HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: July 8, 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services
FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #915337: Fire escape/alteration to previously approved HAWP

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 June 24, 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.

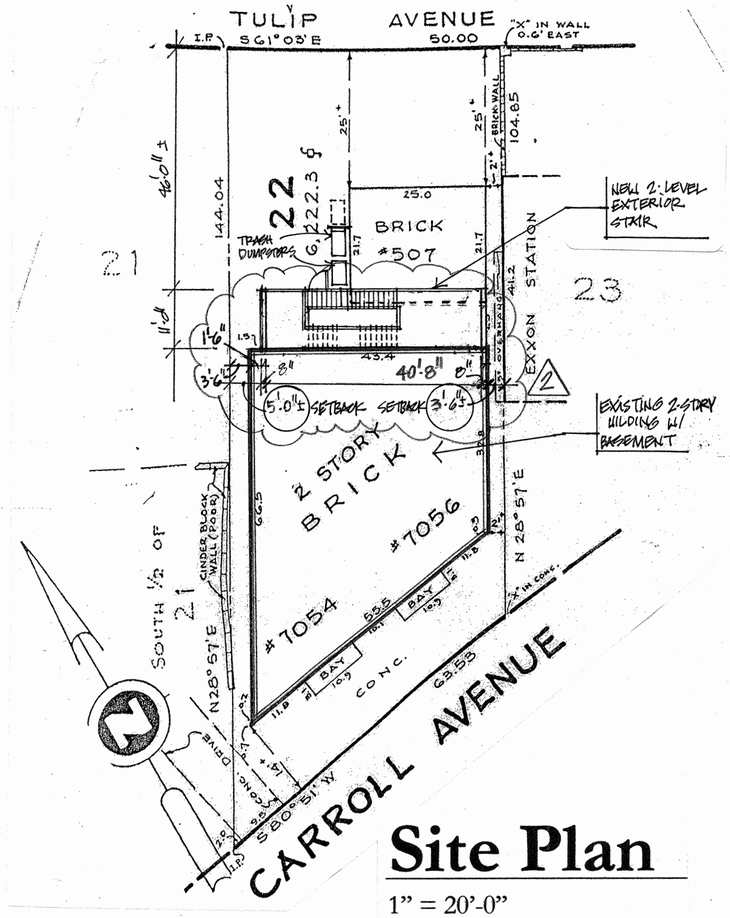
Applicant: SBK, LLC (Rick Vitullo, Architect)
Address: 7054 Carroll Avenue, Takoma Park

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.

Rear Stair Addition for:

7054 Carroll Avenue

Takoma Park, MD 20912



Site Plan

1" = 20'-0"

Building/Site Information:

Lot: 22 **Block:** 6
Subdivision: L & E Addition to Takoma Park
Address: 7054 Carroll Ave., Takoma Park, MD 20912
Year built: *1922+/-*
Zoning: *Neighborhood Retail (NR)-0.75, H-50*

Project Information:

Contributing Resource "Craftsman" commercial building in the Takoma Park Historic District. Replace existing dilapidated **fire escape with new steel stairway.**

Code Notes:

All construction shall be in conformance with the International Building Code (IBC), 2015 Edition, as amended by Mont. Co., Executive Reg.#4-15AMII.

Area Calculations:

EXISTING:

Lot Area:	6222 s.f.
Lot Coverage/Building Area:	2155 s.f.
Fire Escape (footprint):	132 s.f.
% of Lot Coverage:	34.6%

PROPOSED:

Stair (footprint)	434 s.f.

CODE ANALYSIS

	Existing Building	Proposed Alteration
IBC 2015 Occupancy Classification	B (Business)	B (Business)
Construction Type	IIB	IIB
Number of stories above grade	2	2
High Rise (Y/N)	No	No
Covered Mall (Y/N)	No	No
Fire Alarm	YES	YES
Fully sprinklered (Y/N)	No	No
Floor area of renovation	96 s.f. (Exist. fire escape)	434 s.f. (New exterior stair)

Rated Fire-Resistance of Rear Wall: 4-hour rating for 8-inch solid brick wall. (1)

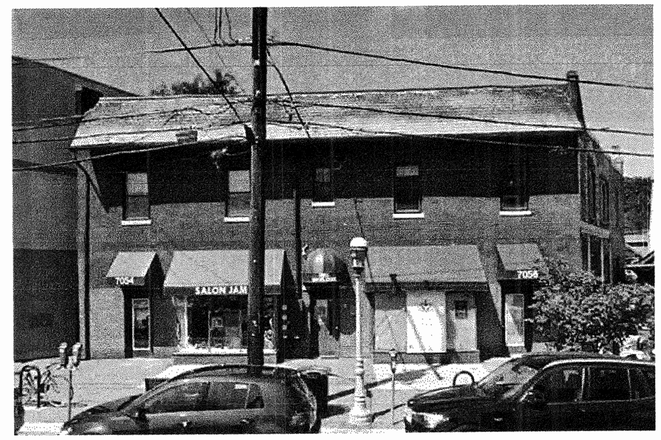
GENERAL CONSTRUCTION NOTES:

1. This is only a replacement of an existing fire escape with a new stairway for an existing building.
2. These drawings are to show only materials and layout of the design; means and methods are to be determined by contractor. The contractor shall fully acquaint him/herself with the conditions relating to construction and labor so that he/she understands the issues relating to the execution of the work.
3. Contractor and fabricator shall provide all materials, labor and equipment and pay all freight charges, taxes, and handling of materials necessary for the full implementation of the work herein described on these drawings unless noted otherwise.
4. Contractor and fabricator to verify all dimensions and assumed conditions in the field; bring any discrepancies, omissions, ambiguities or conflicts to the attention of the architect and owner as soon as possible before proceeding with any of this work in question.
5. Contractor and fabricator to notify architect if any existing pipes, ducts, or structural elements (or any other relevant item) that are revealed by demolition and are scheduled to be removed or re-routed for the new plan are determined to be not easily moved, or removed.
6. All construction will meet or exceed all applicable building and health codes, unless a code modification approval is granted.
7. The owner's written authorization will be required before any work is executed or materials ordered that involve a change from the original specifications affecting the contract price.
8. All plan dimensions on drawings are set to edge of framing members; all finishes are not taken into account unless otherwise noted. If dimension is taken to a finish surface, it shall be noted as "FINISH DIMENSION", "FIN. DIM.", or "CLEAR DIM.".
9. All electrical outlets at exterior to be ground fault circuit interrupters (GFCI).
10. All decorative light fixtures to be selected by owner, installed by contractor.
11. This project conforms to all applicable building codes and zoning regulations for Montgomery County, Maryland. All codes subject to the Mont. Co. Maryland Amendments (Executive Reg. #4-15AMII) and all revisions:

Code Description	
EXISTING BUILDING	IEBC 2012 International Existing Building Code
ELECTRICAL	NEC 2011/ NFPA 70- National Electrical Code
FIRE	NFPA 101 Life Safety Code 2015
ZONING	Montgomery County Zoning Ordinance Ch. 59, 2014

SPECIFICATIONS

1. **Steel Wire Mesh: McNichols Co.** (or equivalent) Wire mesh, Rectangular, Carbon Steel, Cold Rolled, Mill Finish, Welded and Trimmed, 4" x 2" mesh (3.7500" x 1.7500" opening), 0.250" (2 ¾ Gauge) Thick Wire diameter, Long direction of opening (LWO) Parallel to Width of Sheet, 93% Open Area, 48" width x 120" length. Finish: clear-coat powder coated (color: "burnt sienna", or otherwise by owner).
2. **Platforms:** Diamond-pattern steel plate, 1/8"-thick, Finish: clear-coat powder coated or galvanized. TBD, by owner.
3. **Treads: FS Industries** (or equivalent) Open-riser diamond-pattern steel plate exterior stair treads, 11" deep (BOCA) x 44" wide x 1/8" thickness Finish: clear-coat powder coated or galvanized. TBD, by owner.
4. **45-minute fire-rated windows**: 45-min. fire-rated glazing and window frames for 1st floor rear windows. Manufacturer and exterior finish TBD.



Sheet No. Sheet Title

REVIEWED
By Michael Kyne at 4:23 pm, Jul 08, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra J. Heiler

ARCHITECTURAL REGISTRATION BOARD 8221-R RICHARD J. VITULLO STATE OF MARYLAND

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 #:** 8221-R, **Exp. Date:** 7/22/20

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

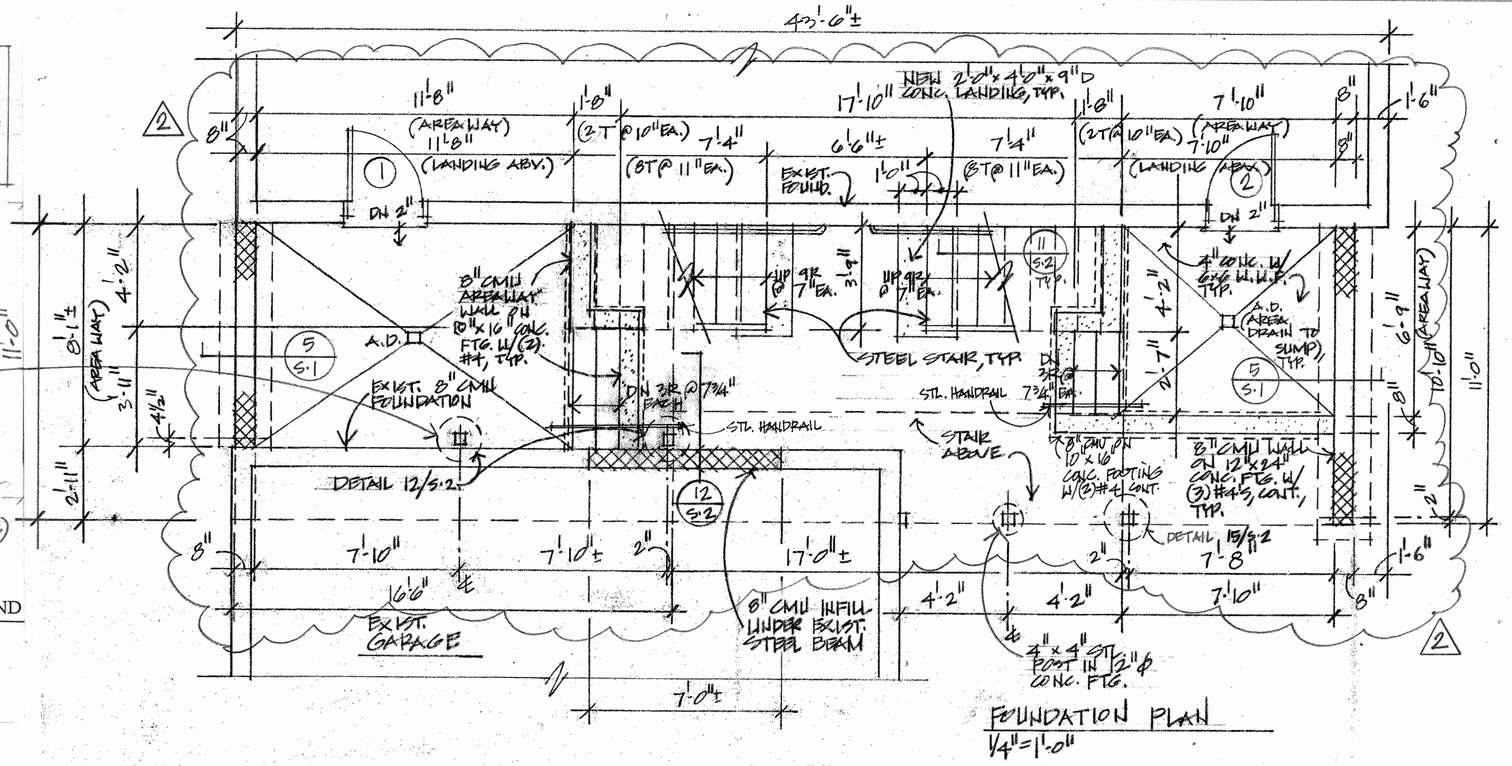
1 12·20

2 **Revision #2** 7/3/2020

1 **Revision #1** 4/7/2020

COVER

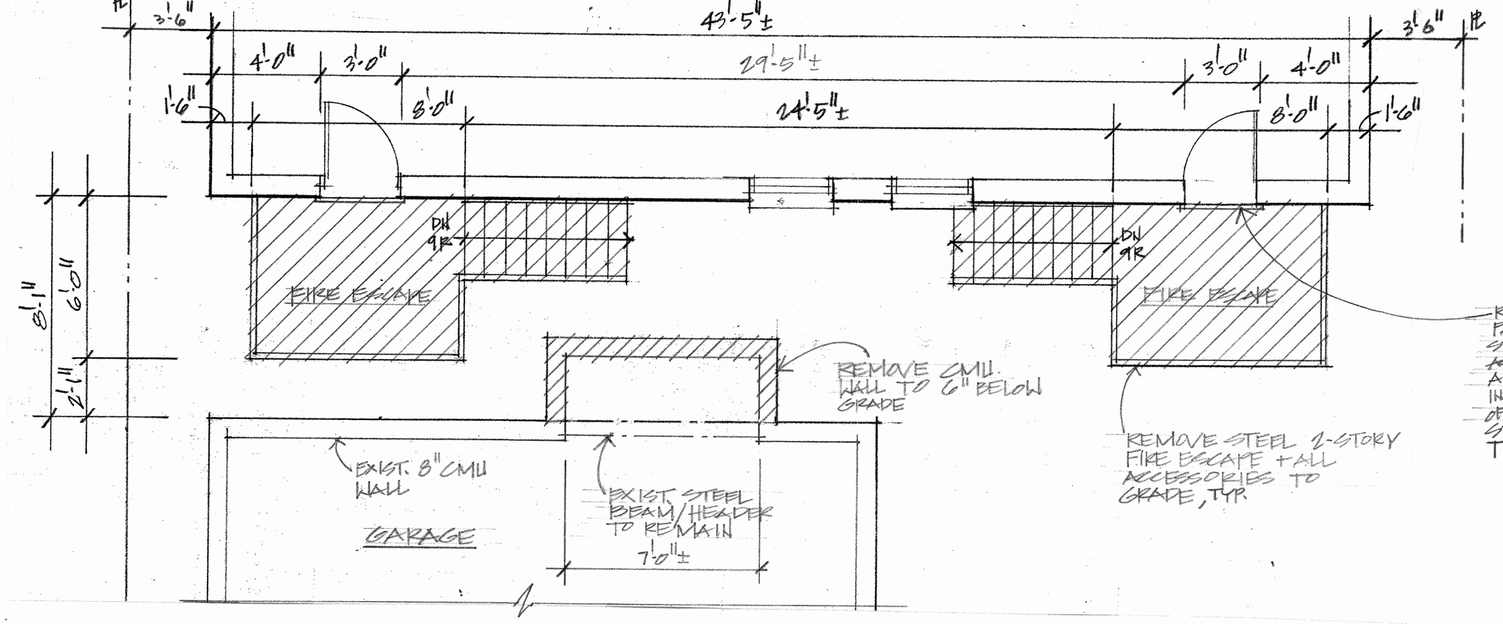
NOTE:
NEW AREA DRAIN IN EXIST. AREAWAYS TO BE CONNECTED TO SUMP PIT + PUMP INSIDE BASEMENT (T.B.D.)



FOUNDATION PLAN
1/4" = 1'-0"

ELECTRICAL & LIGHTING LEGEND

"E"	Indicates existing unit (light or outlet) (all outlets to be made code-compliant)
	Duplex Outlet/new
A/C	Duplex Outlet/new/above counter
GFCI	Duplex Outlet/new/GFCI (all outlets in kitchens, baths, and exterior are to be GFCI)
SM	Surface Mounted Light Fixture
	Wall Mounted Light Fixture/Sconce
WP	Light Fixture /Waterproof
FL	Dual Flood Light



FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

N

EXISTING TO REMAIN

TO BE DEMOLISHED

REVIEWED
By Michael Kyne at 4:23 pm, Jul 08, 2020

APPROVED
Montgomery County
Historic Preservation Commission

Sandra J. Heiler

ARCHITECTURAL REGISTRATION BOARD 8221-R RICHARD J. VITULLO STATE OF MARYLAND

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 #: 8221-R, **Exp. Date:** 7/22/20

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

1-22-20

A-1

2 Revision #2 7/3/2020

ELECTRICAL & LIGHTING LEGEND

CONVENTIONAL POWER

GFCI Duplex Outlet/GFCI
(all outlets in kitchens, baths, and exterior are to be GFCI)

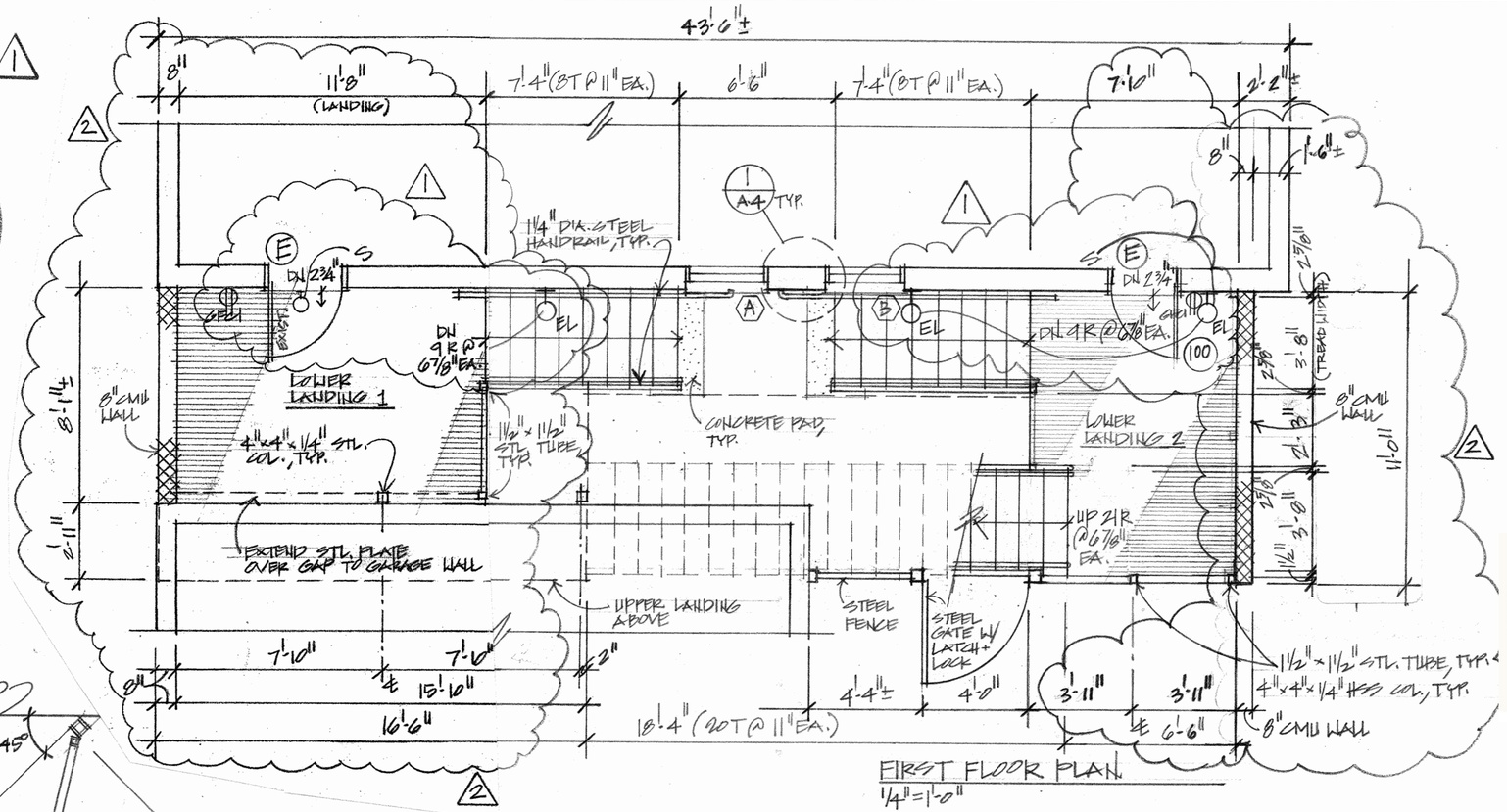
S Switch

FIRE ALARM & SIGNAL LEGEND

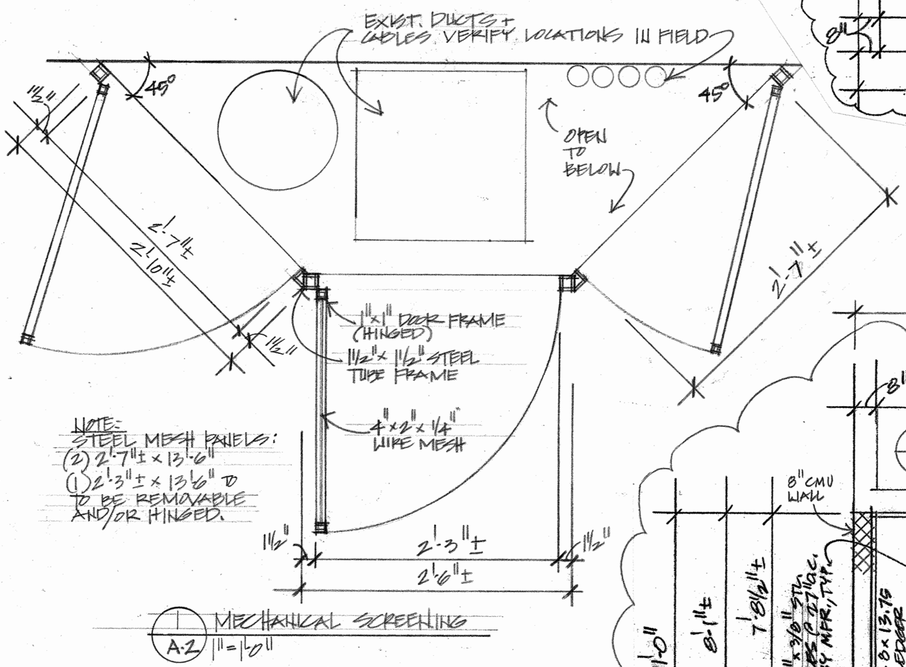
(E) Exit Sign/ Mounted above Door

EL Wall Mounted Emergency/Egress Light With Battery Backup (plan)

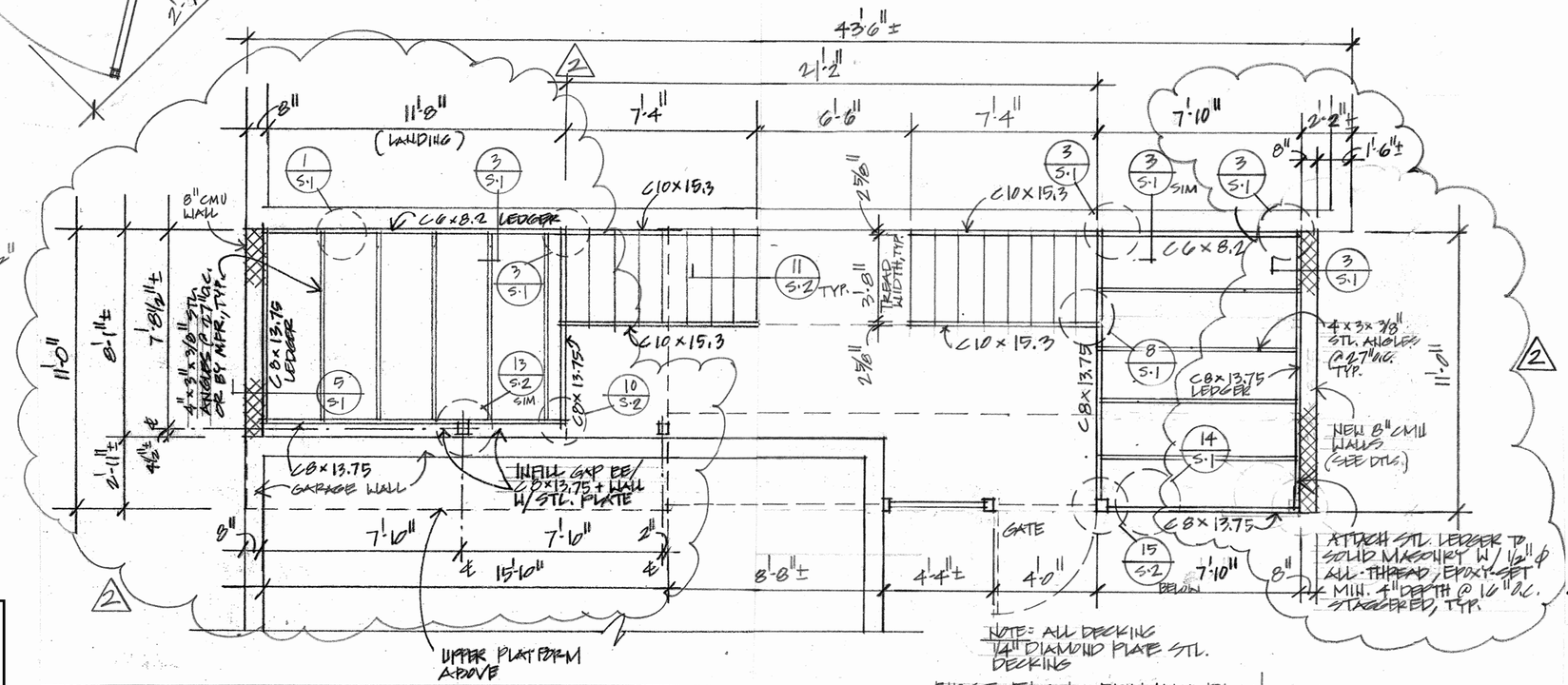
EL Wall Mounted Emergency/Egress Light With Battery Backup (elevation)



FIRST FLOOR PLAN
1/4"=1'-0"



1 A-2 MECHANICAL SCREENING
1"=1'-0"



NOTE: ALL DECKING ¼" DIAMOND PLATE STL. DECKING

FIRST FLOOR FRAMING PLAN
¼"=1'-0"

NOTE:
ALL TREADS ARE PRE-FAB STEEL ⅛" THICK (3'-8" WIDE) DIAMOND PLATE (FS INDUSTRIES)

REVIEWED
By Michael Kyne at 4:23 pm, Jul 08, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra A. Heiler

ARCHITECTURAL REGISTRATION BOARD
8221-R
RICHARD J. VITULLO
STATE OF MARYLAND

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 #: 8221-R, **Exp. Date:** 7/22/20

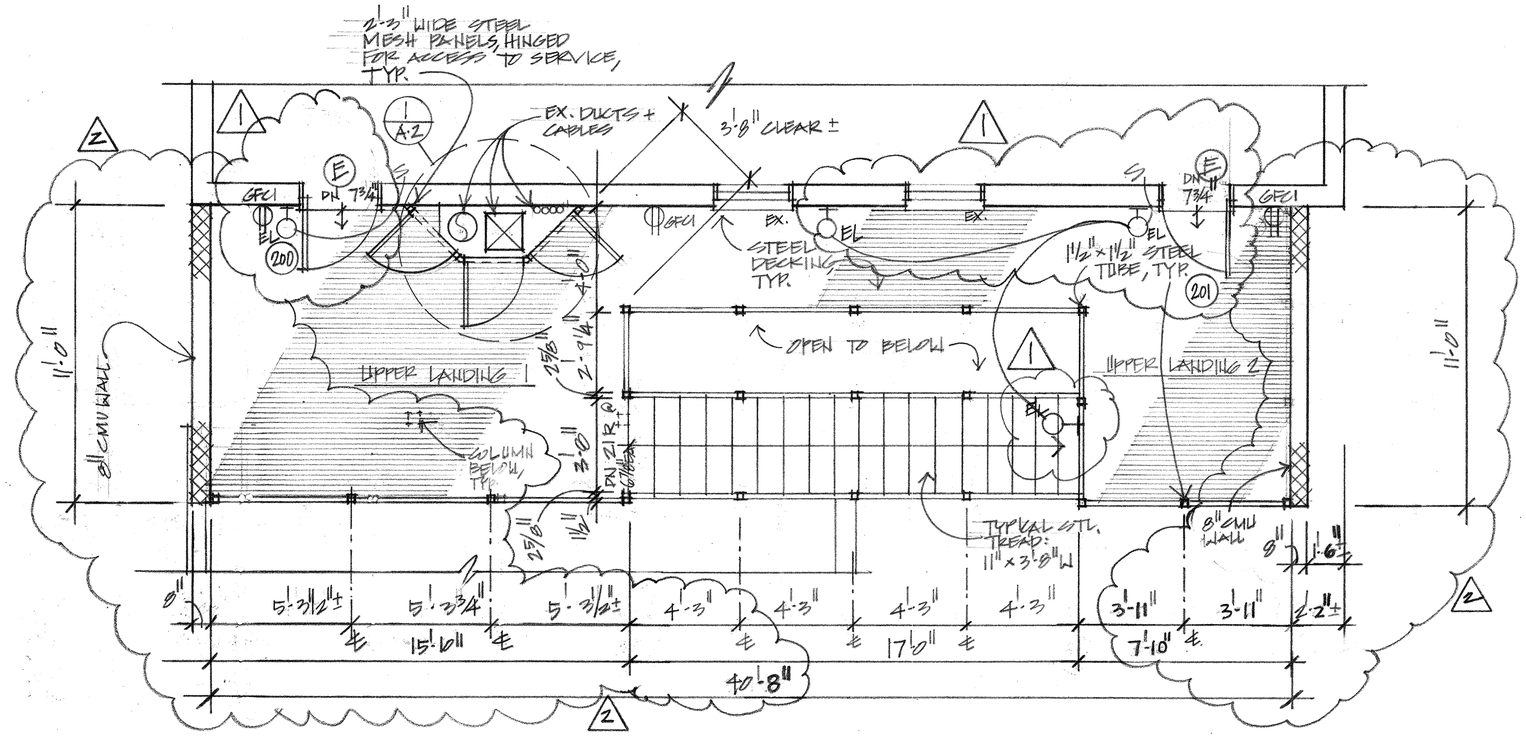
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

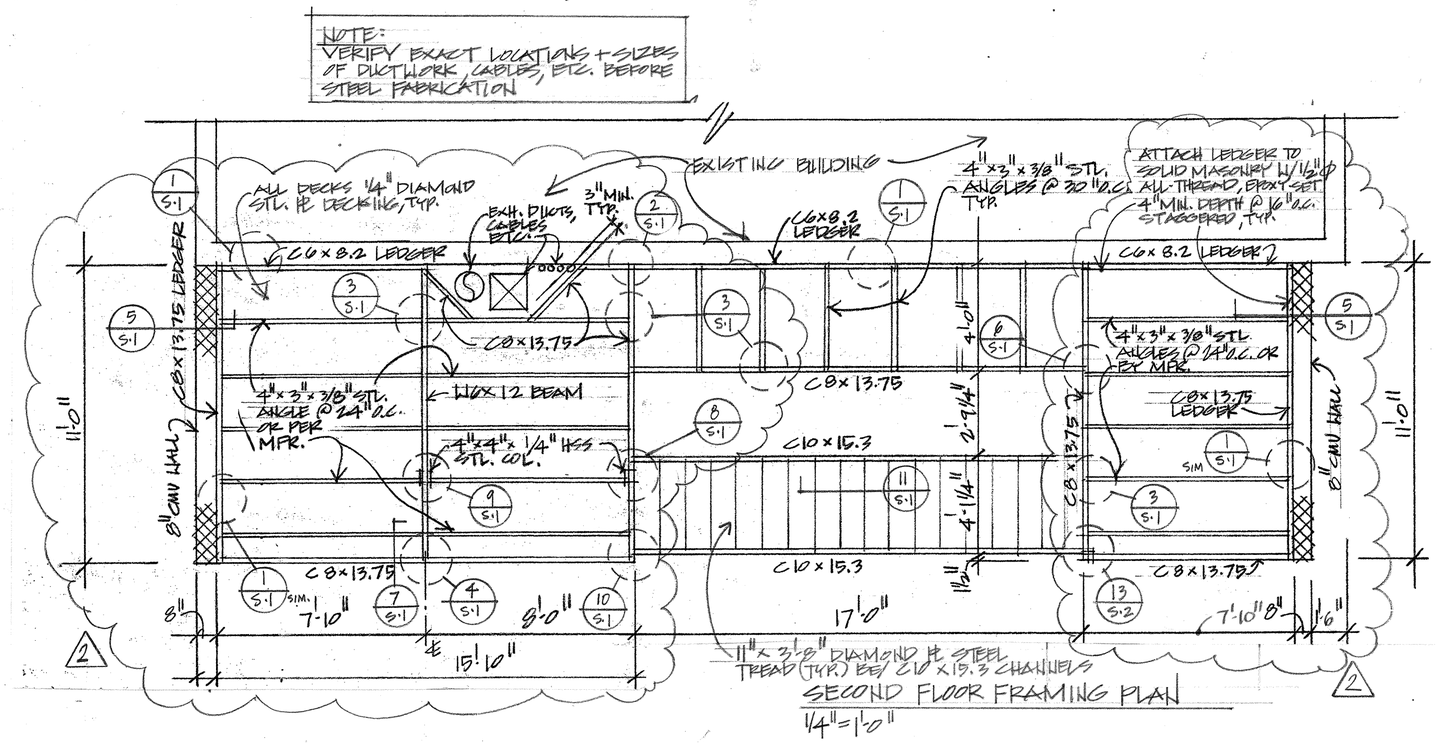
1. 22. 20

A-2

1 Revision #1 4/7/2020
2 Revision #2 7/3/2020



SECOND FLOOR PLAN
1/4" = 1'-0"



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

REVIEWED
By Michael Kyne at 4:23 pm, Jul 08, 2020

APPROVED
Montgomery County
Historic Preservation Commission

Sandra J. Heiler

ARCHITECTURAL REGISTRATION BOARD
8221-R
RICHARD J. VITULLO
STATE OF MARYLAND

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 #: 8221-R, **Exp. Date:** 7/22/20

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

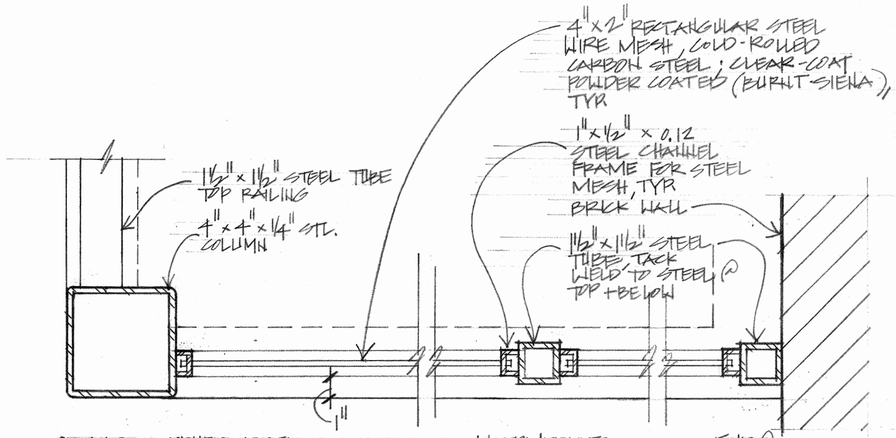
7054 Carroll Ave. Building
Takoma Park, MD 20912

1.22.20

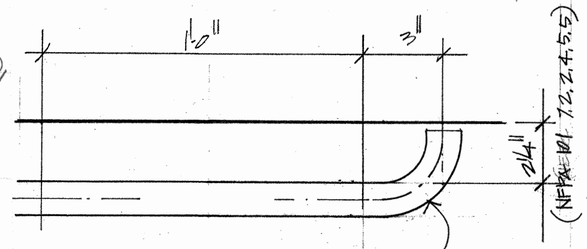
2 Revision #2 7/3/2020

1 Revision #1 4/7/2020

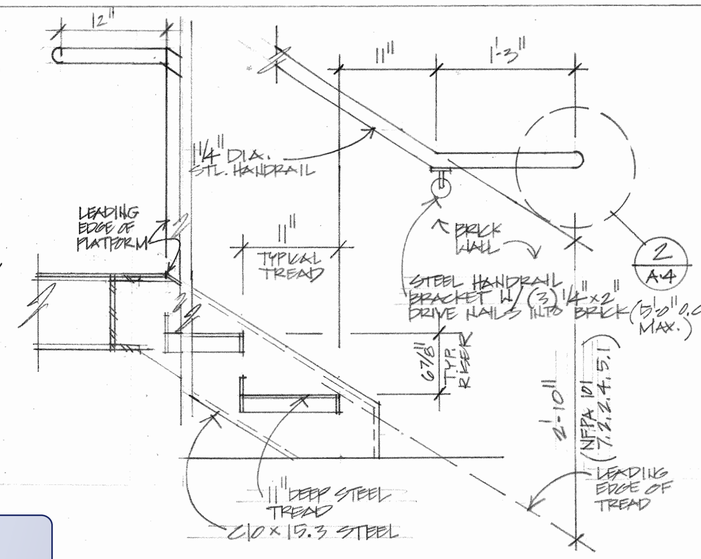
A-3



3/A-4 STEEL MESH DETAIL
3"=1'-0"



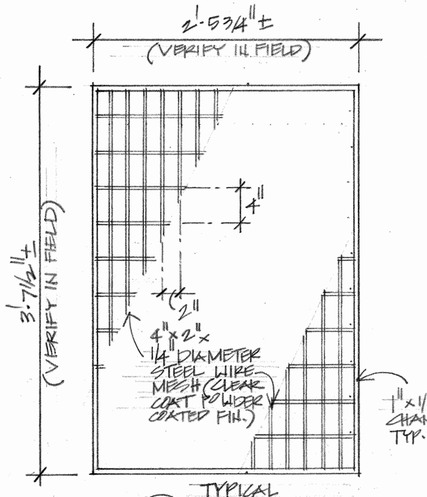
2/A-4 HANDRAIL RETURN @ BRICK WALL
3"=1'-0"



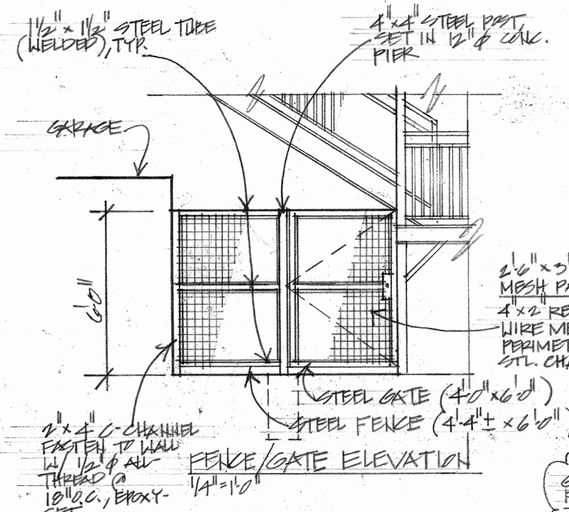
1/A-4 HANDRAIL @ BRICK WALL
1"=1'-0"

REVIEWED
By Michael Kyne at 4:23 pm, Jul 08, 2020

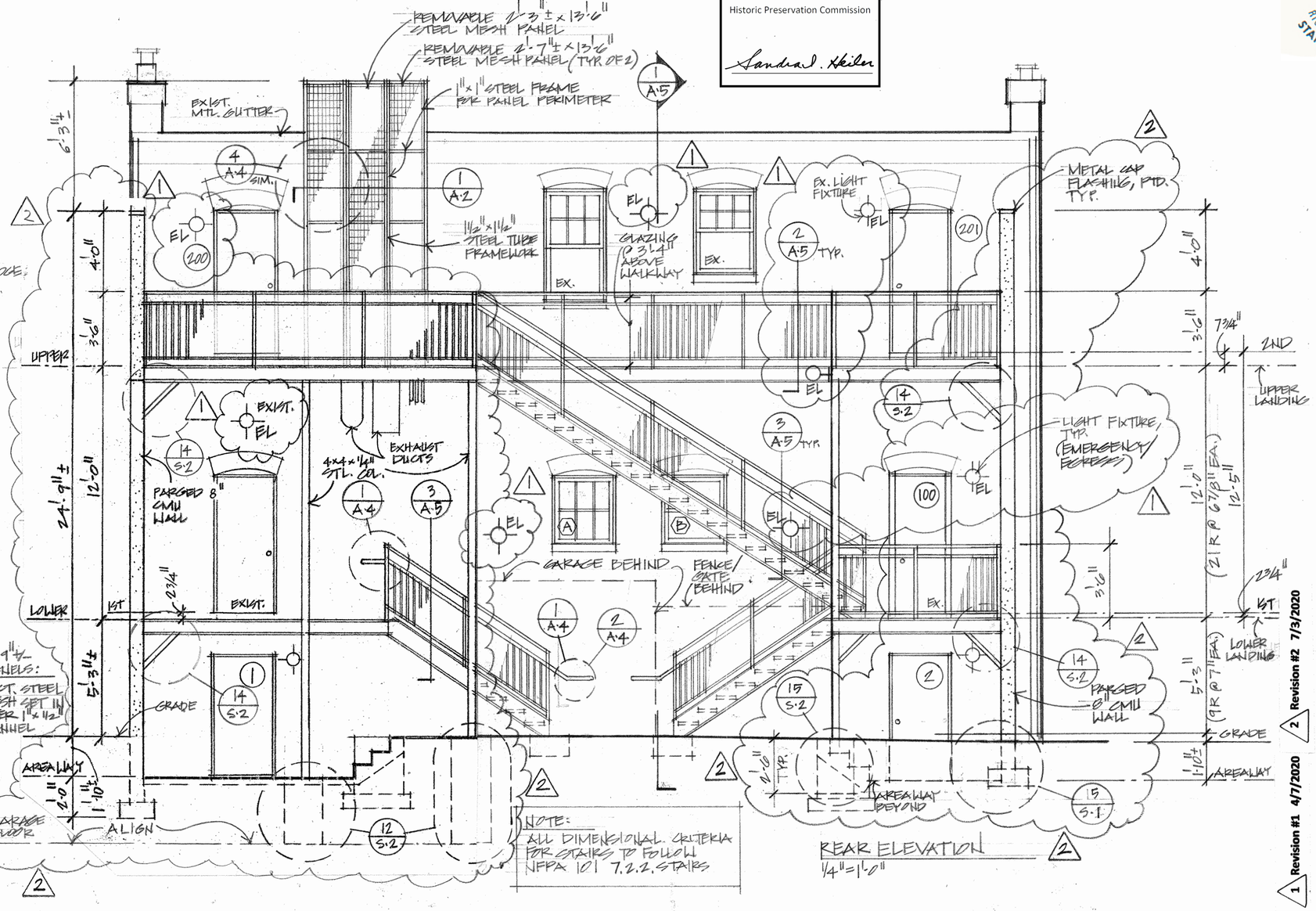
APPROVED
Montgomery County
Historic Preservation Commission
Sandra A. Heiler



4/A-4 TYPICAL STEEL MESH PANEL
1"=1'-0"



FENCE/GATE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

NOTE:
ALL DIMENSIONAL CRITERIA FOR STAIRS TO FOLLOW NFPA 101 7.2.2. STAIRS

ARCHITECTURAL REGISTRATION BOARD
8221-R
RICHARD J. VITULLO
STATE OF MARYLAND

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 #: 8221-R, **Exp. Date:** 7/22/20
Date: 7/22/20

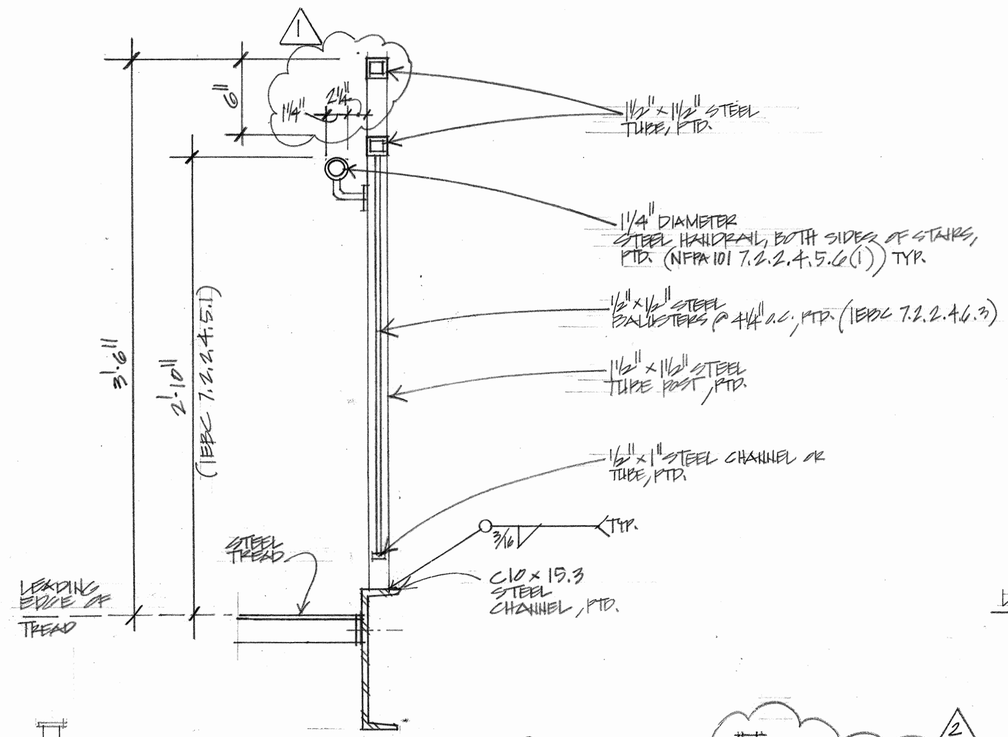
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

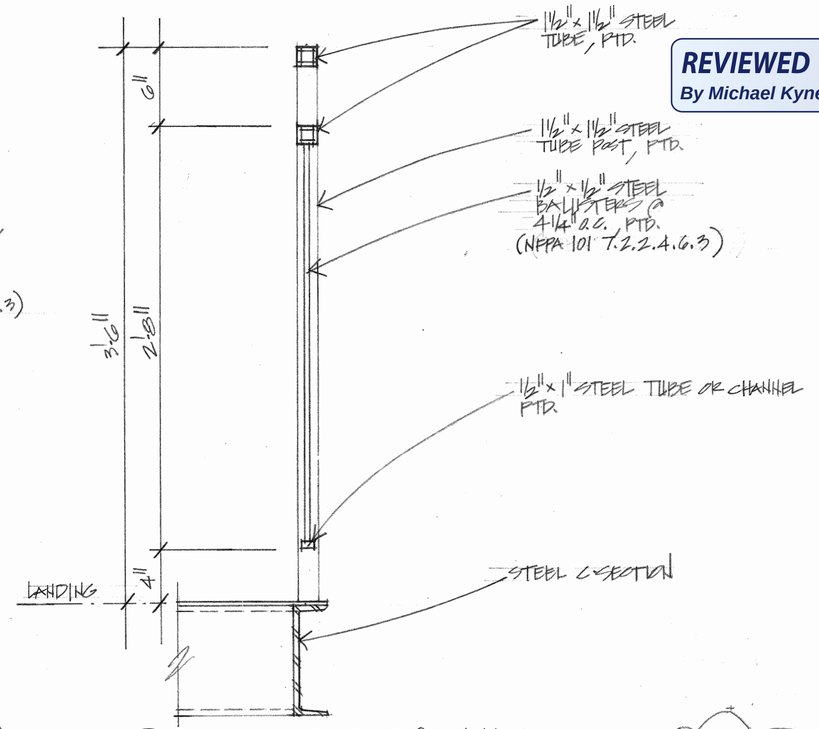
1.22.20

Revision #1 4/7/2020
Revision #2 7/3/2020

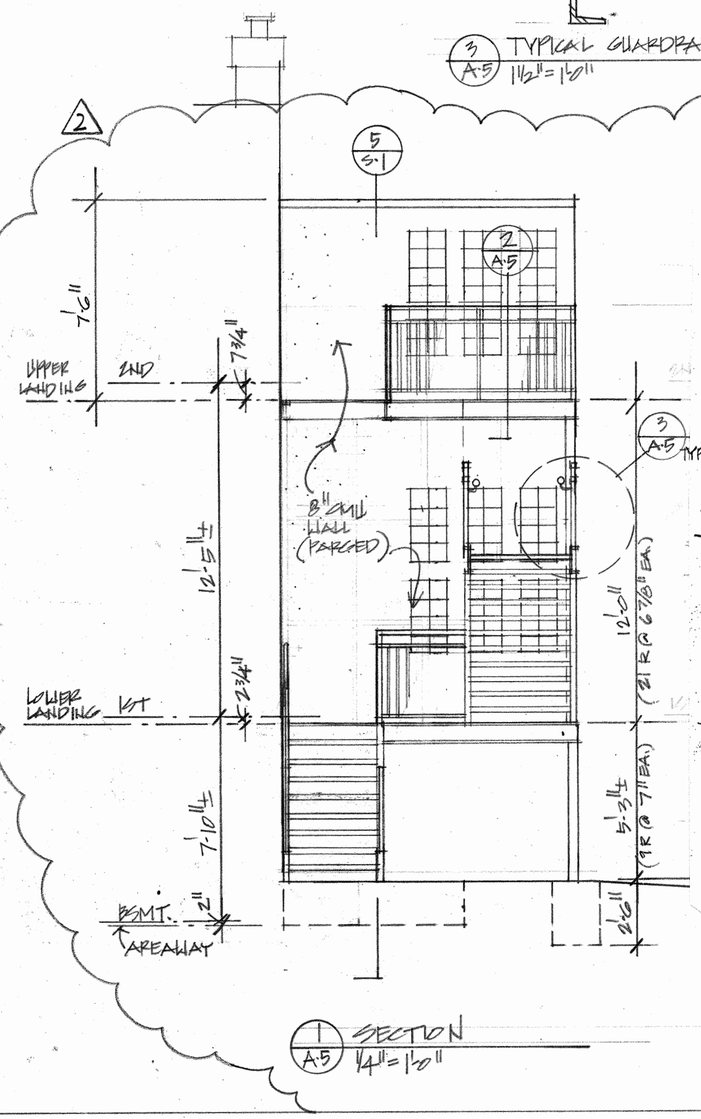
A-4



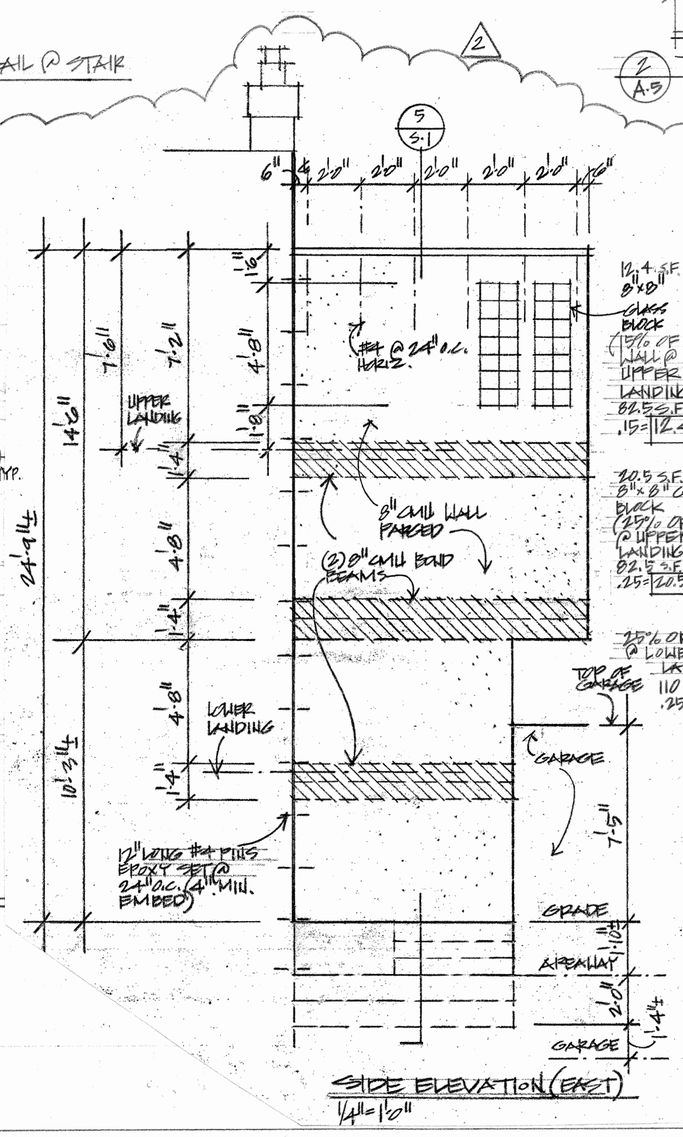
3/A-5 TYPICAL GUARDRAIL @ STAIR
1½"=1'-0"



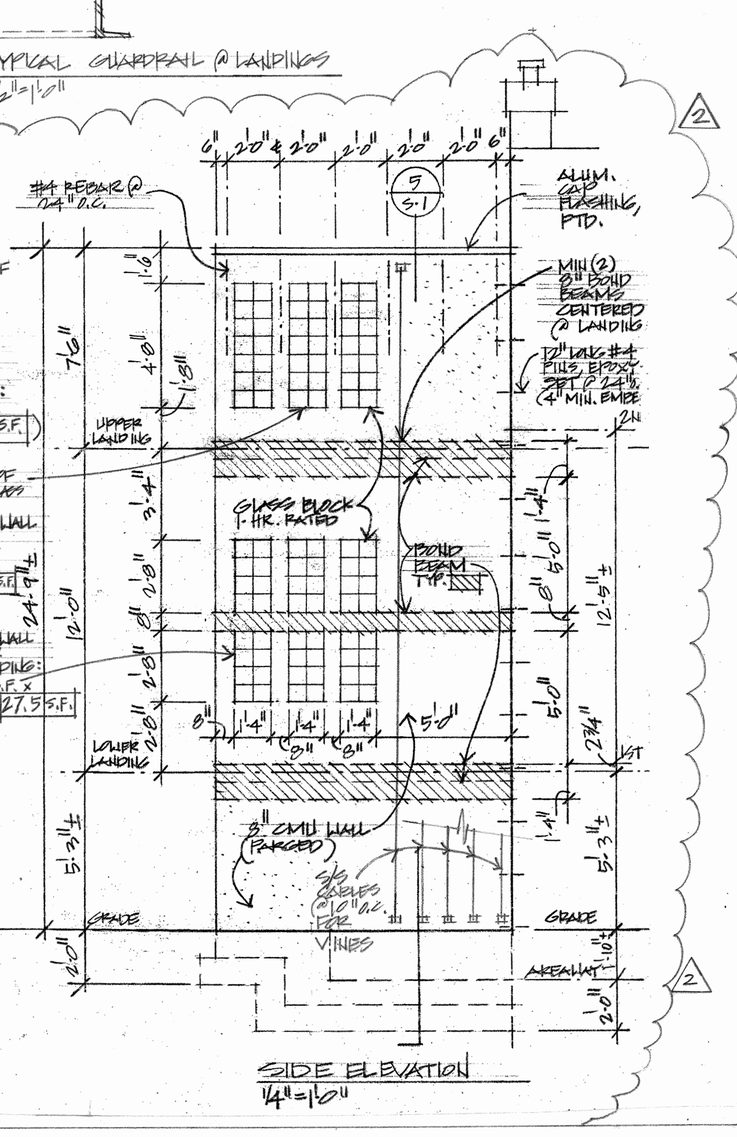
1/A-5 TYPICAL GUARDRAIL @ LANDINGS
1½"=1'-0"



1/A-5 SECTION
¼"=1'-0"



SIDE ELEVATION (EAST)
¼"=1'-0"



SIDE ELEVATION
¼"=1'-0"

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 #: 8221-R, **Exp. Date:** 7/22/20

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

1 Revision #1 4/7/2020
2 Revision #2 7/3/2020

A-5

1.22.20

WINDOW SCHEDULE

						Manufacturer- Windows: Marvin						
No.	Mfr. No.	Height, Unit (M.O.)	Width, Unit (M.O.)	Jamb Depth	Window Type/Material	Glazing Type	Grille Structure	Overall Glass Size (Total s.f.)	SHGC-value Total Unit	U-value Total Unit	Quant.	Remarks
A	Marvin Custom	3'-3" +/- M.O.	3'-2" +/- M.O.	8" brick wall + 3 1/2" +/-	FIXED WINDOW /45-minute rated window and frame	45-minute rated TEMPERED glazing	6-lite	8.5 s.f.	0.28	0.31	1	Verify dimensions in field
B	Marvin Custom	3'-3" +/- M.O.	3'-2" +/- M.O.	8" brick wall + 3 1/2" +/-	FIXED WINDOW /45-minute rated window and frame	45-minute rated TEMPERED glazing	6-over-1 appearance	8.5 s.f.	0.28	0.31	1	Verify dimensions in field
SUBTOTAL											2 units	

DOOR SCHEDULE

					Manufacturer- Doors: ThermaTru/ CDF						
No.	Mfr. No.	Height, Unit (M.O.)	Width, Unit (M.O.)	Jamb Depth	Door Type / Material	Opening/ Closer Mechanism	Fire Rating	Hinges/ Latching	SHGC-value Total Unit	U-value Total Unit	Quant.	
1	ThermaTru S100	6'-6" (6'-8" R.O.)	2'-8" (2'-10 3/8" M.O.)	8" brick wall + 3 1/2" +/-	FIBERGLASS INSWING DOOR/ Flush Door	n/a	n/a	n/a	n/a	R-7.7	1	Verify dimensions in field
2	ThermaTru S100	6'-6" (6'-8" R.O.)	2'-8" (2'-10 3/8" M.O.)	8" brick wall + 3 1/2" +/-	FIBERGLASS INSWING DOOR/ Flush Door	n/a	n/a	n/a	n/a	R-7.7	1	Verify dimensions in field
100	CDF A40 Commercial Fire Door	6'-8" (6'-9 11/16" R.O.)	3'-0" (3'-2 3/8" R.O.)	8" brick wall + 3 1/2" +/-	STEEL OUTSWING DOOR/ Flush Door/ 18 ga. A40	Fire Exit Hardware (UL 10C/ UL305)/ Top-mount door closer	3/4-hour Rated (min.)	Steel Bearing Hinge/ Labeled Auto. Latching Device	n/a	n/a	1	Verify dimensions and swing direction in field
200	CDF A40 Commercial Fire Door	6'-8" (6'-9 11/16" R.O.)	3'-0" (3'-2 3/8" R.O.)	8" brick wall + 3 1/2" +/-	STEEL OUTSWING DOOR/ Flush Door/ 18 ga. A40	Fire Exit Hardware (UL 10C/ UL305)/ Top-mount door closer	3/4-hour Rated (min.)	Steel Bearing Hinge/ Labeled Auto. Latching Device	n/a	n/a	1	Verify dimensions and swing direction in field
201	CDF A40 Commercial Fire Door	6'-8" (6'-9 11/16" R.O.)	3'-0" (3'-2 3/8" R.O.)	8" brick wall + 3 1/2" +/-	STEEL OUTSWING DOOR/ Flush Door/ 18 ga. A40	Fire Exit Hardware (UL 10C/ UL305)/ Top-mount door closer	3/4-hour Rated (min.)	Steel Bearing Hinge/ Labeled Auto. Latching Device	n/a	n/a	1	Verify dimensions and swing direction in field
SUBTOTAL											5 units	
TOTALS											7 units	

1

REVIEWED
By Michael Kyne at 4:23 pm, Jul 08, 2020

APPROVED
Montgomery County
Historic Preservation Commission

Sandra J. Heiler

ARCHITECTURAL REGISTRATION BOARD
8221-R
RICHARD J. VITULLO
STATE OF MARYLAND

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 #: 8221-R, **Exp. Date:** 7/22/20

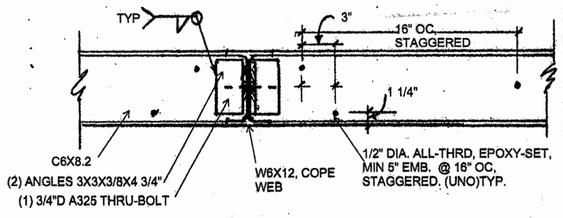
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

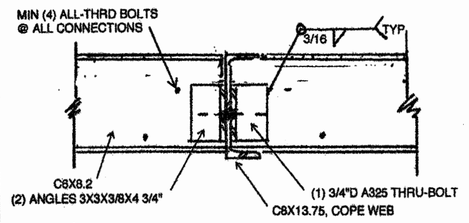
1.22.20

1 REVISION 4.7.2020

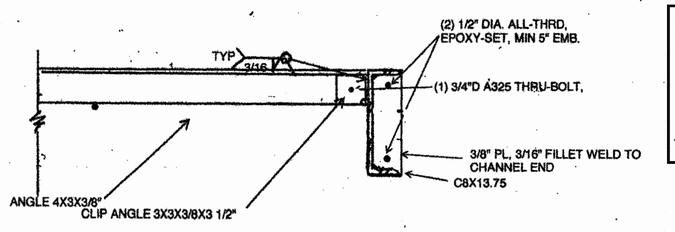
A-6



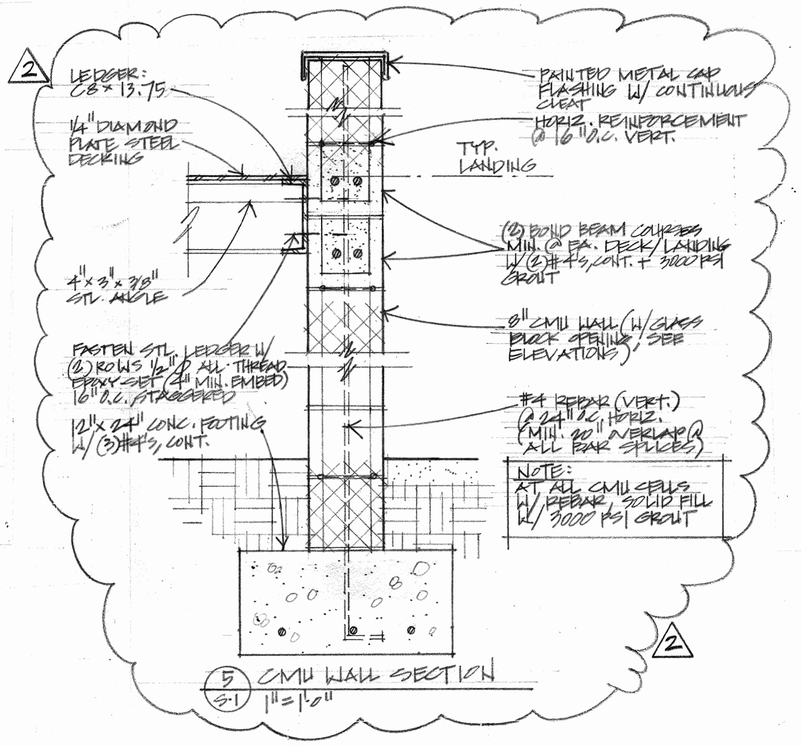
1 S-1 BEAM / LEDGER CONNECTION
1 1/2" = 1'-0"



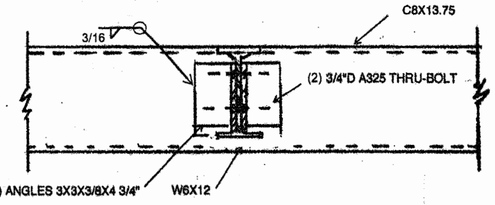
2 S-1 C-CHANNEL / LEDGER CONNECTION
1 1/2" = 1'-0"



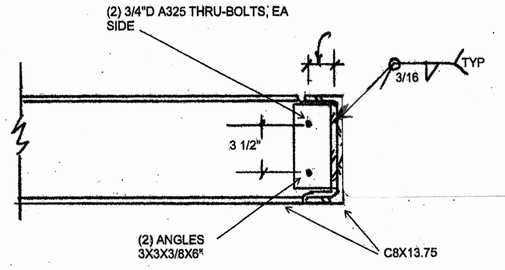
3 S-1 C-CHANNEL / LEDGER END CONNECTION
1 1/2" = 1'-0"



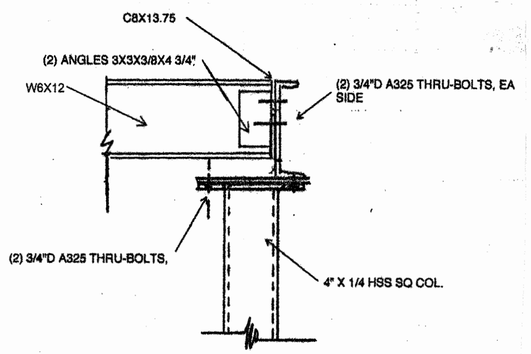
5 S-1 CMU WALL SECTION
1" = 1'-0"



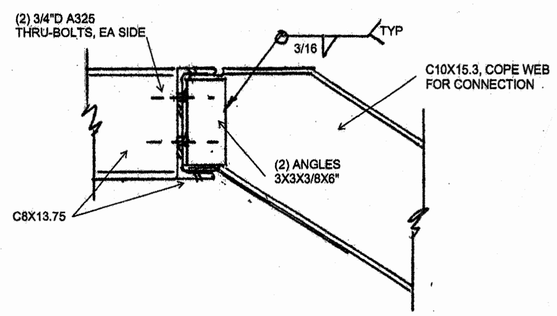
4 S-1 C-CHANNEL / BEAM CONNECTION
1 1/2" = 1'-0"



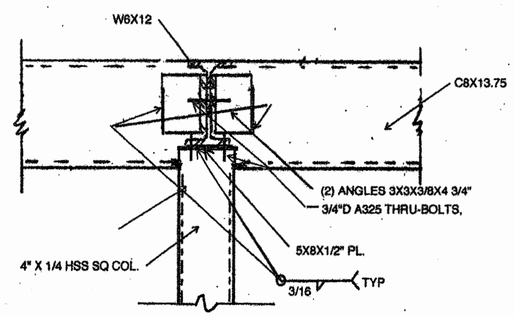
6 S-1 C-CHANNEL-TO-C CHANNEL CONNECTION
1 1/2" = 1'-0"



COLUMN TO BEAM CONNECTION
SIDE VIEW
7 S-1 1 1/2" = 1'-0"



8 S-1 STAIR STRINGER-TO-C CHANNEL CONNECTION
1 1/2" = 1'-0"



9 S-1 COLUMN TO BEAM CONNECTION
1 1/2" = 1'-0"

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 #: 8221-R, **Exp. Date:** 7/22/20

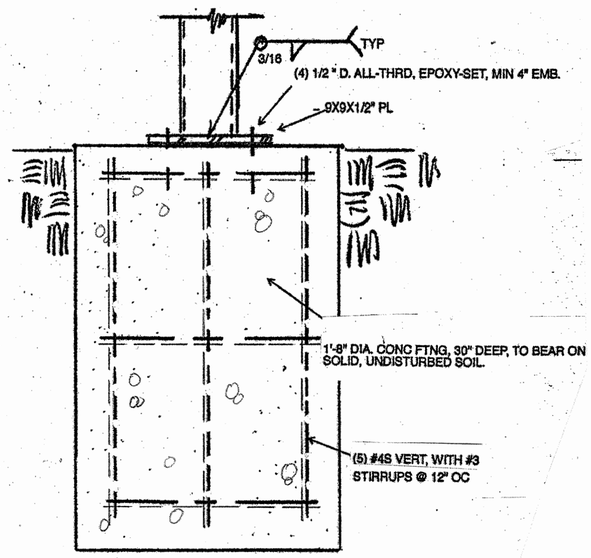
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

1.22.20

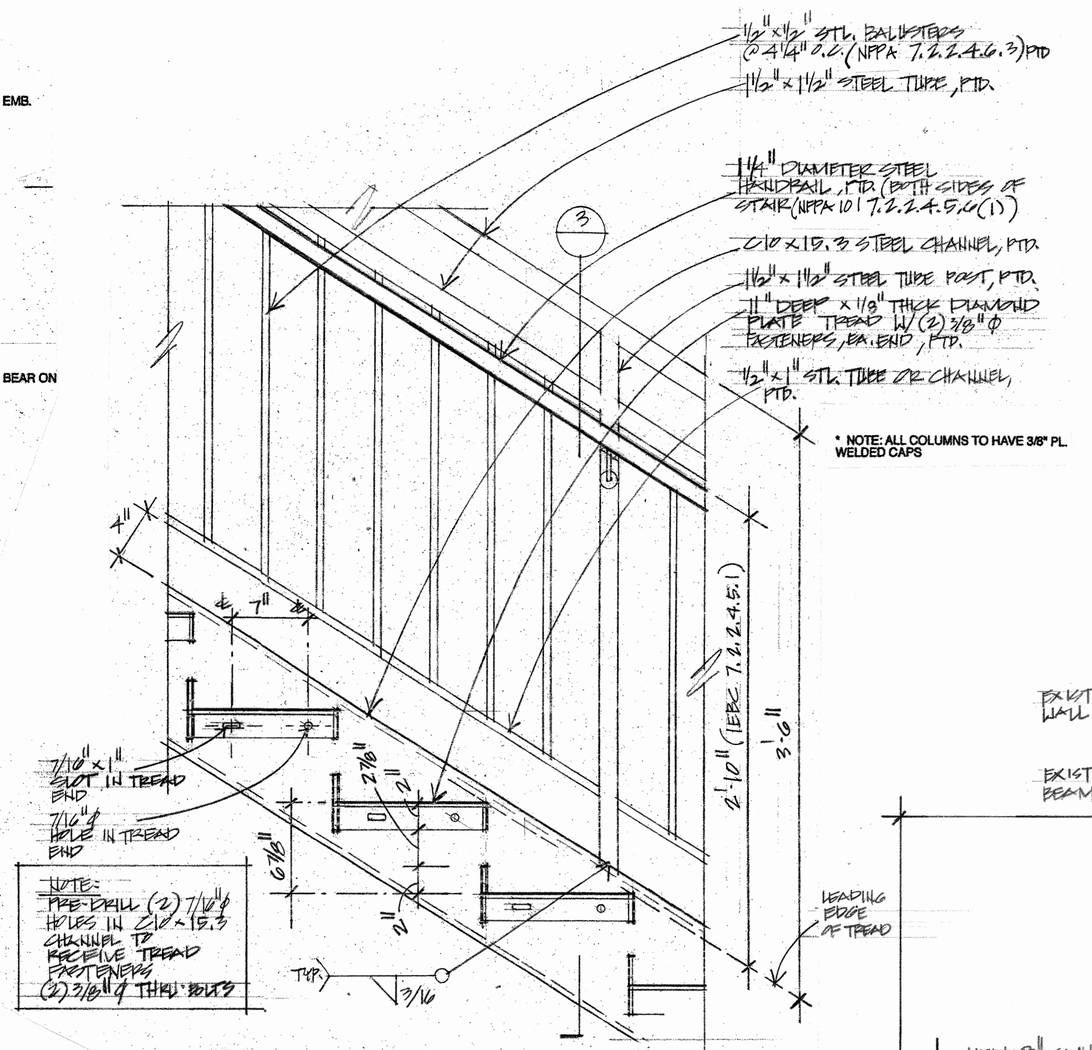
S-1

2 Revision #2 7/3/2020



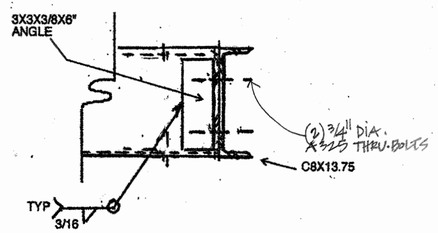
15 / S.2 COLUMN / FOOTING / BEAM CONNECTIONS
1½" = 1'-0"

NOTE:
ALL COLUMNS TO HAVE 3/8" STL. PLATE WELDED CAPS.

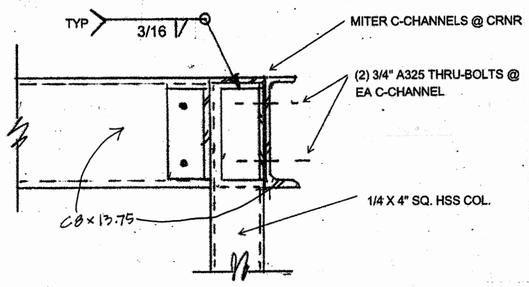


NOTE:
PRE-DRILL (2) 7/16" Ø HOLES IN C10 x 15.3 CHANNEL TO RECEIVE TREAD FASTENERS (2) 3/8" Ø THRU-BOLTS

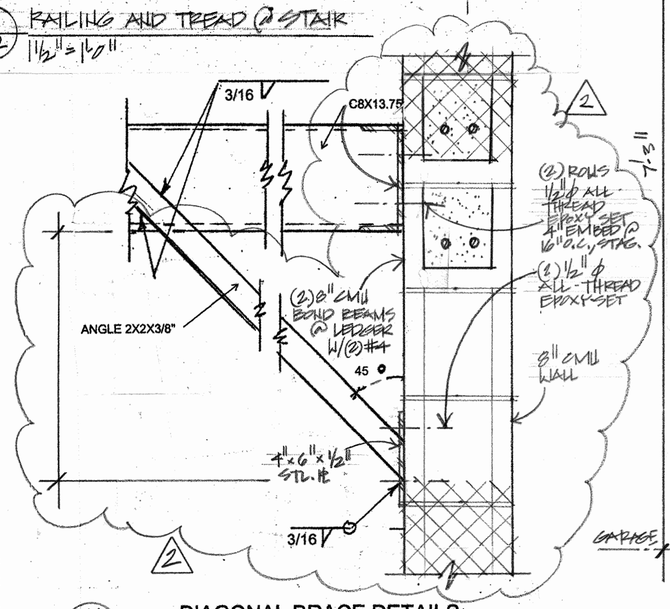
11 / S.2 RAILING AND TREAD @ STAIR
1½" = 1'-0"



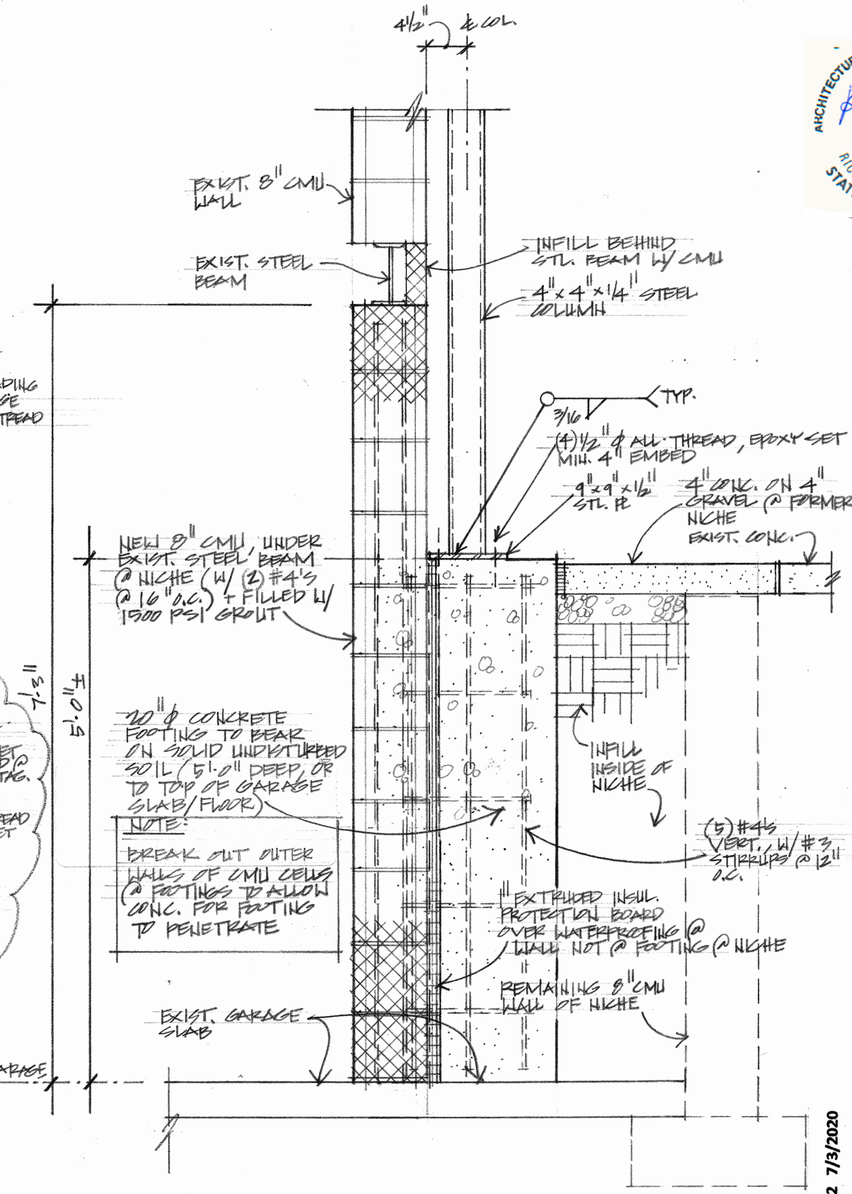
10 / S.2 CORNER BEAM CONNECTIONS
1½" = 1'-0"



13 / S.2 COLUMN CORNER DETAILS
1½" = 1'-0"



14 / S.2 DIAGONAL BRACE DETAILS
1½" = 1'-0"



12 / S.2 WALL SECTION @ STEEL COLUMN
1" = 1'-0"

REVIEWED
By Michael Kyne at 4:23 pm, Jul 08, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra J. Heiler

ARCHITECTURAL REGISTRATION BOARD
8221-R
RICHARD J. VITULLO
STATE OF MARYLAND

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 #: 8221-R, **Exp. Date:** 7/22/20

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

1.22.20

S-2

2 Revision #2 7/3/2020

Division 1- General Requirements

Any Federal, State or Municipal laws, codes, rules or regulations as may be applicable shall be complied with, whether or not indicated and/or specified herein. This building is designed in conformance with the **2015 Edition of the International Commercial Code (ICC) and the 2013 edition of the International Building Code (IBC)** along with any adopted amendments from local agencies. All work shall be performed in a workman like fashion in conformance with rules of accepted good practice.

All work performed in the District shall conform to the 2013 Washington, DC supplement and the DCMR 12B-2013.

1. Work performed shall comply with these general notes unless otherwise noted on plans.
2. Work performed shall comply with all applicable local and state codes, ordinance and regulations.
3. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
4. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Designer for proper adjustment before proceeding with the work.
5. Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
6. All work is to be performed in a professional manner and in accordance with standard practice and shall be in strict compliance with manufacturer's specifications and/or recommendation.
7. Dimensions shall be read or calculated and never scaled. All dimensions are to be rough unless noted otherwise.
8. The General and Sub-Contractors shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work.
9. The structural integrity of the building is dependent upon completions according to the plans and specifications. The structural engineer of record assumes no liability for the structure during construction. The method of construction and sequence of operations is the sole responsibility of the contractor. The contractor shall supply any necessary bracing, guys, etc. to properly brace the structure against wind, dead and live loads until the building ic completed according to the plans specifications. Any questions regarding temporary bracing requirements should be forwarded to a structural engineer for review.

Division 2- Structural Requirements

Foundation

1. Soil bearing value at the bottom of all footings at 2,000 PSF. Notify the Engineer immediately about any changes in excavation work, unexpected soil or ground water conditions etc.
2. Bottom of all exterior footings shall bear a minimum of 1'-0" into original undisturbed soil, and be a minimum of 30" below finish exterior grade at the lowest point of the foundation hole. Where required, step footings in a ratio of two horizontal to one vertical.
3. Foundation walls are designed for lateral earth pressure of 60 PCF assuming a free draining material or draining board behind the wall with a perimeter drain tile system. Notify the Engineer if soil conditions differ.

Concrete

1. All concrete to have minimum compressive strength (F° c) = 3000 psi in 28 days, with a maximum slump of 4". Extended slabs, including garage floor slabs, shall have a minimum strength of 4000 psi. All concrete shall be poured in accordance with ACI 301 specification. Concrete exposed to weather to be air entrained.
2. All reinforcing steel to meet ASTM-A-615 Grade 60. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 "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 40 bar diameters. Welded wire fabric shall conform to ASTM A-165.
3. All reinforcing bars that intercept perpendicular elements shall terminate in hooks, place two (2) inches clear from outer face of element.
4. No concrete shall be placed until the Contractor has installed all reinforcing and had it inspected by the building official. Protective cover for reinforcing steel shall be as follows:
   a. Footings- 3" from bottom
   b. Beams and columns- 2" – exposed to weather
   c. Slab- mid-depth (uno)
   d. Walls – 1 ½" at interior face, 3" at exterior face.
   e. Wire mesh to be placed at mid-depth of slab.
5. Concrete slabs-on-grade to be 4" thick, reinforced with 6x6 W1.4 x W1.4 and shall be placed on 6 mil vapor barrier over 4" of compacted gravel. If additional reinforcing is required, it will be showing in the Drawings.

Masonry

1. All concrete masonry units to conform to ASTM Spec. C-90 for load-bearing masonry. All masonry to be reinforced at 16" o.c. horizontally with ladder-type reinforcing. Mortar to be ASTM C-270 Type N for brick veneer, and Type M for all other conditions.
2. All vertical reinforcing shall be grouted in place with mortar of pea gravel concrete (min 1,500 psi). Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.
3. Unless noted otherwise, provide a 16" long by 24" deep solid block or grouted block under bearing ends of beams. Provide 16" long by 8" deep solid masonry at joist bearing.
4. The top of all foundation walls to be a one-course bond beam, with (2) #4s and min 1,500 psi grout. All expansion bolts or sleeve anchors in masonry walls shall be placed in grouted solid masonry.
5. Reinforcing steel to be ASTM A615 Grade 60 and placed in accordance with ACI Code.
6. All masonry lintels to have a minimum bearing of 4" on both ends.
7. Concrete block manufacture to conform to ASTM C90 with a minimum prism strength of 1000 psi.
8. Brick manufacture to conform to ASTM C62.
9. Masonry grout to conform to ASTM C476
10. Epoxy is AC Powers 100+ or equivalent

Design Live Loads

1. Roof (snow) - 30 psf
2. Floors - 40 psf Living areas
   - 30 psf Sleeping areas
   - 50 psf Decks
3. Wind - 90mph, 3 sec gust
4. Wall bracing for wind and seismic loads has been specified as per the IRC 2013, sections in 602.10 for wall bracing requirements, or designed for the wind loading, as stated above.
5. Seismic design category B
6. Equivalent fluid pressure: 40 psf
7. All footings to bear on solid, undisturbed soil, and a minimum of 30 inches below finished grade

Lumber

1. Lumber to be minimum- No.2 SPF with f_b = 875 psi and E = 1,400,000 psi
2. Window and door headers to be minimum (2) 2x8s, unless noted otherwise.
3. Posts supporting sawn lumber beams and headers OVER 5'-0" to be a minimum of (2) 2x4's.
4. Posts supporting manufactured lumber beams and headers to be a minimum of (2) 2x4's.
5. Posts free-standing, posts at porches or decks to use Simpson PC caps, and the ABU bases, unless otherwise specified.
6. All rafter ends to be secured to tops of walls with hurricane clips (Simpson H2.5A or approved equal).
7. Manufactured lumber design values: f_b = 2000 psi E=2,000,000 psi
8. Prefabricated truss manufacture and design to conform to ANSI/TPI 1 and WTCA standards
9. Minimum half sheets of sheathing to join the rim board to the wall framing system
10. All hardware noted is 'Simpson Strong Tie,' or equivalent

Steel

1. Reinforcing steel to be ASTM A615 Grade 60, and placed in accordance with ACI Code.
2. Structural steel to be ASTM A 36 fabricated in accordance with AISC Standards, supplied and installed with one coat of red-oxide primer.
3. Welding of structural steel to be performed by an AWS certified welder in accordance with AWS D1.1 Code using E70XX rod.
4. All field welds must be cleaned and painted with red-oxide primer.
5. The use of adjustable, screw-type steel columns is NOT permitted, unless the screw end is embedded in concrete.
6. Tubular steel to conform to ASTM A501. Unless noted otherwise, the following column caps and bases are to be used. Column cap for steel beam connections to be 4x8x1/2" plate with (2) A325, ¾" diameter, thru-bolts into each beam. Column base secured with (2) ½" dia. all-thread, epoxy-set , min 4" depth

Miscellaneous

1. Handrail assemblies shall conform to IRC, section 311.8.3, and the load requirements of IBC section 1607.7.1

REVIEWED
By Michael Kyne at 4:23 pm, Jul 08, 2020

APPROVED
Montgomery County
Historic Preservation Commission

Richard J. Vitullo
8221-R
ARCHITECTURAL REGISTRATION BOARD
STATE OF MARYLAND

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 #: 8221-R, **Exp. Date:** 7/22/20

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

7054 Carroll Ave. Building
Takoma Park, MD 20912

7-22-20

S-3