



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 22, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 936072 REVISION: Revisions to previously approved HAWP

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 8, 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: Kristen Donoghue and Jonathan Hacker (Neal Thomson, Architect)
Address: 30 Hesketh Street, Chevy Chase

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.



THOMSON & COOKE ARCHITECTS

Permit 936072
30 Hesketh St
Revision Narrative
May 31, 2022

Dear Michael Kyne,

Please see the notes below for the scope of revisions to the original permit 936072.

1. At the back of the house, we were originally proposing a larger breakfast bay and modifying the second floor in response to the first floor addition. However, due to budget revisions, we have decided to keep much of the existing second floor and first floor exterior walls in an effort to simplify structural requirements. This can be viewed in plan on sheets A101/A102 and on the rear elevation on sheet A201.
2. The approved permit included new roof framing at the back of the house above the Master Bath, Bath 3, and Laundry. Due to the changes in Note 1, there no longer needs to be new roof framing at these locations. However, we are looking to replace the roofing material in kind - Cedar Shake, Standing Seam Copper, or Flat Seam Copper as noted on plans, to match what is currently on the house.
3. There is an existing covered porch at the front of the house on the Family Room side that was part of a 1970s addition. We are requesting that this porch be infilled to give more space to the family room and resolve any water infiltration issues above the garage below. The proposed walls will be finished in stucco and exterior details are to match the existing house. This can be viewed in plan on sheet A101 and in elevation on sheets A200/A201.
4. We are looking to replace the existing front door and sidelite in kind. This means that the style and construction will be exactly the same as what is currently in the house. The condition of the existing door has deteriorated greatly so replacement is necessary. Please see sheet 0004, attached, for reference.
5. In the original approved permit, there were new windows. The ones on the second floor addition no longer exist, but there are still new double hung and casement windows proposed. Please see sheet 0004, attached, for details of these new windows - they are the same the ones originally approved.

Best,
Henry Chuang

REVIEWED
By Michael Kyne at 12:50 pm, Jun 22, 2022

APPROVED
Montgomery County
Historic Preservation Commission


Product Features

- Styles**
Traditional, Push Out and Mission® options.
- Standard Features**
- Heavy, clear Douglas Fir interior low visible finger joints.
 - 4 1/2" (114 mm) jamb construction.
 - Low-E insulated glazing with 1/2" (13 mm) airspace.
 - Push pane operator and concealed sash bolts.
 - Excluded aluminum cladding in a variety of standard colors, or paint wood or clear W-armor®.
 - Flexible performance washability system.
 - Insect screens.
 - Handrails, cover and lock.
- Hardware**
Mission hardware tabs and brass choices are available. See the Hardware Tradition A for more information.



Hardware Style	Traditional	Mission	Push Out
Standard	✓	✓	✓
Mission Hardware	✓	✓	✓
Push Out Hardware	✓	✓	✓

2 | Technical Guide - Casement Windows

Product Features

- Styles**
Double Hung, Single Hung, Reducible Top and Cottage options.
- Standard Features**
- Heavy, clear Douglas Fir interior low visible finger joints.
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 - Low-E insulated glazing with 1/2" (13 mm) airspace.
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Mission hardware tabs and brass choices are available. See the Hardware Tradition A for more information.



Hardware Style	Standard	Mission
Standard	✓	✓
Mission Hardware	✓	✓

2 | Technical Guide - Double-Hung Window

Specifications

Standards
Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash
Manufactured in Coastal Douglas Fir kiln-dried lumber with frame construction designed for a 3/16" (3 mm) joint. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternative Species
The extra Low-eer product line is also available in optional materials.

Frame/Fabric Trained
All wood joints are dipped in approved preservatives.

Glazing
With courtyard glazing configurations and Low-E coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass
Double or triple glass configurations with 1/2" (13 mm) airspace.

Low-E Systems
Low-E leaf describes the benefits of the product that incorporates glazing coatings and Argon gas. Low-E systems help reduce heating and cooling costs, or provide superior energy efficiency.

Simulated Divided Lite (SDL)
Standard SDL consists with antique grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Options
Operator and sash locks are available in a variety of finishes. See section A.

Wood Color Spectrum
All finish colors, including simulated finishes. Available in Custom Collection.

Finish	Traditional	Mission	Push Out
Standard	✓	✓	✓
Mission Hardware	✓	✓	✓
Push Out Hardware	✓	✓	✓

Visit our Low-eer Pink Series online at www.low-eer.com for a large collection of colors and stain options. For more information on our products, contact your Authorized Dealer. For more information on our products, contact your Authorized Dealer. For more information on our products, contact your Authorized Dealer.

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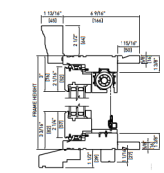
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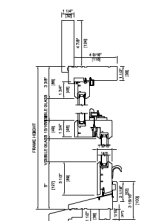
Wood Color Spectrum
All finish colors, including simulated finishes.

Finish	Standard	Mission
Standard	✓	✓
Mission Hardware	✓	✓

Visit our Low-eer Pink Series online at www.low-eer.com for a large collection of colors and stain options. For more information on our products, contact your Authorized Dealer. For more information on our products, contact your Authorized Dealer.



Casement Section
NIS



Double Hung Section
NIS



EXISTING FRONT DOOR

APPROVED

Montgomery County
Historic Preservation Commission

REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

Robert G. ...

Donoghue Hacker Residence
 30 Western Street Chevy Chase MD 20815
 CONSTRUCTION SET
 © THOMASLOECHE ARCHITECTS LLP

fenestration Details	
12-05-2019	Existing Conditions
09-18-2019	Preliminary Pricing
04-13-2021	Permit Set
05-28-2021	CD Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

0004

Donoghue Hacker Residence

30 Hesketh Street
Chevy Chase, MD 20815

PROJECT INFO:
RENOVATION AND REAR ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOME WITH BASEMENT.

ADDRESS: 30 Hesketh Street
Chevy Chase, MD 20815

LOCATION: LOT 19, BLOCK 24
CHEVY CHASE SECTION 2

ZONING: R-40

SETBACKS: FRONT - 25'
LEFT SIDE - 7'; RIGHT SIDE - 25' SETBACK
(ADJUSTING LOT FRONTS ON THE SIDE STREET)
REAR - 20' SETBACK PER CHEVY CHASE VILLAGE SECTION 2 REGULATION

LOT AREA: 11,044 SF

REFER TO SITE PLAN FOR ADDITIONAL INFORMATION

ALLOWED: PROPOSED:
BUILDING HEIGHT: 35' (PEAK) 33'-3" (ROOF PEAK)
30' (MEAN) 26'-11" (ROOF MEAN)

LOT COVERAGE: 35% - 3,866 SF 20.9% - 2,313 SF

BUILDING AREA:
EXISTING: PROPOSED:
BASEMENT FLOOR AREA: 1,643 SF 1,643 SF
FIRST FLOOR AREA: 2,130 SF 2,226 SF
SECOND FLOOR AREA: 2,074 SF 2,074 SF

TOTAL FLOOR AREA: 5,847 SF 5,937 SF

GARAGE AREA: 521 SF 521 SF
TOTAL: 6,368 SF 6,458 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:
2018 INTERNATIONAL RESIDENTIAL CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION 31-19.



Front Elevation

APPROVED
Montgomery County
Historic Preservation Commission

Robert H. Patton

GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION

THOMSON & COOKE ARCHITECTS
5155 MACARTHUR BLVD NW
WASHINGTON, DC 20016
202.686.8563
WWW.THOMSONCOOKE.COM



Donoghue Hacker Residence
30 Hesketh Street Chevy Chase MD 20815
PERMIT SET

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 17073, expiration date 09-04-2022.

Standard Abbreviations	Surface Materials	Section Materials
AC AC Composites (Hwy-4)	Shingles	Earth
AD Adhesive	Shingles	Steel
AE Asphalt	Shingles	Finish Wood
AF Asphalt Finish	Shingles	Fire Brick
AG Asphalt Gravel	Shingles	Dimensional Lumber
AH Asphalt Gravel	Shingles	Wood Blocking
AI Asphalt Gravel	Shingles	
AL Asphalt Gravel	Shingles	
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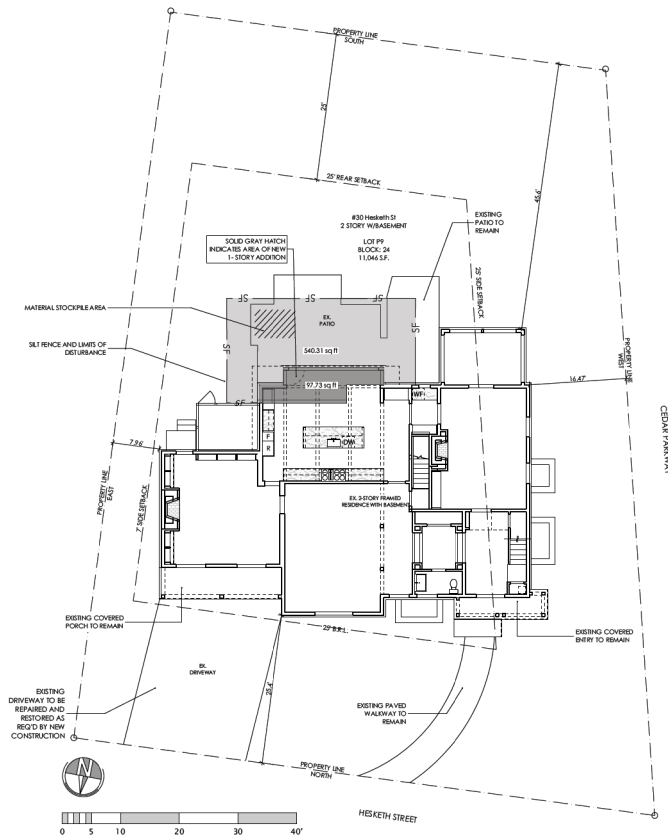
REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022



APPROVED
Montgomery County
Historic Preservation Commission

Robert V. Thomas

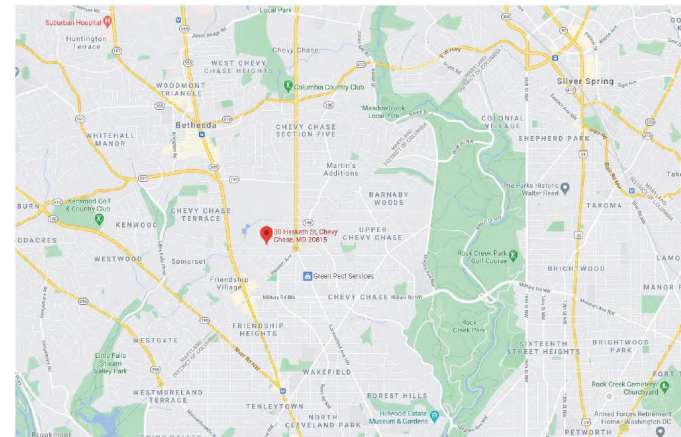


1 Site Plan
1" = 10'

BUILDING COVERAGE:
 EXIST BUILDING COVERAGE: 2,130 SF
 PROPOSED BUILDING ADDITION: 7,985 SF
 PROPOSED BUILDING COVERAGE: 2,228 SF
 PROPOSED BLDG COV. PERCENTAGE = 20% (32% MAX)
 NET INCREASE BUILDING COVERAGE: 98 SF
 PVIOUS SURFACE: EXIST: 66% (7,269 SF) PROPOSED: 65% (7,171 SF)

GENERAL NOTES:

ADDRESS: 30 Hesketh Street
 Chevy Chase MD 20815
 LOCATION: LOT 24, BLOCK 3, CHEVY CHASE SECTION 3
 PLAT NUMBER: 106
 ZONING: R-60
 SETBACKS ALLOWED: FRONT - 25' LEFT SIDE - 7' RIGHT SIDE - 25' SEBACK (ABUTTING LOT FRONTS ON THE SIDE STREET) REAR - 25' SEBACK PER CHEVY CHASE VILLAGE (SECTION 2 REGULATION)
 SETBACKS PROVIDED: SEE PLAN
 LOT AREA: 11,048 SF
 BUILDING HEIGHT: 31'-11" TO PEAK OF ROOF 28'-11" TO MEAN ROOF HEIGHT
 AREA OF DISTURBANCE: 540 SF
 VOLUME OF EXCAVATION: 24 CUBIC YARDS (216 CUBIC FEET)
 NOTE: NO CHANGE TO EXISTING GRADING



Vicinity Map

Neal Thomson
 State of Maryland
 PROFESSIONAL ARCHITECT
 License No. 17073, expiration date 09-04-2022



Donoghue Hacker Residence
 30 Hesketh Street Chevy Chase MD 20815

PERMIT SET
 © THOMASDONOGUEARCHITECTS, LLC

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 17073, expiration date 09-04-2022

Site Plan and Window & Door Schedule

12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set

0002

APPROVED

Montgomery County

Historic Preservation Commission

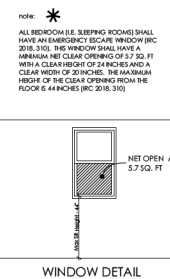
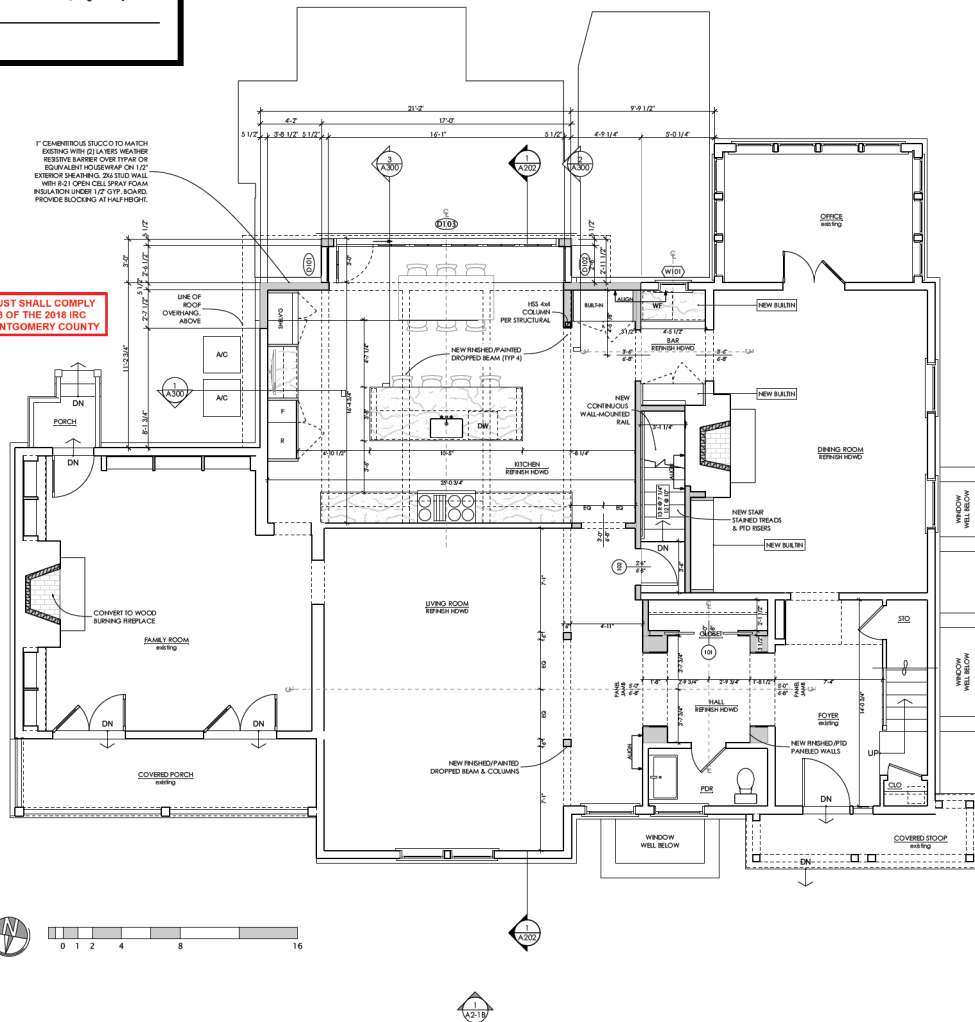
Robert H. Patton

APPROVED
Department of Permitting, Licenses
and Inspections
Date: 06/20/2022

REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

RANGE HOOD EXHAUST SHALL COMPLY WITH SECTION 11553 OF THE 2018 IRC AS AMENDED BY MONTGOMERY COUNTY



- GENERAL NOTES:**
- UNLESS INDICATED OTHERWISE DIMENSIONS ARE TO FACE OF FRAMING.
 - VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
 - ALL SMOKE/CHARBON MONOXIDE DETECTORS TO BE HARDWIRED TO EXISTING CIRCUIT UNLESS OTHERWISE PROVIDED WITH BATTERY BACKUP.
 - PROVIDE CARBON MONOXIDE ALARMS PER 9315.1.
 - ALL STAIR HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9011 AND 9012 OF THE 2018 IRC.
 - SEE FRAMING PLANS FOR COORDINATION OF POST 2018 REQUIREMENTS.
 - ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 1/2" GYP BOARD.
 - ALL ANGLES ARE 90 AND OR 45 UNLESS NOTED OTHERWISE.
 - REFER TO EXTERIOR ELEVATIONS & DOOR/WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
 - ALL DOOR DIMENSIONS GIVEN IN FEET AND INCHES.

- TYPICAL CONSTRUCTION NOTES**
- 1A. TYP. ROOF/CEILING CONSTRUCTION**
ALASKAN CEDAR SHAKES OVER CLEAR BREAKER ON 30 LB ROOFING FELT WITH CEILING AND WATER GUARD AT VALLEYS, EAVES, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" GYP BOARD. SEE FRAMING PLANS FOR RAFTER SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).
- 1B. TYP. LOW SLOPE METAL ROOF**
STANDING SEAM PREFABRICATED METAL ROOF ON 30 LB ROOFING FELT WITH CEILING AND WATER GUARD AT VALLEYS, EAVES, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" GYP BOARD. SEE FRAMING PLANS FOR RAFTER SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).
- 2A. EXTERIOR WALL CONSTRUCTION A**
CONTINUOUS LAP SIDING ON 1/2" EXTERIOR SHEATHING WITH TYPICAL OR EQUIVALENT ROSEMARY 2x6 STUD WALL WITH R59 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 2B. EXTERIOR WALL CONSTRUCTION B**
1" CONCRETE/STUCCO TO MATCH EXISTING WITH (2) LAYER WEATHER RESISTIVE BARRIER OVER TYPICAL OR EQUIVALENT ROSEMARY ON 1/2" EXTERIOR SHEATHING. 2x6 STUD WALL WITH R59 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 3A. TYP. FLOOR CONSTRUCTION**
3/4" 18 LG PLYWOOD SUBFLOOR ADVANTECH OR APPROVED EQUAL GRADE AND NAILLED 2X OR 1x WOOD JOISTS PER STRUCTURAL WITH 1/2" GYP BOARD. SEE FRAMING PLANS FOR BAYS AND SPACING R-20 B FIBERGLASS BLOCKING AND R-19 AT CANTERS/OVERHANGS.
- 4. TYP. INTERIOR WALL CONSTRUCTION**
1/2" GYP BOARD ON 2x4 OR 2x6 STUDS (SEE PLANS) @ 16" O.C. UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 5/8" GYP BOARD AT ALL BATHROOMS, LAUNDRY ROOMS AND ADDITIONAL AREAS CALLED OUT ON PLANS.

NOTE:
SEE TABLE 1 ON SHEET 0001 FOR ALL INSULATION AND U FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.
SEE TABLE 2 ON SHEET 0002 FOR ALL FRESH AIR INTAKE U FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.

Neal Thomson
Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 17073, expiration date 09-04-2022

Proposed First Floor Plan/New Work

12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set

GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION

1 Proposed First Floor Plan/New Work

1/4" = 1'-0"

A101

APPROVED

Montgomery County

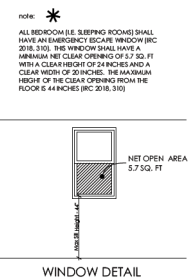
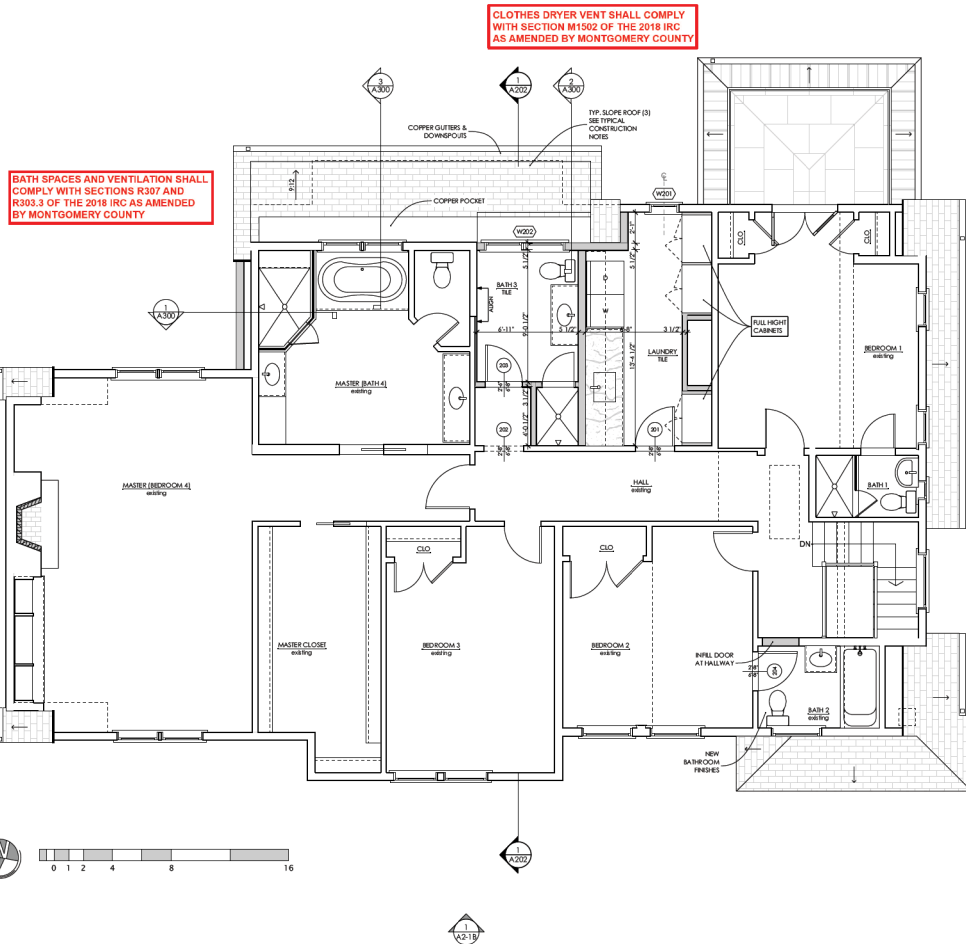
Historic Preservation Commission

Robert H. Patton

APPROVED
Department of Permitting, Services
Permit # 2022000000
Date: 06/22/2022

REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022



- GENERAL NOTES:**
- UNLESS INDICATED OTHERWISE DIMENSIONS ARE TO FACE OF FRAMING.
 - VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
 - ALL SACHET CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO DEDICATED CIRCUIT UNCONNECTED & PROVIDED WITH BATTERY BACKUP.
 - PROVIDE CARBON MONOXIDE ALARMS PER 915.1.
 - ALL STAIR HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 901.1 AND 901.2 OF THE 2018 IRC.
 - SEE FRAMING PLANS FOR COORDINATION OF POST 2018 REQUIREMENTS.
 - ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 3/4" GYP.
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - REFER TO EXTERIOR ELEVATIONS & DOOR/WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
 - ALL DOOR DIMENSIONS GIVEN IN FEET AND INCHES.

- DENOTES EXISTING WALLS
- DENOTES PROPOSED WALLS
- - - - - DENOTES WALLS TO BE DEMOLISHED

- TYPICAL CONSTRUCTION NOTES**
- 1A. TYP. ROOF/CEILING CONSTRUCTION**
ALASKAN CEDAR SHAKES OVER CLEAR BREAKER ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, GABLES, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" GYP. SEE FRAMING PLANS FOR RAFTER SPACING. 8-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).
 - 1B. TYP. LOW SLOPE METAL ROOF**
STANDING SEAM PREFABRICATED METAL ROOF ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, GABLES, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" GYP. SEE FRAMING PLANS FOR RAFTER SPACING. 8-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).
 - 2A. EXTERIOR WALL CONSTRUCTION A**
CONTINUOUS LAP SIDING ON 1/2" EXTERIOR SHEATHING WITH TYPICAL OR EQUIVALENT ROSEMARY 2x6 STUD WALL WITH 8:1 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
 - 2B. EXTERIOR WALL CONSTRUCTION B**
1" CONTINUOUS STUCCO 10 MESH REINFORCING WITH (2) LAYERS WEATHER RESISTIVE BARRIER OVER TYPICAL OR EQUIVALENT ROSEMARY ON 1/2" EXTERIOR SHEATHING. 2x6 STUD WALL WITH 8:1 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
 - 3A. TYP. FLOOR CONSTRUCTION**
3/4" 18 G PLYWOOD SUBFLOOR ADVANTECH OR APPROVED EQUAL (SOLID AND NAILLED 2X OR 1x WOOD JOISTS PER STRUCTURAL WITH 1/2" GYP. SEE FRAMING PLANS FOR BAYS AND SPACING 8-21.8) FIBERGLASS BLOCKING AND 8-19 AT CANTILEVER/OVERHANGS.
 - 4. TYP. INTERIOR WALL CONSTRUCTION**
1/2" GYP. WALL BOARD ON 2x4 OR 2x6 STUDS (SEE PLANS) @ 16" O.C. UNLESS OTHERWISE NOTED. 2x6 STUD WALL WITH 8:1 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.

NOTE:
SEE TABLE 1 ON SHEET 0001 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.
SEE TABLE 2 ON SHEET 0002 FOR ALL FENESTRATION U-FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.

1 Proposed Second Floor Plan/New Work

1/4" = 1'-0"

GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION



Neal Thomson
30 Hixleth Street Chevy Chase MD 20815
Donoghue Hacker Residence
PERMIT SET

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 17073, expiration date 09-04-2022

Proposed Second Floor Plan/New Work	
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set

A102

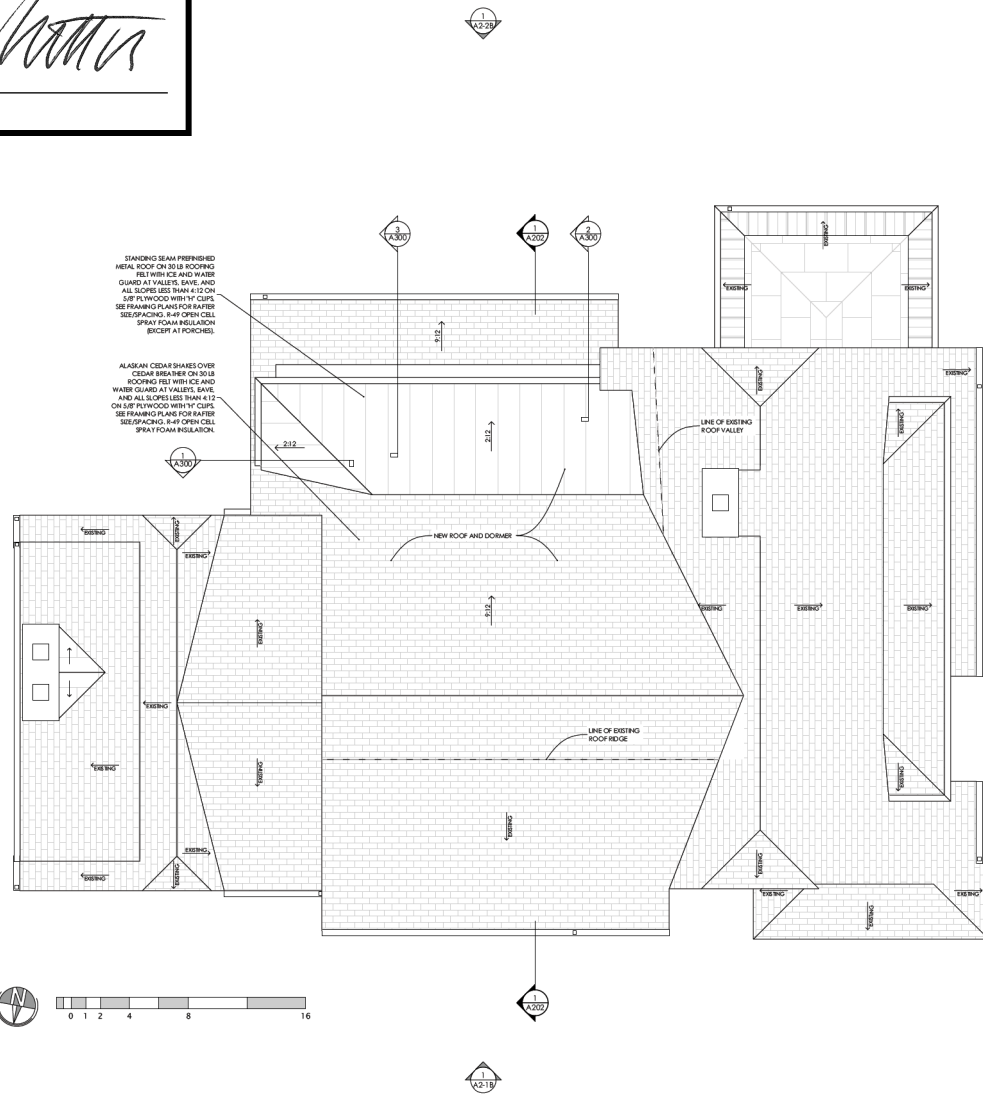
APPROVED

Montgomery County
Historic Preservation Commission

APPROVED
Department of Permitting Services
Permit # 20220000000000000000
Date: 06/22/2022

REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

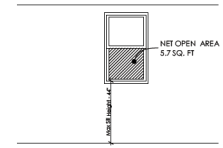


STANDING SEAM PREFINISHED METAL ROOF ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVES, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" CUPS. SEE FRAMING PLANS FOR RAFTER SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).

ALASKAN CEDAR SHAKES OVER CEDAR BREAKER ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVES, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" CUPS. SEE FRAMING PLANS FOR RAFTER SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION.

note *

ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IEC ZONE 3.10). THE WINDOW SHALL HAVE A HORIZONTAL NET CLEAR OPENING OF 5.7 SQ. FT WITH A CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IEC 2016.10).



- GENERAL NOTES:
- UNLESS INDICATED OTHERWISE DIMENSIONS ARE TO FACE OF FRAMING.
 - VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
 - ALL SACHET CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO DEDICATED CIRCUIT AS DESCRIBED IN PROVIDED WIRE BATTERY BACKUP.
 - PROVIDE CARBON MONOXIDE ALARMS PER 815.1.
 - ALL STAIRS HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 8011 AND 9012 OF THE 2012 IRC.
 - SEE FRAMING PLANS FOR COORDINATION OF PCF3 REQUIREMENTS.
 - ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 1/2"
 - ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
 - REFER TO EXTERIOR ELEVATIONS & DOOR/WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
 - ALL DOOR DIMENSIONS GIVEN IN FEET AND INCHES.



- TYPICAL CONSTRUCTION NOTES
- 1A. TYP. ROOF/CEILING CONSTRUCTION
- ALASKAN CEDAR SHAKES OVER CEDAR BREAKER ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVES, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" CUPS. SEE FRAMING PLANS FOR RAFTER SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION.
- 1B. TYP. LOW SLOPE METAL ROOF
- STANDING SEAM PREFINISHED METAL ROOF ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVES, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" CUPS. SEE FRAMING PLANS FOR RAFTER SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).
- 2A. EXTERIOR WALL CONSTRUCTION A
- CONTINUOUS LAP SIDING ON 1/2" EXTERIOR SHEATHING WITH TYPICAL EQUIVALENT ROSEMARY 2x6 STUD WALL WITH R-21 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 2B. EXTERIOR WALL CONSTRUCTION B
- 1" CONTINUOUS STUCCO 1/2" HATCH SHEATHING WITH (2) 1/4" RESISTIVE BARRIER OVER TYPICAL EQUIVALENT ROSEMARY ON 1/2" EXTERIOR SHEATHING. 2x6 STUD WALL WITH R-21 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 3A. TYP. FLOOR CONSTRUCTION
- 3/4" 18 G PLYWOOD SUBFLOOR ADVANTECH OR APPROVED EQUAL GRADE AND NAILLED 2X OR 1x WOOD JOISTS PER STRUCTURAL WITH 1/2" GYP. SEE FRAMING PLANS FOR BAYS AND SPACING R-21 B FIBERGLASS BLOCKING AND R-19 AT CANTILEVER/OVERHANGS.
4. TYP. INTERIOR WALL CONSTRUCTION
- 1/2" GYPUM WALL BOARD ON 2x4 OR 2x6 STUDS (SEE PLANS) @ 16" O.C. (UNLESS OTHERWISE NOTED) AT BATHROOM, KITCHEN, BREAKFAST ROOM, HALL, AND BOARD AT ALL BATHROOMS, LAUNDRY ROOMS AND ADDITIONAL AREAS CALLED OUT ON PLANS.

NOTE:

SEE TABLE 1 ON SHEET 0001 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.

SEE TABLE 2 ON SHEET 0002 FOR ALL FENESTRATION U-FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.



Neal Thomson
Donoghue Hacker Residence
30 Hixleth Street Chevy Chase MD 20815
PERMIT SET

Professional Certification: I certify that these documents were prepared or approved by me, and that I am on duty licensed architect under the laws of the State of Maryland. License number 17074, expiration date 09-04-2022

Proposed Roof Plan/New Work

Date	Condition
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set

GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION

A103

1 Roof Plan
1/4" = 1'-0"

REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022



ABBREVIATION INDEX FOR STRUCTURAL DRAWINGS

Table with 3 columns: Abbreviation, Full Name, and Notes. Includes terms like ANCHOR BOLT, ADJUST, ALTERNATE, etc.

DESIGN NOTES

- I. DESIGN LIVE LOADS FOR NON WORK
A. ROOF LIVE LOAD
1. Pg = 20 PSF, MIN ROOF DESIGN LOAD + 30 PSF
2. Ff = 2 PSF + DRIFTING
B. FLOOR LIVE LOADS
1. BEDROOMS = 30 PSF
2. DWELLING AREAS = 40 PSF
C. WIND LOAD
1. Vw = 130 mph (gust) = 115 MPH
2. Vmax(15 to 100) = 75 MPH
3. EXPOSURE = B
D. SEISMIC LOAD
1. LATERAL FORCE SYSTEM: BRACED WOOD FRAMES
2. SEISMIC USE GROUP = I
3. SITE CLASS = D
4. NO DESIGN REQUIRED PER IRC 6101.2.2
E. CODE: THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH 2016 IRC
F. ASSUMED SOIL PARAMETERS
1. P AT REST = 60H
2. FACTIVE = 45H
3. P PASSIVE = 200H
G. DEAD LOADS
1. ROOF = 15 PSF
2. TYPICAL FLOORING = 12 PSF
3. TELEPHONE FLOORS = 20 PSF

- I. PARALLEL STRAND LUMBER (P.S.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURERS RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS FOR P.S.L. POSTS:
• FLEXURE: Fv = 2400 PSI
• COMPRESSION: Fc = 2200 PSI
• MODULUS OF ELASTICITY: E = 1,800,000 PSI
CONTRACTOR SHALL PROVIDE MANUFACTURERS PRODUCT SHEETS FOR APPROVAL FOR ALL FLOOR JOISTS AND BEAMS
J. PROVIDE MIN. 3" BEARING FOR ALL LAMINATED VENEER AND STANDARD LUMBER BEAMS. NO JOIST OR BEAM BEARING SHALL OCCUR ON MANUFACTURER VENEER WALLS
K. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE. ALL PLYWOOD PANELS EDGES SHALL BE CONTINUOUSLY BLOCKED AND NAILED
L. ALL WALL MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND SIMPSON STUDS (STRONG-DRY SCREWS) USING THE FASTENER TO FASTENER SPACING NOTED WITH EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED IN A STAGGERED PATTERN:
TABLE: PILES DEPTH, FASTENERS, SPACING, ROWS
* ALL TRIPLE AND QUADRUPLE PLY MEMBERS SHALL BE FASTENED FROM BOTH SIDES WITH THE NUMBER OF ROWS AND FASTENERS SPECIFIED. SIDE-TO-SIDE SPACING SHALL ALSO BE STAGGERED.

- IV. STRUCTURAL STEEL
A. ALL STRUCTURAL STEEL SHALL BE A85 STEEL FABRICATED AND ERRECTED IN ACCORDANCE WITH AISC STEEL CONSTRUCTION MANUAL WITH A MINIMUM YIELD STRENGTH OF 50 KSI
1. W SHAPES: Fy = 50 ksi, PER ASTM A992
2. PLATES: Fy = 36 ksi PER ASTM A36
3. HSS SHAPES (SQUARE): Fy = 36 ksi PER ASTM A500 GRADE C
4. ANCHOR RODS: Fy = 36 ksi PER ASTM A308 GRADE 36
5. BOLTS: Fy = 50 ksi, PER ASTM A325, U 30
B. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL WELDING CODE AND D-1.1.1.1. USE 70 ksi LOW HYDROGEN ELECTRODE
C. NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT PRIOR APPROVAL
D. SPlicing OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL AS TO LOCATION, TYPE OF SPlice AND CONNECTION TO BE MADE
E. ALL MISCELLANEOUS STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH ONE QUARTER-INCH FILLET WELD UNLESS OTHERWISE NOTED. EXCEPT FOR SUTTED CONNECTIONS
F. PROVIDE A MINIMUM BEARING LENGTH OF 4" FOR ALL BEAMS SUPPORTED ON MASONRY
G. ALL WORK SHALL COMPLY WITH THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
H. POST INSTALLED ANCHORS
A. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. OR AN EQUIVALENT AS APPROVED BY THE STRUCTURAL ENGINEER
1. ANCHORAGE TO MASONRY:
a. ADHESIVE ANCHORS FOR USE IN GROUT FILLED CMU, HOLLOW CMU, BRICK, WINDLES AND MULLION BRICK
• HILTI HIT-HY 270 ADHESIVE SYSTEM OR EQUAL PER ICC ESR-4143
• INSTALLED USING THE SAFE SET DRILLING METHOD
b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.

- II. WOOD
A. ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR UNO 2 PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NFA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PROSD OF AMERICAN SOFTWOOD LUMBER STANDARDS AND SHALL HAVE 1% MAXIMUM MOISTURE CONTENT. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
1. WOOD JOISTS, JOISTS AND BEAMS
a) FLEXURE: Fb = 875 PSI
b) SHEAR: Fv = 135 PSI
c) MODULUS OF ELASTICITY = 1,400,000 PSI
2. WALL STUDS: STUD GRADE
a) FLEXURE: Fb = 475 PSI
b) COMPRESSION PARALLEL: Fc = 725 PSI
c) MODULUS OF ELASTICITY = 1,200,000 PSI
B. ALL FRAMING EXPOSED TO WEATHER IN ACCORDANCE WITH RC SECTION 2304.12 & TREATED IN ACCORDANCE WITH HWY 114. THESE MEMBERS SHALL BE PRESSURE TREATED SOUTHERN PINE NO. 2 PER THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NO. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PROSD OF AMERICAN SOFTWOOD LUMBER STANDARDS. MINIMUM PROPERTIES SHALL BE IN ACCORDANCE WITH TABLE 4B IN THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PRESSURE TREATED WOOD MEMBERS 3" SHALL BE PROVIDED WHEN:
1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR IS CLOSER THAN 12 INCHES TO GRADE IN EXPOSED CRAWL SPACES OR UNDESICATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING (AWPA USE CATEGORY UC3B)
2. WOOD FRAMING MEMBERS REST ON A CONCRETE OR MASONRY EXTERIOR FOUNDATION WALL AND ARE LESS THAN 3 INCHES ABOVE THE EXPOSED EXTERIOR GRADE (AWPA USE CATEGORY UCA)
3. WOOD SHEATHING AND WALL FRAMING IN THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS OR SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER (AWPA USE CATEGORY UCA)
C. ALL EXTERIOR WALL STUDS ARE TO BE SPACED AT 16" O.C. (N.O.D.) PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUDS AT INTERSECTIONS AND CORNERS. ALL WALL STUDS SHALL BE FASTENED AS FOLLOWS: DOUBLE STUDS SHALL BE NAILED TOGETHER WITH 16" AT 8" O.C. TRIPLE STUDS SHALL BE NAILED TOGETHER WITH 30" AT 8" O.C. EACH SIDE
D. PROVIDE SIMPSON STRONG-DRY (OR APPROVED EQUAL) POST CAPS AT ALL BEAM-ON-POST BEARING LOCATIONS NOT LOCATED WITHIN STUD WALLS UNO
E. ROOF SHEATHING SHALL BE 5/8-INCH CDX APA STRUCTURAL FRATED SHEATHING EXPOSURE 1 PER THE AMERICAN WOOD ASSOCIATION. SHEATHING SHALL BE FASTENED WITH 8 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS
F. WALL SHEATHING SHALL BE 3/4-INCH CDX APA STRUCTURAL FRATED SHEATHING EXPOSURE 1 PER THE AMERICAN WOOD ASSOCIATION. SHEATHING SHALL BE FASTENED WITH 8 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS
G. ALL FLOOR SUPERLOORING SHALL BE 3/4-INCH THICK T&G APA RATED 3016 AWANTHICK SHEATHING OR STUD-FLOOR 20 O.C. RATED SHEATHING SHALL BE CLUED WITH SUB-FLOOR SHEATHING AND BE FASTENED WITH 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS
H. LAMINATED VENEER LUMBER (LVL) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURERS RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
1. FLEXURE: Fb = 2,800 PSI
2. SHEAR: Fv = 265 PSI
3. MODULUS OF ELASTICITY: E = 2,000,000 PSI
CONTRACTOR SHALL PROVIDE MANUFACTURERS PRODUCT SHEETS FOR APPROVAL FOR ALL LVL BEAMS

- M. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS
N. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER 2016 IRC "FASTENING SCHEDULE" 8002.3(1)
O. NAILS INDICATED IN THE DRAWINGS, DETAILS AND NOTES SHALL BE DEFINED AS FOLLOWS: 16d = 16" x 0.1625" DIA. 16d = 16" x 0.1625" DIA. 16d = 16" x 0.1625" DIA. SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING FOR APPROVAL
P. DOUBLE SHEETS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ONE HALF THE SPAN
Q. JOIST HANGERS SHALL BE SIZED ACCORDING TO THE FOLLOWING SCHEDULE (N.O.D.)
TABLE: SUPPORTED MEMBERS, HANGER
R. ALL NOTCHED STAR STRINGERS SHALL HAVE AN EFFECTIVE MINIMUM DEPTH OF 3" OR PRE-CUT NOTCH CORNERS WITH A 1/4" RADIUS TO REDUCE STRESS CONCENTRATION AND DO NOT OVER-CUT NOTCHES
SOME HANGERS MAY REQUIRE 16d NAILS - REFER TO THE SIMPSON STRONG-DRY CATALOG FOR REQUIREMENTS. CONTRACTOR SHALL PROVIDE MANUFACTURERS CUT SHEETS FOR ALL HANGER SUBSTITUTIONS.

- VI. GENERAL
A. CONTRACTOR SHALL MEASURE AND PROVIDE ALL EXISTING FIELD DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATION AND NOTIFICATION SHALL PROCEED PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING AS REQUIRED TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION
C. ALL WALLS ARE DESIGNED AS LATERALLY BRACED BY THE FLOOR AND ROOF SYSTEMS. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION
D. TEMPORARY BRACING SHALL BE PROVIDED FOR ALL WALLS SUBJECT TO UNDESIGNED BACKLASH. BRACE WALL PLUMB UNITS. STABILIZE ELEMENT ABOVE IS IN PLACE
E. THE DEVELOPMENT AND IMPLEMENTATION OF JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR
VII. DEMOLITION
A. ALL MEANS AND METHODS OF SAFELY REMOVING ALL EXISTING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
B. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS
VIII. TESTING AND INSPECTION
A. THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN INSPECTION AGENCY TO PERFORM THE FOLLOWING SERVICES:
A. INSPECTION OF SUBGRADE BELOW ALL FOUNDATIONS AND SLAB ON-GRADE TO VERIFY THE ADEQUACY OF THE BEARING MATERIAL
B. WRITTEN REPORTS SHALL BE SUBMITTED TO THE ARCHITECT STATING COMPLIANCE OR NONCOMPLIANCE WITH DESIGN DOCUMENTS AND SPECIFICATIONS. ALL REPORTS SHALL BE SIGNED AND SEALED BY A REGISTERED ENGINEER LICENSED IN MARYLAND
C. INSPECTION AND TESTING OF ALL NEW STRUCTURAL FILL WITH REINFORCED SUBMIT TO ARCHITECT STATING COMPLIANCE OR NONCOMPLIANCE WITH PERMITTED COMPACTION REQUIREMENTS
IX. EARTHWORK
A. ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS IS ASSUMED TO BE 1500 PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS SHALL BE OVER-DESIGNED AND REPLACED WITH CLEAN CONCRETE (Fy = 2000 PSI). BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2" BELOW EXISTING GRADE, UNLESS NOTED OTHERWISE
B. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL AND SHALL BE SELECTED ON THE BASIS OF LABORATORY COMPACTION TESTS, HAVING A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX OF LESS THAN 10. FILL SHALL BE PLACED IN MAXIMUM 4-INCH LIFTS AND COMPACTED TO 90% OF THE MAXIMUM DRY WEIGHT OBTAINED BY ASTM D1557, MODIFIED PROCTOR METHOD
C. IF FOOTINGS ARE NOT TO BE PLACED THE DAY OF EXCAVATION, FOOTING TRENCHES SHALL BE BACKFILLED WITH CLEAN CONCRETE IMMEDIATELY UPON EXCAVATION TO PREVENT GROUNDWATER INFILTRATION
D. PERIMETER DRAIN TILE SHALL CONSIST OF 4-INCH DIAMETER CORRUGATED POLYETHYLENE TUBING PER ASTM D4015 WITH A MAXIMUM SIZE WIDTH OF 1/4-INCH. TUBING SHALL BE PLACED WITH SLOTTED DOWN USING STRAIGHT SECTION AND STANDARD CONNECTIONS

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Signature of Robert A. ...

I, I hereby certify that the above documents were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland, License No. 23310, Expiration Date: 7/9/2022.



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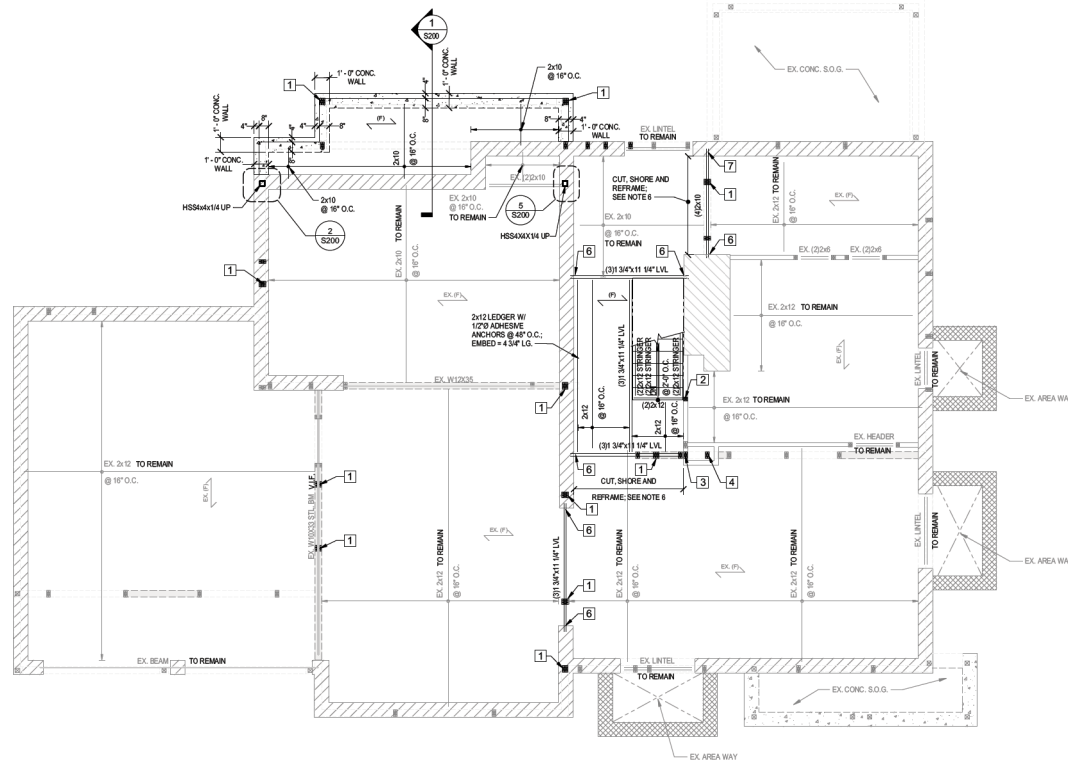
Donoghue Hacker Residence
30 Hickem Street Chevy Chase MD 20815

NOT FOR CONSTRUCTION

DESIGN NOTES





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S001

1 FIRST FLOOR FRAMING PLAN
 S101 SCALE: 1/4" = 1'-0"

NOTES:

1. ALL POSTS SHOWN ARE (2x6) UP IN 2x6 WALLS AND (2x4) UP IN 2x4 WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE WOOD BEAM/JOIST HANGERS PER THE STRUCTURAL DESIGN NOTES.
3.  DESIGNATES THE SPAN DIRECTION OF 3/4" FLOOR SHEATHING PER THE STRUCTURAL DESIGN NOTES.
 DESIGNATES THE SPAN DIRECTION OF EX. FLOOR SHEATHING.
4. DASHED LINES INDICATE DROPPED BEAMS/HEADERS; SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
5. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
6. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION AS DESIGNATED ON PLAN.
7. BP1 DESIGNATES 3/8" x 5 1/2" x 7" BRG. PL.; SEE .
 BP2 DESIGNATES 3/8" x 12 1/2" x 1" BRG. PL.; SEE .
8. SEE BS300 FOR CRIPPLE STUD DET. BENEATH ALL POST UP LOCATIONS.

KEYED NOTES (FOR DWG. 1/5/21)

- 1 (3)2x6 UP
- 2 (2)2x6 DN
- 3 (2)2x6 DN
- 4 (2)2x6 UP/DN
- 5 (3)2x4 UP
- 6 POCKET BEAM INTO EX. MASONRY WALL PER DETAIL BS300
- 7 ADD SIMPSON D-1 ON EX. SIDE OF (4)2x10

Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 23310, Expiration Date: 7/9/2022.

GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION



Union Engineering, L.L.C.
 46090 Lake Center Plaza
 Suite 300
 Potomac Falls, VA 20166
 (P) 571.323.0320

LE Project # 21-046 LE Project Engineer: CF

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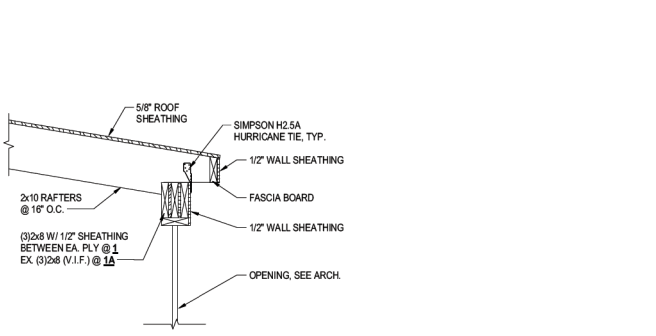
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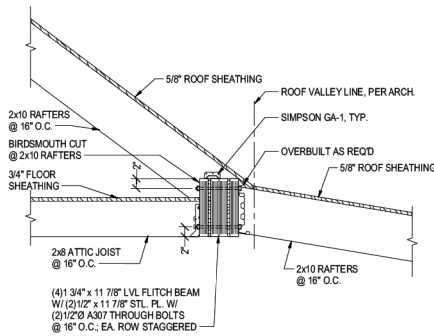
FIRST FLOOR FRAMING PLAN

04-12-2021	Permit Set

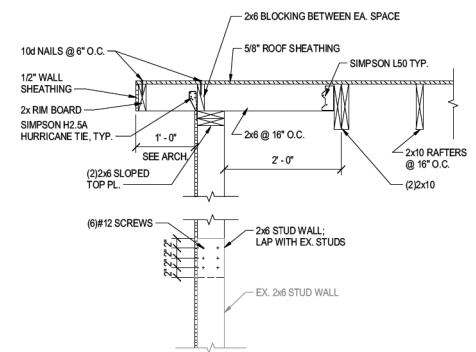
S101



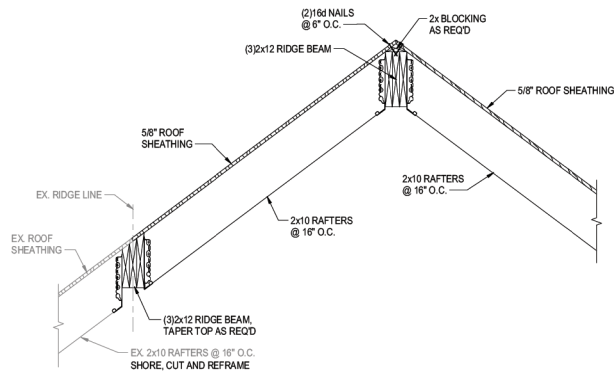
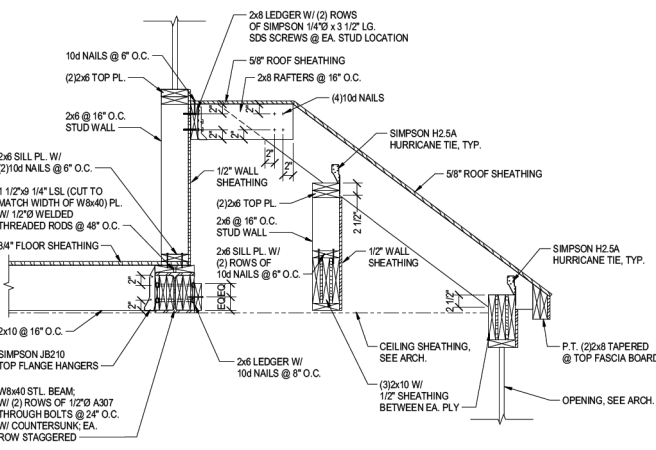
1,1A SECTION
 S301 SCALE: 1" = 1'-0"



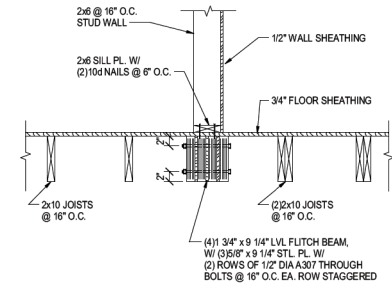
2 SECTION
 S301 SCALE: 1" = 1'-0"



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



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



5 SECTION
 S301 SCALE: 1" = 1'-0"

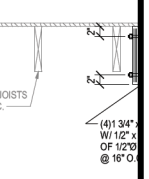
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 Historic Preservation Commission

Michael Kyne

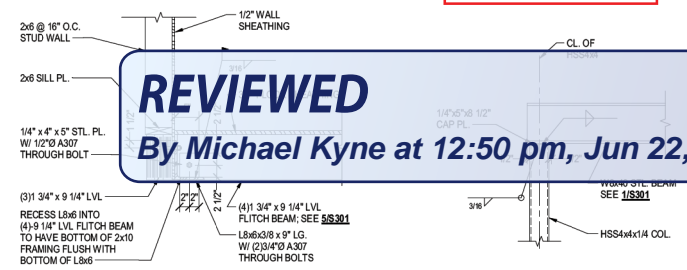
**GENERAL STRUCTURAL
 ARRANGEMENT APPROVED
 SUBJECT TO FURTHER
 APPROVAL OF CONSTRUCTION**

REVIEWED

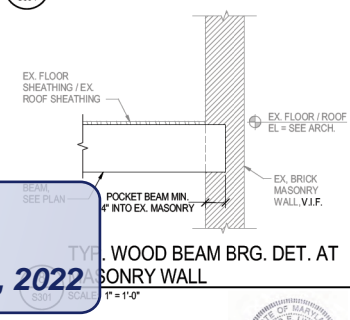
By Michael Kyne at 12:50 pm, Jun 22, 2022



6 SECTION
 S301 SCALE: 1" = 1'-0"



7 SECTION
 S301 SCALE: 1" = 1'-0"



Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 23310, Expiration Date: 7/9/2022.



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 LE Project # 21406 LE Project Engineer: CF

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FRAMING SECTIONS

Date	Permit Set
04-12-2021	Permit Set

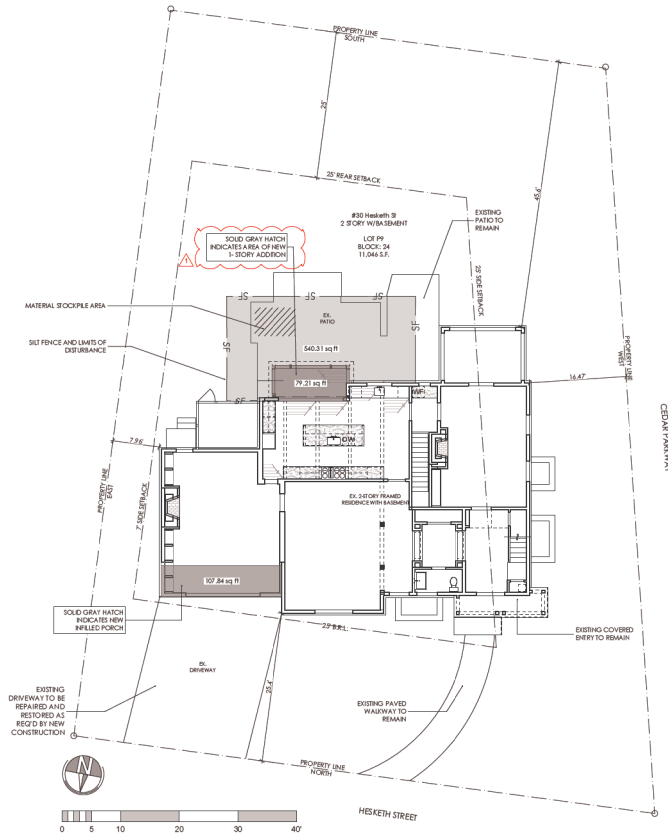
S301

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REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022



BUILDING COVERAGE:
 EXIST BUILDING COVERAGE: 2,130 SF
 PROPOSED BUILDING ADDITION: + 98 SF
 PROPOSED BUILDING COVERAGE: 2,228 SF

PROPOSED BLDG COV. PERCENTAGE = 2,228 SF / 11,046 SF = 20% (35% MAX)

NET INCREASE BUILDING COVERAGE: 98 SF
 EXIST: 66% (7,289 SF)
 PROPOSED: 65% (7,171 SF)

GENERAL NOTES:

ADDRESS: 30 Hesketh Street
 Chevy Chase, MD 20815

LOCATION: LOT 24, BLOCK 3, CHEVY CHASE SECTION 3

PLAT NUMBER: 106

ZONING: R-60

SETBACKS ALLOWED:
 FRONT - 25'
 LEFT SIDE - 7' RIGHT SIDE - 25' SETBACK (ABUTTING LOT FRONTS ON THE SIDE STREET)
 REAR - 25' SETBACK PER CHEVY CHASE VILLAGE (SECTION 2 REGULATION)

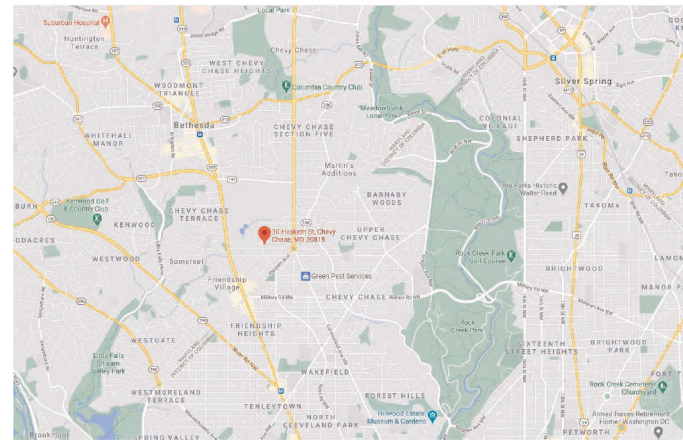
SETBACKS PROVIDED: SEE PLAN
 LOT AREA: 11,046 SF

BUILDING HEIGHT: 31'-11" PEAK OF ROOF
 25'-11" TO MAIN ROOF HEIGHT

AREA OF DISTURBANCE: 540 SF

VOLUME OF EXCAVATION: 24 CUBIC YARDS (216 CUBIC FEET)

NOTE: NO CHANGE TO EXISTING GRADING



Vicinity Map

Donoghue Hacker Residence
 30 Hesketh Street Chevy Chase MD 20815

CONSTRUCTION SET
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Site Plan

Date	Description
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-29-2021	CD Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

0002

1 Site Plan
 1" = 10'

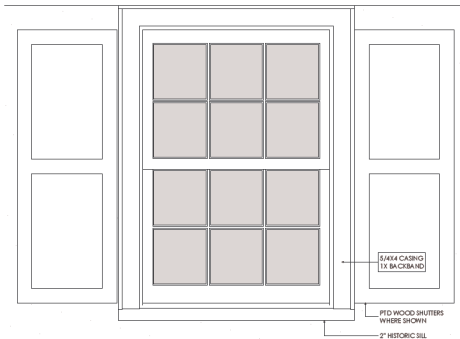
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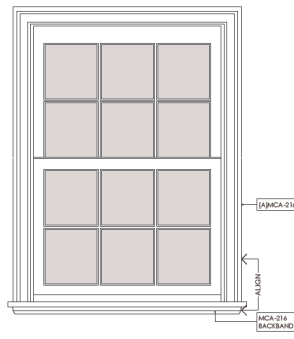
ID	Qty	Size	Type	Leaf Thickness	Lites	Operation	Hardware
E101	1	(22-0x6-8)	Two Panel	1 3/4"		Pocket	
E103	1	5-0x6-8	Cased Opening	1 3/4"			
E104	1	5-0x6-8	Cased Opening	1 3/4"			
E106	1	5-0x6-8	Cased Opening	1 3/4"			
E109	1	5-0x6-8	Cased Opening	1 3/4"			
E110	1	3-0x6-8	Cased Opening	1 3/4"			
E201	1	2-8x6-8	Two Panel	1 3/4"		Swing	
E202	1	2-8x6-8	Cased Opening	1 3/4"			
E203	1	2-4x6-8	Two Panel	1 3/4"		Swing	
E204	1	2-8x6-8	Two Panel	1 3/4"		Swing	
E204	1	2-4x6-8	Two Panel	1 3/4"		Swing	
E205	1	2-2x6-8	Shower	3-3/8"			
E102	1	2-4x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E105	1	2-4x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E106	1	2-4x4-4	Two Panel	1 3/4"		Swing	Replacement V.F.
E107	1	(22-2x6-8)	French	1 3/4"		2WAY	Replacement V.F.
E206	1	3-0x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E207	1	3-0x6-8	Two Panel	1 3/4"		Pocket	Replacement V.F.
E208	1	2-2x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E209	1	2-8x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E210	1	(22-0x6-8)	French	1 3/4"		Swing	Replacement V.F.
E211	1	2-8x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E212	1	2-4x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E213	1	2-4x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E214	1	2-4x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E215	1	2-8x6-8	Two Panel	1 3/4"		Swing	Replacement V.F.
E216	1	(22-0x6-8)	Two Panel	1 3/4"		Swing	Replacement V.F.

ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom Height	Transom Lites	Location	Note
D101	1	French	Loewen	2-6x7-6	See Elevation			Kitchen	Tempered
D102	1	French	Loewen	2-6x7-6	See Elevation			Kitchen	Tempered
D104	1	French	Loewen	2-10x6-9	3WSH			Family Room	Tempered
D105	1	Glazed/Paneled	Loewen	3-3x6-9	3WSH			Entry	Tempered
D106	1	French	Loewen	2-6x7-6	2WAY			Breakfast	Tempered
D107	1	French	Loewen	6-8x7-6	6WAY			Breakfast	Tempered
D108	1	French	Loewen	2-6x7-6	2WAY			Breakfast	Tempered
D201	1	French	Loewen	(22-3x6-8)	See Elevation			Bedroom 1	Tempered
G101	1	Glazed/Paneled		4WAY				Garage	
G102	1	Glazed/Paneled		4WAY				Garage	

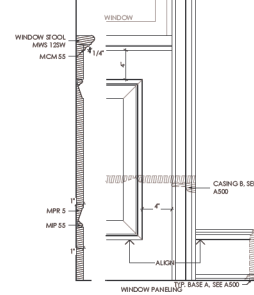
ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Note
W101	1	2	20x4-5	Casement	Loewen	2WAY	Bar	
W102	1	2	20x4-5 2W	Casement	Loewen	2WAY	Bar	
W104	1	3	25x3-11 3W	Double Hung		4WAY	Office	Replacement V.F.
W105	1	4	25x3-11 4W	Double Hung		4WAY	Office	Replacement V.F.
W106	1	3	25x3-11 3W	Double Hung		4WAY	Office	Replacement V.F.
W201	1	1	20x4-5	Double Hung	Loewen	2WAY/2WAY	Laundry	
W202	1	1	20x4-5	Double Hung	Loewen	2WAY/2WAY	Laundry	



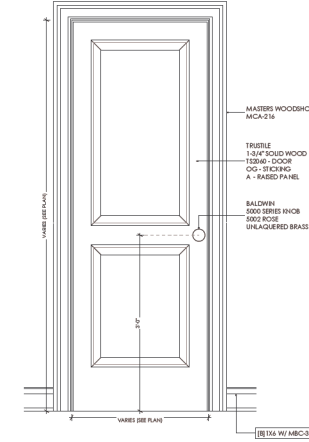
5 Typ. Window - Ext.
1" = 1'-0"



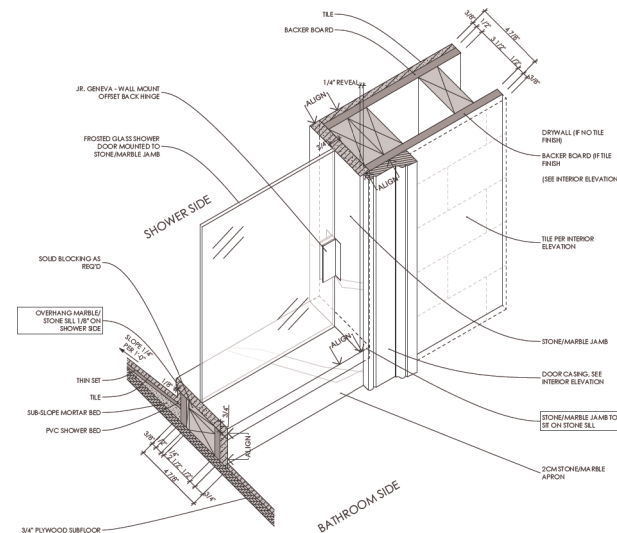
4 Typ. Window - Int.
1" = 1'-0"



3 Window Panel Detail
1 1/2" = 1'-0"



2 Typ. Interior Door
1" = 1'-0"



1 Shower Jamb Detail
3" = 1'-0"

REVIEWED
By Michael Kyne at 12:50 pm, Jun 22, 2022

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CONSTRUCTION SET
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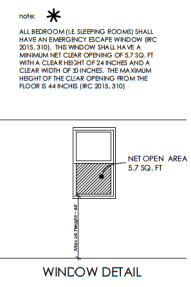
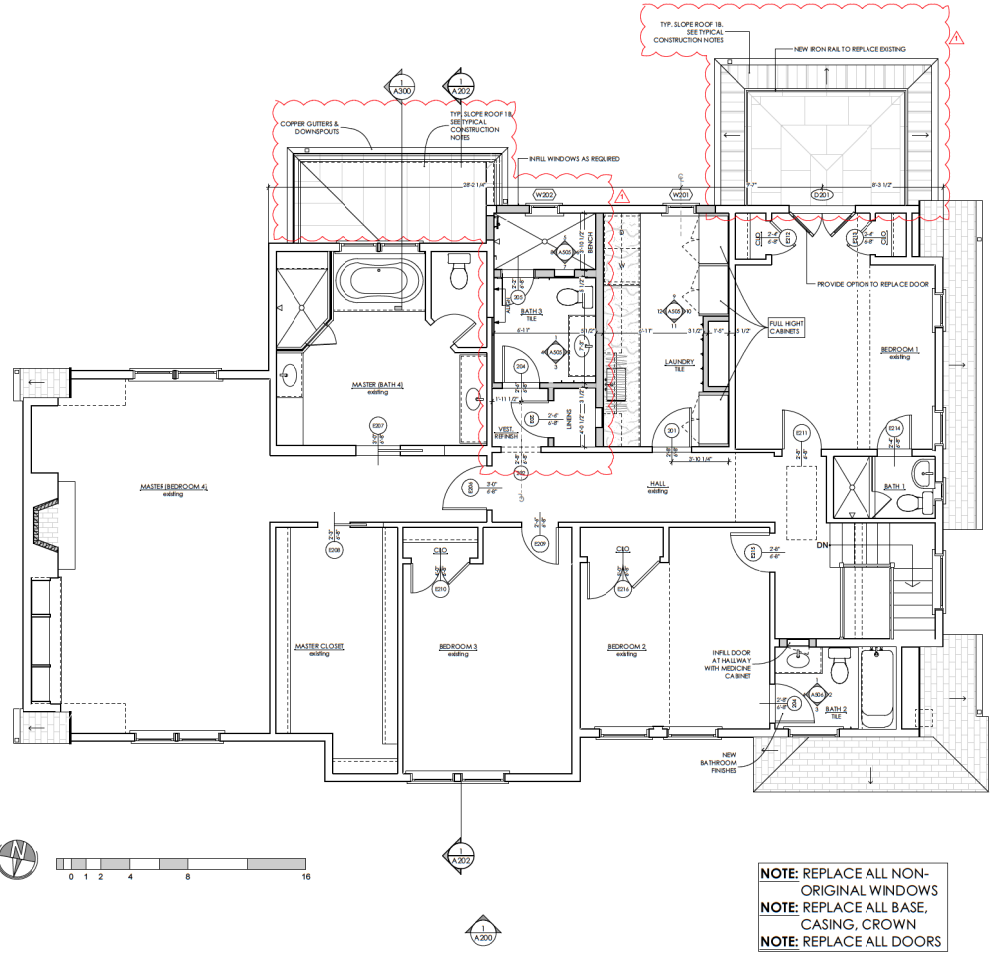
Window & Door Schedule	
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-29-2021	CD Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

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 Historic Preservation Commission



REVIEWED
 By Michael Kyne at 12:50 pm, Jun 22, 2022



- GENERAL NOTES:**
1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING.
 2. VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
 3. ALL SMOKE/EXHAUST MONITORING DETECTORS TO BE HARDWIRED TO DEDICATED CIRCUIT UNLESS OTHERWISE PROVIDED WITH BATTERY BACKUP.
 4. PROVIDE CARBON MONOXIDE ALARMS PER RB 5.1.
 5. ALL STAIRS HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R101 AND R102 OF THE 2015 IRC.
 6. SEE FRAMING PLANS FOR COORDINATION OF FOST REQUIREMENTS.
 7. ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 1/2" GYP.
 8. ALL ANGLES ARE 90 AND OR 45 UNLESS NOTED OTHERWISE.
 9. REFER TO EXTERIOR ELEVATION & DOOR/WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
 10. ALL DOOR EMBLEMERS OPEN IN REE AND INCHES.
 11. ALL INTERIOR DOORS & CASED OPENINGS THAT ARE NOT DIMENSIONED TO CENTER LINE SHALL BE CENTERED IN WALL OR HLD MIN. DISTANCE FROM CORNER FOR COMPLETE CASING LAND.

- TYPICAL CONSTRUCTION NOTES**
- 1A. TYP. ROOF/CEILING CONSTRUCTION**
 ALASKAN CEDAR SHAKES OVER CEDAR BRATHER ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEY, EAVE, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1/4" CLIPS. SEE FRAMING PLANS FOR RAFTER SIZE/SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION.
- 1B. TYP. LOW SLOPE METAL ROOF**
 STANDING SEAM FINISHED METAL ROOF ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEY, EAVE, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1/4" CLIPS. SEE FRAMING PLANS FOR RAFTER SIZE/SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).
- 2A. EXTERIOR WALL CONSTRUCTION A**
 CEMENTITIOUS LATHING ON 1/2" EXTERIOR SHEATHING WITH TYP OR EQUIVALENT HOUSEWRAP OVER 2x4 STUD WALL WITH R-11 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 2B. EXTERIOR WALL CONSTRUCTION B**
 1" CEMENTITIOUS STUCCO TO MATCH EXISTING WITH (2) LAYER WEATHER RESISTIVE BARRIER OVER TYP OR EQUIVALENT HOUSEWRAP ON 1/2" EXTERIOR SHEATHING OVER 2x4 STUD WALL WITH R-11 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 2C. TYPICAL FOUNDATION WALL**
 12" CONCRETE FOUNDATION WALL PARGE ABOVE GRADE, & 2" R-10 PERFOR RIGID FOAM BOARD INSULATION AT CONDENSED DRAIN SPACES. REFER TO STRUCTURAL.
- 3A. TYP. FLOOR CONSTRUCTION**
 3/4" 18" PLYWOOD SUBFLOOR OVER 2x10 OR APPROVED EQUAL (GLUED AND NAILSD 2X OR 1X WOOD JOISTS PER STRUCTURAL WITH 1/2" GYP. SEE FRAMING PLANS FOR JOIST AND SPACING. 2" x 8" PERIMETER BLOCKING AND R-19 AT CANTILEVER/OVERHANGS.
- 4. TYP. INTERIOR WALL CONSTRUCTION**
 1/2" GYP OR 5/8" WALL BOARD ON 2x4 OR 2x6 STUDS (SEE PLANS) @ 16" O.C. (UNLESS OTHERWISE NOTED) ALL INTERIOR PARTITIONS MOISTURE RESISTANT GREEN BOARD AT ALL BATHROOMS, LAUNDRY ROOMS AND ADDITIONAL AREAS CALLED OUT ON PLANS.

NOTE:
 SEE TABLE 1 ON SHEET 0201 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.
 SEE TABLE 2 ON SHEET 0202 FOR ALL PRESERVATION U-FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.

NOTE: REPLACE ALL NON-ORIGINAL WINDOWS
NOTE: REPLACE ALL BASE, CASING, CROWN
NOTE: REPLACE ALL DOORS

Donoghue Hacker Residence
 30 Hickern Street Chevy Chase MD 20815
 CONSTRUCTION SET
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01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

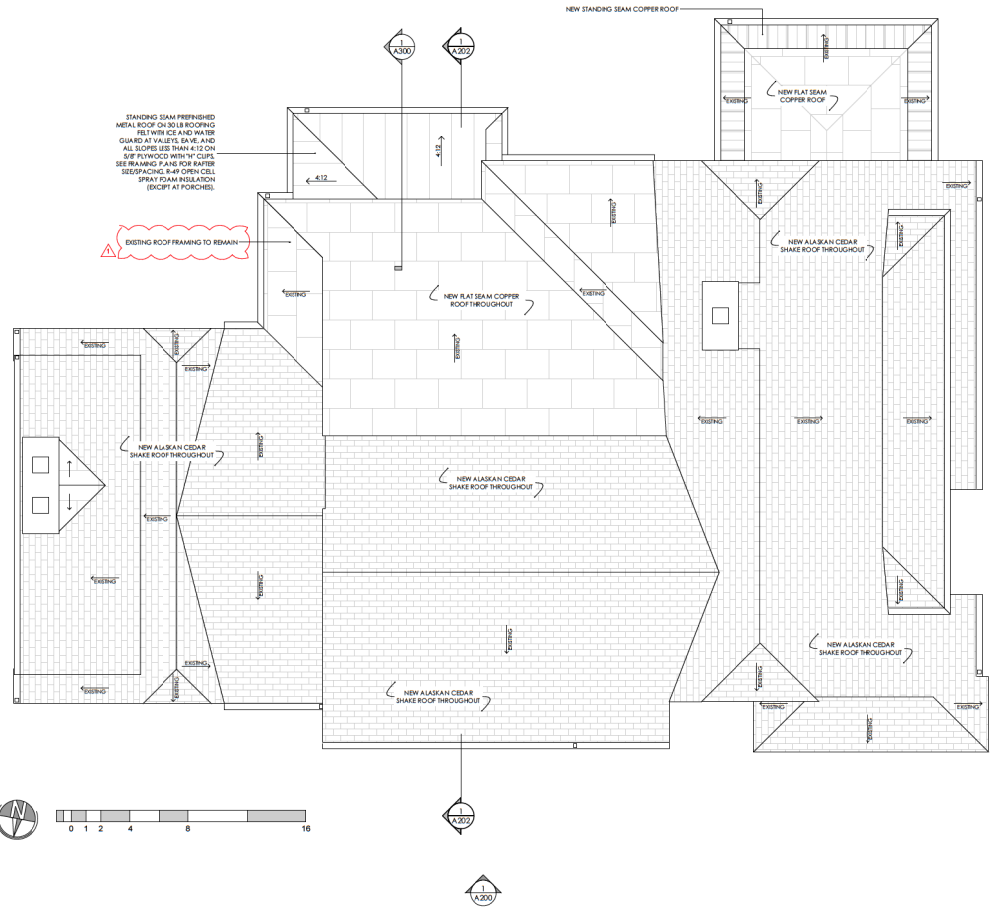
Proposed Second Floor Plan/New Work
 1/4" = 1'-0"

A102

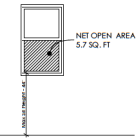
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REVIEWED
By Michael Kyne at 12:50 pm, Jun 22, 2022



NOTE *
ALL BEDROOM (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IRC 2015.3.10). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A CLEAR HEIGHT OF 20 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IRC 2015.3.10).



WINDOW DETAIL

GENERAL NOTES:

1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING.
2. VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
3. ALL SMOKE/CHARMON MONITORING DETECTORS TO BE HARDWIRED TO DEDICATED CIRCUIT UNPROTECTED, IS PROVIDED WITH BATTERY BACKUP.
4. PROVIDE CARBON MONOXIDE ALARMS PER RES 1.5.
5. ALL STAIRS HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R101 AND R102 OF THE 2015 IRC.
6. SEE FRAMING PLANS FOR COORDINATION OF POOR REQUIREMENTS.
7. ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 1/2" ALL ANGLES ARE 90 AND OR 45 UNLESS NOTED OTHERWISE.
8. REFER TO EXTERIOR ELEVATIONS & DOOR/WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
9. ALL DOOR EMBLEMEN OPEN IN REEF AND NICHES.
10. ALL INTERIOR DOORS & CASED OPENINGS THAT ARE NOT DIMENSIONED TO CENTERLINE SHALL BE CENTERED IN THE WALL OR HELD MIN. DISTANCE FROM CORNER FOR COMPLETE CASING LAND.

- EXISTING WALLS
- PROPOSED WALLS

TYPICAL CONSTRUCTION NOTES

- 1A. TYP. ROOF/CEILING CONSTRUCTION
ALASKAN CEDAR SHAKES OVER CEDAR BREATHER ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVE, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" CLIPS. SEE FRAMING PLANS FOR RAFTER SIZE/SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).
- 1B. TYP. LOW SLOPE METAL ROOF
STANDING SEAM FINISHED METAL ROOF ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVE, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" CLIPS. SEE FRAMING PLANS FOR RAFTER SIZE/SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION (EXCEPT AT PORCHES).
- 2A. EXTERIOR WALL CONSTRUCTION A
CEMENTitious LAP SIDING ON 1/2" EXTERIOR SHEATHING WITH TYPICAL OR EQUIVALENT HOUSEWRAP. 2x6 STUD WALL WITH R-12 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 2B. EXTERIOR WALL CONSTRUCTION B
1" CEMENTitious STUCCO TO MATCH EXISTING WITH (2) LAYERS WEATHER RESISTIVE BARRIER OVER TYPICAL OR EQUIVALENT HOUSEWRAP ON 1/2" EXTERIOR SHEATHING. 2x6 STUD WALL WITH R-12 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 2C. TYPICAL FOUNDATION WALL
12" CONCRETE FOUNDATION WALL PARGE ABOVE GRADE, & 2" R-10 PERFORATED FOAM BOARD INSULATION AT CONDITIONED DRINK SPACES. REFER TO STRUCTURAL.
- 3A. TYP. FLOOR CONSTRUCTION
3/4" 18G PLYWOOD SUBFLOOR ADVANCE TECH OR APPROVED EQUAL (GLUED AND NAILSD 2X OR 1X WOOD JOISTS PER STRUCTURAL WITH 1/2" GYP. SEE FRAMING PLANS FOR JOIST AND SPACING. 9" x 8" BRIMMER BLOCKING AND R-19 AT CANTILEVER/OVERHANGS.
4. TYP. INTERIOR WALL CONSTRUCTION
1/2" GYPSUM WALL BOARD ON 2x4 OR 2x6 STUDS (SEE PLANS) @ 16" O.C. (UNO.C. PRESSURE TREATED 2x4 AT BATHROOM). MOISTURE RESISTANT GREEN BOARD AT ALL BATHROOM, LAUNDRY ROOMS AND ADDITIONAL AREAS CALLED OUT ON PLANS.

NOTE:
SEE TABLE 1 ON SHEET 0201 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.
SEE TABLE 2 ON SHEET 0202 FOR ALL PRESERVATION U-FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.

Donoghue Hacker Residence
30 Western Street Chevy Chase MD 20815
CONSTRUCTION SET
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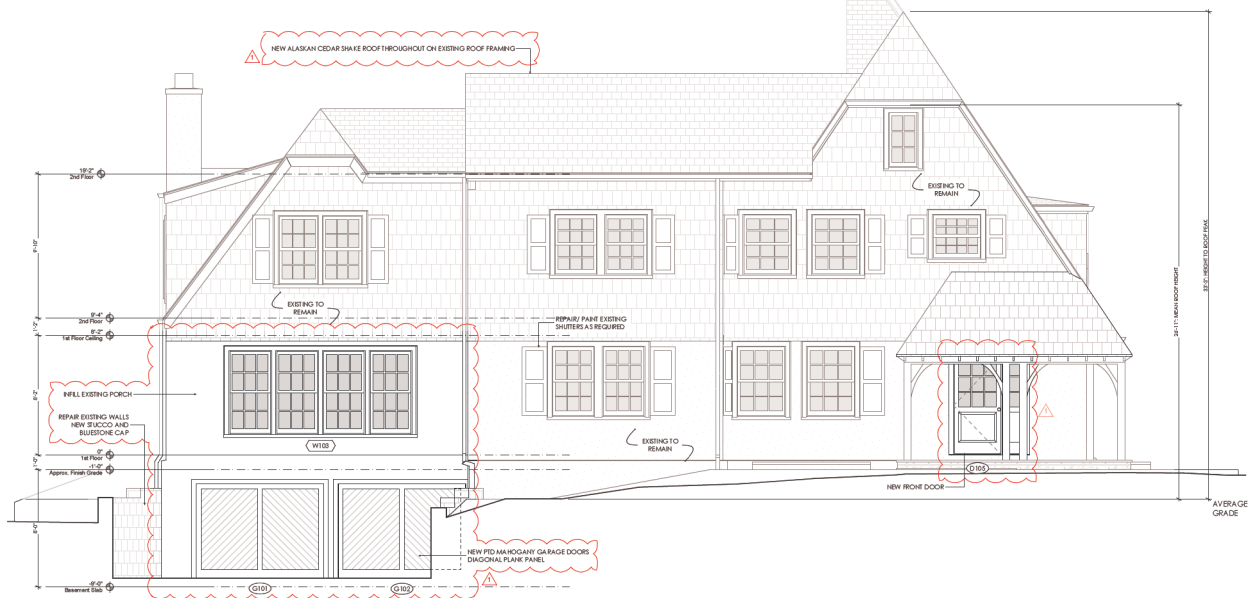
Proposed Roof Plan/New Work	Existing Conditions
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-29-2021	CD-Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

1 Roof Plan
1/4" = 1'-0"

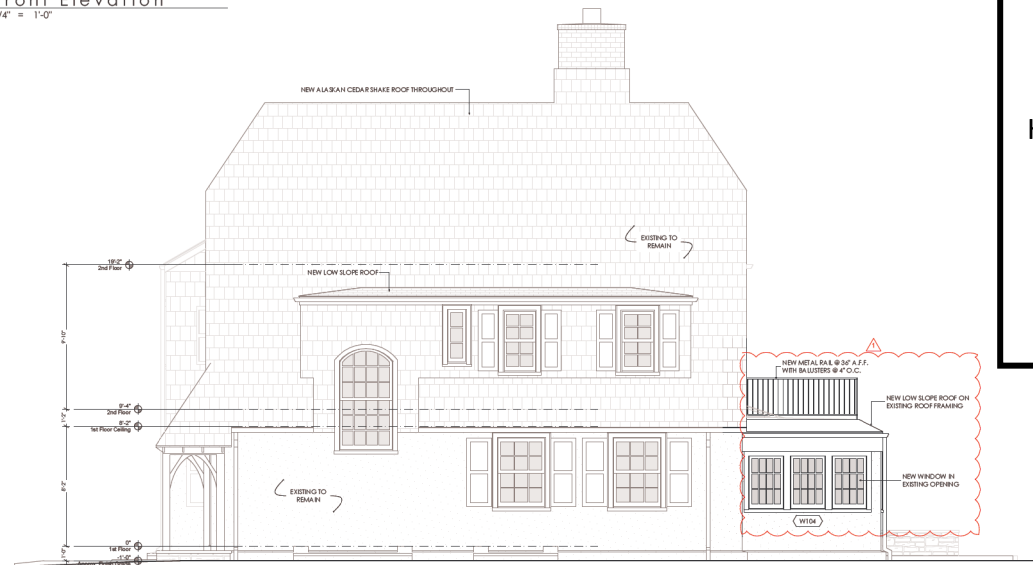
A103

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By Michael Kyne at 12:50 pm, Jun 22, 2022



1 Front Elevation
1/4" = 1'-0"



2 Right Elevation
1/4" = 1'-0"

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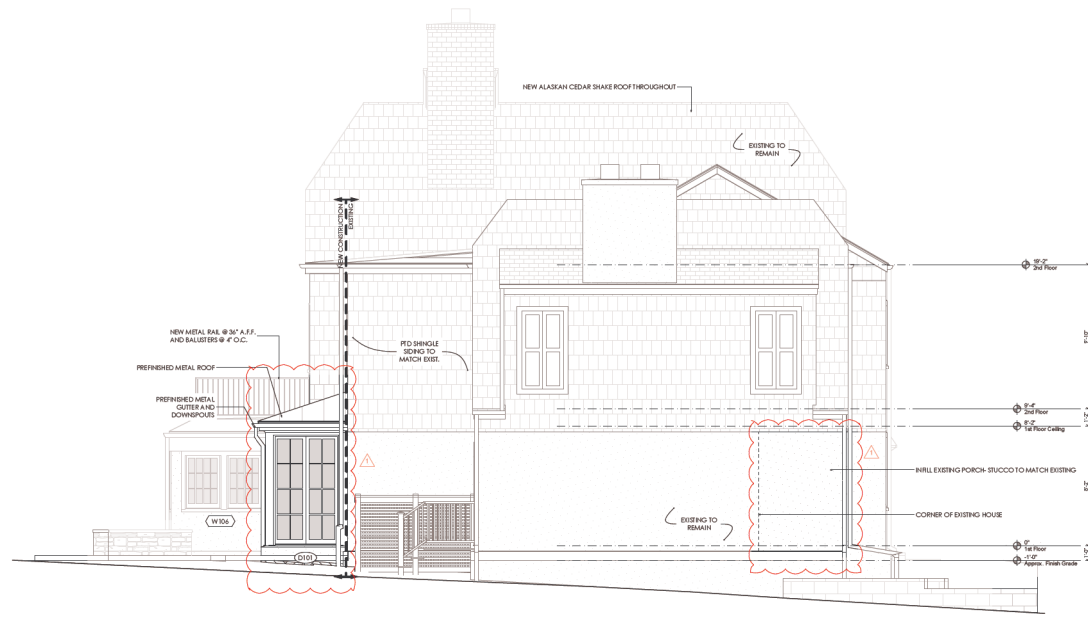
Robert A. ...

Donoghue Hacker Residence
30 Hixketh Street Chevy Chase MD 20815
CONSTRUCTION SET
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Proposed Northwest & Northeast Elevation	
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-29-2021	CD Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

A200

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1 Left Elevation
 1/4" = 1'-0"



2 Rear Elevation
 1/4" = 1'-0"

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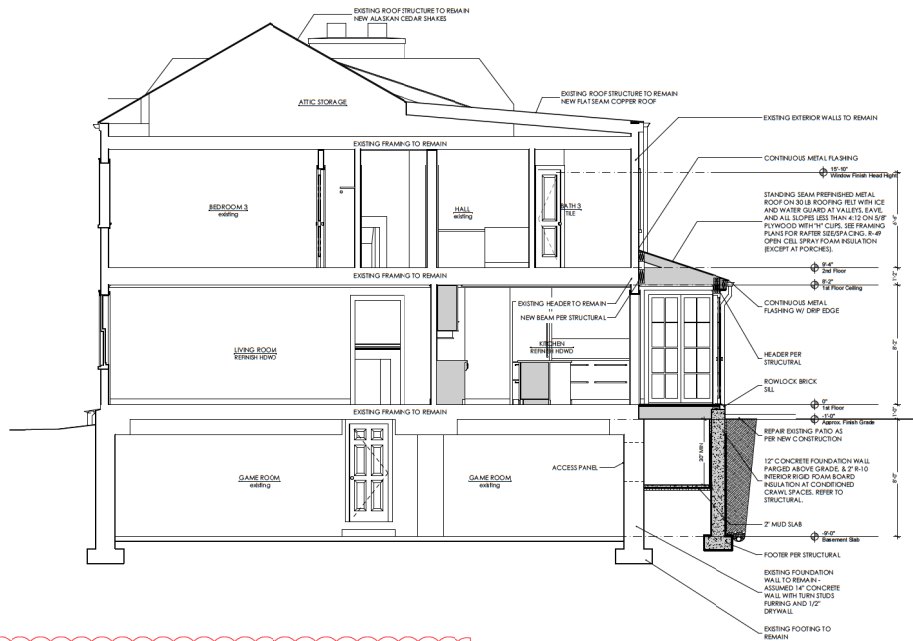
Robert H. [Signature]

Donoghue Hacker Residence
 30 Hixketh Street Chevy Chase MD 20815

CONSTRUCTION SET
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Proposed Southwest & Southeast Elevation	
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-29-2021	CID Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

A201



1 Proposed Building Longitudinal Section
1/4" = 1'-0"

TYPICAL CONSTRUCTION NOTES

1A. TYP. ROOF/CEILING CONSTRUCTION
ALASKAN CEDAR SHAKES OVER CEDAR BREATHER ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVES, AND ALL SLOPES LESS THAN 4:12 ON 5/8\"/>

NOTE:
SEE TABLE 1 ON SHEET 201 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.
SEE TABLE 2 ON SHEET 202 FOR ALL PENETRATION U-FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.

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By Michael Kyne at 12:50 pm, Jun 22, 2022

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Donoghue Hacker Residence
30 Hickory Street Chevy Chase MD 20815

CONSTRUCTION SET
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Building Section	
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-29-2021	CD-Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

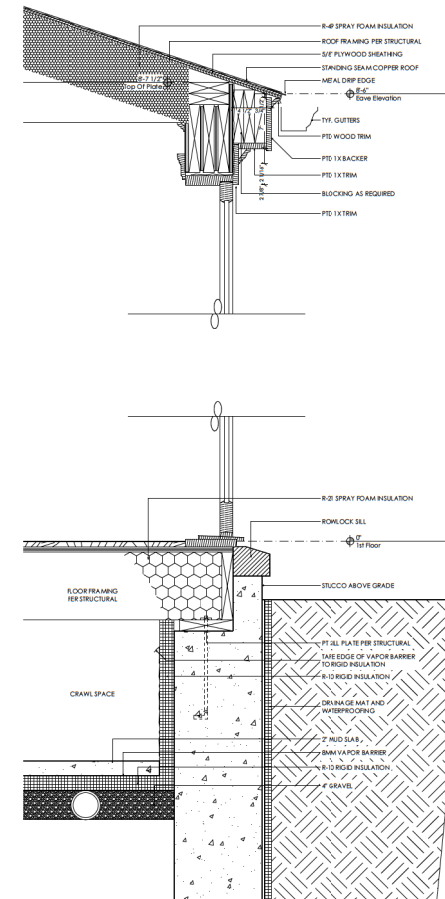
A202

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1 Breakfast Bay Detail
 1 1/2" = 1'-0"

Donoghue Hacker Residence
 30 Hickern Street Chevy Chase MD 20815

CONSTRUCTION SET
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Exterior Details

Date	Description
12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-28-2021	CD Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

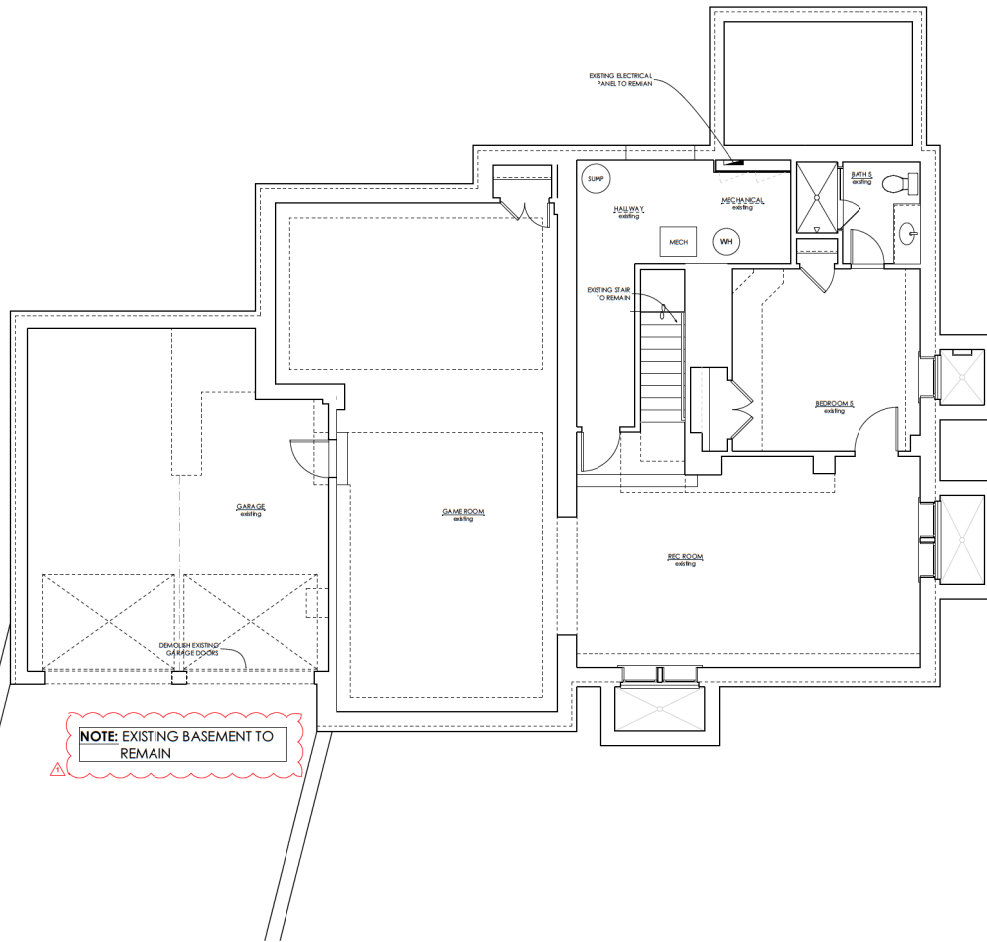
A400

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1 Basement Demolition Plan
 1/4" = 1'-0"

Donoghue Hacker Residence
 30 Hickern Street Chevy Chase MD 20815

CONSTRUCTION SET
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Existing
 Basement Floor
 Plan/Selective
 Demo

12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-28-2021	CD-Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

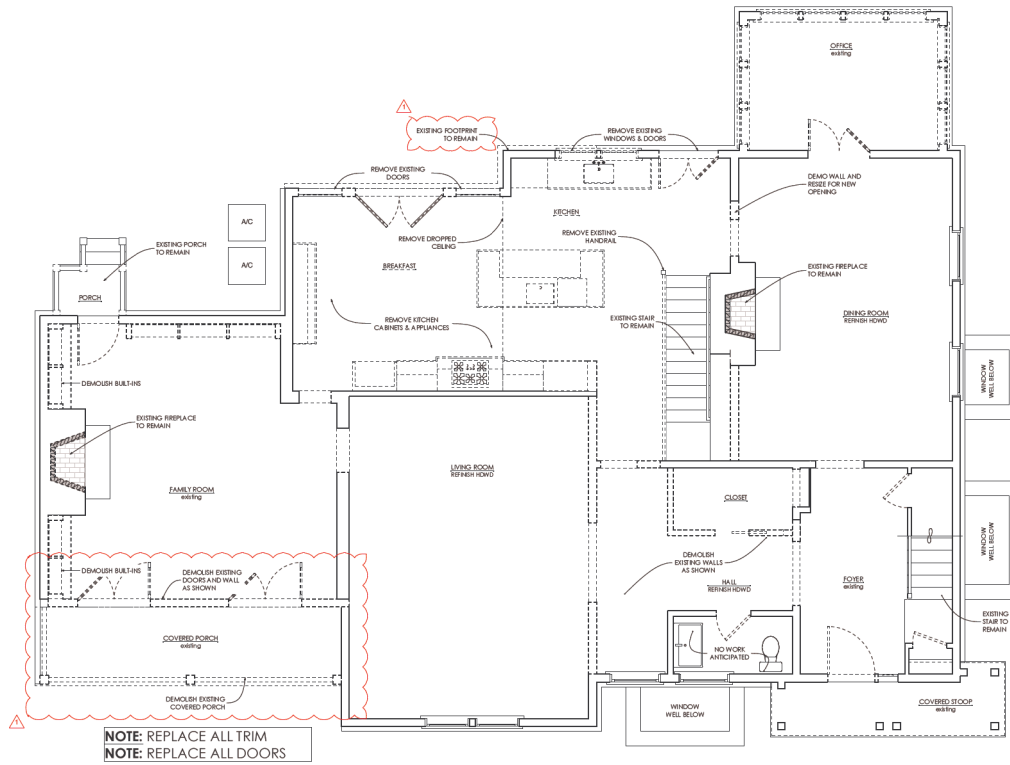
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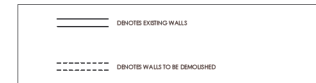
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By Michael Kyne at 12:50 pm, Jun 22, 2022



NOTE: REPLACE ALL TRIM
 NOTE: REPLACE ALL DOORS

1 First Floor Demolition Plan
 1/4" = 1'-0"



Donoghue Hacker Residence
 30 Hixketh Street Chevy Chase MD 20815

CONSTRUCTION SET
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Existing First
 Floor Plan/
 Selective
 Demo

12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-29-2021	CD Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

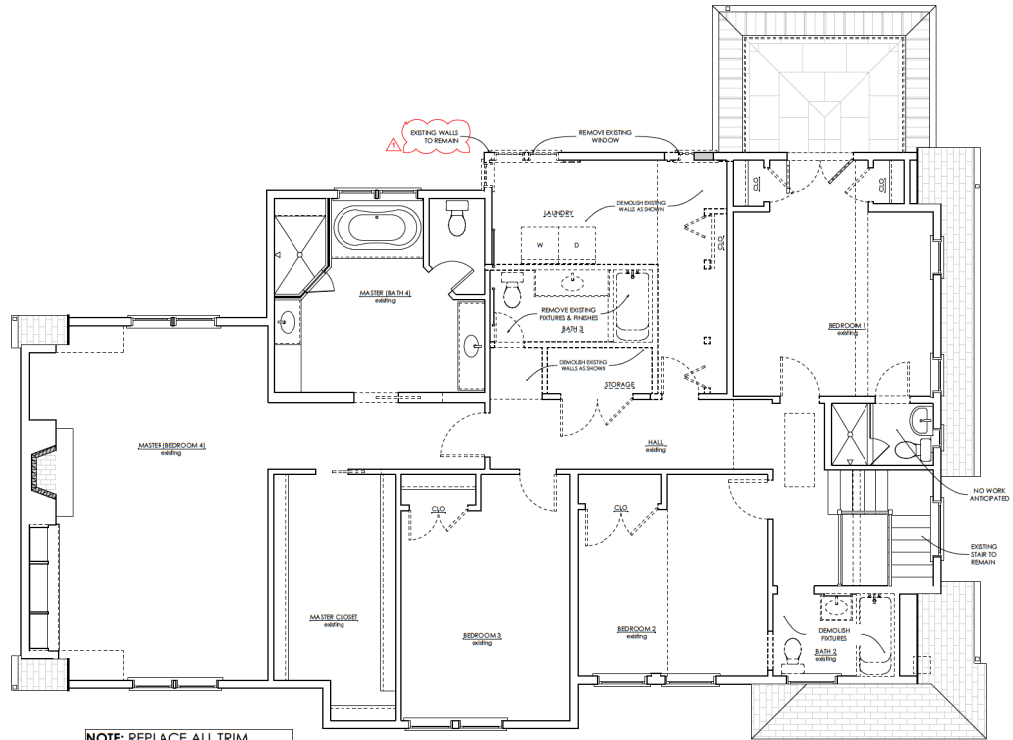
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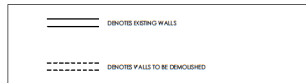
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By Michael Kyne at 12:50 pm, Jun 22, 2022



NOTE: REPLACE ALL TRIM
 NOTE: REPLACE ALL DOORS

1 Second Floor Demolition Plan
 1/4" = 1'-0"



Donoghue Hacker Residence
 30 Hickern Street Chevy Chase MD 20815

CONSTRUCTION SET
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Existing Second
 Floor Plan/
 Selective
 Demo

12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-29-2021	CD-Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

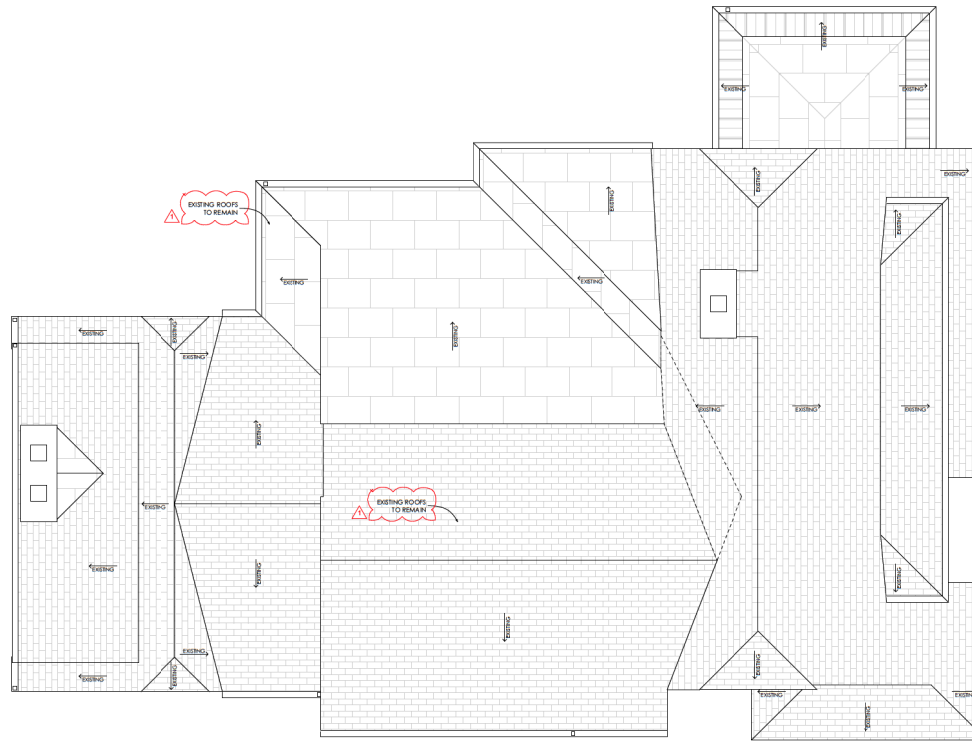
D002

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1 Roof Demolition Plan
 1/4" = 1'-0"



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Existing Roof
 Plan/Selective
 Demo

12-05-2019	Existing Conditions
09-15-2019	Preliminary Pricing
04-13-2021	Permit Set
05-28-2021	CD-Set
01-04-2022	VE Pricing Set
05-17-2022	Permit Revision

D003