



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: October 13, 2023

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Rebecca Ballo  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1011306 - Building Addition

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the November 16, 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: Paula Wolf and Joseph Mott  
Address: 7819 Overhill Rd., Bethesda

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





DPS Approval Stamps

ANNE DECKER ARCHITECTS

5019 Wilson Lane, Bethesda, MD 20814  
(P) 301.652.0106 (F) 301.652.0125

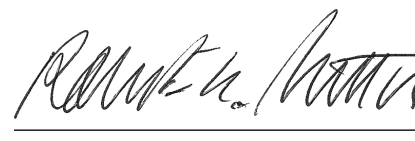
# WOLFF-MOTT RESIDENCE

7819 Overhill Rd, Bethesda, MD 20814

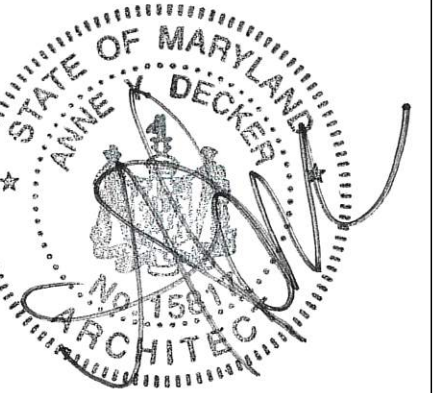
WOLFF-MOTT RESIDENCE

7819 Overhill Rd Bethesda, MD 20814

APPROVED  
Montgomery County  
Historic Preservation Commission

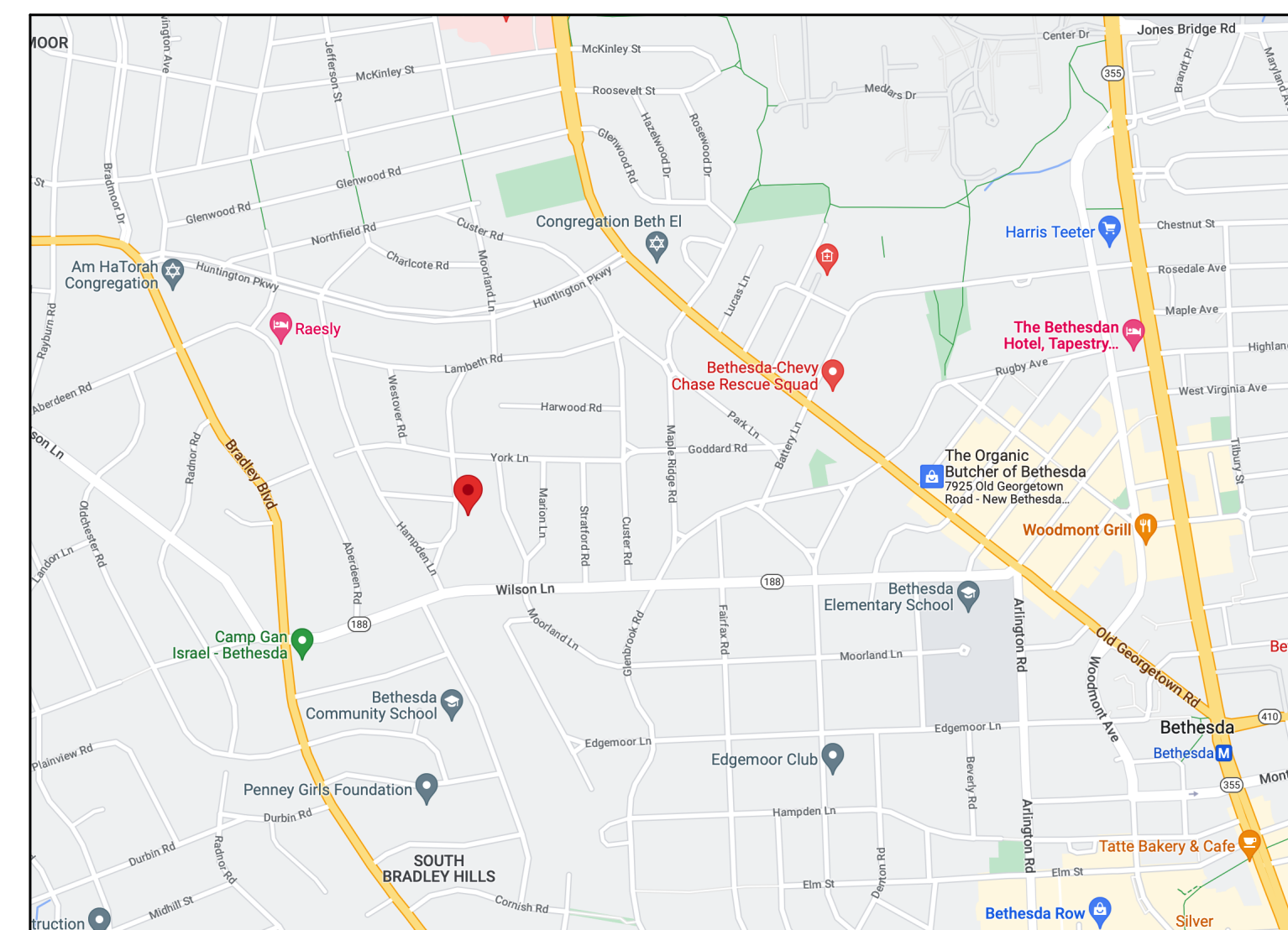


REVIEWED  
By Dan.Bruechert at 3:09 pm, Oct 13, 2023



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license no. 15817, Expiration date 05-28-25.

LOCATION PLAN



PROJECT INFORMATION

ADDRESS: 7819 Overhill Rd  
Bethesda, MD 20814  
LOCATION: Subdivision 0026, Block R, Lot 24  
ZONING: R-90

AREA CALCULATIONS				
	EXISTING	DEM'D	ADDED	NEW TOTAL
BASEMENT	890 SF	0 SF	757 SF	1,647 SF
FIRST FLOOR	1,164 SF	148 SF	1,151 SF	2,166 SF
SECOND FLOOR	932 SF	206 SF	555 SF	1,487 SF
TOTAL	2,986 SF	868 SF	2,463 SF	5,546 SF
	50% = 1,419.5 SF LESS THAN 50% = NO SPRINKLERS REQUIRED			
SC. PORCH	202 SF	202 SF	262 SF	262 SF

LOT: 12,774 SF  
LOT COVERAGE: 1,164 SF (9%) 2,266 SF (16.9%) (30% / 3,832 SF MAX)  
HEIGHT: 30 FT  
MEAN HEIGHT: 19' 1-1/2" @ Rear Addition. 12' - 7 1/4" @ Side Addition  
USE GROUP: R-3  
CONST. TYPE: V-8  
DISTURBANCE: SEE CIVIL DRAWINGS

REFER TO CIVIL ENGINEERING SITE PLAN BY CAS ENGINEERING FOR COMPLETE ZONING AND SITE INFORMATION

\* Areas to be demolished in their entirety. Sprinklers are not required for this work as (1) The existing house is not sprinklered. (2) <50% of the existing floor framing is to remain. (3) >50% of the existing exterior wall framing is to remain.  
\*\* The height of the addition, as defined by the Montgomery County Zoning Ordinance, is 21'-6" (mean height above finished first floor), < 30'-0". COMPLIES. Refer to Civil Engineering Site Plan for details.  
\*\*\* Infill Development: Addition is more than 50% of the existing floor area of all floors of the dwelling. Existing (all floors): 3,411 SF/2 = 1,705.5 SF. Addition (all floors): 7,798 SF > 1,705.5 SF.

PROJECT TEAM

**ARCHITECT**  
Anne Decker Architects, LLC  
5019 Wilson Lane, Second Floor  
Bethesda, MD 20814  
Contact: Joshua Mohr  
E. jmoehr@annedeckerarchitects.com  
T. 301.652.0106  
F. 301.652.0125

**CONTRACTOR**  
McNamara Brothers  
2323 Stewart Ave Unit H  
Silver Spring, MD 20910  
Contact: Bob McNamara  
E. Robert.McNamara@McNamaraBuild.com  
T. 301.674.2867

**STRUCTURAL ENGINEER**  
Linton Engineering, LLC  
46090 Lake Center Plaza, Suite 309  
Potomac Falls, VA 20165  
Contact: David Linton  
E. dlinton@lintonengineering.com  
T. (571) 323-0320

**CIVIL ENGINEER**  
CAS Engineering - DC, LLC  
1001 Connecticut Avenue, NW, Suite 4  
Washington, DC 20036  
Contact: Jeff Robertson  
E. jeff@casengineering.com  
T. (301) 607-8025

DRAWING INDEX

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- S400 Residential Wood Truss Details

See Civil Engineering drawing package from CAS Engineering for the Site Plan and Site, Sediment & Erosion Control and Stormwater Management Plans.

PERMIT SET

10 October 2023

No.	Date	Revision Notes

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Cover

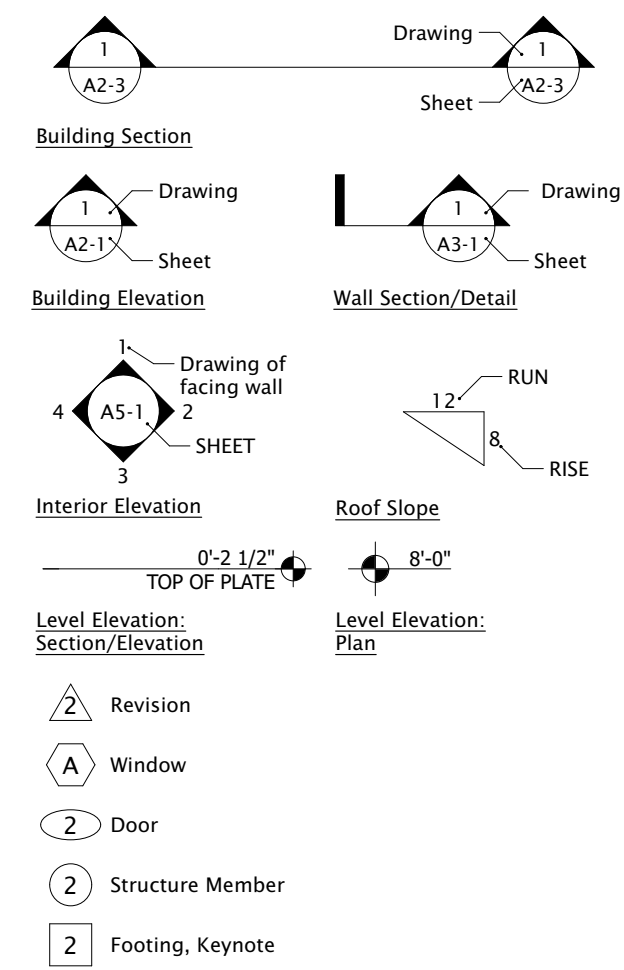
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DPS Approval Stamps

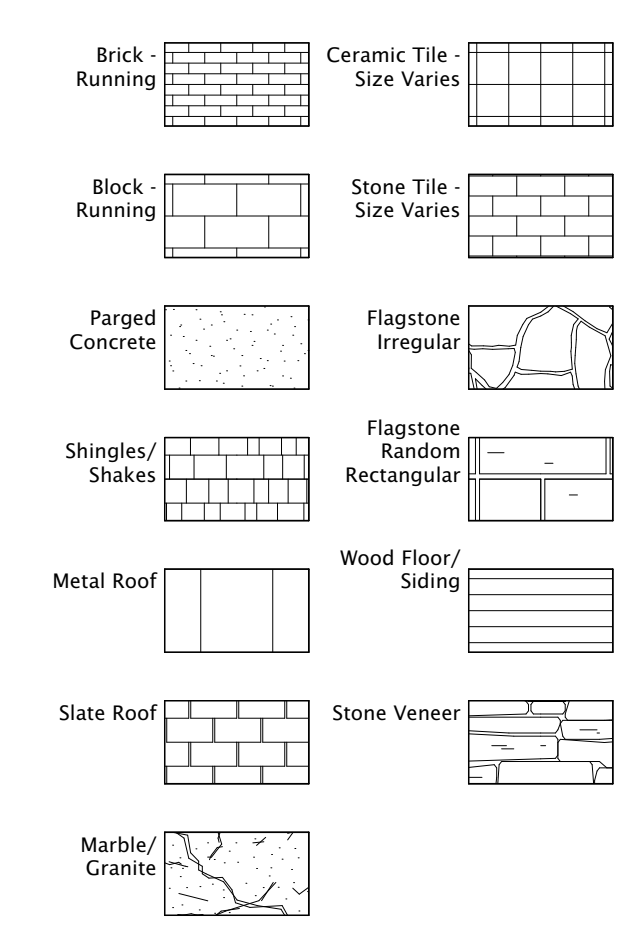
- 01 General
1. Project documents
A. Types of documents
1. Large-format drawing sheets bearing the name of the Architect and Project, and the notation "Construction Set" or "Revision [R]. Sheets bearing the notations, "Termit Set", "Not for Construction", "Preliminary", "Pricing", or "Schematic", shall not be used for construction.
2. Specifications bearing the notation, "Construction Specifications". Preliminary and other specifications shall not be used for construction.
3. Supplemental drawing sheets bearing the name of the Architect, Project, and the notation "SK-[#]". Such drawings become part of the Project Documents as they are issued.
4. Schedules of finishes, fixtures, doors, windows, and other manufactured products, which may be issued as part of any of the above documents.
5. Any work done from out of date documents will be solely at the Contractor's risk and expense.
B. Inconsistencies
1. Any inconsistencies found between the drawings and existing conditions, or among the drawings, or between the drawings and the specifications, shall be reported to the Architect. The Contractor shall not perform work affected in any manner by the inconsistencies until the Architect has clarified the information. Any work done without such clarification will be solely at the Contractor's risk and expense. The Architect will resolve the inconsistencies in a timely manner.
C. Project Document Precedence
1. In the event of conflicting information within the project documents, the following precedence order shall be followed:
a. Specifications
b. Drawings at larger scale
c. Drawings at smaller scale
2. Where construction documents specify more stringent requirements than building code minimums, construction document requirements shall govern.
2. Dimensions
A. Columns are dimensioned to centerline.
B. Wood framing is dimensioned to face of framing.
C. Concrete and masonry are dimensioned to face of material.
D. Openings are dimensioned to centerline, UNO. See door and window schedules for rough openings and masonry openings if applicable.
3. Existing conditions
A. All existing conditions, materials, dimensions and elevations shall be verified by the Contractor prior to beginning work.
B. Extreme care and safety measures must be taken by the General Contractor so as not to damage the existing structure in any way. Any damage to the existing structure resulting from construction work shall be the sole responsibility of the Contractor.
4. Codes and standards
A. International Residential Code for One- and Two-Family Dwellings, 2018 Edition, as amended by Montgomery County Executive Regulation No. 31-19.
B. Concrete: ACI 318, Building Code Requirements for Structural Concrete and Commentary, latest edition, of the American Concrete Institute.
C. Structural Steel: Code of Standard Practice for Steel Buildings and Bridges, March latest edition, of the American Institute of Steel Construction.
D. Welding: Structural Welding Code - Steel, latest edition, of the American Welding Society.
E. Masonry: ACI308/ASCE 5/TMS 402
F. Wood Framing: National Specification for Stress-Grade Lumber and Its Fastenings of the National Forest Products Association, latest edition.
5. Design Loads
A. Live loads
1. Roofs: 30 PSF
2. Sleeping Rooms: 30 PSF
3. Rooms other than Sleeping: 40 PSF
B. Dead loads: Minimum weight of superimposed building materials in accordance with table A1 of the Minimum Design Loads for Building and Other Structures, ANSI A58.1-82.
C. Wind Speed: 115 MPH.
D. Seismic design category: B.
6. Design Code Notes
A. Ceiling Heights
1. Habitat rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of no less than 7'-0". The required height shall be measured from the finish floor to the lowest projection from the ceiling. IRC Sec. R302. Exceptions: 1. Beams and girders spaced no less than 48" on center may project no more than 6" below the required ceiling height. 2) Not more than 50% of the floor area of a room or space is permitted to have a sloped ceiling less than 7'-0" in height.
2. Any floor area having less than 5'-0" of ceiling height shall not be considered part of the room area and shall not be allowed to have any permanent fixtures or furnishings such as, but not limited to, bathtubs, showers, water closets, sinks, cabinets, counters, and shelves.
B. Garage floor shall be at least 2" below the adjacent dwelling floor or a permanent noncombustible liquid-tight curb, at least 4" high, shall be on the garage side. Garage shall be provided with minimum 1/2" drywall. A solid wood door 1-3/8" thick or a 20-minute fire-rated door is required. IRC §R309.
C. Egress openings
1. Every sleeping room and every habitable room shall have at least one operable window or exterior door opening for emergency escape and rescue. Openings shall have a sill height of not more than 44" above the floor. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq ft, a minimum net clear opening width of 20", and a minimum net clear opening height of 24". IRC §R310.
2. All egress doors and windows shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort. IRC §R311.2.
D. Stairs
1. Stairs shall comply with IRC §R314, and handrails shall comply with IRC §R315.
2. Treads and risers shall comply with IRC §R314.2, as amended by Montgomery County Executive Regulation:
a. Tread: 10" min.
b. Riser: 7 3/4" max.
c. Open risers shall not permit the passage of a 4" diameter sphere.
3. Headroom: Minimum headroom in stairways shall be 6'-8", as described in IRC §R314.3.
4. Under-stair protection: Accessible space under stairs shall finished with 1/2" GWB to comply IRC §R314.8.
5. Handrails shall have a minimum height of 34" and a maximum height of 38" measured from the nosing of the treads. IRC §R315.1.
6. Illumination: Interior and exterior stairways shall be illuminated in compliance with IRC §R303.4.
E. Guard railings:
1. Where required: Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below and retaining walls with a difference in grade level on either side of the wall exceeding 4 ft. and with 2 ft. of a walk, path, parking lot or driveway on the high side shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height. IRC Sec. R316.
2. Opening limitations: Required guards as described above shall have intermediate balusters that do not allow the passage of a 4" diameter sphere. Required guards shall not be constructed with horizontal rails or other pattern that results in a ladder effect. IRC §R316.2. Exception: Triangular openings formed by the riser, tread, and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a 6" diameter sphere cannot pass through.
F. Smoke Alarms
1. Smoke alarms shall, at a minimum, be placed in the following locations:
a. Each sleeping room.
b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
c. On each additional story, in compliance with IRC §R317.1.
2. Interconnection: All smoke alarms in the dwelling shall be interconnected so that activation of one activates all the others. IRC §R317.1.
3. Power source: Smoke alarms shall be hard-wired, with battery backup. IRC §R317.2. Low voltage heat or smoke detection systems require a permit from the Department of Fire and Rescue Services.
4. Automatic sprinkler systems: IRC §R317.3.
G. Foundations
1. Concrete and masonry foundation walls shall comply with IRC R404.1. Walls shall be capable of supporting lateral of 40 psf/foot of depth below grade.
2. Foundation concrete shall comply with IRC §R402.2.
3. Height of walls: Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4" where masonry veneer is used and a minimum of 6" elsewhere. IRC §R404.1.6.
4. Wood sill plates: Wood sill plates shall be pressure-preservative-treated. The minimum width shall be the width of the studs of the frame wall directly above. Sill plates shall be anchored to the foundation with anchor bolts or approved straps spaced a maximum of 4'-0" OC, and shall also be located within 12" from the ends of each plate section. Bolts shall be at least 1/2" diameter and shall extend a minimum of 7" into masonry or concrete. IRC §R403.1.6.
H. Crawlspace
1. Ventilation.
a. Minimum net area of ventilation openings shall not be less than 1 square foot per 150 sq ft of crawlspace area.
b. One ventilating opening shall be within 3'-0" of each building corner.
c. Access: An access opening at least 18" x 24" shall be provided for the crawlspace. IRC §R408.3.
4. All untreated lumber shall be minimum 18" above finished grade, and shall comply with IRC §R323.
I. Roofs
1. Roof loads shall be transmitted to foundation.
2. Roof assemblies shall comply with IRC Chapter 9.
3. Roof ventilation and attic access shall comply with IRC §R806 and §R807.
J. Fireplaces, flues, and chimneys
1. Chimneys and fireplaces shall comply with IRC Chapter 10 and Fig. R1003.1. Flue sizes shall be determined in accordance with Fig. R1001.12.2.
2. Clearance to combustible materials
a. Masonry chimneys located within the exterior walls of the building shall have a minimum air space clearance to combustibles of 2". Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum air space clearance of 1". The air space shall not be filled, except to provide fireblocking in accordance with IRC §R602.8 and §R1001.15.
b. All wood beams, joists, studs and other combustible materials shall have a clearance of not less than 2" from the front faces and sides of masonry fireplaces and not less than 4" from the back faces of masonry fireplaces. IRC §R1003.12.
3. Ventilation: Factory-built or masonry fireplaces shall be equipped with an exterior air supply to assure proper fuel combustion, unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive. IRC Sec. R1005.
K. Swimming pools
1. All residential swimming pools shall comply with IRC Appendix G, and Article 680 of the National Electric Code.
2. Swimming pool areas shall be fenced in compliance with IRC §R40105, as amended by Montgomery County Executive Regulation. The minimum barrier height shall be 2'-0".
L. Miscellaneous
1. Energy efficiency: All dwellings shall comply with IRC Chapter 11, Energy Efficiency. Exception: 1-story additions of 200 sq ft or less.
2. Radon: Radon venting is required and shall be installed per IRC Appendix F (Radon Control Methods).
3. Safety glass: Glass in doors, side lights, tub and shower enclosures, and skylights shall be safety glass. IRC §R508.4.
7. Manufactured parts: All manufactured parts to be installed according to Manufacturers' specifications.
02 Site Work
1. Soil
A. Soil bearing capacity minimum requirement: 2000 PSF UNO.
B. Assumed soil equivalent fluid pressure: 40 PSF.
2. Drainage
A. Lot drainage shall comply with IRC §R401.2.
B. Foundation drainage shall comply with IRC §R405.1.
3. Fill
A. Unless otherwise determined by soil engineer, all fill under paving and slab shall be graded mixtures of sand and gravel, well-compacted by appropriate types of compaction equipment in successive layers not greater than 6" thick, to a density not less than 95% of the maximum density at optimum moisture content determined by ASTM D-698, the standard Proctor method. Fill material shall be free from organic material, trash, muck, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic material.
B. Basement wall shall be backfilled until the first floor framing is in place and the walls have been braced. IRC §R404.1.7.
C. Maximum unbalanced fill for foundation walls shall comply with IRC Tables §R404.1.1 (1) through (4).

- 03 Concrete
1. Compressive strength of concrete: f'c=3000 PSI, UNO.
2. Concrete footings
A. All footings shall comply with IRC §R403.
B. All footings shall be carried to a minimum of 12" into undisturbed, original soil or controlled compacted gravel fill.
C. Bottom of exterior footings shall be minimum of 24" below finished exterior grade.
D. Footings shall be placed when required, at a maximum slope of one unit vertically to two units horizontally. The horizontal distance between steps shall not be less than 16".
E. Utility lines passing under footing shall be protected with concrete cover 9" minimum at sides and bottom of lines and up to bottom of wall or footing structure.
3. Minimum cover of reinforcing steel
A. Slabs and walls not exposed to weather: 1 1/2"
B. Columns and bottoms and sides of beams: 1 1/2"
C. Bottoms of slabs poured on vapor barrier: 1 1/2"
D. All members exposed to weather or backfill: 1 1/2"
E. Footings and all members placed against earth: 3"
4. Slabs
A. Concrete slabs-on-grade to be a minimum of 4" thick, reinforced with 6x6-10/10 welded wire fabric, placed over a minimum of 4" gravel. IRC §R506.1.
B. Interior slabs to have 6 mil polyethylene vapor barrier beneath concrete.
5. Miscellaneous
A. The Contractor is responsible for providing necessary inserts, sleeves, clips and anchors and miscellaneous devices as may be required for construction. Dimensions and locations of these items shall be verified before concrete is placed.
04 Masonry
1. Structural masonry construction shall comply with IRC §R806.
2. Masonry Veneer
A. Masonry veneer construction shall comply with IRC §R703.7-8.
B. Weepholes: Maximum weep hole spacing shall be 33" OC, and minimum diameter shall be 3/16". Weepholes shall be located directly above the flashing. IRC §R703.7.6.
C. Flashing shall comply with IRC §R703.8.
3. Concrete masonry to have a minimum prism strength of 1000 PSI.
4. Masonry mortar to conform to ASTM C270 Type S for foundation walls and Type N elsewhere.
05 Metal
1. Structural Steel
A. Structural Steel to have a minimum yield strength of 36 ksi per ASTM A36.
B. All steel columns: 3" std pipe sch 40 with 4" long cap, UNO
C. Use only E70XX welding rods.
D. Steel Linlets: At masonry openings, provide one angle for each 4" of masonry wall as follows, UNO:
1. Width up to 3'-5": L3 1/2 x 3 1/2 x 1/4 (5/16 for exterior)
2. 3'-6" to 5'-11": L4 x 3 1/2 x 5/16
3. 6'-0" to 7'-11": L6 x 3 1/2 x 5/16
4. Greater than 7'-11": Design required.
2. Reinforcing Steel
A. Reinforcing steel to be ASTM A615 Grade 60.
B. Welded wire fabric shall conform to ASTM A185-85. Lap the edges of wire fabric at least one cell width in each direction. All slabs on grade shall have a minimum of one layer of 6x6 - 10/10 welded wire fabric at mid-depth, UNO.
3. Flashing
A. Provide metal flashing at all window heads, horizontal window stops, windowsills, at the bottom of all cavity walls and at all other locations recommended by SMACNA.
4. See Architectural drawings for additional miscellaneous metal not shown in structural drawings.
06 Wood & Plastic
2. Framing
A. General
1. Stud Walls
a. Spacing: Maximum stud spacing shall be 16" OC.
b. Plates: All stud bearing walls to be provided with 2 continuous top plates and one continuous bottom plate. Splices of top plate shall occur over stud. Splices in the top plates shall be staggered a minimum of 4'-0". When the top plate of any load bearing wall is less than 2" thick, a 2x4 shall be used. Splices of 2x4 shall be staggered a minimum of 4'-0".
c. Posts
d. Bridging: Provide horizontal bridging at mid-height of wall, UNO. Stucco walls shall have bridging at each sheathing joint.
e. Holes and notches in bearing walls shall have headers as follows, UNO:
1. 2x6 stud walls: (2)2x8s
2. 2x6 stud walls: (3)2x6s
3. Holes and notches: Holes bored in single bearing wall studs shall not exceed 40% of stud width. Holes bored in double bearing wall studs shall not exceed 60% of the stud width. No more than two consecutive studs may be doubled and so bored. Notches in bearing wall studs shall not exceed 25% of stud width. Holes and notches shall not overlap in any stud cross-section. Holes must be at least 5/8" from either stud edge.
f. Fireblocking: Shall comply with IRC §R602.8.
g. Bracing: Shall comply with IRC §R605.10.
2. Perimeter walls
a. Continuously sheathed w/ 1502" AFA Rated sheathing per section 602.10.5 of IRC 2018 in accordance with method 3 of section 602.10.3 or designed using the wind load in General / Design Loads above.
3. Freestanding Posts
a. Blocking: Shall comply with IRC §502.7.1.
b. Openings: Shall comply with IRC §502.10.
c. Holes and notches in nominal dimension lumber
1. Notching depth in the top or bottom of the joists and beams shall not exceed one-third the depth of the members and shall not be located in the middle one-third of the span (including birds-mouth cuts)
2. Notch depth at the ends of members shall not exceed 1/4 the depth of the members.
3. The tension side of beams, joists and rafters of four inches or greater nominal thickness shall not be notched, except at the ends of members.
4. Holes bored or cut into joists shall not be closer than 2" to the top or bottom of the joists. The diameter of the hole shall not exceed one-third the depth of the joists.
b. Holes and notches in manufactured lumber or joists: Shall comply with Manufacturers' specifications.
c. Two layers of sheathing shall be used under all tile and stone floors. Joints shall be staggered.
d. Draftstopping: Shall comply with IRC §R502.12.
e. Fireblocking: Shall comply with IRC §502.13.
f. When the floor framing is less than 36" from the ground, a framing inspection must be requested prior to installing any flooring materials.
5. Roofs
a. Rafters: 2x10, UNO
b. Prefabricated roof trusses to be engineered, fabricated, and erected in accordance with IRC §802.10, ANSI/TPI 1, and Manufacturer's specifications.
c. All roof trusses to be further attached to wall top plate with Simpson H1 hurricane clips.
6. Use pressure-preservative-treated wood for nailers, blocking, sleepers, plates, grounds, and all framing in contact with exterior masonry walls, concrete, slabs-on-grade, and elsewhere as indicated or required.
C. Materials
4. Lumber: All lumber shall be No. 2 SPF, shall have the following minimum properties:
a. Bending stress "Fb" = 1000 psi for single member use
b. Bending stress "Fb" = 1150 psi for repetitive member use
c. Horizontal shear "Fv" = 70 psi
d. Compression perpendicular to grain "Fc" = 335 psi
e. Compression parallel to grain "Fcd" = 1300 psi
f. Modulus of elasticity "E" = 1,300,000 psi
5. Laminated Veneer Lumber (LVL) shall have the following minimum properties:
a. Bending stress "Fb" = 2850 psi
b. Horizontal shear "Fv" = 285 psi
c. Modulus of elasticity "E" = 1,900,000 psi
6. Plywood
a. Bearing grade/trademark of the American Plywood Association. Span rating as required to suit stud or joist spacing indicated.
b. Wall sheathing: APA rated 1/2" plywood.
c. Floor sheathing: APA rated 3/4" "Sturd-Floor" plywood, glued and nailed to joists.
d. Roof sheathing: APA rated 5/8" plywood.
7. Joist and beam hangers shall be sized and installed per manufacturers' specifications.
D. Execution
1. All wood blocking, nailers, etc. shall be attached to steel or concrete framing with power actuated fasteners or 3/8" diameter bolts, unless otherwise noted. Fasteners shall be spaced at 24" maximum OC and shall be staggered. Fasteners shall have minimum capacity of 100 pounds in shear and pullout UNO.
07 Thermal & Moisture Protection
1. Run exterior perimeter foundation drains to daylight.
2. Provide rubber membrane (Winterguard by Certainteed) under all roofs where slopes are less than 4/12.
3. Exterior foundation walls that retain earth and habitable or usable spaces located below grade shall be waterproofed with a membrane extending from the top of the footing to the finished grade. IRC §R406.2
15 Mechanical
1. Heating, Ventilation, and Air Conditioning (HVAC)
A. HVAC design, equipment, and installation shall comply with IRC Part V - Mechanical.
B. Ventilation
1. Bathrooms without windows shall be vented to the outside of the building. IRC Sec. R303.3
2. Clothes dryer exhaust.
a. Clothes dryer exhaust systems shall be independent of all other systems and shall be vented to the exterior of the building; flexible transition duct connectors shall not be concealed within the walls or ceiling. IRC § M1501.1.
b. The maximum length of a clothes dryer exhaust duct not exceed 25' from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5' for each 45-degree bend and 3' for each 90-degree bend. IRC §M1501.3
2. Plumbing: Plumbing design, equipment, and installation shall comply with IRC Part VII - Plumbing.
16 Electrical: Electrical design, equipment, and installation shall comply with IRC Part VIII - Electrical.

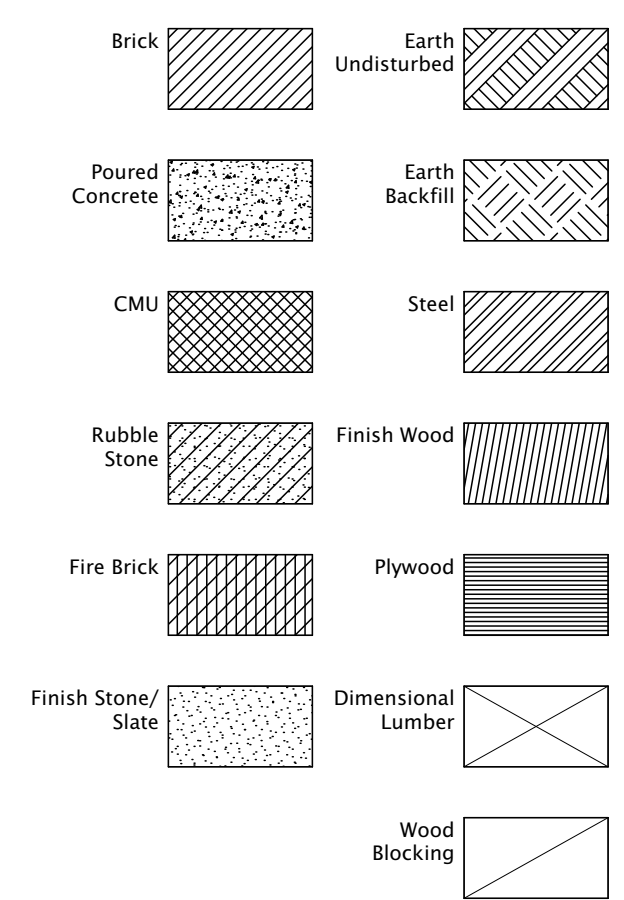
Table of abbreviations and their corresponding full names, including A/C, AB, ABV, ADJ, etc.



SURFACE MATERIALS

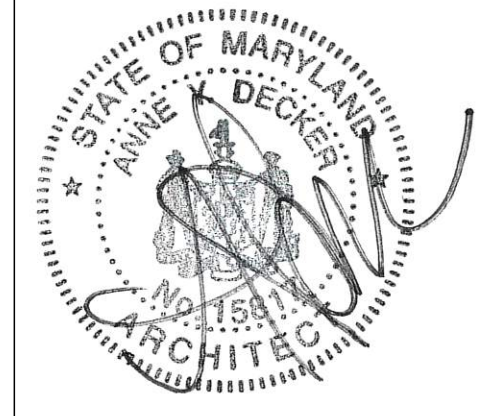


SECTION MATERIALS



ANNE DECKER ARCHITECTS
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WOLFF-MOTT RESIDENCE
7819 Overhill Rd Bethesda, MD 20814



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license no. 15817, Expiration date 05-28-25.

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Table with columns: No., Date, Revision Notes. Includes date 10 October 2023 and revision notes.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Dan.Bruechert at 3:10 pm, Oct 13, 2023

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General Notes

T101



**WINDOW & EXTERIOR DOOR SCHEDULE**

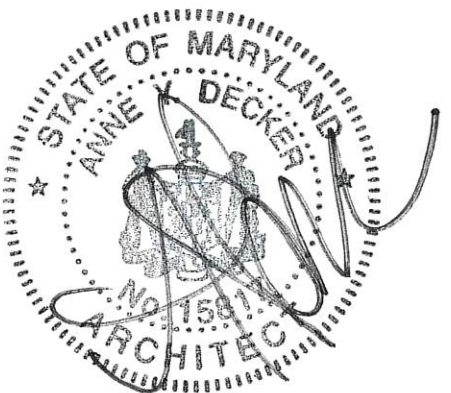
Wolf-Mott Residence October 10, 2023

- Notes:
- Loewen Door sizes listed are leaf sizes.
  - Loewen Window sizes listed are frame dimensions.
  - Windows and doors to be manufactured from Doug Fir or equivalent wood species. See project specifications for more information on window details.
  - Door hinges to be prepped for Classic Brass square corner with Ball Finial in finish to match knob. Size to match existing.
  - All exterior doors to be keyed alike.
  - All screens to be BetterView "invisible" screen material.
  - Muntins to be putty glazed on exterior and colonial on the interior.
  - All casement windows to be push out style with roll down screens.
  - All doors and windows in existing openings are to be custom size to fit existing R.O and M.O. dimensions. No standards size windows are to be used in existing openings.

Qty	Label	Type	Mfr.	Hinge	Lite Cut	Unit Size		Unit #	Mull	Location	Screen	Hardware	Hardware Function	Hardware Finish	Note
						Width	Height								
	B001	Fixed Casement	Loewen	N/A	3W1H	2'-9 1/4"	3'-2 1/4"	Custom	N/A	Basement					Unit to fit existing M.O.; Dimensions to be VIF
	B002	Fixed Casement	Loewen	N/A	3W1H	3'-4"	1'-8 1/4"	Custom	N/A	Basement		MFG	MFG STD		Unit to fit existing M.O.; Dimensions to be VIF
1	B003	French Casement	Loewen	L/R	2W3H	3'-1 1/2"	4'-3 1/8"	Custom	N/A	New Basement		MFG	MFG STD		*EGRESS
1	101	Exist Door													Existing door and storm door to remain. Labor and material for prep and refinishing to be included in scope of work.
1	102	Push-Out Casement	Loewen	L	3W3H	2'-3"	TME	Custom	N/A	Coat Hall	Roll Up	MFG	MFG STD		V.I.F. Unit to fit modified existing M.O.; Dimensions to be VIF
1	103	Push-Out Casement	Loewen	R	3W3H	2'-3"	TME	Custom	N/A	Powr Room	Roll Up	MFG	MFG STD		V.I.F. Unit to fit modified existing M.O.; Dimensions to be VIF
1	104	Terrace Door	Loewen	L	3W4H	3'-0"	6'-8"	Custom	N/A	Mudroom		Classic Brass Apres Euro Multipoint set #17050 w/ Apres #17202 Lever	MFG STD		See elevations to confirm hinge direction
1	105	French Casement	Loewen	L/R	2W3H	3'-1 1/2"	4'-3 7/8"	Custom	N/A	Kitchen	Roll Up	MFG	MFG STD		
1	106	French Casement	Loewen	L/R	2W3H	3'-1 1/2"	4'-3 7/8"	Custom	N/A	Kitchen	Roll Up	MFG	MFG STD		
1	107	French Casement	Loewen	L/R	2W3H	3'-1 1/2"	4'-3 7/8"	Custom	5 1/2"	Kitchen	Roll Up	MFG	MFG STD		
1	108	French Casement	Loewen	L/R	2W3H	3'-1 1/2"	4'-3 7/8"	Custom	5 1/2"	Kitchen	Roll Up	MFG	MFG STD		
1	109	French Casement	Loewen	L/R	2W3H	3'-1 1/2"	4'-3 7/8"	Custom	5 1/2"	Kitchen	Roll Up	MFG	MFG STD		
1	110	Push-Out Casement	Loewen	L	3W5H	2'-6"	6'-8 3/4"	Custom	Direct	Family Room	Roll Up	MFG	MFG STD		See elevations to confirm hinge direction.
1	111	Fixed Casement	Loewen	N/A	3W5H	2'-6"	6'-8 3/4"	Custom	Direct	Family Room		MFG	N/A		
1	112	Fixed Casement	Loewen	N/A	3W5H	2'-6"	6'-8 3/4"	Custom	Direct	Family Room		MFG	N/A		
1	113	Push-Out Casement	Loewen	R	3W5H	2'-6"	6'-8 3/4"	Custom	Direct	Family Room	Roll Up	MFG	MFG STD		See elevations to confirm hinge direction
1	114	Terrace Door	Loewen	L	3W5H	3'-0"	7'-4"	Custom	N/A	Family Room		Classic Brass Apres Euro Multipoint set #17050 w/ Apres #17202 Lever	MFG STD		See elevations to confirm hinge direction
1	115	Terrace Door	Loewen	R	3W5H	3'-0"	7'-4"	Custom	N/A	Family Room		Classic Brass Apres Euro Multipoint set #17050 w/ Apres #17202 Lever	MFG STD		See Elevations to confirm hinge direction
1	116	French Casement	Loewen	L/R	2W3H	3'-3 1/2"	4'-4 1/4"	Custom	N/A	Bedroom 4	Roll Up	MFG	MFG STD		*EGRESS. Window width & height to match width & height of window in existing opening. See window 124 as a reference.
1	117	French Casement	Loewen	L/R	2W3H	3'-3 1/2"	4'-4 1/4"	Custom	N/A	Bedroom 4	Roll Up	MFG	MFG STD		*EGRESS. Window width & height to match width & height of window in existing opening. See window 124 as a reference.
1	118	Push-Out Casement	Loewen	L	3W3H	2'-3"	4'-4 1/4"	Custom	N/A	Bedroom 4	Roll Up	MFG	MFG STD		Window height to match height of window in existing opening. See window 124 as a reference.
1	119	Push-Out Casement	Loewen	R	3W3H	2'-3"	4'-4 1/4"	Custom	N/A	Bedroom 4	Roll Up	MFG	MFG STD		Window height to match height of window in existing opening. See window 124 as a reference.
1	120	Fixed Casement	Loewen	N/A	3W3H	2'-3"	4'-4 1/4"	Custom	N/A	Bath 4	N/A	N/A	N/A		Window height to match height of window in existing opening. See window 124 as a reference.
1	121	French Casement	Loewen	L/R	2W3H	3'-3 1/2"	4'-4 1/4"	Custom	N/A	Bath 4	Roll Up	MFG	MFG STD		Window width & height to match width & height of window in existing opening. See window 124 as a reference.
1	122	French Casement	Loewen	L/R	2W3H	3'-3 1/2"	4'-4 1/4"	Custom	N/A	Vestibule	Roll Up	MFG	MFG STD		Window width & height to match width & height of window in existing opening. See window 124 as a reference.
1	123	French Casement	Loewen	L/R	2W3H	TME	TME	Custom	N/A	Living Room	Roll Up	MFG	MFG STD		V.I.F. Unit to fit existing M.O.; Dimensions to be VIF
1	124	French Casement	Loewen	L/R	2W3H	TME	TME	Custom	N/A	Living Room	Roll Up	MFG	MFG STD		V.I.F. Unit to fit existing M.O.; Dimensions to be VIF
1	201	French Casement	Loewen	L/R	2W3H	TME	TME	Custom	N/A	Study	Roll Up	MFG	MFG STD		*EGRESS. Unit to fit existing M.O.; Dimensions to be VIF
2	202	Push-Out Casement	Loewen	L/R	2W3H	TME	TME	Custom	Direct	Study	Roll Up	MFG	MFG STD		Unit to fit existing M.O.; Dimensions to be VIF
1	203	French Casement	Loewen	L/R	2W3H	TME	TME	Custom	N/A	Bedroom 3	Roll Up	MFG	MFG STD		*EGRESS. Unit to fit existing M.O.; Dimensions to be VIF
2	204	Push-Out Casement	Loewen	L/R	2W3H	TME	TME	Custom	Direct	Bedroom 3	Roll Up	MFG	MFG STD		Unit to fit existing M.O.; Dimensions to be VIF
1	205	Fixed Casement	Loewen	N/A	1W3H	1'-0"	3'-11 1/8"	Custom	Direct	Primary Bath		MFG	MFG STD		
1	206	French Casement	Loewen	L/R	2W3H	3'-1 1/2"	3'-11 1/8"	Custom	Direct	Primary Bath	Roll Up	MFG	MFG STD		
1	207	Fixed Casement	Loewen	N/A	1W3H	1'-0"	3'-11 1/8"	Custom	Direct	Primary Bath		MFG	MFG STD		
1	208	Fixed Casement	Loewen	N/A	2W3H	1'-6 3/4"	4'-1 1/8"	Custom	Direct	Primary Bedroom		MFG	MFG STD		
1	209	French Casement	Loewen	L/R	2W3H	3'-1 1/2"	4'-1 1/8"	Custom	Direct	Primary Bedroom	Roll Up	MFG	MFG STD		*EGRESS
1	210	Fixed Casement	Loewen	N/A	2W3H	1'-6 3/4"	4'-1 1/8"	Custom	Direct	Primary Bedroom		MFG	MFG STD		
2	211	Push-Out Casement	Loewen	L/R	2W3H	1'-6 3/4"	4'-1 1/8"	Custom	Direct	Primary Bedroom	Roll Up	MFG	MFG STD		
2	212	Push-Out Casement	Loewen	L/R	2W3H	1'-6 3/4"	4'-1 1/8"	Custom	Direct	Primary Bedroom	Roll Up	MFG	MFG STD		
1	213	Push-Out Casement	Loewen	L	2W2H	1'-9"	3'-2"	Custom	N/A	Attic Storage		MFG	MFG STD		
2	214	Push-Out Casement	Loewen	L/R	2W3H	TME	TME	Custom	Direct	Bedroom 2	Roll Up	MFG	MFG STD		Unit to fit existing M.O.; Dimensions to be VIF
1	215	French Casement	Loewen	L/R	2W3H	TME	TME	Custom	N/A	Bedroom 2	Roll Up	MFG	MFG STD		*EGRESS. Unit to fit existing M.O.; Dimensions to be VIF
1	301	Push-Out Casement	Loewen	L	2W2H	TME	TME	Custom	N/A	Attic		MFG	MFG STD		Unit to fit existing M.O.; Dimensions to be VIF
1	302	Push-Out Casement	Loewen	R	2W2H	TME	TME	Custom	N/A	Attic		MFG	MFG STD		Unit to fit existing M.O.; Dimensions to be VIF

**WOLFF-MOTT RESIDENCE**

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10 October 2023

No.	Date	Revision Notes

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Exterior Door & Window Schedule

**T102**



**REVIEWED**  
By Dan.Bruechert at 3:11 pm, Oct 13, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission

**REVIEWED**  
By Dan.Bruechert at 3:11 pm, Oct 13, 2023

DPS Approval Stamps

**ENERGY INFORMATION**

- GENERAL NOTES:  
1. REFER TO TABLE 1 THIS SHEET AND WALL SECTIONS FOR R VALUES AND U-FACTORS.  
2. REFER TO PLANS AND SECTIONS FOR INSULATION DETAILS.  
3. NEW WALL AND CEILING INSULATION TO BE INSTALLED AT ALL EXTERIOR WALLS AND ROOF.  
4. FLOOR INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SUBSTANTIAL CONTACT WITH UNDERSIDE OF FLOOR.  
5. WALLS AND CEILING INSULATION TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300 FEET.  
6. BLOWER DOOR TEST AT 50 Pa LESS THAN OR EQUAL TO 5 AIR CHANGES PER HOUR. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827.

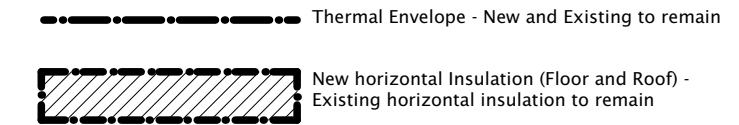
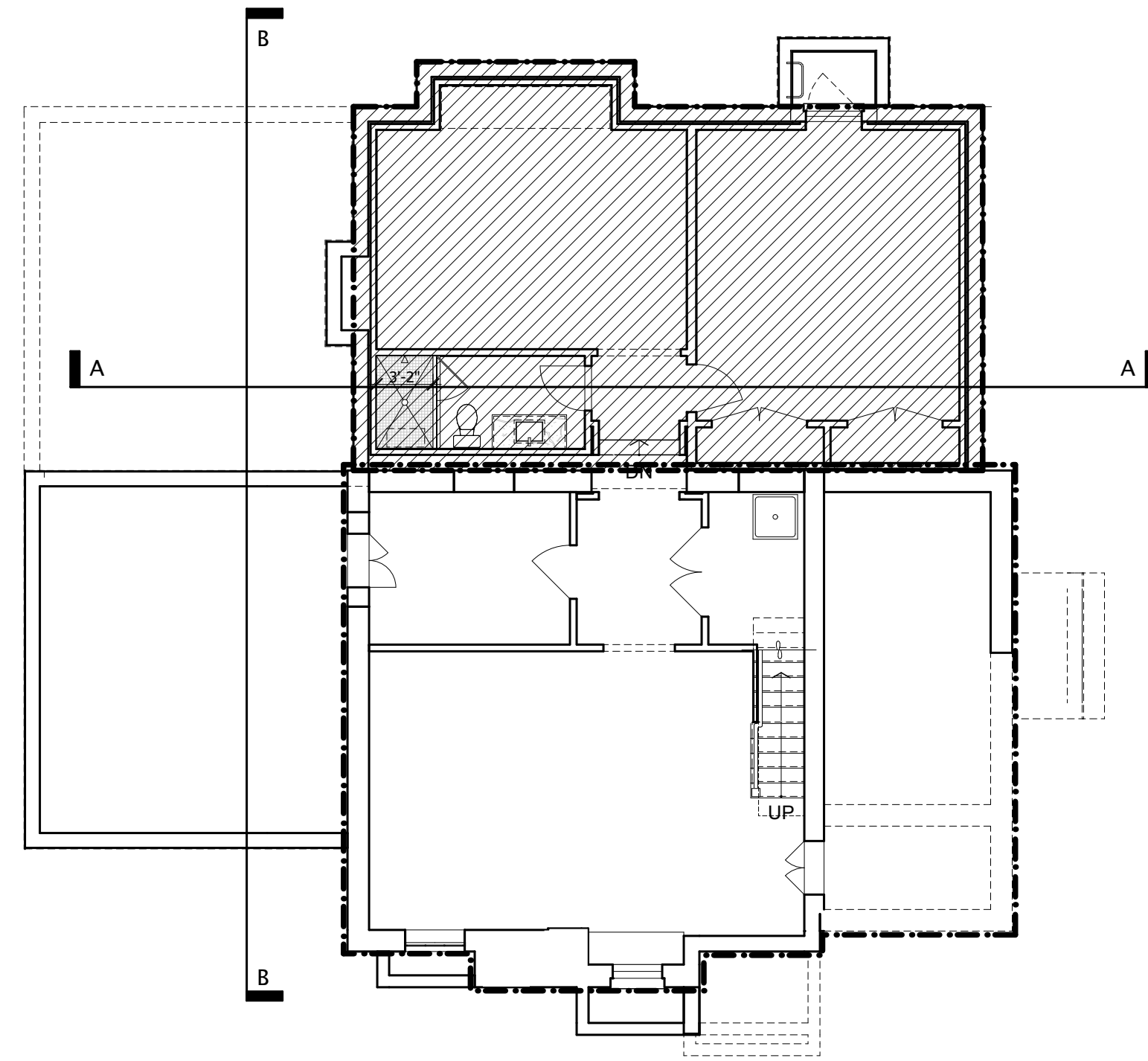


TABLE 1:  
PROPOSED INSULATION R-VALUE AND  
GLAZING U-FACTOR RATINGS FOR BUILDING ENVELOPE

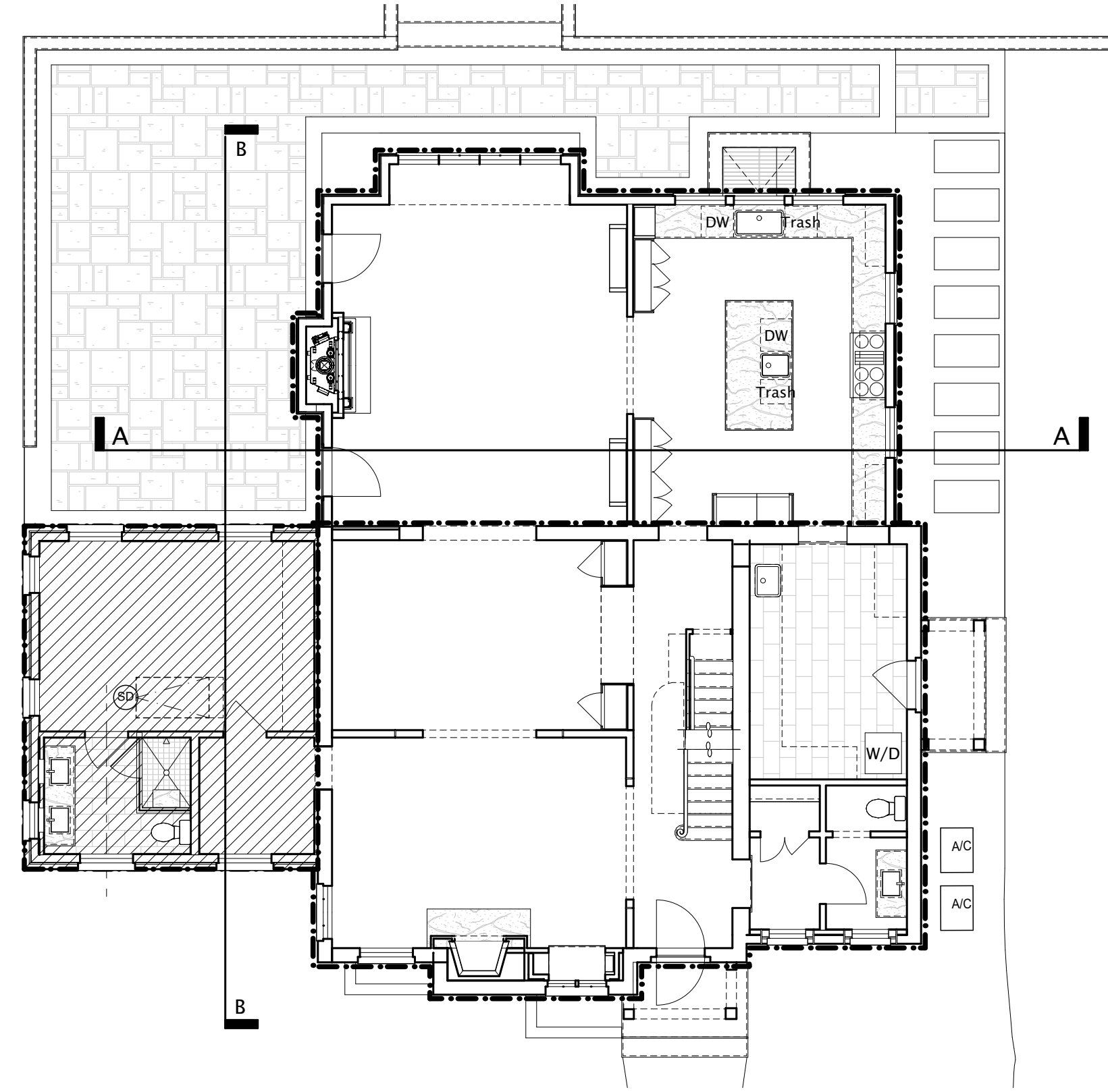
MARK	ASSEMBLY	DESCRIPTION	PROPOSED R-VALUE	REQUIRED R-VALUE
◇	Roofs / Ceilings	2x framing with closed cell spray foam insulation (10" thick)	R-49	R-49
◇	Walls - Existing - White Walls - New - Shaded	2x6 framing with R-20 open cell spray foam insulation (5 1/2" thick)	R-20	R-20
	Mass wall	N/A	N/A	N/A
◇	Basement wall	2x4 with R-24 open cell spray foam between studs with 1" closed cell spray foam continuous behind studs	R-20	R-19
◇	Floors over uncond./ext. space	2x framing with closed cell spray foam insulation (10" thick)	R-49	R-49
◇	Slab perimeter & Depth	R-10 (2" thick) rigid insulation under perimeter for 2 foot depth	R-10 at perimeter at 2 feet depth	R-10 at perimeter at 2 feet depth
	Crawl space wall	N/A	N/A	N/A
	Duct Insulation	Closed cell spray foam insulation in roof (2" thick) and open cell spray foam insulation in walls (2" thick)	R-8	R-6, R-8 in Attics
	Pipe Insulation	R-3 insulation per code directions	R-3	R-3
	Attic Access Hatch	Existing attic stair is within insulated volume	N/A	N/A

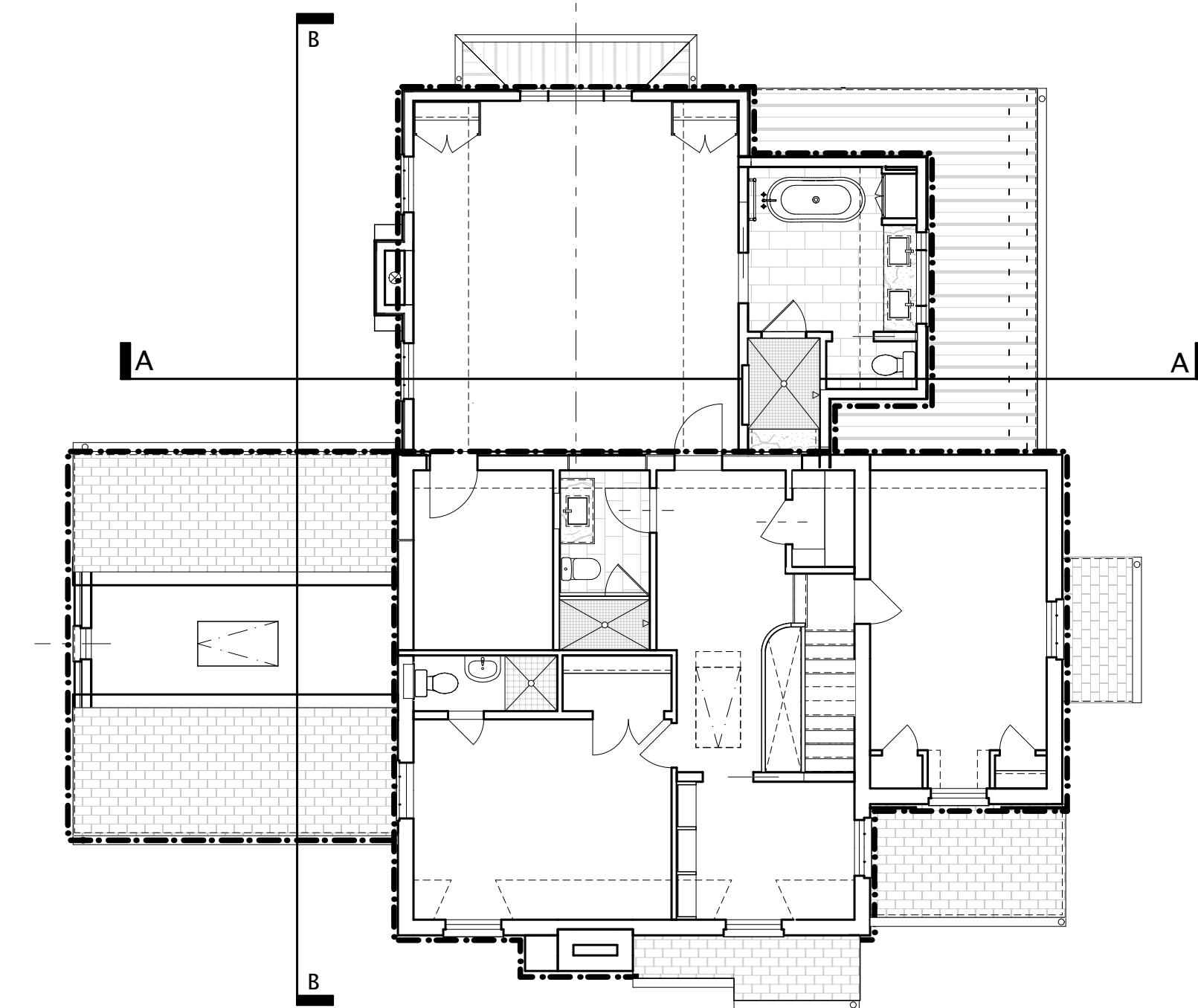
U-FACTOR	ASSEMBLY	DESCRIPTION	PROPOSED U-FACTOR	REQUIRED U-FACTOR	PROPOSED SHGC FACTOR	REQUIRED SHGC FACTOR	REQUIRED SHGC FACTOR	PROPOSED AIR LEAKAGE	REQUIRED AIR LEAKAGE
	Glazing - Windows and Doors	Loewen	U - 0.30	U - 0.30	SHGC - 0.4	SHGC - 0.4	SHGC - 0.4	0.3 CFM/SF windows 0.5 CFM/SF doors	0.3 CFM/SF windows 0.5 CFM/SF doors



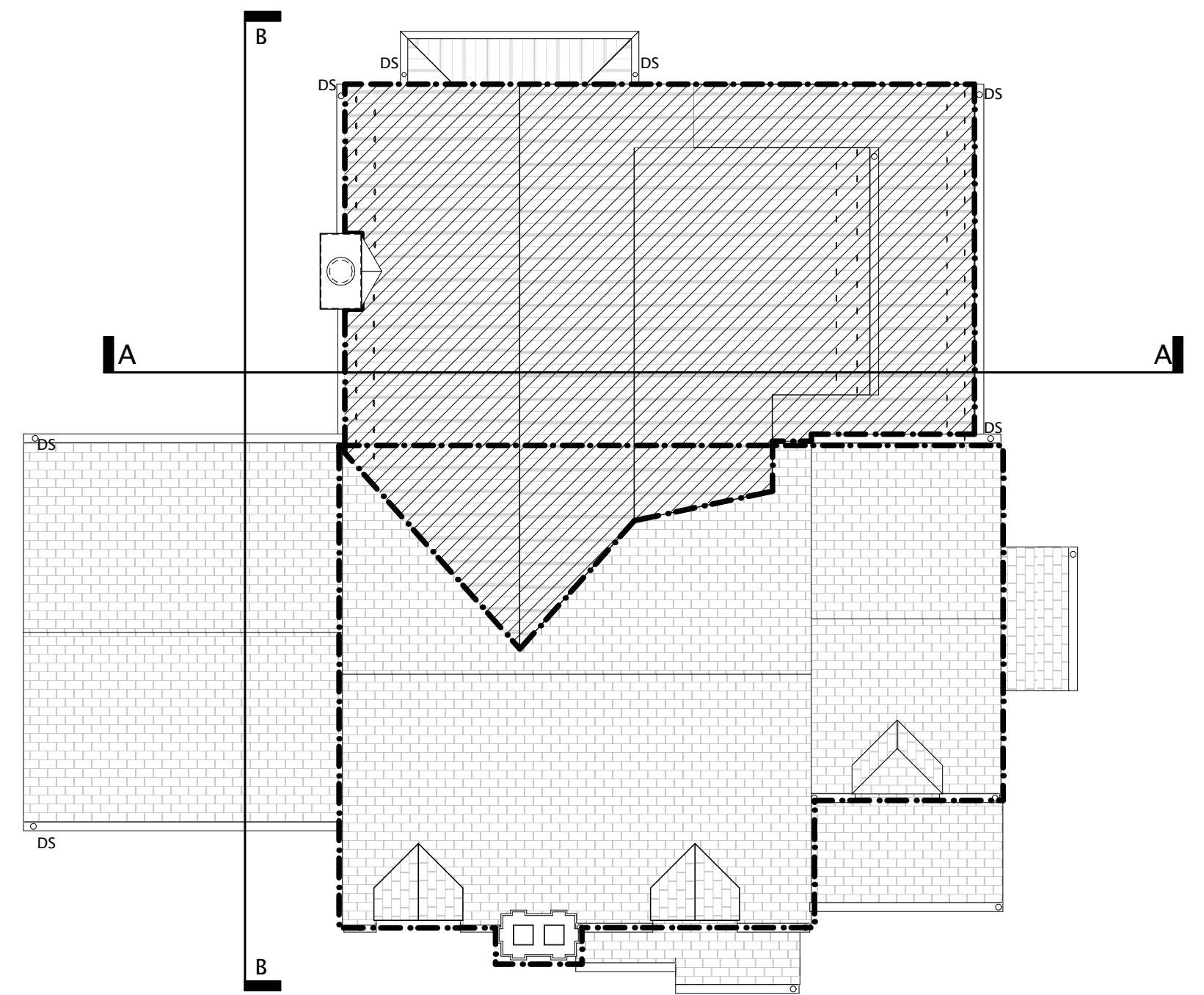
**1** Basement Plan  
1/8" = 1'-0"



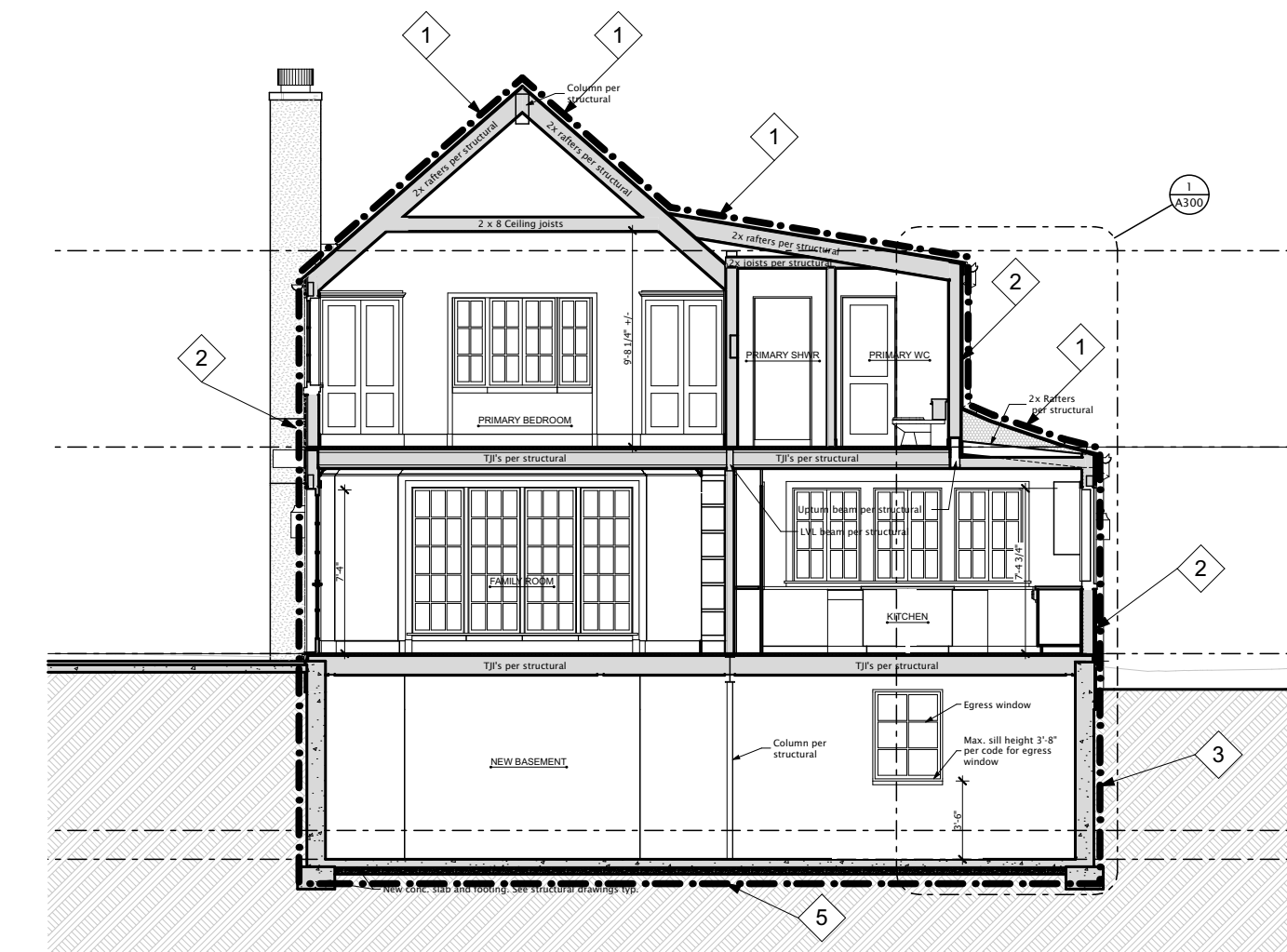
**2** First Floor Plan  
1/8" = 1'-0"



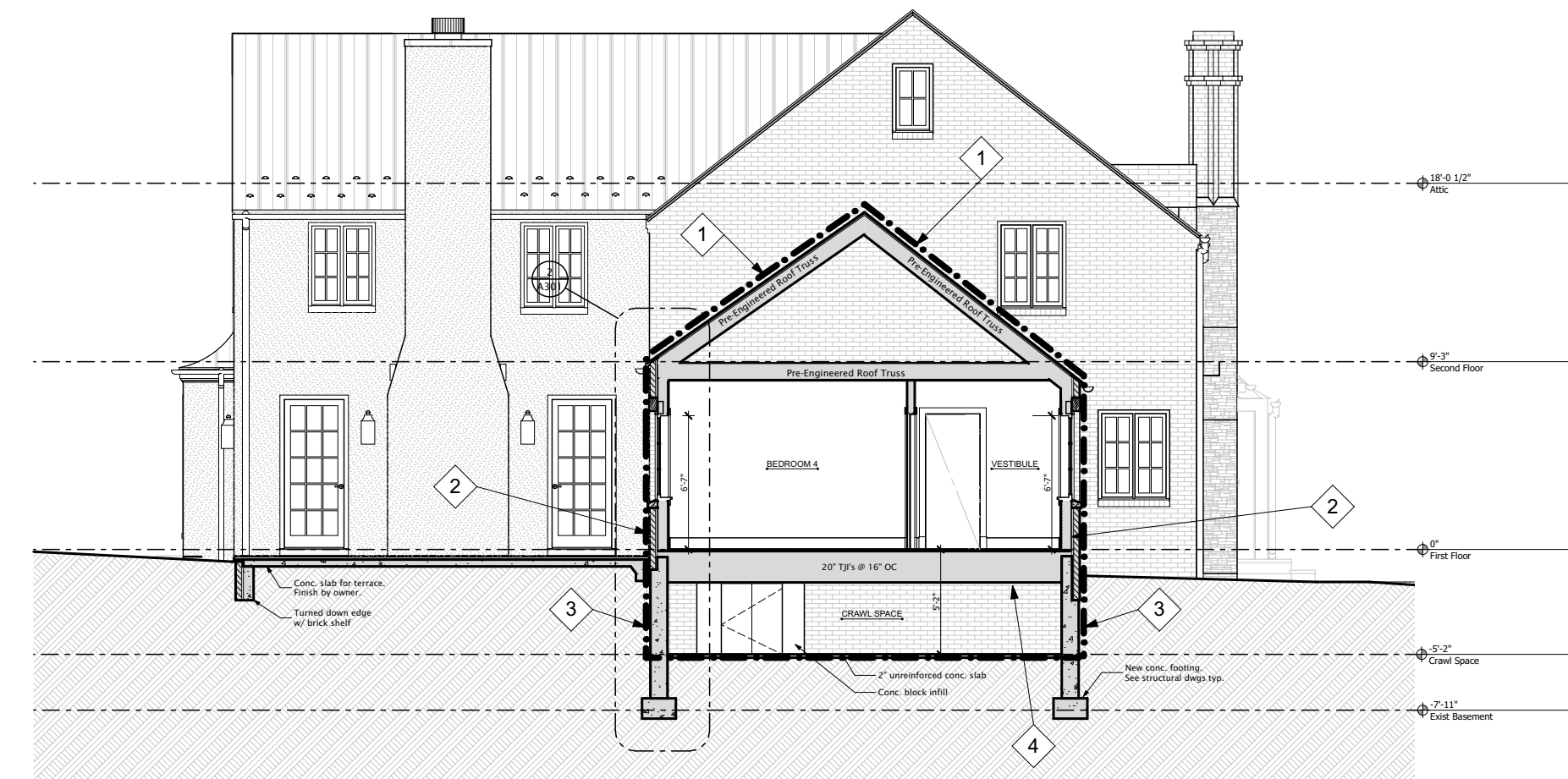
**3** Second Floor Plan  
1/8" = 1'-0"



**4** Basement Demolition Plan  
1/8" = 1'-0"



**5** Building Section A  
1/8" = 1'-0"



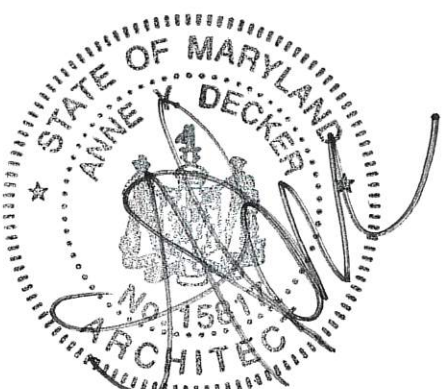
**6** Building Section B  
1/8" = 1'-0"

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Thermal Envelope

T103

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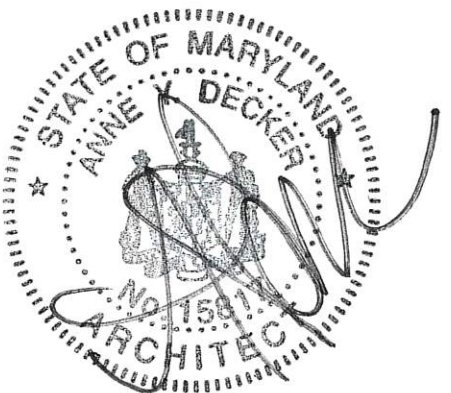
**DEMOLITION NOTES:**

1. Exploratory work necessary to assess structural integrity of existing conditions. GC should bring these items to the attention of the Architect for direction before proceeding with any work in question.
2. Remove dashed portion of existing walls. Coordinate with new work, as required.
3. GC to coordinate with Structural Engineer and/or Architect prior to the removal of walls, doors, and/or windows that may require temporary support systems to be located for the duration of the work.
4. Special care shall be taken to prevent damage to existing construction scheduled to remain.
5. Any area where existing wall or other building elements have been removed shall be patched to match existing or new surface, as required.
6. GC to verify all dimensions before proceeding and obtain measurements at the site for all work required in order to be accurately fitted.
7. GC to consult Owner prior to removal of any salvageable or reusable items. Coordinate with Owner if salvageable.

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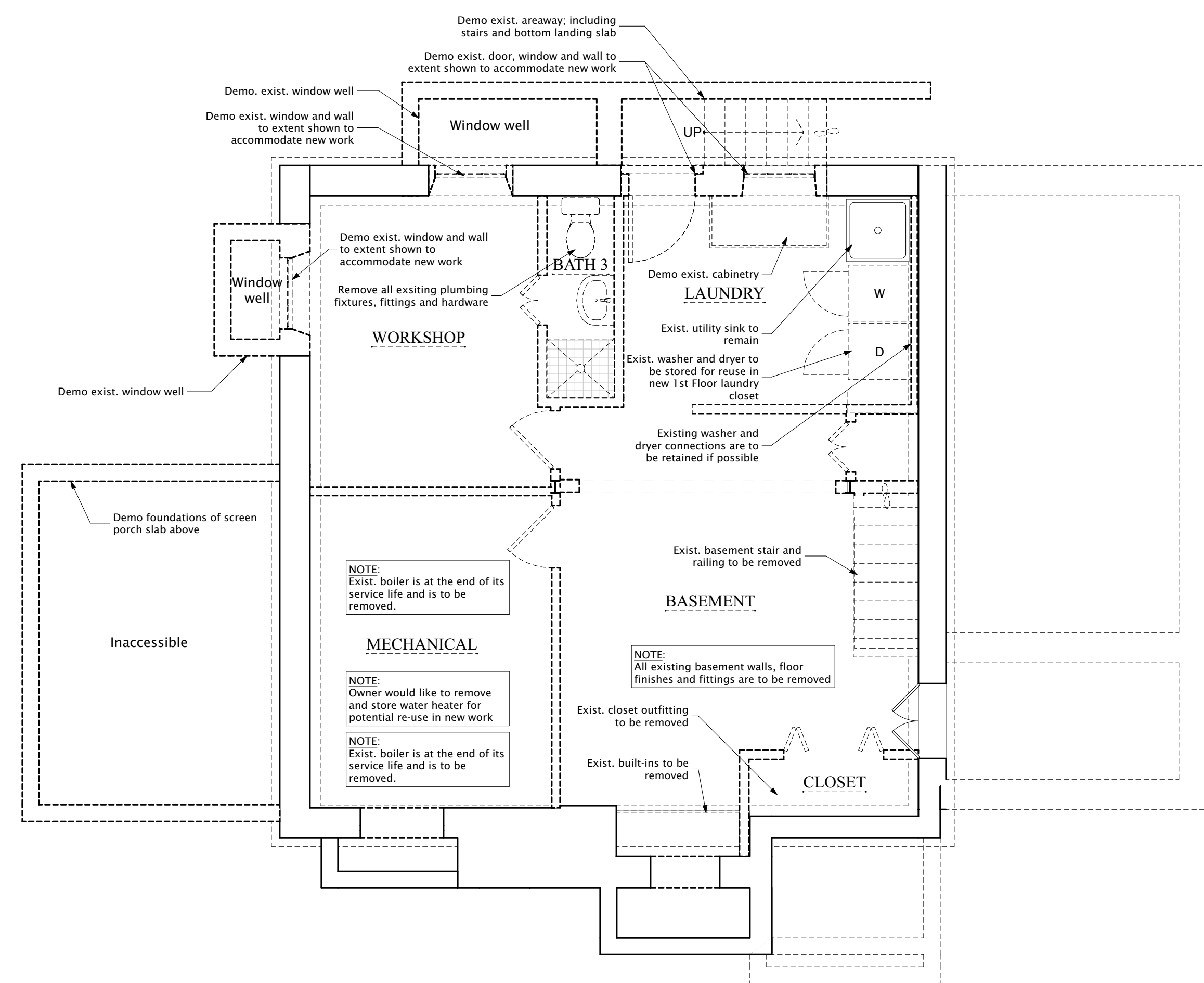
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Basement Demolition Plan

D100

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 Historic Preservation Commission  
*[Signature]*

REVIEWED  
 By Dan.Bruechert at 3:11 pm, Oct 13, 2023



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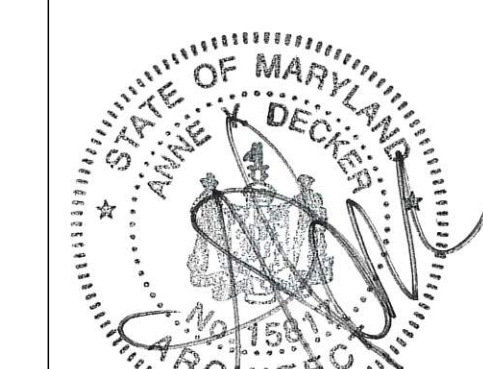
- DEMOLITION KEY:**
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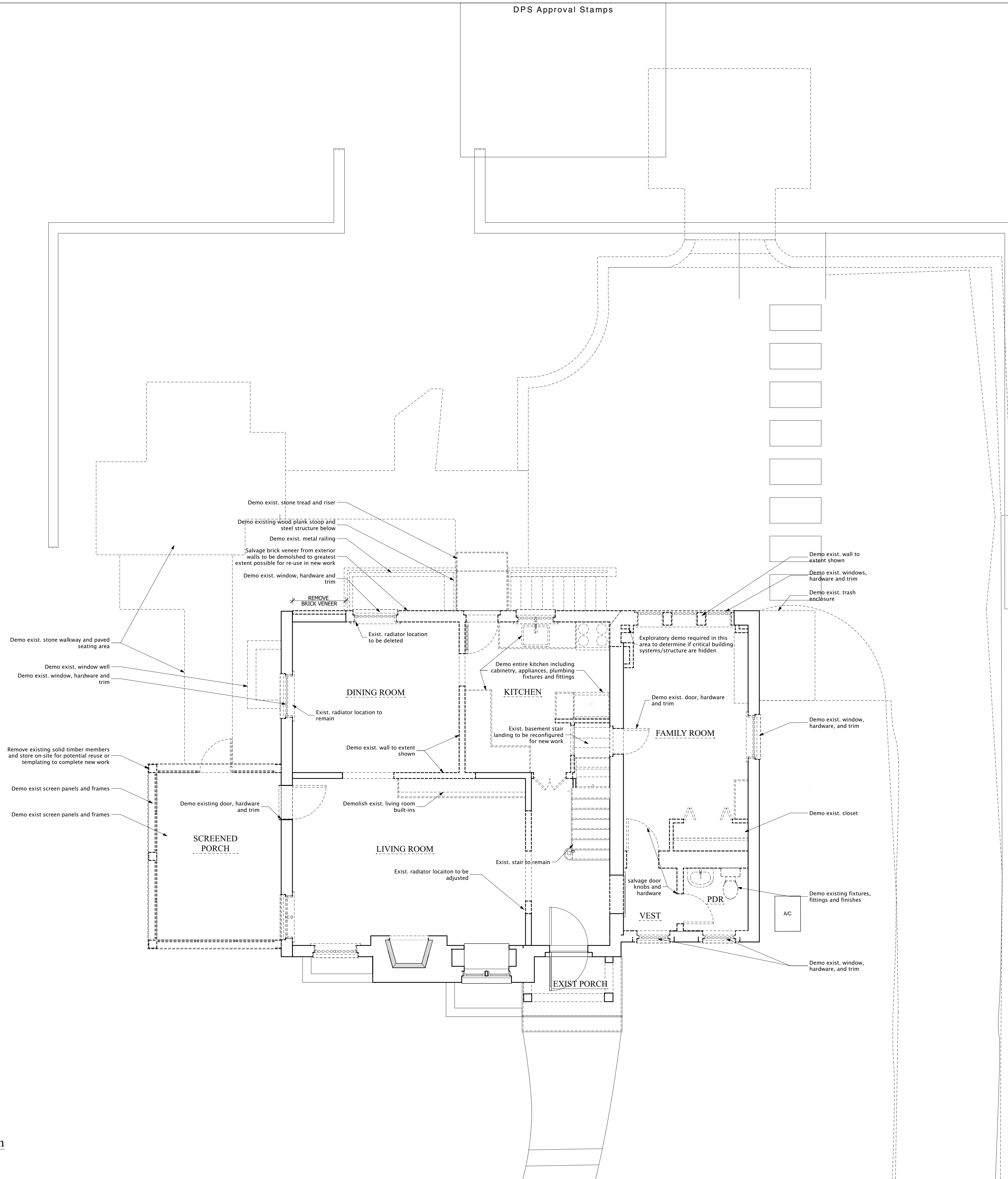
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1st Floor Demolition Plan

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**1** First Floor Demolition Plan  
1/4" = 1'-0"



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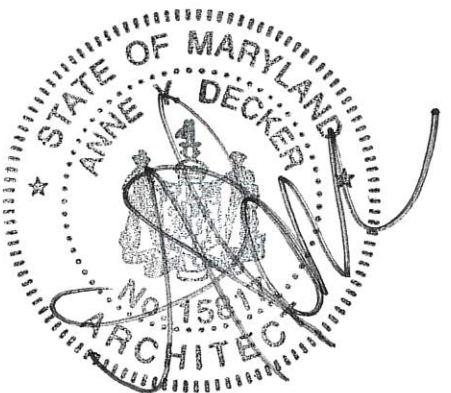
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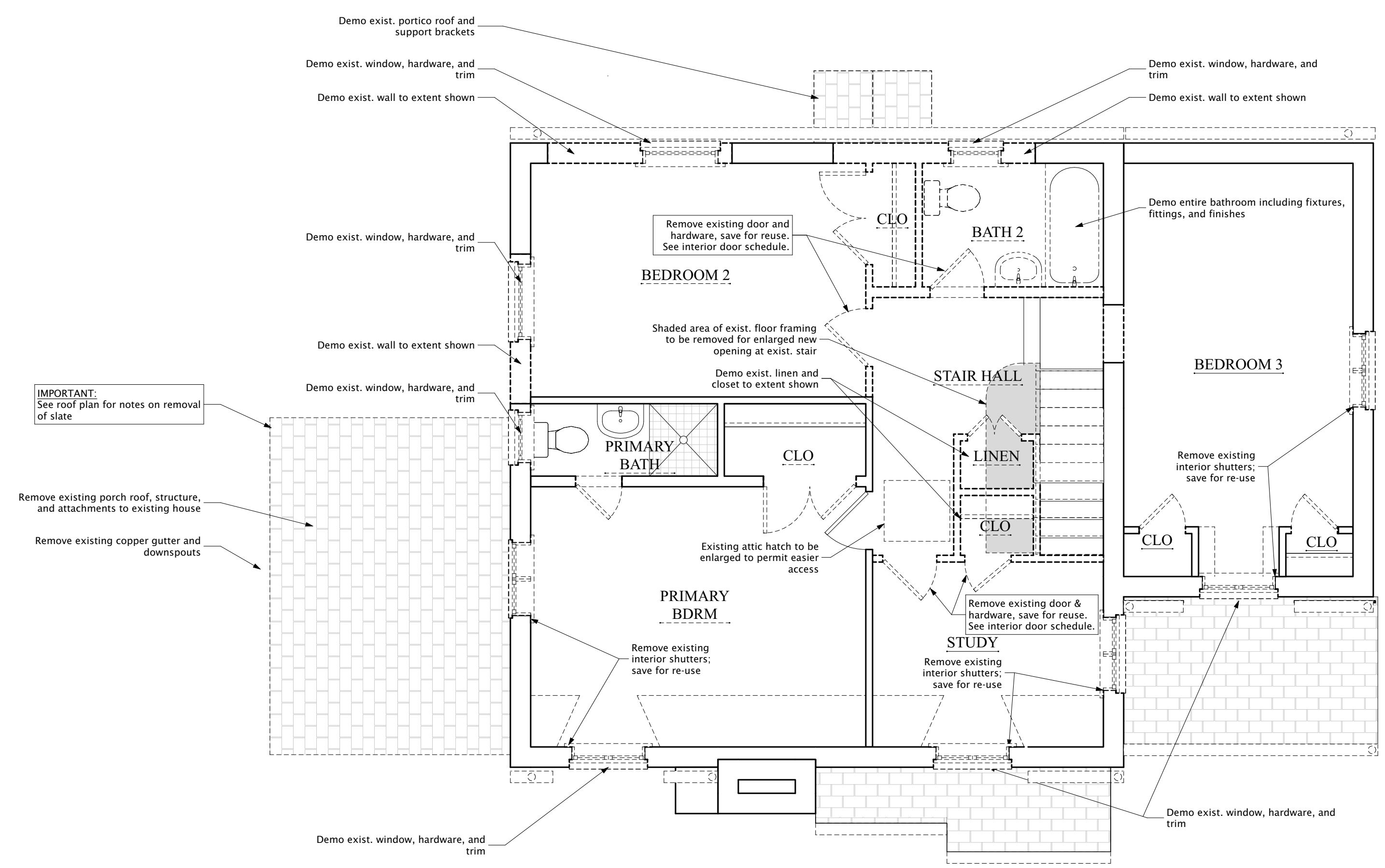
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2nd Floor Demolition Plan

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*[Signature]*

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 By Dan.Bruechert at 3:11 pm, Oct 13, 2023

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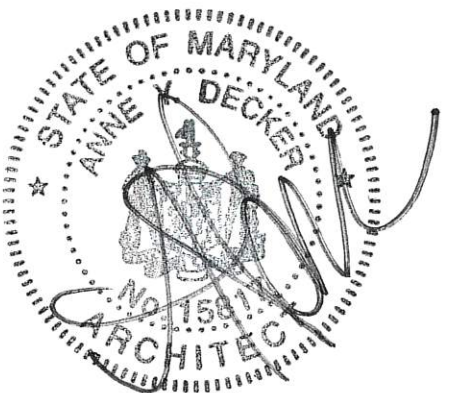
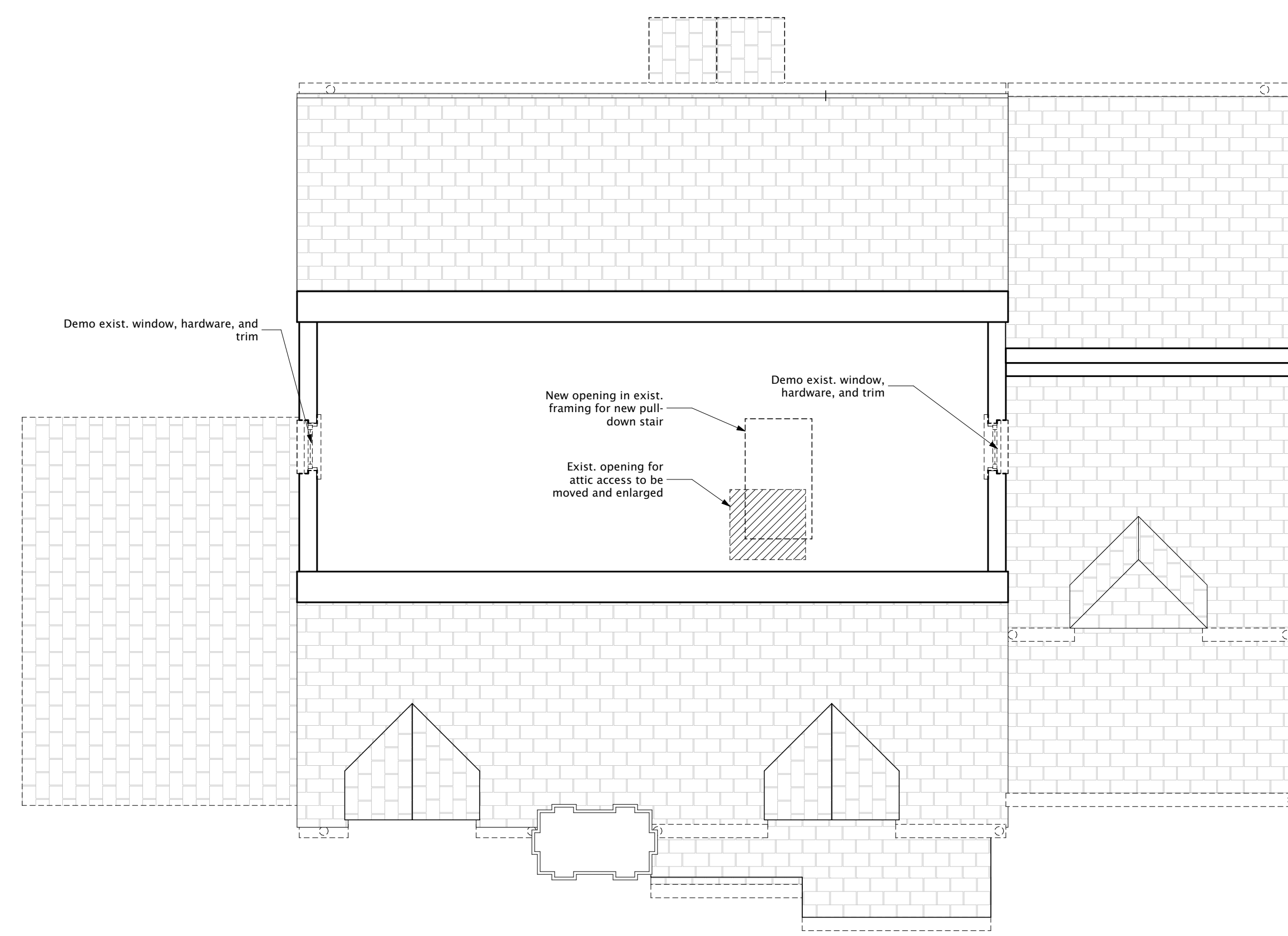
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Attic Demolition Plan

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 [Solid Line] Existing to Remain  
 [Dashed Line] To Be Demolished

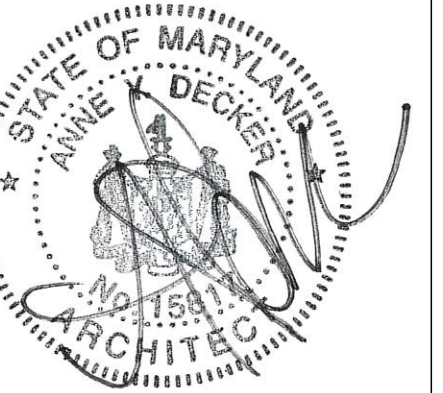
**DEMOLITION NOTES:**

1. Exploratory work necessary to assess structural integrity of existing conditions. GC should bring these items to the attention of the Architect for direction before proceeding with any work in question.
2. Remove dashed portion of existing walls. Coordinate with new work, as required.
3. GC to coordinate with Structural Engineer and/or Architect prior to the removal of walls, doors, and/or windows that may require temporary support systems to be located for the duration of the work.
4. Special care shall be taken to prevent damage to existing construction scheduled to remain.
5. Any area where existing wall or other building elements have been removed shall be patched to match existing or new surface, as required.
6. GC to verify all dimensions before proceeding and obtain measurements at the site for all work required in order to be accurately fitted.
7. GC to consult Owner prior to removal of any salvageable or reusable items. Coordinate with Owner if salvageable.

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WOLFF-MOTT RESIDENCE  
7819 Overhill Rd Bethesda, MD 20814



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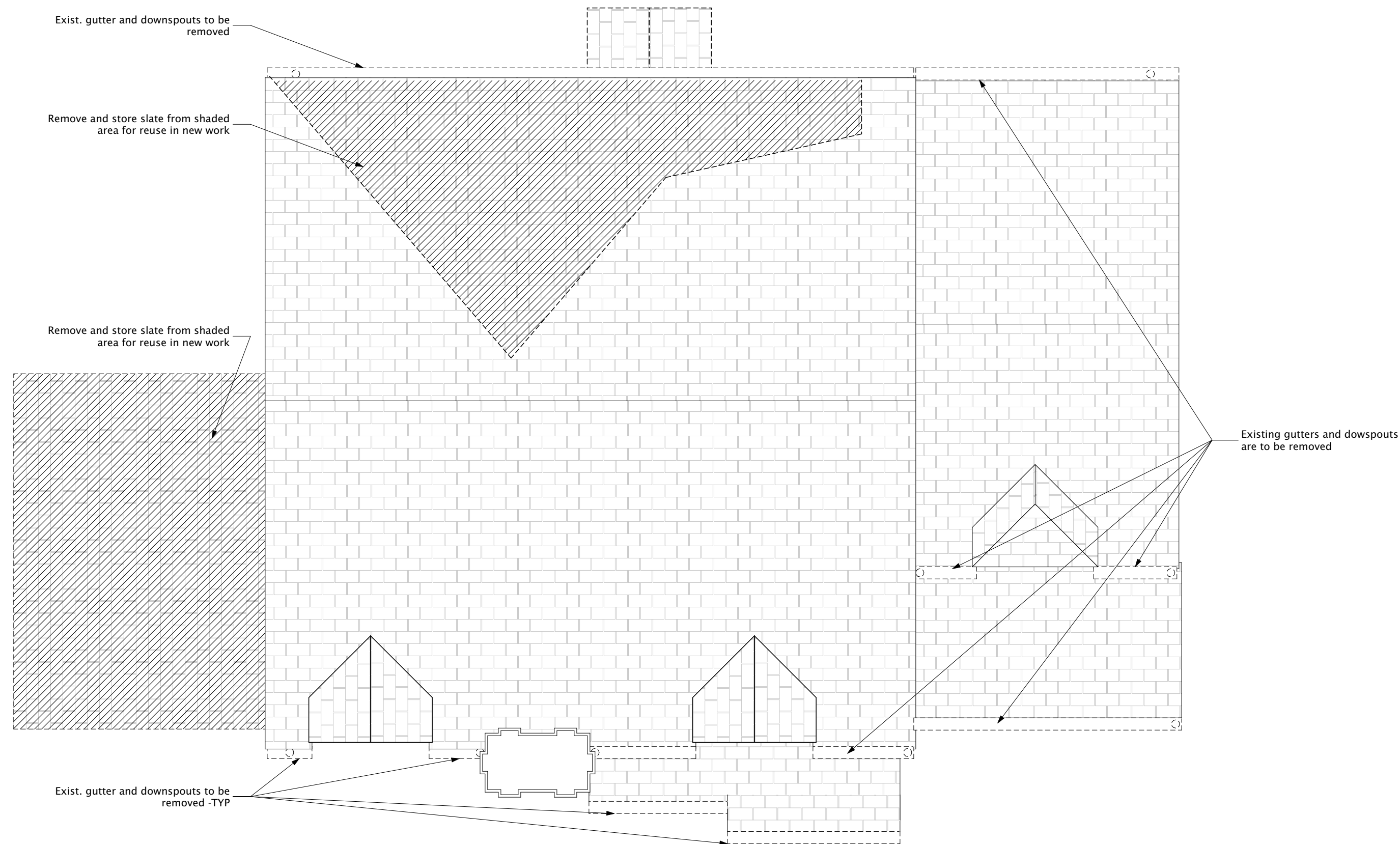
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Roof Demolition Plan

D104



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 Montgomery County  
 Historic Preservation Commission

REVIEWED  
 By Dan.Bruechert at 3:12 pm, Oct 13, 2023

DPS Approval Stamps

**KEY**

NEW WALL

COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. ALL DETECTORS TO BE HARD-WIRED TO DEDICATED CIRCUIT, INTERCONNECTED & PROVIDED WITH BATTERY BACKUP. PROVIDE ONE DETECTOR INSIDE EACH BEDROOM PLUS ONE PER FLOOR AS SHOWN.

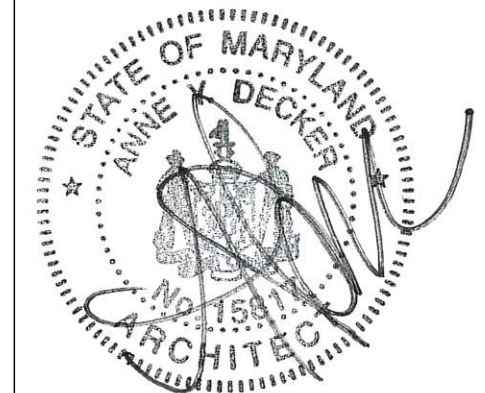
**FRAMING NOTES**

1. New interior walls are dimensioned to face of stud.
2. New exterior walls are dimensioned to face of plywood sheathing (exterior side) and face of stud (interior side).
3. Foundation walls are dimensioned to face of concrete.
4. Window and door openings are dimensioned to the centerline except where noted "min." distance from corner for casing to complete.
5. Steel columns are dimensioned to centerline.
6. Dimensions marked as "Equal" or "EQ," shall be to finish surface.

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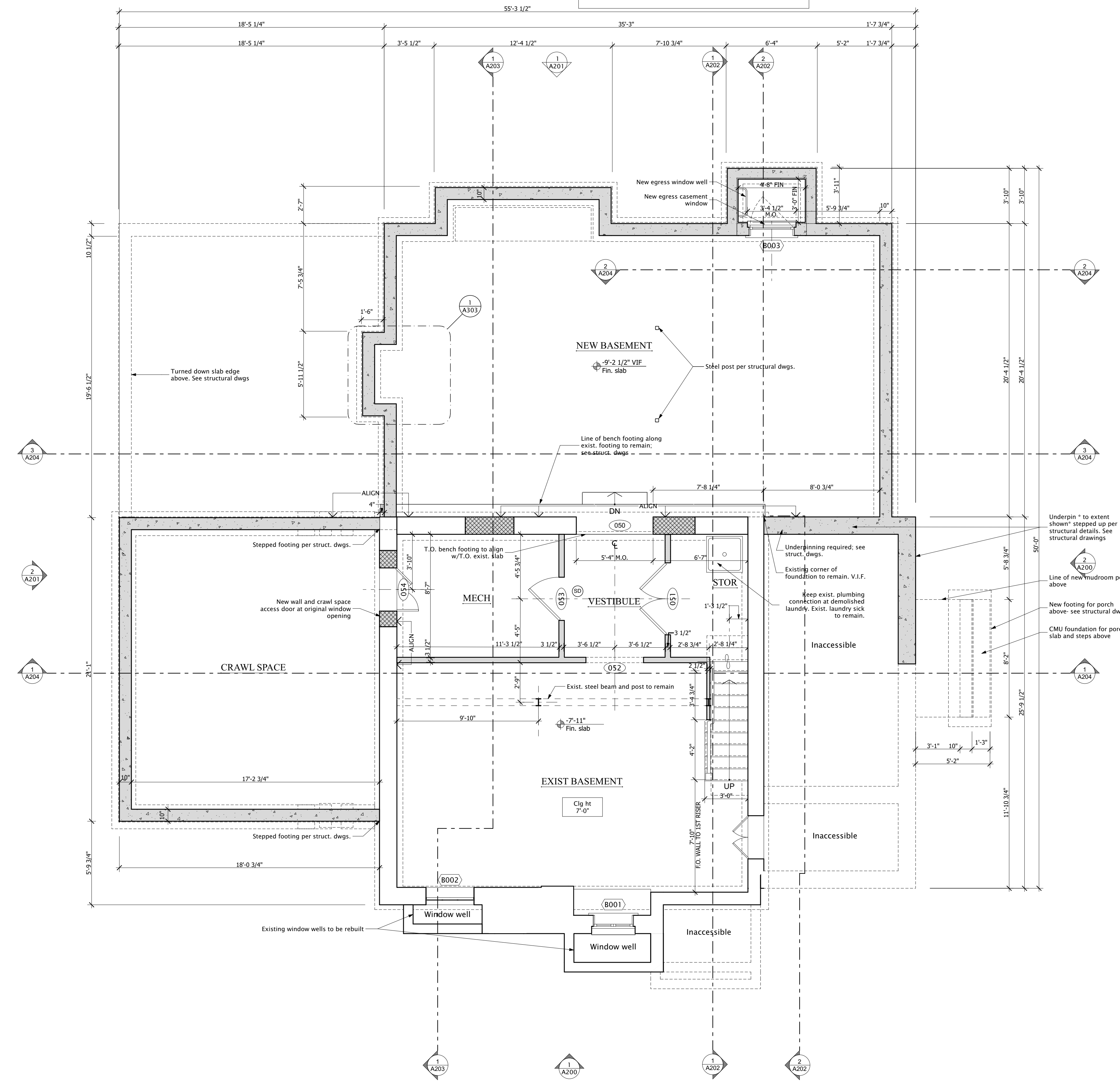
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Basement Plan

**A100**

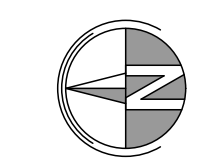


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**REVIEWED**  
By Dan.Bruechert at 3:12 pm, Oct 13, 2023

**1** Exist Basement  
1/4" = 1'-0"



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**KEY**

- NEW WALL
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR: ALL DETECTORS TO BE HARD-WIRED TO DEDICATED CIRCUIT, INTERCONNECTED & PROVIDED WITH BATTERY BACKUP. PROVIDE ONE DETECTOR INSIDE EACH BEDROOM PLUS ONE PER FLOOR AS SHOWN.

**FRAMING NOTES**

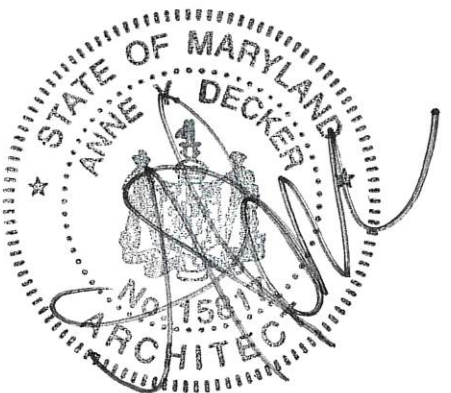
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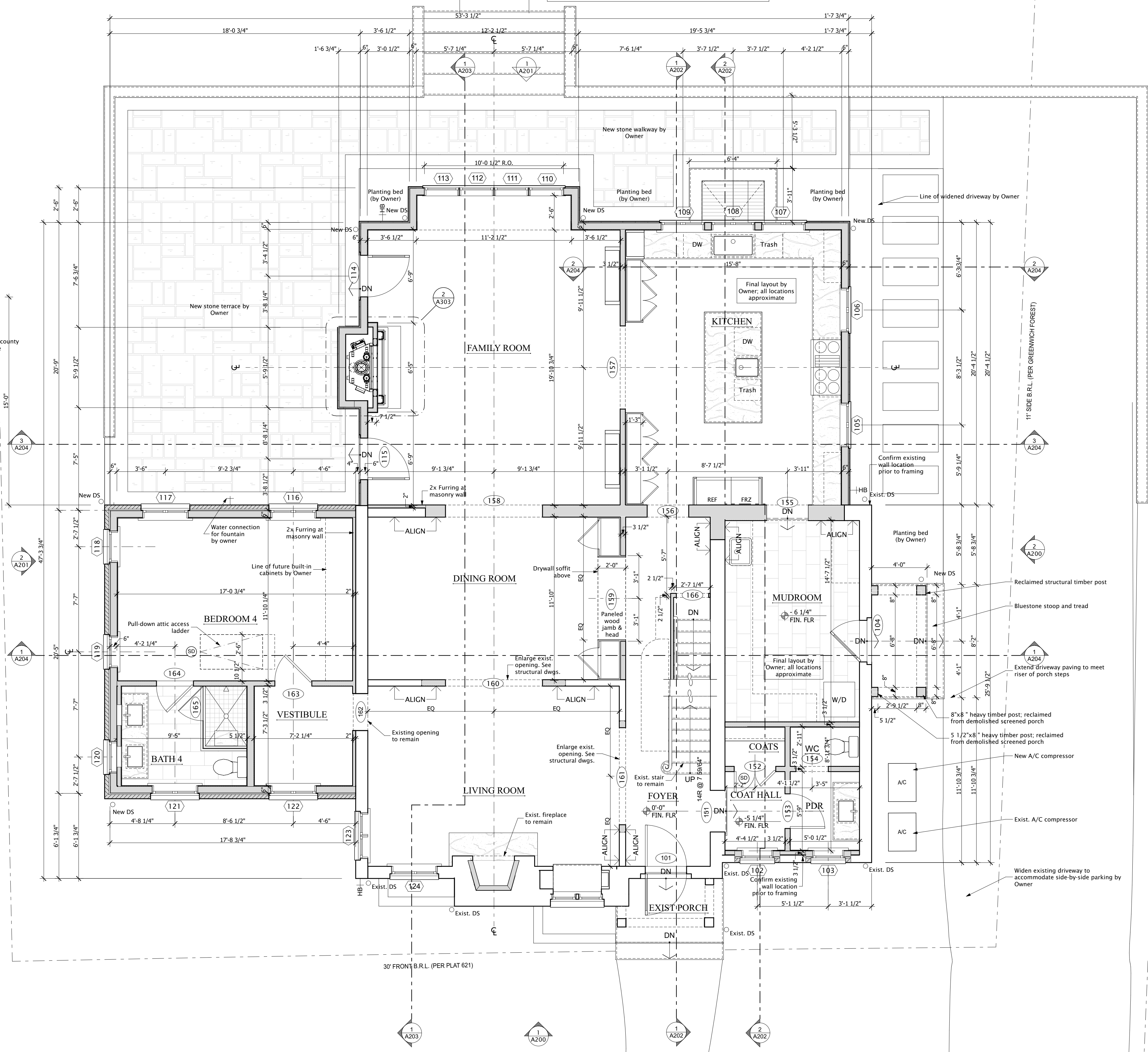
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1st Floor Plan

# A101

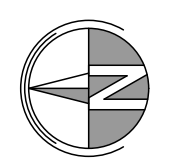


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By Dan.Bruechert at 3:12 pm, Oct 13, 2023

**1 First Floor**  
1/4" = 1'-0"



DPS Approval Stamps

**KEY**

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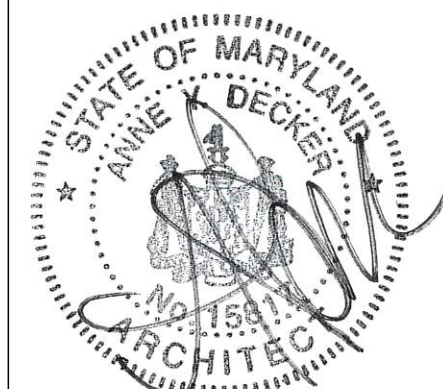
**FRAMING NOTES**

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- Dimensions marked as "Equal" or "EQ," shall be to finish surface.

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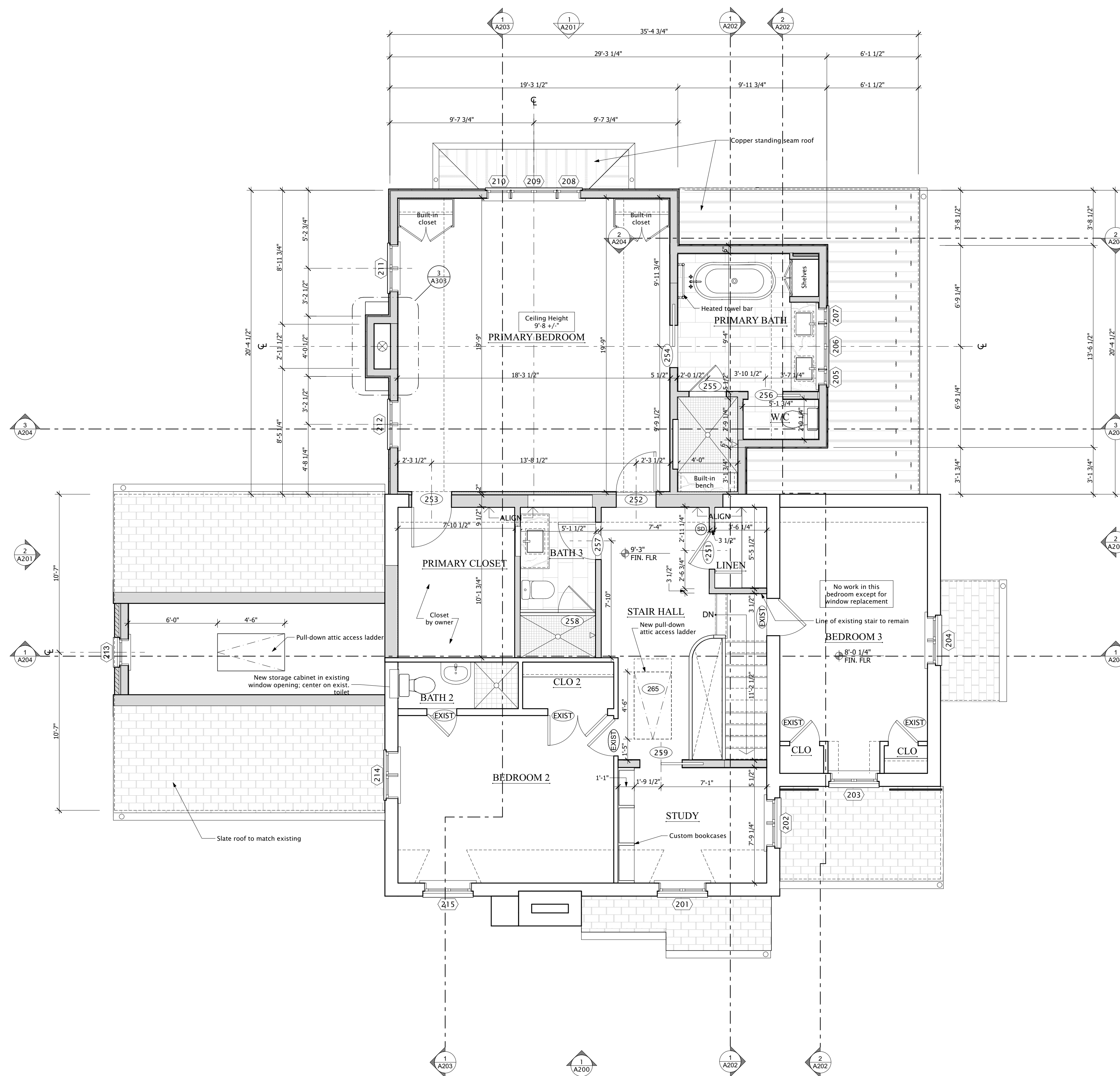
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2nd Floor Plan

A102

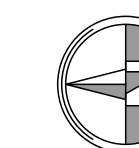


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Historic Preservation Commission

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By Dan.Bruechert at 3:12 pm, Oct 13, 2023

1 Second Floor  
1/4" = 1'-0"



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**KEY**

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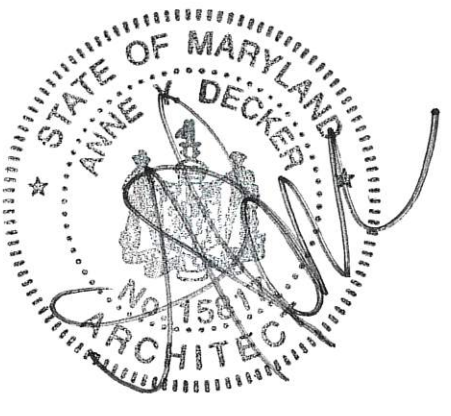
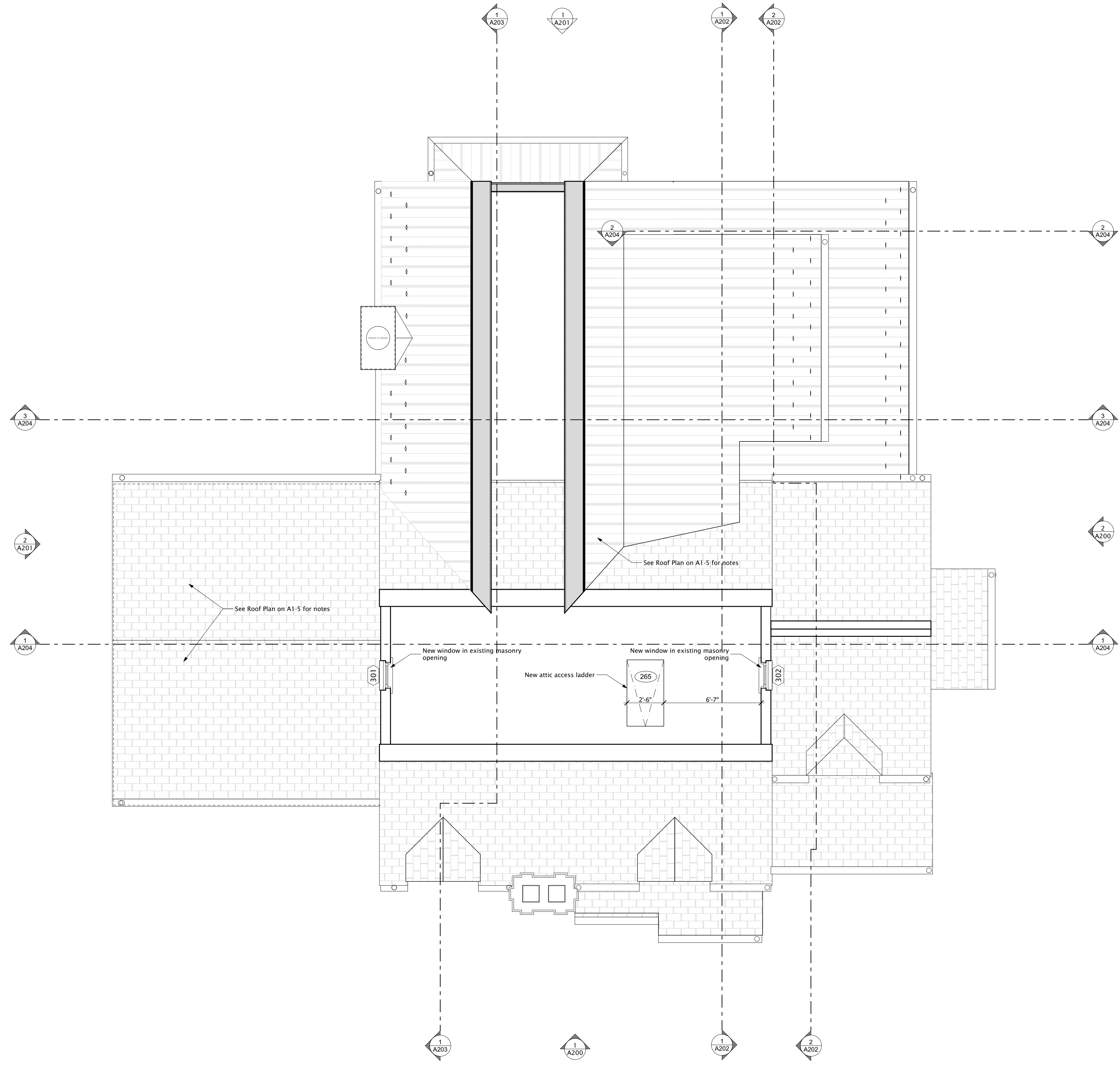
**FRAMING NOTES**

1. New interior walls are dimensioned to face of stud.
2. New exterior walls are dimensioned to face of plywood sheathing (exterior side) and face of stud (interior side).
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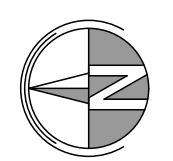
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*[Signature]*

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By Dan.Bruechert at 3:12 pm, Oct 13, 2023

**1 Attic**  
1/4" = 1'-0"

**A103**



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**KEY**

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**FRAMING NOTES**

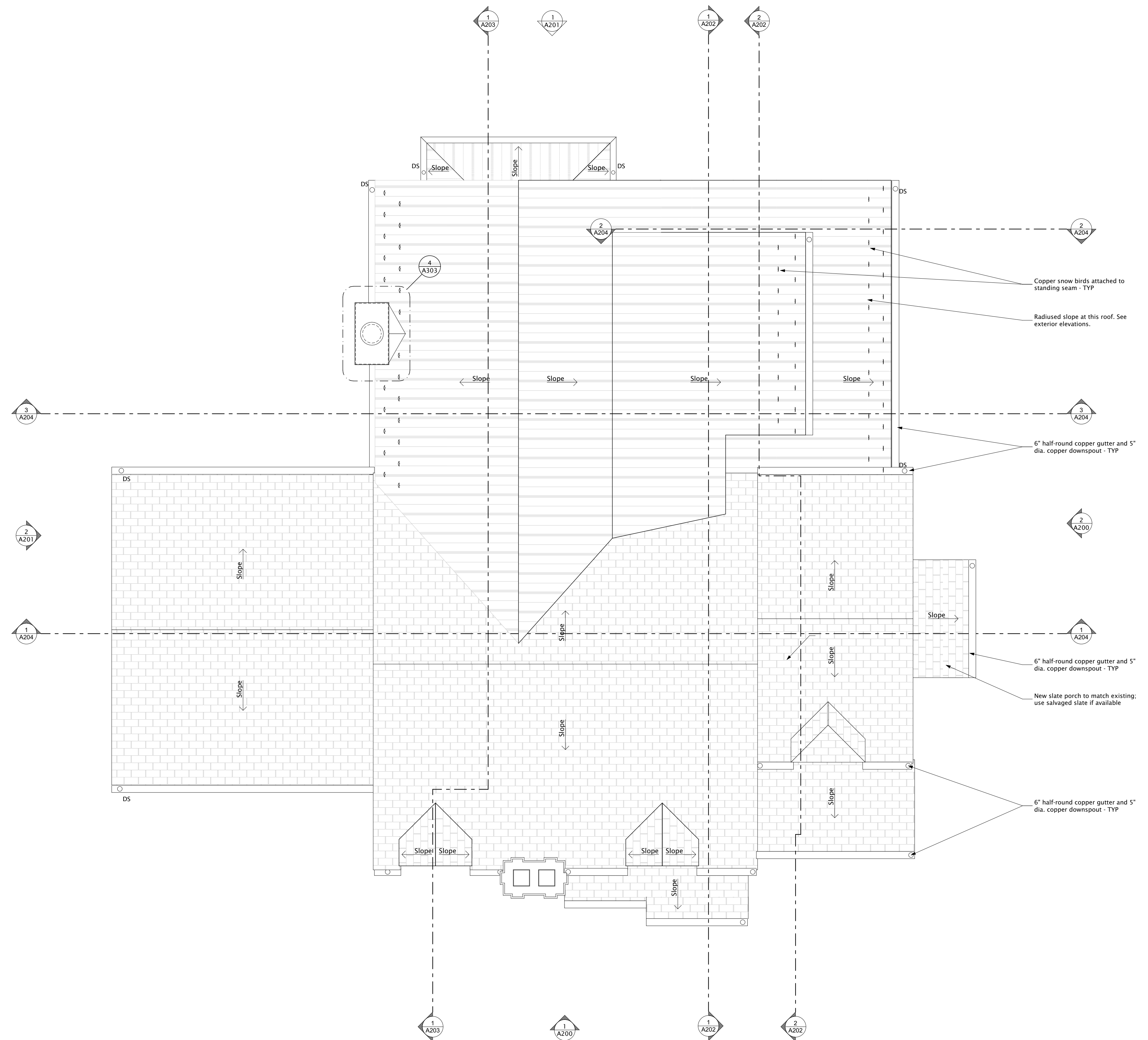
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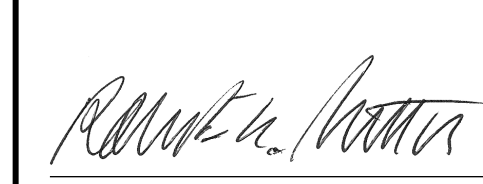
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Roof Plan

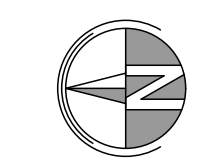
A104

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Historic Preservation Commission



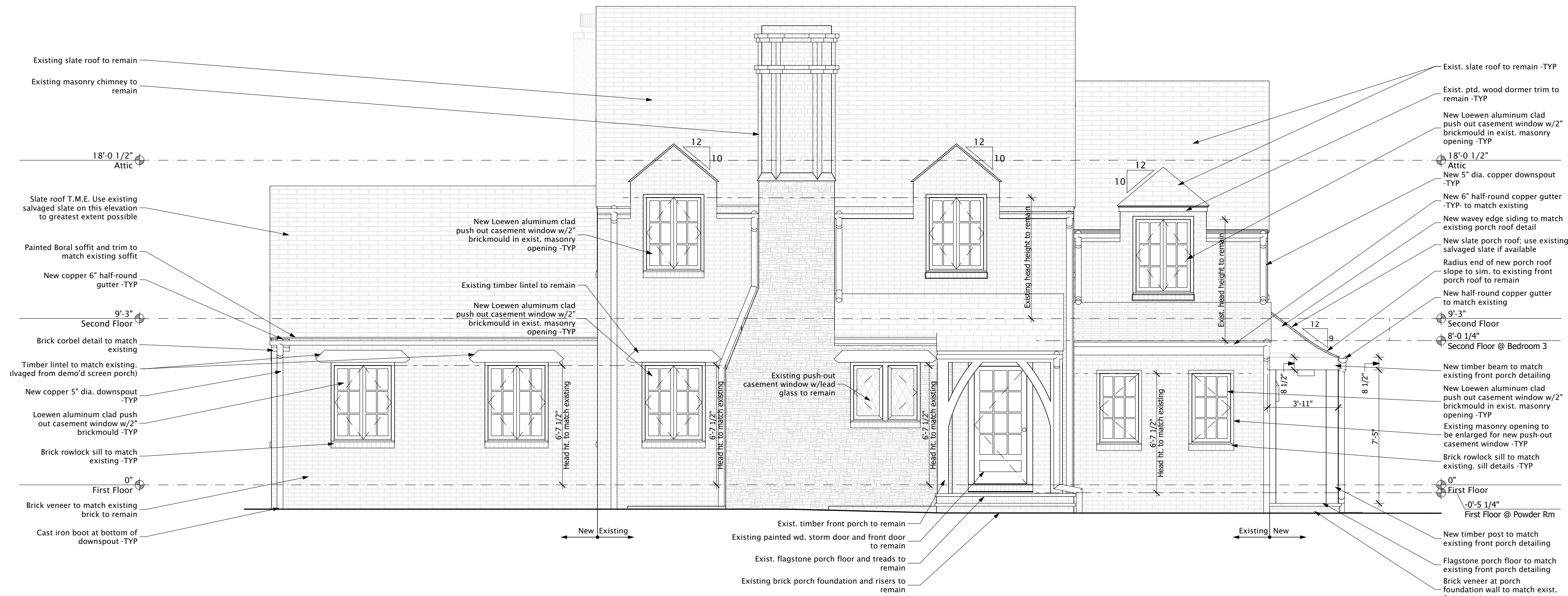
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By Dan.Bruechert at 3:12 pm, Oct 13, 2023

1 Roof  
1/4" = 1'-0"

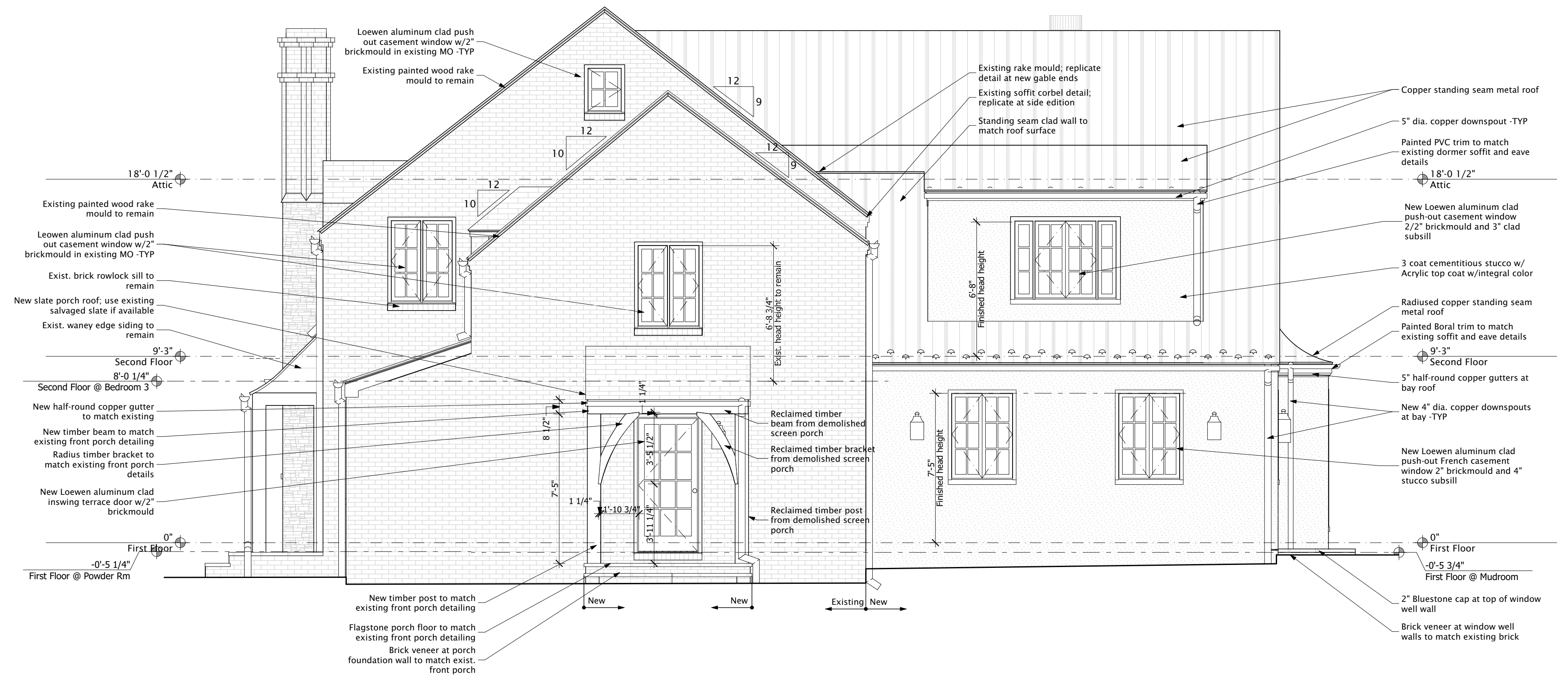




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1 Front Elevation  
1/4" = 1'-0"

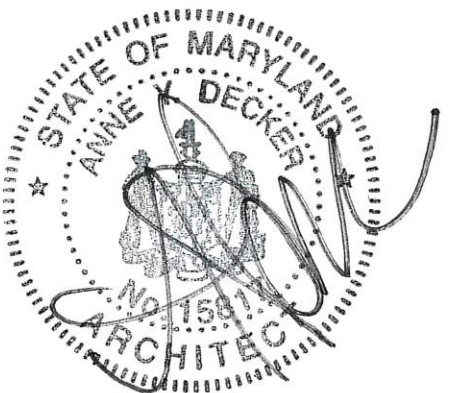


2 Right Elevation  
1/4" = 1'-0"

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*Robert A. Potter*

REVIEWED  
By Dan.Bruechert at 3:12 pm, Oct 13, 2023



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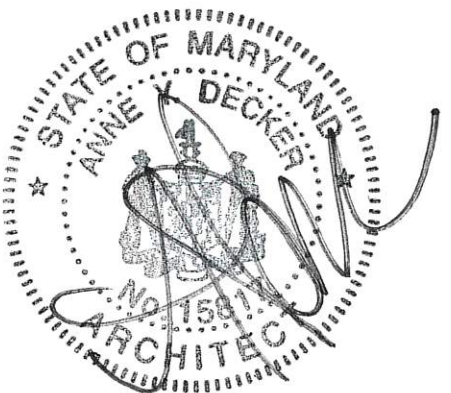
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Front & Right Elevations

A200

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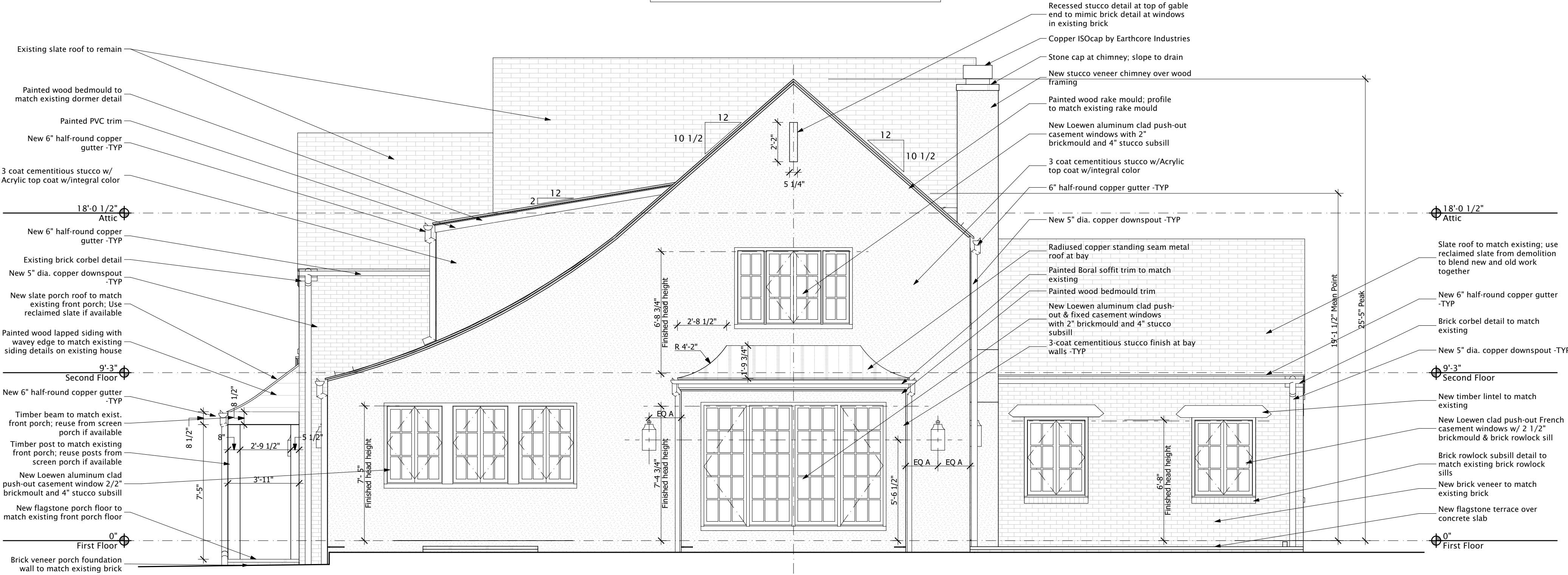
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*Ronald A. Bruechert*

REVIEWED  
By Dan.Bruechert at 3:12 pm, Oct 13, 2023

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Rear & Left Elevations



1 Rear Elevation  
1/4" = 1'-0"



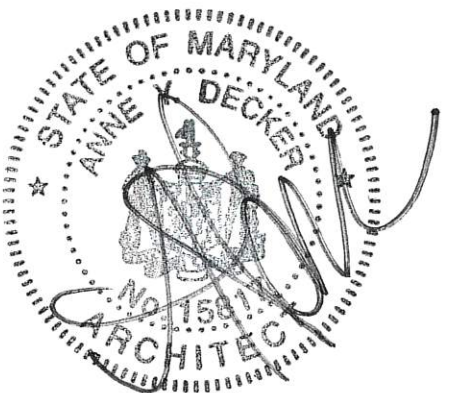
2 Left Elevation  
1/4" = 1'-0"

DPS Approval Stamps

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7819 Overhill Rd Bethesda, MD 20814



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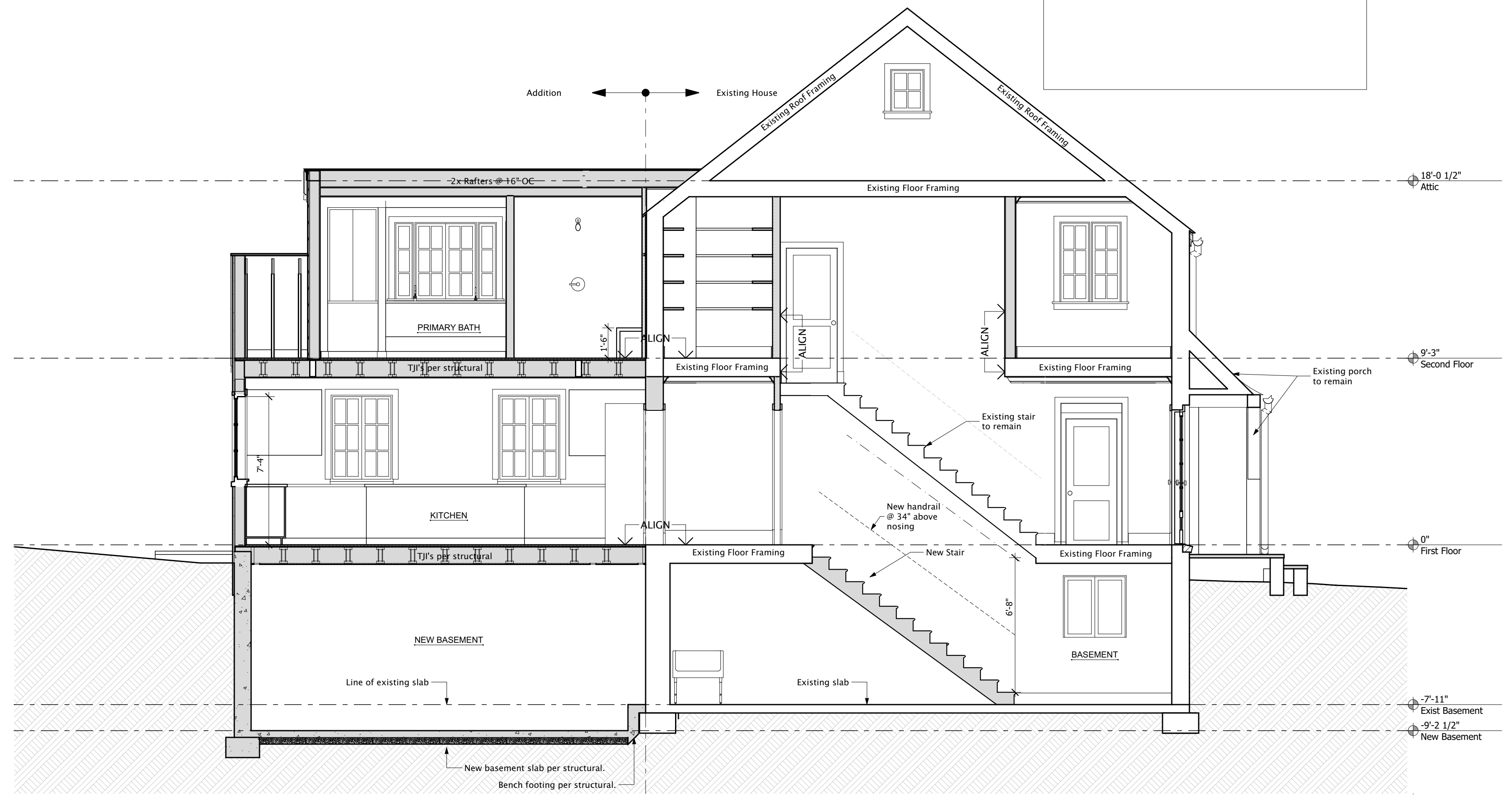
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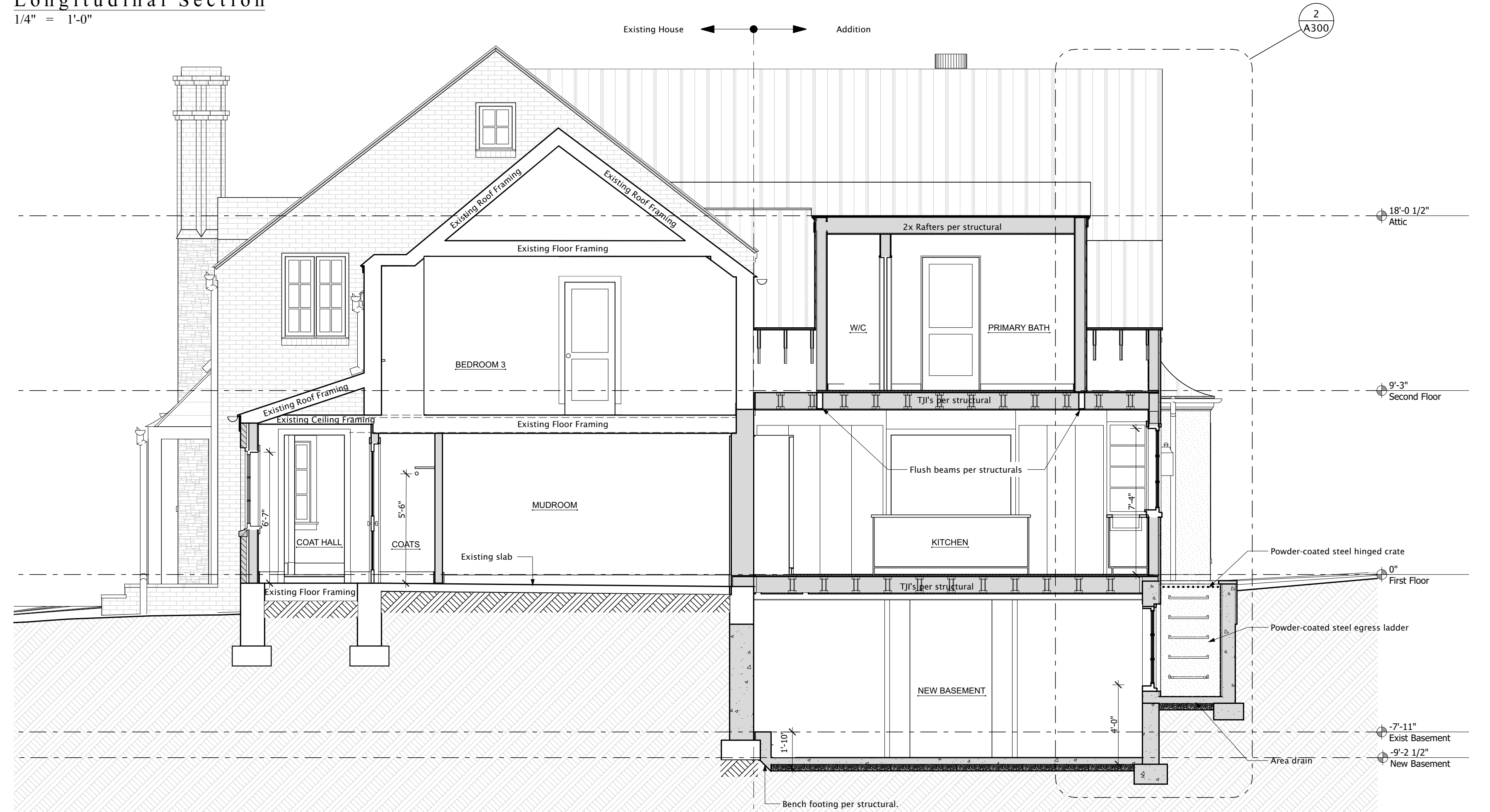
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Building Sections

**A202**



**1** Longitudinal Section  
1/4" = 1'-0"



**2** Longitudinal Section  
1/4" = 1'-0"

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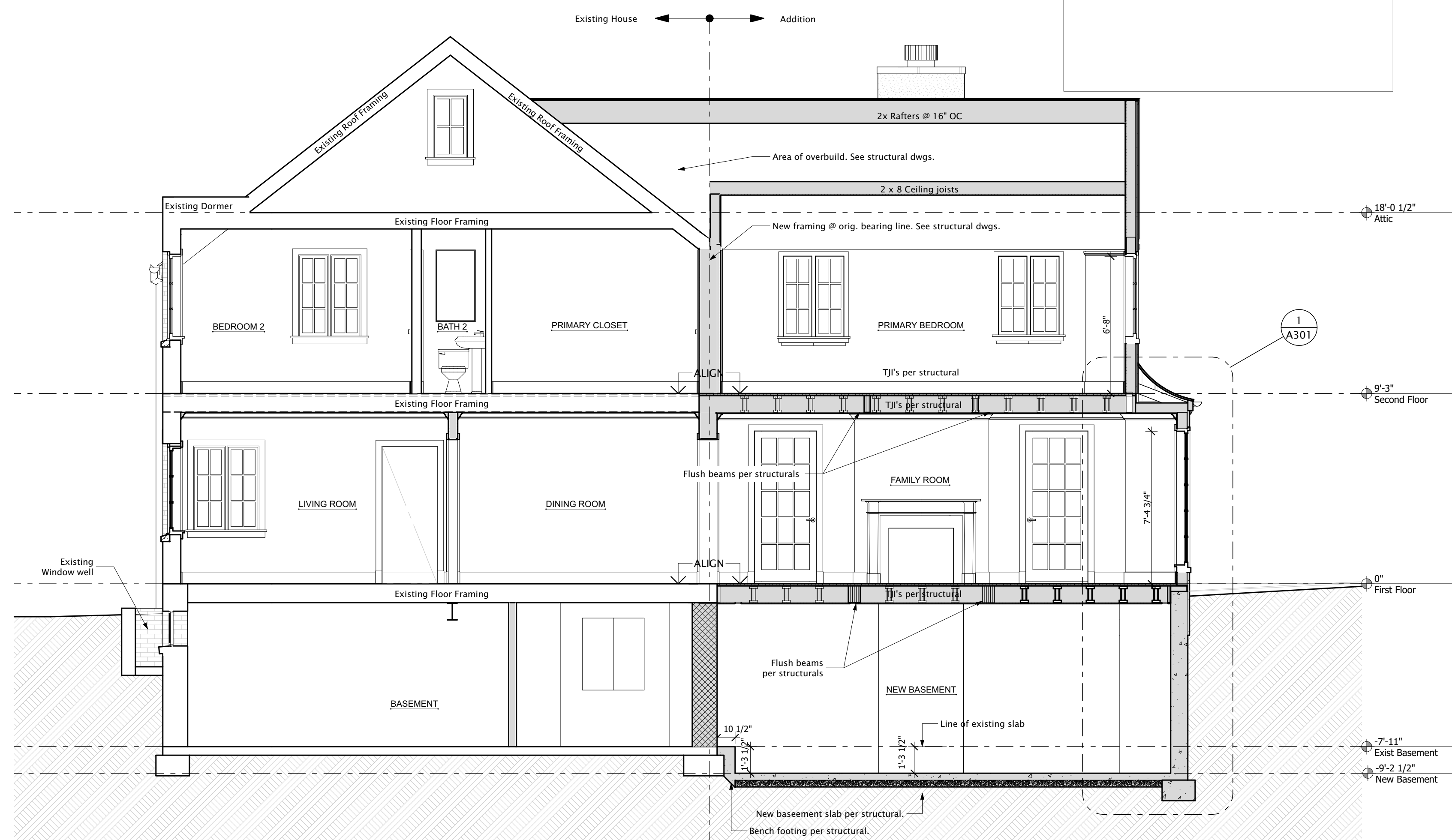
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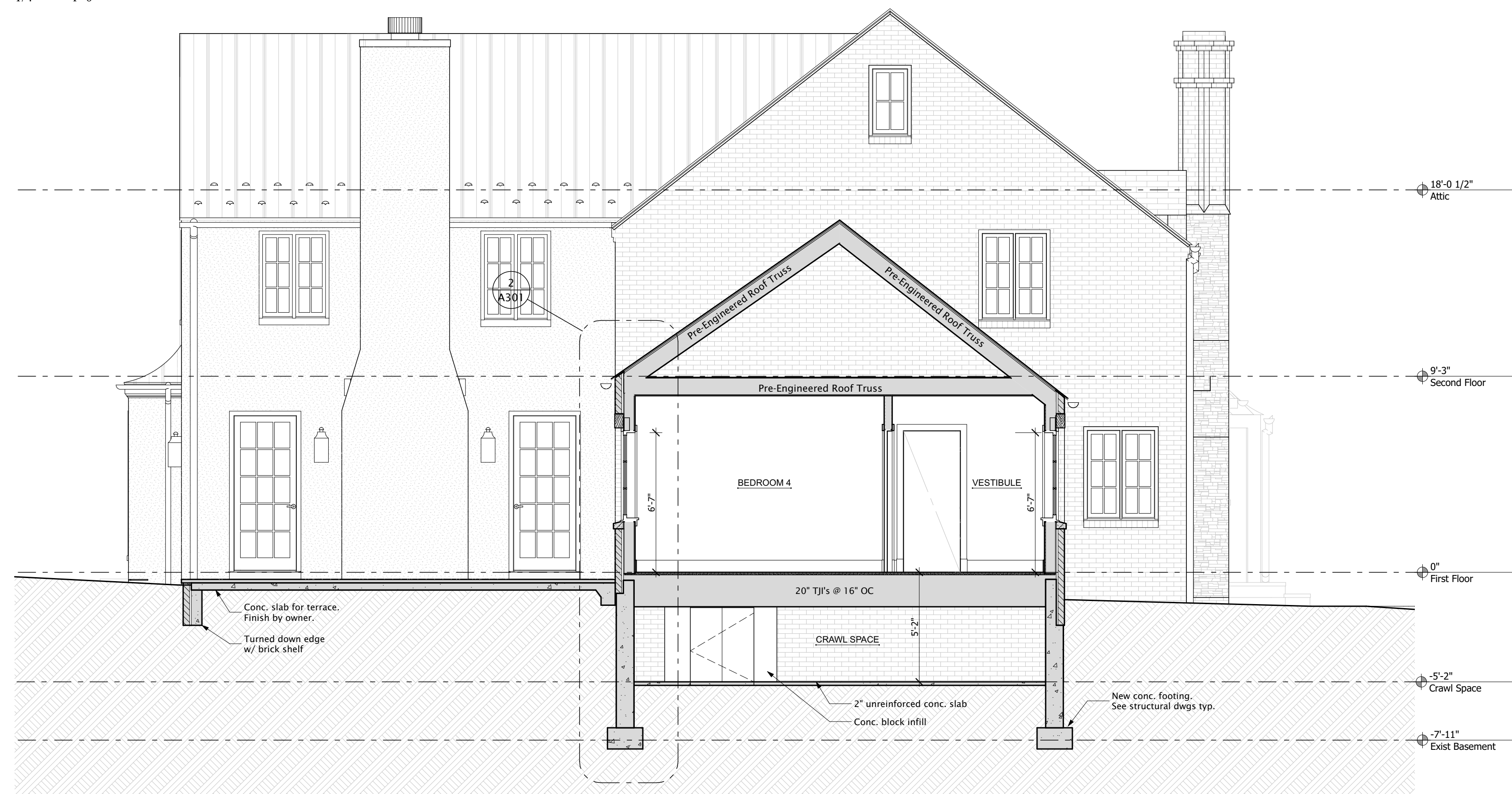
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**1** Longitudinal Section  
1/4" = 1'-0"

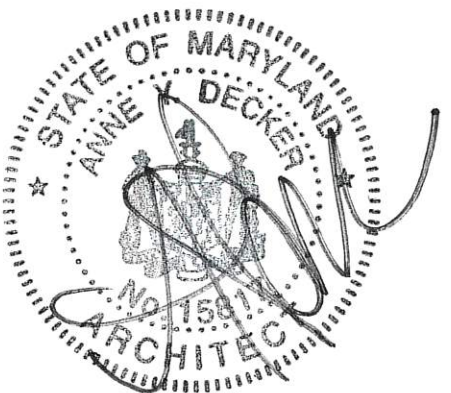


**2** Cross Section  
1/4" = 1'-0"

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*[Signature]*

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By Dan.Bruechert at 3:12 pm, Oct 13, 2023



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No.	Date	Revision Notes

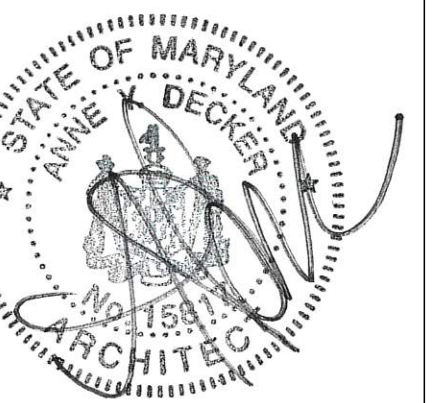
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Building Sections

A203

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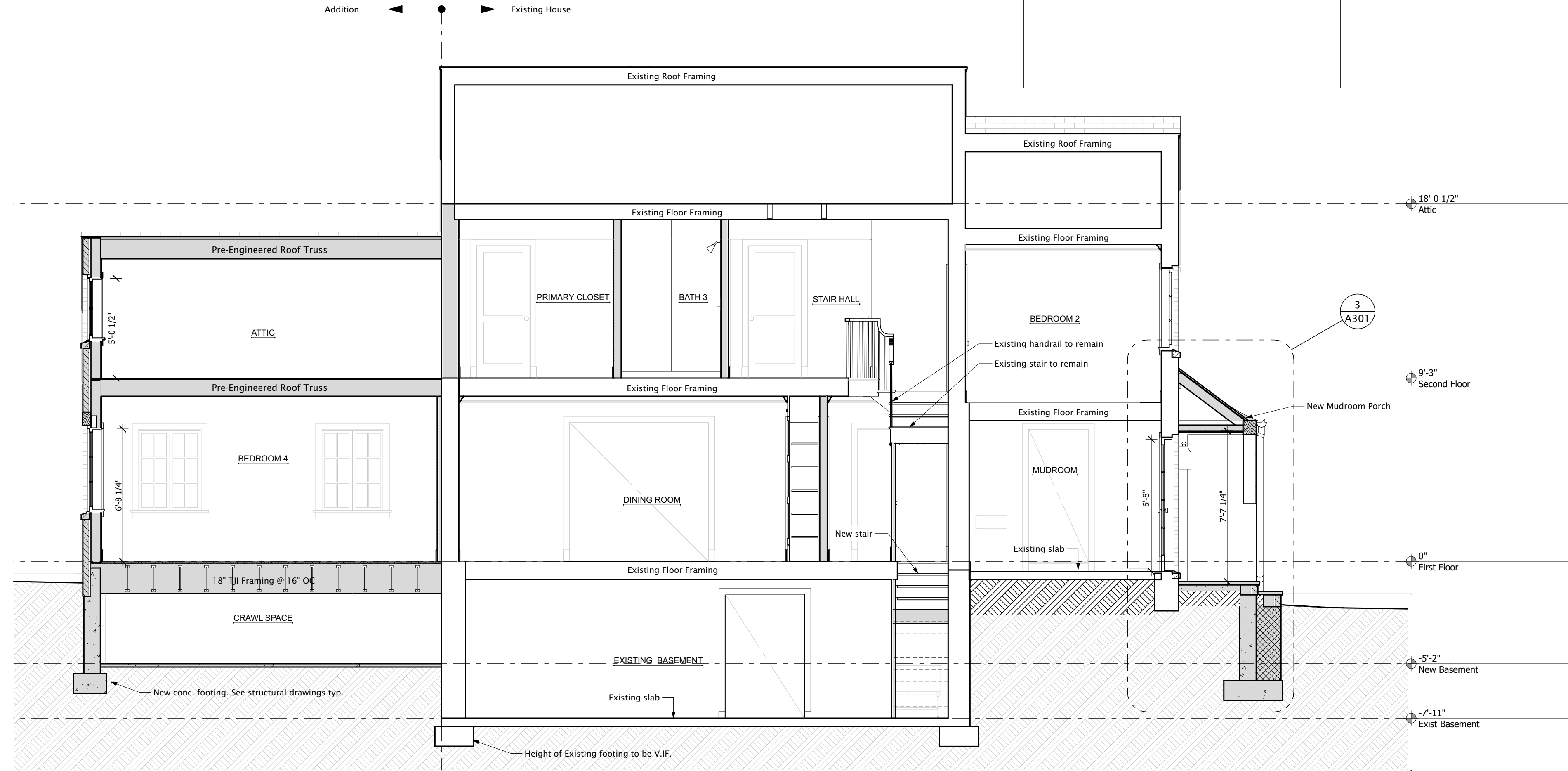
No.	Date	Revision Notes

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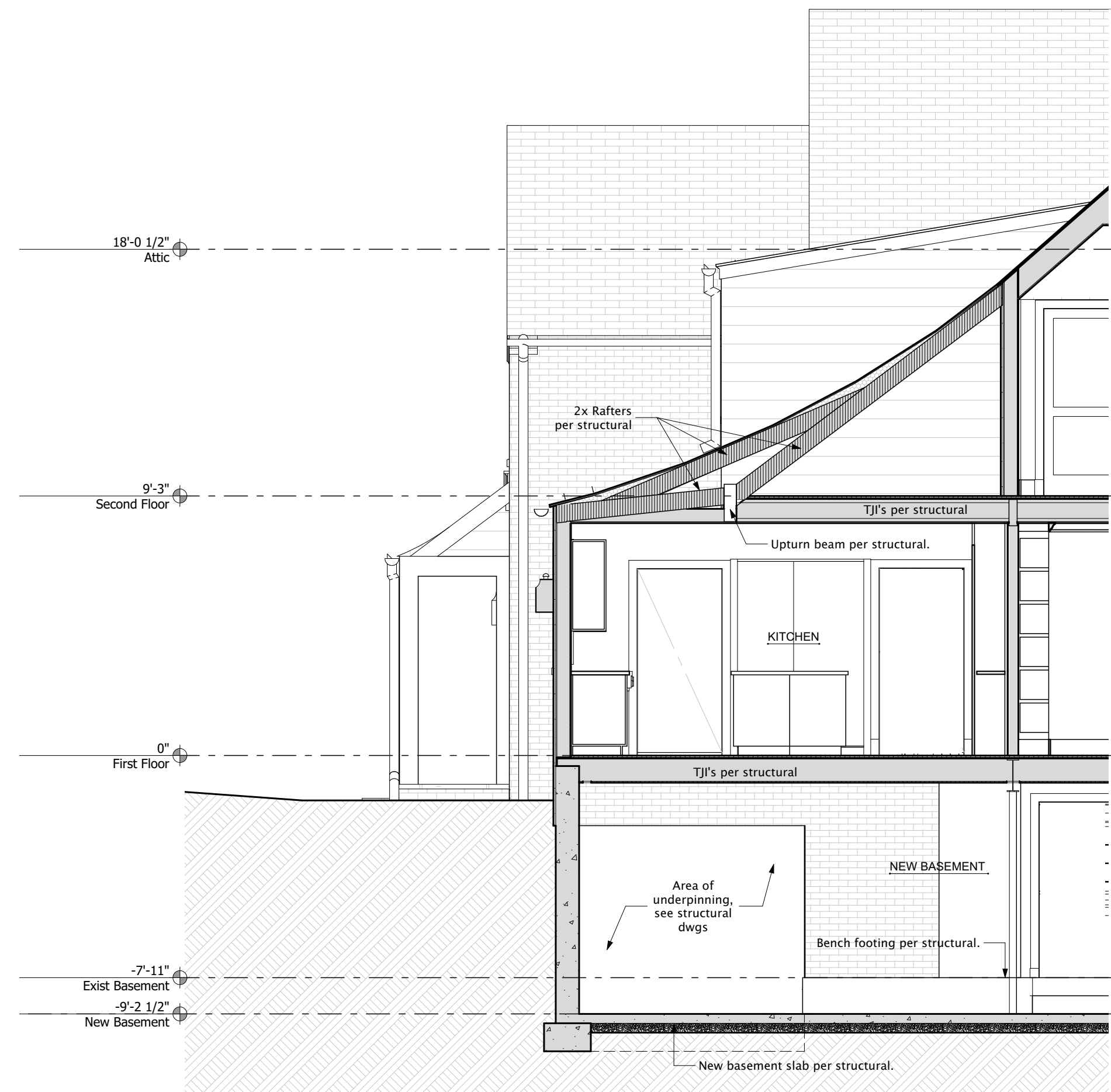
Building Sections

A204

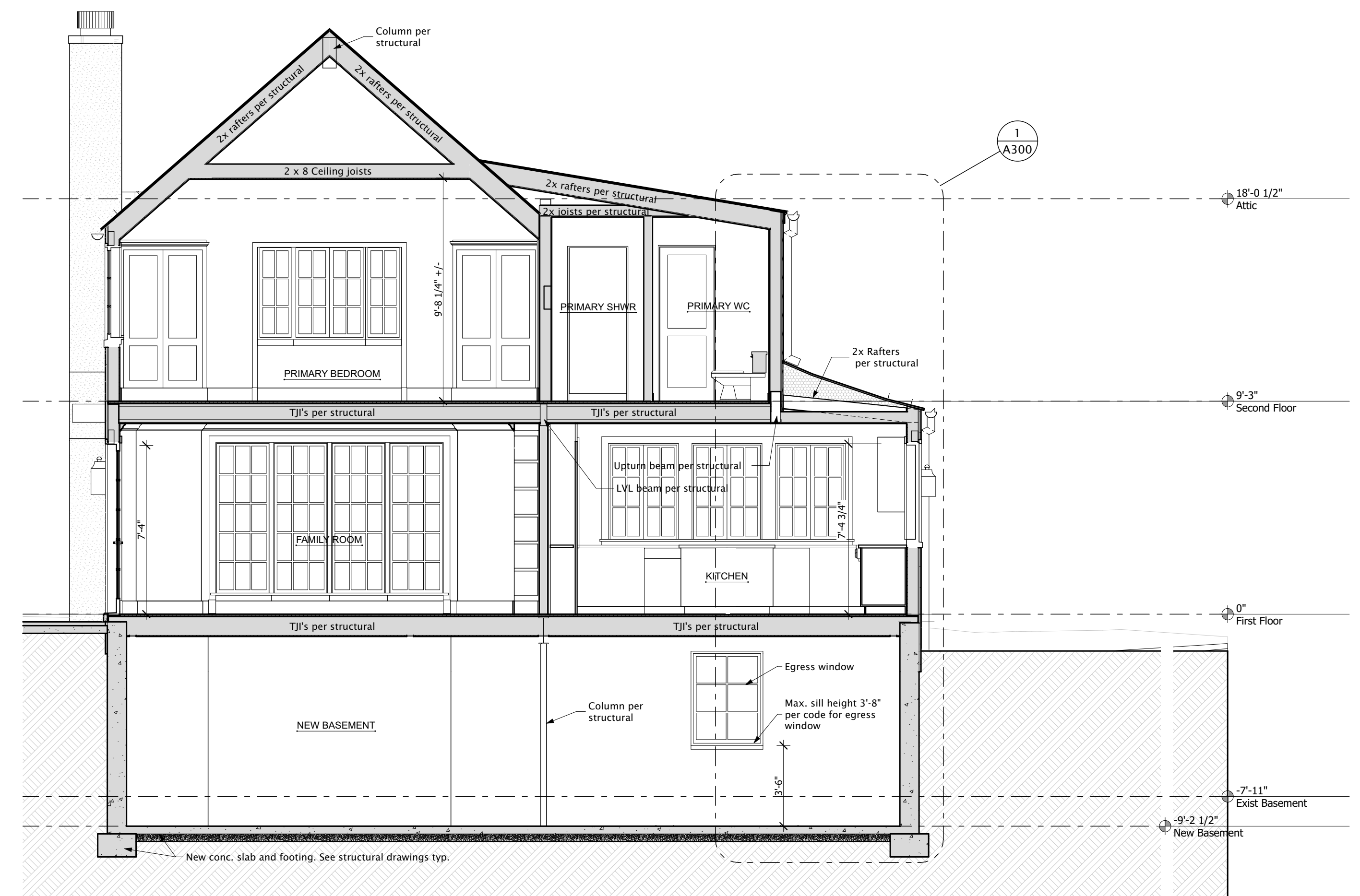
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**1** Cross Section  
1/4" = 1'-0"



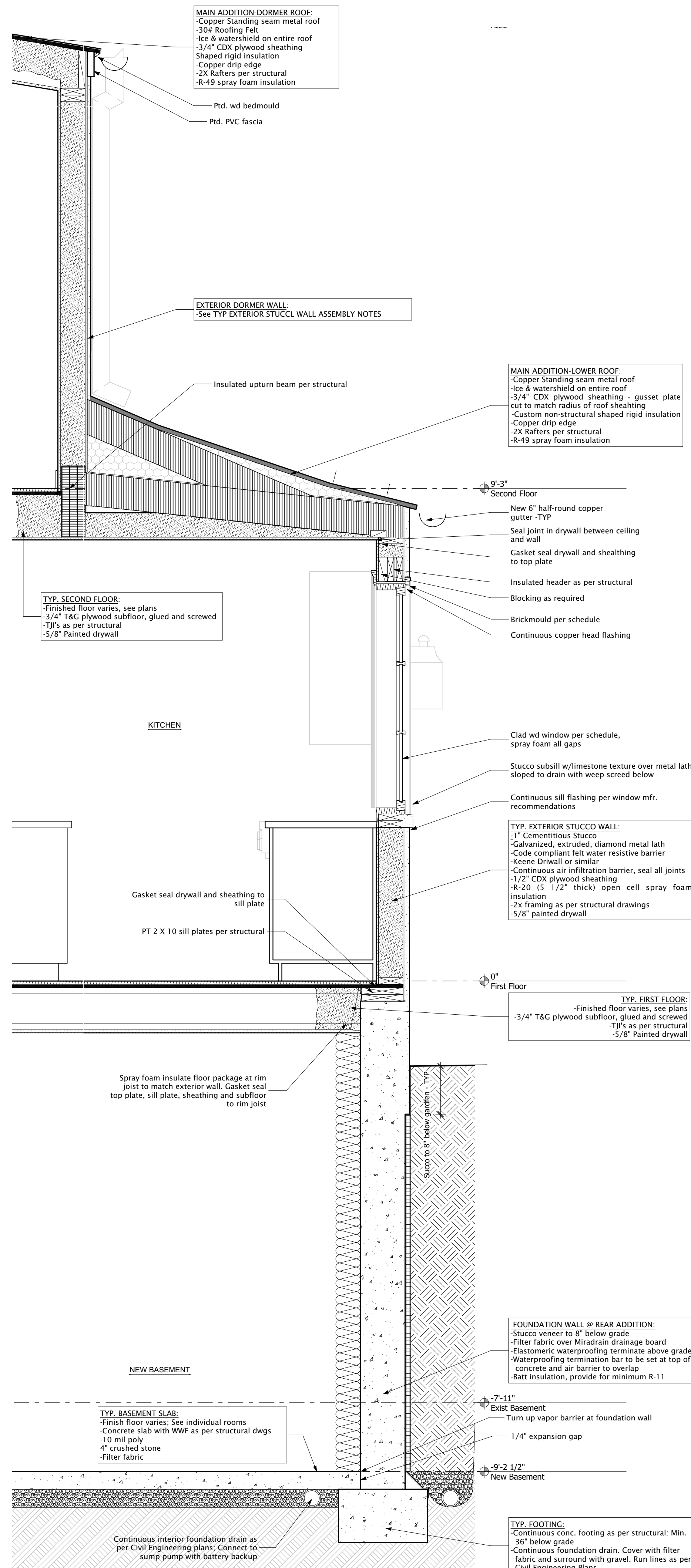
**2** Cross Section  
1/4" = 1'-0"



**3** Cross Section  
1/4" = 1'-0"

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Historic Preservation Commission  
*Anne Decker*

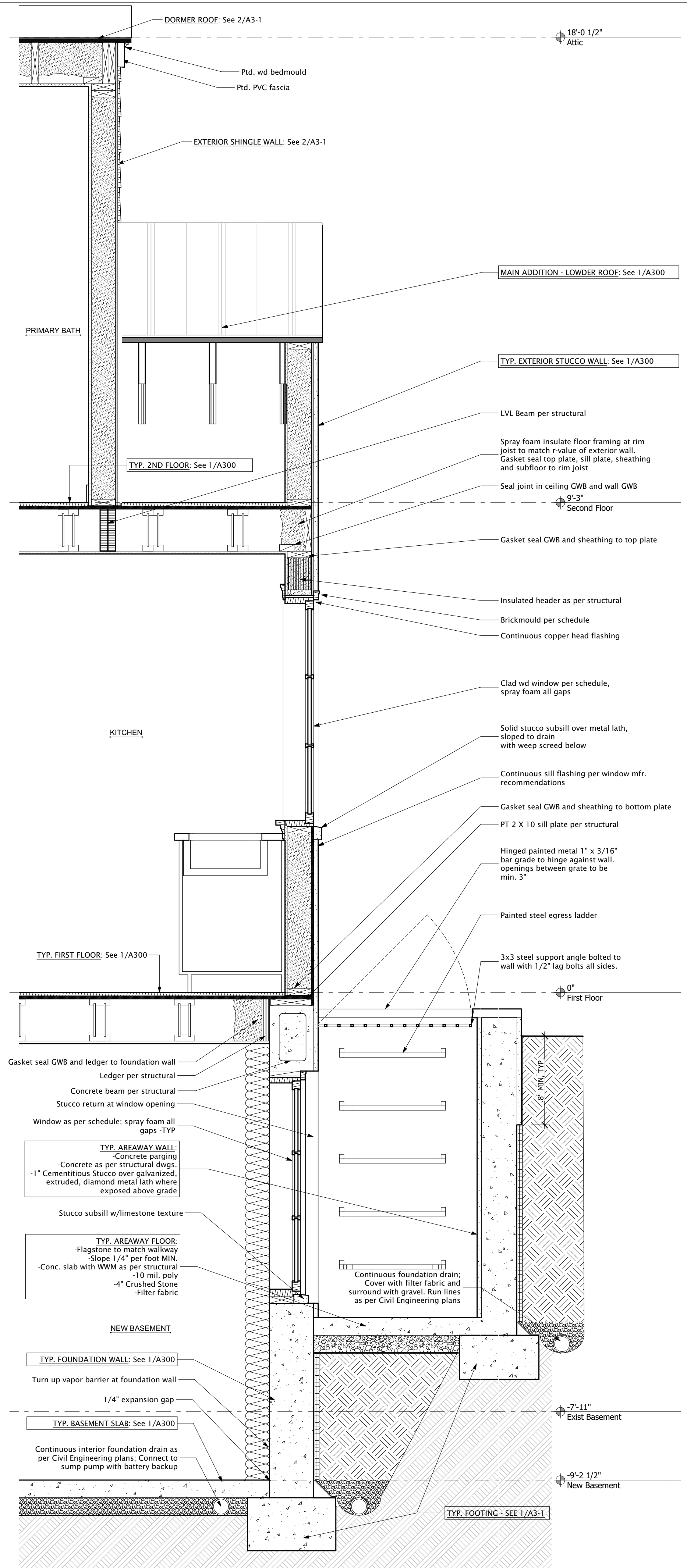
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**1** Wall Section - Kitchen, Dormer  
3/4" = 1'-0"

DPS Approval Stamps

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Montgomery County  
Historic Preservation Commission  
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By Dan.Bruechert at 3:12 pm, Oct 13, 2023

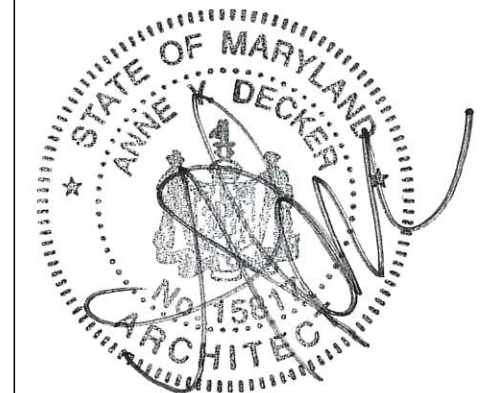


**2** Wall Section - Kitchen, Dormer, Window Well  
3/4" = 1'-0"

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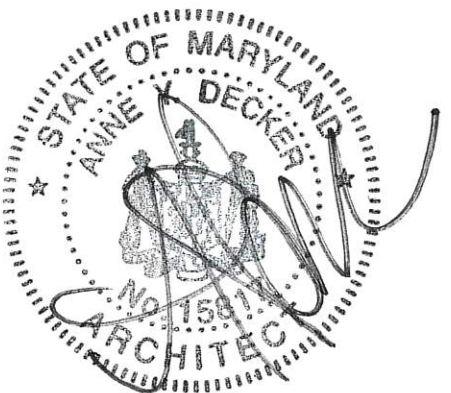
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Wall Sections

**A300**

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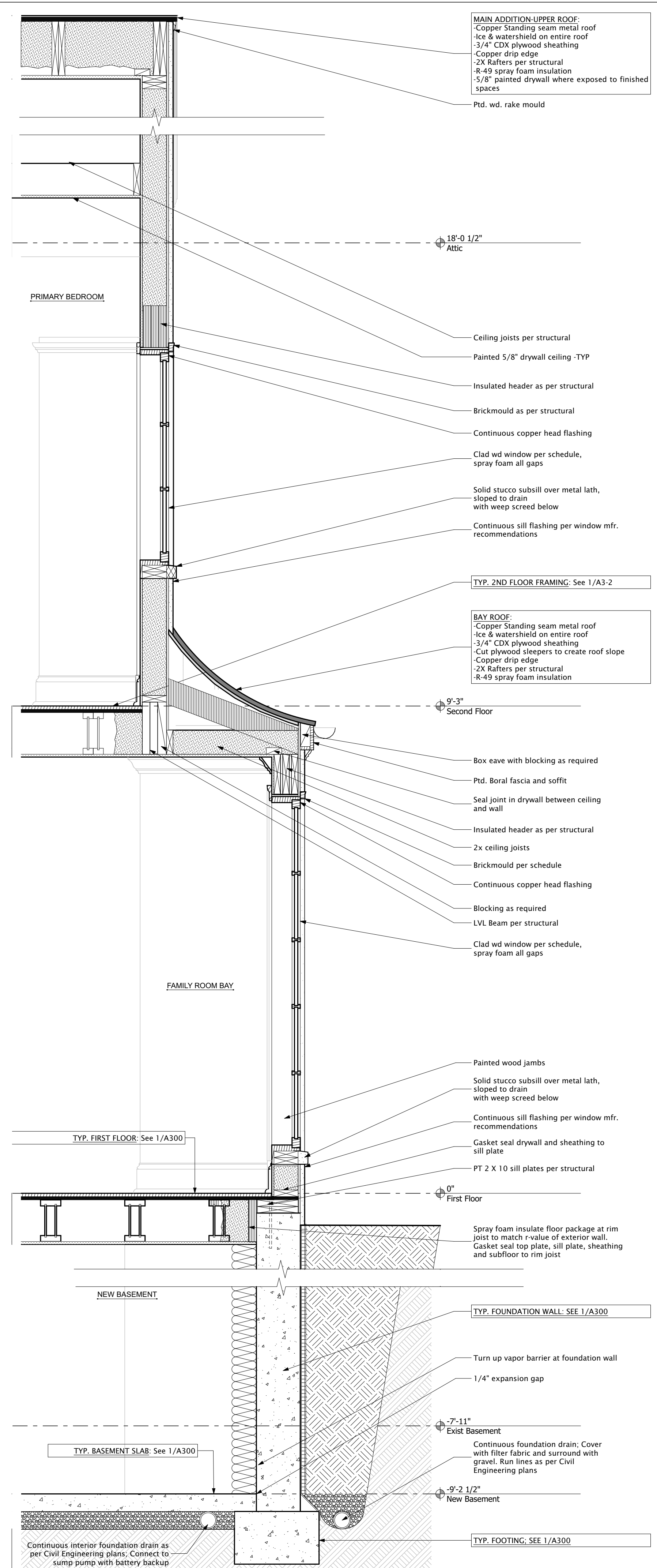
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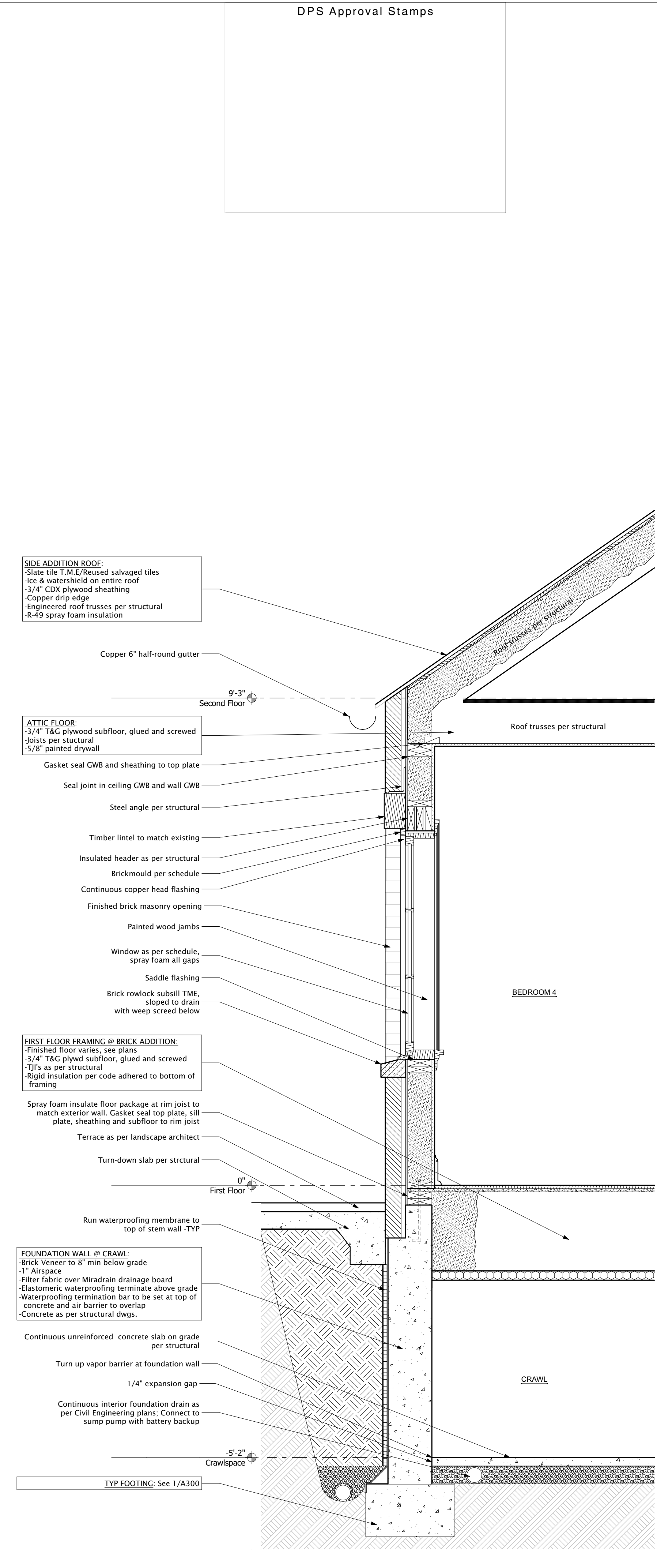
Wall Sections

**A301**

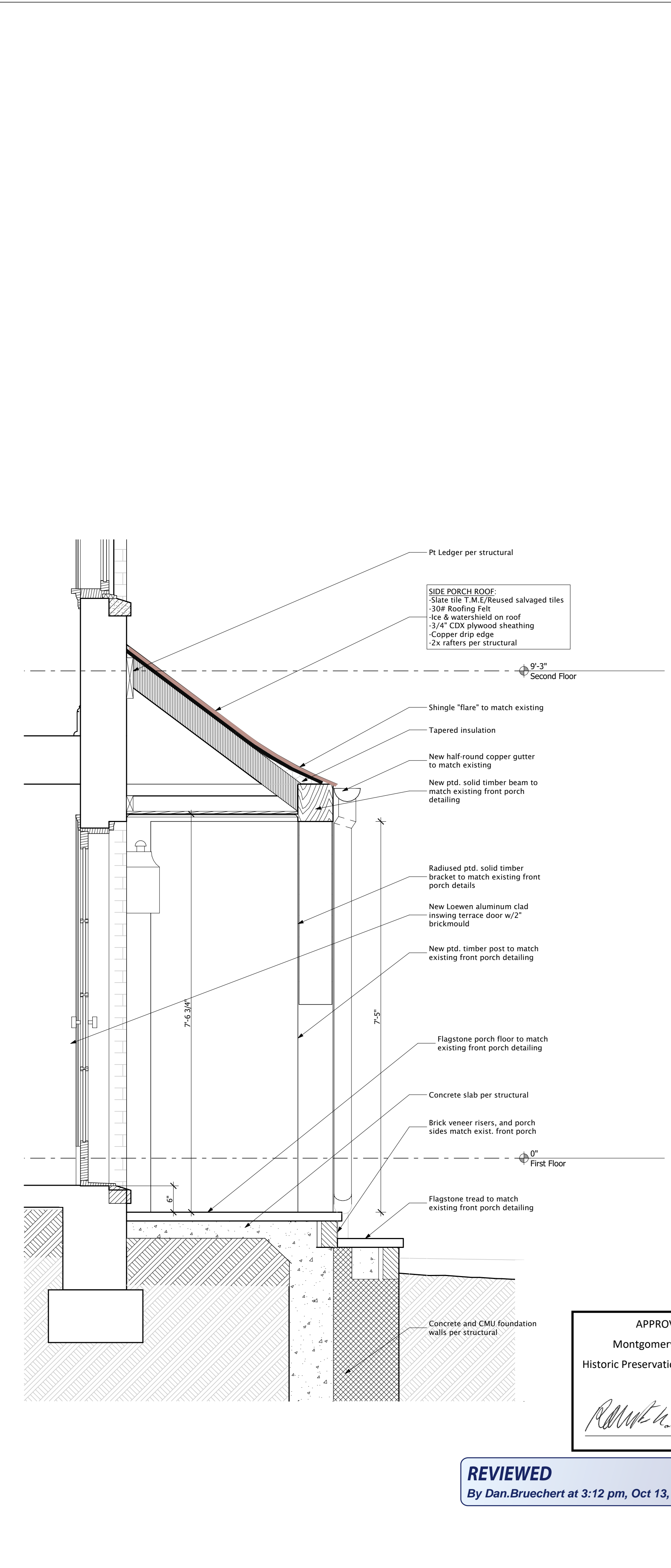
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**1 Wall Section - Family Bay**  
3/4" = 1'-0"



**2 Wall Section - Bedroom 4**  
3/4" = 1'-0"



**3 Wall Section - Side Entry**  
3/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert H. Patton*

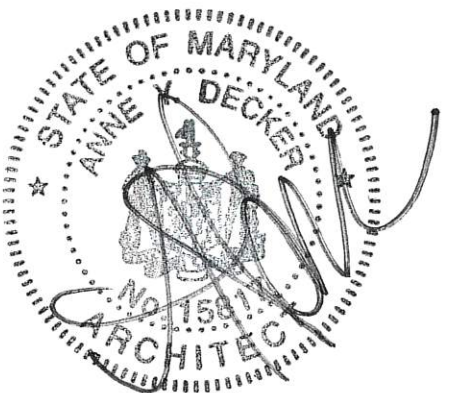
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By Dan.Bruechert at 3:12 pm, Oct 13, 2023

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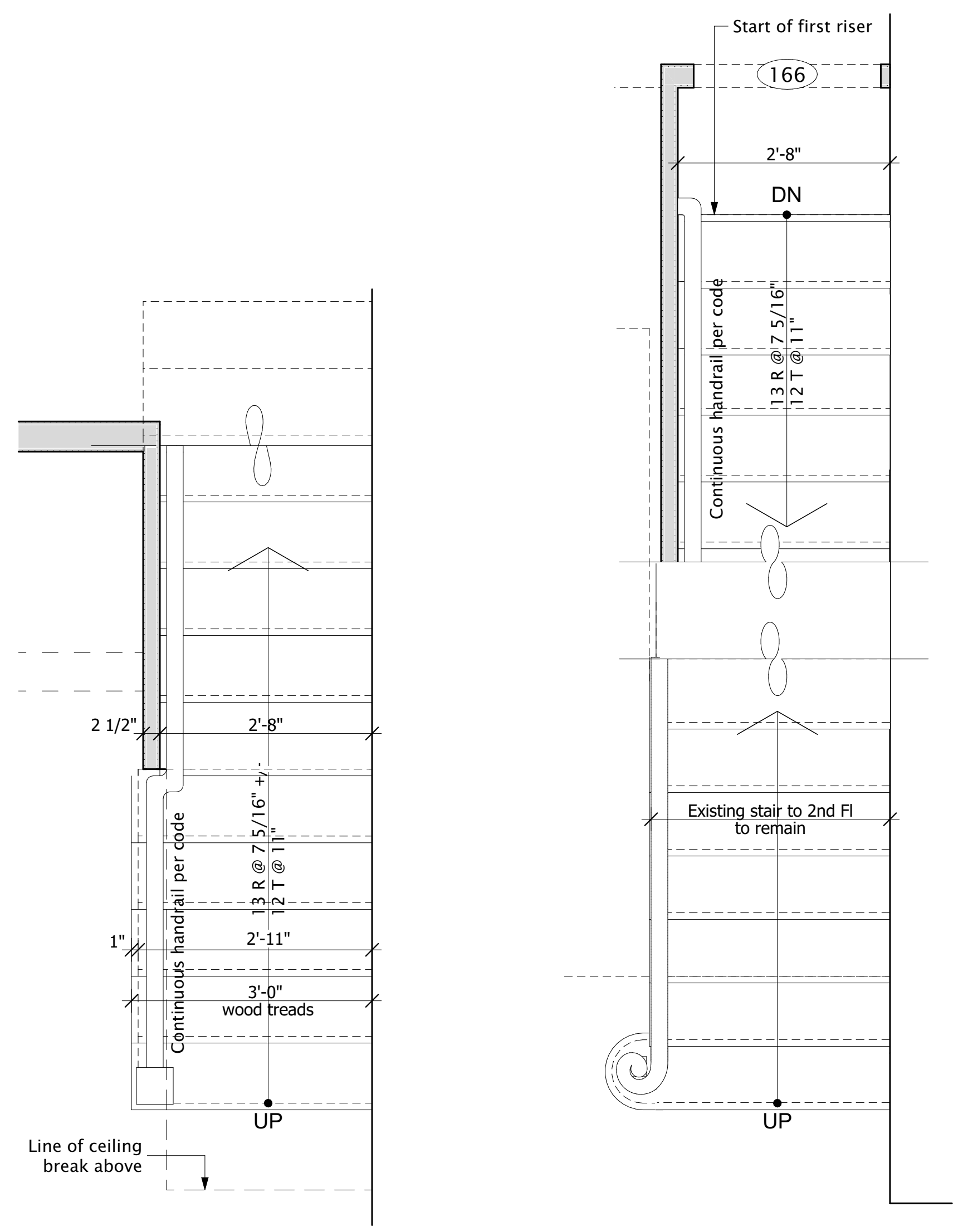
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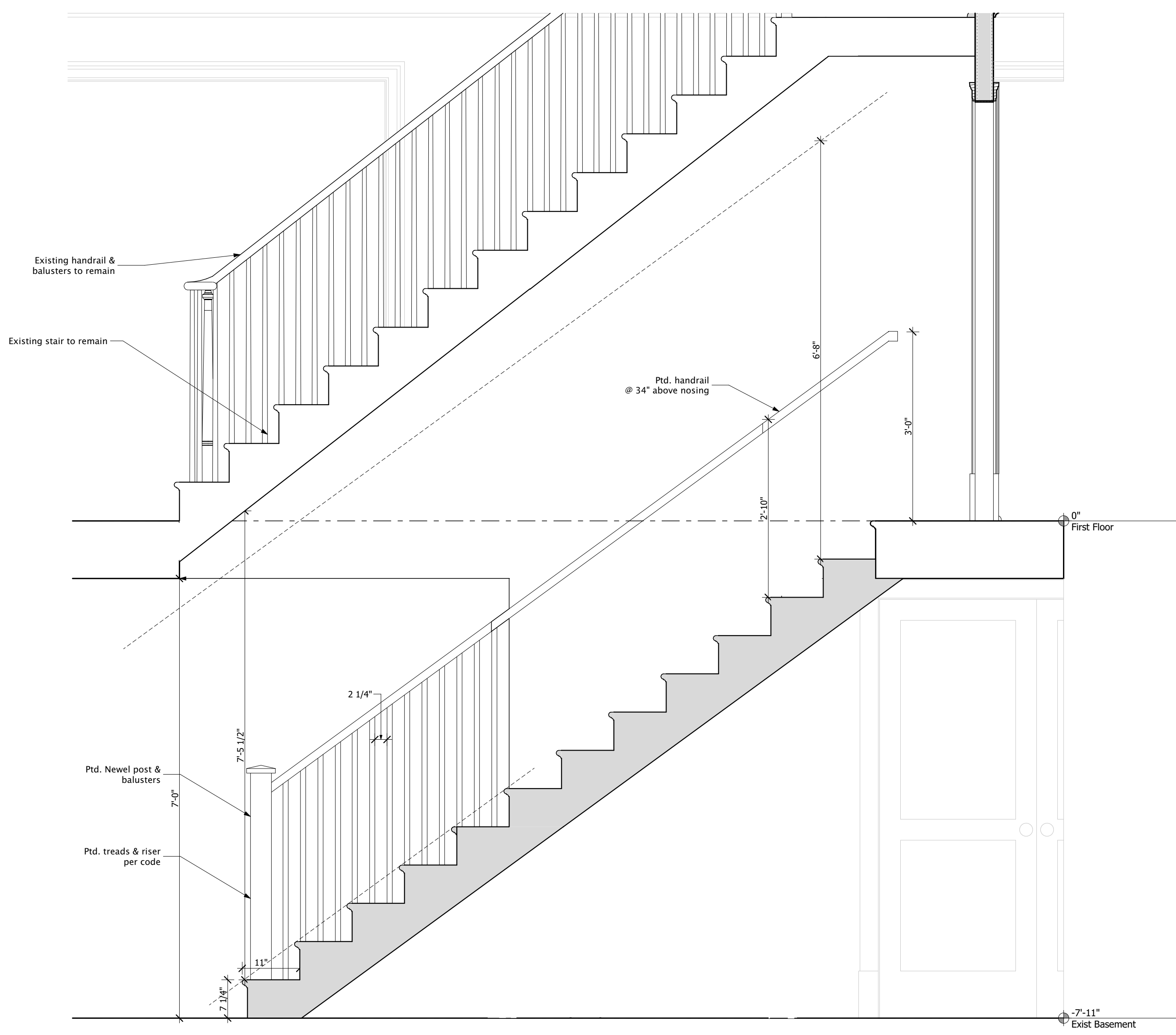
Stair Section

A302



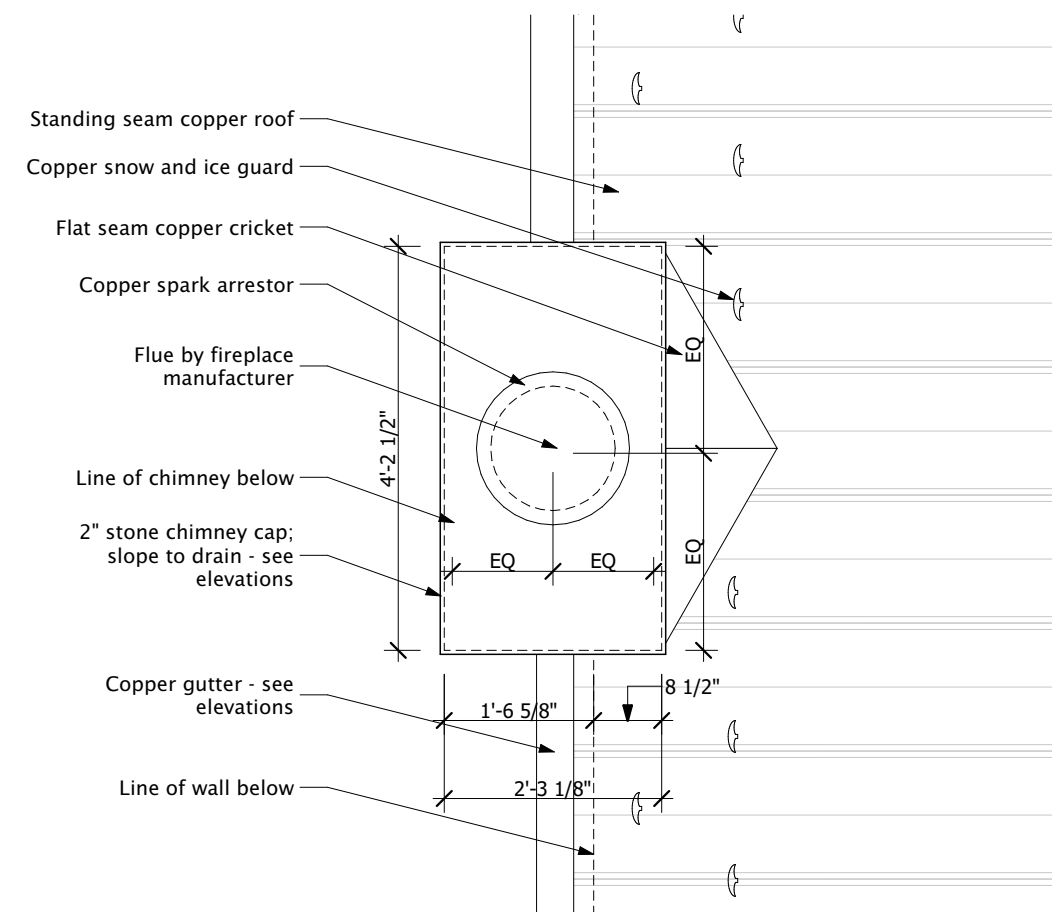
**2** Basement Stair Plan  
3/4" = 1'-0"

**3** First floor Stair Plan  
3/4" = 1'-0"

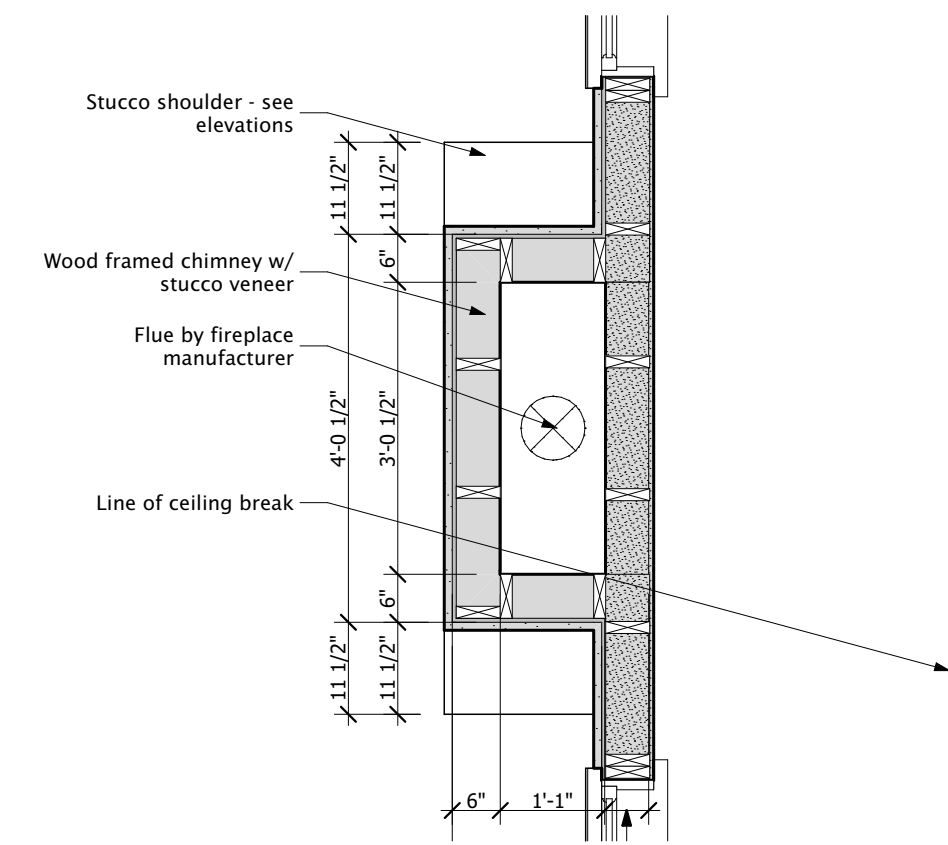


**1** Basement Stair Section  
3/4" = 1'-0"

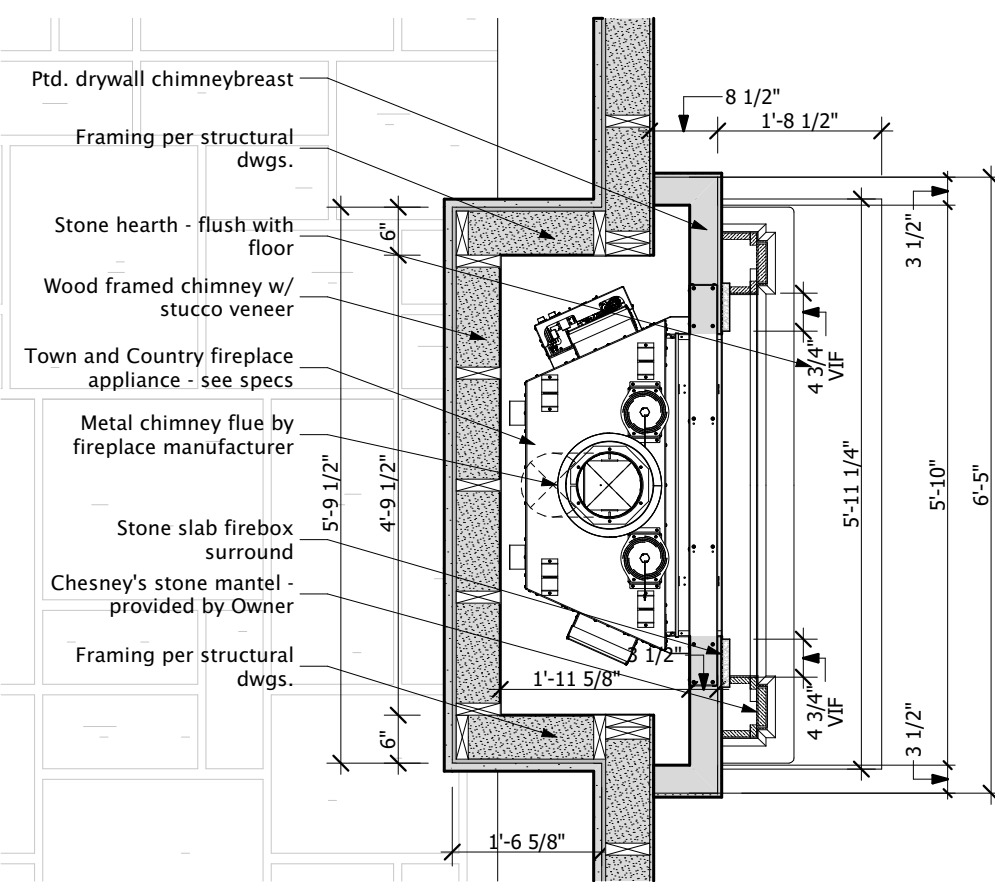




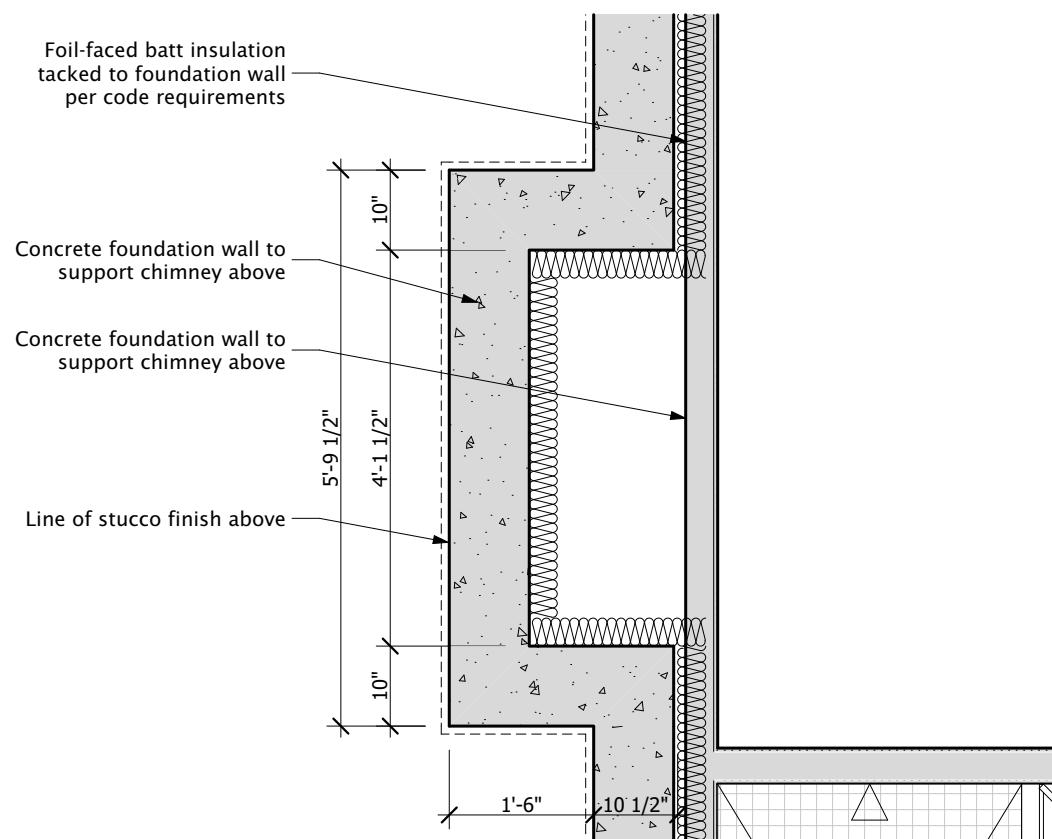
**4 Roof**  
1/2" = 1'-0"



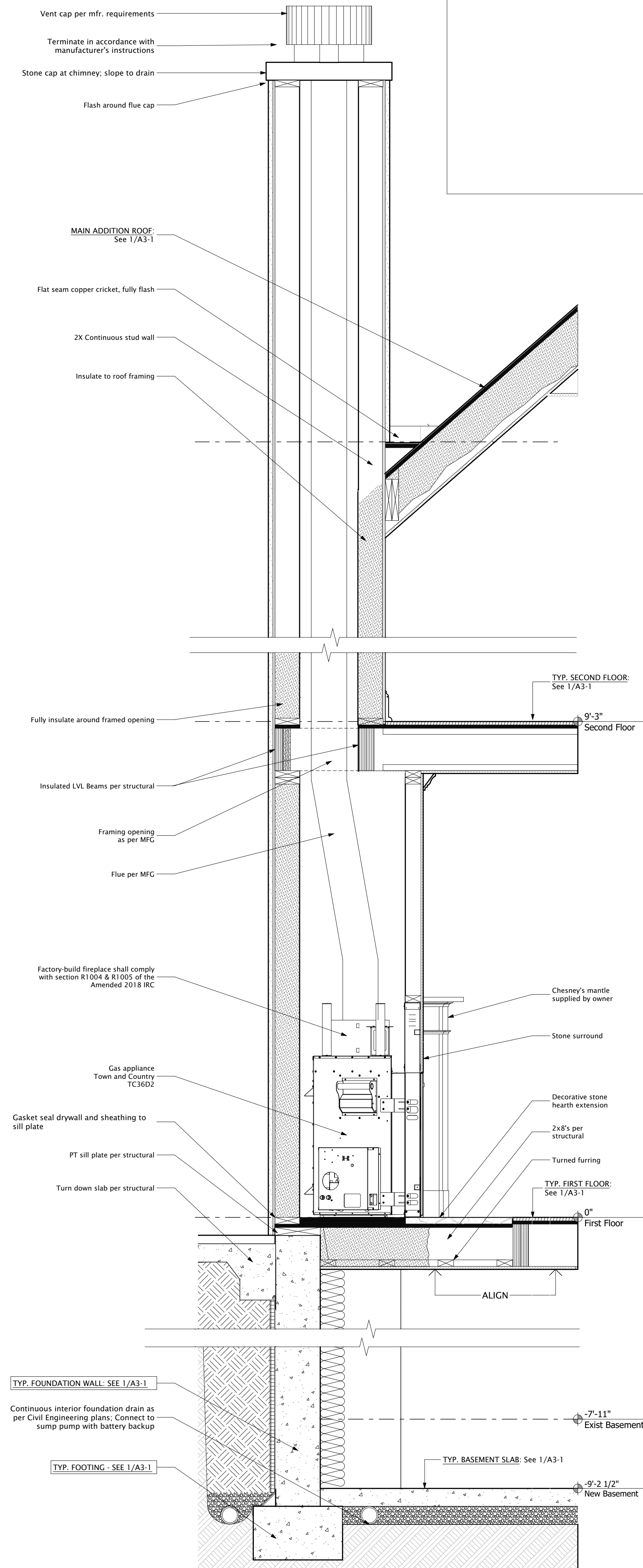
**3 Second Floor**  
1/2" = 1'-0"



**2 First Floor**  
1/2" = 1'-0"



**1 Exist Basement**  
1/2" = 1'-0"



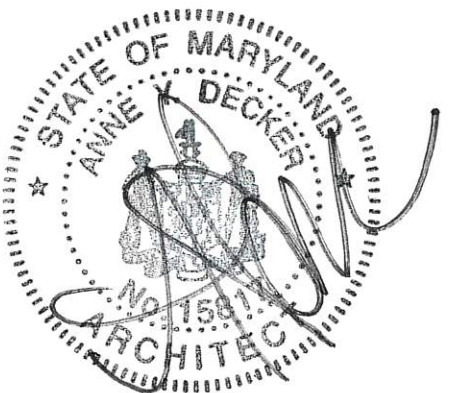
**5 Fireplace Wall Section**  
3/4" = 1'-0"

DPS Approval Stamps

ANNE DECKER ARCHITECTS

5019 Wilson Lane, Bethesda, MD 20814  
(P) 301.652.0106 (F) 301.652.0125

**WOLFF-MOTT RESIDENCE**  
7819 Overhill Rd Bethesda, MD 20814



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license no. 15817, Expiration date 05-28-25.

PERMIT SET

10 October 2023

No.	Date	Revision Notes

© 2023 Anne Decker Architects, LLC

Fireplace Details

APPROVED  
Montgomery County  
Historic Preservation Commission

*Anne Decker*

REVIEWED  
By Dan.Bruechert at 3:13 pm, Oct 13, 2023

**A303**

DESIGN NOTES

I. DESIGN LOADS FOR NEW WORK

- A. ROOF LIVE LOAD
1. Pg = 30 PSF, MIN ROOF DESIGN LOAD = 30 PSF
2. Pf = 21 PSF + DRIFTING
B. FLOOR LIVE LOADS
1. BEDROOMS = 30 PSF
2. DWELLING AREAS = 40 PSF
3. HANDRAILS AND GUARDRAILS = 50 PLF LATERAL OR 200 LBS PT. LOAD IN ANY DIRECTION
C. WIND LOAD
1. Vw1 (3-second gust) = 120 MPH
2. Vservice (10-yr. MR) = 76 MPH
3. EXPOSURE = B
D. SEISMIC LOAD
1. LATERAL FORCE SYSTEM: BRACED WOOD PANELS
2. SEISMIC RISK CATEGORY = II
3. SEISMIC DESIGN CATEGORY = B
4. SITE CLASS = D
5. Sds = 0.141
6. No DESIGN REQUIRED PER IRC301.2.2

E. CODE: THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE

- F. ASSUMED SOIL PARAMETERS
1. P AT REST = 60H
2. P ACTIVE = 45H
3. P PASSIVE = 300H
4. ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF

- G. DEAD LOADS
1. ROOF = 15 PSF
2. TYPICAL FLOORS = 12 PSF
3. TILE/STONE FLOORS = 20 PSF

II. WOOD

A. ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1 AND 2 PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF AMERICAN SOFTWOOD LUMBER STANDARDS AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.

MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:

- 1. WOOD LINTELS, JOISTS AND BEAMS
a. FLEXURE: Fb = 875 PSI
b. SHEAR: Fv = 135 PSI
c. MODULUS OF ELASTICITY: E = 1,400,000 PSI
2. 4x4 POSTS (SYP#2 - P.1)
a. COMPRESSION PARALLEL: Fc\* = 1,450 PSI
b. MODULUS OF ELASTICITY: E = 1,600,000 PSI
3. WALL STUDS: STUD GRADE
a. FLEXURE: Fb = 675 PSI
b. COMPRESSION PARALLEL: Fc\* = 725 PSI
c. MODULUS OF ELASTICITY: E = 1,200,000 PSI
4. RIM BOARDS: 1-1/4" LSL: E = 1,300,000 PSI

B. ALL FRAMING EXPOSED TO WEATHER SHALL BE TREATED IN ACCORDANCE WITH IRC SECTION R317 & TREATED IN ACCORDANCE WITH AWPA U1. THESE MEMBERS SHALL BE PRESSURE TREATED SOUTHERN PINE NO.2 PER THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NDS. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF THE AMERICAN SOFTWOOD LUMBER STANDARDS. MINIMUM PROPERTIES SHALL BE IN ACCORDANCE WITH TABLE 4B IN THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PRESSURE TREATED WOOD MEMBERS "PT", SHALL BE PROVIDED WHEN:

- 1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR IS CLOSER THAN 18" TO GRADE OR WHEN A WOOD GIRDER/BEAM IS CLOSER THAN 12" TO GRADE IN EXPOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING. (AWPA USE CATEGORY: UC3A)
2. WOOD FRAMING MEMBERS REST ON A CONCRETE OR MASONRY EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" ABOVE THE EXPOSED EXTERIOR GRADE. (AWPA USE CATEGORY: UC4A)
3. SILL AND SLEEPERS ARE ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM THE SLAB BY AN IMPERVIOUS MOISTURE BARRIER. (AWPA USE CATEGORY: UC4A)
4. THE ENDS OF A WOOD GIRDER/BEAM ENTER AN EXTERIOR MASONRY OR CONCRETE WALL AND HAS A CLEARANCE WITH THE EXTERIOR OF THE WALL OF LESS THAN 12". (AWPA USE CATEGORY: UC2)
5. WOOD SIDINGS, SHEATHINGS AND WALL FRAMING IN THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS OR SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. (AWPA USE CATEGORY: UC3A)
6. WOOD STRUCTURAL MEMBERS SUPPORT MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. (AWPA USE CATEGORY: UC3A)
7. WOOD POSTS, LEDGERS OR STAIRS THAT ARE IN CONTACT WITH THE GROUND. (AWPA USE CATEGORY 4A)

C. ALL EXTERIOR WALL STUDS ARE TO BE SPACED AT 16" O.C. (U.N.O.), PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUDS AT INTERSECTIONS AND CORNERS. ALL MULTIPLE STUD POSTS SHALL BE FASTENED AS FOLLOWS: DOUBLE STUDS SHALL BE NAILED TOGETHER WITH 10d AT 8" O.C. TRIPLE STUDS SHALL BE NAILED TOGETHER WITH 30d AT 8" O.C. EACH SIDE.

D. PROVIDE SIMPSON STRONG-TIE (OR APPROVED EQUAL) POST CAPS AT ALL BEAM-ON-POST BEARING LOCATIONS NOT LOCATED WITHIN STUD WALLS, U.N.O.

E. ROOF SHEATHING SHALL BE 5/8", CDX, APA STRUCTURAL I RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION." SHEATHING SHALL BE FASTENED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.

F. WALL SHEATHING SHALL BE 7/16", CDX, APA STRUCTURAL I RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION." SHEATHING SHALL BE FASTENED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.

G. ALL FLOOR SHEATHING SHALL BE 3/4" THICK T&G, APA RATED 48/24 ADVANTECH SHEATHING OR STURD-FLOOR 24 OC RATED. SHEATHING SHALL BE GLUED WITH SUB-FLOOR ADHESIVE AND BE FASTENED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.

H. LAMINATED VENEER LUMBER (LVL) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:

- 1. FLEXURE: Fb = 2,600 PSI
2. SHEAR: Fv = 285 PSI
3. MODULUS OF ELASTICITY: E = 2,000,000 PSI

CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR APPROVAL FOR ALL LVL BEAMS

I. LAMINATED STRAND VENEER LUMBER (LSL) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:

- 1. FLEXURE: Fb = 1,700 PSI
2. SHEAR: Fv = 425 PSI
3. MODULUS OF ELASTICITY: E = 1,300,000 PSI

CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR APPROVAL FOR ALL LSL MEMBERS

J. RIM BOARDS SHALL BE LSL MATERIAL ONLY. THE USE OF PLYWOOD OR OPEN WEB TRUSS RIM BOARDS IS NOT PERMITTED.

K. PARALLEL STRAND LUMBER (PSL) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS FOR PSL POSTS:

- 1. FLEXURE: Fb = 2400 PSI
2. COMPRESSION: Fc = 2500 PSI
3. MODULUS OF ELASTICITY: E = 1,800,000 PSI

CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR APPROVAL FOR ALL PSL POSTS AND BEAMS

L. PROVIDE MIN. 3" BEARING FOR ALL LAMINATED VENEER AND STANDARD LUMBER BEAMS. NO JOIST OR BEAM BEARING SHALL OCCUR ON MASONRY VENEER WALLS.

M. ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED 6'-0" MINIMUM.

N. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE. ALL PLYWOOD PANELS EDGES SHALL BE CONTINUOUSLY BLOCKED AND NAILED.

O. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND SIMPSON SDS (STRONG-DRIVE SCREWS), USING THE FASTENER-TO-FASTENER SPACING NOTED WITHIN EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED, IN A STAGGERED PATTERN:

Table with 5 columns: PLIES, DEPTH, FASTENERS, SPACING, ROWS. Contains fastening specifications for various wood configurations.

\*. ALL TRIPLE AND QUADRUPE-PLY MEMBERS SHALL BE FASTENED FROM BOTH SIDES WITH THE NUMBER OF ROWS AND FASTENERS SPECIFIED. SIDE-TO-SIDE SPACING SHALL ALSO BE STAGGERED.

P. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.

Q. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER 2018 IRC "FASTENING SCHEDULE" R602.3(1).

R. NAILS INDICATED IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED AS FOLLOWS: 8d=0.131"x2.5", 10d=0.148"x3", 16d=0.162"x3.5", 30d=0.207"x4.5". SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING FOR APPROVAL.

S. DOUBLE JOISTS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ONE HALF THE SPAN.

T. JOIST HANGERS SHALL BE SIZED ACCORDING TO THE FOLLOWING SCHEDULE ASSUMING SPF LUMBER FOR ALL 2x MEMBERS:

Table with 4 columns: SUPPORTED MEMBER, HANGER, MIN. CAPACITY (LBS). Lists hanger types and their load capacities.

ALL HANGERS EXPOSED TO WEATHER SHALL BE ZINC COATED.

TOP FLANGE HANGERS AND CONCEALED FLANGE HANGERS SHALL BE LISTED SEPARATELY.

SOME HANGERS MAY REQUIRE 16d NAILS - REFER TO THE SIMPSON STRONG-TIE CATALOG FOR REQUIREMENTS. CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEETS FOR ALL HANGER SUBSTITUTIONS.

U. WOOD I-JOISTS SHALL HAVE THE FOLLOWING MINIMUM EI PROPERTIES (IN 2- LBS.); ANY SUBSTITUTION OF I-JOIST TO BE APPROVED BY EOR.

Table with 2 columns: I-JOIST SIZE, EI VALUE. Lists EI values for 9 1/2" and 18" TJI/360 joists.

I-JOISTS SHALL MEET THE FOLLOWING DEFLECTION CRITERIA:

- Δ FLOOR LIVE LOAD < L/600
• MIN. TJI-PRO RATING = 50 WHEN LL = 40 PSF OR LESS
• Δ FLOOR LIVE LOAD < 1/2"
• Δ FLOOR TOTAL LOAD < L/360
• @TILE/STONE FLOOR: Δ FLOOR LIVE LOAD < L/720
• Δ ROOF LIVE LOAD < L/360
• Δ ROOF TOTAL LOAD < L/240

V. ALL ROOF SHEATHING SHALL BE LAID CONTINUOUSLY BETWEEN THE EDGES OF THE ROOF. NO INTERRUPTIONS ARE PERMITTED AT CAP TRUSSES OR AT ROOF OVERBUILDS.

W. ALL NOTCHED STAIR STRINGERS SHALL HAVE AN EFFECTIVE MINIMUM DEPTH OF 5-1/2". PRE-DRILL NOTCH CORNERS WITH A 1/4" Ø HOLE TO REDUCE STRESS CONCENTRATION AND DO NOT OVER-CUT NOTCHES.

III. PRE-ENGINEERED WOOD ROOF TRUSSES

A. PRE-ENGINEERED WOOD ROOF TRUSSES, TRUSS SUPPORT HANGERS, AND TRUSS LATERAL BRACING ARE TO BE DESIGNED BY THE MANUFACTURER FOR THE LOADS GIVEN IN CONFORMANCE WITH TP1-1-2007/2014 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION". PERMANENT TRUSS BRACING SHALL BE PROVIDED IN ACCORDANCE WITH BCSI-B3. "PERMANENT RESTRAINT/BRACING OF CHORDS AND WEB MEMBERS." REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL TRUSS DIMENSIONS AND TRUSS CONFIGURATIONS.

B. WOOD ROOF TRUSS SHOP DRAWINGS SHALL INDICATE BOTH TEMPORARY AND PERMANENT LATERAL BRACING IN ACCORDANCE WITH THE STANDARD INDUSTRY DETAILS CONTAINED IN BCSI-B3.

C. PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT SHALL BE DESIGNED TO THE REQUIREMENTS OF BCSI-2018 AND IBC SECTION 2303.1.2. THE PERMANENT BRACING OF TRUSS MEMBERS IS REQUIRED AS A PART OF THE TRUSS DESIGN. ALL TRUSSES SHALL BE RESTRAINED FROM BUCKLING BY ONE OF THE TWO METHODS BELOW:

- 1. USING STANDARD INDUSTRY LATERAL RESTRAINT/BRACING DETAILS IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE. LOCATIONS FOR LATERAL RESTRAINT SHALL BE CLEARLY IDENTIFIED ON THE TRUSS DESIGN DRAWINGS.
2. ROOF TRUSSES SHALL BE SPECIFICALLY DESIGNED BY THE TRUSS ENGINEER SO THAT THE BUCKLING OF ANY INDIVIDUAL TRUSS MEMBER IS RESISTED INTERNALLY BY THE INDIVIDUAL TRUSS THROUGH SUITABLE MEANS SUCH AS BUCKLING T-REINFORCEMENT OR L-REINFORCEMENT.

D. THE RESTRAINT BRACING OF THE TRUSS MEMBERS SHALL BE INSTALLED AS SHOWN ON THE TRUSS DESIGN DRAWINGS OR AS PROVIDED ON A SUPPLEMENTAL TRUSS MEMBER BUCKLING REINFORCEMENT DIAGRAM PROVIDED BY THE TRUSS DESIGNER. IF BUCKLING REINFORCEMENT DIAGRAM IS NOT PROVIDED BY TRUSS DESIGNER, PROVIDE PERMANENT RESTRAINT PER BCSI-B3 SUMMARY SHEET.

E. ALL WOOD ROOF TRUSSES SHALL BE DESIGNED, FABRICATED, ERECTED AND INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. TRUSS DEFLECTION SHALL NOT EXCEED THE FOLLOWING CRITERIA:
• Δ ROOF LIVE LOAD < L/360
• Δ ROOF TOTAL LOAD < L/240
• Δ ROOF TOTAL LOAD < 1"
LATERAL THRUST DEFLECTION FOR SCISSOR TRUSSES SHALL BE < L/240 WHERE L IS THE PLATE HEIGHT OF THE SUPPORTING STUD WALL.

F. PRE-ENGINEERED WOOD TRUSS ENGINEER SHALL CONSIDER ALL APPLICABLE DESIGN LOAD CASES AS REQUIRED BY THE IRC CODE.

G. PROVIDE HURRICANE TIES FASTENED TO THE OUTSIDE FACE OF THE DOUBLE TOP PLATE AT ALL ROOF TRUSS BEARING POINTS. CONTRACTOR SHALL CONTACT ARCHITECT/STRUCTURAL ENGINEER FOR THE SELECTION AFTER SUBMISSION OF ROOF TRUSS SHOP DRAWINGS.

H. PRE-ENGINEERED ROOF TRUSSES SHALL BE DESIGNED FOR THE LOADS AND DEFLECTION CRITERIA GIVEN. PROVIDE SHOP DRAWING CONTAINING A JOIST LAYOUT INDICATING LOCATION AND BRACING REQUIREMENTS FOR ALL TRUSSES. SHOP DRAWINGS SHALL INCLUDE TRUSS SUPPORT HANGERS AND BOTH TEMPORARY AND PERMANENT BRACING REQUIREMENTS. ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.

I. CAP TRUSSES SHALL BE ALIGNED DIRECTLY OVERTOP AND SECURELY FASTENED TO THE SUPPORTING MAIN TRUSSES BELOW.

IV. CONCRETE

A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302 LATEST EDITIONS.

B. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR TYPE II.

C. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL REINFORCEMENT SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS, U.N.O.

D. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH Fc = 3,000 PSI FOR FOOTINGS AND INTERIOR FOUNDATION WALLS. Fc = 3,500 PSI FOR EXTERIOR EXPOSED SLABS/STEPS, GARAGE SLABS AND EXTERIOR FOUNDATIONS WALLS.

E. PROVIDE 6x6-W14xW1.4 W.W.F. IN ALL SLAB-ON-GRADE AT 1/3 DEPTH OF SLAB. ALL WIRE FABRIC SHALL CONFORM TO ASTM A1064. ALL MESH EDGES SHALL LAP A MINIMUM OF TWO (2) SQUARES.

F. CONCRETE SLUMP SHALL = 4" ± 1".

G. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:

- 1. CONCRETE CAST AGAINST EARTH = 3"
2. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
• HILTI HIT-HY 270 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-4143
• INSTALLED USING THE SAFE SET DRILLING METHOD
• THREADED RODS: HILTI HAS-E
b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.

H. ALL SLABS AND FOUNDATION WALLS EXPOSED TO WEATHER SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6% ± 15%.

I. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS WITH SIZE AND SPACING TO MATCH HORIZONTAL WALL REINFORCEMENT.

J. PROVIDE KEYED JOINTS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND AT ALL CONCRETE JOINTS.

K. GROUT SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C1107, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI. PRE-GROUTING OF BASE PLATES SHALL NOT BE PERMITTED.

L. PROVIDE AN 8-MIL MINIMUM VAPOR BARRIER OVER A 4" LAYER OF GRAVEL BENEATH ALL SLAB-ON-GRADE.

M. ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS SHALL BE PLACED IMMEDIATELY ADJACENT TO EACH SIDE OF THE OPENINGS.

N. PROVIDE VERTICAL CRACK CONTROL JOINTS IN ALL CONCRETE WALLS AT A MAXIMUM SPACING OF 30- FEET ON CENTER.

O. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. IN CONCRETE OR MASONRY WALL ABOVE WITH MINIMUM SPLICE LENGTH = 40x BAR DIAMETER, U.N.O.

P. PROVIDE 1/2" DIAMETER ANCHOR BOLTS AT A MAXIMUM OF 4'-0" ON CENTER AT ALL WOOD SILL PLATES. PROVIDE AT LEAST (2) ANCHOR BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED AT NOT MORE THAN 12" FROM EACH END. BOLTS SHALL EMBED AT LEAST 7" INTO MASONRY OR CONCRETE. NUTS AND PLATE WASHERS (1/8"x2"x2") SHALL BE TIGHTENED ONTO EACH BOLT.

Q. CONCRETE PATCHWORK TOTALING LESS THAN 8 CUBIC YARDS MAY UTILIZE A BAGGED CONCRETE MIX WITH THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

V. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL BE ASTM FABRICATED AND ERECTED IN ACCORDANCE WITH AISC "STEEL CONSTRUCTION MANUAL" WITH MINIMUM YIELD STRENGTHS AS FOLLOWS:

- 1. W SHAPES/CHANNELS: Fy = 50 KSI, PER ASTM A992.
2. PLATES AND ANGLES: Fy = 36 KSI PER ASTM A36.
3. HSS SHAPES (SQUARE/RECTANGULAR): Fy = 50 KSI PER ASTM A500 GRADE C.
4. ANCHOR RODS: Fy = 36 KSI, PER ASTM F1554 GRADE 36.
5. BOLTS: Fy = 20 KSI, PER ASTM A307, U.N.O.
6. WASHERS: ASTM F436

B. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE "STRUCTURAL WELDING CODE" AWS D1.1 CURRENT CODE. USE 70 KSI, LOW-HYDROGEN ELECTRODES.

C. ALL STEEL LINTELS SHALL BE HOT DIP GALVANIZED AND HAVE A MINIMUM OF 6" BEARING AND SHALL BE PROPORTIONED AS FOLLOWS FOR EACH 4" OF WALL WIDTH.

Table with 2 columns: OPENING SIZE, LINTEL (LLV). Lists lintel specifications for different opening sizes.

D. CONTRACTOR SHALL DESIGN, AND ERECT SHORING AND/OR BRACING OF EXISTING WALLS AS REQUIRED DURING INSTALLATION OF LINTELS. DESIGN AND ERECTION OF SHORING AND/OR BRACING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E. NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT PRIOR APPROVAL.

F. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.

G. ALL MISCELLANEOUS STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH ONE-QUARTER FILED WELD UNLESS OTHERWISE NOTED, EXCEPT FOR SLOTTED CONNECTIONS.

H. PROVIDE A MINIMUM BEARING LENGTH OF 6" FOR ALL BEAMS SUPPORTED ON MASONRY.

I. ALL WORK SHALL COMPLY WITH THE AISC CODE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

J. ZINC-RICH PAINT METHOD: ZINC-RICH PRIMER PAINT 3 TO 4 MILS DRY FILM THICKNESS IS TO BE APPLIED TO A CLEAN DRY STEEL SURFACE BY EITHER A BRUSH OR SPRAY. PAINT MUST CONTAIN BETWEEN 65% AND 69% METALLIC ZINC BY WEIGHT OR GREATER THAN 92% METALLIC ZINC BY WEIGHT IN DRY FILM.

VI. CUSTOM WOOD/STEEL STAIRS

A. ALL STAIR STRINGERS SHALL BE CONTINUOUS MEMBERS UNLESS NOTED OTHERWISE. STRINGERS SHALL BE MITERED AND WELDED WITH FULL PENETRATION WELDS AT STEEL STRINGER LOCATIONS.

B. ALL CUSTOM STAIRS ARE TO BE ENGINEERED BY THE CONTRACTOR'S FABRICATOR FOR THE LOADS GIVEN AND ALL APPLICABLE CODES WITH SHOP DRAWINGS STAMPED BY THE MANUFACTURER'S REGISTERED ENGINEER LICENSED IN THE PROJECT JURISDICTION AND SUBMITTED TO ARCHITECT FOR REVIEW.

VII. CUSTOM RAILINGS/GUARDRAILS

A. CUSTOM HANDRAILS AND GUARDRAILS CONSISTING OF GLASS RAILINGS, CABLE RAILINGS, OR CUSTOM STEEL RAILINGS SHALL BE DESIGNED BY THE MANUFACTURER'S ENGINEER FOR THE MOST RESTRICTIVE OF THE LOADS GIVEN AND APPLICABLE DESIGN CODE.

B. IN NO CASE SHALL TOTAL COMBINED POST/RAILING DEFLECTION EXCEED 0.50"

C. SUBMIT SHOP DRAWINGS BEARING THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION TO THE ARCHITECT INDICATING ALL MEMBERS AND CONNECTIONS FOR REVIEW.

VIII. POST INSTALLED ANCHORS

A. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. OR AN EQUIVALENT AS APPROVED BY THE STRUCTURAL ENGINEER.

- 1. ANCHORAGE TO MASONRY:
a. ADHESIVE ANCHORS FOR USE IN GROUT FILLED CMU, HOLLOW CMU, BRICK WHOLELS AND MULTIMTYHE BRICK.
• HILTI HIT-HY 270 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-4143
• INSTALLED USING THE SAFE SET DRILLING METHOD
• THREADED RODS: HILTI HAS-E
b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.

2. ANCHORAGE TO CONCRETE:
a. ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE:
• HILTI HIT-HY 200 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-3187
• INSTALLED USING THE SAFE SET DRILLING METHOD.
• THREADED RODS: HILTI HAS-E
b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.

IX. MASONRY

A. ALL HOLLOW CONCRETE MASONRY UNITS SHALL BE MEDIUM-WEIGHT AND CONFORM TO ASTM C90 TYPE I HAVING A MINIMUM NET UNIT AREA COMPRESSIVE STRENGTH OF 2,800 PSI AND A NET MASONRY COMPRESSIVE STRENGTH OF Fm = 2,000 PSI IN ACCORDANCE WITH THE UNIT STRENGTH METHOD.

B. ALL FACE BRICK MASONRY UNITS SHALL CONFORM TO ASTM C216 OR C652, GRADE SW, TYPE FBS OR FBA AS DESIGNATED BY THE ARCHITECT WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH = 2,000 PSI IN ACCORDANCE WITH THE UNIT STRENGTH METHOD.

C. GALVANIZED HORIZONTAL JOINT REINFORCEMENT SHALL BE 9 GA. MINIMUM, PLACED IMMEDIATELY ABOVE AND BELOW ALL OPENINGS AND AT 16" O.C. VERTICALLY. REINFORCEMENT SHALL BE LADDER TYPE, AND WHERE SPLICED, SHALL LAP A MINIMUM OF 6". REINFORCEMENT SHALL CONFORM TO ASTM A951 AND ASTM A153, CLASS B2, HOT DIP GALVANIZED (1.5 OZ/SF)

D. ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS SHALL BE PLACED IMMEDIATELY ADJACENT TO EACH SIDE OF THE OPENINGS.

E. MASONRY MORTAR SHALL BE ASTM C270 TYPE S FOR HOLLOW CMU WALLS AND TYPE N FOR VENEER WALLS. PORTLAND CEMENT/LIME SHALL BE USED FOR ALL CMU WALLS.

F. ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH COARSE GROUT PER ASTM C476, AGGREGATE PER ASTM C404.

G. PROVIDE TWO (2) COURSES OF SOLID CMU PER ASTM C90 OR GROUT-FILLED CMU BENEATH ALL BEAM, POSTS AND HEADER BEARING POINTS.

H. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. IN CONCRETE OR MASONRY WALL ABOVE WITH MINIMUM SPLICE LENGTH = 30x BAR DIAMETERS, U.N.O. SPLICES FOR ALL VERTICAL REINFORCEMENT AND CANTILEVERED RETAINING WALL DOWELS, REBAR SHALL BE LAPPED 40x BAR DIAMETERS.

I. VENEER TIES SHALL BE ATTACHED TO ALL VENEER SPACED AT 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY (MAXIMUM). CORRUGATED TIES ARE PROHIBITED FOR WALLS WITH CAVITIES OVER 1". TIES SHALL EXTEND 3" INTO VENEER AND/OR CMU.

J. THE MATERIAL SHALL CONFORM TO ASTM A366 AND ASTM A153, CLASS B2, HOT DIP GALVANIZED (1.5 OZ/SF.) STEEL WIRE SHALL CONFORM TO ASTM A82.

K. VERTICAL AND HORIZONTAL REINFORCING STEEL SHALL BE SECURELY HELD IN PROPER ALIGNMENT AND POSITION DURING GROUTING OPERATIONS BY USING REBAR POSITIONERS AND WIRE TIES. ALL VERTICAL BARS SHALL BE WIRE-TIED TOGETHER.

L. ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" TMS 402/602-16.

M. ALL CMU GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI.

N. PROVIDE VERTICAL CRACK CONTROL JOINTS IN ALL CMU WALLS AT A MAXIMUM SPACING OF 25- FEET ON CENTER. LOCATE CONTROL JOINTS WITHIN 4- FEET OF EACH WALL CORNER AND AT A WINDOW OR DOOR JAMB OPENING IN ACCORDANCE WITH THE PROVIDED SPACING LIMITS.

O. GROUT SHALL BE PLACED USING LOW-LIFT GROUTING PROCEDURES CONFORMING TO NCMC REQUIREMENTS. THE MAXIMUM GROUT LIFT HEIGHT SHALL NOT EXCEED 4- FEET 8". TERMINATE GROUT POURS AT 1-1/2" BELOW TOP COURSE OR POUR. SPLICES FOR VERTICAL REINFORCEMENT SHALL BE LAPPED 48-BAR DIAMETERS.

P. PROVIDE VERTICAL BRICK EXPANSION JOINTS AT A MAXIMUM SPACING OF 25- FEET ON CENTER AND AT NO MORE THAN 10- FEET FROM BUILDING CORNERS.

XI. GENERAL

A. THE CONTRACTOR SHALL MEASURE AND PROVIDE ALL EXISTING FIELD DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATION AND NOTIFICATION SHALL PROCEED PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.

C. ALL WALLS ARE DESIGNED AS Laterally Braced by the floor and roof systems. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.

D. TEMPORARY BRACING SHALL BE PROVIDED FOR ALL WALLS SUBJECT TO UNBALANCED BACKFILL. BRACE WALL PLUMB UNTIL STABILIZING ELEMENT ABOVE IS IN PLACE.

E. THE DEVELOPMENT AND IMPLEMENTATION OF JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

XII. DEMOLITION

A. ALL MEANS AND METHODS OF SAFELY REMOVING ALL EXISTING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

B. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS.

XIII. TESTING AND INSPECTION

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN INSPECTION AGENCY TO PERFORM THE FOLLOWING SERVICES:

A. INSPECTION OF SUBGRADE BELOW ALL FOUNDATIONS AND SLAB-ON-GRADE TO VERIFY THE ADEQUACY OF THE BEARING MATERIAL.

B. WRITTEN REPORTS SHALL BE SUBMITTED TO THE ARCHITECT STATING COMPLIANCE OR NONCOMPLIANCE WITH DESIGN DOCUMENTS AND SPECIFICATIONS. ALL REPORTS SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION.

C. INSPECTION AND TESTING OF ALL NEW STRUCTURAL FILL WITH REPORTS SUBMITTED TO ARCHITECT STATING COMPLIANCE OR NONCOMPLIANCE WITH PERCENT COMPACTION REQUIREMENTS.

XIV. EARTHWORK

A. ASSUMED ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS IS ASSUMED TO BE 1,500 PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE. Fc = 2,000 PSI. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF

SHEET LIST	
SHEET NUMBER	SHEET NAME
S001	DESIGN NOTES
S002	DESIGN NOTES
S003	SPECIAL INSPECTIONS
S100	BASEMENT / FOUNDATION PLAN
S101	FIRST FLOOR FRAMING PLAN
S102	SECOND FLOOR FRAMING PLAN
S103	ATTIC/LOWER ROOF FRAMING PLAN
S104	ROOF FRAMING PLAN
S105	FIRST FLOOR WIND BRACING PLAN
S106	SECOND FLOOR WIND BRACING PLAN
S107	WIND BRACING DETAILS
S108	WIND BRACING DETAILS
S200	TYPICAL FOUNDATION SECTIONS AND DETAILS
S201	TYPICAL FOUNDATION SECTIONS AND DETAILS
S210	FOUNDATION SECTIONS AND DETAILS
S211	FOUNDATION SECTIONS AND DETAILS
S300	TYPICAL FRAMING SECTIONS AND DETAILS
S301	TYPICAL FRAMING SECTIONS AND DETAILS
S302	TYPICAL FRAMING SECTIONS AND DETAILS
S303	TYPICAL FRAMING SECTIONS AND DETAILS
S310	FRAMING SECTIONS AND DETAILS
S400	RESIDENTIAL WOOD TRUSS DETAILS

ABBREVIATION INDEX FOR STRUCTURAL DRAWINGS			
A.B.	ANCHOR BOLT	LB	POUND
ADDL, ADDNL	ADDITIONAL	L.E.	LEFT END
ADJ	ADJACENT	LG	LENGTH, LONG
AFF	ABOVE FINISH FLOOR	LT WT, L.W.	LIGHT WEIGHT
ALT	ALTERNATE	L.L.	LIVE LOAD
ANGLE	∠	LLH, LSH	LONG LEG/SIDE HORIZONTAL
A.P.	ACCESS PANEL	LLV, LSV	LONG LEG/SIDE VERTICAL
APA	AMERICAN PLYWOOD ASSOCIATION	LOC(S)	LOCATE / LOCATION(S)
APPROX	APPROXIMATE	LONG	LONG
ARCH, ARCHL	ARCHITECT, ARCHITECTURAL	LSL	LAMINATED STRAND LUMBER
@	AT	LT.	LIGHT
B	BOTTOM	LT. WT.	LIGHT WEIGHT
BCE	BOTTOM CHORD EXTENSION	LVL	LAMINATED VENEER LUMBER
BDE	BOTTOM DECK ELEVATION	LWC	LIGHT WEIGHT CONCRETE
BM	BEAM	MANUF	MANUFACTURER
BRG	BEARING	MATL	MATERIAL
BTWN	BETWEEN	MAX	MAXIMUM
B.S.	BOND BEAM	MCJ	MASONRY CONTROL JOINT
BFE	BOTTOM FOOTING ELEVATION	MEP	MECHANICAL/ELECTRICAL/PLUMBING
B.O.	BOTTOM OF	MECH	MECHANICAL
B.O.F., B.O.FTG.	BOTTOM OF FOOTING	M.O.	MASONRY OPENING
B.O.SL	BOTTOM OF SLAB	MTL	METAL
B.O.S., B.O.STL.	BOTTOM OF STEEL	ML(S)	MILLIMETER(S)
BOT	BOTTOM	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
CANT	CANTILEVER	N.S.	NEAR SIDE / NON-SHRINK
CAF	CAST IN PLACE	NIC	NOT IN CONTRACT
CTR	CENTER	NO OR #	NUMBER
CL OR C	CENTER LINE	NOM	NOMINAL
C/C	CENTER TO CENTER	NTS	NOT TO SCALE
C.J.	CONTROL JOINT	NWC	NORMAL WEIGHT CONCRETE
CJP	COMPLETE JOINT PENETRATION	O.A.E.	OR APPROVED EQUIVALENT
CLG	CEILING	O.C.	ON-CENTER
CLR	CLEAR	O.C.E.W.	ON-CENTER EACH-WAY
COL	COLUMN	O.D.	OUTSIDE DIAMETER
CONC	CONCRETE	O.F.	OUTSIDE FACE
CONJ	CONCRETE MASONRY UNIT	OPNG	OPENING
CONN	CONNECTION	OPP	OPPOSITE
CONST	CONSTRUCTION	/	
CONSTR JT	CONSTRUCTION JOINT	P.A.F.	PER (K/FT = KIPS PER FOOT)
CONT	CONTINUOUS	PC	POWER-ACTUATED FASTENER
CONTR	CONTRACTOR	PEN	PENETRATION
d	PENNY (10d NAILS)	PERP	PERPENDICULAR
DBL	DOUBLE	PL OR P	PLATE
DEG	DEGREE	PLF	POUNDS PER LINEAR FOOT
DIA OR Ø	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIAG	DIAGONAL	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION	PREFAB	PREFABRICATED
D.L.	DEAD LOAD	PRELIM	PRELIMINARY
DO	DITTO	PT	PRESSURE TREATED
DWLS	DOWELS	QTY	QUANTITY
DN	DOWN	RC	REINFORCED CONCRETE
DTL	DETAIL	R.E.	RIGHT END
DWG	DRAWING	RE. OR REF.	REFER TO (REFERENCE)
EA END / E.E.	EACH END	REIN	REINFORCE, REINFORCING
EA SIDE / E.S.	EACH SIDE	REQ'D	REQUIRED
EC	EPOXY COATED	REQT(S)	REQUIREMENT(S)
E.F.	EACH FACE	RET	RETURN
EL	ELEVATION	R.O.	ROUGH OPENING
EMBED	EMBEDDED	SIM	SIMILAR
ENGR	ENGINEER / ENGINEERED	SCHED	SCHEDULE
EOR	ENGINEER-OF-RECORD	S.F.	SQUARE FOOT
E.O.S.	EDGE OF SLAB	SLH	SHORT LEG HORIZONTAL
EQ	EQUAL	SLV	SHORT LEG VERTICAL
EQ SP	EQUALLY SPACED	SMP	SOLID MASONRY PIER
EQUIP	EQUIPMENT	SOG	SLAB ON GRADE
EW	EACH WAY	SP	SPACES
EX	EXISTING	SP @	SPACE AT
EXP	EXPANSION	SPECS	SPECIFICATIONS
EXP ANCH	EXPANSION ANCHOR	S.S.	STAINLESS STEEL
EXP BOLT	EXPANSION BOLT	STD	STANDARD
EXP JNT, E.J.	EXPANSION JOINT	STL	STEEL
EXT	EXTERIOR	STIFF	STIFF
FAB	FABRICATE / FABRICATOR	S.W.	SHEAR WALL
F.D.	FLOOR DRAIN	SYM	SYMMETRICAL
F.F.	FINISHED FLOOR	T	TOP
F.G.	FINISHED GRADE	T&B	TOP AND BOTTOM
FIN	FINISH	TCX	TOP CHORD EXTENSION
FLG	FLANGE	TFE	TOP OF FOOTING ELEVATION
FLR	FLOOR	TH / THK.	THICK OR THICKNESS
F.O.	FACE OF	T.L.	TOTAL LOAD
F.P.	FULL PENETRATION	T.O.	TOP OF
F.S.	FAR SIDE	T.O.C.	TOP OF CONCRETE
FT	FOOT / FEET	T.O.D. / T/DECK	TOP OF DECKING
FTG	FOOTING	T.O.M.	TOP OF MASONRY
FDN	FOUNDATION	T.O.F., T.O.FTG.	TOP OF FOOTING
GALV	GALVANIZED	T.O.S. / T.O.STL.	TOP OF STEEL
GA	GAUGE	T.O.SL. / T.O.SLAB	TOP OF SLAB
G.B.	GRADE BEAM	T.O.T.	TOP OF TRENCH
GR	GRADE	T.O.W.	TOP OF WALL
HAS	HEADED ANCHOR STUD	TRANS	TRANSVERSE
HD	HOLD-DOWN	TYP	TYPICAL
HDG	HOT-DIPPED GALVANIZED	ULT	ULTIMATE
HK	HOOK	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VERT	VERTICAL
HT	HEIGHT	V.I.F.	VERIFY IN FIELD
HVAC	HEATING-VENTILATING AND A/C	W/	WITH
I.D.	INSIDE DIAMETER	W/O	WITHOUT
IN	INCHES	WD	WIDTH OR WOOD
I.F.	INSIDE FACE	WF	WIDE FLANGE
INT	INTERIOR	W.P.	WORK POINT
JST	JOIST	WT	WEIGHT
JT	JOINT	WWF	WELDED WIRE FABRIC
JBE	JOIST BEARING ELEVATION		
K	KIP		
K.O.	KNOCK OUT		
KSI	KIPS PER SQUARE INCH		

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Professional Certification:  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.  
License Number: 23310  
Expiration Date: 07/09/2024

Permit Set

10 October 2023

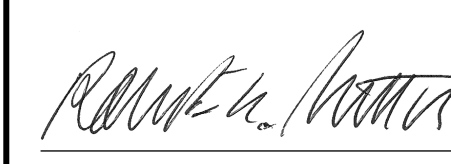
No. Date Revision Notes

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DESIGN NOTES

S002

APPROVED  
Montgomery County  
Historic Preservation Commission



REVIEWED  
By Dan.Bruechert at 3:13 pm, Oct 13, 2023

TABLE N QUALITY ASSURANCE REQUIREMENTS OF AISC 360			
APPLICABLE (Y/N)	VERIFICATION AND INSPECTION	QC	SI
	1. INSPECTION TASKS PRIOR TO WELDING:		
N	a. WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	--	--
N	b. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	--	--
N	c. MATERIAL IDENTIFICATION (TYPE/GRADE)	--	--
N	d. WELDER IDENTIFICATION SYSTEM (*)	--	--
N	e. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY): • JOINT PREPARATION • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKLING (TACK WELD QUALITY AND LOCATION) • BACKING TYPE AND FIT (IF APPLICABLE)	--	--
N	f. CONFIGURATION AND FINISH OF ACCESS HOLES	--	--
N	g. FIT-UP OF FILLET WELDS: • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKLING (TACK WELD QUALITY AND LOCATION)	--	--
N	h. CHECK WELDING EQUIPMENT	--	--
	* THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.		
	2. INSPECTION TASKS DURING WELDING:		
N	a. USE OF QUALIFIED WELDERS	--	--
N	b. CONTROL AND HANDLING OF WELDING CONSUMABLES: • PACKAGING • EXPOSURE CONTROL	--	--
N	c. NO WELDING OVER CRACKED TACK WELDS	--	--
N	d. ENVIRONMENTAL CONDITIONS: • WIND SPEED WITHIN LIMITS • PRECIPITATION AND TEMPERATURE	--	--
N	e. WPS FOLLOWED: • SETTINGS ON WELDING EQUIPMENT • TRAVEL SPEED • SELECTED WELDING MATERIALS • SHIELDING GAS TYPE/FLOW RATE • PREHEAT APPLIED • INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) • PROPER POSITION (F, V, H, OH)	--	--
N	f. WELDING TECHNIQUES: • INTERPASS AND FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS	--	--
	3. INSPECTION TASKS AFTER WELDING:		
Y	a. WELDS CLEANED	O	O
Y	b. SIZE, LENGTH, AND LOCATION OF WELDS	P	P
Y	c. WELDS MEET VISUAL ACCEPTANCE CRITERIA: • CRACK PROHIBITION • WELD BASE-METAL FUSION • CRATER CROSS SECTION • WELD PROFILES • WELD SIZE • UNDERCUT • POROSITY	P	P
Y	d. ARC STRIKES	P	P
Y	e. K-AREA (**)	P	P
Y	f. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P
Y	g. REPAIR ACTIVITIES	P	P
Y	h. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OF MEMBER	P	P
	** WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN WITHIN (3) INCHES OF THE WELD.		
	4. INSPECTION TASKS PRIOR TO BOLTING:		
N	a. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	--	--
N	b. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	--	--
N	c. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	--	--
N	d. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	--	--
N	e. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	--	--
N	g. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHOD USED	--	--
N	h. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	--	--
	5. INSPECTION TASKS DURING BOLTING:		
N	a. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	--	--
N	b. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	--	--
N	c. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	--	--
N	d. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	--	--
	6. INSPECTION TASKS AFTER BOLTING:		
Y	a. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P	P

WHERE:  
O - OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.  
P - PERFORM THESE TASKS FOR EACH WELDED JOINT OR MEMBER.  
QC - QUALITY CONTROL INSPECTOR (FABRICATOR OR ERECTOR).  
SI - SPECIAL INSPECTOR (QUALITY ASSURANCE INSPECTOR).

TABLE 4 LEVEL B QUALITY ASSURANCE				
APPLICABLE (Y/N)	INSPECTION TASK	FREQUENCY OF INSPECTION		
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	
N	1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS	--	--	
	2. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:			
N	a. PROPORTIONS OF SITE-PREPARED MORTAR	--	--	
N	b. CONSTRUCTION OF MORTAR JOINTS	--	--	
N	c. GRADE AND SIZE OF PRESTRESSING TENDONS AND PRESTRESSING TENDONS AND ANCHORAGES.	--	--	
N	d. LOCATION OF REINFORCEMENT, CONNECTORS, ANCHORAGES.	--	--	
N	b. PRESTRESSING TECHNIQUE	--	--	
	3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:			
N	a. GROUT SPACE.	--	--	
N	b. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS, AND ANCHORAGES.	--	--	
N	c. PLACEMENT OF REINFORCEMENT AND CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES.	--	--	
N	d. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	--	--	
N	e. CONSTRUCTION OF MORTAR JOINTS.	--	--	
	4. VERIFY DURING CONSTRUCTION:			
N	a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	--	--	
N	b. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION.	--	--	
N	c. WELDING OF REINFORCEMENT.	--	--	
N	d. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F (4.4°C)) OR HOT WEATHER (TEMPERATURE ABOVE 90°F (32.2°C)).	--	--	
N	e. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	--	--	
N	f. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE.	--	--	

FOR S.I.: °C = (°F - 32)/1.8  
a. FREQUENCY REFERS TO THE FREQUENCY OF INSPECTION, WHICH MAY BE CONTINUOUS DURING THE TASK LISTED OR PERIODICALLY DURING THE LISTED TASK, AS DEFINED IN THE TABLE.

TABLE 1705.2.2 REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL				
APPLICABLE (Y/N)	INSPECTION TASK	FREQUENCY OF INSPECTION		
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	
	1. MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK:			
N	a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	--	--	
N	b. MANUFACTURER'S CERTIFIED TEST REPORTS.	--	--	
	2. INSPECTION OF WELDING:			
	a. COLD-FORMED STEEL DECK			
N	1) FLOOR AND ROOF DECK WELDS	--	--	
N	a. REINFORCING STEEL:			
	1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706	--	--	
	2) REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	--	--	
	3) SHEAR REINFORCEMENT	--	--	
	4) OTHER REINFORCEMENT STEEL	--	--	

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS				
APPLICABLE (Y/N)	INSPECTION TASK	FREQUENCY OF INSPECTION		
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	
Y	1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	--	X	
Y	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL.	--	X	
Y	3. PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIALS.	--	X	
Y	4. VERIFY USE OF PROPER MATERIALS, DENSITIES, & LIFT THICKNESSES DURING PLACEMENT & COMPACTION OF COMPACTED FILL.	X	--	
Y	5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE & VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	--	X	

TABLE 1705.2.3 REQUIRED SPECIAL INSPECTIONS OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS				
APPLICABLE (Y/N)	TYPE	CONTINUOUS	PERIODIC	REFERENCE STANDARD <sup>a</sup>
	1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING			
N	A. END CONNECTIONS - WELDING OR BOLTED.	--	--	SJI SPECIFICATIONS LISTED IN SECTION 2207.1.
N	B. BRIDGING - HORIZONTAL OR DIAGONAL.	--	--	
N	1. STANDARD BRIDGING	--	--	SJI SPECIFICATIONS LISTED IN SECTION 2207.1.
N	2. BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.1.	--	--	

FOR S.I.: 1 INCH = 25.4mm  
a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12. SPECIAL INSPECTION FOR SEISMIC RESISTANCE.

TABLE 1705.3 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION						
APPLICABLE (Y/N)	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCE STANDARD <sup>a</sup>	IBC REFERENCE	
Y	1. INSPECT REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	--	X	ACI 318: Ch. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4	
N	2. REINFORCING BAR WELDING	--	--			
	A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	--	X	AWS D1.4 ACI 318: 26.5.4	--	
	B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 3/16"		X			
	C. INSPECT ALL OTHER WELDS	X				
Y	3. INSPECTION OF ANCHORS CAST IN CONCRETE	--	X	ACI 318: 17.8.2		
Y	4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS <sup>b</sup>					
	A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X		ACI 318: 17.8.2.4		
	B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.		X	ACI 318: 17.8.2		
Y	5. VERIFY USE OF REQUIRED DESIGN MIX.	--	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3	
Y	6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	--	ASTM C172 ASTM C31 ACI 318: 26.4.5, 26.12	1908.10	
Y	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	--	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8	
Y	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	--	X	ACI 318: 26.4.7-26.4.9	1908.9	
N	9. INSPECT OF PRESTRESSED CONCRETE:					
N	A. APPLICATION OF PRESTRESSING FORCES.	X	--	ACI 318: 26.9.2.1		
N	B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE	X	--	ACI 318: 26.9.2.3	--	
N	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	--	X	ACI 318: Ch. 26.8	--	
N	11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	--	X	ACI 318: 26.10.2	--	
N	12. INSPECT FORMWORK FOR SHAPE, LOCATION, & DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	--	X	ACI 318: 26.10.1(b)	--	

FOR S.I.: 1 INCH = 25.4mm  
a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12. SPECIAL INSPECTION FOR SEISMIC RESISTANCE.  
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

APPROVED  
Montgomery County  
Historic Preservation Commission

REVIEWED  
By Dan.Bruechert at 3:13 pm, Oct 13, 2023

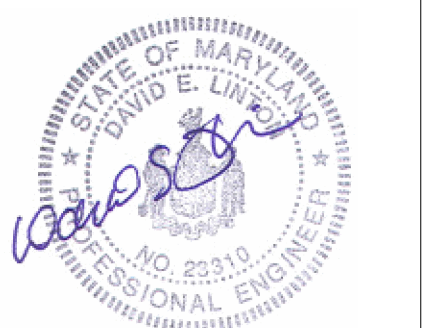
ANNE DECKER  
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Suite 309  
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LE Project # 23-066 LE Project Engineer: WY

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SPECIAL INSPECTIONS

S003

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BASEMENT / FOUNDATION PLAN

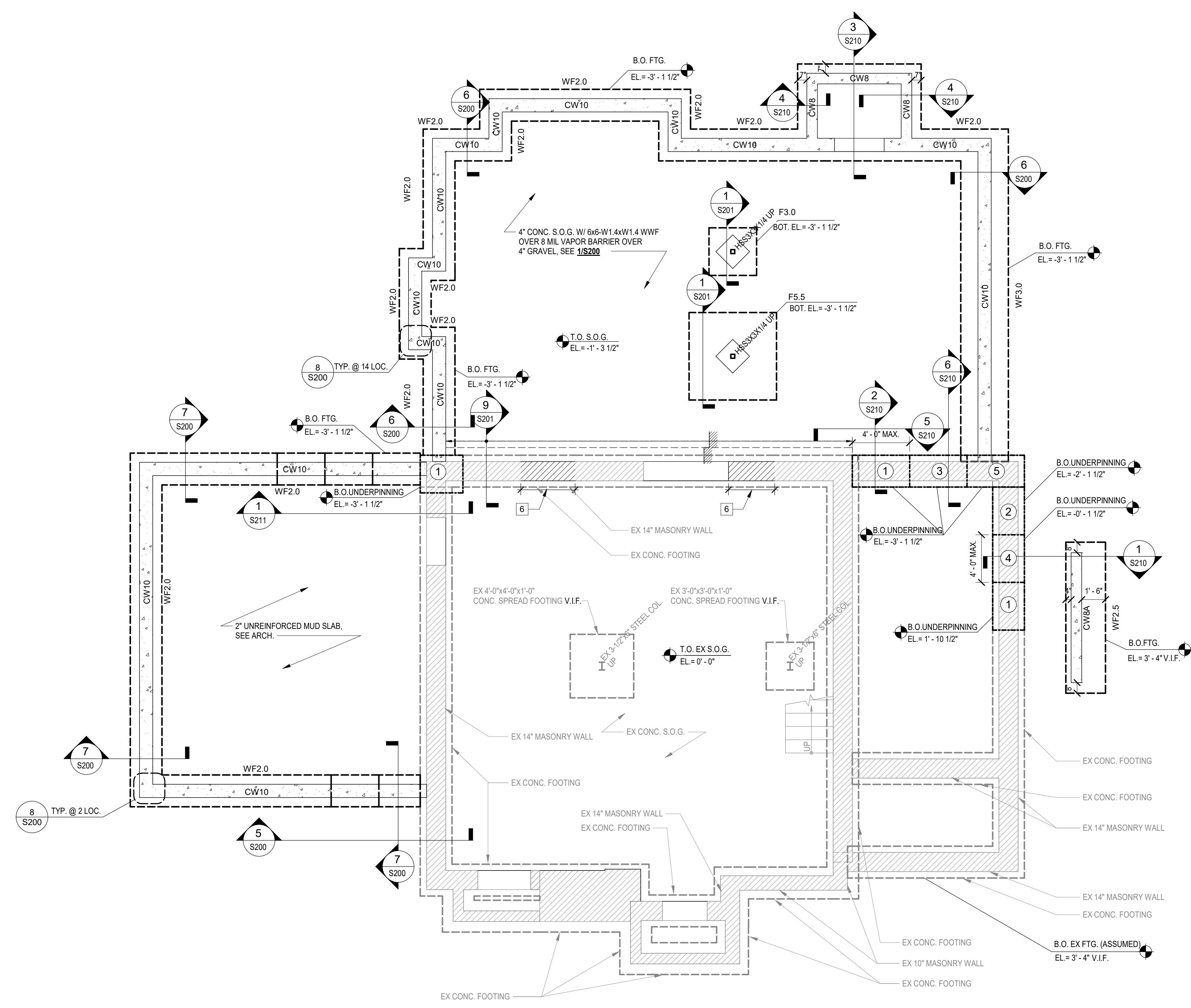
**S100**

**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x6 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS U.N.O.
2. ALL POSTS SHOWN ARE UP IN WOOD STUD WALLS U.N.O.
3. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
4. WF2.0 DESIGNATES A 2'-0"x1'-0" CONTINUOUS CONCRETE WALL FOOTING WITH CONT. (3)#4 BOT. REINFORCING BARS.
5. WF2.5 DESIGNATES A 2'-6"x1'-0" CONTINUOUS CONCRETE WALL FOOTING WITH CONT. (4)#4 BOT. REINFORCING BARS.
6. F3.0 DESIGNATES A 3'-0"x3'-0"x1'-0" CONCRETE SPREAD FOOTING WITH #4 REINFORCING BARS AT BOTTOM EACH WAY.
7. F5.5 DESIGNATES A 5'-6"x5'-6"x1'-0" CONCRETE SPREAD FOOTING WITH #4 REINFORCING BARS AT BOTTOM EACH WAY.
8. CW6 DESIGNATES A 6" CONCRETE WALL WITH #4 REINFORCING BARS @ 9" O.C. VERTICALLY AND #4 REINFORCING BARS @ 9" O.C. HORIZONTALLY.
9. CW8 DESIGNATES A 8" CONCRETE WALL WITH #4 REINFORCING BARS @ 9" O.C. VERTICALLY AND #4 REINFORCING BARS @ 9" O.C. HORIZONTALLY.
10. CW8A DESIGNATES A 8" CONCRETE WALL WITH #4 REINFORCING BARS @ 12" O.C. VERTICALLY AND #4 REINFORCING BARS @ 12" O.C. HORIZONTALLY.
11. CW10 DESIGNATES A 10" CONCRETE WALL WITH #4 REINFORCING BARS @ 9" O.C. VERTICALLY AND #4 REINFORCING BARS @ 9" O.C. HORIZONTALLY.

**KEYED NOTES**

- 6 MASONRY INFILL TO TOOTH INTO EXISTING MASONRY. MASONRY TO MATCH EX MASONRY THICKNESS



**1 BASEMENT / FOUNDATION PLAN**  
S100 SCALE: 1/4" = 1'-0"

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Montgomery County  
Historic Preservation Commission  
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**REVIEWED**  
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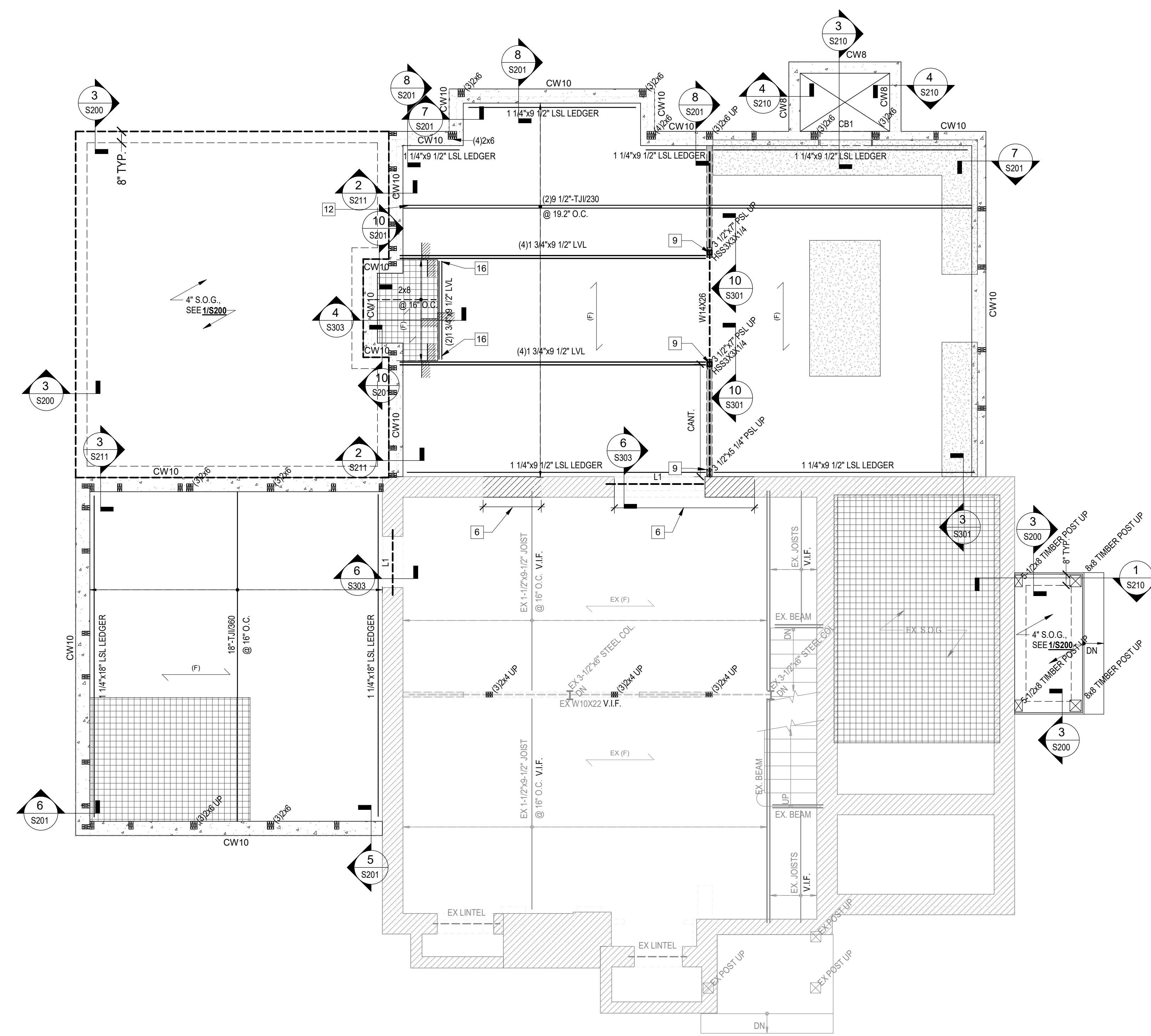
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FIRST FLOOR FRAMING PLAN

**S101**



**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x6 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS U.N.O.
2. SEE DETAILS **5/S301**, **6/S301**, OR **7/S301** FOR POST CAPS U.N.O. ON PLAN.
3. ALL POSTS SHOWN ARE DOWN IN WOOD STUD WALLS AND UP ON CONCRETE WALLS U.N.O.
4. PROVIDE WOOD BEAM/JOIST HANGERS PER THE STRUCTURAL DESIGN NOTES.
5. **(F)** DESIGNATES THE SPAN DIRECTION OF 3/4" SUB-FLOOR PER THE STRUCTURAL DESIGN NOTES.
6. **EX (F)** DESIGNATES THE SPAN DIRECTION OF EXISTING SUB-FLOOR TO REMAIN.
7. DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
8. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
9. **L1** DESIGNATES A GALVANIZED STEEL ANGLE LINTEL PER THE STRUCTURAL DESIGN NOTES.
10. **[Pattern]** DESIGNATES AREA OF FLOOR TO RECEIVE TILE/STONE PER ARCHITECTURAL DRAWINGS. SEE DESIGN NOTES FOR LOADING AND DEFLECTION REQUIREMENTS. GC TO COORDINATE FINAL LOCATIONS OF THE EXTENT OF THE TILE/STONE FLOORING WITH THE FINAL ARCHITECTURAL DRAWINGS AND TRUSS ENGINEER'S SHOP DRAWINGS.
11. **[Pattern]** DESIGNATES AREA OF FLOOR TO RECEIVE MARBLE COUNTERTOP PER ARCHITECTURAL DRAWINGS. SEE DESIGN NOTES FOR LOADING AND DEFLECTION REQUIREMENTS. GC TO COORDINATE FINAL LOCATION OF THE EXTENT OF THE MARBLE COUNTERTOP WITH THE FINAL ARCHITECTURAL DRAWINGS AND TRUSS ENGINEER'S SHOP DRAWINGS.
12. SQUASH BLOCKS ARE TO BE PROVIDED AT ALL POST UP LOCATIONS WHERE WOOD FRAMING OCCURS BELOW. SEE **5/S300** OR **3/S302**
13. **[Pattern]** DESIGNATES BEARING WALL ABOVE.
14. **CW8** DESIGNATES A 8" CONCRETE WALL WITH #4 REINFORCING BARS @ 9" O.C. VERTICALLY AND #4 REINFORCING BARS @ 9" O.C. HORIZONTALLY.
15. **CW10** DESIGNATES A 10" CONCRETE WALL WITH #4 REINFORCING BARS @ 9" O.C. VERTICALLY AND #4 REINFORCING BARS @ 9" O.C. HORIZONTALLY.
16. **CB1** DESIGNATES A 10"Wx14"D CONCRETE BEAM REINFORCED WITH (2)#4 TOP & BOT W/ #3 STIRRUPS @ 12" O.C.

**KEYED NOTES**

- [6]** MASONRY INFILL TO TOOTH INTO EXISTING MASONRY. MASONRY TO MATCH EX MASONRY THICKNESS
- [9]** SIMPSON CCOQ4-SDS2.5 COLUMN CAP WELDED TO STEEL BELOW
- [12]** SIMPSON MIT359-5-2 TOP FLANGE HANGER
- [16]** SIMPSON HUS410 FACE MOUNT HANGER

**1** FIRST FLOOR FRAMING PLAN  
S101 SCALE: 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
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**REVIEWED**  
By Dan.Bruechert at 3:13 pm, Oct 13, 2023

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SECOND FLOOR  
FRAMING PLAN

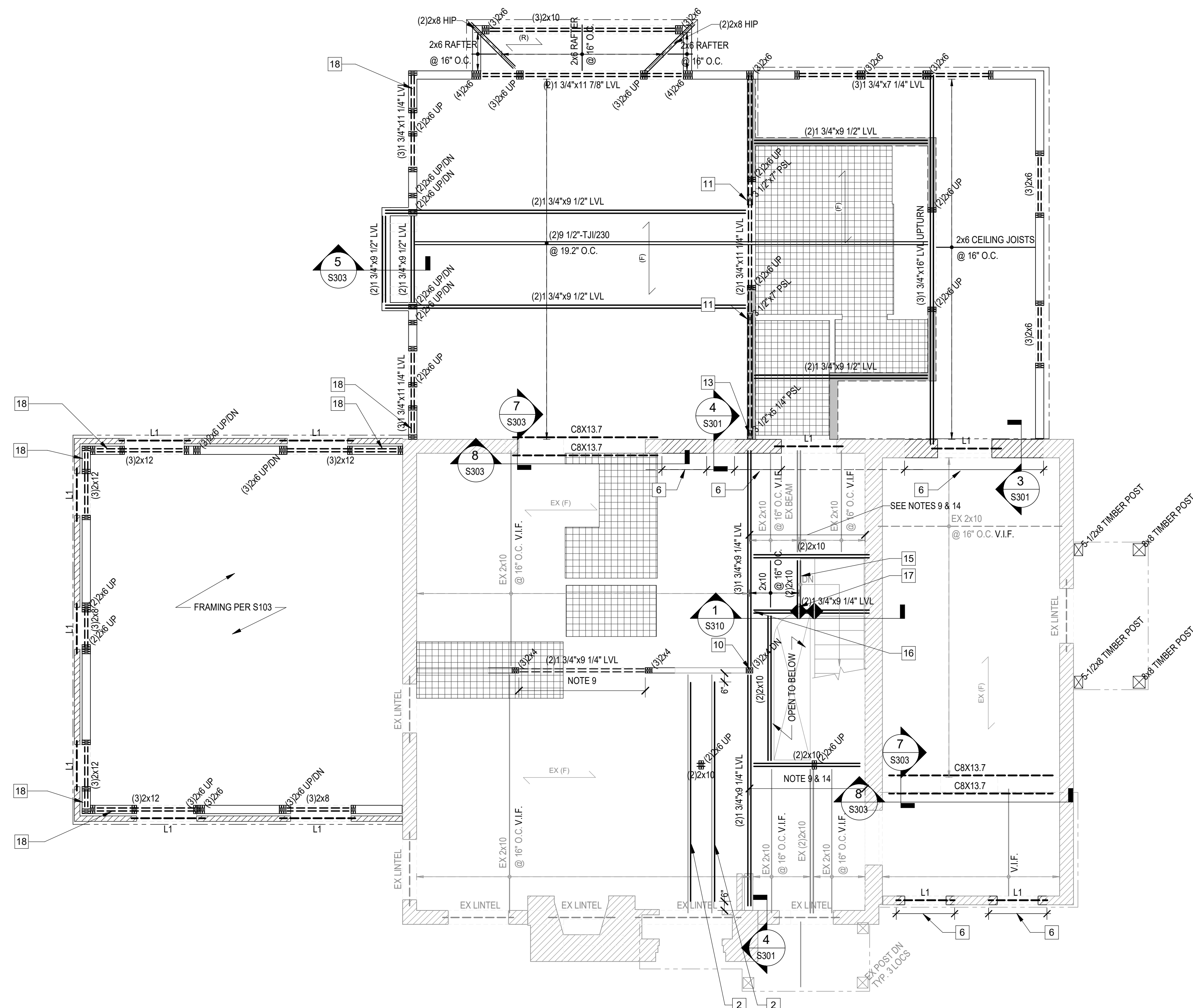
**S102**

**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x6 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS U.N.O.
2. SEE DETAILS **5/S301**, **6/S301**, OR **7/S301** FOR POST CAPS U.N.O. ON PLAN.
3. ALL POSTS SHOWN ARE DOWN IN WOOD STUD WALLS U.N.O.
4. PROVIDE WOOD BEAM/JOIST HANGERS PER THE STRUCTURAL DESIGN NOTES.
5. (F) DESIGNATES THE SPAN DIRECTION OF 3/4" SUB-FLOOR PER THE STRUCTURAL DESIGN NOTES.
6. EX (F) DESIGNATES THE SPAN DIRECTION OF EX SUB-FLOOR TO REMAIN.
7. DASHED LINES INDICATE DROPPED BEAMS/HEADERS. SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
8. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
9. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION AS DESIGNATED ON PLAN.
10. L1 DESIGNATES A GALVANIZED STEEL ANGLE LINTEL PER THE STRUCTURAL DESIGN NOTES.
11. [Grid Pattern] DESIGNATES AREA OF FLOOR TO RECEIVE TILE/STONE PER ARCHITECTURAL DRAWINGS. SEE DESIGN NOTES FOR LOADING AND DEFLECTION REQUIREMENTS. GC TO COORDINATE FINAL LOCATIONS OF THE EXTENT OF THE TILE/STONE FLOORING WITH THE FINAL ARCHITECTURAL DRAWINGS AND TRUSS ENGINEER'S SHOP DRAWINGS.
12. SQUASH BLOCKS ARE TO BE PROVIDED AT ALL POST UP LOCATIONS WHERE WOOD FRAMING OCCURS BELOW. SEE **6/S300** OR **3/S302**
13. [Hatched Area] DESIGNATES BEARING WALL ABOVE.
14. TRIM ENDS OF EX. MEMBERS AS NEEDED FOR FIT-UP IN NEW FACE MOUNT HANGERS.

**KEYED NOTES**

- |      |   |
|------|---|
| [2]  | 1-3/4"x9-1/4" LVL SISTERED TO EA. EX 2X10 JOIST, V.I.F.   |
| [6]  | MASONRY INFILL TO TOOTH INTO EXISTING MASONRY. MASONRY TO MATCH EX MASONRY THICKNESS                            |
| [10] | SIMPSON CQ64SD2.5 COLUMN CAP SUPPORTING TWO LVL BEAMS. SHIM AS REQUIRED   |
| [11] | SIMPSON PC4Z POST CAP   |
| [13] | SIMPSON EPC4Z POST CAP  |
| [15] | EXISTING STAIR STRINGERS TO BE ATTACHED WITH SIMPSON LSC ADJUSTABLE STRINGER CONNECTOR, ONE FOR EACH 2x MEMBER. |
| [16] | SIMPSON HUS410 FACE MOUNT HANGER  |
| [17] | SIMPSON WP210-2 TOP FLANGE HANGER   |
| [18] | EXTEND HEADER FOR PORTAL FRAME, SEE <b>1/S105</b>   |



**1 SECOND FLOOR FRAMING PLAN**  
S102 SCALE: 1/4" = 1'-0"

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By Dan.Bruechert at 3:13 pm, Oct 13, 2023

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ATTIC/LOWER ROOF  
FRAMING PLAN

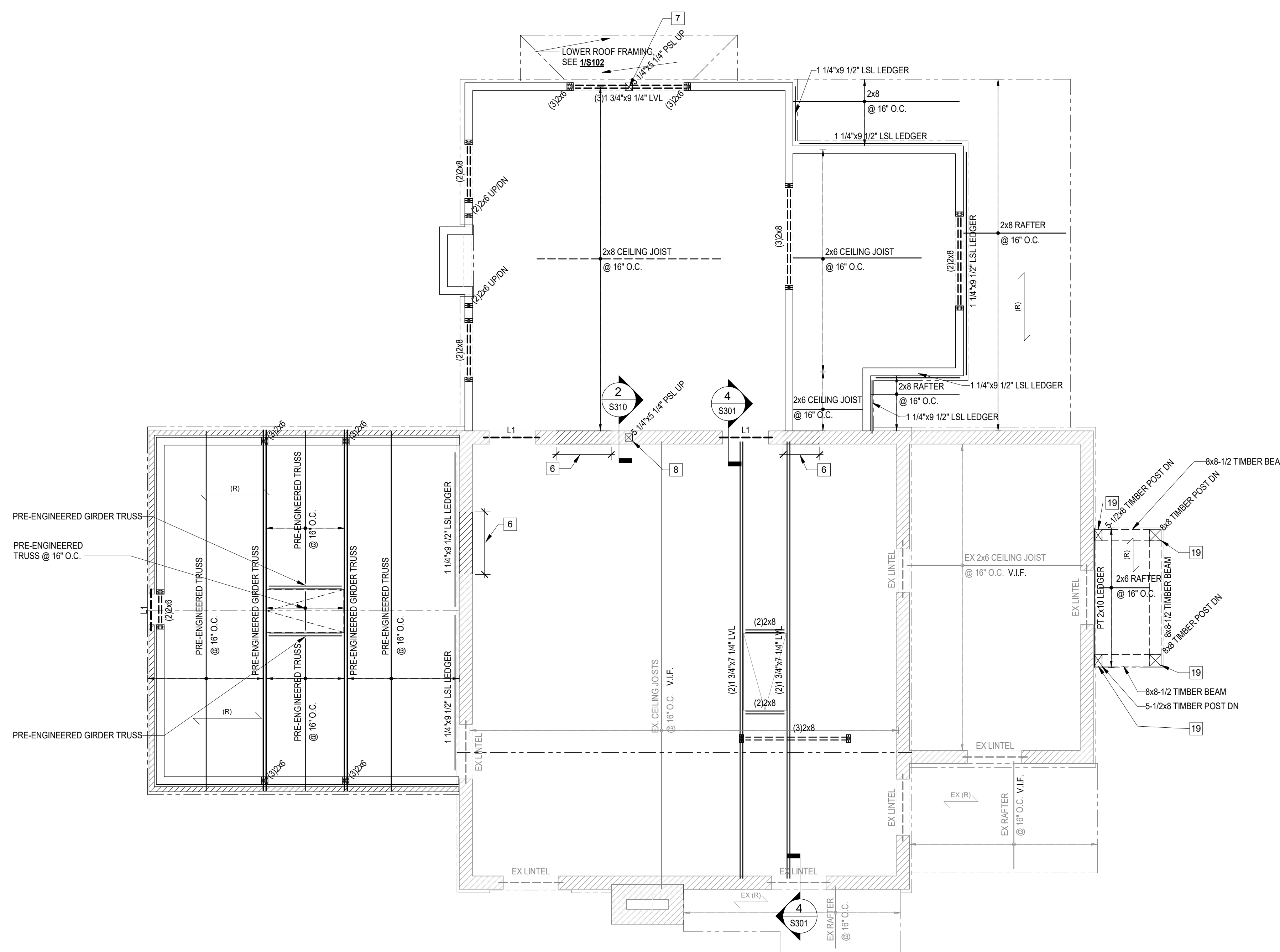
**S103**

**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x8 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS U.N.O.
2. SEE DETAILS **5/S301**, **6/S301**, OR **7/S301** FOR POST CAPS U.N.O. ON PLAN.
3. ALL POSTS SHOWN ARE DOWN IN WOOD STUD WALLS U.N.O.
4. PROVIDE WOOD BEAM/JOIST HANGERS PER THE STRUCTURAL DESIGN NOTES.
5. (F) DESIGNATES THE SPAN DIRECTION OF 3/4" SUB-FLOOR PER THE STRUCTURAL DESIGN NOTES.
6. (R) DESIGNATES THE SPAN DIRECTION OF 5/8" ROOF SHEATHING PER THE STRUCTURAL DESIGN NOTES.
7. DASHED LINES INDICATE DROPPED BEAMS/HEADERS. SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
8. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
9. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION AS DESIGNATED ON PLAN.
10. L1 DESIGNATES A GALVANIZED STEEL ANGLE LINTEL PER THE STRUCTURAL DESIGN NOTES.
11. ALL ROOF TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRUSS DESIGN DRAWINGS AND SHEET S400.
12. SQUASH BLOCKS ARE TO BE PROVIDED AT ALL POST UP LOCATIONS WHERE WOOD FRAMING OCCURS BELOW.
13. [Hatched Box] DESIGNATES BEARING WALL ABOVE.
14. TRIM ENDS OF EX. MEMBERS AS NEEDED FOR FIT-UP IN NEW FACE MOUNT HANGERS.

**KEYED NOTES**

- 6 MASONRY INFILL TO TOOTH INTO EXISTING MASONRY. MASONRY TO MATCH EX MASONRY THICKNESS
- 7 INVERTED SIMPSON CCO66SDS2.5 COLUMN CAP
- 8 SIMPSON ABU66Z POST BASE W/ MASONRY ADHESIVE ANCHOR
- 19 TIMBER BEAM AND POST TO BE NOTCHED AND CONNECTED WITH HALF-LAP JOINT TO MATCH EXISTING FRONT PORCH CONNECTION.



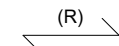

**1 ATTIC/LOWER ROOF FRAMING PLAN**  
S103 SCALE: 1/4" = 1'-0"

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


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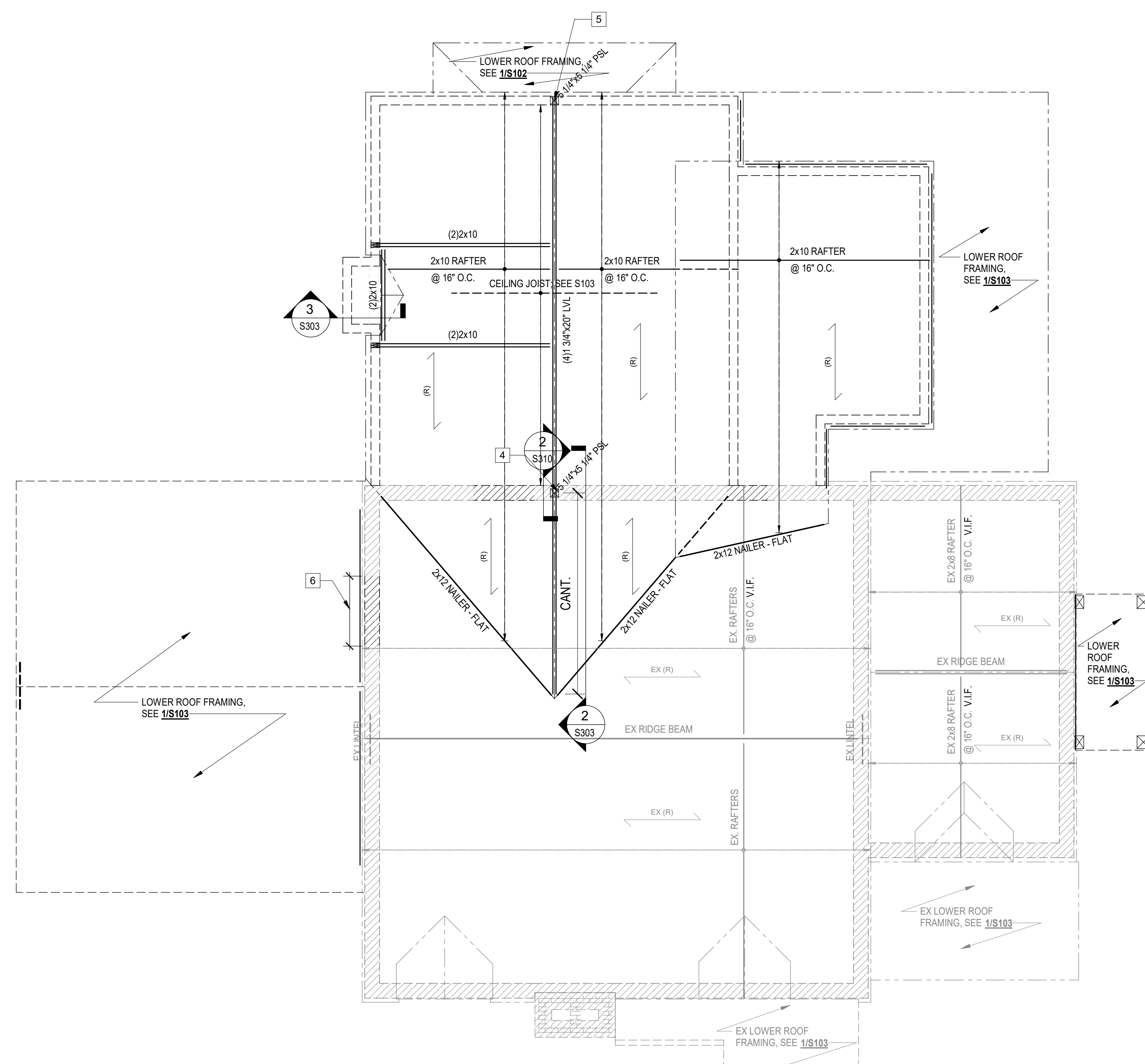


**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x6 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS U.N.O.
2. SEE DETAILS **5/S301**, **6/S301**, OR **7/S301** FOR POST CAPS U.N.O. ON PLAN.
3. ALL POSTS SHOWN ARE DOWN IN WOOD STUD WALLS U.N.O.
4. PROVIDE WOOD BEAM/RAFTER HANGERS PER THE STRUCTURAL DESIGN NOTES.
5.  DESIGNATES THE SPAN DIRECTION OF 5/8" ROOF SHEATHING PER THE STRUCTURAL DESIGN NOTES.
6.  DESIGNATES THE SPAN DIRECTION OF EXISTING ROOF SHEATHING TO REMAIN.
7. DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
8. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.

**KEYED NOTES**

-  SIMPSON CCOQ7.1-6SDS2.5 COLUMN CAP
-  SIMPSON ECCQ7.1-6SDS2.5 COLUMN CAP
-  MASONRY INFILL TO TOOTH INTO EXISTING MASONRY. MASONRY TO MATCH EX MASONRY THICKNESS



**1** ROOF FRAMING PLAN  
S104 SCALE: 1/4" = 1'-0"

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ROOF FRAMING PLAN

**S104**

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FIRST FLOOR WIND BRACING PLAN

**S105**

NOTES FOR WIND BRACING PLANS (DESIGNED PER IRC 2018, SECTION R602.10):

- INDICATES A BRACED WALL LINE WITH BRACED WALL PANELS AS INDICATED ON THE IRC PLANS.
- ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH CORNER NAILING PER DETAIL **5/S107**
- DESIGNATES THE END OF A BRACED WALL LINE
- ALL BRACED WALL PANELS TO BE SECURED TO THE STRUCTURE ABOVE AND BELOW PER DETAILS **6/S107** AND **7/S107**
- ALL BRACED WALL PANELS ARE 4'-0" U.N.O.
- DIMENSION LEADER INDICATES THE EXTENT OF PORTAL FRAMES W/ MIN. 3"x11 1/4" HEADER.
- "H.D." DENOTES AN 800# HOLD DOWN DEVICE PER DETAIL
- GABLE END WALLS SHALL BE CONTINUOUSLY SHEATHED PER DETAIL **1/S108**
- MSW IS COUNTED AS A WSP FOR IRC BWL PURPOSES.

BRACED WALL LINE CALLOUT KEY:

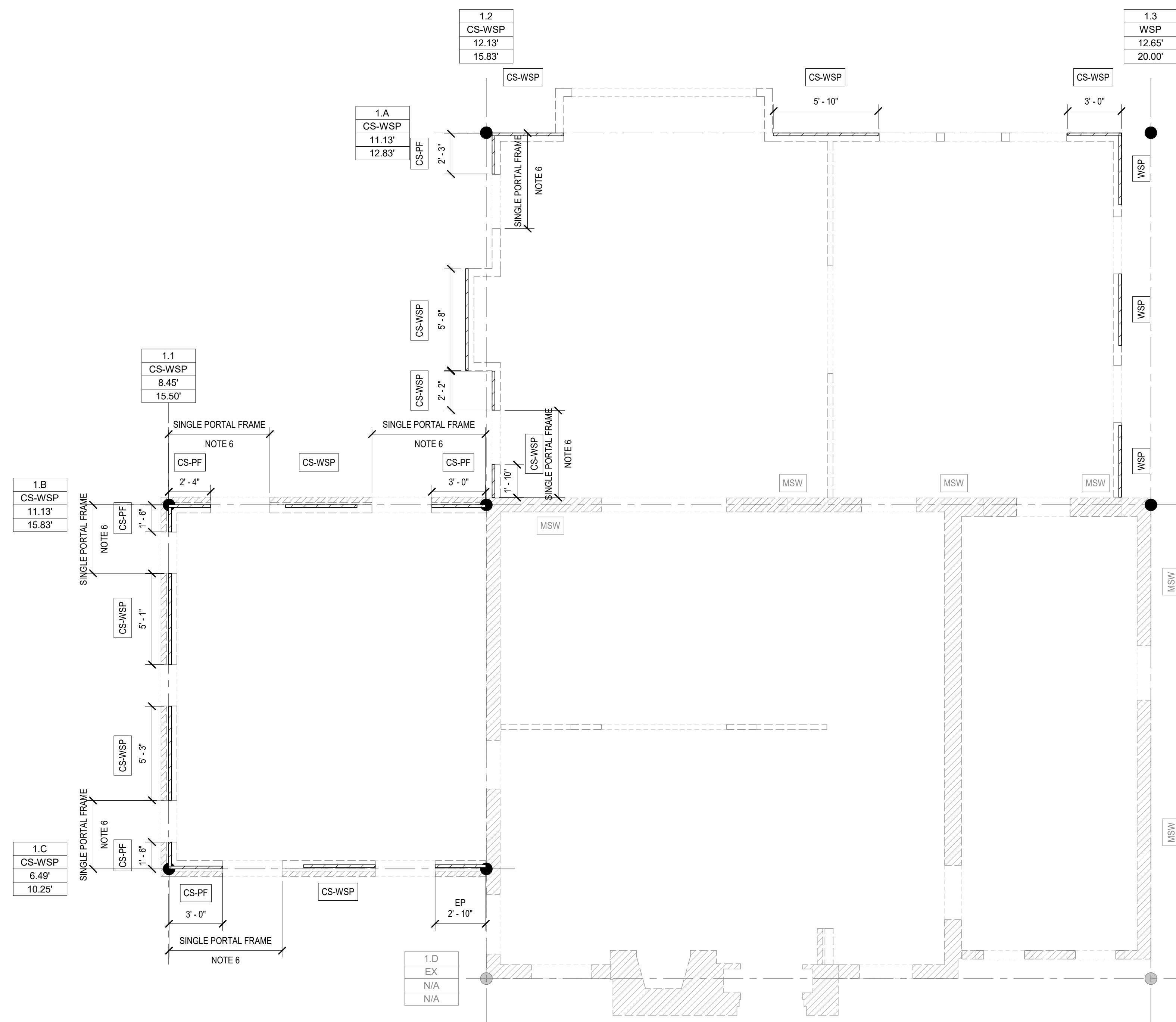
BWL 1	BWL LABEL
CS-WSP	PRESCRIPTIVE BRACING METHOD USED
7.88'	LENGTH OF BWP REQUIRED
8.00'	LENGTH OF BWP PROVIDED

ABBREVIATIONS:

WSP	= WOOD STRUCTURAL PANEL PER DETAIL <b>4/S107</b>
CS-WSP	= CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL PER DETAIL <b>1/S107</b>
CS-PF	= CONTINUOUSLY SHEATHED PORTAL FRAME PER DETAIL <b>2/S107</b>
MSW	= MASONRY SHEAR WALL

LEGEND:

WOOD SHEATHED BWP



**1** FIRST FLOOR WIND BRACING PLAN  
S105 SCALE: 1/4" = 1'-0"

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Historic Preservation Commission  
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**REVIEWED**  
By Dan.Bruechert at 3:14 pm, Oct 13, 2023

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SECOND FLOOR WIND BRACING PLAN

**S106**

NOTES FOR WIND BRACING PLANS  
(DESIGNED PER IRC 2018, SECTION R602.10):

- INDICATES A BRACED WALL LINE WITH BRACED WALL PANELS AS INDICATED ON THE IRC PLANS.
- ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH CORNER NAILING PER DETAIL **5/S107**
- DESIGNATES THE END OF A BRACED WALL LINE
- ALL BRACED WALL PANELS TO BE SECURED TO THE STRUCTURE ABOVE AND BELOW PER DETAILS **6/S107** AND **7/S107**
- ALL BRACED WALL PANELS ARE 4'-0" U.N.O.
- DIMENSION LEADER INDICATES THE EXTENT OF PORTAL FRAMES W/ MIN. 3"x11 1/4" HEADER.
- GABLE END WALLS SHALL BE CONTINUOUSLY SHEATHED PER DETAIL **1/S108**
- MSW IS COUNTED AS A WSP FOR IRC BWL PURPOSES.

BRACED WALL LINE CALLOUT KEY:

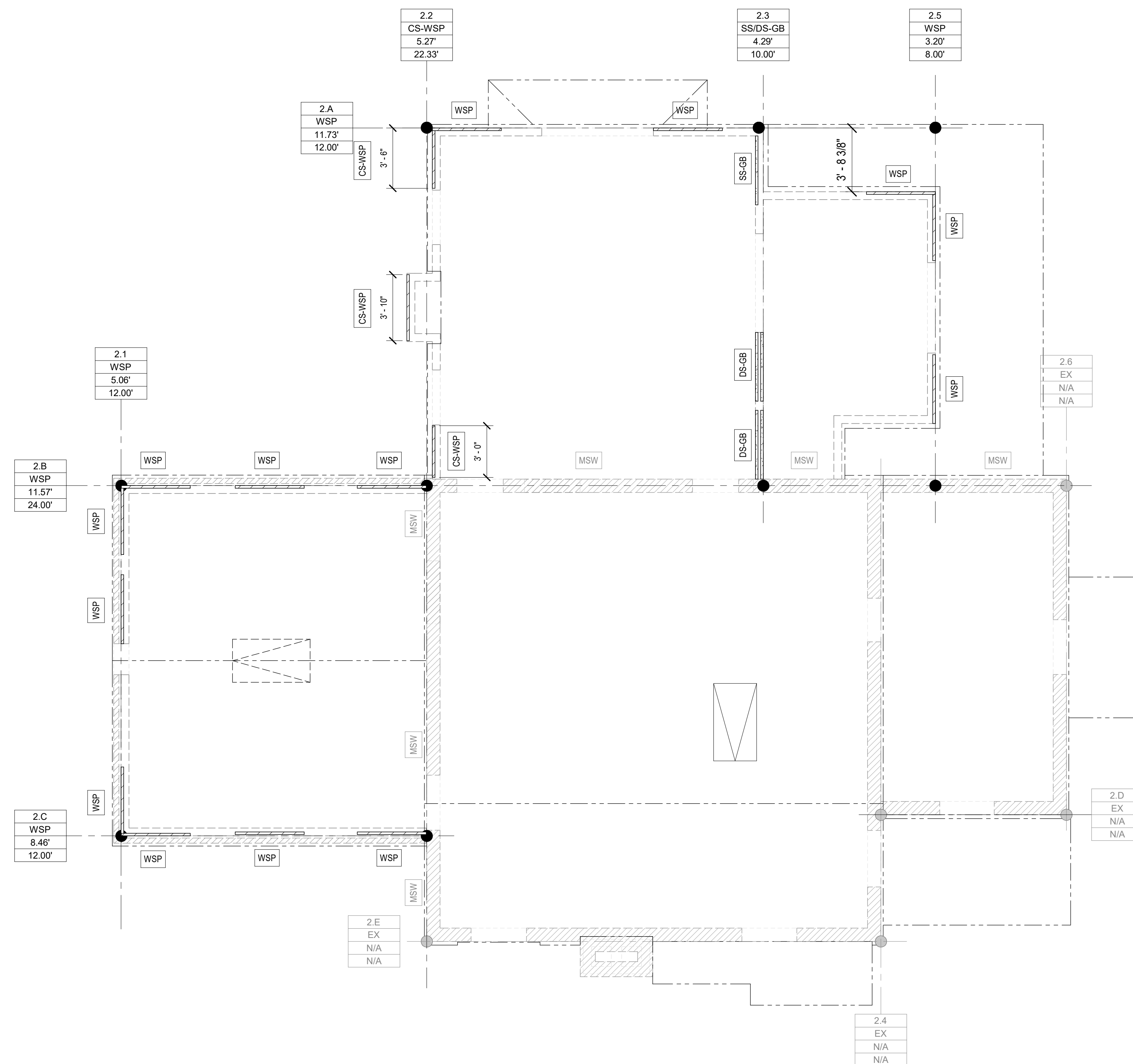
BWL 1	BWL LABEL
CS-WSP	PRESCRIPTIVE BRACING METHOD USED
7.88'	LENGTH OF BWP REQUIRED
8.00'	LENGTH OF BWP PROVIDED

ABBREVIATIONS:

WSP	= WOOD STRUCTURAL PANEL PER DETAIL <b>4/S107</b>
CS-WSP	= CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL PER DETAIL <b>1/S107</b>
CS-PF	= CONTINUOUSLY SHEATHED PORTAL FRAME PER DETAIL <b>2/S107</b>
MSW	= MASONRY SHEAR WALL

LEGEND:

WOOD SHEATHED BWP



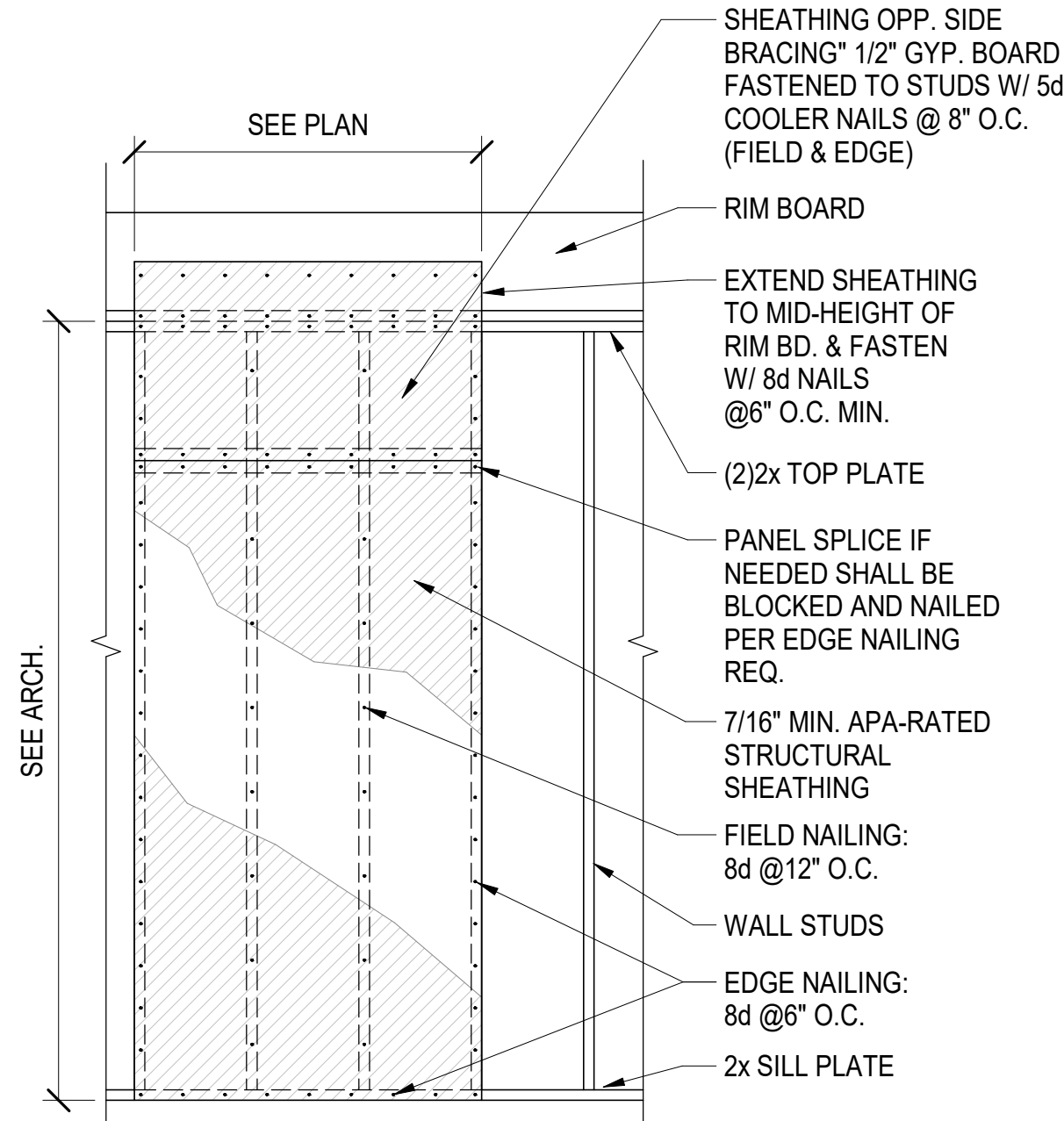
**1 SECOND FLOOR WIND BRACING PLAN**  
S106 SCALE: 1/4" = 1'-0"

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Montgomery County  
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**REVIEWED**  
By Dan.Bruechert at 3:14 pm, Oct 13, 2023

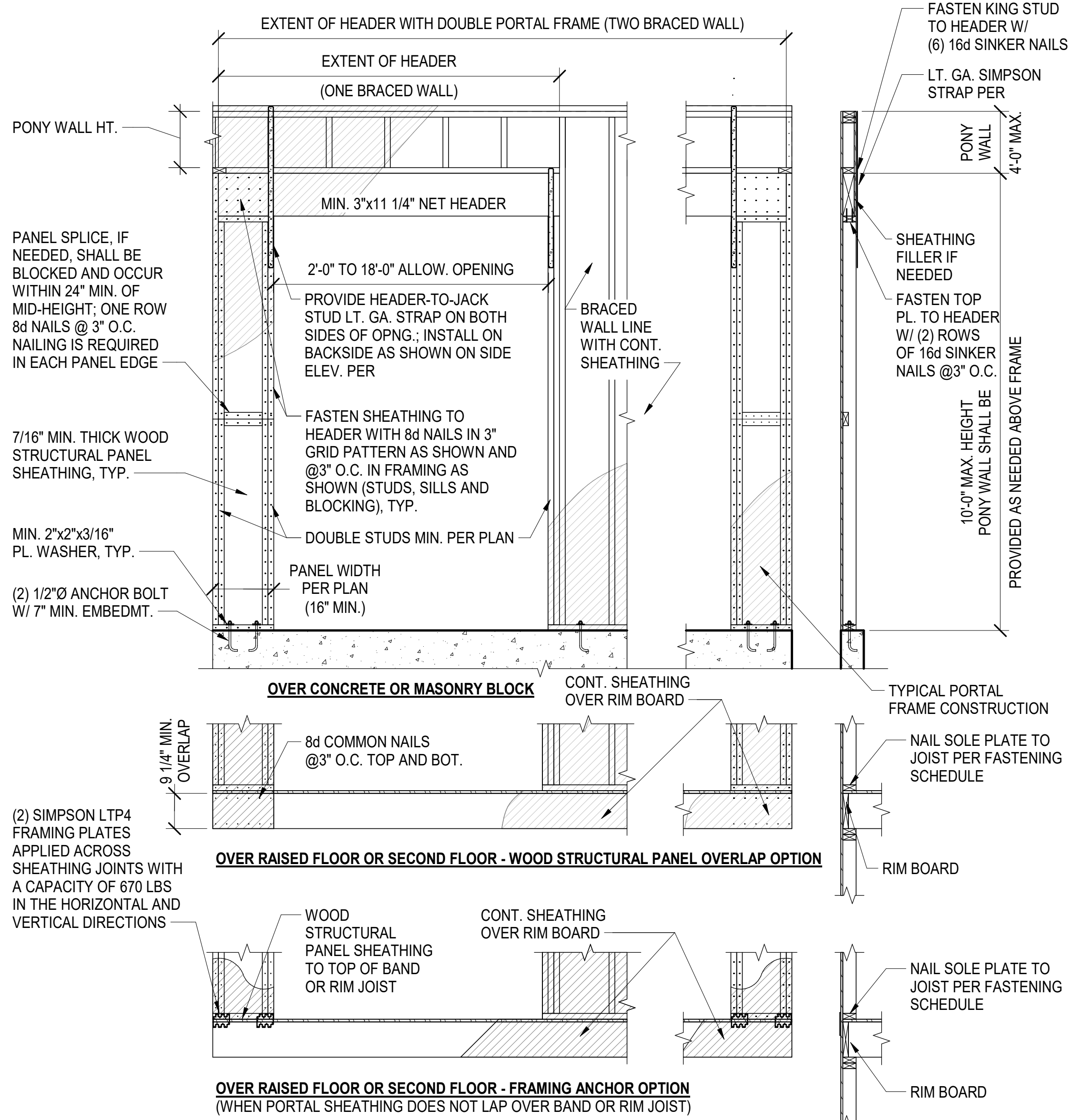
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By Dan.Bruechert at 3:14 pm, Oct 13, 2023



NOTE: THIS BRACED WALL PANEL DETAIL APPLIES TO STRUCTURAL PANEL SHEATHING APPLIED TO CONTINUOUSLY SHEATHED BRACED WALL LINES AS NOTED ON PLAN (CS-WSP). PANEL SHALL BE SECURED TO THE STRUCTURE ABOVE/BELOW PER IRC TABLE R602.3(1), **6/S107** AND **7/S107**

**1** TYP. BRACED WALL PANEL DETAIL (CS-WSP)  
S107 SCALE: N.T.S.

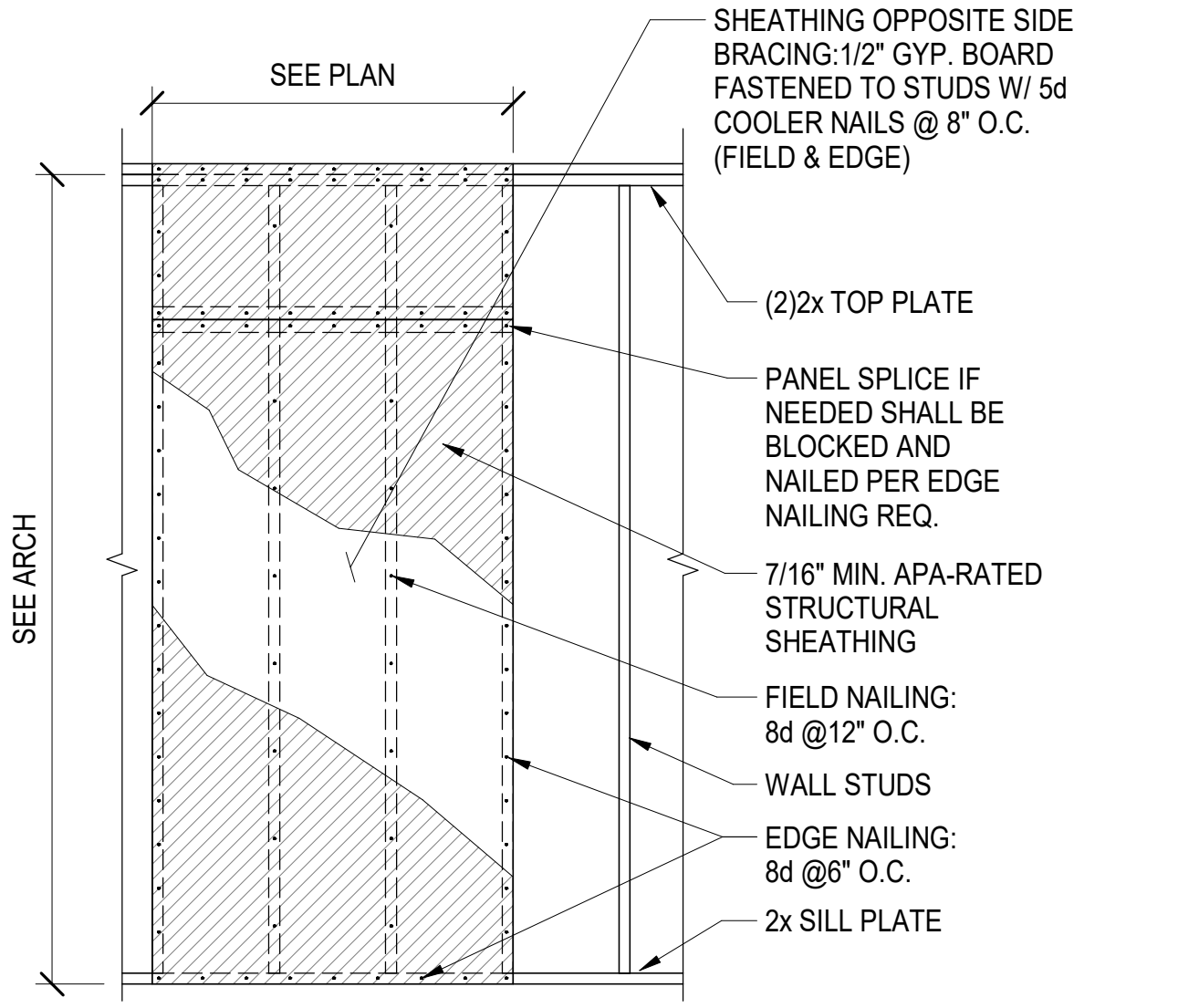


**2** PORTAL FRAME DETAIL (CS-PF)  
S107 SCALE: N.T.S.

LT. GA. STRAP SCHEDULE							
MIN. WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAX. PONY WALL HT. (ft.)	MAX. TOTAL WALL HT. (ft.)	MAX. OPENING WIDTH (ft.)	TENSION STRAP REQ'D CAPACITY (lbs.) (PER TABLE R602.10.6.4)		REQ'D SIMPSON STRAP	
				Vult = 115mph		EXPOSURE B	EXPOSURE C
				EXPOSURE B	EXPOSURE C		
2x4 No. 2 GRADE	0	10	18	1,000	1,000	CS20 [14]	CS20 [14]
			9	1,000	1,000	CS20 [14]	CS20 [14]
			16	1,025	2,500	CS20 [14]	(2) CSHP18 [32]
	1	10	18	1,275	2,850	CSHP18 [16]	(2) CSHP18 [32]
			9	1,000	1,875	CS20 [14]	(2) CS20 [28]
			16	2,175	4,175	(2) CSHP20 [24]	(2) CS14 [52]
	2	10	18	2,500	NP	(2) CSHP18 [32]	NP
			9	1,500	3,175	CSHP18 [16]	(2) CS16 [44]
			16	3,375	NP	(2) CS16 [44]	NP
	2	12	18	3,975	NP	(2) CS14 [52]	NP
			9	2,750	NP	(2) CSHP18 [32]	NP
			12	3,775	NP	(2) CS14 [52]	NP
2x6 STUD GRADE	2	12	9	1,000	2,025	CS20 [14]	(2) CSHP20 [24]
			16	2,150	3,675	(2) CSHP20 [24]	(2) CS14 [52]
			18	2,550	NP	(2) CSHP18 [32]	NP
	4	12	9	1,750	3,125	(2) CSHP20 [24]	(2) CS16 [44]
			16	2,400	NP	(2) CSHP18 [32]	NP
			18	3,800	NP	(2) CS14 [52]	NP

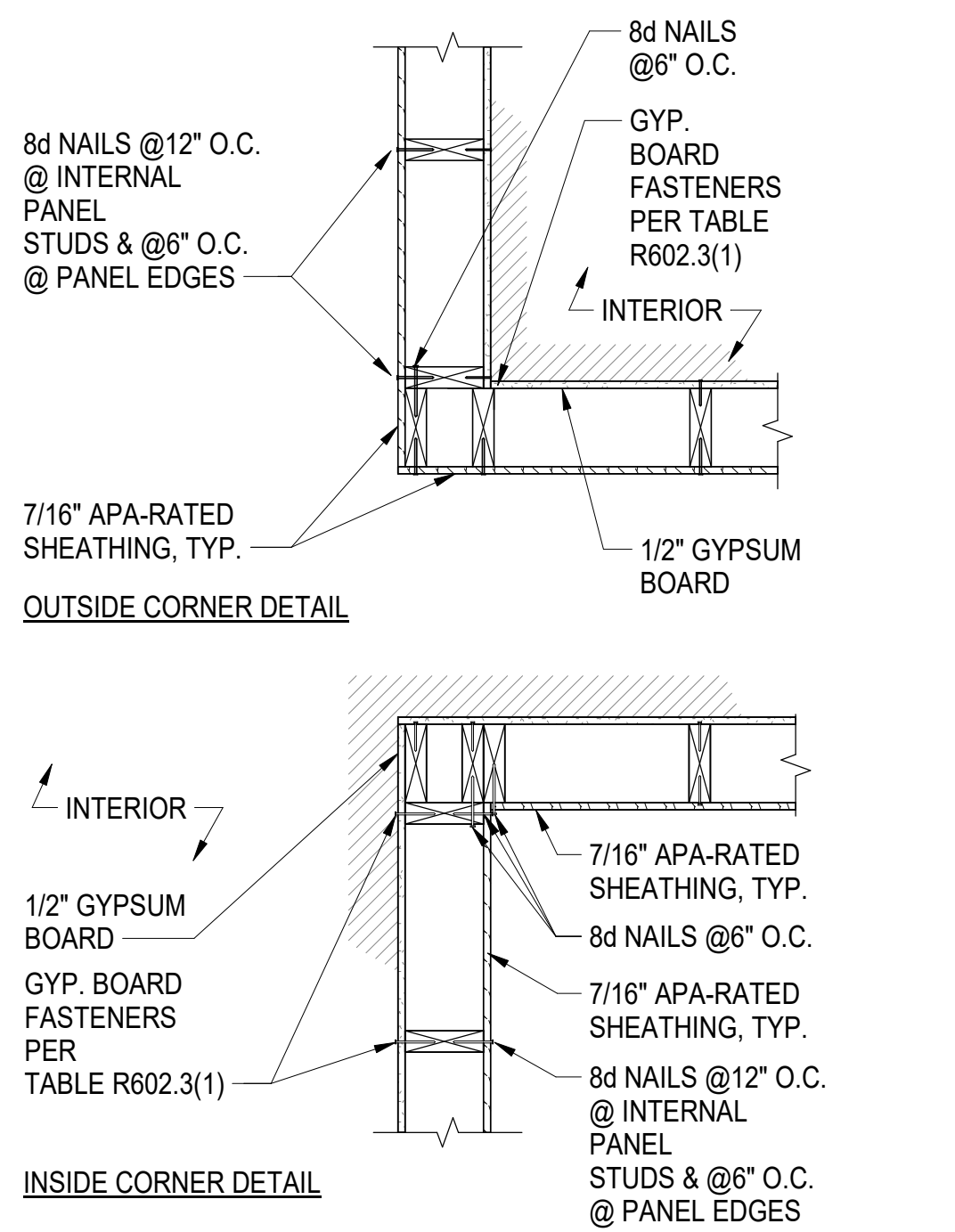
- NOTES:**
- DOUBLE JACKS ARE REQUIRED WHERE TWO STRAPS ARE USED.
  - STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  - TABLE SHOWS TOTAL NUMBER OF FASTENERS REQUIRED PER STRAP IN BRACKETS [#] AFTER THE STAP SPECIFICATION. USE HALF THE NAILS IN EACH MEMBER BEING CONNECTED TO ACHIEVE THE PRODUCT ALLOWABLE CAPACITY. PROVIDE 10d NAILS WITH A MINIMUM LENGTH OF 2 1/2".
  - CS/CSHP STRAPS MUST BE CUT TO LENGTH, INCLUDING CLEAR SPAN BETWEEN STUDS ABOVE AND BELOW THE HEADER FOR THE PONY WALL.
  - FOR PORTAL FRAMES WITH NO PONY WALL, LSTA21 WITH (16) 10d x 2 1/2" LG. NAILS MAY BE USED IN PLACE OF CS20 OR CSHP20.
  - NP = NOT PERMITTED; CONTACT SER.

**3** LT. GA. STRAP SCHEDULE  
S107 SCALE: N.T.S.

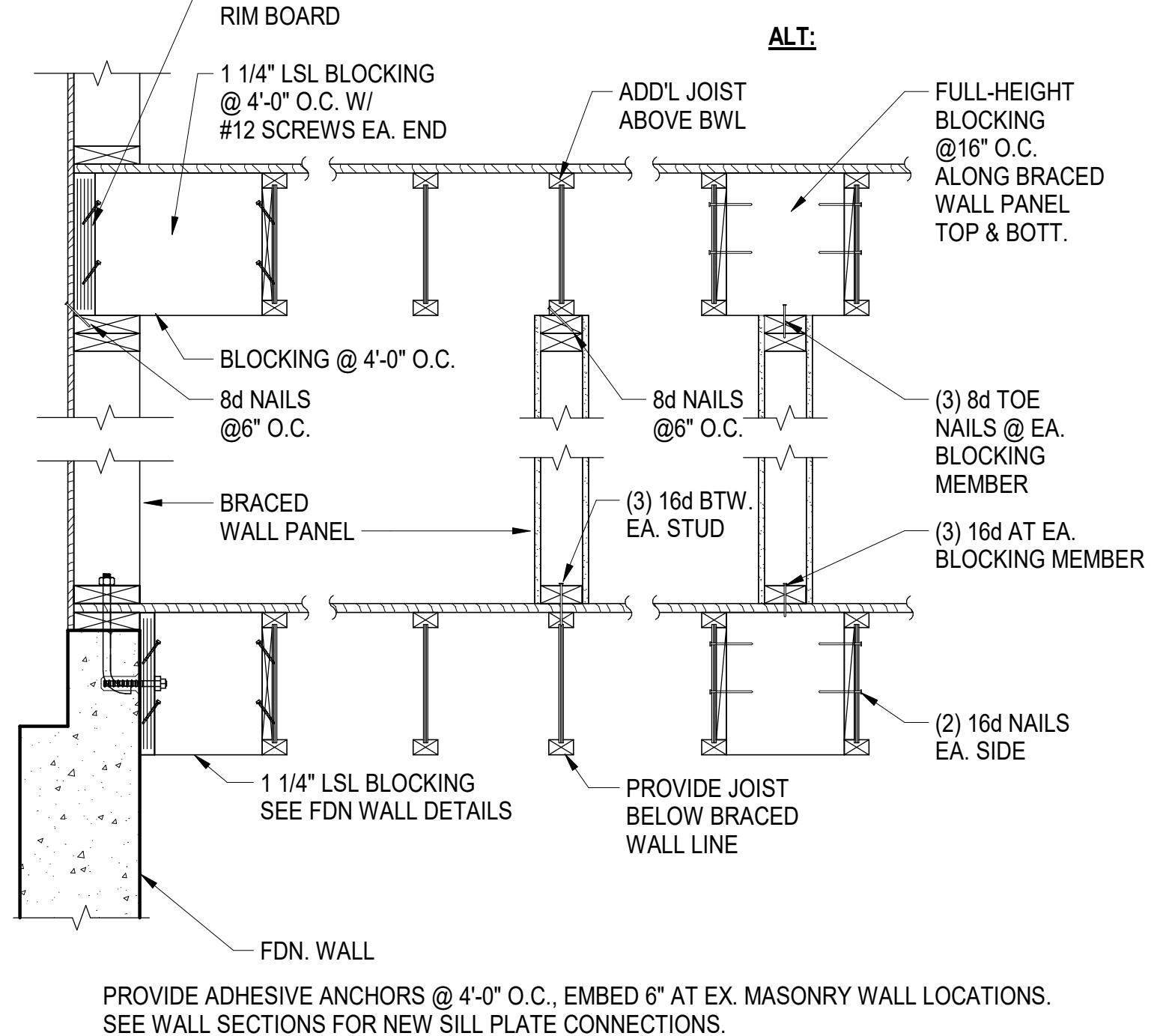


NOTE: PANEL SHALL BE SECURED TO THE STRUCTURE ABOVE/BELOW PER IRC TABLE R602.3(1), **6/S107** AND **7/S107**

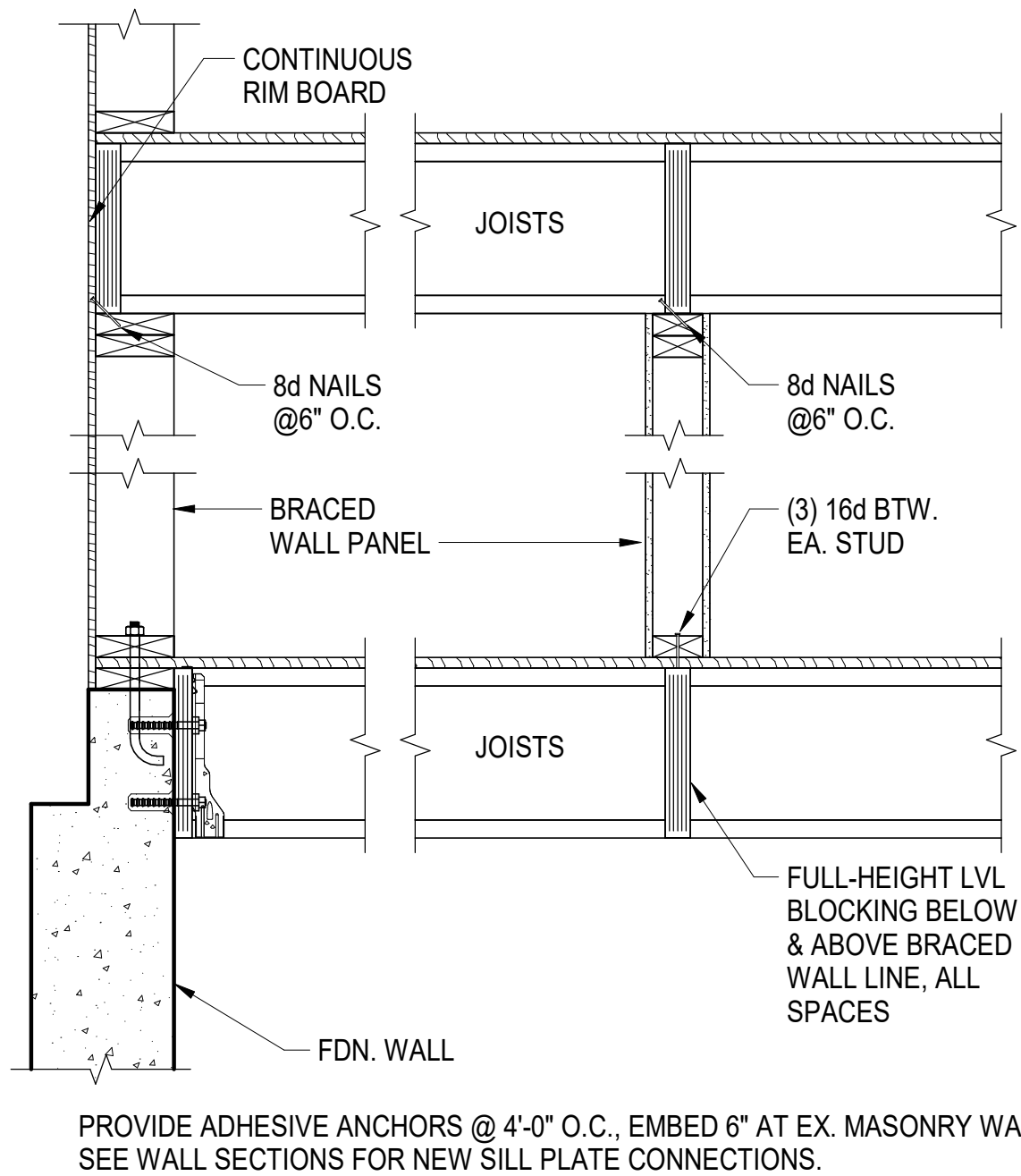
**4** TYP. BRACED WALL PANEL DETAIL (WSP)  
S107 SCALE: N.T.S.



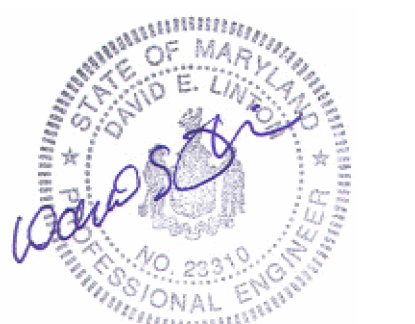
**5** TYP. CORNER FRAMING DETAIL W/ FASTENERS  
S107 SCALE: N.T.S.



**6** TYP. BRACED WALL LINE JOIST PARALLEL  
S107 SCALE: N.T.S.

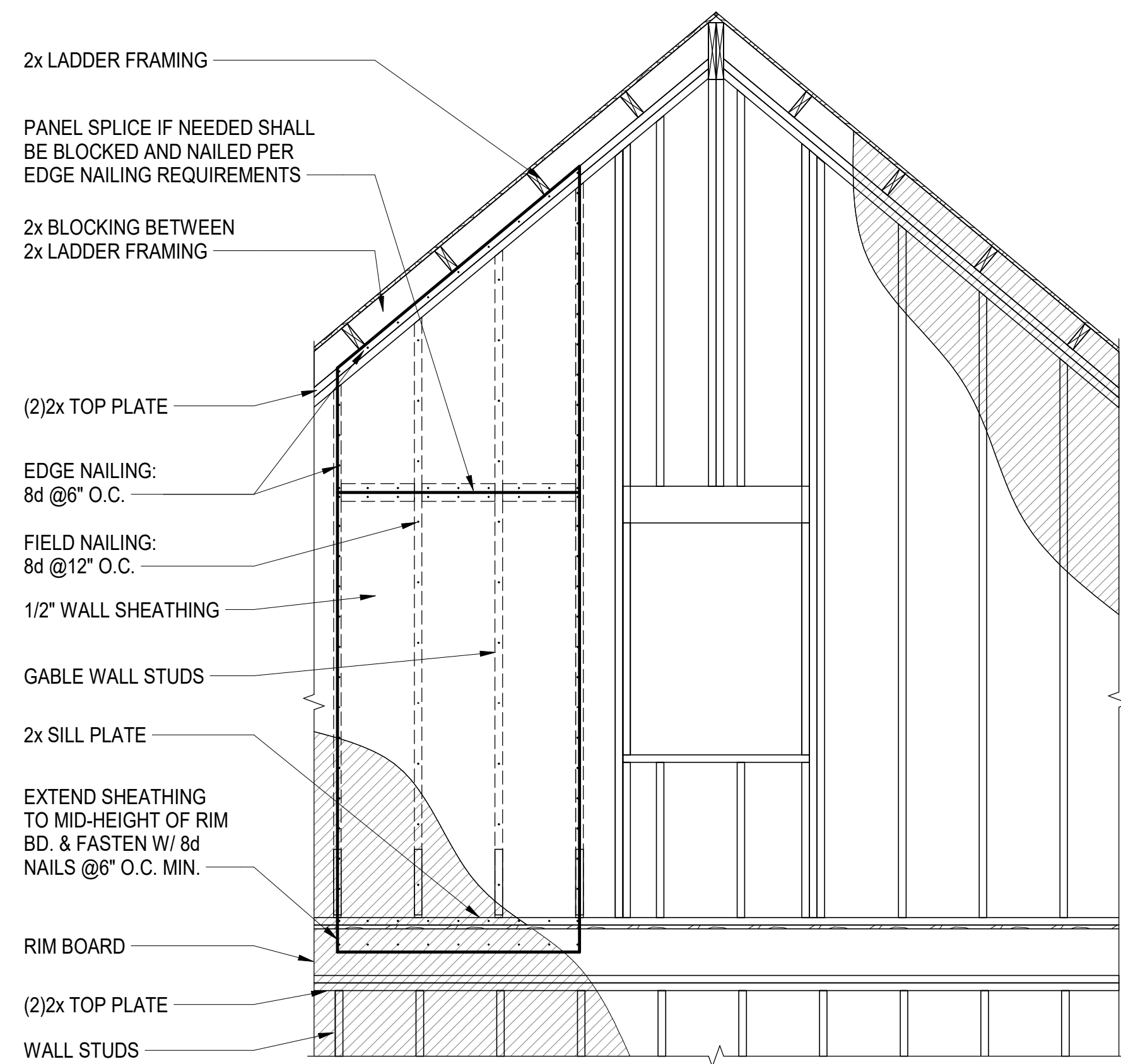


**7** TYP. BRACED WALL LINE JOIST PERPENDICULAR  
S107 SCALE: N.T.S.



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Expiration Date: 07/26/2024

Permit Set  
10 October 2023  
No. Date Revision Notes



NOTE: ONE PANEL IS SHOWN FOR CLARITY. GABLE WALL SHALL BE SHEATHED ENTIRELY PER THE CONTINUOUS SHEATHING REQUIREMENTS OF THE PRESCRIPTIVE CODE AND AS SHOWN IN THE PANEL DEPICTED ABOVE.

**1** GABLE WALL NAILING DETAIL  
 S108 SCALE: 1/2" = 1'-0"

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 Montgomery County  
 Historic Preservation Commission



**REVIEWED**  
 By Dan.Bruechert at 3:14 pm, Oct 13, 2023

**WOLFF-MOTT RESIDENCE**

7819 Overhill Rd Bethesda, MD 20814



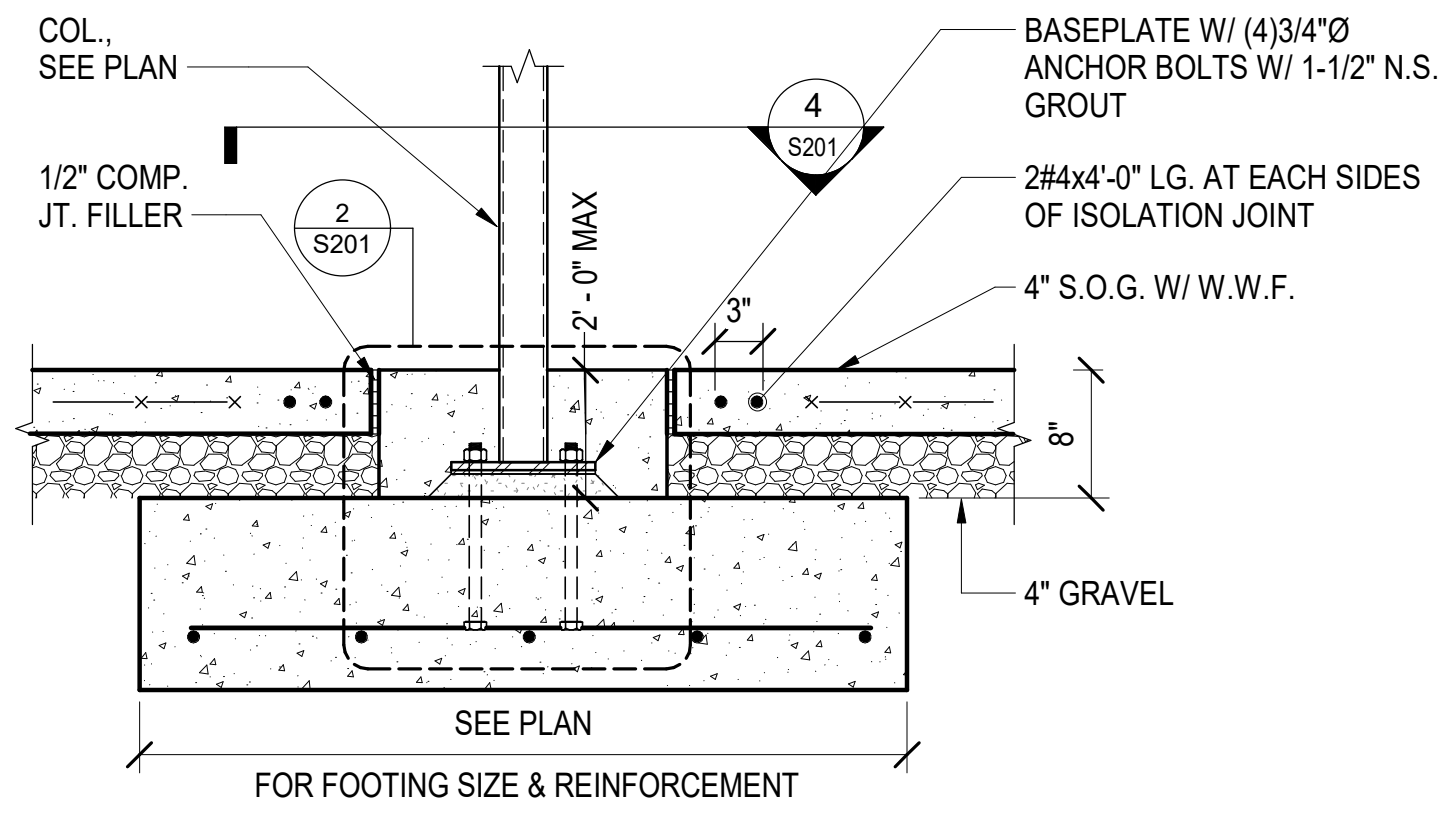
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 License Number: 23310  
 Expiration Date: 07/09/2024

Permit Set

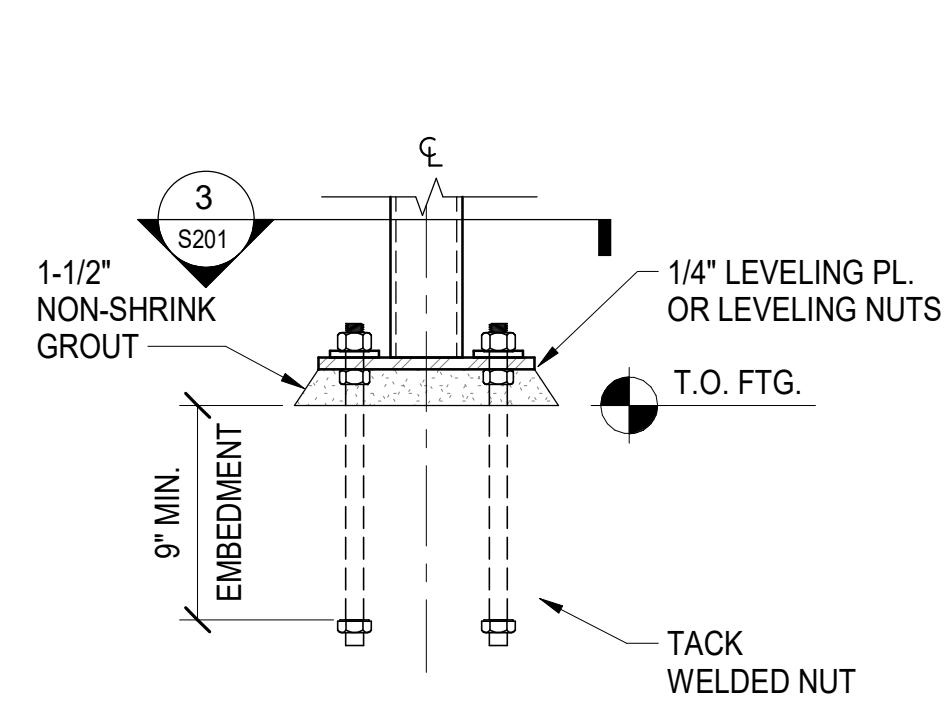
10 October 2023

No.	Date	Revision Notes

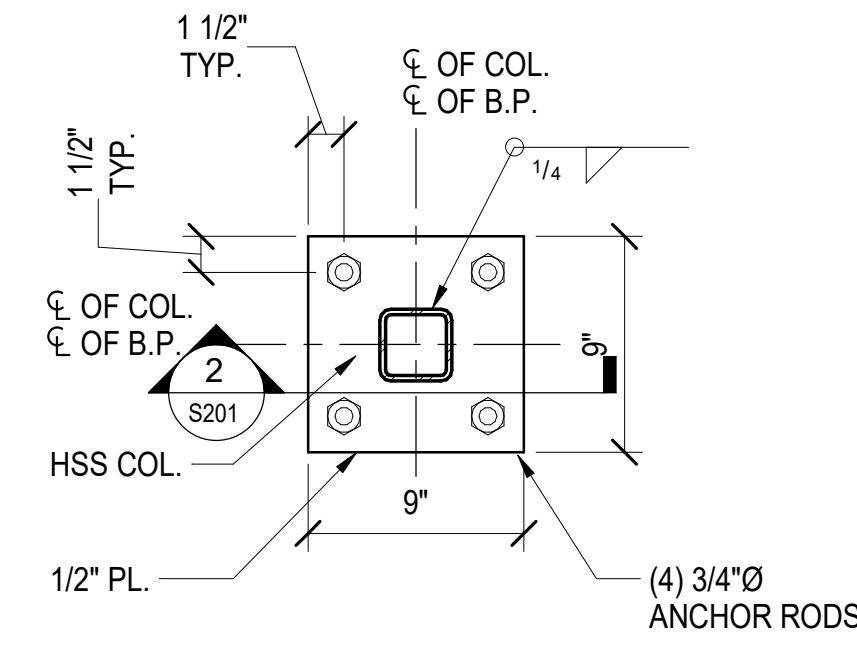




**1 TYP. INTERIOR COLUMN FOOTING DETAIL**  
S201 SCALE: 1" = 1'-0"

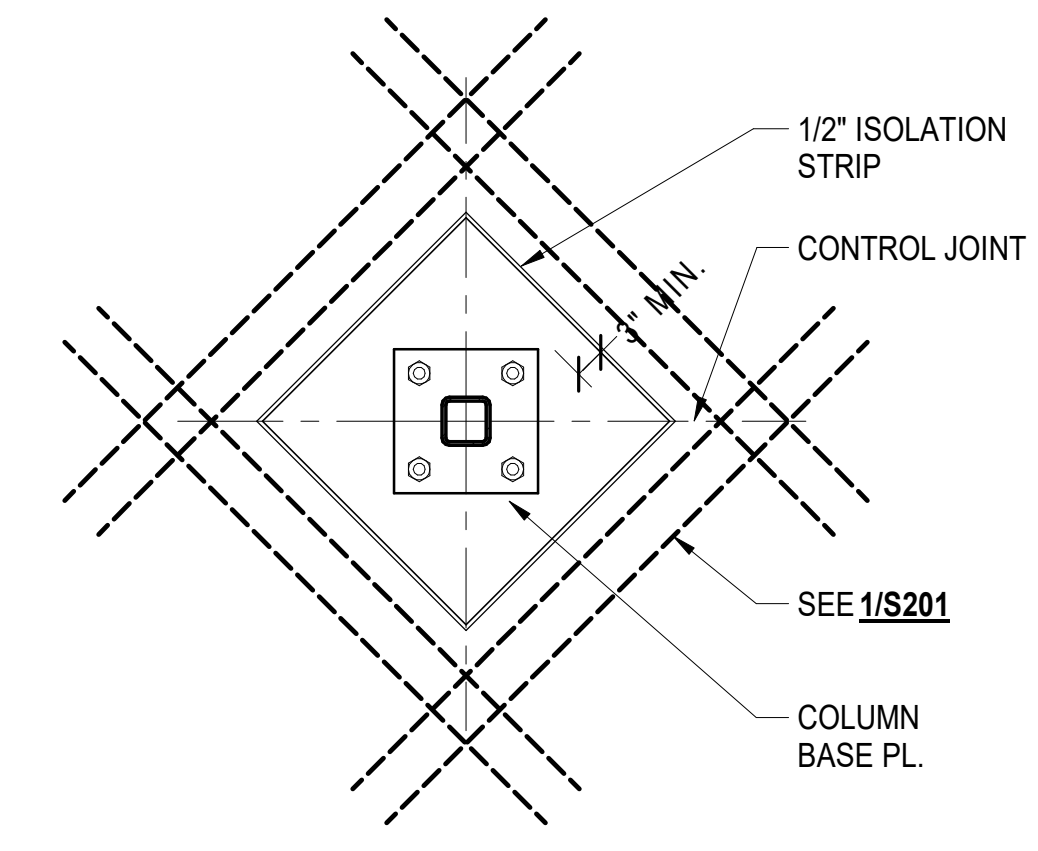


**2 TYP. BASE PLATE DETAIL**  
S201 SCALE: 1 1/2" = 1'-0"

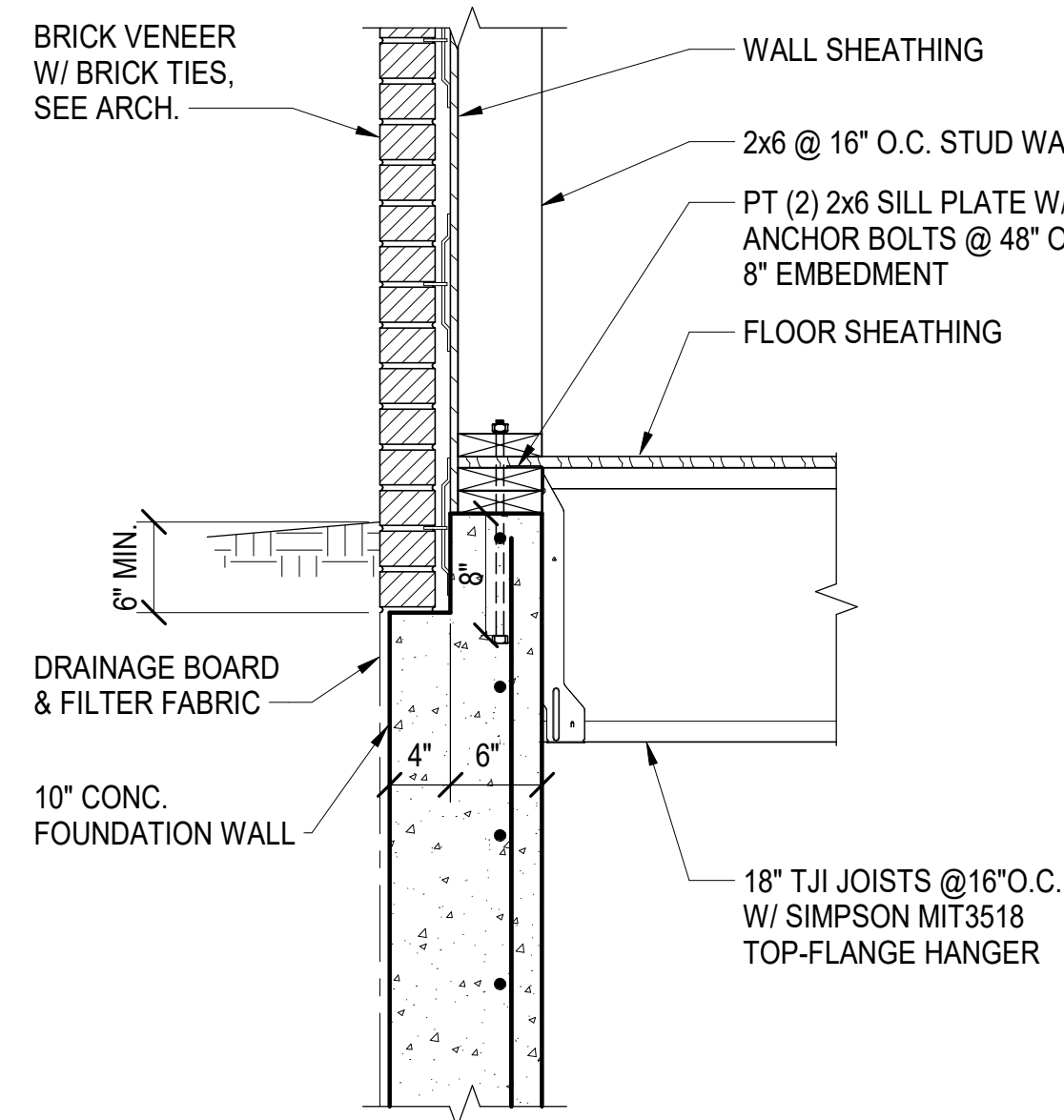


**DETAIL A**

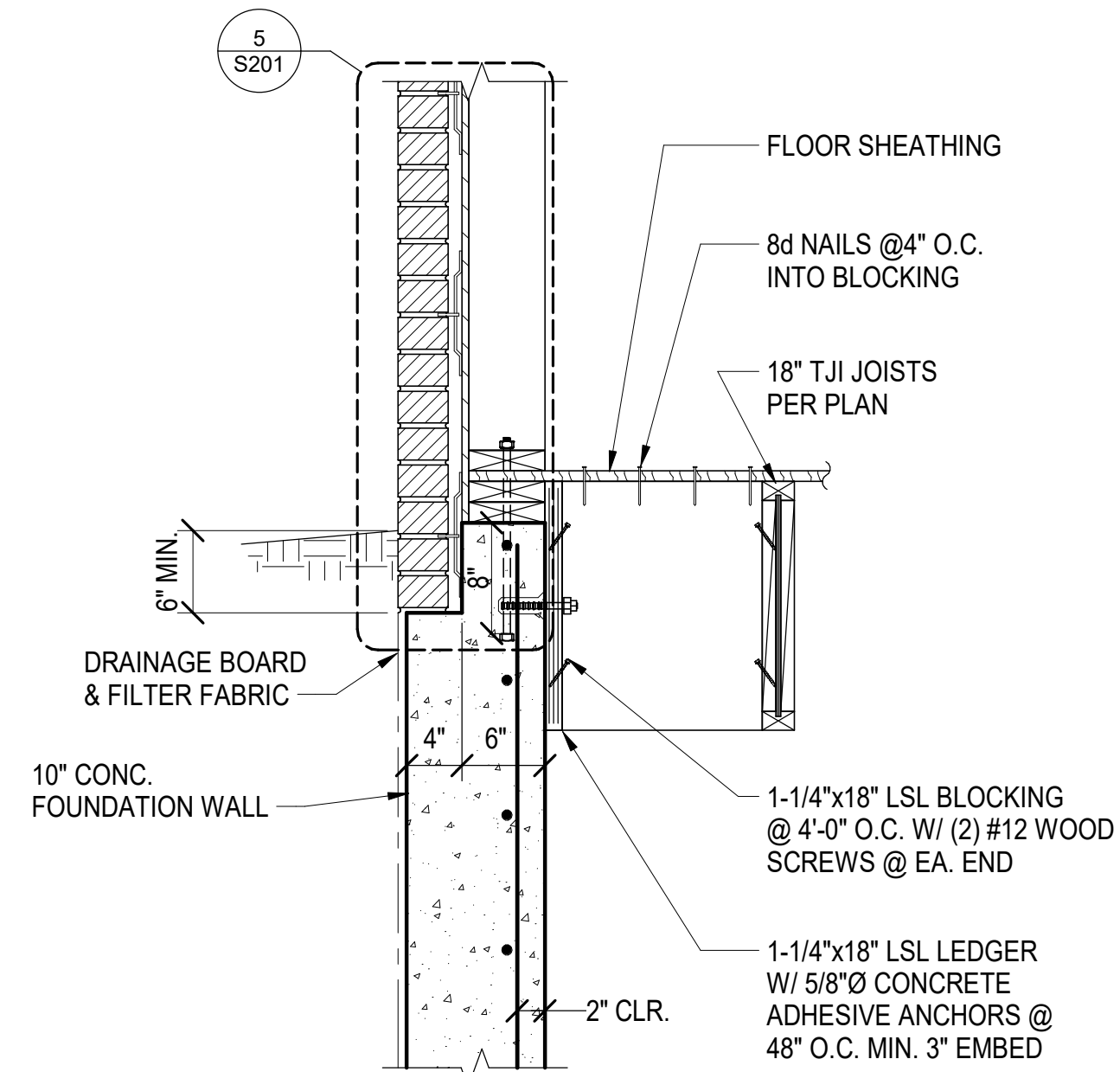
**3 TYP. BASE PLATE DETAIL**  
S201 SCALE: 1 1/2" = 1'-0"



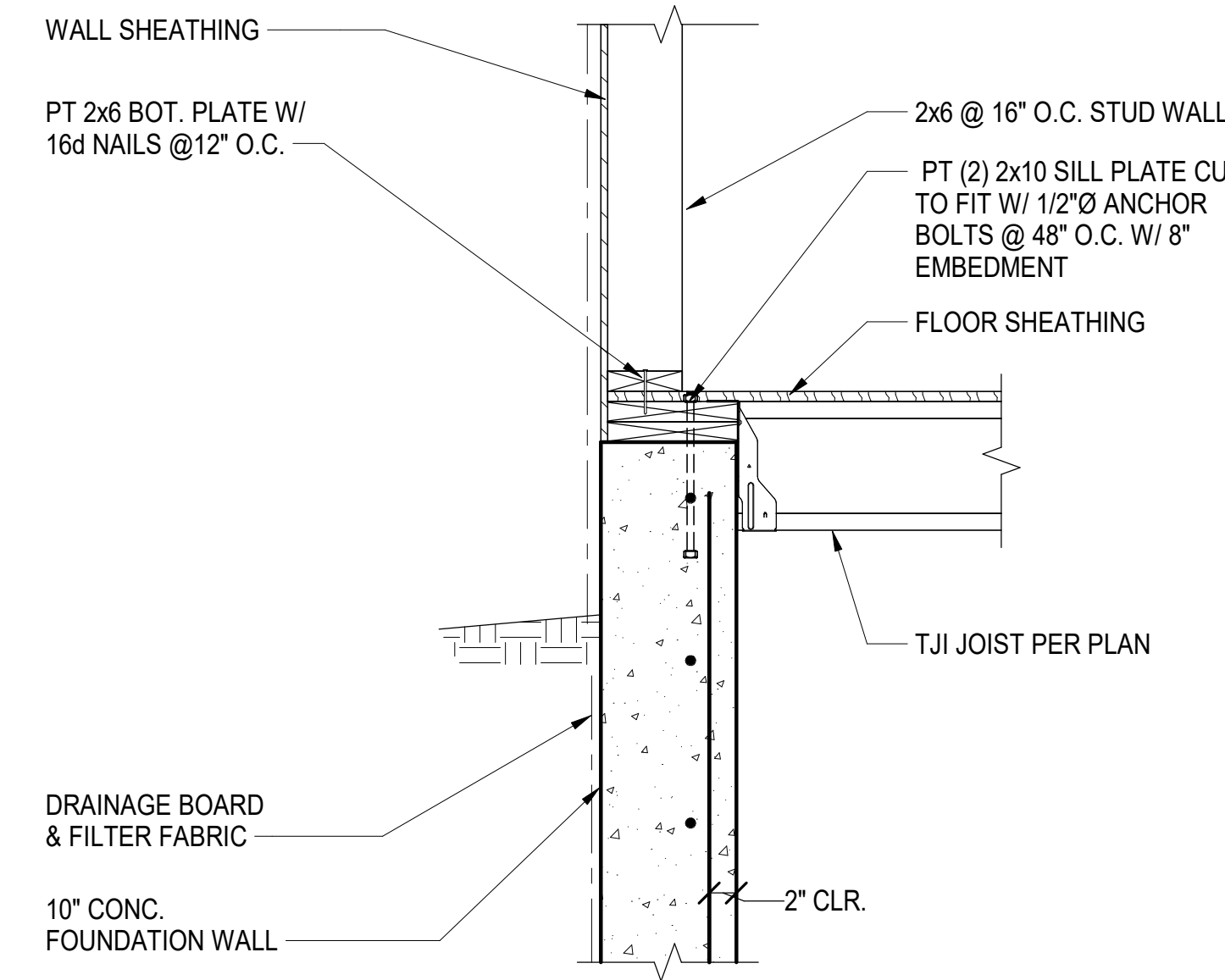
**4 TYP. ISOLATION JOINT**  
S201 SCALE: 1" = 1'-0"



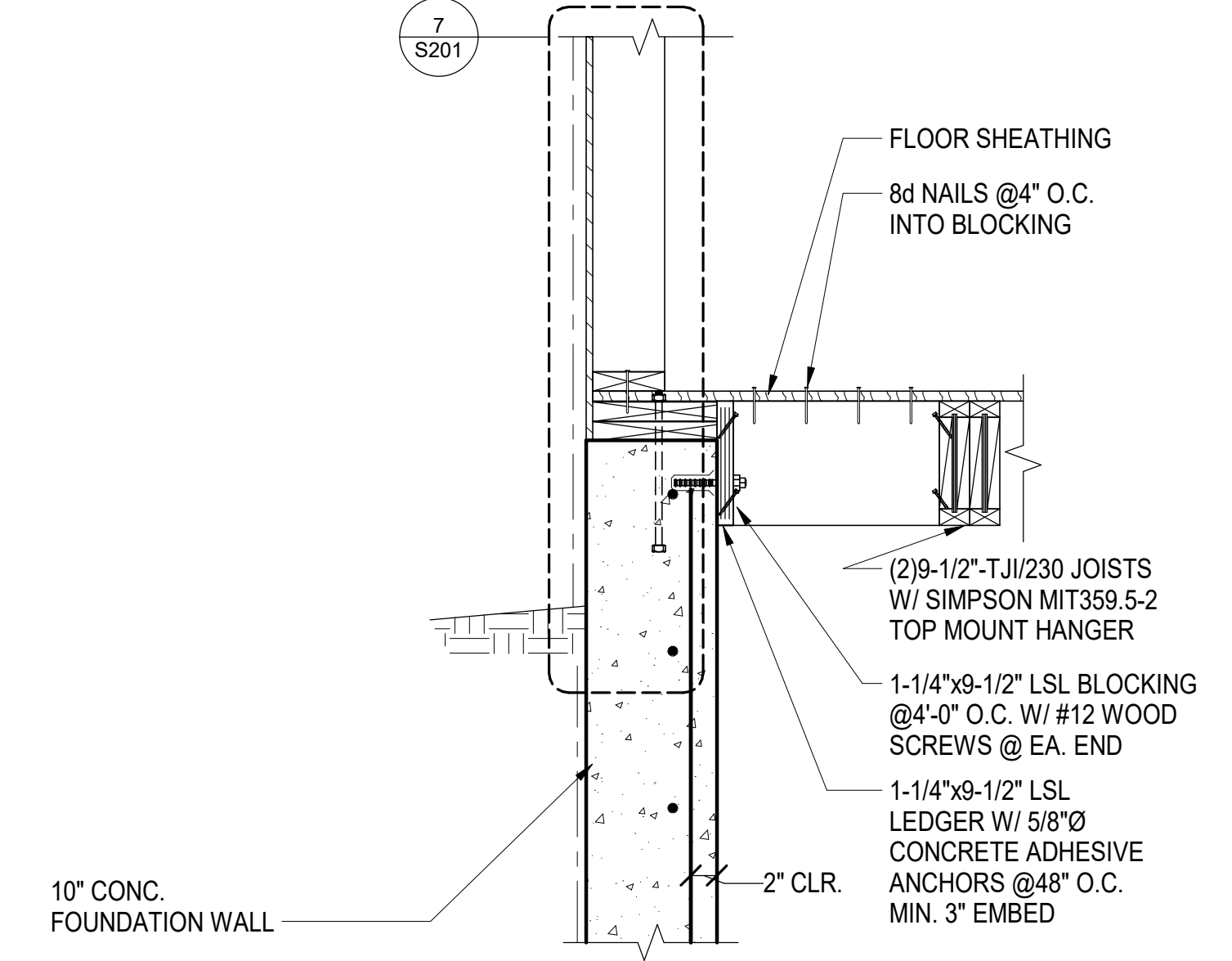
**5 FOUNDATION WALL SECTION**  
S201 SCALE: 1" = 1'-0"



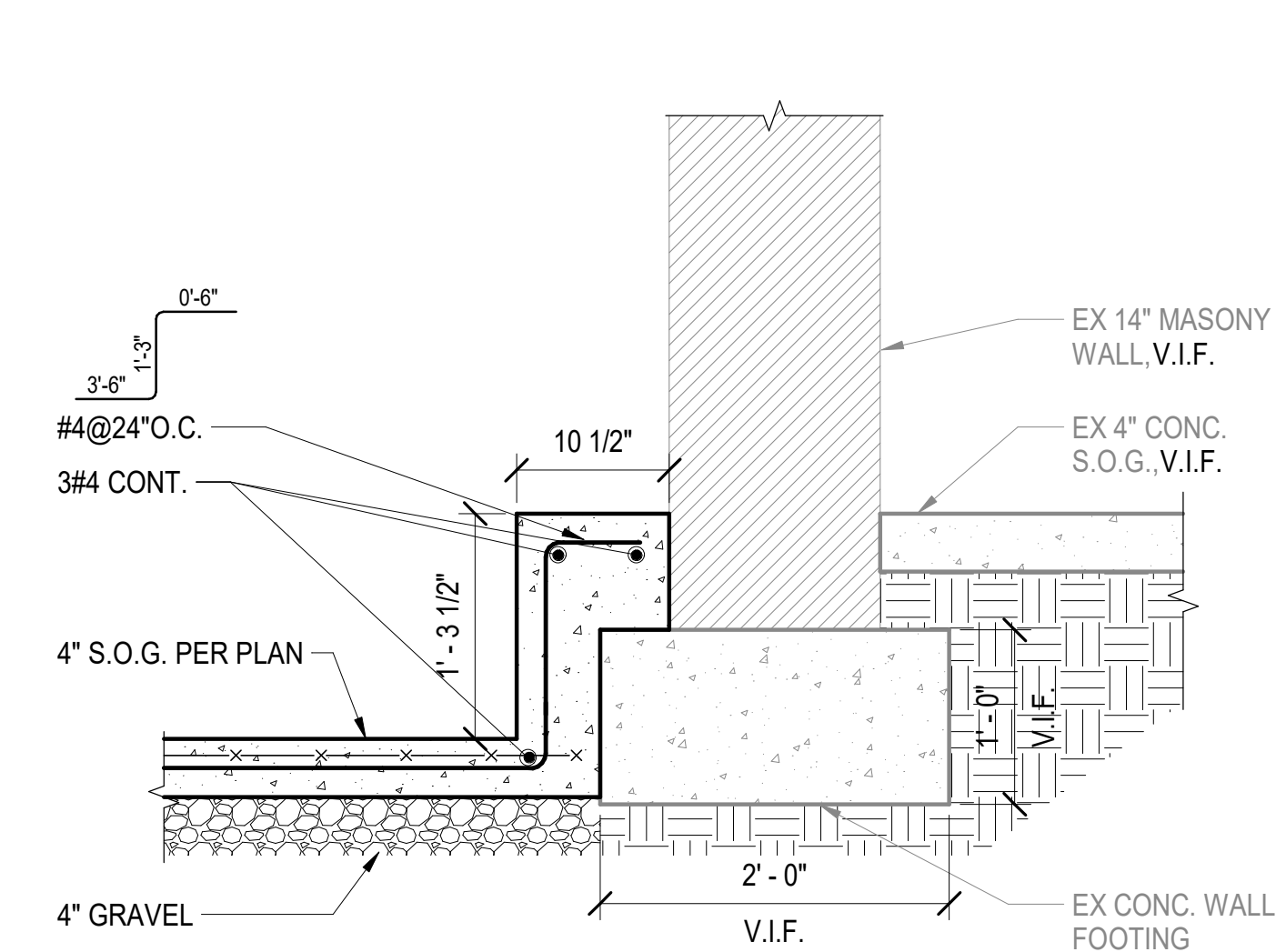
**6 FOUNDATION WALL SECTION**  
S201 SCALE: 1" = 1'-0"



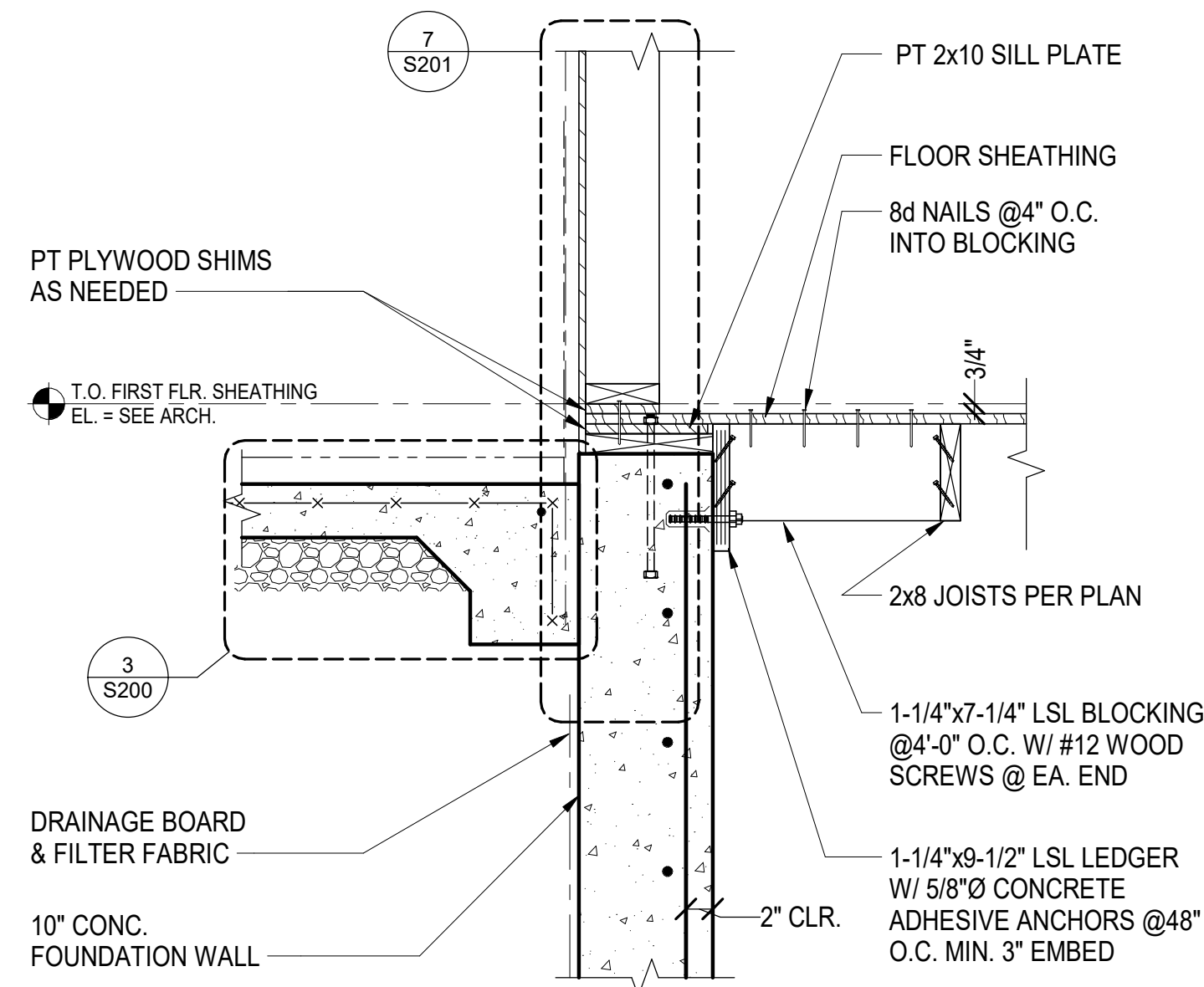
**7 FOUNDATION WALL SECTION**  
S201 SCALE: 1" = 1'-0"



**8 FOUNDATION WALL SECTION**  
S201 SCALE: 1" = 1'-0"



**9 TYP. BENCH FOOTING DETAIL**  
S201 SCALE: 1" = 1'-0"



**10 FOUNDATION WALL SECTION**  
S201 SCALE: 1" = 1'-0"

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By Dan.Bruechert at 3:14 pm, Oct 13, 2023

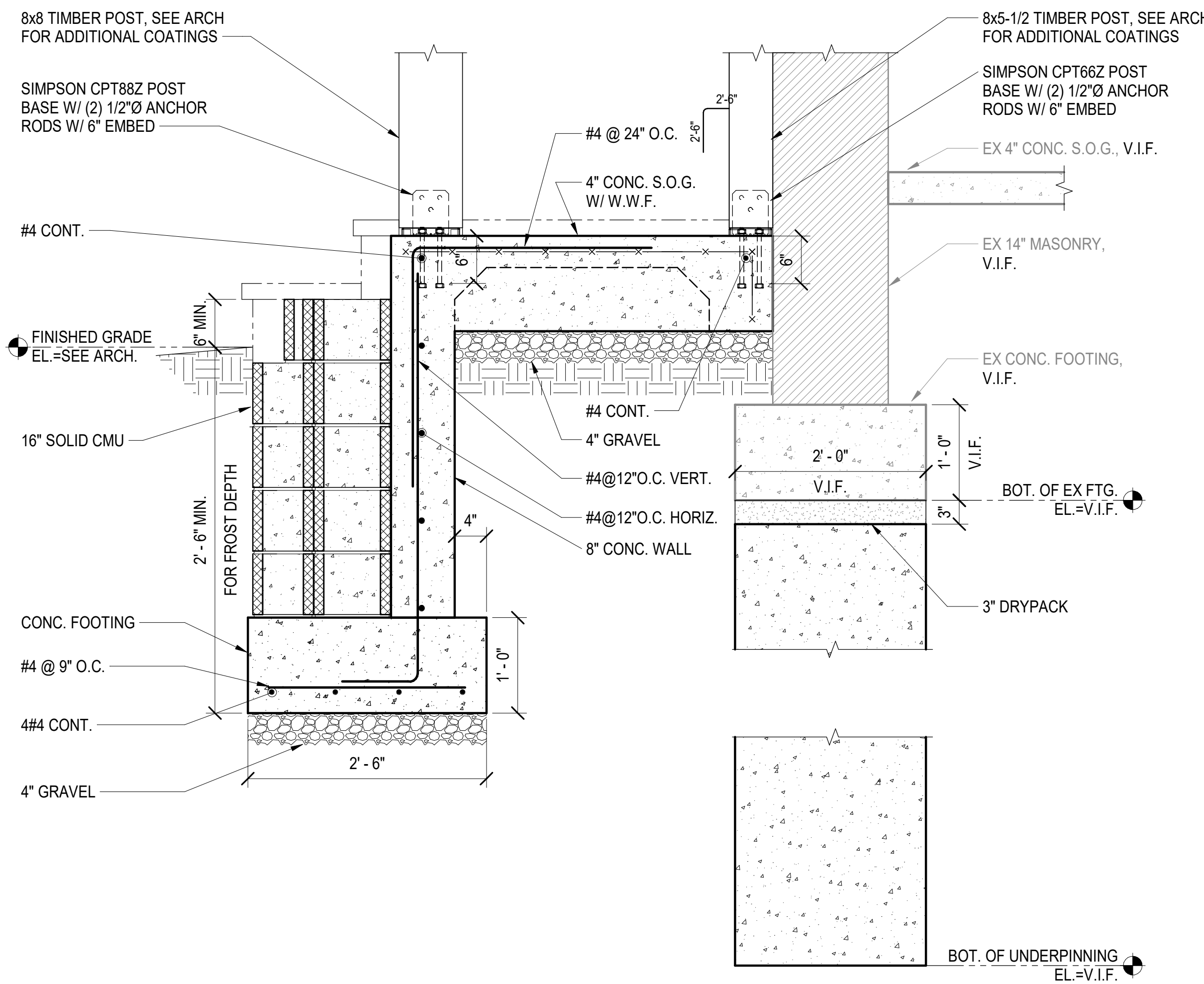


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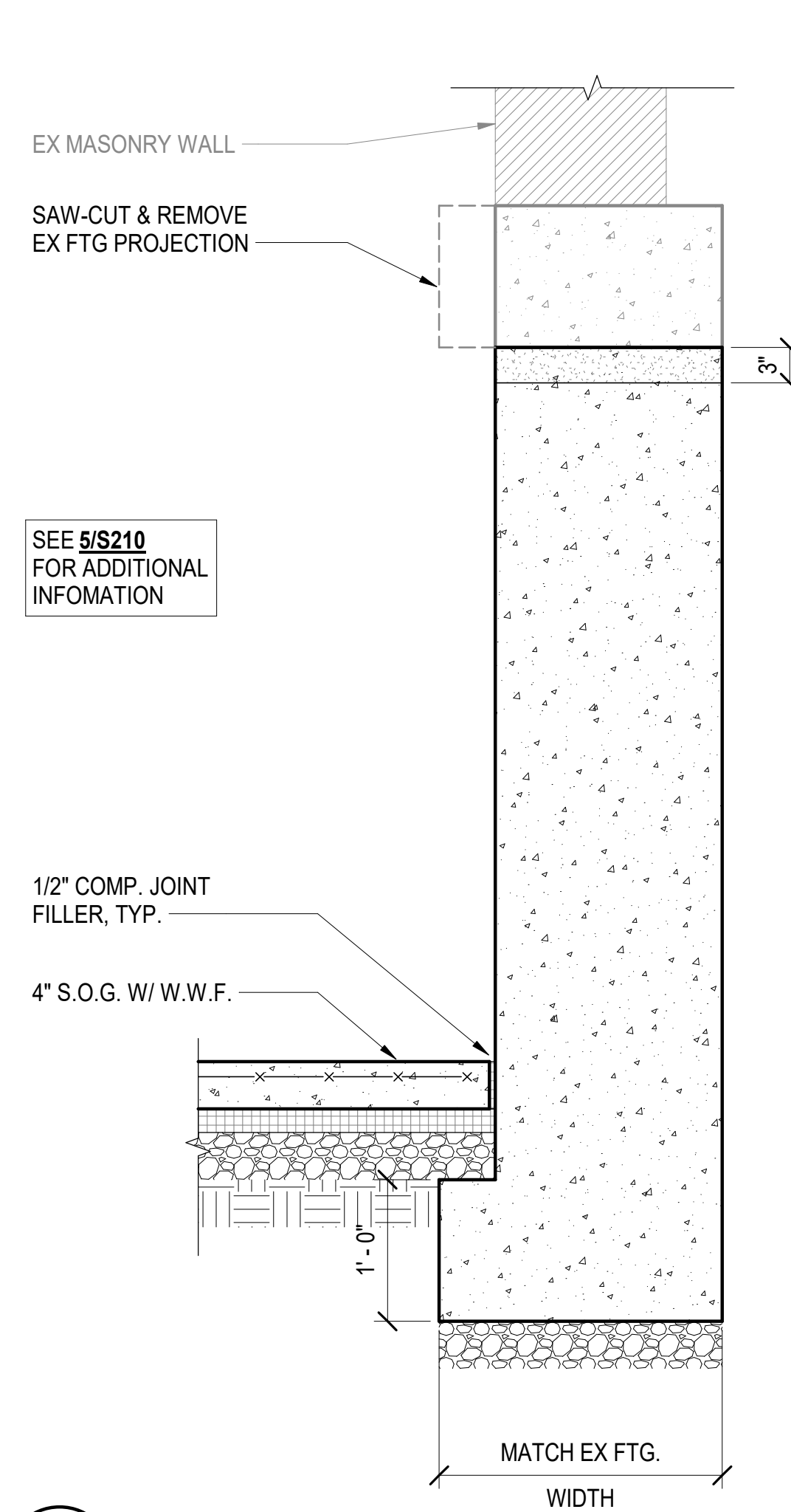
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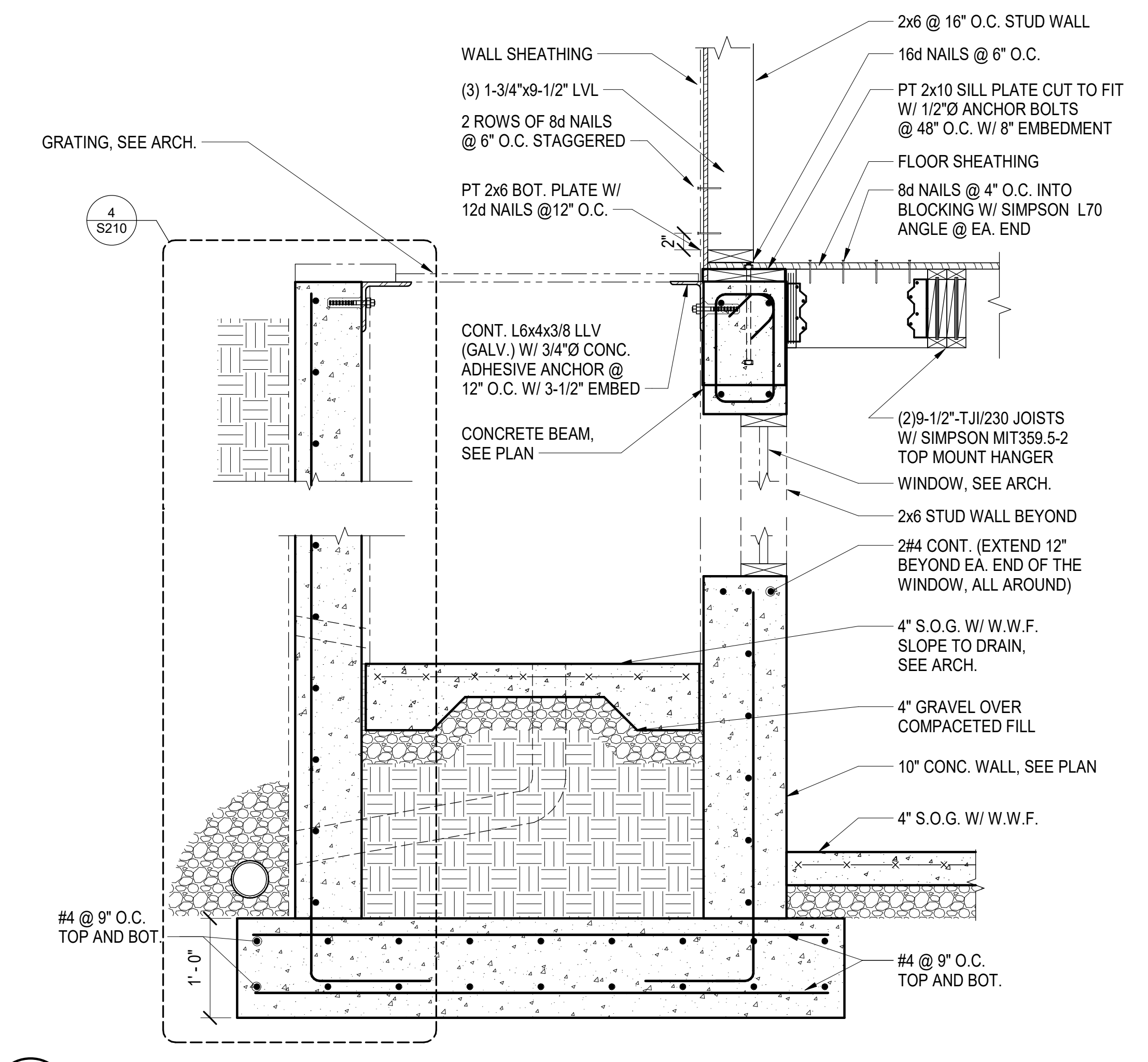
No. Date Revision Notes



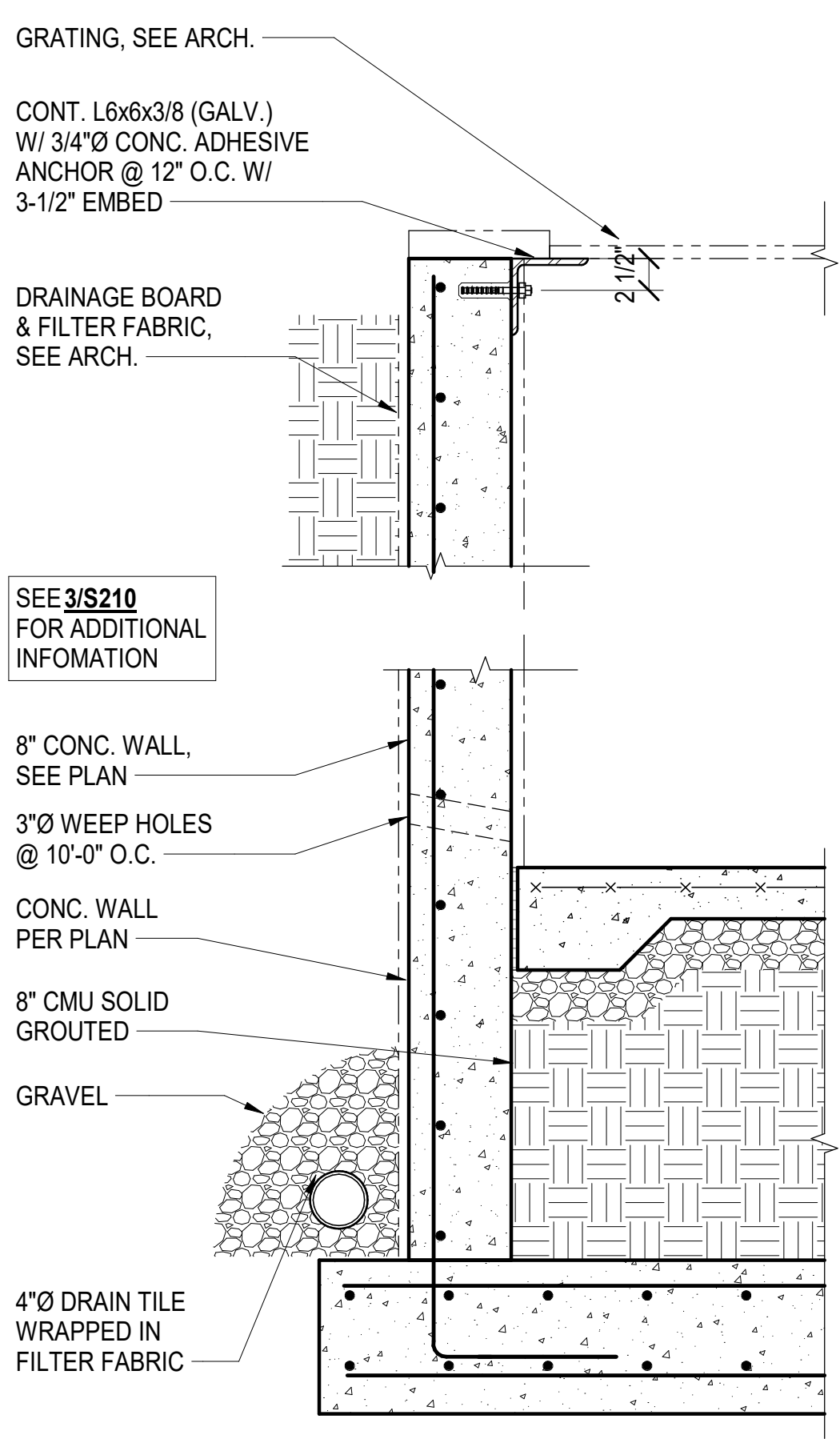
1 SECTION  
S210 SCALE: 1" = 1'-0"



2 SECTION  
S210 SCALE: 1" = 1'-0"



3 SECTION  
S210 SCALE: 1" = 1'-0"

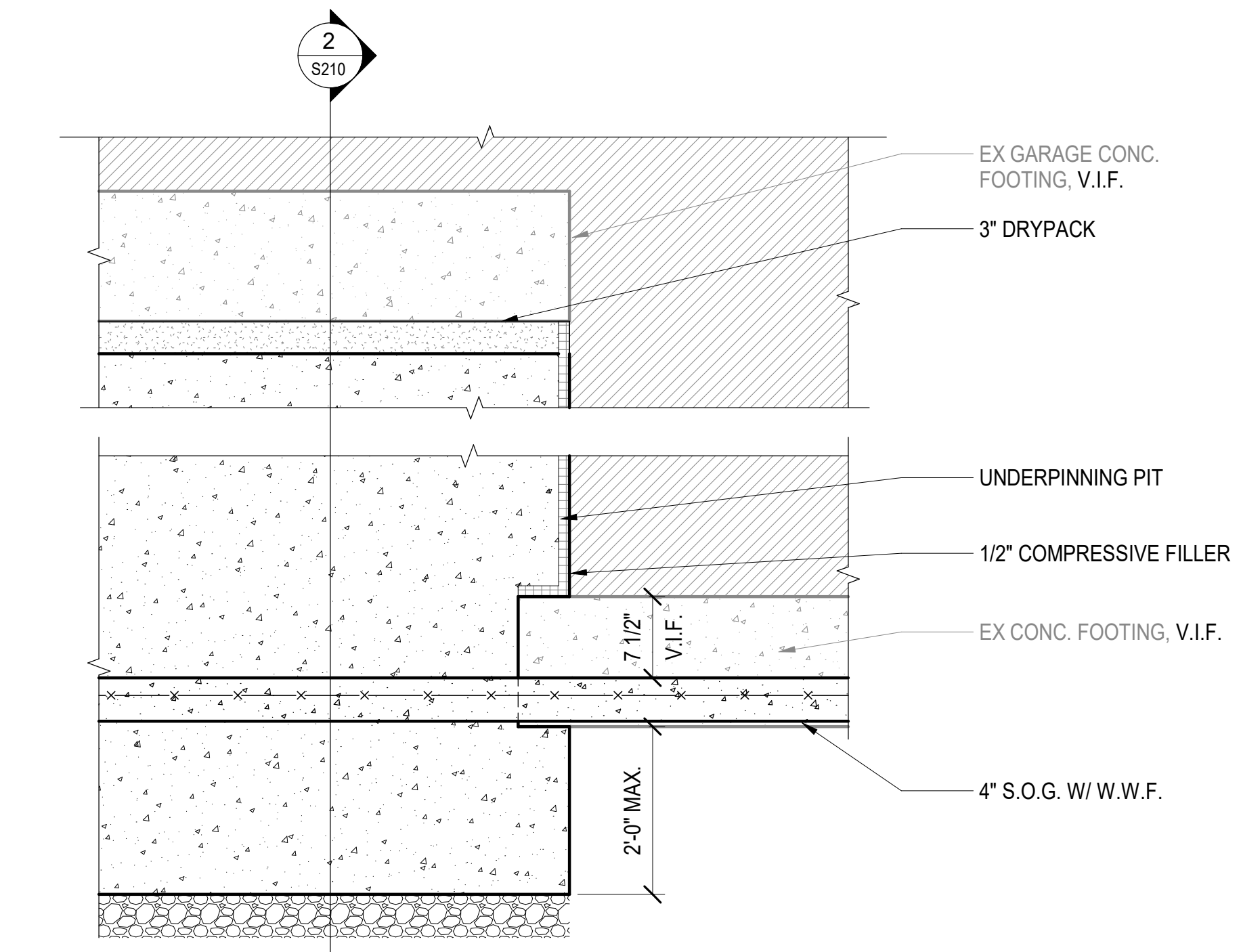


4 SECTION  
S210 SCALE: 1" = 1'-0"

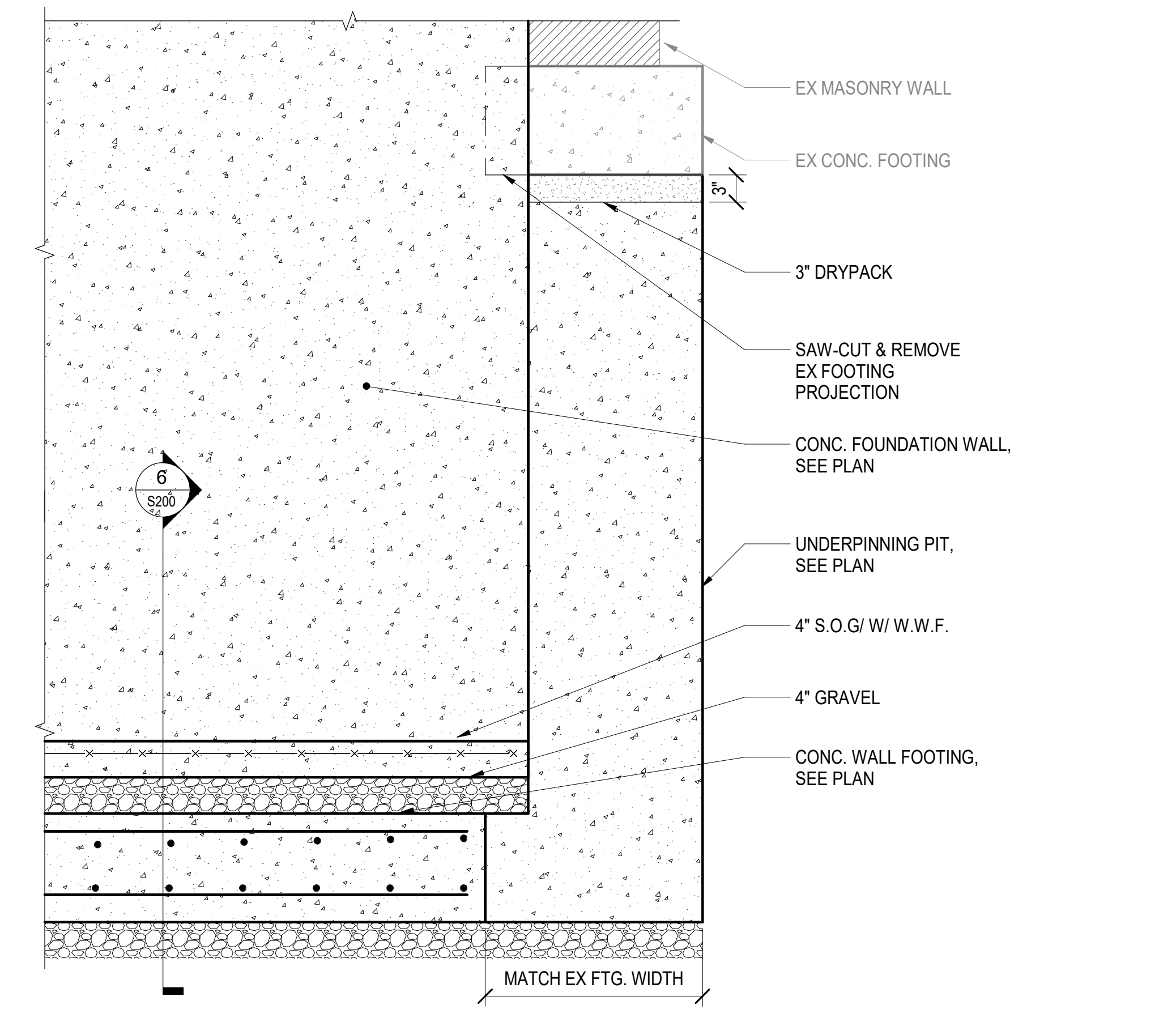
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Historic Preservation Commission

*Robert A. Porter*

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By Dan.Bruechert at 3:14 pm, Oct 13, 2023



5 SECTION  
S210 SCALE: 1" = 1'-0"



6 SECTION  
S210 SCALE: 1" = 1'-0"

ANNE DECKER  
ARCHITECTS

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LE Project # 23-066 LE Project Engineer: WY

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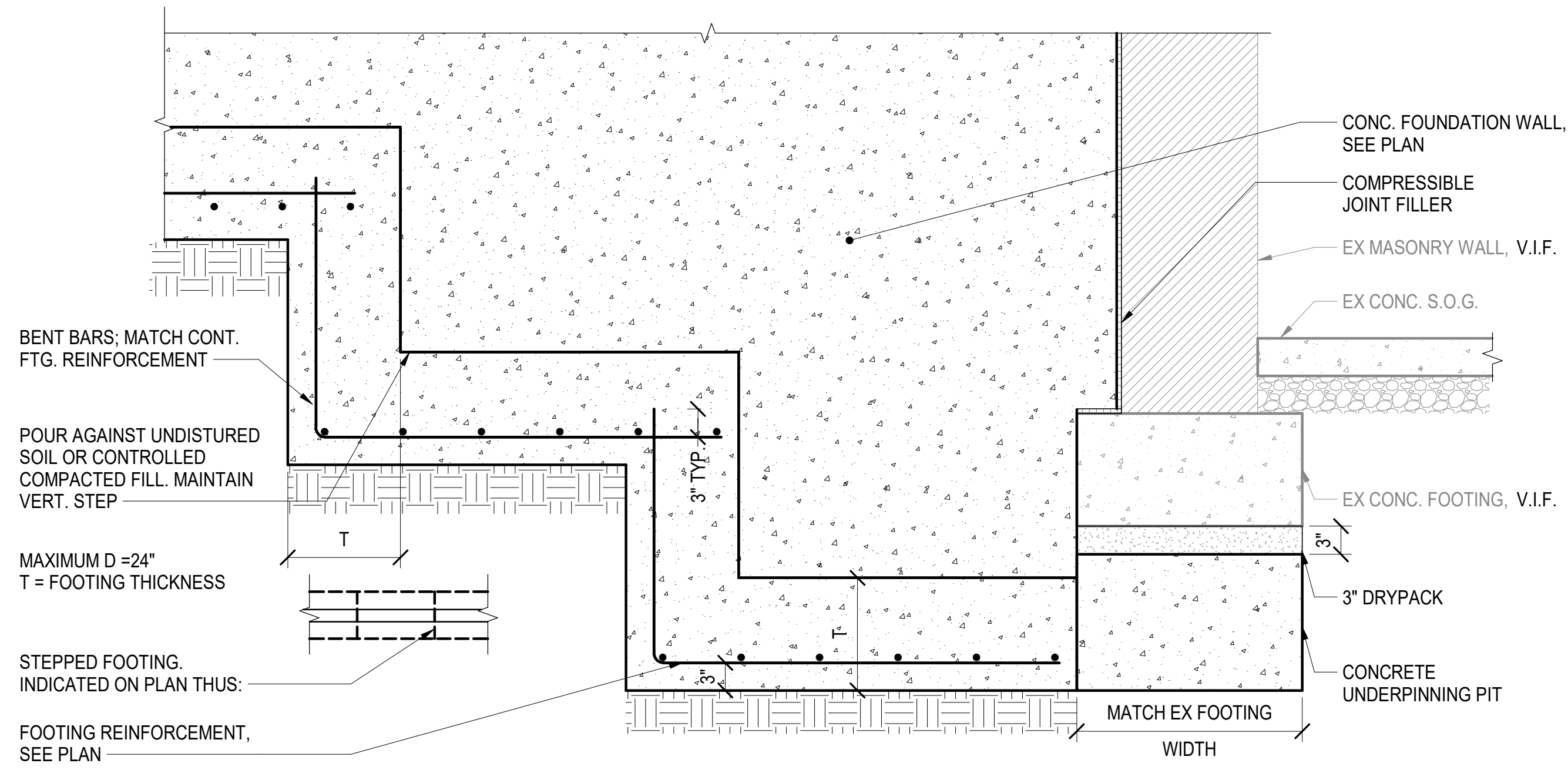
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License Number: 23310  
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No. Date	Revision Notes

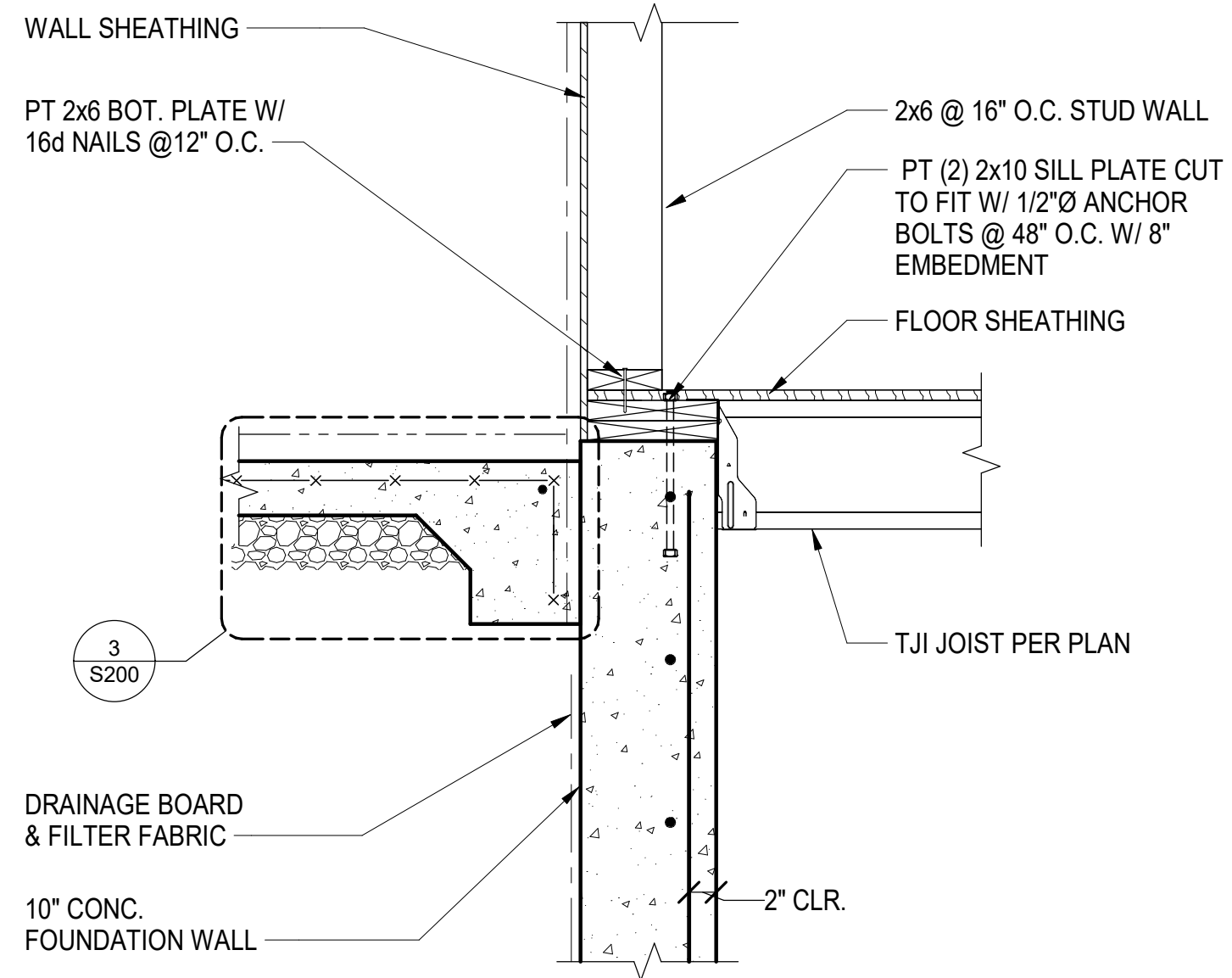
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FOUNDATION SECTIONS AND DETAILS

S210

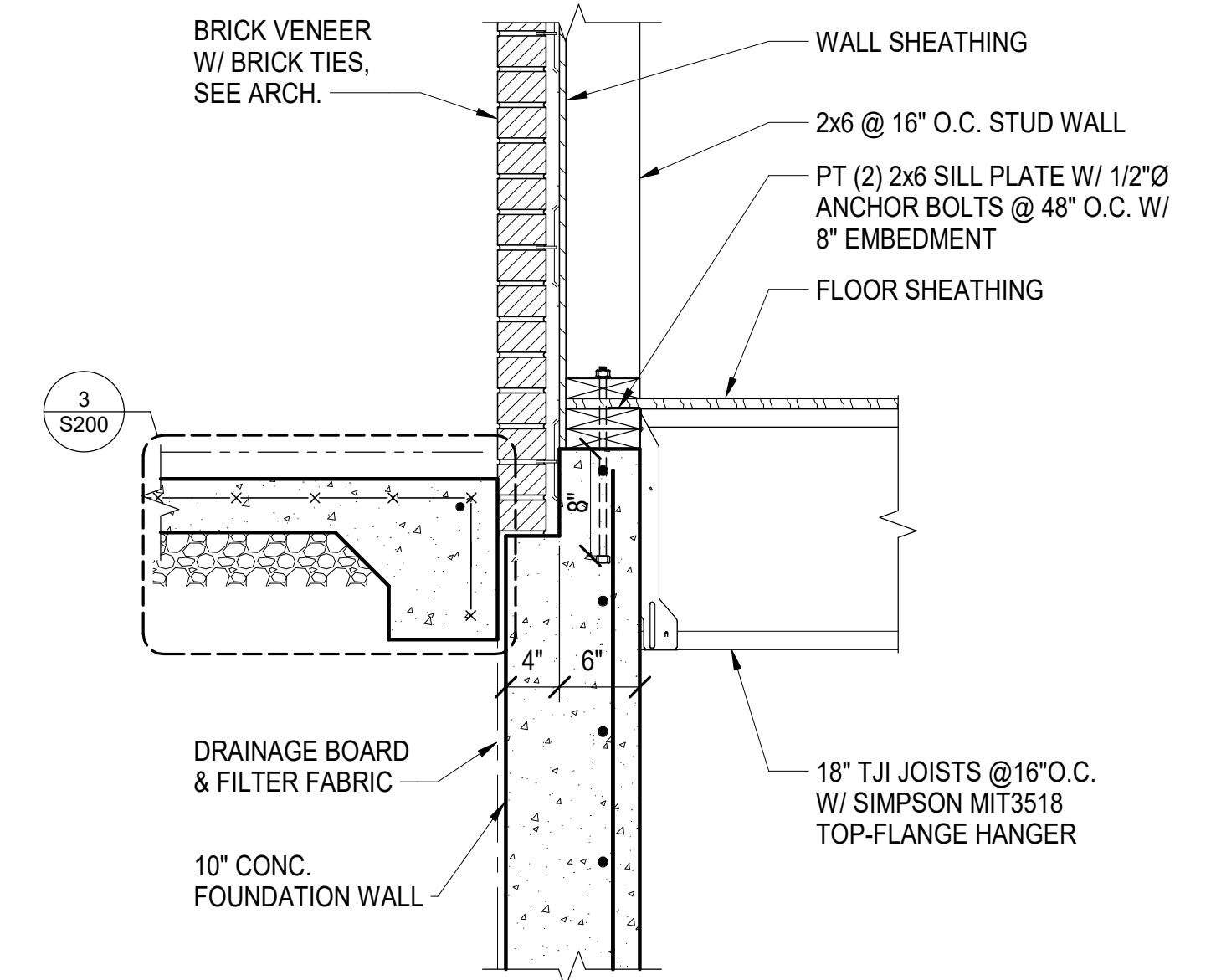




**1 SECTION**  
S211 SCALE: 1" = 1'-0"



**2 FOUNDATION WALL SECTION**  
S211 SCALE: 1" = 1'-0"



**3 FOUNDATION WALL SECTION**  
S211 SCALE: 1" = 1'-0"

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No.	Date	Revision Notes

TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING AND LOCATION
<b>ROOF</b>			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 1/2" x 0.113") or 3-8d COMMON (2 1/2" x 0.131") or 3-10d BOX (3" x 0.128") or 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2" x 0.113") or 3-8d COMMON (2 1/2" x 0.131") or 3-10d BOX (3" x 0.128") or 3-3" x 0.131" NAILS	PER JOISTS, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	4-10d BOX (3" x 0.128") or 3-16d COMMON (3 1/2" x 0.162") or 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	IRC TABLE R802.5.1(19)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" x 0.128") or 3-16d COMMON (3 1/2" x 0.162") or 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO TOP PLATE	3-16d BOX (3 1/2" x 0.135") or 3-10d COMMON (3" x 0.148") or 4-10d BOX (3" x 0.128") or 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS (d)
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3 1/2" x 0.135") or 3-10d COMMON (3 1/2" x 0.148") or 4-10d BOX (3" x 0.128") or 4-3" x 0.131" NAILS	TOE NAIL
		3-16d BOX (3 1/2" x 0.135") or 2-16d COMMON (3 1/2" x 0.162") or 3-10d BOX (3" x 0.128") or 3-3" x 0.131" NAILS	END NAIL
<b>WALL</b>			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	24" O.C. FACE NAIL
		10d BOX (3" x 0.128") or 3" x 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND BUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 1/2" x 0.135") or 3" x 0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
10	CONTINUOUS HEADER TO STUD	5-8d BOX (2 1/2" x 0.113") or 4-8d COMMON (2 1/2" x 0.131") or 4-10d BOX (3" x 0.128")	TOE NAIL
11	TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
		10d BOX (3" x 0.128") or 3" x 0.131" NAILS	12" O.C. FACE NAIL
12	DOUBLE TOP PLATE SPLICE FOR SDC's A-D DOUBLE TOP PLATE SPLICE FOR SDC's A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25'	8-16d COMMON (3 1/2" x 0.162") or 12-16d BOX (3 1/2" x 0.135") or 12-10d BOX (3" x 0.128") or 12-3" x 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	DOUBLE TOP PLATE SPLICE SDC's D DOUBLE TOP PLATE SPLICE SDC's D0, D1, or D2, AND BRACED WALL LINE SPACING ≥ 25'	12-16d BOX (3 1/2" x 0.135")	
13	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
		16d BOX (3 1/2" x 0.135") or 3" x 0.131" NAILS	12" O.C. FACE NAIL
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 1/2" x 0.135") or 2-16d COMMON (3 1/2" x 0.162") or 4-3" x 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
15	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2 1/2" x 0.113") or 3-16d BOX (3 1/2" x 0.135") or 4-8d COMMON (2 1/2" x 0.131") or 4-10d BOX (3" x 0.128") or 4-3" x 0.131" NAILS	TOE NAIL
		3-16d BOX (3 1/2" x 0.135") or 2-16d COMMON (3 1/2" x 0.162") or 3-10d BOX (3" x 0.128") or 3-3" x 0.131" NAILS	END NAIL
16	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128") or 2-16d COMMON (3 1/2" x 0.162") or 3-3" x 0.131" NAILS	FACE NAIL
<b>FLOOR</b>			
17	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 1/2" x 0.113") or 3-8d COMMON (2 1/2" x 0.131") or 3-10d BOX (3" x 0.128") or 3-3" x 0.131" NAILS	TOE NAIL
18	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON (2 1/2" x 0.131") or 10d BOX (3" x 0.128") or 3" x 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
19	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 1/2" x 0.162") or 4-10d BOX (3" x 0.128") or 4-3" x 0.131" NAILS or 4-3" x 14 GA. STAPLES, 7/16" CROWN	END NAIL
20	BRIDGING TO JOIST	2-10d BOX (3" x 0.128")	EACH END, TOE NAIL

**NOTES:**  
a. NAILS ARE SMOOTH COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 ksi FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 ksi FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100ksi FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.  
b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16 INCH ON DIAMETER CROWN WIDTH.  
c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.  
d. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TWO NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

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Montgomery County  
Historic Preservation Commission

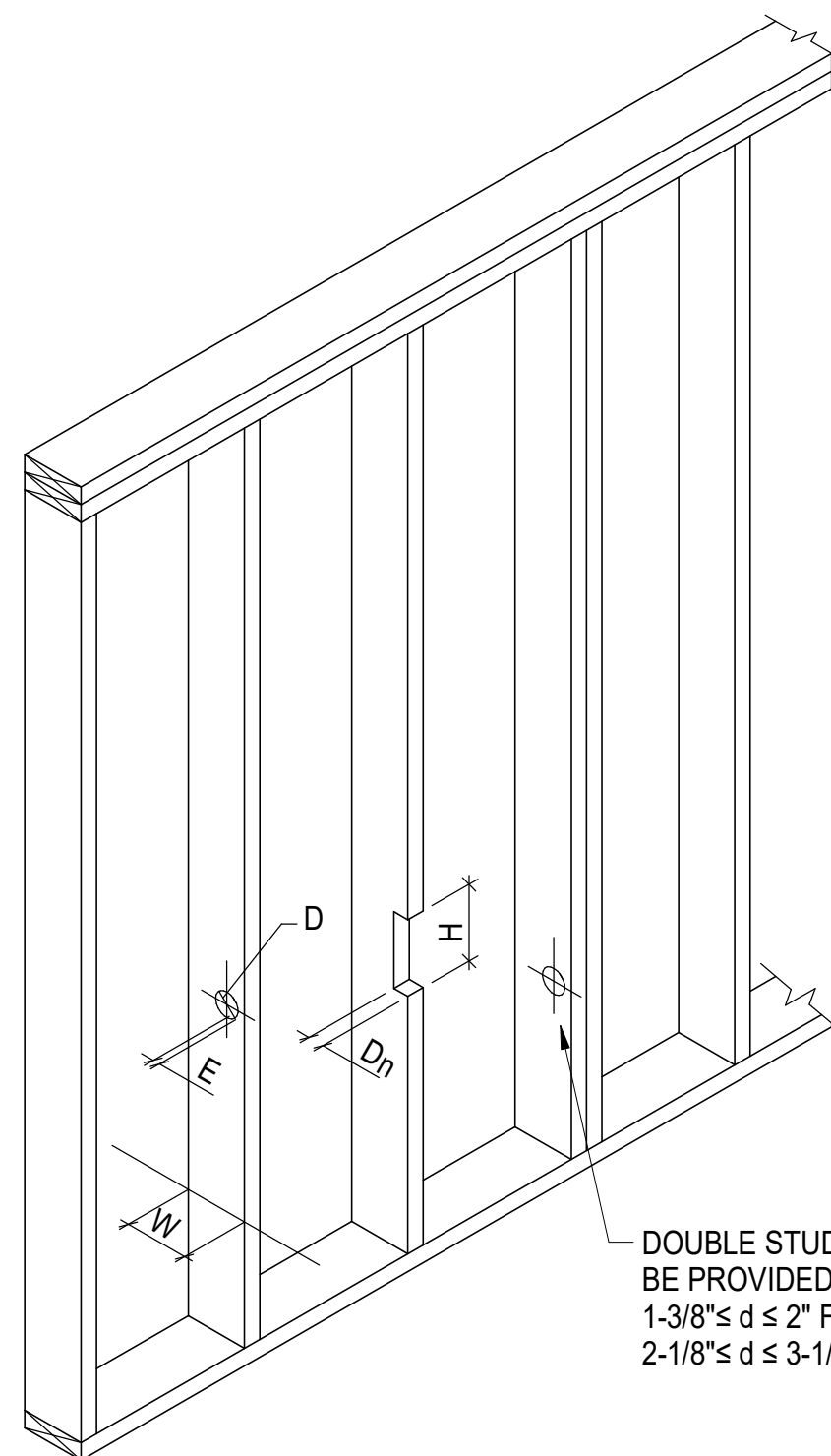
*[Signature]*

**REVIEWED**  
By Dan.Bruechert at 3:14 pm, Oct 13, 2023

MULTIPLE-MEMBER LVL CONNECTIONS FOR SIDE-LOADED BEAMS							
FASTENER TYPE	LOCATION	NUMBER OF ROWS	FASTENER ON-CENTER SPACING	FASTENER PATTERN			
				ASSEMBLY A	ASSEMBLY B	ASSEMBLY C	ASSEMBLY D
10d (0.128"x3") NAIL (1)	AS SHOWN	2 (4) 3	12" 12"	370 555	280 415	280 415	245 370
1/2" A307 THROUGH BOLT (2) & (3)	-	2	24"	505	380	520	465
			19.2"	635	475	655	580
			16"	760	570	785	695
SCREW LENGTH ▶				3 1/2"	3 1/2"	3 1/2"	3 1/2"
SDS (6)	AS SHOWN	2	24"	680	510	510	455
			19.2"	850	640	640	565
			16"	1020	765	765	680
SCREW LENGTH ▶				3 1/2"	5"	3 3/8"	6 3/4"

(1) NAILED CONNECTION VALUES MAY BE DOUBLED FOR 6" ON-CENTER OR TRIPLED FOR 4" ON-CENTER NAIL SPACING.  
(2) WASHERS REQUIRED. BOLT HOLES TO BE 9/16" MAXIMUM.  
(3) 24" ON-CENTER BOLTED OR SCREWED CONNECTION VALUES MAY BE DOUBLED FOR 12" ON-CENTER SPACING.  
(4) FOR BEAMS UP TO 14" DEEP MAXIMUM.

**1** MULTIPLE-MEMBER LVL CONNECTIONS FOR SIDE-LOADED BEAMS  
SCALE: N.T.S.



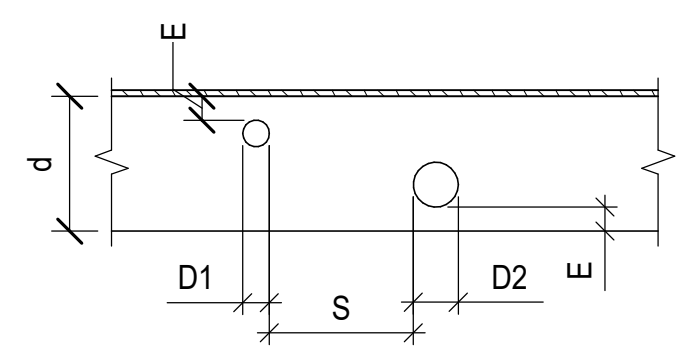
DOUBLE STUDS SHALL BE PROVIDED WHEN:  
1-3/8" ≤ d ≤ 2" FOR 2x4  
2-1/8" ≤ d ≤ 3-1/4" FOR 2x6

STUD SIZE	D <sub>n</sub> (MAX.)	D (MAX.)	E (MIN.)	H (MAX.)
2x4 (W=3.5")	7/8"	1-3/8"	5/8"	2-1/2"
2x6 (W=5.5")	1-3/8"	2-1/8"	5/8"	2-1/2"

**LOAD-BEARING STUD WALLS**

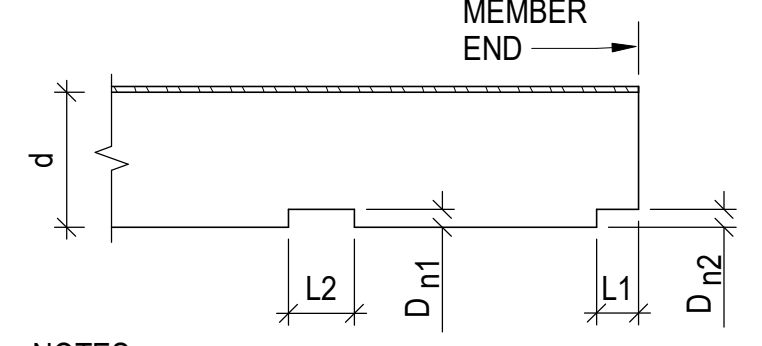
**NOTES:**  
1. NOTCHES OR HOLES THAT DO NOT MEET THESE REQUIREMENTS, INCLUDING ALL CONDITIONS WHERE THREE OR MORE MEMBERS IN A ROW ARE CUT, OR WHEN CUT MEMBERS SUPPORT MORE THAN ONE LEVEL, MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.  
2. ALL BORED HOLES WITH AN EDGE DISTANCE LESS THAN THE DIMENSION "E" NOTED ABOVE SHALL BE REINFORCED WITH SIMPSON "SS" STUD SHOES (OR APPROVED EQUAL), WHERE BORED HOLES PROVIDE PASSAGE FOR PIPING, SIMPSON NS2 (OR APPROVED EQUAL) SHALL BE PROVIDED FOR CODE-REQUIRED PROTECTION.  
3. \* EDGE NOTCH HEIGHT, "H", IS LIMITED BY THE METAL STUD SHOE DIMENSION PER SIMPSON.  
4. GENERAL NOTATION:  
D = DIAMETER OF BORED HOLE  
D<sub>nx</sub> = NOTCH DEPTH  
H = NOTCH HEIGHT  
Lx = NOTCH LENGTH  
E = EDGE DISTANCE  
d = JOIST DEPTH  
W = STUD DEPTH

**3** SAWN LUMBER NOTCH & HOLE LIMITS  
SCALE: N.T.S.



**NOTES :**  
1. D = d/3 (MAX.)  
2. E = 2" (MIN.)  
3. S = 2" (MIN.)

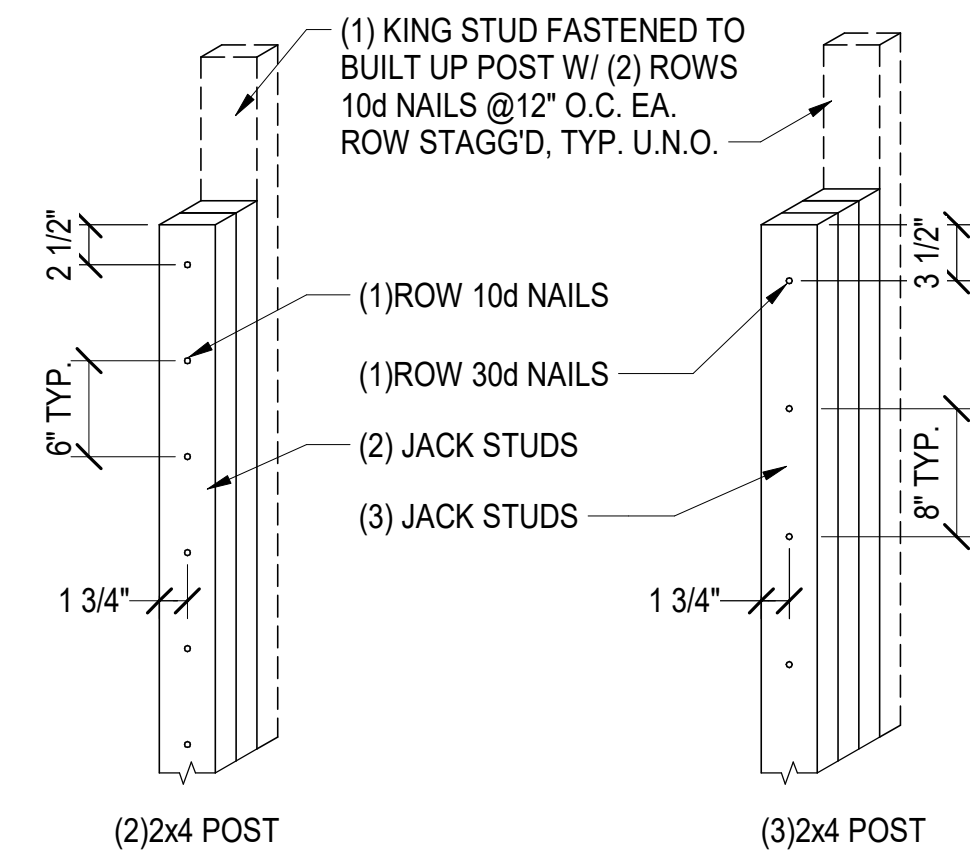
**BORED HOLE**



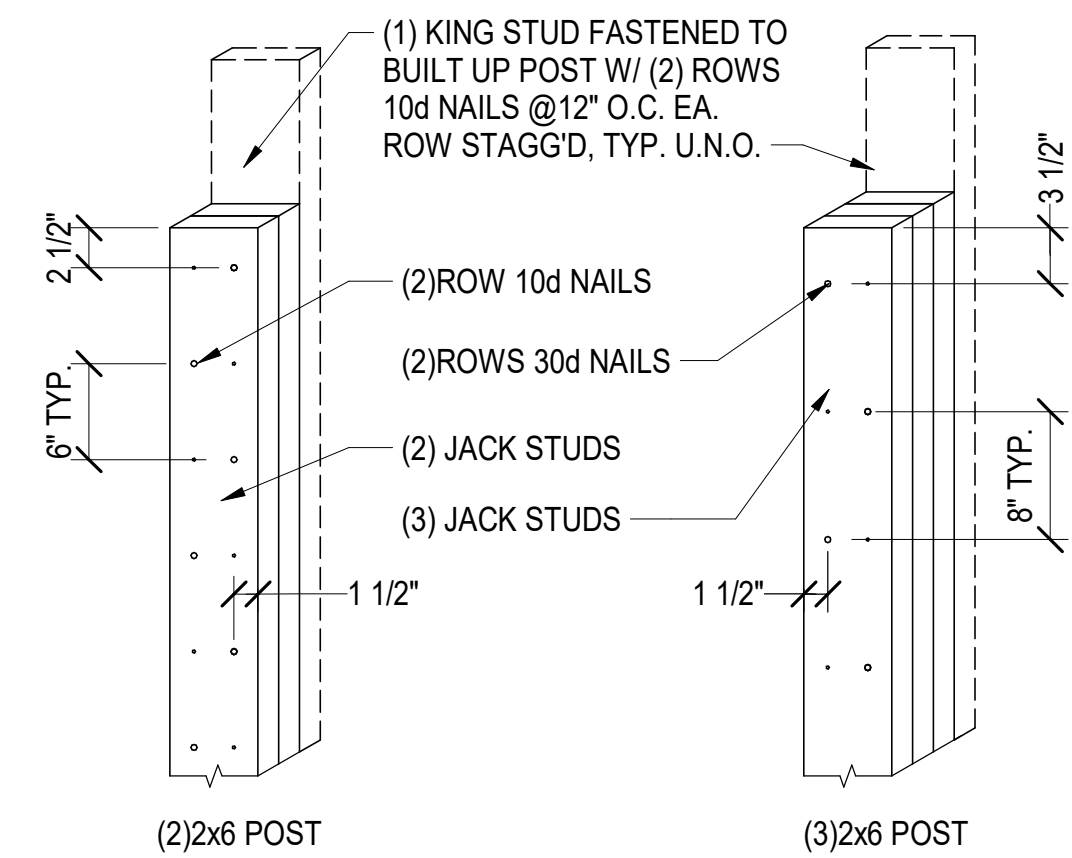
**NOTES :**  
1. D<sub>nx</sub> = d/6 (MAX.), = d/4 (MAX.) @ END  
2. Lx = d/3 (MAX.)  
3. NO NOTCHES PERMITTED IN CENTER 1/3 OF SPAN.

**EDGE NOTCH**

**SOLID JOISTS, RAFTERS, & BEAMS**

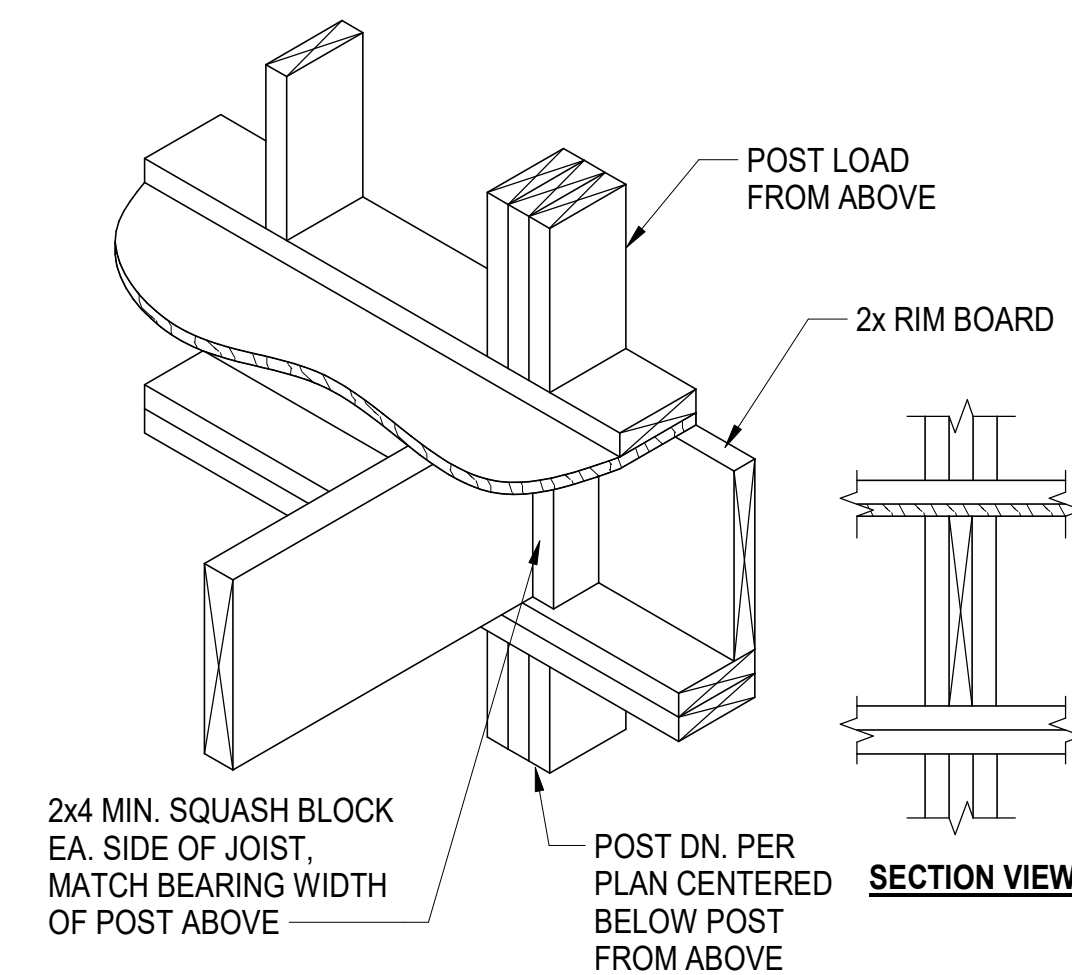


**2** TYP. NAILING SCHEDULE FOR 2x4 BUILT UP POSTS  
SCALE: N.T.S.

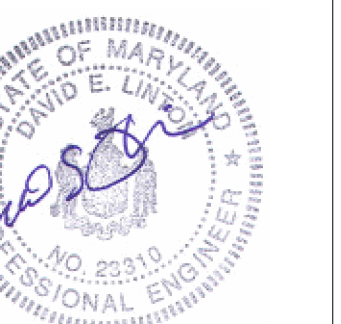


**NOTES:**  
1. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.

**4** TYP. NAILING SCHEDULE FOR 2x6 BUILT UP POSTS  
SCALE: N.T.S.



**5** 2x JOIST SQUASH BLOCK DETAIL  
SCALE: N.T.S.



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TYPICAL FRAMING SECTIONS AND DETAILS



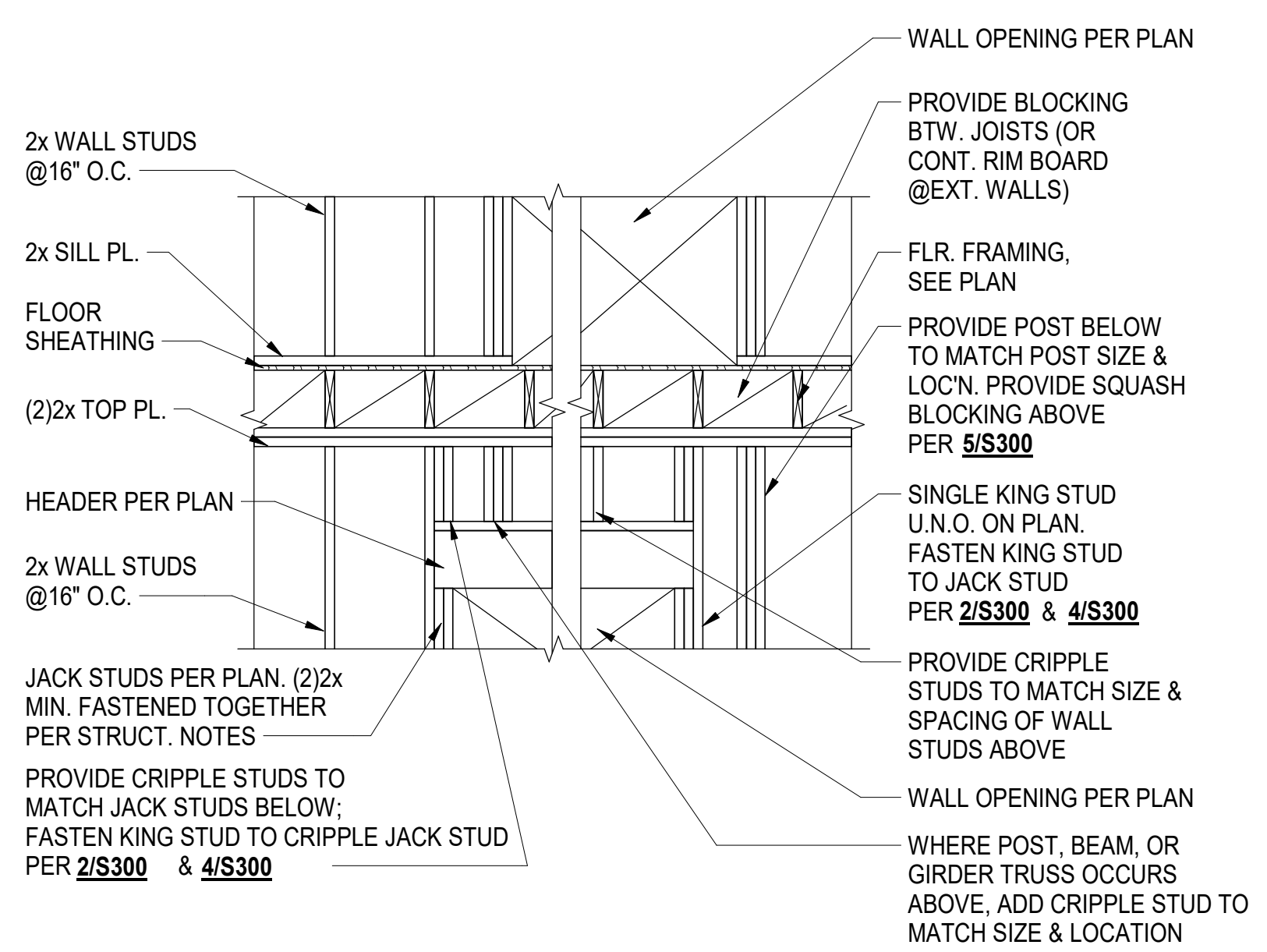
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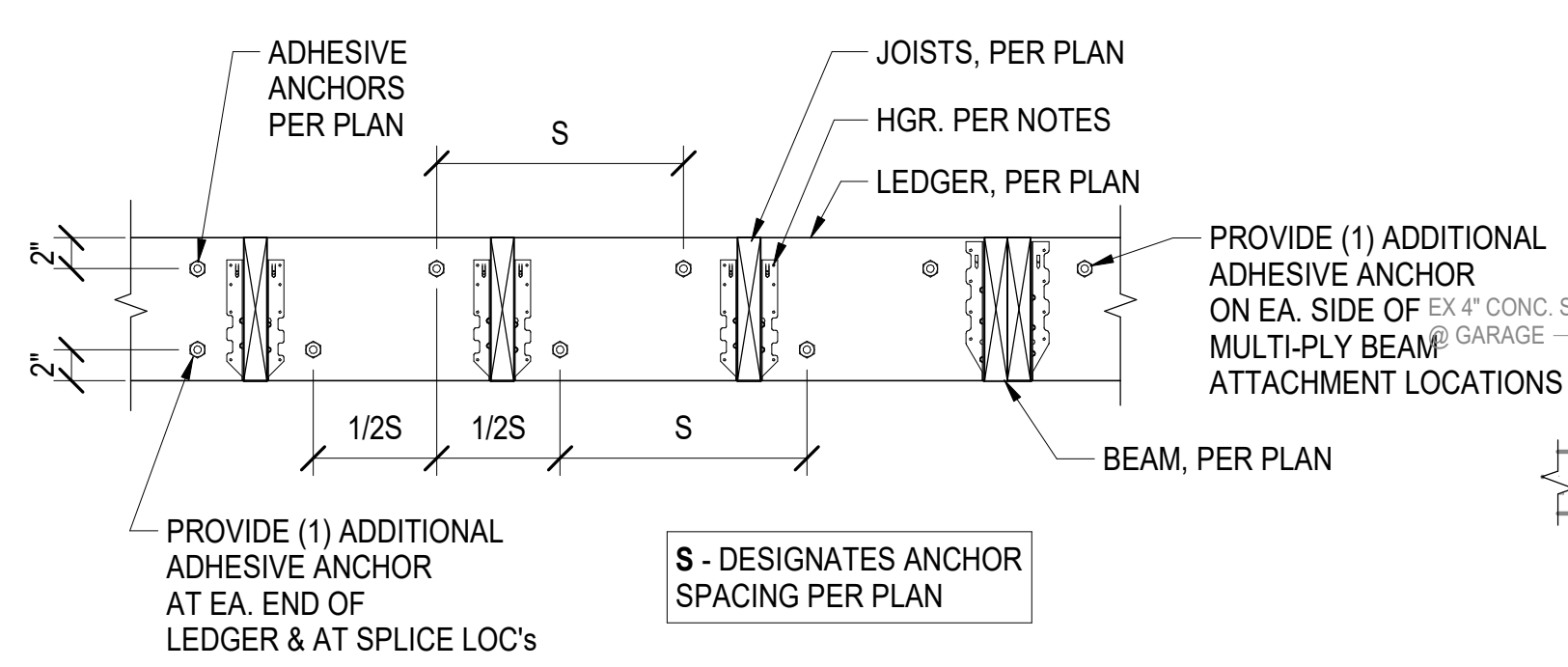
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TYPICAL FRAMING SECTIONS AND DETAILS

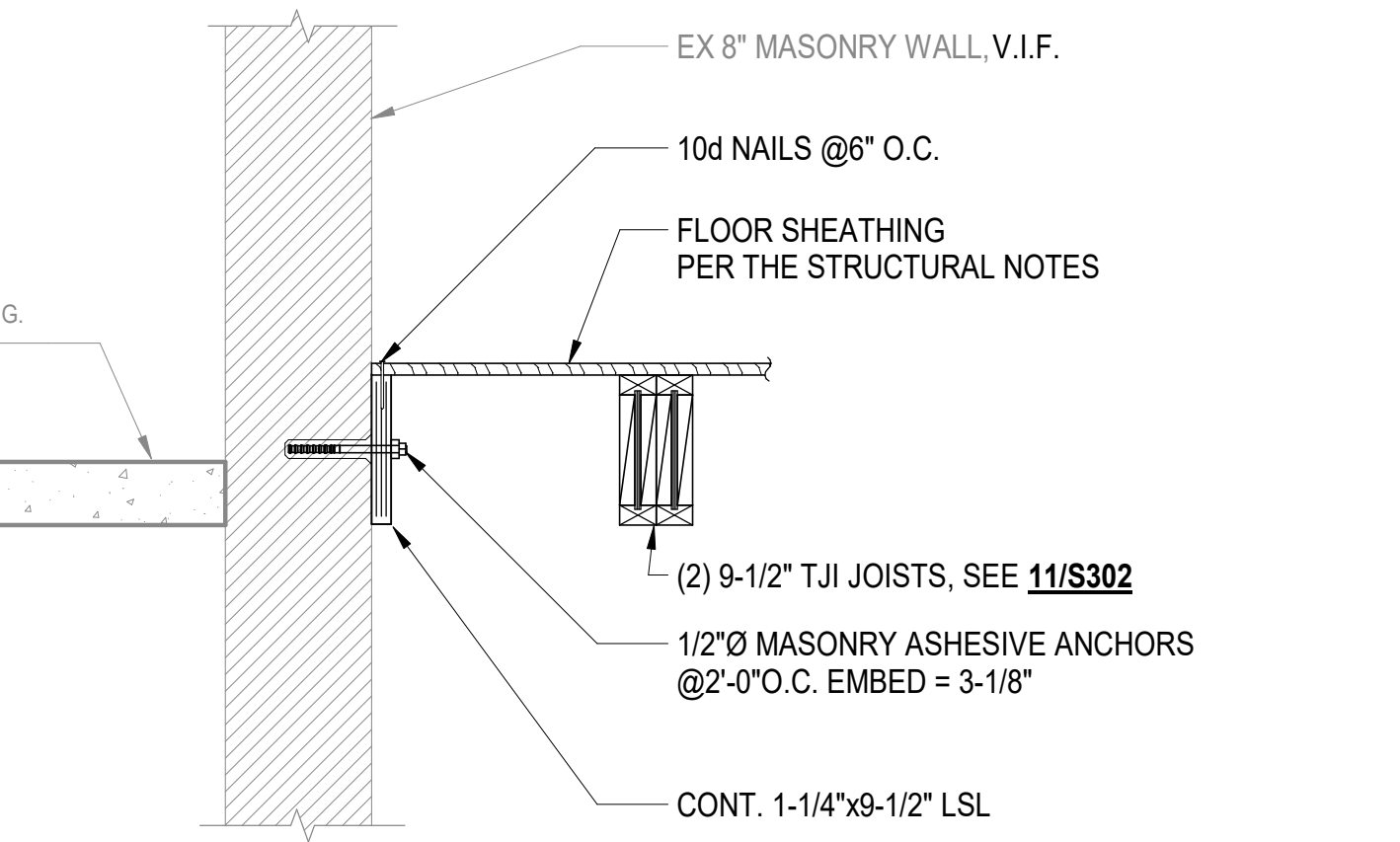


NOTE: ALL MISC. WOOD CONN. SHALL BE FASTENED PER IBC "FASTENING SCHEDULE"

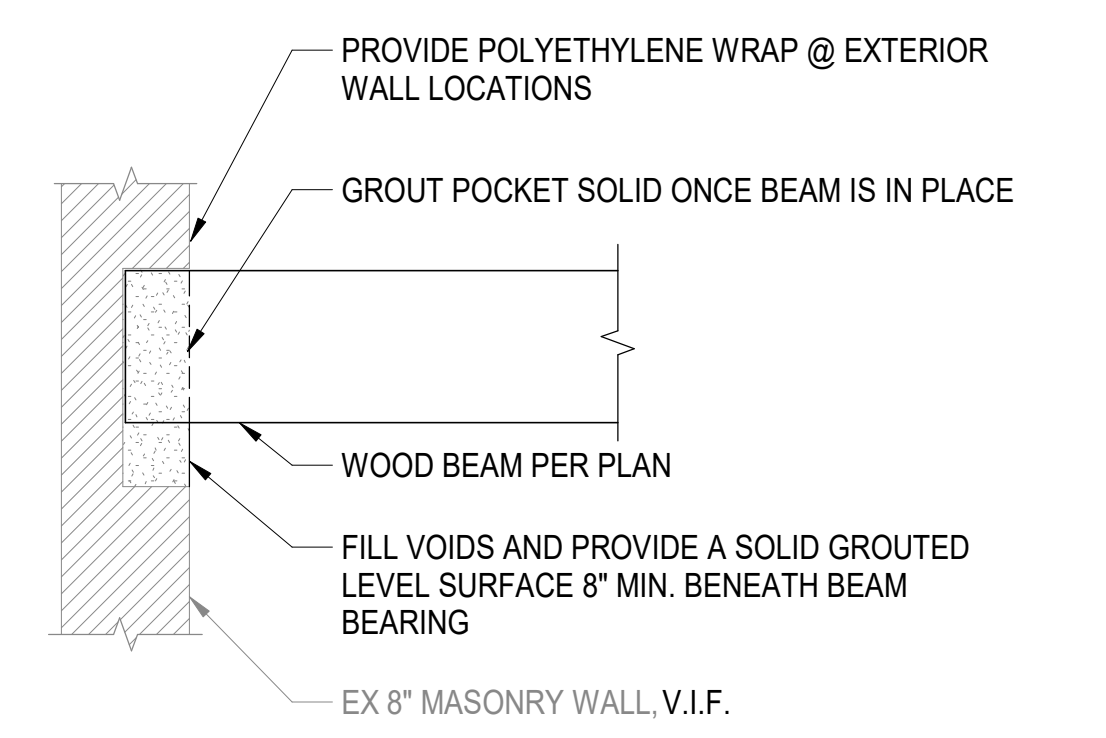
**1 TYP. DROPPED HEADER DET.**  
S301 SCALE: 1/2" = 1'-0"



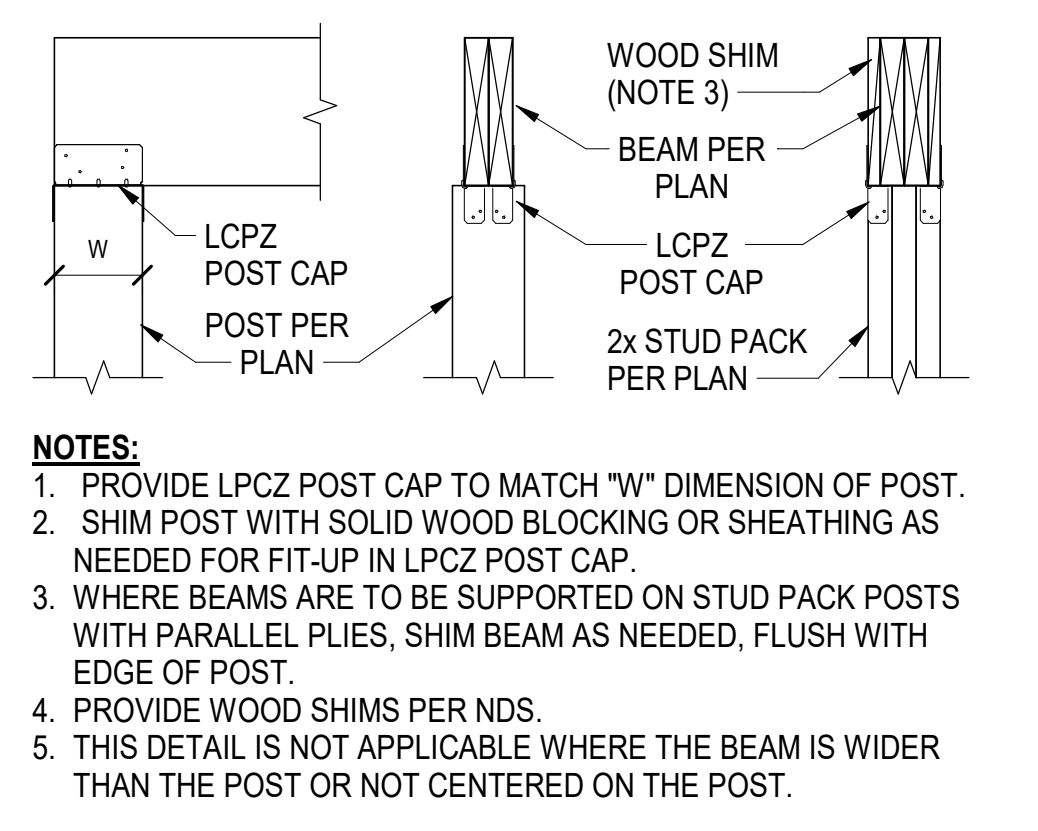
**2 LEDGER CONNECTION DETAIL**  
S301 SCALE: 1" = 1'-0"



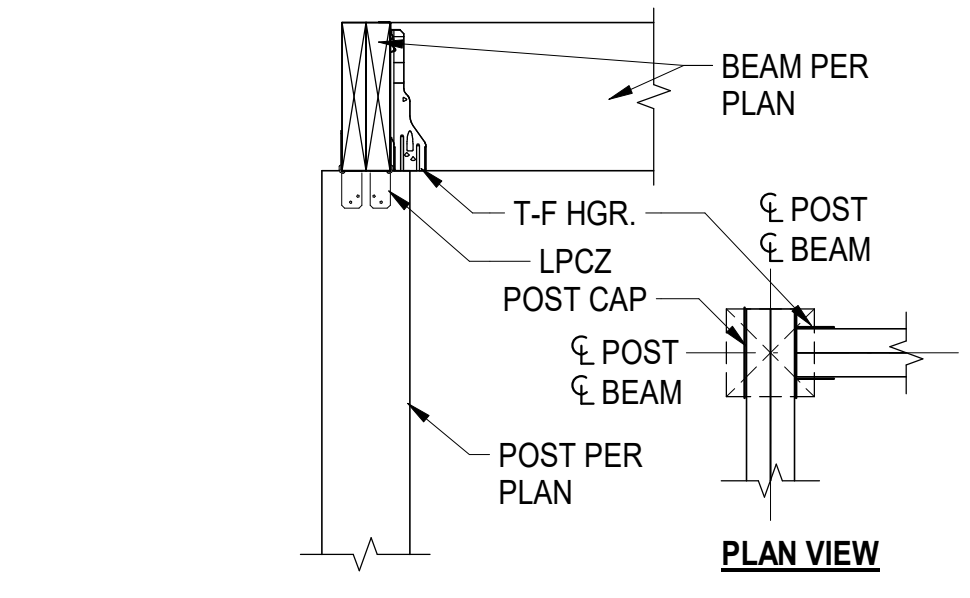
**3 LEDGER @ EX WALL DETAIL**  
S301 SCALE: 1" = 1'-0"



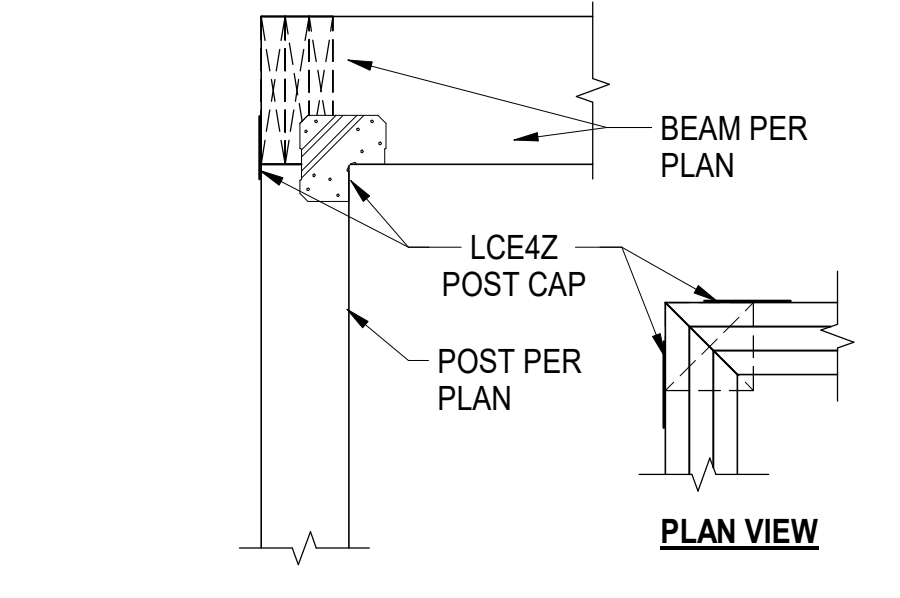
**4 TYPICAL WOOD BEAM BEARING ON EX MASONRY WALL**  
S301 SCALE: 1" = 1'-0"



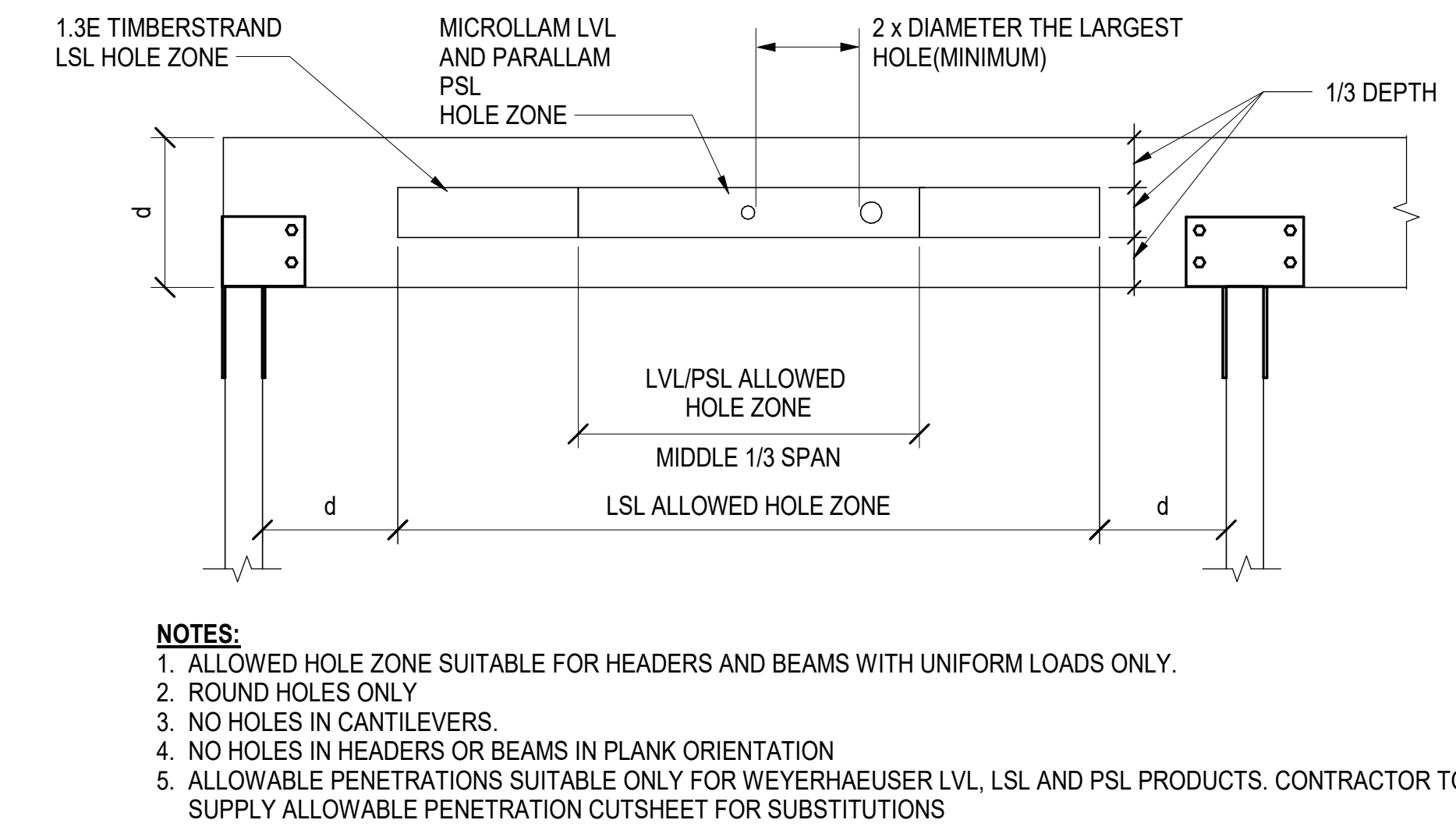
**5 TYP. POST FIT-UP DET.**  
S301 SCALE: 1" = 1'-0"



**6 POST FIT-UP DET. @ CORNER**  
S301 SCALE: 1" = 1'-0"



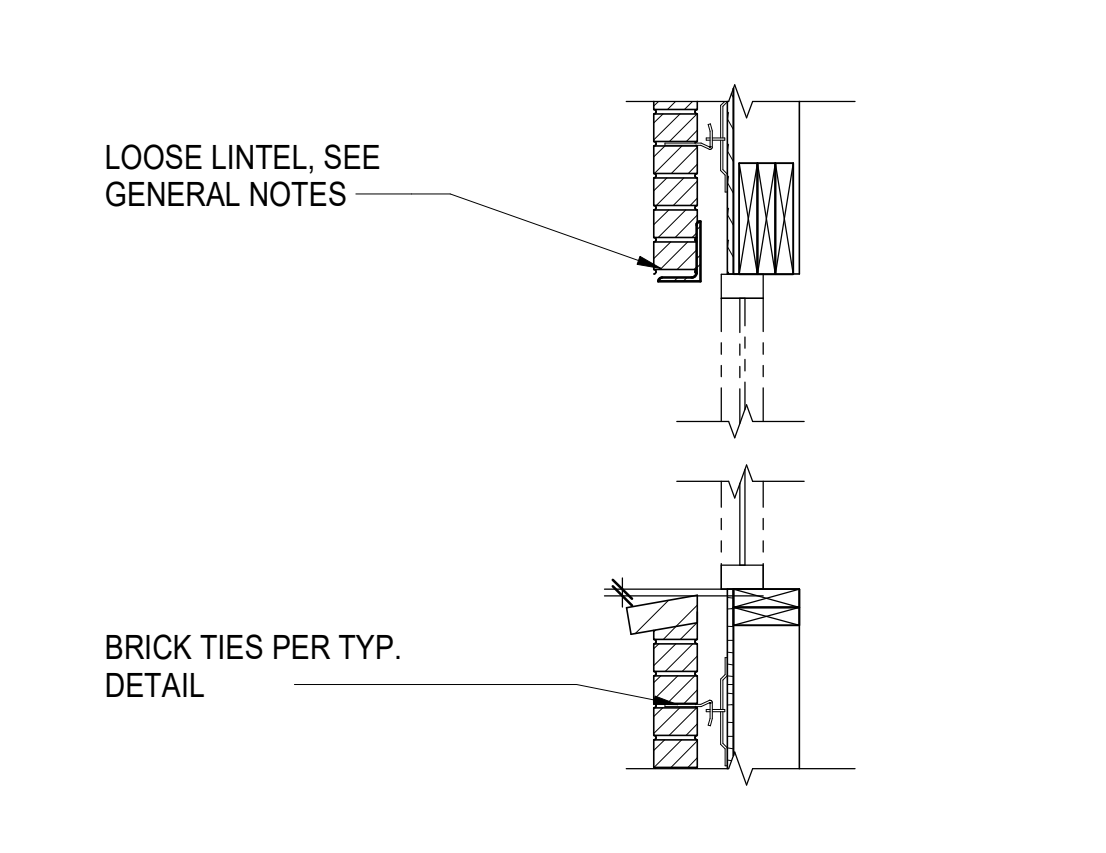
**7 MITERED CORNER**  
S301 SCALE: 1" = 1'-0"



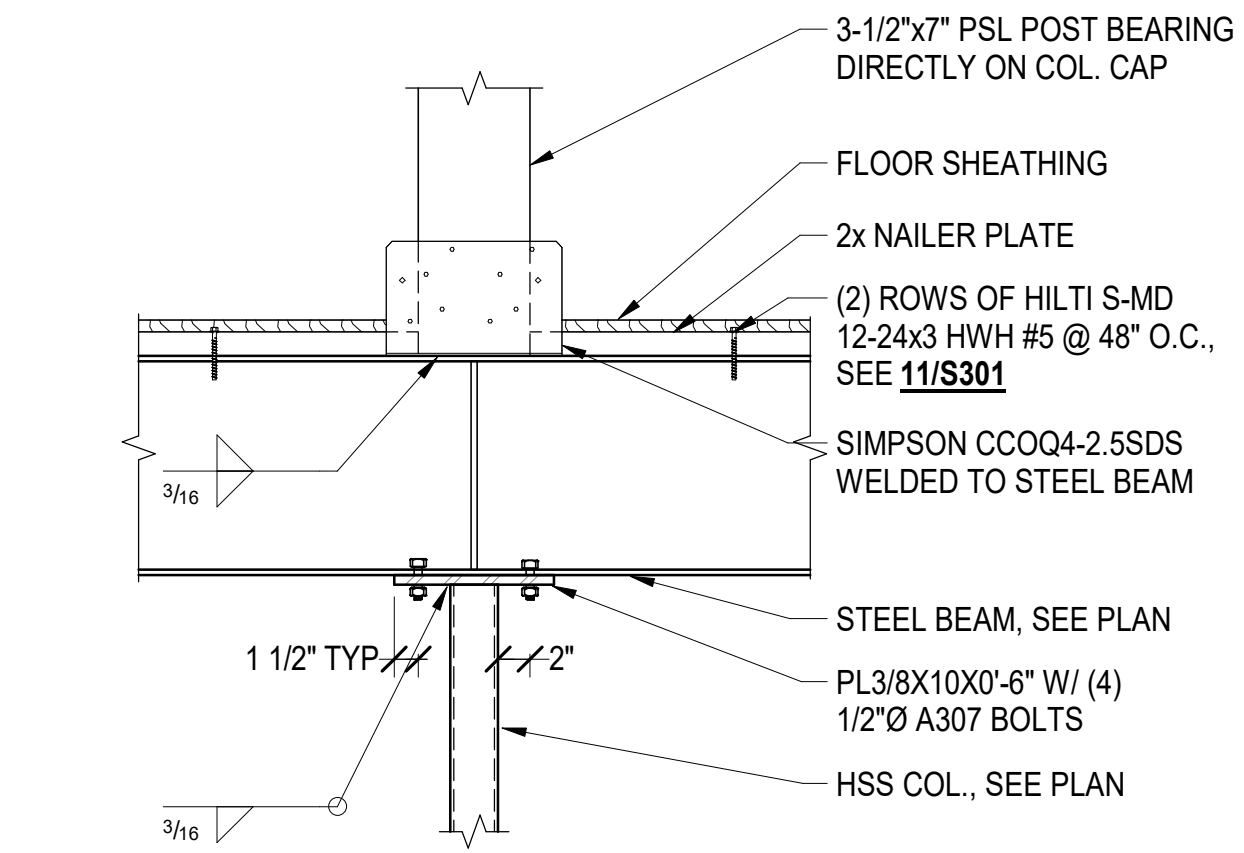
**8 ALLOWABLE PENETRATIONS IN LVL BEAMS**  
S301 SCALE: 1/2" = 1'-0"

DO NOT CUT, NOTCH OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN ILLUSTRATIONS AND TABLES.

HEADER OR BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4-3/8"	1"
5-1/2"	1-3/4"
7-1/4" TO 20"	2"

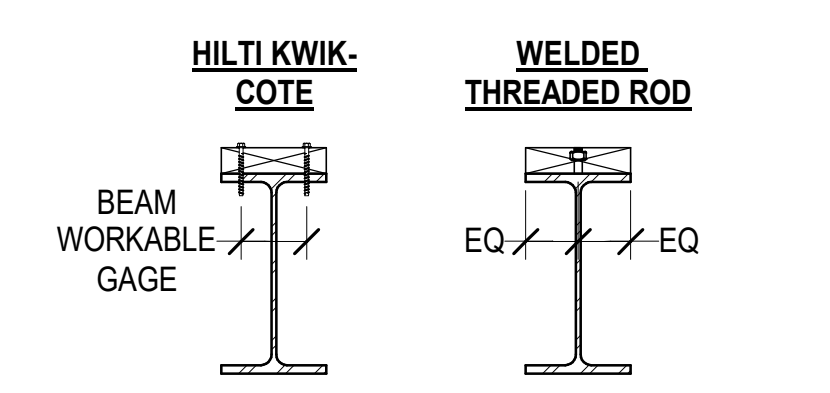


**9 TYP. BRICK VENEER AT OPENING WIDTH 8'-0" OR SMALLER**  
S301 SCALE: 3/4" = 1'-0"



**10 STEEL BEAM AT COL. CONNECTION**  
S301 SCALE: 1" = 1'-0"

TOP PLATE FASTENING	
BEAM FLANGE THICKNESS	FASTENER SPEC
5/16" TO 1/2"	HILTI S-MD 12-24x3 HWH #5 (2) ROWS @ 48" O.C., STAGG'D
> 1/2"	1/2"Ø WELDED THREADED ROD @48" O.C.



**11 STEEL BEAM CONT. TOP PLATE**  
S301 SCALE: N.T.S.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. ...*

REVIEWED  
By Dan.Bruechert at 3:14 pm, Oct 13, 2023

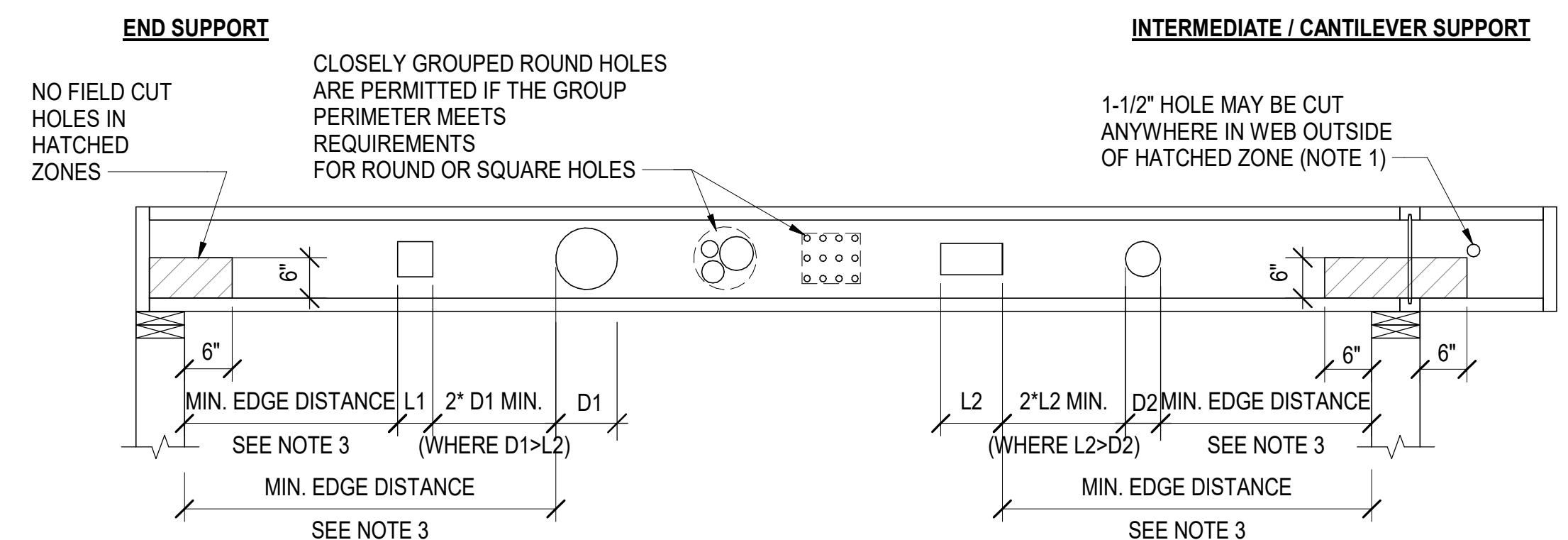


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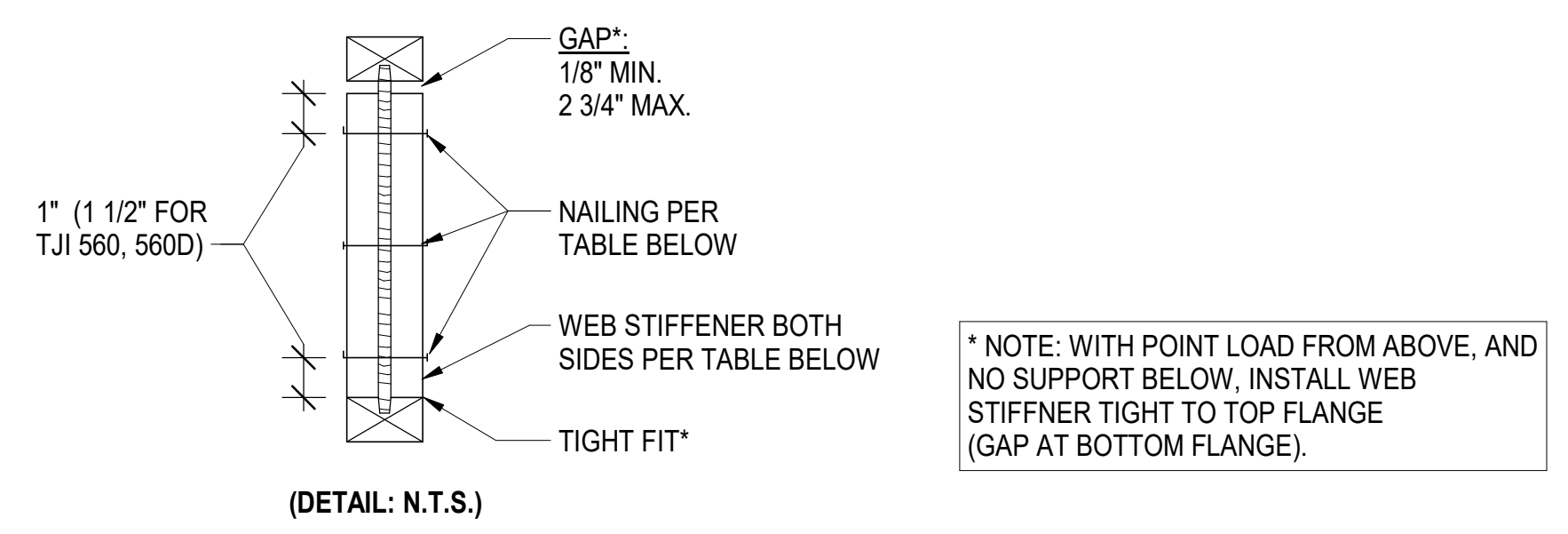
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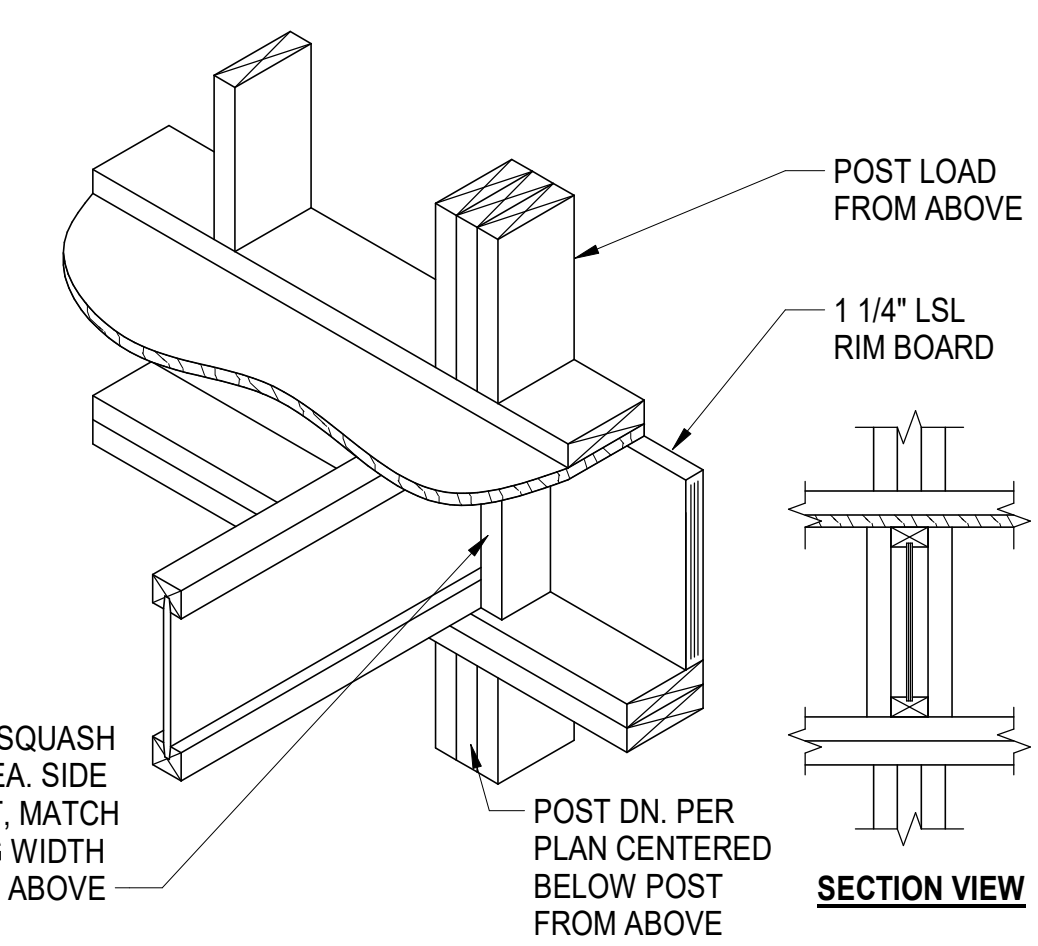


- NOTES:**
- DO NOT CUT HOLES LARGER THAN 1-1/2" IN CANTILEVER
  - ALLOWABLE PENETRATIONS SUITABLE ONLY FOR WEYERHAEUSER TJI PRODUCTS. CONTRACTOR TO SUPPLY ALLOWABLE PENETRATION CUTSHEET FOR SUBSTITUTIONS.
  - SEE MANUF. DESIGN GUIDE FOR MINIMUM EDGE DISTANCE.
  - DO NOT CUT TOP OR BOTTOM FLANGE.
  - L1 - MAX. WIDTH RECTANGULAR HOLE @ END SUPPORT;  
D1 - MAX. DIAMETER HOLE @ END SUPPORT;  
L2 - MAX. WIDTH RECTANGULAR HOLE @ INTERMEDIATE/CANTILEVER SUPPORT;  
D2 - MAX. DIAMETER HOLE @ INTERMEDIATE SUPPORT.  
SEE MANUF. DESIGN GUIDE FOR DIMENSIONS SPECIFIC TO JOIST DESIGNATION.



TJI JOIST SERIES	DEPTH (IN.)	MINIMUM WEB STIFFENER SIZE	NAILING REQUIREMENTS		
			TYPE	NUMBER OF NAILS	
110 210 230 & 360	ALL ALL ALL	5/8" x 2 5/16" (1) 3/4" x 2 5/16" (1) 7/8" x 2 5/16" (1)	8d (0.135" x 2 1/2")	END	INTERMEDIATE
				3	3

(1) PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL

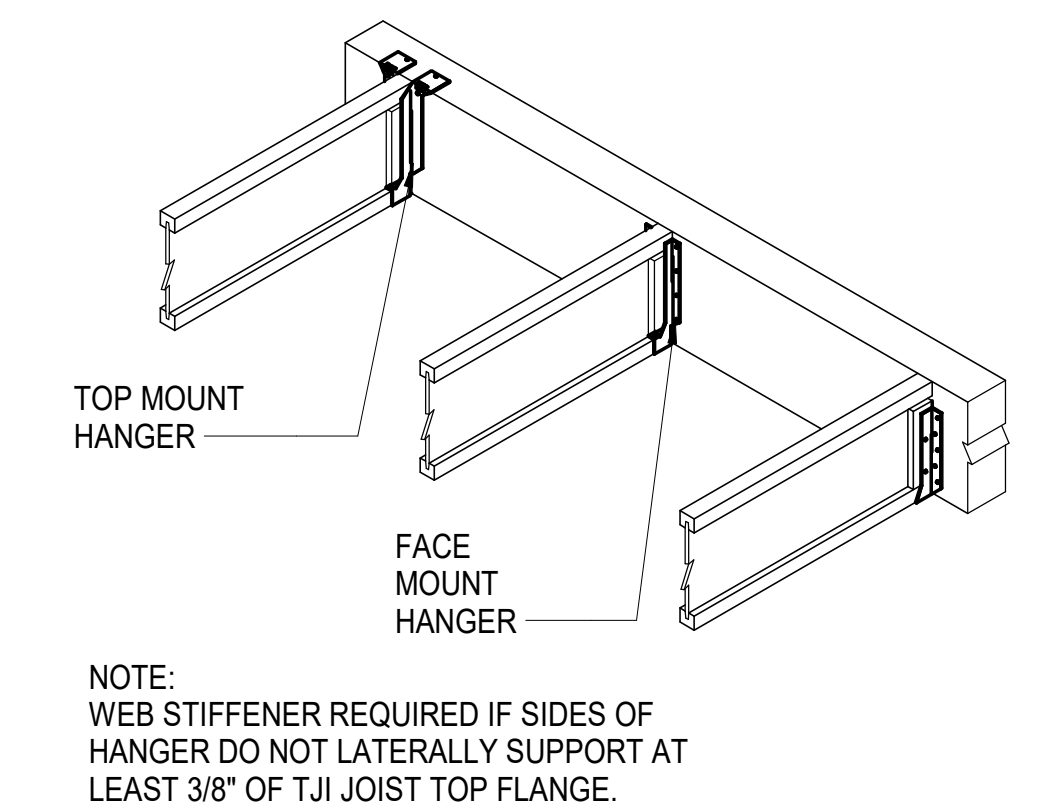
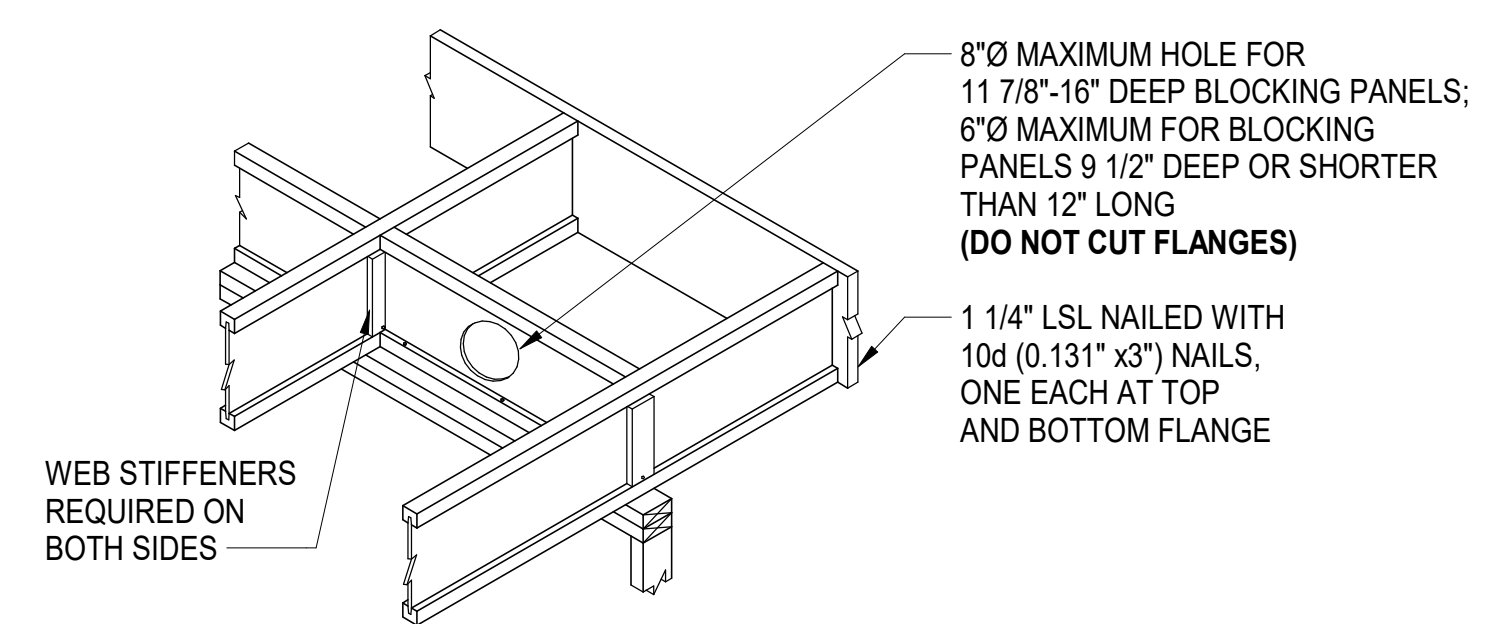
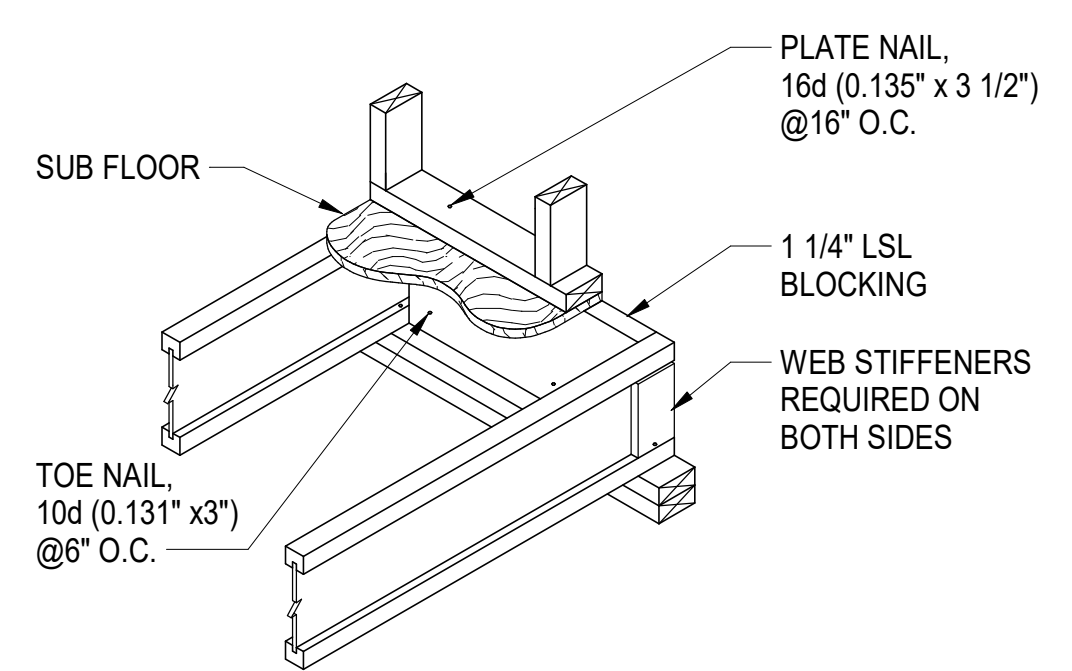
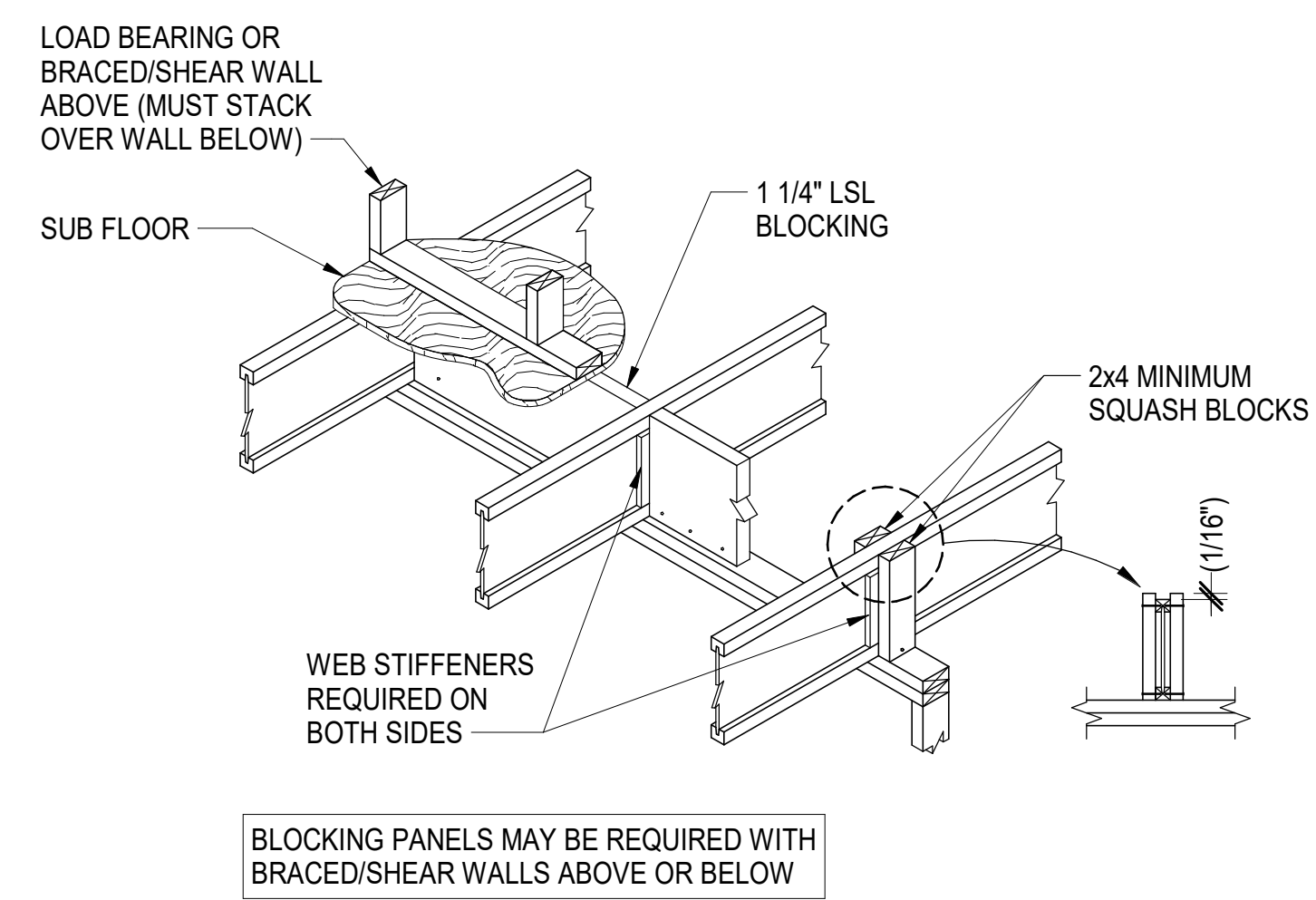


NOTE: USE 2x4 MIN. SQUASH BLOCK TO TRANSFER LOAD AT TJI BEARING.

**1 ALLOWABLE PENETRATIONS IN TJI JOIST FLOOR FRAMING**  
S302 SCALE: 1/2" = 1'-0"

**2 WEB STIFFENERS FOR TJI'S**  
S302 SCALE: 1/2" = 1'-0"

**3 CRIPPLE STUD DETAIL**  
S302 SCALE: 1" = 1'-0"



**4 JOIST DETAIL**  
S302 SCALE: 1/2" = 1'-0"

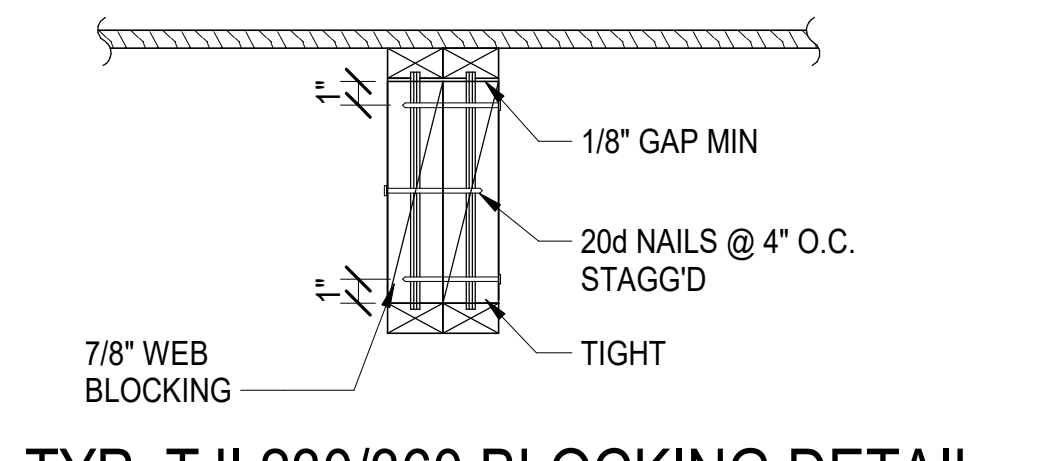
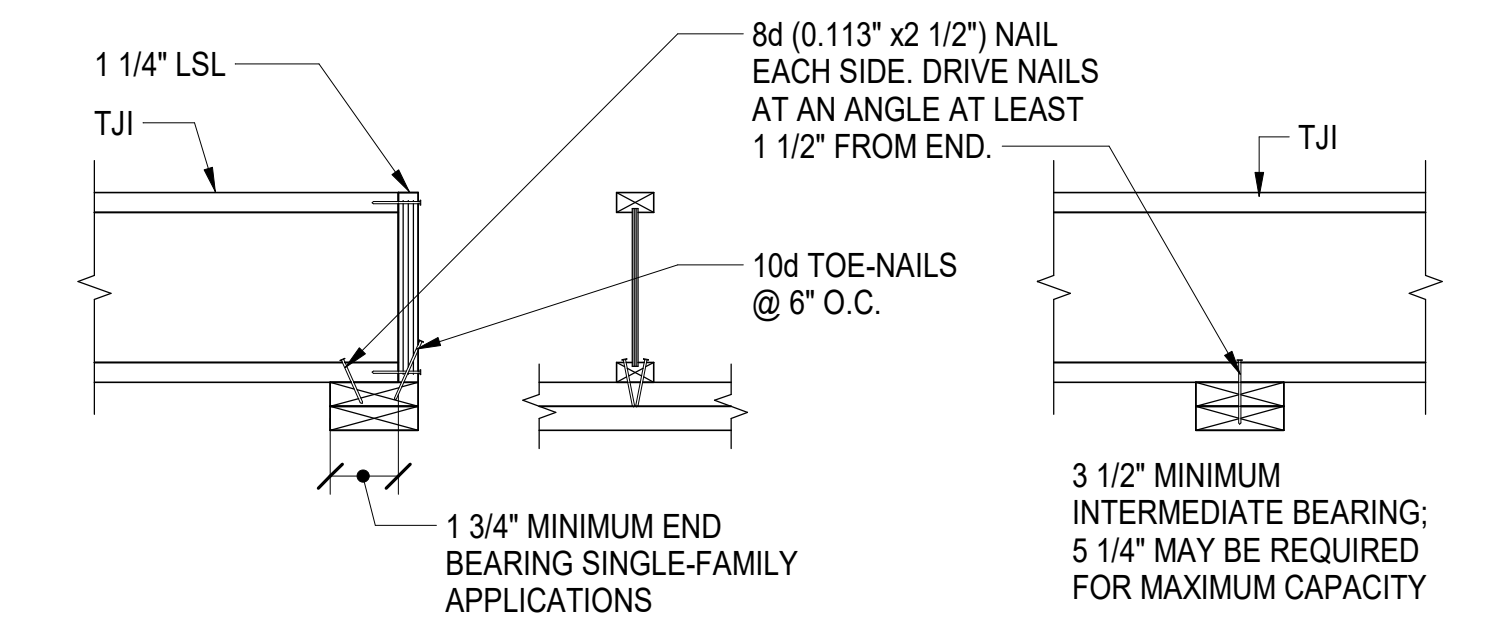
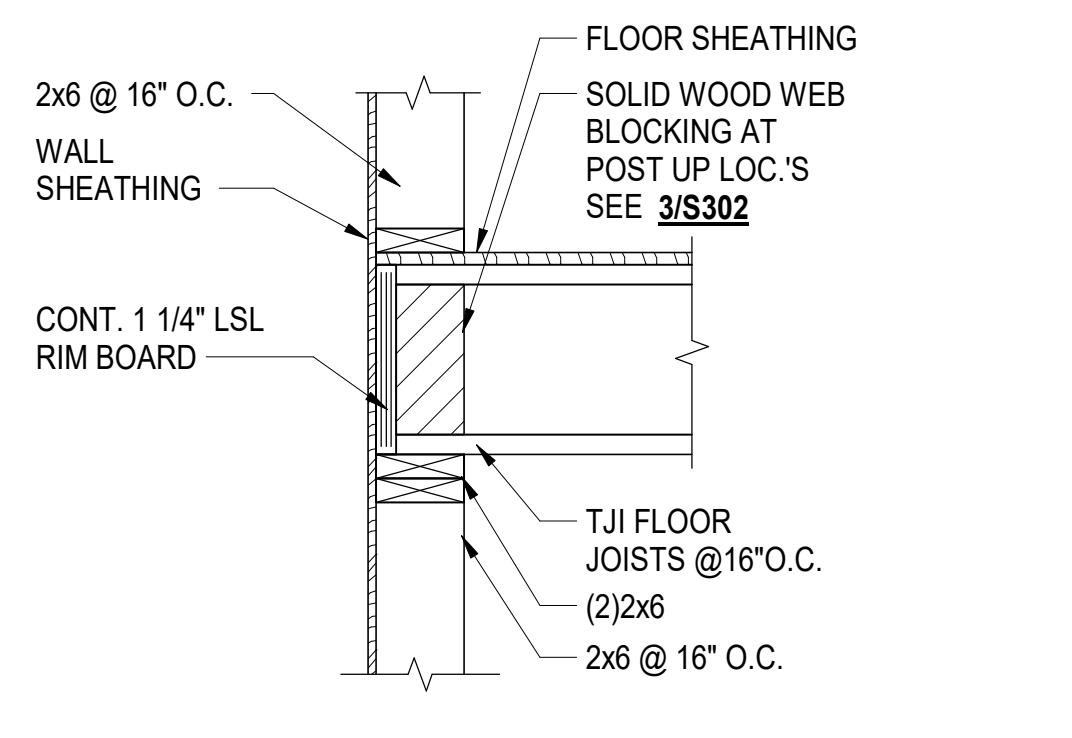
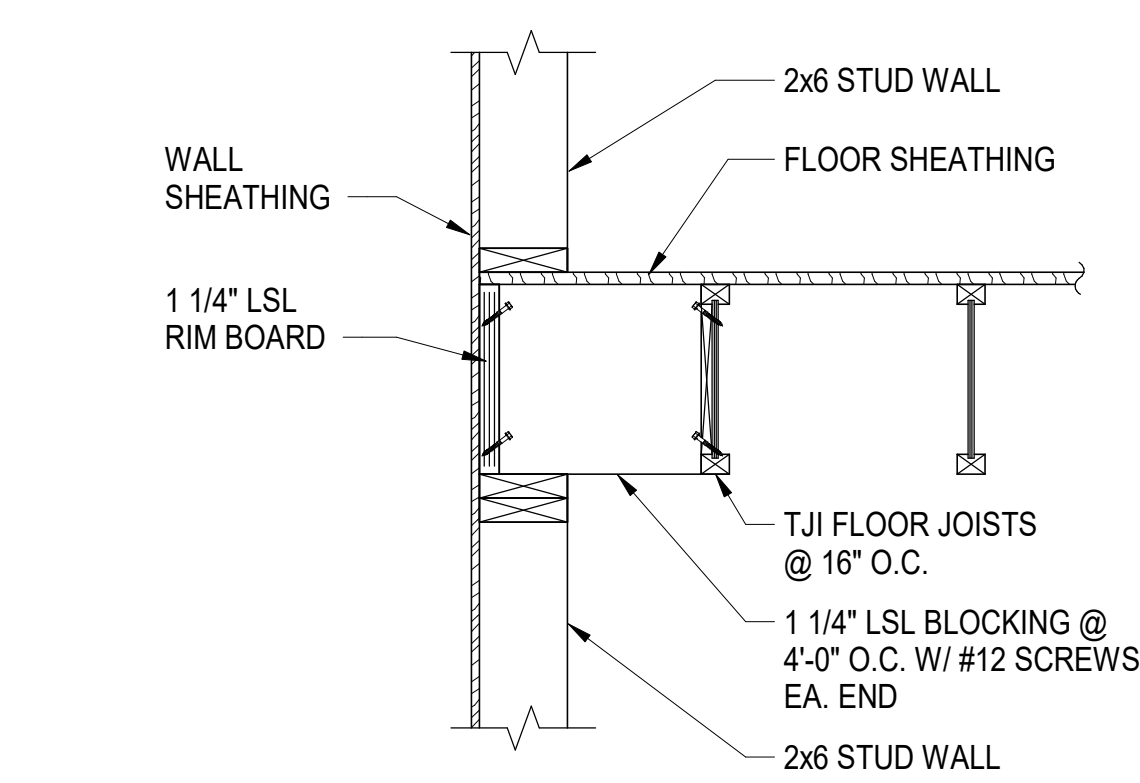
**5 JOIST DETAIL**  
S302 SCALE: 1/2" = 1'-0"

**6 ALLOWABLE PENETRATION THROUGH TJI BLOCKING AT CANT. FLOOR FRAMING**  
S302 SCALE: 1/2" = 1'-0"

**7 TYP. WEB BLOCKING @ TJI JOIST HANGER**  
S302 SCALE: 1/2" = 1'-0"

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Historic Preservation Commission  
*[Signature]*

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By Dan.Bruechert at 3:14 pm, Oct 13, 2023

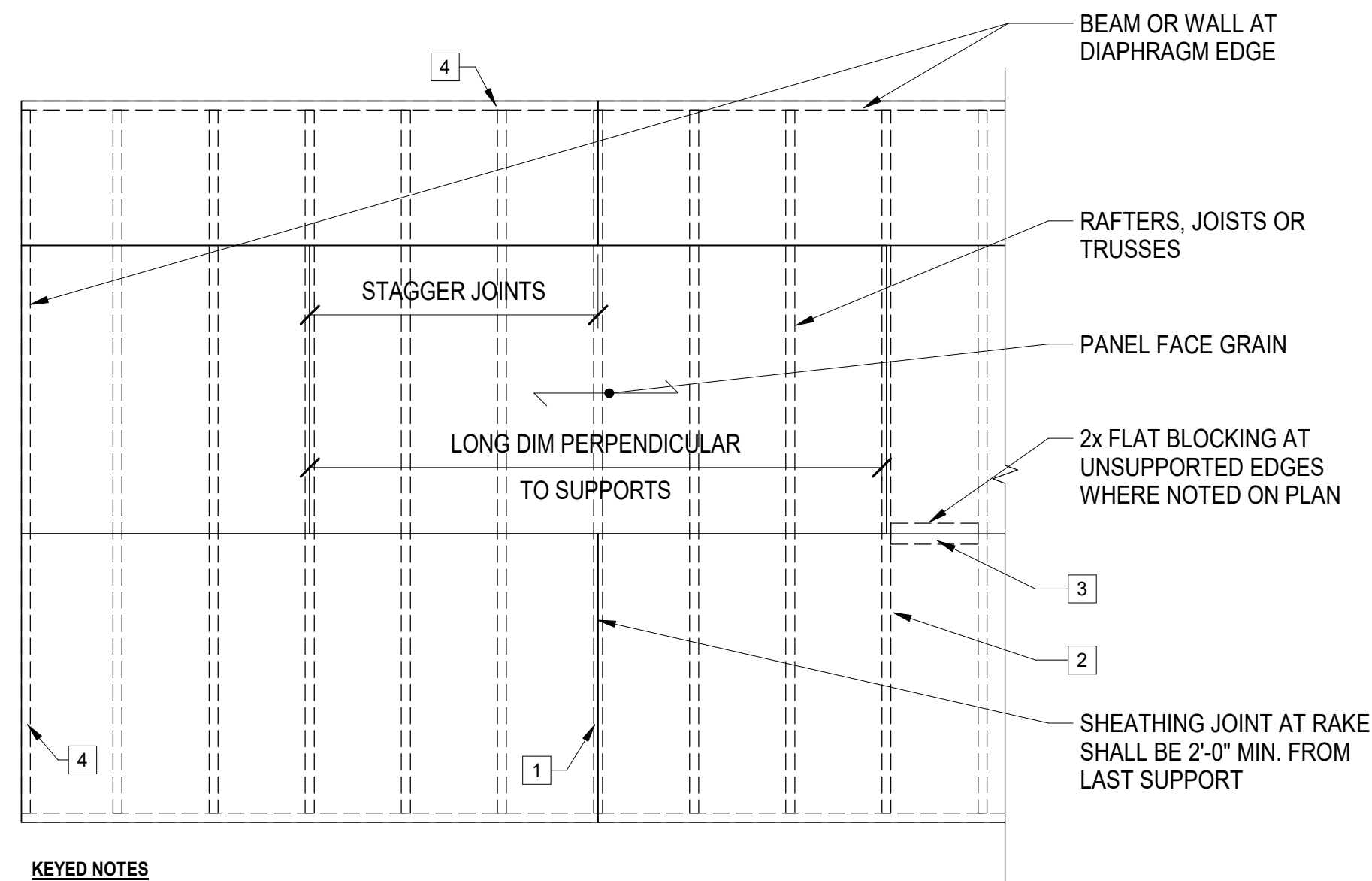


**8 TYP. TJI BLOCKING**  
S302 SCALE: 1" = 1'-0"

**9 TYP. TJI JOIST BEARING DETAIL**  
S302 SCALE: 1" = 1'-0"

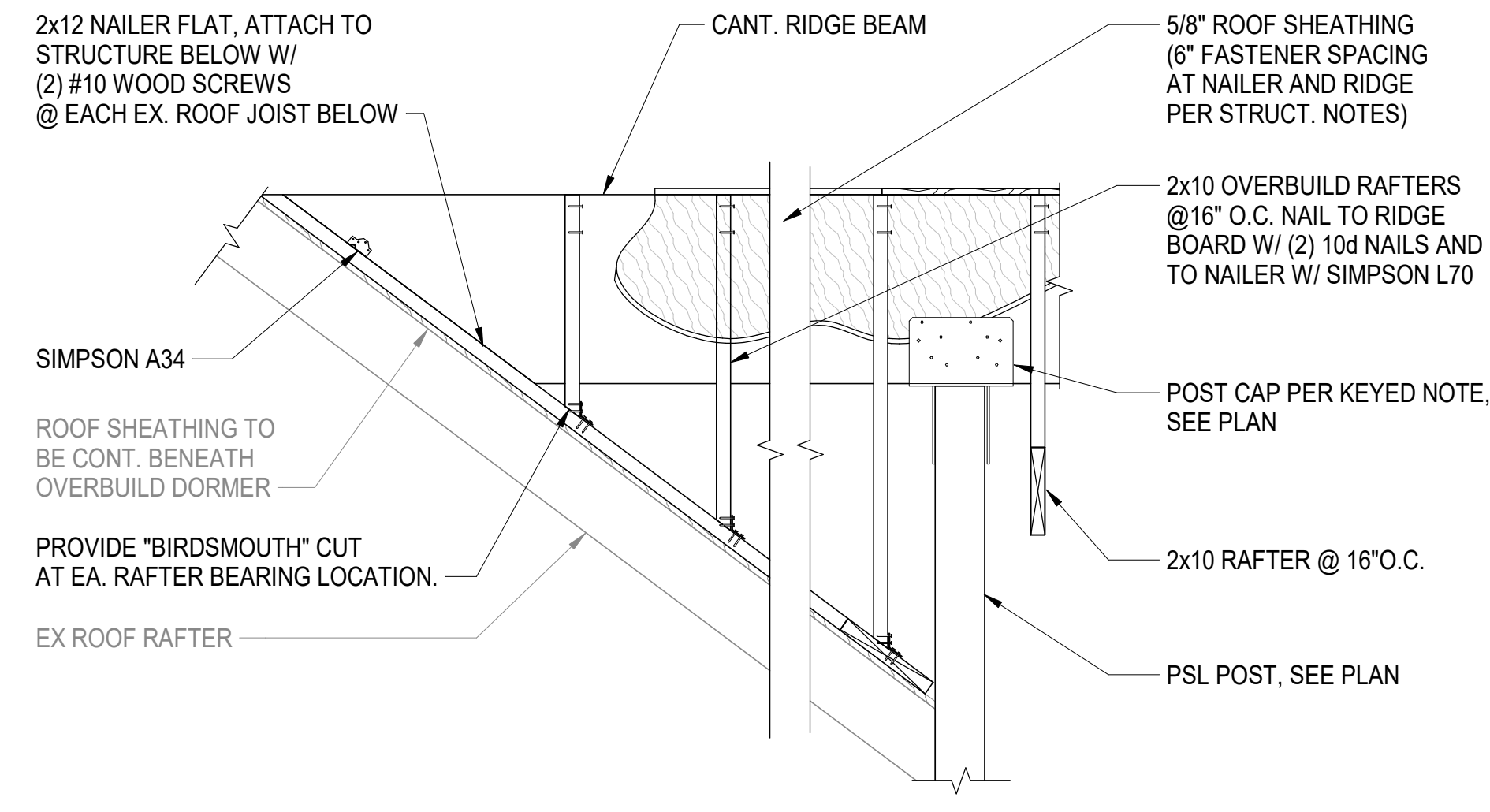
**10 TJI ATTACHMENT AT BEARING DETAIL**  
S302 SCALE: 1" = 1'-0"

**11 TYP. TJI 230/360 BLOCKING DETAIL FOR DOUBLE JOIST**  
S302 SCALE: 1 1/2" = 1'-0"

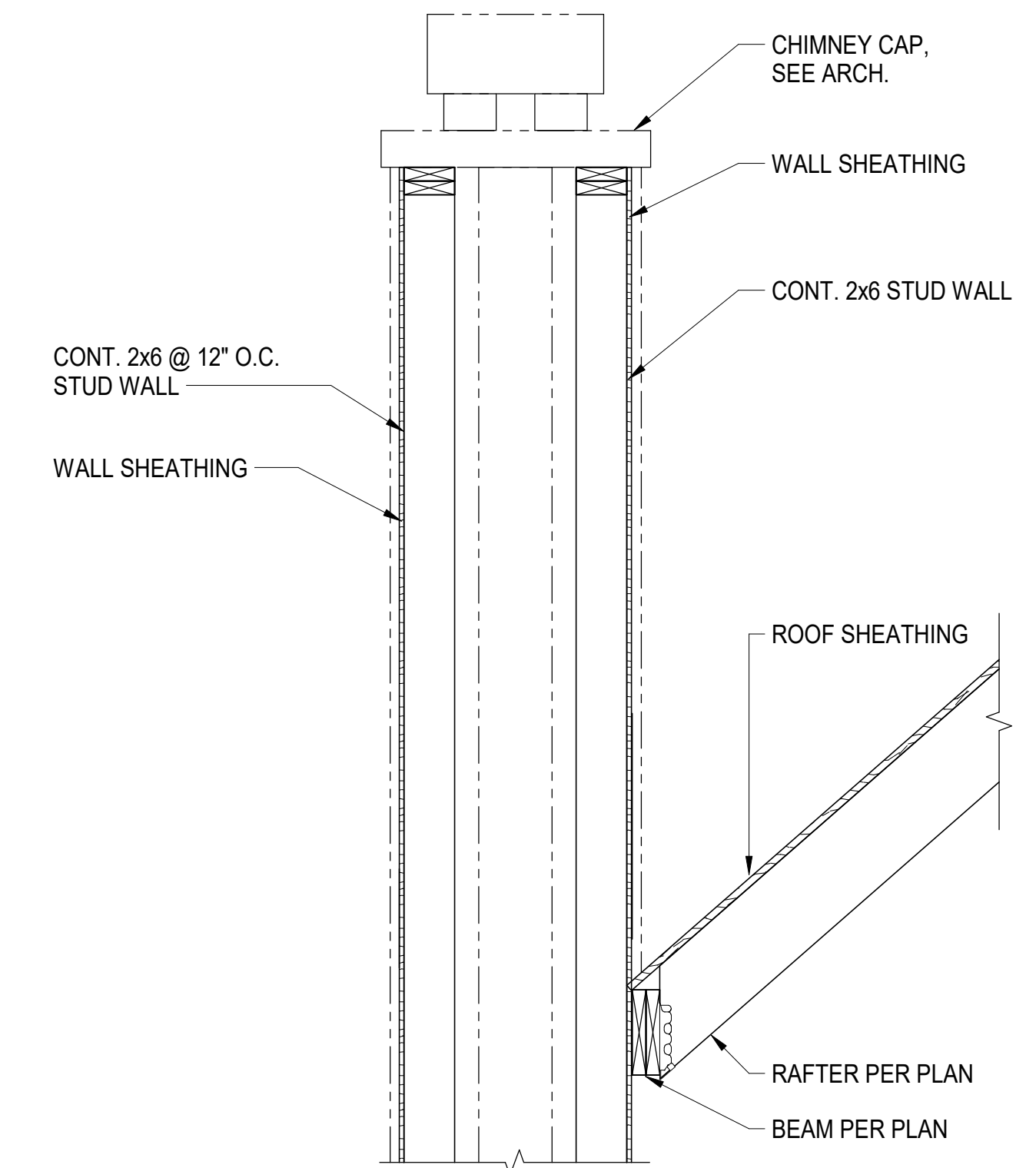


- KEYED NOTES**
- 1 PANEL EDGE NAILING AT SUPPORTED EDGES
  - 2 FIELD NAILING
  - 3 PANEL EDGE NAILING AT BLOCKED EDGES
  - 4 BOUNDARY NAILING

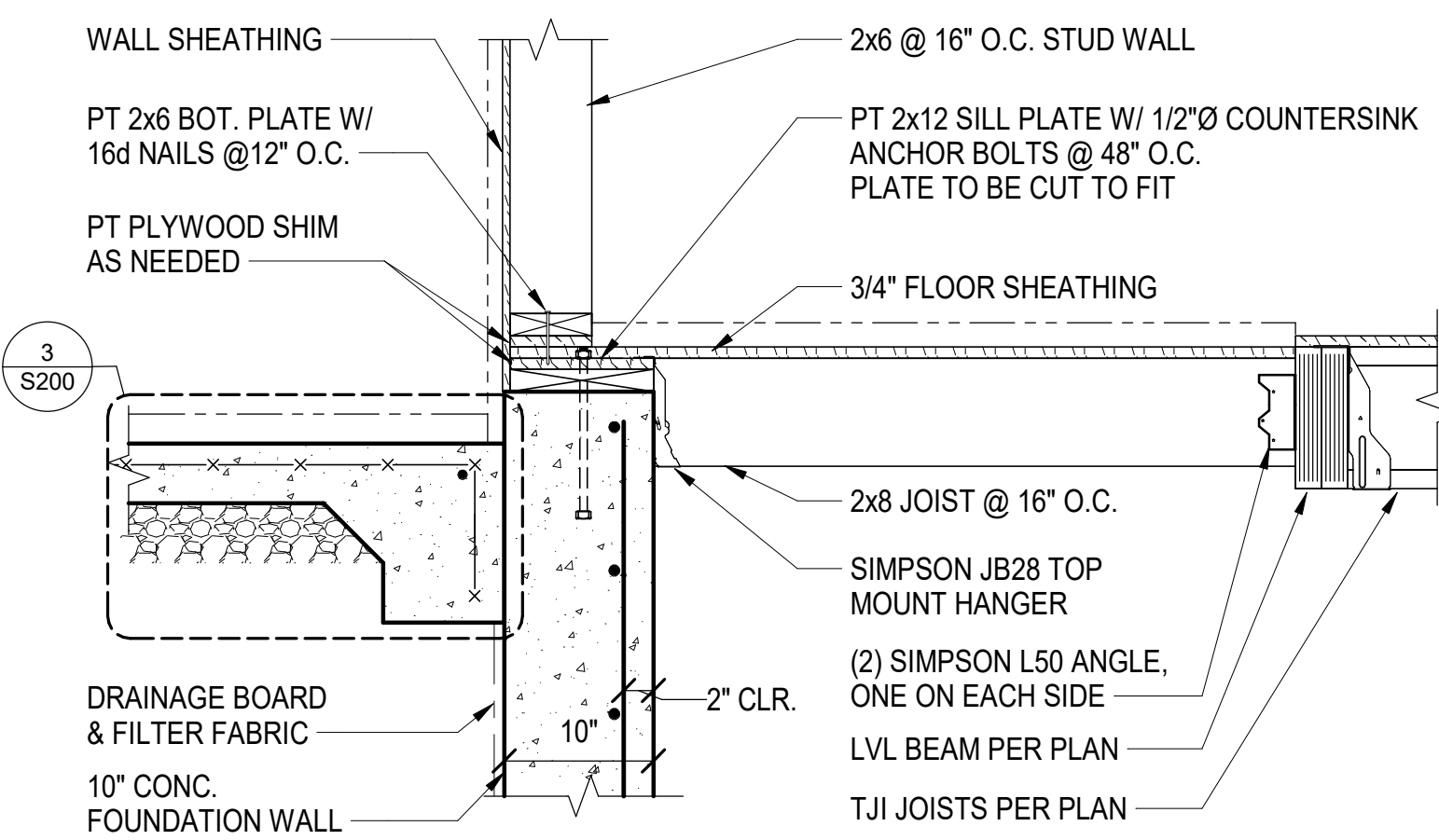
**1 TYPICAL WOOD ROOF SHEATHING (DIAPHRAGM)**  
S303 SCALE: N.T.S.



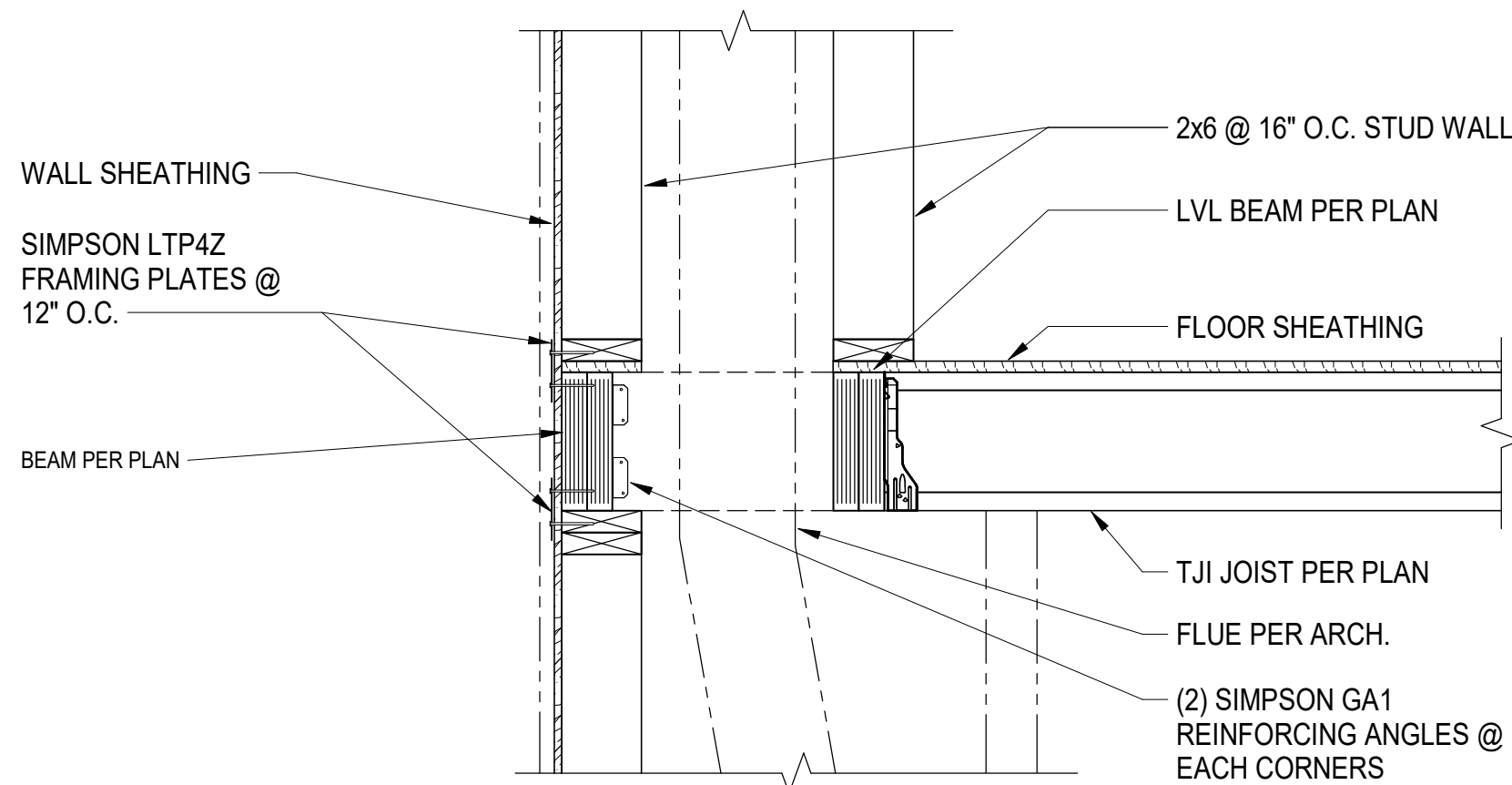
**2 TYPICAL OVERBUILD DORMER DETAIL**  
S303 SCALE: 3/4" = 1'-0"



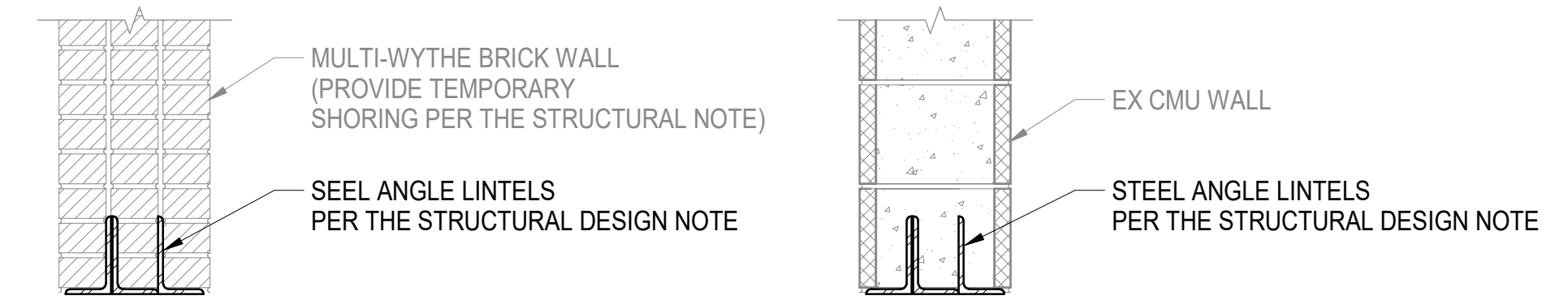
**3 FIREPLACE SECTION**  
S303 SCALE: 3/4" = 1'-0"



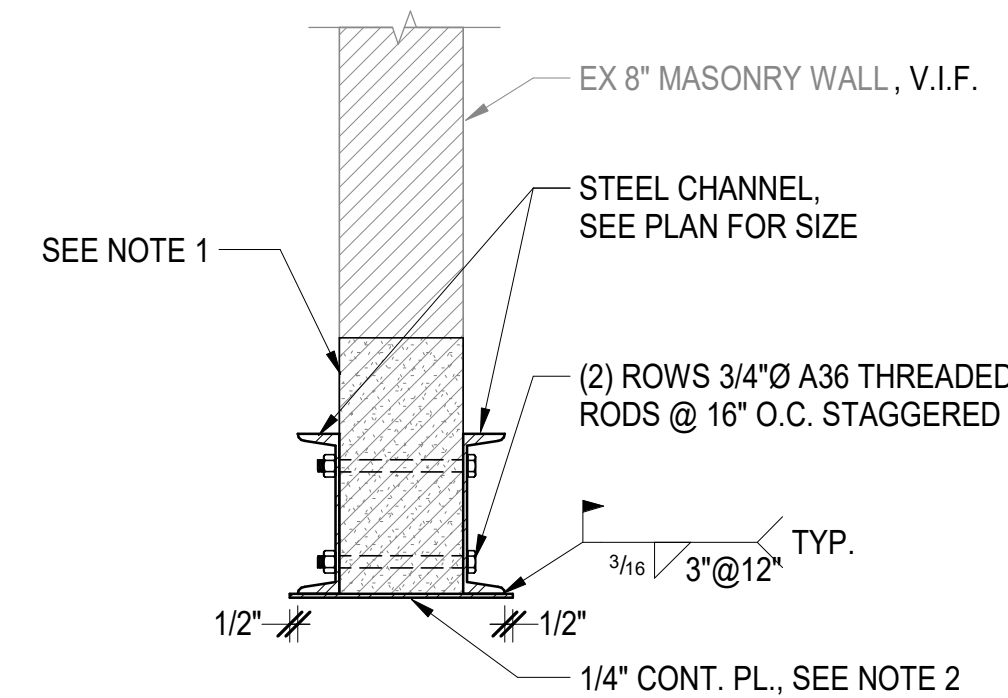
**4 FIREPLACE SECTION**  
S303 SCALE: 1" = 1'-0"



**5 FIREPLACE SECTION**  
S303 SCALE: 1" = 1'-0"

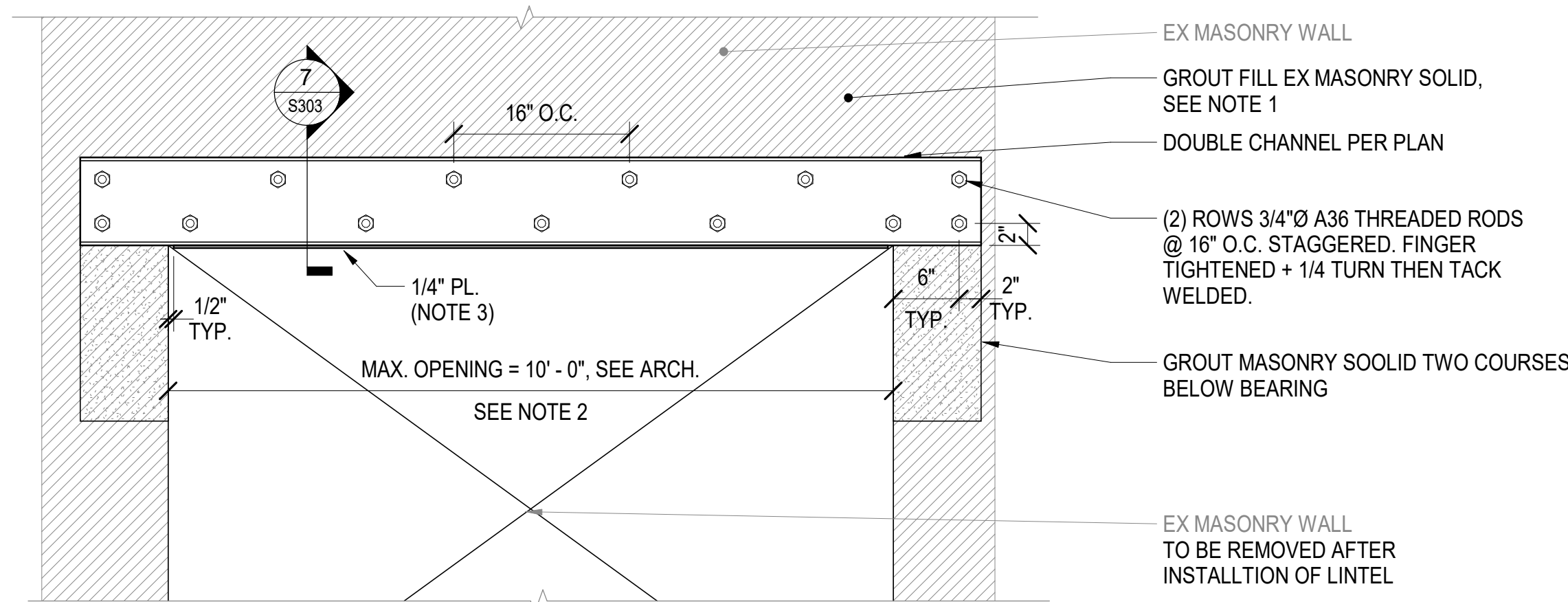


**6 SECTION @ LINTEL IN EX MASONRY**  
S303 SCALE: 1" = 1'-0"



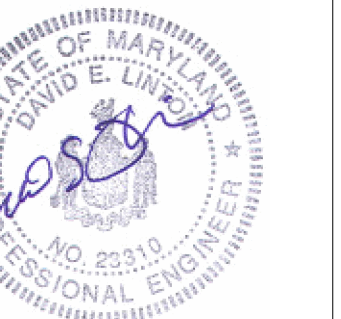
- NOTES:**
1. GROUT BOTTOM 1'-4" OF EXISTING MASONRY ABOVE OPENING SOLID BEFORE INSTALLATION OF LINTELS.
  2. PLATE SHALL BE SPLICED AND BUTT-WELDED @ 4'-0" O.C.

**7 STEEL LINTEL SECTION**  
S303 SCALE: 1" = 1'-0"



- NOTES:**
1. GROUT 1'-4" OF EXISTING MASONRY SOLID BEFORE INSTALLATION OF LINTELS.
  2. SAW CUT AND REMOVE EXISTING MASONRY WALL AFTER INSTALLATION OF STL. CHANNELS.
  3. INSTALL BOTTOM PLATE IN SECTIONS AFTER THE EXISTING CMU WALL HAS BEEN REMOVED.

**8 LINTEL ELEVATION @ MASONRY WALL OPENING**  
S303 SCALE: 1" = 1'-0"



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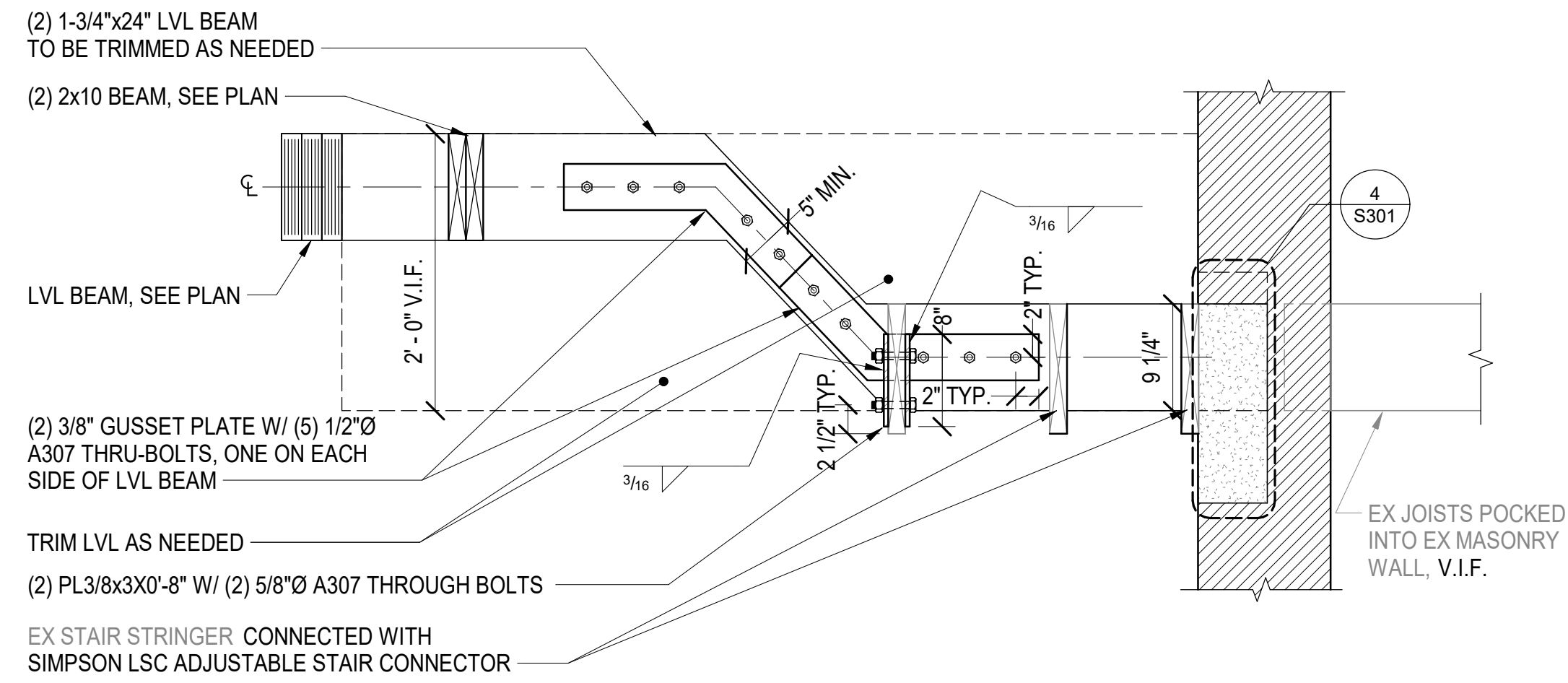
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Historic Preservation Commission  
*Robert A. Norton*

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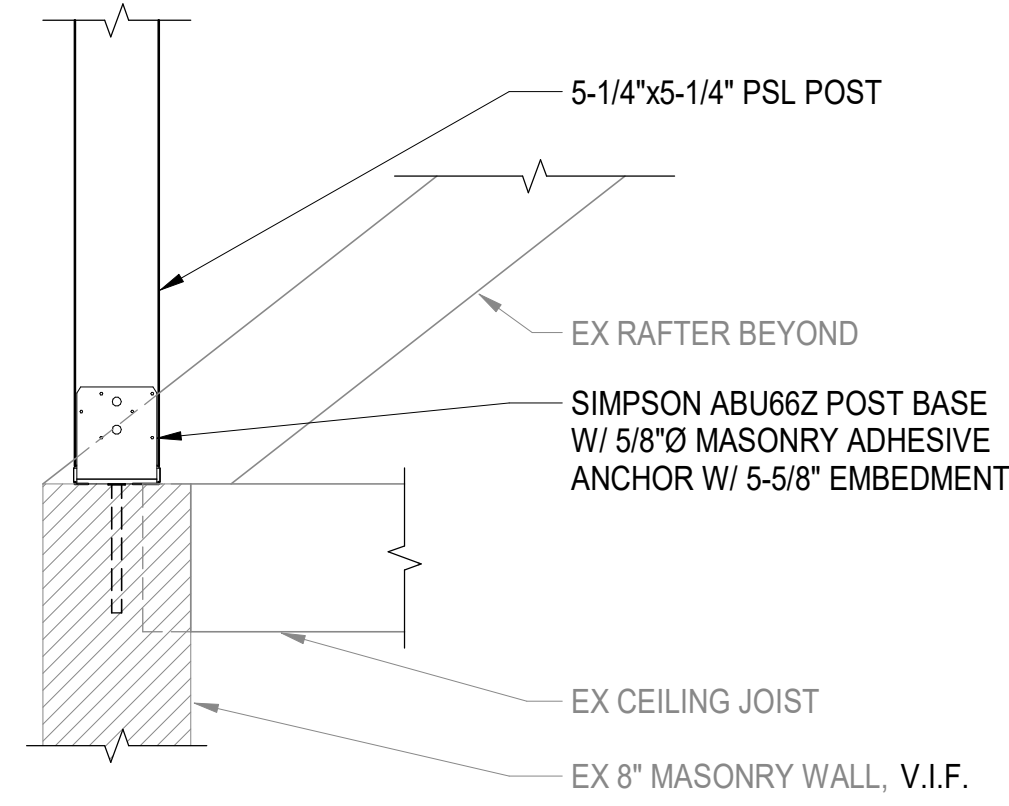
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- NOTES:**
1. EACH LVL SHALL BE A 1-3/4"x24" PER STRUCTURAL NOTES.
  2. GLUE ALL MEMBER TOGETHER WITH WOOD CONSTRUCTION ADHESIVE, EACH FACE.
  3. FASTEN MEMBERS TOGETHER PER STRUCTURAL NOTES.
  4. CONTRACTOR TO COORDINATE WITH ARCH. DRAWINGS AND EXISTING CONDITION TO TRIM OUT LVL MEMBER AS NECESSARY FOR STAIR GEOMETRY.

**1 SECTION**  
S310 SCALE: 1" = 1'-0"



**2 SECTION**  
S310 SCALE: 1" = 1'-0"

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Historic Preservation Commission  
*Robert G. Norton*

**REVIEWED**  
By Dan.Bruechert at 3:15 pm, Oct 13, 2023

ANNE DECKER  
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LE Project # 23-066 LE Project Engineer: WY

**WOLFF-MOTT RESIDENCE**

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FRAMING SECTIONS AND DETAILS

**S310**



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**BCSI-B3 SUMMARY SHEET - PERMANENT RESTRAINT/BRACING OF CHORDS & WEB MEMBERS**

Truss Clear Spans of 60' or greater may require complex permanent bracing. Please always consult a Registered Design Professional.

**WARNING!** Disregarding permanent restraint/bracing is a major cause of truss field performance problems and has been known to lead to roof or floor system collapse.

**CAUTION!** Trusses with clear spans of 60 feet (18.3m) or greater, may require complex permanent bracing. Please always consult a registered design professional.

**RESTRAINT / BRACING MATERIALS & FASTENERS**

Commonly used restraint/bracing materials include wood structural panels, gypsum board sheathing, stress-graded lumber, proprietary metal products, and metal purlins and straps.

Lumber Size	Minimum Nail Size	Minimum Number of Nails per Connection
2x4 stress-graded	10d (0.128x3") 12d (0.128x3.25") 16d (0.131x3.5")	2
2x6 stress-graded	10d (0.128x3") 12d (0.128x3.25") 16d (0.131x3.5")	3

1 Other attachment requirements may be specified by the building designer or truss designer.  
2 The grade/size and attachment for bracing materials such as wood structural panels, gypsum board sheathing, proprietary metal reinforcing products, and metal purlins and straps are provided by the building designer.

**PERMANENT BRACING FOR THE VARIOUS PLANES OF A TRUSS**

Permanent bracing is important because it:  
a) prevents out-of-plane buckling of truss members,  
b) helps maintain proper truss spacing, and  
c) resists and transfers lateral loads from wind and seismic forces.

Trusses require permanent bracing within ALL of the following planes:  
1. Top chord plane  
2. Bottom chord plane  
3. Web member plane

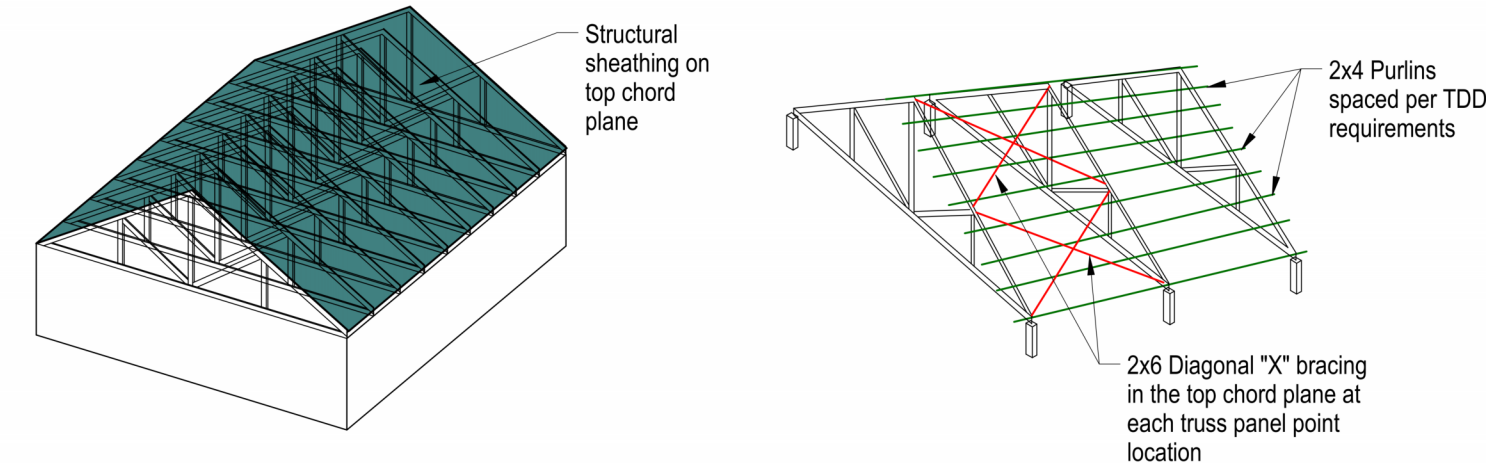
**CAUTION!** The truss, or a portion of its members, will buckle (i.e., fail) at loads far less than design without permanent bracing.

**1. PERMANENT BRACING FOR THE TOP CHORD PLANE**

Use plywood, oriented strand board (OSB), or wood or metal structural purlins that are properly braced. Attach to each truss.

The Truss Design Drawing (TDD) provides information on the assumed support for the top chord.

Fastener size and spacing requirements and grade for the sheathing, purlins and bracing are provided in the structural drawings.

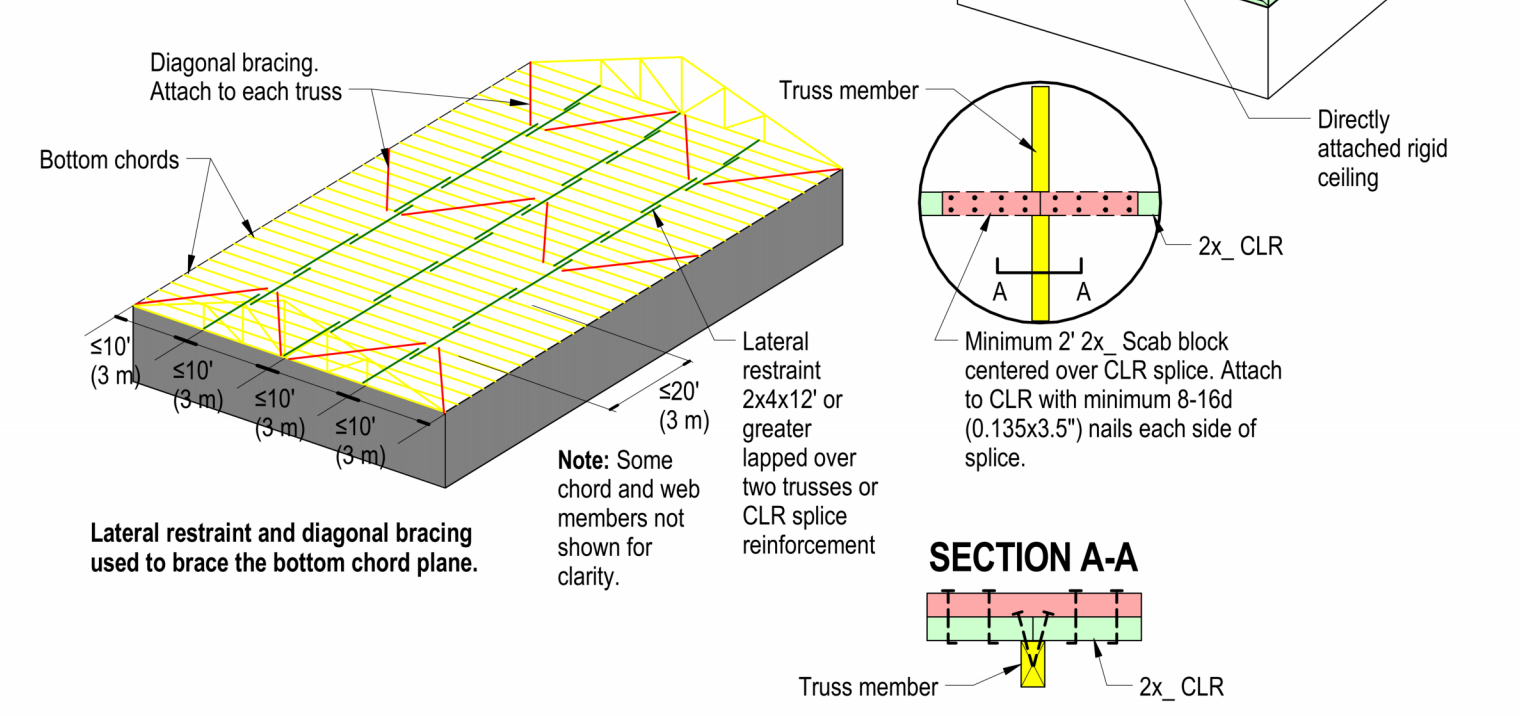


**2. PERMANENT BRACING FOR THE BOTTOM CHORD PLANE**

Use rows of continuous lateral restraint with diagonal bracing, gypsum board sheathing or some other ceiling material capable of functioning as a diaphragm.

The TDD provides information on the assumed support for the bottom chord.

Install bottom chord permanent lateral restraint at the spacing indicated on the TDD with a maximum of 10' (3m) on center.

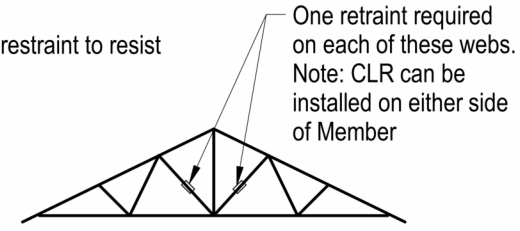


**3. PERMANENT BRACING FOR THE WEB MEMBER PLANE**

Web member permanent bracing collects and transfers buckling restraint forces and/or lateral loads from wind and seismic forces. The same bracing can often be used for both functions.

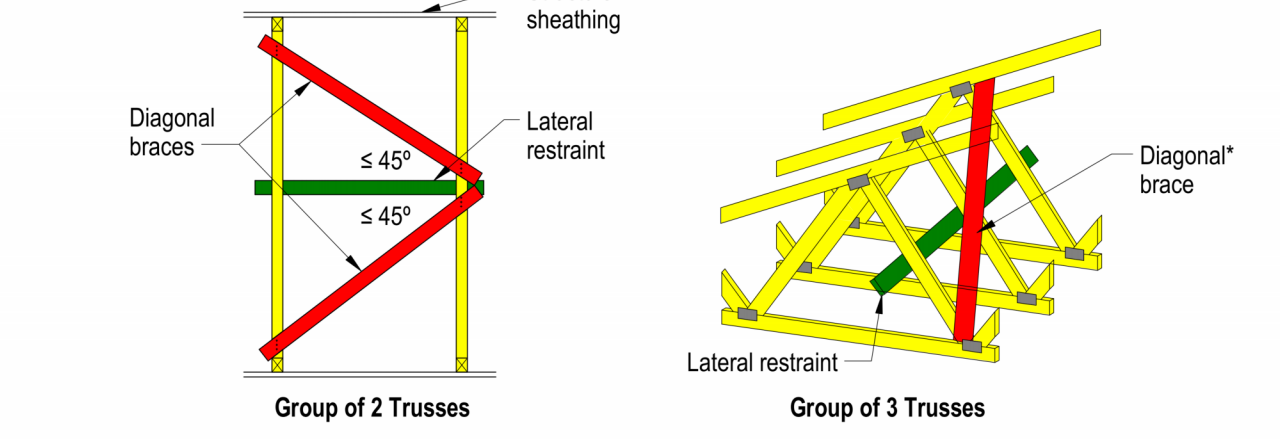
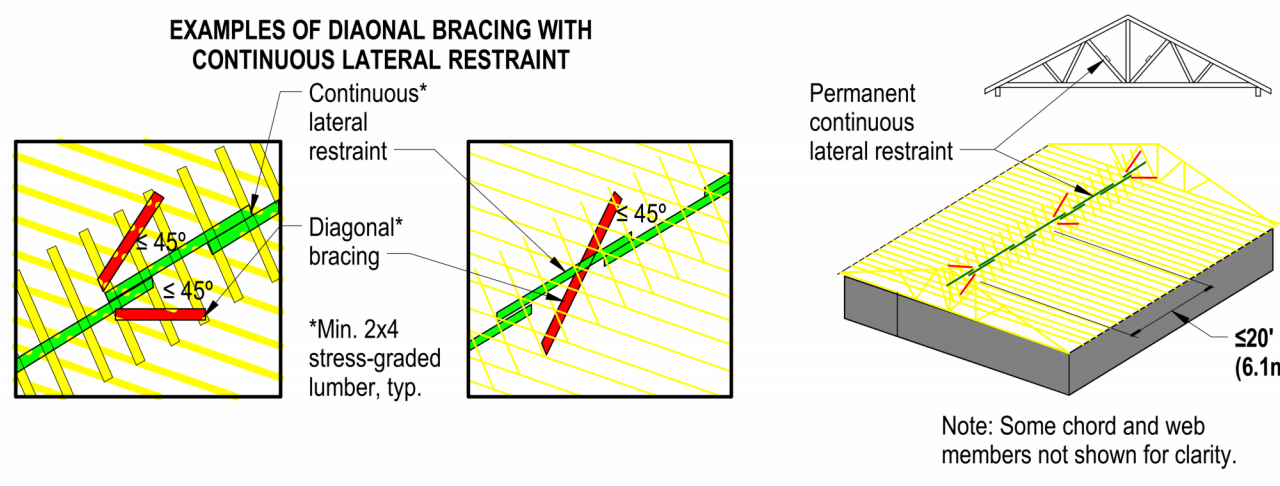
**Individual Web Member Permanent Restraint & Bracing**

- Check the TDD to determine which web members (if any) require restraint to resist buckling.
- Restrain and brace with:  
A. Continuous lateral restraint & diagonal bracing, or  
B. Individual member web reinforcement.



**A. Continuous Lateral Restraint (CLR) & Diagonal Bracing**

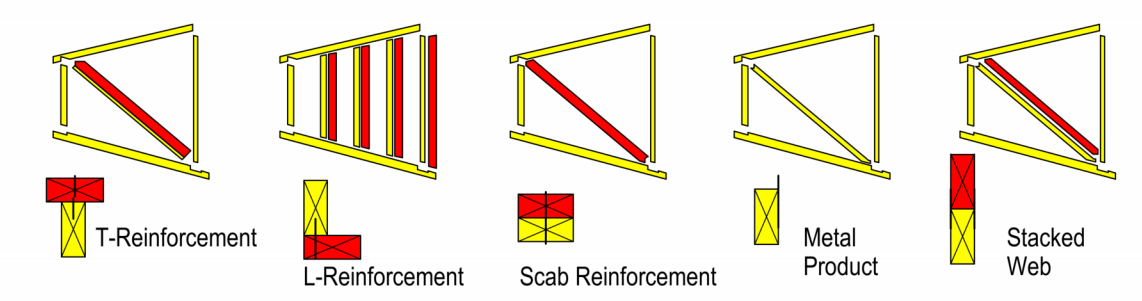
- Attach each row of CLR at the locations shown on the TDD.
- Install the diagonal bracing at an angle of less-than-or-equal-to 45° to the CLR and position so that it crosses the web in close proximity to the CLR. Attach the diagonal brace as close to the top and bottom chords as possible and to each web it crosses. Repeat every 20' (6.1 m) or less.



Lateral restraint & diagonal bracing can also be used with small groups of trusses (i.e. three or less). Attach the lateral restraint & diagonal brace to each web member they cross.

**ALWAYS BRACE THE CONTINUOUS LATERAL RESTRAINT!**

**B. Individual Web Member Reinforcement**  
T-, L-, Scab, I-, U-Reinforcement, proprietary metal reinforcement and stacked web products provide an alternative for resisting web buckling.



The following table may be used unless more specific information is provided.

Specified CLR	Size of Truss Web	Type & Size of Web Reinforcement					Grade of Web Reinforcement	Minimum Length of Web Reinforcement	Minimum Connection of Web Reinforcement to Web
		T	L	Scab <sup>1</sup>	I or U				
1 Row	2x4	2x4	2x4	2x4	2x4	Same species and grade or better than web member	90% of web or extend to within 6" (150mm) of end of web member, whichever is greater	16d (0.131x3.5") nails 2'6" (150mm) on-center	
	2x6	2x6	2x6	2x6					
	2x8	2x8	2x8	2x8					
2 Row	2x4	--	--	--	2-2x4				
	2x6	--	--	--	2-2x6				
	2x8	--	--	--	2-2x8				

1 Maximum web length is 14 feet (4.3m)  
2 Attach Scab Reinforcement to web with 2 rows of minimum 10d (0.120x3") nails at 6" (150 mm) on-center.

**PERMANENT LATERAL RESTRAINT & DIAGONAL BRACING REQUIRED**  
SEE TRUSS DESIGN DRAWING FOR LATERAL RESTRAINT; CONSULT BUILDING DESIGNER AND/OR BCSI-B3 FOR DIAGONAL BRACING

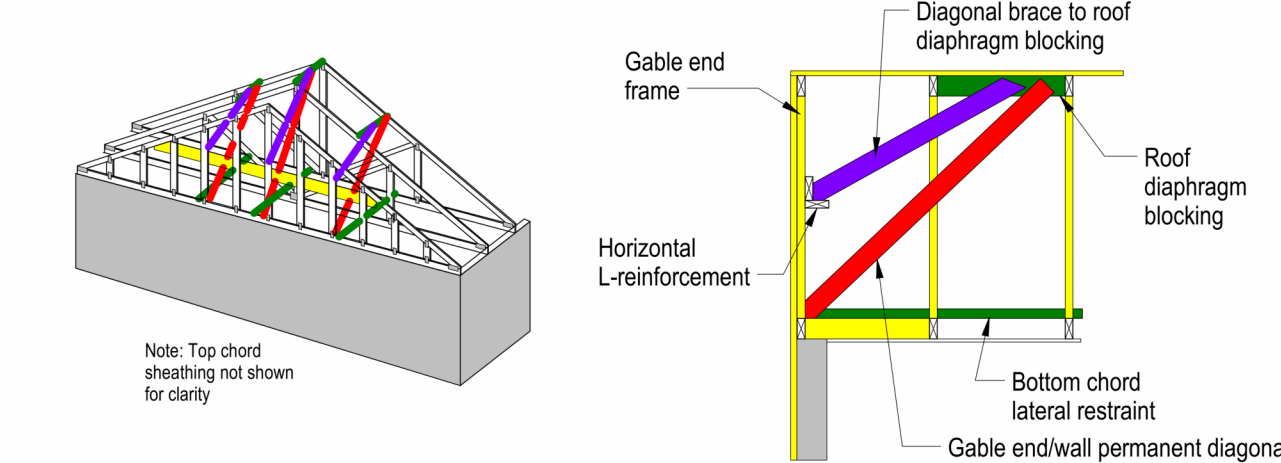
NOTE: WEB MEMBER REINFORCEMENT MAY ALSO BE POSSIBLE. SEE BCSI-B3

**WEB REINFORCEMENT REQUIRED**  
SEE TRUSS DESIGN DRAWING FOR SPECIFIC INFORMATION

Some truss manufacturers provide additional assistance by using tags to mark the web members that require lateral restraint or reinforcement.

**WEB MEMBER PLANE PERMANENT BUILDING STABILITY BRACING TO TRANSFER WIND & SEISMIC FORCES**

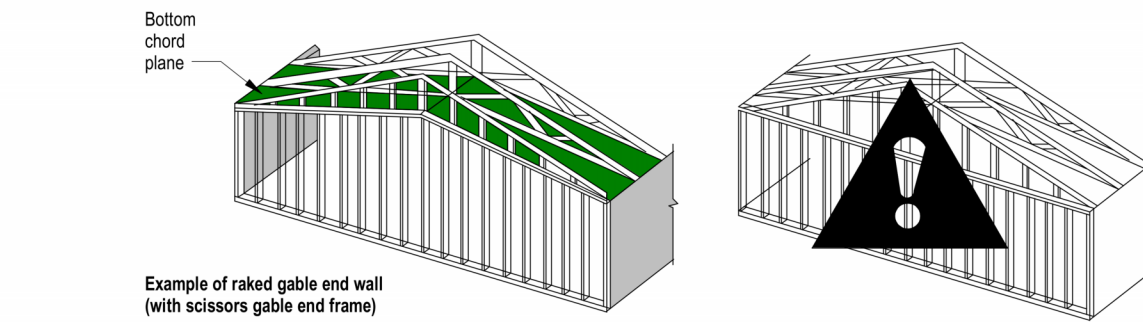
The web member restraint or reinforcement specified on a TDD is required to resist buckling due to axial forces caused by the in-plane loads applied to the truss. Additional restraint and bracing within the web member plane may also be required to transfer lateral forces due to wind and/or seismic loads applied perpendicular to the plane of the trusses.



Some truss designers provide general design tables and details to assist the building designer in determining the bracing required to transfer lateral loads due to wind and/or seismic forces from the gable end frame into the roof and/or ceiling diaphragm.

**Gable End Frames and Sloped Bottom Chords**

The gable end truss should always match the profile of the adjacent roof trusses to permit installation of proper bottom chord plan restraint & bracing unless special bracing is shown in the structural drawings.



**PERMANENT BRACING FOR SPECIAL CONDITIONS**

**Sway Bracing**

(2)2x6 "Sway" bracing shall be installed as shown to help stabilize the truss system and minimize the lateral movement due to wind and seismic loads.

Sway bracing installed continuously across the building also serves to distribute gravity loads between trusses of varying stiffness.

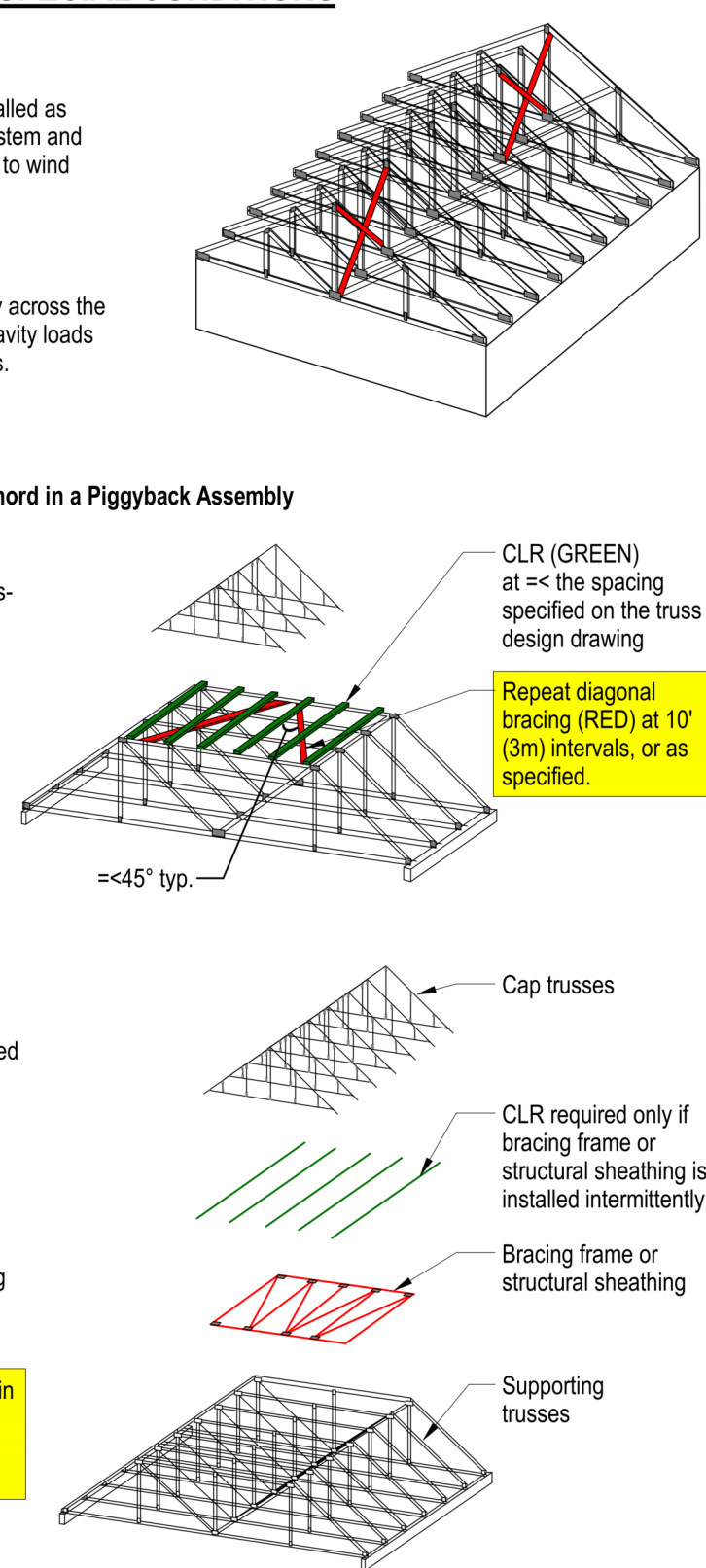
**Permanent Restraint / Bracing for the Top Chord in a Piggyback Assembly**

Provide restraint and bracing by:  
• using rows of minimum 4x2 stress-graded lumber CLR and diagonal bracing, or  
• connecting the CLR into the roof diaphragm, or  
• adding structural sheathing or bracing frames, or  
• some other equivalent means.

Refer to the TDD for the maximum assumed spacing between rows of lateral restraint (e.g. purlins) attached to the top chord of the supporting truss.

The TDD provides the assumed thickness of the restraint and minimum connection requirements between the cap and the supporting truss or restraint.

If diagonal bracing is used to restrain the CLR(s), repeat at 10' (3 m) intervals, or as specified in the construction documents.



APPROVED  
Montgomery County  
Historic Preservation Commission

**REVIEWED**  
By Dan.Bruechert at 3:15 pm, Oct 13, 2023