



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

September 30, 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 #1003102 - Building Addition

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 September 7, 2021 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 & Sharon Bartram
Address: 3824 Warner St., Kensington

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.

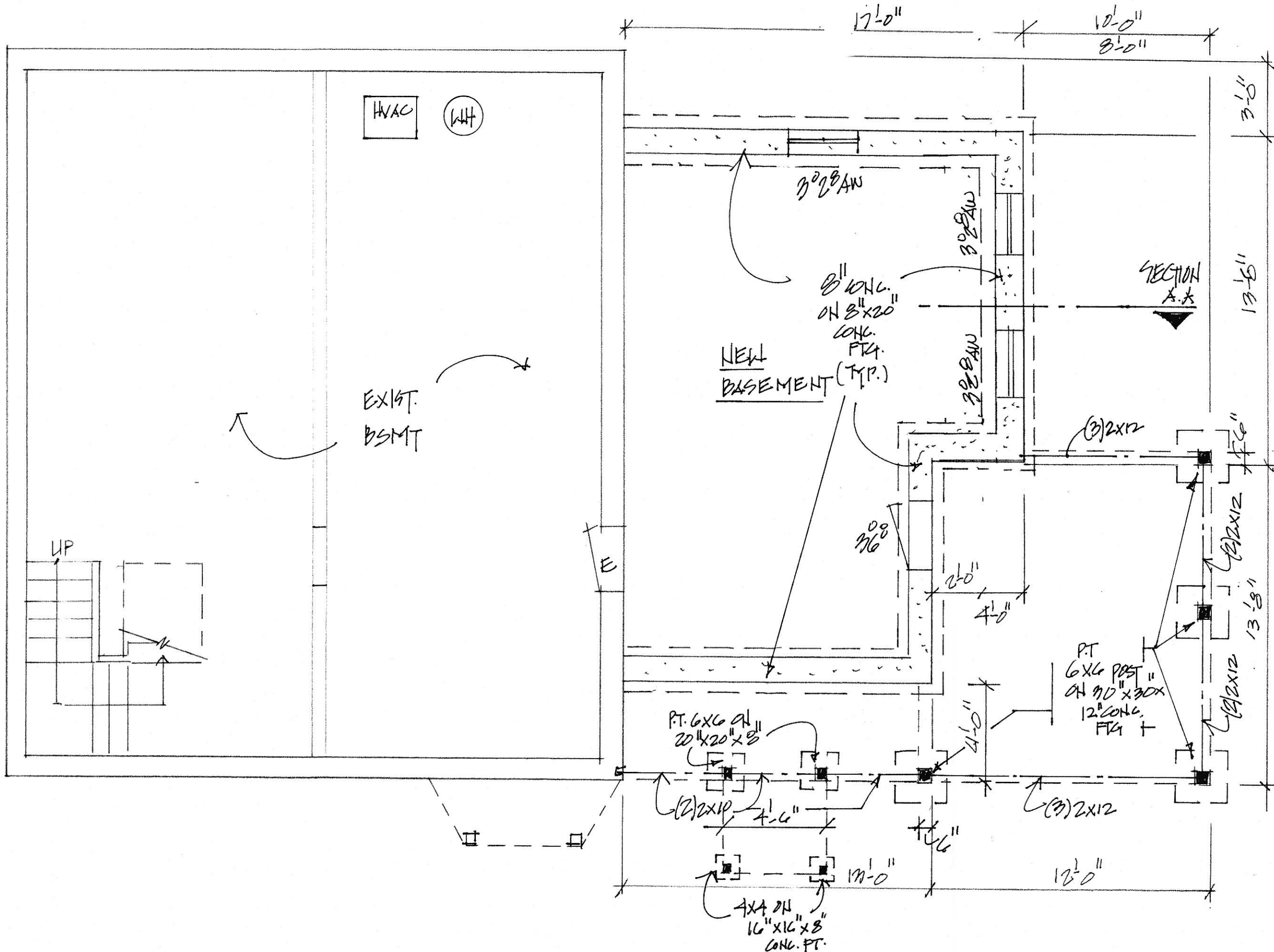


APPROVED
 Montgomery County
 Historic Preservation Commission

Robert A. [Signature]

REVIEWED
 By Dan.Bruechert at 11:31 am, Sep 30, 2022

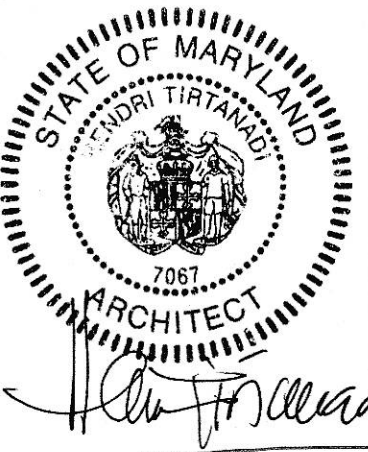
- GENERAL NOTES:**
1. All interior and exterior trims to match existing.
 2. All new roof to match existing.
 3. All new brick and siding to match existing.
 4. Refinish all wood floor that will be joint with new wood floor(tooth in joint).
 5. Patch and paint all wall that is affected by the renovation.
 6. Review existing HVAC system, Contractor should recommend solution to achieve a comfortable environment.
 7. Review existing Electrical capacity, heavy up as required.



BASEMENT PLAN
 1/4" = 1'-0"

EXIST. 806 SF.
 NEW 351 SF

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULLY LICENSE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 7067 EXP. DATE 5/5/2024



BASEMENT PLAN

REAR ADDITION

3824 WARNER ST.
 KENSINGTON, MARYLAND

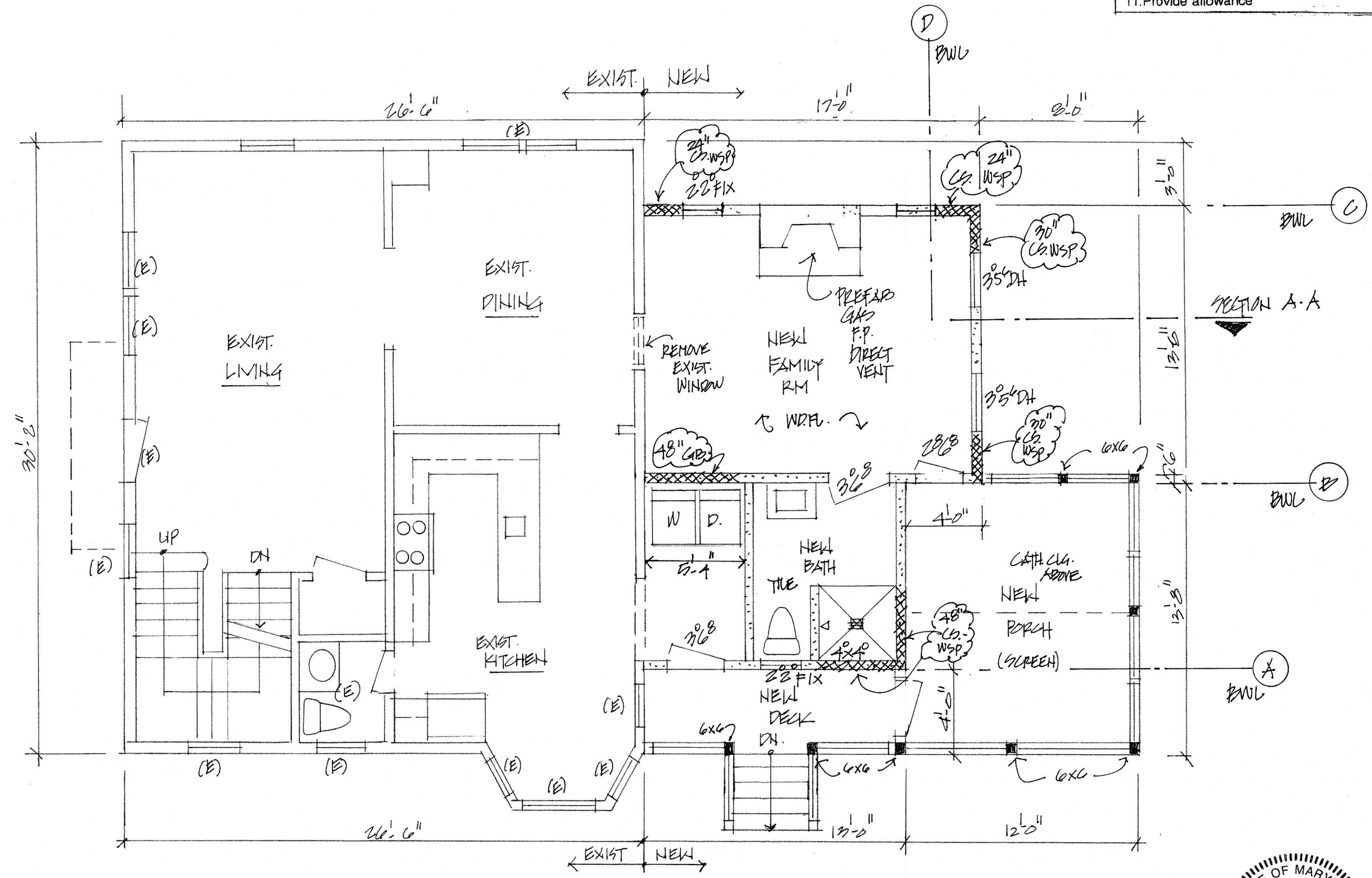
HENDRI TIRTANADI
 harchitect@gmail.com
 www.tirtanadiarchitect.com

TIRTANADI ARCHITECT
 8611 CANNON ST.
 GAITHERSBURG, MARYLAND 20877
 CELL 301-938-0311

A1

8/8/22

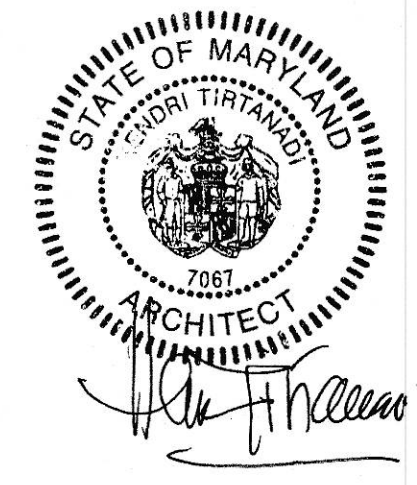
- NOTES:**
1. Provide allowance for new kitchen cabinet and counter top.
 2. Provide allowance for new appliances.
 3. Provide allowance for lighting fixtures.
 4. Provide allowance for plumbing fixtures and accessories.
 5. Provide allowance for door hardware.
 6. Provide allowance for carpet, installation includes in the bid.
 7. Provide allowance for tile, installation includes in the bid.
 8. Provide allowance for vanities, top and medicine cabinet.
 9. Provide allowance
 10. Provide allowance for interior trims.
 11. Provide allowance



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 htarchitect@gmail.com
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REAR ADDITION
3824 WARNER ST.
 KENSINGTON, MARYLAND



MAIN FL PLAN

A2

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 Montgomery County
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[Signature]

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 By Dan.Bruechert at 11:29 am, Sep 30, 2022

MAIN FLOOR PLAN
 1/4" = 1'-0"

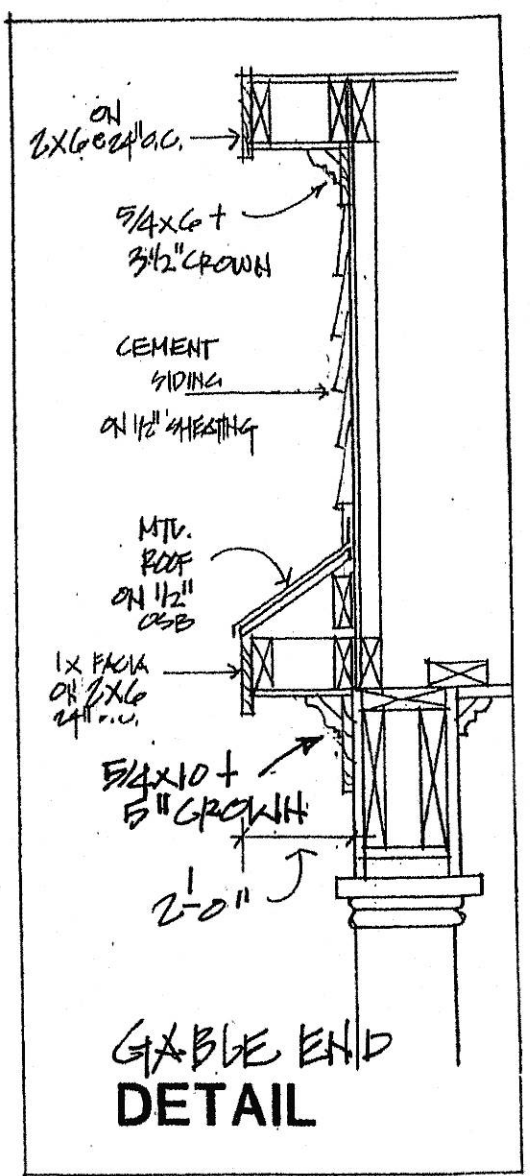
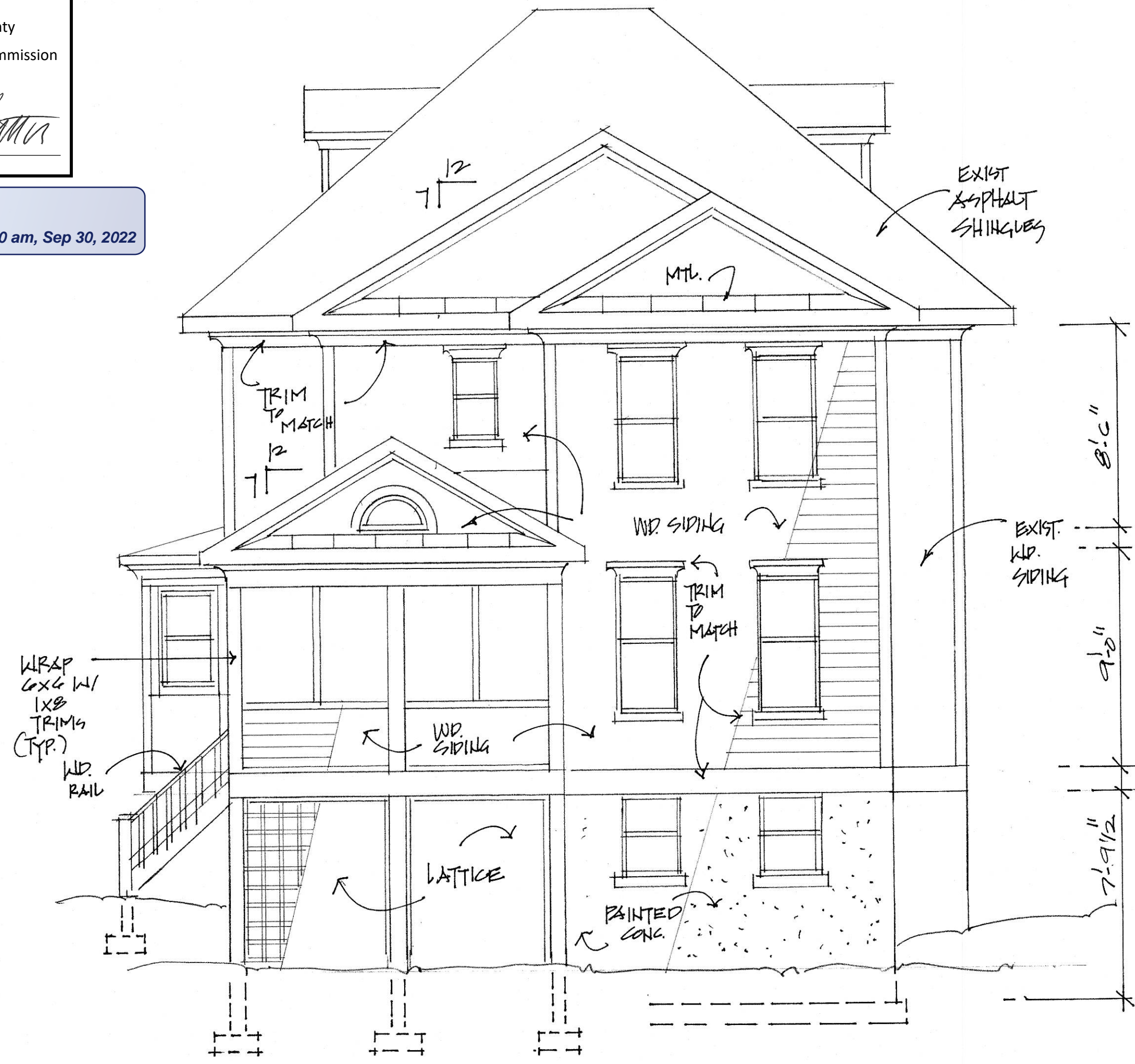
EXIST. 806 SF
 NEW 751 SF
 PORCH 156 SF
 DECK 52 SF

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8/8/22

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REAR ELEVATION
 1/4" = 1'-0"

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REAR ELEV

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REAR ADDITION
3824 WARNER ST.
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A4

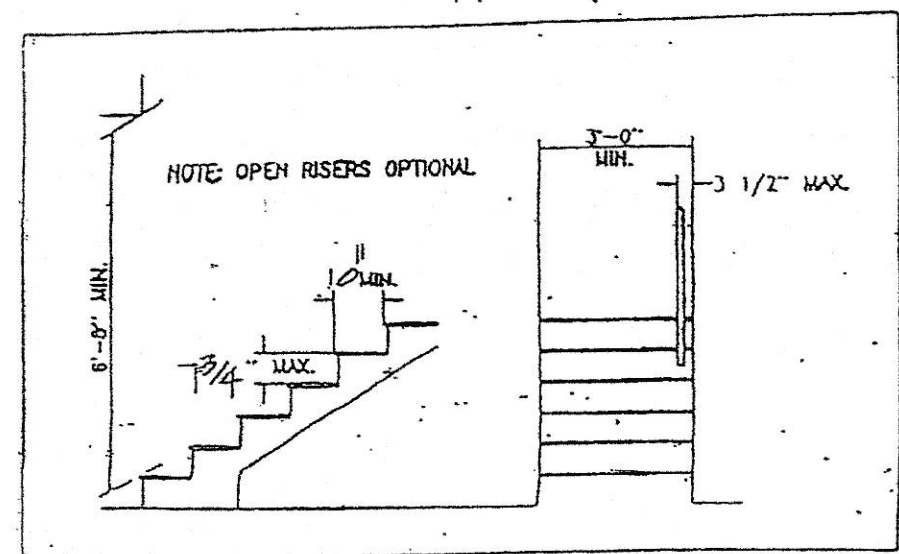
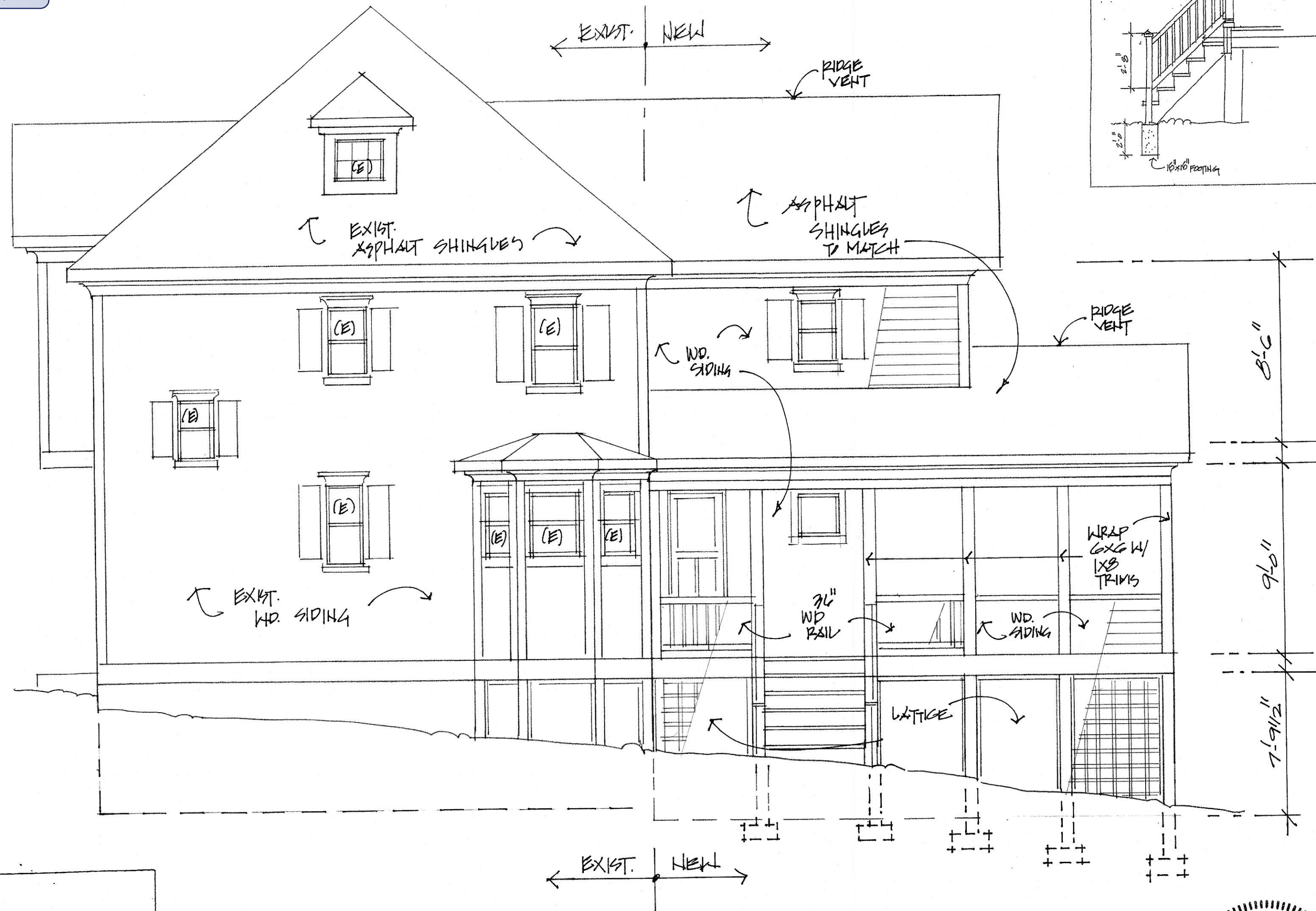
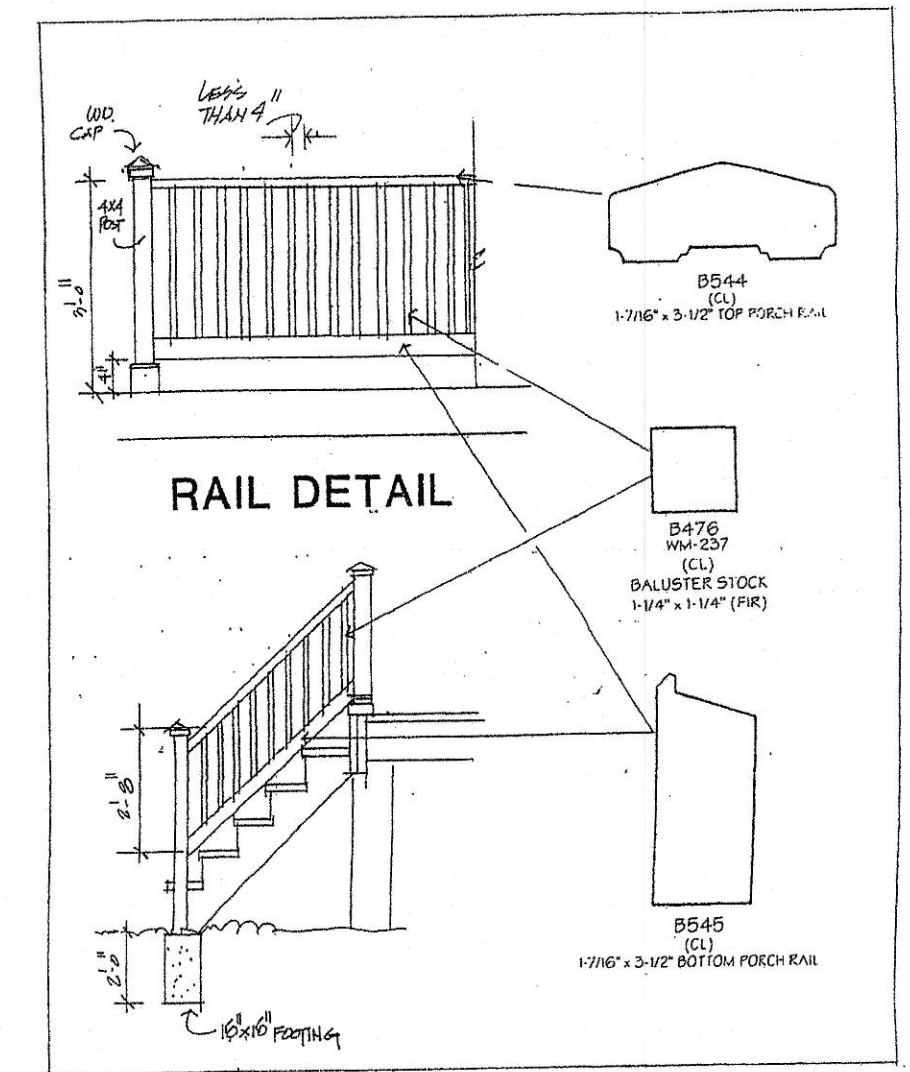
8/8/22

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Montgomery County
Historic Preservation Commission

Robert L. ...

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By Dan.Bruechert at 11:29 am, Sep 30, 2022



RIGHT SIDE ELEVATION

1/4" = 1'-0"

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RIGHT SIDE ELEV

REAR ADDITION
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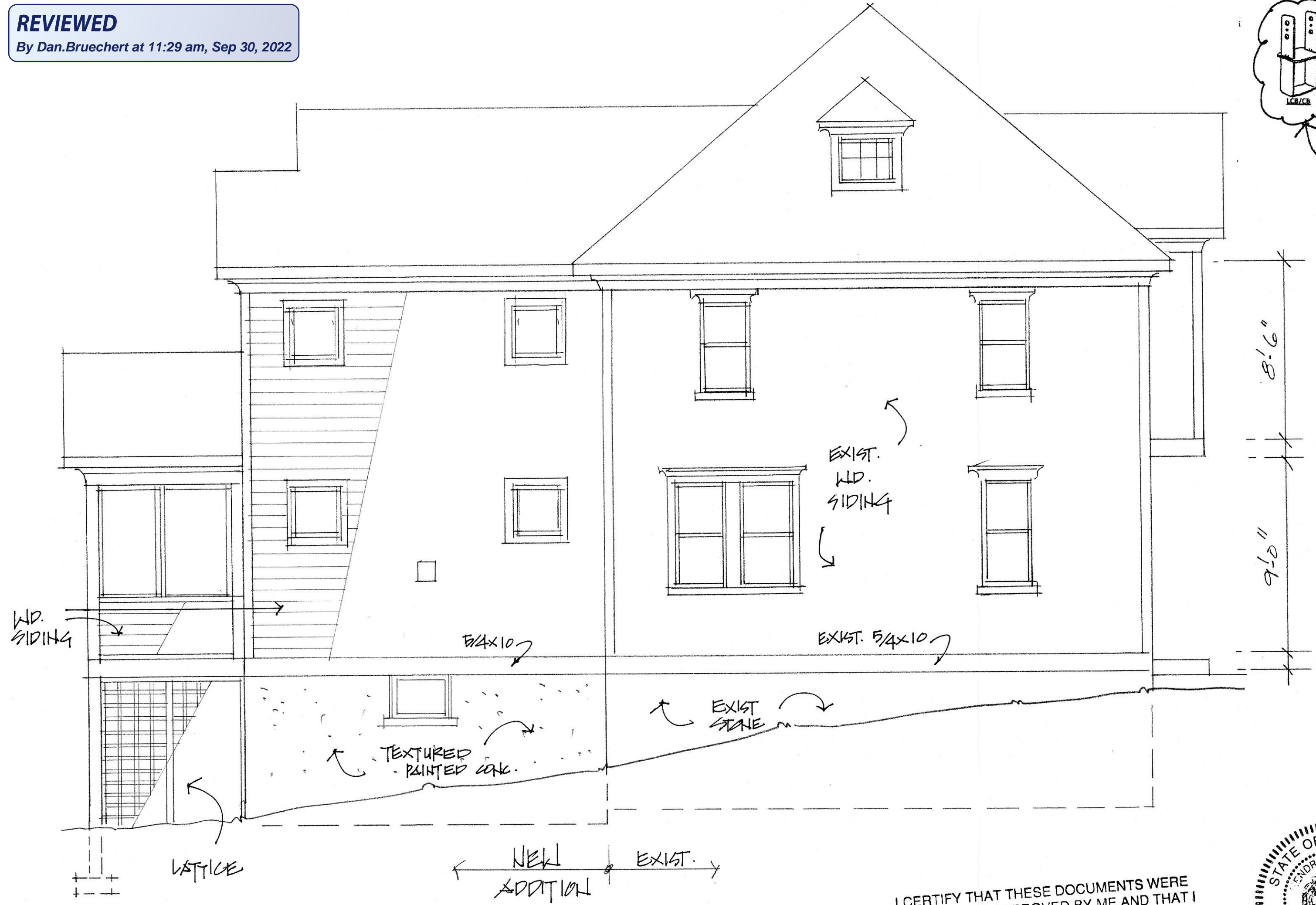
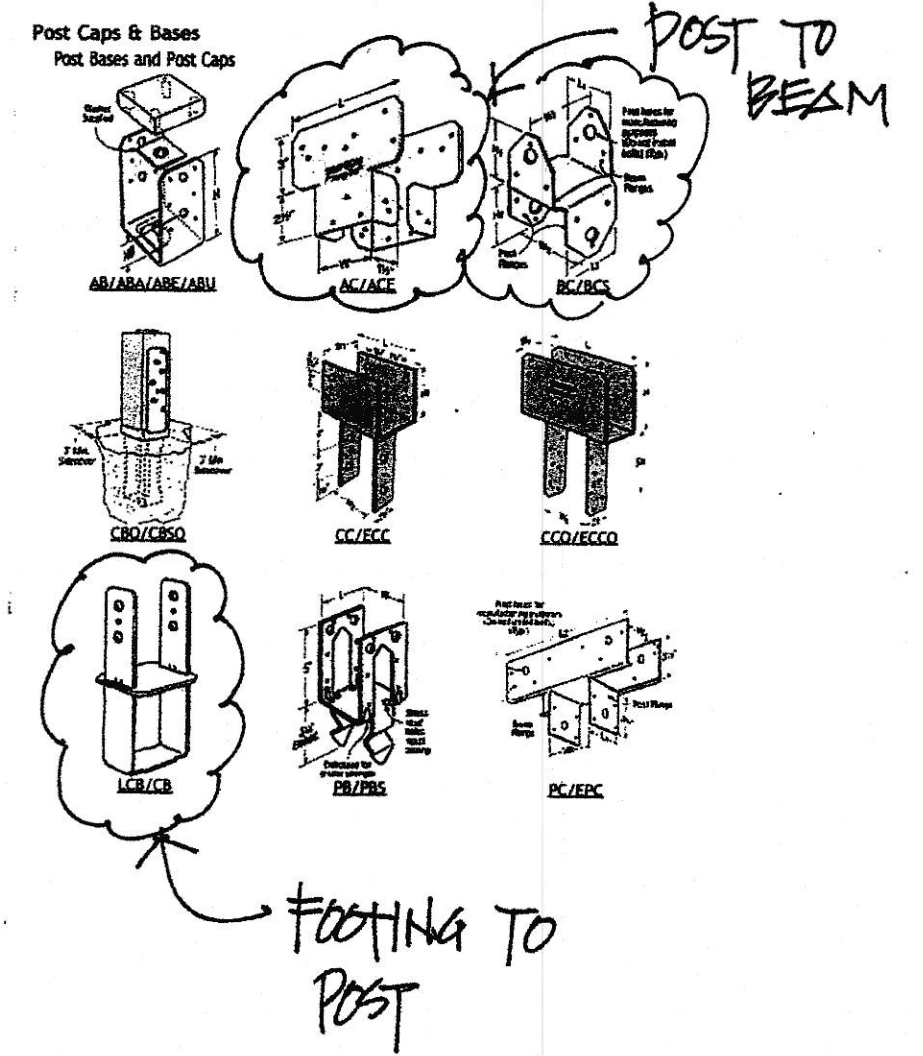
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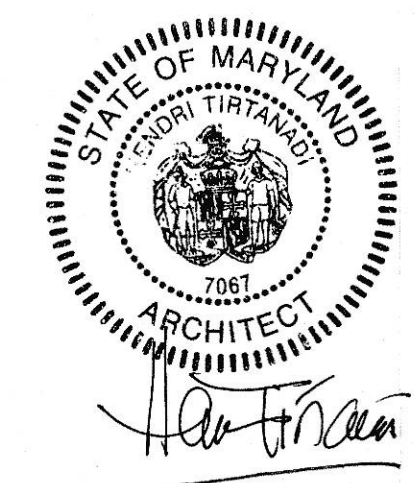
Robert A. ...

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

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LEFT SIDE ELEV

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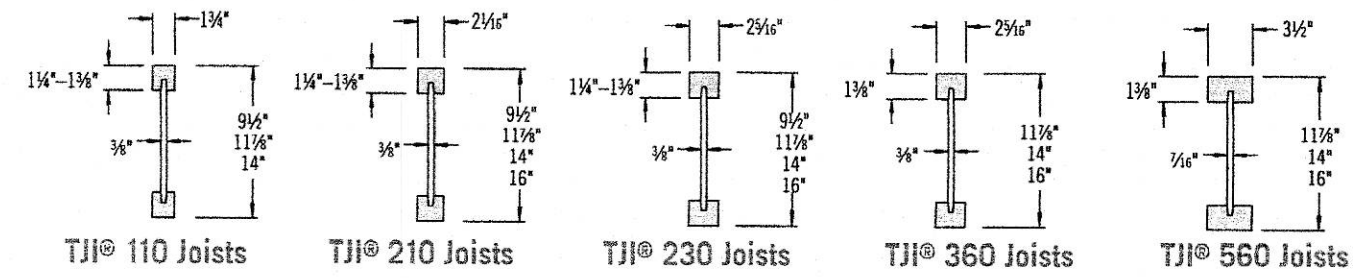
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gman

DESIGN PROPERTIES

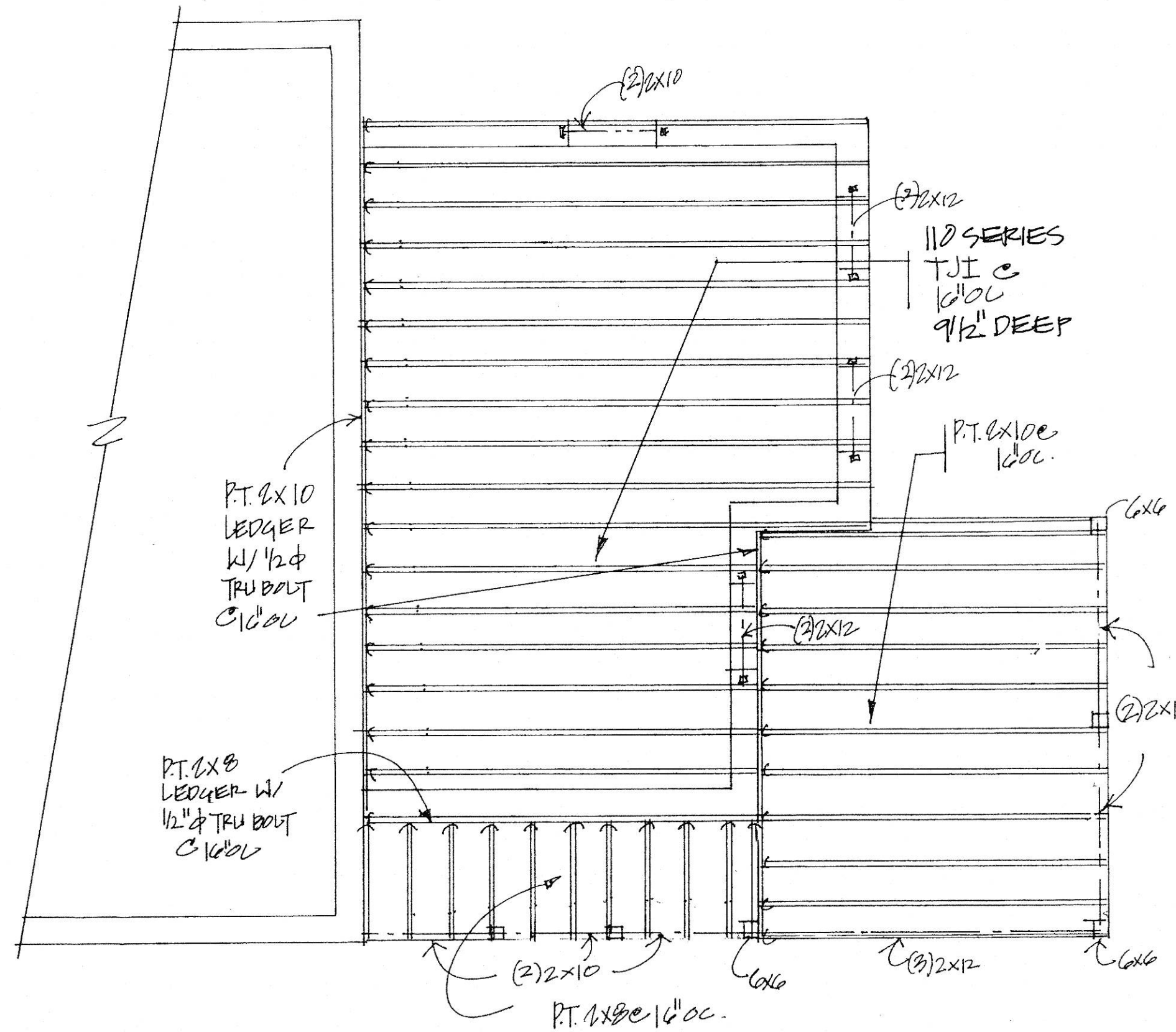


Some TJI® joist series may not be available in your region. Contact your local representative for information.

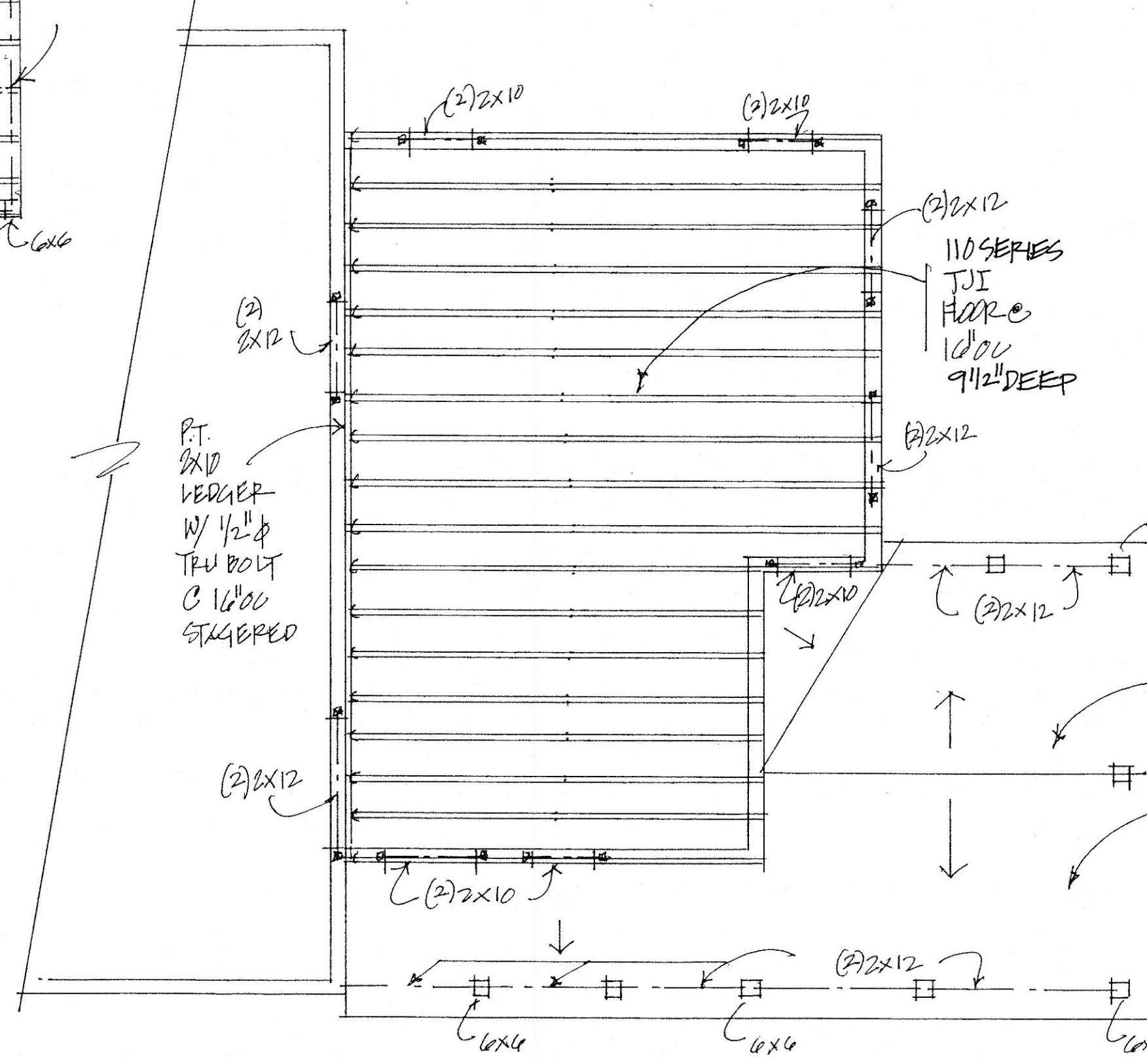
Design Properties (100% Load Duration)

| Depth | TJI® | Basic Properties | | | | Reaction Properties | | | | | |
|---------|------|-----------------------|--|---|------------------------------|-------------------------|---------------------|----------------------------------|---------------------|-------|-------|
| | | Joist Weight (lbs/ft) | Maximum Resistive Moment ⁽¹⁾ (ft-lbs) | Joist Only EI x 10 ⁶ (in. ² -lbs) | Maximum Vertical Shear (lbs) | 1/4" End Reaction (lbs) | | 3/4" Intermediate Reaction (lbs) | | | |
| | | | | | | No Web Stiffeners | With Web Stiffeners | No Web Stiffeners | With Web Stiffeners | | |
| 9 1/2" | 110 | 2.3 | 2,500 | 157 | 1,220 | 910 | 1,220 | 1,935 | N.A. | 2,350 | N.A. |
| | 210 | 2.6 | 3,000 | 186 | 1,330 | 1,005 | 1,330 | 2,145 | N.A. | 2,565 | N.A. |
| | 230 | 2.7 | 3,330 | 206 | 1,330 | 1,060 | 1,330 | 2,410 | N.A. | 2,790 | N.A. |
| 11 1/2" | 110 | 2.5 | 3,160 | 267 | 1,560 | 910 | 1,375 | 1,935 | 2,295 | 2,350 | 2,705 |
| | 210 | 2.8 | 3,795 | 315 | 1,655 | 1,005 | 1,460 | 2,145 | 2,505 | 2,565 | 2,925 |
| | 230 | 3.0 | 4,215 | 347 | 1,655 | 1,060 | 1,485 | 2,410 | 2,765 | 2,790 | 3,150 |
| | 360 | 3.0 | 6,180 | 419 | 1,705 | 1,080 | 1,505 | 2,460 | 2,815 | 3,000 | 3,360 |
| 14" | 560 | 4.0 | 9,500 | 636 | 2,050 | 1,255 | 1,725 | 3,000 | 3,475 | 3,455 | 3,930 |
| | 110 | 2.8 | 3,740 | 392 | 1,860 | 910 | 1,375 | 1,935 | 2,295 | 2,350 | 2,705 |
| | 210 | 3.1 | 4,490 | 462 | 1,945 | 1,005 | 1,460 | 2,145 | 2,505 | 2,565 | 2,925 |
| | 230 | 3.3 | 4,990 | 509 | 1,945 | 1,060 | 1,485 | 2,410 | 2,765 | 2,790 | 3,150 |
| | 360 | 3.3 | 7,335 | 612 | 1,955 | 1,080 | 1,505 | 2,460 | 2,815 | 3,000 | 3,360 |
| 16" | 560 | 4.2 | 11,275 | 926 | 2,390 | 1,255 | 1,725 | 3,000 | 3,475 | 3,455 | 3,930 |
| | 210 | 3.3 | 5,140 | 629 | 2,190 | 1,005 | 1,460 | 2,145 | 2,505 | 2,565 | 2,925 |
| | 230 | 3.5 | 5,710 | 691 | 2,190 | 1,060 | 1,485 | 2,410 | 2,765 | 2,790 | 3,150 |
| | 360 | 3.5 | 8,405 | 830 | 2,190 | 1,080 | 1,505 | 2,460 | 2,815 | 3,000 | 3,360 |
| | 560 | 4.5 | 12,925 | 1,252 | 2,710 | 1,255 | 1,725 | 3,000 | 3,475 | 3,455 | 3,930 |

(1) Caution: Do not increase joist moment design properties by a repetitive member use factor.



FIRST FLOOR FRAMING



SECOND FLOOR FRAMING

L/480 Live Load Deflection

| Depth | TJI® | 40 PSF Live Load / 10 PSF Dead Load | | | | 40 PSF Live Load / 20 PSF Dead Load | | | |
|---------|------|-------------------------------------|----------|-----------------------|------------------------|-------------------------------------|-----------------------|-----------------------|------------------------|
| | | 12" o.c. | 16" o.c. | 19.2" o.c. | 24" o.c. | 12" o.c. | 16" o.c. | 19.2" o.c. | 24" o.c. |
| 9 1/2" | 110 | 16'-11" | 15'-6" | 14'-7" | 13'-7" | 16'-11" | 15'-6" | 14'-3" | 12'-9" |
| | 210 | 17'-9" | 16'-3" | 15'-4" | 14'-3" | 17'-9" | 16'-3" | 15'-4" | 14'-0" |
| | 230 | 18'-3" | 16'-8" | 15'-9" | 14'-8" | 18'-3" | 16'-8" | 15'-9" | 14'-8" |
| 11 1/2" | 110 | 20'-2" | 18'-5" | 17'-4" | 15'-9" ⁽¹⁾ | 20'-2" | 17'-8" | 16'-1" ⁽¹⁾ | 14'-4" ⁽¹⁾ |
| | 210 | 21'-1" | 19'-3" | 18'-2" | 16'-11" | 21'-1" | 19'-3" | 17'-8" | 15'-9" ⁽¹⁾ |
| | 230 | 21'-8" | 19'-10" | 18'-8" | 17'-5" | 21'-8" | 19'-10" | 18'-7" | 16'-7" ⁽¹⁾ |
| | 360 | 22'-11" | 20'-11" | 19'-8" | 18'-4" | 22'-11" | 20'-11" | 19'-8" | 17'-10" ⁽¹⁾ |
| 14" | 560 | 26'-1" | 23'-8" | 22'-4" | 20'-9" | 26'-1" | 23'-8" | 22'-4" | 20'-9" ⁽¹⁾ |
| | 110 | 22'-10" | 20'-11" | 19'-2" | 17'-2" ⁽¹⁾ | 22'-2" | 19'-2" | 17'-6" ⁽¹⁾ | 15'-0" ⁽¹⁾ |
| | 210 | 23'-11" | 21'-10" | 20'-8" | 18'-10" ⁽¹⁾ | 23'-11" | 21'-1" | 19'-2" ⁽¹⁾ | 16'-7" ⁽¹⁾ |
| | 230 | 24'-8" | 22'-6" | 21'-2" | 19'-9" ⁽¹⁾ | 24'-8" | 22'-2" | 20'-3" ⁽¹⁾ | 17'-6" ⁽¹⁾ |
| | 360 | 26'-0" | 23'-8" | 22'-4" | 20'-9" ⁽¹⁾ | 26'-0" | 23'-8" | 22'-4" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| 16" | 560 | 29'-6" | 26'-10" | 25'-4" | 23'-6" | 29'-6" | 26'-10" | 25'-4" ⁽¹⁾ | 20'-11" ⁽¹⁾ |
| | 210 | 26'-6" | 24'-3" | 22'-6" ⁽¹⁾ | 19'-11" ⁽¹⁾ | 26'-0" | 22'-6" ⁽¹⁾ | 20'-7" ⁽¹⁾ | 16'-7" ⁽¹⁾ |
| | 230 | 27'-3" | 24'-10" | 23'-6" | 21'-1" ⁽¹⁾ | 27'-3" | 23'-9" | 21'-8" ⁽¹⁾ | 17'-6" ⁽¹⁾ |
| | 360 | 28'-9" | 26'-3" | 24'-8" ⁽¹⁾ | 21'-5" ⁽¹⁾ | 28'-9" | 26'-3" ⁽¹⁾ | 22'-4" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| | 560 | 32'-8" | 29'-8" | 28'-0" | 25'-2" ⁽¹⁾ | 32'-8" | 28'-8" | 26'-3" ⁽¹⁾ | 20'-11" ⁽¹⁾ |

L/360 Live Load Deflection (Minimum Criteria per Code)

| Depth | TJI® | 40 PSF Live Load / 10 PSF Dead Load | | | | 40 PSF Live Load / 20 PSF Dead Load | | | |
|---------|------|-------------------------------------|----------|------------------------|------------------------|-------------------------------------|------------------------|------------------------|------------------------|
| | | 12" o.c. | 16" o.c. | 19.2" o.c. | 24" o.c. | 12" o.c. | 16" o.c. | 19.2" o.c. | 24" o.c. |
| 9 1/2" | 110 | 18'-9" | 17'-2" | 15'-8" | 14'-0" | 18'-1" | 15'-8" | 14'-3" | 12'-9" |
| | 210 | 19'-8" | 18'-0" | 17'-0" | 15'-4" | 19'-8" | 17'-2" | 15'-8" | 14'-0" |
| | 230 | 20'-3" | 18'-6" | 17'-5" | 16'-2" | 20'-3" | 18'-1" | 16'-6" | 14'-9" |
| 11 1/2" | 110 | 22'-3" | 19'-4" | 17'-8" | 15'-9" ⁽¹⁾ | 20'-5" | 17'-8" | 16'-1" ⁽¹⁾ | 14'-4" ⁽¹⁾ |
| | 210 | 23'-4" | 21'-2" | 19'-4" | 17'-3" ⁽¹⁾ | 22'-4" | 19'-4" | 17'-8" | 15'-9" ⁽¹⁾ |
| | 230 | 24'-0" | 21'-11" | 20'-5" | 18'-3" | 23'-7" | 20'-5" | 18'-7" | 16'-7" ⁽¹⁾ |
| | 360 | 25'-4" | 23'-2" | 21'-10" | 20'-4" ⁽¹⁾ | 25'-4" | 23'-2" | 21'-10" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| 14" | 560 | 28'-10" | 26'-3" | 24'-9" | 23'-0" | 28'-10" | 26'-3" | 24'-9" | 20'-11" ⁽¹⁾ |
| | 110 | 24'-4" | 21'-0" | 19'-2" | 17'-2" ⁽¹⁾ | 22'-2" | 19'-2" | 17'-6" ⁽¹⁾ | 15'-0" ⁽¹⁾ |
| | 210 | 26'-6" | 23'-1" | 21'-1" | 18'-10" ⁽¹⁾ | 24'-4" | 21'-1" | 19'-2" ⁽¹⁾ | 16'-7" ⁽¹⁾ |
| | 230 | 27'-3" | 24'-4" | 22'-2" | 19'-10" ⁽¹⁾ | 25'-8" | 22'-2" | 20'-3" ⁽¹⁾ | 17'-6" ⁽¹⁾ |
| | 360 | 28'-9" | 26'-3" | 24'-9" ⁽¹⁾ | 21'-5" ⁽¹⁾ | 28'-9" | 26'-3" ⁽¹⁾ | 22'-4" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| 16" | 560 | 32'-8" | 29'-9" | 28'-0" | 25'-2" ⁽¹⁾ | 32'-8" | 29'-9" | 26'-3" ⁽¹⁾ | 20'-11" ⁽¹⁾ |
| | 210 | 28'-6" | 24'-8" | 22'-6" ⁽¹⁾ | 19'-11" ⁽¹⁾ | 26'-0" | 22'-6" ⁽¹⁾ | 20'-7" ⁽¹⁾ | 16'-7" ⁽¹⁾ |
| | 230 | 30'-1" | 26'-0" | 23'-9" | 21'-1" ⁽¹⁾ | 27'-5" | 23'-9" | 21'-8" ⁽¹⁾ | 17'-6" ⁽¹⁾ |
| | 360 | 31'-10" | 29'-0" | 26'-10" ⁽¹⁾ | 21'-5" ⁽¹⁾ | 31'-10" | 28'-10" ⁽¹⁾ | 22'-4" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| | 560 | 36'-1" | 32'-11" | 31'-0" ⁽¹⁾ | 25'-2" ⁽¹⁾ | 36'-1" | 31'-8" ⁽¹⁾ | 28'-3" ⁽¹⁾ | 20'-11" ⁽¹⁾ |

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 11:30 am, Sep 30, 2022



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Architect
www.tirtanadiarchitect.com

REAR ADDITION
3824 WARNER ST.
KENSINGTON, MARYLAND

A8

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULLY LICENSE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 7067 EXP. DATE 5/5/2024

FRAMING PLAN

9/9/22

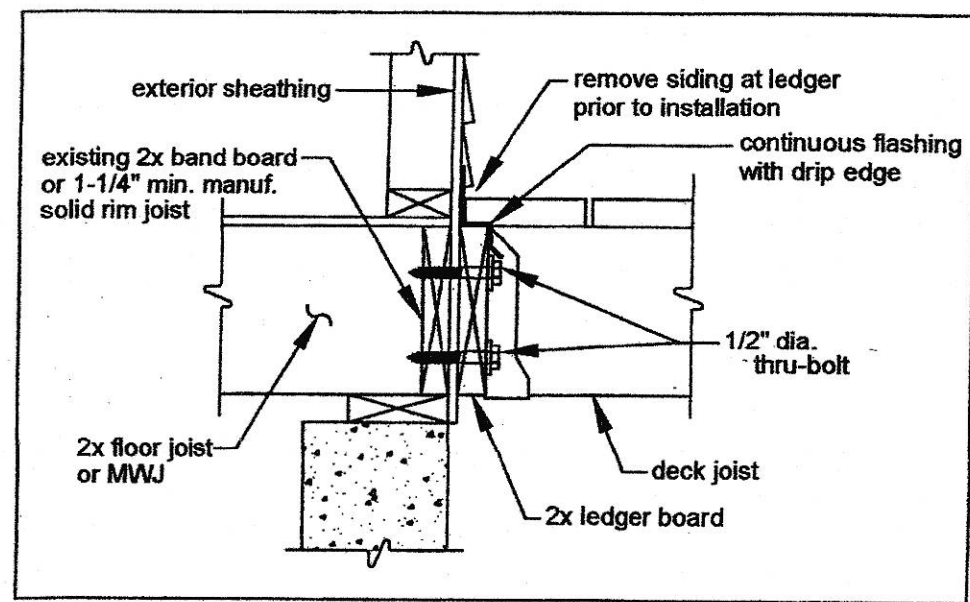
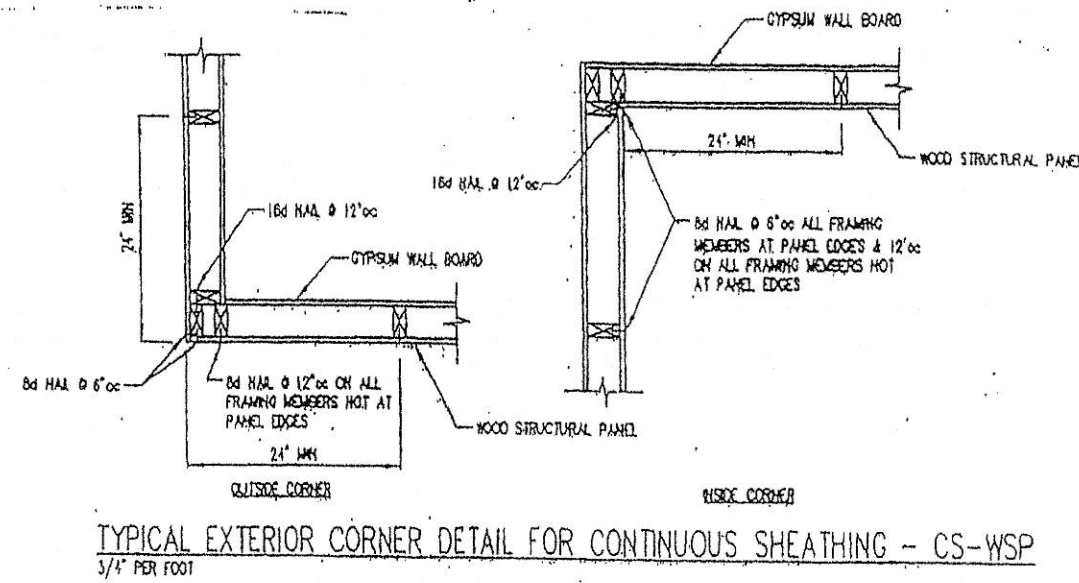
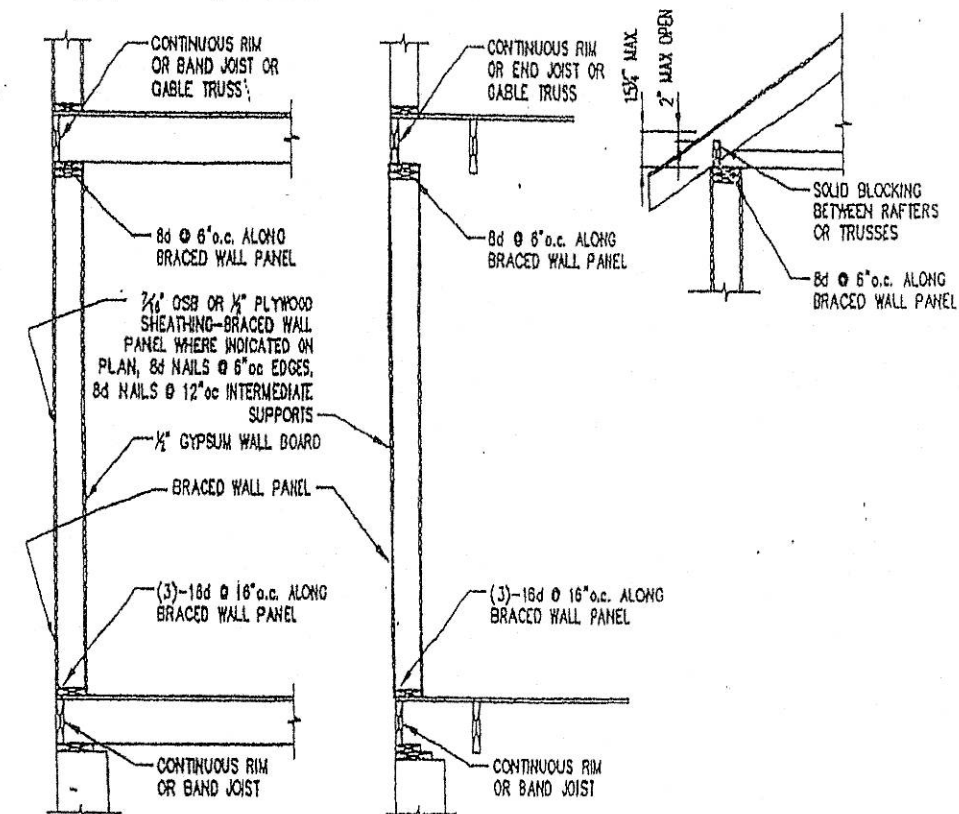


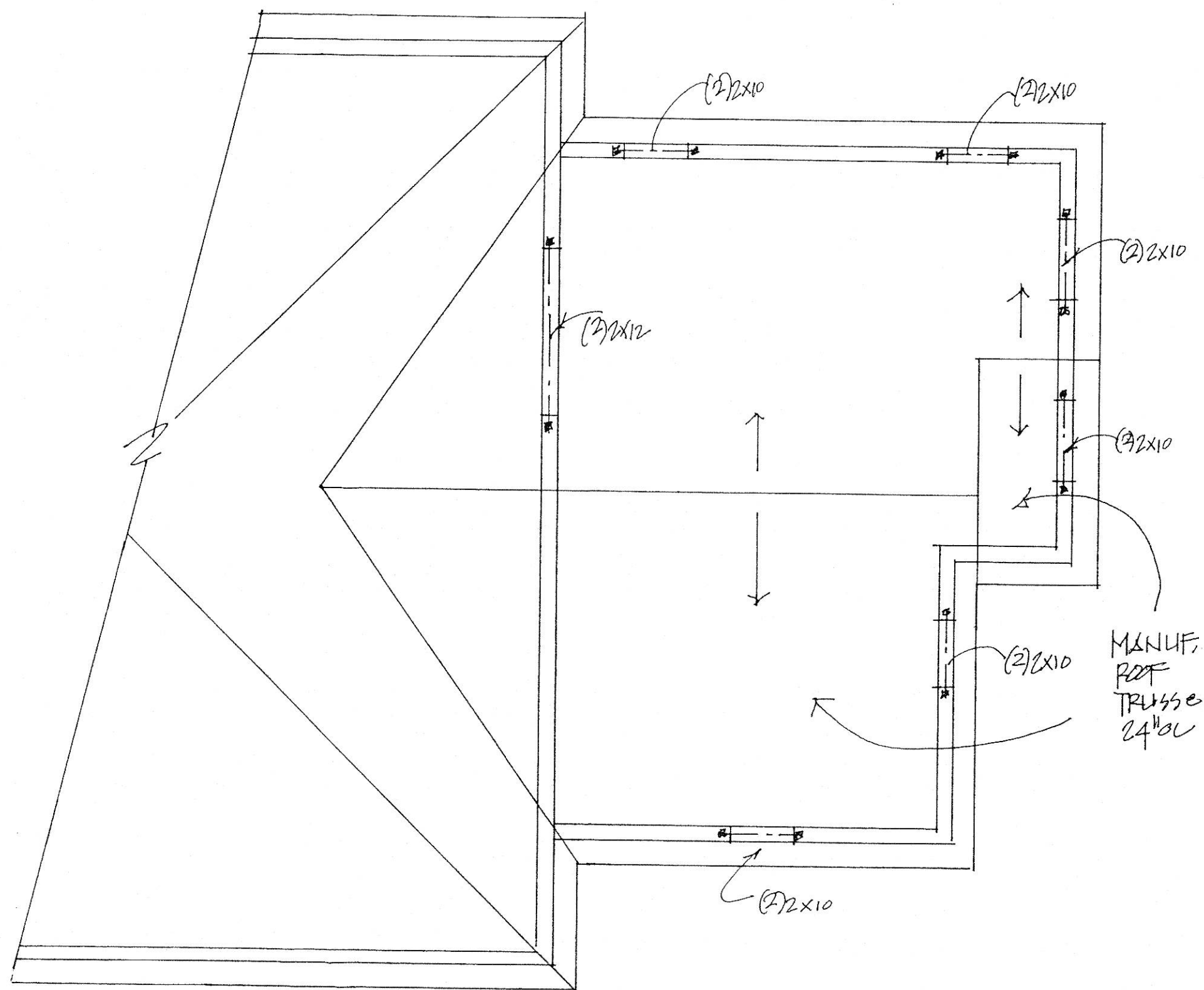
FIGURE 5: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD



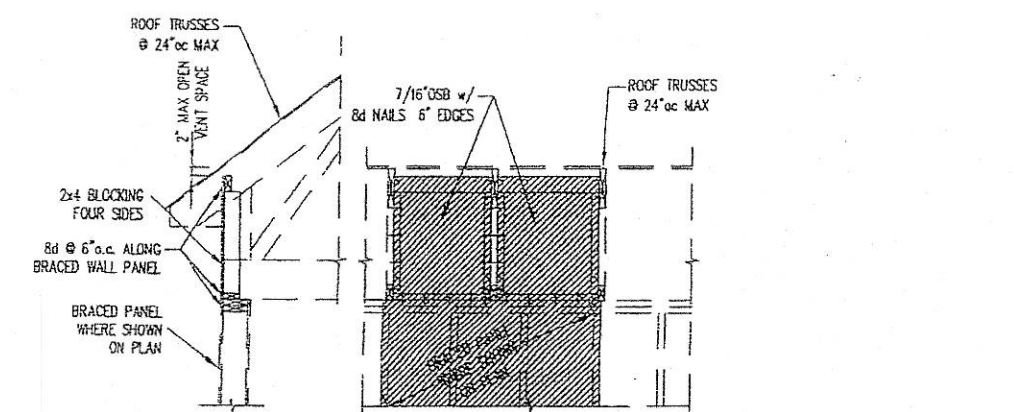
TYPICAL EXTERIOR CORNER DETAIL FOR CONTINUOUS SHEATHING - CS-WSP
3/4" PER FOOT



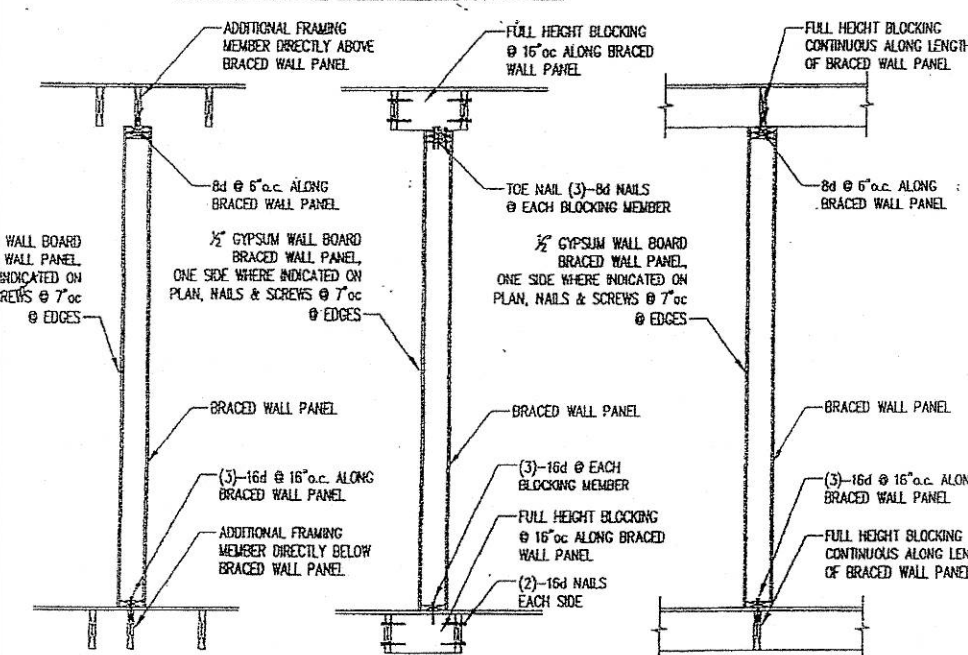
WSP FASTENING DETAILS
DETAIL APPLIES ONLY WHERE INDICATED ON PLAN "WSP #"



ROOF PLAN



BRACED WALL PANEL FASTENING
AT RAISED HEEL TRUSS DETAILS

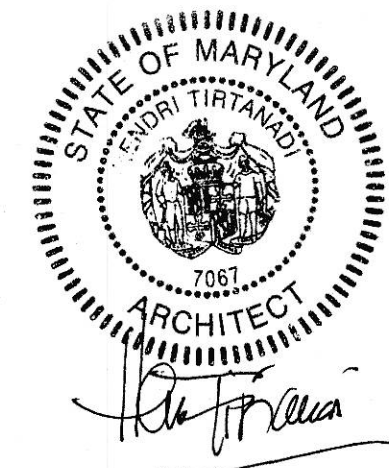


GB FASTENING DETAILS
DETAIL APPLIES ONLY WHERE INDICATED ON PLAN "GB #"

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Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 11:30 am, Sep 30, 2022



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ROOF PLAN

8/8/22

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REAR ADDITION
3824 WARNER ST.
KENSINGTON, MARYLAND

A9

INSULATION NOTES :

Mandatory Requirements for both Methods

Air Leakage

Building thermal envelope. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material:

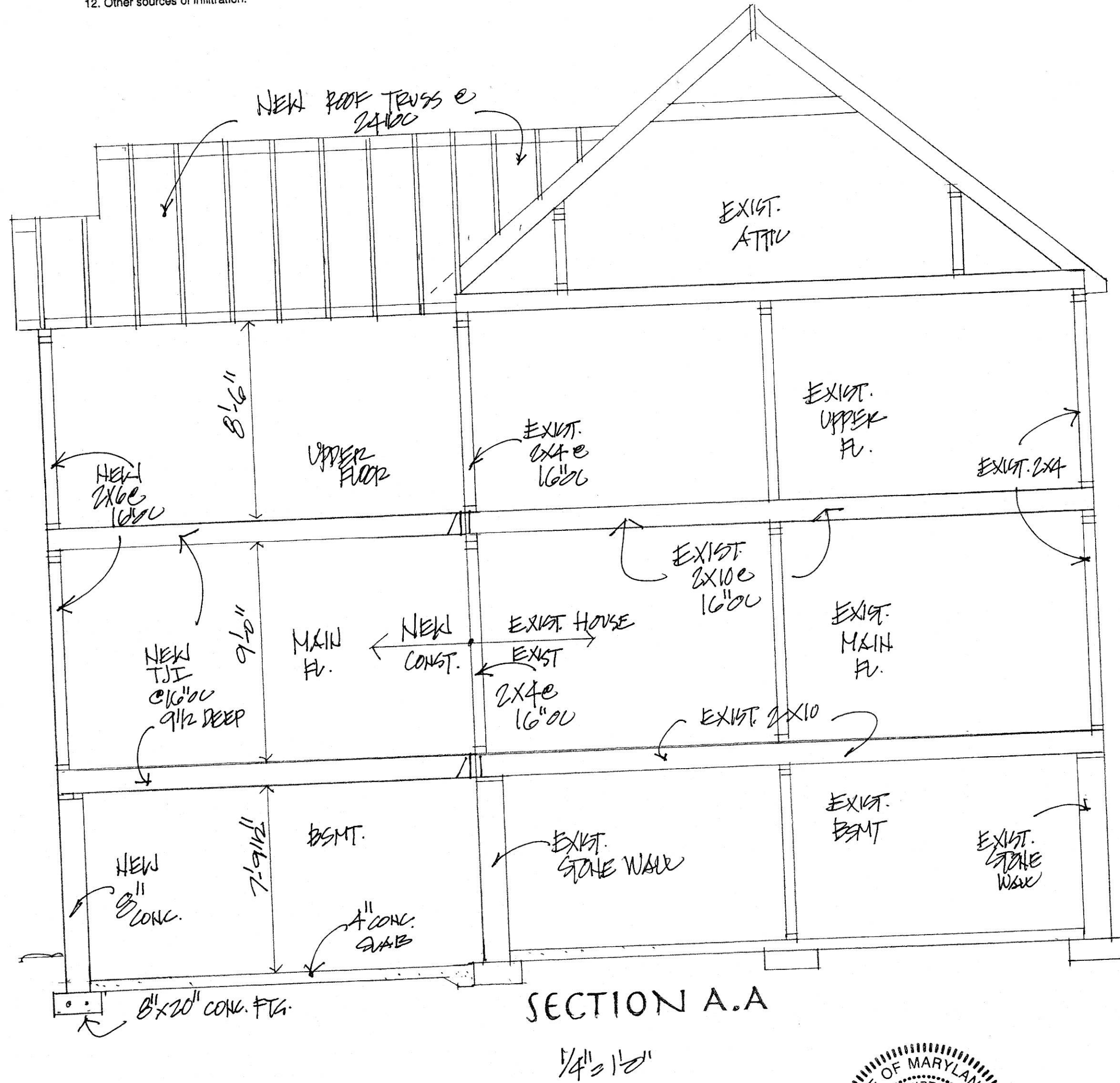
1. All joints, seams and penetrations.
2. Site-built windows, doors and skylights.
3. Openings between window and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee walls.
7. Walls and ceilings separating a garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Attic access openings.
11. Rim joist junction.
12. Other sources of infiltration.

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Montgomery County
Historic Preservation Commission

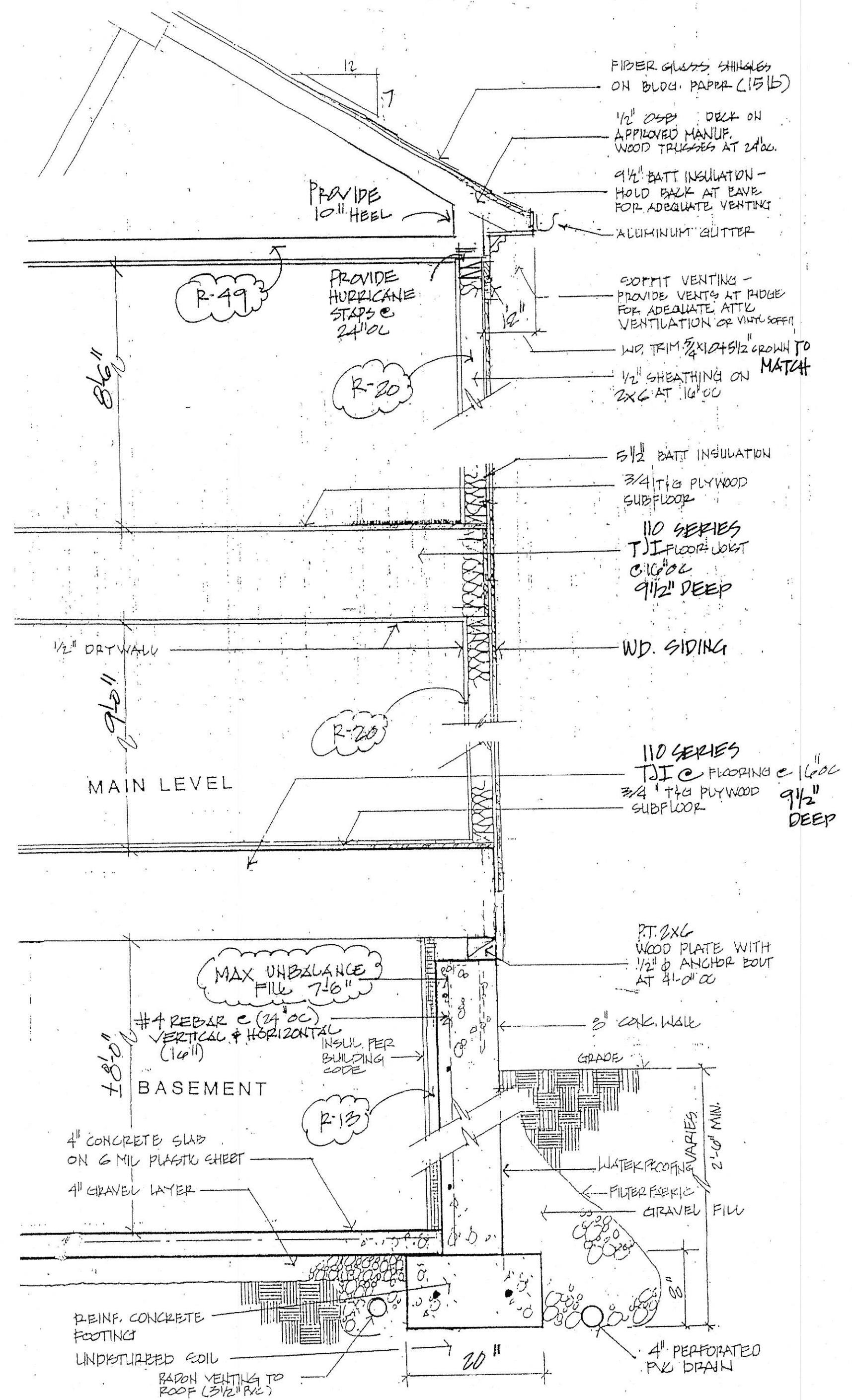
Ron Wehner

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CELL 301-986-0811

A10

8/8/22

E.I
ENERGY

PRESCRIPTIVE Requirements WORKSHEET (R-Values) [Method 1, Option 1]

Applicant Name _____
 Date _____
 Applicant Address _____
 Phone Number _____
 Building Address 2824 WARNER ST. Permit (A/P) # _____

| Criteria | | Required | Provided | Assembly Description |
|----------------------------------|----------|--------------|------------|----------------------|
| Windows/Doors - Maximum U-Factor | U Factor | .32 | .32 | "ANDERSEN" |
| Max SHGC - glazed fenestration | | 0.40 | .40 | "ANDERSEN" WOOD CLAD |
| Skylights - Maximum U-Factor | U Factor | .55 | | |
| Max SHGC | | 0.40 | | |
| Ceilings | R-value | R-49 | R-49 | CEFF |
| Walls (wood framing) | | R-20 or 13+5 | R-20 | EXC WALL |
| Mass Walls | | **R-8/13 | | |
| Basement Walls | | *R-10/13 | R-10 | CONC. + EXC WALL |
| Floors | | R-19 | R-19 | TJI 14" DEEP |
| Slab perimeter-R-value and Depth | | R-10, 2ft | R-10, 2FT. | RIGID INSUL. |
| Crawlspace | | *R-10/13 | | |
| | | | | |

Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component R-value.

*The first R-value applies to continuous insulation, the second to framing cavity insulation. "10/13 means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall."

**The second R-value applies when more than half the insulation is on the interior of the mass wall.

Thermally Isolated Sunroom, Check box if applicable.

Minimum Ceiling R-Value for Sunroom (R-19)
 Minimum Wall R-Value (R-13)

New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of: ²

2018 Edition International Energy Conservation Code (IECC)

HENRI TIRANADI
 Builder/Designer/Contractor

TIRANADI ARCHITECT
 Company Name

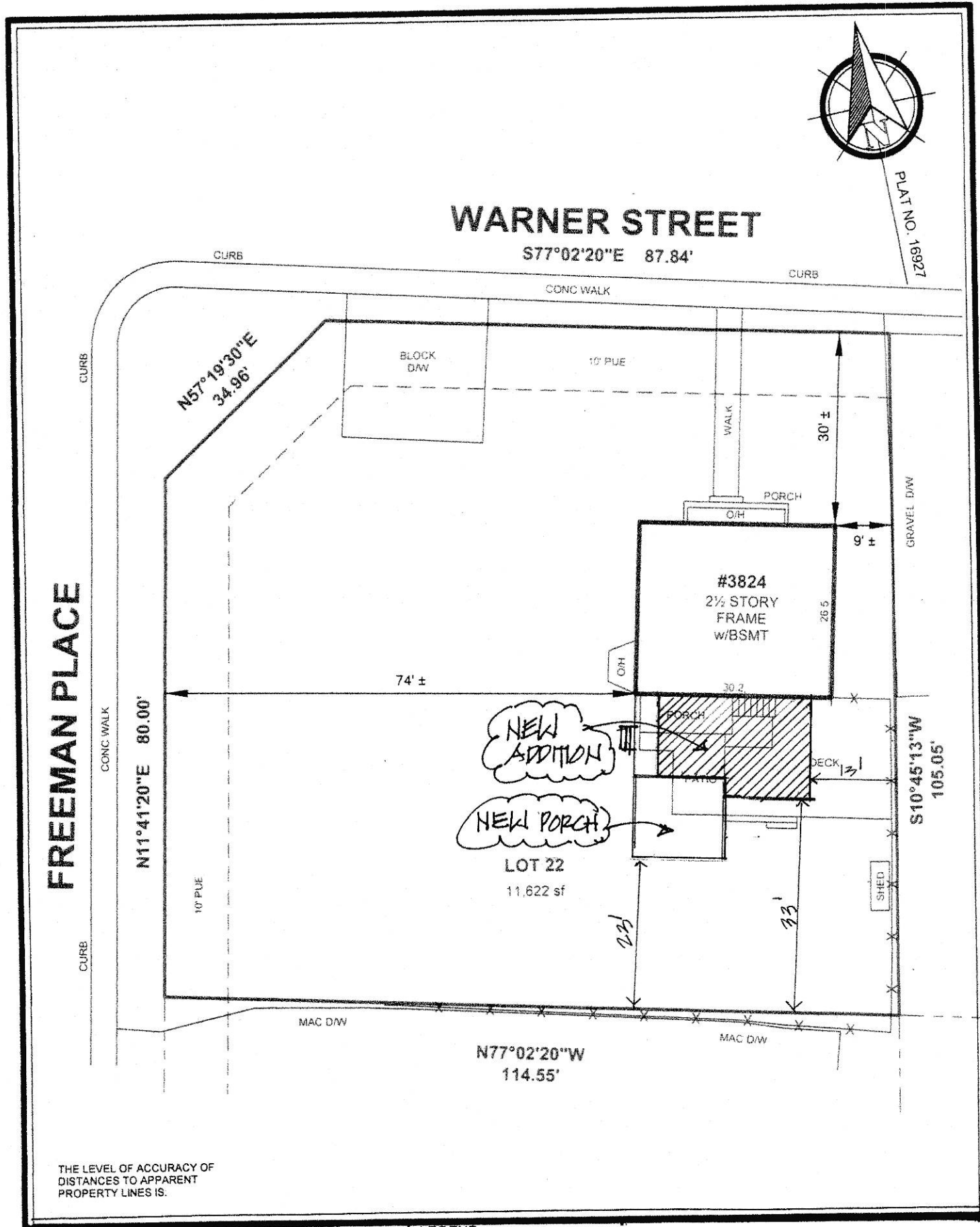
9/28/22
 Date

REVIEWED
 By Dan.Bruechert at 11:30 am, Sep 30, 2022

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

² Section R103.3.1 "Documents shall be endorsed and stamped "Reviewed for Code Compliance." Section code official shall have the authority to issue a permit for the construction of part of an energy conservation system have been submitted or approved, provided adequate information and detailed statements have been provided. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire project will be approved.



GENERAL NOTES

BUILDING CODES:
A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES AS AMENDED BY MONTGOMERY COUNTY MARYLAND.

DESIGN LOADS: (PER SECTION R301 OF IRC 2018)
A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES.
B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:
FLOOR LOAD (L₁)
SLEEPING PORCH, ATTIC WITH FIXED STAIR LL=60 PSF / DL=10 PSF
GARAGE FLOOR LL=50 PSF / 2000# POINT
ROOF LIVE LOAD MIN. 50 PSF
ATTIC AND TRUSS BOTTOM CHORD LL=20 PSF (LIMITED STORAGE)
LL=10 PSF (NO STORAGE)

C. ROOF SNOW LOAD DESIGN CRITERIA:
GROUND SNOW LOAD (S_g)= 30 PSF
FLAT ROOF SNOW LOAD (S_f)= 20 PSF
EXPOSURE FACTOR (C_e)= 1
IMPORTANCE FACTOR (I_s)= 1
D. WIND LOAD DESIGN CRITERIA:
BASIC WIND SPEED= 115 MPH
WIND EXPOSURE= B
IMPORTANCE FACTOR (I_w)= 1
E. EARTHQUAKE LOAD DESIGN CRITERIA:
SEISMIC DESIGN CATEGORY= B
SPECTRAL RESPONSE COEFFICIENT (S_{DS})= 0.149
SITE CLASS= D

F. SUBJECT TO DAMAGE FROM:
WEATHERING SEVERE
FROST LINE DEPTH 30"
TERMITES MODERATE TO HEAVY
DECA SLIGHT TO MODERATE
G. TEMPERATURE AND FLOODING:
WINTER DESIGN TEMPERATURE 18° F
ICE SHIELD UNDERLATHMENT REQUIRED YES 4-1/2"
FLOOD HAZARDOUS WITH
AIR FREEZING INDEX 1000
MEAN ANNUAL TEMPERATURE 50° F

H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACINGS AND SHORINGS REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACINGS IS THE CONTRACTOR'S RESPONSIBILITY.

SPREAD FOOTING FOUNDATIONS:
A. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE FOR FROST PROTECTION.
B. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

CONCRETE SLAB-ON-GRADE:
A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4 INCH THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6"x6"-w/4x4x4 WELDED WIRE FABRIC AND PLACED OVER A 6 MIL POLYETHYLENE VAPOR RETARDER AND 4 INCHES OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR RETARDER SHALL BE LAPPED A MINIMUM OF 6 INCHES AND TAPED. MAXIMUM AGGREGATE SIZE OF GRANULAR BASE SHALL BE 1/2 INCH.
B. FILL DEPTHS UNDER SLAB SHALL NOT EXCEED 24 INCHES FOR CLEAN SAND OR GRAVEL AND 8 INCHES FOR COMPACTED SOIL. SLABS ON GREATER FILL SHALL BE ENGINEER SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
C. PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW GUIDELINES SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING AND CURING CONCRETE SLABS.

STRUCTURAL AND MISCELLANEOUS STEEL:
A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM A572 GRADE 50 HAVING A MINIMUM YIELD STRENGTH OF F_y=50,000 PSI.
C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI.
D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI OR TO ASTM A53, TYPE "B" OR "X" GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF F_y=35,000 PSI.
E. ALL STRUCTURAL STEEL RISERS SHALL CONFORM TO ASTM A500, GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF F_y=46,000 PSI.
F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES AND BOLT SPACING OF 3 INCHES.
G. THE CONTRACTOR SHALL NOT SPlice OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

WINDOWS AND DOORS:
A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
B. WINDOWS INDICATED ON DRAWINGS AS "ESSEES" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R301 OF THE IRC.
C. WINDOWS IN DOORS, SIDE LIGHTS AND WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.
D. GLASS AT TIES AND SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.

HOOD FRAMING:
A. ALL HOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR HOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.
B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
C. NAILING OF ALL HOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILING SCHEDULE OF THE IRC BUILDING CODE.
D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS AND ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.
E. THE CONTRACTOR SHALL CUT OR NOTCH THE HOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE, THE NATIONAL DESIGN SPECIFICATION FOR HOOD CONSTRUCTION, OR AS SHOWN ON THE CONTRACT DRAWINGS.

HOOD FRAMING CONT.:
F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND BENEATH ALL HOOD BEAMS AND LINELS, UNLESS OTHERWISE INDICATED.
G. HOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTES "NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED HOOD TRUSS CONSTRUCTION" FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL HOOD TRUSSES INCLUDING MEMBER LAYOUT, HOOD SPECIES AND GRADE, MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTION PLATES AND THE SIZE AND LOCATION OF ALL REQUIRED BRIDGINGS. THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND AS BEING DONE.
I. THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

INSULATION & MOISTURE PROTECTION:
A. PROVIDE 30 lb. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENINGS TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
B. PROVIDE MINIMUM ONE LAYER OF 15 lb. ROOFING FELT AT THE ROOF TO PROVIDE A MIN. DROPPED AIR DENSE PACK FIBERGLASS CAPPED INSULATION DRAPINGS.
C. PROVIDE INSULATION AS FOLLOWS:
ROOF/ATTIC AREAS: R-49, FIBERGLASS BATT OR BLOWN EXTERIOR WALLS: R-20, KRATFACED FIBERGLASS BATT
BASEMENT EXTERIOR WALLS: R-10, KRATFACED FIBERGLASS BATT
R-10 CONTINUOUS INSULATION
WINDOWS / GLASS DOORS: U-FACTOR 2.0-3.5
SKYLIGHTS: U-FACTOR 2.0-3.5
D. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, HOOD OR METAL COPINGS AND SILLS.
E. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

SPECIALTIES:
A. SMOKE ALARMS SHALL COMPLY WITH SECTION R314 OF THE IRC. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
B. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS SHALL RECEIVE POWER FROM A BATTERY.



FRONT

DRAWINGS INDEX:

- SP SITE PLAN
- A 1 BASEMENT PLAN
- A 2 MAIN FL PLAN
- A 3 UPPER FL PLAN
- A 4 REAR ELEV
- A 5 RIGHT SIDE ELEV
- A 7 LEFT SIDE ELEV
- A 8 FRAMING PLAN
- A 9 ROOF PLAN
- A10 SECTION DETAIL

SCOPE OF WORK :

- ADD TO MAIN FLOOR 351 SF.
- PORCH 156 SF.
- DECK 52 SF.
- ADD TO UPPER FLOOR 351 SF.
- ADD TO BASEMENT 351 SF.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 11:30 am, Sep 30, 2022

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULLY LICENSE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 7067 EXP. DATE 5/5/2024



REAR ADDITION

3824 WARNER ST.
KENSINGTON, MARYLAND

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harchitect@gmail.com
www.tirtanadarchitect.com
TIRTANADI ARCHITECT
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SP

SITE PLAN

8/8/22

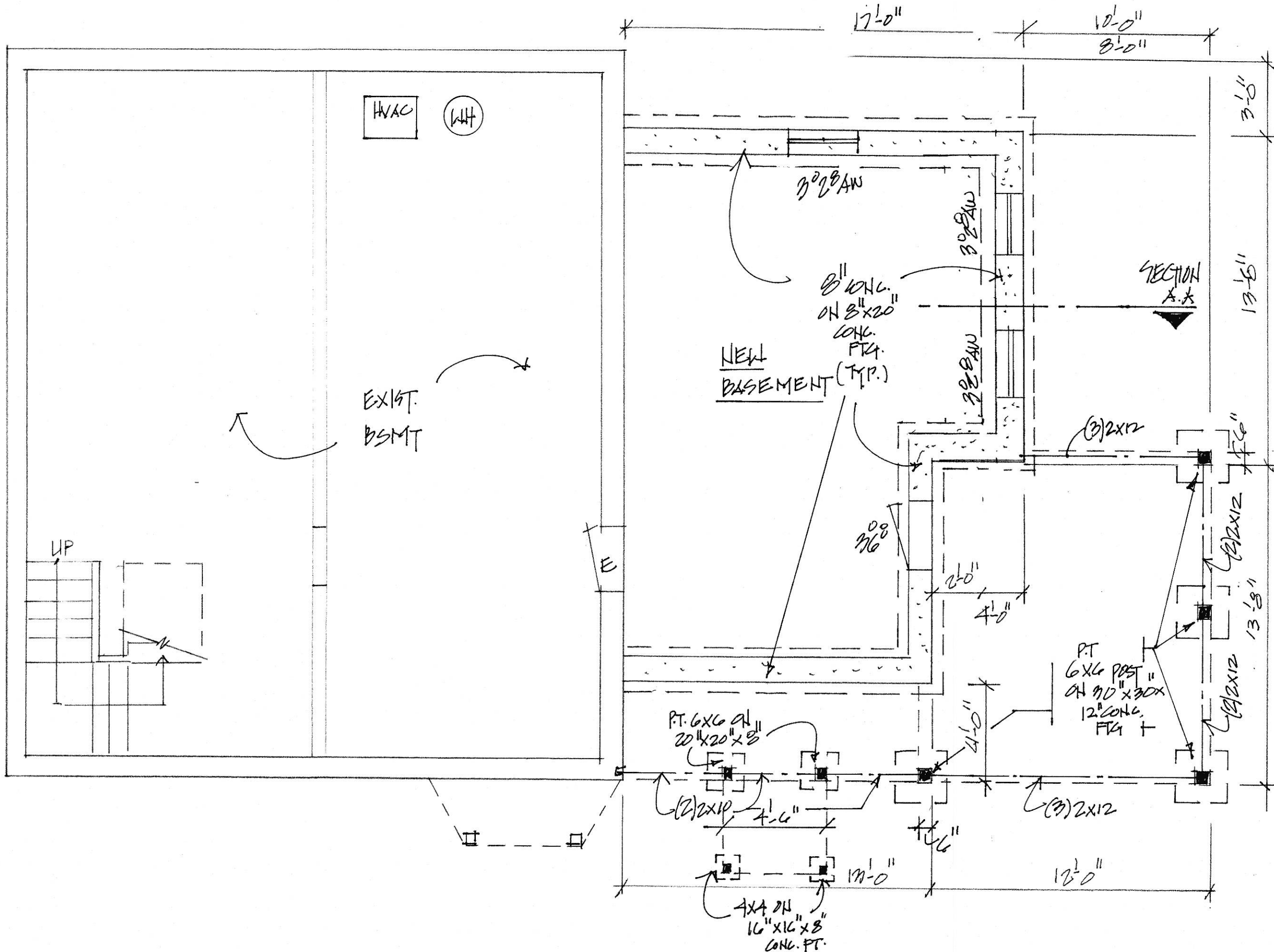
APPROVED
 Montgomery County
 Historic Preservation Commission

Robert A. [Signature]

REVIEWED
 By Dan.Bruechert at 11:31 am, Sep 30, 2022

GENERAL NOTES:

1. All interior and exterior trims to match existing.
2. All new roof to match existing.
3. All new brick and siding to match existing.
4. Refinish all wood floor that will be joint with new wood floor(tooth in joint).
5. Patch and paint all wall that is affected by the renovation.
6. Review existing HVAC system, Contractor should recommend solution to achieve a comfortable environment.
7. Review existing Electrical capacity, heavy up as required.



BASEMENT PLAN

1/4" = 1'-0"

EXIST. 806 SF.
 NEW 351 SF

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BASEMENT PLAN

REAR ADDITION

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 KENSINGTON, MARYLAND

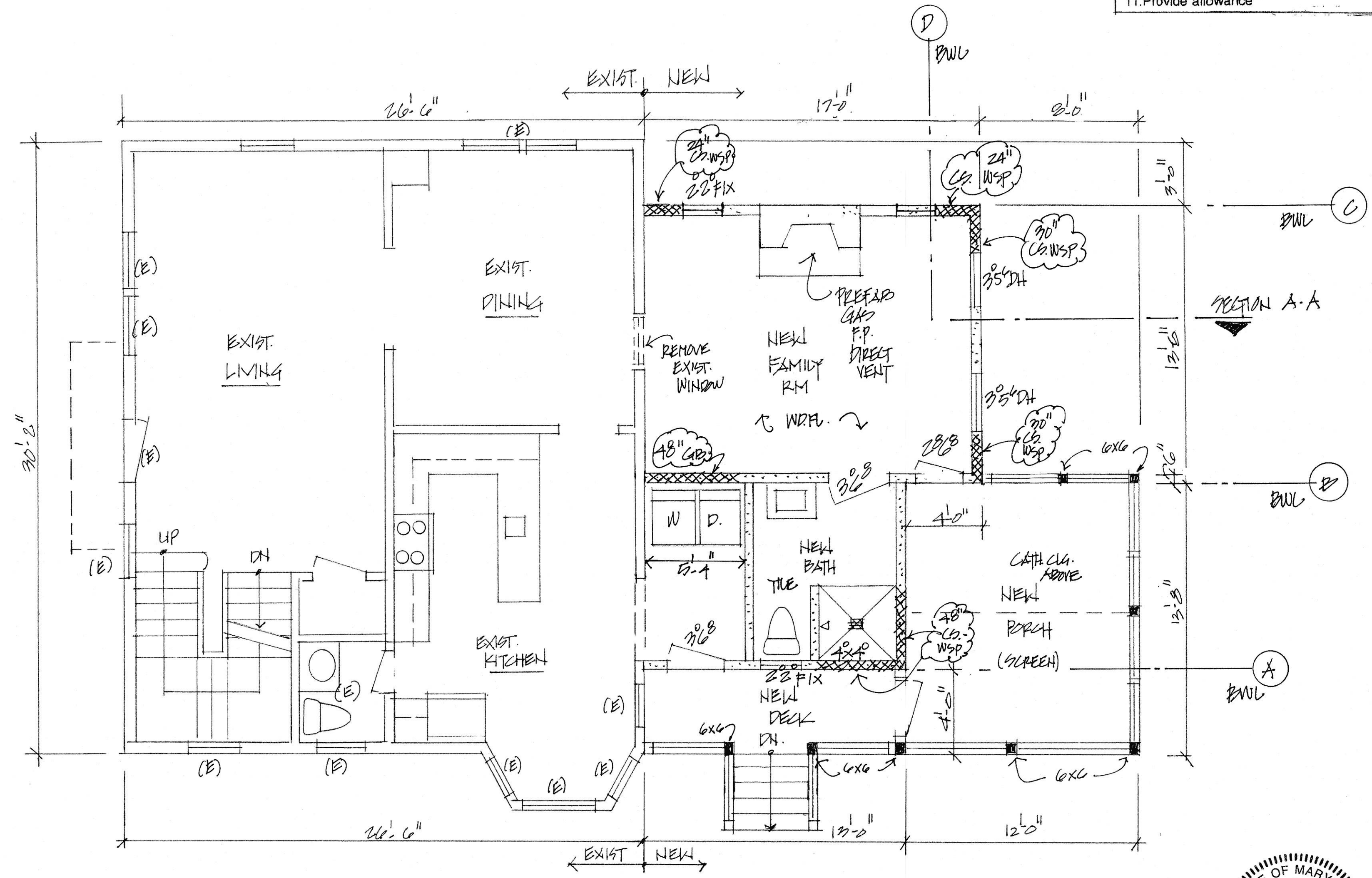
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A1

8/8/22

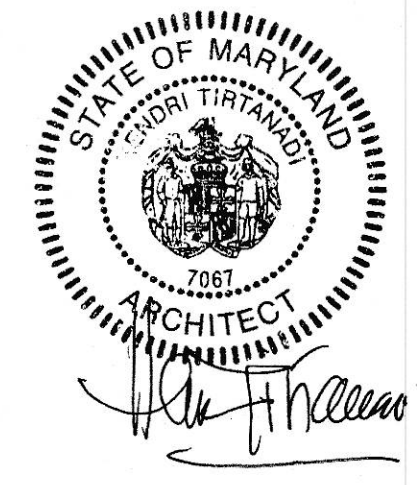
- NOTES:**
1. Provide allowance for new kitchen cabinet and counter top.
 2. Provide allowance for new appliances.
 3. Provide allowance for lighting fixtures.
 4. Provide allowance for plumbing fixtures and accessories.
 5. Provide allowance for door hardware.
 6. Provide allowance for carpet, installation includes in the bid.
 7. Provide allowance for tile, installation includes in the bid.
 8. Provide allowance for vanities, top and medicine cabinet.
 9. Provide allowance
 10. Provide allowance for interior trims.
 11. Provide allowance



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REAR ADDITION
3824 WARNER ST.
 KENSINGTON, MARYLAND



MAIN FL PLAN

A2

APPROVED
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 Historic Preservation Commission

[Signature]

REVIEWED
 By Dan.Bruechert at 11:29 am, Sep 30, 2022

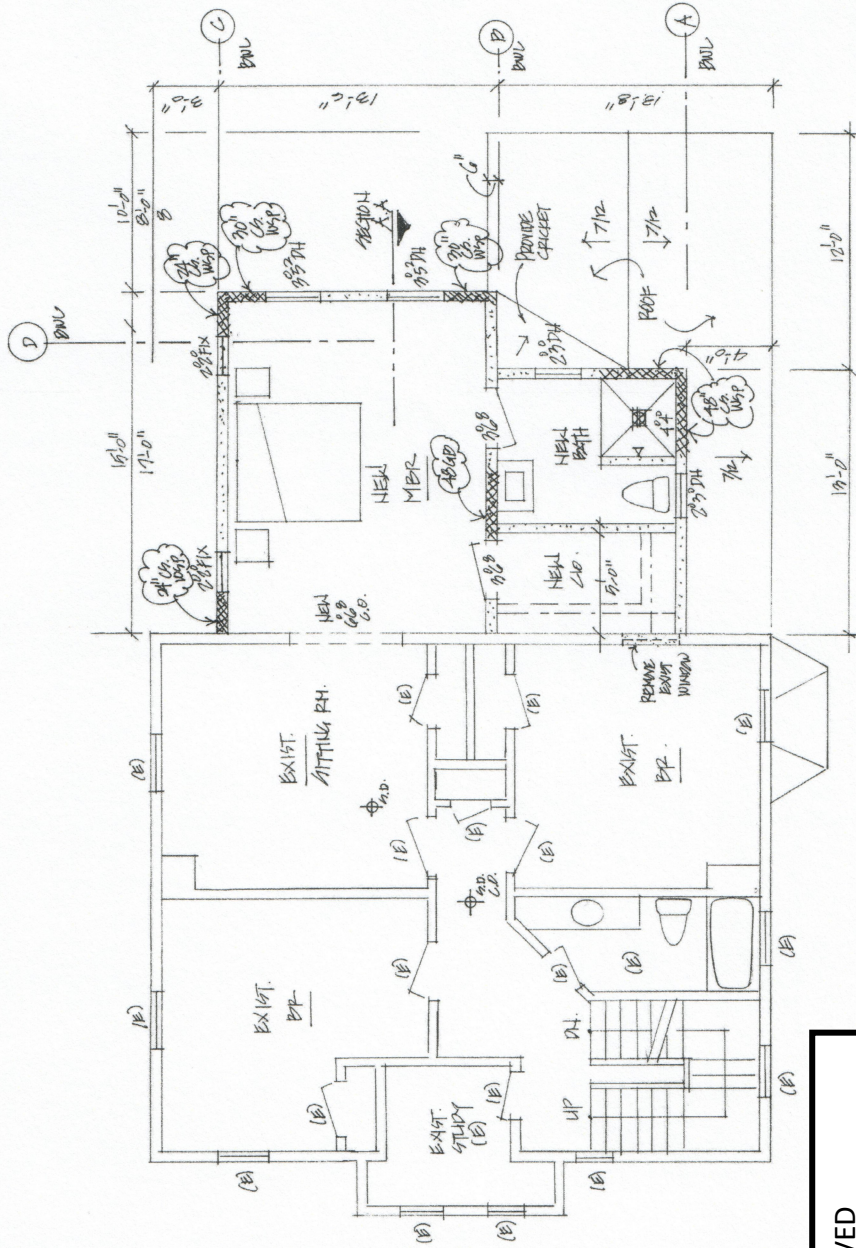
MAIN FLOOR PLAN
 1/4" = 1'-0"

EXIST. 806 SF
 NEW 751 SF
 PORCH 156 SF
 DECK 52 SF

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8/8/22

Handwritten initials



Handwritten initials

APPROVED

Montgomery County

Historic Preservation Commission

Handwritten signature

UPPER FLOOR PLAN

EXIST. 02/24/21
NEW 07/21/21

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By Dan.Bruechert at 11:31 am, Sep 30, 2022

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UPPER FL PLAN

A 3

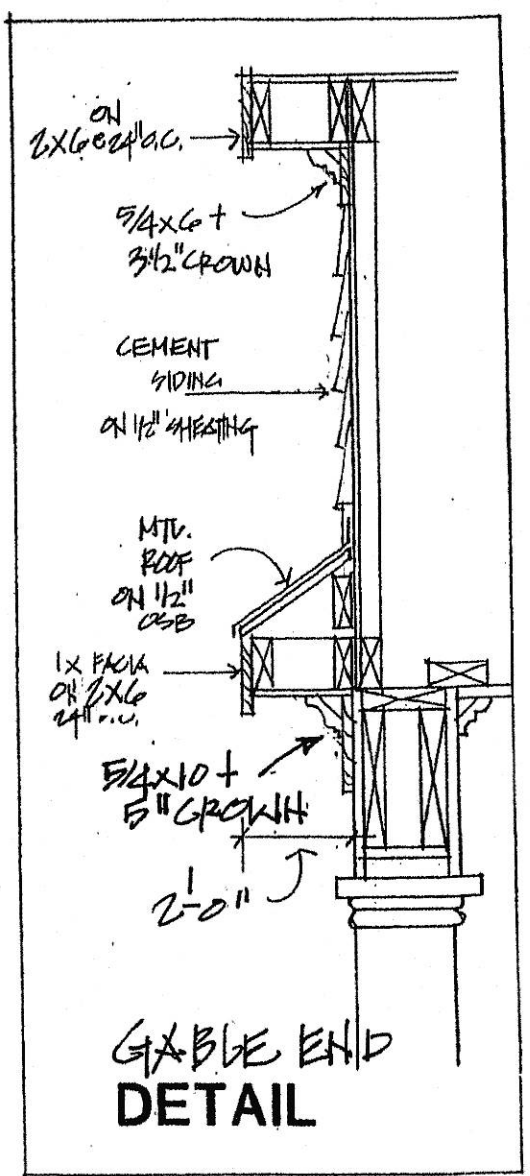
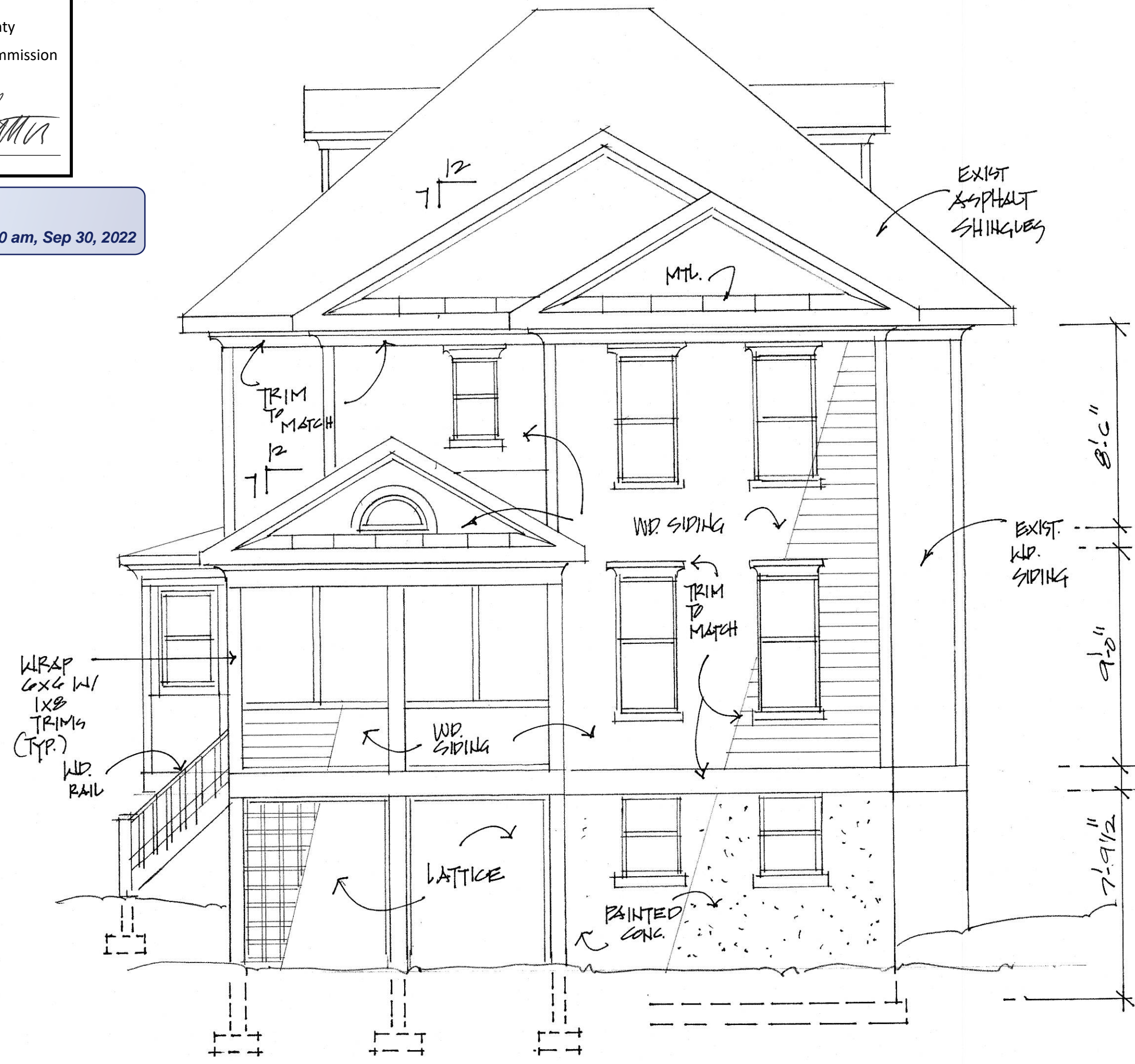
REAR ADDITION

3824 WARNER ST., MARYLAND

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Montgomery County, MD

APPROVED
 Montgomery County
 Historic Preservation Commission

REVIEWED
 By Dan.Bruechert at 11:30 am, Sep 30, 2022



REAR ELEVATION
 1/4" = 1'-0"

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REAR ELEV

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A4

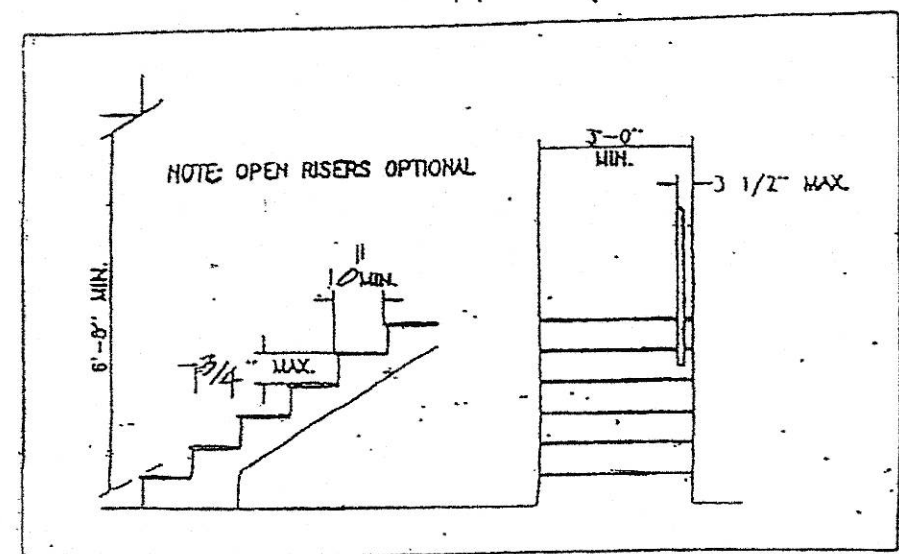
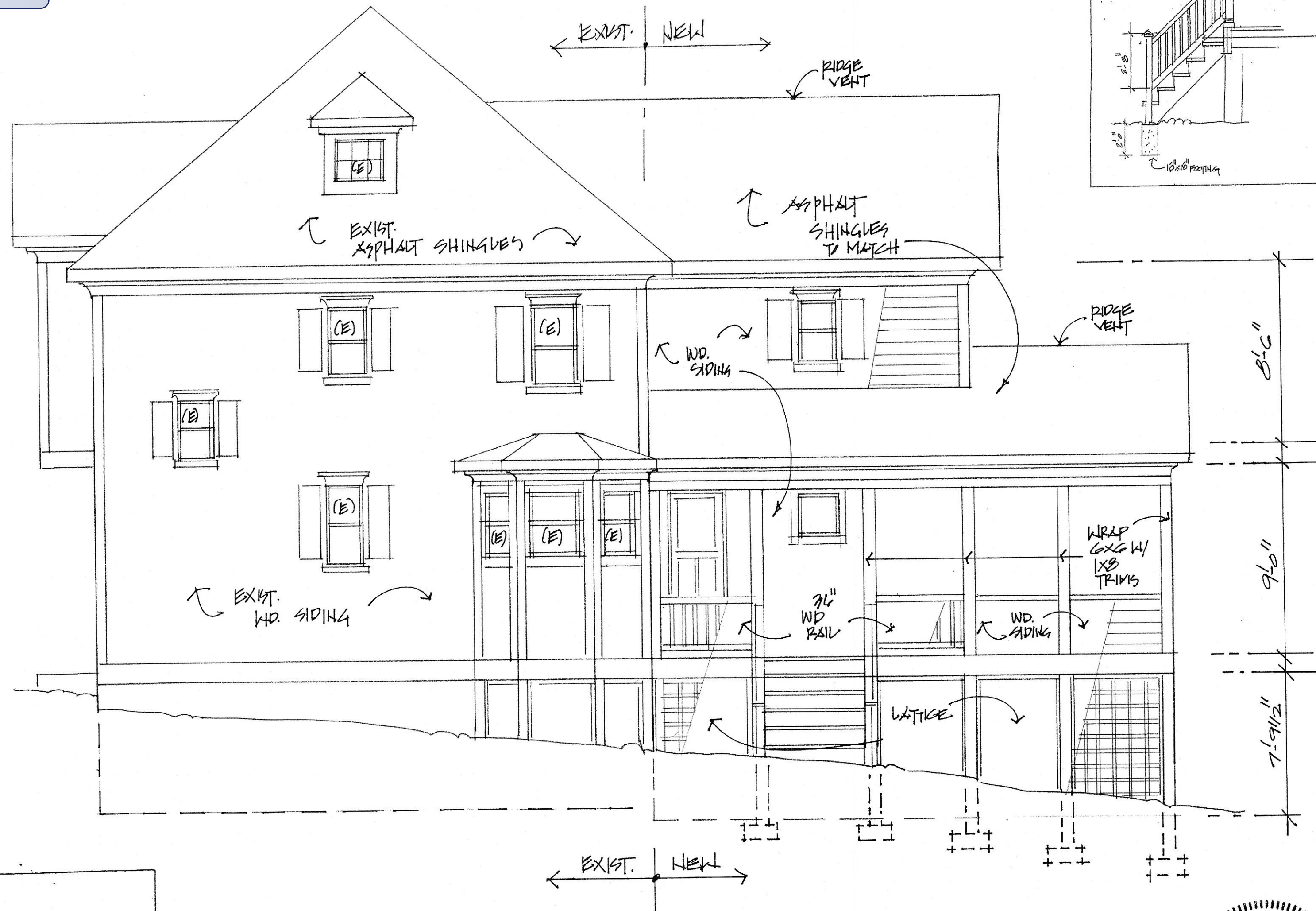
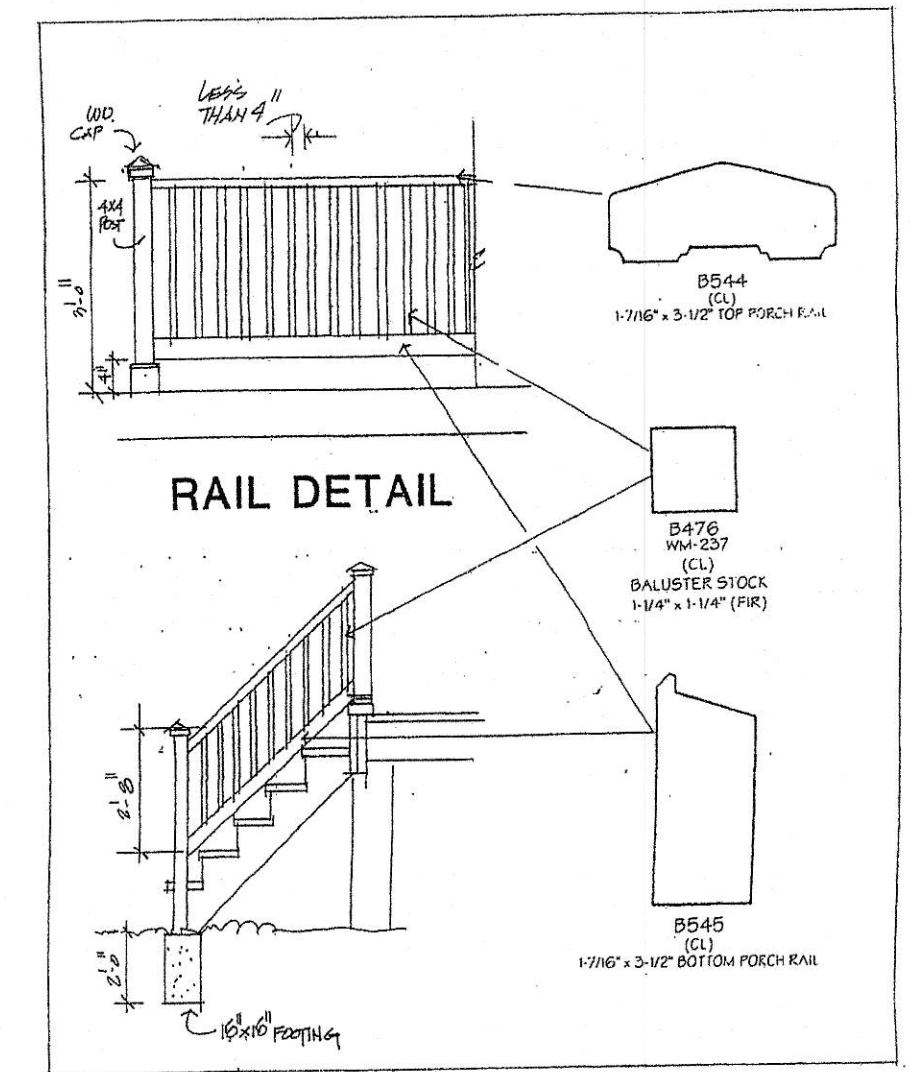
8/8/22

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Historic Preservation Commission

Robert L. ...

REVIEWED

By Dan.Bruechert at 11:29 am, Sep 30, 2022



RIGHT SIDE ELEVATION

1/4" = 1'-0"

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RIGHT SIDE ELEV

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REAR ADDITION
3824 WARNER ST.
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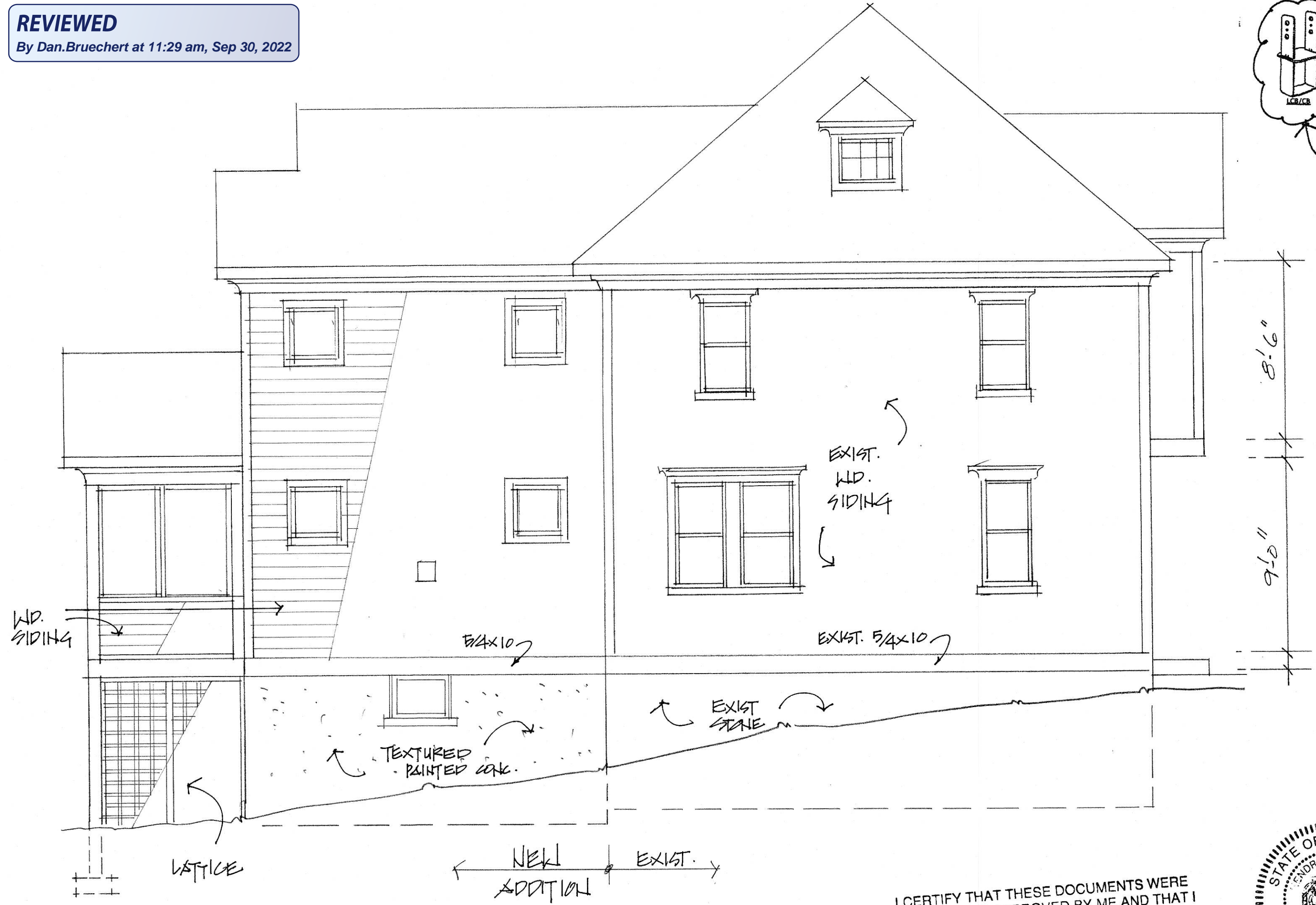
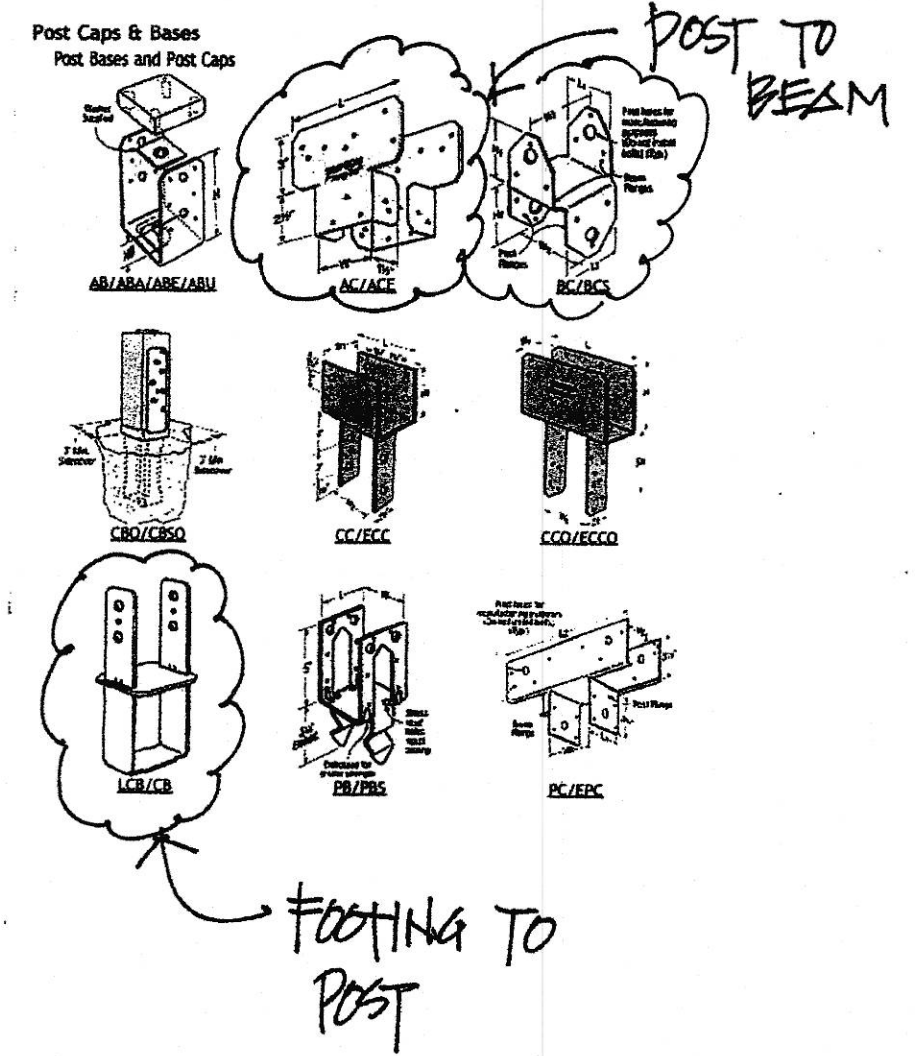
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8/18/22

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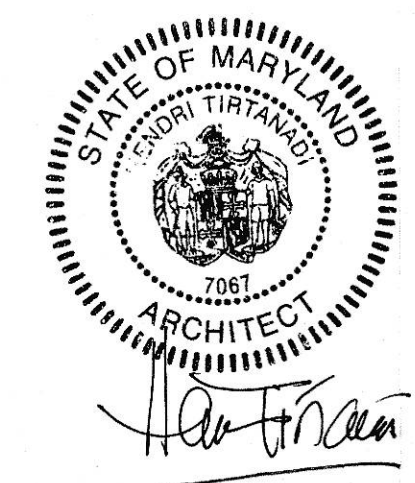
Robert A. ...

REVIEWED
 By Dan.Bruechert at 11:29 am, Sep 30, 2022



LEFT SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULLY LICENSE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 7067 EXP. DATE 5/5/2024



LEFT SIDE ELEV

REAR ADDITION
3824 WARNER ST.
 KENSINGTON, MARYLAND

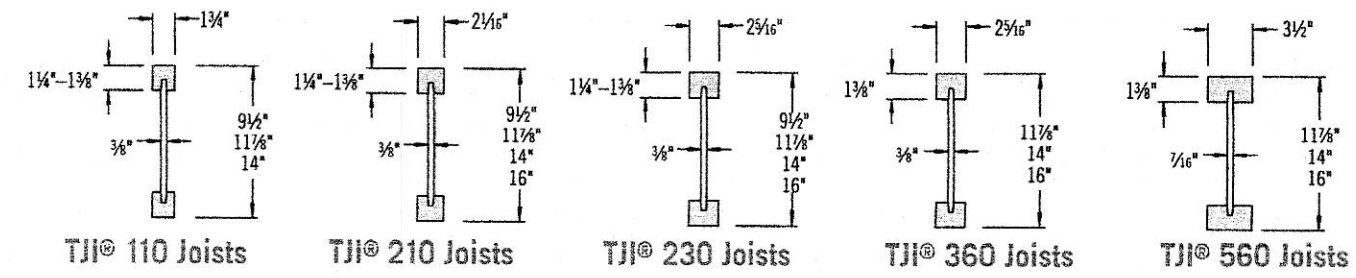
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A7

gman

DESIGN PROPERTIES

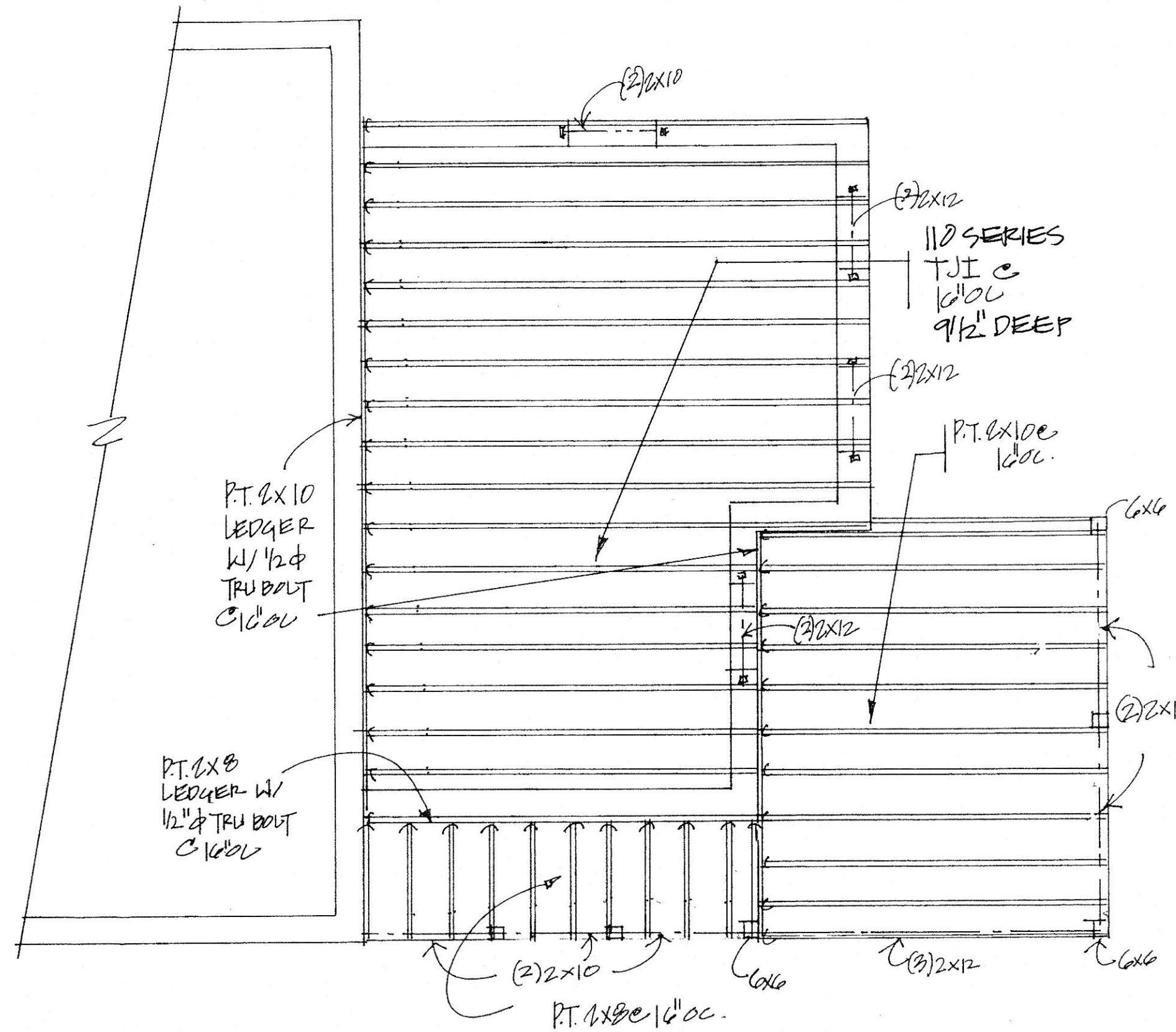


Some TJI® joist series may not be available in your region. Contact your local representative for information.

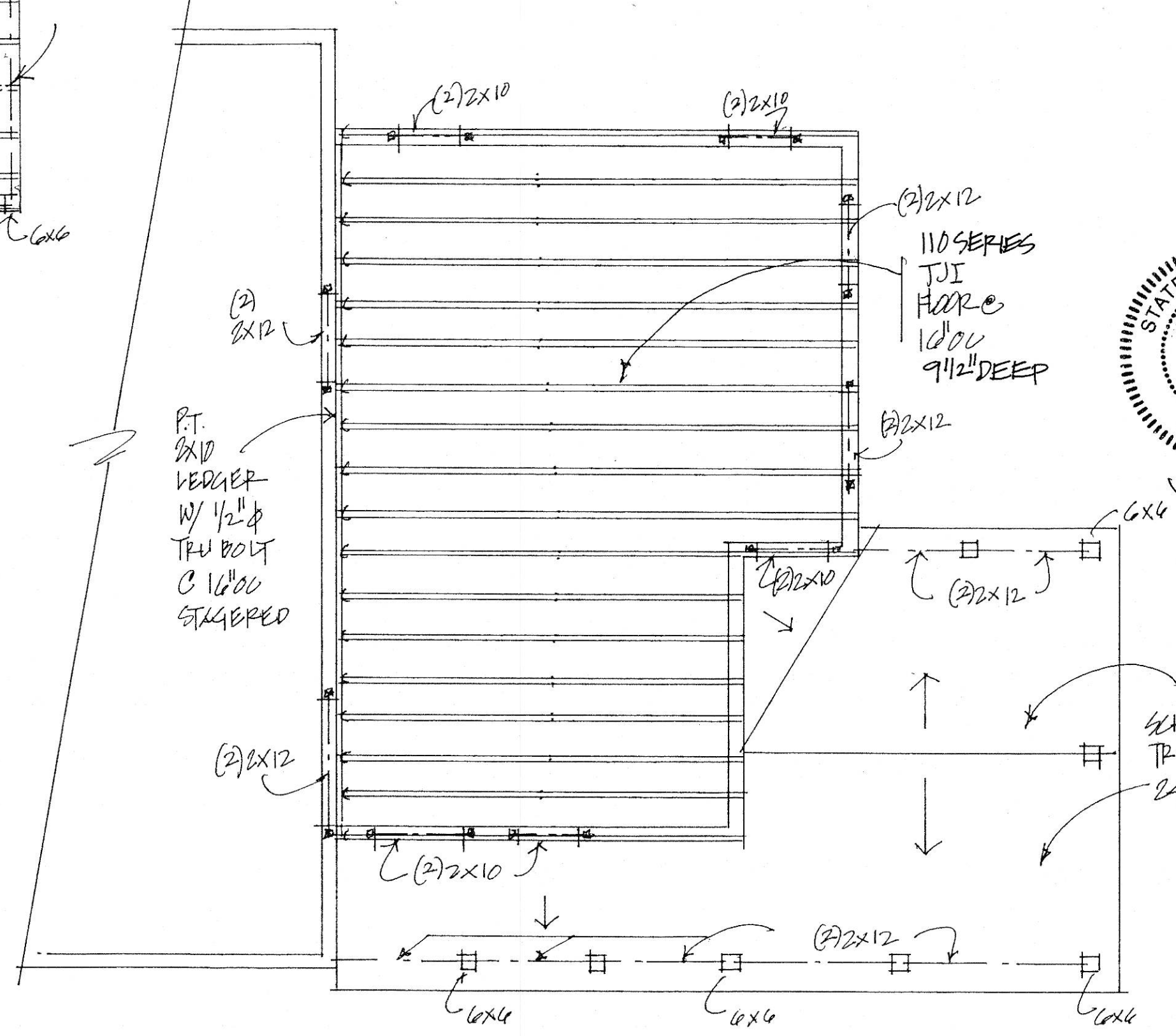
Design Properties (100% Load Duration)

| Depth | TJI® | Basic Properties | | | | Reaction Properties | | | | | |
|---------|------|-----------------------|--|---|------------------------------|-------------------------|---------------------|----------------------------------|---------------------|-------|-------|
| | | Joist Weight (lbs/ft) | Maximum Resistive Moment ⁽¹⁾ (ft-lbs) | Joist Only EI x 10 ⁶ (in. ² -lbs) | Maximum Vertical Shear (lbs) | 1/4" End Reaction (lbs) | | 3/4" Intermediate Reaction (lbs) | | | |
| | | | | | | No Web Stiffeners | With Web Stiffeners | No Web Stiffeners | With Web Stiffeners | | |
| 9 1/2" | 110 | 2.3 | 2,500 | 157 | 1,220 | 910 | 1,220 | 1,935 | N.A. | 2,350 | N.A. |
| | 210 | 2.6 | 3,000 | 186 | 1,330 | 1,005 | 1,330 | 2,145 | N.A. | 2,565 | N.A. |
| | 230 | 2.7 | 3,330 | 206 | 1,330 | 1,060 | 1,330 | 2,410 | N.A. | 2,790 | N.A. |
| 11 1/8" | 110 | 2.5 | 3,160 | 267 | 1,560 | 910 | 1,375 | 1,935 | 2,295 | 2,350 | 2,705 |
| | 210 | 2.8 | 3,795 | 315 | 1,655 | 1,005 | 1,460 | 2,145 | 2,505 | 2,565 | 2,925 |
| | 230 | 3.0 | 4,215 | 347 | 1,655 | 1,060 | 1,485 | 2,410 | 2,765 | 2,790 | 3,150 |
| | 360 | 3.0 | 6,180 | 419 | 1,705 | 1,080 | 1,505 | 2,460 | 2,815 | 3,000 | 3,360 |
| 14" | 560 | 4.0 | 9,500 | 636 | 2,050 | 1,255 | 1,725 | 3,000 | 3,475 | 3,455 | 3,930 |
| | 110 | 2.8 | 3,740 | 392 | 1,860 | 910 | 1,375 | 1,935 | 2,295 | 2,350 | 2,705 |
| | 210 | 3.1 | 4,490 | 462 | 1,945 | 1,005 | 1,460 | 2,145 | 2,505 | 2,565 | 2,925 |
| | 230 | 3.3 | 4,990 | 509 | 1,945 | 1,060 | 1,485 | 2,410 | 2,765 | 2,790 | 3,150 |
| | 360 | 3.3 | 7,325 | 612 | 1,955 | 1,080 | 1,505 | 2,460 | 2,815 | 3,000 | 3,360 |
| 16" | 560 | 4.2 | 11,275 | 926 | 2,390 | 1,255 | 1,725 | 3,000 | 3,475 | 3,455 | 3,930 |
| | 210 | 3.3 | 5,140 | 629 | 2,190 | 1,005 | 1,460 | 2,145 | 2,505 | 2,565 | 2,925 |
| | 230 | 3.5 | 5,710 | 691 | 2,190 | 1,060 | 1,485 | 2,410 | 2,765 | 2,790 | 3,150 |
| | 360 | 3.5 | 8,405 | 830 | 2,190 | 1,080 | 1,505 | 2,460 | 2,815 | 3,000 | 3,360 |
| 560 | 4.5 | 12,925 | 1,252 | 2,710 | 1,255 | 1,725 | 3,000 | 3,475 | 3,455 | 3,930 | |

(1) Caution: Do not increase joist moment design properties by a repetitive member use factor.



FIRST FLOOR FRAMING



SECOND FLOOR FRAMING

L/480 Live Load Deflection

| Depth | TJI® | 40 PSF Live Load / 10 PSF Dead Load | | | | 40 PSF Live Load / 20 PSF Dead Load | | | |
|---------|--------|-------------------------------------|----------|-----------------------|------------------------|-------------------------------------|-----------------------|------------------------|------------------------|
| | | 12" o.c. | 16" o.c. | 19.2" o.c. | 24" o.c. | 12" o.c. | 16" o.c. | 19.2" o.c. | 24" o.c. |
| 9 1/2" | 110 | 16'-11" | 15'-6" | 14'-7" | 13'-7" | 16'-11" | 15'-6" | 14'-3" | 12'-9" |
| | 210 | 17'-9" | 16'-3" | 15'-4" | 14'-3" | 17'-9" | 16'-3" | 15'-4" | 14'-0" |
| | 230 | 18'-3" | 16'-8" | 15'-9" | 14'-8" | 18'-3" | 16'-8" | 15'-9" | 14'-8" |
| 11 1/8" | 110 | 20'-2" | 18'-5" | 17'-4" | 15'-9" ⁽¹⁾ | 20'-2" | 17'-8" | 16'-1" ⁽¹⁾ | 14'-4" ⁽¹⁾ |
| | 210 | 21'-1" | 19'-3" | 18'-2" | 16'-11" | 21'-1" | 19'-3" | 17'-8" | 15'-9" ⁽¹⁾ |
| | 230 | 21'-8" | 19'-10" | 18'-8" | 17'-5" | 21'-8" | 19'-10" | 18'-7" | 16'-7" ⁽¹⁾ |
| | 360 | 22'-11" | 20'-11" | 19'-8" | 18'-4" | 22'-11" | 20'-11" | 19'-8" | 17'-10" ⁽¹⁾ |
| 14" | 560 | 26'-1" | 23'-8" | 22'-4" | 20'-9" | 26'-1" | 23'-8" | 22'-4" | 20'-9" ⁽¹⁾ |
| | 110 | 22'-10" | 20'-11" | 19'-2" | 17'-2" ⁽¹⁾ | 22'-2" | 19'-2" | 17'-6" ⁽¹⁾ | 15'-0" ⁽¹⁾ |
| | 210 | 23'-11" | 21'-10" | 20'-8" | 18'-10" ⁽¹⁾ | 23'-11" | 21'-1" | 19'-2" ⁽¹⁾ | 16'-7" ⁽¹⁾ |
| | 230 | 24'-8" | 22'-6" | 21'-2" | 19'-9" ⁽¹⁾ | 24'-8" | 22'-2" | 20'-3" ⁽¹⁾ | 17'-6" ⁽¹⁾ |
| | 360 | 26'-0" | 23'-8" | 22'-4" | 20'-9" ⁽¹⁾ | 26'-0" | 23'-8" | 22'-4" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| 16" | 560 | 29'-6" | 26'-10" | 25'-4" | 23'-6" | 29'-6" | 26'-10" | 25'-4" ⁽¹⁾ | 20'-11" ⁽¹⁾ |
| | 210 | 26'-6" | 24'-3" | 22'-6" ⁽¹⁾ | 19'-11" ⁽¹⁾ | 26'-0" | 22'-6" ⁽¹⁾ | 20'-7" ⁽¹⁾ | 16'-7" ⁽¹⁾ |
| | 230 | 27'-3" | 24'-10" | 23'-6" | 21'-1" ⁽¹⁾ | 27'-3" | 23'-9" | 21'-8" ⁽¹⁾ | 17'-6" ⁽¹⁾ |
| | 360 | 28'-9" | 26'-3" | 24'-8" ⁽¹⁾ | 21'-5" ⁽¹⁾ | 28'-9" | 26'-3" ⁽¹⁾ | 22'-4" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| 560 | 32'-8" | 29'-8" | 28'-0" | 25'-2" ⁽¹⁾ | 32'-8" | 28'-8" | 26'-3" ⁽¹⁾ | 20'-11" ⁽¹⁾ | |

L/360 Live Load Deflection (Minimum Criteria per Code)

| Depth | TJI® | 40 PSF Live Load / 10 PSF Dead Load | | | | 40 PSF Live Load / 20 PSF Dead Load | | | |
|---------|--------|-------------------------------------|-----------------------|------------------------|------------------------|-------------------------------------|------------------------|------------------------|------------------------|
| | | 12" o.c. | 16" o.c. | 19.2" o.c. | 24" o.c. | 12" o.c. | 16" o.c. | 19.2" o.c. | 24" o.c. |
| 9 1/2" | 110 | 18'-9" | 17'-2" | 15'-8" | 14'-0" | 18'-1" | 15'-8" | 14'-3" | 12'-9" |
| | 210 | 19'-8" | 18'-0" | 17'-0" | 15'-4" | 19'-8" | 17'-2" | 15'-8" | 14'-0" |
| | 230 | 20'-3" | 18'-6" | 17'-5" | 16'-2" | 20'-3" | 18'-1" | 16'-6" | 14'-9" |
| 11 1/8" | 110 | 22'-3" | 19'-4" | 17'-8" | 15'-9" ⁽¹⁾ | 20'-5" | 17'-8" | 16'-1" ⁽¹⁾ | 14'-4" ⁽¹⁾ |
| | 210 | 23'-4" | 21'-2" | 19'-4" | 17'-3" ⁽¹⁾ | 22'-4" | 19'-4" | 17'-8" | 15'-9" ⁽¹⁾ |
| | 230 | 24'-0" | 21'-11" | 20'-5" | 18'-3" | 23'-7" | 20'-5" | 18'-7" | 16'-7" ⁽¹⁾ |
| | 360 | 25'-4" | 23'-2" | 21'-10" | 20'-4" ⁽¹⁾ | 25'-4" | 23'-2" | 21'-10" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| 14" | 560 | 28'-10" | 26'-3" | 24'-9" | 23'-0" | 28'-10" | 26'-3" | 24'-9" | 20'-11" ⁽¹⁾ |
| | 110 | 24'-4" | 21'-0" | 19'-2" | 17'-2" ⁽¹⁾ | 22'-2" | 19'-2" | 17'-6" ⁽¹⁾ | 15'-0" ⁽¹⁾ |
| | 210 | 26'-6" | 23'-1" | 21'-1" | 18'-10" ⁽¹⁾ | 24'-4" | 21'-1" | 19'-2" ⁽¹⁾ | 16'-7" ⁽¹⁾ |
| | 230 | 27'-3" | 24'-4" | 22'-2" | 19'-10" ⁽¹⁾ | 25'-8" | 22'-2" | 20'-3" ⁽¹⁾ | 17'-6" ⁽¹⁾ |
| | 360 | 28'-9" | 26'-3" | 24'-9" ⁽¹⁾ | 21'-5" ⁽¹⁾ | 28'-9" | 26'-3" ⁽¹⁾ | 22'-4" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| 16" | 560 | 32'-8" | 29'-9" | 28'-0" | 25'-2" ⁽¹⁾ | 32'-8" | 29'-9" | 26'-3" ⁽¹⁾ | 20'-11" ⁽¹⁾ |
| | 210 | 28'-6" | 24'-8" | 22'-6" ⁽¹⁾ | 19'-11" ⁽¹⁾ | 26'-0" | 22'-6" ⁽¹⁾ | 20'-7" ⁽¹⁾ | 16'-7" ⁽¹⁾ |
| | 230 | 30'-1" | 26'-0" | 23'-9" | 21'-1" ⁽¹⁾ | 27'-5" | 23'-9" | 21'-8" ⁽¹⁾ | 17'-6" ⁽¹⁾ |
| | 360 | 31'-10" | 29'-0" | 26'-10" ⁽¹⁾ | 21'-5" ⁽¹⁾ | 31'-10" | 28'-10" ⁽¹⁾ | 22'-4" ⁽¹⁾ | 17'-10" ⁽¹⁾ |
| 560 | 36'-1" | 32'-11" | 31'-0" ⁽¹⁾ | 25'-2" ⁽¹⁾ | 36'-1" | 31'-8" ⁽¹⁾ | 28'-3" ⁽¹⁾ | 20'-11" ⁽¹⁾ | |

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 11:30 am, Sep 30, 2022



HENDRI TIRTANADI
Architect
www.tirtanadiarchitect.com

REAR ADDITION
3824 WARNER ST.
KENSINGTON, MARYLAND

A8

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULLY LICENSE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 7067 EXP. DATE 5/5/2024

FRAMING PLAN

9/9/22

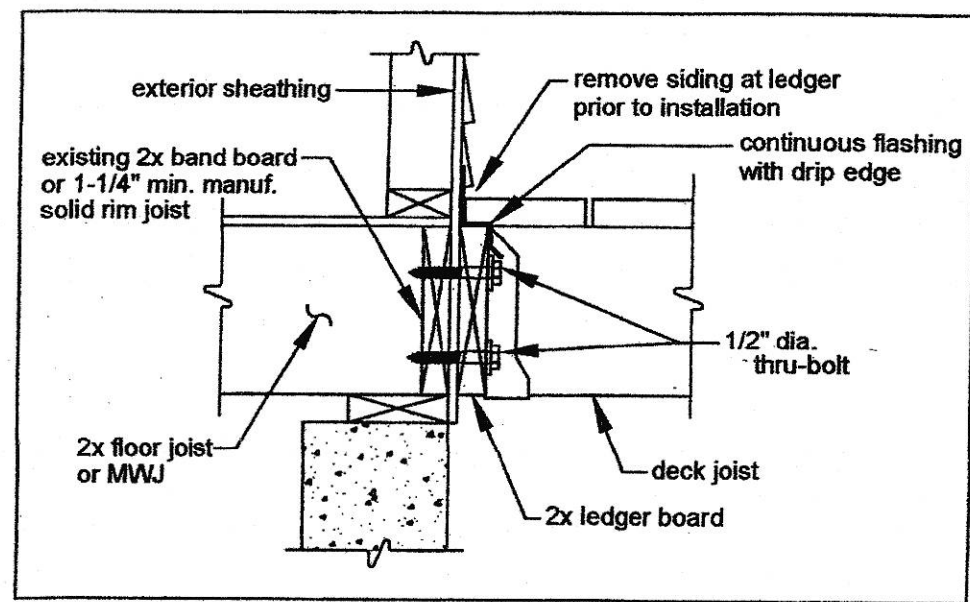
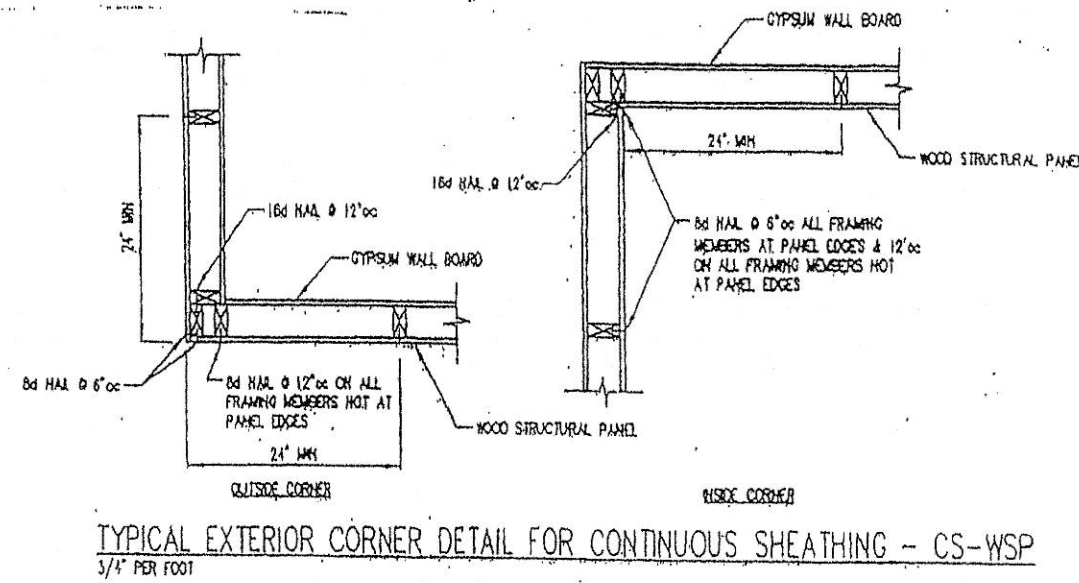
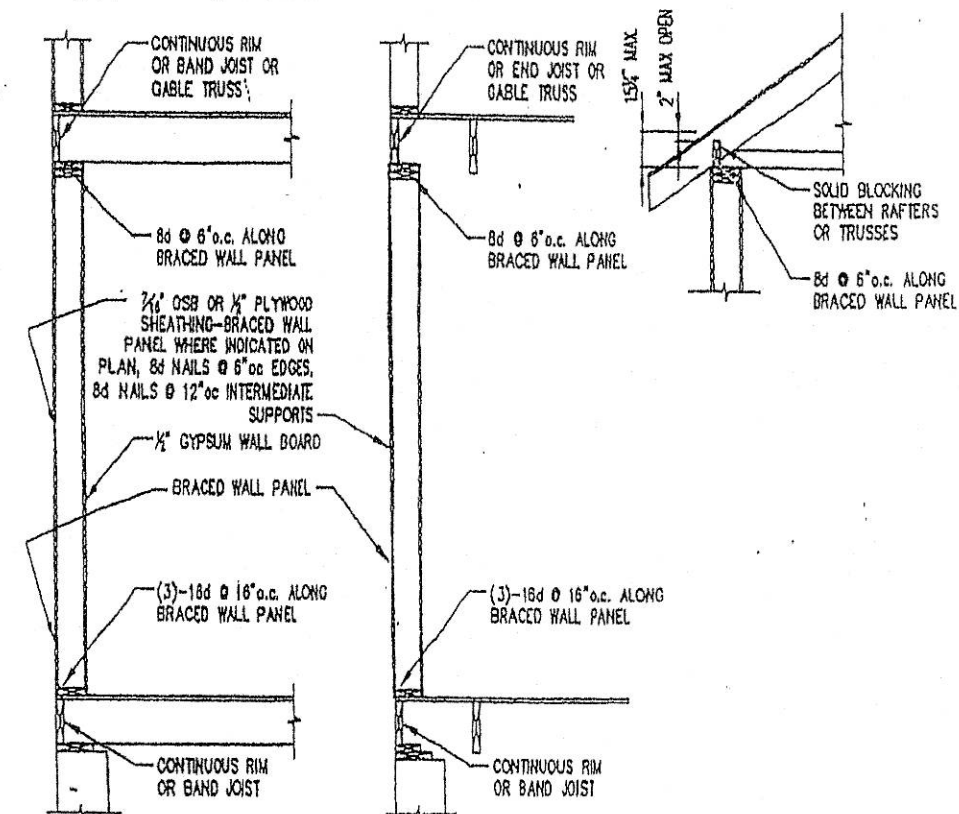


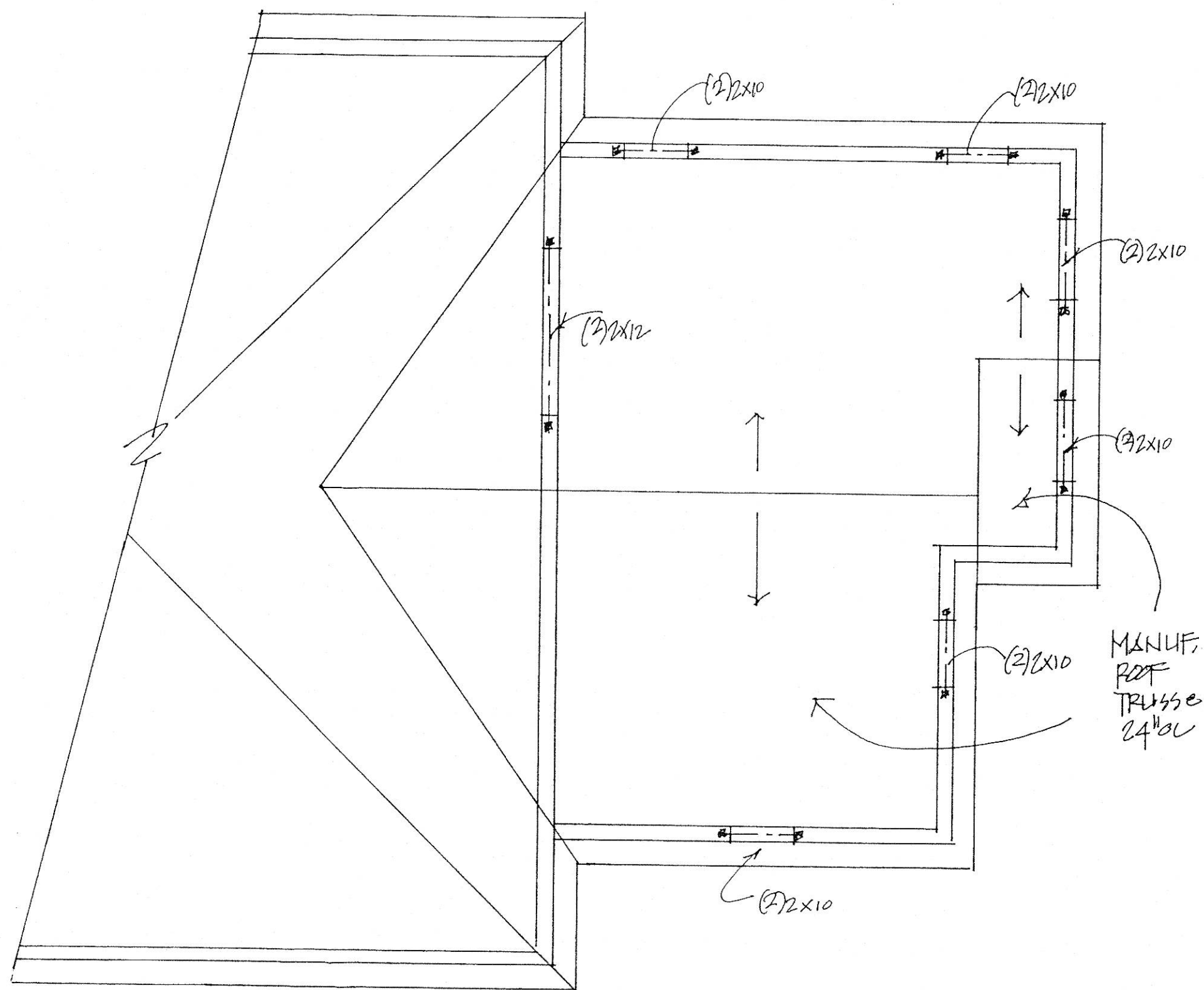
FIGURE 5: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD



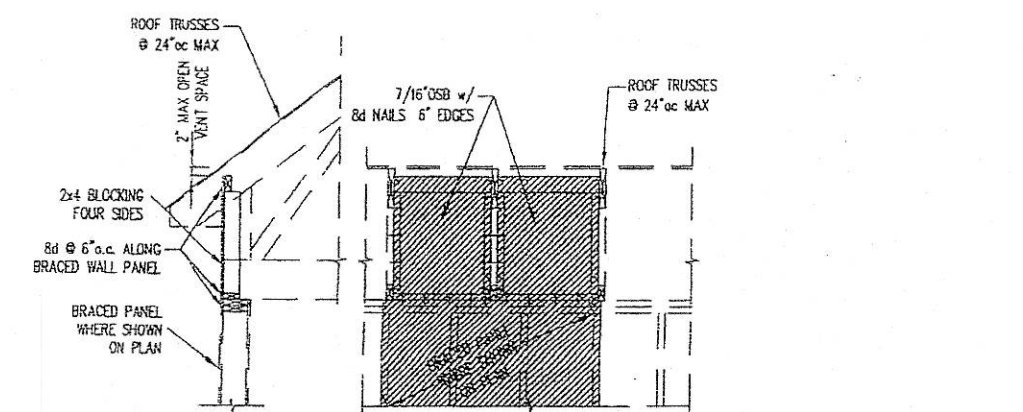
TYPICAL EXTERIOR CORNER DETAIL FOR CONTINUOUS SHEATHING - CS-WSP
3/4" PER FOOT



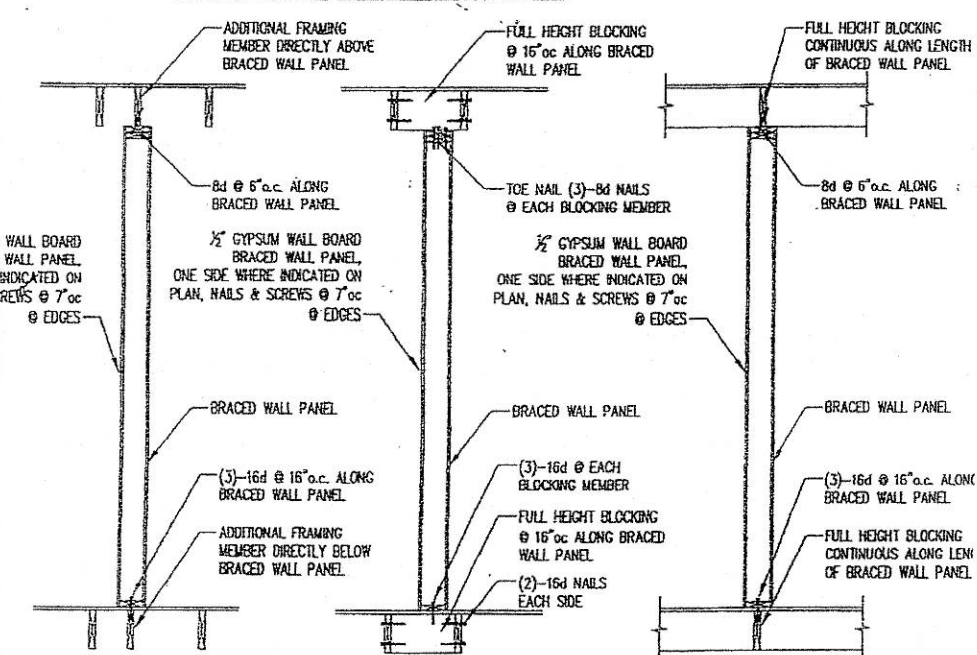
WSP FASTENING DETAILS
DETAIL APPLIES ONLY WHERE INDICATED ON PLAN "WSP #"



ROOF PLAN



BRACED WALL PANEL FASTENING
AT RAISED HEEL TRUSS DETAILS

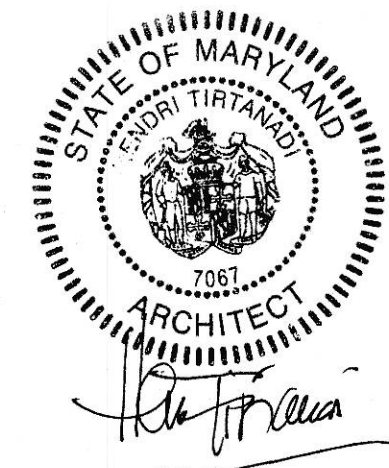


GB FASTENING DETAILS
DETAIL APPLIES ONLY WHERE INDICATED ON PLAN "GB #"

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Historic Preservation Commission

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By Dan.Bruechert at 11:30 am, Sep 30, 2022



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ROOF PLAN

8/8/22

HENDRI TIRTANADI
harchitect@gmail.com
www.tirtanadiarchitect.com

TIRTANADI ARCHITECT
8611 OAKMONT ST.
GAITHERSBURG, MARYLAND 20877
CELL: 301-608-0511

REAR ADDITION
3824 WARNER ST.
KENSINGTON, MARYLAND

A9

INSULATION NOTES :

Mandatory Requirements for both Methods

Air Leakage

Building thermal envelope. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material:

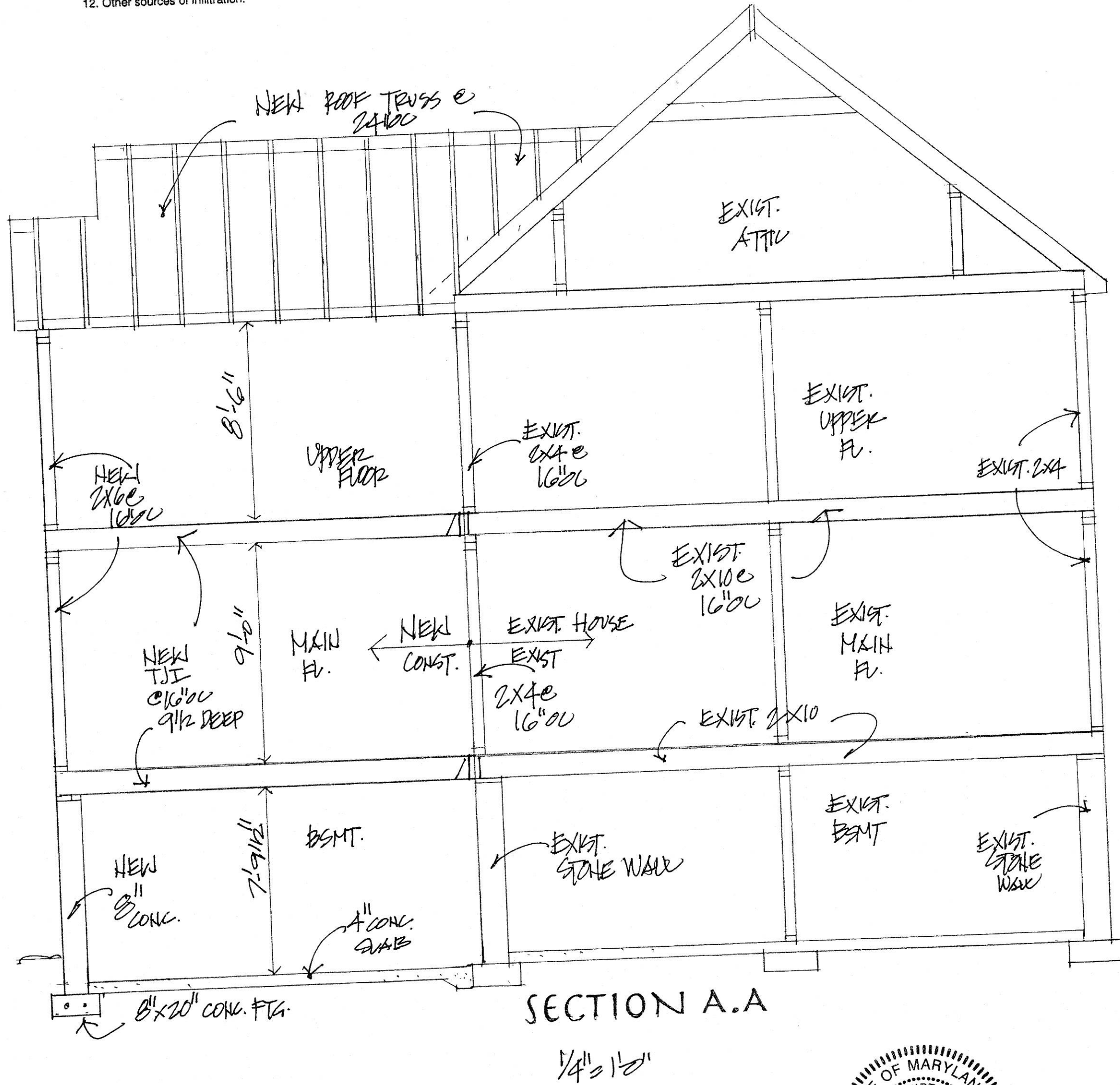
1. All joints, seams and penetrations.
2. Site-built windows, doors and skylights.
3. Openings between window and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee walls.
7. Walls and ceilings separating a garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Attic access openings.
11. Rim joist junction.
12. Other sources of infiltration.

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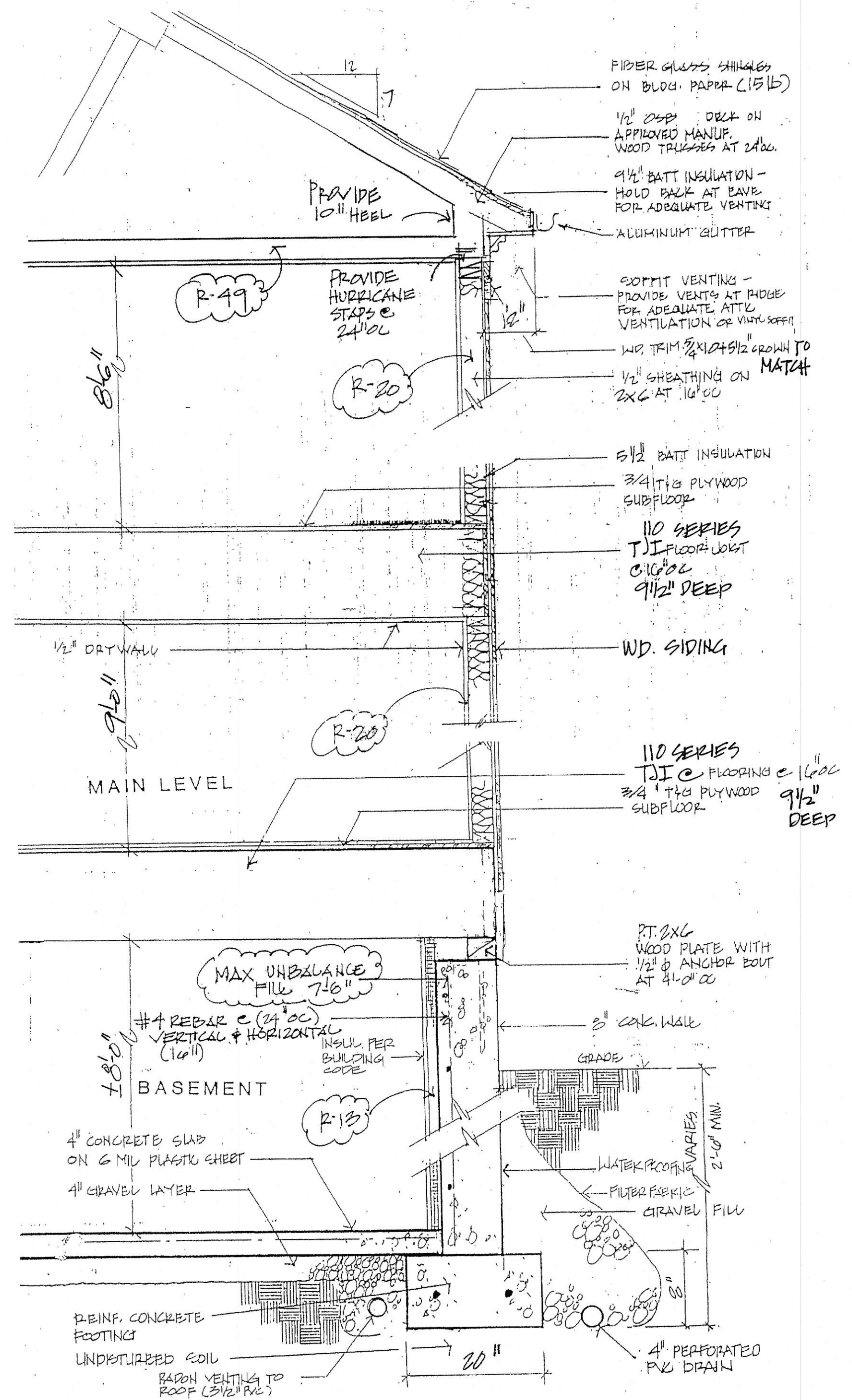
Ron Wehner

REVIEWED

By Dan.Bruechert at 11:30 am, Sep 30, 2022



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WALL SECTION

SECTION DETAIL

REAR ADDITION
3824 WARNER ST.
KENSINGTON, MARYLAND

HENDRI TIRTANADI
Architect
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8611 OAKMONT ST.
GAITHERSBURG, MARYLAND 20877
CELL 301-986-0811

A10

8/8/22

E.I
ENERGY

PRESCRIPTIVE Requirements WORKSHEET (R-Values) [Method 1, Option 1]

Applicant Name _____
 Date _____
 Applicant Address _____
 Phone Number _____
 Building Address 2824 WARNER ST. Permit (A/P) # _____

| Criteria | | Required | Provided | Assembly Description |
|----------------------------------|----------|--------------|------------|----------------------|
| Windows/Doors - Maximum U-Factor | U Factor | .32 | .32 | "ANDERSEN" |
| Max SHGC - glazed fenestration | | 0.40 | .40 | "ANDERSEN" WOOD CLAD |
| Skylights - Maximum U-Factor | U Factor | .55 | | |
| Max SHGC | | 0.40 | | |
| Ceilings | R-value | R-49 | R-49 | CEILING |
| Walls (wood framing) | | R-20 or 13+5 | R-20 | EXC WALL |
| Mass Walls | | **R-8/13 | | |
| Basement Walls | | *R-10/13 | R-10 | CONC. + EXC WALL |
| Floors | | R-19 | R-19 | TJI 14" DEEP |
| Slab perimeter-R-value and Depth | | R-10, 2ft | R-10, 2FT. | RIGID INSUL. |
| Crawlspace | | *R-10/13 | | |
| | | | | |

Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component R-value.

*The first R-value applies to continuous insulation, the second to framing cavity insulation. "10/13 means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall."

**The second R-value applies when more than half the insulation is on the interior of the mass wall.

Thermally Isolated Sunroom, Check box if applicable.

Minimum Ceiling R-Value for Sunroom (R-19)
 Minimum Wall R-Value (R-13)

New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of: ²

2018 Edition International Energy Conservation Code (IECC)

HENRI TIRANADI
 Builder/Designer/Contractor

TIRANADI ARCHITECT
 Company Name

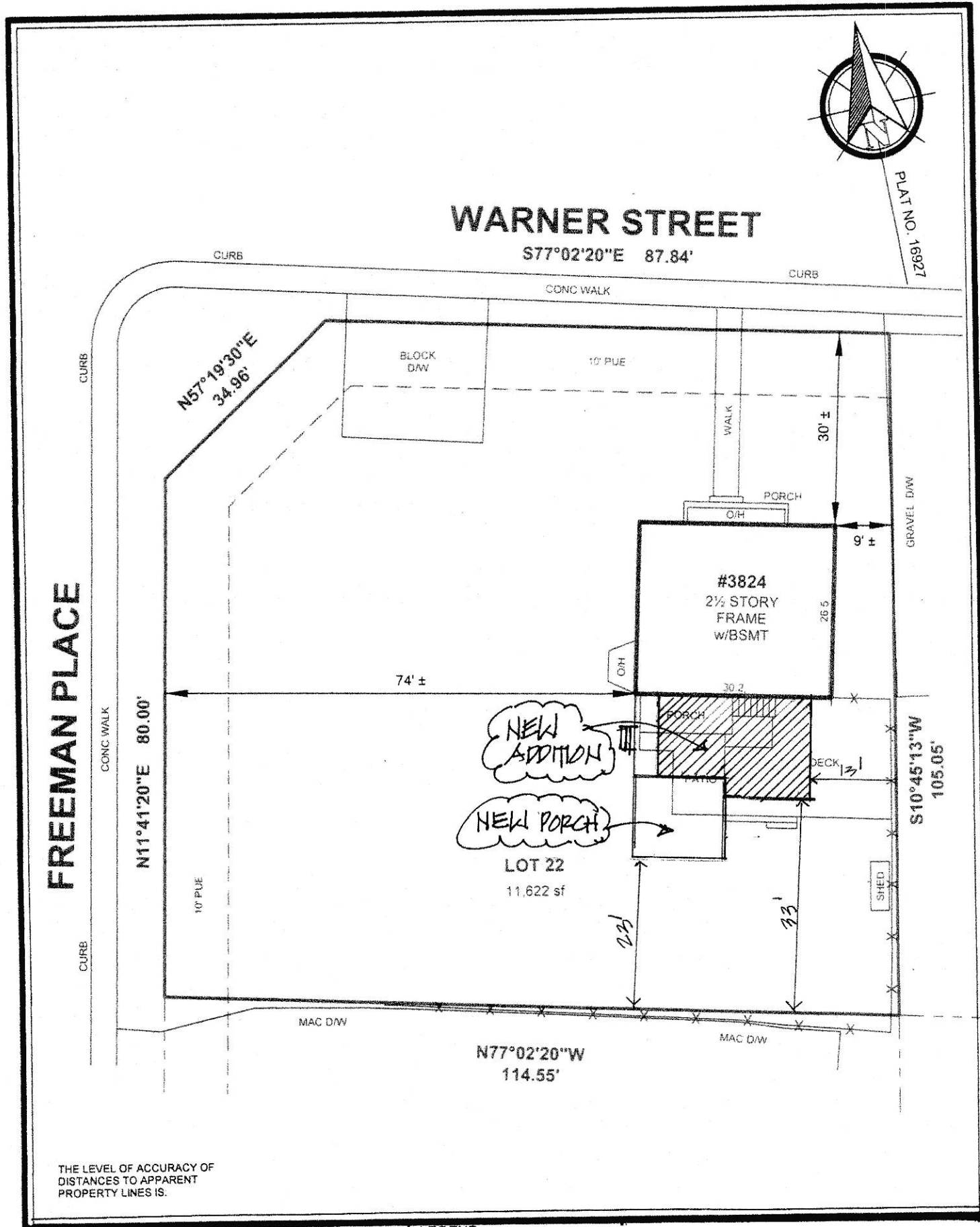
9/28/22
 Date

REVIEWED
 By Dan.Bruechert at 11:30 am, Sep 30, 2022

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

² Section R103.3.1 "Documents shall be endorsed and stamped "Reviewed for Code Compliance." Section code official shall have the authority to issue a permit for the construction of part of an energy conservation system have been submitted or approved, provided adequate information and detailed statements have been provided. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire project will be approved.



GENERAL NOTES

BUILDING CODES:

- ALL CONSTRUCTION SHALL CONFORM WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES AS AMENDED BY MONTGOMERY COUNTY MARYLAND.

DESIGN LOADS: (PER SECTION R301 OF IRC 2018)

- THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES.
- THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:
FLOOR LOAD (L₁)
SLEEPING PORCH, ATTIC WITH FIXED STAIR LL=60 PSF / DL=10 PSF
GARAGE FLOOR LL=50 PSF / 2000# POINT
ROOF LIVE LOAD MIN. 50 PSF
ATTIC AND TRUSS BOTTOM CHORD LL=20 PSF (LIMITED STORAGE)
LL=10 PSF (NO STORAGE)

- ROOF SNOW LOAD DESIGN CRITERIA:
GROUND SNOW LOAD (S_g)= 30 PSF
FLAT ROOF SNOW LOAD (S_f)= 20 PSF
EXPOSURE FACTOR (C_e)= 1
IMPORTANCE FACTOR (I_s)= 1

- WIND LOAD DESIGN CRITERIA:
BASIC WIND SPEED= 15 MPH
WIND EXPOSURE= B
IMPORTANCE FACTOR (I_w)= 1

- EARTHQUAKE LOAD DESIGN CRITERIA:
SEISMIC DESIGN CATEGORY= B
SPECTRAL RESPONSE COEFFICIENT (S_{DS})= 0.099
SITE CLASS= D

- SUBJECT TO DAMAGE FROM:
WEATHERING SEVERE
FROST LINE DEPTH 30"
TERMITES MODERATE TO HEAVY
DECA SLIGHT TO MODERATE

- TEMPERATURE AND FLOODING:
WINTER DESIGN TEMPERATURE 18° F
ICE SHIELD UNDERLATHMENT REQUIRED YES 4-1/2"
FLOOD HAZARDOUS WITH
AIR FREEZING INDEX 1000
MEAN ANNUAL TEMPERATURE 50° F

- THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACINGS AND SHORINGS REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACINGS IS THE CONTRACTOR'S RESPONSIBILITY.

SPREAD FOOTING FOUNDATIONS:

- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE FOR FROST PROTECTION.
- ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

CONCRETE SLAB-ON-GRADE:

- ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4 INCH THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6"x6"-w/4x4x4 WELDED WIRE FABRIC AND PLACED OVER A 6 MIL POLYETHYLENE VAPOR RETARDER AND 4 INCHES OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR RETARDER SHALL BE LAPPED A MINIMUM OF 6 INCHES AND TAPED. MAXIMUM AGGREGATE SIZE OF GRANULAR BASE SHALL BE 1/2 INCH.
- FILL DEPTHS UNDER SLAB SHALL NOT EXCEED 24 INCHES FOR CLEAN SAND OR GRAVEL AND 8 INCHES FOR COMPACTED SOIL. SLABS ON GREATER FILL SHALL BE ENGINEERED SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
- PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW GUIDELINES SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING AND CURING CONCRETE SLABS.

STRUCTURAL AND MISCELLANEOUS STEEL:

- ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM A572 GRADE 50 HAVING A MINIMUM YIELD STRENGTH OF F_y=50,000 PSI.
- ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI.
- ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI OR TO ASTM A513 TYPE "B" OR "D" GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF F_y=35,000 PSI.
- ALL STRUCTURAL STEEL RISERS SHALL CONFORM TO ASTM A500, GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF F_y=46,000 PSI.
- ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES AND BOLT SPACING OF 3 INCHES.
- THE CONTRACTOR SHALL NOT SPlice OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

WINDOWS AND DOORS:

- ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
- WINDOWS INDICATED ON DRAWINGS AS "ESSES" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R301 OF THE IRC.
- WINDOWS IN DOORS, SIDE LIGHTS AND WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R301 OF THE IRC.
- GLASS AT TIES AND SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R301 OF THE IRC.

HOOD FRAMING:

- ALL HOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR HOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.
- ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- NAILING OF ALL HOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILING SCHEDULE OF THE IRC BUILDING CODE.
- PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS AND ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL CUT OR NOTCH THE HOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE, THE NATIONAL DESIGN SPECIFICATION FOR HOOD CONSTRUCTION, OR AS SHOWN ON THE CONTRACT DRAWINGS.

HOOD FRAMING CONT.:

- PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND BENEATH ALL HOOD BEAMS AND LINELS, UNLESS OTHERWISE INDICATED.
- HOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTES "NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED HOOD TRUSS CONSTRUCTION" FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL HOOD TRUSSES INCLUDING MEMBER LAYOUT, HOOD SPECIES AND GRADE, MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTION PLATES AND THE SIZE AND LOCATION OF ALL REQUIRED BRIDGINGS. THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND AS BEING DONE.
- THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

INSULATION & MOISTURE PROTECTION:

- PROVIDE 30 lb. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENINGS TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
- PROVIDE MINIMUM ONE LAYER OF 15 lb. ROOFING FELT AT THE ROOF TO PROVIDE A MIN. DROPPED AIR DENSE PACK FIBERGLASS CAPPED INSULATION DRAPINGS.
- PROVIDE INSULATION AS FOLLOWS:
ROOF/ATTIC AREAS: R-49, FIBERGLASS BATT OR BLOWN
EXTERIOR WALLS: R-20, KRATFACED FIBERGLASS BATT
BASEMENT EXTERIOR WALLS: R-10, KRATFACED FIBERGLASS BATT
R-10 CONTINUOUS INSULATION
WINDOWS / GLASS DOORS: U-FACTOR 2.0-3.5
SKYLIGHTS: U-FACTOR 2.0-3.5
- THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, HOOD OR METAL COPINGS AND SILLS.
- THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

SPECIALTIES:

- SMOKE ALARMS SHALL COMPLY WITH SECTION R314 OF THE IRC. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS SHALL RECEIVE POWER FROM A BATTERY.



FRONT

DRAWINGS INDEX:

- SP SITE PLAN
- A 1 BASEMENT PLAN
- A 2 MAIN FL PLAN
- A 3 UPPER FL PLAN
- A 4 REAR ELEV
- A 5 RIGHT SIDE ELEV
- A 7 LEFT SIDE ELEV
- A 8 FRAMING PLAN
- A 9 ROOF PLAN
- A 10 SECTION DETAIL

SCOPE OF WORK :

- ADD TO MAIN FLOOR 351 SF.
- PORCH 156 SF.
- DECK 52 SF.
- ADD TO UPPER FLOOR 351 SF.
- ADD TO BASEMENT 351 SF.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 11:30 am, Sep 30, 2022

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REAR ADDITION

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SITE PLAN

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