

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7414 Maple Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Bungalow house, built in 1923, and it is located in the Takoma Park Historic District. It is a 1 ½ -story gabled house, the main portion is 26'-3" x 32'-3", with an 8'-0" x 22'-0" front covered porch (enclosed with screening) and a 8'-0" x 15'-0" 1-story rear addition. It has a 1147 S.F. footprint, with a full basement.

- a. Original House Structure:** *The main house structure is wood framed and has a 6.25:12 sloped main gable with a ridge parallel to the front property line. There are two small 2:12 sloped shed dormers, one in front and one in the rear.*
- b. Exterior Finish:** *The exterior finish is 9-inch exposure aluminum siding over the original wood siding.*
- c. Windows and Doors:** *The windows are vinyl replacement double-hung, with muntins in a 6-over-1 pattern.*
- d. Foundation:** *Rusticated concrete block*



REVIEWED

By Devon.Murtha at 3:59 pm, Apr 30, 2026

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

7414 Maple Ave., Takoma Park, MD 20912

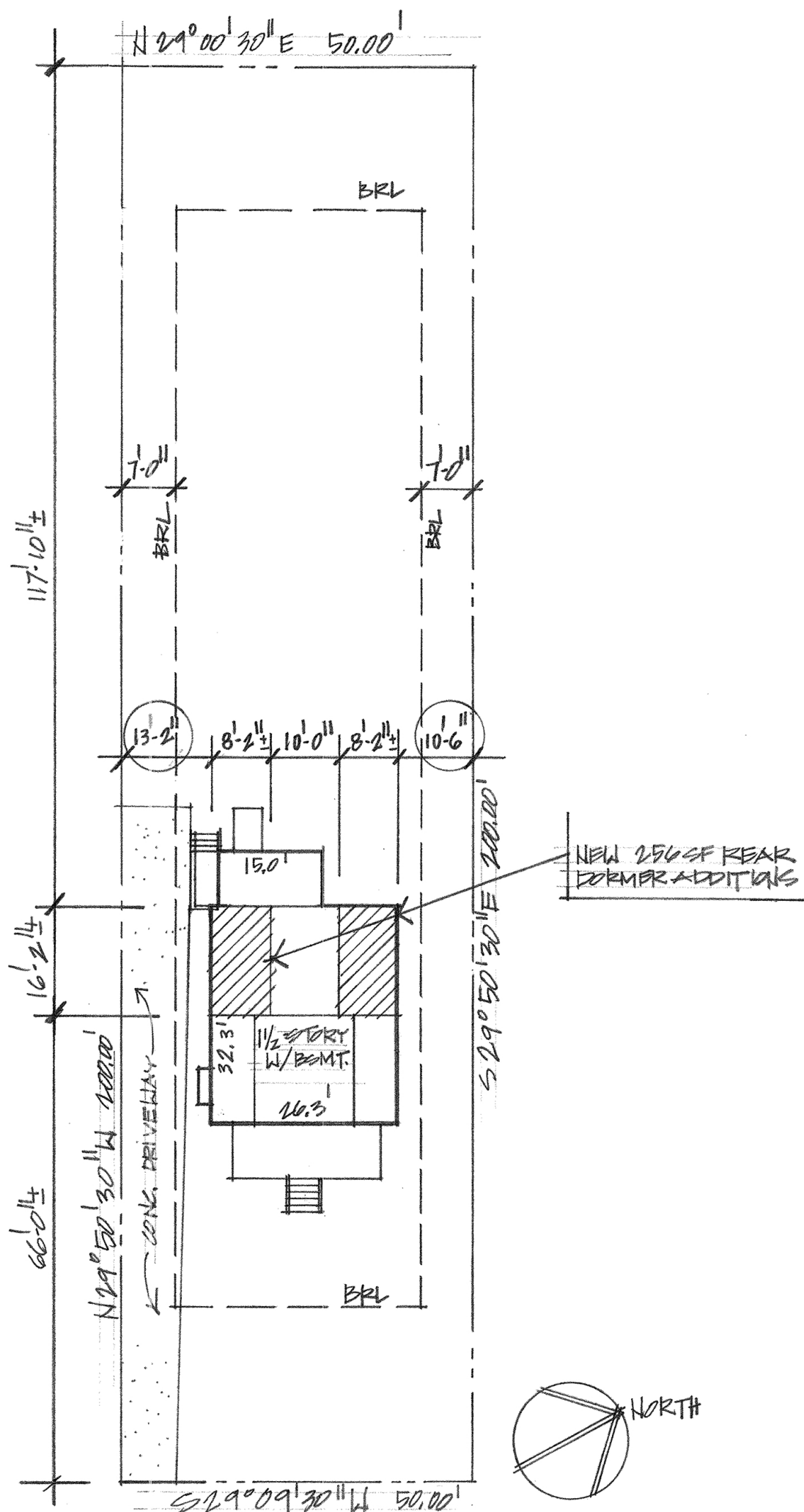
Construct an addition on the 2nd floor consisting of a widening of the current 9'-0" wide rear shed dormer. This will add 180 SF of usable space to the 2nd floor. The current shed dormer roof slope of 2:12 will be maintained.

- a. **Roof Detail:** *The eave overhang will have exposed rafter tails, with exposed beadboard roof sheathing.*
- b. **Siding:** *Painted fiber cement lap siding (5" exposure) on all façades, with a 5/4 x 4 Boral corner trim*
- c. **Roofing:** *Rubber membrane.*
- d. **Windows and Doors:** *At the rear of the addition only, there will be (2) 2'-6" x 4'-0" aluminum-clad wood casement egress windows; on the north side of the bedroom there will be (1) 2'-0" x 3'-0" aluminum-clad wood casement window. There will be (1) 2'-6" x 4'-0" new aluminum-clad wood casement window on the rear wall of the bathroom, and (1) 2'-0" x 3'-0" skylight over the lavatory. There will be painted 5/4 x 4 Boral trim at the windows jambs and head with a PVC subsill under all the windows.*



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Site Plan

1" = 20'-0"

House/Site Information:

Lot: Part of 8 **Block:** 86
Address: 7414 Maple Avenue, Takoma Park, MD 20912
Subdivision: Petty Estates
Year built: 1923
Zoning: R-60
Historic District: Takoma Park Historic District
HAWP #1151788 approved at 4/8/2026

Project Information:

2nd Floor: Renovate 536 s.f. of all interior space; Add 256 s.f. rear dormer addition to add one full Bathroom and expand two Bedrooms.

Residential Code Information:

All construction shall be in conformance with the International Residential Code (IRC) ER 13-24, 2021 Edition, as Amended by Mont. Co., effective Dec. 10, 2024.

AREA CALCULATIONS

EXISTING:

Lot Area:	10,000 s.f.
Lot Coverage/Building	
Interior + Front Porch:	1142 s.f.
% of Lot Coverage:	11.4%

PROPOSED:

Lot Coverage/Building Area (added):	0 s.f.
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TOTAL NET NEW ROOF AREA:

0 s.f.

Total renovation S.F., by floor:

Basement:	0 s.f.
1 st Floor:	0 s.f.
2 nd Floor:	536 s.f.
TOTAL:	536 s.f.

Total new construction S.F., by floor:

Basement:	0 s.f.
1 st Floor:	0 s.f.
2 nd Floor:	256 s.f.
TOTAL:	256 s.f.

2nd Story Rear House Addition

Blatz/Jacobson Residence

7414 Maple Avenue, Takoma Park, MD 20912



Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License #: 8221-R, **Exp. Date:** 7/22/2026

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Sheet No. Sheet Title

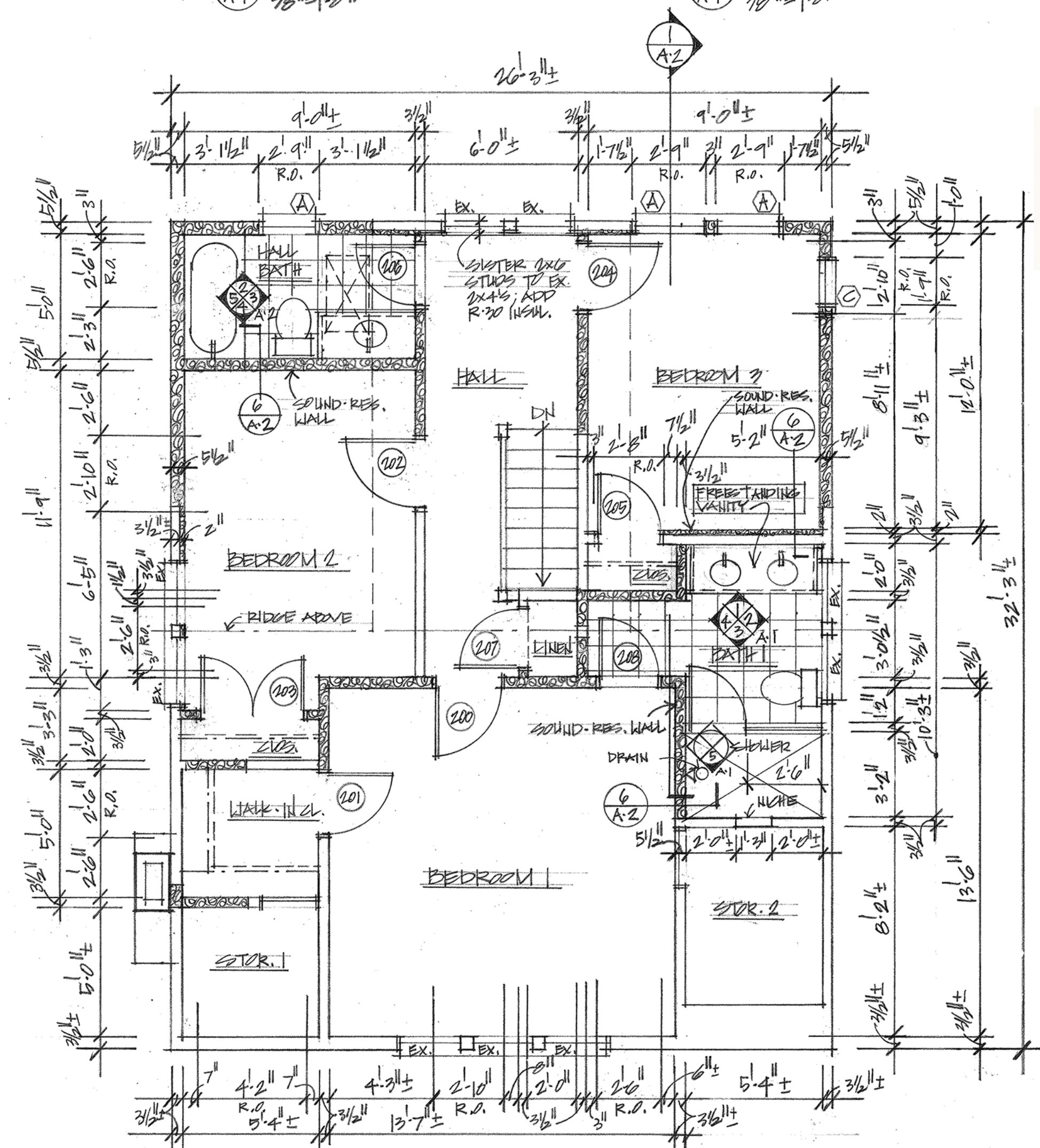
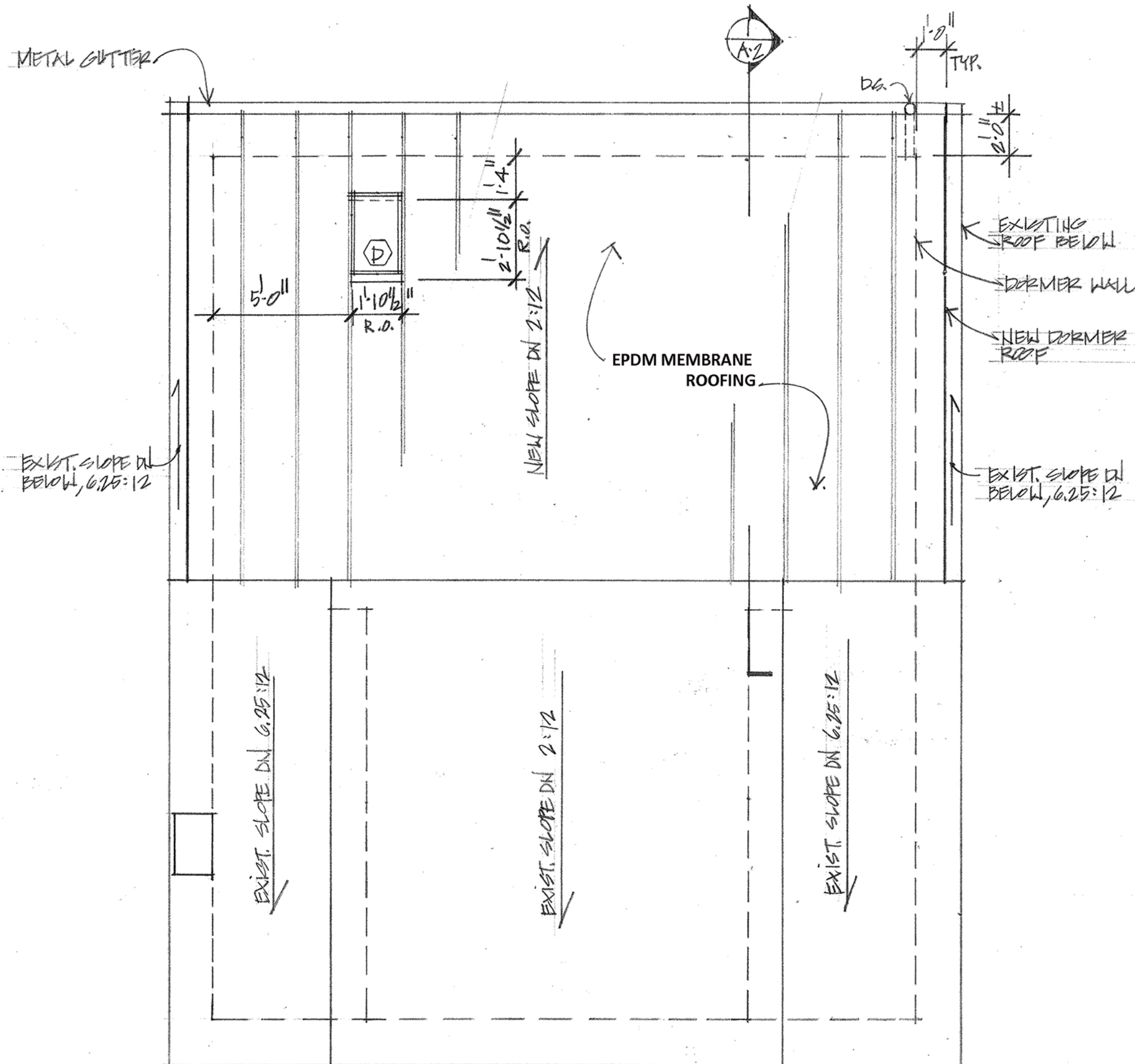
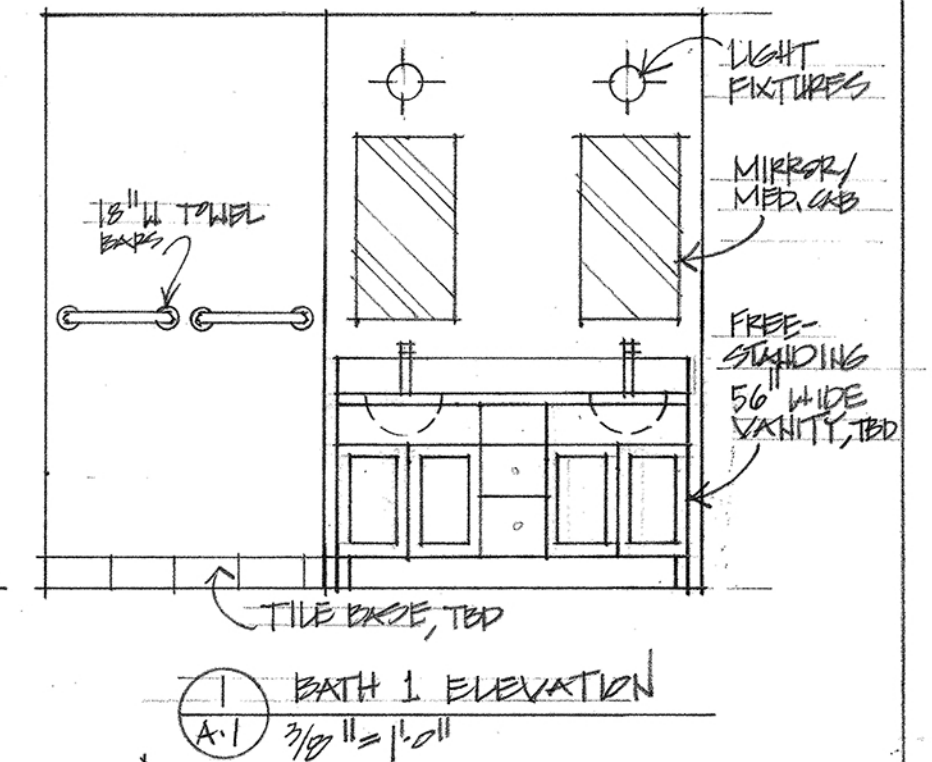
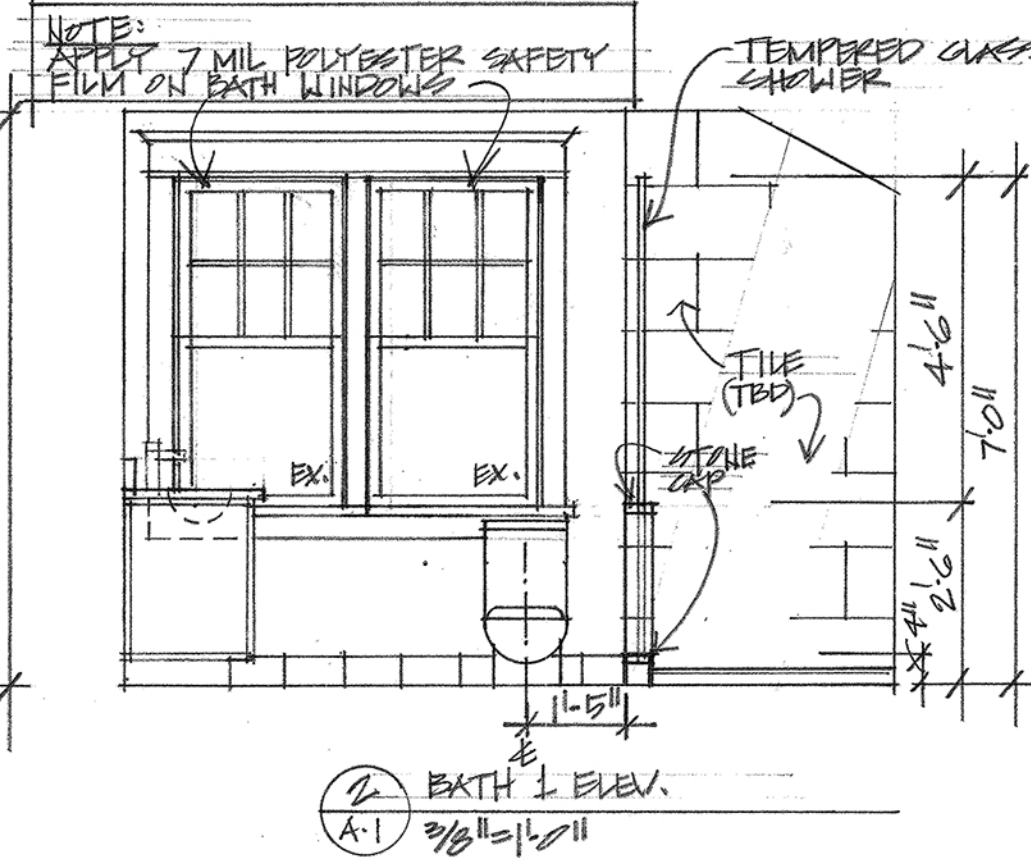
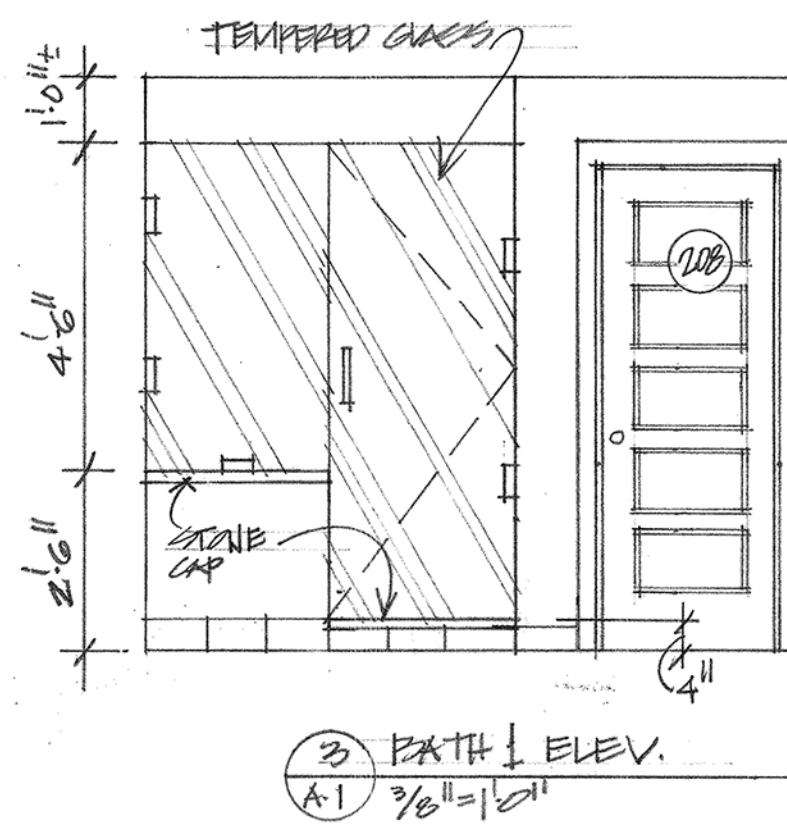
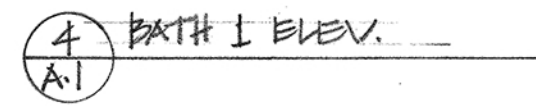
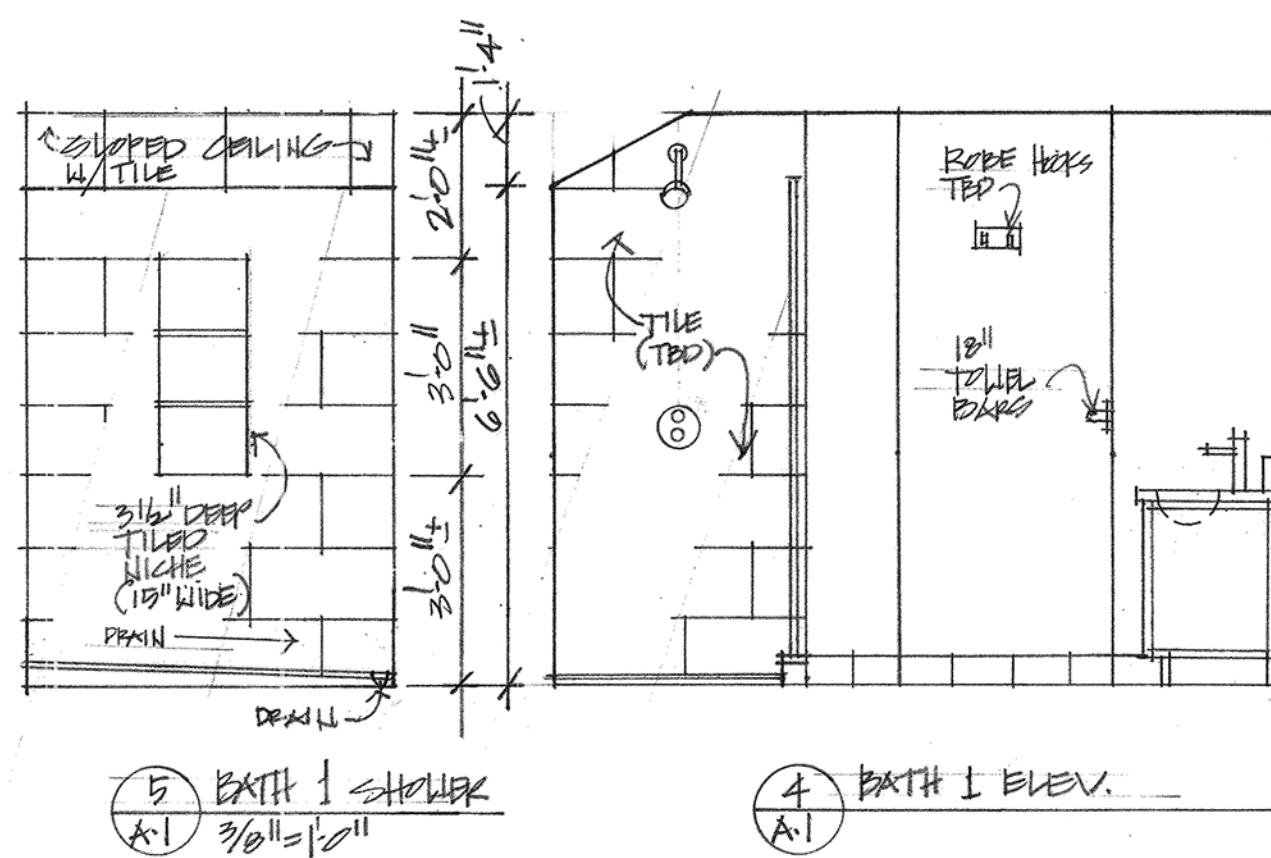
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|-------|--|
| Cover | Site Plan/Project Description/
Area Calculations |
| D-1 | Second Floor Demolition Plan (1/4"=1'-0")/
Demolition Notes |
| A-1 | Second Floor Plan (1/4"=1'-0")/
Roof Plan (1/4"=1'-0")/
Bath 1 Elevations (3/8"=1'-0") |
| A-2 | Rear Elevation (1/4"=1'-0")/
Building Section (1/4"=1'-0")/
Hall Bath Elevations (3/8"=1'-0")/
Sound-Resistant Wall Detail (3"=1'-0") |
| A-3 | Exterior Elevations (1/4"=1'-0")/
Wall Sections (1"=1'-0") |
| A-4 | Window & Door Schedule/
Finish Schedule |
| A-5 | General Notes/ Plumbing and Electrical Notes
Specifications |
| EC-1 | Air Barrier, Insulation & Thermal Barrier
Schedule/ Diagrams |
| E-1 | Electrical & Lighting
Second Floor Plan (1/4"=1'-0")/
Electrical & Lighting Legend |
| S-1 | Structural Notes/ Calculations |
| S-2 | Foundation Plan (1/4"=1'-0") |
| S-3 | 1st Floor Framing Plan (1/4"=1'-0") |
| S-4 | 2nd Floor Framing Plan (1/4"=1'-0") |
| S-5 | Roof Framing Plan (1/4"=1'-0") |
| S-6 | Wind Bracing @ 2nd Floor Plan (1/4"=1'-0")
Wind Brace Schedule |

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Devon.Murtha at 3:59 pm, Apr 30, 2026

COVER

4-27-2026



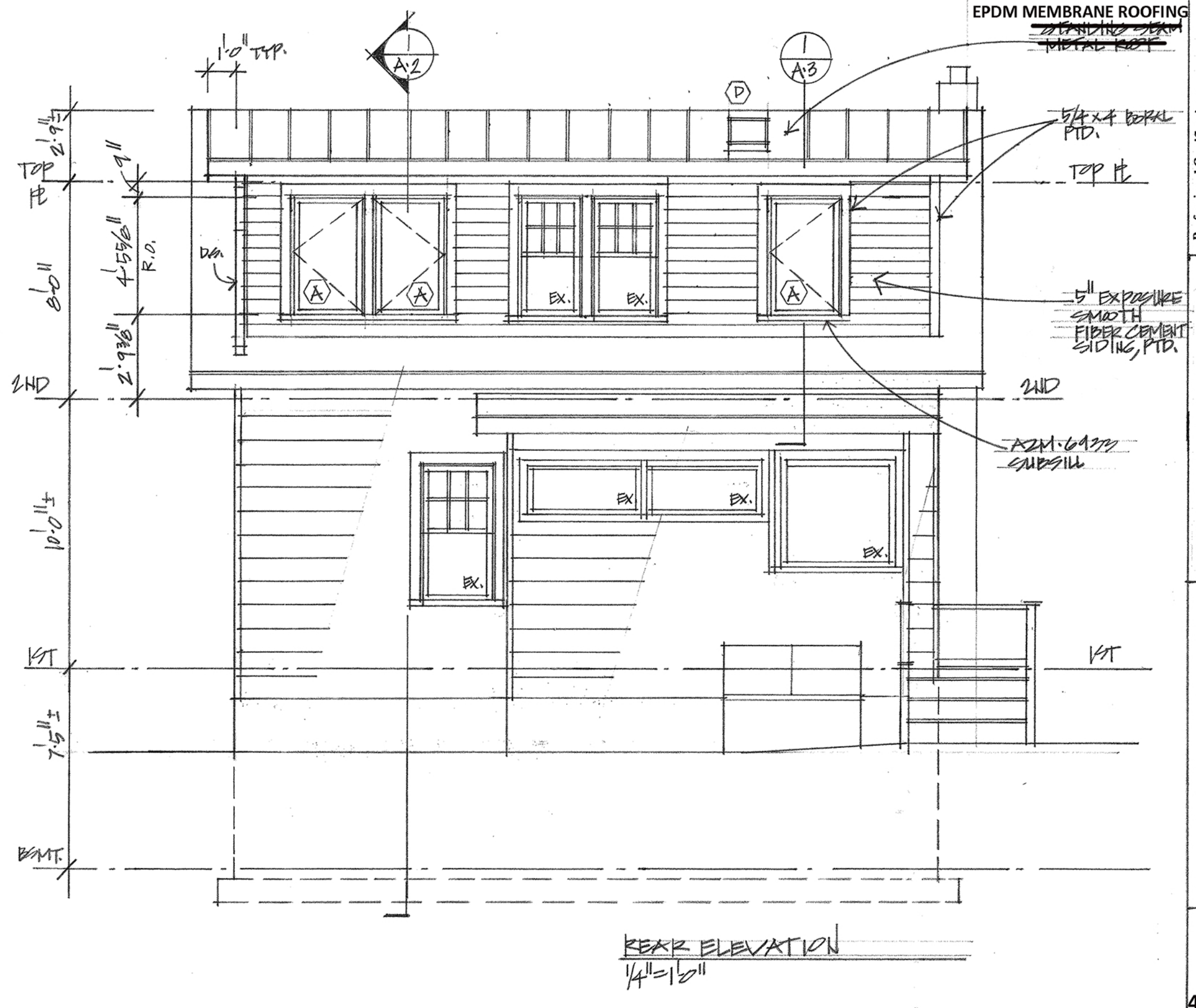
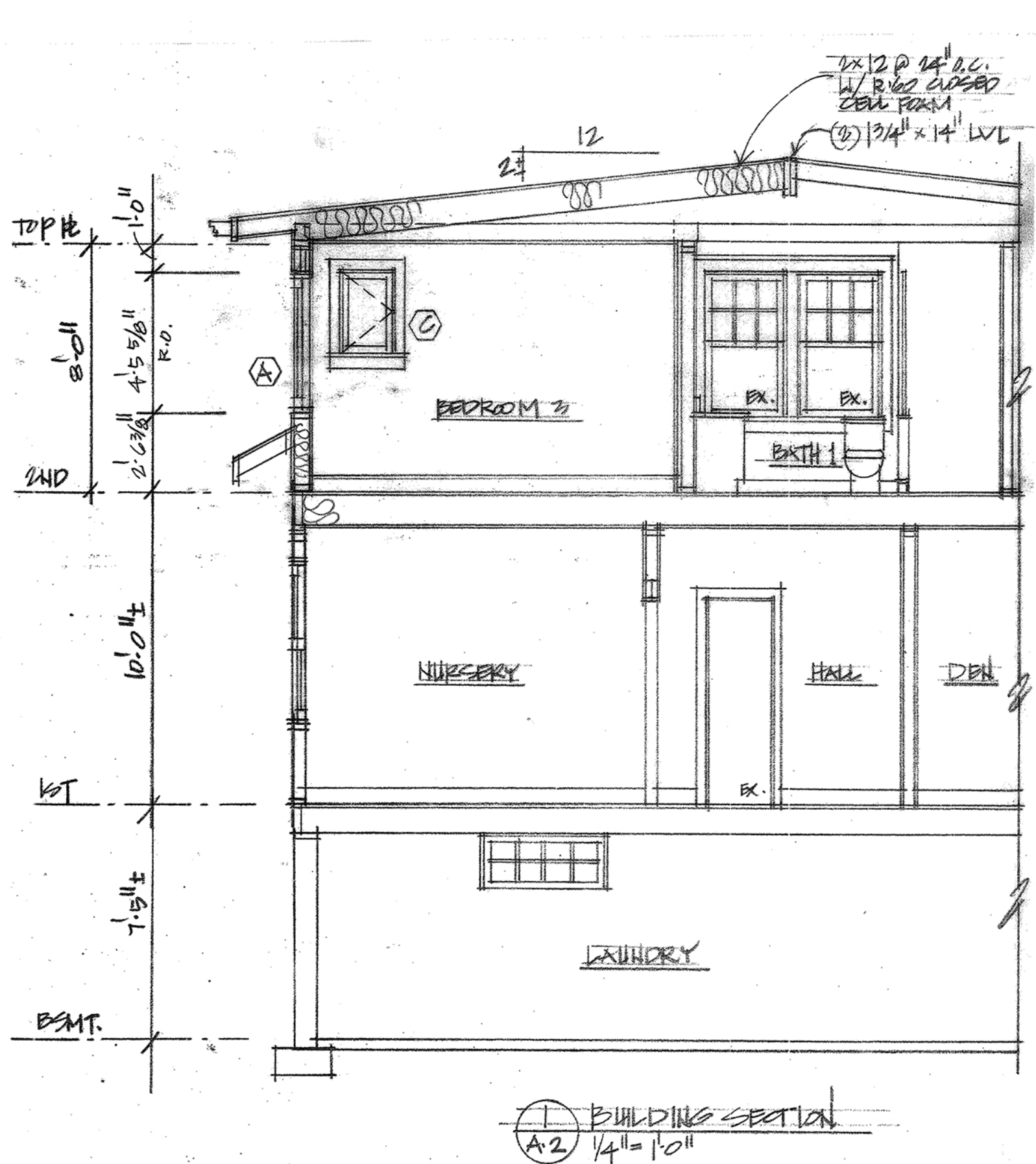
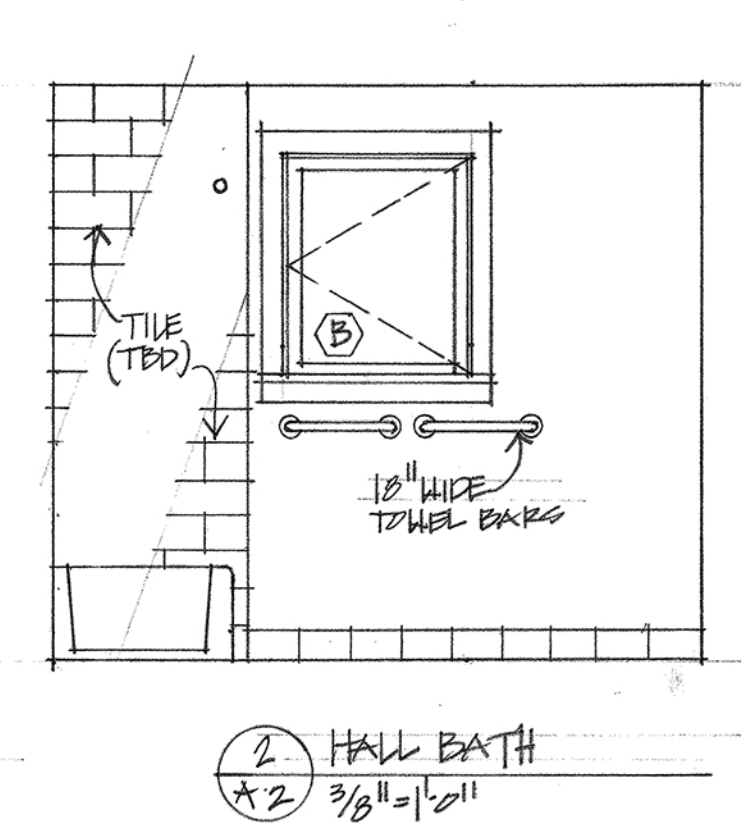
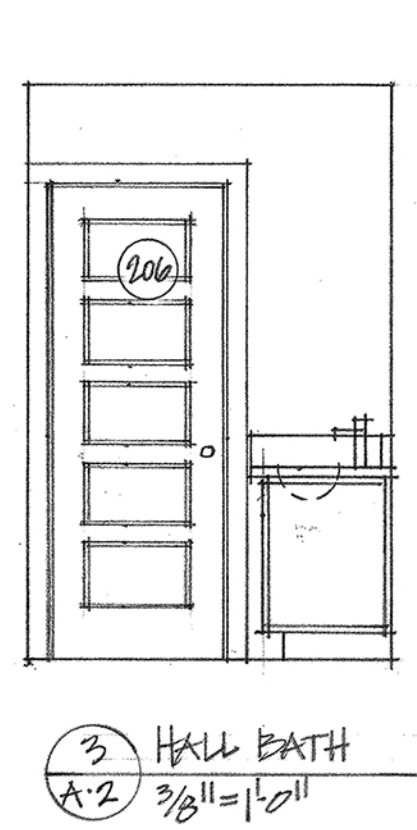
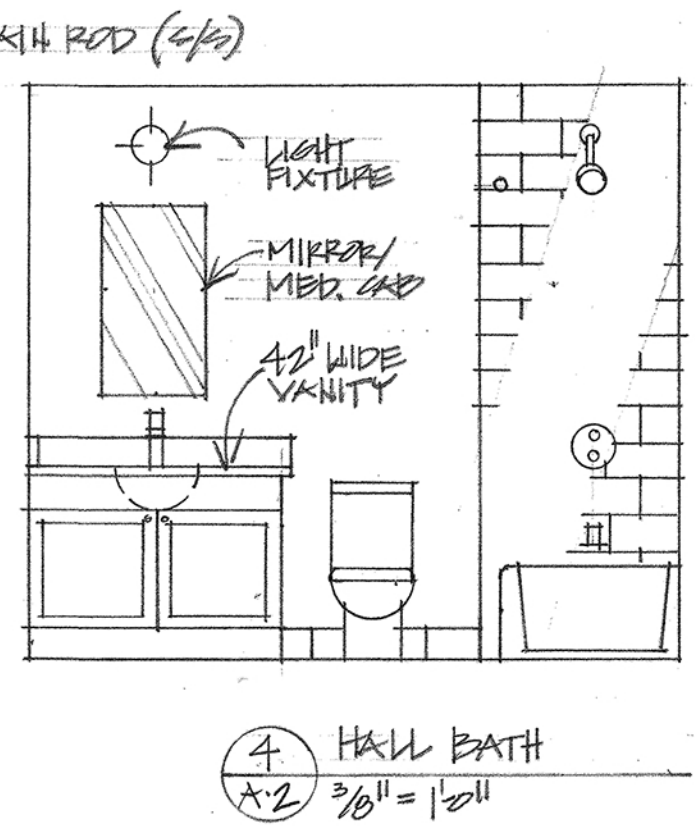
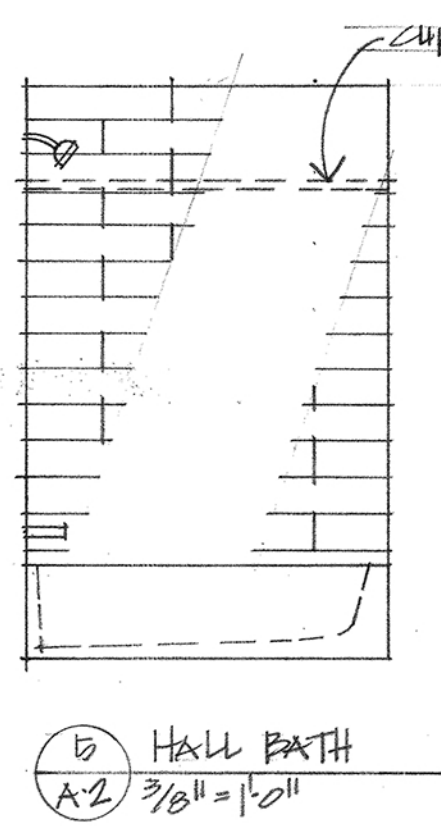
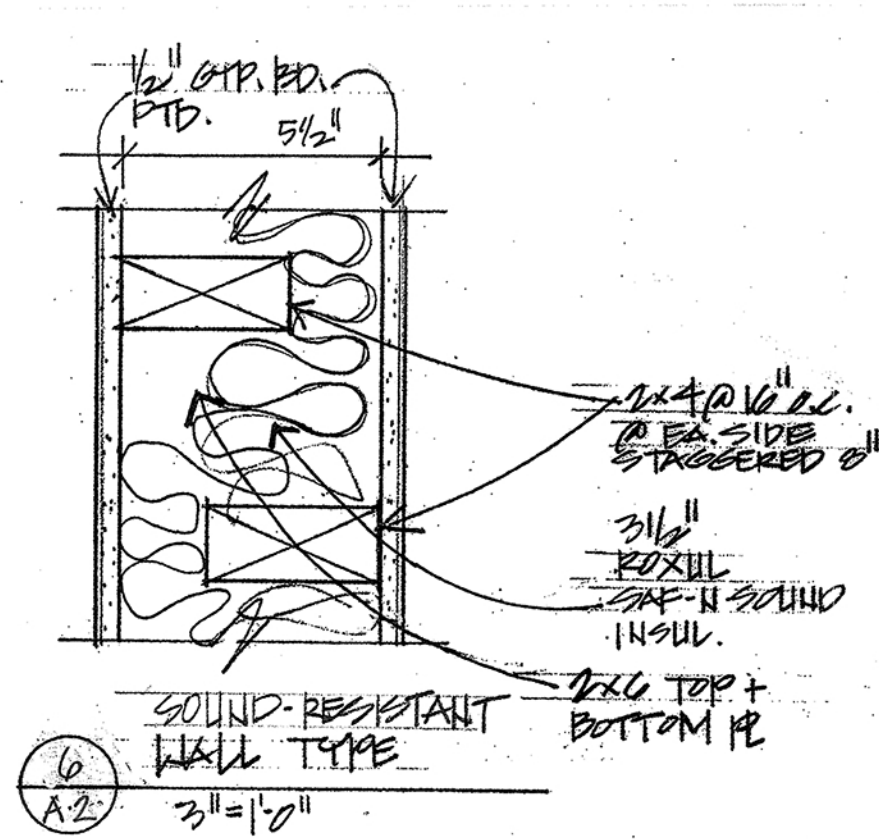
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License #: 8221-R, Exp. Date: 7/22/2026

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A-1

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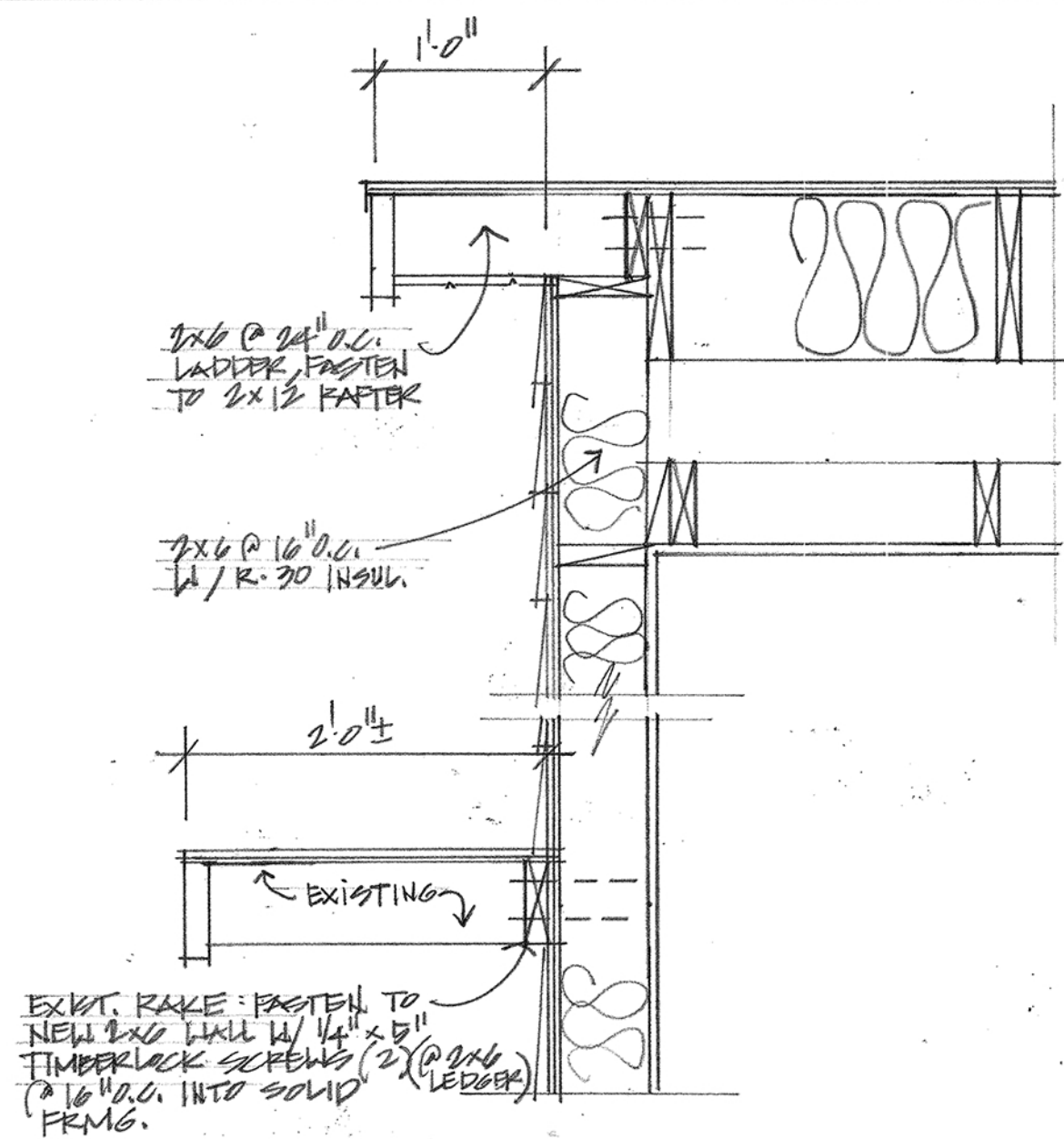


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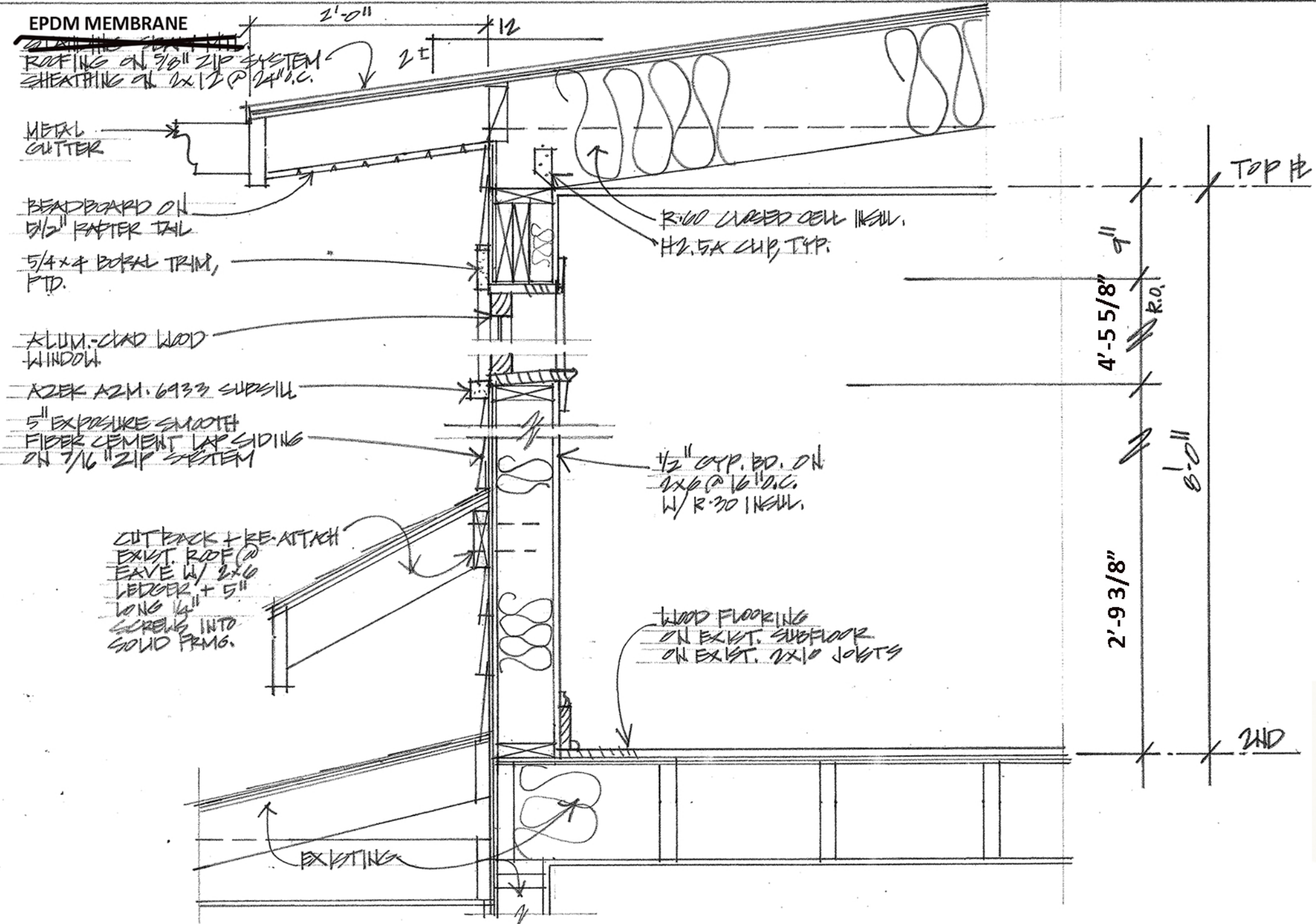
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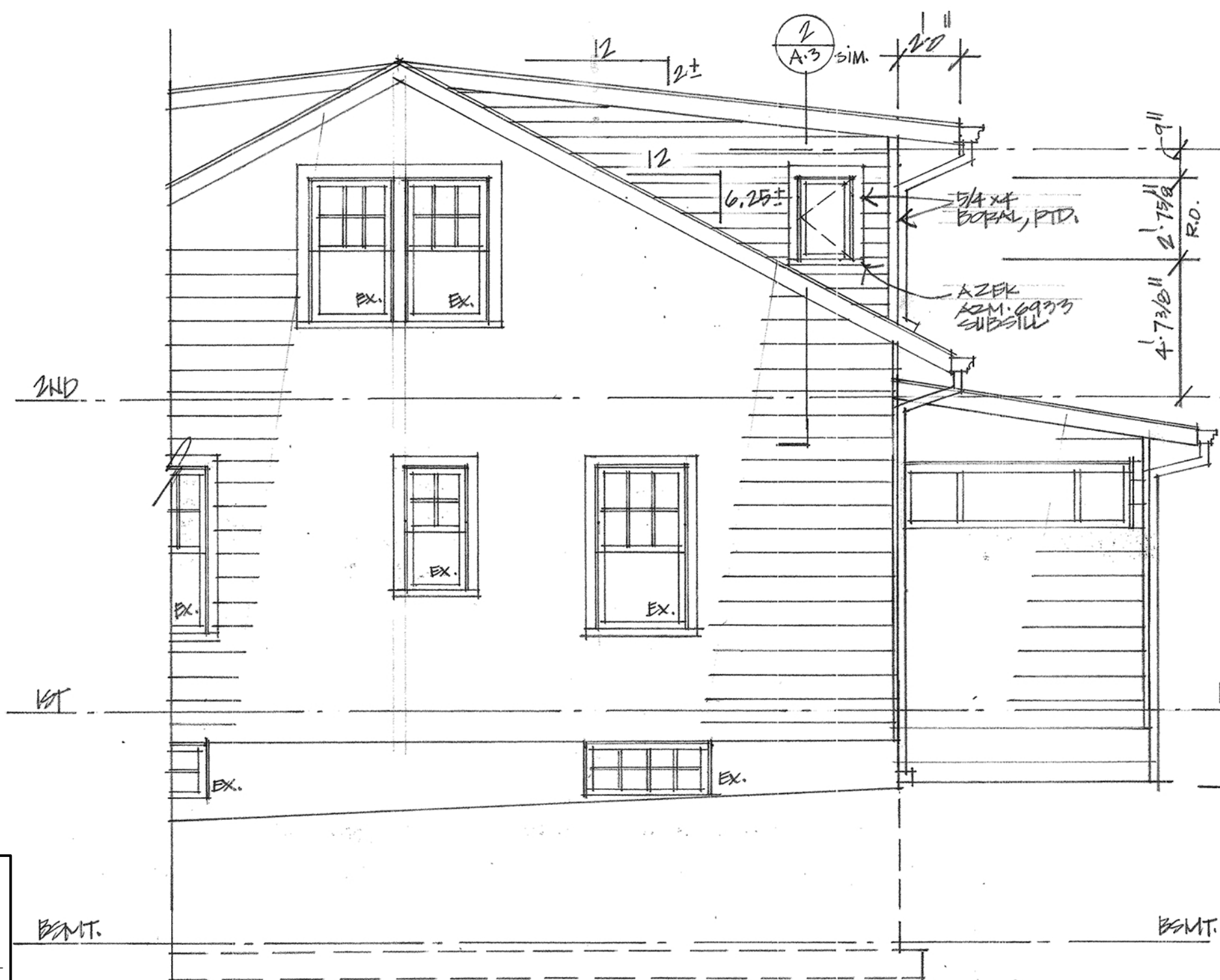
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Historic Preservation Commission



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



1 WALL SECTION
A-3 1/4" = 1'-0"



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



SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



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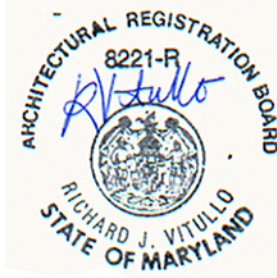


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Montgomery County
Historic Preservation Commission

REVIEWED
By Devon.Murtha at 3:59 pm, Apr 30, 2026

FINISH SCHEDULE																	
SECOND FLOOR																	
ROOM	FLOORS		BASE/ WAINSCOT		WINDOW / DOOR TRIM					WALLS		CEILING			Ceiling Height	Area +/- (Sq.Ft)	Remarks
	Material	Finish	Material	Finish	Head Material	Jamb Material	Apron Material	Plinth	Finish	Material	Finish	Material	Finish				
Hall	Existing Wood Flooring	High-Traffic Epoxy or Poly.	WM-663 (3 1/4" Ogee)	Low VOC Paint	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-0"	74		
Bedroom 1	Existing Wood Flooring	High-Traffic Epoxy or Poly.	WM-663 (3 1/4" Ogee)	Low VOC Paint	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-0"	184		
Walk-in Closet	Existing Wood Flooring	High-Traffic Epoxy or Poly.	WM-663 (3 1/4" Ogee)	Low VOC Paint	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	Varies: 5'-5" to 7'-6"	26		
Bathroom 1	Porcelain/ Ceramic Tile	n/a	Porcelain/ Ceramic Tile	n/a	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch water-res. gyp. bd.	Low VOC Paint	1/2-inch water-res. gyp. bd.	Low VOC Paint	Varies: 6'-6" to 8'-0"	68		
Linen	Existing Wood Flooring	High-Traffic Epoxy or Polyurethane	WM-663 (3 1/4" Ogee)	Low VOC Paint	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-0"	6		
Bedroom 2	New wood flooring (TBD)	High-Traffic Epoxy or Polyurethane	WM-663 (3 1/4" Ogee)	Low VOC Paint	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-0"	114		
Closet	Existing Wood Flooring	High-Traffic Epoxy or Polyurethane	WM-663 (3 1/4" Ogee)	Low VOC Paint	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-0"	11		
Bedroom 3	New wood flooring (TBD)	High-Traffic Epoxy or Polyurethane	WM-663 (3 1/4" Ogee)	Low VOC Paint	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-0"	105		
Closet	Existing Wood Flooring	High-Traffic Epoxy or Polyurethane	WM-663 (3 1/4" Ogee)	Low VOC Paint	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-0"	7		
Hall Bathroom	Porcelain/ Ceramic Tile	n/a	Porcelain/ Ceramic Tile	n/a	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	WM-376 (2 1/4" Beaded Casing)	none	Low VOC Paint	1/2-inch water-res. gyp. bd.	Low VOC Paint	1/2-inch water-res. gyp. bd.	Low VOC Paint	8'-0"	45		

WINDOW SCHEDULE					Manufacturer- Windows: Marvin Ultimate, Velux																	
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Wall System	Window Type/Material	Glazing Type	Grille Structure	Mullion Divisions	Exterior Color	Interior Color	Screens / Storm windows	Hardware Finish	SHGC-value Total Unit	U-value Total Unit	Egress window	Quant.	Remarks					
A	UCA 32 54E	4'-5 1/8" (4'-5 5/8" R.O.)	2'-8" (2'-9" R.O.)	2 x 6	CASEMENT /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	n/a	n/a	"Stone White" Alum.	Prefinished "White" (wood)	YES	Satin Taupe	0.29	0.29	n/a	3	(1) Hinged Right, (1) Hinged Left (view from outside)					
B	UCA 3088	2'-11 1/8" (2'-11 5/8" R.O.)	2'-8" (2'-9" R.O.)	2 x 6	CASEMENT /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	n/a	n/a	"Stone White" Alum.	Prefinished "White" (wood)	YES	Satin Taupe	0.29	0.29	n/a	1	(1) Hinged Right, (1) Hinged Left (view from outside)					
C	UCA 2032	2'-7 1/8" (2'-7 5/8" R.O.)	1'-8" (1'-9" R.O.)	2 X 6	CASEMENT /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane Glass)	n/a	n/a	"Stone White" Alum.	Prefinished "White" (wood)	YES	Satin Taupe	0.3	0.3	n/a	1	(1) Hinged Left (view from outside)					
D	Velux 2234	2'-10 1/2" R.O.	1'-10 1/2" R.O.	n/a	SKYLIGHT/ Fixed Curb Mounted	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	n/a	n/a	n/a	White	n/a	n/a			n/a	1						
SUBTOTAL													0.29 avg.	0.29 avg.		5 units						
DOOR SCHEDULE					Manufacturer- Doors: TBD																	
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Mullion Divisions	Exterior Color	Interior Color	Screens / Screen Door	Hardware Finish	SHGC-value Total Unit	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks					
200	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	SWING DOOR/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1	Interior doors					
201	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4	SWING DOOR/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1	Interior doors					
202	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	SWING DOOR/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1	Interior doors					
203	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-0" (4'-2" R.O.)	2 x 4	FRENCH DOORS/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1 pair	Interior doors					
204	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	SWING DOOR/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1	Interior doors					
205	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4	SWING DOOR/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1	Interior doors					
206	TBD	6'-8" (6'-9" R.O.)	2'-4" (2'-6" R.O.)	2 x 4	SWING DOOR/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1	Interior doors					
207	TBD	6'-8" (6'-9" R.O.)	2'-4" (2'-6" R.O.)	2 x 4	SWING DOOR/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1	Interior doors					
208	TBD	6'-8" (6'-9" R.O.)	2'-4" (2'-6" R.O.)	2 x 4	SWING DOOR/ 5-Panel Solid Wood	n/a	n/a	n/a	n/a	n/a	n/a	Satin nickel	n/a	n/a	n/a	1	Interior doors					
SUBTOTALS																9						
TOTALS													0.29 avg.	0.29 avg.		14 units						



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GENERAL CONSTRUCTION NOTES:

- These drawings are to show only materials and layout of the design; means and methods are to be determined by contractor. The contractor shall fully acquaint him/herself with the conditions relating to construction and labor so that he/she understands the issues relating to the execution of the work.
- The contractor shall provide all materials, labor and equipment and pay all freight charges, taxes, and handling of materials necessary for the full implementation of the work herein described on these drawings unless noted otherwise.
- The contractor is to verify all dimensions and assumed conditions in the field and to bring any discrepancies, omissions, ambiguities or conflicts to the attention of the architect and owner as soon as possible before proceeding with any of this work in question.
- The contractor is to notify the architect if any existing pipes, ducts, structural elements (or any other relevant item) that are revealed by demolition and are scheduled to be removed or re-routed for the new plan are determined to not be easily moved or removed.
- The contractor is to notify the architect and/or structural engineer if any existing wood joists, sheathing, studs, etc. are damaged or deteriorated from termites, water, etc.
- All construction will meet or exceed all applicable building and health codes, unless a code modification approval is granted.
- The owner's written authorization will be required before any work is executed or materials ordered that involve a change from the original specifications affecting the contract price.
- All plan dimensions on drawings are set to the edge of the framing members; all finishes are not to be taken into account unless otherwise noted. If dimension is taken to a finish surface, it shall be noted as "FINISH DIMENSION", "FIN. DIM.", or "CLEAR DIM.".
- Solid blocking required under posts or any bearing from above to solid bearing below; match bearing area of post above to bearing below; cut bearing blocks to minimum 1/16" deeper than joists.
- Install solid blocking in walls for receipt of plumbing fixtures, accessories (towel bars, toilet paper holders, etc.), hardware, cabinets, etc., as necessary; verify rough-in dimensions for plumbing fixtures prior to framing of posts, studs, beams and joists.
- All wood in contact with masonry/concrete surfaces shall be pressure-treated; install sill gasket underneath all sill plates.
- New doors, windows and hardware are to be provided and installed by the contractor; verify window and door manufacturers' rough opening dimensions prior to framing.
- Install shelves and closet poles in clothes Closets at 5'-6" A.F.F., typ.; sand, prime and paint shelves with gloss paint; color by owner; changes in the configuration of shelves in other closets to be confirmed by owner prior to final installation.
- In all newly exposed existing 2 x 4 furring or walls at exterior, insert insulation in any combination of closed cell foam/rockwool/batts for R-13, minimum.
- In all newly exposed existing roof rafters, and/or ceiling joists below rafters, where an R-60 insulation level is impossible to achieve, insert insulation in any combination of closed cell foam/rockwool/batts for R-49, minimum, given that the maximum area for the R-49 insulation shall be limited to 500 sf or 20% of the total insulated ceiling area (For MD, see IRC 2021 N1102.2.2; for DC, see IRC 2015). At new exterior walls, (2 x 6), insert insulation to R-30, minimum, or R-20 + continuous R-5.
- Vertical or horizontal access hatches and doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be insulated to the same R-value as the wall or ceiling in which they are installed. The outside perimeter of the hatch or door shall also be weather-stripped. Access to any equipment in these unconditioned spaces shall be provided so as to not damage or compress the insulation. Where loose-fill insulation is installed, a wood-framed or equivalent baffle, retainer or dam shall be installed to prevent loose-fill insulation from spilling into living space from higher to lower sections of the attic, and from attics covering conditioned spaces to unconditioned spaces. The baffle or retainer shall provide a permanent means of maintaining the installed R-value of the loose fill insulation.
- If house-wrap and/or building paper is used, apply and lap in a shingle-fashion so that upper courses lap over lower courses; any window and door flashing is integrated into this system in the same manner. Apply Z-flashing at all heads and apply pan flashing at all sills.
- All new or existing room surfaces are to be prepared for painting to be smooth and free of cracks, peeling paint, etc.; walls, ceilings, trim, etc. to be primed and painted (2 coats, min.) with color to be selected by owner.
- Any new flooring material (tile, etc.) to be selected by the owner, installed by contractor. Make surface smooth and flat for receipt of new flooring.
- Install new hard-wired interconnected AC-powered smoke and CO detectors as per drawings and per code, as necessary.
- All electrical outlets in bath are to be ground fault circuit interrupters (GFCI); in all other rooms all-fault circuit interrupters (AFCI) to be installed.
- Upgrade electrical service (as nec.) to provide sufficient power for new fixtures, appliances, etc.
- Electrical switches (dimmers, toggles, etc.), and telephone/modem to be approved by owner, installed by contractor. All decorative light fixtures to be selected by owner, installed by contractor.
- All recessed light enclosures and junction boxes installed in thermal/insulated ceilings shall be IC-rated for insulation contact and are to be sealed against air infiltration. Seal all openings in box with fire-rated foam (3M Fire Block Foam FB-Foam; meets ASTM E 84 Class 1).

ELECTRICAL and LIGHTING NOTES:

- Provide all electrical work as per plans and in accordance with the **National Electrical Code: NEC 2017, with all local jurisdiction amendments.**
- Exact locations of electrical and lighting fixtures are subject to site conditions, as structural, or other items may dictate specific locations. Consult architect for any discrepancies or location issues as they differ from design drawings.
- High-efficiency Lamps/ Recessed Lights:** 100% of all light fixtures will have high-efficacy lamps installed, with efficiency of 70 lumens per watt (according to 2021 IECC, R404.1). All 4" dia. and 5" dia. recessed light fixtures to have E26 BR20 8 Watt (575 lumens) or BR30 10.5 Watt (650 lumens) LED flood lamps.
- Switches:** All permanently installed lighting fixtures must have a dimmer, an occupant sensor control or another control that is installed or built-in to the fixture.
- GFCI Protection:** All appropriate electrical outlets in Kitchen (including dishwasher and disposal), Bathrooms and at exterior to be Ground Fault circuit Interrupter outlets (GFCI). At all new exterior receptacles, shall have an outlet box hood that is listed and identified as "extra-duty". **NEC 406.9(A)(1)**
- AFCI Protection:** All new or modified applicable circuits shall be AFCI protected. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, recreation rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, closets, hallways, kitchens, sunrooms, and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter-installed to provide protection of the branch circuit. **NEC 406.4**
- Tamper- Resistant Receptacles:** All new receptacles shall be "tamper-resistant" for all 15- and 20-amp circuits, min. **NEC 406.12**
- Upgrade electrical service as necessary to provide sufficient power for new fixtures, etc.
- Electrical switches (dimmers, toggles, etc.), and telephone/modem to be approved by owner, installed by contractor. All decorative light fixtures to be selected by owner, installed by contractor.

PLUMBING NOTES and SPECIFICATIONS:

- All work to be done by a licensed plumber. Work is to follow International Plumbing Code: IPC 2021.**
- Water line insulation:** All new hot water lines hot water lines to be insulated with Armaflex Model #HPT 05812 R3.3 pipe insulation.
- Anti-Scald prevention:** Bathtub/shower control to be used in all new showers to be an American Standard Model #R110SS (or equivalent) cast-brass body, washer-less ceramic disc valve cartridge with back-to-back capability, integrated check valves and hot limit safety stop. This unit thus has an anti-scald feature.
- Hose Bibb Freeze Protection:** A Quarter-turn Anti-Siphon Frost-free Sillcock from Legend Valve (Model # T-550) shall be installed at all hose bibb locations; this is certified to ASSE 1019 Type A, or equivalent.
- Hose Bibb Backflow Protection:** A 3/4" FHT x MHT atmospheric vacuum breaker shall be installed at all hose bibs to prevent the risk of back-flow contamination from outdoor hose bibb connected devices. Constructed of high-strength ABS plastic; this DG41 resists corrosion for increased reliability and long-life.
- Water Hammer Prevention:** A piston-driven water hammer arrester (Watts Series Model #15M2 or 15M2S or equivalent) shall be installed on the pipe at the shut-off valve for each appliance susceptible to water hammer such as the dishwasher, clothes washing machine, ice makers, etc. The manufacturer's specifications shall be followed as to location and method of installation.
- Re-circulating water loop** shall be installed only if distance from hot water heater to plumbing fixture is more than 100'-0" long.
- Toilets:** Toto "Drake II" CST7454CEFG; elongated bowl, two-piece toilet, 1.6 gallon flush toilet (or equivalent) shall be installed at all bathrooms that require new toilets.

SPECIFICATIONS:

WOOD/ ROUGH & FINISH CARPENTRY

- Exterior wall/roof sheathing:** Huber Engineered Woods LLC, "Zip System" combination wall sheathing, water-resistive barrier, and air barrier, thicknesses as specified in drawings: 7/16" for wall sheathing, 5/8" for roof sheathing.

THERMAL & MOISTURE PROTECTION

- Roofing:** 40-year CertainTeed Architectural asphalt shingles. Color TBD. All other selections by owner and/or architect TBD.
- Thermal Insulation (batts):** Owens Corning (or equivalent) unfaced fiberglass insulation, compliant with ASTM C665 and ASTM E136 (non-combustible). R-value = R3.8/inch.
- Thermal Insulation (closed cell foam):** Johns Manville (or equivalent) closed-cell polyurethane foam insulation, Class 1 rated, medium density, SPF insulation system. Compliant with ASTM C1029, Standard Spec for Spray-Applied Rigid Cellular Polyurethane Thermal Insulation. R-value = R7.0/inch.

WINDOWS/ DOORS/ HARDWARE

- Window Safety Film:** 3M Safety S70, 7 mil polyester film, 175 lbs./in. (ANSI Z97.1), or equivalent.
- Pull-down Attic Stair:** "Fakro", insulated weather-stripped fold-down metal attic ladder; Model LMS-1 (22 ½" x 47" R.O.), with R-5.2.

EXTERIOR FINISHES/ TRIM

- Lap Siding:** HardiPlank Fiber Cement Primed Lap Siding; 6 ¾" (5" exposure) x 0.312" thickness; primed and pre-painted, UNO (unless noted otherwise).
- Exterior Trim:** Boral poly-ash "TruExterior Trim", or HardieTrim Boards, 4/4 and 5/4 NT3 Smooth.
- Trim Accessories:** Azek PVC (drip caps, rake moulding, etc.)
- Under-Eave Ceiling:** Boral "TruExterior Beadboard"; 5/8" x 6 x 16'.

HVAC

- Exhaust Fan (for Baths):** Panasonic WhisperGreen 80 cfm Ceiling Mounted Fan #FV-08VKS2.

ELECTRICAL/ LIGHTING

- Ceiling Fan/Light:** TBD
- Recessed Lights** (for sound-insulated and energy-insulated ceilings): Phillips "SlimSurface" 7" diameter round downlight luminaire; Model #S7R-827K-10-White_ELV_Triac (dimming)

PLUMBING/ BATH SPECIALTIES

- Toilets (Hall Bath & Bath 1):** Toto "Drake II" CST7454CEFG; elongated bowl, two-piece toilet, or equivalent.
- Bath Faucets:** Grohe EuroStyle, Parkfield or Cosmopolitan lines are recommended styles.
- Medicine Cabinet/Mirror:** Broan-NuTone Recessed-Mount Medicine Cabinet/Frameless Mirror (with "pencil edge"), in Basic White: Model #781053WH (16"W x 36"H), or equivalent.



Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License #: 8221-R, Exp. Date: 7/22/2026

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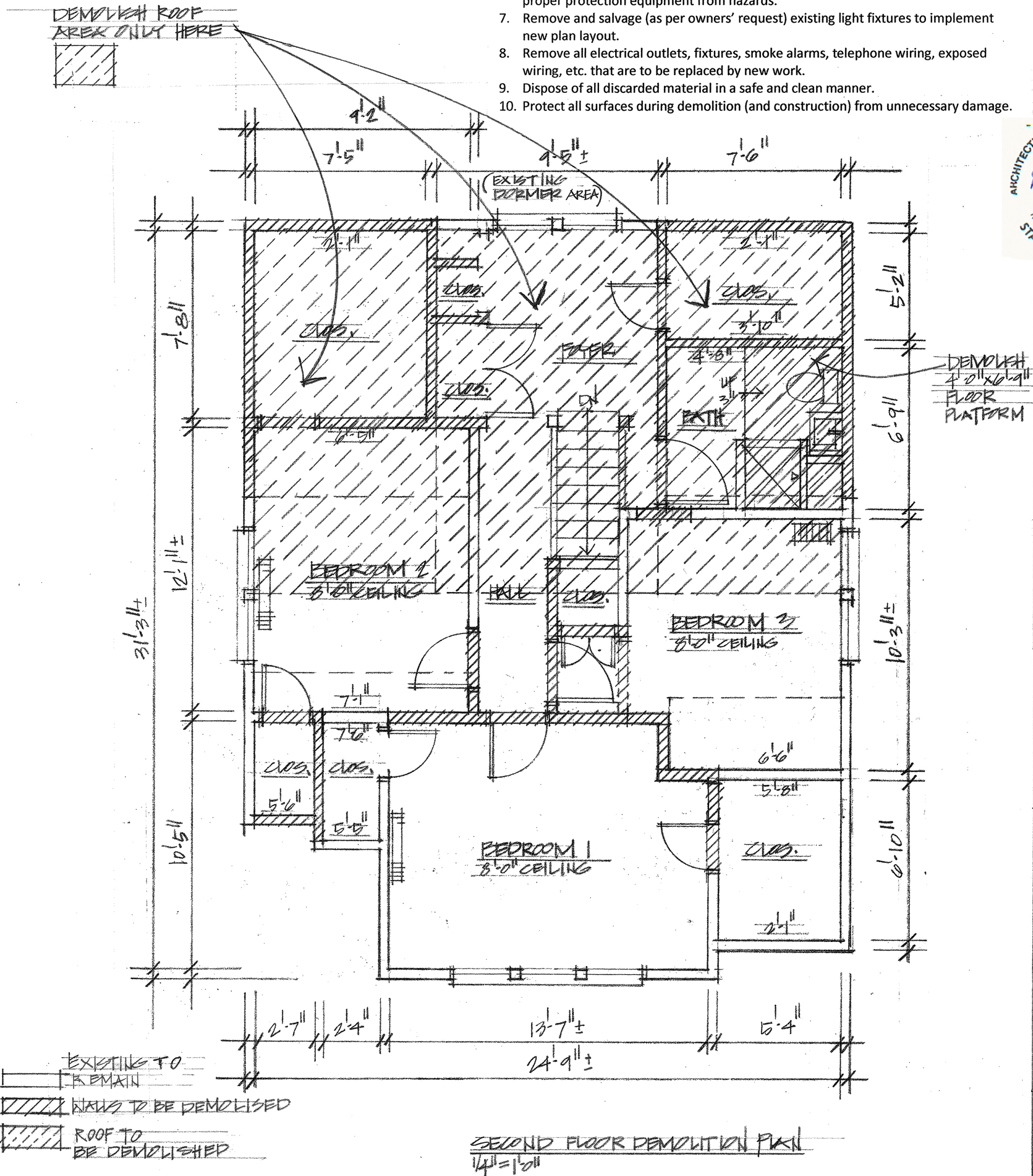
4-27-2026

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Devon.Murtha at 3:59 pm, Apr 30, 2026

GENERAL DEMOLITION NOTES:

- 1. Remove existing wall and/or floor construction as noted on plans as necessary to implement new layout; if walls are bearing walls, use temporary supports to re-direct loads until new bearing elements are constructed. (If walls or other elements that were previously assumed to be non-bearing are actually bearing, notify architect and/or engineer immediately.)
- 2. Remove any existing bath cabinets and fixtures as necessary to implement new plan layout; save any items either as noted, or as per owners' request, and dispose of all others.
- 3. Remove/re-route plumbing (water supplies, drains, vents and gas lines, radiators, etc.) as necessary to accomplish new plan layout and to minimize their impact on the new space; cap off lines as necessary during construction. If any lines discovered cannot be moved/re-routed easily, notify architect to review solutions.
- 4. For any excavation work, call Miss Utility at least two full business days before work begins in order to mark their underground power, gas, plumbing, etc. lines.
- 5. Remove all trim, gypsum board/plaster, concrete/masonry, doors, thresholds, flooring, etc. but only as necessary to implement new layout and design.
- 6. For removal of any lead paint, asbestos tile, etc., a certified asbestos or lead abatement professional must be used. Contractor to ensure that containment barriers are in place to keep debris and dust at a minimum; workers are to utilize proper protection equipment from hazards.
- 7. Remove and salvage (as per owners' request) existing light fixtures to implement new plan layout.
- 8. Remove all electrical outlets, fixtures, smoke alarms, telephone wiring, exposed wiring, etc. that are to be replaced by new work.
- 9. Dispose of all discarded material in a safe and clean manner.
- 10. Protect all surfaces during demolition (and construction) from unnecessary damage.



APPROVED
Montgomery County
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REVIEWED
By Devon.Murtha at 3:59 pm, Apr 30, 2026

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I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
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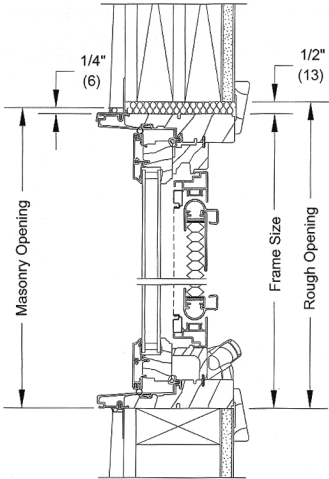
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4-27-2026

CASEMENT / CASEMENT PUSH OUT

CONSTRUCTION DETAILS



HEAD JAMB AND SILL - OPERATOR
WITH OPTIONAL INTERIOR S

REVIEWED

By Devon Murtha at 3:59 pm, Apr 30, 2026