HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 21, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #991353 - New Construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by at the May 18, 2022 HPC meeting.

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: Peter and Alison Cairns
Address: 2106 Salisbury Rd., Silver Spring

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 Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

RENOVATION & ADDITION TO

2106 SALISBURY RD.

SILVER SPRING, MD, 20910

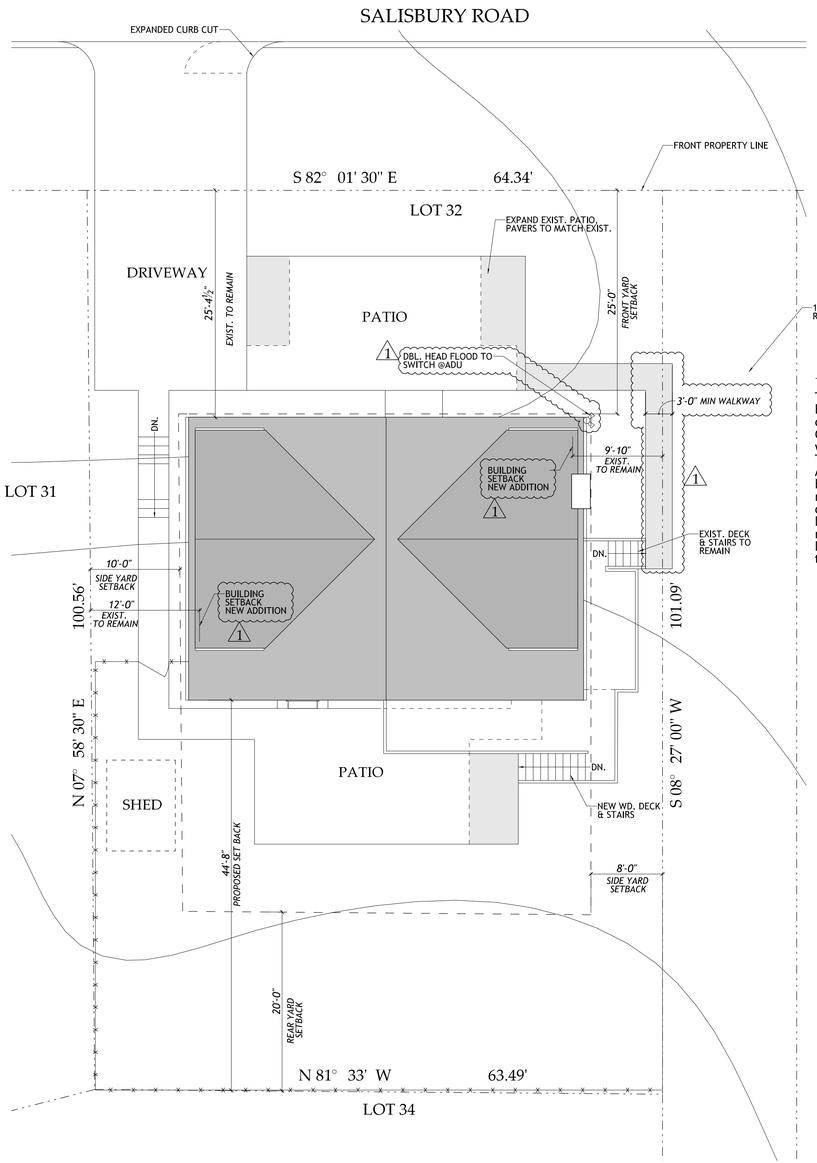
ZONING SUMMARY

ZONING SUMMARY				
LOT DESCRIPTION:	Tax Map GP61/Subdivision 0058/Block L/Lot 6			
ADDRESS:	2106 Salisbury Rd., Silver Spring, MD 20910 (Montgomery County)			
ZONE:	R-60			
		ALLOWABLE	**EXISTING**	**PROPOSED**
LOT SIZE:		Min. 6,000 SF	6,444 SF	Existing to remain
SQUARE FOOTAGES (GROSS):	BASEMENT:	-	1,130	Existing to remain
	FIRST FLOOR:	-	1,126	Existing to remain
	SECOND FLOOR:	-	-	1,216
	ATTIC:	-	-	702
	TOTAL:	-	2,256	4,174
	TOTAL ALTERATION:	-	2,022	-
	TOTAL ADDITION:	-	-	1,918
LOT COVERAGE:		35% (2,648 SF)	20% (1,300 SF)	21.7% (1,400 SF)
Per Montgomery County Code Chapter 8, Section 8-29B, proposed increase in lot coverage falls below 400 SF; therefore, no drainage plan is required.				
PRINCIPAL BUILDING SETBACKS:	FRONT:	25 FT min.	26.38 FT.	Existing to remain
	SIDE:	8 FT min.	9.83 FT.	Existing to remain
	SUM OF SIDE SETBACKS:	18 FT min.	23.83 FT.	Existing to remain
	REAR:	20 FT min.	48 FT.	44.66 FT.
PRINCIPAL BUILDING HEIGHT: **(as measured from average grade)**		35 FT max. to highest point of roof, OR 30 FT max. to mean height level	15.75 FT.	31.75 FT.

LIST OF ABBREVIATIONS

Abbreviation	*Item*	*Abbreviation*	*Item*	*Abbreviation*	*Item*
@	At	FLR.	Floor	PLY., PLYWD	Plywood
A.F.F.	Above Finish Floor	FLRG.	Flooring	P.T.	Pressure Treated
ABV.	Above	F.O.	Face of	PTD.	Painted
A.H.U.	Air Handling Unit	F.O.S.	Face of Stud	R.	Riser(s)
APPROX.	Approximate	F.O.M.	Face of Masonry	R.O.	Rough Opening
BD.	Board (or Bead, if applicable)	FRMG.	Framing	REINF.	Reinforcing
Bldg.	Building	FT.	Foot	SHTG.	Sheathing
BLKG.	Blocking	FTG.	Footing	SIM.	Similar
BM.	Beam	GALV.	Galvanized	STD.	Standard
C.	Concrete	GWB.	Gypsum Wall Board	STL.	Steel
CL	Center Line	HB	Hose Bib	ST. STL.	Stainless Steel
CLG.	Ceiling	HT.	Height / Heat	STOR.	Storage
C.J.	Ceiling Joist	H.W.	Hot Water	STRUC.	Structure
CMU	Concrete Masonry Unit	IN.	Inch	SW.	Switch
COL.	Column	JST.	Joist	T	Tread(s)
CONC.	Concrete	JT.	Joint	T&G	Tongue and Groove
CONT.	Continuous	M., MAS.	Masonry	TJI	Truss Joists
CPR.	Copper	MDO	Medium Density Overlay	T.O.	Top of
DS.	Downspout	MDF	Medium Density Fiberboard	T.O. ARCH	Top of Arch
DWG.	Drawing	MEM.	Membrane	T.O.W.	Top of Wall
EQ	Equal	M.O.	Masonry Opening	U.N.O.	Unless Noted Otherwise
EX.	Existing	MECH.	Mechanical	W/	With
EXT.	Exterior	Mil.	1/1000 inch	WD.	Wood
F.D.	Floor Drain	MIN.	Minimum	WIN., WDW.	Window
FIN.	Finish	O.C.	On Center	WPFG	Waterproofing
FLASH'G	Flashing	O.W.T.	Open Web Truss	WWF	Welded Wire Fabric

VICINITY MAP



1 / A001 PROPOSED SITE PLAN

SCALE: 1/8" = 1'- 0"

0 5 10 20 FT

PROPERTY LINE

PROPERTY SETBACK

EXISTING FENCE

EXISTING 2FT. CONTOURS

N

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:50 am, Oct 21, 2022

INDEX OF DRAWINGS

PROJECT NARRATIVE

This project is for the addition of one-and-a-half stories over the exist. 1st fl. & basement of a brick & frame residence in Montgomery County, MD. The proposed expanded house will be entirely within the existing footprint. The basement will be converted into an ADU, while the new 2nd fl. will contain bedrooms and bathrooms for the main residence. 1st fl. renovation includes converting two bedrooms into an office, a kitchen renovation and closet reconfiguration. A new stair will be added leading from the 1st fl. to the 2nd and 2nd fl. to attic space.

DESIGN PARAMETERS

Montgomery County, Maryland			
GROUND SNOW LOAD	30 psf	DECAY	Slight to moderate
WIND SPEED	115 mph	WINTER DESIGN TEMP.	13°F
SEISMIC DESIGN CATEGORY	B	ICE SHIELD UNDERLAYMENT REQ'D.	YES
WEATHERING	Severe	FLOOD HAZARDS	July 18, 1975 September 29, 2006
FROST LINE DEPTH	30 inches	AIR FREEZING INDEX	300
TERMITE	Moderate to heavy	MEAN ANNUAL TEMP.	55°F
Soil Bearing capacity: 2000 psf or as determined by geotechnical evaluation			

GENERAL NOTES

The following notes shall apply to all drawings made as part of the Contract for construction for this project, including those drawings listed in the INDEX OF DRAWINGS on this sheet:

1. The Contractor shall field verify all dimensions.
2. DO NOT SCALE THE DRAWINGS to obtain dimensions.
3. Dimensions shown are to face of structure (i.e. face of stud, masonry, concrete) unless noted otherwise on the drawings.
4. All construction resulting from the execution of this Work shall conform to the current 2018 International Residential Code (IRC) with ammendments, and the Maryland Building Performance Standards (MBPS); and with any other requirements established by Montgomery County and the state of Maryland.
5. All Work represented in the drawings for this project shall be considered part of the Work required by the Contract Documents for the project and shall be executed in a manner consistent with the provisions described in the Specifications and General Notes.
6. The construction work described in these drawings is applicable only to this Project. The Architect accepts no liability whatsoever for any construction Work performed on the basis of these drawings if such Work is not executed under a general Contract.
7. The Contractor shall comply with current requirements for Montgomery County & the state of Maryland for radon mitigation.

KEY TO MATERIALS AND SYMBOLS

GRAVEL
CONCRETE
BRICK
CONCRETE MASONRY UNIT
WOOD FRAMED WALL
BATT/ SPRAYFOAM INSULATION
FERROUS METAL
RIGID INSULATION
CONTINUOUS WOOD FRAMING
WOOD BLOCKING
FINISH WOOD
GYPSUM WALL BOARD
PLYWOOD
STONE
WINDOW TYPE
DOOR TYPE
APPLIANCE
INTERIOR ELEVATION
SMOKE DETECTOR
REVISION NUMBER
DETAIL
SECTION
ELEVATION
PLUMBING FIXTURE TYPE
DEMOLITION

Professional Certification.
I, William Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 23/07/2023.

MUSE | KIRWAN ARCHITECTS
ARCHITECTURE AND INTERIOR DESIGN
7401 Wisconsin Avenue, Suite 500, Bethesda, MD 20814
Phone 301.718.8118 www.musekirwan.com

RENOVATION OF & ADDITION TO THE
CAIRNS RESIDENCE
2106 SALISBURY RD. SILVER SPRING, MD, 20910

21.09

PERMIT SUBMISSION
2022 JULY 27
1 REVISION 1
2022 OCTOBER 13

COVER SHEET

SCALE: AS NOTED

STATE OF MARYLAND · WILLIAM E. KIRWAN · 15883 · ARCHITECT

SHEET NO.
A001

INTERIOR DOOR SCHEDULE

	Mark	Location	Type / Material	Single / Pair	Size (each leaf/ opng.)	Thk.	Hardware Set	Remarks
BASEMENT	**003A**	Bedroom 003	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	003B	Bedroom 003	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Passage Set	
	005A	Vestibule 005	Cased Opening		2'-6" x 6'-8"			
	005B	Vestibule 005	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Passage Set	
	005C	Vestibule 005	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Passage Set	
	009A	Bedroom 009	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Passage Set	
	011A	Ex. Laundry Room 011	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
FIRST FLOOR	**101A**	Ex. Living Room 101	Cased Opening		6'-0" x 6'-8"			
	102A	Office,Study 102	Sliding /Wood Panel	Pair	2'-6" x 6'-8" /5'-0" x 6'-8"	1 1/2"	Sliding Passage Set	
	105A	Kitchen 105	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	Lockable from stairway.
	106A	Hall 106	Cased Opening		2'-6" x 6'-8"			
	106B	Hall 106	Hinged /Wood Panel	Single	2'-0" x 6'-8"	1 1/2"	Passage Set	
	106C	Hall 106	Hinged /Wood Panel	Pair	1'-6" x 6'-8" /3'-0" x 6'-8"	1 1/2"	Passage Set	
	109A	Bedroom 109	Hinged /Wood Panel	Pair	2'-0" x 6'-8" /4'-0" x 6'-8"	1 1/2"	Passage Set	
	109B	Bedroom 109	Hinged /Wood Panel	Pair	2'-0" x 6'-8" /4'-0" x 6'-8"	1 1/2"	Passage Set	
SECOND FLOOR	**203A**	Hall Bath 203	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	204A	Bedroom 204	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	204B	Bedroom 204	Hinged /Wood Panel	Pair	2'-0" x 6'-8" /4'-0" x 6'-8"	1 1/2"	Passage Set	
	206A	Bedroom 206	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	206B	Bedroom 206	Hinged /Wood Panel	Pair	2'-0" x 6'-8" /4'-0" x 6'-8"	1 1/2"	Passage Set	
	208A	Laundry 208	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	209A	Primry Bedroom 209	Hinged /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Set	
	209B	Primry Bedroom 209	Sliding /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Sliding Set	
	209C	Primry Bedroom 209	Sliding /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Sliding Set	
	211A	Primry Bath 211	Sliding /Wood Panel	Single	2'-6" x 6'-8"	1 1/2"	Privacy Sliding Set	
ATTIC	**301A**	Attic Room 301	Hinged /Solid Core	Single	2'-6" x 6'-8"	1 3/4"	Privacy Set	Metal frame with Nightlock lockdown low profile security door stop, provide floor blocking as necessary.

NOTES:

1. Contractor to field verify all dimensions prior to placing order, typical.
2. Finished door/window heads shall align w/adjacent door/window heads, typical and as indicated in the drawings. GC shall verify that typical 6'-8" door height will accommodate alignment.
3. Swing as indicated on plans and interior elevations.
5. All interior paneled doors and pocket doors shall be 1 1/2" thick minimum, typical, solid core.
6. Provide shop drawings for architect's review prior to placing an order.
7. All hardware finish TBD, typical. Contractor shall verify with Owner and architect prior to placing an order. See allowances.
8. Contractor shall coordinate all doors to receive jamb switching per electrical floor plans.
9. Paint black all wood bored holes at door strikes, typ.
10. Provide safety/tempered glass per IBC/IRC/local codes, typical.

APPLIANCE SCHEDULE

	Room	Mark	Appliance	Manufacturer/Model	Remarks
Basement	Kitchen 001	1	36" Counter depth 3 Door french door refrigerator	LG, LFXC24726ST	
		2	30" Electric Slide-In Range	LG, LSE4611ST	
		3	LG Studio 30" Wall Mount Chimney Hood	LG, LSHD3080ST	Provide Make-up air & damper as req'd.
		4	24" Front Control Dishwasher with QuadWash	LDFN3432T	
		11	Disposal	In-Sinkerator Evelution Essential 3/4 HP continous feed direct wire	Provide air switch to match faucet fittings.
First Floor	Kitchen 105 (Add Alt.)	5	36" Panel-Ready Built-In Bottom-Freezer Refrigerator (Left-Hand Door Swing)	JennAir, JB36NFXLE	Full overlay panel
		6	Existing 30" Range to remain		
		7	Vent-A-Hood 28" Insert Range Hood	KH28SLD SS	Provide Make-up air & damper as req'd.
		8	Existing Dishwasher to remain		
		9	Disposal	In-Sinkerator Evelution Essential 3/4 HP continous feed direct wire	Provide air switch to match faucet fittings.
Second Floor		10	Single Unit Front Load LG WashTower with Center Control 4.5 cu. Ft. Washer and 7.4 cu. Ft. Electrical Dryer	LG WKE100HWA	Provide all required hook-ups.

a. Provide cutsheets/product data submittal for review and approval.

b. Contractor to veryify and confirm all appliance handing/swing prior to placing an order.

c. Provide all electrical, mechanical, plumbing, etc. System hook ups as required, typical.

EXTERIOR WINDOW SCHEDULE

Mark	Description	Frame Size/ M.O. Size	Unit R.O. Ht. Abv. Fin. Fl.	Remarks
A	Marvin Ultimate Casement UWCA3044	2'-6" x 3'-8 1/16"	Match 1st. fl. head height	
B	Marvin Ultimate Casement (Custom size); direct set fixed	± 1'-8" x 5'-11" V.I.F.		Replace existing window, match existing width. Daylight opening to match adjacent door X002. Existing dimensions to be field verified.
C	Marvin Ultimate Casement UWCA3254 E	2'-8" x 4'-6 1/16"	Door & WDW. Trim to align @ 2nd fl.	
D	Marvin Ultimate Casement UWCA2644	2'-0" x 3'-8 1/16"	Door & WDW. Trim to align @ 2nd fl.	
E	Marvin Ultimate Casement UWCA3054	± 2'-6" x 4'-6 1/16" V.I.F. ± 2'-9 5/8" x 4'-7 7/8" V.I.F.	Maintain existing head height of basement level.	Existing window opening to be field verified.
F	Marvin Ultimate Casement UWCA3244	2'-8" x 3'-8 1/16"	Door & WDW. Trim to align @ 2nd fl.	
EX	Existing Window	E.T.R.		

EXTERIOR DOOR SCHEDULE

Mark	Description	Frame Size/ M.O. Size	Unit R.O. Ht. Abv. Fin. Fl.	Remarks
X001	Marvin Ultimate Inswing French Door UWIFD3068	±3'-1 7/16" x 6'-10" V.I.F.		Replacement door. Dimensions to be field verified.
X002	Marvin Ultimate Inswing French Door UWIFD5068	5'-5/8" x 6'-10"		
X003	Marvin Ultimate Inswing French Door UWIFD3068	±3'-1 7/16" x 6'-10" V.I.F. ±3'-4 9/16" x 6'-11 9/16" V.I.F.		Replacement door. Dimensions to be field verified.
X004	Marvin Ultimate Inswing French Door UWIFD5068	2'-10" x 6'-8"		Side hinge. 32" minimum clear width opening.
EX	Existing Door	E.T.R.		

1. Contractor to verify all dimensions in field prior to placing order, typ.
2. Contractor shall provide shop drawings for architect's review prior to placing order.
3. Window / door swings are indicated on plans/elevations.
4. Provide safety/tempered glass where req'd. by code.
5. All windows to be glazed with manufacturer's low-E II and argon, insulated glass. Refer to Insulation Schedule for energy data. Furnish safety/tempered glass where required by code.
6. All window units to be clear pine with factory primed interior and painted exterior, as made by Marvin or approved equal.
7. Provide all window units with manufacturer's factory finish white screen frames.
8. Provide all window units with manufacturer's white hardware.
9. Contractor shall coord. wdw. & door rough opening locations to achieve trim alignments per int. elevations & finish schedule.
10. Egress windows shall conform to min. net clear opening of 5.7 SF w/ bottom of clear opening no greater than 44" A.F.F.

INSULATION SCHEDULE

Thermal Envelope	Fenestration U-factor		Ceiling	Wood frame wall	Mass wall
	U-Factor/1	SHGC			
U/R-Value	< 0.32	< 0.4	R-49	R-21	R-8/13
Insulation type	Insulated Glass Low E3 w/ Argon gas		2.4 lb. closed cell spray applied polyurethane foam	2.4 lb. closed cell spray applied polyurethane foam	2.4 lb. closed cell spray applied polyurethane foam
Manufacturer	Marvin Windows & Doors		Icynene	Icynene	Icynene
Product	Ultimate Wood Casement, Ultimate Swinging French Door		Proseal (7" thickness)	Proseal (3" thickness)	Proseal (2" thickness)

NOTES:

1. INSULATION SCHEDULE MEETS OR EXCEEDS THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IECC SECTION R402.1.1 FOR CLIMATE ZONE 4A (MONTGOMERY COUNTY, MD).

2. Approved equal product conforming to U-values/ R-values, and adhering to note #3 may be substituted by general contractor for review and approval by architect.
3. All insulation shall have a flame spread index not to exceed 25, and a smoke-developed index not to exceed 450. Foam plastic insulation shall have a flame spread index not to exceed 75.
4. All ductwork will be completely contained within the building thermal envelope.

1

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIRMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
4	0.32	0.55	0.40	49	20 OR 13+5[h]	8/13	19	10/13	10, 2 ft	10/13

NOTES:

1. The *building thermal envelope* meets the requirments of Table R402.1.2, based on the *climate zone* specified in Chapter 3.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:35 pm, Oct 20, 2022

Professional Certification.
I, William Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 23/07/2023.

MUSE | KIRWAN ARCHITECTS
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www.musekirwan.com

RENOVATION OF & ADDITION TO THE
CAIRNS RESIDENCE
2106 SALISBURY RD. SILVER SPRING, MD, 20910

21.09

PERMIT SUBMISSION
2022 JULY 27

1 REVISION 1
2022 OCTOBER 13

SCHEDULES

SCALE: AS NOTED

STATE OF MARYLAND · WILLIAM E. KIRWAN · 15883 · ARCHITECT

SHEET NO.
A002

FINISH SCHEDULE

	Number	Room	Floor	Wall	Ceiling	Clg. Ht.	Trim Type	Remarks
BASEMENT	001	Kitchen	ENG. WD.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	± 7' - 5 1/2" E.T.R.	PTD. WD. T.M.E.	
	002	Living Room	ENG. WD.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	± 7' - 5 1/2" E.T.R.	PTD. WD. T.M.E.	
	003	Bedrroom	ENG. WD.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	± 7' - 5 1/2" E.T.R.	PTD. WD. T.M.E.	
	004	Closet	ENG. WD.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	± 7' - 5 1/2" E.T.R.		PTD. WD. Rod & Shelf
	005	Vestibule	ENG. WD.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	± 7' - 5 1/2" E.T.R.	PTD. WD. T.M.E.	
	006	Closet	ENG. WD.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	± 7' - 5 1/2" E.T.R.		Fixed PTD. WD. Shelves
	007	Closet	ENG. WD.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	± 7' - 5 1/2" E.T.R.		PTD. WD. Rod & Shelf
	008	Ex. Bath	E.T.R.	E.T.R.	E.T.R.	± 7' - 5 1/2" E.T.R.		
	009	Bedroom	ENG. WD.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	± 7' - 5 1/2" E.T.R.	PTD. WD. T.M.E.	
	010	Closet	ENG. WD.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	± 7' - 5 1/2" E.T.R.		PTD. WD. Rod & Shelf
	011	Ex Laundry Room	E.T.R.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	E.T.R.	± 7' - 5 1/2" E.T.R.	E.T.R.	
FIRST FLOOR	101	Ex. Living Room	New Hardwood T.M.E.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	PTD. GWB.	± 7' - 11 3/4" E.T.R.	PTD. WD. T.M.E.	
	102	Office/Study	New Hardwood T.M.E.	New PTD. GWB. Patch & repair exist. as req'd. at new work.	PTD. GWB.	± 7' - 11 3/4" E.T.R.	PTD. WD. T.M.E.	
	103	Closet	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	± 7' - 11 3/4" E.T.R.		PTD. WD. Rod & Shelf
	104	Dining Area	New Hardwood T.M.E.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	PTD. GWB.	± 7' - 11 3/4" E.T.R.	PTD. WD. T.M.E.	
	105	Kitchen	E.T.R.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	PTD. GWB.	± 7' - 11 3/4" E.T.R.	PTD. WD. T.M.E.	New Hardwood T.M.E. for Add Alt. 1
	106	Hall	New Hardwood T.M.E.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	PTD. GWB.	± 7' - 11 3/4" E.T.R.	PTD. WD. T.M.E.	
	107	Ex. Hall Bath	New Hardwood T.M.E.	E.T.R.	PTD. GWB.	± 7' - 11 3/4" E.T.R.	E.T.R.	All existing finishes and fixtures to remain to be protected throughout demolition & construction.
	108	Closet	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	± 7' - 11 3/4" E.T.R.		Fixed PTD. WD. Shelves
	109	Bedroom	New Hardwood T.M.E.	Exist. PTD. GWB. Patch & repair as req'd. at new work.	PTD. GWB.	± 7' - 11 3/4" E.T.R.	PTD. WD. T.M.E.	
	110	Closet	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	± 7' - 11 3/4" E.T.R.		
	111	Ex. Bath	E.T.R.	E.T.R.	PTD. GWB.	± 7' - 11 3/4" E.T.R.	PTD. WD. T.M.E.	All existing finishes and fixtures to remain to be protected throughout demolition & construction.
SECOND FLOOR	201	Hall	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. T.M.E.	
	202	Reading Nook	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. T.M.E.	
	203	Hall Bath	Ceramic Tile	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. Door Trim, Stone WDW. Trim & C.T. Base	
	204	Bedroom	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. T.M.E.	
	205	Closet	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	8' - 0"		PTD. WD. Rod & Shelf
	206	Bedroom	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. T.M.E.	
	207	Closet	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	8' - 0"		PTD. WD. Rod & Shelf
	208	Laundry	Ceramic Tile	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. T.M.E.	
	209	Primary Bedroom	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. T.M.E.	
	210	Closet	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	8' - 0"		See Int. Elev. For more detail
	211	Primary Bath	Ceramic Tile	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. Door Trim, C.T. BASE	
	212	Shower	Ceramic Tile	Full Height Ceramic Tile T.B.D.	PTD. GWB.	8' - 0"	STONE TRIM	
	213	W.C.	Ceramic Tile	PTD. GWB.	PTD. GWB.	8' - 0"	PTD. WD. T.M.E.	
THIRD FLOOR	301	Attic Room	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	Varies	PTD. WD. T.M.E.	
	302	Mechanical Room	New Hardwood T.M.E.	PTD. GWB.	PTD. GWB.	Varies	PTD. WD. T.M.E.	

NOTES:

1. Gypsum Wall Board: Apply single layer 1/2" thick gypsum board screwed in place. Follow USG and Gypsum Association recommendations to maximize acoustical protection. Provide "Level 5" finish unless otherwise indicated. Apply moisture resistant wall board in bath.
2. Ptd. Wd. Vanity with stone top and splash; Typ. @ all new Baths/ Powder Rooms -- See Interior Elevations.
3. Shower to be fully tiled enclosure w/ stone surround, seat & niche/ shelves per interior elevations, typ.
4. Stained wd. handrail , newel post, & pickets.
5. Built-ins, see interior elevations, typ.

PLUMBING SCHEDULE

	Room	Mark	Fixture	Color	Fittings	Finish	Remarks
BASEMENT	KITCHEN 001	S1	Kohler Undertone Undermount Kitchen Sink, K-3325	SS	Delta Trinsic Single Handle Pull-Down Kitchen Limit Swivel, 9159-LS-DST	Chrome	Provide supplies, stops, and P-trap. Provide disposal with air switch in matching finish. See plans and interior elevations for alignment/ dimensions. GC shall coordinate exact rough-in location for handspray & air switch w/ architect prior to installation.
SECOND FLOOR	HALL BATH 203	T1	Kohler Bellwether alcove bath, K-837	White	Waterworks LUDLOW Volta 3 1/4" Showerhead with 8" wall mounted 45 degree shower arm, LVS235	Vintage Brass	Provide supplies, stops, P-trap, & shower drain to match fittings finish. See plans and interior elevations for drain & control wall location. GC shall coordinate exact rough-in location w/ architect prior to installation.
					Waterworks LUDLOW Volta pressue balance w/ diverter trim w/ lever handle, LDPB35		
					Waterworks LUDLOW Volta wall mounted shower tub spout, LDTS85		
		WC1	Toto Drake two-piece toilet, 1.6 gpf, round bowl, CST743S, w/ SoftClose seat, SS113	White	Trip lever	Chrome	Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions.
		L1	Kohler Caxton Rectangle Undermount Bahtroom Sink, K-20000	White	Waterworks FLYTE faucet with lever handles, FLLS10	Chrome	Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions.
	PRIMARY BATH 211	L2	Kohler Caxton Rectangle Undermount Bahtroom Sink, K-20000	White	Waterworks LUDLOW Volta Lavatory faucet with lever handles, LDLS15	Vintage Brass	Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions.
		WC2	Toto Drake two-piece toilet, 1.6 gpf, round bowl, CST743S, w/ SoftClose seat, SS113	White	Trip lever	Chrome	Provide supplies, stops, and P-trap in chrome finish. See plans for alignment/ dimensions.
		T2	Kohler Sunstruck Oval Freestanding Bath, K-6369	White	Waterworks .25 floor mounted tub spout, PTTS28	Vintage Brass	Provide supplies, stops, P-trap, & shower drain to match fittings finish. See plans and interior elevations for drain & control wall location. GC shall coordinate exact rough-in location w/ architect prior to installation.
					Waterworks LUDLOW Volta volume control valve trim w/ lever handle (2), LDVC15	Vintage Brass	
	SHOWER 212	SH1	Built-in full height tiled shower	--	Waterworks LUDLOW Volta 3 1/4" Showerhead with 8" wall mounted 45 degree shower arm, LVS235	Vintage Brass	Provide supplies, stops, P-trap, & shower drain to match fittings finish. See plans and interior elevations for drain & control wall location. GC shall coordinate exact rough-in location w/ architect prior to installation.
					Waterworks LUDLOW Volta pressue balance w/ diverter trim w/ lever handle, LDPB35		
					Waterworks LUDLOW Volta handshower on bar, LDHS15		
					Waterworks UNIVERSAL 5" shower drain, UNSD02		
	LAUNDRY 208	S3	Kohler Undertone Undermount Kitchen Sink, K-3325	SS	Delta Trinsic Single Handle Pull-Down Kitchen Limit Swivel, 9159-LS-DST	Chrome	Provide supplies, stops, and P-trap. See plans and interior elevations for alignment/ dimensions. GC shall coordinate exact rough-in location for handspray & air switch w/ architect prior to installation.
ALTERNATE 1							
FIRST FLOOR	KITCHEN 105	S2	Kohler Undertone Undermount Kitchen Sink, K-3325	SS	Delta Trinsic Single Handle Pull-Down Kitchen Limit Swivel, 9159-LS-DST	Chrome	Provide supplies, stops, and P-trap. Provide disposal with air switch in matching finish. See plans and interior elevations for alignment/ dimensions. GC shall coordinate exact rough-in location for handspray & air switch w/ architect prior to installation.

NOTES:

1. Contractor shall verify & confirm heights, locations, & alignments of all plumbing fixtures with architect prior to rough-in.
2. Contractor shall coordinate all quantities of fixtures & fittings to achieve design intent shown on the drawings.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:35 pm, Oct 20, 2022

Professional Certification.
I, William Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 23/07/2023.

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RENOVATION OF & ADDITION TO THE
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2106 SALISBURY RD. SILVER SPRING, MD, 20910

21.09

PERMIT SUBMISSION
2022 JULY 27

SCHEDULES

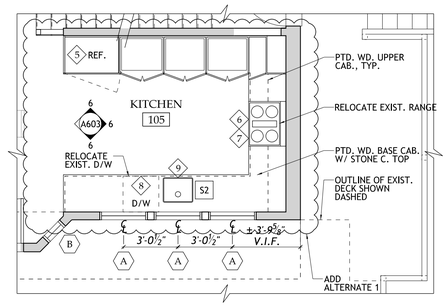
SCALE: AS NOTED

STATE OF MARYLAND · WILLIAM E. KIRWAN · 15883 · ARCHITECT

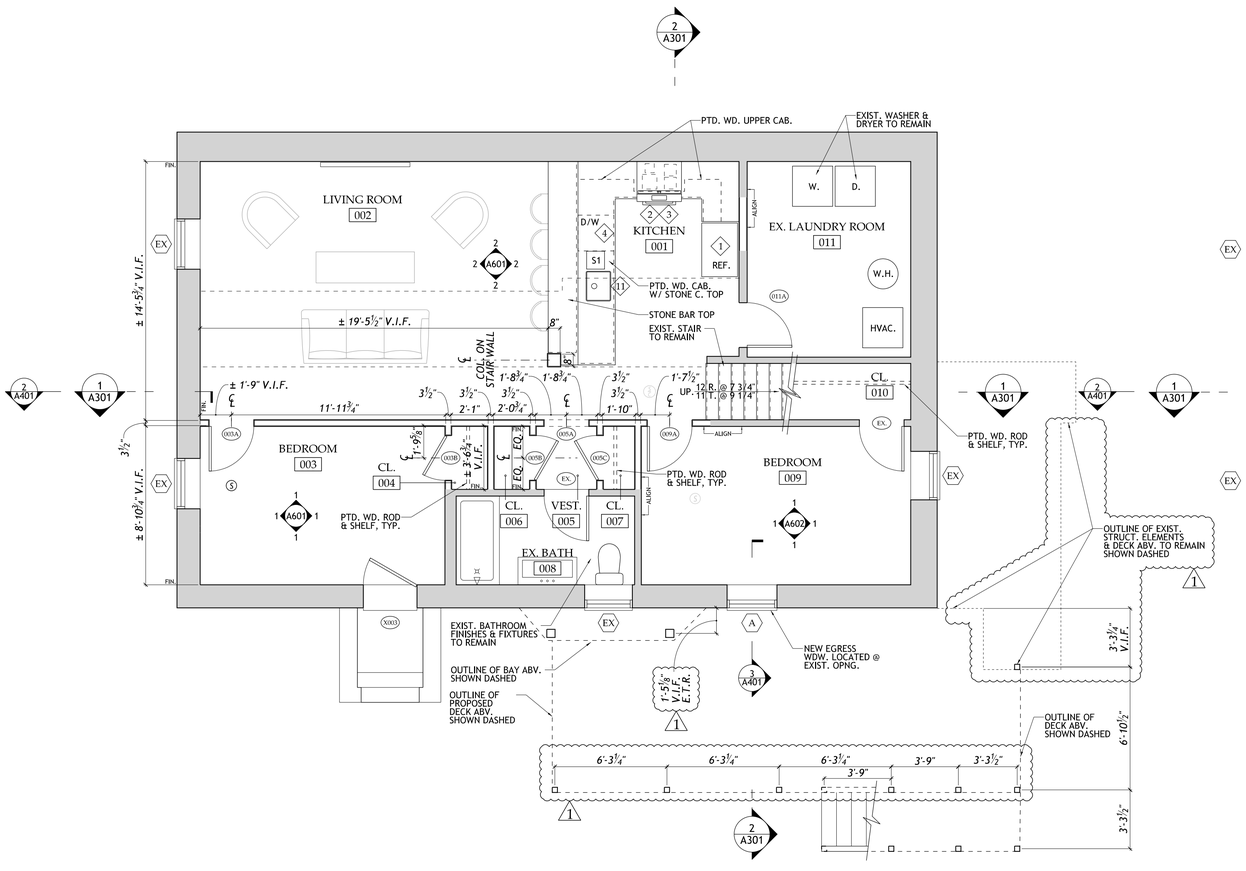
SHEET NO.
A003

APPROVED
Montgomery County
Historic Preservation Commission

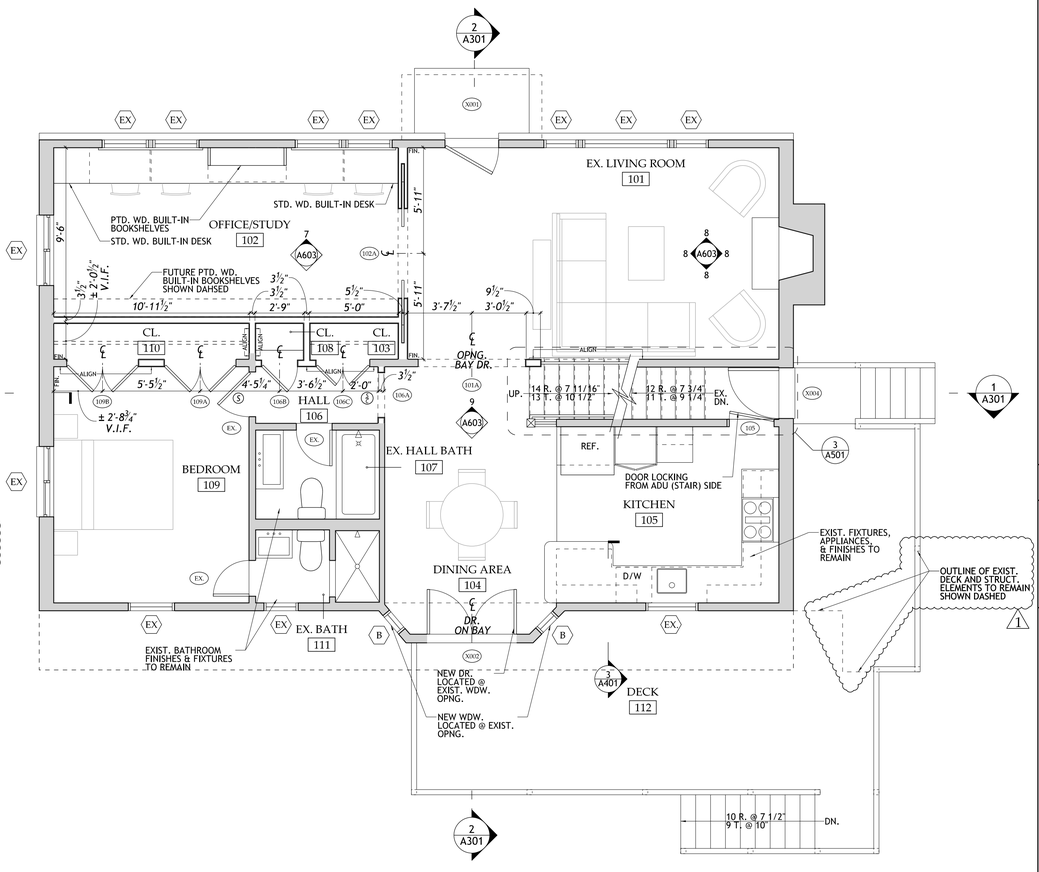
REVIEWED
By Dan.Bruechert at 12:34 pm, Oct 20, 2022



3 A101 PROPOSED KITCHEN ADD ALT.
SCALE: 1/4" = 1'- 0"



2 A101 PROPOSED BASEMENT PLAN (ADU UNIT)
SCALE: 1/4" = 1'- 0"



1 A101 PROPOSED 1ST FL. PLAN
SCALE: 1/4" = 1'- 0"

N

0 5 10 FT

EXISTING WALL TO REMAIN
NEW WALL CONSTRUCTION
EXIST. CARBON/SMOKE DETECTOR TO REMAIN
EXIST. SMOKE DETECTOR TO REMAIN
NEW CARBON/SMOKE DETECTOR
NEW SMOKE DETECTOR

GENERAL NOTES:

1. DIMENSIONS ARE STUD TO STUD, UNLESS NOTED OTHERWISE, TYPICAL.
2. REFER TO STRUCTURAL/ MECHANICAL /ELECTRICAL/ PLUMBING DWGS FOR ADDITIONAL INFO & COORDINATE AS REQUIRED, TYPICAL.
3. CONTRACTOR SHALL COORDINATE FRAMING WITH ELECTRICAL, HVAC, AND PLUMBING SYSTEMS AS REQUIRED TO ALLOW ACCURATE PLACEMENT OF ALL SYSTEM COMPONENTS, TYPICAL.

Professional Certification.
I, William Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 23/07/2023.

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21.09

PERMIT SUBMISSION
2022 JULY 27
1 REVISION 1
2022 OCTOBER 13

BASEMENT & 1ST FL PLANS

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

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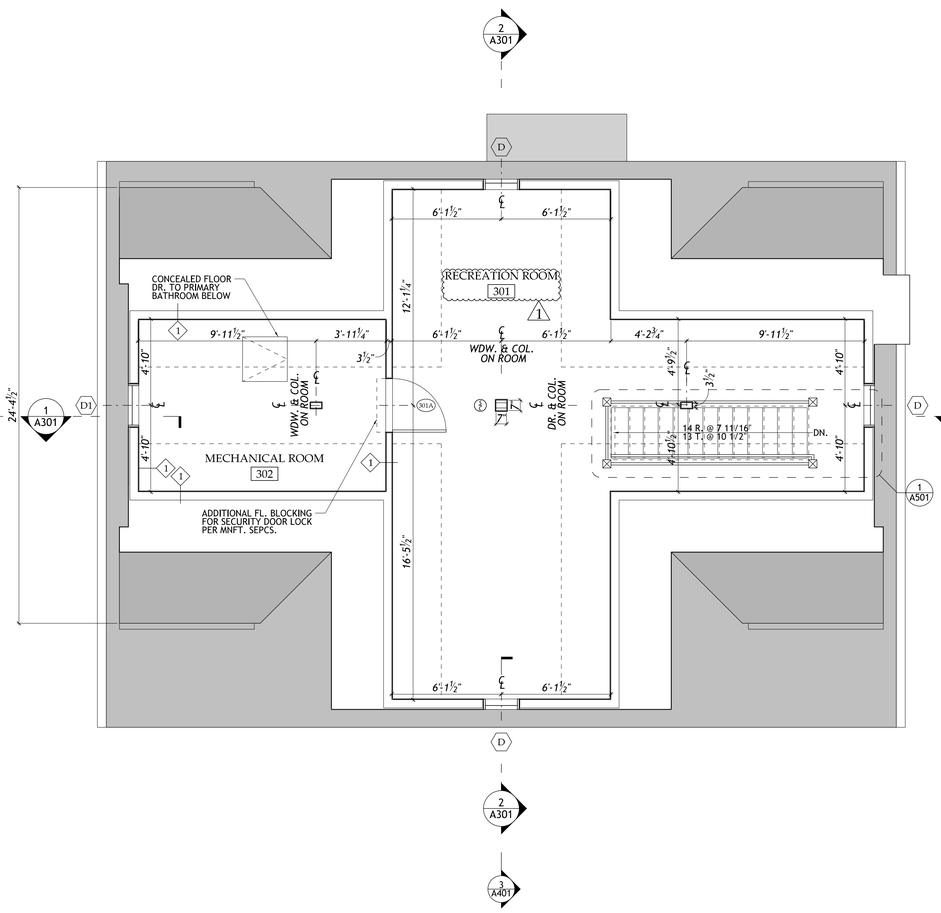
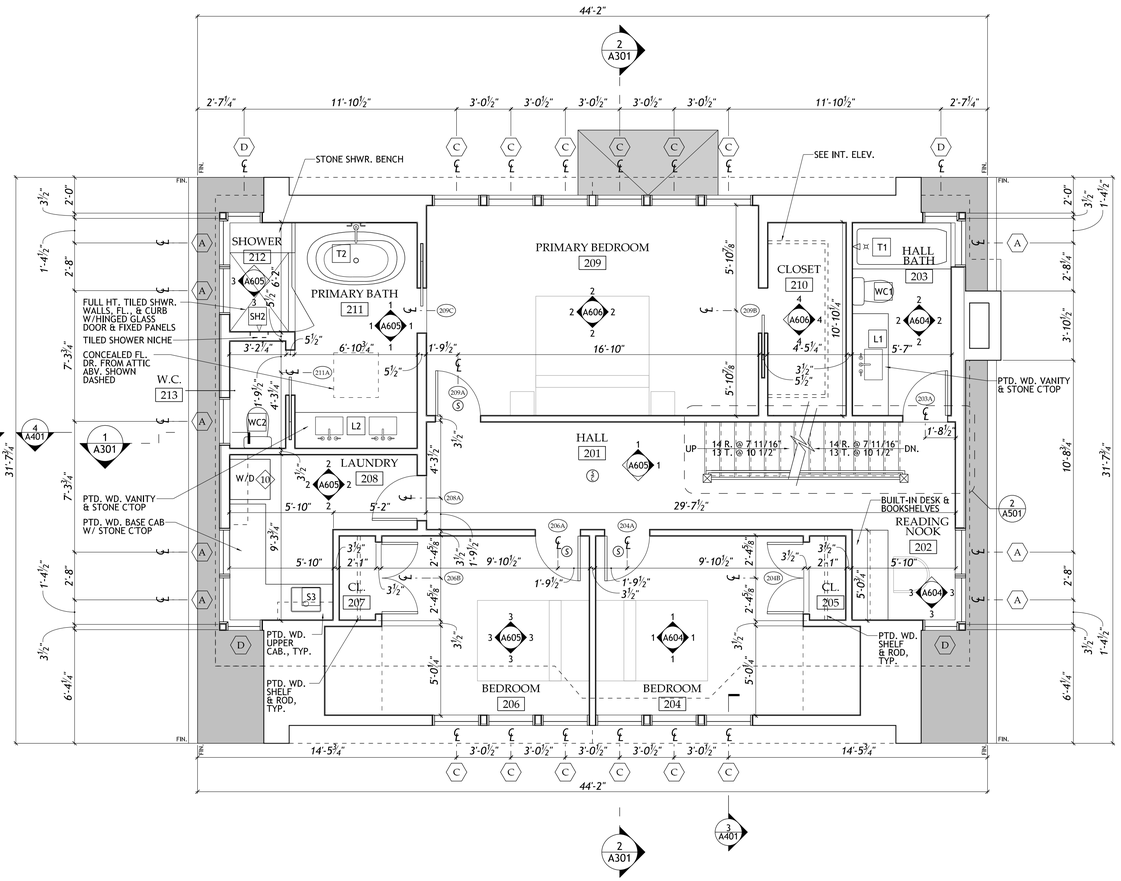
SHEET NO.
A101



2 A102 PROPOSED ATTIC PLAN

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



1 A102 PROPOSED SECOND FL. PLAN

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

N

0 5 10 FT

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION

(C) NEW CARBON/SMOKE DETECTOR

(S) NEW SMOKE DETECTOR

GENERAL NOTES:

1. DIMENSIONS ARE STUD TO STUD, UNLESS NOTED OTHERWISE, TYPICAL.
2. REFER TO STRUCTURAL/ MECHANICAL /ELECTRICAL/ PLUMBING DWGS FOR ADDITIONAL INFO & COORDINATE AS REQUIRED, TYPICAL.
3. CONTRACTOR SHALL COORDINATE FRAMING WITH ELECTRICAL, HVAC, AND PLUMBING SYSTEMS AS REQUIRED TO ALLOW ACCURATE PLACEMENT OF ALL SYSTEM COMPONENTS, TYPICAL.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:34 pm, Oct 20, 2022

Professional Certification.
I, William Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 23/07/2023.

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21.09

PERMIT SUBMISSION
2022 JULY 27

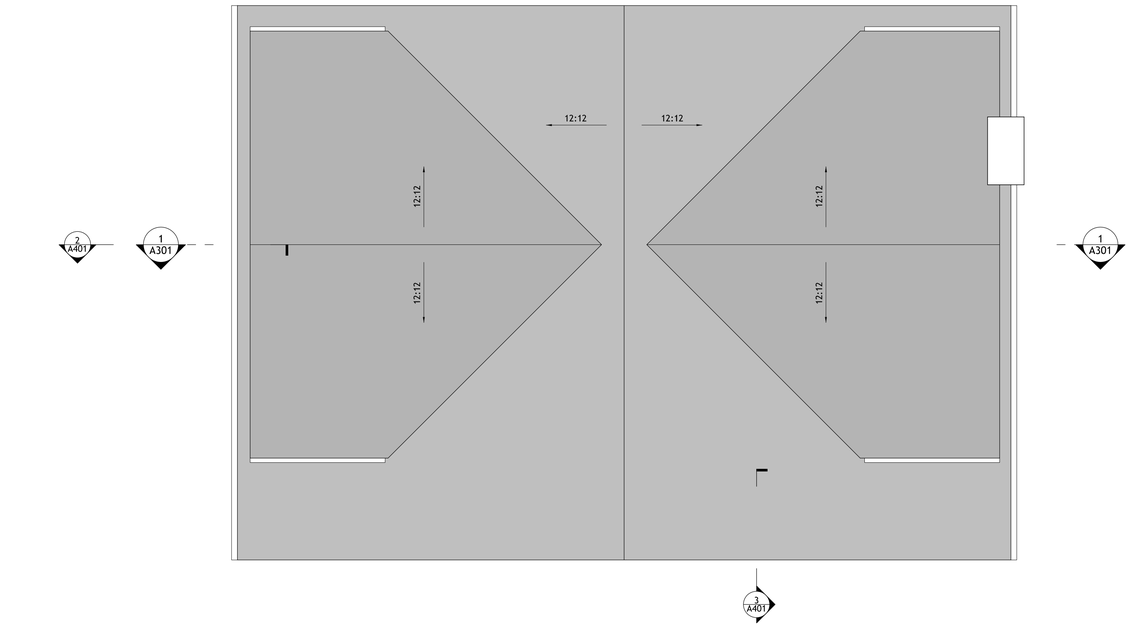
1 REVISION 1
2022 OCTOBER 13

2ND FL. & ATTIC PLANS

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

STATE OF MARYLAND
WILLIAM E. KIRWAN
15883
ARCHITECT

SHEET NO.
A102



1 A103 PROPOSED ROOF PLAN

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

N

0 5 10 FT

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:35 pm, Oct 20, 2022

Professional Certification.
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PERMIT SUBMISSION
2022 AUGUST 23

ROOF PLAN

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

STATE OF MARYLAND
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15883
ARCHITECT

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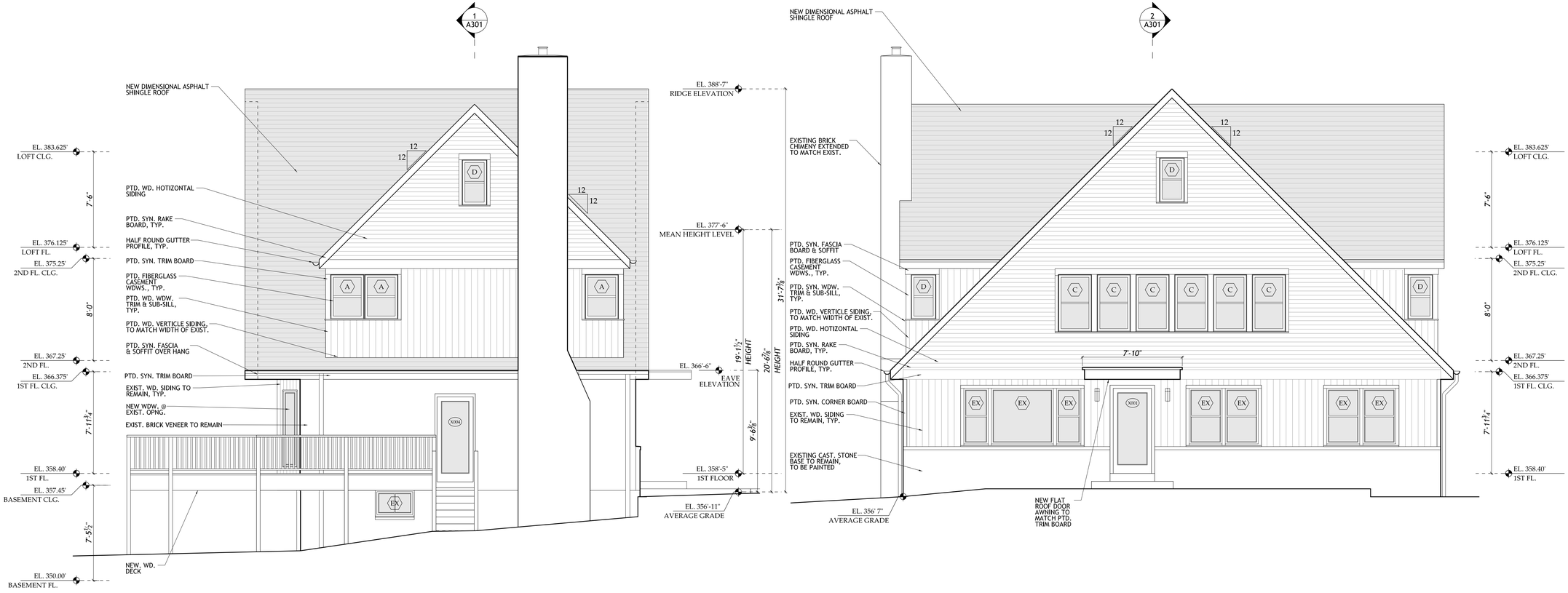
A103



2 A201 PROPOSED EAST ELEVATION

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

1 A301

1 A201 PROPOSED NORTH ELEVATION

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

2 A301

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:35 pm, Oct 20, 2022

Note: Sea level elevations based on USGS topo map dated 09/26/2022.

Professional Certification.
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RENOVATION OF & ADDITION TO THE
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PERMIT SUBMISSION
2022 SEPTEMBER 15

ELEVATIONS

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

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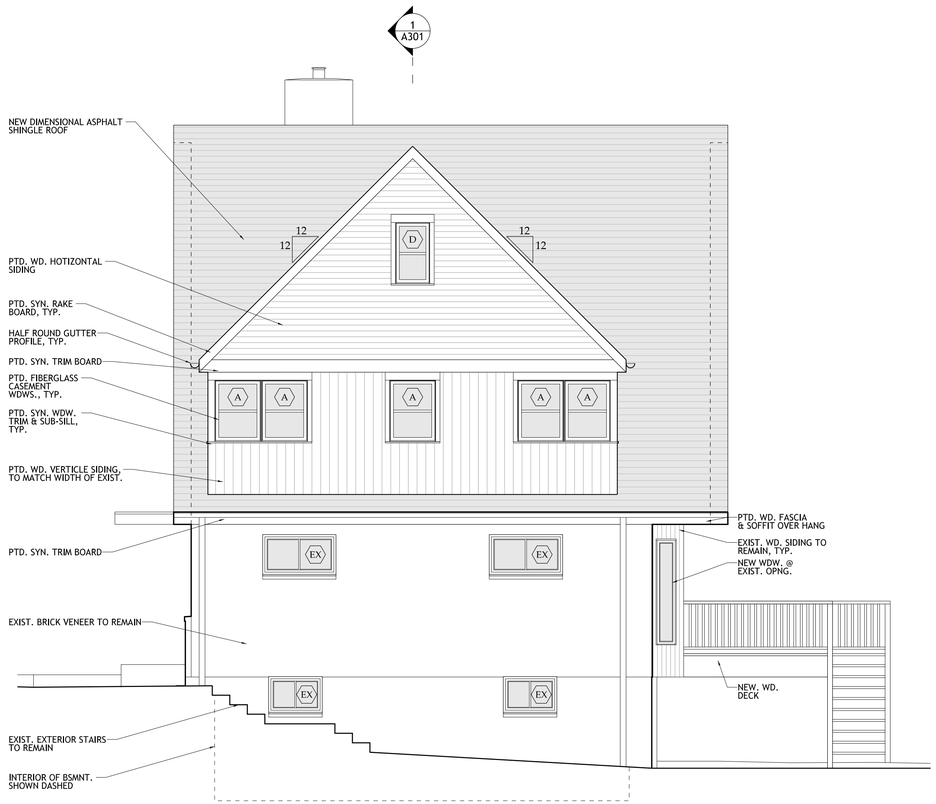
A201



2 A202 PROPOSED WEST ELEVATION

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

1 A202 PROPOSED SOUTH ELEVATION

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

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:35 pm, Oct 20, 2022

Note: Sea level elevations based on USGS topo map dated 09/26/2022.

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RENOVATION OF & ADDITION TO THE
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2106 SALISBURY RD. SILVER SPRING, MD, 20910

21.09

PERMIT SUBMISSION
2022 SEPTEMBER 15

ELEVATIONS

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

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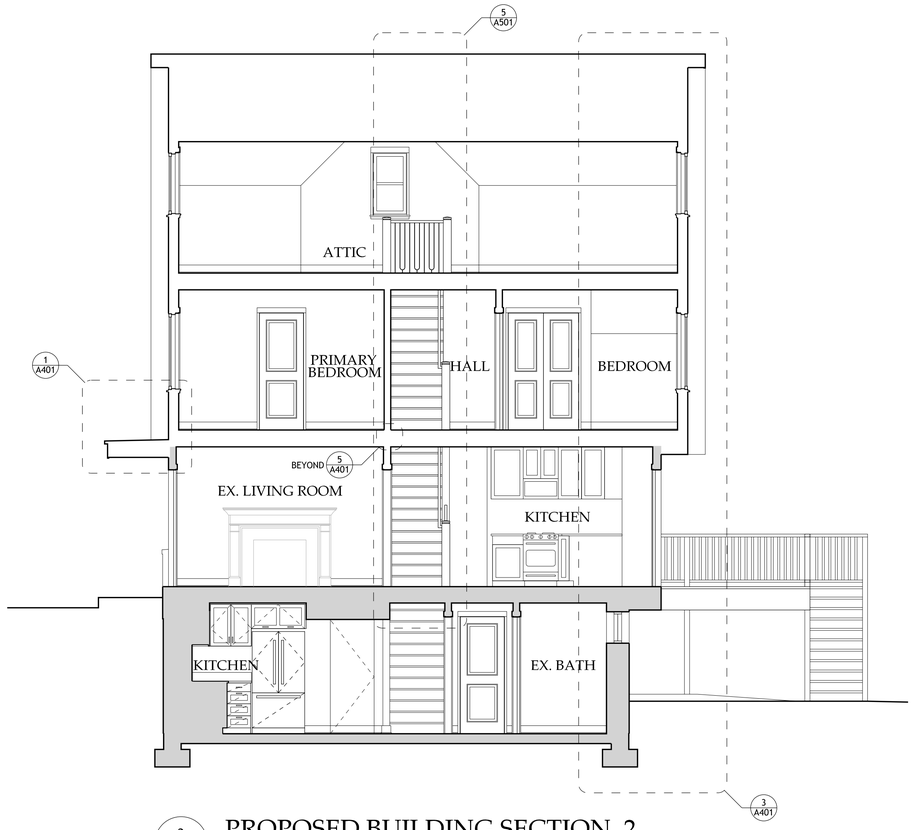
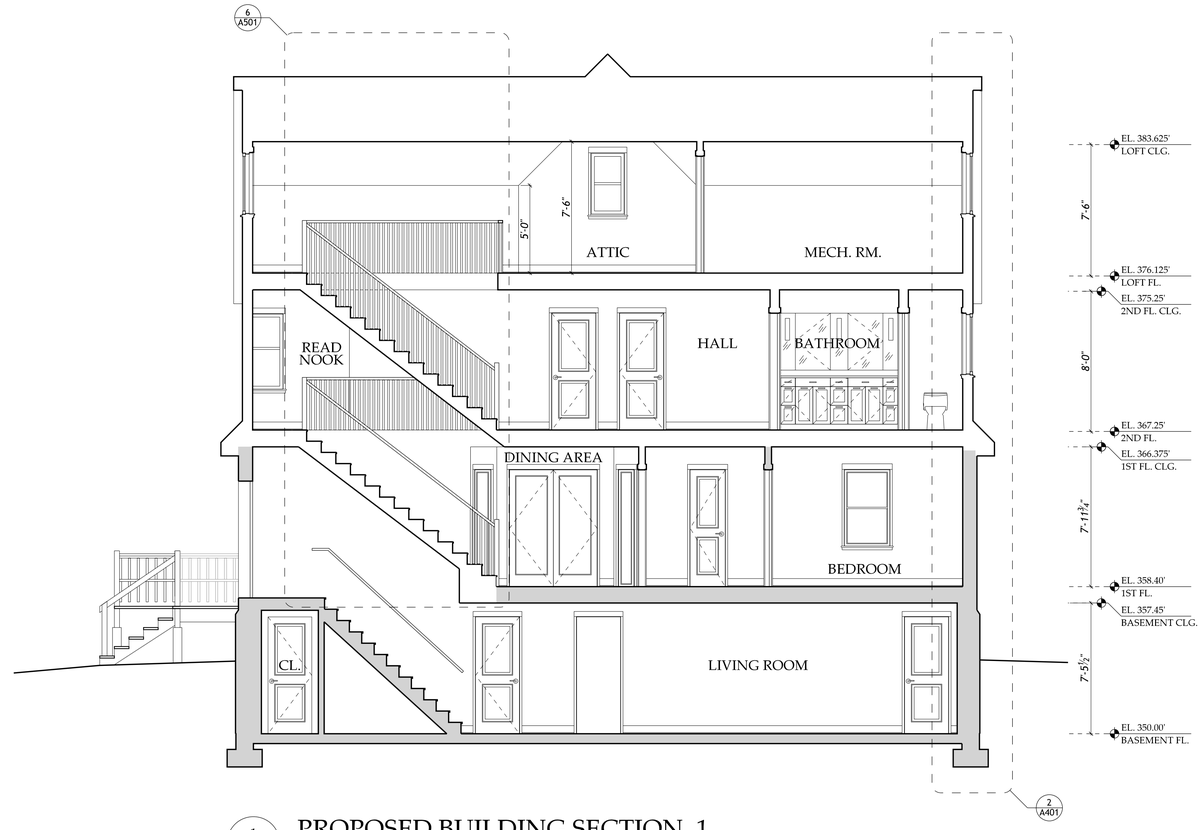
A202



2 A301 PROPOSED BUILDING SECTION_2

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



1 A301 PROPOSED BUILDING SECTION_1

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

0 5 10 FT

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:50 am, Oct 21, 2022

Note: Sea level elevations based on USGS topo map dated 09/26/2022.

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PERMIT SUBMISSION
2022 SEPTEMBER 15

BUILDING SECTIONS

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

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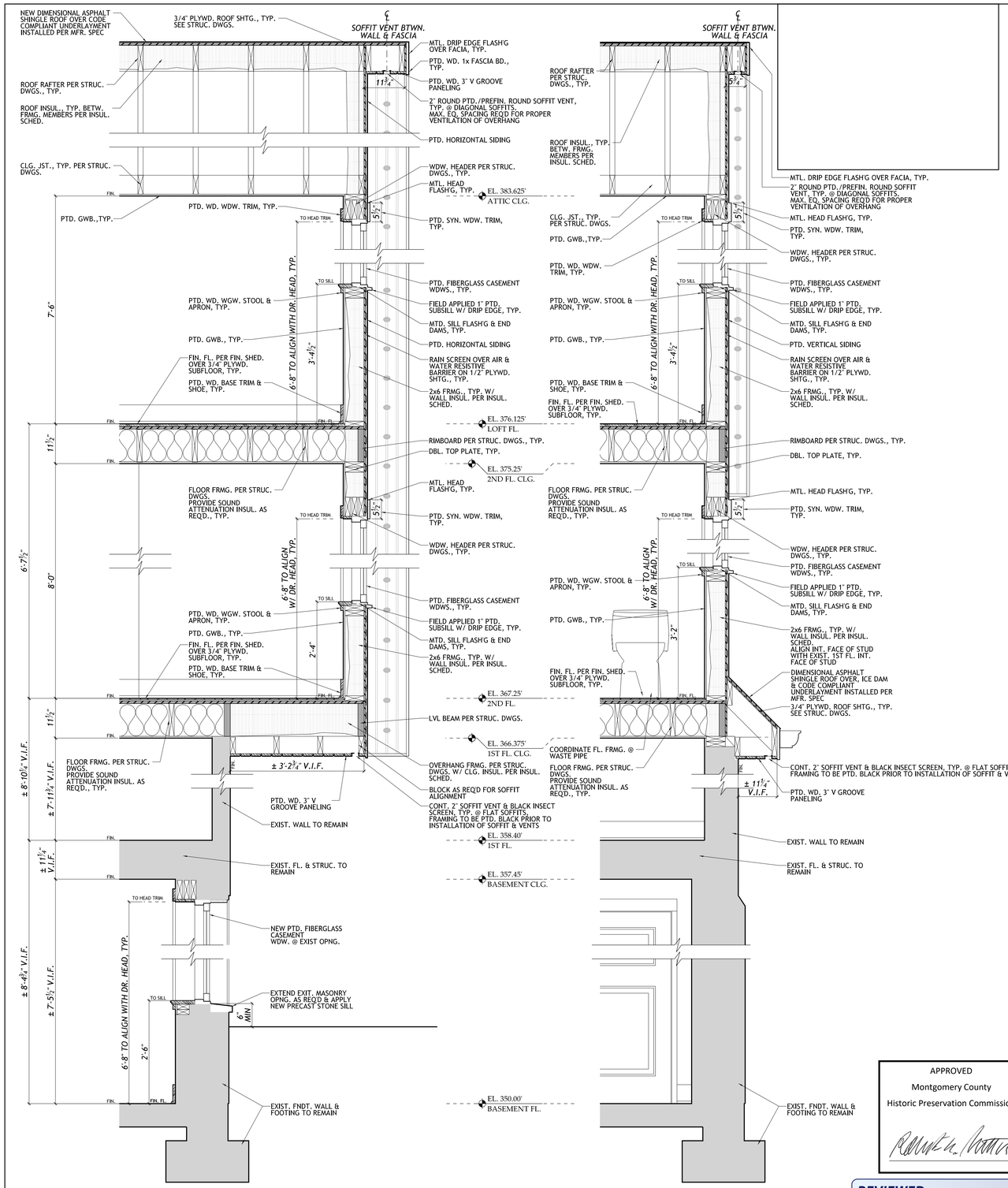
SHEET NO.
A301

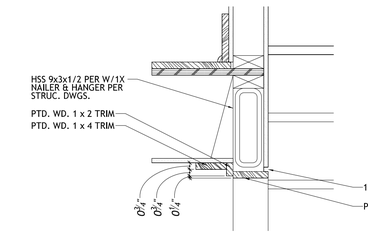


3 A401 WALL SECTION 2
SCALE: 3/4" = 1'- 0"

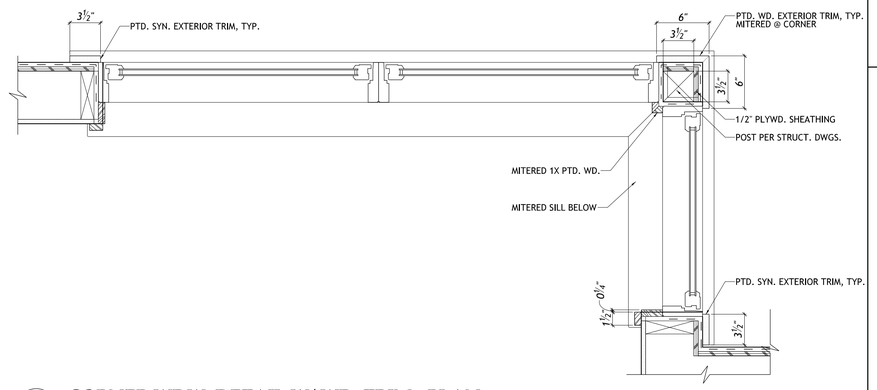
2 A401 WALL SECTION 1
SCALE: 3/4" = 1'- 0"

APPROVED
Montgomery County
Historic Preservation Commission

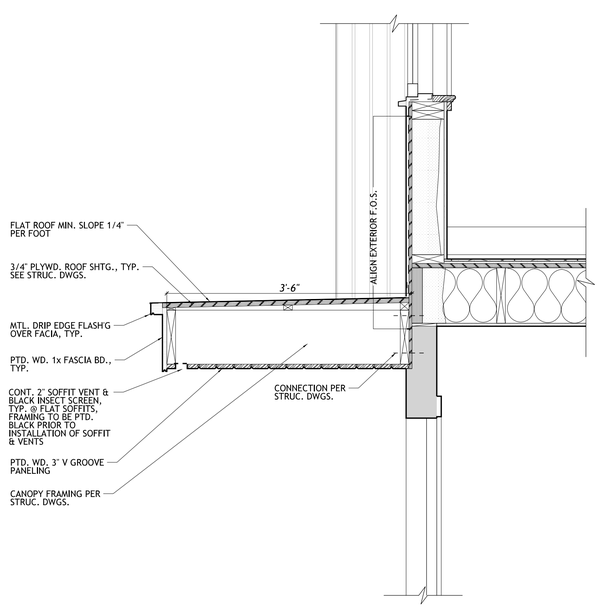
REVIEWED
By Dan.Bruechert at 12:34 pm, Oct 20, 2022



5 A401 TRIM & BEAM COND. @ 1ST FL. STAIR
SCALE: 1 1/2" = 1'- 0"



4 A401 CORNER WDW. DETAIL W/ WD, TRIM - PLAN
SCALE: 1 1/2" = 1'- 0"



1 A401 FRONT CANOPY DETAIL
SCALE: 1" = 1'- 0"

Note: Sea level elevations based on USGS topo map dated 09/26/2022.

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RENOVATION OF & ADDITION TO THE
CAIRNS RESIDENCE
2106 SALISBURY RD. SILVER SPRING, MD, 20910

21.09

PERMIT SUBMISSION
2022 SEPTEMBER 15

WALL SECTIONS

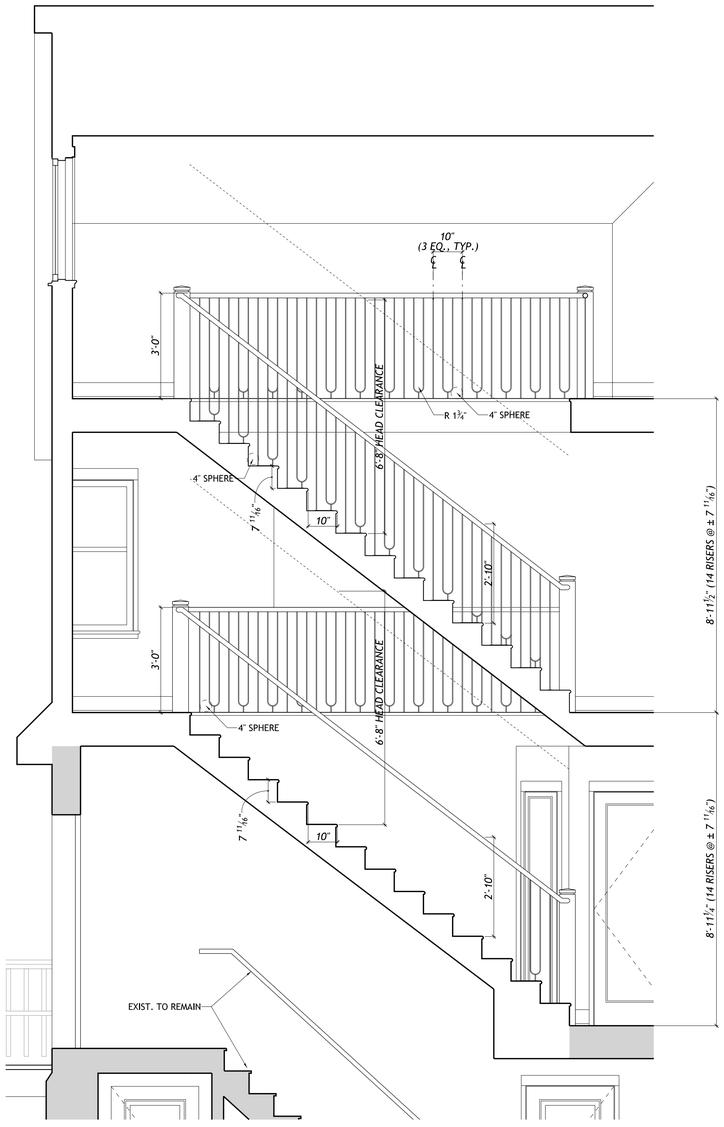
SCALE: 3/4"=1'-0"

STATE OF MARYLAND · WILLIAM E. KIRWAN · 15883 · REGISTERED ARCHITECT

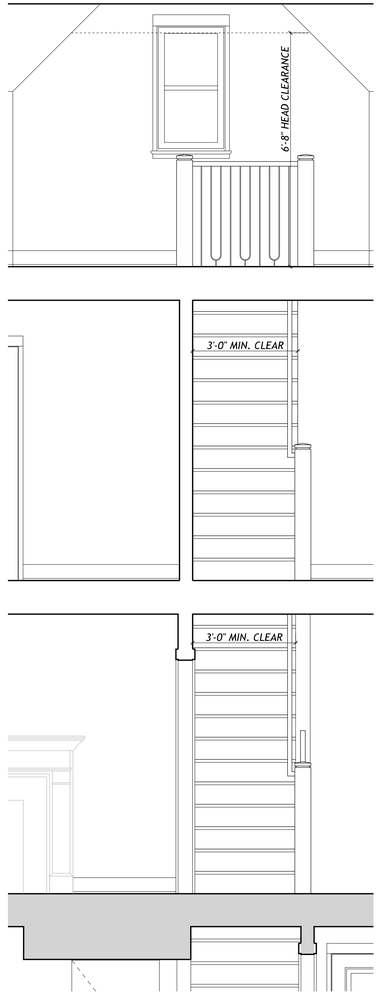
SHEET NO.
A401

APPROVED
Montgomery County
Historic Preservation Commission

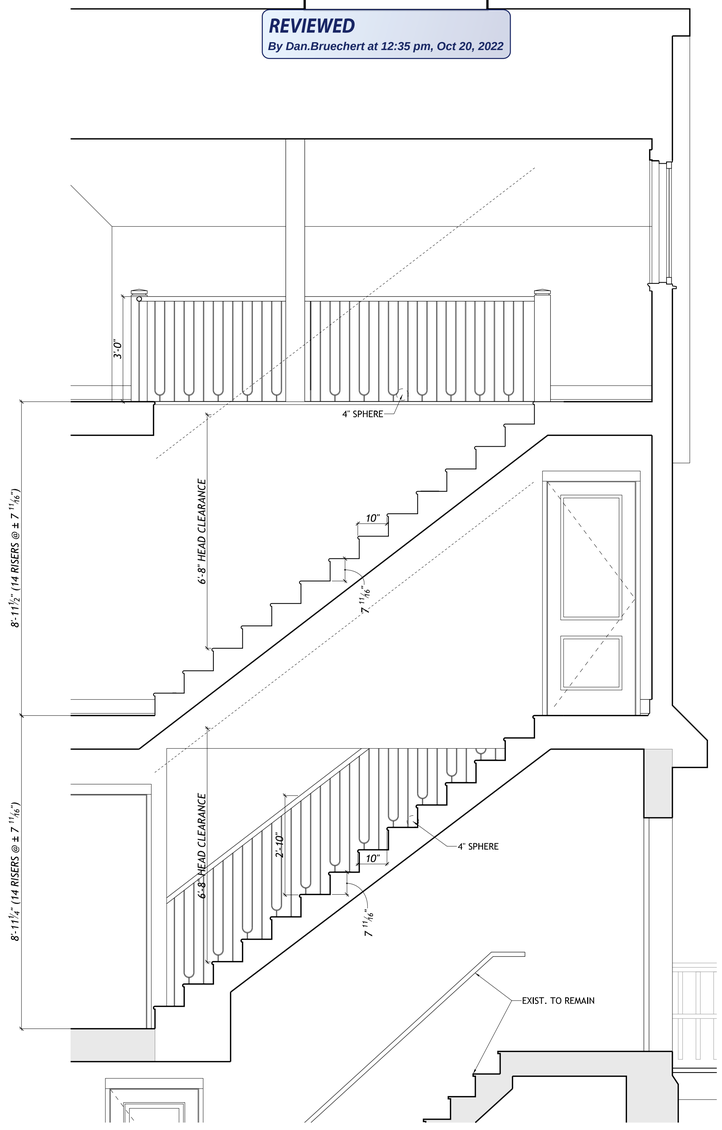
REVIEWED
By Dan.Bruechert at 12:35 pm, Oct 20, 2022



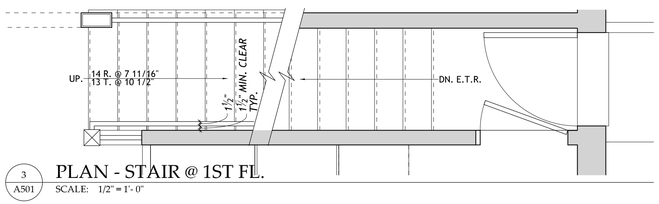
6 A501 STAIR SECTION SOUTH
SCALE: 1/2" = 1'- 0"



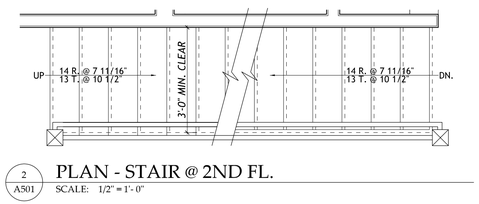
5 A501 STAIR SECTION WEST
SCALE: 1/2" = 1'- 0"



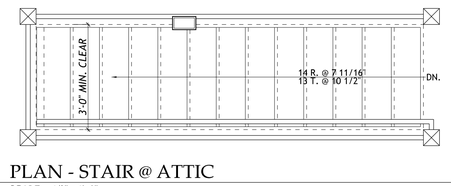
4 A501 STAIR SECTION NORTH
SCALE: 1/2" = 1'- 0"



3 A501 PLAN - STAIR @ 1ST FL.
SCALE: 1/2" = 1'- 0"



2 A501 PLAN - STAIR @ 2ND FL.
SCALE: 1/2" = 1'- 0"



1 A501 PLAN - STAIR @ ATTIC
SCALE: 1/2" = 1'- 0"

Professional Certification.
I, William Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 23/07/2023.

MUSE | KIRWAN
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RENOVATION OF & ADDITION TO THE
CAIRNS RESIDENCE
2106 SALISBURY RD. SILVER SPRING, MD, 20910

21.09

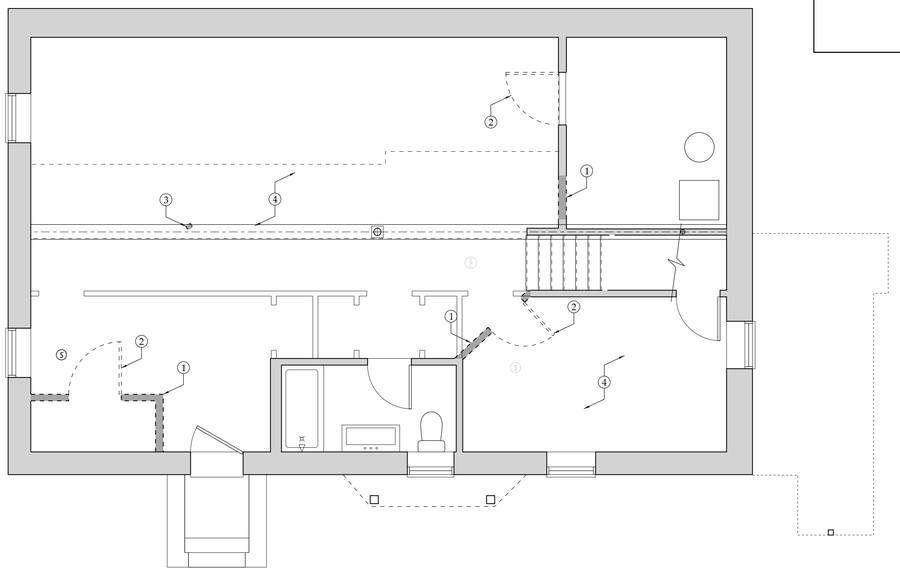
PERMIT SUBMISSION
2022 AUGUST 23

STAIR DETAILS

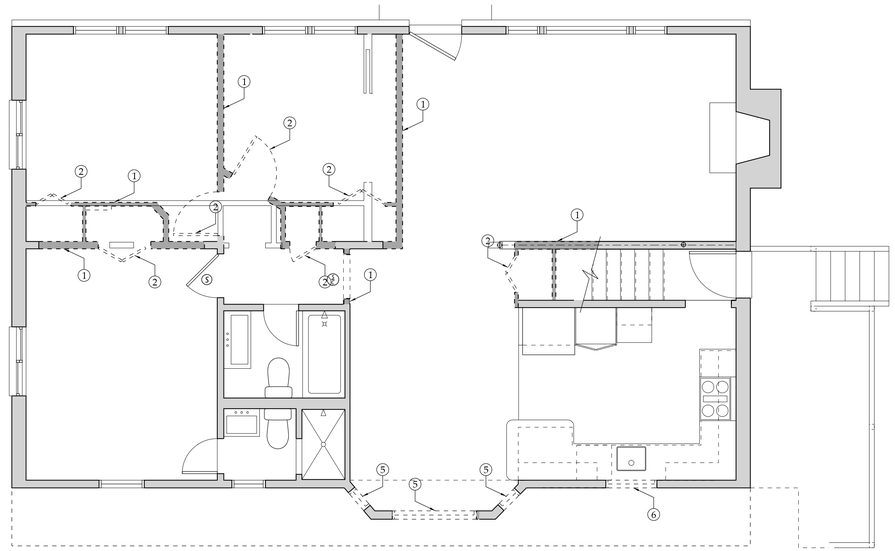
SCALE: 1/2"=1'-0"

STATE OF MARYLAND
WILLIAM E. KIRWAN
15883
REGISTERED
ARCHITECT

SHEET NO.
A501



2 D101 BASEMENT DEMO PLAN
SCALE: 1/4" = 1'- 0"



1 D101 FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'- 0"

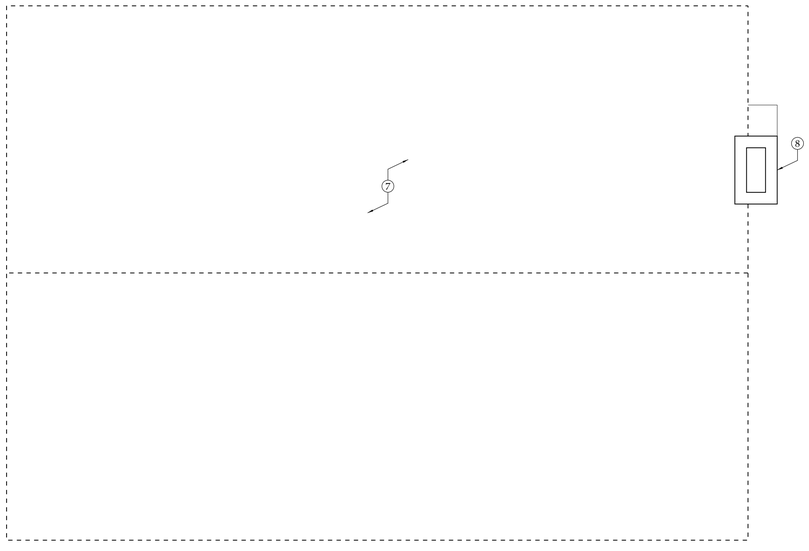
N

0 5 10 FT

EXISTING WALL TO REMAIN

WALLS TO BE DEMOLISHED

MISC. DEMOLITION



3 D101 ROOF DEMO PLAN
SCALE: 1/4" = 1'- 0"

DEMOLITION NOTES

MARK	REMARK
1.	Remove interior wall as necessary to accommodate new work. Provide temporary bracing and shoring as required.
2.	Remove interior door, jamb, & casing.
3.	Remove existing column & provide new beam as req'd per engineer's drawings. Provide temporary bracing & shoring as required.
4.	Remove existing carpet.
5.	Remove exterior window/door & wall as necessary to accommodate new work. Provide temporary bracing & shoring as required.
6.	Add alt.1: Remove exterior window & wall as necessary to accommodate new work. Provide temporary bracing & shoring as required.
7.	Remove existing roof. Maintain structure where deemed possible by engineer. Provide protection for existing construction to remain.
8.	Remove portion of existing chimney as necessary to accommodate new work. Provide protection for existing construction to remain.
GENERAL NOTES:	
a.	Removed dotted and/or hatched portion of existing wall as required to accommodate new work, typical.
b.	Special care should be taken to prevent damage to existing construction scheduled to remain, typical.
c.	Verify with owners items to be salvaged/saved for re-use, typical.
d.	Any portion of the house exposed by removal of existing work shall be patched to match adjacent existing or new surface as required.
e.	Refer to electrical plans for electrical demolition notes.
f.	Remove all mechanical bulkheads and/or ducts which are no longer in use. Patch and repair as necessary.
g.	Coordinate the removal of existing HVAC, plumbing, & electrical to accommodate new work.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:52 am, Oct 21, 2022

Professional Certification.
I, William Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 23/07/2023.

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DEMOLITION PLANS

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

STATE OF MARYLAND · WILLIAM E. KIRWAN · 15883 · REGISTERED ARCHITECT

SHEET NO.
D101

STRUCTURAL NOTES

1 GENERAL

A. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. THE FOLLOWING LIVE LOADS WERE UTILIZED IN THE DESIGN:

LIVING AREAS	40 PSF
SLEEPING ROOMS	40 PSF
ATTICS W/O STORAGE	10 PSF
ATTICS W/ STORAGE	20 PSF
EXTERIOR DECK	40 PSF
GARAGE SLAB	50 PSF
SNOW LOAD (GROUND SNOW)	30 PSF
WIND LOAD	115 MPH (ULTIMATE) 90 MPH (SERVICE)
SEISMIC DESIGN CATEGORY	B
TERMITE HAZARD	MODERATE TO SEVERE
DAMAGE FROM WEATHERING	SEVERE

A MINIMUM OF 12 PSF DEAD LOAD WAS ADDED IN THE DESIGN.

B. MECHANICAL UNITS AND ANY OTHER EQUIPMENT WITH WEIGHTS SHOWN IN PLAN AND SUPPORTED BY THE STRUCTURE WERE CONSIDERED IN THE DESIGN OF THE STRUCTURE. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS AND HAVING A WEIGHT IN EXCESS OF 400 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

C. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

D. BASEMENT AND FOUNDATION WALLS ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED, OR CONTRACTOR HAS PROVIDED SHORING AND BRACING TO ADEQUATELY RESTRAIN WALL.

2 EARTHWORK

A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 1500 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.

B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'_6" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

C. COMPACTED BACKFILL BELOW BUILDING SLABS (EXCEPT AT STRUCTURED SLAB AREAS) - ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.

3 DEMOLITION

A. CONTRACTOR SHALL VERIFY THAT EXISTING CONSTRUCTION CORRESPONDS TO THAT SHOWN ON THE DRAWINGS. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

B. PROVIDE ADEQUATE SHORING, BRACING AND OTHER TEMPORARY SUPPORT DURING DEMOLITION. RETAIN THE SERVICES OF A QUALIFIED SPECIALTY ENGINEER TO DESIGN AND MONITOR THE TEMPORARY SUPPORT. SUBMIT DRAWINGS FOR RECORD ONLY.

C. UNTIL PROPERLY SHORED, DO NOT CUT EXISTING STRUCTURAL MEMBER IN A MANNER RESULTING IN A REDUCTION OF LOAD-CARRYING CAPACITY. DO NOT EXCEED THE CAPACITY OF THE EXISTING STRUCTURE WITH SUPERIMPOSED LOADS.

D. IN GENERAL, SELECTIVE STRUCTURAL DEMOLITION IS TO BE PERFORMED WITH PHYSICAL CUTTING ACTION (I.E. SAWING AND GRINDING INSTEAD OF HAMMERING AND CHOPPING). DO NOT USE JACKHAMMERS ON STRUCTURALLY SUPPORTED MEMBERS.

4 CONCRETE

A. ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH (F'c) = 3000 PSI IN 28 DAYS. EXTERIOR SLABS AND GARAGE FLOOR SLABS SHALL HAVE A MINIMUM STRENGTH OF 3500 PSI. ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 301 SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AIR-ENTRAINED.

B. ALL REINFORCING STEEL TO MEET ASTM_A_615 GRADE 60. PLACING PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS. ALL REINFORCING TO BE SPLICED A MINIMUM OF 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.

C. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCING AS FOLLOWS:

__ FOOTINGS (BOTTOM), PIERS 3"

5 STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-992 GRADE 50. PIPE TO BE A53 OR A501. TUBE TO BE A500 OR A501. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL. BOLTED FIELD CONNECTION SHALL BE 3/4" DIAMETER HIGH STRENGTH BOLTS MEETING ASTM SPEC. A-325.

B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR ERECTION.

C. ALL WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY. ALL WELDING ELECTRODES, MACHINES, ETC. SHALL BE COMPATIBLE WITH STEEL BEING WELDED.

D. STEEL PLATE FLITCH BEAMS SHALL BE BOLTED WITH 1/2 INCH DIAMETER THROUGH BOLTS AT 16 INCHES ON CENTER TOP AND BOTTOM WITH THE FIRST SET OF BOLTS 6 INCHES FROM THE END.

6 WOOD

A. ALL FRAMING LUMBER SHALL BE HEM-FIR, GRADE #2, OR SPRUCE-PINE-FIR, GRADE #1 / #2, OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERITES (BASED ON 2x12 MEMBERS):

_BENDING STRESS "Fb" = 850 PSI FOR SINGLE MEMBER USE
_HORIZONTAL SHEAR "Fv" = 135 PSI
_COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 405 PSI
_COMPRESSION PARALLEL TO GRAIN "Fc||" = 1,150 PSI
_MODULUS OF ELASTICITY "E" = 1,300,000 PSI

NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.

B. ALL EXPOSED EXTERIOR FRAMING AND FRAMING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED WITH ALAKALINE COPPER QUOT (ACQ) OR COPPER AZOLE (CBA-A AND CA-B), NOT SODIUM BORATE (SBX). LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2X12 LUMBER WITH REDUCTIONS)

_BENDING STRESS "Fb" = 750 PSI FOR SINGLE MEMBER USE
_HORIZONTAL SHEAR "Fv" = 175 PSI
_COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 565 PSI
_COMPRESSION PARALLEL TO GRAIN "Fc||" = 1,250 PSI
_MODULUS OF ELASTICITY "E" = 1,400,000 PSI

C. PLYWOOD LAMINATED VENEER LUMBER (LVL OR MICROLAM) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

_BENDING STRESS "Fb" = 2600 PSI
_HORIZONTAL SHEAR "Fv" = 285 PSI
_MODULUS OF ELASTICITY "E" = 2,000,000 PSI
_BEARING STRESS "FPERP"= 780 PSI

D. ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2x6 MEMBERS):

-COMPRESSION PARALLEL TO GRAIN "Fc||" = 725 PSI
-BENDING STRESS "F" = 675 PSI FOR SINGLE USE MEMBERS
-MODULUS OF ELASTICITY "E" = 1,200,000 PSI

E. UNLESS NOTED OTHERWISE, FASTENING FOR STRUCTURAL MEMBERS SHALL FOLLOW INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.

F. NAILS FOR FRAMING AND SHEATHING CONNECTIONS SPECIFIED IN THE DRAWINGS AND ASSOCIATED NOTES SHALL CONFORM TO ASTM F1667 AND SHALL MEET THE FOLLOWING MINIMUM SIZE REQUIREMENTS:

TYPE	DIAMETER x LENGTH
8d	0.113"x2-1/2"
10d	0.120"x3"
12d	0.135"x3-1/4"
16d	0.148"x3-1/2"
20d	0.177"x4"

NAILS USED IN STANDARD CONNECTIONS SHALL BE SIZED PER THE REQUIREMENTS OF THE BUILDING CODE.

G. CUTTING AND NOTCHING OF CONVENTIONAL FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:

__NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE_SIXTH THE DEPTH OF THE MEMBERS AND SHALL NOT BE LOCATED IN THE MIDDLE ONE_ THIRD OF THE SPAN (INCLUDING BIRDS MOUTH CUTS).

__NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE_FOURTH THE DEPTH OF THE MEMBER.

__THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.

__HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE_THIRD THE DEPTH OF THE JOISTS.

H. PROVIDE SOLID BLOCKING AT 4 FEET ON CENTER BETWEEN BAND JOIST AND FIRST INTERIOR PARALLEL JOIST.

I. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATION. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED MEMBERS SHALL MEET G185 HOT-DIPPED GALVANIZING.

J. PREFABRICATED STEEL HANGERS SHALL BE INSTALLED AS FOLLOWS:

1. ALL JOISTS, RAFTERS, AND BEAMS FLUSH-SUPPORTED TO OTHER FRAMING SHALL HAVE PREFABRICATED JOIST/BEAM HANGERS.
2. HANGERS SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S CATALOGUE FOR THE JOIST/BEAM TYPE, NUMBER OF PLIES, DEPTH, AND WIDTH.
3. WHERE HANGER LOADS ARE NOTED ON THE DRAWINGS, HANGERS SHALL BE SIZED TO CARRY THE LOAD VALUE.
4. PROVIDE SPECIAL SLOPED AND/OR SKEWED HANGERS FOR SLOPED AND SKEWED MEMBERS.

K. ANCHOR BOLTS CONNECTING PRESSURE-TREATED WOOD PLATES TO MASONRY OR CONCRETE SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

L. HOLES THROUGH WOOD I'S SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS. NO CUTS OR HOLES ARE ALLOWED IN TOP OR BOTTOM CHORDS.

M. PROVIDE LSL OR LVL BAND BOARD IN WOOD I FLOOR JOIST OR WOOD FLOOR TRUSS SYSTEMS AT ALL PERIMETER BEARING WALLS. PROVIDE SQUASH BLOCKS AND STIFFENERS TO DISTRIBUTE LOADINGS AND AS REQUIRED BY MANUFACTURER. PROVIDE SOLID BLOCKING AT INTERIOR JOIST SUPPORTS WITH BEARING WALLS ABOVE.

N. ALL HEADERS SHALL HAVE A MINIMUM OF TWO STUDS AT EACH END UNLESS NOTED. BUILT-UP STUD COLUMNS SHALL HAVE ONE JACK STUD AND THE REMAINING STUDS SHALL BE KING STUDS. MULTIPLE STUDS SHALL BE NAILED WITH 12d NAILS AT 8" O.C. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS IN FLOOR SYSTEM AT ALL POINT LOADS ABOVE.

O. ALL FREESTANDING POSTS SHALL HAVE PREFAB POSTCAP AND BASE. POSTS WITHIN WALLS SHALL HAVE PREFAB CAP ATTACHED TO BEAM. POSTS BEARING ON MASONRY OR CONCRETE SHALL HAVE PREFAB BASE.

P. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.

Q. ALL STUD BEARING WALLS TO BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.

R. ALL ROOF RAFTERS SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR. EACH ANCHOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL BE ATTACHED TO HAVE A CAPACITY TO RESIST A 450# UPLIFT LOADING UNLESS SHOWN OTHERWISE ON DRAWINGS.

7 SHEATHING

A. FLOOR SHEATHING SHALL BE 23/32 (3/4) INCH APA RATED STURD-I-FLOOR, TONGUE AND GROOVE, PLYWOOD. PANELS SHALL HAVE LONG DIMENSION ORIENTED ACROSS THREE OR MORE JOISTS AND SHALL BE FASTENED WITH CONSTRUCTION ADHESIVE AND 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.

B. EXTERIOR WALL SHEATHING SHALL BE 7/16 (1/2) INCH THICK APA RATED WOOD STRUCTURAL PANELS. FASTEN PANELS TO STUDS WITH 8d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. PANEL EDGES NEED NOT BE BLOCKED UNLESS NOTED OTHERWISE.

C. ROOF SHEATHING SHALL BE 19/32 (5/8) INCH APA RATED WOOD PANELS WITH SPAN RATING OF 24/0 OR BETTER. FASTEN PANELS TO FRAMING WITH 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. ORIENT LONG DIMENSION OF PANELS ACROSS THREE OR MORE SUPPORTS. EDGES NEED NOT BE BLOCKED, UNLESS OTHERWISE NOTED.

8 MISCELLANEOUS

A. ALL WOOD BLOCKING, NAILERS, ETC, SHALL BE ATTACHED TO STEEL FRAMING WITH POWER ACTUATED FASTENERS OR 1/2" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE.

WARNING: THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.

ABBREVIATIONS LEGEND

A		K	
AB	ANCHOR BOLT	K	KIP(S)
ABV	ABOVE	KO	KNOCK-OUT
ADDL	ADDITIONAL	KSI	KIPS PER SQ. INCH
ADJ	ADJACENT		
AFF	ABOVE FINISH FLOOR	L	
ALT	ALTERNATE	L	LINTEL MARK/STEEL ANGLE
APPROX	APPROXIMATE(LY)	LLH	LONG LEG HORIZONTAL
ARCH	ARCHITECT(URAL)	LLV	LONG LEG VERTICAL
		LL	LIVE LOAD
B		LP	LOW POINT
B	BEAM MARK, SOIL BORING MARK	LSH	LONG SIDE HORIZONTAL
BF	BOTTOM OF FOOTING ELEVATION BRACED FRAME MARK	LSV	LONG SIDE VERTICAL
		LVL	LAMINATED VENEER LUMBER/LEVEL
BLKG	BLOCKING		
BLDG	BUILDING	M	
BLW	BELOW	MANUF	MANUFACTURER(ED)
BM	BEAM	MAS	MASONRY
BOD	BOTTOM OF DECK	MAX	MAXIMUM
BOS	BOTTOM OF STEEL	MECH	MECHANICAL
BOTT	BOTTOM	MEP	MECHANICAL, ELECTRICAL, PLUMBING
BP	BEARING PLATE MARK	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
BSMT	BASEMENT	MO	MASONRY OPENING
BTWN	BETWEEN	MATL	MATERIAL
		MTL	METAL
C			
C	COLUMN MARK	N	
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CJ	CONTROL/CONSTRUCTION JOINT	NS	NEAR SIDE
CJP	COMPLETE JOINT PENETRATION WELD	NIC	NOT IN CONTRACT
CL	CENTER LINE/COLUMN LINE		
CLR	CLEAR(ANCE)	O	
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER(S)
COL	COLUMN	OPNG	OPENING
COM	CENTER OF MASONRY WALL	OPP	OPPOSITE
COMP	COMPOSITE	OF	OUTSIDE FACE
CONC	CONCRETE		
CONN	CONNECTION		
CONST	CONSTRUCTION	P	PIER MARK
CONT	CONTINUOUS	PAF	POWDER ACTUATED FASTENER
COORD	COORDINATE(TION)	PC	PRECAST CONCRETE
COS	CENTER OF STUD	PDF	POWER DRIVEN FASTENER
		PEB	PRE-ENGINEERED BUILDING
D		PERIM	PERIMETER
DBA	DEFORMED BAR ANCHORS	PL	PLATE
DTL	DETAIL	PLF	POUNDS PER LINEAR FOOT
DIAM	DIAMETER	PLUM	PLUMBING
DIAG	DIAGONAL	PP	PRECAST PLANK MARK
DIM	DIMENSION	PROJ	PROJECTION
DN	DOWN	PSF	POUNDS PER SQ. FOOT
DWG	DRAWING	PSI	POUNDS PER SQ. INCH
DBL	DOUBLE	PSL	PARALLEL STRAND LUMBER COLUMN
DL	DEAD LOAD	PT	POST TENSION(ED)/PRESSURE TREATED
E		Q	
EA	EACH	QTY	QUANTITY
EE	EACH END		
EF	EACH FACE	R	
EL	ELEVATION	RAD	RADIUS
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATOR	REV	REVISION, REVISE(D)
EOD	EDGE OF DECK	REINF	REINFORCE(D), (ING)
EOJ	EDGE OF JOIST	REM	REMAINDER
EOS	EDGE OF SLAB	REQD	REQUIRED
EQ	EQUAL	RTU	ROOF TOP UNIT
EQUIP	EQUIPMENT		
ES	EACH SIDE	S	
ETR	EXISTING TO REMAIN	SB	STRAP BEAM, SLAB BEAM
EW	EACH WAY	SC	SLIP CRITICAL
EXIST, EX	EXISTING	SCHED	SCHEDULE(D)
EXP	EXPANSION	SE	SPECIALTY DESIGN ENGINEER
EXT	EXTERIOR	SIM	SIMILAR
		SJI	STEEL JOIST INSTITUTE
F		SOG	SLAB ON GRADE
F	FOOTING MARK	SQ	SQUARE
FD	FLOOR DRAIN	STD	STANDARD
FDN	FOUNDATION	STL	STEEL
FIN	FINISH	STRUCT	STRUCTURAL
FLR	FLOOR	SPA	SPACES
FOB	FACE OF BUILDING	SL	SNOW LOAD
FOM	FACE OF MASONRY WALL	SS	STAINLESS STEEL
FOS	FACE OF STUD		
FRT	FIRE RETARDANT TREATED	T	
FS	FOOTING STEP/FAR SIDE	TEMP	TEMPORARY
FTG	FOOTING	TF	TOP OF FOOTING ELEVATION
FUT	FUTURE	T/GB	TOP OF GRADE BEAM
		THK	THICK(NESS), (ENED)
G		TJI	WOOD I JOIST
GA	GAGE, GAUGE	T/O	THROUGH OUT
GALV	GALVANIZED	TOC	TOP OF CONCRETE
GB	GRADE BEAM	TP	TOP OF PIER ELEVATION
GC	GENERAL CONTRACT(OR)	TOS	TOP OF STEEL ELEVATION
GT	GIRDER TRUSS	TOW	TOP OF WALL ELEVATION
		TYP	TYPICAL
H			
HORIZ	HORIZONTAL	U	
HP	HIGH POINT	UNEXC	UNEXCAVATED
HS	HIGH STRENGTH	UNO	UNLESS NOTED OTHERWISE
HSS	HOLLOW STRUCTURAL SECTION	UMD	UNDERSIDE METAL DECK ELEVATION
HT	HEIGHT	V	
HTR	HIP TRUSS	VERT	VERTICAL
		VIF	VERIFY IN FIELD
I		W	
INFO	INFORMATION	W/	WITH
IF	INSIDE FACE	WF	WIND FRAME
		WP	WORK POINT
J		WWF	WELDED WIRE FABRIC
JBE	JOIST BEARING ELEVATION		
JST	JOIST		
JT	JOINT		
JTR	JACK TRUSS		

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:55 am, Oct 21, 2022

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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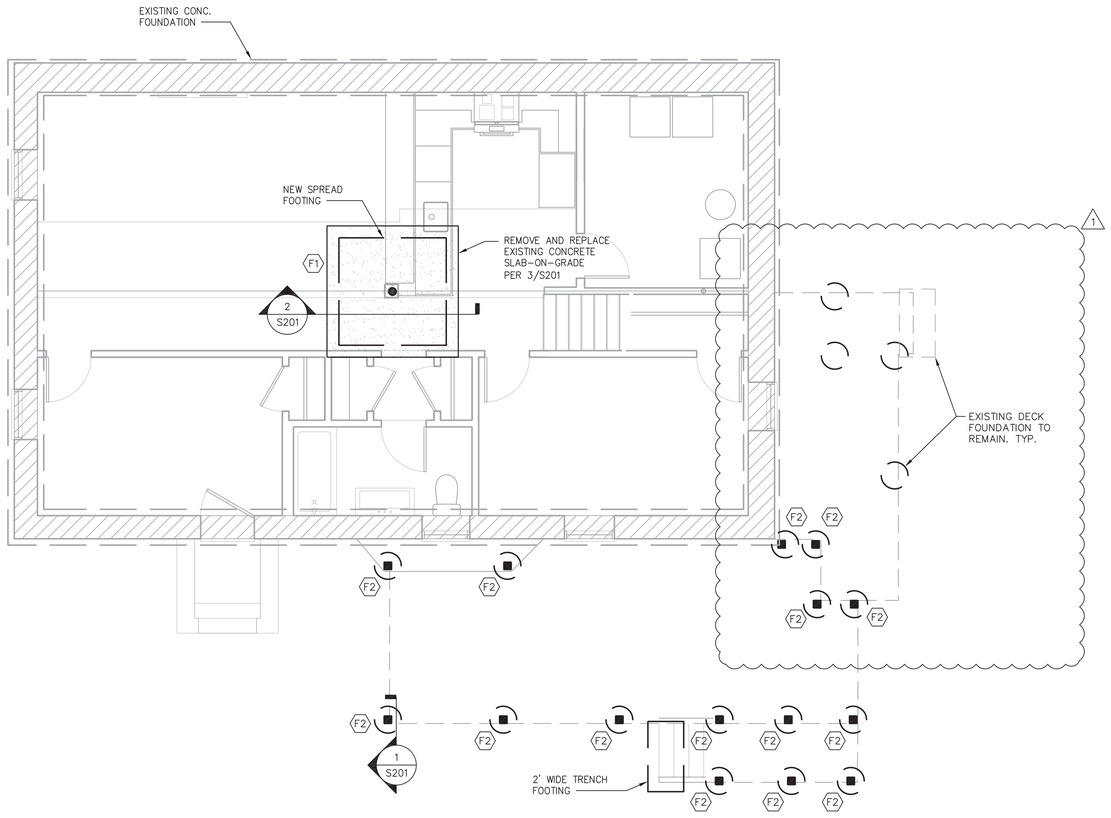
21.09

PERMIT SUBMISSION
2022 JULY 27
1 REVISION 1
2022 OCTOBER 13

STRUCTURAL NOTES AND ABBREVIATIONS

STATE OF MARYLAND
JASON B. SPARROW
34075
PROFESSIONAL ENGINEER
Digitally signed by Jason B. Sparrow
Date: 2022.10.13 14:03:29-04'00'

SHEET NO.
S001



FOUNDATION PLAN

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

NOTES:

1. NEW FLOOR CONSTRUCTION; 4'' CONCRETE SLAB-ON-GRADE REINFORCED WITH ONE LAYER OF 6X6-W1.4 X W1.4 WWF IN THE TOP 1/3 OF SLAB PLACED OVER 10 MIL VAPOR RETARDER ON 4'' LAYER OF COMPACTED #57 STONE.
2. SEE S201 FOR TYPICAL FOUNDATION SECTIONS AND FOOTING SCHEDULE.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:56 am, Oct 21, 2022

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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Phone 301.718.8118 www.musekirwan.com

RENOVATION OF & ADDITION TO THE
CAIRNS RESIDENCE
2106 SALISBURY RD. SILVER SPRING, MD. 20910

21.09

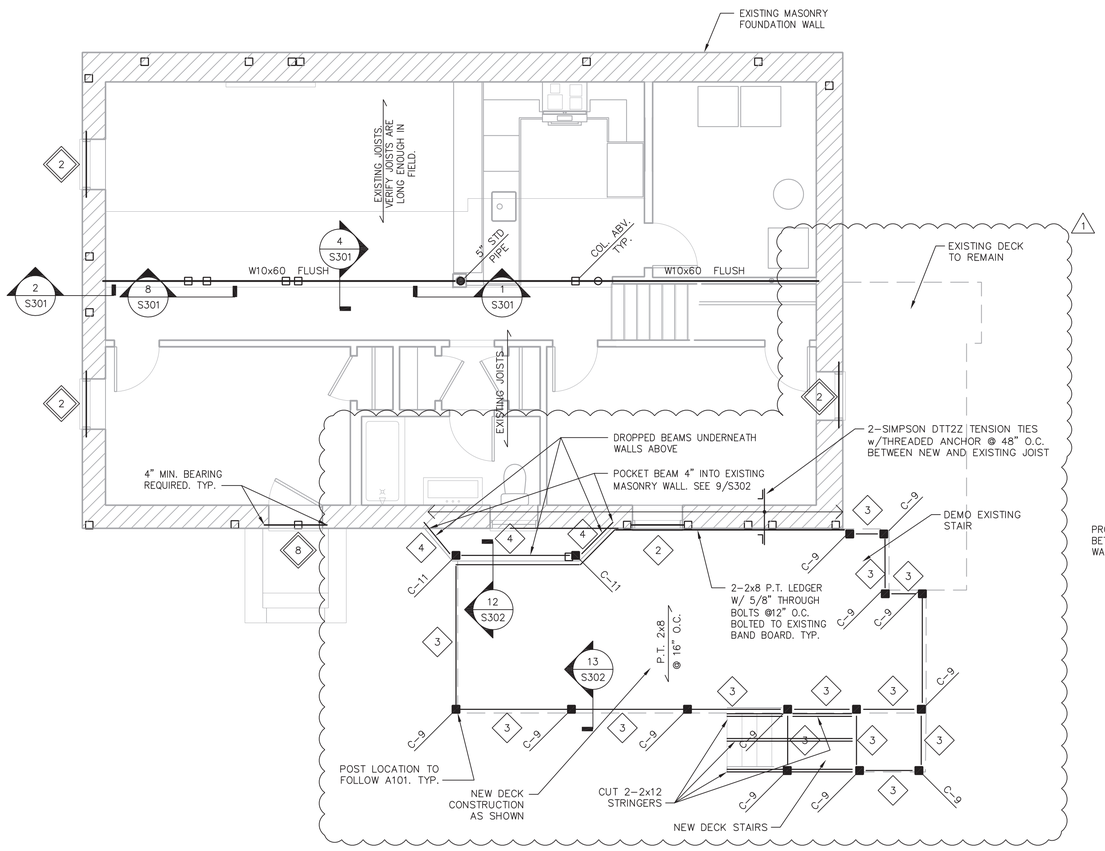
PERMIT SUBMISSION
2022 JULY 27
1 REVISION 1
2022 OCTOBER 13

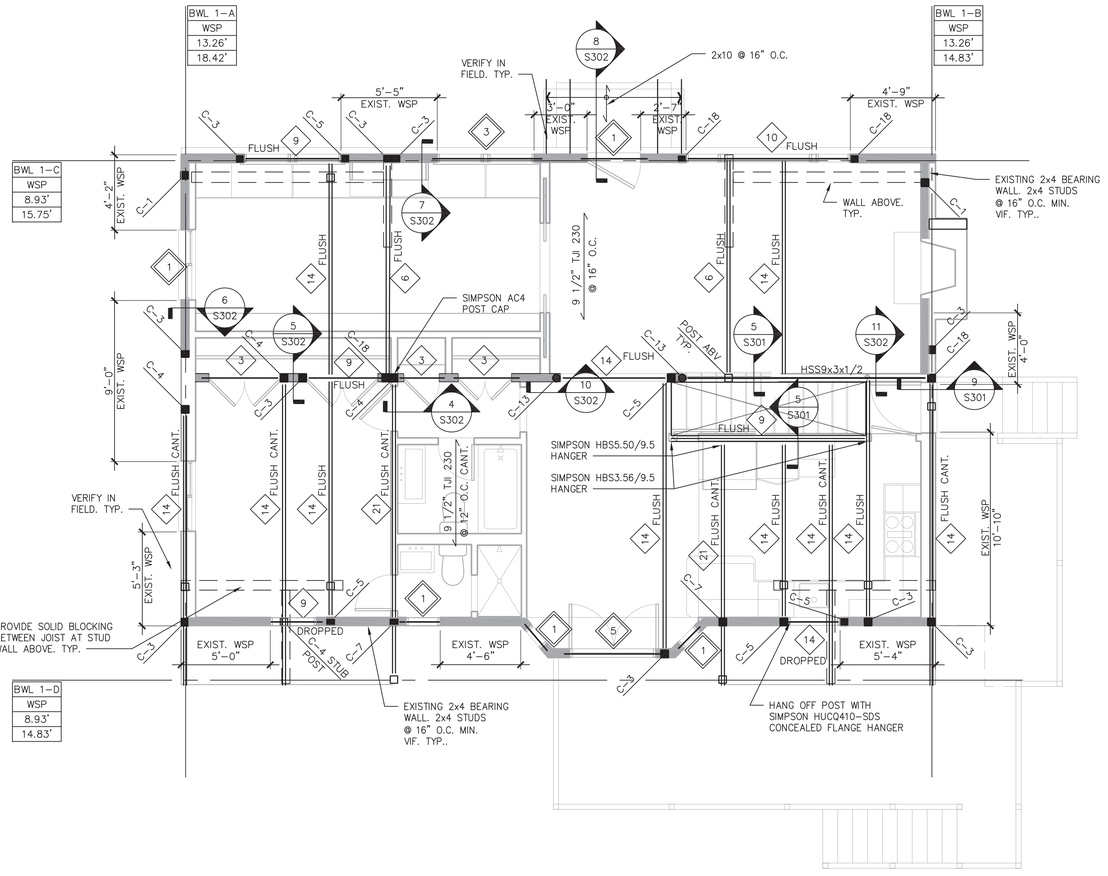
FOUNDATION PLAN

STATE OF MARYLAND
JASON B. SPARROW
34075
PROFESSIONAL ENGINEER

Digitally signed by Jason B. Sparrow
Date: 2022.10.13 11:15:03-04'00'

SHEET NO.
S100





FIRST FLOOR FRAMING PLAN

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

NOTES:

1. DENOTES WOOD BEARING WALL. BEARING WALL CONSTRUCTION SHALL BE 2x6 STUDS SPACED AT 16" O.C. U.N.O.
2. EXISTING WOOD BEARING WALL SHOWN ON PLAN. EXISTING BEARING WALL CONSTRUCTION IS 2x4 STUDS AT 16" O.C. VIF.
3. FLOOR CONSTRUCTION SHALL BE 23/32 (3/4") APA RATED STURD-I-FLOOR TONGUE & GROOVE PANELS GLUED AND NAILED TO WOOD JOISTS.
4. DENOTES WOOD HEADERS/BEAMS, SEE SCHEDULE
5. DENOTES EXISTING MINIMUM WOOD HEADERS/BEAMS SIZES TO BE VERIFIED IN FIELD. IF BEAM SIZE DOES NOT MEET REQUIREMENT, REPLACE HEADER/BEAM WITH DENOTED SIZE.
6. C-X DENOTES COLUMN, SEE SCHEDULE
7. PROVIDE ONE KING STUD AND ONE JACK STUD BELOW EACH END OF EACH CONVENTIONAL HEADER, TYPE, UNO.
8. PROVIDE ONE KING STUD AND TWO JACK STUDS BELOW EACH END OF EACH LVL OR FLITCH BEAM HEADER, TYP, UNO.
9. SEE S501 FOR BRACED WALL DETAILS.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:57 am, Oct 21, 2022

SECOND FLOOR FRAMING PLAN

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

NOTES:

1. DENOTES WOOD BEARING WALL. BEARING WALL CONSTRUCTION SHALL BE 2x6 STUDS SPACED AT 16" O.C. U.N.O.
2. EXISTING WOOD BEARING WALL SHOWN ON PLAN. EXISTING BEARING WALL CONSTRUCTION IS 2x4 STUDS AT 16" O.C. VIF.
3. FLOOR CONSTRUCTION SHALL BE 23/32 (3/4") APA RATED STURD-I-FLOOR TONGUE & GROOVE PANELS GLUED AND NAILED TO WOOD JOISTS.
4. DENOTES WOOD HEADERS/BEAMS, SEE SCHEDULE
5. DENOTES EXISTING MINIMUM WOOD HEADERS/BEAMS SIZES TO BE VERIFIED IN FIELD. IF BEAM SIZE DOES NOT MEET REQUIREMENT, REPLACE HEADER/BEAM WITH DENOTED SIZE.
6. C-X DENOTES COLUMN, SEE SCHEDULE
7. PROVIDE ONE KING STUD AND ONE JACK STUD BELOW EACH END OF EACH CONVENTIONAL HEADER, TYPE, UNO.
8. PROVIDE ONE KING STUD AND TWO JACK STUDS BELOW EACH END OF EACH LVL OR FLITCH BEAM HEADER, TYP, UNO.
9. SEE S501 FOR BRACED WALL DETAILS.

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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CAIRNS RESIDENCE
2106 SALISBURY RD. SILVER SPRING, MD, 20910

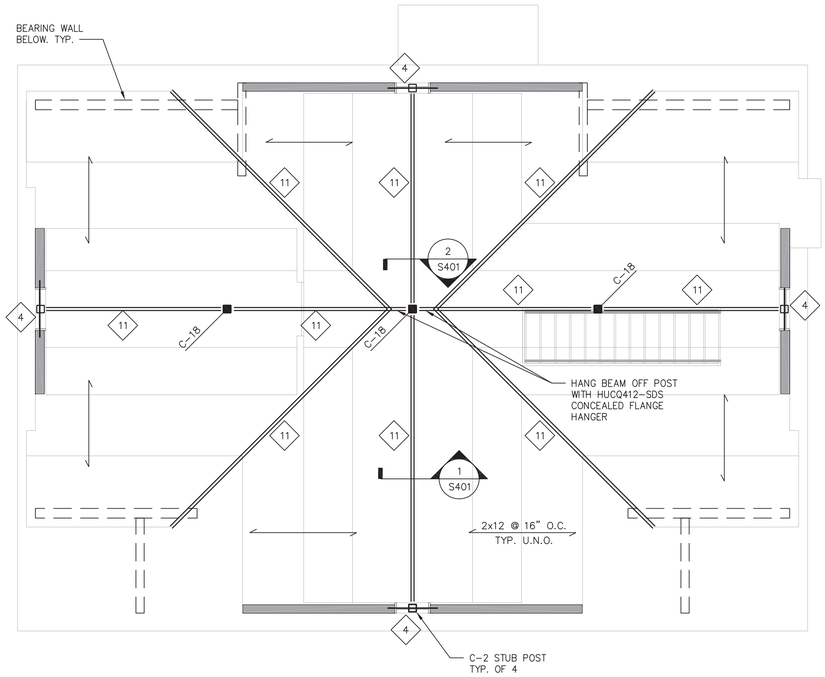
21.09

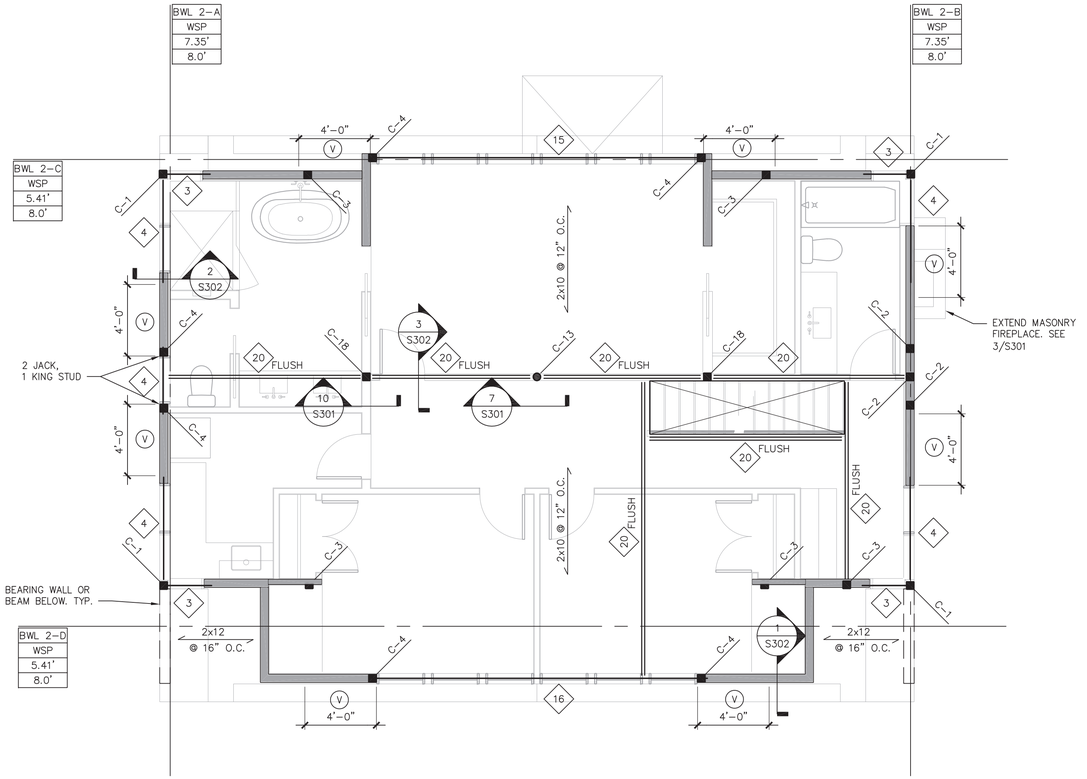
PERMIT SUBMISSION
2022 JULY 27
1 REVISION 1
2022 OCTOBER 13

FIRST FLOOR AND SECOND FRAMING PLANS

STATE OF MARYLAND
JASON B. SPARROW
34075
PROFESSIONAL ENGINEER
Digitally signed by Jason B Sparrow
Date: 2022.10.13 14:19:11 -04'00'

SHEET NO.
S101





ROOF FRAMING PLAN

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

NOTES:

1. ▭ DENOTES WOOD BEARING WALL. BEARING WALL CONSTRUCTION SHALL BE 2x6 STUDS SPACED AT 16" O.C. U.N.O.
2. EXISTING WOOD BEARING WALL SHOWN ON PLAN. EXISTING BEARING WALL CONSTRUCTION IS 2x4 STUDS AT 16" O.C. VIF.
3. FLOOR CONSTRUCTION SHALL BE 23/32 (3/4") APA RATED STURD-I-FLOOR TONGUE & GROOVE PANELS GLUED AND NAILED TO WOOD JOISTS.
4. ROOF CONSTRUCTION SHALL BE 19/32 (5/8") APA RATED WOOD PANELS ON WOOD RAFTERS OR TRUSSES.
5. ◇ DENOTES WOOD HEADERS/BEAMS, SEE SCHEDULE
6. C-X DENOTES COLUMN, SEE SCHEDULE
7. PROVIDE ONE KING STUD AND ONE JACK STUD BELOW EACH END OF EACH CONVENTIONAL HEADER, TYPE, UNO.
8. PROVIDE ONE KING STUD AND TWO JACK STUDS BELOW EACH END OF EACH LVL OR FLITCH BEAM HEADER, TYP, UNO.

ATTIC FLOOR FRAMING PLAN

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

NOTES:

1. ▭ DENOTES WOOD BEARING WALL. BEARING WALL CONSTRUCTION SHALL BE 2x6 STUDS SPACED AT 16" O.C. U.N.O.
2.
3. FLOOR CONSTRUCTION SHALL BE 23/32 (3/4") APA RATED STURD-I-FLOOR TONGUE & GROOVE PANELS GLUED AND NAILED TO WOOD JOISTS.
4. ROOF CONSTRUCTION SHALL BE 19/32 (5/8") APA RATED WOOD PANELS ON WOOD RAFTERS OR TRUSSES.
5. ◇ DENOTES WOOD HEADERS/BEAMS, SEE SCHEDULE
6. C-X DENOTES COLUMN, SEE SCHEDULE
7. PROVIDE ONE KING STUD AND ONE JACK STUD BELOW EACH END OF EACH CONVENTIONAL HEADER, TYPE, UNO.
8. PROVIDE ONE KING STUD AND TWO JACK STUDS BELOW EACH END OF EACH LVL OR FLITCH BEAM HEADER, TYP, UNO.
9. SEE S501 FOR BRACED WALL DETAILS.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:58 am, Oct 21, 2022

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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21.09

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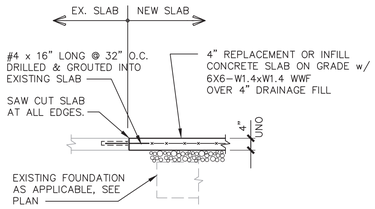
2022 JULY 27

1 REVISION 1
2022 OCTOBER 13

ATTIC AND ROOF FRAMING PLANS

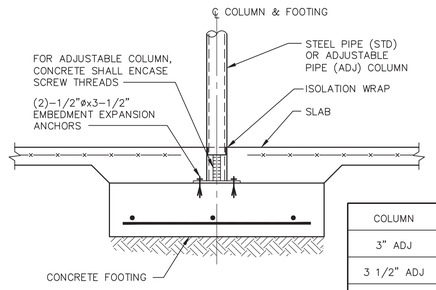
STATE OF MARYLAND
JASON B. SPARROW
PROFESSIONAL ENGINEER
Digitally signed by Jason B Sparrow
Date: 2022.10.13 17:54:04 -04'00'

SHEET NO.
S102



TYPICAL SLAB REPAIR
OR REPLACEMENT

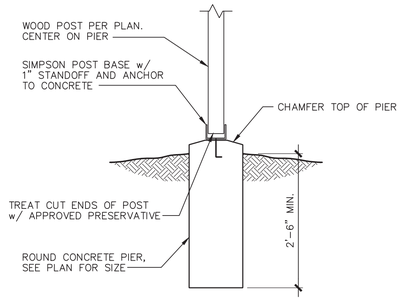
SECTION
SCALE: 1/2" = 1'-0"
3 S201



PIPE COLUMN ON FOOTING

COLUMN	BASE PLATE
3" ADJ	6"x6"x1/4"
3 1/2" ADJ	6"x6"x1/4"
4" ADJ	6"x6"x3/8"
3" STD	6"x6"x3/8"
3 1/2" STD	8"x8"x1/2"
4" STD	10"x10"x1/2"
5" STD	12"x12"x3/4"

SECTION
SCALE: 3/4" = 1'-0"
2 S201



TYPICAL POST ON CONCRETE PIER

SECTION
SCALE: 3/4" = 1'-0"
1 S201

FOOTING SCHEDULE			
MARK	SIZE	BOTTOM REINFORCING	REMARKS
F1	6'-0"x6'-0"x14"	(6)-#5 E.W.	
F2	2'-0" DIAM. x 30" DEEP	(6)-#4 VERTICAL BARS w/ #3 CIRCULAR TIES @ 12" O.C.	

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:57 am, Oct 21, 2022

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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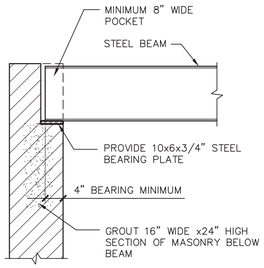
21.09

PERMIT SUBMISSION
2022 JULY 27
1 REVISION 1
2022 OCTOBER 13

FOUNDATION SECTIONS

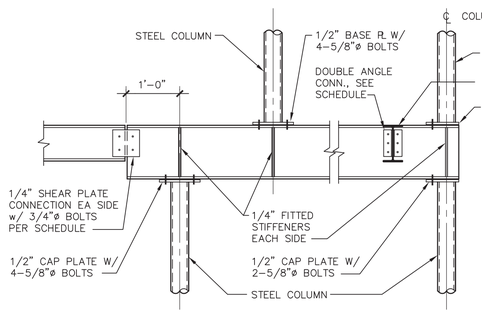
STATE OF MARYLAND · JASON B. SPARROW · 34075 · PROFESSIONAL ENGINEER
Digitally signed by Jason B Sparrow
Date: 2022.10.13 16:04:00

SHEET NO.
S201



TYPICAL BEAM ON MASONRY OR CONCRETE WALL

SECTION 2 S301
SCALE: 3/4" = 1'-0"



TYPICAL BEAM TO COLUMN CONNECTIONS
NOTE: 5/8"ø BASE & CAP PLATE BOLTS TO BE A307

BEAM TO BEAM CONNECTION SCHEDULE		
HANGING BEAM SIZE	# BOLTS EA. LEG OR ANGLE	MAX. SERVICE REACTION
W8, W10	2-3/4"ø	18k
W12, W14	3-3/4"ø	27k
W16	4-3/4"ø	37k

ALL 3/4"ø BOLTS TO BE ASTM A325
ANGLE TO BE 5/16" THICK

SECTION 1 S301
SCALE: N.T.S.

COLUMN SCHEDULE	
C-1	2-2x4
C-2	2-2x6
C-3	3-2x4
C-4	3-2x6
C-5	4-2x4
C-6	4-2x6
C-7	5-2x4
C-8	5-2x6
C-9	4x4 POST
C-10	4x6 POST
C-11	6x6 POST
C-12	3"ø ADJUSTABLE STEEL COLUMN
C-13	3"ø STANDARD STEEL PIPE
C-14	4"ø ADJUSTABLE STEEL COLUMN
C-15	4"ø STANDARD STEEL PIPE
C-16	3 1/2"ø ADJUSTABLE STEEL COLUMN
C-17	3 1/2"ø STANDARD STEEL PIPE
C-18	3 1/2"x7" PSL

HEADER SCHEDULE	
1	2-2x6
2	3-2x6
3	2-2x8
4	3-2x8
5	2-2x10
6	3-2x10
7	2-2x12
8	3-2x12
9	2-1 3/4"x9 1/2" LVL
10	2-1 3/4"x11 7/8" LVL
11	2-1 3/4"x14" LVL
12	2-1 3/4"x16" LVL
13	2-1 3/4"x18" LVL
14	3-1 3/4"x9 1/2" LVL
15	3-1 3/4"x11 7/8" LVL
16	3-1 3/4"x14" LVL
17	3-1 3/4"x16" LVL
18	2-1 3/4"x9 1/2" LVL w/ 3/8"x9" STL. PLATE
19	2-1 3/4"x11 7/8" LVL w/ 5/8"x11" STL. PLATE
20	2-1 3/4"x9 1/4" LVL
21	3-9 1/2" LVL w/ 3/4"x9" STL. PLATE

NOTE: PROVIDE DOUBLE STUD @ END OF EACH HEADER UNLESS NOTED OTHERWISE

APPROVED
Montgomery County
Historic Preservation Commission

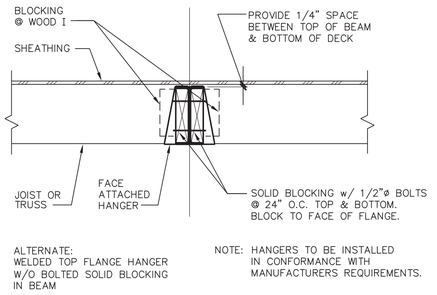
REVIEWED
By Dan.Bruechert at 10:00 am, Oct 21, 2022

HANGING BEAM SIZE	MAX. LOAD (LB)	REQUIRED ✳ HANGER
2-7"	2,900	SIMPSON LBV 3.56/7.25
2-9"	7,500	SIMPSON GLTV 3.56/9.25
2-12"	7,500	SIMPSON GLTV 3.56/11.25
2-14"	10,585	SIMPSON HGLTV 3.514
2-16"	10,600	SIMPSON HGLTV 3.516
2-18"	10,600	SIMPSON HGLTV 3.518

✳ OR EQUAL

HANGING BEAM SIZE	MAX. LOAD (LB)	REQUIRED ✳ HANGER
3-7"	4,700	SIMPSON WPU 5.5/7.25
3-9"	7,500	SIMPSON GLTV 5.50/9.25
3-12"	10,600	SIMPSON HGLTV 5.511
3-14"	10,600	SIMPSON HGLTV 5.514
3-16"	10,600	SIMPSON HGLTV 5.516
3-18"	10,600	SIMPSON HGLTV 5.518

✳ OR EQUAL



ALTERNATE:
WELDED TOP FLANGE HANGER
W/O BOLTED SOLID BLOCKING
IN BEAM

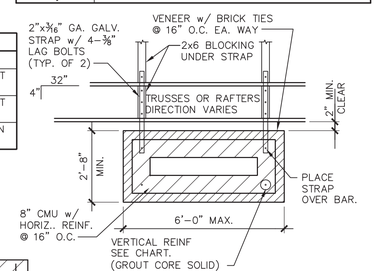
NOTE: HANGERS TO BE INSTALLED IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS.

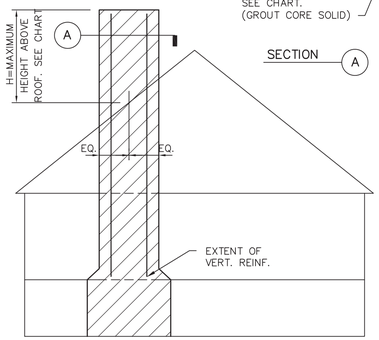
TYPICAL JOIST TO FLUSH STEEL BEAM CONNECTION

SECTION 4 S301
SCALE: 3/4" = 1'-0"

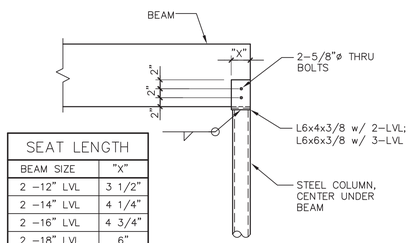
CHIMNEY HEIGHT ABOVE ROOF	
HEIGHT H	VERTICAL REINF.
H < 10'-0"	CONT. #4 BAR AT EACH CORNER.
10'-4"H < 15'-0"	CONT. #5 BAR AT EACH CORNER
H > 15'-0"	SEPARATE DESIGN REQUIRED

NOTE: 1. VERTICAL REINFORCEMENT SHALL EXTEND TO THE TOP OF THE FLOOR BELOW.
2. 4" LEG OF STRAPS TO BE GROUTED SOLID IN 8" CMU.
3. ALL BAR LAPS TO BE 26"





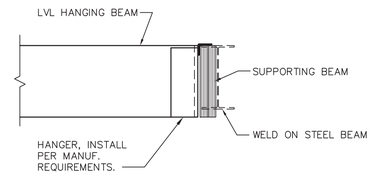
TYPICAL EXTERIOR MASONRY CHIMNEY



SEAT LENGTH	
BEAM SIZE	"X"
2 -12" LVL	3 1/2"
2 -14" LVL	4 1/4"
2 -16" LVL	4 3/4"
2 -18" LVL	6"
3 -12" LVL	4 3/4"
3 -14" LVL	5 1/4"
3 -16" LVL	5 3/4"
STEEL FLITCH	6"

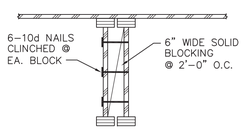
TYPICAL WOOD BEAM TO STEEL COLUMN CONNECTION

SECTION 6 S301
SCALE: 3/4" = 1'-0"



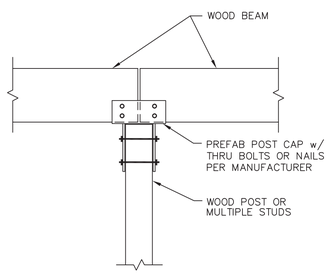
TYPICAL LVL BEAM TO BEAM CONNECTION

SECTION 5 S301
SCALE: 3/4" = 1'-0"



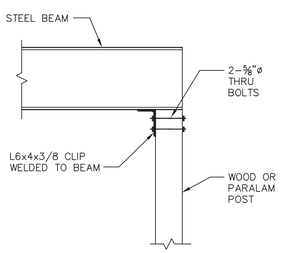
TYPICAL DOUBLE WOOD I JOIST BLOCKING

SECTION 11 S301
SCALE: 3/4" = 1'-0"



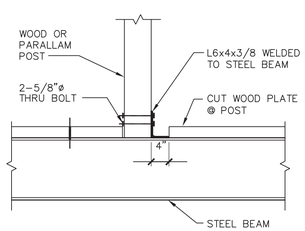
TYPICAL WOOD BEAM TO WOOD POST CONNECTION

SECTION 10 S301
SCALE: 3/4" = 1'-0"



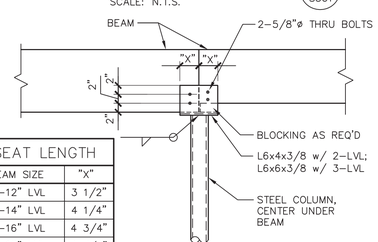
TYPICAL STEEL BEAM TO WOOD POST CONNECTION

SECTION 9 S301
SCALE: 3/4" = 1'-0"



TYPICAL WOOD POST TO STEEL BEAM CONNECTION

SECTION 8 S301
SCALE: 3/4" = 1'-0"



SEAT LENGTH	
BEAM SIZE	"X"
2 -12" LVL	3 1/2"
2 -14" LVL	4 1/4"
2 -16" LVL	4 3/4"
3 -12" LVL	4 3/4"
3 -14" LVL	5 1/4"
3 -16" LVL	5 3/4"
STEEL FLITCH	6"

TYPICAL WOOD BEAM TO STEEL COLUMN CONNECTION

SECTION 7 S301
SCALE: 3/4" = 1'-0"

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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Phone 301.718.8118 www.musekirwan.com

RENOVATION OF & ADDITION TO THE
CAIRNS RESIDENCE
2106 SALISBURY RD. SILVER SPRING, MD. 20910

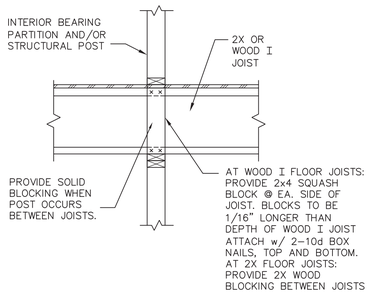
21.09

PERMIT SUBMISSION
2022 JULY 27
1 REVISION 1
2022 OCTOBER 13

FRAMING SECTIONS

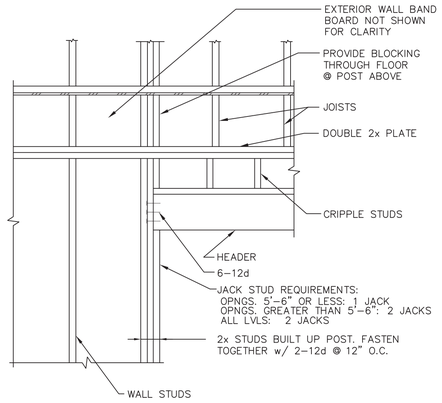
STATE OF MARYLAND
JASON B. SPARROW
No. 34075
PROFESSIONAL ENGINEER
Digitally signed by Jason B. Sparrow
Date: 2022.10.13 11:16:00-04'00'

SHEET NO.
S301



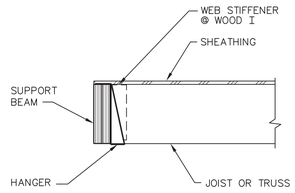
TYPICAL INTERIOR BEARING WALL

SECTION 5 S302
SCALE: 3/4" = 1'-0"



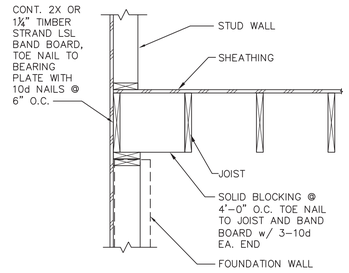
TYPICAL DROPPED HEADER AT OPENING

SECTION 4 S302
SCALE: 3/4" = 1'-0"



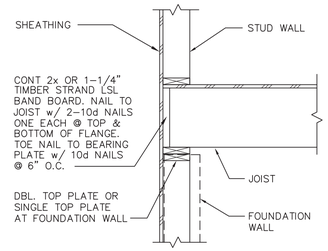
TYPICAL JOIST TO FLUSH BEAM

SECTION 3 S302
SCALE: 3/4" = 1'-0"



TYPICAL PARALLEL FLOOR JOIST AT EXTERIOR WALL

SECTION 2 S302
SCALE: 3/4" = 1'-0"

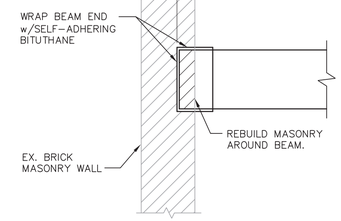


TYPICAL FLOOR JOIST AT EXTERIOR WALL

SECTION 1 S302
SCALE: 3/4" = 1'-0"

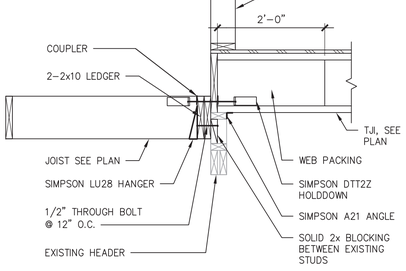
APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:59 am, Oct 21, 2022

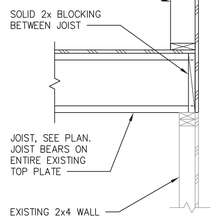


TYPICAL WOOD BEAM POCKET INTO EXISTING MASONRY WALL

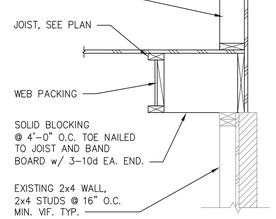
SECTION 9 S302
SCALE: 3/4" = 1'-0"



SECTION 8 S302
SCALE: 3/4" = 1'-0"



SECTION 7 S302
SCALE: 3/4" = 1'-0"



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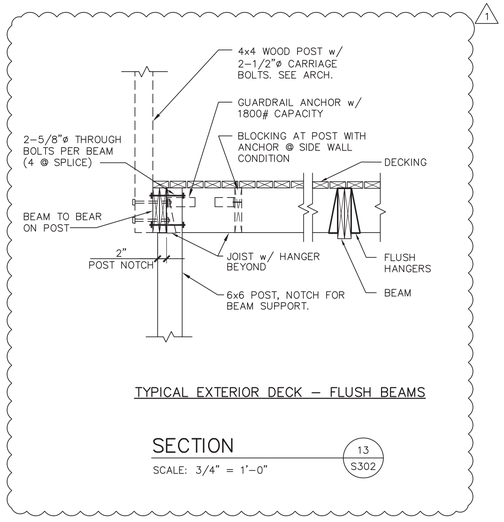
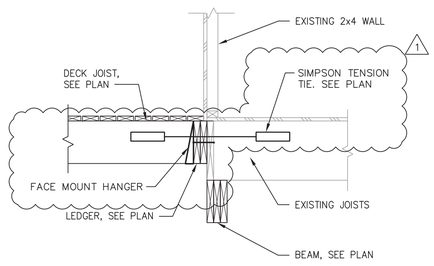


TYPICAL EXTERIOR DECK – FLUSH BEAMS

SECTION 13 S302
SCALE: 3/4" = 1'-0"



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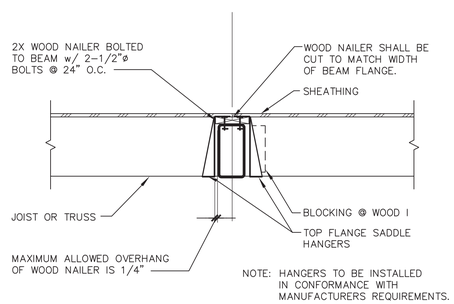
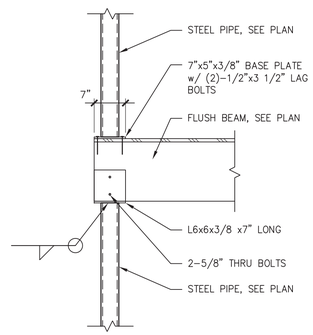


SECTION 11 S302
SCALE: 3/4" = 1'-0"



SECTION 10 S302
SCALE: 3/4" = 1'-0"

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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21.09

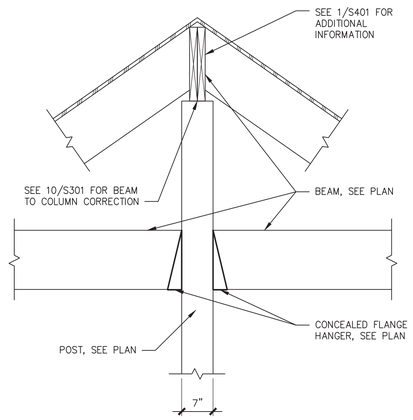
PERMIT SUBMISSION
2022 JULY 27

1 REVISION 1
2022 OCTOBER 13

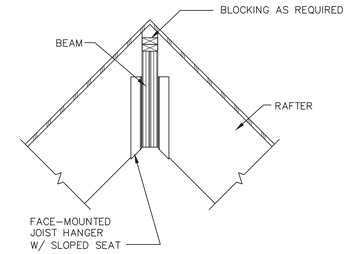
FRAMING SECTIONS

STATE OF MARYLAND
JASON B. SPARROW
34075
PROFESSIONAL ENGINEER
Jason B. Sparrow
Digitally signed by Jason B. Sparrow
Date: 2022.10.13 17:10:02-04'00'

SHEET NO.
S302



SECTION 2/S401
SCALE: 3/4" = 1'-0"



TYPICAL RIDGE BEAM

SECTION 1/S401
SCALE: 3/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 10:02 am, Oct 21, 2022

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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2022 JULY 27

1 REVISION 1
2022 OCTOBER 13

ROOF FRAMING SECTIONS

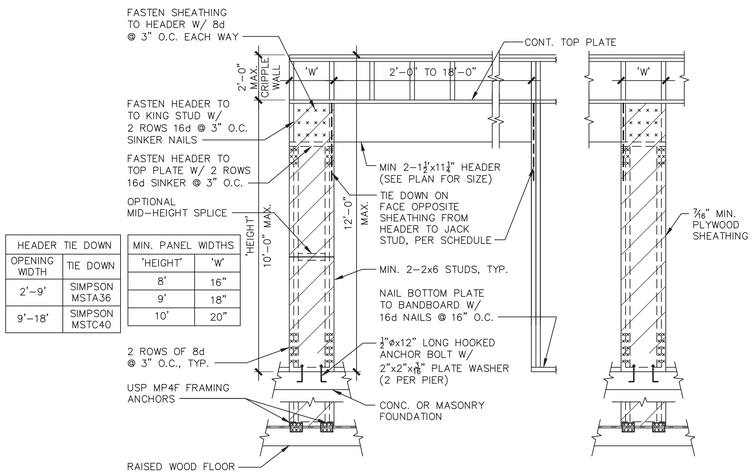
STATE OF MARYLAND
JASON B. SPARROW
34075
PROFESSIONAL ENGINEER

Digitally signed by Jason B Sparrow
Date: 2022.10.13 12:15:50-04'00'

SHEET NO.
S401

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 9:54 am, Oct 21, 2022



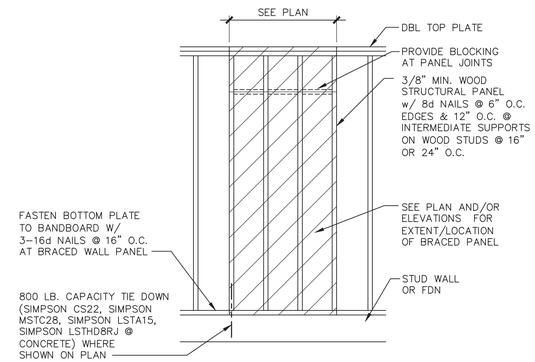
HEADER TIE DOWN	
OPENING WIDTH	TIE DOWN
2'-9'	SIMPSON MSTA36
9'-18'	SIMPSON MSTC40

MIN. PANEL WIDTHS	
'HEIGHT'	'W'
8'	16"
9'	18"
10'	20"

CONTINUOUSLY SHEATHED PORTAL FRAME ELEVATION (CS-PF)

NOTE: SEE DETAIL (R) AND (S) FOR ROOF CONDITION

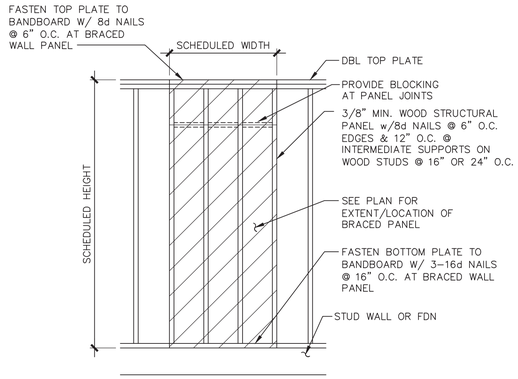
SECTION X / S501
SCALE: N.T.S.



EXTERIOR BRACED WALL PANEL ELEVATION (CS-WSP)

NOTE: SEE DETAIL (R) AND (S) FOR ROOF CONDITION
NOTE: SEE DETAIL (T) FOR CORNER CONDITION

SECTION W / S501
SCALE: N.T.S.



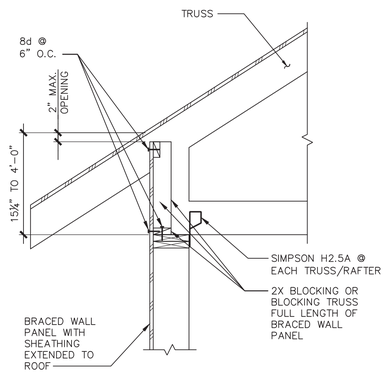
BRACED WALL PANEL ELEVATION (WSP)
NOTES: SEE DETAIL 2/S402 & 3/S402 FOR ROOF CONDITION

MIN. PANEL WIDTHS	
HEIGHT	WIDTH
<10'	4'-0"
11'	4'-5"
12'	4'-10"

SECTION V / S501
SCALE: N.T.S.

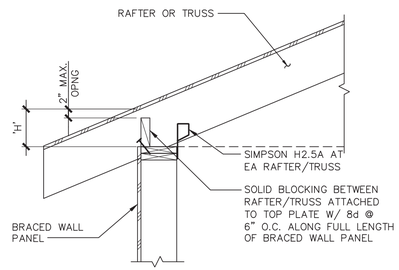
BRACED WALL METHOD		
DETAIL	ABBREVIATION	BRACED WALL METHOD
(U)	ENGR.	ENGINEERED
(V)	WSP	WOOD STRUCTURAL PANEL
(W)	CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
(X)	CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME
(Y)	GB	GYPSUM BOARD PANEL (DOUBLE SIDED UNLESS NOTED OTHERWISE)

BWL #1	BRACED WALL LINE NUMBER
WSP	BRACING METHOD
11.47'	BRACED WALL LENGTH REQUIRED
12'	BRACED WALL LENGTH PROVIDED



RAFTER/TRUSS @ BRACED WALL PANEL > 15 1/4"

SECTION R / S501
SCALE: N.T.S.

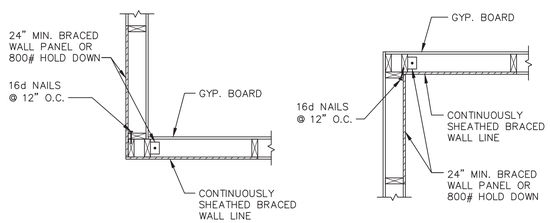


RAFTER/TRUSS @ BRACED WALL PANEL < 15 1/4"

'H' < 9¼" – NO BLOCKING REQUIRED
9¼" < 'H' < 15¼" – SOLID BLOCKING AS SHOWN
15¼" < 'H' < 4'-0" – SEE DETAIL (R)

SECTION R / S501
SCALE: N.T.S.

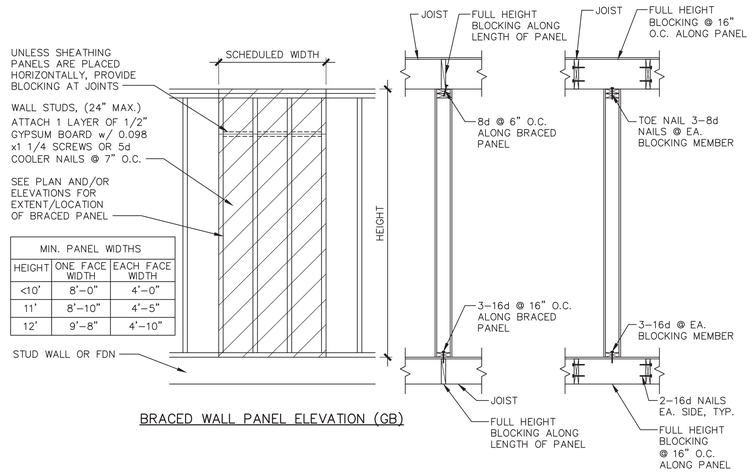
CONTINUOUSLY SHEATHED (CS) METHOD



OUTSIDE CORNER INSIDE CORNER

TYPICAL CORNER DETAILS

SECTION T / S501
SCALE: N.T.S.



MIN. PANEL WIDTHS		
HEIGHT	ONE FACE WIDTH	EACH FACE WIDTH
<10'	8'-0"	4'-0"
11'	8'-10"	4'-5"
12'	9'-8"	4'-10"

BRACED WALL PANEL ELEVATION (GB)

SECTION Y / S501
SCALE: N.T.S.

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/23.

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2022 OCTOBER 13

BRACED WALL SECTIONS

STATE OF MARYLAND
JASON B. SPARROW
No. 34075
PROFESSIONAL ENGINEER
Digitally signed by: Jason B. Sparrow
Date: 2022.10.13 14:18:23 -04'00'

SHEET NO.
S501