



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: May 21, 2020

### MEMORANDUM

TO: Hadi Mansouri  
Department of Permitting Services

FROM: Brian Crane  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 869721: Hardscape and Landscape Alterations

---

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 February 26, 2020 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: Alex Nephew and Kathryn Doyle (David Jones, Architect)  
Address: 5914 Cedar Parkway, 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 Brian Crane at 301.563.3402 or [brian.crane@montgomeryplanning.org](mailto:brian.crane@montgomeryplanning.org) to schedule a follow-up site visit.



**GENERAL NOTES**

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated February, 2019. Dimensions provided herein are accurate to 0.10-ft.
- Total lot area: Parcel 623= 14,704 sq. ft. (0.338 Acres)
- Property is located on Tax Map HN341 and WSSC 200 Sheet 208NW04.
- Property is located on Montgomery County soils survey map number 27. Soil type(s): ZUC, 1C, Glenelg-Urban land complex & Galia silt loam. Hydrologic Soil Group "B".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C045D.
- Property is located in the Little Falls Branch Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include:  
Water / Sewer - Washington Suburban Sanitary Commission  
Electric - Pepco  
Telephone - Verizon  
Gas - Washington Gas
- Property is located in the incorporated municipality of Chevy Chase Village.

**ZONING DATA**

- Zoning: R-60**  
Minimum Lot Area = 6,000 sq ft  
Minimum Lot Width at R.W. = 25 ft  
Minimum Lot Width at S.R.L. = 50 ft  
Front B.R.L. = 25 ft (Per CCV & McCo) (1)(1)  
Rear B.R.L. = 20 ft min. (Per CCV & McCo) (3)  
Side B.R.L. = 7 ft min. (Per CCV & McCo) (1)(2)(3)
- Per Montgomery County Code Section 4.4.1.A.1, the established building line only applies to new buildings, and does not apply to an alteration or addition to an existing building.
- Per Chevy Chase Village Code Section 8-16(c), no structure of any description shall be erected within twenty-five (25) feet of the front lot line of any lot.
- Per Chevy Chase Village Code Section 8-16(h), no part of any main building shall be erected within twenty (20) feet of the rear lot line of the property upon which it is located.
- Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created.
- This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.
- Per Chevy Chase Village Code Section 8-16(g), no part of any building or structure shall be erected or maintained within seven (7) feet of the side or rear lot lines, nor within ten (10) feet of the nearest adjacent dwelling, provided, however, that externally attached gutters shall not be considered part of any building or structure for purposes of this subsection (see Sec. 8-15).

**CHEVY CHASE VILLAGE - ZONING INFORMATION**

In accordance with Section 8-16, Residential building construction prohibitions:  
8-16 (g) side and rear setback. Except as otherwise specifically stated in the Chapter no part of any building or structure shall be erected or maintained within seven (7) feet of the side or rear lot lines nor within ten (10) feet of the nearest adjacent dwelling, provided, however, that externally attached gutters shall not be considered part of any building or structure for purposes of this subsection (see Sec. 8-15)

**Proposed setback for Pergola structure is 7-feet.**  
**Proposed setback for Pergola rafters is 5.5-feet. A Variance of 1.5-feet is hereby requested.**

In accordance with Section 8-21 Installation and maintenance of fences, walls trees, hedgessm shrubbery, lamp posts, hand rails and arbors.  
8-21 (d) Fence and wall height in rear yard: No person shall construct any fence or wall at any location between the front building line and rear property line nor along any rear property line having a height greater than six and one-half (6.5) feet. The measurement shall be made from the surface of the ground of the lower yard next to the fence or wall.

**Proposed wood fence not to exceed 6.5 feet in height.**

**Proposed wall not to exceed 6.5 feet in height.**  
8-21(g) Arbors. An arbor or trellis, or lattice or other open construction shall be subject to the same setback location requirements as a fence, provided it does not exceed three (3) feet in depth, five (5) feet in width and eight and one-half (8.5) feet in height when located in a side or rear yard. An arbor that is not of open construction or that exceeds any of the foregoing dimensions shall be subject to the setback requirements for structures.

**FENCING NOTE:**

ALL PROPOSED FENCING SHALL BE LOCATED INSIDE OF THE SUBJECT PROPERTY LINES. FENCING MAY NOT EXCEED 6.5-FT IN HEIGHT, MEASURED FROM THE LOWEST GRADE ON EITHER SIDE OF THE FENCE.

**CAS JOB NO.:** 19-057  
**DATE:** 03/2019

**DATE REVISION**  
03/2019 JSC - Topo Survey to Client, Builder and Architect  
04/30/19 JAR - BPSP - For Permit application  
04/18/20 JAR - For Building Permit Application

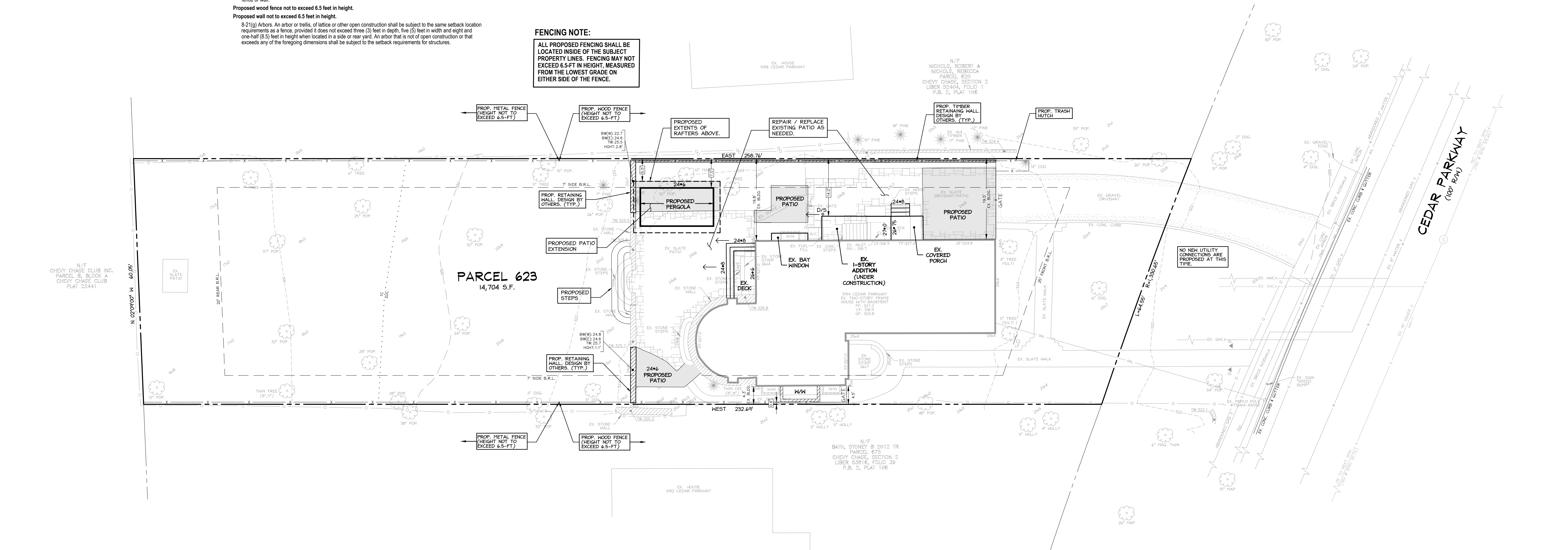
**VICINITY MAP**  
ADC MAP 5407, GRID G-5, SCALE: 1" = 200'



**Curt A. Schreffler, PE**  
CURT A. SCHREFFLER, PE  
04/18/2020

**PROFESSIONAL ENGINEER 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 No. 19668, expiration date 03/31/2022, and that this plan meets MDCPS criteria for building permit applications.

**Parcel 623, Chevy Chase, Section 2**  
**Plat Book 106, Plat No. 2**  
Beltsville (7th) Election District, Montgomery County, MD  
**5914 Cedar Parkway**  
**Chevy Chase, Maryland 20815**



**LEGEND**

**EXISTING FEATURES**

- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Two-And Ten-foot Contours
- Ex. Spot Elevation
- Ex. Chain Link or Wire Fence
- Ex. Wood or Stockade Fence
- Ex. Retaining Wall
- Ex. Soil Line with Soil Types
- Ex. Tree
- Ex. Downspout

**PROPOSED FEATURES**

- 16 Prop. Contour with Elevation
- 25+0 Prop. Spot Elevation
- Prop. Surface Flow Direction
- x Prop. Fence
- Prop. Retaining Wall

**UTILITY INFORMATION**

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
A&T	02/28/2019	PJS	-	-	-
TOWNSHIP	02/28/2019	PJS	02/28/2019	-	OVERHEAD UTILITY
PEPCO	02/28/2019	PJS	-	-	-
VERIZON/NOI	02/28/2019	PJS	-	-	-
WASH. GAS	02/28/2019	PJS	02/28/2019	03/05/2019	ISV
W.S.S.C.	-	-	-	-	-
SEWER CONTRACT DRAWING	02/28/2019	-	03/05/2019	-	ISV
WATER CONTRACT DRAWING	02/28/2019	-	03/05/2019	-	ISV
HOUSE-CONNECTOR PLUMBING CARES	02/28/2019	-	03/05/2019	-	ISV

**MISS UTILITY**  
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.ATLANTA.GA TO ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 88A OF THE MONTGOMERY COUNTY CODE.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Sandra A. Sklar*

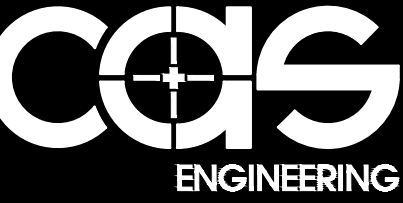
**REVIEWED**  
By Dan.Bruechert at 11:02 am, May 21, 2020

**MONTGOMERY COUNTY - DRAINAGE NOTE**  
THIS PROJECT INVOLVES PRIMARILY LANDSCAPING AND HARDSCAPING ACTIVITIES. A PERGOLA STRUCTURE IS PROPOSED. AS ARE RETAINING WALLS AND FENCING. THE IMPROVEMENTS CONSTITUTE LESS THAN 400 SQUARE FEET OF BUILDING LOT COVERAGE (9 SQUARE FEET OF BUILDING LOT COVERAGE IS PROPOSED). AS A RESULT THE SMALL LOT DRAINAGE REQUIREMENTS DO NOT APPLY TO THIS PROJECT.

**OWNERS**  
Alexander Naphaw and Kathryn Doyle  
5914 Cedar Parkway  
Chevy Chase, MD 20815  
301-758-8817 direct  
alex@parldata.com  
kathryn.b.doyle@gmail.com

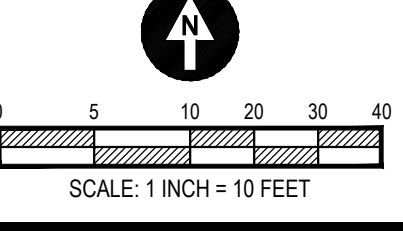
**ARCHITECT**  
Jones & Boer Architects  
Attn: David Jones  
1739 Connecticut Avenue, NW  
Washington, DC 20009  
202-332-1200 direct  
david@jonesboer.com

**5914 Cedar Parkway**  
**Parcel 623, Chevy Chase,**  
**Chevy Chase, Section 2**  
**- Chevy Chase Village -**  
**Building Permit Site Plan**



**CAS ENGINEERING-MD**  
10 South Basin Street  
Frederick, Maryland 21701  
301-607-8025 Phone  
info@casengineering.com  
www.casengineering.com

**CAS ENGINEERING-DC, LLC**  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036  
info@cas-dc.com  
202-350-7200 Phone  
www.cas-dc.com



**SHEET TITLE:**  
Building Plan Site Plan

DATE:  
01 MAY 2019  
PERMIT SET  
REVISIONS:  
A 12 MAY 2020  
PERMIT REVISION  
- ADD SHEET A601  
- ADD SHEET 6106

LIST OF DRAWINGS & CODE NOTES

NEPHEW-DOYLE  
5914 CEDAR PARKWAY  
CHEVY CHASE, MD, 20815

A000

LIST OF DRAWINGS

A000 COVER SHEET

PLANS

A101 CELLAR & FIRST FLOOR PLANS  
A102 SECOND & THIRD FLOOR PLANS  
A103 ROOF PLAN  
A104 DEMOLITION PLANS

ELEVATIONS & SECTIONS

A201 EAST ELEVATION  
A202 SOUTH ELEVATION  
A203 WEST ELEVATION  
A204 NORTH ELEVATION  
A205 BUILDING SECTIONS  
A206 BUILDING SECTIONS

WALL SECTIONS & EXTERIOR DETAILS

A301 WALL SECTIONS & DETAILS  
A302 WALL SECTIONS & DETAILS  
A303 FIREPLACE & CHIMNEY DETAILS

WINDOW AND DOOR SCHEDULES

A401 DOOR SCHEDULES & ELEVATIONS  
A402 WINDOW SCHEDULE & ELEVATIONS

INTERIORS - NOT ISSUED

A501 RESERVED

PERGOLA

A601 PERGOLA DETAILS

ELECTRICAL PLANS

E101 CELLAR & FIRST FLOOR PLANS  
E102 SECOND & THIRD FLOOR PLANS

ENERGY CONSERVATION

EC100 ENERGY CONSERVATION DIAGRAMS

STRUCTURAL

S001 STRUCTURAL NOTES AND ABBREVIATIONS  
S100 FOUNDATION PLAN  
S101 FIRST FLOOR FRAMING PLAN  
S102 SECOND FLOOR FRAMING PLAN  
S103 ATTIC FLOOR FRAMING PLAN  
S104 ROOF FRAMING PLAN  
S105 PERGOLA FRAMING PLAN & SECTIONS  
S201 FOUNDATION SECTIONS  
S301 FRAMING SECTIONS  
S302 FRAMING SECTIONS



NEPHEW DOYLE RESIDENCE

CHEVY CHASE, MD

PROJECT & CODE INFORMATION

RENOVATION SQUARE FOOTAGES (NET)		ADDITION SQUARE FOOTAGES (NET)	
CELLAR	1,150 SF	CELLAR	90 SF
FIRST FLOOR	1,865 SF	FIRST FLOOR	105 SF
SECOND FLOOR	1,865 SF	SECOND FLOOR	-
THIRD FLOOR	935 SF	THIRD FLOOR	95 SF
SUBTOTAL	5,815 SF	SUBTOTAL	290 SF

PROJECT DESIGNED TO THE FOLLOWING CODES:  
- 2015 IRC - INTERNATIONAL RESIDENTIAL CODE  
- 2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE  
- 2010 NFPA 13D - SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS  
- 2014 NFPA NEC - ELECTRIC CODE

ZONE	R-60
BUILDING TYPE	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	WOOD FRAMING
SCOPE OF WORK	ADDITIONS AND RENOVATIONS TO EXIST'G SINGLE FAMILY RESIDENCE

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Sandra A. Heiler*

REVIEWED  
By Dan.Bruechert at 11:02 am, May 21, 2020

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 8630, EXPIRATION DATE 6/22/2019





\\fileserv\caddy\Projects\58 David Jones Architects\1958003.00.V=Nephew-Doyle Res-Chevy Chase, MD\2-Drafting\SO01 STRUCTURAL NOTES & ABBREVIATIONS.dwg, 5/13/2020, 10:03:50 AM, Bluebeam PDF, ARCH\_D\_ (24,00\_x\_36,00\_inches)

STRUCTURAL NOTES

1 GENERAL
A. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE. THE FOLLOWING LIVE LOADS WERE UTILIZED IN THE DESIGN:
LIVING AREAS 40 PSF
SLEEPING ROOMS 40 PSF
ATTICS W/O STORAGE 10 PSF
ATTICS W/ STORAGE 20 PSF
EXTERIOR DECK 40 PSF
SNOW LOAD (GROUND SNOW) 30 PSF
WIND LOAD 115 MPH (ULTIMATE) 90 MPH (SERVICE)
SEISMIC DESIGN CATEGORY B
TERMITE HAZARD SEVERE MODERATE TO SEVERE
DAMAGE FROM WEATHERING SEVERE

A MINIMUM OF 12 PSF DEAD LOAD WAS ADDED IN THE DESIGN.
B. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.
C. BASEMENT AND FOUNDATION WALLS ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED, OR CONTRACTOR HAS PROVIDED SHORING AND BRACING TO ADEQUATELY RESTRAIN WALL.

2 EARTHWORK
A. FOUNDATIONS ARE DESIGNED TO BEAR ON ENGINEERED FILL OR NATURAL SOIL WITH A CAPACITY OF 4,500 PSF, BASED ON RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY PIEDMONT GEOTECHNICAL, INC. DATED MARCH 26, 2019. THIS VALUE IS TO BE VERIFIED IN THE FIELD BY THE BUILDING INSPECTOR OR A QUALIFIED TESTING AGENCY.
B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
C. COMPACTED BACKFILL BELOW BUILDING SLABS (EXCEPT AT STRUCTURED SLAB AREAS) - ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO 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 MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.
D. STEP NEW FOOTINGS UP OR DOWN SUCH THAT BOTTOM OF FOOTING MATCHES THE EXISTING AT INTERSECTIONS BETWEEN NEW AND EXISTING WALLS. DRILL AND EPOXY GROUT 2x45 BARS X 2'-0" LONG INTO EXISTING FOOTING. PROVIDE MINIMUM 6" EMBEDMENT.
E. RESTRAINED FOUNDATION OR BASEMENT WALLS ARE DESIGNED FOR A LATERAL EARTH PRESSURE OF 60 PCF AND RETAINING WALLS FOR A LATERAL EARTH PRESSURE OF 45 PCF, ASSUMING A PERIMETER DRAIN TILE SYSTEM WITH FREE DRAINING SOIL MATERIAL OR DRAINAGE BOARD BEHIND WALL. NOTIFY ENGINEER IF SOIL CONDITIONS DIFFER.

3 DEMOLITION
A. CONTRACTOR SHALL VERIFY THAT EXISTING CONSTRUCTION CORRESPONDS TO THAT SHOWN ON THE DRAWINGS. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
B. PROVIDE ADEQUATE SHORING, BRACING AND OTHER TEMPORARY SUPPORT DURING DEMOLITION. RETAIN THE SERVICES OF A QUALIFIED SPECIALTY ENGINEER TO DESIGN AND MONITOR THE TEMPORARY SUPPORT. SUBMIT DRAWINGS FOR RECORD ONLY.
C. UNTIL PROPERLY SHORED, DO NOT CUT EXISTING STRUCTURAL MEMBER IN A MANNER RESULTING IN A REDUCTION OF LOAD-CARRYING CAPACITY. DO NOT EXCEED THE CAPACITY OF THE EXISTING STRUCTURE WITH SUPERIMPOSED LOADS.
D. IN GENERAL, SELECTIVE STRUCTURAL DEMOLITION IS TO BE PERFORMED WITH PHYSICAL CUTTING ACTION (I.E. SAWING AND GRINDING INSTEAD OF HAMMERING AND CHOPPING). DO NOT USE JACKHAMMERS ON STRUCTURALLY SUPPORTED MEMBERS.

4 CONCRETE
A. ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH (f'c) = 3000 PSI IN 28 DAYS. EXTERIOR SLABS AND GARAGE FLOOR SLABS SHALL HAVE A MINIMUM STRENGTH OF 3500 PSI. ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 301 SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AIR-ENTRAINED.
B. ALL REINFORCING STEEL TO MEET ASTM A\_615 GRADE 60. PLACING PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS. ALL REINFORCING TO BE SPLICED A MINIMUM OF 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
C. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCING AS FOLLOWS:
--- BEAMS EXPOSED TO WEATHER 2"
--- FOOTINGS (BOTTOM) 3"
--- WALLS, BEAMS, & COLUMNS 1-1/2"
D. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. PROVIDE REINFORCING DOWELS BETWEEN FOOTINGS AND WALLS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

5 MASONRY
A. ALL CONCRETE MASONRY UNITS TO CONFORM TO ASTM SPEC C\_90 FOR LOADBEARING MASONRY. ALL MASONRY TO HAVE JOINT REINFORCING @ 16" O.C. HORIZONTALLY. MORTAR TO BE ASTM C\_270 TYPE S. WALLS SHALL BE CONSTRUCTED WITH A FULL BED OF MORTAR.
B. LINTELS FOR MASONRY WALLS SHALL BE AS FOLLOWS: PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOWS:
OPENINGS TO 3'-0": 4" X 3-1/2" X 1/4" - LLV
3'-1" TO 5'-0": 4" X 3-1/2" X 5/16" - LLV
5'-1" TO 6'-6": 5" X 3-1/2" X 5/16" - LLV
OPENINGS GREATER THAN 6'-6": CONSULT ARCH/ENGR (LLV - LONG LEG VERTICAL)
C. ALL VERTICAL REINFORCING SHALL BE GROUDED IN PLACE WITH TYPE S MORTAR OR PEA GRAVEL CONCRETE. MINIMUM GROUDED LIFT HEIGHT SHALL BE 4'-0" WITH A GROUT SLUMP BETWEEN 8 AND 11 INCHES.
D. ALL EXPANSION BOLTS OR SLEEVE ANCHORS IN MASONRY WALLS SHALL BE PLACED IN SOLID GROUDED MASONRY.
E. PROVIDE REINFORCING DOWELS FROM ALL FOOTINGS INTO MASONRY WALLS AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

6 STEEL
A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A\_992 GRADE 50. PIPE TO BE A53 OR A501. TUBE TO BE A500 OR A501. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL. BOLTED FIELD CONNECTION SHALL BE 3/4" DIAMETER HIGH STRENGTH BOLTS MEETING ASTM SPEC. A\_325.
B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR ERECTION.
C. ALL WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY. ALL WELDING ELECTRODES, MACHINES, ETC. SHALL BE COMPATIBLE WITH STEEL BEING WELDED.
D. STEEL PLATE FULTCH BEAMS SHALL BE BOLTED WITH 1/2 INCH DIAMETER THROUGH BOLTS AT 16 INCHES ON CENTER TOP AND BOTTOM WITH THE FIRST SET OF BOLTS 6 INCHES FROM THE END.

7 WOOD
A. ALL FRAMING LUMBER SHALL BE HEM-FIR, GRADE #2, OR SPRUCE-PINE-FIR, GRADE #1 / #2, OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2x12 MEMBERS):
--- BENDING STRESS "Fb" = 850 PSI FOR SINGLE MEMBER USE
--- HORIZONTAL SHEAR "Fv" = 135 PSI
--- COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 405 PSI
--- COMPRESSION PARALLEL TO GRAIN "Fcd" = 1,150 PSI
--- MODULUS OF ELASTICITY "E" = 1,300,000 PSI
NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.
B. ALL EXPOSED EXTERIOR FRAMING AND FRAMING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUOT (ACO) OR COPPER AZOLE (CBA-A AND CA-B), NOT SODIUM BORATE (SBX). LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2x12 LUMBER WITH REDUCTIONS)
--- BENDING STRESS "Fb" = 750 PSI FOR SINGLE MEMBER USE
--- HORIZONTAL SHEAR "Fv" = 175 PSI
--- COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 565 PSI
--- COMPRESSION PARALLEL TO GRAIN "Fcd" = 1,250 PSI
--- MODULUS OF ELASTICITY "E" = 1,400,000 PSI
C. PLYWOOD LAMINATED VENEER LUMBER (LVL OR MICROLAM) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
--- BENDING STRESS "Fb" = 2600 PSI
--- HORIZONTAL SHEAR "Fv" = 285 PSI
--- MODULUS OF ELASTICITY "E" = 2,000,000 PSI
--- BEARING STRESS "Fperp" = 780 PSI
D. ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2x6 MEMBERS):
--- COMPRESSION PARALLEL TO GRAIN "Fcd" = 725 PSI
--- BENDING STRESS "Fb" = 675 PSI FOR SINGLE USE MEMBERS
--- MODULUS OF ELASTICITY "E" = 1,200,000 PSI
E. UNLESS NOTED OTHERWISE, FASTENING FOR STRUCTURAL MEMBERS SHALL FOLLOW INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.

8 SHEATHING
A. FLOOR SHEATHING SHALL BE 23/32 (3/4) INCH APA RATED STURD-I-FLOOR, TONGUE AND GROOVE, PLYWOOD. PANELS SHALL HAVE LONG DIMENSION ORIENTED ACROSS THREE OR MORE JOISTS AND SHALL BE FASTENED WITH CONSTRUCTION ADHESIVE AND 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.
B. EXTERIOR WALL SHEATHING SHALL BE 7/16 (1/2) INCH THICK APA RATED WOOD STRUCTURAL PANELS. FASTEN PANELS TO STUDS WITH 8d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. PANEL EDGES NEED NOT BE BLOCKED UNLESS NOTED OTHERWISE.
C. ROOF SHEATHING SHALL BE 19/32 (5/8) INCH APA RATED WOOD PANELS WITH SPAN RATING OF 24/0 OR BETTER. FASTEN PANELS TO FRAMING WITH 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. ORIENT LONG DIMENSION OF PANELS ACROSS THREE OR MORE SUPPORTS. EDGES NEED NOT BE BLOCKED, UNLESS OTHERWISE NOTED.

9 MISCELLANEOUS
A. ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE ATTACHED TO STEEL FRAMING WITH POWER ACTUATED FASTENERS OR 1/2" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE.
10 UNDERPINNING NOTES
A. VERIFY EXISTING SITE CONDITIONS PRIOR TO UNDERPINNING. NOTIFY ARCHITECT/ENGINEER IF CONSTRUCTION DIFFERS FROM THAT SHOWN ON DRAWINGS.
B. SURVEY AND PHOTOGRAPH EXISTING CONDITIONS BEFORE PROCEEDING.
C. UNDERPINNING IS DESIGNED FOR AN ASSUMED BEARING CAPACITY OF 3000 PSF. VERIFY BY QUALIFIED TESTING AGENCY OR BUILDING INSPECTOR.
D. EXCAVATE BELOW EXISTING FOOTING IN SEQUENCE SHOWN ON DRAWINGS. ALL PITS WITH THE SAME SEQUENCE NUMBER CAN BE INSTALLED SIMULTANEOUSLY. MAINTAIN SIX FEET MINIMUM BETWEEN ANY TWO PITS. EXCAVATE AND SUPPORT SIDES OF EXCAVATION IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
E. EXCAVATE PIT, INSTALL REINFORCING IF SHOWN, FILL WITH 3000 PSI, 6 INCH MAXIMUM SLUMP CONCRETE TO WITHIN TWO INCHES OF THE BOTTOM OF THE EXISTING FOOTING. CURE 24 HOURS.
F. AFTER CURING, DRYPACK VOID WITH MOIST SAND-CEMENT MIXTURE. FORCE INTO VOID WITH 2X4. BACKFILL AND PROCEED WITH NEXT SEQUENTIAL PIT.
G. REPAIR ANY DAMAGE WHICH OCCURS IN THE EXISTING STRUCTURE AS A RESULT OF THE UNDERPINNING.

11 PERGOLA FRAMING
WESTERN CEDAR FRAMING FOR PERGOLA SHALL BE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES:
--- BENDING STRESS "Fb" = 700 PSI
--- HORIZONTAL SHEAR "Fv" = 155 PSI
--- MODULUS OF ELASTICITY "E" = 1,000,000 PSI
--- BEARING STRESS "Fperp" = 425 PSI
--- NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBERS AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN (INCLUDING BIRDS MOUTH CUTS).
--- NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
--- THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
--- HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

H. PROVIDE SOLID BLOCKING AT 4 FEET ON CENTER BETWEEN BAND JOIST AND FIRST INTERIOR PARALLEL JOIST.
I. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATION. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED MEMBERS SHALL MEET G185 HOT-DIPPED GALVANIZING.
J. PREFABRICATED STEEL HANGERS SHALL BE INSTALLED AS FOLLOWS:
1. ALL JOISTS, RAFTERS, AND BEAMS FLUSH-SUPPORTED TO OTHER FRAMING SHALL HAVE PREFABRICATED JOIST/BEAM HANGERS.
2. HANGERS SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S CATALOGUE FOR THE JOIST/BEAM TYPE, NUMBER OF PLIES, DEPTH, AND WIDTH.
3. WHERE HANGER LOADS ARE NOTED ON THE DRAWINGS, HANGERS SHALL BE SIZED TO CARRY THE LOAD VALUE.
4. PROVIDE SPECIAL SLOPED AND/OR SKEWED HANGERS FOR SLOPED AND SKEWED MEMBERS.

K. ANCHOR BOLTS CONNECTING PRESSURE-TREATED WOOD PLATES TO MASONRY OR CONCRETE SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
L. ALL HEADERS SHALL HAVE A MINIMUM OF TWO STUDS AT EACH END UNLESS NOTED. BUILT-UP STUD COLUMNS SHALL HAVE ONE JACK STUD AND THE REMAINING STUDS SHALL BE KING STUDS. MULTIPLE STUDS SHALL BE NAILED WITH 12d NAILS AT 8" O.C. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS IN FLOOR SYSTEM AT ALL POINT LOADS ABOVE.
M. ALL FREESTANDING POSTS SHALL HAVE PREFAB POSTCAP AND BASE. POSTS WITHIN WALLS SHALL HAVE PREFAB CAP ATTACHED TO BEAM. POSTS BEARING ON MASONRY OR CONCRETE SHALL HAVE PREFAB BASE.

N. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.
O. ALL STUD BEARING WALLS TO BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
P. ALL ROOF RAFTERS SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR. EACH ANCHOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL BE ATTACHED TO HAVE A CAPACITY TO RESIST A 450# UPLIFT LOADING UNLESS SHOWN OTHERWISE ON DRAWINGS.

WARNING: THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.

ABBREVIATIONS LEGEND
A ANCHOR BOLT
ADDL ADDITIONAL
ADJ ADJACENT
AFF ABOVE FINISH FLOOR
ALT ALTERNATE
APPROX APPROXIMATE(LY)
ARCH ARCHITECT(URAL)
B BEAM MARK
BF BOTTOM OF FOOTING ELEVATION
BLKG BLOCKING
BLDG BUILDING
BM BEAM
BOD BOTTOM OF DECK
BOS BOTTOM OF STEEL
BOTT BOTTOM
BP BEARING PLATE MARK
BRG BEARING
BSMT BASEMENT
BTWN BETWEEN
C COLUMN MARK
CIP CAST IN PLACE
CJ CONTROL JOINT
CLR CLEAR(ANCE)
CMU CONCRETE MASONRY UNIT
COL COLUMN
COM CENTER OF MASONRY WALL
COMP COMPOSITE
CONC CONCRETE
CONN CONNECTION
CONST CONSTRUCTION
CONT CONTINUOUS
COORD COORDINATE(TION)
COS CENTER OF STUD
D DEFORMED BAR ANCHORS
DTL DETAIL
DIAM DIAMETER
DIAG DIAGONAL
DN DOWN
DWG DRAWING
DBL DOUBLE
DL DEAD LOAD
EA EACH
EE EACH END
EF EACH FACE
ELEV ELEVATION
ELEV ELEVATOR
EOD EDGE OF DECK
EOJ EDGE OF JOIST
EOS EDGE OF SLAB
EQUIP EQUIPMENT
ES EACH SIDE
EW EACH WAY
EXIST, EX EXISTING
EXP EXPANSION
EXT EXTERIOR
F FOOTING MARK
FDN FOUNDATION
FOB FACE OF BUILDING
FOM FACE OF MASONRY WALL
FOS FACE OF STUD
FS FOOTING STEP
FTG FOOTING
FUT FUTURE
G GAGE, GAUGE
GALV GALVANIZED
GC GENERAL CONTRACT(OR)
GT GIRDER TRUSS
H HORIZONTAL
HP HIGH POINT
HS HIGH STRENGTH
HT HEIGHT
HTR HIP TRUSS
I INFO
IF INSIDE FACE
J JOIST BEARING ELEVATION
JB JOIST
JT JOINT
JTR JACK TRUSS
K KIP
KO KNOCK-OUT
KSI KIPS PER SQ. INCH
L LINTEL MARK
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LIVE LOAD
LP LOW POINT
LVL LAMINATED VENEER LUMBER
M MANUF MANUFACTURER(ED)
MAS MASONRY
MAX MAXIMUM
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MATL MATERIAL
MTL METAL
N NOT TO SCALE
NTS NEAR SIDE
NIC NOT IN CONTRACT
O ON CENTER(S)
OPNG OPENING
OPP OPPOSITE
OF OUTSIDE FACE
P PIER MARK
PC PRECAST CONCRETE
PDF POWER DRIVEN FASTENER
PEB PRE-ENGINEERED BUILDING
PERIM PERIMETER
PI PLATE
PLF POUNDS PER LINEAR FOOT
PP PRECAST PLANK MARK
PROJ PROJECTION
PSF POUNDS PER SQ. FOOT
PSI POUNDS PER SQ. INCH
PSL PARALLEL STRAND LUMBER COLUMN
PT POST TENSION/PRESSURE TREATED
Q QUANTITY
QTY QUANTITY
R RADIUS
RD ROOF DRAIN
REV REVISION, REVISE(D)
REIN REINFORCE(D), (ING)
REMF REMAINDER
REQD REQUIRED
RTU ROOF TOP UNIT
S SOIL BORING
SB SLIP CRITICAL
SC SPECIALTY DESIGN ENGINEER
SEM SIMILAR
SUJ STEEL JOIST INSTITUTE
SOG SLAB ON GRADE
SQ SQUARE
STD STANDARD
STL STEEL
STRUCT STRUCTURAL
SPACES
SL SNOW LOAD
SS STAINLESS STEEL
T TEMP
TEMP TEMPORARY
TF TOP OF FOOTING ELEVATION
THK THICK(NESS), (ENED)
TJ WOOD I JOIST
TO THROUGH OUT
TOC TOP OF CONCRETE
TOP TOP OF PIER ELEVATION
TOS TOP OF STEEL ELEVATION
TOW TOP OF WALL ELEVATION
TYP TYPICAL
U UNEXC UNEXCAVATED
UNO UNLESS NOTED OTHERWISE
UMD UNDERSIDE METAL DECK ELEVATION
V VERTICAL
VERT VERIFY IN FIELD
W WITH
WF WIND FRAME
WP WORK POINT
WWF WELDED WIRE FABRIC

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 11:03 am, May 21, 2020



EHLERT BRYAN
consulting structural engineers
8609 Westwood Center Drive, Suite 800
Tysons, VA 22182
(703) 827-9552
Fax (703) 356-2031
www.ehlert-bryan.com

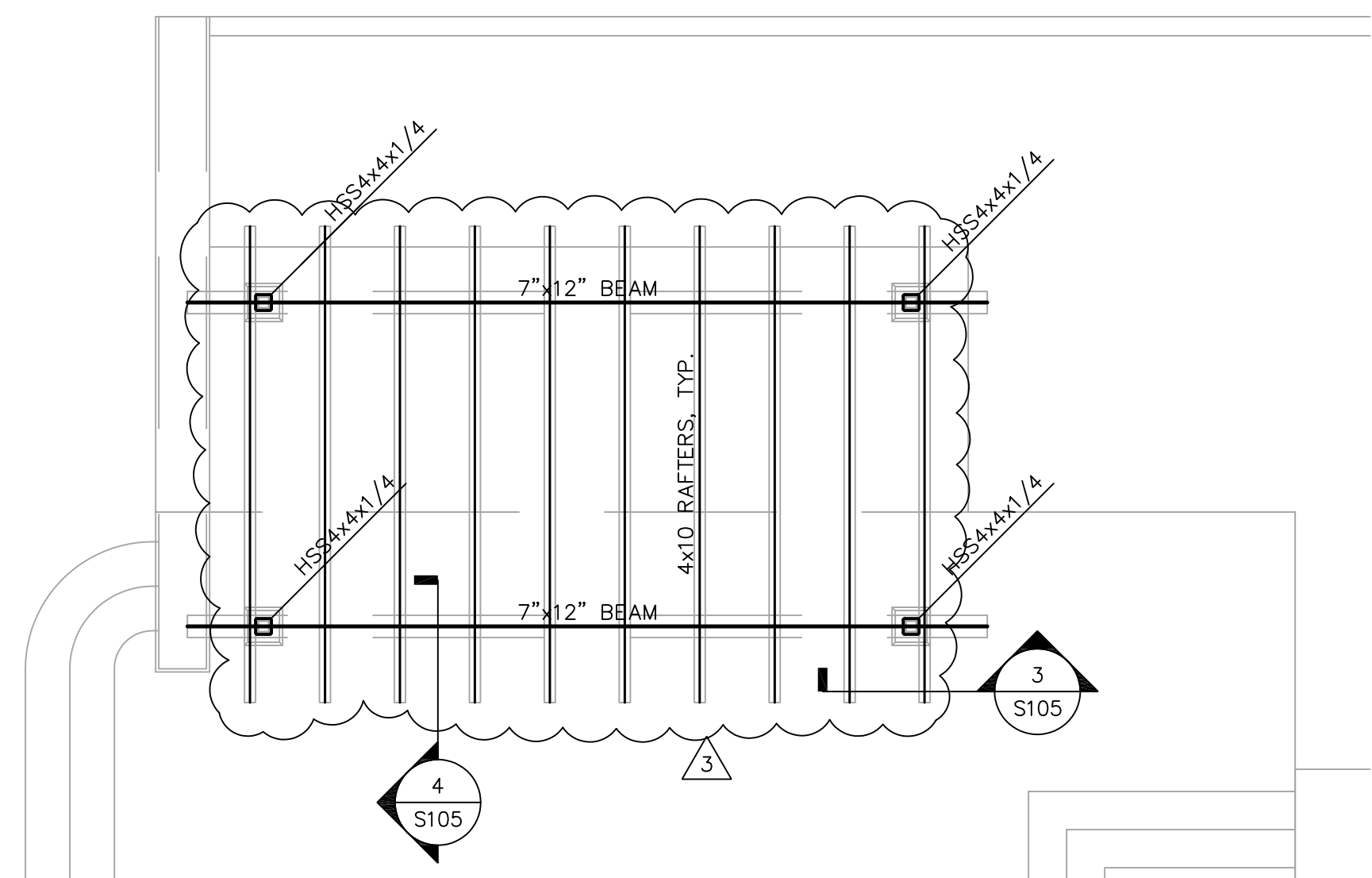
JONES & BOER ARCHITECTS
1739 CONNECTICUT AVE NW WASHINGTON DC 20009 202-332-1200
DATE:
31 MAY 2019
PRICING SET
09 JULY 2019
REVISED FLOORS
12 MAY 2020
PERMIT REVISION

STRUCTURAL NOTES AND ABBREVIATIONS
SCALE: N.T.S.

NEPHEW-DOYLE
5914 CEDAR PARKWAY
CHEVY CHASE, MD 20815

SO01

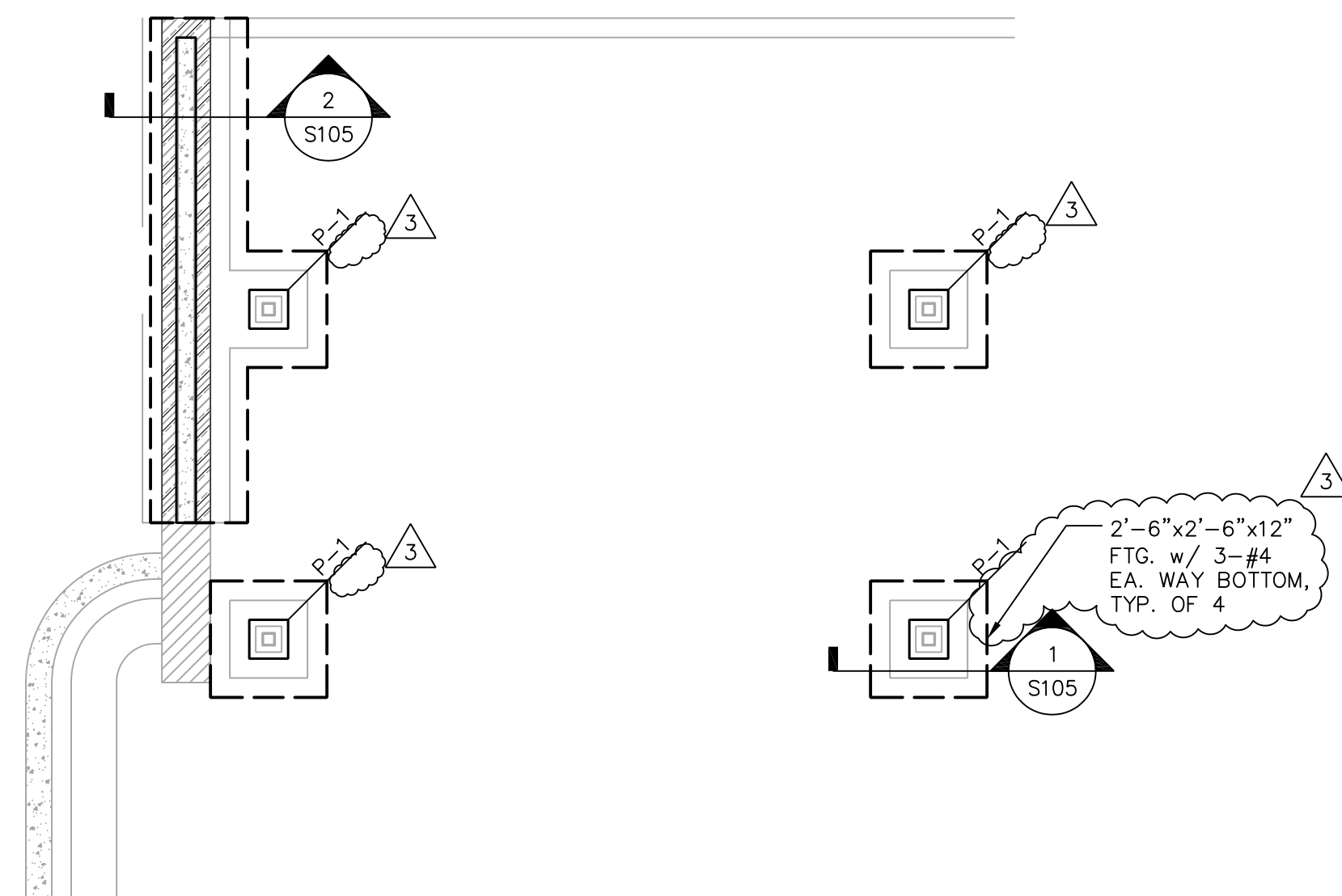
Professional Certification. I, Wayne C. Bryan, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 14376, Expiration Date: 04/06/21.



**PERGOLA FRAMING PLAN**

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

- NOTES:
- ALL WOOD FRAMING TO BE WESTERN RED CEDAR.

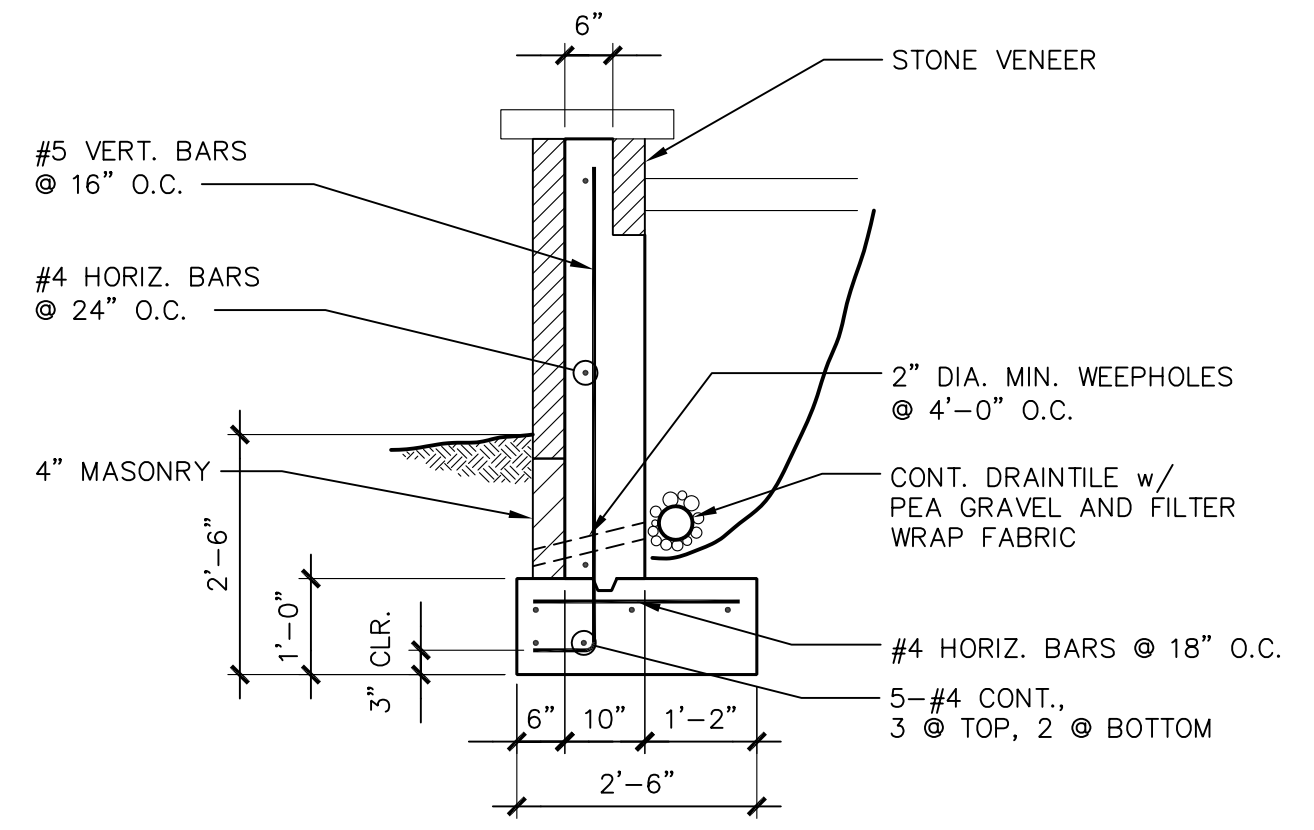


**PERGOLA FOUNDATION PLAN**

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

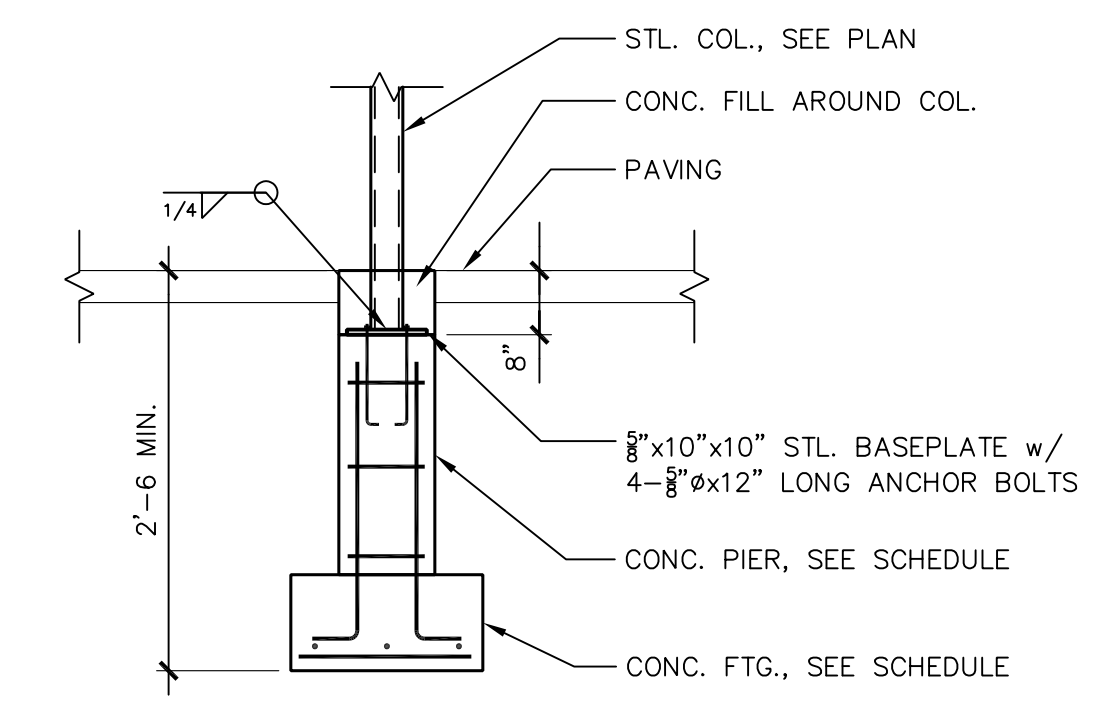
- NOTES:
- P-1 DENOTES CONCRETE PIER, SEE SCHEDULE.

MARK	SIZE	REINFORCING		REMARKS
		VERTICAL	TIES	
P1	12"x12"	4-#5	#3 TIES @ 12" O.C.	



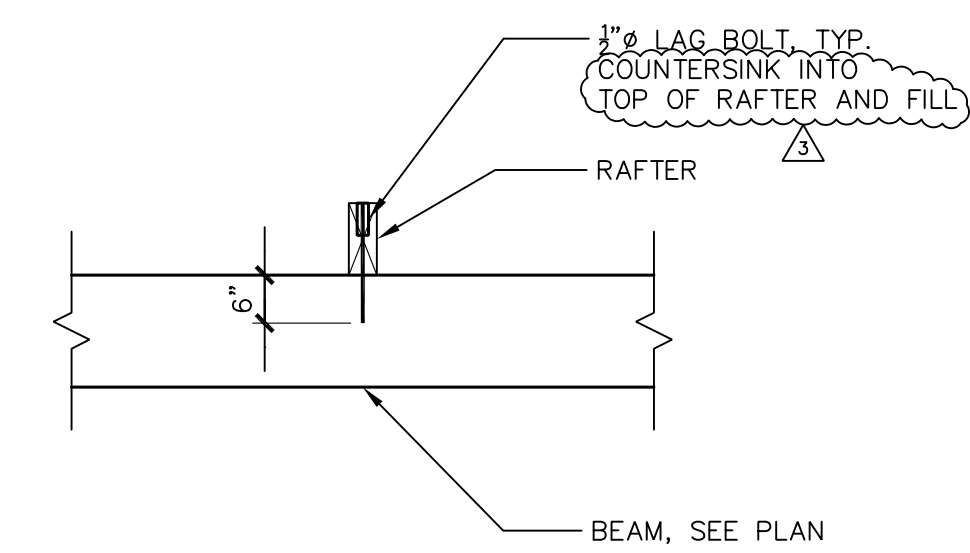
**SECTION 2**

SCALE: 1/2" = 1'-0"



**SECTION 1**

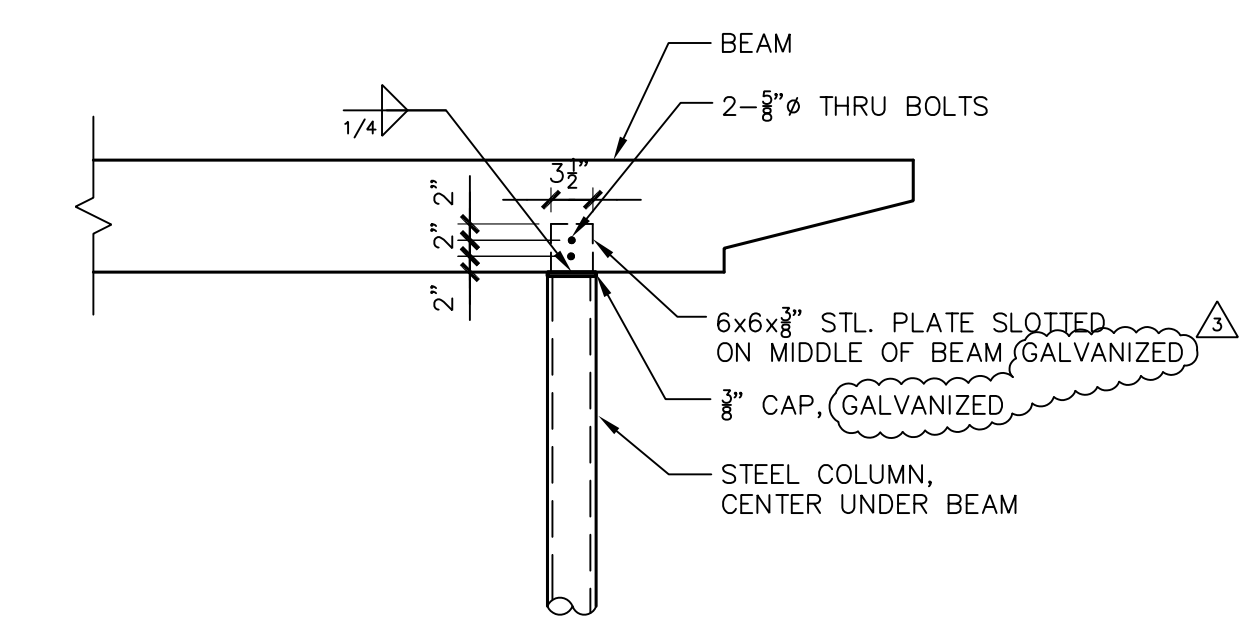
SCALE: 1/2" = 1'-0"



**TYPICAL RAFTER TO BEAM CONNECTION DETAIL**

**SECTION 4**

SCALE: 1/2" = 1'-0"



**TYPICAL WOOD BEAM TO STEEL COLUMN CONNECTION**

**SECTION 3**

SCALE: 1/2" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Sandra L. Heiler*

**REVIEWED**  
By Dan.Bruechert at 11:03 am, May 21, 2020

Professional Certification. I, Wayne C. Bryan, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 14376, Expiration Date: 04/06/21.



**EHLERT BRYAN**  
consulting structural engineers  
8609 Westwood Center Drive, Suite 800  
Tysons, VA 22182  
(703) 827-9552  
Fax (703) 356-2031  
www.ehlert-bryan.com

\\fileserv\cadd\Projects\58 David Jones Architects\1958003.00.V-Nephew-Doyle Res-Chevy Chase, MD\2-Drafting\S105 PERGOLA FRAMING PLAN.dwg, 5/13/2020 10:07:05 AM  
Bluebeam PDF, ARCH\_D\_(24,00\_x\_36,00\_inches)

© 2018 JONES & BOER ARCHITECTS, WASHINGTON, D.C. - ALL RIGHTS RESERVED