



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: April 26, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #939482: Demolition and construction of a new single-family house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the March 24, 2021 HPC meeting.

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

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

Applicant: Josh Harrison (Neal Thomson, Architect)
Address: 9 West Kirke Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



CLIMATE ZONE	FENESTRATION U-FACTOR†	SKYLIGHT U-FACTOR†	GLAZED FENESTRATION SHGC‡	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL U-FACTOR
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13+5*	8/13	19	5/13*	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13+5*	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5*	13/17	30*	15/19	10, 2 ft	15/19
6	0.35	0.55	NR	49	20+5 or 13+10*	15/20	30*	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20+5 or 13+10*	19/21	38*	15/19	10, 4 ft	15/19

For SE: 1 foot = 304.8 mm.
 a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
 b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
 c. *15/19* means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. *15/19* shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. *10/13* means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
 d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
 e. There are no SHGC requirements in the Marine Zone.
 f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
 g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
 h. First value is cavity insulation, second is continuous insulation or insulated siding, so *13+5* means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used – to maintain a consistent total sheathing thickness.
 i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

Table 1: R - Value

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.082	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.082	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.057	0.098	0.047	0.091 ¹	0.136
4 except Marine	0.35	0.55	0.026	0.057	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.057	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.048	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.048	0.057	0.028	0.050	0.055

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
 b. When more than half the insulation on the mass wall U-factors shall be a maximum of 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.
 c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure R301.1 and Table R301.1.

Table 2: U-Value

COMPONENT	AIR BARRIER CRITERIA*	INSULATION INSTALLATION CRITERIA
General Requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope shall contain a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Knee walls shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	Junctions of the foundation and sill plate shall be sealed. Junctions of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Coners and headers shall be insulated. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jams and framing, and skylights and framing shall be sealed.	Rim joists shall include the air barrier.
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Insulation shall be installed to maintain permanent contact with underside of subfloor decking.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Bat insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.	
Shower / tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical / phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes, or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Table 3: Air Sealing Notes

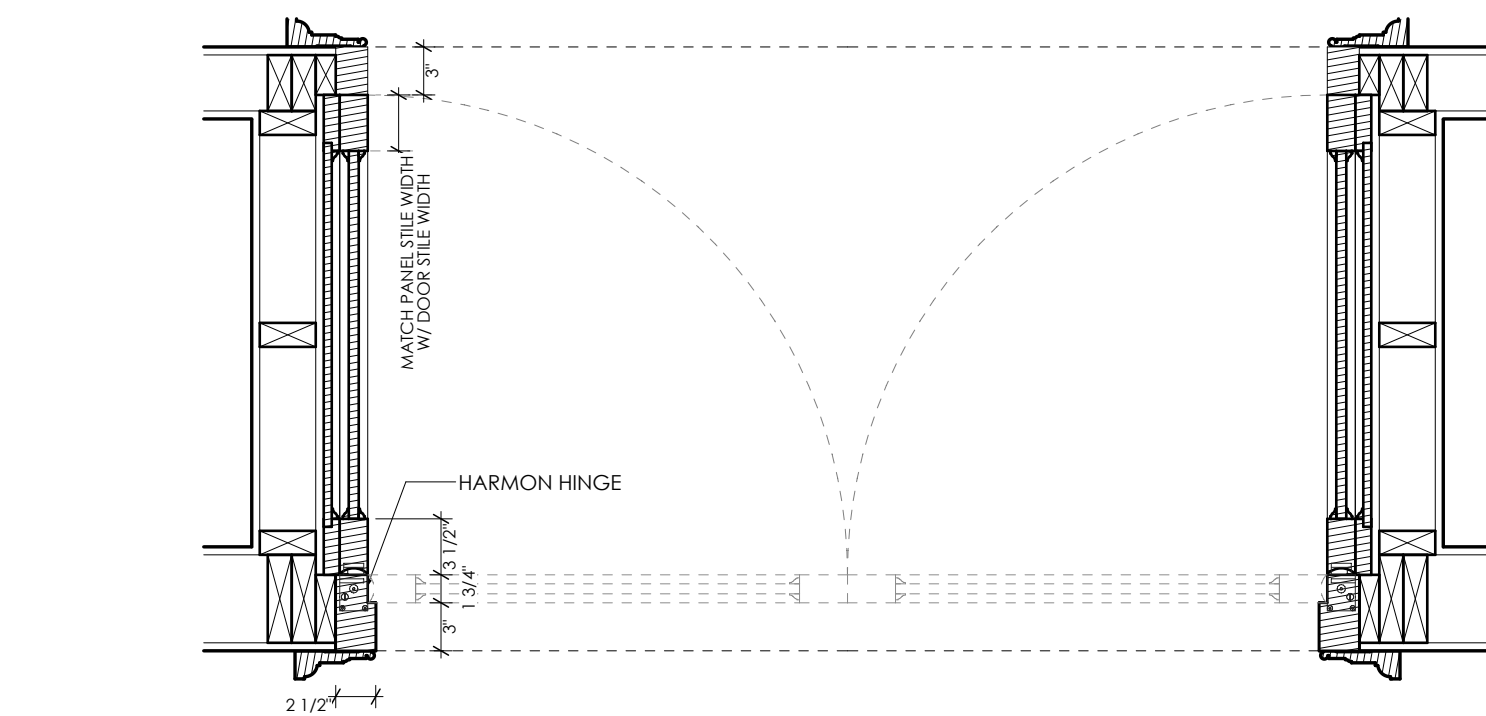
GENERAL NOTES

- 01 General
 1. Project documents.
 A. Types of documents.
 1. Large-format drawing sheets bearing the name of the Architect and Project, and the notation "Construction Set" or "Revision (R)". Sheets bearing the notations "Permit 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 "SC-[#]". Such drawings become part of the Project Documents as they are issued.
 4. Schedules of materials, 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 any 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.
 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. 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.
 B. Concrete: ACI 308 Requirements for Structural Concrete and Commentary, latest edition, of the American Concrete Institute.
 C. Structural Steel: Code of Standard Practice for Steel Buildings and Bridges, March latest edition, of the American Institute of Steel Construction.
 D. Welding: Structural Welding Code – Steel, latest edition, of the American Welding Society.
 E. Masonry: ACI 530/530.5/530.5.1/530.5.1.1/530.5.1.2/530.5.1.3/530.5.1.4/530.5.1.5/530.5.1.6/530.5.1.7/530.5.1.8/530.5.1.9/530.5.1.10/530.5.1.11/530.5.1.12/530.5.1.13/530.5.1.14/530.5.1.15/530.5.1.16/530.5.1.17/530.5.1.18/530.5.1.19/530.5.1.20/530.5.1.21/530.5.1.22/530.5.1.23/530.5.1.24/530.5.1.25/530.5.1.26/530.5.1.27/530.5.1.28/530.5.1.29/530.5.1.30/530.5.1.31/530.5.1.32/530.5.1.33/530.5.1.34/530.5.1.35/530.5.1.36/530.5.1.37/530.5.1.38/530.5.1.39/530.5.1.40/530.5.1.41/530.5.1.42/530.5.1.43/530.5.1.44/530.5.1.45/530.5.1.46/530.5.1.47/530.5.1.48/530.5.1.49/530.5.1.50/530.5.1.51/530.5.1.52/530.5.1.53/530.5.1.54/530.5.1.55/530.5.1.56/530.5.1.57/530.5.1.58/530.5.1.59/530.5.1.60/530.5.1.61/530.5.1.62/530.5.1.63/530.5.1.64/530.5.1.65/530.5.1.66/530.5.1.67/530.5.1.68/530.5.1.69/530.5.1.70/530.5.1.71/530.5.1.72/530.5.1.73/530.5.1.74/530.5.1.75/530.5.1.76/530.5.1.77/530.5.1.78/530.5.1.79/530.5.1.80/530.5.1.81/530.5.1.82/530.5.1.83/530.5.1.84/530.5.1.85/530.5.1.86/530.5.1.87/530.5.1.88/530.5.1.89/530.5.1.90/530.5.1.91/530.5.1.92/530.5.1.93/530.5.1.94/530.5.1.95/530.5.1.96/530.5.1.97/530.5.1.98/530.5.1.99/530.5.1.100/530.5.1.101/530.5.1.102/530.5.1.103/530.5.1.104/530.5.1.105/530.5.1.106/530.5.1.107/530.5.1.108/530.5.1.109/530.5.1.110/530.5.1.111/530.5.1.112/530.5.1.113/530.5.1.114/530.5.1.115/530.5.1.116/530.5.1.117/530.5.1.118/530.5.1.119/530.5.1.120/530.5.1.121/530.5.1.122/530.5.1.123/530.5.1.124/530.5.1.125/530.5.1.126/530.5.1.127/530.5.1.128/530.5.1.129/530.5.1.130/530.5.1.131/530.5.1.132/530.5.1.133/530.5.1.134/530.5.1.135/530.5.1.136/530.5.1.137/530.5.1.138/530.5.1.139/530.5.1.140/530.5.1.141/530.5.1.142/530.5.1.143/530.5.1.144/530.5.1.145/530.5.1.146/530.5.1.147/530.5.1.148/530.5.1.149/530.5.1.150/530.5.1.151/530.5.1.152/530.5.1.153/530.5.1.154/530.5.1.155/530.5.1.156/530.5.1.157/530.5.1.158/530.5.1.159/530.5.1.160/530.5.1.161/530.5.1.162/530.5.1.163/530.5.1.164/530.5.1.165/530.5.1.166/530.5.1.167/530.5.1.168/530.5.1.169/530.5.1.170/530.5.1.171/530.5.1.172/530.5.1.173/530.5.1.174/530.5.1.175/530.5.1.176/530.5.1.177/530.5.1.178/530.5.1.179/530.5.1.180/530.5.1.181/530.5.1.182/530.5.1.183/530.5.1.184/530.5.1.185/530.5.1.186/530.5.1.187/530.5.1.188/530.5.1.189/530.5.1.190/530.5.1.191/530.5.1.192/530.5.1.193/530.5.1.194/530.5.1.195/530.5.1.196/530.5.1.197/530.5.1.198/530.5.1.199/530.5.1.200/530.5.1.201/530.5.1.202/530.5.1.203/530.5.1.204/530.5.1.205/530.5.1.206/530.5.1.207/530.5.1.208/530.5.1.209/530.5.1.210/530.5.1.211/530.5.1.212/530.5.1.213/530.5.1.214/530.5.1.215/530.5.1.216/530.5.1.217/530.5.1.218/530.5.1.219/530.5.1.220/530.5.1.221/530.5.1.222/530.5.1.223/530.5.1.224/530.5.1.225/530.5.1.226/530.5.1.227/530.5.1.228/530.5.1.229/530.5.1.230/530.5.1.231/530.5.1.232/530.5.1.233/530.5.1.234/530.5.1.235/530.5.1.236/530.5.1.237/530.5.1.238/530.5.1.239/530.5.1.240/530.5.1.241/530.5.1.242/530.5.1.243/530.5.1.244/530.5.1.245/530.5.1.246/530.5.1.247/530.5.1.248/530.5.1.249/530.5.1.250/530.5.1.251/530.5.1.252/530.5.1.253/530.5.1.254/530.5.1.255/530.5.1.256/530.5.1.257/530.5.1.258/530.5.1.259/530.5.1.260/530.5.1.261/530.5.1.262/530.5.1.263/530.5.1.264/530.5.1.265/530.5.1.266/530.5.1.267/530.5.1.268/530.5.1.269/530.5.1.270/530.5.1.271/530.5.1.272/530.5.1.273/530.5.1.274/530.5.1.275/530.5.1.276/530.5.1.277/530.5.1.278/530.5.1.279/530.5.1.280/530.5.1.281/530.5.1.282/530.5.1.283/530.5.1.284/530.5.1.285/530.5.1.286/530.5.1.287/530.5.1.288/530.5.1.289/530.5.1.290/530.5.1.291/530.5.1.292/530.5.1.293/530.5.1.294/530.5.1.295/530.5.1.296/530.5.1.297/530.5.1.298/530.5.1.299/530.5.1.300/530.5.1.301/530.5.1.302/530.5.1.303/530.5.1.304/530.5.1.305/530.5.1.306/530.5.1.307/530.5.1.308/530.5.1.309/530.5.1.310/530.5.1.311/530.5.1.312/530.5.1.313/530.5.1.314/530.5.1.315/530.5.1.316/530.5.1.317/530.5.1.318/530.5.1.319/530.5.1.320/530.5.1.321/530.5.1.322/530.5.1.323/530.5.1.324/530.5.1.325/530.5.1.326/530.5.1.327/530.5.1.328/530.5.1.329/530.5.1.330/530.5.1.331/530.5.1.332/530.5.1.333/530.5.1.334/530.5.1.335/530.5.1.336/530.5.1.337/530.5.1.338/530.5.1.339/530.5.1.340/530.5.1.341/530.5.1.342/530.5.1.343/530.5.1.344/530.5.1.345/530.5.1.346/530.5.1.347/530.5.1.348/530.5.1.349/530.5.1.350/530.5.1.351/530.5.1.352/530.5.1.353/530.5.1.354/530.5.1.355/530.5.1.356/530.5.1.357/530.5.1.358/530.5.1.359/530.5.1.360/530.5.1.361/530.5.1.362/530.5.1.363/530.5.1.364/530.5.1.365/530.5.1.366/530.5.1.367/530.5.1.368/530.5.1.369/530.5.1.370/530.5.1.371/530.5.1.372/530.5.1.373/530.5.1.374/530.5.1.375/530.5.1.376/530.5.1.377/530.5.1.378/530.5.1.379/530.5.1.380/530.5.1.381/530.5.1.382/530.5.1.383/530.5.1.384/530.5.1.385/530.5.1.386/530.5.1.387/530.5.1.388/530.5.1.389/530.5.1.390/530.5.1.391/530.5.1.392/530.5.1.393/530.5.1.394/530.5.1.395/530.5.1.396/530.5.1.397/530.5.1.398/530.5.1.399/530.5.1.400/530.5.1.401/530.5.1.402/530.5.1.403/530.5.1.404/530.5.1.405/530.5.1.406/530.5.1.407/530.5.1.408/530.5.1.409/530.5.1.410/530.5.1.411/530.5.1.412/530.5.1.413/530.5.1.414/530.5.1.415/530.5.1.416/530.5.1.417/530.5.1.418/530.5.1.419/530.5.1.420/530.5.1.421/530.5.1.422/530.5.1.423/530.5.1.424/53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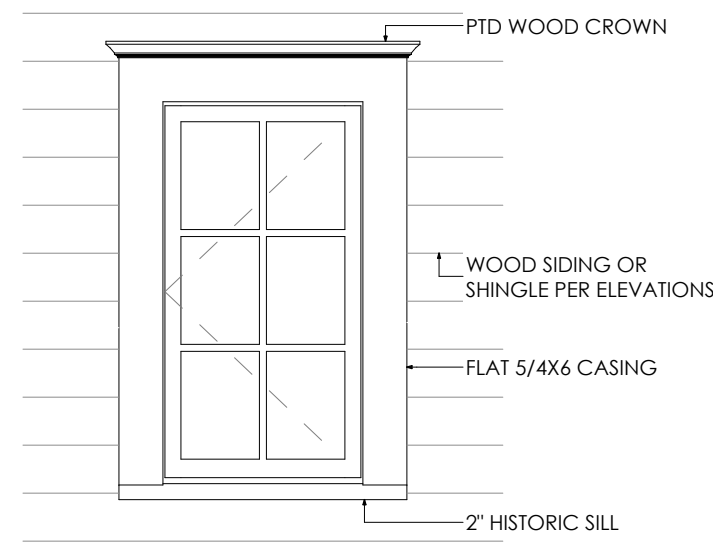
Exterior Door Schedule									
ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom		Location	Note
						Height	Lites		
D001	1	French		3-0x7-0	3W3H				Tempered
D101	1	Glazed/Paneled		3-4x6-6	3W3H				Tempered
D102	1	French		2-4x8-0	3W3H				Tempered
D103	1	French		(2)2-4x8-0	3W3H				Tempered
D104	1	French		(2)2-4x8-0	3W3H				Tempered
D105	1	French		3-0x6-8	3W3H				Tempered
D201	1	French		2-4x7-0	3W3H				Tempered
D202	1	French		2-4x7-0	3W3H				Tempered
G101	1	Paneled		8-0x7-0					

Interior Door Schedule									
ID	Qty	Size	Type	Leaf Thickness	Lites	Operation	Hardware	Location	Note
002	1	2-10x7-0	Two Panel	1 3/4"		Swing			
003	1	3-0x7-0	Two Panel	1 3/4"		Swing			
004	1	3-0x8-0	Cased Opening	1 3/4"					
005	1	3-0x7-0	Two Panel	1 3/4"		Swing			
005	1	3-0x7-0	Two Panel	1 3/4"		Swing			
006	1	3-0x7-0	Two Panel	1 3/4"		Swing			
007	1	3-0x8-0	Cased Opening	1 3/4"					
008	1	(2)2-0x7-0	Two Panel	1 3/4"		Swing			
009	1	3-0x7-0	Two Panel	1 3/4"		Swing			
010	1	2-4x7-0	Two Panel	1 3/4"		Pocket			
011	1	2-8x7-0	Two Panel	1 3/4"		Swing			
012	1	2-4x7-0	Two Panel	1 3/4"		Swing			
013	1	2-0x6-8	Shower	0 3/8"					
014	1	2-4x7-0	Two Panel	1 3/4"		Swing			
101	1	3-0x8-0	Cased Opening	1 3/4"					
102	1	3-0x8-0	Two Panel	1 3/4"		Swing			
103	1	2-4x8-0	Two Panel	1 3/4"		Swing			
104	1	(2)1-4x8-0	Two Panel	1 3/4"		Swing		Harmon Hinge	
105	1	4-4x8-0	Cased Opening	1 3/4"					Arched
106	1	3-0x8-0	Cased Opening	1 3/4"					
107	1	(2)3-0x8-0	French	1 3/4"	2W4H	Pocket			
108	1	2-4x7-0	Cased Opening	1 3/4"		Swing	TBD- See Spec		
109	1	2-4x8-0	Two Panel	1 3/4"		Swing			
110	1	(2)1-4x7-0	Two Panel	1 3/4"		Pocket	TBD- See Spec		
110	1	(2)1-4x7-0	Two Panel	1 3/4"		Pocket	TBD- See Spec		
111	1	3-0x8-0	Two Panel	1 3/4"		Pocket			
112	1	4-4x8-0	Cased Opening	1 3/4"					
113	1	3-0x8-0	Cased Opening	1 3/4"					
114	1	4-4x8-0	Cased Opening	1 3/4"					
201	1	2-4x7-0	Two Panel	1 3/4"		Swing			
202	1	(2)2-0x7-0	Two Panel	1 3/4"		Swing			
203	1	2-4x7-0	Two Panel	1 3/4"		Swing			
204	1	2-0x6-8	Shower	0 3/8"					
205	1	7-0x7-0	Cased Opening	1 3/4"					
206	1	3-0x7-0	Cased Opening	1 3/4"					
207	1	2-4x7-0	Two Panel	1 3/4"		Swing			
207	1	3-0x6-8	Two Panel	1 3/4"		Swing			
208	1	3-0x7-2	Cased Opening	1 3/4"					
209	1	2-4x7-0	Two Panel	1 3/4"		Swing			
210	1	2-0x7-0	Two Panel	1 3/4"		Swing			
211	1	2-4x7-0	Two Panel	1 3/4"		Pocket			
212	1	2-4x7-0	Two Panel	1 3/4"		Pocket			
213	1	2-0x7-0	Two Panel	1 3/4"		Swing			
214	1	2-10x7-0	Two Panel	1 3/4"		Swing			
215	1	(2)2-0x7-0	Two Panel	1 3/4"		Swing		Harmon Hinge	
216	1	2-4x7-0	Two Panel	1 3/4"		Swing			
217	1	2-2x7-0	Two Panel	1 3/4"		Swing			
218	1	2-0x6-8	Shower	0 3/8"					
219	1	2-4x7-0	Two Panel	1 3/4"		Swing			
220	1	2-8x7-0	Two Panel	1 3/4"		Swing			
221	1	2-10x7-0	Two Panel	1 3/4"		Swing			

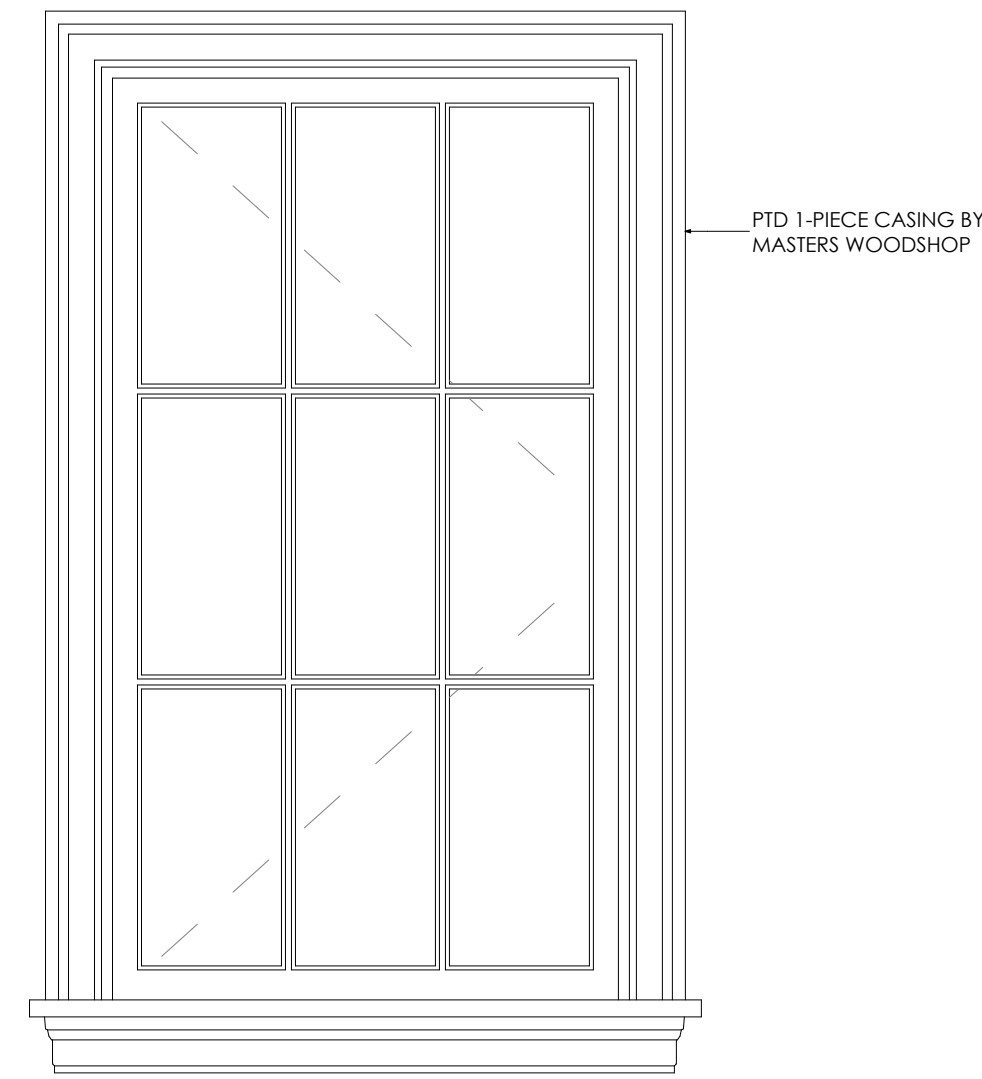
Window Schedule									
ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Model/Size	Note
W002	1	1	3-0x5-0	Casement		4W2H/4W3H		Tempered, Egress	
W101	1	1	3-4x8-4	Collage		4W2H/4W4H		Tempered	
W102	1	1	3-4x8-4	Collage		4W2H/4W4H		Tempered	
W103	1	1	2-0x3-6	Casement		2W3H			
W104	1	1	2-0x4-0	Casement		2W3H			
W105	1	1	2-0x4-0	Casement		2W3H			
W106	1	1	2-10x5-0	Casement		3W3H			
W107	1	1	5-0x5-0	Casement		3W3H			
W108	1	3	2-4x8-0 3W	Casement		3W3H		Tempered	
W109	1	4	2-8x8-0 4W	Casement		3W3H		Tempered	
W110	1	1	2-2x4-0	Casement		2W3H			
W111	1	1	2-2x4-0	Casement		2W3H			
W112	1	1	2-2x4-0	Casement		2W3H			
W113	1	1	4-0x5-0	Casement		2W3H			
W114	1	2	3-4x6-0 2W	Double Hung		4W2H/4W2H			
W201	1	1	2-8x5-4	Double Hung		3W2H/3W2H		Egress	
W202	1	1	2-8x5-4	Double Hung		3W2H/3W2H			
W203	1	1	4-0x7-0	Casement		2W3H		Tempered, Egress	
W204	1	1	2-0x4-0	Casement		2W3H			
W205	1	3	2-4x5-6 3W	Casement		3W4H			
W206	1	1	2-4x5-6	Casement		3W4H			
W207	1	5	2-4x5-6 5W	Casement		3W4H			
W208	1	1	2-4x2-4	Casement		3W2H			
W209	1	2	2-4x4-0 2W	Casement		3W3H			
W210	1	2	2-4x4-0 2W	Casement		3W3H			
W211	1	1	2-2x4-0	Casement		2W3H			
W212	1	2	2-8x5-4 2W	Double Hung		3W2H/3W2H		Tempered, Egress	
W213	1	1	2-0x4-0	Casement		2W3H			
W214	1	1	2-0x4-0	Casement		2W3H			
W215	1	1	2-0x4-0	Casement		2W3H			
W301	1	1	4-0x4-0	Casement		3W4H			
W302	1	1	2-0x5-4	Casement		3W3H			
W303	1	2	2-4x5-0 2W	Casement		3W4H		Tempered	
W304	1	2	2-4x5-0 2W	Casement		3W4H		Tempered	



5 Nesting Door Detail
1" = 1'-0"



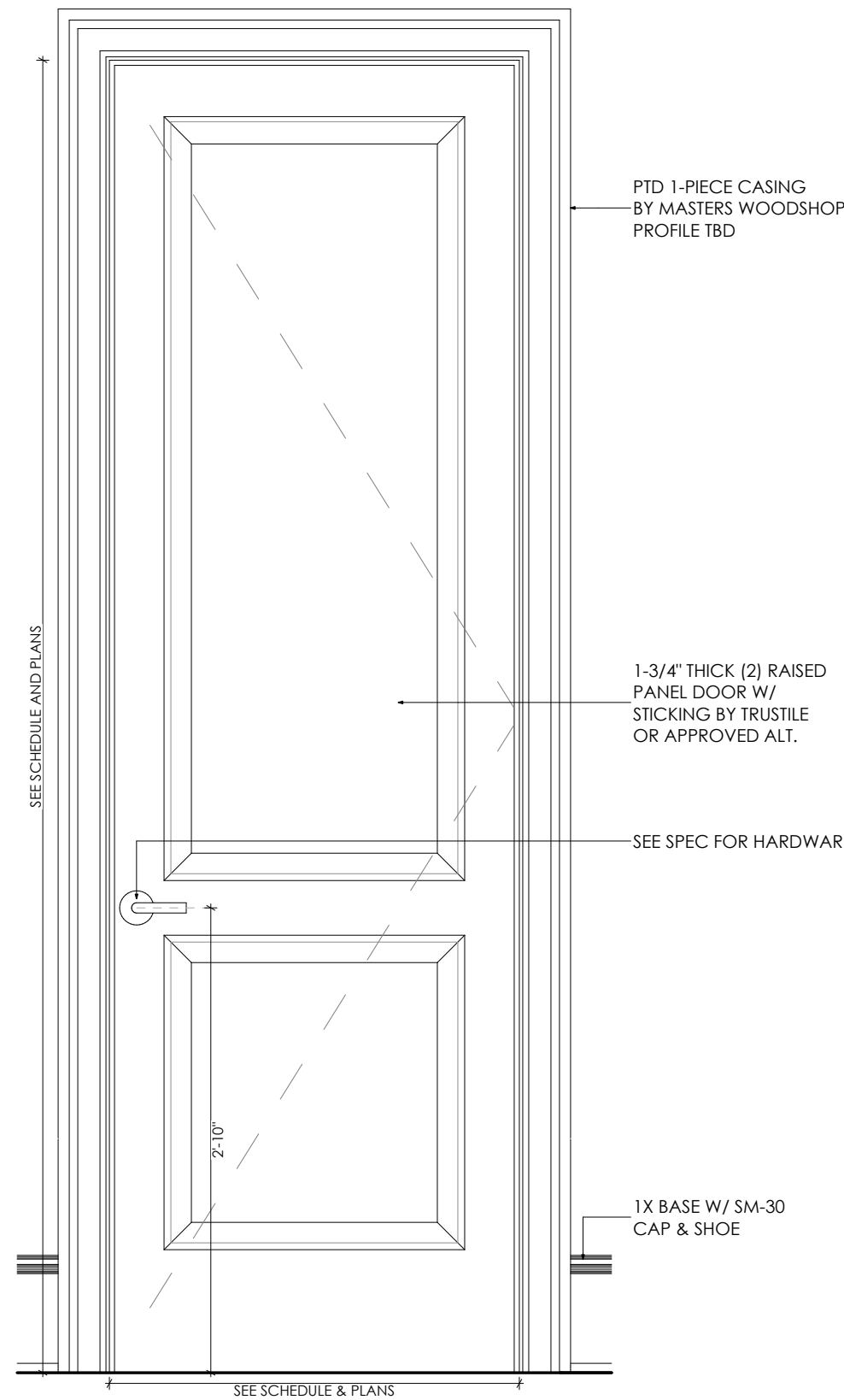
1 Exterior Window
1/2" = 1'-0"



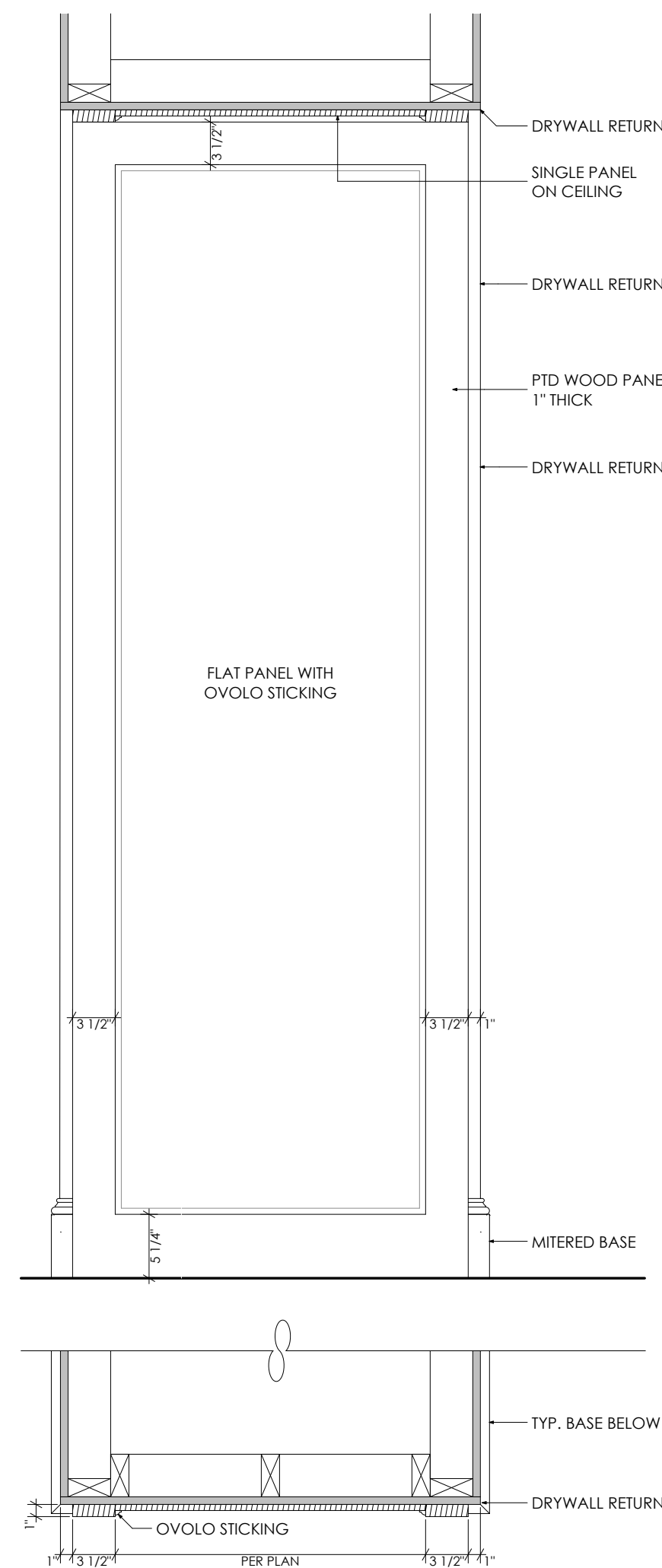
REVIEWED
By Michael Kyne at 12:18 pm, Apr 26, 2021

APPROVED
Montgomery County
Historic Preservation Commission
Robert L. Thomson

2 Interior Window
1" = 1'-0"



3 Interior Door
1" = 1'-0"



4 Typ. Panel Jamb
1" = 1'-0"

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Harrison Residence
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Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 17073, expiration date 09-04-2021

Window & Door Schedule

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

0002

CLIMATE ZONE	FENESTRATION U-FACTOR ²	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC ³	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13+5 ^b	8/13	19	5/13 ^c	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13+5 ^b	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5 ^b	13/17	30 ^d	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20+5 or 13+10 ^e	15/20	30 ^d	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20+5 or 13+10 ^e	19/21	38 ^d	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
 a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
 b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
 c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
 d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
 e. There are no SHGC requirements in the Marine Zone.
 f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
 g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
 h. First value is cavity insulation, second is continuous insulation or insulated siding, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used - to maintain a consistent total sheathing thickness.
 i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

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Table 1: R - Value

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.082	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.082	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.057	0.098	0.047	0.091 ^f	0.136
4 except Marine	0.35	0.55	0.026	0.057	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.057	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.048	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.048	0.057	0.028	0.050	0.055

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
 b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.
 c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure R301.1 and Table R301.1.

Table 2: U - Value

PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name: JOSH HARRISON Date: 4/02/2021
 Building Address: 9 WEST KIRKE ST Permit (A/P) #

CRITERIA	MAX. U-FACTOR	REQUIRED	PROVIDED	ASSEMBLY DESCRIPTION
WINDOWS/DOORS		0.32	0.32	Loewen Windows and Doors
GLAZED FENESTRATION	MAX. SHGC	0.55	0.55	
SKYLIGHTS	MAX. U-FACTOR	0.4		None
	MAX. SHGC	0.4		
CEILING	MINIMUM R-VALUE	R-49	R-49	Open Cell Spray Foam Insulation
WALLS (wood framing)		R-20 or 13+5	R-21	Open Cell Spray Foam Insulation
MASS WALLS		**R-8/13	R-13	Open Cell Spray Foam Insulation
BASEMENT WALLS		*R-10/13	R-13	Open Cell Spray Foam Insulation
FLOORS		R-19	R-19	Open Cell Spray Foam Insulation
SLAB PERIMETER R-value, depth		R-10, 2ft	R-10	Rigid Insulation
CRAWL SPACE WALLS		*R-10/13	R-10	Rigid Insulation

*The first R-value applies to continuous insulation, the second to framing cavity insulation. *10/13 means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall.
 **The second R-value applies when more than half the insulation is on the interior of the mass wall. Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component R-value.

Thermally Isolated Sunroom. Check box if applicable.

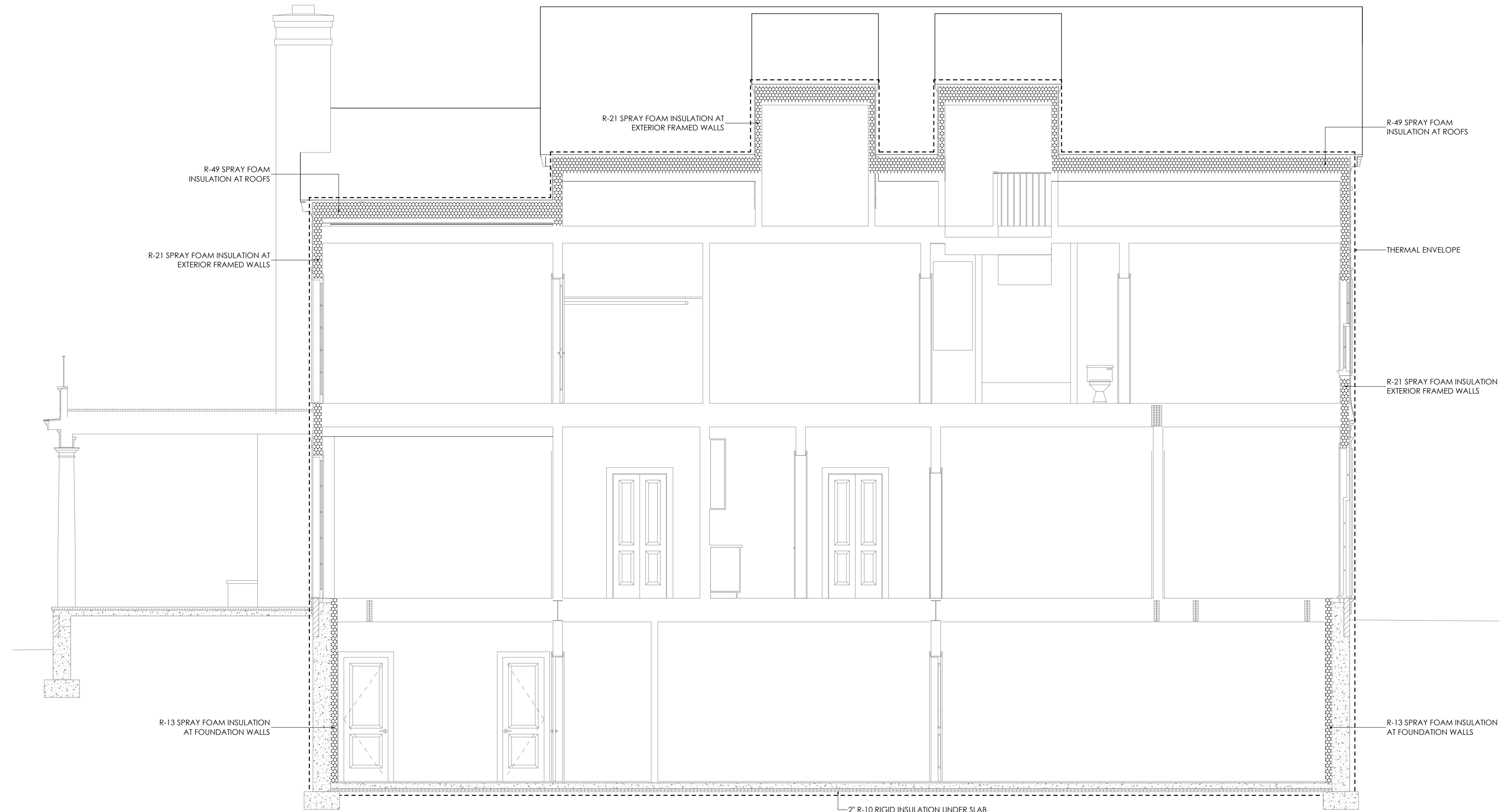
- Minimum Ceiling R-Value for Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of: ²

2018 Edition International Energy Conservation Code (IECC)

Neal Thomson, Builder/Designer/Contractor
 Thomson & Cooke Architects, Company Name
 4/02/2021, Date

1 Building Thermal Envelope
 1/4" = 1'-0"



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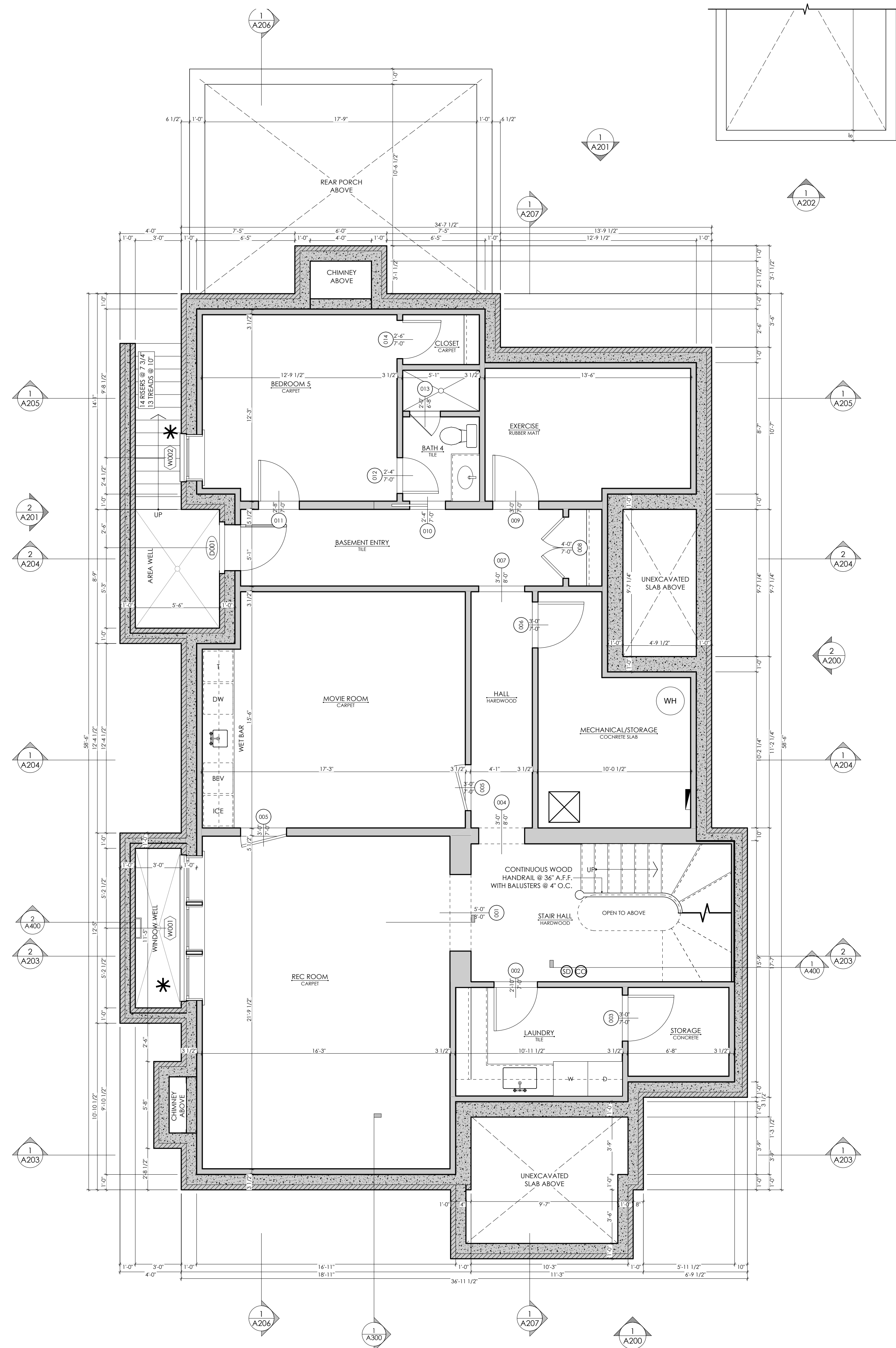


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Building Envelope	
11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

EC001

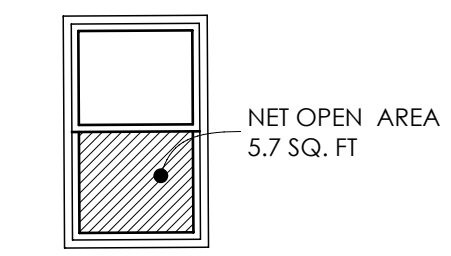


REVIEWED
By Michael Kyne at 12:18 pm, Apr 26, 2021

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. [Signature]

note: *

ALL BEDROOM (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IRC 2015, 310). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT WITH A CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IRC 2015, 310)



WINDOW DETAIL

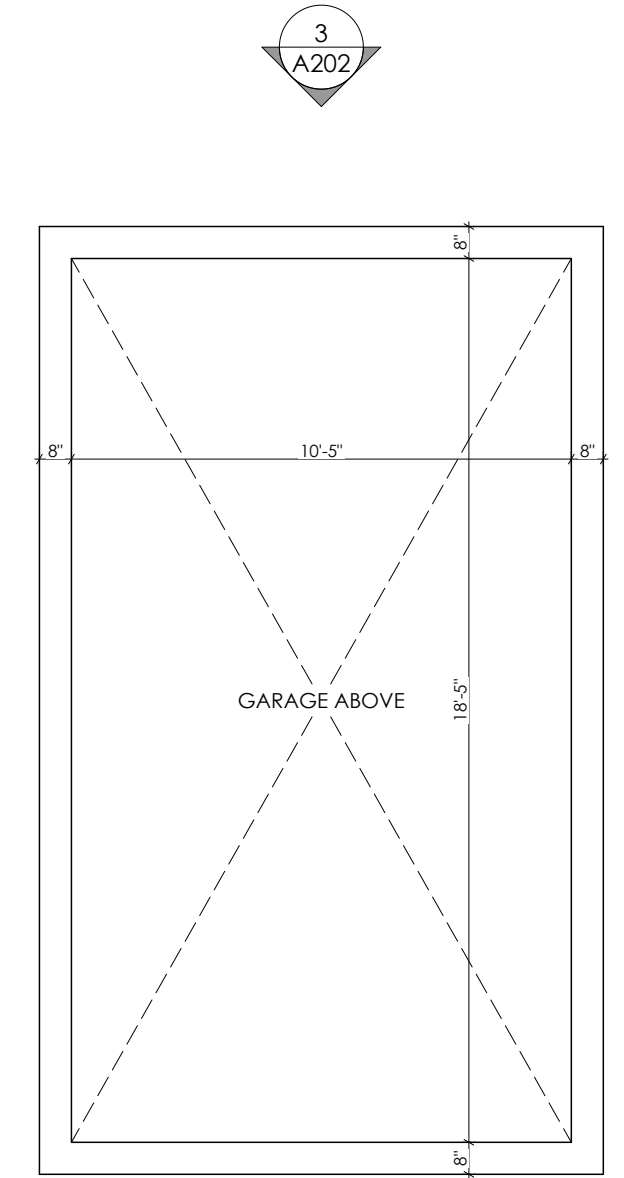
GENERAL NOTES:

- UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING.
- VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
- ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO DEDICATED CIRCUIT, INTERCONNECTED & PROVIDED WITH BATTERY BACKUP.
- PROVIDE CARBON MONOXIDE ALARMS PER R315.1
- ALL STAIRS HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R311 AND R312 OF THE 2015 IRC.
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- ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 3 1/2"
- ALL ANGLES ARE 90 AND OR 45 UNLESS NOTED OTHERWISE.
- REFER TO EXTERIOR ELEVATIONS & DOOR/ WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
- ALL DOOR DIMENSIONS GIVEN IN FEET AND INCHES.

WALL TYPES

TYPICAL EXTERIOR WALL: 2"x6" WOOD STUDS 16" O.C. WITH R-21 OPEN CELL SPRAY FOAM INSULATION, 1/2" OSB SHEATHING, TYVEK BUILDING WRAP, AND SIDING; SEE ELEVATIONS. INTERIOR FINISH TO BE 1/2" GYP. BOARD.

TYPICAL INTERIOR WALL: 2"x4" STUDS 16" O.C. WITH 1/2" GYP BOARD EACH SIDE.



1 A202

1 Basement Plan
1/4" = 1'-0"

2 Garage Foundation Plan
1/4" = 1'-0"

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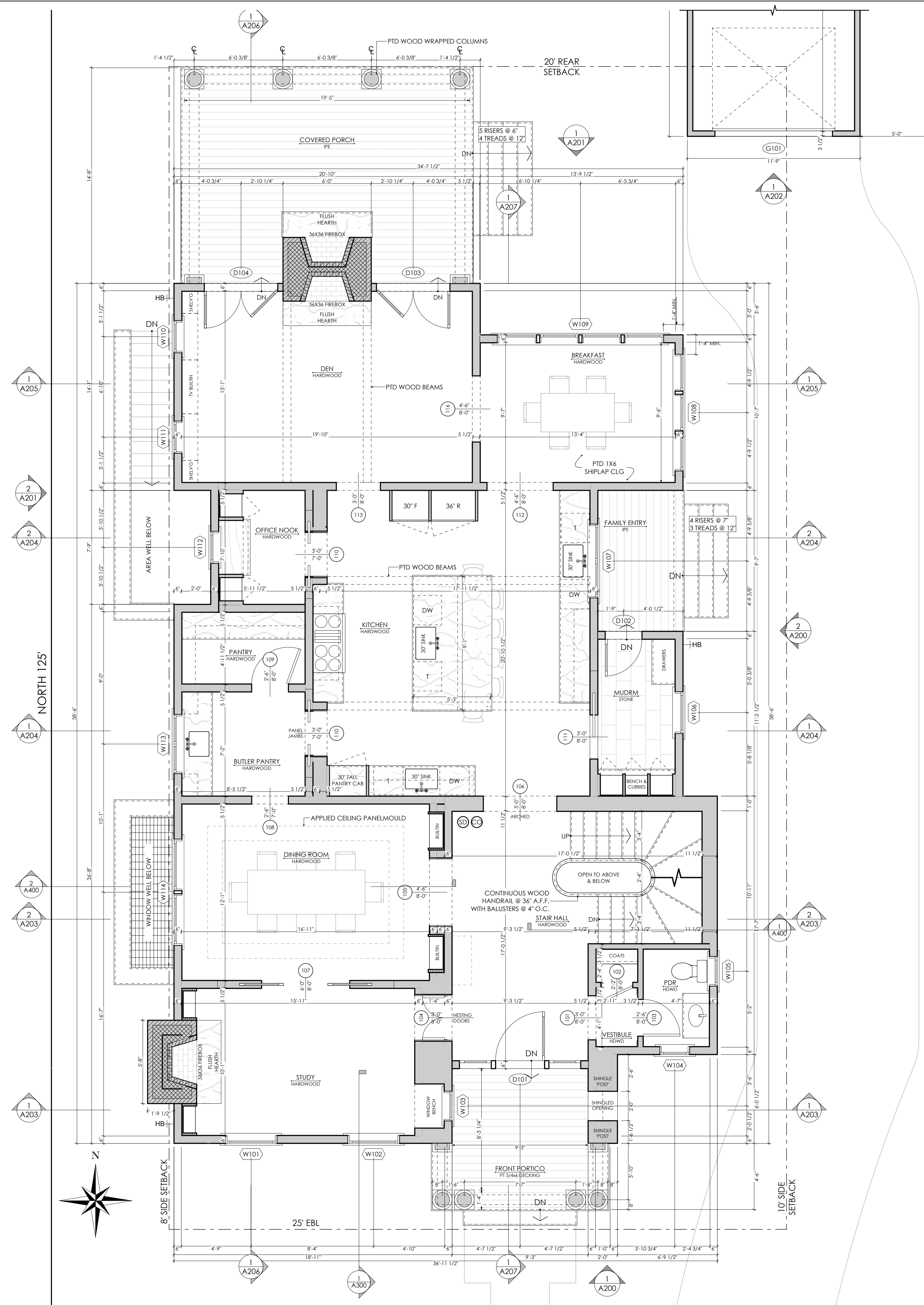
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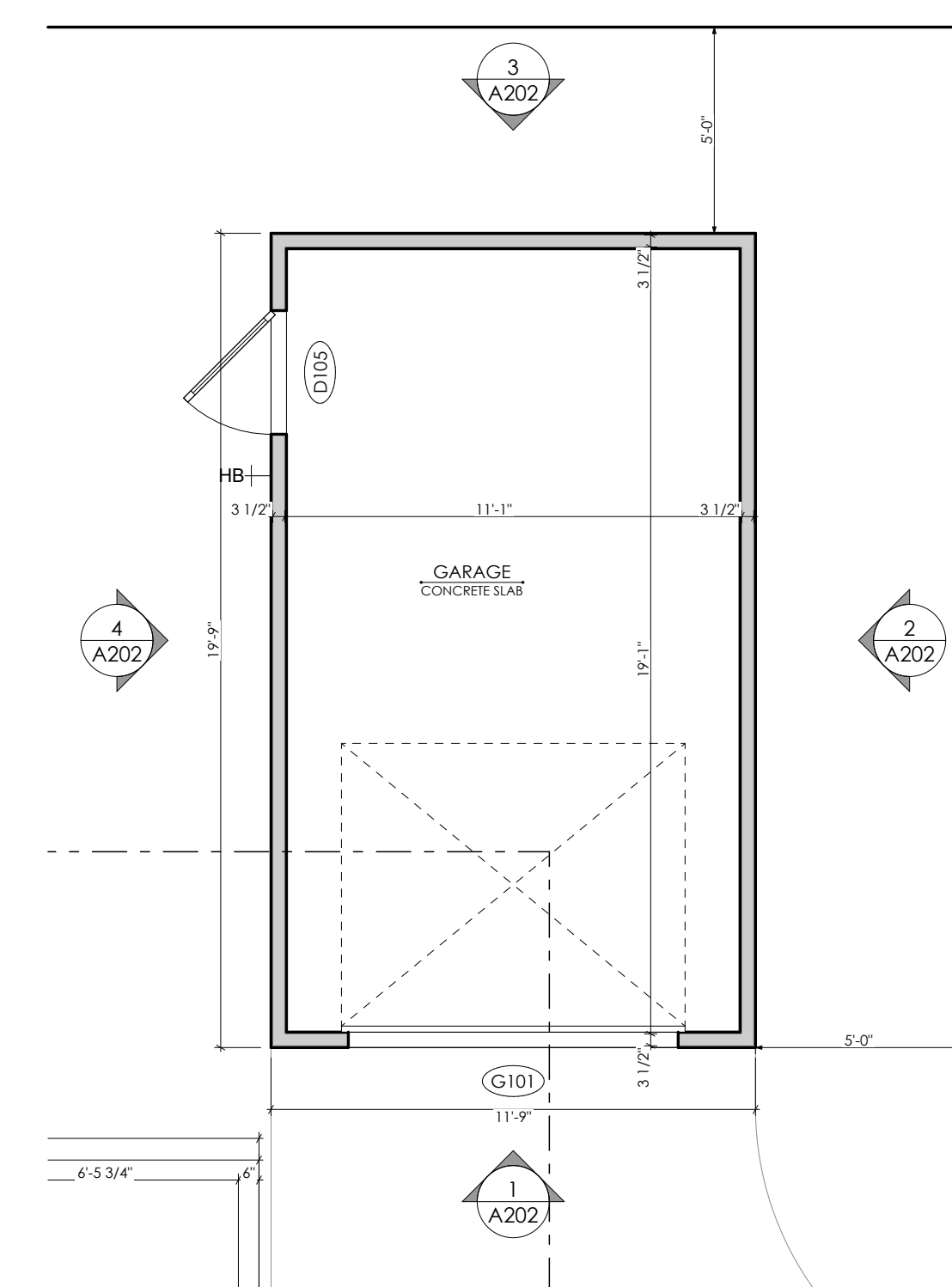
Basement Plan

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

A100



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



2 Garage Plan
1/4" = 1'-0"

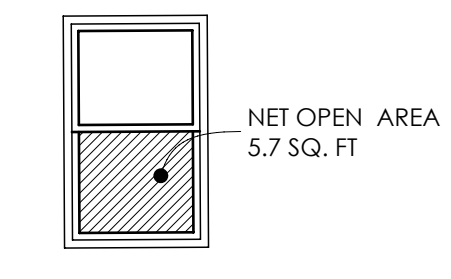
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Historic Preservation Commission



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WINDOW DETAIL

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10. ALL DOOR DIMENSIONS GIVEN IN FEET AND INCHES.

WALL TYPES

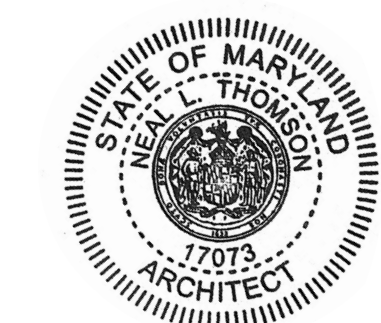
TYPICAL EXTERIOR WALL: 2X6" WOOD STUDS 16" O.C. WITH R-21 OPEN CELL SPRAY FOAM INSULATION, 1/2" OSB SHEATHING, TYVEK BUILDING WRAP, AND SIDING; SEE ELEVATIONS. INTERIOR FINISH TO BE 1/2" GYP. BOARD.

TYPICAL INTERIOR WALL: 2X4" STUDS 16" O.C. WITH 1/2" GYP BOARD EACH SIDE.

— DENOTES PROPOSED WALLS

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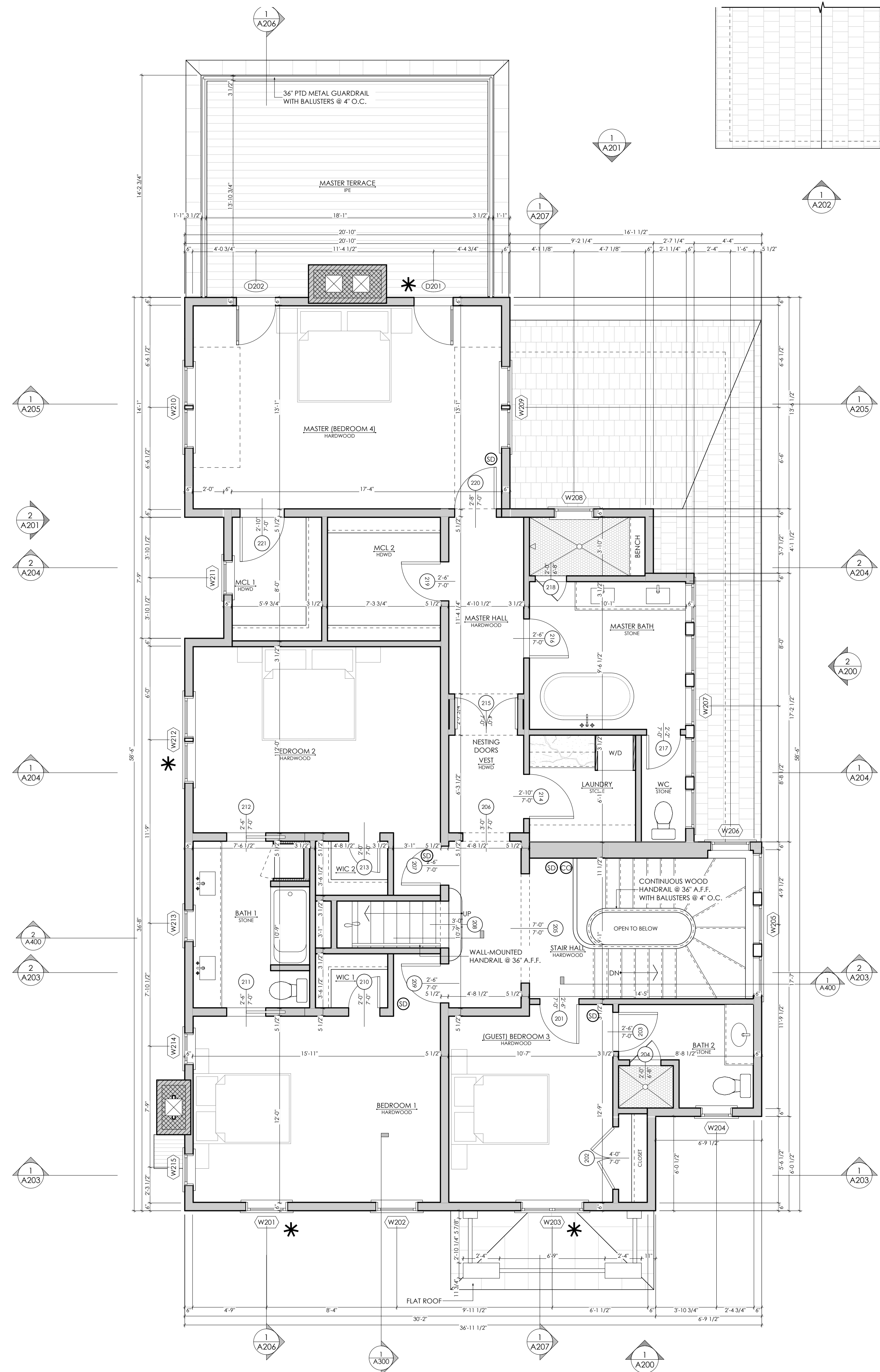
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First Floor Plan

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

A101



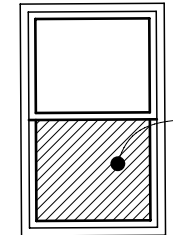
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Montgomery County
Historic Preservation Commission



note: *

ALL BEDROOM (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IRC 2015, 310). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT WITH A CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IRC 2015, 310)



NET OPEN AREA
5.7 SQ. FT

WINDOW DETAIL

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WALL TYPES

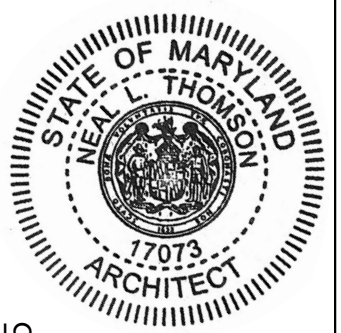
TYPICAL EXTERIOR WALL: 2"x6" WOOD STUDS 16" O.C. WITH R-21 OPEN CELL SPRAY FOAM INSULATION, 1/2" OSB SHEATHING, TYVEK BUILDING WRAP, AND SIDING; SEE ELEVATIONS. INTERIOR FINISH TO BE 1/2" GYP. BOARD.

TYPICAL INTERIOR WALL: 2"x4" STUDS 16" O.C. WITH 1/2" GYP BOARD EACH SIDE.

— DENOTES PROPOSED WALLS

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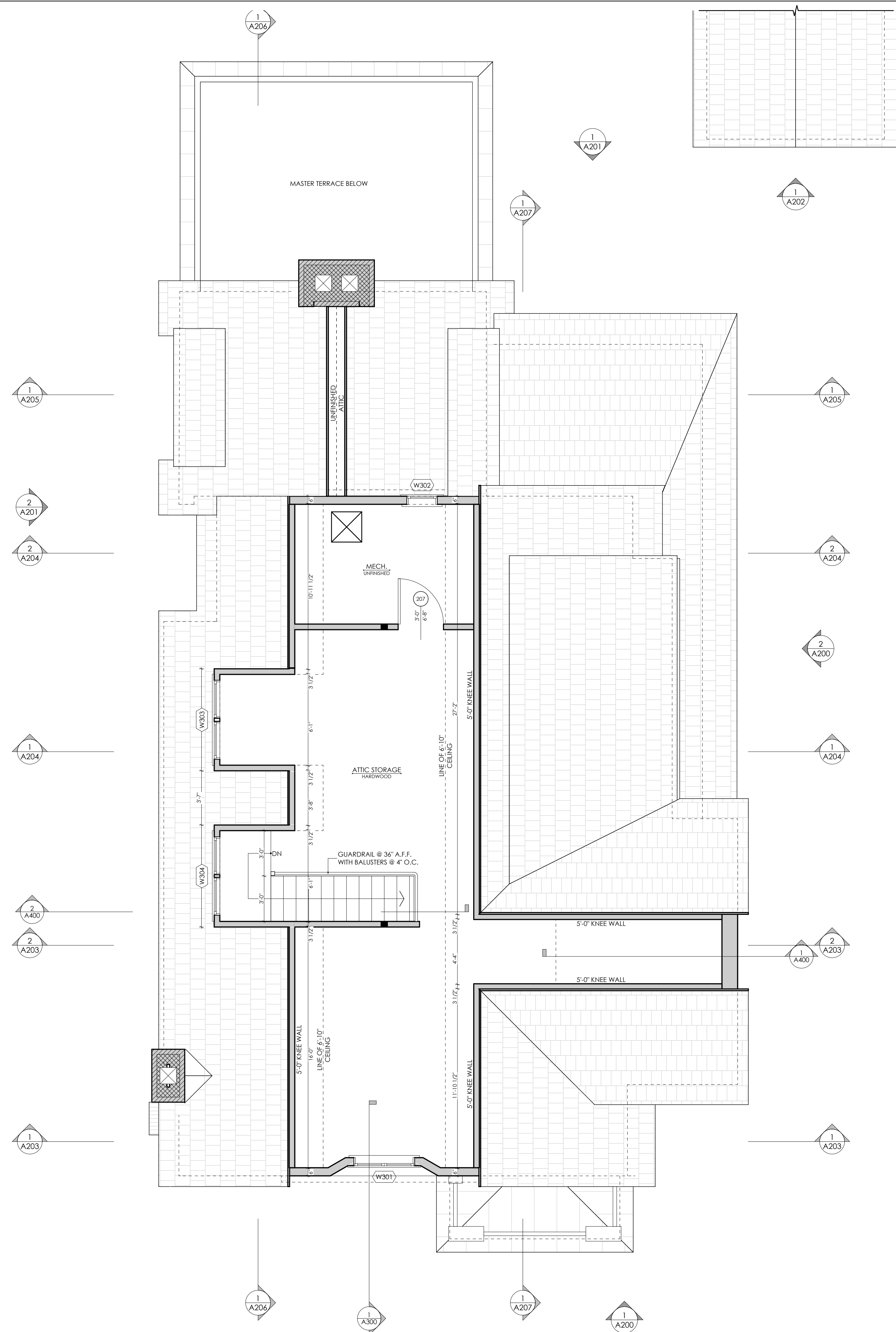
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Second Floor
Plan

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

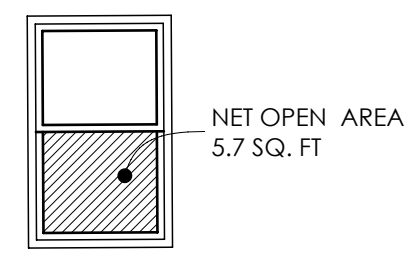
A102



REVIEWED
By Michael Kyne at 12:18 pm, Apr 26, 2021

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Montgomery County
Historic Preservation Commission
R. Michael Kyne

note: *
ALL BEDROOM (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IRC 2015.310). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT WITH A CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IRC 2015.310)



WINDOW DETAIL

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WALL TYPES

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— DENOTES PROPOSED WALLS

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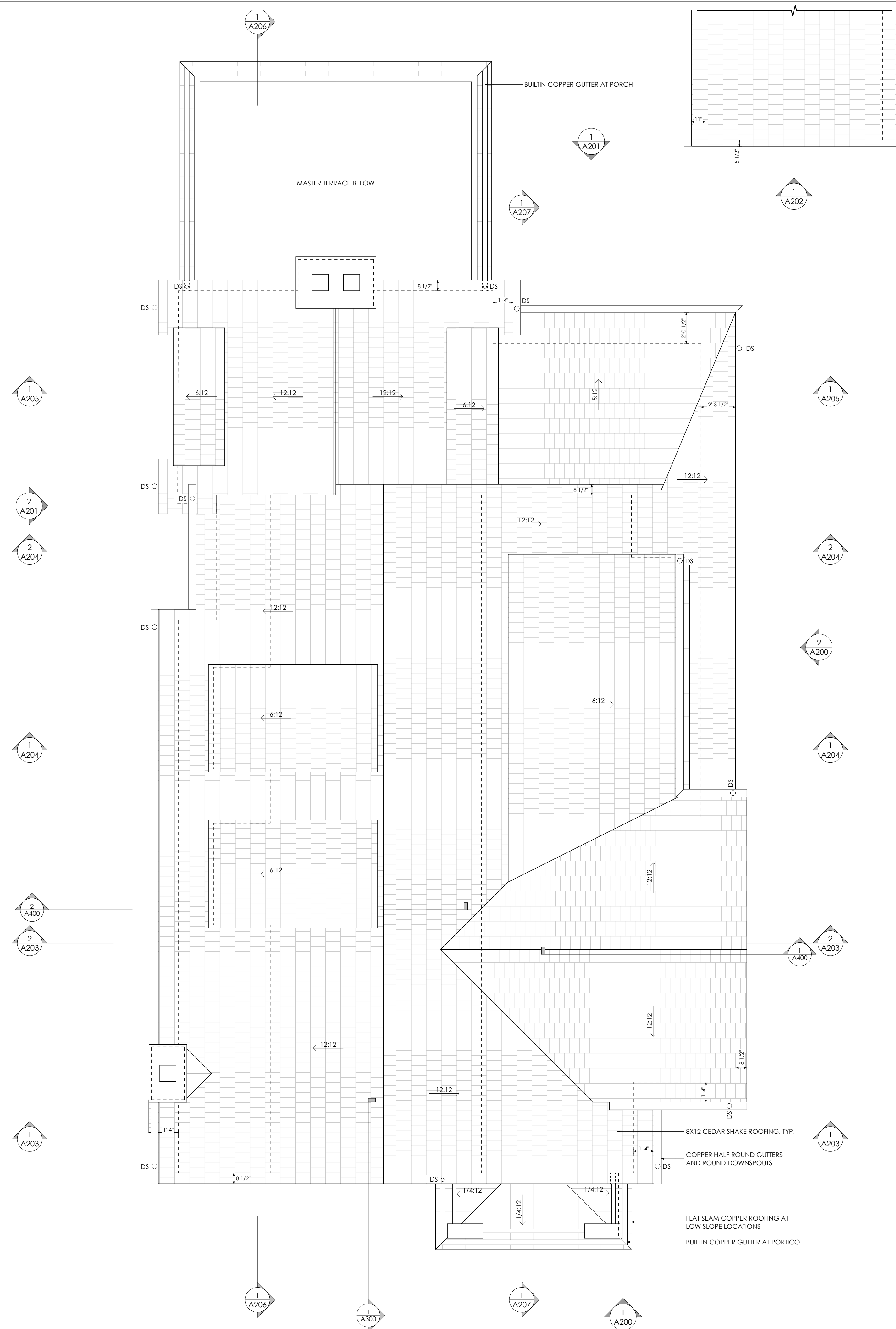
Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 17073, expiration date 09-04-2021

Attic Plan

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

A103

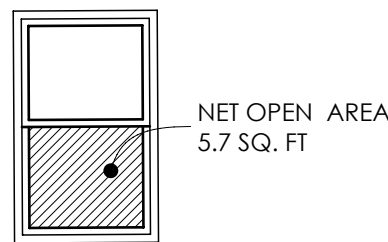
1 Attic Plan
1/4" = 1'-0"



REVIEWED
By Michael Kyne at 12:18 pm, Apr 26, 2021

APPROVED
Montgomery County
Historic Preservation Commission
Robert L. Thomas

note: *
ALL BEDROOM (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IRC 2015.310). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT WITH A CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IRC 2015.310)



WINDOW DETAIL

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TYPICAL INTERIOR WALL: 2X4" STUDS 16" O.C. WITH 1/2" GYP BOARD EACH SIDE.

— DENOTES PROPOSED WALLS

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

2 Garage Roof Plan
1/4" = 1'-0"

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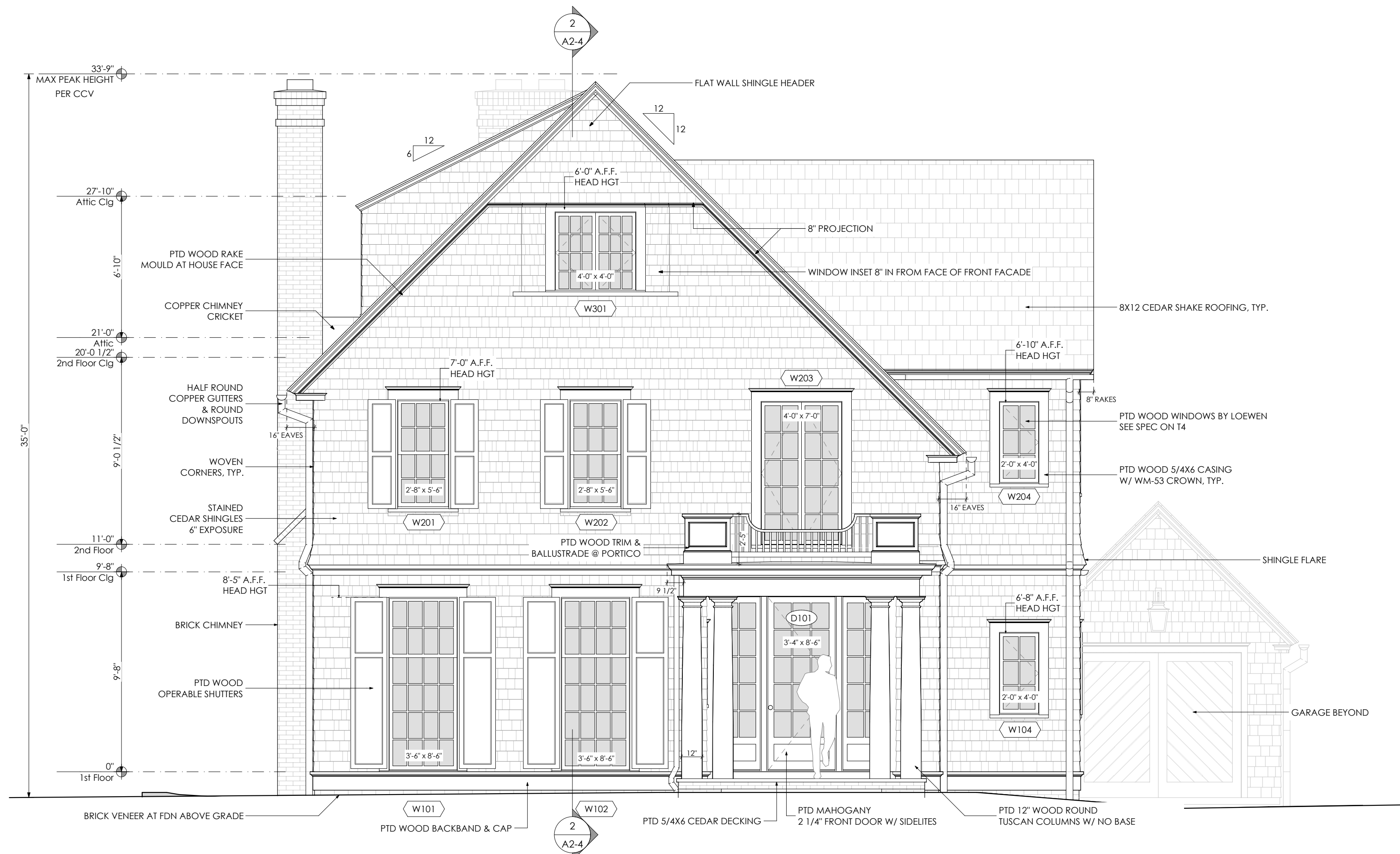
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Roof Plan

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

A104



REVIEWED
By Michael Kyne at 12:18 pm, Apr 26, 2021

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



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

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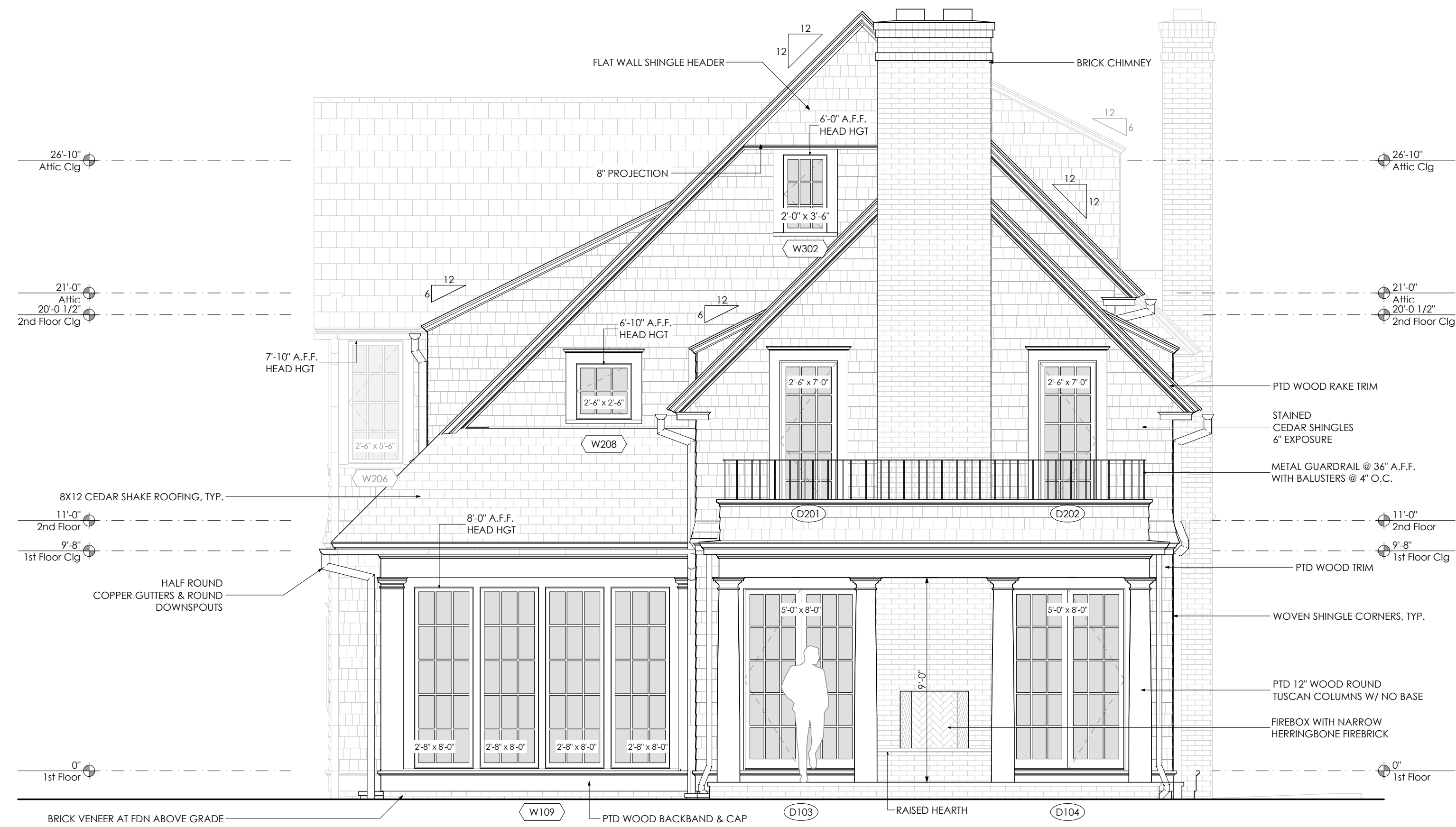
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Front & Right Elevations

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A200



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By Michael Kyne at 12:18 pm, Apr 26, 2021

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Robert L. Thomson

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



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

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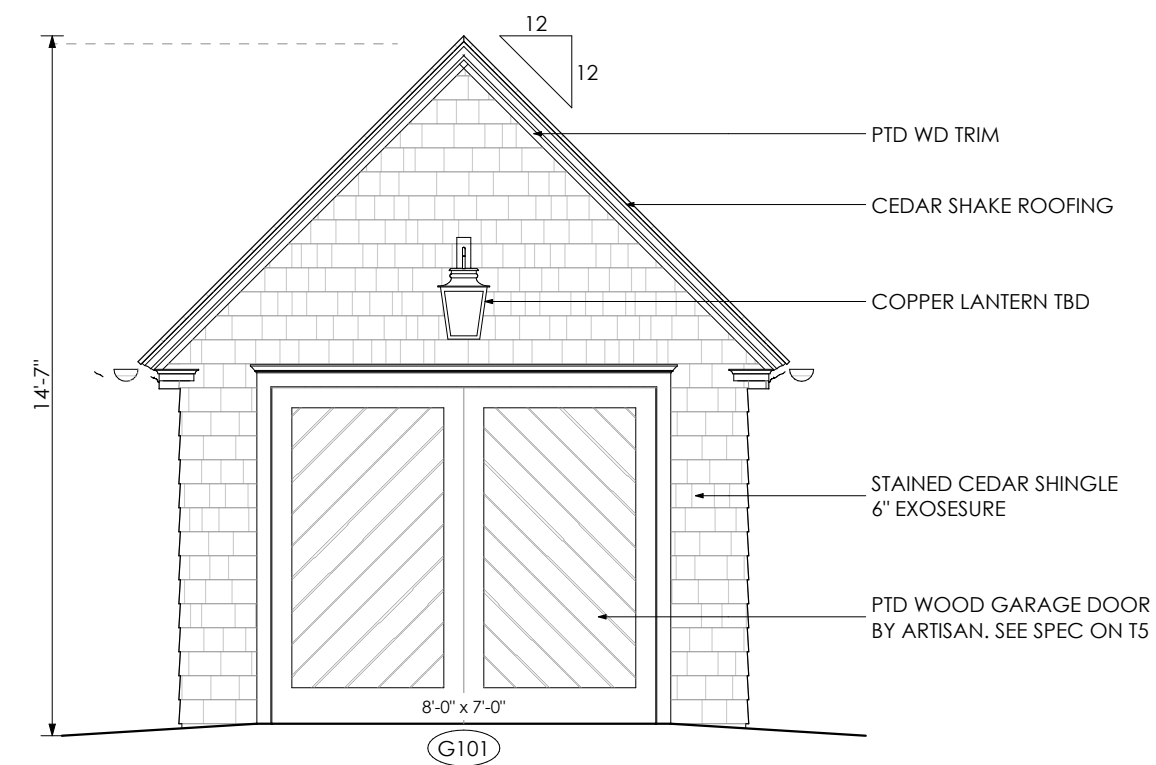
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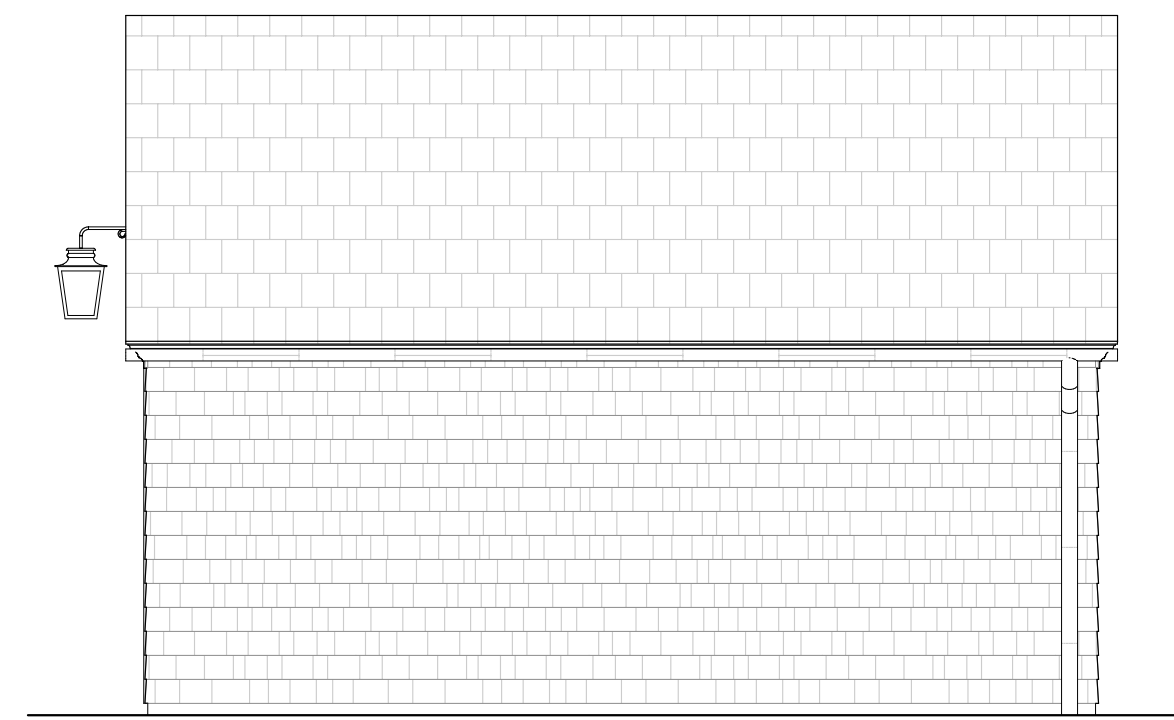
Rear & Left Elevations

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

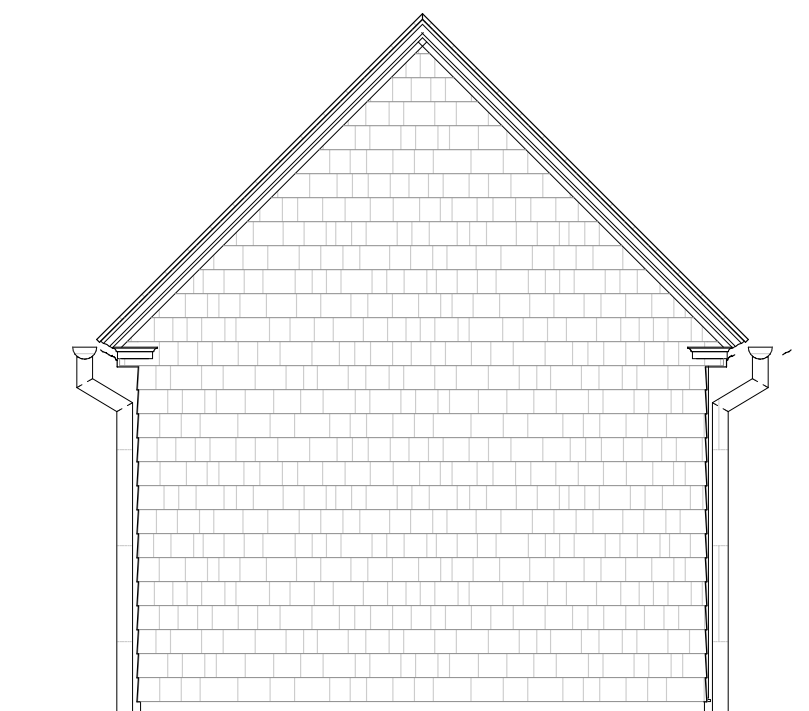
A201



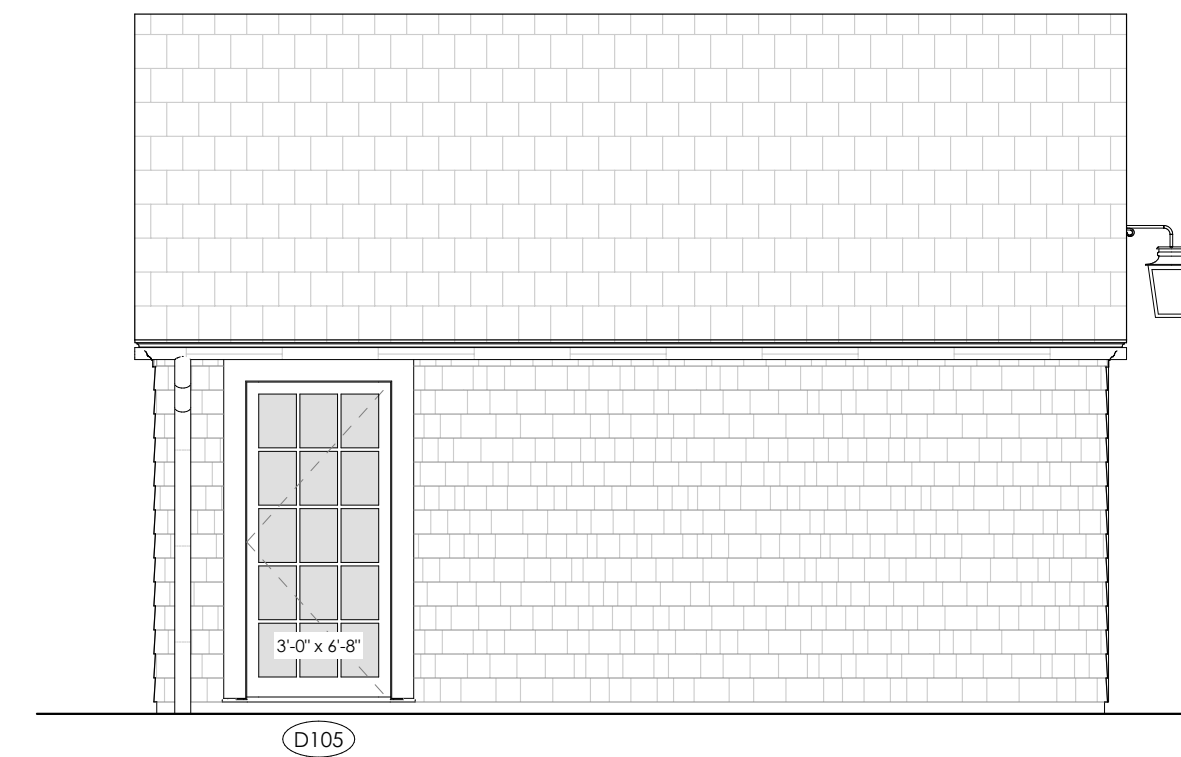
1 Garage Front Elevation
1/4" = 1'-0"



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



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



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

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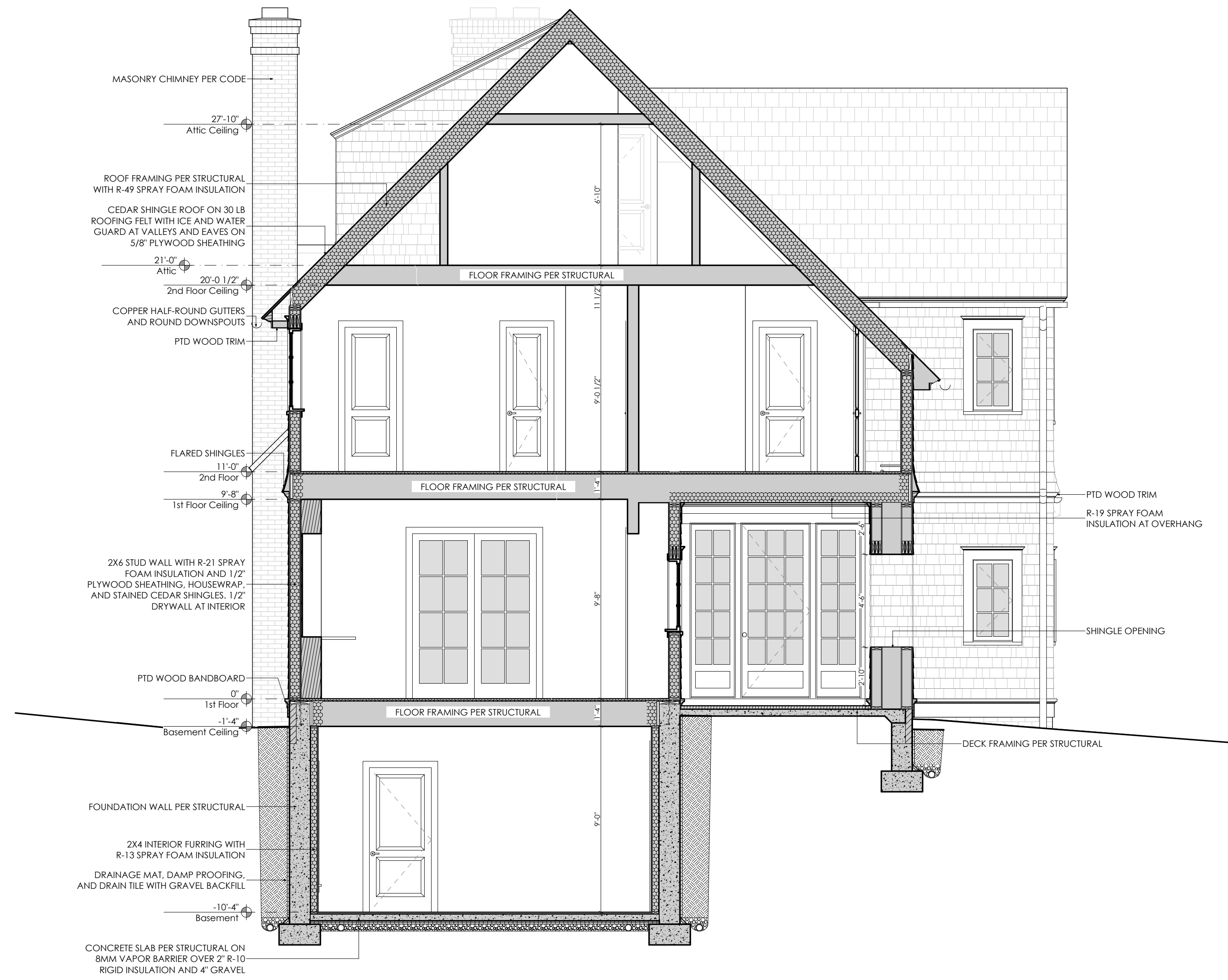
Garage Elevations

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

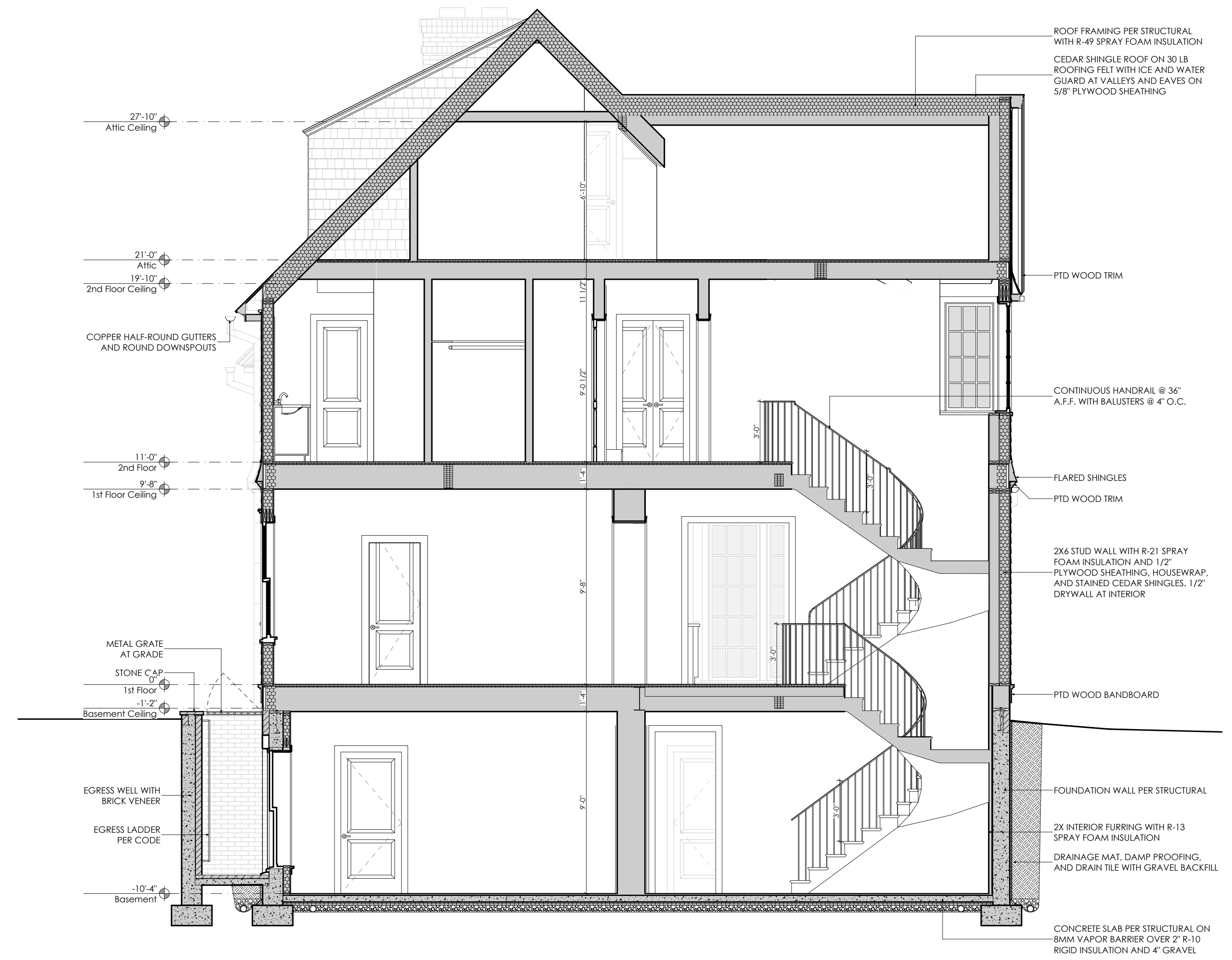
A202

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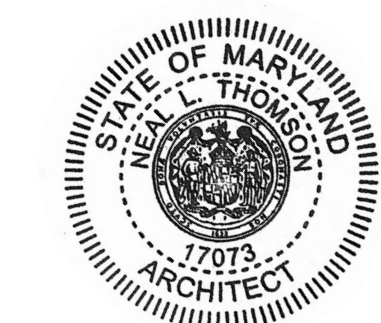
1 Cross Section Through Study
1/4" = 1'-0"



2 Cross Section Through Stair
1/4" = 1'-0"

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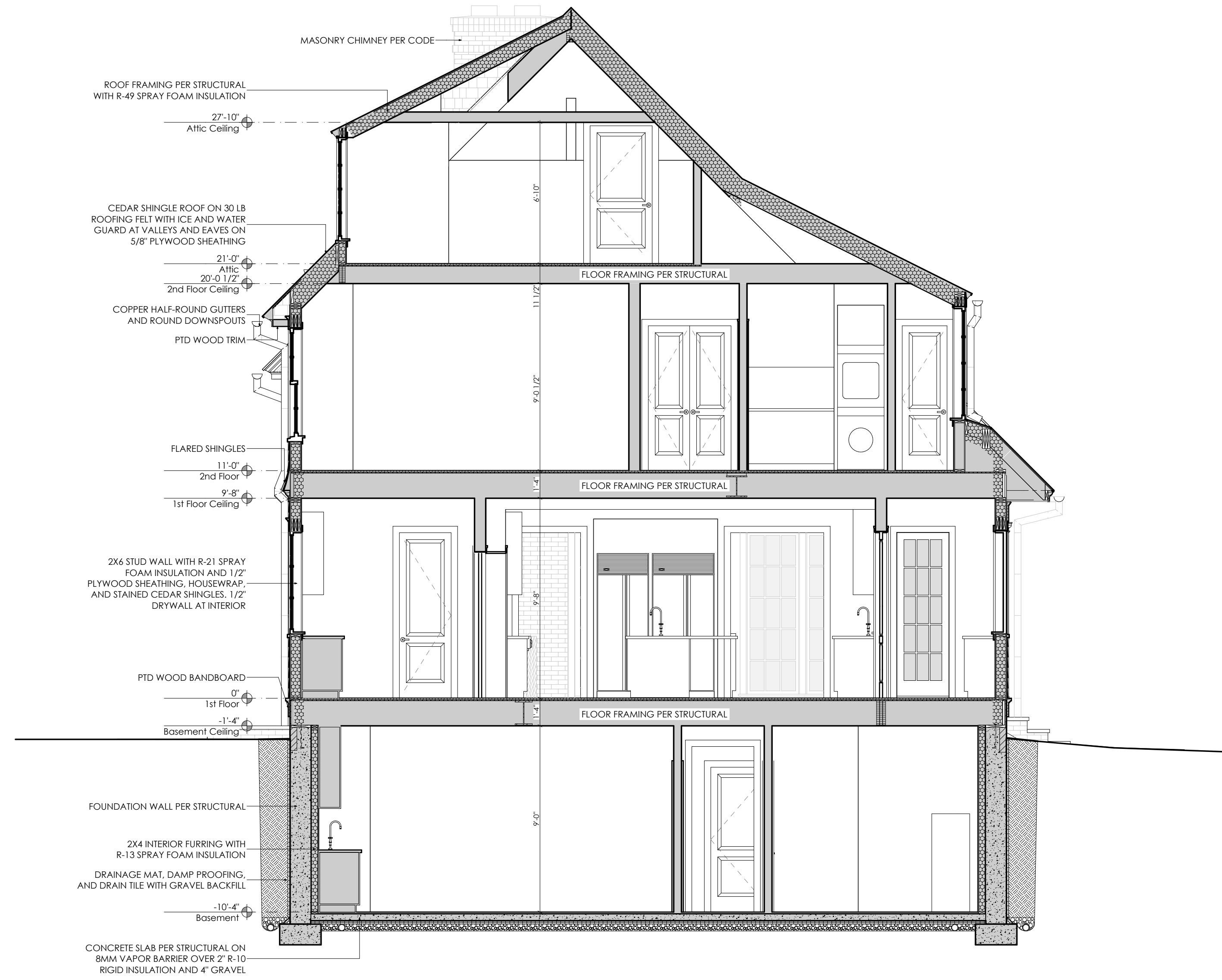
Cross Sections
Through Study
& Stair

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

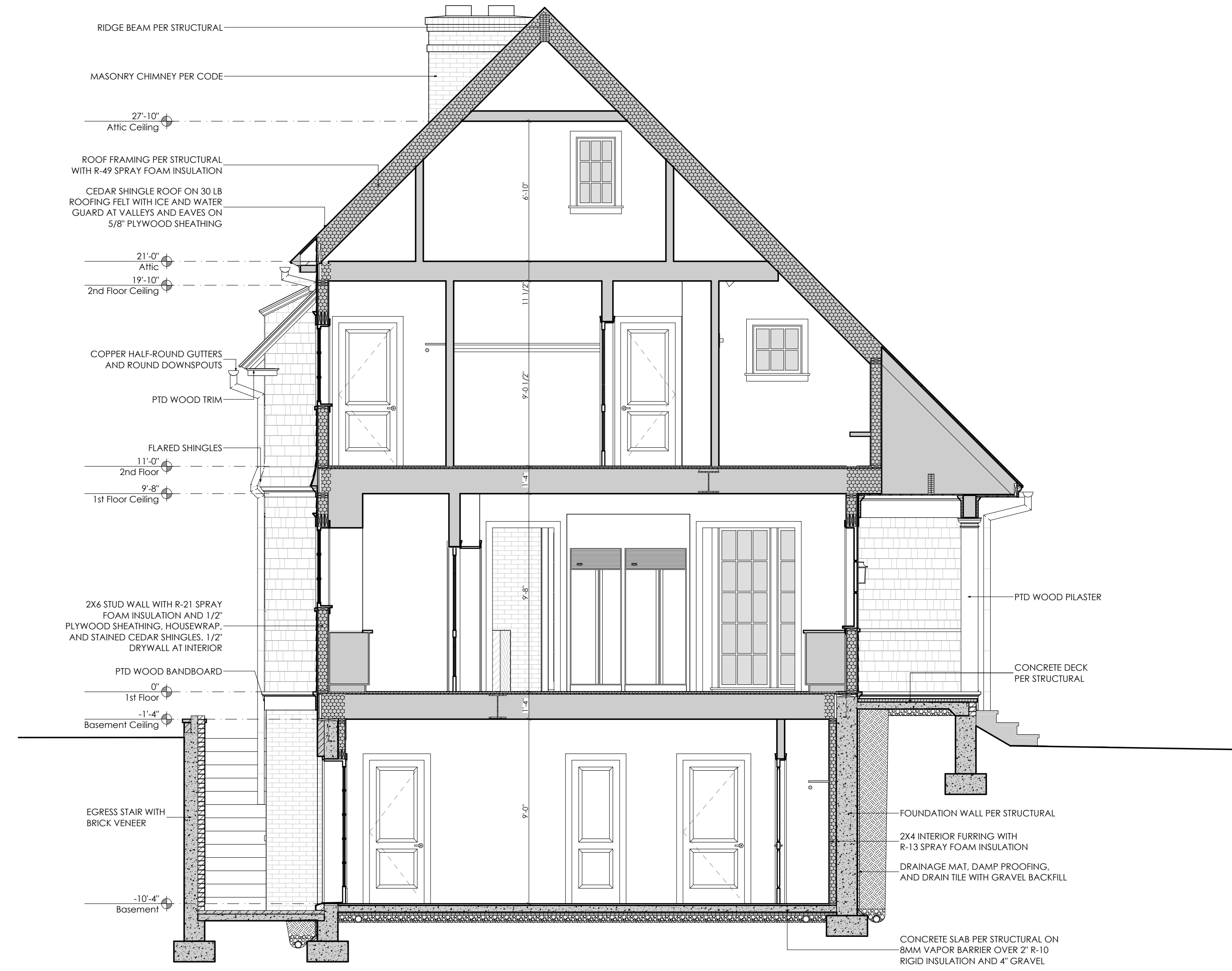
A203

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1 Cross Section Through Mudroom
1/4" = 1'-0"



2 Cross Section Through Kitchen
1/4" = 1'-0"

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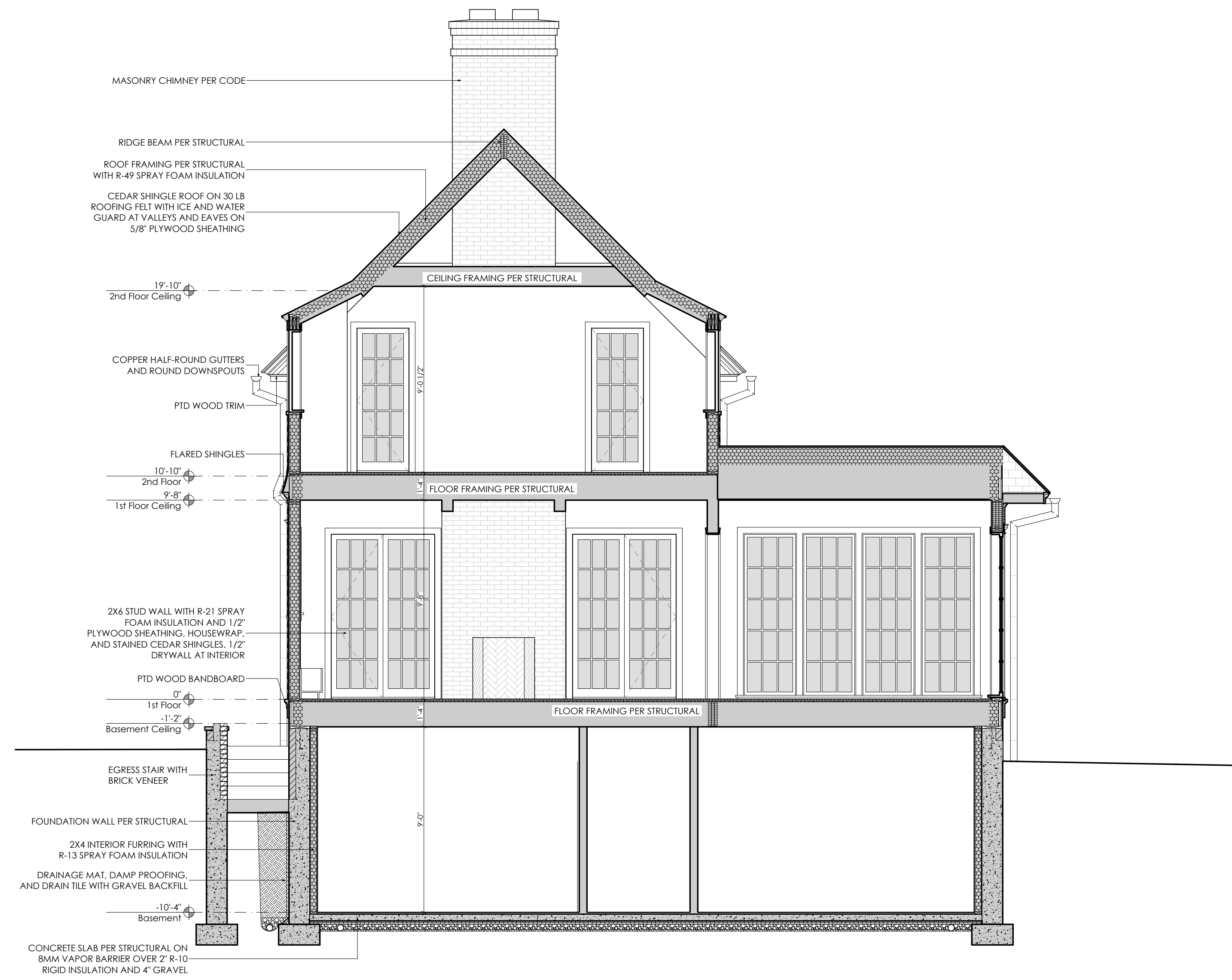
Cross Sections
Through
Mudroom &
Kitchen

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

A204

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1 Cross Section Throug Den
1/4" = 1'-0"

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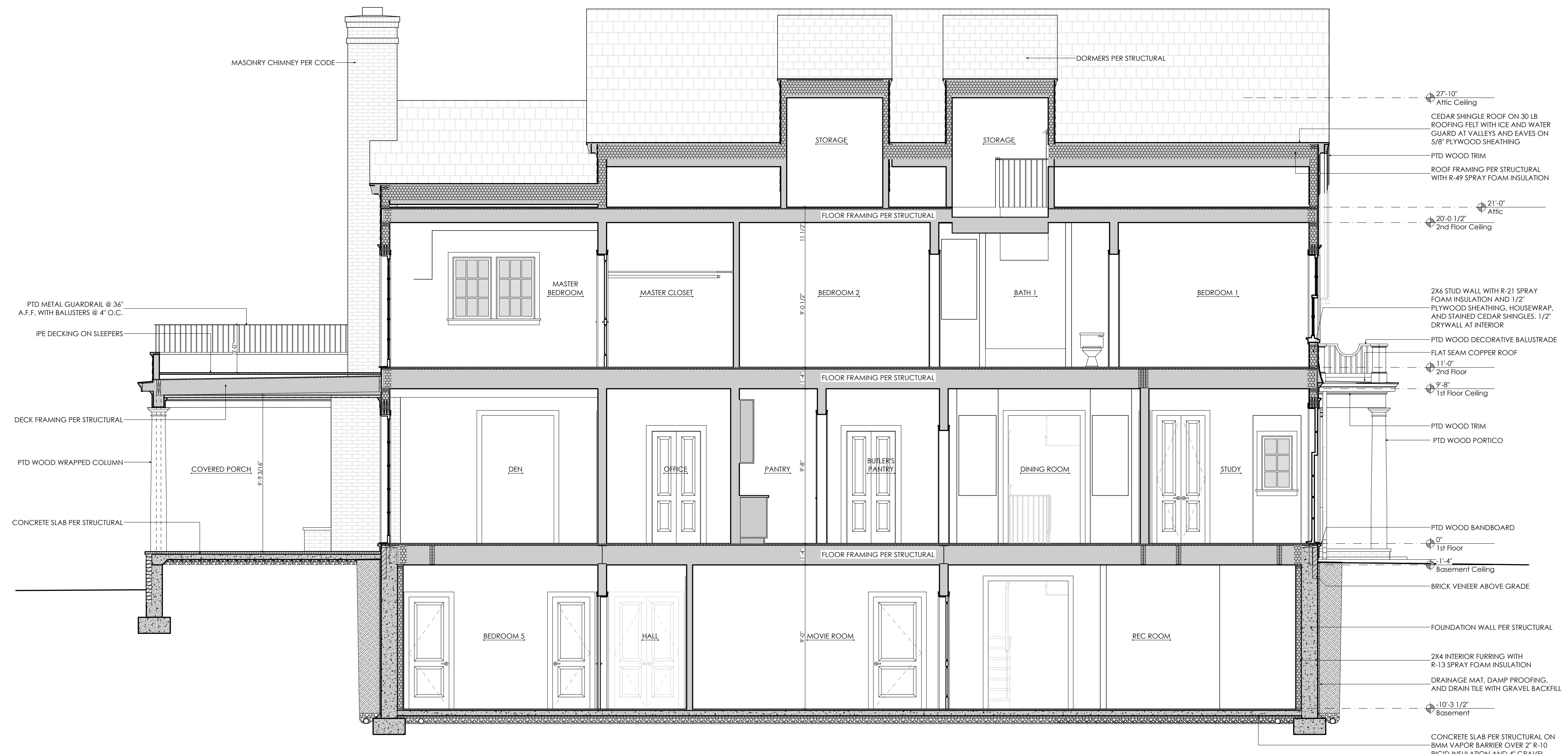
Cross Sections
Through
Mudroom &
Kitchen

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
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1 Section Through Study
1/4" = 1'-0"

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Section Through Study

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1/07/2021	SD Meeting
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1 Section Through Entry
1/4" = 1'-0"

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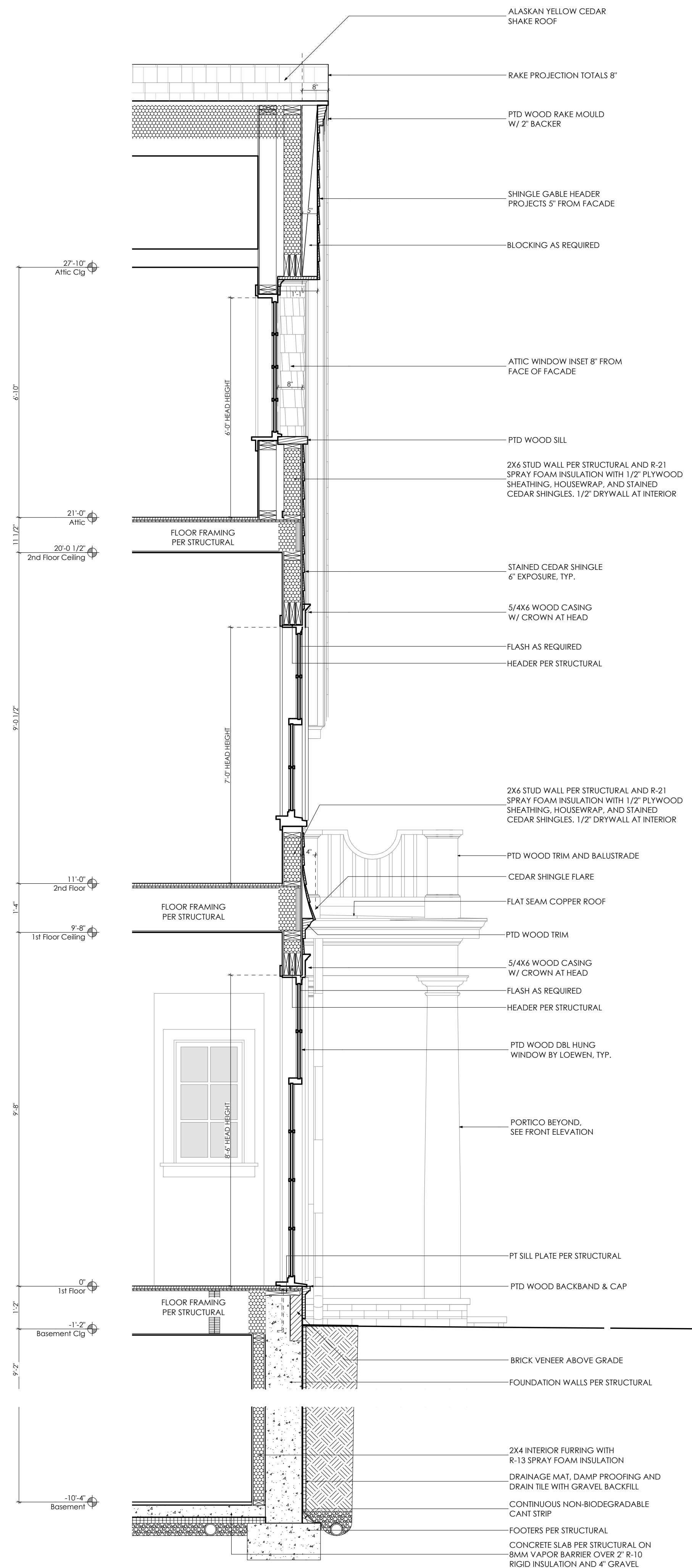
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Robert L. Thomson

TYPICAL CONSTRUCTION NOTES

1. TYP. ROOF/CEILING CONSTRUCTION
CEDAR SHAKE ROOFING ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVE, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH 1" CLIPS. SEE FRAMING PLANS FOR RAFTER SIZE/SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION.
2. TYP. EXTERIOR WALL CONSTRUCTION
STAINED CEDAR SHINGLES ON 1/2" EXTERIOR SHEATHING WITH TYPAR OR EQUIVALENT HOUSEWRAP. 2X6 STUD WALL WITH R-21 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.
- 3A. TYP. FLOOR CONSTRUCTION
3/4" T&G PLYWOOD SUBFLOOR ADVANTECH OR APPROVED EQUAL (GLUED AND NAILED) WOOD "T" JOIST WITH 1/2" GYP. (SEE FRAMING PLANS FOR SIZE AND SPACING) R-21 @ PERIMETER BLOCKING AND R-19 AT CANTILEVERS/OVERHANGS.
- 3B. TYP. EXTERIOR DECK CONSTRUCTION
5/4 X 6 IPE ON P.T. LUMBER (SEE FRAMING PLANS FOR SIZE/SPACING).
4. TYP. FOUNDATION WALL AT BASEMENT
CONCRETE FOUNDATION WALLS PER STRUCTURAL W/ EXTERIOR CEMENT WATERPROOF COATING & 2X4 INTERIOR FURRING WITH R-13 SPRAY FOAM INSULATION.
- 5A. TYP. SLAB ON GRADE CONSTRUCTION
4" CONCRETE SLAB PER STRUCTURAL ON 8MM POLY VAPOR BARRIER ON 2" 3-10 RIGID INSULATION ON 4" CRUSHED AGGREGATE ON UNDISTURBED SOIL.
6. TYP. INTERIOR WALL CONSTRUCTION
1/2" GYPSUM WALL BOARD ON 2X4 OR 2X6 STUDS (SEE PLANS) @ 16" O.C. (U.N.O.) PRESSURE TREATED SILL AT BASEMENT, MOISTURE RESISTANT (GREEN BOARD) AT ALL BATHROOMS, LAUNDRY ROOMS AND ADDITIONAL AREAS CALLED OUT ON PLANS.

NOTE:
SEE EXTERIOR ELEVATIONS FOR WINDOW & DOOR HEIGHTS

NOTE:
SEE TABLE 1 ON SHEET 0002 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.
SEE TABLE 2 ON SHEET 0002 FOR ALL FENESTRATION U-FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.

AIR SEALING NOTES:
GLUE DRYWALL TO TOP PLATE OF WALL
GLUE SHEATHING TO TOP AND BOTTOM PLATE OF WALL
GLUE SHEATHING TO SILL PLATE
INSTALL SILL PLATE ON SILL GASKET
SEAL ALL SEAMS ON EXTERIOR SHEATHING
SEE TABLE 3 ON SHEET 0002 FOR ADDL AIR SEALING NOTES

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Wall Sections

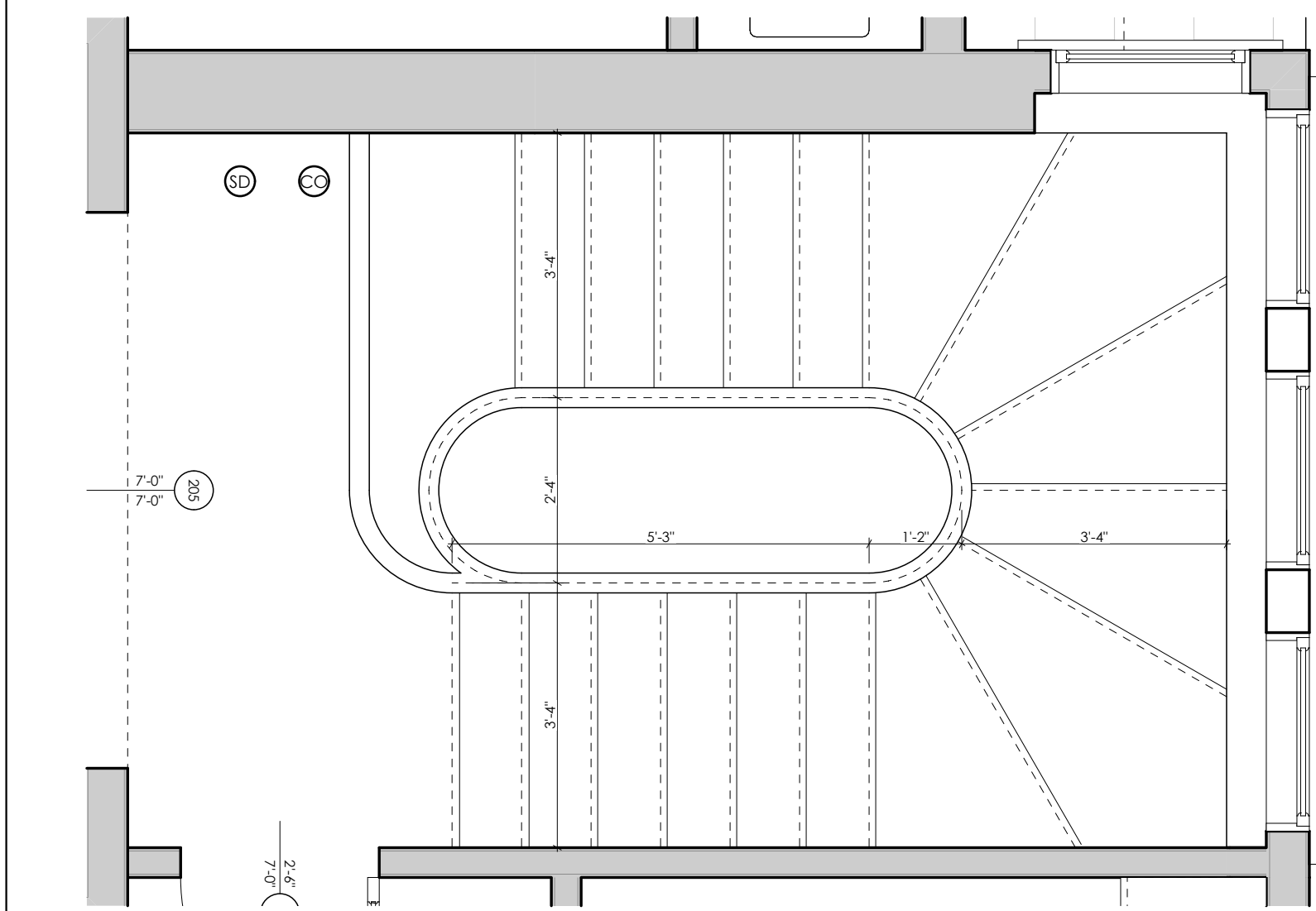
11/18/2020	SD Meeting
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1 Typical Wall Section
1/2" = 1'-0"

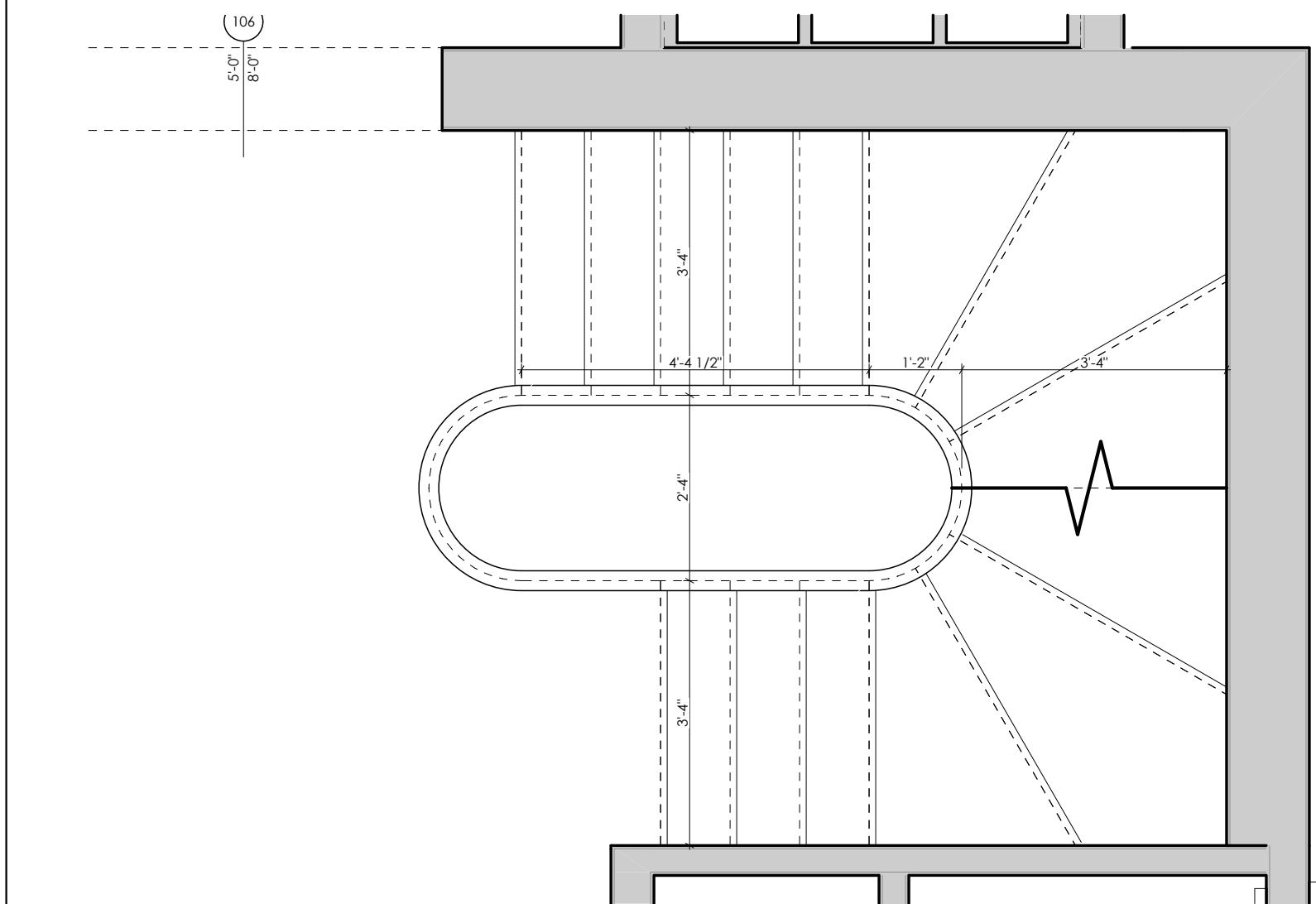
A300

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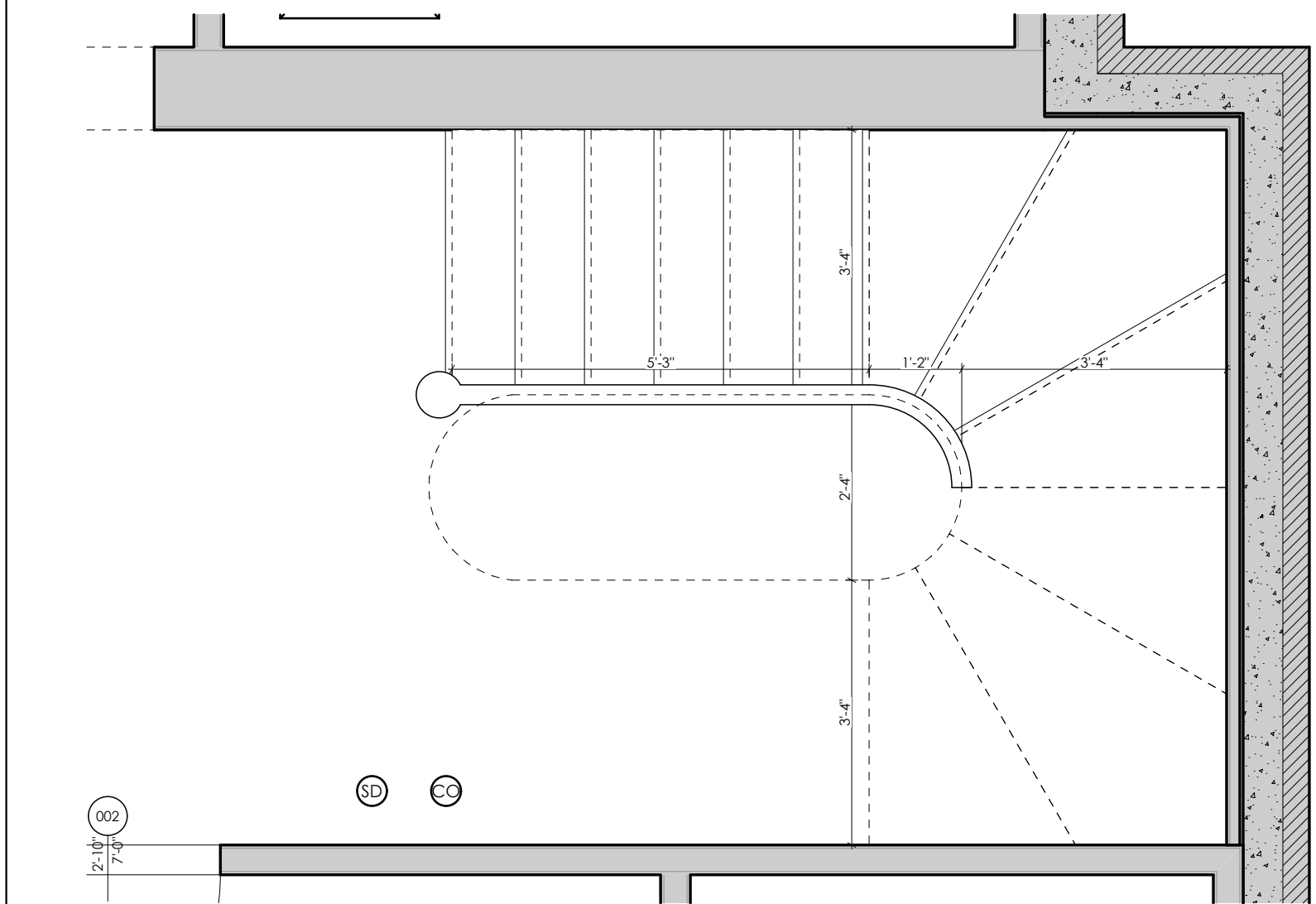
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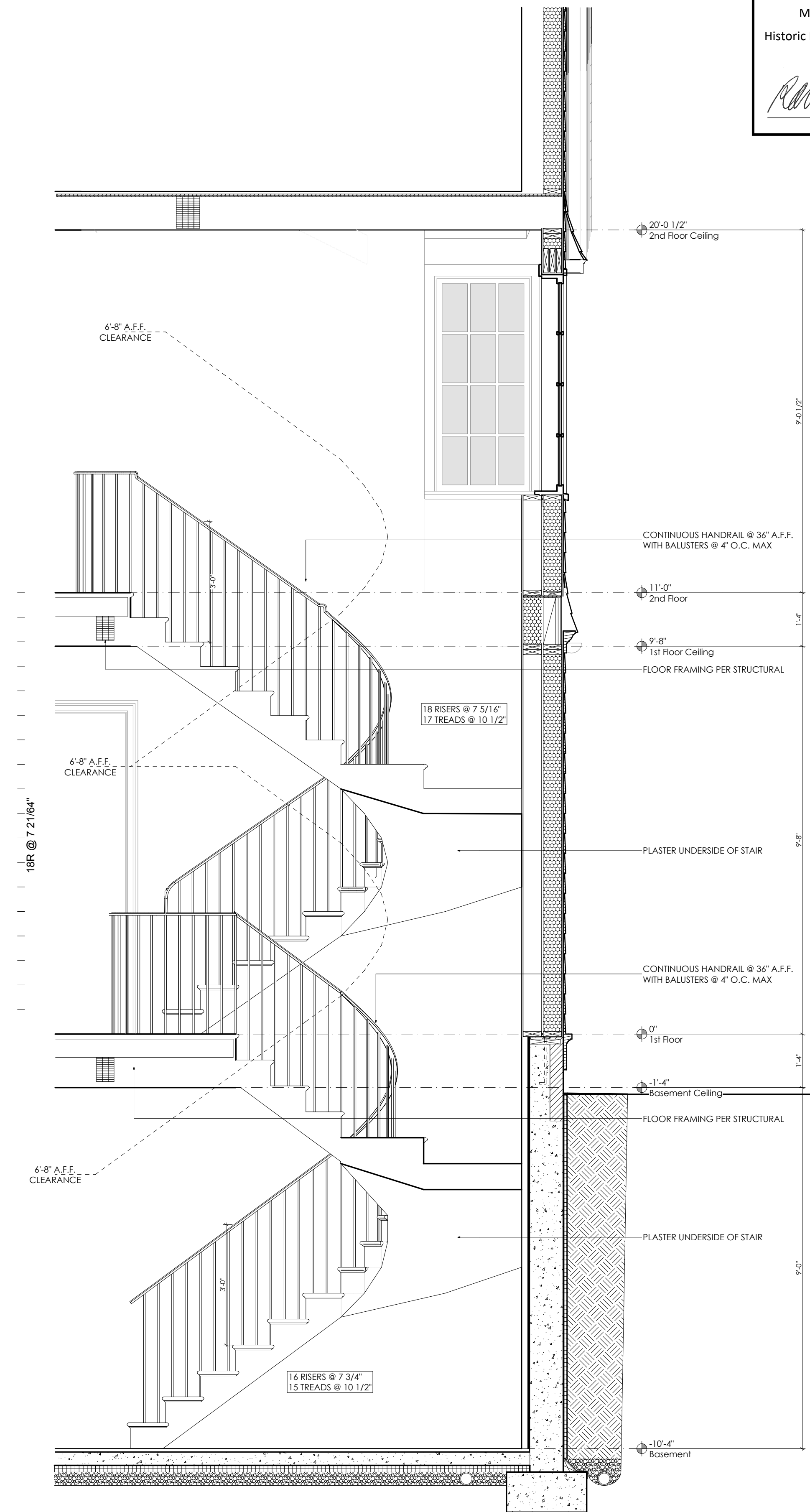
C Second Floor Enlarged Plan
1/2" = 1'-0"



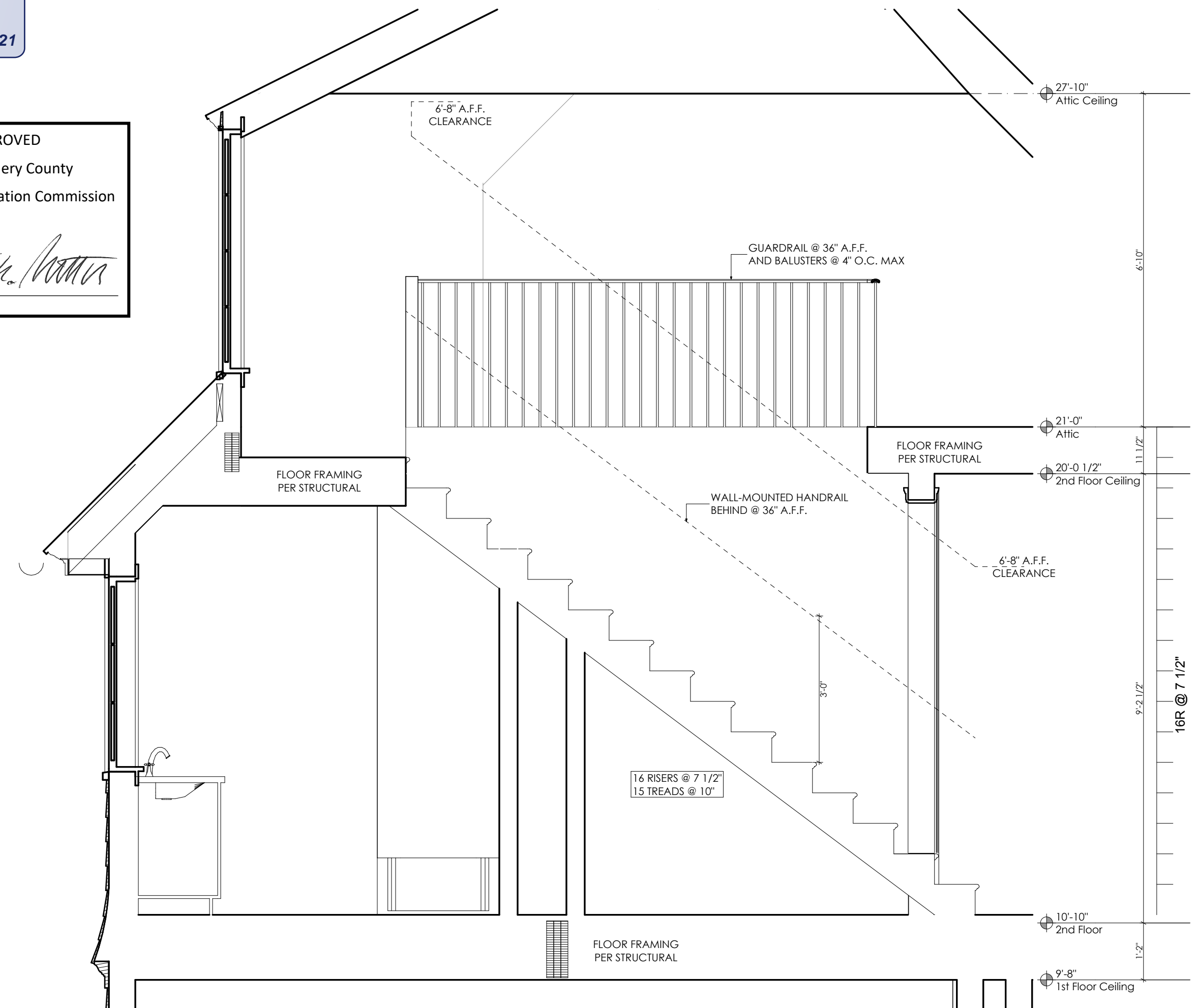
B First Floor Enlarged Plan
1/2" = 1'-0"



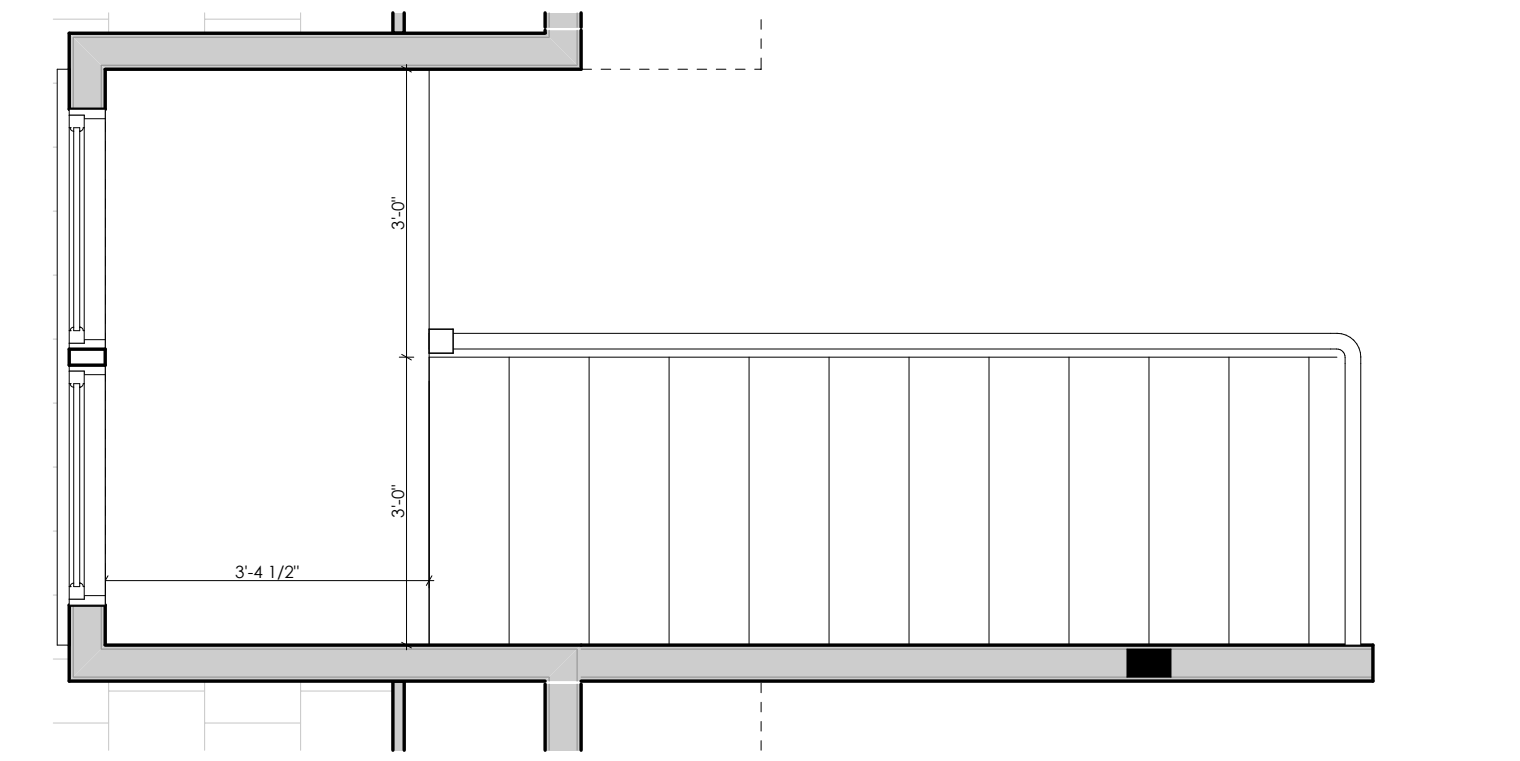
A Basement Enlarged Plan
1/2" = 1'-0"



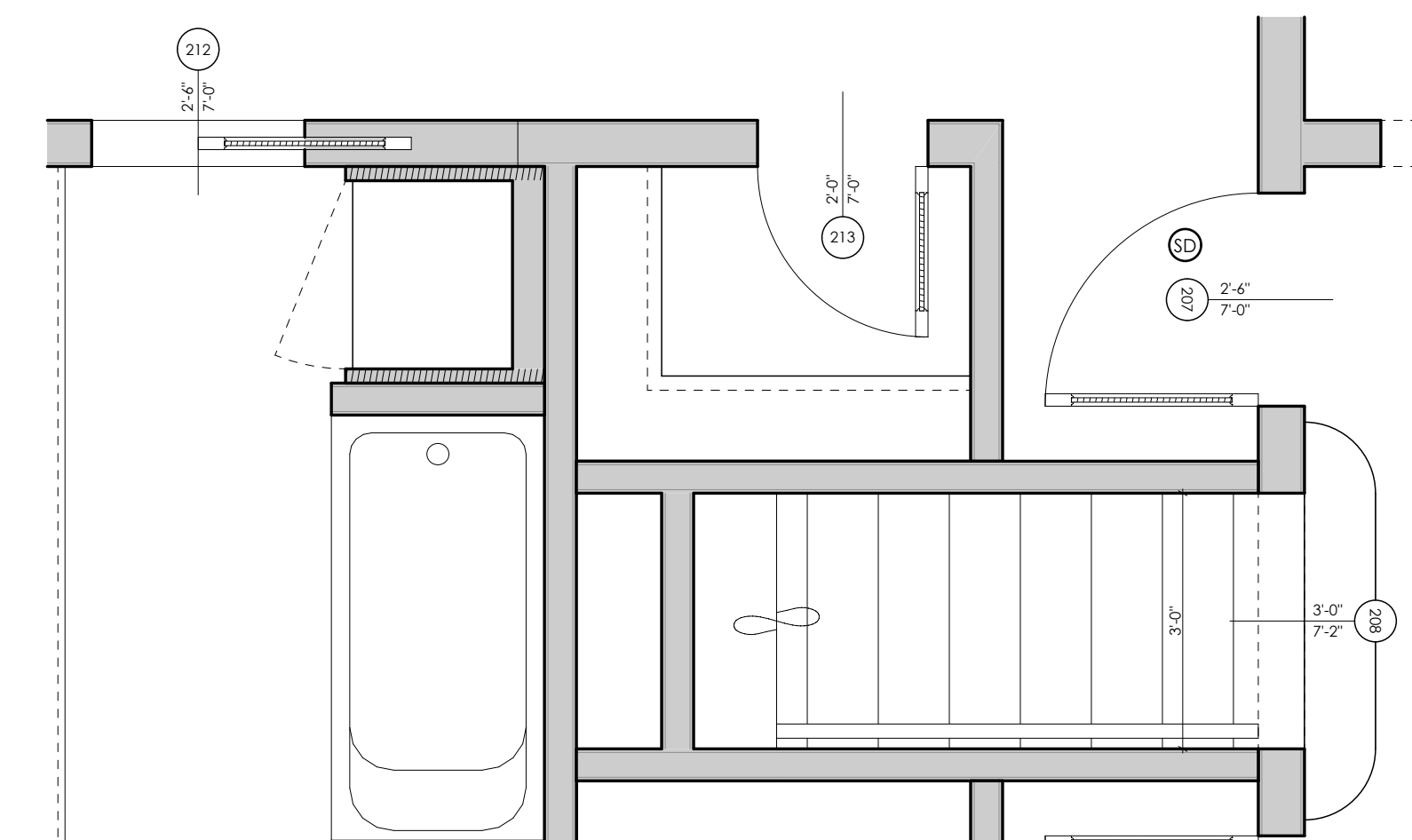
1 Main Stair Detail
1/2" = 1'-0"



2 Attic Stair Detail
1/2" = 1'-0"



E Attic Enlarged Plan
1/2" = 1'-0"



D Second Floor Enlarged Plan
1/2" = 1'-0"

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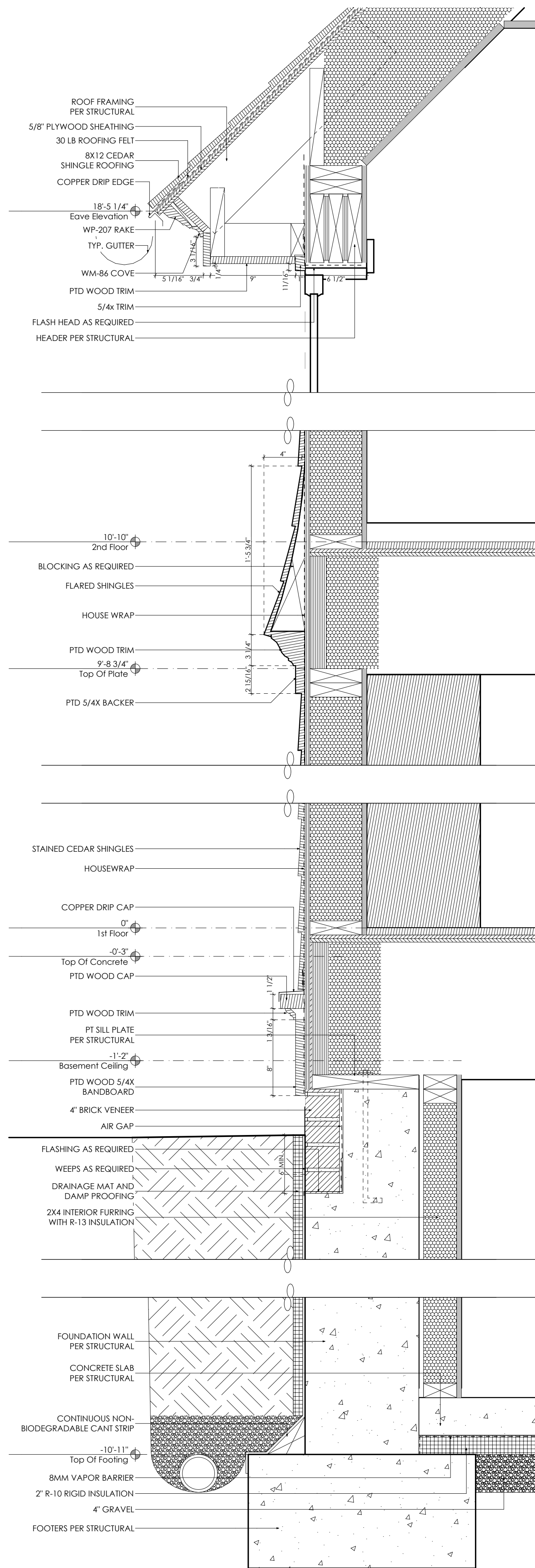
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Stair Details

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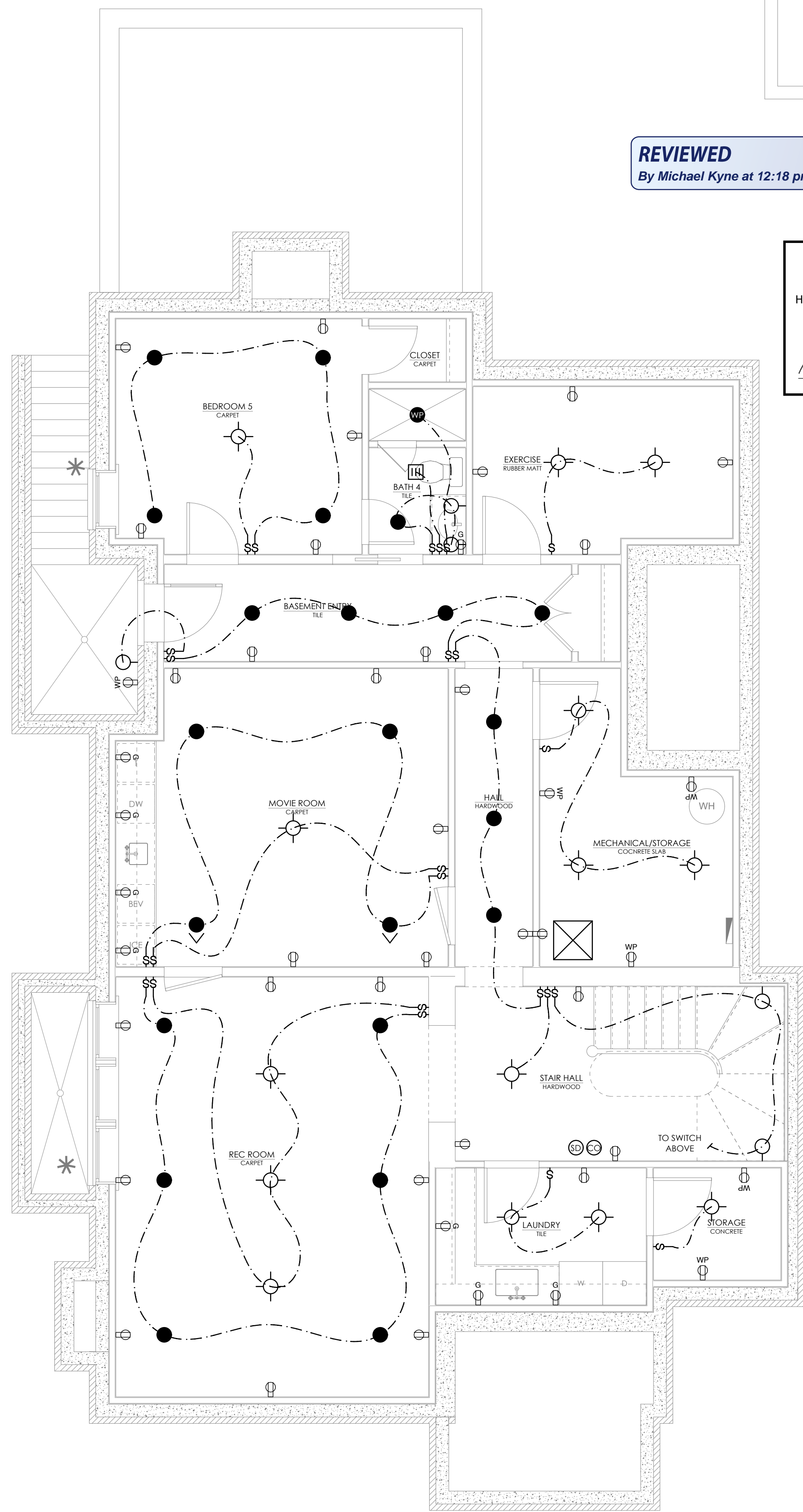
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Exterior Details

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12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

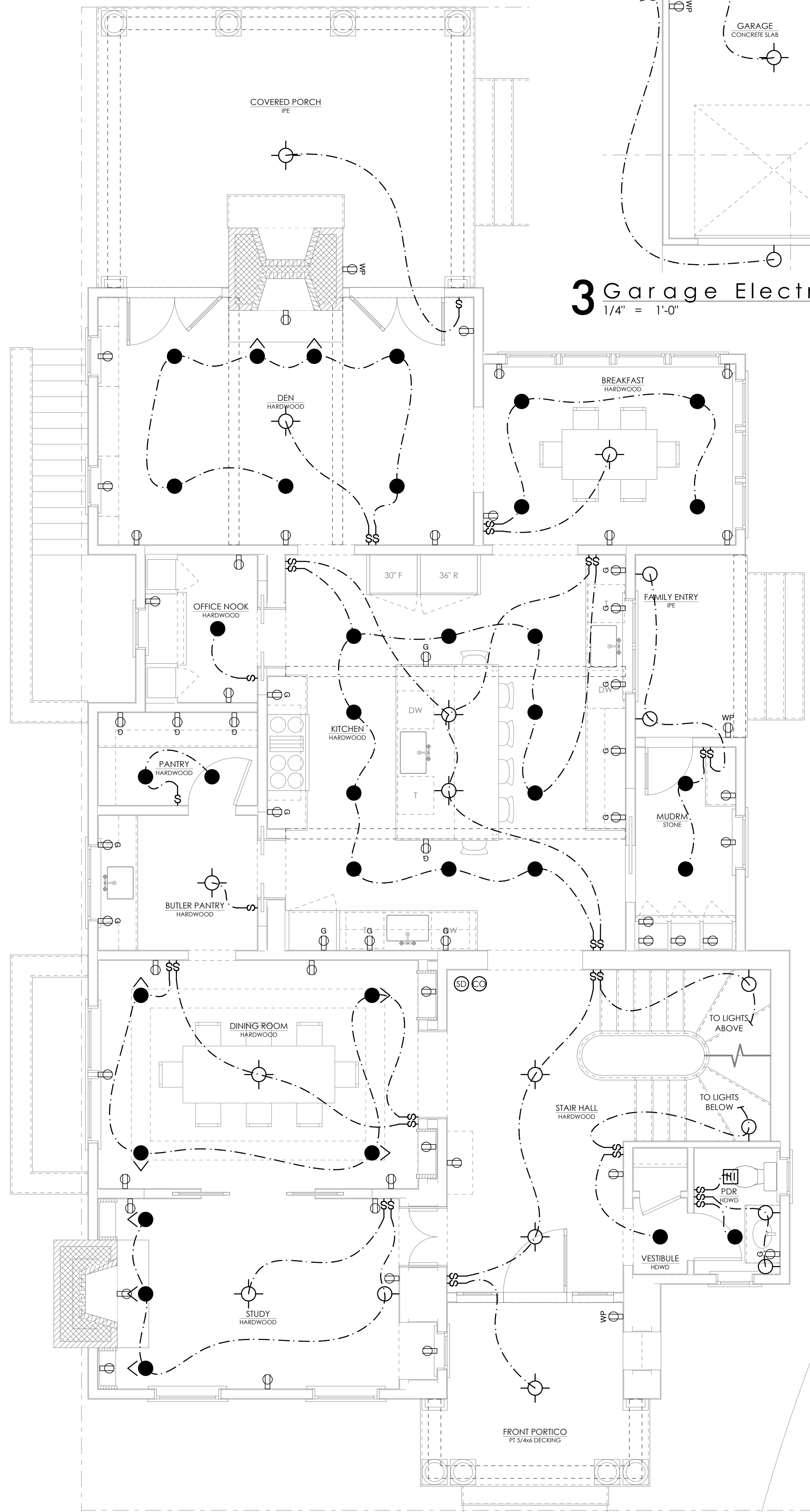
1 Typical Details
1 1/2" = 1'-0"



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Historic Preservation Commission
Robert H. Norton

1 Basement Electrical Plan
1/4" = 1'-0"



2 First Floor Electrical Plan
1/4" = 1'-0"

3 Garage Electrical Plan
1/4" = 1'-0"

- Electrical Notes**
- ELECTRICAL CONTRACTOR SHALL SIZE AND ARRANGE ALL CIRCUITS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AS WELL AS ALL LOCAL CODES
 - WALL OUTLETS ARE TO BE MOUNTED 1'-6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
 - SWITCHES ARE TO BE MOUNTED 4'-0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
 - WALL OUTLETS AT WAINSCOT AND WALL PANEL FINISH ROOMS SHALL BE LOCATED IN BASE BOARD
 - MOUNTING HEIGHTS ARE TO BE VERTICAL CENTER OF THE EQUIPMENT TO THE FINISHED ELEVATION OF THE FLOOR
 - ALL NEW SWITCH & OUTLET STYLES ARE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION
 - PROVIDE HARDWIRED INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACKUP PER IRC SECTION R313 & LOCAL JURISDICTION AMENDMENTS
 - ALL INTERIOR LIGHTS SHALL HAVE DIMMERS
EXCEPTION: ALL BATHROOM FIXTURES UNO.
EXCEPTION: ALL CLOSET FIXTURES UNO
 - ALL PHONE/ DATA LOCATIONS TO BE UNDER 1' COMMON FACEPLATE
 - ELECTRICIAN TO LOCATE ALL FIXTURES, SWITCHES, OUTLETS (BLUE BOXES) PRIOR TO RUNNING WIRING. OWNER, ELECTRICIAN & ARCHITECT TO MEET TO REVIEW LOCATIONS.
 - SOLID BLOCK FOR 100LBS PENDANT FIXTURE AT ALL PENDANT LOCATIONS.
 - ALL BEDROOMS AND LIVING SPACES TO BE ARC-FAULT PROTECTED.

Dimming Controls

HILUME 1% 2W-96W 24V CONSTANT VOLTAGE DRIVER
LDE1-96W24V-E

Electrical Symbols

	SURFACE/ PENDANT LIGHT FIXTURE
	WALL LIGHT FIXTURE (SCONCE)
	RECESSED LIGHT
	WALL MOUNTED STEP LIGHT
	WATERPROOF RECESSED FIXTURE
	BATH FAN
	SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	HUMIDITY SENSING FAN/ LIGHT
	UNDER-CABINET LIGHTING FINISH TO MATCH CABINETS
	TELEPHONE, CABLE, ETHERNET JACK
	WALL RECEPTACLE, DUPLEX/QUAD/220
	FLOOR RECEPTACLE, DUPLEX/QUAD
	GFCI RECEPTACLE, AFCI RECEPTACLE
	SWITCH
	SWITCH PATH
	CEILING FAN

Light Fixture Schedule

	DMF Lighting Housing DRDH-N-JD Housing DRD4M-08-9-3W-FL-WH	DMF Lighting Mud-In Trim DRD2T-R-JD-P-WH-FL 11m DRDHX-MUD-FL
	DMF Lighting Housing DRDH-N-JD Housing DRD2X-08-9-3W-FL-WH	DMF Lighting Mud-In Trim DRD2T-R-JD-P-WH-FL 11m DRDHX-MUD-FL

Electrical Plan Notes

	DEDICATED OUTLET FOR REFRIGERATOR
	OUTLET FOR DISHWASHER
	OUTLET BELOW SINK FOR GARBAGE DISPOSAL
	DEDICATED OUTLET FOR WASHER/ DRYER
	DEDICATED OUTLET FOR RANGE/ OVEN

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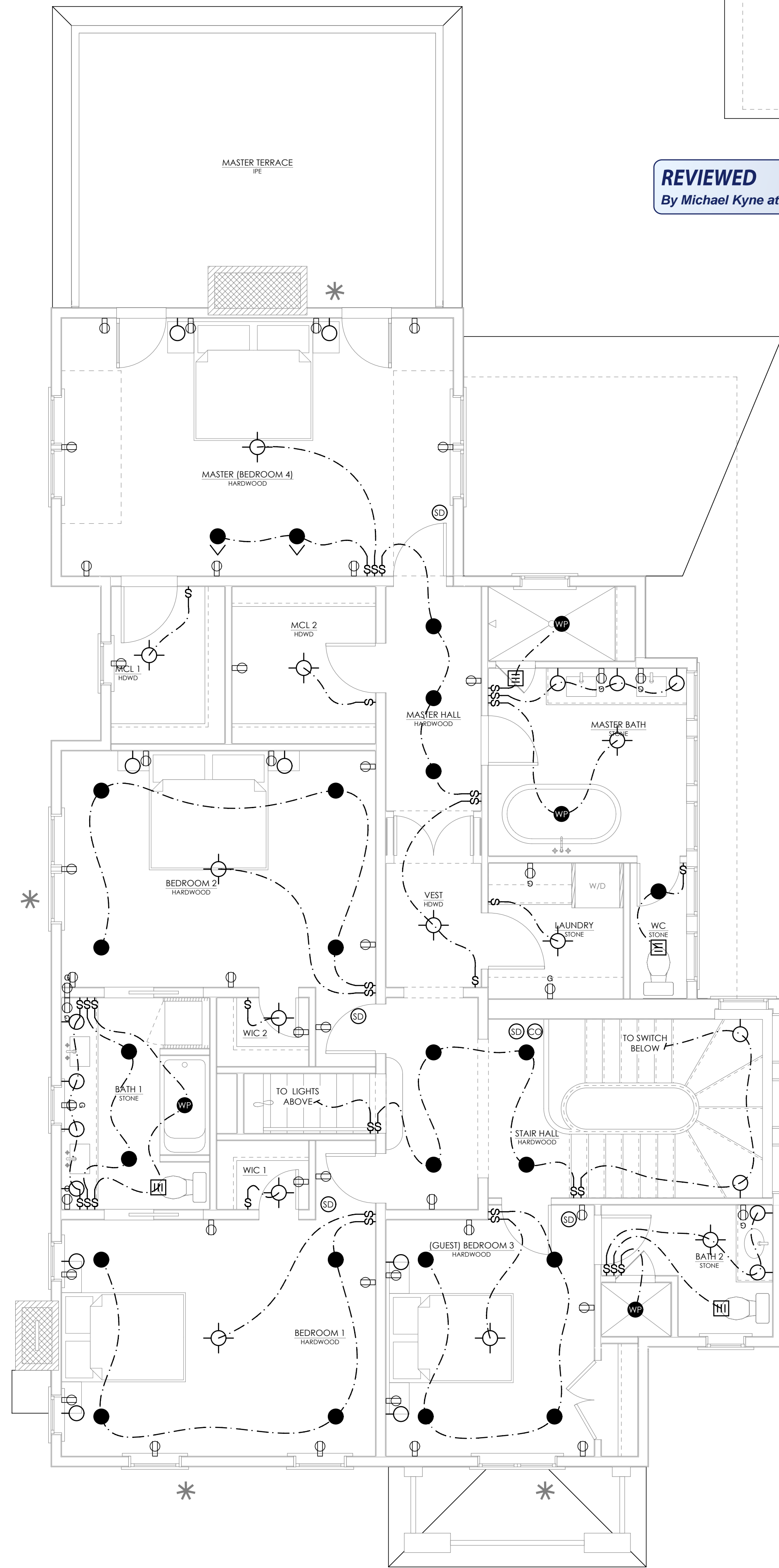
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Basement & First Floor Electrical Plan

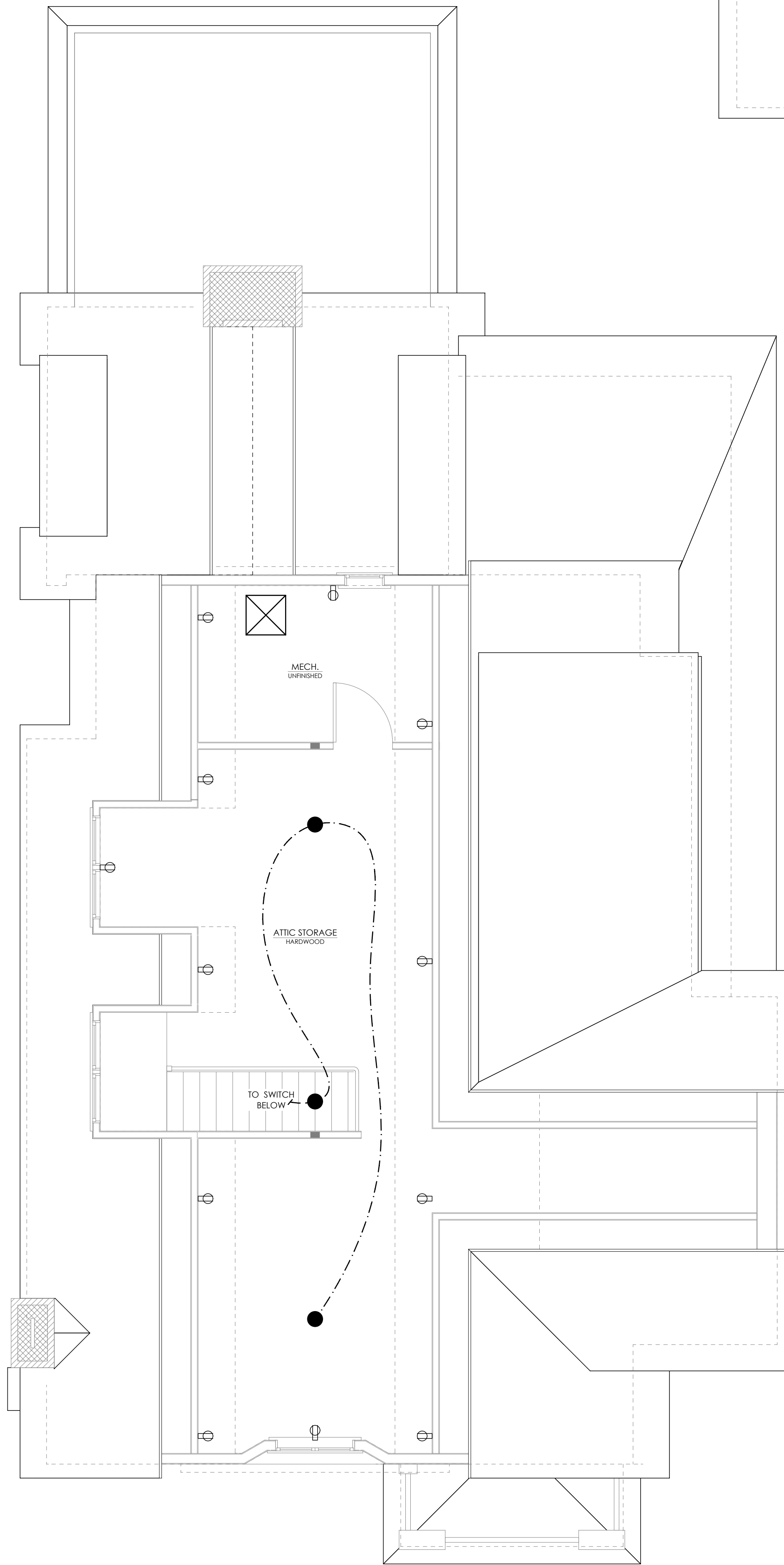
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- Electrical Notes**
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 - WALL OUTLETS ARE TO MOUNTED 1'-6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
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Dimming Controls

HI LUMINE 1% 2W-96W 24V CONSTANT VOLTAGE DRIVER
LDE1-96W24V-E

Electrical Symbols

	SURFACE/ PENDANT LIGHT FIXTURE
	WALL LIGHT FIXTURE (SCONCE)
	RECESSED LIGHT
	WALL MOUNTED STEP LIGHT
	WATERPROOF RECESSED FIXTURE
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	SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	HUMIDITY SENSING FAN/ LIGHT
	UNDER-CABINET LIGHTING FINISH TO MATCH CABINETS
	TELEPHONE, CABLE, ETHERNET JACK
	WALL RECEPTACLE, DUPLEX/QUAD/220
	FLOOR RECEPTACLE, DUPLEX/QUAD
	GFCI RECEPTACLE, AFCI RECEPTACLE
	SWITCH
	SWITCH PATH
	CEILING FAN

Light Fixture Schedule

	DMF Lighting Housing DRDH-N-JD Housing DRD4M-08-9-3W-FL-WH	DMF Lighting Mud-In Trim DRD2T-R-JD-P-WH-FL Trim DRDX-MUD-FL
	DMF Lighting Housing DRDH-N-JD Housing DRD2X-08-9-3W-FL-WH	DMF Lighting Mud-In Trim DRD2T-R-JD-P-WH-FL Trim DRDX-MUD-FL

Electrical Plan Notes

	DEDICATED OUTLET FOR REFRIGERATOR
	OUTLET FOR DISHWASHER
	OUTLET BELOW SINK FOR GARBAGE DISPOSAL
	DEDICATED OUTLET FOR WASHER/ DRYER
	DEDICATED OUTLET FOR RANGE/ OVEN

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Harrison Residence
9 West Kirke St Chevy Chase MD 20815

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 number 17073, expiration date 09-04-2021

Second Floor & Attic Electrical Plan

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

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

2 Attic Electrical Plan
1/4" = 1'-0"

DRD4 & OneFrame

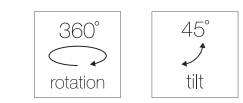
Adjustable Recessed LED Downlight
New Construction
DRDHJD Deep Junction Box

Project:	Type:
Product Code:	Date:

Spec Sheet V-03.15.20



- Full 360° directional aiming along with class leading 45° tilt
- Multiple ratings for compliance in a wide range of situations
- Unique low profile and small aperture design allows installation in as little as 4" of ceiling space



Application New Construction	Aperture 4" Octagonal Deep Junction Box
Delivered Lumens 750 lm (9.7W), 1000 lm (12.0W)	Color Quality 90+ CRI, 2-step SDCM
Color Temperature 2700K 3000K 3500K 4000K	Optics Spot (20°) Narrow Flood (30°) Flood (40°)
Adjustment 360° directional aim, 45° tilt	Center Beam Candlepower 7100cd (Spot 1000 lm)
Warm Dim Option 3000K - 1800K, 800 lm (12.0W), 93+ CRI, 5800cd	Input Voltage 120/277V
Dimming TRIAC/ELV 5%	Specialty Lens Option Hexcell Louver Linear Spread Lens
Trim Finish Round, Hyperbolic, Pinhole, Beveled Pinhole, Flangeless	Trim Finish White, Black, Silver, Custom
Housing Ratings Code compliant for use in fire-rated assemblies up to a maximum of 2-hours	Module Ratings UL Listed for Damp Location
Standards UL, ENEC, CE, IES, UL1875	Guarantee 50,000 hrs 5 years
	Additional Options 0-10V Dimming, Lutron Hi-lume® Dimming, Emergency Lighting, Concrete Tight, General Lighting, Apex Series Lighting

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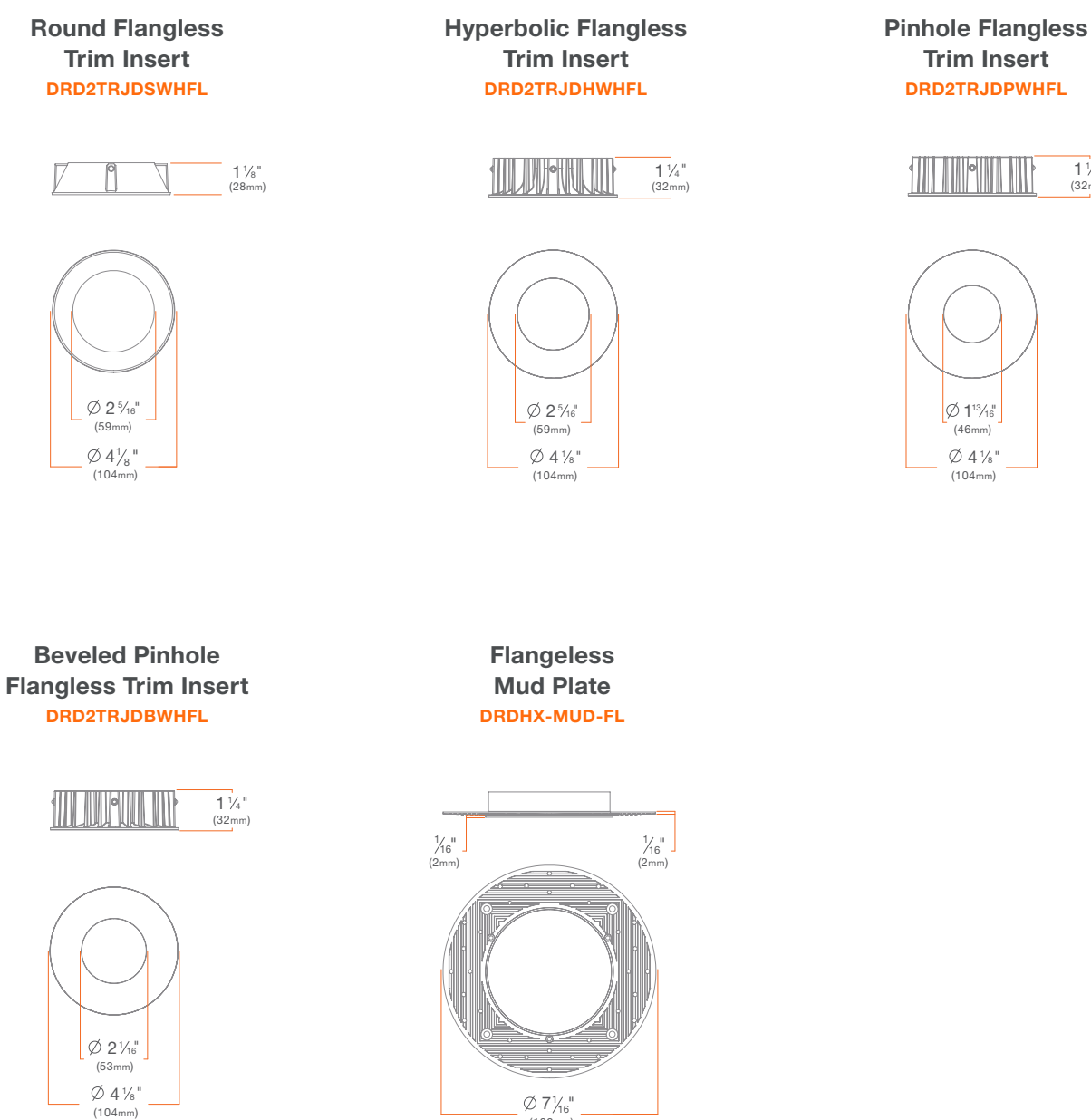
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Page 2 of 11

DRD4 & OneFrame

Adjustable Recessed LED Downlight
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TRIM



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Page 6 of 11



DRD4 & OneFrame

Adjustable Recessed LED Downlight
New Construction
DRDHJD Deep Junction Box

PRODUCT BUILDER

HOUSING

PRODUCT CODE	APPLICATION	APERTURE
DRDH	Housing	N New Construction JD Deep Junction Box

MODULE

PRODUCT CODE	LUMENS	CRI	CCT	OPTICS	FINISH	SPECIALTY LENS OPTION
DRD4M	Module 07 750 lm	9 90+ CRI	27 2700K	SP Spot	[Blank] Black [Blank] None	
	10 1000 lm		30 3000K	NF Narrow Flood	W White H Hexcell Louver	
			35 3500K	FL Flood	L Linear Spread Lens	
			40 4000K			

Warm Dim Option

PRODUCT CODE	LUMENS	CRI	CCT	OPTICS	FINISH	SPECIALTY LENS OPTION
DRD4M	Module 08 800 lm	9 93+ CRI	3W 3000K - 1800K	SP Spot	[Blank] Black [Blank] None	
				NF Narrow Flood	W White L Linear Spread Lens	
				FL Flood		

TRIM

PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH	OPTION
DRD2T	Trim R Round	JD Deep Junction Box	S Standard	WH White	[Blank] None
			H Hyperbolic ¹	BK Black	FL Flangeless ^{1,2}
			P Pinhole ¹	SW Silver Reflector w/ White Flange	
			B Beveled Pinhole ¹	CC Custom Color	

DRDHX-MUD-FL Flangeless Mud Plate (Required for Flangeless Trim)

¹ Only available in White or Custom Color Finish. ² Requires DRDHX-MUD-FL Flangeless Mud Plate

ADDITIONAL ACCESSORIES

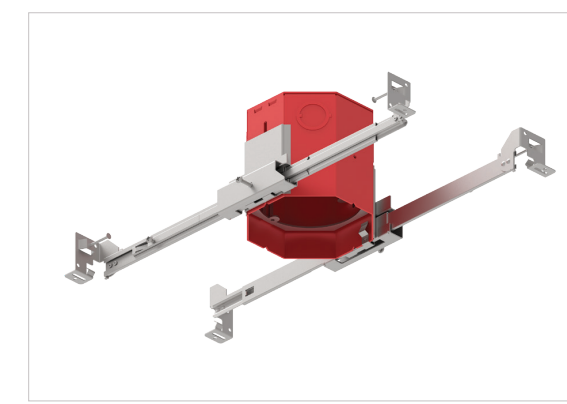
DRD4X-HL	Hexcell Louver
DRD4X-LL	Linear Spread Lens
DRD4X-OP	Optics Kit (SP, NF, FL)

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Page 2 of 11



HOUSING



OneFrame

New Construction Deep Junction Box
DRDHJD

SUMMARY

JUNCTION BOX: Equipped with (8) trade size knockouts (four concentric side (1/2" + 1/2"), two concentric top (1/2" + 1/2"), two 1/2" top) and (4) Romex knockouts (top) to allow straight conduit runs. Approved for 8 (four in, four out) #12 AWG 70°C.

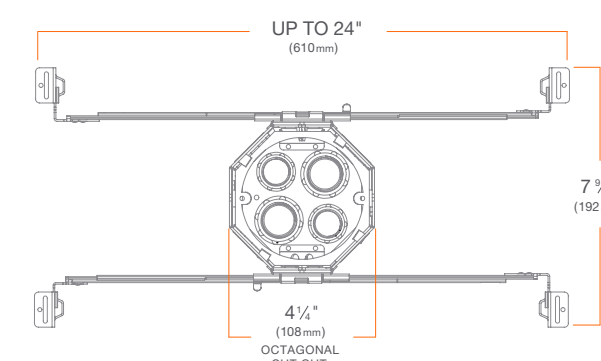
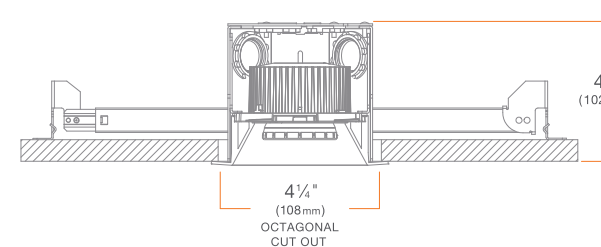
MOUNTING: Pre-installed mounting brackets allow vertical adjustment of bar hangers up to 1".

CEILING: 1/2" up to 1 1/4"

CUTOUT: 4 1/8" (108mm) octagonal opening

LISTINGS: Metallic outlet box certified UL514A, code compliant for use in appropriate fire-rated assemblies for up to 2-hours, STC/IC Sound Rated, ASTM E283 certified Air Tight, IC (Insulation Contact) rated

WARRANTY: 5 year limited warranty



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Page 3 of 11



MODULE



DRD4

Adjustable LED Module
DRD4M

SUMMARY

LED: Cree® LED

DELIVERED LUMENS (w Trim): 750 lm (9.7W), 1000 lm (12.0W)

EFFICACY: 82 lm/W

COLOR QUALITY: 90+ CRI, 2-step SDCM

CCT: 2700K, 3000K, 3500K, 4000K

OPTICS: Spot (20°), Narrow Flood (30°), Flood (40°)

ADJUSTMENT: 360° directional aim, 45° tilt

CENTER BEAM CANDLEPOWER: 7100cd (Spot 1000 lm)

CONNECTOR: PowerPlug® Luminaire Disconnect Model 182

DIMMING: Down to less than 5% for TRIAC/ELV at 120V

INPUT VOLTAGE: 120/277V, 50/60Hz

MAX INPUT CURRENT (120V): 0.090 amps, 0.107 amps

MAX INPUT CURRENT (277V): 0.042 amps, 0.050 amps

POWER FACTOR: Greater than 0.9

TOTAL HARMONIC DISTORTION: Less than 20%

AMBIENT OPERATING TEMPERATURE: -20°C to 40°C

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008

LISTINGS: ENERGY STAR® qualified, California Title 24 2016 JAB compliant, UL Listed for Damp Location, cULus Listed

LIFETIME: 50,000 hours at 70% lumen maintenance

WARRANTY: 5 year limited warranty

WARM DIM OPTION

LED: Bridgelux LED, **DELIVERED LUMENS (w Trim):** 800 lm (12.0W),

EFFICACY: 66 lm/W, **COLOR QUALITY:** 93+ CRI, **CCT RANGE:** 3000K

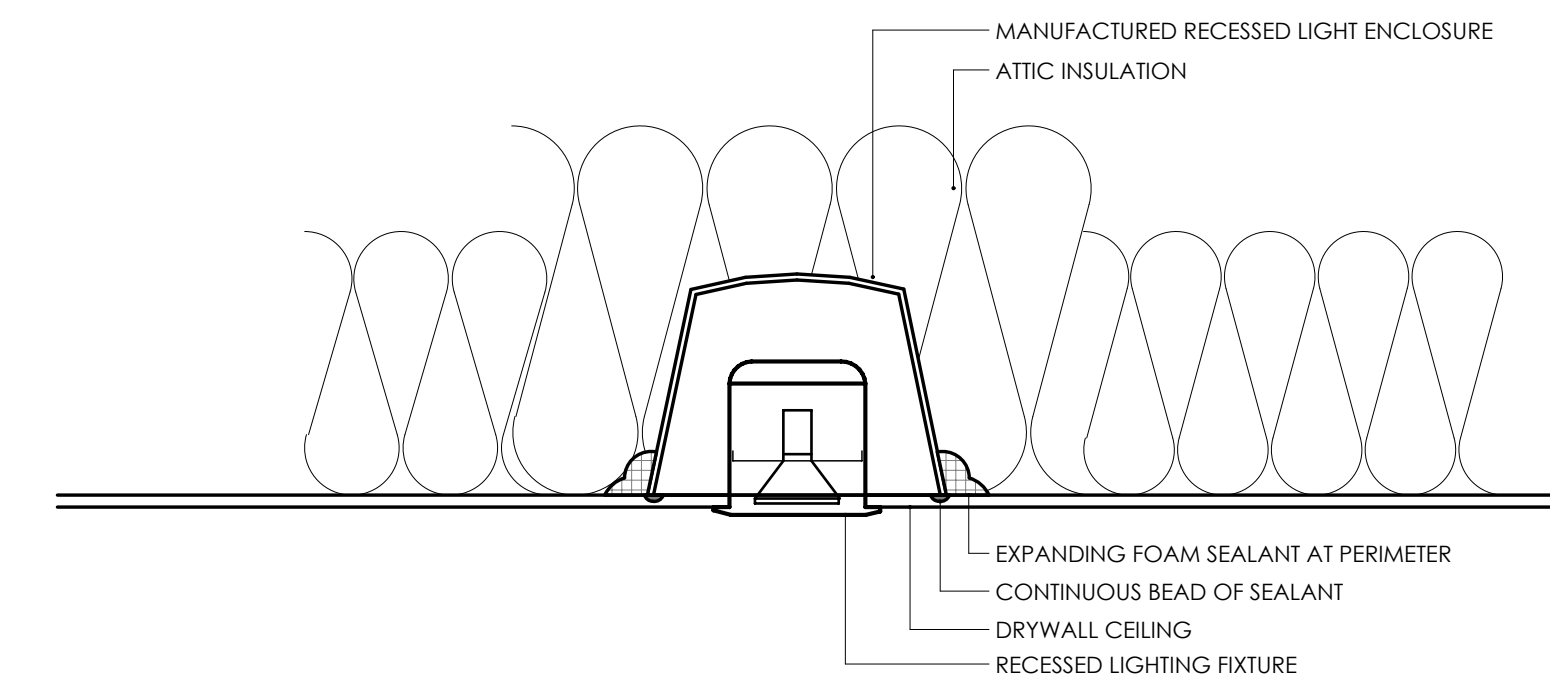
- 1800K, **CENTER BEAM CANDLEPOWER:** 5800cd (Spot), **MAX INPUT CURRENT (120V):** 0.11 amps, **MAX INPUT CURRENT (277V):** 0.047 amps

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Page 4 of 11

REVIEWED

By Michael Kyne at 12:18 pm, Apr 26, 2021



1 Recessed Light Air Sealing Detail

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Electrical Notes

11/18/2020	SD Meeting
12/10/2020	SD Meeting
1/07/2021	SD Meeting
03/04/2021	Permit Coordination
04/02/2021	Permit Set

E002

HARRISON RESIDENCE

Chevy Chase, MD

BUILDING STRUCTURAL LOADING

- A. ROOF LIVE LOAD
- P_g = 30 PSF
 - P_f = 21 PSF + DRIFTING, MIN ROOF DESIGN LOAD = 30 PSF
 - C_e = 1.0
 - I_s = 1.0
 - C_s = 1.0
- B. FLOOR LIVE LOAD
- DWELLING AREAS = 40 PSF
- C. WIND LOAD
- V_{ULT} (3-second gust) = 115 MPH
 - V_{ASD} (3-second gust) = 89 MPH
 - I_w = 1.0
 - EXPOSURE = B
- D. SEISMIC LOAD
- LATERAL FORCE SYSTEM: BRACED WOOD PANELS
 - SEISMIC USE GROUP = I
 - SITE CLASS = D
 - NO DESIGN REQUIRED PER IRC/R301.2.2
- E. CODE: THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- F. ASSUMED EARTH PRESSURES
- P AT REST = 60H
 - P ACTIVE = 45H
 - P PASSIVE = 300H
- G. DEAD LOADS
- ROOF = 15 PSF
 - TYPICAL FLOORS = 12 PSF
 - COUNTERTOPS = 16 PSF
 - TILE FLOORS = 20 PSF

DIVISION 03 - CONCRETE

- A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302.
- B. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR 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.
- D. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH F_c = 3000 PSI FOR FOOTINGS AND FOUNDATION WALLS. F_c = 3500 PSF FOR EXTERIOR EXPOSED SLABS/STEPS AND FOUNDATIONS WALLS.
- E. PROVIDE 6x6-W1.4xW1.4 W.W.F. IN ALL SLAB-ON-GRADE. ALL WIRE FABRIC SHALL CONFORM TO ASTM A185. 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:
- CONCRETE CAST AGAINST EARTH = 3"
 - FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
- H. ALL SLABS AND FOUNDATION WALLS EXPOSED TO WEATHER SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6% ± 1.5% PER ACI-318 4.2.1.
- I. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS WITH SIZE AND SPACING TO MATCH HORIZONTAL WALL REINFORCEMENT.
- J. 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. PREGROUTING OF BASE PLATES SHALL NOT BE PERMITTED.
- K. PROVIDE VAPOR BARRIER OVER A 4-INCH LAYER OF GRAVEL BENEATH ALL SLAB-ON-GRADE.
- L. ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS SHALL BE PLACED IMMEDIATELY ADJACENT TO EACH OF THE OPENINGS.
- M. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. MINIMUM SPLICE LENGTH = 40x BAR DIAMETER.

DIVISION 04 - MASONRY

- A. ALL HOLLOW CONCRETE MASONRY UNITS SHALL BE MID-WEIGHT AND CONFORM TO ASTM C90 TYPE I HAVING A MINIMUM NET UNIT AREA COMPRESSIVE STRENGTH OF 2800 PSI AND A NET MASONRY COMPRESSIVE STRENGTH OF F_m = 2000 PSI IN ACCORDANCE WITH THE UNIT STRENGTH METHOD.
- B. ALL FACE BRICK MASONRY UNITS SHALL CONFORM TO ASTM C216 AND C652, GRADE MW OR SW, TYPE FBS, FBX, OR FBA, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH = 2000 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 A-82 AND ASTM A153, CLASS B2, HOT DIP GALVANIZED (1.5 OZ./SQ).
- D. 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.
- E. ALL MASONRY CELLS BELOW GRADE AND/OR CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH COARSE GROUT PER ASTM C476. AGGREGATE PER ASTM C404.
- F. PROVIDE TWO (2) COURSES OF SOLID CMU PER ASTM C 90 OR GROUT-FILLED CMU BENEATH ALL BEAM, POSTS AND HEADER BEARING POINTS.
- G. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. MINIMUM SPLICE LENGTH = 40x BAR DIAMETER. SPLICES FOR VERTICAL REINFORCEMENT SHALL BE LAPPED 48-BAR DIAMETERS.
- H. BRICK TIES SHALL BE ATTACHED TO ALL BRICK 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 BRICK AND/OR CMU.
- I. 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.
- J. ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1-02/ASCE 6-02/TMS 602-02.

- K. ALL CMU GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 2000 PSI.

DIVISION 05 - METALS

- A. ALL STRUCTURAL STEEL SHALL BE ASTM FABRICATED AND ERRECTED IN ACCORDANCE WITH AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM YIELD STRENGTH AS FOLLOWS:
- W SHAPES: F_y = 50 ksi, PER ASTM A992.
 - PLATES & ANGLES: F_y = 36 ksi PER ASTM A36.
 - HSS SHAPES: F_y = 50 ksi PER ASTM A500 GRADE C.
 - ANCHOR RODS: F_y = 36 ksi, PER ASTM F1554 GRADE A36.
 - BOLTS: F_t = 20 ksi, PER ASTM A307, U.N.O.
- B. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE "STRUCTURAL WELDING CODE" AWS D1.1-2006. USE 70 KSI, LOW-HYDROGEN ELECTRODES.
- C. NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
- D. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- E. ALL MISCELLANEOUS STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH ONE-QUARTER-INCH FILLET WELD UNLESS OTHERWISE NOTED, EXCEPT FOR SLOTTED CONNECTIONS.
- F. PROVIDE A MINIMUM BEARING LENGTH OF 6" FOR ALL BEAMS SUPPORTED ON MASONRY.
- G. ALL WORK SHALL COMPLY WITH THE AISC CODE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

DIVISION 06 - WOOD

- A. ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1/NO.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:
- WOOD LINTELS, JOISTS AND BEAMS
 - FLEXURE: F_b = 675 PSI
 - SHEAR: F_v = 135 PSI
 - MODULUS OF ELASTICITY = 1,400,000 PSI
 - 6x6 POSTS (SYP - P.T.)
 - COMPRESSION PARALLEL: F_c = 525 PSI
 - MODULUS OF ELASTICITY: E = 1,200,000 PSI
 - WALL STUDS: STUD GRADE
 - FLEXURE: F_b = 675 PSI
 - COMPRESSION PARALLEL: F_c = 725 PSI
 - MODULUS OF ELASTICITY = 1,200,000 PSI
- B. ALL FRAMING EXPOSED TO WEATHER OR DESIGNATED "P.T." IS TO BE PRESSURE TREATED SOUTHERN PINE NO.2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", NFPA. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS". MINIMUM MEMBER 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:
- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR IS CLOSER THAN 18-INCHES TO GRADE OR WHEN A WOOD GIRDER/BEAM IS CLOSER THAN 12-INCHES TO GRADE IN EXPOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING.
 - WOOD FRAMING MEMBERS REST ON A CONCRETE OR MASONRY EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8-INCHES ABOVE THE EXPOSED EXTERIOR GRADE.
 - 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.
 - 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 1/4-INCH.
 - WOOD SIDING, SHEATHING AND WALL FRAMING IN THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND OR LESS THAN 2-INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS OR SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
 - 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.
- C. ALL EXTERIOR WALL STUDS ARE TO BE 2x6'S SPACED AT 16" O.C. (U.N.O.), PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUDS AT INTERSECTIONS AND CORNERS. ALL BUILT UP STUD CORNERS AND INTERSECTIONS SHALL BE FASTENED TOGETHER WITH 10d NAILS AT 12" O.C.
- D. ROOF SHEATHING SHALL BE 5/8-INCH, CDX, APA STRUCTURAL I RATED SHEATHING, EXPOSURE 1. PER THE "AMERICAN PLYWOOD ASSOCIATION". SHEATHING SHALL BE FASTENED WITH 8d NAILS AT 6-INCHES ON CENTER AT BOUNDARY PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- E. WALL SHEATHING SHALL BE 1/2-INCH, CDX, APA STRUCTURAL I RATED SHEATHING, EXPOSURE 1. PER THE "AMERICAN PLYWOOD ASSOCIATION". SHEATHING SHALL BE FASTENED WITH 8d NAILS AT 6-INCHES ON CENTER AT PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- F. ALL PLYWOOD SUBFLOORING SHALL BE 3/4-INCH THICK T&G, APA RATED 3216 SHEATHING OR STURD-FLOOR 24 OC RATED. SHEATHING SHALL BE GLUED WITH SUB-FLOOR ADHESIVE AND BE FASTENED WITH 8d NAILS AT 6-INCHES ON CENTER AT BOUNDARY PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- G. ALL BUILT UP WOOD POSTS SHALL BE FASTENED TOGETHER WITH 10d NAILS AT 12" O.C. EACH PLY. ROWS OF NAILS SHALL BE STAGGERED ON EACH SIDE.
- H. 1 1/2-INCH LAMINATED VENEER LUMBER (L.V.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
- FLEXURE: F_b = 2,600 PSI
 - SHEAR: F_v = 285 PSI
 - MODULUS OF ELASTICITY: E = 2,000,000 PSI
- CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR APPROVAL BY ENGINEER FOR ALL LVL BEAMS
- I. 1 1/2-INCH LAMINATED STRAND VENEER LUMBER (L.S.L.) SHALL BE INSTALLED AND

FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:

- FLEXURE: F_b = 1,700 PSI
- SHEAR: F_v = 425 PSI
- MODULUS OF ELASTICITY: E = 1,300,000 PSI

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

- J. RIM BOARDS SHALL BE LSL MATERIAL ONLY.

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

- FLEXURE: F_b = 2400 PSI
- COMPRESSION: F_c = 2500 PSI
- MODULUS OF ELASTICITY: E = 1,800,000 PSI

CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR APPROVAL BY ENGINEER 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 4'-0" MINIMUM.

- N. ALL WALL SHEATHINGS 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 SDWS (STRONG-DRIVE TIMBER SCREENS). USING THE FASTENER-TO-FASTENER SPACING NOTED WITHIN EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED.

PLIES	DEPTH	FASTENERS	SPACING	ROWS
(2)1'-1/2"	6'-12"	10d NAILS	12" O.C.	2
(3)1'-1/2"	6'-12"	16d NAILS	16" O.C.	2*
(2)1'-3/4"	9'-12"	12d NAILS	16" O.C.	2
(2)1'-3/4"	14'-20"	12d NAILS	12" O.C.	3
(3)1'-3/4"	9'-12"	SDS1/4"x4-1/2"	12" O.C.	2*
(3)1'-3/4"	14'-20"	SDS1/4"x4-1/2"	12" O.C.	3*
(4)1'-3/4"	14'-20"	SDS1/4"x6"	12" O.C.	3*

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

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

- P. ALL WOOD BEAMS POCKETED INTO MASONRY OR CONCRETE SHALL HAVE THE END OF THE BEAM WRAPPED WITH BUILDING PAPER AND PACKED WITH NON-SHRINK GROUT.

- Q. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER 2015 IBC, TABLE 2304.10.1 "FASTENING SCHEDULE."

- R. NAILS INDICATED IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED AS FOLLOWS: 6d=0.131"x2.5", 10d=0.148"x3", 12d=0.162"x3.5", 16d=0.187"x3.5". SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER 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 (U.N.O.), EXCEPT AT SLOPED MEMBER CONDITIONS:

SUPPORT MEMBER	HANGER
2x6	LUS26
(2)2x6	LUS26-2
(3)2x6	HU26-3
2x8	LUS28
2x8 - SLOPED	LRU28
(2)2x8 - SLOPED & SKEWED	U28-2
2x10 - SLOPED	LRU210
(2)2x10	LUS10-2
(2)2x10 - SLOPED	LSSR210-2
(2)2x10 - SLOPED & SKEWED	LSSR210-2
(3)2x10 - SLOPED	U210-3
(3)2x10 - SLOPED & SKEWED	U210-3
11-7/8" TJI560	IUS3.56/11.88
11-7/8" TJI560 (TOP FLANGE)	ITS3.56/11.88
(2)1'-3/4" x 11-7/8" LVL	HU410
(2)1'-3/4" x 11-7/8" LVL (TOP FLANGE)	MIT411.88
(3)1'-3/4" x 11-7/8" LVL	HU810
(3)1'-3/4" x 11-7/8" LVL (TOP FLANGE)	HBS.50/11.88
14" TJI660	MIU3.56/14
14" TJI660 (TOP FLANGE)	MIT414
1-1/2" x 14" LSL (TOP FLANGE)	JB214A
(2)1'-3/4" x 14" LVL	HGU3.63-SDS
(2)1'-3/4" x 14" LVL (TOP FLANGE)	HGLTV3.514
(2)1'-3/4" x 14" LVL (CONCEALED FLANGE)	HUCO412-SDS
(3)1'-3/4" x 14" LVL (TOP FLANGE)	HGLTV5.37 (H=14)
(4)1'-3/4" x 14" LVL (TOP FLANGE)	HB7.14/214

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, AT RAFTER LOCATIONS WHERE SLOPES ARE GREAT THAN 14:12. PROVIDE SIMPSON LS90 (EA. SIDE) OF RAFTER.

- U. WOOD I-JOISTS SHALL HAVE THE FOLLOWING MINIMUM EI PROPERTIES (IN²-LBS.):
- 1 1/2" TJI560 = 636,000,000
 - 14" TJI660 = 926,000,000

- V. WOOD I-JOISTS SHALL MEET THE FOLLOWING DEFLECTION CRITERIA:

- Δ FLOOR LIVE LOAD < L/480
- Δ FLOOR LIVE LOAD < 1/8" INCH
- Δ FLOOR TOTAL LOAD < L/360
- Δ ROOF LIVE LOAD < L/360
- Δ ROOF TOTAL LOAD < L/240
- @TILE FLOOR: Δ FLOOR LIVE LOAD < L/270

- W. PROVIDE SIMPSON H2.5A HURRICANE CLIPS FASTENED TO THE INSIDE FACE OF THE DOUBLE TOP PLATE AT ALL ROOF RAFTER BEARING POINTS.

- X. PROVIDE (2) SIMPSON H2.5A HURRICANE CLIPS FASTENED TO THE INSIDE FACE OF THE DOUBLE TOP PLATE AT ALL ROOF BEAM OR BUILT UP RAFTER BEARING POINT.

- Y. ALL ROOF SHEATHING SHALL BE LAID CONTINUOUSLY BETWEEN THE EDGES OF THE ROOF.

DIVISION 31 - EARTHWORK

- A. ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS IS ASSUMED TO BE 2000 PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, F_c = 2000 PSI. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW EXTERIOR GRADE, UNLESS NOTED OTHERWISE.

- B. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL AND SHALL BE SELECTED ON THE BASIS OF LABORATORY COMPACTION TESTS, HAVING A LIQUID LIMIT OF LESS THAN 40. A PLASTICITY INDEX OF LESS THAN 15. FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINED BY ASTM D1557, MODIFIED PROCTOR METHOD.

- C. FOOTING TRENCHES SHALL BE BACKFILLED WITH LEAN CONCRETE IMMEDIATELY UPON EXCAVATION TO PREVENT GROUNDWATER INFILTRATION.

- D. PERIMETER DRAIN TILE SHALL CONSIST OF 4-INCH DIAMETER CORRUGATED POLYETHYLENE TUBING PER ASTM D-405 WITH A MAXIMUM SIZE WIDTH OF 1/4-INCH. TUBING SHALL BE PLACED WITH SLOTS DOWN USING STRAIGHT SECTIONS AND STANDARD CONNECTIONS.

GENERAL PROVISIONS

- 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.

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

- G. 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.

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

- INSPECTION OF SUBGRADE BELOW ALL FOUNDATIONS AND SLAB-ON-GRADE TO VERIFY THE ADEQUACY OF THE BEARING MATERIAL.
- WRITTEN REPORTS SHALL BE SUBMITTED TO THE ARCHITECT STATING COMPLIANCE OR NONCOMPLIANCE WITH DESIGN DOCUMENTS AND SPECIFICATIONS. ALL REPORTS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OR DISTRICT IN WHICH THE PROJECT IS LOCATED.
- INSPECTION AND STATING OF ALL NEW STRUCTURAL FILL WITH REPORTS SUBMITTED TO ARCHITECT STATING COMPLIANCE OR NONCOMPLIANCE WITH PERCENT COMPACTION REQUIREMENTS.

REVIEWED

By Michael Kyne at 12:22 pm, Apr 26, 2021

APPROVED
Montgomery County
Historic Preservation Commission

THOMSON & COOKE ARCHITECTS



Harrison Residence
9 West Krike St Chevy Chase MD 20815

PERMIT SET
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COVER SHEET & DESIGN NOTES

04-02-2021 Permit Set

SHEET INDEX	
SHEET	DESCRIPTION
S001	COVER SHEET & DESIGN NOTES
S101	BASEMENT / FOUNDATION PLAN
S102	FIRST FLOOR FRAMING PLAN & GARAGE FOUNDATION PLAN
S103	SECOND FLOOR / LOWER ROOF FRAMING PLAN & GARAGE ROOF FRAMING PLAN
S104	ATTIC FLOOR / LOW ROOF FRAMING PLAN
S105	ROOF FRAMING PLAN
S106	WIND BRACING PLANS & NOTES
S107	WIND BRACING SECTIONS & DETAILS
S108	WIND BRACING SECTIONS & DETAILS
S301	TYPICAL SECTIONS & DETAILS

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A STATE LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 2016 EXPIRATION DATE: 11/20/2022

S001

