



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Jeffrey Hains**  
*Chair*

June 30, 2026

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Laura DiPasquale  
Historic Preservation Section

SUBJECT: Maryland-National Capital Park & Planning Commission  
Historic Area Work Permit #1143852– Demolition of existing house, tree removal, hardscape alterations, and construction of new single-family house

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with four (4) conditions** at the April 22, 2026 HPC meeting:

1. The proposed Trex Classic porch railing with charcoal balusters is not approved. The applicant must submit a more compatible railing specification with a single, paintable material with balusters installed between the top and bottom rails.
2. The applicant must submit a tree protection plan and implement any recommendations from the Takoma Park arborist to prevent irreparable damage to any existing trees for the installation of the proposed hardscaping.
3. The proposed gravel driveway must be fully permeable.
4. The applicant must plant one to two large species canopy trees in the southeast side yard of the property.

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

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

Applicant: Mark Hishmeh, Ace Construction LLC (Ben Norkin, Architect)  
Address: 707 New York Avenue, Takoma Park

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





| ABBREVIATIONS |                                        |
|---------------|----------------------------------------|
| A             | ANCHOR BOLT                            |
| AB            | ABOVE                                  |
| AD            | AIR CONDITIONING                       |
| ADD'L         | ADDITIONAL                             |
| APF           | APPROXIMATE FINISHED FLOOR             |
| ARH           | AIR HANDLING UNIT                      |
| ALUM          | ALUMINUM                               |
| AP            | ACCESS PANEL                           |
| ARCH          | ARCHITECTURAL                          |
| BD            | BOARD                                  |
| BLKS          | BLOCKING                               |
| BLW           | BELOW                                  |
| B.O.          | BOTTOM OF                              |
| CAB           | CABINET                                |
| CJ            | CONTROL JOINT                          |
| CL            | CENTER LINE                            |
| CLG           | CEILING                                |
| CLO           | CLOSET                                 |
| CLR           | CLEAR                                  |
| CMU           | CONCRETE MASONRY UNIT                  |
| CU            | CONDENSING UNIT                        |
| CO            | CARBON MONOXIDE DETECTOR               |
| COL           | COLUMN                                 |
| CONC          | CONCRETE                               |
| CONSTR        | CONSTRUCTION                           |
| CONT          | CONTINUOUS                             |
| CTR           | CENTER                                 |
| D             | DEEP                                   |
| DBL           | DOUBLE                                 |
| DIA           | DIAMETER                               |
| DIM           | DIMENSION                              |
| DN            | DOWN                                   |
| DR            | DOOR                                   |
| DS            | DOWN SPOUT                             |
| DTL           | DETAIL                                 |
| DW            | DISHWASHER                             |
| DWG           | DRAWING                                |
| DWR           | DRAWER                                 |
| EA            | EACH                                   |
| EF            | EXHAUST FAN                            |
| EL            | ELEVATION                              |
| ELEC          | ELECTRIC/ELECTRICAL                    |
| ELEV          | ELEVATOR                               |
| EP            | ELECTRIC PANEL                         |
| EQ            | EQUAL                                  |
| EW            | EACH WAY                               |
| EXP           | EXPANSION                              |
| EXST/EX       | EXISTING                               |
| EXT           | EXTERIOR                               |
| F.F.          | FINISHED FLOOR                         |
| FIN           | FINISH                                 |
| FLR           | FLOOR                                  |
| FND           | FOUNDATION                             |
| F.O.          | FACE OF                                |
| FT            | FEET                                   |
| FTG           | FOOTING                                |
| FURR          | FURRING                                |
| G             | GAS                                    |
| GA            | GAUGE                                  |
| GALV          | GALVANIZED                             |
| GND           | GROUND                                 |
| GPM           | GALLONS PER MINUTE                     |
| GR            | GRADE                                  |
| GWB           | GYPSPUM WALL BOARD                     |
| H             | HIGH                                   |
| HB            | HOSE BIBB                              |
| HD            | HEAD                                   |
| HDW           | HARDWARE                               |
| HDWD          | HARDWOOD                               |
| HR/H, H.      | HEAD HEIGHT OR HEAD HEIGHT             |
| HT            | HEIGHT                                 |
| HVAC          | HEATING, VENTILATION, AIR CONDITIONING |
| HRR           | HOT WATER HEATER                       |
| IRC           | INTERNATIONAL RESIDENTIAL CODE         |
| IN            | INCHES                                 |
| ID            | INSIDE DIAMETER                        |
| INCL          | INCLUDED/INCLUDING                     |
| INSUL         | INSULATION                             |
| INT           | INTERIOR                               |
| J             | JACK                                   |
| JT            | JOINT                                  |
| L             | LENGTH                                 |
| LBS           | POUNDS                                 |
| MAS           | MASONRY                                |
| MATL          | MATERIAL                               |
| MAX           | MAXIMUM                                |
| MDF           | MEDIUM DENSITY FIBERBOARD              |
| MECH          | MECHANICAL                             |
| MFR           | MANUFACTURER                           |
| MIN           | MINIMUM                                |
| M.O.          | MASONRY OPENING                        |
| MTL           | METAL                                  |
| N             | NEW                                    |
| N/A           | NOT APPLICABLE                         |
| NIC           | NOT IN CONTRACT                        |
| NO            | NUMBER                                 |
| NOM           | NOMINAL                                |
| NTS           | NOT TO SCALE                           |
| O.C.          | ON CENTER                              |
| OD            | OUTSIDE DIAMETER                       |
| OVHD          | OVERHEAD                               |
| PNT/PTD       | PAINT / PAINTED                        |
| PL            | PLATE                                  |
| PLUM          | PLUMBING                               |
| PLYWD         | PLYWOOD                                |
| PSF           | POUNDS PER SQUARE FOOT                 |
| PSI           | POUNDS PER SQUARE INCH                 |
| P.T.          | PRESSURE TREATED                       |
| R             | RISK                                   |
| RAD           | RADIUS                                 |
| REF           | REFRIGERATOR                           |
| REINF         | REINFORCED                             |
| RSQ/D         | ROUTED                                 |
| REV           | REVISION                               |
| R.O.          | ROUGH OPENING                          |
| SCHED         | SCHEDULE                               |
| SD            | SMOKE DETECTOR                         |
| SECT          | SECTION                                |
| SF            | SQUARE FEET                            |
| SHT           | SHEET                                  |
| SIM           | SIMILAR                                |
| SLVG          | SALVAGE                                |
| SPEC          | SPECIFICATION                          |
| SQ            | SQUARE                                 |
| STD           | STANDARD                               |
| STL           | STEEL                                  |
| T             | TREAD                                  |
| TBD           | TO BE DETERMINED                       |
| TEL           | TELEPHONE                              |
| THK           | THICK                                  |
| THRESH        | THRESHOLD                              |
| T.O.          | TOP OF                                 |
| TYP           | TYPICAL                                |
| UNF           | UNFINISHED                             |
| UNO           | UNLESS NOTED OTHERWISE                 |
| UL            | UNDERWRITERS LABORATORIES              |
| VAN           | VANITY                                 |
| V.B.          | VAPOR BARRIER                          |
| VTR           | VENT THROUGH ROOF                      |
| W             | WIDE                                   |
| W.            | WITH                                   |
| WC            | WATER CLOSET                           |
| WD            | WOOD                                   |
| W/D           | WASHER / DRYER                         |
| WDM           | WINDOW                                 |
| W/O           | WITHOUT                                |
| WP            | WATERPROOF                             |

DRAWING STANDARDS

DIMENSION METHOD

DRAWING SYMBOLS

DOOR TAG

WINDOW TAG

ROOM TAG

SECTION MARK

STORY ELEVATION

KEYNOTE

ALIGN FINISHED SURFACES

DETAIL CALLOUT

COMMON MATERIALS

REVIEWED  
By Laura DiPasquale at 11:13 am, Jun 30, 2026

CODE ANALYSIS

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

APPROVED  
Montgomery County  
Historic Preservation Commission

CONSTRUCTION TYPE: 5B (EXISTING)  
5B (PROPOSED)

SPRINKLERS: TO BE ADDED

APPLICABLE CODES

2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 ENERGY CONSERVATION CODE  
MONTGOMERY COUNTY CODE CHAPTER 17 - ELECTRICITY  
MARYLAND BUILDING PERFORMANCE STANDARDS REGULATIONS COMAR 09.12.51  
MARYLAND ALTERNATIVE ENERGY EFFICIENCY PACKAGE OPTIONS

SCOPE OF WORK

DEMOLISH EXISTING DETACHED SINGLE FAMILY DWELLING. CONSTRUCT NEW.

SEE DEMOLITION PERMIT 1159148

DRAINAGE REQUIREMENT

STORMWATER MANAGEMENT PERMITTED SEPARATELY THROUGH THE CITY OF TAKOMA PARK.

SEDIMENT CONTROL REQUIREMENT

SEDIMENT CONTROL PERMIT REQUIRED: 305645

PROJECT LOCATION

ADDRESS: 707 NEW YORK AVE  
TAKOMA PARK, MD 20912

LOT: P4  
BLOCK: 69  
TAX ID: 01062383  
ZONE: R-60

SEE Z001 FOR COMPLETE  
ZONING INFORMATION

DRAWING INDEX

SHEET NO.

SHEET NAME

G001 COVER SHEET

Z001 ZONING

C001 SLDA PLAN

C002 TREE PROTECTION

C003 TREE PROTECTION DETAILS

EC001 ENERGY EFFICIENCY

A001 EXISTING AND DEMO PLANS

A100 FLOOR PLANS

A101 FLOOR PLANS

A102 FLOOR PLANS

A103 FLOOR PLANS

A104 ROOF PLAN

A200 ELEVATIONS

A201 ELEVATIONS

A202 ELEVATIONS

A203 ELEVATIONS

A300 ASSEMBLIES

A301 BUILDING SECTIONS

A302 BUILDING SECTIONS

A303 BUILDING SECTIONS

A304 BUILDING SECTIONS

A500 DETAILS

A501 DETAILS

A900 3D VIEWS

A901 3D VIEWS

E100 ELECTRICAL PLANS

E101 ELECTRICAL PLANS

S100 STRUCTURAL DRAWINGS

S101 STRUCTURAL DRAWINGS

S102 STRUCTURAL DRAWINGS

S103 STRUCTURAL DRAWINGS

S104 STRUCTURAL DRAWINGS

S105 STRUCTURAL DRAWINGS

PERMIT SUBMISSION | 06.18.2026

PROJECT TEAM

ACE CONSTRUCTION, LLC

10300 EDGEWOOD AVE  
SILVER SPRING, MD 20901

OWNER

ACE CONSTRUCTION, LLC

10300 EDGEWOOD AVE  
SILVER SPRING, MD 20901  
(E): ACECONSTRUCTION127 @ GMAIL.COM  
CONTACT: MARK HISHMEH  
MHIC: 92913  
NEW HOME BUILDER: BC233747

BUILDER

BEN NORKIN ARCHITECTURE

7204 TRESMOTT AVE  
TAKOMA PARK, MD 20912  
(E): BEN @ BENNORKINARCHITECTURE.COM  
(P): 202.578.7094  
CONTACT: BEN NORKIN

ARCHITECT

THE CAPITOL STRUCTURES GROUP, LLC

20404 RAINBOWVIEW TERRACE  
GAITHERSBURG, MD 20886  
(E): ENGINEERING@CAPITOLSTRUCTURES.COM  
(P): 609.610.6472  
CONTACT: ANGELA BUPORD

STRUCTURAL ENGINEER

REVISION LOG

REV #

DATE

DESCRIPTION

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME: COVER SHEET

SHEET NO: G001

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

BEN NORKIN  
- ARCHITECTURE -

7204 TRESMOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

ACE CONSTRUCTION, LLC

MARK HISHMEH

10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME: ACE CONSTRUCTION

PROJECT ADDRESS: 707 NEW YORK AVE - TAKOMA PARK, MD 20912

REVISION LOG

REV #

DATE

DESCRIPTION

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME: COVER SHEET

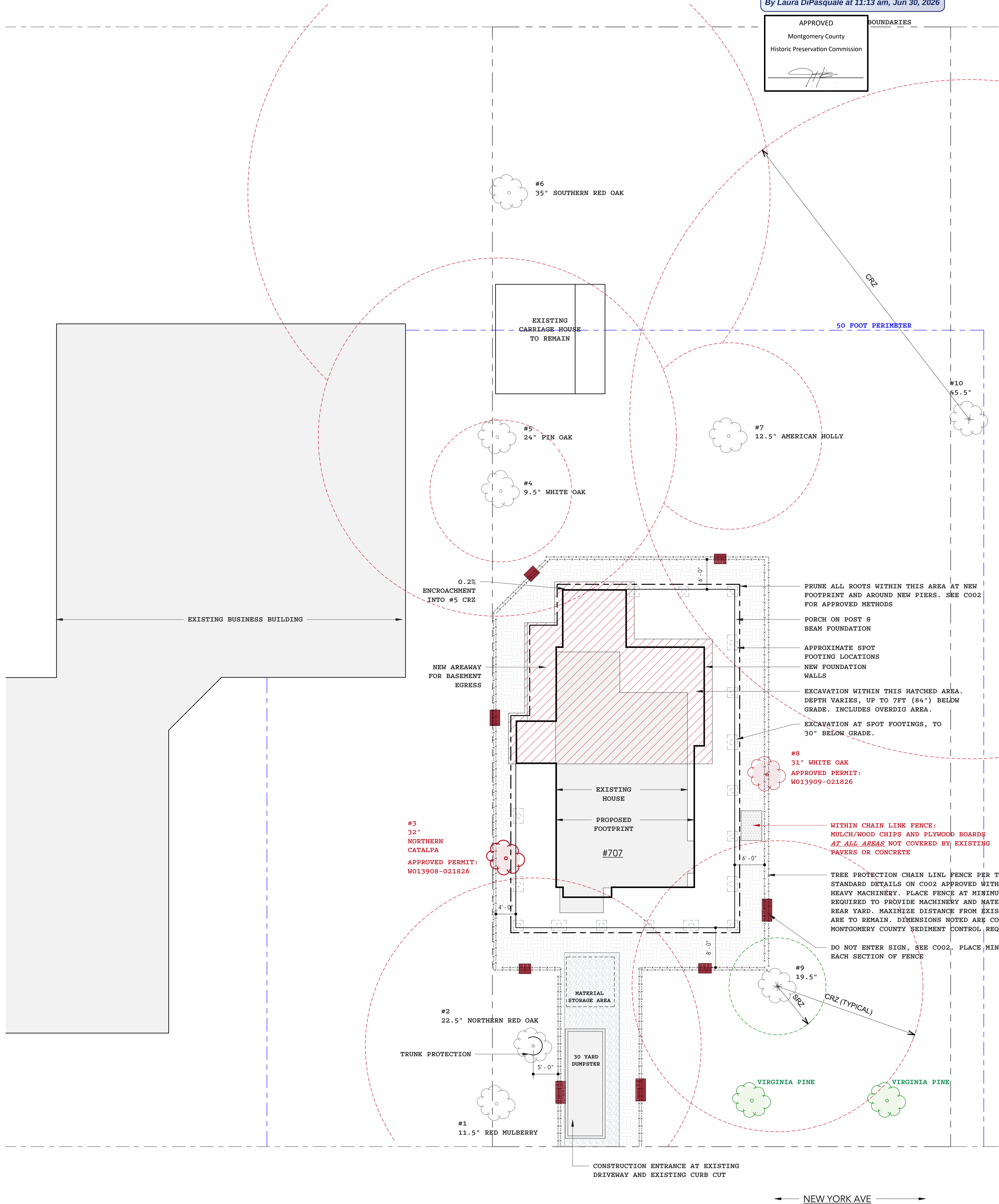
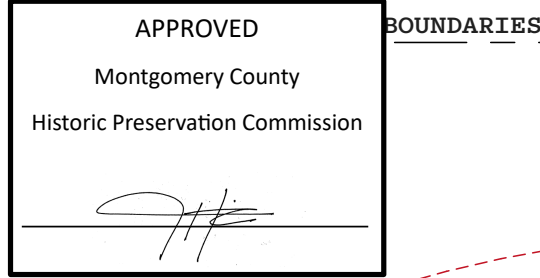
SHEET NO: G001

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









| PROPERTY INFORMATION |                                           |
|----------------------|-------------------------------------------|
| ADDRESS:             | 707 NEW YORK AVE<br>TAKOMA PARK, MD 20912 |
| SUBDIVISION:         | 0025                                      |
| LOT:                 | P4                                        |
| BLOCK:               | 69                                        |
| TAX ID:              | 01062383                                  |
| ZONE:                | R-60                                      |

| LEGEND                              |                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------|
|                                     | DO NOT ENTER SIGN (SEE C004),<br>PLACE ALONG EACH SECTION OF FENCE.            |
| METAL CHAIN LINK FENCE              |                                                                                |
|                                     | EXISTING TREE<br>TO REMAIN                                                     |
|                                     | EXISTING TREE<br>TO BE REMOVED                                                 |
|                                     | NEW TREE TO BE<br>PLANTED                                                      |
| SPECIES & DIAMETER AS NOTED ON PLAN |                                                                                |
|                                     | CRITICAL ROOT ZONE<br>CRZ RADIUS (FT) = DIA. * 1.5                             |
|                                     | STRUCTURAL ROOT ZONE<br>RADIUS (FT) = DIA. * 0.5                               |
|                                     | PLYWOOD BOARDS OVER MULCH/WOOD CHIPS<br>(ENTIRE AREA WITHIN WORK ZONE FENCING) |
|                                     | GRAVEL                                                                         |

| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| TRUNK PROTECTION:<br>2X6 WOODEN BOARDS OR SIMILAR MATERIAL PLACED VERTICALLY ON TRUNK OVER CLOSED CELL FOAM OR SIMILAR PADDING MATERIAL. BOARDS ARE STRAPPED WITH METAL CABLE OR SIMILAR DURABLE SECURING IMPLEMENT. BOARDS ONLY NEED TO BE INSTALLED ON THE ACTIVITY SIDE OF THE TRUNK, BUT THE CABLE MUST BE PADDED SO AS NOT TO COME IN CONTACT WITH TREE TRUNK. BOARDS ARE 10 FEET LONG OR AN APPROPRIATE LENGTH TO ADEQUATELY PROTECT TREE FROM EQUIPMENT. |  |
| TREE PROTECTION CHAIN LINK FENCE:<br>6-FOOT HIGH CHAIN LINK FENCE ON ROUND STEEL POSTS 2-INCH DIAMETER OR BIGGER BURIED TWO FEET INTO THE GROUND SPACED A MAXIMUM OF 10 FEET APART.                                                                                                                                                                                                                                                                             |  |

**BEN NORKIN**  
- ARCHITECTURE -

7204 TRESMOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

CLIENT NAME  
ACE CONSTRUCTION

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS:  
PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER:  
25014

SHEET NAME:  
TREE PROTECTION

SHEET NO.  
C002

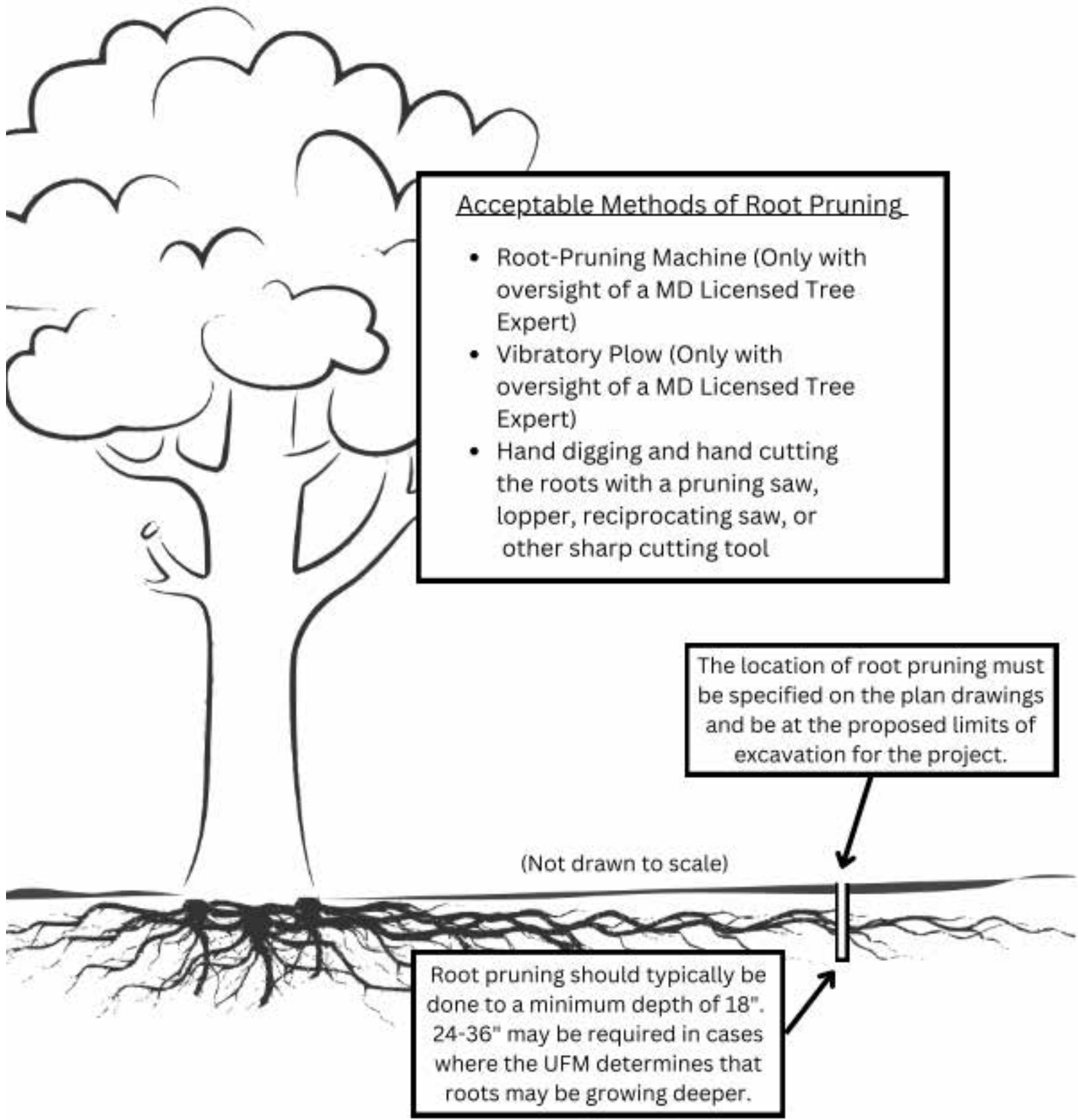
SCALE:  
As indicated

ORIGINAL SHEET SIZE IS ARCH D 36" X 24". DO NOT USE ARCHITECTUAL SCALE ON PRINTED DRAWINGS.

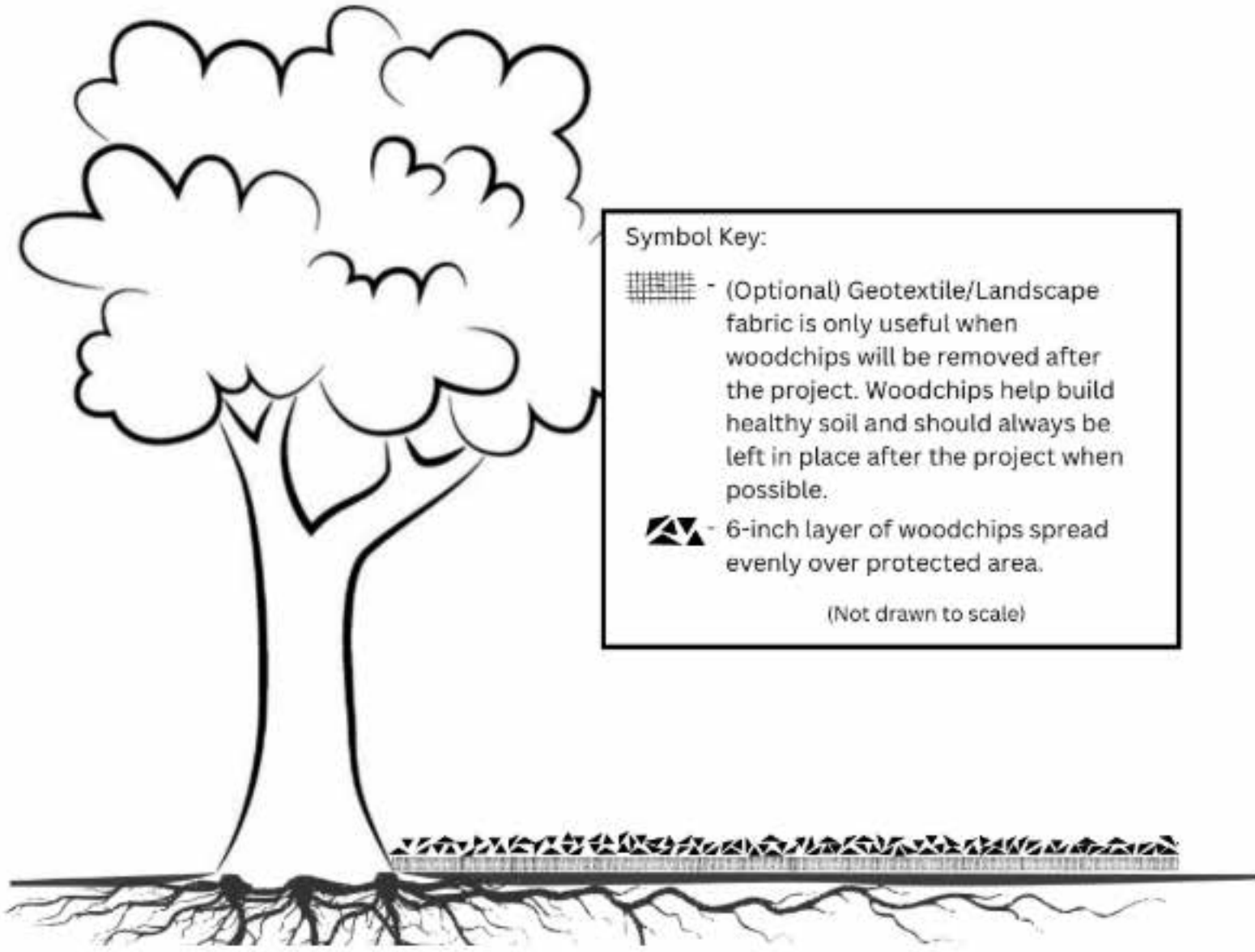




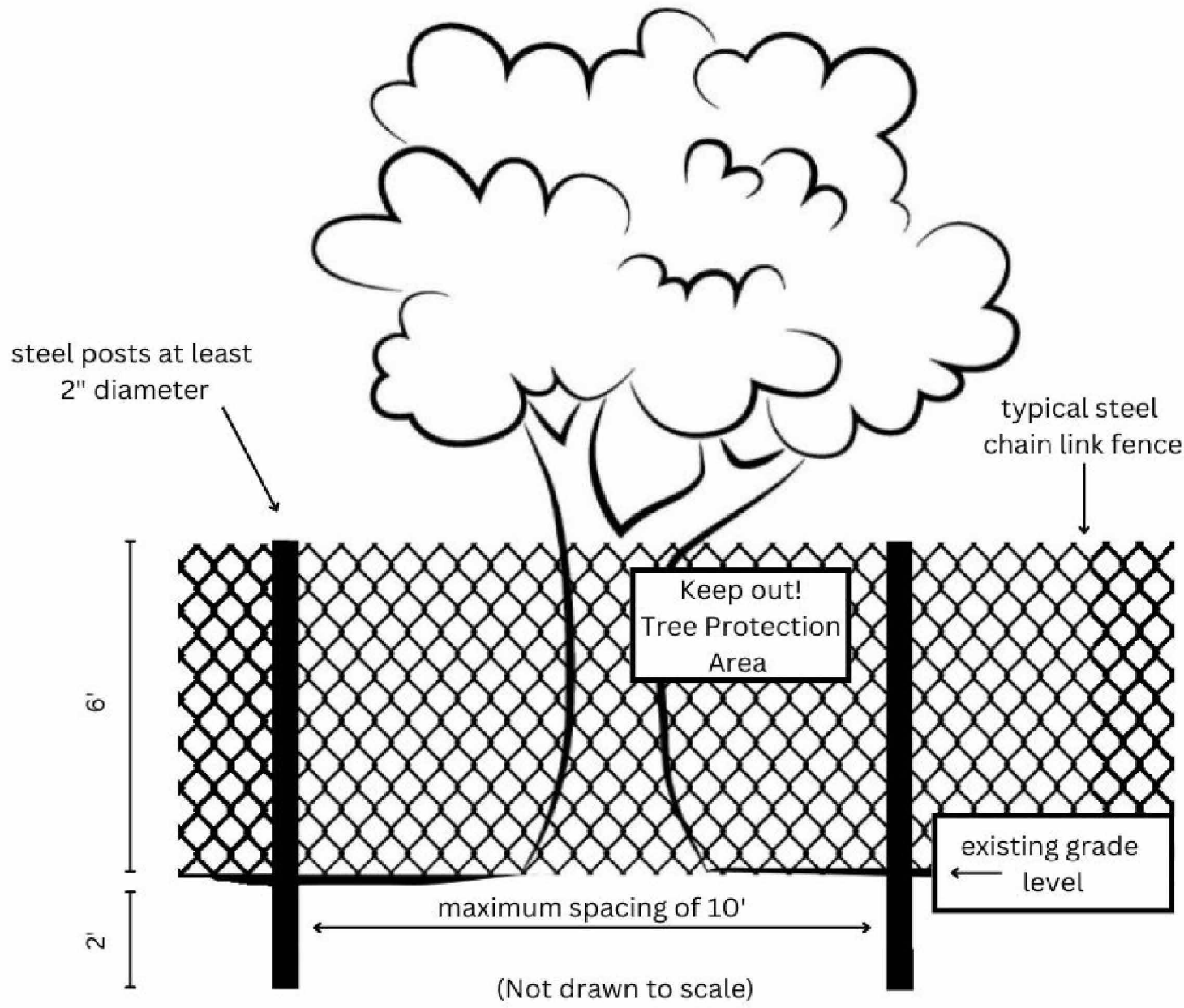
Root Pruning  
Urban Forest Manager Approved Tree Protection Detail



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



Tree Protection Fence: Chain Link  
Urban Forest Manager Approved Tree Protection Detail



707 NEW YORK AVE

CLIENT NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME  
**TREE PROTECTION DETAILS**

SHEET NO.

**C003**

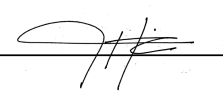
SCALE



REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission



RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

SEE DEMO PERMIT 1159148

DEMO GENERAL NOTES

1. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING UTILITIES NOT INDICATED ON DEMO/CONSTRUCTION PLANS THAT MAY INTERPERE WITH THE COMPLETION OF PROPOSED WORK.
3. DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE DEMOLITION WORK IN A GENERAL MANNER.
4. LEGEND: 

-----  
TO BE REMOVED

BEN NORKIN

- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

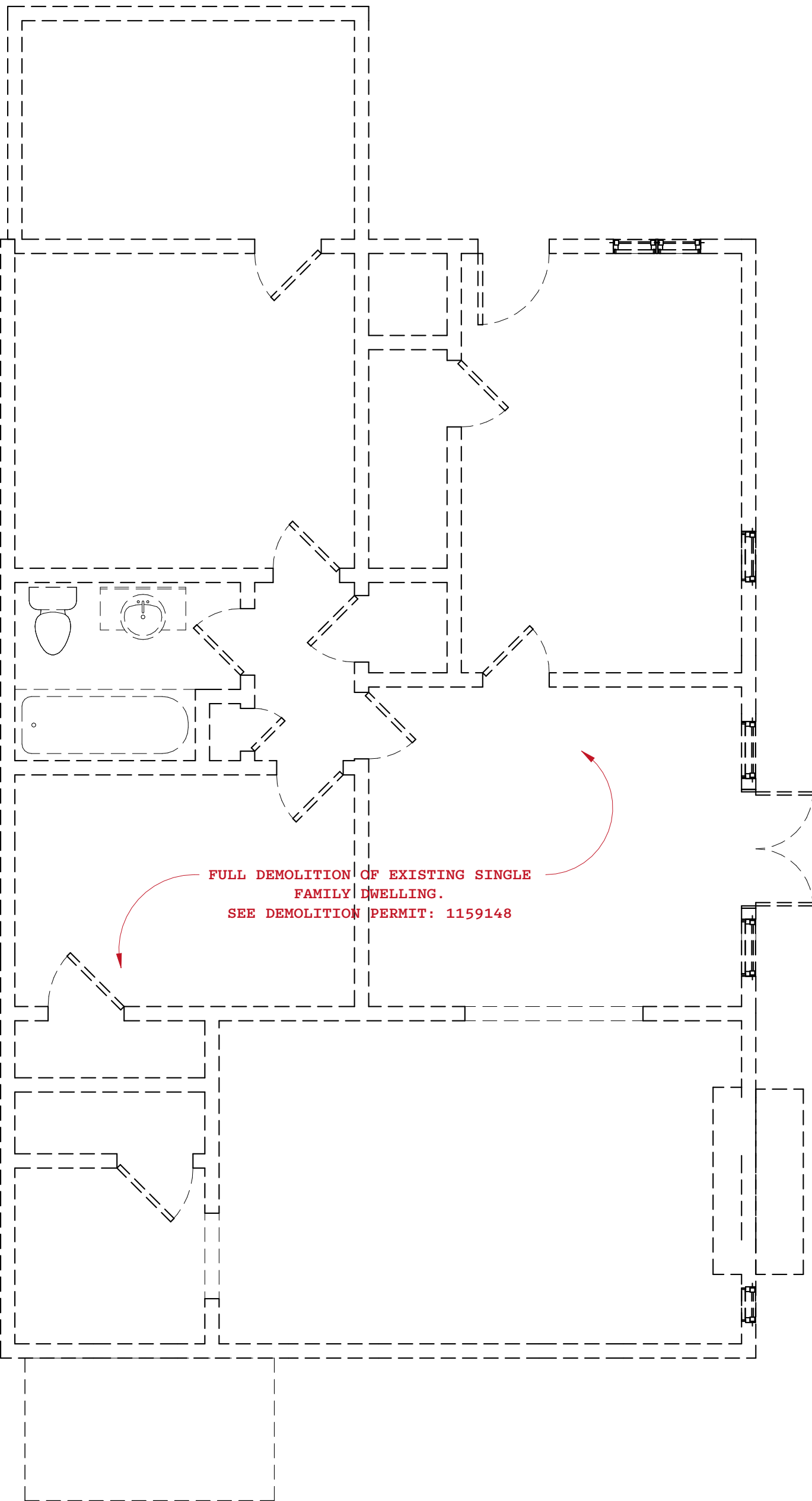
BNA PROJECT NUMBER: 25014

SHEET NAME  
EXISTING AND DEMO  
PLANS

SHEET NO.

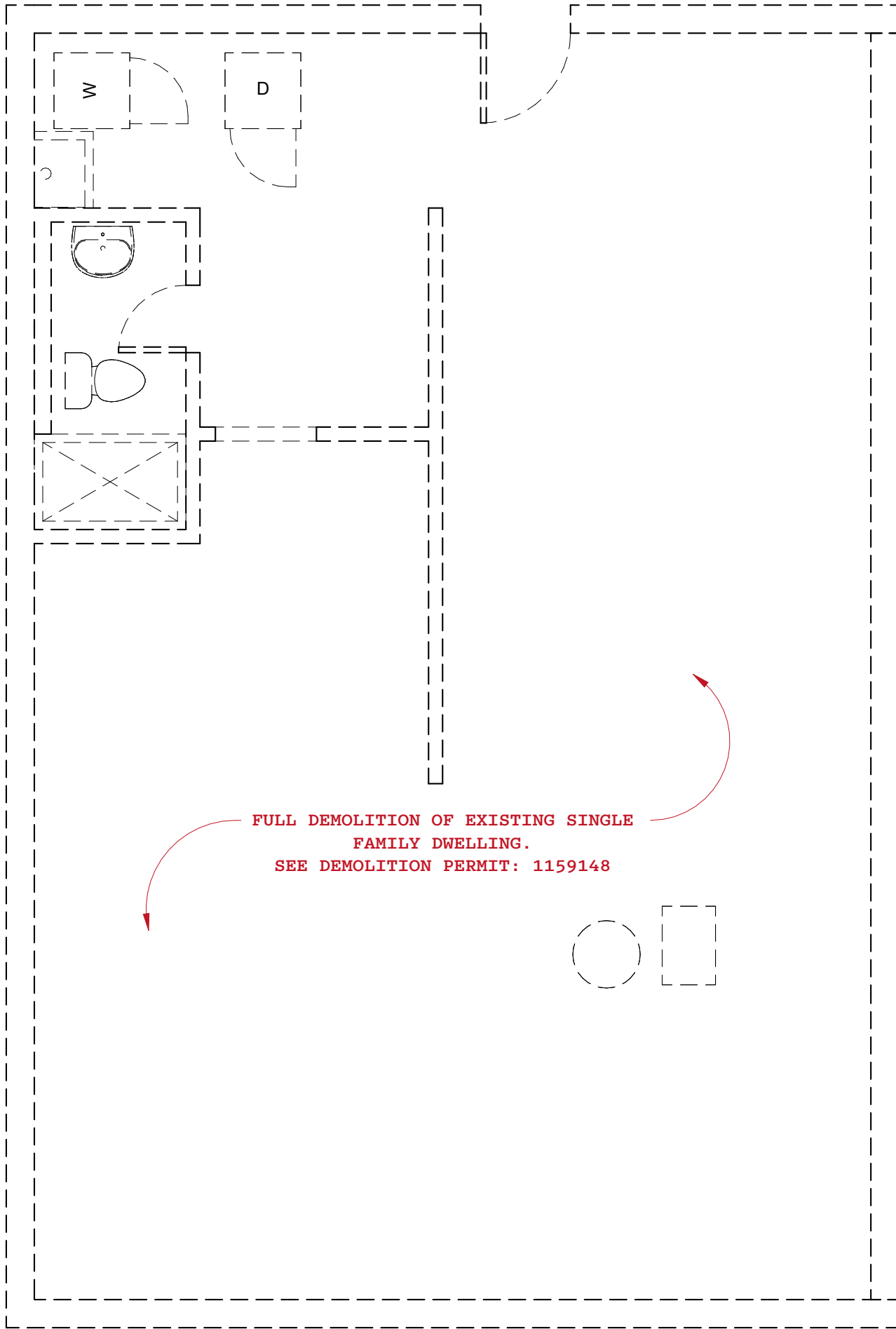
A001

SCALE 1/4" = 1'-0"



1 FIRST FLOOR - EXISTING / DEMO

1/4" = 1'-0"



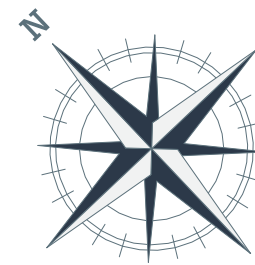
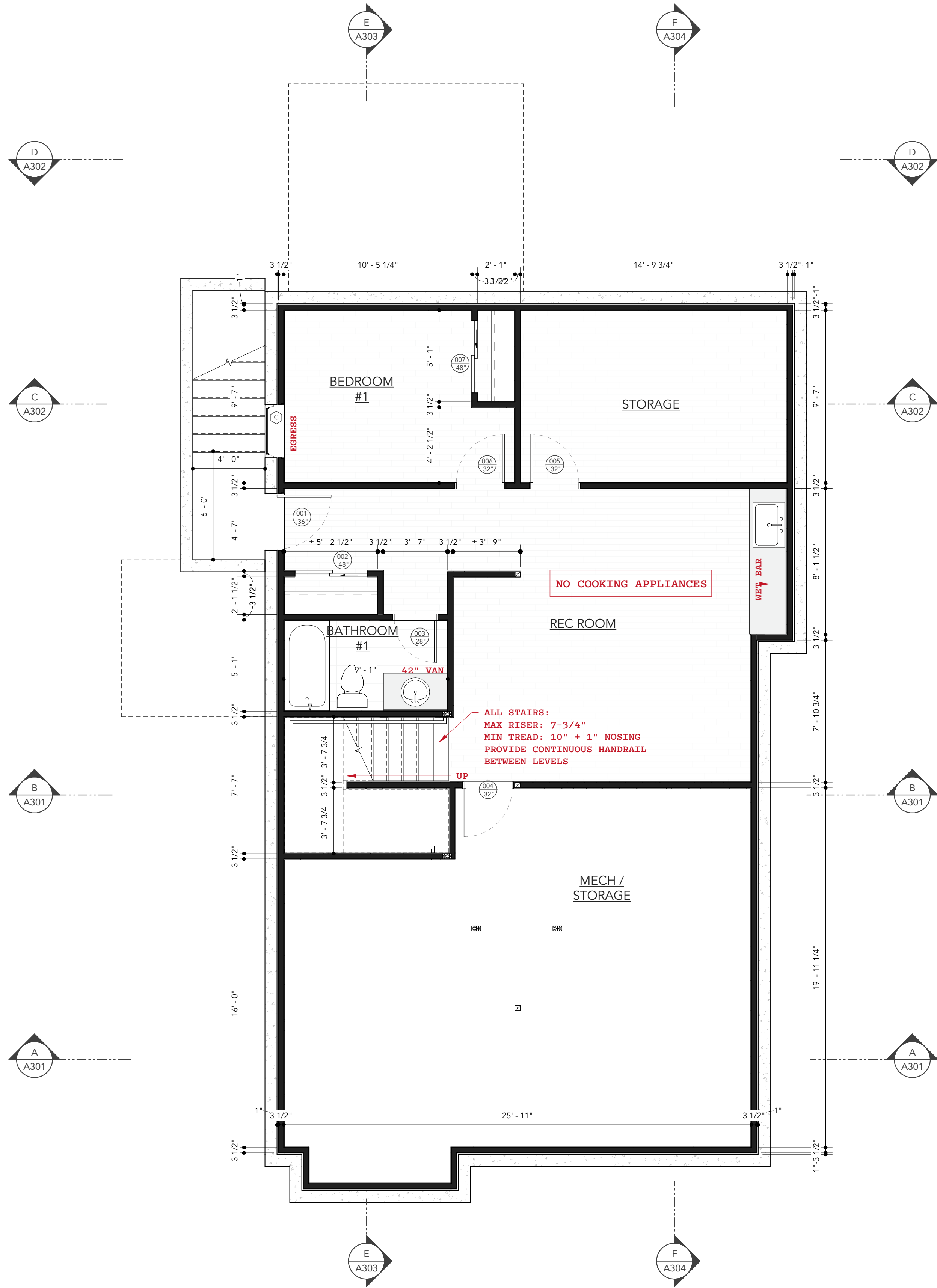
2 BASEMENT - EXISTING / DEMO

1/4" = 1'-0"



1 CELLAR PLAN

1/4" = 1'-0"



REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

[Signature]

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS UNLESS NOTED OTHERWISE.
- TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS.
- TYPICAL EXTERIOR WALL IS 2X6 STUD @ 16" O.C. w. 'ZIP' SHEATHING AND FIBER CEMENT SIDING. SEE TYPICAL WALL DETAIL.
- INSTALL INTERIOR DOORS 6" FROM SIDE WALL UNLESS NOTED OTHERWISE.
- THE OWNER IS RESPONSIBLE FOR THE SELECTION OF ALL PAINT, WOOD, STAIN AND CASEWORK FINISHES.
- THE CONTRACTOR SHALL ACQUIRE AND/OR COORDINATE ACQUISITION OF ALL TRADE PERMITS AND INSPECTIONS NECESSARY TO COMPLETE WORK OTHER THAN THE RESIDENTIAL BUILDING PERMIT REQUIRED BY MONTGOMERY COUNTY DPS.
- CONTRACTOR SHALL REMOVE ALL TRASH/DEBRIS FROM PREMISES UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS BEFORE INSTALLING ANY FRAMING, BEAMS, POSTS OR OTHER STRUCTURE.
- CONTRACTOR SHALL COORDINATE ALL NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
- ALL LUMBER SHALL BE NO. 2 GRADE OR BETTER.

BEN NORKIN  
- ARCHITECTURE -

7204 TRESMOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME:

FLOOR PLANS

SHEET NO.

A100

SCALE

1/4" = 1'-0"



REVIEWED  
By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

## GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS UNLESS NOTED OTHERWISE.
- TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS.
- TYPICAL EXTERIOR WALL IS 2X6 STUD @ 16" O.C. w. 'ZIP' SHEATHING AND FIBER CEMENT SIDING. SEE TYPICAL WALL DETAIL.
- INSTALL INTERIOR DOORS 6" FROM SIDE WALL UNLESS NOTED OTHERWISE.
- THE OWNER IS RESPONSIBLE FOR THE SELECTION OF ALL PAINT, WOOD, STAIN AND CASEWORK FINISHES.
- THE CONTRACTOR SHALL ACQUIRE AND/OR COORDINATE ACQUISITION OF ALL TRADE PERMITS AND INSPECTIONS NECESSARY TO COMPLETE WORK OTHER THAN THE RESIDENTIAL BUILDING PERMIT REQUIRED BY MONTGOMERY COUNTY DPS.
- CONTRACTOR SHALL REMOVE ALL TRASH/DEBRIS FROM PREMISES UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS BEFORE INSTALLING ANY FRAMING, BEAMS, POSTS OR OTHER STRUCTURE.
- CONTRACTOR SHALL COORDINATE ALL NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
- ALL LUMBER SHALL BE NO. 2 GRADE OR BETTER.

**BEN NORKIN**  
- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

### REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME:

FLOOR PLANS

SHEET NO.

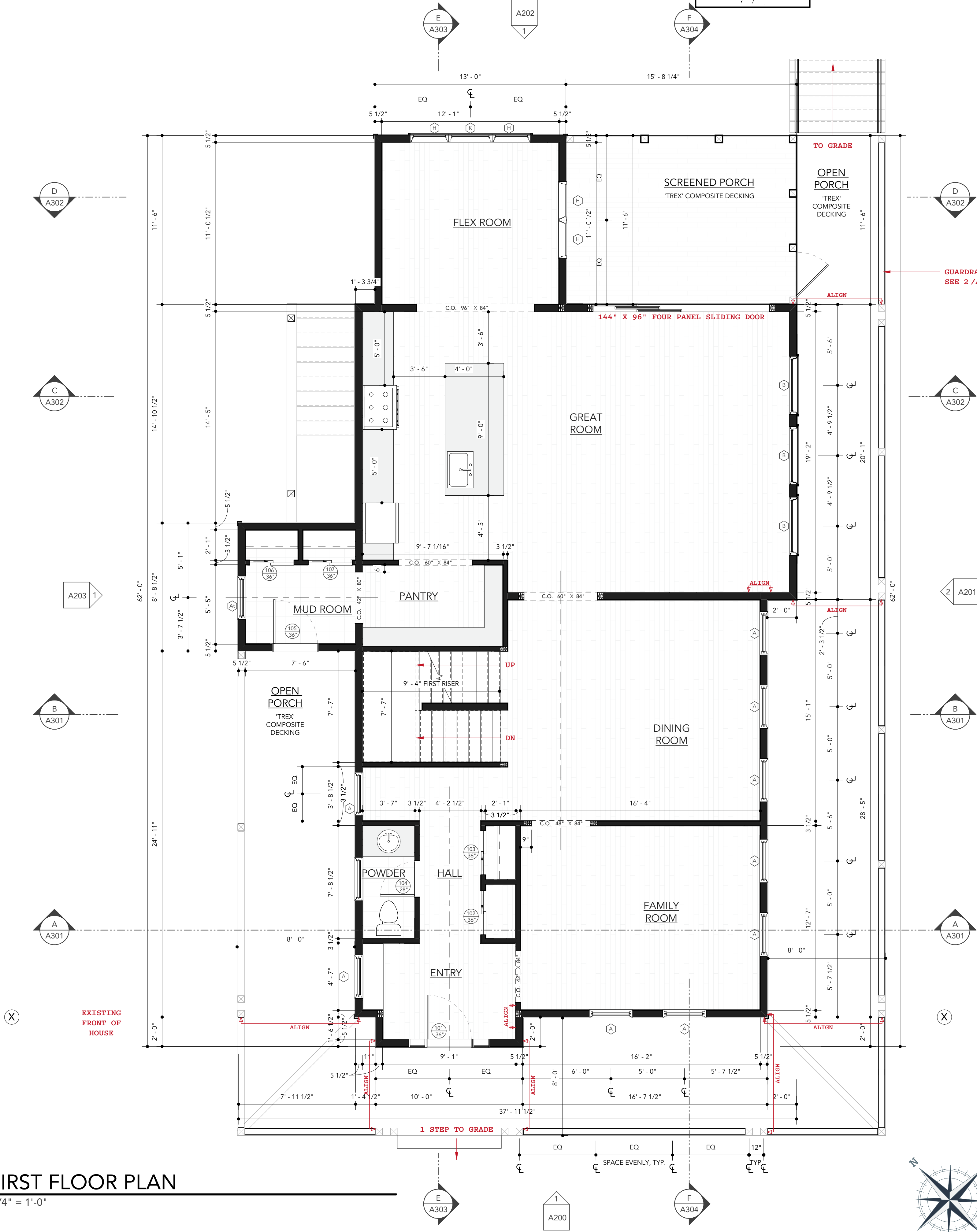
A101

SCALE

1/4" = 1'-0"

## 1 FIRST FLOOR PLAN

1/4" = 1'-0"





2 SECOND FLOOR PLAN

1/4" = 1'-0"



REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED

Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS UNLESS NOTED OTHERWISE.
2. TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS.
3. TYPICAL EXTERIOR WALL IS 2X6 STUD @ 16" O.C. w. 'ZIP' SHEATHING AND FIBER CEMENT SIDING. SEE TYPICAL WALL DETAIL.
4. INSTALL INTERIOR DOORS 6" FROM SIDE WALL UNLESS NOTED OTHERWISE.
5. THE OWNER IS RESPONSIBLE FOR THE SELECTION OF ALL PAINT, WOOD, STAIN AND CASEWORK FINISHES.
6. THE CONTRACTOR SHALL ACQUIRE AND/OR COORDINATE ACQUISITION OF ALL TRADE PERMITS AND INSPECTIONS NECESSARY TO COMPLETE WORK OTHER THAN THE RESIDENTIAL BUILDING PERMIT REQUIRED BY MONTGOMERY COUNTY DPS.
7. CONTRACTOR SHALL REMOVE ALL TRASH/DEBRIS FROM PREMISES UPON COMPLETION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS BEFORE INSTALLING ANY FRAMING, BEAMS, POSTS OR OTHER STRUCTURE.
9. CONTRACTOR SHALL COORDINATE ALL NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
10. ALL LUMBER SHALL BE NO. 2 GRADE OR BETTER.

BEN NORKIN  
- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME:

FLOOR PLANS

SHEET NO.

A102

SCALE

1/4" = 1'-0"

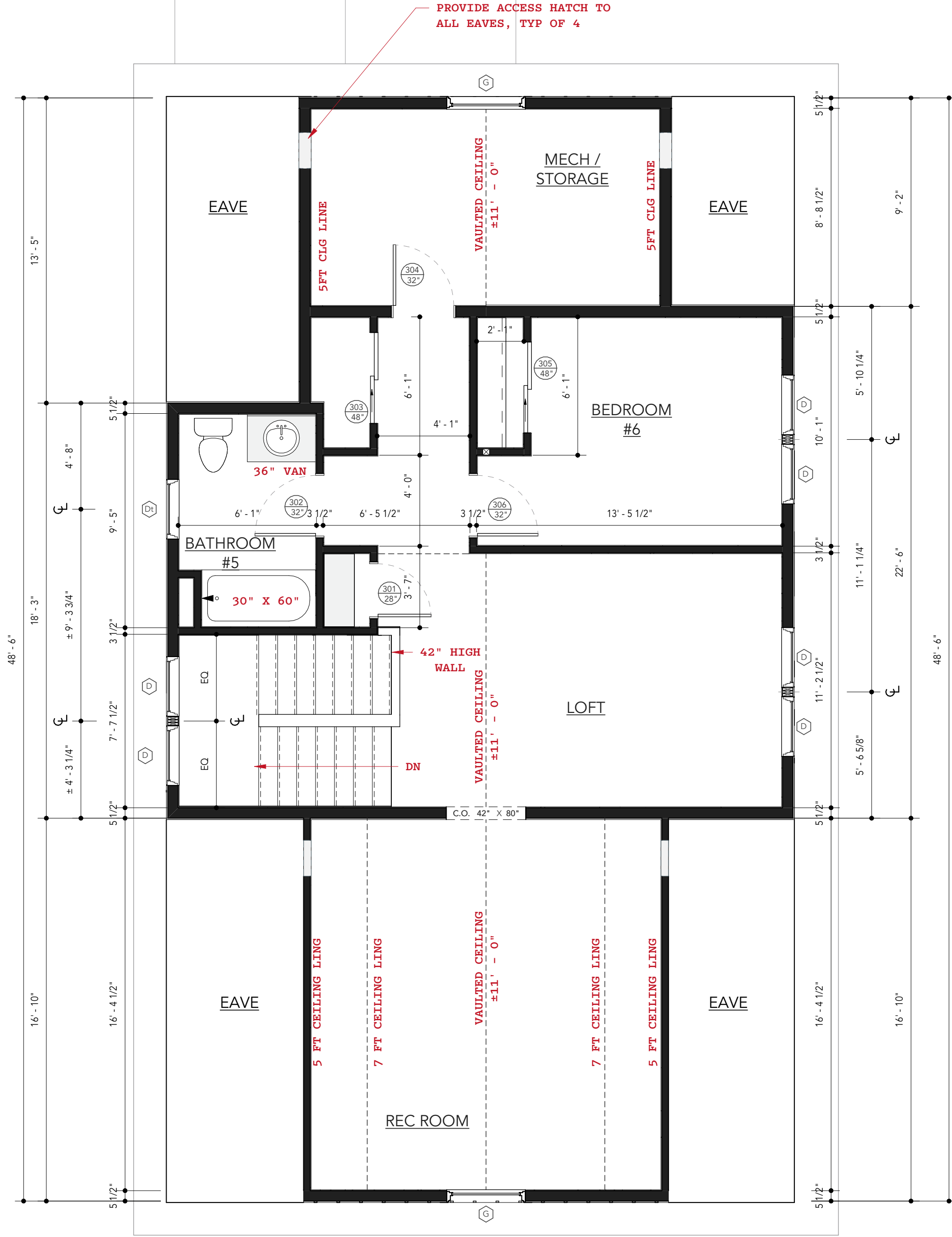
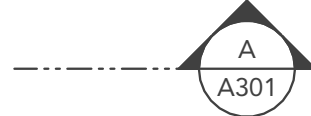
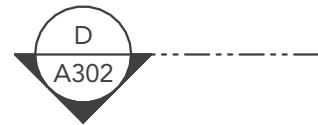
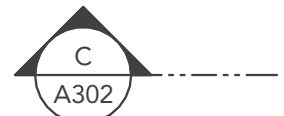
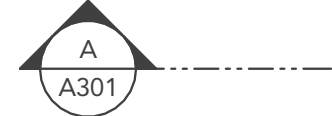
FILE PATH: F:\\_BNA\_F\Revit Locals\25014\_707 New York Ave\_CENTRAL\_ben4GEXP.rvt

ORIGINAL SHEET SIZE IS ARCH D 36" X 24". DO NOT USE ARCHITECTUAL SCALE ON PRINTED DRAWINGS.



1 THIRD FLOOR PLAN

1/4" = 1'-0"



RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS UNLESS NOTED OTHERWISE.
- TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS.
- TYPICAL EXTERIOR WALL IS 2X6 STUD @ 16" O.C. w. 'ZIP' SHEATHING AND FIBER CEMENT SIDING. SEE TYPICAL WALL DETAIL.
- INSTALL INTERIOR DOORS 6" FROM SIDE WALL UNLESS NOTED OTHERWISE.
- THE OWNER IS RESPONSIBLE FOR THE SELECTION OF ALL PAINT, WOOD, STAIN AND CASEWORK FINISHES.
- THE CONTRACTOR SHALL ACQUIRE AND/OR COORDINATE ACQUISITION OF ALL TRADE PERMITS AND INSPECTIONS NECESSARY TO COMPLETE WORK OTHER THAN THE RESIDENTIAL BUILDING PERMIT REQUIRED BY MONTGOMERY COUNTY DPS.
- CONTRACTOR SHALL REMOVE ALL TRASH/DEBRIS FROM PREMISES UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS BEFORE INSTALLING ANY FRAMING, BEAMS, POSTS OR OTHER STRUCTURE.
- CONTRACTOR SHALL COORDINATE ALL NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
- ALL LUMBER SHALL BE NO. 2 GRADE OR BETTER.

BEN NORKIN  
- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME:

FLOOR PLANS

SHEET NO.

A103

SCALE

1/4" = 1'-0"



By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery Cou

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

A202

1



|      |   |
|------|---|
| A203 | 1 |
|------|---|



1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS UNLESS NOTED OTHERWISE.
2. TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS.
3. TYPICAL EXTERIOR WALL IS 2X6 STUD @ 16" O.C. w. 'ZIP' SHEATHING AND FIBER CEMENT SIDING. SEE TYPICAL WALL DETAIL.
4. INSTALL INTERIOR DOORS 6" FROM SIDE WALL UNLESS NOTED OTHERWISE.
5. THE OWNER IS RESPONSIBLE FOR THE SELECTION OF ALL PAINT, WOOD, STAIN AND CASEWORK FINISHES.
6. THE CONTRACTOR SHALL ACQUIRE AND/OR COORDINATE ACQUISITION OF ALL TRADE PERMITS AND INSPECTIONS NECESSARY TO COMPLETE WORK OTHER THAN THE RESIDENTIAL BUILDING PERMIT REQUIRED BY MONTGOMERY COUNTY DPS.
7. CONTRACTOR SHALL REMOVE ALL TRASH/DEBRIS FROM PREMISES UPON COMPLETION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS BEFORE INSTALLING ANY FRAMING, BEAMS, POSTS OR OTHER STRUCTURE.
9. CONTRACTOR SHALL COORDINATE ALL NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
10. ALL LUMBER SHALL BE NO. 2 GRADE OR BETTER.

7204 TRECOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

**BUILDER NAME**  
**ACE CONSTRUCTION, LLC**

**BUILDER CONTACT**  
**MARK HISHMEH**

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME

**ACE CONSTRUCTION**

PROJECT ADDRESS

707 NEW YORK AVE - TAKOMA

### REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

|         |                   |
|---------|-------------------|
| STATUS: | PERMIT SUBMISSION |
|---------|-------------------|

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME

## ROOF PLAN

SHEET NO. \_\_\_\_\_

# A104

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

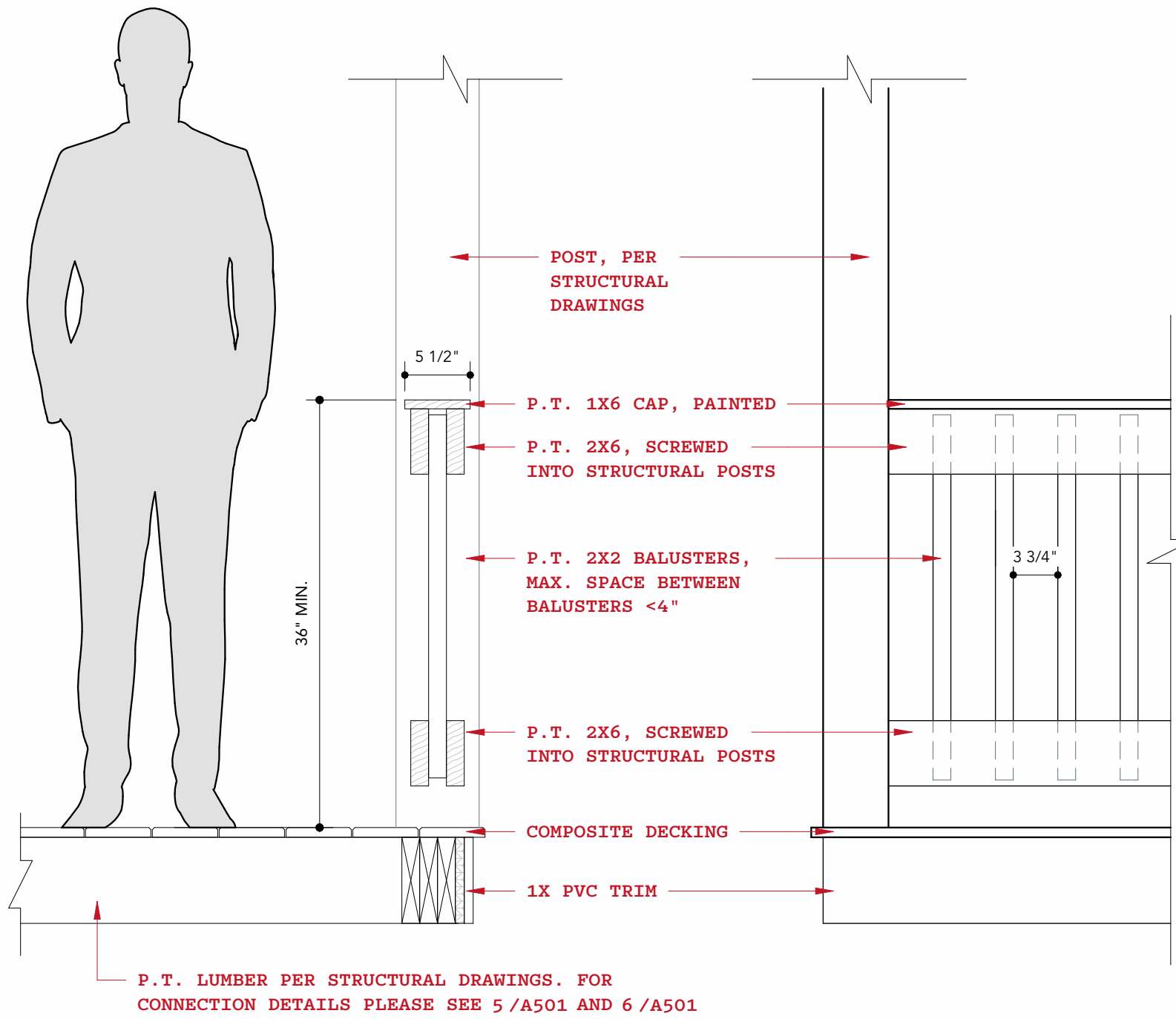
1

## ROOF PLAN

$$1/4'' = 1'-0'$$

ORIGINAL SHEET SIZE IS ARCH D 36" X 24". DO NOT USE ARCHITECTURAL SCALE ON PRINTED DRAWINGS



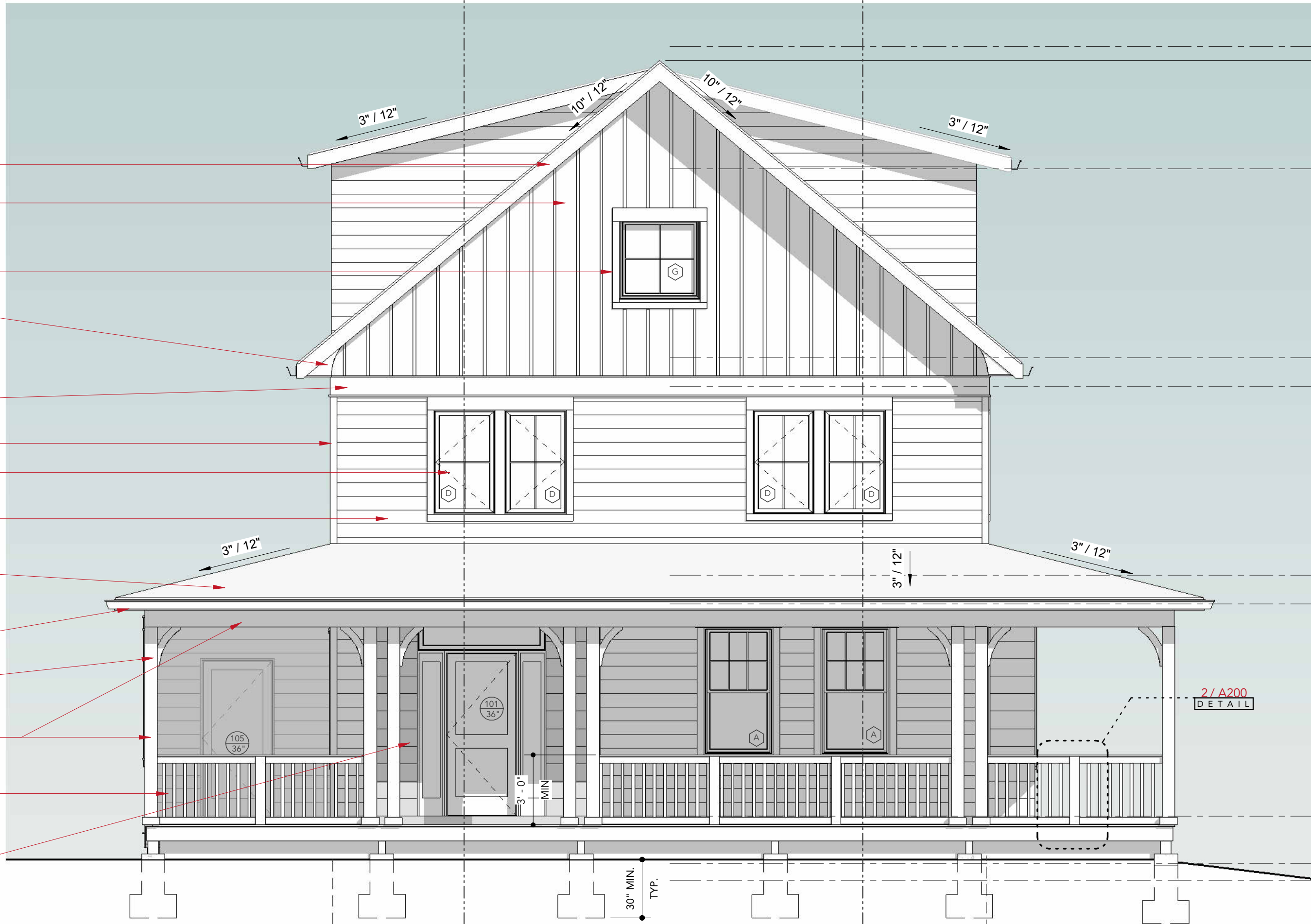


- GUARD RAILINGS TO MEET THE FOLLOWING REQUIREMENTS:
- TOP RAIL TO WITHSTAND MIN 200LBS OF FORCE
  - INFILL (2X2 BALUSTERS) TO WITHSTAND 50PSF OF FORCE
  - MAX POST SPACING: 72". RAILING TO BE SECURED BETWEEN STRUCTURAL POSTS WITH INTERMEDIATE POSTS PLACED WHEN STRUCTURAL POST SPACING EXCEEDS 72" O.C. POST SPACING AS DESIGN IS 62" MAX.
  - STRUCTURAL POSTS ANCHORED TO BEAM/FOOTINGS BELOW PER STRUCTURAL DRAWINGS AND SPECIFICATIONS.
  - RAILING SPACING SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH. BALUSTERS TO BE PLACED +/- 5-1/4" O.C.
  - TOP OF RAIL TO BE PLACED MIN. 36" ABOVE FINISHED DECK

## 2 TYPICAL WOOD RAILING DETAIL

1" = 1'-0"

- 1X8 PVC FASCIA
- FLAT PANEL FIBER CEMENT SIDING w. 1X2 BATTENS @ 12" O.C., PAINTED SAME COLOR AS SIDING, TYP AT GABLE ENDS
- 5/4 X 4 WINDOW TRIM w. 5/4 X 6 HEAD TRIM, TYP
- CURVED SOFFIT RETURN. RADIUS TO MATCH PORCH BEAM CORBELS BELOW.
- 1X10 PVC FRIEZE w. 2X5/4 ABOVE AND BELOW
- 4" STEALTH CORNER PVC TRIM
- ALUMINUM CLAD WOOD WINDOW PER SCHEDULES
- SMOOTH FINISH FIBER CEMENT LAP SIDING w. 7" REVEAL. JAMES HARDIE 'HARDIE PLANK' OR APPROVED EQUAL
- ARCHITECTURAL GRADE ASPHALT SHINGLE ROOF, 'GAF TIMBERLINE' COLOR SELECTION BY OWNER
- ALUMINUM GUTTER OVER 1X8 PVC FASCIA
- CORBEL: 'TIMBER BUILD WOOD BRACE 61T5' 3-1/2", SMOOTH WESTERN RED CEDAR
- WESTERN RED CEDAR FINISHE OVER STRUCTURAL BEAM AND POSTS TO MATCH CORBELS, TYP
- P.T. WOOD RAILING, PAINTED. SEE DETAIL THIS PAGE.
- AT ENTRY: SMOOTH FINISH FIBER SHIPLAP SIDING w. 9" REVEAL, JAMES HARDIE 'ARTISAN' OR APPROVED EQUAL. PAINTED. MITER CORNERS



- MAX ALLOWABLE HEIGHT
- (N) THIRD FLOOR T.O. WALL
- (N) THIRD FLOOR T.O. SUBFLOOR
- (N) SECOND FLOOR T.O. WALL
- (N) SECOND FLOOR T.O. SUBFLOOR
- (N) FIRST FLOOR T.O. WALL
- (N) FIRST FLOOR T.O. SUBFLOOR 336.02
- AVG GRADE AT FRONT  
AVG GRADE PLANE 333.27
- (E) CELLAR

## 1 FRONT ELEVATION

1/4" = 1'-0"

REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

BEN NORKIN  
- ARCHITECTURE -

7204 TRECOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

### REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME

ELEVATIONS

SHEET NO.

A200

SCALE

As indicated

FILE PATH: F:\BNA\_F\Revit Locals\25014\_707 New York Ave\_CENTRAL\_Ben4GEXP.rvt PLOT DATE: 6/29/2026 9:59:28 AM

ORIGINAL SHEET SIZE IS ARCH D 36" X 24". DO NOT USE ARCHITECTUAL SCALE ON PRINTED DRAWINGS.

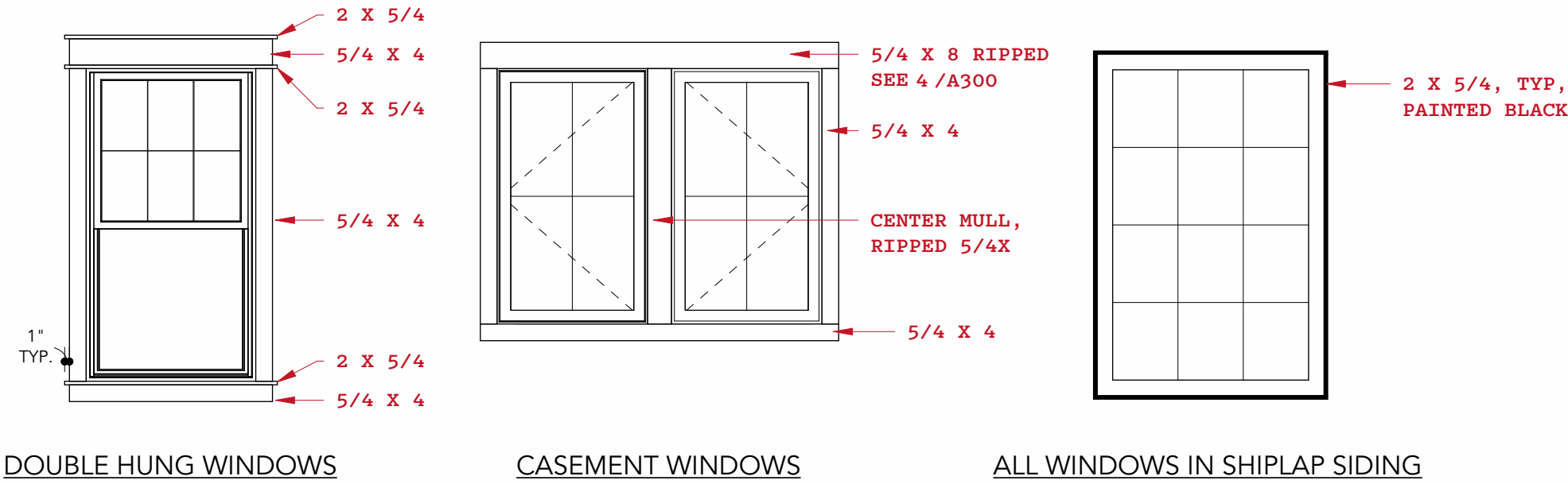


| WINDOW SCHEDULE |     |            |         |             |          |               |                                                            |
|-----------------|-----|------------|---------|-------------|----------|---------------|------------------------------------------------------------|
| MARK            | QTY | UNIT SIZES |         | TYPE        | TEMPERED | SPECIFICATION | COMMENTS                                                   |
|                 |     | WIDTH      | HEIGHT  |             |          |               |                                                            |
| A               | 17  | 35 1/2"    | 65 1/2" | DOUBLE HUNG |          |               |                                                            |
| At              | 1   | 35 1/2"    | 65 1/2" | DOUBLE HUNG | •        |               |                                                            |
| B               | 3   | 47 1/2"    | 71 1/2" | FIXED       |          |               |                                                            |
| C               | 1   | 35 1/2"    | 59 1/2" | CASEMENT    |          |               |                                                            |
| D               | 22  | 31 1/2"    | 53 1/2" | CASEMENT    |          |               |                                                            |
| Dt              | 1   | 31 1/2"    | 53 1/2" | CASEMENT    | •        |               |                                                            |
| E               | 1   | 35 1/2"    | 59 1/2" | FIXED       |          |               |                                                            |
| F               | 4   | 31 1/2"    | 59 1/2" | CASEMENT    |          |               | FACTORY MULL WITH 'F' WINDOWS AS SHOWN IN ELEVATIONS       |
| G               | 2   | 41 1/2"    | 41 1/2" | FIXED       |          |               | FACTORY MULL WITH 'E' OR 'F' WINDOWS AS SHOWN IN ELEVATION |
| H               | 4   | 31 1/2"    | 65 1/2" | CASEMENT    |          |               | FACTORY MULL WITH 'H' OR 'K' WINDOWS AS SHOWN IN ELEVATION |
| J               | 1   | 65 1/2"    | 17 1/2" | FIXED       |          |               |                                                            |
| K               | 1   | 35 1/2"    | 65 1/2" | FIXED       |          |               |                                                            |
| Lt              | 1   | 23 1/2"    | 47 1/2" | CASEMENT    | •        |               | FACTORY MULL WITH 'H' WINDOWS AS SHOWN IN ELEVATION        |

NOTES:

- ALL WINDOWS TO BE PELLA 'RESERVE' ALUMINUM CLAD WOOD WINDOWS.
- EXTERIOR COLOR AS SELECTED BY ARCHITECT, INTERIOR COLOR SELECTED BY OWNER.
- ALL WINDOWS:  
A. SHGC = 0.40 (MAX)  
B. U-FACTOR = 0.30 (MAX)

EXTERIOR WINDOW TRIM



2 RIGHT SIDE ELEVATION  
1/4" = 1'-0"

REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

BEN NORKIN  
- ARCHITECTURE -

7204 TRESMOTT AVE  
TAKOMA PARK, MD 20912  
202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER:

25014

SHEET NAME:

ELEVATIONS

SHEET NO.

A201

SCALE

As indicated



DOOR SCHEDULE

| MARK | TYPE                                                      | WIDTH | HEIGHT | LOCKSET | HARDWARE SET | COMMENTS |
|------|-----------------------------------------------------------|-------|--------|---------|--------------|----------|
| 001  | EXTERIOR ALUMINUM DOOR W. HALF LITE                       | 36"   | 80"    | ENTRY   |              |          |
| 002  | MIRRORED BYPASS CLOSET DOOR                               | 48"   | 80"    | -       |              |          |
| 003  | SOLID CORE SIMPLE SWING DOOR                              | 28"   | 80"    | PRIVACY |              |          |
| 004  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    |         |              |          |
| 005  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PASSAGE |              |          |
| 006  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PRIVACY |              |          |
| 007  | MIRRORED BYPASS CLOSET DOOR                               | 48"   | 80"    | -       |              |          |
| 101  | EXTERIOR WOOD DOOR W. HALF LITE, TWO SIDELITES AND TRANOM | 36"   | 84"    | ENTRY   |              |          |
| 102  | MIRRORED BYPASS CLOSET DOOR                               | 36"   | 80"    | -       |              |          |
| 103  | MIRRORED BYPASS CLOSET DOOR                               | 36"   | 80"    | -       |              |          |
| 104  | SOLID CORE SIMPLE SWING DOOR                              | 28"   | 80"    | PRIVACY |              |          |
| 105  | EXTERIOR WOOD DOOR W. HALF LITE                           | 36"   | 80"    |         |              |          |
| 106  | MIRRORED BYPASS CLOSET DOOR                               | 36"   | 80"    |         |              |          |
| 107  | MIRRORED BYPASS CLOSET DOOR                               | 36"   | 80"    |         |              |          |
| 201  | SOLID CORE SIMPLE SWING DOOR                              | 30"   | 80"    | PASSAGE |              |          |
| 202  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PRIVACY |              |          |
| 203  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PRIVACY |              |          |
| 204  | SOLID CORE SIMPLE SWING DOOR                              | 28"   | 80"    | PASSAGE |              |          |
| 205  | SOLID CORE SIMPLE SWING DOOR                              | 28"   | 80"    | PRIVACY |              |          |
| 206  | DOUBLE BI-FOLD                                            | 54"   | 80"    | -       |              |          |
| 207  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PRIVACY |              |          |
| 208  | DOUBLE BI-FOLD                                            | 42"   | 80"    | -       |              |          |
| 209  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PRIVACY |              |          |
| 210  | MIRRORED BYPASS CLOSET DOOR                               | 48"   | 80"    | -       |              |          |
| 211  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PRIVACY |              |          |
| 212  | SOLID CORE SLAB DOOR W. BARN STYLE SLIDING HARDWARE SET   | 30"   | 80"    |         |              |          |
| 213  | SOLID CORE SIMPLE SWING DOOR                              | 30"   | 80"    | PRIVACY |              |          |
| 214  | SOLID CORE SIMPLE SWING DOOR                              | 28"   | 80"    | PRIVACY |              |          |
| 215  | SOLID CORE SIMPLE SWING DOOR                              | 30"   | 80"    | PASSAGE |              |          |
| 301  | SOLID CORE SIMPLE SWING DOOR                              | 28"   | 80"    | PASSAGE |              |          |
| 302  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PRIVACY |              |          |
| 303  | MIRRORED BYPASS CLOSET DOOR                               | 48"   | 80"    | -       |              |          |
| 304  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PASSAGE |              |          |
| 305  | MIRRORED BYPASS CLOSET DOOR                               | 48"   | 80"    | -       |              |          |
| 306  | SIMPLE SWING SLAB DOOR                                    | 32"   | 80"    | PRIVACY |              |          |

REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

BEN NORKIN

- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|-------|------|-------------|

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER:

25014

SHEET NAME:

ELEVATIONS

SHEET NO.

A202

SCALE

1/4" = 1'-0"

1 REAR ELEVATION

1/4" = 1'-0"

1X8 PVC FASCIA

FLAT PANEL FIBER CEMENT SIDING w. 1X2  
BATTENS @ 12" O.C., PAINTED SAME COLOR  
AS SIDING, TYP AT GABLE ENDS

5/4 X 4 WINDOW TRIM w.  
5/4 X 6 HEAD TRIM, TYP

CURVED SOFFIT RETURN.  
RADIUS TO MATCH PORCH  
BEAM CORBELS BELOW.

1X10 PVC FRIEZE w.  
2X5/4 ABOVE AND BELOW

4" STEALTH CORNER PVC TRIM

ALUMINUM CLAD WOOD WINDOW  
PER SCHEDULES

SMOOTH FINISH FIBER CEMENT LAP SIDING w. 7" REVEAL.  
JAMES HARDIE 'HARDIE PLANK' OR APPROVED EQUAL

ARCHITECTURAL GRADE ASPHALT  
SHINGLE ROOF, 'GAF TIMBERLINE'  
COLOR SELECTION BY OWNER

ALUMINUM GUTTER OVER 1X8  
PVC FASCIA

CORBEL: 'TIMBER BUILD WOOD  
BRACE 61T5' 3-1/2", SMOOTH  
WESTERN RED CEDAR

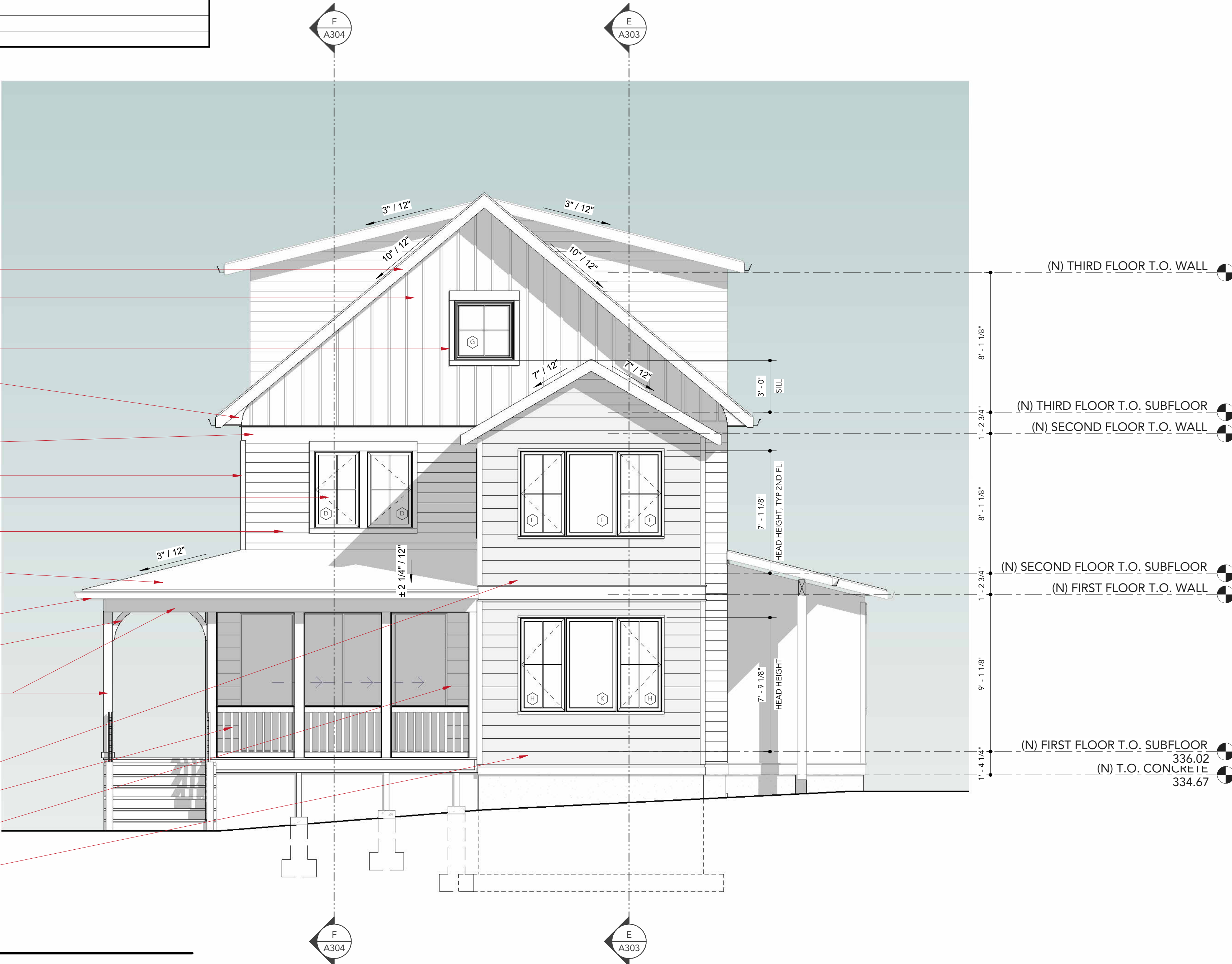
WESTERN RED CEDAR FINISHE  
OVER STRUCTURAL BEAM AND  
POSTS TO MATCH CORBELS, TYP

1X10 PVC TRIM w. 2X1 ABOVE AND BELOW

P.T. WOOD RAILING, PAINTED.

SCREEN

SMOOTH FINISH FIBER SHIPLAP SIDING w. 9" REVEAL,  
JAMES HARDIE 'ARTISAN' OR APPROVED EQUAL.  
PAINTED. MITER CORNERS





REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

BEN NORKIN

- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME:

ELEVATIONS

SHEET NO.

A203

SCALE

1/4" = 1'-0"

1X10 PVC FRIEZE W.  
2X5/4 ABOVE AND BELOW

ARCHITECTURAL GRADE ASPHALT  
SHINGLE ROOF, 'GAF TIMBERLINE'  
COLOR SELECTION BY OWNER

4" STEALTH CORNER PVC TRIM

SMOOTH FINISH FIBER CEMENT LAP  
SIDING W. 7" REVEAL. JAMES HARDIE  
'HARDIE PLANK' OR APPROVED EQUAL

SMOOTH FINISH FIBER SHIPLAP SIDING  
W. 9" REVEAL, JAMES HARDIE  
'ARTISAN' OR APPROVED EQUAL.  
PAINTED. MITER CORNERS

ALUMINUM GUTTER OVER 1X8  
PVC FASCIA

WESTERN RED CEDAR FINISHE  
OVER STRUCTURAL BEAM AND  
POSTS TO MATCH CORBELS, TYP

1 LEFT SIDE ELEVATION  
1/4" = 1'-0"



REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

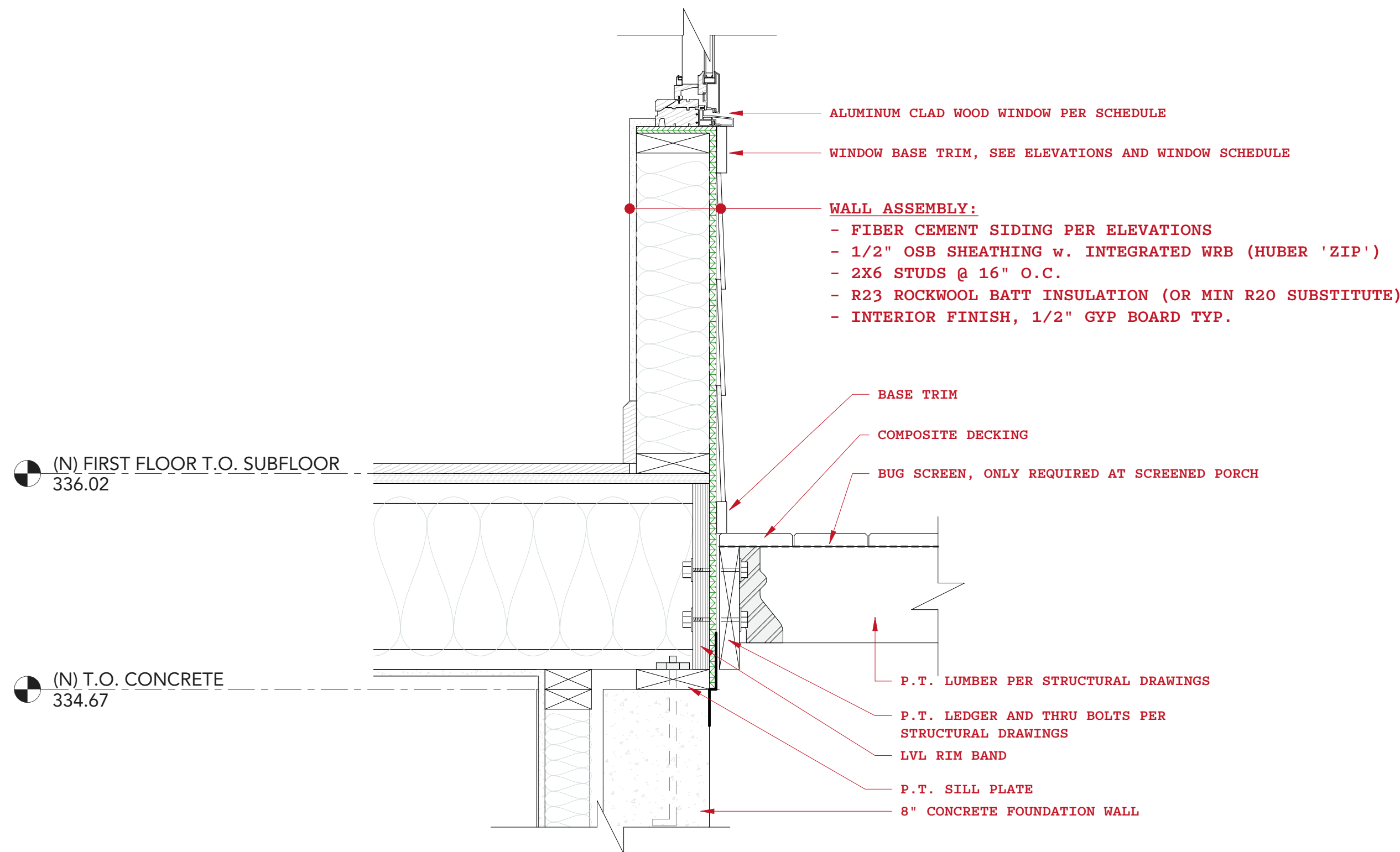
RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

BEN NORKIN  
- ARCHITECTURE -

7204 TRESMOTT AVE  
TAKOMA PARK, MD 20912

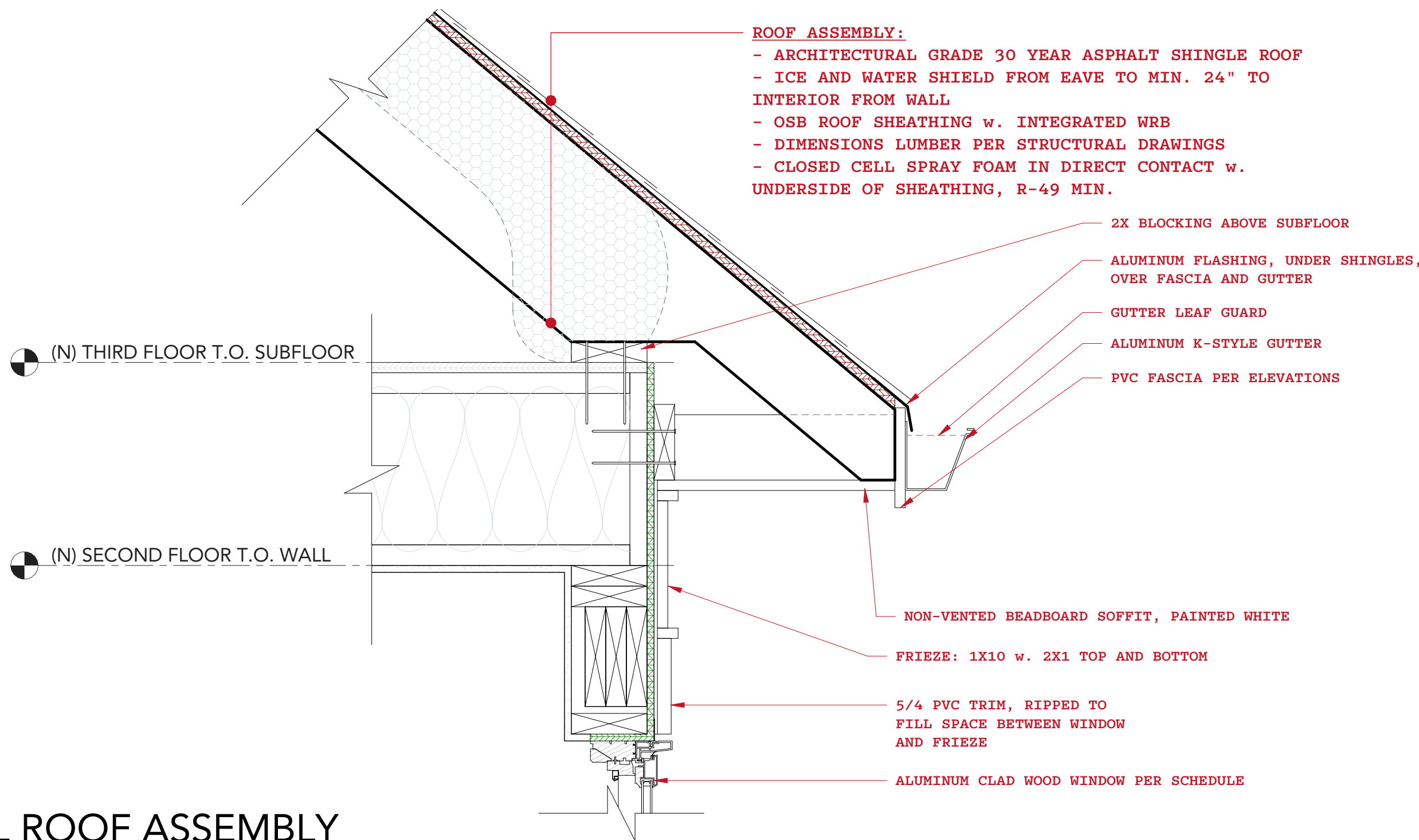
202 - 578 - 7094

BENNORKINARCHITECTURE.COM



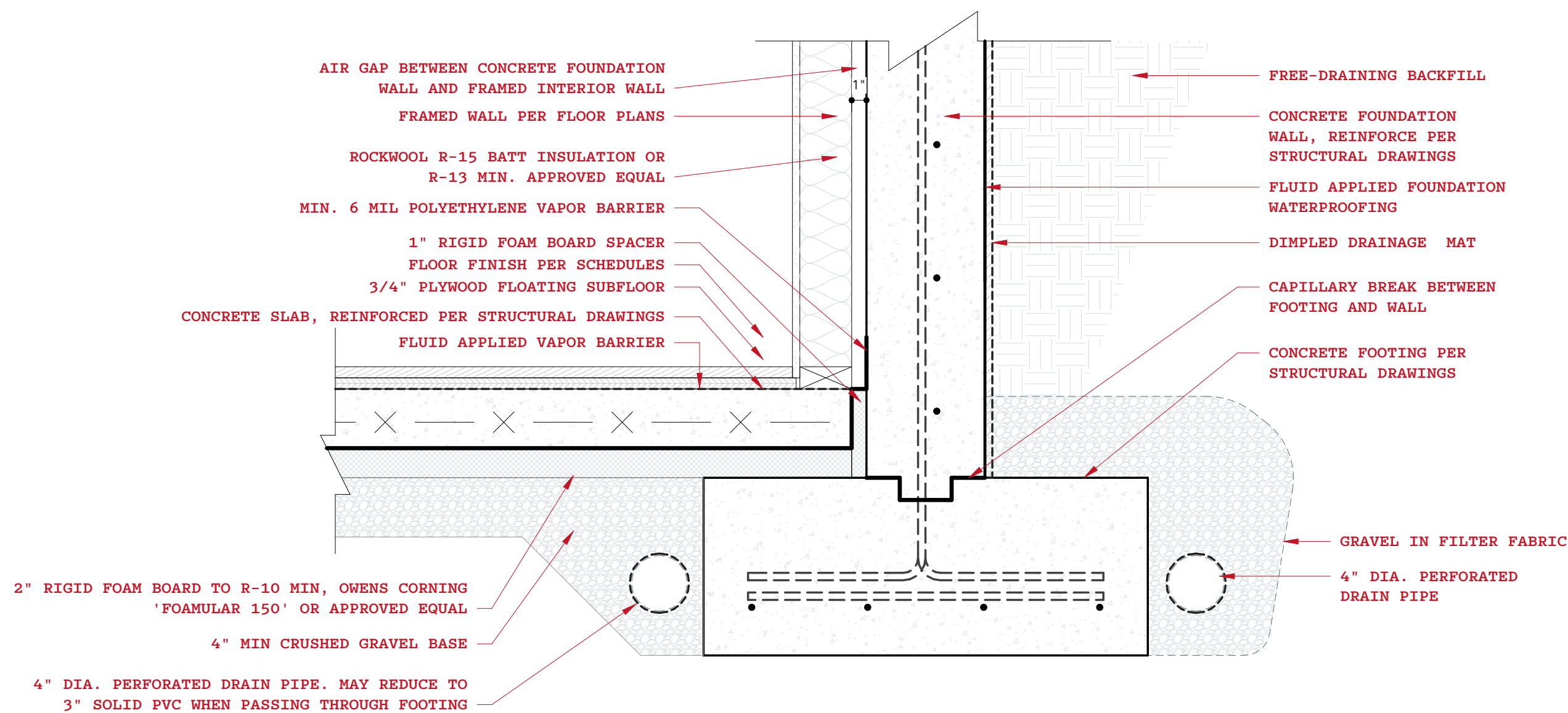
## 2 TYPICAL WALL ASSEMBLY

1 1/2" = 1'-0"



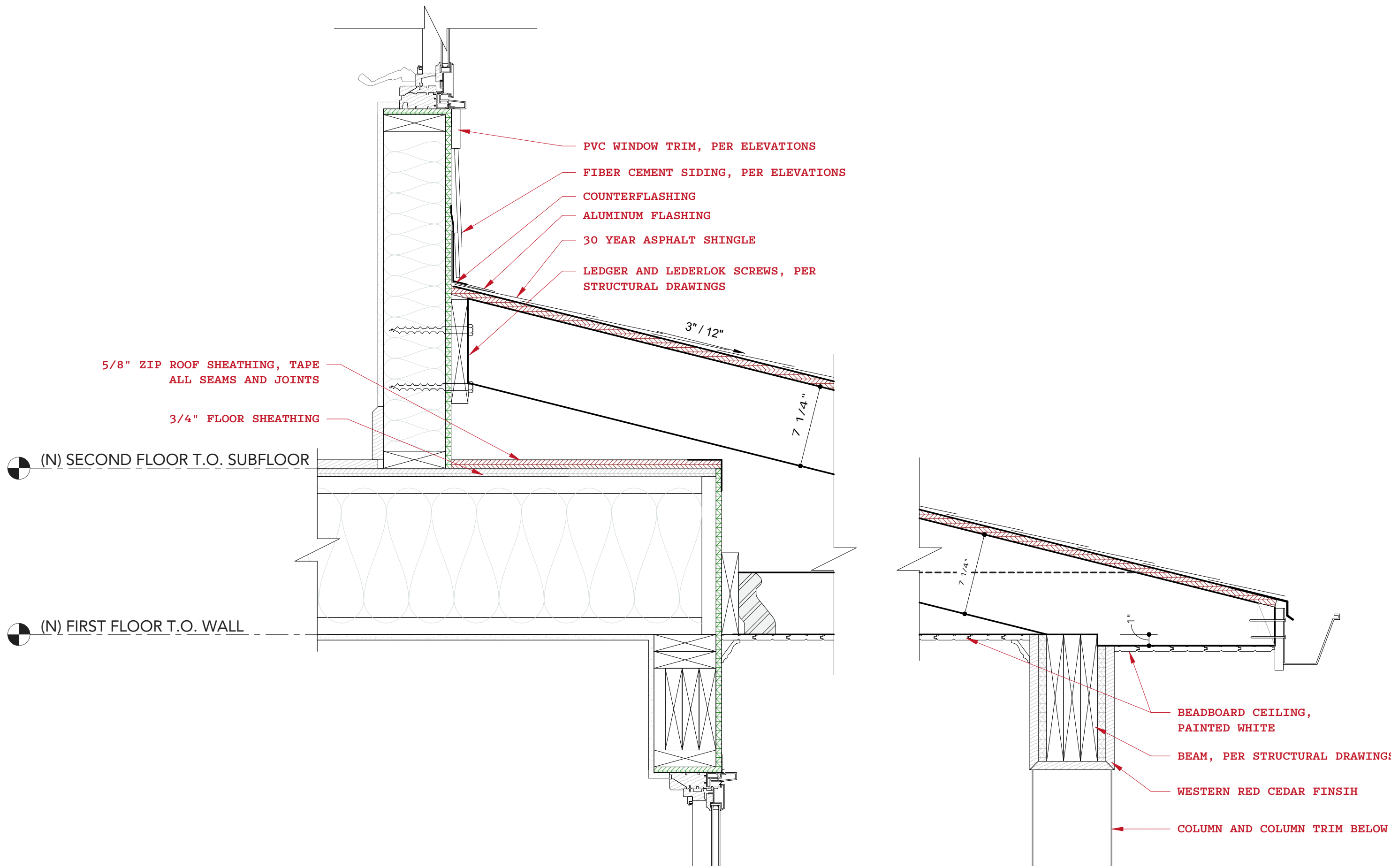
## 4 TYPICAL ROOF ASSEMBLY

1 1/2" = 1'-0"



## 1 FOUNDATION ASSEMBLY

1 1/2" = 1'-0"



## 3 PORCH ROOF

1 1/2" = 1'-0"

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA PARK, MD 20912

### REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME

ASSEMBLIES

SHEET NO.

A300

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



REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

BEN NORKIN  
- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME

BUILDING SECTIONS

SHEET NO.

A301

SCALE 1/4" = 1'-0"

B SECTION B  
1/4" = 1'-0"

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



By Laura DiPasquale at 11:13 am, Jun 30, 2026

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

APPROVED  
Montgomery County  
Historic Preservation Commission



**BEN NORKIN**  
- ARCHITECTURE -

7204 TRESCOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

**707 NEW YORK AVE**

**BUILDER NAME**  
**SPACE CONSTRUCTION, LLC**

**MARK HISHMEH**

10300 E

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

## ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

CON **PARK, MD 20912**  
FILE PATH: F:\BNA\_F\Revit Locals\25014\_707 New York Ave\_CENTRAL\_ben4GEXP\_rvt

### REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|-------|------|-------------|

STATUS: **PERMIT SUBMISSION**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME

## BUILDING SECTIONS

SHEET NO.

# A302

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

This architectural section drawing illustrates the structural details of a house, including the roof, walls, floor, and foundation. The drawing is oriented with the front of the house at the top. Key features and specifications include:

- Roof:** The roof structure is shown with rafters and a central ridge. The roof pitch is indicated as 7" / 12" on both sides. The ridge is supported by a central post labeled (2) 1-3/4" X 11-7/8" LVL.
- Walls:** The exterior walls are shown with a gable end and a side wall. The interior walls are labeled W.I.C. (Wall/Interior Ceiling).
- Floor:** The floor is shown with a screed layer and a subfloor. The floor joists are labeled (3) P.T. 2X12 and (3) P.T. 2X10.
- Foundation:** The foundation is shown with a concrete slab and a crawl space. The crawl space is labeled CRAWL SPACE.
- Structural Details:** The drawing shows the connection between the roof, walls, floor, and foundation. It includes details for the roof-to-wall connection, the wall-to-floor connection, and the floor-to-foundation connection.
- Material Specifications:** The drawing includes material specifications for the structural elements, such as (2) 1-3/4" X 11-7/8" LVL for the ridge, (3) P.T. 2X12 for the floor joists, and (3) P.T. 2X10 for the foundation joists.

# D

## SECTION D

---

1/4" = 1'-0"

Architectural section drawing of a three-story house. The drawing shows the interior layout, including a Great Room, Owner Bedroom, Owner Bathroom, and a Mech/Storage area. The roof is gabled with 10" / 12" pitch. Structural details include LVL (Laminated Veneer Lumber) joists and P.T. (Pressure-Treated) lumber. Elevation markers E A303 and F A304 are shown at the top and bottom. On the right, level markers indicate the Third Floor T.O. Subfloor, Second Floor T.O. Subfloor, First Floor T.O. Subfloor, T.O. Concrete, and Cellar. A vertical scale on the right shows the Average Grade Plane at 333.27, with the First Floor T.O. Subfloor at 336.02 and T.O. Concrete at 334.67. Various detail callouts (1/A300, 2/A300, 3/A300, 4/A300) point to specific structural connections.

# C SECTION C

ORIGINAL SHEET SIZE IS ARCH D 36" X 24". DO NOT USE ARCHITECTURAL SCALE ON PRINTED DRAWINGS.



REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

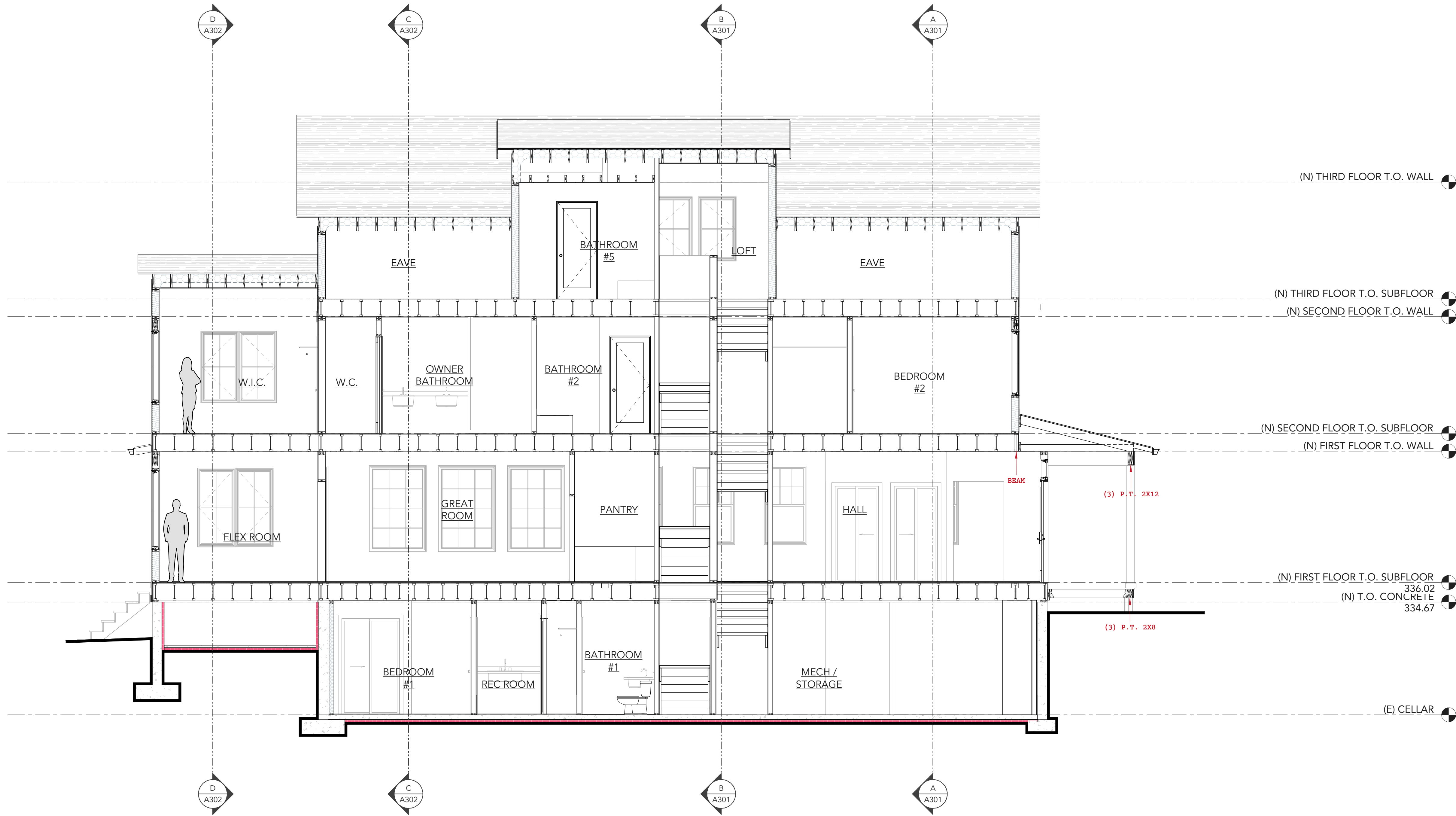
BEN NORKIN

- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM



SECTION E  
1/4" = 1'-0"

707 NEW YORK AVE

CLIENT NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME

BUILDING SECTIONS

SHEET NO.

A303

SCALE

1/4" = 1'-0"



REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

RESERVED FOR MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

BEN NORKIN  
- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

BUILDER NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME:

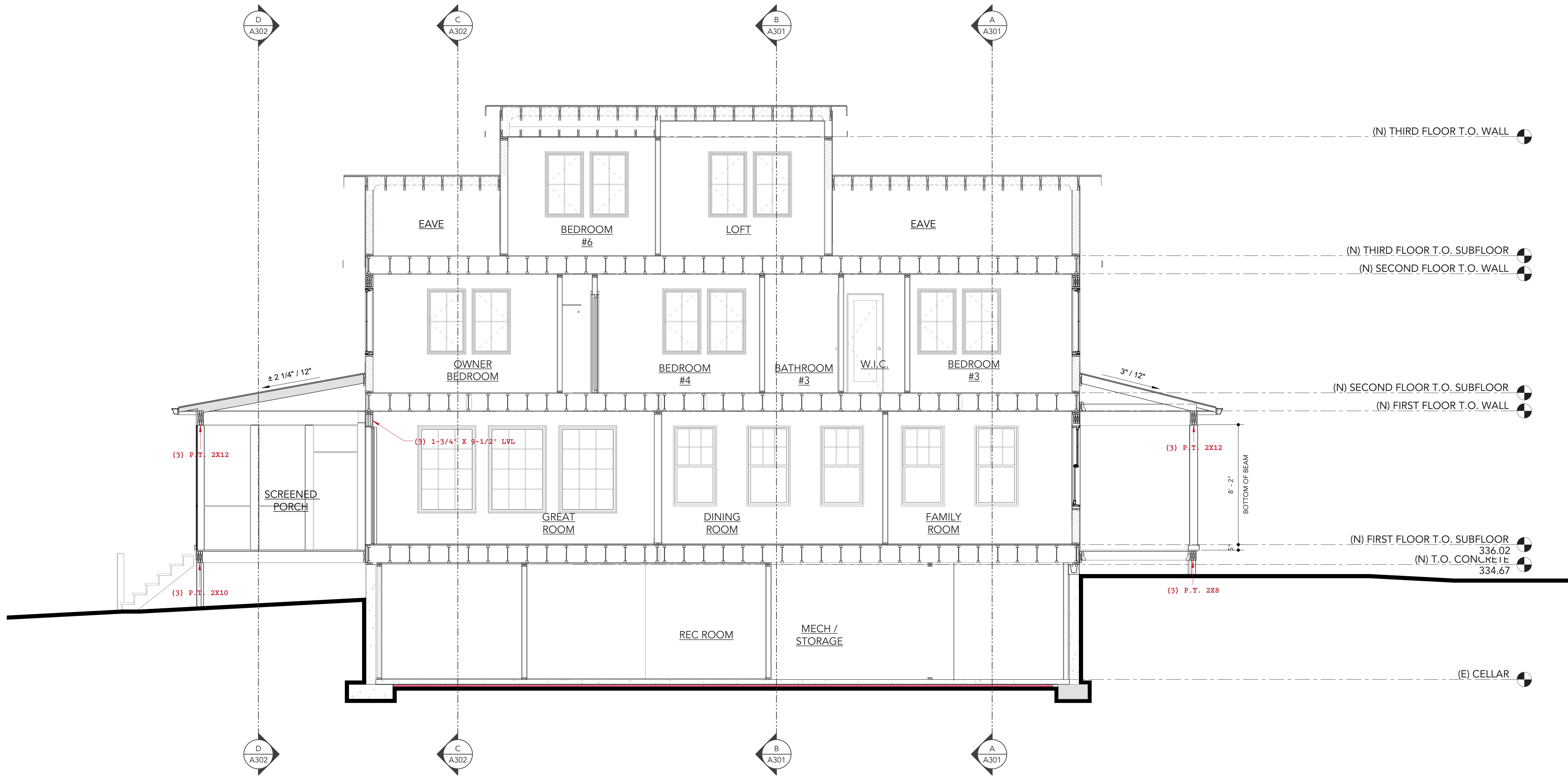
BUILDING SECTIONS

SHEET NO.

A304

SCALE

1/4" = 1'-0"



SECTION F  
1/4" = 1'-0"



REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

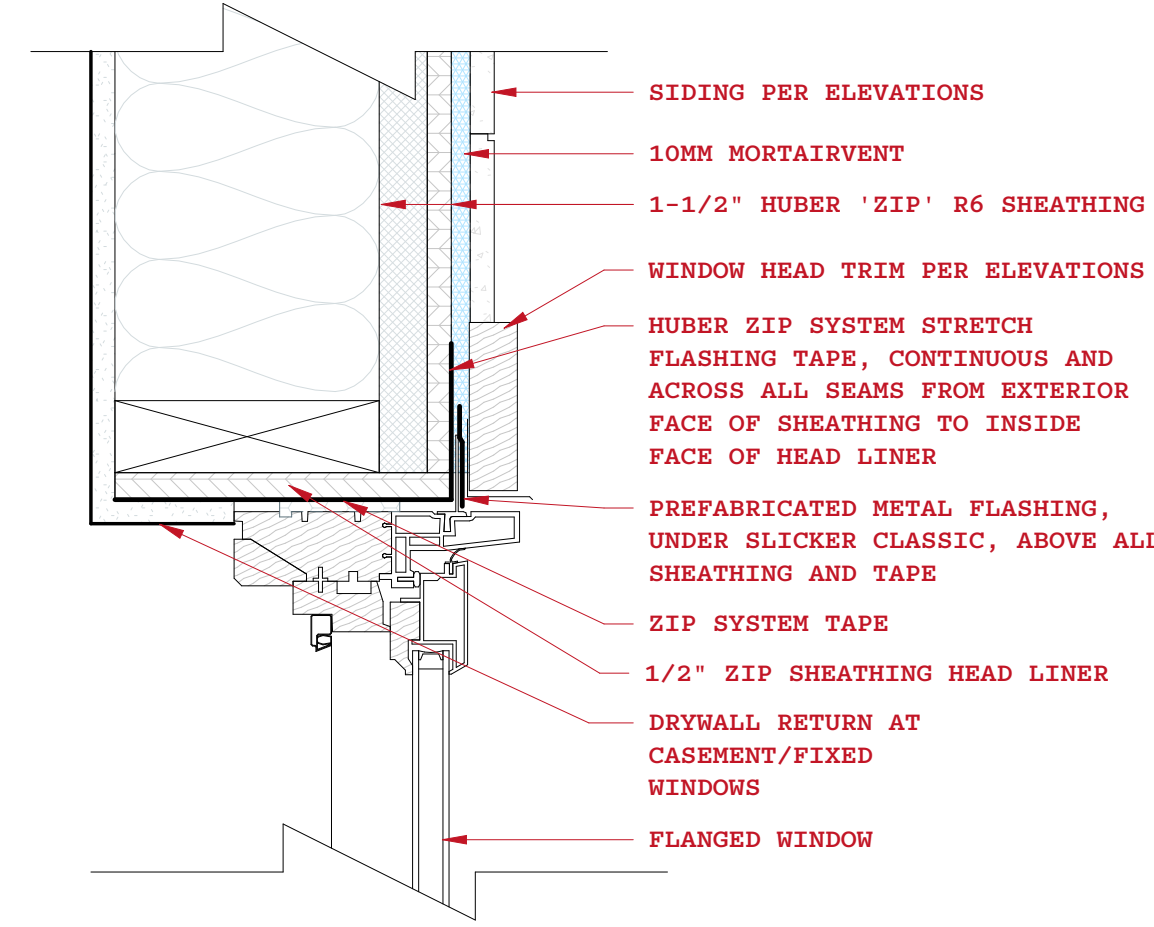
SHEET NAME:

DETAILS

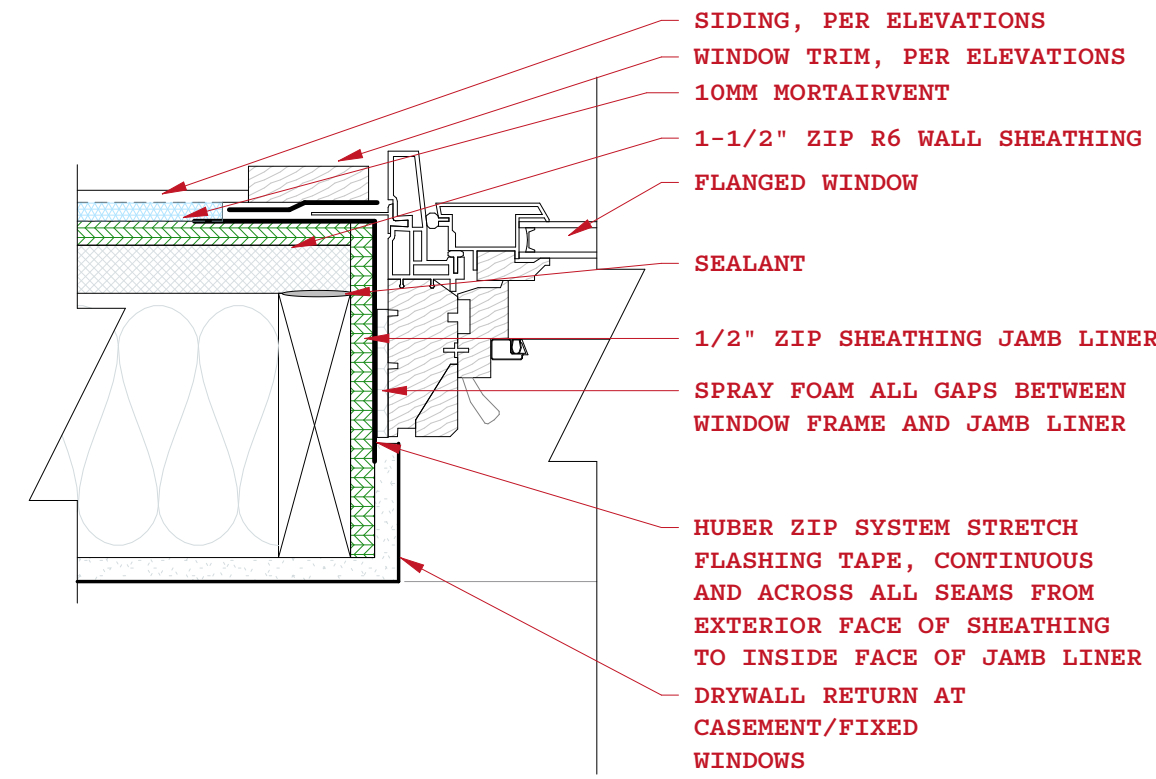
SHEET NO.

A500

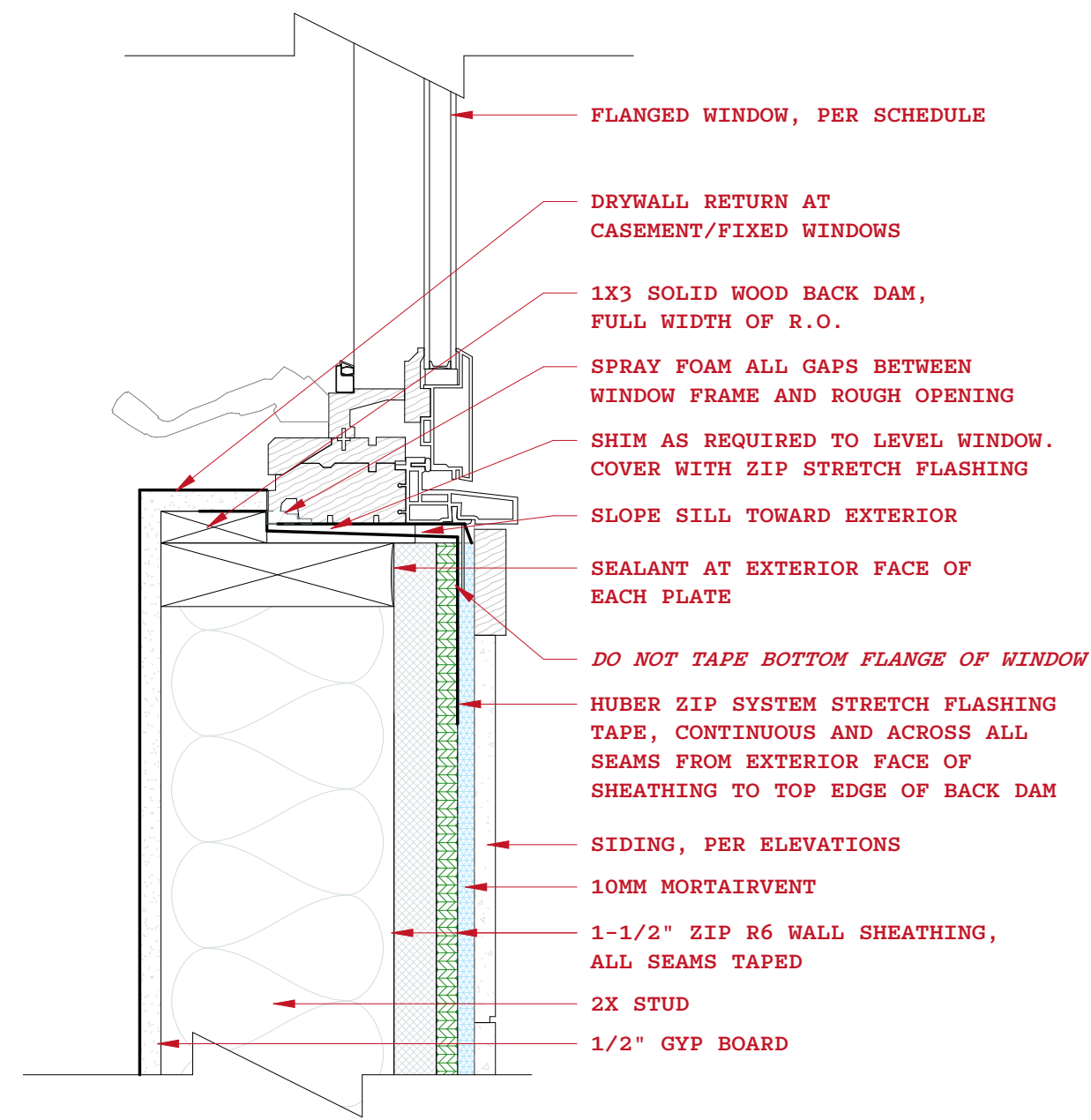
SCALE: As indicated



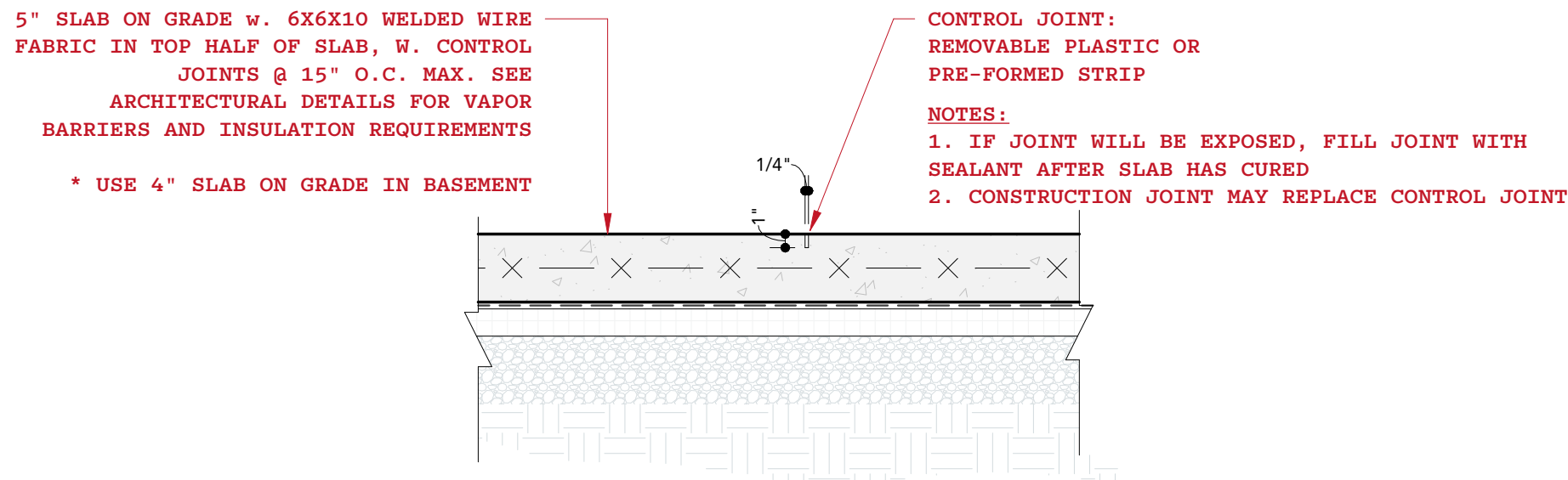
3 WINDOW HEAD DETAIL  
3" = 1'-0"



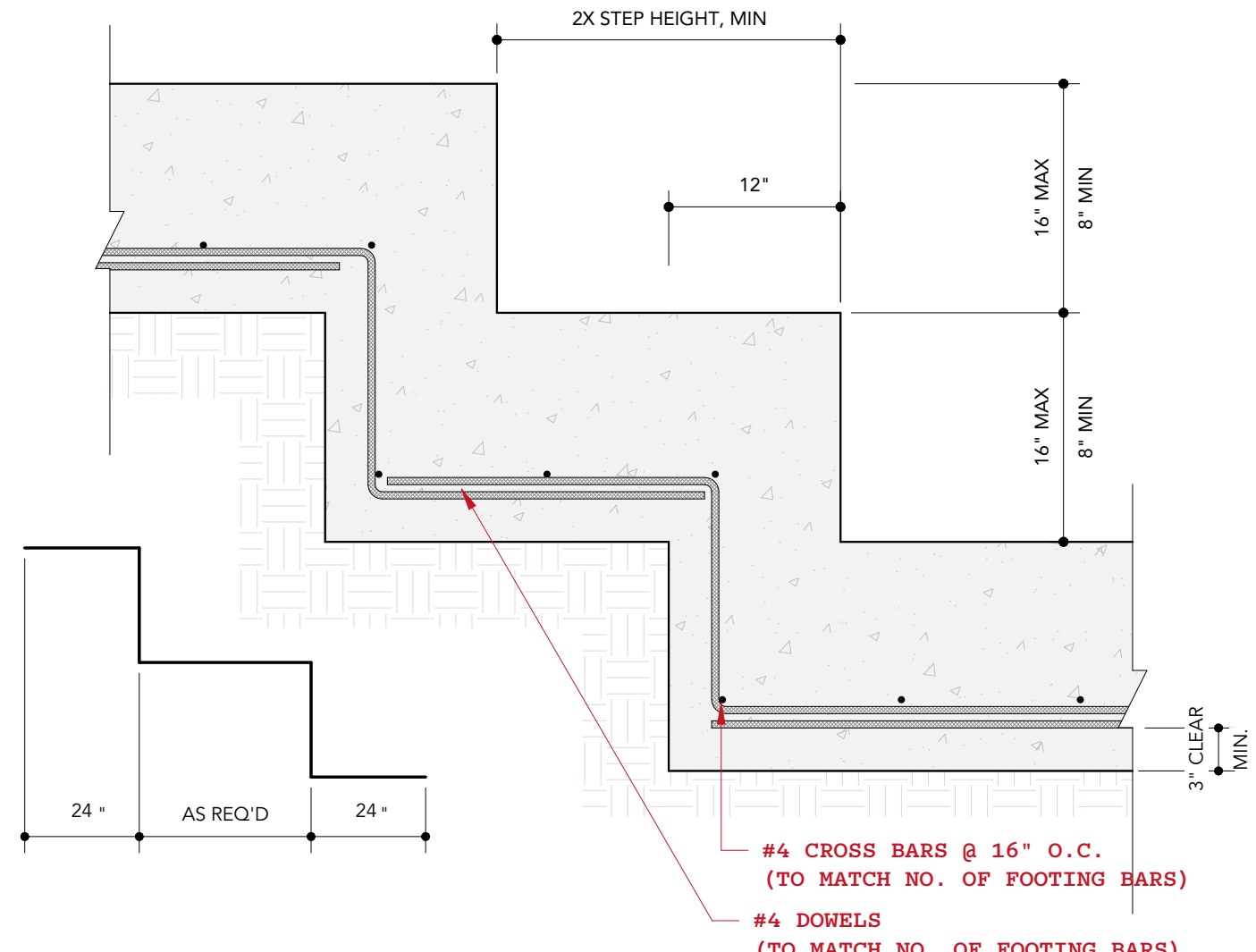
2 WINDOW JAMB DETAIL  
3" = 1'-0"



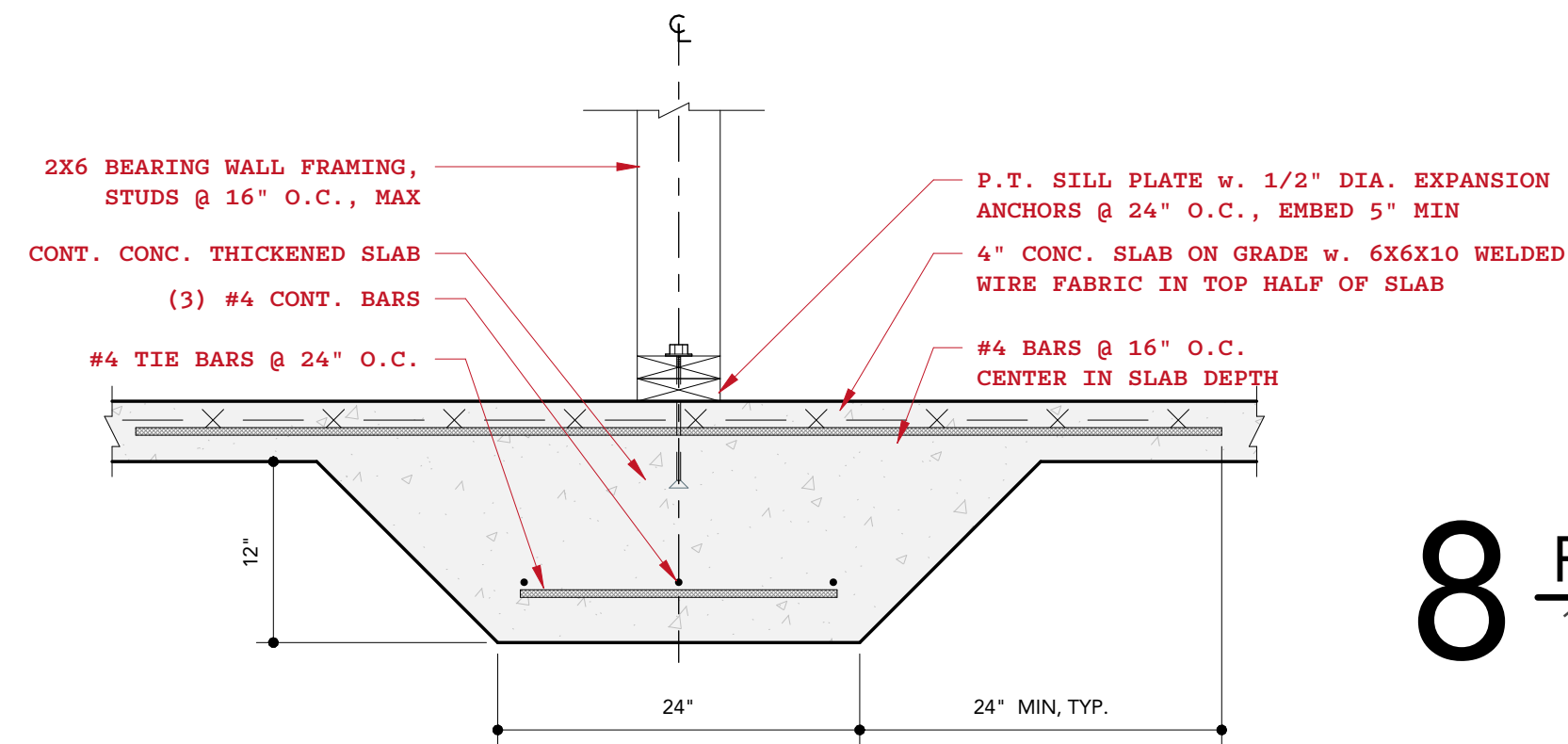
1 WINDOW SILL DETAIL  
3" = 1'-0"



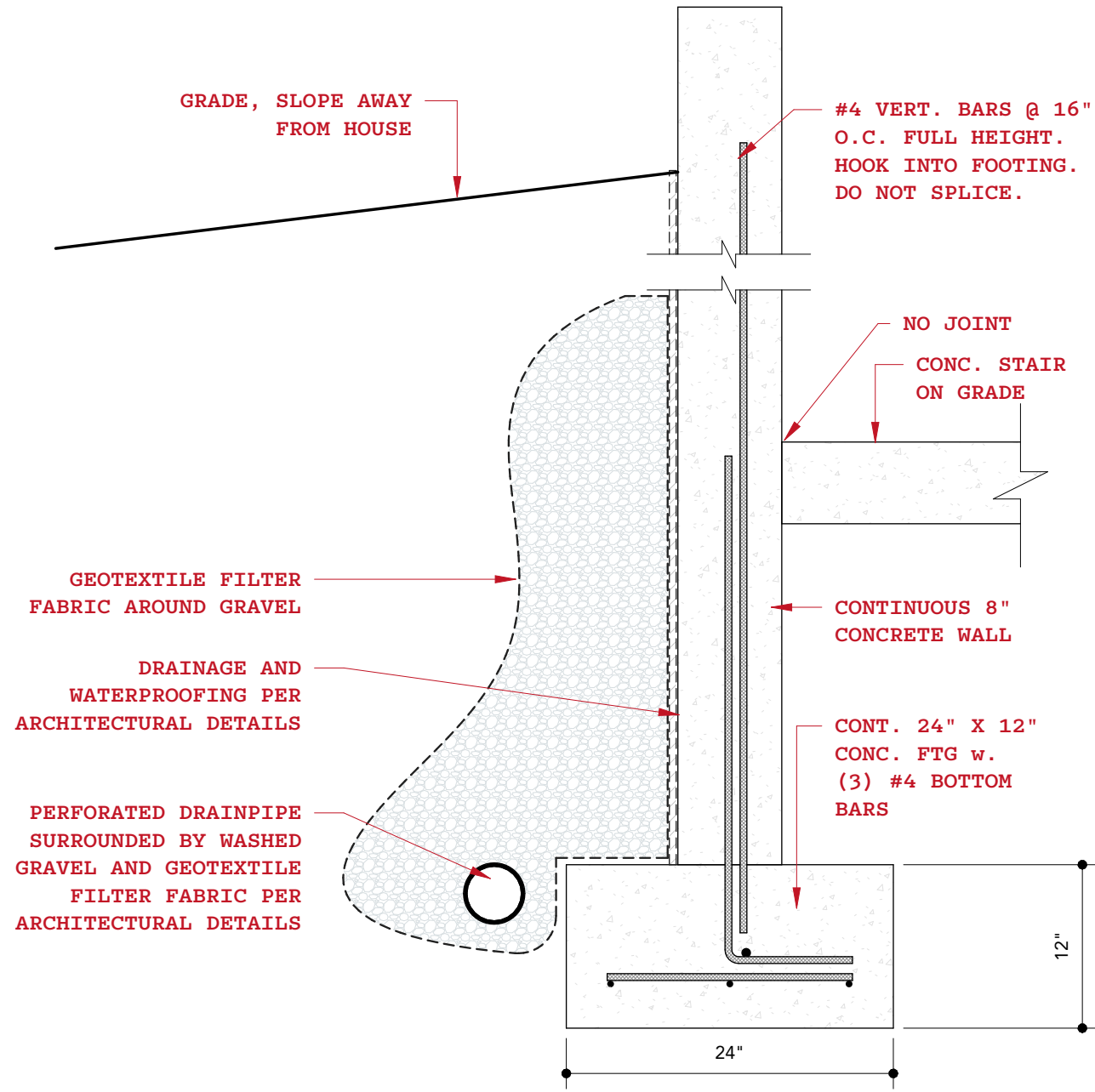
4 TYPICAL SLAB ON GRADE AND CONTROL JOINT DETAIL  
1" = 1'-0"



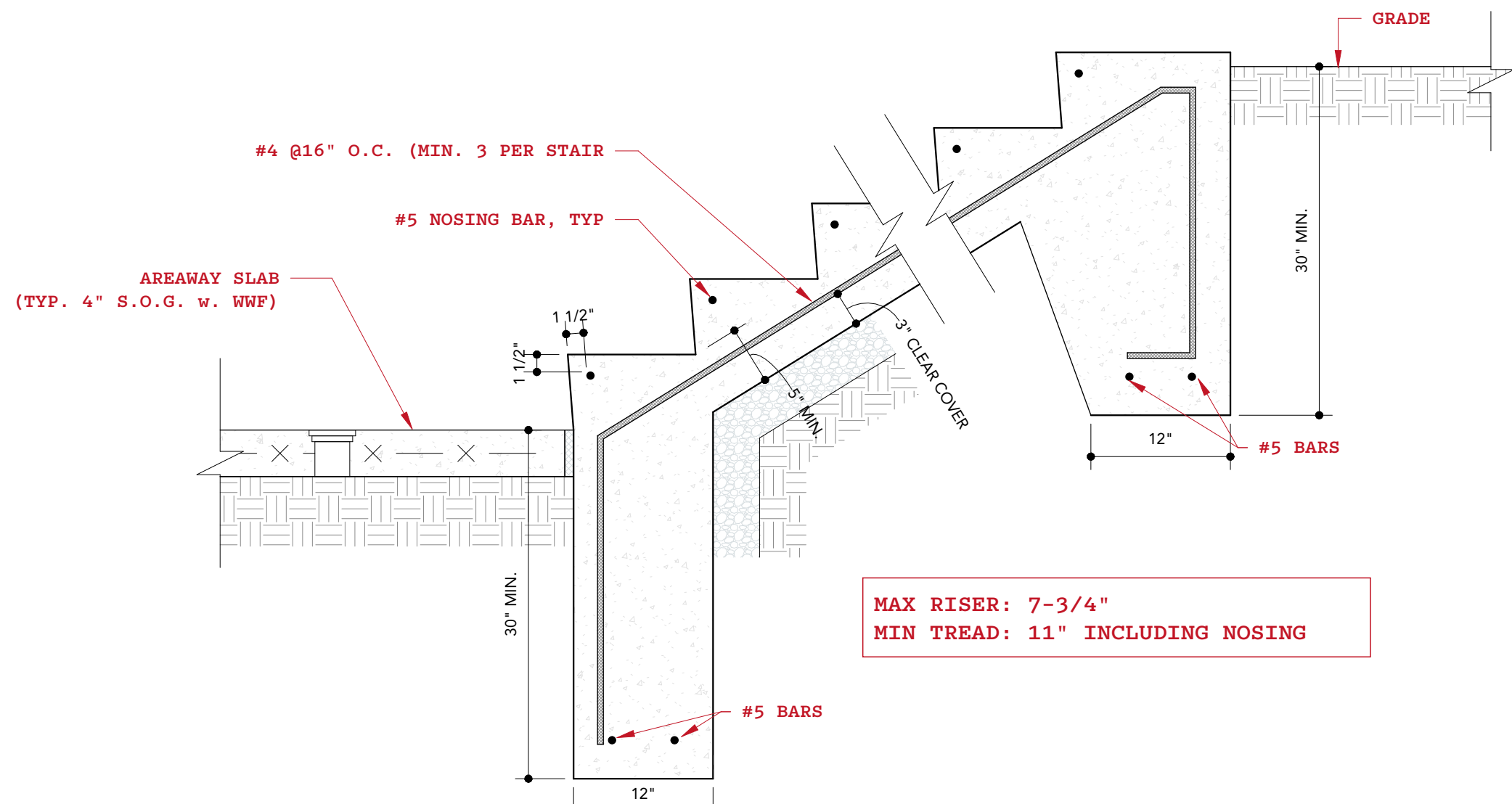
5 TYPICAL STEPPED FOOTING DETAIL  
1" = 1'-0"



6 TYPICAL THICKENED SLAB DETAIL  
1" = 1'-0"

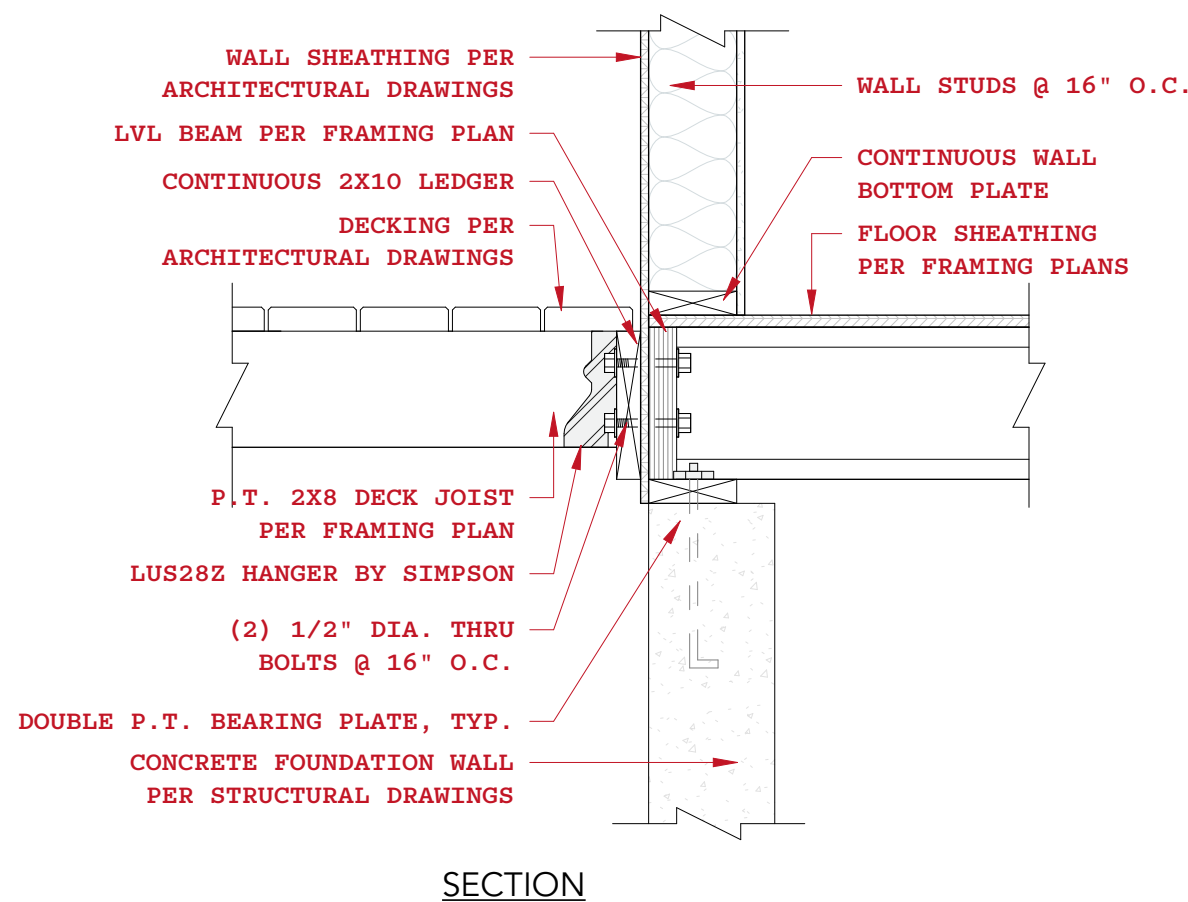


7 FOUNDATION - AREAWAY WALL  
1" = 1'-0"



8 FOUNDATION - CONCRETE STEPS ON GRADE  
1" = 1'-0"





**BUILDER NAME**  
**ACE CONSTRUCTION, LLC**

**BUILDER CONTACT**  
**MARK HISHMEH**

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING. MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK. MD 20912

SCALE  $1'' = 1' - 0''$



REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

[Signature]



BEN NORKIN

- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

CLIENT NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME

3D VIEWS

SHEET NO.

A900

SCALE

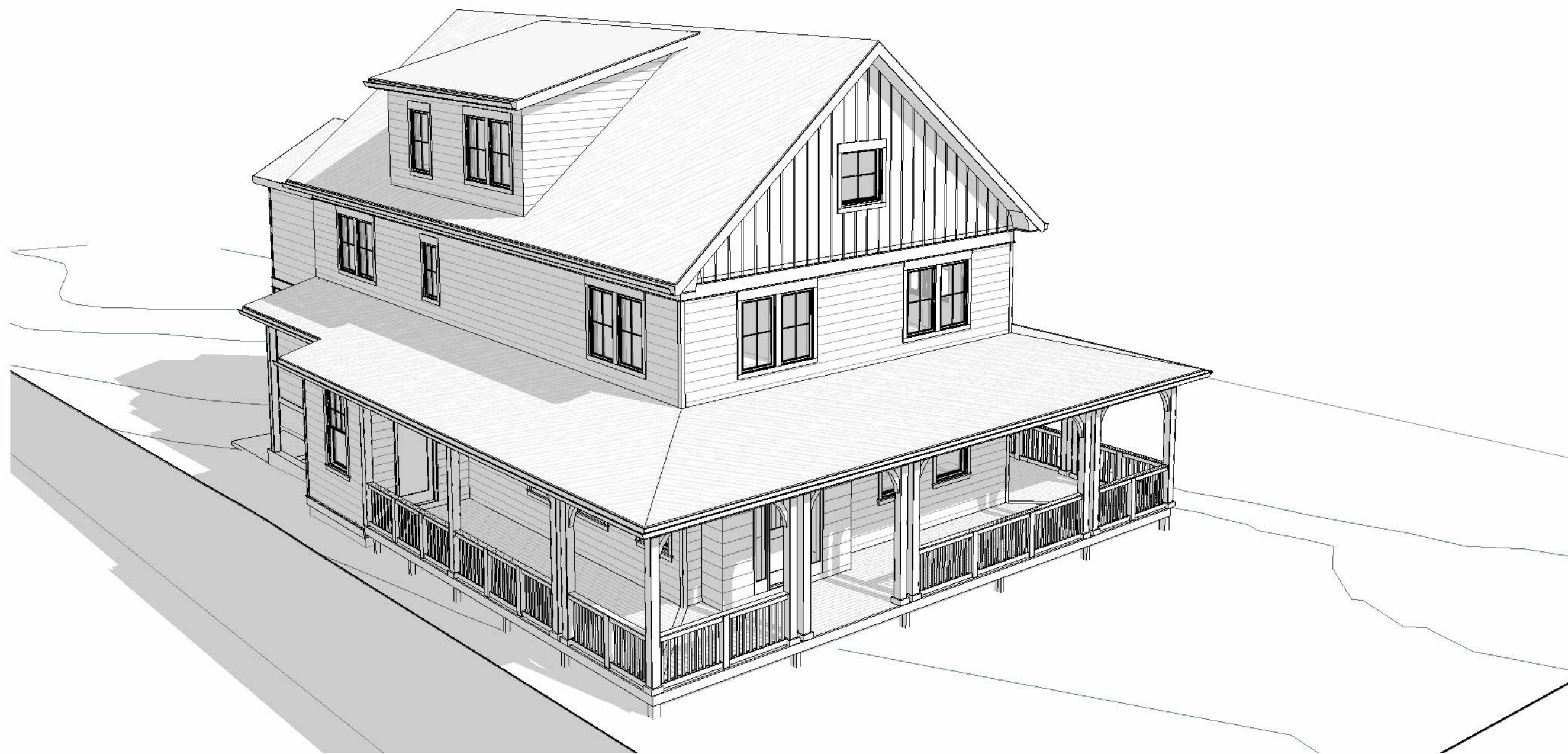


REVIEWED

By Laura DiPasquale at 11:13 am, Jun 30, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

[Signature]



BEN NORKIN

- ARCHITECTURE -

7204 TRESPOTT AVE  
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

707 NEW YORK AVE

CLIENT NAME  
ACE CONSTRUCTION, LLC

BUILDER CONTACT  
MARK HISHMEH

BUILDER ADDRESS  
10300 EDGEWOOD AVE - SILVER SPRING, MD 20901

CLIENT NAME  
ACE CONSTRUCTION

PROJECT ADDRESS  
707 NEW YORK AVE - TAKOMA  
PARK, MD 20912

REVISION LOG

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

STATUS: PERMIT SUBMISSION

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 25014

SHEET NAME:

3D VIEWS

SHEET NO.

A901

SCALE

PLOT DATE: 6/29/2026 9:59:40 AM FILE PATH: F:\\_BNA\_F\Revit Locals\25014\_707 New York Ave\_CENTRAL\_ben4GEXP.rvt