



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: August 13, 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 # 918567 - Building Addition

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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 August 12, 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: Richard Nephew  
Address: 7006 Poplar 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



APPROVED
   
 Montgomery County
   
 Historic Preservation Commission
   


**REVIEWED**
  
 By Dan.Bruechert at 4:47 pm, Aug 13, 2020

# Nephew Residence

## 7006 Poplar Avenue

### Takoma Park, MD. 20912

**GENERAL NOTES**

- EMERGENCY EGRESS WINDOW SIZES TO CONFORM WITH SECTION R310 OF THE 2015 IRC. MAX SILL HEIGHT OF EMERGENCY EGRESS WINDOWS TO BE 44" IN CONFORMANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- MAXIMUM RISER HEIGHT SHALL BE 1 3/4" AND MAX TREAD 10" FOR ALL STAIRWAYS. HANDRAIL PROJECTION 3 1/2" MAXIMUM PER 2015 IRC
- ROOF SHINGLES TO BE INSTALLED PER 2015 IRC
- FIRESTOPPING SHALL BE PROVIDED PER 2015 IRC
- ROOF VENTING SHALL BE INSTALLED PER 2015 IRC
- GUARDRAIL HEIGHTS TO BE 36" MIN. ACCORDING WITH 2015 IRC
- PROVIDE GALVANIZED WALL TIES IN ACCORDANCE WITH 2015 IRC
- ALL GLAZED AREAS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLASS IN CONFORMANCE WITH SECTION R308 OF THE 2015 IRC
- ALL FIREPLACES TO BE UL RATED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND 2015 IRC
- ALL FOOTINGS TO EXTENDED AT LEAST 30 INCHES BELOW FINISH GRADE PER 2015 IRC
- ALL FRAME BEARING WALLS TO CONFORM WITH 2015 IRC
- PROVIDE WALL BRACING IN ACCORDANCE WITH 2015 IRC USING EITHER CONTINUOUS DIAGONAL BRACING OR APPROVED 4"x8" SHEATHING PANELS APPLIED VERTICALLY.
- PROVIDE FOUNDATION ANCHORAGE IN ACCORDANCE WITH 2015 IRC
- ALL TRUSSES, BRIDGINS, AND MICRO-LAM BEAMS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND 2015 IRC
- PLYWOOD USED FOR FLOOR AND ROOF SHEATHING SHALL CONFORM TO 2015 IRC
- PROVIDE FLASHING AS REQUIRED PER 2015 IRC
- PROVIDE SMOKE DETECTORS ON EVERY STORY INCLUDING THE BASEMENT OF EACH DWELLING UNIT. AND IN ALL BEDROOMS. THE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE INDIVIDUAL UNITS. PER 2015 IRC
- SKYLIGHTS: SKYLIGHTS MAY BE GLAZED WITH ANY OF THE FOLLOWING MATERIALS SUBJECT TO THE NOTED LIMITATIONS AS SPECIFIED IN 2015 IRC. LAMINATED GLASS W/RED GLASS, ANNEALED GLASS, HEAT STRENGTHENED GLASS, TEMPERED GLASS, GLASS BLOCK AND LIGHT TRANSMITTING PLASTIC.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND COMMUNICATE TO THE ARCHITECT ANY DISCREPANCIES WITH THESE DRAWINGS.

**STRUCTURAL NOTES**

SOIL BEARING AND WATER CONDITION: ASSUMED SOIL BEARING CAPACITY OF 1500 PSF (MIN.) WITH A LATERAL PRESSURE OF 60 PSF.

LIVE LOADS: ROOF.....30 PSF 15 PSF DEAD LOAD  
 FLOOR.....40 PSF 15 PSF  
 STAIRWAY.....100 PSF 15 PSF  
 BALCONIES.....60 PSF 15 PSF  
 FLOOR AT BEDROOM LEV.....30 PSF 15 PSF  
 WIND LOAD.....17 PSF

FOUNDATIONS: BOTTOMS OF THE ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH GRADE. ALL FOOTINGS SHALL BE AS SHOWN ON FOOTING PLANS AND PROJECT 1'2" INTO UNDISTURBED EXIS. NATURAL GROUND HAVING ALLOWABLE BEARING CAPACITY AS PER SOIL CONSULTANT'S RECOMMENDATIONS. DEPTHS AND SIZES OF ALL FOOTINGS SHALL BE VERIFIED IN THE FIELD. DEPTHS SHALL BE SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN ASSUMED.

CONCRETE: ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318. 28-DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

FC= 2,500 PSI FOR FOOTINGS, INTERIOR SLABS ON GRADE AND FILL IN CONCRETE BLOCKS.  
 FC= 3,000 PSI FOR EXTERIOR SLABS ON GRADE.  
 FC= 4,000 PSI FOR PRECAST CONCRETE UNITS.

ALL ROOFING MATERIALS TO HAVE ICE DAMMING PROTECTION.

WOOD SPECIES AND GRADE: HEM-FIR (SURFACED DRY OR SURFACED GREEN USED AT 1 1/4" MAX. No. 2 OR BETTER) WITH THE FOLLOWING DESIGN VALUES:

F<sub>b</sub> = 1,150 PSI (SINGLE MEMBER)  
 F<sub>v</sub> = 75 PSI  
 F<sub>c</sub> = 825 PSI  
 E = 1,400,000 PSI

LAMINATED VENEER LUMBER: MICRO-LAM LUMBER OR BETTER WITH THE FOLLOWING DESIGN PROPERTIES:

F<sub>b</sub> = 2,000 PSI  
 F<sub>v</sub> = 285 PSI  
 F<sub>c</sub> = 2,100 PSI  
 E = 2,000,000 PSI

VERTICAL LOAD TRANSFER: ALL STRUCTURAL POSTS MUST BE VERTICALLY ALIGNED AND BLOCKED TO PROVIDE CONTINUOUS BEARING TO FOUNDATION.

IF A DOUBLE TOP PLATE OF LESS THAN 2x6's OR 3x4's IS USED, FLOOR JOISTS (AND TRUSSES) MUST BE CENTERED DIRECTLY OVER AND BELOW BEARING STUDS UNLESS CERTIFIED BY STRUCTURAL ENGINEER.

**CODE:**

- Plans conform with IRC 2015
- All wood in contact with soil or masonry foundations will meet the ASTM standard A 153 and A653, class 105.
- All framing lumber to be SPP#2 unless indicated otherwise.
- Design criteria used are as follows:
  - Roof load - 30lbs/sf.
  - Roof and floor dead load - 10lbs/sf.
  - Seismic design category B.
  - Termite damage susceptibility - moderate to heavy.
  - Winter design temperature - 15 degrees F, -9 degrees C.
  - Subjectivity to damage from weather - heavy.
  - Subjectivity to decay - moderate.
  - Floor live load in non-sleeping areas - 40lbs/sf.
  - Floor live load in sleeping areas - 30lbs/sf.
  - Wind speed - 115mph (3 sec. gust method) 115 mph 40 m/s.
  - Frost line depth - 30".
  - Flood hazard - Yes.
  - Subfloors - 3/4" AFA subfloor/underlayment rated, tongue and groove, glued and nailed to joists.
  - Roof sheathing - 1/2" OSB with spacers.
  - Roofing - 2 1/2lb per square asphalt shingles over 15lb. felt.

**DRAWING INDEX**

COVER	001
EXISTING FLOOR PLANS	A001
PROPOSED FLOOR PLANS	A002
ELEV. AND THERMAL	A003
FRAMING AND SECTION	S001

**SCOPE OF WORK:**

- 1- DEMO EXISTING WALL SECTION.
- 2- CONSTRUCT NEW FOOTER AND WALL SECTION.
- 3- DEMO EXISTING WINDOW AND WALL SECTION BELOW.
- 4- INSTALL NEW EGRESS WINDOW AND WELL.
- 5- REMODEL EXISTING BASEMENT.

**NOTE:** EMERGENCY EGRESS WINDOW SIZES TO CONFORM WITH SECTION R310 OF THE 2015 IRC. MAX SILL HEIGHT OF EMERGENCY EGRESS WINDOWS TO BE 44" IN CONFORMANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

Description	Date
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**Nephew Residence**  
**7006 Poplar Avenue**  
**Takoma Park, MD. 20912**

Date: 6/26/20  
 Drawn By: A&LK LOML  
 Scale: 1/4"=1'-0"  
 Sheet Number:  
**001**  
 Cover Sheet



**Quality Homes and Design**  
 Consulting-Design Services  
 Drafting-Permit Services  
 301-351-5929  
 dqquality.net  
 dqquality@gmail.com

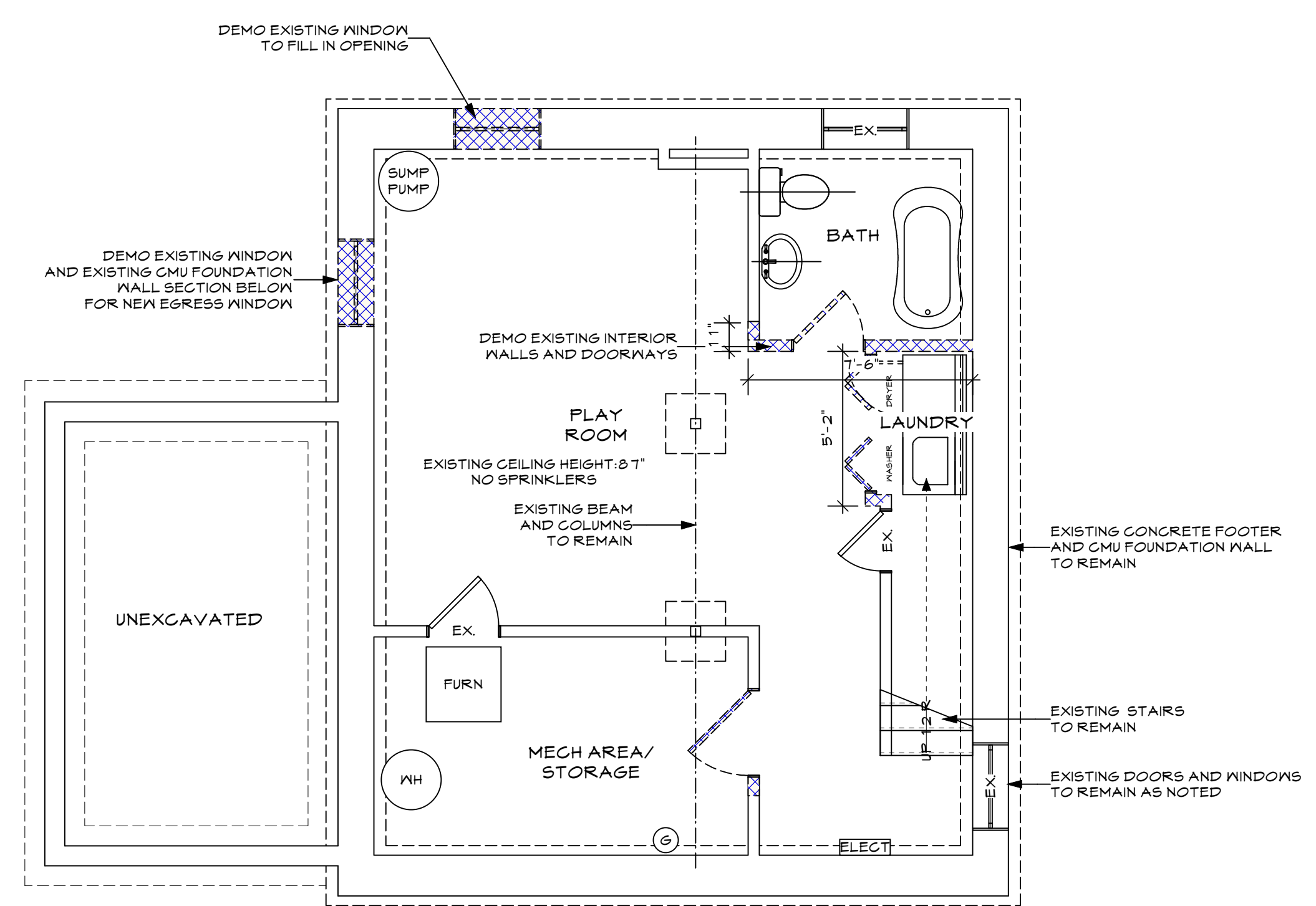
LEGEND	
—————	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
■	NEW CONSTRUCTION

**SCOPE OF WORK:**  
 1-DEMO EXISTING WALL SECTION  
 2-CONSTRUCT NEW FOOTER AND WALL SECTION  
 3-DEMO EXISTING WINDOW AND WALL SECTION BELOW  
 4-INSTALL NEW EGRESS WINDOW AND WELL  
 5-REMODEL EXISTING BASEMENT.

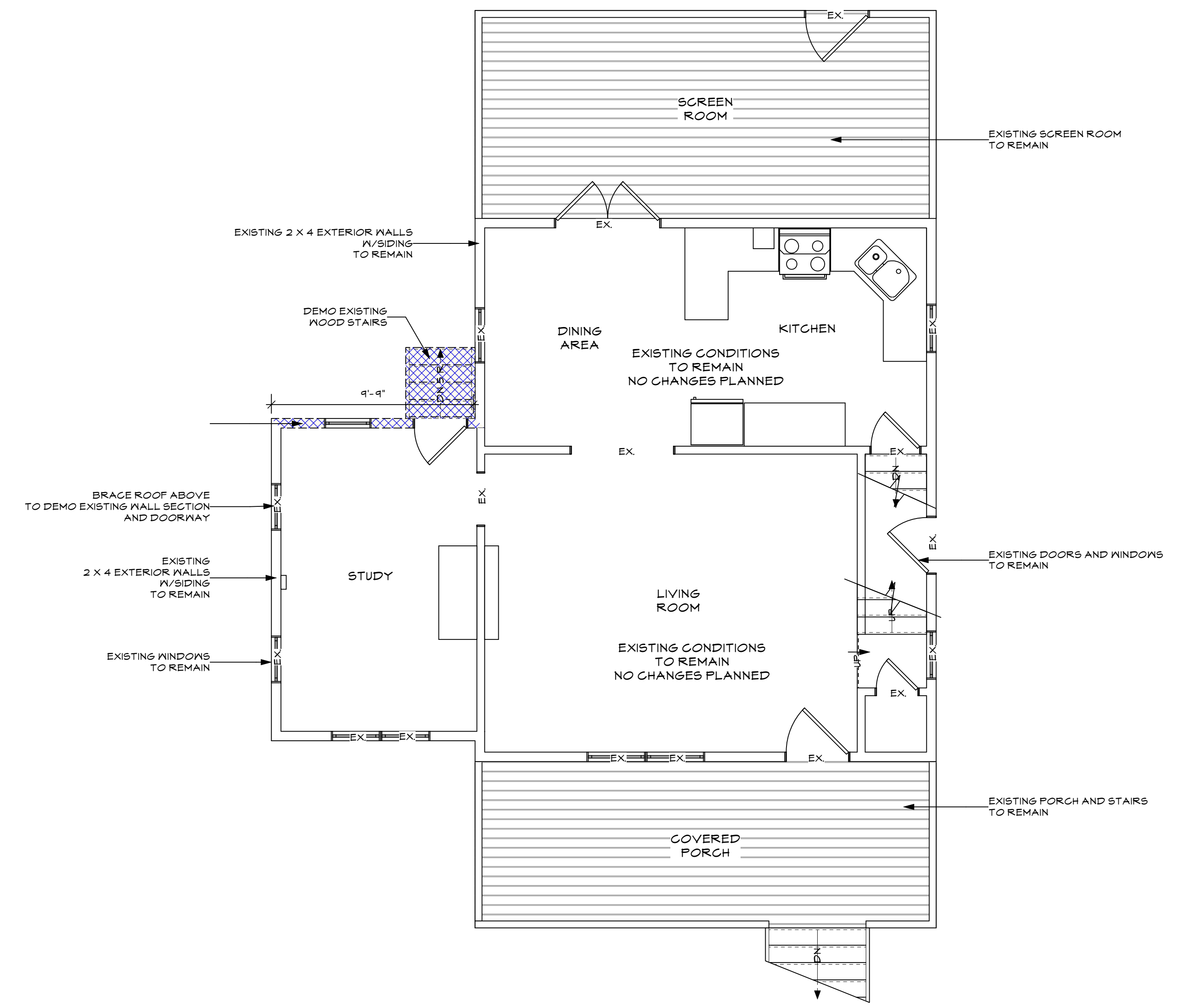
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**REVIEWED**  
 By Dan.Bruechert at 4:47 pm, Aug 13, 2020



**1 Existing Basement Plan**  
 Scale: 1/4" = 1'-0"



**2 Existing First Floor Plan**  
 Scale: 1/4" = 1'-0"

Description	Date

**Nephew Residence**  
 7006 Poplar Avenue  
 Takoma Park, MD. 20912

Date:	6/26/20
Drawn By:	AJK LOML
Scale:	1/4" = 1'-0"
Sheet Number:	A001

**A001**  
 Existing Floor Plans

**LEGEND**

————— EXISTING CONSTRUCTION TO REMAIN

////// EXISTING CONSTRUCTION TO BE REMOVED

■ NEW CONSTRUCTION

**SCOPE OF WORK:**

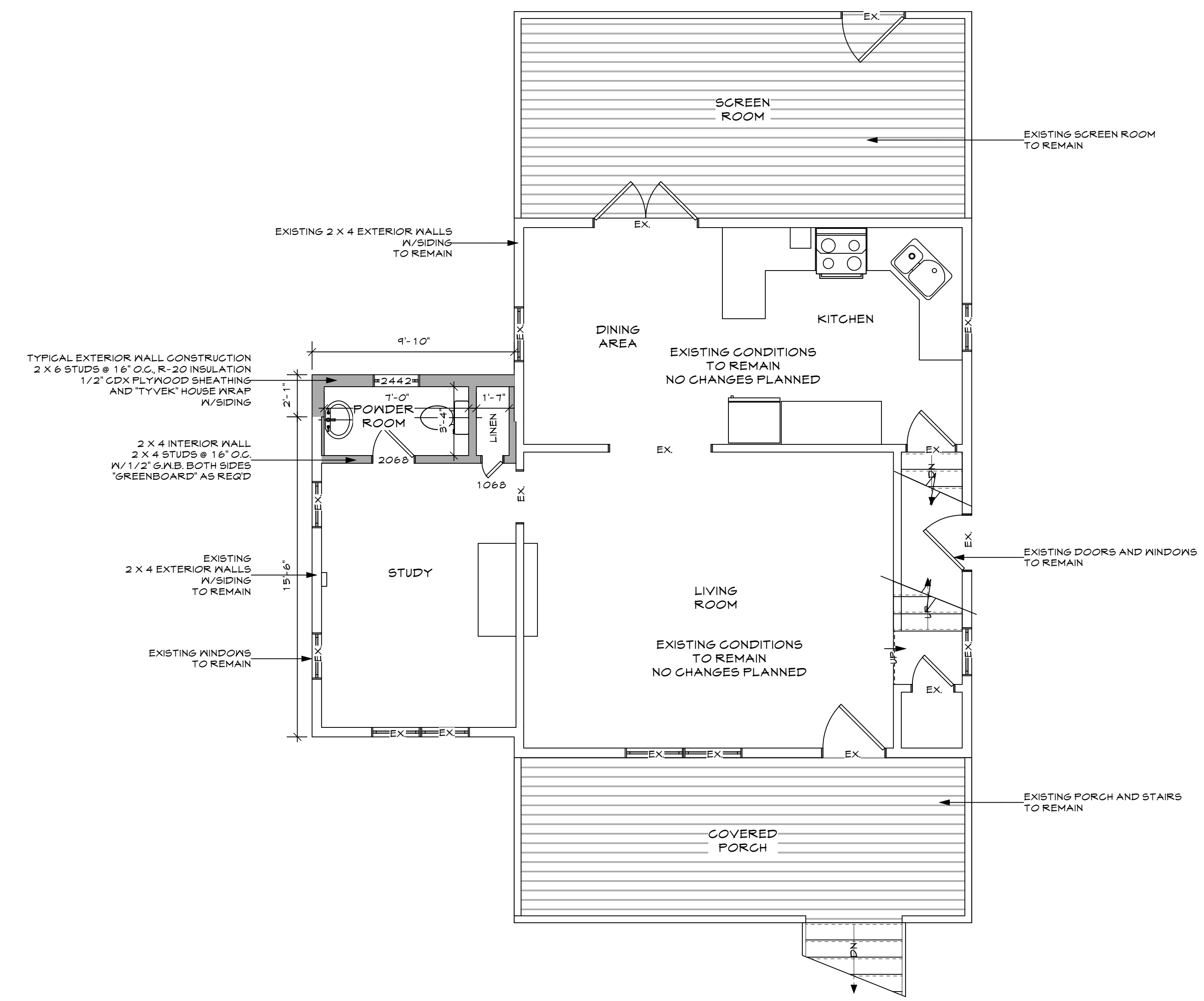
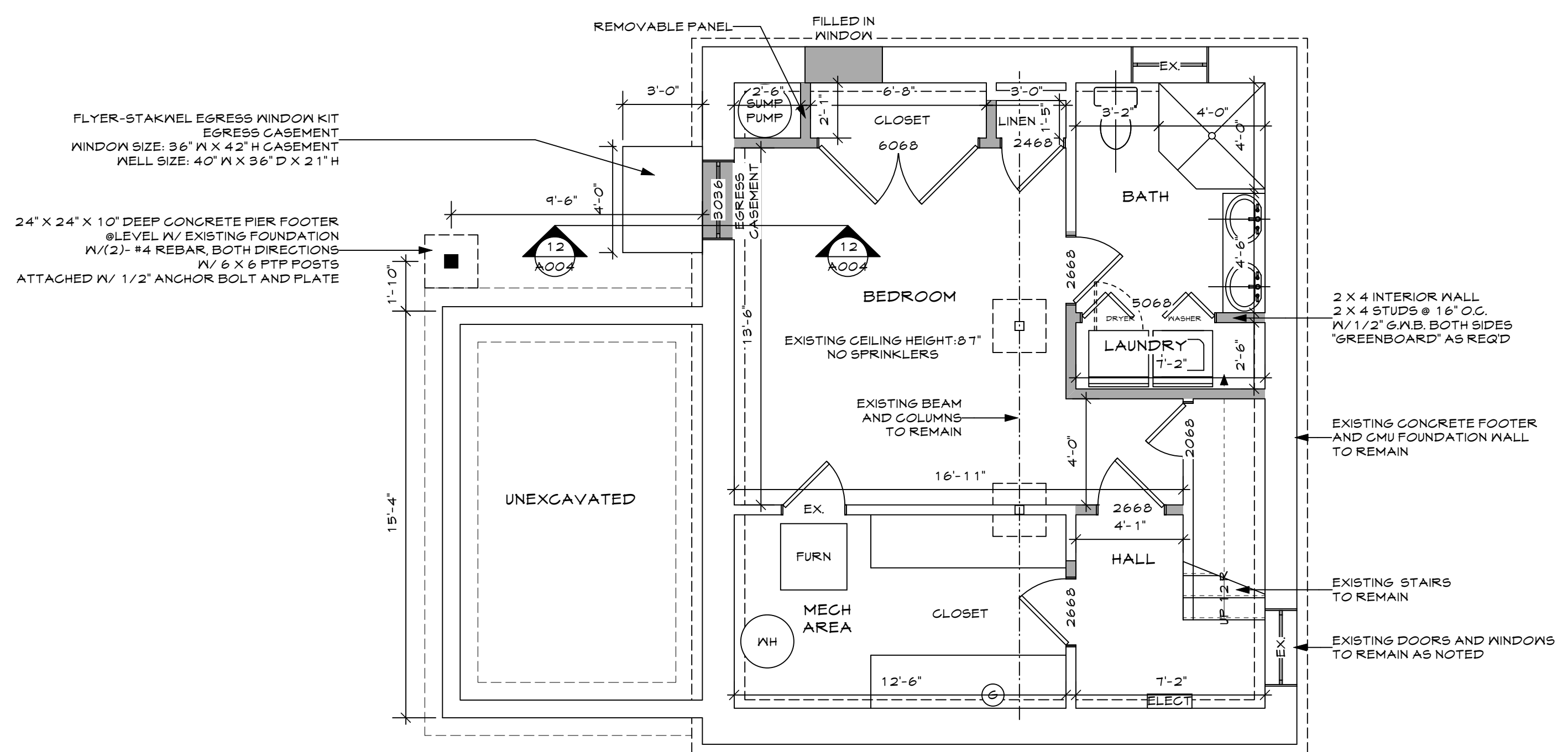
- 1- DEMO EXISTING WALL SECTION
- 2- CONSTRUCT NEW FOOTER AND WALL SECTION
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Description	Date

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 Takoma Park, MD. 20912

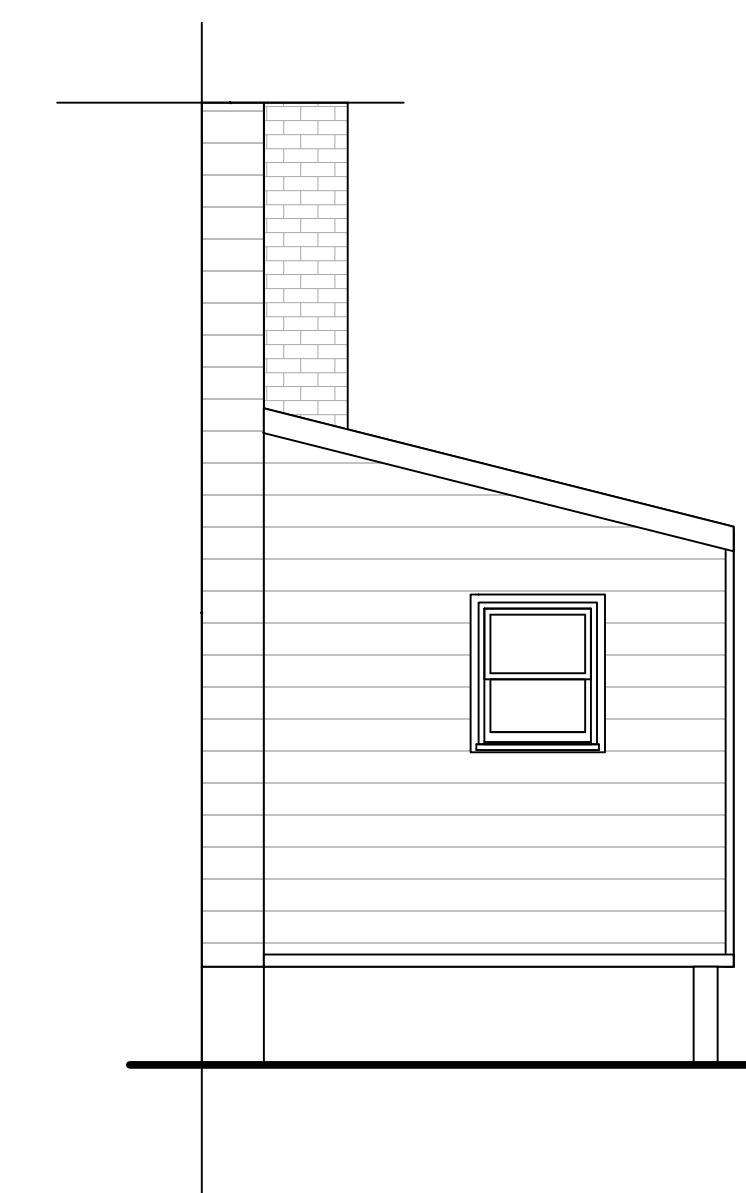
Date:	6/26/20
Drawn By:	AJK/LOML
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Sheet Number:	<b>A002</b>
Proposed Floor Plan	

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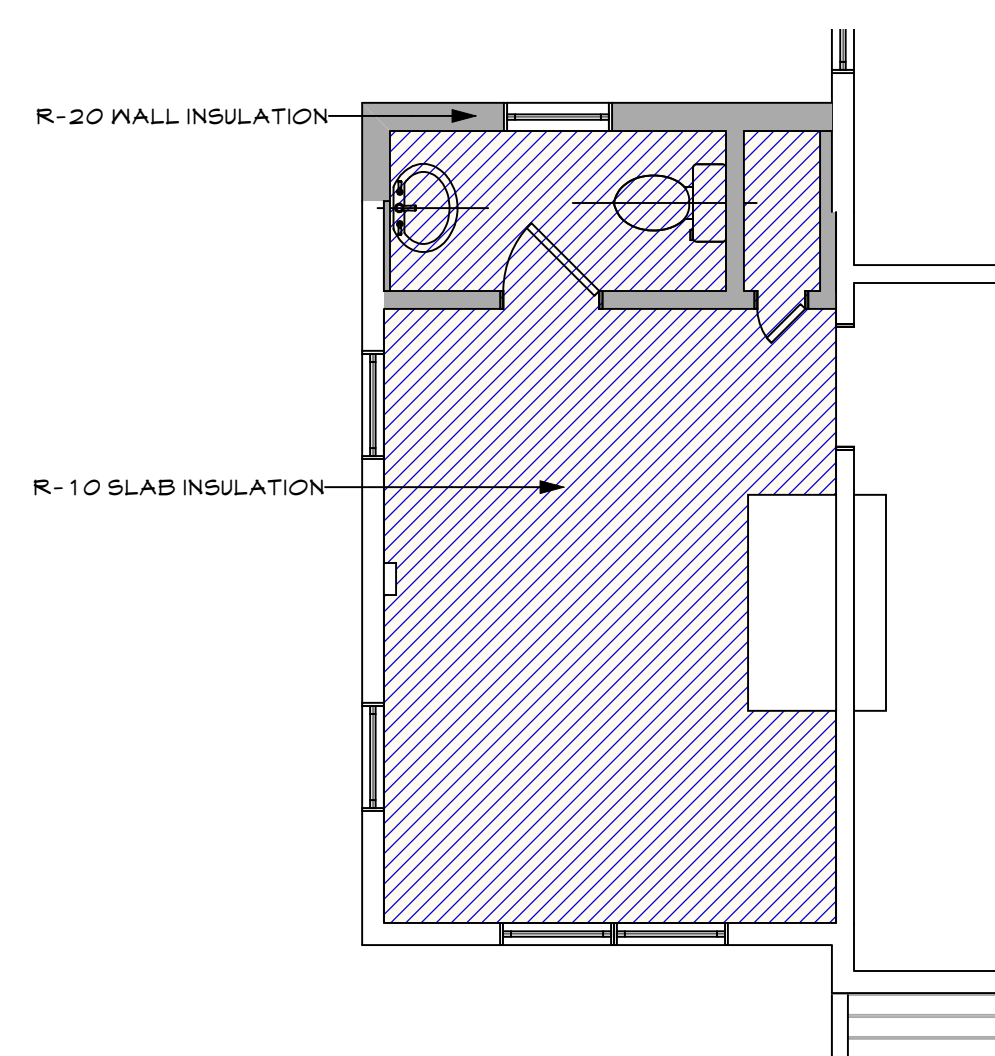

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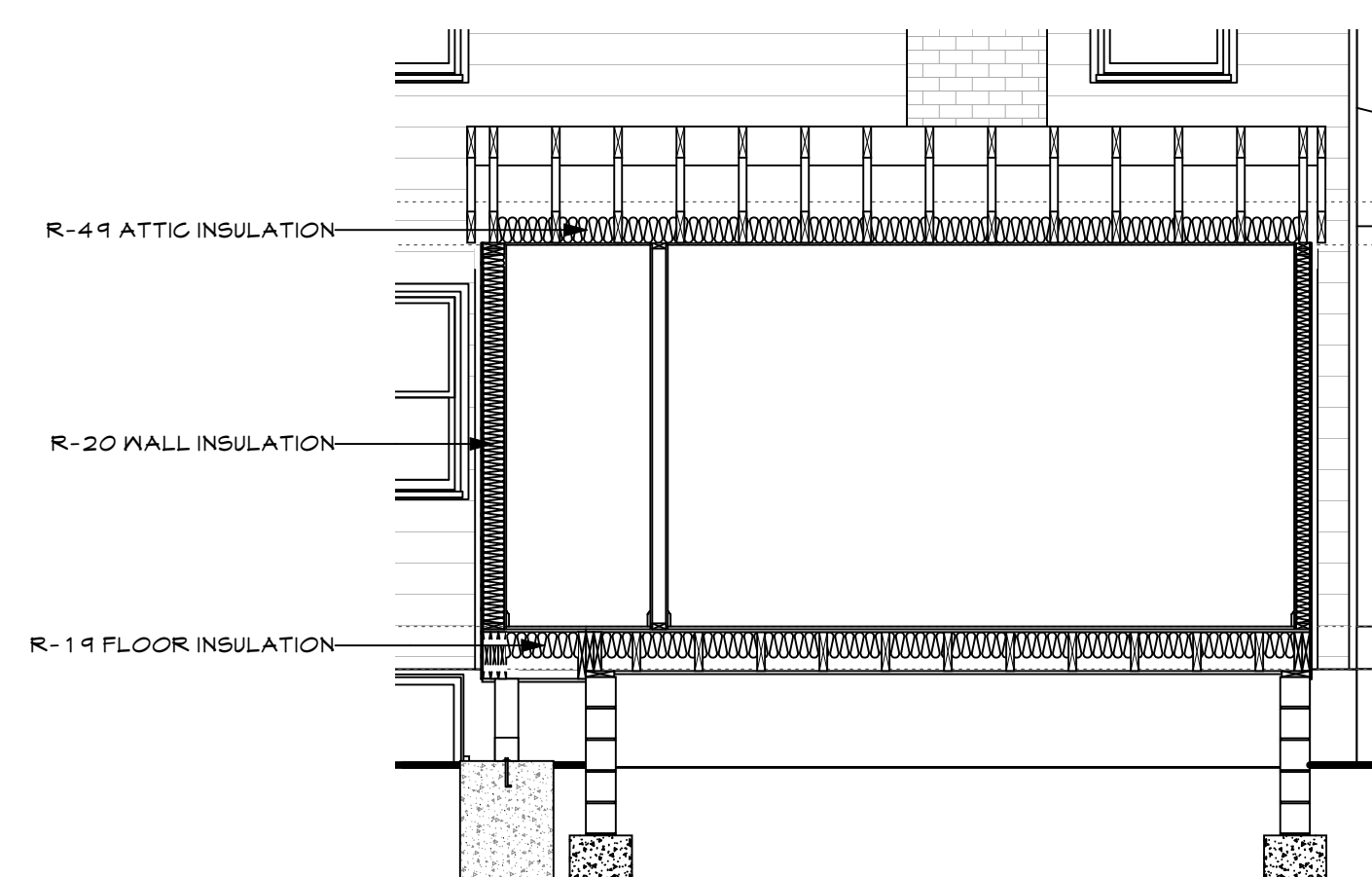
**5 Left Elevation**
  
 Scale: 1/4" = 1'-0"



**6 Rear Elevation**
  
 Scale: 1/4" = 1'-0"



**7 First Floor Thermal Envelope**
  
 Scale: 1/4" = 1'-0"



**8 Thermal Section**
  
 Scale: 1/4" = 1'-0"

**TABLE N1102.4.2**
  
**AIR BARRIER AND INSULATION INSPECTION**

COMPONENT	CRITERIA
Air barrier and thermal barrier	Exterior thermal insulation is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air permeable insulation is not used as a sealing material.
Ceiling / attic	Air barrier in any dropped ceiling / soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jambs and framing is sealed.
Rim joists	Rim joists are insulated and include an air barrier.
Floors (including above garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor/decking. Air barrier is installed at any exposed edge of floor.

COMPONENT	CRITERIA
Crawlspace walls	Insulation is permanently attached to walls. Exposed earth in unvented crawlspaces is covered with class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls, and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are airtight, IC rated, and sealed to drywall. Exception: fixtures in conditioned space.
Plumbing and Wiring	Insulation is placed between outside and pipes. Elbow insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower / tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
Electrical / phone box on exterior walls	Air barrier extends behind boxes or air sealed type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

**N1102.4.3 Fireplaces.** New wood-burning fireplaces shall have gasketed doors and outdoor combustion air.

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Date: 6/26/20

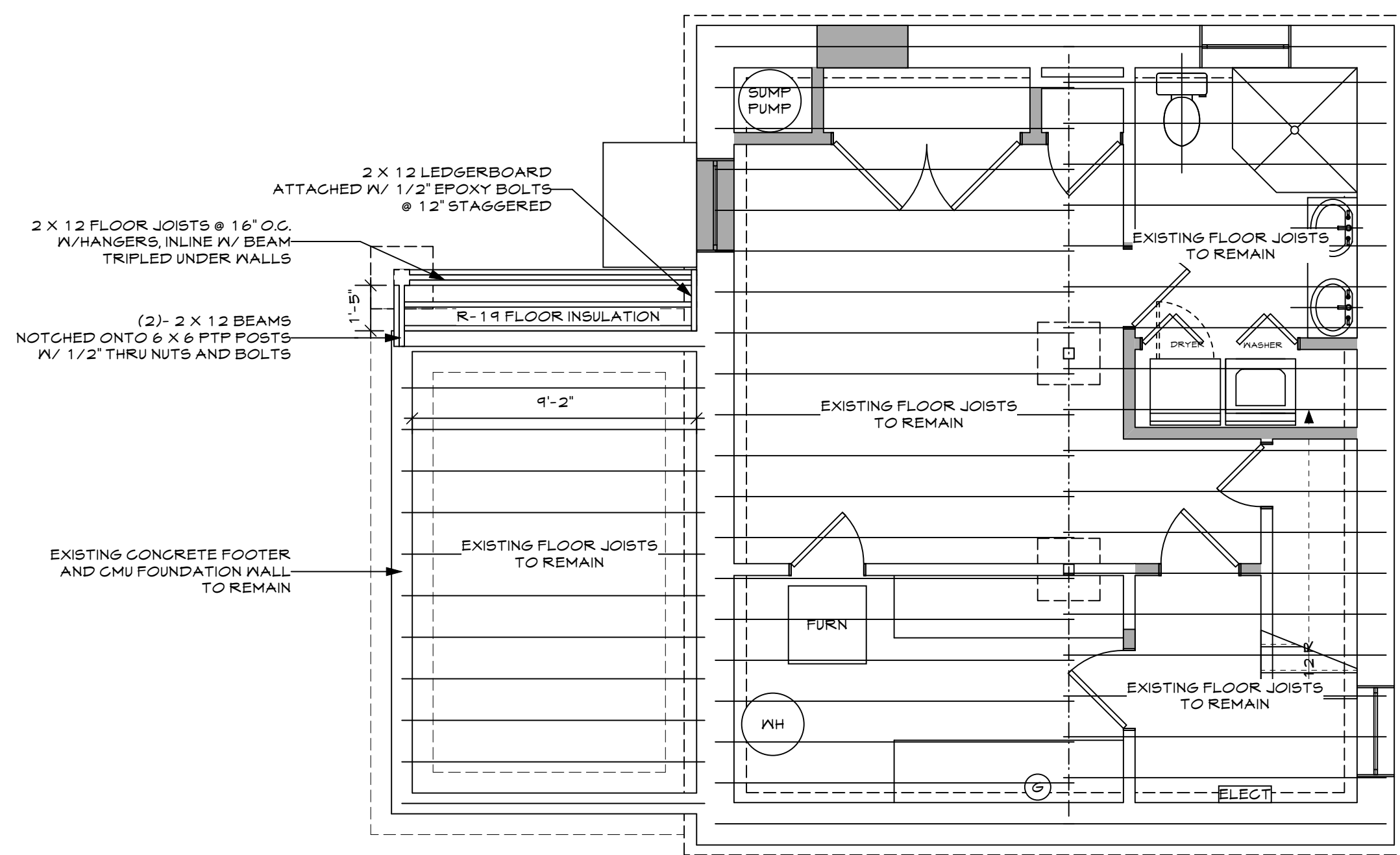
Drawn By: AILK LOML

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

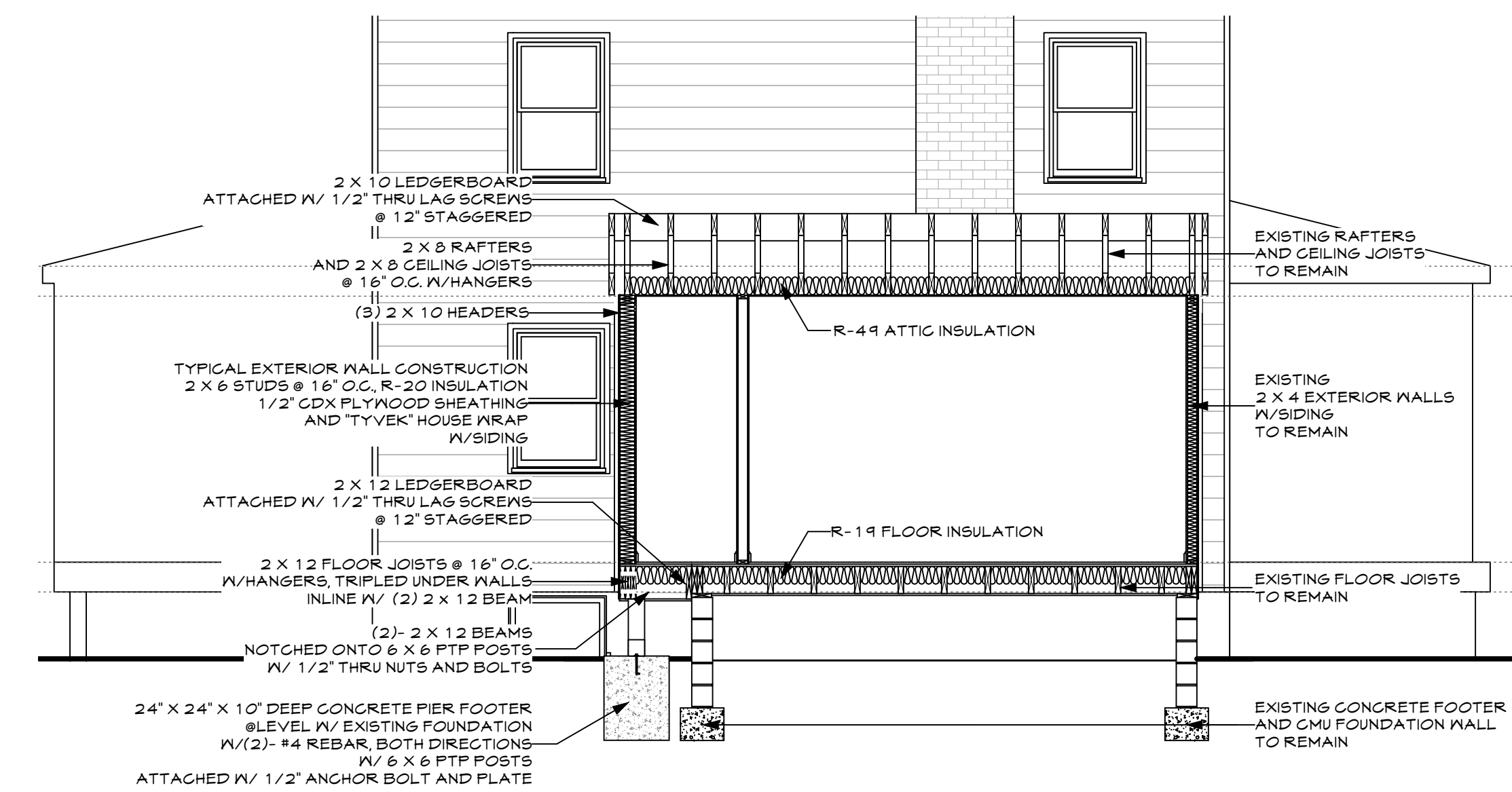
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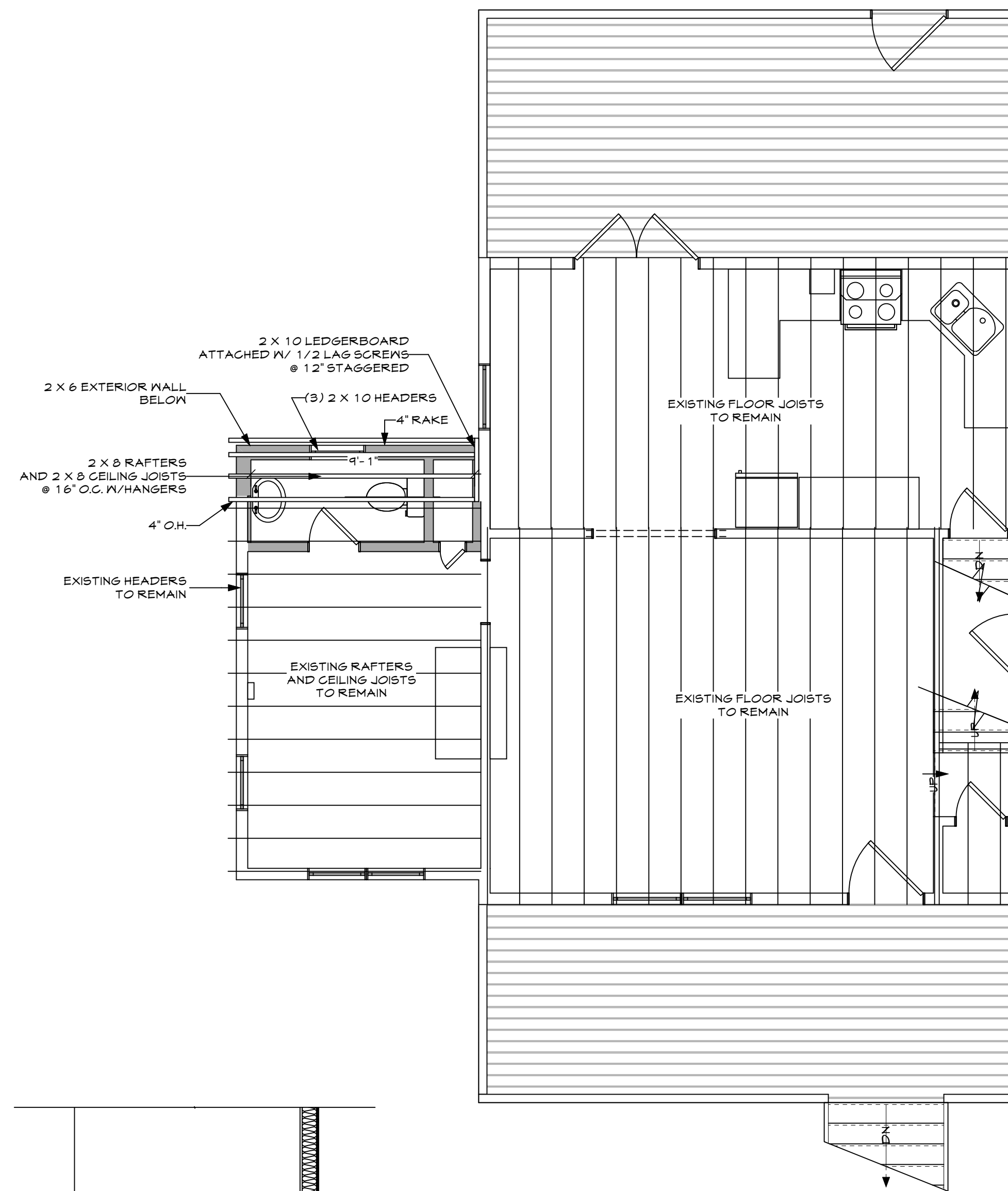
Elevations and Thermal



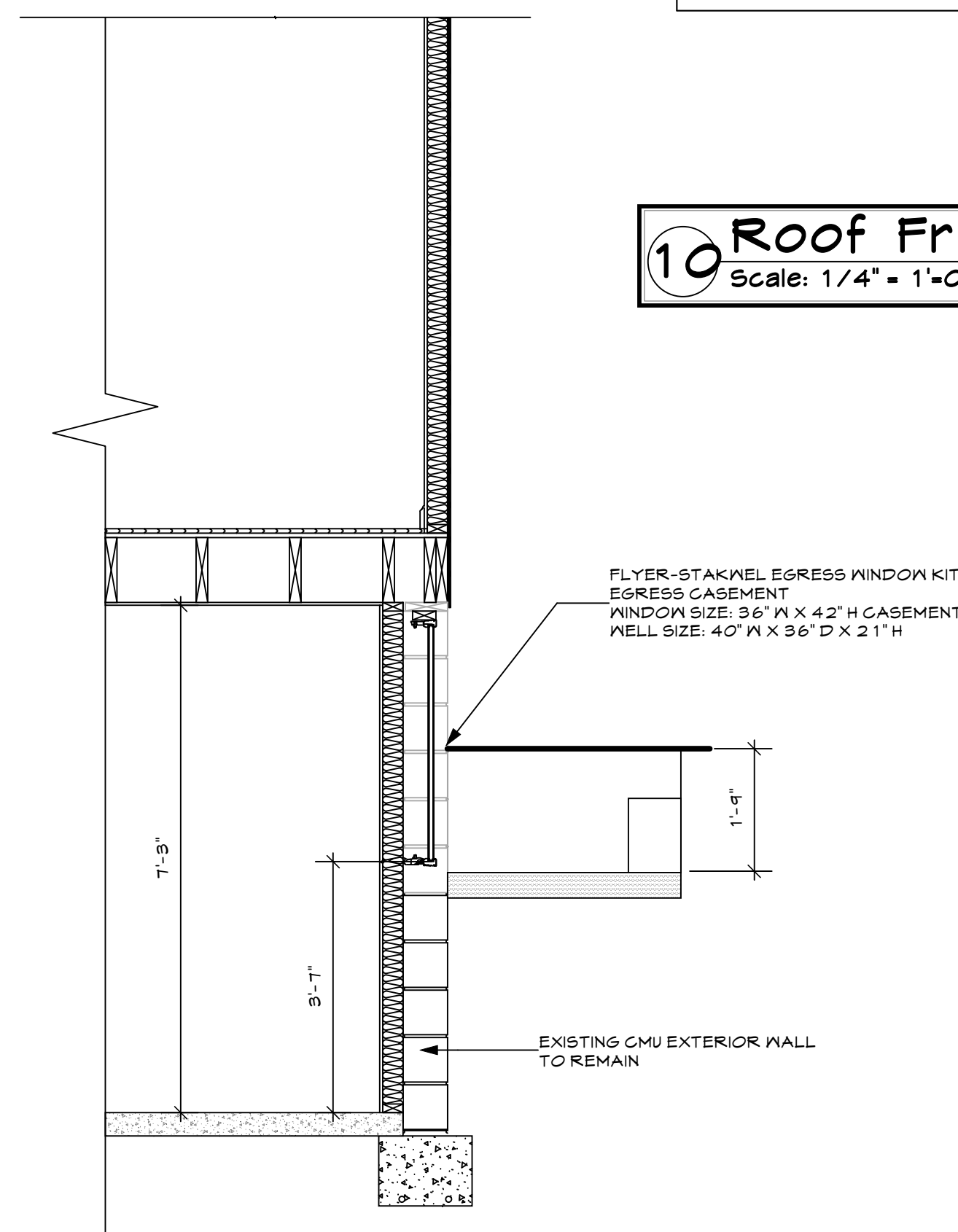
**9 Floor Framing Plan**
  
 Scale: 1/4" = 1'-0"



**11 Section**
  
 Scale: 1/4" = 1'-0"



**10 Roof Framing Plan**
  
 Scale: 1/4" = 1'-0"



**12 Egress Window Section**
  
 Scale: 1/2" = 1'-0"

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 Scale: 1/4"=1'-0"
   
 Sheet Number:

**5001**
  
 Framing and Sections