HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

March 26, 2026

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 #1148705 – Partial demolition, and construction of rear addition and deck

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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 one (1) condition** at the December 3, 2025 HPC meeting:

1. The rear decking must have a finished edge that appears as a cut solid board.

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: Judith Kogod Colwell; Brian McCarthy, Architect
Address: 7325 Takoma 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.

Work Item 1: Northwest side elevation

Removed from scope

Description of Current Condition:
Main level has two double hung windows

Proposed Work:
Add a third double-hung window as described in the application and shown in the drawings.

Work Item 2: Rear elevation at kitchen

Description of Current Condition:
Rear elevation at kitchen has a door to the existing deck and two windows.

Proposed Work:
Add 36 sf bay at kitchen, replace existing exterior door, replace existing (2) windows with (4) new windows as described in the application and shown in the drawings.

At new kitchen bay roof, add (4) skytubes, as described in the application and shown in the drawings.

REVIEWED
By Laura DiPasquale at 9:36 am, Mar 26, 2026

APPROVED

Montgomery County

Historic Preservation Commission

Work Item 3: Side and rear elevations

Description of Current Condition:
Painted wood siding

Rear deck, with pergola, and stairways at south, east and north elevations.

Proposed Work:
New siding at new kitchen bay to match existing painted wood siding, as described in the application and shown in the drawings.

Demo existing rear deck, stairways and railings. Construct new expanded rear deck, and new stairways, as described in the application and shown in the drawings. Rebuild existing pergola, as described in the application and shown in the drawings.

REVIEWED
By Laura DiPasquale at 9:36 am, Mar 26, 2026

APPROVED
Montgomery County
Historic Preservation Commission
20
10
22

BFM architecture

Memorandum

11 November 2025

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

From: Brian McCarthy

Re: Preliminary Design Consultation
7325 Takoma Avenue, Takoma Park Historic District
Written Description of Project

Addendum a.
The property is a wood frame Four Square style home (with partially finished walk-out basement) on a 15,580 square foot lot located at 7325 Takoma Avenue between Buffalo and Baltimore Avenues. The house, built circa 1922, is designated as a contributing resource in the Takoma Park Historic District. The house faces the Red Line Metro tracks to the west and the site slopes down to the northeast such that the basement is at grade in the rear. As one would expect of a four square the basic form of the original resource is two-stories on a squarish footprint capped by a hipped roof.

The original construction also features a one-story covered porch across the front façade. The porch roof is hipped too, though shallower than the main roof. The main entrance on the right end of the porch leads to the living room and a staircase that ascends along the right/southern side wall. The back half of the original footprint features the dining room on the left and modest kitchen to the right. The kitchen and dining room look out on a tiered wood deck and trellis, and a deep and expansive yard beyond. The house was significantly expanded by a substantial but contextually sympathetic addition several decades ago. The addition is situated on the back left corner.

On the exterior, the house and addition feature three claddings. The predominant material is 2-7/8” exposure, painted wood siding. It covers the main level all the way up to the second floor window sills. Above that the siding transitions to painted cedar shingles under deep, exposed rafter tail eaves. The ground level and exposed basement walls are smooth stucco parging.

The roofing is architectural fiberglass composition shingles. The original windows are typically double hung with a 6 over 1 muntin pattern. The addition windows are a mix of casements, awnings and double hung; most without muntins/lites. The exterior living spaces include the front porch, rear decks and a balcony. All of the above feature painted wood railings and tapered wood columns. The side porch and deck floors are pressure treated planks.

Addendum b.

The owner would like to expand the kitchen with a modest, one-story rear addition, and reconfigure the rear decks and trellis. The addition will be set in off the southern side of the house to differentiate it from the original. The extension will feature a large bank of rear facing windows to provide a panoramic view of the verdant gardens. The new wood decks will terrace down to the back yard. The existing wood trellis will be rebuilt more or less in kind. The kitchen extension and decks will be supported on wood posts similar to the current situation.

The kitchen remodel/expansion will displace the dining room into the existing side addition. ~~We are proposing to add a third double hung window to enlarge the side window group to make it more commensurate with the scale and proportion of that room. The change will appear on the north facing side elevation of the extension.~~

The kitchen addition will be finished/clad with horizontal wood siding of a comparable exposure. The extension roof will be architectural fiberglass composition shingles to match the existing. Roofing and flashing will frame a cluster of east facing skylights. The new windows will be aluminum clad wood double hungs with a 6 over 1 lite pattern. The new back door will also be aluminum clad wood. The range hood will continue to exhaust on the southern/driveway side of the house though the outlet location will likely shift a few feet. The upper deck railing will be painted wood on the southern side of the house and transition to stainless steel cable railing between wood posts on the rear/eastern exposure for less obstructed views. The lower deck railing will be exclusively cable railing. The pressure treated wood floor planks will be replaced with 5/4x6 composite PVC. New trim and column cladding will be Boral TruExteriors.

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

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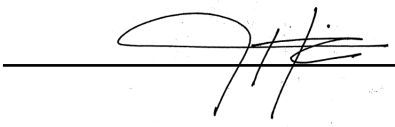


KOGOD KITCHEN / DECK

7325 Takoma Ave., Takoma Park, Maryland 20912 Project 2243

PROJECT DESCRIPTION

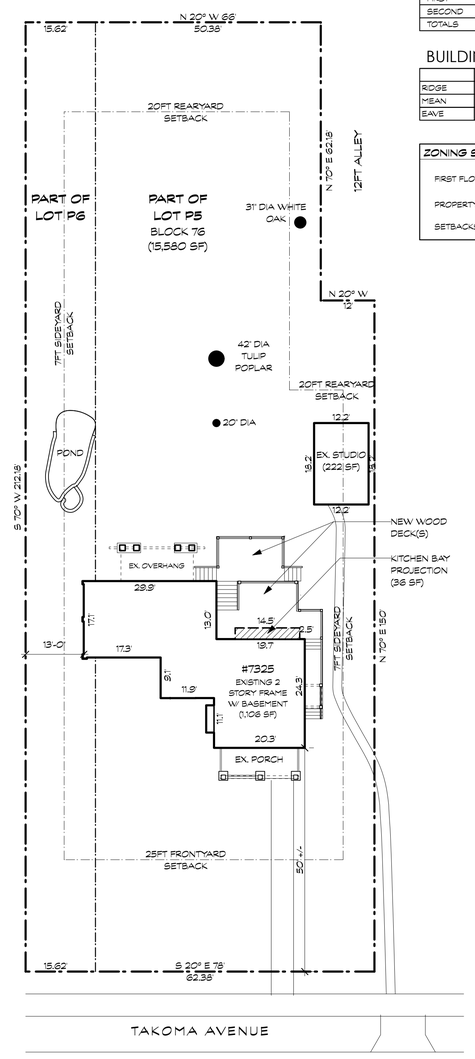
KITCHEN REMODEL / EXTENSION AND NEW REAR DECK.

ZONING SITE PLAN

Scale: 1/16" = 1'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY DULEY & ASSOCIATES, INC. DATED 08/24/2025 AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

PARTS OF LOT P5 & P6, BLOCK 76
PLAT BOOK 2
PLAT NO. 145
MONTGOMERY COUNTY, MD
SUBDIVISION: PINECREST
ZONE: R-60



SITE PLAN SUMMARY- LOT COVERAGE

TOTAL LOT AREA	15580 SF		100.0%
EXISTING LOT COVERAGE	1448 SF		9.3%
---FOOTPRINT OF EXISTING HOUSE		1108 SF	7.1%
---EXISTING COVERED FRONT PORCH		120 SF	0.8%
---EXISTING GARAGE / SHED		222 SF	1.4%
PROPOSED INCREASE	36 SF		0.2%
---KITCHEN ADDITION		36 SF	0.2%

PROPOSED LOT COVERAGE	1484 SF		9.5%
MAX ALLOWABLE LOT COVERAGE	5453 SF		35.0%

BUILDING FLOOR AREA - STORIES

LEVEL	EX. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	980 SF	0 SF	0 SF	980 SF
FIRST	936 SF	215 SF	36 SF	972 SF
SECOND	900 SF	0 SF	0 SF	900 SF
TOTALS	2826 SF	215 SF	36.0 SF	2862.0 SF

BUILDING HEIGHT

(ABOVE AVE. FRONT GRADE- 221'-00')

	EXISTING	ADDITION
RIDGE	25'-5"	13'-1"
MEAN	22'-3 1/4"	12'-3 1/4"
EAVE	18'-1 1/4"	11'-5 1/2"

ZONING SITE PLAN LEGEND

- FIRST FLOOR ADDITION
- PROPERTY LINE
- SETBACKS

BFM architecture

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

OWNER

Judy Kogod
7325 Takoma Ave,
Takoma Park, Maryland 20912
(301) xxx-xxxx

STRUCTURAL ENGINEER

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

MECHANICAL CONSULTANT

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

DRAWING LIST

REV.	SHEET	TITLE
	A000	COVERSHEET
	SP100	SPECIFICATIONS
	A100	DEMOLITION & PROPOSED CELLAR PLANS
	A101	DEMOLITION & PROPOSED FIRST FLOOR PLANS
	A200	DEMOLITION & PROPOSED ELEVATIONS
	A201	DEMOLITION & PROPOSED ELEVATIONS
	A300	WALL & BUILDING SECTIONS
	A400	INTERIOR ELEVATIONS
	S100	STRUCTURAL PLANS
	S101	2ND FLOOR FRAMING PLAN & STRUCTURAL NOT
	S200	STRUCTURAL DETAILS
	ME100	1ST FLR MECHANICAL & ELECTRICAL PLANS

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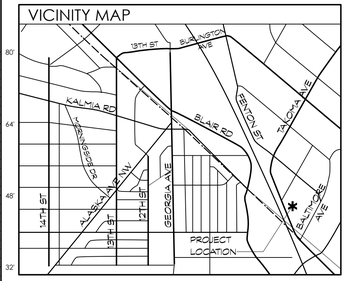
Historic Preservation Commission

VICINITY MAP



DATE	ISSUE	REV.
3/24/2026	PROGRESS SET	
11/18/2025	REVISION	

ABBREVIATIONS

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

SYMBOLS

DOOR TAG:
DOOR REFERENCE
(SEE DOOR SCHEDULE)

WINDOW TAG:
WINDOW REFERENCE
(SEE WINDOW SCHEDULE)

WALL TAG:
WALL TYPE REFERENCE
(SEE WALL / PARTITION TYPES)

℄ CENTERLINE

X / A--- DRAWING CALL-OUT: DRAWING NUMBER, SHEET REFERENCE

X / A--- ELEVATION CALL-OUT: VIEW DIRECTION, DRAWING NUMBER, SHEET REFERENCE

A / D / B / C ELEVATION CALL-OUT: VIEW DIRECTION, DRAWING NUMBER, SHEET REFERENCE
#X, A---

XXX'-XX X/X" BENCHMARK — ELEVATION, LOCATION REFERENCE, SPOT LOCATION

X / A--- SECTION CUT CALL-OUT: DRAWING REFERENCE, SECTION CUT LOCATION, SHEET REFERENCE, DIRECTION OF VIEW

PROJECT DATA

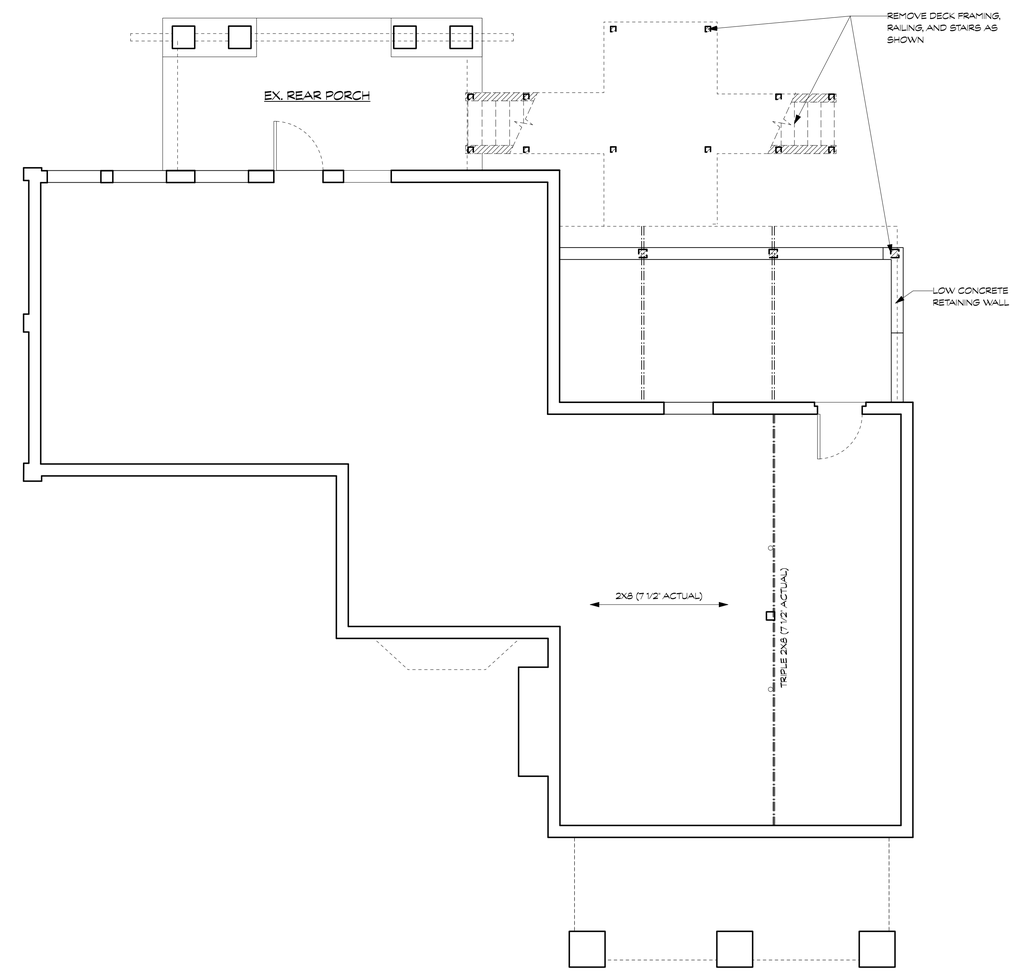
JURISDICTION:
Montgomery County, MD
BUILDING CODE:
2021 IRC & Montgomery County Amendments
BUILDING USE GROUP:
Single Family, Detached
CONSTRUCTION TYPE:
5B- Combustible, Unprotected
FIRE SUPPRESSION SYSTEM:
N/A

CERTIFICATION

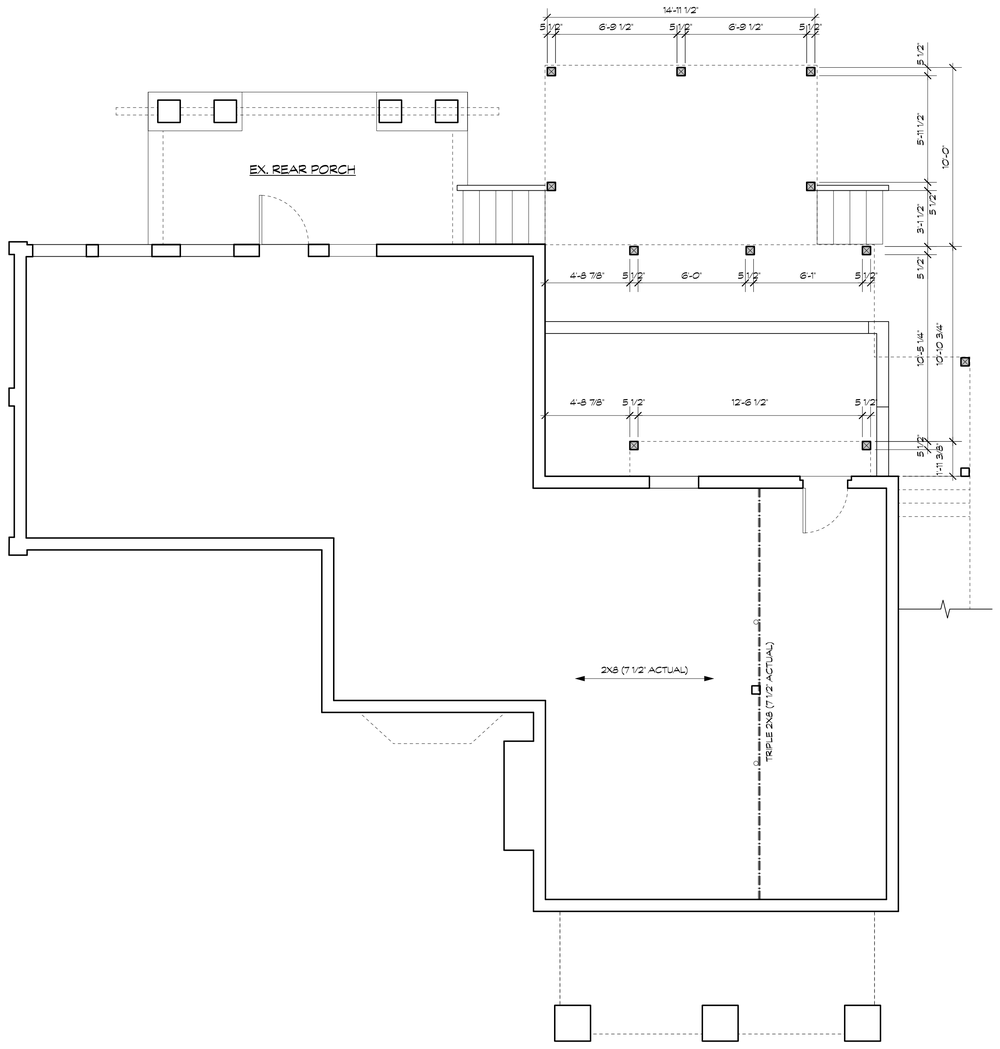
I certify that these contract documents were prepared under my supervision or approved by me and I am a duly licensed registered architect under the laws of the state of Maryland.

License # : **xxxxx**
Expiration : **mm/dd/yy**

KOGOD 2243



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



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

WALL LEGEND

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

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

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

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APPROVED
Montgomery County
Historic Preservation Commission

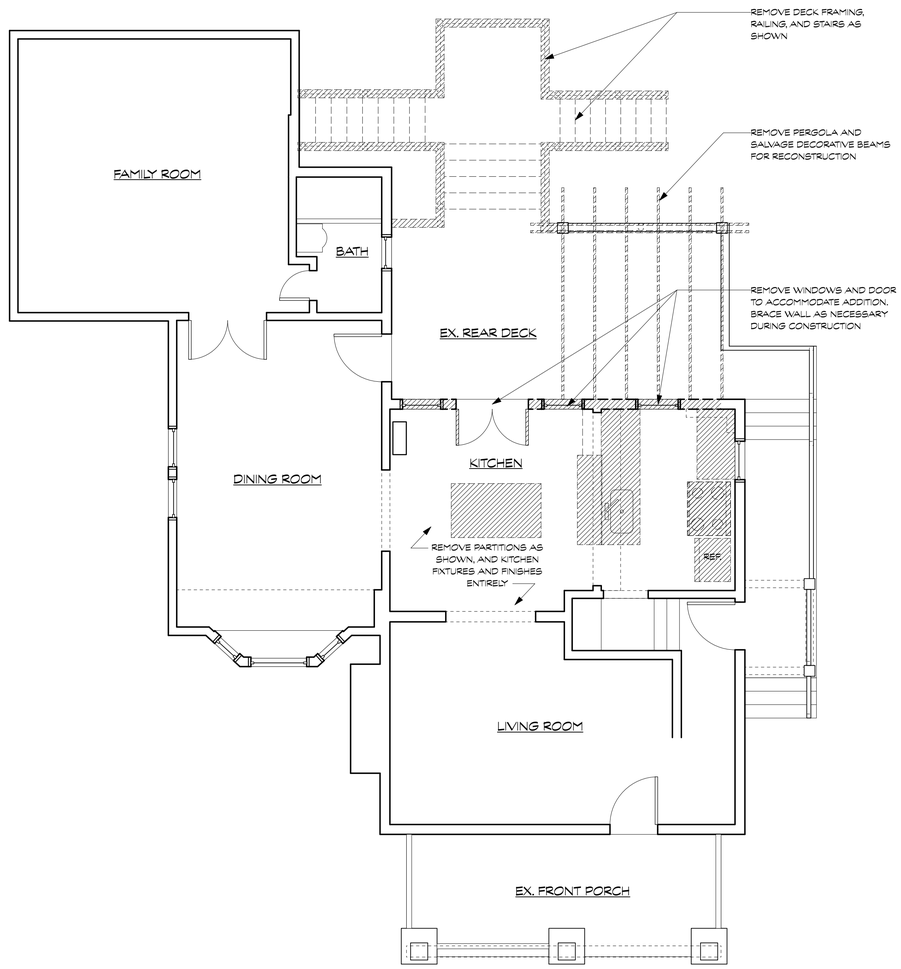
KOGOD KITCHEN / DECK

7325 Takoma Ave., Takoma Park, Maryland 20912
Project 2243

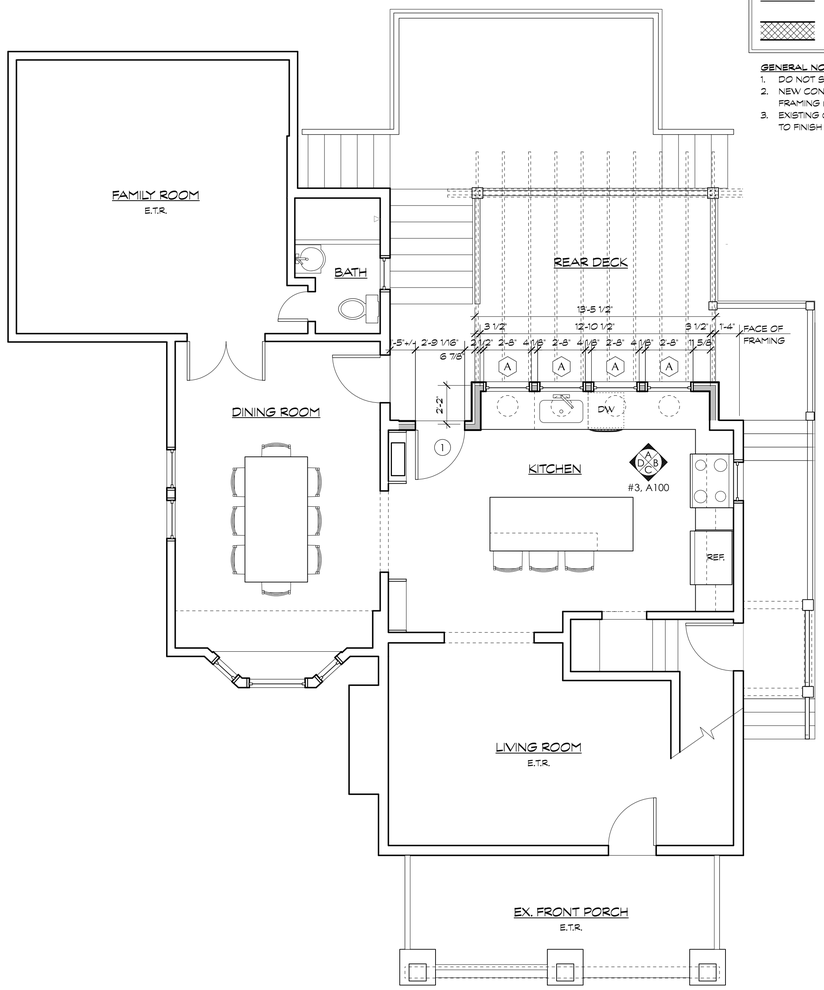
PROGRESS SET
24 MARCH 2026

DEMOLITION & PROPOSED CELLAR PLANS

A100



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



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3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

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

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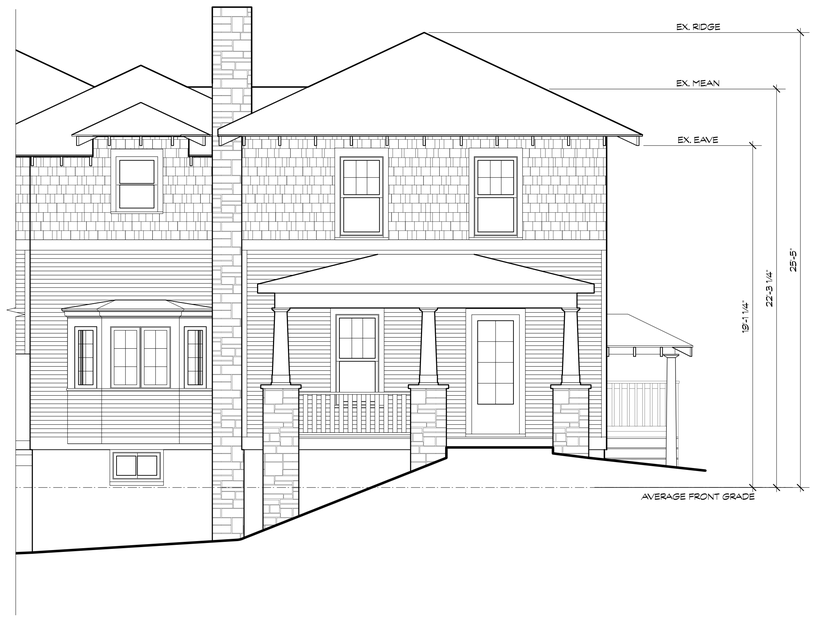
24 MARCH 2026 PROGRESS SET

DEMOLITION & PROPOSED FIRST FLOOR PLANS

A101



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

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

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

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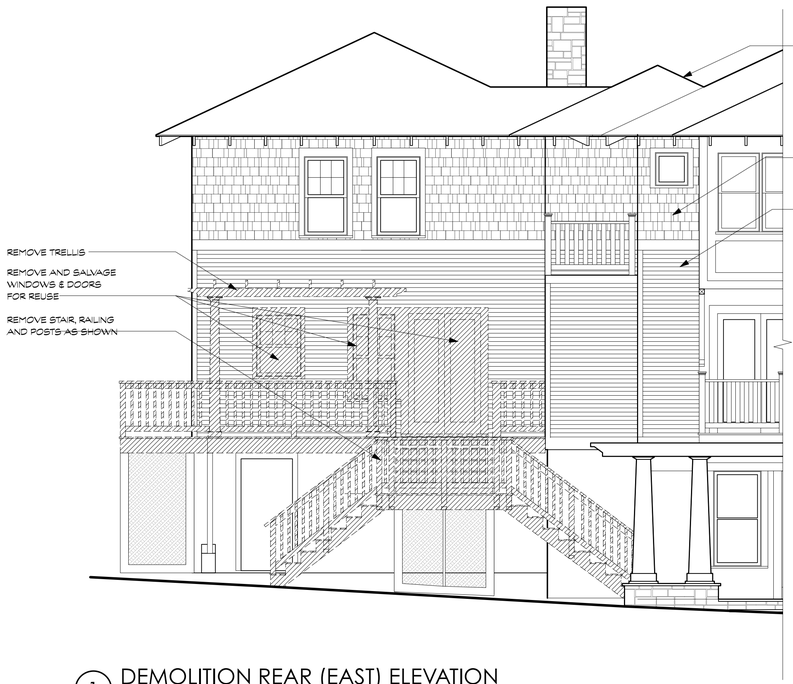
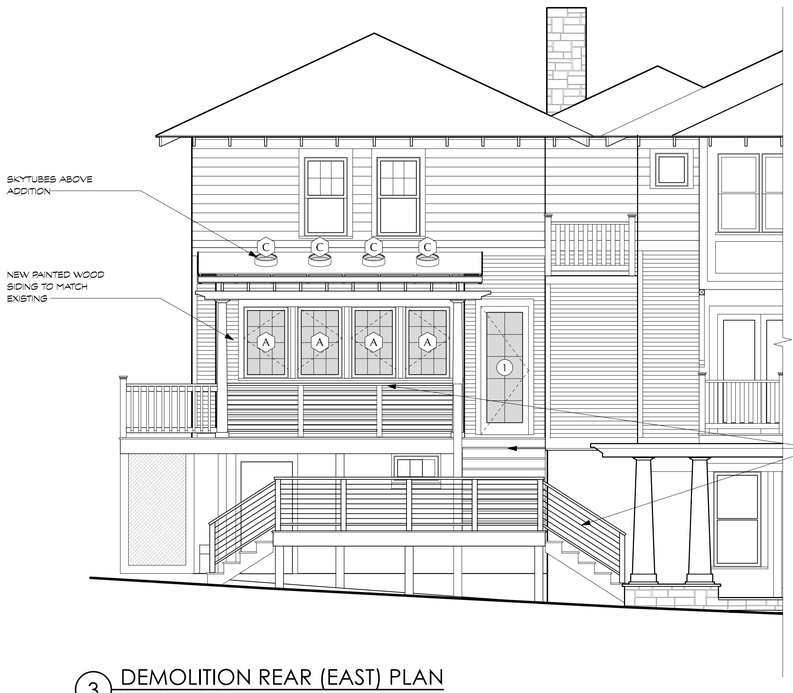
DEMOLITION & PROPOSED ELEVATIONS

A200



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

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



3 DEMOLITION REAR (EAST) PLAN
Scale:1/4" = 1'-0"

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

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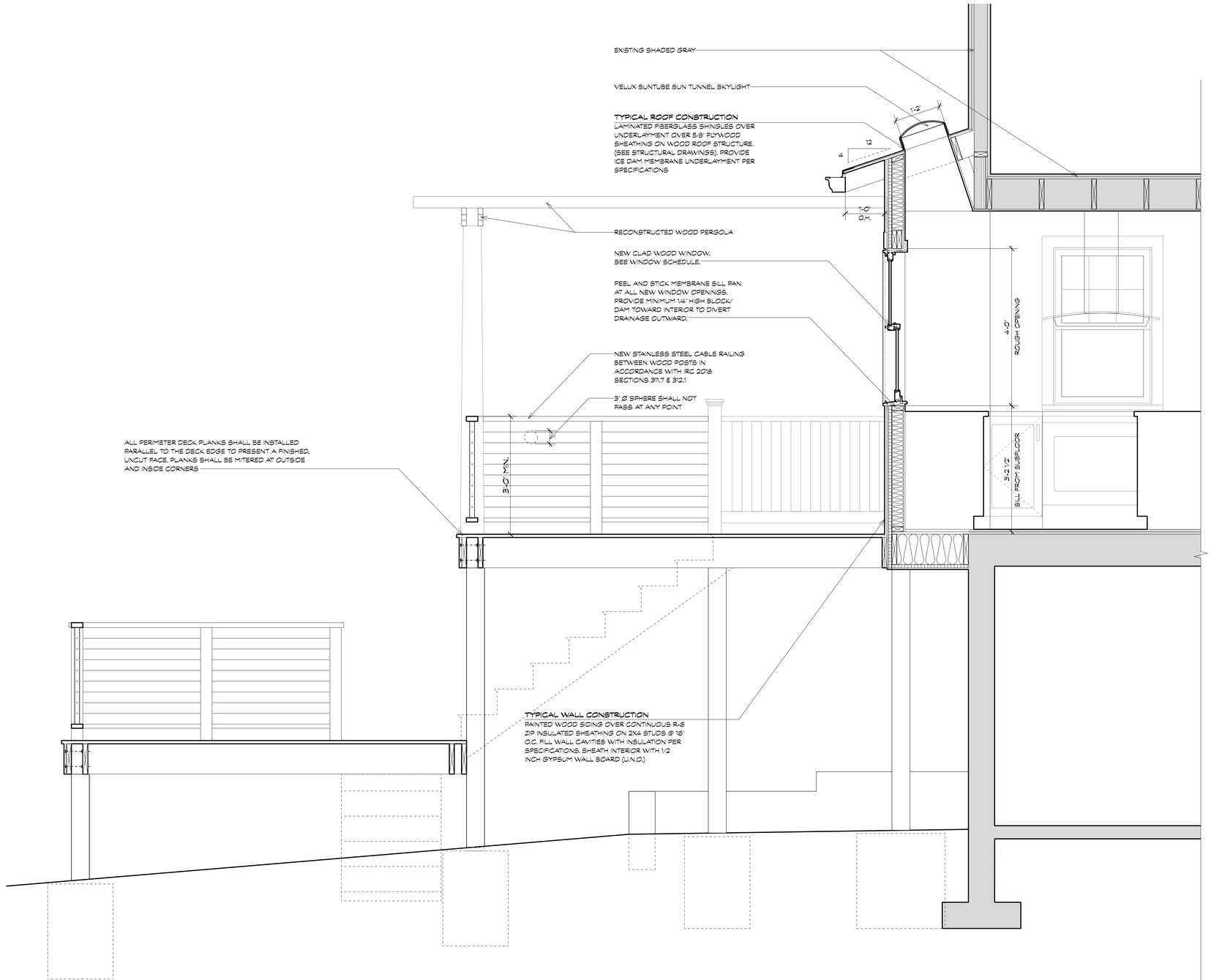
24 MARCH 2026
PROGRESS SET

DEMOLITION & PROPOSED ELEVATIONS
A201



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

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KOGOD KITCHEN / DECK

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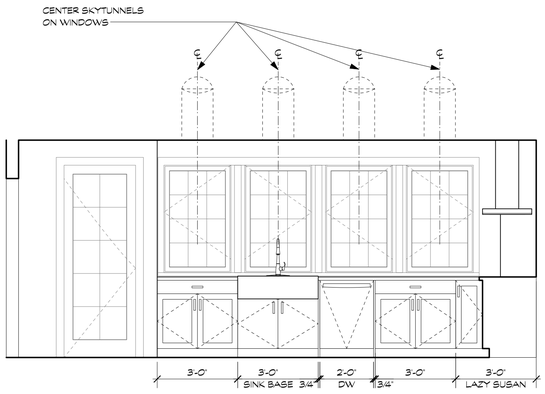
24 MARCH 2026 PROGRESS SET

WALL & BUILDING SECTIONS
A300



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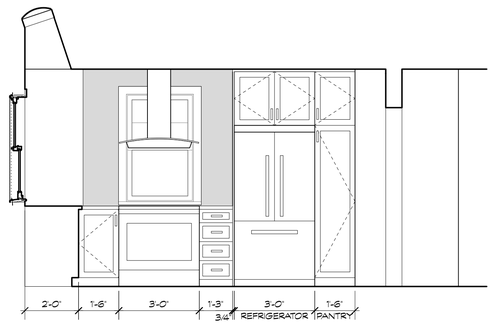

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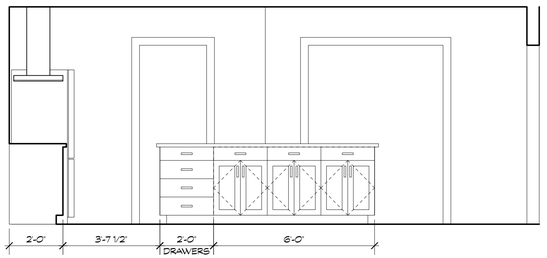

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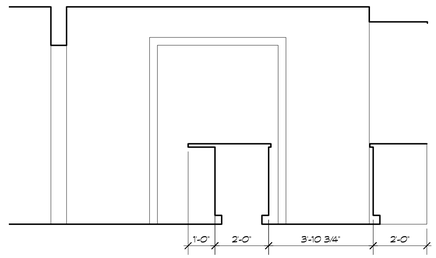
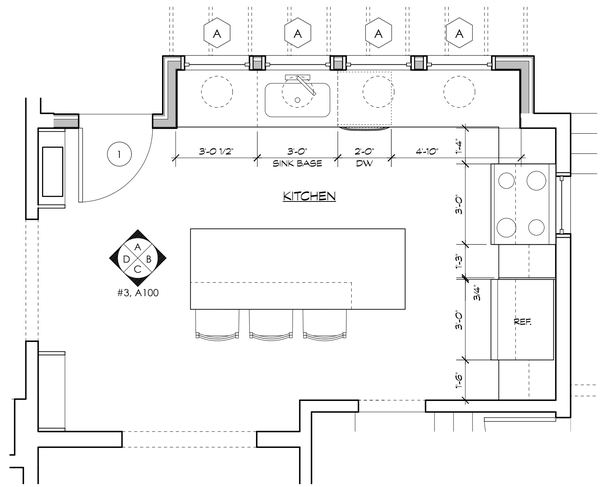


D

1 KITCHEN ELEVATIONS (DIMENSION TO FINISH)
Scale:3/8" = 1'-0"



2 ENLARGED KITCHEN PLAN (DIMENSION TO FRAME)
Scale:3/8" = 1'-0"

WINDOW SCHEDULE

MARK	MANUFACTURER	MODEL NO.	TYPE	UNIT SIZE (W x H)	M.O. / R.O. (W x H)	OPER.	EGRESS	GLAZING	U-VALUE	SHGC	REMARKS	MARK
A	WEATHERSHIELD	8218	CASEMENT	2'-7 1/2" X 3'-11 1/2"	2'-8" X 4'-0"	Y	N					A
B	WEATHERSHIELD	8122	DOUBLE HUNG	2'-3 1/2" X 4'-5 1/2"	2'-4" X 4'-6"	Y	N					B
C	VELUX	TGF014	SUN TUNNEL	14" DIA.		N	N					C
D												D

NOTES:
1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
4. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
5. BASEMENTS, HABITABLE ATTICS & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW.
   THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
   THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES.
   THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
   THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.
6. PROVIDE LIMITERS ON ALL WINDOWS WITH SILL HEIGHT BELOW 36" TO PREVENT PASSAGE OF A 4" SPHERE THROUGH FULLY OPENED WINDOW.
7. ALL FENESTRATION PRODUCTS SHALL BE NFRC CERTIFIED AND SHALL MEET THE PERFORMANCE CRITERIA LABELED ON THE UNIT INCLUDING U-VALUE, SHGC, AND AIR LEAKAGE RATING.
8. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE LABELED PER IBC 2406.

DOOR SCHEDULE

NO.	LOCATION	SIZE	THICKNESS	MATERIAL DR	MATERIAL FR	TYPE/STYLE	CONFIG	OPER.	U-VALUE	SHGC	HARDWARE	REMARKS	NO.
1	KITCHEN	2'-9 1/16" X 7'-2 1/2"	1 3/4"	WD/GLASS	WD	FULL-LITE	SINGLE	OUT-SWING			LOCKSET		1
2													2
3													3
4													4

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

DATE	ISSUE - REMARKS
3/24/2026	PROGRESS SET
11/18/2025	REVISION
	REVISION

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

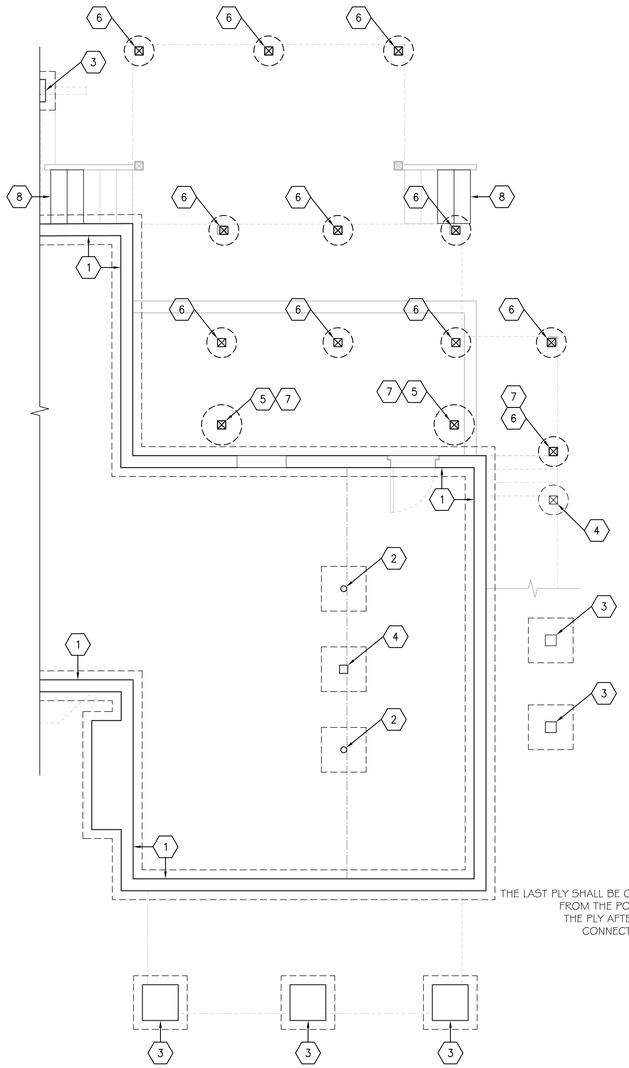
REVIEWED
By Laura DiPasquale at 9:38 am, Mar 26, 2026

APPROVED
Montgomery County
Historic Preservation Commission

KOGOD KITCHEN / DECK
7325 Takoma Ave., Takoma Park, Maryland 20912
Project 2243

24 MARCH 2026
PROGRESS SET

INTERIOR ELEVATIONS
A400

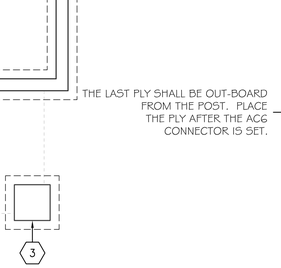


1 FOUNDATION PLAN
Scale:1/4" = 1'-0"

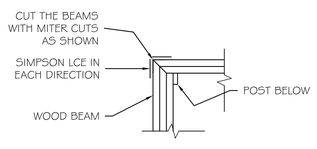
1. EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY ⅜" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
2. EXISTING COLUMN AND FOOTING.
3. EXISTING PIER AND FOOTING.
4. EXISTING POST AND FOOTING TO REMAIN.
5. PT6X6 POST UP ON A 27"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
6. PT6X6 POST UP ON A 20"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
7. THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE ADJACENT WALL FOOTING.
8. PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

FRAMING NOTES:

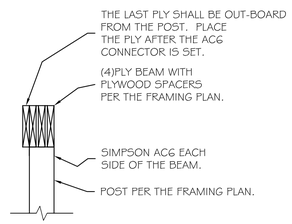
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. ALL BOLTS FOR WOOD FRAMING CONNECTIONS SHALL BE ASTM A307 BOLTS OR A307 ALL THREAD RODS WITH A NUT AND WASHER ON EACH SIDE OF THE CONNECTION.
6. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
7. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
9. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
10. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
11. WHEN AN EXISTING MASONRY WALL IS ALTERED, INFILLED, RESTORED OR ADDED ON TO, USE BRICKS, BLOCKS, AND MORTAR THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING MASONRY.
12. WHEN WORKING WITH BRICK WALLS GREATER THAN 100 YEARS OLD, THE EXISTING BRICKS AND MORTAR SHALL BE TESTED BY THE MASON SO THAT APPROPRIATE MATERIALS CAN BE SELECTED.
13. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
14. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
15. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
16. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS12 ON EACH SIDE OF THE STRINGER OR A SIMPSON LSC OR A SIMPSON LSSR HANGER.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
20. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
21. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.



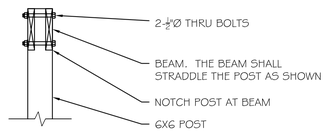
Post Up and Down @ the (4)Ply Beam



@ Corners



(4)Ply Beam to Post

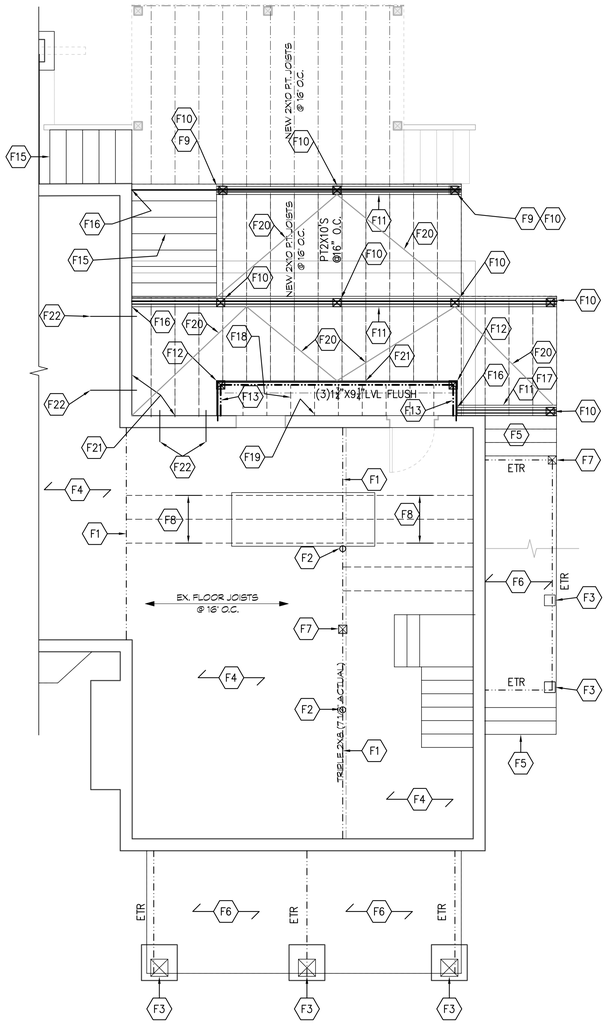


@ the Trellis Post

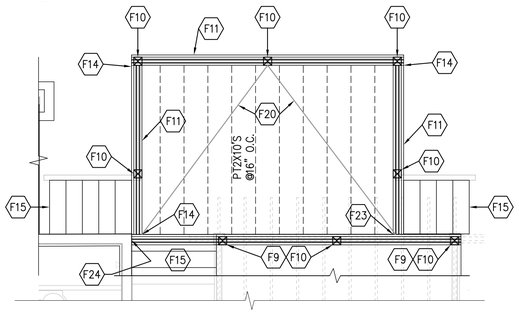
Typ. Wood Post To Wood Beam Details

Scale: ¾" = 1'-0"

- F1 EXISTING BEAM.
- F2 EXISTING COLUMN.
- F3 EXISTING POST AND PIER.
- F4 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.
- F5 EXISTING STAIRS TO REMAIN.
- F6 EXISTING DECK/PORCH FRAMING UNCHANGED.
- F7 EXISTING POST.
- F8 SISTER EACH EXISTING JOIST BELOW THE KITCHEN ISLAND OR COUNTERS THAT ARE PARALLEL TO THE JOISTS WITH A 2X8. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AT THE MID-POINT OF THE SPAN.
- F9 PT 6X6 POST OR 6X6 WEATHER RESISTANT POST UP. NOTCH THE POST AND ATTACH IT TO THE BEAM (2)½"ø BOLTS.
- F10 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON AC6 ON EACH SIDE OF THE BEAM.
- F11 NEW FLUSH QUADRUPLE 2X10 BEAM WITH (2)½" PT PLYWOOD SPACERS. THE BEAM IS DESIGNED TO FORM THE RIM OF THE DECK AND TO ALLOW FOR THE CENTER TWO PLIES TO BE NOTCHED AT THE NEW GUARD POSTS. THE GUARD POSTS SHALL ALIGN WITH THE NEW STRUCTURAL POSTS BELOW.
- F12 PT6X6 POST DOWN. ATTACH THE POST TO THE THE NEW FLOOR FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- F13 TRIPLE 2X10 BEAM. ATTACH THE BEAM TO THE LEDGER WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE A PT 2X10 CLEAT ON THE EXTERIOR SIDE OF THE BEAM. ATTACH THE CLEAT TO THE BEAM WITH (2)LEDGERLOK SCREWS AT 8" O.C. PLACE FLASHING OVER THE CLEAT PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F14 HANG THE FRONT TO BACK BEAM FROM THE SIDE TO SIDE BEAM WITH A SIMPSON HUC CONCEALED FLANGE HANGER. NOTCH THE SIDES OF THE BEAM AS NEEDED TO FIT IN THE CONNECTOR.
- F15 FRAME THE STAIRS WITH PT2X STRINGERS AT 16" O.C. PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F16 ATTACH THE BEAM TO THE CLEAT WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- F17 ATTACH THE BEAM TO THE EXISTING RIM BOARD WITH (4)½"ø BOLTS. IF THE EXISTING WALL IS BALLOON FRAMED, PLACE SOLID BLOCKING BETWEEN THE EXISTING STUDS, SILL PLATE AND FLOOR DECKING TO ALLOW FOR THE PLACEMENT OF THE BOLTS. ATTACH EACH EXISTING STRINGER TO THE BEAM WITH HANGERS PER THE FRAMING NOTES. PLACE FLASHING OVER THE BEAM PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F18 2X10 JOISTS AT 16" O.C.
- F19 2X10 LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO THE EXISTING RIM BOARD WITH (2)LEDGERLOK SCREWS AT 16" O.C. OR TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.
- F20 PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK JOISTS. ATTACH THE BRACING TO EACH JOIST WITH (2)#10 SCREWS.
- F21 PT2X10 LEDGER OR PT2X10 CLEAT. ATTACH THE LEDGER/CLEAT TO THE EXISTING RIM BOARD OR NEW BEAM WITH ½"ø THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. IF THE EXISTING WALL IS BALLOON FRAMED, PLACE BLOCKING BETWEEN THE EXISTING STUDS, EXISTING SILL PLATE AND EXISTING FLOOR DECKING TO ALLOW FOR THE PLACEMENT OF THE BOLTS ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F22 SIMPSON DTT2Z TENSION ANCHOR.
- F23 HANG THE FRONT TO BACK BEAM FROM THE SIDE TO SIDE BEAM WITH A SIMPSON LUS HANGER. NOTCH THE SIDES OF THE BEAM AS NEEDED TO FIT IN THE CONNECTOR.
- F24 HANG THE BEAM FROM THE FOUNDATION WALL WITH A SIMPSON HUC CONCEALED FLANGE HANGER. USE THE MASONRY OPTION FOR THE HANGER. FILL HOLLOW CELLS SOLID IN THE EXISTING WALL AS NEEDED TO PLACE THE SCREWS FOR THE CONNECTOR. NOTCH THE SIDES OF THE BEAM AS NEEDED TO FIT IN THE HANGER.



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



3 LOW DECK FRAMING PLAN
Scale:1/4" = 1'-0"

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Tel: 301.585.2222 | bfmarch.com

DATE	ISSUE - REMARKS
3/24/2026	PROGRESS SET
11/18/2025	REVISION
	REVISION

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

License # :

Expiration :

APAC ENGINEERING, Inc
8555 16th Street, Suite 200
Silver Spring, MD 20910-2755
Tel: 301.565.0543 | Fax: 301.563.9467

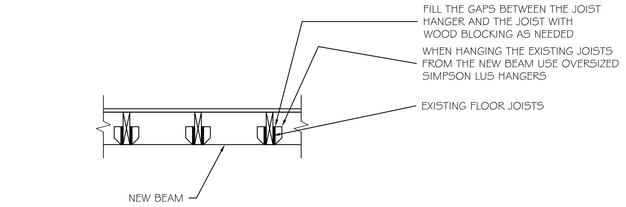
REVIEWED
By Laura DiPasquale at 9:38 am, Mar 26, 2026

APPROVED
Montgomery County
Historic Preservation Commission

KOGOD KITCHEN / DECK
7325 Takoma Ave., Takoma Park, Maryland 20912
Project 2243

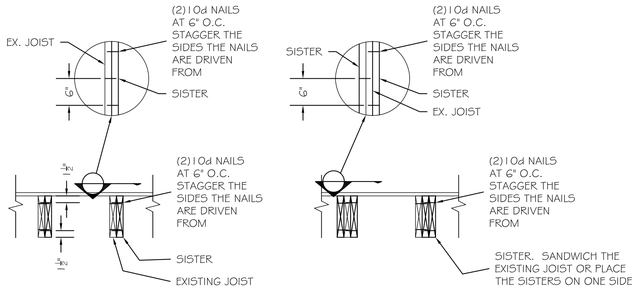
24 MARCH 2026
PROGRESS SET

STRUCTURAL PLANS
S100



Typical Ex. Joist to New Beam Detail

Scale: 3" = 1'-0"



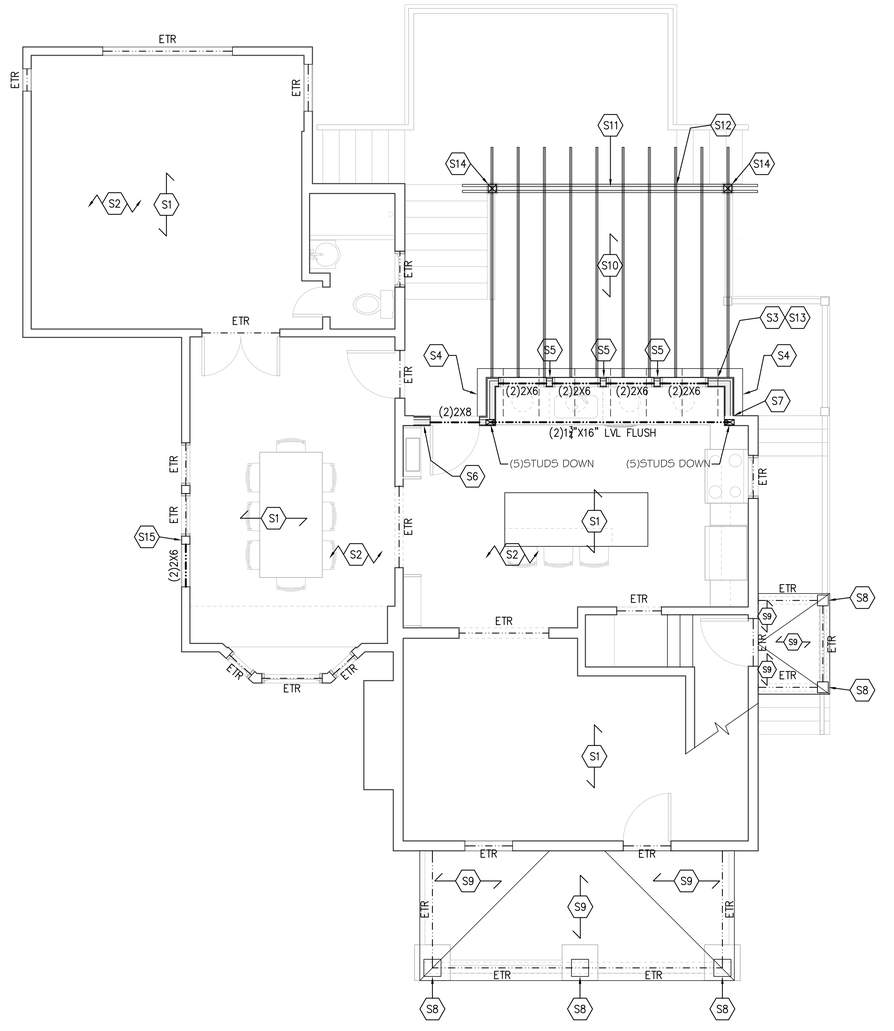
@Single Sister **@Double Sister**

Typical Sistering Details

Scale: NTS

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. ALL BOLTS FOR WOOD FRAMING CONNECTIONS SHALL BE ASTM A307 BOLTS OR A307 ALL THREAD RODS WITH A NUT AND WASHER ON EACH SIDE OF THE CONNECTION.
6. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
7. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
9. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
10. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
11. WHEN AN EXISTING MASONRY WALL IS ALTERED, INFILLED, RESTORED OR ADDED ON TO, USE BRICKS, BLOCKS, AND MORTAR THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING MASONRY.
12. WHEN WORKING WITH BRICK WALLS GREATER THAN 100 YEARS OLD, THE EXISTING BRICKS AND MORTAR SHALL BE TESTED BY THE MASON SO THAT APPROPRIATE MATERIALS CAN BE SELECTED.
13. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
14. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
15. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
16. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS12 ON EACH SIDE OF THE STRINGER OR A SIMPSON LSC OR A SIMPSON LSSR HANGER.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
20. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
21. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.



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

S1 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.

S2 EXISTING ROOF FRAMING ABOVE UNCHANGED.

S3 ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

S4 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PROVIDE 2X LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO FORM THE RAKE DETAIL.

S5 PLACE A DOUBLE JACK STUD BETWEEN EACH WINDOW.

S6 INFILL THE EXISTING WALL WITH 2X WOOD STUDS AT 16" O.C. USE STUDS THAT MATCH THE WIDTH OF THE EXISTING WALL STUDS.

S7 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

S8 EXISTING POST.

S9 EXISTING PORCH ROOF FRAMING UNCHANGED.

S10 2X WEATHER RESISTANT TRELLIS RAFTERS PER THE ARCHITECTURAL DRAWINGS.

S11 DOUBLE 2X WEATHER RESISTANT TRELLIS BEAM PER THE ARCHITECTURAL DRAWINGS. SPACE THE PLIES OF THE BEAM SO THAT IT STRADDLES THE SUPPORT POST.

S12 ATTACH EACH TRELLIS RAFTER TO EACH PLY OF THE TRELLIS BEAM WITH A #10 SCREW WITH 2" EMBEDMENT IN THE BEAM.

S13 PLACE A 2X WEATHER RESISTANT LEDGER FOR THE TRELLIS RAFTERS. ATTACH THE LEDGER TO EACH STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH NEW TRELLIS RAFTER TO THE LEDGER WITH (5)#10 TOE SCREWS. PLACE FLASHING OVER THE LEDGER PER THE ARCHITECTURAL DRAWINGS.

S14 6X6 WEATHER RESISTANT POST DOWN. NOTCH THE POST AND ATTACH IT TO THE TRELLIS BEAM WITH (2)½"ø BOLTS PER THE TYPICAL DETAIL.

S15 PROVIDE A DOUBLE JACK STUD BETWEEN THE NEW AND EXISTING WINDOW. SET THE NEW AND EXISTING HEADER ON ON THE DOUBLE JACK STUD. ATTACH THE HEADERS TOGETHER WITH A SIMPSON LTP4 PLATE ON EACH SIDE OF THE HEADER.

Structural Notes

1. All work and materials to comply with the requirements of the 2021 IBC and IRC codes as amended by Montgomery County
2. Codes: the following design standards are applicable by reference:
   TMS 402-2016 Building Code Requirements for Masonry Structures.
   AWC NDS -2018 - Wood Frame Construction Manual for One and Two Family Dwellings.
   ACI 318-19 Building Code Requirements for Reinforced Concrete
   AISC - 360-16 Specifications for Steel Buildings.
3. Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values. The bottom of all footings shall be 30" minimum below exterior grade.
4. Structural steel:
   A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
   B. All structural tubing shall conform to ASTM A500, grd.B
   C. All steel pipe shall be ASTM A53, type E or S, grade B
   D. All welders shop and field, shall be certified. Use E70xx electrodes only.
   E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
   F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
   G. All exterior structural steel shall receive rust preventative paint.
   H. Connections:
   I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
   II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
5. Lumber:
   A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
   B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
   C. Floor decking shall be ¾" APA rated decking. Roof decking shall be ½"APA rated decking. Wall sheathing shall be ½" APA rated sheathing. Glue and screw the floor decking to the joists with #8 screws at 6" O.C. at panel edges and 12" O.C. elsewhere. Place blocking between the joists below all splices in the decking perpendicular to the floor joists.
   D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically. Place blocking between the studs behind all splices in the sheathing perpendicular to the studs.
   E. Provide double joists under all walls that run parallel to floor framing.
   F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
   G. U.N.O. all members shall be fastened together per table R602.3(1).
   H. Provide bridging at center of all joist spans exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0", Provide solid blocking at all bearing points on top of walls or beams.
   I. Provide solid blocking below all wood posts.
   J. All posts shall have Simpson Cap and Base Plates typ.
   K. All joists shall have Simpson Hangers where applicable.
   L. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
   M. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
   N. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
   O. Wood Lintels shall be as follows:
      Opening ≤ 3'-0" - 2-2x6
      3'-0" < Opening ≤ 5'-0" - 2-2x8
      5'-0"< Opening ≤ 8'-0" - 2-2x10
      Greater than 8'-0" - See plans
6. Fasteners:
   A. All prefabricated angles, bearing plates, and joist hangers shall be Installed per the manufacturer recommendations.
   B. Follow the manufacturer recommendations for setting epoxy bolts.
   C. Expansion bolts shall be rawl power studs.
7. Masonry:
   A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016, "Building Code Requirements for Masonry Structures."
   B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
   C. All joints to be filled solid with mortar.
   D. Mortar to comply with ASTM C270 (type M or S).
   E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
   F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
   G. Lintels shall be as follows:
      Opening ≤ 3'-0" - L4x3½x¼ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x3½x5/16 LLV/ 4" of wall.
      Opening > 7'-0" - See Plan
8. Cast in place concrete:
   A. Concrete construction shall be in conformance with the applicable sections of ACI 318-19, "Part 3 - Construction Requirements."
   B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
   C. All concrete shall be placed with a slump of 4" (± ½")
   D. All concrete shall be normal weight, UNO.
   E. All concrete exposed to weather shall have 6% ±1% entrained air.
   F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
   G. Concrete cover for reinforcement shall be:
      Columns and beams 1½"
      Slabs ¾"
      Footings 3"
9. Reinforcement:
   A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
   B. Welded wire fabric (wwf) shall conform to ASTM A185. Lap edges of wire fabric at least 6" in each direction.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-19, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads:	
SPF #2 -	25 PCF
½" Decking -	1.7 PSF
¾" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
½" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF
LIVE LOADS:	
DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY	60PSF
BEDROOM	40PSF
ROOF:	30PSF
WIND LOADS	
WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF
SNOW LOADS:	
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0
Deflection Limitations:	
Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120
SEISMIC DESIGN DATA:	
SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.05
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	1.7k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	LIGHT FRAMED WALLS

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

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

License # :

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REVIEWED
By Laura DIPasquale at 9:38 am, Mar 26, 2026

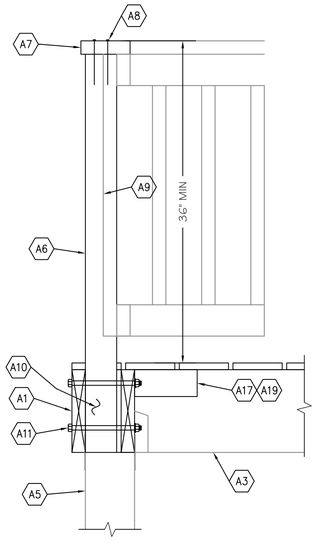
APPROVED
Montgomery County
Historic Preservation Commission

KOGOD KITCHEN / DECK
7325 Takoma Ave., Takoma Park, Maryland 20912
Project 2243

24 MARCH 2026 PROGRESS SET

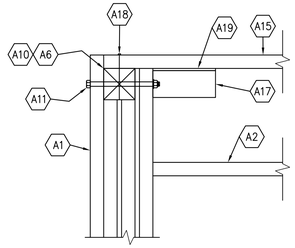
2ND FLOOR FRAMING PLAN & STRUCTURAL NOTES

S101

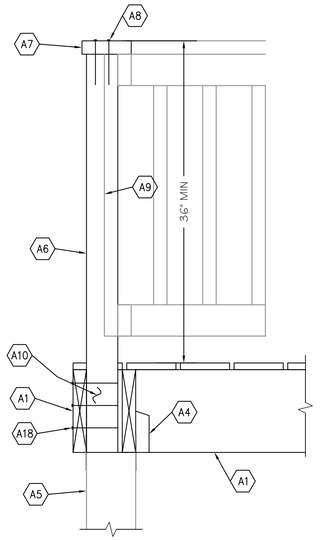


@ Flush Beam
Corner with One Beam

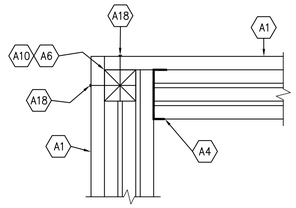
- A1 BEAM PER THE FRAMING PLAN.
- A2 DECK JOIST PER THE FRAMING PLAN.
- A3 DECK JOIST PER THE FRAMING PLAN IN THE FOREGROUND AND BACKGROUND.
- A4 CONCEALED FLANGE HANGER PER THE FRAMING PLAN.
- A5 SUPPORT POST BELOW PER THE FRAMING PLAN. ATTACH THE POST TO THE BEAM PER THE TYPICAL DETAIL.
- A6 4X4 WEATHER RESISTANT GUARD POST. THE MAXIMUM SPACING OF THE GUARD POST SHALL BE 6'–6".
- A7 2X6 WEATHER RESISTANT TOP RAIL. PROVIDE A VERTICAL SUPPORT FOR THE RAIL AT THE MID–POINT OF THE RAIL OR REINFORCE THE BOTTOM OF THE RAIL WITH A WEATHER RESISTANT 2X4 PLACED VERTICALLY.
- A8 ATTACH THE TOP RAIL TO THE GUARD POST WITH (4)LEDGERLOK SCREWS.
- A9 RAILING (BY OTHERS).
- A10 PLACE THE GUARD POST BETWEEN THE OUTER PLIES OF THE BEAM. NOTCH THE INNER PLIES OF THE BEAM TO ALLOW FOR THE PLACEMENT OF THE POST.
- A11 (2)½"ø BOLTS. USE ALL THREAD ON AN AS NEEDED BASIS.
- A12 PT6X6 BETWEEN THE JOISTS ADJACENT TO THE GUARD POST.
- A13 ADD NUTS AND WASHERS TO THE ALL THREAD BOLT AS SHOWN.
- A14 ATTACH THE 6X6 TO EACH JOIST WITH A SIMPSON U66.
- A15 RIM BOARD.
- A16 PLACE SOLID BLOCKING ON EACH SIDE OF THE GUARD POST.
- A17 SIMPSON DTT2Z TENSION TIE.
- A18 ATTACH THE OUTER PLY OF THE BEAM OR THE RIM BOARD TO THE GUARD POST WITH (3)LEDGERLOK SCREWS. ADJUST THE LOCATION OF THE SCREWS AS NEEDED TO AVOID CONFLICTS WITH THE SCREWS ON THE OTHER SIDE OF THE POST OR THE BOLTS ON THE OTHER SIDE OF THE POST.
- A19 ADD TREATED PLYWOOD BETWEEN THE RIM BOARD AND THE DTT2Z CONNECTOR AS NEEDED TO ALIGN WITH THE BOLTS.



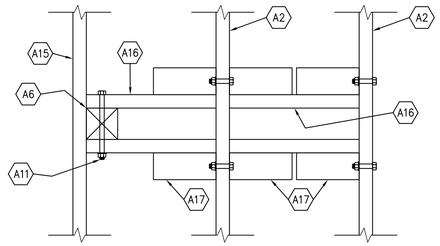
Plan View @ Flush Beam
Corner with One Beam



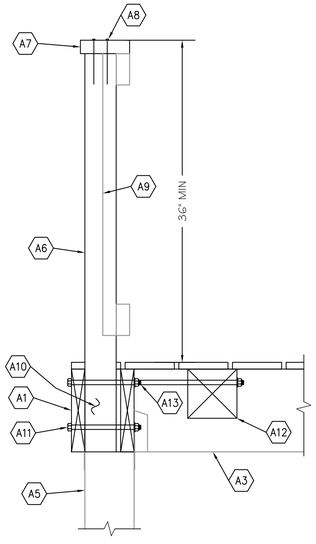
@ Flush Beam
Corner with Two Beams



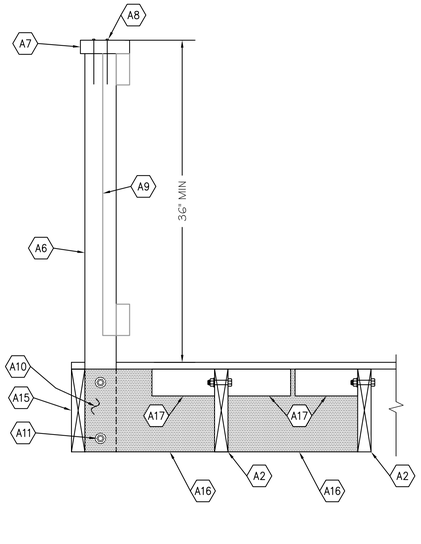
Plan View @ Flush Beam
Corner with Two Beams



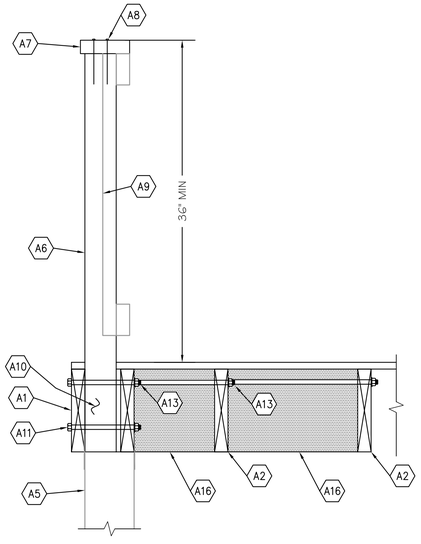
Plan View @ Rim Board
Parallel to the Deck Joists



@ Flush Beam
Perpendicular to the Deck Joists



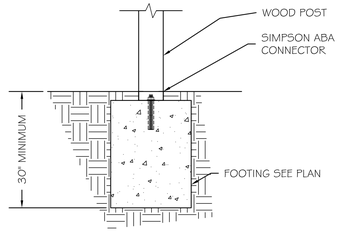
@ Rim Board
Parallel to the Deck Joists



@ Flush Beam
Parallel to the Deck Joists

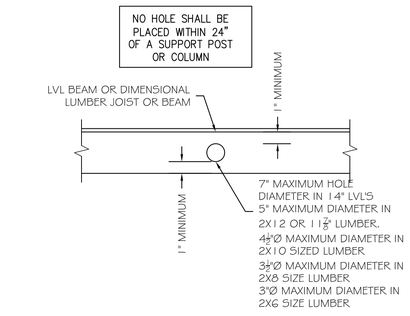
Guard Post Details

Scale: 1½" = 1'–0"



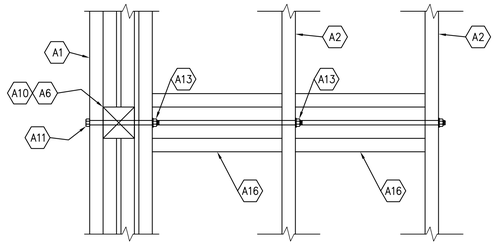
Typical Deck Post to Footing Detail

Scale: ¾" = 1'–0"

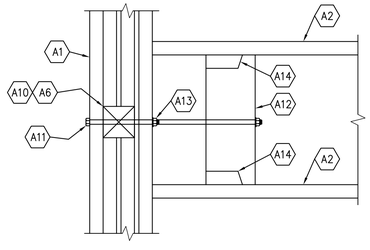


Typical Detail at Holes in LVL's or Dimensional Lumber Beams or Joists

Scale: NOT TO SCALE



Plan View @ Flush Beam
Parallel to the Deck Joists



Plan View @ Flush Beam
Perpendicular to the Deck Joists

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REVIEWED
By Laura DIPasquale at 9:38 am, Mar 26, 2026

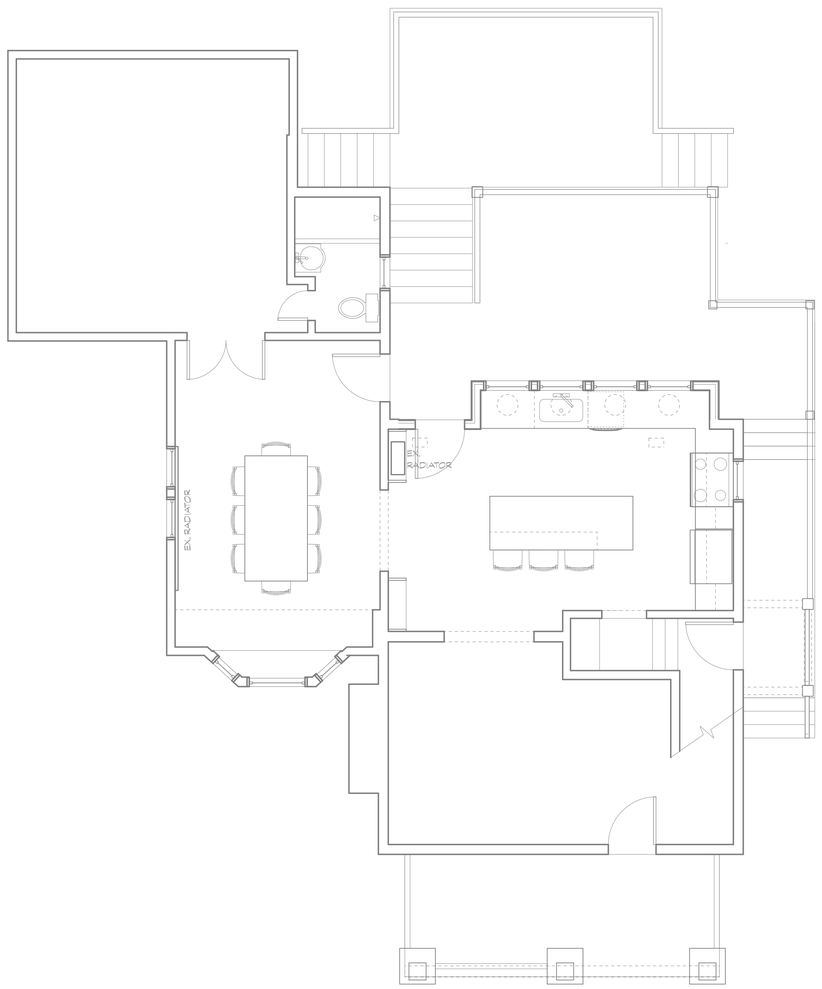
APPROVED
Montgomery County
Historic Preservation Commission

KOGOD KITCHEN / DECK
7325 Takoma Ave., Takoma Park, Maryland 20912
Project 2243

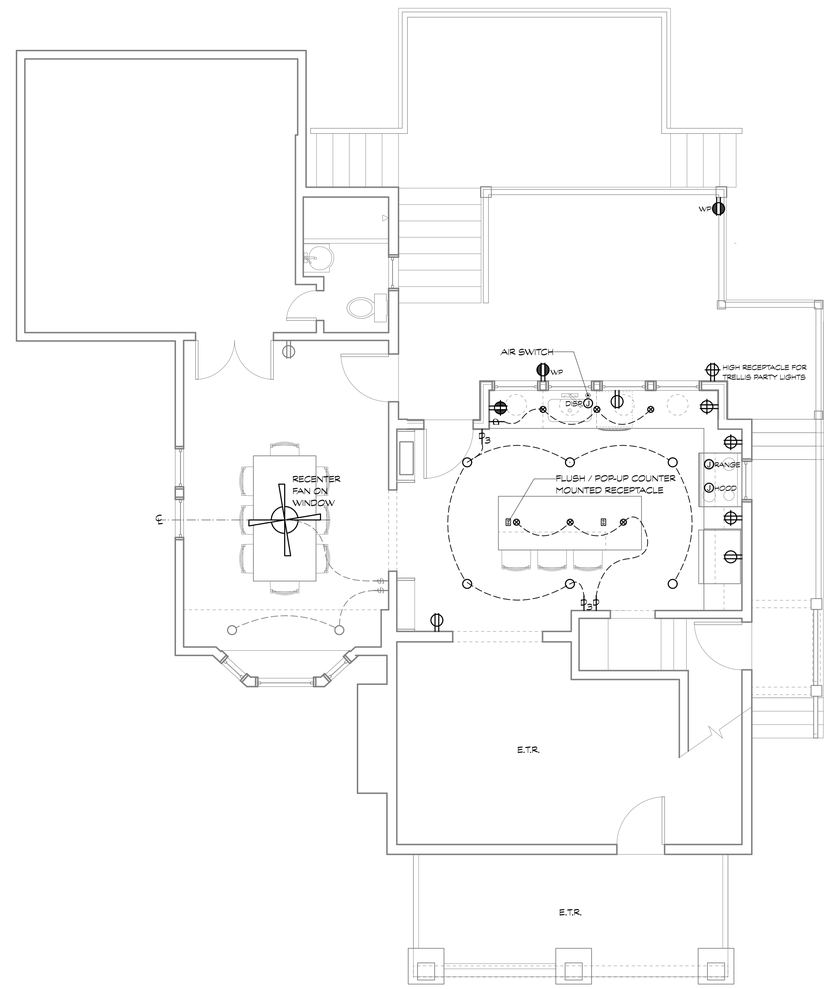
24 MARCH 2026 PROGRESS SET

STRUCTURAL DETAILS

S200



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



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

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License # : **xxxx**

Expiration : **mm/dd/yy**

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

REVIEWED
By Laura DiPasquale at 9:38 am, Mar 26, 2026

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KOGOD KITCHEN / DECK

7325 Takoma Ave., Takoma Park, Maryland 20912
Project 2243

24 MARCH 2026

PROGRESS SET

1ST FLR MECHANICAL & ELECTRICAL PLANS

ME100

BFM architecture

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

18 November 2025

Kogod Kitchen Addition
7325 Takoma Avenue
Takoma Park, MD 20912

MATERIALS LIST

New windows: WeatherShield Signature Series. Aluminum clad wood frames & sashes. Sectional cutsheet attached.

New back door: WeatherShield Signature Series. Aluminum clad wood frame & sash. Sectional cutsheet attached.

Roofing: fiberglass composition shingles to match existing. By Certainteed or equal.

Cable railing: stainless steel cables, eyelets and turnbuckles between painted wood posts.

Deck planks: 5/4x6 PVC composite

Exterior trim: painted Boral by TruExteriors.

Siding: painted wood to match existing.

REVIEWED
By Laura DIPasquale at 9:38 am, Mar 26, 2026

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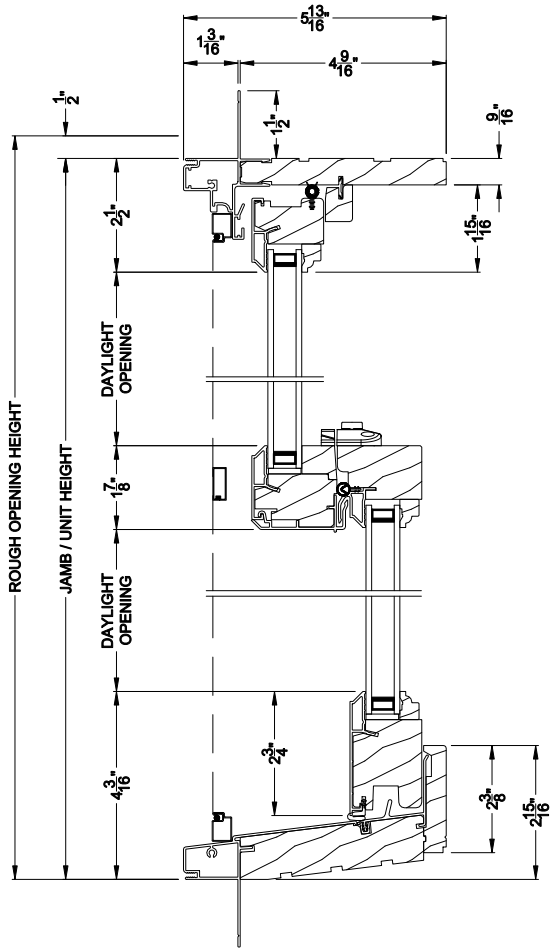
Montgomery County
Historic Preservation Commission

Weather Shield®

Signature Series™

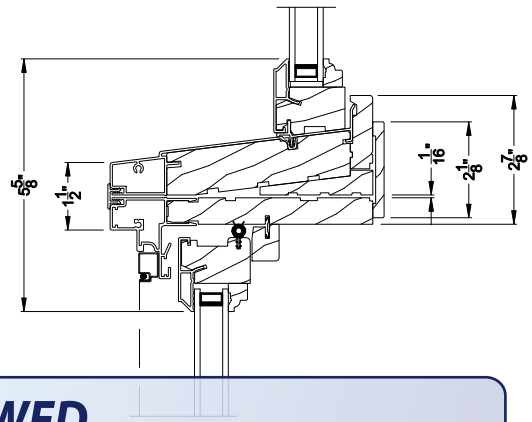
Double Hung Windows

CROSS SECTION DETAILS



SIGNATURE DOUBLE HUNG WINDOW (8122)

Vertical Section



SIGNATURE DOUBLE HUNG WINDOW

Horizontal Stack Section - Transom Stack over DH

REVIEWED

By Laura DIPasquale at 9:38 am, Mar 26, 2026

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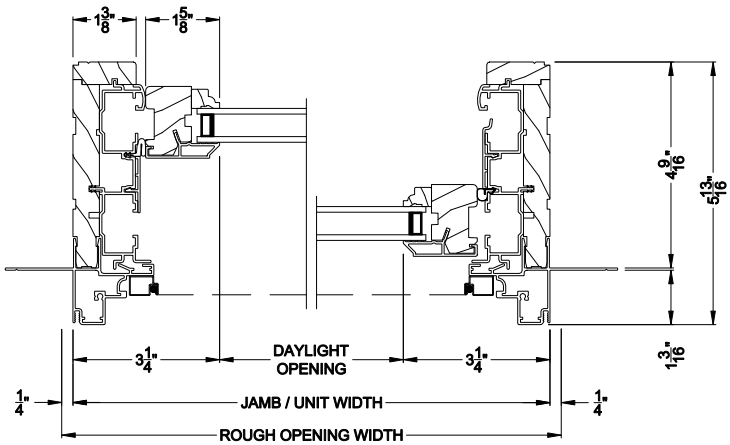
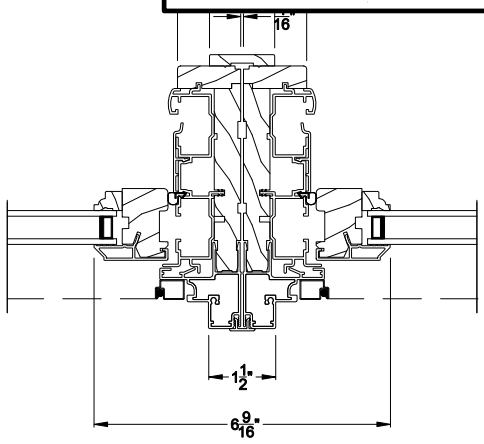
Montgomery County

Historic Preservation Commission



SIGNATURE DOUBLE HUNG WINDOW (8122)

Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW

Vertical Mull Section - DH / DH

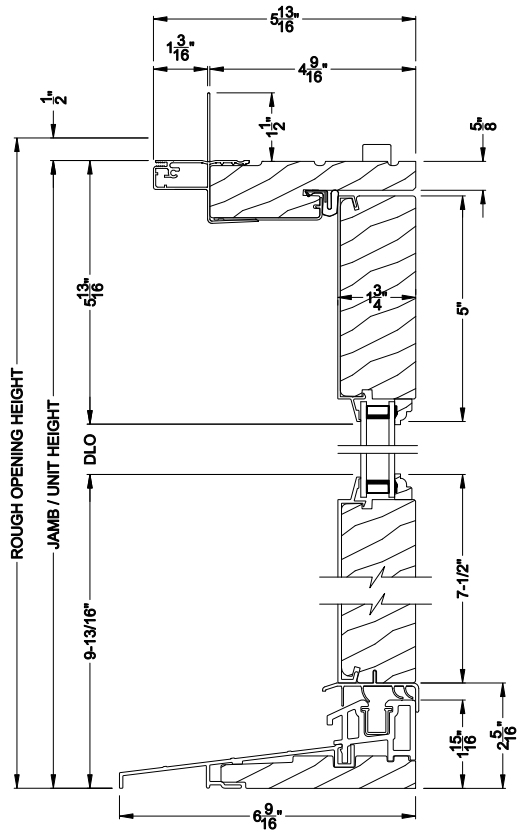
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

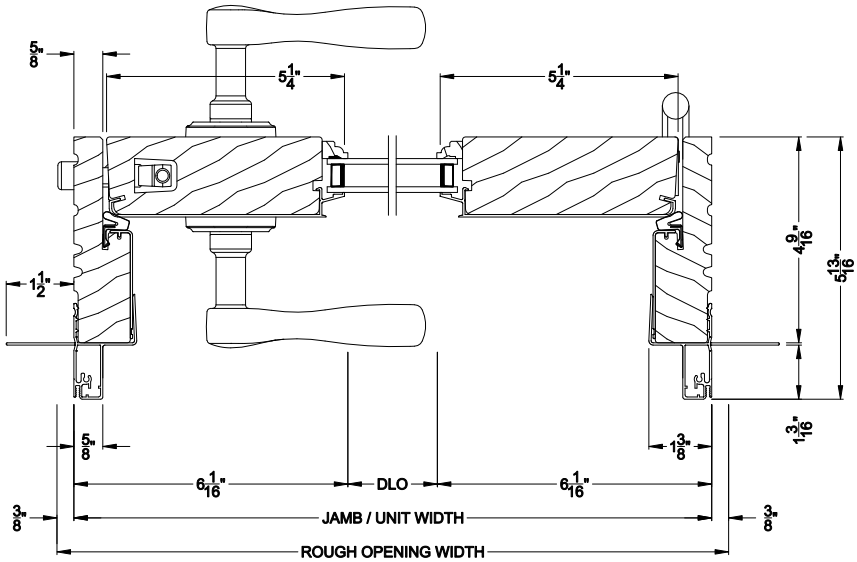
Signature Series™

Hinged Patio Doors

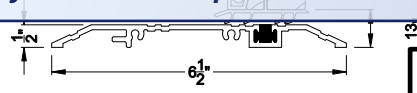
CROSS SECTION DETAILS



SIGNATURE INSWING DOOR (8510)
Vertical Section



SIGNATURE INSWING DOOR (8510)
Horizontal Section - Single Door



SIGNATURE INSWING DOOR (851
Vertical Section - ADA Sill

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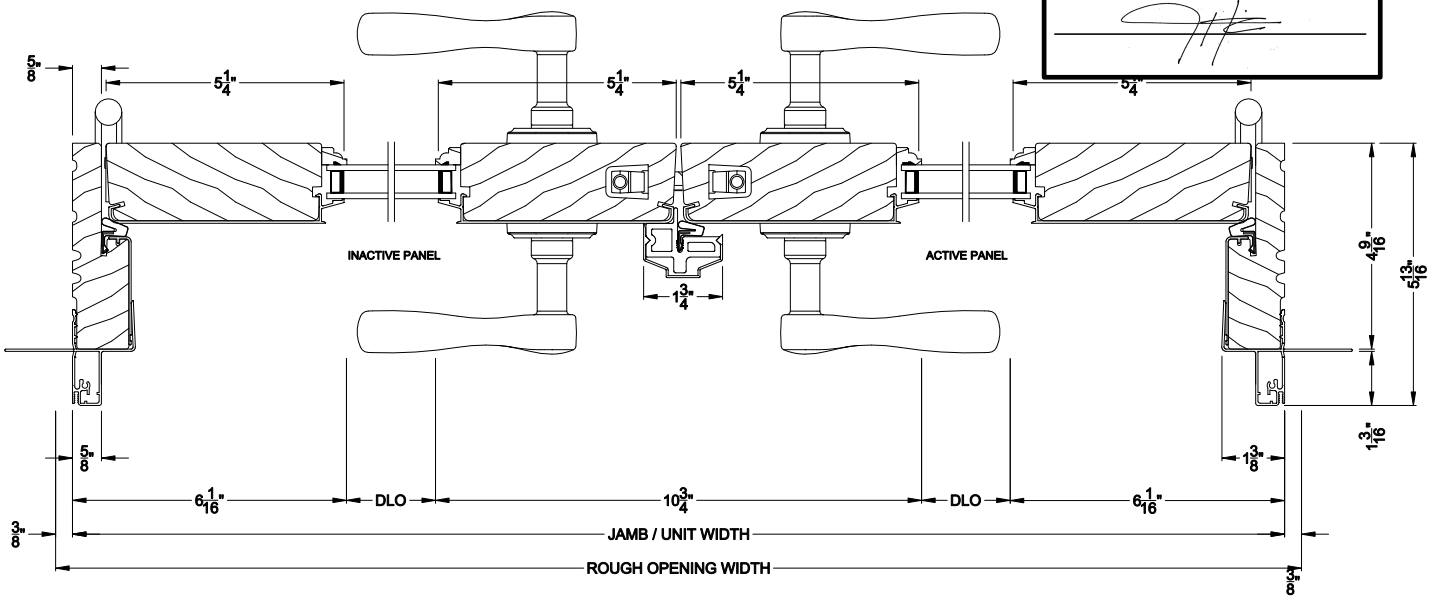
Historic Preservation Commission



SIGNATURE INSWING DOOR (8510)
Horizontal Section - Double Door

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