



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: November 4, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

Subject: Historic Area Work Permit # 952481 - New Construction

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 July 14, 2021 HPC meeting with revisions approved at the October 26, 2022 HPC meeting.

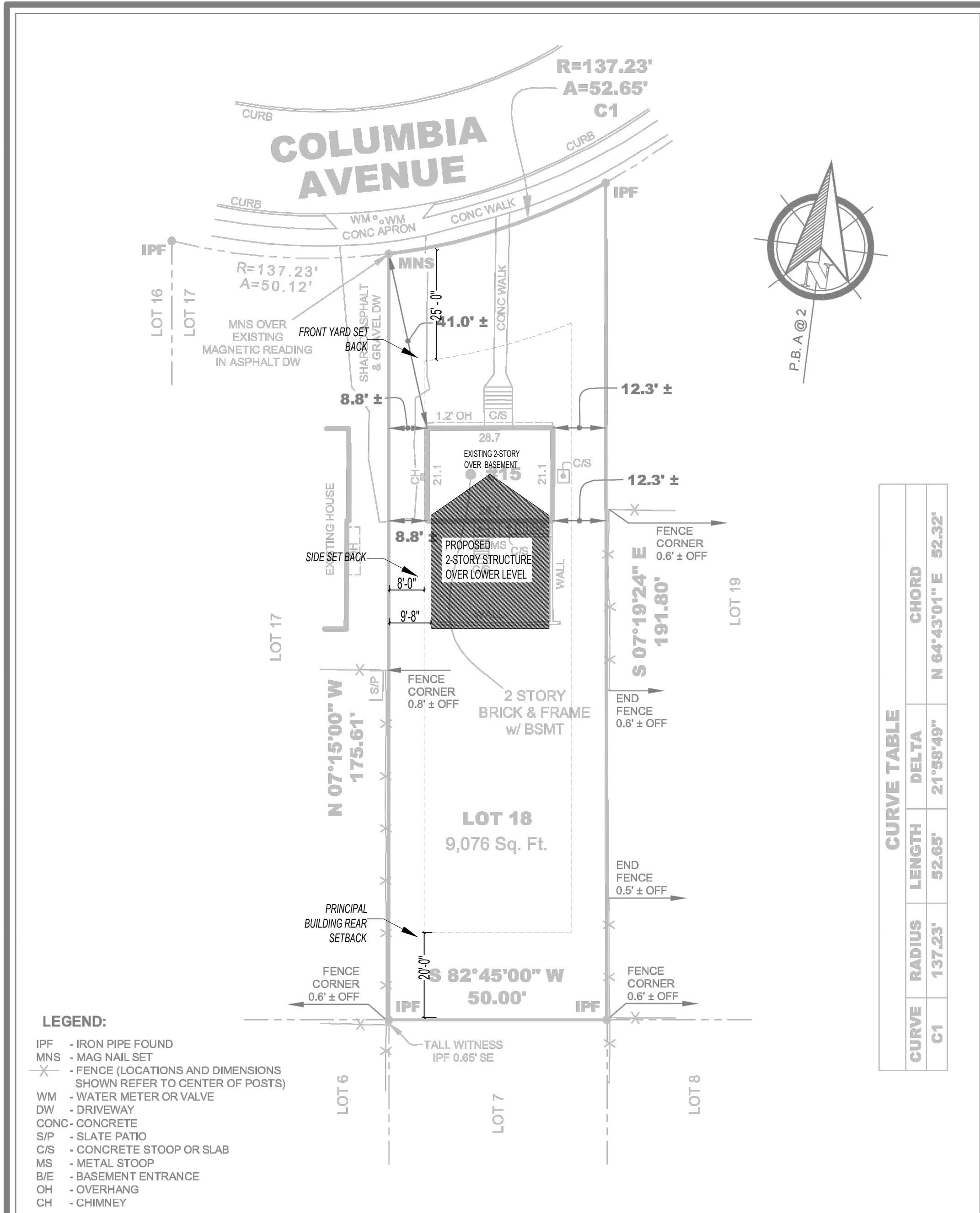
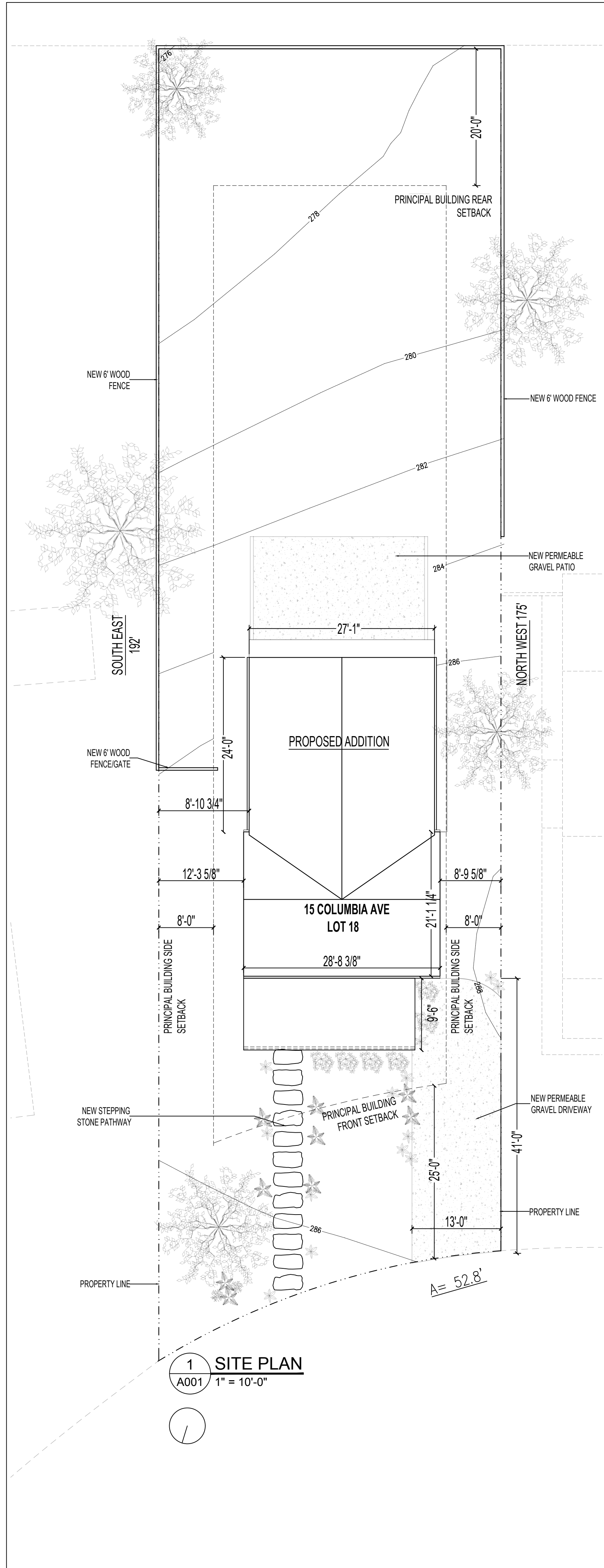
The HPC staff has reviewed and stamped the attached construction drawings.

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: Kathleen Matthews (Phillip Long, Agent)
Address: 11 East Kirke Street, Chevy Chase

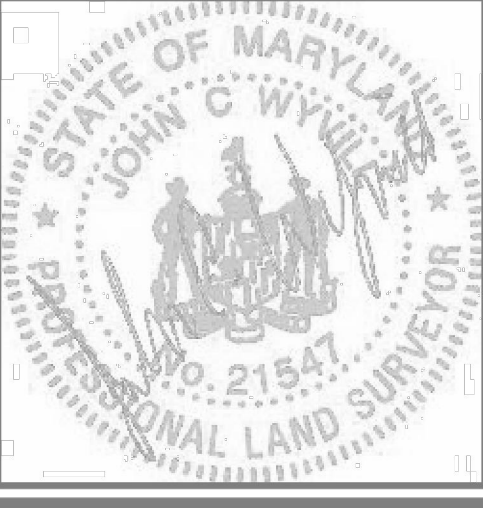
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





BOUNDARY SURVEY OF:
#15 COLUMBIA AVENUE
LOT 18 BLOCK 18
B.F. Gilbert's Addition to TAKOMA PARK
 PLAT BOOK A, PAGE 2
 LIBER 61512, FOLIO 101
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' DATE: 03-02-2021
 DRAWN BY: JCW FILE #: 211157 - 900

A Land Surveying Company
DULEY
 and Associates, Inc.
 Serving D.C. and MD.
 14604 Elm Street, Upper Marlboro, MD 20772
 Phone: 301-888-1111 Fax: 301-888-1114
 Phone: 1-888-88-DULEY Fax: 1-888-55-DULEY
 For survey order/approval forms, prices & more visit us at www.duley.biz



SURVEYOR'S CERTIFICATE
 I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENT OF RECORD, BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.
 LICENSE EXPIRATION DATE: 12-23-2021

CONTACT INFORMATION

OWNER:
 AIRI MAENO + JEFF DORN
 15 COLUMBIA AVENUE
 TAKOMA PARK, MD 20912

ARCHITECT:
 WAKAKO TOKUNAGA
 WAK TOK ARCHITECTS
 509 ALBANY AVENUE
 TAKOMA PARK, MD 20912
 TEL: 202 320 3867

STRUCTURAL ENGINEER:
 APAC Engineering, Inc.
 2110 Seminary Road
 Silver Spring, Maryland 20910
 TEL: 301 565 0543

LIST OF DRAWINGS

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

REVIEWED
 By Dan.Bruechert at 2:27 pm, Nov 04, 2022

SYMBOLS

ROOM #	ROOM NAME AND NUMBER
E	NOTE REFERENCE (SEE "KEY NOTES" FOR FURTHER INFORMATION).
◆	PARTITION TAG
⊕	DOOR TAG
①	WINDOW TAG
○	PLAN/SECTION DETAILS
XXX	DETAIL NUMBER
XXX	ELEVATION TAG
XXX	DETAIL TAG
XXX	ELEVATION TAG
#	HATCH INDICATES FIELD BUILT MILLWORK
0'-0"	CEILING HEIGHT
-	CEILING MATERIAL
SD	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
□	LIGHT SWITCH
□	GYPSUM BOARD
FLOOR	FINISH TAG
BASE	
WALL	
CEILING	
—	CHANGE IN FLOORING MATERIAL

PROJECT DATA

PROJECT NAME:
 PROJECT ADDRESS: 15 COLUMBIA AV
 TAKOMA PARK, MD 20912

LOT:
 SQUARE: 18
 PROPOSED PROJECT: RENOVATION, REAR ADDITION, FRONT + REAR PORCH CONSTRUCT.

ZONING: R-60

LOT AREA:
 PROVIDED: 9,200 SF

BUILDING HEIGHT:
 MAX ALLOWABLE: 35'
 PROVIDED: 26'-7" existing to be maintained

LOT OCCUPANCY:
 MAX ALLOWABLE: 26.8% *30% for infill development - (9,200SF-6,000SF) x 0.001=26.8%
 PROVIDED: 18%

SET BACK:
 FRONT: 25' REQUIRED 31'-2" PROVIDED
 REAR: 20' 89'-0" principal building
 SIDE: 8' 8'-3" existing to be maintained
 SUM OF SIDE: 18' 18'

CODE:

BUILDING CODE EDITION:
 IRC 2018
 MIRC MARYLAND BUILDING REHAB CODE
 NFPA NATIONAL ELECTRICAL CODE 2017
 WSSC PLUMBING CODE

USE GROUP: DETACHED SINGLE FAMILY

DESIGN PARAMETERS

GROUND SNOW LOAD:	30 PSF (1.4 KN/M ²)
WIND SPEED:	90 MPH (145KMHR)
SEISMIC DESIGN CATEGORY:	B
WINTER DESIGN TEMP:	13 DEGREE F (-10.6 C)
ICE SHIELD UNDERLAYMENT:	REQUIRED
FLOOD HAZARDS:	JULY 2, 1979
AIR FREEZING INDEX:	300
MEAN ANNUAL TEMP:	55 DEGREES F (12.8 C)
FROST LINE DEPTH: SUBJECT TO DAMAGE FROM:	30"
WEATHERING - SEVERE TERMITES - MODERATE TO HEAVY DECAY - SLIGHT TO MODERATE	

wakako tokunaga architecture
 509 albany avenue
 takoma park, md 20912
 202 320 3867

15 COLUMBIA AVE
 ADDITION/RENOVATION
 15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	-
PERMIT	-
BID	-
CD	-
REGISTRATION	-

COVER SHEET

A001

SITE AND TREE PROTECTION NOTES:

1. TREE PROTECTION

- EXISTING TREES DESIGNATED ON THE TREE PROTECTION PLAN AS TREE NUMBER #1 (ONE) THROUGH #7 (SEVEN) ARE TO BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH THE RECOMMENDATIONS LISTED.
- A. APPROVED FENCING (MIN 48" HIGH) SHALL BE PLACED AS CLOSE AS POSSIBLE TO THE CRITICAL ROOT ZONE OF ALL TREES OR TREE GROUPS TO REMAIN.
 - B. PARKING OF VEHICLES OR THE PERFORMANCE OF ANY WORK WITHIN THESE DESIGNATED AREAS OTHER THAN THAT SHOWN SPECIFICALLY ON THE PLAN, WILL NOT BE PERMITTED.
 - C. THE TREE PROTECTION FENCING SHALL REMAIN IN PLACE ALL TIMES DURING CONSTRUCTION.
 - D. OTHER TREE PROTECTION MEASURES IN ACCORDANCE WITH THE CITY OF TAKOMA PARK ORDINANCES AND STANDARDS.
 - E. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES BEING PROTECTED BY SUCH FENCING SHALL NOT BE ALLOWED.
 - F. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREES.
 - G. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE TREE PROTECTION AREAS UNLESS SPECIFICALLY SHOWN ON THE APPROVED CONSTRUCTION OR GRADING PLAN.
 - H. NO MATERIALS SHALL BE STORED WITHIN THE DESIGNATED TREE PROTECTION AREA.
 - I. TREE PROTECTION DEVICES SHALL BE PLACED WHERE INDICATED ON THE PLAN.

2. EXCAVATION

- A. ALL ROOTS ENCOUNTERED IN THE EXCAVATION AREA SHALL BE PRUNED MANUALLY, BY HAND, WITH A SHARP SW OR PRUNING SHEAR TO INSURE A CLEAN CUT AT THE WALL OF THE EXCAVATION. EFFORTS SHALL BE MADE TO MINIMIZE OVER DIG IN CRITICAL AREAS. (ROOTS LARGER THAN 1.5" DIA.)
- B. ALL EXCAVATIONS IN THE TREE PROTECTION AREA SHALL BE BACKFILLED AS EARLY AS POSSIBLE AND SHALL NOT BE LEFT OPEN LONGER THAN NECESSARY FOR THE INTENDED CONSTRUCTIONS.

3. CRITICAL AREA PROTECTION

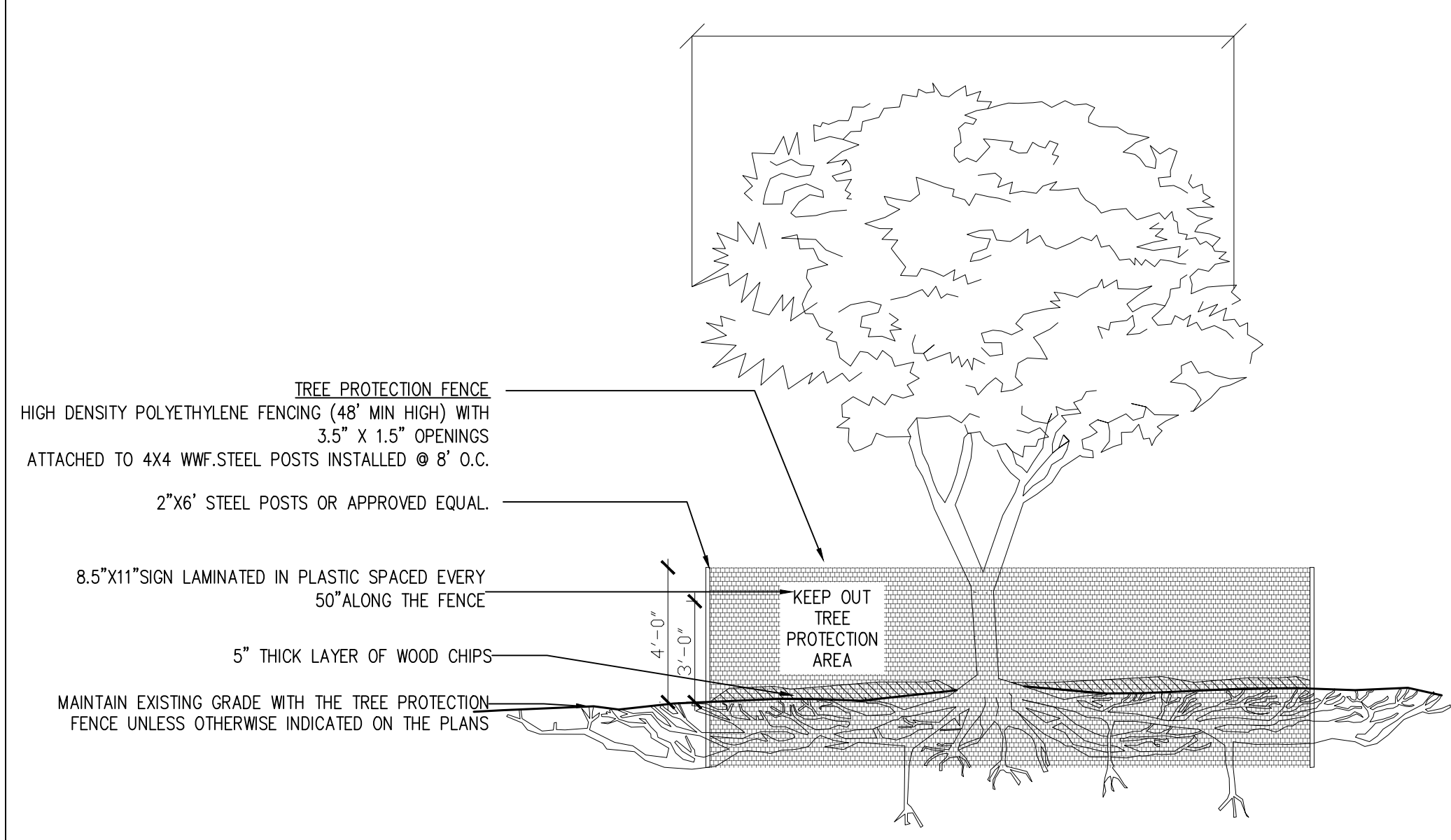
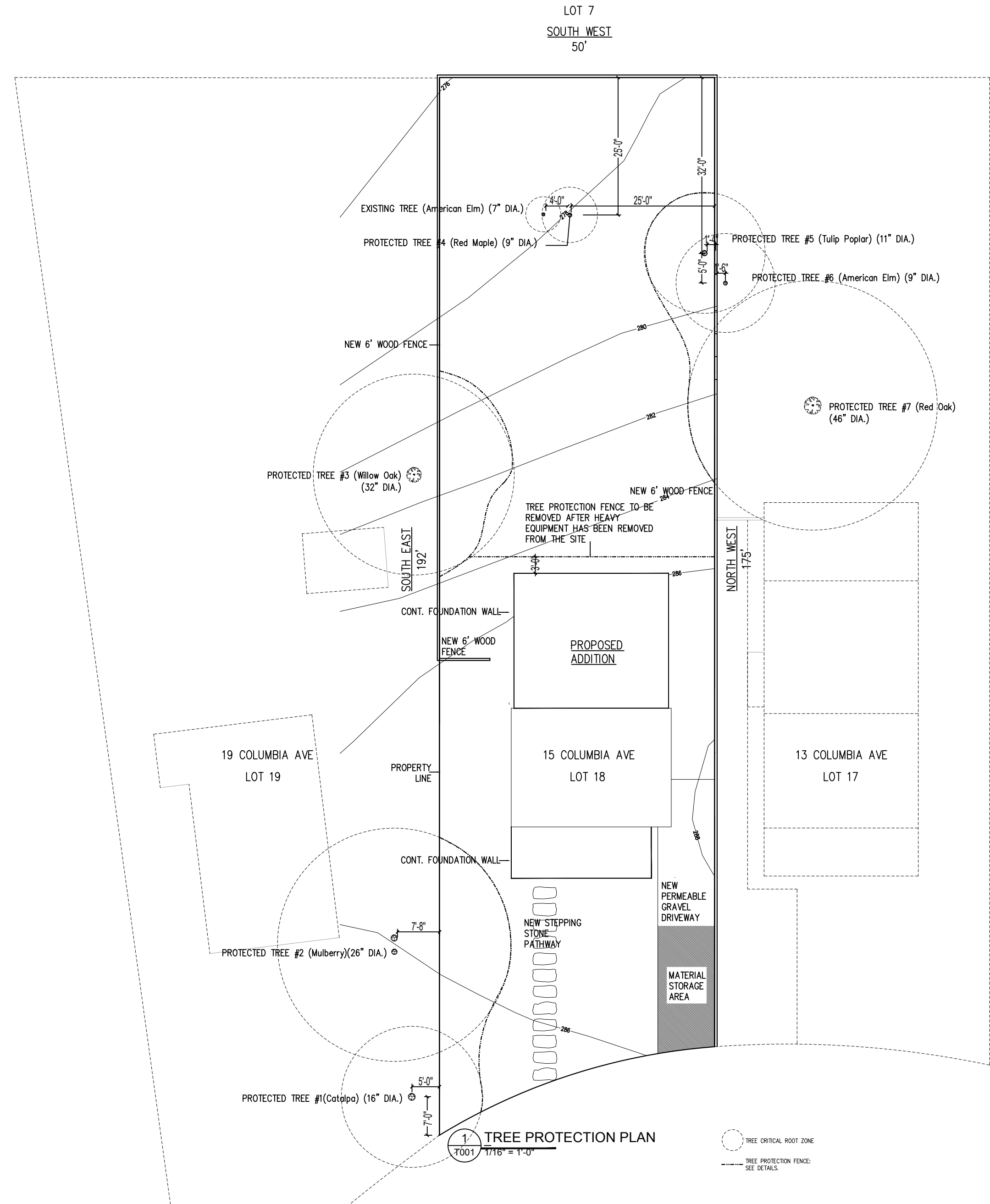
AREAS WITHIN CRITICAL ROOT ZONE AREAS IN WHICH CONSTRUCTION ACTIVITIES WILL TAKE PLACE SHALL BE PROTECTED TO PROTECT TREE ROOT ZONES. AREAS REQUIRING PROTECTION SHALL BE COVERED WITH 6 OZ. DOUBLE SIDED GEONET (SKAPS TRANSET TN OR EQUAL) AND COVERED WITH 6" LAYER OF WOOD CHIPS. MATTING SHALL BE MAINTAINED DURING FULL PERIOD OF CONSTRUCTION.

- A. AREAS TO BE USED FOR STORAGE OF BACKFILL MATERIALS SHALL BE MATTED WITH GEONET FABRIC AND COVERED WITH 2" PLYWOOD PRIOR TO STOCKPILING OF MATERIALS. REASONABLE EFFORT SHALL BE MADE TO MINIMIZE AREAS USED FOR SUCH PURPOSES IN PROTECTED AREAS.
4. CONSTRUCTION SEQUENCING:
- A. MEET WITH CITY OF TAKOMA PARK ARBORIST AND REVIEW APPROVED TREE PROTECTION PLAN
 - B. ESTABLISH TREE PROTECTION AREAS AND INSTALL TREE PROTECTION AND OTHER CRITICAL AREA DEVICES.
 - C. COMPLETE BUILDING DEMOLITION. RESTRICT USAGE OF HEAVY EQUIPMENT OR OTHER MACHINES AWAY FROM PROTECTED AREAS AND ONTO PRESENTLY PAVED AREAS WHERE POSSIBLE.
 - D. EXCAVATE AND BUILD NEW FOUNDATIONS AS REQUIRED. BACKFILL AS SOON AS POSSIBLE IN PROTECTED AREAS.
 - E. CONSTRUCT BUILDINGS.
 - F. CONSTRUCT/REBUILD EXTERIOR RETAINING WALLS, STEPS AND PARKING PADS.
 - G. INSTALL LANDSCAPING.
 - H. REMOVE TREE PROTECTION DEVICES.

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 2:27 pm, Nov 04, 2022



2 SECTION
T001 1/4" = 1'-0"

- NOTES:
- TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.
 - THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY TOWN ARBORIST.
 - APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
 - SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS, PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
 - FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 - ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
 - SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 3" HIGH, CLEARLY LEGIBLE.

- PROTECTED TREES:
- #1: CATALPA (16" DIA.)
 - #2: MULBERRY (26" DIA.)
 - #3: WILLOW OAK
 - #4: RED MAPLE
 - #5: TULIP POPLAR (11" DIA.)
 - #6: AMERICAN ELM (9" DIA.)
 - #7: RED OAK

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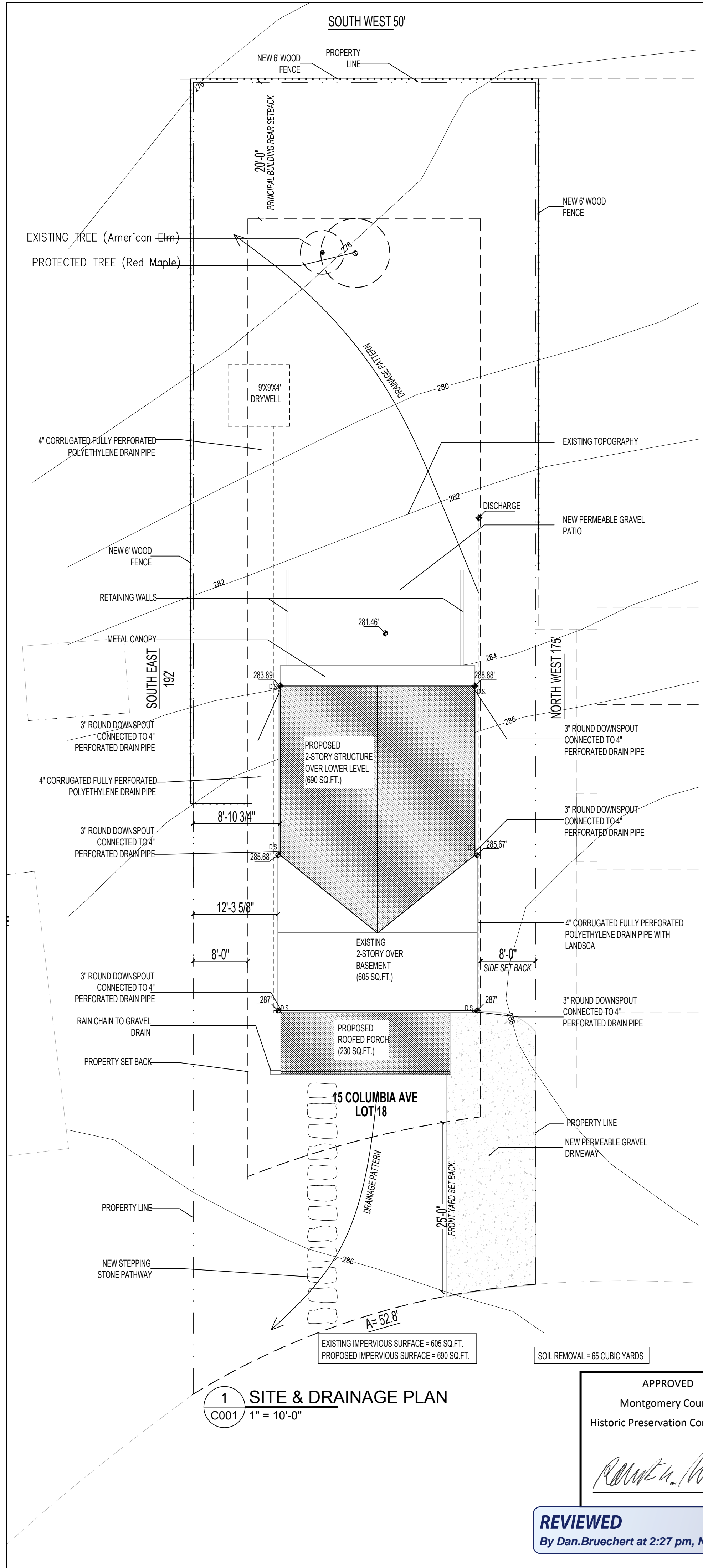
REVIEW	-
PERMIT	-
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REGISTRATION

Professional Certification:
I certify that these documents were prepared or
checked by me, and that I am a duly licensed architect
under the laws of the State of Maryland.
License number: 5724, expiration date: 6/30/2023.

TREE PROTECTION
PLAN

T001



1 SITE & DRAINAGE PLAN
C001 1" = 10'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Ronald A. Bruechert

REVIEWED
By Dan.Bruechert at 2:27 pm, Nov 04, 2022



2 FRONT (NORTH) ELEVATION
C001 1/8" = 1'-0"



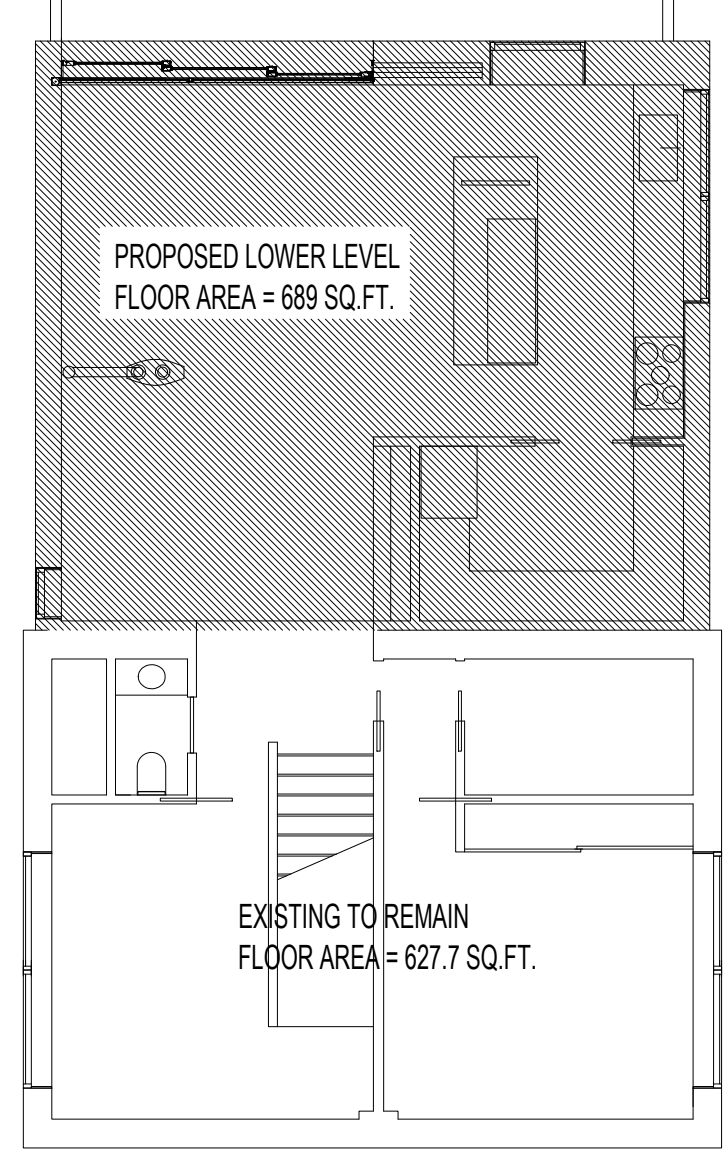
4 BACK (SOUTH) ELEVATION
C001 1/8" = 1'-0"



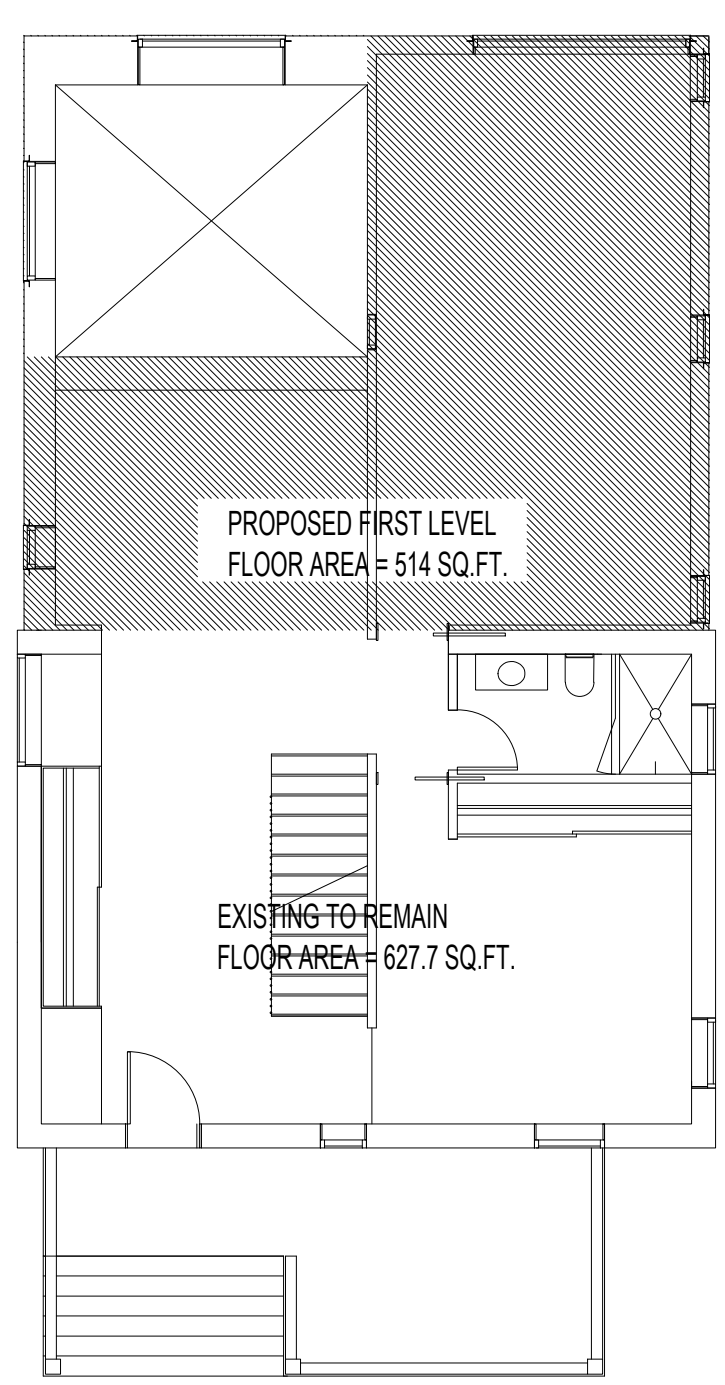
3 SIDE (WEST) ELEVATION
C001 1/8" = 1'-0"



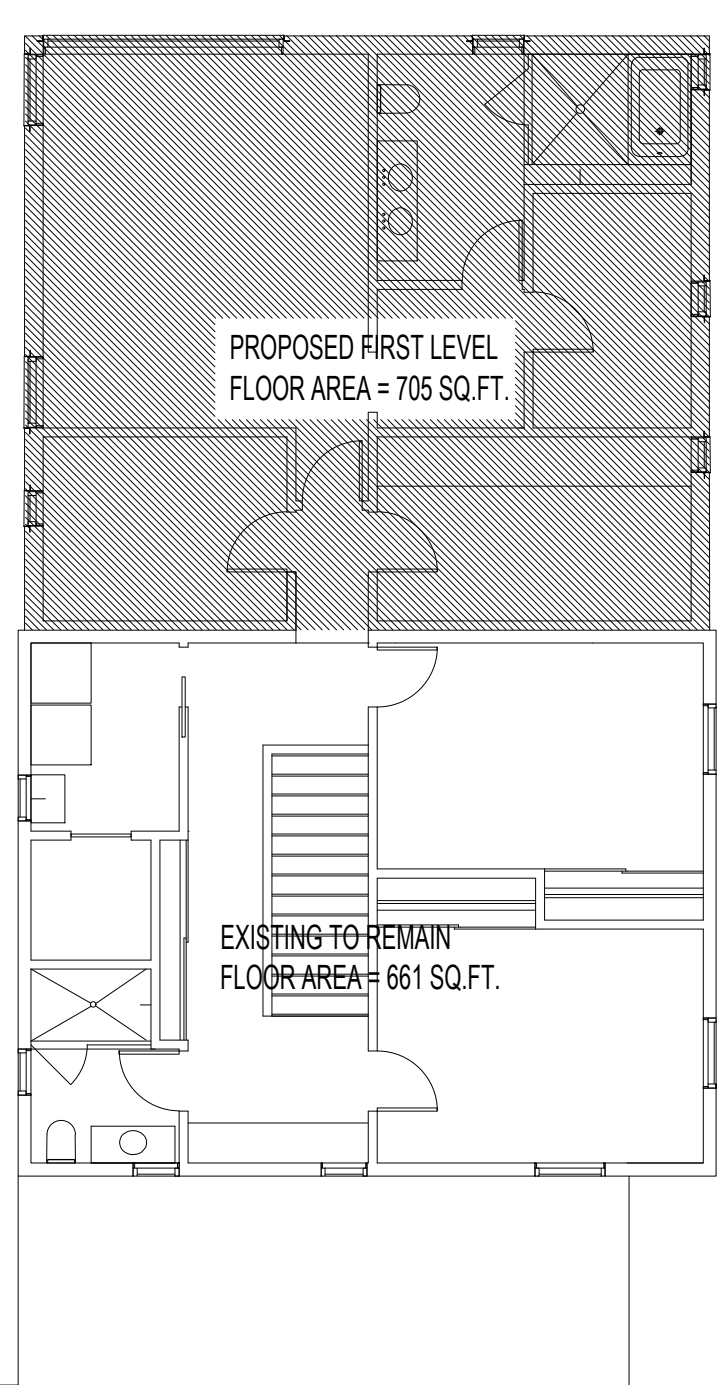
5 SIDE (EAST) ELEVATION
C001 1/8" = 1'-0"



6 LOWER LEVEL FLOOR AREA
C001 1/8" = 1'-0"



7 FIRST LEVEL FLOOR AREA
C001 1/8" = 1'-0"



8 SECOND LEVEL FLOOR AREA
C001 1/8" = 1'-0"

PROPOSED TOTAL GROSS FLOOR AREA = 1,908 SQ. FT.

* TOTAL EXISTING FLOOR AREA = 1,916 SQ. FT.
* TOTAL NEW FLOOR AREA = 1,908 SQ. FT.
NEW FLOOR AREA IS MORE THAN 50% OF EXISTING FLOOR AREA, THEREFORE IT IS AN INFILL DEVELOPMENT

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REGISTRATION

Professional Certification:
I certify that these documents were prepared or supervised by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 5794, expiration date 12/31/2023.

DRAINAGE PLAN, ELEV,
AREA + HEIGHT CALC

C001

GENERAL CONDITIONS

- PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE/SHE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.
- UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE A.I.A. DOCUMENT A105, 2007.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.
- POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
- ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF ACCEPTANCE BY OWNER, SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/OR SIZES. WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.
- NOTIFY ARCHITECT FOR REVIEW OF PARTITION CHALK LINE LAYOUT FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUD'S UNTIL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINAL SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY INFORM ARCHITECT IF ANY CONFLICTS ARE FOUND. DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS.
- CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS, CEILING TO SLAB CLEARANCES AND ALL FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICT OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WORK WITH BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, AND USE OF BUILDING FACILITIES. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

ARCHITECTURAL NOTES

- REVIEW GENERAL CONDITIONS NOTES BEFORE COMMENCING WORK.
- PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- MAKE NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.
- GYPSUM BOARD FINISHING: COMPLY WITH REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD AND WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS ALWAYS USING THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISCREPANCY.
- PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 'J' BEADS ALONG ENDS OF GYPSUM BOARD UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED.
- FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.
- WORK BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.
- ALL EXPOSED WALL SURFACES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT.

FINISH SCHEDULE

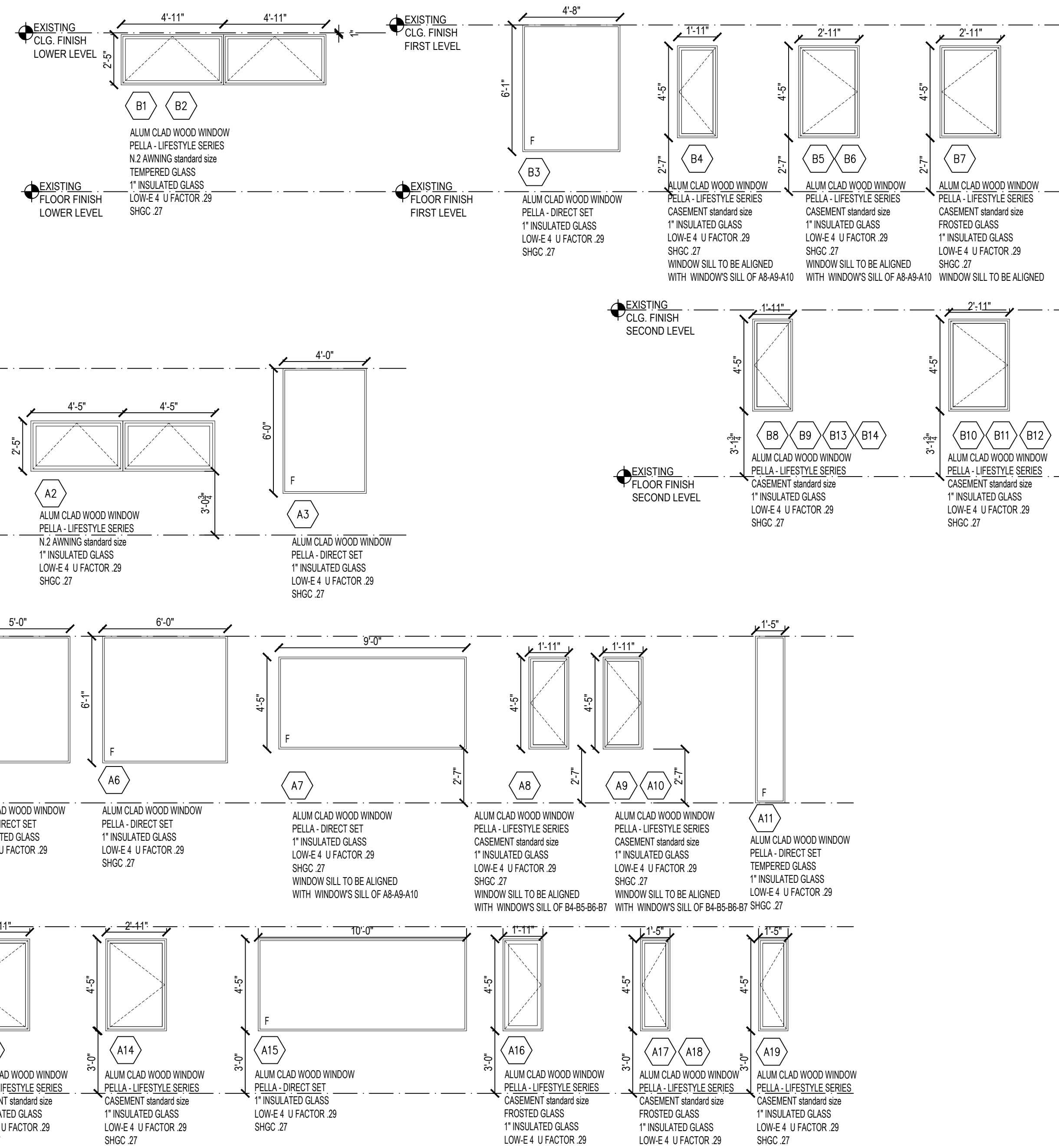
FINISH	DESCRIPTION	MANUFACTURER	SPECIFICATION/ COLOR	NOTES
F1	EX. HARDWOOD		SAND & REFINISH. PATCH & REPAIR AS NEEDED	
F2	HARDWOOD	T.B.D.	TO MATCH EXISTING	
F2.b	ENGINEERED HARDWOOD	T.B.D.		TO BE SELECTED BY OWNER
F3	TILE	T.B.D.	TO BE SPECIFIED	COLOR TO BE SELECTED BY OWNER
F4	EX. CONCRETE		REFINISH, PATCH & REPAIR AS NEEDED	
F5	EXPOSED CONCRETE	T.B.D.	EXPOSED ARCHITECTURE GRADE CONCRETE, BUFFED & SEALED CLEAR	
B1	WOOD BASE	T.B.D.	RECESSED 4" HIGH WOOD BASE, 1/2" THICK	COLOR TO BE SELECTED BY OWNER
B2	TILE BASE	T.B.D.	TILE- SEE INTERIOR ELEVATIONS	COLOR TO BE SELECTED BY OWNER
W1	PAINT	BENJAMIN MOORE	TO BE SPECIFIED	FINISH TO BE DETERMINED BY ARCHITECT
W2	TILE	T.B.D.	TO BE SPECIFIED	COLOR TO BE SELECTED BY OWNER
C1	PAINT	BENJAMIN MOORE	TO BE SPECIFIED	FINISH TO BE DETERMINED BY ARCHITECT



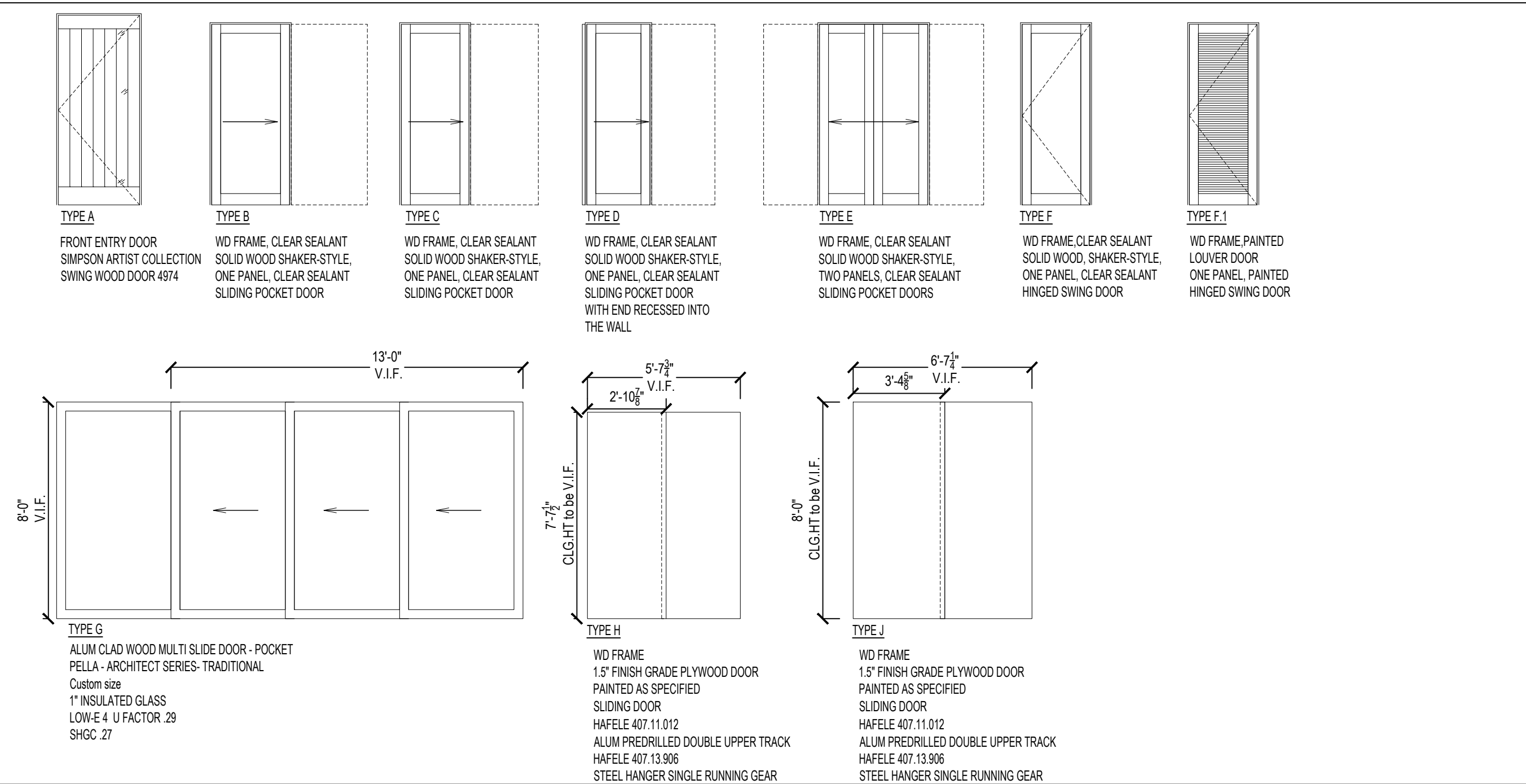
DOOR SCHEDULE

DOOR NO.	TYPE	DOOR SIZE	FINISH	FRAME	HWARE	LOCATION	REMARKS
001	G	SEE ELEVATION	SEE SPECIFICATIONS			DINING / PATIO	DIMENSIONS TO BE V.I.F.
002	E	(2)2'-0"	6'-8"	SEALANT WOOD		PANTRY	
003	D	2'-4"	6'-8"	SEALANT WOOD		POWDER	SEE SPECIFICATIONS
004	B	2'-10 1/2"	6'-8"	SEALANT WOOD		GYM	
005	C	2'-6"	6'-8"	SEALANT WOOD		HALLWAY	
006	C	2'-6"	6'-8"	SEALANT WOOD		STORAGE	
007	H	SEE ELEVATION	SEE SPECIFICATIONS			STUDIO CLOSET	DIMENSIONS TO BE V.I.F.
008	F.1	2'-6"	6'-8"	PAINTED	PAINTED	MECH. ROOM	
101	A	3'-0"	7'-0"	INTERIOR SEALANT EXTERIOR PT	WOOD	FRONT ENTRANCE	SEE ELEVATION
102	B	2'-10 1/2"	6'-8"	SEALANT WOOD		MEDIA / PIANO	
103	F	2'-6"	6'-8"	SEALANT WOOD		HALL BATH	
104	B	2'-10 1/2"	6'-8"	SEALANT WOOD		OFFICE / GUEST	
							DIMENSIONS TO BE V.I.F.
201	F	2'-6"	6'-8"	SEALANT WOOD		HALL BATH	
202	F	2'-6"	6'-8"	SEALANT WOOD		BEDROOM 2	
203	J	SEE ELEVATION	SEE SPECIFICATIONS			BEDROOM 2 CLOSET	DIMENSIONS TO BE V.I.F.
204	J	SEE ELEVATION	SEE SPECIFICATIONS			BEDROOM 1 CLOSET	DIMENSIONS TO BE V.I.F.
205	C	2'-6"	6'-8"	SEALANT WOOD		LAUNDRY	
206	C	2'-6"	6'-8"	SEALANT WOOD		MECHANICAL	
207	F	2'-6"	6'-8"	SEALANT WOOD		BEDROOM 1	
208	F	2'-6"	6'-8"	SEALANT WOOD		W.I.C. 2	
209	F	2'-6"	6'-8"	SEALANT WOOD		OFFICE	
210	F	2'-6"	6'-8"	SEALANT WOOD		PRIMARY SUITE	
211	F	2'-6"	6'-8"	SEALANT WOOD		W.I.C.	
212	F	2'-6"	6'-8"	SEALANT WOOD		PRIMARY BATH	

WINDOW SCHEDULE



DOOR TYPES



APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 2:27 pm, Nov 04, 2022

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ADDITION/RENOVATION
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REVIEW PERMIT	BID	CD
-	-	-

REGISTRATION

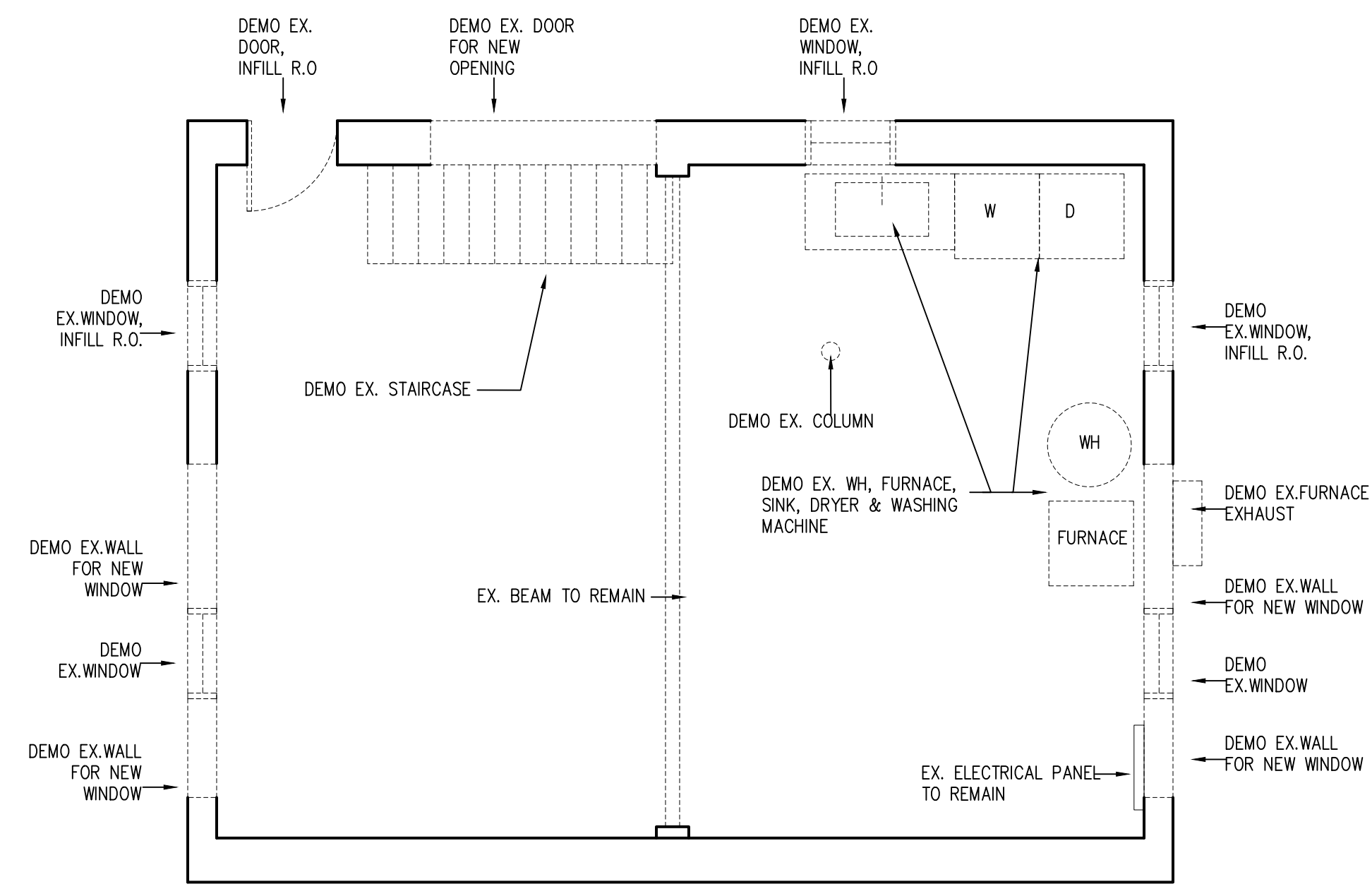
Professional Certification:
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License Number: 12345, expiration date: 12/31/2023.

GENERAL NOTES & SCHEDULES

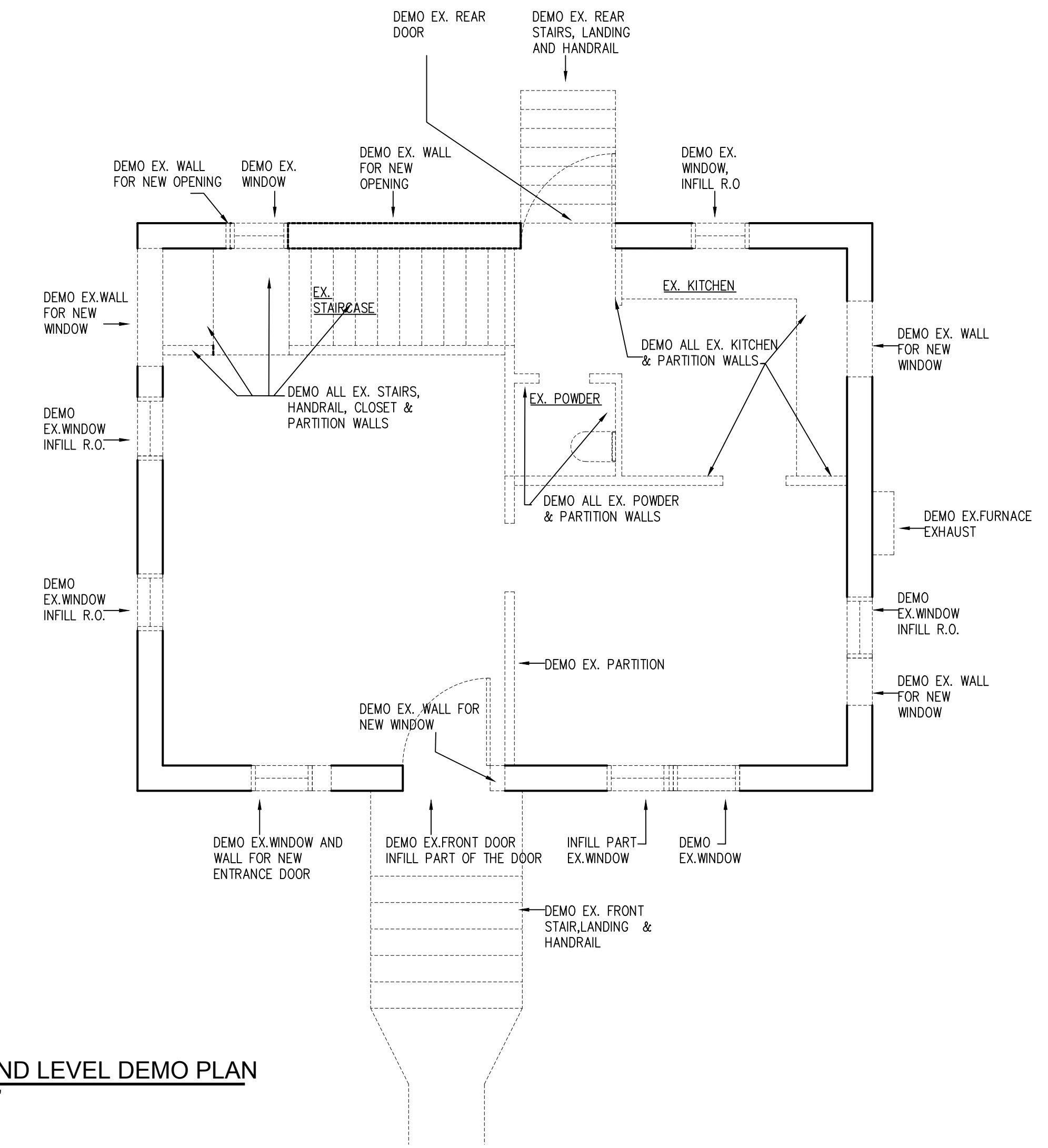
A002

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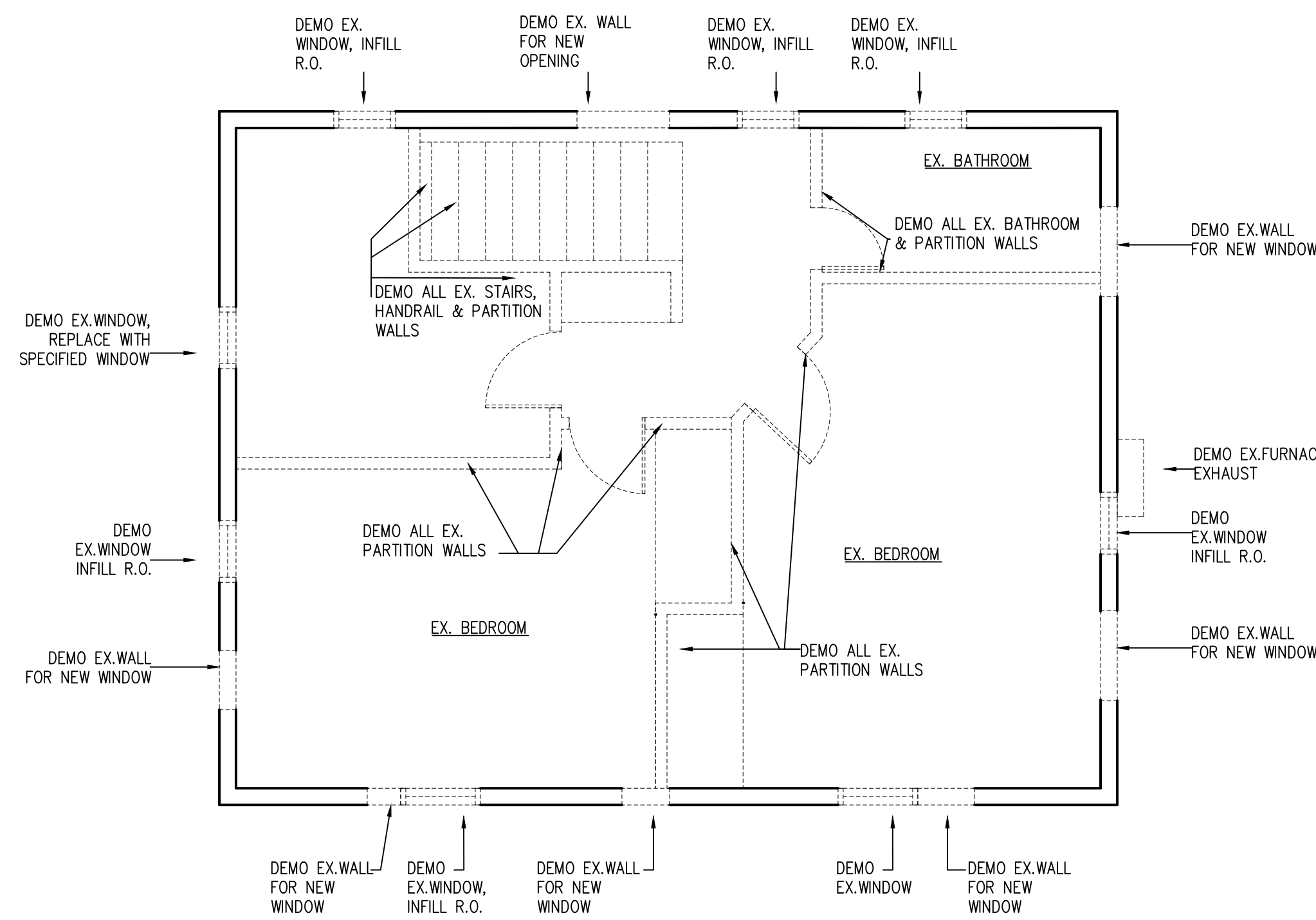
15 COLUMBIA AVE
 ADDITION/RENOVATION
 15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912



1 BASEMENT DEMO PLAN
 D1 1/4" = 1'-0"



2 GROUND LEVEL DEMO PLAN
 D1 1/4" = 1'-0"



3 FIRST LEVEL DEMO PLAN
 D1 1/4" = 1'-0"



4 ROOF DEMO PLAN
 D1 1/4" = 1'-0"

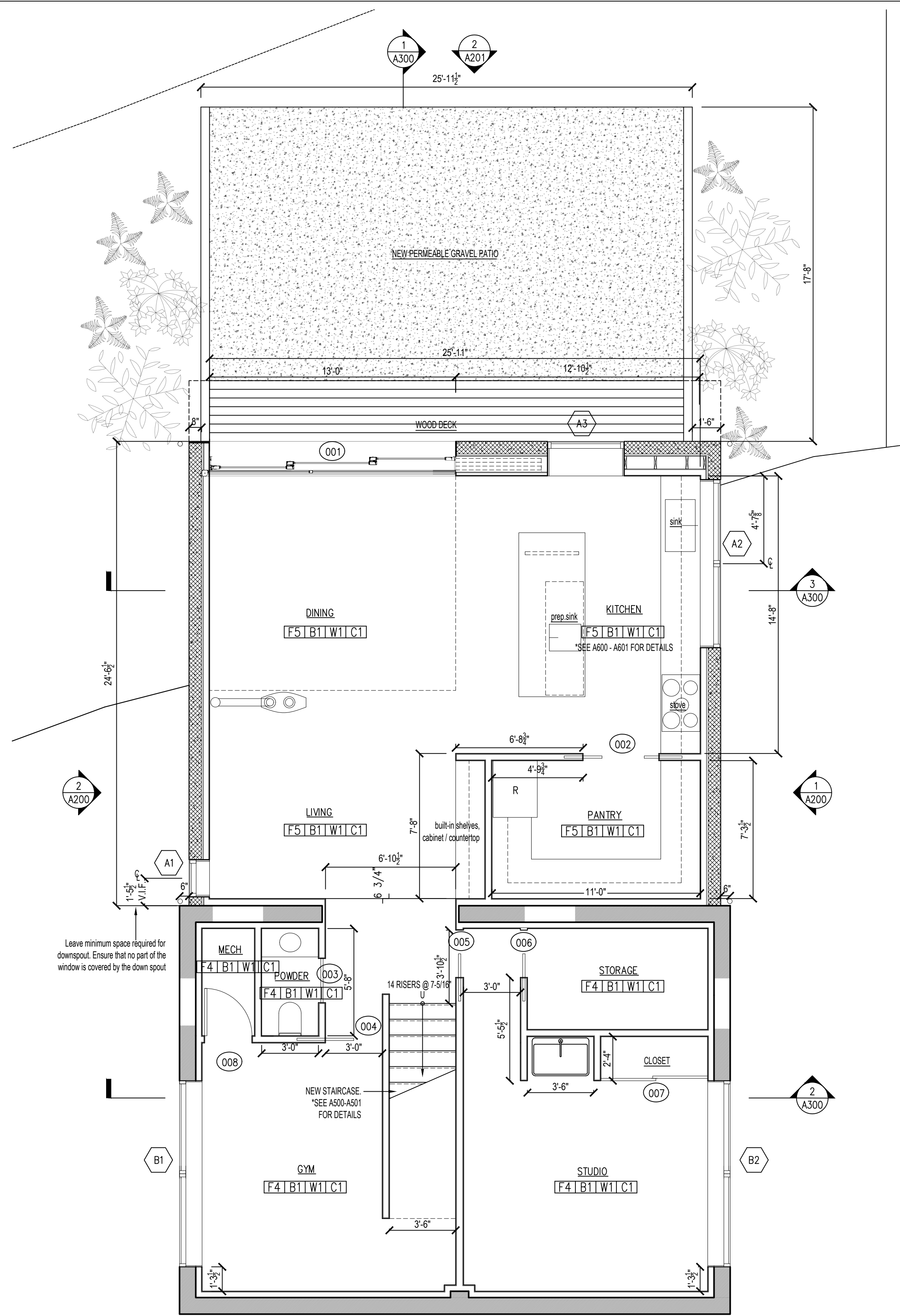
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PERMIT	-
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DEMO PLANS
 D001

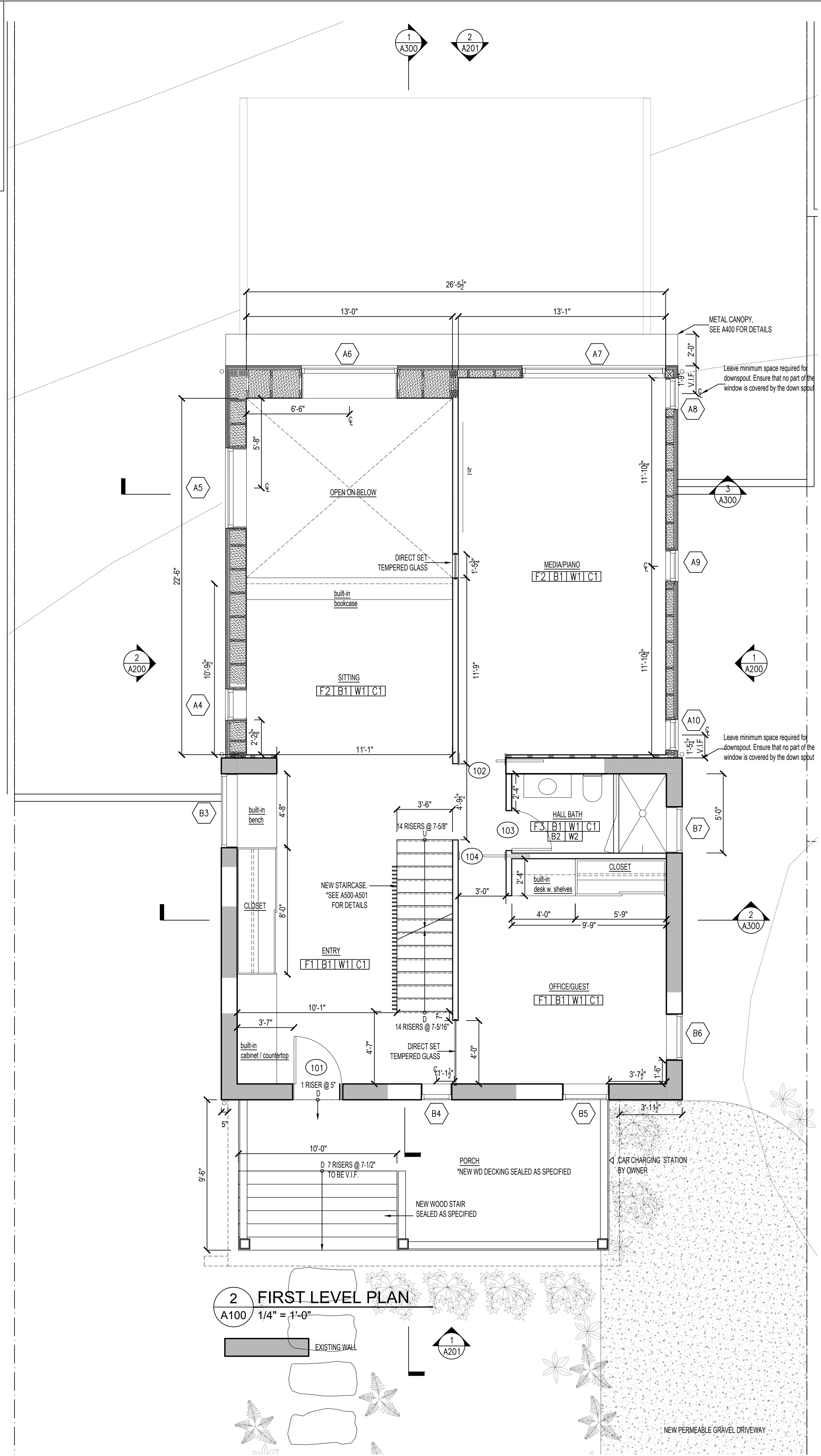


1 LOWER LEVEL PLAN
A100 1/4" = 1'-0"

EXISTING WALL

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2 FIRST LEVEL PLAN
A100 1/4" = 1'-0"

EXISTING WALL

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FLOOR PLANS

A100

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 ADDITION/RENOVATION
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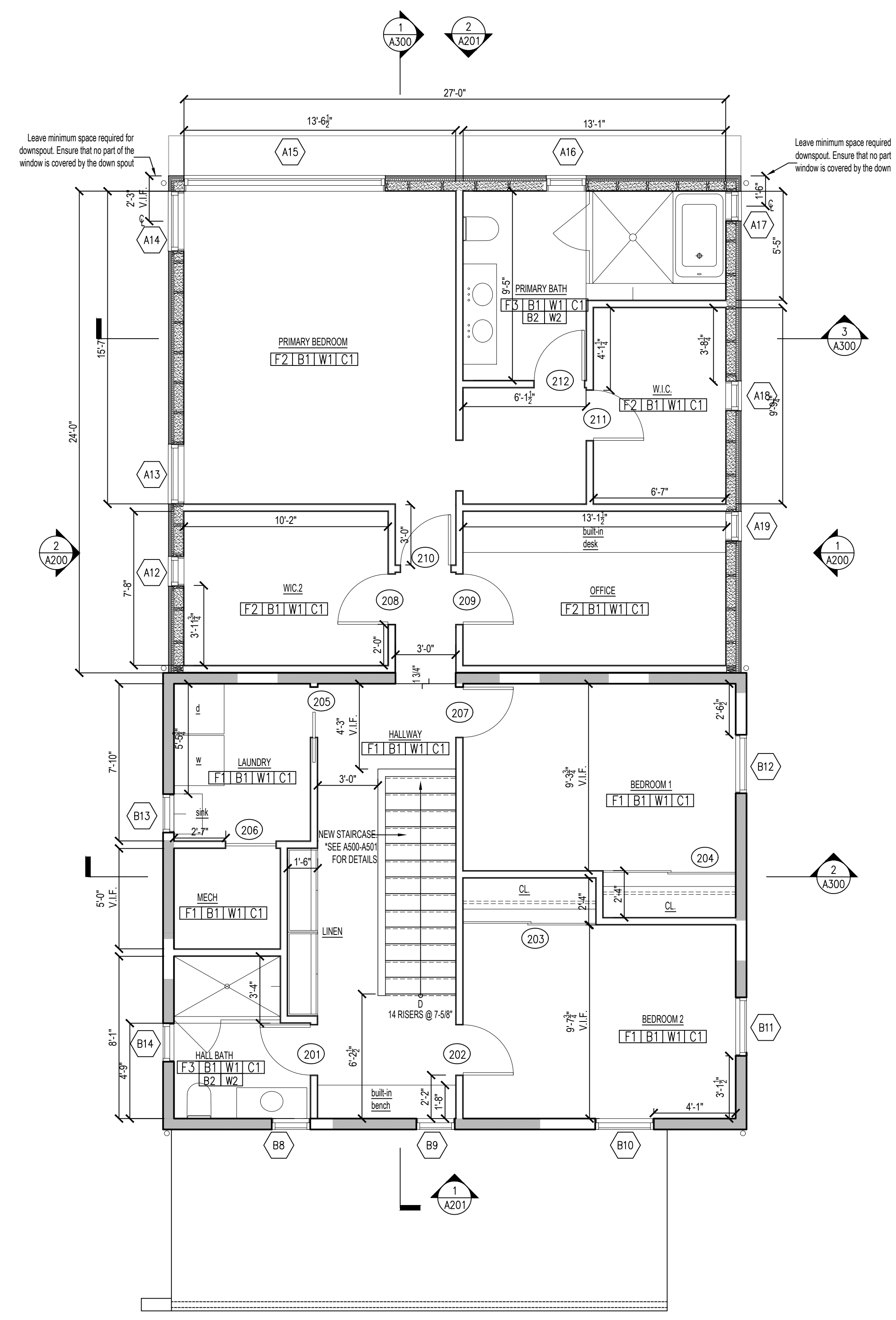
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FLOOR PLANS

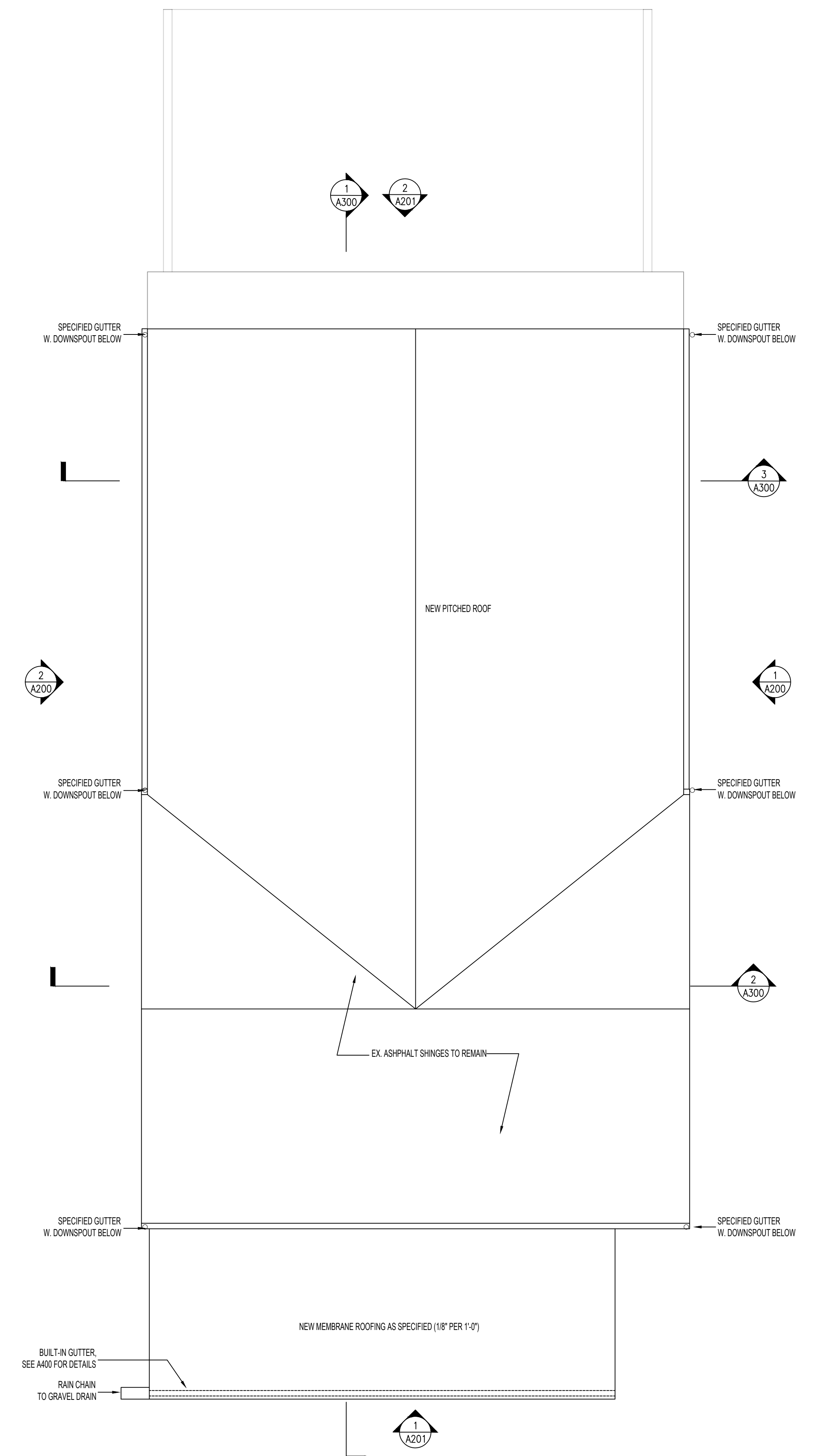
A101



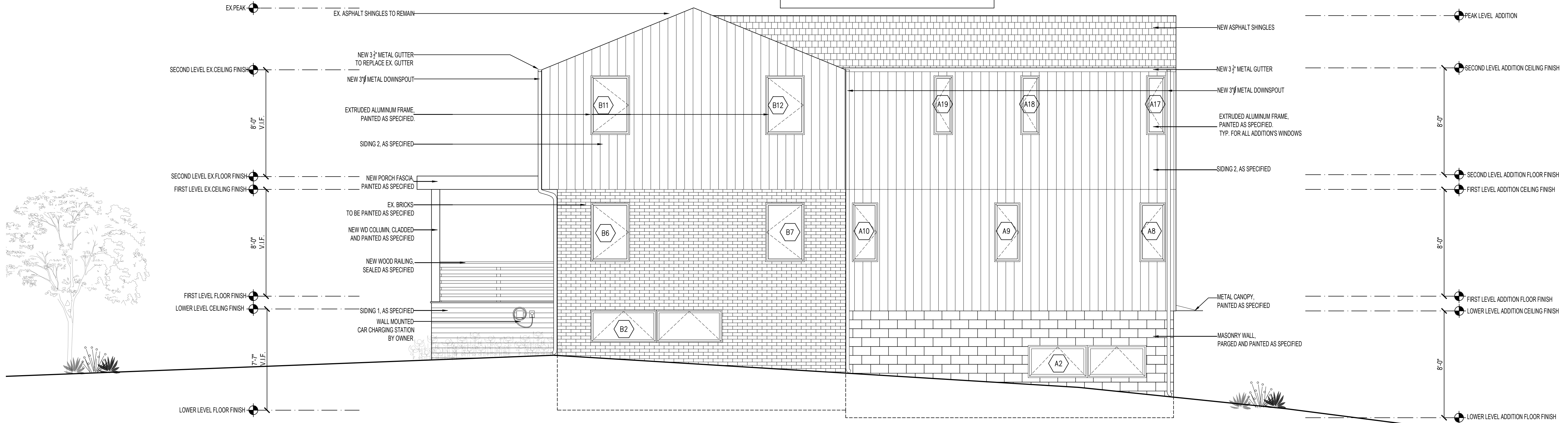
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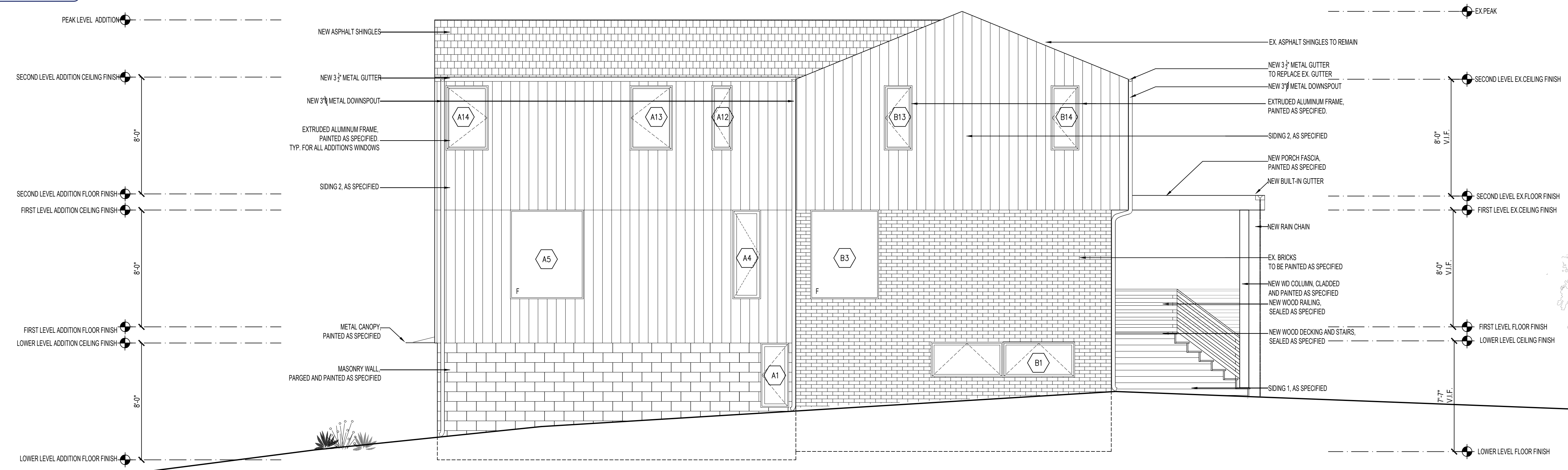
1 ROOF PLAN
 A101 1/4" = 1'-0"



1 WEST ELEVATION
A200 1/4" = 1'-0"

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2 EAST ELEVATION
A200 1/4" = 1'-0"

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License number: 17943, expiration date: 12/31/2023.

BUILDING ELEVATIONS

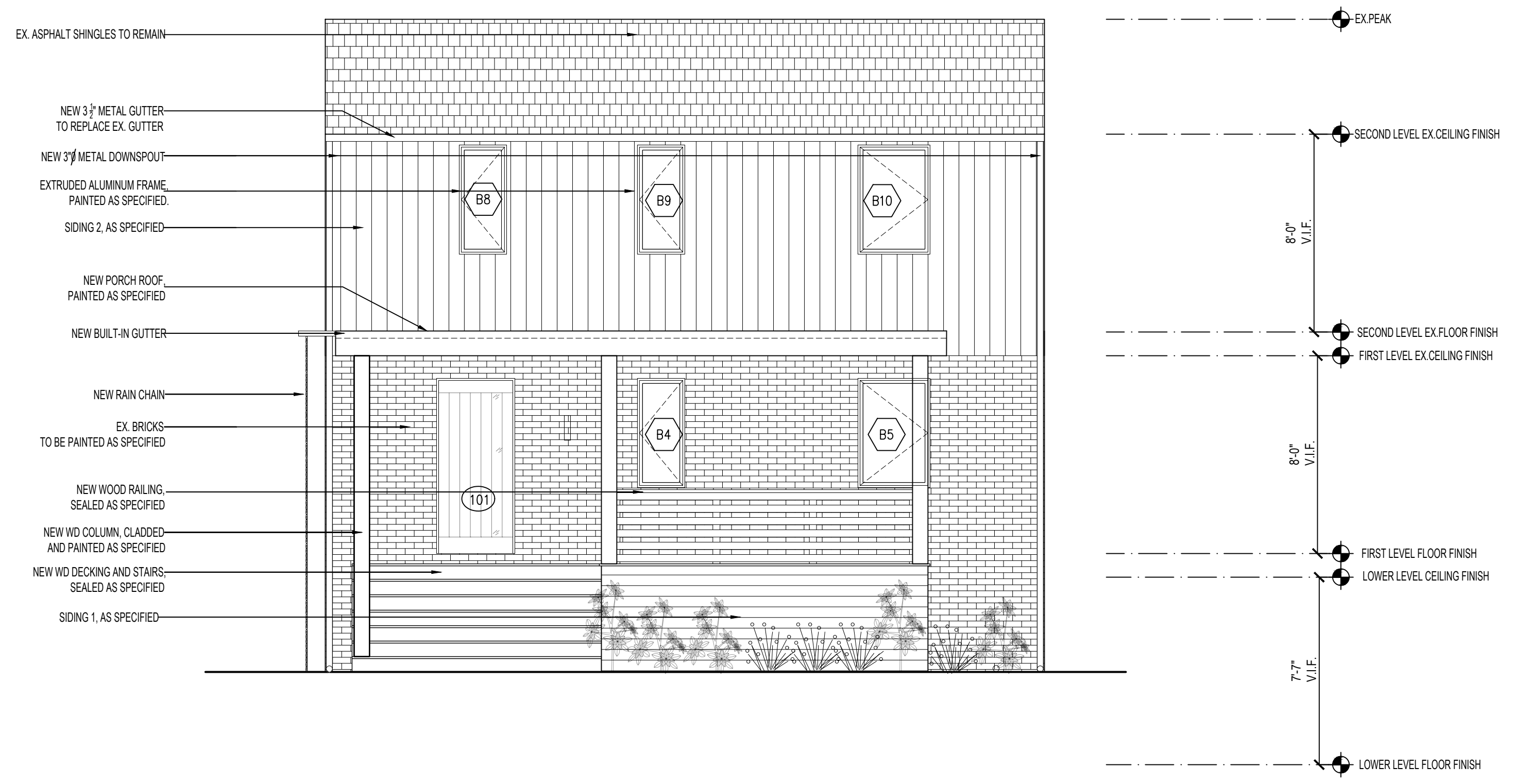
A200

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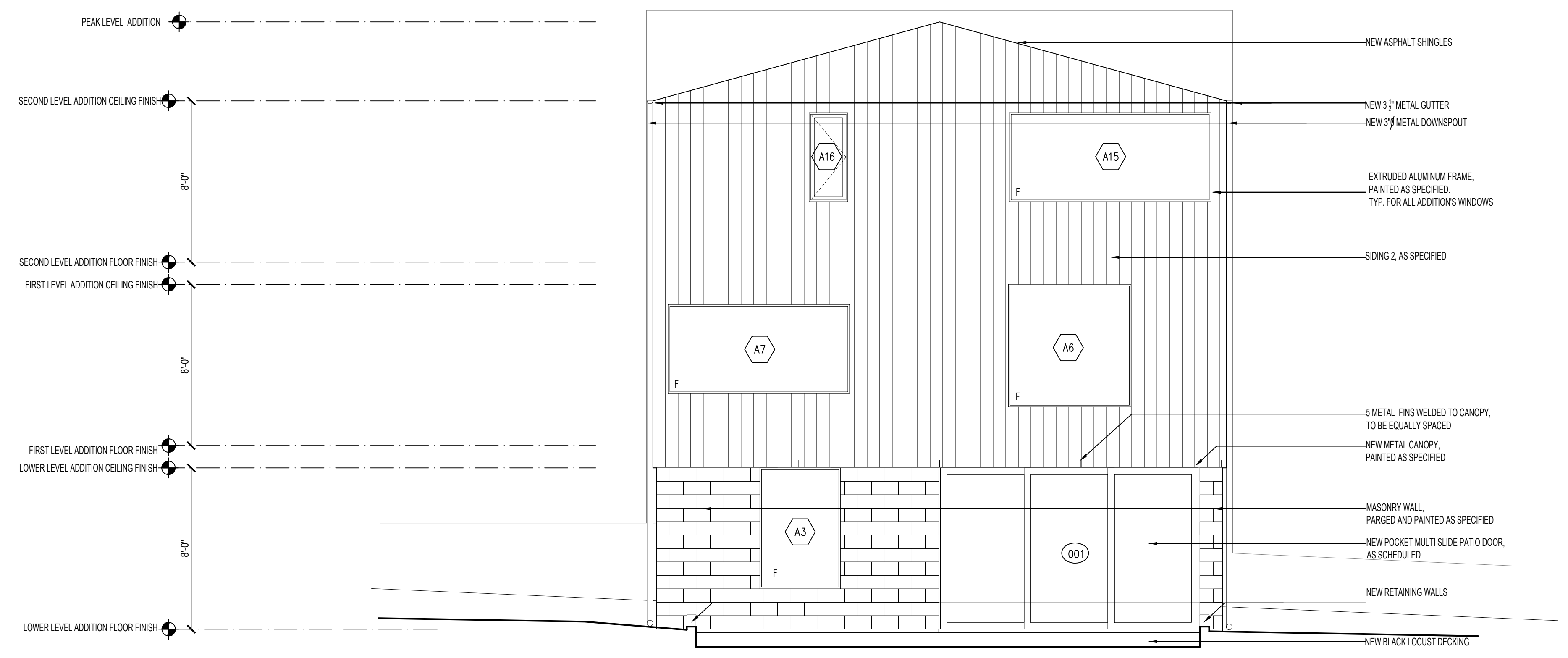
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1 NORTH ELEVATION
 A201 1/4" = 1'-0"



2 SOUTH ELEVATION
 A201 1/4" = 1'-0"

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BUILDING ELEVATIONS

A201

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THERMAL ENVELOPE NOTES

ROOF: R-67.5
11.25" CLOSE CELL FOAM INSULATION (R6 PER INCH)

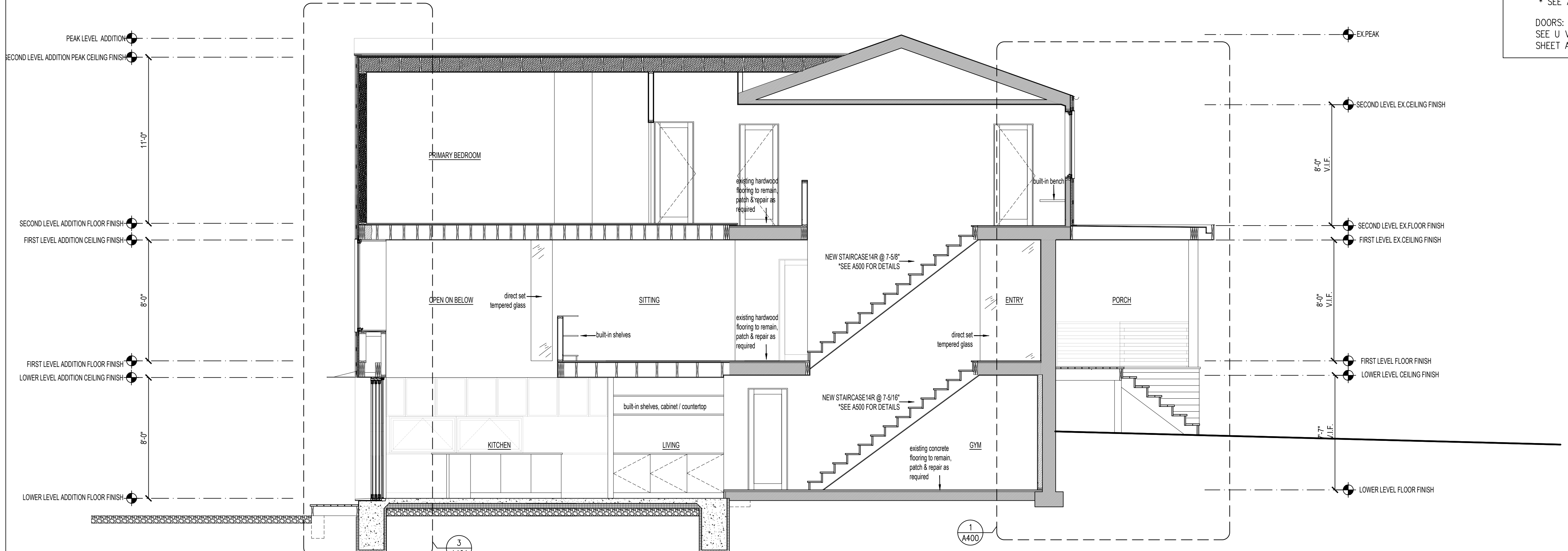
WALLS: R-39
1" RIGID INSULATION (R-6)
5.5" CLOSE CELL FOAM INSULATION (R6 PER INCH): R33

FLOOR : R-32
4" OF POLYURETHANE RIGID INSULATION (R-32) UNDER SLAB.

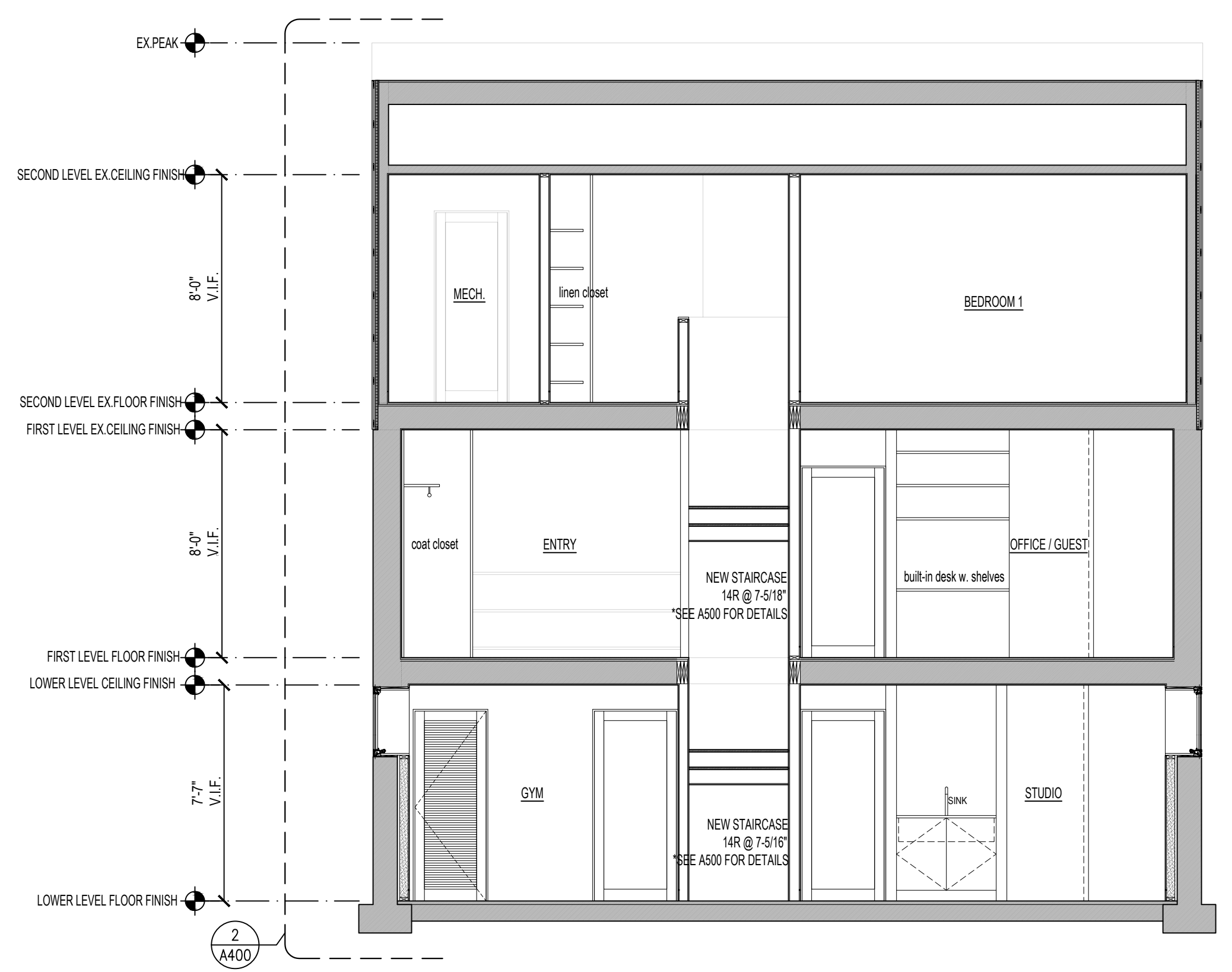
* THERMAL ENVELOPE AND AIR BARRIER ARE CONTINUOUS THROUGHOUT ENTIRE PROPOSED ADDITION IN ACCORDANCE WITH TABLE N 1102.4.2 OF IRC 2015.
* SEE A4.0 FOR CONSTRUCTION DETAILS.

DOORS:
SEE U VALUE AND SHGC FACTORS UNDER "WINDOW SCHEDULE" & "DOOR TYPES" ON SHEET A0.2 - GENERAL NOTES AND SCHEDULES.

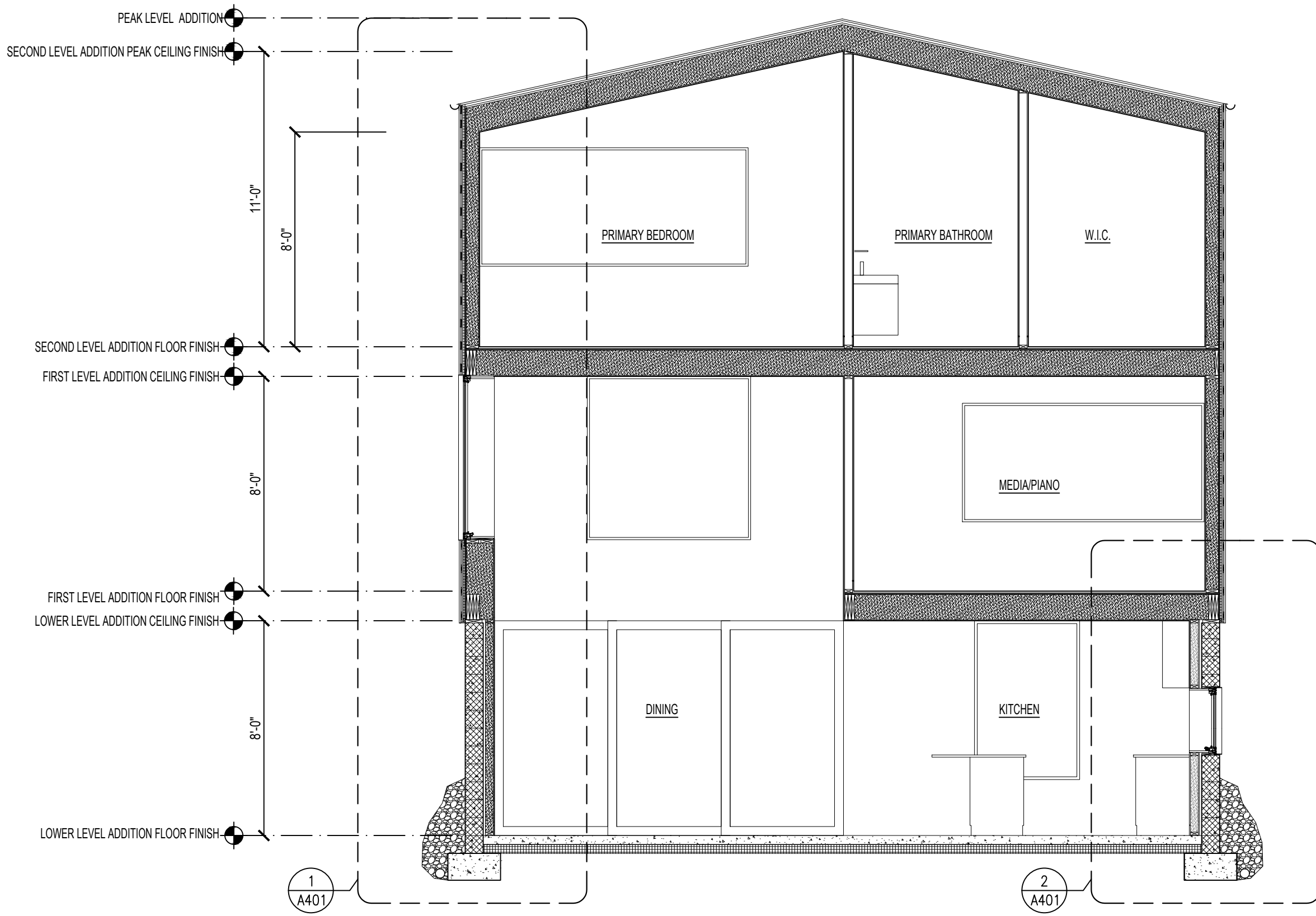
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1 BUILDING SECTION
A300 1/4" = 1'-0"



2 BUILDING SECTION
A300 1/4" = 1'-0"



3 BUILDING SECTION
A300 1/4" = 1'-0"

15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

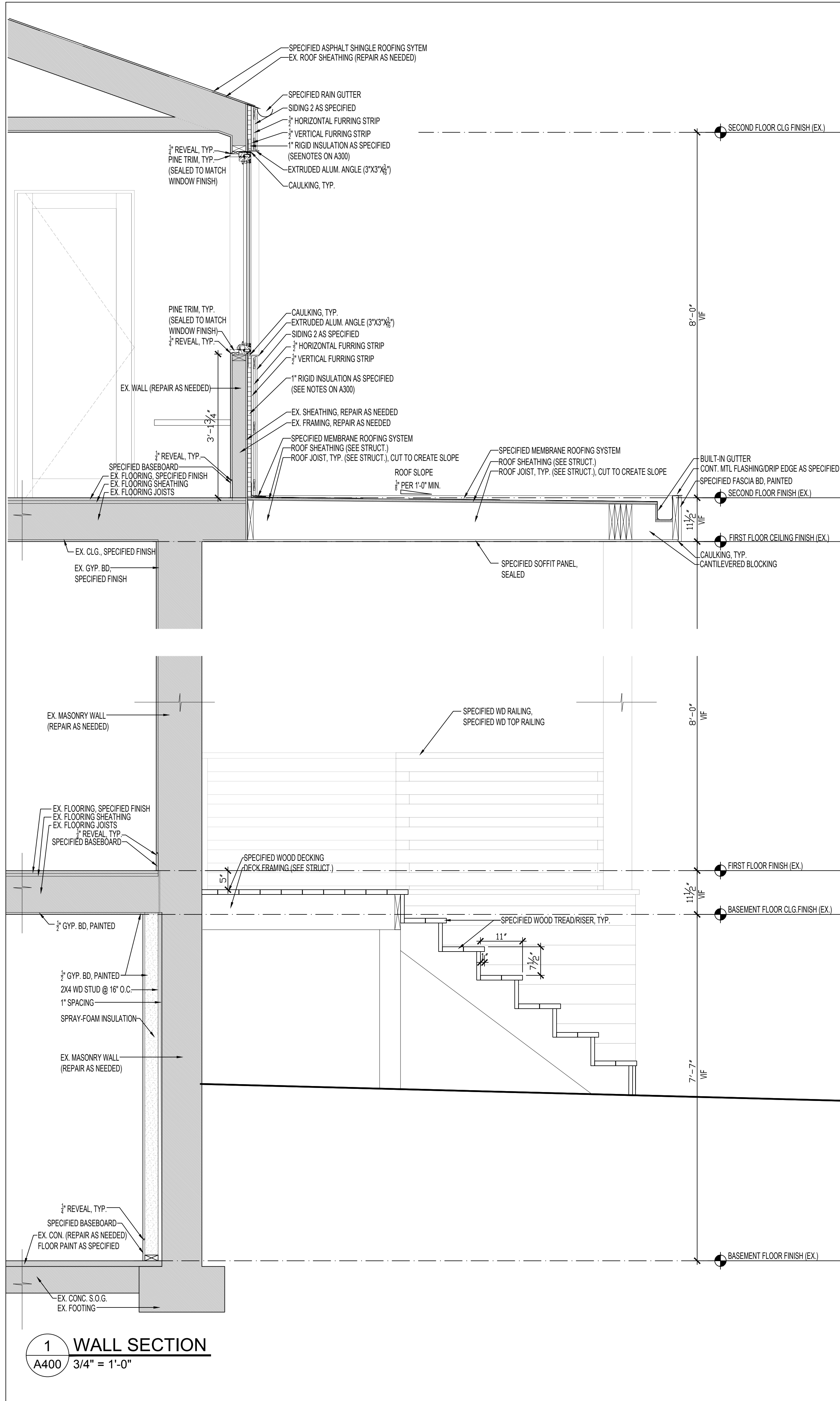
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BUILDING SECTIONS

A300



1 WALL SECTION
A400 3/4" = 1'-0"

SPECIFICATIONS AND NOTES

MEMBRANE ROOFING - TPO MEMBRANE ROOFING, .060"
 ASPHALT SHINGLE ROOFING
 GUTTER: ALUM 4" DIA. SEMI-ROUND, POWDER COATED (COLOR TO BE DETERMINED)
 DOWNSPOUT: ALUM. 3"DIA. ROUND, POWDER COATED (COLOR TBD)
 MTL FLASHING: OVERHANG ROOF EDGE, DL1560 BY TAMLYN
 EXTRUDED ALUM ANGLE: 3X3X $\frac{3}{8}$, POWDER COATED (COLOR TBD)

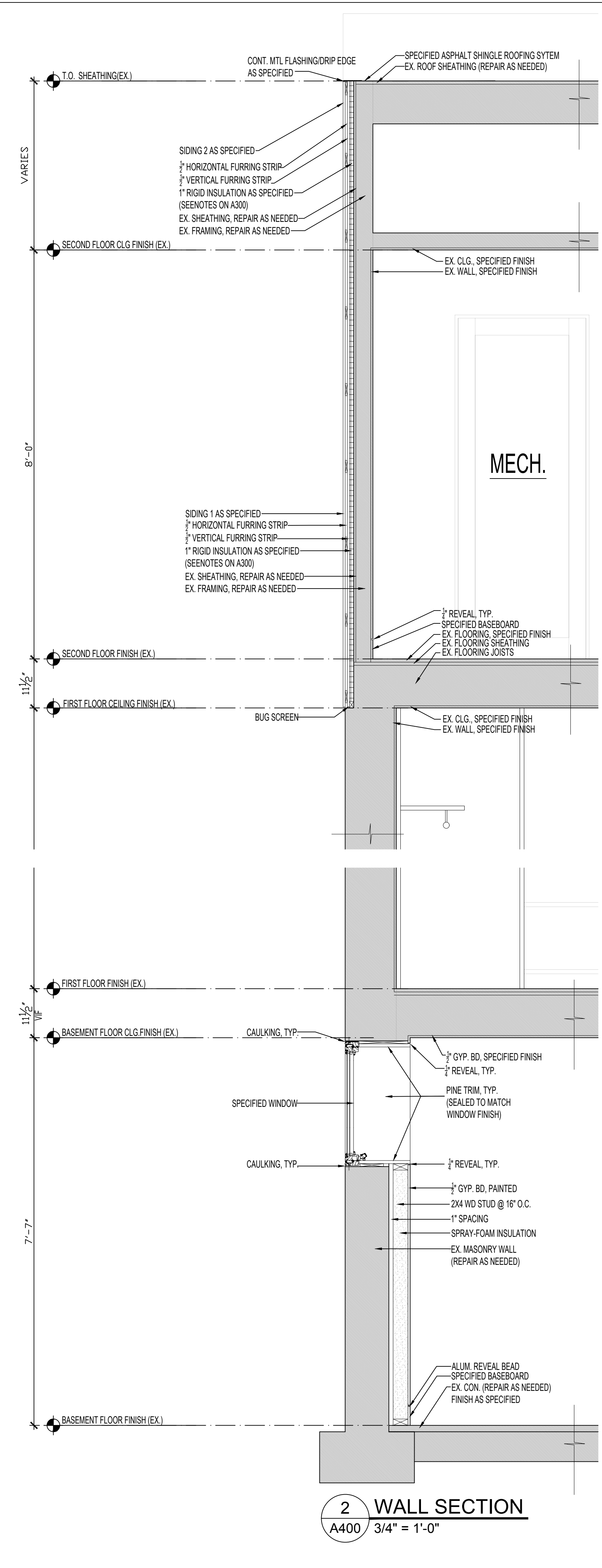
SIDING 1: HARDIEPLANK BY JAMES HARDIE, PRIMED AND PAINTED ON SITE
 SIDING 2: 1x6 SQUARE EDGE PINE SIDING, BLACK PINE TAR BY AUSON
 FASCIA & COL CLAD: 3/4" TRUEXTERIOR OR EQ.
 WOOD DECKING & TREAD/RISER: PT PINE 5-1/2" X 1", CLEAR SEALER
 WOOD RAILING: PT PINE 3-1/2" X 1", CLEAR SEALER
 METAL CANOPY: 10GA POWDER-COATED ALUMINUM WITH METAL FIN WELDED TOGETHER
 EXTERIOR SOFFIT PANEL: DOUGLAS FIR, 5-1/2" X 1", CLEAR SEALER

PLYWOOD WALL & CEILING FINISH: $\frac{3}{4}$ " PUREBOND BIRCH PLYWOOD BY COLUMBIA FOREST
 PLYWOOD SHELVES & TABLETOP: $\frac{3}{4}$ " PUREBOND BIRCH PLYWOOD BY COLUMBIA FOREST

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2 WALL SECTION
A400 3/4" = 1'-0"

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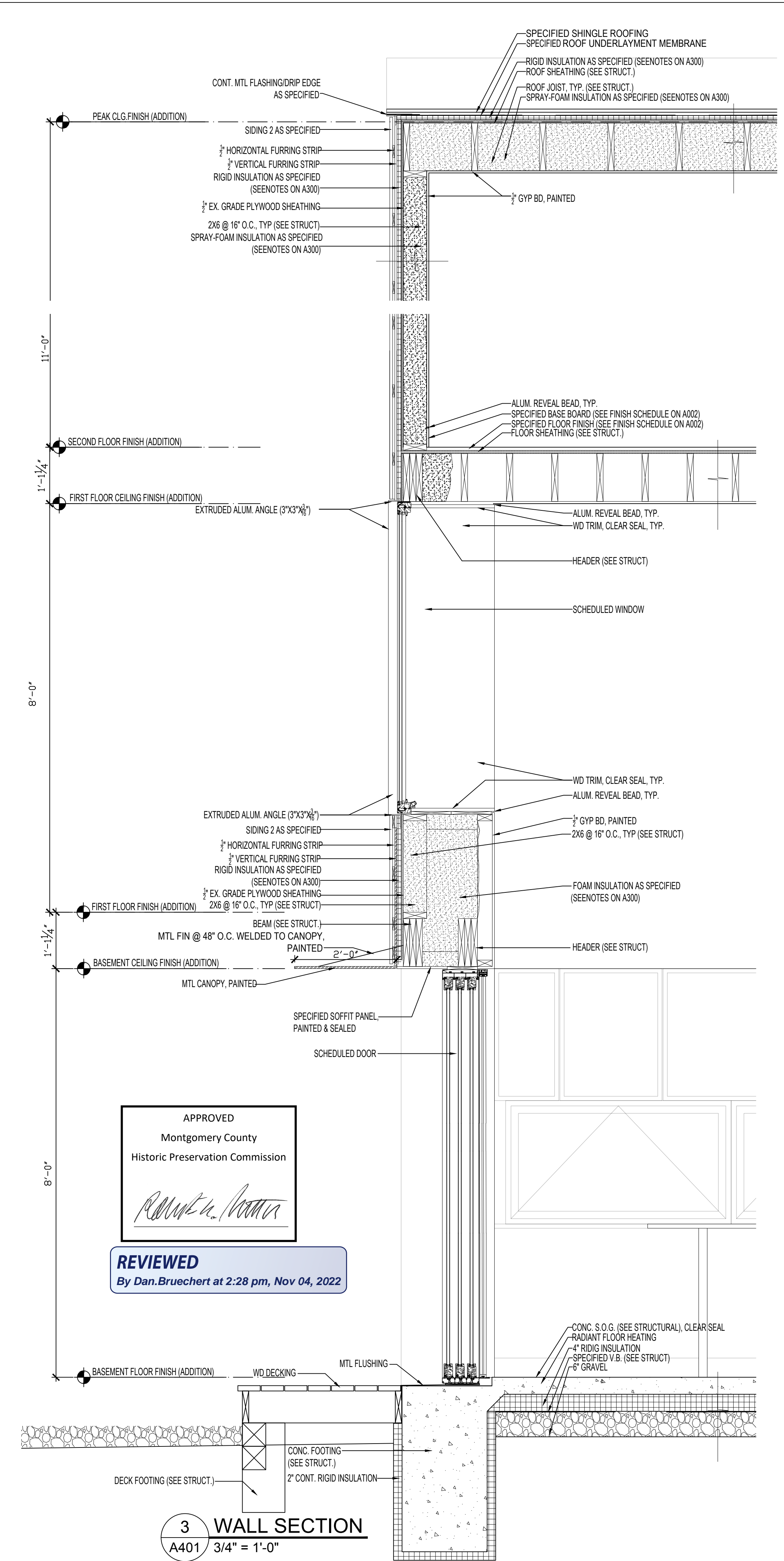
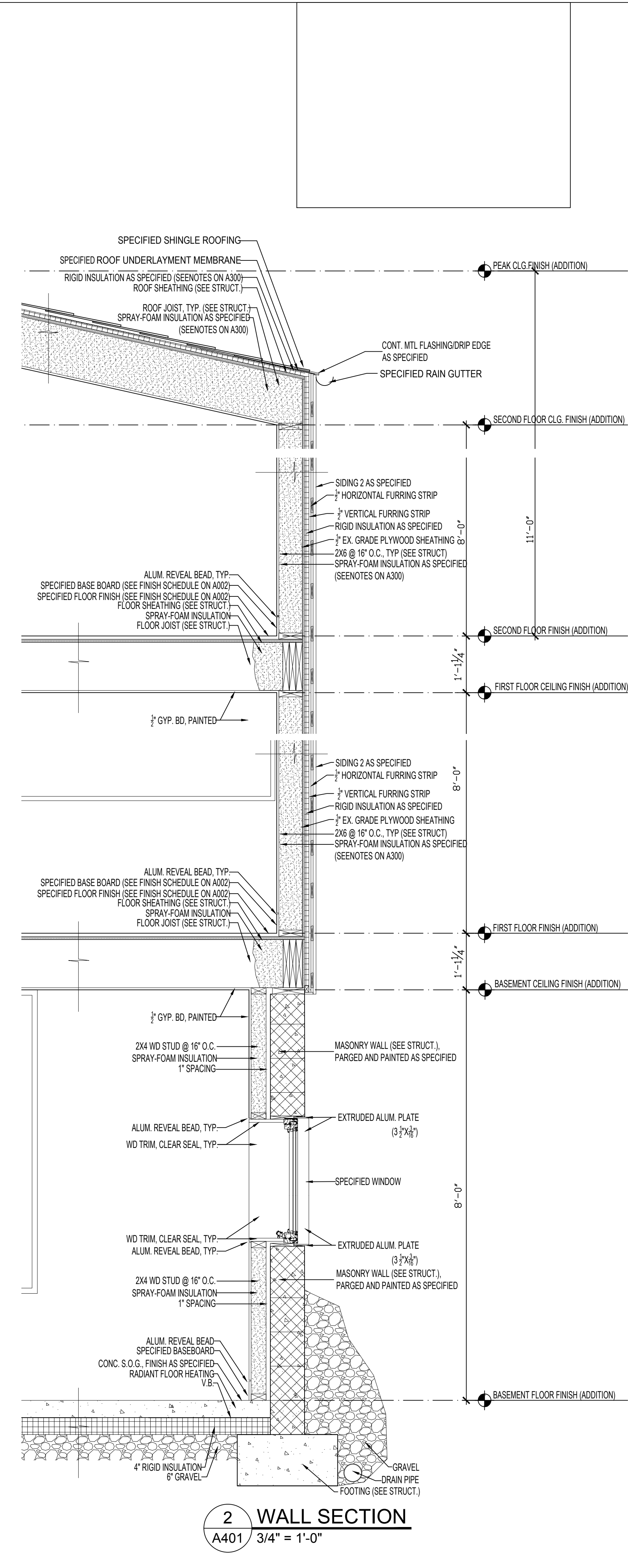
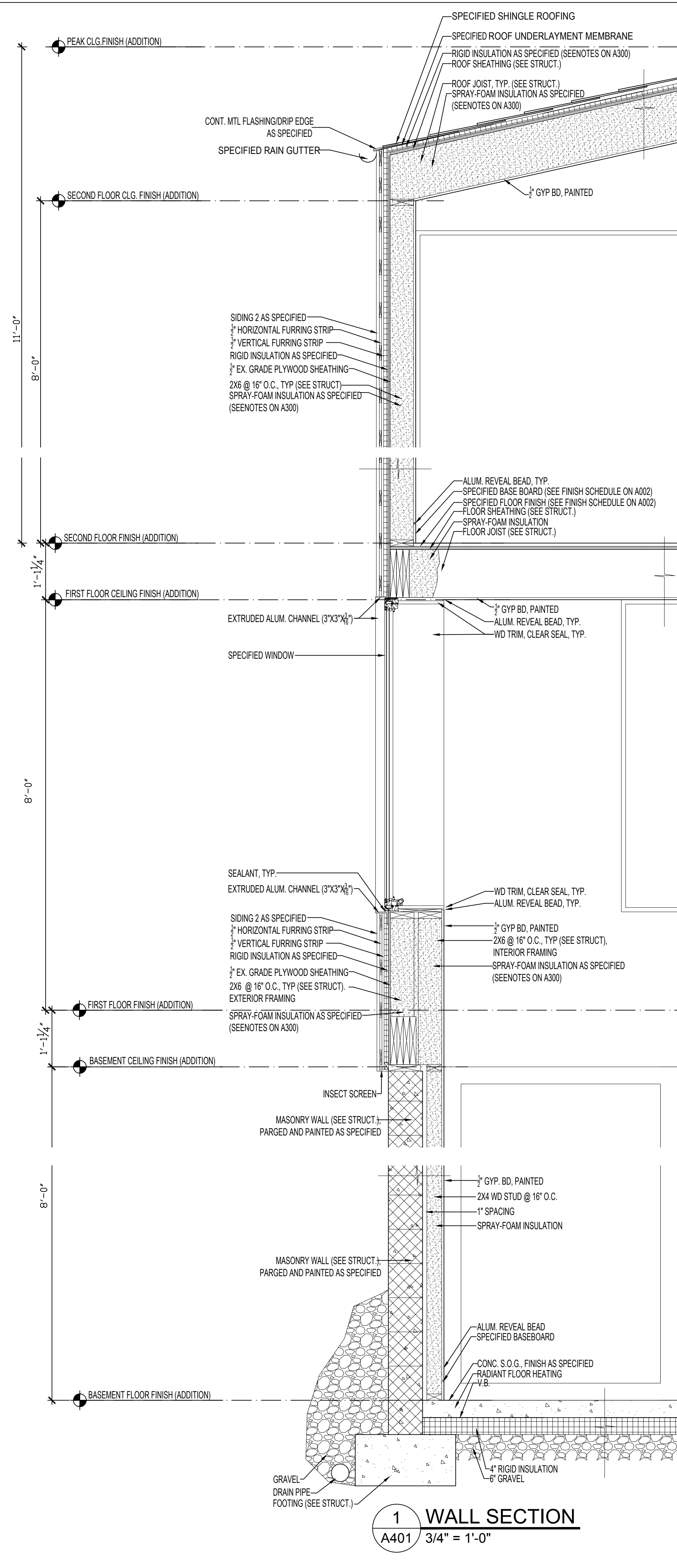
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WALL SECTIONS

A400

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ADDITION/RENOVATION

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REGISTRATION

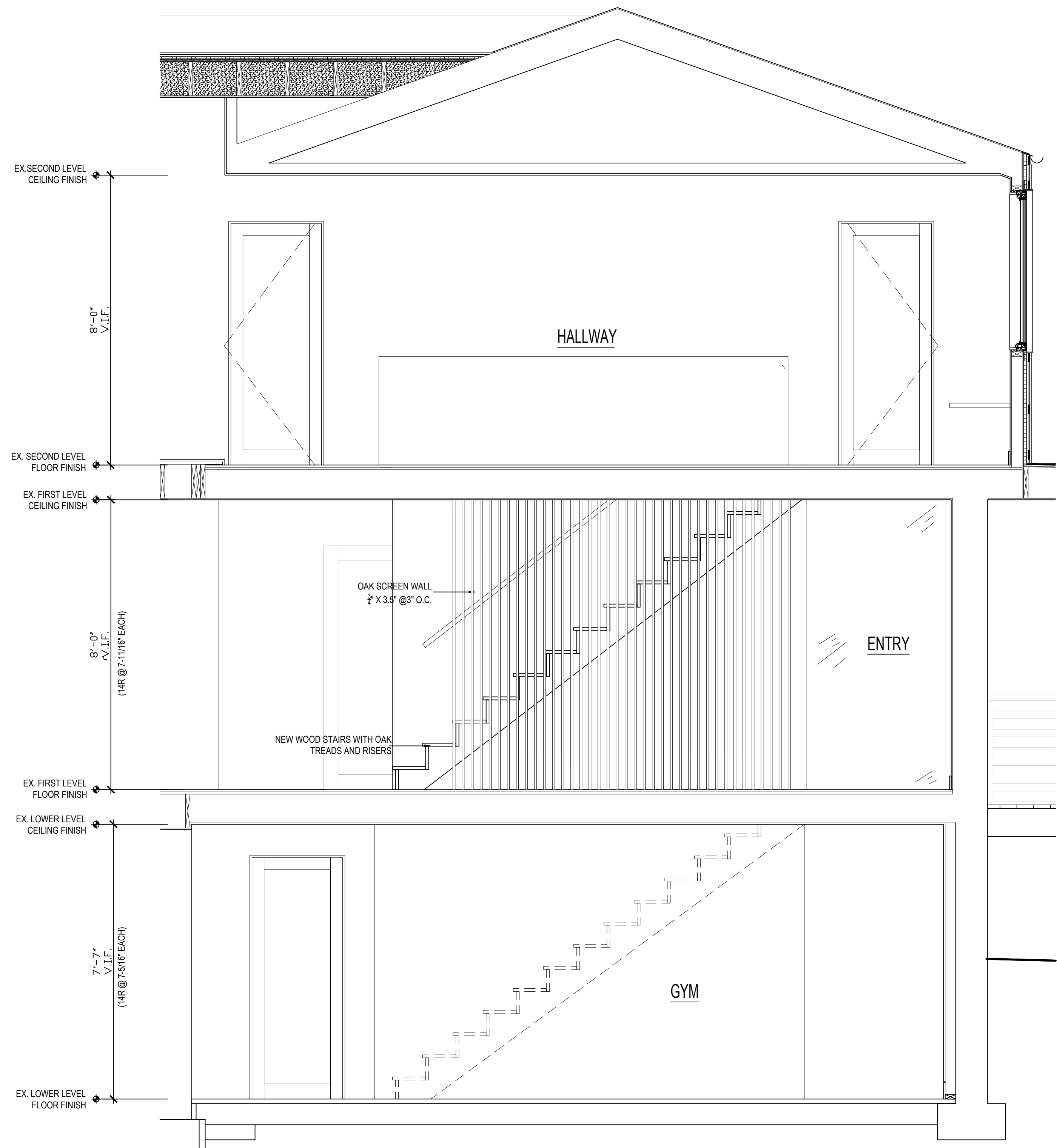
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WALL SECTIONS

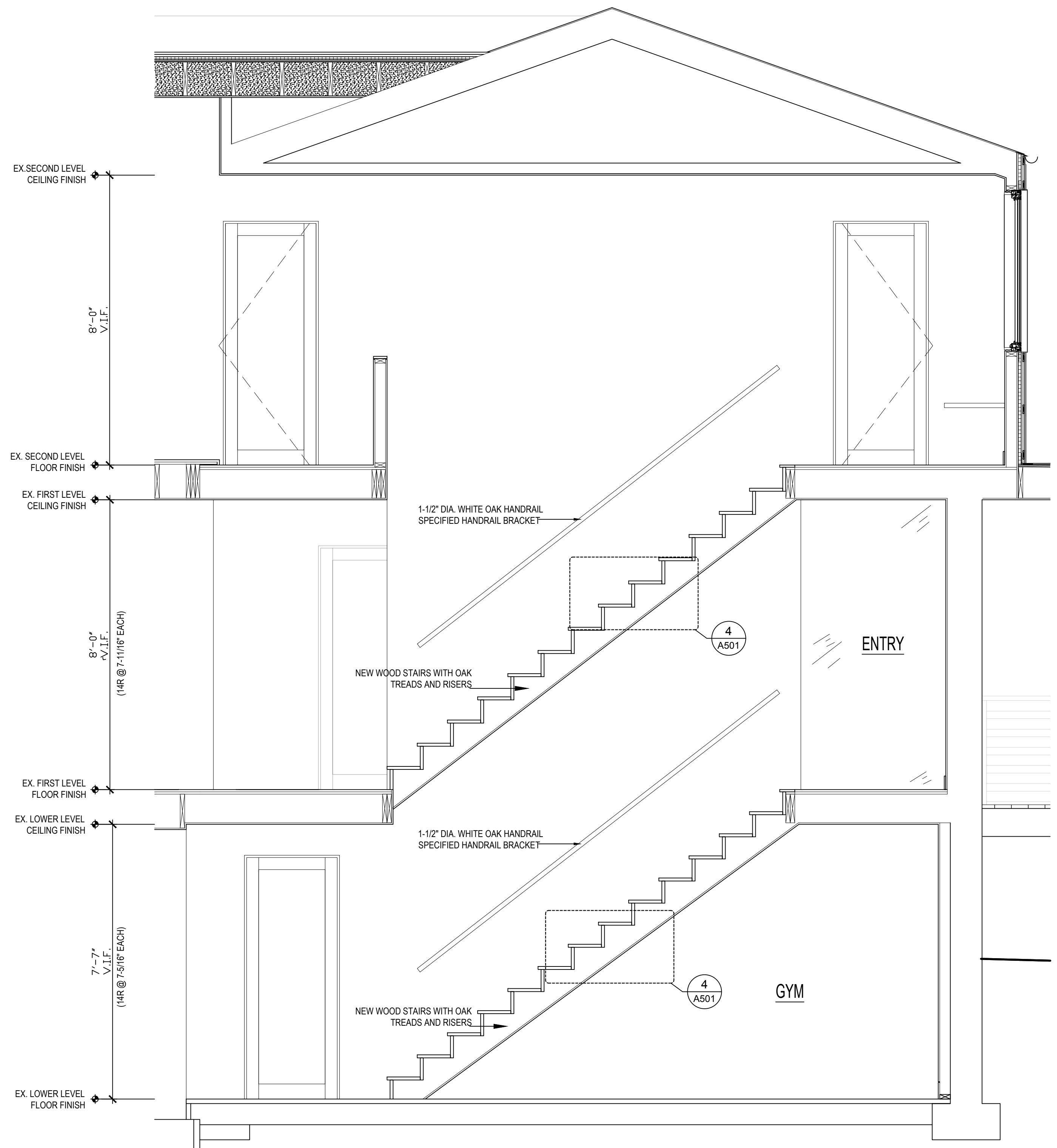
A401

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1 LONGITUDINAL STAIRCASE ELEVATION
 A500 1/2" = 1'-0"



2 LONGITUDINAL STAIRCASE SECTION
 A500 1/2" = 1'-0"

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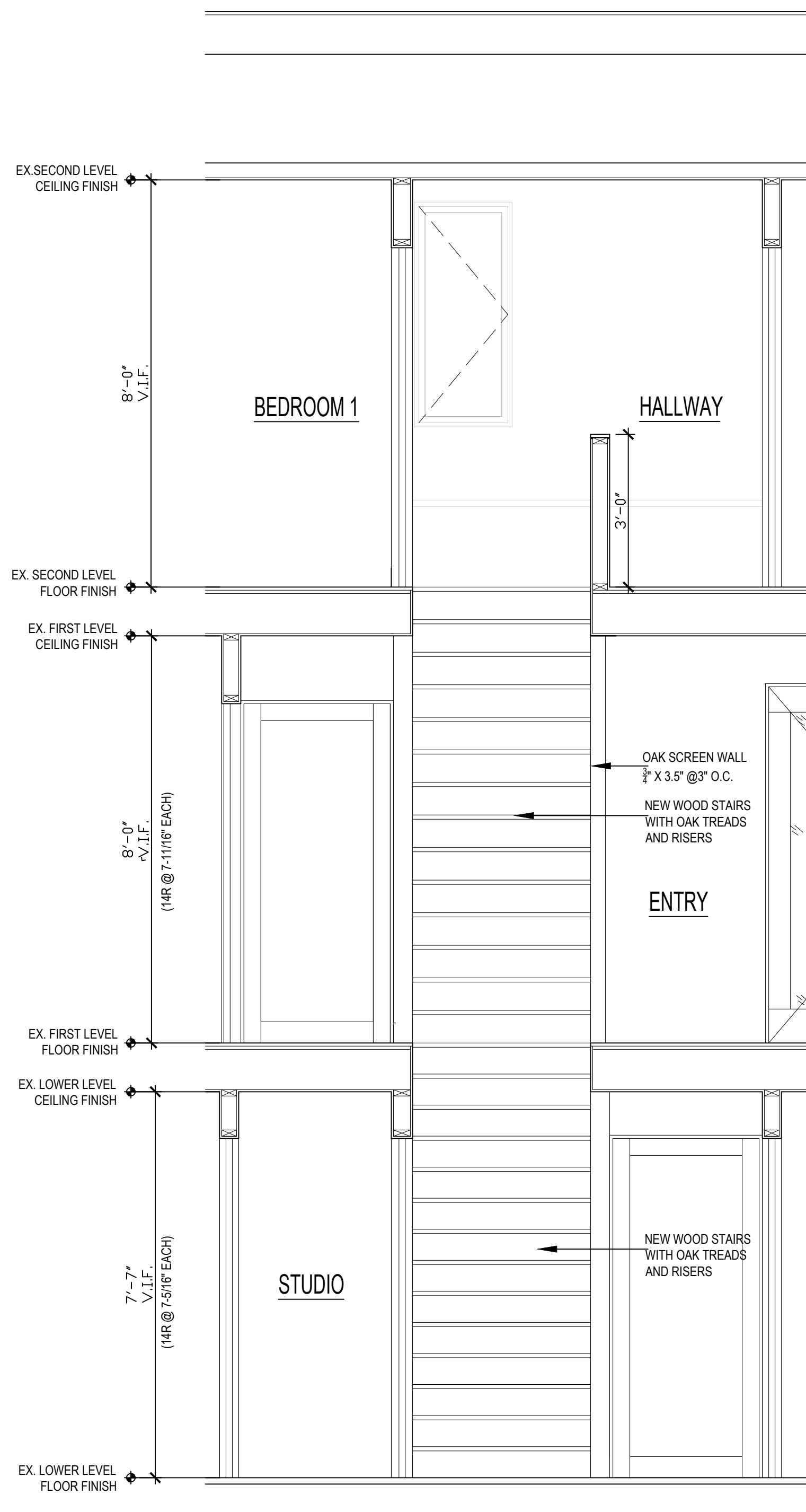
REVIEW	-
PERMIT	-
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REGISTRATION

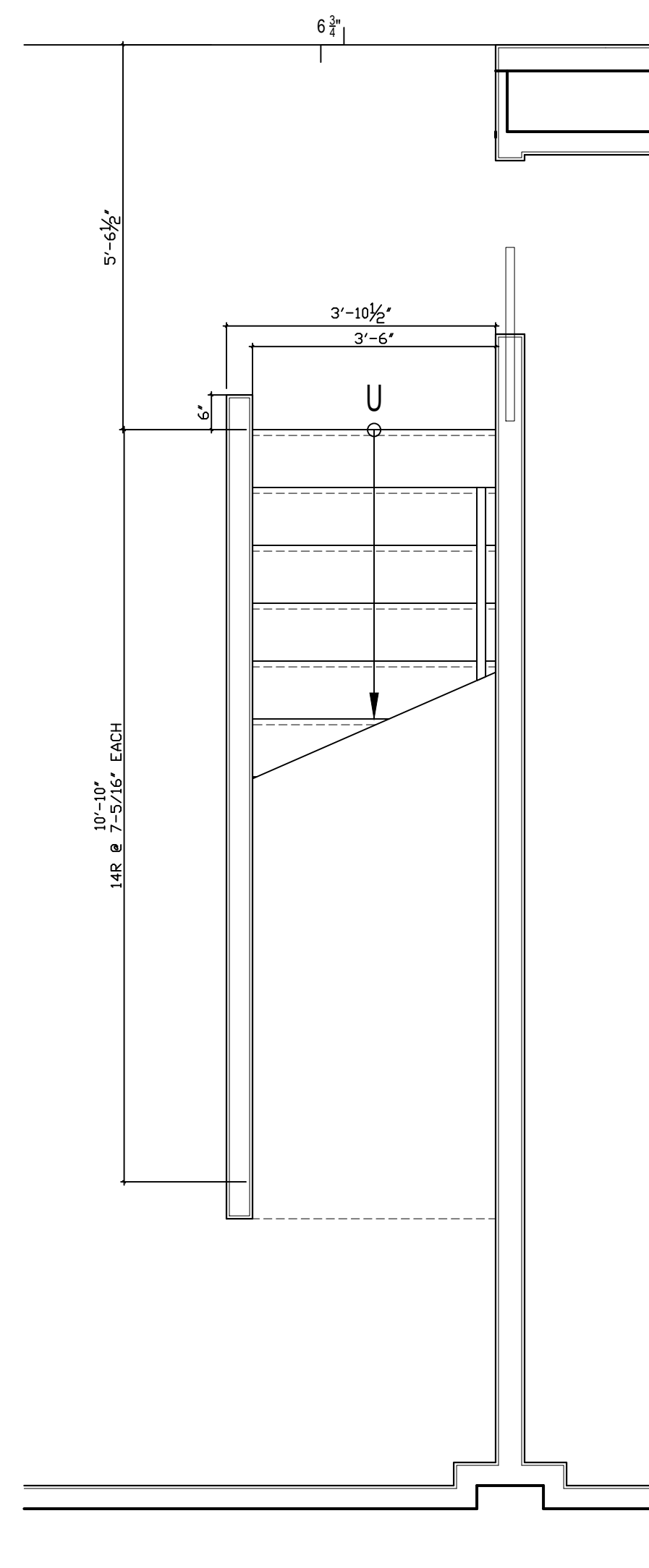
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STAIRCASE DETAILS

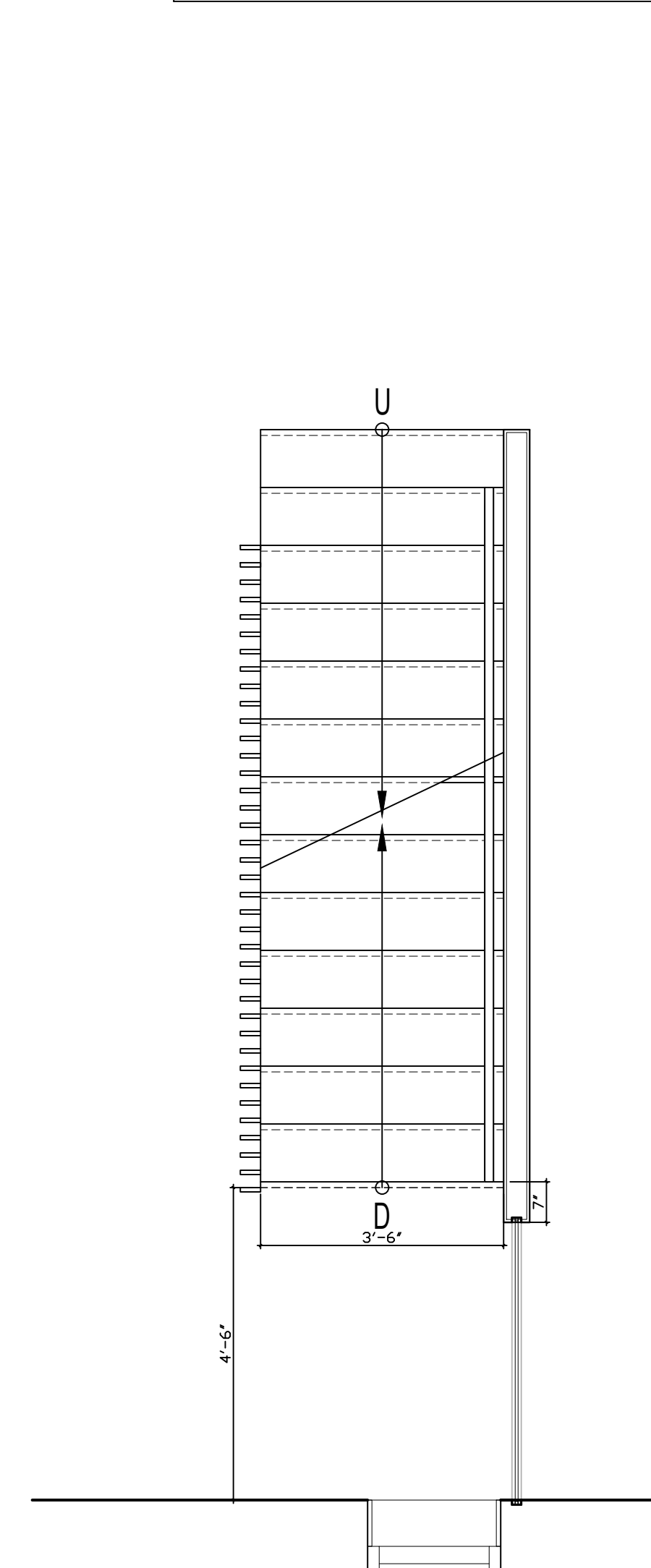
A500



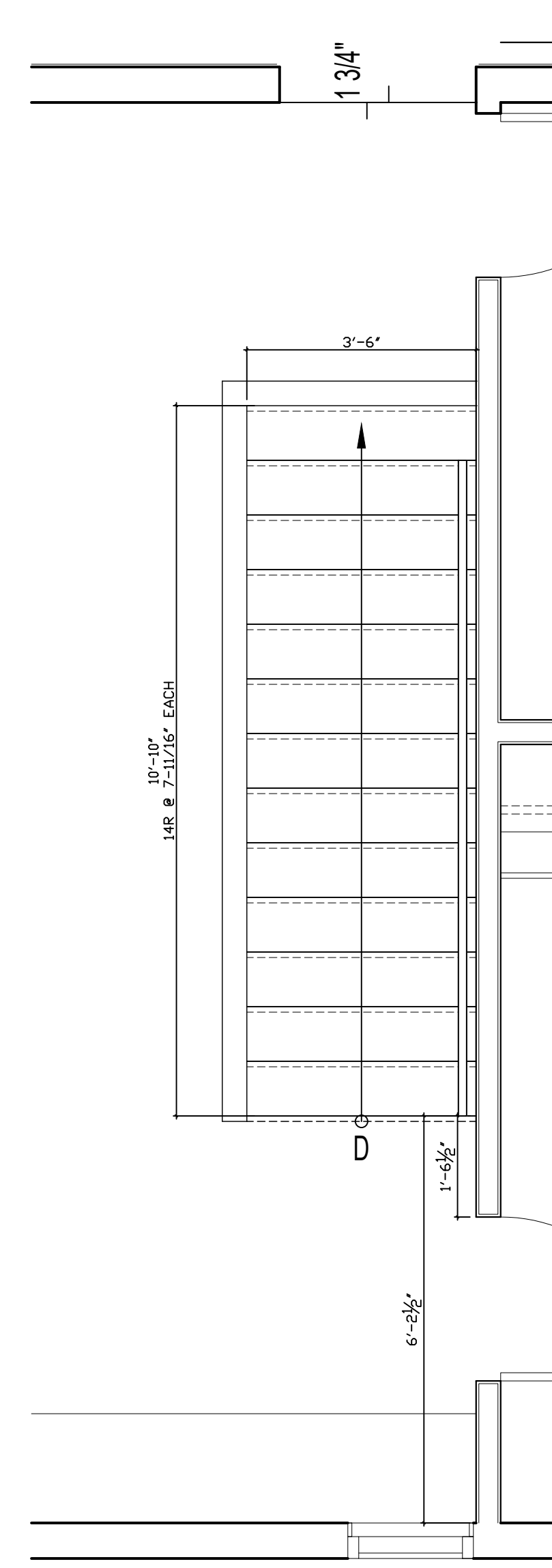
1 TRANSVERSE STAIRCASE SECTION
A501 1/2" = 1'-0"



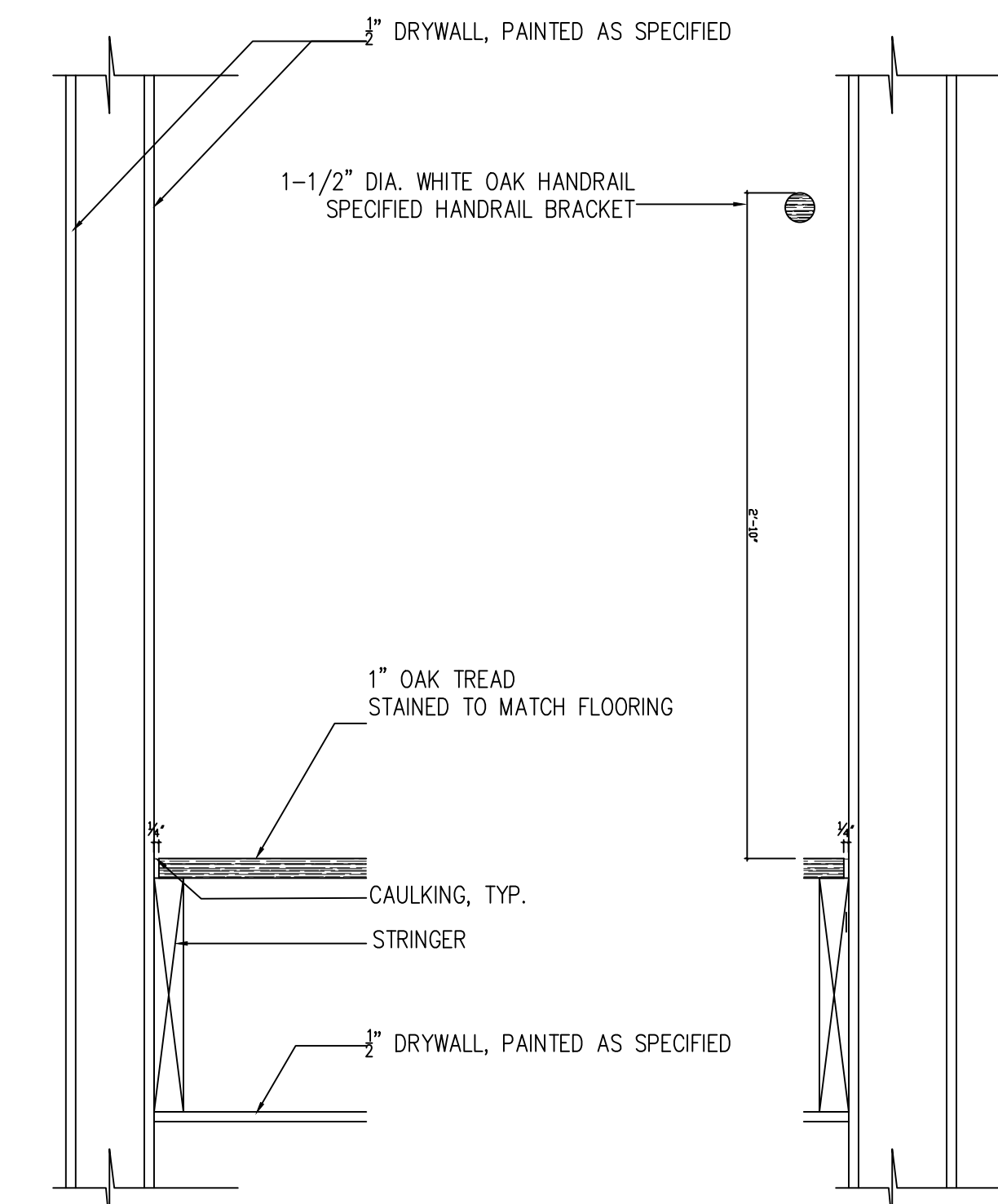
2 STAIRCASE PLAN @ LOWER LEVEL
A501 1/2" = 1'-0"



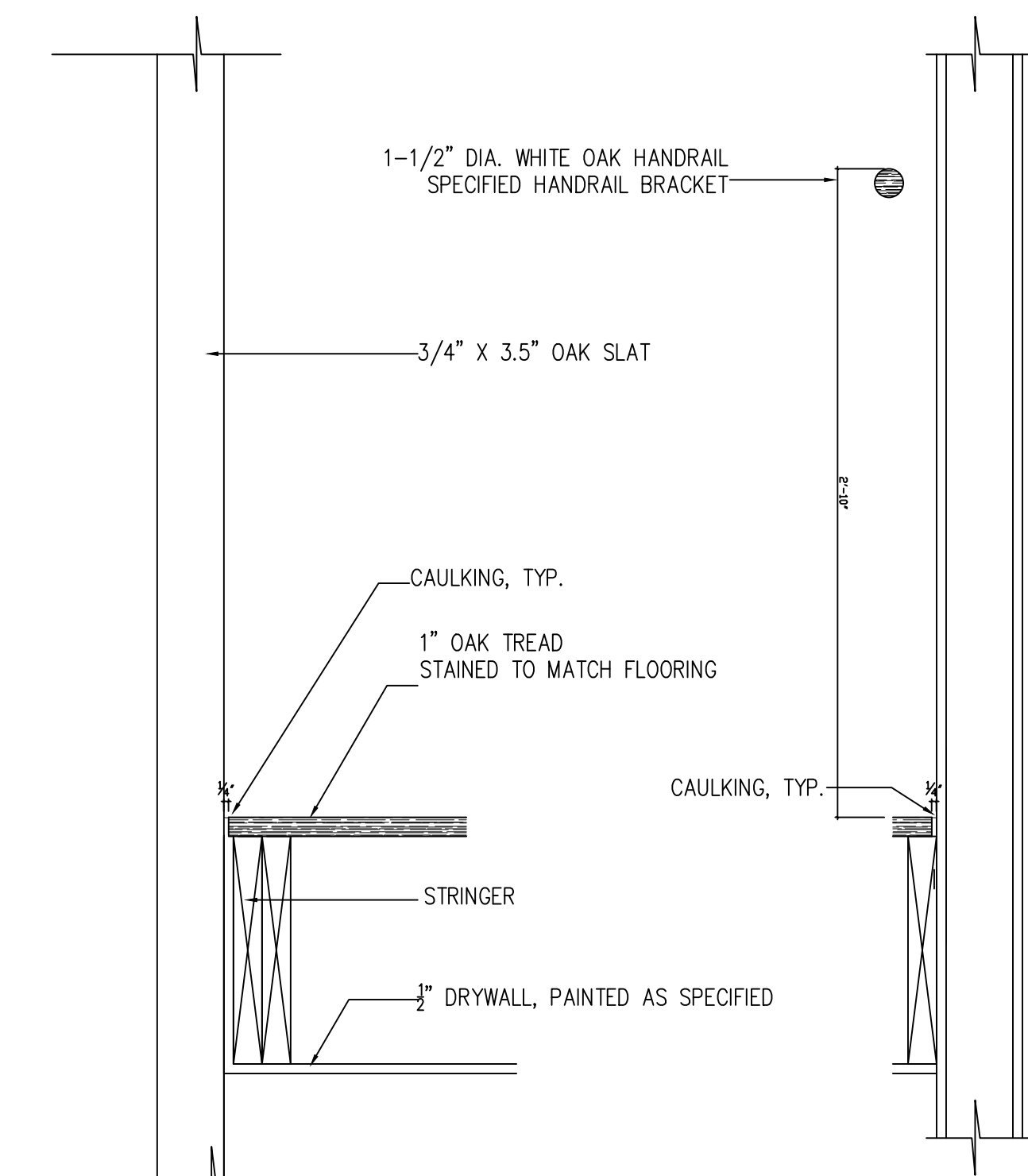
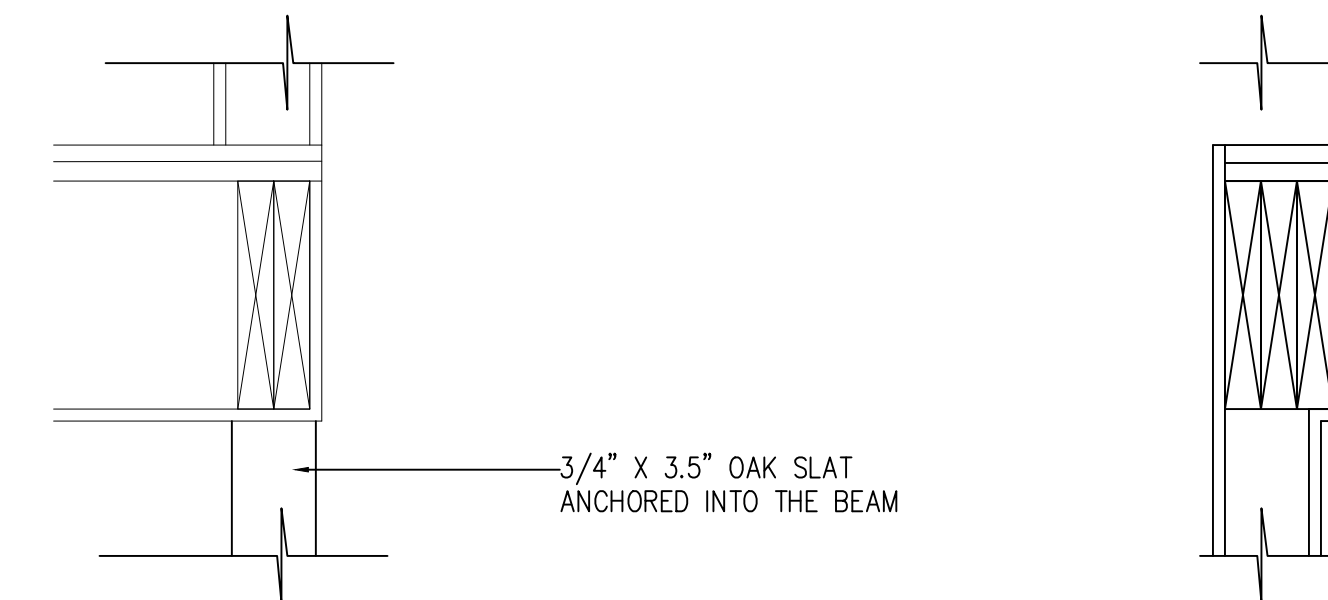
3 STAIRCASE PLAN @ FIRST LEVEL
A501 1/2" = 1'-0"



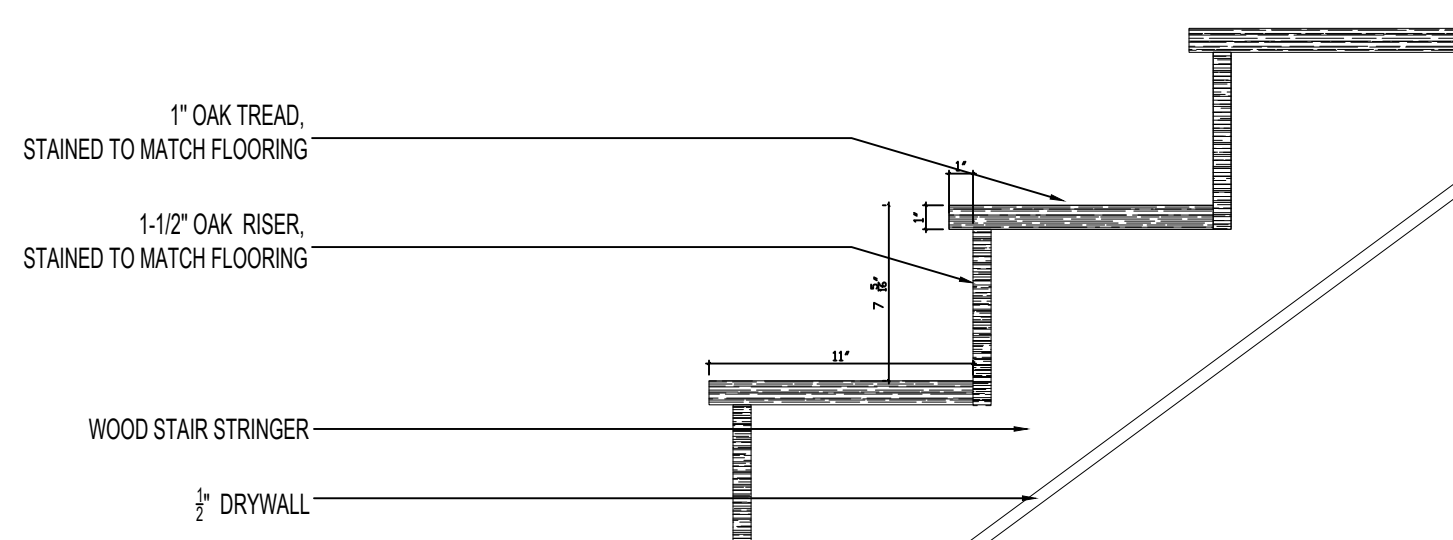
4 STAIRCASE PLAN @ SECOND LEVEL
A501 1/2" = 1'-0"



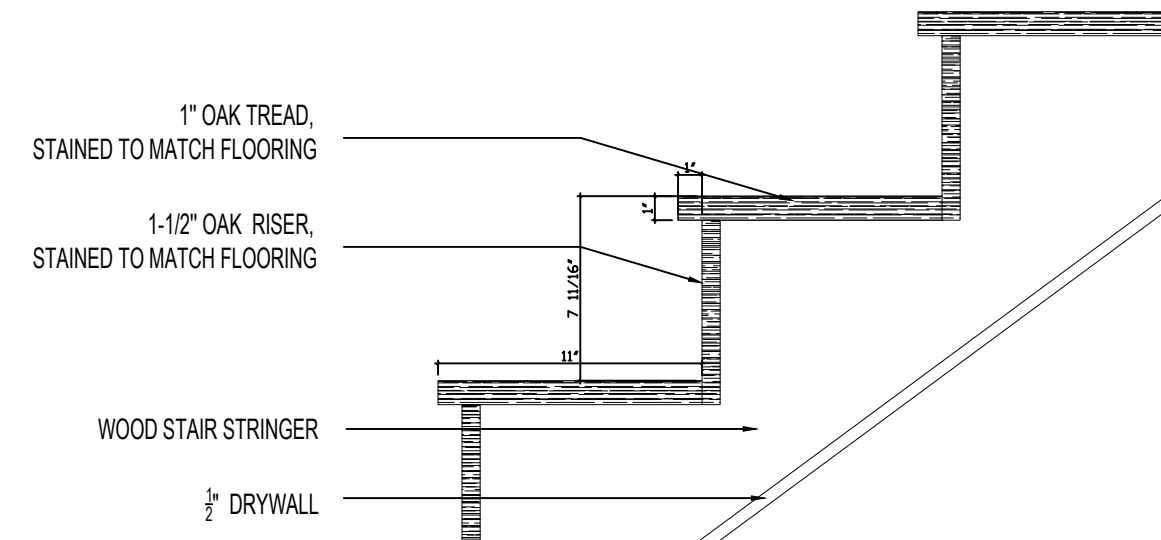
5 TYP. CROSS SECTION @ LOWER LEVEL
A501 1-1/2" = 1'-0"



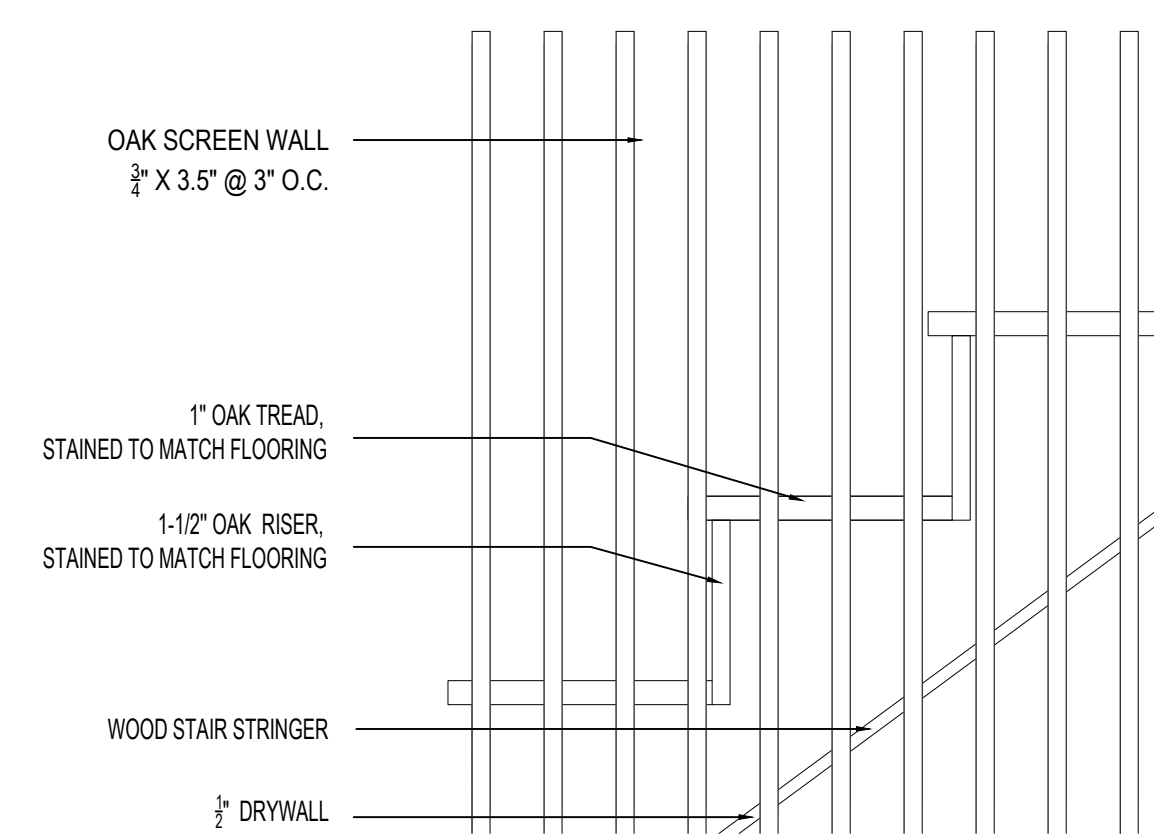
6 TYP. CROSS SECTION @ FIRST LEVEL
A501 1-1/2" = 1'-0"



7 TYP. TREAD DETAIL @ LOWER LEVEL
A501 1-1/2" = 1'-0"



8 TYP. TREAD DETAIL @ FIRST LEVEL
A501 1-1/2" = 1'-0"



9 TYP. TREAD DETAIL @ FIRST LEVEL
A501 1-1/2" = 1'-0"

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15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

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STAIRCASE DETAILS

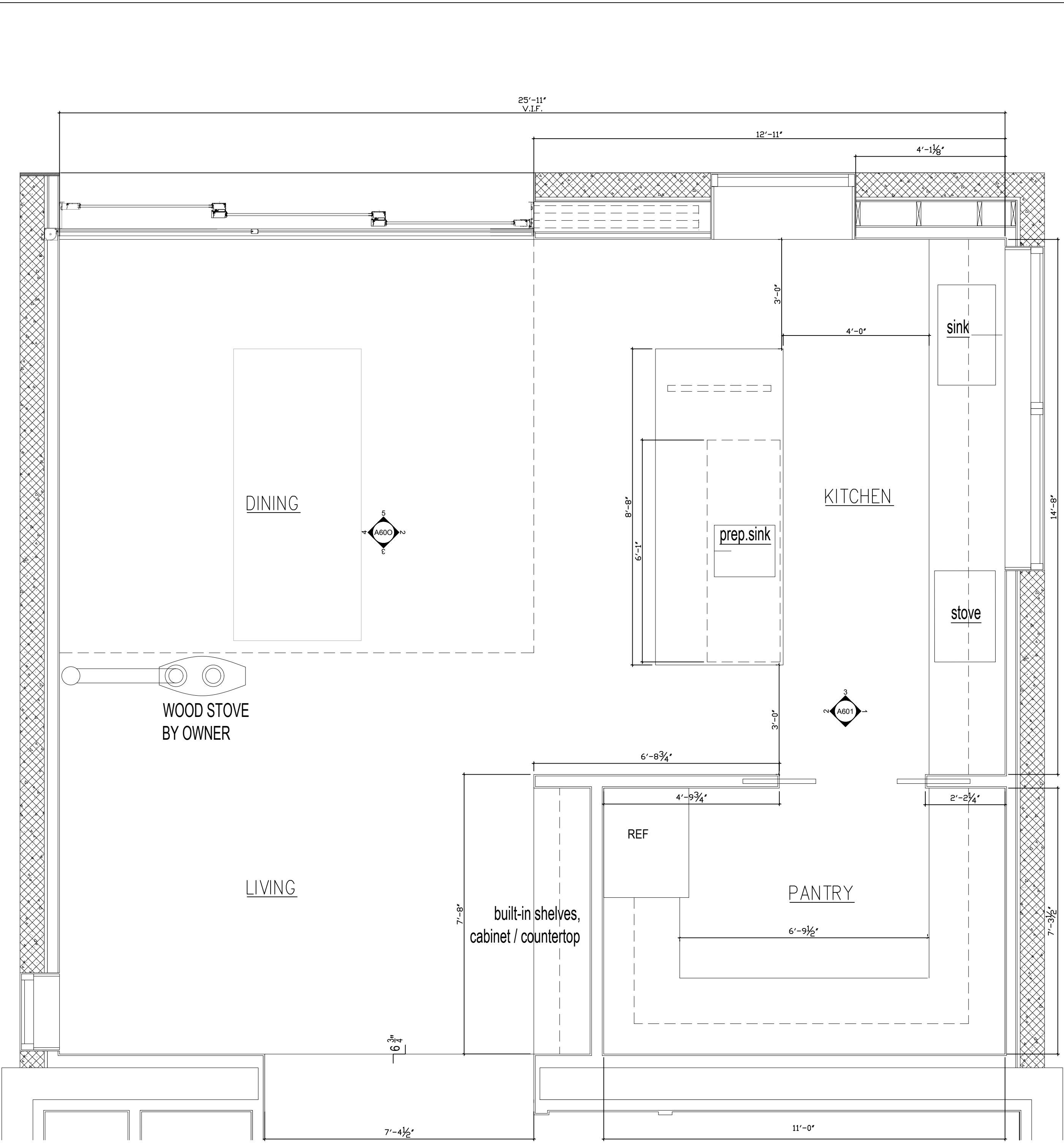
A501

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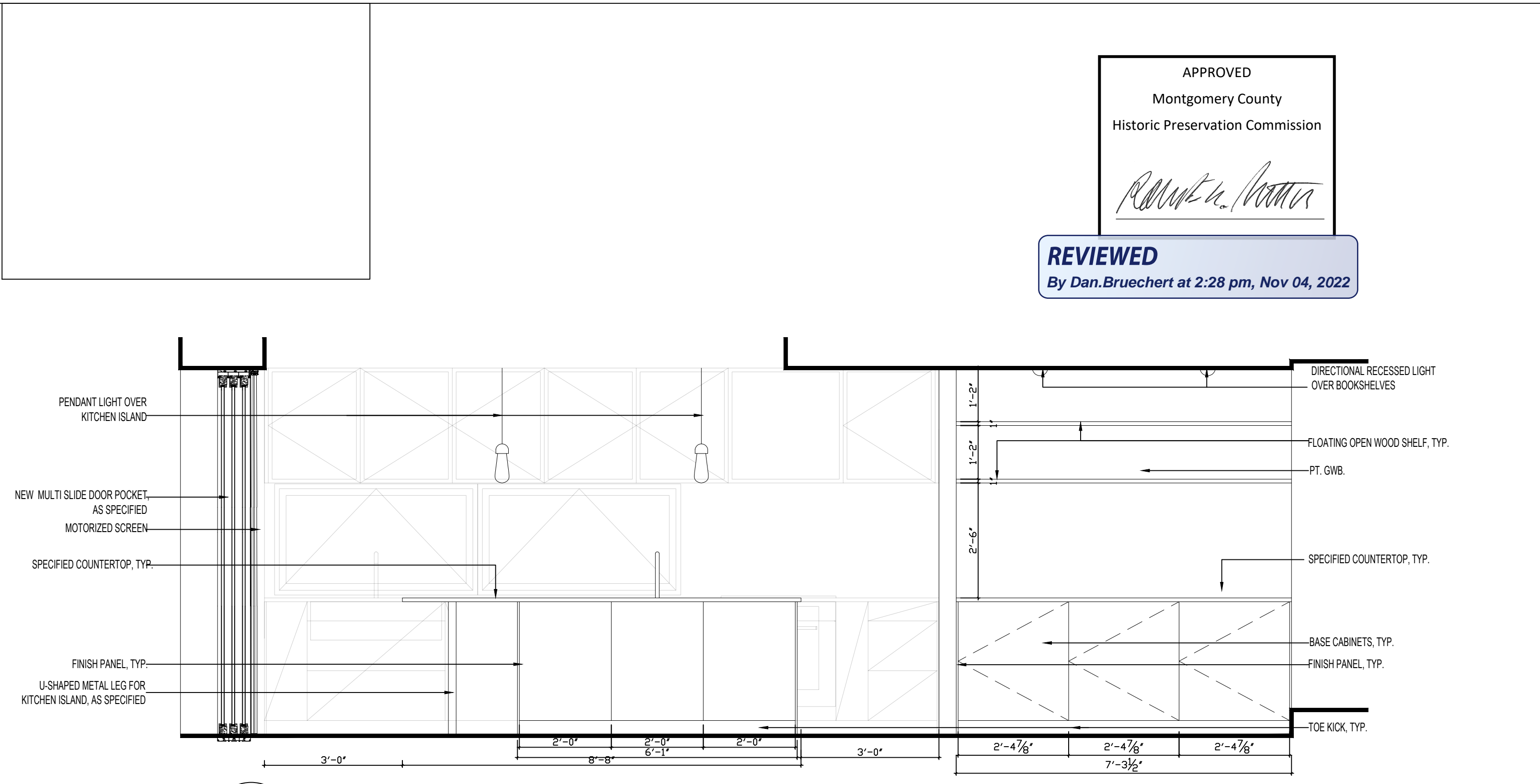
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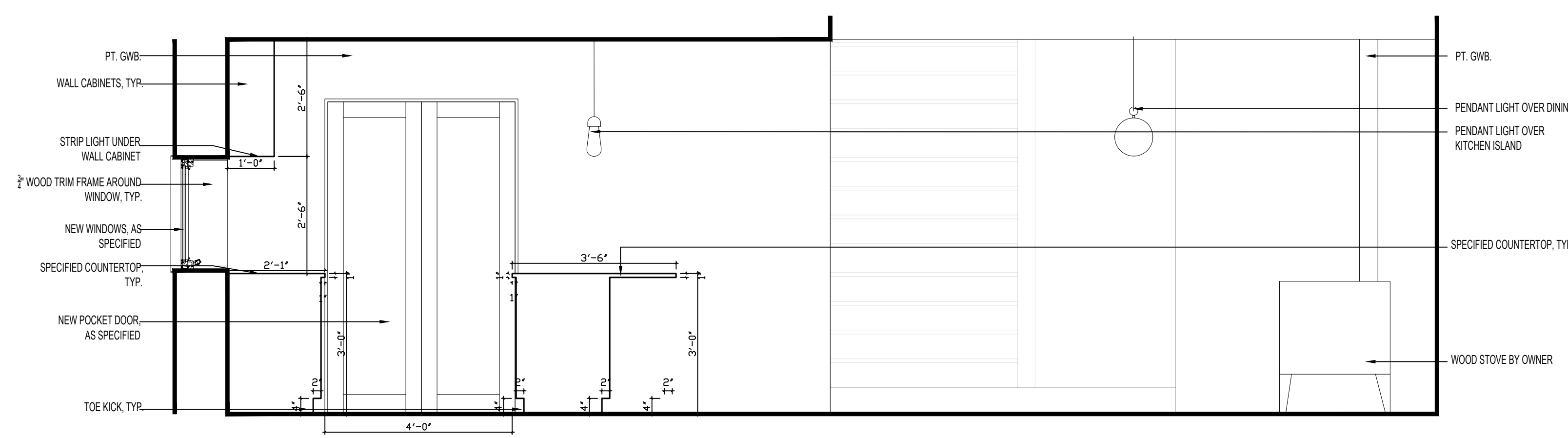
15 COLUMBIA AVE
ADDITION/RENOVATION
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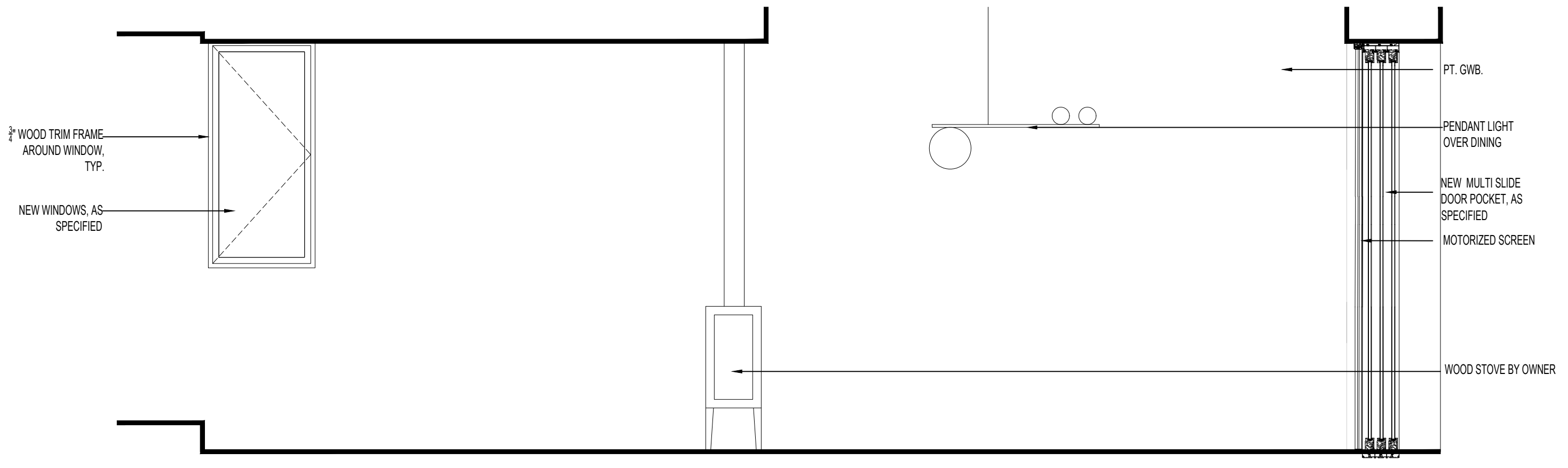
1 ENLARGED KITCHEN, LIVING AND DINING PLAN
A600 1/2" = 1'-0"



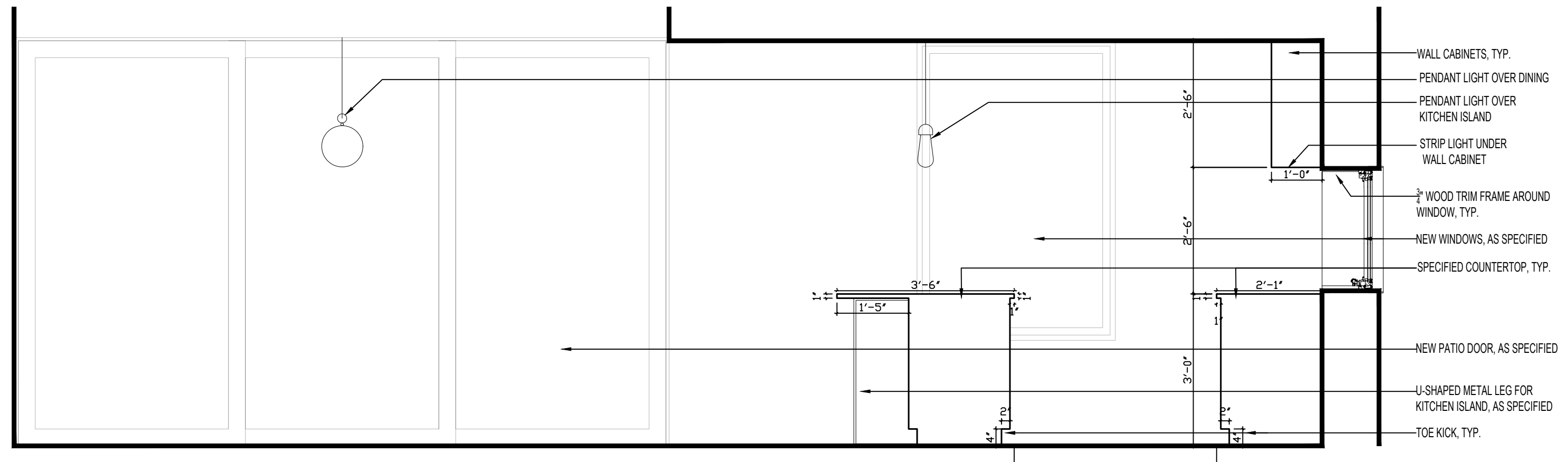
2 KITCHEN ELEVATION
A600 1/2" = 1'-0"



3 KITCHEN, DINING AND LIVING ELEVATION
A600 1/2" = 1'-0"



4 DINING AND LIVING ELEVATION
A600 1/2" = 1'-0"



5 KITCHEN AND DINING ELEVATION
A600 1/2" = 1'-0"

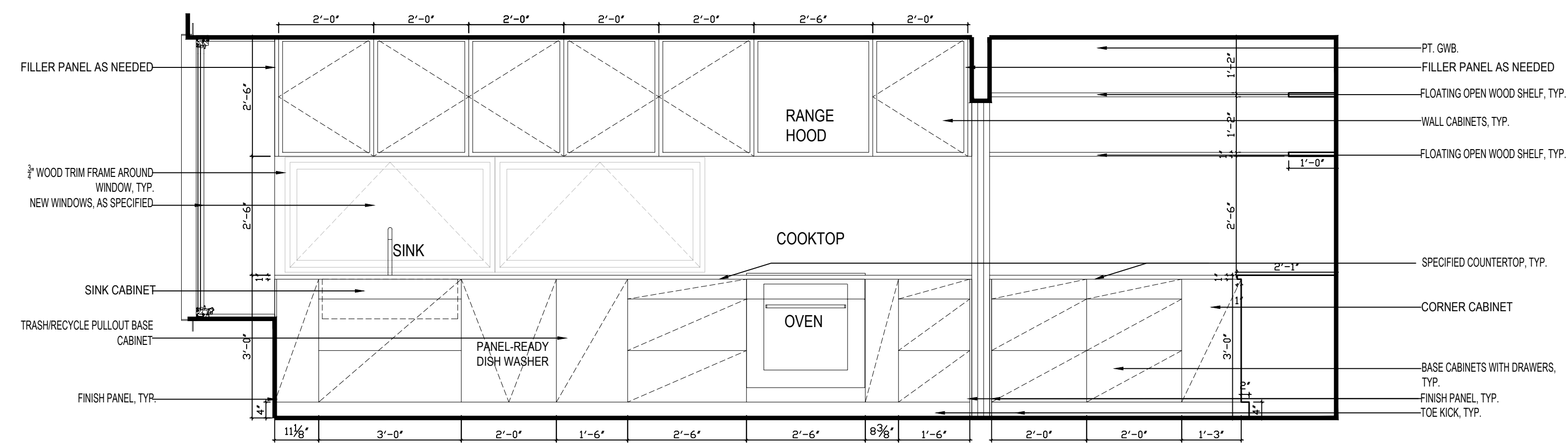
REVIEW	-
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REGISTRATION

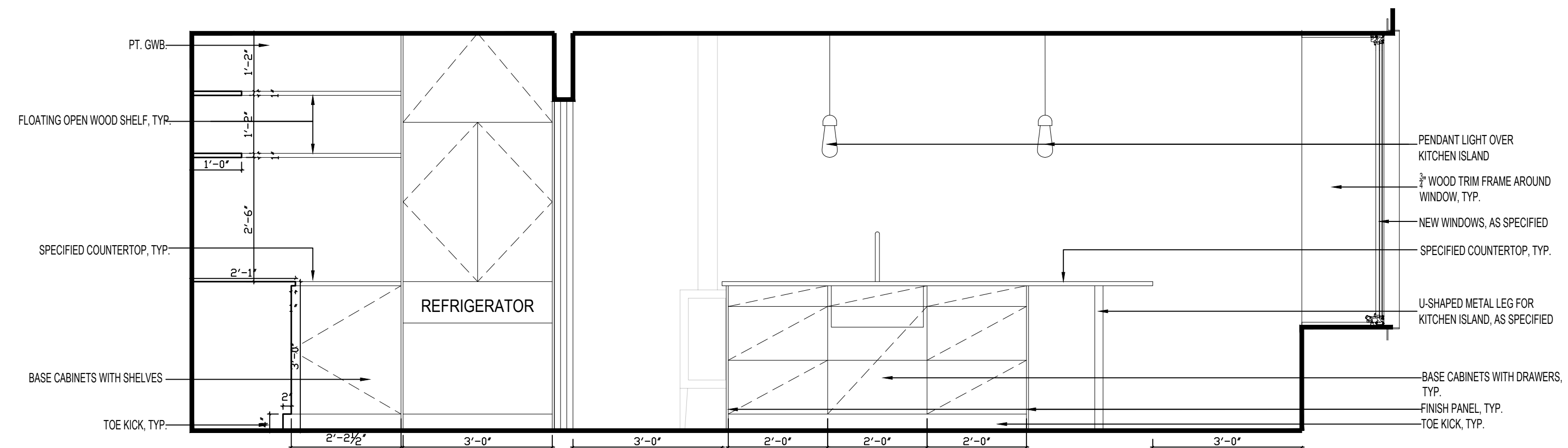
Professional Certification:
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number 5793, expiration date 9/30/2023.

KITCHEN DETAILS

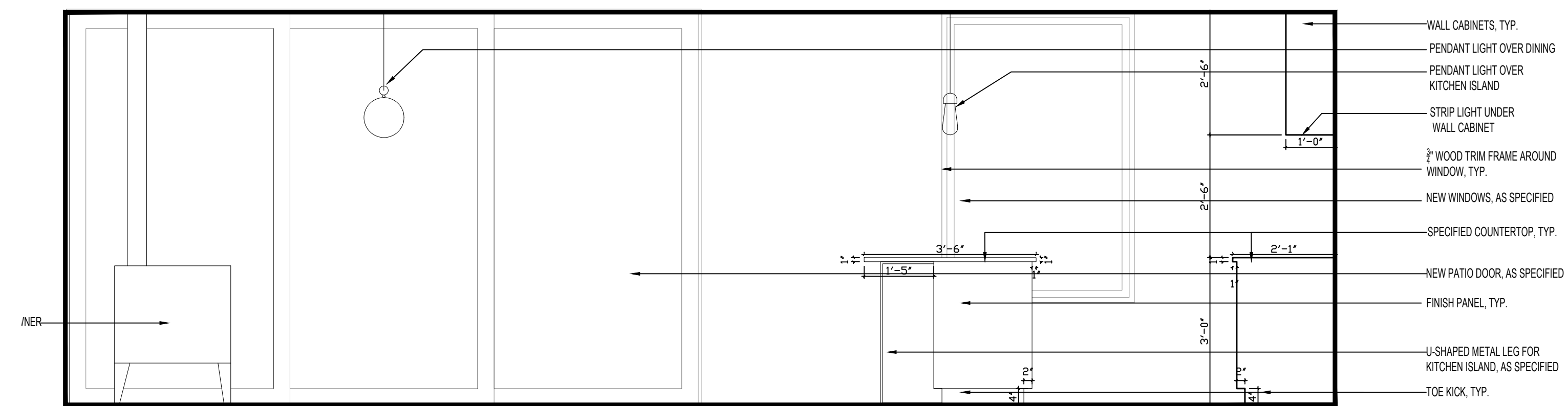
A600



1 KITCHEN ELEVATION
A601 1/2" = 1'-0"



2 KITCHEN ELEVATION
A601 1/2" = 1'-0"



3 KITCHEN ELEVATION
A601 1/2" = 1'-0"

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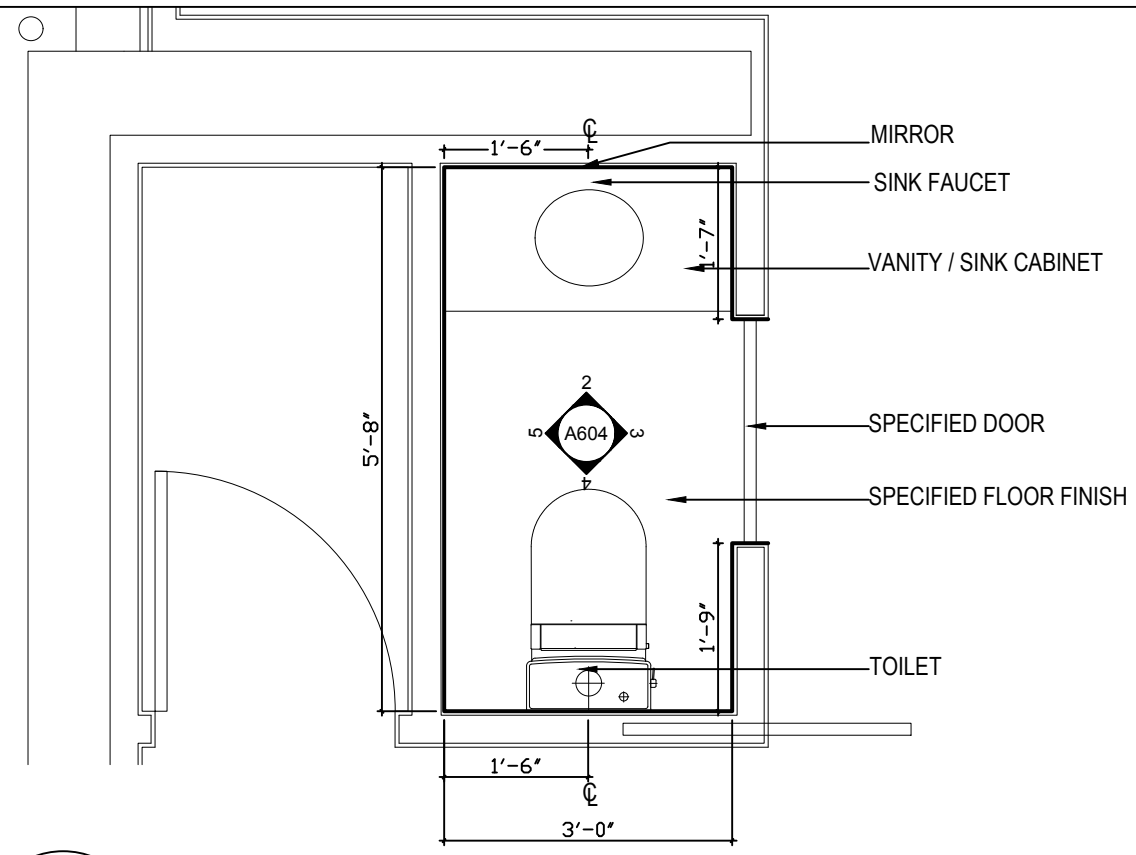
REVIEW	-
PERMIT	-
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REGISTRATION

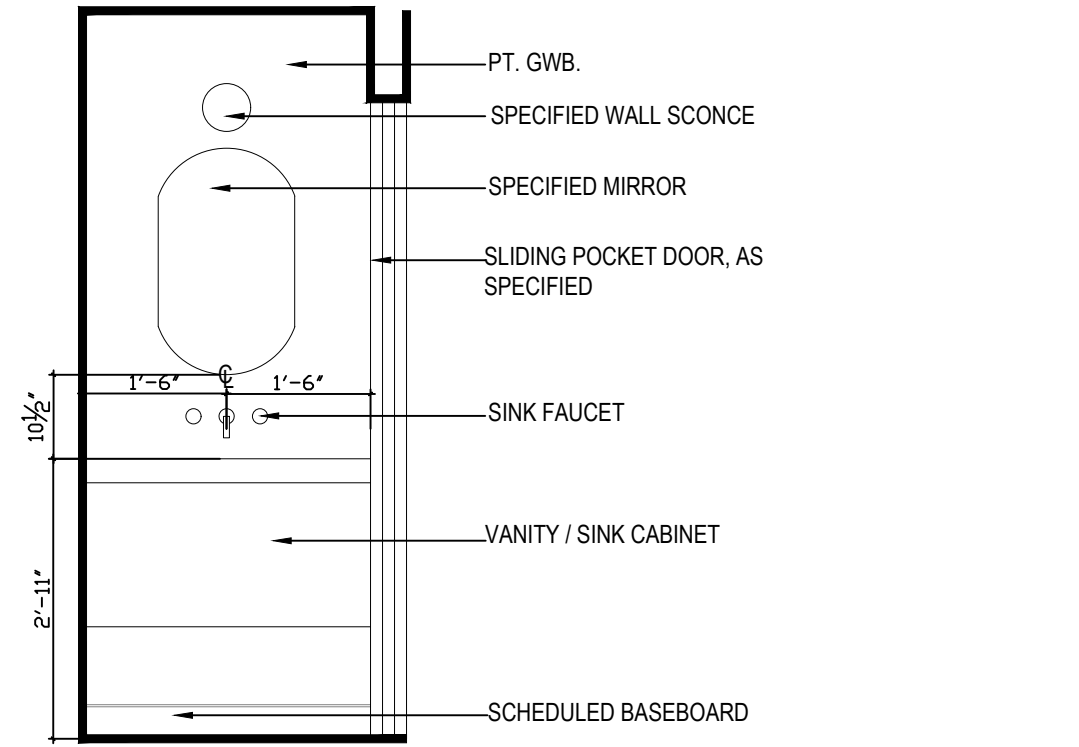
Professional Certification:
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KITCHEN DETAILS

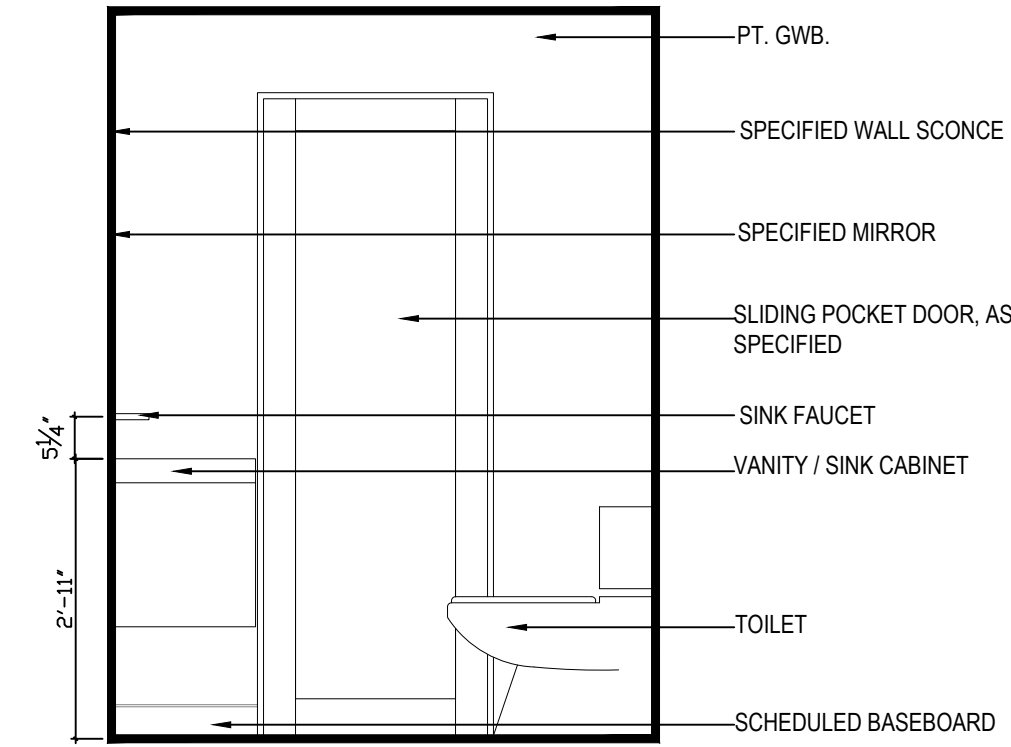
A601



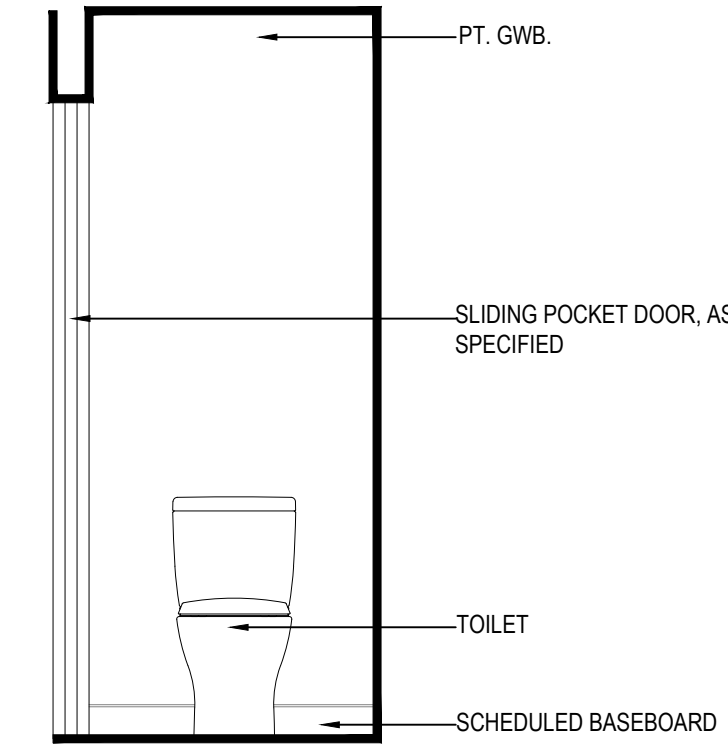
1 LOWER LEVEL POWDER PLAN
A602 1/2" = 1'-0"



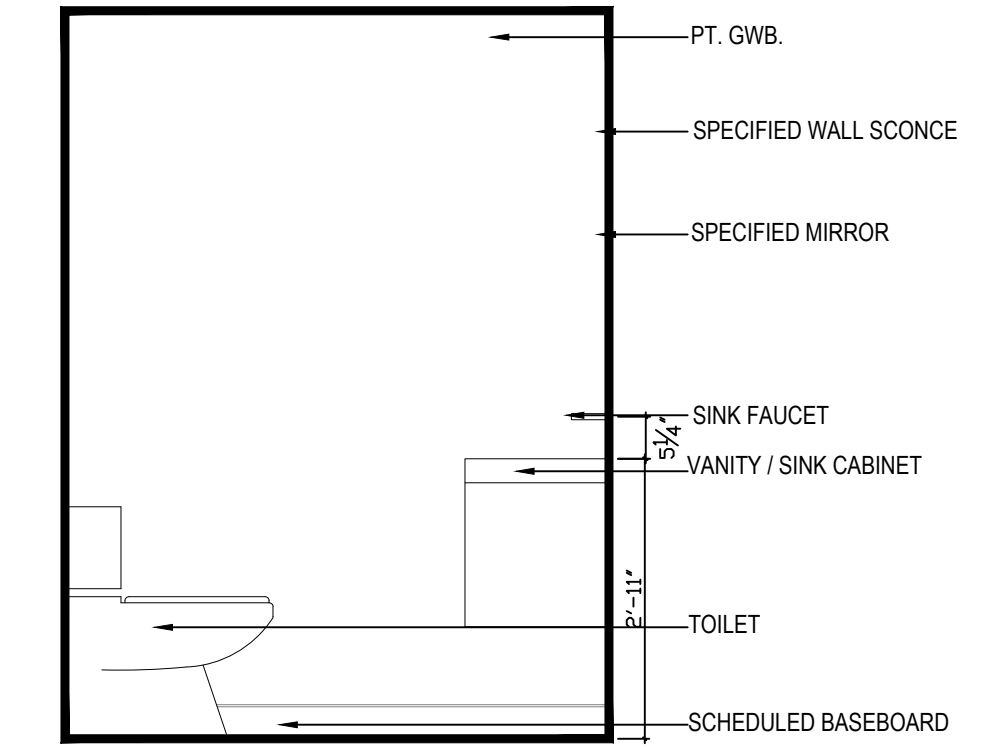
2 LOWER LEV. POWDER EL.
A602 1/2" = 1'-0"



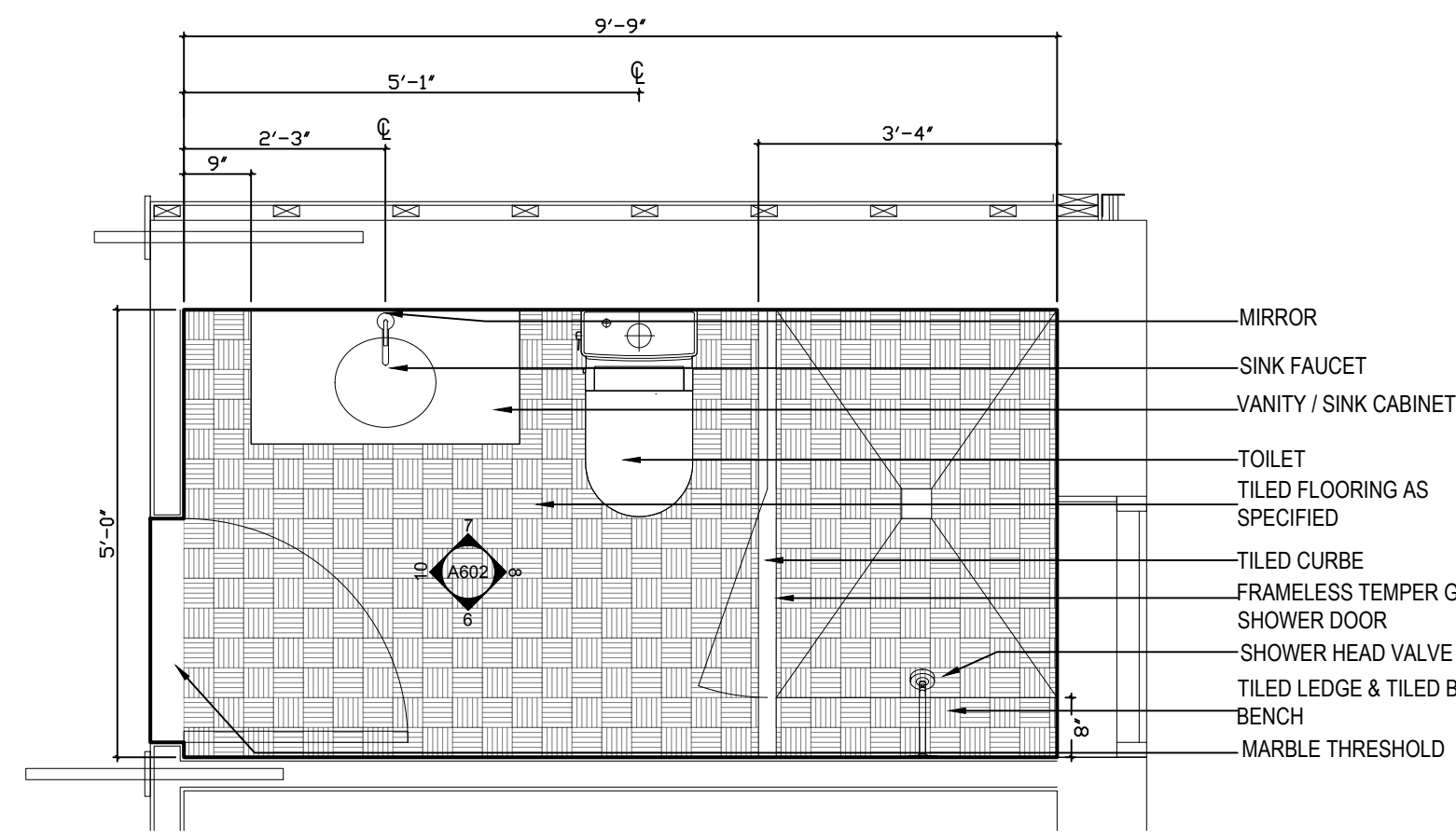
3 LOWER LEV. POWDER EL.
A602 1/2" = 1'-0"



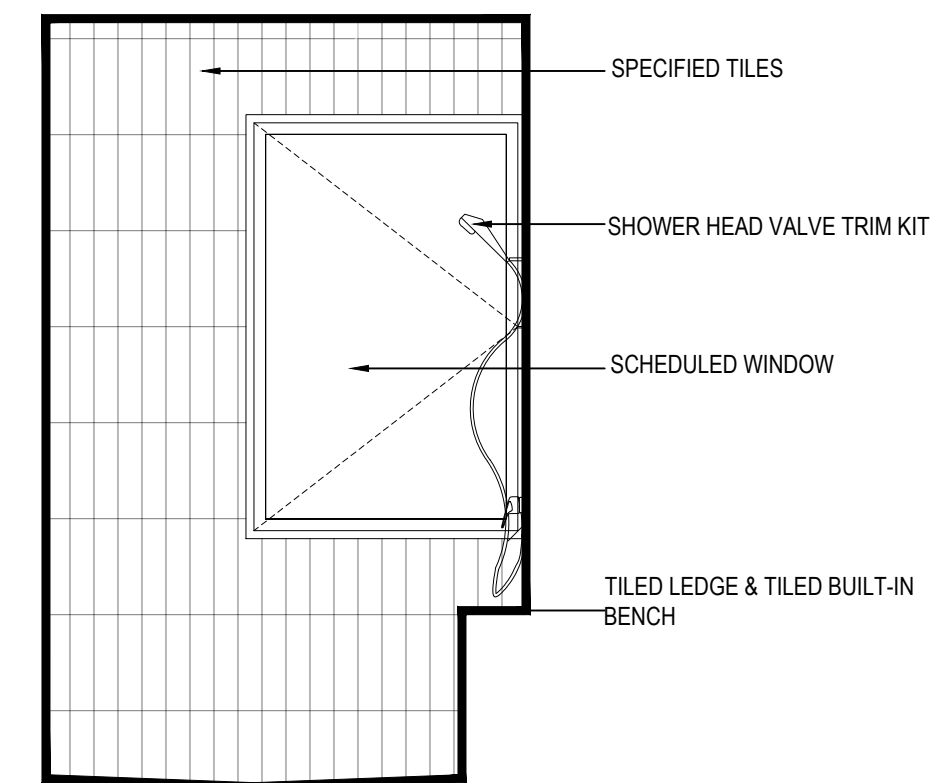
4 LOWER LEV. POWDER EL.
A602 1/2" = 1'-0"



5 LOWER LEV. POWDER EL.
A602 1/2" = 1'-0"



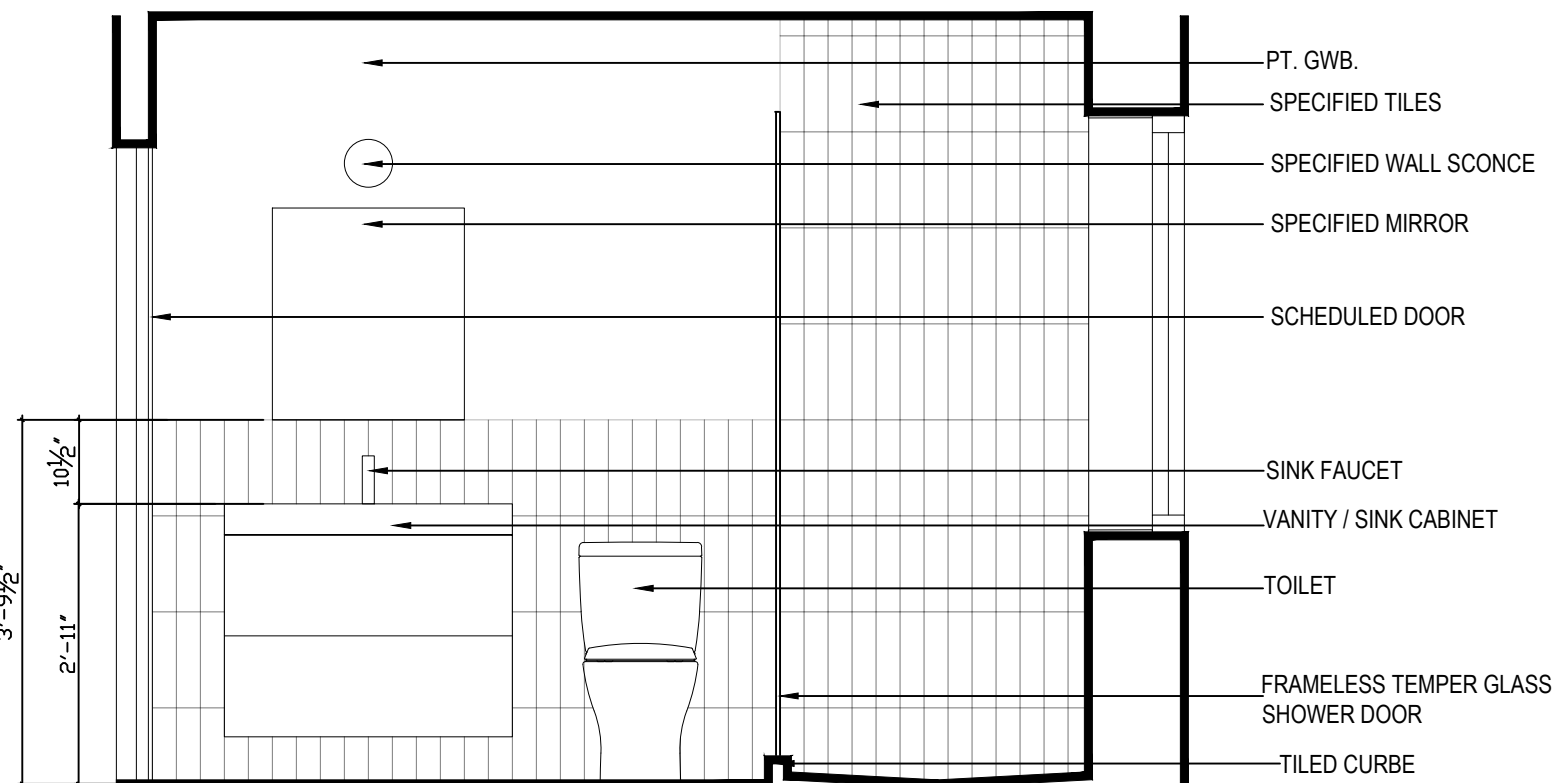
6 FIRST LEVEL HALL BATH PLAN
A602 1/2" = 1'-0"



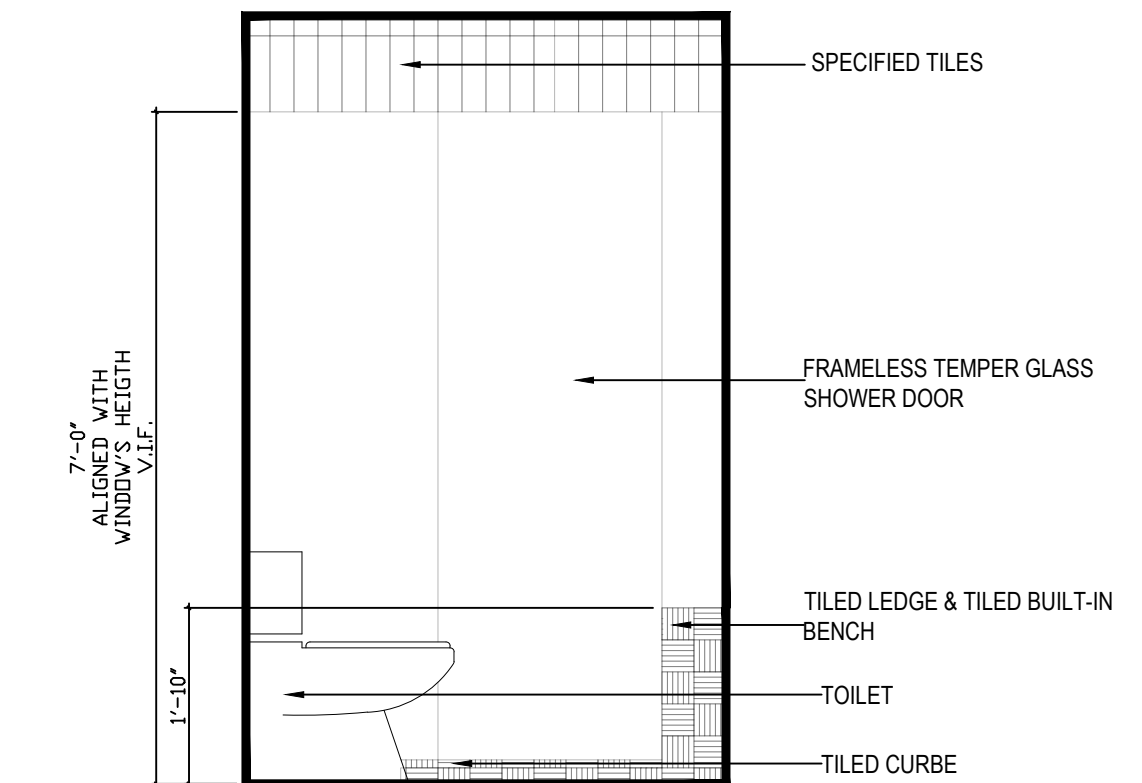
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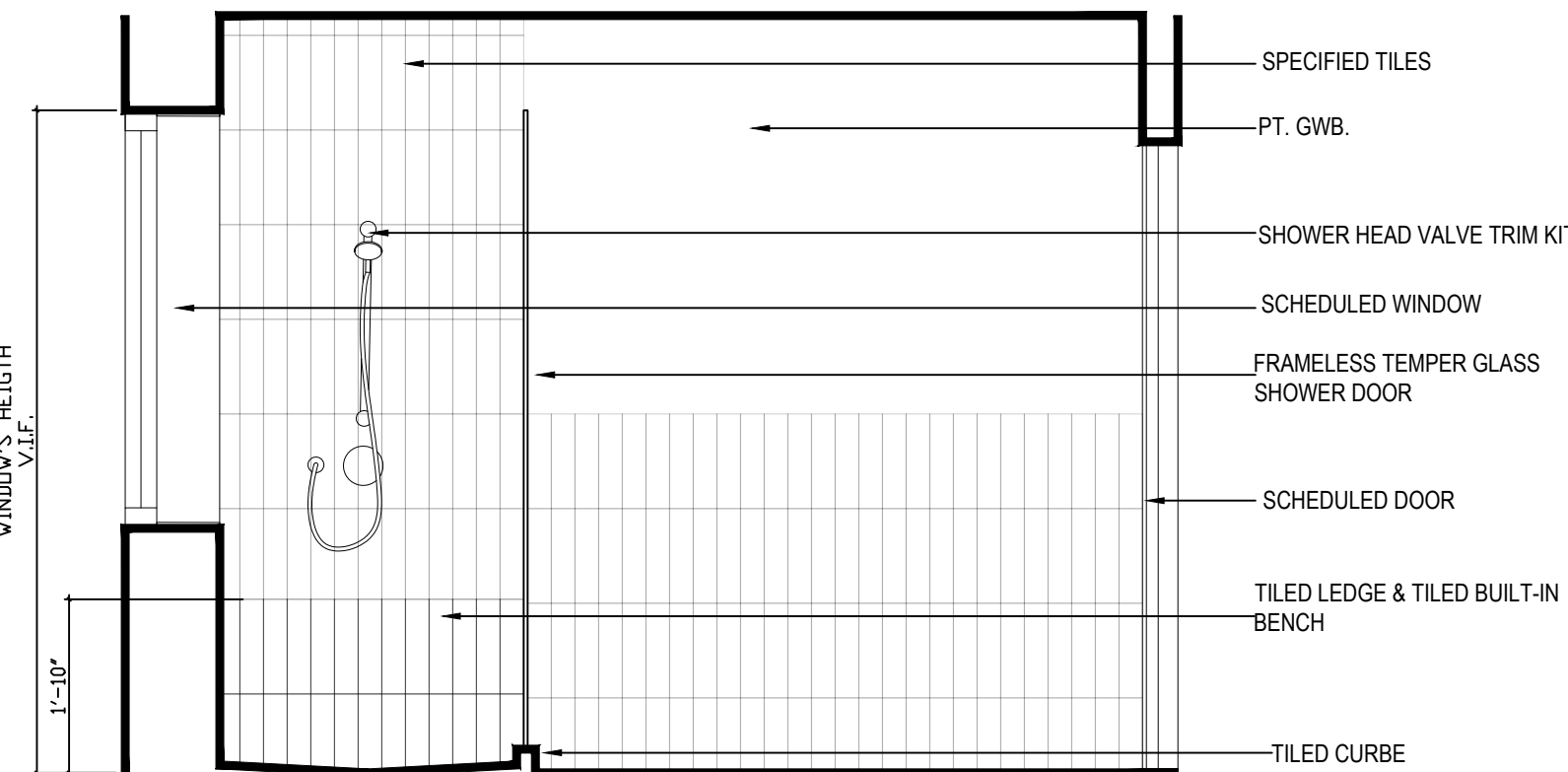
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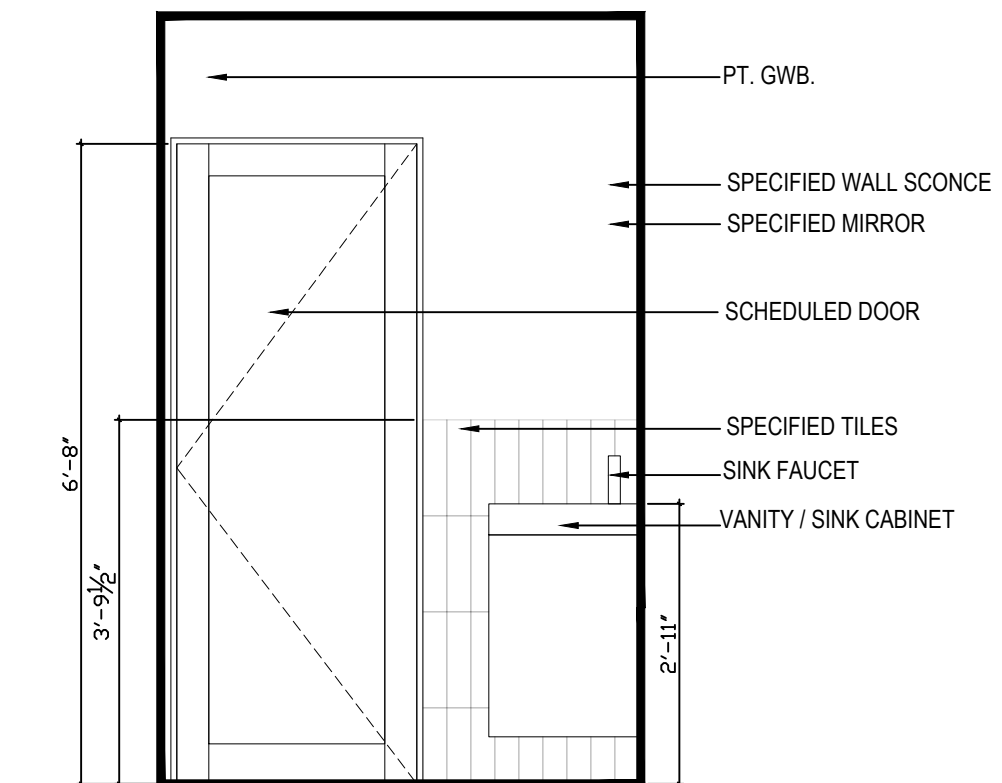
7 FIRST LEVEL HALL BATH EL.
A602 1/2" = 1'-0"



8 FIRST LEVEL HALL BATH EL.
A602 1/2" = 1'-0"



9 FIRST LEVEL HALL BATH EL.
A602 1/2" = 1'-0"



10 FIRST LEVEL HALL BATH EL.
A602 1/2" = 1'-0"

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

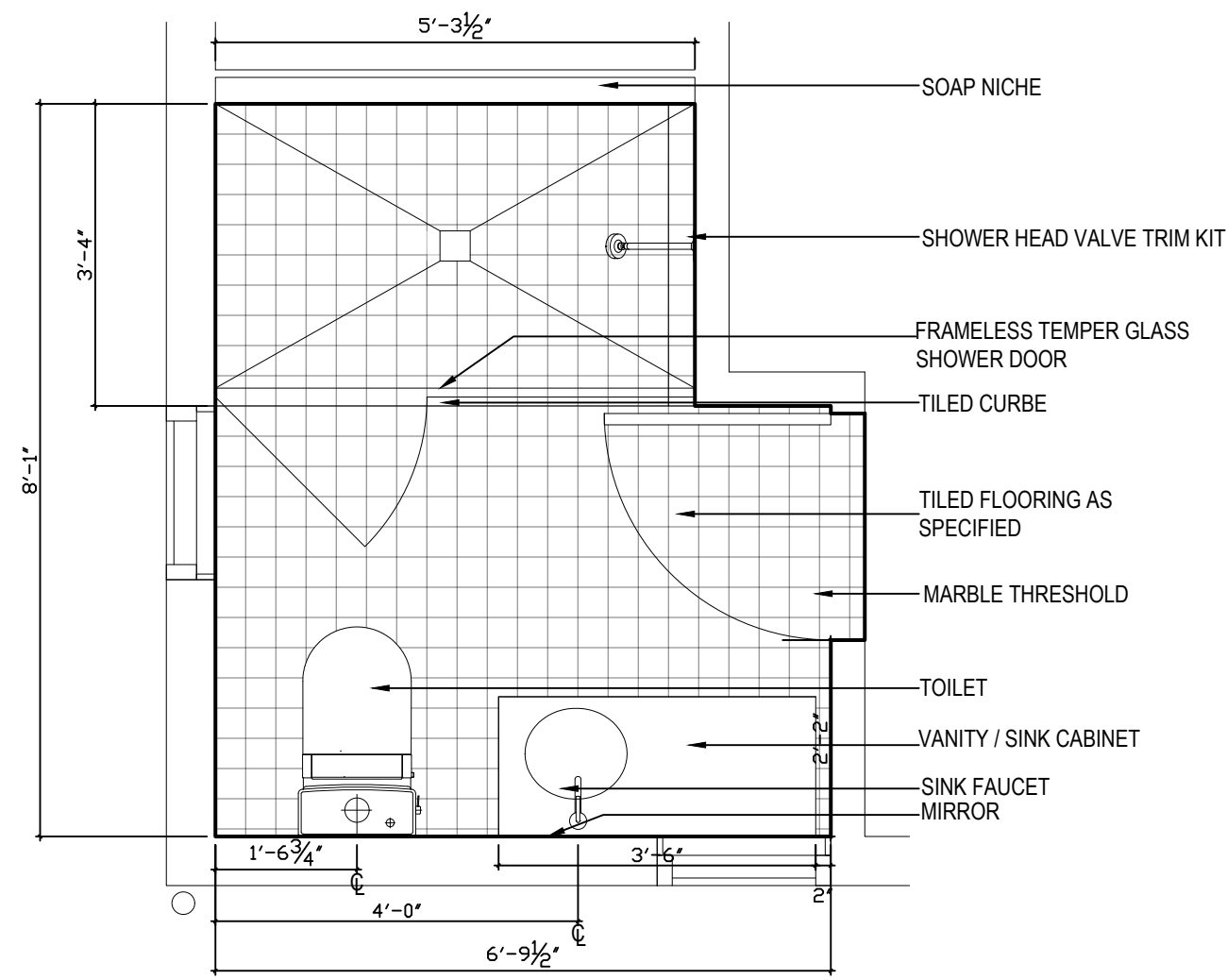
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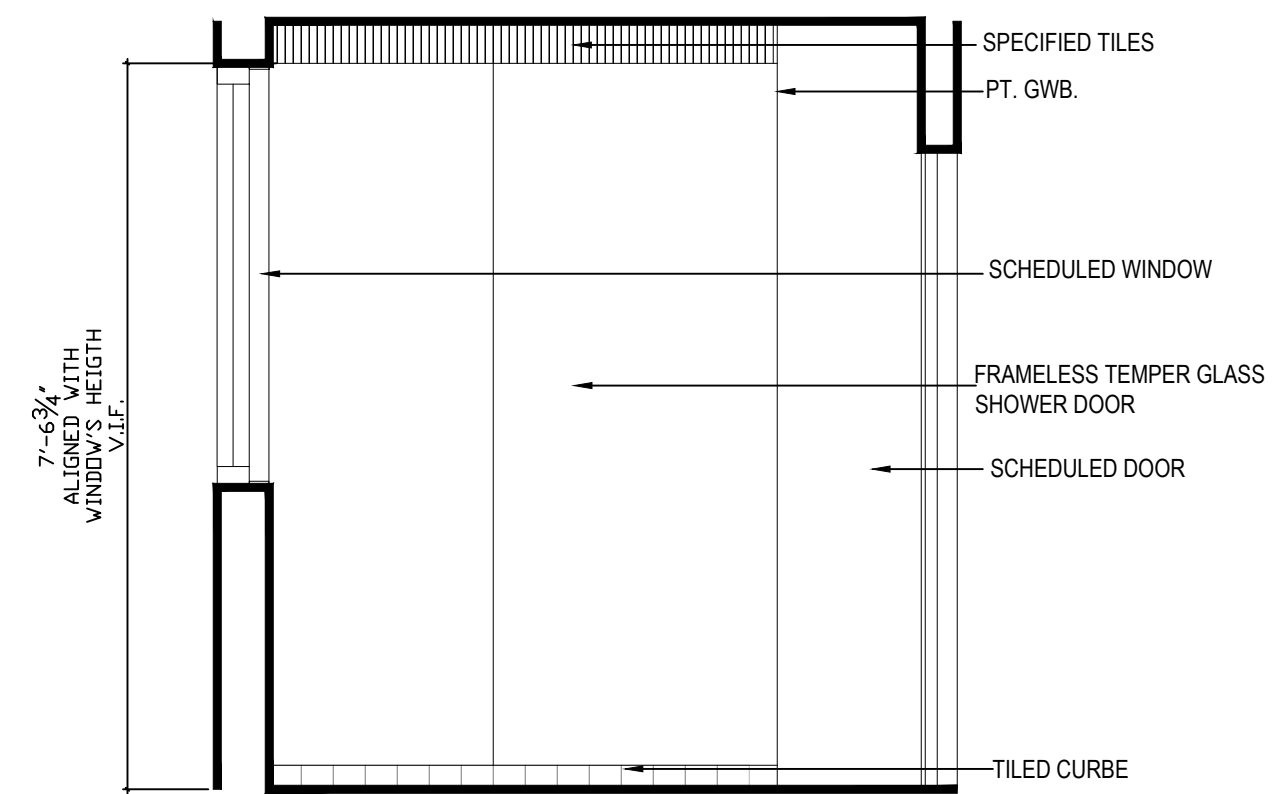
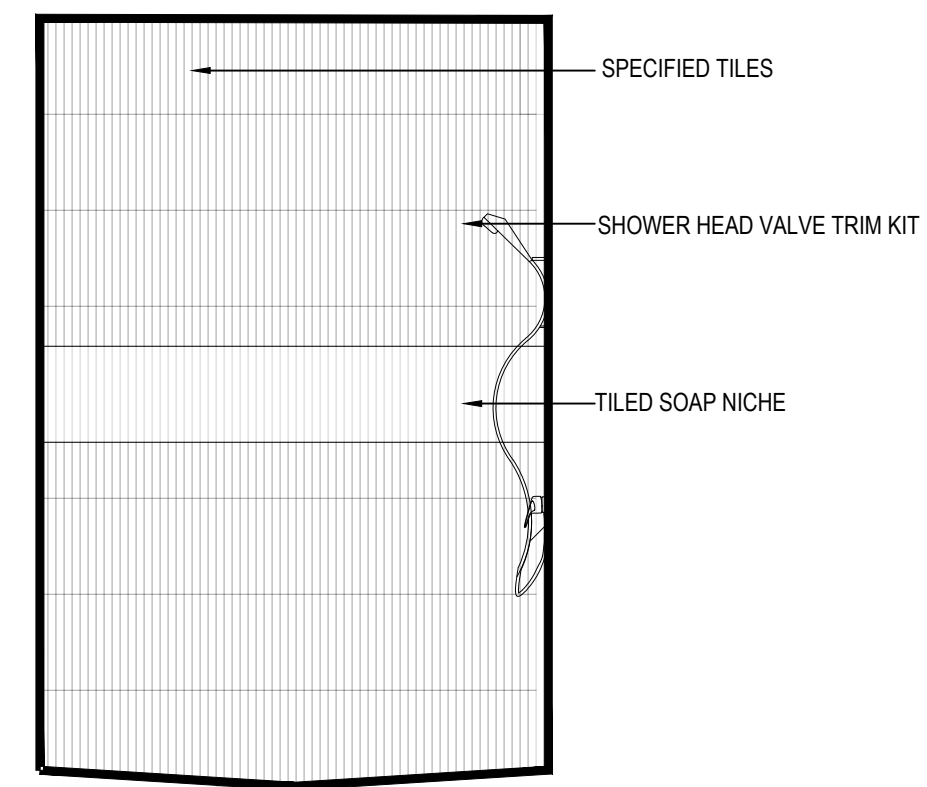
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number 5793, expiration date 5/31/2023.

BATHROOMS DETAILS

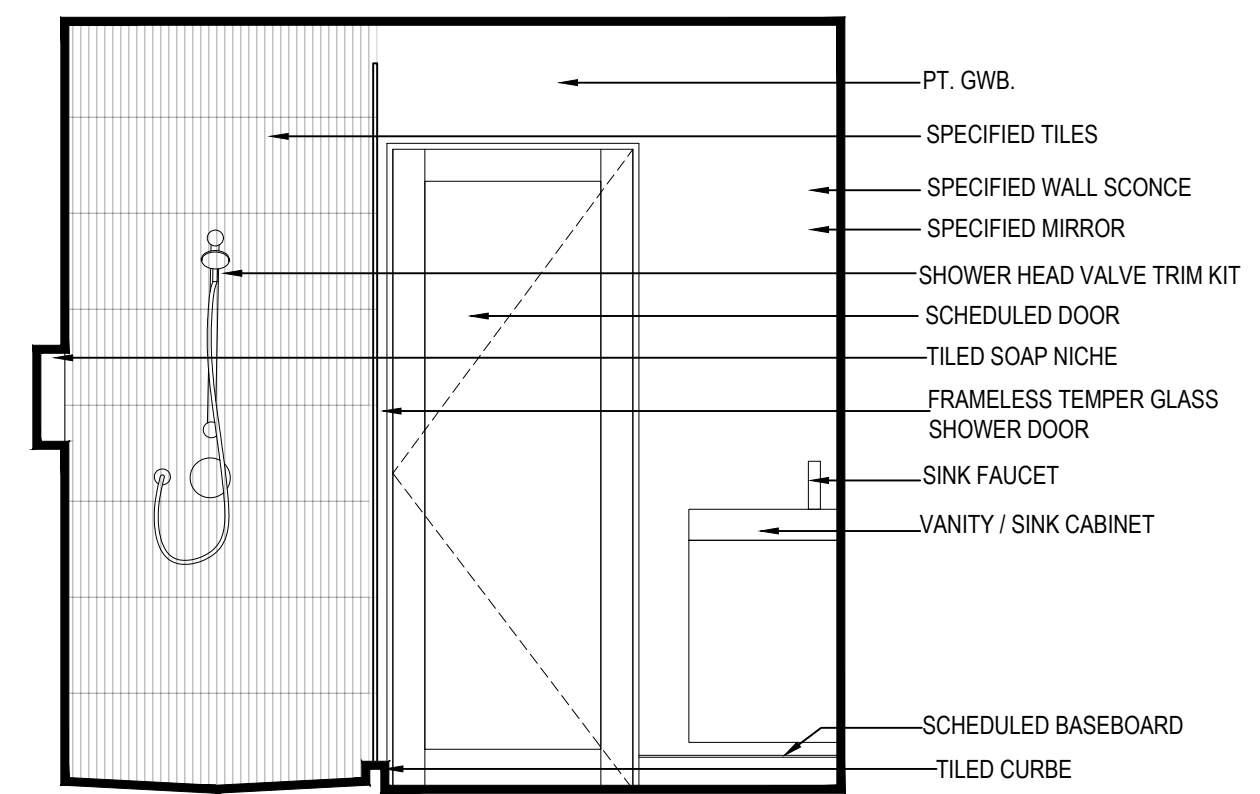
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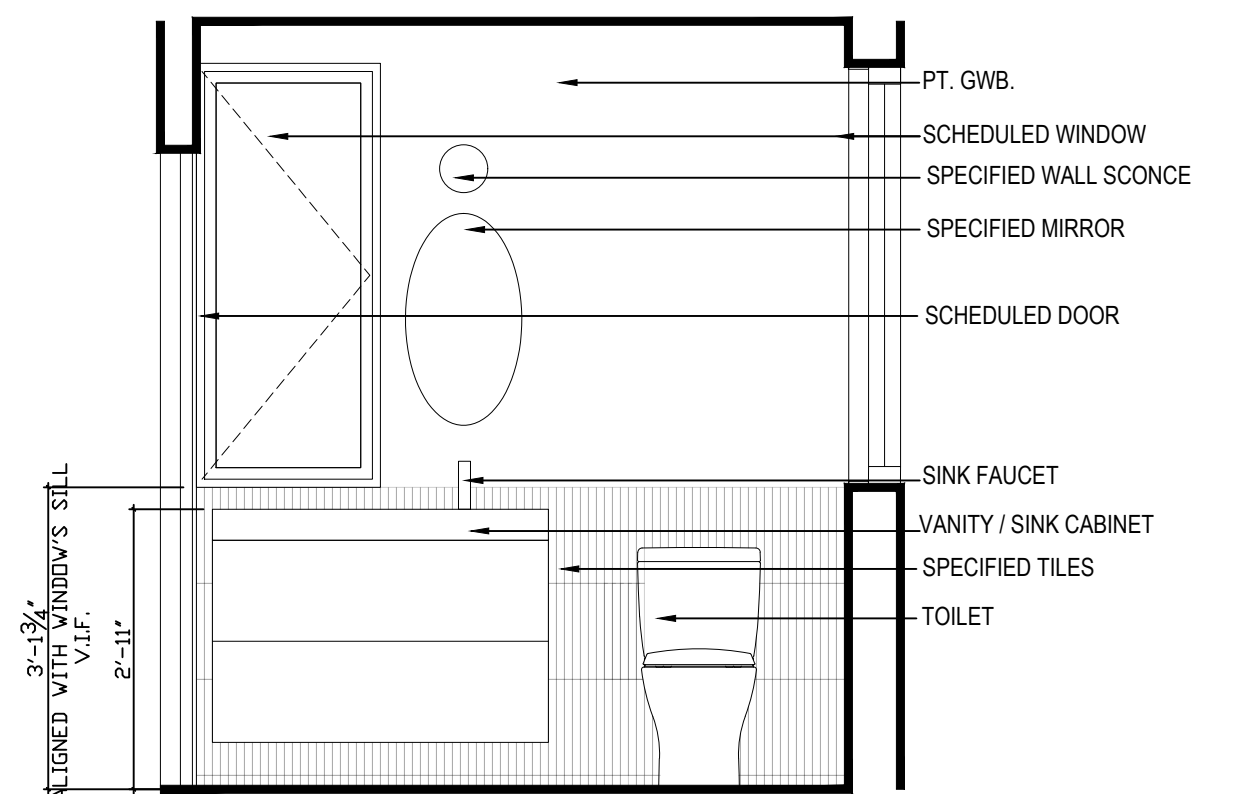
1 SECOND LEVEL HALL BATH PLAN
A603 1/2" = 1'-0"



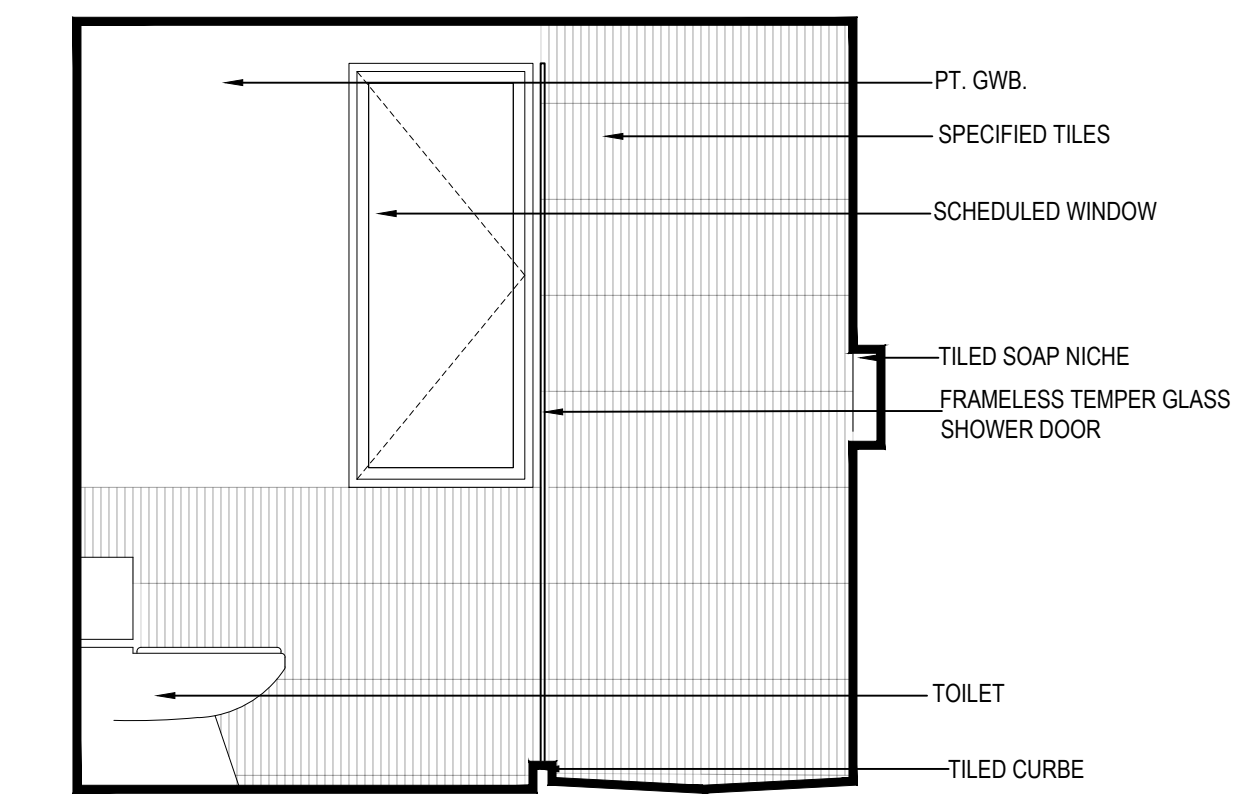
2 SECOND LEVEL HALL BATH EL.
A603 1/2" = 1'-0"



3 SECOND LEVEL HALL BATH EL.
A603 1/2" = 1'-0"



4 SECOND LEVEL HALL BATH EL.
A603 1/2" = 1'-0"



5 SECOND LEVEL HALL BATH EL.
A603 1/2" = 1'-0"

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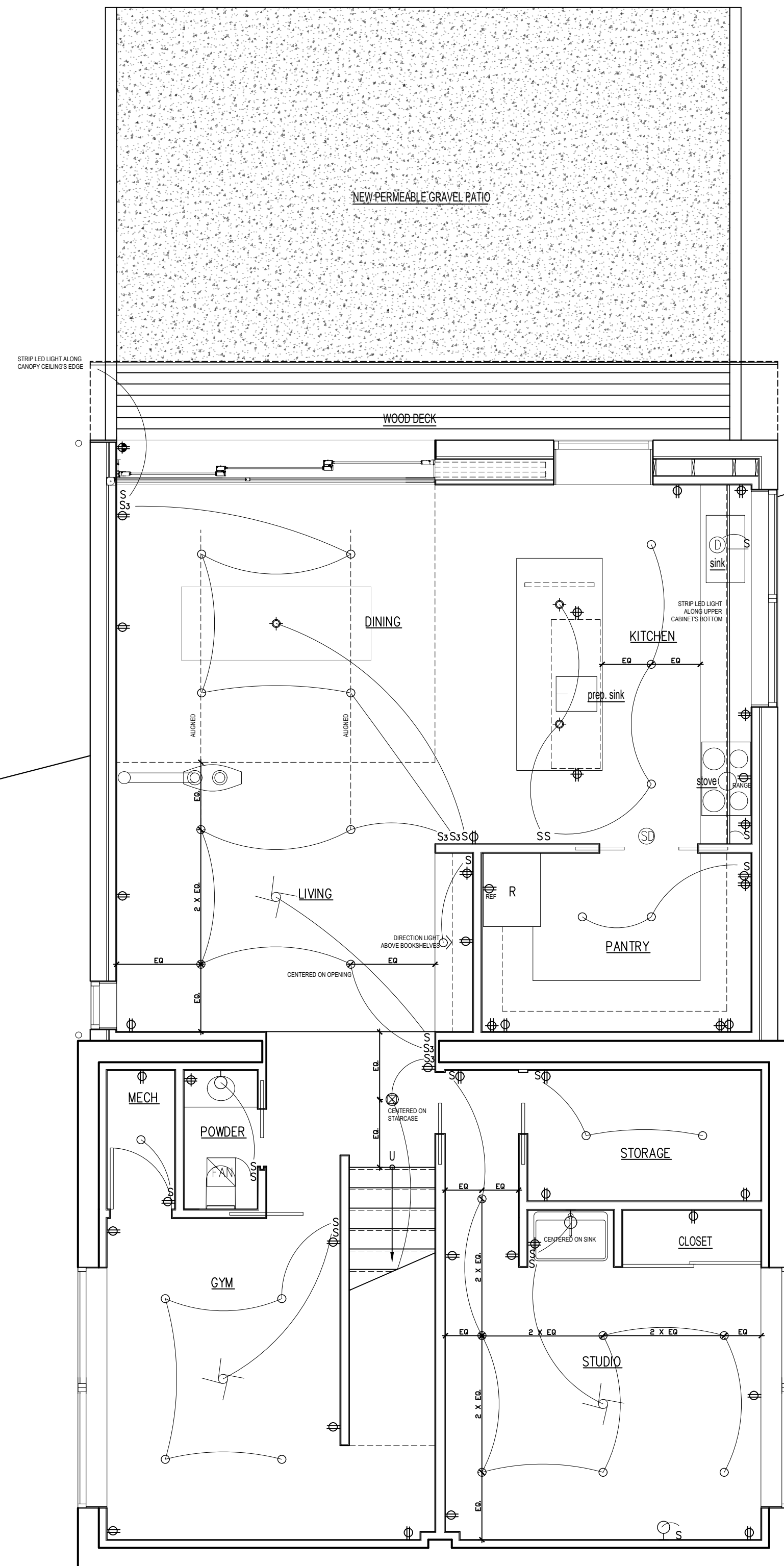
BATHROOMS DETAILS

A603

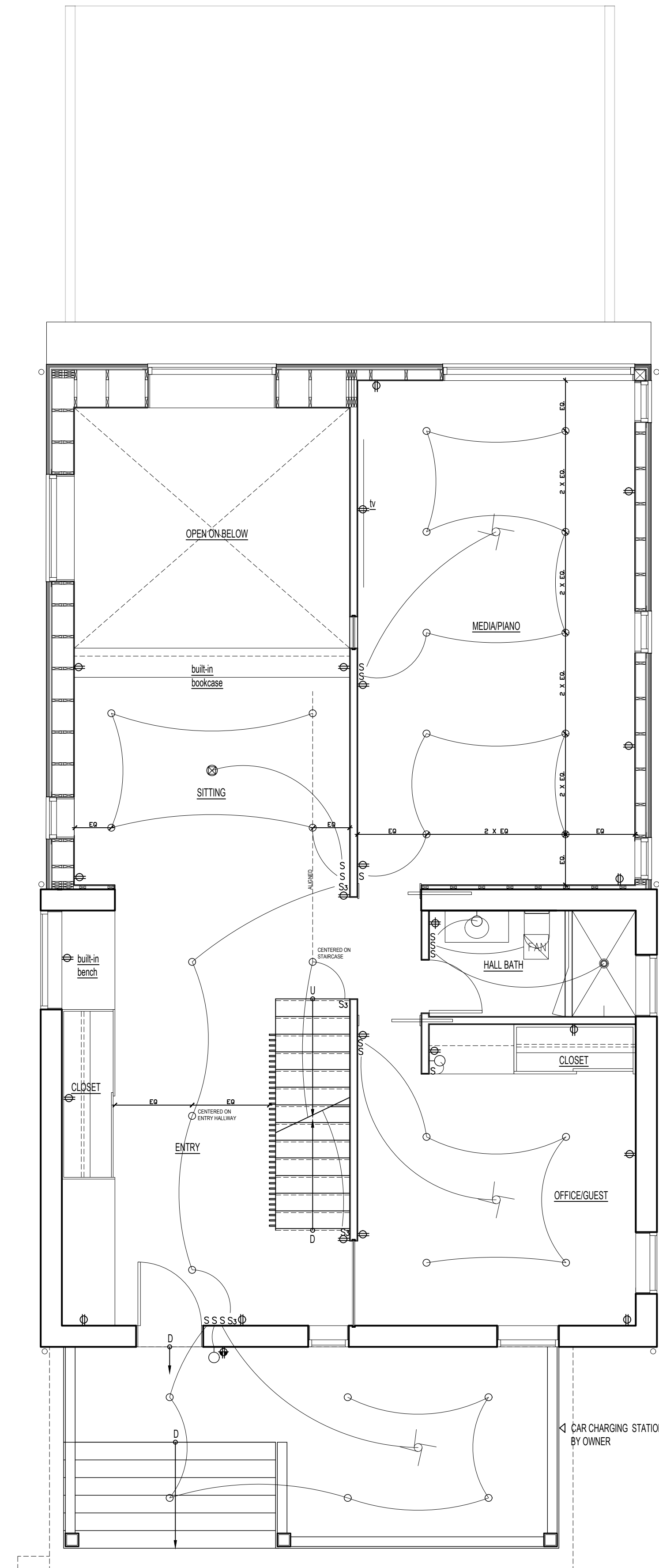
NCE
EL.

SYMBOL	MANUFACTURER	DESCRIPTION	LAMPING	FINISH	DIMMER	REMARKS:
⊙	TBD	SURFACE MOUNT FIXTURE	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
◇	TBD	PENDANT LIGHT	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
○	TBD	4" RECESSED DOWNLIGHT FOR WET LOCATION	LED		YES	
◌	TBD	4" RECESSED FRAMELESS DOWNLIGHT	LED		YES	
◌	TBD	4" RECESSED FRAMELESS DIRECTIONAL LIGHT	LED		YES	
◌	TBD	4" RECESSED FRAMELESS DIRECTIONAL LIGHT FOR WET LOCATION	LED		YES	
—	TBD	STRIP LIGHT	LED			
○	TBD	WALL SCONCE	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
○	TBD	CEILING FAN			YES	INSTALLATION ONLY FIXTURE BY OWNER
⊙	TBD	SMOKE DETECTOR				
⊙	TBD	GARBAGE DISPOSAL				
FAN	PANASONIC	WHISPER GREEN CEILING FAN 110CFM				

- NOTES:
- S SINGLE POLE TOGGLE SWITCH, 125V, 15 OR 20 AMP +48" A.F.F.
 - Ss THREE WAY SWITCH 125V 15 OR 20 AMP, +48" A.F.F.
 - ⊕ DUPLEX RECEPTACLE, 125V, 15 OR 20 AMP +18" A.F.F.
 - ⊕ DUPLEX RECEPTACLE ABOVE COUNTER 125V, 20 AMP +44" A.F.F.
 - ⊕ DUPLEX RECEPTACLE W/ BUILT IN GROUND FAULT PROTECTION 20 AMP, 125V, +44" U.G.N.
- *ELECTRICAL WORK TO BE COMPLIED WITH LOCAL CODE.



1 LOWER LEVEL POWER & LIGHTING PLAN
E100 1/4" = 1'-0"



2 FIRST LEVEL POWER & LIGHTING PLAN
E100 1/4" = 1'-0"

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Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 2:29 pm, Nov 04, 2022

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202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	PERMIT	BID	CD
-	-	-	-

REGISTRATION

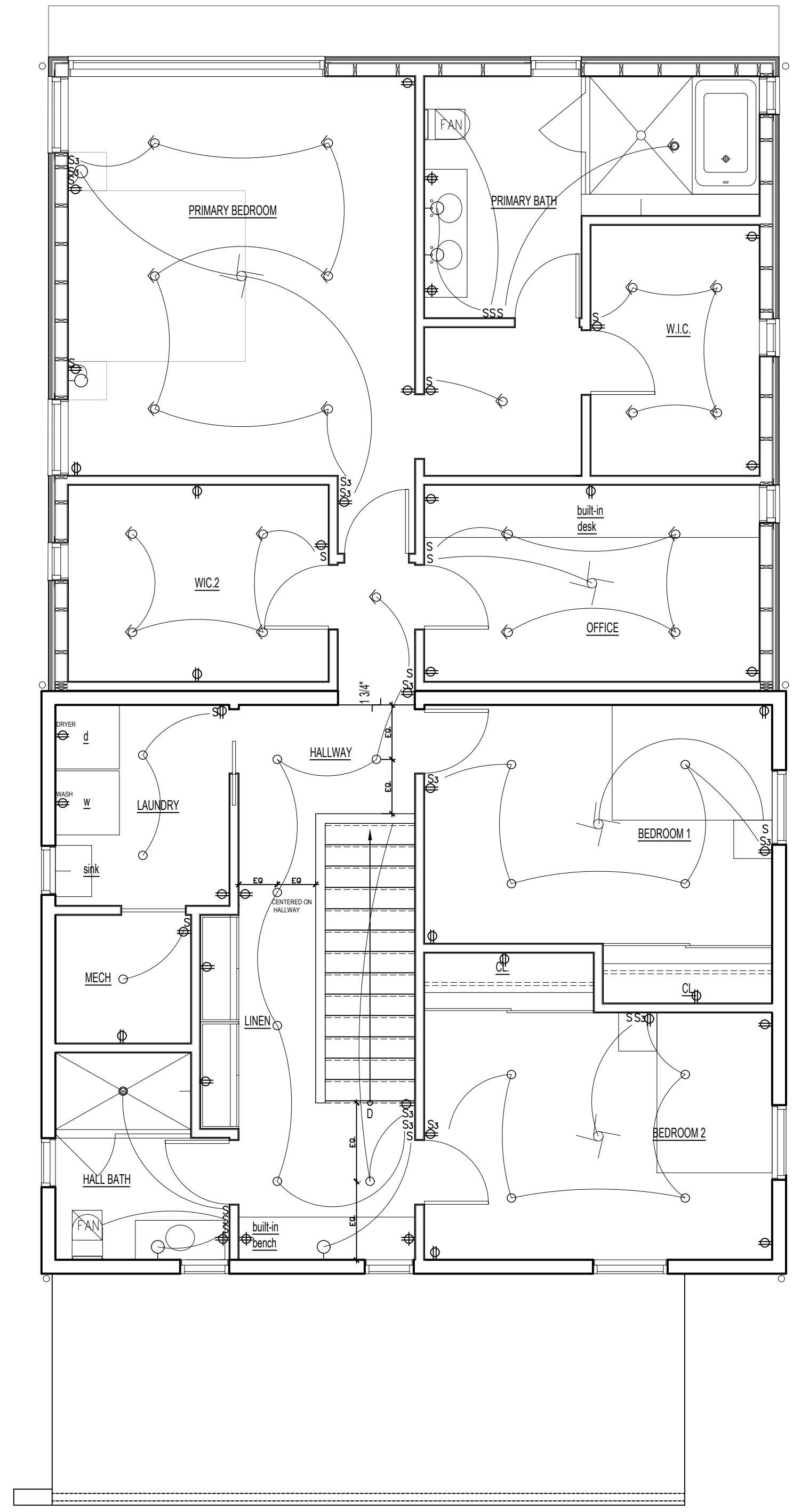
Professional Certification:
I certify that these documents were prepared or reviewed by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 1734, expiration date 12/31/2023.

POWER & LIGHTING PLANS

E100

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 202 320 3867

15 COLUMBIA AVE
 ADDITION/RENOVATION
 15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912



1 SECOND LEVEL POWER & LIGHTING PLAN
 E101 1/4" = 1'-0"

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 under the laws of the State of Maryland, license
 license number 5793, expiration date 5/31/2023.

POWER & LIGHTING
 PLANS

E101

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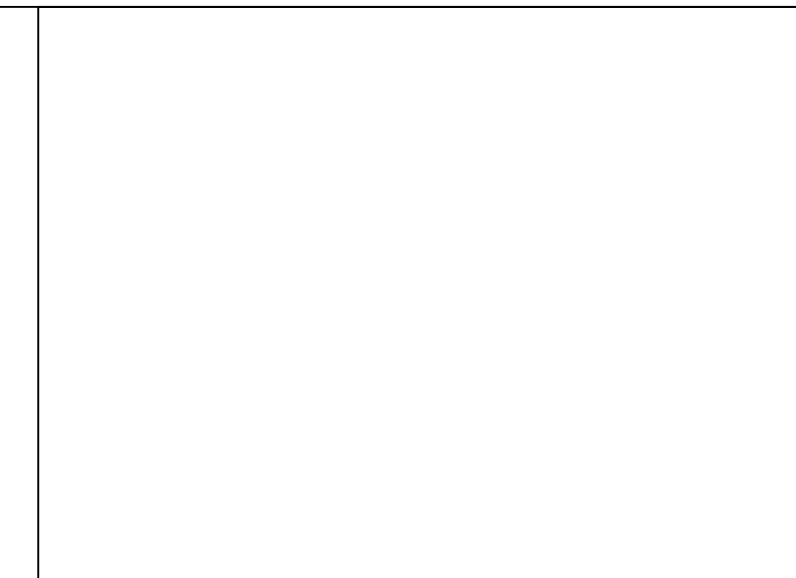
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License number: 5763, expiration date: 5/31/2023.

STRUCTURAL NOTES

S001



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, grd 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 3/4" APA rated decking. Wall sheathing shall be 5/8" APA rated sheathing. Glue and screw the roof 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 members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that 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 typ.
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 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. 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" - L4x3 1/2 x 1/2 LVL/ 4" of wall
3'-0" < Opening < 7'-0" - L6x3 3/4 x 1/2 LVL/ 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" (± 1/2")
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 (wvf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
- Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components
- 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
Asphalt Shingles -	2.5 PSF
Slate Shingles -	2.5 PSF
1/2" Drywall -	15 PSF
Insulation -	2.2 PSF
Siding -	1.5 PSF
CMU -	2.0 PSF
Brick -	87 PCF
	130 PCF

LIVE LOADS:

DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY:	60PSF
BEDROOM:	40PSF
ROOF:	30PSF
WIND LOADS:	
WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
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/240
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:	
(Ss):	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:	1.5k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	LIGHT FRAMED WALLS

FRAMING NOTES:

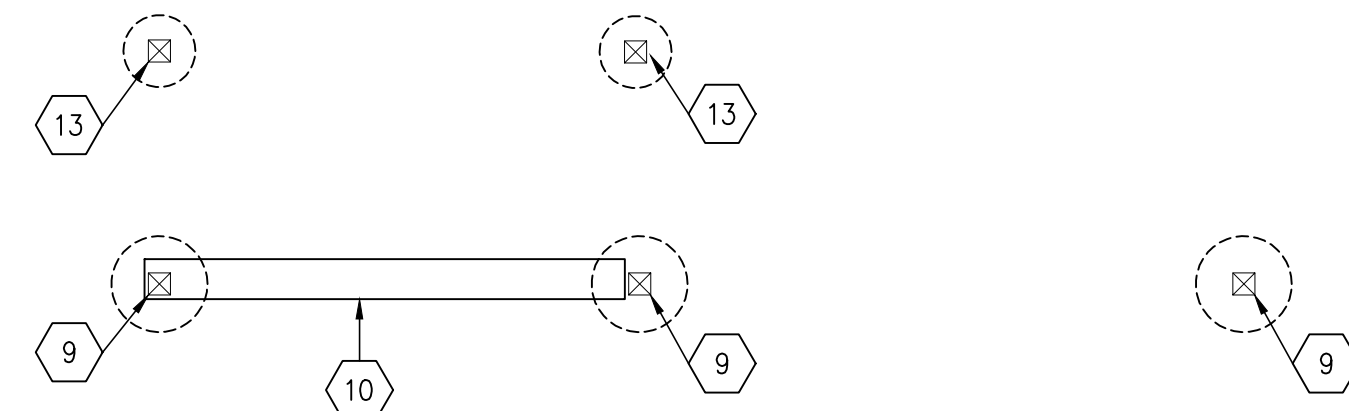
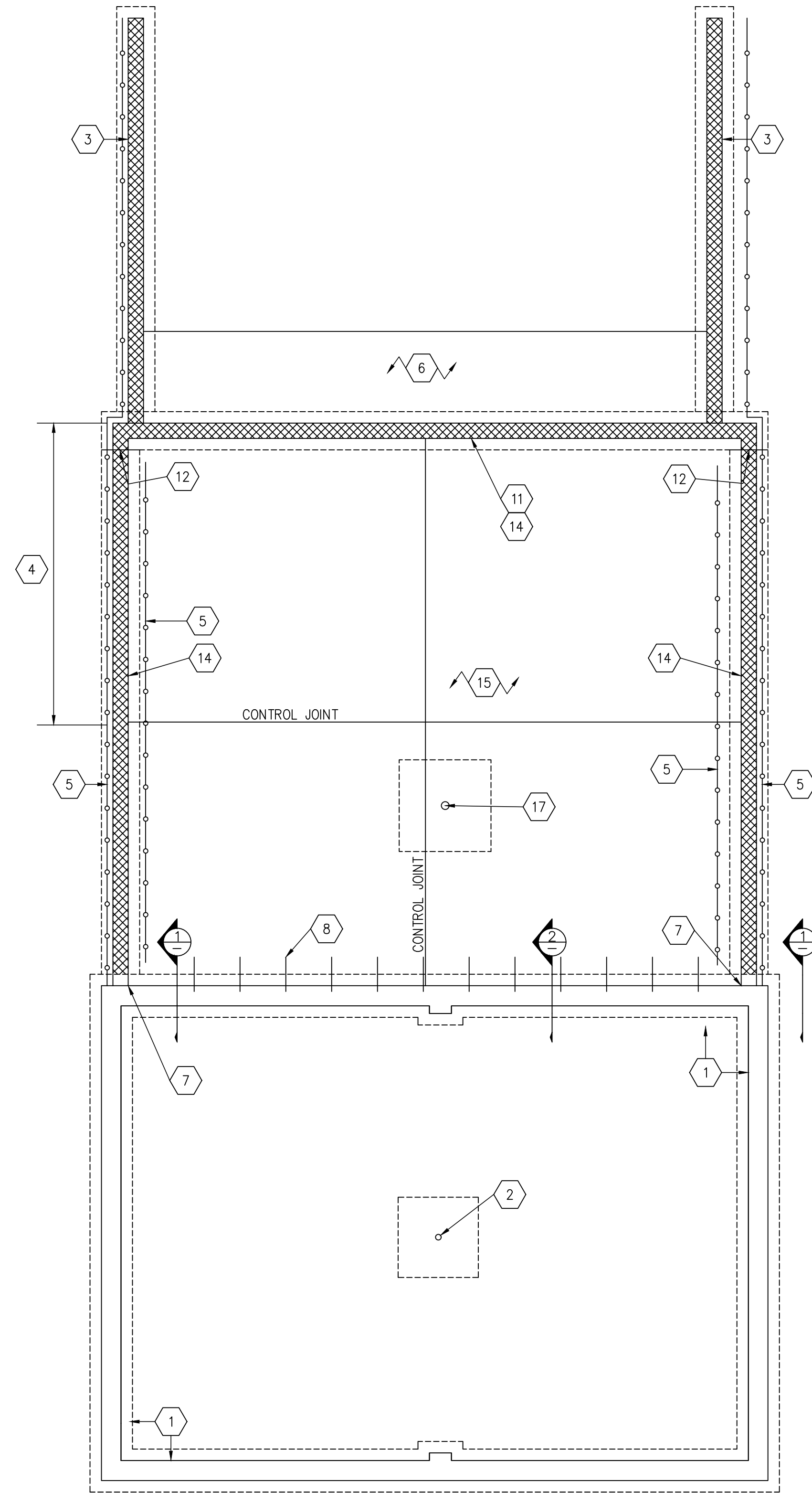
- THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
- PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
- ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8" BOLTS AT 16" O.C. STAGGERED.
- EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES 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.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
- ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
- ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
- ALL NAILS, HANGERS, BOLTS, AND AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
- ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
- 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.
- 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.
- TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
- TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
- TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
- TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
- TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
- TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
- LALLY COLUMNS SHALL BE BY THE TIGER BRAND JACK POST COMPANY (ESR 1766).
- SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
- 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.
- ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.
- TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.

WIND BRACING NOTES:

- WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
- APPLY 5/8" OSB SHEATHING TO ALL EXTERIOR WALLS.
- ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" 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 1/2) 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 1/2) TOE NAILS.
- ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.
- ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.

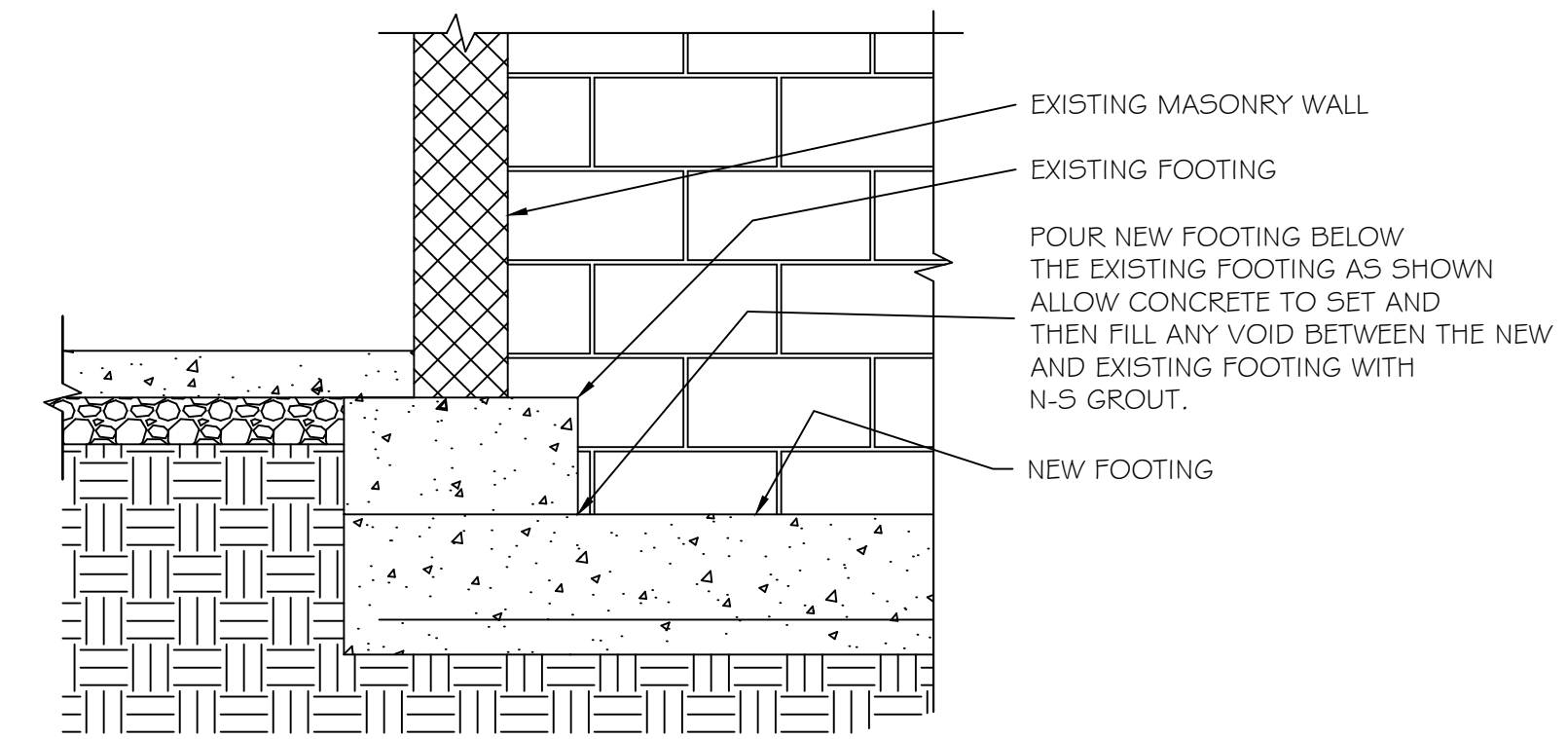
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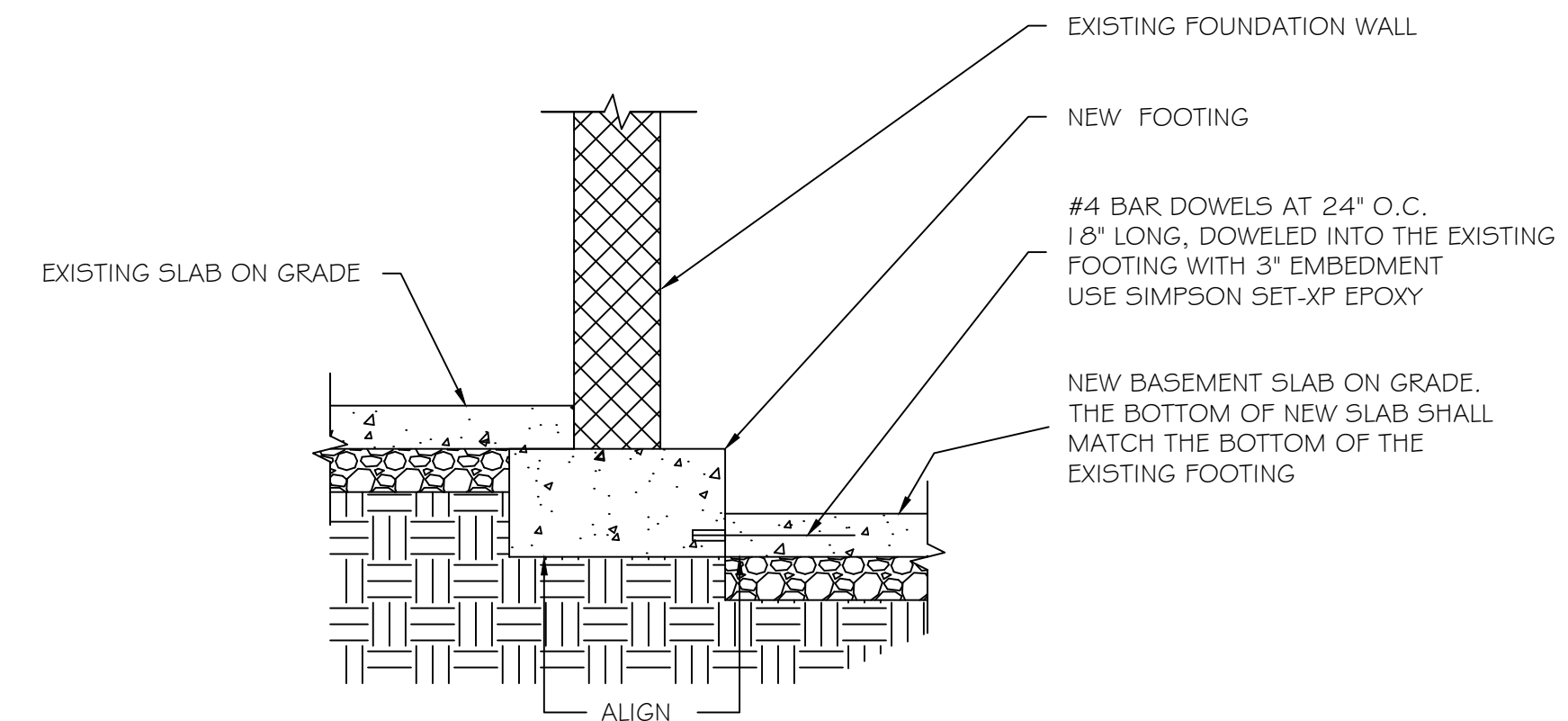


Foundation Plan
Scale: $\frac{1}{4}'' = 1'-0''$

- 1 EXISTING FOUNDATION WALL AND FOOTING.
- 2 EXISTING COLUMN AND FOOTING.
- 3 RETAINING WALL PER THE TYPICAL DETAIL.
- 4 PLACE AN 8" CMU BOND BEAM AT THE TOP OF THE WALL AT THE AREA OPEN TO THE 1ST FLOOR. REINFORCE THE BOND BEAM WITH (2)#4 BARS.
- 5 4"Ø PERFORATED DRAIN WRAPPED WITH FILTER FABRIC. PLACE THE EXTERIOR DRAIN IN GRAVEL COVERED WITH FILTER FABRIC. EXIT THE DRAIN TO DAYLIGHT OR TO A NEW SUMP PUMP.
- 6 WOOD PATIO BUILT WITH SLEEPERS AT 16" O.C. ON 4" GRAVEL PLACED ON STABLE SOIL. USE LUMBER RATED FOR GROUND CONTACT TO MAKE THE PATIO.
- 7 PLACE THE NEW FOOTING BELOW THE EXISTING FOOTING PER THE STRUCTURAL DETAIL. ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU WALL AND EXISTING WALL WITH WATERSTOP RX BY CETCO.
- 8 #4 BAR DOWELS 18" LONG AT 24" O.C. WITH 3" EMBEDMENT IN THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY.
- 9 PT6X6 POST ON A 24"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- 10 PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- 11 THE BOTTOM OF THE FOOTING SHALL BE 30" MINIMUM BELOW EXTERIOR GRADE.
- 12 FOOTING STEP PER THE TYPICAL DETAIL.
- 13 PT6X6 POST ON AN 18"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66 CONNECTOR.
- 14 8" CMU WALL. PLACE THE WALL ON A 24X10 FOOTING WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 24" O.C. FILL ALL CELLS SOLID IN THE WALL. PLACE #4 BAR DOWELS BETWEEN THE WALL AND THE FOOTING AT 48" O.C.
- 15 4" CONCRETE SLAB ON A 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL ON STABLE SOIL. REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.
- 16 NOT USED.
- 17 3"Ø SCHEDULE 40 LALLY COLUMN UP PLACED ON A 48X48X10 FOOTING REINFORCED WITH (5)#4 BARS IN EACH DIRECTION.



SECTION 1
SCALE: $\frac{3}{4}'' = 1'-0''$



SECTION 2
SCALE: $\frac{3}{4}'' = 1'-0''$

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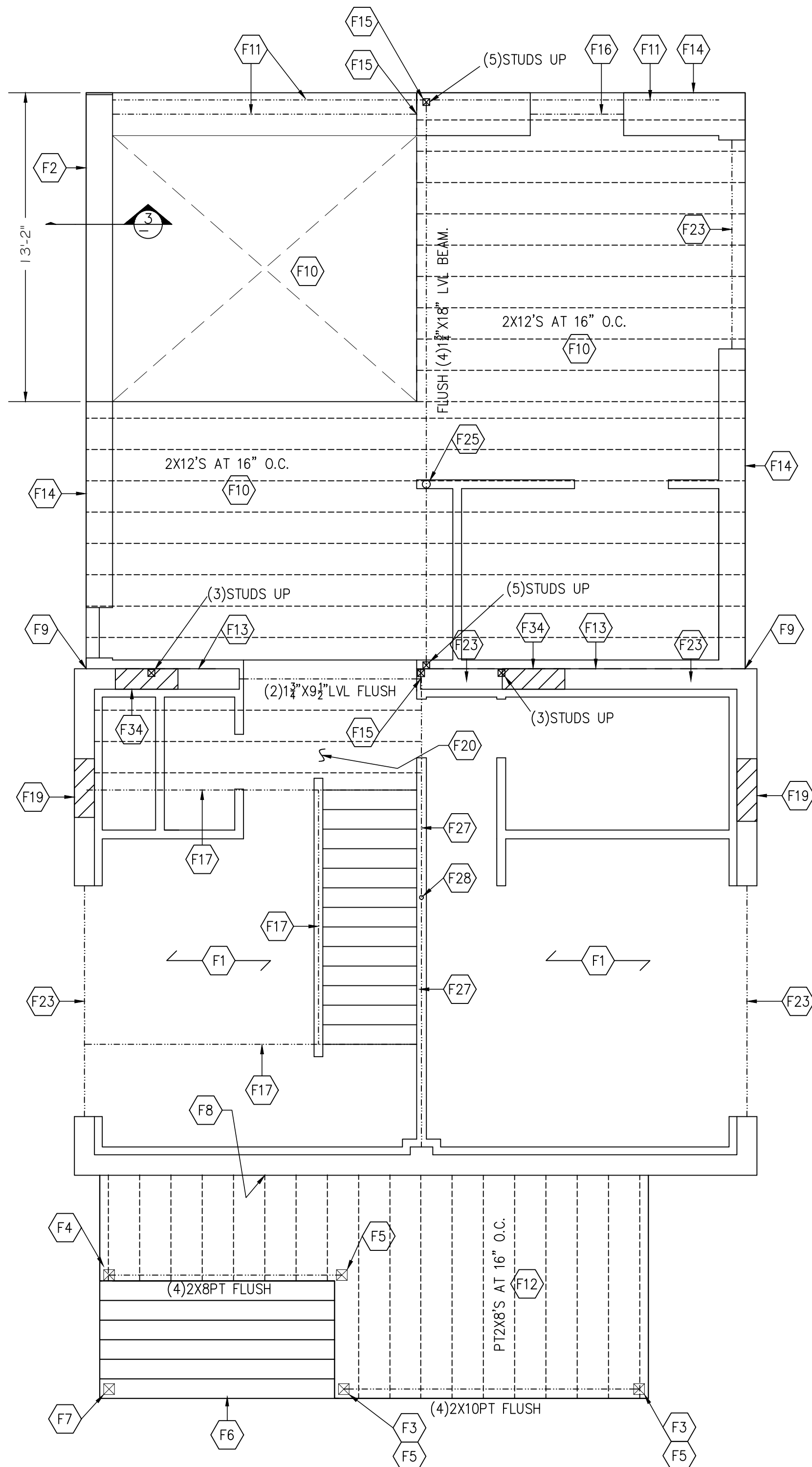
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REGISTRATION

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License number: 5793, expiration date: 5/31/2023.

FOUNDATION PLAN
& DETAILS

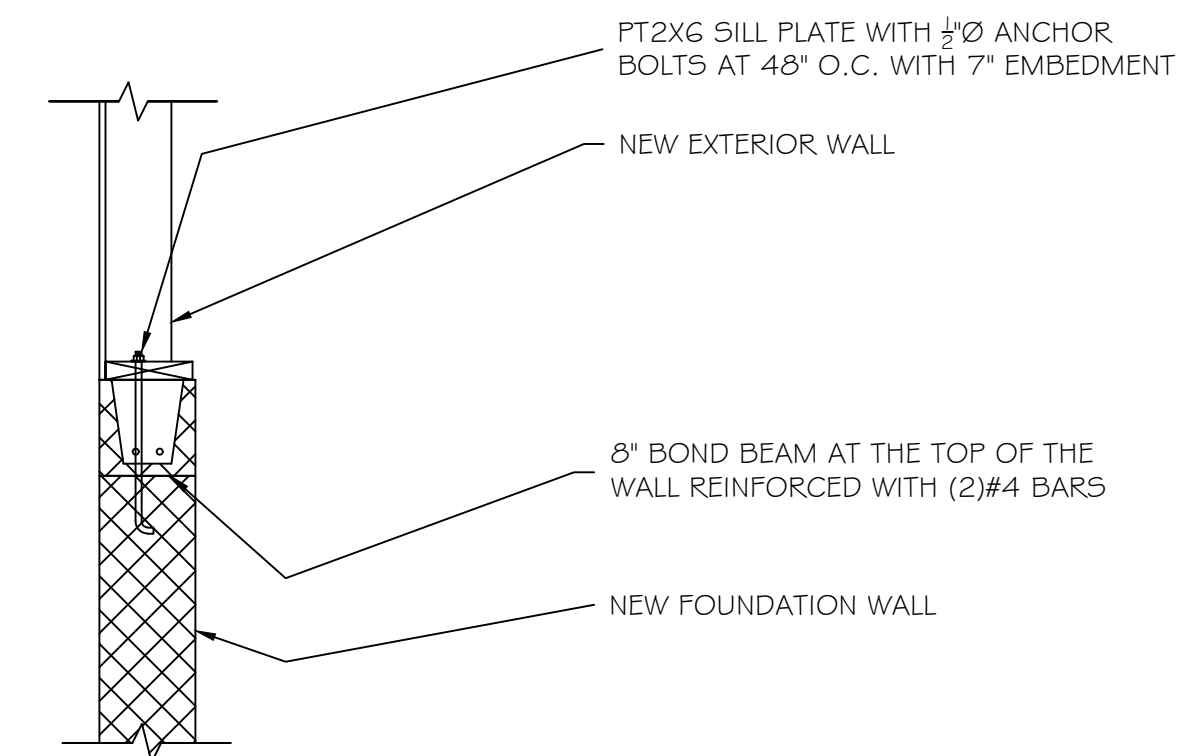
S002



1st Floor Framing Plan

Scale: $\frac{1}{4}'' = 1'-0''$

- F1 EXISTING 1ST FLOOR FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8 OR A 2X10.
- F2 PLACE AN 8" BOND BEAM REINFORCED WITH (2)#4 BARS ON TOP OF THE WALL FOR LATERAL STABILITY.
- F3 PT6X6 POST UP. ATTACH POST TO THE BEAM WITH A SIMPSON LPC6 ON BOTH SIDES. NOTCH THE SIDES OF THE BEAM IF NEEDED TO PLACE THE CONNECTORS.
- F4 PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- F5 PT6X6 POST DOWN. ATTACH POST TO THE BEAM WITH A SIMPSON LPC6 ON BOTH SIDES OF THE BEAM. NOTCH THE SIDES OF THE BEAM IF NEEDED TO PLACE THE CONNECTORS.
- F6 FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F7 PT6X6 POST.
- F8 DROPPED DOUBLE PT2X8 LEDGER WITH $\frac{1}{2}''$ thru bolts at 16" O.C. TOP AND BOTTOM STAGGERED. PLACE A PT2X8 RIM BOARD ON TOP OF THE LEDGER. ATTACH THE RIM BOARD TO THE EXISTING WALL WITH (2) $\frac{1}{2}''$ SIMPSON TITEN SCREWS AT 16" O.C. ATTACH EACH JOIST TO THE RIM WITH (3)10d TOE NAILS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON H2.5A HURRICANE TIE. CAULK THE JOINT BETWEEN THE DECK BOARDS AND THE WALL.
- F9 ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE CMU WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.
- F10 PLACE SOLID BLOCKING BETWEEN THE JOISTS AT THE $\frac{1}{3}$ POINTS OF THE SPAN.
- F11 FLUSH QUADRUPLE 2X12 HEADER.
- F12 PLACE SOLID PT BLOCKING BETWEEN EACH JOIST AT THE MID-POINT OF THE SPAN.
- F13 PT2X12 CLEAT. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2) $\frac{1}{2}''$ SIMPSON TITEN SCREWS AT 16" O.C.
- F14 PT2X8 SILL PLATE ATTACH THE SILL PLATE TO THE FOUNDATION WALL WITH $\frac{1}{2}''$ ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT.
- F15 POCKET THE BEAM IN THE WALL PER THE TYPICAL DETAIL.
- F16 FLUSH TRIPLE 2X12 HEADER.
- F17 (4)2X BEAM. RIP THE BEAM TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. THE MINIMUM HEIGHT OF THE BEAM SHALL BE 9 $\frac{1}{2}$ ".
- F18 NOT USED.
- F19 INFILL THE EXISTING WALL WITH 4" CMU + 4" BRICK TO MATCH THE EXISTING HOME. BOND THE CMU AND BRICK TOGETHER ROWLOCK COURSES THAT MATCH THE EXISTING WALL. TOOTH THE NEW MASONRY INTO THE EXISTING WALL. IF THE EXISTING WALL DOES NOT HAVE ROW LOCK COURSES, BOND THE BRICK AND BLOCK TOGETHER WITH 9ga TRUSS STYLE JOINT REINFORCEMENT AT 16" O.C.
- F20 REMOVE THE HEADER AND EXISTING JOISTS AT THE STAIRS AND REFRAME THE SPACE WITH 2X'S AT 12" O.C. RIP THE 2X'S TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. THE MINIMUM HEIGHT OF THE JOIST SHALL BE 9 $\frac{1}{2}$ ".
- F21 NOT USED.
- F22 NOT USED.
- F23 (2)L8X4"x $\frac{1}{2}$ " STEEL ANGLE LINTEL. WHEN APPLICABLE, CUT A SLOT IN THE BOTTOM OF THE CMU BLOCKS AS NEEDED TO SET THE ANGLES..
- F24 NOT USED.
- F25 3" SCHEDULE 40 LALLY COLUMN DOWN.
- F26 NOT USED.
- F27 EXISTING BEAM.
- F28 EXISTING COLUMN.
- F29 THE 18" LVL BEAM SHALL CANTILEVER OVER THE FOUNDATION WALL. ATTACH THE SIDE TO SIDE HEADERS FROM THE BEAM WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- F30 NOT USED.
- F31 NOT USED.
- F32 NOT USED.
- F33 NOT USED.
- F34 INFILL THE EXISTING WALL WITH SOLID CMU. USE CMU THAT MATCHES THE THICKNESS OF THE EXISTING WALL. ATTACH THE NEW CMU TO THE EXISTING CMU WITH METAL TIES AT 16" O.C.



SECTION 3

SCALE: $\frac{3}{4}'' = 1'-0''$

APPROVED
Montgomery County
Historic Preservation Commission

Robert A. Norton

REVIEWED
By Dan.Bruechert at 2:29 pm, Nov 04, 2022

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

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PERMIT	-
BID	-
CD	-

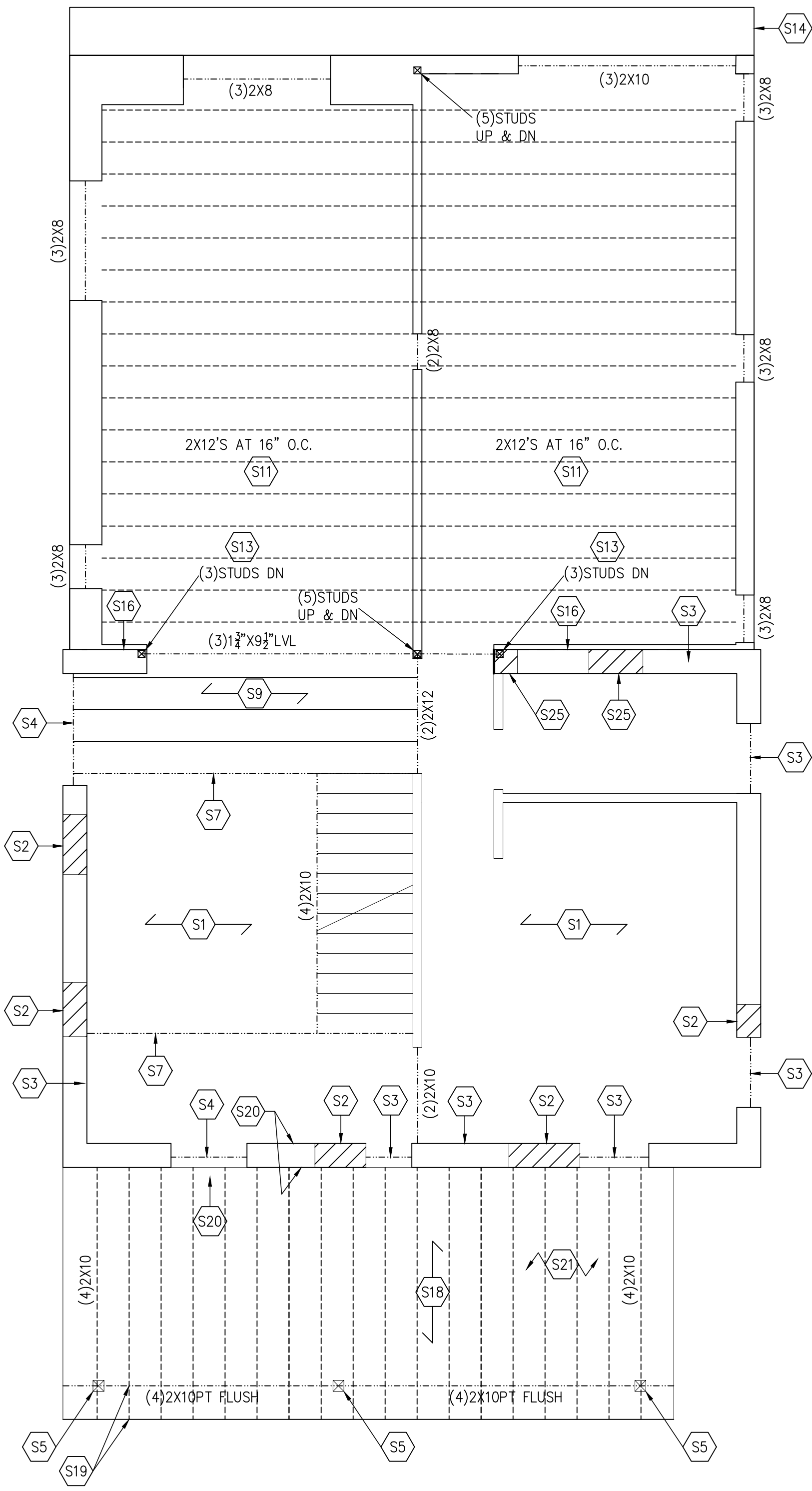
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FRAMING PLAN

S003

15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912



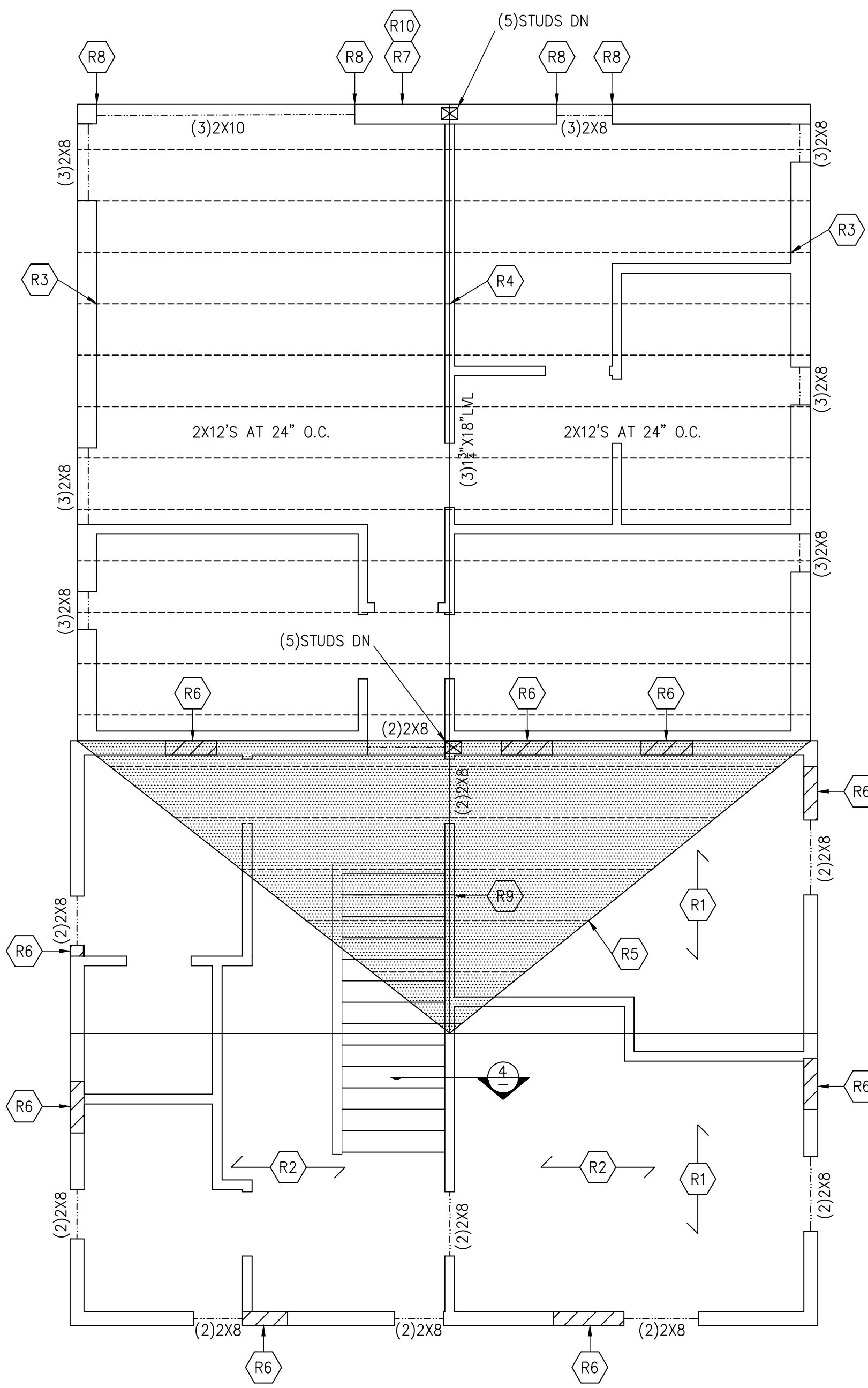
2nd Floor Framing Plan

Scale: $\frac{1}{4}'' = 1'-0''$

- S1 EXISTING 2ND FLOOR FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8 OR A 2X10.
- S2 INFILL THE EXISTING WALL WITH A 2X4 STUD WALL WITH STUDS AT 16" O.C. AND BRICK VENEER THAT MATCHES THE EXISTING HOME. WHEN APPLICABLE TOOTH THE NEW BRICK INTO THE EXISTING WALL.
- S3 (2)2X10 AND AN L4X3 $\frac{1}{2}$ X $\frac{1}{4}$ " STEEL ANGLE LINTEL.
- S4 (2)2X10 AND AN L6X3 $\frac{1}{2}$ X $\frac{5}{16}$ " STEEL ANGLE LINTEL.
- S5 PT6X6 POST DOWN. ATTACH POST TO THE BEAM WITH A SIMPSON LPC6 ON BOTH SIDES OF THE BEAM. NOTCH THE SIDES OF THE BEAM AS NEEDED TO PLACE THE CONNECTOR.
- S6 NOT USED.
- S7 NOT USED.
- S8 NOT USED.
- S9 REMOVE THE HEADER AND EXISTING JOISTS AT THE STAIRS AND REFRAME THE SPACE WITH 2X'S AT 12" O.C. RIP THE 2X'S SO THAT THEY MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. THE MINIMUM HEIGHT OF THE JOISTS SHALL BE 9 $\frac{1}{2}$ ". PLACE BLOCKING BETWEEN THE JOISTS AT THE 1/3 POINTS OF THE SPAN.
- S10 NOT USED.
- S11 PLACE SOLID BLOCKING BETWEEN THE JOISTS AT THE $\frac{1}{3}$ POINTS OF THE SPAN.
- S12 NOT USED.
- S13 REMOVE THE EXISTING BRICK VENEER IF NEEDED TO PLACE THE POST.
- S14 METAL CANOPY DESIGNED BY THE MANUFACTURER.
- S15 NOT USED.
- S16 2X12 CLEAT. ATTACH THE CLEAT TO EACH STUD WITH (2)LEDGERLOK SCREWS.
- S17 NOT USED.
- S18 FRAME THE ROOF WITH 2X'S AT 16" O.C. RIPPED TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. THE MINIMUM HEIGHT OF THE RAFTERS SHALL BE 9 $\frac{1}{2}$ ".
- S19 ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON LUS HANGER. THE ROOF DECKING SHALL CANTILEVER OF THE BEAM TO SUPPORT THE EAVE. NO SPLICE SHALL OCCUR IN THE DECKING WITHIN 48" OF THE EAVE. PLACE 2X LADDER FRAMING AT 16" O.C. TO FORM THE EAVE.
- S20 PLACE EACH NEW RAFTER NEXT TO EACH EXISTING FLOOR JOIST AT THE OVERHANG. ATTACH EACH RAFTER TO EACH JOIST WITH (4)10d NAILS. SET THE NEW RAFTERS ON THE EXISTING FRONT WALL OF THE HOME. ATTACH EACH RAFTER TO THE WALL WITH A SIMPSON H2.5A HURRICANE TIE. PLACE BLOCKING BETWEEN THE JOISTS AND RAFTERS BELOW THE EXISTING FRONT WALL OF THE HOME.
- S21 BUILD UP THE ROOF SLOPE WITH RIGID INSULATION. ATTACH THE INSULATION TO THE ROOF DECKING WITH #10 SCREWS AT 12" O.C. IN EACH DIRECTION.
- S22 NOT USED.
- S23 NOT USED.
- S24 NOT USED.
- S25 INFILL THE WALL WITH 2X STUDS AT 16" O.C. RIPPED TO MATCH THE THICKNESS OF THE WOOD + VENEER WALL. PLACE A PT2X SILL PLATE ON ALL SIDES THAT ARE IN CONTACT WITH THE BRICK VENEER. ATTACH SILL TO THE EXISTING WALL WITH $\frac{1}{4}$ " SIMPSON TITEN SCREWS AT 12" O.C. AND 10d NAILS AT 6" O.C.

APPROVED
Montgomery County
Historic Preservation Commission
R. Norman

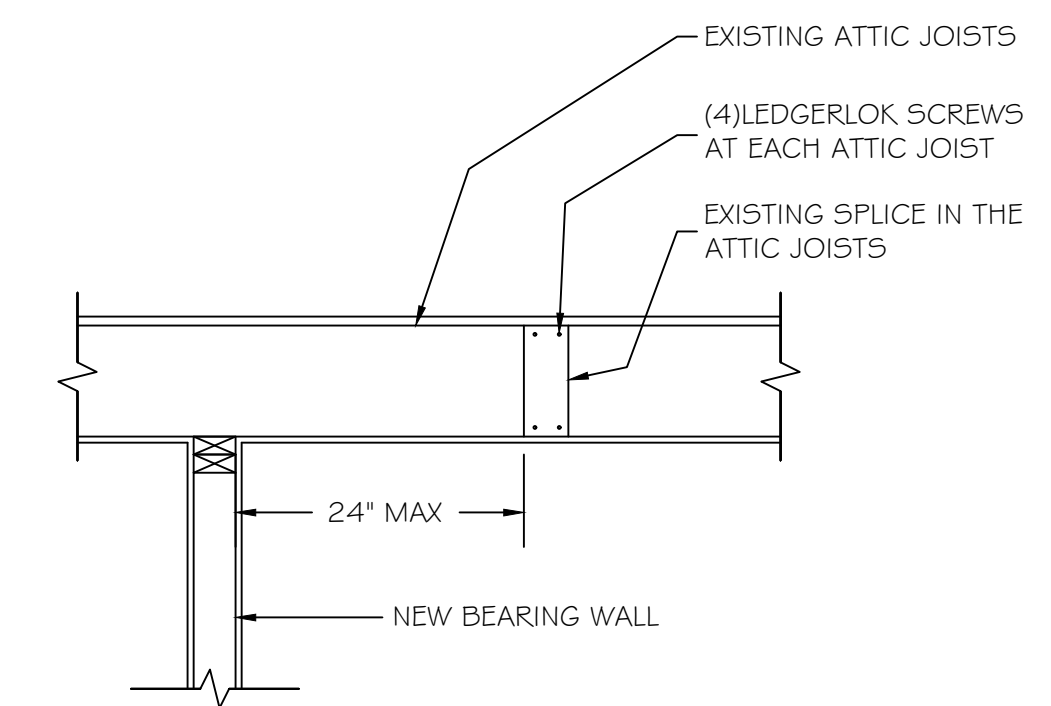
REVIEWED
By Dan.Bruechert at 2:29 pm, Nov 04, 2022



Roof Framing Plan

Scale: $\frac{1}{4}'' = 1'-0''$

- R1 EXISTING ROOF FRAMING SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A DOUBLE 2X6 OR A 2X8.
- R2 EXISTING ATTIC FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X6 OR A 2X8.
- R3 ATTACH EACH RAFTER TO THE WALL OR BEAM WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTER UP AS NEEDED FOR VENTILATION AND INSULATION.
- R4 ATTACH EACH NEW RAFTER TO THE RIDGE WITH A SIMPSON LSU 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.
- R5 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 LS50 ON EACH SIDE OF EACH RAFTER.
- R6 INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. THE NEW STUDS SHALL MATCH THE SIZE OF THE EXISTING STUDS IN THE WALL.
- R7 FRAME THE GABLE END WALL WITH 2X6 STUDS AT 16" O.C. CONTINUOUS FROM THE 1ST FLOOR TO THE UNDERSIDE OF THE ROOF.
- R8 PLACE THE HEADER ON A DOUBLE JACK STUD AND DOUBLE KING STUD FOR LATERAL STABILITY. THE KING STUDS SHALL BE CONTINUOUS FROM THE 2ND FLOOR TO THE UNDERSIDE OF THE ROOF FRAMING.
- R9 NEW BEARING WALL FOR THE ATTIC JOISTS MADE WITH 2X4 STUDS AT 16" O.C. ATTACH THE EXISTING ATTIC JOISTS TOGETHER PER THE STRUCTURAL DETAIL.
- R10 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE DECKING WITHIN 48" OF THE END WALL. PROVIDE 2X LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO MAKE THE RAKE DETAIL.



SECTION 4
SCALE: $\frac{3}{4}'' = 1'-0''$

REVIEW	PERMIT	BID	CD
-	-	-	-

REGISTRATION

Professional Certification:
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FRAMING PLANS

S004

wakako tokunaga architecture
 509 albany avenue
 takoma park, md 20912
 202 320 3867

15 COLUMBIA AVE
 ADDITION/RENOVATION
 15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

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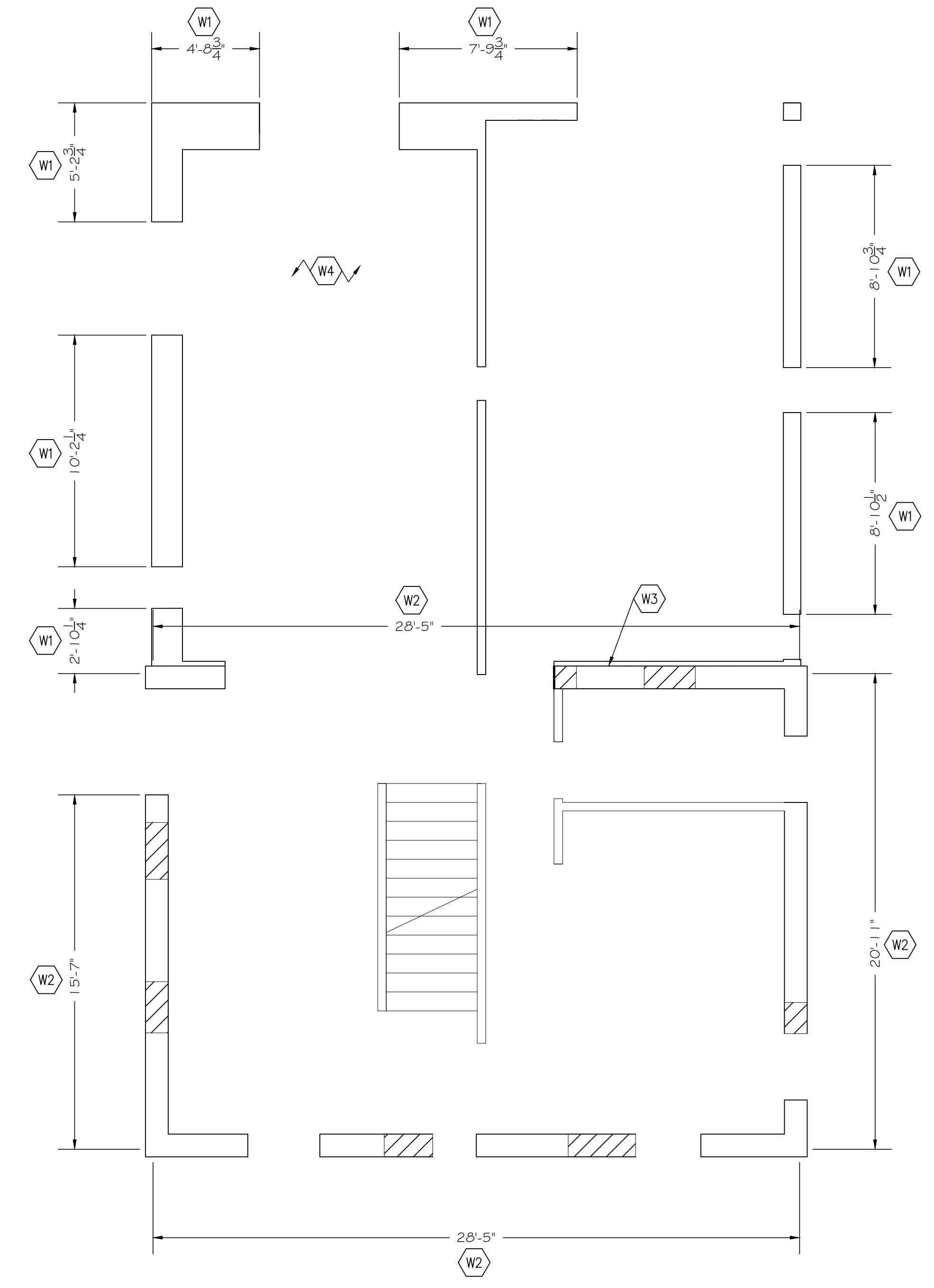
WIND BRACING
 PLANS

S005

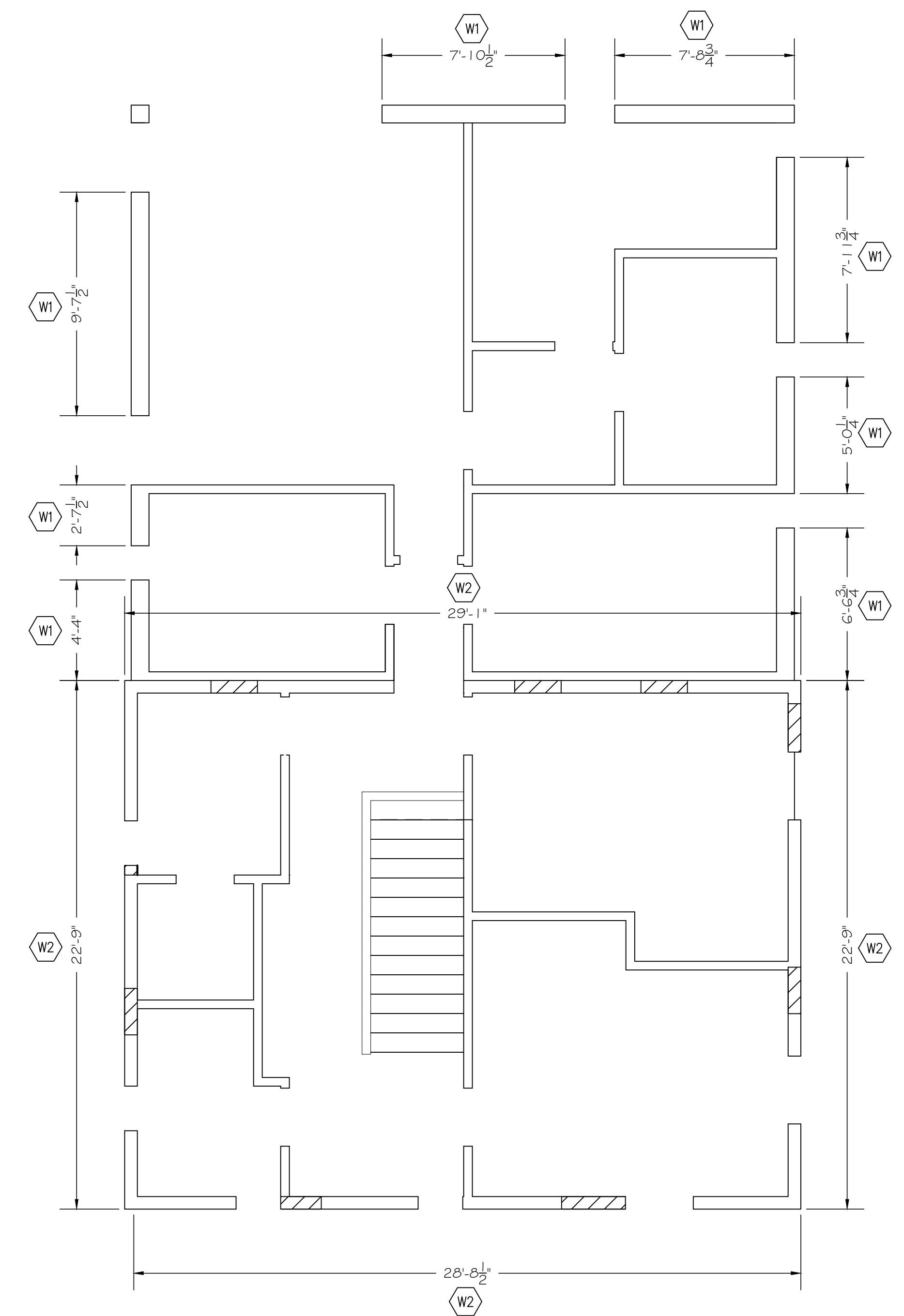
- W1 NEW EDP WIND BRACING PANEL.
- W2 EXISTING PERFORATED WOOD SHEAR WALL.

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY 5/8" OSB SHEATHING TO ALL EXTERIOR WALLS.
3. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1-16d (0.135X3 1/2) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2-16d (0.135X3 1/2) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.



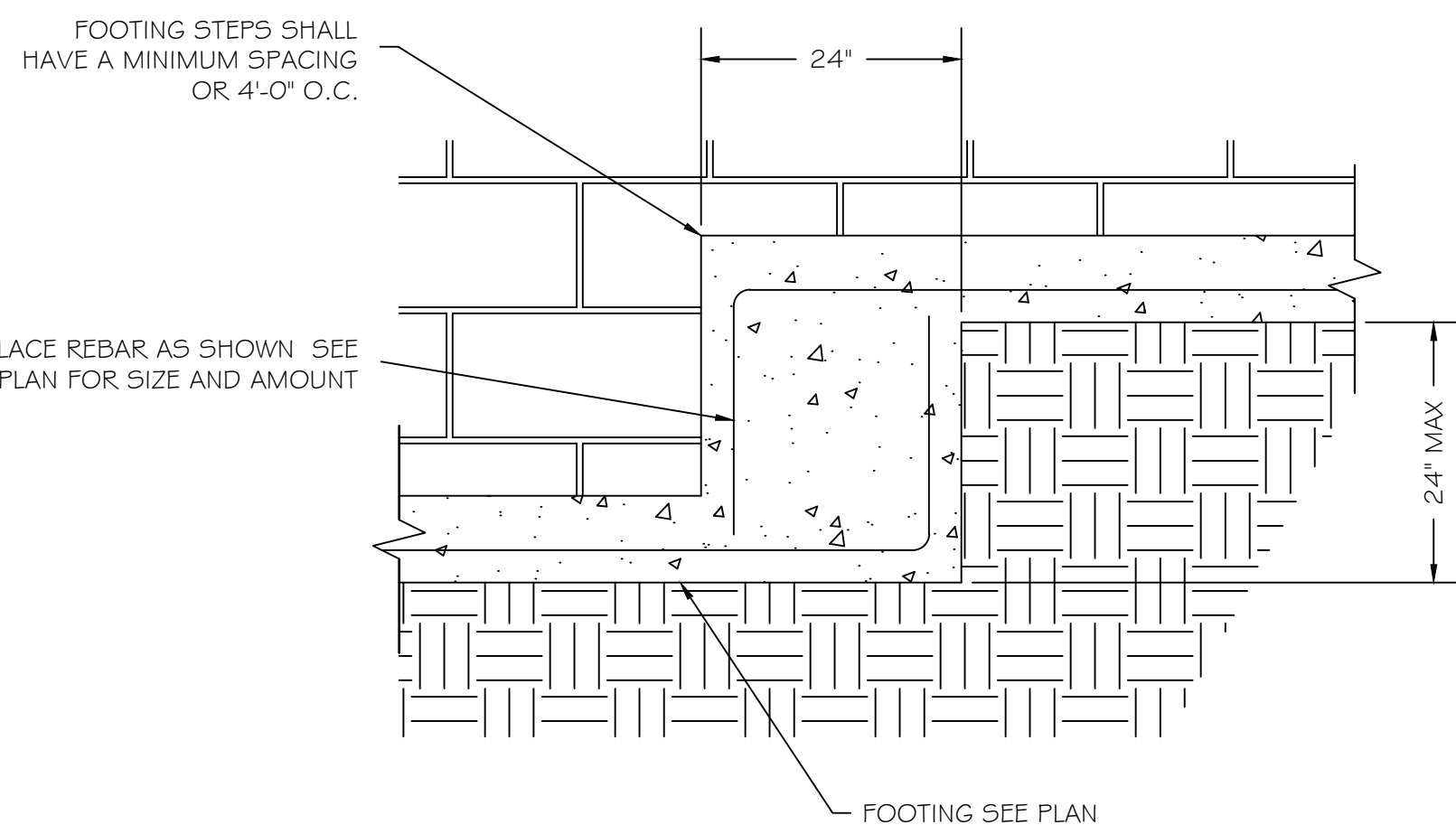
1st Floor Wind Bracing Plan
 Scale: 3/4" = 1'-0"



2nd Floor Wind Bracing Plan
 Scale: 3/4" = 1'-0"

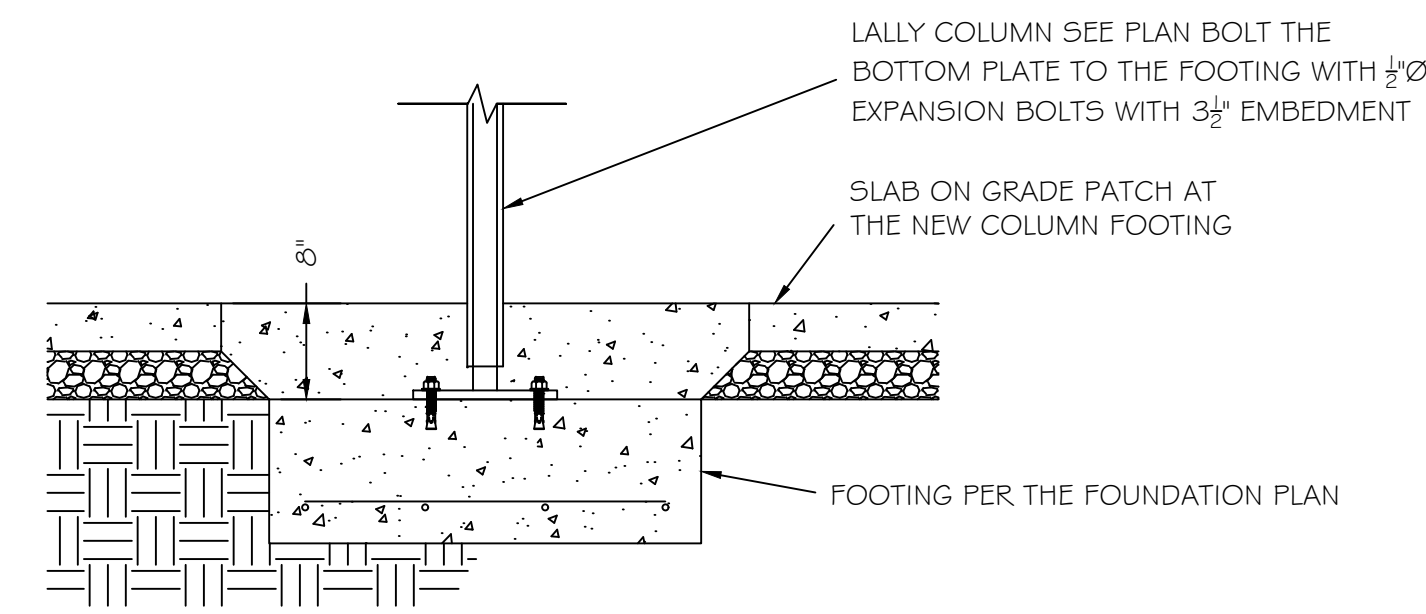
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 Historic Preservation Commission

REVIEWED
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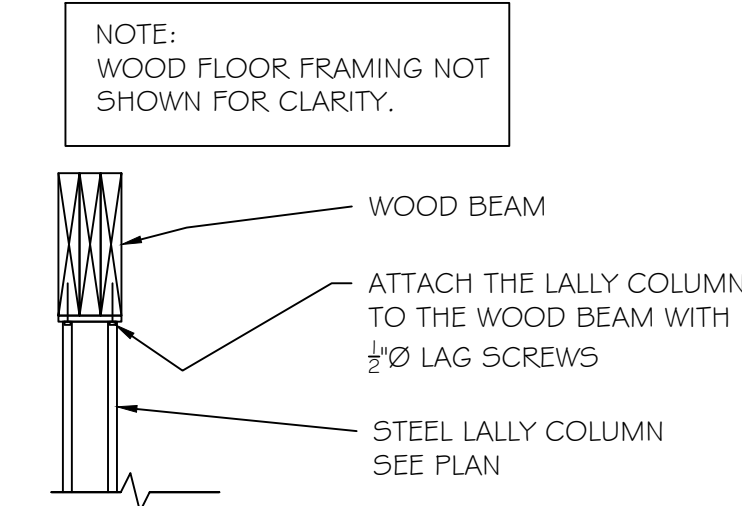
Typical Footing Step Detail

Scale: 3/4" = 1'-0"±



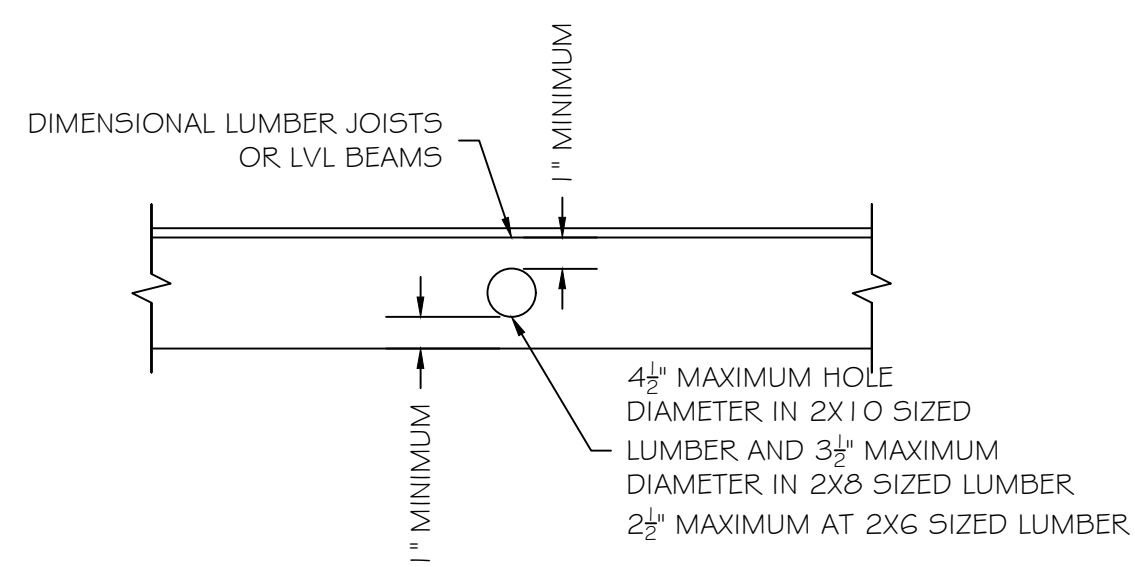
Typical Lally Column to Footing Detail

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



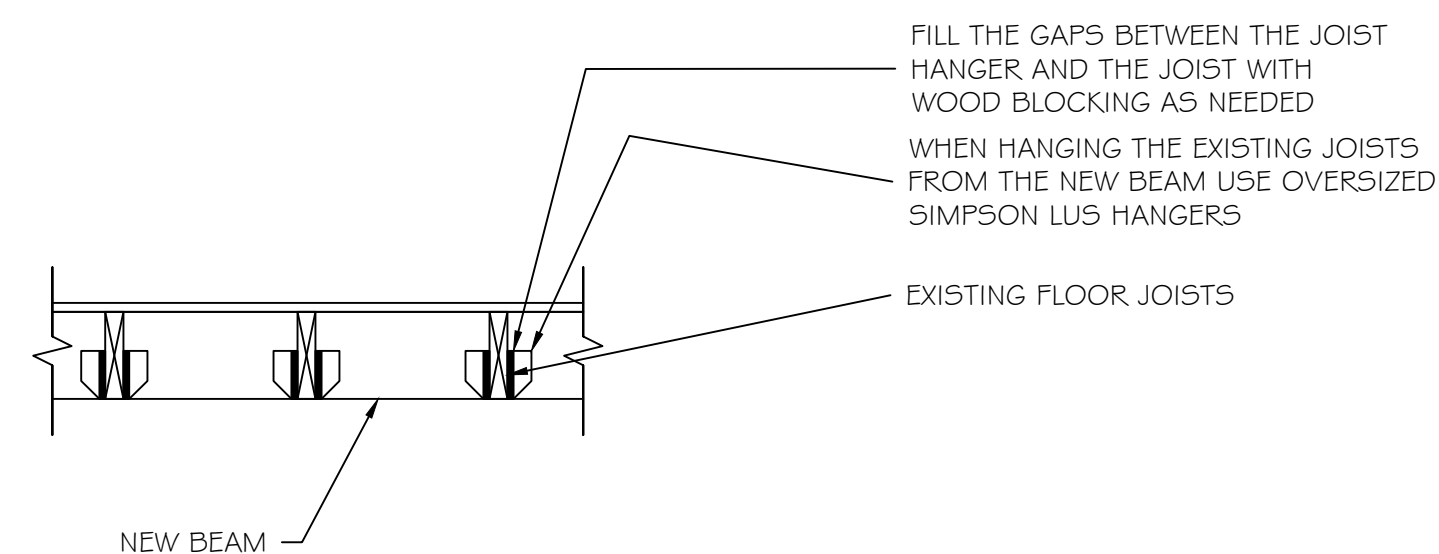
Typical Wood Beam to Lally Column Detail

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



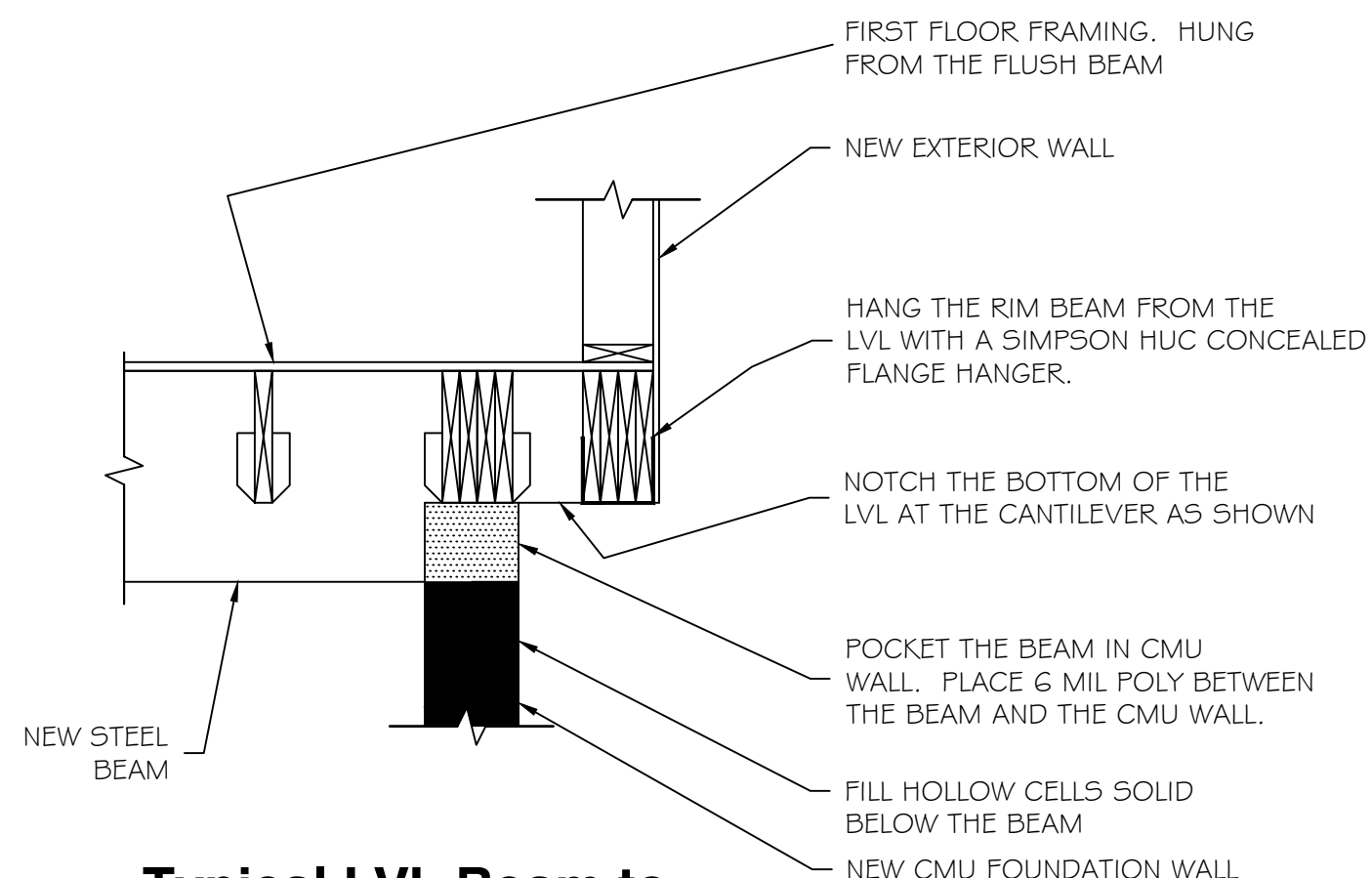
Typical Detail at Floor Joist/LVL Beam Holes

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



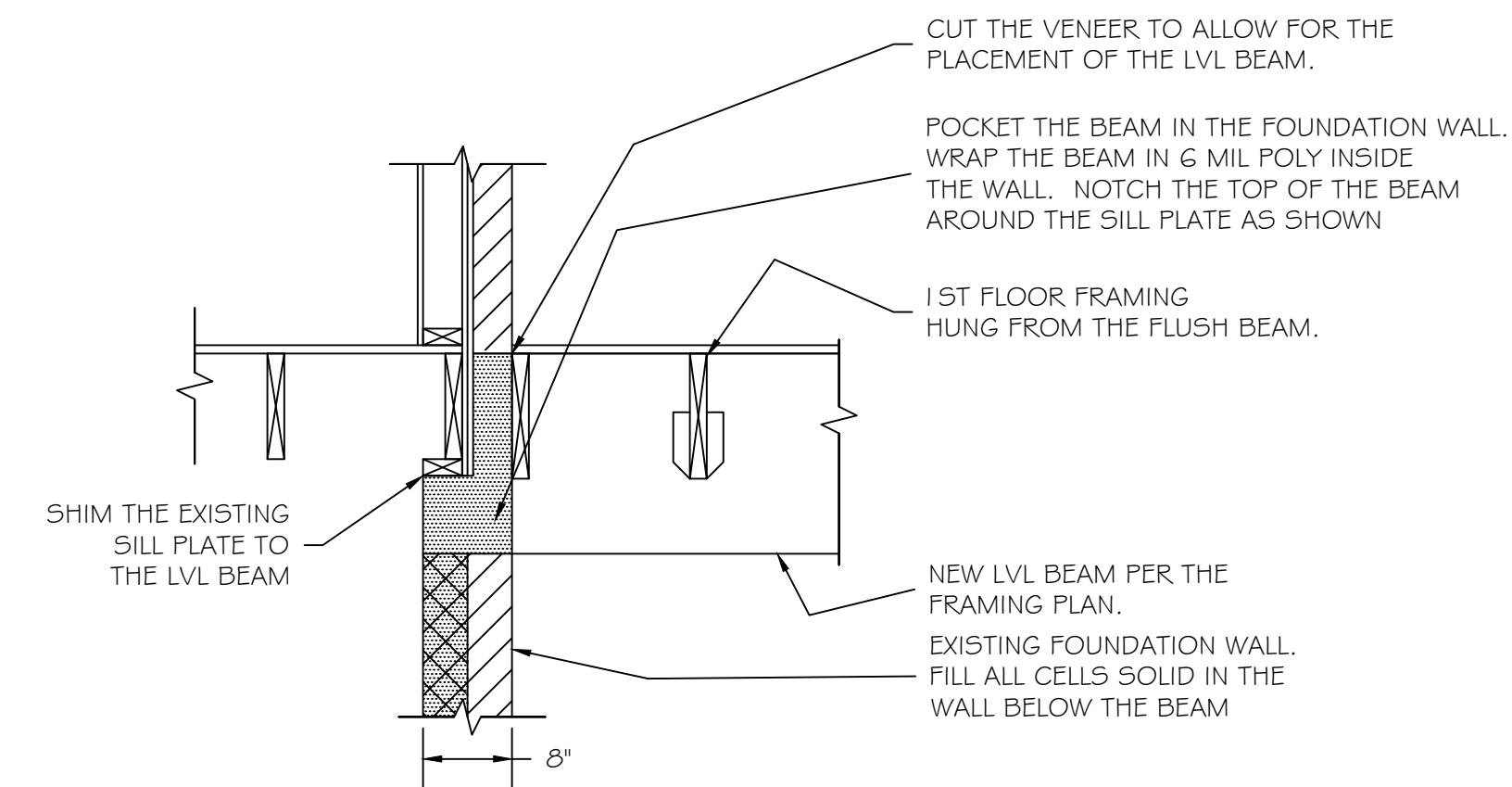
Typical Ex. Joist to New Beam Detail

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



Typical LVL Beam to New CMU Wall Detail

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



Typical LVL Beam to the Existing Foundation Wall Detail

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

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By Dan.Bruechert at 2:29 pm, Nov 04, 2022

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

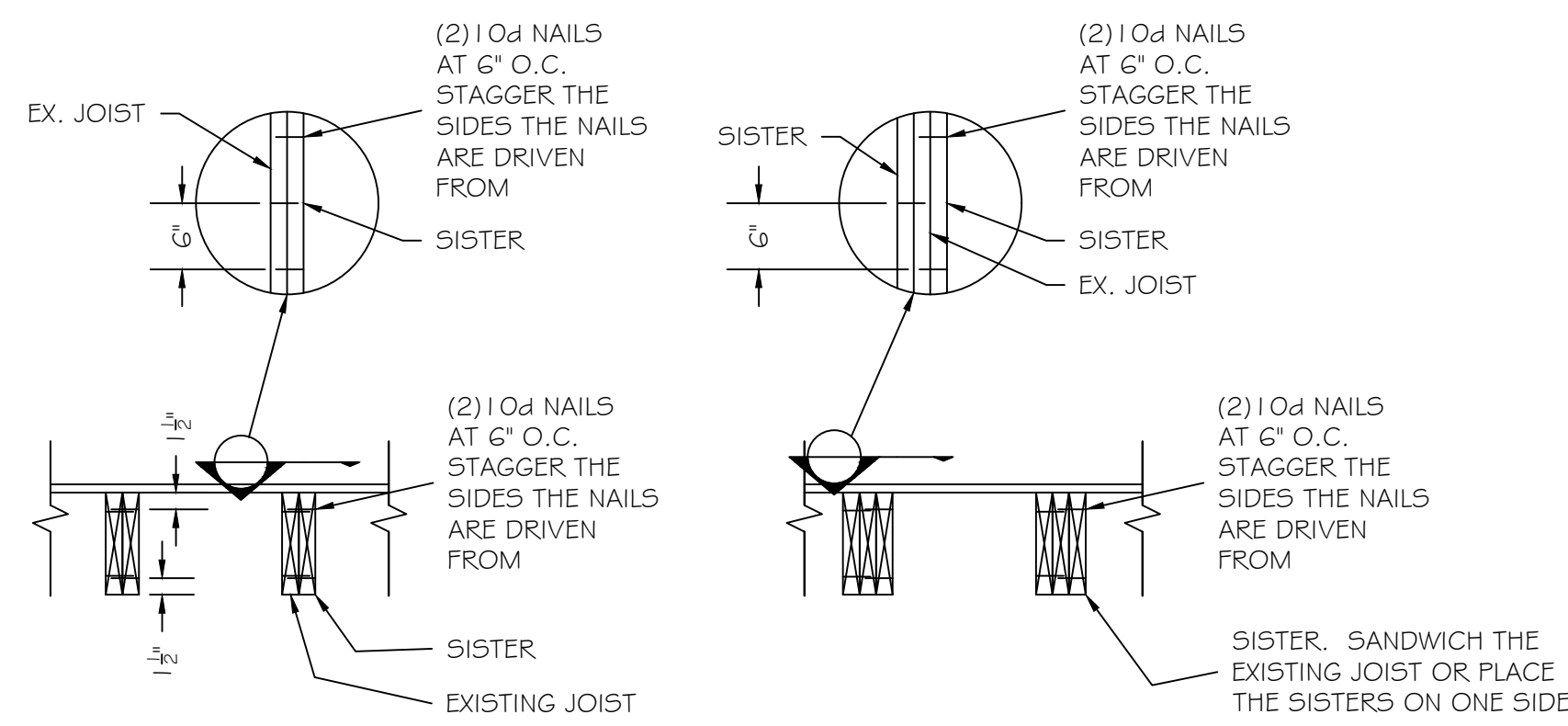
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STRUCTURAL DETAILS

S006

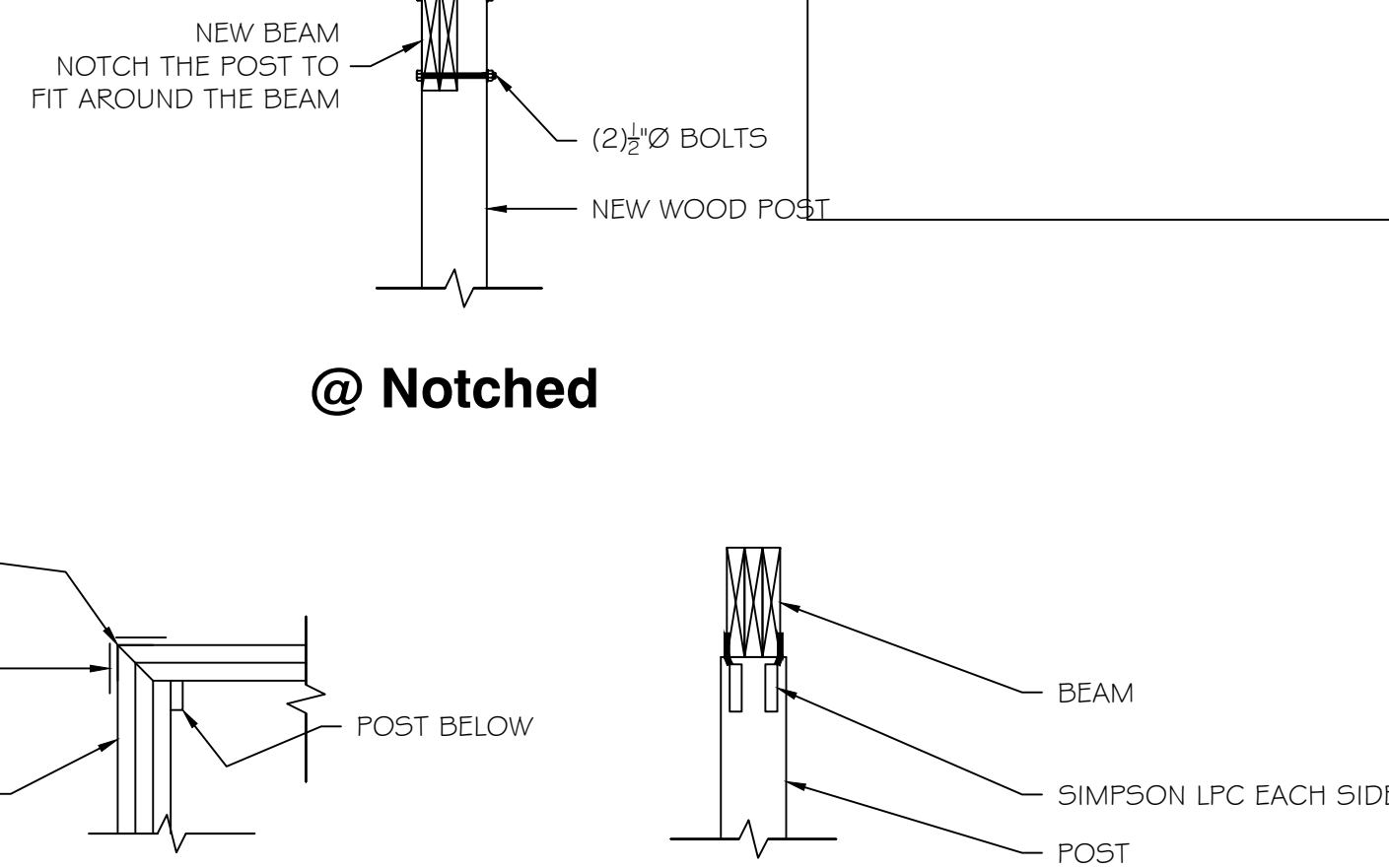


@Single Sister

@Double Sister

Typical Sistering Details

Scale: NTS



@ Notched

@ Corners

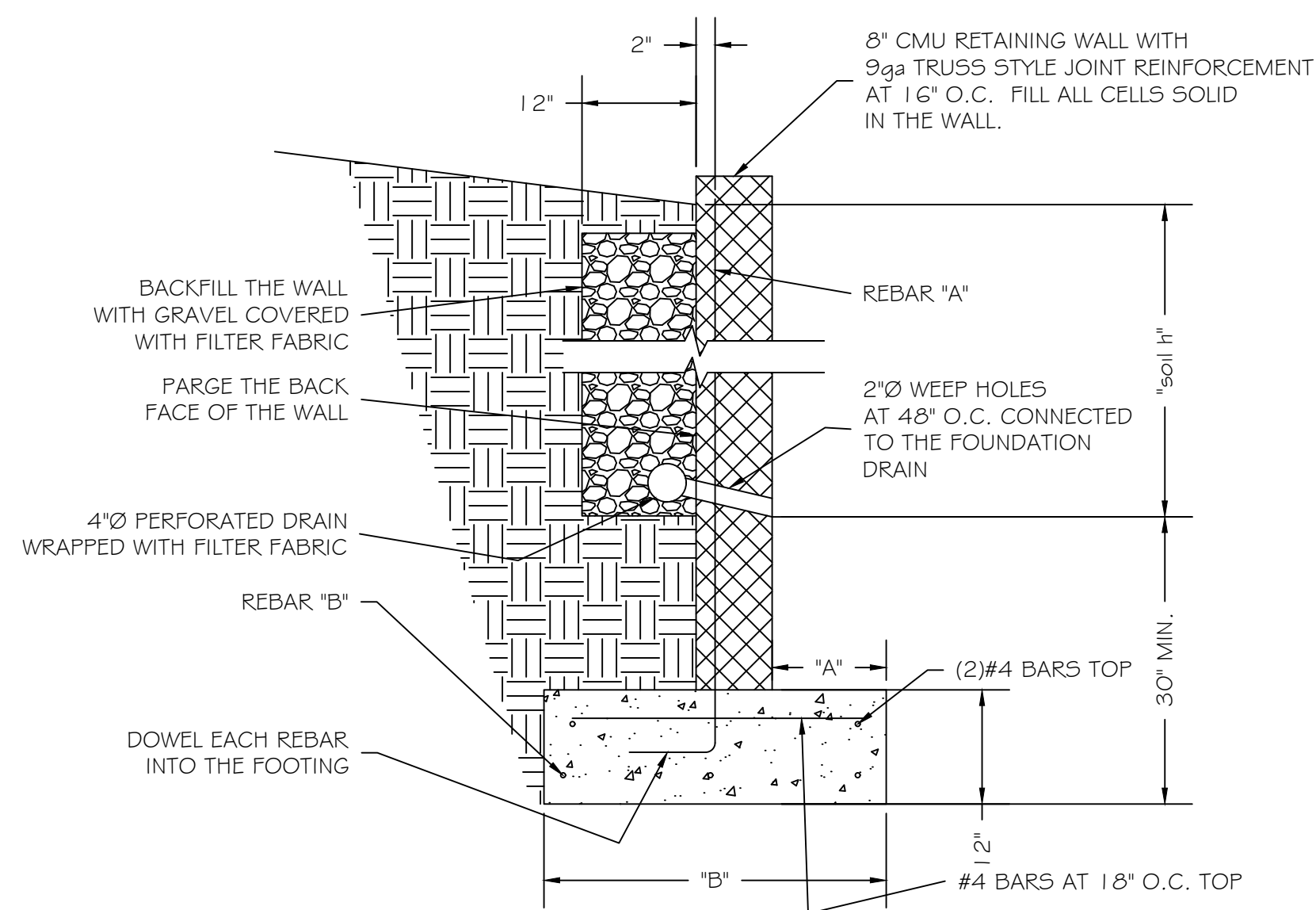
@ Simpson LPC Connectors

Typ. Wood Post To Wood Beam Details

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

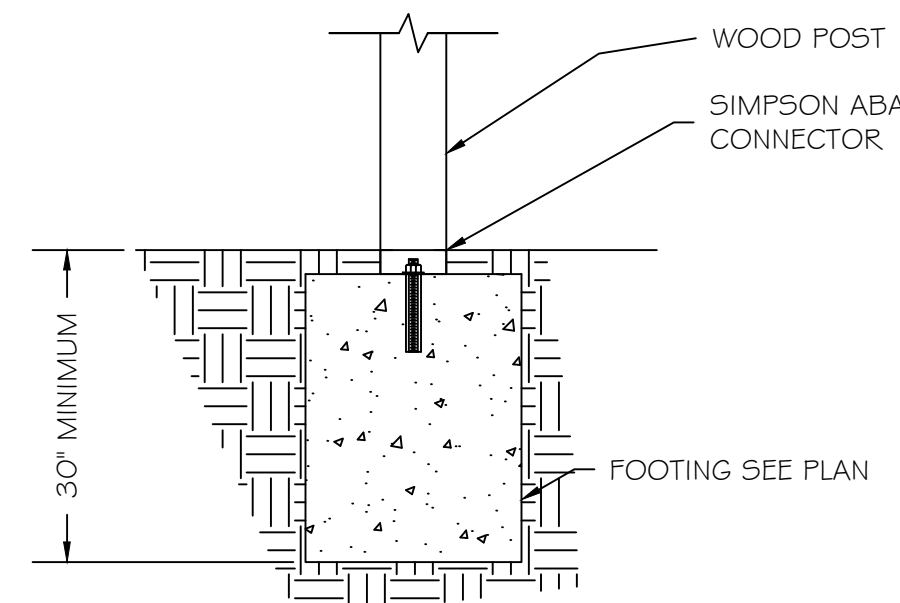
RETAINING WALL SCHEDULE				
"H"	"A"	"B"	REBAR "A"	REBAR "B"
2'-0"	8"	2'-0"	#4 BARS @ 24" O.C. IN FILLED CELLS	3-#4 BARS
3'-0"	8"	2'-8"	#4 BARS AT 24" O.C. IN FILLED CELLS	3-#4 BARS
4'-0"	8"	3'-0"	#4 BARS AT 16" O.C. IN FILLED CELLS	3-#4 BARS
5'-0"	12"	4'-6"	#4 BARS AT 8" O.C. IN FILLED CELLS	4-#4 BARS

NOTE: THE WALL CAN BE FINISHED WITH BRICK OR STONE VENEER IF DIRECTED BY THE ARCHITECT.



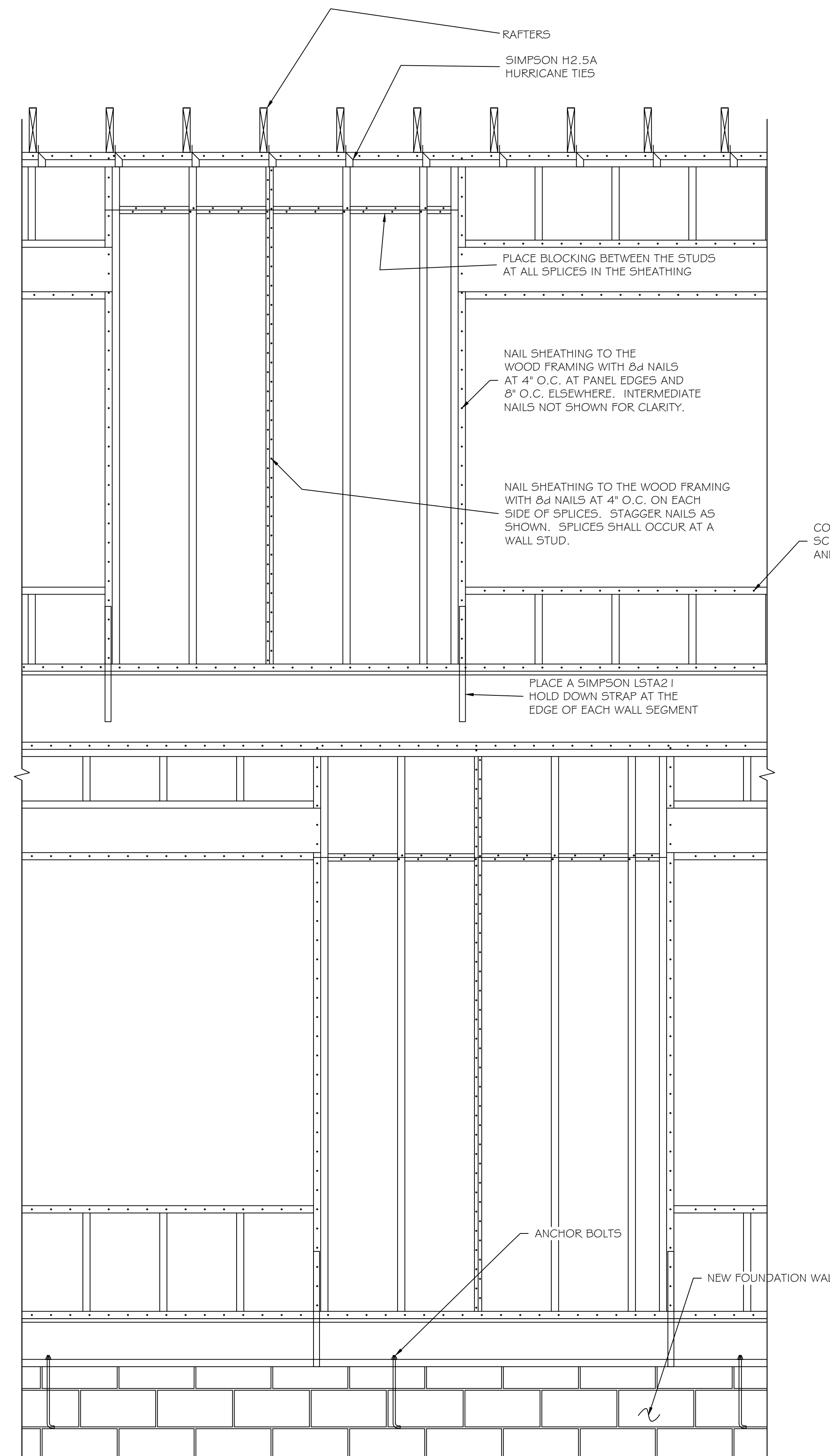
Typical Retaining Wall Detail

Scale: NOT TO SCALE



Typical Post to Footing Detail

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



Typical Framing Elevation at EDP Panels

Scale: 3/4" = 1'-0"±

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Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED

By Dan.Bruechert at 2:29 pm, Nov 04, 2022

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202 320 3867

15 COLUMBIA AVE
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STRUCTURAL DETAILS

S007