WOOD BLOCKING
FINISH WOOD
BRICK
PLYWOOD
WOOD FRAMED WALL
METAL
GRAVEL
CONCRETE
GYPSUM WALL BOARD
CONCRETE MASONRY UNIT
BATT INSULATION
SPRAY FOAM INSULATION
STONE
RIGID INSULATION
WINDOW TYPE
DOOR TYPE
PLUMBING
INTERIOR FIXTURE TYPE
SMOKE DETECTOR
ELEVATION
REVISION NUMBER
ENLARGED DETAIL
WALL SECTION
BUILDING SECTION

PROJECT NARATIVE

ADDITION OF EXISTING 2-STORY HOME TO INCLUDE NEW SUNROOM AND MUDROOM AT FIRST FLOOR. NO NEW WORK AT BASEMENT OR SECOND FLOOR.

PROJECT INFORMATION

ADDRESS:	7314 MAPLE AVE TAKOMA PARK, MD 20912
OWNERS:	ERIC MAIER KRISZTINA PETZ
OWNERS' ADDRESS:	7314 MAPLE AVE TAKOMA PARK, MD 20912

DESIGN CRITERIA

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS:

GROUND SNOW LOAD	30 PSF
WIND SPEED	115 MPH
SEISMIC DESIGN CATEGORY	B
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
FROST LINE DEPTH	30"
WINTER DESIGN TEMP.	13 DEGREE F.
ICE SHIELD UNDERLAYMENT	REQUIRED
AIR FREEZING INDEX	300
MEAN ANNUAL TEMP.	55 DEGREE F.

SHEET INDEX

REVIEWED
By Laura DiPasquale at 4:03 pm, Oct 29, 2025

APPROVED
Montgomery County
Historic Preservation Commission

GENERAL NOTES

The following notes shall apply to all drawings made as part of the Contract for construction for this project, including those drawings listed in the INDEX of this sheet:

1. Contractor must not scale drawings for dimensions. Any questions regarding dimensions must be directed to the architect.

2. Contractor must verify all dimensions in the field prior to the start of construction and contact architect with any questions or discrepancies.

3. Dimensions shown are to face of structure (i.e. face of stud, masonry, or existing construction) unless noted otherwise on drawings.

4. The details in the drawings and specifications cover the installation of all materials and work as called for on the drawings and specifications. It is the responsibility of the contractor to check the documents prior to the start of work. Any discrepancies shall be brought to the architect's attention with a notification for clarification. Any work installed in conflict with the architectural drawings and specifications shall be corrected by the contractor at their own expense. Items to be furnished by owner are noted and agreed to in the contract between owner and contractor.

5. Questions due to any apparent conflicts within the documents should be brought to the architect's attention in time to be clarified by addendum. If the contractor's responsibility for the work that is in question cannot be clarified by reference to the contract, then a mutually agreeable good faith option shall be adopted.

6. All construction resulting from execution of this work shall conform to the International Residential Code (IRC) and International Energy Conservation Code (IECC), 2021 edition, as amended by Montgomery County Executive Regulation no. 13-24.

7. Throughout the plans there are abbreviations which are in common use. The list of abbreviations is not intended to be complete, and any questions about abbreviations should be addressed with the architect.

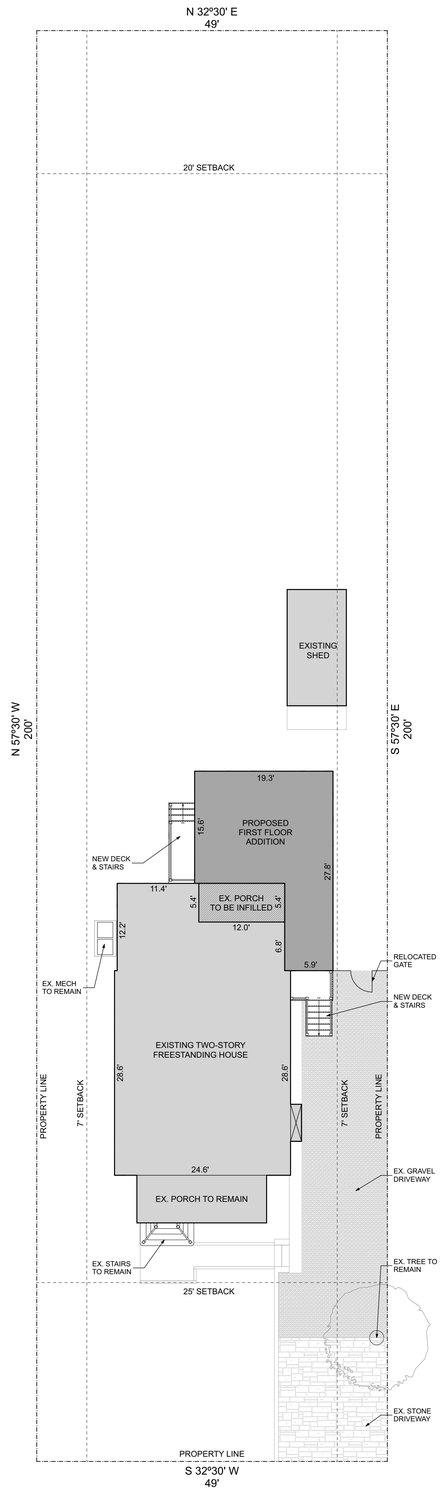
8. The residence will be occupied for the duration of the project. Care should be taken to keep the premises clean and safe for the occupants at the close of each day's work. Interruptions in the utility services shall be kept at a minimum. All utilities shall be operable for the Owner's continued use during the times of continued residence. Coordinate with Owner any breaks in service well in advance of anticipated break.

9. The construction work described in these drawings is applicable only to the this project. The Architect accepts no liability whatsoever for any construction work performed on the basis of these drawings if such work is not executed under a general Contract.

10. Contractor shall comply with current requirements for random mitigation.

LIST OF ABBREVIATIONS

Abbreviation	Item		
@	At	JST.	Joist
A.F.F.	Above Finish Floor	JT.	Joint
ABV.	Above	M., MAS.	Masonry
A.H.U.	Air Handling Unit	MDO	Medium Density Overlay
APPROX.	Approximate	MDF	Medium Density Fiberboard
BD.	Board	MEM.	Membrane
Bldg.	Building	M.O.	Masonry Opening
BLKG.	Blocking	MECH.	Mechanical
C.	Concrete	Mil.	1/1000 inch
CL	Center Line	MIN.	Minimum
CLG.	Ceiling	O.C.	On Center
C.J.	Ceiling Joist	O.W.T.	Open Web Truss
CMU	Concrete Masonry Unit	PLY., PLYWD	Plywood
COL.	Column	P.T.	Pressure Treated
CONC.	Concrete	PTD.	Painted
CONT.	Continuous	R.	Riser(s)
CPR.	Copper	R.O.	Rough Opening
DWG.	Drawing	REINF.	Reinforcing
EQ	Equal	SHTG.	Sheathing
EX.	Existing	SIM.	Similar
EXT.	Exterior	STD.	Standard
F.D.	Floor Drain	STL.	Steel
FIN.	Finish	ST. STL.	Stainless Steel
FLASH'G	Flashing	STOR.	Storage
FLR.	Floor	STRUC.	Structure
F.O.	Face of	SW.	Switch
F.O.S.	Face of Stud	T	Tread(s)
F.O.M.	Face of Masonry	T&G	Tongue and Groove
FRMG.	Framing	TJI	Truss Joists
FT.	Foot	T.O.	Top of
FTG.	Footing	T.O.ARCH	Top of Arch
GALV.	Galvanized	T.O.W.	Top of Wall
GWB.	Gypsum Wall Board	U.N.O.	Unless Noted Otherwise
HB	Hose Bib	W/	With
HT.	Height/Heat	WD.	Wood
H.W.	Hot Water	WIN., WDW.	Window
IN.	Inch	WPFG	Waterproofing



1 / G001 PROPOSED SITE PLAN
SCALE: 1" = 10'
0 5' 10' 20'

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202.204.0424

ADDITION AND RENOVATION OF THE
MAIER-PETZ RESIDENCE
7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
29 October 2025

COVER SHEET

STATE OF MARYLAND
ERIC BENJAMIN HURTT
0118021
ARCHITECT

G001

DOOR SCHEDULE						
STORY	MARK	LOCATION	SIZE	STYLE	HARDWARE SET	NOTES
First Floor						
	101A	FAMILY ROOM	3'-6"×6'-8"	CASED OPENING	NONE	
	101B	MUDROOM	2'-6"×6'-8"	PANEL DOOR	PASSAGE	
	102A	FAMILY ROOM	9'-0"×7'-10"	CASED OPENING	NONE	
	EXT 1	SUNROOM	3'-0"×7'-2"	FRENCH DOOR	ENTRY	TRANSOM (MARVIN UIDTR 3016)
	EXT 2	MUDROOM	3'-0"×7'-2"	FRENCH DOOR	ENTRY	SIDELITE (OX L)

1 A101 DOOR SCHEDULE

WINDOW SCHEDULE					
MARK	MODEL	TYPE	FRAME SIZE	LITE PATTERN	NOTES
W-01	MARVIN ULTIMATE WOOD DOUBLE HUNG UWDH2426	DOUBLE HUNG	2'-6"×5'-1"	3x2 / SOLID	MATCH EX. WINDOW @ FAMILY ROOM
W-02	MARVIN ULTIMATE CASEMENT UCA3292	CASEMENT	2'-8"×7'-7"	3x6	TEMPERED

2 A101 WINDOW SCHEDULE

ADDITIONAL NOTES:
Contractor to field verify all dimensions.
All sizing and designations based on manufacturer sizing.
Insulated Glass LoE-272 glazing with Argon, typical to all units. Max U-value .35 Max SHGC .40
DOUBLE HUNG: U-VALUE= 0.29 SHGC= 0.29
CASEMENT: U-VALUE= 0.29 SHGC= 0.28
FRENCH DOORS: U-VALUE= 0.30 SHGC= 0.24
Provide tempered glass per code.
All units have clad aluminum exterior, color to be selected from manufacturer's standard and optional colors, interior to be primed wood.
Window hardware color as selected by owner; door hardware color to be owner selected, use adjustable hinges.
7/8" Putty Glaze SDL with space bar;
Operable windows to have full screen with aluminum surround; charcoal fiberglass screen mesh.

DEMOLITION NOTES	
SYMBOL	NOTE
1	REMOVE EXTERIOR WALLS AS REQ. TO ACCOMMODATE NEW WORK. PROVIDE BRACING/SHORING AS REQ.
2	REMOVE INTERIOR WALLS AS REQ. TO ACCOMMODATE NEW WORK. PROVIDE BRACING/SHORING AS REQ.
3	REMOVE DOOR, JAMB, CASING, & ACCESSORIES. SAVE & PROTECT FOR POSSIBLE RE-USE AND/OR DONATION
4	REMOVE WINDOW, CASING, & ACCESSORIES
5	REMOVE DECKING, STAIR & RAIL

NOTES:

1. DASHED LINES INDICATE ITEMS TO BE REMOVED OR NEW WORK, TYPICAL. GC TO COORDINATE AND VERIFY PRECISE DIMENSIONS OF WORK TO BE REMOVED WITH PROPOSED PLANS.
2. CONSULT WITH OWNER/ARCHITECT TO VERIFY ITEMS TO BE SALVAGED AND/OR FOR RE-USE.
3. COORDINATE DEMOLITION PLAN WITH ALL PROPOSED DRAWINGS TO VERIFY WORK TO BE REMOVED.
4. PROTECT ALL ADJACENT SURFACES, LANDSCAPE ELEMENTS, AND ITEMS TO REMAIN DURING CONSTRUCTION.
5. ALL MEP WORK EXPOSED IN DEMOLITION SHALL BE TEMPORARILY SECURED AND CAPPED AS REQ'D. EXISTING MEP WORK THAT DOES NOT COMPLY WITH THE NEW WORK SHALL BE REMOVED.
6. GC SHALL REMOVE DEBRIS FROM SITE ON A REGULAR BASIS AND SHALL NOT STOCKPILE DEBRIS IN THE STRUCTURE.

EXISTING TO REMAIN

TO BE REMOVED

AREA OF NO WORK

3 A101 DEMOLITION NOTES

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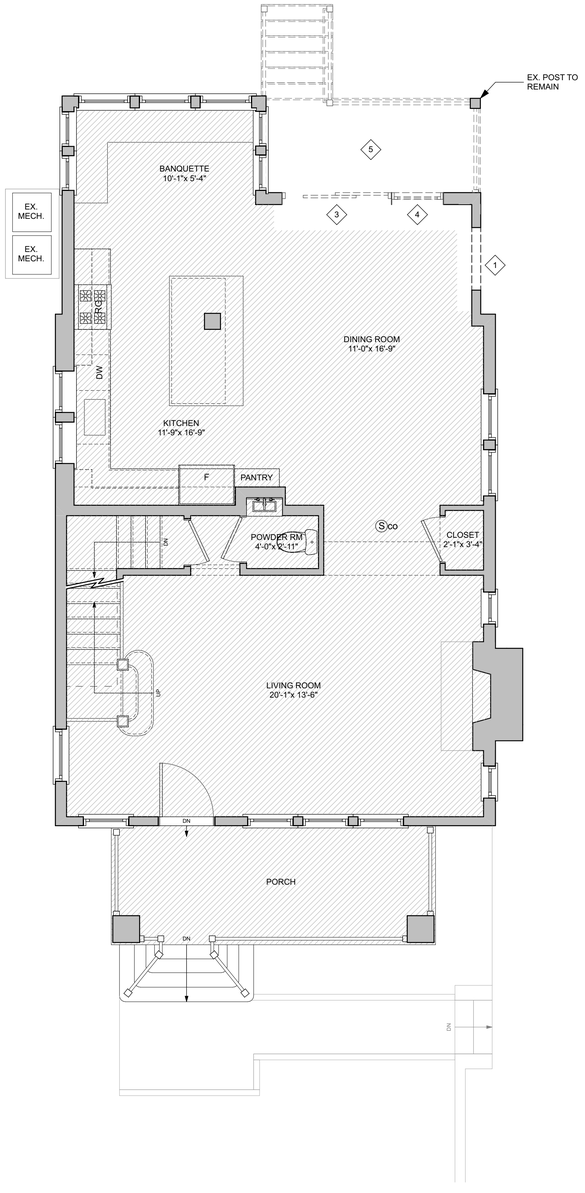
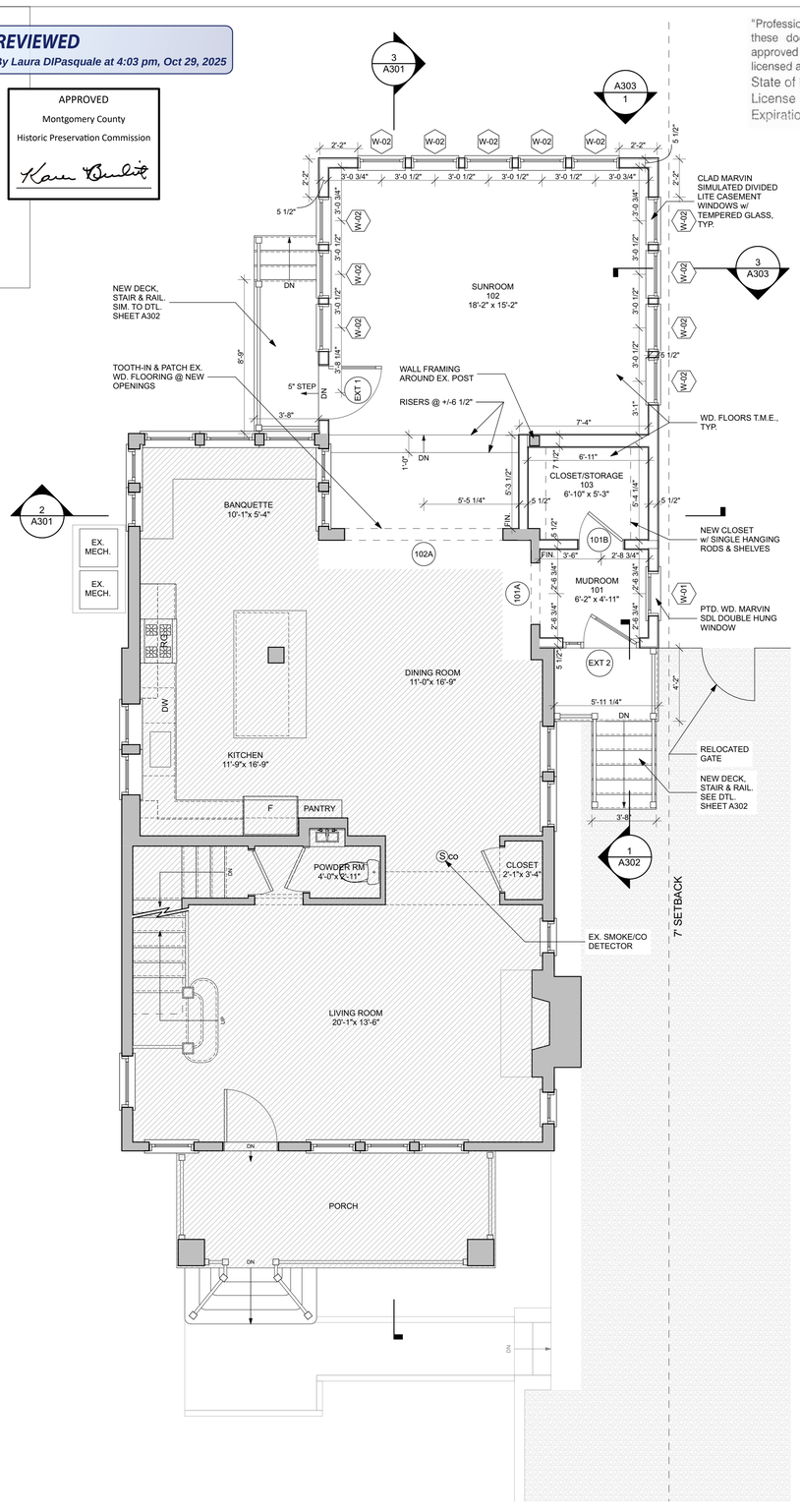


4 A101 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



5 A101 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

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29 October 2025

PROPOSED FLOOR PLANS

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A101

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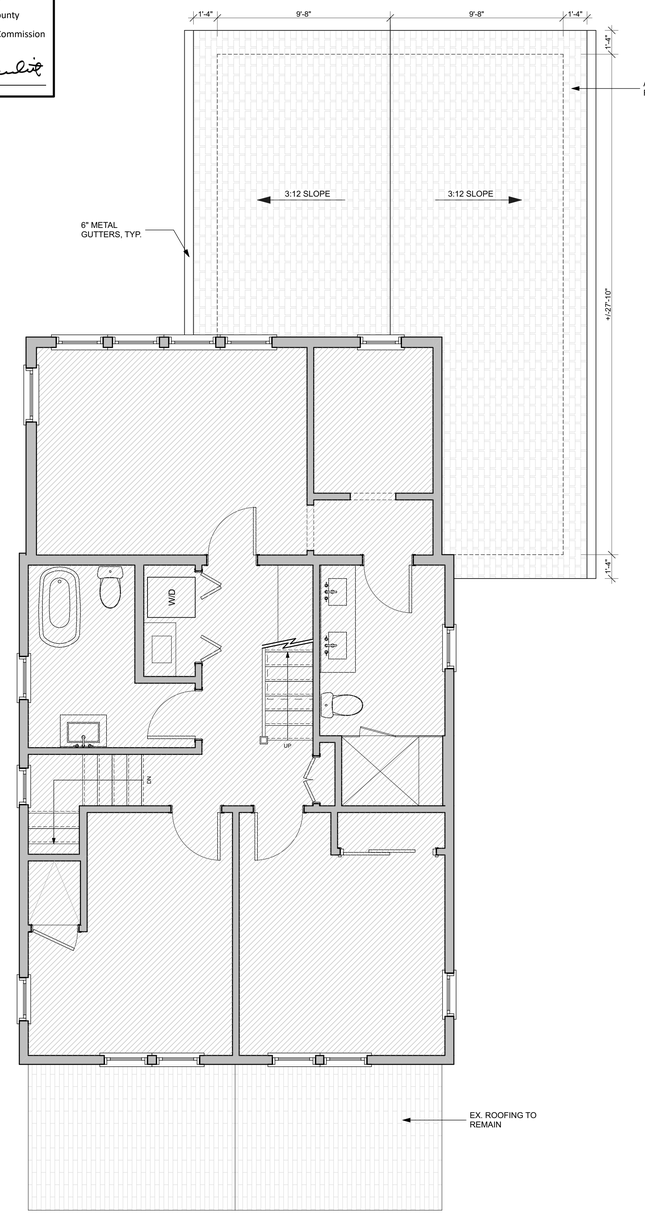

1 / A102 EXISTING SECOND FLOOR / PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'
N

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PROPOSED ROOF PLAN

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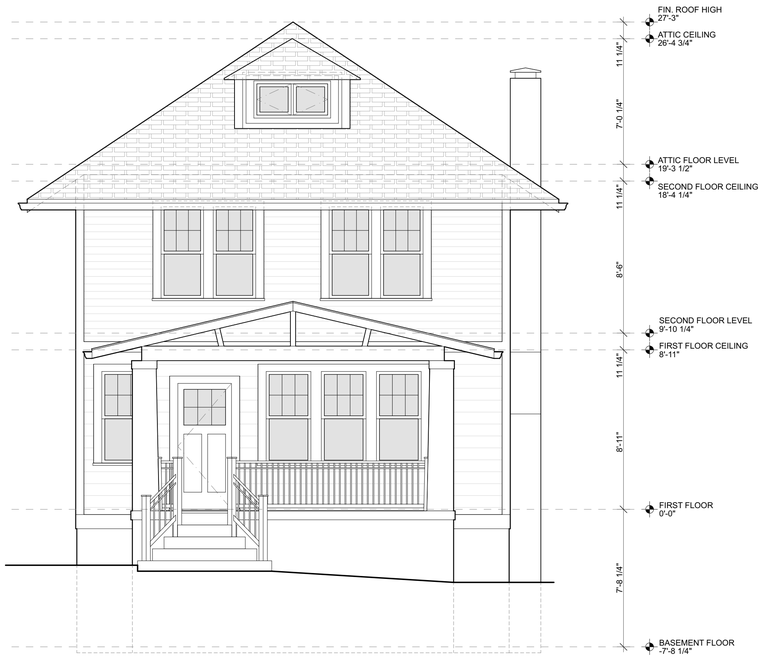

1 A201 **FRONT ELEVATION - EXISTING**
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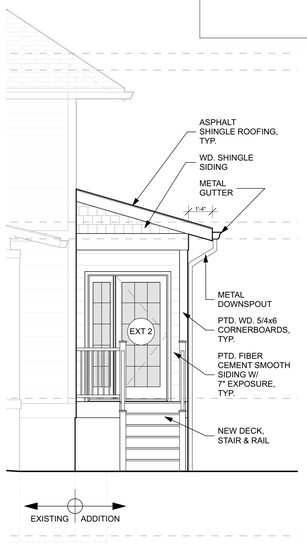
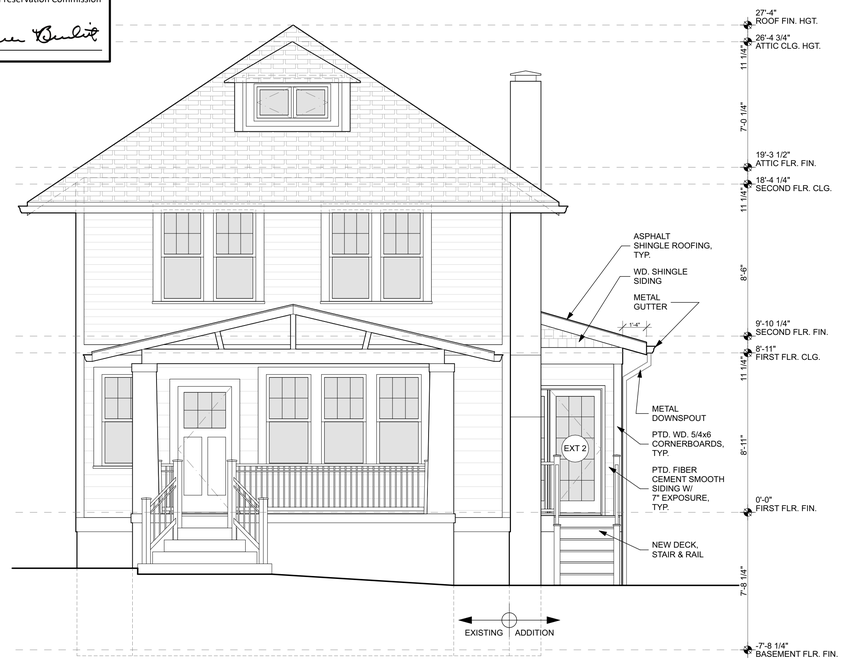


2 A201 **PROPOSED ENTRY FACADE**
SCALE: 1/4" = 1'-0"



3 A201 **PROPOSED FRONT ELEVATION**
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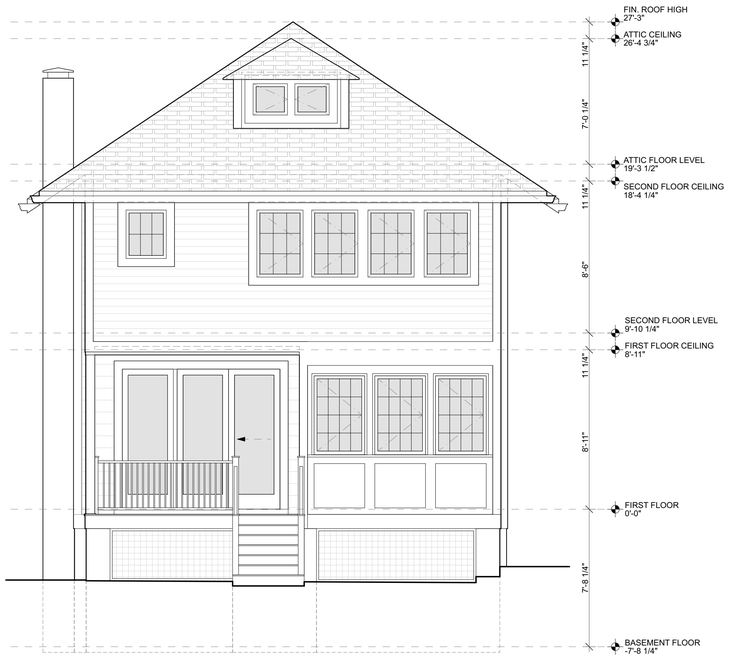

4 A201 **REAR ELEVATION - EXISTING**
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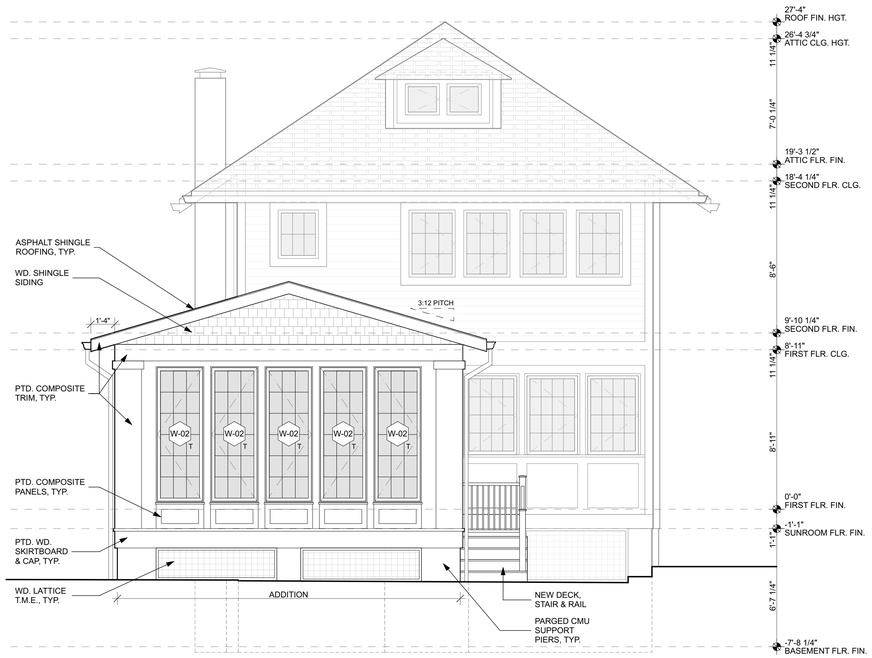

5 A201 **PROPOSED REAR ELEVATION**
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

STATE OF MARYLAND · ERIC BENJAMIN HURTT · 0018022 · REGISTERED ARCHITECT

A201

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1 / A202 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

2 / A202 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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EXTERIOR ELEVATIONS

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1 / A203 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

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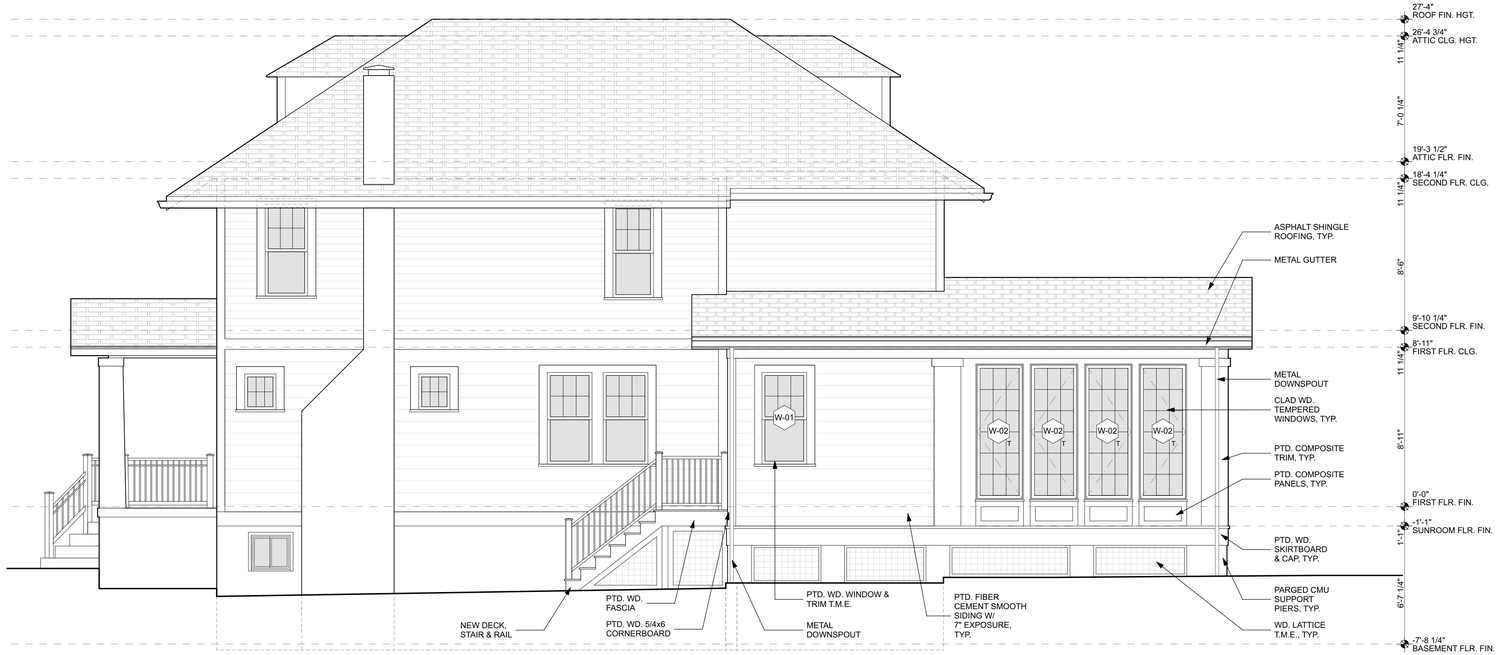

2 / A203 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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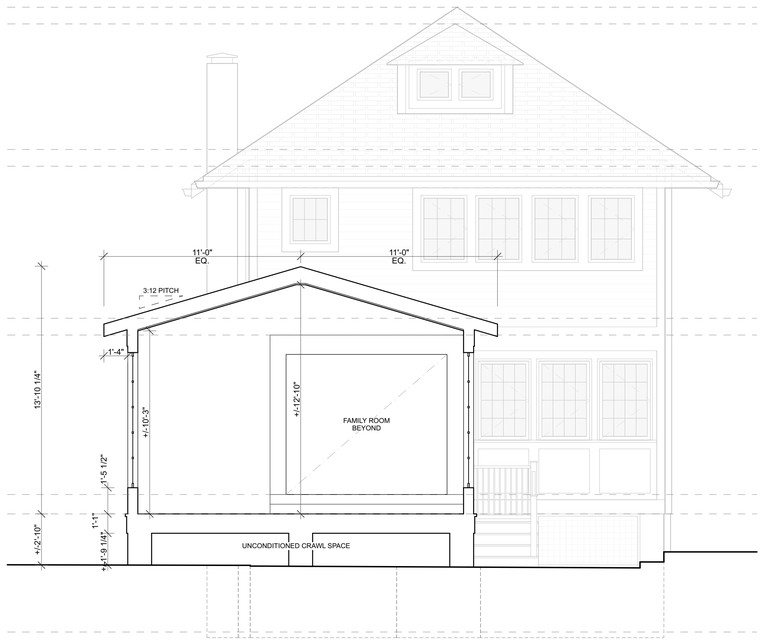
A203



1 A301 SECTION THRU SUNROOM

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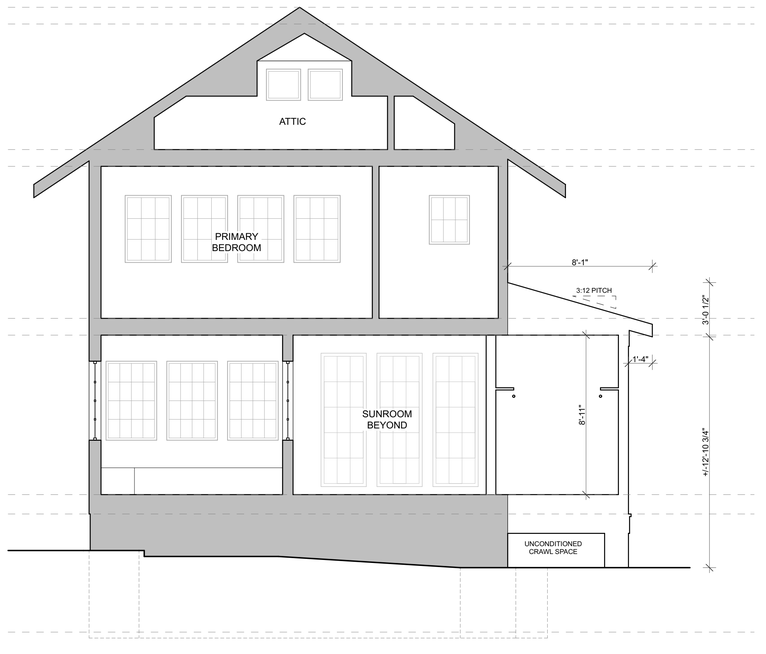

2 A301 TRANSVERSE SECTION

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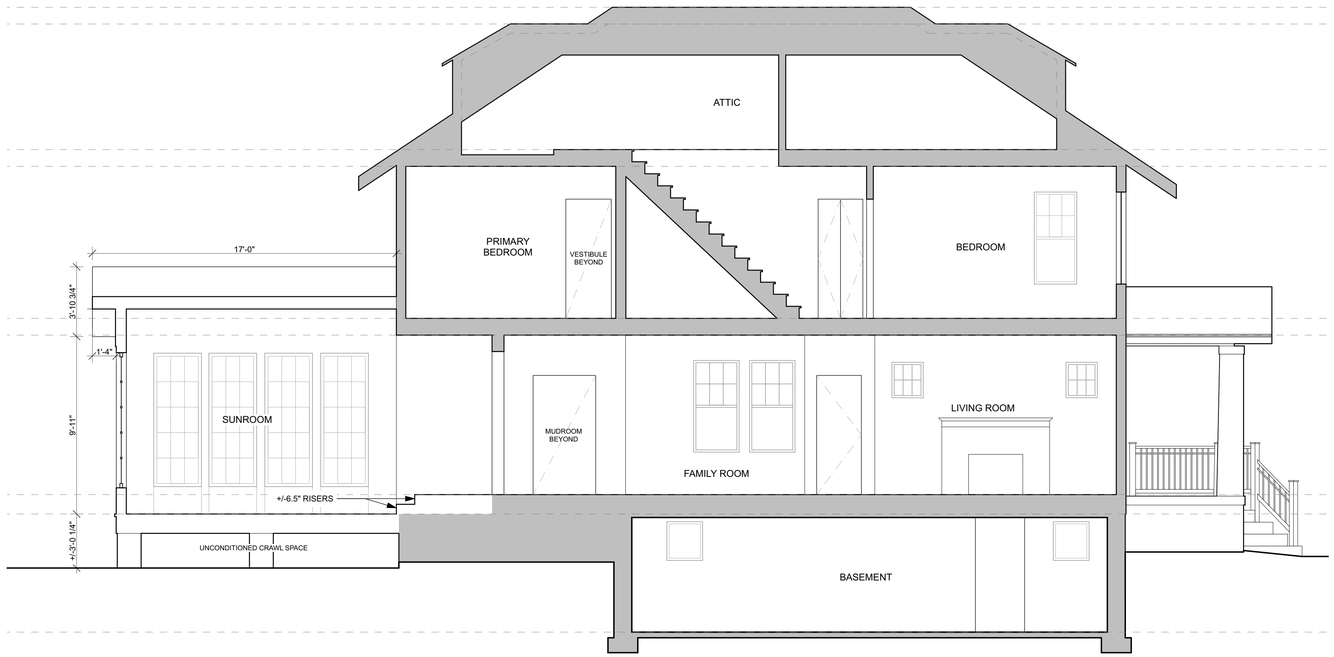

3 A301 LONGITUDINAL SECTION

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

0 2' 4' 8'

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BUILDING SECTIONS

STATE OF MARYLAND
ERIC BENJAMIN HURTT
0018022
ARCHITECT

A301

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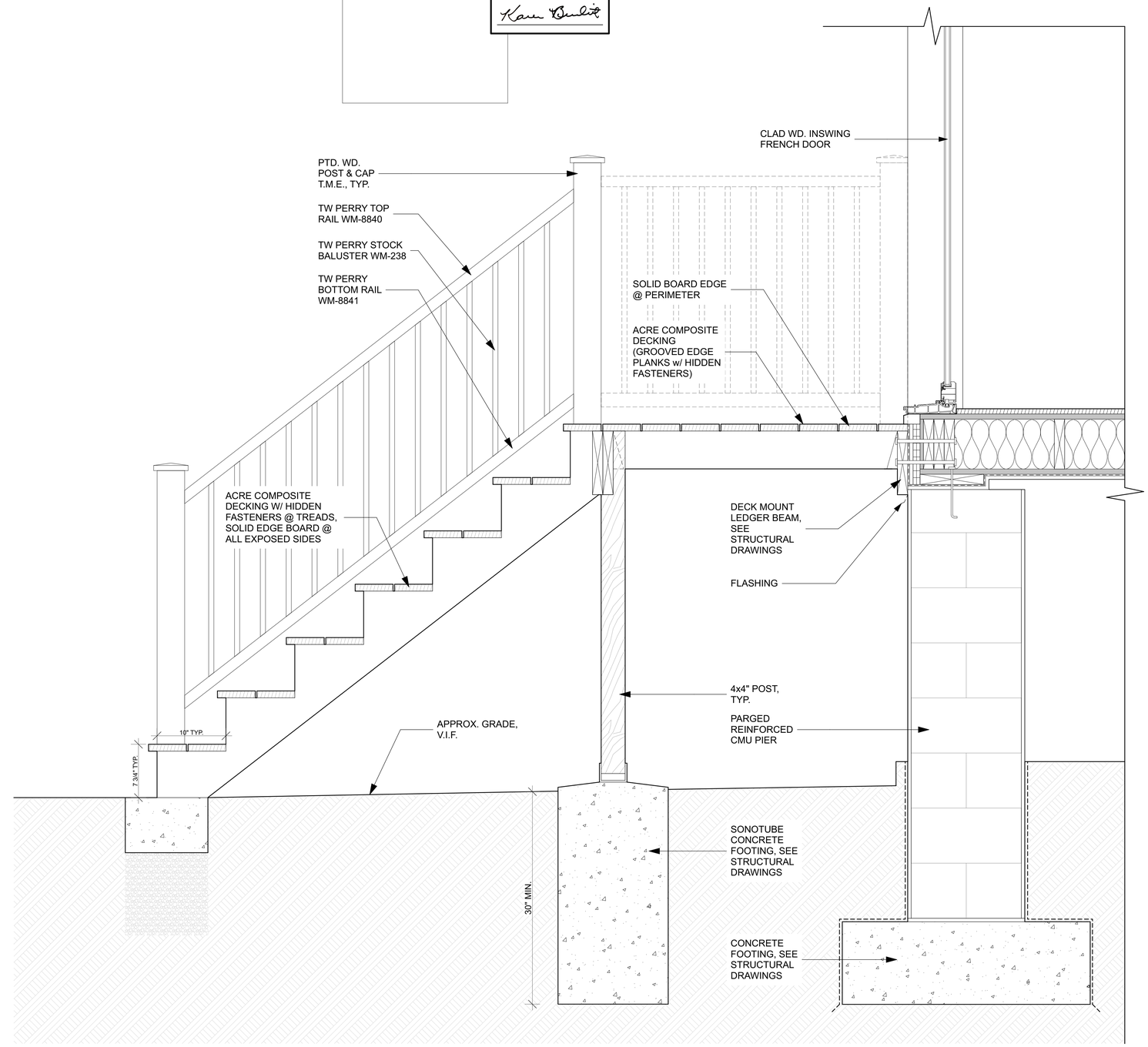


1 A302 FRONT DECK SECTION
SCALE: 1 1/2"= 1'-0"

0 6" 12" 18"

HILL & HURTT ARCHITECTS
3335 CONNECTICUT AVE NW
SUITE 101
WASHINGTON, DC 20008
202.204.0424

ADDITION AND RENOVATION OF THE MAIER-PETZ RESIDENCE
7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
29 October 2025

DECK SECTION

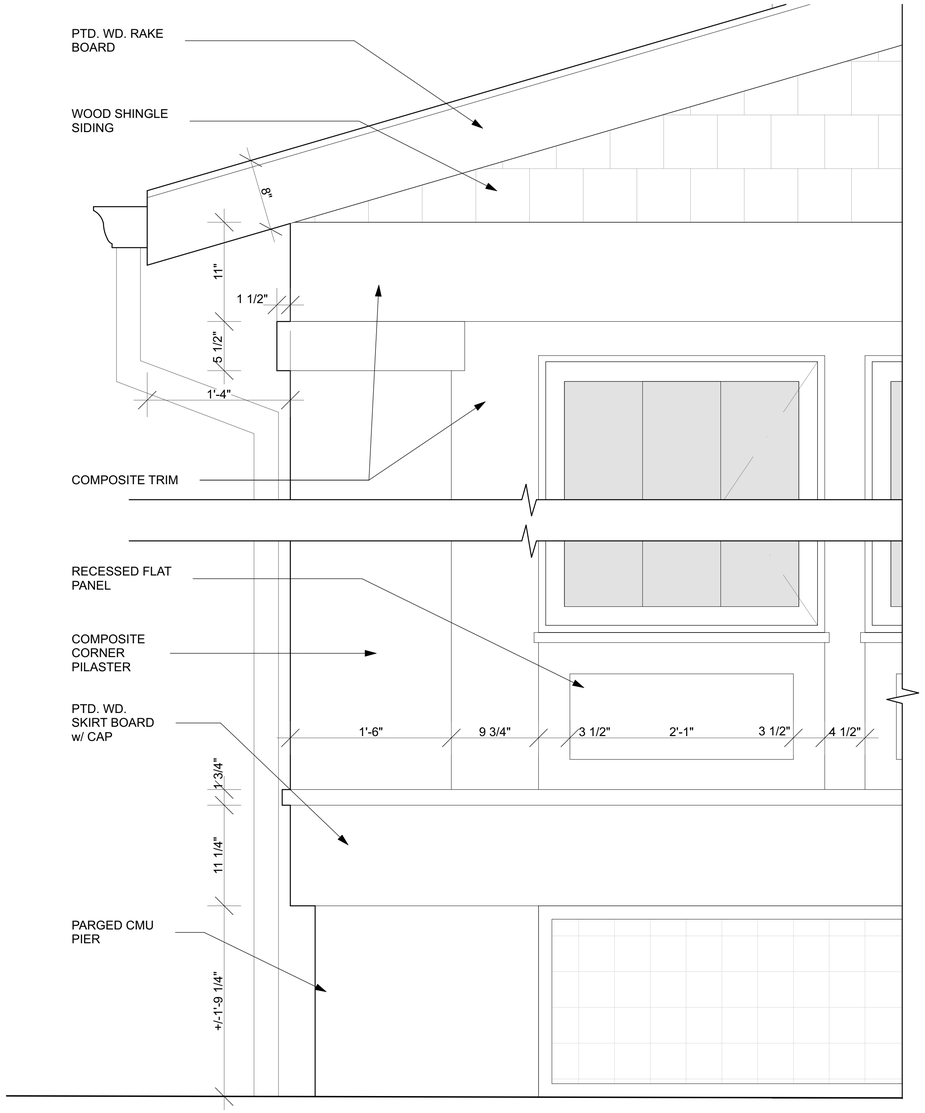
STATE OF MARYLAND · ERIC BENJAMIN HURTT · 0018022 · REGISTERED ARCHITECT

A302

REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

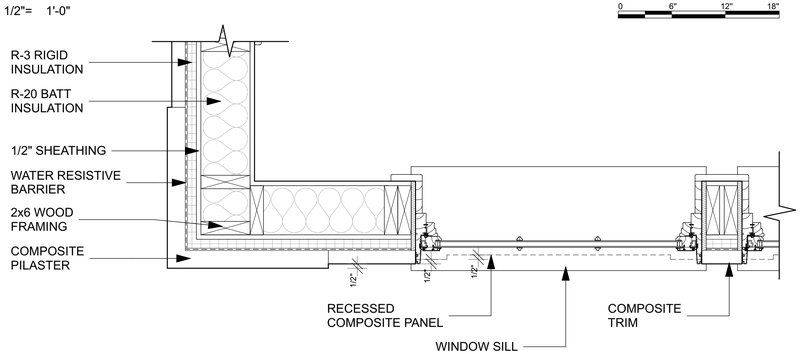
APPROVED
Montgomery County
Historic Preservation Commission

"Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland License Number: 0018022 Expiration Date: 3.30.2027."



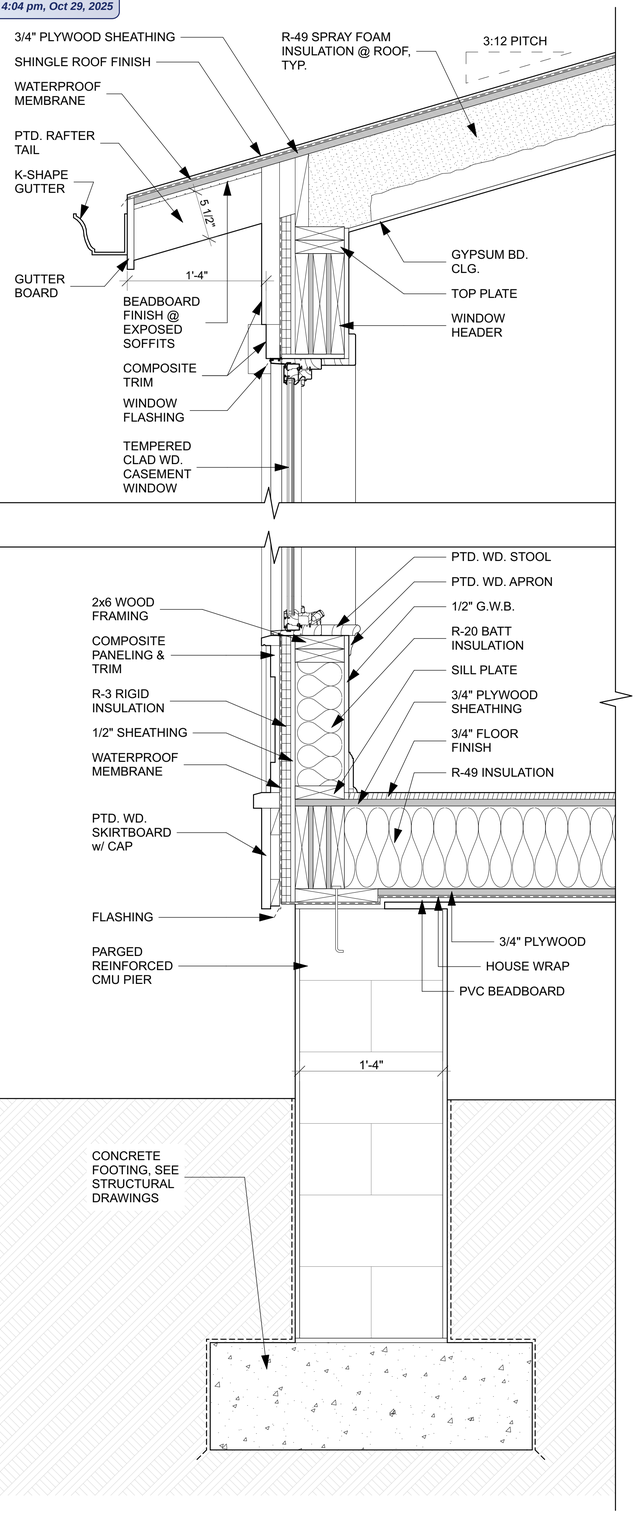
1 A303 SUNROOM CORNER ELEVATION

SCALE: 1 1/2"= 1'-0"



2 A303 SUNROOM CORNER PLAN DETAIL

SCALE: 1 1/2"= 1'-0"



3 A303 SUNROOM WALL SECTION

SCALE: 1 1/2"= 1'-0"

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ADDITION AND RENOVATION OF THE MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
29 October 2025

WALL SECTIONS

STATE OF MARYLAND · ERIC BENJAMIN HURTT · 018022 · ARCHITECT

A303

TABLE N1102.4.1.1 (R402.4.1.1)

AIR BARRIER AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors including cantilevered floors and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing; and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

DOUBLE HUNG G2

GLASS DESCRIPTION	DIVIDER	U FACTOR	SHGC	VT	CR	ENERGY STAR	CANADA ENERGY STAR
		0.30	0.30	0.52	56	NC	
7/8" IG Low E2 Arg	SDLS < 1 "	0.30	0.27	0.46	56	NC	
	SDLN < 1 "	0.30	0.27	0.46	56	NC	

WOOD CASEMENT PUSH OUT

GLASS DESCRIPTION	DIVIDER	U FACTOR	SHGC	VT	CR	ENERGY STAR	CANADA ENERGY STAR
		0.29	0.28	0.48	60	NC	
3/4" IG Low E2 Arg	SDLS < 1 "	0.29	0.26	0.43	60	NC	
	SDLN < 1 "	0.29	0.26	0.43	60	NC	

INSWING FRENCH DOOR

GLASS DESCRIPTION	DIVIDER	U FACTOR	SHGC	VT	CR	ENERGY STAR	CANADA ENERGY STAR
		0.30	0.24	0.40	61	N, NC, SC, S	
3/4" IG Low E2 Arg	SDLS < 1 "	0.30	0.21	0.34	61	N, NC, SC, S	
	SDLN < 1 "	0.30	0.21	0.34	61	N, NC, SC, S	

INSWING FRENCH DOOR SIDELITE

GLASS DESCRIPTION	DIVIDER	U FACTOR	SHGC	VT	CR	ENERGY STAR	CANADA ENERGY STAR
		0.31	0.22	0.37	62		
3/4" IG Low E2 Arg	SDLS < 1 "	0.31	0.20	0.33	62		
	SDLN < 1 "	0.31	0.20	0.33	62		

INSWING FRENCH DOOR TRANSOM

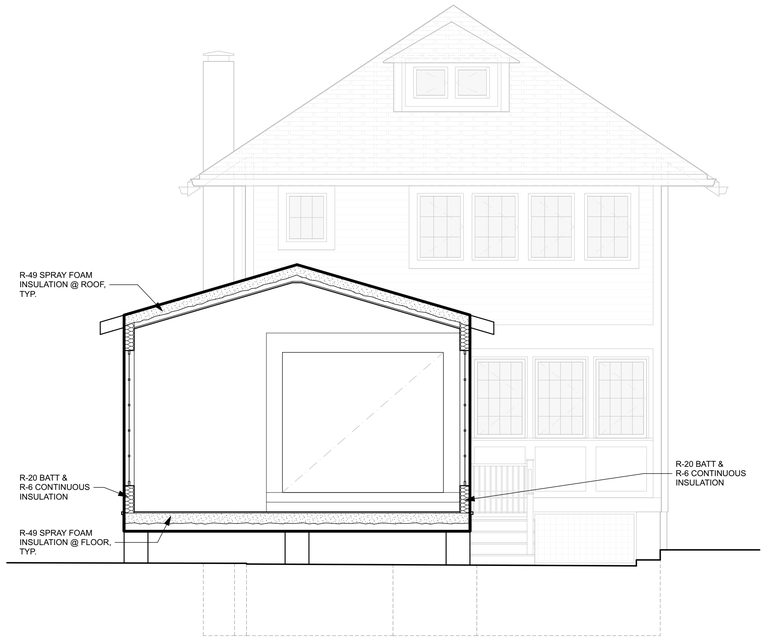
GLASS DESCRIPTION	DIVIDER	U FACTOR	SHGC	VT	CR	ENERGY STAR	CANADA ENERGY STAR
		0.30	0.27	0.46	61	NC	
3/4" IG Low E2 Arg	SDLS < 1 "	0.30	0.24	0.41	61	NC, SC, S	
	SDLN < 1 "	0.30	0.24	0.41	61	NC, SC, S	

1. ALL DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED; MINIMUM R-6, R-8 IN ATTICS.
2. ALL DUCTS SHALL BE SEALED IN ACCORDANCE w/ IRC M1601.4.1.
4. WINDOWS, SKYLIGHTS, & SLIDING GLASS DOORS SHALL
HAVE AN AIR INFILTRATION RATE OF NO MORE THAN .3 CFM PER SF (1.5L/s/m),
& SWINGING DOORS NO MORE THAN .5 CFM PER SF (2.6L/s/m), WHEN
TESTED ACCORDING TO NFRC400 OR AAMA/WDMA/CSA101/IS.S2/A440 BY AN
ACCREDITED INDEPENDENT LABORATORY & LISTED & LABELED BY THE MANUFACTURER.
R-VALUES IN ACCORDANCE w/ IRC-2018 TABLE N1102.1.2:
R-49 CEILINGS
R-20 WOOD FRAMED WALLS
R-10/13 BASEMENT WALLS
R-10/13 CRAWL SPACES

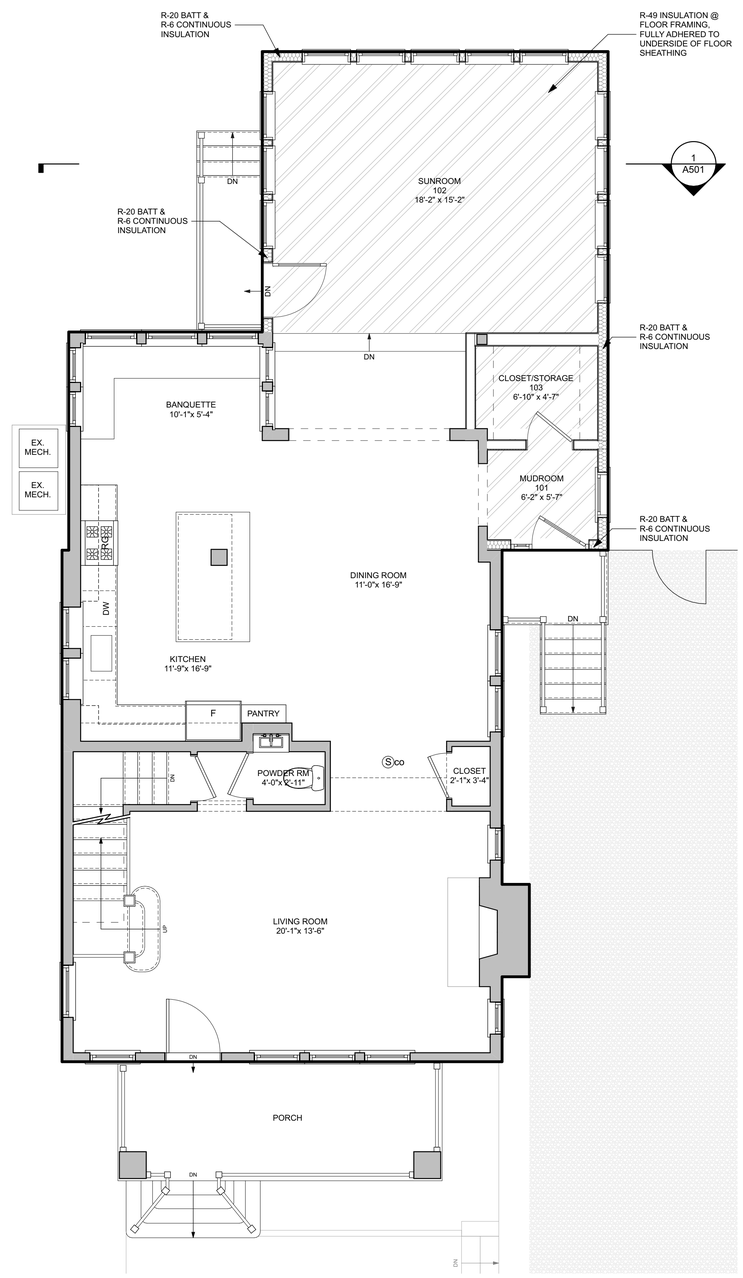
REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

APPROVED
Montgomery County
Historic Preservation Commission

"Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland
License Number: 0018022
Expiration Date: 3.30.2027."



1 A501 SUNROOM THERMAL ENVELOPE
SCALE: 1/4" = 1'-0"



2 A501 FIRST FLOOR THERMAL ENVELOPE
SCALE: 1/4" = 1'-0"

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ADDITION AND RENOVATION OF THE
MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
29 October 2025

THERMAL ENVELOPE

STATE OF MARYLAND · BENJAMIN HURTT · 0018022 · ARCHITECT

A501

REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

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Montgomery County
Historic Preservation Commission

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License Number: 0018022
Expiration Date: 3.30.2027 ."

MXZ-3D24NL
23,600 BTU/H HEAT PUMP OUTDOOR UNIT

Job Name:
System Reference: Date:

GENERAL FEATURES
- High-pressure protection
- Variable speed INVERTER-driven compressor
- Rated for 2,000 hours spraying time per ASTM B117 Standard
- Quiet outdoor unit operation as low as 52 dB(A)
- Prolonged heating over an extended duration
- Fan motor overheating/voltage protection
- Compressor thermal protection
- Compressor overcurrent detection
- Compact, small chassis
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

Specifications / Unit Type			System MXZ-3D24NL
Cooling at 95F[1] (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	22,000 // 22,000 // 22,000
	Rated Capacity	Btu/h	22,000 // 22,800 // 23,600
	Minimum Capacity	Btu/h	11,600 // 11,300 // 11,000
	Maximum Power Input	W	4,040 // 3,370 // 2,700
	Rated Power Input	W	1,605 // 1,811 // 2,017
	Power Factor (208V)	%	0.99 // 0.99 // 0.99
	Power Factor (230V)	%	0.99 // 0.99 // 0.99
Heating at 47F[2] (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	30,600 // 30,600 // 30,600
	Rated Capacity	Btu/h	25,000 // 25,200 // 25,400
	Minimum Capacity	Btu/h	13,600 // 13,200 // 12,800
	Maximum Power Input	W	3,700 // 3,900 // 4,100
	Rated Power Input	W	1,704 // 1,806 // 1,909
	Power Factor (208V)	%	0.99 // 0.99 // 0.99
	Power Factor (230V)	%	0.99 // 0.99 // 0.99
Heating at 17F[3] (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	21,000 // 21,000 // 21,000
	Rated Capacity	Btu/h	15,500 // 15,600 // 16,000
	Maximum Power Input	W	2,960 // 2,960 // 2,960
	Rated Power Input	W	1,465 // 1,565 // 1,711
Heating at 5F[4] (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	19,800 // 19,800 // 19,800
	Maximum Power Input	W	2,817 // 2,872 // 2,900
Efficiency (Non-Ducted // Mixed // Ducted)	SEER2[1]		20 // 18 // 16
	EER2[1]		13.70 // 12.70 // 11.70
	HSPF2 (IV)[2]		10 // 9.30 // 8.60
	COP at 47°F[2]		4.3 // 4.1 // 3.9
	COP at 17°F at Maximum Capacity[3]		2.06 // 2.06 // 2.06
	COP at 5°F at Maximum Capacity[4]		2.06 // 2.02 // 2
	ENERGY STAR® Certified		Yes // Yes // Yes
Electrical	Electrical Power Requirements	V AC / V AC, ø, Hz	208 / 230, 1, 60
	Guaranteed Voltage Range	V AC	198 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size	A	25
	MCA	A	28.7
	MOCP	A	48

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
[2]Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)
[3]Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)
[5]Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)
Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer to Multi-zone Outdoor Unit Operational Performance.
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity.
Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.
* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):
• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):
• System cuts out in heating mode and automatically restarts at these temperatures.

SPECIFICATIONS: MXZ-3D24NL

Specifications / Unit Type			System MXZ-3D24NL
Outdoor Unit	Fan Motor Full Load Amperage	A	1.74
	Fan Motor Output	W	88
	Defrost Method		Reverse Cycle
	Blue Fin Heat Exchanger Coating		Yes
	Airflow Rate Cooling/Heating	CFM	2,119 / 2,228
	Sound Pressure Level, Cooling[1]	dB (A)	51
	Sound Pressure Level, Heating[2]	dB (A)	55
	Compressor Type		Twin Rotary
	Compressor Model		SRB220FQYMC-L
	Compressor Oil Type // Charge	Type // oz	RM68EH // 20.3
	External Finish Color		Munsell 3.0Y 7.8/1.1
	Base Pan Heater		Optional
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	37-13/32 x 13 x 31-11/32 [950 x 330 x 796]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	41-11/32 x 17-5/16 x 38-31/32 [1,050 x 440 x 990]
	Unit Weight	lbs [kg]	137 [62]
	Package Weight	lbs [kg]	163 [74]
ODU Operating Temp. Range	Cooling Intake Air Temp (Maximum / Minimum[C])	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10 / 14
	Heating Intake Air Temp [Maximum / Minimum]	°FDB, °FWB / °FDB, °FWB	75, 65 / 6, 5
	Heating Thermal Lock-out / Re-start Temperatures**	°FDB	-4 / 5
Refrigerant	Type		R454B
	Pre-Charged Refrigerant Amount	lbs, oz	5, 5
	Maximum Pre-Charged Piping Length	ft	230
IDU Connection	Minimum Number of Connected IDU		2
	Maximum Number of Connected IDU		3
	Minimum Connected Capacity	Btu/h	12,000
	Maximum connected capacity	Btu/h	28,000
Piping	Liquid Pipe Size O.D. (Flared)	inch	A: 1/4 B: 1/4 C: 1/4
	Gas Pipe Size O.D. (Flared)	inch	A: 1/2 B: 3/8 C: 3/8
	Total Piping Length	ft [m]	230 [70]
	Farthest Piping Length	ft [m]	82 [25]
	Maximum Height Difference*B, ODU above IDU	ft [m]	49 [15]
	Maximum Height Difference*B, ODU below IDU	ft [m]	49 [15]
	Maximum Number of Bends for IDU		70

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
[2]Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)
[3]Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)
[5]Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)
Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer to Multi-zone Outdoor Unit Operational Performance.
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity.
Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.
* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):
• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):
• System cuts out in heating mode and automatically restarts at these temperatures.

OUTDOOR UNIT ACCESSORIES: MXZ-3D24NL

Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
	14 Gauge 4 wire MiniSplit Cable250 ft roll	S144-250
	14 Gauge 4 wire MiniSplit Cable50 ft roll	S144-50
	16 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW164-250
	16 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW164-50
	16 Gauge 4 wire MiniSplit Cable250 ft roll	S164-250
	16 Gauge 4 wire MiniSplit Cable50 ft roll	S164-50
Control Interface	M-NET Interface for MXZ	PAC-IF01MNT-E
Port Adaptor	Adaptor 1/2 x 3/8	PAC-SK88RJ-E
	Adaptor 1/2 x 5/8	PAC-SK89RJ-E
	Adaptor 1/4 x 3/8	PAC-493PI
	Adaptor 3/8 x 1/2	ADP3812
	Adaptor 3/8 x 5/8	PAC-SK90RJ-E
Control/Service Tool	Maintenance Tool Interface	PAC-USCMS-MN-1
Stand	18 Single Fan Stand	QSMS1801M
	24 Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit 3-14 inch Mounting Base Pair - Plastic	DSD-400P
	Outdoor Unit Stand 12 High	QSMS1201M
Ball Valve	Refrigeration Ball Valve - 1/2	BV12FFSI2
	Refrigeration Ball Valve - 1/4	BV14FFSI2
	Refrigeration Ball Valve - 3/8	BV38FFSI2
	Refrigeration Ball Valve - 5/8	BV58FFSI2
Air Outlet Guide	Air Outlet Guide 1 Piece	PAC-SH96SG-E
Optional Defrost Heater	Optional Defrost Heater	PAC-645BH-E
Mounting Pad	Condensing Unit Mounting Pad 16 x 36 x 3	ULTRILITE1
Drain Socket	Drain Socket	PAC-SG60DS-E
Snow/Rain Diverter	SnowRain Diverter	SRD-4
Hail Guards	Hail Guard	HG-A9

NOTES

SLZ-AF18NL
17,700 BTU/H CEILING CASSETTE INDOOR UNIT

Job Name:
System Reference: Date:

GENERAL FEATURES
- Built-in drain condensate lift mechanism (lifts to 33")
- Ceiling-recessed cassette : Ceiling-recessed cassette (24"x24")
- Fresh air intake: Fresh air intake provided in the main body
- Individual vane control
- Install Konnect Series: Install Konnect Series in a drywalled ceiling (with an access panel for servicing) or in a 2'x2' drop ceiling
- Light commercial: Units with this icon are suitable for light commercial applications such as small offices, restaurants, and retail.
- Long-life air filter included
- Multi-zone: A multi-zone unit provides the temperature management of multiple zones within a building.
- Multiple control options, including the comfort app for remote access, third-party interfaces, and both wired and wireless controllers
- Optional 3D i-see Sensor®: The advanced sensor scans each room to produce a complete thermal profile that includes heat signatures based upon size, temperature and movement, then adjusts temperature and airflow based on user preference, and saves energy according to room occupancy.
- Powerful Mode: Temporarily drops or raises the set point and fan speed in order to quickly bring the room to the desired temperature.
- Up and down swing-mode: An indoor unit with this capability can move air up and down throughout the room like an oscillating fan using the horizontal vanes.
- Wide airflow pattern: Wide airflow pattern for excellent air distribution

Specifications / Unit Type			System SLZ-AF18NL
Cooling Capacity (Nominal)[1,3]	Cooling Capacity (Nominal)	Btu/h	17,700
Heating Capacity (Nominal)[2,3]	Heating Capacity (Nominal)	Btu/h	19,700
Electrical	Voltage, Phase, Frequency	V AC / V AC, ø, Hz	208 / 230, 1, 60
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	12-24
	MCA	A	1
	MOCP	A	15
Indoor Unit	Fan Motor Type		DC Motor
	Fan Motor Output	W	50
	Airflow Rate at Cooling, Dry	CFM	300, 420, 475
	Airflow Rate at Cooling, Wet	CFM	270, 378, 429
	Airflow Rate at Heating, Dry	CFM	300, 420, 475
	Sound Pressure Level [Cooling]	dB (A)	32, 40, 43
	Sound Pressure Level [Heating]	dB (A)	32, 40, 43
	DBC on HEX (Yes or No)		No
	External Finish Color		1.0Y 9.2/0.2
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	22-7/16 x 22-7/16 x 8-4/16 [570 x 570 x 208]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	28 x 24-13/32 x 9-29/64 [710 x 620 x 240]
	Unit Weight	lbs [kg]	31 [14]
	Package Weight	lbs [kg]	36 [16.50]
Refrigerant	Type		R454B
Piping	Liquid Pipe Size O.D.	inch [mm]	1/4 [6.35]
	Gas Pipe Size O.D.	inch [mm]	1/2 [12.7]
Drain Pipe	Drain Pipe Size O.D.	inch [mm]	1-1/4 [32]

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
[2]Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)
[3]Nominal capacity only. Actual capacity output varies based on the system-specific configuration.

INDOOR UNIT ACCESSORIES: SLZ-AF18NL

Condensate	Blue Diamond Advanced Mini Condensate Pump w Reservoir Sensor 208230V recommended	X87-721
	Blue Diamond MaxiBlue Advanced Mini Condensate Pump w Reservoir Sensor 110V up to 48000 BTUH recommended	X87-711
	Blue Diamond MegaBlue Advanced Condensate Pump w Reservoir Sensor	X87-835
	Blue Diamond MicroBlue Mini Condensate Pump 110208230V up to 18000 BTUH	X86-003
	Blue Diamond Sensor Extension Cable 15 Ft	C13-103
	Refco Condensate Pump 100-240 VAC up to 120000 BTUH	COMBI
	Sauermann Condensate Pump	SI30-230
Power Supplies & Auxiliary Components	3-Pin Wiring Harness	PAC-715AD
	5-Pin Wiring Harness	PAC-725AD
Power Supplies and Auxiliary Components	Backup Heat Relay Kit Adapter for CN24 or CN152 Connector	CN24RELAY-KIT-CM3
Wireless Remote Controller	Lockdown Bracket for Wireless Handheld Remote Controllers	RCMKP1CB
	RedLINK Wireless Remote Controller	MHK2
	Universal Wireless MA Handheld Remote Controller	PAR-FL32MA-E
	Universal Wireless Receiver for PAR-FL32MA-E	PAR-FA32MA-W
	Wireless Handheld Remote Controller for SLZ PLA and PLFY models	PAR-SL101A-E
	Wireless Receiver for PAR-SL101A-E on PLA-NL and PLFY-ELNEMU models	PAR-SR4LU-E
	Wireless Signal Receiver for PAR-SL101A-E on SLZ-AF and PLFY-NFMU models	PAR-SF9FA-E
Control Interface	Airzone Wired Blueface Controller Black	AZZBSBLUEZEROCN
	Airzone Wired Blueface Controller White	AZZBSBLUEZEROCB
	Airzone Wireless Lite Controller Black	AZZBSLITERN
	Airzone Wireless Lite Controller White	AZZBSLITERB
	Airzone Wireless Think Controller Black	AZZBSTHINKRN
	Airzone Wireless Think Controller White	AZZBSTHINKRB
	IT Extender for kumo station	PAC-WHS01IE-E
	kumo station for the Comfort app	PAC-WHS01HC-E
	Operation and Error Status Output Adapter [1]	PAC-SF40RM-E
	Procon BACnet and Modbus Interface	PAC-UKPRC001-CN-1
	Thermostat Interface for 3rd Party Thermostats	PAC-US445CN-1
	Wireless Interface Adapter for the Comfort app	PAC-USWHS002-WF-2
Wired Remote Controller	Deluxe Wired MA Remote Controller	PAR-42MAAUB
	Simple Direct Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller [1]	PAC-YT53CRAU-J
	Touch MA Wired Remote Controller [1]	PAR-CT01MAU-SB
Disconnect Switch	30A600VUL fits 2 X 4 utility box - Black	TAZ-MS303
	30A600VUL fits 2 X 4 utility box - White	TAZ-MS303W
Remote Sensor	Flush Mount Remote Temperature Sensor for SEZ SLZ SVZ and all P-Series models	PAC-USSEN002-FM-1
	Wall Mount Remote Temperature Sensor	PAC-SE41TS-E
	Wireless temperature and humidity sensor for the Comfort app	PAC-USWHS003-TH-1
Lineset	100 x 1/4 x 100 1/2 Lineset Twin-Tube Insulation	MLS141212T-100
	15 x 1/4 x 15 1/2 Lineset Twin-Tube Insulation	MLS141212T-15
	30 x 1/4 x 30 1/2 Lineset Twin-Tube Insulation	MLS141212T-30
	50 x 1/4 x 50 1/2 Lineset Twin-Tube Insulation	MLS141212T-50
	65 x 1/4 x 65 1/2 Lineset Twin-Tube Insulation	MLS141212T-65
Grille	Grille (required)	✓ SLP-18FAU
i-see Sensor® Panel	3D i-See Sensor Grille	SLP-18FAEU

NOTES
[1]Requires MAC-334IF-E Interface to connect MA controller
[1]Unable to use with Wireless Handheld Remote Controller
[1]Requires MAC-334IF-E Interface to connect MA controller
[1]Requires MAC-334IF-E Interface to connect MA controller
[1]Requires MAC-334IF-E Interface to connect MA controller

MLZ-KX06NL
6,000 BTU/H CEILING-MOUNTED INDOOR UNIT

Job Name:
System Reference: Date:

GENERAL FEATURES
- Auto Vane Control: Outlet vanes can be moved left and right, and up and down using the remote controller. This improved air flow control feature solves the problem of drafts
- Adjustable fan speeds and vane directions
- Wi-Fi enabled units pair with the Comfort app for complete control over temperature, fan speeds, modes, schedules, and more.
- Weekly Timer Function: Easily set desired temperatures and operation ON/OFF times to match lifestyle patterns. Reduce wasted energy consumption by using the timer to prevent forgetting to turn off the unit and eliminate temperature setting adjustments.
- Washable antibacterial and deodorizing filter
- Stylish, square design panel
- Serviceable from the bottom (electrical and flare connections)
- Multiple control options including: Hand-held Remote Controller (provided with unit), comfort app, third-party interfaces and both wired and wireless controllers
- Fits between 16" joists spacing
- Econo Cool: Econo Cool temporarily and automatically adjusts the airflow based on heat exchanger temperature. The set temperature is increased slightly, which saves energy, while maintaining comfort.
- Built-in condensate lift mechanism (19.6"): Reduces the need for an additional pump to remove condensate water

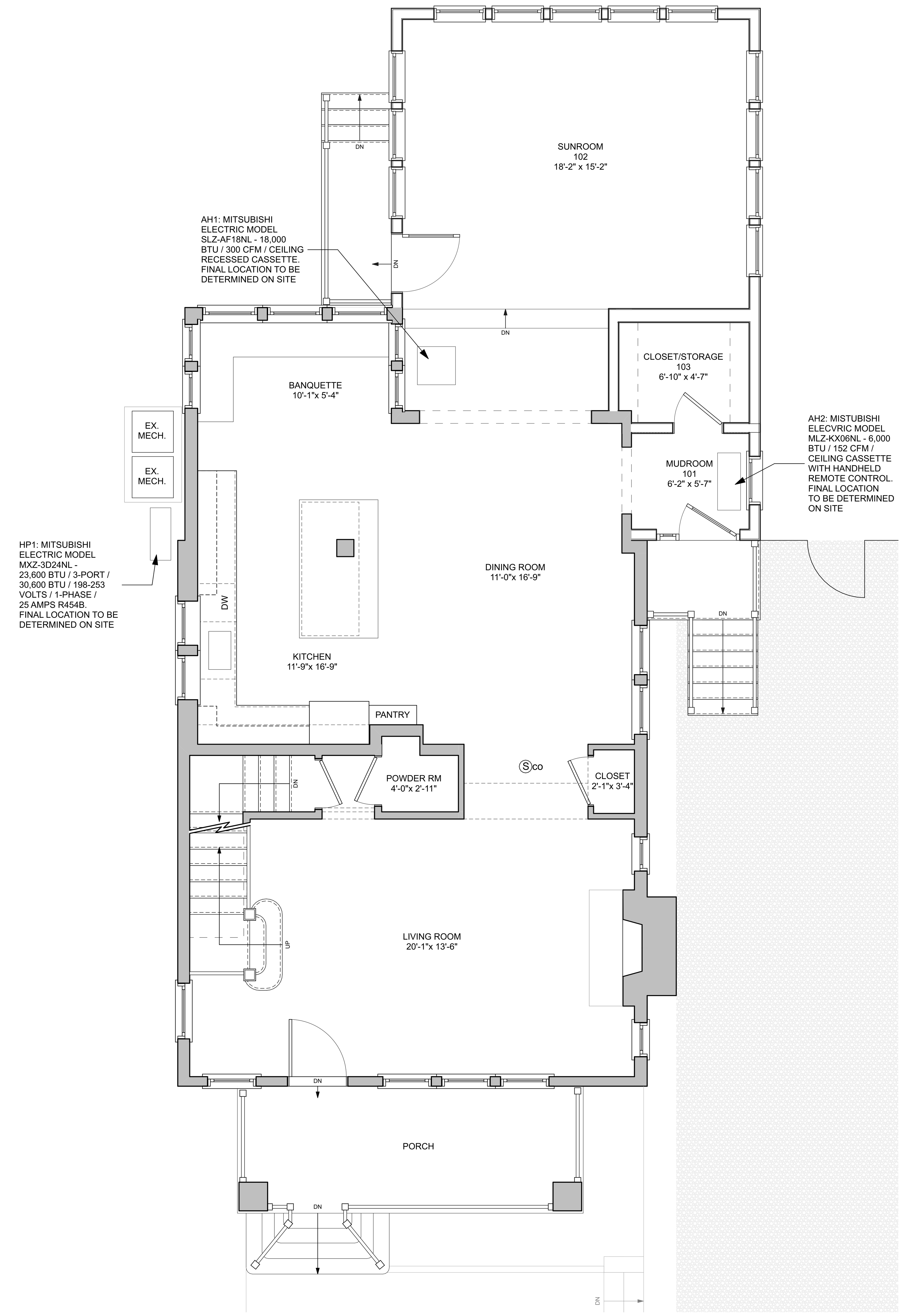
Specifications / Unit Type			System MLZ-KX06NL
Cooling Capacity (Nominal)[1,3]	Cooling Capacity (Nominal)	Btu/h	6,000
Heating Capacity (Nominal)[2,3]	Heating Capacity (Nominal)	Btu/h	7,200
Electrical	Voltage, Phase, Frequency	V AC / V AC, ø, Hz	208 / 230, 1, 60
	MCA	A	1
	MOCP	A	1
Indoor Unit	Fan Motor Type		DC Motor
	Fan Motor Output	W	30
	Airflow Rate at Cooling, Dry	CFM	152, 166, 184, 198
	Airflow Rate at Heating, Dry	CFM	152, 173, 194, 212
	Sound Pressure Level [Cooling]	dB (A)	29, 31, 34, 36
	Sound Pressure Level [Heating]	dB (A)	29, 32, 35, 37
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	33-3/16 x 11-7/8 x 7-11/16 [842 x 301 x 194]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	35-7/8 x 14-3/16 x 12-1/4 [910 x 360 x 310]
	Unit Weight	lbs [kg]	25 [11.30]
	Package Weight	lbs [kg]	29 [13]
Refrigerant	Type		R454B
Piping	Liquid Pipe Size O.D.	inch [mm]	1/4 [6.35]
	Gas Pipe Size O.D.	inch [mm]	3/8 [9.52]
Drain Pipe	Drain Pipe Size O.D.	inch [mm]	1-1/16 [26]

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
[2]Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)
[4]Nominal capacity only. Actual capacity output varies based on the system-specific configuration.

INDOOR UNIT ACCESSORIES: MLZ-KX06NL

Wired Remote Controller	Deluxe Wired MA Remote Controller [1]	PAR-42MAAUB
	Simple Direct Wired Remote Controller [1]	PAC-SDW01RC-1
	Simple MA Remote Controller [1]	PAC-YT53CRAU-J
	Touch MA Wired Remote Controller [1]	PAR-CT01MAU-SB
Grille	Grille (required)	✓ MLP-448WU
Disconnect Switch	30A600VUL fits 2 X 4 utility box - Black	TAZ-MS303
	30A600VUL fits 2 X 4 utility box - White	TAZ-MS303W
Lineset	15 x 1/4 x 15 3/8 Lineset Twin-Tube Insulation	MLS143812T-15
	30 x 1/4 x 30 3/8 Lineset Twin-Tube Insulation	MLS143812T-30
	50 x 1/4 x 50 3/8 Lineset Twin-Tube Insulation	MLS143812T-50
	65 x 1/4 x 65 3/8 Lineset Twin-Tube Insulation	MLS143812T-65
Control Interface	Airzone Wired Blueface Controller Black	AZZBSBLUEZEROCN
	Airzone Wired Blueface Controller White	AZZBSBLUEZEROCB
	Airzone Wireless Lite Controller Black	AZZBSLITERN
	Airzone Wireless Lite Controller White	AZZBSLITERB
	Airzone Wireless Think Controller Black	AZZBSTHINKRN
	Airzone Wireless Think Controller White	AZZBSTHINKRB
	IT Extender for kumo station	PAC-WHS01IE-E
	kumo station for the Comfort app	PAC-WHS01HC-E
	M-Net I/O Control Interface for M-Series [2]	MAC-334IF-E
	Procon BACnet and Modbus Interface	PAC-UKPRC001-CN-1
	Thermostat Interface for 3rd Party Thermostats	PAC-US445CN-1
	Wireless Interface Adapter for the Comfort app	PAC-USWHS002-WF-2
Condensate	Blue Diamond Advanced Mini Condensate Pump w Reservoir Sensor 208230V recommended	X87-721
	Blue Diamond MaxiBlue Advanced Mini Condensate Pump w Reservoir Sensor 110V up to 48000 BTUH recommended	X87-711
	Blue Diamond MegaBlue Advanced Condensate Pump w Reservoir Sensor	X87-835
	Blue Diamond MicroBlue Mini Condensate Pump 110208230V up to 18000 BTUH	X86-003
	Blue Diamond Sensor Extension Cable 15 Ft	C13-103
	Refco Condensate Pump 100-240 VAC up to 120000 BTUH	COMBI
	Sauermann Condensate Pump	SI30-230
Wireless Remote Controller	Lockdown Bracket for Wireless Handheld Remote Controllers	RCMKP1CB
	RedLINK Wireless Remote Controller	MHK2
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Filter	Anti-allergy Enzyme Filter	MAC-408FT-E
	Microparticle Filter	MAC-EMF515FT-E
Power Supplies and Auxiliary Components	Backup Heat Relay Kit Adapter for CN24 or CN152 Connector	CN24RELAY-KIT-CM3
Remote Sensor	Remote Temperature Sensor for MFZ MLZ and MSZ models	M21EAA307
	Wireless temperature and humidity sensor for the Comfort app	PAC-USWHS003-TH-1

NOTES
[2]Allows IDU Connection to MA Controller:
Deluxe MA Remote Controller
Simple MA Controller
Touch MA Controller
[1]Requires MAC-334IF-E Interface to connect MA controller
[1]Requires MAC-334IF-E Interface to connect MA controller
[1]Requires MAC-334IF-E Interface to connect MA controller
[1]Requires MAC-334IF-E Interface to connect MA controller



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A502
FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'
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HILL & HURTT ARCHITECTS
3335 CONNECTICUT AVE NW
SUITE 101
WASHINGTON, DC 20008
202.204.0424

ADDITION AND RENOVATION OF THE MAIER-PETZ RESIDENCE
7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
29 October 2025

PROPOSED MECHANICAL PLANS

STATE OF MARYLAND
ERIC BENJAMIN
0018022
ARCHITECT

A502

LIGHT FIXTURE SCHEDULE				
MARK	FIXTURE	MANUFACTURER	LAMP	NOTES
01	SURFACE MOUNT CEILING LIGHT, OWNER SELECTED CONTRACTOR INSTALLED	TBD	2700K/90 CRI LED	DIMMABLE
02	4" SURFACE MOUNT DOWNLIGHT	CREE	2700K/90 CRI LED	DIMMABLE, COORDINATE ROUGH-IN SIZE
04	SURFACE MOUNT WALL SCONCE, OWNER SELECTED CONTRACTOR INSTALLED	TBD	2700K/90 CRI LED	DIMMABLE, WET RATED

1 AE101 LIGHT FIXTURE SCHEDULE

1. GC TO COORDINATE ALL DEVICES WITH NEW AND EXISTING FRAMING AND ALERT ARCHITECT OF ANY CONFLICTS

2. PROVIDE ARC-FAULT AND GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION PER IRC E.3902

3. PRECISE LOCATION OF ALL OUTLETS, SWITCHES, FIXTURES, AND DEVICES TO BE DETERMINED BY ARCHITECT AND OWNER IN COORDINATION WITH GC

4. LOCATE AND ALIGN ALL FIXTURES AS SHOWN IN DRAWINGS, TYP.

5. 85% OF ALL LAMPS IN PERMANENT FIXTURES MUST BE HIGH EFFICACY

6. INSULATION GASKETS TO BE PROVIDED FOR ANY JACKS AND RECEPTACLES AT EXTERIOR WALLS PER CURRENT ELECTRICAL CODES

7. ALL RECEPTACLES, JACKS, AND WORK MUST BE COMPLIANT WITH CURRENT ELECTRICAL CODES

8. ALL SMOKE AND CO2 DETECTORS TO BE PROVIDED PER CODE. LOCATION TO BE REVIEWED AND COORDINATED WITH ARCHITECT

9. ALL MAIN FLOOR WALL RECEPTACLES TO BE LOCATED IN BASEBOARDS UNLESS OTHERWISE INDICATED

10. ALL IC-RATED RECESSED LIGHTING FIXTURES MUST BE SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE LESS THAN OR EQUAL TO 2.0 CFM LEAKAGE AT 75 PA.

2 AE101 ELECTRICAL NOTES

ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
S	Single Pole Switch
S_3	3 Way Switch
S_4	4 Way Switch
S_D	Dimmer Switch
S_J	Jamb Switch
S_F	Fan Switch
	Dedicated Outlet
	Duplex Outlet
C	Duplex Outlet Counter Height

SYMBOL	DESCRIPTION
CAB	Duplex Outlet Cabinet Mounted
GFCI	Duplex Outlet Ground fault Circuit Interrupt
	Duplex Outlet Floor Mounted
S	Smoke detector Hardwired & Interconnected w/ Battery Backup
S CO	Smoke/CO2 detector Hardwired & Interconnected w/ Battery Backup
F	Exhaust Fan

LIGHTING SYMBOL SCHEDULE

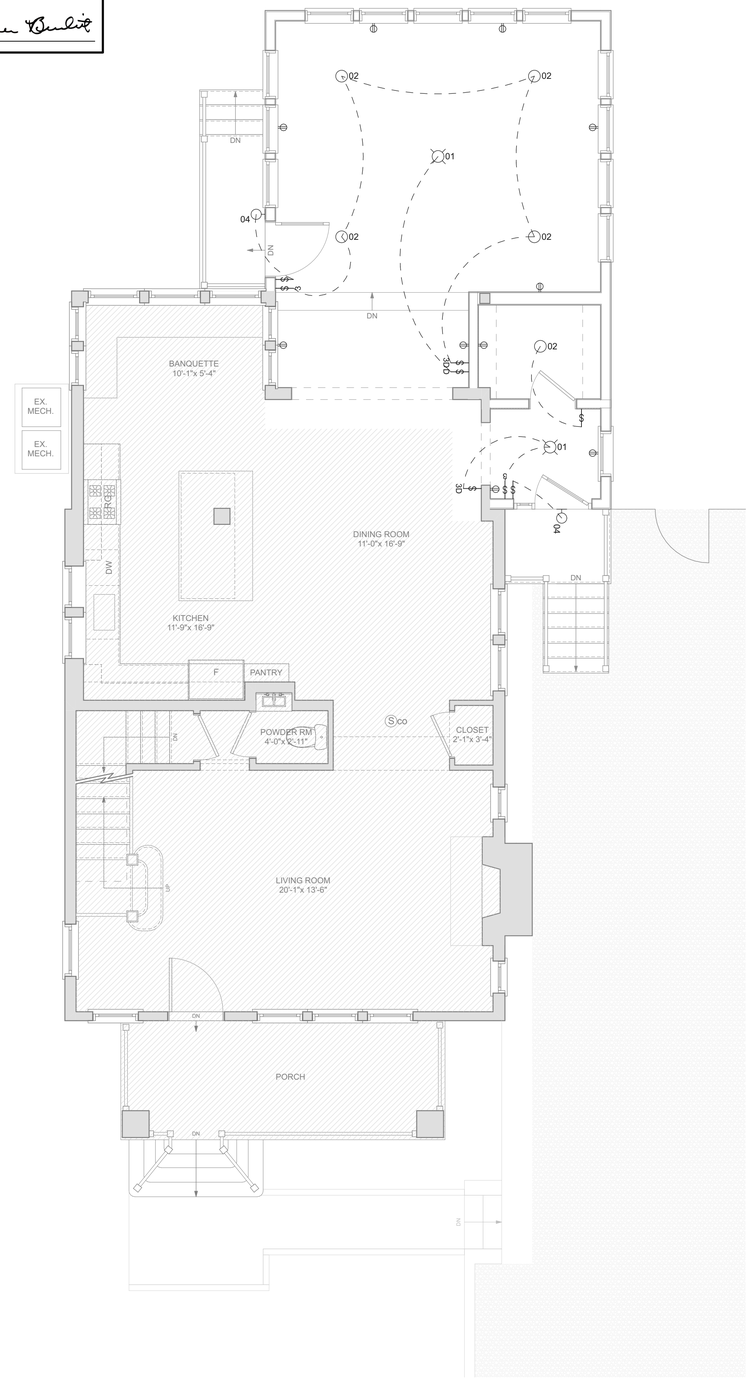
SYMBOL	DESCRIPTION
	Recessed light fixture
	Wall mounted light fixture
	Ceiling mounted light fixture
	Under Cabinet light fixture

3 AE101 ELECTRICAL SYMBOLS

REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

APPROVED
Montgomery County
Historic Preservation Commission

"Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland License Number: 0018022 Expiration Date: 3.30.2027."



4 AE101 FIRST FLOOR PLAN - PROPOSED

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

0 2' 4' 8'

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ADDITION AND RENOVATION OF THE
MAIER-PETZ RESIDENCE
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PERMIT SET
29 October 2025

PROPOSED ELECTRICAL PLANS

STATE OF MARYLAND ERIC BENJAMIN HURTT 0018022 REGISTERED ARCHITECT

AE101

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

STRUCTURAL NOTES

1 GENERAL

A. THE STRUCTURAL DESIGN OF THE RENOVATION IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. THE FOLLOWING LIVE LOADS WERE UTILIZED IN THE DESIGN:

FLOOR LIVE LOAD	
LIVING AREAS	40 PSF
SLEEPING ROOMS	40 PSF
EXTERIOR DECK	40 PSF
SNOW LOAD (GROUND SNOW)	30 PSF
WIND LOAD	115 MPH (ULTIMATE) 90 MPH (SERVICE)
SEISMIC DESIGN CATEGORY	B
TERMITE HAZARD	MODERATE TO SEVERE
DAMAGE FROM WEATHERING	SEVERE

A MINIMUM OF 15 PSF DEAD LOAD WAS ADDED IN THE DESIGN.

B. MECHANICAL UNITS AND ANY OTHER EQUIPMENT WITH WEIGHTS SHOWN IN PLAN AND SUPPORTED BY THE STRUCTURE WERE CONSIDERED IN THE DESIGN OF THE STRUCTURE. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS AND HAVING A WEIGHT IN EXCESS OF 400 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

C. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

2 EARTHWORK

A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 1500 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.

B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

C. COMPACTED BACKFILL BELOW BUILDING SLABS (EXCEPT AT STRUCTURED SLAB AREAS) - ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.

3 DEMOLITION

A. CONTRACTOR SHALL VERIFY THAT EXISTING CONSTRUCTION CORRESPONDS TO THAT SHOWN ON THE DRAWINGS. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

B. PROVIDE ADEQUATE SHORING, BRACING AND OTHER TEMPORARY SUPPORT DURING DEMOLITION. UNTIL PROPERLY SHORED, DO NOT CUT EXISTING STRUCTURAL MEMBER IN A MANNER RESULTING IN A REDUCTION OF LOAD-CARRYING CAPACITY. DO NOT EXCEED THE CAPACITY OF THE EXISTING STRUCTURE WITH SUPERIMPOSED LOADS.

C. IN GENERAL, SELECTIVE STRUCTURAL DEMOLITION IS TO BE PERFORMED WITH PHYSICAL CUTTING ACTION (I.E. SAWING AND GRINDING INSTEAD OF HAMMERING AND CHOPPING). DO NOT USE JACKHAMMERS ON STRUCTURALLY SUPPORTED MEMBERS.

4 CONCRETE

A. ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTHS (F'c) = 3000 PSI IN 28 DAYS

ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 301 SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AIR-ENTRAINED. AIR CONTENT OF 6 +/- 14.5 PERCENT BY VOLUME.

B. ALL REINFORCING STEEL TO MEET ASTM-A-615 GRADE 60. PLACING PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS. ALL REINFORCING TO BE SPLICED A MINIMUM OF 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.

C. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCING AS FOLLOWS:

-- FOOTINGS (BOTTOM & SIDES) 3"

5 MASONRY

A. ALL CONCRETE MASONRY UNITS TO CONFORM TO ASTM SPEC C- 90 FOR LOAD BEARING MASONRY. MORTAR TO BE ASTM C- 270 TYPE S. WALLS SHALL BE CONSTRUCTED WITH A FULL BED OF MORTAR. GROUT TO BE ASTM C476.

B. ALL MASONRY TO HAVE #9 GUAGE (MINIMUM) GALVANIZED TRUSS TYPE HORIZTONAL JOINT REINFORCING @ 16" O.C. VERTICALLY AND ABOVE ALL LINTELS.

C. ALL VERTICAL REINFORCING SHALL BE GROUTED IN PLACE WITH TYPE S MORTAR OR PEA GRAVEL CONCRETE. MIXIMUM GROUTING LIFT HEIGHT SHALL BE 4'-0" WITH A GROUT SLUMP BETWEEN 8 AND 11 INCHES. WHERE SPLICED LAP VERTICAL BARS A MINIMUM OF 48 BAR DIAMETERS.

D. ALL EXPANSION BOLTS OR SLEEVE ANCHORS IN MASONRY WALLS SHALL BE PLACED IN SOLID GROUTED MASONRY.

E. PROVIDE REINFORCING DOWELS FROM ALL FOOTINGS INTO MASONRY WALLS AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

F. UNLESS NOTED OTHERWISE, PROVIDE 16 INCH LONG BY 24 INCHES HIGH SOLID OR GROUTED BLOCK UNDER BEARING ENDS OF BEAMS, LINTELS, POSTS AND COLUMNS.

6 STEEL

A. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

STEEL PLATES AND ANGLES A572 GRADE 50

B. STEEL PLATE FLITCH BEAMS SHALL BE BOLTED WITH 1/2 INCH DIAMETER THROUGH BOLTS AT 16 INCHES ON CENTER TOP AND BOTTOM WITH THE FIRST SET OF BOLTS 6 INCHES FROM THE END. BOLTS TO BE LOCATED 2" FROM TOP AND BOTTOM EDGES OF WOOD MEMBERS.

C. FIELD CUTTING OR BURNING OF STRUCRUAL STEEL IS PROHIBITED EXCEPT WHEN APPROVED BY THE ENGINEER OF RECORD.

7 WOOD

A. ALL FRAMING LUMBER SHALL BE HEM-FIR, GRADE #2, OR SPRUCE-PINE-FIR, GRADE #1 / #2, OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERITES (BASED ON 2x12 MEMBERS):

-BENDING STRESS "Fb" = 850 PSI FOR SINGLE MEMBER USE
-HORIZONTAL SHEAR "Fv" = 135 PSI
-COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 405 PSI
-COMPRESSION PARALLEL TO GRAIN "Fc||" = 1,150 PSI
-MODULUS OF ELASTICITY "E" = 1,300,000 PSI

NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.

B. ALL EXPOSED EXTERIOR FRAMING AND FRAMING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED WITH ALAKALINE COPPER QUOT (ACQ) OR COPPER AZOLE (CBA-A AND CA-B), NOT SODIUM BORATE (SBX). LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2X12 LUMBER WITH REDUCTIONS)

-BENDING STRESS "Fb" = 750 PSI FOR SINGLE MEMBER USE
-HORIZONTAL SHEAR "Fv" = 175 PSI
-COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 565 PSI
-COMPRESSION PARALLEL TO GRAIN "Fc||" = 1,250 PSI
-MODULUS OF ELASTICITY "E" = 1,400,000 PSI

C. PLYWOOD LAMINATED VENEER LUMBER (LVL OR MICROLAM) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

-BENDING STRESS "Fb" = 2600 PSI
-HORIZONTAL SHEAR "Fv" = 285 PSI
-MODULUS OF ELASTICITY "E" = 2,000,000 PSI
-BEARING STRESS "FPERP"= 780 PSI

D. ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2x6 MEMBERS):

-COMPRESSION PARALLEL TO GRAIN "Fc||" = 725 PSI
-BENDING STRESS "F" = 675 PSI FOR SINGLE USE MEMBERS
-MODULUS OF ELASTICITY "E" = 1,200,000 PSI

E. UNLESS NOTED OTHERWISE, FASTENING FOR STRUCTURAL MEMBERS SHALL FOLLOW INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.FASTENERS AND CONNECTORS UTILIZED WITH TREATED LUMBER (PT) SHALL MEET G185 HOT-DIPPED GALVANIZING.

F. STANDARD MEMBER CONNECTIONS SHALL BE PER FASTENING SCHEDULE IN SECTION 23 OF THE INTERNATIONAL BUILDING CODE (IBC), UNO.

G. CUTTING AND NOTCHING OF CONVENTIONAL FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:

--NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBERS AND SHALL NOT BE LOCATED IN THE MIDDLE ONE- THIRD OF THE SPAN (INCLUDING BIRDS MOUTH CUTS).

--NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.

--THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.

--HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

H. PROVIDE SOLID BLOCKING AT 4 FEET ON CENTER BETWEEN BAND JOIST AND FIRST INTERIOR PARALLEL JOIST.

I. INSTALL BLOCKING BETWEEN ALL JOIST BAYS AT BEARING OVER DROPPED BEAMS AND WALLS WITHOUT BAND BOARDS.

J. INSTALL 2-2x BLOCKING BETWEEN ALL JOIST BAYS BELOW BEARING WALLS ABOVE PERPENDICULAR TO JOISTS.

K. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATION. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED MEMBERS SHALL MEET G185 HOT-DIPPED GALVANIZING.

L. PREFABRICATED STEEL HANGERS SHALL BE INSTALLED AS FOLLOWS:

1. ALL JOISTS, RAFTERS, AND BEAMS FLUSH-SUPPORTED TO OTHER FRAMING SHALL HAVE PREFABRICATED JOIST/BEAM HANGERS.
2. HANGERS SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S CATALOGUE FOR THE JOIST/BEAM TYPE, NUMBER OF PLIES, DEPTH, AND WIDTH.
3. WHERE HANGER LOADS ARE NOTED ON THE DRAWINGS, HANGERS SHALL BE SIZED TO CARRY THE LOAD VALUE.
4. PROVIDE SPECIAL SLOPED AND/OR SKEWED HANGERS FOR SLOPED AND SKEWED MEMBERS.

M. ANCHOR BOLTS CONNECTING PRESSURE-TREATED WOOD PLATES TO MASONRY OR CONCRETE SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

N. ALL HEADERS SHALL HAVE A MINIMUM OF TWO STUDS AT EACH END UNLESS NOTED. BUILT-UP STUD COLUMNS SHALL HAVE ONE JACK STUD AND THE REMAINING STUDS SHALL BE KING STUDS.

O. MULTIPLE STUDS OF BUILT-UP STUD COLUMNS SHALL BE NAILED WITH 12d NAILS AT 8" O.C. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS IN FLOOR SYSTEM AT ALL POINT LOADS ABOVE.

P. ALL FREESTANDING POSTS SHALL HAVE PREFAB POSTCAP AND BASE. POSTS WITHIN WALLS SHALL HAVE PREFAB CAP ATTACHED TO BEAM. POSTS BEARING ON MASONRY OR CONCRETE SHALL HAVE PREFAB BASE.

Q. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.

R. ALL STUD BEARING WALLS TO BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.

S. ALL ROOF RAFTERS SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR. EACH ANCHOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL BE ATTACHED TO HAVE A CAPACITY TO RESIST A 450# UPLIFT LOADING UNLESS SHOWN OTHERWISE ON DRAWINGS.

8 SHEATHING

A. FLOOR SHEATHING SHALL BE 23/32 (3/4) INCH APA RATED STURD-I-FLOOR, TONGUE AND GROOVE, PLYWOOD. PANELS SHALL HAVE LONG DIMENSION ORIENTED ACROSS THREE OR MORE JOISTS AND SHALL BE FASTENED WITH CONSTRUCTION ADHESIVE AND 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.

B. EXTERIOR WALL SHEATHING SHALL BE 7/16 (1/2) INCH THICK APA RATED WOOD STRUCTURAL PANELS. FASTEN PANELS TO STUDS WITH 8d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. PANEL EDGES NEED NOT BE BLOCKED UNLESS NOTED OTHERWISE.

C. ROOF SHEATHING SHALL BE 19/32 (5/8) INCH APA RATED WOOD PANELS WITH SPAN RATING OF 24/0 OR BETTER. FASTEN PANELS TO FRAMING WITH 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. ORIENT LONG DIMENSION OF PANELS ACROSS THREE OR MORE SUPPORTS. EDGES NEED NOT BE BLOCKED, UNLESS OTHERWISE NOTED.

9 POST INSTALLED ANCHORS IN CONCRETE AND MASONRY

A. GENERAL

INSTALL ANCHORS IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS AND PROCEDURES. ALL POST-INSTALLED ANCHORS IN CONCRETE SHALL HAVE ICC APPROVAL FOR USE IN CRACKED CONCRETE.

PROVIDE STAINLESS STEEL FASTENERS FOR EXTERIOR USE OR WHEN PERMANENTLY EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.

B. PRODUCTS

ANCHORS IN CONCRETE:

--EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT TZ2.

--SCREW ANCHORS SHALL BE HILTI KWIK HUS EZ.

--ADHESIVE ANCHORS SHALL BE HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HIT-Z ROD OR WITH HILTI HOLLOW DRILL BIT SYSTEM WITH HAS-E THREADED ROD.

ANCHORS IN MASONRY:

--EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT TZ2. GROUT MASONRY CELLS SOLID WITH 2000 PSI GROUT AT ANCHOR LOCATIONS.

--SCREW ANCHORS SHALL BE HILTI KWIK HUS EZ. GROUT MASONRY CELLS SOLID WITH 2000 PSI GROUT AT ANCHOR LOCATIONS.

--ADHESIVE ANCHORS IN SOLID MASONRY SHALL BE HILTI HIT-HY-270 ADHESIVE ANCHORING SYSTEM. STEEL ANCHOR ELEMENT SHALL BE HILTI HAS-E CONTINUOUSLY THREADED ROD OR HILTI HIS-N INTERNALLY THREADED INSERT.

--ADHESIVE ANCHORS IN HOLLOW OR MULTI-WYTHE MASONRY SHALL BE HILTI HIT-HY 270 ADHESIVE ANCHORING SYSTEM. STEEL ANCHOR ELEMENT SHALL BE HILTI HAS-E CONTINUOUSLY THREADED ROD OR HILTI HIT-IC INTERNALLY THREADED INSERT. THE APPROPRIATE SIZE SCREEN TUBE SHALL BE USED PER THE ADHESIVE MANUFACTURER'S RECOMMENDATION.

ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHOR TO EDGE OF CONCRETE OR MASONRY. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE DISTANCE INDICATED ON THE DRAWINGS; IF NOT SHOWN, COMPLY WITH MINIMUM SPACING AND EDGE DISTANCE FOR FULL ANCHOR CAPACITY, AS SPECIFIED BY MANUFACTURER.

WARNING: THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.

Jason B Sparrow
10/14/2025

Professional Certification. I, Jason B. Sparrow hereby justify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 34075, Expiration Date: 02/11/27

HILL & HURTT ARCHITECTS
3335 CONNECTICUT AVE NW
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WASHINGTON, DC 20008
202.854.1495

ADDITION AND RENOVATION OF THE
MAIER-PETZ RESIDENCE
7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
14 October 2025

STRUCTURAL NOTES

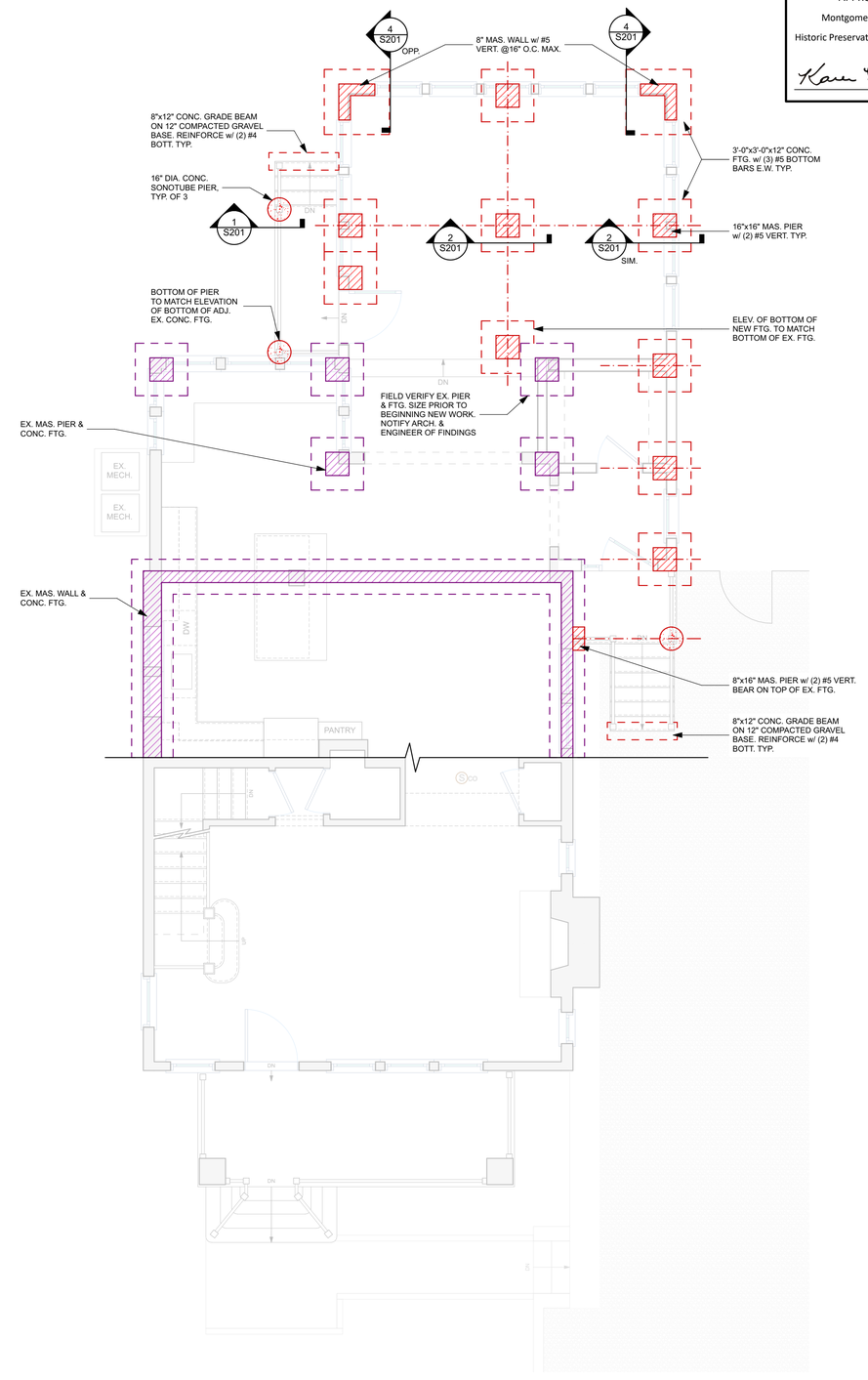
S001

REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

APPROVED
Montgomery County
Historic Preservation Commission

LEGEND

- NON-LOAD BEARING SHEAR WALL
- WOOD BEARING WALL
- WOOD BEARING & SHEAR WALL
- NEW MASONRY WALL
- NEW CONCRETE WALL
- WALL ABOVE
- NEW FOOTING
- EXISTING MASONRY TO REMAIN
- EXISTING CONCRETE BEARING WALL TO REMAIN
- EXISTING WOOD BEARING WALL TO REMAIN
- EXISTING FOOTING
- UNDERPINNING
- NEW STEEL BEAM
- NEW STEEL MOMENT CONNECTION OR MOMENT FRAME
- NEW STEEL BRACED FRAME
- NEW STEEL COLUMN THRU AND ABOVE
- NEW WOOD POST
- NEW WOOD POST ABV
- NEW WOOD BEAM
- NEW JOIST OR RAFTER
- NEW HEADER
- NEW SISTER ON EX JOIST
- EX STEEL BEAM
- EX WOOD BEAM
- EX WOOD POST
- EX STEEL COLUMN THRU AND ABOVE
- EX WOOD POST ABV
- EX INDIVIDUAL JOIST OR RAFTER
- EX JOIST OR RAFTER
- EX HEADER
- EX BEAM SIZE TAG



1 S101 **FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Jason B Sparrow
10/14/2025

Professional Certification. I, Jason B. Sparrow hereby justify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 34075, Expiration Date: 02/11/27

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WASHINGTON, DC 20008
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ADDITION AND RENOVATION OF THE MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
14 October 2025

FOUNDATION PLAN

S101

LEGEND

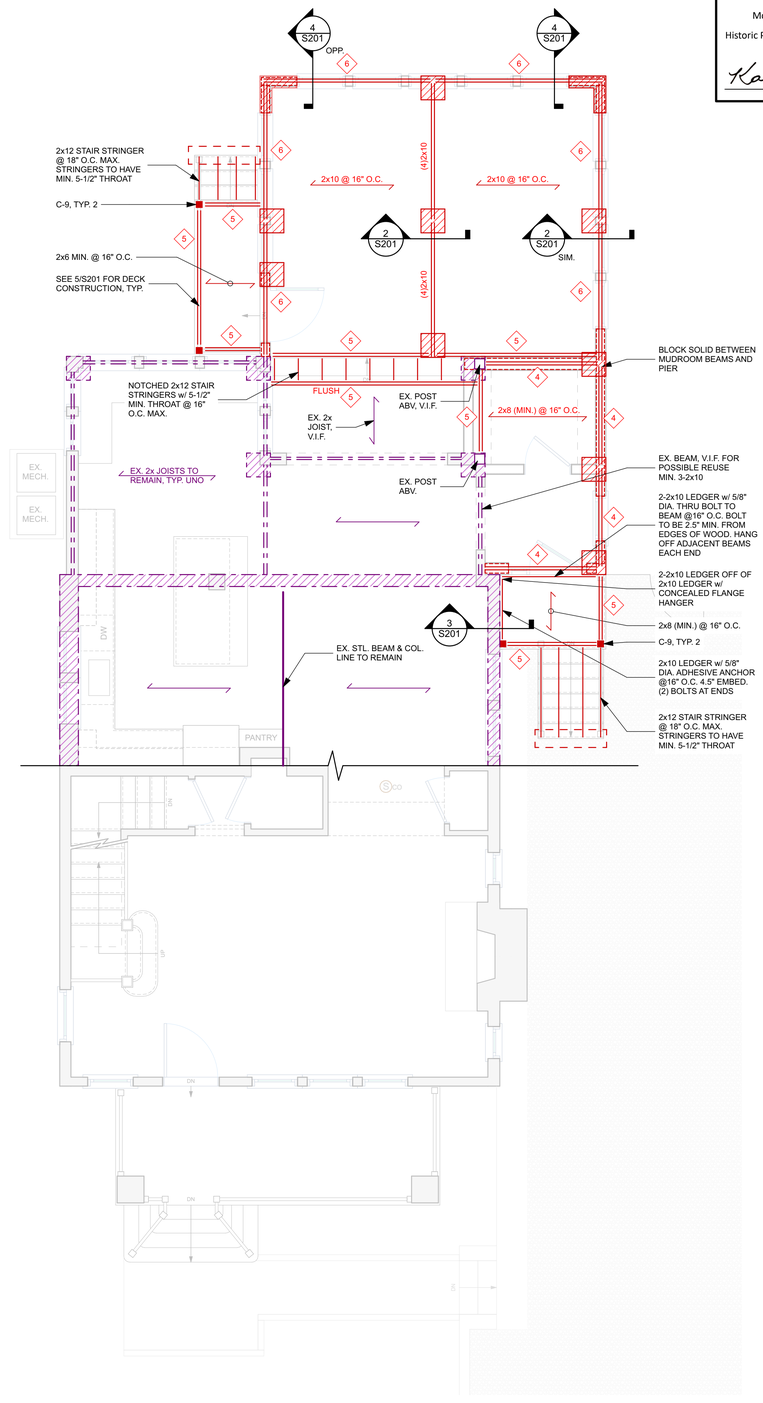
- NON-LOAD BEARING SHEAR WALL
- WOOD BEARING WALL
- WOOD BEARING & SHEAR WALL
- NEW MASONRY WALL
- NEW CONCRETE WALL
- WALL ABOVE
- NEW FOOTING
- EXISTING MASONRY TO REMAIN
- EXISTING CONCRETE BEARING WALL TO REMAIN
- EXISTING WOOD BEARING WALL TO REMAIN
- EXISTING FOOTING
- UNDERPINNING
- NEW STEEL BEAM
- NEW STEEL MOMENT CONNECTION OR MOMENT FRAME
- NEW STEEL BRACED FRAME
- NEW STEEL COLUMN THRU AND ABOVE
- NEW WOOD POST
- NEW WOOD POST ABV
- NEW WOOD BEAM
- NEW JOIST OR RAFTER
- NEW HEADER
- NEW SISTER ON EX JOIST
- EX STEEL BEAM
- EX WOOD BEAM
- EX WOOD POST
- EX STEEL COLUMN THRU AND ABOVE
- EX WOOD POST ABV
- EX INDIVIDUAL JOIST OR RAFTER
- EX JOIST OR RAFTER
- EX HEADER
- EX BEAM SIZE TAG

COLUMN SCHEDULE

C–1	2–2x4
C–2	2–2x6
C–3	3–2x4
C–4	3–2x6
C–5	4–2x4
C–6	4–2x6
C–7	5–2x4
C–8	5–2x6
C–9	4x4 POST
C–10	4x6 POST
C–11	6x6 POST
C–12	3"ø ADJUSTABLE STEEL COLUMN
C–13	3"ø STANDARD STEEL PIPE
C–14	3 1/2"ø STANDARD STEEL PIPE
C–15	4"ø STANDARD STEEL PIPE
C–16	3 1/4" x 5 1/4" 1.8E PSL POST
C–17	5 1/4" x 5 1/4" 1.8E PSL POST
C–18	HSS 3x3x1/4
C–19	HSS 4x4x1/4
C–20	HSS 5x5x1/4

HEADER SCHEDULE

1	2–2x6
2	3–2x6
3	2–2x8
4	3–2x8
5	2–2x10
6	3–2x10
7	2–2x12
8	3–2x12
9	2–1 3/4"x7 1/4" LVL
10	2–1 3/4"x9 1/4" LVL
11	2–1 3/4"x11 1/4" LVL
12	2–1 3/4"x14" LVL
13	2–1 3/4"x16" LVL
14	2–1 3/4"x18" LVL
15	3–1 3/4"x7 1/4"" LVL
16	3–1 3/4"x9 1/4" LVL
17	3–1 3/4"x11 1/4" LVL
18	3–1 3/4"x14" LVL
19	3–1 3/4"x16" LVL
20	3–1 3/4"x18" LVL



1 S102 FIRST FLOOR FRAMING PLAN

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

0 2' 4' 8'

Jason B Sparrow

10/14/2025

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ADDITION AND RENOVATION OF THE MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
14 October 2025

FIRST FLOOR FRAMING PLAN

S102

LEGEND

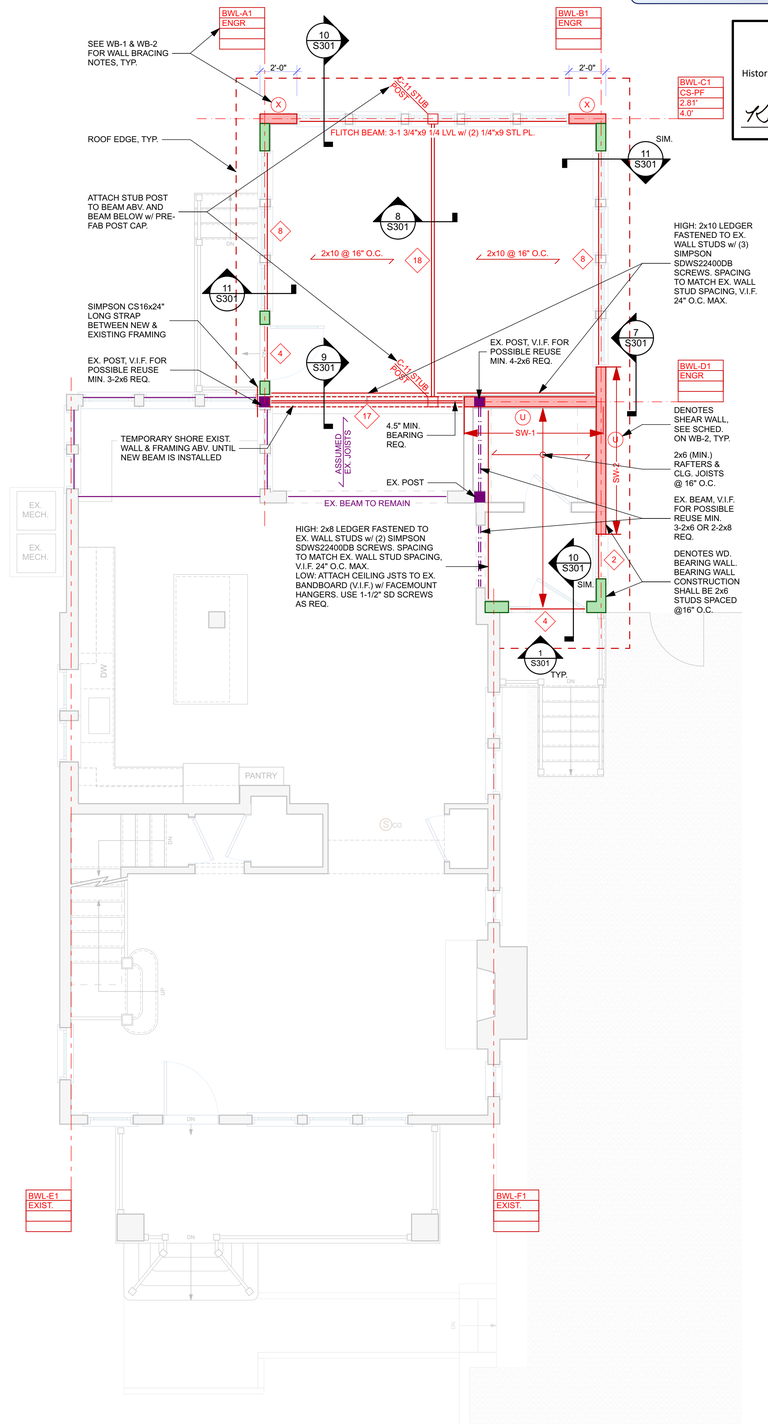
- NON-LOAD BEARING SHEAR WALL
- WOOD BEARING WALL
- WOOD BEARING & SHEAR WALL
- NEW MASONRY WALL
- NEW CONCRETE WALL
- WALL ABOVE
- NEW FOOTING
- EXISTING MASONRY TO REMAIN
- EXISTING CONCRETE BEARING WALL TO REMAIN
- EXISTING WOOD BEARING WALL TO REMAIN
- EXISTING FOOTING
- UNDERPINNING
- NEW STEEL BEAM
- NEW STEEL MOMENT CONNECTION OR MOMENT FRAME
- NEW STEEL BRACED FRAME
- NEW STEEL COLUMN THRU AND ABOVE
- NEW WOOD POST
- NEW WOOD POST ABV
- NEW WOOD BEAM
- NEW JOIST OR RAFTER
- NEW HEADER
- NEW SISTER ON EX JOIST
- EX STEEL BEAM
- EX WOOD BEAM
- EX WOOD POST
- EX STEEL COLUMN THRU AND ABOVE
- EX WOOD POST ABV
- EX INDIVIDUAL JOIST OR RAFTER
- EX JOIST OR RAFTER
- EX HEADER
- EX BEAM SIZE TAG

COLUMN SCHEDULE

C–1	2–2x4
C–2	2–2x6
C–3	3–2x4
C–4	3–2x6
C–5	4–2x4
C–6	4–2x6
C–7	5–2x4
C–8	5–2x6
C–9	4x4 POST
C–10	4x6 POST
C–11	6x6 POST
C–12	3"ø ADJUSTABLE STEEL COLUMN
C–13	3"ø STANDARD STEEL PIPE
C–14	3 1/2"ø STANDARD STEEL PIPE
C–15	4"ø STANDARD STEEL PIPE
C–16	3 1/4" x 5 1/4" 1.8E PSL POST
C–17	5 1/4" x 5 1/4" 1.8E PSL POST
C–18	HSS 3x3x1/4
C–19	HSS 4x4x1/4
C–20	HSS 5x5x1/4

HEADER SCHEDULE

1	2–2x6
2	3–2x6
3	2–2x8
4	3–2x8
5	2–2x10
6	3–2x10
7	2–2x12
8	3–2x12
9	2–1 3/4"x7 1/4" LVL
10	2–1 3/4"x9 1/4" LVL
11	2–1 3/4"x11 1/4" LVL
12	2–1 3/4"x14" LVL
13	2–1 3/4"x16" LVL
14	2–1 3/4"x18" LVL
15	3–1 3/4"x7 1/4"" LVL
16	3–1 3/4"x9 1/4" LVL
17	3–1 3/4"x11 1/4" LVL
18	3–1 3/4"x14" LVL
19	3–1 3/4"x16" LVL
20	3–1 3/4"x18" LVL



REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

1 S103 ROOF/EXISTING SECOND FLOOR FRAMING PLAN

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

0 2' 4' 8'

Jason B Sparrow

Professional Certification. I, Jason B. Sparrow hereby justify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 34075, Expiration Date: 02/11/27

10/14/2025

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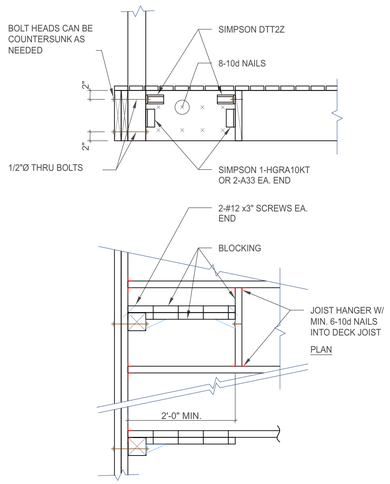
ADDITION AND RENOVATION OF THE MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

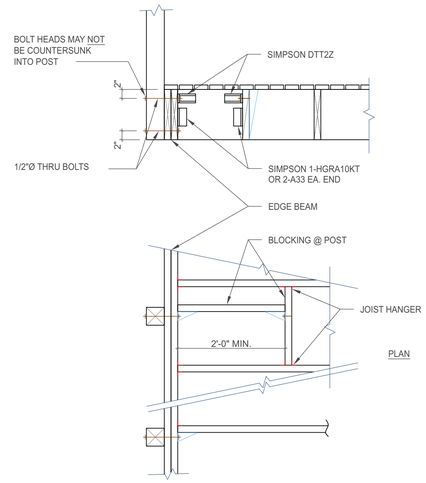
PERMIT SET
14 October 2025

ROOF FRAMING PLAN

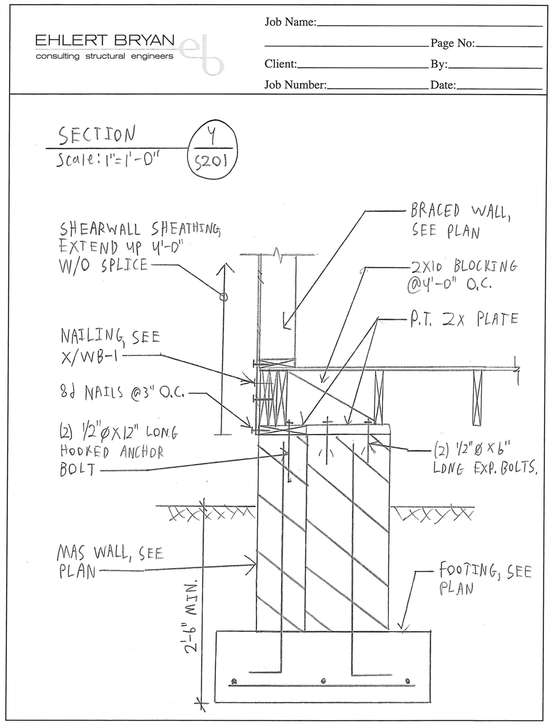
S103

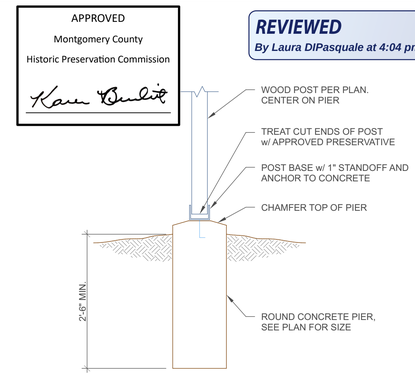


8 S201 GUARD RAIL - PERPENDICULAR JOIST INSIDE POST
SCALE: 3/4" = 1'-0"

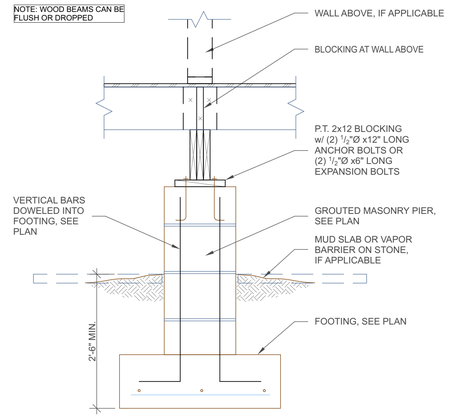


6 S201 GUARD RAIL - PERPENDICULAR JOIST OUTSIDE POST
SCALE: 3/4" = 1'-0"

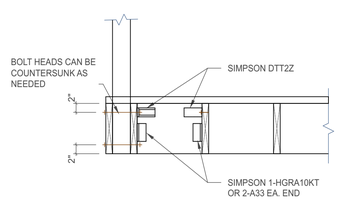




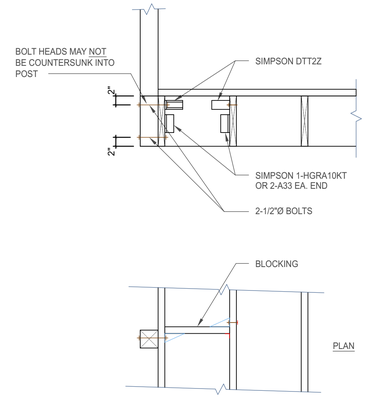
1 S201 TYPICAL POST ON CONCRETE PIER
SCALE: 3/4" = 1'-0"



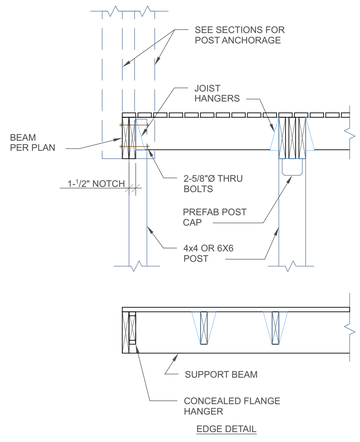
2 S201 TYPICAL WOOD BEAM ON PIER IN CRAWL SPACE
SCALE: 3/4" = 1'-0"



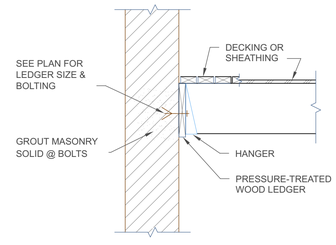
9 S201 GUARD RAIL - PARALLEL JOIST INSIDE POST
SCALE: 3/4" = 1'-0"



7 S201 GUARD RAIL - PARALLEL JOIST OUTSIDE POST
SCALE: 3/4" = 1'-0"



5 S201 EXTERIOR DECK - FLUSH BEAMS
SCALE: 3/4" = 1'-0"



3 S201 TYPICAL LEDGER TO MASONRY OR CONCRETE WALL
SCALE: 3/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

Jason B Sparrow
10/14/2025

Professional Certification. I, Jason B. Sparrow hereby justify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 34075, Expiration Date: 02/11/27

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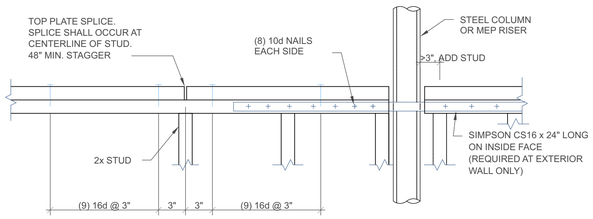
ADDITION AND RENOVATION OF THE MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
14 October 2025

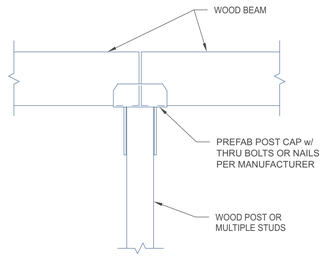
FOUNDATION AND DECK SECTIONS

S201



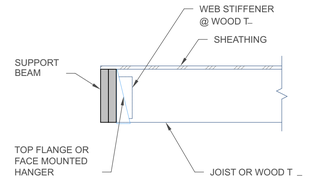
4 S301 TYPICAL TOP PLATE SPLICE AT ALL WALLS AND PLATE INTERRUPTION STRAP AT EXTERIOR WALL

SCALE: 1 1/2"= 1'-0"



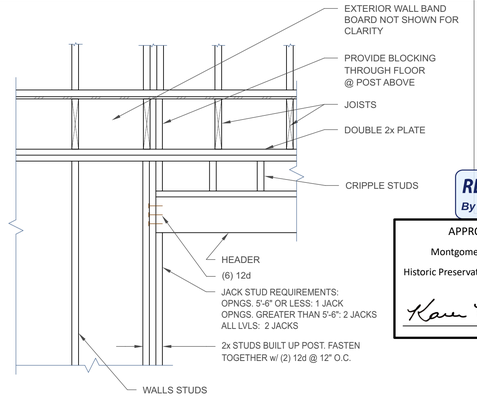
3 S301 TYPICAL WOOD BEAM TO WOOD POST CONNECTION

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



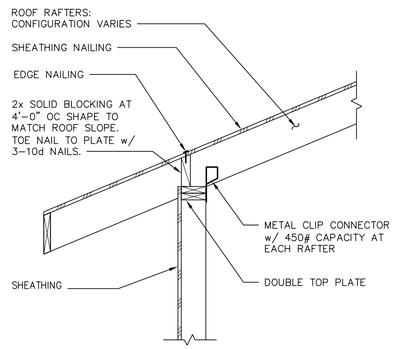
2 S301 TYPICAL JOIST TO FLUSH BEAM

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



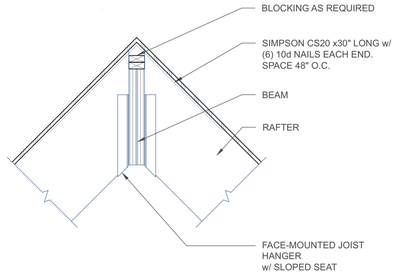
1 S301 TYPICAL DROPPED HEADER AT OPENING

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



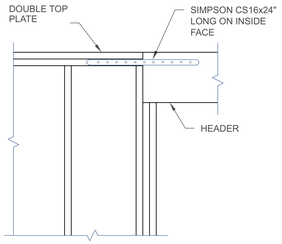
11 S301 TYPICAL RAFTER TO TOP PLATE

NOT TO SCALE



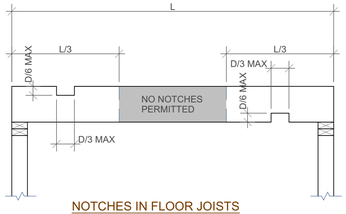
8 S301 TYPICAL RIDGE BEAM

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

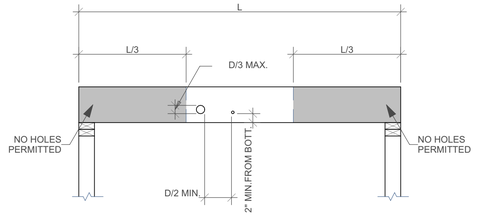


7 S301 TYPICAL HEADER FLUSH WITH TOP PLATE

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



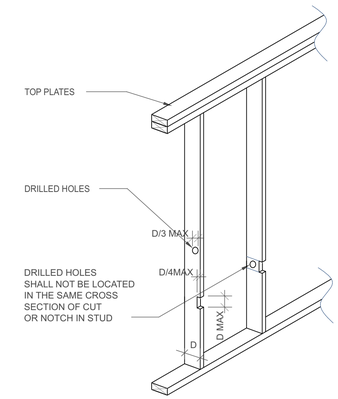
NOTCHES IN FLOOR JOISTS



HOLES THROUGH FLOOR JOISTS

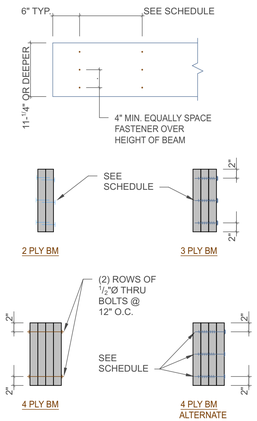
6 S301 NOTCHES AND HOLES IN SOLID JOISTS

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



5 S301 NOTCHES AND HOLES IN EXTERIOR AND BEARING WALL

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



BEAM TYPE	FASTENERS	SPACING
2 PLY	(6) 12d (0.135"x 3¼", 3 NAILS ON EA FACE)	12" OC
3 PLY	3 SIMPSON SDW22500 SCREWS	16" OC
4 PLY	3 SIMPSON SDW22634 SCREWS	16" OC

NOTES:
1) FACEMOUNT HANGERS TO BE INSTALLED W/ MIN. 3" LONG FASTENERS
2) PROVIDE TWO ROWS OF FASTENERS PER SCHEDULE FOR BEAMS LESS THAN 11-1/4" DEEP

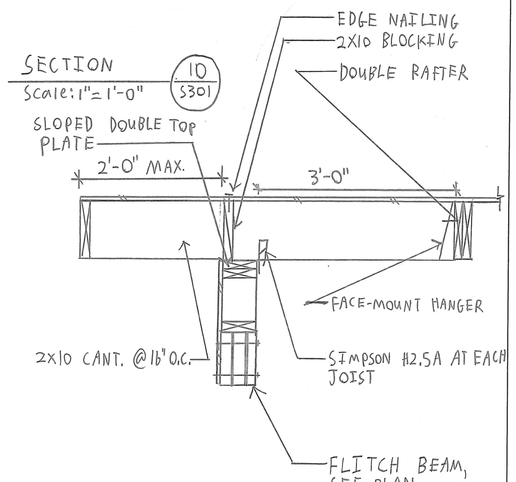
12 S301 TYPICAL MULTIPLY LVL BEAM FASTENING

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

Professional Certification. I, Jason B. Sparrow hereby justify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 34075, Expiration Date: 02/11/27

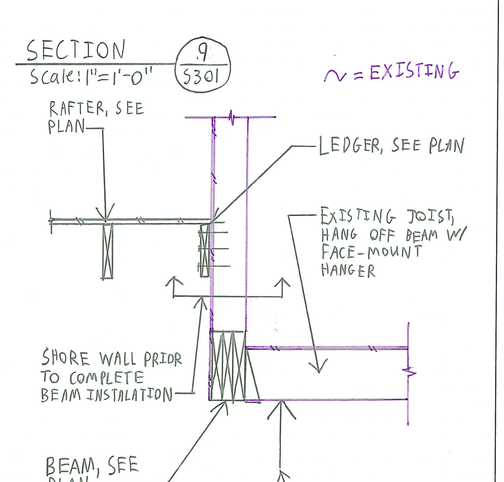
EHLERT BRYAN consulting structural engineers

Job Name: _____ Page No: _____
Client: _____ By: _____
Job Number: _____ Date: _____



EHLERT BRYAN consulting structural engineers

Job Name: _____ Page No: _____
Client: _____ By: _____
Job Number: _____ Date: _____



REVIEWED
By Laura DIPasquale at 4:04 pm, Oct 29, 2025

APPROVED
Montgomery County
Historic Preservation Commission

HILL & HURTT ARCHITECTS
3335 CONNECTICUT AVE NW
SUITE 101
WASHINGTON, DC 20008
202.854.1495

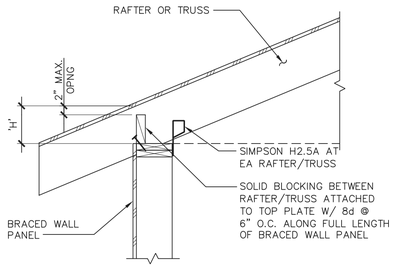
ADDITION AND RENOVATION OF THE
MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
14 October 2025

FRAMING SECTIONS

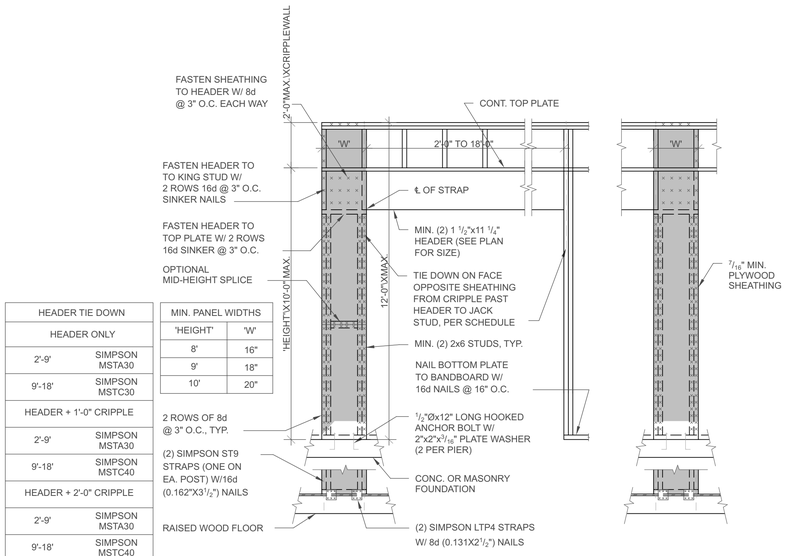
S301



RAFTER/TRUSS @ BRACED WALL PANEL < 15 1/4"

'H' < 9¼" – NO BLOCKING REQUIRED
9¼" < 'H' < 15¼" – SOLID BLOCKING AS SHOWN
15¼" < 'H' < 4'–0" – SEE DETAIL (R)

DETAIL S
SCALE: 3/4"=1'-0"



HEADER TIE DOWN	
HEADER ONLY	
2'-9'	SIMPSON MSTA30
9'-18'	SIMPSON MSTC30
HEADER + 1'-0" CRIPPLE	
2'-9'	SIMPSON MSTA30
9'-18'	SIMPSON MSTC40
HEADER + 2'-0" CRIPPLE	
2'-9'	SIMPSON MSTA30
9'-18'	SIMPSON MSTC40

MIN. PANEL WIDTHS	
'HEIGHT'	'W'
8'	16"
9'	18"
10'	20"

CONTINUOUSLY SHEATHED PORTAL FRAME ELEVATION (CS-PF)

NOTE: SEE DETAIL (S) FOR ROOF CONDITION

DETAIL X
SCALE: 3/8"=1'-0"

BRACED WALL METHOD		
DETAIL	ABBREVIATION	BRACED WALL METHOD
(U)	ENGR.	ENGINEERED
(V)	WSP	WOOD STRUCTURAL PANEL
(W)	CS–WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
(X)	CS–PF	CONTINUOUSLY SHEATHED PORTAL FRAME
(Y)	GB	GYPSUM BOARD PANEL (DOUBLE SIDED UNLESS NOTED OTHERWISE)

BWL #1	BRACED WALL LINE NUMBER
WSP	BRACING METHOD
11.47'	BRACED WALL LENGTH REQUIRED
12'	BRACED WALL LENGTH PROVIDED

REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

APPROVED
Montgomery County
Historic Preservation Commission

HILL & HURTT ARCHITECTS
3335 CONNECTICUT AVE NW
SUITE 101
WASHINGTON, DC 20008
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ADDITION AND RENOVATION OF THE
MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
14 October 2025

TYPICAL DETAILS

WB-1

Jason B Sparrow

Professional Certification. I, Jason B. Sparrow hereby justify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 34075, Expiration Date: 02/11/27

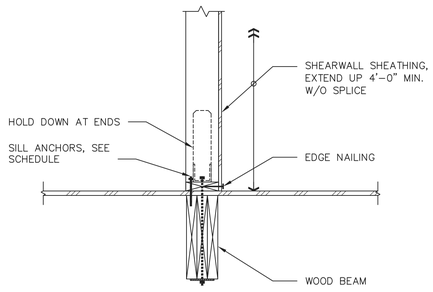
10/14/2025

WOOD SHEAR WALL SCHEDULE

MARK	SECTION	LEVEL	SHEATHING TYPE	NAIL SIZE	NAIL SPACING		END CHORD	HOLD DOWN		SILL ANCHORS
					EDGES	FIELD		TYPE	ANCHOR	
SW–1	1/WB–2	FIRST	7/16 OSB	8d	4"	12"	3–2x6	HDU5-SDS2.5	5/8" DIA.	16d NAIL @4" O.C.
SW-2	1/WB-2	FIRST	7/16 OSB	8d	6"	12"	3-2x6	HDU2-SDS2.5	5/8" DIA.	16d NAIL @6" O.C.

NOTES:

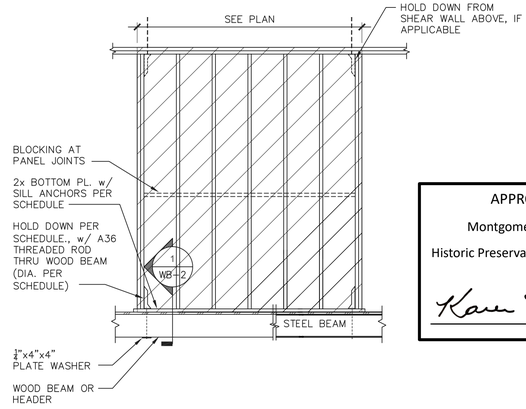
1. ALL SHEATHING JOINTS TO BE BLOCKED.
2. PROVIDE $4\frac{1}{2}$"x$4\frac{1}{2}$"x$\frac{1}{4}$" PLATE WASHERS AT SILL ANCHOR BOLTS IN 2X6 WALLS, $2\frac{1}{2}$"x$2\frac{1}{2}$"x$\frac{1}{4}$" WASHER AT 2X4 WALLS.



SHEAR WALL AT WOOD BEAM

SECTION 2/WB-2

NOT TO SCALE



TYPICAL SHEAR WALL ON BEAM

SECTION 1/WB-2

NOT TO SCALE

REVIEWED
By Laura DiPasquale at 4:04 pm, Oct 29, 2025

APPROVED
Montgomery County
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ADDITION AND RENOVATION OF THE
MAIER-PETZ RESIDENCE

7314 MAPLE AVE
TAKOMA PARK, MD 20912

PERMIT SET
14 October 2025

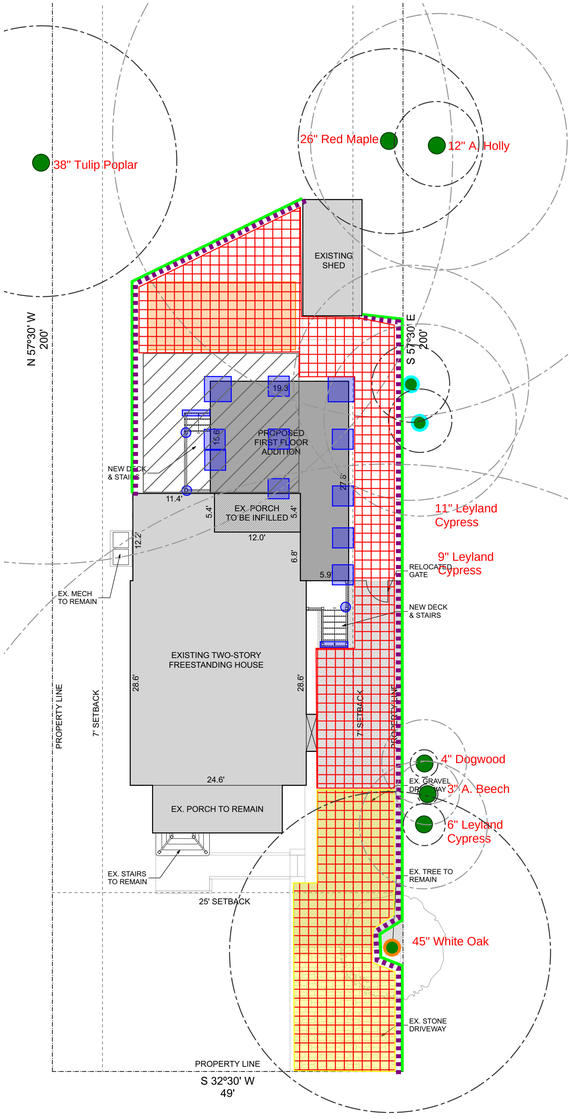
TYPICAL DETAILS

WB-2

Jason B Sparrow

10/14/2025

Professional Certification. I, Jason B. Sparrow hereby justify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 34075, Expiration Date: 02/11/27

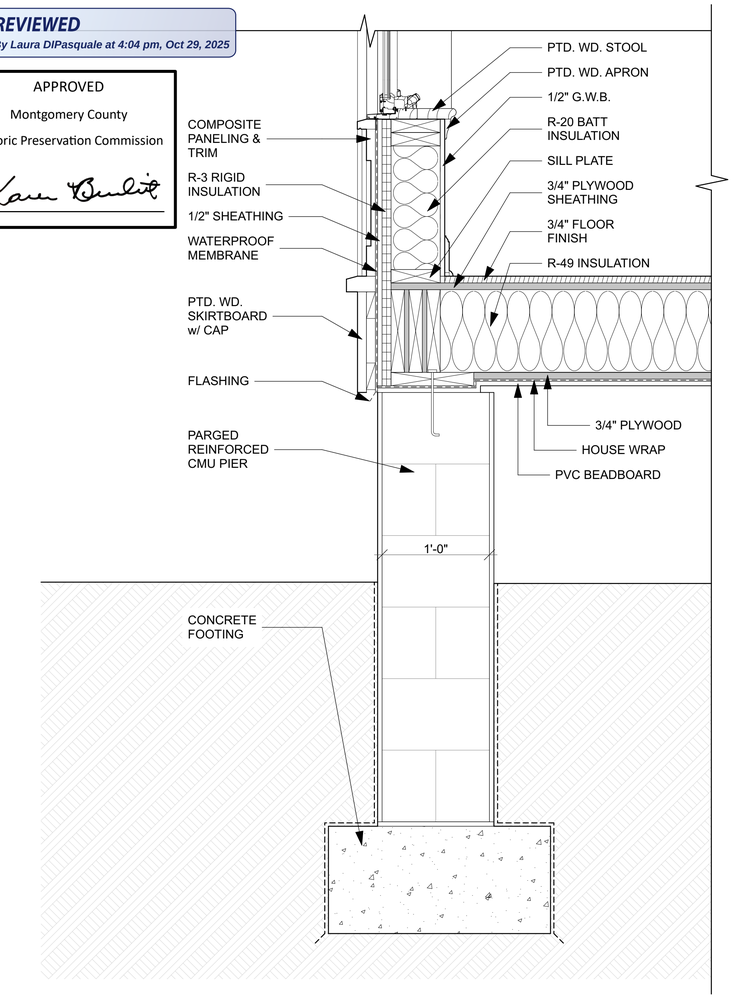


TREE PRESERVATION LEGEND / NARRATIVE

- STRUCTURAL ROOT ZONE
- CRITICAL ROOT ZONE
- 4' WELDED WIRE FENCE
- TRENCH-LESS EROSION AND SEDIMENT CONTROL
- TREE TO BE PRESERVED
- TREE REQUIRING TRUNK ARMOR (SEE DETAIL)
- TREE REQUIRING PRUNING FOR CLEARANCE OF NEW ADDITION
- ROOT PROTECTION MATTING CONSISTING OF 6" OF WOODCHIPS. NO MACHINERY
- ROOT PROTECTION MATTING CONSISTING OF 6" OF WOODCHIPS AND TRACKMATS OR PALLETS (OR APPROVED EQUAL) FOR STAGING AND STOCKPILING. NO MACHINERY
- ROOT PROTECTION MATTING CONSISTING OF AN ADDITIONAL LAYER OF GRAVEL OUTSIDE OF SRZ
- ON GRADE CONSTRUCTION ENTRANCE AND ROOT PROTECTION MATTING WITHIN SRZ OF PRESERVED TREE. PLACE DOUBLE SIDED GEOTEXTILE WITH GEONET CORE OF EXISTING GRAVEL AND ADD AN ADDITIONAL LAYER OF GRAVEL (OR APPROVED EQUAL)
- EXISTING PATIO TO REMAIN WITH PORTIONS ABANDONED IN PLACE BENEATH NEW ADDITION
- PIER LOCATIONS AND FOOTINGS TO BE HAND DUG USING HAND TOOLS ONLY. IF ROOTS OVER 2" IN DIAMETER ARE ENCOUNTERED, STOP WORK AND IMMEDIATELY CONTACT THE TAKOMA PARK UFM RUDY DELSACK: 240-205-6137 rudyd@takomaparkmd.gov

REVIEWED
By Laura DIPasquale at 4:04 pm, Oct 29, 2025

APPROVED
Montgomery County
Historic Preservation Commission



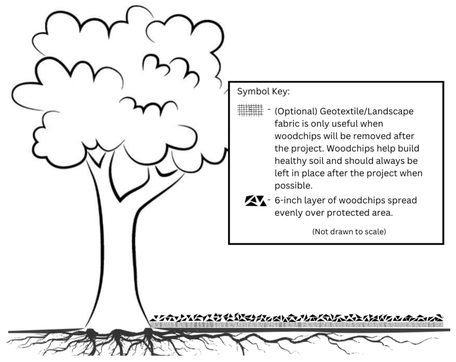
3 / A303 SUNROOM WALL SECTION
SCALE: 1 1/2"= 1'-0"

DC TREE PRESERVATION
Matt Madeira
Certified Arborist MA-4784A
301-832-2527
dctreepreservation@gmail.com
Arborist Consulting & Tree Preservation, LLC

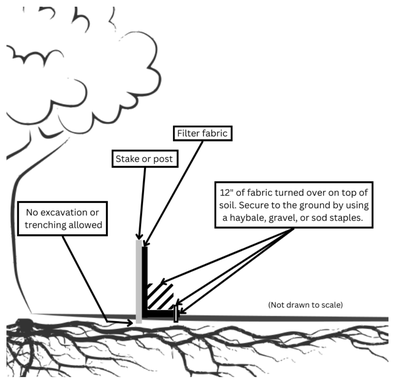
CERTIFIED ARBORIST
ISA # MA 4784A
Matthew J Madeira

2 / G001 PROPOSED SITE PLAN
SCALE: 1" = 10'

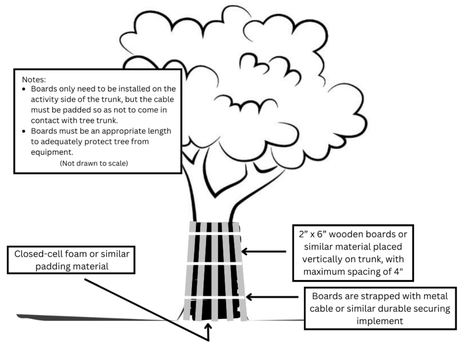
Root Protection Matting: Light Duty
Urban Forest Manager Approved Tree Protection Detail



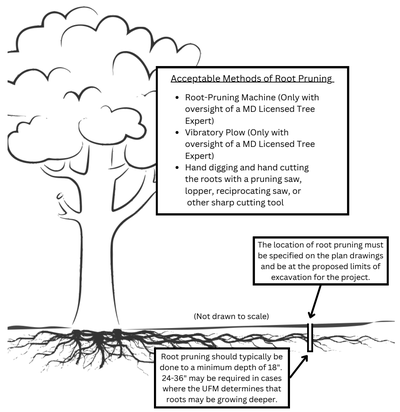
Trenchless Silt Fence
Urban Forest Manager Approved Tree Protection Detail



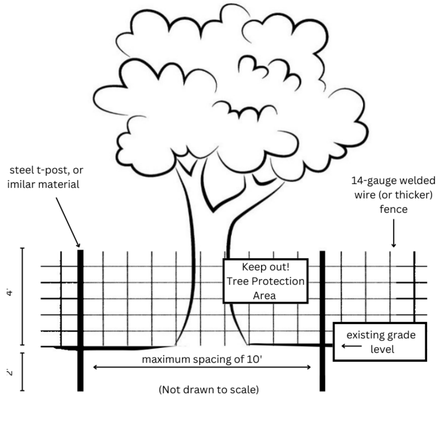
Trunk Protection
Urban Forest Manager Approved Tree Protection Detail



Root Pruning
Urban Forest Manager Approved Tree Protection Detail



Tree Protection Fence: Welded Wire
Urban Forest Manager Approved Tree Protection Detail



7314 MAPLE AVE, TAKOMA PARK, MD 20912

TREE PROTECTION PLAN

PLAN VIEW

1 OF 1

Tree Protection Plan Permit Application Packet

Application Fee: $50

☑ **First Submission**

☐ **Resubmission**

Submission Date: 10/27/25

Tree Impact Assessment Reference Number (W00, etc.): W013551-100125

Official Use Only:

PROJECT PROPERTY OWNER (Note - Application must be signed and submitted by the property owner):

Project Address: 7314 Maple Ave, Takoma Park, MD 20912

Name: Krisztina Petz & Eric Maier **Phone:**

Email: krisztina.petz@gmail.com, ericjmaier@gmail.com

Applicant Mailing Address (if different from project address):

PROJECT DETAILS:

Will any Urban Forest Trees (> 24" circumference) need to be removed as part of this project?

☑ **No** ☐ **Yes**

Will this project require a Takoma Park Storm Water Permit? (search 'Storm Water Permit' at takomaparkmd.gov)

☑ **No** ☐ **Yes** **Permit Number:**

Will a Montgomery County Building Permit be required for this project? (see montgomerycountymd.gov/dps/)

☐ **No** ☑ **Yes** **Permit Number:**

CONTRACTOR / ARCHITECT / ARBORIST / AGENT (Not required, but helpful when available):

1. Name/Company: Matt Madeira **Project Role:** Consulting Arborist

Address: 310 Owings Hill Ct, Owings, MD 20736

Email: dctreepreservation@gmail.com **Phone:** 301-832-2527

2. Name/Company: **Project Role:**

Address:

Email: **Phone:**

Tree Protection Plan Permit Application

The Tree Protection Plan Permit Process

1. Tree Protection Plan Permit applications should be submitted only after a Tree Impact Assessment has been requested and conducted. The Tree Impact Assessment should be requested early in your design process so that you can best account for tree impact concerns without risking costly redesigns.
2. Complete and **submit a Tree Protection Plan Permit Application** including the following:
   - A completed and signed copy of this application packet. Every item in the Tree Protection Checklist in this packet must be checked and addressed. **Refer closely to the Tree Protection Plan Manual,** found on the City of Takoma Park website or at the Public Works building, for guidance.
   - All supplementary documentation specified in the Tree Protection Plan Checklist including:
     - A **Tree Inventory** listing all urban forest trees in the vicinity of your project
     - A **project plan drawing** accurately depicting the extents of your project and locations of all urban forest trees indicated in your Tree Inventory
     - Any **narrative descriptions** required to describe your project and your Tree Protection Plan.
     - Any relevant **construction or tree protection detail drawings or descriptions**
     - Any **reports from** arborists, surveyors, or other professionals as may be helpful
3. The City of Takoma Park Urban Forest Manager will review the application and determine if any revisions are needed. Once the plan is deemed satisfactory it will receive **preliminary approval with two further steps required** before the permit is issued.
   a. The permit will be on hold until a **15-day adjacent property comment period** is complete. The properties will be notified of their right to review and appeal the plan.
   b. The permit will be on hold until the applicant provides a **signed Contractor Agreement Form**.
4. After receiving a permit, the applicant must coordinate the following before beginning construction activities:
   a. A **Preconstruction Meeting** in advance of any tree protection measures being installed, including the contractor foreman, the property owner/agent, and the Urban Forest Manager. This meeting is to ensure that all parties fully understand the requirements of the Tree Protection Plan.
   b. A **Tree Protection Measures Inspection** conducted by the Urban Forest Manager after the measures are installed.
5. The project will then receive **Notice of Approval to Break Ground**.
6. All **tree protection measures must remain in place** until the completion of the project or as stipulated in the approved Tree Protection Plan. The plan may require **inspections by the Urban Forest Manager** at certain project milestones to approve certain activities or adjustments to the tree protection measures.
7. After completion, some projects will require a **post-construction inspection**, **post-construction tree healthcare measures**, or **other requirements specified in the approved plan**, which will be reviewed and approved by the Urban Forest Manager.

Please use the MyTKPK web portal to upload all required application materials and then follow any instructions for uploading supplementary materials. We encourage you to fill in this application packet electronically using the pdf application of your choice. A paper submission option is available upon request.

Please review the following pages to accurately complete your Tree Protection Plan Permit Application. The Urban Forest Manager can provide basic guidance but will typically refer you to the **Tree Protection Plan Manual** document. For more complicated projects you may need to hire a consulting arborist or similarly qualified professional to aid in composing your Tree Protection Plan.

Tree Protection Plan Checklist

The following checklist will guide you through the creation of your tree protection plan. Checking a box alone is not sufficient, you must actually include the required element on your tree protection plan. Please provide a response for each element to state whether or not it applies to your project. Please refer to the Tree Protection Plan Manual as you work through this checklist for guidance in completing your Tree Protection Plan (TPP).

1. Tree Inventory/List

☑ (Required) I have included a tree inventory for all Urban Forest Trees (trees with trunks measuring 7.8 inches diameter or greater at 4.5 feet from the ground) within 50 feet of potential impacts involved with this project. This may include trees on neighboring properties, whose trunk measurements may be estimated. The trees are marked on the plan drawing with their inventory number and their diameters listed along with any other helpful information.

2. Critical Root Zone (CRZ) and Structural Root Zone (SRZ)

☑ (Required) I have illustrated the Critical and Structural Root Zones for all Urban Forest Trees within 50 feet of potential impacts involved with this project. The CRZ is determined by providing 1.5 feet of protection (radius of circle) for every 1-inch in tree diameter measured. The SRZ is determined providing 0.5 feet of protection (radius of circle) for every 1-inch in tree diameter measured.

3. Tree Protection Fence (TPF)

☑ TPF will be installed and I have depicted its location on the plan drawing. I have also specified the type of approved TPF to be used by including an approved detail drawing and/or description as part of my submission.

☐ No TPF will be installed.

4. Equipment Usage

☐ Heavy equipment, such as a mini-excavator, will be used on this project and I have included details on the specific equipment to be used, including type of equipment, model, ground pressure, and other information as available.

☑ No heavy equipment will be used. All work will be conducted with hand tools and by foot traffic only.

5. Trunk Protection

☑ Equipment or vehicles may pass close to a tree's trunk and trunk protection has been specified on the plan for the relevant trees. The installation detail for the trunk protection has been included as part of this submission.

☐ No trees will require trunk protection.

6. Root Protection Matting/Soil Compaction

☑ Root protection matting will be used to protect roots and soil within tree CRZ's that will be exposed to heavier construction traffic or materials storage. The areas where root protection matting is to be installed have been depicted on the project plan drawing. The construction detail for the root protection matting has been included as part of this submission and is adequate to reduce soil compaction from the expected load.

☐ No root protection matting is required on this project. Only light foot traffic is expected and no substantial materials storage will occur inside a tree's CRZ.

7. Materials Storage

☑ Significant materials, soil, and/or equipment will be stored on site. The storage area has been depicted on the plan drawings and adequately limits the risk of soil compaction and root damage.

☐ No materials, soil, or equipment are to be stored on the property. All materials will be stored off-site.

8. Silt Fence/Erosion Control

☑ Erosion control measures will be used on this project and are depicted on the plan drawings. If sediment control will pass through a tree's CRZ, a trenchless installation has been specified.

☐ No erosion control or silt fence will be required for this project.

9. Excavation and Grade Changes

☑ There will be excavation and/or changes to the grade as part of this project and they have been indicated on the plan drawings. The depth of excavation is also included. Grade changes have been limited to minimize impacts to trees. Appropriate measures have been taken to limit the extent of excavation that may impact tree roots.

☐ There will be no excavation or changes to the grade as part of this project.

10. Root Pruning

☑ Root pruning will be conducted as part of this project. Lines depicting the locations of root pruning have been included on the plan drawings. The method and depth of root pruning have been noted in narrative format.

☐ No root pruning will be required as part of this project.

11. Utilities Installation

☐ Underground utilities will be installed as a part of this project and their locations are depicted on the project plan drawings. The method and depth of installation/excavation is specified. Appropriate methods and alignments have been selected to minimize root impacts.

☑ No underground utilities will be installed as part of this project.

12. Preliminary Exploratory Excavation

☐ With prior approval from the UFM and in keeping with the guidelines included in the Tree Protection Plan Manual, I have conducted a preliminary exploratory excavation to inform this tree protection plan. The report from this exploration is included as part of this submission.

☑ No preliminary exploratory excavation was required for this project.

13. Landscaping

☐ Landscaping will occur as part of this project. The landscaping plan is included in this submission and addresses concerns about tree root impacts during installation.

☑ No landscaping will occur as part of this project.

14. Pruning

☑ Pruning of an urban forest tree will occur as part of this project. A description of which trees will require pruning and the extent and location of branches to be pruned has been included.

☐ No pruning of an urban forest tree will be conducted as part of this project.

15. Tree Healthcare / Stress Mitigation Plan

☐ Trees are likely to experience an elevated degree of stress during this project and a Tree Healthcare Plan has been created.

☑ No Tree Healthcare Plan is required as trees are not likely to experience an elevated degree of stress.

16. Construction Methods that Require Special Consideration

☑ (Required) I have reviewed Item 16 in the Tree Protection Plan Manual and have accounted for any special considerations that may be applicable to my project in my Tree Protection Plan.

Supplementary Narrative Description of Project and Tree Protection Plan

Most tree protection plans require some amount of written description to clarify elements of the project and tree protection measures. Please refer to the Tree Protection Plan Checklist earlier in this application and the Tree Protection Plan manual for clarity on which elements may need to be specifically described. Such narrative descriptions can be provided in one of three ways mentioned below.

Please select which method(s) you are using to provide narrative descriptions:

- ☐ A report or written document attached to this application
- ☑ Notes added directly onto the plan drawings
- ☑ Notes added to the space provided on this page

All notes added to TPP except pruning extents. There are (2) Takoma Park regulated Leyland Cypress that will be pruned back for clearance. This shall be minimal in my opinion to achieve 3-5' of clearance from the new addition and no branches over 2" in diameter will be cut or removed from either tree

Attached Documents

All plans require some degree of supporting documentation, such as tree inventories, plan drawings, construction detail drawings, professional reports, supplementary written explanations, etc. Below, please list the title of each document you have attached as part of this Tree Protection Plan submission. The documents must be clearly titled in the same manner as you have listed them here.

Attached Document #1: 7314 Maple Ave TPP 251023

Attached Document #2: _____

Attached Document #3: _____

Attached Document #4: _____

Attached Document #5: _____

Attached Document #6: _____

Attached Document #7: _____

Attached Document #8: _____

Attached Document #9: _____

Attached Document #10: _____

Applicant / Property Owner Signature

By signing below, you hereby affirm the following:

- I have reviewed and am familiar with the Tree Protection Plan Manual.
- I have completed the Tree Protection Plan Checklist.
- I have included any required narrative descriptions and attached documents.
- I understand that the project may not begin until the Urban Forest Manager provides approval to break ground.
- I understand that I may not alter the project plan in a way that may change its impact to trees without written approval from the Urban Forest Manager.
- I understand that violating the provisions agreed to in this document may result in a Stop Work Order and a citation as per City of Takoma Park municipal code.

_____ _____

Signature Date

HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®

Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL®

BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

BEADED SMOOTH

REVIEWED

By Laura DIPasquale at 4:16 pm, Oct 29, 2025

APPROVED

Montgomery County

Historic Preservation Commission

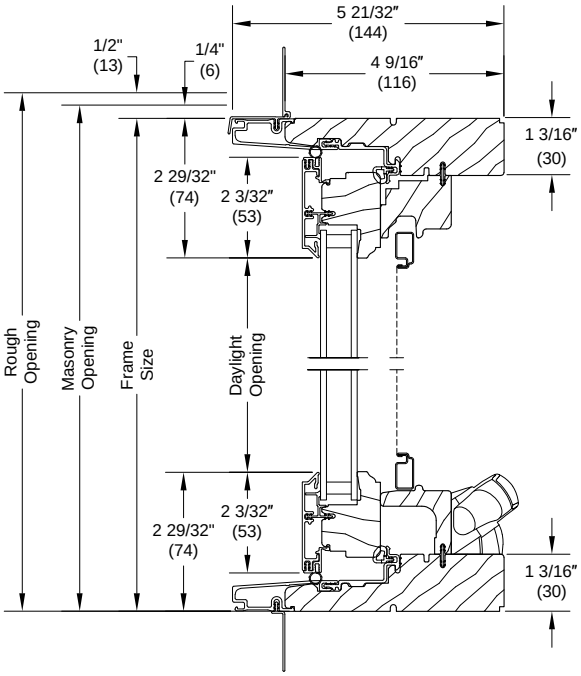
Karen Burditt

*5.25 in wid roduct zones.

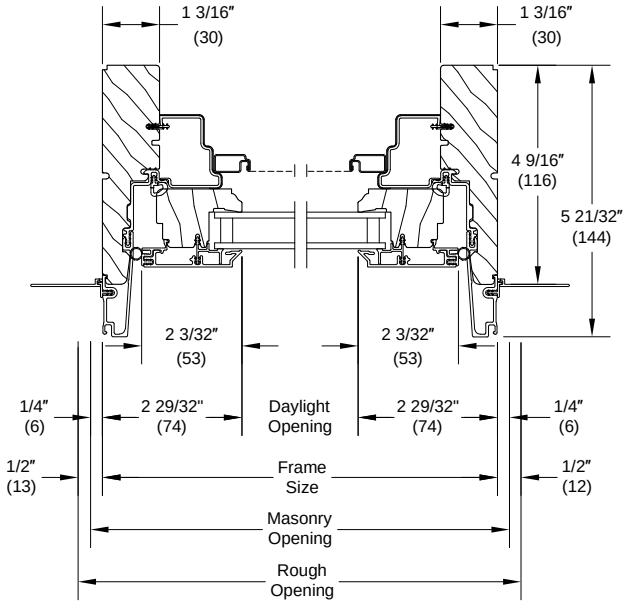
Section Details: Operating/Stationary/Picture - 3/4" (19) IG

Scale: 3" = 1' 0"

Operating

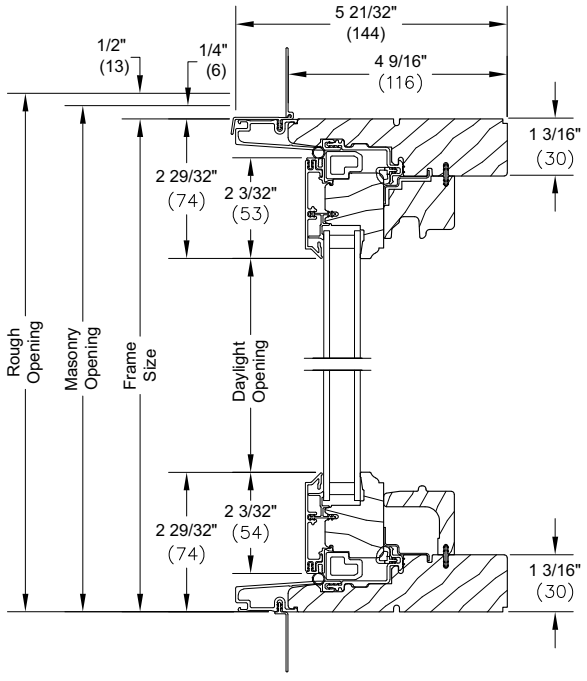


Head Jamb and Sill

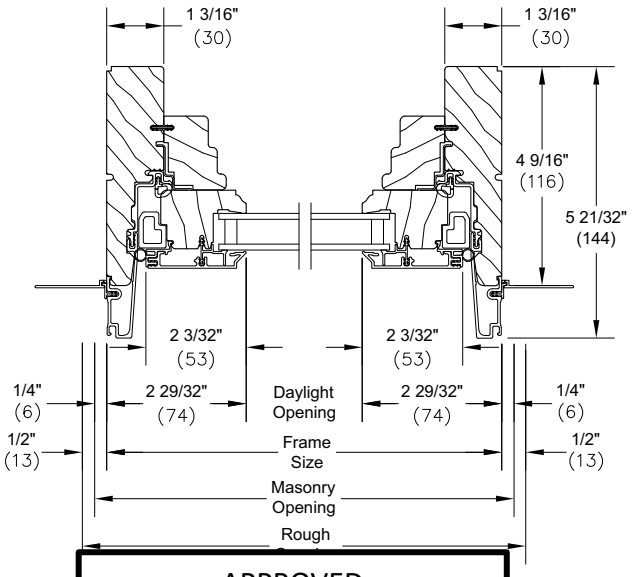


Jambs

Stationary/Picture



Head Jamb and Sill



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By Laura DiPasquale at 4:16 pm, Oct 29, 2025

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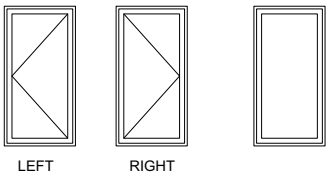
CASEMENT / CASEMENT PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)
6 - 5 3/8 (1965) 6 - 5 5/8 (1971) 6 - 5 1/8 (1958) 5 - 11 21/64 (1812)	UCA1678 T UCAPO1678 T	UCA1878 T UCAPO1878 T	UCA2078 T UCAPO2078 T	UCA2478 T UCAPO2478 T	UCA2678 T UCAPO2678 T	UCA2878 ET UCAPO2878 ET	UCA3078 ET UCAPO3078 ET	UCA3278 ET UCAPO3278 ET	UCA3678 ET UCAPO3678 ET	UCA4078 ET UCAPO4078 ET
6 - 11 3/8 (2117) 6 - 11 5/8 (2124) 6 - 11 1/8 (2111) 6 - 5 21/64 (1964)	UCA1684 T UCAPO1684 T	UCA1884 T UCAPO1884 T	UCA2084 T UCAPO2084 T	UCA2484 UCAPO2484	UCA2684 T UCAPO2684 T	UCA2884 ET UCAPO2884 ET	UCA3084 ET UCAPO3084 ET	UCA3284 ET UCAPO3284 ET	UCA3684 ET UCAPO3684 ET	UCA4084 ET UCAPO4084 ET
7 - 7 3/8 (2320) 7 - 7 5/8 (2327) 7 - 7 1/8 (2314) 7 - 1 21/64 (2167)	UCA1692 T UCAPO1692 T	UCA1892 T UCAPO1892 T	UCA2092 T UCAPO2092 T	UCA2492 T UCAPO2492 T	UCA2692 T UCAPO2692 T	UCA2892 ET UCAPO2892 ET	UCA3092 ET UCAPO3092 ET	UCA3292 ET UCAPO3292 ET	UCA3692 ET UCAPO3692 ET	UCA4092 ET UCAPO4092 ET
7 - 11 3/8 (2422) 7 - 11 5/8 (2428) 7 - 11 1/8 (2416) 7 - 5 21/64 (2269)	UCA1696 T UCAPO1696 T	UCA1896 T UCAPO1896 T	UCA2096 T UCAPO2096 T	UCA2496 T UCAPO2496 T	UCA2696 T UCAPO2696 T	UCA2896 ET UCAPO2896 ET	UCA3096 ET UCAPO3096 ET	UCA3296 ET UCAPO3296 ET	UCA3696 ET UCAPO3696 ET	

Construction Details

Casements available as an operator or stationary.

L or R handing determined from exterior.



CASEMENT STANDARD OPERATION AS VIEWED FROM THE OUTSIDE

REVIEWED
By Laura DiPasquale at 4:16 pm, Oct 29, 2025

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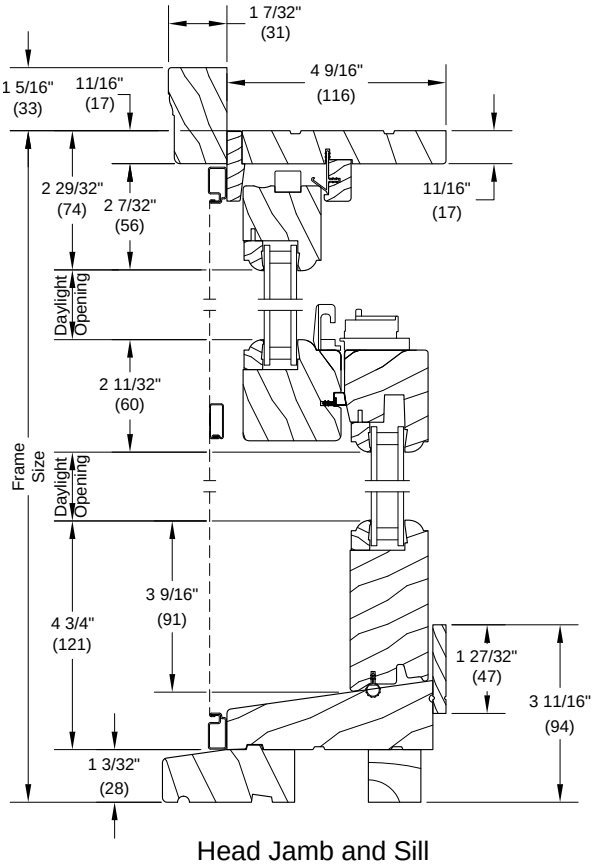
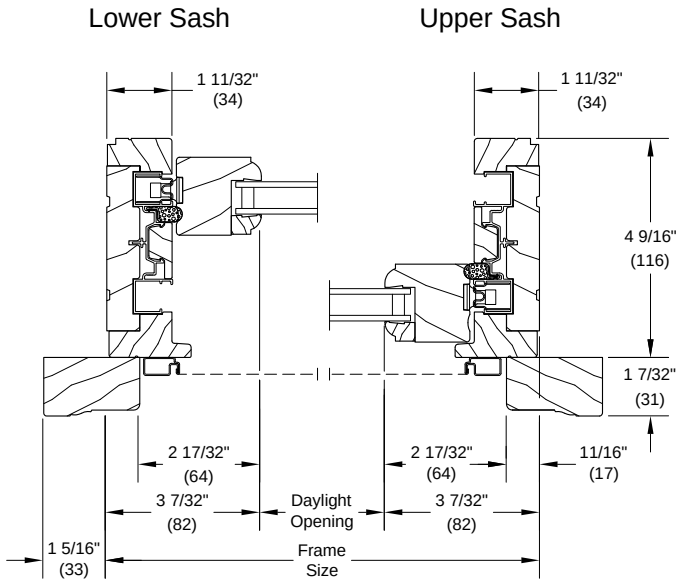
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

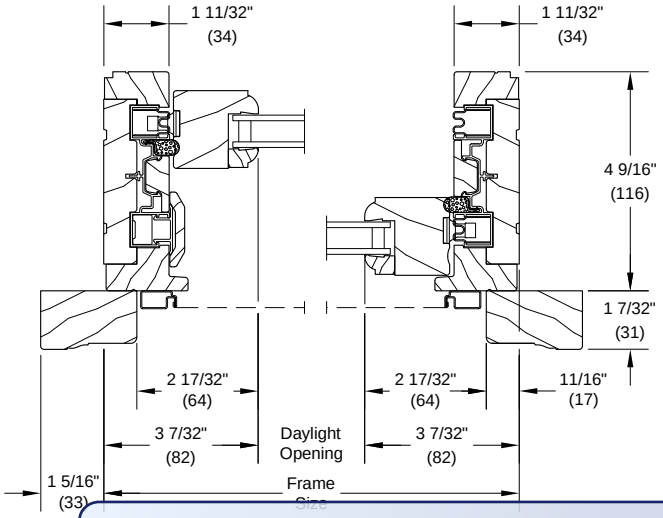


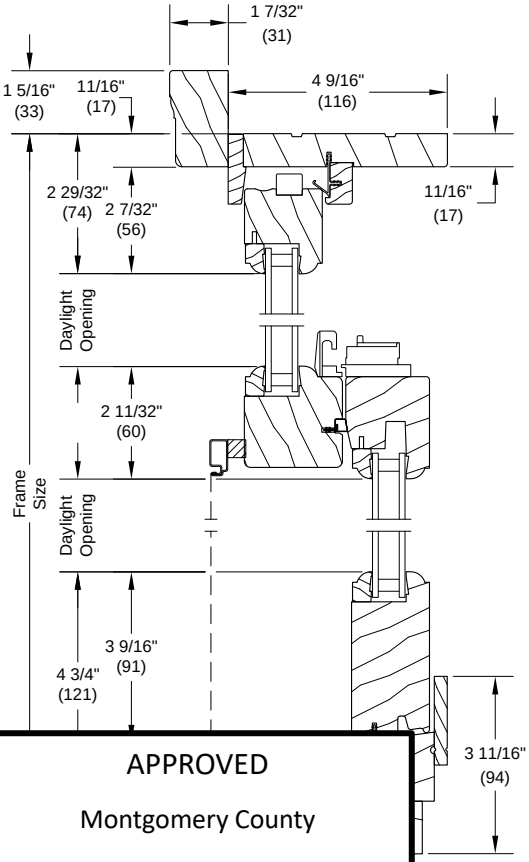
Head Jamb and Sill



Jambs

Single Hung





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WOOD DOUBLE HUNG

MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
RO (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
FS (mm)	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
DLO (mm)	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)
2-10 9/16 (878) / 2-9 1/2 (851) / 2-9 (838) / 0-1 15/16 (278)	UWDH1612	UWDH2012	UWDH2412	UWDH2612	UWDH2812	UWDH3012	UWDH3212	UWDH3612	UWDH4012
3-2 9/16 (980) / 3-1 1/2 (953)w / 3-1 (940) / 1-0 15/16 (329)	UWDH1614	UWDH2014	UWDH2414	UWDH2614	UWDH2814	UWDH3014	UWDH3214	UWDH3614	UWDH4014
3-6 9/16 (1081) / 3-5 1/2 (1054) / 3-5 (1041) / 1-2 15/16 (379)	UWDH1616	UWDH2016	UWDH2416	UWDH2616	UWDH2816	UWDH3016	UWDH3216	UWDH3616	UWDH4016
3-10 9/16 (1183) / 3-9 1/2 (1156) / 3-9 (1143) / 1-4 15/16 (430)	UWDH1618	UWDH2018	UWDH2418	UWDH2618	UWDH2818	UWDH3018	UWDH3218	UWDH3618	UWDH4018
4-2 9/16 (1284) / 4-1 1/2 (1257) / 4-1 (1245) / 1-6 15/16 (481)	UWDH1620	UWDH2020	UWDH2420	UWDH2620	UWDH2820	UWDH3020	UWDH3220	UWDH3620	UWDH4020
4-6 9/16 (1386) / 4-5 1/2 (1359) / 4-5 (1346) / 1-8 15/16 (532)	UWDH1622	UWDH2022	UWDH2422	UWDH2622	UWDH2822	UWDH3022	UWDH3222	UWDH3622	UWDH4022
4-10 9/16 (1488) / 4-9 1/2 (1461) / 4-9 (1448) / 1-10 15/16 (583)	UWDH1624	UWDH2024	UWDH2424	UWDH2624	UWDH2824	UWDH3024	UWDH3224	UWDH3624	UWDH4024
5-2 9/16 (1589) / 5-1 1/2 (1562) / 5-1 (1549) / 2-0 15/16 (633)	UWDH1626	UWDH2026	UWDH2426	UWDH2626	UWDH2826	UWDH3026	UWDH3226	UWDH3626 E	UWDH4026 E
5-6 9/16 (1691) / 5-5 1/2 (1664) / 5-5 (1651) / 2-2 15/16 (684)	UWDH1628	UWDH2028	UWDH2428	UWDH2628	UWDH2828	UWDH3028 E	UWDH3228 E	UWDH3628 E	UWDH4028 E

Details and Elevations not to scale.

E evacuation.

* n, please Hung cottage

1.
2.
3.
4.
5. all number for 2020 and the

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MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING

Width — MASONRY OPENING WITH BMC — Height

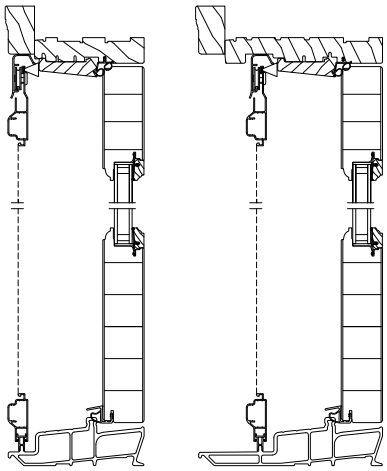
Add all frame sizes plus 1" (25)

Add frame sizes Add all frame sizes Add frame sizes

REVIEWED
By Laura DiPasquale at 4:16 pm, Oct 29, 2025

Ultimate Wood Double Hung: UWDH

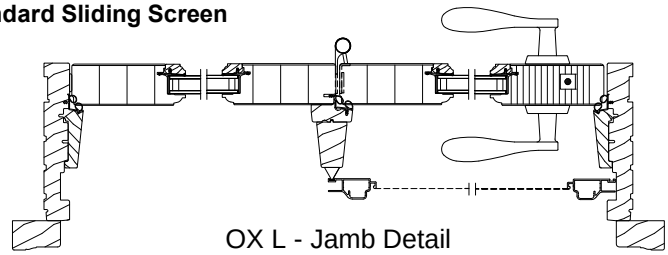
Inswing Section Details: Standard Sliding and Standard Swinging Screens



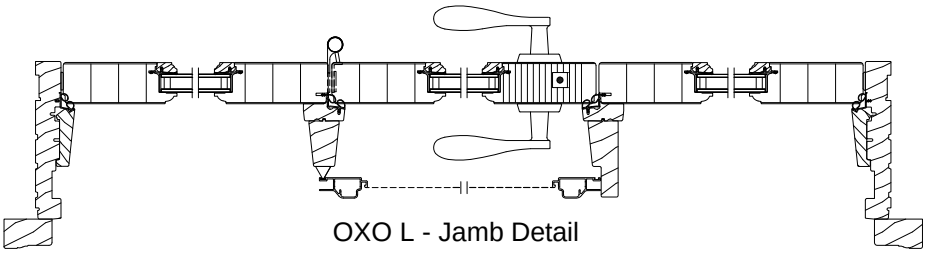
4 9/16" Head
Jamb and Sill

6 9/16" Head
Jamb and Sill

Standard Sliding Screen

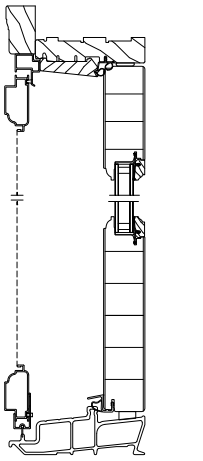


OX L - Jamb Detail

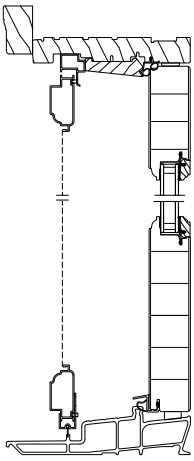


OXO L - Jamb Detail

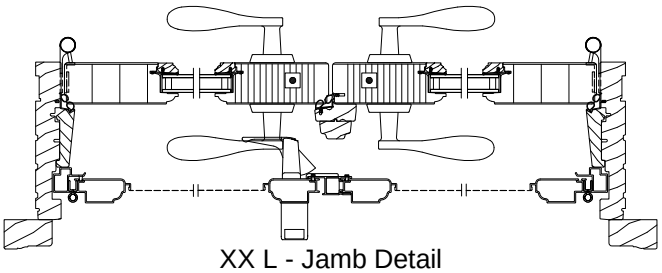
Standard Swinging Screen



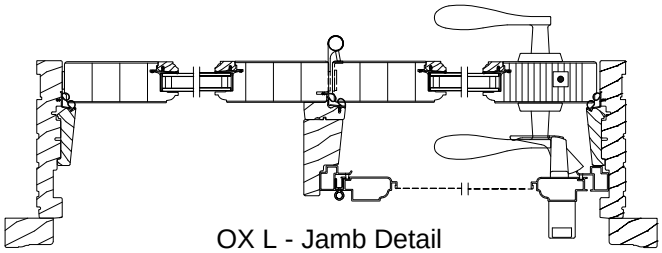
4 9/16" Head
Jamb and Sill



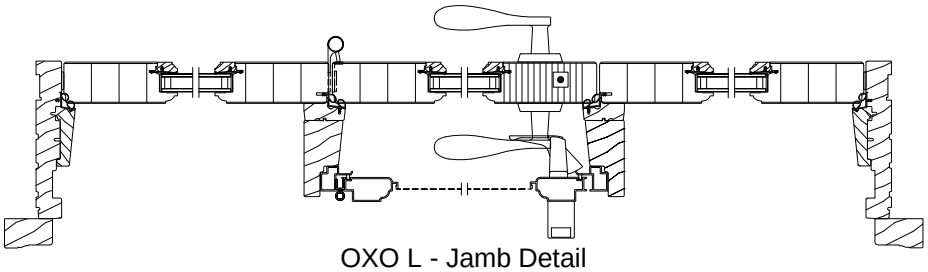
6 9/16" Head
Jamb and Sill



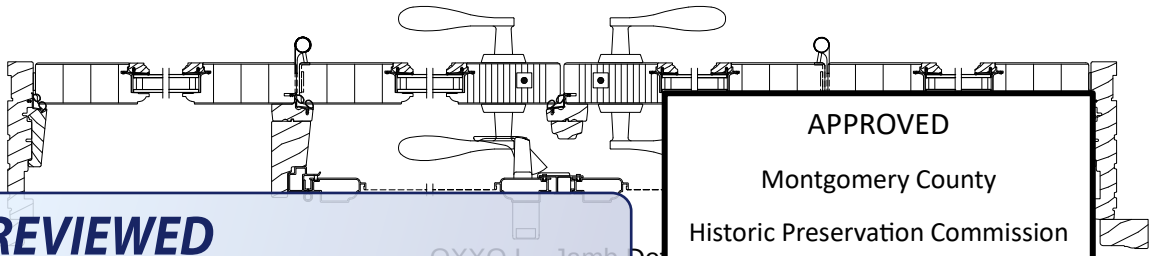
XX L - Jamb Detail



OX L - Jamb Detail



OXO L - Jamb Detail



OXXO L - Jamb De

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By Laura DiPasquale at 4:16 pm, Oct 29, 2025

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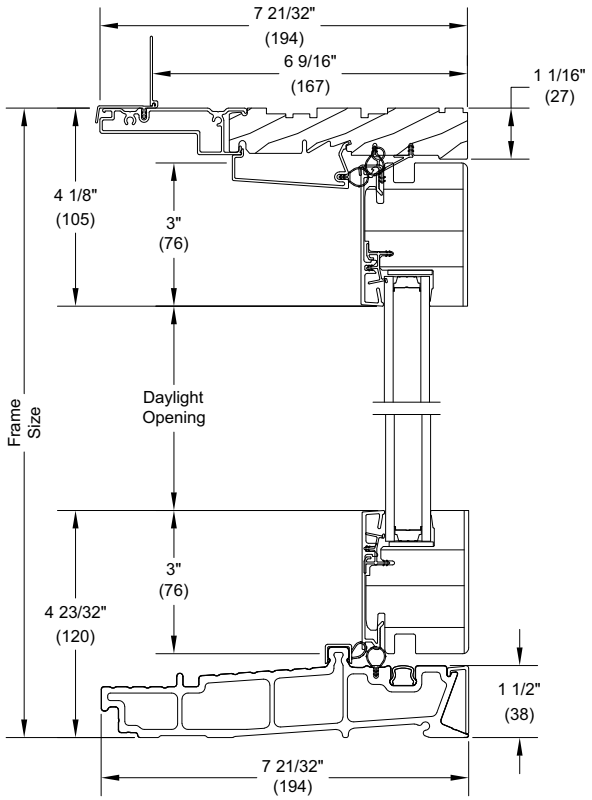
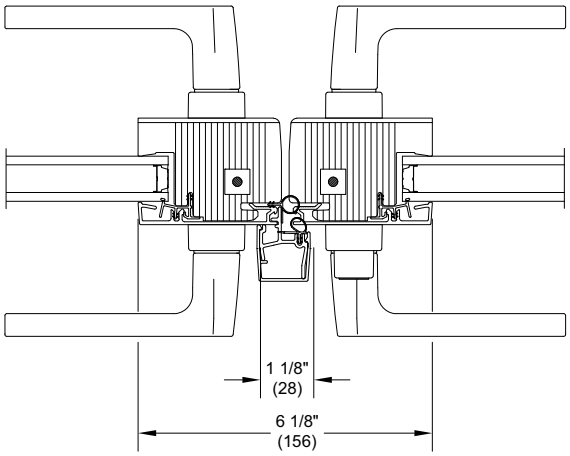
Historic Preservation Commission

Inswing Section Details: Operating

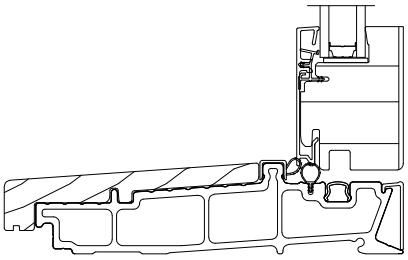
Scale: 3" = 1' 0"



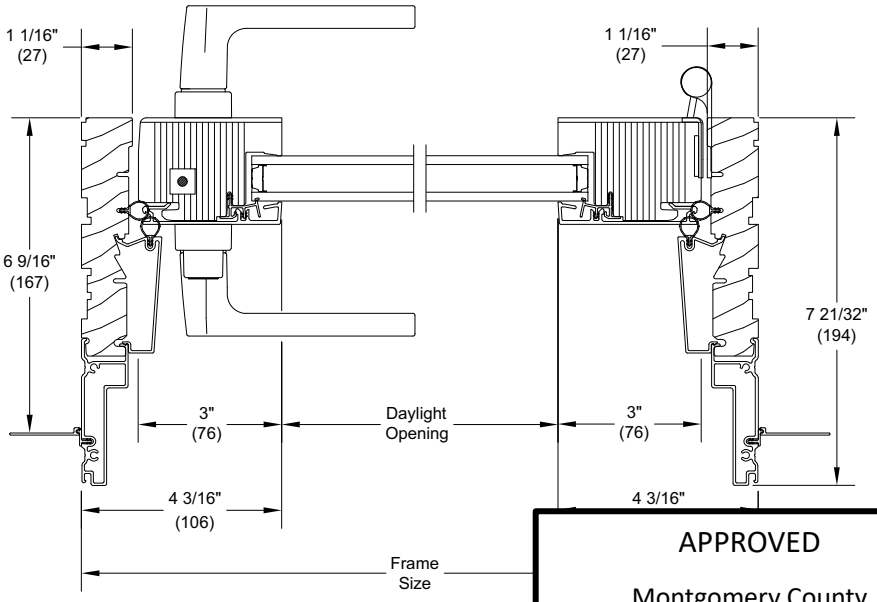
6 9/16" Head Jamb and Sill



XX R - Meeting Stiles



6 9/16" Sill with Sill Cover



6 9/16" X R Jamb

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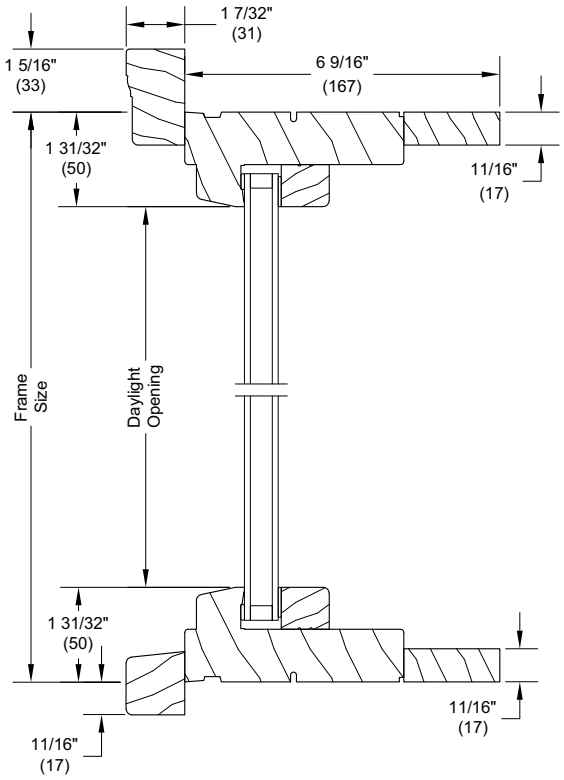
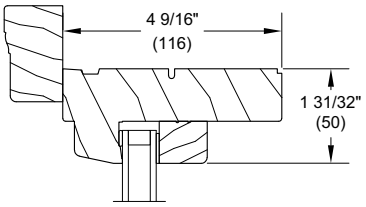
Historic Preservation Commission

Inswing/Outswing Section Details: Direct Glaze Transom

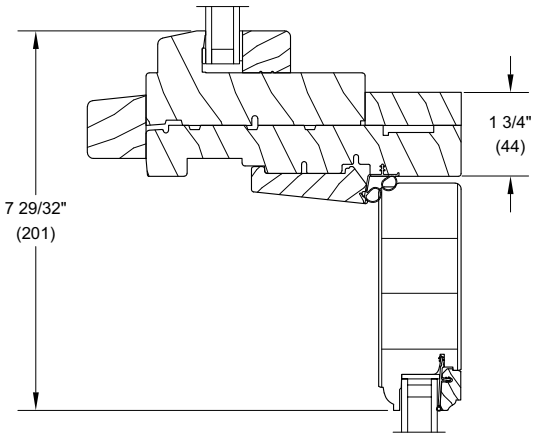
Scale: 3" = 1' 0"



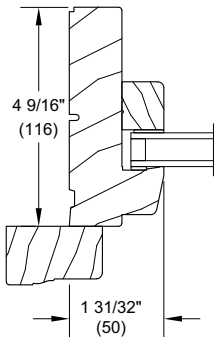
Head Jamb and Sill



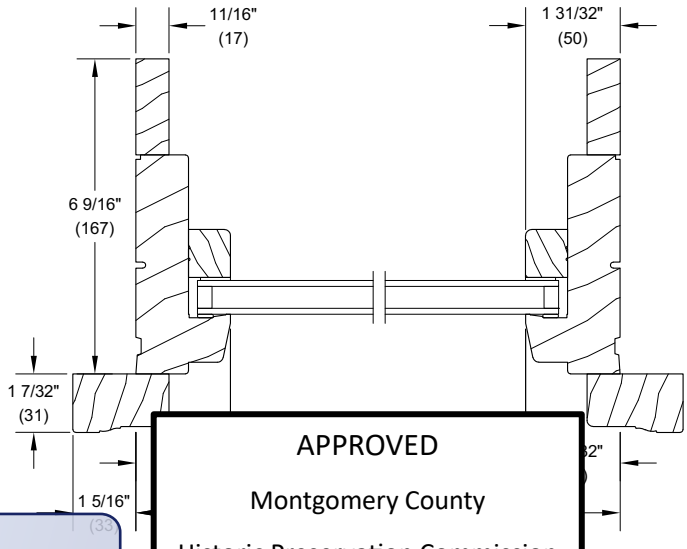
4 9/16" Head Jamb



Rectangular Ultimate Direct Glaze Transom
over Ultimate Inswing French Door
w/ 6 9/16" Jambs



4 9/16" Side Jamb



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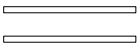
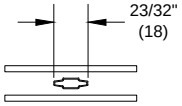
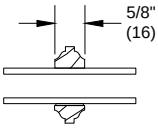
Standard Insulating Glass Divided Lite Options



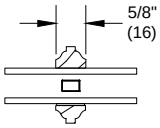
Insulating Glass



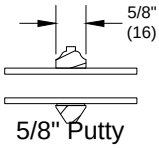
Aluminum 23/32"
Contour GBG



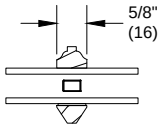
5/8" SDL



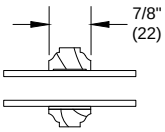
5/8" SDL
W/Spacer



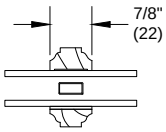
5/8" Putty
SDL



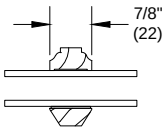
5/8" Putty SDL
W/Spacer



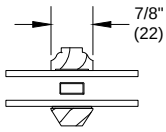
7/8" SDL



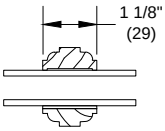
7/8" SDL
W/Spacer Bar



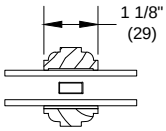
7/8" Putty SDL



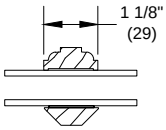
7/8" Putty SDL
W/Spacer Bar



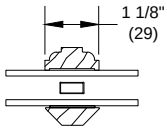
1 1/8" SDL



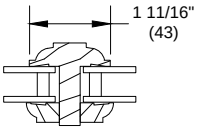
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL



1 1/8" Putty SDL
W/Spacer Bar



1 11/16" IG ADL

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars

- Tempered glass over 91" high while using 7/8" SDL bars.

REVIEWED
By Laura DIPasquale at 4:16 pm, Oct 29, 2025

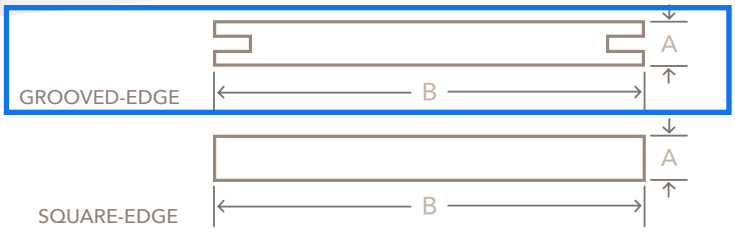
APPROVED
Montgomery County
Historic Preservation Commission

ACRE™ BY MODERN-MILL
DECKING

ACRE Decking is a sustainable, durable alternative with the genuine look and feel of real wood. ACRE is lightweight, strong, water-resistant and guaranteed not to rot or splinter.

ACRE is easy to cut, fasten without pre-drilling, rout, thermoform and accepts paint or stain without primer.

Best of all, ACRE is made without harming a single tree, in a zero-waste environment in the U.S.A. ACRE helps protect your home and our world.



DECKING PROFILE DETAILS

Product Name	Nominal Size	Actual Thickness (A)	Actual Width (B)	Lengths
ACRE Grooved-Edge Decking	5/4" x 6"	15/16"	5.5"	8' to 20'
ACRE Square-Edge Decking	5/4" x 6"	15/16"	5.5"	8' to 20'

AESTHETIC

ACRE Grain 

Embossed 

WORKS LIKE WOOD – BUT BETTER!

- Paintable and stainable. No primer necessary
- Easy to route, cut and sand in the field with regular wood working tools
- Easy on tools. Minimal melting or static-charged dust
- No harmful dust or residue
- Pre-drilling not required. Screws and nails will not mushr
- Uniform texture throughout and finish-ready, no need to s

NATURAL BEAUTY

- Genuine warm look and feel of wood
- Natural looking grain
- Endless finish options with water-based paints or stains. Se
- Thermoform for folded corners, curves and creative shape
- Digitally print directly on ACRE's surface

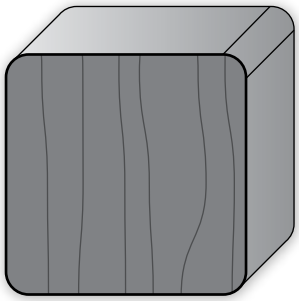
APPROVED

Montgomery County

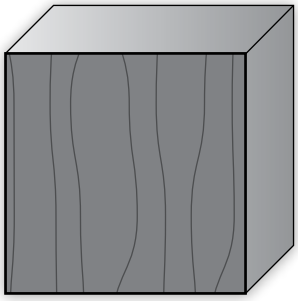
Historic Preservation Commission

REVIEWED
By Laura DIPasquale at 4:16 pm, Oct 29, 2025

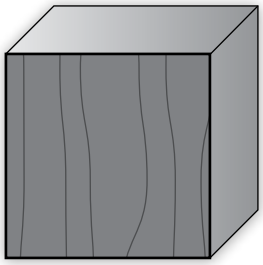
Wood and PVC Balusters



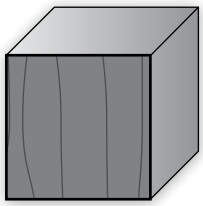
Baluster Stock Eased Edge
WM-237 • 1 1/4 x 1 1/4
Primed A Grade (Clear), PVC



Baluster Stock Square Edge
WM-237S • 1 1/4 x 1 1/4
Primed A Grade (Clear)



Baluster Stock
WM-238 • 1 1/16 x 1 1/16
A Grade Pine (Clear)



Baluster Stock
WM-239 • 3/4 x 3/4
A Grade Pine (Clear)

REVIEWED
By Laura DIPasquale at 4:16 pm, Oct 29, 2025

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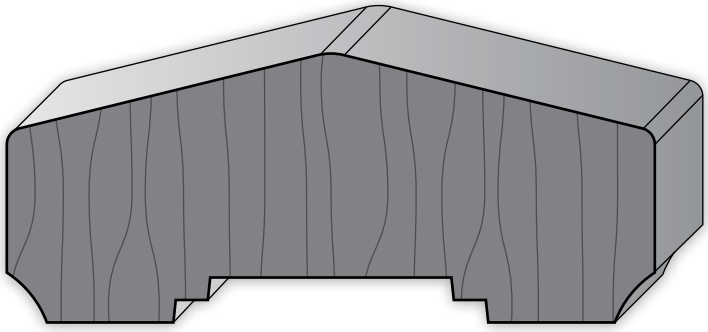
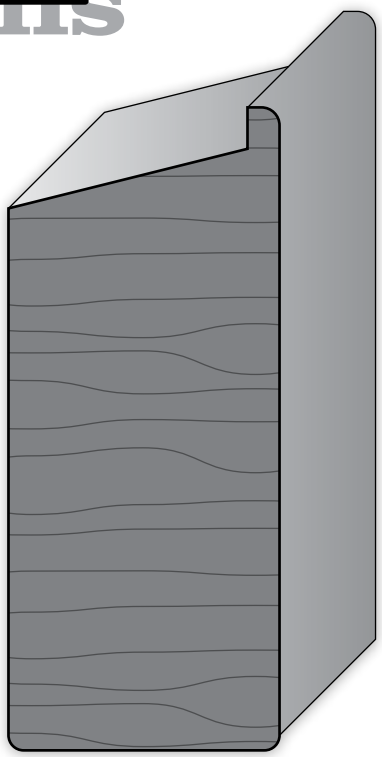
Montgomery County
Historic Preservation Commission

Wood and PVC Rails



Top Porch Rail • WM-8840 • 1 1/2 x 3 1/2
Primed A Grade (Clear)



Bottom Porch Rail
WM-8841 • 1 1/2 x 3 1/2
Primed A Grade (Clear)