



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: March 1, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Area Work Permit #936925 - 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** by Historic Preservation Commission at the January 6, 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: Chris & Shivani Sutton
Address: 7303 Piney Branch Rd., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



SUTTON RESIDENCE

7307 Piney Branch Road, Takoma Park, MD 20912 - Project # 2016

PROJECT DESCRIPTION

THE PROJECT INVOLVES REMODELING AND EXPANDING A TWO-STORY WOOD FRAME STRUCTURE (W/ WALK-OUT BASEMENT). THE PROPOSED THREE LEVEL ADDITION IS ON THE REAR. THE UPPER LEVEL WILL PROVIDE A NEW BEDROOM SUITE AND A LAUNDRY ROOM. THE MIDDLE AND LOWER LEVELS WILL PROVIDE A FAMILY ROOM AND REC ROOM RESPECTIVELY, AS WELL AS A NEW STAIRCASE TO CONNECT THOSE TWO FLOORS. THE BASEMENT ADDITION WILL ALSO PROVIDE A GRADE LEVEL SIDE ENTRY AND MUDROOM IN THE LOCATION OF AN EXISTING BACK PORCH. THE REMODELING SCOPE CONSISTS OF MODESTLY RECONFIGURING THE BASEMENT TO CREATE A GUEST BEDROOM, OPENING THE KITCHEN TO THE NEW FAMILY ROOM, RECONFIGURING THE ADJACENT FULL BATH TO A HALF BATH AND HALLWAY, AND ADDING A MODEST CLOSET IN BEDROOM #2.

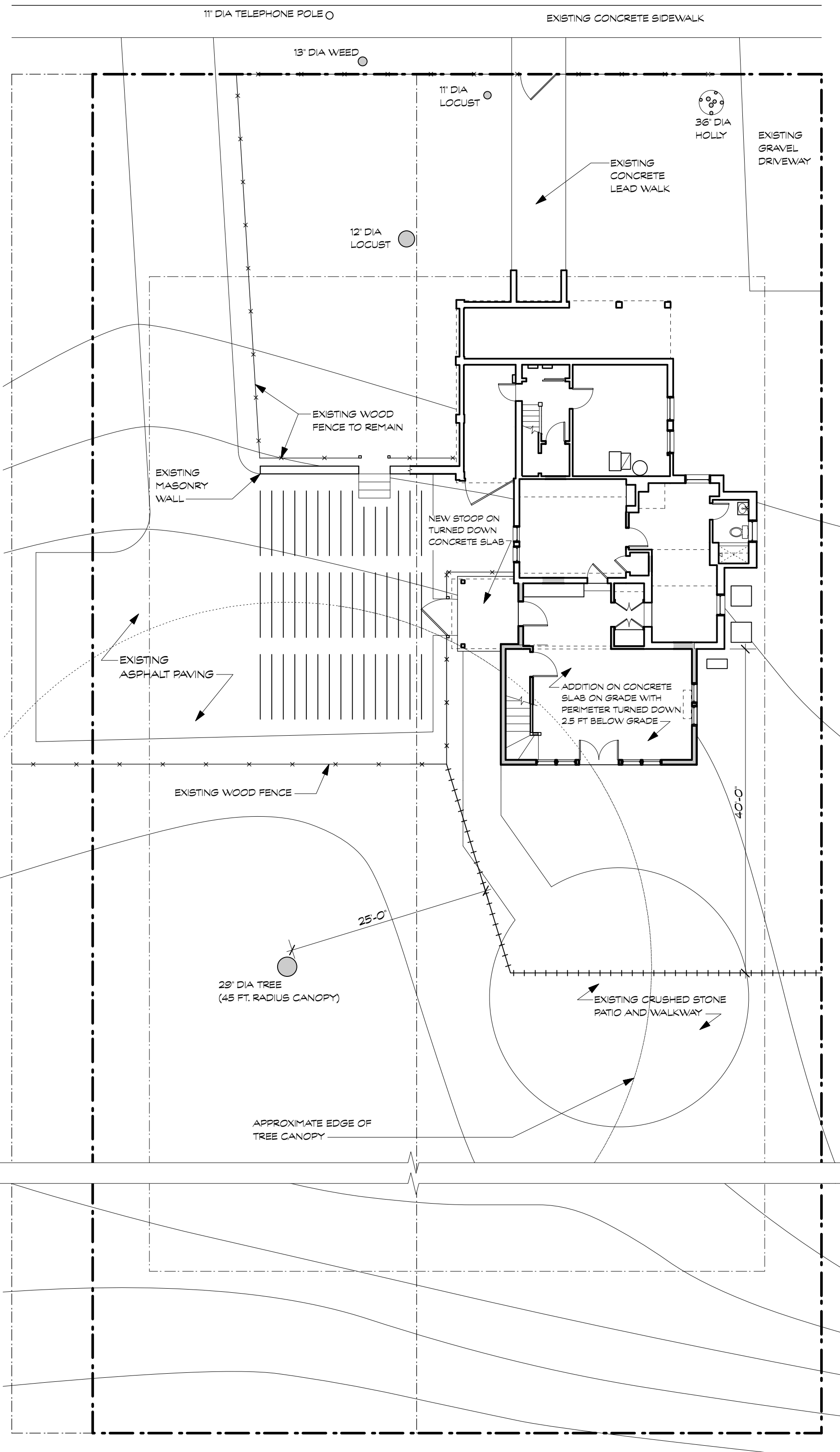
BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

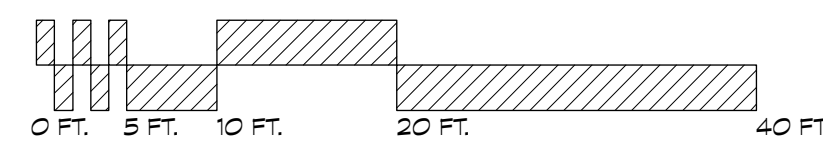
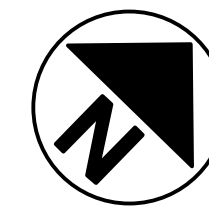
TREE PROTECTION PLAN

SCALE: 3/32"=1'-0"



SITE PLAN BASED ON HORIZONTAL BOUNDARY INFORMATION FROM HOUSE LOCATION PLAN BY SNIDER & ASSOCIATES LAND SURVEYORS DATED 11/03/2010 & FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

PART OF LOT 20 & 21, BLOCK 12
PLAT BOOK: A
PLAT NUMBER: 3
LIBER: 40031
FOLIO: 130
B.F. GILBERT'S SUBDIVISION OF TAKOMA PARK
MONTGOMERY COUNTY, MD
ZONE: R-60



TREE PROTECTION PLAN LEGEND

TREE PROTECTION FENCE (4 FT. TALL ORANGE HOPE PLASTIC SAFETY BARRIER)	+++++
STAGING AREA / MATERIAL STORAGE	
SILT FENCE
ROOT PRUNING (RP)	-----
ROOT PROTECTION (1/2 OSB PANELS OVER 6" LAYER OF WOOD CHIPS)	XXXXX

SITE PLAN SUMMARY

1. LOT COVERAGE			
TOTAL LOT AREA	17820 SF		1000%
EXISTING LOT COVERAGE	1179 SF		6.6%
PROPOSED LOT COVERAGE	1577 SF		8.8%
PROPOSED INCREASE	398 SF		2.2%
2. BUILDING FLOOR AREA - STORES			
LEVEL	EX. AREA (SF)	NEW AREA	TOTAL AREA
BASEMENT	754 SF	466 SF	1220 SF
FIRST	884 SF	341 SF	1225 SF
SECOND	636 SF	483 SF	1122 SF
TOTALS	2276 SF	1290 SF	3567 SF
3. BUILDING HEIGHT (ABOVE AVE. FRONT GRADE)			
RIDGE	EXISTING	ADDITION	
EAVE	28'-7 1/2"	28'-11 1/2"	
MEAN	17'-4 1/2"	19'-5 1/2"	
	23'-0"	23'-2 1/2"	

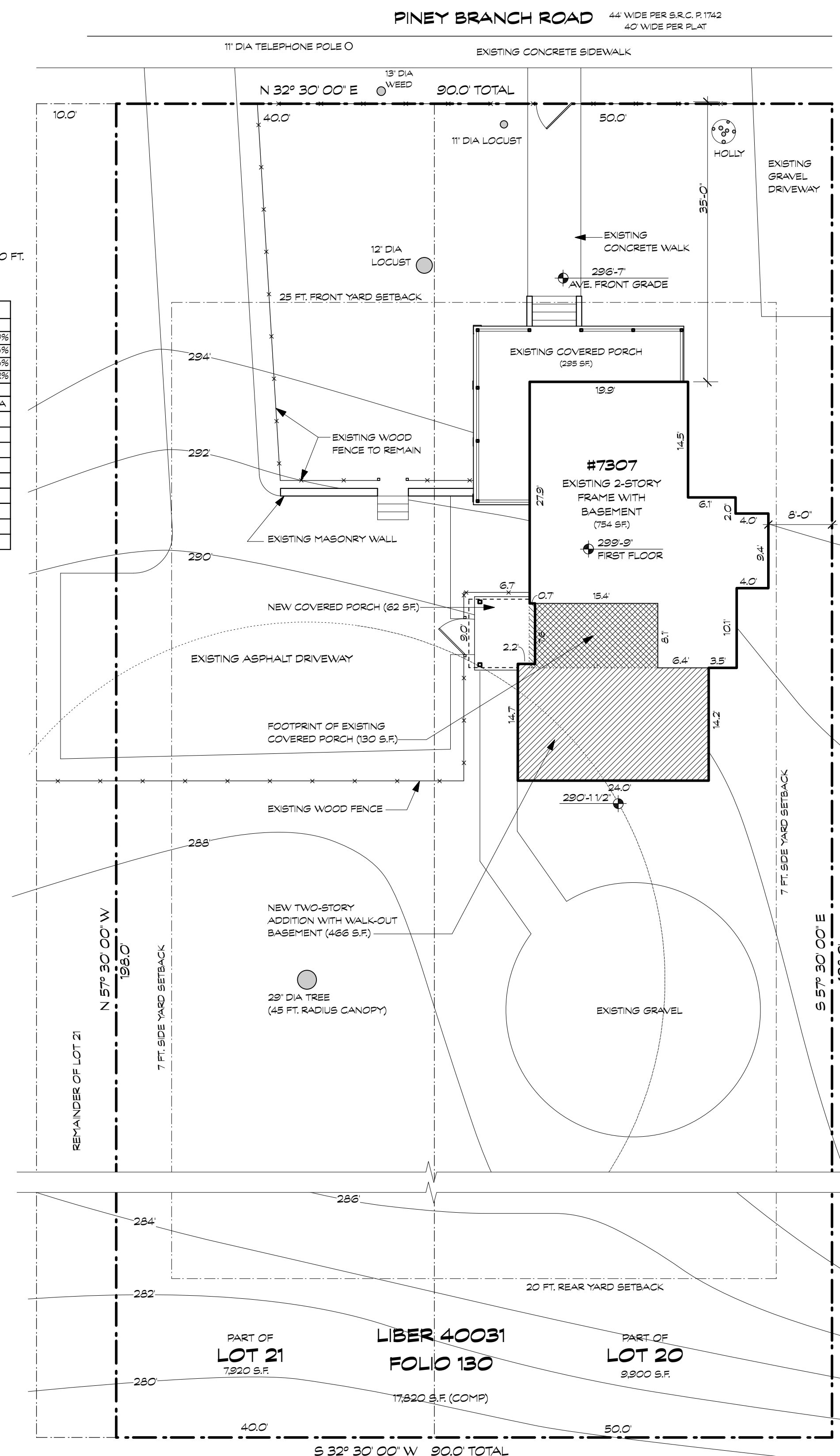
SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

- 1.1.1 General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).
- 1.1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding \$10,000 in value.
- 1.2.1 Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.
- 1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
- 1.2.3 Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falsework. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.
- 1.3 Licenseure: The Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.
- 1.4 Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.
- 1.5 Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.
- 1.6 Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.
- 1.7 Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.
- 1.8 Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do NOT scale drawings.
- 1.9 Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.
- 1.10 Debris: All subcontractors shall, at regular intervals, remove all their respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.

ZONING SITE PLAN

SCALE: 3/32"=1'-0"



OWNER

Chris & Shivani Sutton
7307 Piney Branch Avenue
Takoma Park, MD 20912 (202) 550-6120

STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc
8555 16th St. Suite 200
Silver Spring, MD 20910 (301) 565-0543

CONTRACTOR

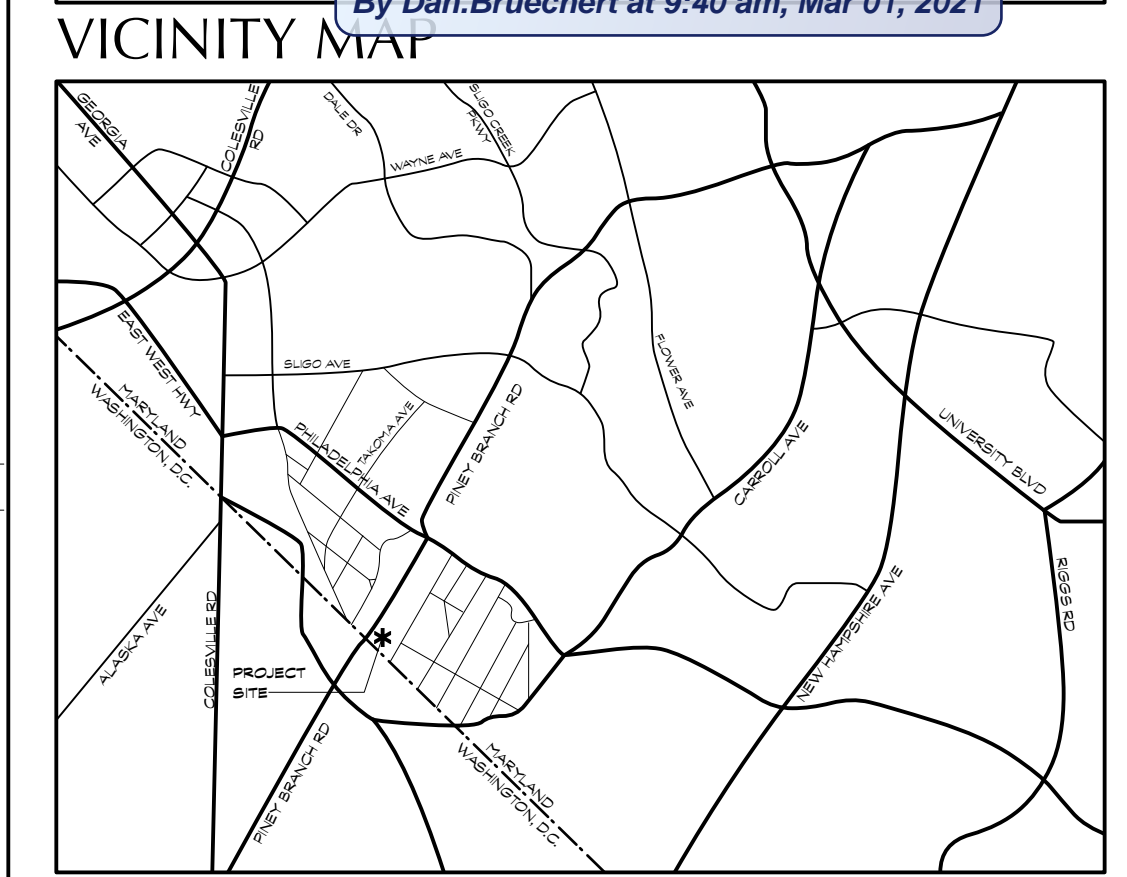
Rubens Josefino
340 Ednor Road
Ashton, MD 20861 MHIC# 138270
(240) 400-1549

DRAWING LIST

REV.	SHEET	TITLE
0000	COVER SHEET	
D100	DEMOLITION PLANS & SPECIFICATIONS	
D101	DEMOLITION PLANS & SPECIFICATIONS	
D200	DEMOLITION ELEVATIONS	
A100	PROPOSED CELLAR & FIRST FLOOR PLANS	
A101	SECOND FLOOR PROPOSED PLAN & SCHEDULES	
A200	FLOOR ELEVATIONS & BUILDING SECTION	
A201	PROPOSED ELEVATIONS & BUILDING SECTION	
A300	WALL SECTIONS	
A301	WALL SECTIONS	
S100	FOUNDATION & FIRST FLOOR FRAMING PLANS	
S101	SECOND FLOOR & ROOF FRAMING PLANS	
S102	WIND BRACING PLANS & STRUCTURAL NOTES	
S103	STRUCTURAL DETAILS	
M100	MECHANICAL PLANS	
E100	ELECTRICAL PLANS	

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 9:40 am, Mar 01, 2021



DATE	ISSUE
FEBRUARY 26, 2021	PERMIT SET

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ABBREVIATIONS	
E & @	AND
AFF	ABOVE FINISHED FLOOR
APT	APARTMENT
BLDG	BUILDING
BSMT	BASEMENT
CJ	CONTROL JOINT
CAB	CABINET
CL	CENTER LINE
CLG	CILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COND	CONDITION
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DH	DOUBLE HUNG
DIA	DIAMETER
DM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EFS	EXTERIOR FINISHING SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
EXP	EXPANSION
EQ	EQUAL
ETR	EXISTING TO REMAIN
EX	EXISTING
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
GA	GAUGE
GWB	GYPSSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HT	HEIGHT
HQWR	HARDWARE
JB	JUNCTION BOX
LB	LOAD BEARING WALL
LVL	LAMINATED VENEER LUMBER
MARB	MARBLE
MATL	MATERIAL
MAX	MAXIMUM
MDO	MEDIUM DENSITY OVERLAY
MIN	MINIMUM
MANU	MANUFACTURER
MTL	METAL
MECH	MECHANICAL
NC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OPPOSITE HAND
OSB	ORIENTED STRAND BOARD
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
R	RISER
REF	REFRIGERATOR
RO	ROUGH OPENING
RQD	REQUIRED
RM	ROOM
SC	SOLID CORE
SHT	SHEET
SHOWR	SHOWER
SIM	SIMILAR
SPEC	SPECIFICATION
SPRK	SPRINKLER
STL	STEEL
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TOS	TOP OF SLAB
TYP	TYPICAL
UNC	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W	WASHER
W/	WITH
WC	W.C. / TOILET / WATER CLOSET
WD	WOOD
W/O	WITHOUT
WWM	WELDED WIRE MESH

SYMBOLS	
C	CENTERLINE
1	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)
A	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)
1	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)
X A-X	DRAWING CALL-OUT: DRAWING NUMBER SHEET REFERENCE
X A-X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE
X A-X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE
XXX-XX X/X	BENCHMARK: SPOT LOCATION
X A-X	SECTION CUT CALL-OUT: DRAWING REFERENCE SECTION CUT LOCATION
X A-X	ELEVATION CALL-OUT: DRAWING REFERENCE SECTION CUT LOCATION

PROJECT DATA	
JURISDICTION:	MONTGOMERY COUNTY, MD
BUILDING CODE:	2016 IRC & MONTGOMERY COUNTY AMENDMENTS
BUILDING USE GROUP:	SINGLE-FAMILY, DETACHED
CONSTRUCTION TYPE:	SB - COMBUSTIBLE, UNPROTECTED
FIRE SUPPRESSION SYSTEM:	NA

CERTIFICATION

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 15218
EXPIRATION DATE: 10/31/2021

ARCHITECT
BENNETT FRANK MCCARTHY
STATE OF MARYLAND
15218

DS
SUTTON
#2016

CONTINUED ON D100

DATE	ISSUE - REMARKS
02/26/21	PERMIT SET

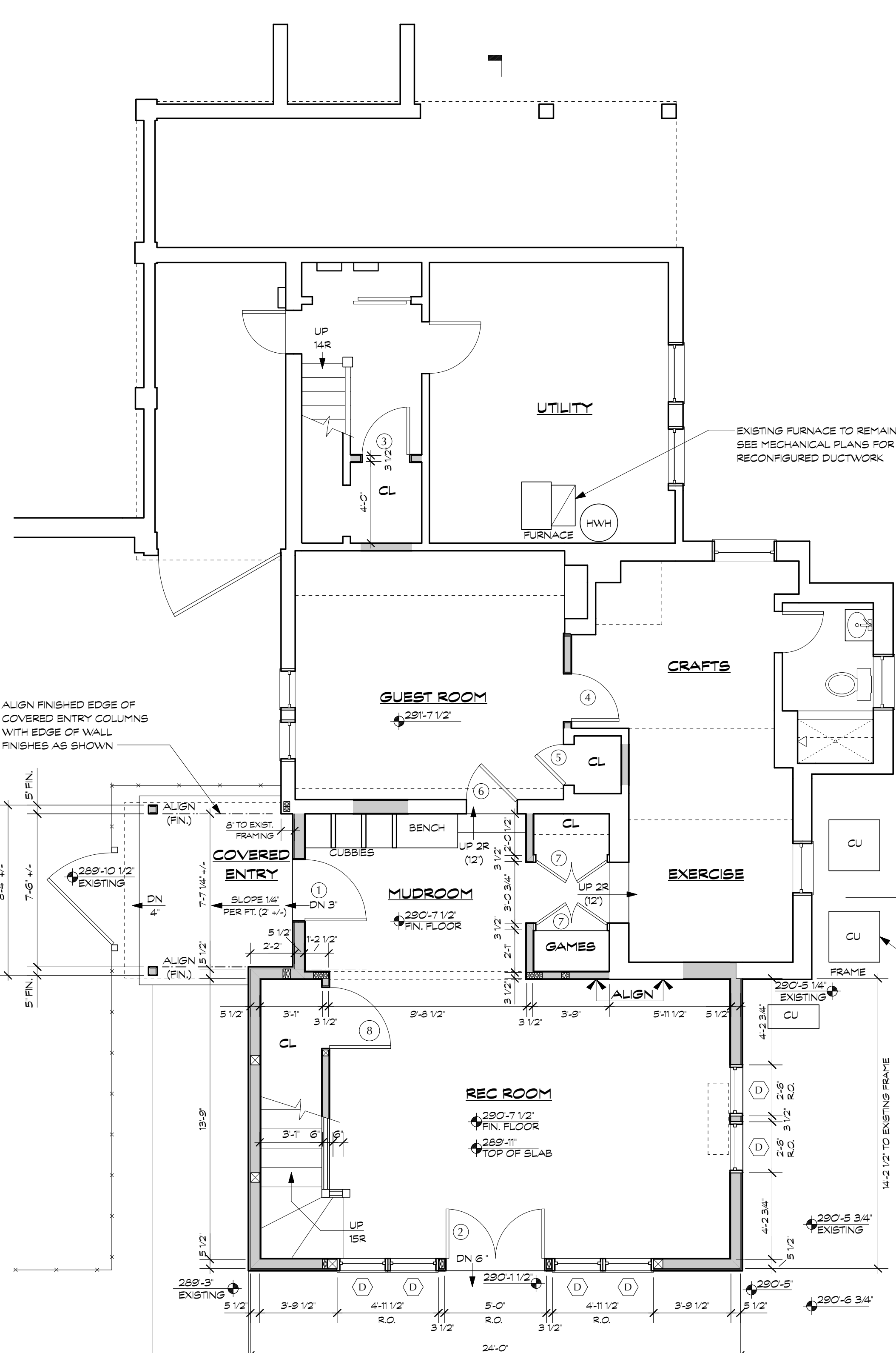
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ARCHITECT
15218
BENNETT FRANK MCCARTHY
STATE OF MARYLAND

LICENSE #: 15218 EXPIRATION DATE: 10/31/2021

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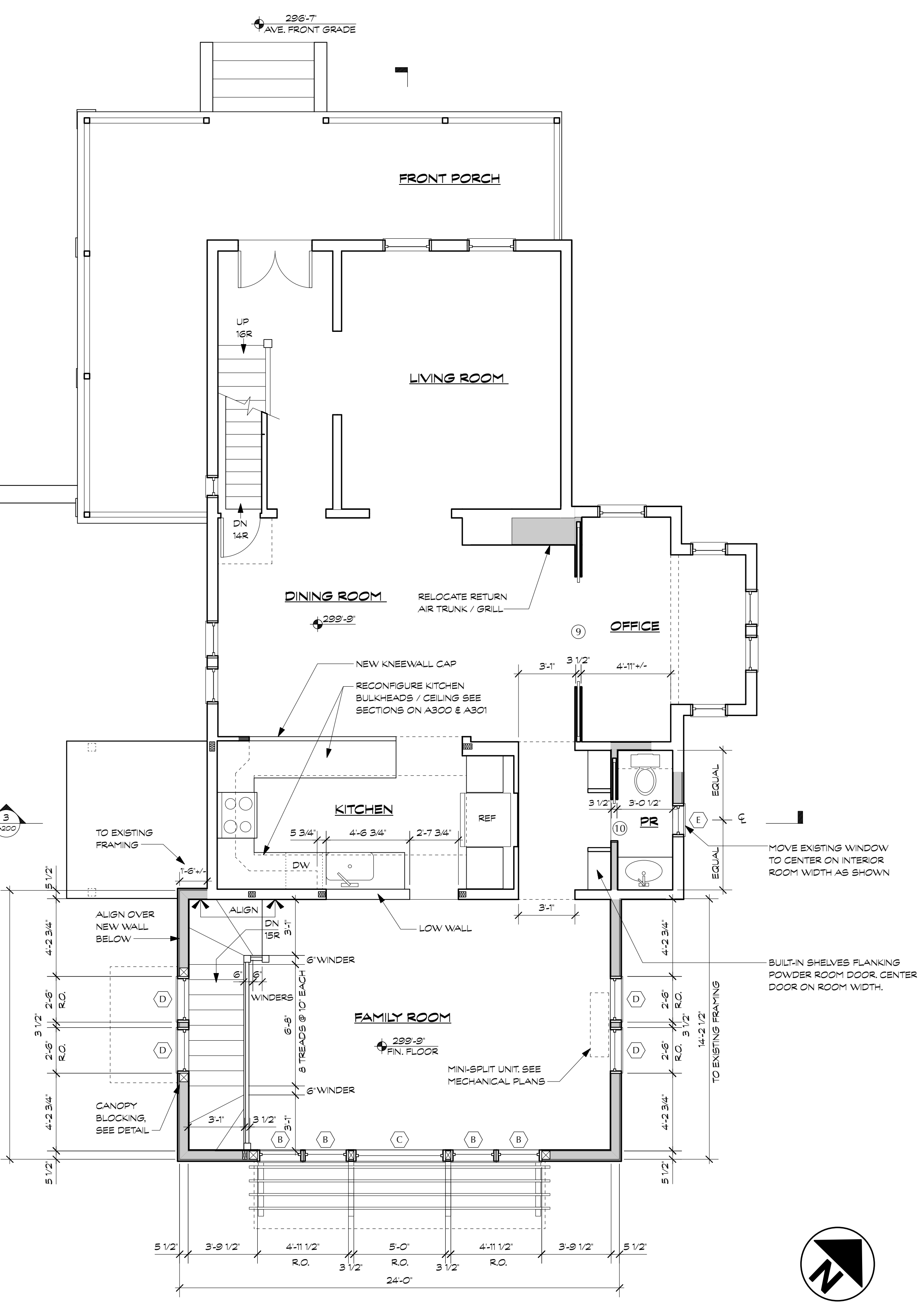


1 PROPOSED CELLAR PLAN
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 9:40 am, Mar 01, 2021



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:**
1. DO NOT SCALE THE DRAWINGS
 2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.O)
 3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.O)

SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

PROPOSED CELLAR & FIRST FLOOR PLAN

A100

26 February 2021 - Permit Set

DATE	ISSUE - REMARKS
02/26/21	PERMIT SET

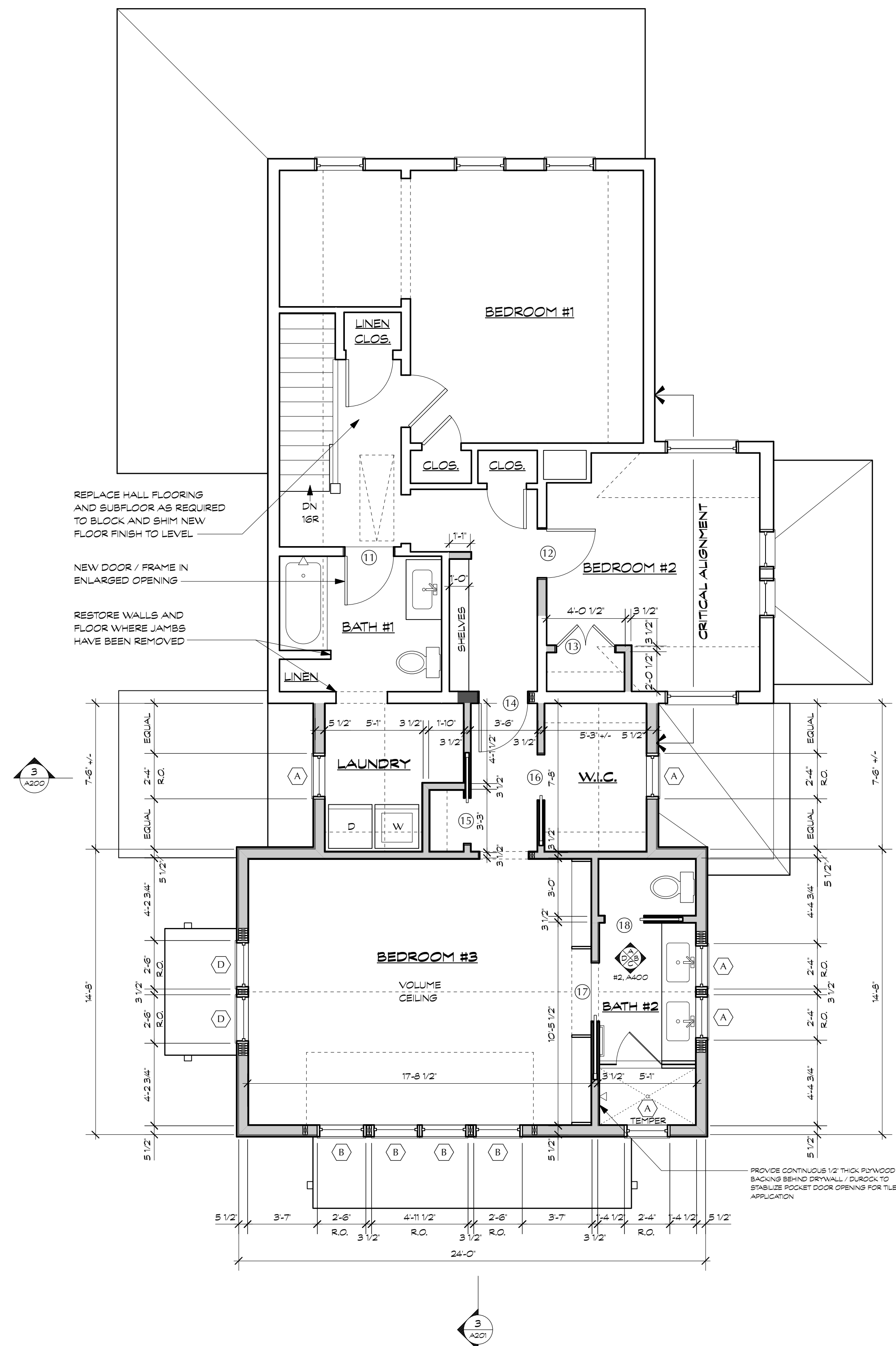
DS

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EXPIRATION DATE: 10/31/2021

LICENSE #: 15218

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1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

MARK	WEATHER SHIELD SIG. SERIES	MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER	EGRESS	GLAZING	REMARKS	MARK
A	2426		AWNING	2'-3 1/2" X 2'-5 1/2"	2'-4" X 2'-6"	Y	N	LOW-E		A
B	2650		CASEMENT	2'-5 1/2" X 4'-11 1/2"	2'-6" X 5'-0"	Y	Y	LOW-E		B
C	5050		PICTURE	4'-11 1/2" X 4'-11 1/2"	5'-0" X 5'-0"	N	N	LOW-E		C
D	2650		DOUBLE-HUNG	2'-5 1/2" X 4'-11 1/2"	2'-6" X 5'-0"	Y	N	LOW-E		D
E			CASEMENT	1'-9 5/8" X 2'-3 5/8"		Y	N		SALVAGE & RELOCATE EXISTING WINDOW	E

- NOTES:
- PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
 - PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
 - PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
 - PROVIDE ONE EMERGENCY EGRESS WINDOW CONFORMING W/ CODE IN EACH SLEEPING AREA & BEDROOM:
THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR WIDTH SHALL BE 20" INCHES.
THE MINIMUM NET CLEAR HEIGHT SHALL BE 24" INCHES. THE MAXIMUM BILL HEIGHT SHALL BE 44" INCHES ABOVE THE FINISH FLOOR.
 - SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION

ROOM	FLOORING	BASE	WALLS	PAINT	CEILING	PAINT	TRIM	REMARKS
UTILITY	E.T.R.	N/A	E.T.R.	N/A	N/A	N/A	N/A	
GUEST ROOM	TILE-E.T.R.		NOTE #4	FLAT	NOTE #4	FLAT		REPLACE CHIPPED / DAMAGED TILES. OWNER TO SUPPLY
CRAFTS	TILE-E.T.R.		NOTE #4	FLAT	NOTE #4	FLAT		REPLACE CHIPPED / DAMAGED TILES. OWNER TO SUPPLY
ENERGBE	TILE-E.T.R.		NOTE #4	FLAT	NOTE #4	FLAT		REPLACE CHIPPED / DAMAGED TILES. OWNER TO SUPPLY
MUDROOM	LUXURY VINYL TILE	WOOD	GWB	EGGSHELL	GWB	FLAT		
RECROOM	LUXURY VINYL TILE	WOOD	GWB	EGGSHELL	GWB	FLAT		
BATHROOM	TILE-E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.		
LIVING ROOM	NOTE #1	E.T.R.	E.T.R.		NOTE #6	FLAT	NOTE #7	
DINING ROOM	NOTE #1	NOTE #4	NOTE #4		NOTE #6	FLAT	NOTE #7	FUR CEILING DOWN TO LEVEL
OFFICE	NOTE #1 AND #5	NOTE #4	NOTE #4		NOTE #6	FLAT		
KITCHEN	NOTE #1	E.T.R.	NOTE #4		NOTE #4			NOTE #3
POWDER ROOM	TILE	WOOD	GWB	EGGSHELL	GWB	FLAT		
FAMILY ROOM	WOOD TO MATCH EXISTING	WOOD	GWB	FLAT	GWB	FLAT		
BEDROOM #1	WOOD-E.T.R.	E.T.R.	E.T.R.		E.T.R.			NOTE #5
STAIR HALL	WOOD	E.T.R.	E.T.R.		E.T.R.			
BEDROOM #2	NOTE #1	NOTE #4	NOTE #4	EGGSHELL	NOTE #4	FLAT		OWNERS TO SUPPLY TILES FOR PATCHING
BATH #1	TILE-E.T.R.-NOTE #4	E.T.R.	NOTE #4		NOTE #4			
LAUNDRY	TILE-NEW	TILE	GWB	EGGSHELL	GWB	EGGSHELL		
W.I.C.	HARDWOOD-NEW	WOOD	GWB	FLAT	GWB	FLAT		
BEDROOM #3	HARDWOOD-NEW	WOOD	GWB	FLAT	GWB	FLAT		
BATH #2	TILE-NEW	TILE	GWB	EGGSHELL	GWB	EGGSHELL		NOTE #2

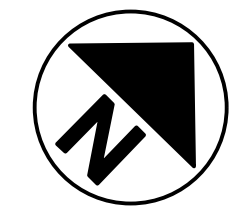
- NOTES:
- PATCH TO MATCH EXISTING WOOD FLOOR AS NECESSITATED BY NEW WORK. SAND / REFINISH ENTIRE FLOOR TO UNIFORM APPEARANCE. TAKE CARE TO MINIMIZE SANDING AT ALL ORIGINAL / HISTORIC WOOD FLOORS.
 - TILE SHOWER SURROUND
 - TILE BACKSPLASH
 - PATCH / RESTORE / EXTEND EXISTING WHERE DISTURBED BY NEW WORK
 - REVIEW OPTIONS FOR LEVELING UNEVEN FLOOR WITH OWNER AND ARCHITECT
 - APPLY NEW G.W.B. VENEER TO CEILING
 - REMOVE / REPLACE CROWN MOLDING
- E.T.R. = EXISTING TO REMAIN
GWB = GYPSUM WALLBOARD (DRYWALL)

NO.	LOCATION	SIZE	THICKNESS	MATERIAL		TYPE/STYLE	CONFIG	OPER	HARDWARE	REMARKS	NO.
				DR	FR						
1	SIDE ENTRY	3'-0" X 7'-2 1/2" (R.O.)	1 3/4"	WD/GL	WD	HALF-LITE	SINGLE	SWING	LOCKSET & DEADBOLT	ALLOWANCE	1
2	REC ROOM	5'-0" X 7'-2 1/2" (R.O.)	1 3/4"	WD/GL	WD	FULL-LITE	PAIR	SWING	LOCKSET & DEADBOLT	WEATHER SHIELD SIG SERIES 2-5072	2
3	CLOSET	2'-4" X 5'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	SWING	PASSAGE		3
4	GUEST ROOM	2'-4" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	SWING	PRIVACY	SALVAGED OFFICE DOOR	4
5	GUEST ROOM CLOSET	2'-0" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	SWING	PASSAGE	SALVAGED OFFICE CLOSET DOOR	5
6	MUDROOM	2'-8" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	SWING	PRIVACY	SALVAGED RECROOM DOOR	6
7	MUDROOM CLOSET	3'-8" X 6'-8"	1 3/8"	WD	WD	4-PANEL	PAIR	SWING	DUMMY PULLS & MAGNETIC CATCHES		7
8	REC ROOM CLOSET	3'-0" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	SWING	PASSAGE		8
9	OFFICE	6'-0" X 8'-0"	1 3/8"	WD/GL	WD	HALF-LITE	PAIR	POCKET	JOHNSON HEAVY DUTY TRACKS & TRUCKS	PRIVACY GLASS	9
10	POWDER ROOM	2'-3" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	POCKET	JOHNSON HEAVY DUTY TRACKS & TRUCKS	SALVAGED BATH #1 DOOR	10
11	BATH #1	2'-8" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	SWING	PRIVACY	SALVAGED PLAYROOM DOOR	11
12	BEDROOM #2	2'-8" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	SWING	PRIVACY	SALVAGED BEDROOM #2	12
13	BEDROOM #2 CLOSET	3'-0" X 6'-8"	1 3/8"	WD	WD	4-PANEL	PAIR	SWING	DUMMY PULLS & MAGNETIC CATCHES		13
14	BEDROOM #3	2'-8" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	SWING	PRIVACY		14
15	BEDROOM #3 CLOSET	2'-4" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	POCKET	DUMMY PULLS & MAGNETIC CATCHES		15
16	W.I.C.	2'-4" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	POCKET	DUMMY PULLS & MAGNETIC CATCHES		16
17	BATH #2	3'-0" X 6'-8"	1 3/8"	WD	WD	4-PANEL	SINGLE	POCKET	JOHNSON HEAVY DUTY TRACKS & TRUCKS		17
18	BATH #2 TOILET	2'-0" X 6'-8"	1 3/8"	WD/GL	WD	HALF-LITE	SINGLE	POCKET	JOHNSON HEAVY DUTY TRACKS & TRUCKS	PRIVACY GLASS	18

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 9:40 am, Mar 01, 2021



WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

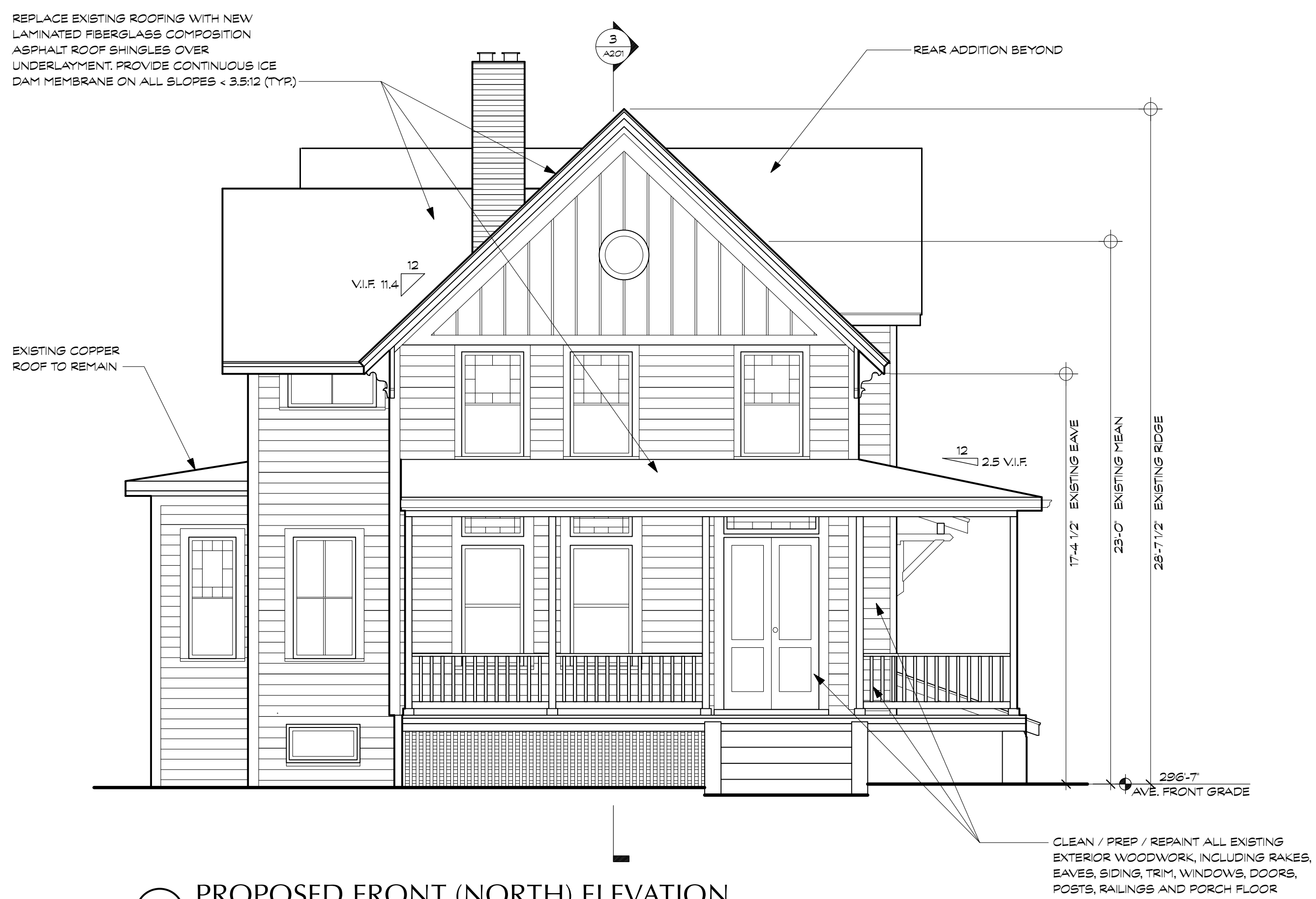
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 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
 - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

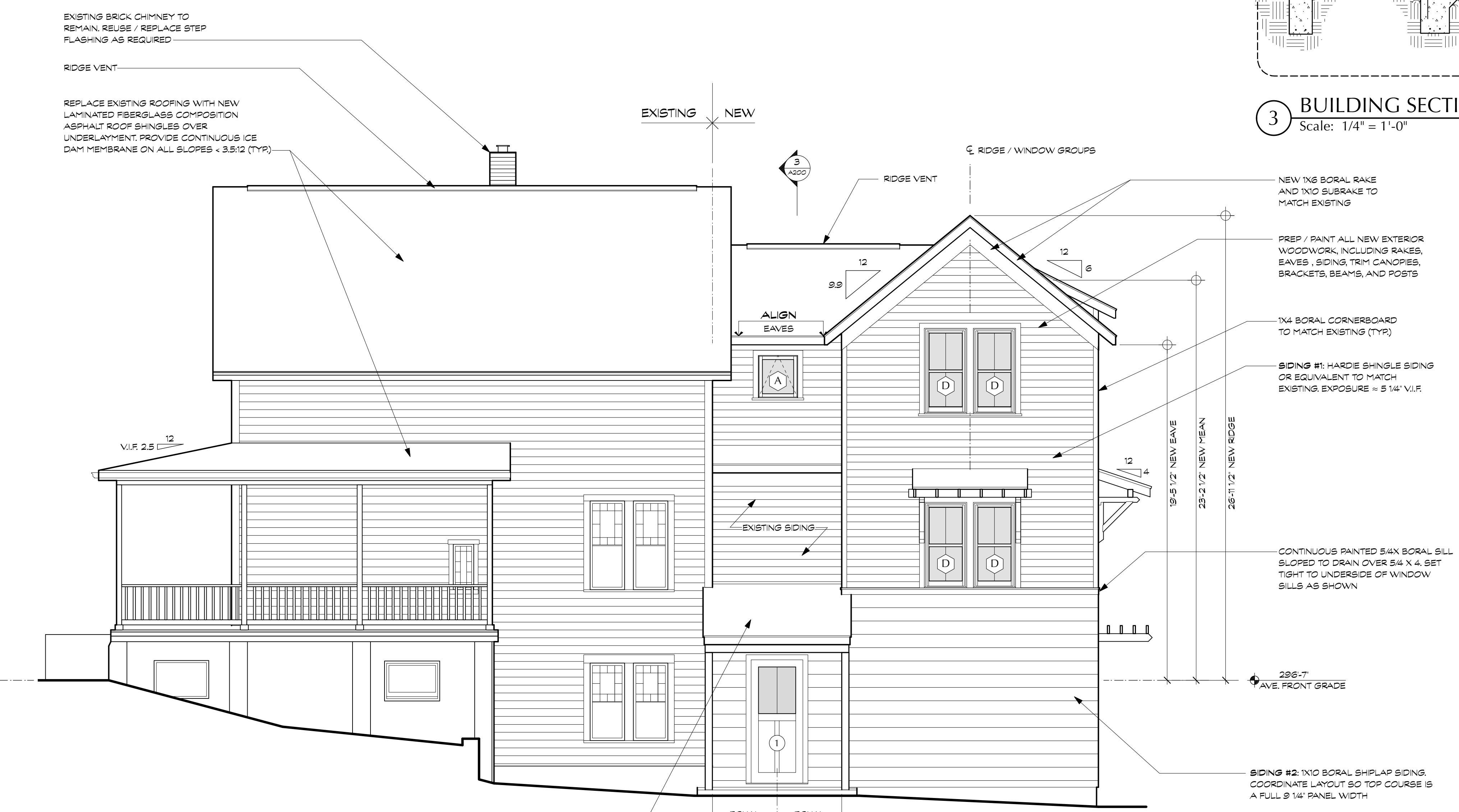
PROPOSED SECOND FLOOR PLAN & SCHEDULES

A101

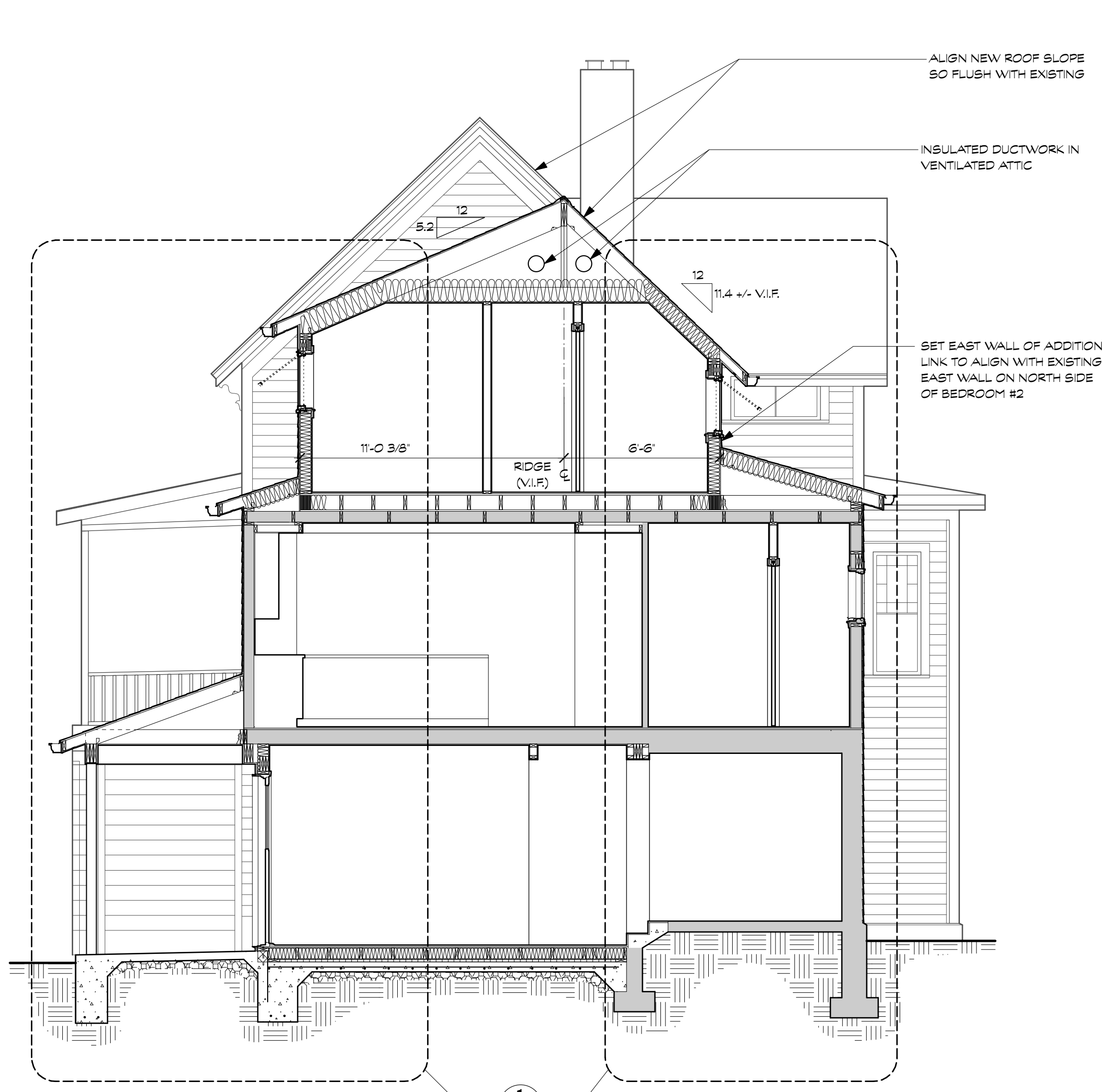
26 February 2021 - Permit Set



1 PROPOSED FRONT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION
Scale: 1/4" = 1'-0"



3 BUILDING SECTION
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 9:40 am, Mar 01, 2021

DATE	ISSUE - REMARKS
02/26/21	PERMIT SET

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE #: 15218 EXPIRATION DATE: 10/31/2021

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SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016
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ELEVATIONS
A200

DATE	ISSUE - REMARKS
02/26/21	PERMIT SET

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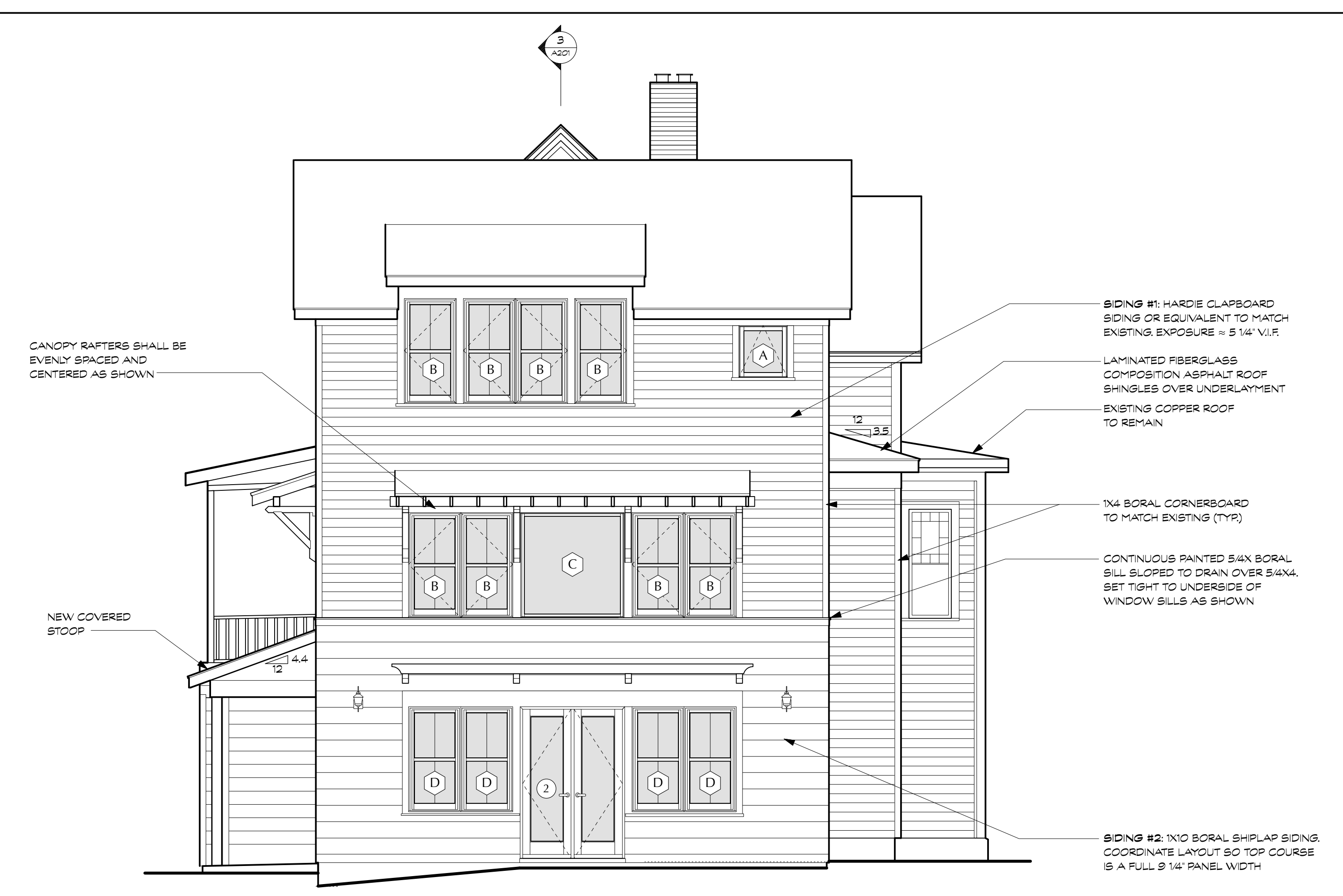
LICENSE #: 15218 EXPIRATION DATE: 10/31/2021

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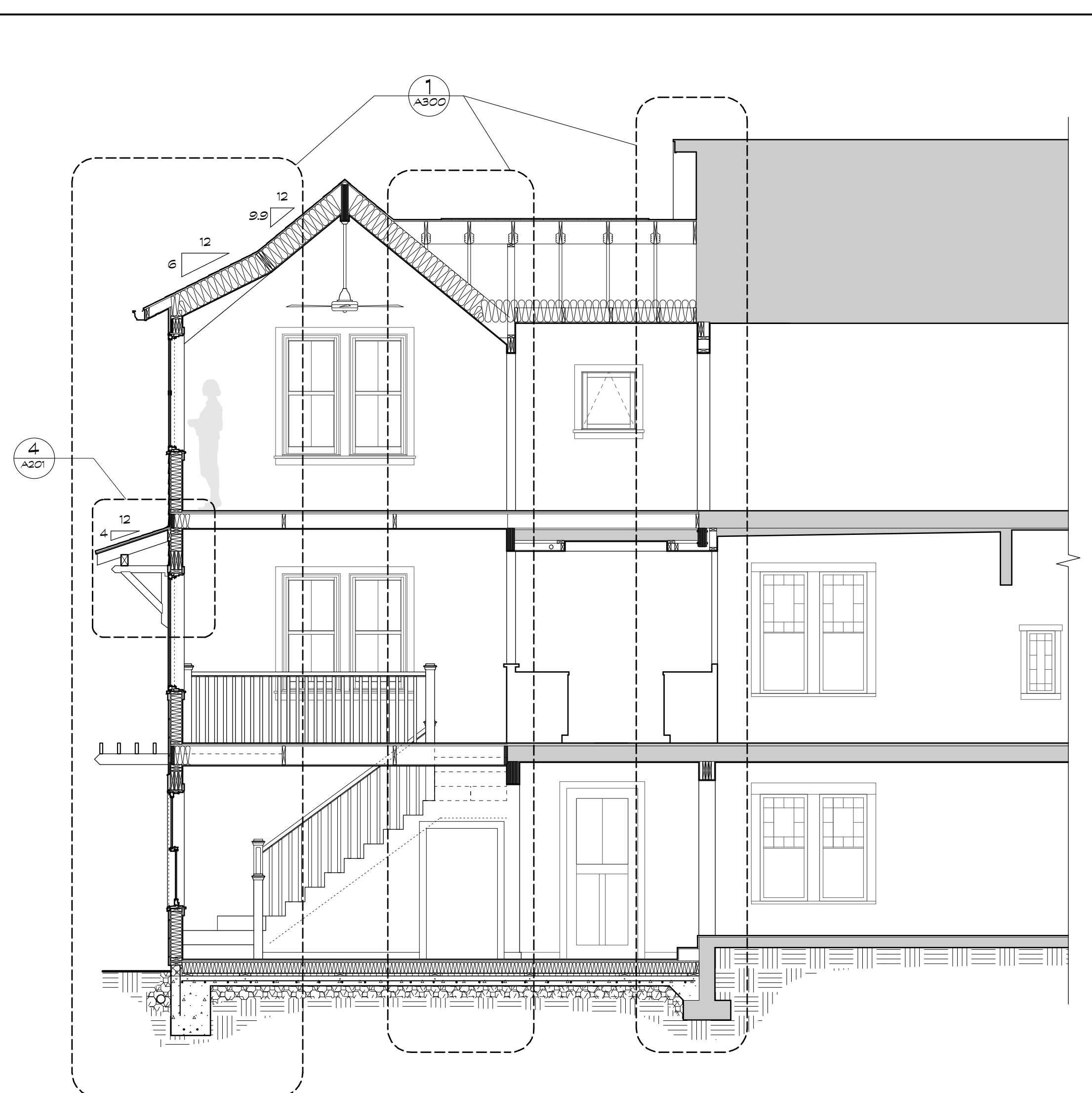
APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

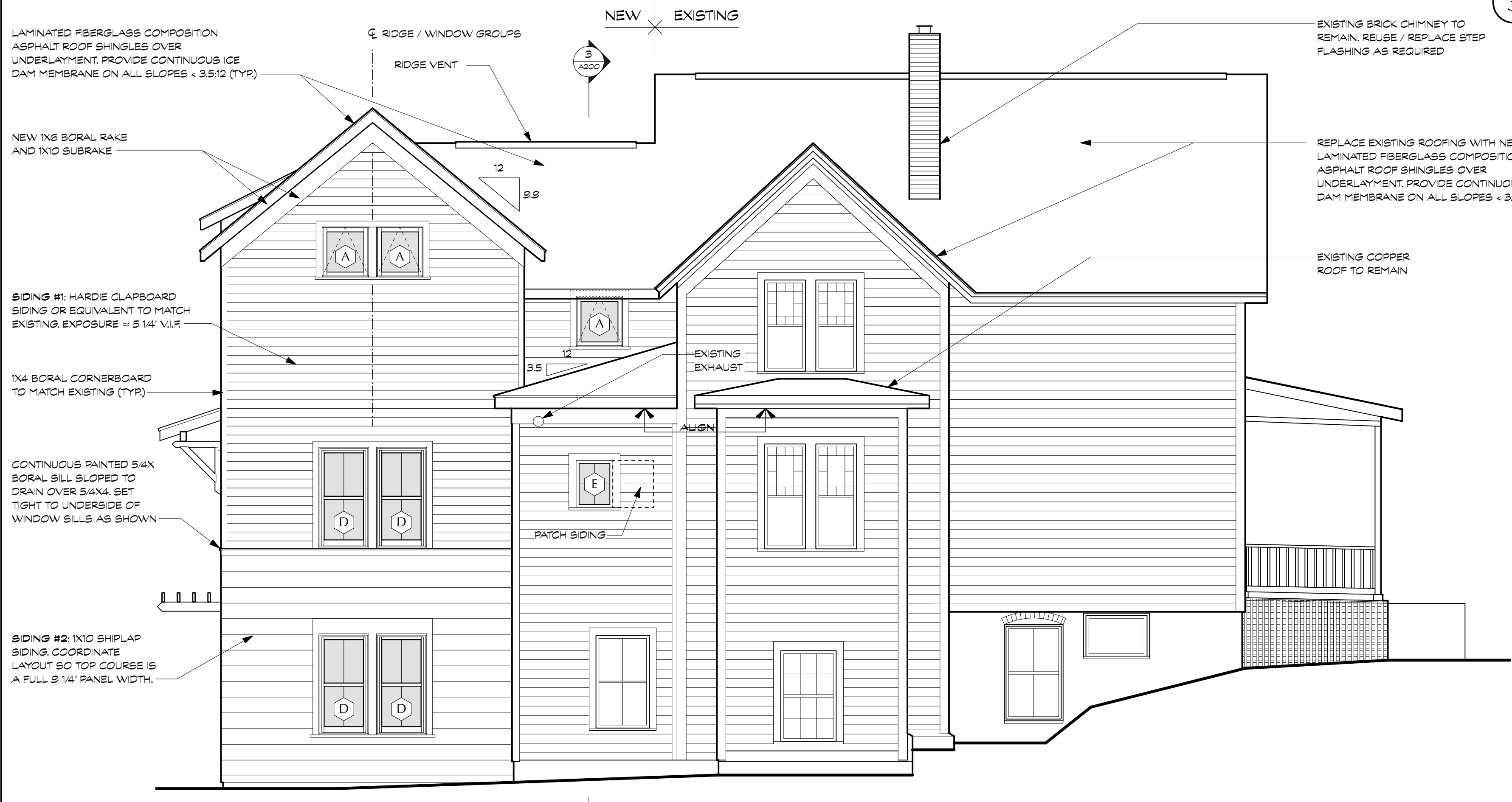
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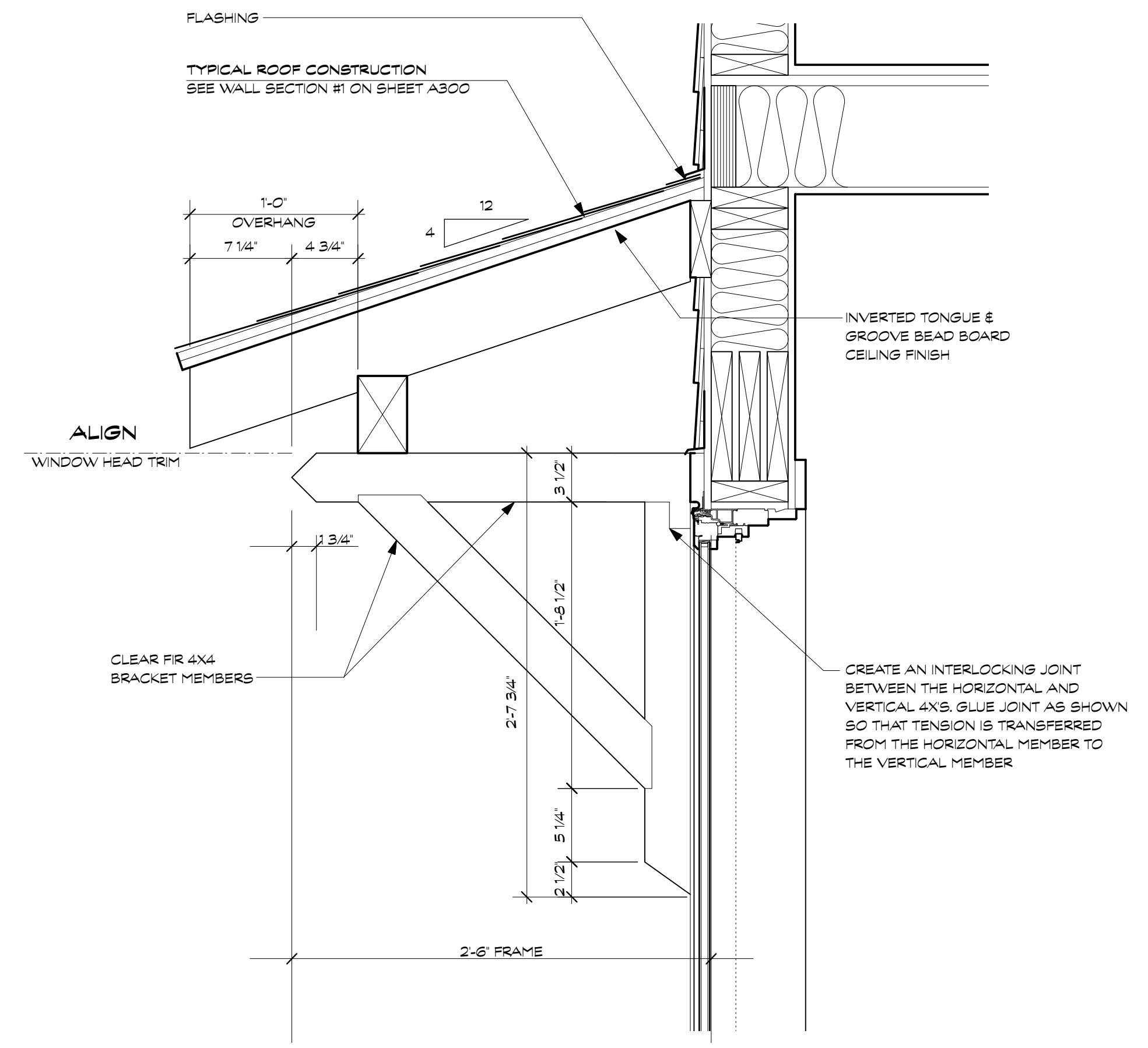
1 PROPOSED REAR (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



3 BUILDING SECTION
Scale: 1/4" = 1'-0"



2 PROPOSED SIDE (EAST) ELEVATION
Scale: 1/4" = 1'-0"



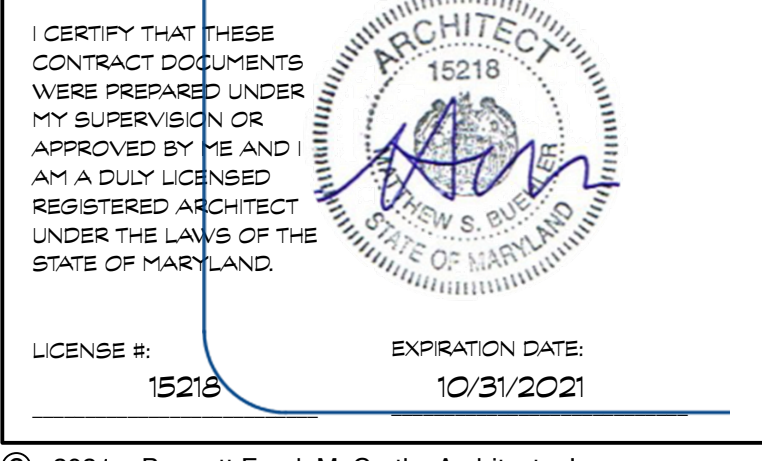
4 CANOPY DETAIL
Scale: 1 1/2" = 1'-0"

SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

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ELEVATIONS
A201

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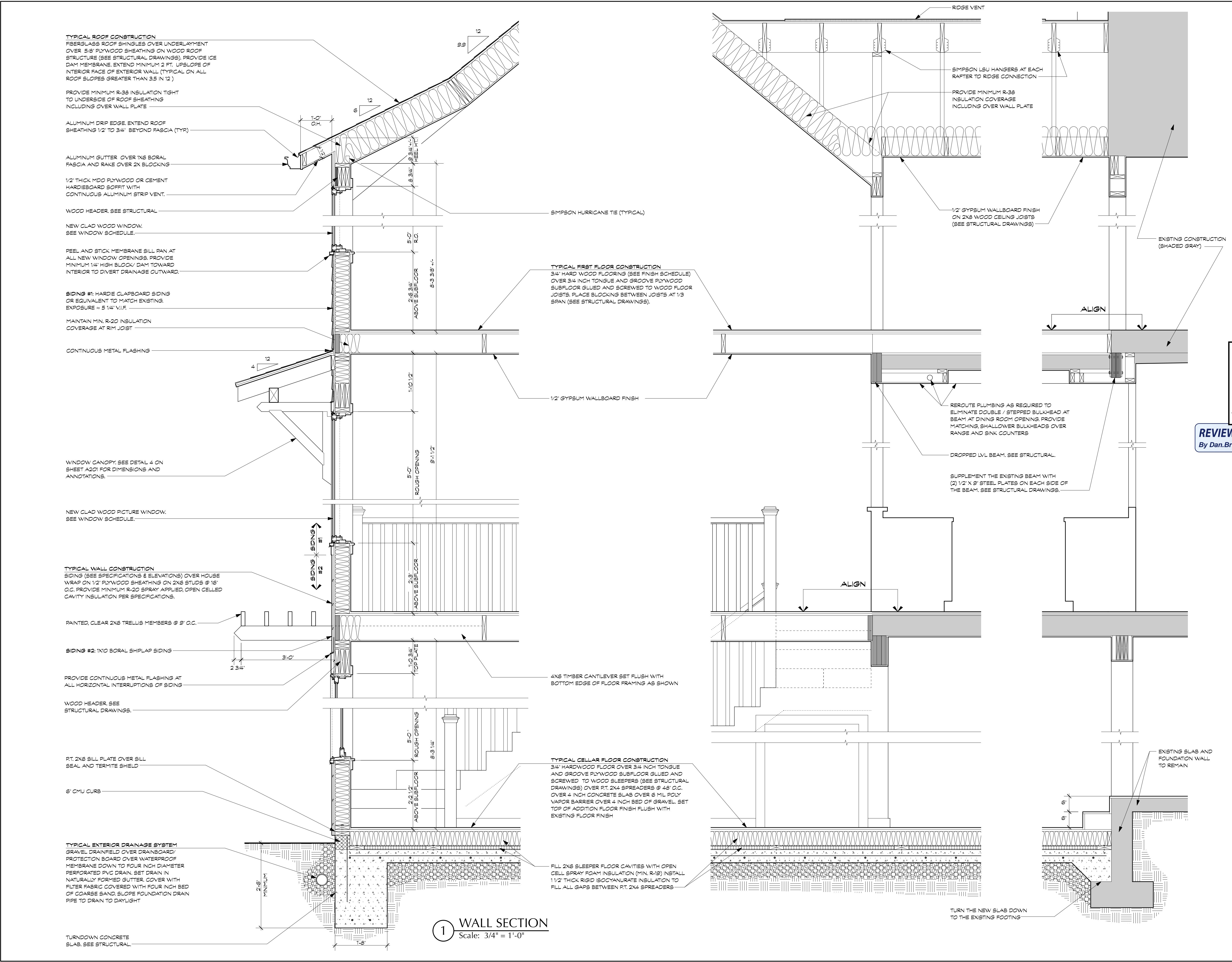
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SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

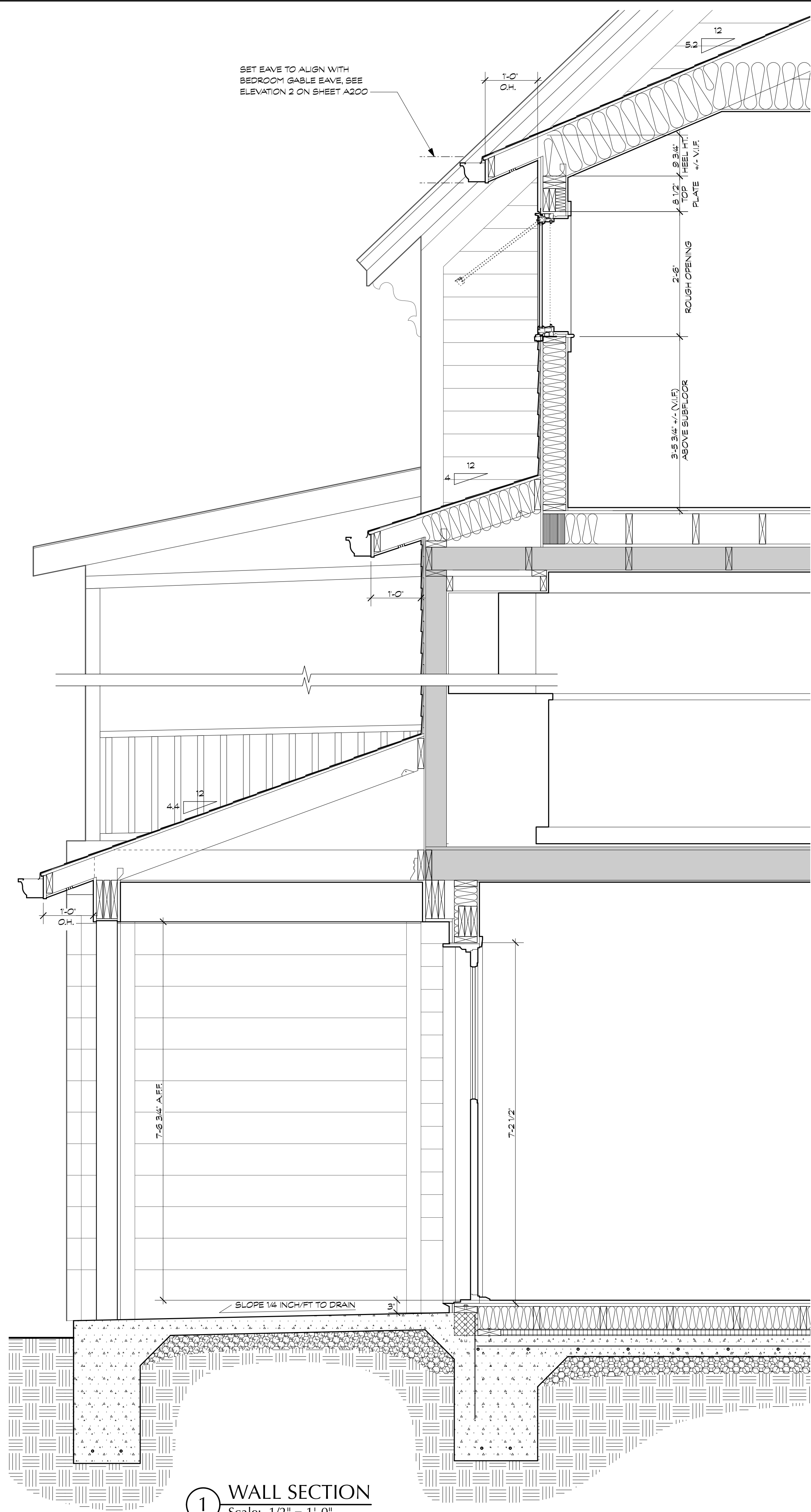
WALL SECTIONS

A300

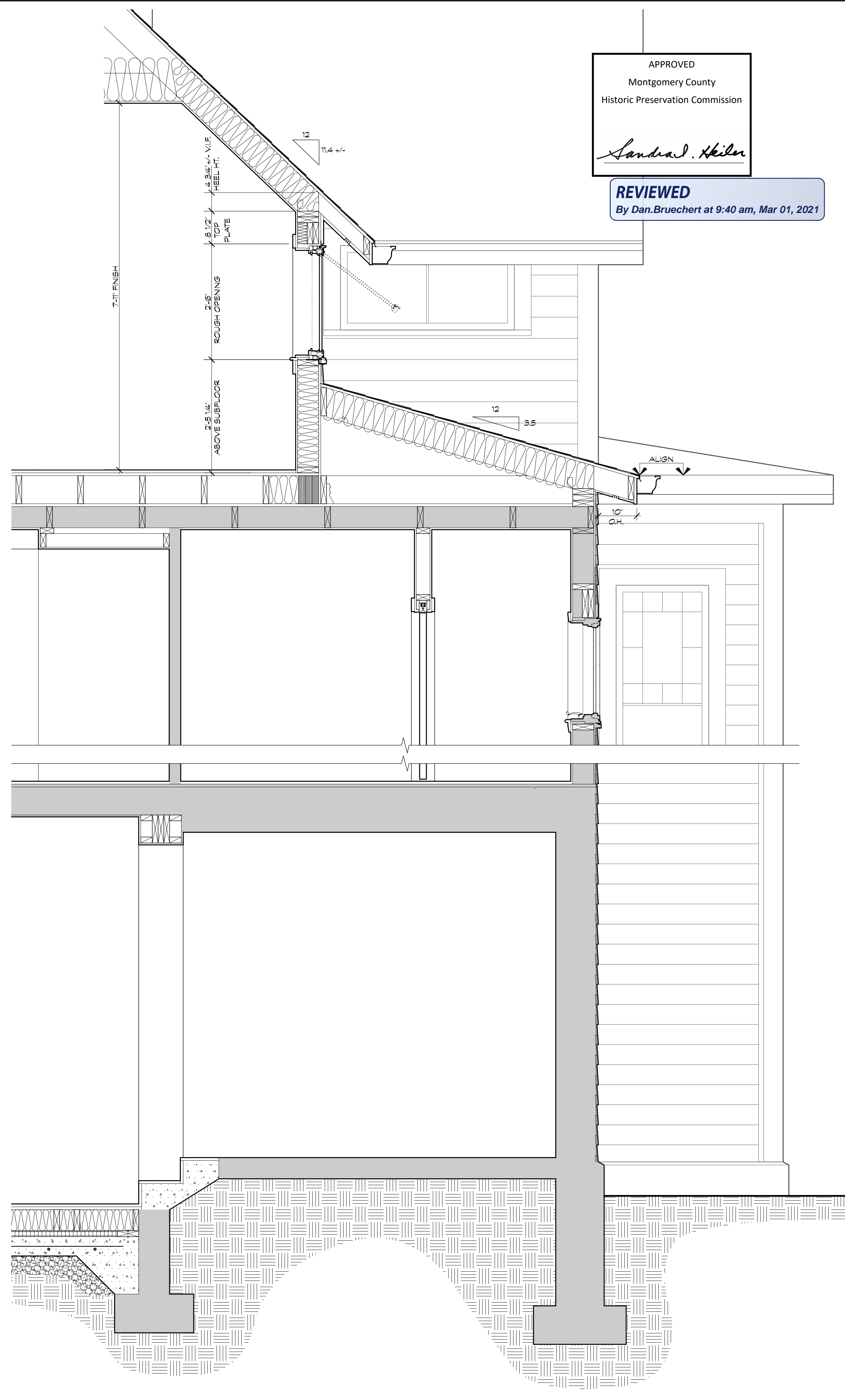
26 February 2021 -Permit Set



1 WALL SECTION
Scale: 3/4" = 1'-0"



1 WALL SECTION
Scale: 1/2" = 1'-0"



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ARCHITECT
15218
BENNETT FRANK MCCARTHY
STATE OF MARYLAND

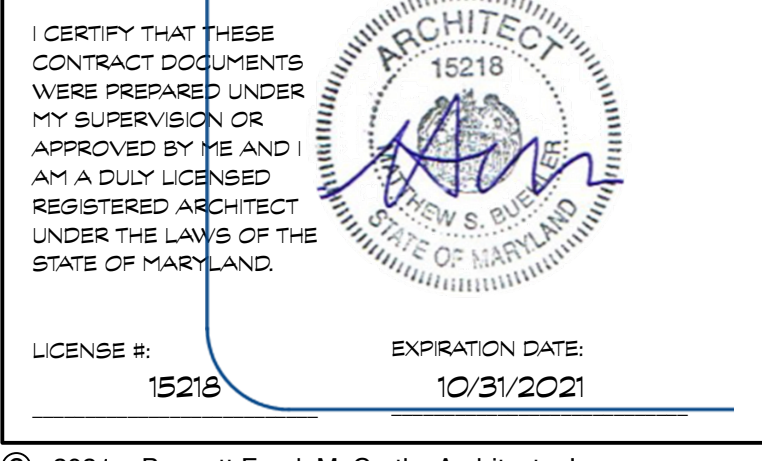
LICENSE #: 15218 EXPIRATION DATE: 10/31/2021

SUTTON RESIDENCE
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Project # 2016

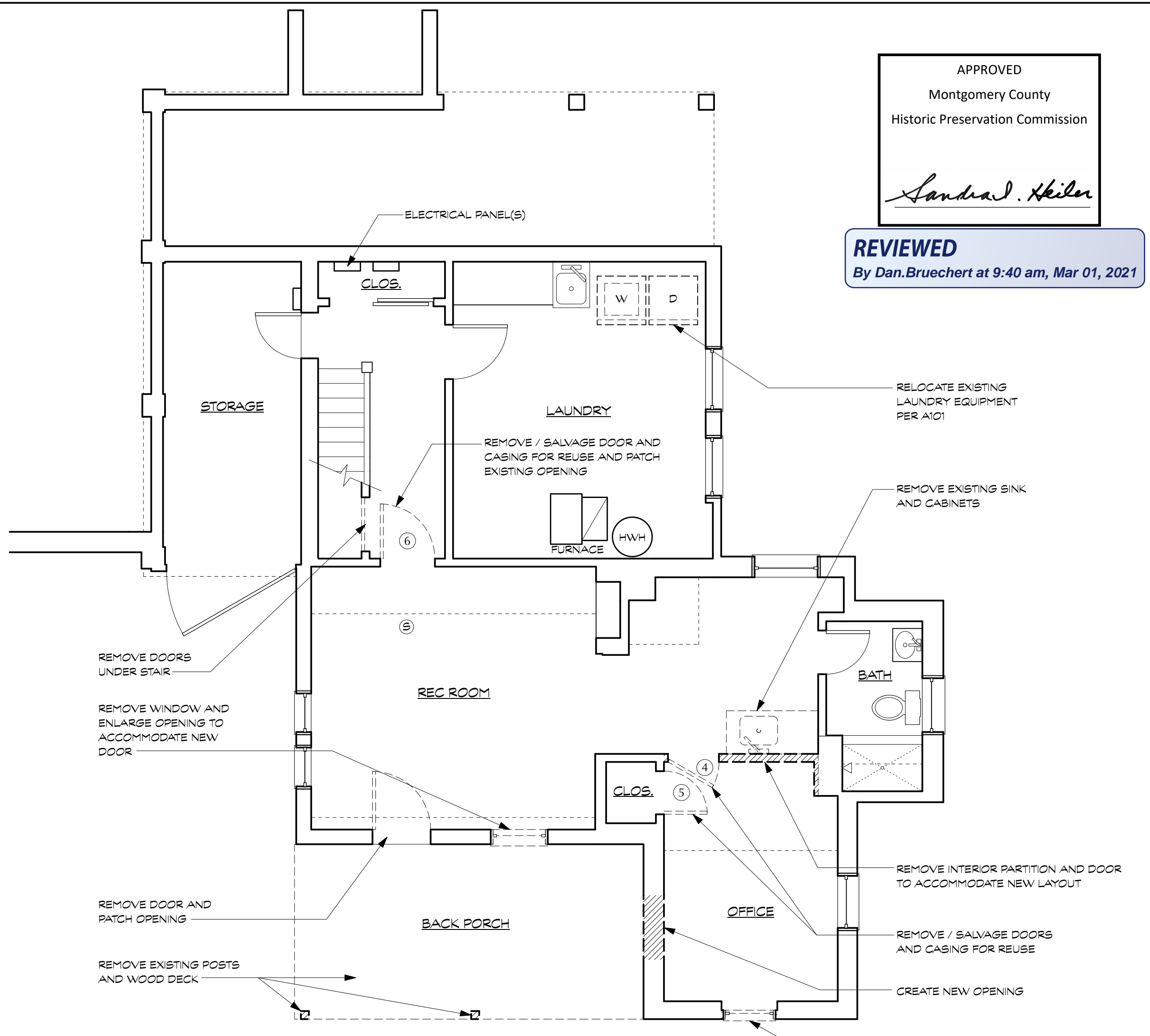
26 February 2021 -Permit Set

WALL SECTIONS
A301

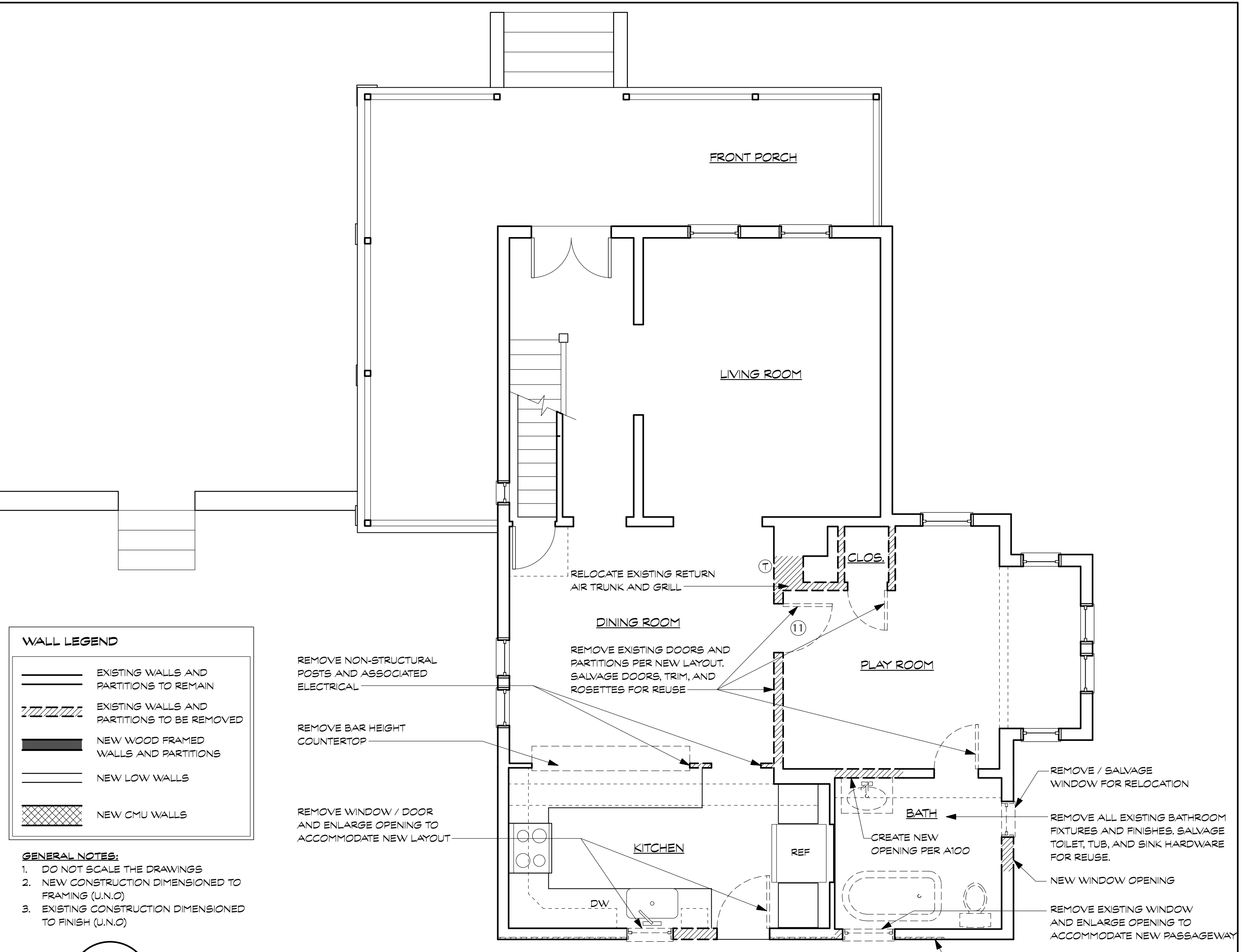
DATE	ISSUE - REMARKS
02/26/21	PERMIT SET



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1 CELLAR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

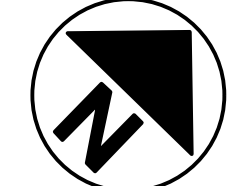


2 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O.)
 - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O.)



SPECIFICATIONS (CONTINUED FROM COVERSHEET)

- 1.11 Codes: All construction to be in accordance with International Residential Code 2018 edition, and in accordance with all applicable Montgomery Co., State and Federal rules and regulations (including local amendments to model code).
- 1.12 Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.
- 1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.
- 1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.
- 1.15 Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
- 1.16 Punchlist: At the time of making the final contract payment, the Owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.
- 1.17 MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.
- 1.18 Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good working order.
- 1.19 Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.
- 1.20 Temporary Utilities (unoccupied): During the period the house is unoccupied and under construction, the General Contractor shall reimburse the Owner for gas, electricity and water usage in excess of historical monthly averages. The intent is not to be punitive, merely to ensure utilities are used responsibly (i.e. heat not run with house wide open, etc.) Contractor shall turn the water service off at the main shut-off whenever the house is unoccupied and no work is underway (overnight, weekends, holidays, etc.). As a precaution in anticipation of temperatures below freezing, the Contractor shall thoroughly drain any idle components holding or conveying water (not water heater, distribution system, etc.).

- 1.21 Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.
 - 1.22 Shop Drawings: Shop Drawings are required for, but not limited to, the following items:
 - Windows and exterior doors
 - Kitchen cabinets
 - Prefabricated stairs
 - Prefabricated floor or roof trusses
 - 1.23 Samples: Provide samples for the following items:
 - Roof shingles
 - Hardwood floor stain and finish options
 - Paint colors, per Division 9
 - Gutter and downspout colors
 - Exterior flashing colors
 - 1.24 Owner Supplied Items: See individual specification divisions for further information. Install the following Owner provided:
 - Bath accessories - see Division 10
 - Master closet shelving / rod / built-ins
 - Items salvaged for reuse as noted in Division 2 or on demolition drawings
 - Surplus tile for basement Craft area repairs.
- DIVISION 2: SITEWORK AND DEMOLITION**
- 2.1 Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. Note the water service enters the house from the rear, in the vicinity of the existing basement office space. See note above regarding contact with Miss Utility.
 - 2.2 Protection of Existing Landscaping: Protect from physical damage all paved / landscaped surfaces, existing trees, and vegetation that are to remain. Consult with Owner prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder rod zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as Contractor shall coordinate with Owner, Architect and Takoma Park Urban Forest Manager to develop a Tree Protection Plan (TPP) and will comply with this plan during construction. Any fines for failure to comply with the TPP shall be paid by the Contractor. The Takoma Park Arborist can be reached at (301) 891-7612.
 - 2.3 Landscape: Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.
 - 2.4 Erosion Control: Provide staked hay bales and/or siltation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.
 - 2.5 Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.

- 2.6 Lead Abatement: Lead based paint is potentially present on any painted elements incorporated before 1978. Any disturbance or removal of materials containing lead based paint shall be in compliance with all federal and state regulations prior to, during, and after such disturbance, and the Contractor shall clean all areas after such disturbance and dispose of all lead based paint materials in compliance with federal and state regulations.
 - 2.7 Salvage:
 - Kitchenette cabinets
 - Interior doors, hardware, trim and rosettes (save for re-use)
 - First floor bathroom toilet, tub, and sink faucet/hardware (save for re-use)
 - Light fixtures (save for re-use)
 - 2.8 Foundation Drainage: Provide 4" perforated, corrugated PVC foundation drain with filter cloth in gravel bed. Completely cover drains with filtering material to a width of 6" minimum on each side and 12" above top of pipe. Slope drain to daylight or sump crack pumped to daylight.
 - 2.9 Roof Leader Drainage: new downspouts to discharge onto splashblocks.
 - 2.10 Backfill: Backfill soil in 8 inch deep lifts and compact to 95% dry density. Provide stone backfill against drainage board outside all waterproofed basement walls and dampproofed retaining walls. Provide 2" diameter PVC weeps @32" on center at the base of all retaining walls.
 - 2.11 Termites Treatment: Apply interior perimeter termite control treatment prior to placement of concrete slab(s). Apply exterior perimeter soil treatment after excavating, filling, and grading operations are completed.
 - 2.12 Site access: Via street and driveway. Contractor shall protect existing driveway during construction and repair or replace if necessary.
- DIVISION 3: CONCRETE** (See Structural sheets for additional notes)
- 3.1 Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.
 - 3.2 Continuous wall footings shall be minimum 10" thick and shall project 6" at each side of masonry walls supported on the footing. Wall footings supporting masonry walls are to be reinforced with three #4 longitudinal continuous bottom bars, unless otherwise noted (UNO). All disturbed earth under footings shall be replaced with concrete.
 - 3.3 Step footings in a ratio of 2 horizontal to 1 vertical, as required to maintain a distance of 2'-6" from finish grade to bottom of footing. All bearing strata shall be adequately drained before foundation concrete is placed. No excavation shall be closer than 2:1 (2 horizontal to one vertical) to a footing. Do not place concrete over frozen soil.
 - 3.4 Concrete slabs on grade shall be 4" thick, reinforced with 6x6 - W2.0xW2.0 WWM that conforms with ASTM A185, UNO. Lap mesh 6" in each direction. Provide control joints in interior slabs on grade at 20'-0" o.c. max. Interior slabs shall be laid on a layer of 6 mil thick polyethylene moisture barrier over 4" washed gravel set on undisturbed earth or structural fill, UNO. Provide trowel finish to interior monolithic slab surfaces that are exposed to view.
- DIVISION 4: FINIT MASONRY** (See Structural sheets for additional notes)
- 4.1 CMU walls to be standard running bond with mortar joints at 3/8" flush, tumbled slightly concave. Fill all top course CMU units solid. Fill all bottom course CMU units solid. Use Division 2 for Radon Mitigation.
 - 4.2 Use foundation anchors, Simpson or equivalent @ 4' o.c. minimum, and within 15" of all corners, or as required, by code. Fill foundation anchor cells with F'c=3000 psi concrete. Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.

- 4.3 CMU Foundation walls and turndown slab edge - apply cementitious parging as follows:
 - Exposed above grade: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be 1/2 inch. Provide wire reinforced corners at outside corners near high traffic areas. Finish shall be smooth U.N.O.
 - Below grade substrate for waterproofing/dampproofing: skim coat as required for smooth/uniform surface.
 - 4.4 Hardscape Walks and Terraces: NA
- DIVISION 5: METALS** (See Structural sheets for additional notes)
- 5.1 See drawings for all structural steel lintels, beams and columns.
- DIVISION 6: WOOD/CARPENTRY** (See Structural sheets for additional notes)
- 6.1 Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting and shoring, etc.
 - 6.2 All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.
 - 6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.
 - 6.3.2 Use IRC 2018 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.
 - 6.3.3 Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min. thickness 19/32") UNO. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations. Wall sheathing shall be standard CDX plywood with exterior glue (min. thickness 15/32") UNO. Nail plywood to wall studs with 8d nails @ 12" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate studs.
 - 6.3.4 Unless indicated otherwise, all lintels shall have one king stud and one jack stud at each end. All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.
 - 6.3.5 Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with column connectors and bases of isolated posts shall be fastened to their supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).
 - 6.3.6 All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.

- 6.3.7 Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.
- 6.3.8 Stud bearing walls shall be 2x6 (minimum) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is stricter.
- 6.3.9 All exposed, exterior framing members shall be pressure-treated Southern Pine # 2 (19% max. moisture content). Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located within 8' of soil, or wood in contact with concrete and/or masonry shall be treated to resist decay and insect infestation. Treated plates shall meet American Wood Preservers Institute Standard U-1.
- 6.3.10 Multiple LVLs shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3" from the top and bottom of the beams. LVL beams designated on plans shall be as sized.
- 6.3.11 Wood Floor Trusses: All engineered floor trusses shall be sized and spaced in accordance with the framing plans. Installation, attachment, blocking, bracing and stiffening shall be per manufacturer's recommendations. Use compatible rim board around entire perimeter of floor system as shown. Any joint penetrations shall comply with manufacturer's recommendations. Material shall be protected from the elements and stored off the ground.
- 6.4 Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2 or Spruce-Pine-Fir, #2 or Better):
 - Exterior walls: 2x6 @ 16" o.c. stud walls
 - Interior load bearing walls: 2x4 @ 16" o.c. stud walls
 - Interior partitions: 2x4 @ 16" o.c. stud walls
 - Floor and Roof Framing: See Framing plans.
 - Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.
 - Roof sheathing: 5/8" APA span rated CDX plywood. Provide clips as req'd.
 - Wall sheathing: 1/2" CDX plywood
- 6.5 Flooring: See Division 9.
- 6.6 Stairs: shall be shop fabricated. Provide shop drawings for review. Provide oak treads and risers U.N.O. with 1" nominal bullnose nosing. Stringers shall be paint grade. Handrail shall be stain grade oak. Provide handrails as shown in the drawings or as required by code if not shown. All wood fasteners shall be concealed.

CONTINUED ON D101

SUTTON RESIDENCE
 7307 Piney Branch Road, Takoma Park, MD 20912
 Project # 2016
 26 February 2021 -Permit Set

DEMOLITION PLANS & SPECIFICATIONS
D100

SPECIFICATIONS (CONTINUED FROM D100)

- 6.7 Interior trim: Unless otherwise noted, all interior trim shall be paint grade pine or poplar.
6.8 Architectural Casework/Custom Built-ins: All custom casework shall be medium density fiberboard (MDF) cabinets.
6.9 Exterior trim: Unless otherwise noted, all standing and running trim shall be painted Boral TruExterior Trim.
6.10 Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O.

DIVISION 7: THERMAL/MOISTURE PROTECTION

- 7.1 Insulation: All insulation shall be installed per manufacturer's requirements.
7.2 Attics: Provide/maintain access as required by code.
7.3 Air Barrier: Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4.
7.3.1 House Wrap/Infiltration Barrier: House wrap shall be provided to act as an air infiltration barrier, a moisture barrier and a drainage plane.

DIVISION 8: DOORS AND WINDOWS

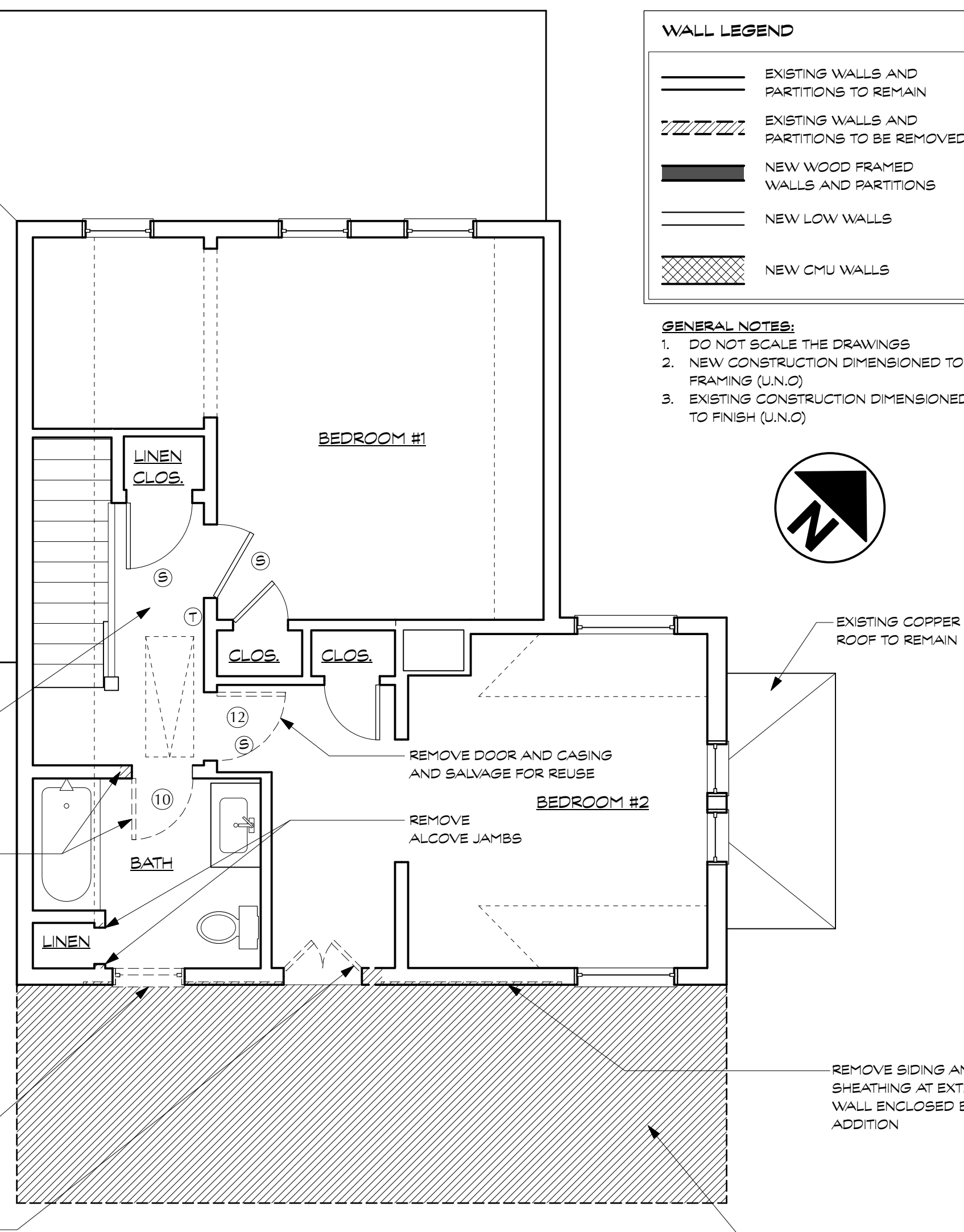
- 8.1 Doors
8.1.1 Interior Doors: Salvage/reuse as shown.
8.1.2 Interior hardware: Owner to supply, Contractor to install.
8.1.3 Exterior doors: General notes (unless noted otherwise).
8.2 Windows
8.2.1 Clad Wood Windows: Windows shall be manufactured by Weathershield (Signature Series) Windows.

- 7.11 Flashing: 0.025" Thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise.
8.2.2 Window installation shall be in accordance with all manufacturer's guidelines.
8.2.3 Provide tempered/safety glass in windows adjacent to a door.
8.2.4 Every new sleeping room shall have at least one operable egress window.
8.2.5 Provide window opening control devices for all windows where the clear opening is less than 24" above the finished floor when windows are 6 feet above grade.

DIVISION 9: FINISHES

- 9.1.1 Drywall: 1/2" GWB throughout, glued and screwed.
9.1.2 Drywall Level of Finish: Unless noted otherwise, drywall surfaces to receive flat sheen paint shall be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish.
9.1.3 Paint - General notes: Existing surfaces should be thoroughly prepped.
9.1.4 Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore.
9.1.5 Exterior Paint: Vinyl acrylic latex paint.
9.1.6 Flooring:
9.1.7 Wood:
9.1.8 Closets interiors: Provide 3/4" thick (actual) plastic laminate shelves.

- 9.1.2 Drywall Level of Finish: Unless noted otherwise, drywall surfaces to receive flat sheen paint shall be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish.
9.2 Paint - General notes: Existing surfaces should be thoroughly prepped, free of loose material and dust, clean and dry.
9.2.1 Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore.
9.2.2 Exterior Paint: Vinyl acrylic latex paint.
9.3 Flooring:
9.3.1 Wood:
9.3.2 Finish to be selected by Owner and Architect.
9.3.3 Tile and Grout: Owner to select, Contractor to furnish and install tile floors.
9.3.4 Review tile layout, spacing, and grout joint widths w/ Owner or Architect prior to proceeding with installation.
9.3.5 Tile Walls and Tub/Shower Surrounds: Tile to be selected by Owner.



1 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

Table containing allowance summaries for various items:

11.4.1	Mudroom cubbies and bench: See Div. 17 for Allowance Summary.
11.4.2	Powder room hall bookcases: Contractor to provide and install. See Div. 17 for Allowance Summary.
11.4.3	Master bedroom shelving: Contractor to provide and install. See Div. 17 for Allowance Summary.
DIVISION 15: PLUMBING / MECHANICAL (See Sheet MP-100)	
DIVISION 16: ELECTRICAL (See Sheet E-100)	
DIVISION 17: ALLOWANCE SUMMARY	
The Contractor shall provide the following allowances (to be included in the base scope):	
\$5,000	Tile and grout (materials only, installation included in base bid). See Division 9 for locations.
\$2,500	Luxury Vinyl Tile (materials only, installation included in base bid). See Division 9 for locations.
\$2,500	Master shower glass enclosure (materials and installation).
\$4,000	Master bath and Powder room vanities (materials only, installation in base bid). See Division 11 and interior elevations.
\$4,000	Mudroom built-in cubbies and seat (materials only, installation in base bid). See Division 11 and interior elevations.
\$2,000	Powder room hall shelving (materials only, installation in base bid). See Division 11 and interior elevations.
\$4,000	Master bedroom shelving (materials only, installation in base bid). See Division 11 and interior elevations.
\$7,500	Plumbing fixtures (materials only, installation in base bid). See Division 15 for locations.
\$7,500	Lighting fixture allowance (materials only, installation in base bid). Lighting allowance shall include all recessed and surface-mounted fixtures and associated lamps / bulbs. See drawings for locations.

APPROVED
Montgomery County
Historic Preservation Commission
Sandra K. Heiler

REVIEWED
By Dan.Bruechert at 9:39 am, Mar 01, 2021

BENNETT FRANK MCCARTHY
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1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE	ISSUE - REMARKS
02/26/21	PERMIT SET

DS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A FULLY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #:	15218	EXPIRATION DATE:	10/31/2021
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SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016
26 February 2021 - Permit Set

DEMOLITION PLANS & SPECIFICATIONS
D101

DATE	ISSUE - REMARKS
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LICENSE #: 15218 EXPIRATION DATE: 10/31/2021

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APPROVED
 Montgomery County
 Historic Preservation Commission

Sandra L. Hilser

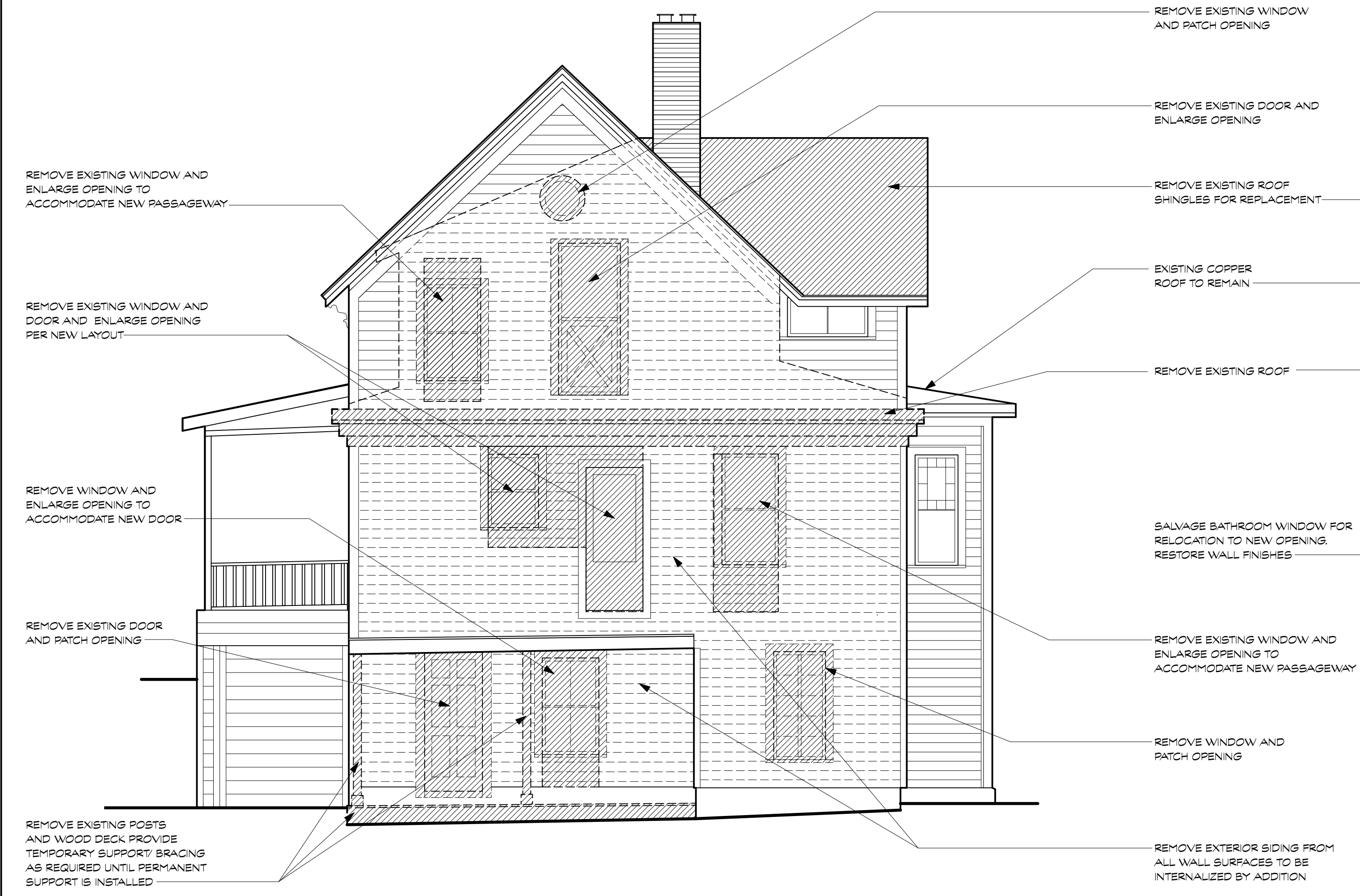
REVIEWED
 By Dan.Bruechert at 9:39 am, Mar 01, 2021



1 EXISTING FRONT (NORTH) ELEVATION
 Scale: 1/4" = 1'-0"



2 EXISTING SIDE (WEST) ELEVATION
 Scale: 1/4" = 1'-0"



3 EXISTING REAR (SOUTH) ELEVATION
 Scale: 1/4" = 1'-0"



4 EXISTING SIDE (EAST) ELEVATION
 Scale: 1/4" = 1'-0"

SUTTON RESIDENCE
 7307 Piney Branch Road, Takoma Park, MD 20912
 Project # 2016

DEMOLITION
 ELEVATIONS
D200

26 February 2021 -Permit Set

SPECIFICATIONS (CONTINUED FROM D101)

DIVISION 16: ELECTRICAL

- 16.1 Electrical service: Existing electric service shall be reviewed by Contractor and Electrical subcontractor. Provide new service, subpanel and/or additional breakers as necessary to accommodate new work, equipment, systems and appliances. Provide ground fault circuit interrupt breakers at panels as required for all outlets requiring GFCI safety cutoff where indicated and where otherwise required. Label all new circuits at the panel.
- 16.2 Receptacles and Switches: Contractor shall provide wall switches, dimmer switches, and wall plates, etc. in areas of new work in conformance with NEC and local code. Contractor shall provide and install all specialty and appliance receptacles and switches.
 - Style: Decora style as manufactured by Lutron.
 - Typical single pole rocker switch shall be Lutron model CA-1PS-WH.
 - Three way rocker switch shall be Lutron model CA-3PS-WH.
 - Dimmer switch shall be Lutron model LUT DVCL-153P-WH (wattage rating requirement should be coordinated with fixtures).
 - Representative duplex receptacle style shall be Lutron model CAR-15/20-SW (coordinate amperage with equipment/circuit).
 - Timer switch for exhaust fans shall be Maestro model MA-T51-WH.
- Color: All devices and cover plates shall be white, unless noted otherwise.
- Consistency: Where devices are added in existing spaces all devices in that space shall be upgraded to match new devices.
- Plates: use standard, not enlarged wall plates, in finish to match devices.

- 16.3 Provide ground fault interrupt devices where indicated and where otherwise required by code. Provide arc fault devices in all habitable spaces where ground fault are not otherwise provided.
- 16.4 Lighting: Owner to select. Contractor to provide and install. See Div. 17 for Allowance Summary. See drawings for locations. Coordinate mounting heights with Architect. Provide housings rated for insulation contact in all insulated ceiling cavities (housings shall be labeled to indicate <2.0 CFM leakage at 75 Pa.). Seal at housing / interior finish. Submit all recessed fixtures for review and approval prior to rough wiring. 75% of lamps in permanent fixtures or 75% of permanent fixtures shall use high efficiency lamps.
- 16.5 Bath exhausts: Contractor to provide/install.
 - Powder room: Broan model AES0. Ceiling mounted. 0.5 sones, 50 CFM with 4 inch dia duct.
 - Master bath: Broan model QTRE 110, 110 cfm, 1.3 sones, 0.3 amps.
- 16.6 Smoke/Fire protection: Smoke/Carbon Monoxide detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. Provide 10-year lithium ion battery or hardwired with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.
- 16.7 Telephone & Cable TV:
 - Telephone / Data: Provide Category 5E, 4 pair wiring at each jack as shown on drawings. Contractor shall provide jacks and install for data and telephone. Each jack shall be wired as a dual jack outlet, one for data, one for telephone. Each jack shall be homerun to the phone board. Provide a main phone panel adjacent to the main electrical panel. Phone service shall be established by the Owner, with coordination assistance from the contractor.
 - Cable TV: Provide RG-6 jacks in locations shown. Provide homerun wiring from each jack.

NOTES

- REMOVE EXISTING LIGHT AND SWITCH(ES)
- REMOVE EXISTING DEVICE AND WIRING BACK TO SOURCE
- LOWER EXISTING RECEPTACLE TO 18" A.F.F.
- RELOCATE DEVICE AS SHOWN

LIGHTING SYMBOLS

◆	SURFACE MOUNTED CEILING LIGHT FIXTURE
○	FULLY RECESSED LED LIGHT
— UC	UNDER CABINET MOUNTED FIXTURE
●	CONTRACT PENDANT FIXTURE
◇	PENDANT FIXTURE
○○○○	VANITY LIGHT
○	WALL MOUNTED LIGHT FIXTURE
▲	SCENCE FIXTURE
⊕	CEILING FAN LIGHT
—	LED LIGHT FIXTURE
⊥	SWITCH
⊥ 3	THREE WAY SWITCH
⊥ 3	DIMMER SWITCH
⊥ 3	DIMMER THREE WAY SWITCH
⊥ 3	JAMB SWITCH
⊥	SECURITY FLOODLIGHT ON MOTION DETECTOR

GENERAL: PROVIDE I.C. HOUSING AS NECESSARY IN INSULATED CAVITIES

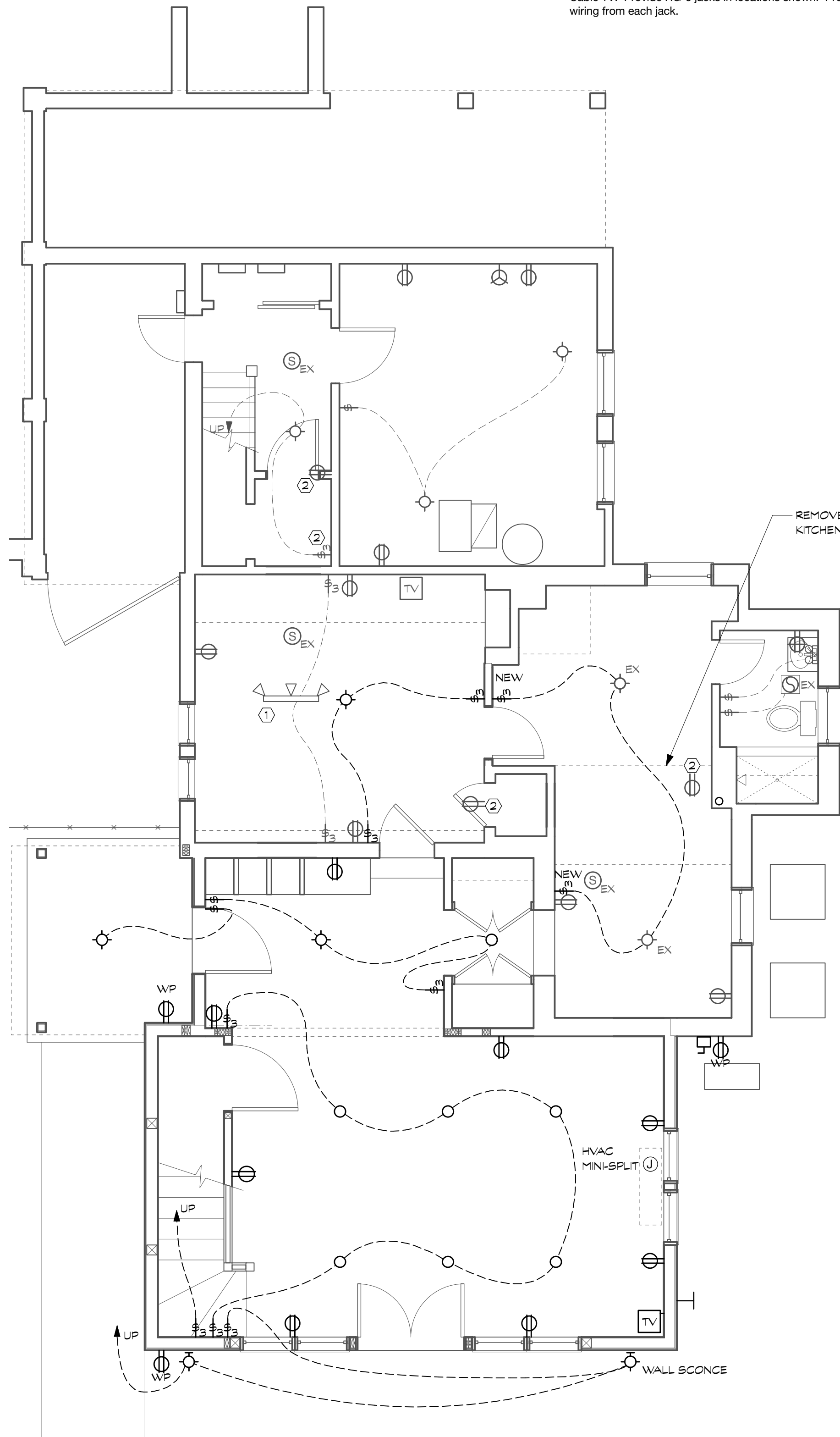
ELECTRICAL SYMBOLS

⊕	DUPLEX RECEPTACLE (OUTLET): 15/20 AMP @ 18" A.F.F. COORDINATE W/ PANEL & EQUIP.
⊕ WP	GR DUPLEX RECEPTACLE (OUTLET): 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
⊕	DUPLEX RECEPTACLE (OUTLET): 15/20 AMP @ 48" A.F.F. COORDINATE W/ PANEL & EQUIP.
⊕	GR OUTLET: 20 AMP @ 18" A.F.F.
⊕	GR OUTLET: 20 AMP @ 48" A.F.F.
⊕	ELECTRIC DRYER
⊕	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.C.)
⊕	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
⊕	JUNCTION BOX. SIZE AS REQUIRED
⊕	DATA/TELEPHONE JACK. MOUNT @ 18" A.F.F. (U.N.C.)
⊕	CABLE TV OUTLET
⊕ EX	EXISTING SMOKE DETECTOR. REPLACE/RELOCATE AS NECESSARY TO MEET CODE
⊕	SMOKE DETECTOR. HARDWIRED INTERCONNECT PER CODE
⊕	EXHAUST FAN
⊕	EXHAUST FAN / LIGHT
⊕	DISPOSAL AIR SWITCH

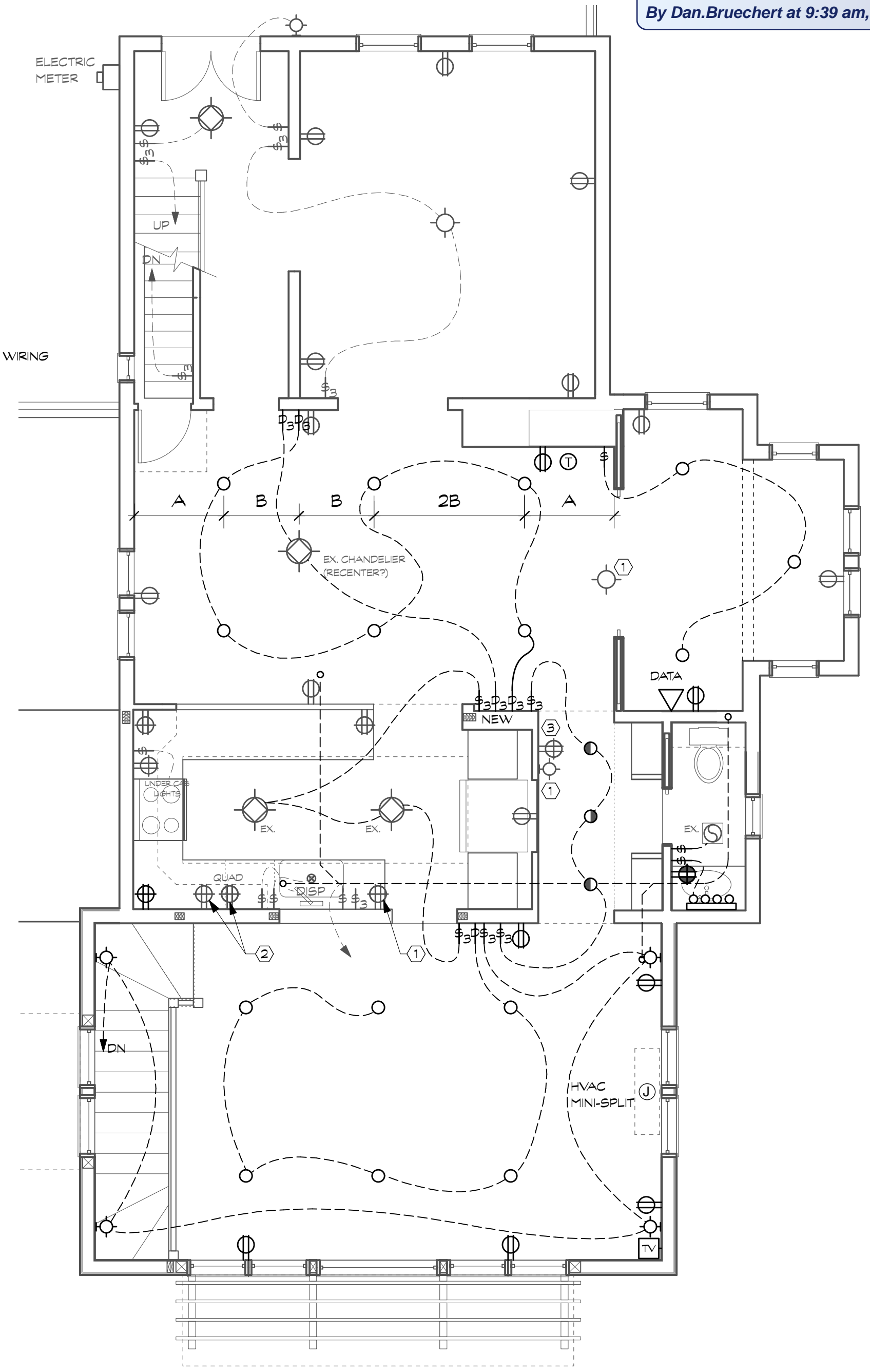
APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

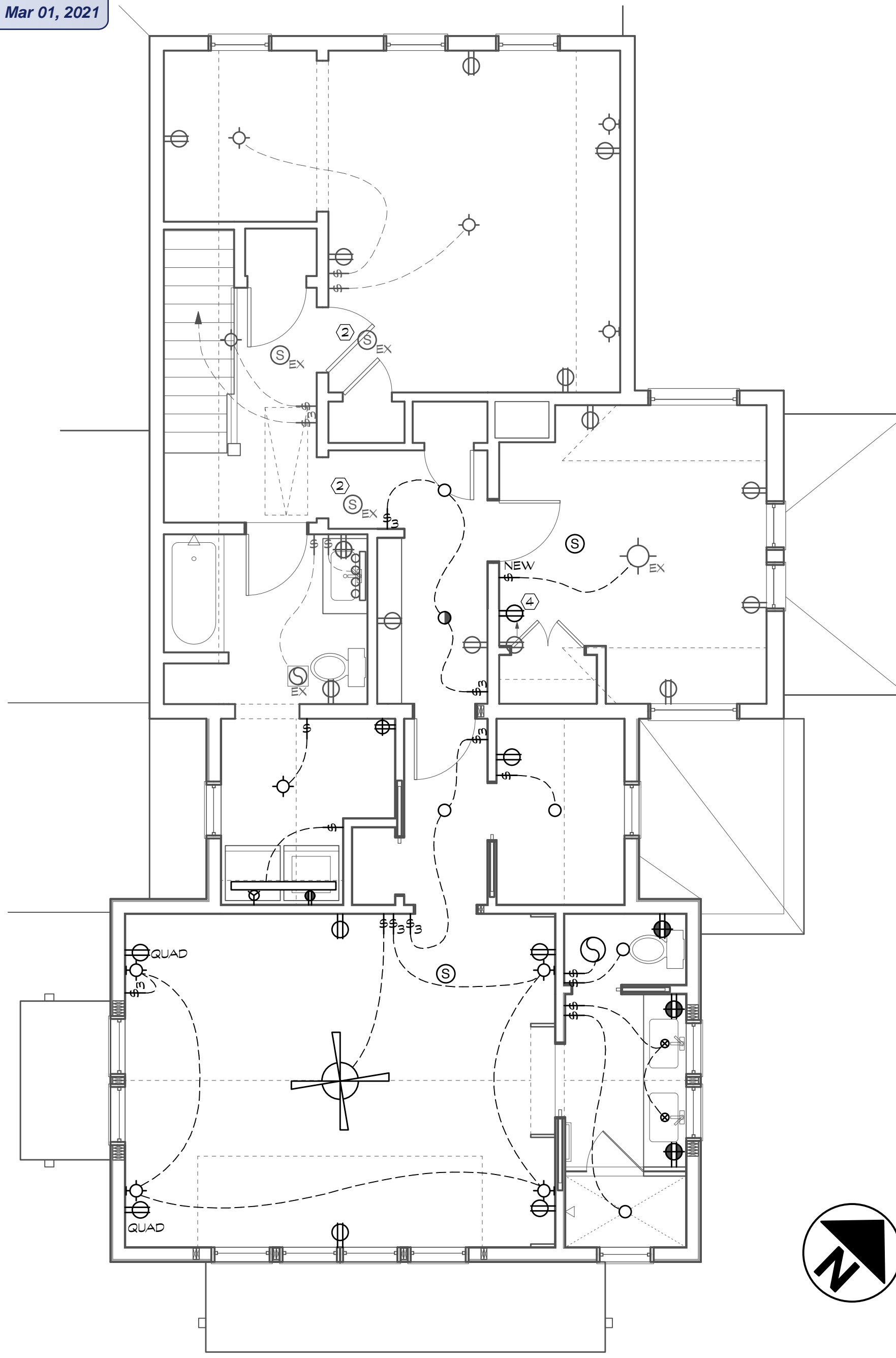
REVIEWED
By Dan.Bruechert at 9:39 am, Mar 01, 2021



1 PROPOSED CELLAR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

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LICENSE #: 15218 EXPIRATION DATE: 10/31/2021

SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

26 February 2021 - Permit Set

PROPOSED ELECTRICAL PLANS
E100

SPECIFICATIONS (CONTINUED FROM D101)

DIVISION 15: PLUMBING / MECHANICAL

- 15.1** Plumbing: Contractor shall furnish and install complete domestic hot and cold PEX tubing or cpvc water piping, and PVC waste and vent system to new fixtures in accordance with all applicable codes, standards, and manufacturer's specifications. Water and waste lines to be tied into existing house system. Existing house waste to be modified as required by new construction. Condition and capacity of existing supply and drainage piping should be reviewed with recommendations for replacement/repair as necessary. All piping in finished areas shall be run in concealed spaces. Neither supply nor waste piping shall be installed anywhere it would limit headroom below 6'-8", without the expressed approval of the Owner.
- 15.1.1** Incoming water service: Note the existing service enters the house through the rear wall of the basement office. Contractor shall review incoming water service with plumber to determine if a service increase is required. Service increase shall be included in base scope if required by WSSC / Montgomery County. Coordinate all excavation activity with Takoma Park Arborist and DPS sediment control requirements.
- 15.1.2** Supply Piping: Hot and cold supply shall be PEX tubing or cpvc pipe. Supply lines shall be insulated with min. R3, continuous foam pipe jacket insulation. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Water hammer arrestors shall be provided at all valved appliances such as dishwashers and washing machines.
- 15.1.3** Sanitary lines and vent pipes shall be PVC (UNO). Primary (≥ 3 inch dia.) horizontal waste lines and stacks above and adjacent to primary common areas (DR/LR/FR) shall be cast iron for sound dampening. See Division 10 for acoustic accessories.
- 15.1.4** Galvanized Piping: any existing galvanized piping and fittings that are exposed in the course of construction, or readily accessible with modest effort, shall be removed and replaced with copper.
- 15.1.5** Pipe penetrations through partitions should not make rigid contact with framing of gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through.
- 15.1.6** Hose Bibs: In locations as shown. Provide internal shut-offs.
- 15.1.7** Hot Water Heater: existing to remain.
- 15.1.8** Gas service: existing to remain.
- 15.1.9** Master bath fixtures (basins and faucets x2, toilet, shower head and controls): Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. Provide membrane pan and tiled shower floor and curb, per Division 5.
- 15.1.10** Powder room fixtures (basin, faucet and toilet): Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. Reuse existing toilet and faucet from first floor bathroom.
- 15.2** Mechanical
- 15.2.1** Existing furnace, coil, condensing unit and PVC flue shall remain in place to serve first floor and basement. Modify associated ductwork as necessary to accommodate new layout. Relocate thermostat as shown.

- 15.2.2** Remove and replace existing attic mounted heat pump and ductwork as shown (see mechanical plans):
 - Carrier 25HNB636 Three Ton Two Speed 17 SEER Infinity Product Line Puron Heat Pump.
 - Carrier FE4ANF002 Variable Speed Air Handler.
 - Air handler cabinet leakage shall be $\leq 2\%$ of air flow.
 - Programmable, WiFi enabled Carrier Infinity Touch Control
 - Vibration isolation
 - Back-up/emergency overflow pan drained to exterior.
 - Provide balancing dampers in lieu of zone control as shown.
- 15.2.3** Mini-split: New two-zone split Carrier heating and cooling systems with wall mounted indoor units mounted above windows as shown, complete with associated controls, and outdoor unit located behind cottage per plan. Provide 2 year warranty on labor, 5 years on parts, 7 years on compressor per manufacturer.
 - Rec Room unit: 40MAZB18B-3
 - Family Room unit: 40MAZB12B-3
 - Outdoor unit: 38MGRQ24C-3
- 15.2.4** Energy load calculations: HVAC subcontractor shall be responsible to provide any and all energy calculations (Manual J, S and D as applicable) required to properly size/design the system and obtain permits.
- 15.2.5** Performance: Entire installation shall conform to all local applicable codes and manufacturer's specifications including but not limited to:
 - Current adopted version and modifications of ICC IRC
 - Latest SMACNA recommendation.

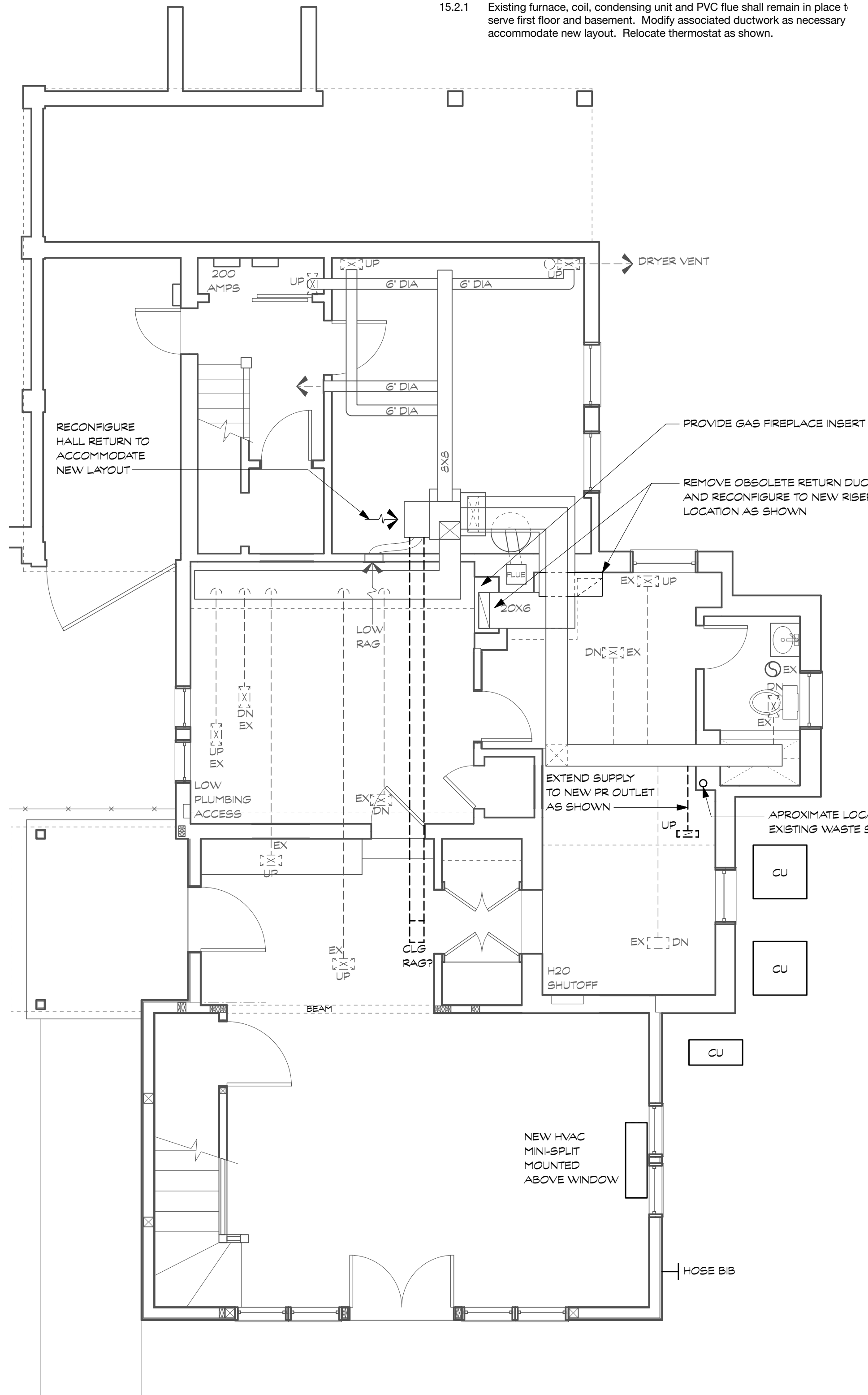
- 15.2.6** Equipment to be installed in strict conformance with manufacturer's instructions.
- 15.2.7** Warranties:
 - 2 years on all parts and labor.
 - 5 years on parts covered by Carrier; 10 years if registered on website within 90 days of installation.
 - 10 years on compressor.
 - Lifetime on heat exchanger.
- 15.2.8** Provide gravity flow PVC condensate drain lines. Condensate from systems $\geq 90\%$ efficient must discharge inside the conditioned envelope (i.e. laundry sink or sump) to avoid freezing at an external outfall. Include an auxiliary safety drain pan beneath fan coil unit in attic. Pan to contain float switch to cut off unit upon accumulation of water in pan.
- 15.2.9** Floor register equal to Lima 40, Seikirk 310 or Hart & Cooley 411. Wall and ceiling registers to be Hart & Cooley 661 (use H&C 821 in throw applications). Return grilles to be Tuttle and Bailey T-70. Registers located in damp areas - notably bathrooms - shall be made of aluminum, not steel.
- 15.2.10** Ductwork to be galvanized steel fabricated and installed in conformance with ASHRAE GUIDE and ACCA Manual.
 - Elbows in trunk ducts to be square-throated, square-back with turn vanes.
 - Round branch ducts to be connected to trunk ducts using square-to-round take-off fittings.
 - Maximum air velocity in the main duct and branches shall be 900 fpm and 600 fpm respectively.
 - All joints shall be sealed with mastic to minimize air leakage.
 - Total duct leakage shall be ≤ 6 cfm per 100 square feet with air handler installed.
 - Lining only as shown. Internal duct insulation/lining shall be NOT be used on any supply ductwork. All returns shall be lined through the second bend away from air handler unit.
 - Flexible pre-insulated branch ducts may be used in attic as shown. Use flexible duct connections to the air handler.
 - All ductwork in unconditioned spaces shall be insulated and sealed in foil-coated (to inhibit condensation) fiberglass blanket insulation (min R8).
 - Ductwork shall NOT be installed anywhere it would limit headroom below 6'-8" in occupied areas.
 - Oval duct shall be used only as necessitated by framing depths.
 - Building cavities shall not be used as ducts or plenums.

- 15.2.11** Refrigerant piping to follow routes to be determined at site.
- 15.2.12** HVAC piping carrying fluids > 105 degrees F or < 55 degrees F shall be insulated to R3 minimum. Provide UV resistant pipe protection at all exterior applications.
- 15.2.13** Include pre-fabricated foundation for outdoor unit(s).
- 15.3** Thermostat: provide seven day electronic setback/programmable thermostat, Honeywell model #CT34 or equal for all new HVAC units. Location to be approved by Owner.
- 15.4** Exhaust Fans: All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min R5.
- 15.4.1** Bath exhaust: Contractor shall provide and install wall and ceiling mounted exhaust fans and vents per Division 16, and exterior louver in bathroom(s) per plans. Contractor shall be responsible for ducting through exterior wall and wiring as required. Provide Lutron Maestro timer switch per Division 16: Electrical.
- 15.4.2** Kitchen exhaust: Install new kitchen exhaust and duct to exterior in accordance with manufacturers recommendations. Provide weatherized/dampened termination. Make-up air shall be provided for hoods ≥ 400 CFM. Provide 6 inch diameter outside air duct connected to return of HVAC unit closed to kitchen. Intake shall have a 6 inch wall cap with screen (no flap) with 6 inch automated damper initiated upon operation of the hood exhaust fan at any RPM. Provide low voltage 18/5 control wire interlock from damper to hood. Use induction/current sensing relay or pressure switch on hood motor.
- 15.4.3** Dryer vent: Duct dryer vent to exterior with rigid flue.

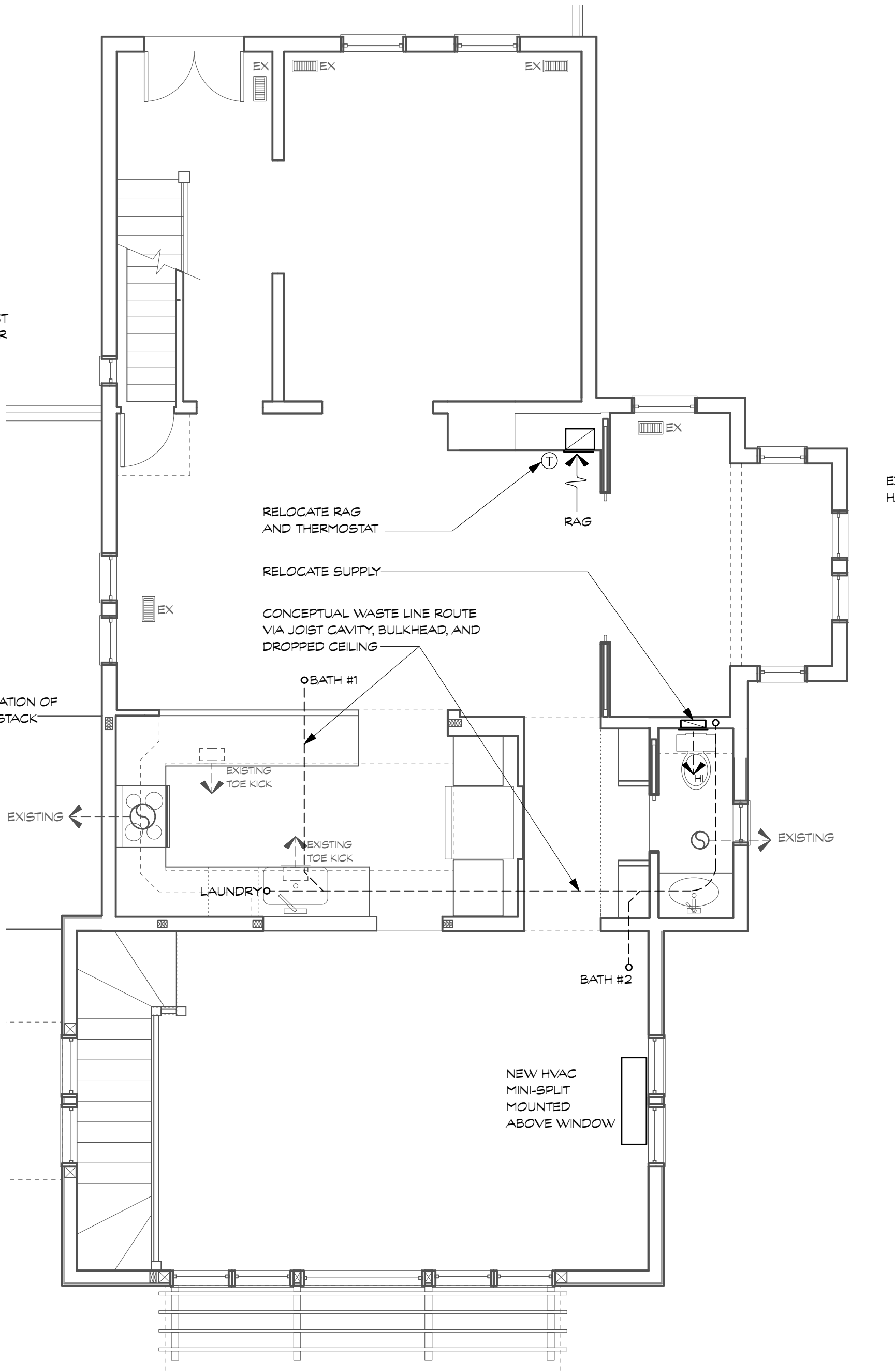
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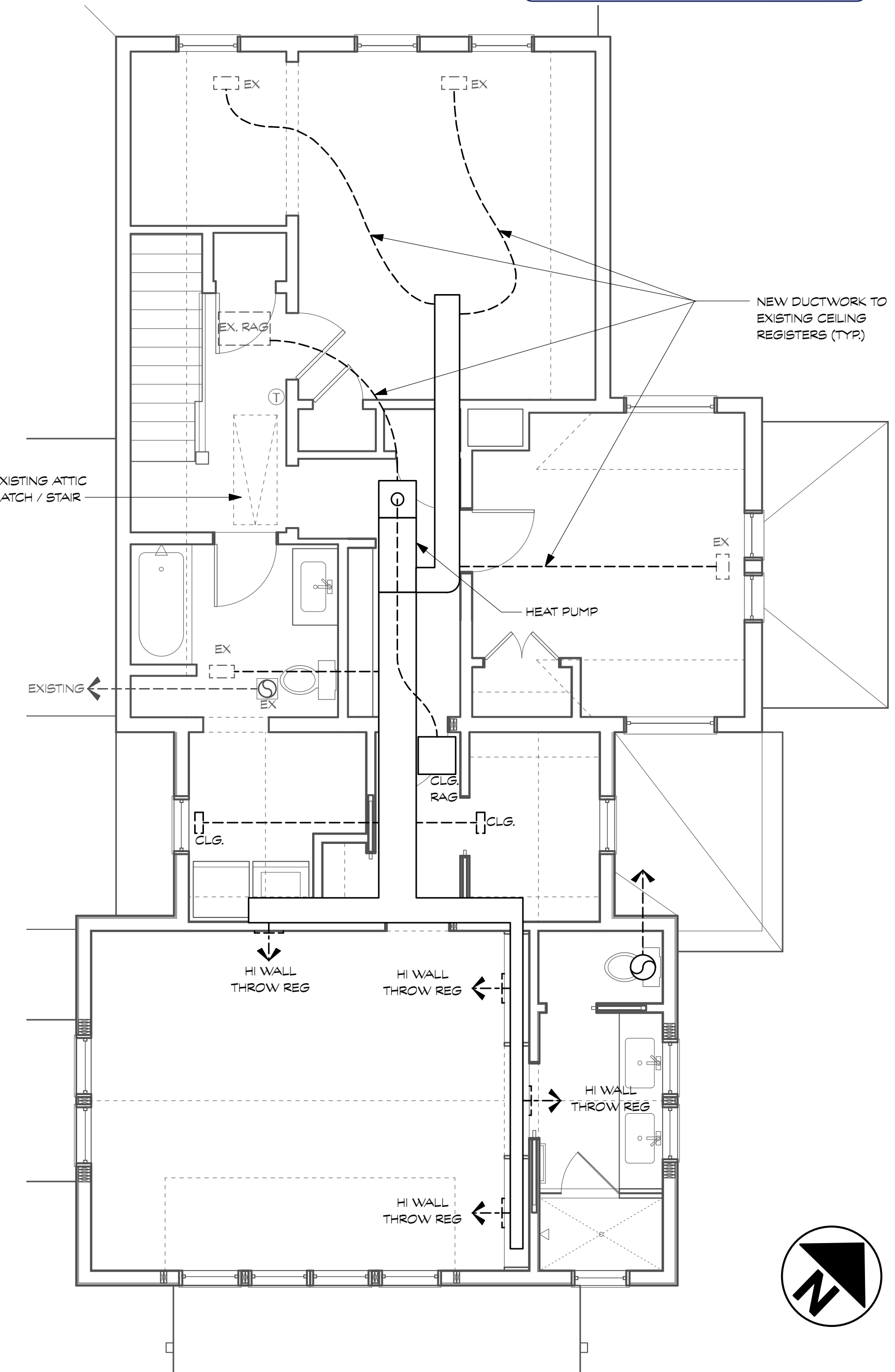
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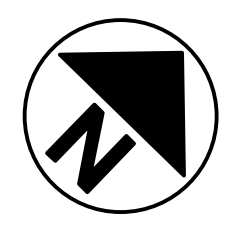
1 PROPOSED CELLAR MECHANICAL PLAN
 Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR MECHANICAL PLAN
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ARCHITECT
 15218
 THOMAS BRUCE
 STATE OF MARYLAND

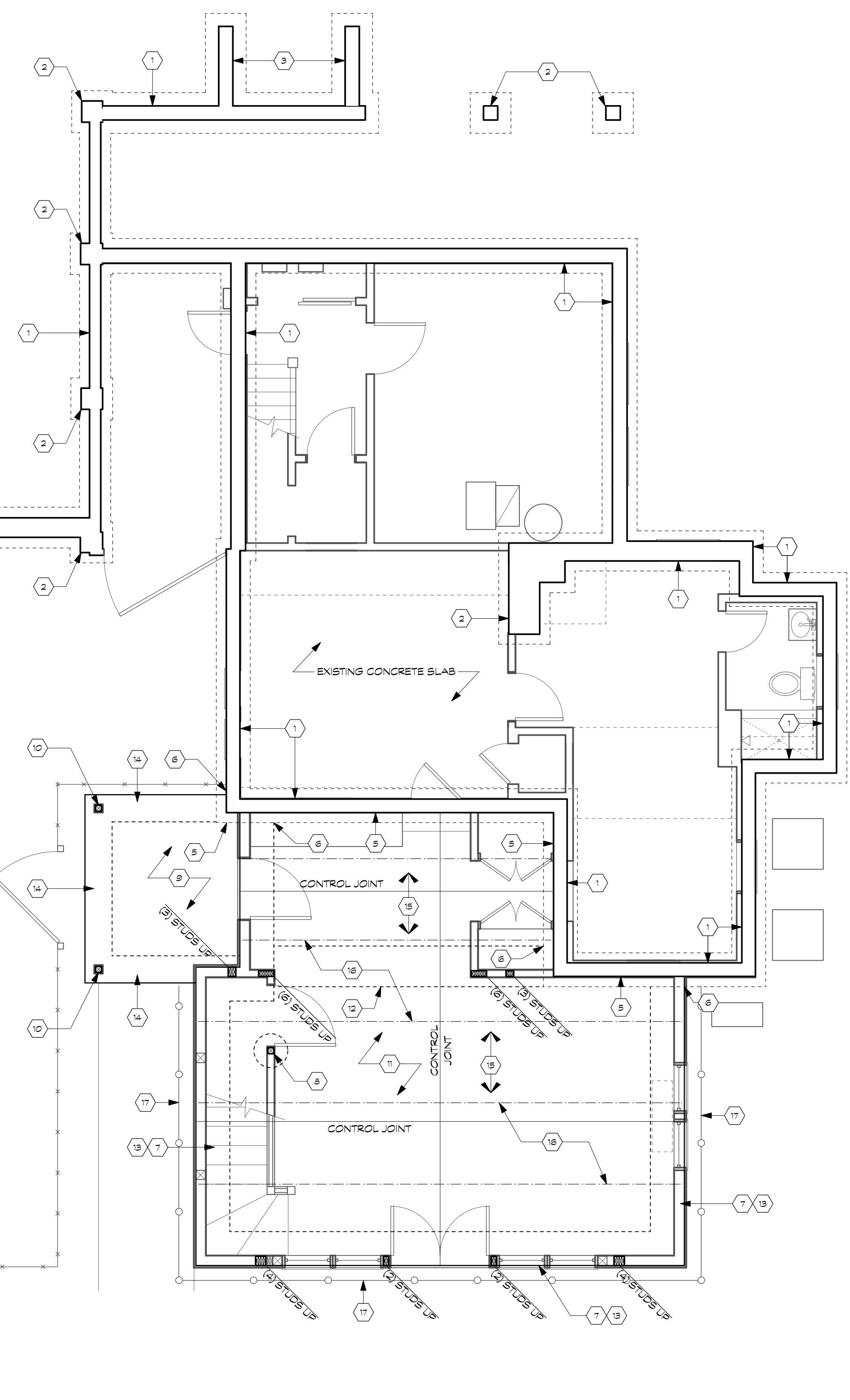
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PROPOSED MECHANICAL PLANS

MP100

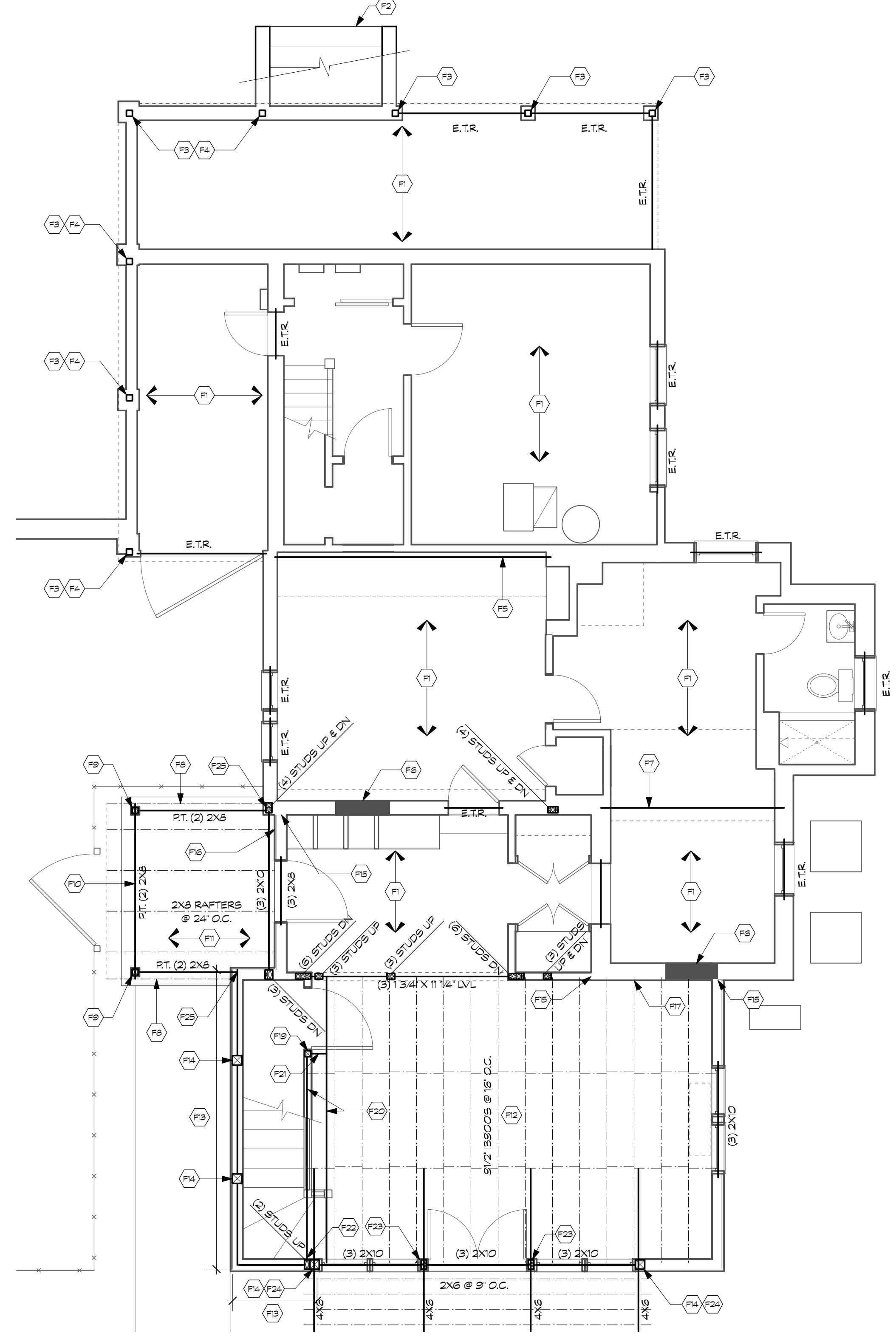
- 1 EXISTING FOUNDATION WALL AND FOOTING.
 - 2 EXISTING MASONRY PIER AND FOOTING.
 - 3 EXISTING STAIR WALL AND FOOTING.
 - 4 NOT USED.
 - 5 TURN THE SLAB DOWN TO THE EXISTING FOOTING. CAULK THE JOINT BETWEEN THE SLAB AND THE WALL.
 - 6 THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING FOOTING. EPOXY DOWEL THE FOOTING REBAR INTO THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 6" EMBEDMENT.
 - 7 20" WIDE BY 30" DEEP TURN DOWN SLAB FOOTING REINFORCED WITH (2)#4 BARS.
 - 8 4X4 PSL POST ON A 20"X10" THICK FOOTING. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
 - 9 4" CONCRETE SLAB ON 4" GRAVEL. REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. PLACE CARBON FIBERS IN THE CONCRETE TO MITIGATE CRACKING. SLOPE THE SLAB TO SHED WATER AWAY FROM THE HOME.
 - 10 PT6X6 POST UP. ATTACH THE POST TO THE SLAB WITH A SIMPSON ABA66.
 - 11 4" CONCRETE SLAB ON 4" GRAVEL AND A 6MIL POLY VAPOR BARRIER. REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.
 - 12 24X24 FOOTING WITH (3)#4 BARS. PLACE A PT2X4 SILL PLATE ON THE FOOTING WITH 2" EPOXY BOLTS AT 48" O.C. WITH 7" EMBEDMENT. PLACE A MINIMUM OF TWO BOLTS IN EACH SILL PLATE.
 - 13 PLACE A PT2X6 SILL PLATE ON A 6" CMU WALL ON THE TURN DOWN SLAB. ATTACH THE SILL PLATE TO THE CMU WALL WITH 2" EPOXY BOLTS AT 48" O.C. WITH 7" EMBEDMENT. PLACE #4 BAR DOWELS BETWEEN THE CMU WALL AND THE CONCRETE SLAB AT 24" O.C.
 - 14 16" WIDE X 30" TURN DOWN SLAB FOOTING WITH (2)#4 BARS.
 - 15 PLACE RIPPED 2X FURRING AT 16" O.C. BETWEEN THE SLEEPERS. PLACE BLOCKING BETWEEN THE FURRING AT 48" O.C.
 - 16 FLAT PT2X4 SLEEPERS AT 48" O.C. ATTACH THE SLEEPERS TO THE SLAB WITH 2" SIMPSON TITEN SCREWS AT 32" O.C.
 - 17 NEW 4" PERFORATED FOUNDATION DRAIN WRAPPED WITH FILTER FABRIC AND PLACED IN GRAVEL COVERED WITH FILTER FABRIC. EXIT THE DRAIN TO DAYLIGHT.
- F1 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.
 - F2 EXISTING SLAB ON GRADE STAIRS.
 - F3 EXISTING POST TO REMAIN.
 - F4 EXISTING MASONRY PIER TO REMAIN.
 - F5 EXISTING BEAM.
 - F6 INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE WIDTH OF THE EXISTING WALL STUDS.
 - F7 SISTER THE EXISTING BEAM WITH A 1 1/2"X9 1/2" LVL ON EACH SIDE OF THE BEAM.
 - F8 THE ROOF DECKING SHALL CANTILEVER OVER THE END RAFTER. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END RAFTER.
 - F9 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
 - F10 ATTACH EACH RAFTER TO THE SUPPORTING BEAM WITH A SIMPSON H2.5A HURRICANE TIE.
 - F11 2X8 CEILING JOISTS AT 24" O.C.
 - F12 PLACE BLOCKING BETWEEN THE JOISTS AT THE 1/3 POINTS OF THE SPAN.
 - F13 PLACE A TRIPLE 1 1/2"X9 1/2" LVL FLUSH AT THE 1ST FLOOR LEVEL FOR LATERAL STABILITY. GLUE THE LVL'S TOGETHER AND ATTACH THEM TOGETHER WITH (2) ROWS OF LEDGERLOK SCREWS AT 8" O.C. DRIVEN FROM EACH SIDE OF THE LVL.
 - F14 6X6PSL POST IN THE 1ST FLOOR WALL FOR THE STRUCTURAL BRACKET. ATTACH THE POST TO THE WALL PLATE WITH A SIMPSON L50 ON EACH SIDE OF THE POST.
 - F15 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 6" O.C.
 - F16 PLACE A 2X8 LEDGER FOR THE ROOF AND CEILING WITH (2)LEDGERLOK SCREWS AT EACH STUD OR AT 16" O.C. ATTACH EACH RAFTER TO THE TOP LEDGER WITH A SIMPSON LSU HANGER. ATTACH EACH JOIST TO THE BOTTOM LEDGER WITH A SIMPSON LUS HANGER.
 - F17 2X10 LEDGER WITH (2)LEDGERLOK SCREWS AT 16" O.C. HANG EACH JOIST FROM THE LEDGER WITH A SIMPSON IUS HANGER.
 - F18 NOT USED.
 - F19 4X4PSL POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
 - F20 DOUBLE 1 1/2"X9 1/2" LVL FOR THE STAIR OPENING.
 - F21 SINGLE 1 1/2"X9 1/2" LVL.
 - F22 HANG THE FRONT TO BACK LVL FROM THE LVL IN THE WALL WITH A SIMPSON HUS HANGER.
 - F23 PLACE A DOUBLE JACK STUD BETWEEN THE WINDOWS.
 - F24 PLACE A QUADRUPLE STUD BELOW THE 6X6 PSL BACKING POST ABOVE.
 - F25 HANG THE BEAM FROM THE RIM BOARD WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE FLASHING AROUND THE BEAM.



1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

- FRAMING NOTES:**
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
 2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
 4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 2" BOLTS AT 16" O.C. STAGGERED.
 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
 7. ALL NAILS, HANGERS, BOLTS, AND AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
 8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
 9. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%± AIR ENTRAINMENT.
 10. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
 11. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
 12. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
 13. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
 14. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
 15. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
 16. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
 17. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
 18. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
 19. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
 20. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
 21. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
 22. USE TYPE "N" LIME BASED MORTAR FOR ALL WORK ON THE EXISTING BRICK WALLS. USE CLAY BRICKS THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
 23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
 24. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.

APPROVED
Montgomery County
Historic Preservation Commission
Sandra A. Heiler
REVIEWED
By Dan.Bruechert at 9:47 am, Mar 01, 2021



2 FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

- TRELLIS NOTES:**
1. USE WEATHER RESISTANT LUMBER FOR BEAMS AND RAFTERS.
 2. ATTACH THE BEAMS TO THE BLOCKING BETWEEN THE FLOOR JOISTS WITH A SIMPSON L50 ON EACH SIDE OF THE BEAM.
 3. ATTACH EACH RAFTER TO EACH BEAM WITH (3) #5 TCE SCREWS WITH 2" EMBEDMENT.

APAC ENGINEERING, INC.
8555 16th St. #600
Silver Spring, MD 20910
301-585-0543
301-583-9477 (f)

DATE	ISSUE - REMARKS
02/26/21	PERMIT SET

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE #: 25427 EXPIRATION DATE: 7-17-22
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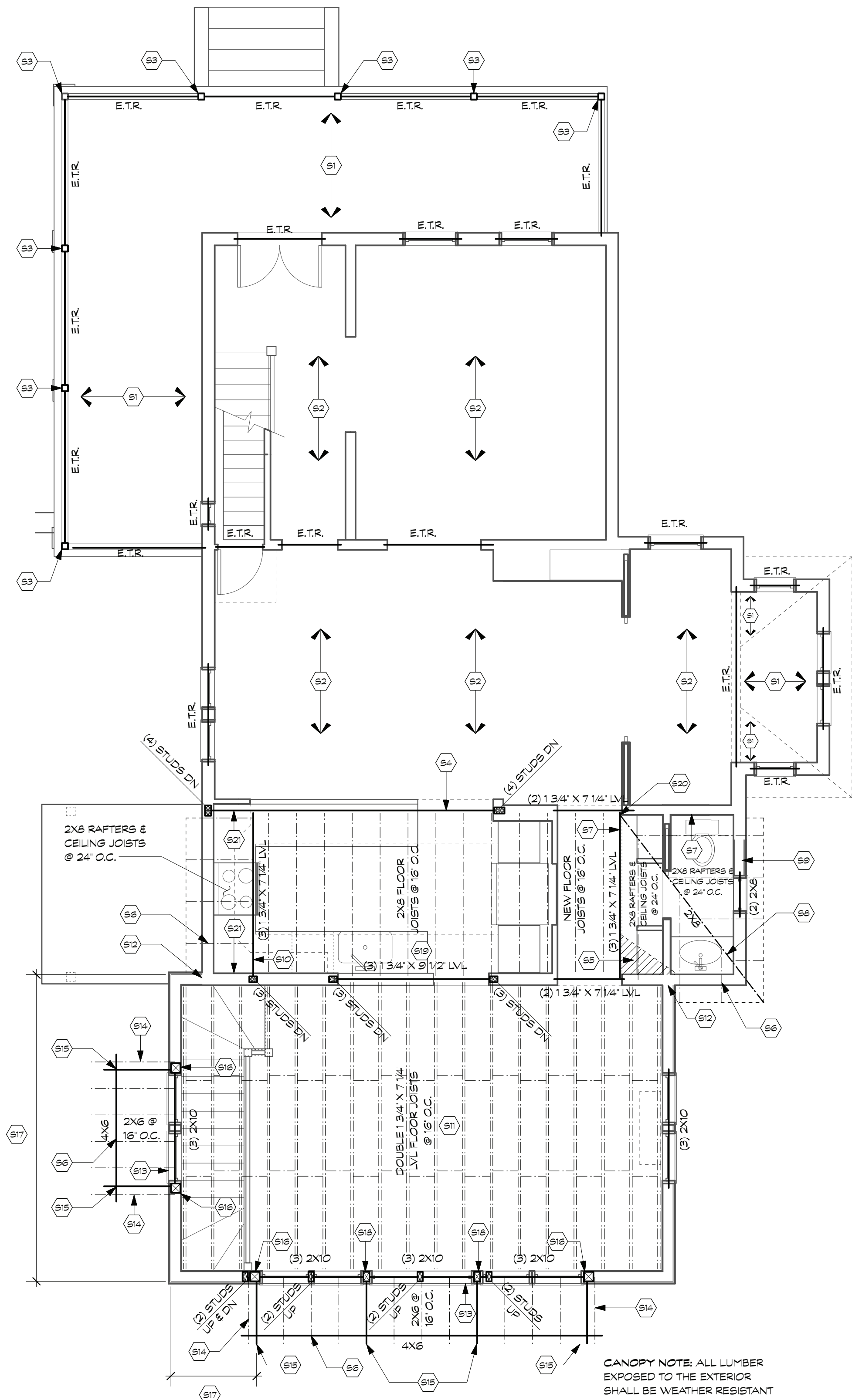


SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

FOUNDATION & FIRST FLOOR FRAMING PLANS
S100

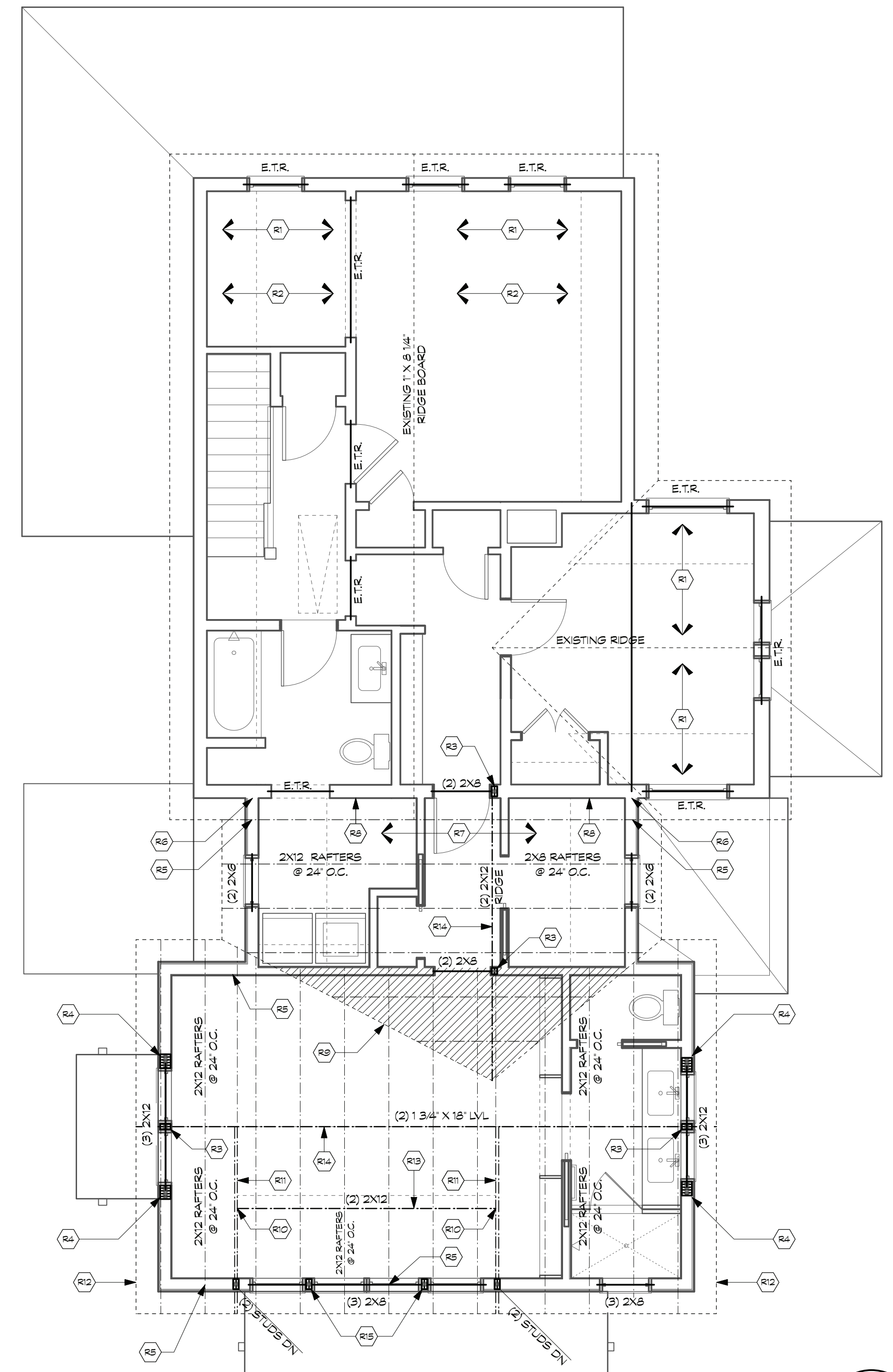
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- S1 EXISTING ROOF FRAMING UNCHANGED.
- S2 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.
- S3 EXISTING POST.
- S4 REINFORCE THE EXISTING DOUBLE 1 1/2" X 9 1/2" LVL. OPTION 1: SISTER THE BEAM WITH A 1" STEEL FLITCH PLATE BETWEEN AND A SINGLE 1 1/2" X 9 1/2" LVL. SEE THE FRAMING ELEVATION FOR THE BOLTING REQUIREMENTS. OPTION 2: SISTER THE EXISTING BEAM WITH A 1" X 9" STEEL PLATE ON EACH SIDE OF THE BEAM. BOLT THE PLATES TO THE BEAM PER THE FLITCH BEAM FRAMING ELEVATION.
- S5 OVERBUILT CRICKET.
- S6 ATTACH EACH RAFTER TO THE SUPPORTING BEAM OR WALL WITH A SIMPSON H2.5A HURRICANE TIE.
- S7 2X8 CLEAT FOR THE ROOF AND THE CEILING WITH (2)#8 SCREWS AT 6" O.C. WHEN APPLICABLE. THE CLEAT ACTS AS A LEDGER FOR THE CEILING JOISTS. ATTACH EACH CEILING JOIST TO THE CLEAT WITH A SIMPSON LUS HANGER.
- S8 ATTACH EACH RAFTER TO THE HIP WITH (4)10d TOE NAILS.
- S9 INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL.
- S10 PLACE A 2X8 LEDGER FOR THE ROOF AND CEILING WITH (2)LEDGERLOK SCREWS AT EACH STUD OR AT 16" O.C. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSH HANGER. ATTACH EACH CEILING JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.
- S11 PLACE BLOCKING BETWEEN THE JOISTS AT THE 1/3 POINTS OF THE SPAN.
- S12 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 12" O.C.
- S13 2X6 LEDGER WITH (2)LEDGERLOK SCREWS AT EACH STUD. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSH HANGER.
- S14 THE ROOF DECKING SHALL CANTILEVER OVER THE END OF THE AWNING. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END.
- S15 SET THE BEAM ON A BRACKET DESIGNED BY THE MANUFACTURER WITH AN ALLOWABLE LOAD OF 600 LBS. ATTACH THE BRACKET TO THE BACKING POST PER THE MANUFACTURER'S RECOMMENDATIONS.
- S16 6X6 PSL BACKING POST AT EACH BRACKET. ATTACH THE POST TO THE TOP AND BOTTOM WALL PLATE WITH A SIMPSON L50 ON EACH SIDE OF THE POST.
- S17 THE LVL BEAM AT THE 1ST FLOOR RIM BOARD SHALL PROVIDE LATERAL STABILITY FOR THE WALL BETWEEN THE BASEMENT AND THE 2ND FLOOR.
- S18 4X6 PSL BACKING POST BETWEEN THE WINDOWS. THE POST SHALL BE CONTINUOUS FROM THE FLOOR TO CEILING. ATTACH THE POST TO THE TOP AND BOTTOM WALL PLATES WITH A SIMPSON L50 ON EACH SIDE OF THE POST. ATTACH THE BRACKET TO THE POST PER THE MANUFACTURER'S RECOMMENDATIONS. THE POST IS CONTINUOUS AT THE HEADERS. ATTACH THE HEADERS TO THE POST WITH SIMPSON HUC CONCEALED FLANGE HANGER.
- S19 ALTERNATE BEAM: 1 1/2" X 7" STEEL FLITCH PLATE BETWEEN TWO 1 1/2" X 7" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.
- S20 ATTACH THE HIP TO THE ROOF CLEATS WITH (5) LEDGERLOK TOE SCREWS.
- S21 2X8 CLEAT WITH (2)#8 SCREWS AT 6" O.C. FOR THE ROOF.
- R1 EXISTING ROOF FRAMING TO REMAIN. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A DOUBLE 2X6.
- R2 EXISTING ATTIC FRAMING TO REMAIN. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X6.
- R3 DOUBLE STUD BETWEEN THE RIDGE AND THE HEADER.
- R4 PLACE THE HEADER ON A DOUBLE JACK STUD AND TRIPLE KING STUD. THE KING STUDS SHALL BE CONTINUOUS FROM THE FLOOR TO THE CEILING FOR LATERAL STABILITY.
- R5 ATTACH EACH RAFTER TO THE SUPPORTING BEAM OR WALL WITH A SIMPSON H2.5A HURRICANE TIE.
- R6 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 12" O.C.
- R7 2X8 CEILING JOISTS AT 24" O.C. ATTACH EACH CEILING JOIST TO EACH RAFTER WITH (6)10d NAILS.
- R8 2X12 OR 2X6 CLEAT FOR THE ROOF AND A 2X8 CLEAT FOR THE CEILING WITH (2)#8 SCREWS AT 6" O.C.
- R9 OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON L50. ON EACH SIDE OF EACH RAFTER.
- R10 HANG THE SIDE TO SIDE BEAM FROM THE FRONT TO BACK RAFTER WITH A SIMPSON LUS HANGER.
- R11 PLACE A DOUBLE 2X12 RAFTER BELOW THE NEW DORMER WALL ABOVE.
- R12 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PLACE 2X LADDER FRAMING AT 24" O.C. TO FORM THE RAKE.
- R13 ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON L90 ON EACH SIDE OF THE RAFTER.
- R14 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSU HANGER. ATTACH EACH DOUBLE RAFTER TO THE RIDGE WITH A SIMPSON LSSU HANGER. HOLD THE RIDGE DOWN AS NEEDED SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS AND AS NEEDED FOR VENTILATION.
- R15 PLACE A DOUBLE JACK STUD BETWEEN THE WINDOWS.



1 SECOND FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

- FRAMING NOTES:**
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
 2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
 4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 1/2" BOLTS AT 16" O.C. STAGGERED.
 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
 7. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
 8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
 9. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%± AIR ENTRAINMENT.
 10. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
 11. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
 12. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
 13. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
 14. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
 15. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
 16. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
 17. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
 18. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
 19. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
 20. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
 21. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
 22. USE TYPE "N" LIME BASED MORTAR FOR ALL WORK ON THE EXISTING BRICK WALLS. USE CLAY BRICKS THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
 23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
 24. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.



2 ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 9:47 am, Mar 01, 2021

DATE	ISSUE - REMARKS
02/26/21	PERMIT SET

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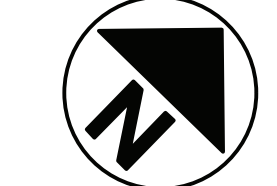
LICENSE #: 25427 EXPIRATION DATE: 7-17-22

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SUTTON RESIDENCE
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Project # 2016

26 February 2021 - Permit Set



SECOND FLOOR & ROOF FRAMING PLANS
S101

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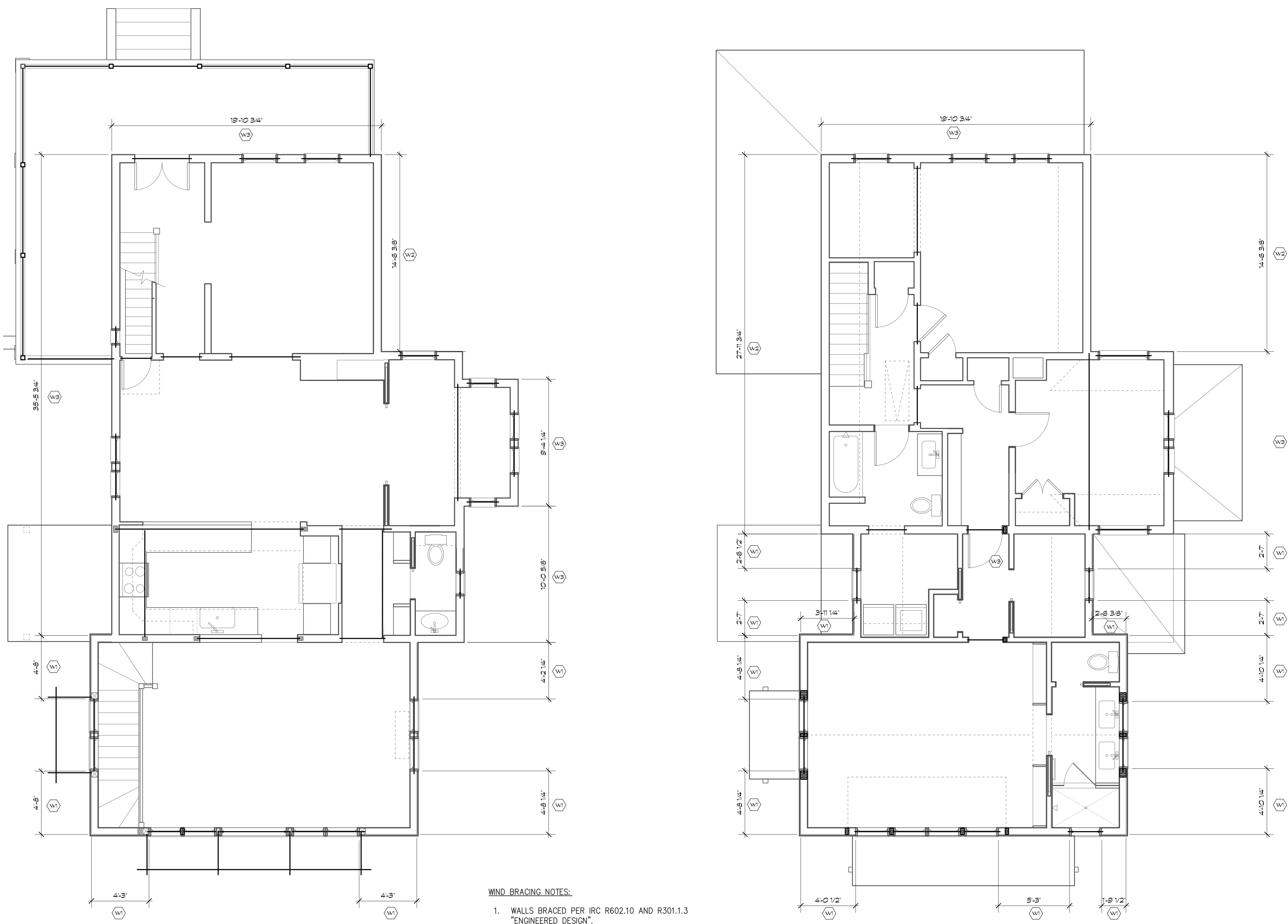


SUTTON RESIDENCE
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Project # 2016

26 February 2021 - Permit Set

WIND BRACING PLANS & STRUCTURAL NOTES

S102



1 FIRST FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"

2 SECOND FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"

- WIND BRACING NOTES:**
- WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
 - APPLY 7/16" OSB SHEATHING TO ALL EXTERIOR WALLS.
 - ATTACH OSB TO WOOD FRAMING WITH 6d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE.
 - EDP DENOTES "ENGINEERED DESIGNED PANEL".
 - ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1-16d (0.135X3 3/8) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
 - ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2-16d (0.135X3 3/8) TOE NAILS.
 - ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3 3/8) TOE NAILS AT 12" O.C.
 - ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3 3/8) TOE NAILS AT 12" O.C.
- W1 NEW EDP WIND BRACING PANEL.
 W2 EXISTING WOOD SHEAR WALL.
 W3 EXISTING PERFORATED WOOD SHEAR WALL.

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 9:47 am, Mar 01, 2021

- Structural Notes**
- All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County.
 - Codes: the following design standards are applicable by reference:
TMS 402-2016 Building Code Requirements for Masonry Structures.
AWC NDS-2018 - Wood Frame Construction Manual for One and Two Family Dwellings.
ACI 318-14 Building Code Requirements for Reinforced Concrete
AISC - 360-16 Specifications for Steel Buildings.
 - Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
 - Structural steel:
A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
B. All structural tubing shall conform to ASTM A500, gr.B
C. All steel pipe shall be ASTM A53, type E or S, grade B
D. All welders shop and field, shall be certified. Use E70xx electrodes only.
E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
G. All exterior structural steel shall receive rust preventative paint.
H. Connections:
I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in kips for beams laterally supported, as given in the AISC steel construction manual.
II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
 - Lumber:
A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
C. Floor decking shall be 3/4" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall sheathing shall be 5/8" APA rated sheathing. Glue and screw the floor decking to the joists.
D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically.
E. Provide double joists under all walls that run parallel to floor framing.
F. Nail all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
G. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
H. Provide solid blocking below all wood posts.
I. All posts shall have Simpson Cap and Base Plates top.
J. All joists shall have Simpson Hangers where applicable.
K. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
L. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
N. Wood Lintels shall be as follows:
Opening < 3'-0" - 2-2x6
3'-0" < Opening < 5'-0" - 2-2x8
5'-0" < Opening < 8'-0" - 2-2x10
Greater than 8'-0" - See plans
 - Fasteners:
A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
B. Follow the manufacturer recommendations for setting epoxy bolts.
C. Expansion bolts shall be raw power studs.
 - Masonry:
A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm = 1500psi.
C. All joints to be filled solid with mortar.
D. Mortar to comply with ASTM C270 (type M or S).
E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
G. Lintels shall be as follows:
Opening < 3'-0" - 1x6x3 1/2 LLV/ 4" of wall
3'-0" < Opening < 7'-0" - 1x6x3 1/2 LLV/ 4" of wall
Opening > 7'-0" - See Plan
 - Cast in place concrete:
A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
C. All concrete shall be placed with a slump of 4" (± 3/4")
D. All concrete shall be normal weight, UNO.
E. All concrete exposed to weather shall have 6% ± 1% entrained air.
F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
G. Concrete cover for reinforcement shall be:
Columns and beams 1 1/2"
Slabs 3/4"
Footings 3"
 - Reinforcement:
A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
B. Welded wire fabric (w/f) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.
- Dead Loads:**
- | | |
|--------------------|---------|
| SPF #2 - | 25 PCF |
| 1/2" Decking - | 1.7 PSF |
| 3/4" Decking - | 2.5 PSF |
| Asphalt Shingles - | 2.5 PSF |
| Slate Shingles - | 15 PSF |
| 1/2" Drywall - | 2.2 PSF |
| Insulation - | 1.5 PSF |
| Siding - | 2.0 PSF |
| CMU - | 87 PCF |
| Brick - | 130 PCF |
- LIVE LOADS:**
- | | |
|----------|-------|
| DECK: | 40PSF |
| ATTIC: | 20PSF |
| FLOOR: | 40PSF |
| BALCONY: | 60PSF |
| BEDROOM: | 40PSF |
| ROOF: | 30PSF |
- WIND LOADS:** Vult = 115mph; Vasd = 89mph
- WIND SPEED:** 1.0
- WIND LOAD IMPORTANCE FACTOR:** B
- WIND EXPOSURE FACTOR:** 11PSF
- WIND DESIGN PRESSURE:** 11PSF
- SNOW LOADS:**
- | | |
|-----------------------------|-------|
| GROUND SNOW LOAD (PG): | 30PSF |
| FLAT ROOF SNOW LOAD(PF): | 30PSF |
| SNOW EXPOSURE FACTOR (CE): | 0.9 |
| SNOW IMPORTANCE FACTOR (I): | 1.0 |
- Deflection Limitations:**
- | | |
|---|-------|
| Rafters: | L/240 |
| Interior Walls and Partitions: | H/180 |
| Floors and Plastered Ceilings: | L/360 |
| All Other Structural Members: | L/240 |
| Ext. Walls with plaster or stucco finishes: | L/360 |
| Ext. Walls - Wind Loads with Brittle Finishes: | L/240 |
| Ext. walls - Wind Loads with Flexible Finishes: | L/120 |
- SEISMIC DESIGN DATA:**
- SEISMIC IMPORTANCE FACTOR (Ie):** 1.0
- SPECTRAL RESPONSE ACCELERATIONS:**
- | | |
|-------|-------|
| (Sa): | 20.0% |
| (S1): | 8.0% |
- SPECTRAL RESPONSE COEFFICIENTS:**
- | | |
|--------|-------|
| (Sds): | 33% |
| (Sd1): | 18.7% |
- SEISMIC DESIGN CATEGORY:** B
- SEISMIC SITE CLASSIFICATION:** D
- SEISMIC COEFFICIENT (Cs):** 0.05
- SEISMIC MODIFICATION FACTOR (R):** 6.5
- BASE SHEAR:** 2.8k
- ANALYSIS PROCEDURE:** EQUIV. LATERAL FORCE
- BASIC SFRS:** LIGHT FRAMED WALLS

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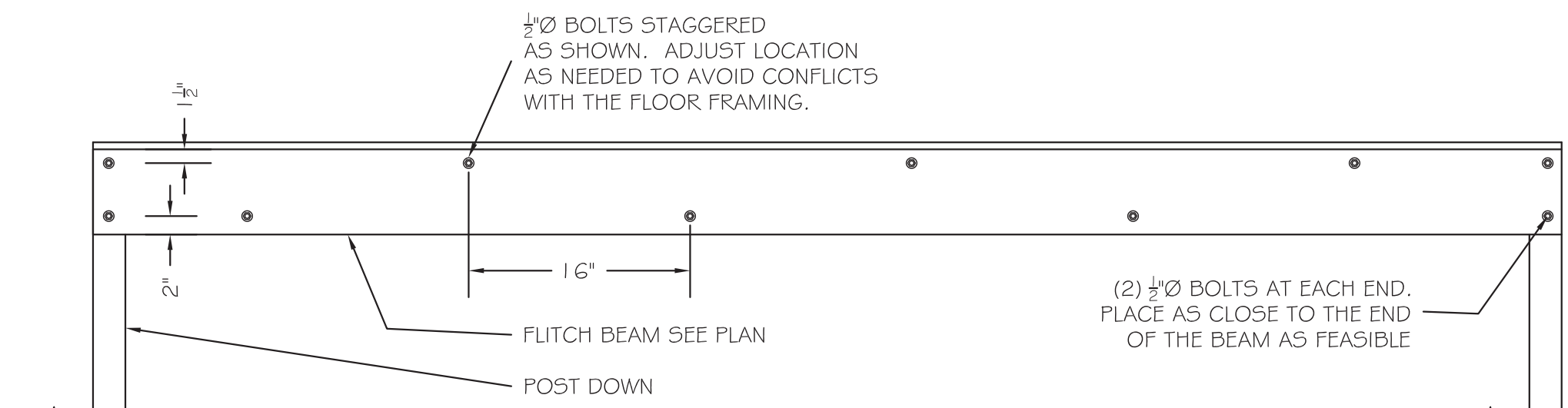
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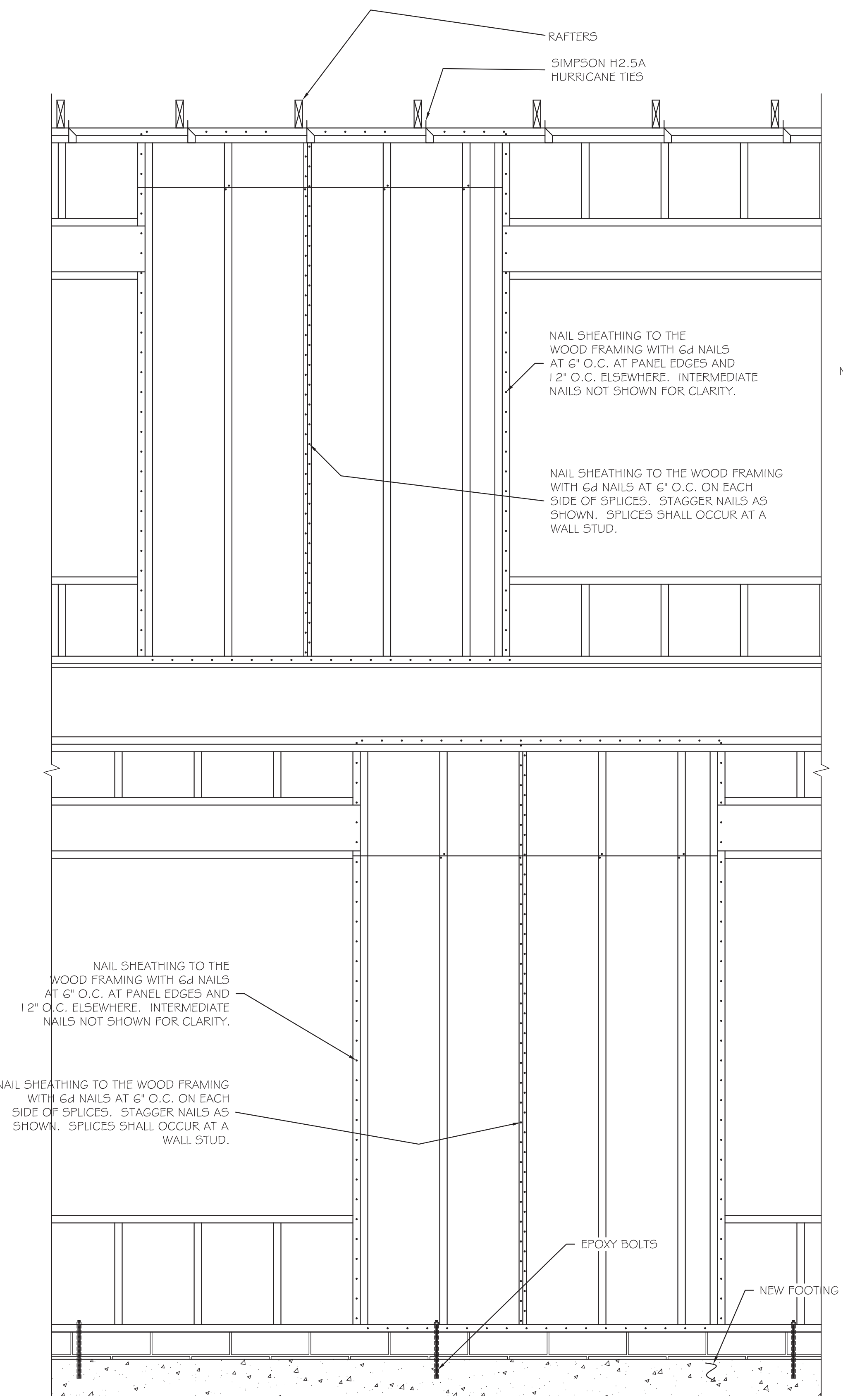
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STRUCTURAL DETAILS

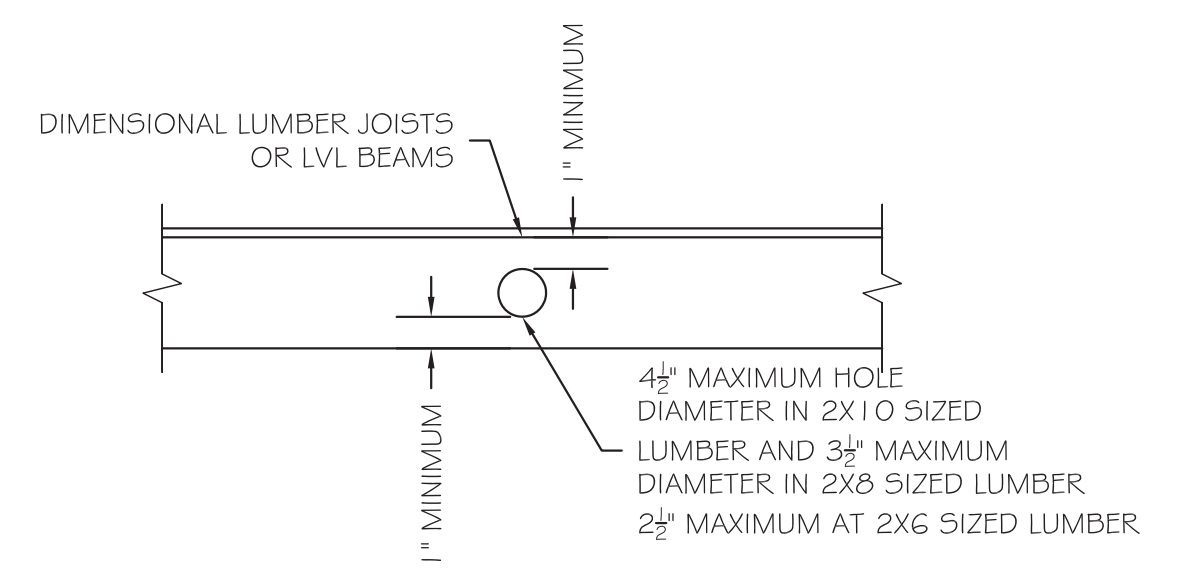
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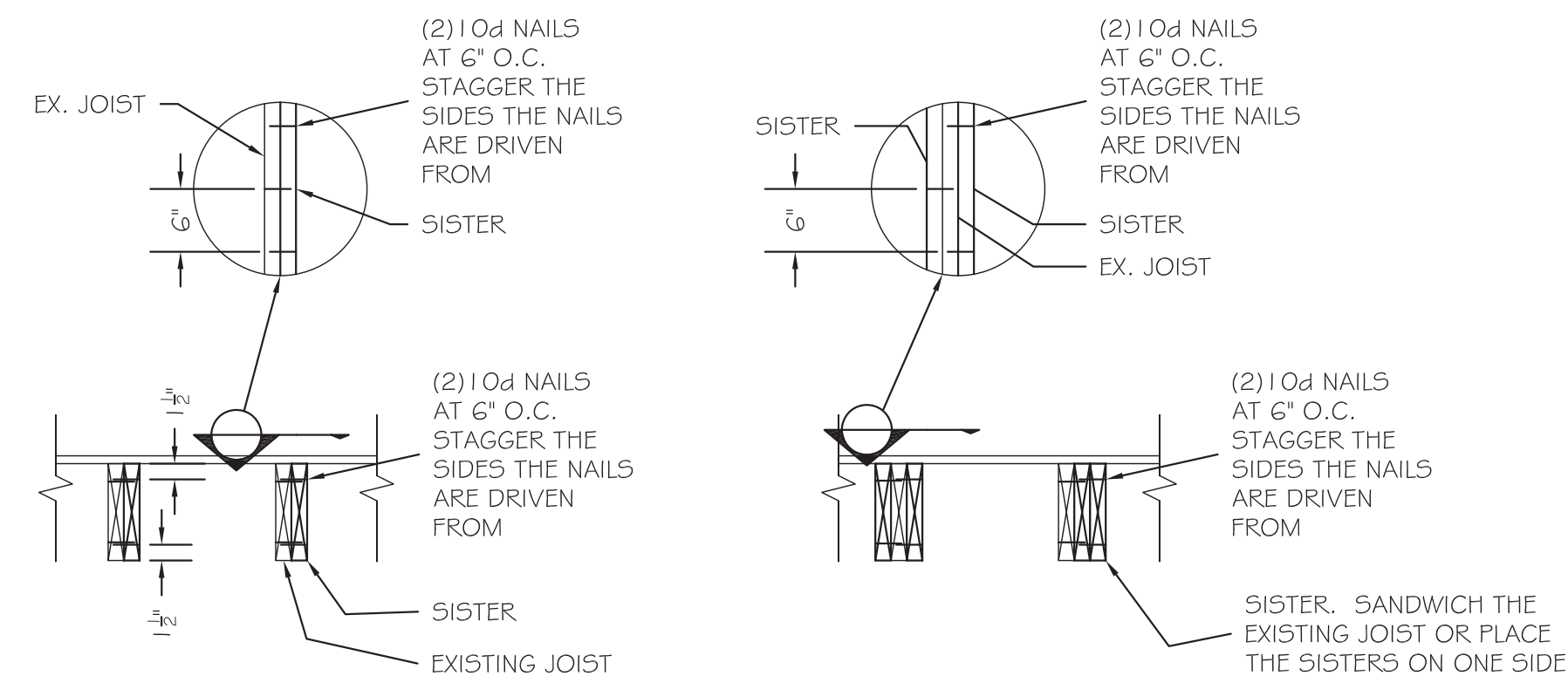
Typical Fitchbeam Framing Elevation
Scale: NOT TO SCALE



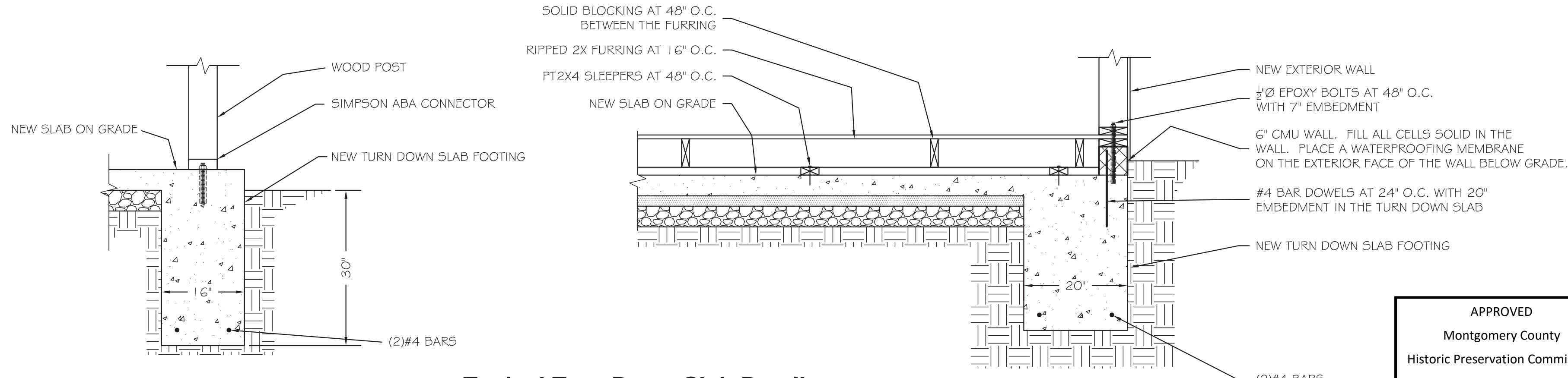
Typical Framing Elevation at EDP Panels
Scale: 3/4" = 1'-0"±



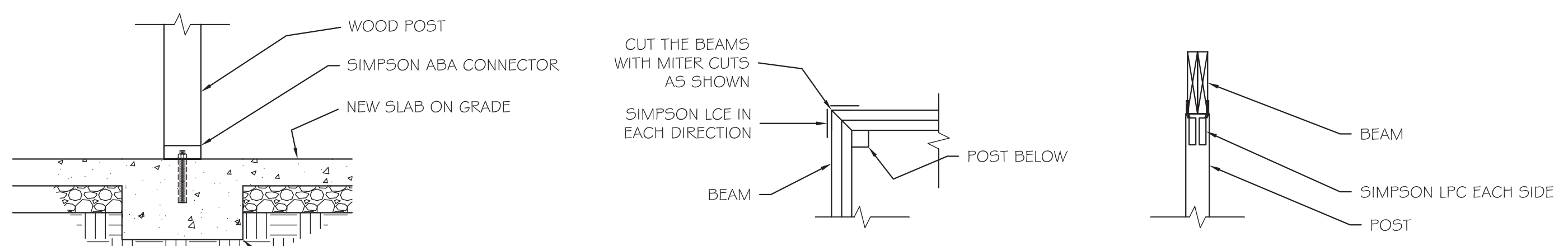
Typical Detail at Floor Joist/LVL Beam Holes
Scale: 3/4" = 1'-0"



@Single Sister @Double Sister
Scale: NTS

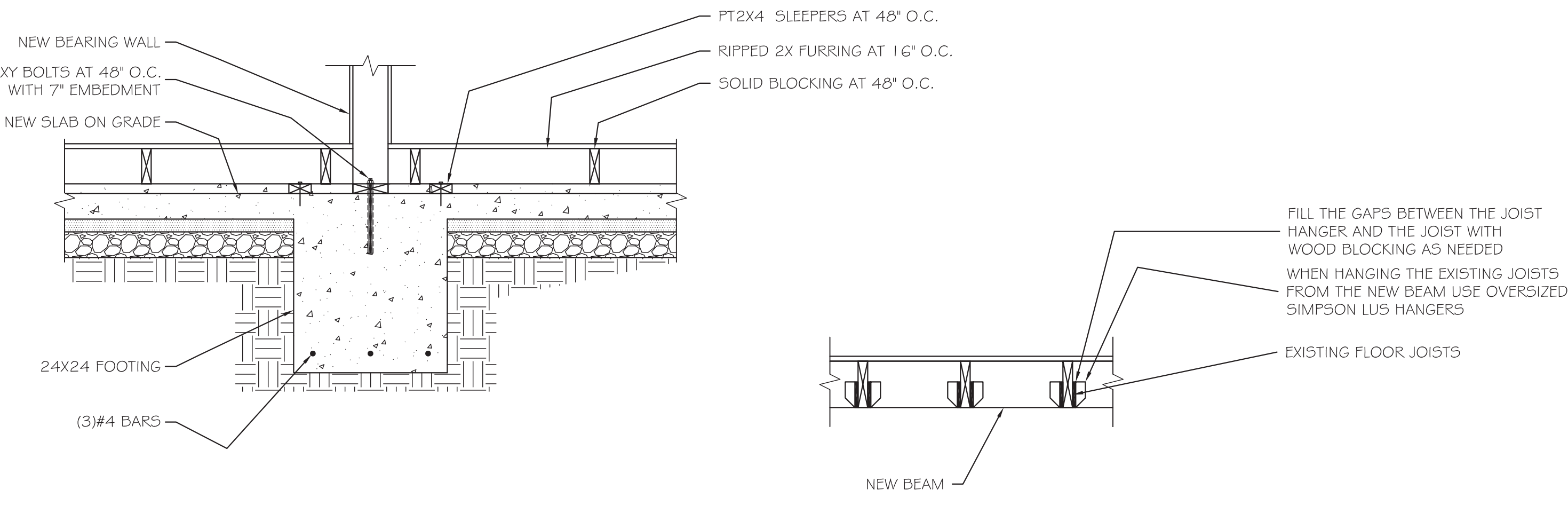


Typical Turn Down Slab Details
Scale: 3/4" = 1'-0"



Typical Interior Post to Footing Detail
Scale: 3/4" = 1'-0"

@ Corners @ Simpson LPC Connectors
Typ. Wood Post To Beam Details
Scale: 3/4" = 1'-0"



Detail at Keynote 12
Scale: 3/4" = 1'-0"

Typical Ex. Joist to New Beam Detail
Scale: 3/4" = 1'-0"