



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chairman

June 26, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1152012 REVISION and 1162878 – Fence Installation, Hardscape Alteration, Porch Restoration, Screen Porch and Deck Construction, Chimney Removal, and Fenestration Alterations.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with two (2) conditions** at the April 8, 2026 HPC Meeting. A revision was **approved with two additional conditions** at the May 27, 2026 HPC meeting. The conditions for approval are:

1. The front yard fencing must be below 4-ft in height.
2. The applicant must submit installation details and simulated-divided-light muntin dimensions and profiles for the windows proposed for replacement on the main block.
3. The applicant must submit a shop drawing/specification drawing of the final front door design, which must be a Craftsman-style wood door with three or six lights.
4. The applicant must submit the final decking and stair tread material specifications for the proposed stair and landing, which must be wood or satisfy the compatible substitute materials criteria in *Policy 24-01*.

HAWP #1162787 for a window replacement was approved by HPC Staff.

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

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

Applicant: Miles & Vanessa Ryan
Address: 6704 Westmoreland Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Laura DiPasquale at 301 495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by [Signature] on _____. The approval memo and stamped drawings follow.

RYAN RENOVATION

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

SPECIFICATIONS

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DIVISION 1: GENERAL REQUIREMENTS

- 1.1 General Conditions
The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).
- 1.2 Insurance
- 1.2.1 Owner's Liability Insurance
The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
- 1.2.2 Property Insurance
The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falsehood. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.
- 1.3 Interpretation
The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.
- 1.4 Dimensions
Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for interior door rough openings. Do NOT scale drawings.
- 1.5 Debris Removal
All subcontractors shall, at regular intervals, remove all their respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public. See section 2.6 for lead safe practices.
- 1.6 Building Codes
All construction to be in accordance with International Residential Code 2021 edition, and in accordance with all applicable Montgomery Co., State and Federal rules and regulations (including local amendments to model code).
- 1.7 Quality of Work
All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.
- 1.8 MISS UTILITY
Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.
- 1.9 Definitions
The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good working order.
- 1.10 Shop Drawings
Shop Drawings are required for, but not limited to, the following items:
• Windows and exterior doors
• Kitchen and bathroom cabinets
- DIVISION 2: SITEWORK AND DEMOLITION**
- 2.1 Utilities
Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility.
- 2.2 Trees and Landscaping
- 2.2.1 Tree Protection
The Owner shall work with the Takoma Park Urban Forest Manager (UFM) to develop a Tree Protection Plan (TPP) and will comply with this plan during construction. The Takoma Park UFM can be reached at (301) 891-7612.
- 2.2.2 Landscape and Hardscape Protection
Protect from physical damage all paved / hardscaped surfaces, existing trees to remain, and vegetation that are to remain. Consult with Owner prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder root zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as appropriate.
- 2.3 Landscape

- 2.4 Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.
- 2.5 Erosion and Sediment Control
Provide staked hay bales and/or siltation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.
- 2.6 Demolition
Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems. See section 2.6 below for lead-based paint.
- 2.7 Lead Abatement / Removal
Lead based paint is potentially present on any painted elements incorporated before 1978. Any disturbance or removal of materials containing lead based paint shall be in compliance with all federal and state regulations prior to, during, and after such disturbance, and the Contractor shall clean all areas after such disturbance and dispose of all lead based paint materials in compliance with federal and state regulations.
- 2.8 Foundation Drainage
Provide 4" perforated, corrugated PVC foundation drain with filter cloth in gravel bed. Completely cover drains with filtering material to a width of 6" minimum on each side and 12" above top of pipe. Slope drain to daylight or sump crotch pumped to daylight. Coordinate discharge location with Owner or Architect.
- 2.9 Roof Leader Drainage
Connect new downspouts to PVC downspout boots connected to empty into new, buried, 4" corrugated plastic drain piping run around building perimeter. Slope to provide positive drainage. Drain to daylight, coordinate outfall location with Owner.
- 2.10 Backfill
Backfill soil in 8 inch deep lifts and compact to 95% dry density. Provide stone backfill against drainage board outside all waterproofed basement walls and dampproofed retaining walls. Provide 2" diameter PVC weeps @32" on center at the base of all retaining walls
- 2.11 Driveway
Provide new, poured in place concrete driveway and widened apron (per local Department of Transportation regulations) consisting of a minimum 4 inch thick slab, reinforced with 6x6 W2.0xW2.0 WWF over 4" base of compacted gravel. Provide control joints every at 10'-0" each way. Use 4500 psi concrete with 6% (plus or minus 1%) entrained air. Contractor shall stake out new driveway profile for Owner review prior to pouring. Owner to coordinate permit and bond, as required. Owner shall pay bond.
- DIVISION 3: CONCRETE** (See Structural sheets for additional notes)
- 3.1 Concrete Footings
Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.
- 3.2 Continuous wall footings shall be minimum 10" thick and shall project 6" at each side of masonry walls supported on the footing. Wall footings supporting masonry walls are to be reinforced with three #4 longitudinal continuous bottom bars, unless otherwise noted (UNO). All disturbed earth under footings shall be replaced with concrete.
- 3.3 Step footings in a ratio of 2 horizontal to 1 vertical, as required to maintain a distance of 2'-6" from finish grade to bottom of footing. All bearing strata shall be adequately drained before foundation concrete is placed. No excavation shall be closer than 2:1 (2 horizontal to one vertical) to a footing. Do not place concrete over frozen soil.
- 3.4 Concrete Slabs On Grade
Slabs on grade shall be 4" thick, reinforced with 6x6 - W2.0xW2.0 WWM that conforms with ASTM A185, UNO. Lap mesh 6" in each direction. Provide control joints in interior slabs on grade at 20'-0" o.c. max. Interior slabs shall be laid on a layer of 6 mil thick polyethylene moisture barrier over 4" washed gravel set on undisturbed earth or structural fill, UNO. Provide trowel finish to interior monolithic slab surfaces that are exposed to view.
- DIVISION 4: UNIT MASONRY** (See Structural sheets for additional notes)
- 4.1 Concrete Masonry Units (CMU)
- 4.1.1 CMU walls
CMU walls to be standard running bond with mortar joints at 3/8" flush, tooled slightly concave. Fill all top course CMU units solid. Fill all bottom course CMU units solid.
- 4.1.2 Anchors
Use foundation anchors, Simpson or equivalent @ 4' o.c. minimum, and within 15" of all corners, or as required by code. Fill foundation anchor cells with Fc=3000 psi concrete. Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.
- 4.1.3 Parging
Apply cementitious parging to CMU foundation walls as follows:
• Exposed above grade: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be 1/2 inch. Provide wire reinforced corners at outside corners near high traffic areas. Finish shall be smooth U.N.O.
• Below grade substrate for waterproofing/dampproofing: skim coat as required for smooth/uniform surface.
- DIVISION 5: METALS** (See Structural sheets for additional notes)
- SPECIFICATIONS CONTINUED ON SP100

PROJECT DESCRIPTION

THE PROJECT SCOPE INCLUDES GENERAL INTERIOR REMODELING (KITCHEN, BATHROOMS, AND BASEMENT), REBUILDING THE FRONT PORCH FOUNDATION, ADDING A SCREEN PORCH / DECK, AND A MODEST EXTENSION OF THE DRIVEWAY SIDE ENTRY. SITEWORK INCLUDES A WOOD FENCE AND WIDENING OF THE CONCRETE DRIVEWAY.

ZONING SITE PLAN

Scale: 1" = 10'-0"

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

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

BUILDING FLOOR AREA - STORIES

LEVEL	EX. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	916 SF	803 SF	0 SF	916 SF
FIRST	1108 SF	333 SF	185 SF	1234 SF
SECOND	962 SF	258 SF	0 SF	962 SF
TOTALS	2994 SF	1402 SF	185 SF	3179 SF

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

	EXISTING	ADDITION
RIDGE	26'-2 1/2"	17'-8"
MEAN	22'-2 3/4"	
EAVE	17'-11"	

SITE PLAN SUMMARY- LOT COVERAGE

TOTAL LOT AREA	6300 SF	100.0%
EXISTING LOT COVERAGE	1436 SF	22.8%
---FOOTPRINT OF EXISTING HOUSE	758 SF	
---EXISTING REAR ADDITION	333 SF	
---EXISTING FRONT PORCH	158 SF	
---EXISTING OUTBUILDINGS	187 SF	
PROPOSED INCREASE	185 SF	2.9%
---SCREEN PORCH ADDITION	135 SF	
---VESTIBULE ADDITION	50 SF	
PROPOSED LOT COVERAGE	1621 SF	25.7%

ZONING SITE PLAN LEGEND

FIRST FLOOR ADDITION	
SECOND FLOOR ADDITION	
PROPERTY LINE	
SETBACKS	

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED

By Dan Bruechert at 5:22 pm, Jun 24, 2026

ABBREVIATIONS

8 AND	CONC	CONCRETE	ELEV.	ELEVATION	JB	JUNCTION BOX	OH	OPPOSITE HAND	SPRK	SPRINKLER
9 AT	CONT	CONTINUOUS	ELEC	ELECTRICAL	LB	LOAD BEARING WALL	OSB	ORIENTED STRAND BOARD	STL	STEEL
APP ABOVE FINISHED FLOOR	D	DRYER	EXP	EXPANSION	LBW	LOAD BEARING WALL	PLAM	PLASTIC LAMINATE	TBC	TO BE DETERMINED
APT APARTMENT	CH	DOUBLE HUNG	EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	PL-WD	PLYWOOD	TEMP	TEMPER
BLDG BUILDING	DM	DIMENSION	ETR	EXISTING TO REMAIN	MARB	MARBLE	PT	PRESSURE TREATED	TES	TONGUE AND GROOVE
BSMT BASEMENT	DN	DOWN	EX	EXISTING	MATL	MATERIAL	R	RISER	TOS	TOP OF SLAB
CJ CONTROL JOINT	DR	DOOR	FF	FINISH FLOOR	MAX	MAXIMUM	REF	REFRIGERATOR	TYP	TYPICAL
C CABINET	DS	DOWNSPOUT	FIN	FINISH	MDO	MEDIUM DENSITY OVERLAY	RO	ROUGH OPENING	UNO	UNLESS NOTED OTHERWISE
CL CENTER LINE	FLR	FLOOR	FLR	FLOOR	MIN	MINIMUM	RGD	REGULAR	VER	VERY N FIELD
CLS CEILING	DTL	DETAIL	GA	GAUGE	MANU	MANUFACTURER	RM	ROOM	W	WASHER
CLR CLEAR	DW	DISHWASHER	MTL	METAL	SC	SOLID CORE	SHT	SHEET	W	WITH
CMU CONCRETE MASONRY UNIT	DWS	DRAWING	HB	HOSE BIB	MECH	MECHANICAL	SHWR	SHOWER	WC	WOOD
COND CONDITION	EFS	EXTERIOR INSULATION FINISHING SYSTEM	HC	HOLLOW CORE	NIC	NOT IN CONTRACT	SHR	SIMILAR	WD	WOOD
	HT	HEIGHT	HT	HOLLOW CORE	NTS	NOT TO SCALE	SH	SIMILAR	W/O	WITHOUT
	HW	HARDWARE	HW	HARDWARE	OC	ON CENTER	SPEC	SPECIFICATION	WWM	WELDED WIRE MESH

SYMBOLS

1 DOOR TAG; DOOR REFERENCE (SEE DOOR SCHEDULE)	⊕ CENTERLINE
A WINDOW TAG; WINDOW REFERENCE (SEE WINDOW SCHEDULE)	X DRAWING CALL-OUT; DRAWING NUMBER SHEET REFERENCE
1 WALL TAG; WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)	X ELEVATION CALL-OUT; ELEVATION

XXX-XX X/X' BENCHMARK	X ELEVATION MARKER; ELEVATION
	X SECTION CUT CALL-OUT; DRAWING REFERENCE
	X SECTION CUT LOCATION
	X SHEET REFERENCE
	X DIRECTION OF VIEW

VIEW DIRECTION	VIEW DIRECTION
DRAWING NUMBER	DRAWING NUMBER
SHEET REFERENCE	SHEET REFERENCE
ELEVATION CALL-OUT; ELEVATION	ELEVATION CALL-OUT; ELEVATION
LOCATION REFERENCE	LOCATION REFERENCE
SPOT LOCATION	SPOT LOCATION

SECTION CUT CALL-OUT; DRAWING REFERENCE	SECTION CUT LOCATION
SHEET REFERENCE	SHEET REFERENCE
DIRECTION OF VIEW	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 #: 15218
Expiration: 10/31/27

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RYAN #2519

BFM

architecture

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STRUCTURAL ENGINEER

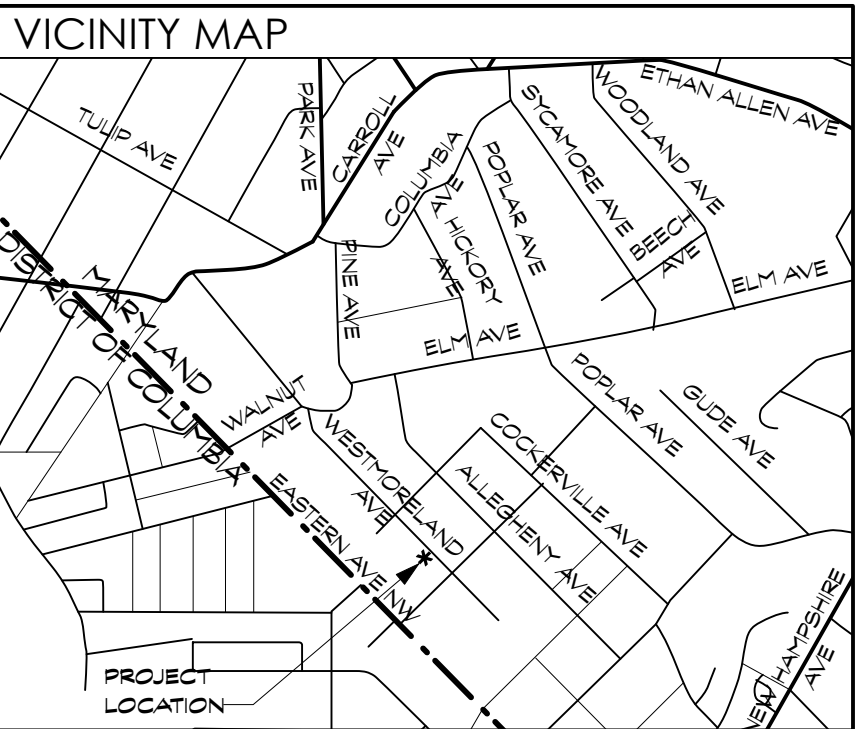
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DRAWING LIST

REV.	SHEET	TITLE
	A000	COVERSHEET
	SP100	SPECIFICATIONS
	A100	CELLAR DEMOLITION & SCHEMATIC PLANS
	A101	DEMOLITION & PROPOSED 1ST FLOOR PLANS
	A102	DEMOLITION & PROPOSED 2ND FLOOR PLANS
	A200	DEMOLITION & PROPOSED ELEVATIONS
	A201	DEMOLITION & PROPOSED ELEVATIONS
	A300	BUILDING SECTIONS
	A301	WALL SECTIONS
	A302	WALL SECTIONS
	S100	FOUNDATION FRAMING PLAN
	S101	FOUNDATION DETAILS
	S102	FIRST FLOOR FRAMING PLAN
	S103	SECOND FLOOR FRAMING PLAN
	S104	ROOF FRAMING PLAN
	S105	WIND BRACING PLANS & STRUCTURAL NOTES
	E100	CELLAR & FIRST FLOOR ELECTRICAL PLAN
	E101	SECOND FLOOR ELECTRICAL PLAN



DATE	ISSUE	REV.
06/23/2026	PERMIT SET	

SPECIFICATIONS

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

- 6.1 Design Live Loads
Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting and shoring, etc.
- 6.2 Existing Conditions
All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.
- 6.3 Rough Carpentry
- 6.3.1 Compliance
All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.
- 6.3.2 Nailing Schedule
Use IRC 2021 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.
- 6.3.3 Roof Sheathing
Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min. thickness 1/32") UNO. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required.
- 6.3.4 Wall Sheathing
Exterior wall sheathing shall be ZIPS wall sheathing with integrated R6 insulation, as manufactured by Huber. Install per manufacturers requirements with all tapes and accessories as required for an integrated barrier. Nail plywood to wall studs @ 6" o.c. at sheet edges and @ 12" o.c. at all intermediate studs, or as directed on structural drawings. Sheathing nails shall penetrate wood studs a minimum depth of 1-1/2".
- 6.3.5 Floor Sheathing
Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations.
- 6.3.6 Jack and King Studs
Unless indicated otherwise, all lintels shall have one king stud and one jack stud at each end. All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.
- 6.3.7 Metal Connectors
Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with hurricane ties. Wood beams and headers shall be connected to isolated posts with column connectors and bases of isolated posts shall be fastened to their supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).
- 6.3.8 Lumber Grade
All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.
- 6.3.9 Bearing
Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.
- 6.3.10 Wall Framing
Exterior stud walls shall be 2x4, unless shown otherwise. Interior stud bearing walls shall be 2x4 minimum (see drawings for thicknesses) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is stricter.
- 6.3.11 Pressure-Treated Lumber
All exposed, exterior framing members shall be pressure-treated Southern Pine # 2 (19% max. moisture content). Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located near grade, or wood in contact with concrete and/or masonry, shall be treated to resist decay and insect infestation. Furthermore, wood located within 8' from the ground, or in the ground, shall be rated for Ground Contact General Use UC4A. Treated plates shall meet American Wood Preservers Institute Standard U-1.
- 6.3.12 Multiple LVL Beams
When shown on the plans, multiple LVL beams shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3" from the top and bottom of the beams. LVL beams designated on plans shall be as sized.
- 6.4 Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2 or Spruce-Pine-Fir, #2 or Better):
 - Exterior walls: 2x4 @ 16" o.c. stud walls
 - Interior load bearing walls: 2x4 @ 16" o.c. stud walls
 - Interior partitions: 2x4 @ 16" o.c. stud walls
 - Floor and Roof Framing: See framing plans.
 - Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.
 - Roof sheathing: 5/8" APA span rated CDX plywood. Provide clips as req'd.
 - Wall sheathing: 1-1/2" ZIPS insulated sheathing (min R6)
- 6.5 Flooring: See Division 9.
- 6.6 Trim
- 6.6.1 Interior Trim
Unless otherwise noted, all interior trim shall be paint grade pine to match existing interior trim sizes and profiles.
- 6.6.2 Exterior Trim
Unless otherwise noted, all standing and running trim shall be painted Boral Trim/Exterior Trim. Exterior solid panels shall be 5/16" thick Hardie Panel Smooth Fiber Cement panel, painted. All joints shall be concealed. Factory prime or field backprime any new exterior woodwork, including cut joints. See Painting requirements in Division 9 below. PVC trim shall not be used in place of Boral trim, unless specifically called for on the drawings.

- 6.7 Fasteners
All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O.
PVC trim (if specifically called for) shall be installed as follows:
Use stainless steel screws with small finish heads driven into framing, never just to the sheathing. Select fastener lengths that will penetrate at least 1-1/2 in. into the framing. Place fasteners every 16 in. at both sides of the trim, spacing them about 1/2 in. from the edges. If boards are 10-in. or wider provide another fastener in the middle. Screws should be countersunk and covered with paintable filler such as Woodfill by Kampel. Adjoining lengths of trim should be seamed with 45-degree scarf joints over studs and bonded with manufacturer approved cellular PVC cement. Reinforce seam with screws placed to avoid splitting.
- 6.8 Decks and Front Porch Stairs
The deck and screen porch floors shall be 5/4 x 6 Acre planks manufactured by Modern Mill. Stair treads shall be 12.5" wide, sloped to drain, and made by Aeratis. Install screen porch planks over insect screen. Plank ends shall be concealed behind border planks installed parallel to the perimeter with mitered corners (typ).
- 6.9 Deck/Porch Rails
Rail pickets and posts shall be paint grade/pressure treated southern yellow pine/fir. Posts shall be built out wrapped with Boral 1 x material and painted, see drawings for configuration. Space railing pickets to prevent passage of a 4" sphere through the railing.

DIVISION 7: THERMAL/MOISTURE PROTECTION

- 7.1 Insulation
All insulation shall be installed per manufacturer's requirements. All spaces around windows and doors to be filled with expanded urethane foam. All corners, lintels and other inaccessible spaces in framing to be insulated during rough framing. Fiberglass batt insulation shall be Kraft paper faced when concealed by suitable finishes. Insulation installed in unfinished conditions shall be foil faced. Insulation assemblies shall be as follows:
 - Sub slab / foundation perimeter: 2" thick extruded polystyrene rigid insulation (Dow Blue Board or equal) at the perimeter of all interior concrete slabs and perimeter foundation walls below slabs, 2 feet horizontally and vertically. Expanded/molded polystyrene is not suitable for damp locations and shall NOT be used.
 - Basement walls: R13 cavity insulation, installed between interior 2x4 furring studs.
 - Floors over unconditioned space: 9-1/2" (R-30) fiberglass batt insulation, installed with substantial contact with underside of subfloor combined with continuous of rigid foam insulation (min. R value of 5) below joists.
- 7.2 Air Seal / Draft Stop
Apply foam sealant and non-sag caulk to seal all penetrations and construction joints between walls and floors, walls and ceilings, etc. throughout entire thermal envelope. Draft stop using fire caulk or fire foam.
- 7.3 Access Panels
Provide access as required by code to all crawl spaces, attics, and applicable building cavities. Access panels at unconditioned attics and crawlspaces shall be insulated to the level of adjacent assemblies. Provide ventilation as required at unconditional crawlspaces and attics.
- 7.4 Air Barrier
Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4. Install all components per manufacturer requirements.
- 7.4.1 House Wrap / Infiltration Barrier
House wrap shall be provided to act as an air infiltration barrier, a moisture barrier and a drainage plane. The use of Hydrogap house wrap is recommended for applications behind cedar shingles to facilitate ventilation of the drainage plane. The wrap shall also permit water vapor to pass through from either side. Wrap shall be tear-resistant and UV stable. Wrap shall be Tyvek (or equal) and shall cover over all exterior sheathing, prior to the installation of exterior doors and windows. Lap and tape joints and penetrations per manufacturers recommendations.
- 7.5 Sill Plate Seal
Provide flexible, 1/4" x 5-1/2" polyethylene foam gasketing strip between masonry foundation wall and pressure treated sill plate (Dow WeatherMate, Owens Corning Foam Sealfr or equal).
- 7.6 Vapor Barrier
Vapor barrier shall be 6 mil over 4" compacted gravel under all concrete slabs on grade unless noted otherwise, see structural drawings. Vapor barrier shall be 20 mil on grade in conditioned crawlspaces. Crawlspace vapor barrier shall extend min 6 inches up and be continuously sealed to perimeter rigid insulation. Lap and seal all joints.
- 7.7 Waterproofing
Provide min 3/8" thick parging with membrane. Waterproofing shall be 60 mil. self-adhering membrane. Waterproofing shall be installed down to footing and over cant parge joint at footing. Coordinate waterproofing installation with foundation drainage installation. Protect waterproofing with foundation drainage board and filter cloth (Miradrain or equivalent).
- 7.8 Roofing
All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Roofing shall be installed without a ridge vent unless specifically called for in the drawings. Metal roofs shall be installed in accordance with SMACNA. All low-sloping roof surfaces (less than 2:12) shall have minimum three-year aged solar reflective index (SRI) of 64 or comply with the criteria for roof products as defined in "Energy Star Program Requirements, Product Specification for Roof Products, Eligibility criteria."
- 7.8.1 Synthetic Roofing Underlayment
Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.9 for underlayment requirements on low slope roofs.
- 7.8.2 Three Tab Fiberglass Composition Shingle Roof
Fiberglass composition "asphalt" shingles to match existing over roofing underlayment. Provide sample boards for Owner/Architect to make color selection. See 7.9 through 7.10 below. Provide a prefinished aluminum drip edge at all eaves and rakes. Shall be UL Class A fire rated.
- 7.9 Ice Dam / Underlayment
Provide and install Ice Dam Membrane material at all rakes, eaves, valleys, and perimeter in areas to receive new roofing. Ice dam at eaves shall extend min. 24 inches (measured horizontally) upslope of interior face of exterior walls. Provide Ice Dam Membrane as a continuous barrier under all roofing installed on roof pitches less than 3.5 in 12. Ice dam shall be Winterguard, manufactured by Certainteed, or equivalent.
- 7.10 Termite Barrier
Provide 16 mil concrete foundation when in contact with AQC pressure treated

- 7.11.1 Flashing
Provide 0.025" thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Alternate product: YorkShield 106 TS laminated copper (800-551-2828). Seal all penetrations and laps with mastic or caulk.
- 7.11.2 Through Wall & Head Flashings at Stud Frame / Siding
Provide aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only, not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards. See section 8.3.1 regarding sill pans.
- 7.12 Gutters & Downspouts
Provide and install 0.025" thick aluminum K style gutters and rectangular downspouts (to match existing in size and profile) to PVC boot to PVC subgrade pipe to drain to daylight or drywell, unless noted otherwise on drawings. Review color with Owner prior to installation.
- 7.13 Exterior Finishes
- 7.13.1 Cedar Shingles
Western red cedar wood shingles (#1 Grade Blue Label), 18" shingle length (16" width), 5-1/2" weather exposure or as noted on Architectural Drawings. Shingles shall be installed per all Cedar Bureau guidelines. Vertical edges of adjacent shingles shall be gapped 1/16 to 1/8 inch apart. Provide a drainable/breathable house wrap substrate such as Hydrogap or equal behind all cedar shingles. See Painting requirements in Division 9 below.
- 7.14 Sealant
Exterior Sealant Compound for all exterior joints shall be general purpose polyether sealant that meets or exceeds FS TT-S 00230. Shall be VOC-free, solvent-free, paintable after 24 hours. Sealant shall be Great Seal PE-150, DuraLok or equal.

DIVISION 8: DOORS AND WINDOWS

- 8.1 Interior doors and hardware
- 8.1.1 Interior Doors
Interior doors shall be solid core, 1 3/8" thick, two panel doors (U.N.O). Hollow core Masonite type doors are not an acceptable substitution. All doors shall be primed and painted. Door undercuts shall be 3/4" above the finished floor, U.N.O. Refer to drawings for size, type and locations. Hardware to be selected by Owner.
- 8.2 Exterior Doors
General notes (unless noted otherwise):
 - See drawings for size and configuration.
 - Provide shop drawings for approval.
 - Provide tempered, low-E insulated glazing unless otherwise noted.
 - Where a deadbolt is noted, use a lock with a 1-inch-long deadbolt and a reinforced metal box strike. Use 3-inch-long mounting screws so they lodge in the framing beyond the door jamb.
 - All exterior doors shall be operable from the interior without the use of a key.
 - Exterior doors shall be provided with pre - finished screen doors from same manufacturer.
 - Exterior in-swing doors shall be installed to allow doors to open 180 degrees. For walls greater than 2x4 framing depth provide exterior extension jamb and sill.
 - All sliding glass doors shall have a maximum air leakage rate of no more than 0.3 cm³ / sf, and all glass swinging doors shall have a maximum air leakage rate of no more than 0.5 cm³ / sf, when tested according to NFRC 400.
- 8.2.2 Full Light Exterior Doors
All exterior full light doors shall be Signature Series, as manufactured by WeatherShield Windows, as shown on drawings.
 - Provide insulated, tempered, Low E glazing with simulated divided lites with false spacer bar as indicated in the drawings (some custom patterns may be required)
 - Cladding color: white
 - Interior finish: primed
 - Hardware style: Ashland Square
 - Hardware finish:
 - Muntins shall be 5/8" width with putty glazing profile.
- 8.3 Windows
All exterior full light doors shall be Signature Series, as manufactured by WeatherShield Windows, as shown on drawings.
 - See drawings for size and configuration.
 - Provide insulated, tempered, Low E glazing with simulated divided lites with spacer bars as indicated in the drawings (custom patterns may be required).
 - U-Factor $\leq$ 0.30. SHGC (Solar Heat Gain Coefficient) $\leq$ 0.40, or as noted on window schedule. All U-Factors and SHGC values are determined in accordance w/ NFRC.
 - Exterior color: white
 - Interior finish: primed
 - Hardware finish: TBD
 - Provide jamb extensions as required by framing depths.
 - Provide white vinyl jamb liners on double hung units, typically.
 - All operable windows shall be provided with screens and screen hardware.
 - See drawings for trim conditions.
 - All windows and sliding glass doors shall have a maximum air leakage rate of no more than 0.3 cm³ / sf, and all glass swinging doors shall have a maximum air leakage rate of no more than 0.5 cm³ / sf, when tested according to NFRC 400.
- 8.3.1 Installation and Sill Pans
Window installation shall be in accordance with all manufacturer's guidelines. Provide performed or membrane formed sill drain pans with integral backdam (or sloped to drain). Pans shall return up jambs min. 6 inches. Integrate the pan and window into the drainage plane of the wall using high quality flashing and sealing materials.
- 8.3.2 Safety Glass
Provide tempered/safety glass in windows adjacent to a door (within 24"), staircases/landings (where glazing is <36" above plane of adjacent walking surface, and within 60" of bottom tread) or shower/tub (where bottom of glazing is <60" above floor and within 60" horizontally of waters edge), or as required by section R308 of the IRC.
- 8.3.3 Egress Windows
Basements, habitable attics and every sleeping room shall have at least one operable egress window. The minimum net clear opening shall be 5.7 square feet (some localities may allow 5.0 sq. ft. where openings are at grade). The minimum net clear height shall be 24 inches. The minimum net clear width shall be 20 inches. The maximum clear opening height shall be 44 inches above the floor. Egress openings with a finished sill height below grade shall be provide with a window well in accordance with code.

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DIVISION 9: FINISHES

- 9.1 Drywall
- 9.1.1 Drywall General Notes
Interior wall finish shall be 1/2" GWB throughout, glued and screwed (unless noted otherwise). Nails should not be used. Provide moisture resistant Greenboard at the following locations:
 - all bathroom walls (except as noted below), floor to ceiling.
 - kitchen walls within 4 ft of sink centerline.
 - behind and adjacent to laundry equipment and utility sink(s).
 - all other potentially wet locations.
- (Durock/Wonderboard/DensGlass) shall be used behind all wall tile finishes at showers and around tubs.
- 9.1.2 Drywall Level of Finish
Unless noted otherwise, drywall surfaces to receive flat sheen paint shall be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish (GA-214-10e). A Level 5 finish shall be used on surfaces designated to receive non-flat paint, dark, deep tone paints, and/or critical light situations such as skylights and sconces. Substrates to receive tile, and garages, may be finished to level 2.
- 9.2 Paint
General notes:
 - Existing surfaces should be thoroughly prepped, free of loose material and dust, clean and dry.
 - Paint on casework/trim should be brushed or sprayed, not rolled.
- 9.2.1 Interior Paint
Latex paint by Sherwin Williams, Benjamin Moore, or Behr (or approved equal), no or low VOC. Provide one prime coat and two finish coats throughout new or substantially renovated areas on all surfaces, including walls, ceilings and features such as windows, and millwork.
- 9.2.2 Exterior Paint
Vinyl acrylic latex paint. Apply one coat primer / backprimer on all surfaces of all wood fascia, soffit, casing, siding and trim boards. Apply two finish coats to exposed surfaces. Paint should only be applied when the weather is projected to be dry and above 40 degrees for 48 hours. Acceptable manufacturers/lines include:
 - Sherwin Williams Duration
 - Benjamin Moore Aura
 - Behr Premium Plus Ultra
- 9.2.3 Sheen:
Provide satin finish on new siding, panels and battens. Semi-gloss finish on new trim, columns and railings, unless noted otherwise. Exterior paint scope to include all new and existing exterior surfaces.
- 9.3 Tile and Grout
Owner to select, Contractor to provide and install tile, grout and associated installation materials. See Allowance Summary. Tile shall be installed in the following locations (see drawings / finish schedule and interior elevations):
 - Mud room / hall floor
 - Powder room floor and base
 - Kitchen backsplash (see interior elevations)
 - Family room stove hearth
 - Cellar bathroom floor, base, and tub surround (up to ceiling)
 - Primary bath floor, tub wall, shower pan and surround (up to and incl. clg)
 - Hall bath floor and base, tub surround (up to ceiling)
- 9.3.1 Tile Installation:
Review tile layout, spacing, and grout joint widths w/ Owner or Architect prior to proceeding with installation. Follow manufacturer's recommendations for installation and curing, and in accordance with the Tile Council of North America (TCNA) Handbook. Alternative setting beds to those noted below shall be reviewed with Architect for approval prior to installation.
 - Ceramic Tile Floors: All tiled floors shall include a 1/2" base up from tile floor, UNO. Provide a marble threshold in doorways.
 - Tile Walls and Tub/Shower Surrounds: Tile to be selected by Owner. General Contractor to provide and install. Tile surrounds at showers and tubs shall extend to ceilings U.N.O. Tiled shower pans shall be installed over waterproof membranes. Tile setter shall coordinate alignment, width and height of niches, openings and ledges with tile proportions and grout joints.
 - Setting: Install tile in thin-set mortar bed conforming to ANSI standards as follows:
 - Ceramic and stone: ANSI 118.1
 - Porcelain: ANSI 118.4 (with latex binding additive)
 - Glass: Exceeding ANSI 118.4 and 118.11Radiant applications: Exceeding ANSI 118.11
 - Grout: Presealed, high tech cement grout with stain resistance, mold & mildew resistance. Grout color TBD.
- 9.4 Flooring:
- 9.4.1 Hardwood Flooring
See drawings / finish schedule for locations. Wood flooring shall be tongue and groove oak flooring of 3/4" nominal thickness. Provide 2-1/4" wide plank flooring, or as required to match existing, in all hardwood locations. Finish to be selected by Owner. Machine and surface wood flooring smooth, using (progressively finer) coarse, medium, and fine sandpaper.
 - See drawings / finish schedule for hardwood flooring locations.
 - Installation shall be in accordance with The Wood Flooring Manufacturer's Association (NOFMA) recommendations. A summary of Basic Rules of installation is as follows:
 - The building should be closed in with windows and doors in place.
 - All concrete, masonry, sheetrock and framing, etc. should be thoroughly dry before flooring is delivered. The average moisture content of framing members and subflooring should be below 12-14%.
 - In warm months the building must be well ventilated.
 - During winter months heating should be maintained near occupancy levels at least 5 days before the flooring is delivered and until sanding and finishing are complete.
 - Relative humidity at the jobsite should be maintained consistently within the range of 30-50%.
 - When job site conditions are satisfactory, have the flooring delivered and broken into small lots and stored in the rooms where it is to be installed.
 - Allow 4 to 5 days or more, for the flooring material to become acclimated to job site conditions. Flooring should be installed over a layer of #15 building felt U.N.O. and lapped 4-6 inches. When installing over a crawlspace, felt joints should be sealed with mastic.
 - Flooring installed on p.l. wood sleepers/screeds over a concrete slab on grade should be installed over a 6 mil polyethylene film vapor retarder.
 - Finish floor boards should be installed perpendicular to framing members U.N.O.
 - The subfloor must be sound and tight to yield a squeak-free installation.

DIVISION 10: SPECIALTIES

- 10.1 Bathroom Accessories
Owner shall provide all bathroom accessories including hung mirrors, medicine cabinets, curtain rods, towel bars, toilet paper holders, hooks, etc. Contractor shall install. Coordinate and install blocking for all wall-hung accessories.
- 10.2 Glass Shower Enclosures

- Owner to select, Contractor to provide and install. See Allowance Summary. Provide shop drawings for review.
- 10.3 Closet Interiors
Provide 3/4" thick painted MDF shelves with perimeter wood 1x3 cleats and intermediate shelf supports as necessary for span. Coordinate layout with Owner and as noted below.
 - Clothes closets: provide with clear-finished wood or chrome rod @60" AFF, (with intermediate bracket supports max. 32" o.c.), one 12" deep shelf @ 63" AFF and second shelf @ 78" AFF. Provide additional shelves as ceiling height permits.
 - Linen/pantry closets: provide 16" deep shelving (or shallower as necessitated by closet depth) at 14" increments vertically, or as shown.
- 10.4 Roof Ventilation
- 10.4.1 Eave Ventilation
Provide continuous 1-1/2" aluminum strip vents, set into soffit material. See Drawings for locations and installation.
- 10.4.2 Ridge Vent
Contractor shall provide SHINGLEVENT II, by Air Vent, polyethylene, approximately 1 in thick, black. Source: Air Vent Inc., Peoria Heights, IL, 1.800.AIR-VENT; or approved equivalent. Install continuous on roof ridges, ONLY IN LOCATIONS AS SHOWN ON DRAWINGS and in accordance with manufacturers recommendations. Provide baffles between air permeable insulation and roof deck as required to maintain airflow from soffit vent to ridge. Ridge vents shall not be provided at conditioned attics in locations to receive spray-applied foam insulation.
- 10.6 Access Panels
Provide paint grade, hinged, metal access panels to all concealed mechanical, plumbing and electrical devices to include (but not limited to) dampers, valves, shut-offs, disconnects, transformers, etc.
- DIVISION 15: PLUMBING / MECHANICAL
- 15.1 Plumbing
- 15.1.1 General notes
Contractor shall furnish and install complete domestic hot and cold copper water piping and PVC waste and vent system to new fixtures in accordance with all applicable codes, standards, and manufacturer's specifications. Water and waste lines to be tied into existing house system. Existing house waste to be modified as required by new construction. Condition and capacity of existing supply and drainage piping should be reviewed with recommendations for replacement/repair as necessary. All piping in finished areas shall be run in concealed spaces. Neither supply nor waste piping shall be installed anywhere it would limit headroom below 6'-8", without the expressed approval of the Owner.
- 15.1.3 Supply Piping
Hot and cold supply piping shall be type 'L' hard temper copper piping with compression O-ring fittings. Supply piping shall be insulated with min. R3, continuous foam pipe jacket insulation. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Water hammer arrestors shall be provided at all valved appliances such as dishwashers and washing machines. Supply piping shall be insulated with min. R3, continuous foam pipe jacket insulation. Water service and supply shall be type 'K' copper with matching fittings. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Water hammer arrestors shall be provided at all valved appliances such as dishwashers and washing machines.
- 15.1.4 Sanitary and Vent Piping
Sanitary lines and vent pipes shall be PVC (UNO).
- 15.1.5 Galvanized Piping
All existing galvanized piping and fittings that are exposed in the course of construction, or readily accessible with modest effort, shall be removed and replaced.
- 15.1.6 Penetrations
Pipe penetrations through partitions should not make rigid contact with framing of gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through.
- 15.1.7 Hose Bibs
Provide frost-protected hose-bibs in locations as shown on plans. Provide internal shut-offs.
- 15.1.8 Water Heater
Remove existing gas-fired water heater. Provide new electric heat pump water heater (LG Model APHW8C01M) or approved equal. Connect to all existing and new fixtures.
- 15.2 Mechanical
- 15.2.1 General System Configuration
Existing indoor and outdoor HVAC equipment to remain in place to serve the home. Modify associated ductwork as required to serve renovated spaces. See 15.2.8 below for ductwork requirements.
- 15.2.2 Energy Load Calculations: NA
HVAC subcontractor shall be responsible to provide any and all energy calculations (Manual J, S and D as applicable) required to properly size/design the system and obtain permits.
- 15.2.3 Performance
Entire installation shall conform to all local applicable codes and manufacturer's specifications including but not limited to:
 - Current adopted version and modifications of ICC IRC
 - Latest SMACNA recommendation.
- 15.2.4 Registers and Grilles
Floor register equal to Lima 40, Selkirk 310 or Hart & Cooley 411. Wall and ceiling registers to be Hart & Cooley 661 (use H&C 921 in throw applications). Return grilles to be Tuttle and Bailey T-70. Registers located in damp areas - notably bathrooms - shall be made of aluminum, not steel.
- 15.2.5 Ductwork
Ductwork to be galvanized steel fabricated and installed in conformance with ASHRAE GUIDE and ACCA Manual.
 - Elbows in trunk ducts to be square-throated, square-back with turn vanes. Round branch ducts to be connected to trunk ducts using square-to-round take-off fittings.
 - Maximum air velocity in the main duct and branches shall be 900 fpm and 600 fpm respectively.
 - All joints shall be sealed with mastic to minimize air leakage.
 - Total duct leakage shall be $\leq$ 8 cfm per 100 square feet with air handler installed.
 - Lining only as shown. Internal duct insulation/lining shall be NOT be used on any supply ductwork. All returns shall be lined though the second bend away from air handler unit.
 - Flexible pre-insulated branch ducts may be used in attic as shown. Use flexible duct connections to the air handler.
 - All ductwork in unconditioned spaces shall be insulated and sealed in foil-coated (to inhibit condensation) fiberglass blanket insulation (min R8).
 - Ductwork shall NOT be installed anywhere it would limit headroom below 6'-8" in occupied areas.

SPECIFICATIONS CONTINUED ON A302

BFM

architecture

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

DATE	ISSUE - REMARKS
06/23/2026	PERMIT SET

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.

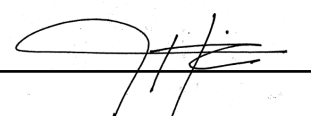
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Expiration : **10/31/27**

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APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Dan Bruechert at 5:22 pm, Jun 24, 2026

RYAN RENOVATION

6704 Westmoreland Ave. Takoma Park, Maryland 20912

Project #2519

PERMIT SET

23 JUNE 2026

SPECIFICATIONS

SP100

DATE	ISSUE - REMARKS
06/23/2026	PERMIT SET

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

CELLAR DEMOLITION &
SCHEMATIC PLANS

A100

PERMIT SET

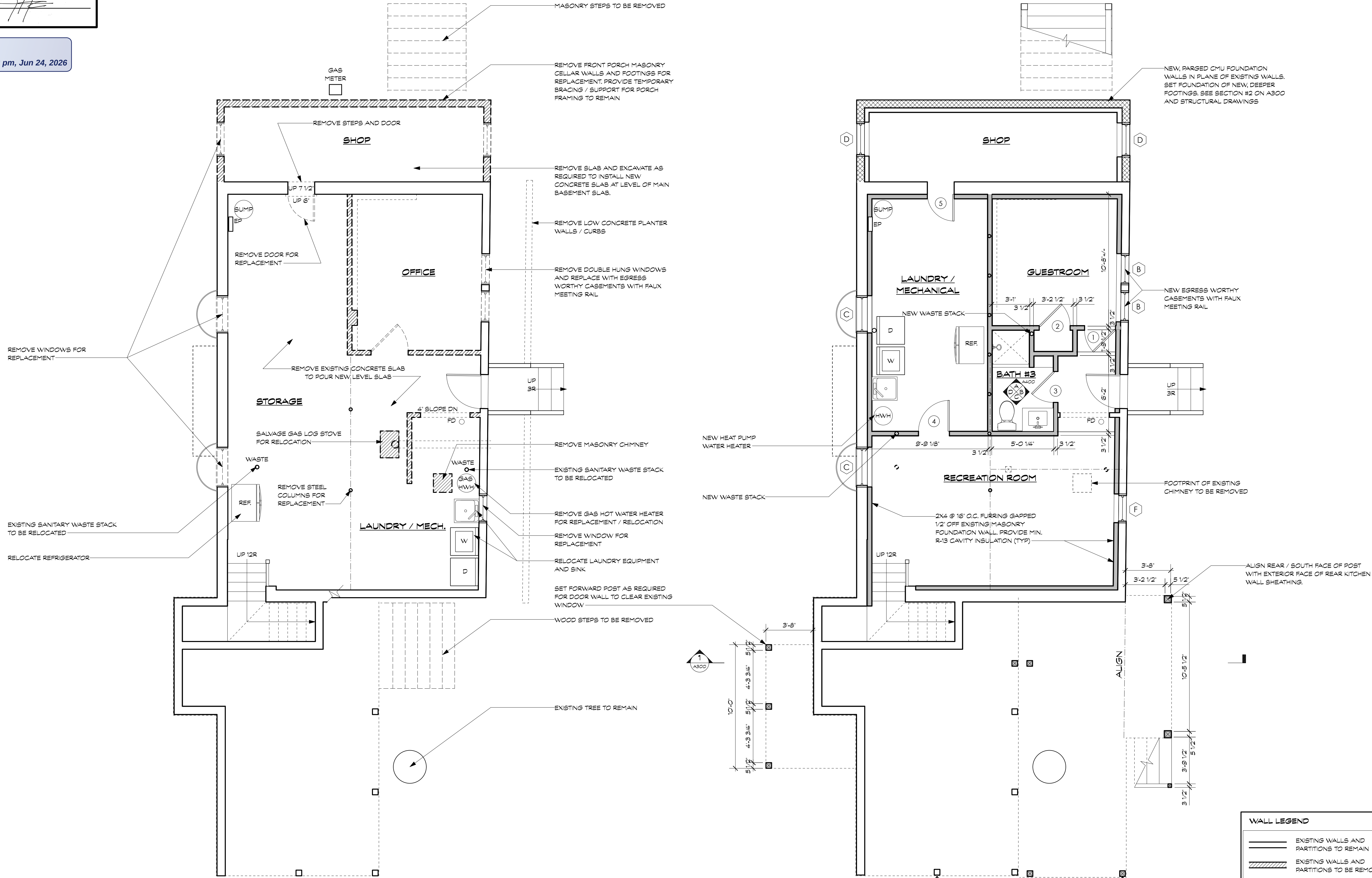
23 JUNE 2026

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

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

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

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



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Montgomery County
Historic Preservation Commission

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By Dan Bruechert at 5:22 pm, Jun 24, 2026

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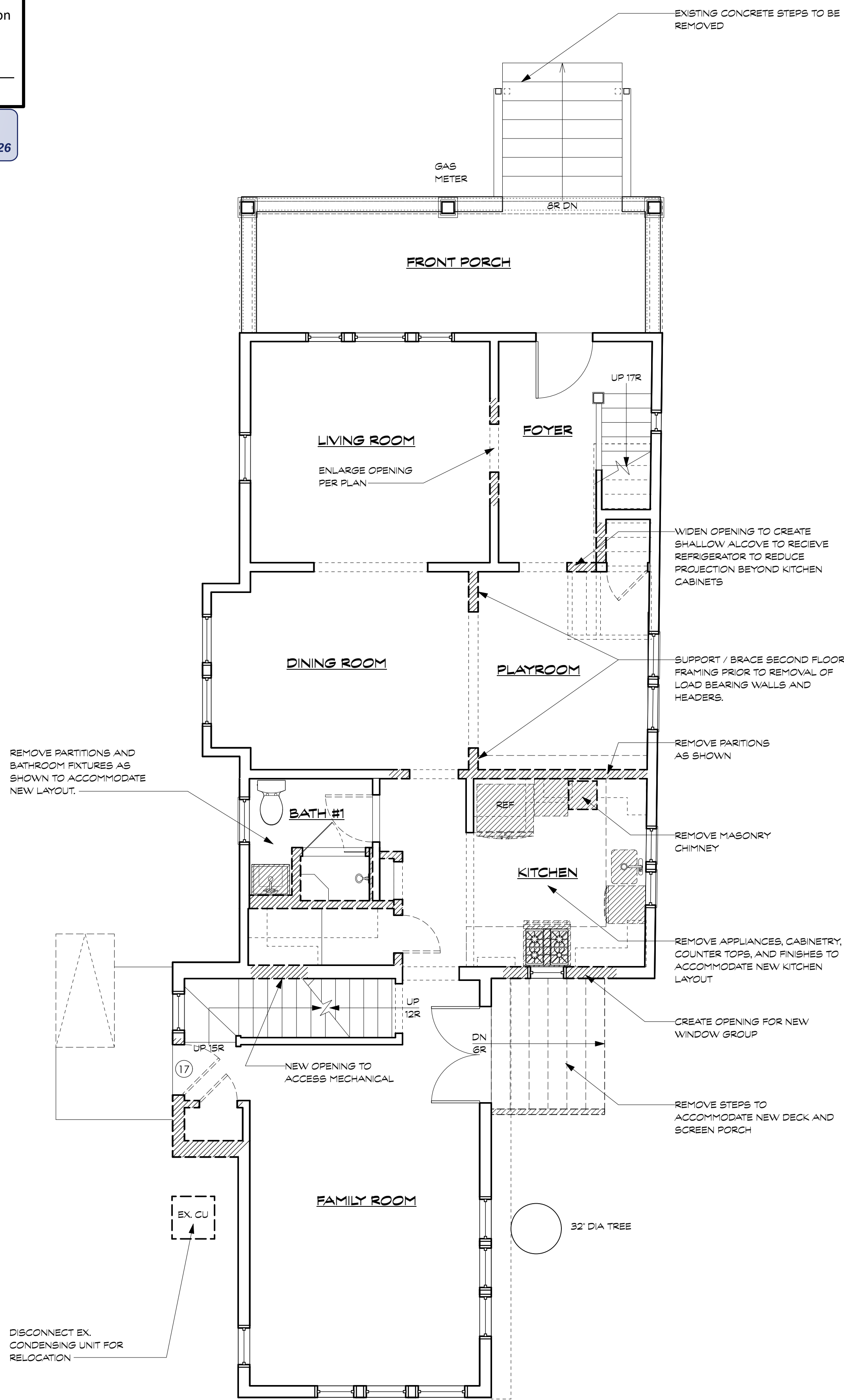
23 JUNE 2026

DEMOLITION &
PROPOSED 1ST FLOOR
PLANS

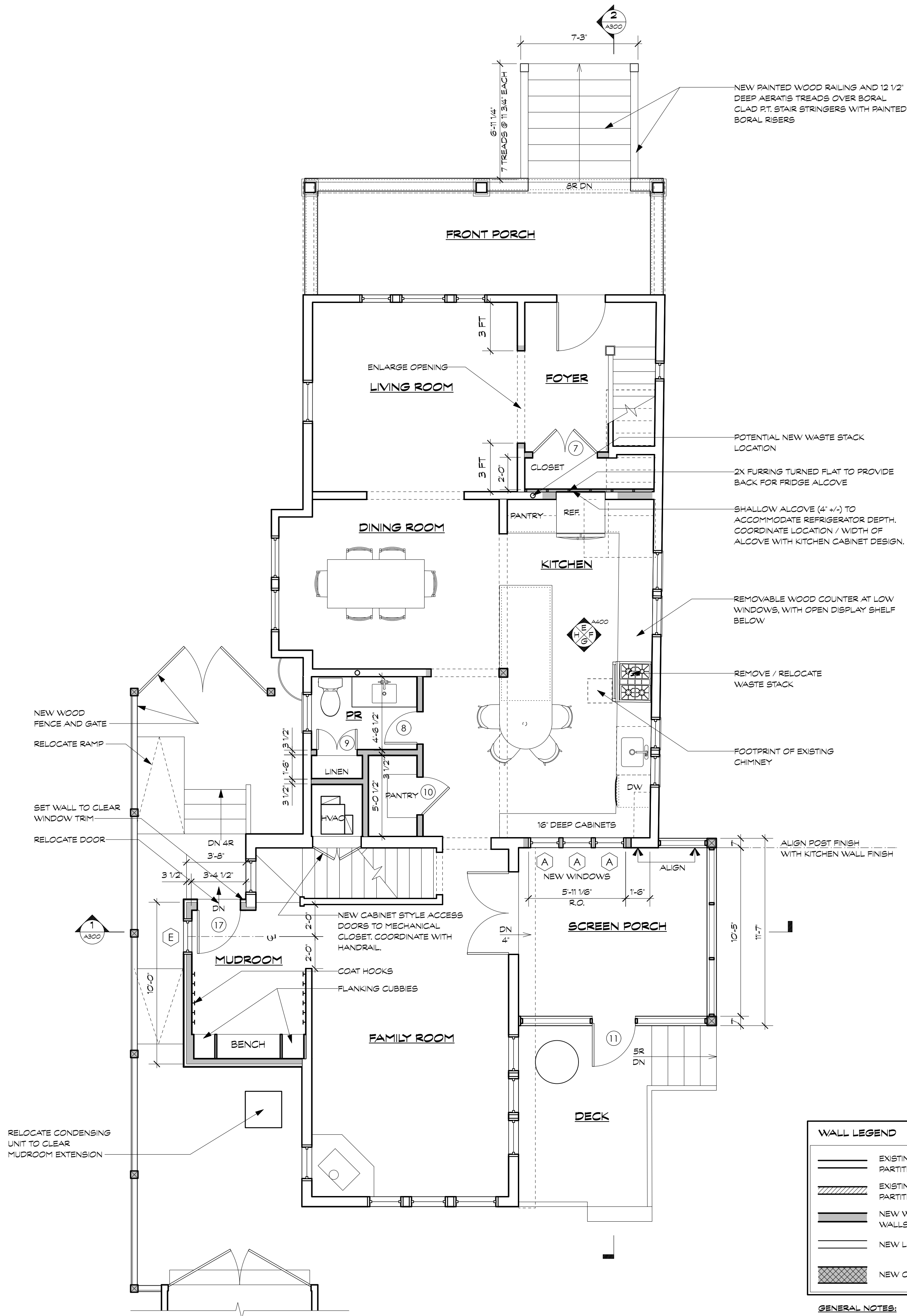
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1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



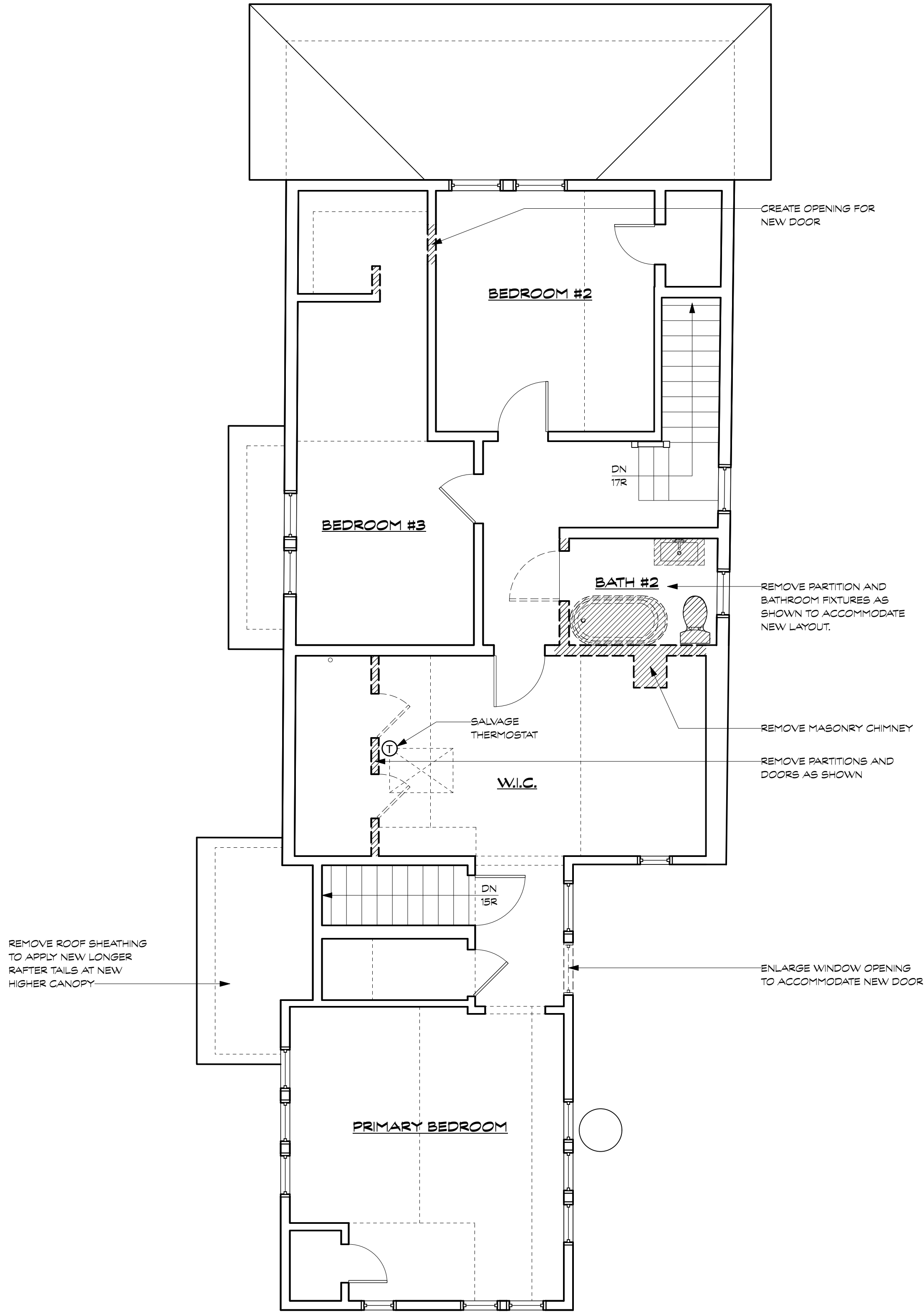
2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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

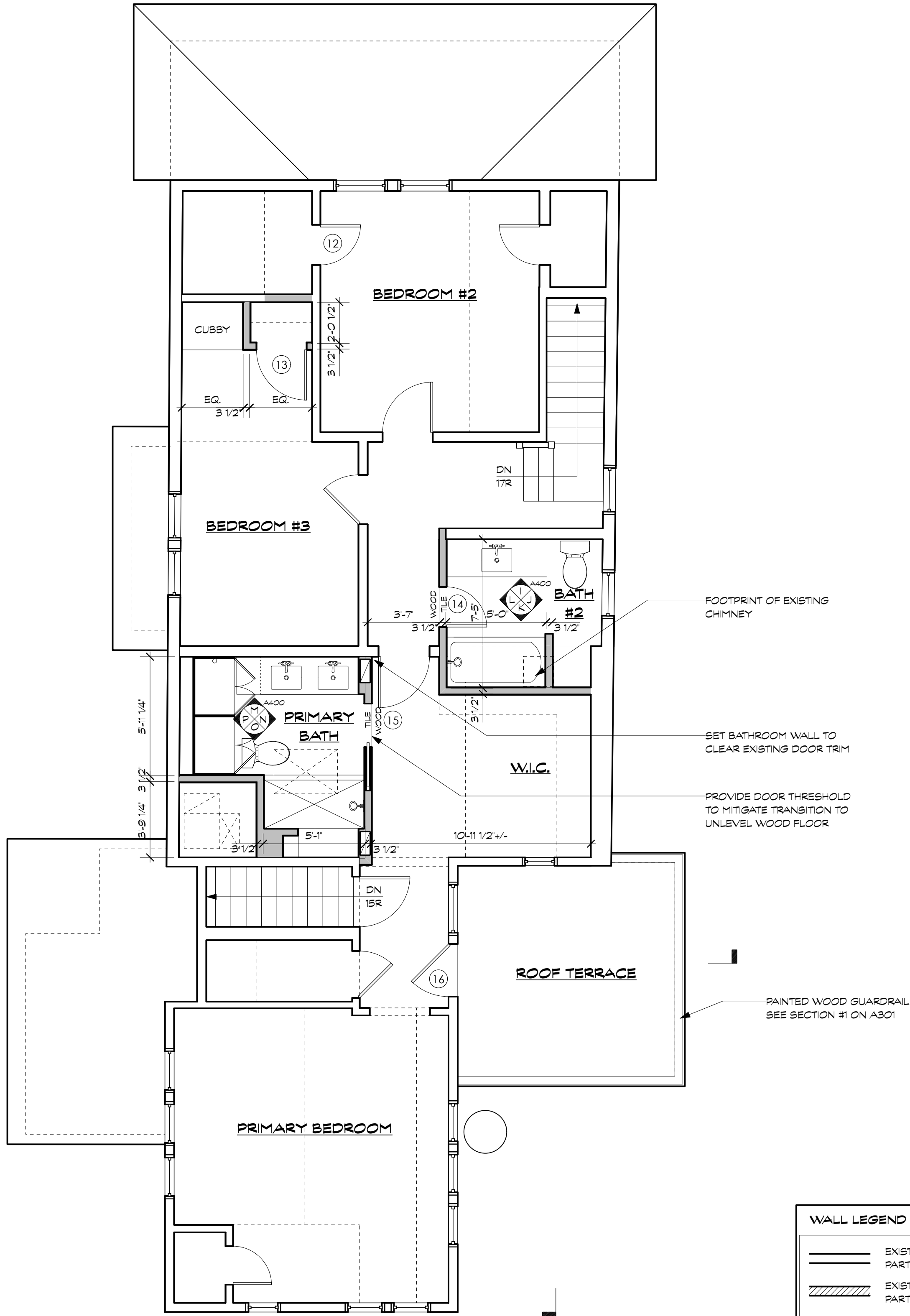
GENERAL NOTES:
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O.)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O.)

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By Dan Bruechert at 5:22 pm, Jun 24, 2026



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



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

WALL LEGEND

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

GENERAL NOTES:

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

BFM

architecture

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

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06/23/2026	PERMIT SET

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RYAN RENOVATION
6704 Westmoreland Ave. Takoma Park, Maryland 20912
Project #2519
23 JUNE 2026
PERMIT SET

DEMOLITION &
PROPOSED 2ND FLOOR
PLANS

A102

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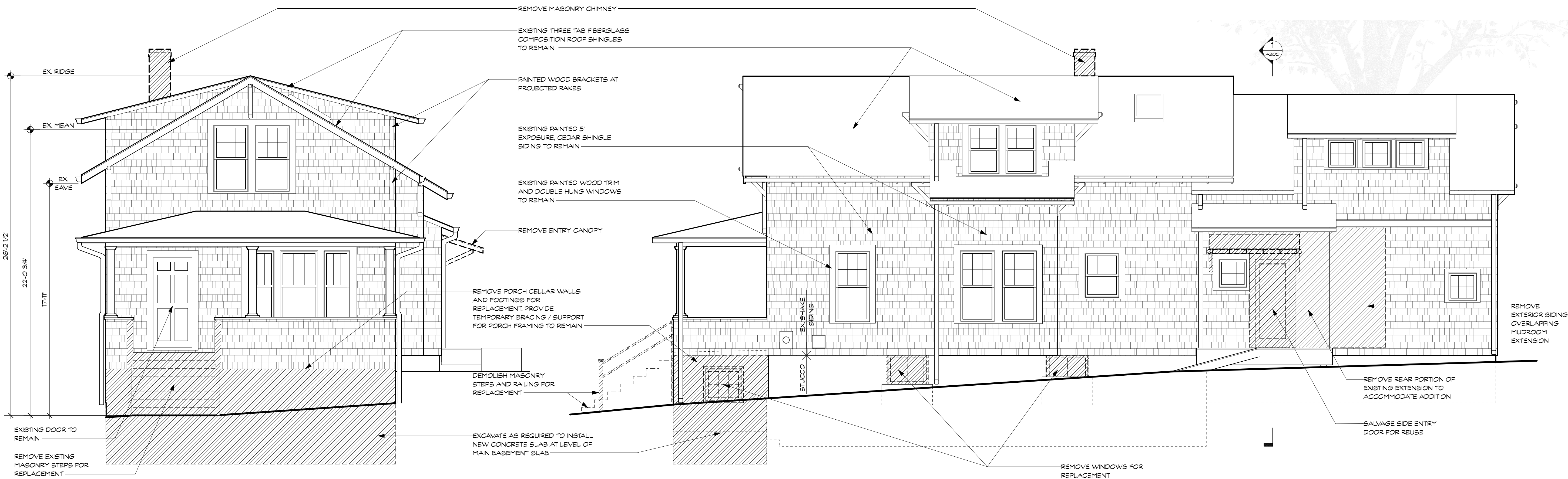
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Project #2519

DEMOLITION &
PROPOSED ELEVATIONS

A200

PERMIT SET

23 JUNE 2026

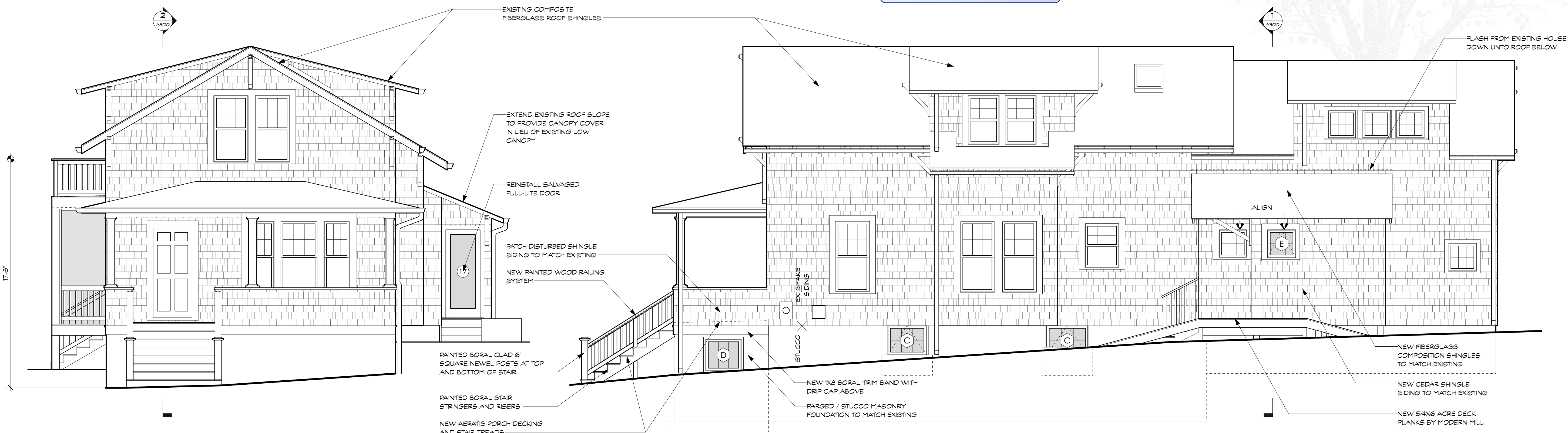


1 DEMOLITION FRONT (NORTHEAST) ELEVATION
Scale: 1/4" = 1'-0"

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

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 5:22 pm, Jun 24, 2026



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

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

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Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 5:22 pm, Jun 24, 2026

RYAN RENOVATION

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

PERMIT SET

23 JUNE 2026

DEMOLITION &
PROPOSED ELEVATIONS

A201



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



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



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



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

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

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

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

TYPICAL OVERHANG / ROOF CONSTRUCTION
FIBERGLASS ROOF SHINGLES OVER UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING OVER INVERTED T&T TONGUE AND GROOVE BEAD BOARD OVER EXPOSED RAFTER TAILS. PROVIDE ICE DAM MEMBRANE EXTENDED MINIMUM 2FT UPSLOPE OF INTERIOR FACE OF EXTERIOR WALL.

5" EXPOSURE, CEDAR SHINGLE SIDING OVER HYDROGAP OVER 1 1/2" INSULATED ZIP SHEATHING OVER ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD

PROVIDE MINIMUM R-48 INSULATION TIGHT TO UNDERSIDE OF ROOF SHEATHING

EXTEND RATED PARTITION UP TO UNDERSIDE OF ROOF SHEATHING. SEAL ALL GAPS & PENETRATIONS WITH FIRE RATING SEALANT.

NEW CLAD WOOD WINDOW. (SEE WINDOW SCHEDULE). ALIGN WITH EXISTING.

UL UB05 ONE HOUR FIRE RATED WALL ASSEMBLY SHALL CONSIST OF 5/8" THICK TYPE X GYPSUM WALLBOARD HORIZONTALLY OR VERTICALLY APPLIED TO 2X4 WOOD STUD FRAMING @ 16" O.C. SECURE G.W.B. WITH 6D CEMENT COATED NAILS 1 7/8" LONG 0.0915 INCH SHANK DIAM AND 15/64" DIAM HEAD SPACED 7" O.C. APPLY ONE LAYER OF G.W.B. TO THE EXTERIOR AND TWO LAYERS OF G.W.B. TO THE INTERIOR (OR ONE LAYER OF G.W.B. OVER RESILIENT METAL CHANNEL). COMPLETELY FILL WALL CAVITIES W/ 3 1/2" THICK GLASS FIBER INSULATION

USE PRESSURE TREATED LUMBER WITHIN 18" OF GROUND / GRADE.

DOOR SCHEDULE

NO.	LOCATION	SIZE	THICKNESS	MATERIAL	DR	FR	TYPE/STYLE	CONFIG	OPER.	PRIVACY	HARDWARE	REMARKS	NO.
1	SLEEP ROOM	2'-6" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PRIVACY			1
2	SLEEP CLOSET	2'-6" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PASSAGE			2
3	BATHROOM #1	2'-6" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PRIVACY			3
4	LAUNDRY / MECH.	2'-6" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PASSAGE			4
5	WOOD SHOP	2'-0" X 8'-6" V.I.F.	1 3/4"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PASSAGE			5
6	NOT USED												6
7	POYER CLOSET	4'-0" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	BAR	SWING	SWING	DUPPLY PULLS & MAGNETIC CATCH			7
8	HALL/BATH	2'-0" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PRIVACY			8
9	HALL/BATH CLOSET	2'-6" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	BAR	SWING	SWING	DUPPLY PULLS & MAGNETIC CATCH			9
10	PANTRY	2'-4" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PASSAGE			10
11	SCREEN PORCH	2'-6" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	DUPPLY PULLS & SPRING CLOSER			11
12	BEDROOM #3 CLOSET	2'-0" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PASSAGE			12
13	BEDROOM #3 CLOSET	2'-6" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PASSAGE		COORDINATE HEIGHT WITH SLOPED CEILING	13
14	BATHROOM #2	2'-0" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PRIVACY			14
15	PRIMARY BATH	2'-2" X 8'-6"	1 3/8"	WD	WD	FIVE-PANEL	SINGLE	SWING	SWING	PRIVACY			15
16	ROOF TERRACE	2'-6" X 6'-1 1/2"	1 3/4"	WD/BL	WD	FULL-LITE	SINGLE	SWING	SWING	LOCKSET		CUSTOM HEIGHT, VERIFY IN FIELD	16
17	MUDROOM	2'-6" X 8'-6"	1 3/4"	WD/BL	WD	FULL-LITE	SINGLE	SWING	SWING	LOCKSET		REINSTALL, SALVAGED SIDE DOOR	17

WINDOW SCHEDULE

MARK	WEATHERSHIELD MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	U-VALUE	SHGC	REMARKS	MARK
A	2036 (822)	DOUBLE HUNG	1'-1 1/2" X 3'-8 1/2"	2'-0" X 3'-6"	Y	N	LOW-E	0.3	0.4		A
B	2446 (829)	CASEMENT	2'-3 1/2" X 4'-7 1/2"	2'-4" X 4'-6"	Y	Y	LOW-E	0.3	0.4	VERIFY SIZE IN FIELD	B
C	3026 (822)	AWNING	2'-1 1/2" X 2'-3 1/2"	3'-0" X 2'-4"	Y	N	LOW-E	0.3	0.4	VERIFY SIZE IN FIELD	C
D	2666	FIXED	2'-7 1/2" X 2'-3 1/2"	2'-8" X 2'-6"	Y	N	LOW-E	0.3	0.4	VERIFY SIZE IN FIELD	D
E	2022 (822)	AWNING	1'-7 1/2" X 3'-1 1/2"	2'-0" X 2'-0"	Y	N	LOW-E	0.3	0.4	VERIFY SIZE IN FIELD	E
F	2440 (822)	DOUBLE HUNG	2'-3 1/2" X 3'-1 1/2"	2'-4" X 4'-0"	Y	N	LOW-E	0.3	0.4	VERIFY SIZE IN FIELD	F

NOTES:
1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE GLASS 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 ONE EMERGENCY EGRESS WINDOW CONFORMING W/ CODE IN EACH SLEEPING AREA & BEDROOM.
THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
THE MINIMUM NET CLEAR HEIGHT SHALL BE 20 INCHES.
5. SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION.
THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.

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Project #2519

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23 JUNE 2026

WALL SECTIONS

A301

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 5:22 pm, Jun 24, 2026

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

PROVIDE INSULATED BULKHEAD TO ENCLOSE ALL DUCTWORK INSTALLED BELOW INSULATED FLOOR FRAMING OVER UNCONDITIONED SPACE. DUCTWORK SHALL BE ENCASED IN MIN R30 INSULATION PROTECTED BY P.T. SHEATHING OVER P.T. 2X WOOD FRAMING / BLOCKING. THIS DETAIL ASSUMES THREE LAYERS OF 1 1/2 INCH THICK RIGID INSULATION.

CONCRETE PIER FOOTING, SEE STRUCTURAL DRAWINGS.

INSTALL INSECT SCREEN UNDER GAPPED 5/4X6 ACRE FLOOR PLANKS. GAP MATERIAL PER MANUFACTURER'S RECOMMENDATIONS

1X BORAL HORIZONTAL TRIM BAND

5/4X4 BORAL SCREEN SUPPORT

PAINTED WOOD BOTTOM RAIL

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

1/4 INCH DEEP DADO JOINT / GROOVE TO RECEIVE TOP OF BALUSTERS

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

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

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

PROVIDE DECK PLANK PARALLEL TO DECK EDGES AS NECESSARY TO CONCEAL PLANK ENDS

BORAL 1X UNDER OVERHANGING LIP OF ROOF DECK

ROOF MEMBRANE, LAY SACRIFICIAL STRIPS OF MEMBRANE UNDER SLEEPERS

CREATE SLOPED ROOF PLANE WITH 2X6 JOISTS SISTERED TO LEVEL 2X10 JOISTS @ 16' O.C. SET TO TUCK UNDER SECOND FLOOR CANTILEVER

5/4X6 ACRE DECK PLANK FLOOR OVER P.T. 2X SLEEPERS @ 16' O.C. RIPPED TO SLOPE OF ROOF PLANE BELOW

PLACE MIRADRAIN FILTER FABRIC FILTER SIDE TIGHT TO THE FOUNDATION WALL

2" DIAMETER WEEP HOLES

P.T. 2X4 SILL PLATE SET ON NEW CONCRETE CURB, SEE STRUCTURAL DRAWINGS.

2X4 @ 16" FURRING GAPPED 1/2" OFF EXISTING MASONRY FOUNDATION WALL. PROVIDE MIN R-13 CAVITY INSULATION

EXISTING 6" THICK TERRACOTTA TILE FOUNDATION WALL

PROVIDE FLASHING PER MONTGOMERY COUNTY DECK DETAILS

5/4X BORAL SUB SILL SLOPED TO DRAIN

PEEL AND STICK MEMBRANE SILL PAN AT ALL NEW WINDOW OPENINGS. PROVIDE MINIMUM 1/4" HIGH BLOCK / DAM TOWARD INTERIOR TO DIVERT DRAINAGE OUTWARD.

ALIGN WITH EXISTING KITCHEN WINDOW

FLASH ROOFING UP BEHIND SIDING

ALIGN

4" STEP DOWN

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

EXISTING CONSTRUCTION IS SHADED GRAY

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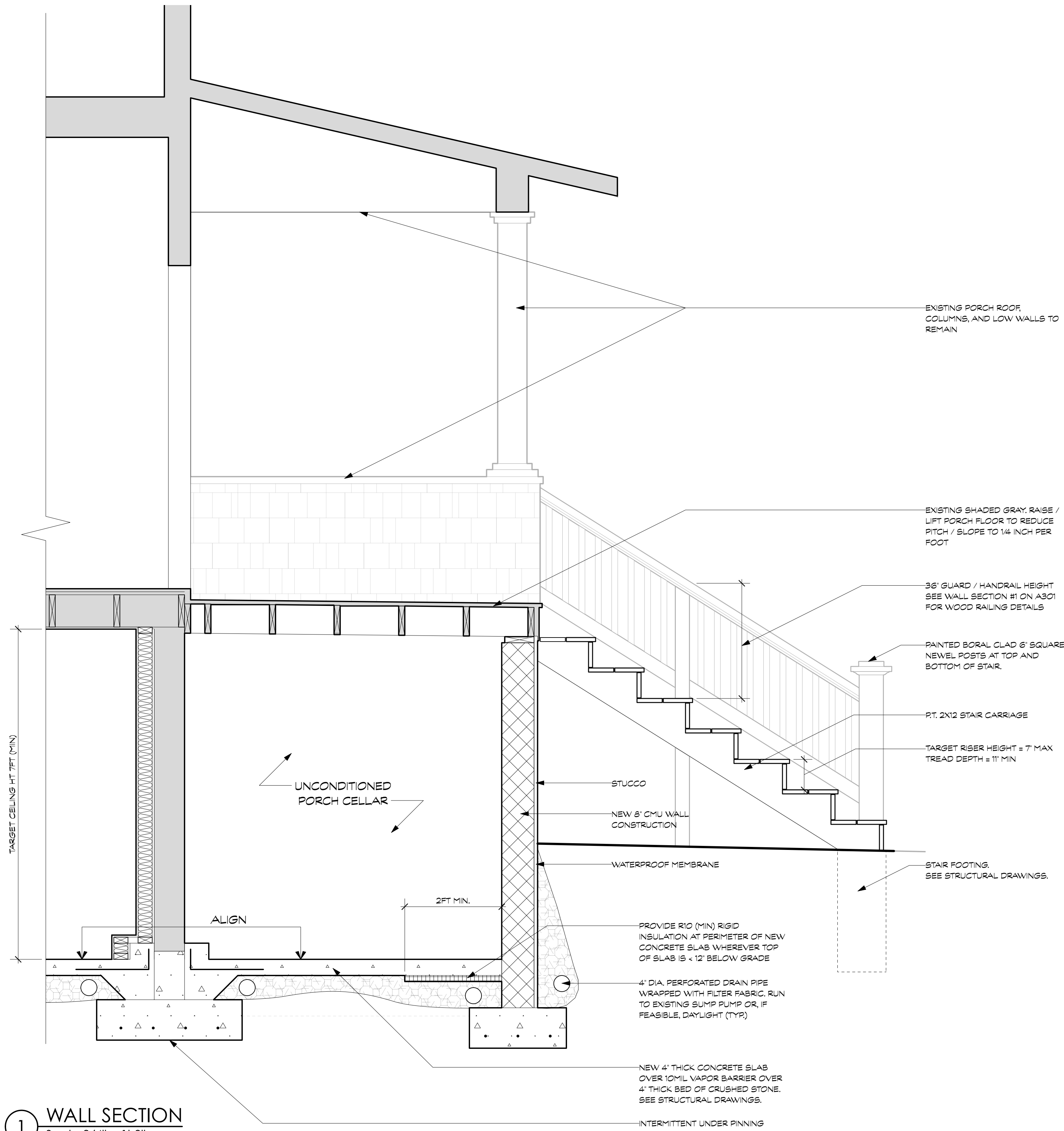
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REVIEWED
By Dan Bruechert at 5:22 pm, Jun 24, 2026

SPECIFICATIONS (CONTINUED FROM SP100)

- Oval duct shall be used only as necessitated by framing depths.
 - Building cavities shall not be used as ducts or plenums.
- 15.2.6 Thermostats
Owner to provide, Contractor to install 7 day fully-programmable WiFi enabled thermostats. Provide separate controls for each system. Contractor shall review all control locations prior to installation.
- 15.3 Exhaust Fans
All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min R5.
- 15.3.3 Bath Exhaust
Contractor shall provide and install wall and ceiling mounted exhaust fans and vents per Division 16, and exterior louver in bathroom(s) per plans. Contractor shall be responsible for ducting through exterior wall and wiring as required. Provide Lutron Maestro timer switch per Division 16: Electrical.
- 15.3.4 Kitchen Exhaust
Install new kitchen exhaust and duct to exterior in accordance with manufacturers recommendations. Provide weatherized / dampered termination. Make-up air shall be provided for hoods ≥ 400 CFM. Provide 6 inch diameter outside air duct connected to return of HVAC unit closest to kitchen. Intake shall have a 6 inch wall cap with screen (no flap) with 6 inch automated damper initiated upon operation of the hood exhaust fan at any RPM. Provide low voltage 18/5 control wire interlock from damper to hood. Use induction/current sensing relay or pressure switch on hood monitor.
- 15.3.5 Dryer Vent
Duct dryer vent to exterior with rigid flue.
- 15.4 Attic Ventilation
See Division 10.
- 15.5 In-Floor Heating
Provide radiant heat in floor below primary bathroom with electric resistance heating element. Provide separate electronic thermostat that will not limit operation element with respect to Owner established set points. Provide



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

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WALL SECTIONS
A302

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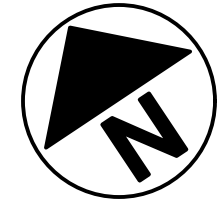
Project #2519

PERMIT SET

23 JUNE 2026

INTERIOR ELEVATIONS

A400



NOTE:

- ° PLAN DIMENSIONS ARE TO FRAMING.
- ° INTERIOR ELEVATION DIMENSIONS
- ° ARE TO FINISHES / DRYWALL

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Historic Preservation Commission

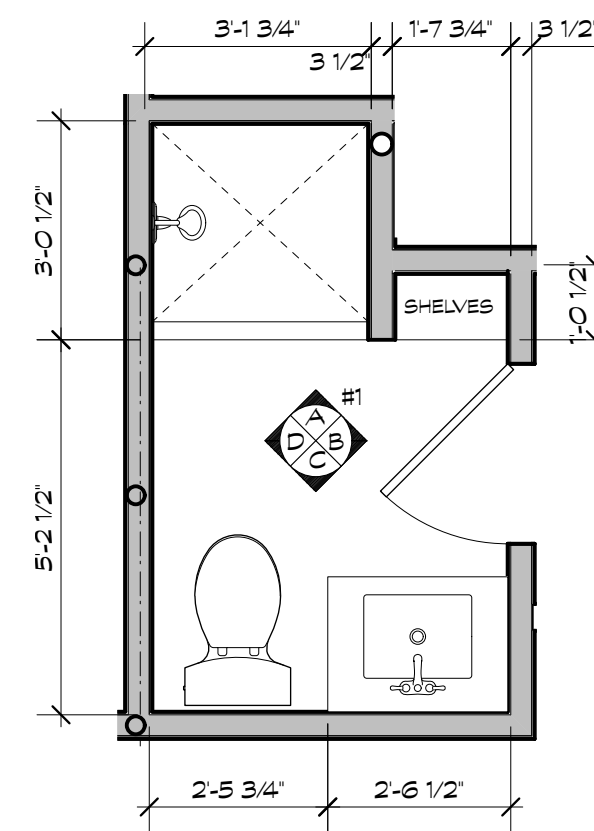
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REVIEWED

By Dan Bruechert at 5:23 pm, Jun 24, 2026

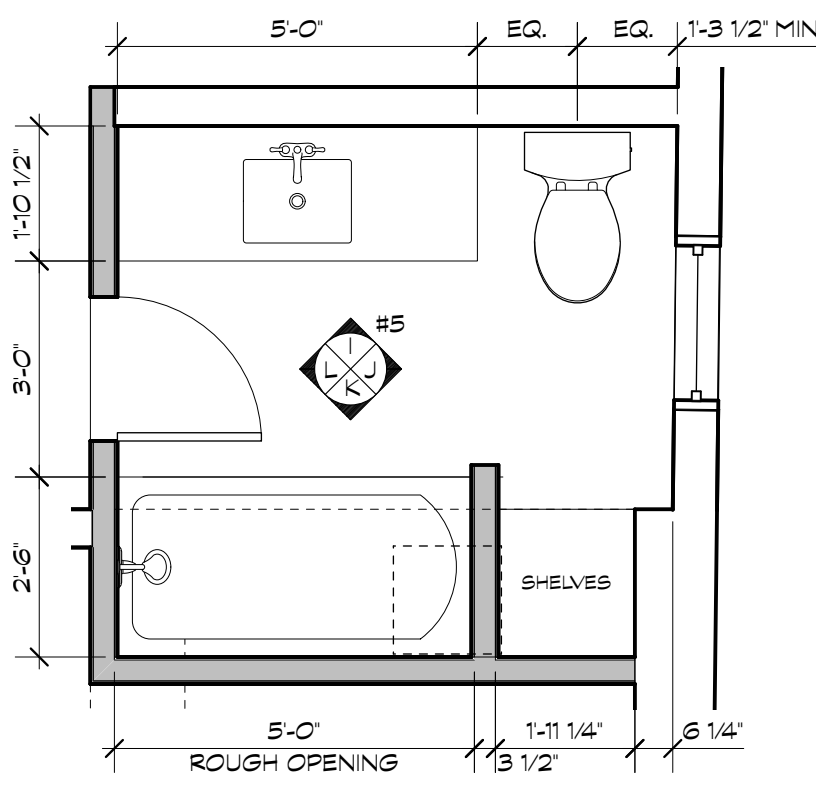
2 ENLARGED CELLAR BATH PLAN

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



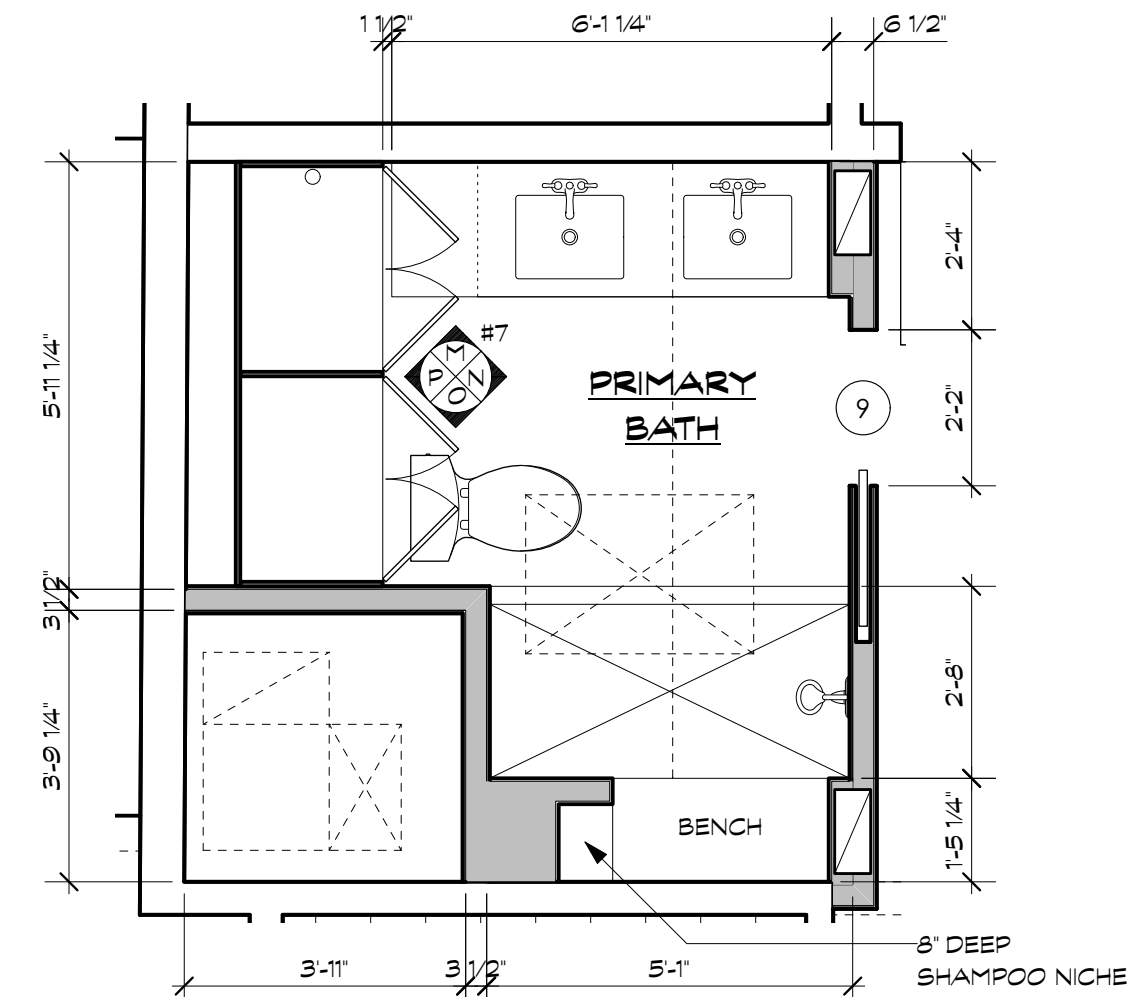
6 ENLARGED BATH #2 PLAN

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



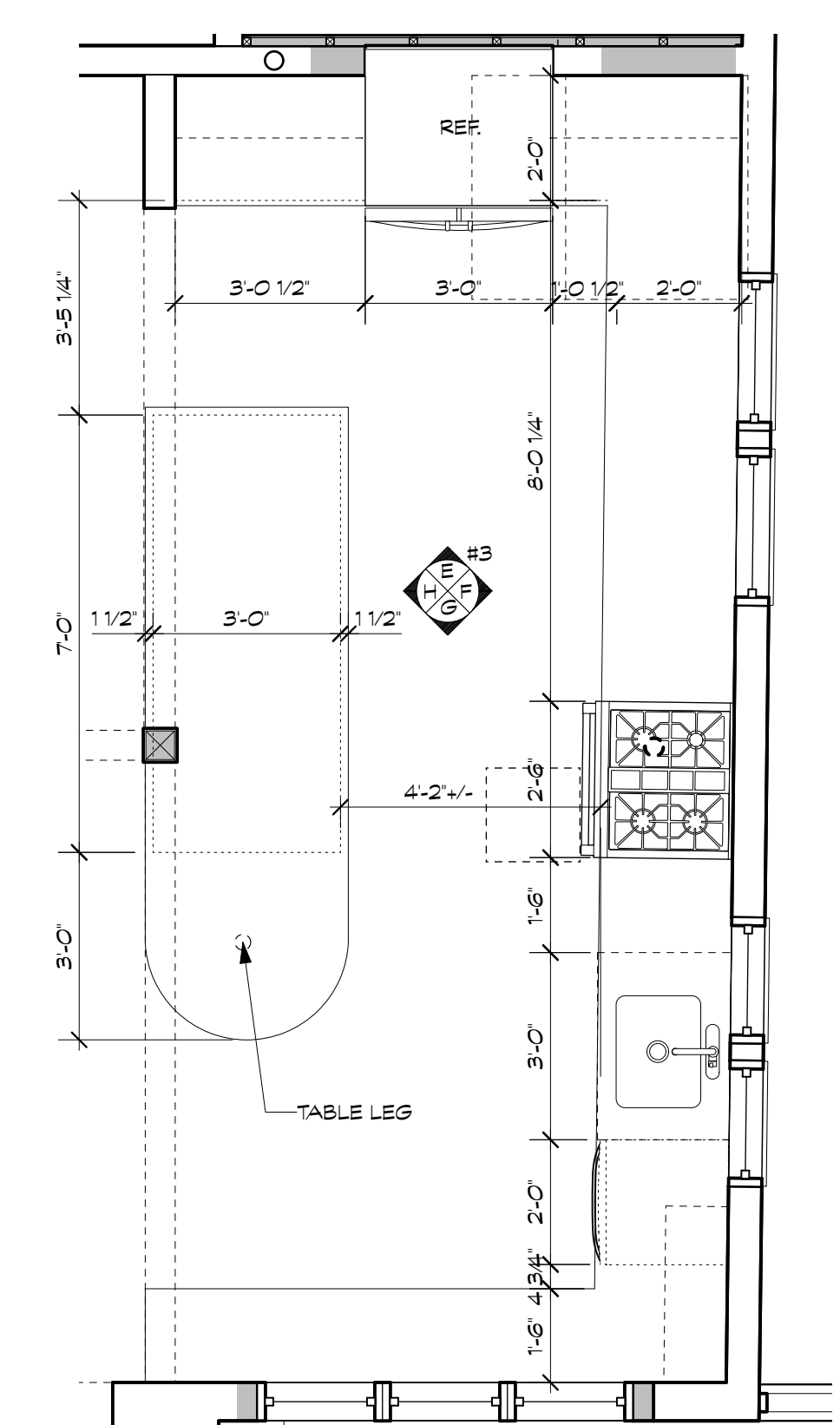
8 PROPOSED SECOND FLOOR PLAN

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



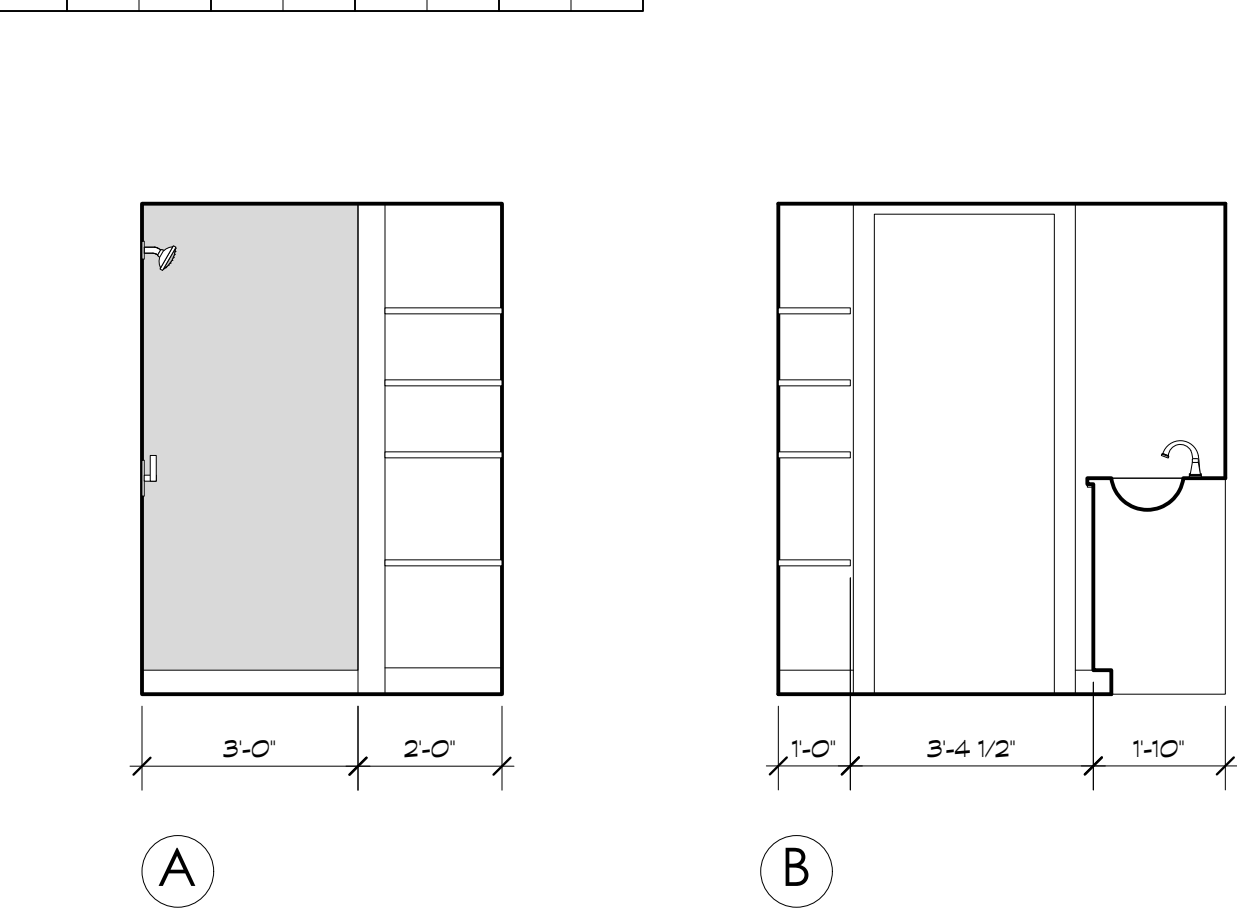
4 PROPOSED SECOND FLOOR PLAN

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



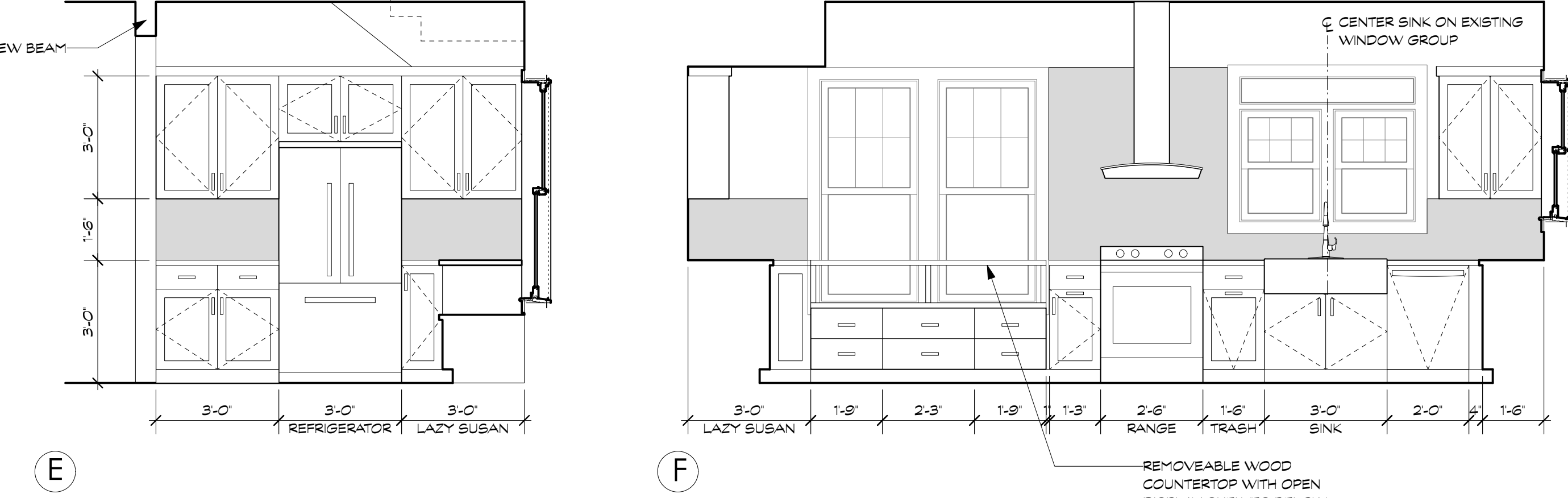
1 CELLAR BATH ELEVATIONS

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



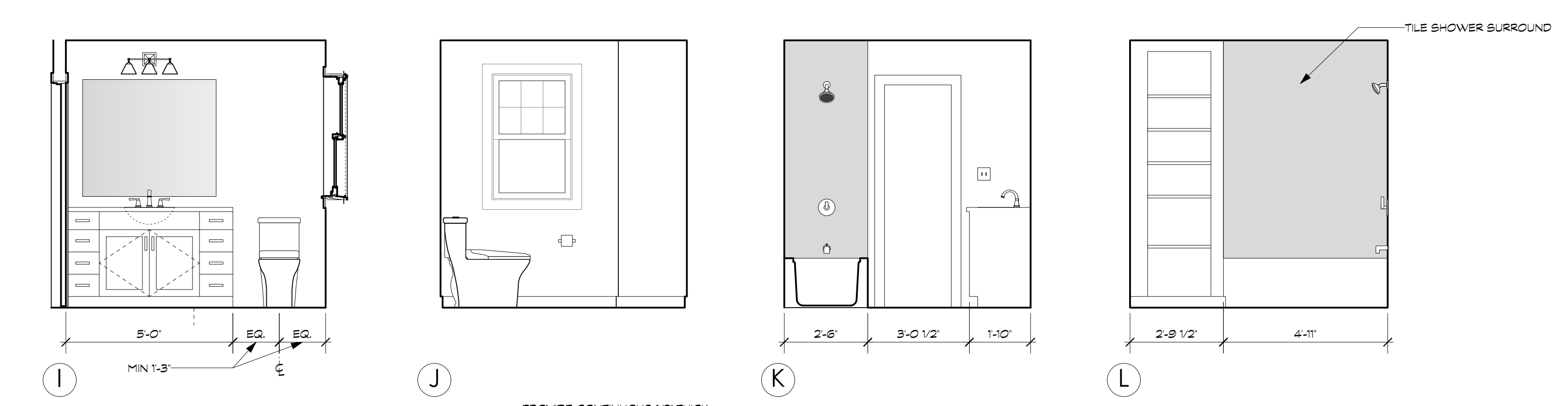
3 KITCHEN ELEVATIONS

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



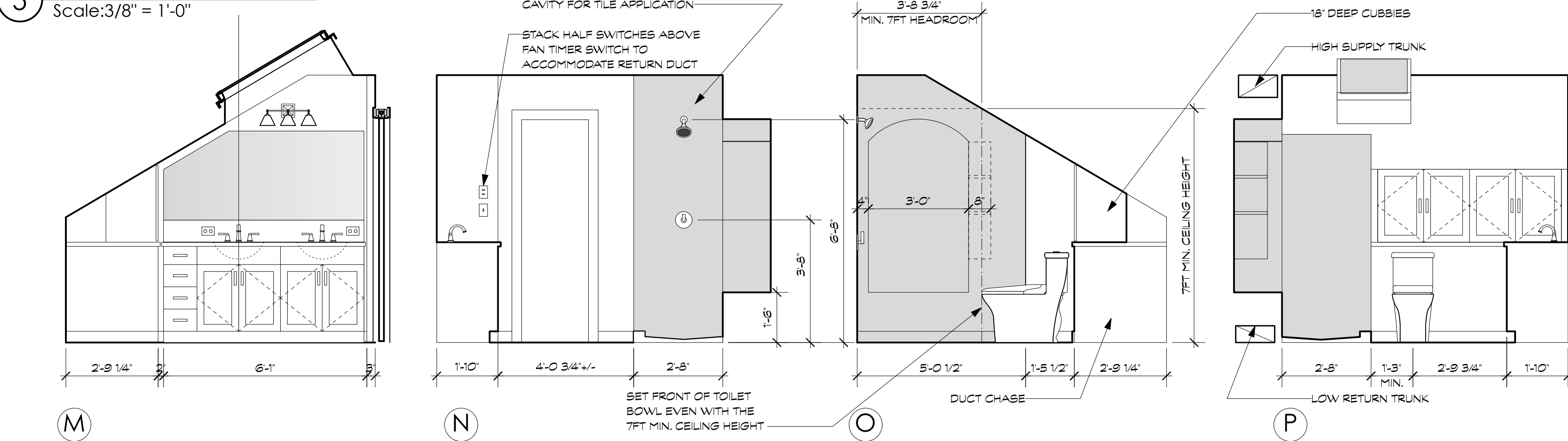
5 BATH #2 ELEVATIONS

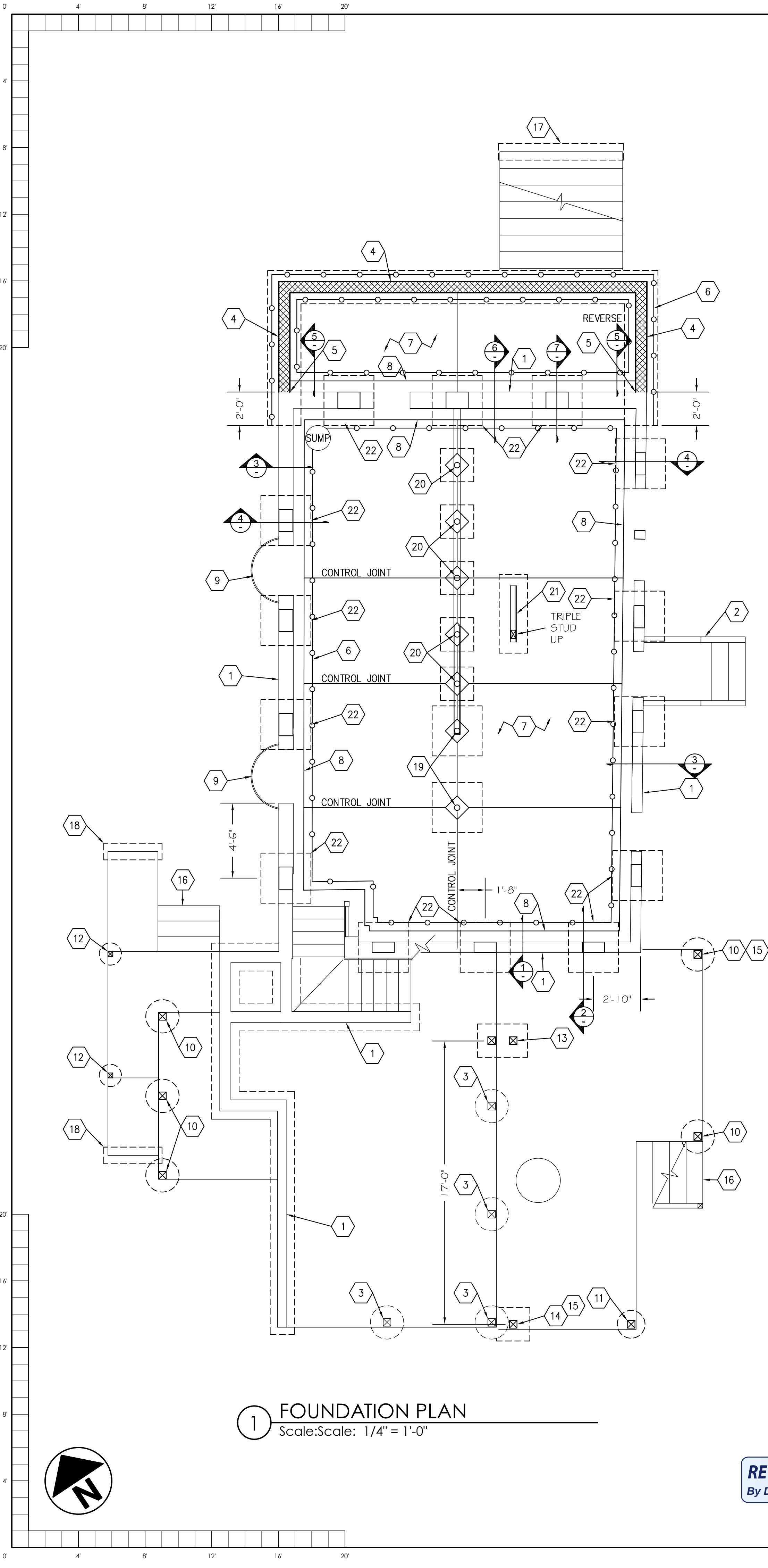
Scale: 3/8" = 1'-0"



7 PRIMARY BATH ELEVATIONS

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





- 1
- EXISTING FOUNDATION WALL AND WHEN APPLICABLE FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY $\frac{3}{8}$ " OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- 2
- EXISTING AREAWAY STAIRS, WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BE LEANING OVER BY $\frac{3}{8}$ " OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- 3
- EXISTING POST AND FOOTING.
- 4
- 8" CMU WALL PLACED ON A 24X10 FOOTING WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 16" O.C. FILL ALL CELLS SOLID IN THE WALL. PROVIDE #4 BAR DOWELS BETWEEN THE WALL AND THE FOOTING AT 48" O.C.
- 5
- PLACE THE NEW FOOTING BELOW THE EXISTING WALL PER THE STRUCTURAL DETAIL. ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.
- 6
- 4"Ø PERFORATED DRAIN WRAPPED WITH FILTER FABRIC. PLACE THE EXTERIOR DRAIN IN GRAVEL COVERED WITH FILTER FABRIC.
- 7
- 4" CONCRETE SLAB ON A 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL PLACED ON STABLE SOIL. REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS BELOW THE SLAB.
- 8
- CONCRETE CURB PER THE STRUCTURAL DETAIL.
- 9
- METAL WINDOW WELL BY THE MANUFACTURER. SEE THE ARCHITECTURAL DRAWINGS FOR THE PREPARATION OF THE SOIL IN THE WINDOW WELL.
- 10
- PT6X6 POST UP ON A 24"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- 11
- 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.
- 12
- PT4X4 POST UP ON A 16"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
- 13
- TWO PT6X6 POSTS UP ON A 36"X24"X30" DEEP FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- 14
- PT6X6 POST UP ON A 24"X24"X30" DEEP FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- 15
- THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE ADJACENT WALL OR POST FOOTING. WHEN APPLICABLE, POUR THE NEW FOOTING ON TOP OF AND NEXT TO THE EXISTING FOOTING.
- 16
- PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- 17
- PLACE THE STAIRS ON A 12" WIDE X 30" DEEP FOOTING.
- 18
- PLACE A 12" WIDE X 30" DEEP FOOTING BELOW THE RELOCATED RAMP OR NEW RAMP. FIELD DETERMINE THE CONNECTION BETWEEN THE RAMP AND THE FOOTING.
- 19
- 3"Ø SCHEDULE 40 LALLY COLUMN UP ON A 36"X36"X10" FOOTING. REINFORCE THE FOOTING WITH (4)#4 BARS IN EACH DIRECTION.
- 20
- 3"Ø SCHEDULE 40 LALLY COLUMN UP ON A 24"X24"X10" FOOTING. REINFORCE THE FOOTING WITH (3)#4 BARS IN EACH DIRECTION.
- 21
- 20" WIDE X 16" DEEP CONCRETE FOOTING FOR THE INTERIOR WALL. REINFORCE THE FOOTING WITH (2)#4 BARS. POUR THE FOOTING WITH THE NEW SLAB ON GRADE. PLACE A PT2X4 SILL PLATE ON THE SLAB. ATTACH THE SILL PLATE TO THE SLAB WITH (2) $\frac{3}{4}$ "Ø KWIK BOLT 3'S WITH 7" EMBEDMENT.
- 22
- NEW 36"X36"X10" FOOTING PLACED BELOW THE EXISTING WALL. REINFORCE THE FOOTING WITH (4)#4 BARS IN EACH DIRECTION.

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 5:23 pm, Jun 24, 2026

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 $\frac{3}{4}$ "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.
- TYPICAL EXPANSION BOLTS SHALL BE HILTI KWIK BOLT 3'S.
7.
- TYPICAL SLEEVE ANCHORS SHALL BE HILTI HLC ANCHORS.
8.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
9.
- ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
10.
- ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
11.
- ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
12.
- ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%± AIR ENTRAINMENT.
13.
- 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.
14.
- 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.
15.
- 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.
16.
- 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.
17.
- TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
18.
- TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
19.
- TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
20.
- TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
21.
- 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.
22.
- TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
23.
- TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
24.
- LALLY COLUMNS SHALL BE BY THE TIGER BRAND JACK POST COMPANY (ESR 1766)
25.
- SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
26.
- 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.
27.
- 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.

NOTE:
WOOD FLOOR FRAMING NOT
SHOWN FOR CLARITY.

WOOD BEAM

ATTACH THE LALLY COLUMN
TO THE WOOD BEAM WITH
 $\frac{1}{2}$ "Ø LAG SCREWS

STEEL LALLY COLUMN
SEE PLAN

Typical Wood Beam to
to Lally Column Detail

Scale: $\frac{3}{4}$ " = 1'-0"

LALLY COLUMN, SEE PLAN.
BOLT THE BOTTOM
PLATE TO THE FOOTING WITH
 $\frac{1}{2}$ "Ø EXPANSION BOLTS WITH
3" EMBEDMENT.

SLAB ON GRADE. PATCH THE SLAB
AT THE NEW COLUMN FOOTING

FOOTING PER
THE FOUNDATION PLAN

Typical Lally Column to Footing Detail

Scale: $\frac{3}{4}$ " = 1'-0"

WOOD POST

SIMPSON
ABA CONNECTOR

FOOTING SEE PLAN

Typical Post to Footing Detail

Scale: $\frac{3}{4}$ " = 1'-0"

RAMP JOIST PER THE
FRAMING PLAN

SIMPSON L50 EACH SIDE
OF EACH JOIST

PT2X6 TOE KICK WITH $\frac{1}{2}$ "Ø SIMPSON
TITEN SCREWS AT 12" O.C.
NOTCH THE RAMP JOISTS AROUND
THE TOE KICK.

FOOTING PER THE FRAMING PLAN

Typical Ramp Joist to Footing Detail

Scale: NTS

PT2X STRINGERS PER THE FRAMING PLAN.

SIMPSON L50 EACH SIDE
OF EACH STRINGER

PT2X6 TOE KICK WITH $\frac{1}{2}$ "Ø SIMPSON
TITEN SCREWS AT 12" O.C.

FOOTING PER THE FRAMING PLAN

Typical Stringer to Footing Detail

Scale: NTS

INTERIOR BEARING WALL

SILL PLATE AND
KWIK BOLTS PER
THE FOUNDATION PLAN

NEW SLAB ON GRADE

TWO #4 BARS

FOOTING PER THE
FOUNDATION PLAN

Typical Interior Wall Footing Detail

Scale: $\frac{3}{4}$ " = 1'-0"

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RYAN RENOVATION

6704 Westmoreland Ave. Takoma Park, Maryland 20912

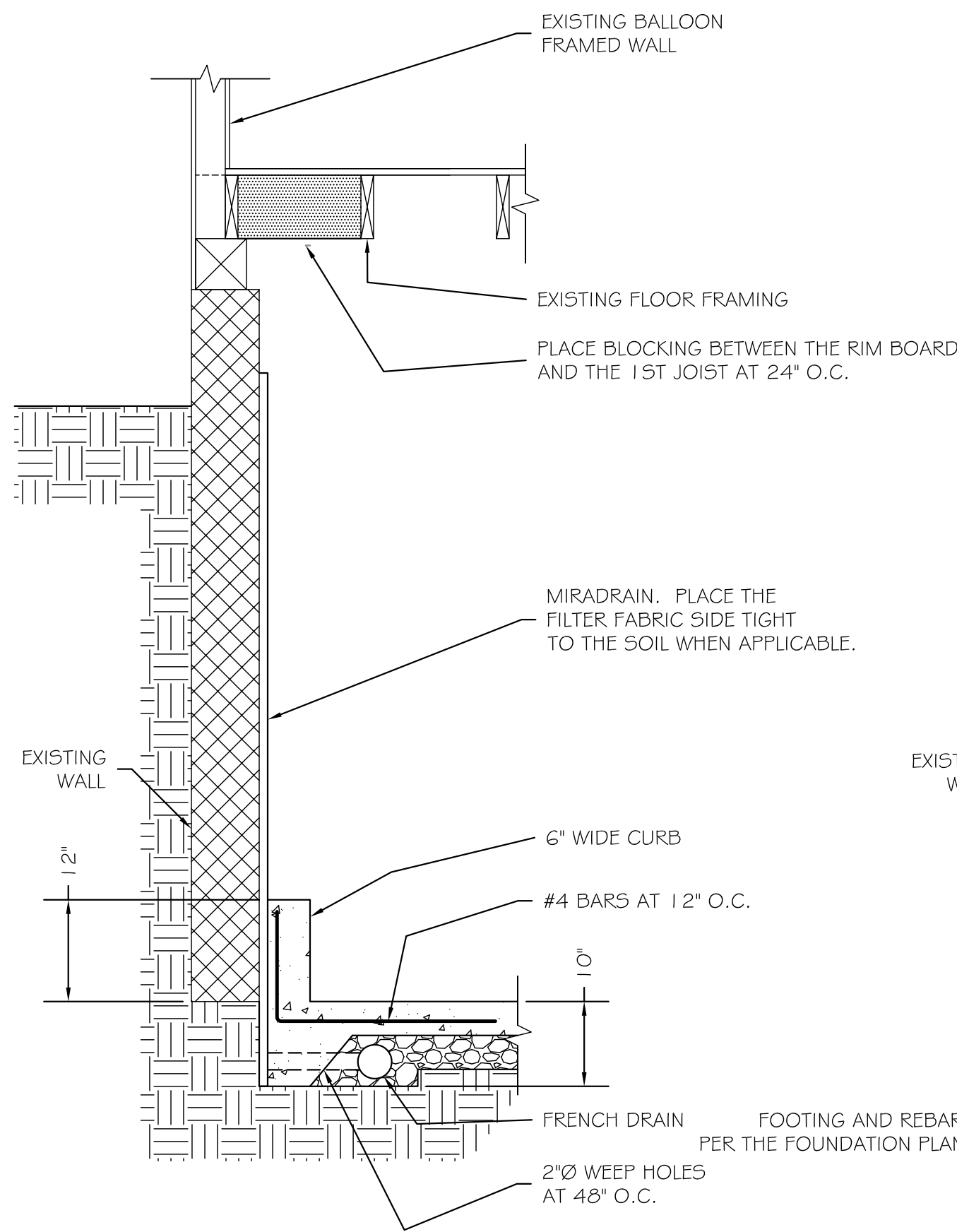
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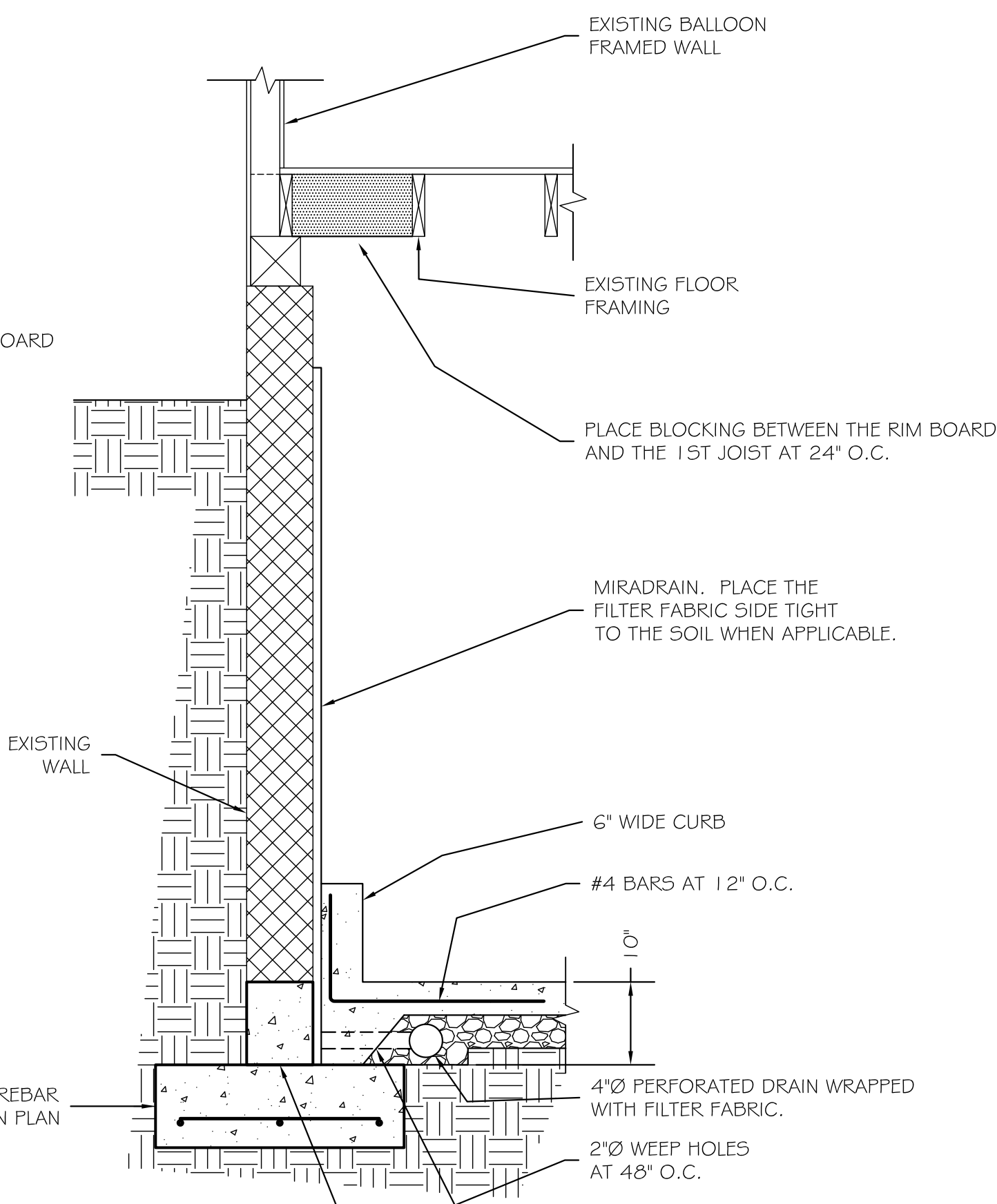
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FOUNDATION FRAMING
PLAN

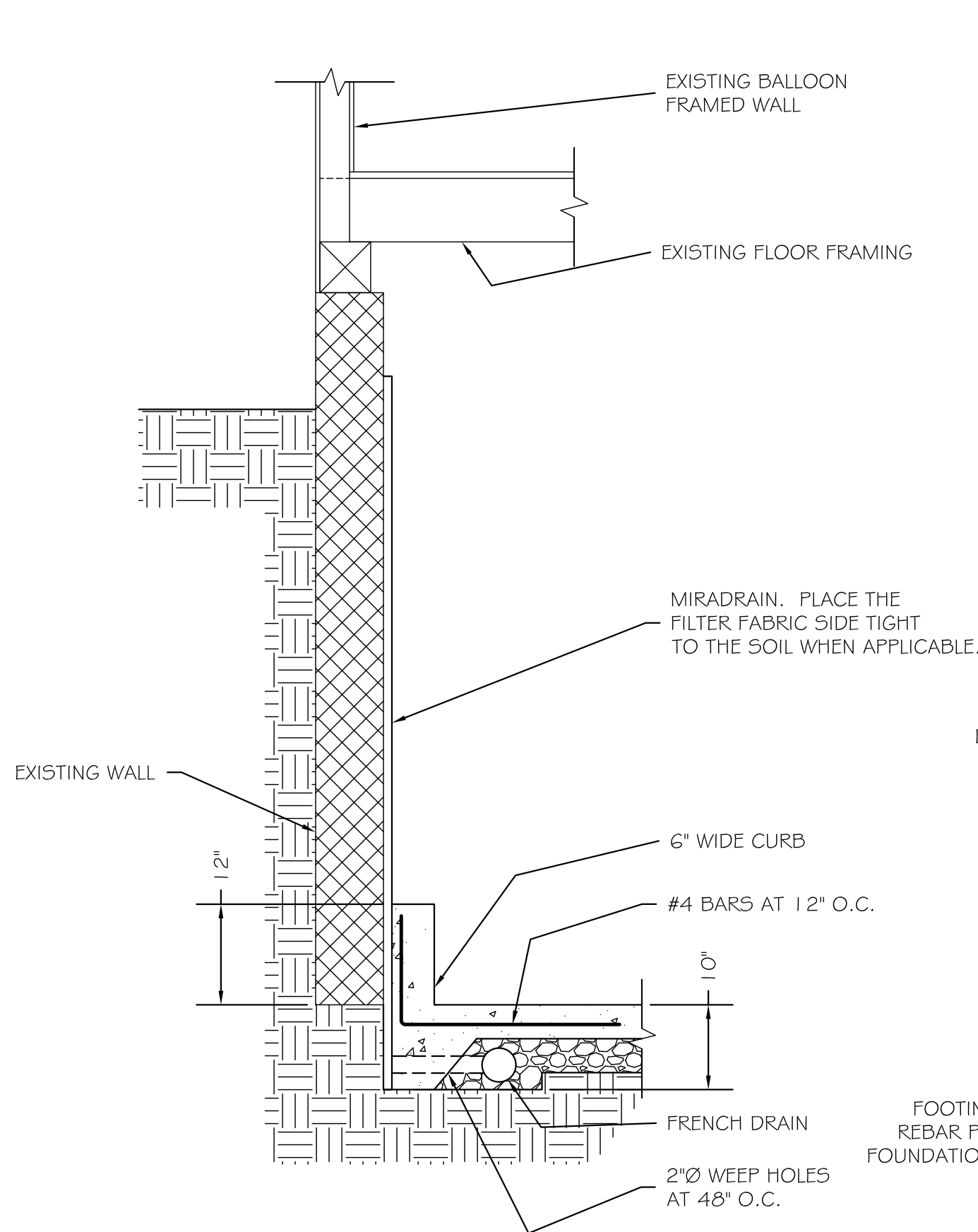
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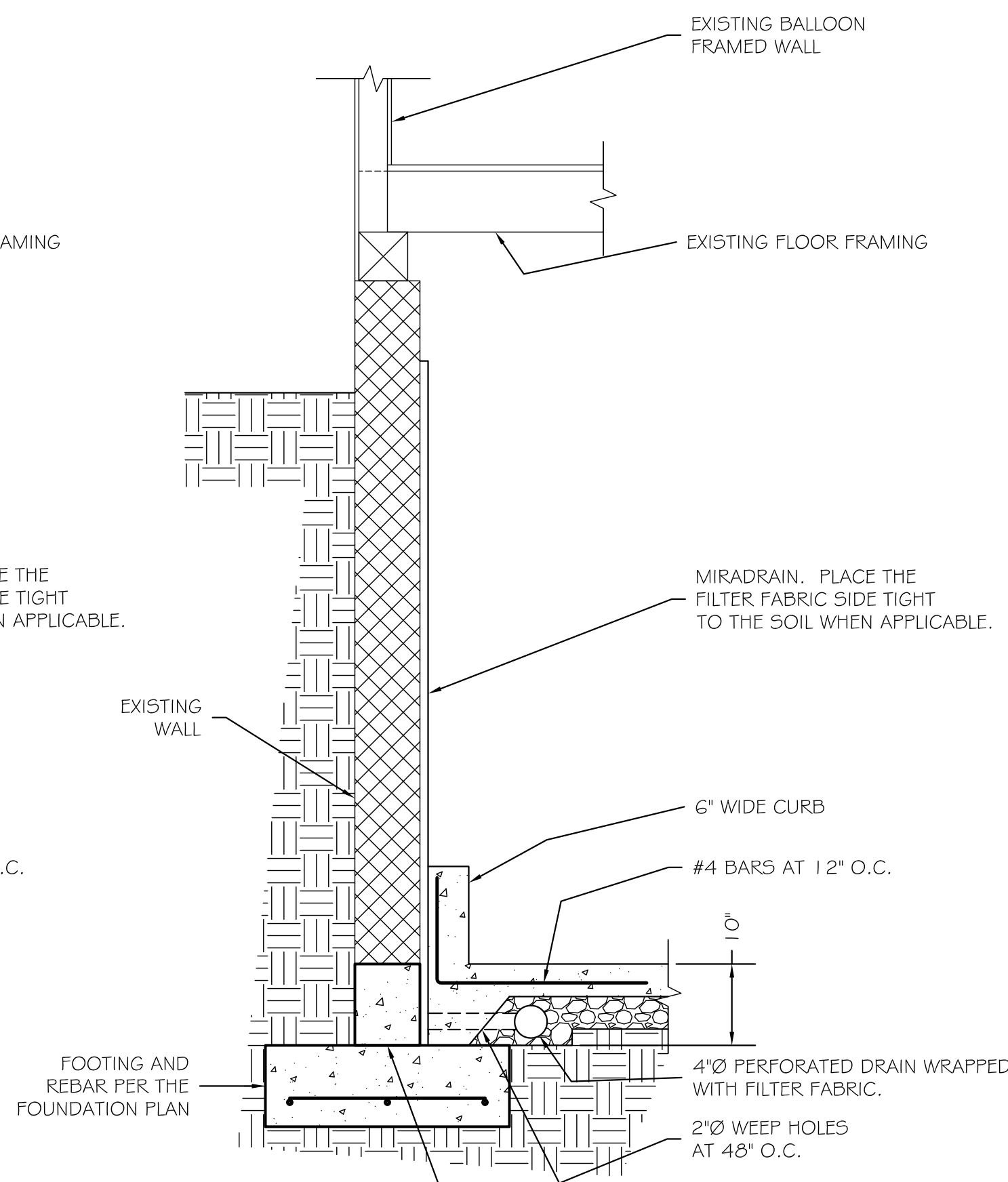
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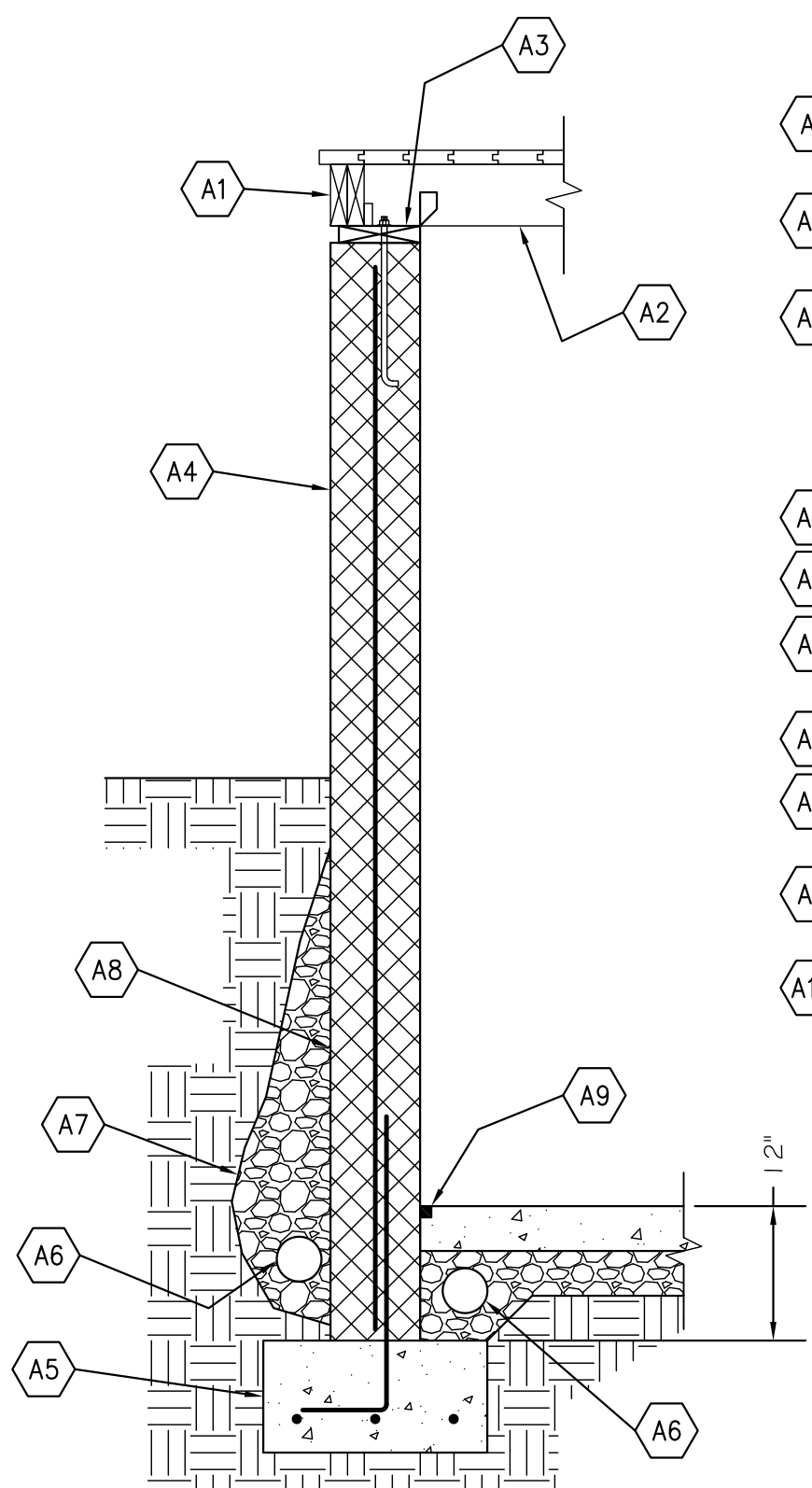
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SECTION 3
SCALE: $\frac{3}{4}" = 1'-0"$

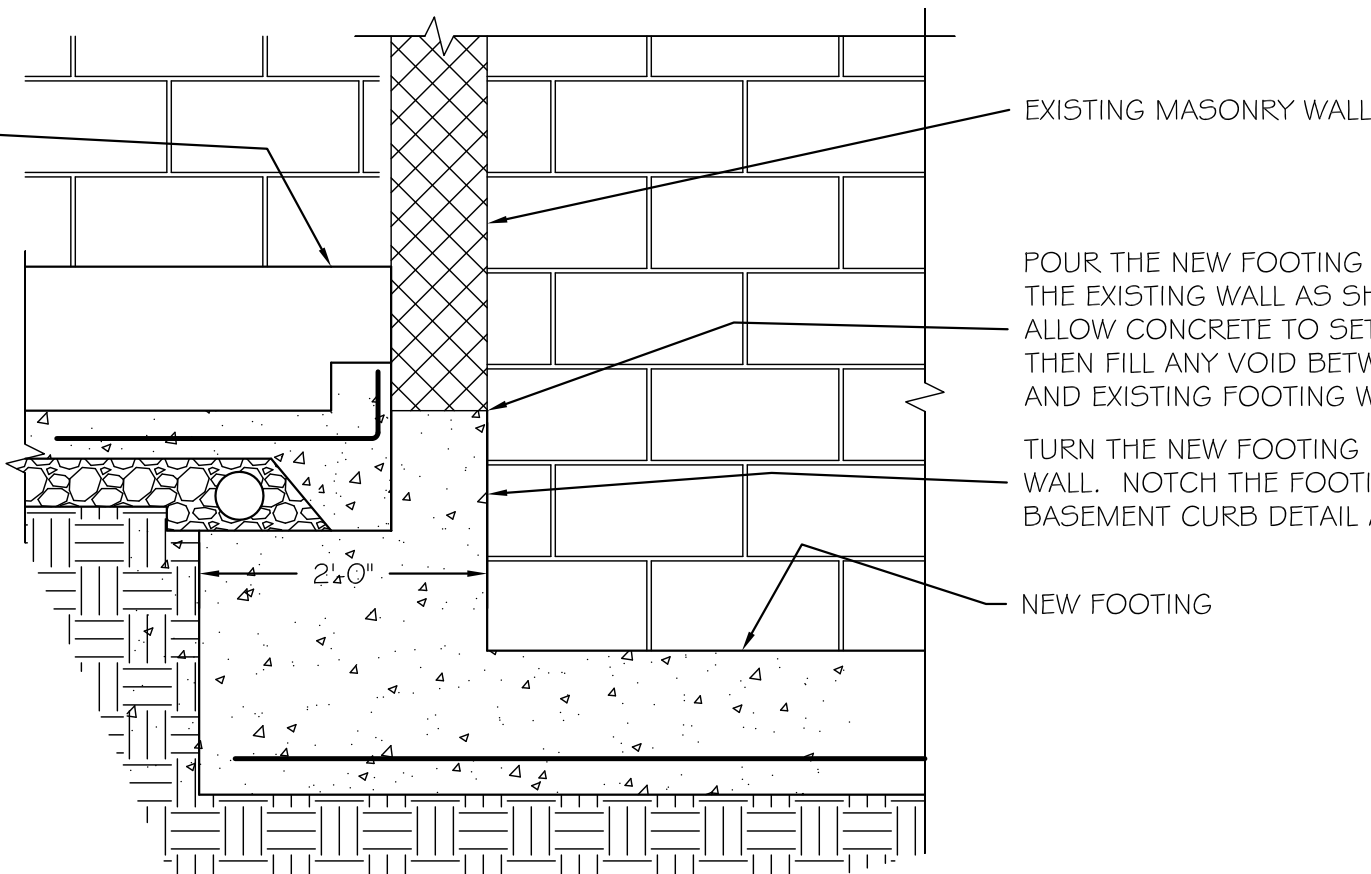
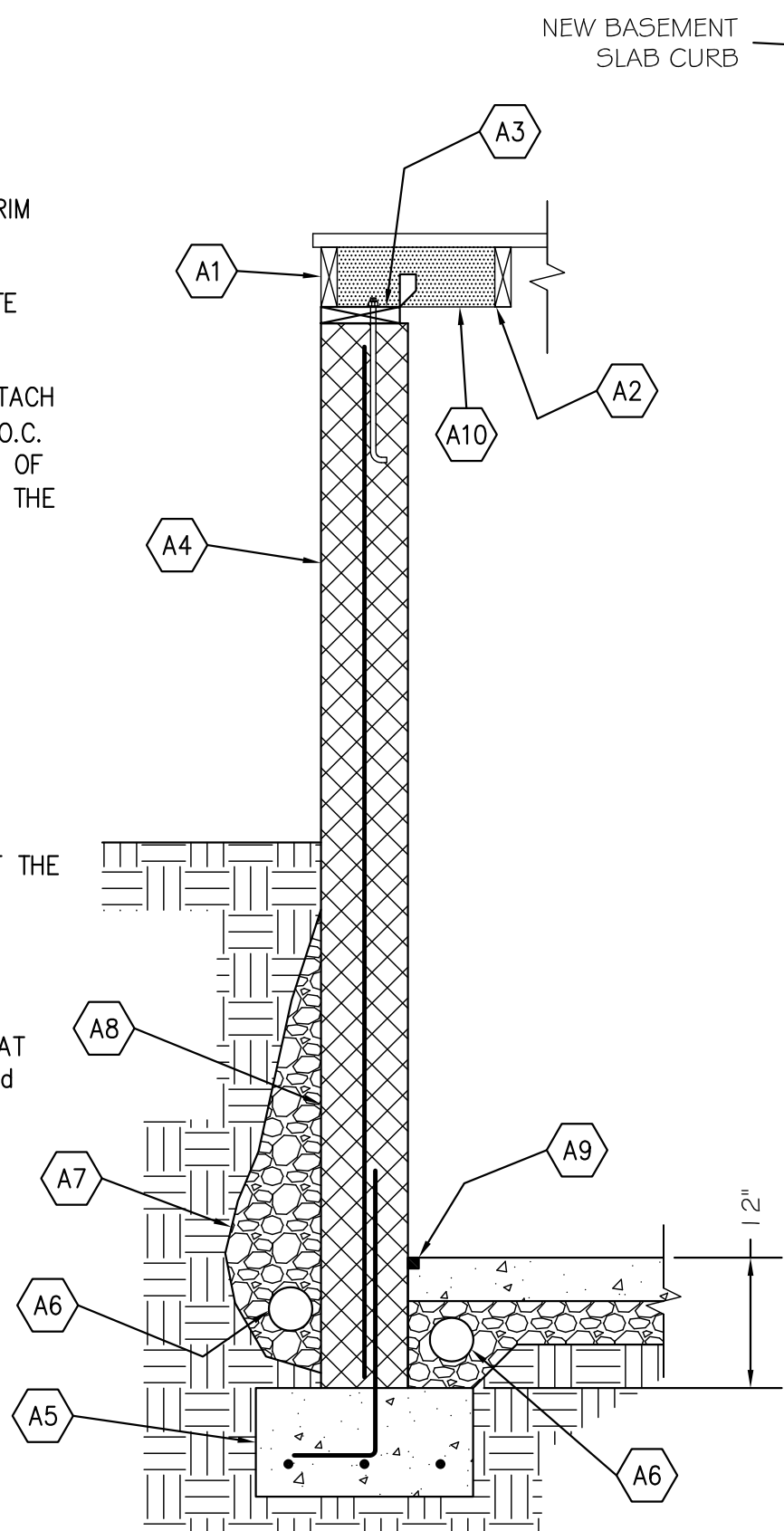


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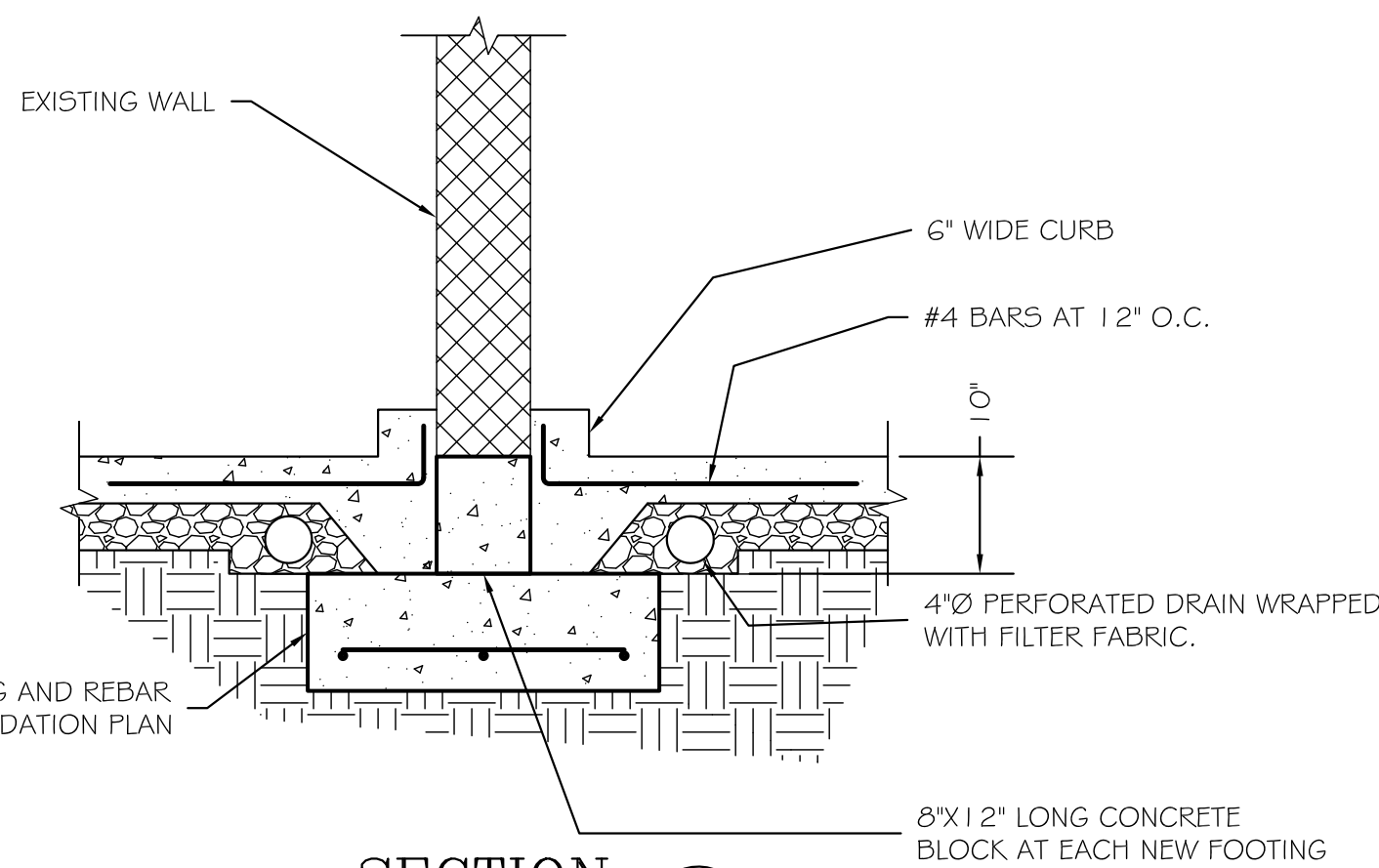


- Details at Key Note**
- A1 EXISTING PORCH BEAM OR RIM BOARD. ATTACH THE BEAM OR RIM BOARD TO THE SILL PLATE WITH 10d TOE NAILS AT 4" O.C.
 - A2 EXISTING PORCH JOISTS. ATTACH EACH JOIST TO THE SILL PLATE WITH A SIMPSON H3 HURRICANE TIE AND (4)10d TOE NAILS.
 - A3 PLACE A PT2X8 SILL PLATE ON THE NEW FOUNDATION WALL. ATTACH THE SILL PLATE TO THE WALL WITH $\frac{3}{4}"$ ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT. EACH SILL PLATE SHALL HAVE A MINIMUM OF TWO BOLTS. PLACE THE 1ST BOLT WITHIN 12" OF EACH END OF THE SILL PLATE.
 - A4 CMU FOUNDATION WALL AND REBAR PER THE FOUNDATION PLAN.
 - A5 FOOTING, REBAR AND DOWELS PER THE FOUNDATION PLAN.
 - A6 4" PERFORATED DRAIN WRAPPED WITH FILTER FABRIC. FIELD DETERMINE THE DISCHARGE OF THE DRAIN.
 - A7 BACKFILL THE WALL WITH GRAVEL COVERED WITH FILTER FABRIC.
 - A8 PLACE A WATERPROOFING MEMBRANE ON THE EXTERIOR FACE OF THE WALL.
 - A9 CAULK THE JOINT BETWEEN THE SLAB AND THE WALL WITH WATERSTOP RX BY CETCO.
 - A10 PLACE BLOCKING BETWEEN THE RIM BOARD AND THE 1ST JOIST AT 16" O.C. ATTACH THE BLOCKING TO THE SILL PLATE WITH (4)10d TOE NAILS AND A SIMPSON H3 HURRICANE TIE.

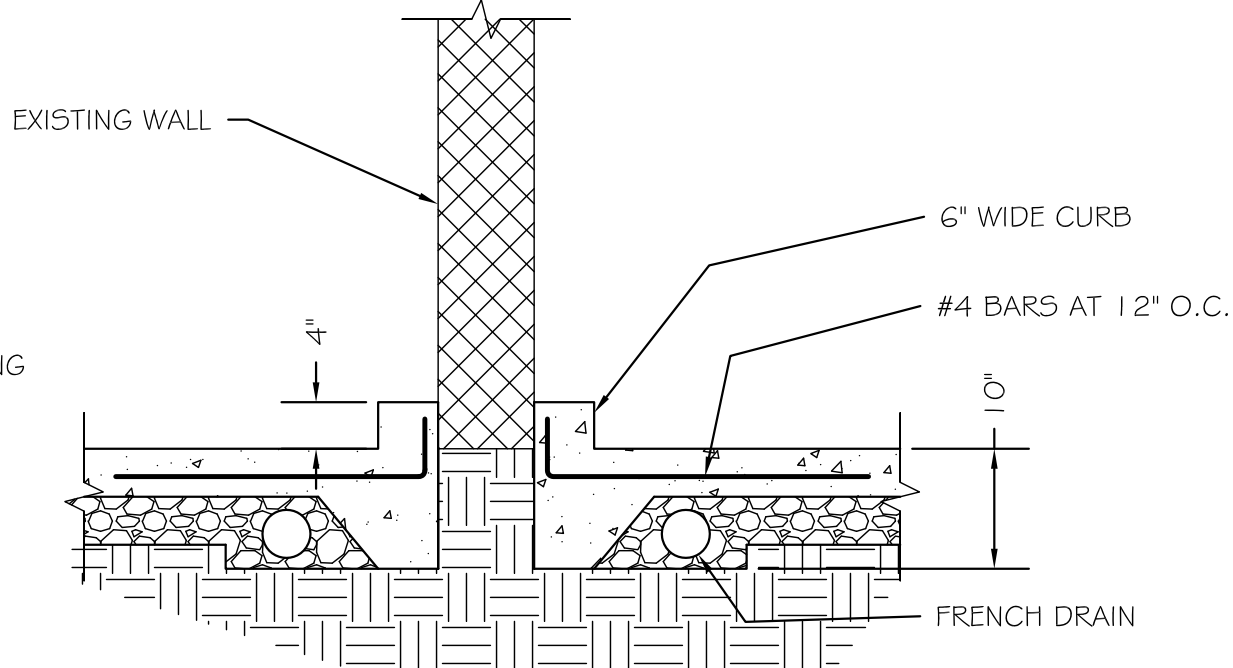
Details at Key Note
Scale: $\frac{3}{4}" = 1'-0"$



SECTION 7
SCALE: $\frac{3}{4}" = 1'-0"$



SECTION 8
SCALE: $\frac{3}{4}" = 1'-0"$



SECTION 9
SCALE: $\frac{3}{4}" = 1'-0"$

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 5:23 pm, Jun 24, 2026

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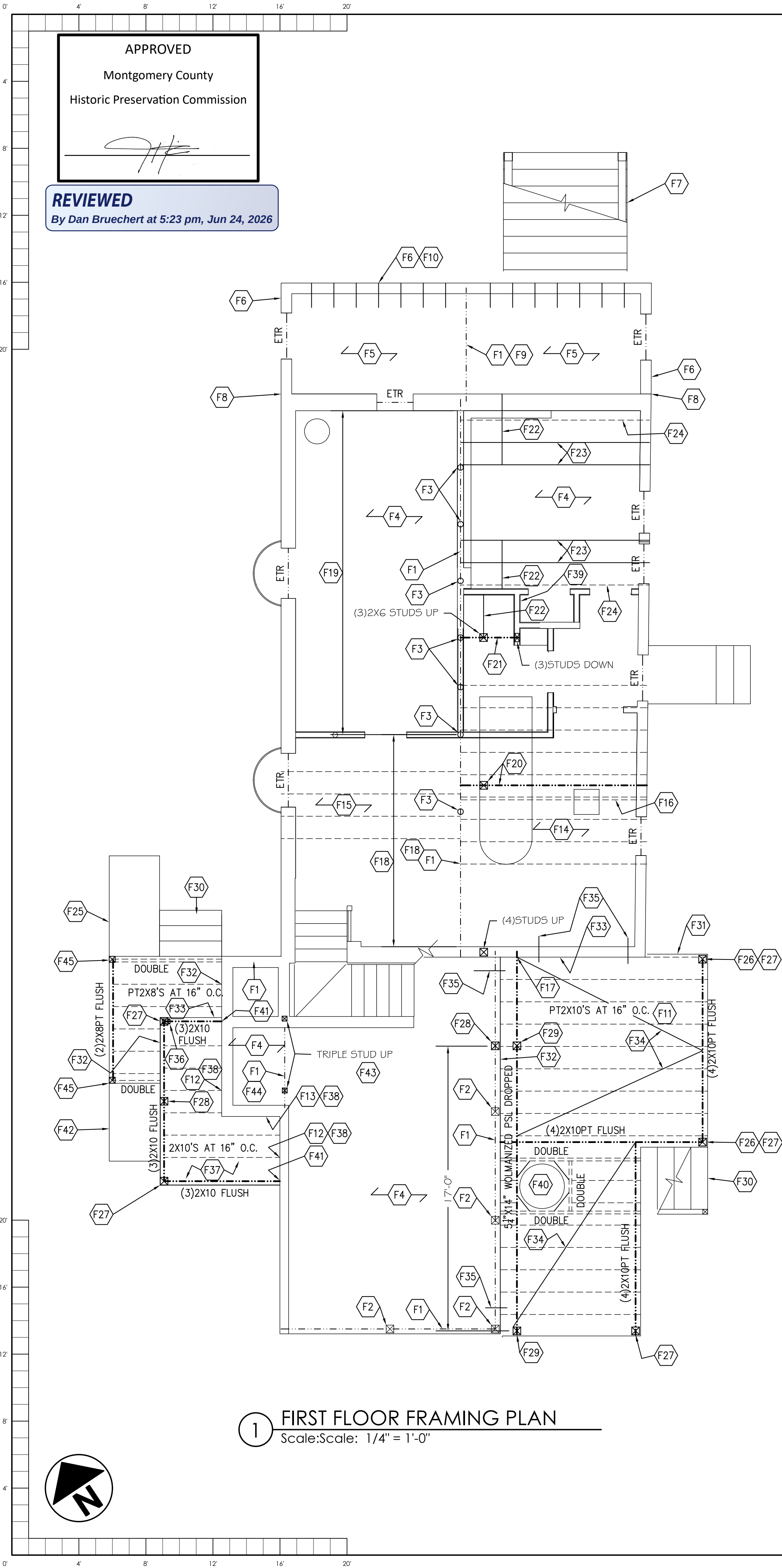
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RYAN RENOVATION
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Project #2519
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FOUNDATION DETAILS

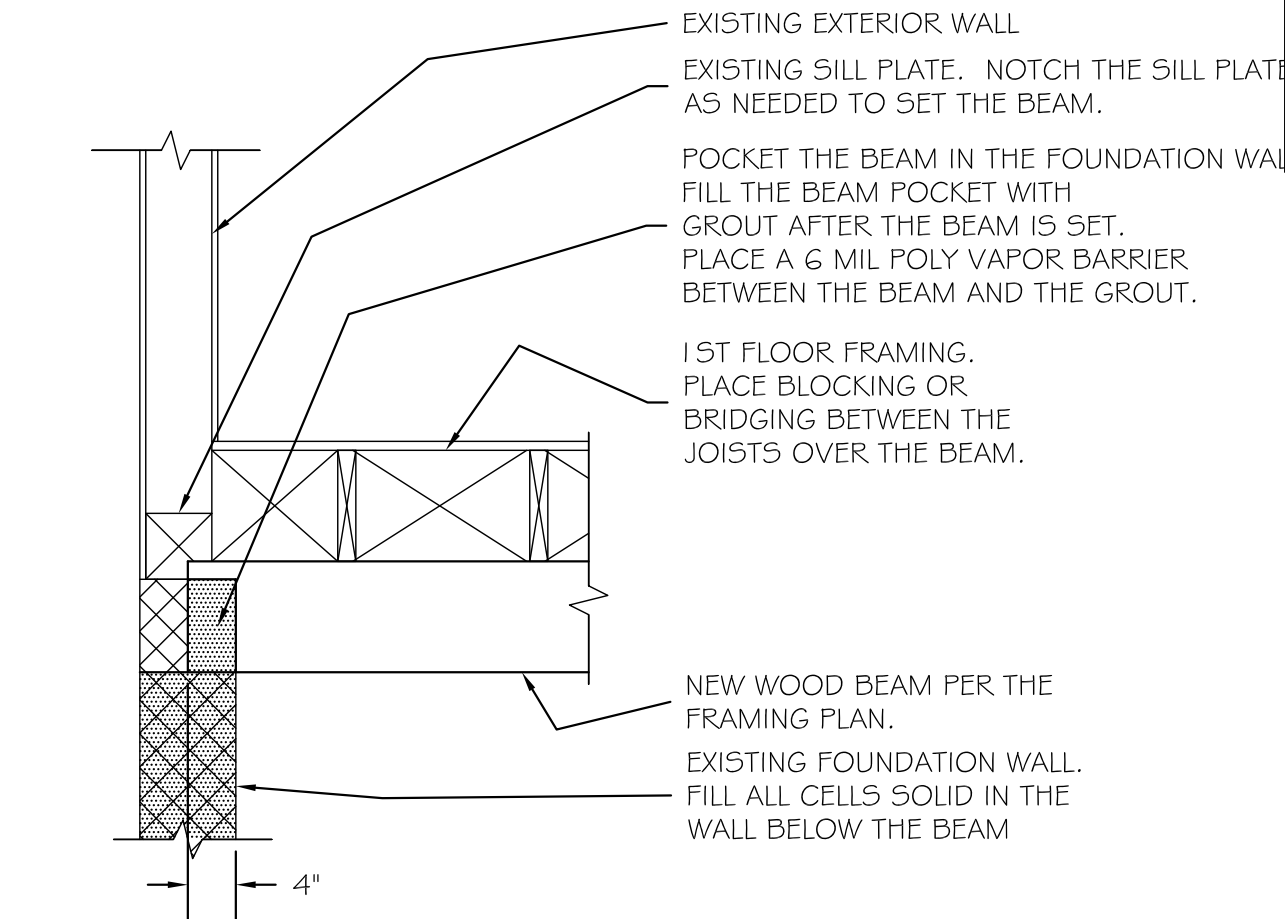
S101



- (F1) EXISTING BEAM.
- (F2) EXISTING POST.
- (F3) NEW 3"Ø SCHEDULE 40 LALLY COLUMN DOWN.
- (F4) EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.
- (F5) EXISTING PORCH FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE PT2X6.
- (F6) REPLACE THE EXISTING FOUNDATION WALL WITH A NEW CMU WALL. PROVIDE TEMPORARY SHORING FOR THE EXISTING PORCH DURING CONSTRUCTION. ATTACH THE EXISTING PORCH JOISTS TO THE WALL PER THE TYPICAL DETAILS.
- (F7) REPLACE THE STAIRS WITH NEW WOOD STAIRS FRAMED WITH PT2X STRINGERS AT 16" O.C. PER THE TYPICAL DETAIL.
- (F8) ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.
- (F9) ADD JOIST HANGERS BETWEEN THE EXISTING JOISTS AND THE EXISTING BEAM IF NO HANGERS EXIST.
- (F10) PLACE SOLID BLOCKING AT 16" O.C. IN THE 1ST BAY BETWEEN THE EXISTING RIM BOARD AND THE 1ST EXISTING JOIST.
- (F11) PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN.
- (F12) 2X10 LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO THE EXISTING RIM BEAM 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.
- (F13) 2X10 CLEAT FOR THE FLOOR DECKING. ATTACH THE CLEAT TO THE EXISTING RIM BEAM WITH (2)#10 SCREWS AT 6" O.C.
- (F14) SISTER EACH EXISTING JOIST BELOW THE KITCHEN ISLAND WITH A 2X8. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AT THE MID-POINT OF THE SPAN.
- (F15) SISTER EACH EXISTING JOIST BELOW THE 1ST FLOOR BATHROOM WITH A DOUBLE 2X8 OR A SINGLE 1½"X7½" LVL. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AT THE MID-POINT OF THE SPAN.
- (F16) REMOVE THE EXISTING CHIMNEY AND THE EXISTING HEADERS AT THE CHIMNEY. SISTER EACH EXISTING JOIST WITH TWO 2X8'S. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AT THE MID-POINT OF THE SPAN.
- (F17) POCKET THE BEAM IN THE WALL PER THE TYPICAL DETAIL.
- (F18) SISTER THE EXISTING BEAM WITH A 1½"X7½" LVL ON EACH SIDE OF THE BEAM. THE SISTERS CAN BE CONTINUOUS OVER THE NEW COLUMN IN THE MIDDLE OF THE BASEMENT. ATTACH THE LVL'S TO THE EXISTING BEAM WITH ½"Ø BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED.
- (F19) VERIFY THE EXISTING BEAM IS CONTINUOUS BETWEEN THE NEW COLUMNS. IF A PLY OF THE BEAM HAS A SPLICE BETWEEN THE COLUMNS, SISTER THAT PLY WITH A 2X8.
- (F20) 6X6 PSL POST UP. PLACE A (5) PLY 1½" LVL BEAM BELOW THE POST. RIP THE LVL TO MATCH THE HEIGHT OF THE FLOOR JOISTS. ATTACH THE PSL POST TO THE BEAM WITH A SIMPSON L50 ON THE LEFT AND RIGHT SIDE OF THE POST.
- (F21) TRIPLE 1½" LVL BEAM BELOW THE POST. RIP THE LVL TO MATCH THE HEIGHT OF THE FLOOR JOISTS.
- (F22) PLACE SOLID BLOCKING BETWEEN THE JOISTS BELOW THE LOAD BEARING WALL ABOVE.
- (F23) SISTER THE TWO JOISTS BELOW THE NEW DOOR JAMB WITH A 1½"X7½" LVL. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AT THE MID-POINT OF THE SPAN. PLACE TRIPLE 2X8 BLOCKING BETWEEN THE SISTERED JOISTS BELOW THE DOOR JAMB. ATTACH THE TRIPLE 2X8 BLOCKING TO THE SISTERED JOISTS WITH A SIMPSON HU-MAX HANGER.
- (F24) SISTER EACH JOIST BELOW THE OFFSET BEARING WALL WITH 2X8. PLACE SOLID BLOCKING BETWEEN THE SISTERED JOISTS AT THE MID-POINT OF THE SPAN.
- (F25) EXISTING RAMP. RELOCATE THE RAMP TO ITS NEW LOCATION. ATTACH EACH RAMP JOIST TO THE NEW DOUBLE JOIST WITH A SIMPSON L50 ON EACH SIDE OF THE RAMP JOIST.
- (F26) PT6X6 POST UP. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- (F27) PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- (F28) PT6X6 POST DOWN. ATTACH THE POST TO THE NEW BEAM OR EXISTING BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.
- (F29) PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON BC6.
- (F30) FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- (F31) EXTEND THE CLEAT TO THE EDGE OF THE PORCH. SISTER THE CLEAT WITH PT2X10'S AS NEEDED TO FORM THE EDGE OF THE POST.
- (F32) PT2X LEDGER. ATTACH THE LEDGER TO THE RIM BEAM WITH ½"Ø THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS. THE LEDGER SHALL MATCH THE SIZE OF THE DECK JOISTS.

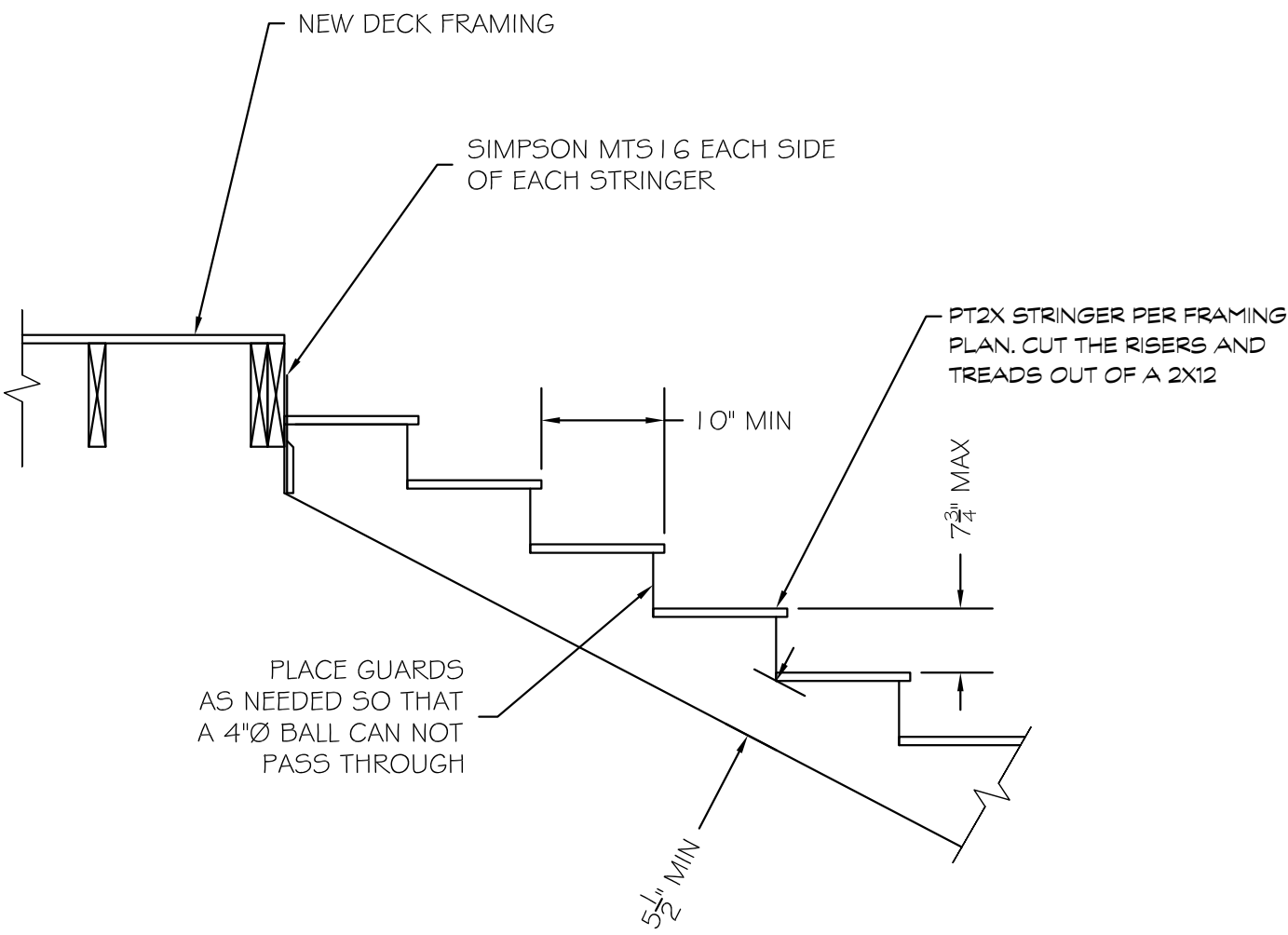
FRAMING NOTES:

- THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
 - ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
 - PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
 - ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ¾"Ø BOLTS AT 16" O.C. STAGGERED.
 - 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.
 - TYPICAL EXPANSION BOLTS SHALL BE HILTI KWIK BOLT 3'S.
 - TYPICAL SLEEVE ANCHORS SHALL BE HILTI HLC ANCHORS.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
 - ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
 - ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
 - ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
 - ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%± AIR ENTRAINMENT.
 - WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
 - THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
 - 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.
 - 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.
 - TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
 - TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
 - TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
 - TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
 - 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.
 - TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
 - TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
 - LALLY COLUMNS SHALL BE BY THE TIGER BRAND JACK POST COMPANY (ESR 1766)
 - SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
 - 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.
 - 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.
- (F33) PT2X CLEAT. ATTACH THE CLEAT TO THE RIM BOARD OR RIM BEAM WITH ½"Ø THRU BOLTS AT 16" O.C. TOP AND AND BOTTOM STAGGERED. PLACE FLASHING OVER THE CLEAT PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS. THE CLEAT SHALL MATCH THE SIZE OF THE DECK JOISTS.
 - (F34) PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)#8 SCREWS.
 - (F35) SIMPSON DTT2Z TENSION ANCHOR.
 - (F36) 4X6 PSL POST UP FOR THE BRACKET. ATTACH THE POST TO THE WALL PLATE WITH A SIMPSON L30 ON EACH SIDE OF THE POST.
 - (F37) THE FLOOR DECKING FORMS A DIAPHRAGM TO BRACE THE 1ST FLOOR ADDITION. PLACE THE FLOOR DECKING IN RUNNING BOND. GLUE THE DECKING TO THE FLOOR JOISTS AND ATTACH THE FLOOR DECKING TO THE JOISTS AND BLOCKING WITH #8 SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. ALL SPLICES IN THE DECKING SHALL OCCUR AT A FLOOR JOIST. PLACE BLOCKING BETWEEN THE JOISTS BELOW ALL SPLICES IN THE DECKING THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
 - (F38) ATTACH THE FLOOR DECKING TO THE LEDGER OR CLEAT WITH #8 SCREWS AT 4" O.C. FOR WIND SHEAR TRANSFER.
 - (F39) NEW LOAD BEARING WALL MADE WITH 2X4 STUDS AT 16" O.C.
 - (F40) PLACE BLOCKING BETWEEN THE DOUBLE JOIST AND BEAM FRAMING AROUND THE TREE AS NEEDED TO PLACE THE FLOOR DECKING. ATTACH THE BLOCKING TO THE SUPPORTING FRAMING WITH A SIMPSON L570 ON ONE SIDE AND (3)10d TOE NAILS. LEAVE A GAP BETWEEN THE DECK BOARDS AND THE TREE AS NEEDED TO ALLOW IT TO GROW.
 - (F41) ATTACH THE BEAM TO THE LEDGER OR CLEAT WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
 - (F42) NEW RAMP FRAMED WITH PT2X6'S AT 12" O.C. RATED FOR GROUND CONTACT. ATTACH EACH RAMP JOIST TO THE DOUBLE DECK JOIST WITH A SIMPSON L50 ON EACH SIDE OF THE JOIST.
 - (F43) VERIFY THAT THE POST ALIGNS WITH THE EXISTING BEAM OR FOUNDATION WALL. IF IT DOES, PLACE SQUASH BLOCKING BETWEEN THE TOP OF THE BEAM OR SILL PLATE AND THE FLOOR DECKING BELOW THE POST. IF IT DOES NOT, PLACE TRIPLE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW POST. HANG THE BLOCKING FROM THE EXISTING JOISTS WITH SIMPSON HU-MAX HANGERS.
 - (F44) SISTER THE EXISTING BEAM WITH A 1½"X7½" LVL.
 - (F45) PT4X4 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.



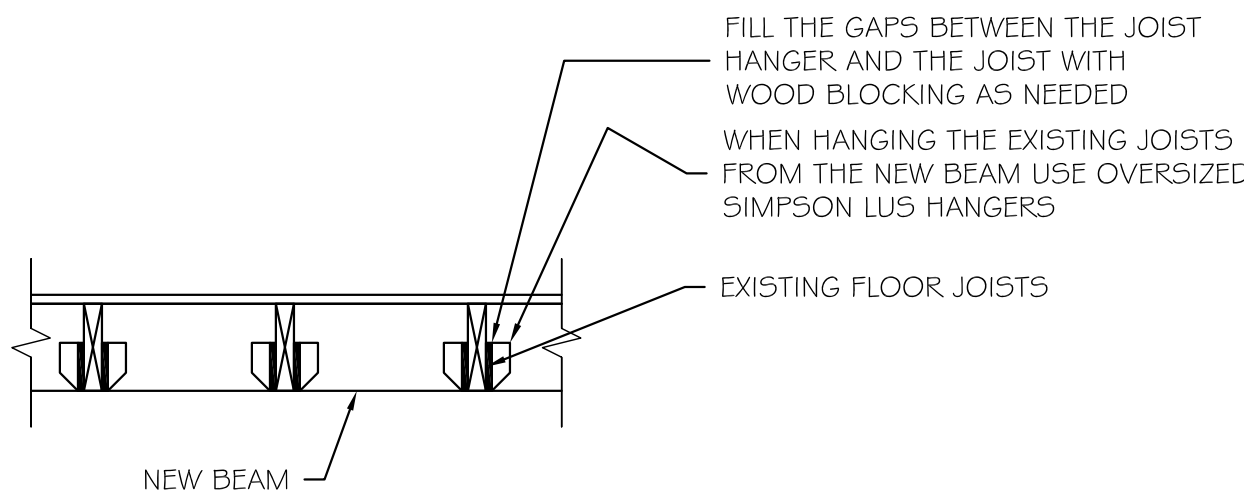
Typical Wood Beam to Existing Foundation Wall Detail

Scale: ¾" = 1'-0"



Typical Stringer Detail

Scale: NTS



Typical Ex. Joist to New Beam Detail

Scale: ¾" = 1'-0"

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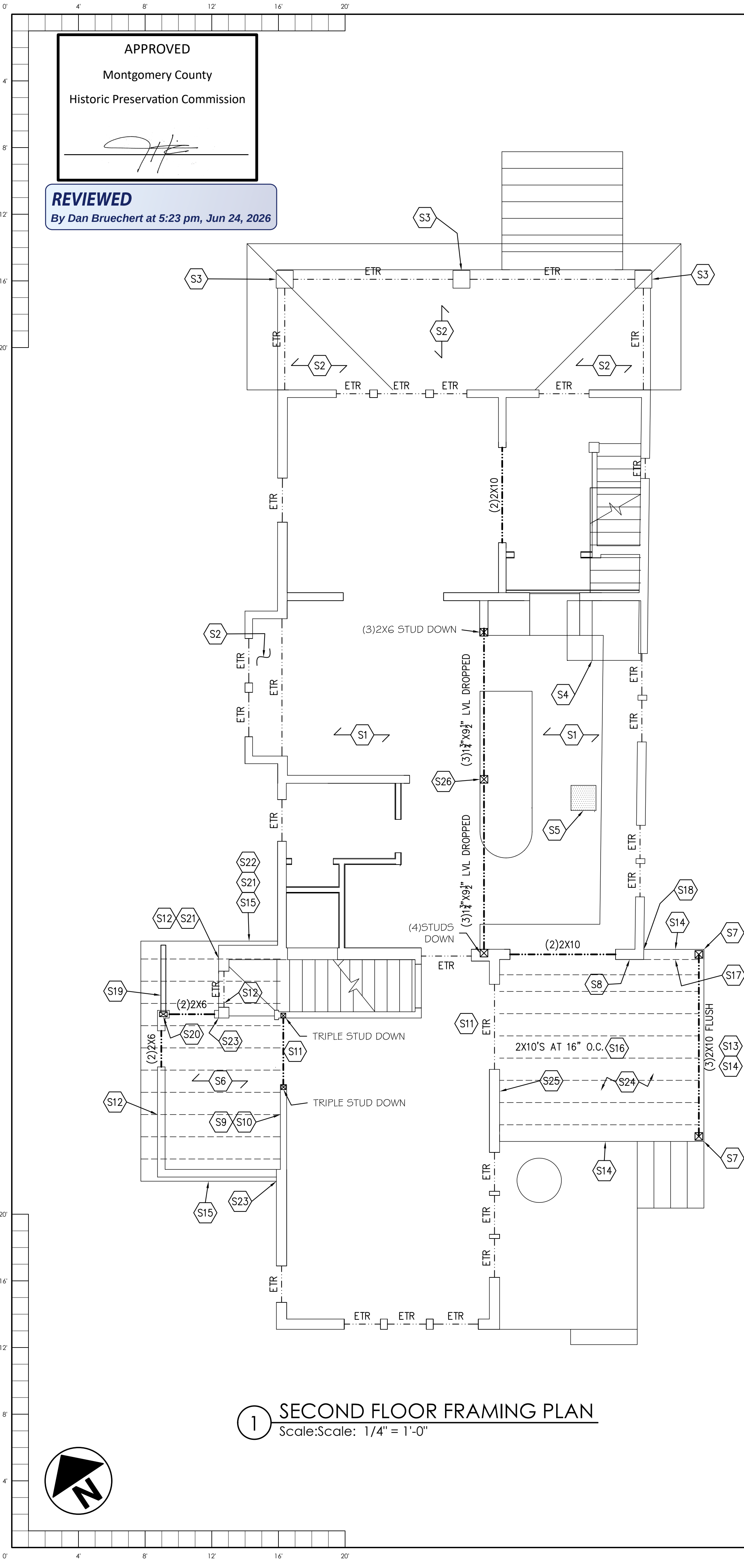
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FIRST FLOOR FRAMING PLAN

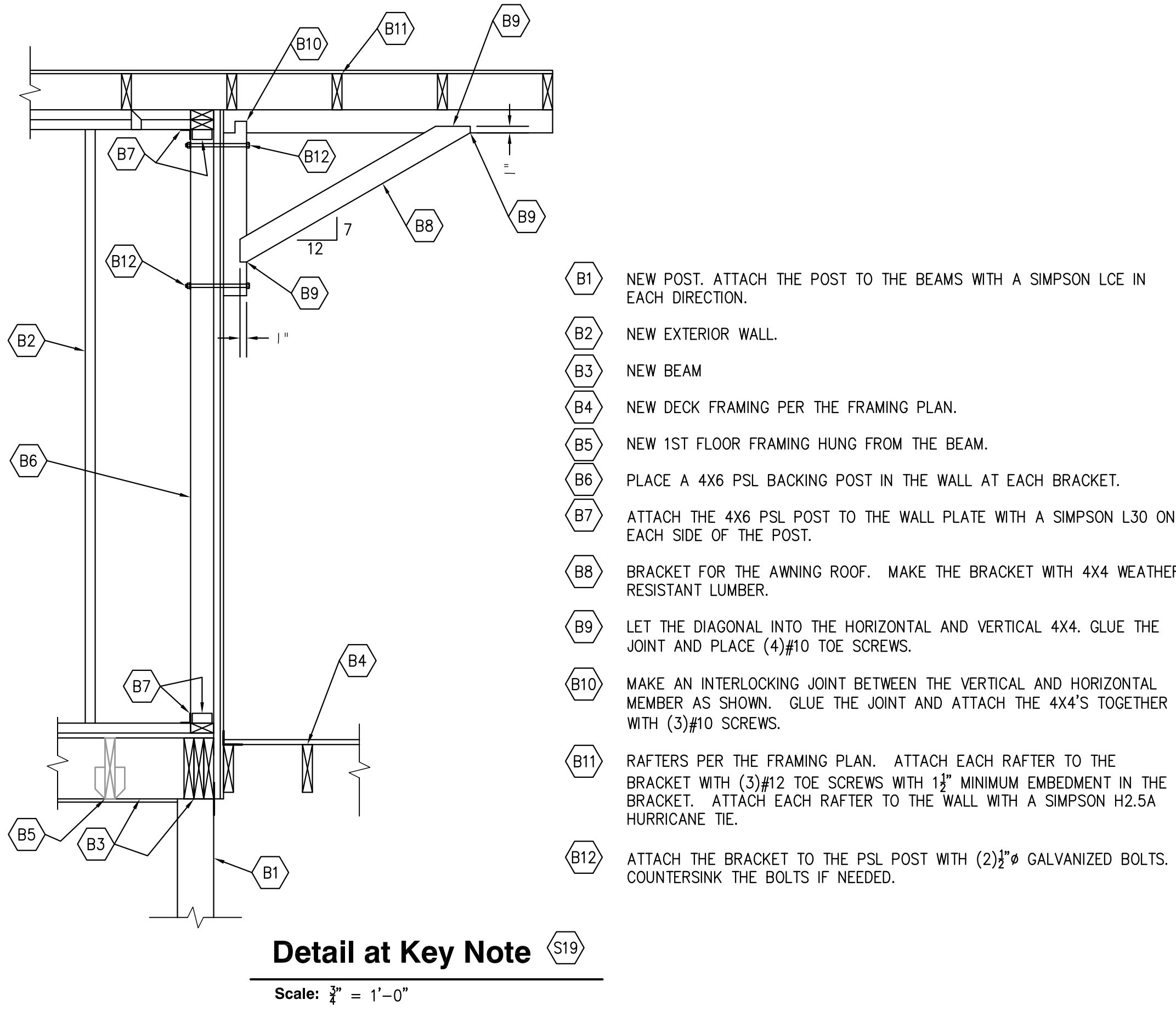
S102



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

- S1 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.
- S2 EXISTING ROOF AND CEILING FRAMING UNCHANGED.
- S3 EXISTING POST.
- S4 EXPOSE THE FRAMING FOR THE EXISTING STAIRS AND LANDING AND NOTIFY THE STRUCTURAL ENGINEER SO THAT THE JOISTS, STRINGERS AND CONNECTORS CAN BE VERIFIED OR REINFORCED ON AN AS NEEDED BASIS.
- S5 REMOVE THE EXISTING CHIMNEY. ADD A SIMPSON LUS HANGER TO EACH FRAMING CONNECTION AT THE OPENING (JOIST TO HEADER, HEADER TO DOUBLE JOIST). PLACE A 2X8 JOIST IN THE CENTER OF THE OPENING. ADD A FURRING STRIP TO THE BOTTOM OF THE JOIST AS NEEDED TO PATCH THE CEILING. ATTACH THE NEW JOIST TO THE EXISTING HEADERS WITH A SIMPSON LUS HANGER.
- S6 FRAME THE ROOF WITH 2X8 RAFTERS AND CEILING JOISTS AT 16" O.C.
- S7 PT6X6 POST DOWN. ATTACH THE POST TO THE ROOF FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- S8 2X10 CLEAT FOR THE ROOF. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.
- S9 2X8 LEDGER FOR THE ROOF. ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSSR HANGER.
- S10 2X8 LEDGER FOR THE CEILING. ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS OR TO THE RIM BOARD WITH (2)LEDGERLOK SCREWS AT 16" O.C. ATTACH EACH CEILING JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.
- S11 FLUSH DOUBLE 2X HEADER. THE HEADER SHALL MATCH THE SIZE OF THE EXISTING FLOOR JOISTS (2X8 MINIMUM).
- S12 ATTACH EACH RAFTER THE WALL WITH A SIMPSON H2.5A HURRICANE TIE. WHEN APPLICABLE, HOLD THE TOP OF THE RAFTER UP AS NEEDED FOR INSULATION AND VENTILATION.
- S13 ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON LUS HANGER. WRAP THE ROOF ENVELOPE AROUND THE BEAM TO PROVIDE PROTECTION TO THE LUMBER FROM ROT AND DECAY CAUSED BY EXTERIOR SOURCES OF WATER.
- S14 THE ROOF DECKING SHALL CANTILEVER OVER THE RIM RAFTER OR BEAM TO SUPPORT THE RAKE OR EAVE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 48" OF THE RIM RAFTER OR BEAM. PLACE SOLID BLOCKING OR 2X LADDER FRAMING AT 24" O.C. AS NEEDED TO FORM THE RAKE OR EAVE.
- S15 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 48" OF THE END WALL. ATTACH THE ROOF DECKING TO THE FLY RAFTER WITH #8 SCREWS AT 6" O.C. THE FLY RAFTER SHALL BE WEATHER RESISTANT LUMBER. THE MAXIMUM OVERHANG SHALL BE 6".
- S16 PLACE BLOCKING BETWEEN THE RAFTERS AT THE MID-POINT OF THE SPAN.
- S17 EXTEND THE CLEAT TO THE FLUSH BEAM.
- S18 ATTACH THE RIM RAFTER TO THE EXISTING WALL WITH A SIMPSON LUS HANGER. PLACE FLASHING AROUND THE CONNECTION.
- S19 BRACKET PER THE STRUCTURAL DETAIL. ATTACH EACH RAFTER TO THE BRACKET WITH (3)#12 TOE SCREWS WITH 1 1/2" EMBEDMENT IN THE BRACKET.
- S20 4X6 PSL BACKING POST FOR THE BRACKET. ATTACH THE POST TO THE TOP AND BOTTOM WALL PLATE WITH A SIMPSON L30 ON EACH SIDE OF THE POST.
- S21 SET THE RAFTERS AND CEILING JOISTS ON THE EXISTING WALL.
- S22 REBUILD THE END WALL BETWEEN THE CEILING AND THE ROOF ON AN AS NEEDED BASIS.
- S23 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH #10 SCREWS AT 6" O.C.
- S24 SISTER EACH RAFTER WITH A 2X6 TO MAKE THE ROOF SLOPE PER THE ARCHITECTURAL DRAWINGS.
- S25 2X10 LEDGER FOR THE ROOF. ATTACH THE LEDGER TO THE EXISTING RIM BOARD WITH 3/4" Ø BOLTS AT 12" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LUS HANGER.
- S26 6X6 PSL POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON BC6.

- FRAMING NOTES:
- THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
 - ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
 - PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
 - ATTACH ALL QUADRUPLER AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/4" Ø BOLTS AT 16" O.C. STAGGERED.
 - 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.
 - TYPICAL EXPANSION BOLTS SHALL BE HILTI KWIK BOLT 3'S.
 - TYPICAL SLEEVE ANCHORS SHALL BE HILTI HLC ANCHORS.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
 - ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
 - ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
 - ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
 - ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%± AIR ENTRAINMENT.
 - WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
 - THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
 - 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.
 - 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.
 - TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
 - TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
 - TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
 - TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
 - 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.
 - TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
 - TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
 - LALLY COLUMNS SHALL BE BY THE TIGER BRAND JACK POST COMPANY (ESR 1766)
 - SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
 - 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.
 - 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.



- B1 NEW POST. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
- B2 NEW EXTERIOR WALL.
- B3 NEW BEAM
- B4 NEW DECK FRAMING PER THE FRAMING PLAN.
- B5 NEW 1ST FLOOR FRAMING HUNG FROM THE BEAM.
- B6 PLACE A 4X6 PSL BACKING POST IN THE WALL AT EACH BRACKET.
- B7 ATTACH THE 4X6 PSL POST TO THE WALL PLATE WITH A SIMPSON L30 ON EACH SIDE OF THE POST.
- B8 BRACKET FOR THE AWNING ROOF. MAKE THE BRACKET WITH 4X4 WEATHER RESISTANT LUMBER.
- B9 LET THE DIAGONAL INTO THE HORIZONTAL AND VERTICAL 4X4. GLUE THE JOINT AND PLACE (4)#10 TOE SCREWS.
- B10 MAKE AN INTERLOCKING JOINT BETWEEN THE VERTICAL AND HORIZONTAL MEMBER AS SHOWN. GLUE THE JOINT AND ATTACH THE 4X4'S TOGETHER WITH (3)#10 SCREWS.
- B11 RAFTERS PER THE FRAMING PLAN. ATTACH EACH RAFTER TO THE BRACKET WITH (3)#12 TOE SCREWS WITH 1 1/2" MINIMUM EMBEDMENT IN THE BRACKET. ATTACH EACH RAFTER TO THE WALL WITH A SIMPSON H2.5A HURRICANE TIE.
- B12 ATTACH THE BRACKET TO THE PSL POST WITH (2)3/4" Ø GALVANIZED BOLTS. COUNTERSINK THE BOLTS IF NEEDED.

Detail at Key Note S19
Scale: 3/4" = 1'-0"

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RYAN RENOVATION

6704 Westmoreland Ave. Takoma Park, Maryland 20912

Project #2519

23 JUNE 2026

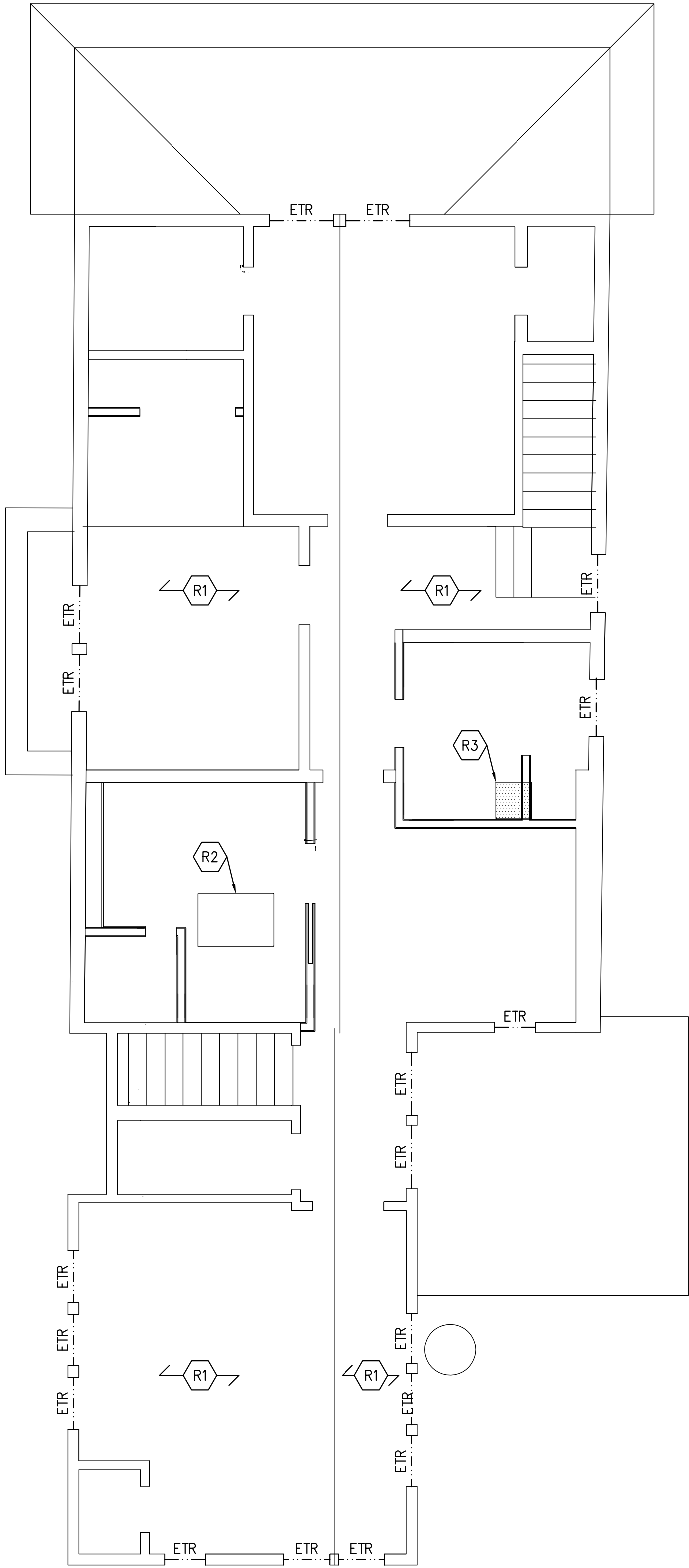
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SECOND FLOOR FRAMING PLAN

S103

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 5:23 pm, Jun 24, 2026

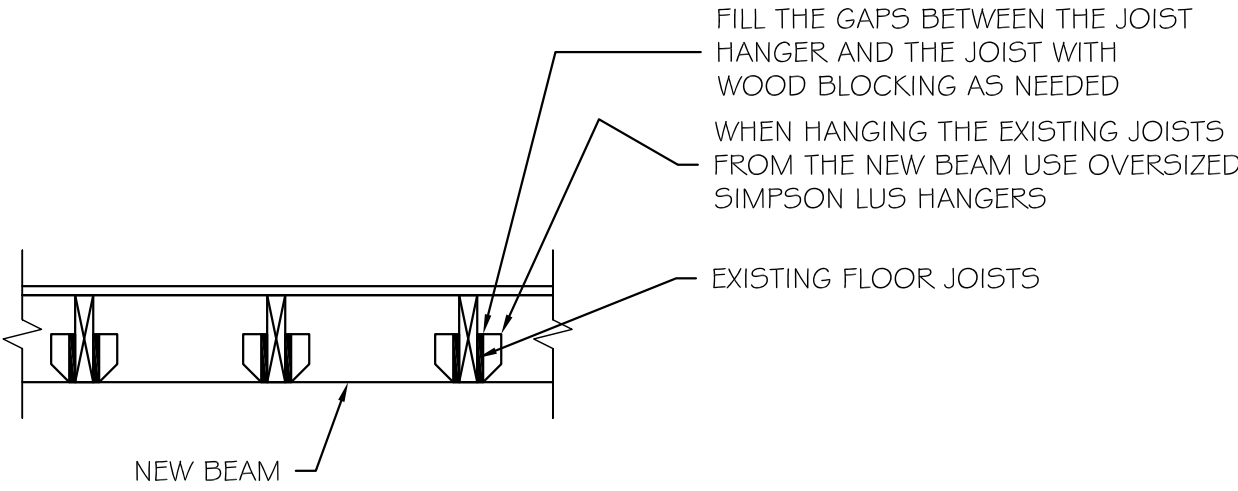


1 ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

FRAMING NOTES:

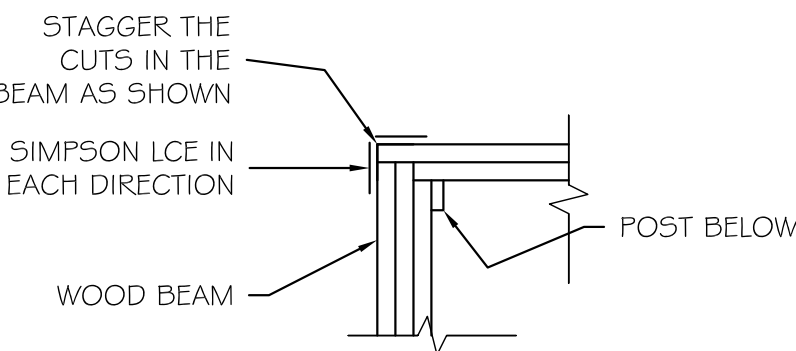
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/4" 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. TYPICAL EXPANSION BOLTS SHALL BE HILTI KWIK BOLT 3'S.
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26. 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.
27. 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.

- R1 EXISTING RAFTERS AND WHEN APPLICABLE EXISTING CEILING JOISTS. SISTER ANY DAMAGED RAFTER OR JOIST THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.
- R2 EXISTING SKYLIGHT UNCHANGED.
- R3 REMOVE THE EXISTING CHIMNEY. ADD A SIMPSON L50 TO EACH SIDE OF EACH FRAMING CONNECTION AT THE OPENING (RAFTER TO HEADER; HEADER TO DOUBLE RAFTER, CEILING JOIST TO HEADER, HEADER TO DOUBLE CEILING JOIST). IF THE EXISTING OPENING IS WIDER THAN 24", PLACE A 2X6 RAFTER IN THE ROOF PLANE AND IF APPLICABLE, A 2X6 CEILING JOIST BETWEEN THE HEADERS AT THE RIGHT AND LEFT SIDE OF THE CHIMNEY. ATTACH THE NEW RAFTER AND CEILING JOIST TO THE EXISTING HEADER WITH A SIMPSON L50 ON EACH SIDE OF THE JOIST OR RAFTER.

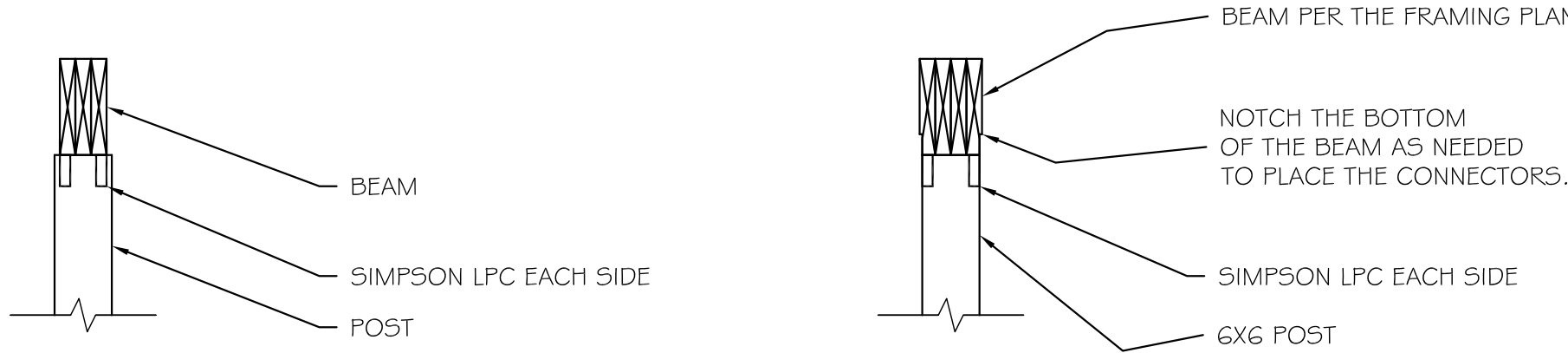


Typical Ex. Joist to New Beam Detail

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



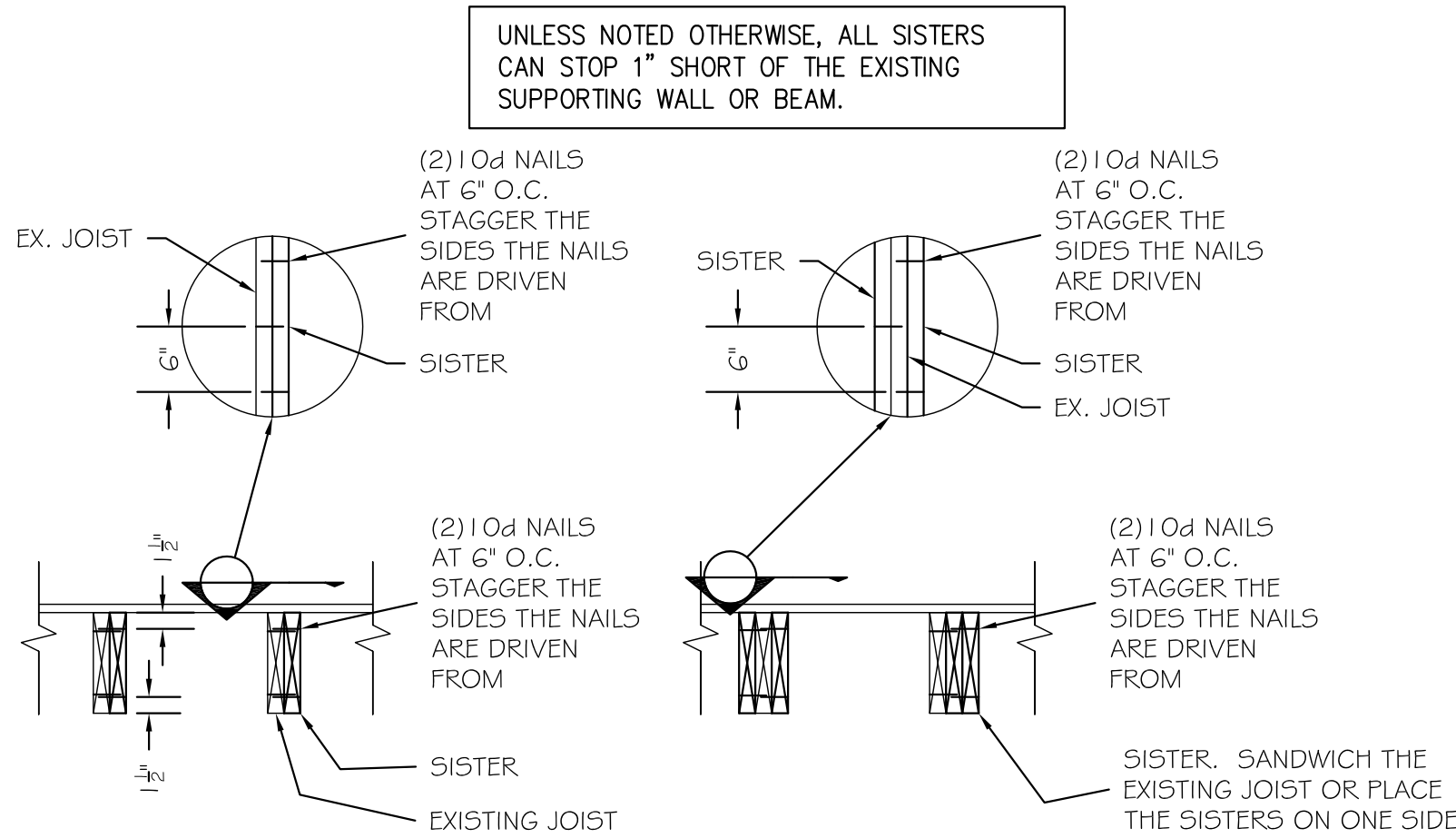
@ Corners



@ Simpson LPC Connectors LPC Connectors(Quadruple 2x to 6x6 Post)

Typ. Wood Post To Beam Details

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



@Single Sister

@Double Sister

Typical Sistering Details

Scale: NTS

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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.

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RYAN RENOVATION

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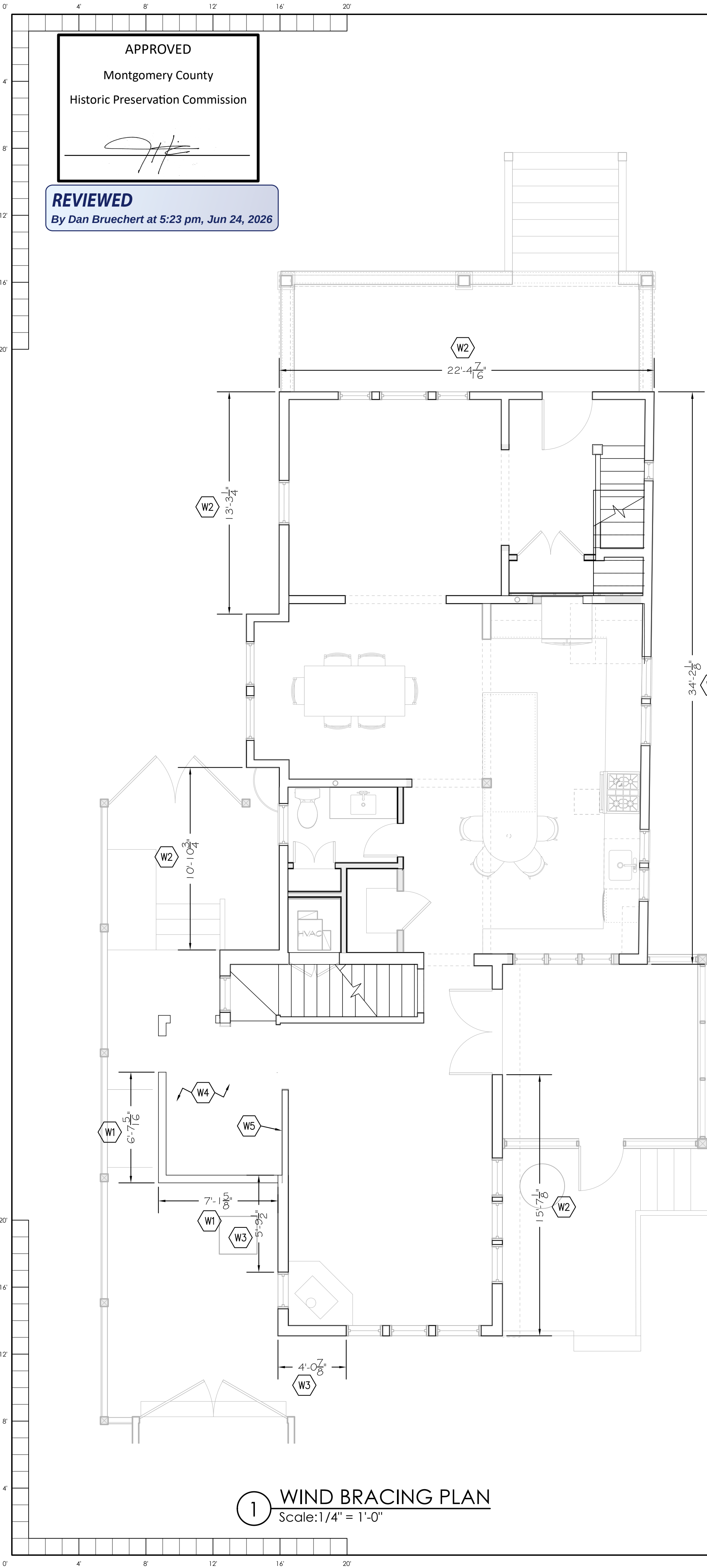
Project #2519

PERMIT SET

23 JUNE 2026

ROOF FRAMING PLAN

S104



- W1 EDP WIND BRACING PANEL.
- W2 EXISTING PERFORATED WOOD SHEAR WALL.
- W3 EXISTING WOOD SHEAR WALL.
- W4 THE 1st FLOOR DECKING FORMS A DIAPHRAGM TO BRACE THE 1ST FLOOR ADDITION. PLACE THE FLOOR DECKING IN RUNNING BOND. GLUE THE DECKING TO THE FLOOR JOISTS AND ATTACH THE FLOOR DECKING TO THE JOISTS AND BLOCKING WITH #8 SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. ALL SPLICES IN THE DECKING SHALL OCCUR AT A FLOOR JOIST. PLACE BLOCKING BETWEEN THE JOISTS BELOW ALL SPLICES IN THE DECKING THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
- W5 ATTACH THE 1ST FLOOR DECKING TO THE LEDGER OR CLEAT WITH #8 SCREWS AT 4" O.C. FOR WIND SHEAR TRANSFER BETWEEN THE ADDITION AND THE EXISTING FOUNDATION WALL.

WIND BRACING NOTES:

- WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN"
- APPLY 5/8" OSB SHEATHING TO ALL EXTERIOR WALLS.
- ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
- EDP DENOTES "ENGINEERED DESIGNED PANEL".
- ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1-16d (0.135X3 1/2) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
- ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2-16d (0.135X3 1/2) TOE NAILS.
- ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.
- ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.

Structural Notes

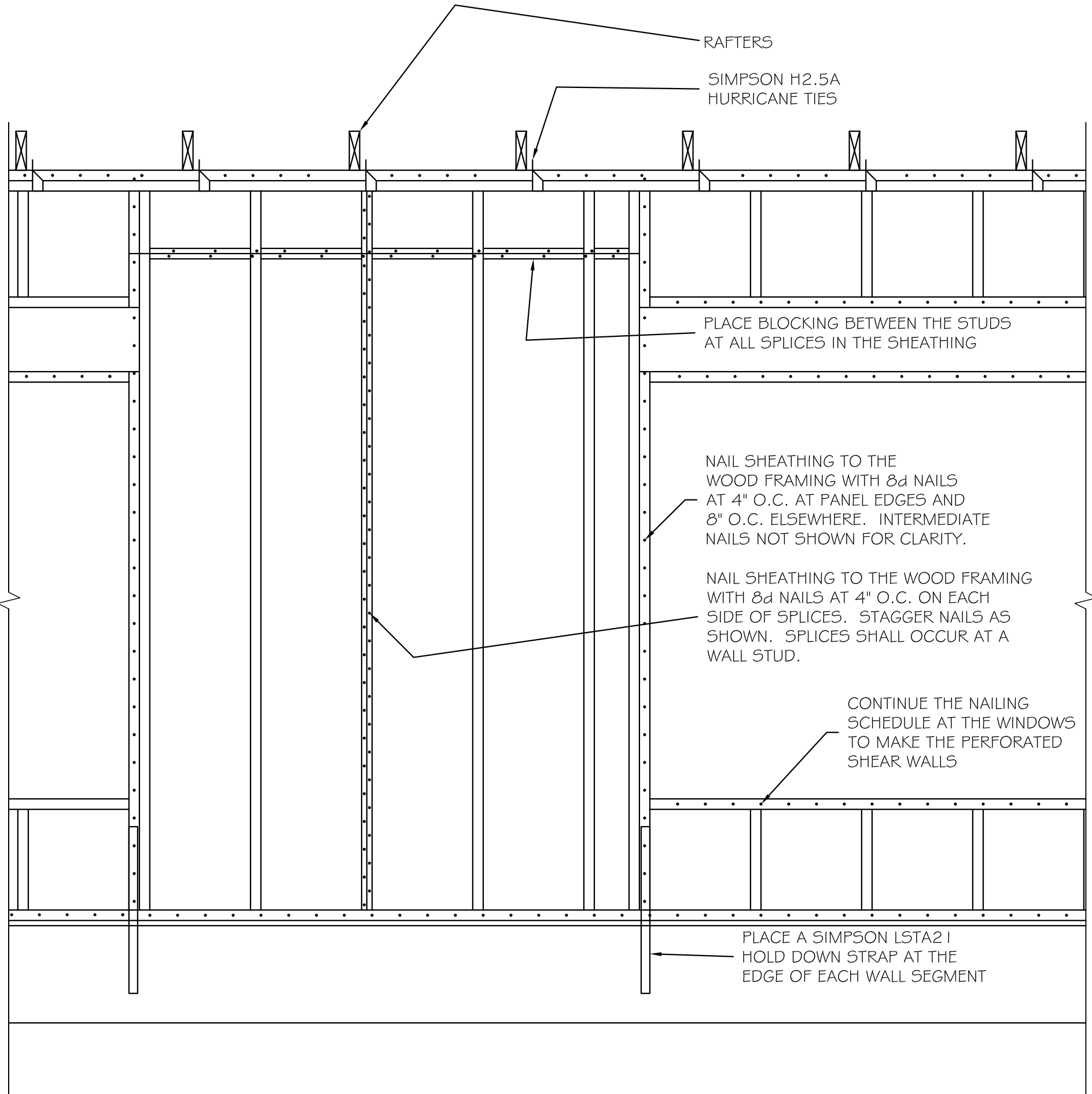
- All work and materials to comply with the requirements of the 2021 IBC and IRC codes as revised by Montgomery County
- Codes: the following design standards are applicable by reference:
TMS 402-2016 Building Code Requirements for Masonry Structures.
AWC NDS -2018 - Wood Frame Construction Manual for One and Two Family Dwellings.
ACI 318-19 Building Code Requirements for Reinforced Concrete
AISC - 360-16 Specifications for Steel Buildings.
- Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
- Structural steel:
 - All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
 - All structural tubing shall conform to ASTM A500, grd.B
 - All steel pipe shall be ASTM A53, type E or S, grade B
 - All welders shop and field, shall be certified. Use E70xx electrodes only.
 - All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
 - Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
 - All exterior structural steel shall receive rust preventative paint.
 - Connections:
 - 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.
 - Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
- Lumber:
 - Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
 - LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
 - Floor decking shall be 3/4" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall sheathing shall be 3/4" APA rated sheathing. Glue and screw the floor decking to the joists.
 - 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.
 - Provide double joists under all walls that run parallel to floor framing.
 - 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.
 - 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.
 - Provide solid blocking below all wood posts.
 - All posts shall have Simpson Cap and Base Plates.
 - All joists shall have Simpson Hangers where applicable.
 - 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.
 - All lumber in contact with masonry or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
 - All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
- Wood Lintels shall be as follows:
Opening ≤ 3'-0" - 2-2x6
3'-0" < Opening ≤ 5'-0" - 2-2x8
5'-0" < Opening ≤ 8'-0" - 2-2x10
Greater than 8'-0" - See plans

- Fasteners:
 - All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
 - Follow the manufacturer recommendations for setting epoxy bolts.
 - Expansion bolts shall be rawl power studs.
- Masonry:
 - Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
 - Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm = 1500psi.
 - All joints to be filled solid with mortar.
 - Mortar to comply with ASTM C270 (type M or S).
 - Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
 - Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
 - Lintels shall be as follows:
Opening ≤ 3'-0" - L4x3 1/2 x 1/2 LVL/ 4" of wall
3'-0" < Opening ≤ 7'-0" - L6x3 1/2 x 1/2 LVL/ 4" of wall.
Opening > 7'-0" - See Plan
- Cast in place concrete:
 - Concrete construction shall be in conformance with the applicable sections of ACI 318-19, "Part 3 - Construction Requirements."
 - Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
 - All concrete shall be placed with a slump of 4" (± 3/4")
 - All concrete shall be normal weight, UNO.
 - All concrete exposed to weather shall have 6% ±1% entrained air.
 - Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
 - Concrete cover for reinforcement shall be:
Columns and beams 1 1/2"
Slabs 3/4"
Footings 3"
- Reinforcement:
 - Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi).
 - Welded wire fabric (wvf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
- Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
- 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
1/2 Decking -	1.7 PSF
3/4" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
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:	1.1k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFERS:	LIGHT FRAMED WALLS

Typical Framing Elevation at EDP Panels

Scale: 3/8" = 1'-0"±



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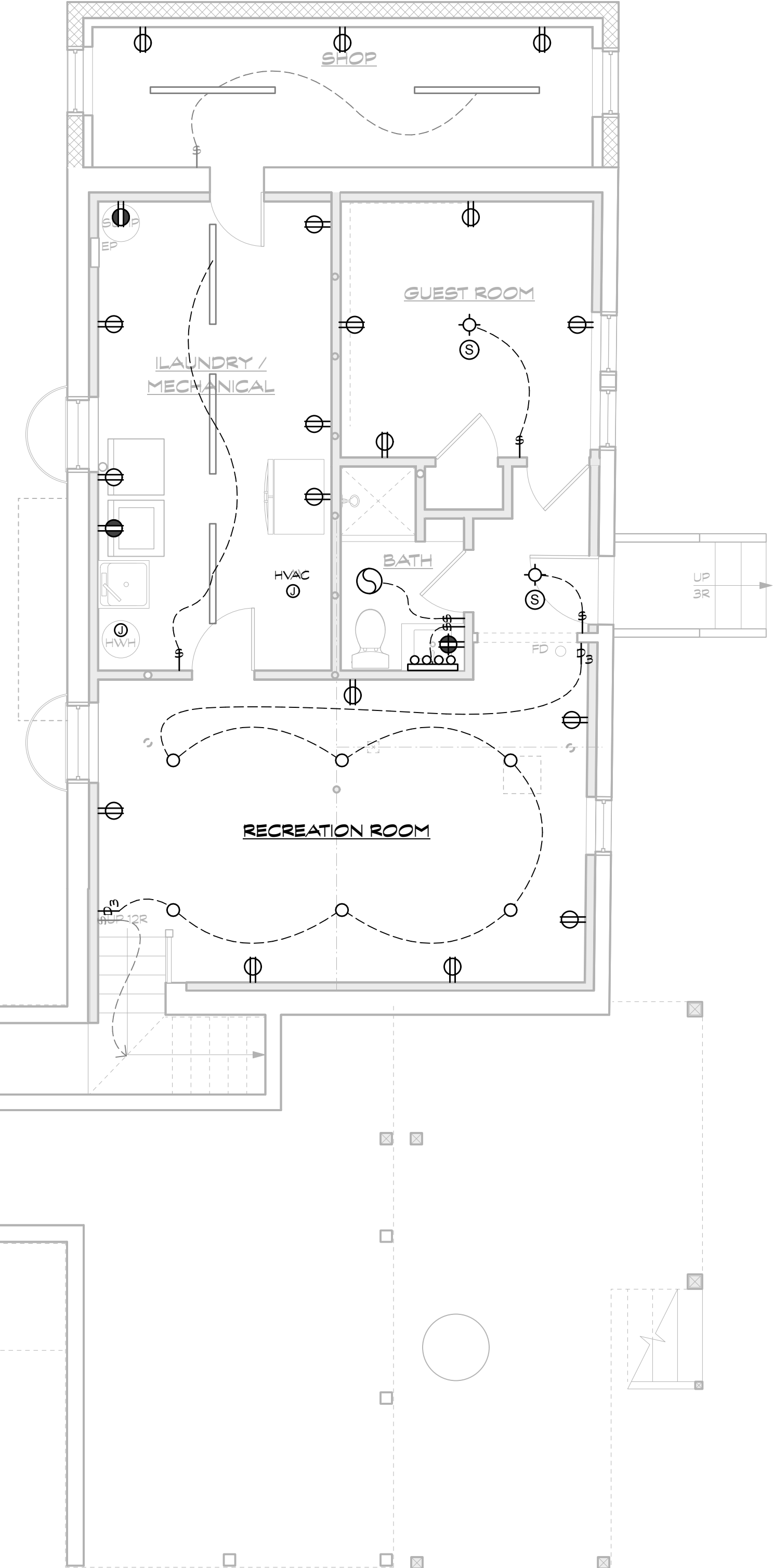
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License # :
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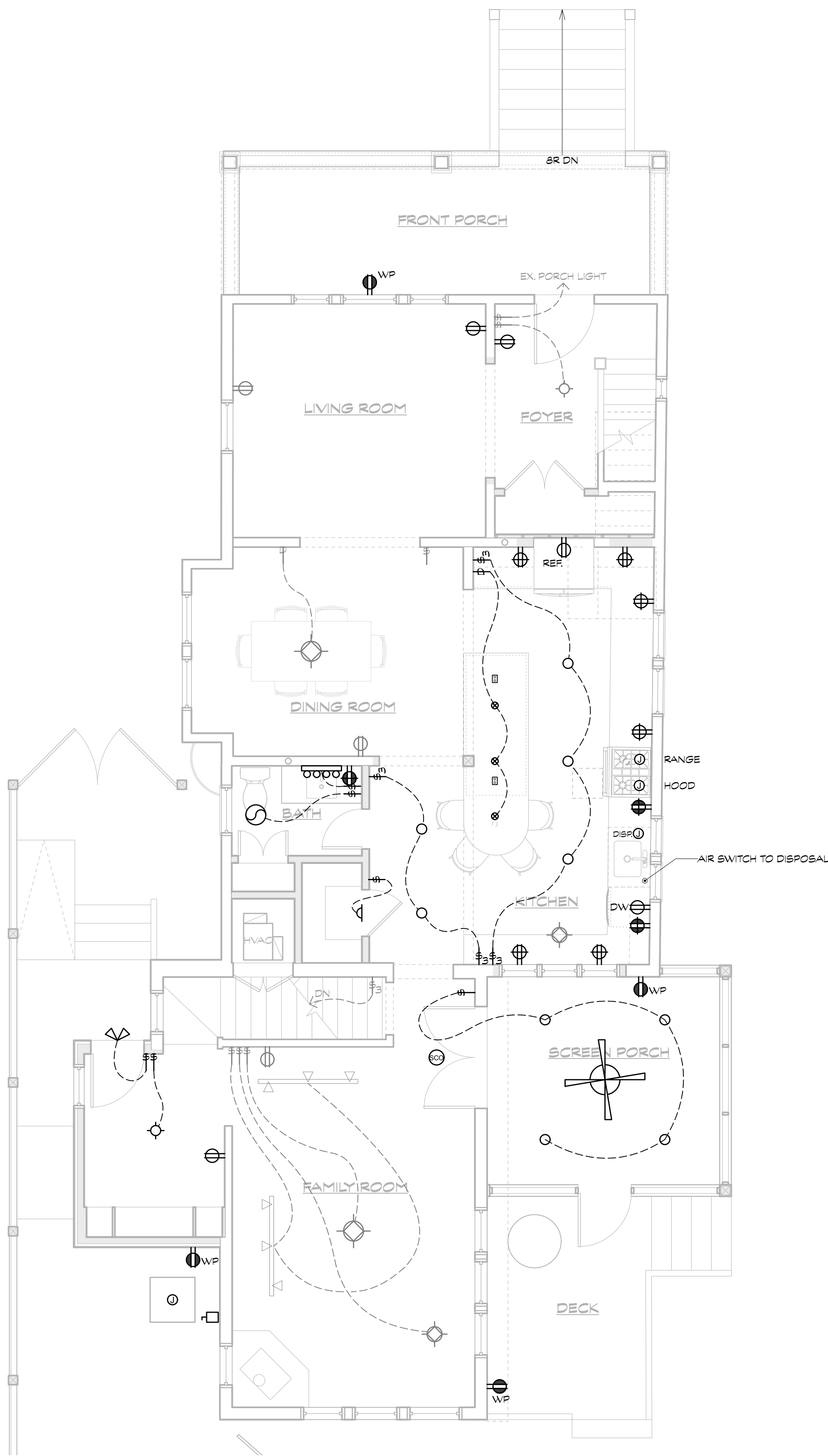
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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 5:23 pm, Jun 24, 2026



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



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

LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED GLOBE ELECTRIC GU10 LED LIGHT
	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED PENDANT FIXTURE
	FULLY RECESSED INCANDESCENT WALL WASH LIGHT- MOUNT 2'-0" FROM WALL U.N.O.
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT - OWNER TO SUPPLY, CONTRACTOR TO INSTALL
	LED LIGHT FIXTURE
	SWITCH
	THREE WAY SWITCH
	TIMER SWITCH
	DIMMER SWITCH
	DIMMER THREE WAY SWITCH
	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

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

ELECTRICAL SYMBOLS

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

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

DATE	ISSUE - REMARKS
06/23/2026	PERMIT SET

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

License # : 15218
Expiration : 10/31/27

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RYAN RENOVATION

6704 Westmoreland Ave. Takoma Park, Maryland 20912

Project #2519

PERMIT SET

23 JUNE 2026

CELLAR & FIRST FLOOR
ELECTRICAL PLAN

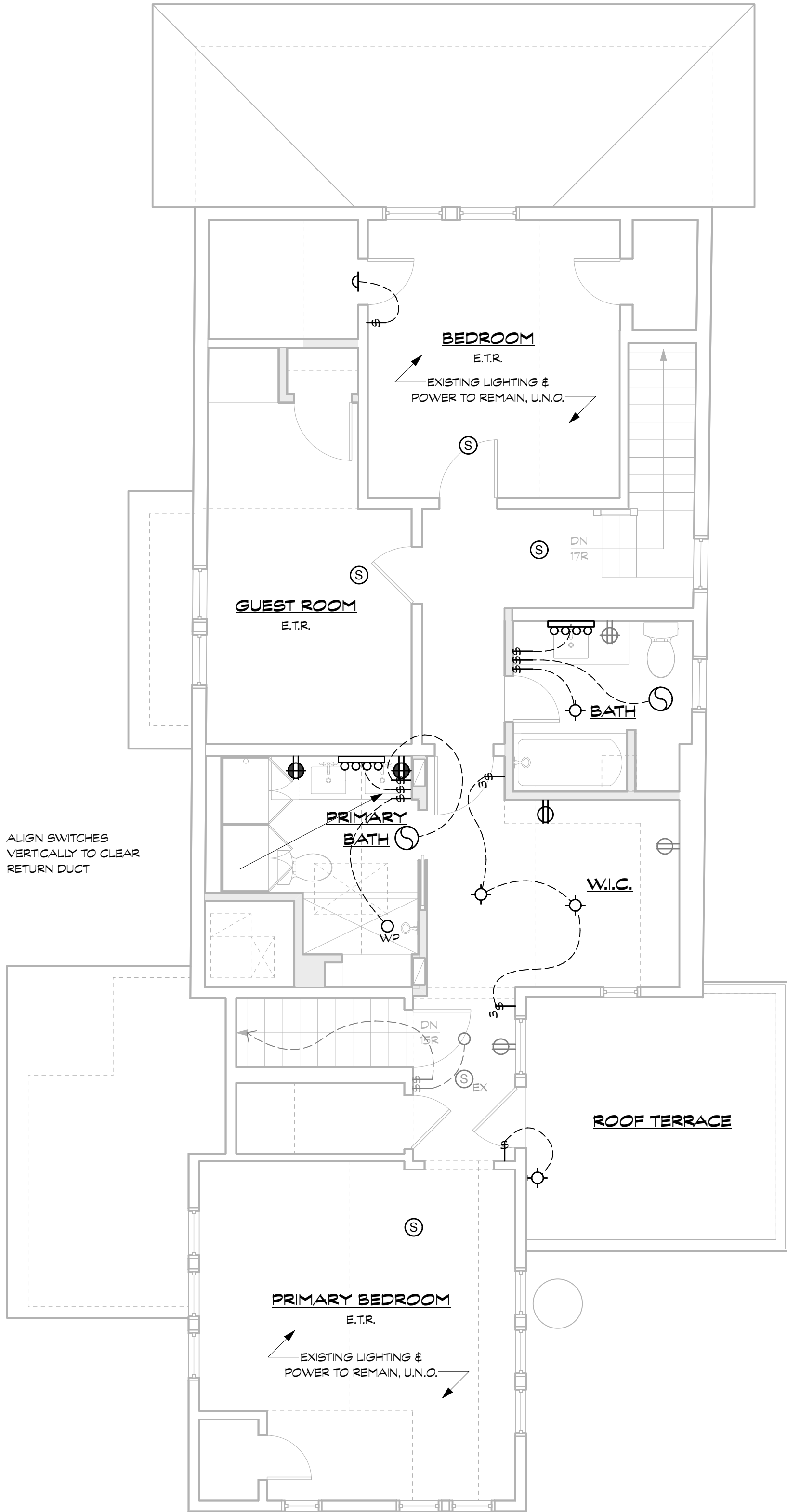
E100

SPECIFICATIONS (CONTINUED FROM SP100)

power as needed to this heating system.

DIVISION 16: ELECTRICAL

- 16.1 Electrical Service
Existing electric service shall be reviewed by Contractor and Electrical subcontractor. Provide new service, subpanel and/or additional breakers as necessary to accommodate new work, equipment, systems and appliances. Provide ground fault circuit interrupt breakers at panels as required for all outlets requiring GFCI safety cutoff where indicated and where otherwise required. Label all new circuits at the panel.
- 16.2 Receptacles and Switches - Style
Contractor shall provide wall switches, dimmer switches, and wall plates, etc. in areas of new work in conformance with NEC and local code. Contractor shall provide and install all specialty and appliance receptacles and switches.
- Style: Decora style as manufactured by Lutron, UNO
 - Typical single pole rocker switch shall be Lutron model CA-1PS-WH.
 - Three way rocker switch shall be Lutron model CA-3PS-WH.
 - Dimmer switch shall be Lutron model LUT DVCL-153P-WH (wattage rating requirement should be coordinated with fixtures).
 - Representative duplex receptacle style shall be Lutron model CAR-15/20-SW (coordinate amperage with equipment/circuit)
 - Timer switch for exhaust fans shall be Maestro model MA-T51-WH.
 - Color: All devices and cover plates shall be white, unless noted otherwise.
 - Consistency: Where devices are added in existing spaces all devices in that space shall be upgraded to match new devices.
 - Plates: use standard, not enlarged wall plates, in finish to match devices.
- 16.3 Receptacles – Safety Features
Provide ground fault interrupt devices where indicated and where otherwise required by code. Provide arc fault devices in all habitable spaces where ground fault are not otherwise provided. All new receptacles shall be tamper-resistant.
- 16.4 Lighting
- 16.4.1 Surface-Mounted (non-recessed) Light Fixtures
Owner to select surface mounted and pendant fixtures. See drawings for locations. Contractor to provide and install U.N.O. Coordinate mounting heights with Architect or Owner. See Allowance Summary. 85% of lamps in permanent fixtures or 85% of permanent fixtures shall use high efficiency lamps.
- 16.4.2 Recessed / Simulated Recessed LED Light Fixtures
See drawings for model and locations, or provide fixture submittal for review and approval. Contractor to provide and install. The purchase of recessed fixtures shall be included in the base contract and not considered part of the fixture allowance. Provide specified recessed fixtures or submit alternates for review and approval prior to rough wiring. Provide housings rated for insulation contact in all insulated ceiling cavities (housings shall be labeled to indicate <2.0 CFM leakage at 75 Pa.). Seal at housing / interior finish. 85% of lamps in permanent fixtures or 85% of permanent fixtures shall use high efficiency lamps.
- 16.5 Bath Exhausts
Contractor to provide and install exhaust fans at all bathrooms, ducted to the exterior with 4" diameter ducts and terminated with weatherized gravity dampers (see Division 15). Exhaust fans shall be manufactured by Broan, or approved equal. Fan sizing shall be as follows:
- Primary bath: 110 CFM, 1.3 sones
 - Full baths: 80 CFM, .5 sones
 - Powder room: 50 CFM, .5 sones
- 16.6 Smoke and Carbon Monoxide Protection
Combination smoke / carbon monoxide detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. Provide 10-year lithium ion battery or hardwired with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions



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

LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED GLOBE ELECTRIC GU10 LED LIGHT
	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED PENDANT FIXTURE
	FULLY RECESSED INCANDESCENT WALL WASH LIGHT - MOUNT 2'-0" FROM WALL U.N.O.
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT - OWNER TO SUPPLY, CONTRACTOR TO INSTALL
	LED LIGHT FIXTURE
	SWITCH
	THREE WAY SWITCH
	TIMER SWITCH
	DIMMER SWITCH
	DIMMER THREE WAY SWITCH
	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

GENERAL: PROVIDE I.C. HOUSING AS NECESSARY IN INSULATED CAVITIES

ELECTRICAL SYMBOLS

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

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RYAN RENOVATION

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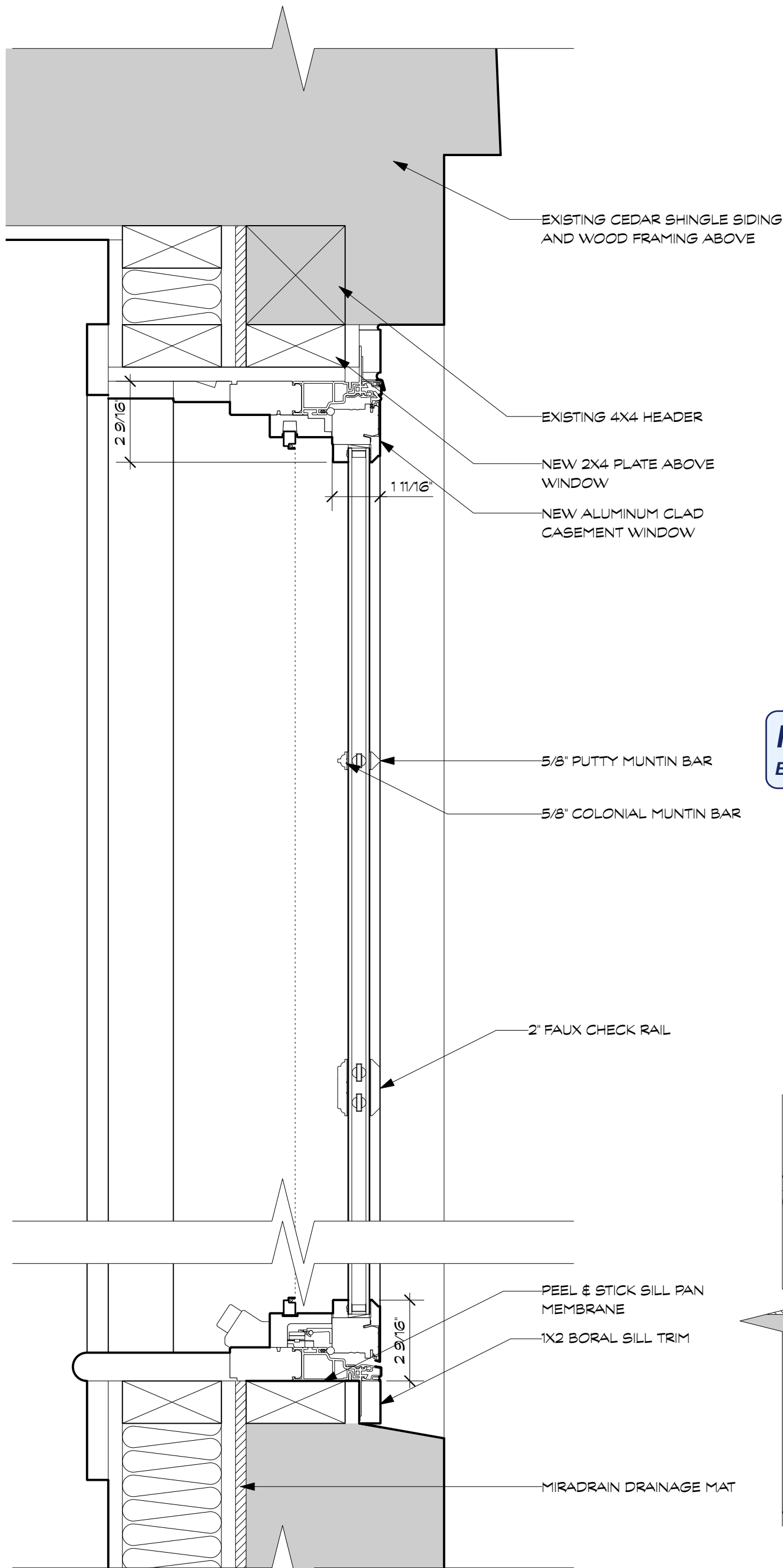
Project #2519

PERMIT SET

23 JUNE 2026

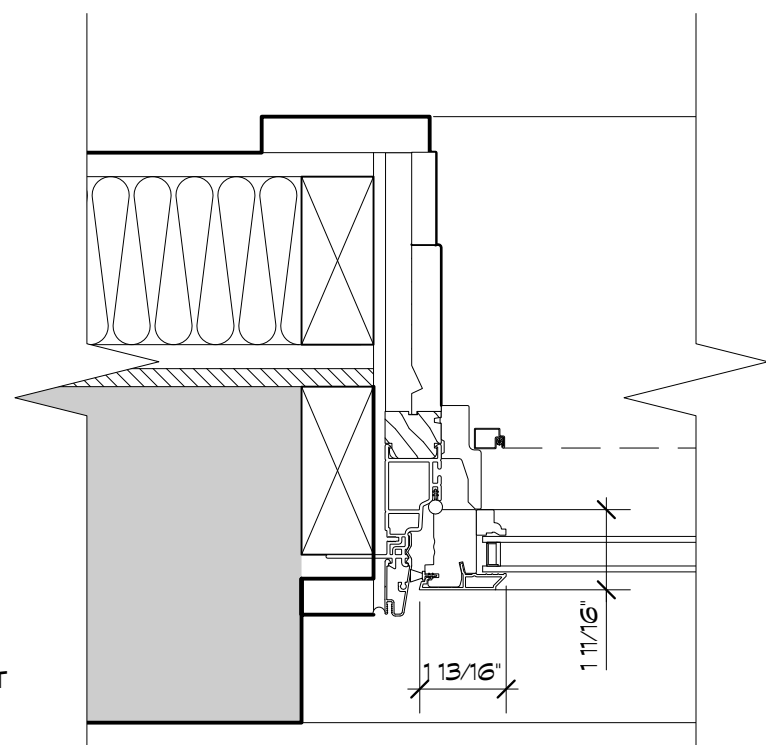
SECOND FLOOR
ELECTRICAL PLAN

E101



REVIEWED

By Dan Bruechert at 5:29 pm, Jun 24, 2026



1 CASEMENT WINDOW DETAIL
Scale: 3" = 1'-0"

2 JAMB DETAIL
Scale: 3" = 1'-0"

WD-2

RYAN RENOVATION

6704 Westmoreland Ave. Takoma Park, Maryland 20912

06/18/2026

Scale: 3" = 1'-0"

#2519

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EXISTING CEDAR SHAKE
SIDING OVER FRAME WALL

FLASHING AROUND ALL
NEW WINDOW OPENINGS

BORAL WINDOW TRIM TO
MATCH EXSITING

CAVITY INSULATION

RESTORE / PATCH INTERIOR
WALL FINISH TO MATCH
EXISTING

NEW DOUBLE 2X10 HEADER

PAINTED WOOD TRIM TO
MATCH EXISTING

5/8" PUTTY MUNTIN BAR

5/8" COLONIAL MUNTIN BAR

NEW ALUMINUM CLAD
DOUBLE HUNG WINDOW ON
REAR WALL

PEEL & STICK SILL PAN
MEMBRANE

2X WOOD SILL TO MATCH
EXISTING, SLOPED TO DRAIN

ROUGH SILL SLOPED TO
DRAIN

APPROVED

Montgomery County

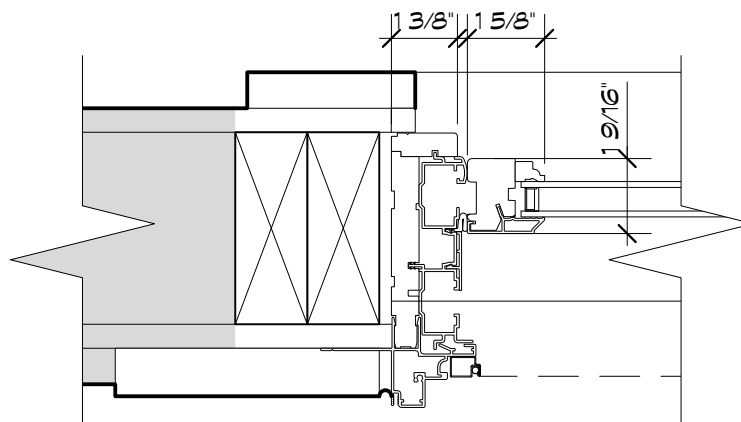
Historic Preservation Commission

REVIEWED

By Dan Bruechert at 5:29 pm, Jun 24, 2026

1 DOUBLE HUNG WINDOW DETAIL

Scale: 3" = 1'-0"



2 DOUBLE HUNG JAMB DETAIL

Scale: 3" = 1'-0"

