



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: February 25, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Area Work Permit # 973888 - Porch Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

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




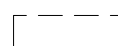

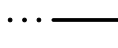

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Marc Pfeuffer
Address: 7100 Sycamore Ave., Takoma Park




This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



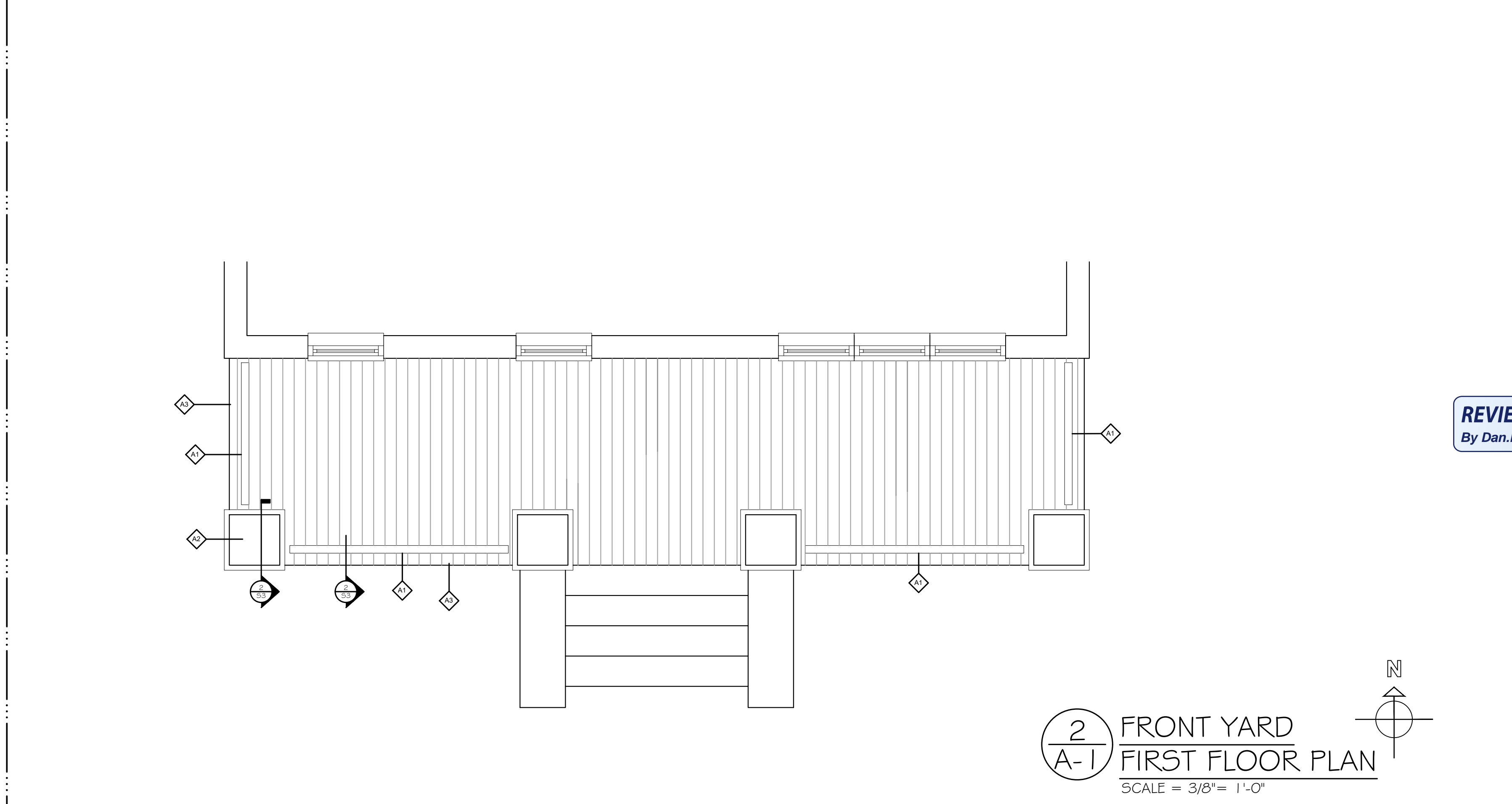
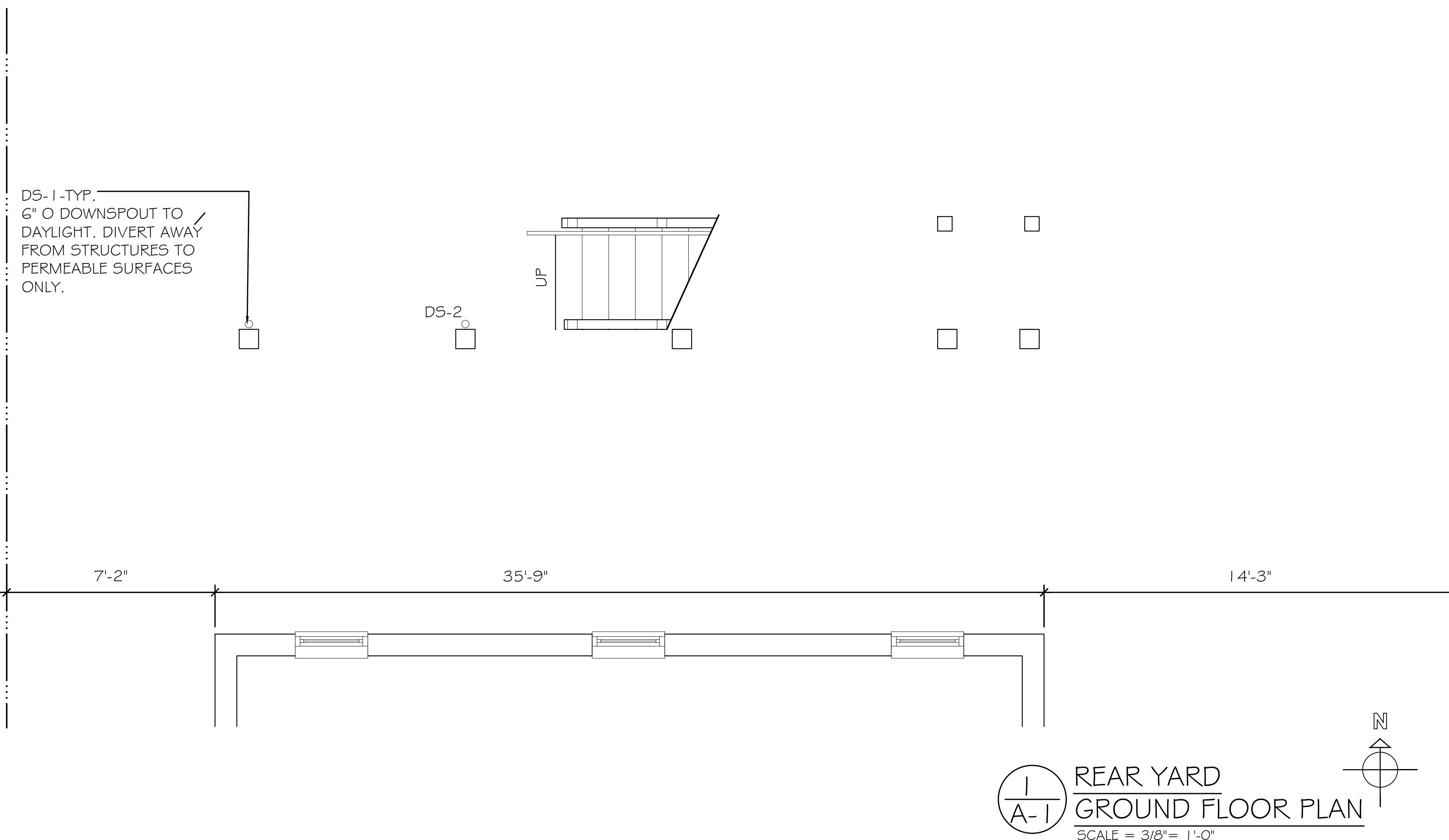
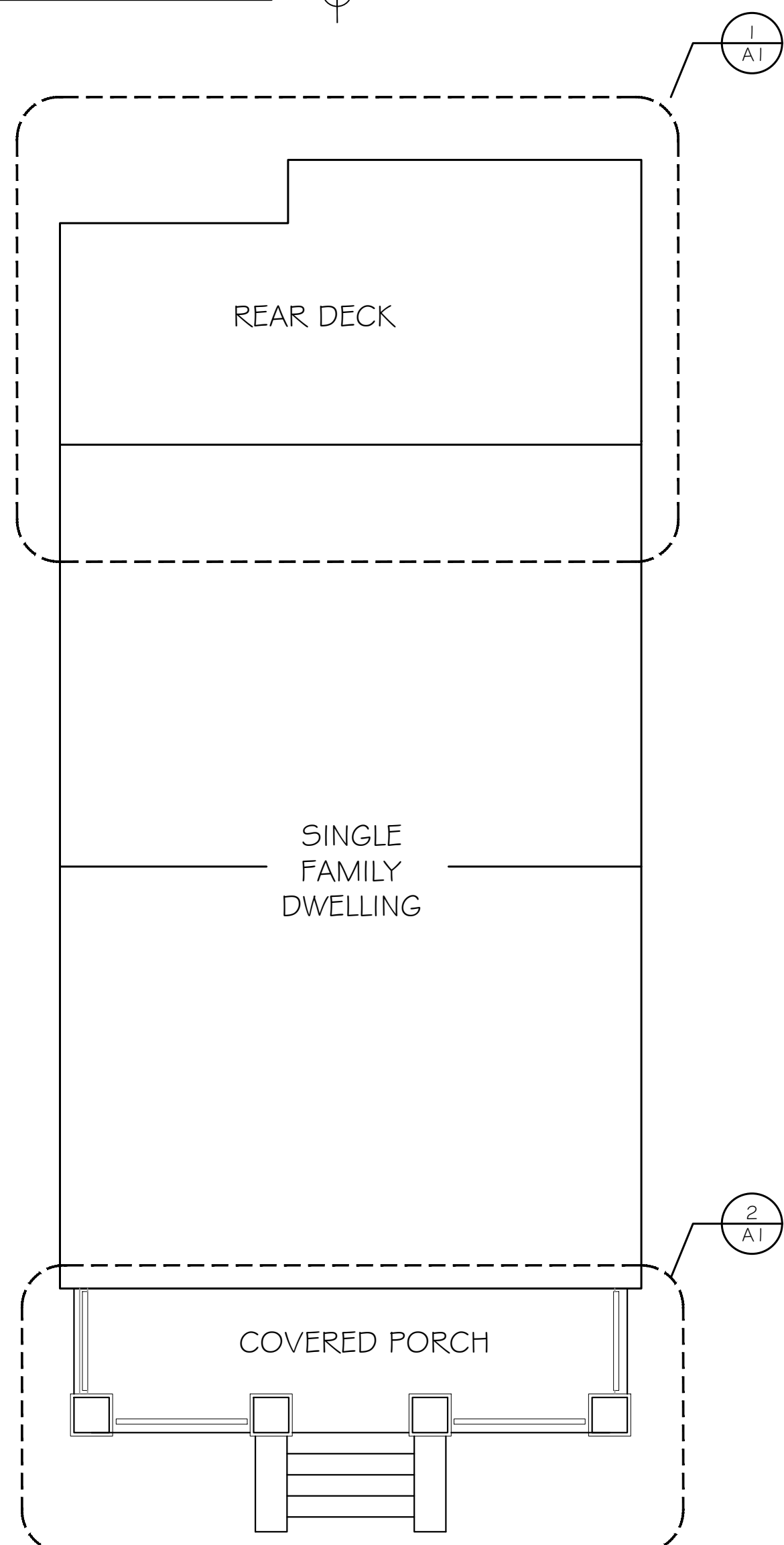
SYMBOLS LEGEND

-  CONCRETE
-  EXISTING MASONRY WALL TO REMAIN
-  NEW 8" CMU MASONRY WALL
-  STRUCTURE TO BE REMOVED
-  NEW STUD FRAMED WALL
-  PROPERTY LINE
-  NEW WORK IDENTIFIER

NEW WORK PLAN NOTES

-  NEW RAILING W/ 1 1/2" X 3 1/2" TOP RAIL & 1 1/2" SQUARE BALUSTER PAINTED WHITE - SEMI GLOSS
-  REPLACEMENT 6" CONCRETE FOUNDATION WALL AND FOOTER. FINISH TO MATCH EXISTING.
-  REPLACEMENT 1 6" X 1 6" CONCRETE COLUMN AND FOOTER. FINISH TO MATCH EXISTING.

NEW WORK KEY PLAN



APPROVED
Montgomery County
Historic Preservation Commission

Robert A. ...

REVIEWED
By Dan.Bruechert at 2:10 pm, Feb 25, 2022

PROJECT:
7100 SYCAMORE AVE
FRONT PORCH AND
REAR DECK PROJECT

OWNERS:
EVELYN ARCHER THORNTON
MARC STUART PFRUFFER

7100 SYCAMORE AVE
TACOMA PARK MD 20910

ARCHITECT:
IM LAUREN MASON DESIGN

ARC CONSULTANTS LLC
4116 AMES STREET NE
UNIT 204
WASHINGTON DC 20019
(202) 352-5777

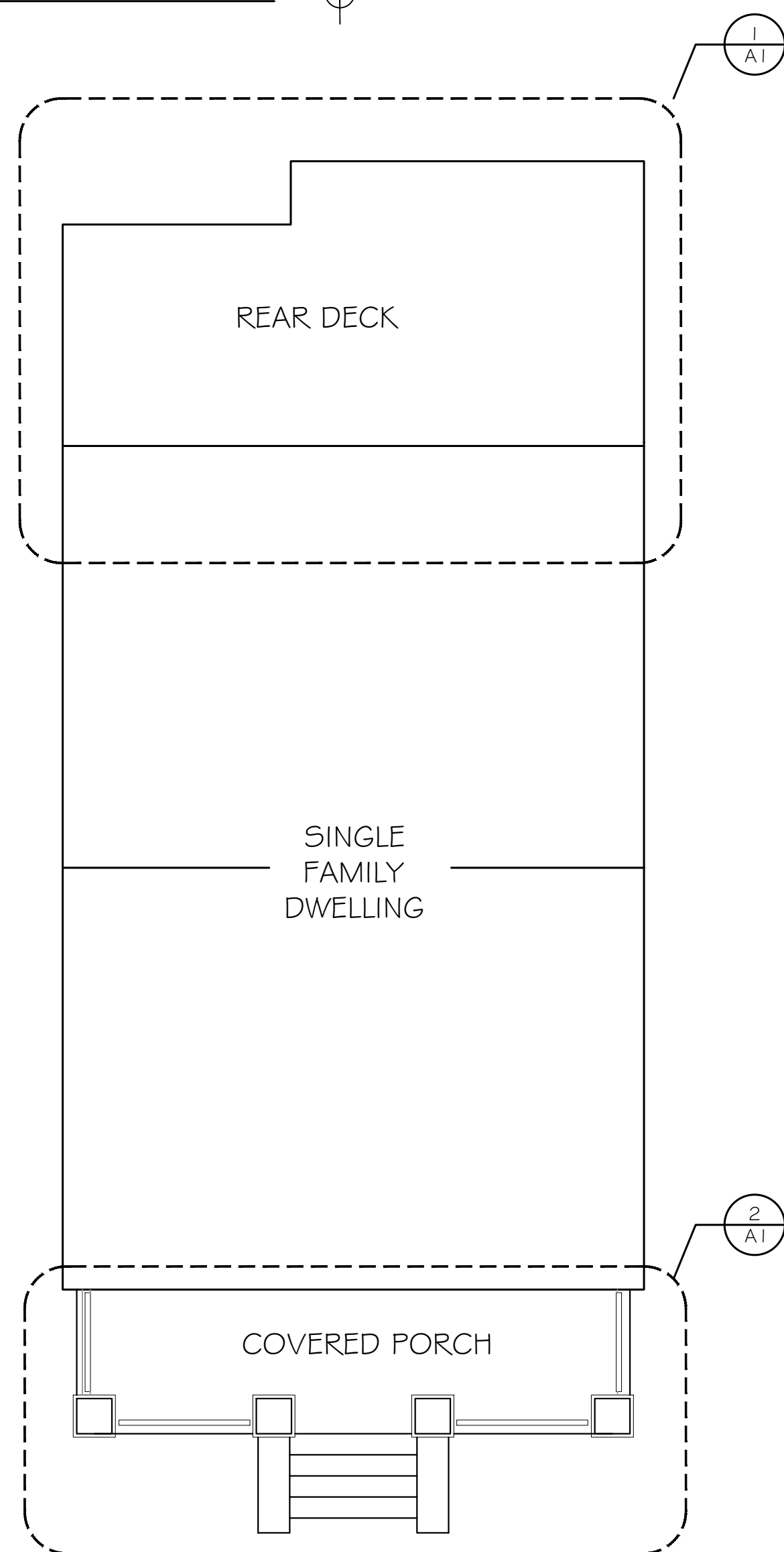
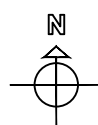
STRUCTURAL:
ELENCON ELIAJAJ
ENGINEERING CONSULTANTS
3603 MCLEAN AVE
FAIRFAX VA 22030
703-615-2451

PERMIT SET
DRAWN 12-23-2021

DRAWING TITLE
NEW WORK PLANS

SHEET #
A-1

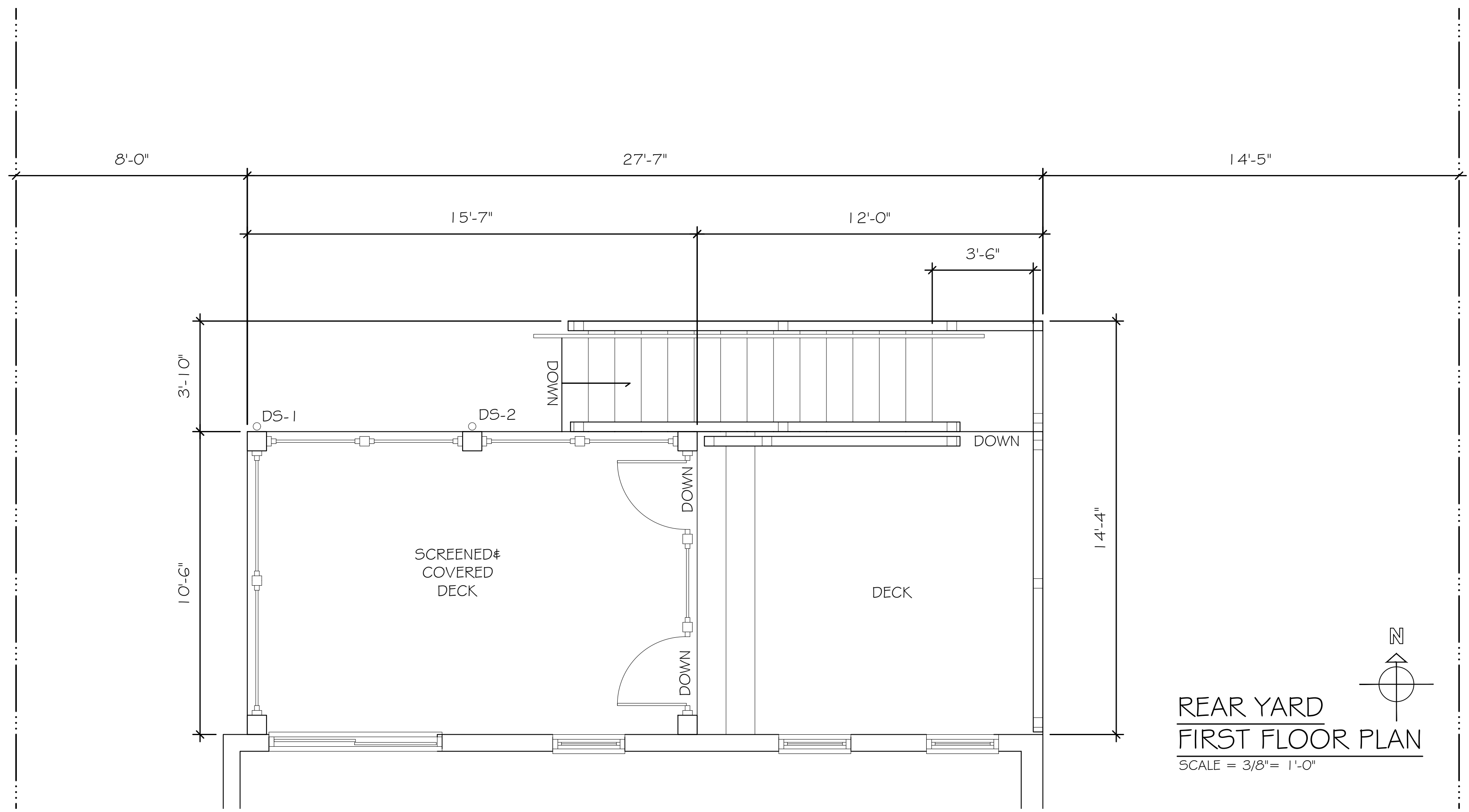
NEW WORK KEY PLAN



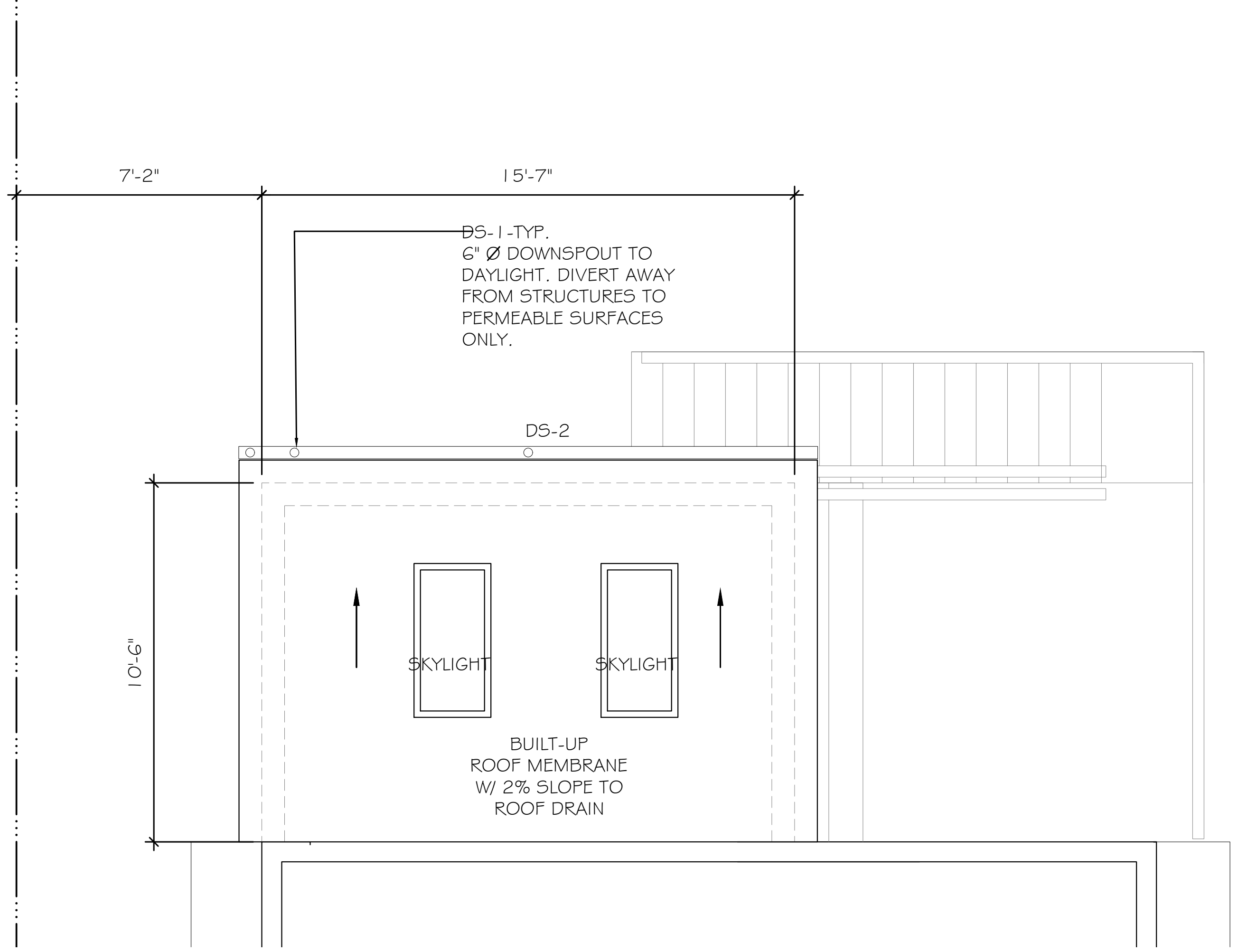
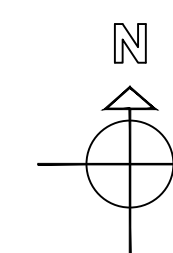
APPROVED
Montgomery County
Historic Preservation Commission



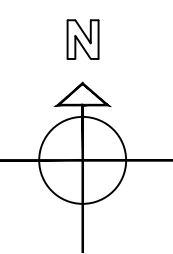
REVIEWED
By Dan.Bruechert at 2:11 pm, Feb 25, 2022



REAR YARD
FIRST FLOOR PLAN
SCALE = 3/8" = 1'-0"



REAR YARD
ROOF PLAN
SCALE = 3/8" = 1'-0"



PROJECT:
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OWNERS:
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MASON
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PERMIT SET
DRAWN 12-23-2021

DRAWING TITLE
NEW WORK PLANS II

SHEET #
A-2



SYCAMORE STREET ELEVATION
SCALE = 3/8" = 1'-0"



REAR YARD ELEVATION
SCALE = 3/8" = 1'-0"

PROJECT:
7100 SYCAMORE AVE
FRONT PORCH AND
REAR DECK PROJECT

OWNERS:
EVELYN ARCHER THORNTON
MARC STUART PFRUFFER

7100 SYCAMORE AVE
TACOMA PARK MD 20910

ARCHITECT:
IM | LAUREN
MASON
DESIGN

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UNIT 204
WASHINGTON DC 20019
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STRUCTURAL:
ELENCON
ELIHAIJ
ENGINEERING CONSULTANTS
3603 MCLEAN AVE
FAIRFAX VA 22030
703-615- 2451



REVIEWED
By Dan.Bruechert at 2:11 pm, Feb 25, 2022

PERMIT SET
DRAWN 12-23-2021

DRAWING TITLE
**NEW WORK
ELEVATIONS**

SHEET #
A-3

BUILDING AND ZONING DATA

| | | | |
|------------------------------|---|-----------|-----------|
| BUILDING INFORMATION: | | | |
| PROJECT ADDRESS: | 7100 SYCAMORE AVENUE TAKOMA PARK, MARYLAND 20910 | | |
| ZONE: | R-60 | | |
| PARCEL: | N/A | | |
| LOT / BLOCK: | 17 / 21 | | |
| TAX ACCOUNT: | 01079235 | | |
| EXISTING USE: | SINGLE FAMILY DETACHED | | |
| TOTAL LOT AREA: | 12038 SF | | |
| LOT OCC. ALLOWABLE: | 30% | | |
| GROSS BUILDING AREA: | 3717 SF | | |
| CELLAR AREA: | 1136 SF | | |
| FIRST FL AREA: | 1136 SF | | |
| SECOND FL AREA: | 900 SF | | |
| ZONING CALCULATIONS: | | | |
| BLDG FOOTPRINT | EXISTING | ALLOWABLE | PROPOSED |
| LOT OCCUPANCY | 1472 SF | 3611 SF | 1601 SF |
| FRONT | 12% | 30% | 13% |
| LEFT | 27' | 25' | NO CHANGE |
| RIGHT | 0' | 0' | 8' |
| REAR | 0' | 0' | 14' |
| MAX. BLDG. HT. | 20' + | 20'- MIN | 20' + |
| LEVEL | +23'-9" | 35' | NO CHANGE |
| FAR | 2 STORY | 3 STORY | NO CHANGE |
| | N/A | N/A | N/A |

ALTERATION & REPAIR FRONT PORCH REHABILITATION & REAR YARD DECK WITH SCREENED PORCH

7100 SYCAMORE AVENUE TAKOMA PARK, MD 20910

PERMIT SET AS OF 01-15-2021



REVIEWED
By Dan.Bruechert at 2:03 pm, Feb 25, 2022

PROJECT:
7100 SYCAMORE AVE
FRONT PORCH AND
REAR DECK PROJECT

OWNERS:
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MARC STUART PFRUFFER

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CODE REQUIREMENTS, BUILDING STATISTICS

APPLICABLE CODES

THE FOLLOWING CODES GOVERN WORK IN MONTGOMERY COUNTY AND ARE APPLICABLE PER BUILDING TYPE AS SPECIFIED IN EACH CODE. CONTRACTOR TO VERIFY MOST RECENT APPLICABLE VERSIONS AT TIME OF PERMIT ISSUANCE CONSTRUCTION.

BUILDING:
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE

ELECTRICAL:
2014 NATIONAL ELECTRICAL CODE

ENERGY:
2014 INT'L ELECTRICAL CONSERVATION CODE

PLUMBING:
2015 INTERNATIONAL PLUMBING CODE

MECHANICAL:
2015 INTERNATIONAL MECHANICAL CODE

FIRE PROTECTION:
2015 INTERNATIONAL FIRE CODE

| | | |
|-----------------------|-------------------------|------|
| PROJECT DATA | IBC 2015 | |
| CODE: | R-1 | |
| USE GROUP: | I UNITS | |
| OCCUPANCY LOAD: | VB | |
| CONSTRUCTION TYPE: | NONE | |
| FIRE SUPPRESSION SYS: | STRUCTURAL FRAME | OHR |
| FIRE RESIST. RATINGS: | NON-BEARING WALLS | 0 HR |
| | EXT BEARING WALLS < 10' | 0 HR |
| | FLOOR CONST. | 0 HR |
| | ROOF CONSTRUCTION | 0 HR |
| | DWELLING SEPARATION | N/A |

LIST OF MATERIALS

| | | | |
|--|------------------------|--|-------------------|
| | EARTH | | PLYWOOD |
| | POUROUS FILL | | WOOD FINISHED |
| | CONCRETE | | WOOD ROUGH |
| | BRICK | | BATT INSULATION |
| | CONCRETE MASONRY UNITS | | RIGID INSULATION |
| | CUT OR CAST STONE | | METAL LARGE SCALE |
| | STRUCTURAL CLAY TILE | | ACOUSTICAL TILE |
| | RUBBLE STONE | | GYP SUM BOARD |
| | SLATE | | METAL SMALL SCALE |
| | MARBLE | | GLASS LARGE SCALE |

PROJECT NARRATIVE

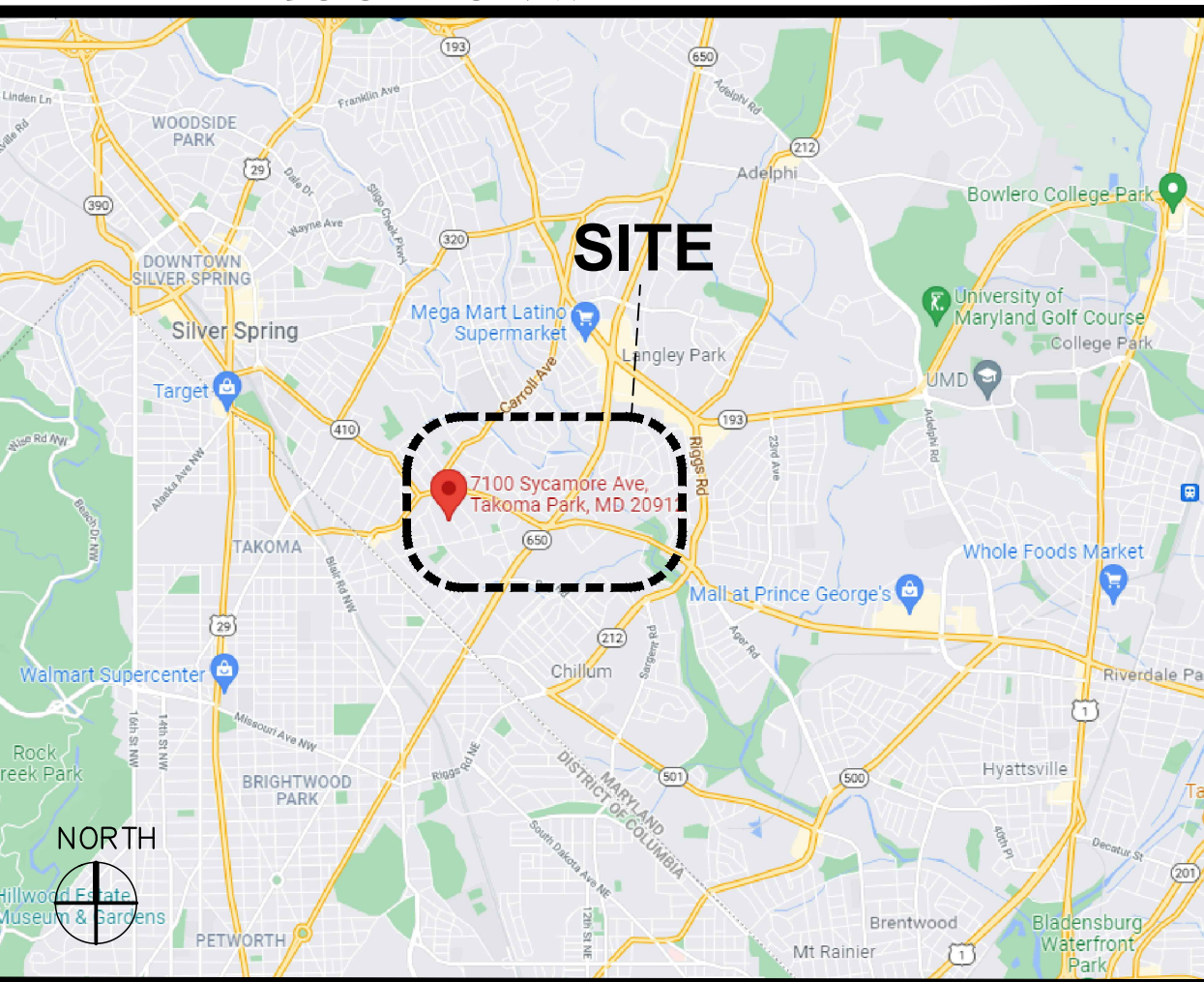
EXISTING TWO STOREY PLUS BASEMENT SINGLE FAMILY HOUSE IS TO BE RENOVATED. THE FRONT PORCH WILL BE REFINISHED WITH NEW RAILINGS. AN EXISTING DECK WILL BE REMOVED AND REPLACED WITH A NEW COVERED SCREENED PORCH, SUN DECK AND STAIR TO GRADE WITH PROPOSED WOOD MATERIALS

LIST OF DRAWINGS

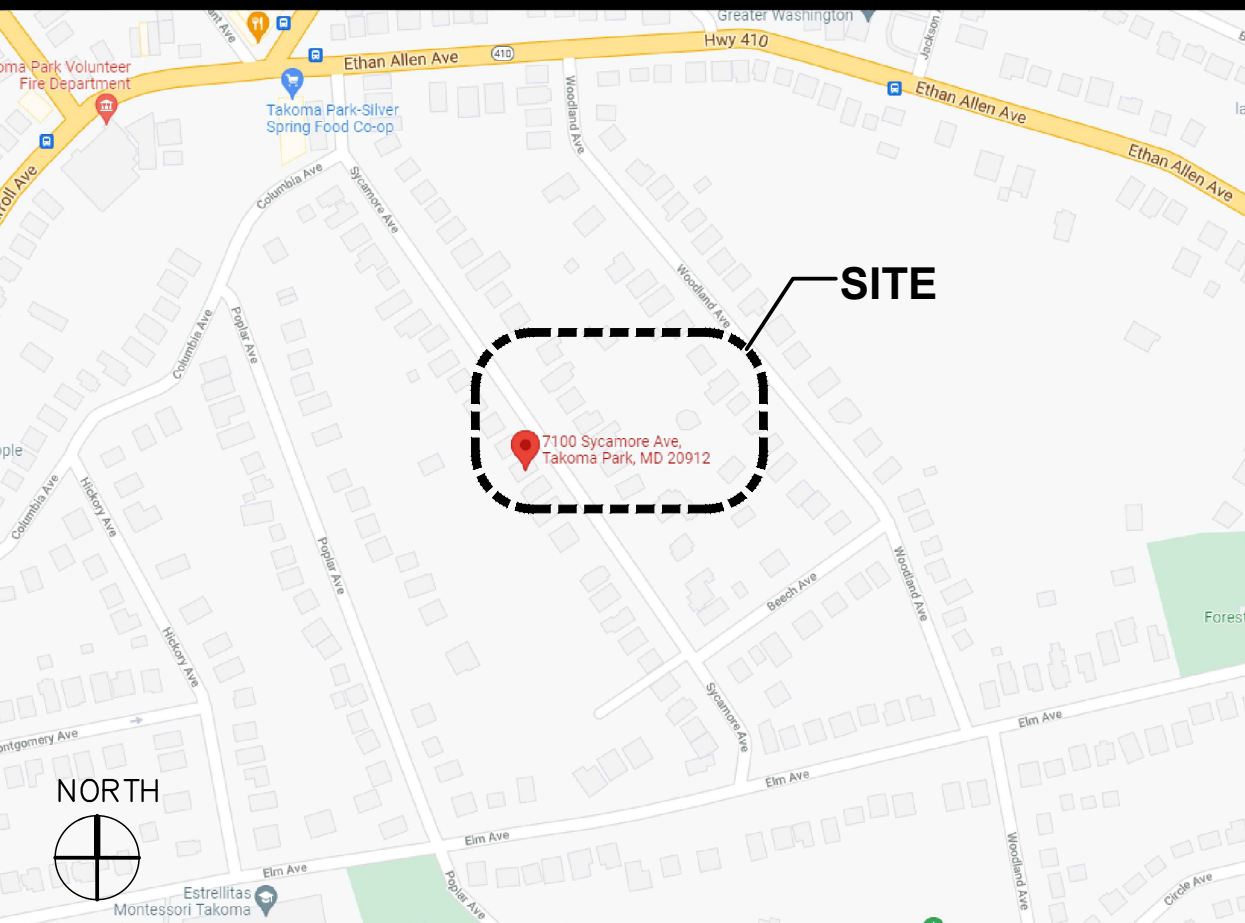
DRAWING INDEX

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| S-6 | STRUCTURAL SECTION DETAILS II |

LOCATION MAP



SITE MAP



LIST OF ABBREVIATIONS

| | | | | | | | |
|---------|-------------------------------|----------|--|----------|---|-------------|------------------------|
| A.B. | ANCHOR BOLT | E.I.F.S. | EXTERIOR INSULATION FINISH SYSTEM | LAM | LAMINATE(D) | REINF. | REINFORCE(D)ING |
| A.C.T. | ACOUSTICAL CEILING TILE | EL | ELEVATION | LAUND. | LAUNDRY | REQ'D. | REQUIRED |
| A.D. | ACCESS DOOR | ELEC. | ELECTRICAL | LAV. | LAVATORY | R.G. | RANGE |
| A.D.A. | AMERICANS W/ DISABILITIES ACT | ELEV. | ELEVATOR | L.D. | LOAD | R.L. | RAIN LEADER |
| A.F.F. | ABOVE FINISHED FLOOR | E.H. | AIR HANDLING UNIT | L.F. | LINEAR FEET | R.M. | ROOM |
| A.H.U. | AIR HANDLING UNIT | E.J. | ETHYLENE POLYPROPYLENE DIENE TERPOLYMER MEMBRANE | L.L. | LONG LEG VERTICAL LOCATE/LOCATION LIGHT | R.O. | ROUGH OPENING |
| ALUM. | ALUMINUM | E.P.D.M. | EQUAL | L.L.V. | LONG LEG VERTICAL LOCATE/LOCATION LIGHT | RTU | ROOF TOP UNIT |
| A.P. | APPROXIMATE | EQ. | EXISTING TO REMAIN | LT. | LOAD | S | SHELF (SHELVES) |
| APPROX. | AREA OF RESCUE ASSISTANCE | E.T.R. | EACH WAY | MACH. | MACHINE | S4R | SHELF & ROD |
| A.R.A. | ARCHITECT | E.W. | ELECTRIC WATER COOLER | MAS. | MASONRY | 1542R | 1 SHELF & 2 RODS |
| ARCHT. | ASPHALT | EWC. | EXISTING EXPANSION EXTERIOR | MAX. | MAXIMUM | S.B. | SOLID CORE |
| ASSOC. | BALCONY | EXP. | FLOOR DRAIN | M.D.O. | MEDIUM DENSITY OVERLAY | S.D. | SMOKE DETECTOR SECTION |
| BALC. | BASE CABINET | EXT. | FIRE DEPARTMENT CONNECTION | MECH. | MECHANICAL | S.F. | SQUARE FEET |
| BC | BOARD | F.D. | FOUNDATION | MFR. | MANUFACTURE(R) | SH. | SHINGLE(S) |
| BCD | BLOCKING | F.D.C. | FIRE EXTINGUISHER CABINET | MIR. | MIRROR | SHT. | SHEET |
| BD. | BOTTOM OF COPING | FDN. | FINISH OR FINISHED | MISC. | MISCELLANEOUS | SHWR. | SHOWER |
| BLDG. | BOTTOM | F.E.C. | FIXTURE | M.L. | MICRO LAM | S.I. | SQUARE INCHES |
| BLK. | BEARING | F.EXT. | FLEXIBLE DUCT | M.O. | MASONRY OPENING | SIM. | SIMILAR |
| BM. | BRICK | FIN. | FLUORESCENT | MR. | MARBLE | SINK | SINK |
| B.O.C. | BACKSPLASH | FIX. | FIRE RETARDANT TREATED | MR.T. | MARBLE THRESHOLD MOUNTED | SUMP PUMP | SUMP PUMP |
| B.T. | CABINET(S) | FL. | FOOT (FEET) | MTD. | | STANDPIPE | STANDPIPE |
| BRG. | CANTILEVERED | FL./FLR. | FOOTING | N.E.C. | NATIONAL ELECTRIC CODE | SQ. | SQUARE |
| BRK. | CEILING DIFFUSER | FLUOR. | | N.F.F.A. | NATIONAL FIRE PROTECTION ASSOCIATION | SQ. | SQUARE |
| B.S. | CENTER LINE | FRT | | NOM. | NOMINAL | S.S. | STAINLESS STEEL |
| C. | COURSE (MASONRY) | FTG. | | N.T.S. | NOT TO SCALE | STL. | STEEL |
| CAB.(S) | CANITILEVERED | | | N.I.C. | NOT IN CONTRACT | STR. | STRUCTURAL |
| CANT. | CEILING DIFFUSER | | | NO.# | NUMBER | STR. | STRUCTURAL |
| C.D. | CONTROL JOINT | | | NOM. | NOMINAL | SUBFLR. | SUBFLOOR |
| C.I. | CENTER LINE | | | N.T.S. | NOT TO SCALE | SUSP(ND)ED | SUSPENDED |
| C.L./< | CEILING | | | | | SHEET VINYL | SHEET VINYL |
| CLG. | CLOSET | | | | | | |
| CLO. | CLAZING OR GLASS | | | | | | |
| CLR. | CONCRETE MASONRY UNIT | | | | | | |
| C.M.U. | COUNTER | | | | | | |
| CNTR. | COLUMN | | | | | | |
| COL. | CONCRETE | | | | | | |
| CONC. | CONDITION | | | | | | |
| COND. | CONTINUOUS | | | | | | |
| CORR. | CORRIDOR | | | | | | |
| COORD. | COORDINATE | | | | | | |
| CRNR. | CORNER | | | | | | |
| CFT. | CARPET | | | | | | |
| CS.MNT. | CASMENT | | | | | | |
| C.T. | CERAMIC TILE | | | | | | |
| CU. | CUBIC | | | | | | |
| DBL. | DOUBLE | | | | | | |
| DET. | DETAIL | | | | | | |
| D.H. | DOUBLE HUNG | | | | | | |
| DIM. | DIMENSION | | | | | | |
| DISP | DISPENSER | | | | | | |
| D.L. | DEAD LOAD | | | | | | |
| DN. | DOWN | | | | | | |
| DR. | DRIVE | | | | | | |
| D.S. | DOWN SPOUT | | | | | | |
| D.W. | DISHWASHER | | | | | | |
| DWG.(S) | DRAWING(S) | | | | | | |

LIST OF ARCH. SYMBOLS

| | | | |
|--|--------------------------|--|--|
| | DETAIL | | DETAIL |
| | SHEET | | INT. ELEVATION |
| | DETAIL | | EXT. ELEVATION |
| | DETAIL | | SECTION |
| | ROOM NAME & NUMBER | | DOOR NUMBER |
| | WINDOW TYPE | | REVISION NUMBER |
| | REVISION NUMBER | | CONSTRUCTION TYPE |
| | MISC KEYS | | FLOOR ELEVATION |
| | SPOT ELEVATION | | COLUMN LINES NUMBER-LETTER (OPPOSITE DIR.) |
| | WINDOW TYPES | | WINDOW TYPES |
| | WALL AND PARTITION TYPES | | DIRECTION OF SIGHT OF PHOTOGRAPH |
| | DEMOLITION NOTE | | DETAIL NUMBER |
| | CENTER LINE | | MATCH LINE |

GENERAL NOTES

- THE INFORMATION CONTAINED IN THESE DRAWINGS MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS BASED ON UNSEEN CONDITIONS REVEALED AT THE SITE AFTER DEMOLITION
- CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS CONCERNING ALL WORK TO CONFORM WITH EXISTING SITE CONDITIONS. IN CASES WHERE CHANGES IN DETAILS ARE NECESSARY, THESE DRAWINGS SHALL BE USED TO SHOW THE DESIGN INTENT ONLY
- THE OWNER AND ARCHITECT ACCEPT NO RESPONSIBILITY FOR THE MANNER OR METHOD OF SAFETY. THE CONTRACTOR SHALL PROVIDE BARRICADES AND OTHER SAFETY MEASURES PER OSHA AND MUNICIPAL STANDARDS
- NOTIFY THE ARCHITECT IMMEDIATELY SHOULD EXISTING SITE CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS.
- THE CONTRACTOR SHALL REQUIRE ALL TRADE CONTRACTORS TO OBTAIN SEPARATE TRADE PERMITS PRIOR TO THE COMMENCEMENT OF RESPECTIVE TRADE WORK AS REQUIRED BY DC REGULATIONS
- THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE DIAGRAMMATIC, REFER TO THE ARCHITECTURAL DRAWINGS FOR ACCURATE DIMENSIONS AND DETAILS OF CONSTRUCTION

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TRADE PERMITS REQUIRED FOR THE WORK
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING ANY DEMOLITION AND CONSTRUCTION
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR AND EXTERIOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY THE OWNER. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC., SHALL BE REMOVED BY CONTRACTOR PRIOR TO OCCUPANCY.
- ALL EQUIPMENT AND MATERIALS SHALL BE NEW UNLESS SPECIFICALLY NOTED AND SHALL BE COMPATIBLE WITH FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE CONSTRUCTION
- THE CONTRACTOR IS TO NOTIFY THE ARCHITECT/ OWNER IF ANY HAZARDOUS MATERIAL ARE SUSPECTED TO BE PRESENT OR IDENTIFIED INCLUDING BUT NOT LIMITED TO ASBESTOS INSULATION, ASBESTOS FLOOR TILE, ASBESTOS CONTAINING MASTIC, BID DROPPINGS, UNUSED REFRIGERANT IN OLDER APPLIANCES
- IT IS RECOMMENDED THAT A LICENSED HOME INSPECTION CARRY OUT A THOROUGH INSPECTION OF EXISTING CONDITIONS PRIOR TO DEMOLITION AND CONSTRUCTION




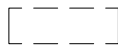
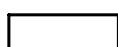
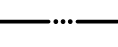
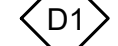
PERMIT SET

DRAWN: JANUARY 14, 2021

COVER SHEET

SHEET #
CS-1

SYMBOLS LEGEND

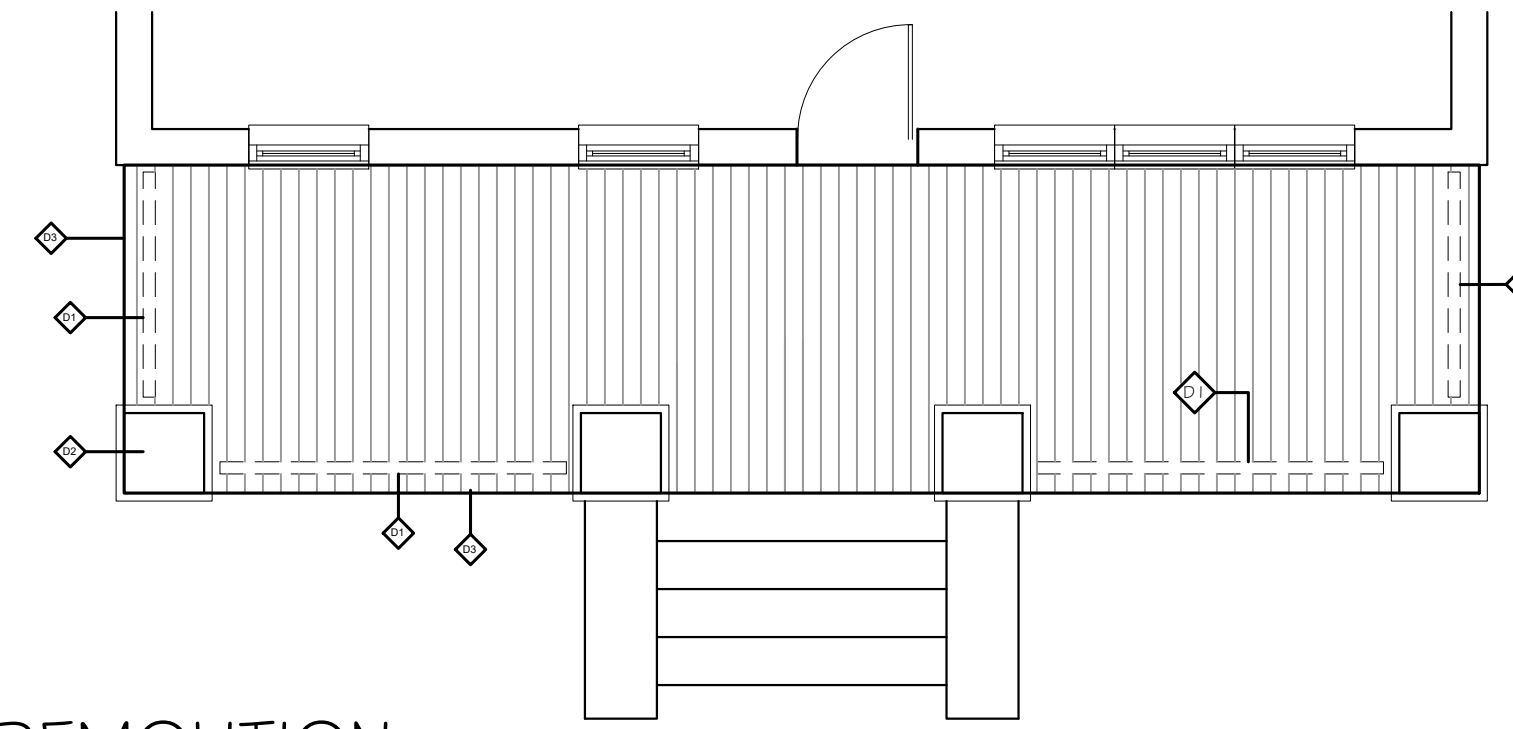
-  CONCRETE
-  EXISTING MASONRY WALL TO REMAIN
-  NEW 8" CMU MASONRY WALL
-  STRUCTURE TO BE REMOVED
-  NEW STUD FRAMED WALL
-  PROPERTY LINE
-  DEMOLITION IDENTIFIER

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS. VERIFY THE HAULING ROUTE THROUGH THE BUILDING. THE DEMOLITION STAGING AREA IS TO BE AT THE REAR / ALLEY SIDE OF THE PROPERTY. ABSOLUTELY NO INTERIOR DEMOLITION DEBRIS IS TO BE CARRIED THROUGH THE FRONT/ 57TH STREET SIDE OF THE PROPERTY. ALL DEMOLITION DEBRIS STORAGE AND HAULING AWAY TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL LAWS.
2. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND TURN OVER ANY ITEMS DESIGNATED FOR SALVAGE TO THE OWNER.
3. PROTECT ADJACENT SPACES NOT SLATED FOR DEMOLITION. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE TO ENSURE PUBLIC SAFETY AND BUILDING OCCUPANCY.
4. PROVIDE SHORING, BRACING AND PROTECTIVE MEASURES AS ARE REQUIRED BY CODE. IF THE STRUCTURE IS EXPECTED TO BE ENDANGERED, CEASE OPERATION, TAKE TEMPORARY PROTECTIVE MEASURES AND NOTIFY THE ENGINEER. WORK TO RECOMMENCE WITH CLEAR DIRECTION FROM THE ENGINEER.
5. THE CONTRACTOR IS TO MAINTAIN A REQUIRED MEANS OF EGRESS THROUGHOUT THE DURATION OF THE PROJECT TO ENSURE THE SAFETY OF WORKERS DURING CONSTRUCTION.
6. THE CONTRACTOR IS TO ENSURE THE SECURITY OF THE BUILDING DURING CONSTRUCTION AND COORDINATE REMOVAL OF EXTERIOR DOORS, REAR WALLS AND WINDOWS AS SUCH.
7. THE DESIGNERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO THE EXSTING PROPERTY, ITS NEIGHBORS OR FOR POLLUTION EXPOSURE DUE TO UNFORSEEN CONDITIONS. THE OWNER AND CONTRACTOR ARE STRONGLY ENCOURAGED TO REVIEW THE EXISTING CONDITIONS TO ENSURE THAT NO HAZARDOUS MATERIAL INCLUDING BUT NOT LIMITED TO ASBESTOS FLOORING INSULATION, LEAD BASED PAINT, HARMFUL CHEMICALS, REFRIGERANTS, MOLD, ANIMAL REFUSE OR OTHER HAZARDOUS MATERIALS DO NOT POSE A HAZARD DURING DEMOLITION AND ARE PROPERLY HANDLED AND DISPOSED OF ACCORDING TO MUNICIPAL REGULATIONS.
8. THE INTENT IS TO HAVE ALL DEMOLITION PERFORMED AS REQUIRED FOR THE COMPLETE PROJECT. ALL DEMOLITION REQUIRED MAY NOT BE SHOWN OR NOTED AND THE CONTRACTOR IS TO COORDINATE DEMOLITION WITH NEW WORK .
9. REMOVAL/HAUL AWAY OF EXCAVATED MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

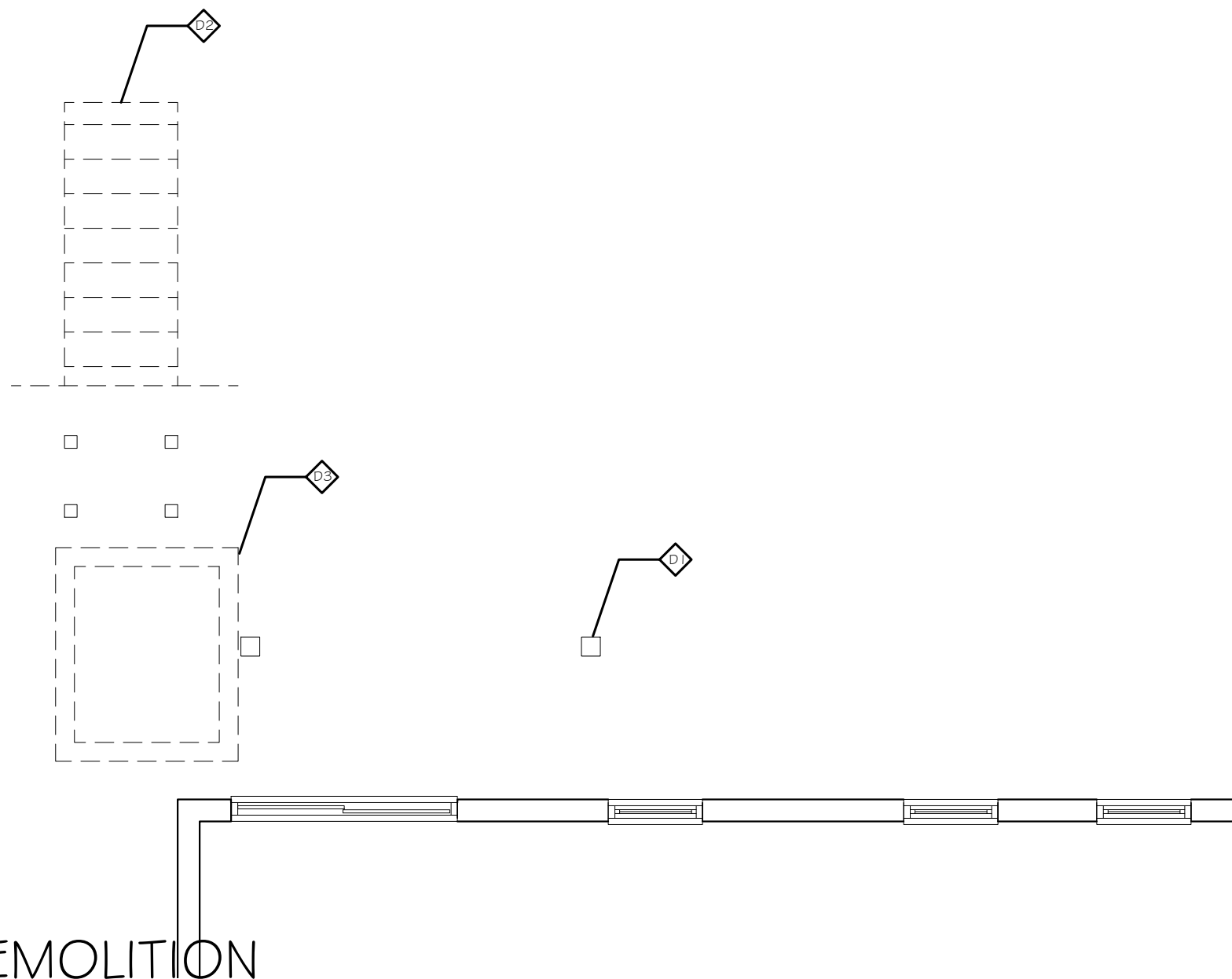
DEMOLITION NOTES

1. CONTRACTOR SHALL PROVIDE DETAILED DEMOLITION SEQUENCING TO OWNER BEFORE DEMOLITION COMMENCEMENT.
2. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND TEMPORARY SUPPORTS BEFORE THE REMOVAL OF WALL FRAMING OR STRUCTURE
2. PROVIDE NEW STEEL ANGLE FOR ALL MASONRY OPENINGS. SEE STRUCTURAL DRAWINGS FOR SIZES.



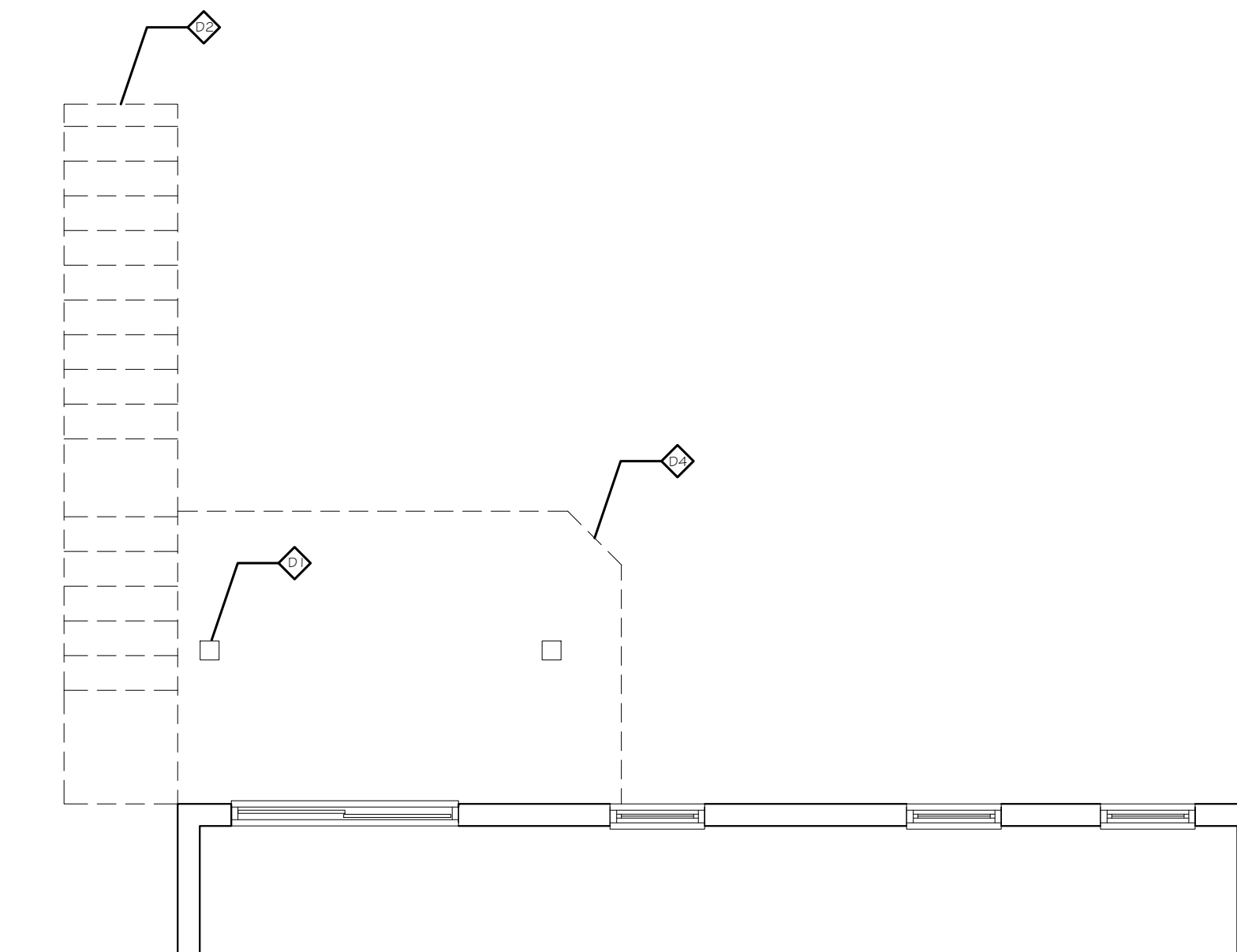
**FRONT YARD DEMOLITION
GROUND FLOOR PLAN**

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



**REAR YARD DEMOLITION
GROUND FLOOR PLAN**




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

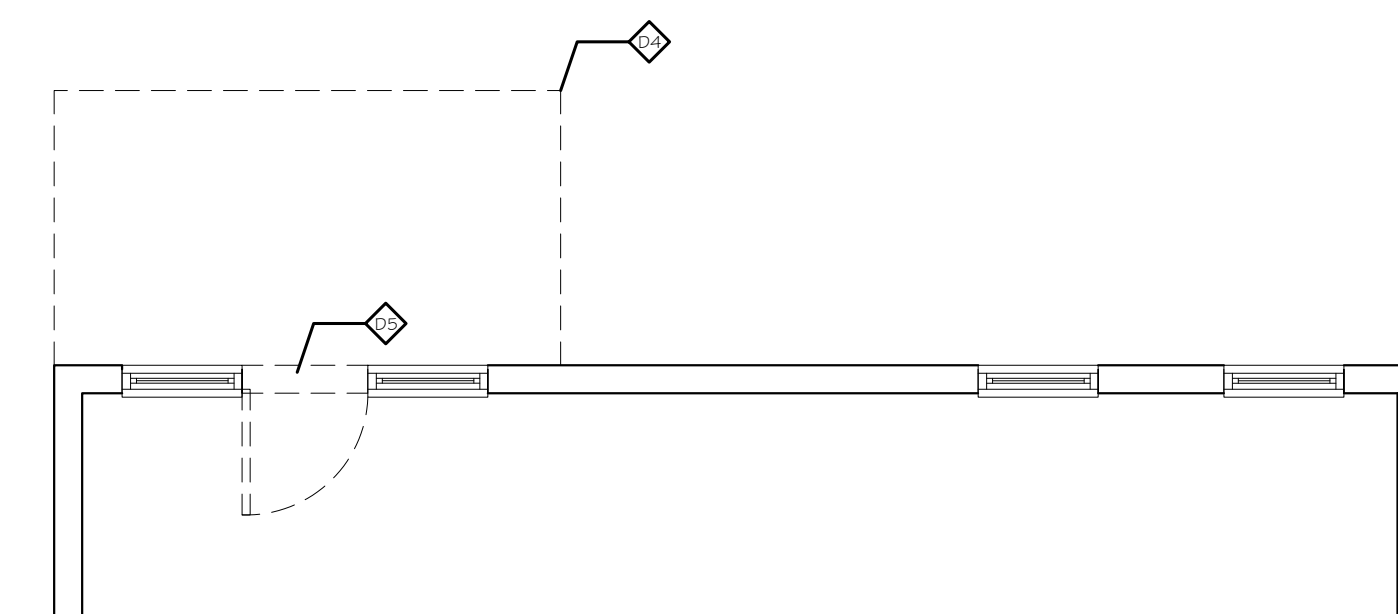


**REAR YARD DEMOLITION
FIRST FLOOR PLAN**

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

DEMOLITION PLAN KEY

-  REMOVE AND REPLACE DECK RAILINGS
-  REMOVE CONCRETE FOUNDATION WALL AND FOOTER. PREPARE FOR REPLACEMENT IN-KIND
-  REMOVE CONCRETE COLUMN AND FOUNDATION. PREPARE FOR REPLACEMENT IN-KIND.



**REAR YARD DEMOLITION
SECOND FLOOR PLAN**

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



REVIEWED
By Dan.Bruechert at 2:06 pm, Feb 25, 2022

PROJECT:

7100 SYCAMORE AVE
FRONT PORCH AND
REAR DECK PROJECT

OWNERS:

EVELYN ARCHER THORNTON
MARC STUART PFRUFFER

7100 SYCAMORE AVE
TACOMA PARK MD 20910

ARCHITECT:



ARC CONSULTANTS LLC
4116 AMES STREET NE
UNIT 204
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STRUCTURAL:

**ELENCON
ELIHAIJ
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703-615- 2451

PERMIT SET

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DRAWING TITLE
DEMOLITION PLANS

SHEET #
D-1

STRUCTURAL NOTES

A. GENERAL

A1. EXAMINE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWING FOR VERIFICATION OF LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS, AND OTHERS PROJECT REQUIREMENTS NOT SHOWN (IN STRUCTURAL DRAWINGS).

A2. DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS SHALL BE VERIFIED WITH DIMENSIONS SHOWN ON ARCHITECTURAL. MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS PRIOR TO FABRICATION OF STRUCTURAL WORK.

A3. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO THOSE SHOWN FOR THE MOST NEARLY SIMILAR CONDITION AS DETERMINED BY THE ARCHITECT/ STRUCTURAL ENGINEER.

A4. THE CONTRACTOR IS TO SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF THE WORK INCLUDING DESCRIPTION OF CONSTRUCTION METHODS AND SEQUENCE WHERE APPLICABLE. FABRICATION OR ERECTION OF STRUCTURAL MEMBERS SHALL NOT COMMENCE WITHOUT APPROVAL OF THE SHOP DRAWINGS BY THE ARCHITECT/ STRUCTURAL ENGINEER. IF A CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS, THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND/OR THE DESIGN OF THE PROJECT.

A5. NO SUBSTITUTION SHALL BE MADE WITHOUT APPROVAL OF THE ENGINEER.

A6. WOOD BEAMS AND JOISTS SHALL BE PROTECTED FROM DIRECT CONTACT WITH MASONRY, CONCRETE OR SOIL.

B. EARTHWORK AND FOUNDATIONS

B1. ALL EARTHWORK AND FOUNDATION EXCAVATION SHALL BE MONITORED BY QUALIFIED GEOTECHNICAL ENGINEER FOR CONFIRMATION OF ALLOWABLE SOIL BEARING CAPACITY.

B2. FOOTING SHALL BEAR UNDISTURBED SOIL HAVING A BEARING VALUE AT LEAST 1500 PSF. BOTTOM OF ALL THE EXTERIOR FOOTING SHALL BE AT LEAST 2'-6" (30") BELOW FINISHED EXTERIOR GRADE.

B3. BACKFILL:
I. COMPACTED STRUCTURAL FILL FOR FLOOR SLAB SUPPORT SHALL CONSIST OF MATERIALS CLASSIFIED AS SM, SC, SW, SP OR MORE GRANULAR SOLID PER ASTM D-2487. DC NO.57 CRUSHED STONE SHALL BE USED FOR FOUNDATION SUPPORT, IF REQUIRED.

II. ALL COMPACTED FILL AND BACKFILL SHOULD BE PLACED IN, SHALLOW HORIZONTAL LAYERS, MAXIMUM 8 INCHES LOOSE THICKNESS, BACKFILL WITHIN 5 FEET FROM THE WALL SHALL BE COMPACTED WITH THE LIGHTWEIGHT MECHANICAL VIBRATORY TAMPER TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698. 95% MAX COMPACTION SHALL BE ACHIEVED

B4. FOUNDATIONS FOR THIS PROJECT CONSIST OF SPREAD FOOTINGS BEARING ON UNDISTURBED SOILS.

B5. FOUNDATION SHALL BE CENTERED UNDER SUPPORTED STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

B6. CARRY OUT CONTINUOUS CONTROL OF SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SUCH THAT FOUNDATION WORK IS DONE IN THE DRY AND UNDISTURBED SUBGRADE MATERIAL, AS APPLICABLE.

B7. BOTTOM 3 INCH OF EXCAVATIONS FOR FOOTING AND GRADE BEAMS SHALL BE FINISHED BY HAND SHOVEL.

B8. BACKFILL UNDER ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 8 INCH LIFTS PER SPECIFICATIONS REQUIREMENTS.

B9. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUBGRADE MATERIAL.

B10. PROJECT IN-PLACE FOUNDATIONS AND SLABS FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETED.

B11. ALL FOOTINGS SHALL BE CONTINUOUS WITHOUT EXPANSION FOR CONTROL JOINTS.

B12. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT EXISTING STRUCTURES, PAVEMENTS AND TREES BEYOND THE PROPERTY LINE FROM BEING DISTRIBUTED BY EXCAVATIONS REQUIRED TO INSTALL NEW BASEMENT WALLS AS SHOWN ON THE FOUNDATION PLAN. SHORING, SHEET, PILING AND/OR ALL OTHER APPROPRIATE METHODS BE EMPLOYED TO PREVENT DAMAGE TO EXISTING STRUCTURES, PAVEMENTS AND TREES BEYOND THE PROPERTY LINE.

C. CONCRETE

C1. ALL CONCRETE WORK SHALL CONFORM TO SPECIFIC DESIGN CODES.

C2. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY.

C3. CONSTRUCTION JOINTS SHOWN ON DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS, OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST TOGETHER WITH DRAWINGS OF THE PROPOSED JOINT LOCATIONS FOR APPROVAL OF THE ARCHITECT.

C4. SIZE OF CONCRETE PLACEMENTS UNLESS NOTED OTHERWISE SHALL BE AS FOLLOWS:
MAXIMUM LENGTH- FOOTINGS, GRADE BEAMS AND WALLS- 50 FEET*
MAXIMUM LENGTH- SLAB ON GRADE- 30 FEET*
EXCEED ONLY WHERE INTERMEDIATE CONTROL JOINTS ARE PROVIDED

C5. PRIOR TO POURING CONCRETE, ALL FINAL LOCATIONS, DIMENSIONS, SIZES AND SPECIFIC REQUIREMENTS FOR ALL OPENINGS AND DEPRESSIONS SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL APPROVED SHOP DRAWINGS.

C6. SLABS ON GRADE:
A. 4" SLAB ON GRADE SHALL BE REINFORCED WITH W.W.F. 6X6- W/ 4X1. 4 OVER 6 MM PLASTIC VAPOR BARRIER ON 6 3/4" WASH GRAVEL. PLACE W.W.F 2" BELOW TOP OF GRADE.
B. SPLICES IN WELDED WIRE FABRIC SHALL HAVE AN OVERLAP. MEASURED BETWEEN THE OUTERMOST CROSS WIRES OF EACH SHEET OR NOT LESS THAN 2'-0".

C7. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE ENTRAINED WITH 6% AIR.

D. STEEL DECK

E. STRUCTURAL STEEL (NOT INCLUDED)

E1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO SPECIFIED DESIGN CODES.

E2. ANCHOR BOLTS, LEVELLING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTION WORK, PRESET BY TEMPLATES OR SIMILAR METHODS. PLATES SHALL BE SET IN FULL BEDS OF NON-SHRINK GROUT.

E3. ALL BEAM CONNECTIONS SHALL BE EXCEPT WHERE OTHERWISE NOTED, DESIGNED TO RESIST THE REACTIONS GIVEN. WHERE NO REACTION IS PROVIDED, THE BEAM SHALL BE ASSUMED TO CARRY 120% OF THE ALLOWABLE UNIFORM LOAD IN KIPS FOR BEAMS LATERALLY SUPPORTED AS GIVEN IN THE AISC STEEL CONSTRUCTION MANUAL.

E4. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
A. MINIMUM BOLT DIAMETER 3/4" DIA.
B. STANDARD, OVERSIZE, OR HORIZONTAL SHORT SLOTTED HOLES IN WEBS OF BEAMS.
C. SHEAR CONNECTIONS- SIMPLE SHEAR CONNECTIONS WITH BEARING TYPE HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) IN DOUBLE SHEAR. WASHERS UNDER ALL NUTS.
D. SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE ON END ROTATION PER AISC REQUIREMENTS FOR UNDER STAINED MEMBERS.

E5. WELDED CONNECTIONS SHALL BE MADE BY AWS CERTIFIED WELDERS USING FILLER MATERIAL CONFORMING TO E70XX WITH LOW HYDROGEN.

E6. WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE MINIMUM OF 1/4" .

E7. ENDS OF COLUMNS AT SPLICES AND AT OTHER BEARING CONNECTIONS SHALL BE "FINISHED TO BEAR" TO COMPLETE TRUE BEARING.

E8. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. SUCH TEMPORARY BRACING SUPPORT SHALL NOT BE REMOVED UNTIL PERMANENT BRACING OR CONNECTION HAVE BEEN INSTALLED.

E9. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS ARE FINALLY BOLTED OR WELDED.

E10. FIELD CUTTING OR STRUCTURAL STEEL OR ANY FIELD MODIFICATIONS OF STRUCTURAL STEEL SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT FOR EACH SPECIFIC CASE.

E11. ALL STEEL SHALL RECEIVE ONE SHOP COAT OF PAINTING.

E12. GAS CUTTING OF HOLES SHALL NOT BE PERMITTED IN ANY CASE.

E13. ALL STEEL HAVE A MINIMUM 3 MILL. DRY FILM THICKNESS SHOP COAT OF PAINT. TOUCH UP ALL STRUCTURAL STEEL AFTER ERECTION WITH THE SAME PRIMER COAT. (RED IRON OXIDE).

F. STEEL JOISTS (NOT INCLUDED)

DESIGN CRITERIA
FLOOR JOIST PLANS
RESIDENTIAL COMMON AREAS: 55 PSF
RESIDENTIAL LIVING AREAS: 55 PSF
RESIDENTIAL SLEEPING AREAS: 55 PSF

SOIL BEARING
1,500 PSI ASSUMED

DECK
LIVE LOAD: 40 PSF
DEAD LOADS: 30 PSF
SNOW LOADS:
A. GROUND SNOW LOAD: 30 PSF
B. SNOW EXPOSURE FACTOR: 1.1
C. THERMAL FACTOR: 1.1 (HEATED)
D. IMPORTANCE FACTOR: 1.1
E. ROOF SNOW LOAD: 23.5 PSF

WIND LOADS:
A. WIND SPEED: 93 MPH
B. WIND IMPORTANCE FACTOR: 1.15
C. WIND EXPOSURE: C
D. BUILDING ENCLOSED: ENCLOSED
E. INTERNAL PRESSURE COEFFICIENT: 0.18 +/- GCPI
F. MINIMUM WIND PRESSURE (C4C): 21 PSF

SEISMIC DATA:
A. SEISMIC DESIGN CATEGORY: B
B. SPECTRAL RESPONSE COEFFICIENT *SDS*: 0.19 (2 SEC PERIOD)
C. SPECTRAL RESPONSE COEFFICIENT *SDI*: 0.10 (1 SEC PERIOD)
D. SITE CLASS: D
E. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
F. RESPONSE MODIFICATION COEFFICIENT: 3
G. SEISMIC RESPONSE COEFFICIENT: 0.08
H. DESIGN BASE SHEAR: 2.03

CONCRETE
FOOTINGS @MIN 3,000 PSI
NORMAL WEIGHT, AIR ENTRAINED

LUMBER
ALLOWABLE DESIGN STRESSES:
A. MODULUS OF ELASTICITY E= 1.9 X 106 PSI
B. FLEXURAL STRESS F= 2600 PSI
C. TENSION STRESS FB= 1555 PSI
D. HORIZONTAL SHEAR FT = 285 PSI
E. PARALLEL TO GRAIN V

WOOD DECKING
3/4" T&G PLYWD SHTING OR 3/4" T&G OSB
COMPRESSION PARALLEL: 1806 PSI
COMPRESSION PERPENDICULAR: 1944 PSI
MODULUS OF ELASTICITY: 175 PSI
TENSILE STRENGTH: 854 PSI
SHEAR STRENGTH: 561 PSI

MEZZANINE
LIVE LOAD: N/A
WIND LOAD: N/A

ROOF OF MEZZANINE
SNOW LOAD: N/A
WIND LOAD: N/A
RAFTERS - EXTREME FIBRE STRESS IN BENDING: N/A
RAFTERS - MODULUS OF ELASTICITY: N/A
HURRICANE TIES TO BE LOCATED AT 16'.0.C.

HANDRAILS
POINT LOAD: 200 LBS. OF HORIZAONTAL FORCE

STAIRS
100 PSF OR 300 LBS. CONCENTRATED: 200 PSF
LOAD ACTING OVER 4 SQ. IN.



REVIEWED
By Dan.Bruechert at 2:07 pm, Feb 25, 2022

STRUCTURAL COMPONENT IN USE

| PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE | | | | | | | |
|--|------------------|---|-----------|-----------|---|----------|----------|
| Table 2. Maximum Joist Spans and Overhangs. ¹ | | | | | | | |
| Species | Size | Joist Spacing (o.c.) | | | | | |
| | | 12" 16" 24" | | | 12" 16" 24" | | |
| | | Allowable Span ² (L _j) | | | Allowable Overhang ³ (L _o) | | |
| Southern Pine | 2x6 ⁶ | 9' - 11" | 9' - 0" | 7' - 7" | 1' - 0" | 1' - 1" | 1' - 3" |
| | 2x8 | 13' - 1" | 11' - 10" | 9' - 8" | 1' - 10" | 2' - 0" | 2' - 4" |
| | 2x10 | 16' - 2" | 14' - 0" | 11' - 5" | 3' - 1" | 3' - 5" | 2' - 10" |
| Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir ⁴ | 2x12 | 18' - 0" ⁷ | 16' - 6" | 13' - 6" | 4' - 6" | 4' - 2" | 3' - 4" |
| | 2x6 ⁶ | 9' - 6" | 8' - 4" | 6' - 10" | 0' - 11" | 1' - 0" | 1' - 2" |
| | 2x8 | 12' - 6" | 11' - 1" | 9' - 1" | 1' - 8" | 1' - 10" | 2' - 2" |
| Redwood, Western Cedars, Ponderosa Pine ⁵ , Red Pine ⁵ | 2x10 | 15' - 8" | 13' - 7" | 11' - 1" | 2' - 10" | 3' - 2" | 2' - 9" |
| | 2x12 | 18' - 0" ⁷ | 15' - 9" | 12' - 10" | 4' - 4" | 3' - 11" | 3' - 3" |
| | 2x6 ⁶ | 8' - 10" | 8' - 0" | 6' - 10" | 0' - 9" | 0' - 10" | 0' - 11" |
| Redwood, Western Cedars, Ponderosa Pine ⁵ , Red Pine ⁵ | 2x8 | 11' - 8" | 10' - 7" | 8' - 8" | 1' - 5" | 1' - 7" | 1' - 9" |
| | 2x10 | 14' - 11" | 13' - 0" | 10' - 7" | 2' - 5" | 2' - 7" | 2' - 8" |
| | 2x12 | 17' - 5" | 15' - 1" | 12' - 4" | 3' - 7" | 3' - 9" | 3' - 1" |

- Assumes 40 psf live load, 10 psf dead load, No. 2 grade, and wet service conditions.
- Assumes L/360 deflection.
- Maximum allowable overhang cannot exceed L/4 or 1/4 of actual main span. Assumes cantilever length/180 deflection with 220 lb point load (See Figure 1A and Figure 2).
- Incising assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
- Design values based on northern species with no incising assumed.
- Ledger shall be a minimum of 2x8 nominal. Joists and rim joists to which guard posts are attached shall be a minimum of 2x8 nominal.
- Joist length prescriptively limited to 18'-0" for footing design.

| PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE | | | | | | | | |
|---|-------------------|--|----------|----------|----------|----------|----------|---------|
| Table 3A. Dimension Lumber Deck Beam Spans (L _s) ¹ Supporting a Single Span of Joists with or without Overhangs. | | | | | | | | |
| Species | Size ⁴ | Joist Spans (L) Less Than or Equal to: | | | | | | |
| | | 6' | 8' | 10' | 12' | 14' | 16' | 18' |
| Southern Pine | 2-2x6 | 6' - 8" | 5' - 8" | 5' - 1" | 4' - 7" | 4' - 3" | 4' - 0" | 3' - 9" |
| | 2-2x8 | 8' - 6" | 7' - 4" | 6' - 6" | 5' - 11" | 5' - 6" | 5' - 1" | 4' - 9" |
| | 2-2x10 | 10' - 1" | 8' - 9" | 7' - 9" | 7' - 1" | 6' - 6" | 6' - 1" | 5' - 9" |
| | 2-2x12 | 11' - 11" | 10' - 4" | 9' - 2" | 8' - 4" | 7' - 9" | 7' - 3" | 6' - 9" |
| | 3-2x6 | 7' - 11" | 7' - 2" | 6' - 5" | 5' - 10" | 5' - 5" | 5' - 0" | 4' - 9" |
| | 3-2x8 | 10' - 7" | 9' - 3" | 8' - 3" | 7' - 6" | 6' - 11" | 6' - 5" | 6' - 1" |
| | 3-2x10 | 12' - 9" | 11' - 0" | 9' - 9" | 8' - 9" | 8' - 3" | 7' - 8" | 7' - 3" |
| Douglas Fir-Larch ² , Hem-Fir ² , Spruce-Pine-Fir ² , Redwood, Western Cedars, Ponderosa Pine ³ , Red Pine ³ | 3-2x12 | 15' - 0" | 13' - 0" | 11' - 7" | 10' - 6" | 9' - 9" | 9' - 1" | 8' - 7" |
| | 3x6 or 2-2x6 | 5' - 2" | 4' - 5" | 3' - 11" | 3' - 7" | 3' - 3" | 2' - 10" | 2' - 6" |
| | 3x8 or 2-2x8 | 6' - 7" | 5' - 8" | 5' - 1" | 4' - 7" | 4' - 3" | 3' - 10" | 3' - 5" |
| | 3x10 or 2-2x10 | 8' - 1" | 7' - 0" | 6' - 3" | 5' - 8" | 5' - 3" | 4' - 10" | 4' - 5" |
| | 3x12 or 2-2x12 | 9' - 5" | 8' - 2" | 7' - 3" | 6' - 7" | 6' - 1" | 5' - 8" | 5' - 4" |
| | 4x6 | 6' - 2" | 5' - 3" | 4' - 8" | 4' - 3" | 3' - 11" | 3' - 8" | 3' - 5" |
| | 4x8 | 8' - 2" | 7' - 0" | 6' - 3" | 5' - 8" | 5' - 3" | 4' - 11" | 4' - 7" |
| 4x10 | 9' - 8" | 8' - 4" | 7' - 5" | 6' - 9" | 6' - 3" | 5' - 10" | 5' - 5" | |
| 4x12 | 11' - 2" | 9' - 8" | 8' - 7" | 7' - 10" | 7' - 3" | 6' - 9" | 6' - 4" | |
| 3-2x6 | 7' - 1" | 6' - 5" | 5' - 9" | 5' - 3" | 4' - 10" | 4' - 6" | 4' - 3" | |
| 3-2x8 | 9' - 5" | 8' - 3" | 7' - 4" | 6' - 8" | 6' - 2" | 5' - 9" | 5' - 5" | |
| 3-2x10 | 11' - 9" | 10' - 2" | 9' - 1" | 8' - 3" | 7' - 7" | 7' - 1" | 6' - 8" | |
| 3-2x12 | 13' - 8" | 11' - 10" | 10' - 6" | 9' - 7" | 8' - 10" | 8' - 3" | 7' - 10" | |

- Assumes 40 psf live load, 10 psf dead load, L/360 simple span beam deflection limit, cantilever length/180 deflection limit, No. 2 grade, and wet service conditions.
- Incising assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
- Design values based on northern species with no incising assumed.
- Beam depth must be equal to or greater than joist depth if joist hangers are used (see Figure 6, Option 3).

PROJECT:

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FRONT PORCH AND
REAR DECK PROJECT

OWNERS:

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7100 SYCAMORE AVE
TACOMA PARK MD 20910

ARCHITECT:

IM LAUREN
MASON
DESIGN

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


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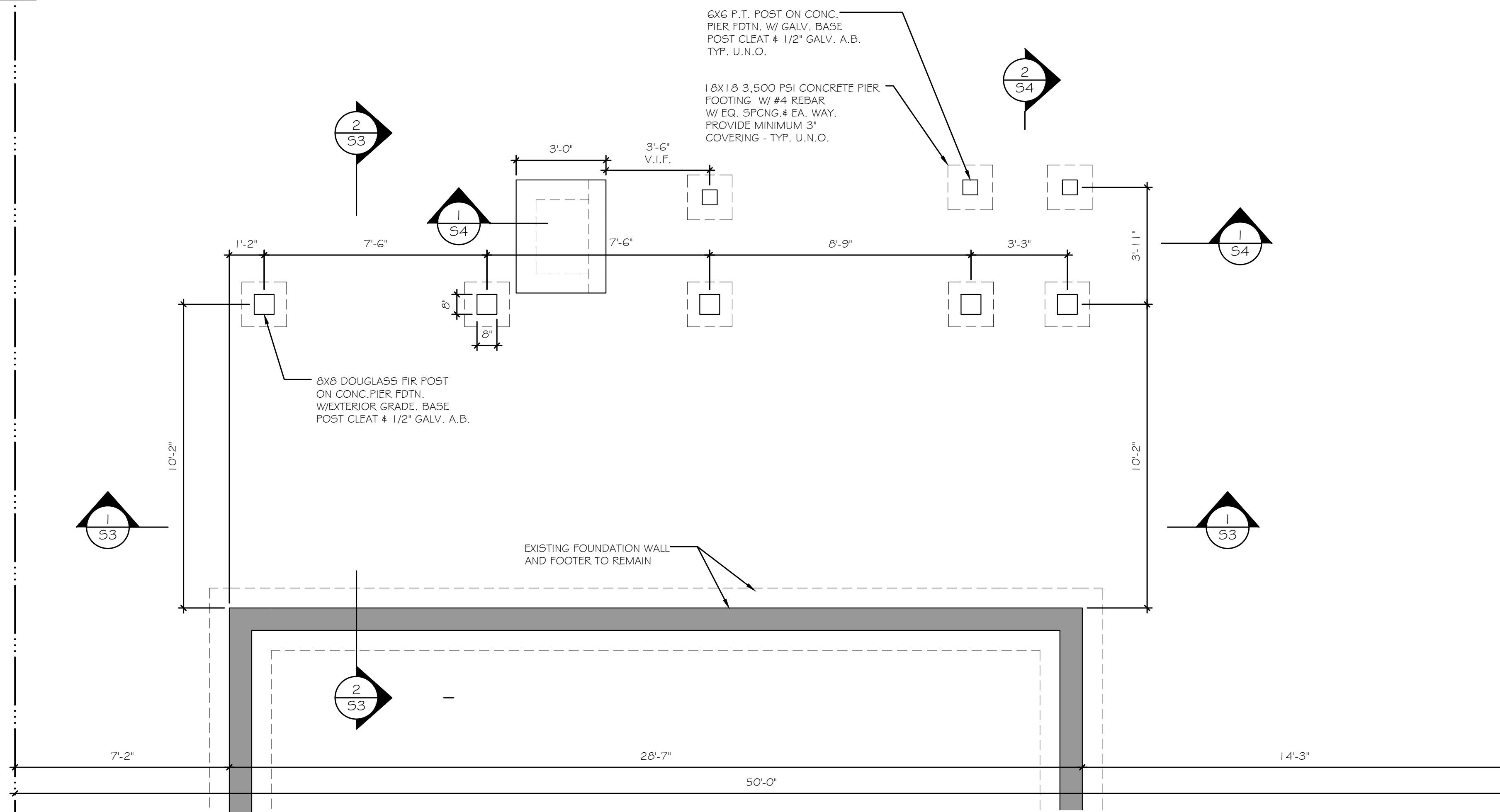
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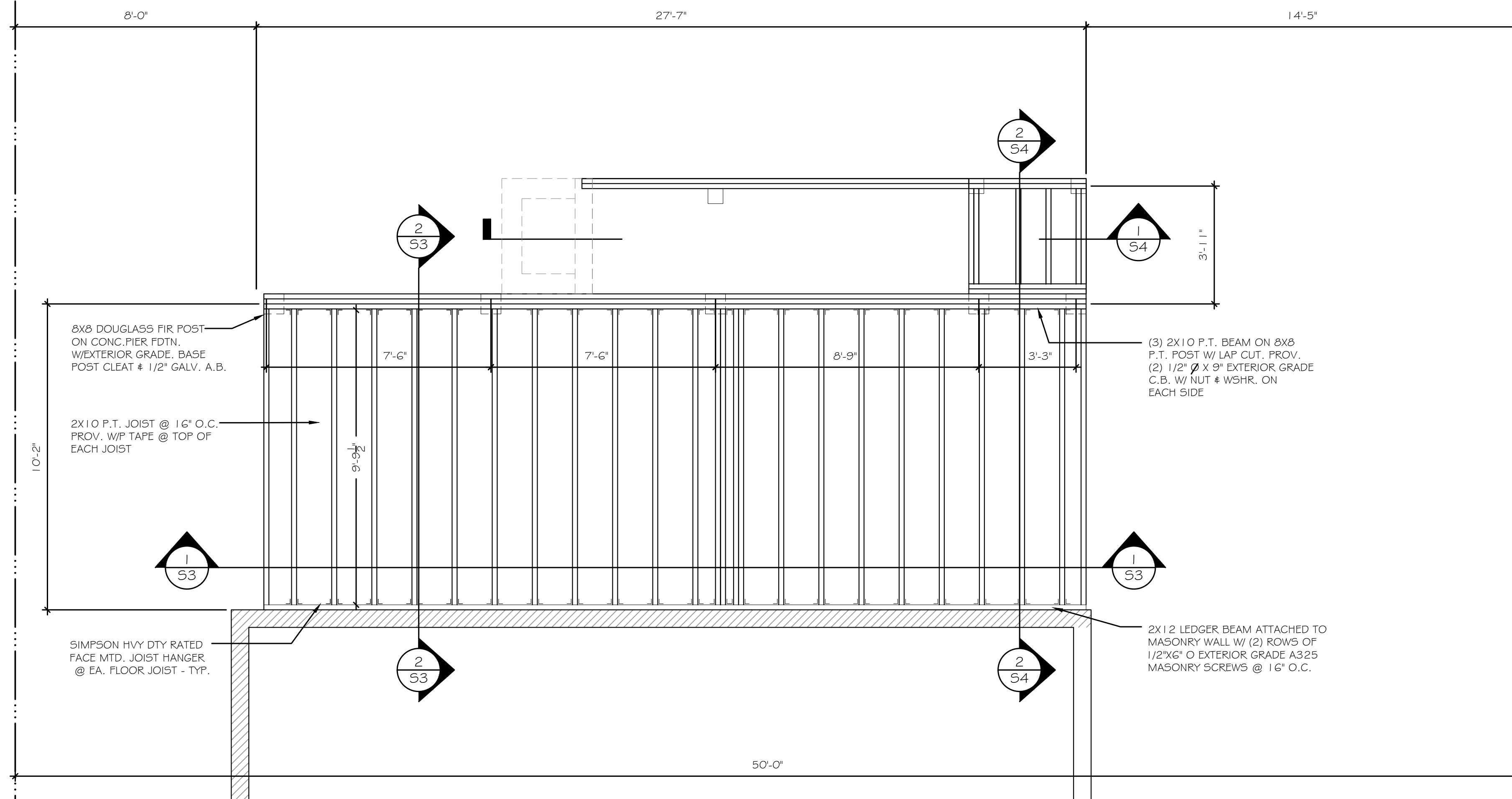
SYMBOLS LEGEND

STRUCTURAL PLANS

-  CONCRETE
-  EXISTING MASONRY WALL TO REMAIN
-  NEW 8" CMU MASONRY WALL
-  STRUCTURE TO BE REMOVED
-  EXISTING STUD FRAMED WALL
-  PROPERTY LINE



REAR YARD
GROUND FLOOR FOUNDATION PLAN
SCALE = 3/8" = 1'-0"



REAR YARD
FIRST FLOOR FRAMING PLAN
SCALE = 3/8" = 1'-0"

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APPROVED
Montgomery County
Historic Preservation Commission

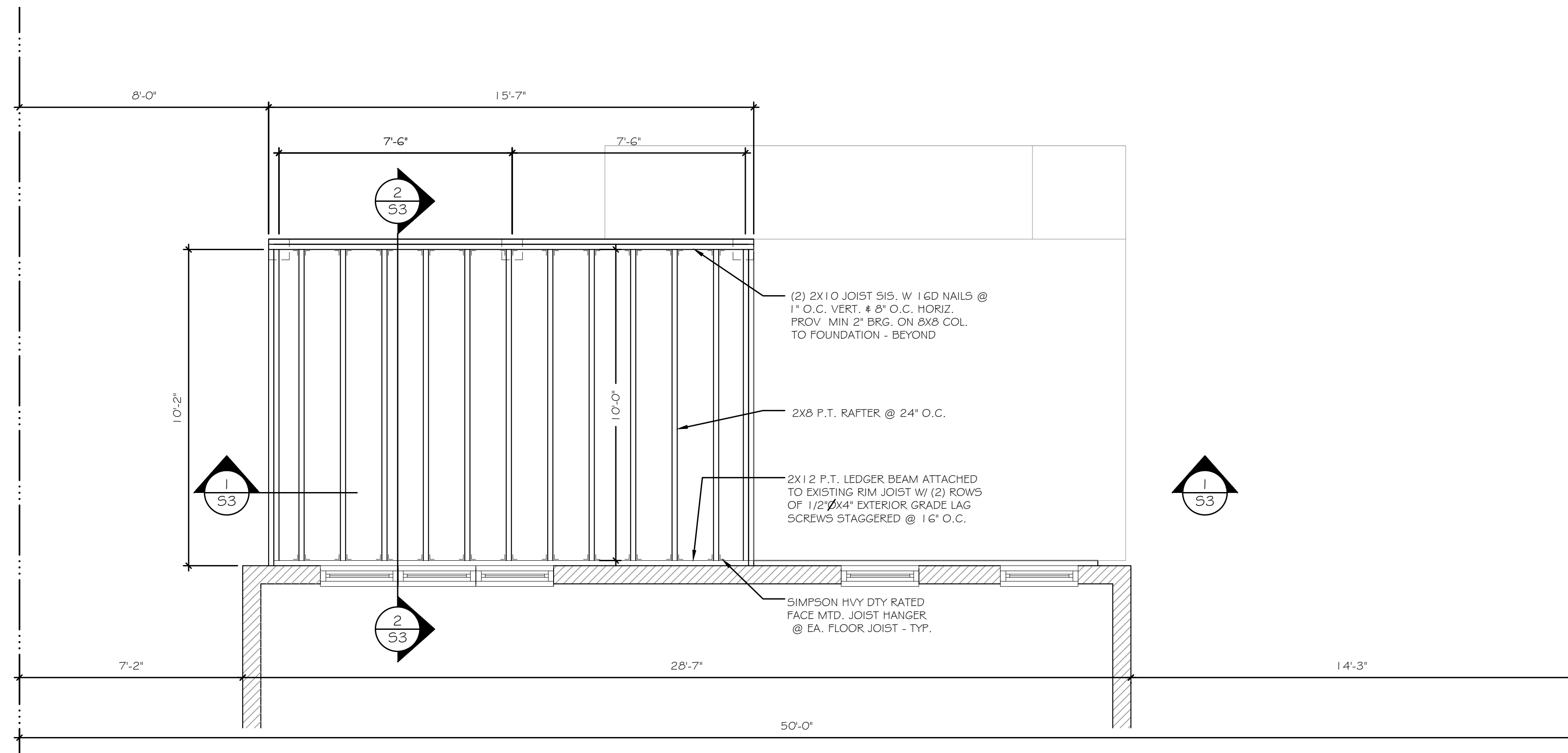

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REAR YARD
ROOF FRAMING PLAN
SCALE = 3/8" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

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MARC STUART PFRUFFER

7100 SYCAMORE AVE
TACOMA PARK MD 20910

ARCHITECT:
IM | LAUREN
MASON
DESIGN

ARC CONSULTANTS LLC
4116 AMES STREET NE
UNIT 204
WASHINGTON DC 20019
(202) 352-5777







STRUCTURAL:
**ELENCON
ELIHAIJ
ENGINEERING CONSULTANTS**
3603 MCLEAN AVE
FAIRFAX VA 22030
703-615-2451

PERMIT SET
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STRUCTURAL PLANS

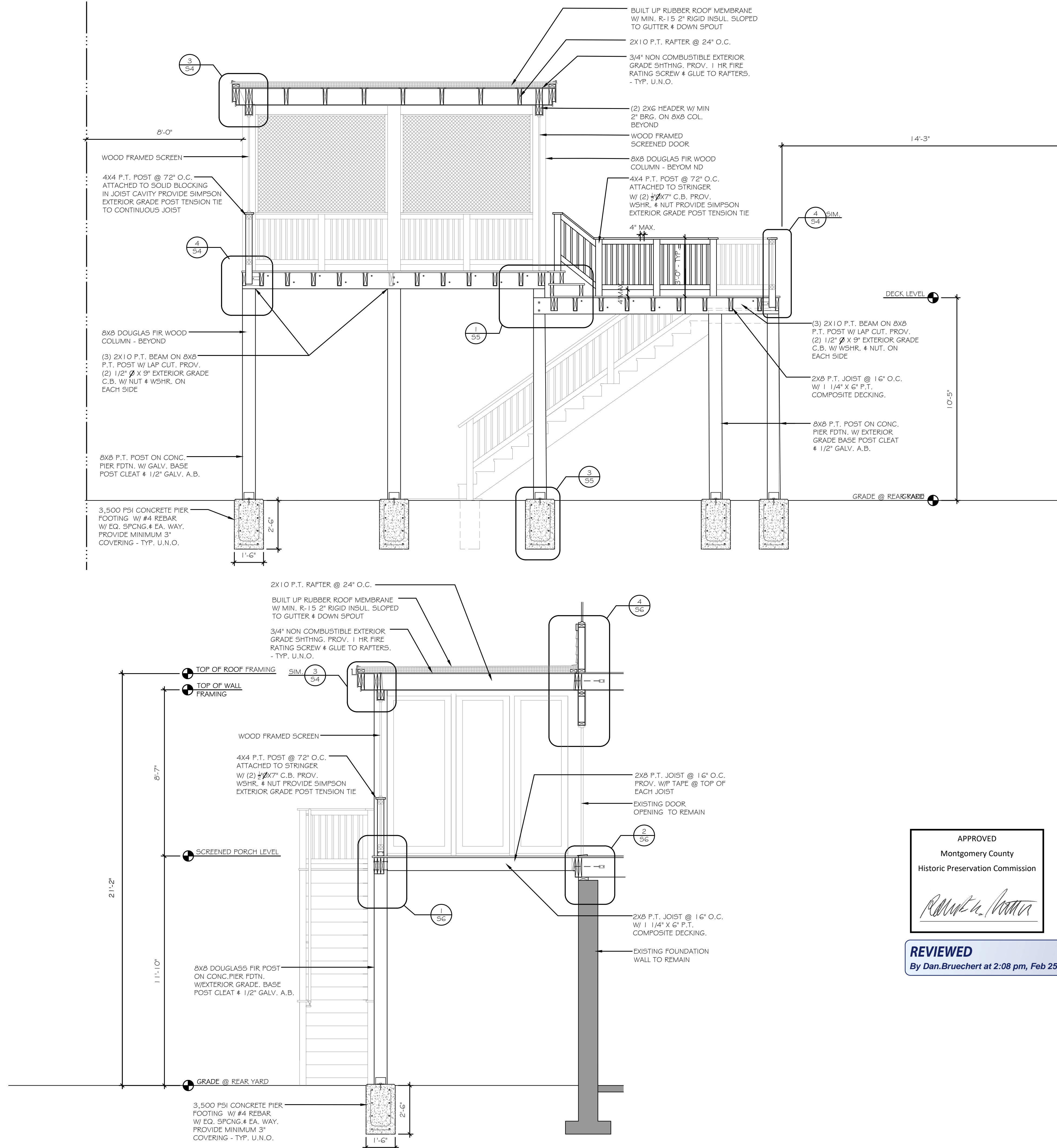
SHEET #
S-2

SYMBOLS LEGEND STRUCTURAL SECTION

-  CONCRETE
-  EXISTING MASONRY WALL TO REMAIN
-  NEW 8" CMU MASONRY WALL
-  STRUCTURE TO BE REMOVED
-  EXISTING STUD FRAMED WALL
-  PROPERTY LINE

1 THRU- SECTION
S3 SCALE = 3/8" = 1'-0"

2 THRU- SECTION
S3 SCALE = 3/8" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 2:08 pm, Feb 25, 2022

PROJECT:
7100 SYCAMORE AVE
FRONT PORCH AND
REAR DECK PROJECT

OWNERS:
EVELYN ARCHER THORNTON
MARC STUART PFRUFFER

7100 SYCAMORE AVE
TACOMA PARK MD 20910

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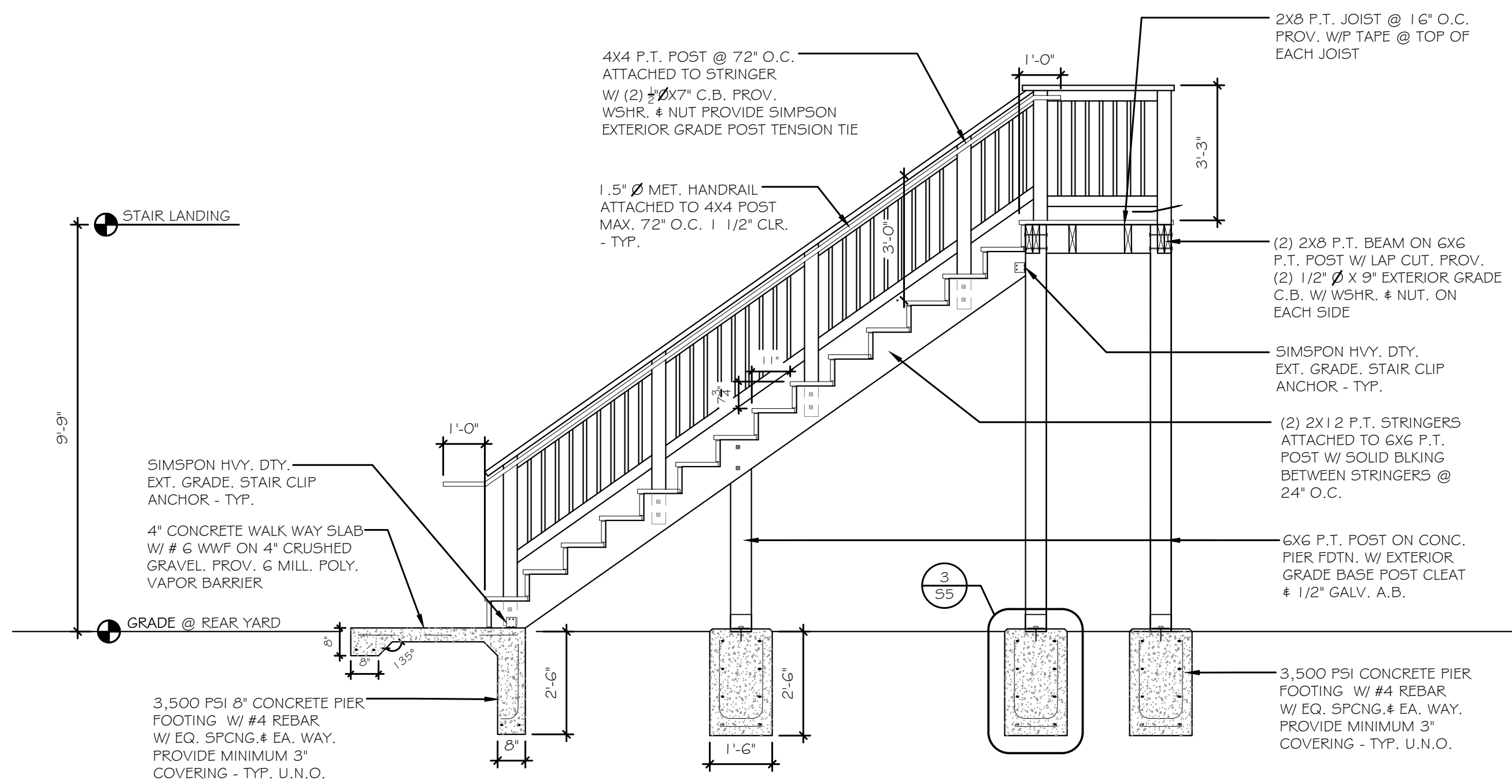
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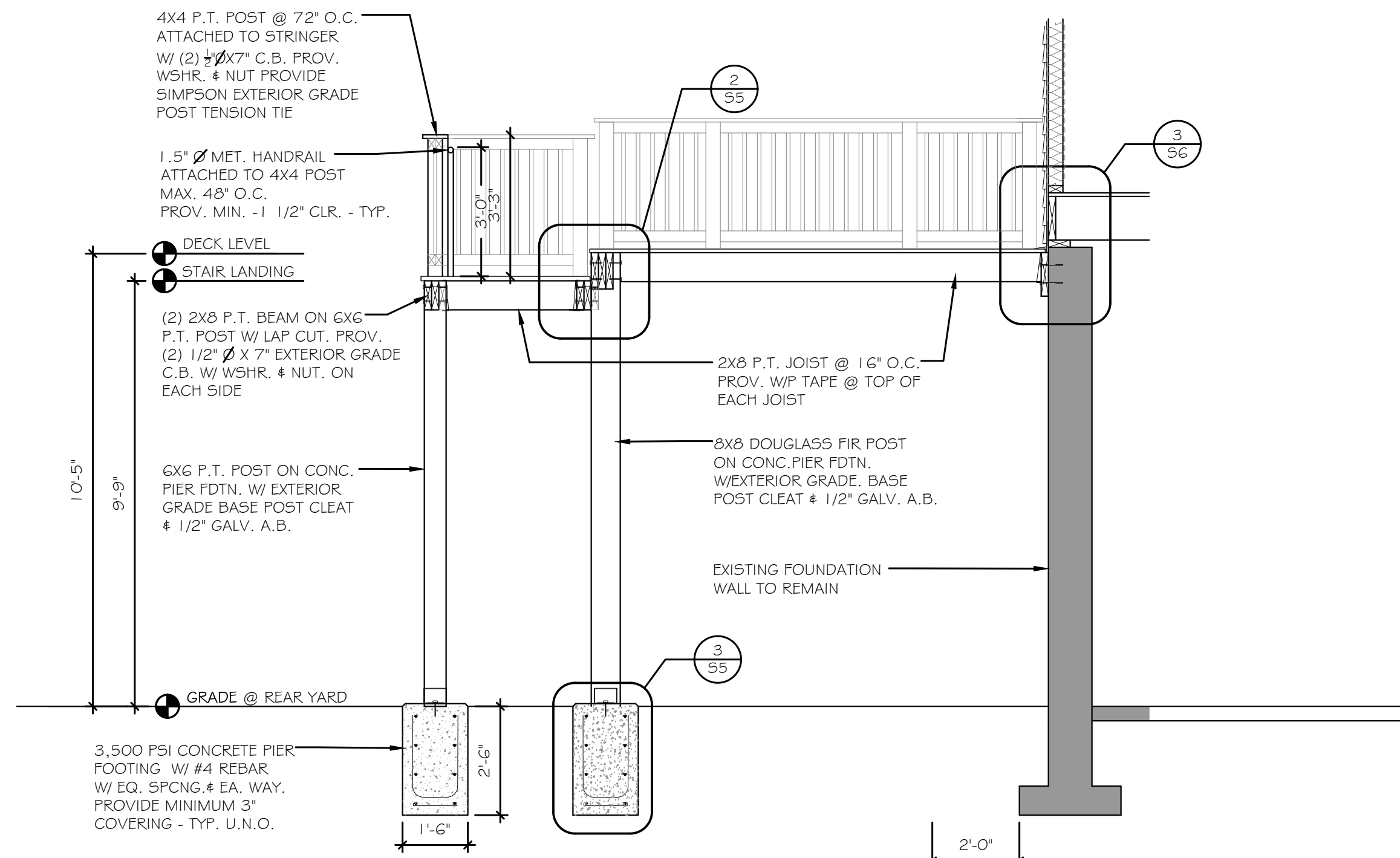
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STRUCTURAL SECTION
SHEET #
S-3

STRUCTURAL SECTION

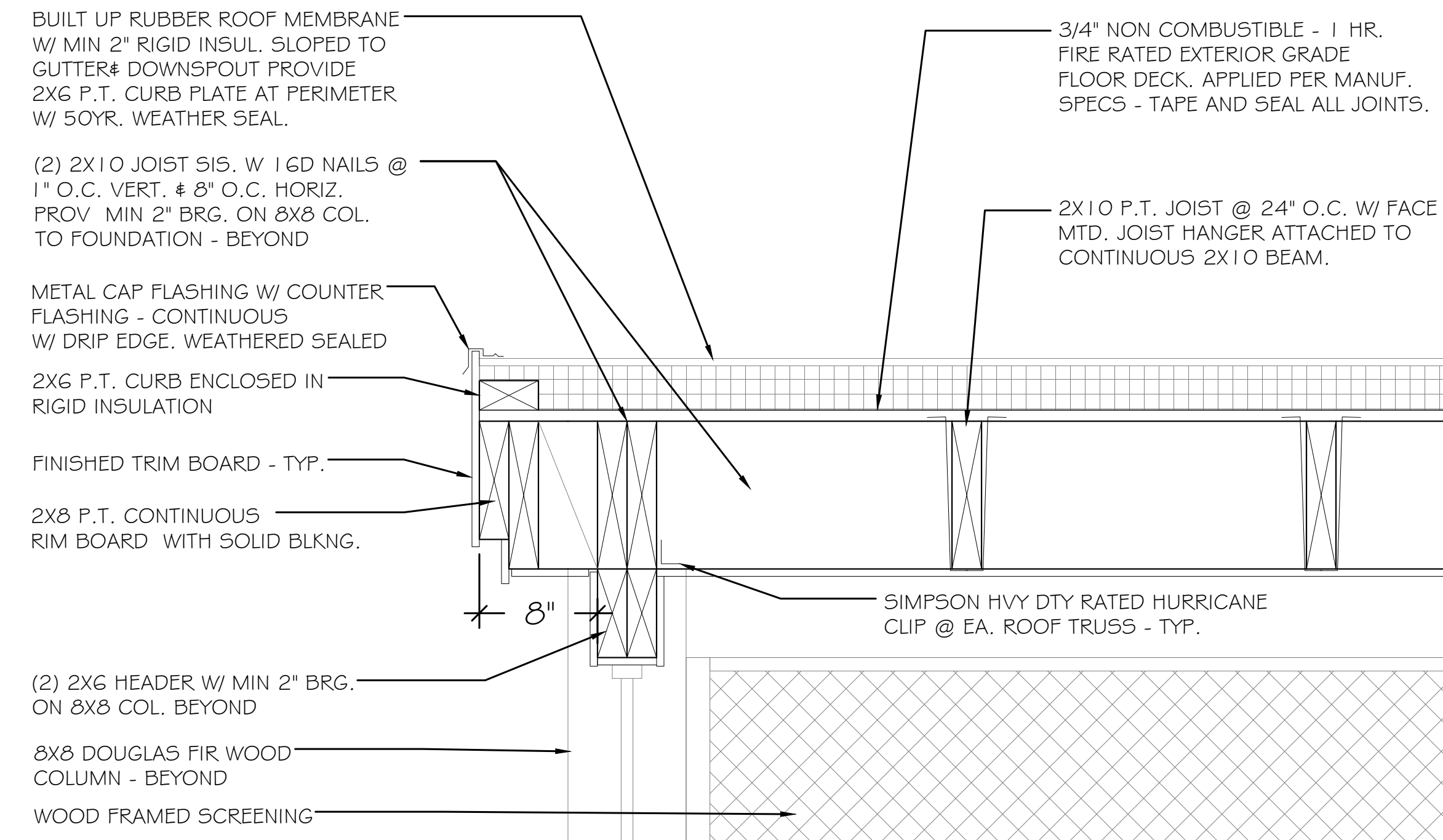


1 THRU- SECTION
54 SCALE = 3/8" = 1'-0"

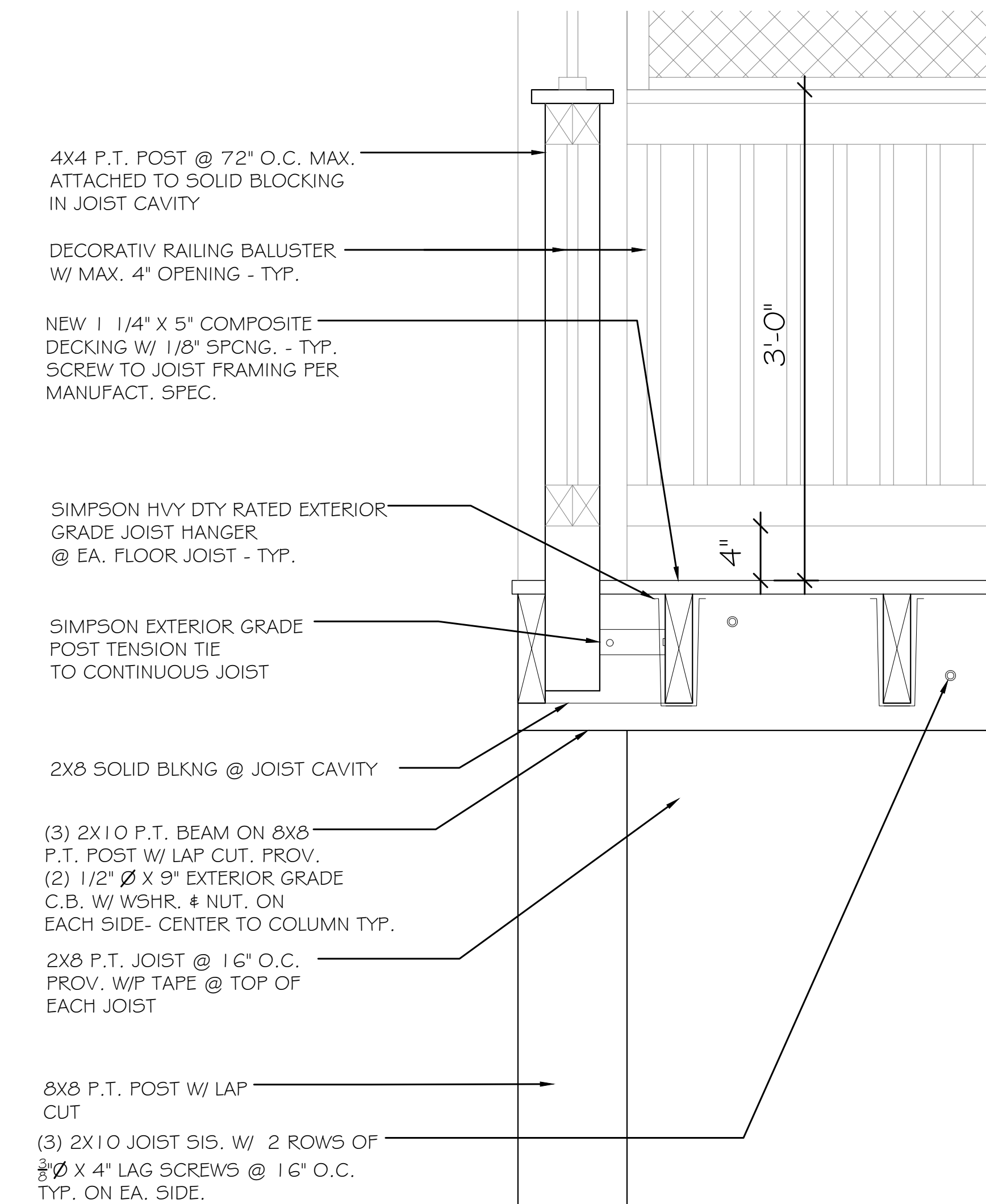


2 THRU- SECTION
54 SCALE = 3/8" = 1'-0"

SECTION DETAILS



3 SECTION DETAIL
54 SCALE = 1 1/2" = 1'-0"



4 SECTION DETAIL
54 SCALE = 1 1/2" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Norman

REVIEWED
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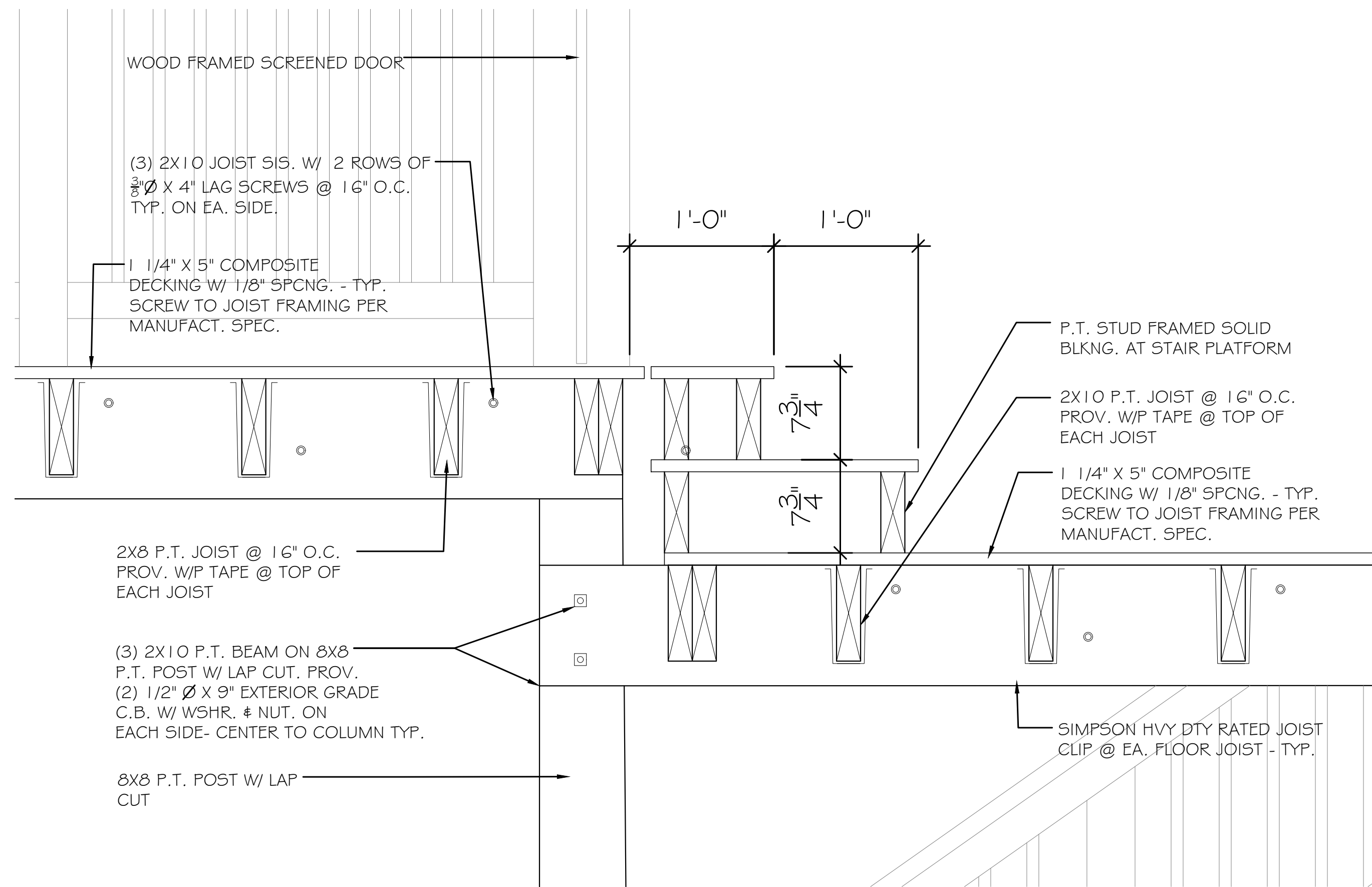
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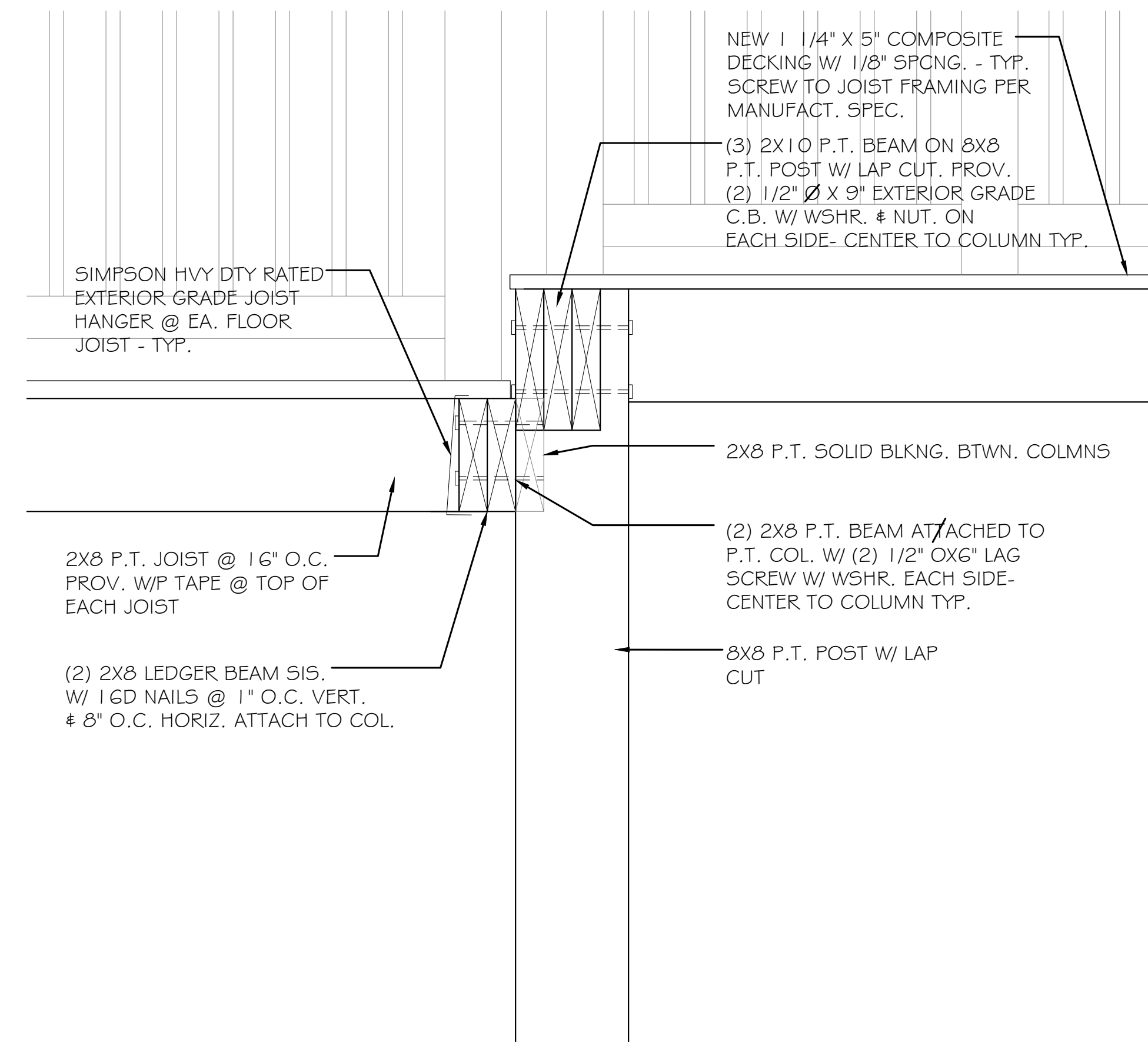
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STRUCTURAL
SECTION II

SHEET #
S-4

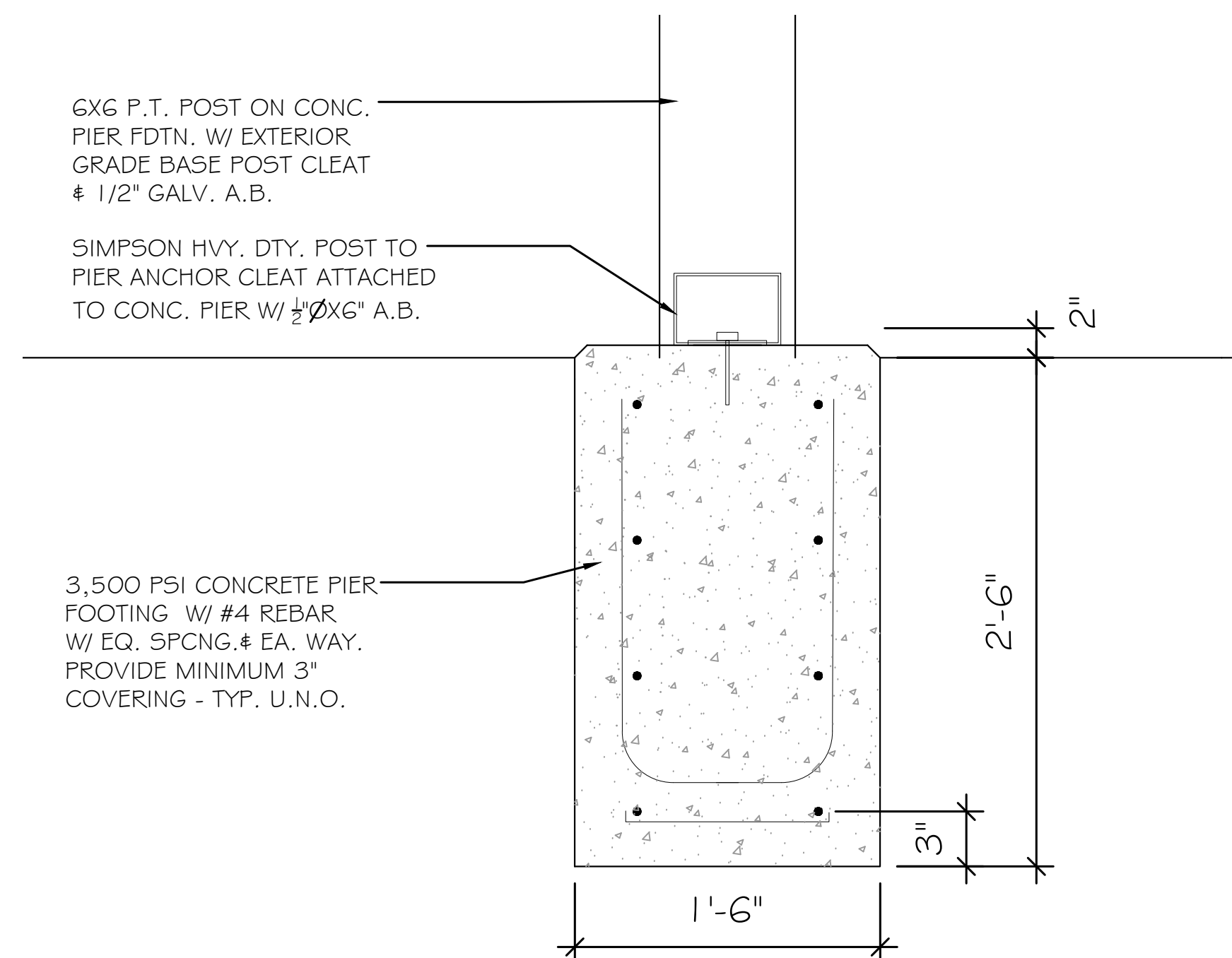
SECTION DETAILS



1 SECTION DETAIL
55 SCALE = 1 1/2" = 1'-0"



2 SECTION DETAIL
55 SCALE = 1 1/2" = 1'-0"



3 SECTION DETAIL
55 SCALE = 1" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

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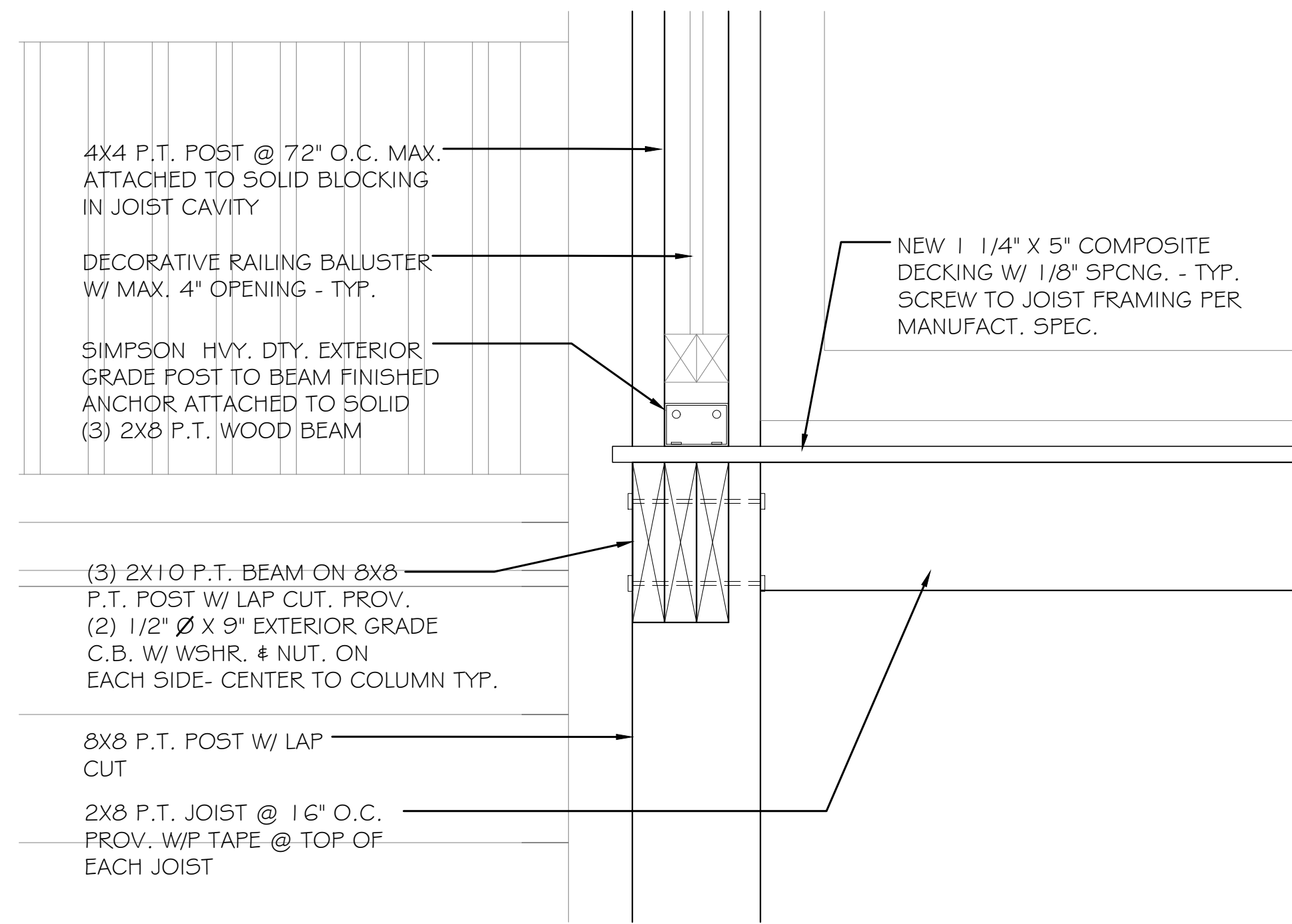
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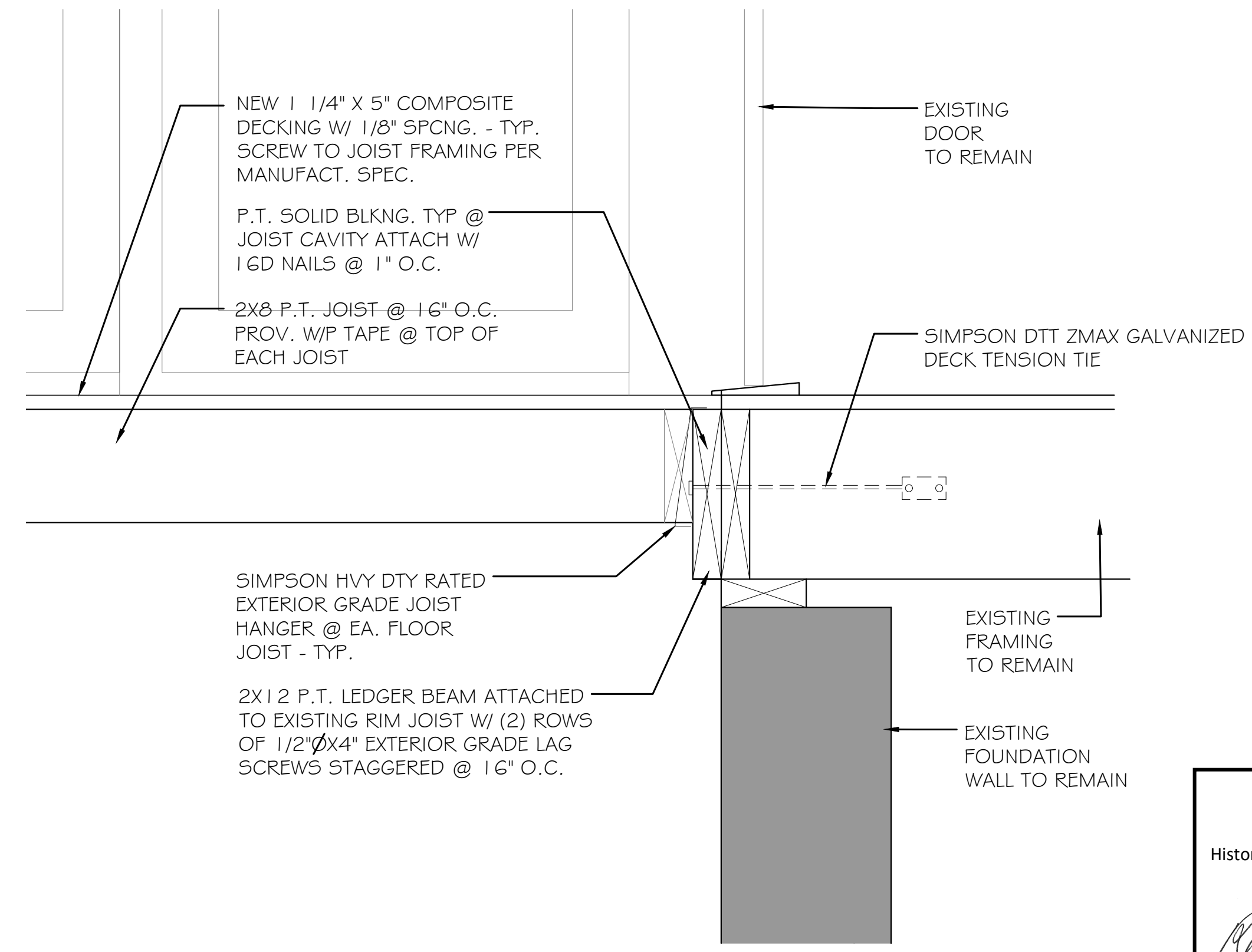
DRAWING TITLE
SECTION DETAIL

SHEET #
S-5

SECTION DETAILS



1 SECTION DETAIL
56 SCALE = 1 1/2" = 1'-0"

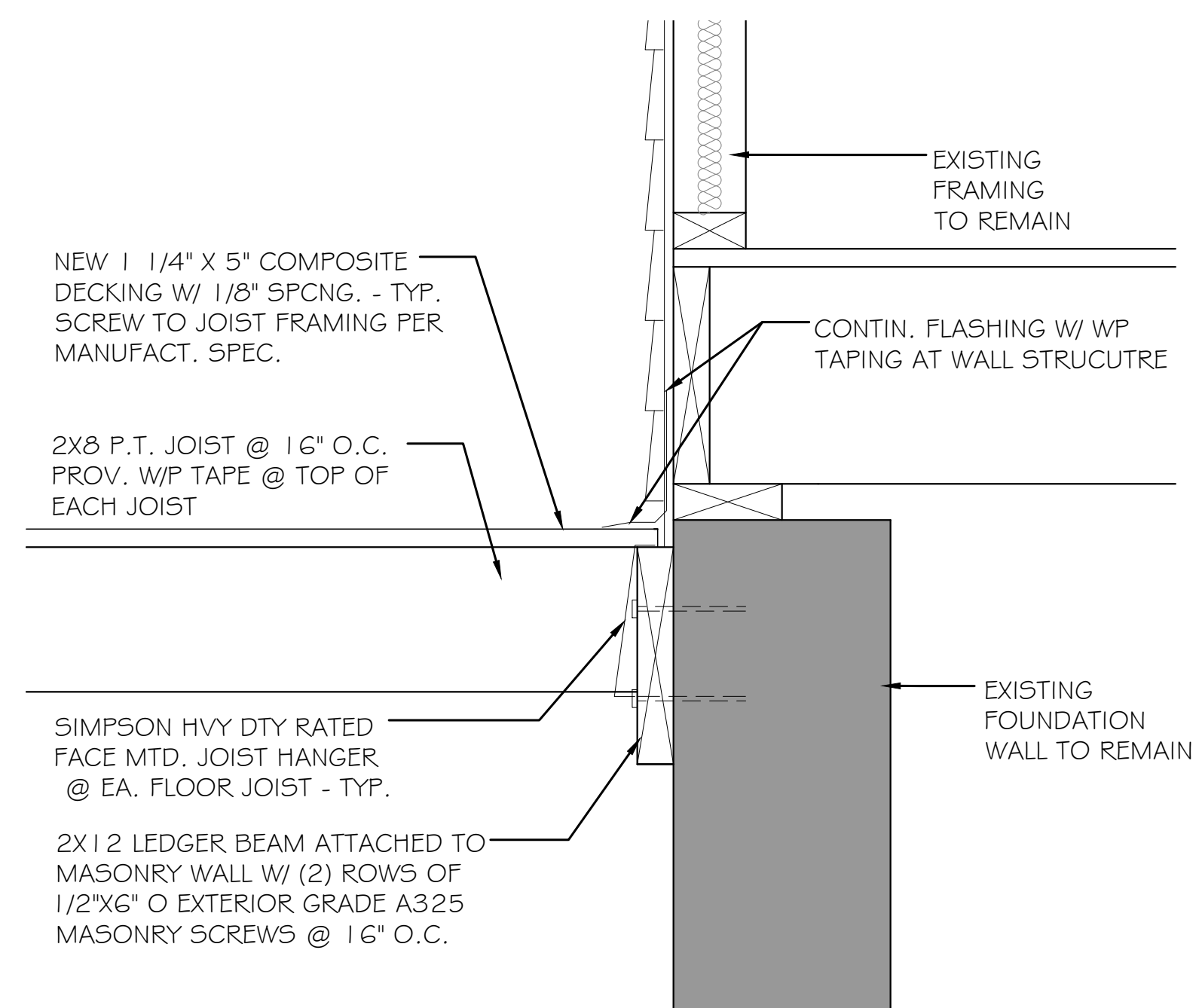


2 SECTION DETAIL
56 SCALE = 1 1/2" = 1'-0"

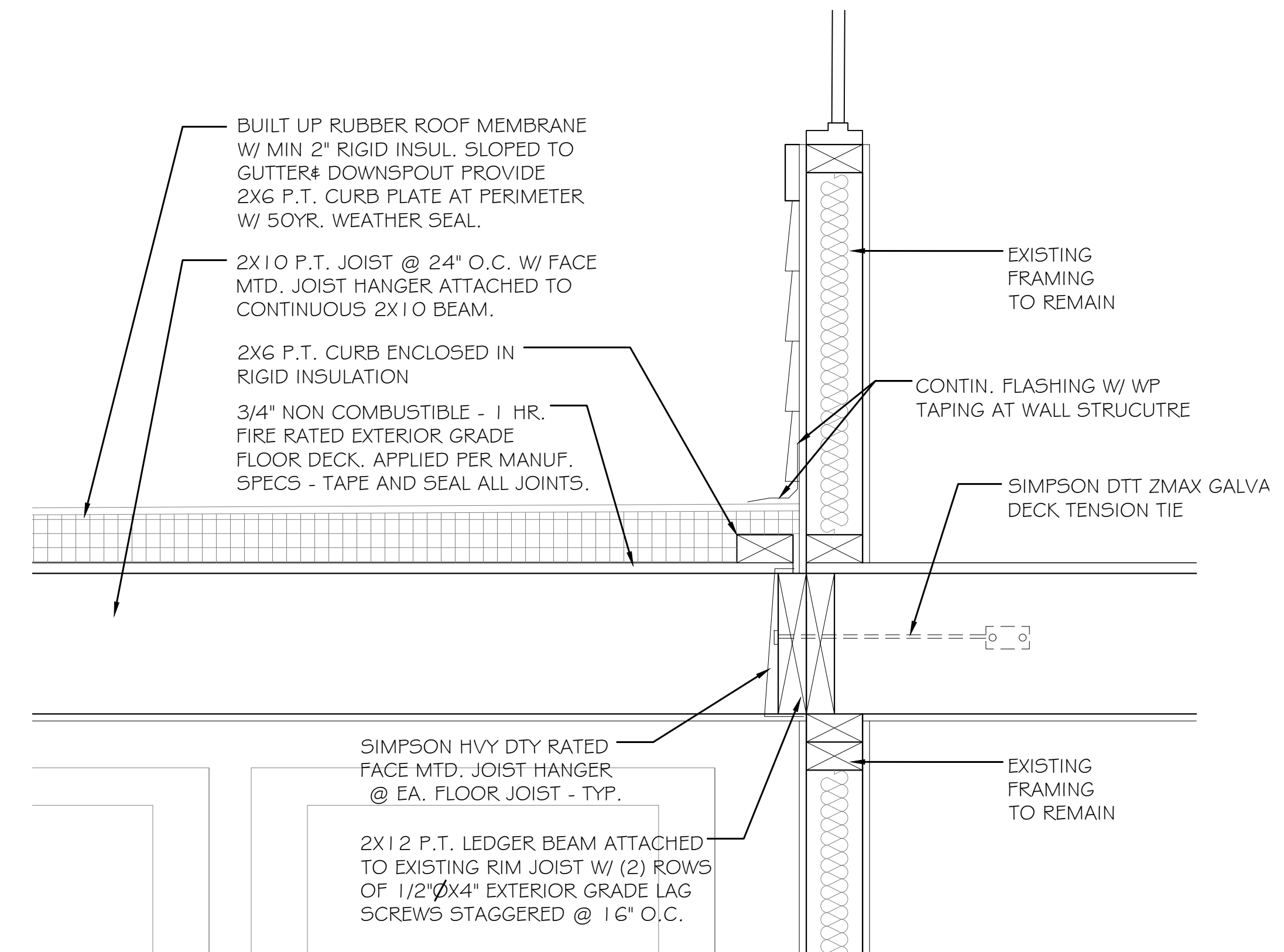
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REVIEWED
By Dan.Bruechert at 2:09 pm, Feb 25, 2022



3 SECTION DETAIL
56 SCALE = 1 1/2" = 1'-0"



4 SECTION DETAIL
56 SCALE = 1" = 1'-0"

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DRAWING TITLE
SECTION DETAIL II

SHEET #
S-6