



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 9, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1006095 - Elevator Addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 12, 2022 HPC meeting with revisions approved at the October 12, 2022 HPC meeting.

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

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

Applicant: Verlyn Flieger
Address: 10221 Meredith Ave., Silver Spring

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





3609 Sandy Court Kensington MD 20895
(301) 960-8635
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Flieger Residence

10221 Meredith Ave
Silver Spring, MD 20910

Project Number: 2202

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

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Flieger Residence

10221 Meredith Ave Silver Spring MD 20910

Property Information

Project Type: Residence
Owners: Verlyn Flieger
Site Address: 10221 Meredith Ave Silver Spring MD 20910
SDCI Project Number: Permit ID
Legal Description:
Assessor Parcel Number: 2520, 0012
Zoning: R-60
Setbacks: Side 8'-0" min 18'-0" combined, Rear 20'-0", Front 25'-0"
Building Height: R-60

Project Team

Architect
Mohr Architecture Studio
3609 Sandy Court Kensington MD 20895
Phone: (301) 960-8635
E-mail: info@mohrarchitecturestudio.com
Contact: Joshua Mohr, AIA

Structural Engineer

Harrison Custom Engineering, LLC
210 Willow Lane, Berryville, VA 22611
Phone: (540) 539-1875
E-mail: ben@harrisoncustomengineering.com
Contact: Ben Harrison PE

Contractor

D.A.Scott Fine Homes
3511 Sandy Court, Kensington, MD 20895
Phone: (301) 814-3107
E-mail: dasfinehomes@gmail.com
Contact: David Scott

General Notes

- All work shall conform to all applicable codes and ordinances.
- Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
- Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
- All wood in contact with concrete to be pressure treated.
- All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.
- Contractor shall verify all existing conditions prior to initiating any portion of the work.
- Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
- Stair and guardrail openings to be less than 4".
- Tight line all affected drainage to approved drainage system.
- All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
- All (new) smoke detectors to be hardwired to home's electrical system.
- If subsurface water is encountered at any point, contact the owner's geotechnical engineer for recommendations before proceeding.

Gross Floor Area (Existing)

Lower Level	894 sq ft
Main Level	904 sq ft
Upper Level	904 sq ft
Total Square Footage	2,702 sq ft

Gross Floor Area (Proposed)

Lower Level (170 sq ft new)	1,064 sq ft
Main Level (170 sq ft new)	1,074 sq ft
Upper Level (170 sq ft new)	1,074 sq ft
Total Gross Square Footage	3,212 sq ft

Lot Area: 9,098 sq ft

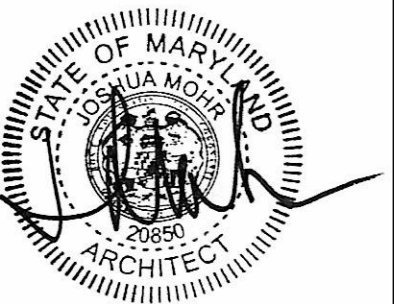
Allowable Coverage for structures (35% of Lot Area): 3,184 sq ft

Existing house	904 sq ft
Existing front porch and stairs	215 sq ft
Existing rear deck	242 sq ft
NEW addition	170 sq ft
NEW deck and stairs	24 sq ft
Total Lot Coverage:	1,555 sq ft

1,555 sq ft < 3,184 sq ft
Total Lot Coverage: 1,555/9,098 sq ft = 17.1%

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Professional Certification.

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license no. 20850, Expiration date 08/31/2023.

ISSUED:

26 Feb 2023 | Permit Set



REVIEWED
By Dan.Bruechert at 11:40 am, Mar 09, 2023

Cover Sheet

0001

GENERAL NOTES

- 01 General
1. Project documents:
A. Types of documents:
1. Large-format drawing sheets bearing the name of the Architect and Project, and the notation 'Construction Set' or 'Revision [R#]'...
2. Specifications bearing the notation, 'Construction Specifications'. Preliminary and other specifications shall not be used for construction.
3. Supplemental drawing sheets bearing the name of the Architect, Project, and the notation 'SK-[#]'...
4. Schedules of finishes, fixtures, doors, windows, and other manufactured products, which may be issued as part of any of the above documents.
5. Any work done from out of date documents will be solely at the Contractor's risk and expense.
B. Inconsistencies:
1. Any inconsistencies found between the drawings and existing conditions, or among the drawings, or between the drawings and the specifications, shall be reported to the Architect...
C. Project Document Precedence:
1. In the event of conflicting information within the project documents, the following precedence order shall be followed:
a. Specifications
b. Drawings at larger scale
c. Drawings at smaller scale
2. Where construction documents specify more stringent requirements than building code minimums, construction document requirements shall govern.
2. Dimensions:
A. Columns are dimensioned to centerline.
B. Wood framing is dimensioned to face of framing.
C. Concrete and masonry are dimensioned to face of material.
D. Openings are dimensioned to centerline, UNO. See door and window schedules for rough openings and masonry openings if applicable.
3. Existing conditions:
A. All existing conditions, materials, dimensions and elevations shall be verified by the Contractor prior to beginning work.
B. Extreme care and safety measures must be taken by the General Contractor so as not to damage the existing structure in any way. Any damage to the existing structure resulting from construction work shall be the sole responsibility of the Contractor.
4. Codes and standards:
A. International Residential Code for One- and Two-Family Dwellings, 2018 Edition, as amended by Montgomery County Executive Regulation No. 8-12.
B. Concrete ACI 318, Building Code Requirements for Structural Concrete and Commentary, latest edition, of the American Concrete Institute.
C. Structural Steel: Code of Standard Practice for Steel Buildings and Bridges, March latest edition, of the American Institute of Steel Construction.
D. Welding: Structural Welding Code - Steel, latest edition, of the American Welding Society.
E. Masonry ACI 530/530.5 S10.1 MS 402
F. Wood Framing: National Design Specification for Stress-Grade Lumber and Its Fastenings of the National Forest Products Association, latest edition.
5. Design Loads:
A. Live loads:
1. Roads: 30 PSF
2. Sleeping Rooms: 30 PSF
3. Rooms other than Sleeping: 40 PSF
B. Dead loads: Minimum design dead weight of superimposed building materials in accordance with table A1 of the Minimum Design Loads for Building and Other Structures, ANSI A58.1-82.
C. Wind Speed: 115 MPH.
D. Seismic design category: B.
6. Design Code Notes:
A. Ceiling Heights:
1. Habitat rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of no less than 7'-0". The required height shall be measured from the finish floor to the lowest projection from the ceiling...
2. Any floor area having less than 5'-0" of ceiling height shall not be considered part of the room area and shall not be allowed to have any permanent fixtures or furnishings such as, but not limited to, bathtubs, showers, water closets, sinks, cabinets, counters, and shelves.
B. Garage floor shall be at least 4" below the adjacent dwelling floor or a permanent noncombustible liquid-tight curb, at least 4" high, shall be on the garage side. Garage shall be provided with minimum 1/2" drywall. A solid wood door 1-3/8" thick or a 20-minute fire-rated door is required, IRC §R309.
C. Egress openings:
1. Every sleeping room and every habitable room shall have at least one operable window or exterior door opening for emergency escape and rescue. Openings shall have a sill height of not more than 44" above the floor. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq ft, a minimum net clear opening width of 20", and a minimum net clear opening height of 24". IRC §R310.
2. All egress doors and windows shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort, IRC §R311.2.
D. Stairs:
1. Stairs shall comply with IRC §R314, and handrails shall comply with IRC §R315.
2. Treads and risers shall comply with IRC §R314.2, as amended by Montgomery County Executive Regulation:
a. Tread: 10" min.
b. Riser: 7 3/4" max.
c. Open risers shall not permit the passage of a 4" diameter sphere.
3. Headroom: Minimum headroom in stairways shall be 6'-8", as described in IRC §R314.3.
4. Under-stair protection: Accessible space under stairs shall be finished with 1/2" GWB to comply IRC §R314.8.
5. Handrails shall have a minimum height of 34" and a maximum height of 38" measured from the nosing of the treads, IRC §R315.
E. Illumination: Interior and exterior stairways shall be illuminated in compliance with IRC §R303.4.
F. Guard railings:
1. Where required, Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below and retaining walls with a difference in grade level on either side of the wall exceeding 4 ft. and within 2 ft. of a walk, path, parking lot or driveway on the high side shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height, IRC Sec. R316.
2. Opening limitations: Required guards as described above shall have intermediate balusters that do not allow the passage of a 4" diameter sphere. Required guards shall not be constructed with horizontal rails or other pattern that results in a ladder effect, IRC §R316.2. Exception: Triangular openings formed by the riser, tread, and bottom rail of a guard on the open side of a stairway are permitted to be of such a size that a 6" diameter sphere cannot pass through.
G. Smoke Alarms:
1. Smoke alarms shall, at a minimum, be placed in the following locations:
a. Each sleeping room.
b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
c. On each additional story, in compliance with IRC §R317.1.
2. Interconnection: All smoke alarms in the dwelling shall be interconnected so that activation of one activates all the others, IRC §R317.1.
3. Power source: Smoke alarms shall be hard-wired, with battery backup, IRC §R317.2. Low voltage heat or smoke detection systems require a permit from the Department of Fire and Rescue Services.
4. Automatic sprinkler systems: IRC §R317.3.
H. Foundations:
1. Concrete and masonry foundation walls shall comply with IRC R404.1. Walls shall be capable of supporting lateral or 40' p/foot of depth below grade.
2. Foundation concrete shall comply with IRC §R402.2.
3. Height of walls: Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4" where masonry veneer is used and a minimum of 6" elsewhere, IRC §R404.1.6 and §R400.1.5.
4. Wood sill plates: Wood sill plates shall be pressure-preservative-treated. The minimum width shall be the width of the studs of the frame wall directly above. Sill plates shall be anchored to the foundation with anchor bolts or approved straps spaced a maximum of 4'-0" OC, and shall also be located within 12" from the ends of each plate section. Bolts shall be at least 1/2" diameter and shall extend a minimum of 7" into masonry or concrete, IRC §R403.1.6.
I. Crawlspace:
1. Crawlspace (or "Under-Floor Space") shall comply with IRC §R408.
2. Ventilation:
a. Minimum net area of ventilation openings shall not be less than 1 square foot per 150 sf of crawlspace area.
b. One ventilating opening shall be within 3'-0" of each building corner.
3. Access: An access opening at least 18" x 24" shall be provided for the crawlspace, IRC §R408.3.
4. All untreated lumber shall be minimum 18" above finished grade, and shall comply with IRC §R323.
J. Roofs:
1. Roof loads shall be transmitted to foundation.
2. Roof assemblies shall comply with IRC Chapter 9.
3. Roof ventilation and attic access shall comply with IRC §R806 and §R807.
K. Fireplaces, flues, and chimneys:
1. Chimneys and fireplaces shall comply with IRC Chapter 10 and Fig. R1003.1. Flue sizes shall be determined in accordance with Fig. R1001.12.2.
2. Clearance to combustible materials:
a. Masonry chimneys located within the exterior walls of the building shall have a minimum air space clearance to combustibles of 2". Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum air space clearance of 1". The air space shall not be filled, except to provide fireblocking in accordance with IRC §R602.8 and §R400.1.5.
b. All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2" from the front faces and sides of masonry fireplaces and not less than 4" from the back faces of masonry fireplaces, IRC §R1003.12.
3. Ventilation: Factory-built or masonry fireplaces shall be equipped with an exterior air supply to assure proper fuel combustion, unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive, IRC Sec. R1005.
L. Swimming pools:
1. All residential swimming pools shall comply with IRC Appendix G, and Article 680 of the National Electric Code.
2. Swimming pool areas shall be fenced in compliance with IRC §AG105, as amended by Montgomery County Executive Regulation. The minimum barrier height shall be 5'-0".
M. Miscellaneous:
1. Energy efficiency: All dwellings shall comply with IRC Chapter 11, Energy Efficiency. Exception: 1-story additions of 200 sf or less.
2. Radon: Radon venting is required and shall be installed per IRC Appendix F (Radon Control Methods).
3. Safety glass: Glass in doors, side lights, tub and shower enclosures, and skylights shall be safety glass, IRC §R308.4.
7. Manufactured parts: All manufacturers parts to be installed according to Manufacturers' specifications.
02 Site Work:
1. Soil:
A. Soil bearing capacity minimum requirement: 2000 PSF UNO.
B. Assumed soil equivalent fluid pressure: 40 PSF.
2. Drainage:
A. Lot drainage shall comply with IRC §R401.2.
B. Foundation drainage shall comply with IRC §R405.1.
3. Fill:
A. Unless otherwise determined by soil engineer, all fill under paving and slab shall be graded mixtures of sand and gravel, well-compacted by appropriate types of compaction equipment in successive layers not greater than 6" thick, to a density not less than 85% of the maximum density at optimum moisture content determined by ASTM D-698, the standard Proctor method. Fill material shall be free from organic material, trash, mud, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic material.
B. Basement wall shall not be backfilled until the first floor framing is in place and the walls have been traced, IRC §R404.1.7.
C. Maximum unbalanced fill for foundation walls shall comply with IRC Tables §R404.1.1 (1) through (4).



RESIDENTIAL CODE NOTES

All construction shall be in conformance with the International Residential Code (IRC) and International Energy Conservation Code (IECC), 2018 Edition, as amended by Montgomery County Executive Regulation No. 31-19. All changes, tables, sections, figures, and appendices referenced herein are from the IRC and the IECC as amended. This document contains and explains items written on approved plans; it is not intended as a substitute for codes or any of their provisions.

CLIMATIC AND GEOGRAPHIC DESIGN PARAMETERS

Table with columns: GROUND SNOW LOAD, WIND DESIGN (ULTIMATE WIND SPEED, TOPOGRAPHIC EFFECTS), SEISMIC DESIGN CATEGORY, SUBJECT TO DAMAGE FROM (WEATHERING, FROST LINE DEPTH, TERMITES, DECAY), WINTER DESIGN TEMP., ICE SHIELD UNDERLAYMENT REQUIRED, FLOOD HAZARDS, AIR FREEZING INDEX, MEAN ANNUAL TEMP.

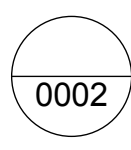
MANUAL J DESIGN CRITERIA

Table with columns: ELEVATION, LATITUDE, WINTER HEATING, SUMMER COOLING, ALTITUDE CORRECTION FACTOR, INDOOR DESIGN TEMPERATURE, DESIGN TEMPERATURE COOLING, HEATING TEMPERATURE DIFFERENCE, COOLING TEMPERATURE DIFFERENCE, WIND VELOCITY HEATING, WIND VELOCITY COOLING, COINCIDENT WET BULB, DAILY RANGE, WINTER HUMIDITY, SUMMER HUMIDITY.

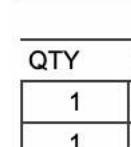
Soil Bearing capacity: 2000 psf or as determined by geotechnical evaluation. 1. TABLE R301.5. Live load. Minimum uniformly distributed live loads (in pounds per square foot) shall conform to the following:

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

Table with columns: USE, LIVE LOAD, USE, LIVE LOAD. Rows include Uninhabitable attics without storage, Uninhabitable attics with limited storage, Habitable attics and attics served with fixed stairs, Balconies (exterior) and decks, Fire Escapes, Guardrails and handrails.

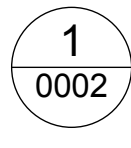


Residential Code Notes



Exterior Door and Window Schedule

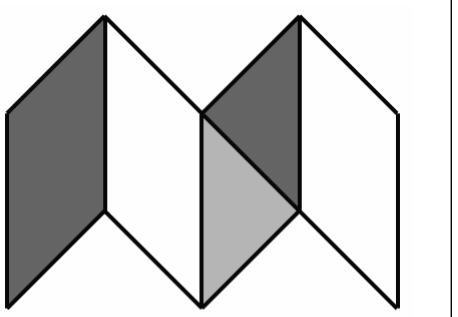
Table with columns: QTY, ID, Type, Manufacturer, Series, Model, Type, Dimensions, Tempered, U-value, SHGC, Note. Rows include Door, Pet Door, Window, Window.



Exterior Door and Window Schedule



REVIEWED By Dan.Bruechert at 11:40 am, Mar 09, 2023



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Flieger Residence

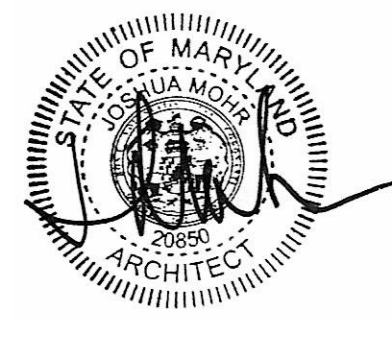
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Project Number: 2202

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Professional Certification.

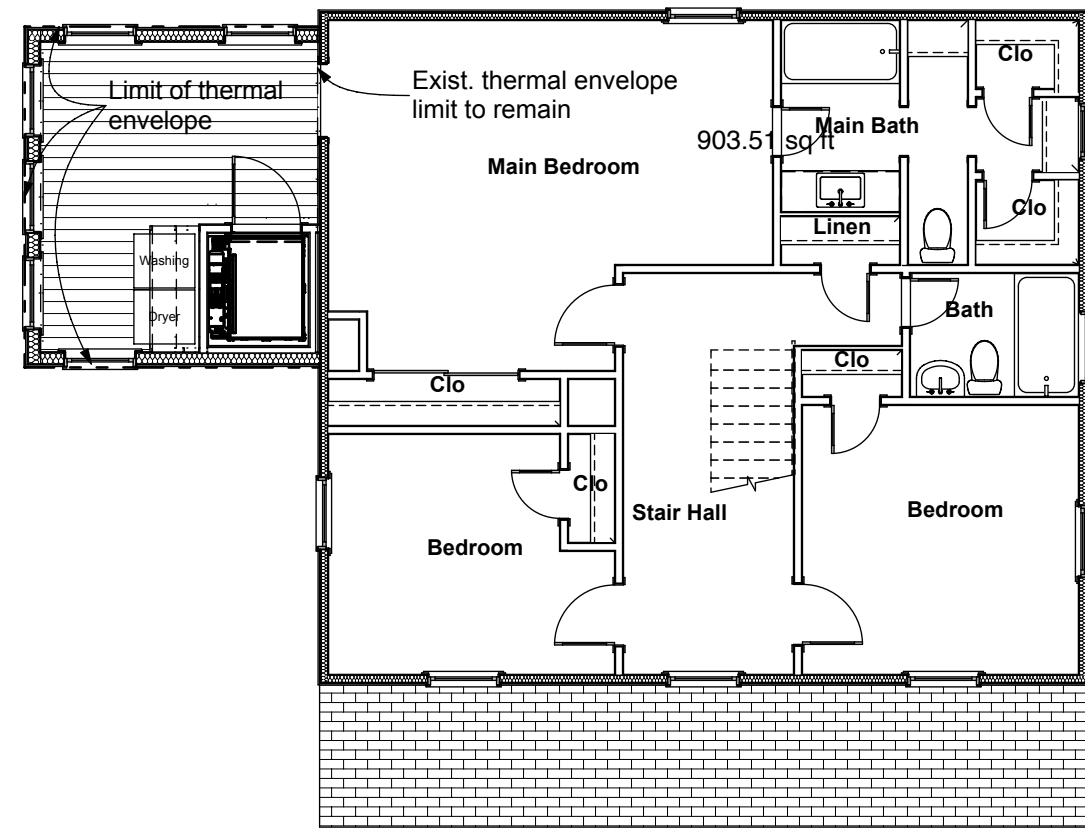
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license no. 20850, Expiration date 08/31/2023.

ISSUED:

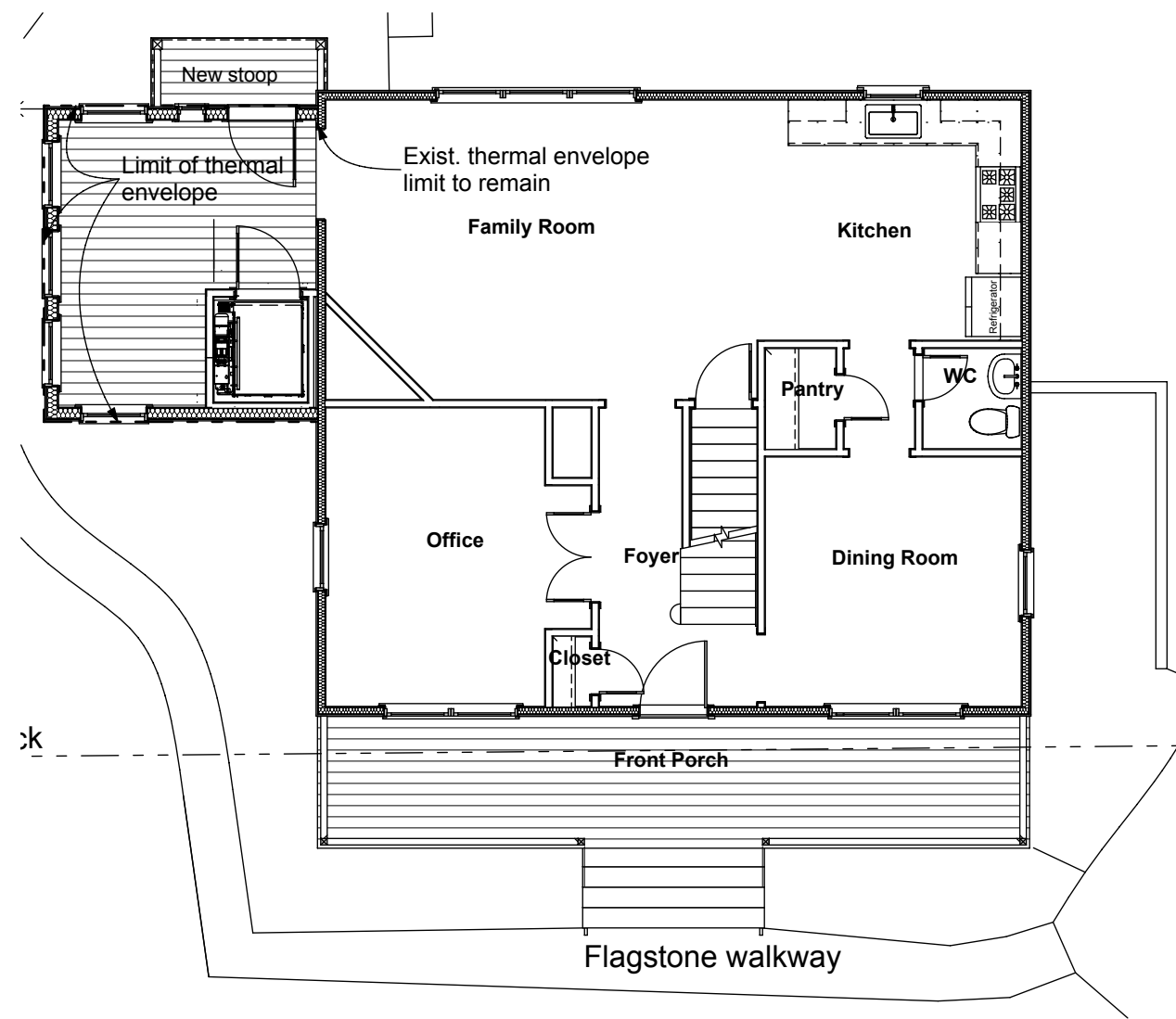
26 Feb 2023 | Permit Set

General Notes and Schedules

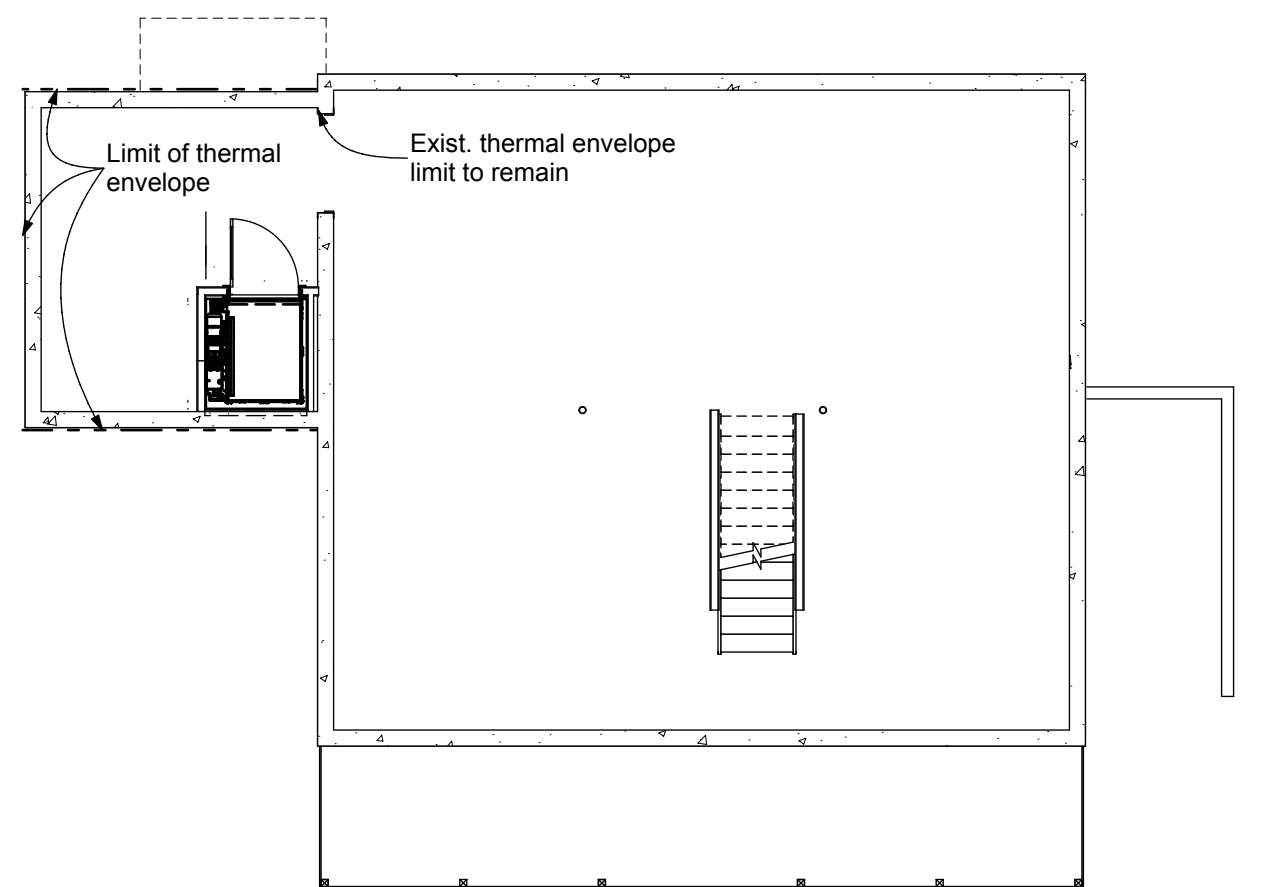
0002



3 Upper Level
0003 SCALE: 1/8" = 1'-0" 0 4' 8' 16'

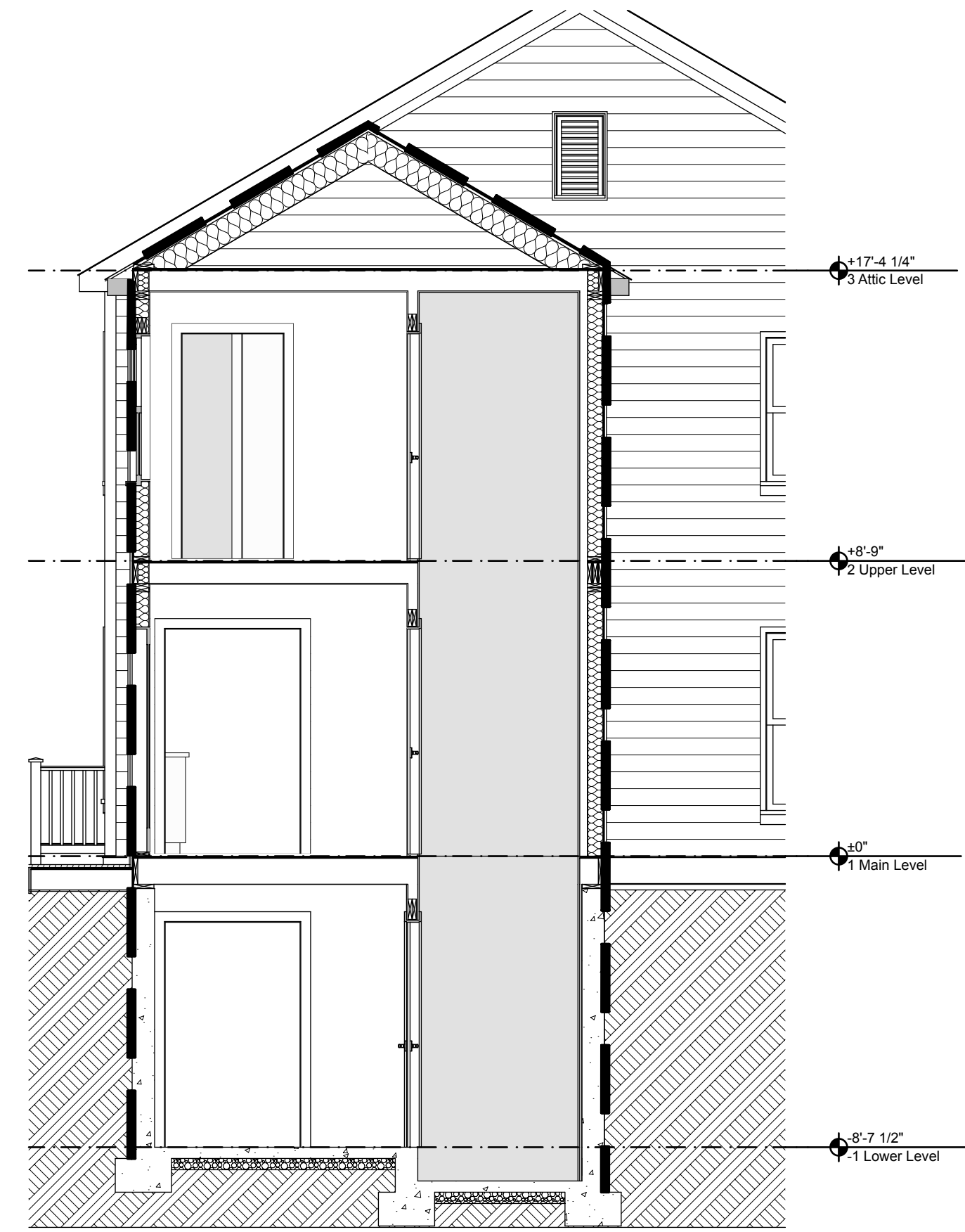


2 Main Level
0003 SCALE: 1/8" = 1'-0" 0 4' 8' 16'

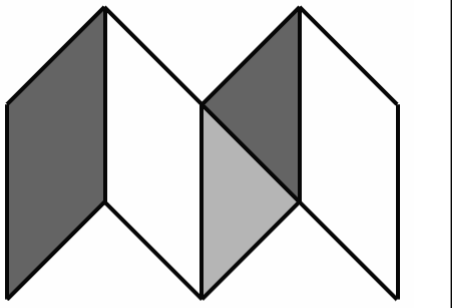


1 Lower Level
0003 SCALE: 1/8" = 1'-0" 0 4' 8' 16'

DPS Approval Stamps



4 Building Section
0003 SCALE: 1/4" = 1'-0" 0 2' 4' 6'



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**Flieger
Residence**

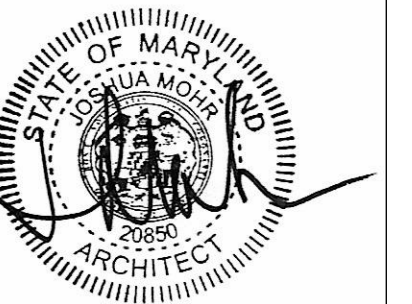
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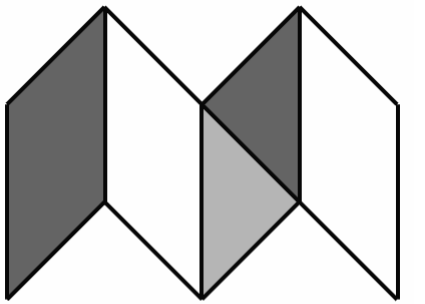
APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 11:40 am, Mar 09, 2023

Thermal Envelope

0003



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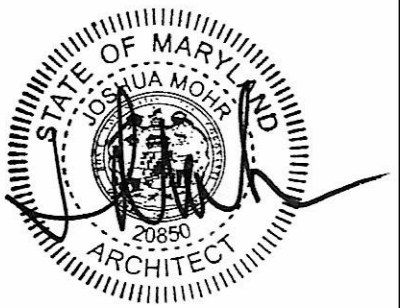
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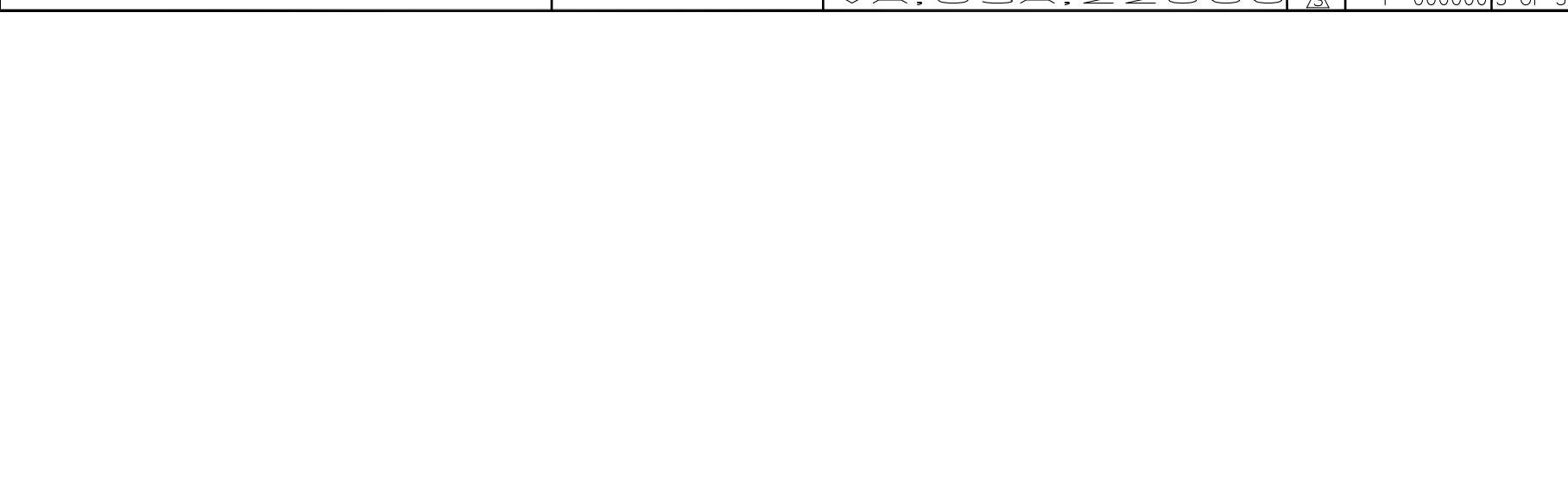
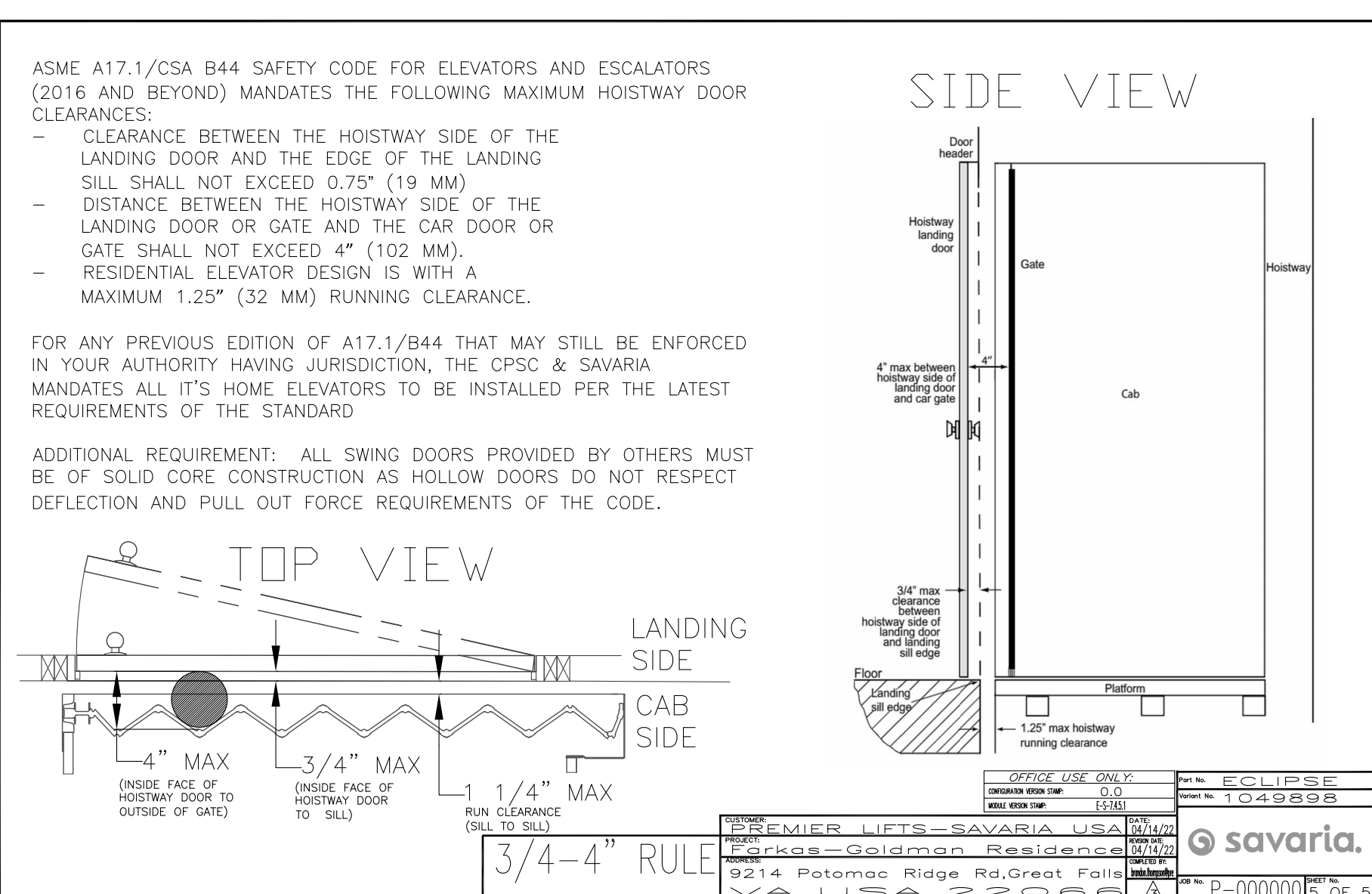
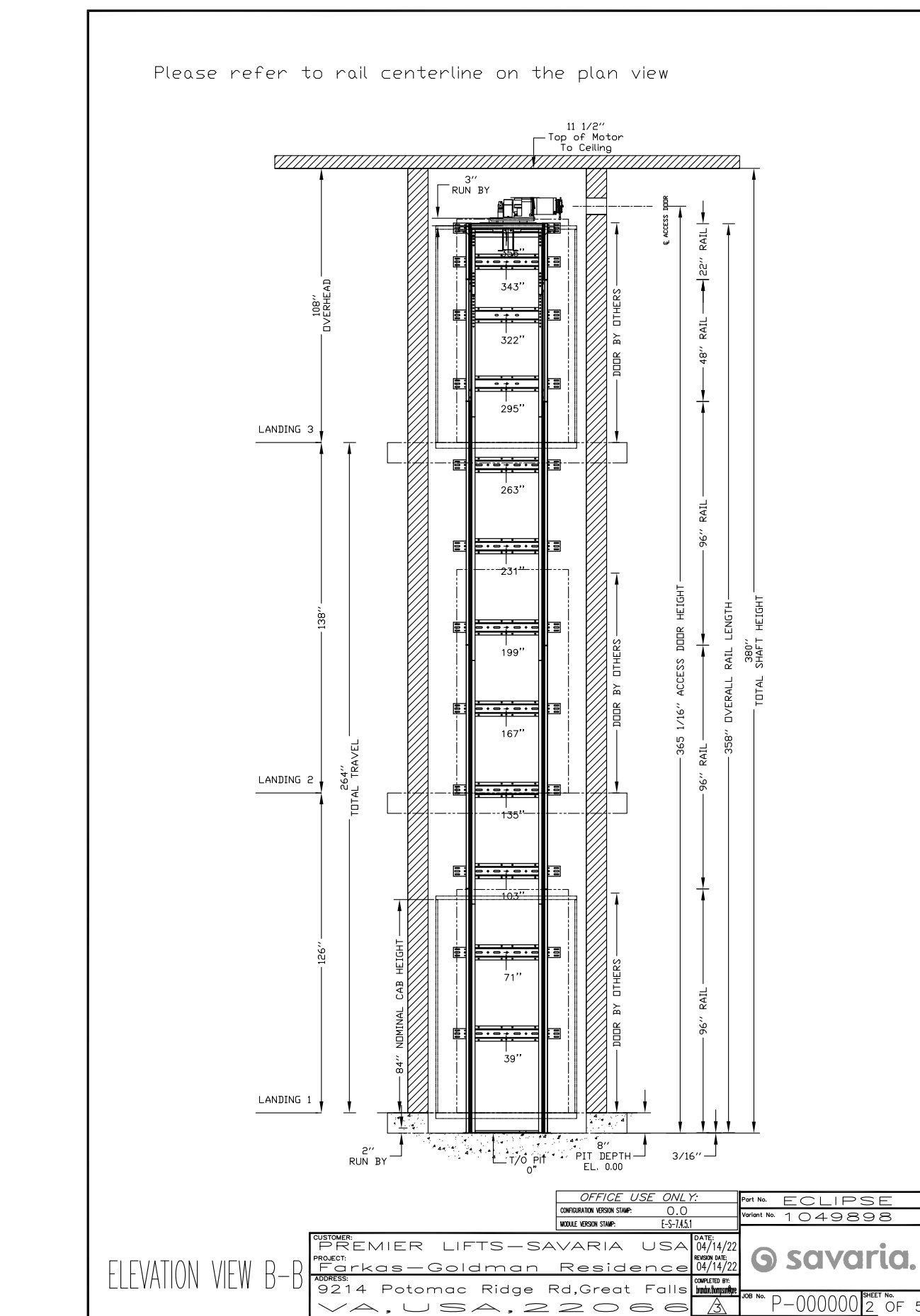
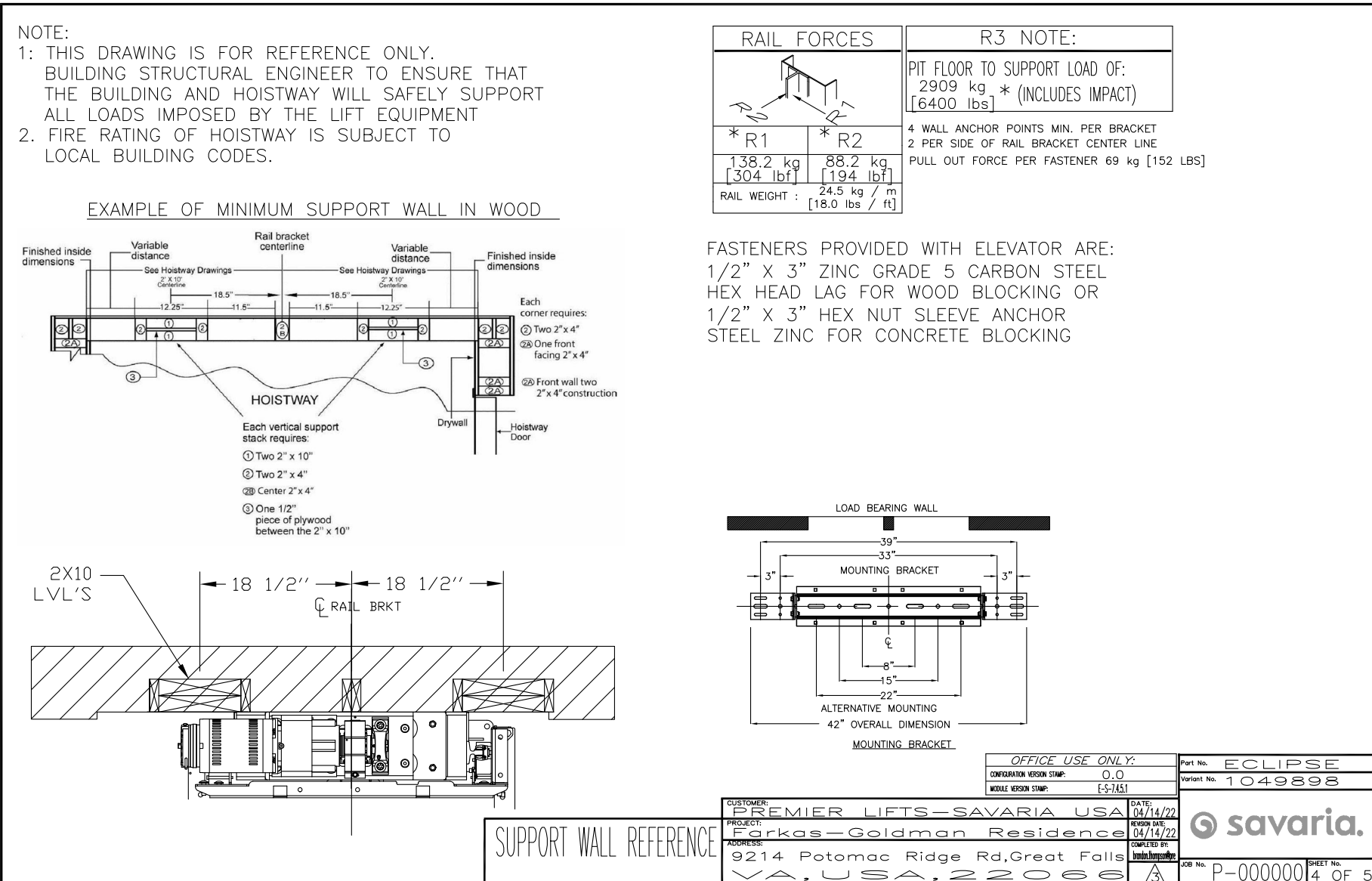
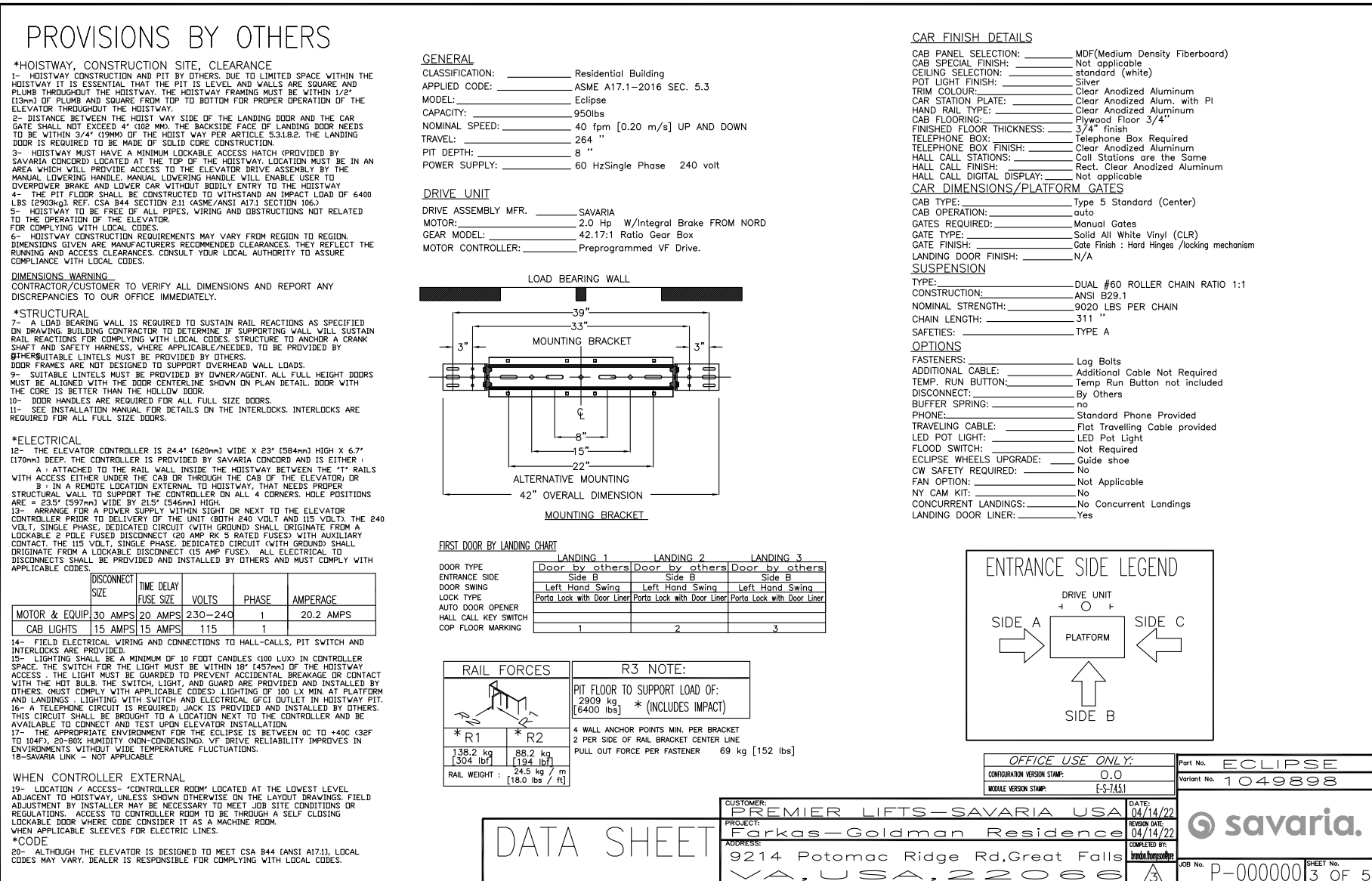
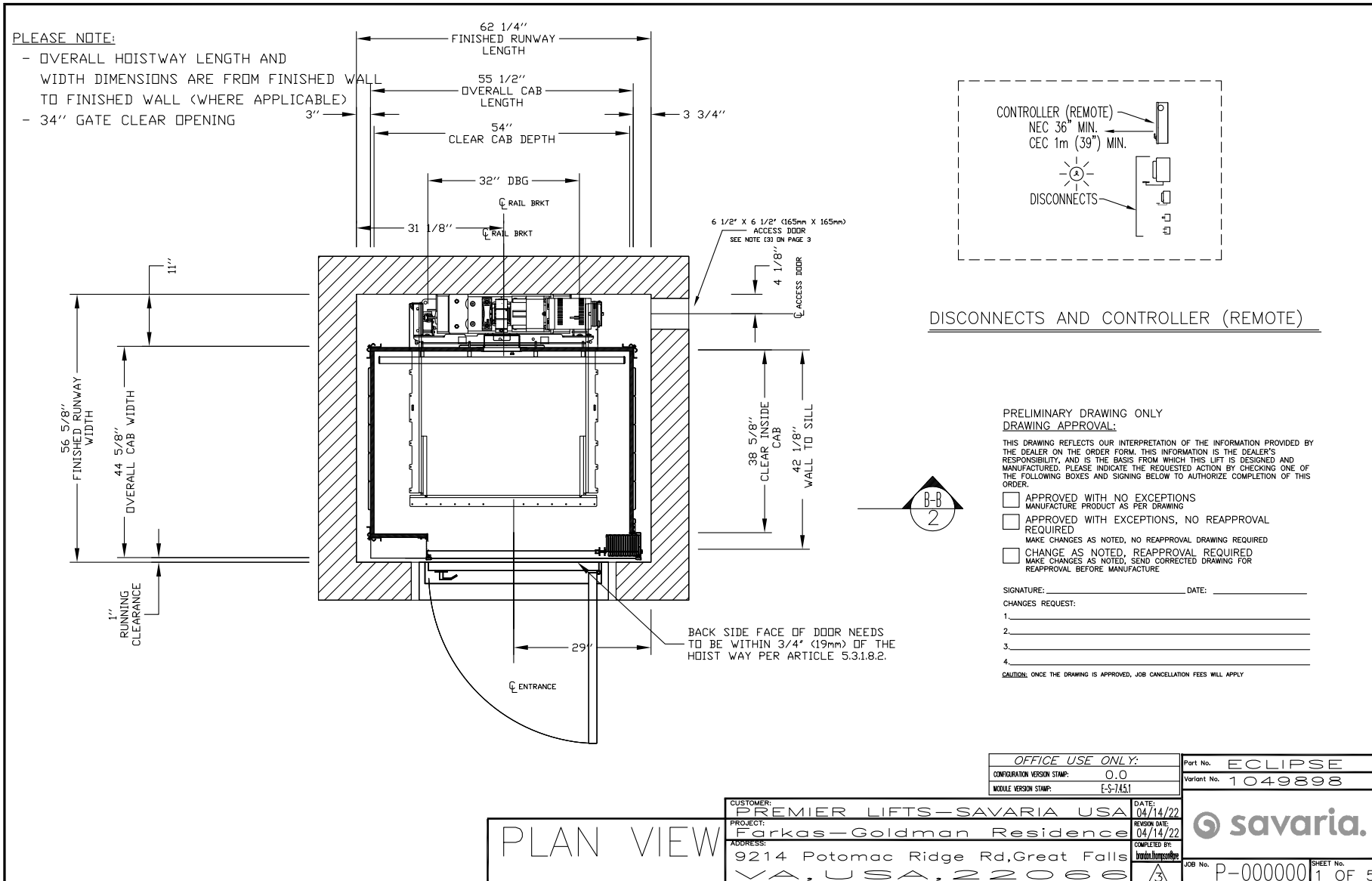
ISSUED:

26 Feb 2023 | Permit Set

Elevator Shop Drawings

0004

Printed: 3/9/23



APPROVED Montgomery County Historic Preservation Commission

REVIEWED By Dan.Bruechert at 11:40 am, Mar 09, 2023

DPS Approval Stamps

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
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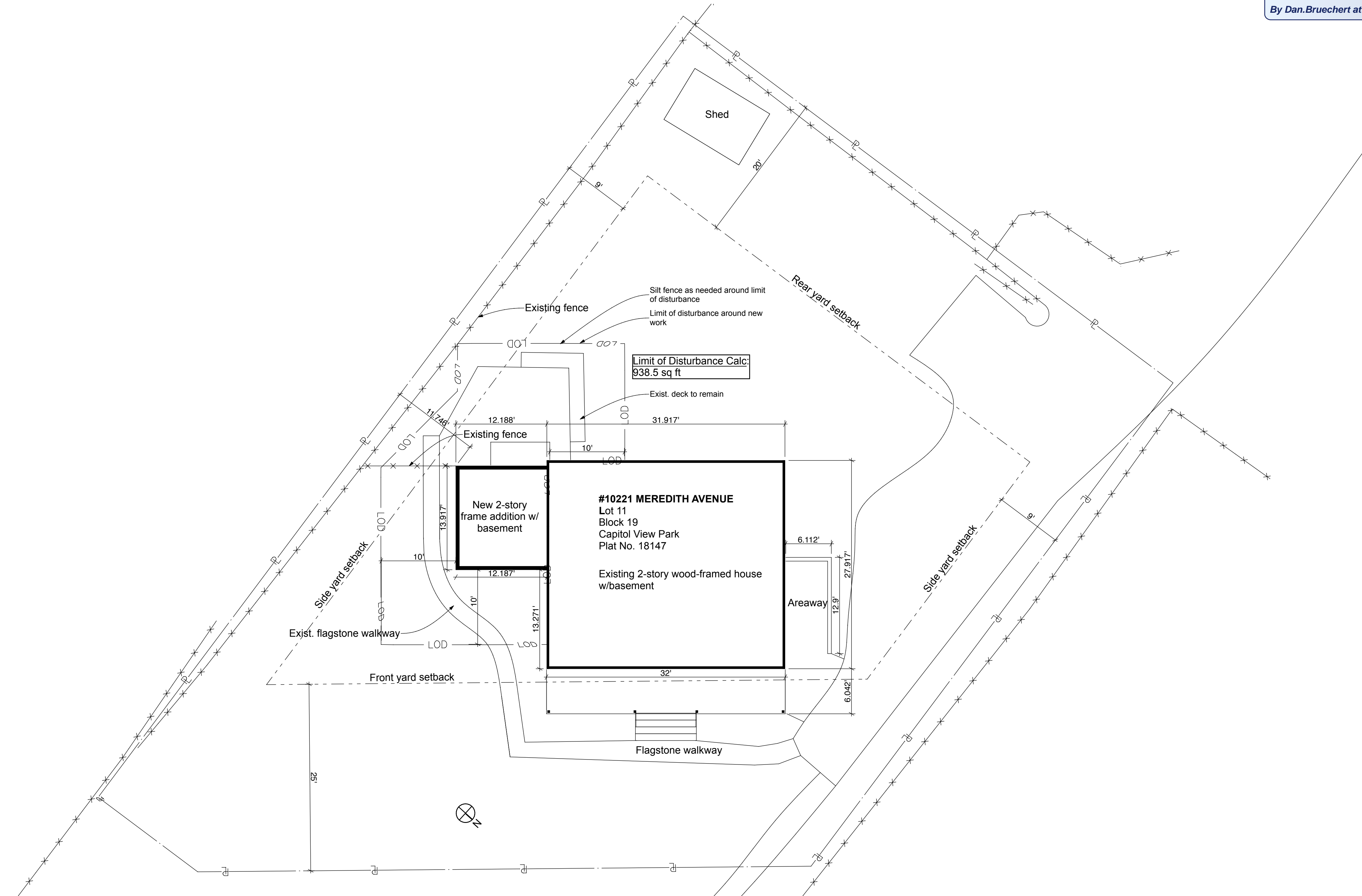
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Project Number: 2202

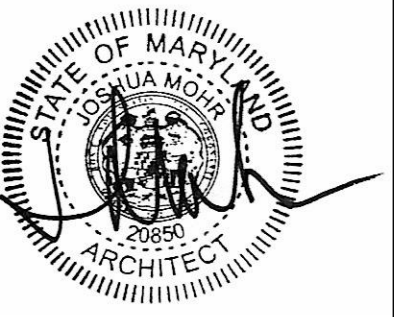
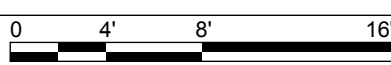
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1 Site Plan
C101 SCALE: 1/8" = 1'-0"



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Site Plan

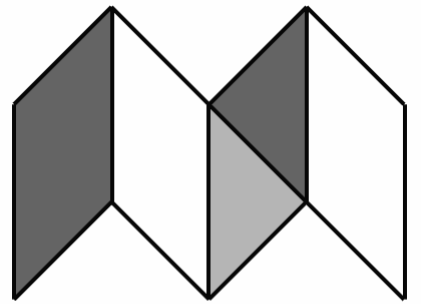
C101

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 Montgomery County
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REVIEWED
 By Dan.Bruechert at 11:41 am, Mar 09, 2023



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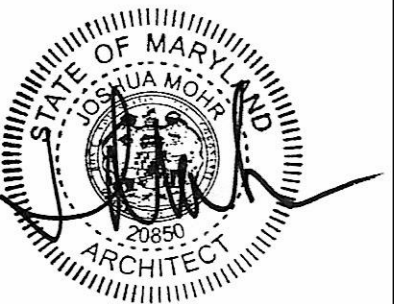
10221 Meredith Ave
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Project Number: 2202

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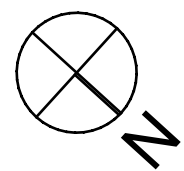
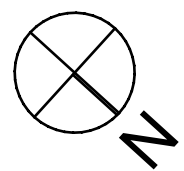
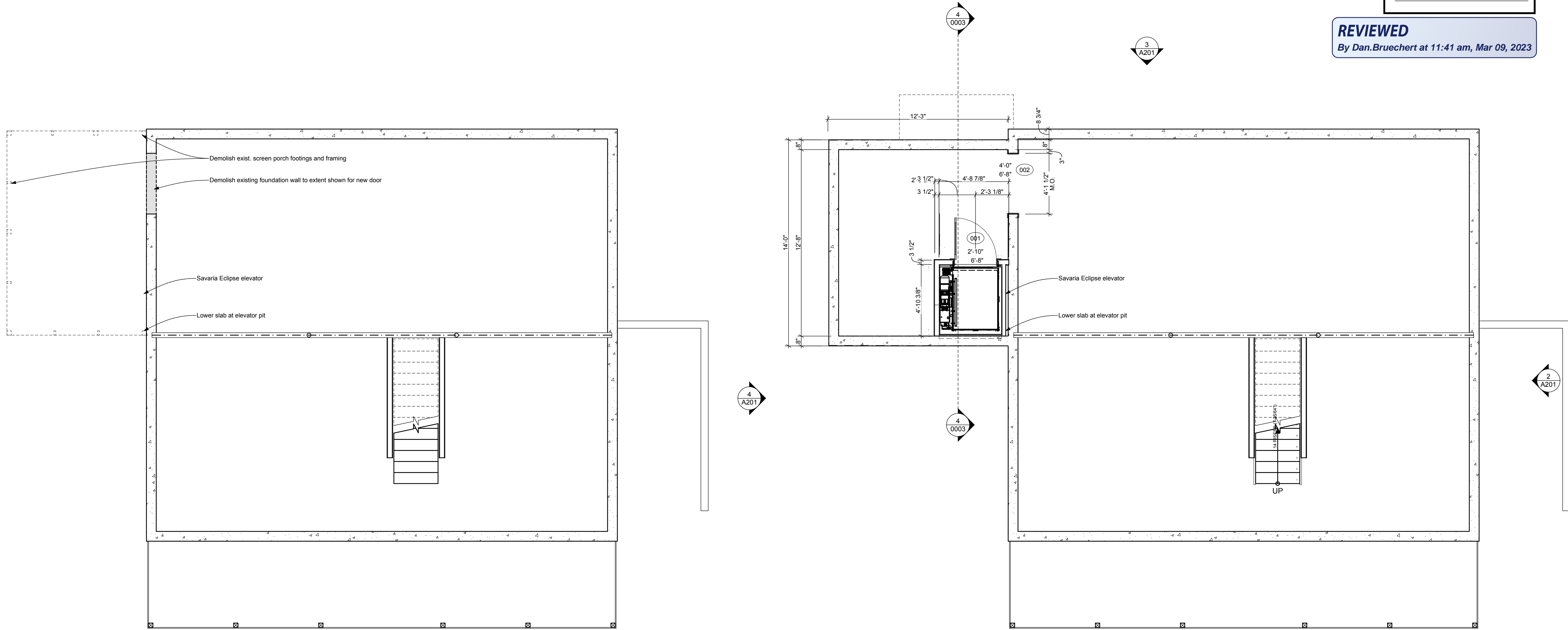
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Lower Level Plans

A100

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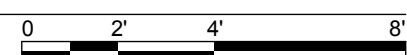
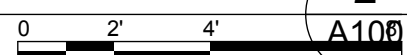


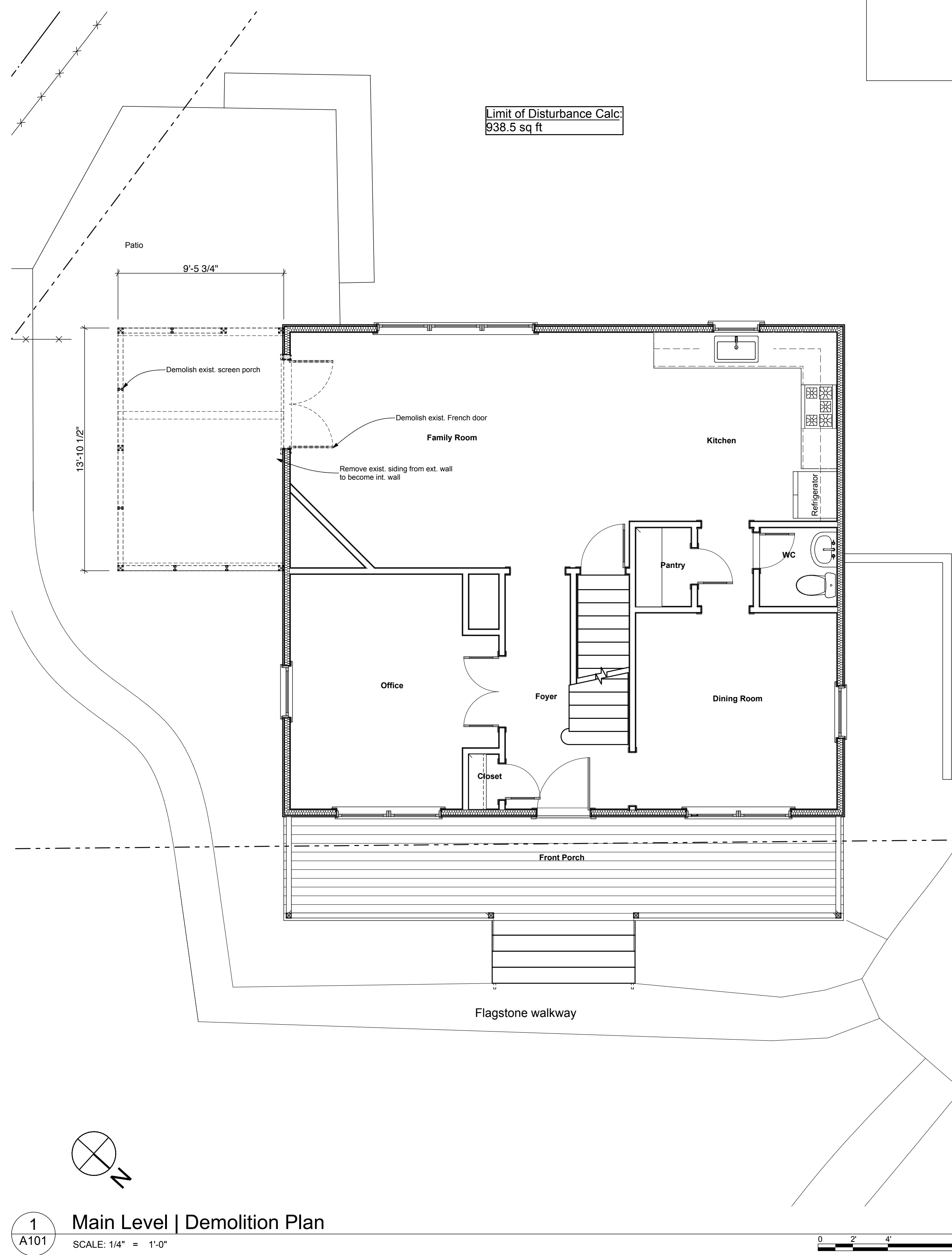
1 Lower Level | Demolition Plan

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

2 Lower Level | Proposed Plan

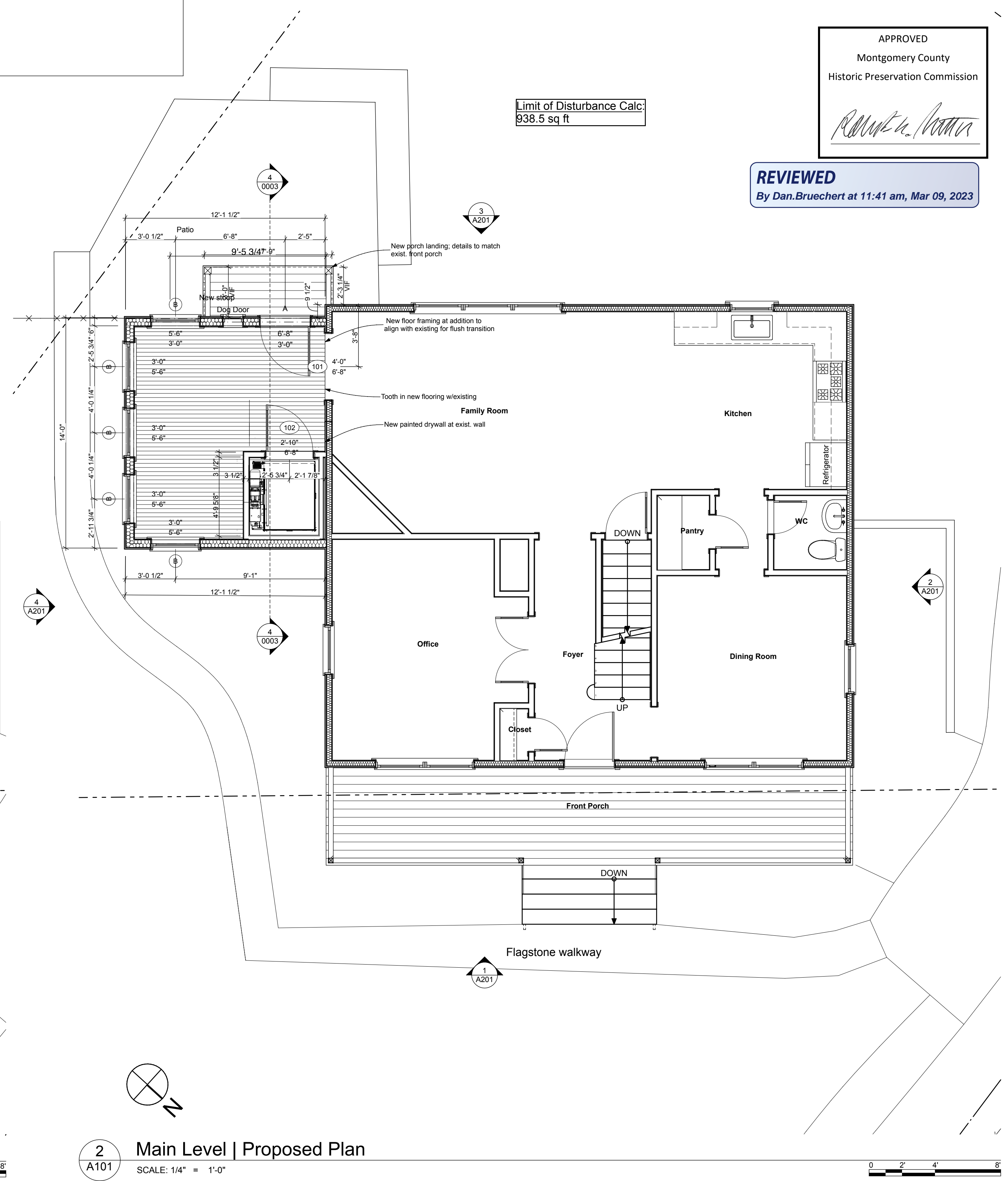
SCALE: 1/4" = 1'-0"





1 Main Level | Demolition Plan
A101 SCALE: 1/4" = 1'-0"

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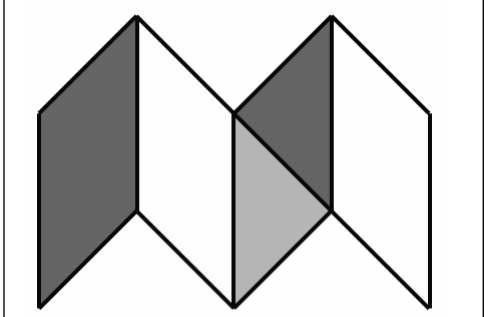


2 Main Level | Proposed Plan
A101 SCALE: 1/4" = 1'-0"

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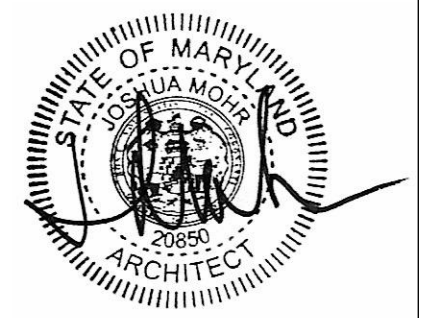
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Main Level Plans

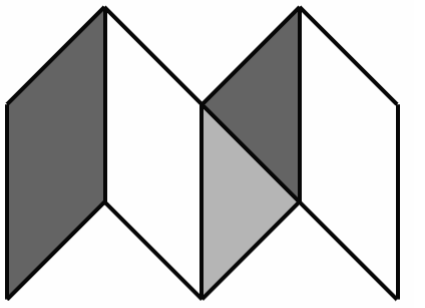
A101

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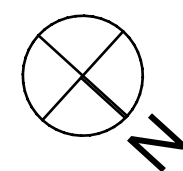
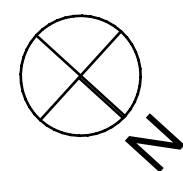
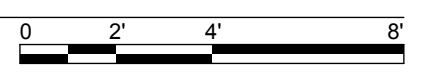
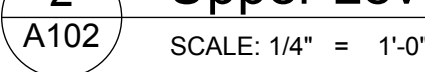
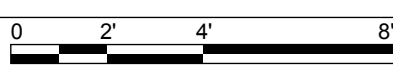
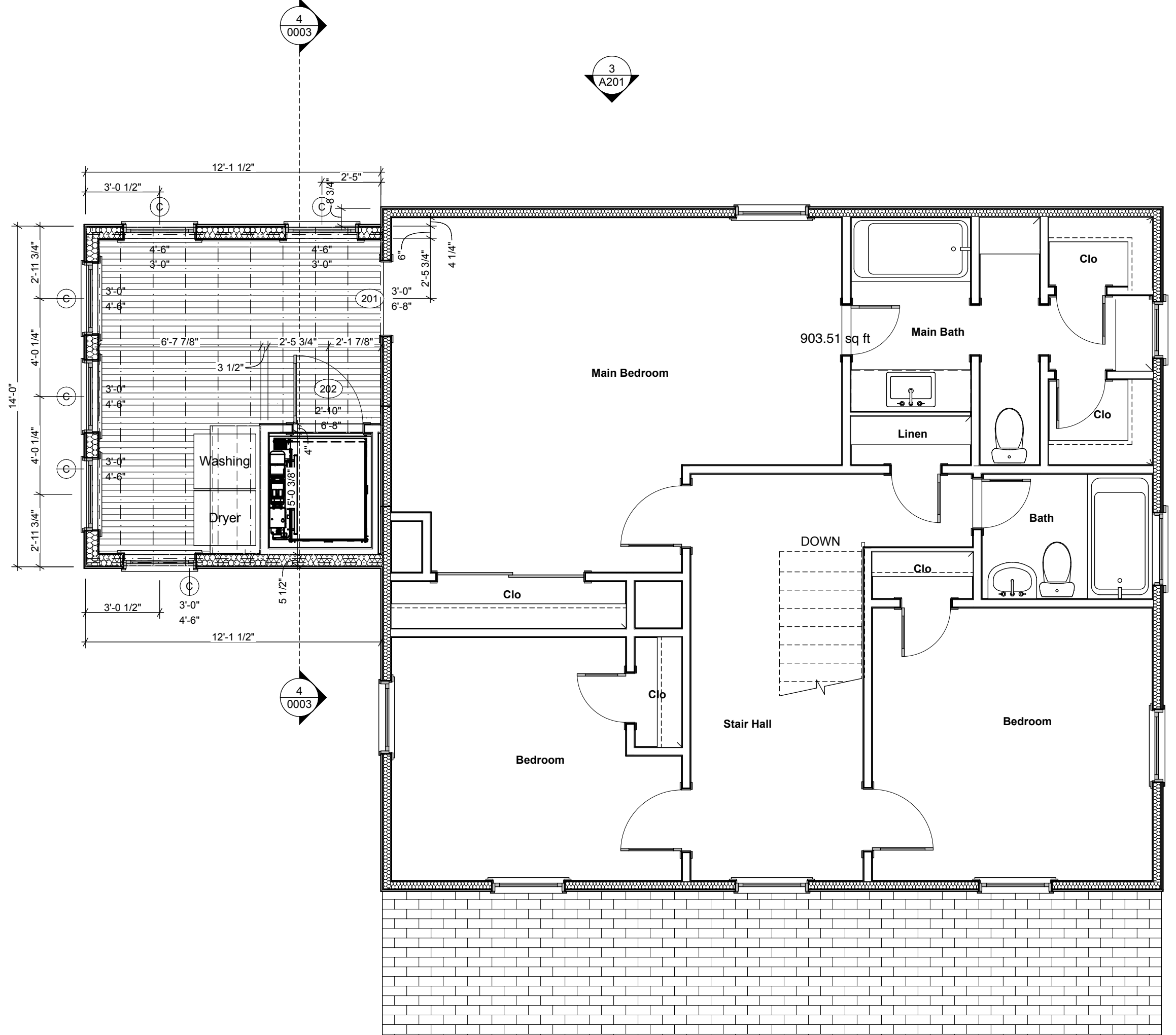
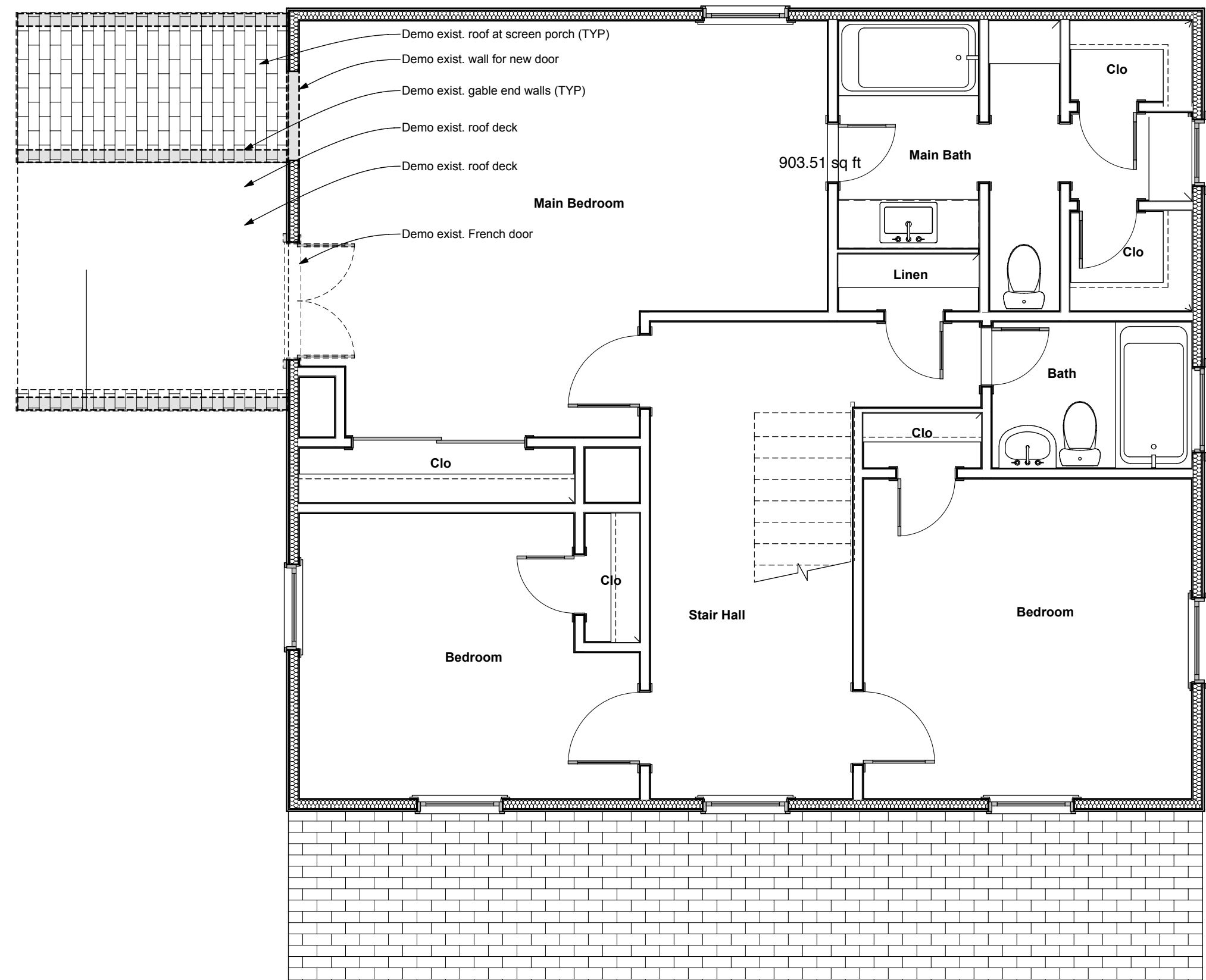
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Project Number: **2202**
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1
 A102 Upper Level | Demolition Plan
 SCALE: 1/4" = 1'-0"

2
 A102 Upper Level | Proposed Plan
 SCALE: 1/4" = 1'-0"

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Upper Level Plans

A102

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 By Dan.Bruechert at 11:41 am, Mar 09, 2023

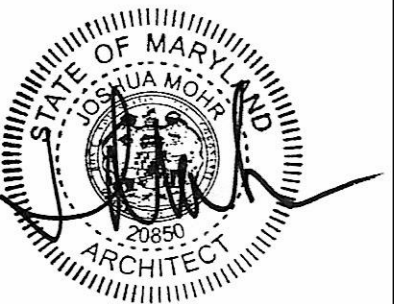


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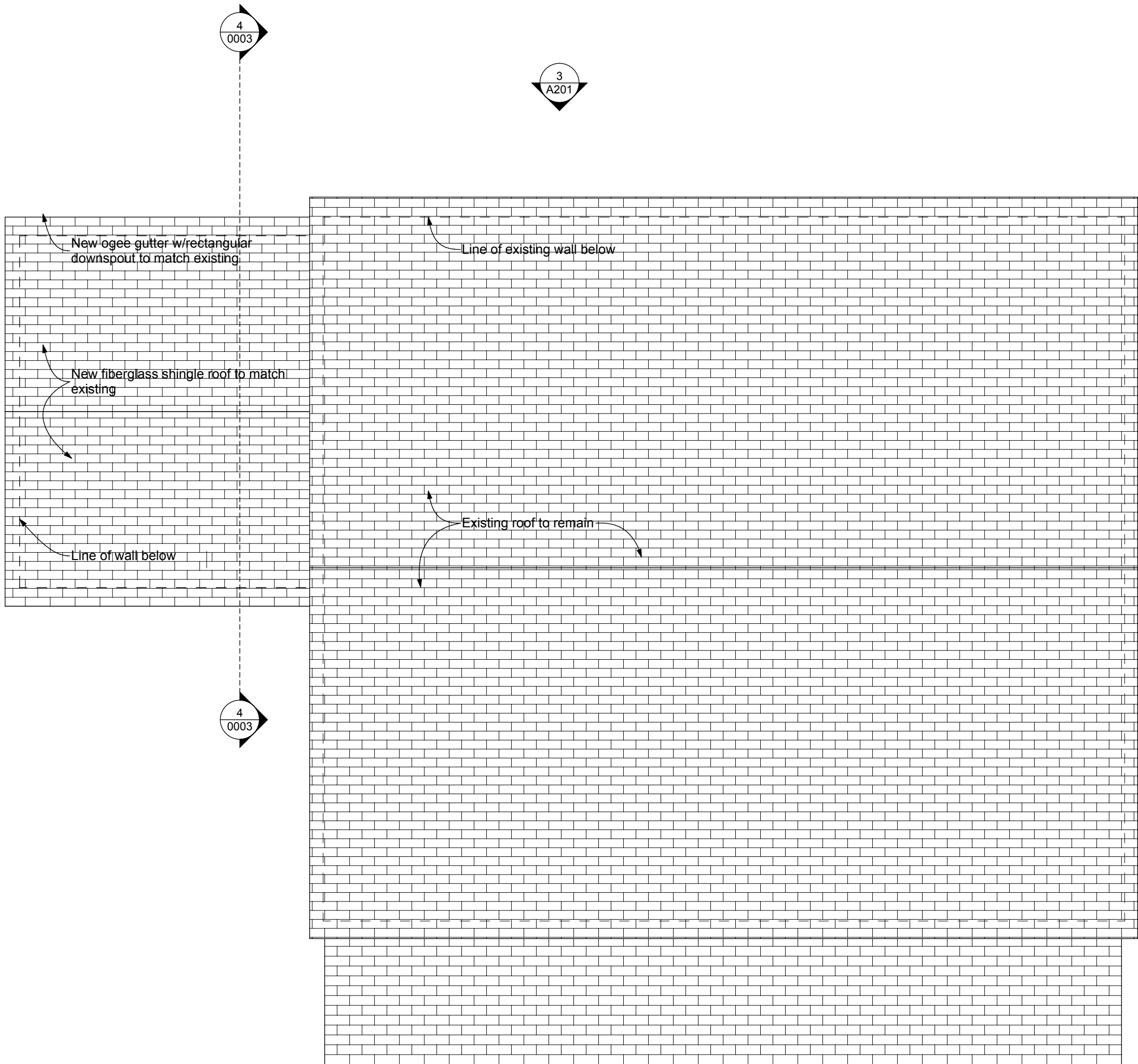
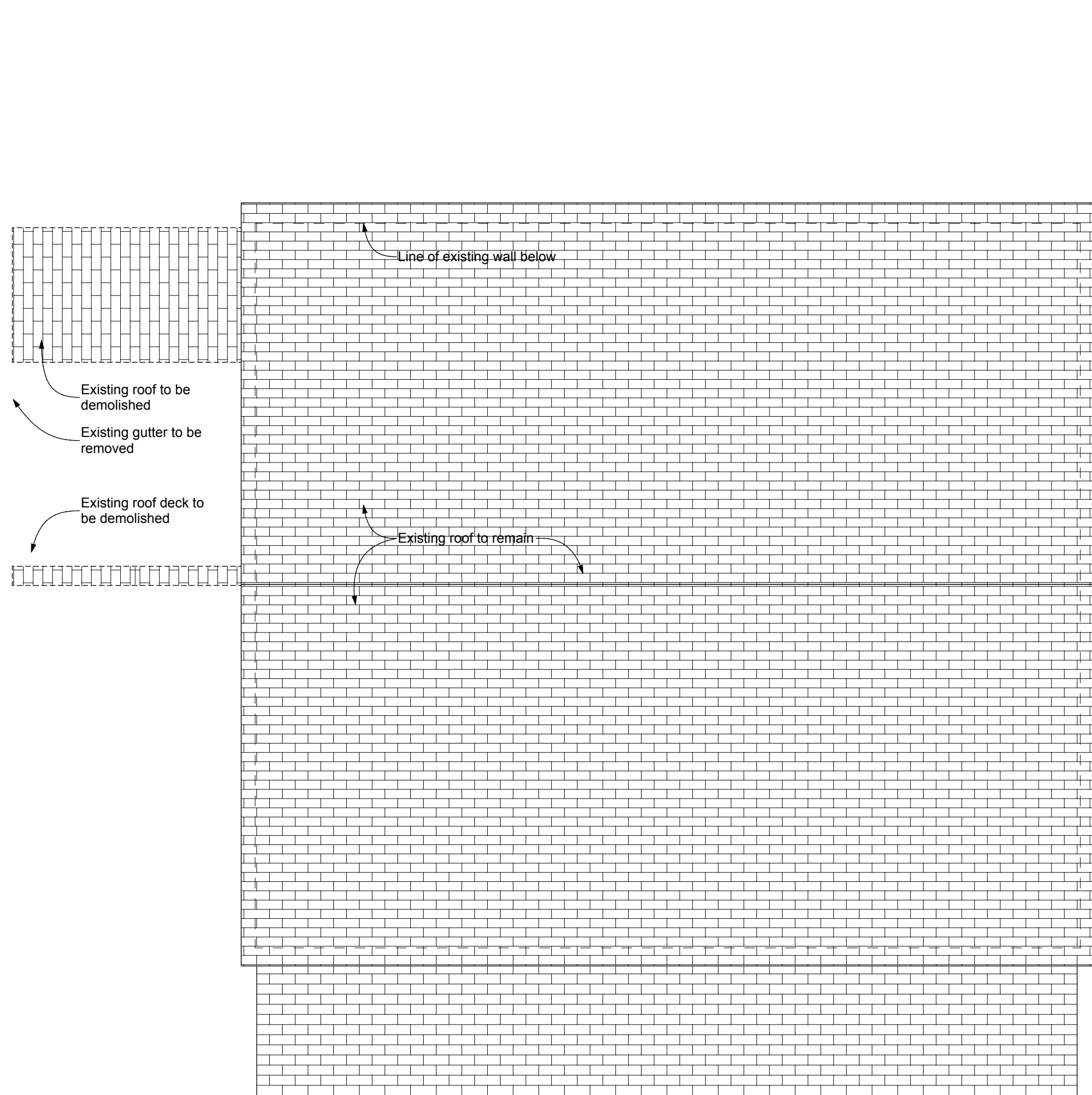
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Roof Plans

A103

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3. Attic Level
 A103 SCALE: 1/4" = 1'-0"

3. Attic Level
 A103 SCALE: 1/4" = 1'-0"

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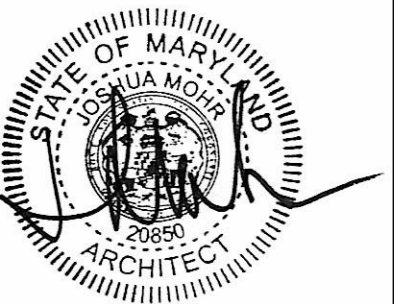
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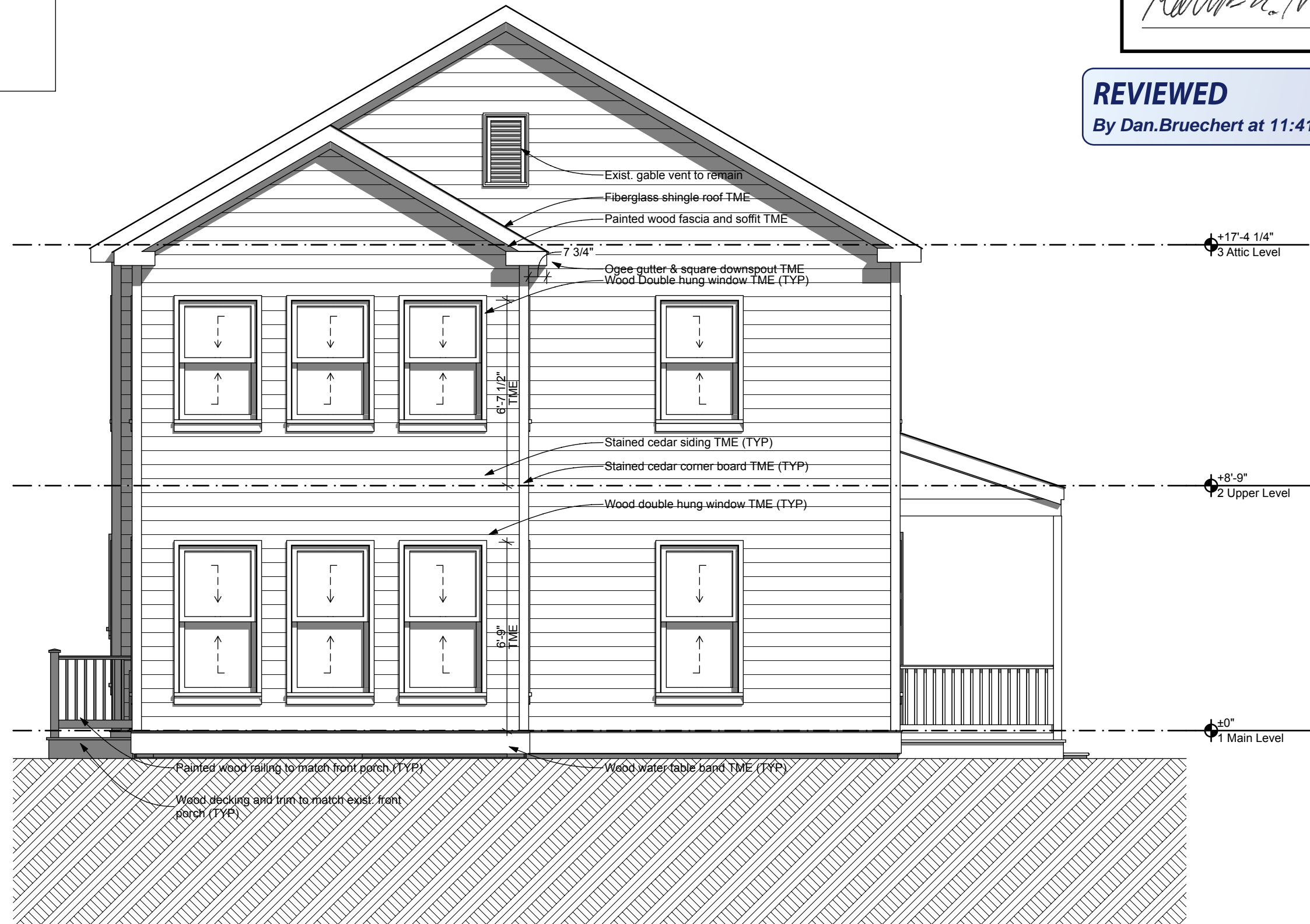
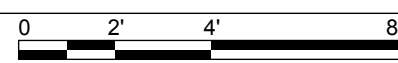
Exterior Elevations

A201

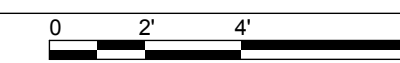
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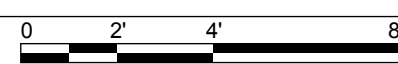
3 West Elevation
A201 SCALE: 1/4" = 1'-0"



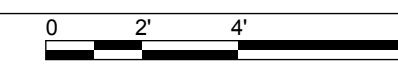
4 South Elevation
A201 SCALE: 1/4" = 1'-0"

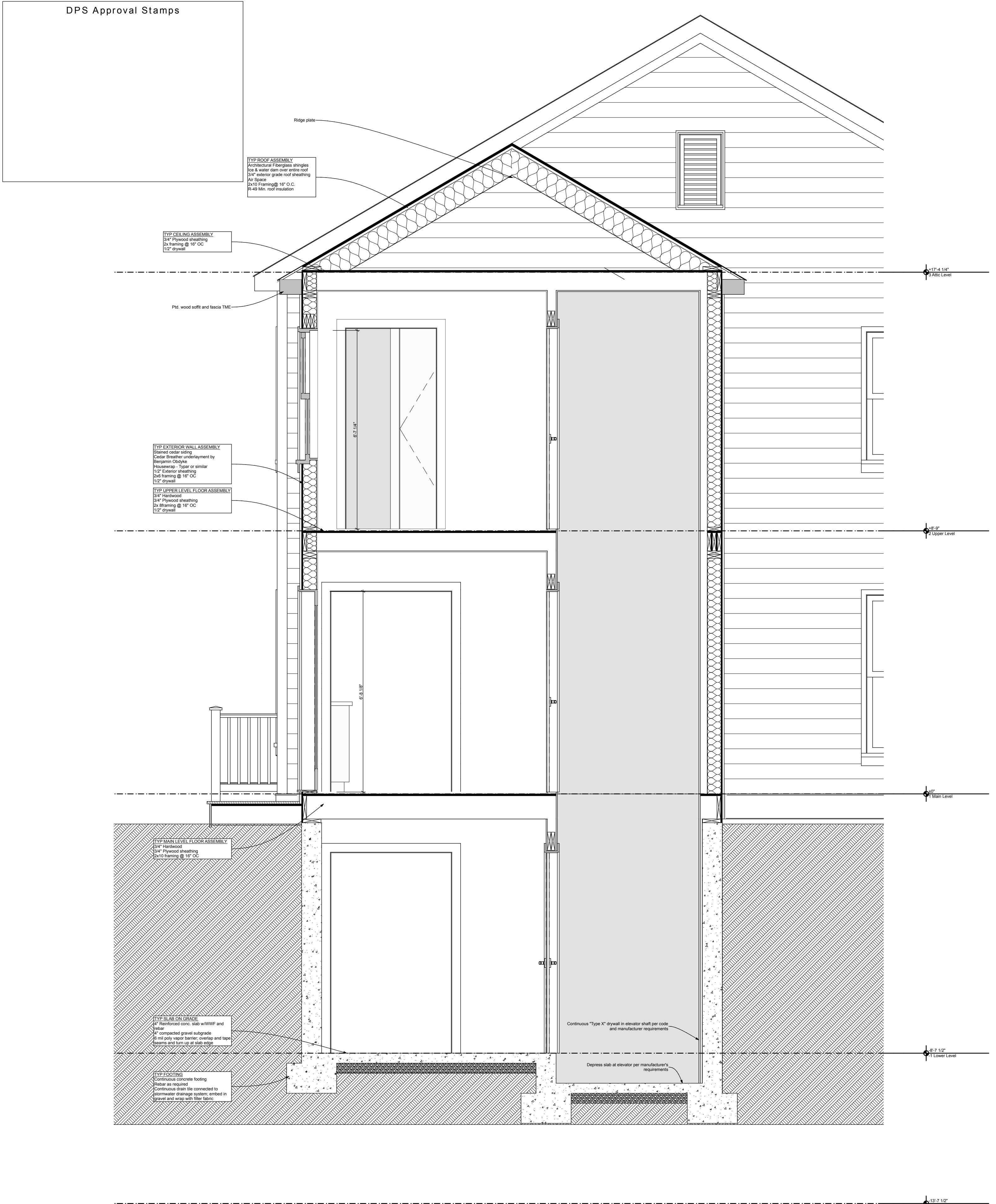


1 East Elevation
A201 SCALE: 1/4" = 1'-0"

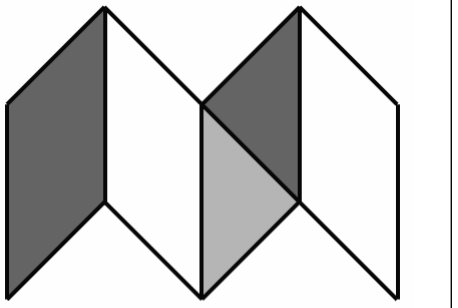


2 North Elevation
A201 SCALE: 1/4" = 1'-0"





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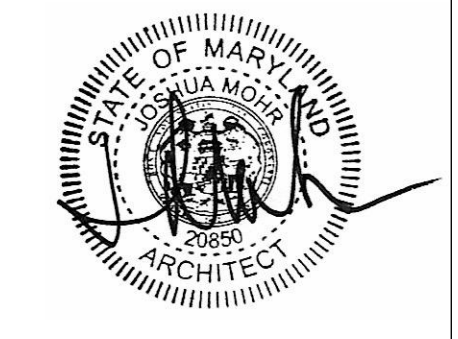
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Building Section

A301

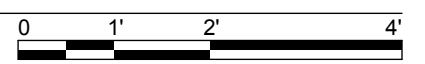
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Montgomery County
Historic Preservation Commission

Robert A. ...

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By Dan.Bruechert at 11:41 am, Mar 09, 2023

301 Building Section
A301 SCALE: 1/2" = 1'-0"



STRUCTURAL NOTES

- I. DESIGN LOADS**
 - A. APPLICABLE CODE
 - 1. INTERNATIONAL RESIDENTIAL CODE/2018 (IRC)
 - B. LIVE LOAD
 - 1. LIVING AREAS = 40 PSF
 - C. SNOW LOAD
 - 1. $P_g = 30$ PSF
 - 2. $P_f = 21$ PSF + DRIFTING
 - 3. MINIMUM DESIGN ROOF SNOW LOAD = 30 PSF
 - D. DEAD LOAD
 - 1. TYPICAL FLOORS = 12 PSF
 - 2. TYPICAL ROOF = 15 PSF
 - E. WIND LOAD
 - 1. $V_{ult} = 115$ MPH
 - F. SEISMIC LOAD
 - 1. SEISMIC DESIGN CATEGORY: B
 - 2. SEISMIC DESIGN NOT REQUIRED PER IRC SECTION R301.2
- II. SOIL**
 - A. ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 1500 PSF (TO BE VERIFIED IN THE FIELD). SHOULD UNSUITABLE SOIL BE DISCOVERED, IT SHALL BE REMOVED AND REPLACED WITH FLOWABLE FILL ($F_c = 300$ PSI) TO THE PROPOSED FOUNDATION BEARING ELEVATION.
 - B. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% DRY DENSITY PER THE MODIFIED PROCTOR METHOD ASTM D1557.
 - C. ALL FOOTINGS SHALL EXTEND TO A DEPTH OF 2'-6" MIN. BELOW FINISHED GRADES IN ORDER TO LIMIT THE EFFECTS OF FROST HEAVE.
- III. WOOD FRAMING**
 - A. SAWN LUMBER WALL STUDS, TOP/BOTTOM PLATES, BLOCKING, JOISTS, RAFTERS, BEAMS, AND HEADERS
 - 1. SPRUCE-PINE-FIR #1/#2 OR APPROVED EQUIVALENT WITH THE FOLLOWING MINIMUM REFERENCE DESIGN VALUES:
 - a. $F_b = 875$ PSI
 - b. $F_v = 135$ PSI
 - c. $F_{c\perp} = 425$ PSI
 - d. $F_{c\parallel} = 1,150$ PSI
 - e. $E = 1,400,000$ PSI
 - B. PRESSURE TREATED LUMBER
 - 1. SOUTHERN PINE #2 OR APPROVED EQUIVALENT WITH THE FOLLOWING MINIMUM REFERENCE DESIGN VALUES:
 - a. $F_b = 1100$ PSI
 - b. $F_v = 175$ PSI
 - c. $F_{c\perp} = 565$ PSI
 - d. $F_{c\parallel} = 1,450$ PSI
 - e. $E = 1,400,000$ PSI
 - C. WALL SHEATHING SHALL BE 7/16" MIN. APA RATED PLYWOOD OR OSB SECURED WITH 8d NAILS @6" O.C. AT PANEL EDGES AND @12" O.C. AT INTERMEDIATE SUPPORTS (UNLESS NOTED OTHERWISE). ALL HORIZONTAL PANEL EDGES SHALL BE CONTINUOUSLY SUPPORTED BY WALL TOP/BOTTOM PLATES, RIMBOARD/SILL PLATE, OR WOOD BLOCKING. ALL VERTICAL PANEL EDGES SHALL BE CONTINUOUSLY SUPPORTED BY WALL STUDS.
 - D. FLOOR SHEATHING SHALL BE 23/32" MIN. APA RATED TONGUE AND GROOVE PLYWOOD OR OSB SECURED WITH 8d NAILS @6" O.C. TO ALL SUPPORTING MEMBERS. FLOOR SHEATHING SHALL BE PLACED WITH THE LONG DIRECTION OF THE SHEET PERPENDICULAR TO SUPPORTING JOISTS.
 - E. ROOF SHEATHING SHALL BE 19/32" MIN. APA RATED PLYWOOD OR OSB SECURED WITH 8d NAILS @6" O.C. TO ALL SUPPORTING MEMBERS. ROOF SHEATHING SHALL BE PLACED WITH THE LONG DIRECTION OF THE SHEET PERPENDICULAR TO SUPPORTING RAFTERS OR TRUSSES.
 - F. PT 2x6 DECKING SHALL BE ATTACHED W/ (2)16d NAILS AT INTERMEDIATE AND END BEARING SUPPORTS AND (3)16d NAILS AT BOUNDARY MEMBERS (OR EQUIVALENT).
 - G. STUD BEARING WALLS SHALL BE CONSTRUCTED WITH 2x6 STUDS AT 16" O.C. WITH A SINGLE 2x6 BOTTOM PLATE AND A DOUBLE 2x6 TOP PLATE. TOP PLATE SPLICES SHALL BE STAGGERED 4'-0" MIN.
 - H. ALL BEAMS, JOISTS, HEADERS, AND RAFTERS SHALL BE SUPPORTED EITHER BY BEARING ON SUPPORTING STRUCTURE BELOW OR WITH METAL BEAM/JOIST HANGERS.
 - I. ALL BEAM/JOIST HANGERS SHALL BE GALVANIZED AND MANUFACTURED BY SIMPSON STRONG-TIE OR USP. THE GENERAL CONTRACTOR SHALL VERIFY THAT THE MANUFACTURER'S LISTED GRAVITY LOAD CAPACITY MEETS OR EXCEEDS 1000# (UNLESS NOTED OTHERWISE ON PLAN).
 - J. ALL WOOD HEADERS SHALL BE SUPPORTED WITH 2 JACK STUDS AND 1 KING STUD FOR OPENINGS LESS THAN OR EQUAL TO 6'-0" IN WIDTH. HEADERS SHALL BE SUPPORTED WITH 2 JACK STUDS AND 2 KING STUDS FOR OPENINGS GREATER THAN 6'-0" IN WIDTH (UNLESS NOTED OTHERWISE ON PLAN).
 - K. NOTCHED STAIR STRINGERS SHALL MAINTAIN A MINIMUM DEPTH OF 5-1/2" BENEATH THE NOTCH. PRE-DRILL THE NOTCH CORNER WITH A 1/4" HOLE IN ORDER TO LIMIT OVER-CUTTING OF NOTCHES.
 - L. FREESTANDING POSTS SHALL BE CONNECTED TO THE SUPPORTED STRUCTURE ABOVE AND THE SUPPORTING STRUCTURE BELOW WITH METAL POST CAPS AND BASES.
 - M. FASTENING OF WOOD MEMBERS SHALL BE IN ACCORDANCE WITH IRC TABLE R602.3(1) "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS" UNLESS NOTED OTHERWISE.
 - N. PROVIDE SOLID BLOCKING WITHIN THE DEPTH OF FLOOR FRAMING BENEATH ALL POSTS ABOVE.
 - O. BUILT-UP SAWN LUMBER POSTS SHALL BE SECURED TOGETHER AS FOLLOWS WITH ADJACENT NAILS DRIVEN FROM OPPOSITE SIDES OF THE COLUMN:
 - 1. (2)2x4 - 10d NAILS @6" O.C. (STAGGERED)
 - 2. (2)2x6 - (2)10d NAILS @6" O.C.
 - P. BUILT-UP BEAMS AND HEADERS SHALL BE SECURED TOGETHER AS FOLLOWS:
 - 1. (2)2x - 2 ROWS OF 10d NAILS @12" O.C.
 - 2. (3)2x - 2 ROWS OF 16d NAILS @12" O.C. (EACH SIDE)
 - Q. UNLESS NOTED OTHERWISE, NAILS REFERENCED IN THE STRUCTURAL DRAWINGS SHALL BE "COMMON" NAIL SIZES WITH THE FOLLOWING DIMENSIONS:
 - 1. 8d = 2-1/2"x0.131"Ø
 - 2. 10d = 3"x0.148"Ø
 - 3. 16d = 3-1/2"x0.163"Ø
 - R. UNLESS NOTED OTHERWISE, SCREWS REFERENCED IN THE STRUCTURAL DRAWINGS SHALL BE STANDARD WOOD SCREWS WITH THE FOLLOWING DIMENSIONS:
 - 1. #8 = 2-1/2" LONG
 - 2. #10 = 3" LONG
 - 3. #12 = 3-1/2" LONG
 - S. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING OF NAILS AND SCREWS SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD. PRE-DRILLING FOR NAILS AND SCREWS AS NEEDED TO PREVENT SPLITTING OF THE WOOD SHALL BE IN ACCORDANCE WITH REQUIREMENTS FROM THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

- IV. CONCRETE**
 - A. ALL CONCRETE SHALL BE NORMAL WEIGHT (~145 PCF) WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI PER ASTM C39.
 - B. CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED TO AN AIR CONTENT OF 6% ± 1% PER ASTM C226.
 - C. CONCRETE SLUMP SHALL BE 4" ± 1" PER ASTM C143.
 - D. REBAR SHALL BE GRADE 60 PER ASTM A615.
 - E. REBAR LAP SPLICES SHALL NOT BE LESS THAN 40 BAR DIAMETERS. CONCRETE COVER OF REBAR SHALL BE PROVIDED AS FOLLOWS:
 - 1. CONCRETE CAST AGAINST EARTH = 3"
 - 2. CONCRETE EXPOSED TO EARTH OR WEATHER = 2"
 - G. CONCRETE SLAB-ON-GRADE SHALL BE REINFORCED WITH 6x6-W1.4xW1.4 WELDED WIRE FABRIC PER ASTM A1064 OVER A VAPOR BARRIER WITH A MINIMUM THICKNESS OF 10 MILS PER ASTM E1745.
 - H. CRACK CONTROL JOINTS SHALL BE INSTALLED IN CONCRETE SLAB-ON-GRADE WITH A MAXIMUM SPACING OF 12'-0" IN EACH DIRECTION.
- V. GENERAL**
 - A. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
 - B. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION.
 - C. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OF STRUCTURAL ELEMENTS AS NEEDED DURING CONSTRUCTION UNTIL ALL PERMANENT STABILIZING ELEMENTS ARE IN PLACE.
 - D. ALL MEANS AND METHODS OF DEMOLITION, CONSTRUCTION, AND PROJECT SAFETY ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - E. DAMAGED STRUCTURAL ELEMENTS THAT ARE UNCOVERED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED IN-KIND.
- VI. TESTING AND INSPECTION**
 - A. BEARING CAPACITY OF FOOTING SUBGRADE MATERIAL SHALL BE VERIFIED IN THE FIELD BY A GEOTECHNICAL ENGINEER. A REPORT BEARING THE STAMP OF A MARYLAND REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED, INDICATING THE RESULTS OF THE FIELD VERIFICATION PROCESS.



Flieger Residence

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Silver Spring, MD 20910

Project Number: 22-028



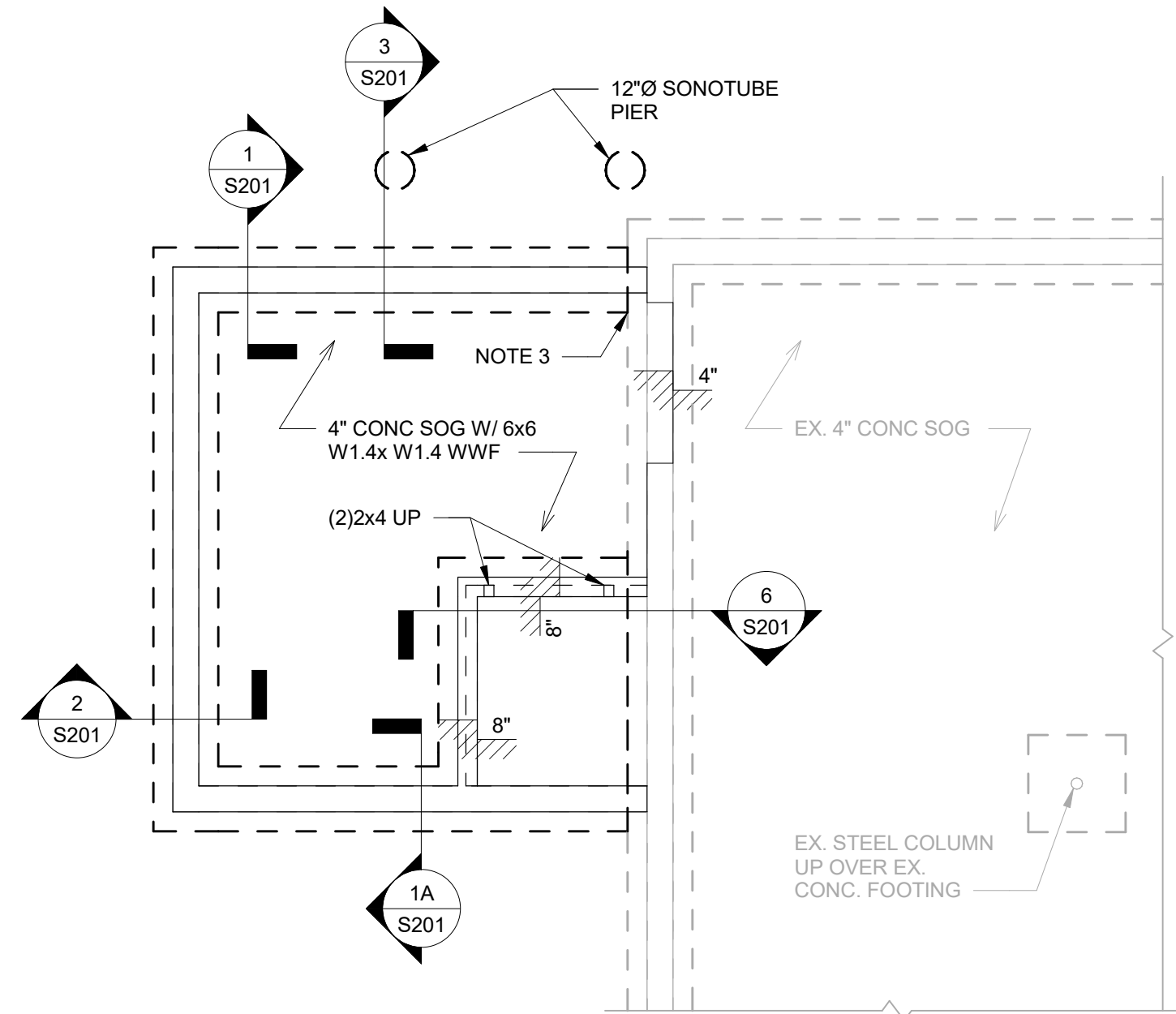
REVIEWED
By Dan.Bruechert at 11:41 am, Mar 09, 2023



ISSUED:
6 January 2023 - Permit/CD Set

STRUCT. NOTES

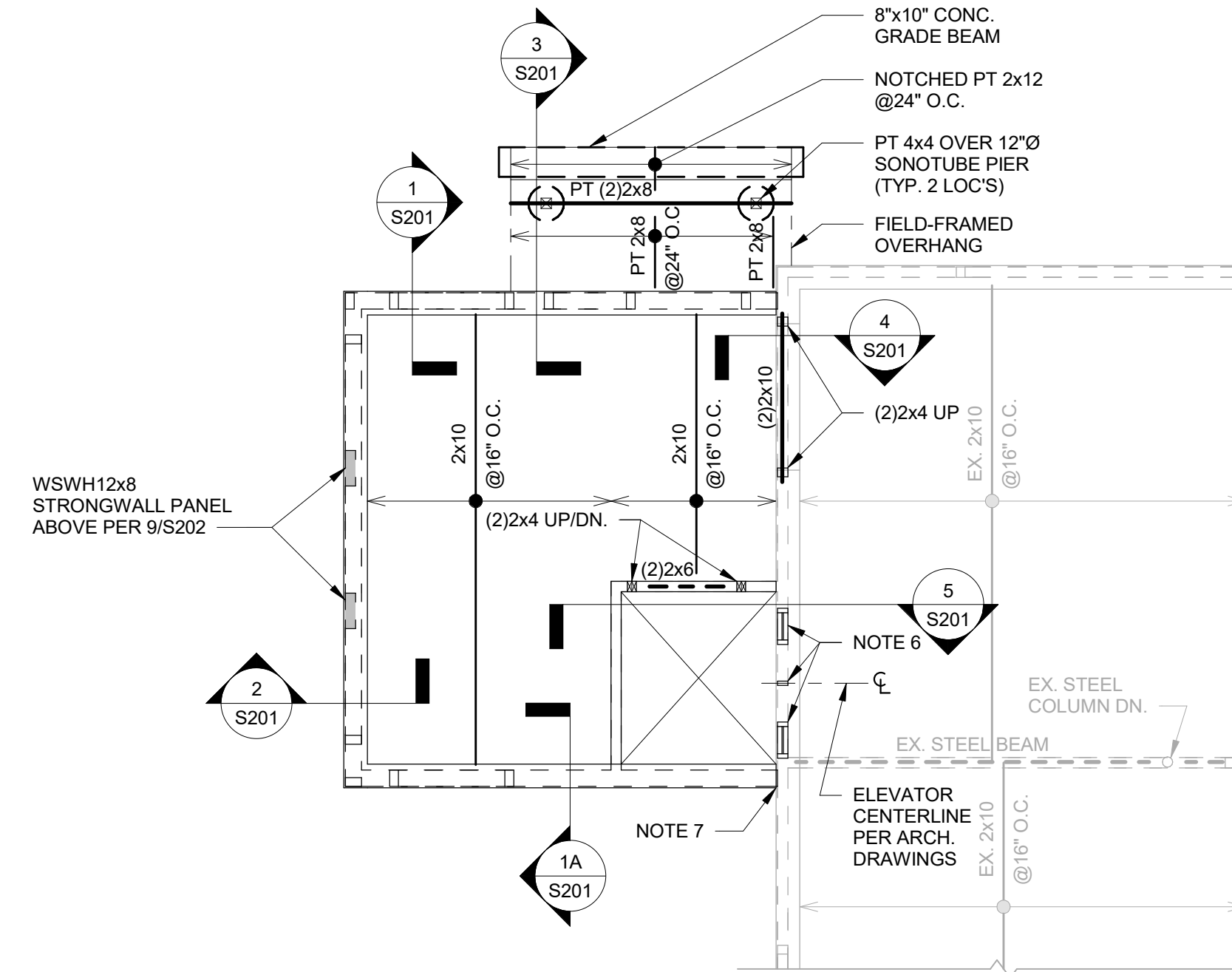
S001



1 FOUNDATION PLAN
S101 1/4" = 1'-0"

NOTES:

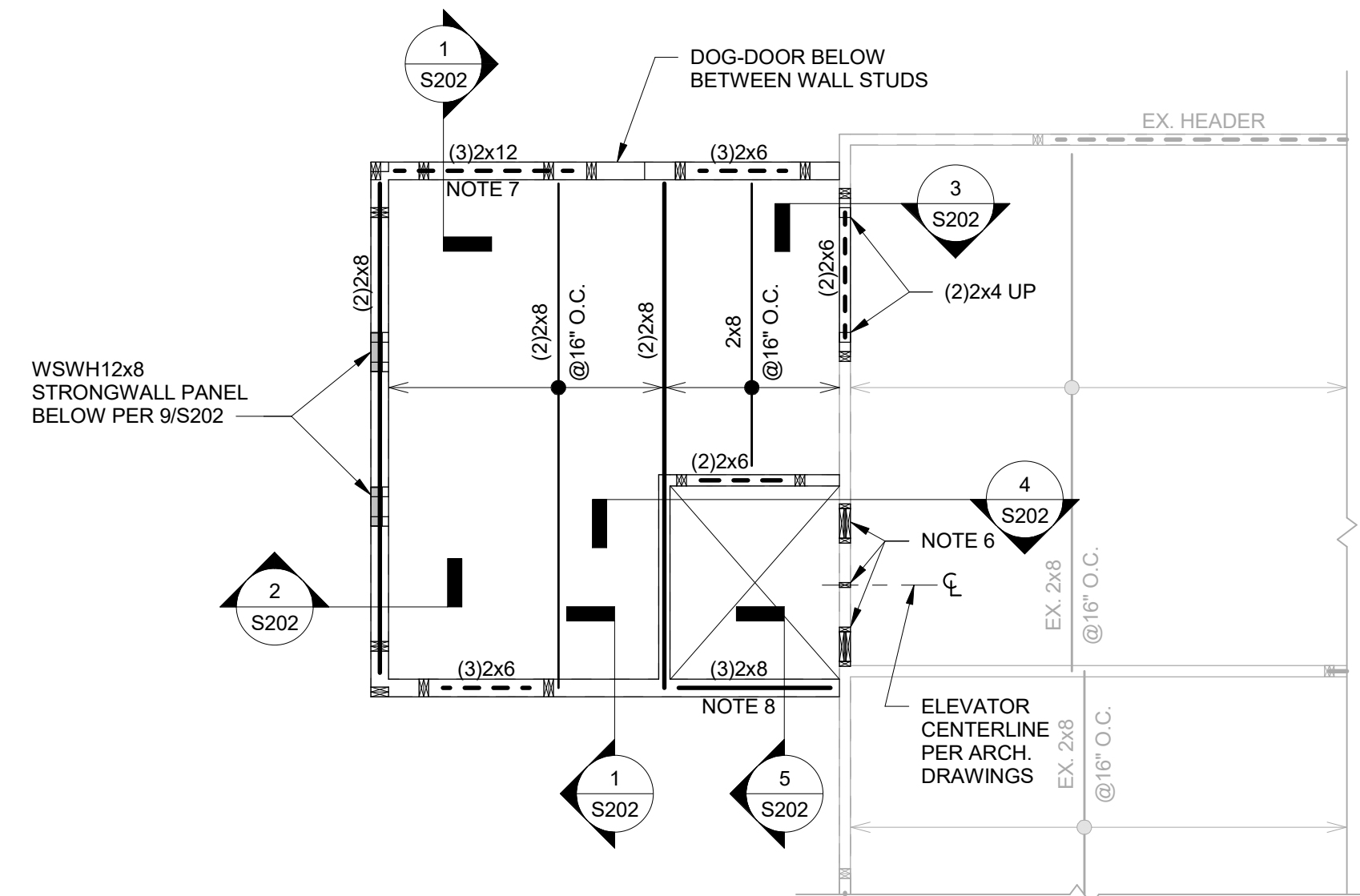
- EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
- PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION.
- SECURE FOOTING TO EXISTING ADJACENT FOOTING W/ (2)#4 REBAR SET 12" MIN. IN HILTI RE-500 EPOXY (PER 6/S201 SIM).



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

NOTES:

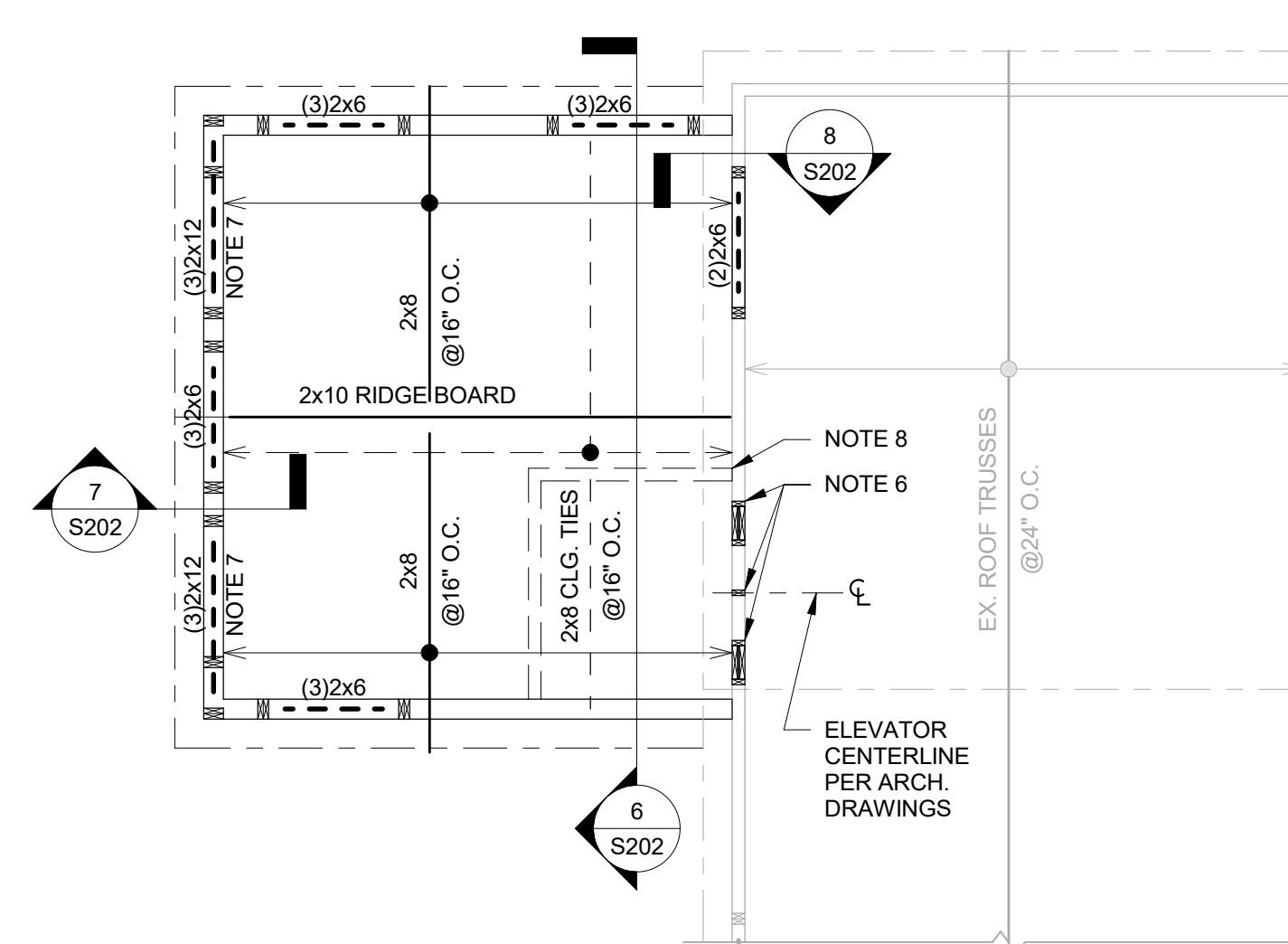
- ALL POSTS SHOWN AS □ ARE (2)2x6 UP U.N.O.
- PROVIDE WOOD BEAM/JOIST HANGERS WITH A MINIMUM CAPACITY OF 1000# (U.N.O.) PER THE STRUCTURAL DESIGN NOTES.
- DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
- EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
- PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION.
- WALL FRAMING ABOVE PER ELEVATOR MANUF. REQUIREMENTS.
- EMBED .4#4 CONT. PER 1A/S201 INTO ADJACENT CONCRETE FOUNDATION WALL 6" MIN. W/ HILTI RE-500 EPOXY.



3 SECOND FLOOR FRAMING PLAN
S101 1/4" = 1'-0"

NOTES:

- ALL POSTS SHOWN AS ▨ ARE (2)2x6 DOWN IN 2x6 WALLS AND (2)2x4 DN. IN 2x4 WALLS U.N.O.
- PROVIDE WOOD BEAM/JOIST HANGERS WITH A MINIMUM CAPACITY OF 1000# (U.N.O.) PER THE STRUCTURAL DESIGN NOTES.
- DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
- EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
- PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION.
- WALL FRAMING PER ELEVATOR MANUF. REQUIREMENTS.
- PORTAL FRAME HEADER PER 5/S102.
- CONNECT (3)2x8 GIRT TO ADJACENT STRUCTURE AT EACH END OF ELEVATOR OPENING W/ SIMPSON A34 SECURED W/ (8)#9x1-1/2" SD SCREWS.



4 ROOF FRAMING PLAN
S101 1/4" = 1'-0"

NOTES:

- ALL POSTS SHOWN AS ▨ ARE (2)2x6 DOWN IN 2x6 WALLS AND (2)2x4 DN. IN 2x4 WALLS U.N.O.
- PROVIDE WOOD BEAM/RAFTER HANGERS WITH A MINIMUM CAPACITY OF 1000# (U.N.O.) PER THE STRUCTURAL DESIGN NOTES.
- DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
- EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
- PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION.
- WALL FRAMING PER ELEVATOR MANUF. REQUIREMENTS.
- PORTAL FRAME HEADER PER 5/S102.
- ELEVATOR SHAFT WALL BELOW PER ARCH.



REVIEWED
By Dan.Bruechert at 11:41 am, Mar 09, 2023



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APPROVED
Montgomery County
Historic Preservation Commission

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LAT. BRACING

S102

NOTES FOR LATERAL BRACING PLANS (PER IRC 2018 SECTION R602.10):

- DESIGNATES A BRACED WALL LINE WITH BRACED WALL PANELS AS INDICATED BY PANEL CALLOUT 'A'
- ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 7/16" MIN. PLYWOOD (INCLUDING AREAS ABOVE AND BELOW OPENINGS).
- - DESIGNATES THE END OF A BRACED WALL LINE.
- DIMENSION LEADER INDICATES THE EXTENT OF PORTAL FRAMES W/ HEADER PER DETAIL 5/S102.

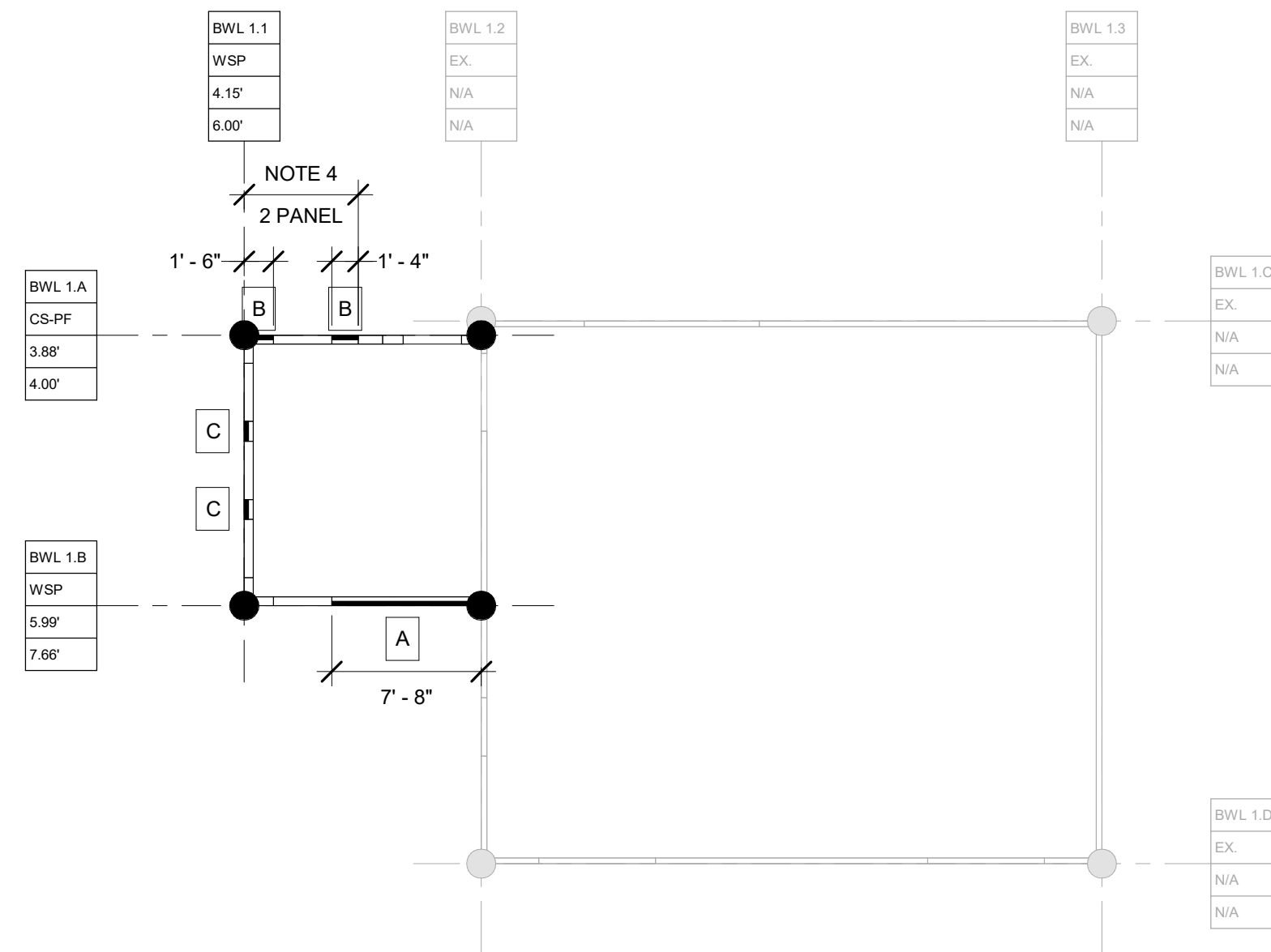
BRACED WALL LINE CALLOUT KEY

BRACED WALL LINE LABEL
PRESCRIPTIVE BRACING METHOD USED
LENGTH OF BWP REQUIRED
LENGTH OF BWP PROVIDED

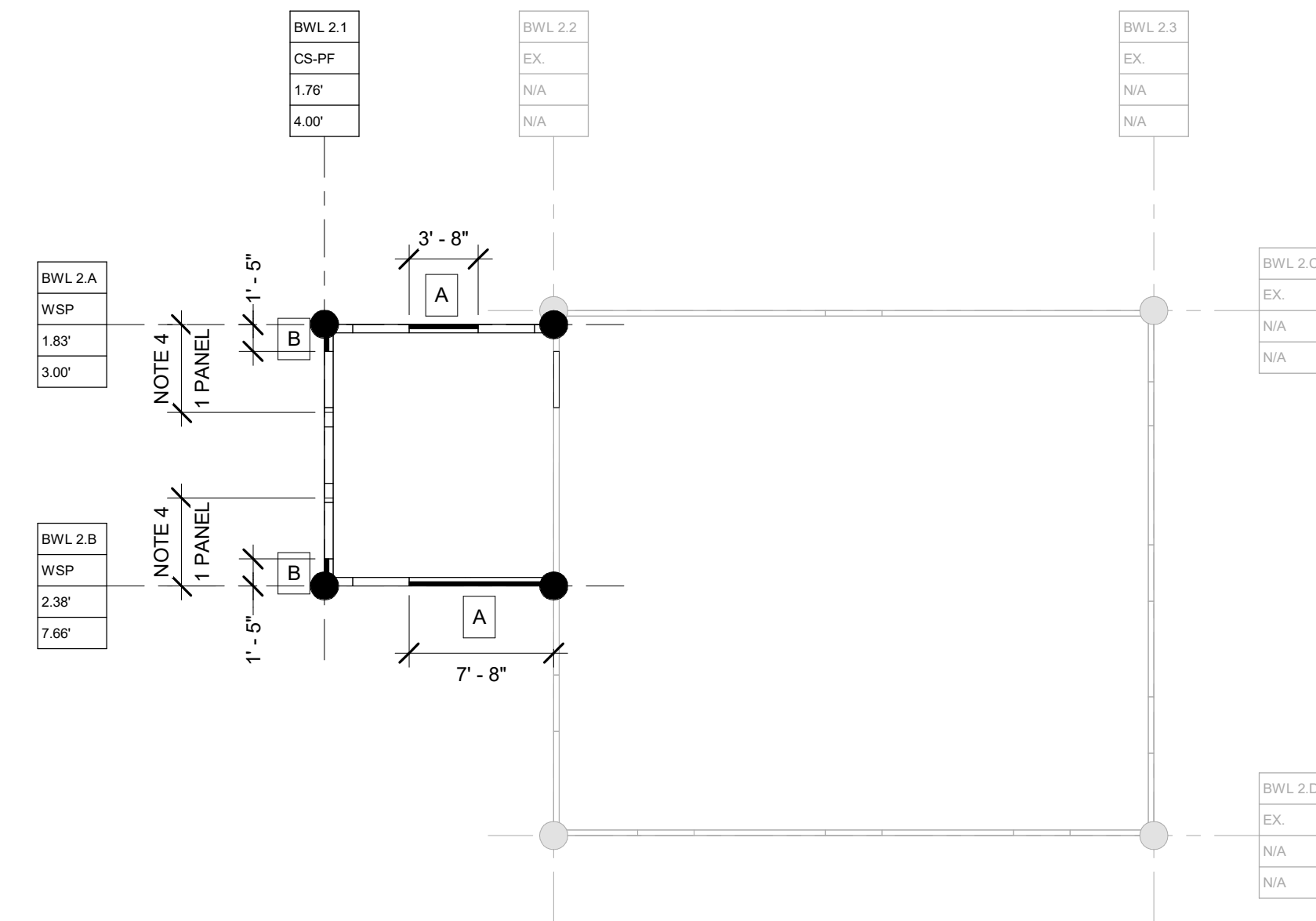
ABBREVIATIONS:
WSP = WOOD STRUCTURAL PANEL
CS-PF = CONTINUOUSLY SHEATHED PORTAL FRAME

BRACED WALL PANEL CALLOUT KEY

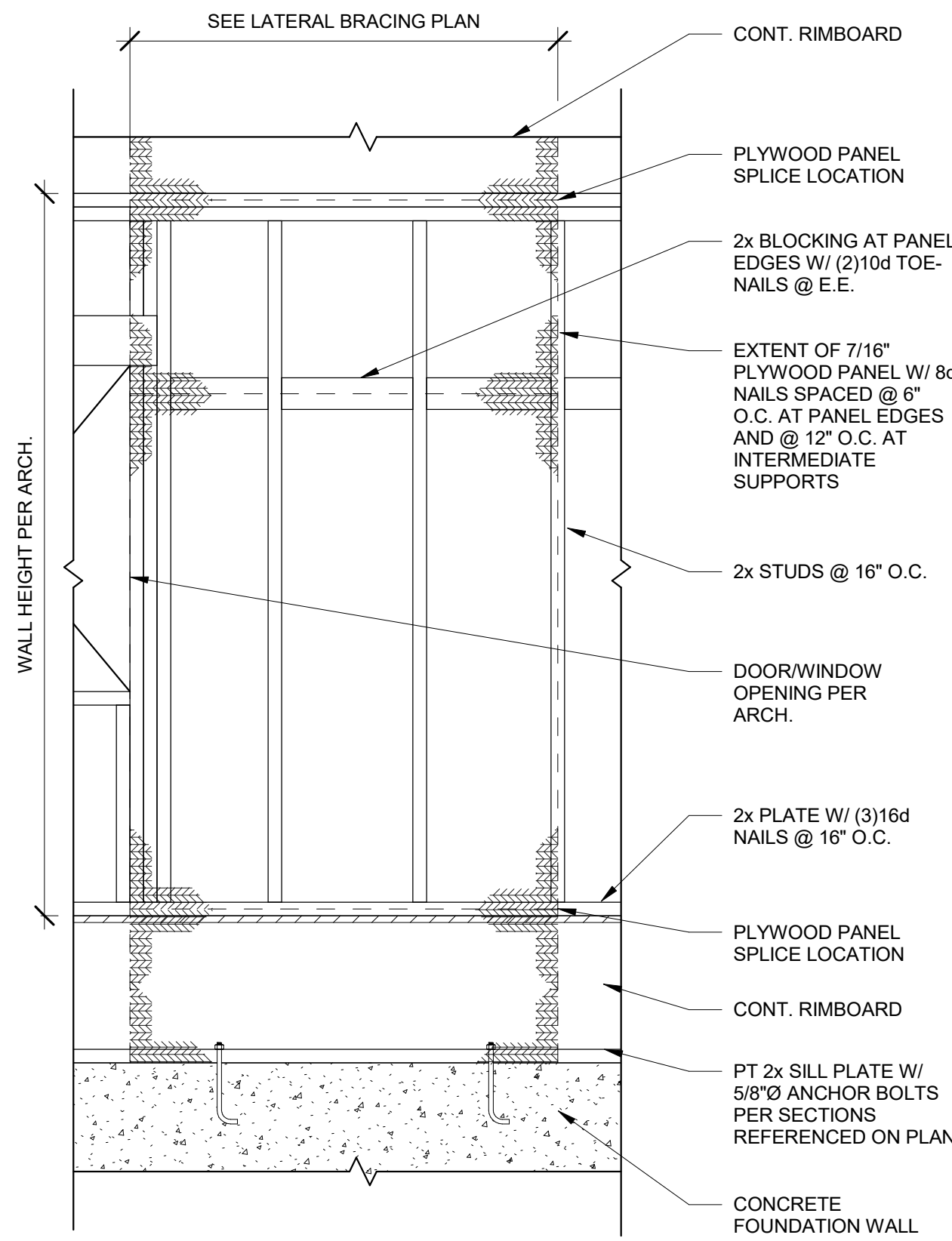
- A = WSP PANEL PER DETAIL 3,4/S102
- B = CS-PF PANEL PER DETAIL 5/S102
- C = SIMPSON STRONGWALL PANEL (WSPWH12x8) PER DETAIL 9/S202



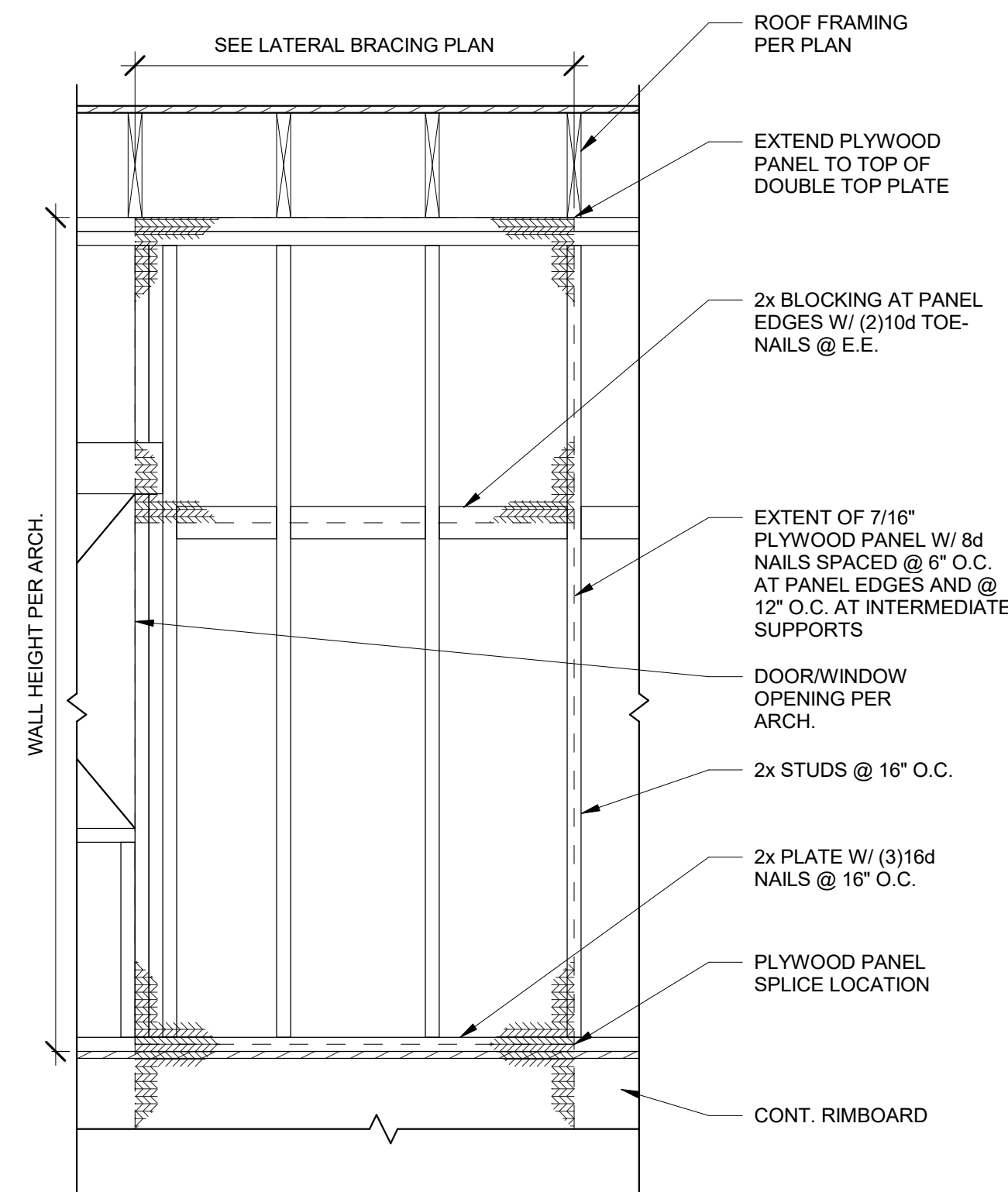
1 FIRST FLOOR LATERAL BRACING PLAN
S102 1/8" = 1'-0"



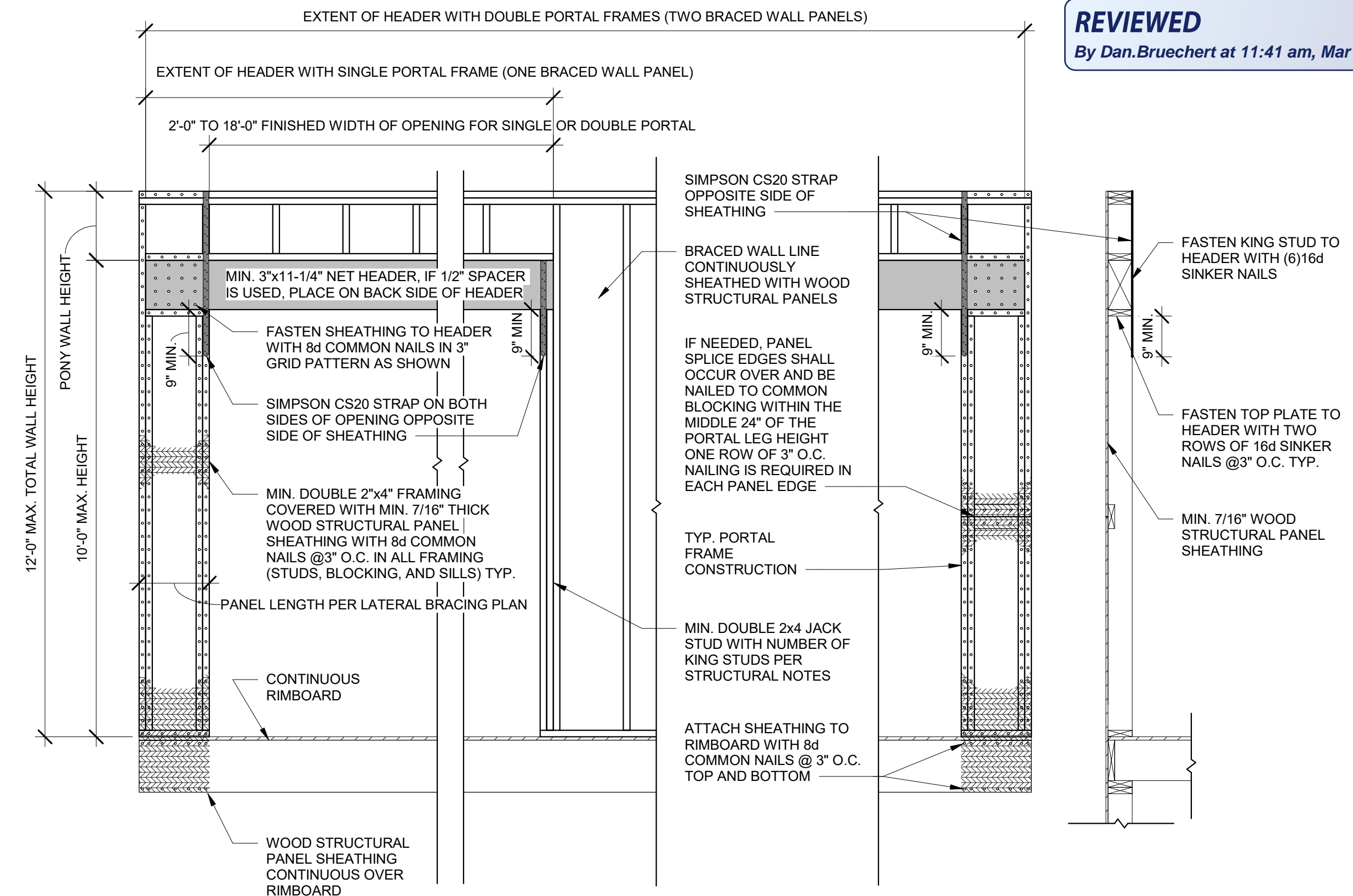
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S102 1/8" = 1'-0"



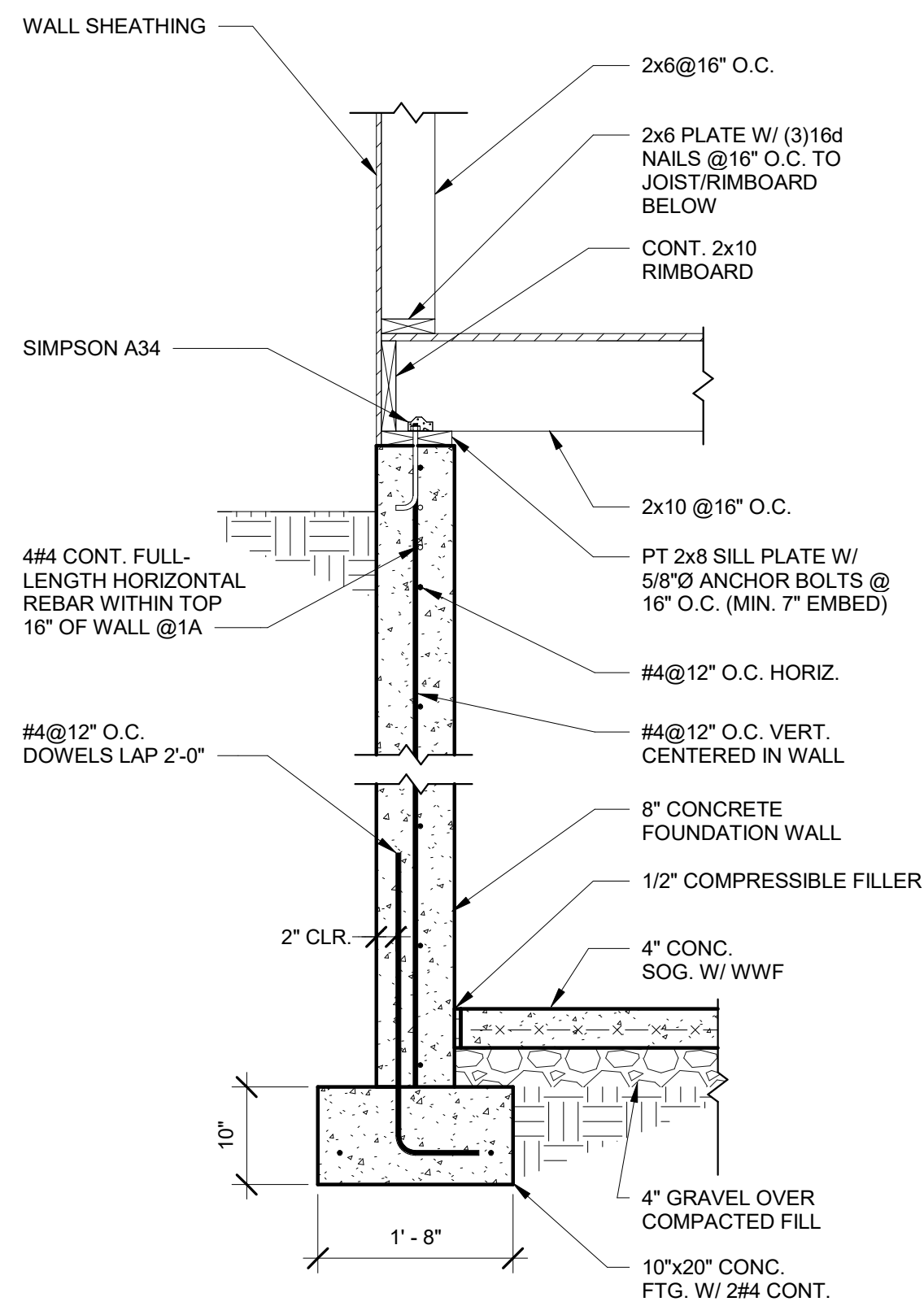
3 LOWER LEVEL WSP PANEL
S102 3/4" = 1'-0"



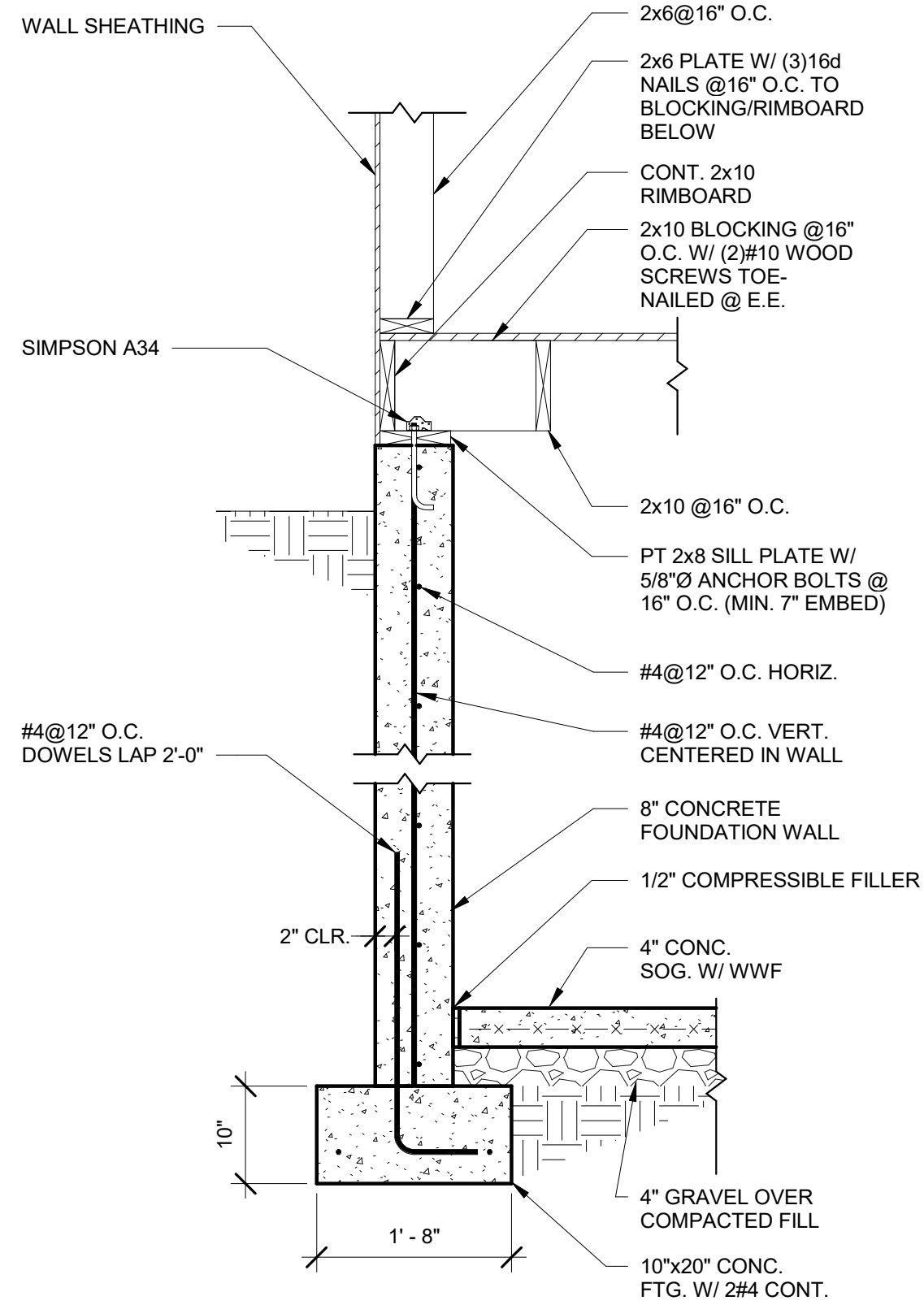
4 UPPER LEVEL WSP PANEL
S102 3/4" = 1'-0"



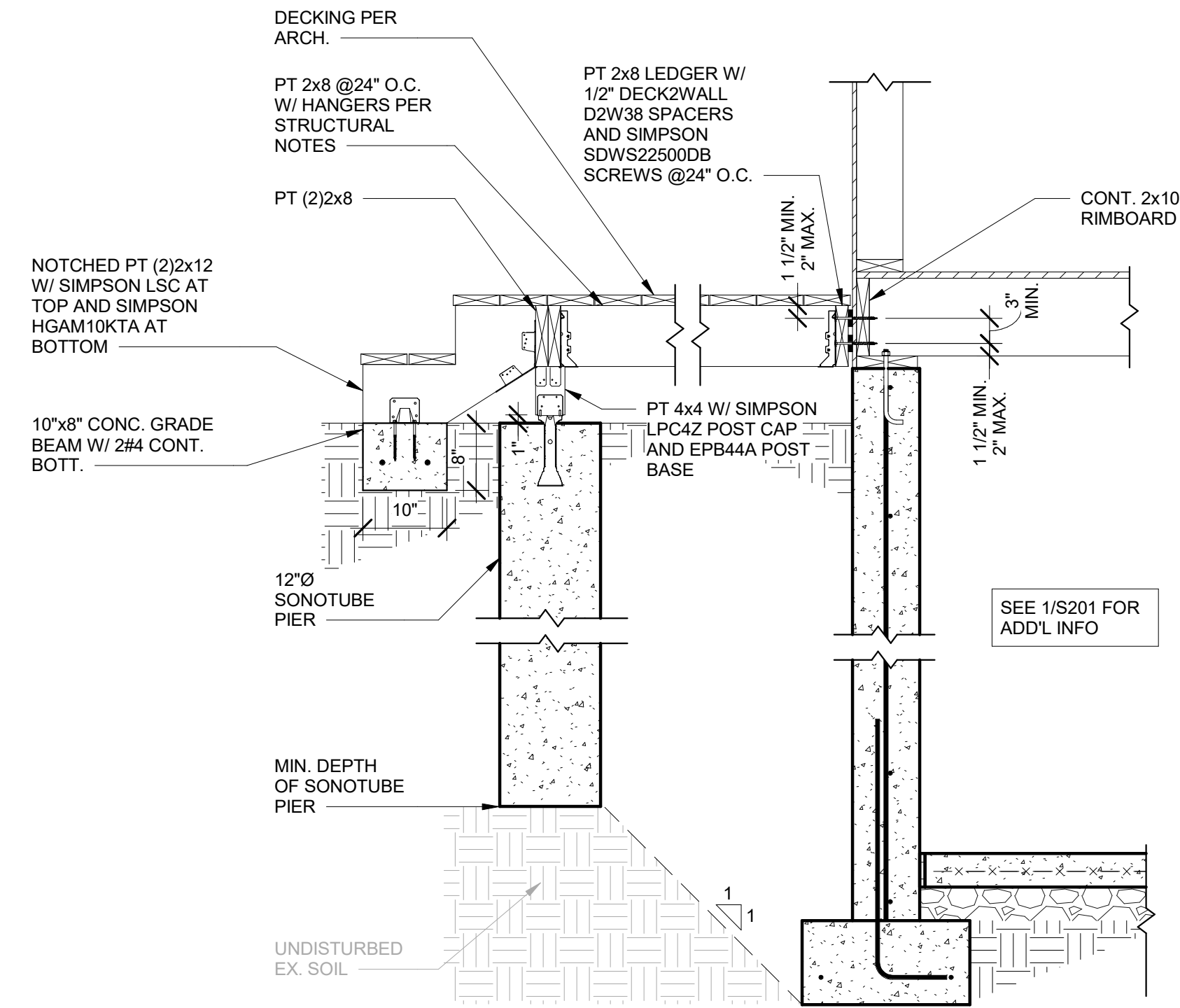
5 PORTAL FRAME DETAIL
S102 1/2" = 1'-0"



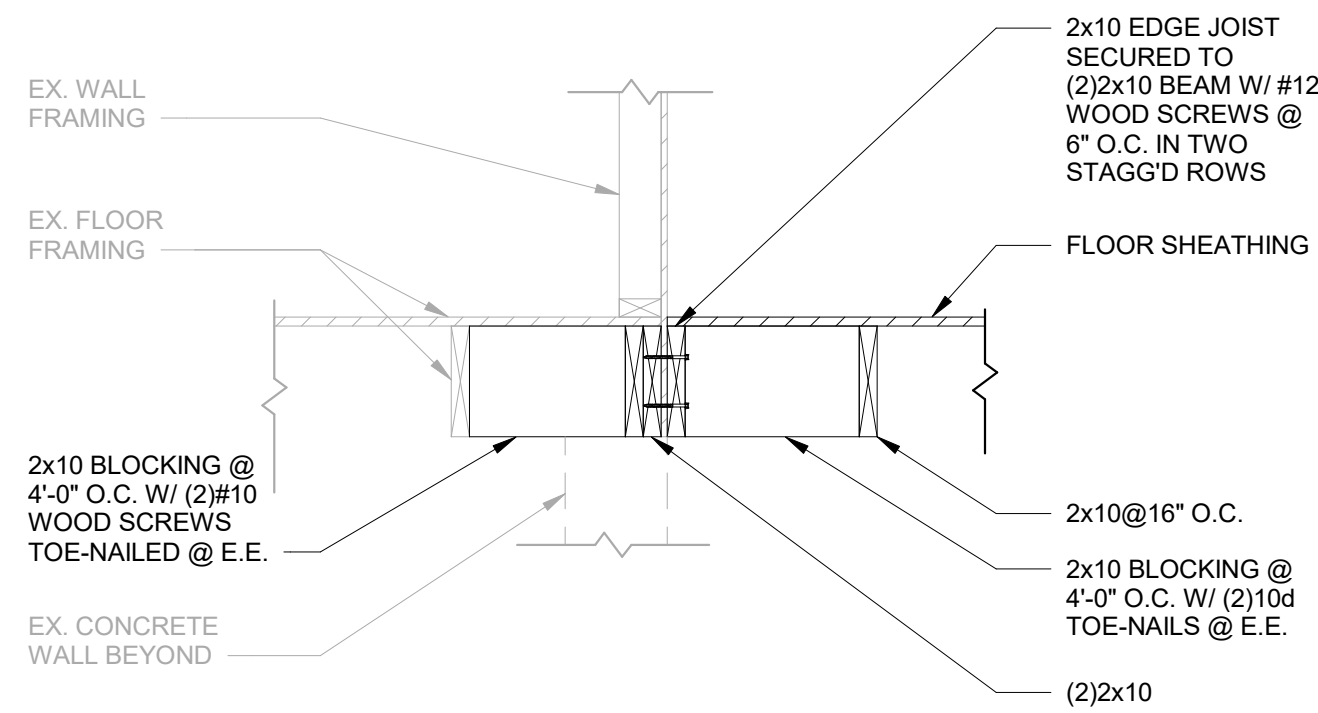
1,1A SECTION
S201 3/4" = 1'-0"



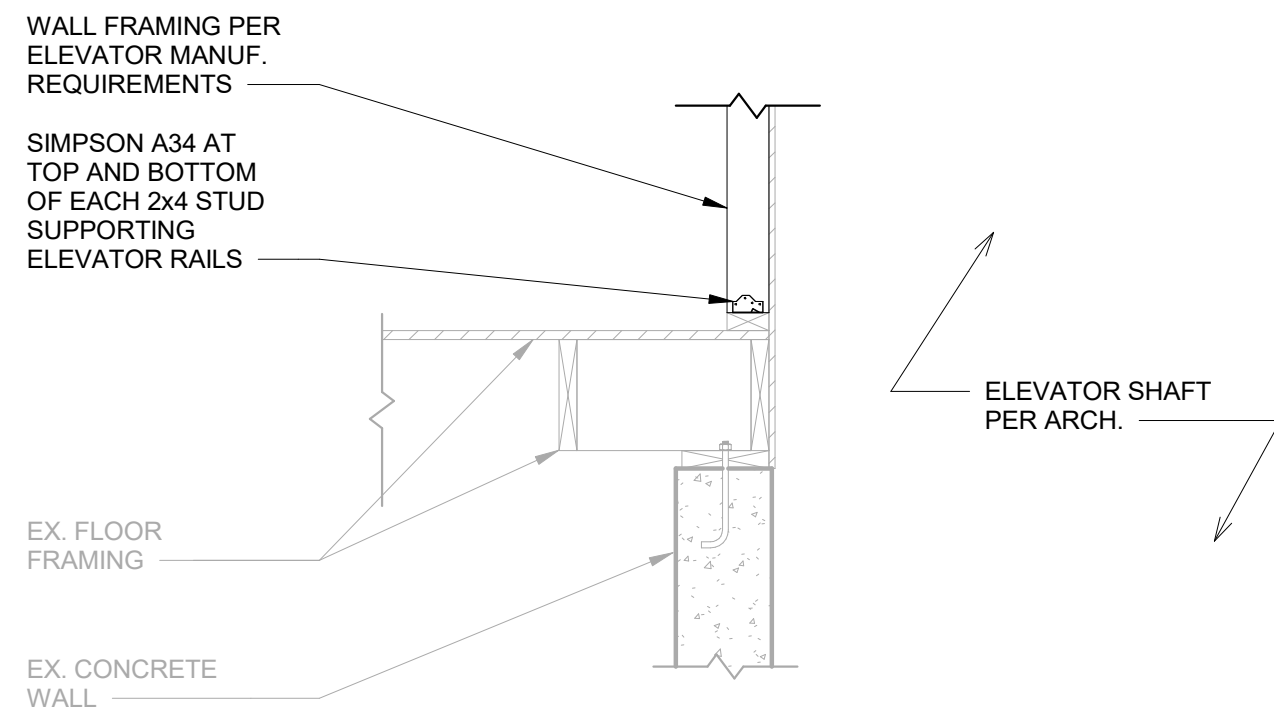
2 SECTION
S201 3/4" = 1'-0"



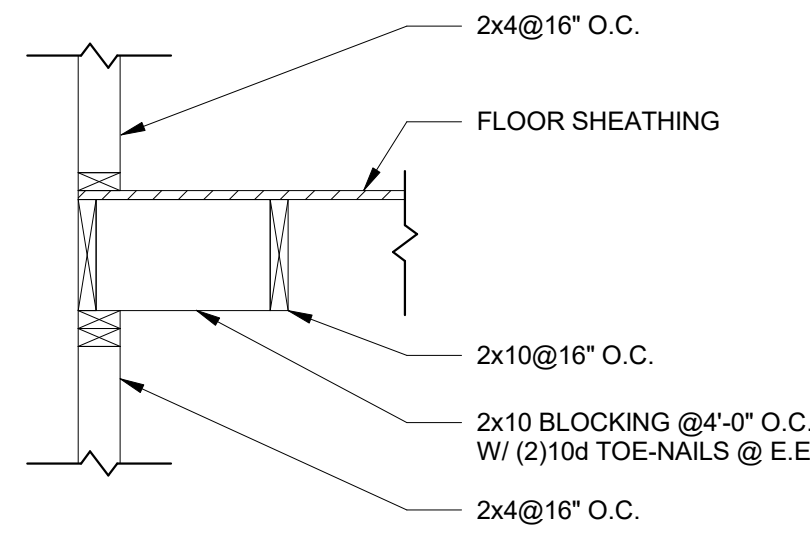
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S201 3/4" = 1'-0"



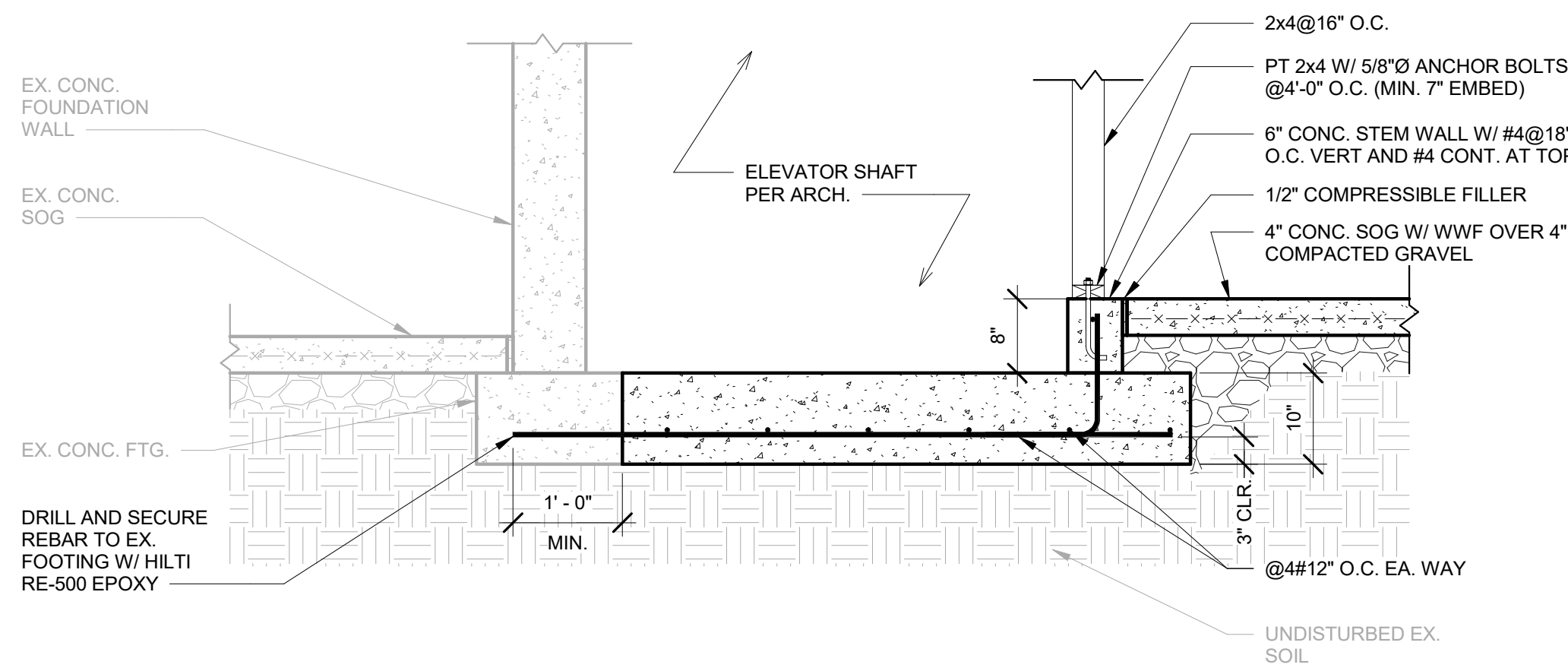
4 SECTION
S201 3/4" = 1'-0"



5 SECTION
S201 3/4" = 1'-0"



6 SECTION
S201 3/4" = 1'-0"



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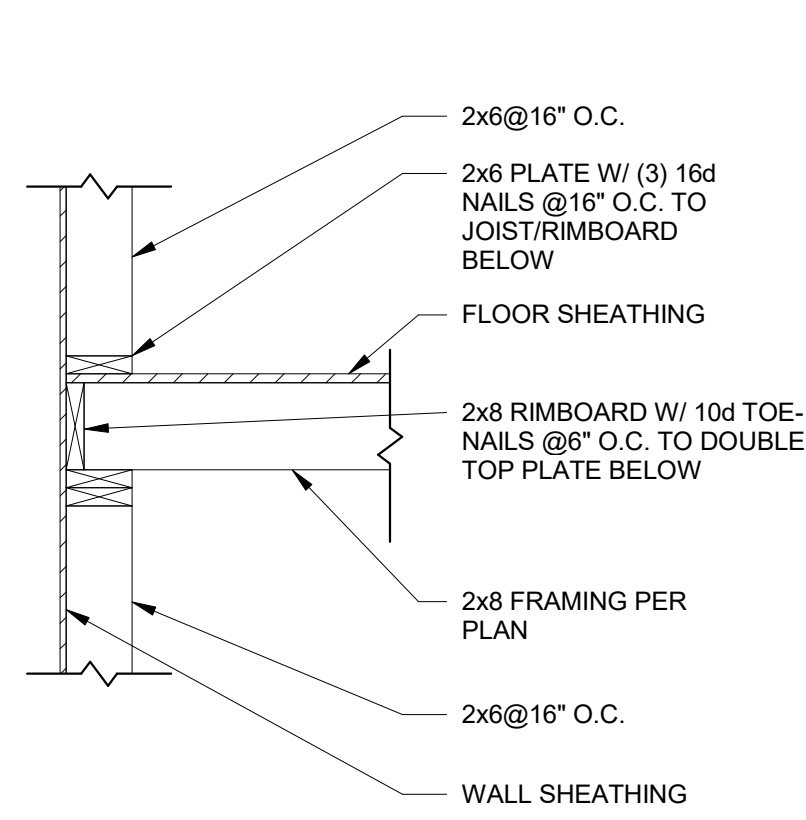
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By Dan.Bruechert at 11:41 am, Mar 09, 2023



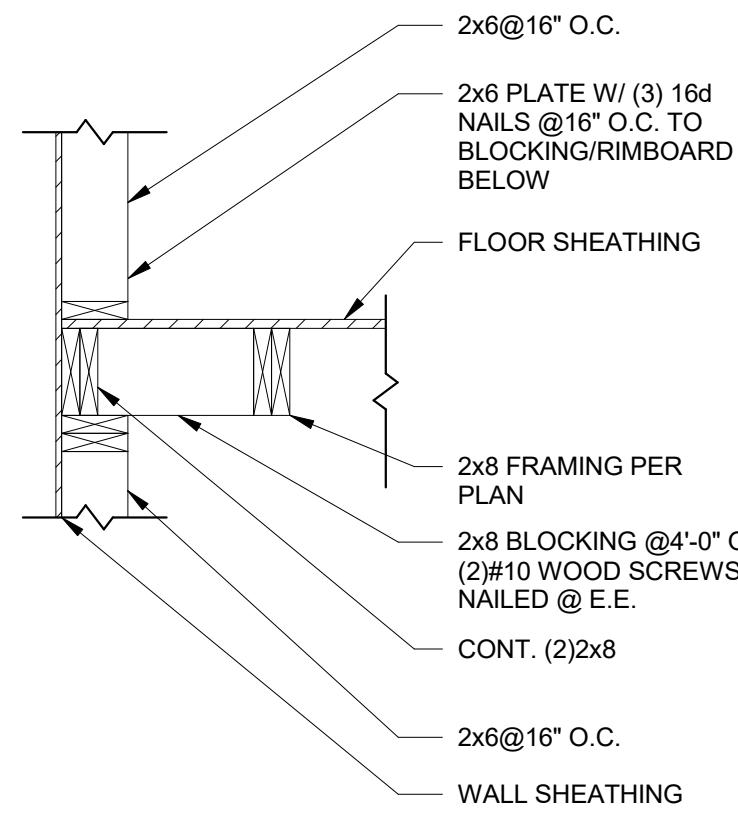
ISSUED:
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SECTIONS

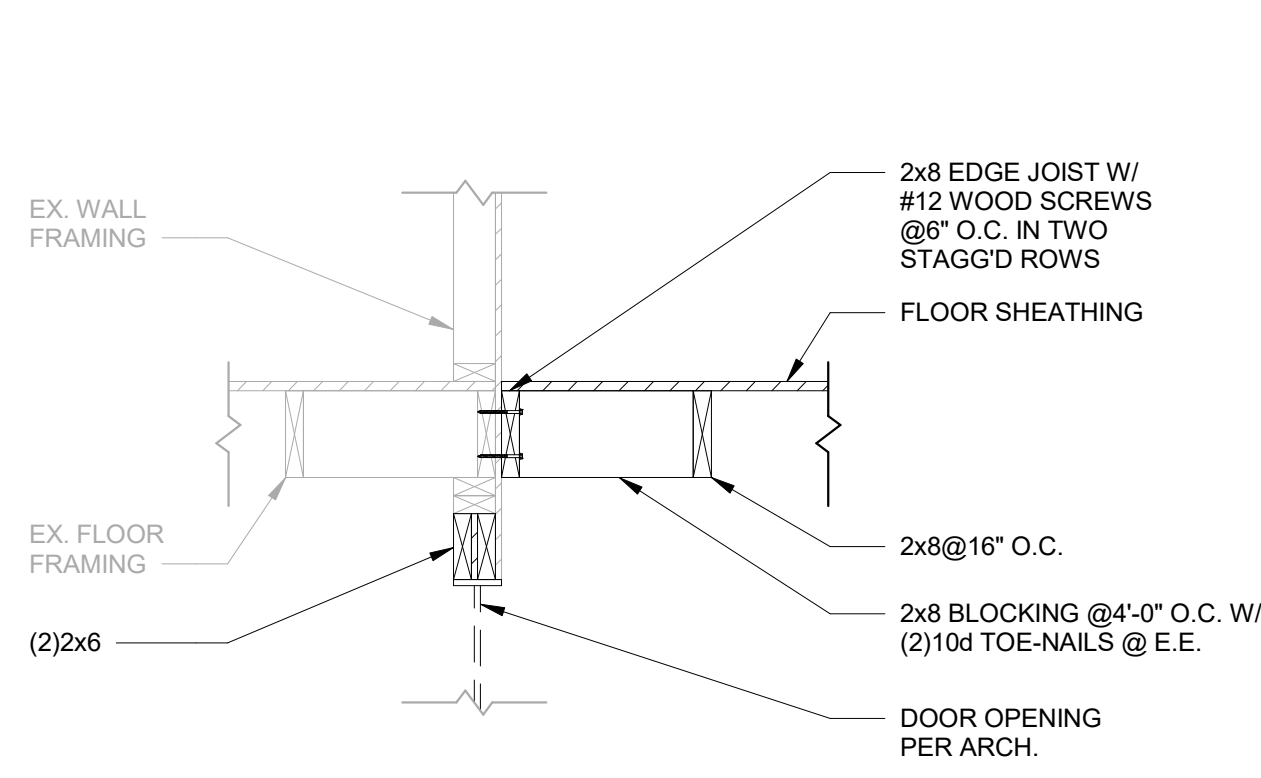
S201



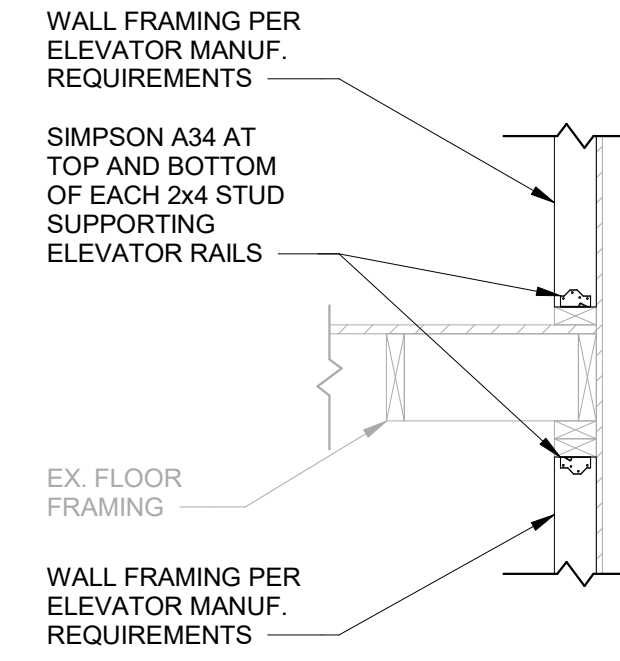
1 SECTION
S202 3/4" = 1'-0"



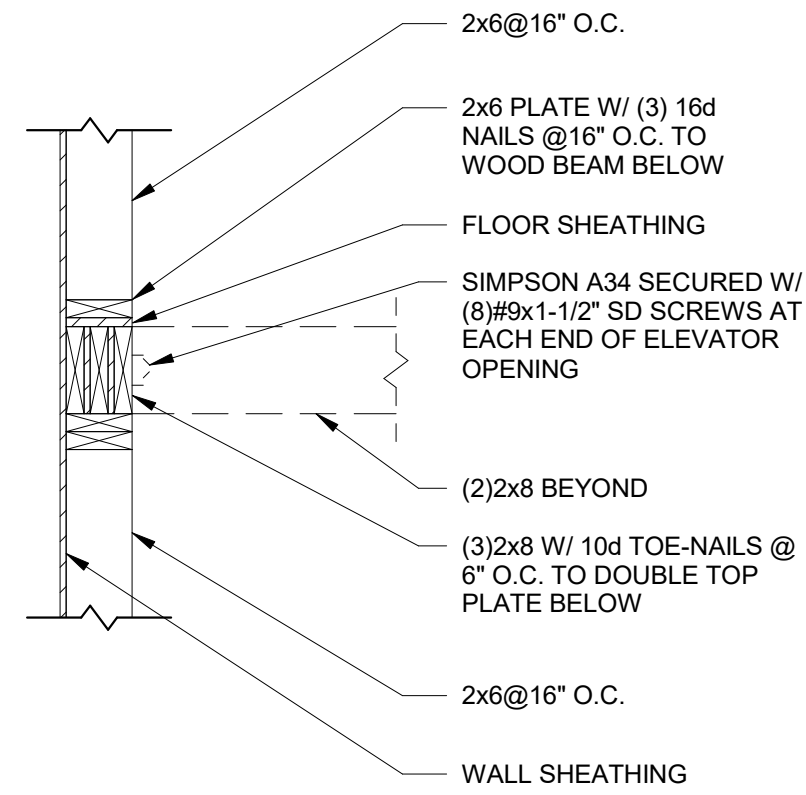
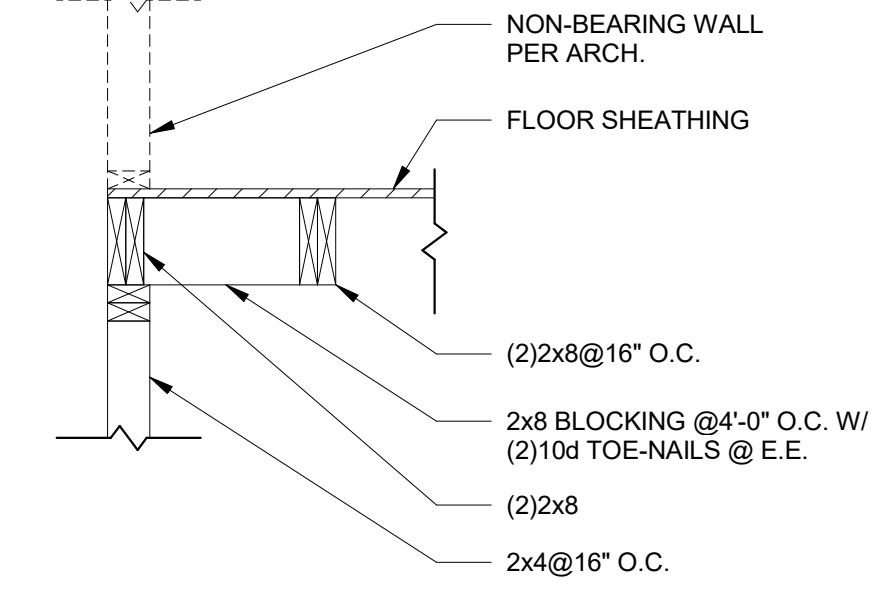
2 SECTION
S202 3/4" = 1'-0"



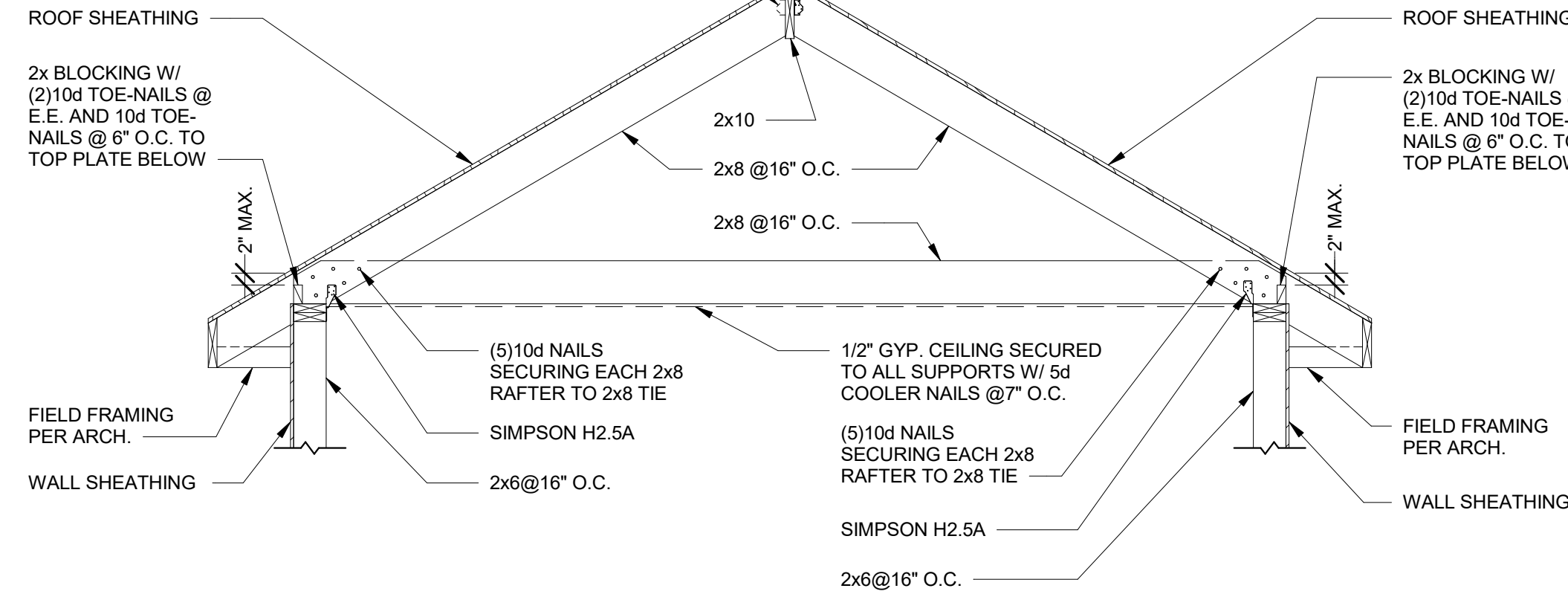
3 SECTION
S202 3/4" = 1'-0"



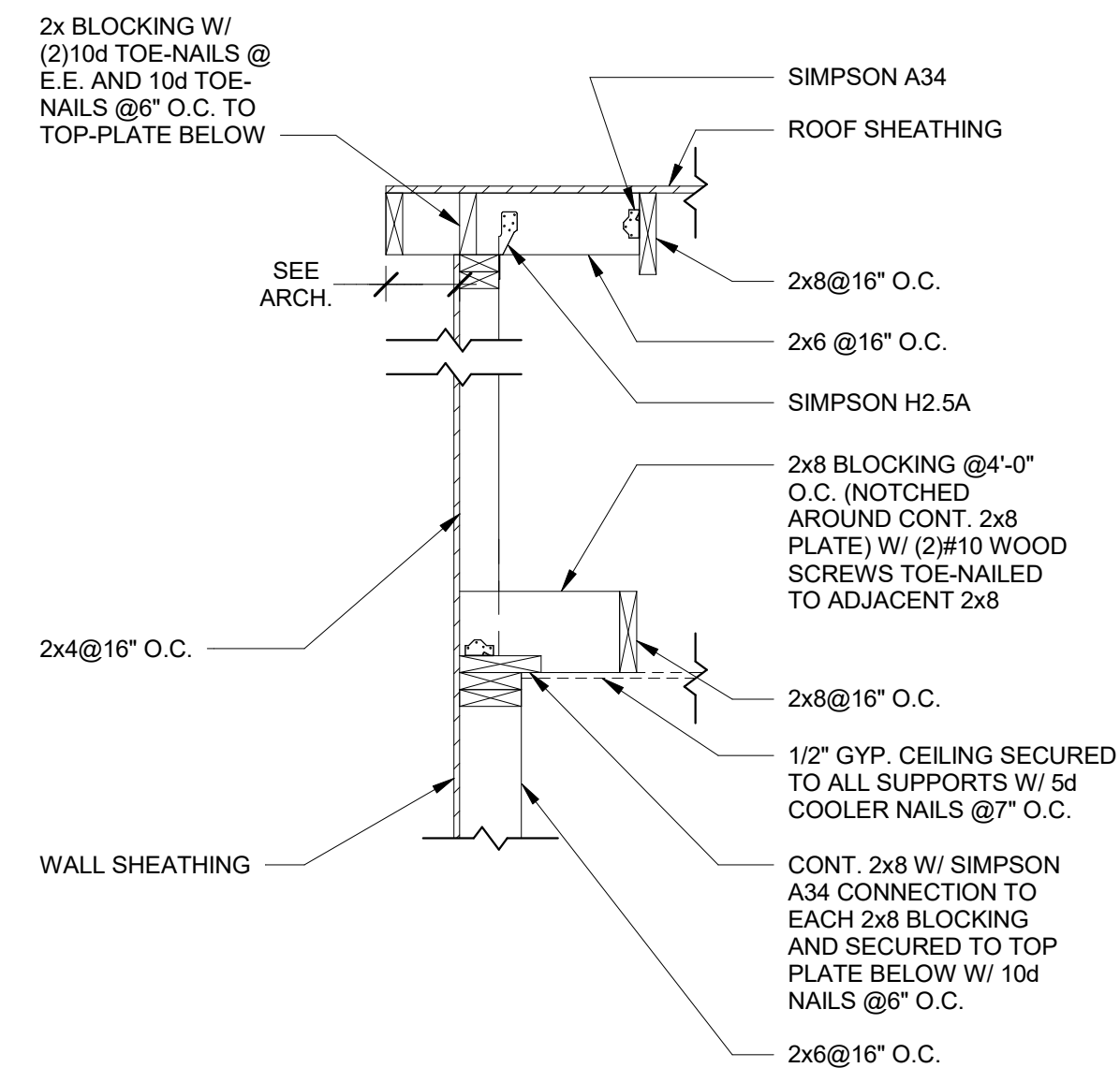
4 SECTION
S202 3/4" = 1'-0"



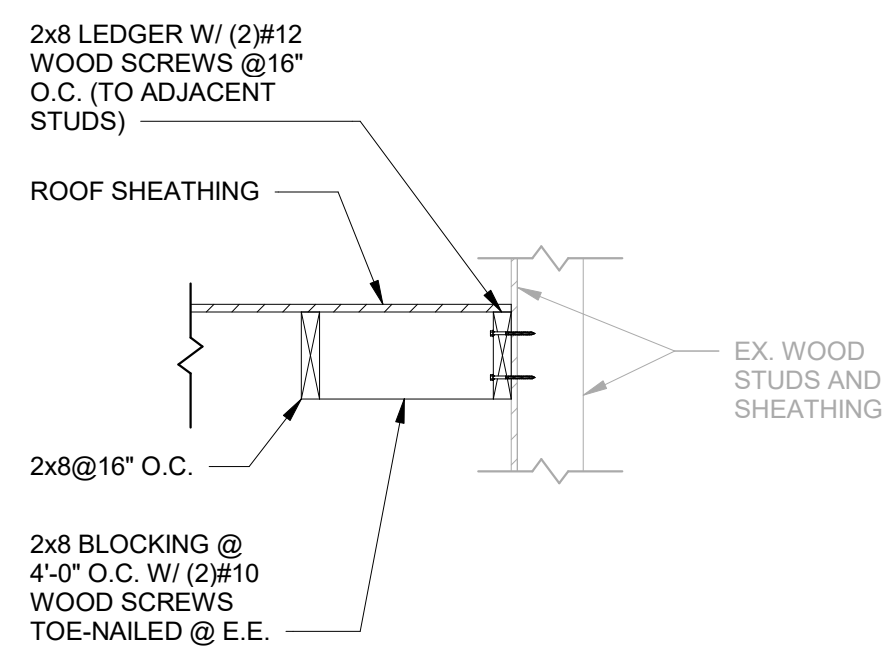
5 SECTION
S202 3/4" = 1'-0"



6 SECTION
S202 1/2" = 1'-0"



7 SECTION
S202 3/4" = 1'-0"

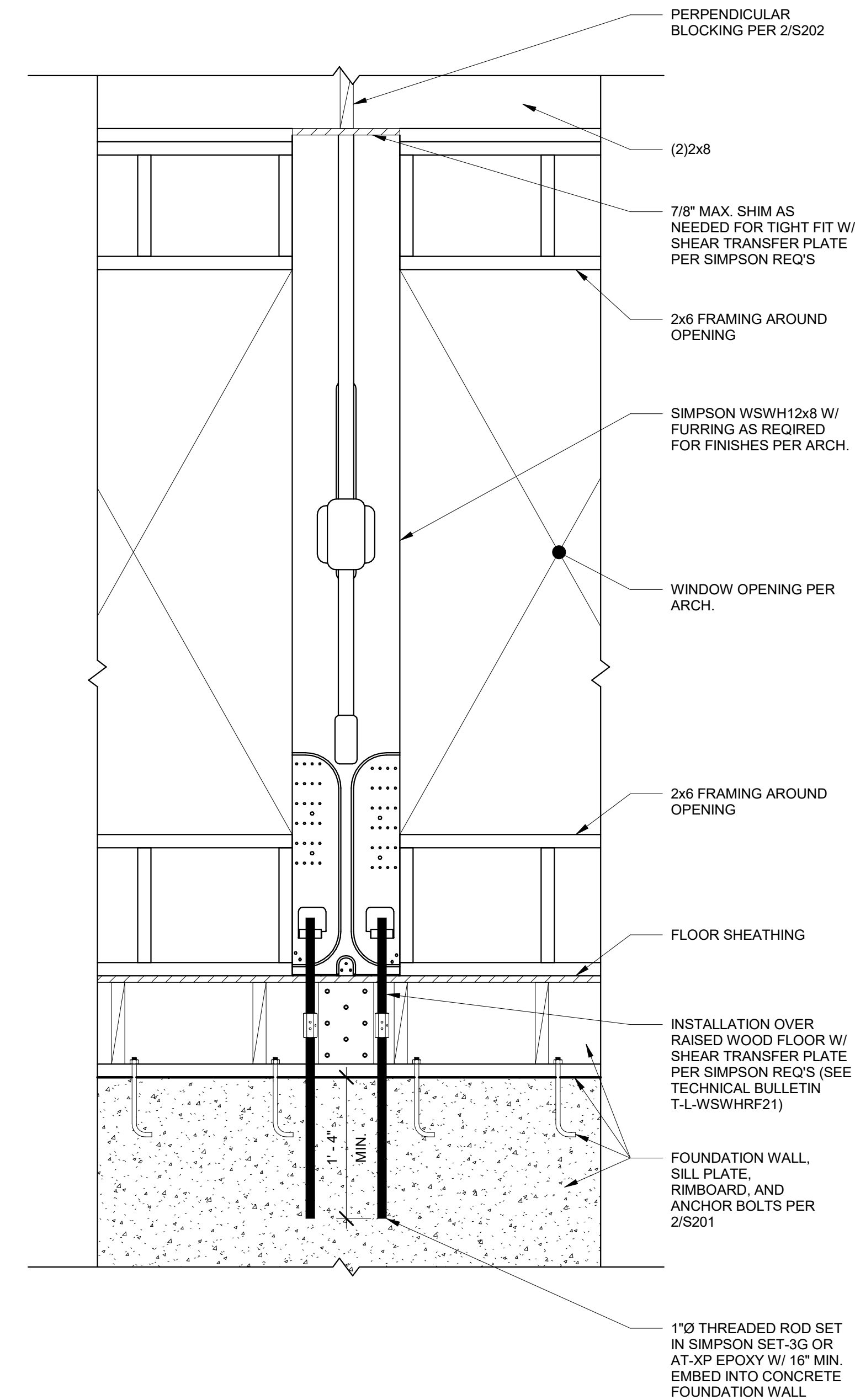


8 SECTION
S202 3/4" = 1'-0"

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Montgomery County
Historic Preservation Commission

Ronald A. Norton

REVIEWED
By Dan.Bruechert at 11:41 am, Mar 09, 2023



9 SIMPSON STRONGWALL PANEL
S202 1" = 1'-0"



Flieger Residence

10221 Meredith Ave
Silver Spring, MD 20910

Project Number: 22-028



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SECTIONS

S202