HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: June 6, 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #912784 - Building addition and parking pad

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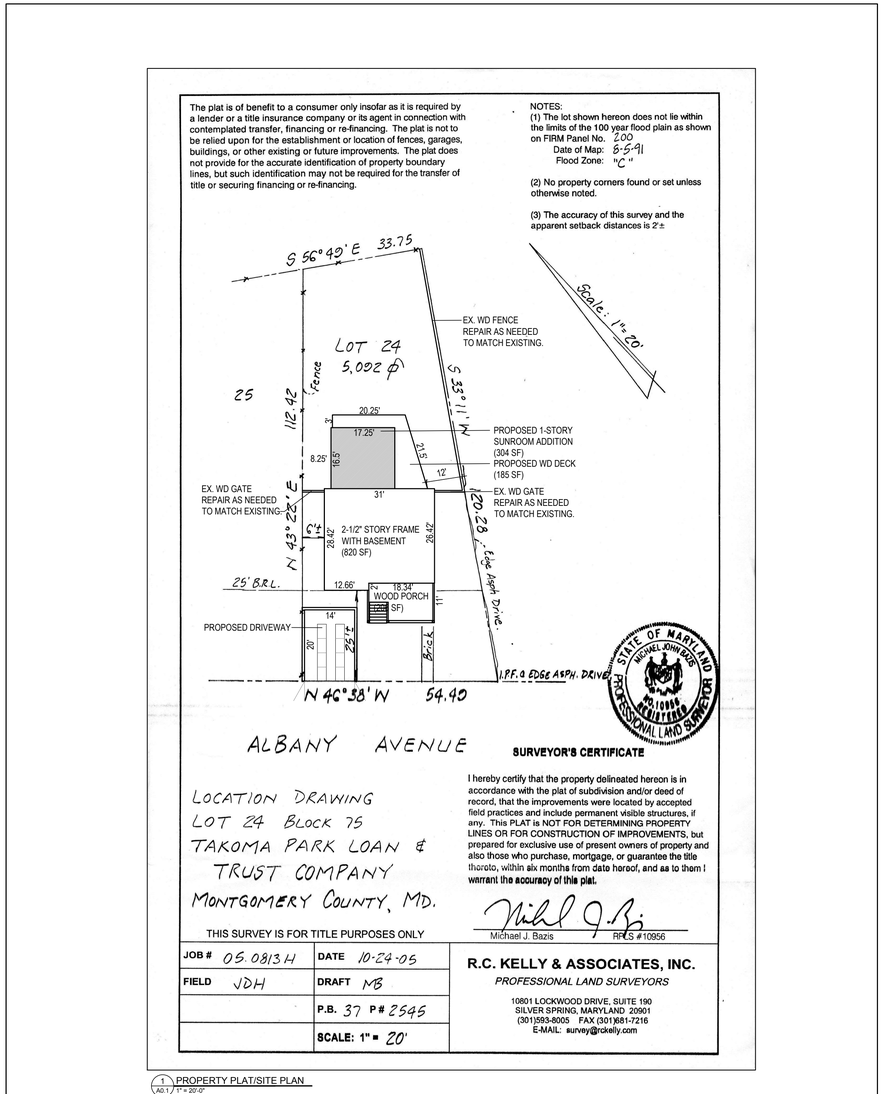
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the May 27, 2020 HPC meeting.

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: Philip Walker and Wakako Tokunaga
Address: 509 Albany Ave., Takoma Park

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



1 PROPERTY PLAT/SITE PLAN
A0.1 1" = 20'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 1:18 pm, Jun 08, 2020

CONTACT INFORMATION

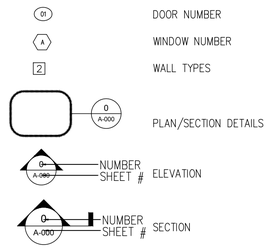
OWNER:
PHIL WALKER + WAKAKO TOKUNAGA
509 ALBANY AVENUE
TAKOMA PARK, MD 20912
TEL:

ARCHITECT:
WAKAKO TOKUNAGA
WT ARCHITECTURE
509 ALBANY AVENUE
TAKOMA PARK, MD 20912
TEL: 202 320 3867

STRUCTURAL ENGINEER:
ROBERT WIXSON/APAC ENGINEERING
2110 SEMINARY RD
SILVER SPRING, MD 20910
TEL: 301 565 0543

LIST OF DRAWINGS

SYMBOLS



DESIGN PARAMETERS

GROUND SNOW LOAD: 30 PSF (1.4 KN/M^2)

WIND SPEED: 90 MPH (145KM/HR)

SEISMIC DESIGN CATEGORY: B

WINTER DESIGN TEMP: 13 DEGREE F (-10.6 C)

ICE SHIELD UNDERLAYMENT: REQUIRED

FLOOD HAZARDS: JULY 2, 1979

AIR FREEZING INDEX: 300

MEAN ANNUAL TEMP: 55 DEGREES F (12.8 C)

FROST LINE DEPTH: 24" (610 CM)

SUBJECT TO DAMAGE FROM:
WEATHERING - SEVERE
TERMITE - MODERATE TO HEAVY
DECAY - SLIGHT TO MODERATE

PROJECT DATA

PROJECT NAME:	509 ALBANY AVE
PROJECT ADDRESS:	509 ALBANY AVE., TAKOMA PARK, MD 20912
BLOCK:	75
LOT:	24
PROPOSED PROJECT:	SUNROOM ADDITION

ZONING: R-60

LOT AREA:
MIN REQUIRED: 6,000SF
PROVIDED: 5,092SF
(BUILDABLE LOT BY ARTICLE 59-B-5.1
PLAT RECORDED 04/27/1950)

BUILDING HEIGHT:
MAX ALLOWABLE: 2.5 STORIES 35' TO ROOF PEAK,
OR 30' TO ROOF MEAN HT
PROVIDED: 2.5 STORIES 34'-6" TO ROOF PEAK

LOT OCCUPANCY:
MAX ALLOWABLE: 35% (STANDARD DEVELOPMENT)
PROVIDED: 22% (1,130SF BLDG FOOTPRINTON 5,092SF LOT)

SET BACK:	REQ'D:	PROVIDED:
FRONT:	25 FT	25FT
REAR:	20 FT	43.5FT
SIDE:	7 FT	8.5' ~ 9.5'
	(LOT RECORDED BEFORE 1/1/54)	

CODE:

BLDG CODE EDITION: IRC 2015
MBRC MARYLAND BLDG REHAB. CODE
NFPA NATIONAL ELEC. CODE 2011
WSSC PLUMBING CODE

USE GROUP: SINGLE FAMILY

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202 320 3867

509 ALBANY AVE.

509 ALBANY AVE
TAKOMA PARK, MD

REVIEW	4/3/2020
PERMIT	–
BID	–
CD	–

REGISTRATION

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COVER SHEET

A0.1

GENERAL CONDITIONS

1. PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE/SHE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.

2. UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE A.I.A. DOCUMENT A105, 2007.

3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.

4. POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.

5. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.

7. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/ OR SIZES; WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

8. SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.

9. NOTIFY ARCHITECT FOR REVIEW OF PARTITION CHALK LINE LAYOUT FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS UNTIL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINAL SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY INFORM ARCHITECT IF ANY CONFLICTS ARE FOUND. DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS.

10. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.

11. REVIEW DOCUMENTS, VERIFY DIMENSIONS, CEILING TO SLAB CLEARANCES AND ALL FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICT OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

12. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

13. COORDINATE WORK WITH BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, AND USE OF BUILDING FACILITIES. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

14. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

ARCHITECTURAL NOTES

1. REVIEW GENERAL CONDITIONS NOTES BEFORE COMMENCING WORK.

2. PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS.

3. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

4. MAKE NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.

5. GYPSUM BOARD FINISHING: COMPLY WITH REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD AND WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS ALWAYS USING THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISCPREPANCY.

6. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 'J' BEADS ALONG ENDS OF GYPSUM BOARD UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED.

7. FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.

8. PROVIDE BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.

9. ALL EXPOSED WALL SURFACES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH.

10. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT.

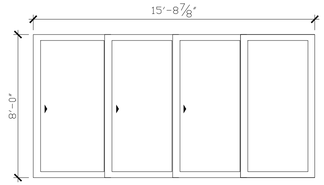
FINISH SCHEDULE

FINISH	DESCRIPTION	MANUFACTURER	SPECIFICATION/ COLOR	NOTES
F1	CLEAR SEALER	AFM	SAFE COAT, PENETRATING WATER STOP	ON EXPOSED CONCRETE SLAB
B1	WD BASE, PAINTED			
W1	CLEAR SEALER	AFM	SAFE COAT, NATURALS OIL WAX	ON FURNITURE-GRADE BIRCH PLYWOOD
W2	PAINT	BENJAMIN MOORE	NATURA, FLAT, CLOUDWHITE	ON 1/2" GYP BD
C1	CLEAR SEALER	AFM	SAFE COAT, NATURALS OIL WAX	ON FURNITURE-GRADE BIRCH PLYWOOD
C2	PAINT	BENJAMIN MOORE	NATURA, FLAT, CLOUDWHITE	ON 1/2" GYP BD

F# B# W# C#
FLOORING
BASE
WALL
CEILING

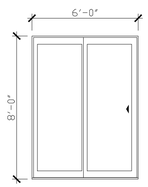
* SEE FLOOR PLANS FOR FINISH

DOOR SCHEDULE



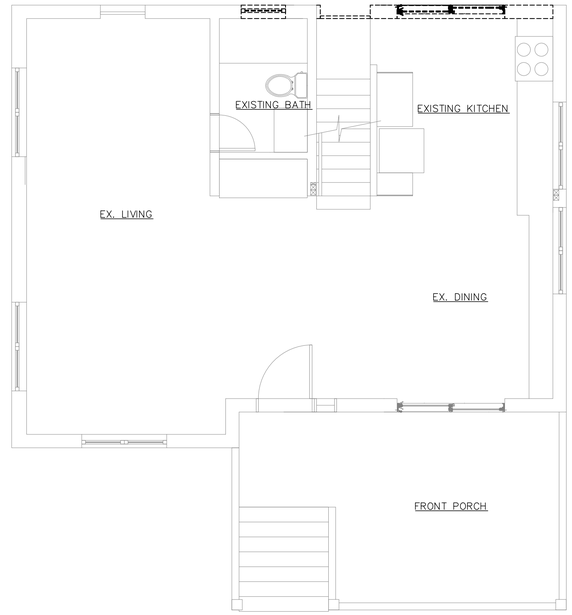
01 02

PELLA
CONTEMPORARY MULTI-SLIDE PATIO DOOR
ADVANCED COMFORT LOW-E IG
WD FRAME, ALUM CLAD



03

PELLA
CONTEMPORARY SLIDING PATIO DOOR
ADVANCED COMFORT LOW-E IG
WD FRAME, ALUM CLAD



1 DEMO PLAN
A0.2 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 1:18 pm, Jun 08, 2020

wakako tokunaga architecture
509 albany avenue
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202 320 3867

509 ALBANY AVE.

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TAKOMA PARK, MD

REVIEW	4/3/2020
PERMIT	–
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REGISTRATION

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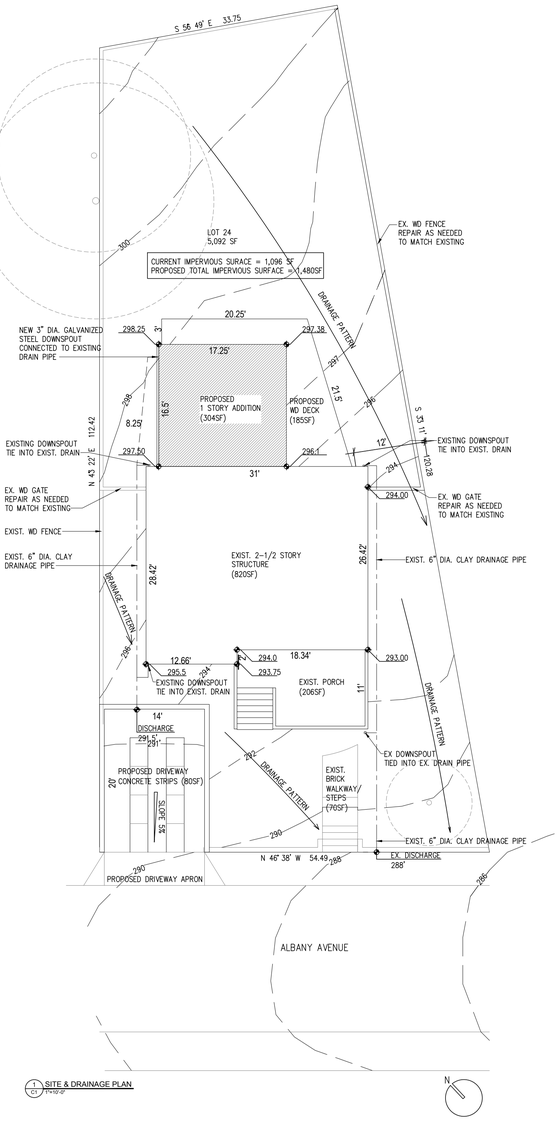
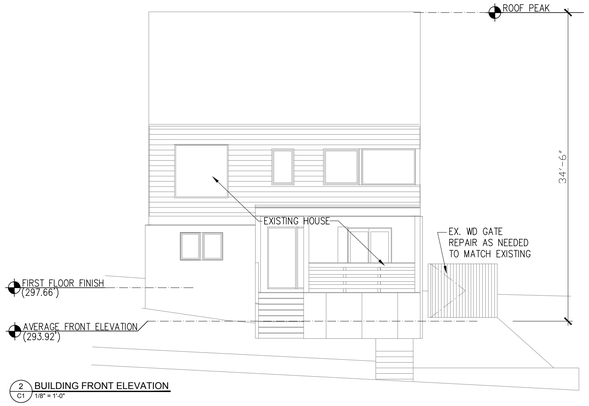
GENERAL NOTES, SPECS, SCHEDULES & DEMO PLAN

A0.2

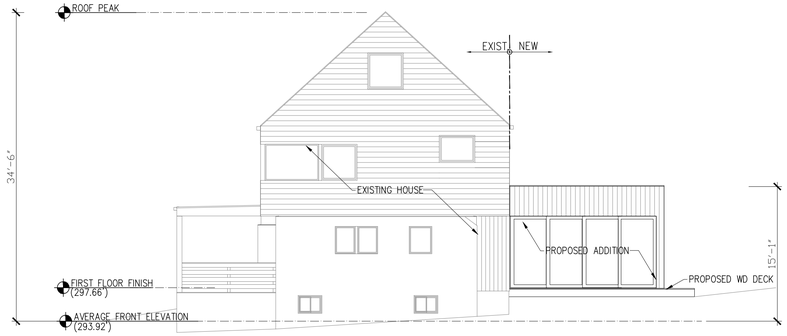


1 / C1 SITE & DRAINAGE PLAN
1"=10'-0"

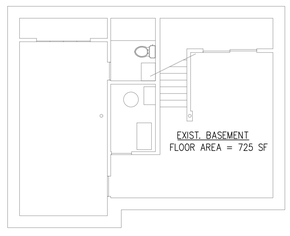


2 / C1 BUILDING FRONT ELEVATION
1/8" = 1'-0"

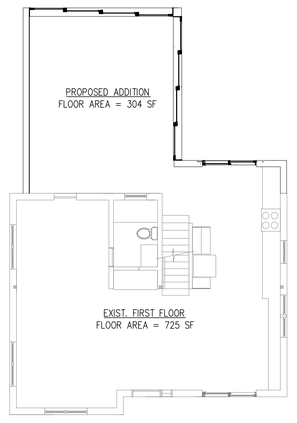
BLDG HEIGHT
FROM AVERAGE FRONT ELEVATION
TO ROOF = 34'-6"



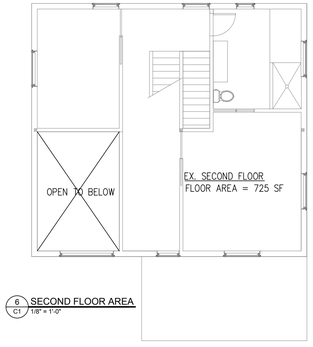
3 / C1 BUILDING SIDE ELEVATION
1/8" = 1'-0"



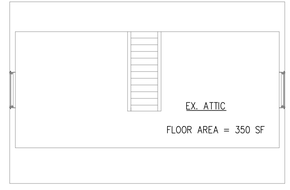
4 / C1 BASEMENT FLOOR AREA
1/8" = 1'-0"



5 / C1 FIRST FLOOR AREA
1/8" = 1'-0"



6 / C1 SECOND FLOOR AREA
1/8" = 1'-0"



7 / C1 ATTIC FLOOR AREA
1/8" = 1'-0"

* TOTAL EXIST. FLOOR AREA = 2525 SF
TOTAL NEW FLOOR AREA = 304 SF
NEW FLOOR AREA IS LESS THAN 50% OF TOTAL EXISTING FLOOR AREA
STANDARD DEVELOPMENT

APPROVED
Montgomery County
Historic Preservation Commission

Sandra A. Heiler

REVIEWED
By Dan.Bruechert at 1:18 pm, Jun 08, 2020

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REVIEW	4/3/2020
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REGISTRATION

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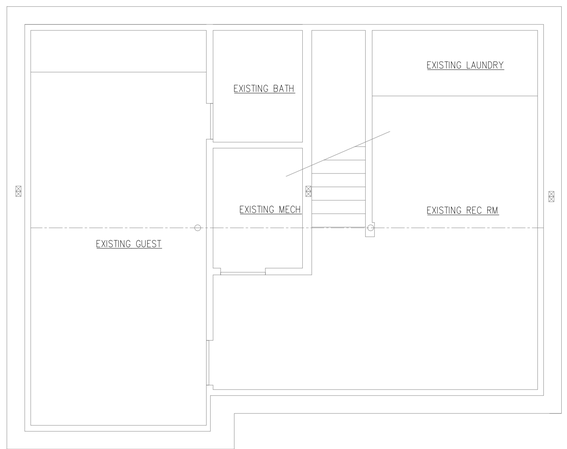
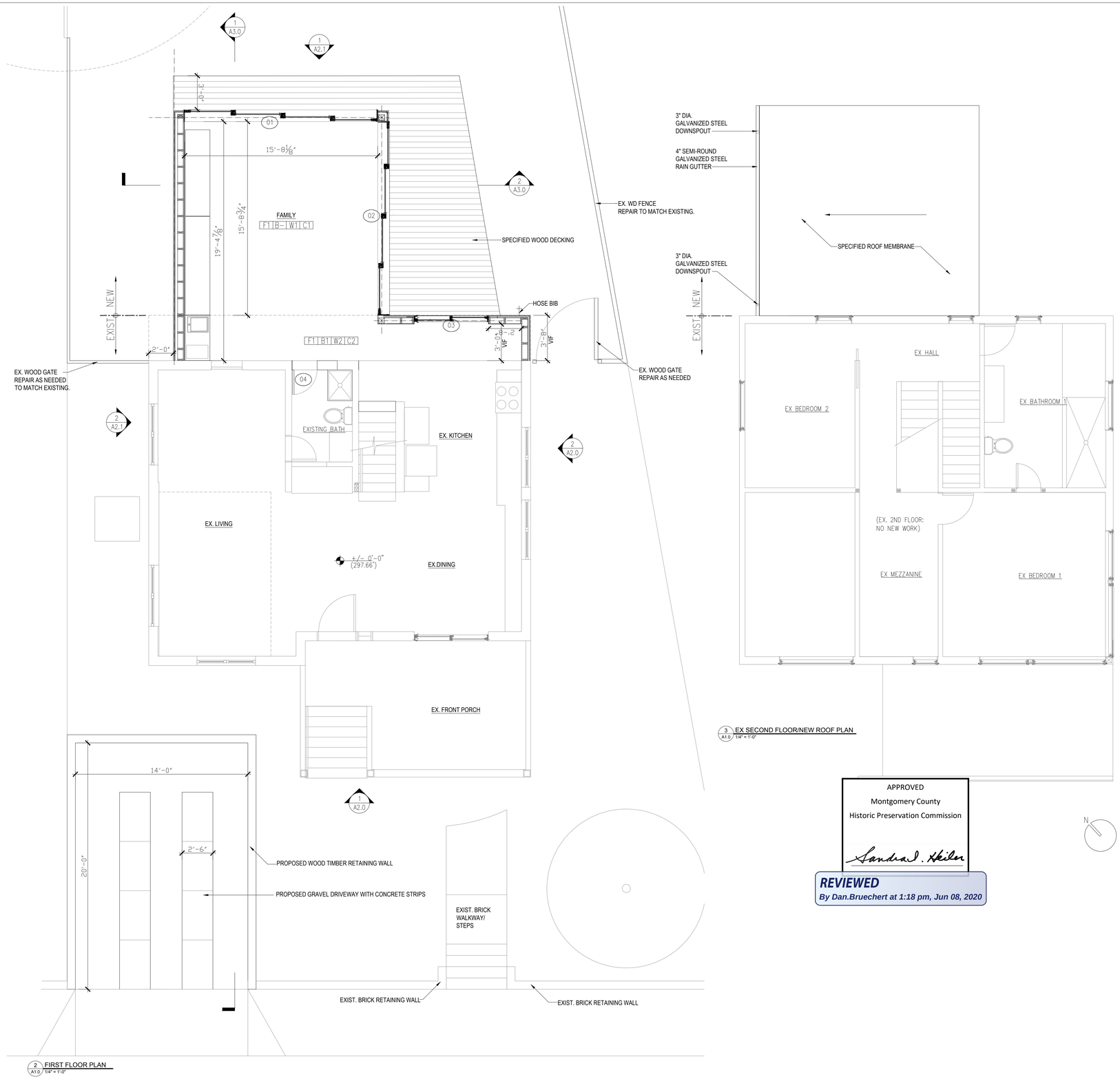
SITE PLAN,BLDG ELEV,
HEIGHT & AREA CALC.

C1



1 A1.0 EX BASEMENT PLAN (NO NEW WORK)
1/4" = 1'-0"



2 A1.0 FIRST FLOOR PLAN
1/4" = 1'-0"

3 A1.0 EX SECOND FLOOR/NEW ROOF PLAN
1/4" = 1'-0"

APPROVED
Montgomery County
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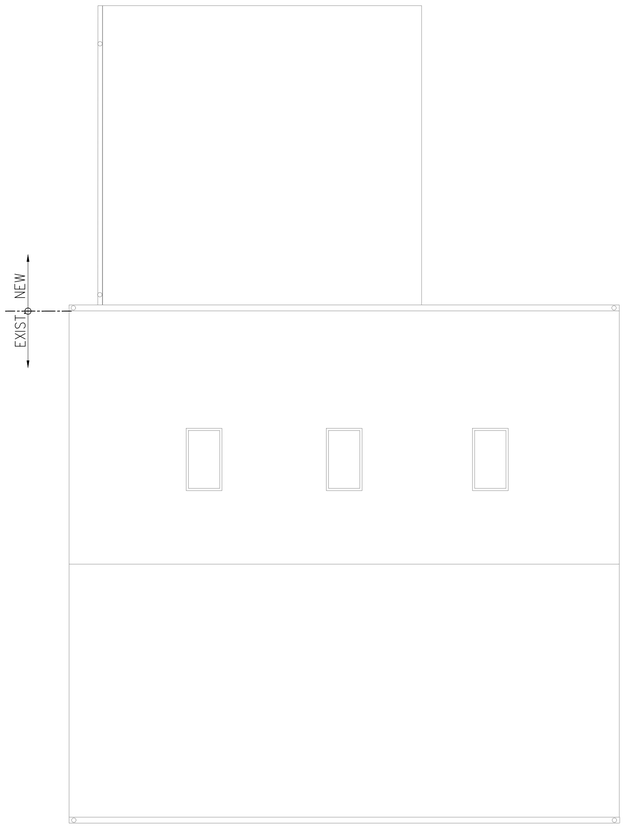
PLANS

A1.0



1 / A1.1 EX ROOF PLAN
1/4" = 1'-0"

N

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PLANS

A1.1

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1 A2.0 BUILDING ELEVATION 1/4" = 1'-0"

2 A2.0 BUILDING ELEVATION 1/4" = 1'-0"

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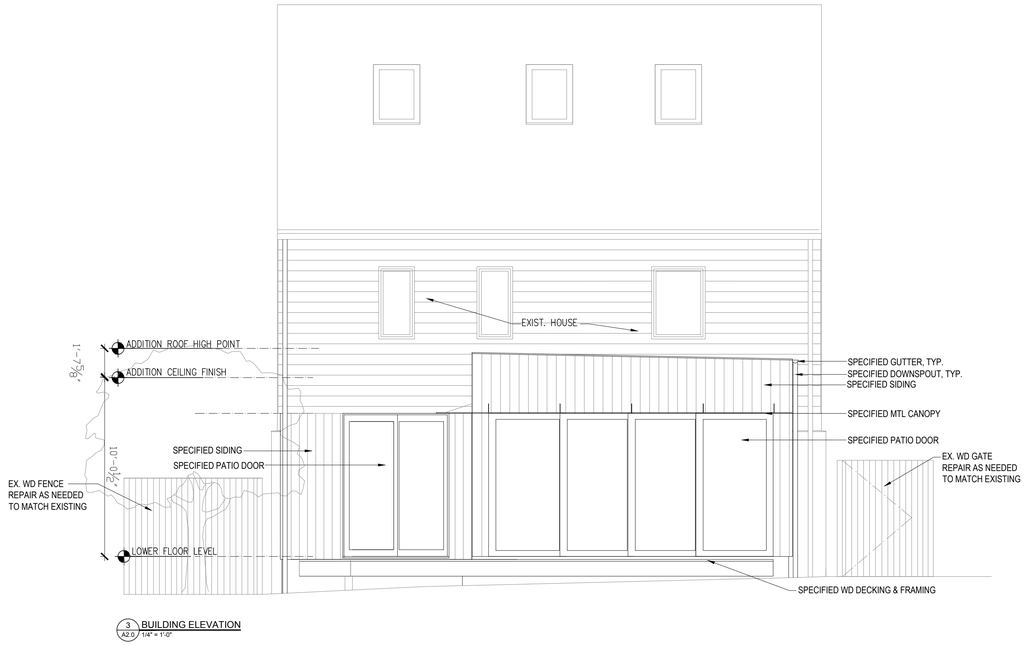
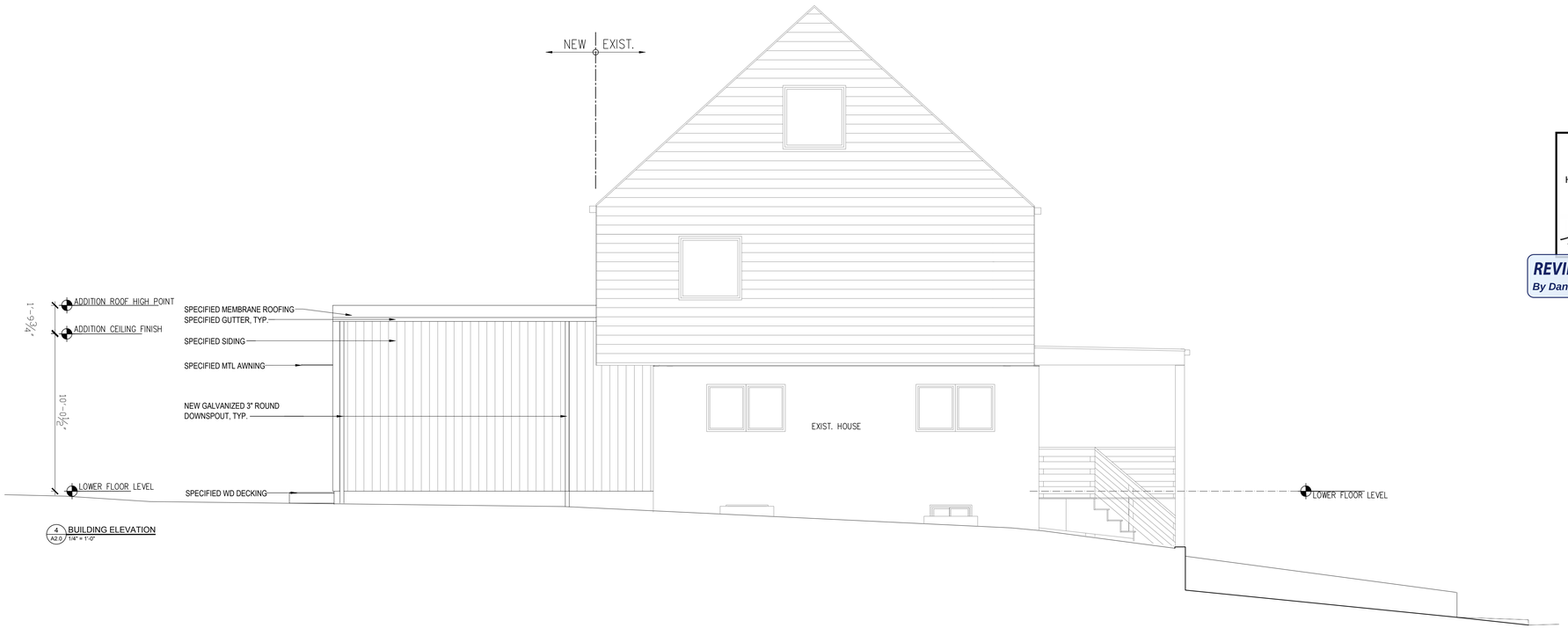
BUILDING ELEVATIONS

A2.0



3 A2.0 BUILDING ELEVATION
1/4" = 1'-0"



4 A2.0 BUILDING ELEVATION
1/4" = 1'-0"

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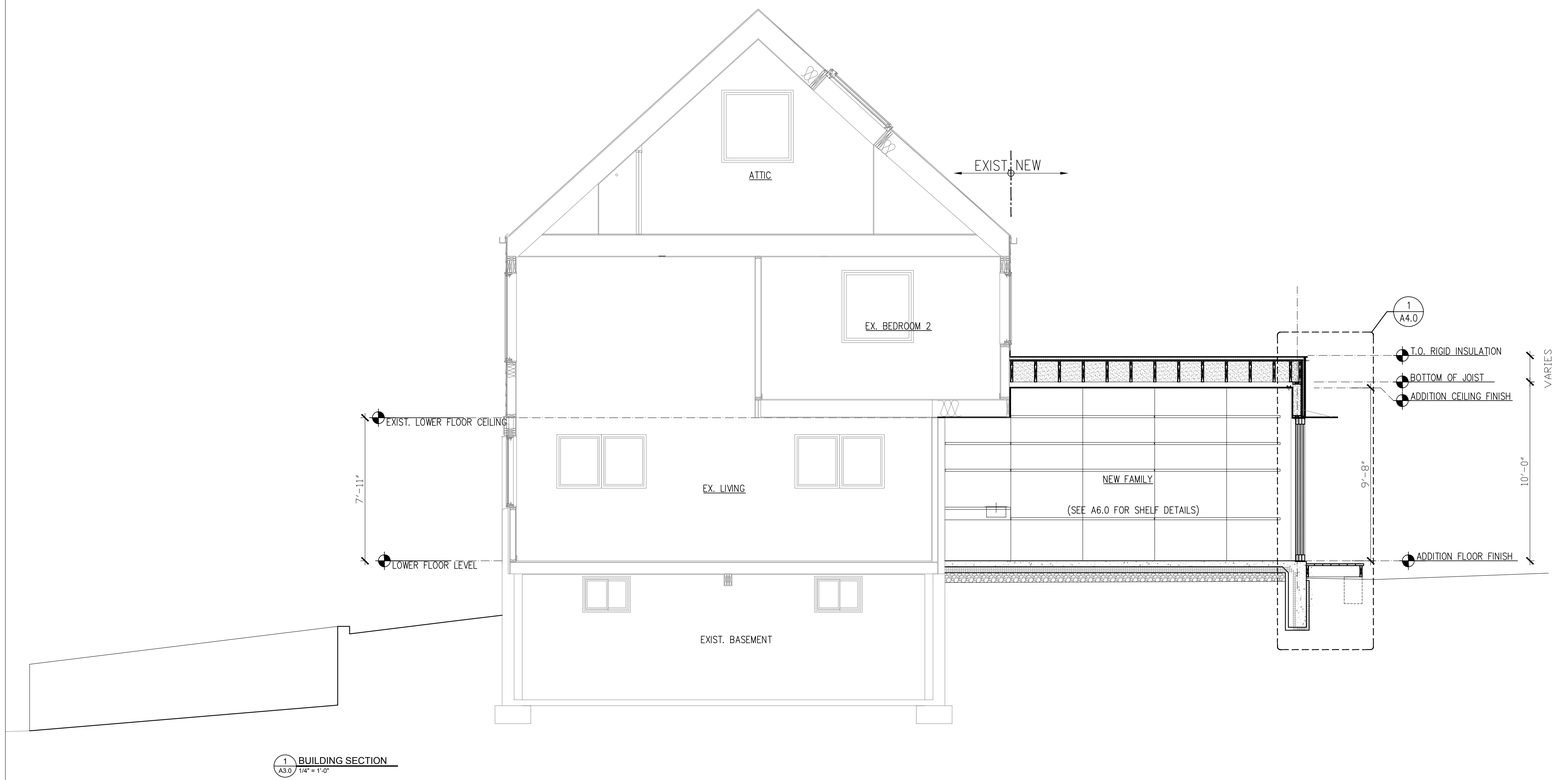
BUILDING ELEVATIONS

A2.1



1 A3.0 BUILDING SECTION
1/4" = 1'-0"

THERMAL ENVELOPE NOTES

ROOF: R-48.1
2 3/8" RIGID INSULATION (R-8.1): GUTEX ULTRATHERM
11" WOOL BATT INSULATION (R-40): HAVELOCK WOOL

WALLS: R-28.1
2 3/8" RIGID INSULATION (R-8.1): GUTEX ULTRATHERM
5.5" WOOL BATT INSULATION (R-20): HAVELOCK WOOL

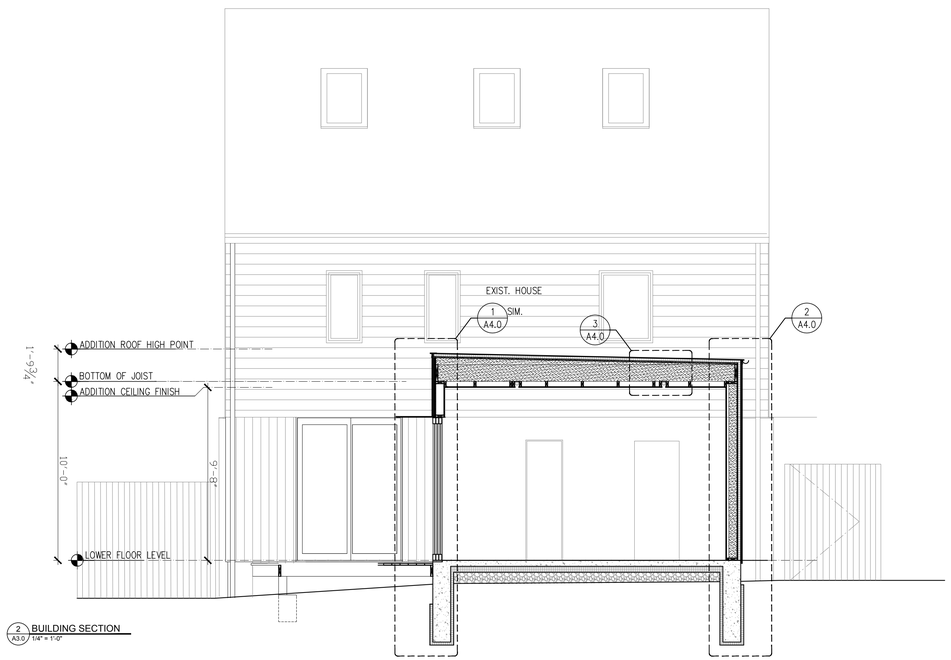
FLOOR : R-32
4" OF POLYURETHANE RIGID INSULATION (R-32) UNDER SLAB.

* THERMAL ENVELOPE AND AIR BARRIER ARE CONTINUOUS THROUGHOUT ENTIRE PROPOSED ADDITION IN ACCORDANCE WITH TABLE N 1102.4.2 OF IRC 2015.
* SEE A4.0 FOR CONSTRUCTION DETAILS.

DOORS:
SEE U VALUE AND SHGC FACTORS UNDER "WINDOW SCHEDULE" & "DOOR TYPES" ON SHEET A0.2 – GENERAL NOTES AND SCHEDULES.

SPECIFICATIONS AND NOTES

MEMBRANE ROOFING UNDER ROOF DECK – TPO MEMBRANE ROOFING, .060"
MTL FLASHING: OVERHANG ROOF EDGE, DL1560 BY TAMLYN
SIDING: 1x6 ROUGH SAWN SQUARE EDGE PINE SIDING,BLACK PINE TAR BY AUSON
AIR BARRIER – INTELLO PLUS BY PRO CLIMA
INTERIOR WINDOW TAPE – CONTEGA SOLIDO SL BY PRO CLIMA
EXTERIOR WINDOW TAPE – CONTEGA SOLIDO EXO BY PRO CLIMA
WOOD DECKING: BLACK LOCUST 5-1/2" X 1", CLEAR SEALER
PLYWOOD WALL & CEILING FINISH: 1/2" PUREBOND BIRCH PLYWOOD BY COLUMBIA FOREST
PLYWOOD SHELVES & TABLETOP: 3/4" PUREBOND BIRCH PLYWOOD BY COLUMBIA FOREST
GUTTER: 24GA GALVANIZED STEEL 4" DIA. SEMI-ROUND
DOWNSPOUT: 24GA GALVANIZED STEEL 3"DIA. ROUND
METAL CANOPY: 10GA POWDER-COATED ALUMINUM (ALT: GALVANIZED STEEL) WITH METAL FIN WELDED TOGETHER (SEE A6.0 FOR DETAILS)



2 A3.0 BUILDING SECTION
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 1:17 pm, Jun 08, 2020

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

509 ALBANY AVE.

509 ALBANY AVE
TAKOMA PARK, MD

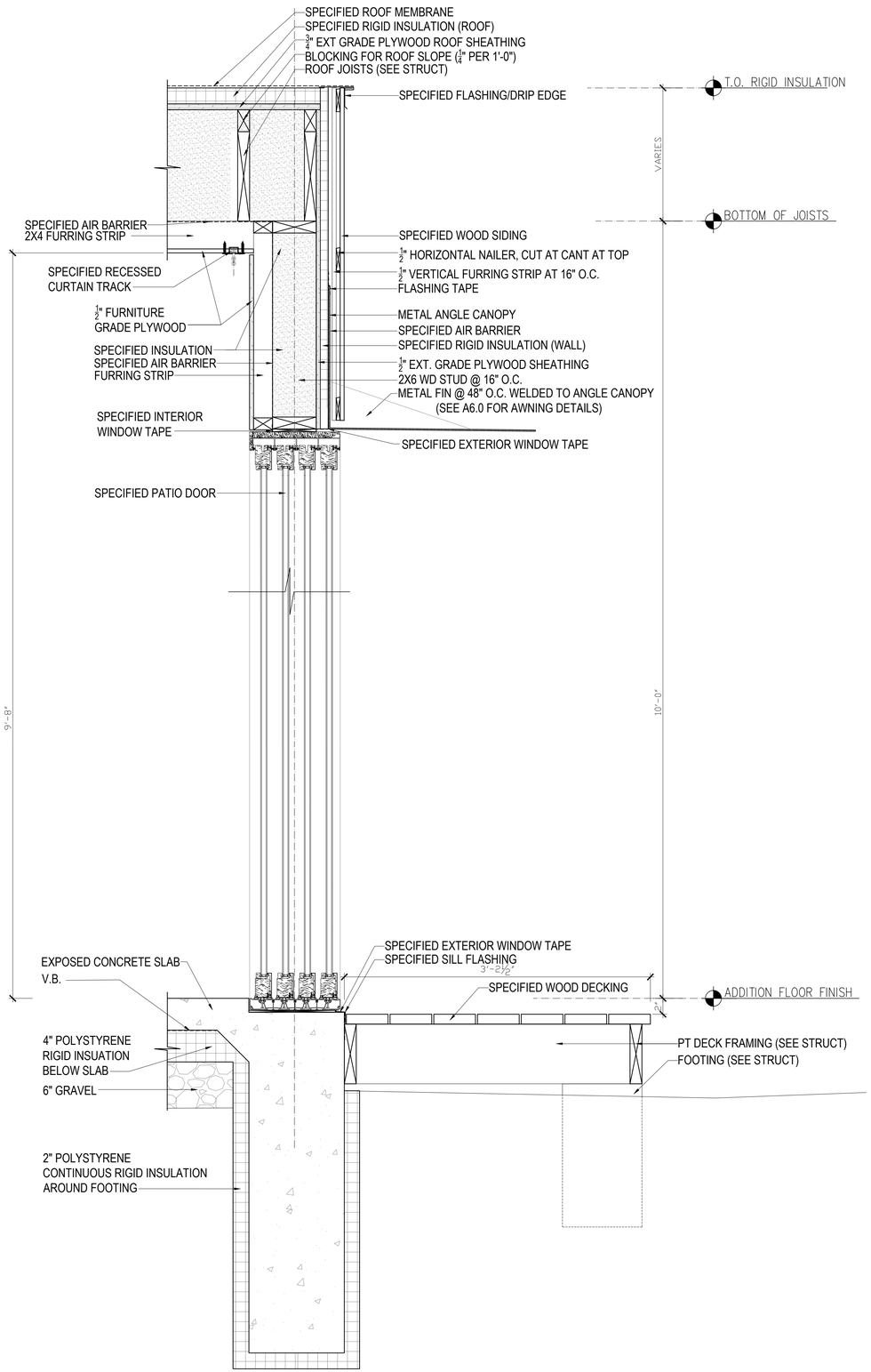
REVIEW	4/3/2020
PERMIT	–
BID	–
CD	–

REGISTRATION

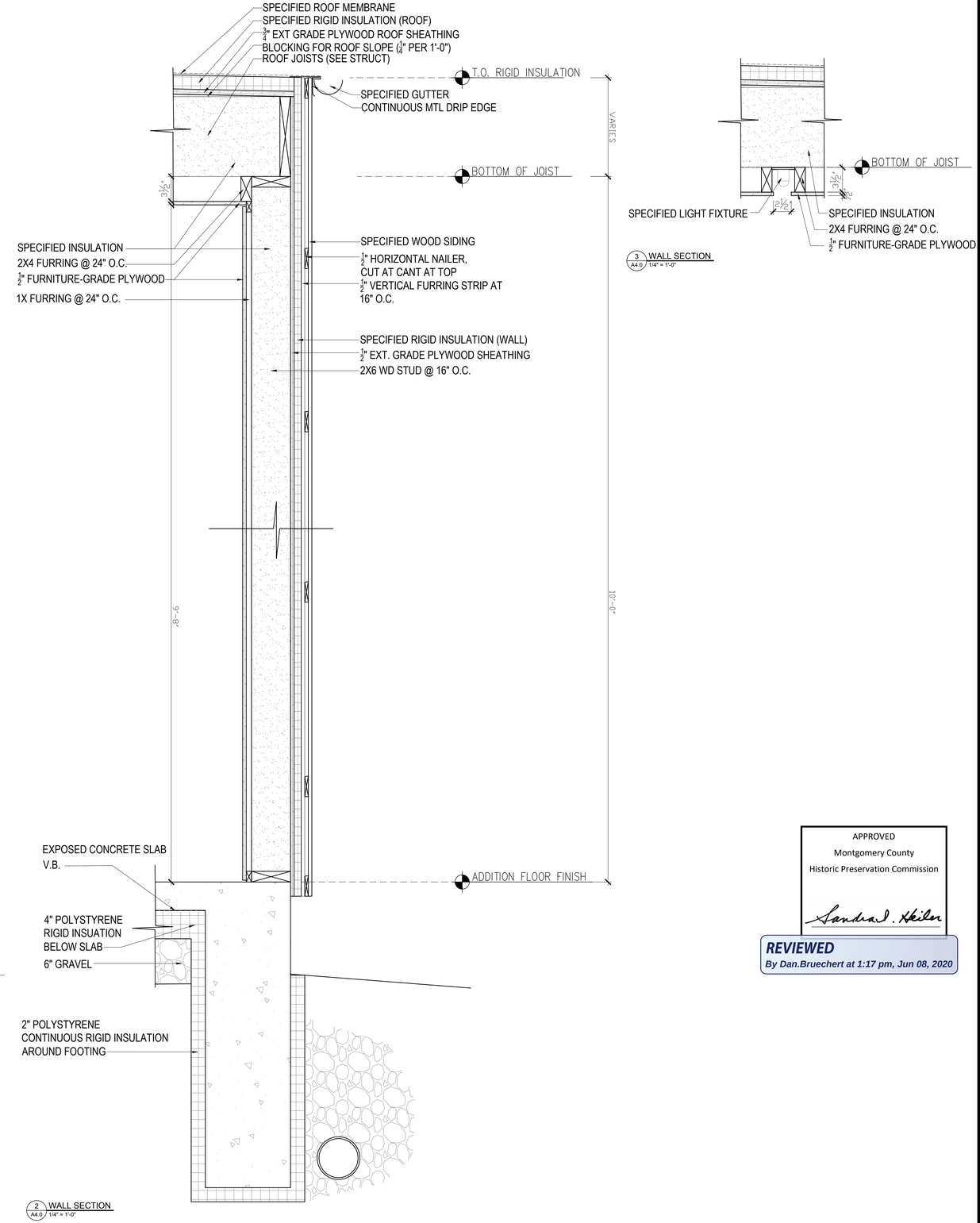
Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number:15783, expiration date 5/6/2021.

BUILDING SECTIONS

A3.0



1 A4.0 WALL SECTION 1 1/2" = 1'-0"



2 A4.0 WALL SECTION 1/4" = 1'-0"

3 A4.0 WALL SECTION 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Sandra J. Heiler

REVIEWED
By Dan.Bruechert at 1:17 pm, Jun 08, 2020

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REGISTRATION

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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 number15793, expiration date 5/8/2021.

WALL SECTIONS

A4.0

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 ¾" APA rated decking. Roof decking shall be $\frac{5}{8}$"APA rated decking. Wall sheathing shall be ½" 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 in 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" - L4x3½ x¼ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x3½x$\frac{5}{16}$ 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" (+ ½")
   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	1½"
Slabs	¾"
Footings	3"

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
½ Decking -	1.7 PSF
¾" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
½" 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:

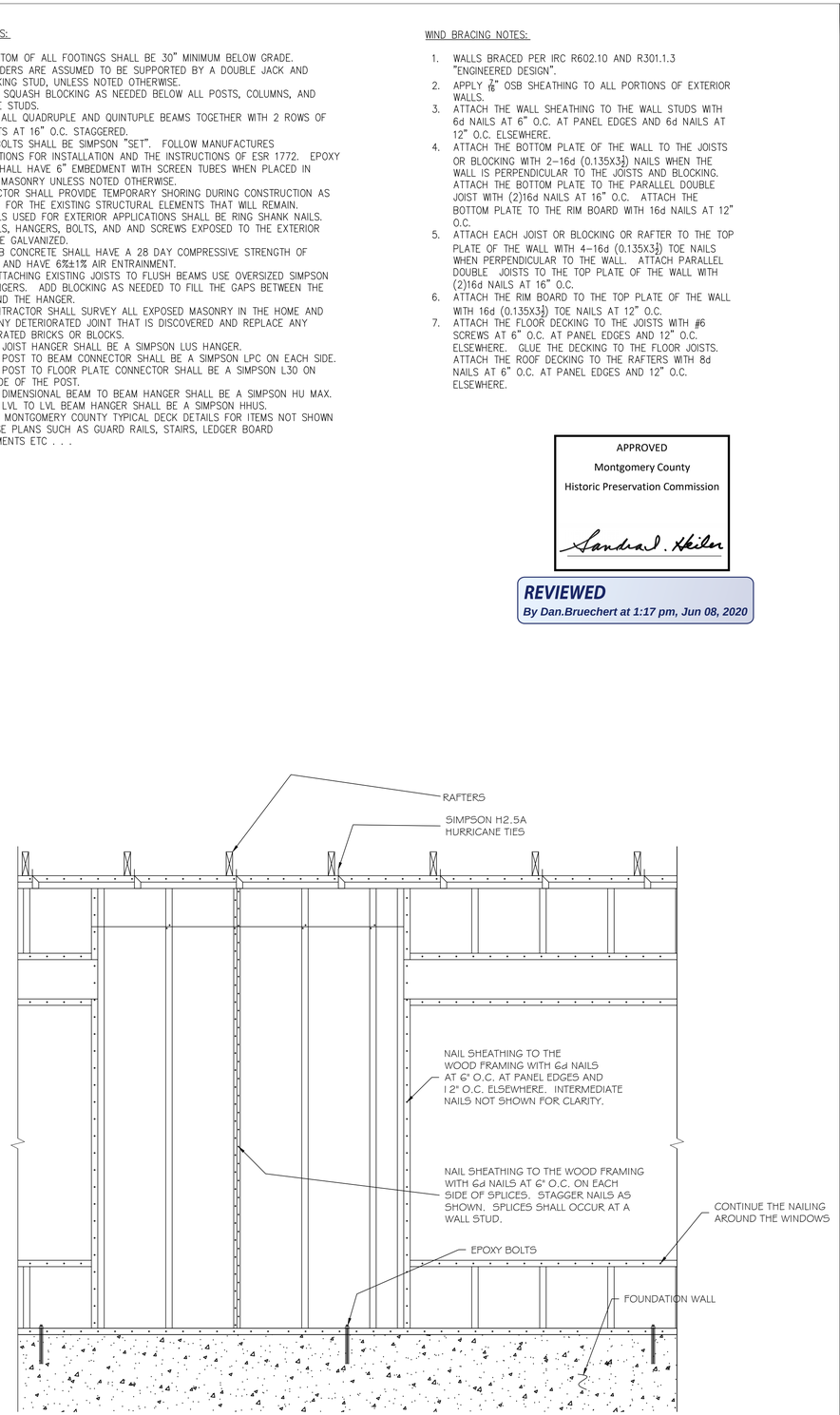
SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.05
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	1.34k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	LIGHT FRAMED WALLS

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 ¾"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
8. ALL NAILS, HANGERS, BOLTS, AND AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
9. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
10. 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.
11. 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.
12. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
13. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
14. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
15. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
16. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
17. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY $\frac{7}{16}$" OSB SHEATHING TO ALL PORTIONS OF EXTERIOR WALLS.
3. ATTACH THE WALL SHEATHING TO THE WALL STUDS WITH 6d NAILS AT 6" O.C. AT PANEL EDGES AND 6d NAILS AT 12" O.C. ELSEWHERE.
4. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 2-16d (0.135X3½) NAILS WHEN THE WALL IS PERPENDICULAR TO THE JOISTS AND BLOCKING. ATTACH THE BOTTOM PLATE TO THE PARALLEL DOUBLE JOIST WITH (2)16d NAILS AT 16" O.C. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
5. ATTACH EACH JOIST OR BLOCKING OR RAFTER TO THE TOP PLATE OF THE WALL WITH 4-16d (0.135X3½) TOE NAILS WHEN PERPENDICULAR TO THE WALL. ATTACH PARALLEL DOUBLE JOISTS TO THE TOP PLATE OF THE WALL WITH (2)16d NAILS AT 16" O.C.
6. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.
7. ATTACH THE FLOOR DECKING TO THE JOISTS WITH #6 SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. GLUE THE DECKING TO THE FLOOR JOISTS. ATTACH THE ROOF DECKING TO THE RAFTERS WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE.



Typical Framing Elevation at EDP Panels

Scale: $\frac{3}{4}$" = 1'-0"±

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Montgomery County
Historic Preservation Commission

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REVIEWED
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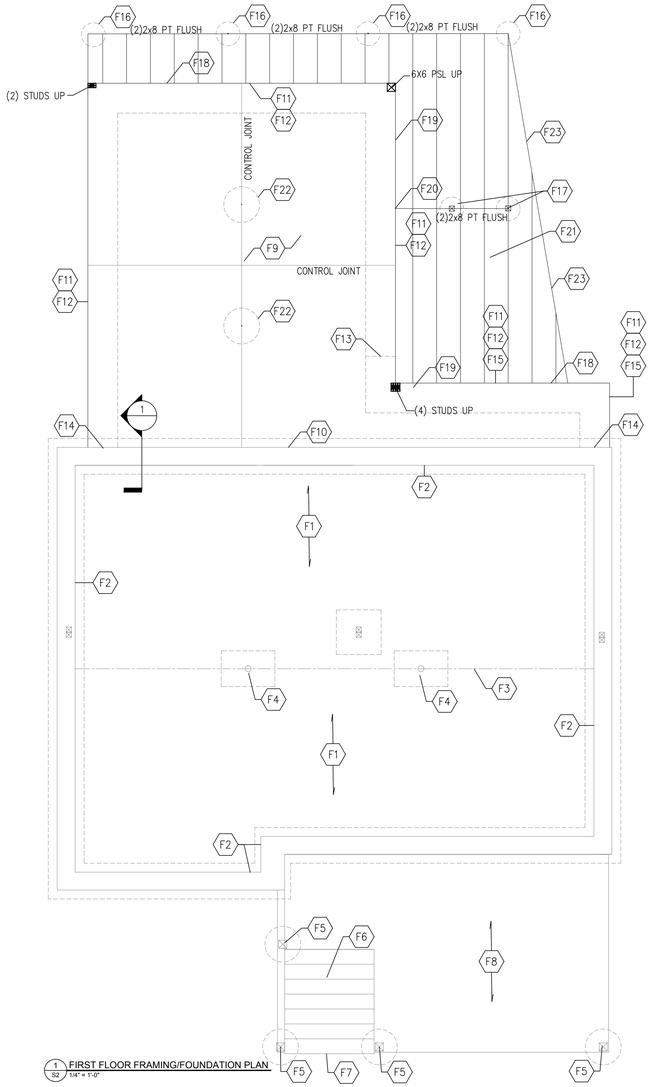
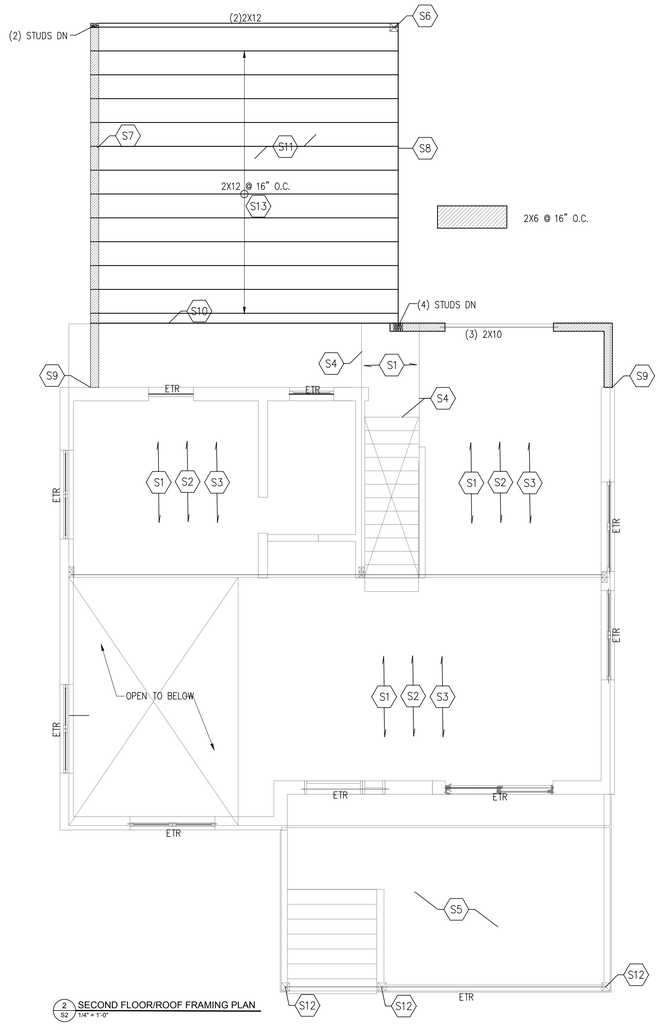
REGISTRATION

STRUCTURAL NOTES

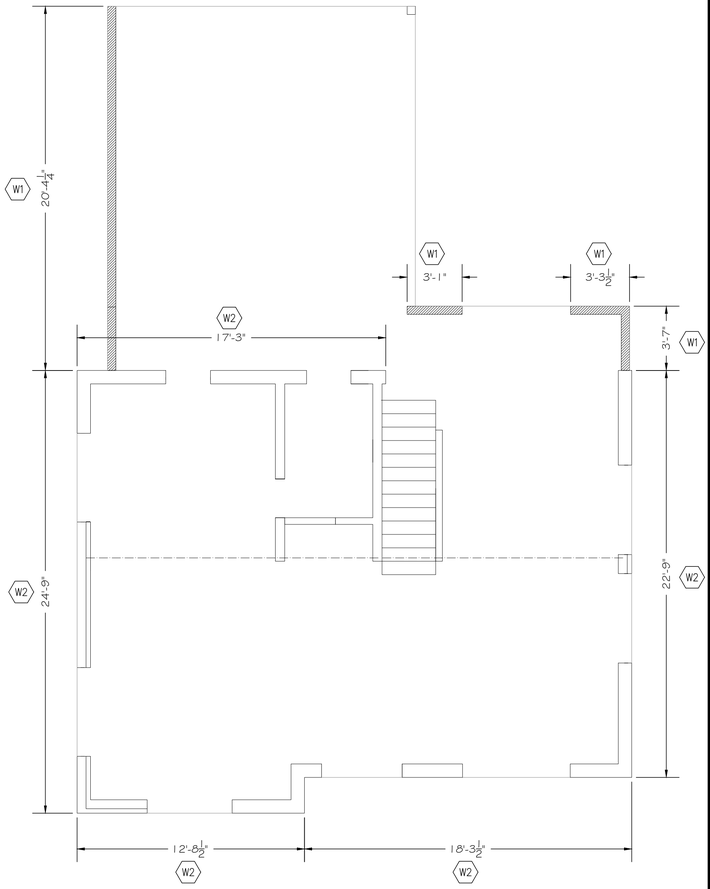
S1



1 / S2 FIRST FLOOR FRAMING/FOUNDATION PLAN
1/4" = 1'-0"



2 / S2 SECOND FLOOR/ROOF FRAMING PLAN
1/4" = 1'-0"



3 / S2 1ST FLOOR WIND BRACING PLAN
1/4" = 1'-0"

F1 EXISTING 1ST FLOOR FRAMING TO REMAIN. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X6 OR A 2X8.

F2 EXISTING FOUNDATION WALL AND FOOTING.

F3 EXISTING BEAM.

F4 EXISTING COLUMN AND FOOTING.

F5 EXISTING POST AND FOOTING.

F6 EXISTING PORCH STAIRS.

F7 EXISTING STAIR FOOTING.

F8 EXISTING PORCH FLOOR FRAMING UNCHANGED.

F9 4" CONCRETE SLAB ON A 6 MIL POLY VAPOR BARRIER AND 4" GRAVEL. REINFORCE THE SLAB WITH #3 BARS AT 12" O.C. EACH WAY. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.

F10 TURN THE SLAB DOWN TO AN L4X4X¼" GALVANIZED STEEL ANGLE LINTEL WITH ½"ø GALVANIZED EPOXY BOLTS AT 12" O.C. CAULK THE JOINT BETWEEN THE SLAB AND THE WALL WITH WATERSTOP RX BY CETCO.

F11 PT2X6 SILL PLATE WITH ½"ø EPOXY BOLTS AT 48" O.C. WITH 7" EMBEDMENT.

F12 20" WIDE TURN DOWN SLAB REINFORCED WITH (2)#4 BARS.

F13 STEP THE TURN DOWN SLAB UP 18".

F14 THE FOOTING ACTS AS A GRADE BEAM NEXT TO THE EXISTING HOME. POCKET THE FOOTING IN THE WALL PER THE STRUCTURAL DETAIL.

F15 THE BOTTOM OF THE TURN DOWN SLAB SHALL BE 48" BELOW GRADE.

F16 16"ø CONCRETE FOOTING. SET THE WOOD BEAM ON THE FOOTING. ATTACH THE BEAM TO THE FOOTING WITH A SIMPSON ABA44. ADD BLOCKING TO FILL THE GAPS BETWEEN THE BEAM AND THE CONNECTOR.

F17 PT4X4 POST. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC4 ON EACH SIDE. SET THE POST ON A 16"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.

F18 PT2X8 LEDGER ATTACHED TO THE TURN DOWN SLAB WITH ½"ø EPOXY BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. CAULK THE JOINT BETWEEN THE DECK BOARDS AND THE CONCRETE.

F19 PT2X8 CLEAT ATTACHED TO THE TURN DOWN SLAB WITH ½"ø EPOXY BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. CAULK THE JOINT BETWEEN THE DECK BOARDS AND THE CONCRETE.

F20 HANG THE BEAM FROM THE CLEAT WITH A SIMPSON LUS HANGER.

F21 ALL DECK LUMBER SHALL BE RATED FOR GROUND CONTACT.

F22 24"ø FOOTING BELOW THE NEW SLAB. THE BOTTOM OF THE FOOTING SHALL BE 30" BELOW THE TOP OF THE NEW SLAB.

F23 DOUBLE PT2X8 RIM. ATTACH EACH JOIST TO THE RIM WITH A SKEWED ANGLE HANGER. ATTACH THE RIM TO THE FLUSH BEAM WITH A SIMPSON LS70 ON ONE SIDE AND (6)10d TOE NAILS. ATTACH THE RIM TO THE FOOTING WITH A SIMPSON ABA44. ADD BLOCKING TO FILL IN THE GAPS BETWEEN THE RIM AND THE CONNECTOR.

S1 EXISTING 2ND FLOOR FRAMING TO REMAIN. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X10 OR A 2X12.

S2 EXISTING ATTIC FRAMING ABOVE UNCHANGED.

S3 EXISTING ROOF FRAMING ABOVE UNCHANGED.

S4 EXISTING BEAM.

S5 EXISTING PORCH ROOF FRAMING UNCHANGED.

S6 6X6 PSL POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.

S7 ATTACH EACH RAFTER TO THE WALL OR BEAM WITH A SIMPSON H2.5A HURRICANE TIE.

S8 ¾"X11" STEEL FLITCH PLATE BETWEEN (2)1¾X11¼" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN BETWEEN THE PLATE AND THE LVL. ATTACH THE RAFTERS TO THE BEAM WITH SIMPSON LUS HANGERS.

S9 ATTACH THE 1ST STUD TO THE WALL WITH ¼" SIMPSON TITEN SCREWS AT 12" O.C.

S10 PROVIDE A 2X12 CLEAT FOR THE NEW ROOF WITH (2)#8 SCREWS AT 6" O.C.

S11 ½" DECKING PLACED ON RIPPED 2X SLEEPERS AT 24" O.C. PLACED ON ½" DECKING PLACED ON THE RAFTERS TO MAKE THE ROOF SLOPE. ALTERNATE BUILD UP THE ROOF SLOPE WITH RIGID INSULATION.

S12 EXISTING POST.

S13 PLACE BLOCKING BETWEEN THE RAFTERS AT THE MID POINT.

W1 NEW EDP WIND BRACING PANEL.

W2 EXISTING PERFORATED WOOD SHEAR WALL.

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Montgomery County
Historic Preservation Commission

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REGISTRATION

FONDATION, FRAMING AND WIND–BRACING PLANS

S2

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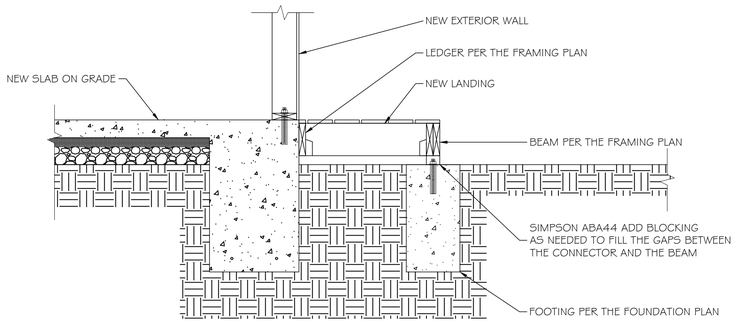
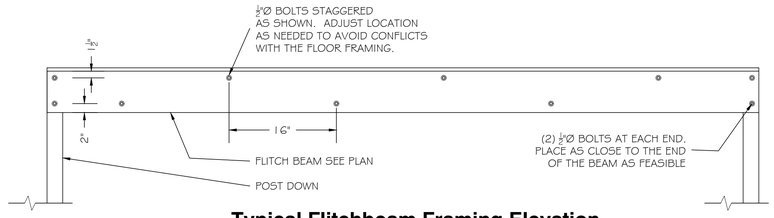


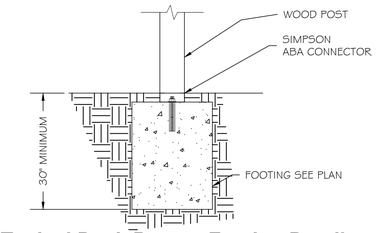
Typical Beam to Footing Detail

Scale: 3/4" = 1'-0"



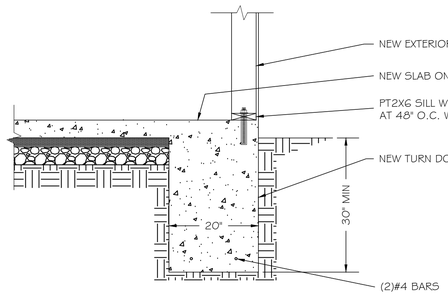
Typical Flitchbeam Framing Elevation

Scale: NOT TO SCALE



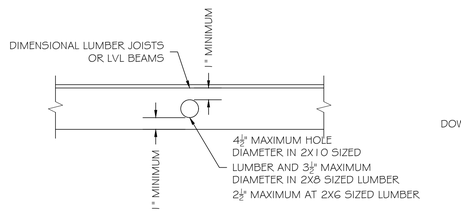
Typical Deck Post to Footing Detail

Scale: 3/4" = 1'-0"



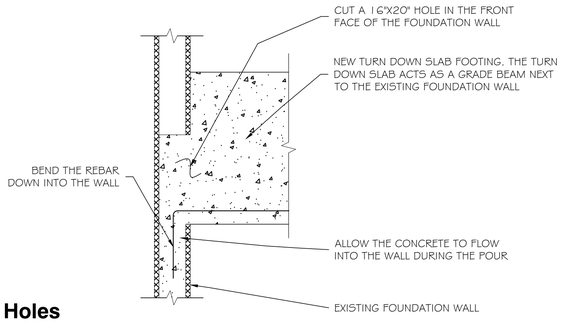
Typical Turn Down Slab Detail

Scale: 3/4" = 1'-0"

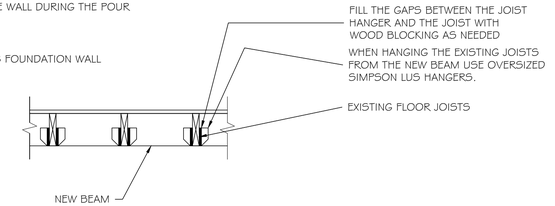


Typical Detail at Floor Joist/LVL Beam Holes

Scale: 3/4" = 1'-0"

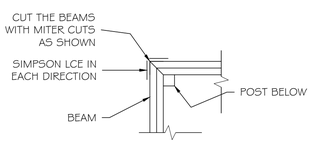


SECTION 1
SCALE: 3/4" = 1'-0"

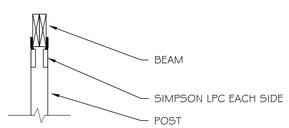


Typical Ex. Joist to New Flush Beam Detail

Scale: 3/4" = 1'-0"



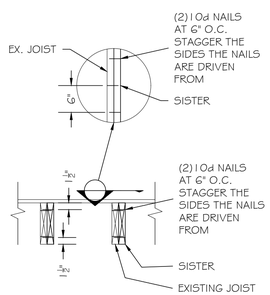
@ Corners



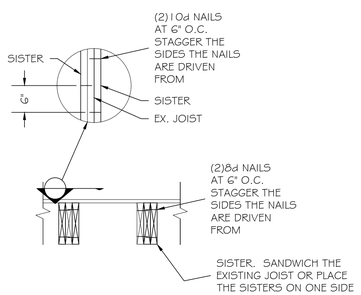
@ Simpson LPC Connectors

Typ. Wood Post To Beam Detail

Scale: 3/4" = 1'-0"



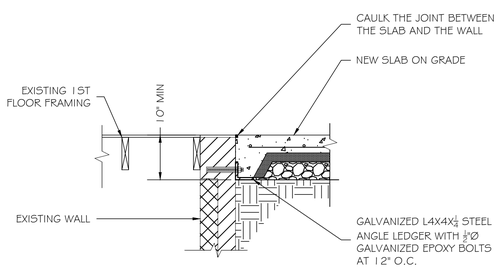
@Single Sister



@Double Sister

Typical Sistering Details

Scale: NTS



Typical Detail at Note (F10)

Scale: 3/4" = 1'-0"

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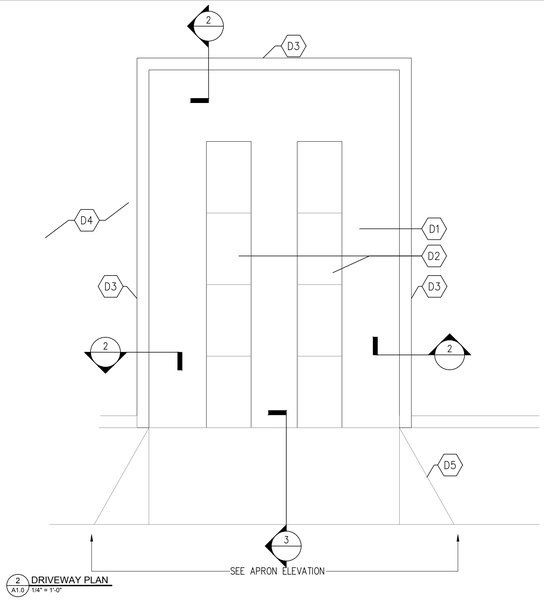
STRUCTURAL DETAILS

S3



2 / A1.0 **DRIVEWAY PLAN**
1/4" = 1'-0"

D1 NEW GRAVEL DRIVEWAY. 6" GRAVEL PLACED ON FILTER FABRIC.

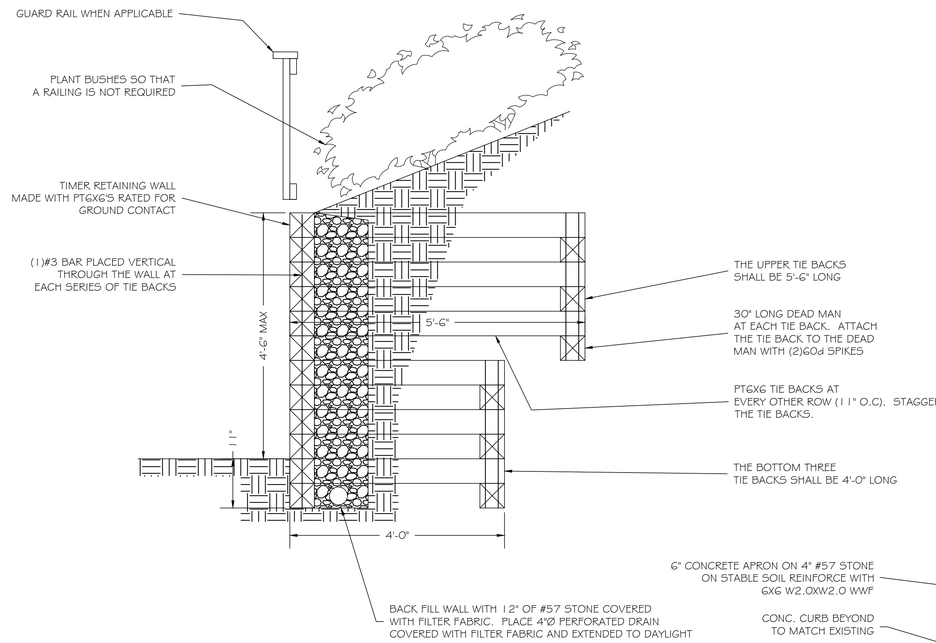
D2 PLACE 6" THICK CONCRETE TIRE STRIPS ON 4" GRAVEL. REINFORCE THE CONCRETE WITH (2)#3 BARS.

D3 TIMBER RETAINING WALL PER THE STRUCTURAL DETAILS.

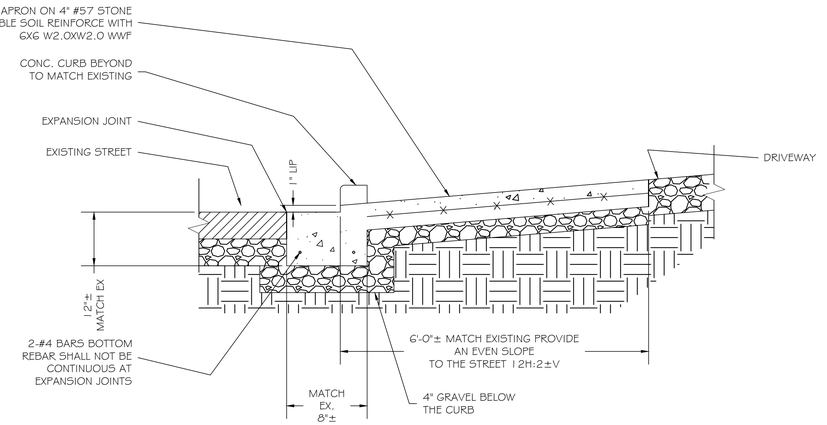
D4 OBTAIN PERMISSION FROM THE NEIGHBOR TO PLACE THE TIMBER RETAINING WALL TIE BACK ON THEIR PROPERTY.

D5 DRIVEWAY APRON PER THE STRUCTURAL DETAILS.

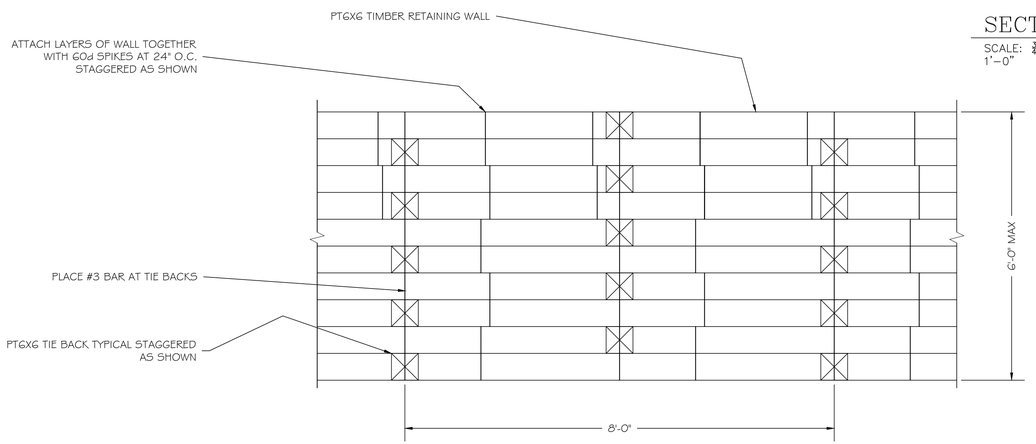
Apron Elevation
SCALE: 1/4" = 1'-0"(±)



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



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



Typical Framing Elevation at Timber Retaining Walls
Scale: 3/4" = 1'-0"

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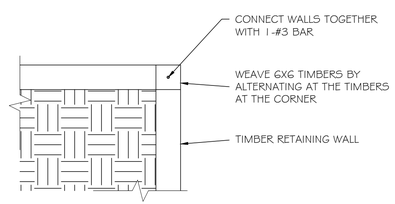
By Dan.Bruechert at 1:16 pm, Jun 08, 2020



Corner Detail (Timber Retaining Wall)
Scale: 3/4" = 1'-0"

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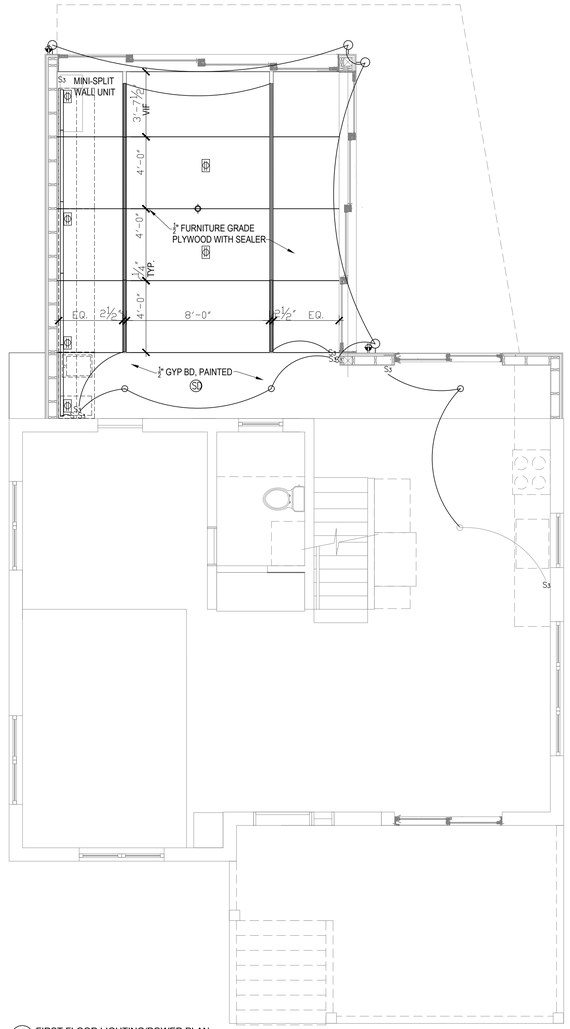
DRIVEWAY DETAILS

S4



1 E1 FIRST FLOOR LIGHTING/POWER PLAN
1/4" = 1'-0"

LIGHTING KEY:

SYMBOL	MANUFACTURER	DESCRIPTION	LAMPING	FINISH	DIMMER	REMARKS:
	TBD	PENDANT LIGHT	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
	TBD	4" ULTRA-SLIM RECESSED DOWNLIGHT	LED		YES	
	TBD	WALL SCONCE	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
	TBD	LED SURFACE MOUNT STRIP FIXTURE	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
	TBD	TASK STRIP LIGHTING	LED		YES	INSTALLATION ONLY FIXTURE BY OWNER
S1	TBD	SMOKE DETECTOR				

NOTES:

- S — **SINGLE POLE TOGGLE SWITCH, 125V, 15 OR 20 AMP +48" A.F.F.**
- S3 — **THREE WAY SWITCH 125V 15 OR 20 AMP, +48" A.F.F.**
- **DUPLEX FLOOR RECEPTACLE, 125V, 15 OR 20 AMP +18" A.F.F.**
- **DUPLEX RECEPTACLE ABOVE COUNTER 125V, 20 AMP +44" A.F.F.**
- **DUPLEX RECEPTACLE W/ BUILT IN GROUND FAULT PROTECTION 20 AMP, 125V, +44" U.O.N.**

*ELECTRICAL WORK TO BE COMPLIED WITH LOCAL CODE.

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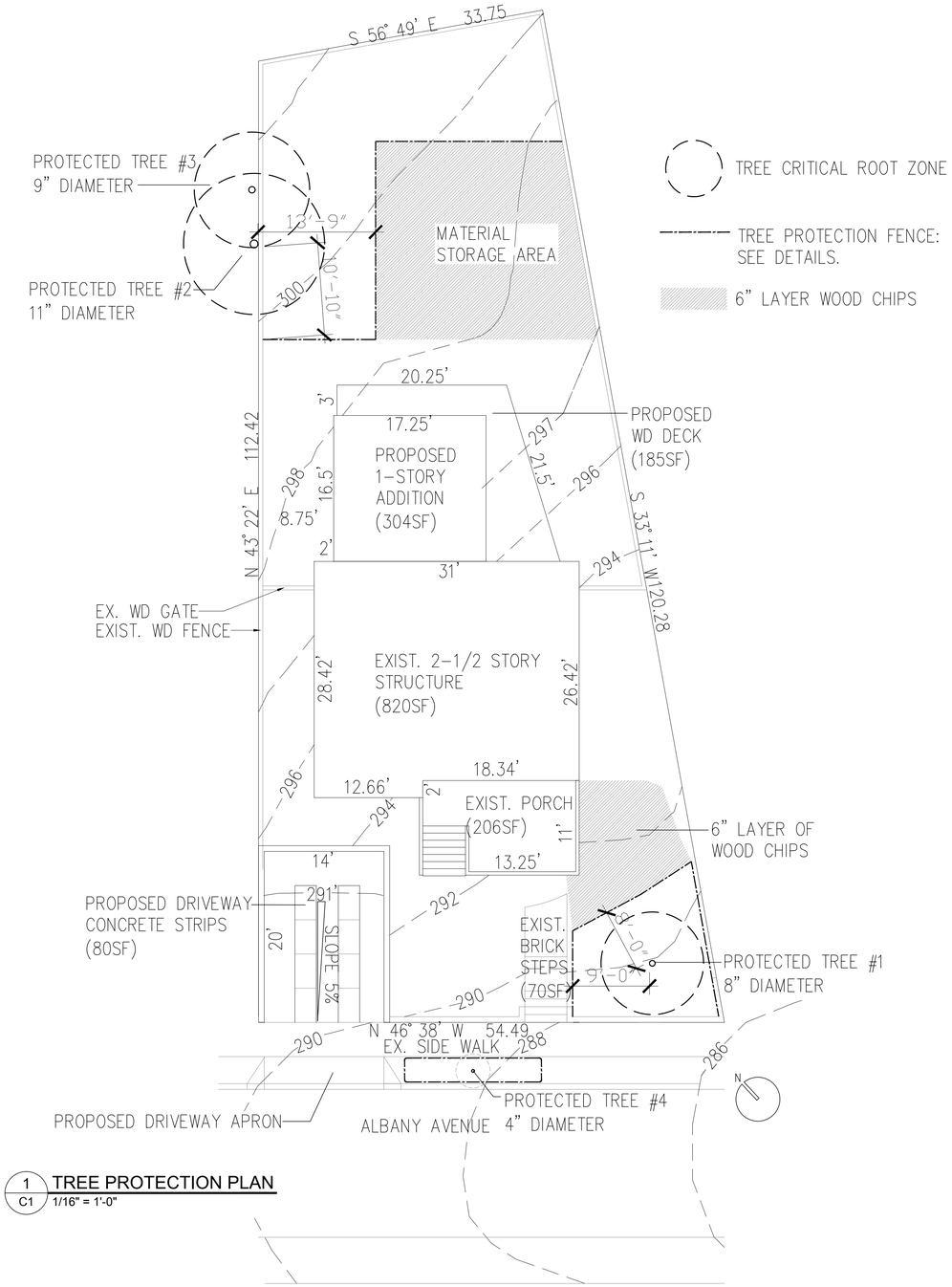
Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number:1783, expiration date: 5/6/2021.

RCP/POWER + LIGHTING PLAN

E1



1 C1 **TREE PROTECTION PLAN**
1/16" = 1'-0"

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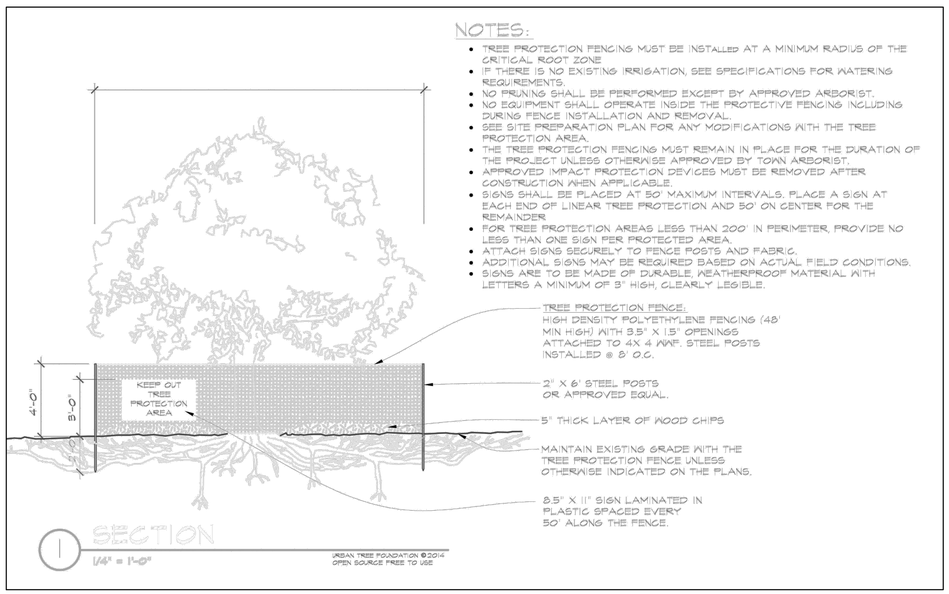
Montgomery County
Historic Preservation Commission
Sandra J. Heiler

REVIEWED
By Dan.Bruechert at 1:16 pm, Jun 08, 2020



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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:15783, expiration date 5/6/2021.

TREE PROTECTION PLAN

T1