

HISTORIC PRESERVATION COMMISSION

Marc Elrich County Executive Robert Sutton Chairman

Date: September 25, 2023

MEMORANDUM

| TO: | Rabbiah Sabbakhan |
|----------|--|
| | Department of Permitting Services |
| FROM: | Michael Kyne |
| | Historic Preservation Section |
| | Maryland-National Capital Park & Planning Commission |
| SUBJECT: | Historic Area Work Permit: #1038446 - Fenestration alteration. |

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>Approved with two (2) conditions</u> at the September 20, 2023 Historic Preservation Commission meeting.

Conditions:

- 1. The approval excludes the infill of the historic window on the rear elevation and installation of the French door.
- 2. The applicant shall update the existing drawing to show the missing historic window on the rear elevation.

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:Lisa NelsonAddress:6812 Connecticut Avenue, Chevy Chase

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



| (ED) | | For Staff only: HAWP# | |
|--|---|---|-------|
| A COMPARY COL | | DATE ASSIGNED | |
| | PLICATION FOR CAREA WORK F C PRESERVATION COMMISS 301.563.3400 | PERMIT | |
| Name: | E-mail: | | |
| Address: | City: | Zip: | |
| Daytime Phone: | Tax Acco | unt No.: | |
| AGENT/CONTACT (if applicable): | | | |
| Name: | E-mail: | | |
| Address: | City: | Zip: | |
| Daytime Phone: | Contracto | or Registration No.: | |
| LOCATION OF BUILDING/PREMIS | E: MIHP # of Historic Property | | |
| Is the Property Located within an His | storic District?Yes/Distric | t Name | |
| Is the REVIENED ervation/La | No/Individ | APPROVED | le a |
| Is the REVIEWED map By Michael Kyne at 4:04 pr | ntation from the Easement H n, Sep 25, 2023 | Montgomery County Historic Preservation Commission | |
| Are other Planning and/or Hearing E (Conditional Use, Variance, Record F supplemental information. | Examiner Approvals / Review | | ו? |
| Building Number: | Street: | | |
| Town/City: | Nearest Cross Street: | | I |
| Lot: Block: | Subdivision: Pa | arcel: | |
| TYPE OF WORK PROPOSED: See t for proposed work are submitted | | | |
| be accepted for review. Check all | | Shed/Garage/Accessory Struc | ture |
| New Construction | Deck/Porch | Solar | |
| Addition | Fence | Tree removal/planting | |
| Demolition | Hardscape/Landscape | Window/Door | |
| Grading/Excavation | Roof | Other: | |
| I hereby certify that I have the auth | | | |
| | | viewed and approved by all necessa | |
| agencies and hereby acknowledge | and accept this to be a condit | tion for the issuance of this permit. | |

| Owner's mailing address | Owner's Agent's mailing address |
|----------------------------------|--|
| Adjacent and con | fronting Property Owners mailing addresses |
| | |
| | |
| | |
| | |
| VIEWED | |
| Michael Kyne at 4:05 pm, Sep 25, | , 2023 |
| | APPROVED |
| | Montgomery County |
| | Historic Preservation Commission |

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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

REVIEWED

By Michael Kyne at 4:05 pm, Sep 25, 2023

APPROVED

Montgomery County Historic Preservation Commission

Rame La Man

| Work Item 1: | |
|---|----------------|
| Description of Current Condition: | Proposed Work: |
| Work Item 2: Description of Current Condition: | Proposed Work: |
| | |

| Work Item 3: | | |
|--|---|-----|
| Description of Current Condition: | Proposed Work: | |
| | APPROVED Montgomery County Historic Preservation Commissi | ion |
| REVIEWED By Michael Kyne at 4:05 | рт. Sep 25. 2023 | 1 |

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

| | Required Attachments | | | | | | |
|---------------------------------------|---------------------------|--------------|-------------------------|-------------------------------|----------------|----------------|-----------------------------------|
| Proposed Work | I. Written Description | 2. Site Plan | 3. Plans/ Elevations | 4. Material Specifications | 5. Photographs | 6. Tree Survey | 7. Property Owner Addresses |
| New Construction | * | * | * | * | * | * | * |
| Additions/ Alterations | * | * | * | * | * | * | * |
| Demolition | * | * | * | | * | | * |
| Deck/Porch | * | * | * | * | * | * | * |
| Fence/Wall | * | * | * | * | * | * | * |
| Driveway/ Parking Area | * | * | | * | * | * | * |
| Grading/Exc avation/Land scaing | * | * | | * | * | * | * |
| Tree Removal | * | * | | * | * | * | * |
| Siding/ Roof Changes | * | * | * | * | * | | * |
| Window/ Door Changes | * | * | * | * | * | | * |
| Masonry Repair/ Repoint | * | * | * | * | * | | * |
| Signs | * | * | * | * | * | | * |

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By Michael Kyne at 4:05 pm, Sep 25, 2023

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Montgomery County Historic Preservation Commission

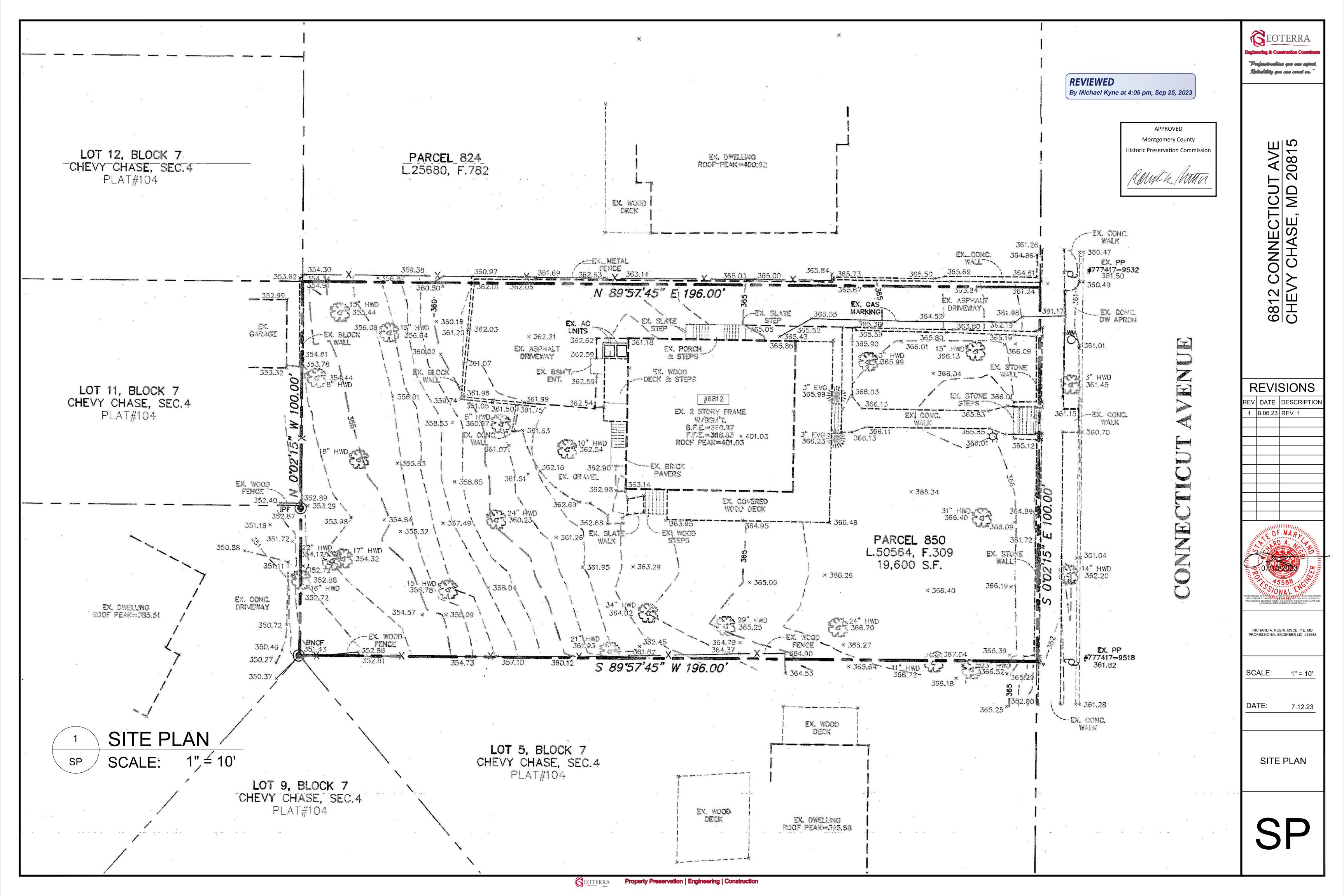
RAME H. M

| | DESIGNATIONS - E | LEVATIONS | PRESCRIPTIVE |
|--|---|--|--|
| MASONRY | BRICK | ASPH ROOF | |
| | HORIZONTAL SIDING | BOAR BATT | |
| MATERIAL DE | SIGNATIONS - PLA | NS/SECTIONS | WOOD-FRAME WALL R-VA |
| BATT / LOOSE FILL INSULATION | WOOD (FINISH) | GRAVEL | MASS WALL R-VALUE FILL FLOOR R-VALUE |
| RIGID INSULATION | WOOD (SHEATHING) | TOP SO | BASEMENT WALL R-VALU |
| WALL PI | _AN VIEWS AND S | YMBOLS | CRAWL SPACE WALL R-V |
| | | | DUCT R-VALUE |
| | | WALL | DUCT TIGHTNESS (CFM/10 |
| EXISTING WALL TO BE DEMOLISHED | POURED CONCRET | TE 7///////BRICK OI | |
| | GEN | IERAL NOTES | |
| | EXTENSIONS OF THIS PROJECT WITH | OUT WRITTEN AGREEMENT BY A | THOUT THEIR PERMISSION. THEY SHALL |
| CONTRACTORS SHALL VERIFY ALL EXIS OWNER AND GEOTERRA OF ANY DISCR | STING CONDITIONS AND DIMENSIONS | AT THE SITE AFTER DEMOLITIO | |
| CONTRACTORS SHALL PERFORM ALL V | | | |
| | NORK TO CONFORM TO THE APPLICAE | | |
| ALL ELECTRICAL DRAWINGS ARE TO BE REGULATIONS. | | BLE EDITION OF THE INTERNATI | D/OR ENGINEER |
| REGULATIONS. | E PROVIDED BY OTHERS AND INSTALL | BLE EDITION OF THE INTERNATI ATIONS SHALL CONFORM TO NA | D/OR ENGINEER ONAL RESIDENTIAL CODE INCLUDING ALI |
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6812 CONNECTICUT AVE CHEVY CHASE, MD 20815

| CODE REQUIREMENTS (ZONE 4) 0.35 0.55 0.40 | -UPDATE KITCHEN -REMOVAL OF NON -RELOCATE POWD -ADD MUD ROOM A |
|---|--|
| 8/13 R-19 | -WIDEN INTERIOR -ADD FRENCH EXT RAILING |
| R-10 AT 2 FT. R-10 CONTINUOUS OR R-13 CAVITY | BUILDING: IBC, 2018 EDITION, WITH CU MECHANICAL: IMC, 2018 EDITION, WITH CU ELECTRICAL: NATIONAL ELECTRICAL COD |
| SUPPLY IN ATTIC: R-8 INSIDE THERMAL ENVELOPE: N/A ALL OTHER DUCTS: R-6 OR <=3 IF AIR HANDLER NOT INSTALLED <=3 ACH | PLUMBING:IPC, 2018 EDITION, WITH CUFIRE:IFC, 2018 EDITION, WITH CUNFPA 101, 2018 LIFE SAFETAMENDMENTSFUEL GAS:INTERNATIONAL FUEL GAS CURRENT MD AMENDMENTACCESSIBILITY:CHAPTER 53 MARYLAND ACENERGY:INTERNATIONAL ENERGY C EDITION W/ MD SUPPLEMENT |
| Y <u>SECTION MARKER</u> <u>INTERIOR</u> SECTION NO. DIRECTION OF SECTION A6 | NG SYMBOLS R ELEVATION MARKER 1 WINDOW MARKER SHEET ELEV. DIRECTION A DOOR MARKER SHEET SHEET NO. 1 PARTITION TYPE SF |
| MENTS. AND $\frac{ROOF SLOPE}{6 \ or \ 6/12}$ | TAIL MARKER HEIGHT, ELEVATION A DETAIL MARKER A DETAIL AREA OF REVISION A SHEET NO. A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A |
| | REVIATIONS |
| A.B.ANCHOR BOLTFLR.ABV.ABOVEGALV.A.F.F.ABOVE FINISHED FLOORG.W.B.A.F.G.ABOVE FINISHED GRADEHOR.ALUM.ALUMINUMIN.APPROX.APPROXIMATELYINSUL.BSMT.BASEMENTINT.BLDG.BUILDINGLBS.BLKG.BLOCKINGLIN | FOOTINGRAD.RADIUSS2FLOORREF.REFRIGERATORGALVANIZEDREINF.REINFORCEGYPSUM WALL BOARDREQ.REQUIREDHORIZONTAL (LY)RM.ROOMINCH (ES)R.O.ROUGH OPENINGINSULATIONS.F.SQUARE FOOT OR FEETINTERIORSCHED.SCHEDULEPOUNDSSECT.SECTIONLINENSIM.SIMILARINSULARINSULAR |
| BOT.BOTTOMMAS.C.M.U.CONCRETE MASONRY UNITMAS.C.M.U.CONCRETE MASONRY UNITMAX.CLG.CENTERLINEMFR.CLG.CEILINGMIN.CLOS.CLOSETM.O.CONC.COLUMNNOM.CONC.CONCRETENTSCONT.CONTINUOUSO.C.DTL.DETAILO.H.DIA. / ØDIAMETERPERP.DIM.DIMENSIONPOLY. | LINEN SPECS SPECIFICATIONS MASONRY STRUC. STRUCTURAL MAXIMUM T TREAD MANUFACTURER (S) T.B.D. TO BE DETERMINED MINIMUM T&B TOP & BOTTOM MASONRY OPENING T&G TONGUE AND GROOVE NOMINAL TYP. TYPICAL NOT TO SCALE U.N.O. UNLESS NOTED OTHERWISE ON CENTER VERT. VERTICAL OVERHEAD V.I.F. VERIFY IN FIELD PERPENDICULAR REQ. WIDTH OR WIDE POLYETHYLENE W/ WITH POWDER ROOM W/O WITHOUT |
| | 0.55 0.40 R-49 20 CAVITY OR R-13 CAVITY AND R-5 CONTINUOUS 8/13 R-19 R-10 CONTINUOUS OR R-13 CAVITY R-10 AT 2 FT. R-10 CONTINUOUS OR R-13 CAVITY R-10 CONTINUOUS OR R-13 CAVITY R-10 CONTINUOUS OR R-13 CAVITY SUPPLY IN ATTIC: R-8 INSIDE THERMAL ENVELOPE: N/A ALL OTHER DUCTS: R-6 OR (=3 IF AIR HANDLER NOT INSTALLED (=3 ACH V V V V SECTION MARKER INTERIOF SHEET NO. DIRECTION OF SECTION ACC SLOPE 6 0 COF SLOPE 6 0 COF SLOPE 6 0 COF SLOPE 6 0 CONTINUE |

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REVIEWED By Michael Kyne at 4:05 pm, Sep 25, 2023

APPROVED Montgomery County Historic Preservation Commission MEL. MATA

DEMOLITION NOTES

- CONTRACTOR TO PULL ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF DEMOLITION WORK INCL. BUT NOT LIMITED TO: DEMOLITION PERMIT, STREET USE PERMIT, UNDERPINNING PERMIT.
- GC. SHALL BE RESPONSIBLE FOR ALL SHORING OF EXISTING WALLS TO REMAIN. CONTRACTOR SHALL REVIEW CONDITION OF EXISTING WALLS WITH A QUALIFIED SHORING ENGINEER PRIOR TO REMOVING ANY STRUCTURE OR SUPPORTING WALLS OR FRAMING.
- GC. SHALL NOTIFY NEIGHBORING PROPERTIES OF WORK TO BE PERFORMED. CONTRACTOR SHALL PROVIDE CONTACT INFORMATION - INCLUDING NAME AND PHONE NUMBERS - FOR NEIGHBORS TO CONTACT OFF HOURS SHOULD IT BE NECESSARY.
- EXISTING MASONRY WALLS SHALL BE REPAIRED AND REPOINTED PRIOR TO START OF NEW WORK. PATCHING, IF REQUIRED, SHALL BE OF SAME OR SIMILAR MATERIALS. INSTALL ALL REPAIRS TO BE FLUSH WITH ADJACENT SURFACES.

MATCH GROUT COLOR AND MASONRY FINISH TO EXISTING.

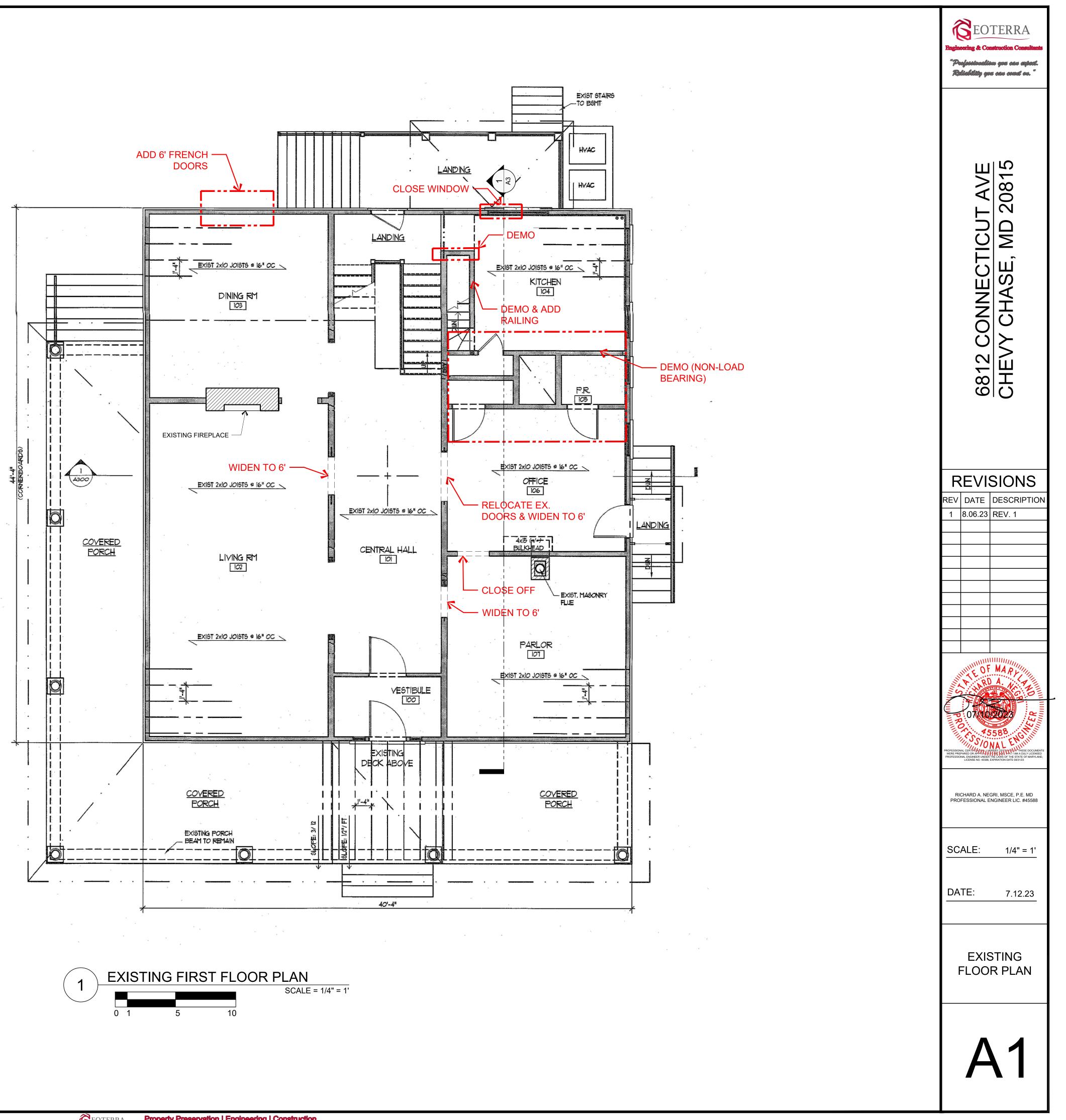
FLOOR PLAN LEGEND

NEW WALLS

_____ EXISTING WALLS TO REMAIN

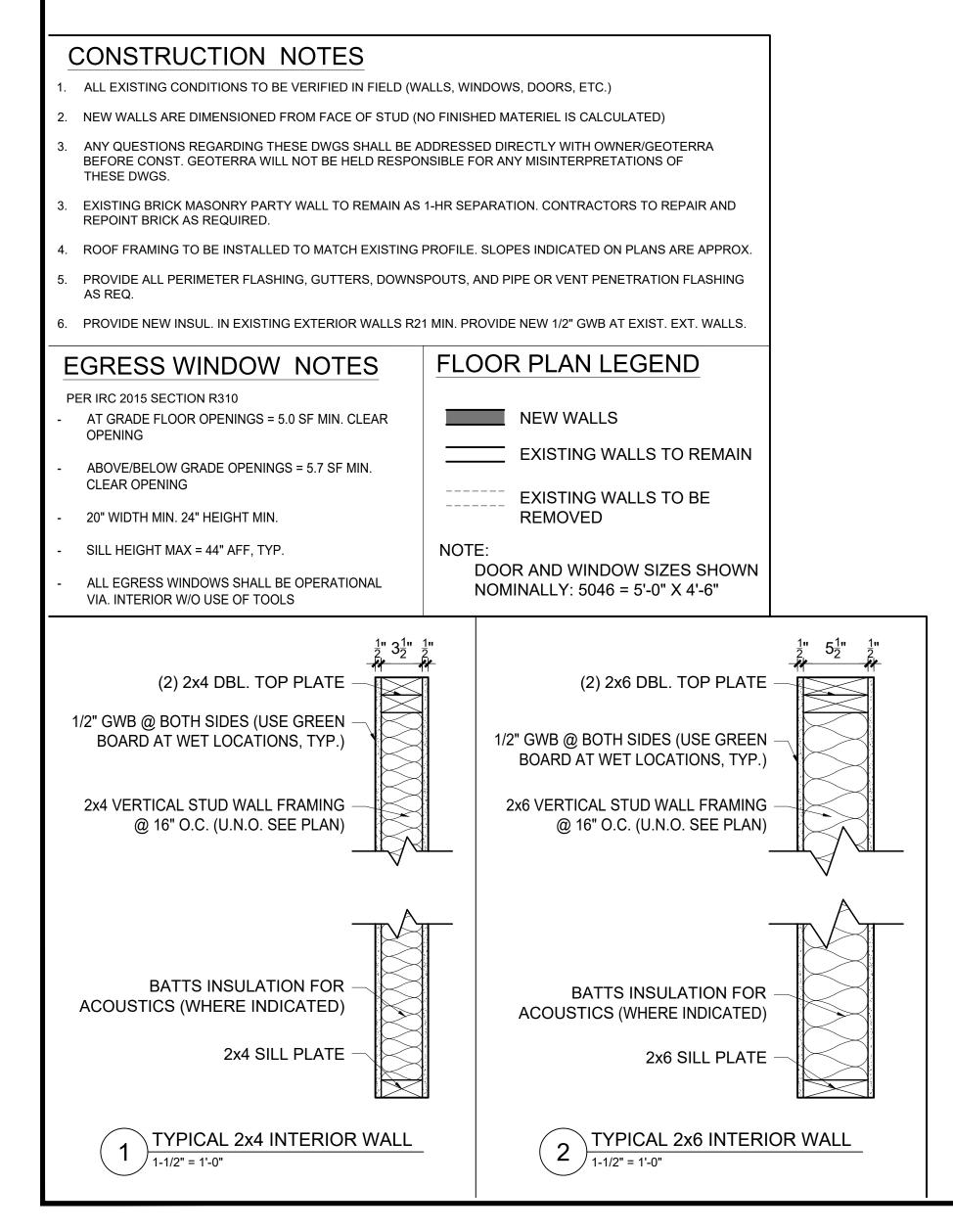
EXISTING WALLS TO BE REMOVED

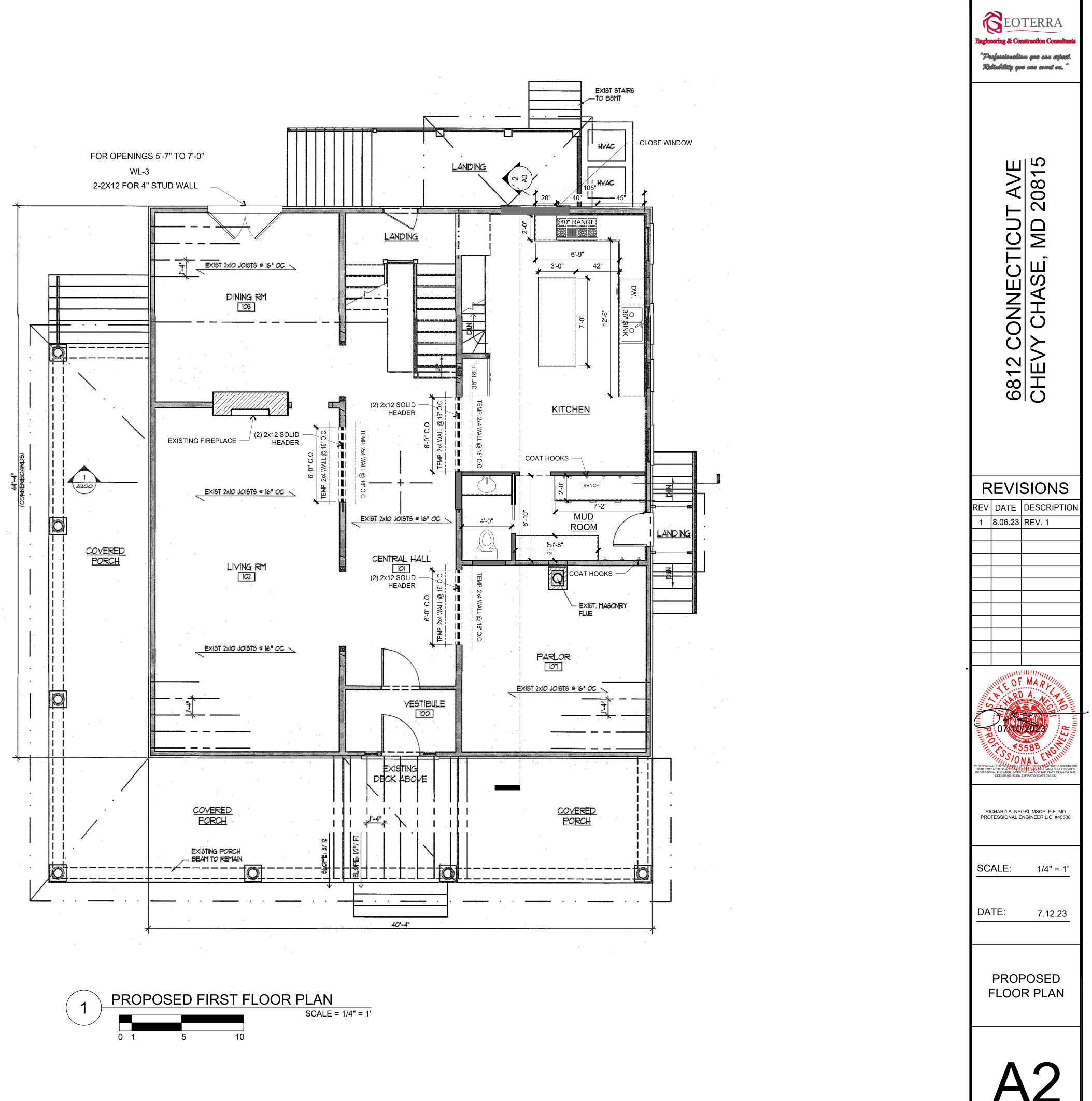
NOTE: DOOR AND WINDOW SIZES SHOWN NOMINALLY: 5046 = 5'-0" X 4'-6"

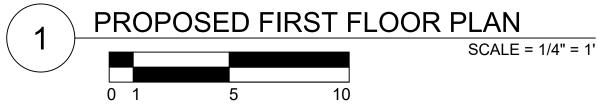


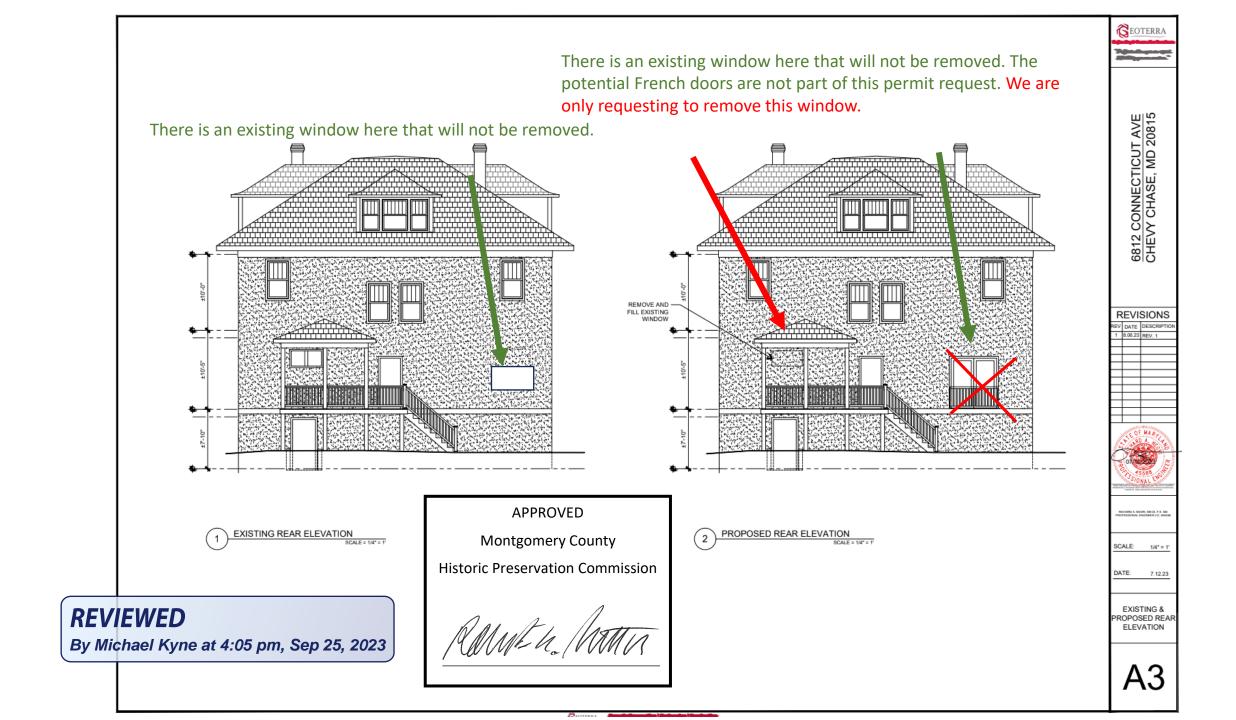


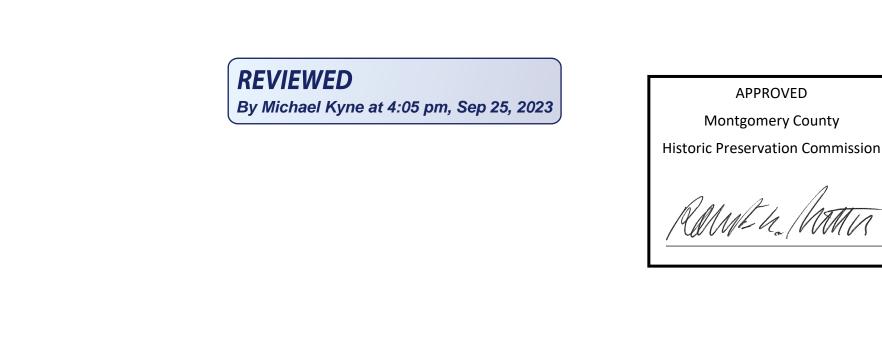
APPROVED Montgomery County **Historic Preservation Commission**

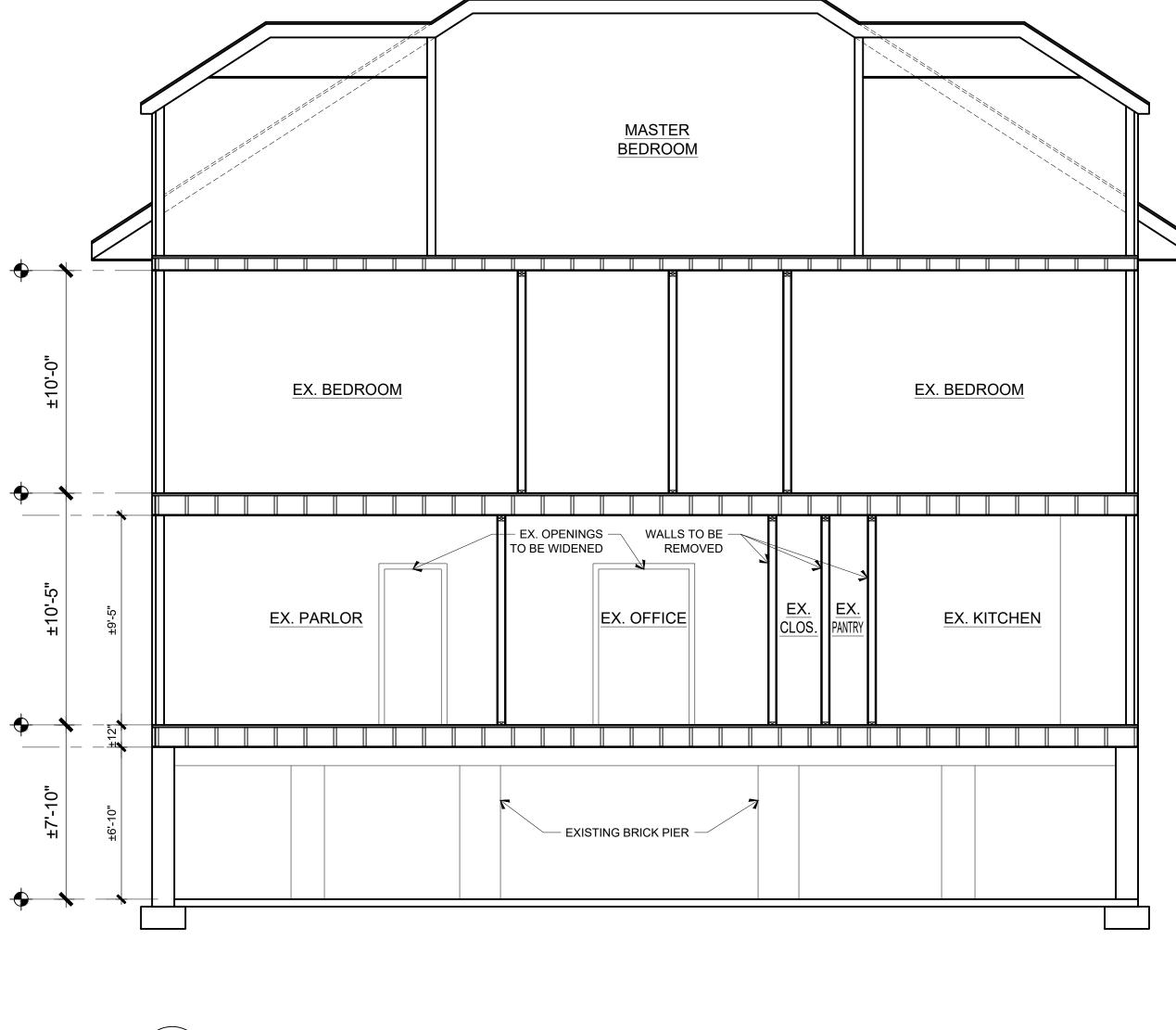


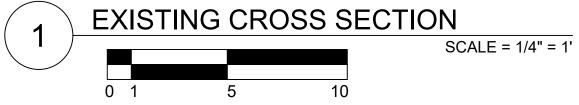




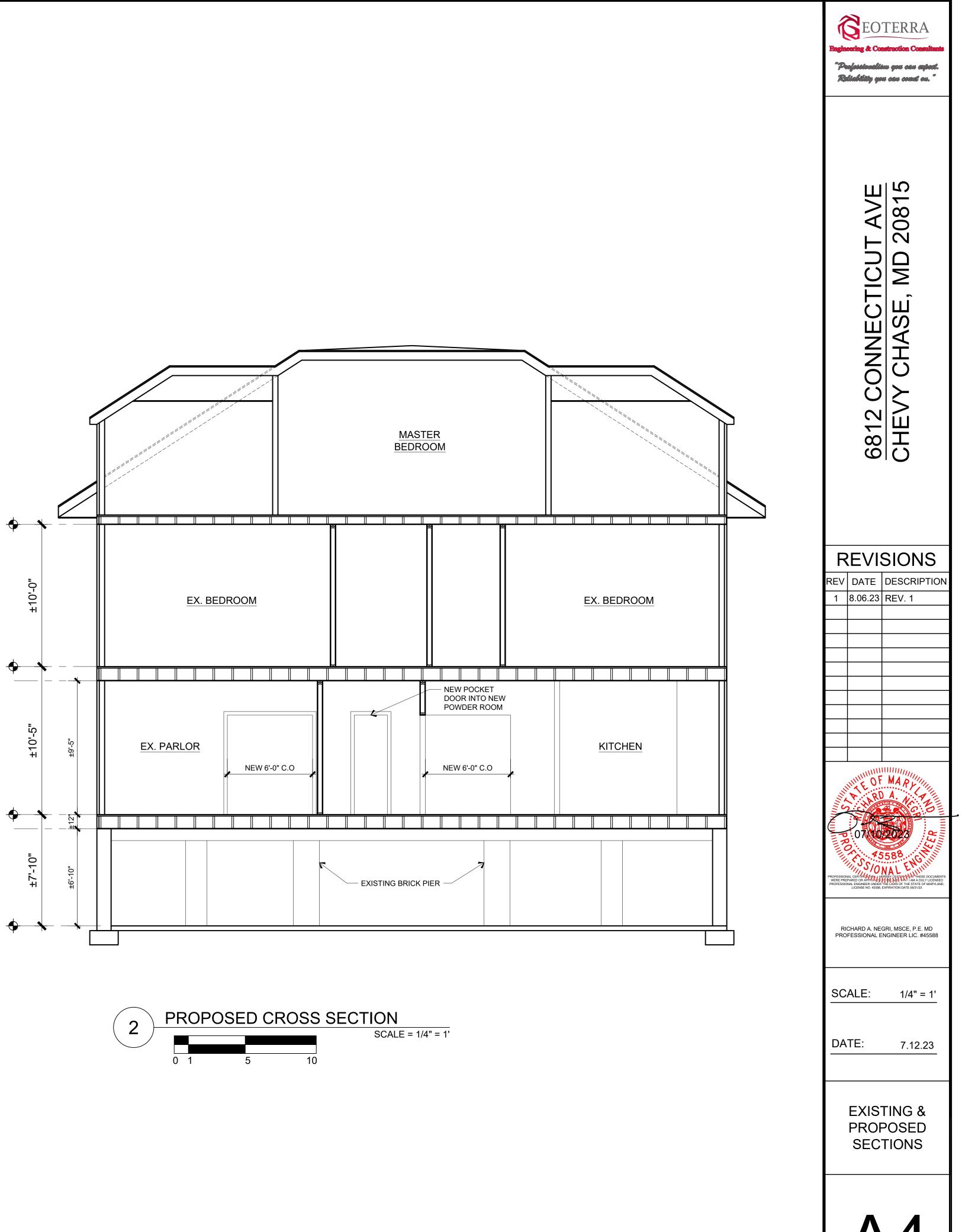


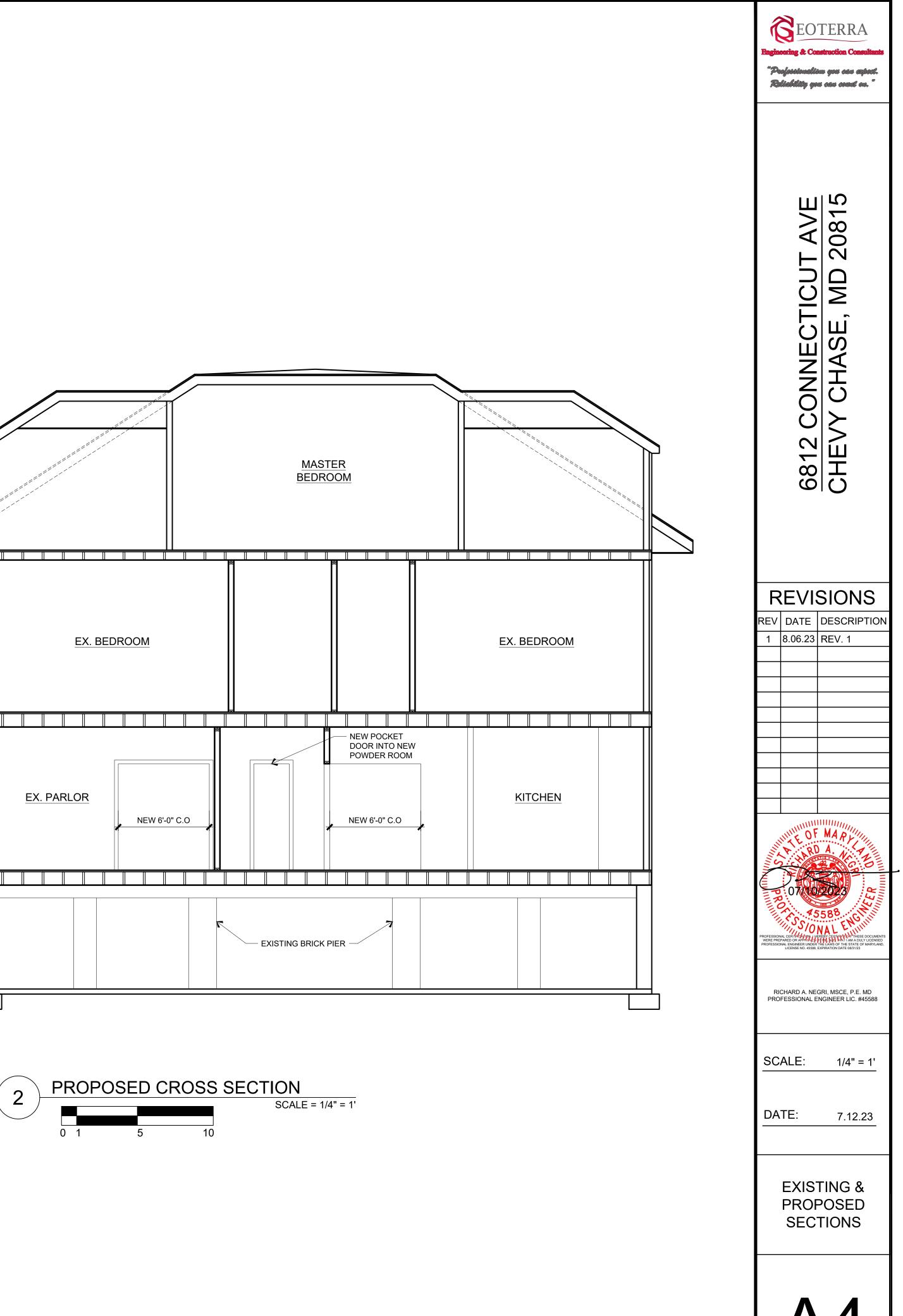












STRUCTURAL NOTES

<u>GENERAL</u>

A. THE STANDARD GENERAL CONDITIONS FOR THE CONSTRUCTION CONTRACT N.S.P.E. DOCUMENT 1910-8 SHALL GOVERN THIS WORK AS IF ENTIRELY INCLUDED ON THESE DRAWINGS.

B. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS, AND ROOF ACTING TOGETHER. PROVIDE GUYS, BRACES, STRUTS, ETC. TO ACCOMMODATE LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

C. CANTILEVER AND BASEMENT RETAINING WALLS HAVE NOT BEEN DESIGNED FOR SURCHARGE LOADING ASSOCIATED WITH CONSTRUCTION TRAFFIC BEHIND THE WALL. THE CONTRACTOR AND HIS SUBS SHALL PROVIDE ADEQUATE TEMPORARY BRACING TO RESIST INCREASED LATERAL LOADS ON THE WALLS ASSOCIATED WITH THEIR MEANS AND METHODS OF CONSTRUCTION.

1.1 DESIGN LOADS

A. THE STRUCTURE WAS DESIGNED FOR THE LIVE LOADS SHOWN BELOW AND DEAD LOADS AS REQUIRED BY CONSTRUCTION IN ACCORDANCE WITH IBC 2018. LOADS DUE TO SNOW LOAD BUILD-UP WERE CONSIDERED IN DESIGN OF STRUCTURAL COMPONENTS ADJACENT TO PARAPETS, HIGH BUILDING WALLS, ETC. INCREASE IN THESE LOADINGS, DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC, TO HAVE WRITTEN APPROVAL FROM THE DESIGNING STRUCTURAL ENGINEER.

B. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS. WALLS, AND ROOF ACTING TOGETHER. PROVIDE GUYS, BRACES, STRUTS, ETC. TO ACCOMMODATE LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

C. LIVE LOADS SHOWN BELOW ARE IN POUNDS PER SQUARE FOOT (PSF). ROOF LIVE LOAD: 30 GROUND SNOW LOAD (PG): 30 FLOOR LIVE LOAD: 30 FLAT ROOF SNOW LOAD (PF) 21 STAIRS: 30 SNOW LOAD IMPORTANCE FACTOR 1.0 SNOW EXPOSURE FACTOR (Ce): 0.7 DECK LL 40. DL 10

D. WIND CRITERIA: ULTIMATE DESIGN WIND SPEED: 115 MPH (3 SECOND GUST) NOMINAL DESIGN WIND SPEED: 90 MPH (3 SECOND GUST) RISK CATEGORY: II WIND EXPOSURE CATEGORY: B INTERNAL PRESSURE COEFFICIENT: + 0.18 ROOF: 20.1 WALL: 14.1

1.2 SHORING

A. PROVIDE SHORING AS REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE. ADJACENT UTILITIES, CONSTRUCTION, AND EMBANKMENTS DURING THE CONSTRUCTION PERIOD. STRENGTH AND PLACEMENT OF SHORING IS TOTALLY THE RESPONSIBILITY OF THE CONTRACTOR.

B. REMOVE FINISHES, SUCH AS PLASTER, STUCCO, ETC., SO THAT SHORING WILL BE IN DIRECT CONTACT WITH STRUCTURAL MEMBERS.

C. WHERE SPACES BETWEEN SHORING AND EXISTING MEMBERS EXIST. DRIVE HARDWOOD WEDGES SNUG AND TOE NAIL TO SHORING.

1.3 EXISTING CONDITIONS

A. EXPOSE EXISTING FRAMING AND NOTIFY ENGINEER PRIOR TO INSTALLATION OF NEW FRAMING.

B. CONTRACTOR MUST FIELD CHECK AND VERIFY DIMENSIONS AND ELEVATIONS OF EXISTING WORK PRIOR TO FABRICATION OF NEW MATERIALS.

C. USE NON-DESTRUCTIVE TESTING METHODS TO DETERMINE LOCATIONS OF REIN-FORCING. DO NOT CUT EXISTING REINFORCING. ADJUST LOCATIONS OF NEW HOLES TO MISS REINFORCING.

D. RELOCATE EXISTING PLUMBING AND HVAC AS REQUIRED TO ALLOW INSTALLATION OF NEW FRAMING.

2.1 DEMOLITION

A. DEMOLITION INCLUDES CONTROLLED DESTRUCTION OF STRUCTURES AND THE REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS AS SHOWN ON THE DRAWINGS AND INCLUDED IN THESE NOTES.

B. PERFORM DEMOLITION IN SECTIONS SMALL ENOUGH TO PREVENT DAMAGE OF MATERIALS AND FACILITIES AND FOR EMBANKMENTS TO REMAIN IN PLACE.

C. PROVIDE ADEQUATE SHORING, BRACING, AND PROTECTION TO PREVENT MOVEMENT, SETTLEMENT, COLLAPSE OR DAMAGE TO EXISTING MATERIALS AND OF SHORING PROCEDURES SIGNED BY PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED PRIOR TO BEGINNING WORK.

D. PROMPTLY REPAIR DAMAGES CAUSED BY THE DEMOTION TO ADJACENT FACILITIES, MATERIALS, OR EMBANKMENTS AT NO COST TO THE OWNER.

E. PROMPTLY REMOVE FROM SITE AND PROPERLY DISPOSE OF DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM THE DEMOLITION.

2.3 FOUNDATIONS

A. A SOIL BEARING CAPACITY OF 2000 PSF WAS USED FOR FOOTING DESIGN. ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO VERIFY EXCAVATIONS AND SOIL BEARING CAPACITY. IF SOIL OF THIS CAPACITY IS NOT ENCOUNTERED AT ELEVATIONS INDICATED, CONTACT ENGINEER OF RECORD (EOR).

3.1 CONCRETE

A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: CONCRETE WORK INCLUDING FORMING, MIXING, PLACING, AND CURING SHALL BE IN ACCORDANCE WITH ACI 301. PLACEMENT OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315 AND 318. WHEN THERE IS A CONFLICT, THE MOST STRINGENT IS TO APPLY.

B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW PRIOR TO FABRICATION OR ERECTION. REPRINTS OF CONTRACT DRAWINGS ARE NOT ACCEPTABLE. SUBMIT DESIGN MIXES FOR EACH CLASS OF CONCRETE PRIOR TO USE.

- C. CONCRETE REINFORCING: ASTM A-615, GRADE 60.
- D. WELDED WIRE REINFORCEMENT: ASTM A-1064.
- E. PORTLAND CEMENT: ASTM C-595.
- BLENDED HYDRAULIC CEMENT: ASTM C-595.

G. FLY ASH: ASTM C-618, CLASS F (30% MAX.)

H. AGGREGRATE: ASTM C-33, 1" MAXIMUM FOR FOOTINGS, WALLS, AND SLABS ON GRADE, 1/2" MAXIMUM FOR THIN SLABS, AND 3/8" FOR WALL FILL

I. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 3,000 PSI.

J. EXTERIOR CONCTETE TO BE AIR-ENTRAINED AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 3,500 PSI.

K. WATER CEMENT RATIO NOT TO EXCEED 0.54 FOR 3,000 PSI CONCRETE AND 0.45 FOR AIR ENTRAINED CONCTETE.

L. INSTALL WELDED WIRE REINFORCEMENT 2" BELOW UPPER SURFACE OF CONCRETE SLAB.

M. REINFORCING FOR FOOTINGS AND OTHER CONCRETE USING EARTH FORMS SHALL HAVE 3" CONCRETE COVER. REINFORCING FOR CONCRETE EXPOSED TO GROUND OR WEATHER AFTER REMOVAL OF FORMS SHALL HAVE 2" CONCRETE COVER. REINFORCING SHALL HAVE 3/4" CONCRETE COVER FOR SLABS AND WALLS AND 1 1/2" COVER FOR BEAMS, GIRDERS, AND COLUMNS.

N. USE A WATER REDUCING ADMIXTURE IN ALL CONCRETE

O. USE A MINIMUM OF 5 1/2" BAGS OF CEMENT AND A MAXIMUM OF 6 1/2 GALLONS OF WATER PER GAG FOR EACH CUBIC YARD OF CONCRETE.

P. SLUMP - AS REQUIRED BY ACI (211.1), EXCEPT THAT SLABS-ON-GRADE AND THIN-FRAMED SLABS SHALL HAVE A MAXIMUM SLUMP OF 4". SHOULD EXTRA WATER BE REQUIRED BEFORE DEPOSITING CONCRETE AND WATER/CEMENT RATIO OF ACCEPTED MIX DESIGN HAS NOT BEEN EXCEEDED, GENERAL CONTRACTOR'S SUPERINTENDENT SHALL HAVE SOLE AUTHORITY TO AUTHORIZE ADDITION OF WATER. ANY ADDITIONAL WATER ADDED TO MIX AFTER LEAVING BATCH PLANT SHALL BE INDICATED ON THE TRUCK TICKET AND SIGNED BE PERSON RESPONSIBLE. SUBMIT COPY OF TRUCK TICKET FOR REVIEW.

Q. AIR ENTRAIN EXTERIOR EXPOSED CONCRETE 5% +/- 1%

R. NO CALCIUM CHLORIDE WILL BE PERMITTED IN CONCRETE.

6.1 WOOD FRAMING

A. WOOD FRAMING AND FASTENERS - COMPLY WITH THE RECOMMENDATIONS OF THE AMERICAN WOOD COUNCIL (AWC)

B. SPACING OF NAILS OR SCREWS FOR FLOOR OR ROOF PANELS: PANEL EDGES AT 12" O.C. AND 16" O.C. ON EACH INTERIOR SUPPORT.

C. SPACING OF NAILS OR SCREWS FOR WALL PANELS: PANEL EDGES AT 8" O.C. AND 16" 0.C. ON EACH INTERIOR SUPPORT.

D. PROVIDE DOUBLE STUD AT VERTICAL PANEL JOINTS FOR WALL APPLICATIONS AND SPACE PANELS MINIMUM 1/8".

E. PLYWOOD: APA - THE ENGINEERED WOOD ASSOCIATION GRADE TRADE MARKED MEETING THE REQUIREMENTS OF THE LATEST EDITION, PER CODE, OF U.S. PRODUCT STANDARD PS - 1.

F. PANEL THICKNESS AND IDENTIFICATION INDEX SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. INSTALL AND CONNECT IN ACCORDANCE WITH THE RECOMMENDATION OF APA - THE ENGINEERED WOOD ASSOCIATION.

G. ATTACH PLYWOOD FLOOR SHEATHING USING GLUE AND NAILS.

H. UNLESS OTHERWISE NOTED ON DRAWINGS, ATTACH PLYWOOD TO FRAMING WITH MIN. 8D NAILS AT 6" O.C. ON EDGES OF SHEET AND 12" O.C. ON EACH INTERIOR SUPPORT.

I. FOR PLYWOOD 1/2" IN THICKNESS AND LESS, USE H CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O.C. FOR 48" SPANS, PROVIDE 2-H CLIPS AT 1/3 POINTS OF SPAN OR PROVIDE TONGUE AND GROOVE PLYWOOD.

J. STRUCTURAL LUMBER (2"-4" THICK, EXCEPT NONBEARING STUDS AND PLATES) - SPRUCE PINE FIR NO. 1 OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:

| E | = 1,400,000 PSI | fe = 425 F |
|-----------------------|-------------------|------------|
| fb | = 900 PSI | ft = 450 P |
| fc (PARALLEL TO GRAIN |) = 1,150 PSI | fv = 135 P |
| STRUCTURAL LUMBER | (5" X 5" AND LARG | E) - SPRUC |
| MOISTURE CONTENT IN | USE AND SHALL | HAVE THE |
| E = 1,300,000 | fe = 4 | 125 PSI |

fb = 850 PSI ft = 550 PSI

fc = (PARALLEL TO GRAIN) = 700 PSI fv = 125 PSI

K. PRESSURE TREATED LUMBER - SOUTHERN PINE #1 WITH THE FOLLOWING RETENTION LEVELES: FOR ABOVE GROUND USE - 0.4 PCF FOR PROCESSES USING ACQ AND CBA-A, O.2 FOR PROCESS USING CA-B.

L. INSTALL DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO FRAMING.

M. ATTACH MULTIPLE MEMBERS TOGETHER AS FOLLOWS: (2) 2X: 2 ROWS 16d NAILS @ 16" O.C. TOP LOADED WITH 3 2X: 2 ROWS 16d NAILS @ 16" O.C. SIDE LOADED 3 2X10 AND 3 2X12: 3 ROWS - 6d NAILS @12" O.C.

N. PROVIDE FLUSH FRAMED JOISTS AND HEADERS WITH PREFABRICATED GALVANIZED (SADDLE TYPE) METAL CONNECTOR UNLESS NOTED OTHERWISE. HANGERS SHALL BE 18 GAGE MINIMUM THICK AND HAVE CAPACITY TO RESIST 500# MINIMUM FOR EACH 2X MEMBER IN SHEAR FOR SPECIES OF WOOD USED.

O. BRIDGING FOR WOOD JOISTS (ROOF AND FLOOR) TO BE DIAGONAL WOOD SPACED AS FOLLOWS: SPANS OVER 8'-0" - ONE ROW

P. EXPOSED STRUCTURAL FRAMING MEMBERS IN ABOVE GROUND USE AND WOOD PLATES IN CONTACT WITH SLABS ON GRADE TO BE PRESSURE TREATED LUMBER. TREAT WOOD WITH A WATERBORNE PRESERVATIVE MATERIAL WITH ONE OF THE FOLLOWING: ALKALINE COPPER QUAT (ACQ) TYPES B OR D, PR COPPER AZOLE (CBA-A, CA-B).

Q. STEEL MATERIALS IN CONTACT WITH PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED. MINIMUM GALVANIZED COATING FOR PREVARICATED METAL CONNECTORS TO BE G-185 PER ASTM A-653. CONNECTORS, HOT DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH ASTM A-123. FASTENERS HOT DIPPED GALVANIZED AFTER FABRICATIONS IN ACCORDANCE WITH ASTM A-153. MECHANICALLY GALVANIZED FASTENERS IN ACCORDANCE WITH ASTM B-659, CLASS 55.

- R. PROVIDE SOLID (CONTINUOUS) BRIDGING AT BEARING POINTS.
- S. INSTALL DOUBLE STUD EACH END OF WOOD BEAMS UNLESS NOTED OTHERWISE.

PSI

ICE PINE FIR NO. 1 OR BETTER WITH 19% MAXIMUM FOLLOWING MINIMUM UNFACTORED PROPERTIES:

T. ATTACH WOOD CLOCKING, NAILERS, ETC., TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS UNLESS NOTED OTHERWISE. SPACE FASTENERS AT 2'-0" MAXIMUM O.C. STAGGERED. MINIMUM CAPACITY OF EACH FASTER SHALL BE 100 POUNDS IN SHEAR AND PULLOUT, UNLESS NOTED OTHERWISE.

U. EXTERIOR WALL SHEATHING - THERMO-PLY INSULATIVE SHEATHING AS MANUFACTURED BY SIMPLEX PRODUCTS DIVISION. ADRIAN. MICHIGAN 49221. USE STRUCTURAL GRADE (RED PRINT) FOR STUD SPACING OF 16" O.C. USE SUPER STRENGTH (BLUE PRINT) FOR STUD SPACING OF 24" O.C.

V. SHIP AND INSTALL THERMO-PLY SHEATHING IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS. INSTALL 48" X 96" SHEETS WITH 1/8" TO 1/16" GAP BETWEEN PANELS. INSTALL 48 3/4" X 96" SHEETS WITH A 3/4" OVERLAP. NAIL THROUGH THERMO-PLY INTO STUDS USING 11 GAUGE X 1 1/8 GALVANIZED ROOFING NAILS. FASTEN RED PRINT THERMO-PLY AT 3" O.C. AT PERIMETER (WHERE EDGE OF PANEL IS UNSUPPORTED BETWEEN STUDS, PROVIDE BLOCKING) AND 6" O.C. TO INTERMEDIATE STUDS. FASTEN BLUE PRINT THERMO-PLY AT 3" O.C. TO BOTH PERIMETER AND INTERMEDIATE STUDS AND TO BLOCKING AT PANEL EDGES.

6.1A WOOD LINTEL SCHEDULE

A. FOR STUD WALL OPENINGS NOT SPECIFICALLY SHOWN IN PLAN (OPENINGS FOR MECHANICAL TRADES, OPENINGS IN BEARING AND NON BEARING WALLS, ETC.) PROVIDE WL-1, WL-2, OR WL-3 AS DIRECTED BY THE ARCHITECT.

B. PROVIDE ONE BEARING STUD AND ONE FULL HEIGHT JAMB STUD EACH END OF WOOD LINTELS AND HEADERS, UNLESS NOTED OTHERWISE, FOR OPENINGS OVER 7'-0" PROVIDE TWO BEARING STUDS AND ONE FULL HEIGHT JAMB STUD, UNLESS NOTED OTHERWISE.

C. LOOSE ANGLE LINTELS SUPPORTING BRICK VENEER AND SPANNING 4'-0" OR MORE SHALL HAVE PRE-PUNCHED HOLES SPACED AT 2'-0" MAXIMUM O.C. IN VERTICAL LEG OF ANGLE FOR 10d NAIL ATTACHMENT TO WOOD LINTEL.

| MARK | MATERIAL | MATERIAL |
|------|--|-----------------------------|
| WL-1 | 2-2X8 FOR 4" STUD WALL 3-2X6 FOR 6" STUD WALL | FOR OPENINGS UP TO 4'-6" |
| WL-2 | 2-2X10 FOR 4" STUD WALL 3-2X8 FOR 6" STUD WALL | FOR OPENINGS 4'-7" TO 5'-6" |
| WL-3 | 2-2X12 FOR 4" STUD WALL 3-2X10 FOR 6" STUD WALL | FOR OPENINGS 5'-7" TO 7'-0" |
| WL-4 | 3-2X12 FOR 6" STUD WALL | FOR OPENINGS 7'-1" TO 8'-4" |

6.3 PREFABRICATED WOOD TRUSSES

A. DESIGN AND INSTALL TRUSSES, BRACING, AND CONNECTORS FOR TRUSSES IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODE REQUIREMENTS AS WELL AS THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA) AND BY THE TRUSS PLATE INSTITUTE (TPI), UNLESS NOTED OTHERWISE ON THE DRAWINGS.

B. DESIGN TRUSSES TO RESIST LOADS SHOWN ON THE DRAWINGS. ONLY THE OUTLINES OF THE TRUSSES HAVE BEEN SHOW. WEB CONFIGURATION SHALL BE THE REPONSIBILITY OF THE MANUFACTURER.

C. TRUSSES TO BE DESIGNED FOR DEFLECTIONS AS FOLLOWS:

ROOF: LIVE LOAD L/240, L/360 WITH PLASTER OR STUCCO CEILINGS. TOTAL LOAD - L/240.

D. PROVIDE TRUSSES WITH CAMBER IN ACCORDANCE WITH "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES." LATEST EDITION PER CODE, TPI-85P AND PCT-85.

E. INSTALL BRACING OF WOOD TRUSSES IN ACCORDANCE WITH MANUFACTURERS DESIGN, SBCA, AND TPI, UNLESS NOTED OTHERWISE. THE MINIMUM BRACING ELEMENTS NOTED BELOW ARE TO REMAIN IN PLACE IN THE FINISHED STRUCTURE:

1. CONTINUOUS LATERAL BRACING REQUIRED BY TRUSS DESIGN INCLUDING DIAGONAL BRACING AT ENDS OF THE BUILDING AND AT 16'-0" MAXIMUM INTERVALS IN THE LENGTH OF THE BUILDING. 2. WEB MEMBER PLANE BRACING.

3. BOTTOM CHORD PLANE BRACING.

F. TRUSS SUPPLIER SHALL TAKE SPECIAL CARE TO DESIGN AND SUPPLY LATERAL BRACING FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN MULTIPLE PIECES AND FIELD CONNECTED.

G. LUMBER SHALL CONFORM TO THE RECOMMENDATIONS OF THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION." LATEST EDITION PER CODE. AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. EACH PIECE SHALL BE GRADE MARKED.

H. TRUSS MANUFACTURER SHALL COORDINATE PLATE MATERIAL WITH ANY SPECIFIED TREATMENT PROCESS.

CONNECT ROOF TRUSSES AT EACH BEARING POINT WITH PREFABRICATED GALVANIZED METAL CONNECTORS AT EACH TRUSS, UNLESS OTHERWISE NOTED. EACH CONNECTOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL HAVE THE UPLIFT AND SHEAR CAPACITY AS REQUIRED BY THE TRUSS MANUFACTURER, BUT SHALL NOT BE LESS THAN 350# UPLIFT AND 130# SHEAR (EQUIVALENT TO 2 - H2.5A SIMPSON ANCHORS) FOR THE SPECIES OF WOOD USED.

J. TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS SHALL BE DESIGNED BY TRUSS MANUFACTURER.

K. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS AND ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE GUYS, BRACES, STRUTS, ETC., AS REQUIRED TO ACCOMMODATE LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE. PERMANENT BRIDGING REQUIRED BY TRUSS DESIGN SHALL BE SIZED AND SUPPLIED BY TRUSS MANUFACTURER. SPECIAL CARE SHALL BE TAKEN TO SIZE AND SUPPLY LATERAL BRACING REQUIRED FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN TWO PIECES AND FIELD CONNECTED.



L. BRIDGING, MEMBER BRACING, ETC., SHALL BE AS REQUIRED BY MANUFACTURERS DESIGN AND SHALL BE INSTALLED BY CONTRACTOR IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.

M. ENGAGE THE SERVICES OF AN INDEPENDENT INSPECTION AGENCY TO VISUALLY INSPECT TRUSSES BEFORE AND AFTER ERECTION. INSPECTION AGENCY SHALL CERTIFY THAT THE TRUSS. CONNECTIONS, AND BRACING AVE BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

6.4 LAMINATED VENEER LUMBER

A. LVL SHALL BE OF WIDTH, DEPTH, AND OF MULTIPLES AS SHOWN ON PLANS

B. EACH LVL BEAM SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

E = 2,000,000 PSI fb = 2,900 PSI

fc = (PARALLEL TO GRAIN) = 3,200 PSI

fe = 750 PSI

ft = 1,800 PSI fv = 285 PSI

C. WRAP EACH LVL BEAM WITH A WATERPROOF COVERING UNTILL AREA WHERE BEAM IS PLACED IS PROTECTED FROM THE ELEMENTS.

D. ATTACH MULTIPLE MEMBERS TOGETHER AS FOLLOWS: SIDE LOADED: 3 - LVL MEMBERS - 2 ROWS 1/2" BOLTS @ 16" O.C.

E. HOLES, NOTCHES, ETC., SHALL BE APPROVED BY THE LVL MANUFACTURER

6.6 WOOD STAIRS, GUARDRAILS, & HANDRAILS

A. STAIR SUPPLIER SHALL DESIGN STAIR FRAMING INCLUDING HANDRAILS AND GUARDRAILS TO SUPPORT THE FOLLOWING DESIGN LOADS:

STAIRS:

- DEAD LOAD - AS REQUIRED BY CONSTRUCTION

- LIVE LOAD - 100 PSF OR 300-POUND CONCENTRATED LOAD APPLIED ON A 4-SQUARE-INCH AREA AT CENTER OF TREAD OR AT ANY POINT ON A LANDING.

HANDRAILS: A LIVE LOAD OF 20 POUNDS PER LINEAR FOOT OR 200- POUND CONCENTRATED LOAD, WHICHEVER IS GREATER, APPLIED AT AN POINT AND IN ANY DIRECTION. THESE LIVE LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

GUARDRAILS: A LIVE LOAD OF 200- POUND CONCENTRATED LOAD, APPLIED AT ANY POINT AND IN ANY DIRECTION TO TOP RAIL, AND 50-POUND CONCENTRATED LOAD APPLIED ON A 1-SQUARE-FOOT AREA AT ANY POINT FOR REMAINING GUARDRAIL INFILL COMPONENTS. THESE LIVE LOADS NEEDS NOT BE ASSUMED TO ACT CONCURRENTLY. EXTERIOR GUARDRAILS SHALL BE DESIGNED TO RESIST APPLICABLE COMPONENTS & CLADDING WIND LOADS IN CONJUNCTION WITH THE LIVE LOADS LISTED ABOVE.

B. PROVIDE HANGERS, CLIP ANGLES, ETC., AS REQUIRED FOR CONNECTION OF STAIR FRAMING TO SURROUNDING FRAMING. SUBMIT SHOP AND ERECTION DRAWINGS INDICATION FRAMING SIZES AND WOOD GRADES AS WELL AS CONNECTIONS OF STAIR COMPONENTS.

6.7 STEEL

1. THE STRUCTURAL STEEL CONTRACTOR SHALL BE REPONSIBLE FOR VERIFYING THE ACNHOR BOLT LOCATIONS, ELEVATION OF TOP OF CONCRETE AND BEARING PLATES, ALIGNMENT ERC. PRIOP TO START OF STEEL ERECTION.

2. THE LATES EDITION OF THE FOLLOWING SPECIFICATIONS SHALL GOVERN:

- A. AISC "ALLOWABLE STRESS DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"
- B. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

C. AWS - "D1.1 STRUCTURAL WELDING CODE - STEEL".

3. MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS STRUCTURAL WIDE FLANGE & M SHAPES A992 OR A572

OTHER STRUCTURAL SHAPES AND PLATES STRUCTURAL TUBING

HIGH STRENGTH BOLTS THREADED RODS ANCHOR BOLTS PIPE (HANDRAIL) PIPE (COLUMN)

Fy = 50 KSI A36, Fy = 36 KSI A500, GRADE B Fy = 46 KSI A325 A354, GRADE BC A325 OR A354 BC SCH 80 PIPE SCH 80 PIPE

4. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS OTHERWISE NOTED PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AISC REQUIREMENTS.

5. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED. ALL HOLES IN BEARING PLATES SHALL BE DRILLED.

6. ALL STEEL TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123

7. EPOXY ANCHORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

8. ALL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD PER AISC SPECIFICATIONS USING STANDARD HOLES.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND FIT PRIOR TO FABRICATION.

10. THE FABRICATOR SHALL FURNISH CHECKED SHOP AND ERECTIONS DRAWINGS TO THE ENGINEER, AND OBTAIN APPROVAL PRIOR TO FABRICATING ANY STRUCTURAL STEEL. SHOP DRAWINGS SHALL CONFORM TO AISC "DETAILING FOR STEEL CONSTRUCTION".

> APPROVED Montgomery County Historic Preservation Commission

REVIEWED By Michael Kyne at 4:06 pm, Sep 25, 2023

Mk h. /NATTVS

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