



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 13, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Area Work Permit #968837 - Deck Construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff with revisions approved on November 1, 2021.

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: Aaron Kofner & Anat Shahar
Address: 7230 Spruce Ave., Takoma Park

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





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by _____ on _____. The approval memo and stamped drawings follow.

KOFNER-SHAHAR DECK

7230 Spruce Ave, Takoma Park, MD 20912 - Project # 2130

PROJECT DESCRIPTION

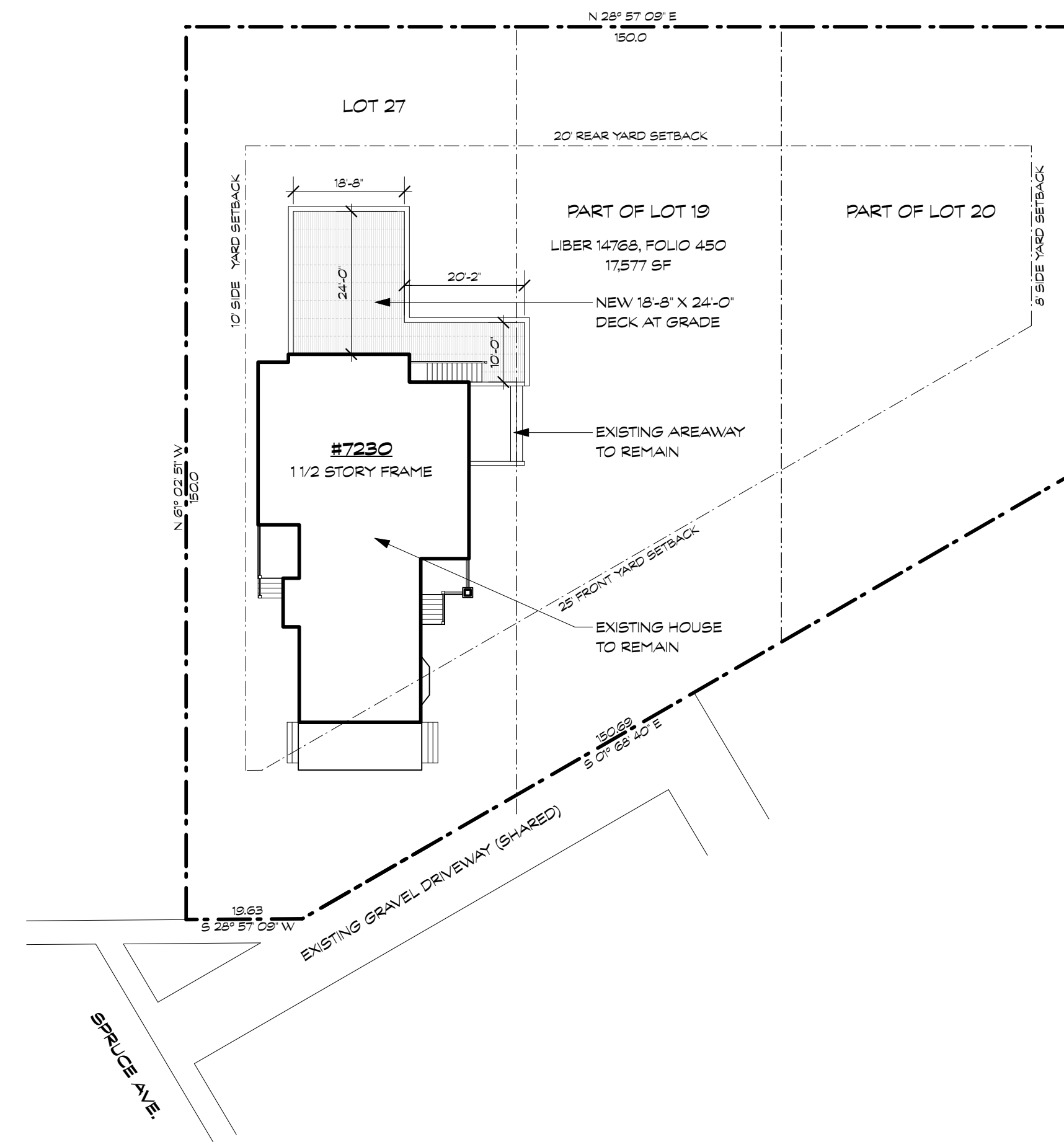
ADDITION OF A REAR DECK (AT GRADE) TO A SINGLE FAMILY HOME AT 7230 SPRUCE AVENUE, TAKOMA PARK, MD.

ZONING SITE PLAN

SCALE: 1/20" = 1'-0"
 SITE PLAN BASED ON SURVEY PREPARED BY LANDTECH ASSOCIATES INC DATED 5/25/16 & FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.



SPECIFICATIONS



APPROVED
 Montgomery County
 Historic Preservation Commission

Robert K. Norton

REVIEWED
 By Dan.Bruechert at 5:38 pm, Oct 13, 2021

BENNETT FRANK MCCARTHY

architects, inc.

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

OWNER

Aaron Kofner & Anat Shahar
 7230 Spruce Avenue
 Takoma Park, MD 20912 (301) 980-7136

STRUCTURAL ENGINEER

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

CONTRACTOR

Builder Name
 Builder Street Address
 City, MD 20912 MHIC# XXXX
 (301) XXX-XXXX

DRAWING LIST

REV.	SHEET	TITLE
	CS	COVER SHEET
	A100	DECK PLAN & ELEVATION
	A200	EXISTING CONDITIONS PHOTOS
	S100	DECK FRAMING PLANS
	S200	STRUCTURAL NOTES & DETAILS

DATE	ISSUE
10.01.21	PERMIT SET

© 2021 Bennett Frank McCarthy Architects, Inc.

ABBREVIATIONS

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

SYMBOLS

	CENTERLINE		DRAWING CALL-OUT: DRAWING NUMBER SHEET REFERENCE		ELEVATION MARKER: XXXX-XX X'X" BENCHMARK SPOT LOCATION
	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)		ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE		SECTION CUT CALL-OUT: DRAWING REFERENCE SECTION CUT LOCATION
	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)		ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE		SECTION CUT CALL-OUT: DRAWING REFERENCE SECTION CUT LOCATION
	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)		ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE		SECTION CUT CALL-OUT: DRAWING REFERENCE SECTION CUT LOCATION

PROJECT DATA

JURISDICTION: MONTGOMERY COUNTY, MD
 BUILDING CODE: 2018 IRC & MONTGOMERY COUNTY AMENDMENTS
 BUILDING USE GROUP: SINGLE-FAMILY, DETACHED
 CONSTRUCTION TYPE: SB - COMBUSTIBLE, UNPROTECTED
 FIRE SUPPRESSION SYSTEM: NA

CERTIFICATION

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

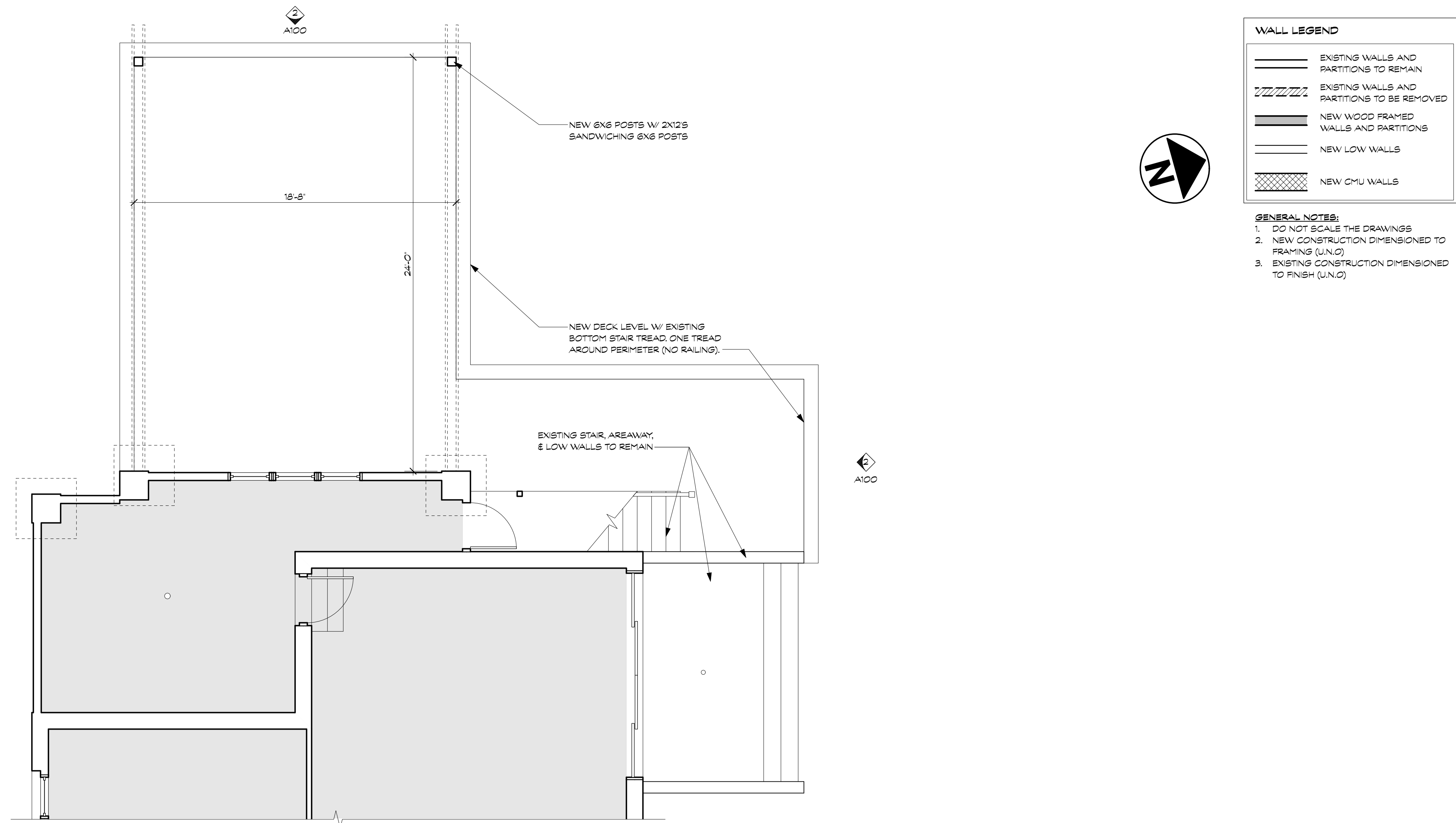
LICENSE #: _____
 EXPIRATION DATE: _____

#2130 KOFNER-SHAHAR

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 5:38 pm, Oct 13, 2021

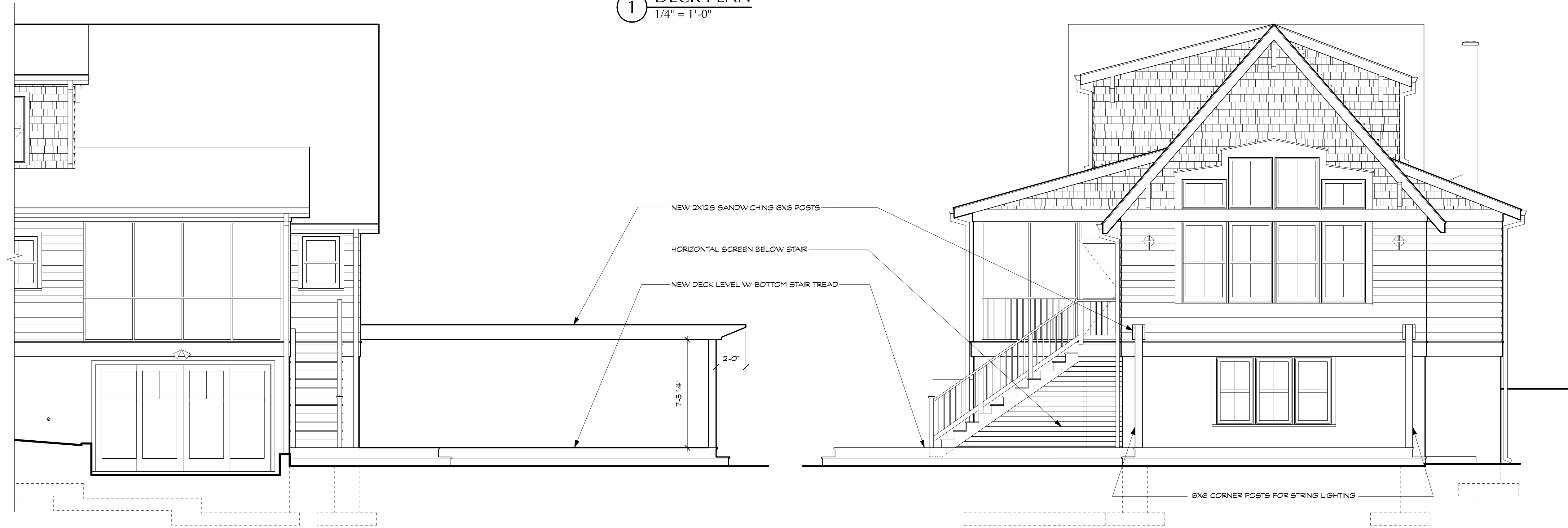


WALL LEGEND

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

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

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



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

BENNETT FRANK MCCARTHY
architects, inc.

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

DATE	ISSUE - REMARKS

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

LICENSE #: _____ EXPIRATION DATE: _____

© 2021 Bennett Frank McCarthy Architects, Inc.

KOFNER-SHAHAR DECK
7230 Spruce Avenue, Takoma Park, MD 20912
Project # 2130

DECK PLAN & ELEVATIONS
A100

1 OCT. 2021 - PERMIT SET



RIGHT REAR CORNER



RIGHT REAR CORNER

APPROVED
Montgomery County
Historic Preservation Commission

Robert A. Norton

REVIEWED
By Dan.Bruechert at 5:38 pm, Oct 13, 2021



LEFT ELEVATION



REAR ELEVATION



REAR LEFT CORNER

BENNETT FRANK MCCARTHY
architects, inc.

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

DATE	ISSUE - REMARKS

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

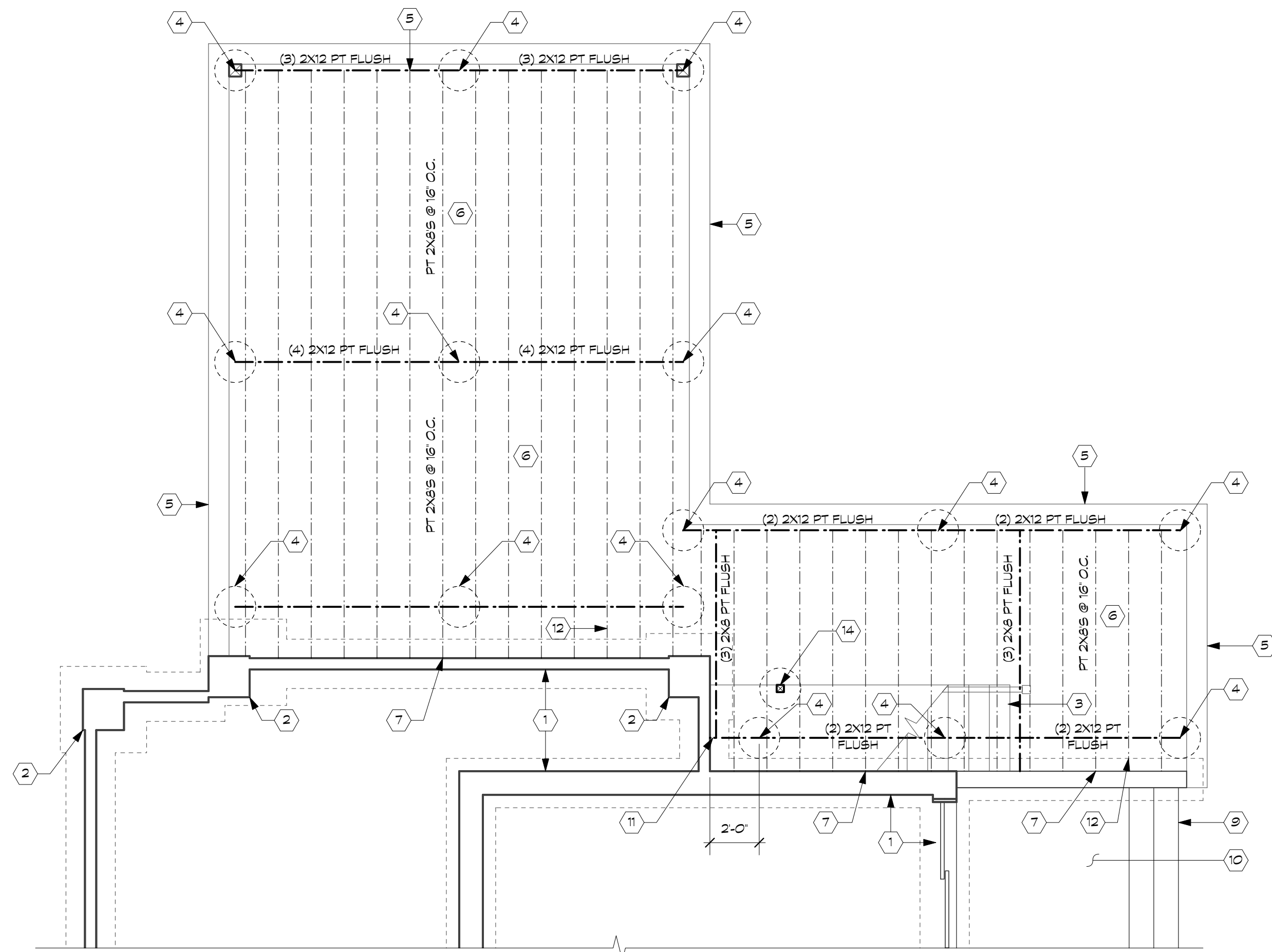
LICENSE #: _____ EXPIRATION DATE: _____

© 2021 Bennett Frank McCarthy Architects, Inc.

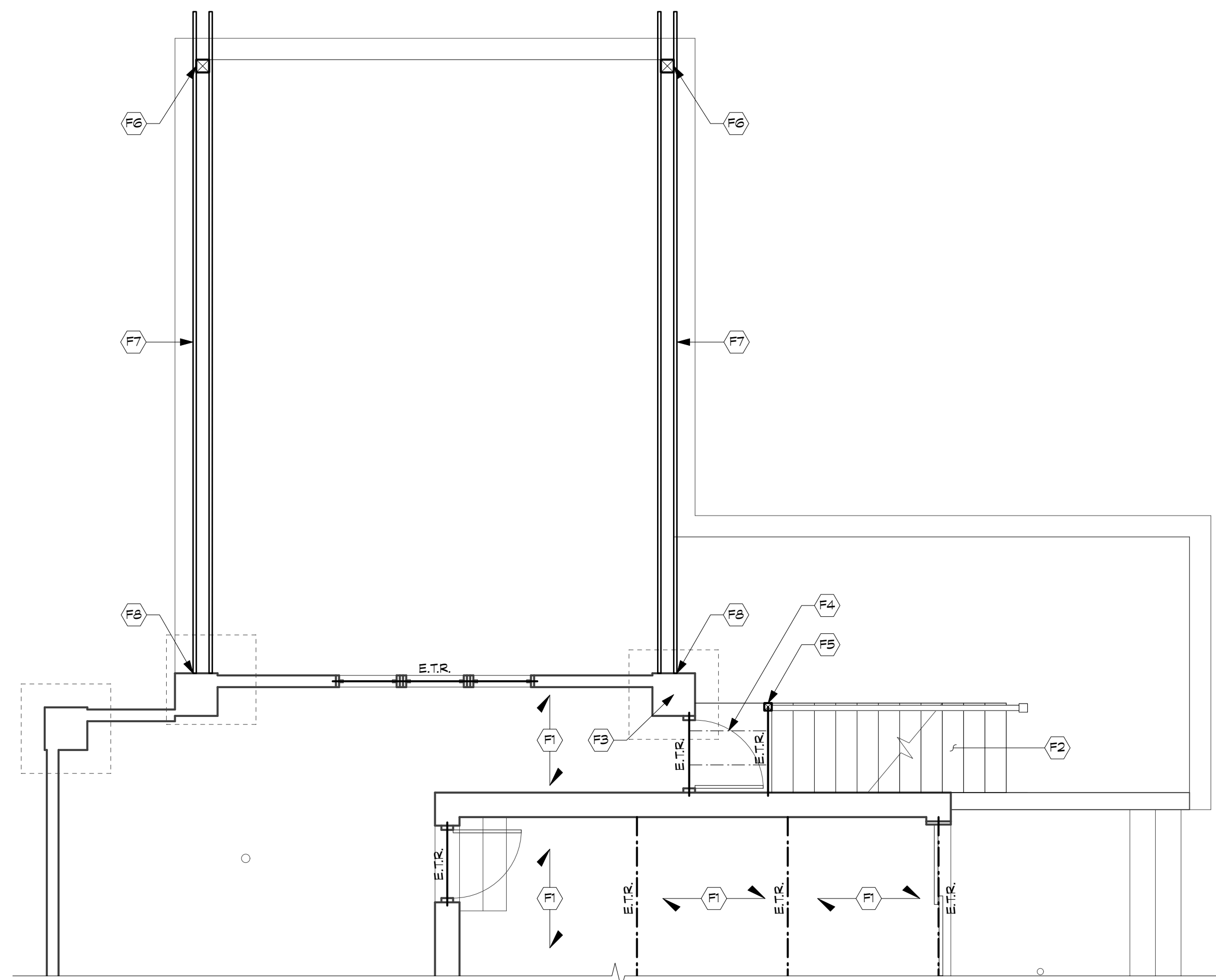
KOFNER-SHAHAR DECK
7230 Spruce Avenue, Takoma Park, MD 20912
Project # 2130

EXISTING
CONDITIONS
PHOTOS
A200

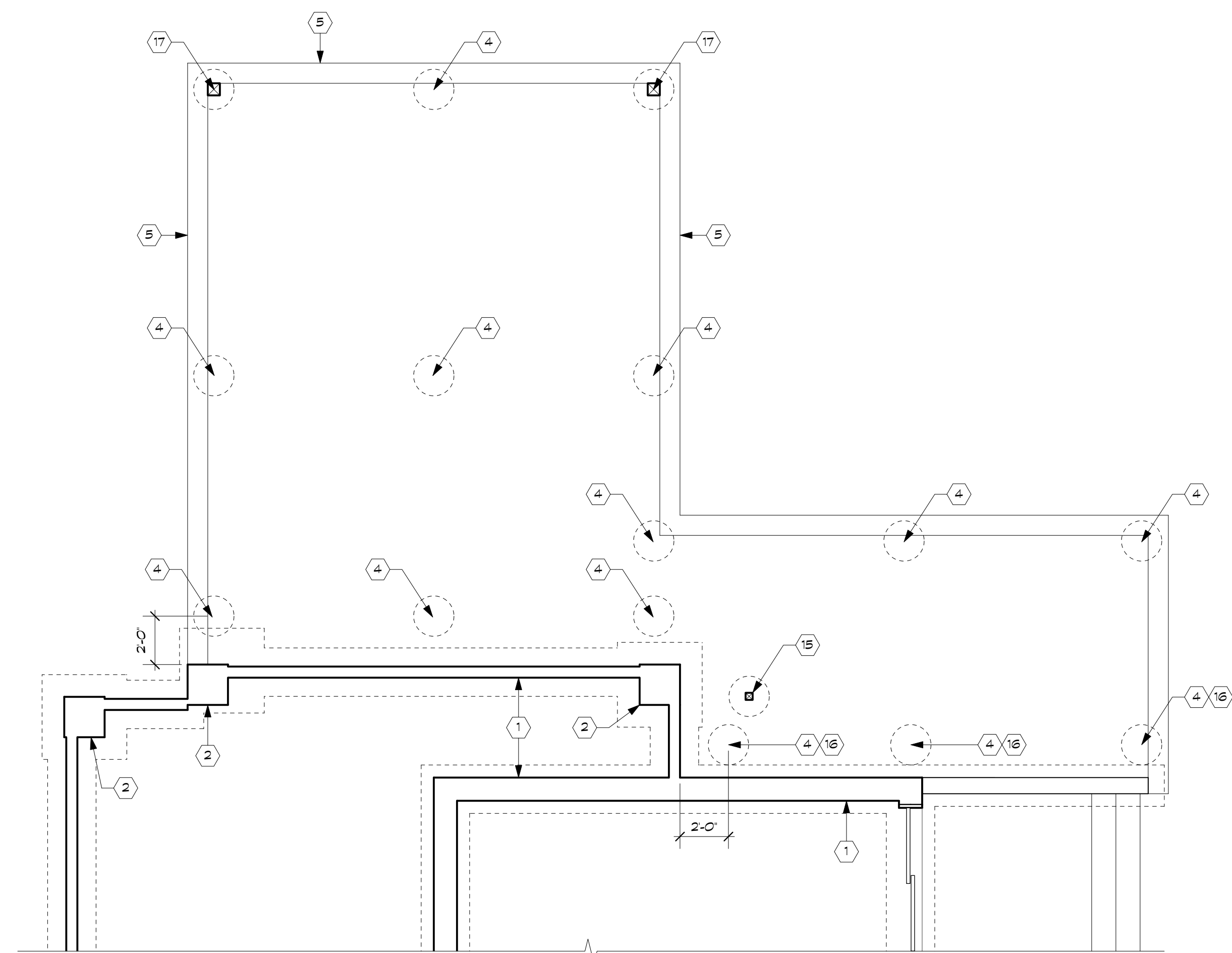
1 OCT. 2021 - PERMIT SET



2 DECK FRAMING PLAN
1/4" = 1'-0"



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



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

- (1) EXISTING FOUNDATION WALL AND FOOTING.
- (2) EXISTING PIER AND FOOTING.
- (3) SET THE EXISTING STAIRS ON THE BEAM. ATTACH EACH STRINGER TO THE BEAM WITH A SIMPSON H2.5A ON EACH SIDE OF THE STRINGER.
- (4) 20"Ø CONCRETE PIER/FOOTING. ATTACH EACH QUADRUPLE AND TRIPLE BEAM TO THE PIER WITH A SIMPSON ABA66 AND EACH DOUBLE BEAM TO THE PIER WITH A SIMPSON ABA44. NOTCH THE QUADRUPLE BEAM AND ADD PT BLOCKING TO THE DOUBLE AND TRIPLE BEAM AS NEEDED TO FIT IN THE CONNECTOR.
- (5) FRAME THE STAIRS PER THE MONTGOMERY COUNTY DECK DETAILS. PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY DECK DETAILS.
- (6) PLACE SOLID BLOCKING BETWEEN THE JOISTS AT THE MID-SPAN.
- (7) PT2X8 CLEAT OR RIM BOARD. ATTACH THE CLEAT/RIM BOARD TO THE EXISTING WALL WITH 3/8" SIMPSON TITEN SCREWS AT 16" O.C. TOP AND BOTTOM STAGGERED. CAULK THE JOINT BETWEEN THE DECK BOARDS AND THE EXISTING WALL.
- (8) NOT USED.
- (9) EXISTING SLAB ON GRADE STAIRS.
- (10) EXISTING CONCRETE SLAB ON GRADE LANDING.
- (11) ATTACH THE TRIPLE 2X8 BEAM TO THE DOUBLE 2X12 BEAM WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- (12) PLACE PT2X8 BLOCKING AT 16" O.C. BETWEEN THE BEAM AND THE RIM BOARD.
- (13) PLACE THE BEAM NEXT TO THE EXISTING WALL. CAULK THE JOINT BETWEEN THE WALL AND THE DECK BOARDS.
- (14) PASS THE EXISTING POST THROUGH THE DECK. PLACE BLOCKING ON EACH SIDE OF THE POST AS NEEDED TO SUPPORT THE NEW DECKING.
- (15) EXISTING POST AND FOOTING.
- (16) THE BOTTOM OF THE NEW FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING ADJACENT FOOTING.
- (17) 30"Ø X 30" DEEP CONCRETE PIER/FOOTING. THE POST SHALL BE EMBEDDED 24" INTO THE PIER/FOOTING. CAULK THE JOINT AROUND THE POST WITH WATERSTOP RX.
- (F1) EXISTING 1ST FLOOR FRAMING UNCHANGED.
- (F2) EXISTING STAIRS TO REMAIN. PROVIDE TEMPORARY SHORING DURING CONSTRUCTION.
- (F3) EXISTING MASONRY PIER.
- (F4) EXISTING LANDING TO REMAIN.
- (F5) EXISTING POST TO REMAIN.
- (F6) PT6X6 TRELLIS POST DOWN. NOTCH THE POST AND ATTACH IT TO THE BEAM PER THE STRUCTURAL DETAIL.
- (F7) PT2X12 TRELLIS BEAM EACH SIDE OF THE POST.
- (F8) ATTACH EACH TRELLIS BEAM TO THE EXISTING RIM BOARD WITH A SIMPSON LUS HANGER.
- (F9) ATTACH EACH TRELLIS BEAM TO THE EXISTING RIM BOARD WITH A SIMPSON LUS HANGER. PLACE FLASHING AROUND THE BEAM AND PATCH THE SIDING AT THE BEAM.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 5:38 pm, Oct 13, 2021

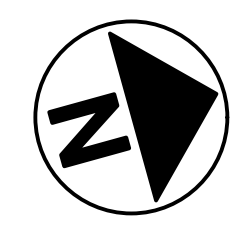
BENNETT FRANK MCCARTHY
architects, inc.
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE	ISSUE - REMARKS

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

LICENSE #: _____ EXPIRATION DATE: _____

© 2021 Bennett Frank McCarthy Architects, Inc.



6655 16th St. #200
Silver Spring, MD 20910
301-585-0543
301-583-9477 (f)



KOFNER-SHAHAR DECK
7230 Spruce Avenue, Takoma Park, MD 20912
Project # 2130

DECK FRAMING
PLANS

S100

1 OCT. 2021 - PERMIT SET

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:
 - All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
 - All structural tubing shall conform to ASTM A500, grd.B
 - All steel pipe shall be ASTM A53, type E or S, grade B
 - All welders shop and field, shall be certified. Use E70xx electrodes only.
 - All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
 - Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
 - All exterior structural steel shall receive rust preventative paint.
 - Connections:
 - 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.
 - Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
- Lumber:
 - Lumber shall be SPF #2 with a min. Fb = 875psi Min, Fv = 135psi and min. E = 1,400,000psi.
 - LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
 - Floor decking shall be 3/4" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall sheathing shall be 1/2" APA rated sheathing. Glue and screw the floor decking to the joists.
 - 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.
 - Provide double joists under all walls that run parallel to floor framing.
 - 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.
 - 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.
 - Provide solid blocking below all wood posts.
 - All posts shall have Simpson Cap and Base Plates typ.
 - All joists shall have Simpson Hangers where applicable.
 - 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.
 - 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.
 - All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
 - 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:
 - All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
 - Follow the manufacturer recommendations for setting epoxy bolts.
 - Expansion bolts shall be rawl power studs.
- Masonry:
 - Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
 - Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
 - All joints to be filled solid with mortar.
 - Mortar to comply with ASTM C270 (type M or S).
 - Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
 - Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
 - Lintels shall be as follows:
Opening ≤ 3'-0" - L4x3 1/2 LVL/ 4" of wall
3'-0" < Opening ≤ 7'-0" - L6x3 3/8 LVL/ 4" of wall
Opening > 7'-0" - See Plan
- Cast in place concrete:
 - Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
 - Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
 - All concrete shall be placed with a slump of 4" (± 1/2")
 - All concrete shall be normal weight, UNO.
 - All concrete exposed to weather shall have 6% ± 1% entrained air.
 - Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
 - Concrete cover for reinforcement shall be:
Columns and beams 1 1/2"
Slabs 3/4"
Footings 3"
- Reinforcement:
 - Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
 - Welded wire fabric (wwf) 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
3/4" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
1/2" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Skirting -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF

LIVE LOADS:

DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY:	60PSF
BEDROOM:	40PSF
ROOF:	30PSF

WIND LOADS:

WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF

SNOW LOADS:

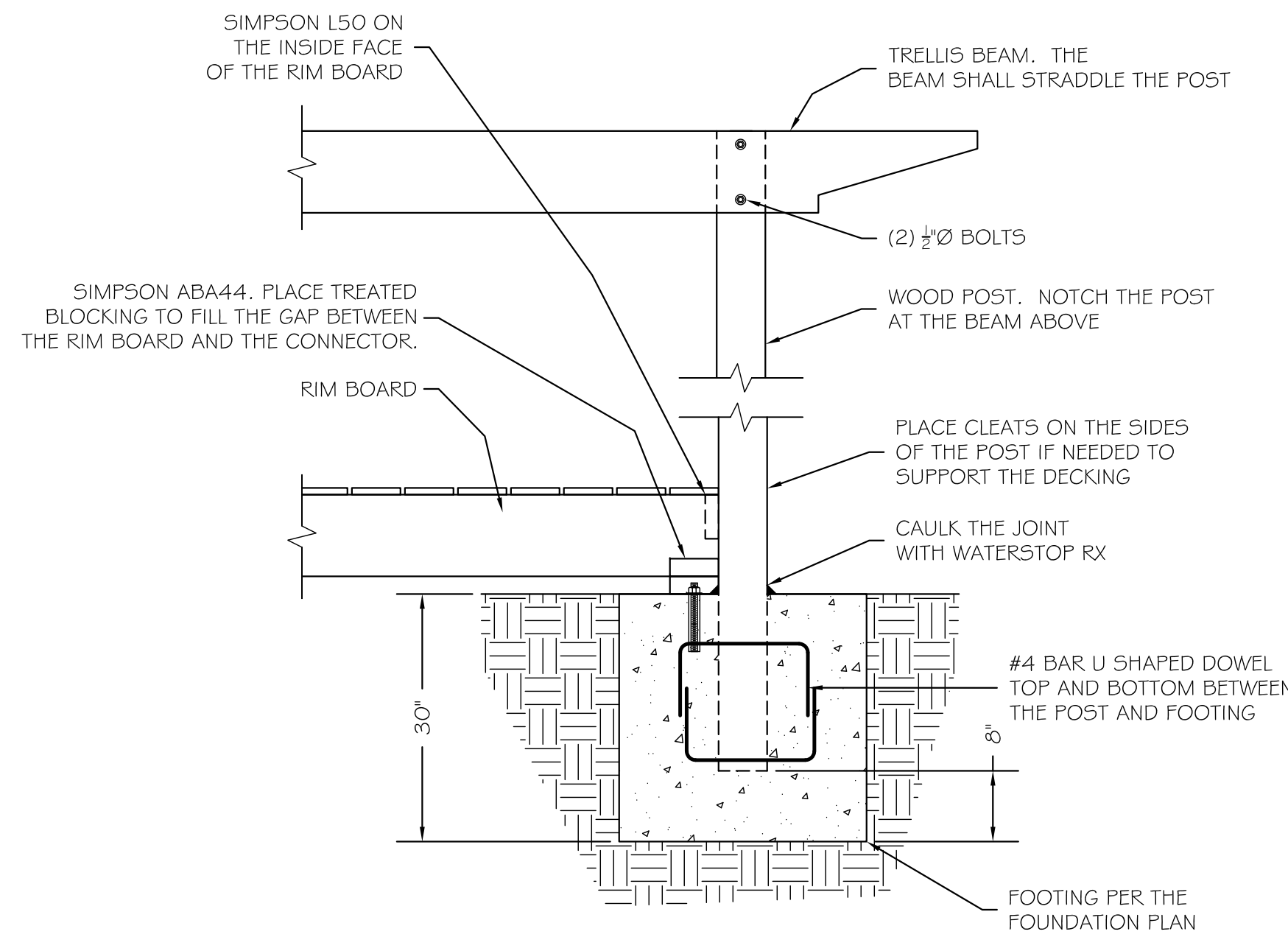
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0

Deflection Limitations:

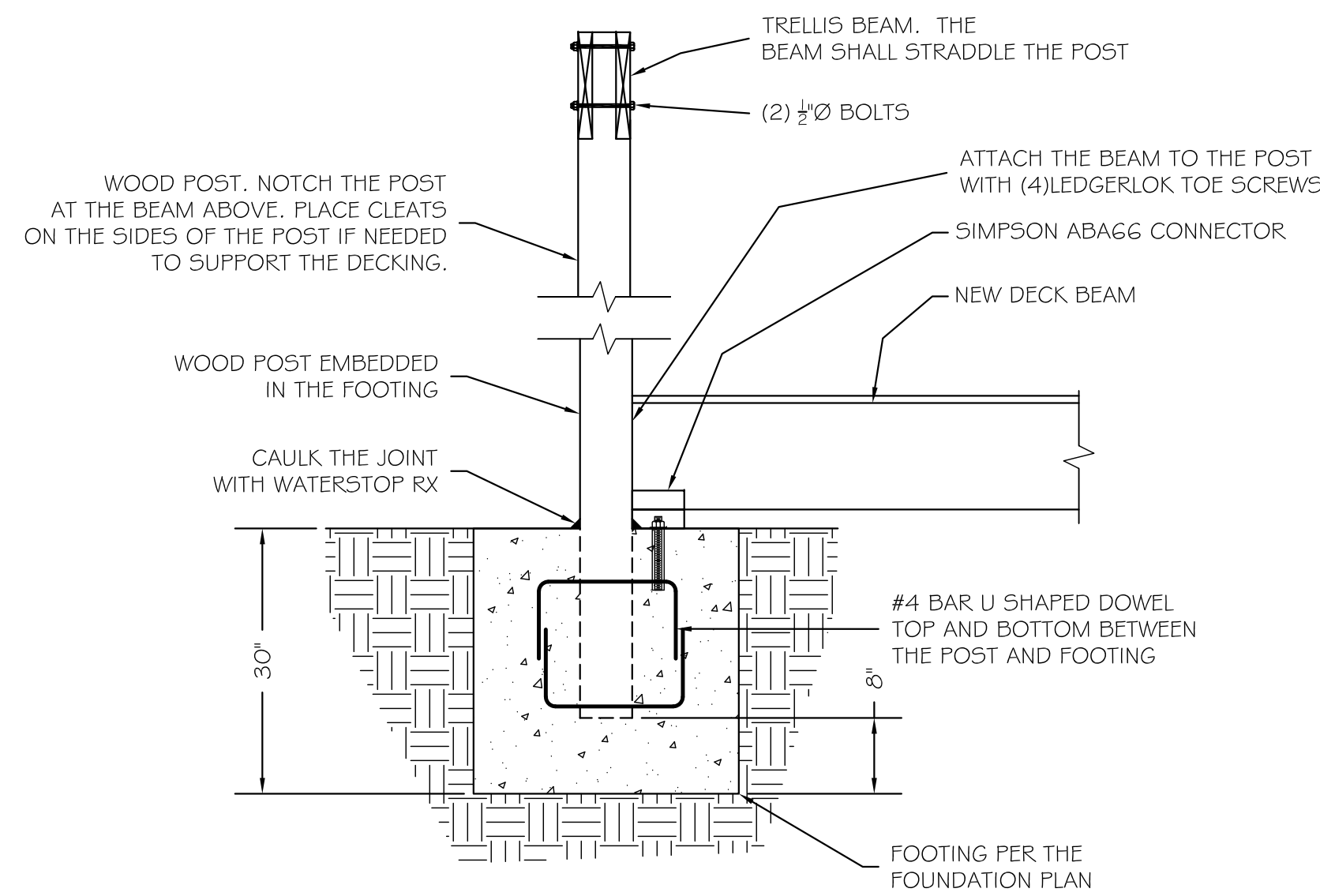
Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120

SEISMIC DESIGN DATA:

SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(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



SECTION 1
SCALE: 3/4" = 1'-0"



SECTION 2
SCALE: 3/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Dan.Bruechert at 5:38 pm, Oct 13, 2021

6555 16th St. #200
Silver Spring, MD 20910
301-585-0543
301-583-9477 (f)



BENNETT FRANK MCCARTHY
architects, inc.

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

DATE	ISSUE - REMARKS

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

© 2021 Bennett Frank McCarthy Architects, Inc.

KOFNER-SHAHAR DECK
7230 Spruce Avenue, Takoma Park, MD 20912
Project # 2130

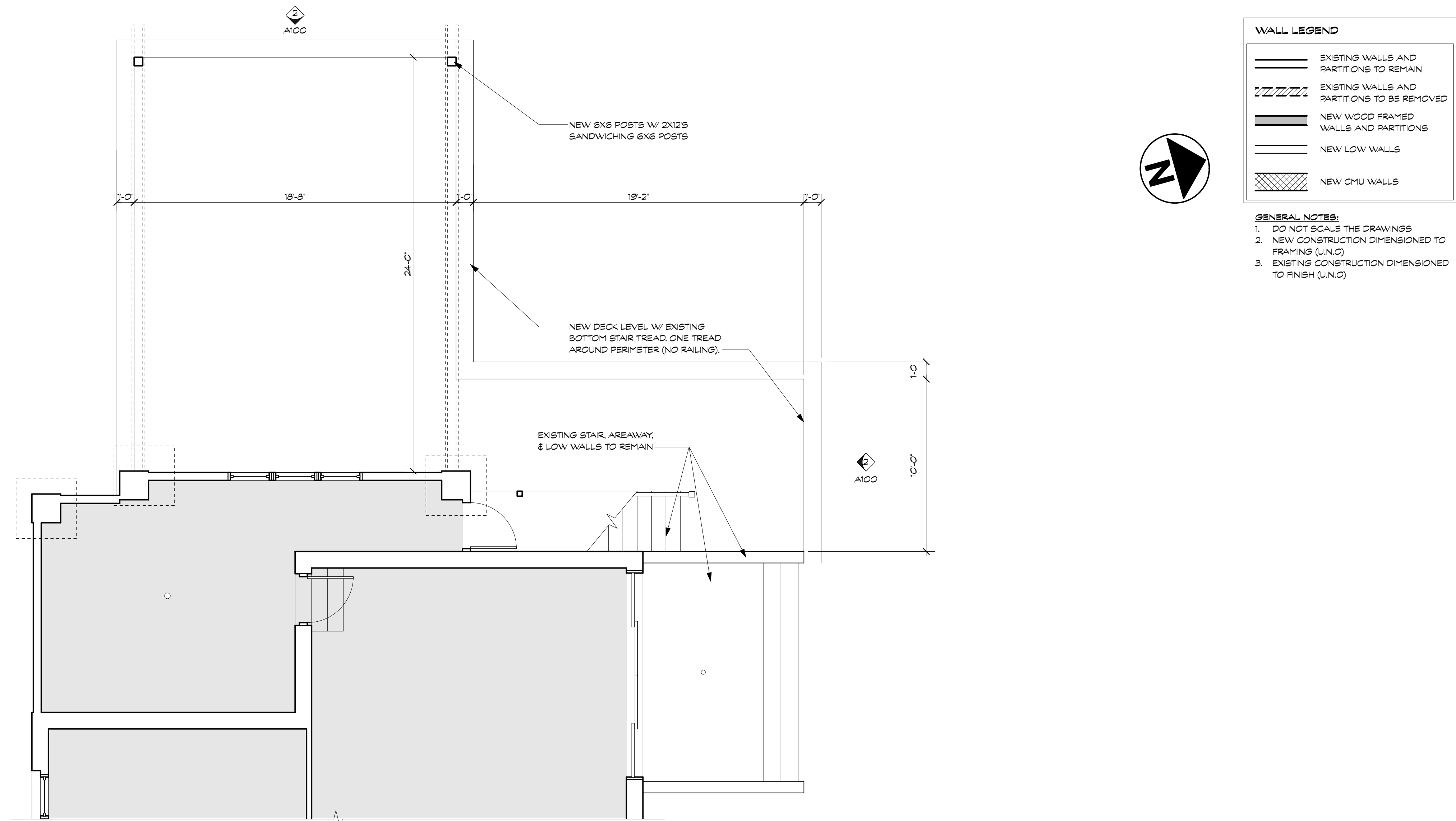
STRUCTURAL NOTES & DETAILS
S200

1 OCT. 2021 - PERMIT SET

APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
 By Dan.Bruechert at 1:51 pm, Nov 02, 2021

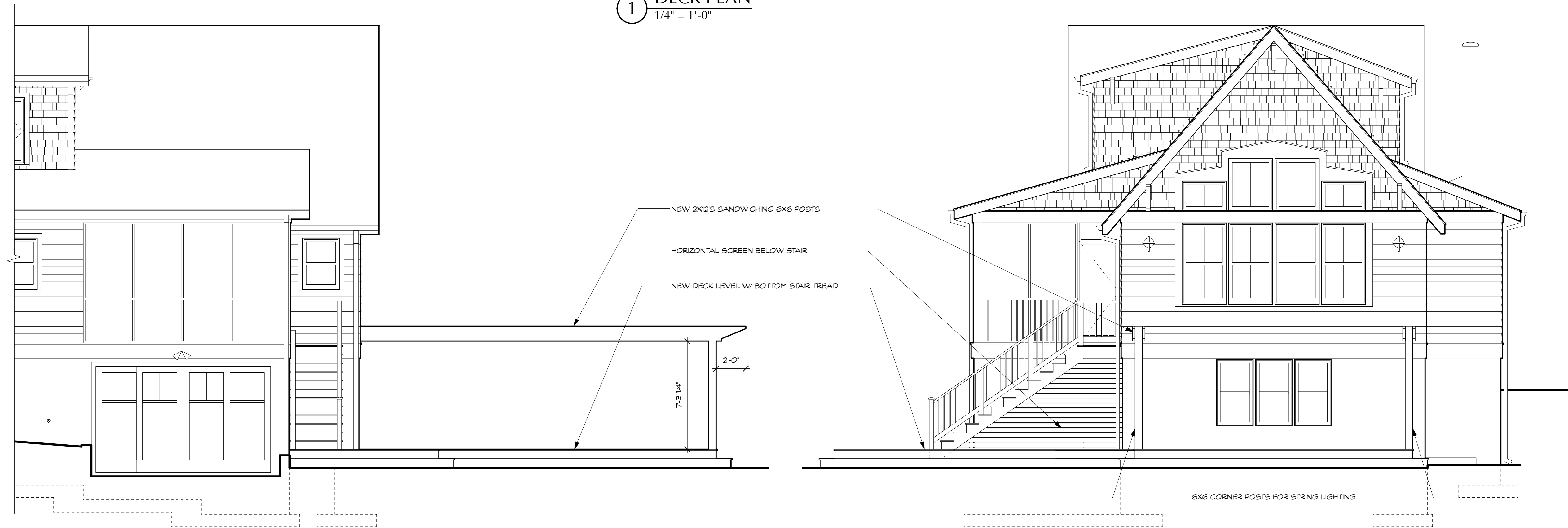


WALL LEGEND

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

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

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



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

BENNETT FRANK MCCARTHY
 architects, inc.

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

DATE	ISSUE - REMARKS

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

LICENSE #: _____ EXPIRATION DATE: _____

© 2021 Bennett Frank McCarthy Architects, Inc.

KOFNER-SHAHAR DECK
 7230 Spruce Avenue, Takoma Park, MD 20912
 Project # 2130

1 OCT. 2021 - PERMIT SET

DECK PLAN &
 ELEVATIONS

A100