



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: September 25, 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 # 925214 - Deck removal and replacement

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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 September 9, 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: Adam Wendell  
Address: 10111 Meadowneck Ct., Silver Spring

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.



SCOPE OF WORK

DEMOLISH EXISTING REAR DECK AND REBUILD NEW REAR DECK ON SONOTUBE CONCRETE FOOTINGS.

GENERAL REQUIREMENTS

- 1. WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS.
2. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.
3. DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. ALL DIMENSIONS ARE TO THE ROUGH UNLESS NOTED OTHERWISE.
4. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE & COORDINATE ALL DRAWINGS; WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS HE SHALL PROMPTLY REPORT IT TO THE DESIGNER OR PROPER ADJUSTMENT BEFORE PROCEEDING.
5. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THE 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 RECOMMENDATIONS.
7. 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.
8. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION 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 IS COMPLETED ACCORDING TO THE PLANS SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A STRUCTURAL ENGINEER FOR REVIEW.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.
10. ALL WALLS ARE DESIGNED AS Laterally Braced by the Floor and Roof Systems. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.

- 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302.
2. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR II.
3. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL REINFORCEMENT SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.
4. CONCRETE CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH Fe = 4000 PSI
5. PROVIDE 6.6-W1.4XW1.4 W.W.F. IN ALL SLAB-ON-GRADE. ALL WIRE FABRIC SHALL CONFORM TO ASTM A 185. ALL MESH EDGES SHALL LAP A MINIMUM OF TWO (2) SQUARES.
6. CONCRETE SLUMP SHALL ~ 4" ± 1".
7. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
7.1. CONCRETE CAST AGAINST EARTH = 3"
7.2. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
8. ALL SLABS AND FOUNDATION WALLS EXPOSED TO WEATHER SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6% ± 1.5% PER ACI-318 4.2.1.
9. CONCRETE SHALL CONTAIN 20% FLY ASH PER WEIGHT OF CEMENT.

LUMBER

- 1. ALL WOOD MEMBERS AND WORK PERTAINING TO, HAVE CONFIGURED USING ALLOWABLE STRESS DESIGN (ASD).
2. ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
3. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
2.1 WOOD LINTELS, JOISTS AND BEAMS
a. FLEXURE: Fb = 875 PSI
b. SHEAR: Fv = 135 PSI
c. MODULUS OF ELASTICITY = 1,400,000
2.2 WALL STUDS: STUD GRADE
a. FLEXURE: Fb = 675 PSI
b. COMPRESSION PARALLEL: Fc = 725 PSI
c. MODULUS OF ELASTICITY = 1,200,000
4. ALL EXTERIOR WALL STUDS ARE TO BE 2x6'S SPACED AT 16" O.C. (U.N.O.). PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUDS AT INTERSECTIONS AND CORNERS. ALL MULTIPLE STUD POSTS SHALL BE FASTENED AS FOLLOWS:
a. DOUBLE STUDS SHALL BE NAILED TOGETHER W. 10d AT 6' D.C.
b. TRIPLE STUDS SHALL BE NAILED TOGETHER W. 16d AT 6' O.C. EA SIDE
c. FOR (4) STUD POSTS, USE 20d NAILS AT 8-INCHES ON CENTER.
5. PROVIDE SIMPSON STRONG-TIE (OR APPROVED EQUAL) POST CAPS AT ALL BEAM-ON-POST BEARING LOCATIONS, U.N.O
6. ALL PLYWOOD SUBFLOORING SHALL BE 3/4-INCH THICK T&G, APA RATED 32/16 ADVANTECH SHEATHING. SHEATHING SHALL BE GLUED WITH SUB-FLOOR ADHESIVE AND BE FASTENED WITH 8d NAILS AT 6-INCHES ON CENTER AT BOUNDARY PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
7. LAMINATED VENEER LUMBER (L.V.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS AND NOT BE LESS THAN SIZE SPECIFIED IN PLANS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
a. FLEXURE: Fb = 2,800 PSI
b. SHEAR: Fv = 285 PSI
c. MODULUS OF ELASTICITY = 1,900,000
8. PROVIDE MIN. 3" BEARING FOR ALL LAMINATED VENEER AND PARALLEL STRAND BEAMS, 2" BEARING FOR STANDARD LUMBER BEAMS.
9. ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED @ 6'-0" MINIMUM.
10. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND SIMPSON SDS (STRONG-DRIVE SCREWS). USING THE FASTENER-TO-FASTENER SPACING NOTED WITHIN EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED, IN A STAGGERED PATTERN:

Table with 5 columns: PILES, DEPTH, FASTENERS, SPACING, ROWS. Contains specifications for different pile types and fastener requirements.

\*ALL TRIPLE AND -PLY MEMBERS SHALL BE FASTENED FROM BOTH SIDES WITH THE NUMBER OF ROWS AND FASTENERS SPECIFIED. SIDE-TO-SIDE SPACING SHALL ALSO BE STAGGERED.

- 11. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS
12. PROVIDE 16 GAGE JOIST HANGERS OR ANGLE CLIPS TO ALL JOIST CONNECTIONS WHERE THERE IS NO DIRECT BEARING SUPPORT.
13. PROVIDE BRIDGING AT CENTER SPAN OF JOISTS OR INTERVALS NOT EXCEEDING 8 FEET.
14. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER 2006 IBC, TABLE 2304.9.1 "FASTENING SCHEDULE."
15. NAILS INDICATED IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED AS FOLLOWS: 8d = 0.131"x2.5", 10d = 0.148"x3", 16d = 0.162"x3.5". SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR APPROVAL.
16. DOUBLE JOISTS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ONE HALF THE SPAN.
17. PROVIDE SIMPSON H2.5A HURRICANE CLIPS FASTENED TO THE OUTSIDE FACE OF THE DOUBLE TOP PLATE AT ALL RAFTER BEARING POINTS.

REINFORCEMENT

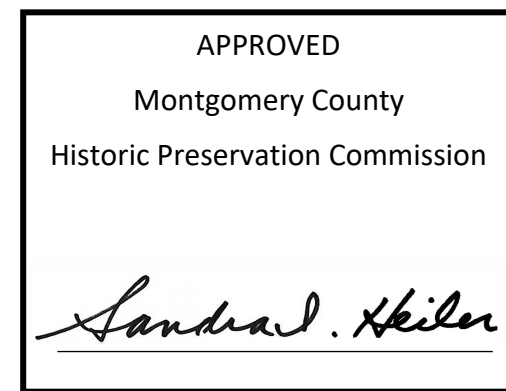
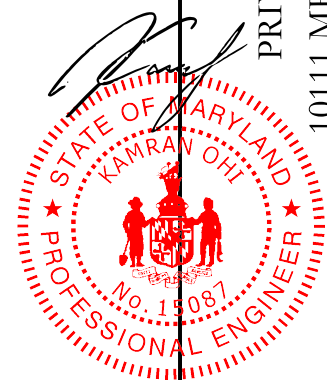
- 1. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615. GRADE 60 (FY=60KSI).
2. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185. LAP EDGES OF WIRE MESH AT LEAST 6" IN EACH DIRECTION.
3. BAR SUPPORTS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH PERTINENT ACI MANUALS, ALL REINFORCEMENT SHALL BE POSITIVELY LOCATED AND SECURED IN POSITION BEFORE CONCRETE POUR BEGINS.



OHI ENGINEERING GROUP, PLLC

1050 30th STREET NORTHWEST Washington, DC 20007 www.OhiEngineeringGroup.com

PRIVATE RESIDENCE
10111 MEADOW NECK COURT
SILVER SPRING, MD



REVIEWED
By Dan.Bruechert at 3:25 pm, Sep 25, 2020

PROFESIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15087, EXP. DATE SEPT 25, 2020

Table with columns for REVISIONS, PROJECT No., DATE, and SCALE.

COVERSHEET & NOTES

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SILVER SPRING, MD

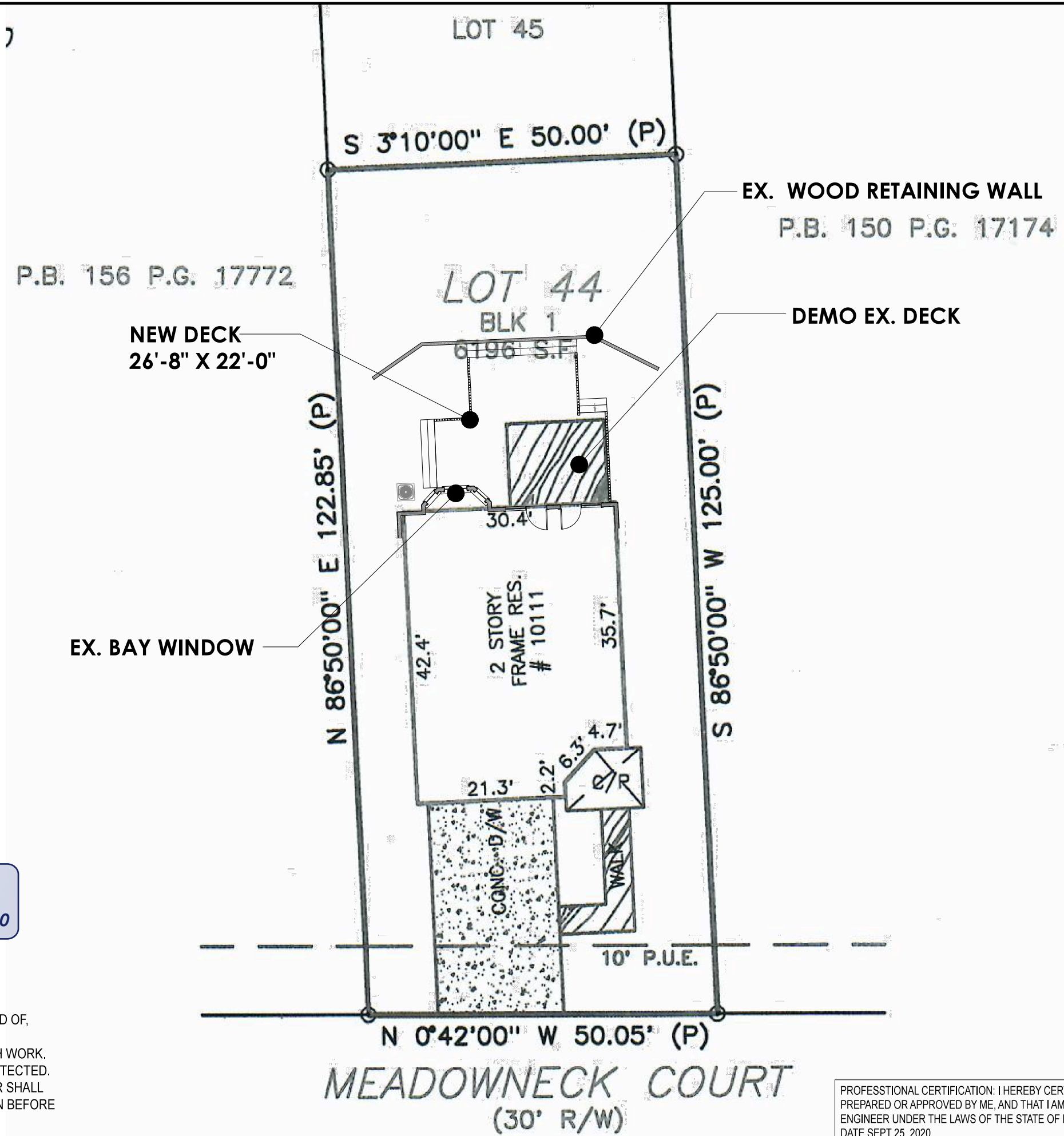


REVISIONS


PROJECT No. \_\_\_\_\_  
DATE: August 21, 2020  
SCALE: AS SHOWN

SITE PLAN

**C-1**



APPROVED  
Montgomery County  
Historic Preservation Commission  
  
*Sandra L. Heiler*

**REVIEWED**  
By Dan.Bruechert at 3:25 pm, Sep 25, 2020

**DEMO NOTES:**

1. ALL ITEMS AND MATERIALS REMOVED SHALL BE DISPOSED OF, UNLESS OTHERWISE NOTED.
2. DUST PARTITIONS ARE TO BE BUILT TO COORDINATE WITH WORK.
3. ALL EXISTING FLOOR, FURNITURE, WALLS, SHALL BE PROTECTED.
4. ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH PROPOSED PLAN BEFORE BEGINNING WORK.

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Montgomery County  
Historic Preservation Commission  
  
*Sandra J. Heiler*

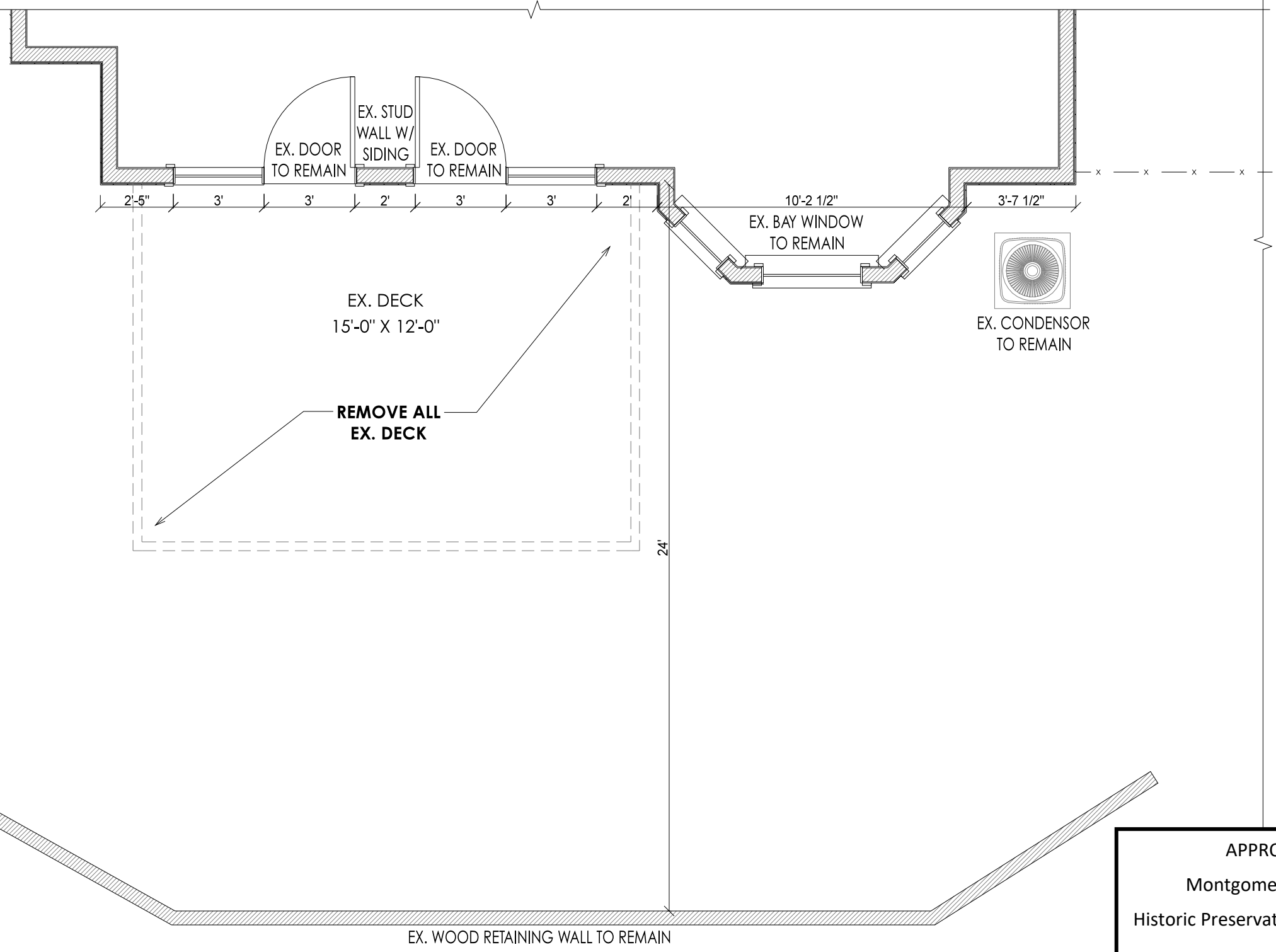
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By Dan.Bruechert at 3:26 pm, Sep 25, 2020

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REVISIONS

EXISTING CONDITIONS & DEMO

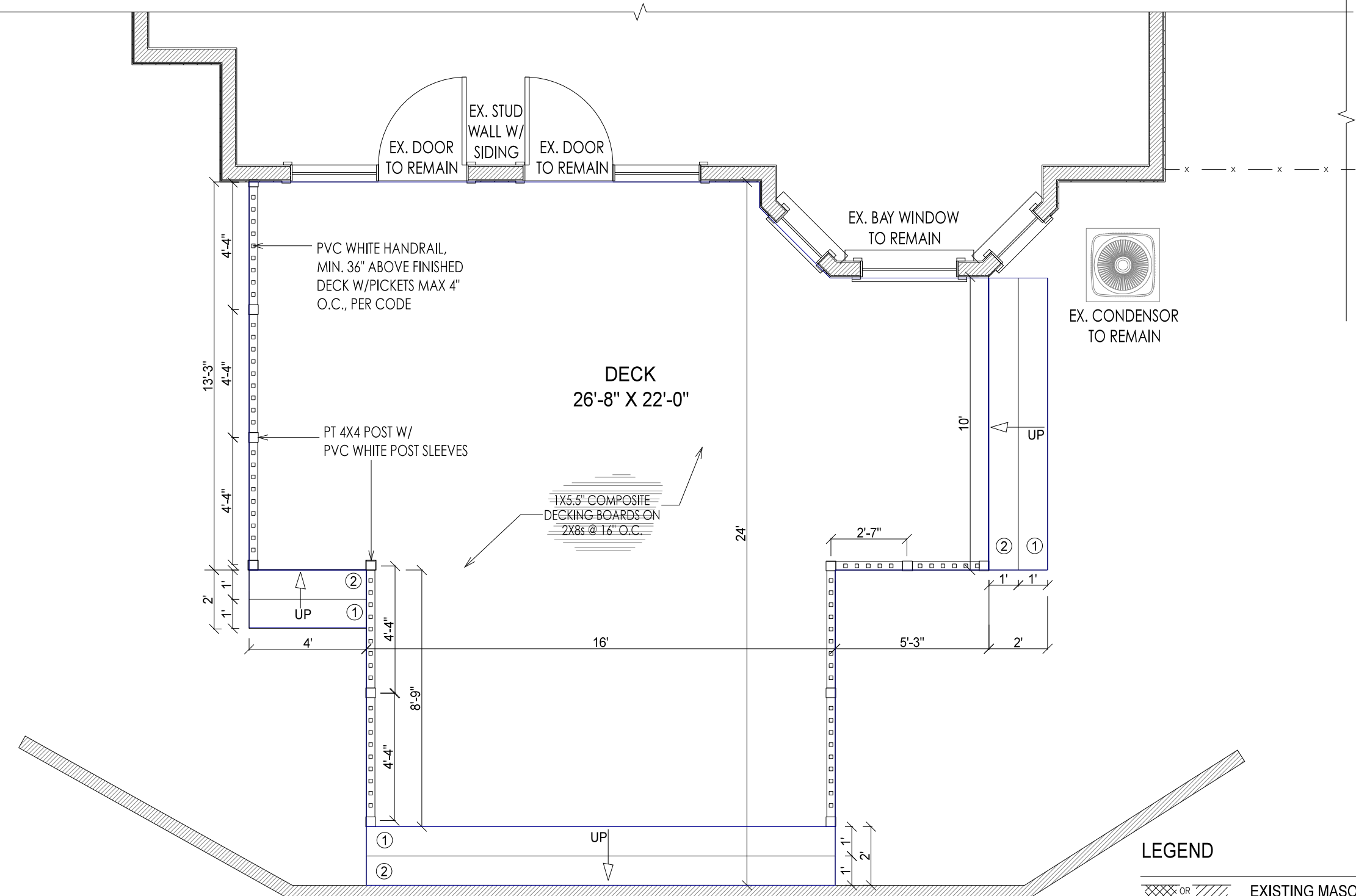
**D-001**  
10



**LEGEND**

	EXISTING MASONRY WALLS
	EXISTING STUD WALLS
	NEW STUD WALLS
	NO DEMO WORK IN THIS AREA
	PROJECTION FOUNDATIONS, ROOF, STAIRS
	EXISTING TO BE REMOVE AND DISPOSED

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**NOTES:**

1. CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE THE CORRECT SET OF PLANS, "CONSTRUCTION SET", ARE BEING USED. ALL DIMENSIONS NOTED ± ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.

← NEW ARTIFICIAL TURF →

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Historic Preservation Commission

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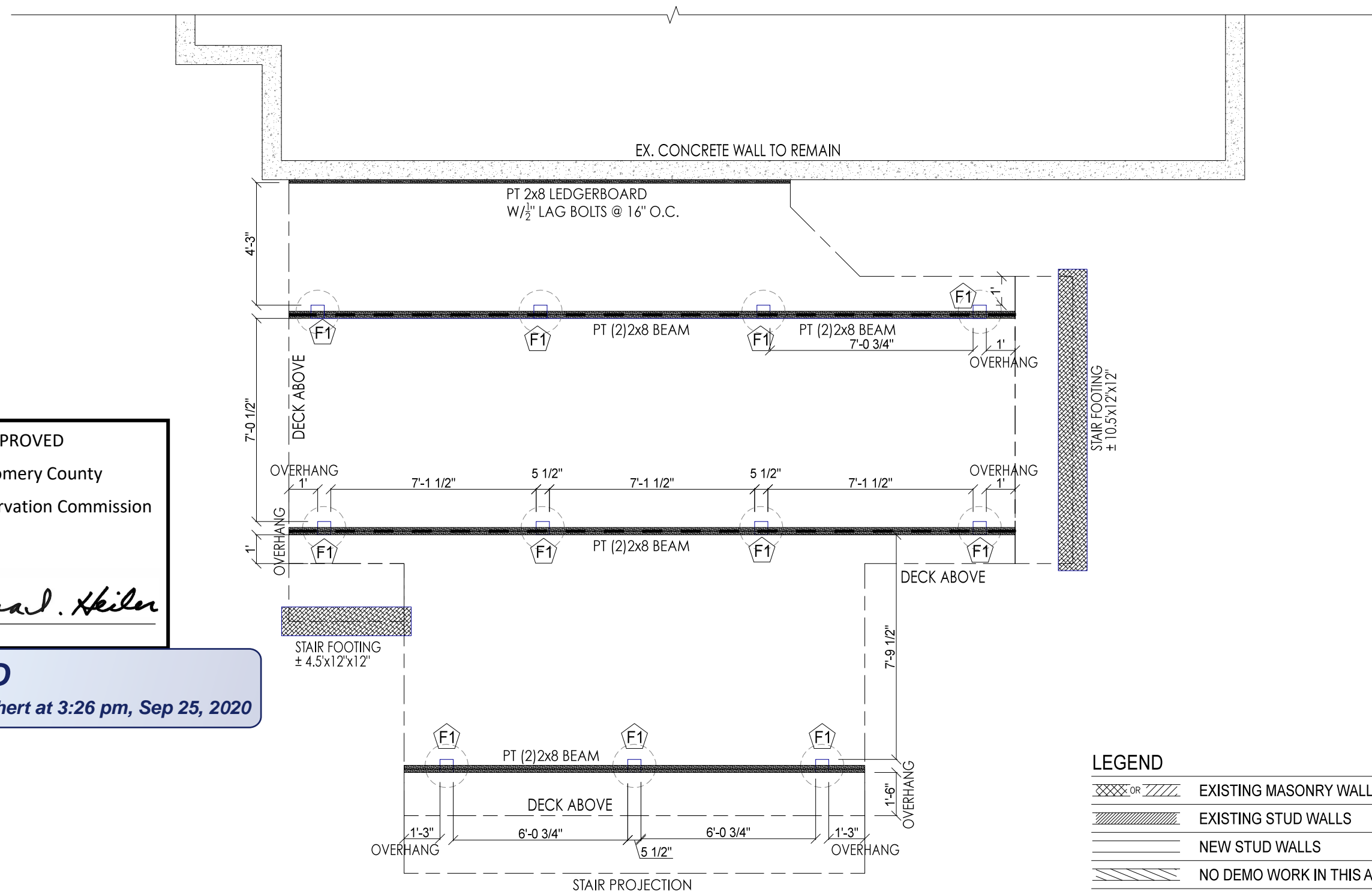
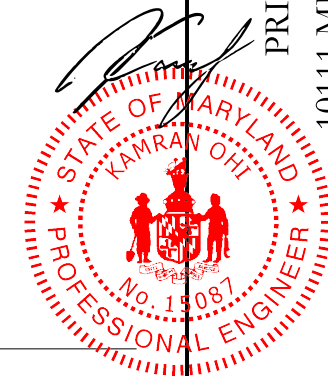
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REVISIONS


PROJECT No. \_\_\_\_\_  
DATE: August 21, 2020  
SCALE: AS SHOWN

**PROPOSED FIRST FLOOR DECK PLAN**

**A-1**  
11



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Montgomery County  
Historic Preservation Commission  
*Sandra Heiler*

**REVIEWED**  
By Dan.Bruechert at 3:26 pm, Sep 25, 2020

**LEGEND**

	EXISTING MASONRY WALLS
	EXISTING STUD WALLS
	NEW STUD WALLS
	NO DEMO WORK IN THIS AREA
	PROJECTION FOUNDATIONS, ROOF, STAIRS
	P.T. 6"x6" POST ON Ø18" CONCRETE FOOTING

**NOTES:**

- CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK.
  - IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE THE CORRECT SET OF PLANS, "CONSTRUCTION SET", ARE BEING USED. ALL DIMENSIONS NOTED ± ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.
- ALL LUMBER SHALL BE IDENTIFIED AS SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE-TREATED WITH AN APPROVED PROCESS AND PRESERVATIVE IN ACCORDANCE WITH AMERICAN WOOD PROTECTION ASSOCIATION STANDARDS.
  - ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE APPROVED PRESERVATIVE TREATED WOOD SUITABLE FOR "GROUND-CONTACT".
  - MAXIMUM HEIGHT OF 6 X 6 POST IS 12 FEET. BEAM SPAN BASED ON A.W.C FOR NO. 2 GRADE SOUTHERN PINE, 40 P.S.F. LIVE LOAD AND 10 P.S.F. DEAD LOAD

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REVISIONS	

**PROPOSED FIRST FLOOR DECK PLAN**

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Historic Preservation Commission

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By Dan.Bruechert at 3:26 pm, Sep 25, 2020

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SILVER SPRING, MD



**LEGEND**

	EXISTING MASONRY WALLS
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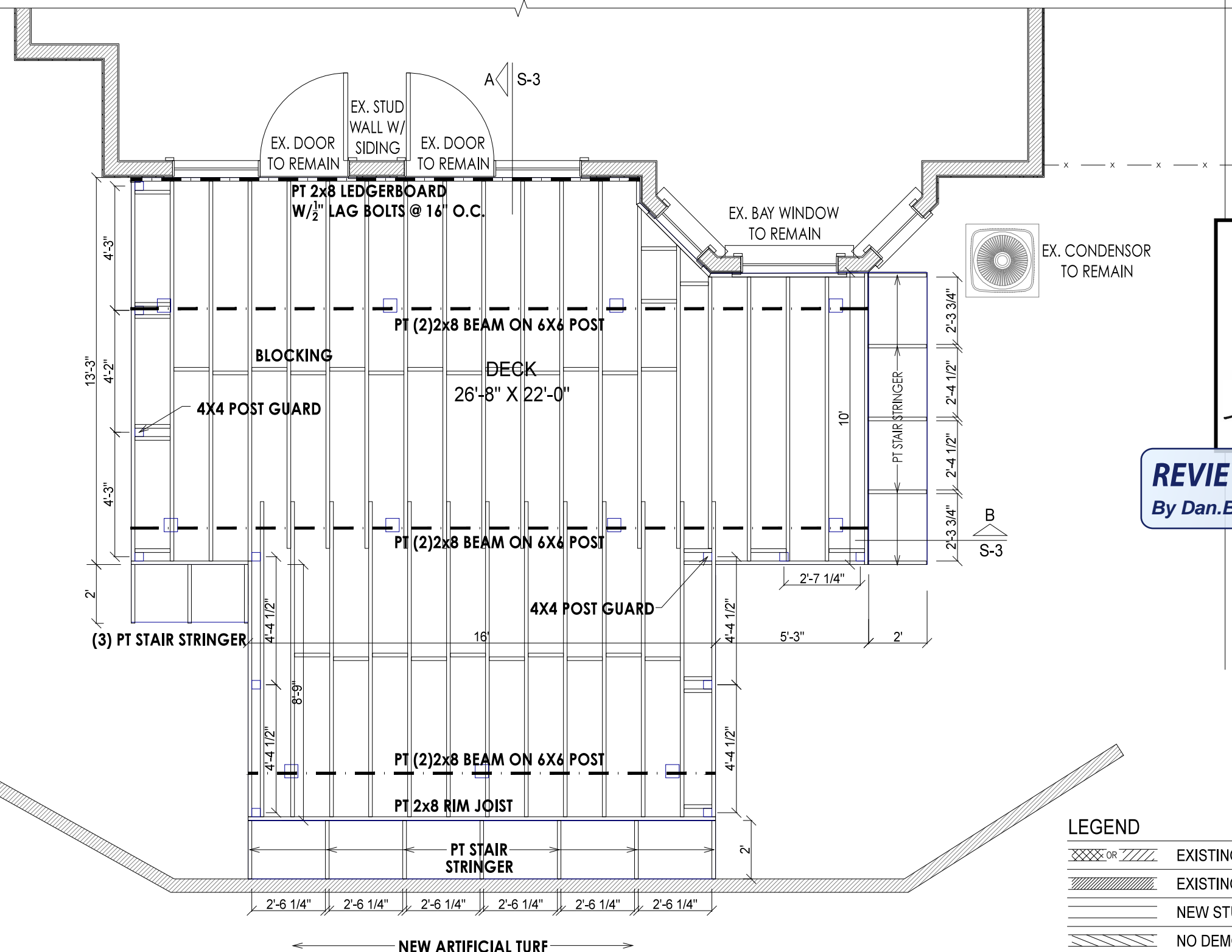
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**REVISIONS**


PROJECT No. \_\_\_\_\_  
DATE: August 21, 2020  
SCALE: AS SHOWN

**STRUCTURAL  
FRAMING**

**S-2**



**NOTES:**

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- ALL LUMBER SHALL BE IDENTIFIED AS SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE-TREATED WITH AN APPROVED PROCESS AND PRESERVATIVE IN ACCORDANCE WITH AMERICAN WOOD PROTECTION ASSOCIATION STANDARDS.
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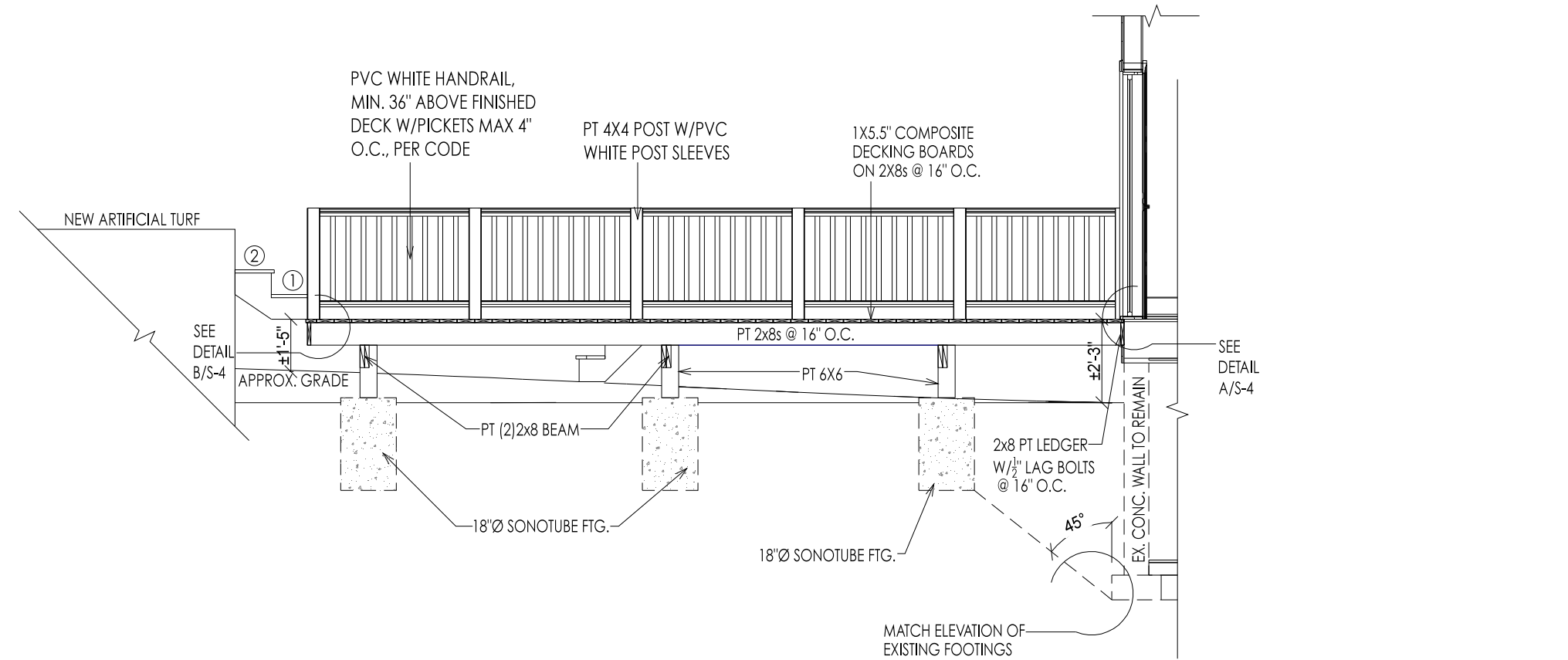
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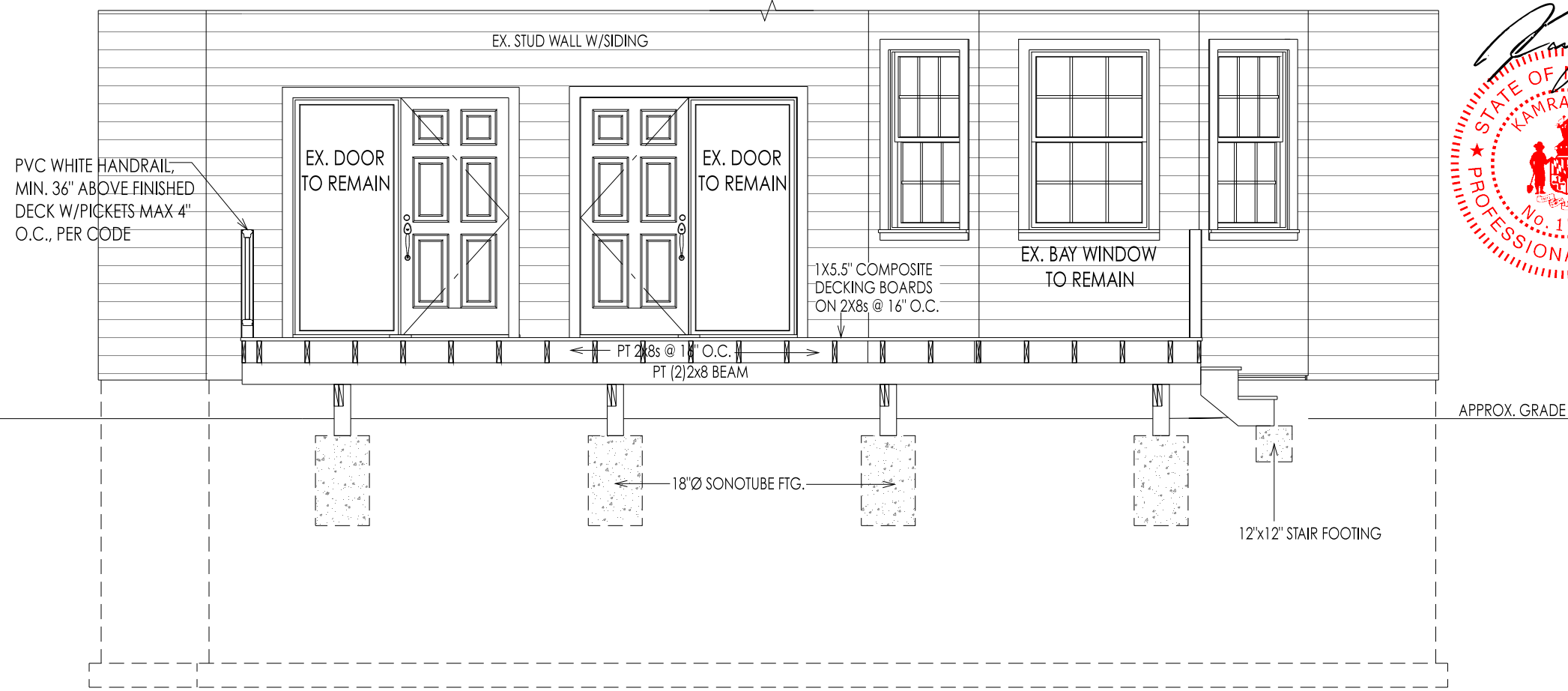
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**LEGEND**

OR	EXISTING MASONRY WALLS
	EXISTING STUD WALLS
	NEW STUD WALLS
	NO DEMO WORK IN THIS AREA
	PROJECTION FOUNDATIONS, ROOF, STAIRS
	P.T. 6"X6" POST ON Ø18" CONCRETE FOOTING



**A** SECTION A  
SCALE: 1/4" = 1'-0"

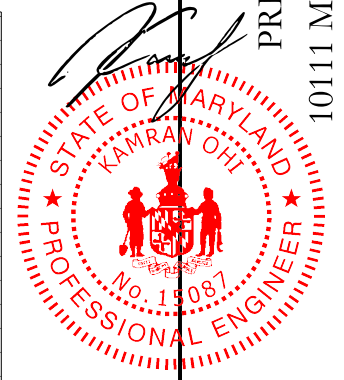


**B** SECTION B  
SCALE: 1/4" = 1'-0"

**APPROVED**  
Montgomery County  
Historic Preservation Commission

*Sandra Heiler*

**REVIEWED**  
By Dan.Bruechert at 3:26 pm, Sep 25, 2020



REVISIONS

PROJECT No. \_\_\_\_\_  
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**STRUCTURAL SECTIONS**

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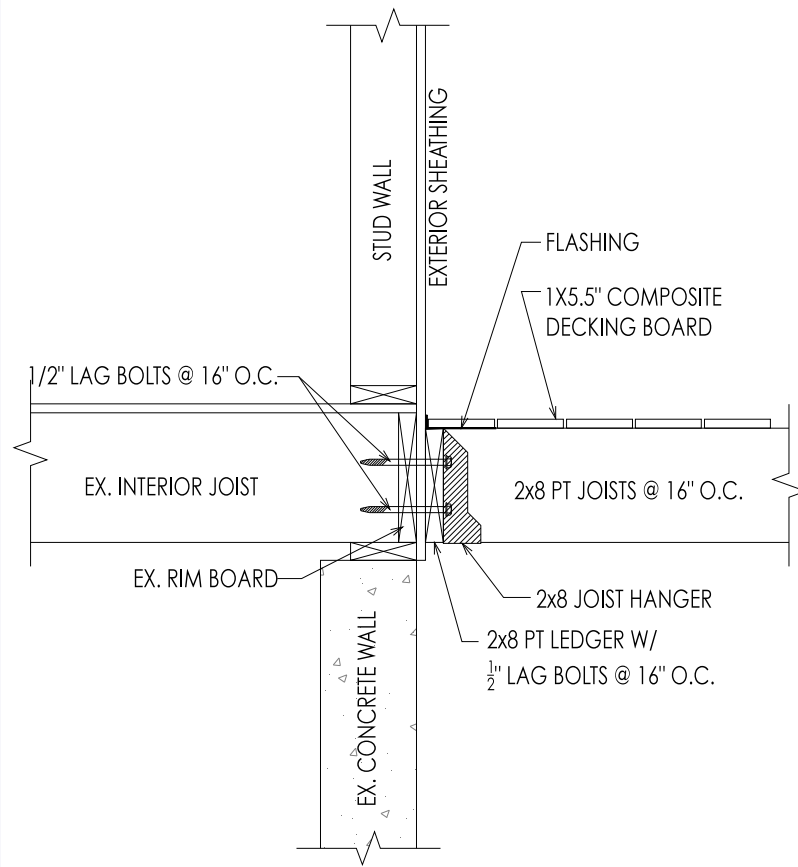
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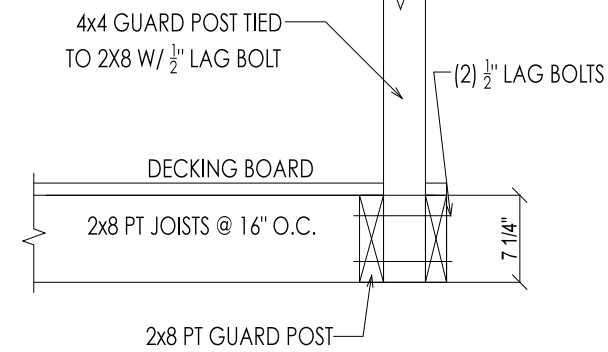
- ALL LUMBER SHALL BE IDENTIFIED AS SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE-TREATED WITH AN APPROVED PROCESS AND PRESERVATIVE IN ACCORDANCE WITH AMERICAN WOOD PROTECTION ASSOCIATION STANDARDS.
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- MAXIMUM HEIGHT OF 6 X 6 POST IS 12 FEET. BEAM SPAN BASED ON A.W.C FOR NO. 2 GRADE SOUTHERN PINE, 40 P.S.F. LIVE LOAD AND 10 P.S.F. DEAD LOAD

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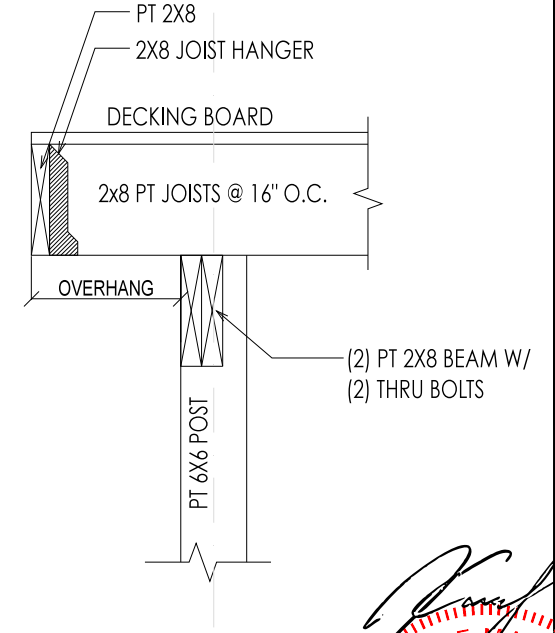
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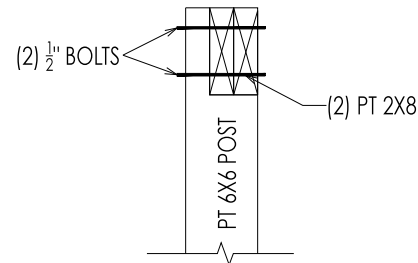
**1 DETAIL A**  
SCALE: 3/4" = 1'-0"



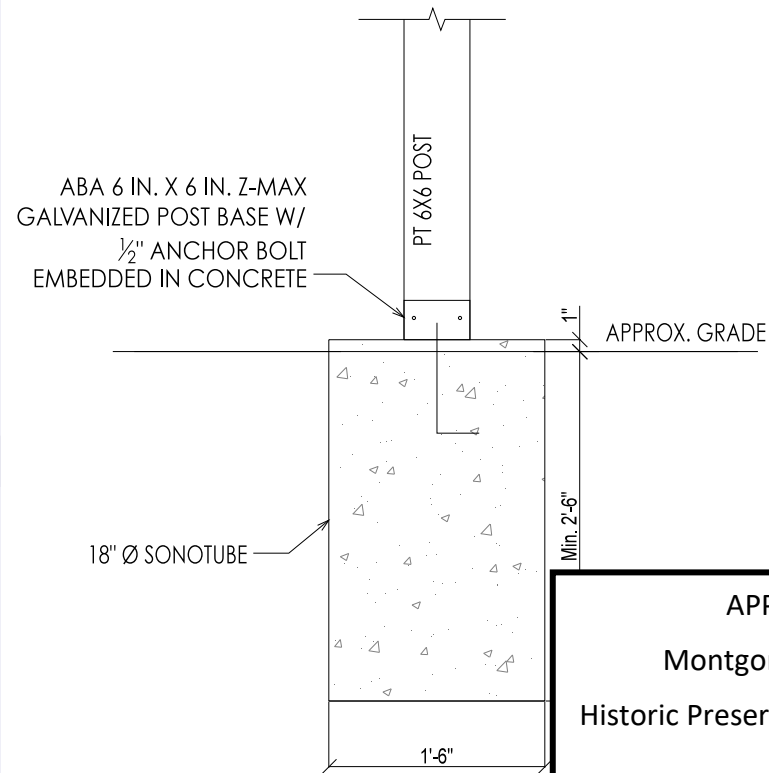
**2 GUARD POST DETAIL**  
SCALE: 3/4" = 1'-0"



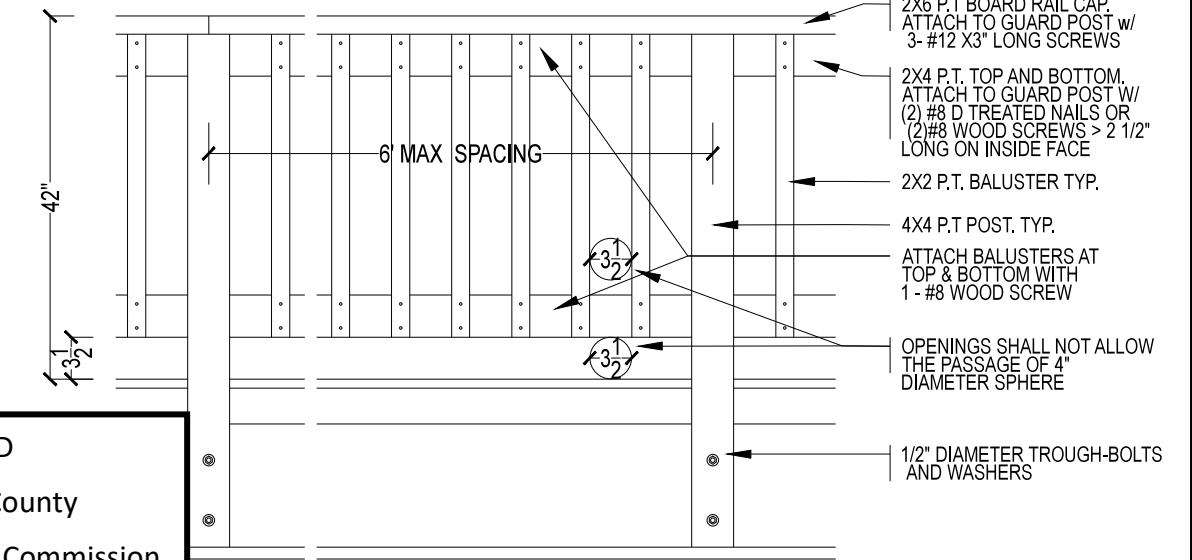
**3 DETAIL B**  
SCALE: 3/4" = 1'-0"



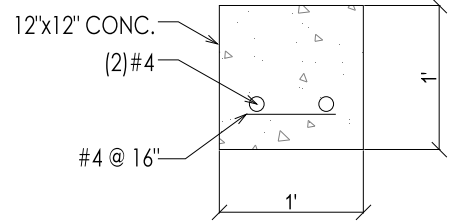
**5 BEAM DETAIL**  
SCALE: 3/4" = 1'-0"



**4 DETAIL @ SONOTUBE FOOTING**  
SCALE: 3/4" = 1'-0"



**7 GUARDRAIL ELEVATION DETAIL**  
SCALE: 3/4" = 1'-0"



**6 STAIR FOOTING**  
SCALE: 3/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Sandra Heiler*

**REVIEWED**  
By Dan.Bruechert at 3:26 pm, Sep 25, 2020

REVISIONS

PROJECT No.  
DATE: August 21, 2020  
SCALE: AS SHOWN

**STRUCTURAL DETAILS**

PRIVATE RESIDENCE  
10111 MEADOWNECK COURT  
SILVER SPRING, MD



REVISIONS


PROJECT No.  
DATE: August 21, 2020  
SCALE: AS SHOWN

SITE PLAN

C-1

P.B. 156 P.G. 17772

LOT 45

S 3°10'00" E 50.00' (P)

EX. WOOD RETAINING WALL  
P.B. 150 P.G. 17174

LOT 44  
BLK 1  
6196 S.F.

DEMO EX. DECK

NEW DECK  
26'-8" X 22'-0"

N 86°50'00" E 122.85' (P)

S 86°50'00" W 125.00' (P)

EX. BAY WINDOW

2 STORY  
FRAME RES.  
# 10111

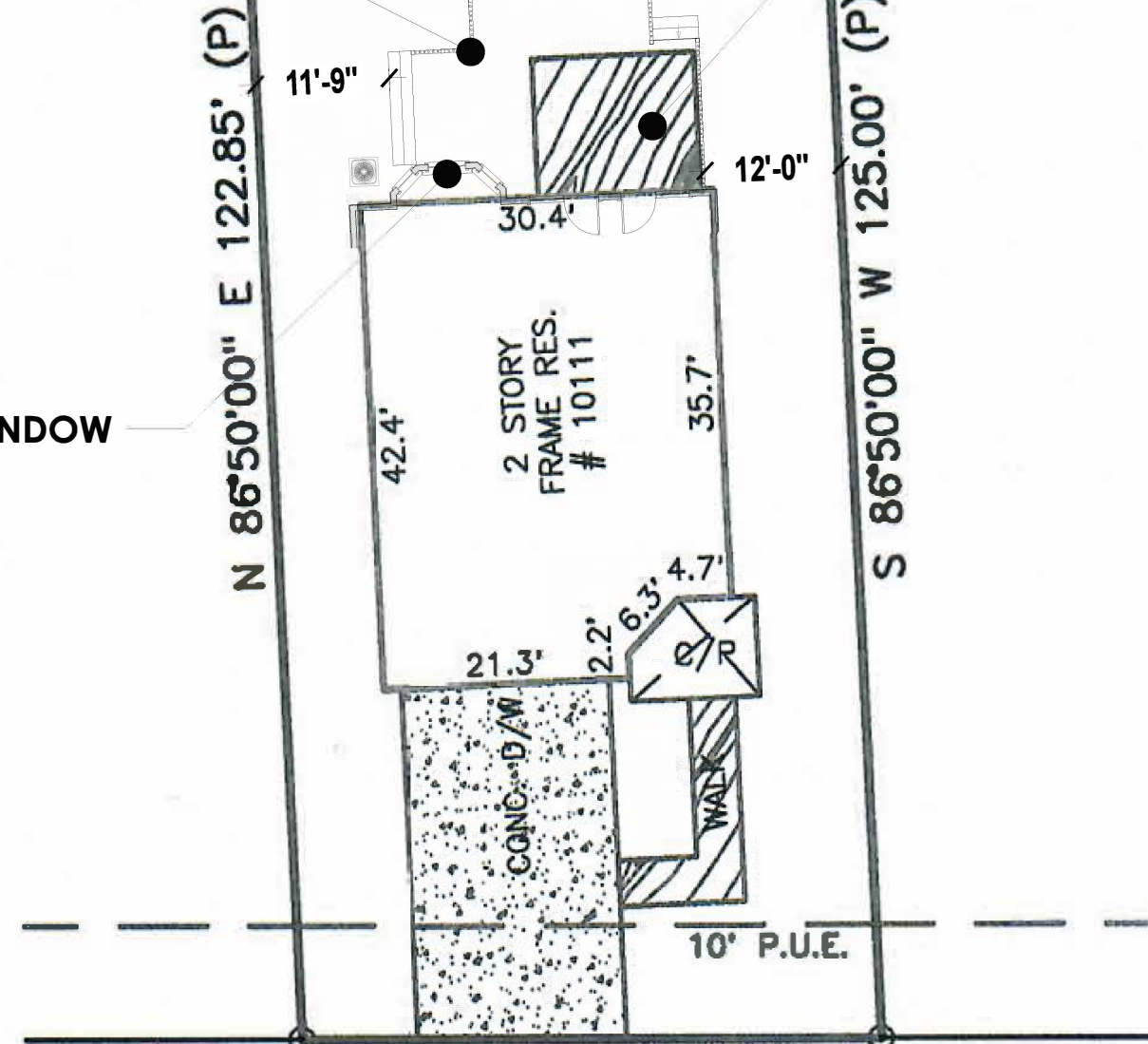
APPROVED  
Montgomery County  
Historic Preservation Commission  
  
*Sandra J. Heiler*

**REVIEWED**

By Dan.Bruechert at 3:26 pm, Sep 25, 2020

DEMO NOTES:

1. ALL ITEMS AND MATERIALS REMOVED SHALL BE DISPOSED OF, UNLESS OTHERWISE NOTED.
2. DUST PARTITIONS ARE TO BE BUILT TO COORDINATE WITH WORK.
3. ALL EXISTING FLOOR, FURNITURE, WALLS, SHALL BE PROTECTED.
4. ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH PROPOSED PLAN BEFORE BEGINNING WORK.



N 0°42'00" W 50.05' (P)

MEADOWNECK COURT  
(30' R/W)

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15087, EXP. DATE SEPT 25, 2020