



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: March 2, 2020

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #883937: Partial demolition and building addition

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 August 14, 2019 Historic Preservation Commission meeting, with staff item revisions approved at the February 26, 2020 HPC meeting.

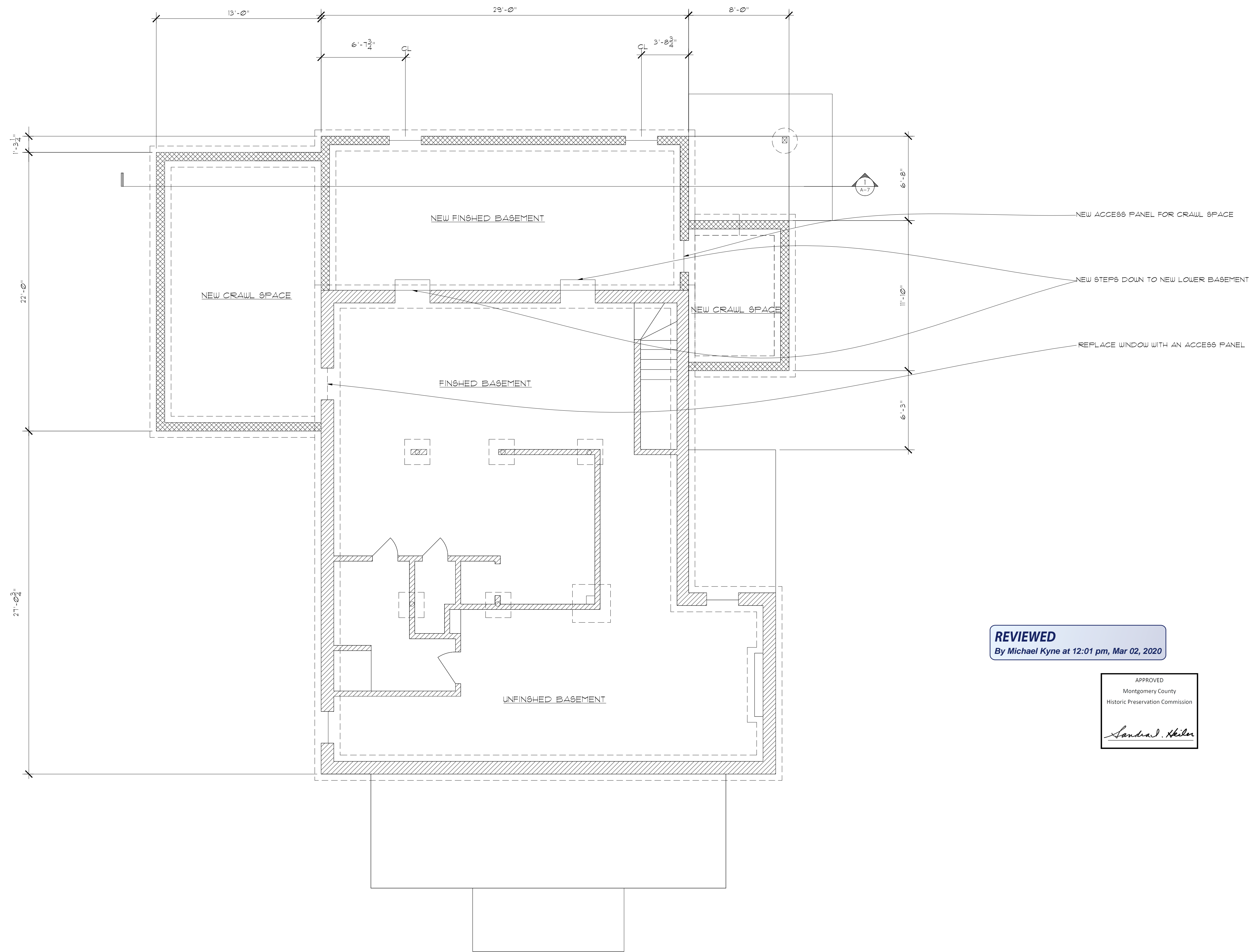
The HPC staff has reviewed and stamped the attached construction drawings.

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: Kathleen Moore (**Dana Haden, Architect**)
Address: 7401 Carroll Ave., Takoma Park

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





REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Kibler

1 NEW FOUNDATION/BASEMENT PLAN
A-1
SCALE: 1/4" = 1'-0"

	NEW 2 X 4 WOOD STUD WALL
	EXTG. WALL TO BE REMOVED
	EXTG. WALLS TO REMAIN
	NEW CMU WALLS

**Addition to
7401 Carroll Ave**
Takoma Park, MD

STUDIO D
132 cresthaven dr.
silver spring, md
301-231-0537

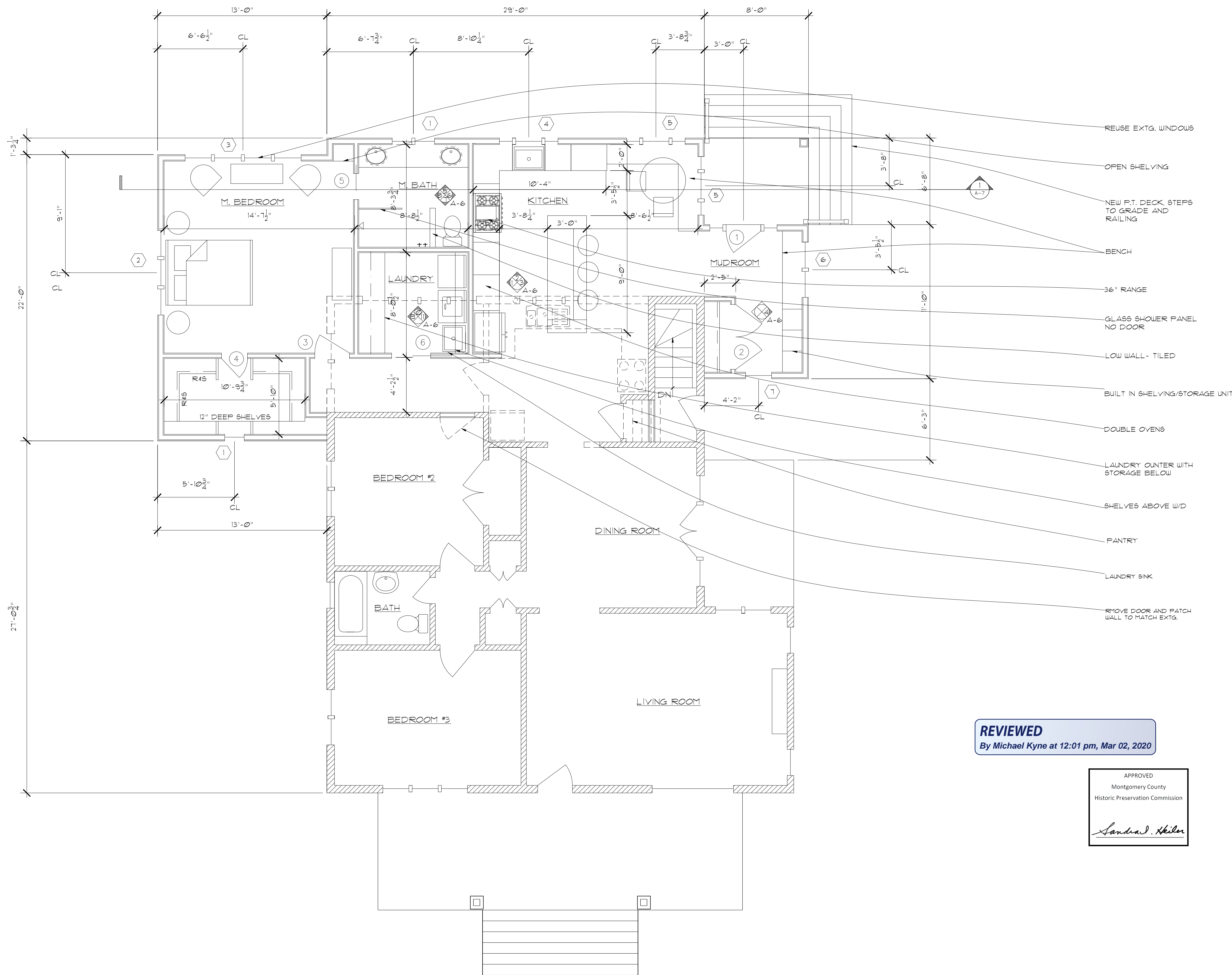
d

DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:
NEW PLANS

A = 1



- REUSE EXTG. WINDOWS
- OPEN SHELVING
- NEW P.T. DECK STEPS TO GRADE AND RAILING
- BENCH
- 36" RANGE
- GLASS SHOWER PANEL NO DOOR
- LOW WALL - TILED
- BUILT IN SHELVING/STORAGE UNIT
- DOUBLE OVENS
- LAUNDRY COUNTER WITH STORAGE BELOW
- SHELVES ABOVE W/D
- PANTRY
- LAUNDRY SINK
- REMOVE DOOR AND PATCH WALL TO MATCH EXTG.

REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Hilson

1 NEW FIRST FLOOR PLAN
A-2 SCALE: 1/4" = 1'-0"

	NEW 2 x 4 WOOD STUD WALL
	EXTG. WALL TO BE REMOVED
	EXTG. WALLS TO REMAIN
	NEW CMU WALLS

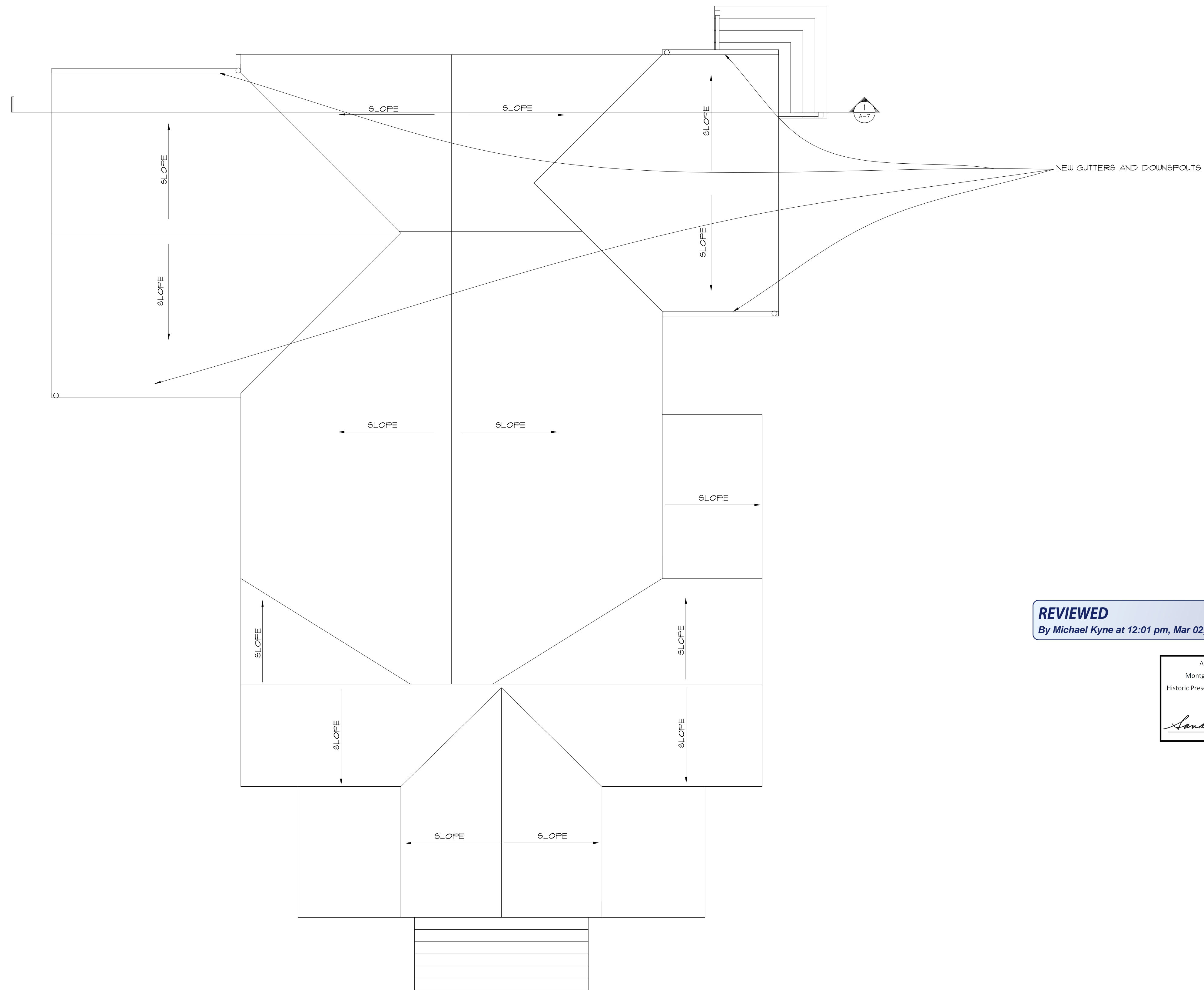
Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D
132 cresthaven dr.
silver spring, md
301-231-8537

DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:
NEW PLANS
A-2



REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

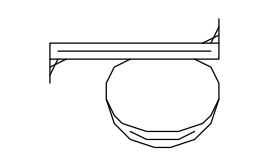


1 NEW ROOF PLAN
A-3 SCALE: 1/4" = 1'-0"

	NEW 2 X 4 WOOD STUD WALL
	EXTG. WALL TO BE REMOVED
	EXTG. WALLS TO REMAIN
	NEW CMU WALLS

Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D
1312 cresthaven dr.
silver spring, md
301-231-0531



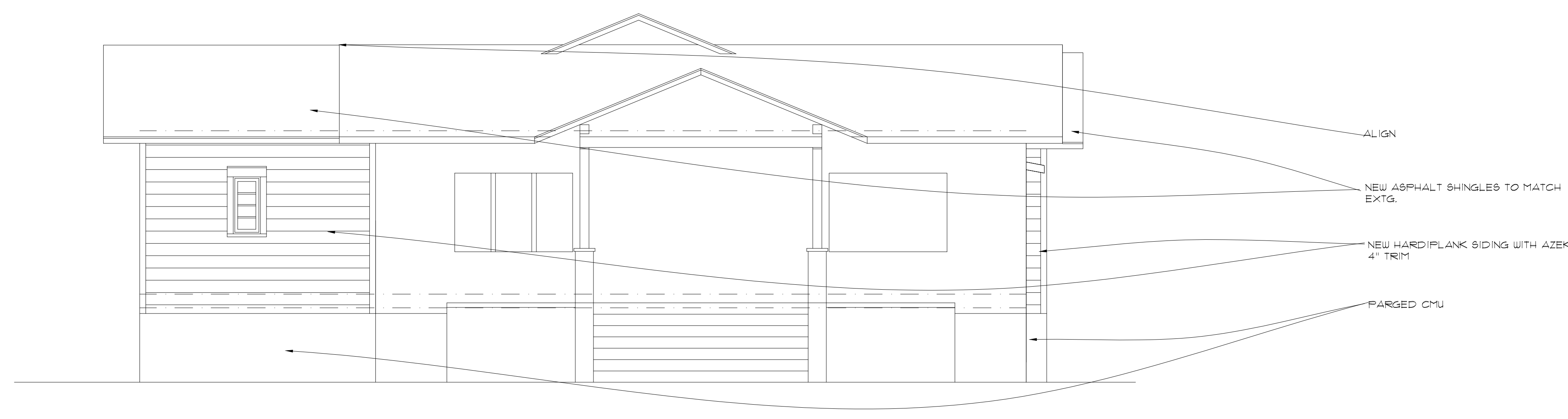
DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:

NEW PLANS

A-3



1 NEW FRONT ELEVATION
 A-4 SCALE: 1/4" = 1'-0"

REVIEWED
 By Michael Kyne at 12:01 pm, Mar 02, 2020

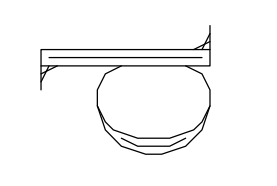
APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra. Heiler



2 NEW RIGHT SIDE ELEVATION
 A-4 SCALE: 1/4" = 1'-0"

Addition to
 7401 Carroll Ave
 Takoma Park, MD

STUDIO D
 132 crestraven dr.
 silver spring, md
 301-231-8531



DANA ROGERS HADEN, AIA architect

ISSUE:
 PERMIT SET: 1/26/20

SHEET:
 NEW ELEVATIONS

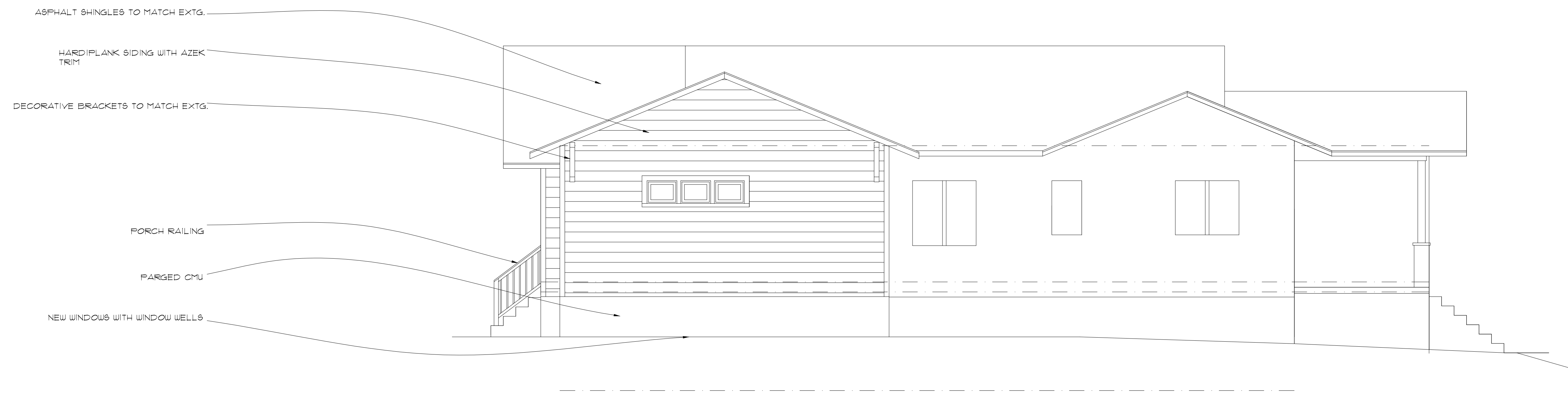
A = 4



1 NEW REAR ELEVATION
A-5 SCALE: 1/4" = 1'-0"

REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

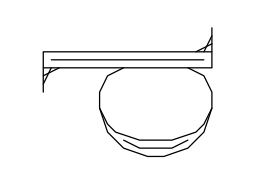
APPROVED
Montgomery County
Historic Preservation Commission
Sandra D. Hilder



2 NEW LEFT SIDE ELEVATION
A-5 SCALE: 1/4" = 1'-0"

Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D
1312 cresthaven dr.
silver spring, md
301-231-0531

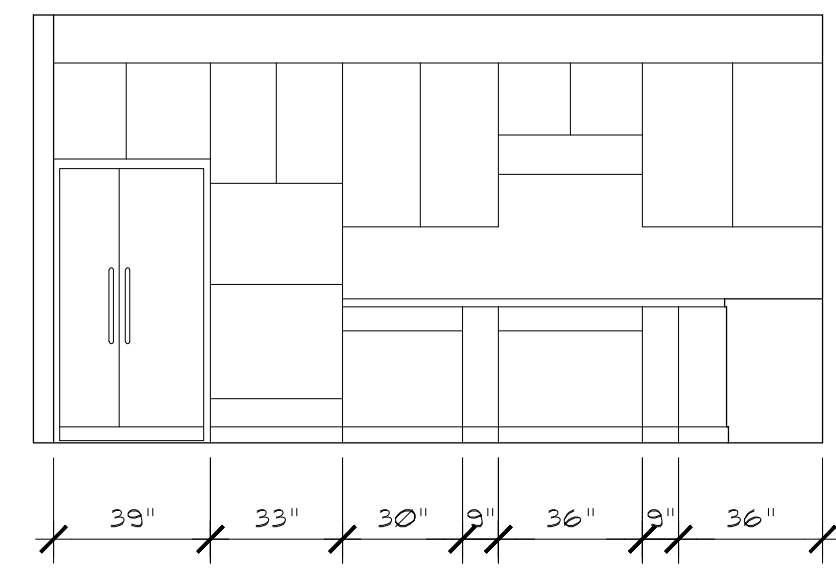


DANA ROGERS HADEN, AIA architect

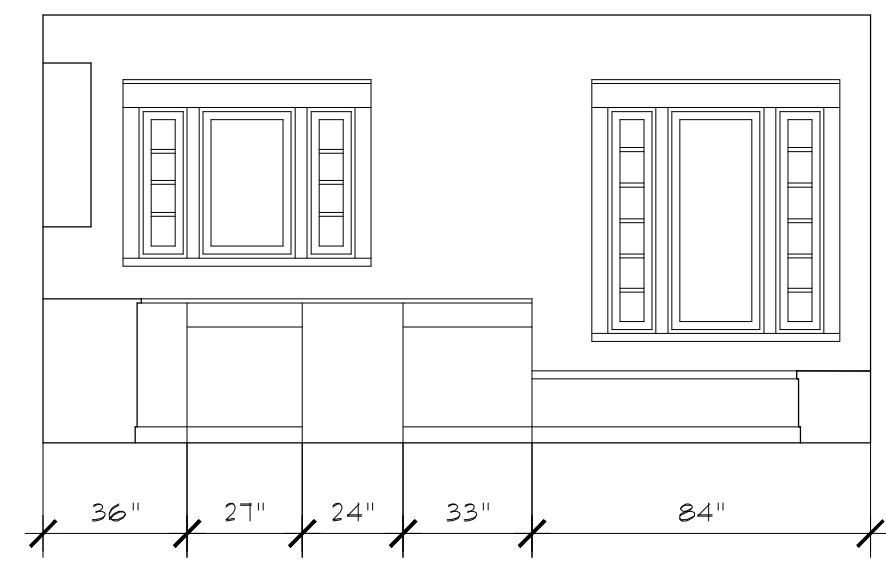
ISSUE:
PERMIT SET: 1/26/20

SHEET:
NEW ELEVATIONS

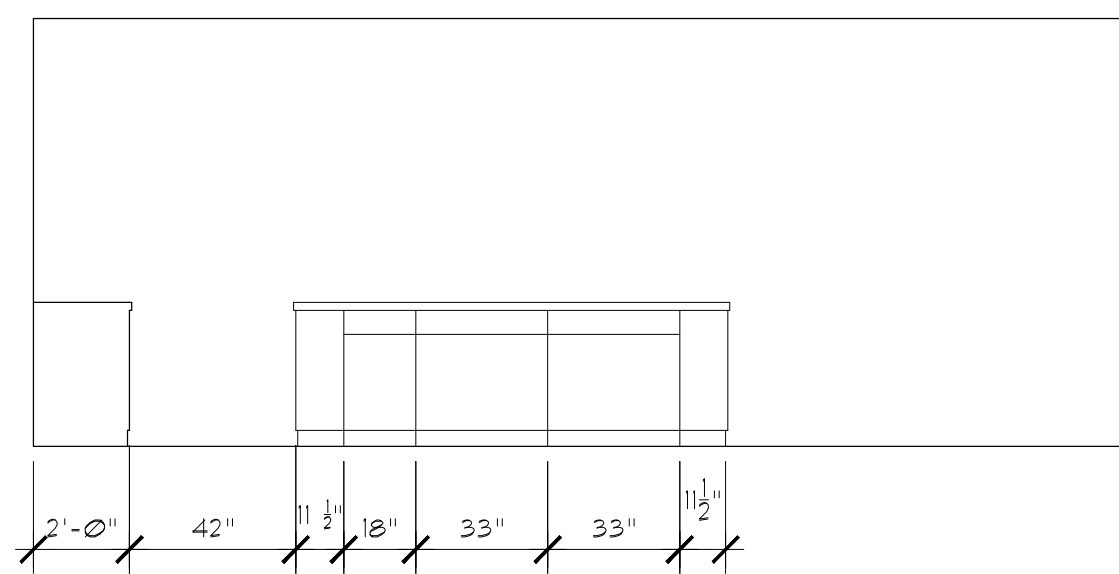
A-5



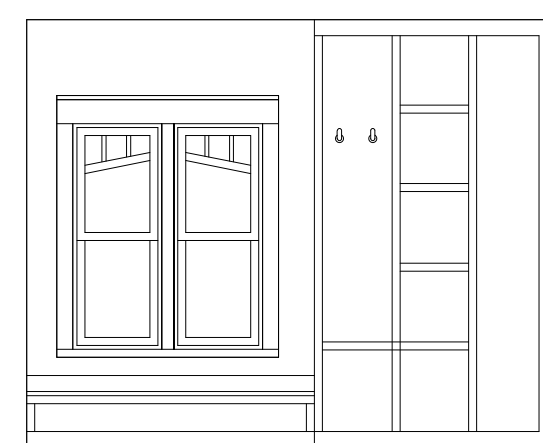
1 KIT. ELEVATION



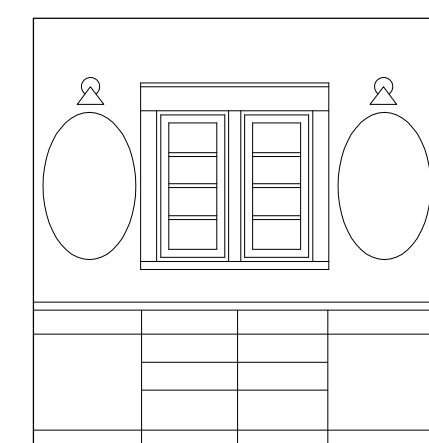
1 KIT. ELEVATION



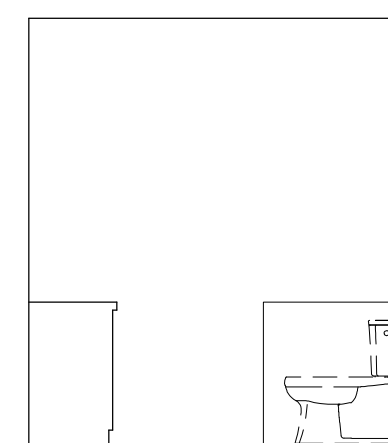
3 KIT. ELEVATION



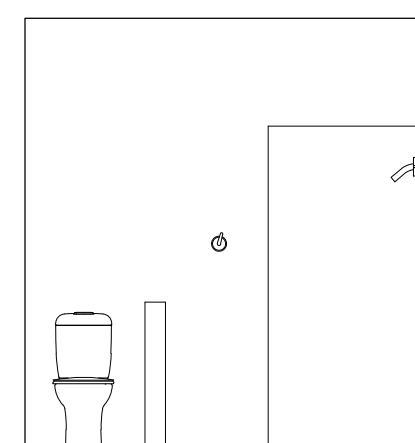
4 MUDROOM ELEV.



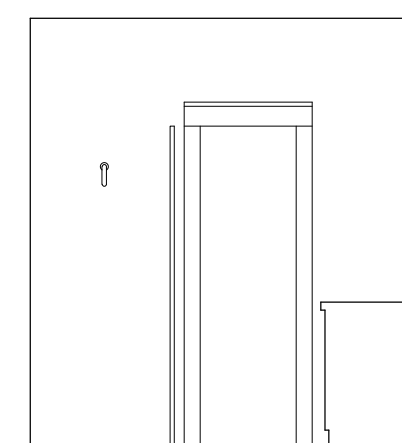
5 BATH ELEVATION



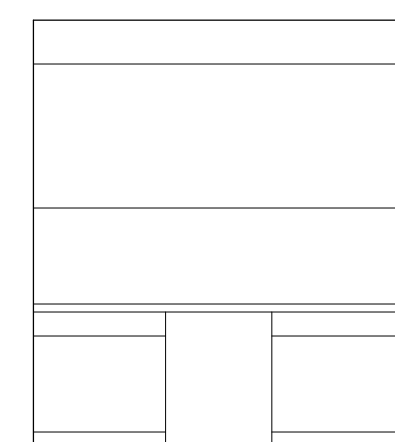
6 BATH ELEVATION



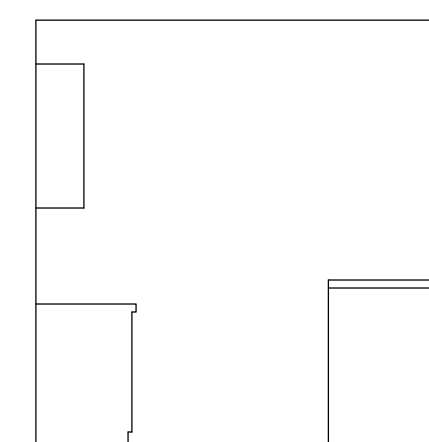
7 BATH ELEVATION



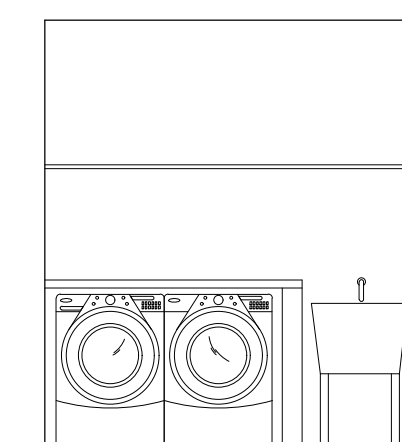
8 BATH ELEVATION



9 LAUNDRY ELEVATION



10 LAUNDRY ELEVATION



11 LAUNDRY ELEVATION

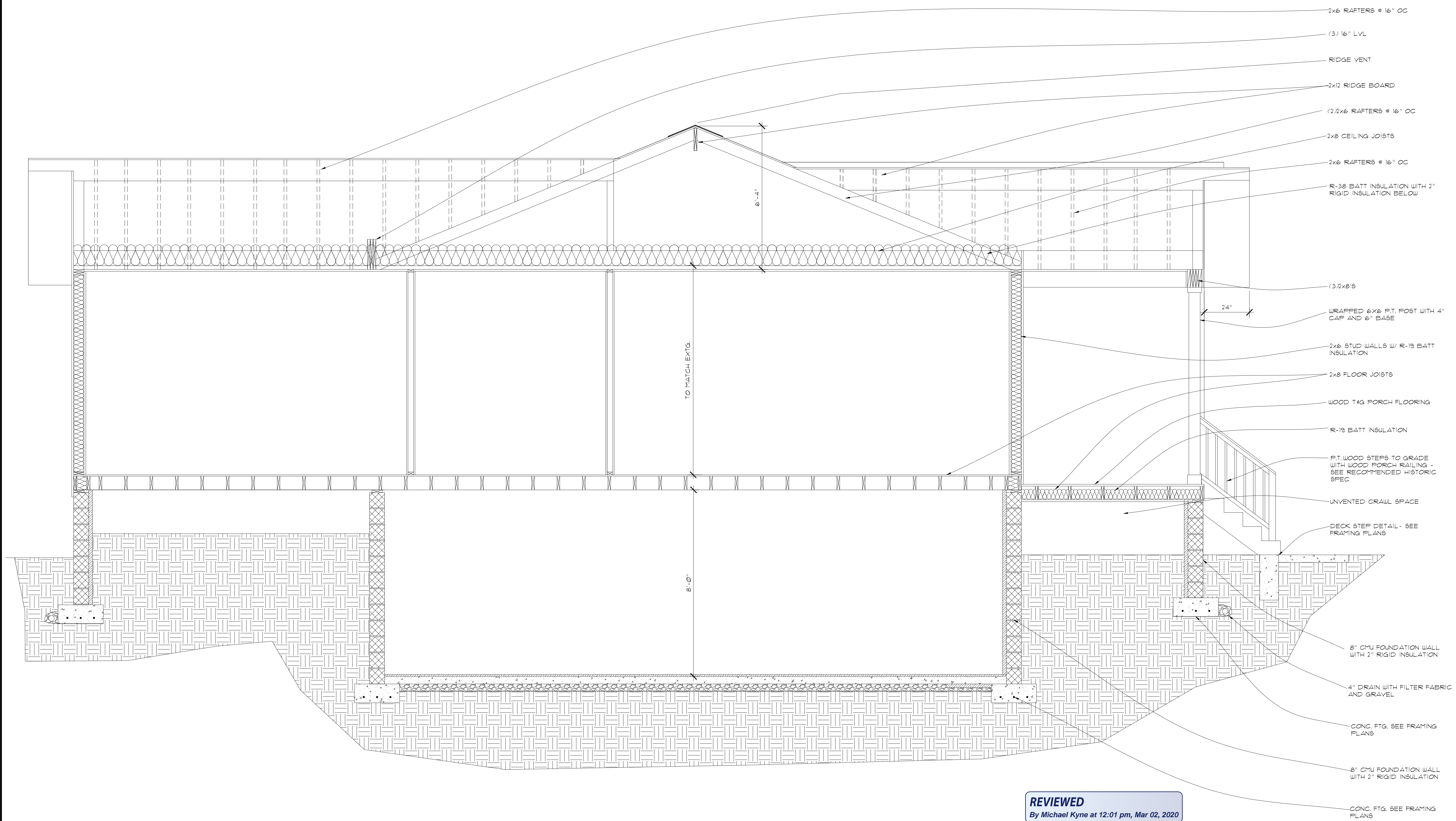
DOOR SCHEDULE			
DOOR TYPE	DOOR SIZE	DESCRIPTION	HARDWARE
①	2'-8" x 6'-8"	NEW EXT. DOOR WITH 12" SIDELIGHTS	DEADBOLT AND LOCKSET
②	(2)2'-6" x 6'-8"	NEW INT. DOOR TO MATCH EXTG.	MAGNETIC CATCH
③	2'-8" x 6'-8"	NEW INT. DOOR TO MATCH EXTG.	PRIVACY SET
④	2'-0" x 6'-8"	NEW INT. DOOR TO MATCH EXTG.	PASSAGE SET
⑤	2'-0" x 6'-8"	POCKET DOOR	LOCK
⑥	3'-0" x 6'-8"	POCKET DOOR	

WINDOW SCHEDULE		
WINDOW TYPE	ROUGH OPENING	DESCRIPTION
①	1'-6" x 3'-2"	CASEMENT WINDOW-SEE ELEVATION FOR GRILL PATTERN
②	2'-0" x 1'-6"	AWNING WINDOW
③	EXTG. WINDOW GROUP TO BE REUSED	EXTG. WINDOWS FROM REAR BEDROOM VIF EGRESS
④	2'-0" x 3'-2", 1'-0" x 3'-2"	2' WIDE CENTER GLASS FIXED, WITH 1'-0" x 3'-2" CASEMENT ON EITHER SIDE SEE ELEVATION FOR GRILL PATTERN
⑤	2'-0" x 4'-8", 1'-0" x 4'-8"	2' WIDE CENTER GLASS FIXED, WITH 1'-0" x 4'-8" CASEMENT ON EITHER SIDE SEE ELEVATION FOR GRILL PATTERN
⑥	EXTG. WINDOW GROUP TO BE REUSED	EXTG. WINDOWS FROM REAR BEDROOM
⑦	2'-0" x 4'-8"	CASEMENT WINDOW-SEE ELEVATION FOR GRILL PATTERN

ARCHITECTURAL LEGEND	
	SECTION INDICATOR
	ELEVATION INDICATOR
	DETAIL INDICATOR
	DOOR TYPE
	WINDOW TYPE

REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

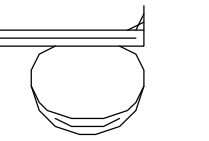
APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Hillen



Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D

1312 cresthaven dr.
silver spring, md
301-231-8537



DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:

SECTION

A-7

1 SECTION
A-7

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

REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

Addition to 7401 CARROLL AVE

Takoma Park, MD

ZONING INFORMATION

LOT: PART OF LOT 1
BLOCK: 45
CARROLL MANOR ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

ALL MATERIAL AND WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH MONTGOMERY COUNTY AND THE 2015 IRC BUILDING CODE.

WIND LOAD: 90 MPH W/ 3 SECOND GUSTS.

THE CONTRACTOR SHALL OBTAIN PERMITS FOR CONSTRUCTION AND INSPECTIONS OF WORK.

THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF CONDITIONS WHICH MAY AFFECT THE CONSTRUCTION AS SHOWN.

THE CONTRACTOR SHALL PROVIDE WORKMAN EXPERIENCED IN THEIR TRADE AND ALL WORK SHALL CONFORM TO THE ACCEPTED STANDARDS OF THE INDUSTRY. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LEGALLY REGISTERED IN MARYLAND.

THE CONTRACTOR AND SUB-CONTRACTORS SHALL CLEAN THE SITE OF DUST AND DEBRIS DAILY AFTER WORK IS COMPLETED. ALL EFFORTS SHALL BE MADE TO KEEP DUST FROM OCCUPIED ROOMS OF THE HOUSE. THE HOUSE SHALL BE LEFT IN A SPOTLESS CONDITION AFTER FINAL COMPLETION OF THE WORK.

DO NOT SCALE THE DRAWINGS. DIMENSIONAL DISCREPANCIES AND QUESTIONS SHALL BE DIRECTED TO THE ARCHITECT.

DO NOT STACK BUILDING MATERIALS IN SUCH A MANNER THAT WOULD CREATE CONCENTRATED LOADS ON THE EXISTING STRUCTURE.

ALL EXISTING AREAS AFFECTED BY THE NEW WORK SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.

THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE FULL PERFORMANCE OF THE WORK HEREIN, UNLESS SPECIFICALLY NOTED OTHERWISE.

THE GENERAL CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK AND HAVE A RESPONSIBLE FOREMAN CONTINUALLY ON THE SITE TO ACT FOR HIM. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COOPERATE WITH ALL TRADES SO AS TO FACILITATE THE GENERAL PROGRESS OF THE WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY REASONABLE OPPORTUNITY FOR THE INSTALLATION OF THEIR WORK.

THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION INSURANCE AND ANY OTHER INSURANCES AS REQUIRED BY LAW.

THE AMOUNTS OF EXTRAS AND CREDITS FOR CHANGED WORK SHALL BE AGREED UPON BY THE OWNER AND THE CONTRACTOR IN WRITING PRIOR TO PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

ALL FRAMING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING LIVE LOAD DESIGN STRENGTHS:

ROOF- 30PSF
FLOORS- 40PSF

WOOD STUDS (2x4 @ 16" O.C.): NO. 3 STANDARD STUD GRADE LUMBER OR EQUIVALENT.

ALL JOISTS SHALL HAVE MINIMUM BEARING OF 1 1/2" ON WOOD OR STEEL AND NOT LESS THAN 3" ON MASONRY.

WALL FRAMING: UNLESS NOTED OTHERWISE 2x4 STUDS @ 16" O.C. WITH DOUBLE STUDS AT OPENING, 3 FULL MEMBERS @ CORNERS, DOUBLE PLATES FOR BEARING PARTITIONS.

ALL WOOD IN CONTACT WITH EXTERIOR WALLS BELOW GRADE OR CONCRETE SLABS ON GRADE (BILLS, PLATES, SLEEPERS) SHALL BE PRESSURE TREATED. ALL EXTERIOR WOOD SHALL BE PRESSURE TREATED OR APPROVED FOR EXTERIOR USE.

FOOTINGS: BOTTOMS OF ALL FOOTINGS SHALL EXTEND 1'-0" MIN. INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION AT LEAST 2'-6" BELOW FINISHED GRADE. FOOTINGS SHALL EXTEND BELOW ELEVATIONS SHOWN WHERE NECESSARY TO REACH THE SOIL BEARING VALUE OF 2000 PSF.

ALL ASSEMBLIES AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

USE APPROVED METAL (KANT-SAG) OR EQUIVALENT CONNECTORS FOR ALL STRUCTURAL LUMBER CONNECTIONS.

ALL OPENINGS THROUGH ROOF OR WALLS SHALL BE THOROUGHLY SEALED AND FLASHED.

INTERIOR TRIM AND DOOR FRAMES: INSTALL TRIM TO MATCH EXTG. AROUND DOORS AND WINDOWS (INTERIOR) WOOD SHALL BE SECURED WITH FINE FINISH NAILS AND GLUED WHERE REQUIRED TO ASSURE PERMANENT TIGHT JOINTS. SET WOOD BASE AFTER FINISH FLOOR IS IN PLACE.

GUTTERS AND DOWNSPOUTS: ALUMINUM SYSTEM; SIZE, SHAPE AND COLOR TO MATCH EXISTING.

INSTALL SPLASH BLOCKS AT EACH DOWNSPOUT.

CAULKING AND SEALANTS: APPLY DAP ACRYLIC LATEX CAULK WITH SILICONE OVER POLYETHYLENE FOAM BACKING. MAXIMUM JOINT DEPTH 1/2"

ELECTRICAL AND RECEPTACLE OUTLETS: CONTRACTOR SHALL FURNISH AND INSTALL DUPLEX OUTLETS AS SHOWN ON DRAWINGS. PROVIDE ADDITIONAL CAPACITY ON CIRCUITS FOR FUTURE OUTLETS TO BE INSTALLED BY OWNER. PROVIDE DEDICATED CIRCUITS SIZED AS REQUIRED BY EQUIPMENT MANUFACTURER.

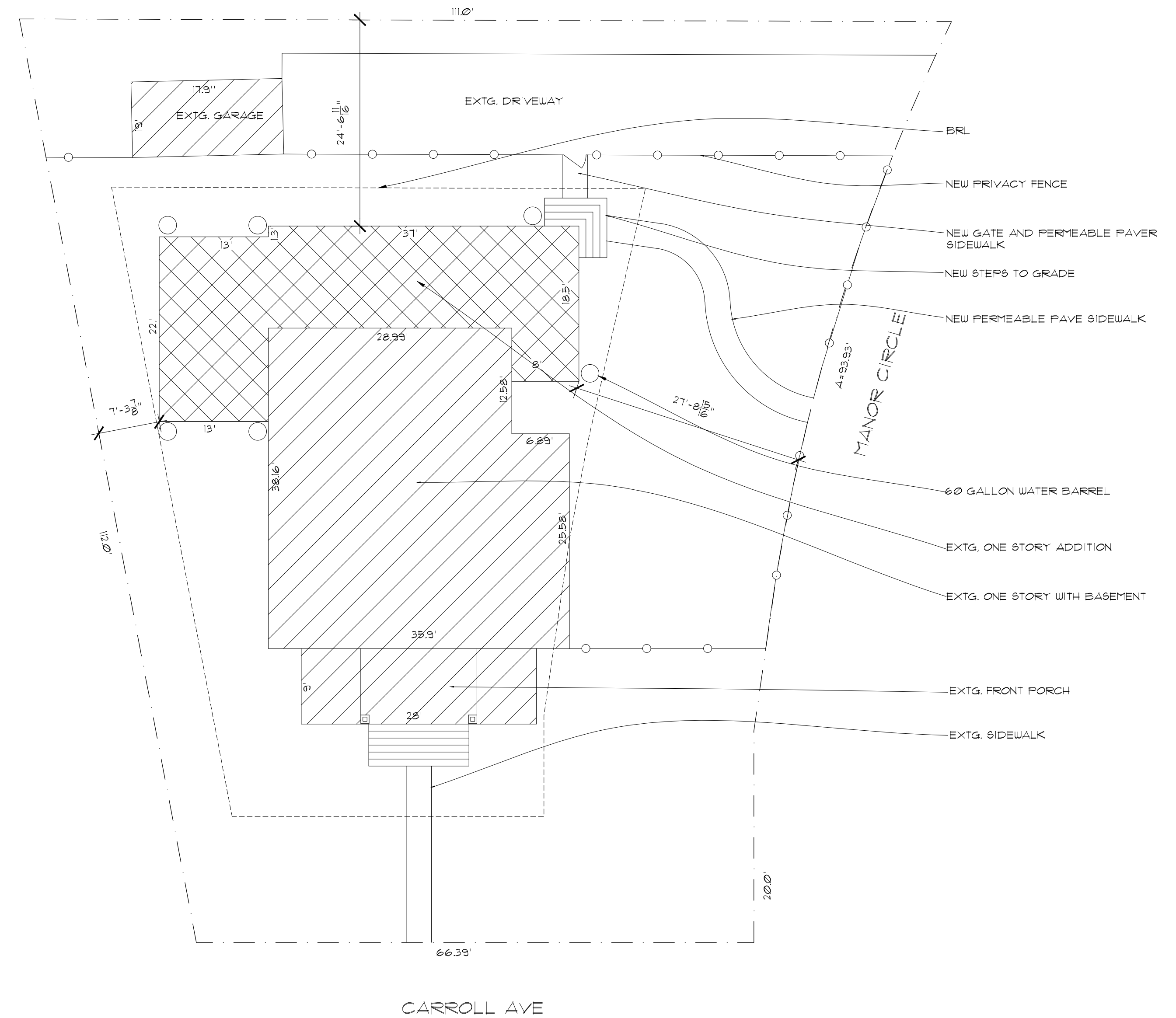
CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHT FIXTURES, WIRING, AND SWITCHES AS INDICATED.

INSTALL R-30 BATT INSULATION IN THE CEILING OF 2ND FLOOR IN NEW ROOF TRUSS AND THE FIRST FLOOR
INSTALL R-19 BATT INSULATION IN THE 2x6 STUD WALL
INSTALL R-13 BATT INSULATION IN THE REST OF THE NEW EXTERIOR 2x4 WALLS.

***MECHANICAL WORK AND DRAWINGS TO BE SUPPLIED BY MECHANICAL CONTRACTOR.

LIST OF DRAWINGS

SHEET	TITLE
CO	ZONING INFORMATION, GENERAL NOTES, LIST OF DRAWINGS, & SITE PLAN
A-1	BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	ROOF PLAN
A-4	FRONT ELEVATION, RIGHT SIDE ELEVATION
A-5	REAR ELEVATION, LEFT SIDE ELEVATION
A-6	INT. ELEVATIONS AND SCHEDULES
A-7	BUILDING SECTION
FR-1	FOUNDATION PLAN
FR-2	FIRST FLOOR FRAMING PLAN
FR-3	ROOF FRAMING PLAN
FR-4	WIND BRACING DETAIL
FR-5	STRUCTURAL DETAILS
FR-6	STRUCTURAL DETAILS
FR-7	STRUCTURAL NOTES
E-1	ELECTRICAL PLANS



1 SITE PLAN
CO SCALE: 1" = 10'-0"

REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

THIS ADDITION IS 126 SQ. FT. THIS ADDITION EXCEEDS THE 400 SQ. FT. BY 386 SQ. FT. 60 60 GALLON RAIN BARRELS WILL BE NEEDED.

THERE ARE VARYING LOT SIZES LISTED FOR THIS PROPERTY, SO FOR THE SAKE OF THIS PROCESS WE ARE GOING TO USE THE 9DAT LOT SIZE OF 8,478 AS THE LOT SIZE WHICH IS THE SMALLEST SIZE LISTED FOR THIS LOT ON RECORD.

ADDITION OR INFILL PROJECT

EXTG. BASEMENT: 1204 SQ. FT.
EXTG. FIRST FLOOR: 1204 SQ. FT.
TOTAL: 2408 SQ. FT.

NEW BASEMENT: 352 SQ. FT.
NEW FIRST FLOOR: 131 SQ. FT.
TOTAL: 1083 SQ. FT.

1204 IS GREATER THAN 1083 SO THIS IS A RENOVATION/ADDITION PROJECT

SINCE THIS PROJECT IS NOT AN INFILL PROJECT THE LOT OCCUPANCY FOR THIS PROPERTY WILL REMAIN 35%

LOT OCCUPANCY

TOTAL SQ. FT. OF PROPOSED AND EXTG. STRUCTURE IS 2193 SQ. FT. (THIS INCLUDED EXTG. HOUSE AND COVERED PORCHES ETC.)

THE EXTG. GARAGE IS 162 SQ. FT.

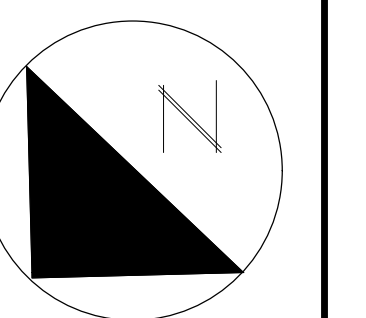
TOTAL LOT OCCUPANCY IS 2355 SQ. FT. MAKING THE PERCENTAGE OF LOT OCCUPANCY 27% WHICH IS BELOW THE ALLOWED 296% THAT WOULD BE ALLOWED WITH 35% LOT COVERAGE.

APPROVED
Montgomery County
Historic Preservation Commission
Sandra Skiles

STUDIO D
132 CRESHAVEN DR
SILVER SPRING, MD
301-231-8537

DANA ROGERS HADEN, AIA architect

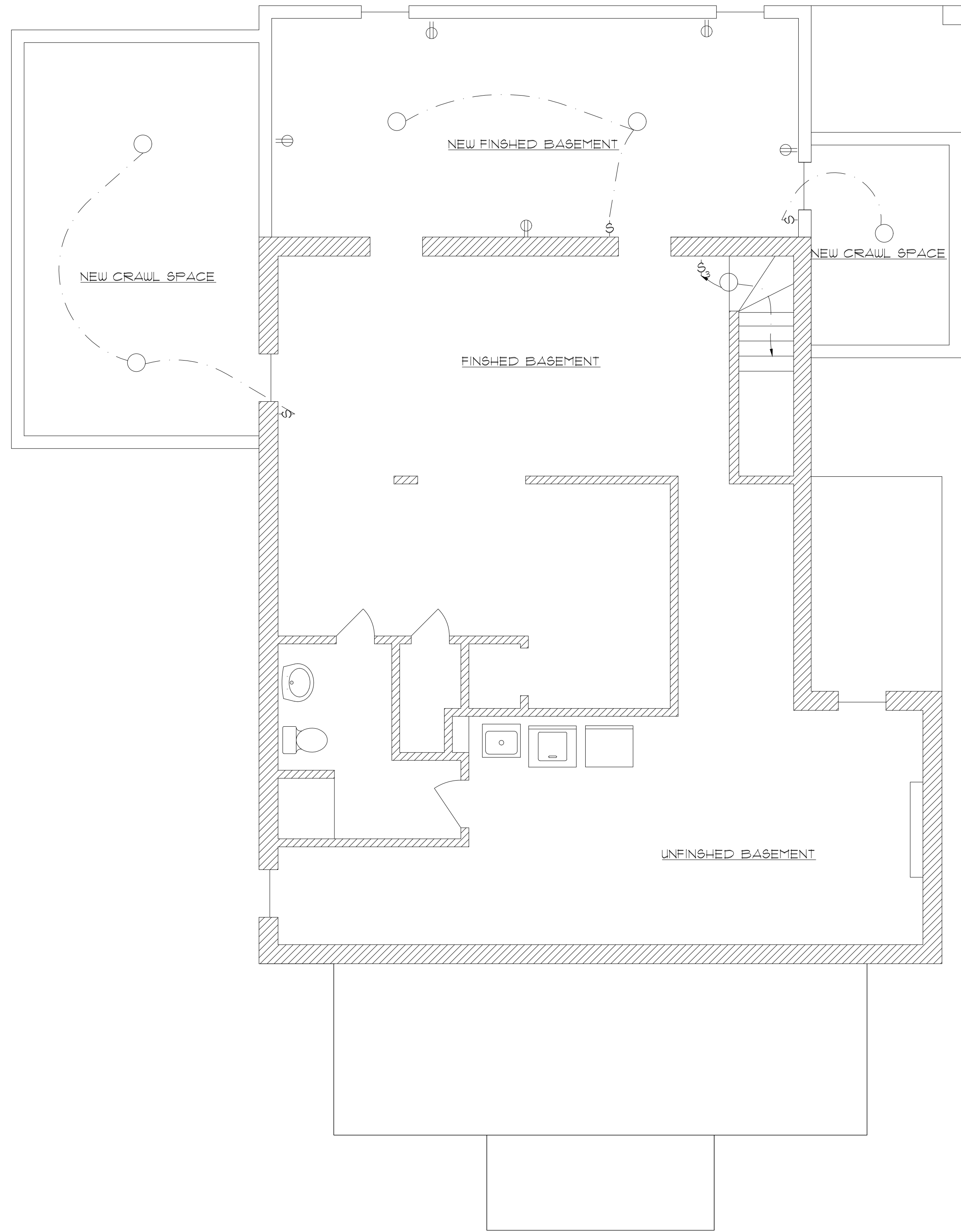
ISSUE:
PERMIT SET: 1/26/20



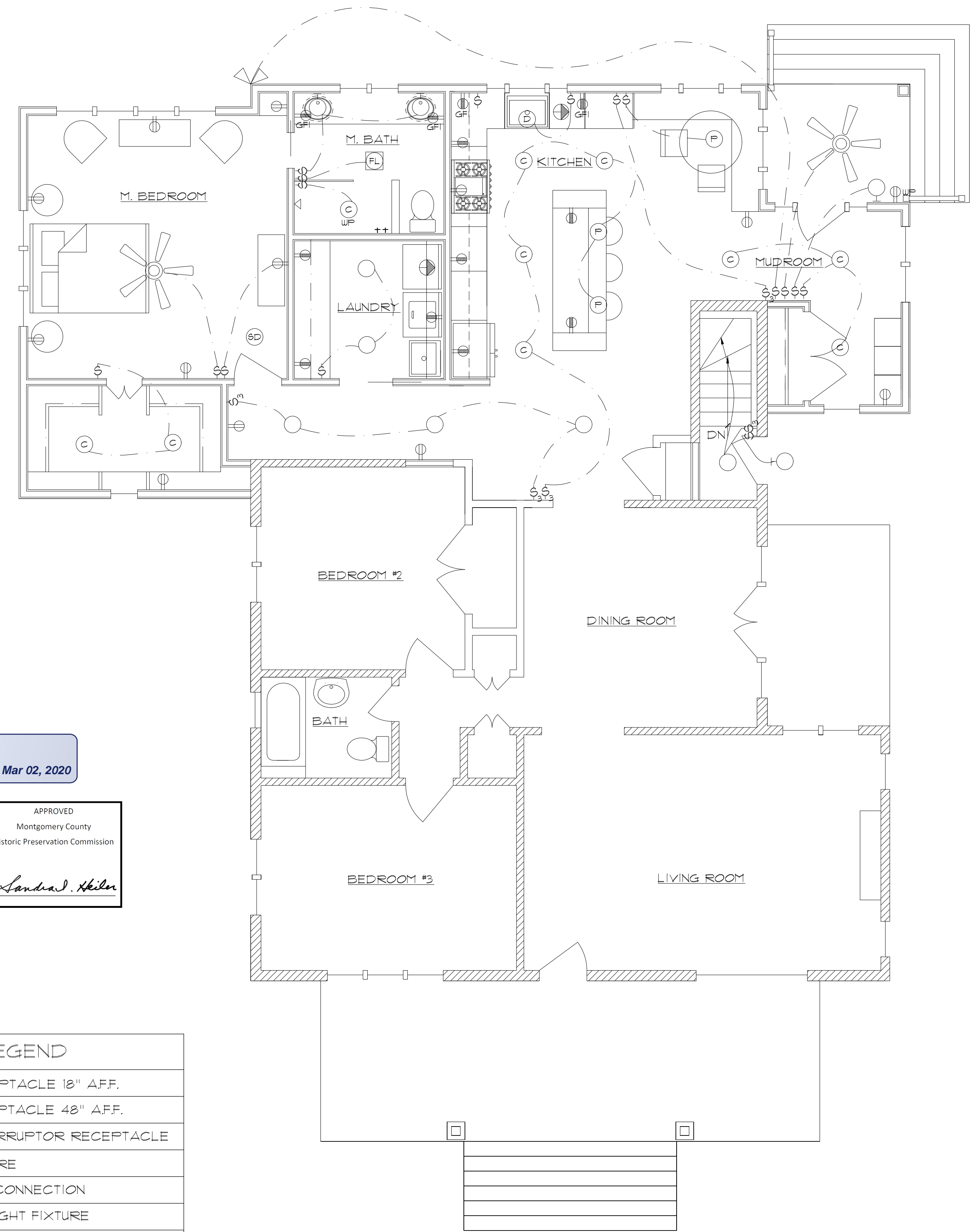
SHEET:

ZONING INFORMATION
GENERAL NOTES
LIST OF DRAWINGS

CO



1 BASEMENT ELECTRICAL PLAN
E-1 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL PLAN
E-1 SCALE: 1/4" = 1'-0"

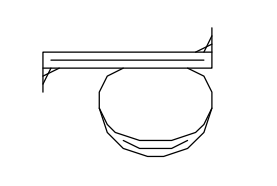
REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

ELECTRICAL LEGEND	
⊕	120 V DUPLEX RECEPTACLE 18" AFF.
⊕	120 V DUPLEX RECEPTACLE 48" AFF.
⊕ _{GFI}	GROUND FAULT INTERRUPTOR RECEPTACLE
⊕ _{UP}	WATER PROOF FIXTURE
⊕	SPECIAL PURPOSE CONNECTION
○	CEILING MOUNTED LIGHT FIXTURE
⊕	RECESSED CAN LIGHT
⊕	PENDANT LIGHT
○ _H	WALL MOUNTED LIGHT FIXTURE
⊕	SWITCH
⊕ ₃	3 WAY SWITCH
⊕	EXHAUST FAN
⊕ _{SD}	SMOKE DETECTOR
⊕ _{FL}	FAN/LIGHT FIXTURE
▲	TELEPHONE
△	CABLE TV
▽	SPOT LIGHT

Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D
132 cresthaven dr.
silver spring, md
301-231-8531

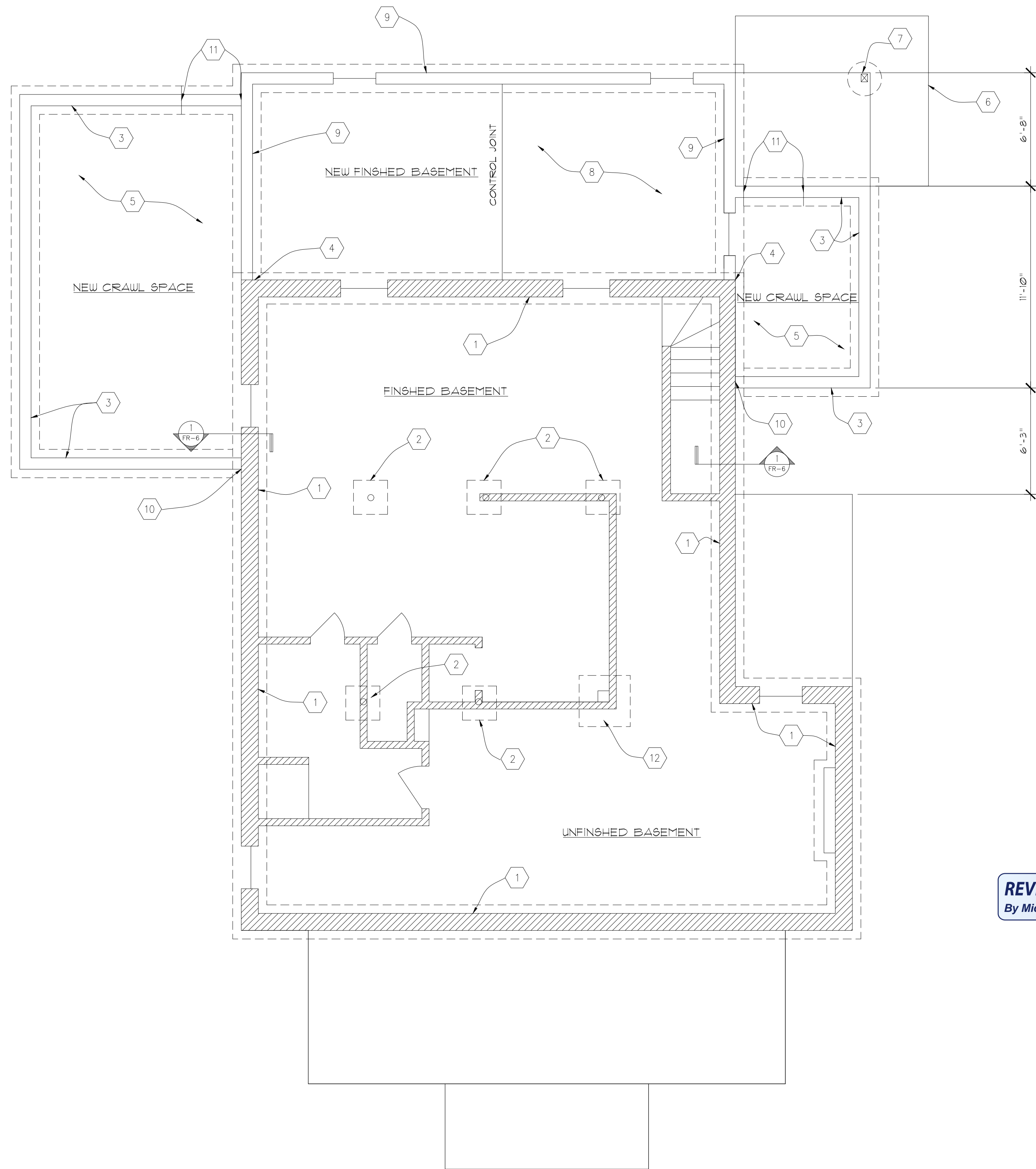


DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:
ELECTRICAL PLANS

E-1



- 1 EXISTING FOUNDATION WALL AND FOOTING.
- 2 EXISTING COLUMN AND FOOTING.
- 3 8" CMU WALL ON A 20X10 FOOTING WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 32" O.C. IN FILLED CELLS. DOWEL EACH REBAR INTO THE FOOTING. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.
- 4 THE BOTTOM OF THE NEW FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING FOOTING. EPOXY DOWEL THE FOOTING REBAR INTO THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 6" EMBEDMENT. ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT WITH WATERSTOP RX BY CETCO.
- 5 2" DUST SLAB ON A 6 MIL POLY VAPOR BARRIER AND 4" GRAVEL IN THE CRAWLSPACE. PLACE CARBON FIBERS IN THE CONCRETE TO MITIGATE CRACKING. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.
- 6 PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- 7 PT6X6 POST ON A 24"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- 8 4" CONCRETE SLAB ON A 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.
- 9 8" CMU WALL ON A 20X10 FOOTING WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 16" O.C. FILL ALL CELLS SOLID IN THE WALL. DOWEL EACH REBAR INTO THE FOOTING. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.
- 10 THE NEW FOOTING ACTS AS A GRADE BEAM NEXT TO THE EXISTING HOME. POCKET THE FOOTING IN THE WALL PER THE STRUCTURAL DETAIL. ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE WALLS WITH WATER STOP RX.
- 11 FOOTING STEP PER THE TYPICAL DETAIL.
- 12 EXTG. PIER AND FOOTING

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8" BOLTS AT 16" O.C. STAGGERED
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL WOOD BEAMS POCKETED INTO MASONRY WALLS SHALL BE COVERED WITH ROOF PAPER INSIDE THE WALL.
8. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
9. PROVIDE 6" OF BEARING ON SOLID MASONRY FOR ALL PRECAST CMU LINTELS.
10. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
11. ALL NAILS, HANGERS, BOLTS, AND AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
12. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
13. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
14. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
15. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
16. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HUS MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.

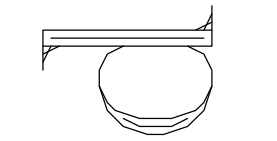
REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Hiller

1 FOUNDATION PLAN
FR-1 SCALE: 1/4" = 1'-0"

Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D
132 cresthaven dr.
silver spring, md
301-231-8531

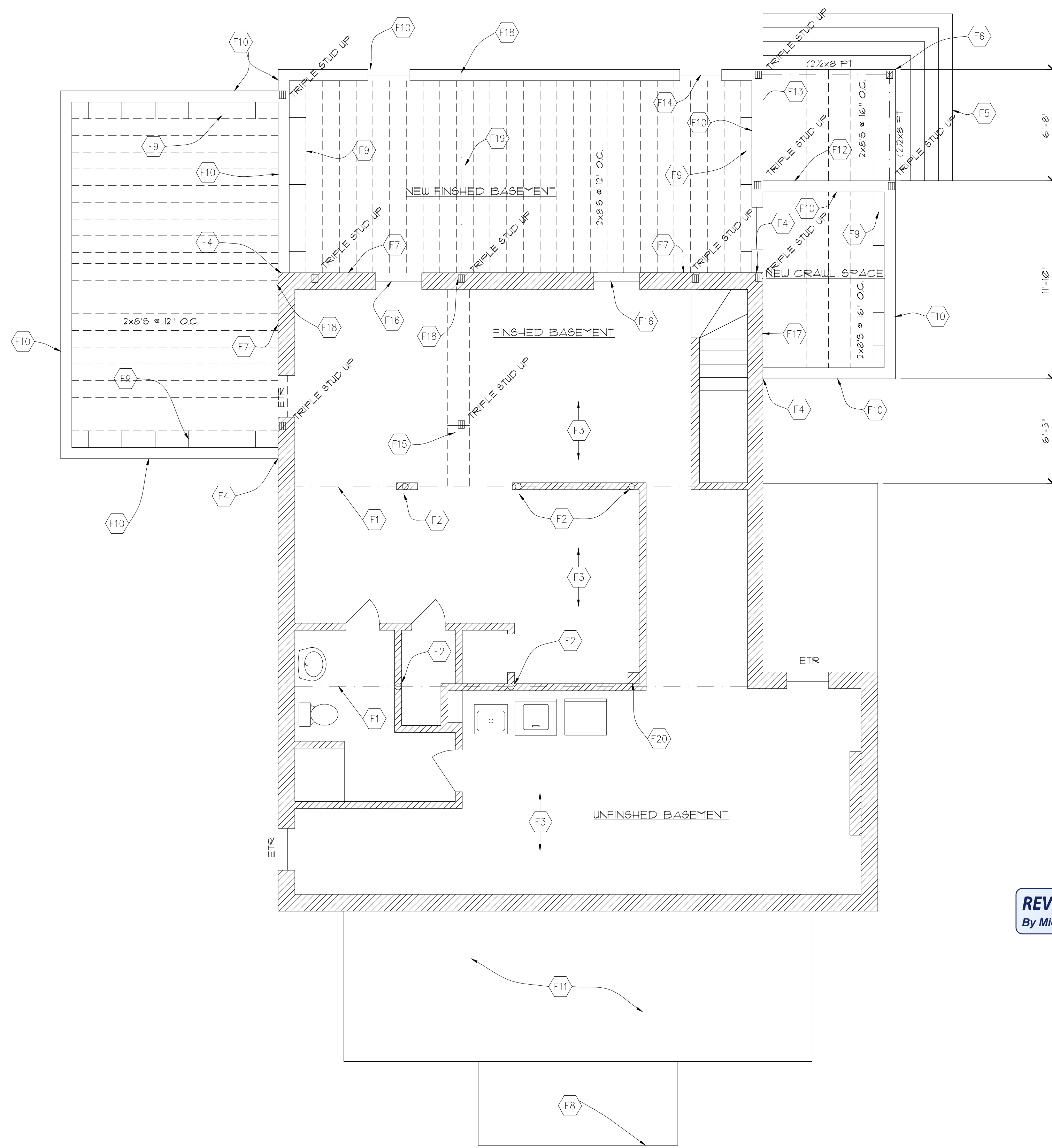


DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:
FOUNDATION PLAN

FR-1



- F1 EXISTING WOOD BEAM.
- F2 EXISTING COLUMN.
- F3 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.
- F4 ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE WALLS WITH WATERSTOP RX.
- F5 FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F6 PT 6X6 POST UP AND DOWN ATTACHED TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
- F7 2X8 LEDGER WITH (2) LEDGERLOK SCREWS AT 12" O.C. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.
- F8 EXISTING STAIRS TO REMAIN.
- F9 PLACE SOLID BLOCKING AT 24" O.C. IN THE 1ST BAY.
- F10 PT 2X6 SILL PLATE WITH 1/2" ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT.
- F11 EXISTING FRONT PORCH TO REMAIN.
- F12 PT2X8 LEDGER WITH (2) LEDGERLOK SCREWS AT 16" O.C. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F13 PT2X8 CLEAT WITH (2) LEDGERLOK SCREWS AT 16" O.C. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F14 (2) 4X8 PRECAST CMU LINTELS WITH (1) #4 BAR BOTTOM.
- F15 SISTER THE ADJACENT FLOOR JOISTS WITH (2) 1 1/2" LVL'S. PLACE SOLID DOUBLE 2X8 BLOCKING BETWEEN THE JOISTS BELOW THE TRIPLE STUD HANG THE BLOCKING FROM THE JOISTS WITH SIMPSON LUS HANGERS.
- F16 FLUSH TRIPLE 2X HEADER RIPPED TO MATCH THE HEIGHT OF THE EXISTING JOISTS.
- F17 2X10 CLEAT ATTACHED TO THE EXISTING WALL WITH (2) #8 SCREWS AT 6" O.C.
- F18 SET THE BEAM ON THE NEW OR EXISTING SILL PLATE.
- F19 1"X7" STEEL FLITCH BEAM BETWEEN TWO 1 1/2"X7 1/2" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.
- F20 EXTC. MASONRY PIER

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8" BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL WOOD BEAMS POCKETED INTO MASONRY WALLS SHALL BE COVERED WITH ROOF PAPER INSIDE THE WALL.
8. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
9. PROVIDE 6" OF BEARING ON SOLID MASONRY FOR ALL PRECAST CMU LINTELS.
10. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
11. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
12. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
13. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
14. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
15. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
16. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
17. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
18. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
19. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
20. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
21. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HUS MAX.
22. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.

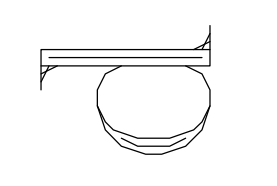
REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra A. Heiler

1 FIRST FLOOR FRAMING PLAN
FR-2 SCALE: 1/4" = 1'-0"

Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D
132 cresthaven dr.
silver spring, md
301-231-0531

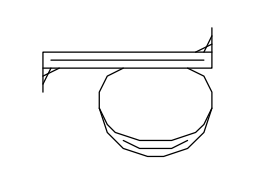


DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:
FIRST FLOOR
FRAMING PLAN

FR-2

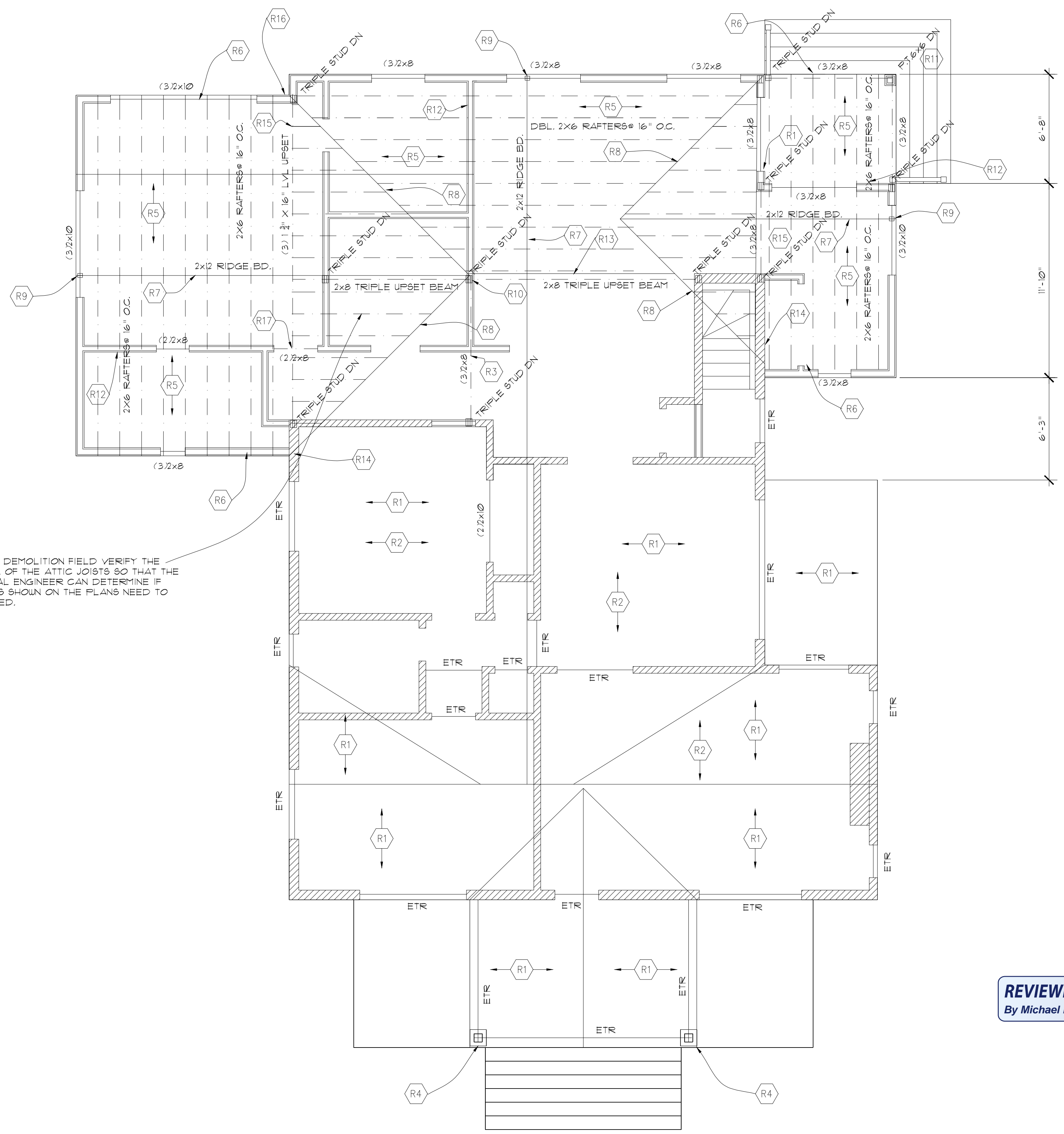


- (R1) EXISTING ROOF FRAMING. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A DOUBLE 2X6 OR A 2X8.
- (R2) EXISTING ATTIC JOISTS. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X6 OR A 2X8.
- (R3) PLACE THE HEADER ON TOP OF THE EXISTING ATTIC JOISTS PER THE STRUCTURAL DETAIL.
- (R4) EXISTING POST TO REMAIN.
- (R5) 2X8 CEILING JOISTS AT 16" O.C.
- (R6) ATTACH EACH RAFTER TO THE BEAM OR WALL WITH A SIMPSON H2.5A HURRICANE TIE. WHEN APPLICABLE ATTACH EACH RAFTER TO EACH CEILING JOIST WITH (8)10d NAILS.
- (R7) ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSU HANGER. HOLD THE RIDGE DOWN AS NEEDED FOR THE NEW RIDGE VENT. ATTACH EACH DOUBLE RAFTER TO THE RIDGE WITH A SIMPSON LSSU HANGER.
- (R8) OVERBUILT ROOF: RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (5)10d TOE NAILS AND A SIMPSON LSSO.
- (R9) PLACE A DOUBLE STUD BETWEEN THE RIDGE AND THE HEADER.
- (R10) NOTCH THE HEADER AND PLACE IT ON THE UPSET BEAM.
- (R11) PT 6X6 POST DOWN ATTACHED TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
- (R12) LOAD BEARING WALL FOR THE CEILING JOISTS. NAIL THE JOISTS TOGETHER WITH (8)10d NAILS AT THE WALL.
- (R13) ATTACH THE 1ST RAFTER TO THE EXISTING RAFTER WITH (2)8d NAILS AT 6" O.C.
- (R14) ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)8d NAILS AT 6" O.C.
- (R15) ATTACH THE RAFTERS AND CEILING JOISTS TO THE UPSET BEAM WITH SIMPSON LUS HANGERS. NOTCH THE RAFTERS AS NEEDED TO FIT IN THE HANGER. ATTACH EACH RAFTER TO EACH CEILING JOIST WITH (8)10d NAILS. USE OVERSIZED SIMPSON LUS HANGERS AT THE EXISTING RAFTERS.
- (R16) TAPER CUT THE TOP OF THE BEAM AS NEEDED TO FIT BELOW THE ROOF.
- (R17) HANG THE DROPPED HEADER FROM THE UPSET BEAM WITH A SIMPSON THAI HANGER.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8 BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL WOOD BEAMS POCKETED INTO MASONRY WALLS SHALL BE COVERED WITH ROOF PAPER INSIDE THE WALL.
8. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
9. PROVIDE 6" OF BEARING ON SOLID MASONRY FOR ALL PRECAST CMU LINTELS.
10. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
11. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
12. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
13. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
14. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
15. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
16. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
17. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
18. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
19. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
20. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
21. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HUS MAX.
22. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.

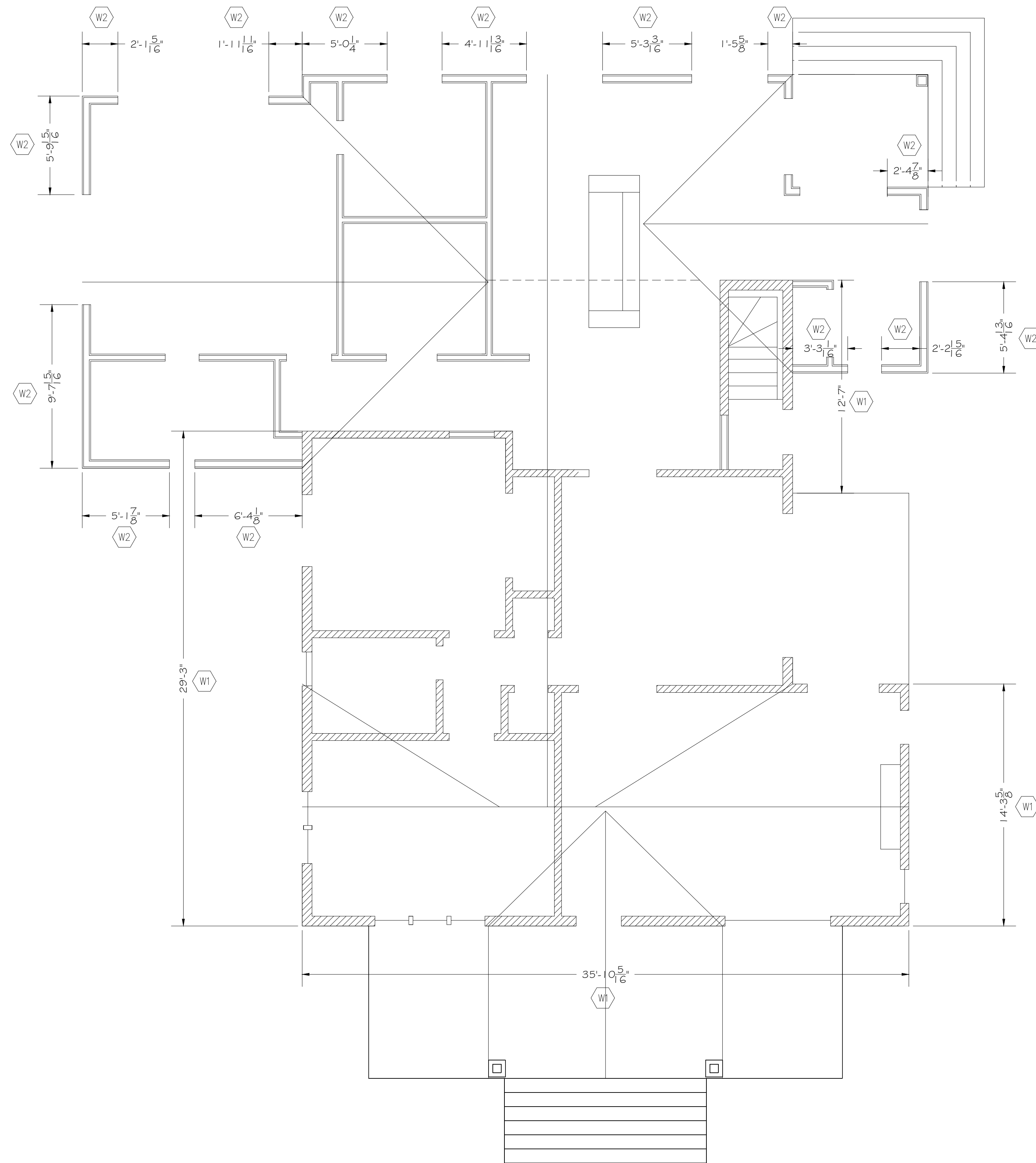
*PRIOR TO DEMOLITION FIELD VERIFY THE DIRECTION OF THE ATTIC JOISTS SO THAT THE STRUCTURAL ENGINEER CAN DETERMINE IF THE BEAMS SHOWN ON THE PLANS NEED TO BE MODIFIED.



REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra D. Hilder

1 ROOF FRAMING PLAN
FR-3 SCALE: 1/4" = 1'-0"



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

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

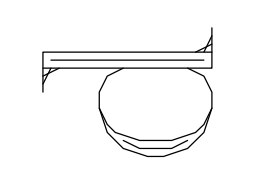
REVIEWED
 By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra L. Hiler

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

Addition to
 7401 Carroll Ave
 Takoma Park, MD

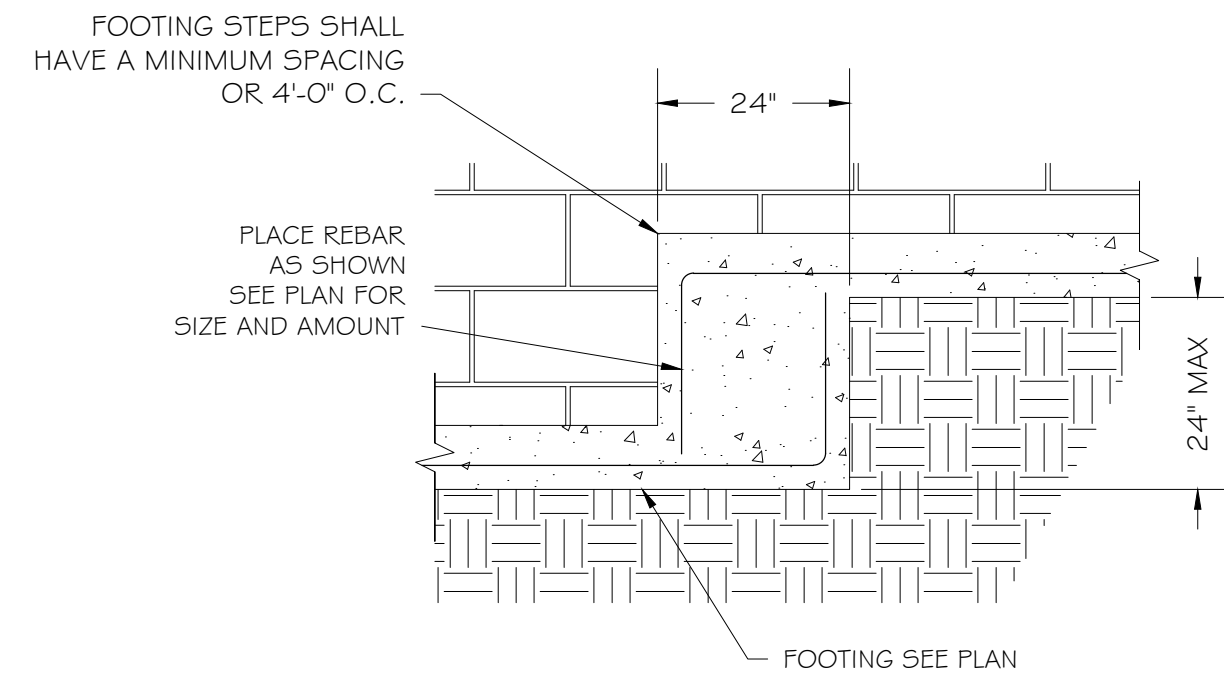
STUDIO D
 1312 cresthaven dr.
 silver spring, md
 301-231-0537



DANA ROGERS HADEN, AIA architect

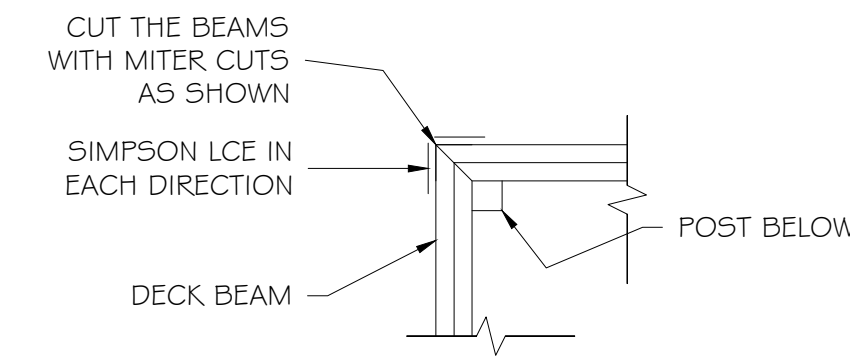
ISSUE:
 PERMIT SET: 1/26/20

SHEET:
 WIND BRACING PLAN



Typical Footing Step Detail

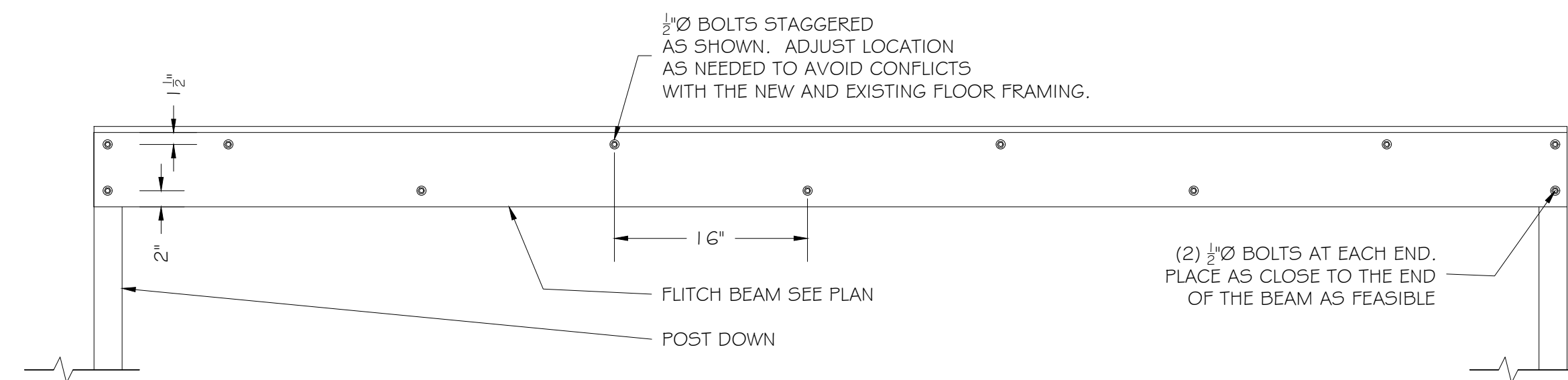
Scale: $\frac{1}{4}'' = 1'-0'' \pm$



@ Corners

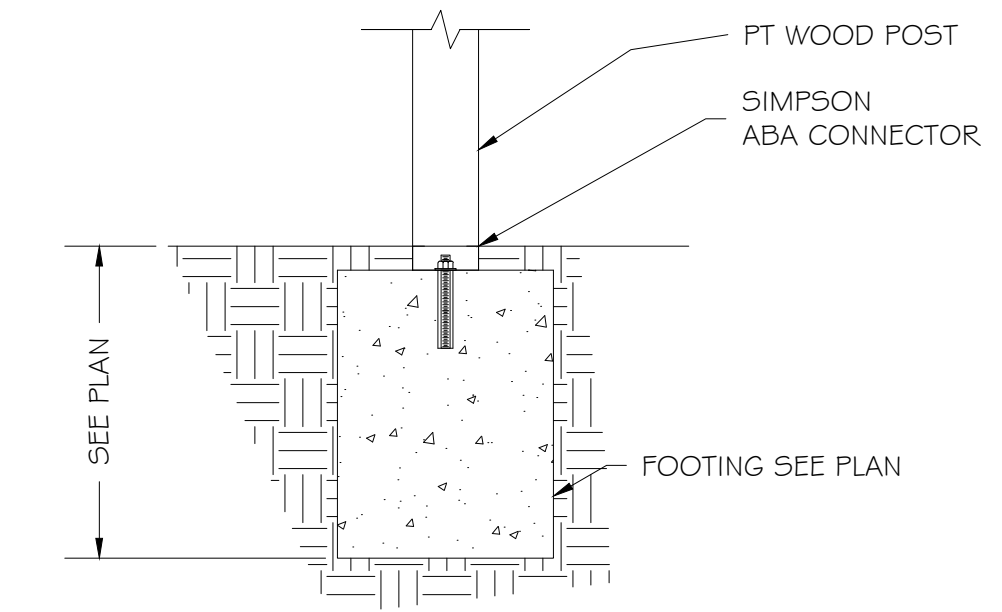
Typ. Wood Post To Beam Detail

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



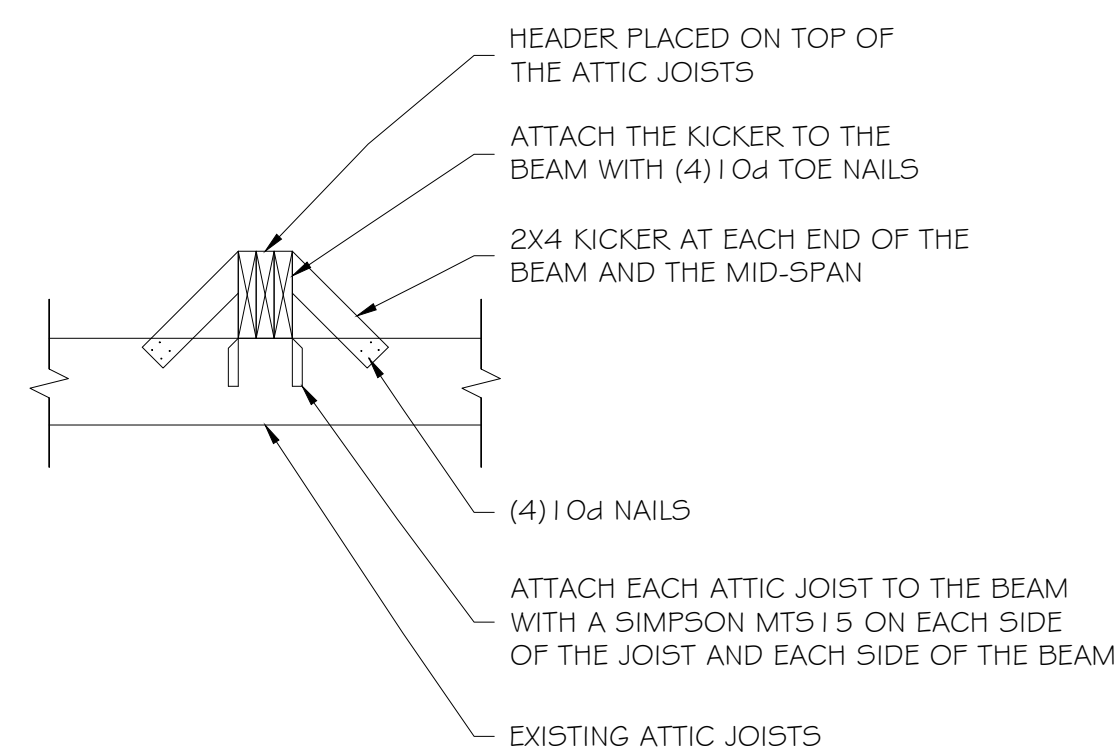
Typical Flitchbeam Framing Elevation

Scale: NOT TO SCALE



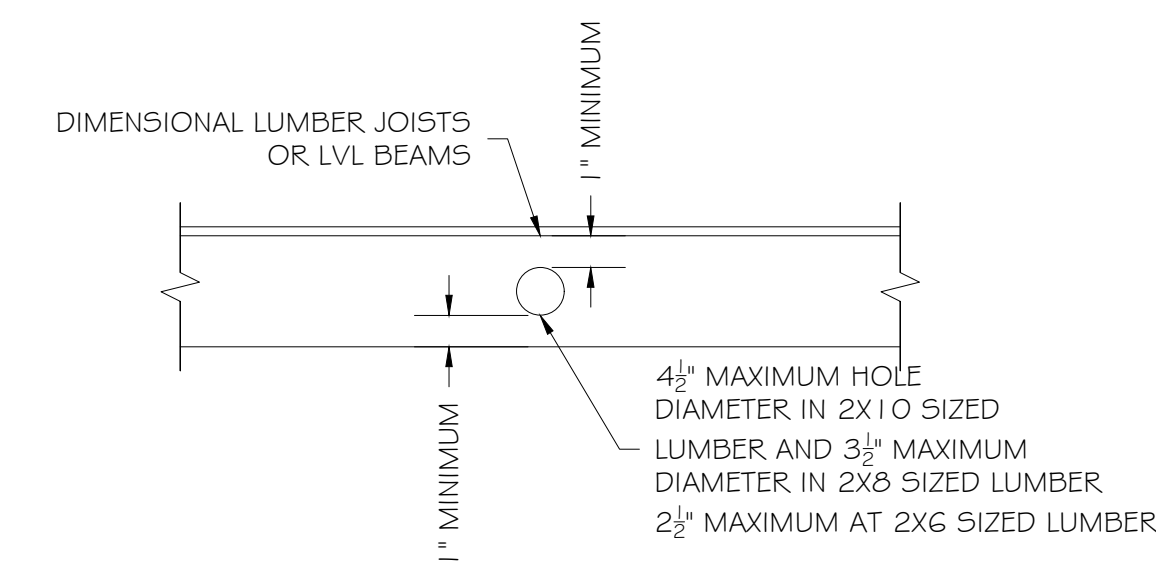
Typical Deck Post to Footing Detail

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



Detail for a Header Placed on Top of Attic Joists

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



Typical Detail at Dimensional Floor Joist/LVL Beam Holes

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

REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra S. Heiler

Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D

132 cresthaven dr.
silver spring, md
301-231-8531

d

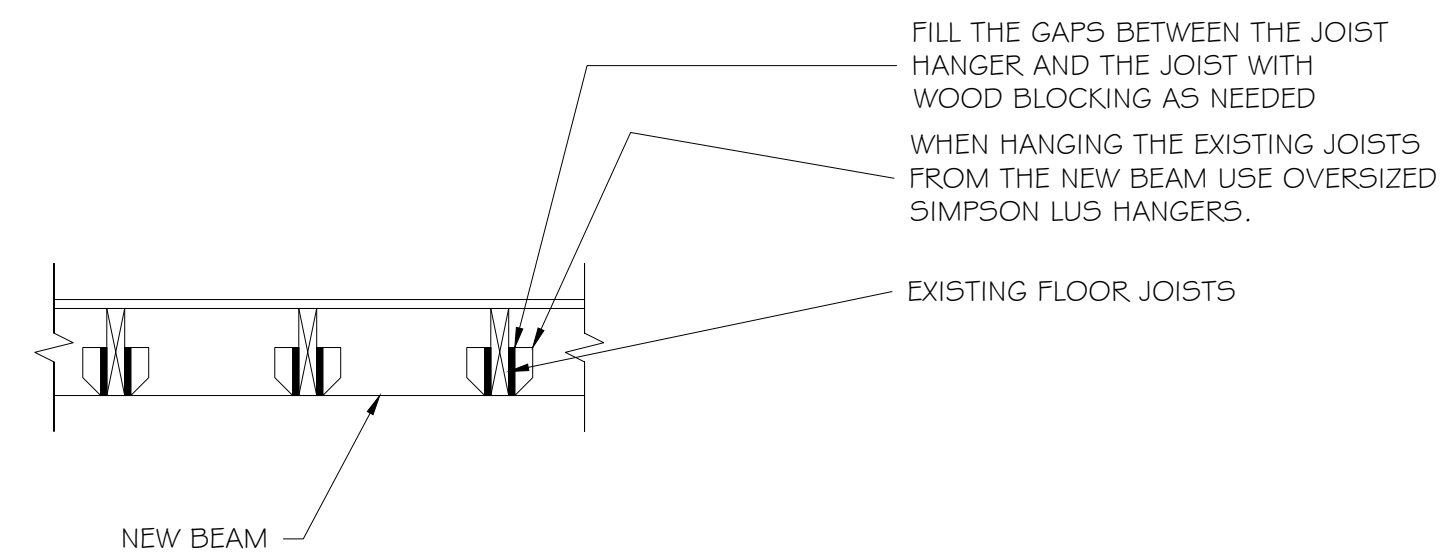
DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:

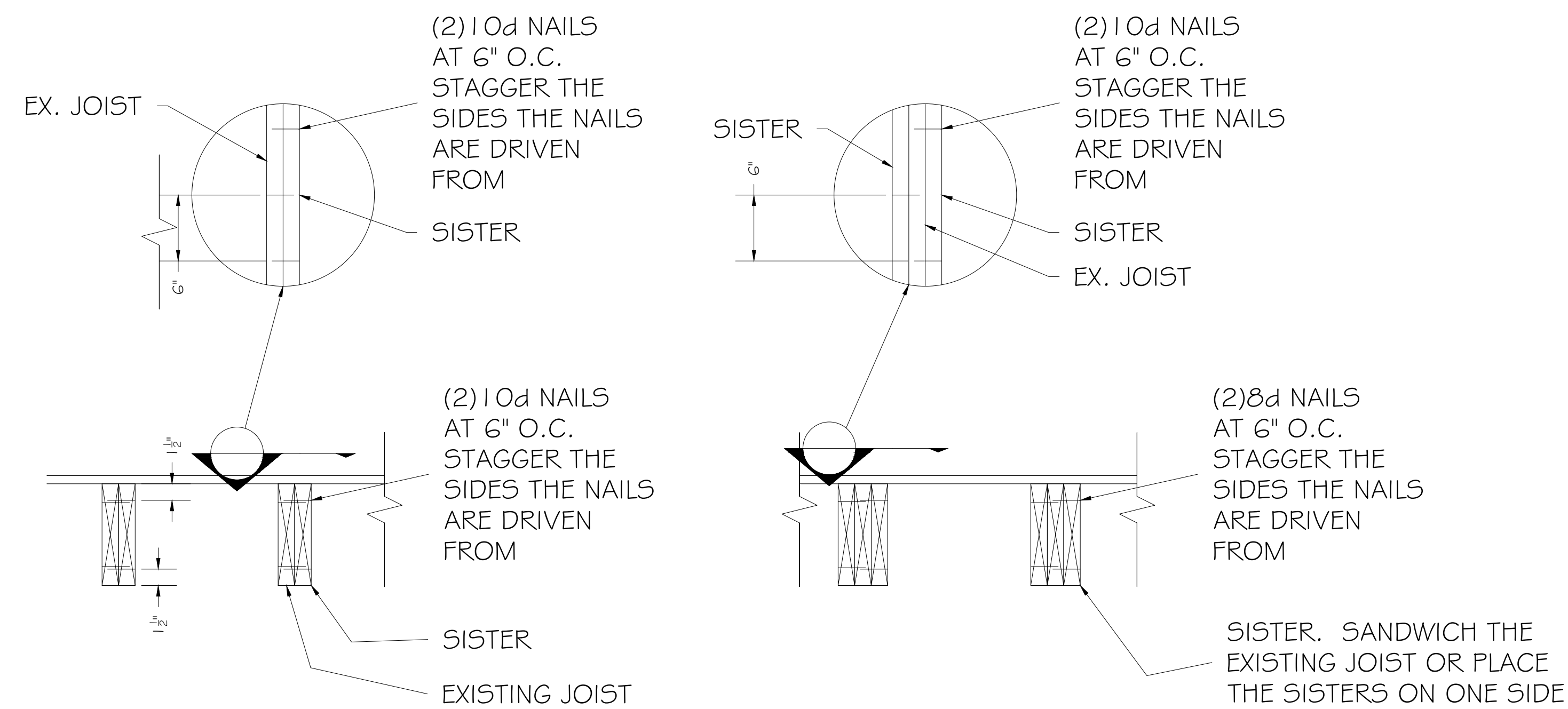
STRUCTURAL DETAILS

FR-5



Typical Ex. Joist to New Beam Detail

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



@Single Sister

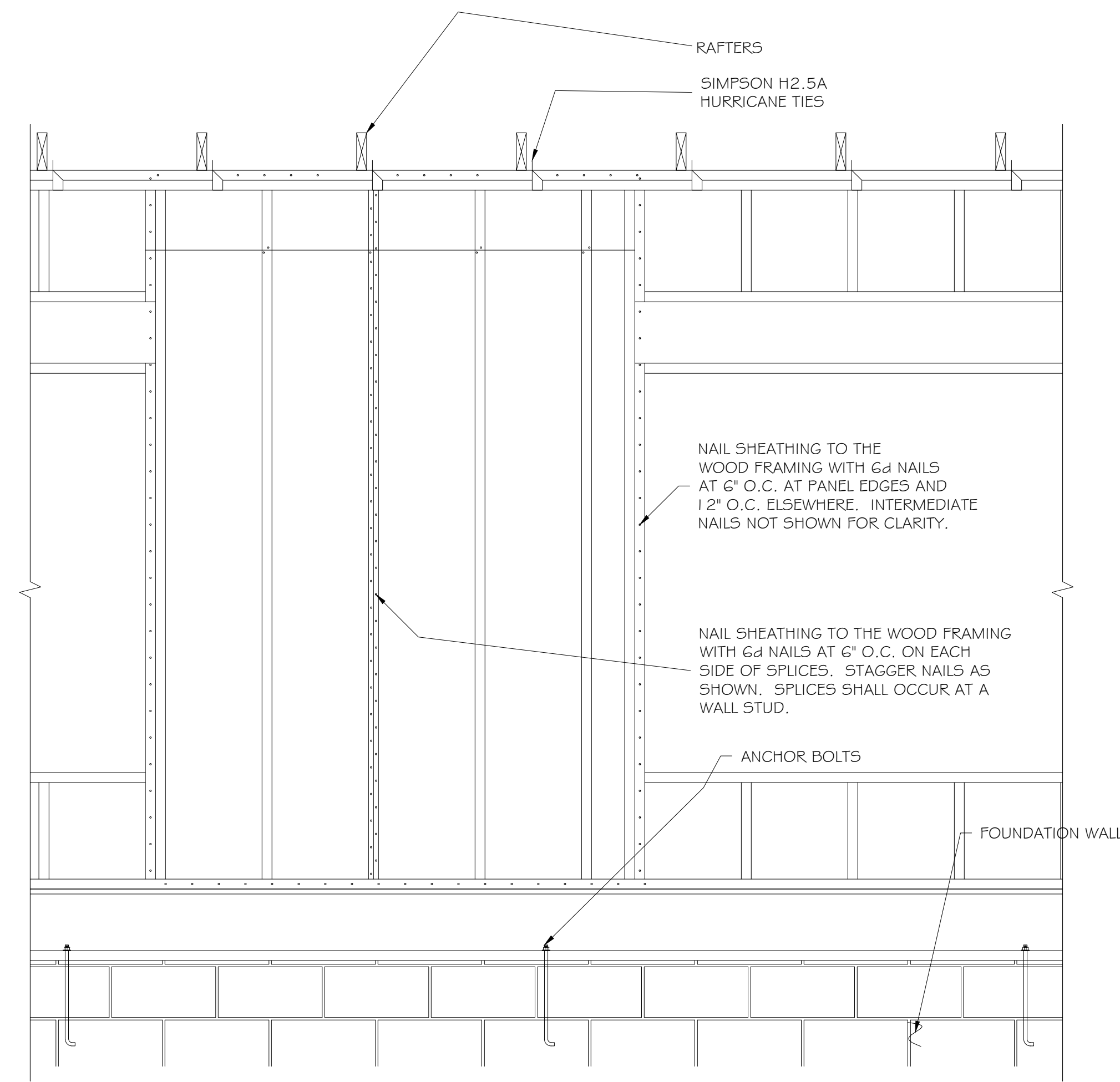
@Double Sister

Typical Sistering Details

Scale: NTS

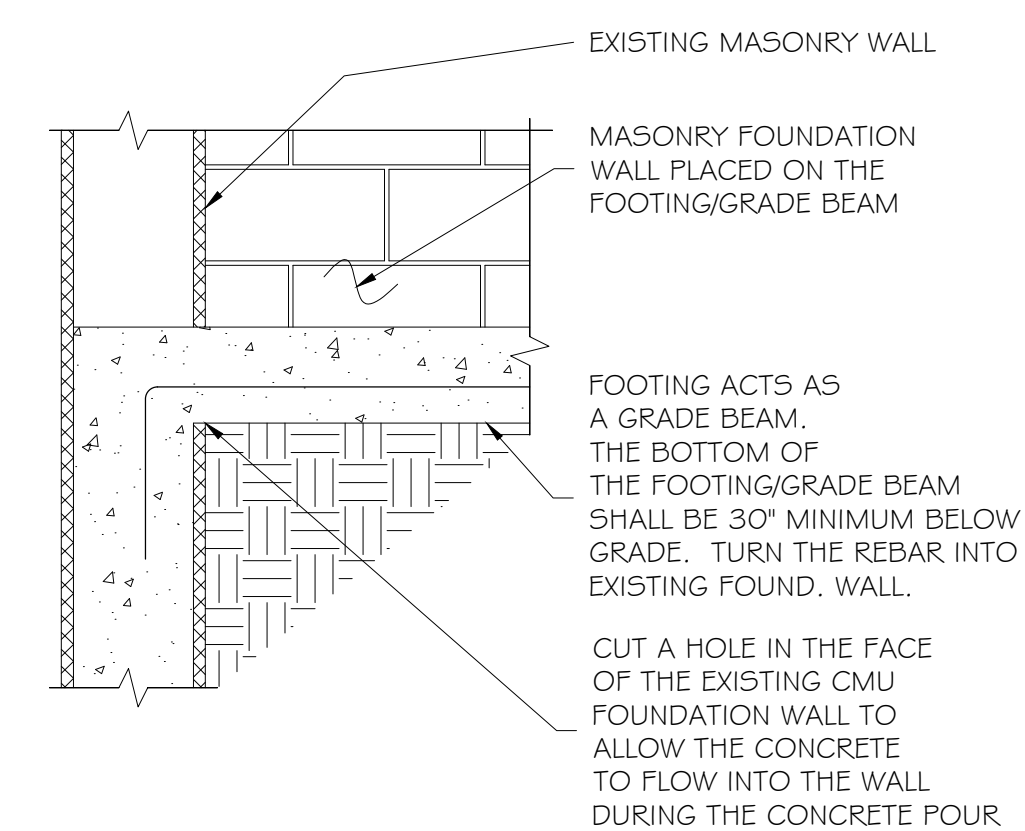
REVIEWED
By Michael Kyne at 12:01 pm, Mar 02, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler



Typical Framing Elevation at EDP Panels

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



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

Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D

1312 cresthaven dr.
silver spring, md
301-231-8531

d

DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:

STRUCTURAL DETAILS

FR-6

Structural Notes

1. All work and materials to comply with the requirements of the 2015 IBC and IRC codes as revised by Montgomery County
2. Codes: the following design standards are applicable by reference:
ACI 530-13/ASCE 5-13 Building Code Requirements for Masonry Structures.
AITC - Timber Construction Manual - fifth Ed.
ACI 318-14 Building Code Requirements for Reinforced Concrete
AISC - 360-10 Specifications for Steel Buildings.
3. Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
4. Structural steel:
 - A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
 - B. All structural tubing shall conform to ASTM A500, grd.B
 - C. All steel pipe shall be ASTM A53, type E or S, grade B
 - D. All welders shop and field, shall be certified. Use E70xx electrodes only.
 - E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
 - F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
 - G. All exterior structural steel shall receive rust preventative paint.
 - H. Connections:
 - I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
 - II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
5. Lumber:
 - A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
 - B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
 - C. Floor decking shall be 3/4" APA rated decking. Roof decking shall be 1/2" APA rated decking. Wall sheathing shall be 1/2" APA rated sheathing. Glue and screw the floor decking to the joists.
 - D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically.
 - E. Provide double joists under all walls that run parallel to floor framing.
 - F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
 - G. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
 - H. Provide solid blocking below all wood posts.
 - I. All posts shall have Simpson Cap and Base Plates typ.
 - J. All joists shall have Simpson Hangers where applicable.
 - K. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
 - L. All lumber in contact with masonry or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R319 for protection against corrosion and termite damage.
 - M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
 - N. Wood Lintels shall be as follows:
 - Opening < 3'-0" - 2-2x6
 - 3'-0" < Opening < 5'-0" - 2-2x8
 - 5'-0" < Opening < 8'-0" - 2-2x10
 - Greater than 8'-0" - See plans

6. Fasteners:
 - A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
 - B. Follow the manufacturer recommendations for setting epoxy bolts.
 - C. Expansion bolts shall be rawl power studs.
7. Masonry:
 - A. Masonry construction shall be in conformance with the applicable sections of ACI 530-13/ASCE5-13, "Specifications for Masonry Structures."
 - B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
 - C. All joints to be filled solid with mortar.
 - D. Mortar to comply with ASTM C270 (type M or S).
 - E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
 - F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
 - G. Lintels shall be as follows:
 - Opening < 3'-0" - L4x3 1/2 x 1/4 LLV/ 4" of wall
 - 3'-0" < Opening < 7'-0" - L6x3 1/2 x 5/16 LLV/ 4" of wall.
 - Opening > 7'-0" - See Plan
8. Cast in place concrete:
 - A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
 - B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
 - C. All concrete shall be placed with a slump of 4" (+ 1")
 - D. All concrete shall be normal weight, UNO.
 - E. All concrete exposed to weather shall have 6% +1% entrained air.
 - F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
 - G. Concrete cover for reinforcement shall be:

Columns and beams	1 1/2"
Slabs	3"
Footings	4"
9. Reinforcement:
 - A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
 - B. Welded wire fabric (wwf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads:

SPF #2 -	25 PCF
1/2" Decking -	1.7 PSF
3/4" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
1/2" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF

LIVE LOADS:

DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY	60PSF
BEDROOM	40PSF
ROOF:	30PSF
WIND LOADS	
WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF
SNOW LOADS:	
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0

Deflection Limitations:

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

SEISMIC DESIGN DATA:

SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.051
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	1.43k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFERS:	LIGHT FRAMED WALLS

REVIEWED

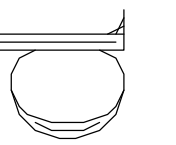
By Michael Kyne at 12:01 pm, Mar 02, 2020



Addition to
7401 Carroll Ave
Takoma Park, MD

STUDIO D

1312 cresthaven dr.
silver spring, md
301-231-8537



DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 1/26/20

SHEET:

STRUCTURAL NOTES

FR-7