



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton

Chairman

Date: November 13, 2023

MEMORANDUM

TO: Rabbiah Sabbakahn
Department of Permitting Services

FROM: Rebecca Ballo
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic Area

SUBJECT: Work Permit #1029631- After the fact demolition of the garage and construction of a new garage

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HA WP). This application was Approved by the HPC on 11/13/23. The Historic Preservation Commission has approved the application.

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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: Bruce Caswell and Lauren Deichman
Address: 10221 Montgomery Avenue, Kensington

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 Rebecca Ballo at 301.563.3404 or Rebecca.Ballo@montgomeryplanning.org to schedule a follow-up site visit.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10221 Montgomery Avenue, Kensington	Meeting Date:	9/6/2023
Resource:	Contributing (Primary One) Resource Kensington Historic District	Report Date:	8/30/2023
Applicant:	Bruce Caswell and Lauren Deichman (Mike Roberson/McFarland Woods, Agent)	Public Notice:	8/23/2023
Review:	HAWP	Tax Credit:	N/A
Case Number:	1029631	Staff:	Rebecca Ballo

PROPOSAL: After the fact demolition of the garage and construction of a new garage

DIRECTION FROM JUNE 14, 2023 HPC HEARING

The Historic Preservation Commission heard this case at its June 14, 2023 public hearing. The decision was deferred to a future date so that the applicant could provide additional materials to aid the HPC in their deliberations. The meeting minutes from that hearing noted the following:

“Comm. Hains moves to defer the consideration of the application to a future meeting. He requested additional information be provided including setback compliance, code requirements for the new garage, a wall check, photographic evidence and documentation of the conditions of the historic garage prior to its demolition, and a structural engineer’s certification for the new garage. Comm. Galway 2nds the motion. 7-1-0

Deliberations: Comm. Hains makes the motion for deferral, Comm. Galway 2nds. Comm Sutton ask for a roll call vote (7-1-0)”

The applicant has returned for reconsideration. Their application has been updated to include:

- setback approvals from the Board of Appeals (Case No.A-6688, Opinion Effective April 21, 2021)
- a wall check exhibit for the new garage dated July 17, 2023
- photographs of the historic garage prior to demolition
- a structural engineers certificate for the new garage dated January 23, 2023

Additionally, staff has had the opportunity to study the new garage and proposes revised conditions of approval. The exposure for the new garage siding has been measured in the field with a 4 3/8” reveal; this is slightly larger than the 3”-4” reveal previously recommended by staff. However, it matches the reveal of the siding on the historic house and is so close to 4” that the difference is visually negligible. Staff has struck this recommended condition of approval that would have required new siding be installed. The applicant has acknowledged the difference in size for the fascia, the need to screen the pool equipment, and has discussed options for complying with the condition regarding the windows. These items are still included as staff conditions. Revised conditions of approval are included below. The previous staff report is also appended to this memo and to the applicant’s updated materials; this report contains all the relevant background information and findings from the June 14th public hearing.

REVISED STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application **with five (5) ~~six (6)~~ conditions**, with final approval authority showing that all conditions have been met delegated to staff:

- 1) The applicant shall submit a corrected copy of the as-built drawings showing the new structure from all four elevations, in plan, and with accurate material notations, noting that this is “New Construction”;
- 2) The single hung windows shall be 6/1 to match those from the demolished garage. The windows may be wood or aluminum clad wood, with simulated-divided-lite spacers. Final details of the windows shall be shown on the revised drawings;
- 3) ~~The siding shall be wood, lap siding, with a reveal no greater than 3”-4”;~~
- 4) ~~3)~~ The fascia throughout shall be reduced to have a reveal no greater than 6”;
- 5) ~~4)~~ The pool equipment shall be screened with either four-season evergreen plantings or with wood, horizontal panels, or another small structure. Final details of the screening shall be shown on the revised drawings; and,
- 6) ~~5)~~ The revised drawings shall accurately show all the proposed new hardscape, including specification materials for the pavers and handrails. This item shall be prepared for staff approval under a separate HAWP application.

under the Criteria for Issuance in Chapter 24A-8(b), (4) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the general condition that the applicant shall present **an electronic set of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3404 or rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.

From: Mike Roberson <mike@mcfarlandwoods.com>

Sent: Tuesday, August 15, 2023 3:43 PM

To: Bruce Caswell <brucecaswell@verizon.net>; HAWP <HAWP@montgomeryplanning.org>; Lauren Deichman <laurencdeichman@gmail.com>

Subject: 10221 Montgomery Avenue Kensington Maryland

Good afternoon,

I have attached additional documentation requested by the Historic Preservation Commission at our last review.

The items requested are-

1. Setback compliance-there is an existing variance for this structure included with the original HAWP submitted.
2. Code requirements- All inspections up to close in, were conducted and passed including all 3rd party inspections associated with Montgomery County Special Inspections Program. The close-in inspection was actually conducted and passed but was later rescinded because of the non-compliance with the HAWP.
3. Wall check-Attached
4. Photographic evidence and documentation of the damage prior to demolition. The photos of the existing garage that I have are in the previous submittal but are not specific to rotted areas. They are subject to interpretation, but I believe they do show a generally dilapidated state and walls that are not structurally sheathed or braced.
5. Structural engineer's certification for the new garage-Attached

I have also attached an ASK from the architect showing the enclosure for the pool equipment to the rear of the garage as well as the exposure of the siding matching the existing house at 4 3/8". It is our intention to lessen the visible portion of the fascia board and to install mullions in the windows to restore the 6 over 1 lite division.

Thank you for your time and assistance with this and let me know if you have any questions. I am hopeful we can get this resolved at the next review meeting.

Mike Roberson



--
Michael Roberson
Project Manager
McFarland Woods Inc
240-315-5084



**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
<http://www.montgomerycountymd.gov/boa/>

(240) 777-6600

Case No. A-6688

PETITION OF BRUCE CASWELL AND LAUREN DEICHMAN

OPINION OF THE BOARD

(Hearing Date: April 14, 2021)
(Effective Date of Opinion: April 21, 2021)

Case No. A-6688 is an application by Bruce Caswell and Lauren Deichman (the "Petitioners") for a variance needed for the construction of an addition to a detached garage. The proposed construction requires a variance of 4.31 feet as it is within 0.69 feet of the left side lot line. The required setback is five (5) feet, in accordance with Section 59-4.4.9.B.2 of the Zoning Ordinance.

Due to COVID-19, the Board of Appeals held a remote hearing on the application on April 14, 2021. All participation was done via Microsoft Teams. Petitioner Bruce Caswell participated in the proceedings in support of the requested variance. He was assisted by architect Lauren Clark of GTM Architects.

Decision of the Board: Variance **GRANTED**.

EVIDENCE PRESENTED

1. The subject property is Lot 20, Block 3, Lts 21&22 Kensington Park Subdivision, located at 10221 Montgomery Avenue in Kensington, Maryland, 20895, in the R-60 Zone. It contains an existing detached garage that encroaches on the left side setback. See Exhibits 1, 3, and 4.
2. The Petitioners' Statement of Justification ("Statement") indicates that the subject property contains an existing house and detached garage that were constructed in 1898, and that the Petitioners purchased the property in 2010. The Statement indicates that the property is a Contributing (Primary One) Resource in the



Kensington Historic District, and thus asserts that the proposed development contains a historically significant property or structure. The Statement states that the Historic Preservation Commission has approved the proposed modifications to the garage under Historic Area Work Permit #912864, approving two garage additions on May 27, 2020, and a 16-inch height increase on September 9, 2020. In addition, the Statement indicates that because the existing garage does not meet the required setback, it is a legal nonconforming structure. See Exhibit 3.

3. The Statement states that the existing dwelling on the subject property is located so close to the left side lot line as to render infeasible relocation of the existing garage to meet the required setback. It states that the requested variance is the minimum needed to allow the proposed improvements while continuing to allow passage between the garage and home. See Exhibit 3.
4. The Statement states that the requested variance can be granted without substantial impairment to the 2012 Kensington Sector Plan, the intent of which, the Statement notes, is "to promote a mixed-use Town Center with pedestrian-friendly connections to the vibrant neighborhoods that define Kensington." The Statement states that the proposed construction "seeks to preserve a contributing resource to the unique identity of the Kensington Historic District." See Exhibit 3.
5. At the hearing, Petitioner Bruce Caswell testified that he and his wife have owned the subject property since 2010, and have lived in Kensington since 1996. He testified that they are committed to the Town and its history. Petitioner Caswell testified that their current home was built in 1898, and was sited on the left side of the three lots that comprise the subject property. He testified that he was not sure when the garage was constructed, but that he believed it was sometime in the 1920s or 1930s. Petitioner Caswell testified that after exploring their options, he and his wife decided on the proposed garage renovation, which would raise the height of the structure by 16 inches and create two small bumpouts. In response to a Board question asking if he was aware of any neighborhood opposition to his request, Petitioner Caswell testified that his neighbors were excited because the proposed renovation, which he noted had been approved by the County's Historic Preservation Commission, would improve the look of the structure from the street.
6. The Petitioners' architect, Lauren Clark, testified that the existing garage is smaller than a standard two-car garage. She testified that moving the structure any significant distance is impossible because of the location of the existing home. Ms. Clark testified that while the proposed changes included two additions to the garage, the main portion of garage's existing 18 foot wide footprint was not being changed. In addition, she testified that the Petitioners were increasing the height of the garage by 16 inches to accommodate a proposed lift, but that even with the proposed increase in height, the garage would still be below the 15 foot height limit. In response to a Board question, Ms. Clark testified that the Petitioners were not adding a bathroom to the garage.



FINDINGS OF THE BOARD

Based on the binding testimony and the evidence of record, the Board finds that the variance from the left side lot line complies with the applicable standards and requirements set forth in Section 59-7.3.2.E.2, and can be granted, as follows:

1. *Section 59.7.3.2.E.2.a. one or more of the following unusual or extraordinary situations or conditions exist:*

Section 59.7.3.2.E.2.a.iv. the proposed development contains a historically significant property or structure;

Based on the Statement and the testimony of Petitioner Caswell, the Board finds that the Petitioners' property is designated as a Contributing (Primary One) Resource in the Kensington Historic District, and that as a result, the Petitioners had to seek, and have received, permission from the County's Historic Preservation Commission to undertake the proposed construction involving the existing garage. See Exhibit 3. Thus the Board finds that the proposed development contains a historically significant property or structure, in satisfaction of this element of the variance test.

2. *Section 59.7.3.2.E.2.b the special circumstances or conditions are not the result of actions by the applicant;*

Based on the representations in the Statement and the testimony of Petitioner Caswell, the Board finds that the Petitioners purchased the subject property in 2010, long after it was constructed, and that they are not responsible for the location of the existing structures on the property or their historical significance and designation, in satisfaction of this element of the variance test.

3. *Section 59.7.3.2.E.2.c the requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on the property;*

The Board finds that compliance with the left side lot line setback imposed by the Zoning Ordinance poses a practical difficulty for the Petitioners with respect to their ability to expand their existing garage while maintaining its historic character and placement. The Board notes that because of the historic designation of the subject property, any changes to the existing garage must be reviewed and approved by the Historic Preservation Commission to ensure that they do not compromise the historic significance of this property, and that the HPC has approved the proposed changes. Thus the Board finds that the variance requested from the left side lot line is the minimum needed to overcome the Petitioners' practical difficulty by allowing construction consistent with the historic nature of the subject property and its structures, as well as with the general location of the existing garage, in satisfaction of this element of the variance test.



4. *Section 59.7.3.2.E.2.d the variance can be granted without substantial impairment to the intent and integrity of the general plan and the applicable master plan;*

The Board finds that the proposed construction has been approved by the Historic Preservation Commission, and would continue the residential use of the property. The Board thus finds the requested variance from the left side lot line can be granted without substantial impairment to the intent and integrity of the 2012 Kensington Sector Plan, which seeks, among other things, to protect Kensington's stable residential neighborhoods and to preserve the Town's historic character.

5. *Section 59.7.3.2.E.2.e granting the variance will not be adverse to the use and enjoyment of abutting or confronting properties.*

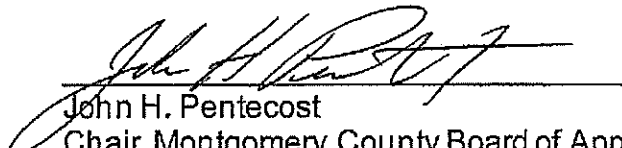
The Board finds that the grant of the requested variance will not be adverse to the use and enjoyment of neighboring properties in that it would allow modest improvements, the design of which has been approved by the County's Historic Preservation Commission, to an existing garage that has been located in what is now considered the left side setback since its construction more than (or, at the very least, nearly) a century ago. In addition, the Board notes that Petitioner Caswell has testified that the proposed construction will improve the appearance of the garage from the street, and that his neighbors welcome the improvements. In light of the foregoing, the Board finds that granting the variance to allow the proposed construction will not be adverse to the use and enjoyment of neighboring properties, in satisfaction of this element of the variance test.

Accordingly, the requested 4.31 foot variance from the left side lot line is **granted**, subject to the following conditions:

1. Petitioners shall be bound by the testimony and exhibits of record, to the extent mentioned in this Opinion; and
2. Construction shall be in accordance with Exhibits 4 and 5(a)-(b).

Based upon the foregoing, on a motion by John H. Pentecost, Chair, seconded by Bruce Goldensohn, Vice Chair, with Mary Gonzales, Richard Melnick, and Caryn Hines in agreement, the Board adopted the following Resolution:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the opinion stated above is adopted as the Resolution required by law as its decision on the above-entitled petition.


John H. Pentecost
Chair, Montgomery County Board of Appeals



Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 21st day of April, 2021.


Barbara Jay
Executive Director

NOTE:

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book. Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure. It is each party's responsibility to participate in the Circuit Court action to protect their respective interests. In short, as a party you have a right to protect your interests in this matter by participating in the Circuit Court proceedings, and this right is unaffected by any participation by the County.

See Section 59-7.3.2.G.1 of the Zoning Ordinance regarding the twelve (12) month period within which the variance granted by the Board must be exercised.

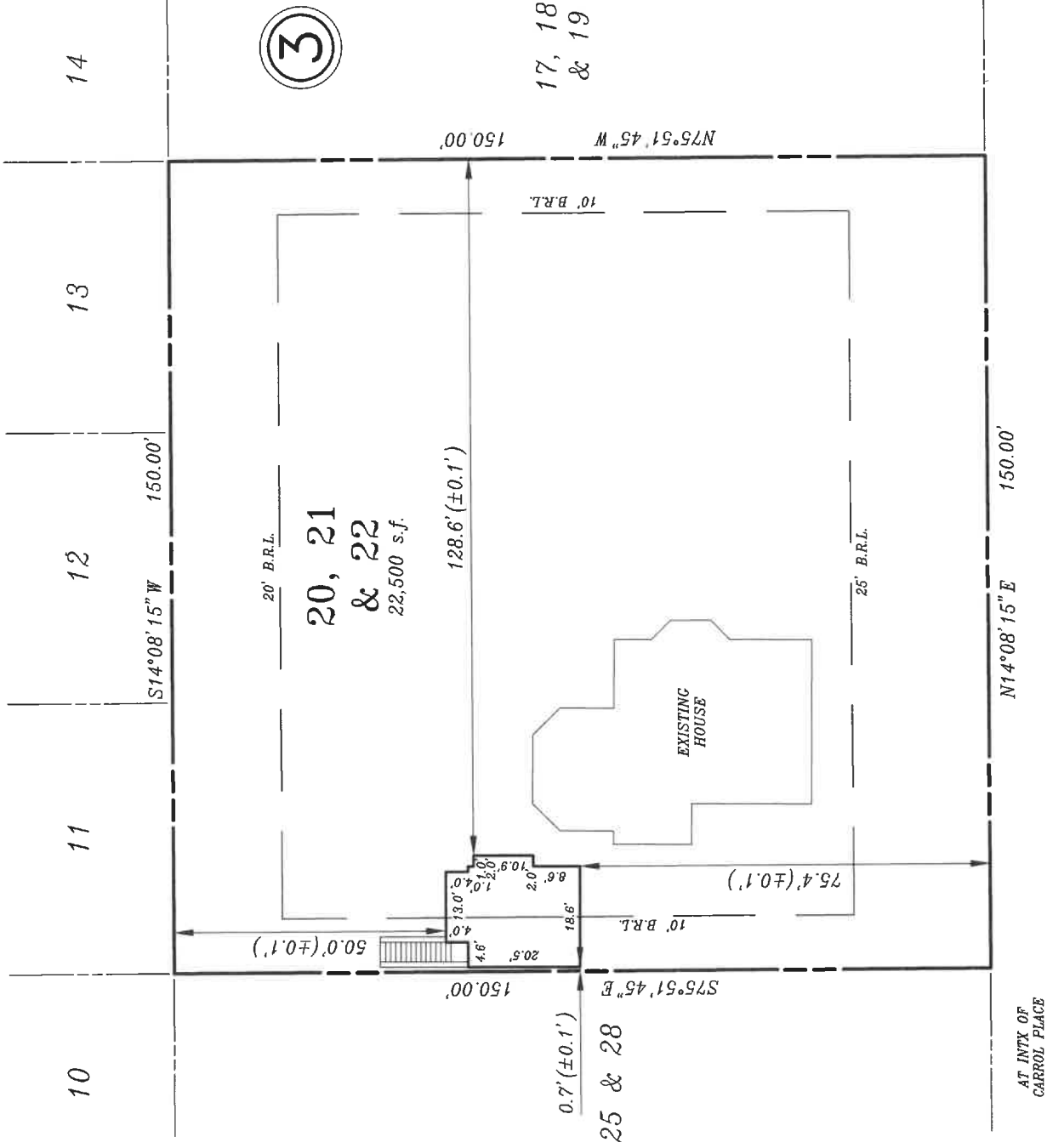


APPROVED
Department of Permitting Services
Permit # **BUILDING-936313**
Date **06/10/21**
Stamped By: John Diaz



WALL CHECK EXHIBIT
10221 MONTGOMERY AVENUE
LOTS 20, 21 & 22, BLOCK 3
KENSINGTON PARK
WHEATON (13th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'
NAD COORDINATE SYSTEM
NAD 83 (2011)



MONTGOMERY AVENUE
(50' R/W)

BRL'S
FRONT: 25'
SIDE: 10'
REAR: 20'

THE SUBJECT PROPERTY LIES WITHIN FLOOD
ZONE X- AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN AS SHOWN ON THE FEMA FLOOD
INSURANCE RATE MAP FOR MONTGOMERY
COUNTY, MARYLAND, MAP No. 24031C0365D,
EFFECTIVE DATE SEPTEMBER 29, 2006.

FOUNDATION SURVEY: 07/14/2023

ZONE: R-60

PERMIT NUMBER: 1023167

SURVEYORS CERTIFICATE

I hereby certify that the information shown hereon was obtained using accepted land surveying practices; that the boundary information shown hereon was prepared without the benefit of a title report; this plat and the survey on which it is based were prepared under my responsible charge and are in compliance with Comar Reg. 09.13.06.12.

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cjpa.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

Raymond D. Burke
RAYMOND D. BURKE
PROPERTY LINE SURVEYOR MD.
NO. 476 EXP. 1/09/2025

REFERENCE		Drawn by	MSB	Checked by
Plat Book	B	Date	07/17/2023	Scale
Plat No.	4	Record No.	2021-1284-885.20-22	1"=30'

7-17-23

January 01/23/2023

Ms. Lauren Ibarra
GTM Architects
7735 Old Georgetown Road
Bethesda, MD 20814

RE: 10221 Montgomery Avenue
Kensington, MD 20895
Permit #: 936313

Dear Ms. Ibarra:

At the general contractor's request, and as the structural engineer of record on the project, we visited the site of the referenced project on December 13th, 2022. The purpose of the visit was to review the as-built garage wall framing, above ground steel framing, and the garage roof framing above the ground floor deck.

The result of our review indicated that the as-built garage wall framing, above ground steel framing, and the garage roof framing are structurally adequate and are in compliance with the structural drawings and the subsequent revisions. The as-built garage framing is capable of supporting the design loading requirements for the project.

Sincerely,

Gus Radwan, P.E.





HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: June 12, 2020

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #912864: Accessory structure alterations and shed construction

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

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Bruce Caswell and Lauren Deichman (Lauren Clark, Agent)
Address: 10221 Montgomery Avenue, Kensington

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.



LOT COVERAGE

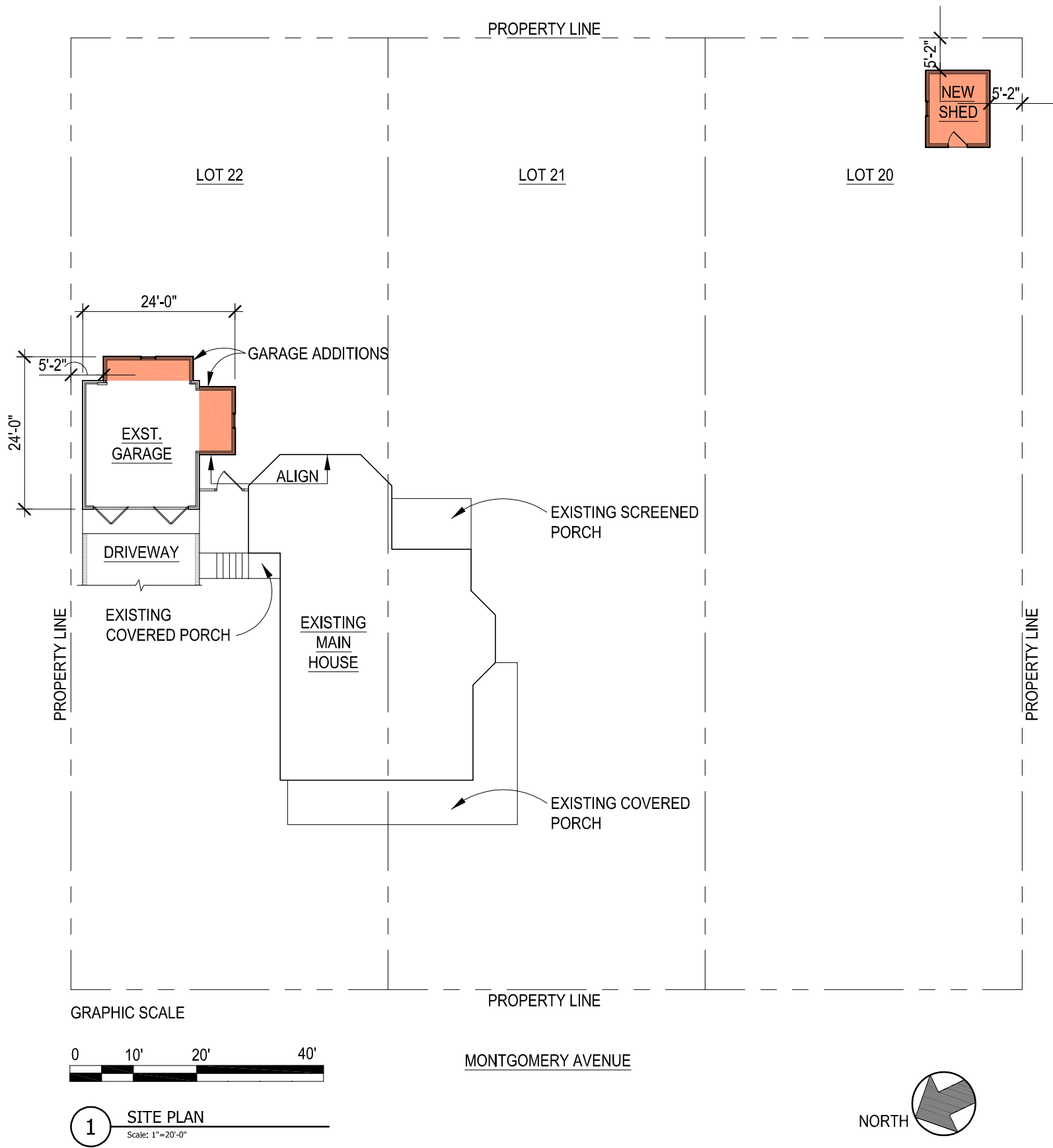
PROPERTY AREA: 22,500 SF
ZONE: R-60
MAX LOT COVERAGE ALLOWED: 20% (4,500 SF)

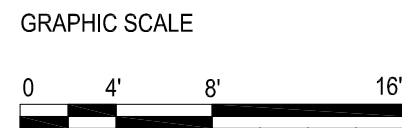
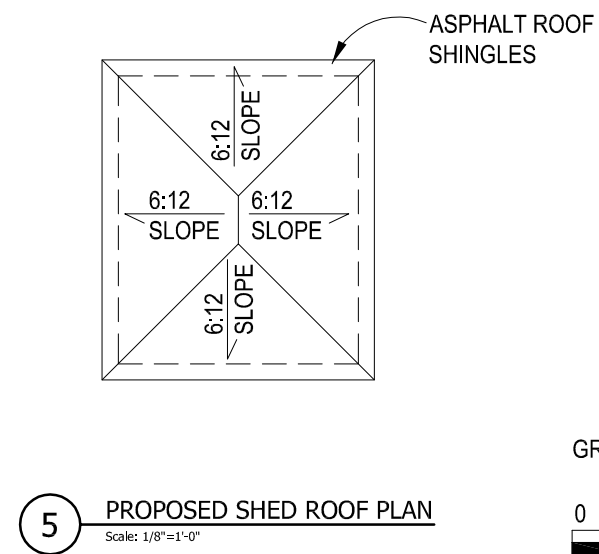
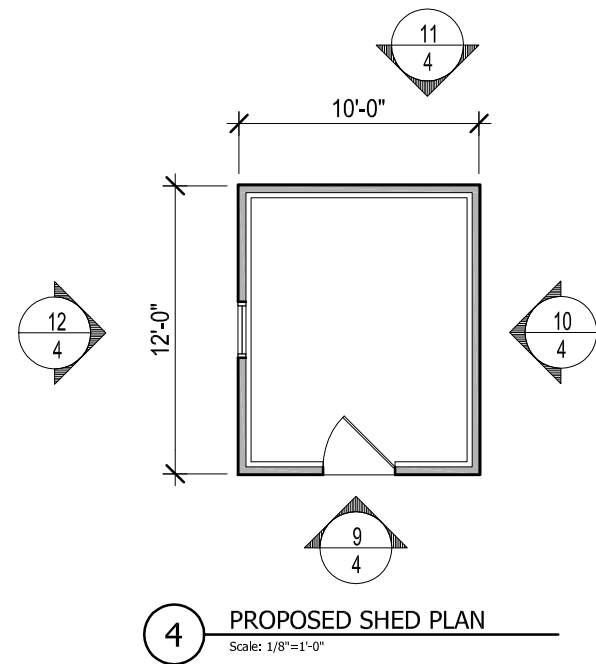
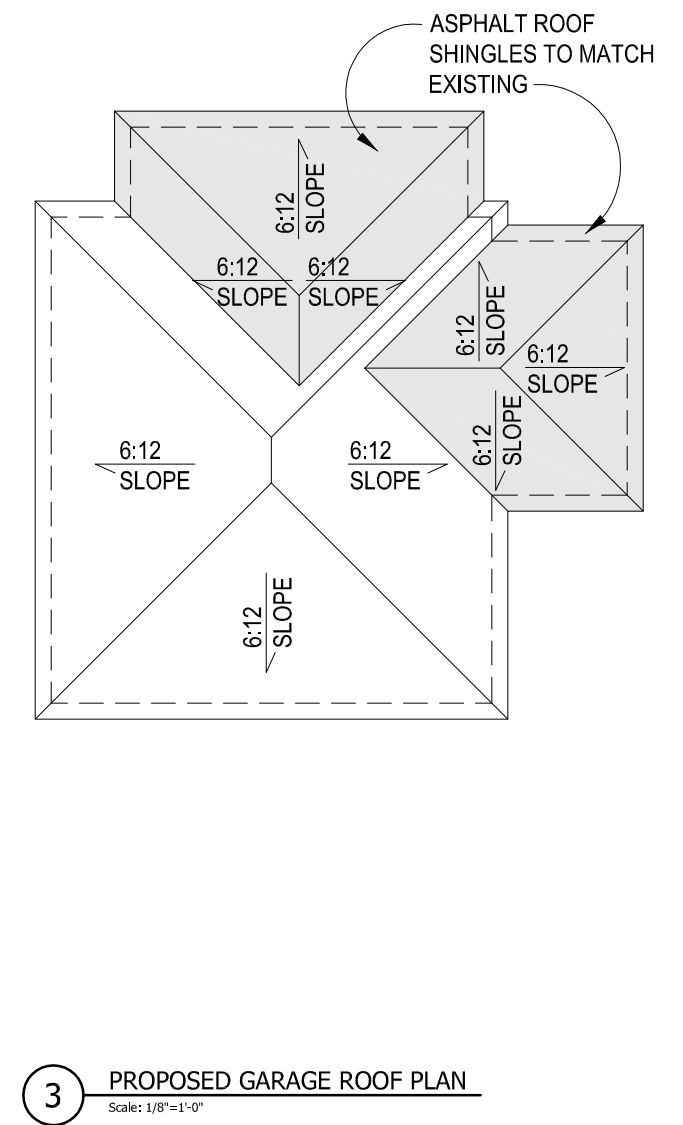
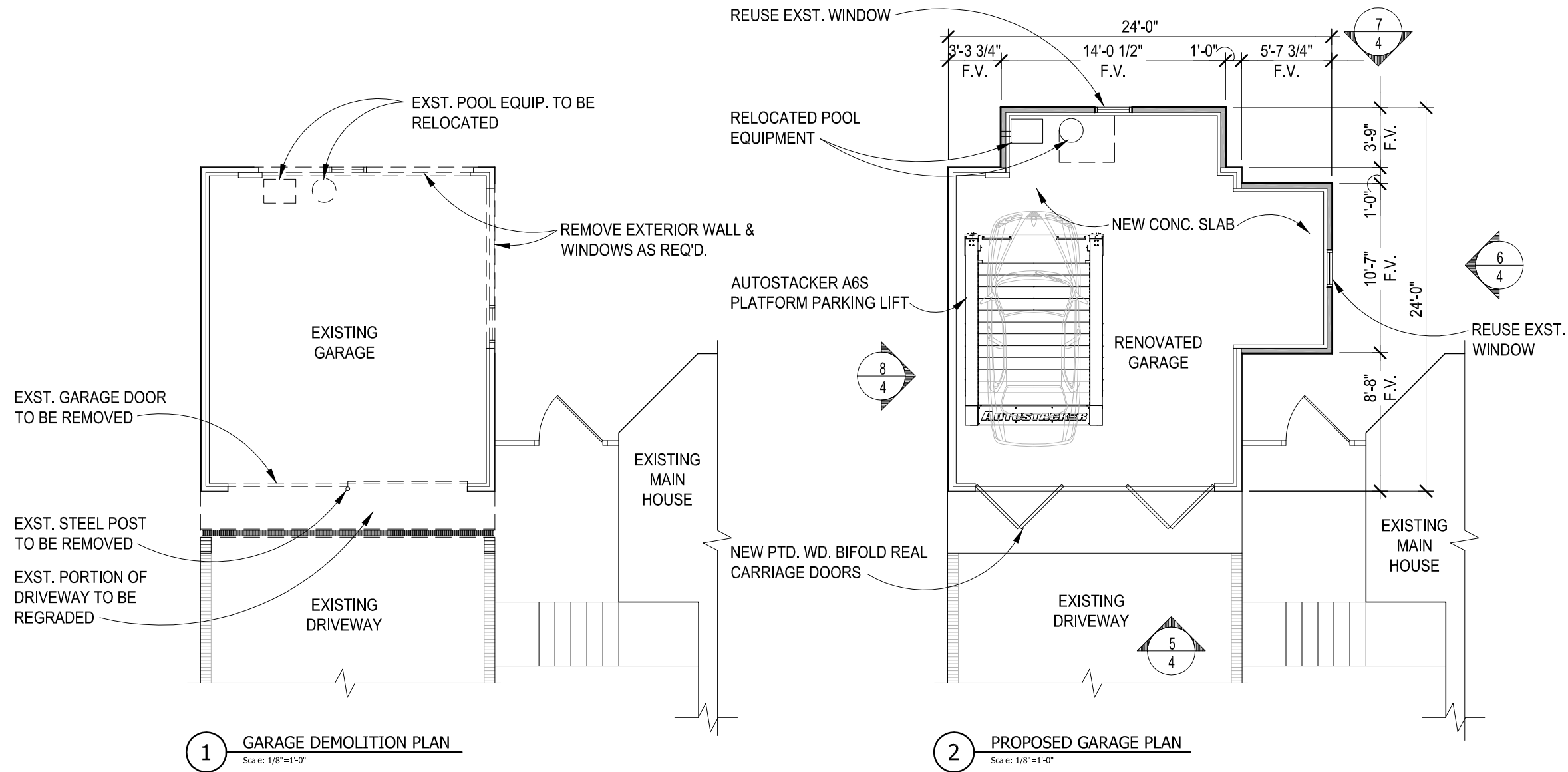
SQUARE FOOTAGE
EXISTING MAIN HOUSE: 1,957 SF
EXISTING GARAGE: 372 SF
GARAGE ADDITIONS: 113 SF
NEW SHED: 120 SF
TOTAL: 2,562 SF

PROPOSED LOT COVERAGE: 11.4%

REVIEWED
By Michael Kyne at 3:41 pm, Jun 12, 2020

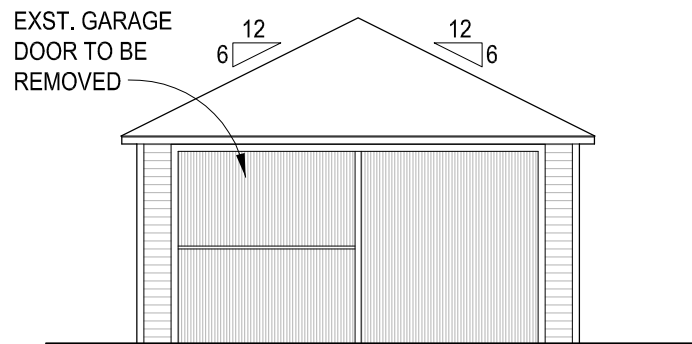
APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler



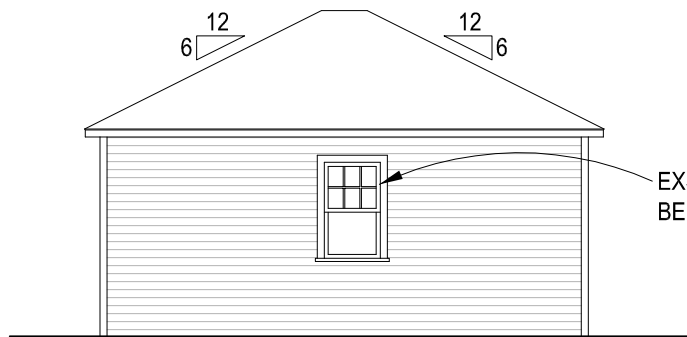


REVIEWED
By Michael Kyne at 3:41 pm, Jun 12, 2020

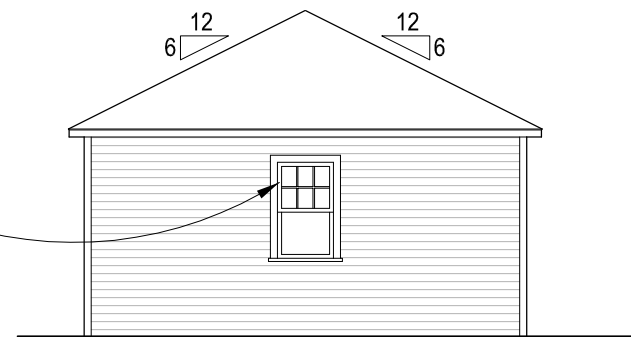
APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Skiller



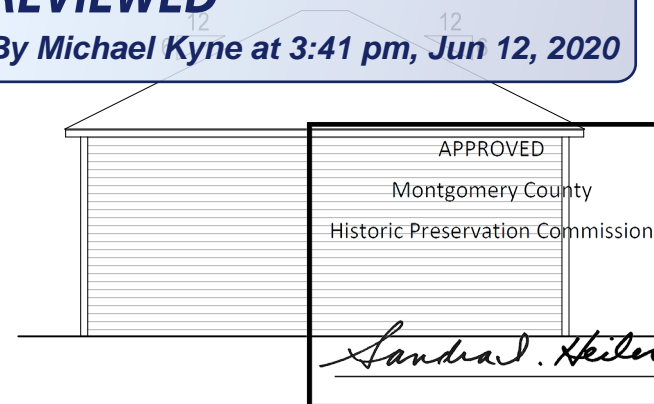
1 EXISTING FRONT GARAGE ELEVATION
Scale: 1/8"=1'-0"



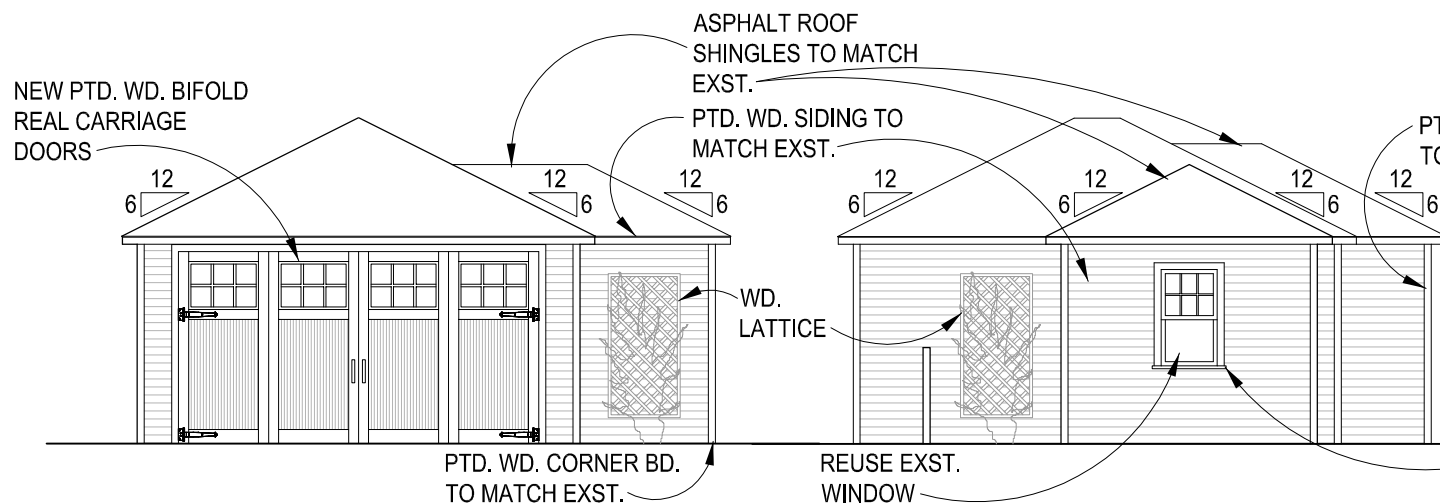
2 EXISTING RIGHT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



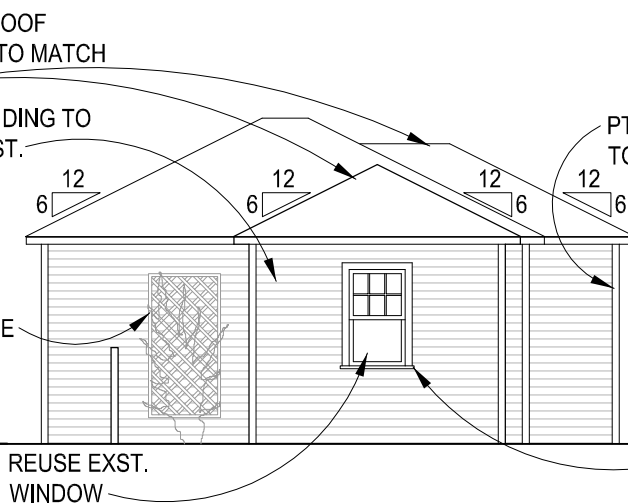
3 EXISTING REAR GARAGE ELEVATION
Scale: 1/8"=1'-0"



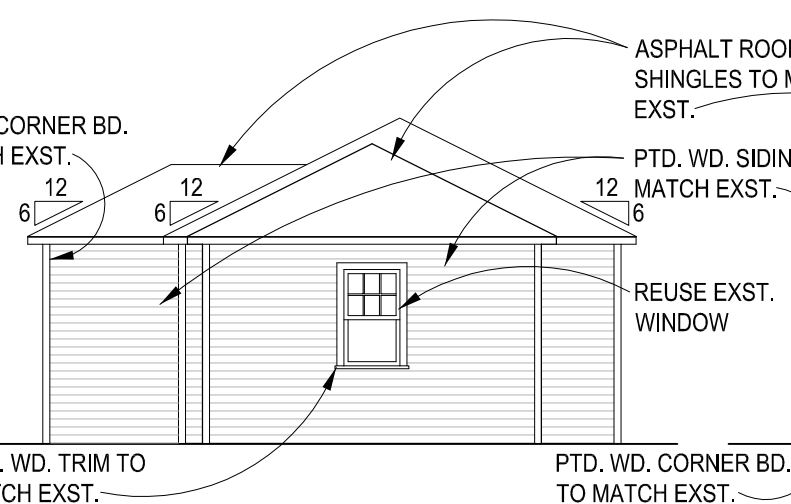
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Scale: 1/8"=1'-0"



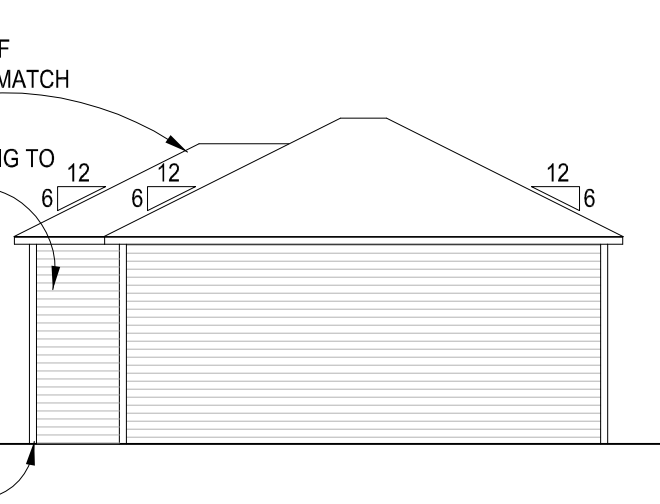
5 PROPOSED FRONT GARAGE ELEVATION
Scale: 1/8"=1'-0"



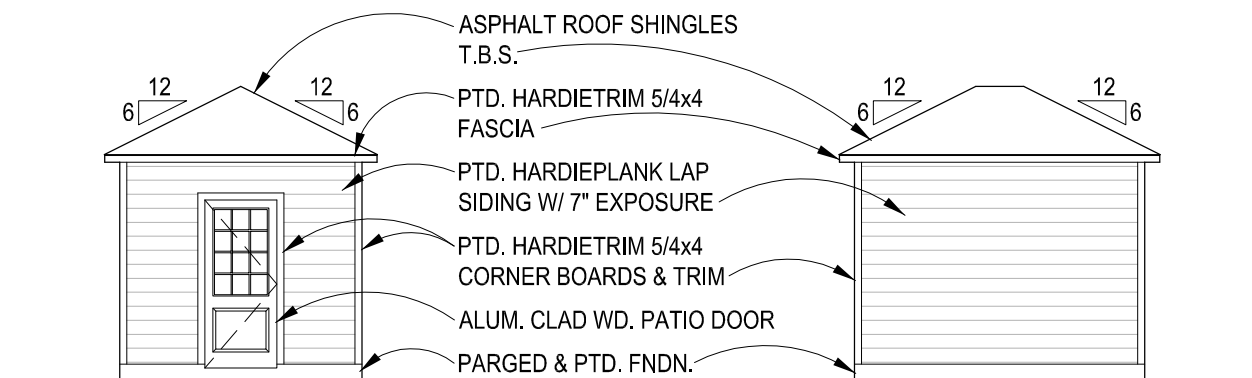
6 PROPOSED RIGHT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



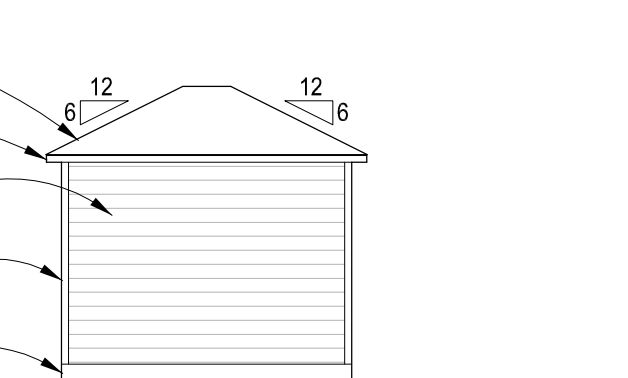
7 PROPOSED REAR GARAGE ELEVATION
Scale: 1/8"=1'-0"



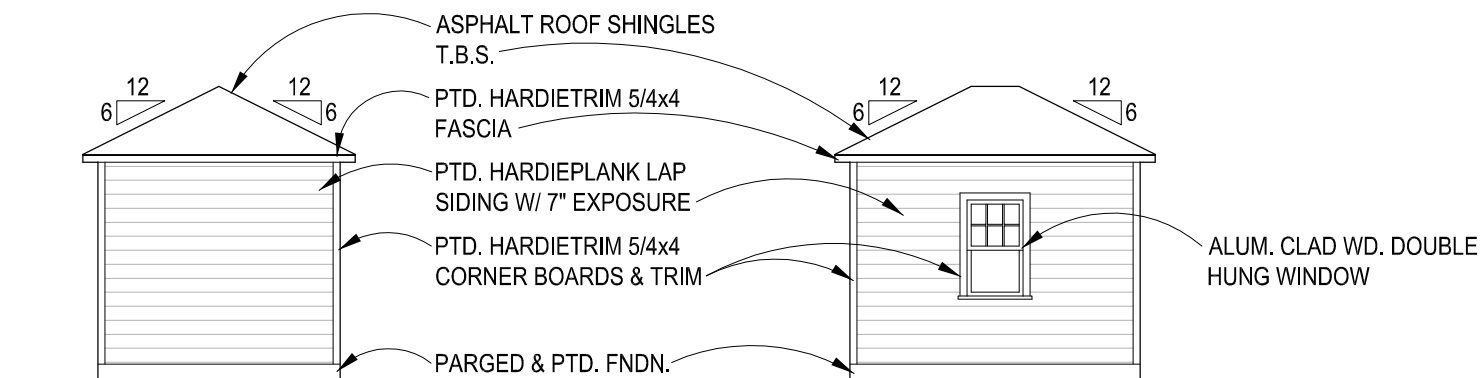
8 PROPOSED LEFT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



9 PROPOSED FRONT SHED ELEVATION
Scale: 1/8"=1'-0"



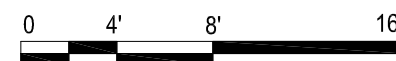
10 PROPOSED RIGHTSIDE SHED ELEVATION
Scale: 1/8"=1'-0"



11 PROPOSED REAR SHED ELEVATION
Scale: 1/8"=1'-0"

12 PROPOSED LEFT SIDE SHED ELEVATION
Scale: 1/8"=1'-0"

GRAPHIC SCALE



To: Historic Preservation Commission

From: Michael Kyne, Planner Coordinator, Historic Preservation

Subject: Staff Item – Revision to HAWP #31/06-20G for 10221 Montgomery Avenue, Kensington (Contributing (Primary One) Resource, Kensington Historic District)

Date: September 9, 2020

Background: The application for accessory structure alterations and shed construction was approved at the May 27, 2020 HPC meeting. The approval included the following alterations to the original detached garage at the northeast (rear/left) side of the historic house:

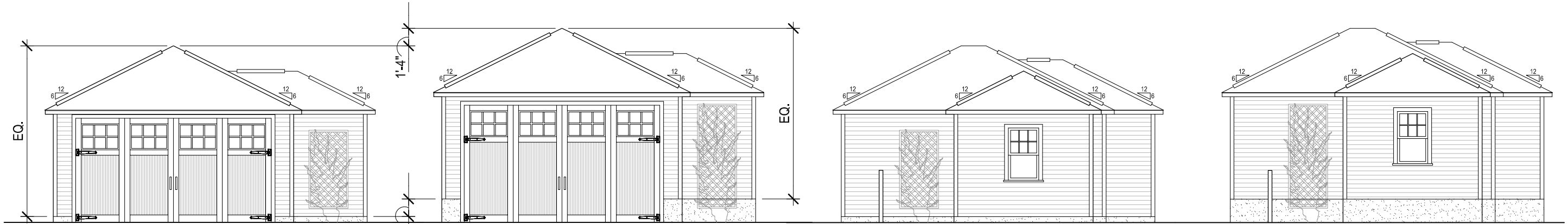
- Replacement of the concrete slab.
- Replacement of the existing sliding garage door with wood bifold carriage-style garage doors.
- Construction of one new addition at the south (right) side of the garage.
 - 5'-7 ¾" x 10'-7".
 - Painted wood siding to match the existing.
 - Painted wood corners to match the existing.
 - Asphalt shingle roofing to match the existing.
 - An existing window on the south (right) elevation will be reused.
- Construction of one new addition at the east (rear) of the garage.
 - 3'-9" x 14'- ½".
 - Painted wood siding to match the existing.
 - Painted wood corners to match the existing.
 - Asphalt shingle roofing to match the existing.
 - An existing window on the east (rear) elevation will be reused.
- Installation of wood lattice on the west (front) and south (right) elevations of the garage.

Proposal: The applicants propose to increase the height of the garage by 1'-4" by adding a CMU block foundation (two blocks high at 8" high per block). This revision is being proposed to accommodate two car lifts inside the garage.

Recommendation: Staff recommends approval of this Staff Item.

HPC Decision:

PROPOSED REVISIONS INCLUDE RAISING ENTIRE WOOD STRUCTURE UP BY (2) 8" CMU BLOCKS @ FOUNDATION TO ACHIEVE GREATER HEAD HEIGHT WHILE PRESERVING EXISTING WALL & ROOF STRUCTURE & SIDING



1 APPROVED FRONT ELEVATION
Scale: 1/8"=1'-0"

2 PROPOSED FRONT ELEVATION
Scale: 1/8"=1'-0"

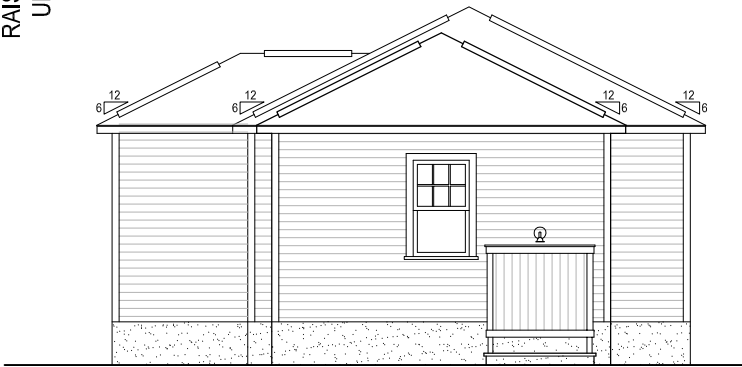
3 APPROVED RIGHT SIDE ELEVATION
Scale: 1/8"=1'-0"

4 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/8"=1'-0"

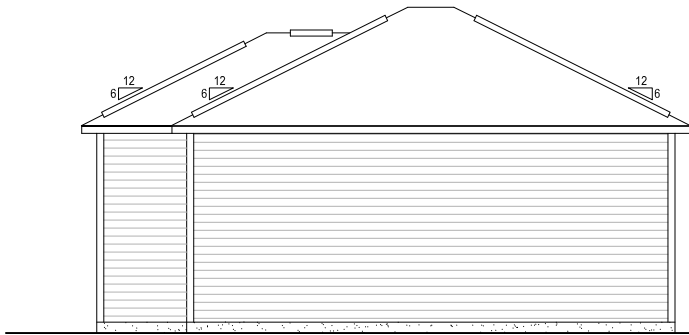
RAISE ENTIRE STRUCTURE
UP BY (2) CMU BLOCKS



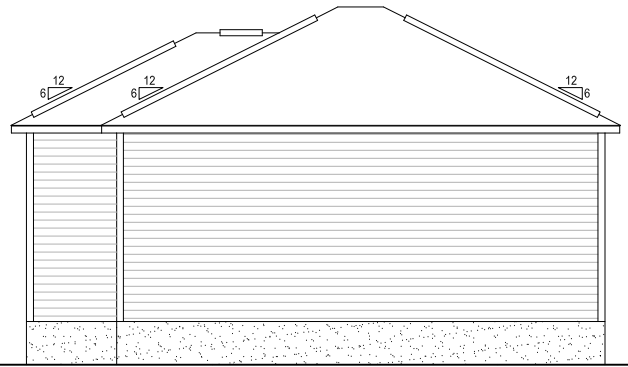
5 APPROVED REAR ELEVATION
Scale: 1/8"=1'-0"



6 PROPOSED REAR ELEVATION
Scale: 1/8"=1'-0"

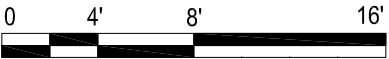


7 APPROVED LEFT SIDE ELEVATION
Scale: 1/8"=1'-0"



8 PROPOSED LEFT SIDE ELEVATION
Scale: 1/8"=1'-0"

GRAPHIC SCALE



10221 MONTGOMERY AVENUE

Proposed HAWP Revisions



GTM ARCHITECTS

From: [Sackett, James](#)
To: [Ballo, Rebecca](#)
Subject: FW: 10221 Montgomery Ave
Date: Monday, January 23, 2023 1:00:34 PM
Attachments: [IMG_2152.jpg](#)
[IMG_2151.jpg](#)
[IMG_2146.jpg](#)
[IMG_2149.jpg](#)
[IMG_2141.jpg](#)
[IMG_2150.jpg](#)
[IMG_2142.jpg](#)
[IMG_2145.jpg](#)
[IMG_2143.jpg](#)
[IMG_2148.jpg](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

From: Virts, Joshua <Joshua.Virts@montgomerycountymd.gov>
Sent: Monday, January 23, 2023 12:41 PM
To: Sackett, James <James.Sackett@montgomerycountymd.gov>
Cc: Burch, David <David.Burch@montgomerycountymd.gov>; Shupp, Jeremy <Jeremy.Shupp@montgomerycountymd.gov>
Subject: 10221 Montgomery Ave

Attached are photos of new garage at 10221 Montgomery Ave . The garage is reflected on the plans under permit number 964606 as well as a separate permit (936313) for the garage and addition to the garage. The existing Garage was in complete disrepair so the contractor decided to replace the structure.

Joshua Virts
Residential Inspector/ Code Compliance
Montgomery County DPS
2425 Reddie Drive 7th Floor
Cell 202-731-0113

Joshua Virts
Residential Inspector/ Code Compliance
Montgomery County DPS
2425 Reddie Drive 7th Floor
Cell 202-731-0113



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

From: [Mike Roberson](#)
To: [Ballo, Rebecca](#)
Subject: 10221 Montgomery Avenue Kensington
Date: Friday, April 28, 2023 5:12:30 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.









Hi Rebecca,

Photos of new garage.

Thanks

--

Michael Roberson
Project Manager
McFarland Woods Inc
240-315-5084

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Adjacent and Confronting Properties:

Kensington, MD 20895

10225 Montgomery Ave

10213 Montgomery Ave

10210 Kensington Parkway

10208 Kensington Parkway

10206 Kensington Parkway

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:

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

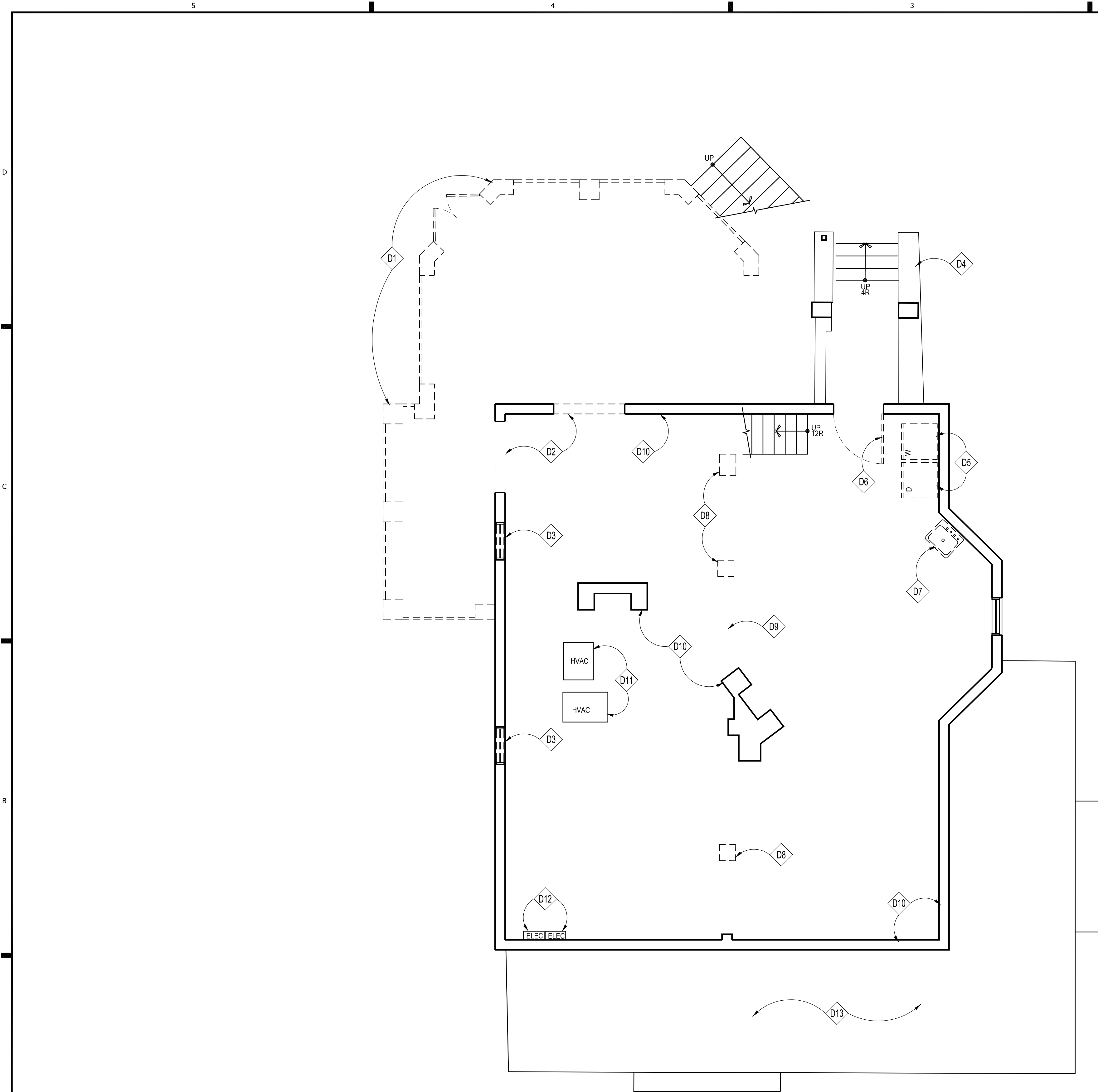
Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

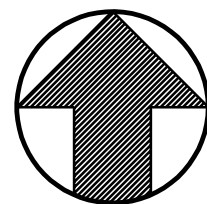
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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



1 DEMOLITION PLAN

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

PLAN NORTH



DEMOLITION NOTES

- D1 REMOVE EXISTING MASONRY PIERS & WOOD LATTICE IN THEIR ENTIRETY; PROVIDE TEMPORARY SHORING AS REQUIRED
- D2 REMOVE EXISTING FOUNDATION WALL IN CONFLICT W/ NEW WORK; PROVIDE TEMPORARY SHORING AS REQUIRED
- D3 REMOVE EXISTING WINDOW
- D4 EXISTING AREAWAY TO REMAIN
- D5 EXISTING WASHER & DRYER TO BE REMOVED & RETAINED FOR RE-USE
- D6 REMOVE EXISTING DOOR
- D7 REMOVE EXISTING SINK
- D8 REMOVE EXISTING MASONRY PIER; PROVIDE TEMPORARY SHORING AS REQUIRED
- D9 EXISTING BEAM TO REMAIN
- D10 EXISTING FOUNDATION TO REMAIN, TYP.
- D11 EXISTING HVAC TO REMAIN
- D12 EXISTING ELECTRICAL PANELS TO REMAIN
- D13 EXISTING COVERED PORCH TO REMAIN

APPROVED
Montgomery County
Historic Preservation Commission

Rebecca Ballo

REVIEWED
By Rebecca Ballo at 2:17 pm, Nov 13, 2023

GENERAL DEMOLITION NOTES

1. EVERY CARE SHALL BE TAKEN DURING DEMOLITION TO PROTECT THE HOUSE BY MEANS OF TEMPORARY SUPPORTS AND BRACES AS NECESSARY TO PREVENT ANY STRUCTURAL FAILURE DURING REMOVAL AND REPLACEMENT OF EXISTING STRUCTURAL MEMBERS.
2. ALL DASHED WALLS, FIXTURES, WINDOWS, ETC., ARE TO BE REMOVED.
3. CONDUCT ALL DEMOLITION OPERATIONS IN COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES.
4. COORDINATE DEMOLITION WITH WORK OF SUBCONTRACTORS.
5. MAINTAIN THE EXISTING STRUCTURE IN A WATER-TIGHT CONDITION AT ALL TIMES.
6. RELOCATE/REMOVE ANY EXISTING GAS, ELECTRICAL, PLUMBING LINES, ETC. IN CONFLICT WITH NEW WORK.
7. RE-ROUTE VENTS FLUES, EXHAUST, ETC. AS REQD.

G T M ARCHITECTS

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(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

Consultant

Project
**CASWELL DEICHMAN
RESIDENCE**

10221 MONTGOMERY AVE, KENSINGTON

Owner
**BRUCE CASWELL
LAUREN DEICHMAN**

Developer

CONSTRUCTION SET	06/24/22
PROGRESS	03/22/22
PERMIT SET	08/16/21
Issue Description	Date

GTM Project No.	20.0135
Checked By	RJV
Drawn By	LSC
Scale	AS NOTED

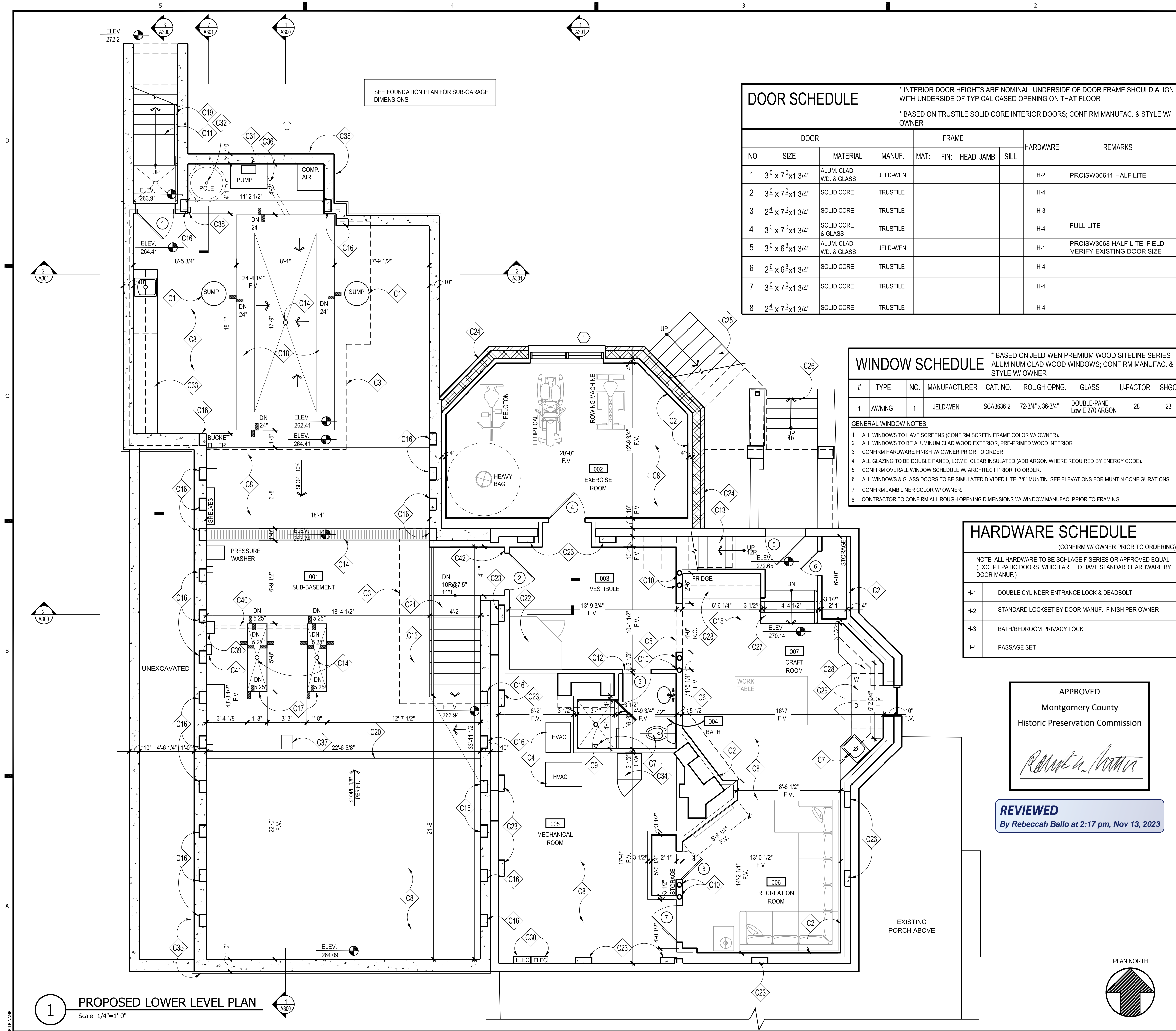
Sheet Title

**LOWER LEVEL
DEMOLITION PLAN**

Sheet No.

D100

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DOOR SCHEDULE

* INTERIOR DOOR HEIGHTS ARE NOMINAL. UNDERSIDE OF DOOR FRAME SHOULD ALIGN WITH UNDERSIDE OF TYPICAL CASED OPENING ON THAT FLOOR
* BASED ON TRUSTILE SOLID CORE INTERIOR DOORS; CONFIRM MANUFAC. & STYLE W/ OWNER

DOOR				FRAME			HARDWARE	REMARKS
NO.	SIZE	MATERIAL	MANUF.	MAT:	FIN:	HEAD JAMB SILL		
1	3 ⁰ x 7 ⁰ x 1 3/4"	ALUM. CLAD WD. & GLASS	JELD-WEN				H-2	PRCISW30611 HALF LITE
2	3 ⁰ x 7 ⁰ x 1 3/4"	SOLID CORE	TRUSTILE				H-4	
3	2 ⁴ x 7 ⁰ x 1 3/4"	SOLID CORE	TRUSTILE				H-3	
4	3 ⁰ x 7 ⁰ x 1 3/4"	SOLID CORE & GLASS	TRUSTILE				H-4	FULL LITE
5	3 ⁰ x 6 ⁸ x 1 3/4"	ALUM. CLAD WD. & GLASS	JELD-WEN				H-1	PRCISW3068 HALF LITE; FIELD VERIFY EXISTING DOOR SIZE
6	2 ⁶ x 6 ⁸ x 1 3/4"	SOLID CORE	TRUSTILE				H-4	
7	3 ⁰ x 7 ⁰ x 1 3/4"	SOLID CORE	TRUSTILE				H-4	
8	2 ⁴ x 7 ⁰ x 1 3/4"	SOLID CORE	TRUSTILE				H-4	

WINDOW SCHEDULE

* BASED ON JELD-WEN PREMIUM WOOD SITELINE SERIES ALUMINUM CLAD WOOD WINDOWS; CONFIRM MANUFAC. & STYLE W/ OWNER

#	TYPE	NO.	MANUFACTURER	CAT. NO.	ROUGH OPNG.	GLASS	U-FACTOR	SHGC
1	AWNING	1	JELD-WEN	SCA3636-2	72-3/4" x 36-3/4"	DOUBLE-PANE Low-E 270 ARGON	.28	.23

GENERAL WINDOW NOTES:

- ALL WINDOWS TO HAVE SCREENS (CONFIRM SCREEN FRAME COLOR W/ OWNER).
- ALL WINDOWS TO BE ALUMINUM CLAD WOOD EXTERIOR, PRE-PRIMED WOOD INTERIOR.
- CONFIRM HARDWARE FINISH W/ OWNER PRIOR TO ORDER.
- ALL GLAZING TO BE DOUBLE PANED, LOW E, CLEAR INSULATED (ADD ARGON WHERE REQUIRED BY ENERGY CODE).
- CONFIRM OVERALL WINDOW SCHEDULE W/ ARCHITECT PRIOR TO ORDER.
- ALL WINDOWS & GLASS DOORS TO BE SIMULATED DIVIDED LITE, 7/8" MUNTIN. SEE ELEVATIONS FOR MUNTIN CONFIGURATIONS.
- CONFIRM JAMB LINER COLOR W/ OWNER.
- CONTRACTOR TO CONFIRM ALL ROUGH OPENING DIMENSIONS W/ WINDOW MANUFAC. PRIOR TO FRAMING.

HARDWARE SCHEDULE

(CONFIRM W/ OWNER PRIOR TO ORDERING)

NOTE: ALL HARDWARE TO BE SCHLAGE F-SERIES OR APPROVED EQUAL (EXCEPT PATIO DOORS, WHICH ARE TO HAVE STANDARD HARDWARE BY DOOR MANUF.)

H-1	DOUBLE CYLINDER ENTRANCE LOCK & DEADBOLT
H-2	STANDARD LOCKSET BY DOOR MANUF.; FINISH PER OWNER
H-3	BATH/BEDROOM PRIVACY LOCK
H-4	PASSAGE SET

APPROVED
Montgomery County
Historic Preservation Commission

Rebecca Ballo

REVIEWED

By Rebecca Ballo at 2:17 pm, Nov 13, 2023

CONSTRUCTION NOTES

- C1 SUMP PUMP WITH BATTERY BACKUP; FINAL LOCATION T.B.D.
- C2 FUR OUT WALLS W/ FULL 2x4's & R-13 BATT INSULATION, TYP.; PROVIDE P.T. SILL; HOLD 1/2" OFF EXISTING FOOTING OR MASONRY WALL; FIELD VERIFY
- C3 DASHED LINES INDICATE EXTERIOR WALLS ABOVE; SEE STRUCTURAL PLANS
- C4 EXISTING HVAC TO BE RELOCATED; FIELD VERIFY FINAL LOCATION
- C5 CASED OPENING @ +/- 7'-0" FINISHED; HEAD TO MATCH INT. DOORS
- C6 VANITY W/ SINK, FAUCET & COUNTERTOP T.B.S.
- C7 PLUMBING FIXTURES & ACCESSORIES T.B.S.
- C8 REINF. CONC. SLAB ON GRADE; SEE FOUNDATION PLAN
- C9 FRAMELESS SAFETY GLASS SHOWER DOOR & ENCLOSURE T.B.S.
- C10 STEEL COLUMN; SEE FOUNDATION AND FRAMING PLANS
- C11 CONC. & FLAGSTONE STEPS TO GRADE PER IRC; FIELD VERIFY RISE & RUN
- C12 MARBLE THRESHOLD T.B.S.
- C13 REBUILD EXISTING WOOD STAIRS
- C14 FLOOR DRAIN; RUN TO SUMP PUMP; SLOPE SLAB 1/8" PER FT. TOWARD DRAIN
- C15 COMBINATION SMOKE/CARBON MONOXIDE ALARM PER IRC SECTION R315
- C16 BEAM POCKET; SEE STRUCTURAL DRAWINGS
- C17 DEPRESS SLAB FOR BENDPAK MDS-6LPF MID-RISE FLUSH MOUNT SCISSOR LIFT; SEE STRUCTURAL DRAWINGS; INSTALL PER MANUFAC.; CONFIRM SPECIFICATION & LOCATION W/ OWNER
- C18 DEPRESS SLAB FOR HARDING STEEL EXTRA SHORT VTS-2 SUBTERRANEAN CAR LIFT; SEE STRUCTURAL DRAWINGS; INSTALL PER MANUFAC.; CONFIRM SPECIFICATION W/ OWNER
- C19 PTD. MTL. HANDRAIL @ 34" ABOVE NOSINGS PER IRC
- C20 PRE-FORMED SLAB CONTROL JOINT; SEE STRUCTURAL DRAWINGS
- C21 CONC. STEPS & PTD. MTL. GUARD RAIL PER IRC; FIELD VERIFY RISE & RUN
- C22 RADIANT HEALTH EC-3H 3-PERSON CORNER ELITE SAUNA; INSTALL PER MANUFAC.; CONFIRM SPECIFICATION W/ OWNER
- C23 CONC. PIER; SEE STRUCTURAL DRAWINGS
- C24 BRICK VENEER ABOVE GRADE TO MATCH EXISTING
- C25 EXISTING DECK STEPS TO REMAIN; REPAIR/REPLACE AS REQ'D.
- C26 EXISTING AREAWAY STEPS TO REMAIN
- C27 WD. STEPS & HAND RAIL PER IRC; FIELD VERIFY RISE & RUN
- C28 CABINETS, COUNTERTOPS, & APPLIANCES T.B.S.
- C29 PROVIDE OVERFLOW PAN & FLOOR DRAIN BENEATH WASHING MACHINE
- C30 EXISTING ELECTRIC PANELS TO REMAIN
- C31 HYDRAULIC PUMP & CONTROLS UNIT PER CAR LIFT MANUFACTURER; FIELD VERIFY FINAL LOCATION
- C32 PROVIDE MODEL 19 STATIONARY POLE BY MCINTIRE BRASS WORKS; MAINTAIN CLEARANCES & INSTALL PER MANUFACTURER AND CODE
- C33 CABINETS & COUNTERTOPS BY OBSESSED GARAGE; SEE MANUFACTURER SHOP DRAWINGS
- C34 WASHER/DRYER UNIT T.B.S.; PROVIDE OVERFLOW PAN & FLOOR DRAIN BELOW
- C35 PROVIDE 2" CONT. XPS INSULATION ON EXTERIOR OF SUB-BASEMENT FOUNDATION WALL TO MAINTAIN CONTINUOUS THERMAL ENVELOPE; INSTALL PER MANUFAC.
- C36 PROVIDE 4" PVC CONDUIT FROM CENTER OF PIT WALL TO RIGHT SIDE OF PUMP; INSTALL PER CAR LIFT MANUFAC.
- C37 FLOOR OUTLET FOR MONOXIVENT SOURCE CAPTURE EXHAUST REMOVAL SYSTEM; INSTALL PER MANUFAC.
- C38 PROVIDE HAND CONTROL & ALERT LIGHT FOR SUBTERRANEAN CAR LIFT; INSTALL PER MANUFAC.
- C39 CONSOLE FOR SCISSOR LIFT; PROVIDE POWER & AIR PRESSURE SUPPLY (MIN. 50 PSI/10 CFM, REGULATED TO A MAX. OF 125 PSI); COORDINATE W/ & INSTALL PER MANUFAC. INSTRUCTIONS
- C40 PROVIDE MIN. 2.5" D PVC CONDUIT FOR AIR LINE, RETURN LINE, & HYDRAULIC HOSES; COORDINATE W/ & INSTALL PER MANUFAC. INSTRUCTIONS
- C41 CONTROL BOX FOR MONOXIVENT SOURCE CAPTURE EXHAUST REMOVAL SYSTEM; COORDINATE W/ & INSTALL PER MANUFAC. INSTRUCTIONS
- C42 PROVIDE 5/8" TYPE "X" GYP. BD. ON WALLS & CEILINGS BETWEEN GARAGE & LIVING SPACES

WALL TYPES

TYPICAL EXTERIOR WALL: REINF. CONC. WALL W/ BRICK VENEER WHERE SHOWN; SEE FOUNDATION PLAN; FUR WHERE SHOWN WITH 2x4 STUDS @ 16" O.C., R-13 BATT INSULATION, & 1/2" GYP. BD.; PROVIDE 2" CONT. XPS INSULATION ON EXTERIOR OF SUB-BASEMENT FOUNDATION WALL TO MAINTAIN CONTINUOUS THERMAL ENVELOPE; SEE SPECIFICATIONS FOR ADD'L INFORMATION

TYPICAL NON-BEARING INTERIOR PARTITION: 2x4 WD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. EACH SIDE; INCREASE WALL THICKNESS AS SHOWN TO ALIGN FINISHES WHERE SHOWN; SEE SPECIFICATIONS FOR ADD'L INFORMATION

NOTE:

- UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING
- VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD
- FILL CAVITIES OF WALLS, CEILINGS, & FLOORS W/ MINERAL WOOL SOUND INSULATION IN THE FOLLOWING ROOMS (U.N.O.): '004' BATH
- COORDINATE BEAM POCKETS AS REQUIRED WITH STRUCTURAL DWGS
- SEE STRUCTURAL DWGS FOR MORE INFORMATION

GTM ARCHITECTS

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SUITE 700
BETHESDA, MD 20814
(240)333-3000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

Consultant

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RESIDENCE

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LAUREN DEICHMAN

Developer

CONSTRUCTION SET	06/24/22
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GTM Project No. 20.0135

Checked By RJV

Drawn By LSC

Scale AS NOTED

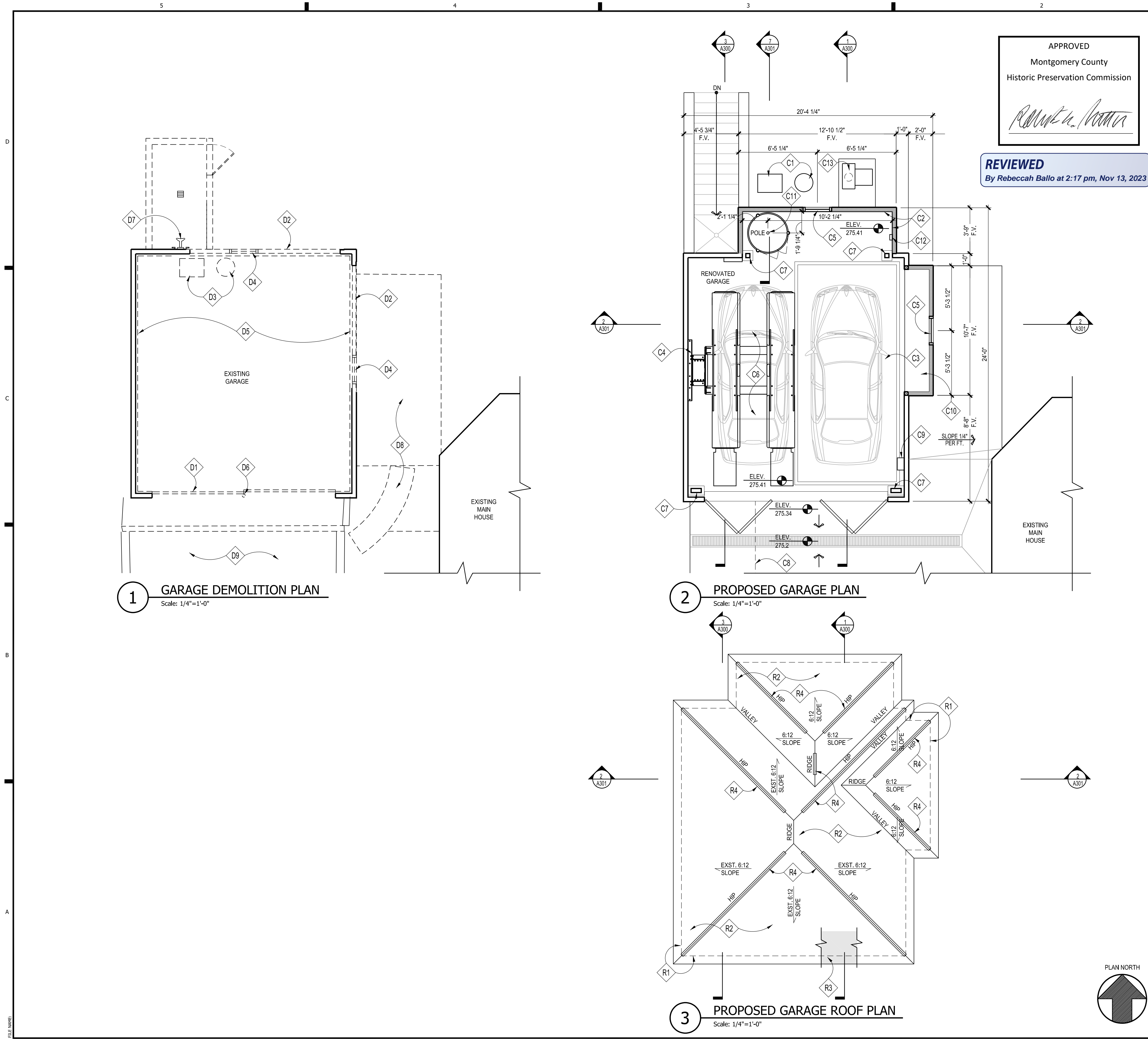
Sheet Title

PROPOSED LOWER
LEVEL PLAN &
SCHEDULES

Sheet No.

A100

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DEMOLITION NOTES

- D1 REMOVE EXISTING GARAGE DOOR IN ITS ENTIRETY
- D2 REMOVE EXISTING EXTERIOR WALLS AS SHOWN; PROVIDE TEMPORARY SHORING IF REQUIRED
- D3 EXISTING POOL EQUIPMENT TO BE RELOCATED
- D4 REMOVE EXISTING WINDOW & RETAIN FOR REUSE; REPAIR AS REQ'D., SCRAPE, & REPAINT
- D5 REMOVE EXISTING CONC. SLAB IN ITS ENTIRETY
- D6 REMOVE EXISTING STEEL POST IN ITS ENTIRETY
- D7 EXISTING OUTDOOR SHOWER & ENCLOSURE TO BE REMOVED IN ITS ENTIRETY
- D8 REMOVE EXISTING GRAVEL & HARDSCAPE AS REQ'D.
- D9 REMOVE EXISTING DRIVEWAY AS REQ'D.

GENERAL DEMOLITION NOTES

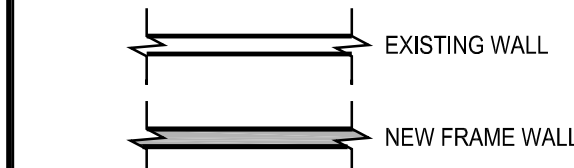
- EVERY CARE SHALL BE TAKEN DURING DEMOLITION TO PROTECT THE HOUSE. BY MEANS OF TEMPORARY SUPPORTS AND BRACES AS NECESSARY TO PREVENT ANY STRUCTURAL FAILURE DURING REMOVAL AND REPLACEMENT OF EXISTING STRUCTURAL MEMBERS.
- ALL DASHED WALLS, FIXTURES, WINDOWS, ETC., ARE TO BE REMOVED.
- CONDUCT ALL DEMOLITION OPERATIONS IN COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES.
- COORDINATE DEMOLITION WITH WORK OF SUBCONTRACTORS.
- MAINTAIN THE EXISTING STRUCTURE IN A WATER-TIGHT CONDITION AT ALL TIMES.
- RELOCATE/REMOVE ANY EXISTING GAS, ELECTRICAL, PLUMBING LINES, ETC. IN CONFLICT WITH NEW WORK.
- RE-ROUTE VENTS FLUES, EXHAUST, ETC. AS REQ'D.

CONSTRUCTION NOTES

- C1 RELOCATED POOL EQUIPMENT
- C2 CONC. STEM WALL BELOW, TYP.; SEE STRUCTURAL PLANS
- C3 HARDING STEEL EXTRA SHORT VTS-2 SUBTERRANEAN CAR LIFT; SEE STRUCTURAL DRAWINGS; INSTALL PER MANUFAC.; CONFIRM SPECIFICATION W/ OWNER
- C4 AMERICAN CUSTOM LIFTS M1-4.5 SINGLE POST CAR LIFT; INSTALL PER MANUFAC.
- C5 REUSE WINDOW FROM EXISTING GARAGE
- C6 REINF. CONC. SLAB; SEE STRUCTURAL DRAWINGS; PROVIDE NEOGARD AUTO-GUARD ELASTOMERIC COATING ON TOP OF SLAB & MIN. 4" VERT.; INSTALL PER MANUFAC.
- C7 STEEL POST; SEE STRUCTURAL DRAWINGS
- C8 DASHED LINES INDICATE EXTENT OF ADDITION BELOW
- C9 GARAGE DOOR CONTROL UNIT HOUSING; INSTALL PER MANUFAC.
- C10 BUILT-INS; COORDINATE W/ OWNER
- C11 PROVIDE MODEL 19 STATIONARY POLE BY MCINTIRE BRASS WORKS; MAINTAIN CLEARANCES & INSTALL PER MANUFACTURER AND CODE
- C12 PROVIDE HAND CONTROL & ALERT LIGHT FOR SUBTERRANEAN CAR LIFT; INSTALL PER MANUFAC.
- C13 FLAT BLADE CENTRIFUGAL BLOWER FOR MONOXIVENT SOURCE CAPTURE EXHAUST REMOVAL SYSTEM; COORDINATE W/ & INSTALL PER MANUFAC. INSTRUCTIONS

NOTE:
1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING

KEY



WALL TYPES

TYPICAL EXTERIOR WALL: 2x4 STUDS @ 16" O.C. W/ 1/2" PLYWD. SHEATHING, TYVEK BLDG. WRAP, & PTD. WD. SIDING TO MATCH EXISTING; PROVIDE PTD. 1/2" GYP. BD. @ ENTIRE INTERIOR

ROOFING NOTES

- R1 DASHED LINE INDICATES FRAME WALL BELOW, TYP.
- R2 ARCHITECTURAL ASPHALT ROOF SHINGLES, TYP.; COLOR TO MATCH EXISTING
- R3 SEE NOTE #1 UNDER GENERAL ROOFING NOTES, TYP.
- R4 HIP/RIDGE VENTS BY COR-A-VENT OR APPROVED EQ., TYP.; INSTALL PER MANUFAC.

GENERAL ROOFING NOTES

- PROVIDE SELF-ADHERING, 40 MIL ICE AND WATER GUARD UNDERLAYMENT UNDER SHINGLES AT ALL VALLEYS AND FROM LOWEST EDGE OF ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE, AND ON ALL AREAS WITH A SLOPE LESS THAN 4:12.
- DOTTED LINE INDICATES LINE OF BUILDING BELOW
- SEE FRAMING PLAN FOR OVERBUILD AREAS

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PROGRESS	03/22/22
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GTM Project No.	20.0135
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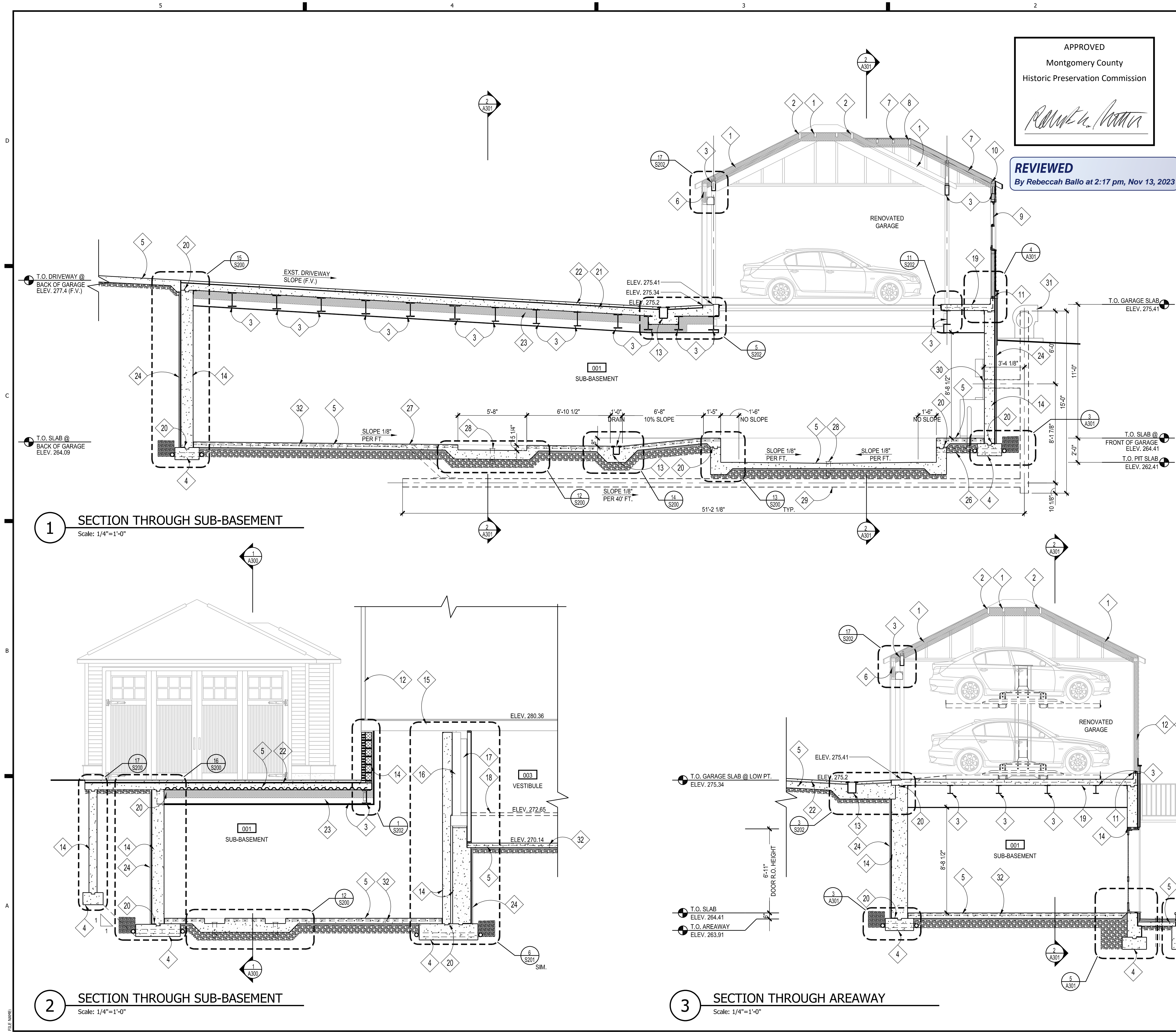
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**GARAGE DEMOLITION
PLAN, PROPOSED
PLAN, & ROOF PLAN**

Sheet No.

A101

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SECTION NOTES

- EXISTING RAFTERS TO REMAIN, TYP.; SEE FRAMING PLANS; PROVIDE 8" CLOSED CELL SPRAY FOAM INSULATION TO ACHIEVE R-49
- EXISTING HIP RAFTERS TO REMAIN, TYP.; SEE FRAMING PLANS
- BEAM/HEADER; SEE FRAMING PLANS
- FOOTING; SEE FOUNDATION PLAN
- REINF. CONC. SLAB; SEE STRUCTURAL PLANS
- MIN. 7 1/4"D x 7 1/2"H CLEARANCE FOR GARAGE DOOR MOTORS
- RAFTERS, TYP.; SEE FRAMING PLANS
- HIP RAFTERS, TYP.; SEE FRAMING PLANS
- REUSE EXISTING GARAGE WINDOW IN NEW OPENING
- MTL. UPLIFT STRAP, TYP.; SEE FRAMING PLANS
- P.T. SILL PLATE W/ ANCHOR BOLTS, TYP.; SEE FRAMING PLANS
- EXISTING EXTERIOR WALL TO REMAIN; SEE FRAMING PLANS
- TRENCH DRAIN W/ CAST IRON GRATE
- REINF. CONC. FOUNDATION WALL; SEE FOUNDATION PLAN
- EXISTING FLOOR STRUCTURE TO REMAIN
- EXISTING FOUNDATION WALL TO BE UNDERPINNED; SEE STRUCTURAL DRAWINGS
- REINF. CONC. PIER BEYOND; SEE FOUNDATION PLAN
- EXISTING CONC. SLAB TO BE REMOVED
- REINF. CONC. SLAB; SEE STRUCTURAL DRAWINGS; PROVIDE NEOGARD AUTO-GUARD ELASTOMERIC COATING ON TOP OF SLAB & MIN. 4" VERT.; INSTALL PER MANUFAC. BENTONITE CLAY STOP
- REINF. CONC. SLAB; SEE STRUCTURAL DRAWINGS; PROVIDE HENRY BLUESKIN MODIFIEDPLUS SBS MODIFIED WATERPROOFING MEMBRANE LAMINATED TO A POLYETHYLENE FACE & HENRY DB350 PROTECTION/DRAINAGE BOARD; INSTALL PER MANUFAC.
- CONC. DRIVEWAY TOPPING SLAB
- PROVIDE 8" CLOSED CELL SPRAY FOAM INSULATION ON UNDERSIDE OF SLAB TO ACHIEVE R-49
- PROVIDE 2" CONT. XPS INSULATION ON EXTERIOR OF FOUNDATION WALL TO ACHIEVE R-10
- PROVIDE 3" CLOSED CELL SPRAY FOAM INSULATION TO ACHIEVE R-20
- PROVIDE 4" PVC CONDUIT FROM CENTER OF PIT WALL TO RIGHT SIDE OF PUMP; INSTALL PER CAR LIFT MANUFAC.
- FLOOR OUTLET FOR MONOXIVENT SOURCE CAPTURE EXHAUST REMOVAL SYSTEM; INSTALL PER MANUFAC.
- DRAIN TO SUMP PUMP
- MONOXIVENT UNDERGROUND EXHAUST SYSTEM; INSTALL PER MANUFAC.
- PROVIDE SEIHO VENT CAP @ WALL; COORDINATE W/ HVAC CONTRACTOR
- MONOXIVENT FLAT BLADE CENTRIFUGAL BLOWER; INSTALL PER MANUFAC.
- RADIANT FLOOR HEATING SYSTEM, TYP.; SEE STRUCTURAL DRAWINGS & COORDINATE W/ PLUMBER

NOTE:
1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

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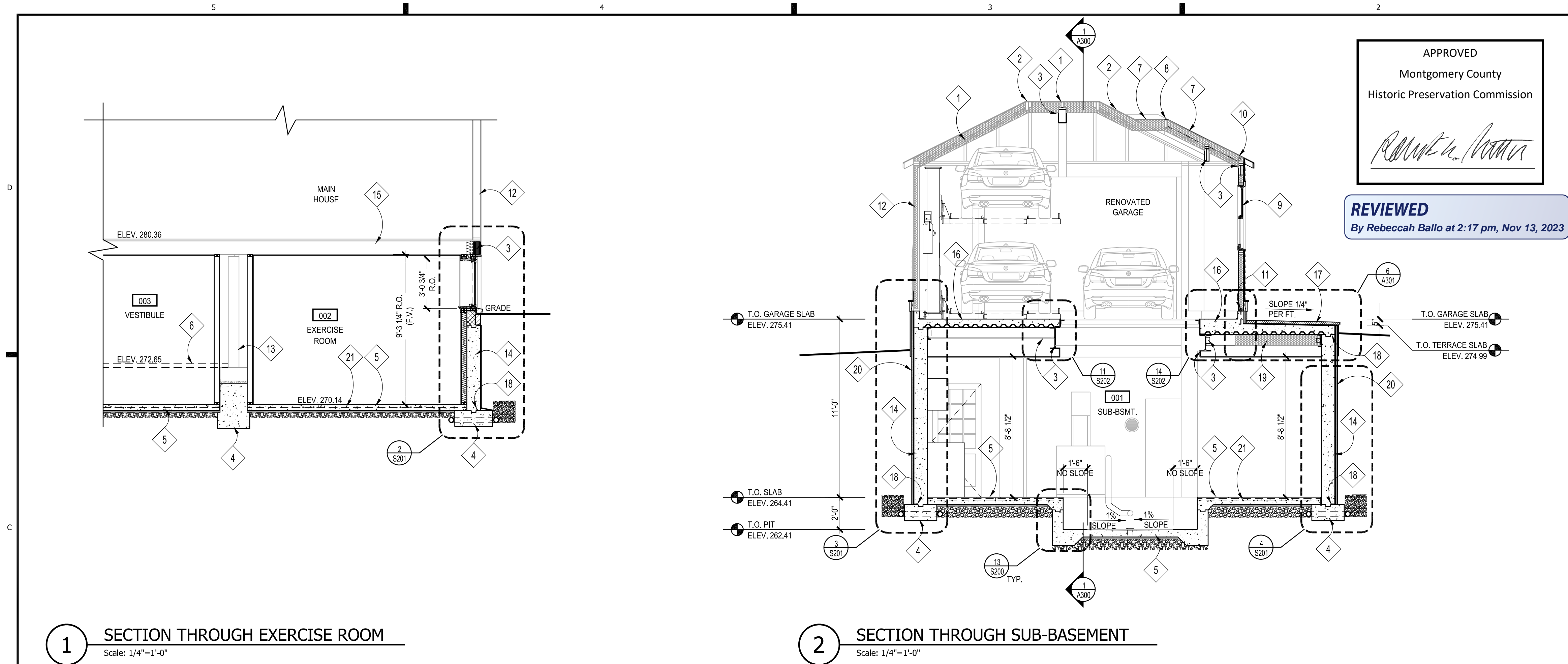
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BUILDING SECTIONS

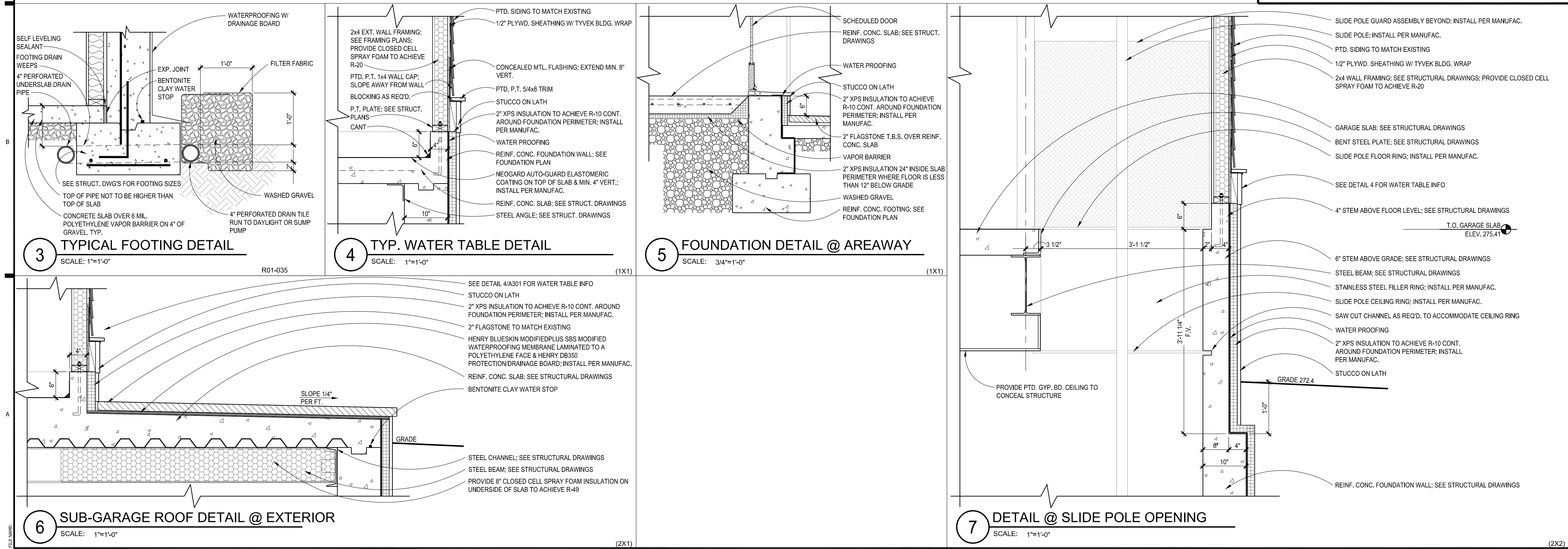
Sheet No.

A300

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SECTION NOTES	
1	EXISTING RAFTERS TO REMAIN, TYP.; SEE FRAMING PLANS
2	EXISTING HIP RAFTERS TO REMAIN, TYP.; SEE FRAMING PLANS
3	BEAM/HEADER; SEE FRAMING PLANS
4	FOOTING; SEE FOUNDATION PLAN
5	REINF. CONC. SLAB; SEE STRUCTURAL PLANS
6	EXISTING CONC. SLAB TO BE REMOVED
7	RAFTERS, TYP.; SEE FRAMING PLANS
8	HIP RAFTERS, TYP.; SEE FRAMING PLANS
9	REUSE EXISTING GARAGE WINDOW IN NEW OPENING
10	MTL. UPLIFT STRAP, TYP.; SEE FRAMING PLANS
11	P.T. SILL PLATE W/ ANCHOR BOLTS, TYP.; SEE FRAMING PLANS
12	EXISTING EXTERIOR WALL TO REMAIN; SEE FRAMING PLANS
13	EXISTING FOUNDATION WALL TO BE UNDERPINNED; SEE STRUCTURAL DRAWINGS
14	REINF. CONC. FOUNDATION WALL; SEE FOUNDATION PLAN
15	EXISTING FLOOR STRUCTURE TO REMAIN
16	REINF. CONC. SLAB; SEE STRUCTURAL DRAWINGS; PROVIDE NEOGARD AUTO-GUARD ELASTOMERIC COATING ON TOP OF SLAB & MIN. 4" VERT.; INSTALL PER MANUFAC.
17	REINF. CONC. SLAB; SEE STRUCTURAL DRAWINGS; PROVIDE HENRY BLUESKIN WP 100, 60 MIL. SELF-ADHERING SBS MODIFIED RUBBERIZED ASPHALT WATERPROOFING MEMBRANE LAMINATED TO A POLYETHYLENE FACE & HENRY DB 220 PROTECTION/DRAINAGE BOARD (.25" THICK); INSTALL PER MANUFAC.
18	BENTONITE CLAY STOP
19	PROVIDE 8" CLOSED CELL SPRAY FOAM INSULATION ON UNDERSIDE OF SLAB TO ACHIEVE R-49
20	PROVIDE 2" CONT. XPS INSULATION ON EXTERIOR OF FOUNDATION WALL TO ACHIEVE R-10
21	RADIANT FLOOR HEATING SYSTEM, TYP.; SEE STRUCTURAL DRAWINGS & COORDINATE W/ PLUMBER
NOTE: 1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD	



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**BUILDING SECTIONS
& DETAILS**

Sheet No.

A301

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STRUCTURAL NOTES

A. GENERAL

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE IRC 2018 CODE FOR ONE AND TWO FAMILY DWELLINGS. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IRC 2018 CODE.

2. THE DESIGN GRAVITY LIVE LOADS ARE AS FOLLOWS:

ROOF SNOW LOAD:	30 PSF
RESIDENTIAL FLRS:	40 PSF
SLEEPING ROOMS:	30 PSF
BALCONIES:	60 PSF
GARAGE FLR:	50 PSF
SLAB ON GRADE:	125 PSF
DRIVEWAY DECK:	250 PSF & 8000 LBS WHEEL LOAD

3. WIND LOADS:

BASIC WIND SPEED (3 SEC GUST):	115 MPH
WIND EXPOSURE FACTOR:	"B"
WIND PRESSURE MAIN BUILDING:	20 PSF
WIND PRESSURE COMPONENTS/CLADDING:	18 PSF
NET WIND UPLIFT ON ROOF:	12 PSF

4. EARTHQUAKE DESIGN DATA:

SEISMIC DESIGN CATEGORY:	"B"
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5. METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF THE CONSTRUCTION.

6. INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINALLY ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE. PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION, FLOOR, ROOF AND WALL SHEATHING AFFECTING LATERAL STABILITY IS COMPLETED.

7. THE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. REFERENCE MUST BE MADE TO ALL BID DOCUMENTS AS WELL AS THE GEOTECHNICAL REPORT. DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH THE CONSTRUCTION AND SHOP FABRICATION. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AND MAKE NECESSARY FIELD MEASUREMENTS.

B. FOUNDATIONS

1. THE CONTRACTOR SHALL PERFORM SITE STRIPPING, EXCAVATIONS, FOOTING CONSTRUCTION, PREPARATION OF THE SUBGRADE FOR THE SLAB ON GRADE, AND PLACEMENT OF BACKFILL MATERIALS IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, AND UNDER DIRECT SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL INCLUDE THE SOILS REPORT AS PART OF THE BID DOCUMENTS.

2. THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF TO BE FIELD VERIFIED BY THE GEOTECHNICAL ENGINEER.

3. BASEMENT WALLS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE EQUIVALENT FLUID PRESSURE OF 60 PCF TO BE FIELD VERIFIED. RETAINING WALLS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE EQUIVALENT FLUID PRESSURE OF 45 PCF. A GRAVITY DRAINAGE SYSTEM IS REQUIRED TO PREVENT THE BUILD-UP OF HYDROSTATIC PRESSURE ON THE BASEMENT WALLS. THIS SYSTEM SHALL CONSIST OF A DRAIN BOARD, SAND BACKFILL, AND AN INTERCEPTOR - COLLECTOR SYSTEM AT THE TOP OF THE WALL FOOTING COLLECTED INTO SUMPS FOR DISCHARGE.

4. BOTTOM OF ALL FOOTINGS SHALL BE 2'-6" BELOW FROST LINE PER LOCAL REQUIREMENTS. FOOTINGS SHALL BE FURTHER LOWERED TO APPROVED BEARING ELEVATIONS AS REQUIRED BY THE FIELD GEOTECHNICAL ENGINEER. STEP DOWN FOOTINGS AS REQUIRED TO CLEAR UTILITY LINES AND FIED CONDITIONS.

5. EXCAVATIONS FOR SPREAD FOOTINGS AND CONTINUOUS WALL FOOTINGS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE. FOOTING EXCAVATIONS SHALL HAVE THE SIDES AND BOTTOMS TEMPORARILY LINED WITH 6 MIL VISQUEEN IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF THE FOOTING EXCAVATION.

6. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT, STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.

7. SLAB ON GRADE SHALL BE UNDERLAID BY A MINIMUM OF 4 INCHES OF GRANULAR MATERIAL HAVING A MAXIMUM AGGREGATE SIZE OF 1.5 INCHES AND NO MORE THAN 2% FINES. PRIOR TO PLACING THE GRANULAR MATERIAL, THE FLOOR SUBGRADE SHALL BE PROPERLY COMPACTED, PROOFROLLED, FREE OF STANDING WATER, MUD AND FROZEN SOIL. BEFORE PLACEMENT OF CONCRETE, A VAPOR BARRIER SHALL BE PLACED ON TOP OF THE GRANULAR MATERIAL.

C. CONCRETE

1. CONCRETE SHALL HAVE NATURAL SAND FINE AGGREGATES AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH (F_c):

WALLS & FOOTINGS:	3000 PSI
SLAB ON GRADE:	3500 PSI
SLAB ON METAL FORMS:	4500 PSI
DRIVEWAY STRUCTURAL SLAB:	4500 PSI

ALL EXTERIOR CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED 6% OF CONCRETE VOLUME. MAXIMUM CONCRETE SLUMP SHALL BE 4 INCHES.

2. GROUT SHALL BE NONSHRINKABLE, NON-METALLIC CONFORMING TO ASTM C827, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.

3. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI SP-66 "DETAILING MANUAL". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" AND CRSI "MANUAL OF STANDARD PRACTICE".

4. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301.

5. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS:

FOOTINGS:	3"
SLAB ON GRADE (TOP):	2"

PROVIDE STANDARD BAR CHAIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED.

6. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS REVIEWED BY THE STRUCTURAL ENGINEER. ALL REINFORCEMENT BARS IN CONCRETE OVER FORM DECK AND DRIVEWAY STRUCTURAL SLAB SHALL BE EPOXY COATED PER ASTM A775. ALL DAMAGED EPOXY COATING SHALL BE REPAIRED PER ASTM A775. BAR SUPPORTS & TIE WIRE SHALL BE COATED WITH NON-CONDUCTIVE MATERIAL.

7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO MESH AT SPICES.

8. WELDING OF REINFORCEMENT BARS, WHEN ACCEPTED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.4. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX.

9. REINFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL LAP 40 BAR DIAMETERS AT SPICES UNLESS NOTED OTHERWISE. EPOXY COATED BARS SHALL LAP 46 BAR DIAMETERS AT LAP SPICES UNLESS NOTED OTHERWISE.

10. HORIZONTAL WALL & FTG REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90-DEGREE BENDS AND EXTENSION, OR CORNER BARS OF EQUIVALENT SIZE LAPPED 36 BAR DIAMETERS, AT CORNERS AND INTERSECTIONS.

11. PROVIDE 1 #4 x 3'-0" DIAGONAL BAR AT ALL RE-ENTRANT CORNERS AND AROUND RECTANGULAR HOLES IN SLABS UNLESS NOTED OTHERWISE. PLACE BAR AT MID DEPTH OF THE SLAB AND DIAGONAL TO THE CORNER WITH 1" CLEARANCE FROM THE CORNER.

D. STEEL

1. STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A572 GRADE 50 (FY = 50 KSI). STEEL PLATES & ANGLES SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S GRADE B, OR ASTM A501. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B (FY = 46 KSI). ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.

2. CONNECTION BOLTS FOR STRUCTURAL STEEL SHALL BE HIGH STRENGTH BOLTS WHICH MEET OR EXCEED THE REQUIREMENTS OF ASTM A325, TYPE N,X, OR F. BOLTS SHALL BE DESIGNED AS BEARING TYPE BOLTS. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SNUG TIGHT" CONDITION AS OUTLINED IN THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". BOLTS SHALL HAVE A HARDENED WASHER PLACED UNDER THE ELEMENT TO BE TIGHTENED.

3. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

4. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN AND DETAILING OF ALL CONNECTIONS NOT FULLY DETAILED ON THE CONTRACT DRAWINGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION".

5. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1. ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO AWS A5.1 OR AWS A5.5, CLASS E70XX, LOW HYDROGEN. WELDING ELECTRODES TO BE USED FOR WELDING GALVANIZED STEEL SHALL BE E7014. AFTER WELDING, APPLY GALVANIZED PAINT TO THE AFFECTED AREAS.

6. PENETRATION, MODIFICATION, & SPLICING OF STRUCTURAL STEEL WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

7. PROVIDE STRUCTURAL STEEL WITH ONE COAT OF RUST PREVENTIVE SHOP PRIMER. TOUCH UP PAINT WHERE WELDING OR ERECTION PROCEDURE DAMAGE PAINT.

8. ALL WEATHER EXPOSED STEEL SUPPORTING MASONRY, STONE, OR PRECAST CONCRETE SHALL BE HOT DIPPED GALVANIZED. ALL WEATHER EXPOSED STRUCTURAL STEEL SHALL BE BLASTED CLEAN, AND PAINTED WITH A WEATHER RESISTANT PAINT AS SELECTED BY THE OWNER OR ARCHITECT.

9. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL HAVE TOLERANCES, ALIGNMENT, AND LEVELNESS CONFORMING TO THE AISC REQUIREMENTS FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

E. MASONRY

1. MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 530 "BUILDING CODE REQUIREMENTS FOR CONCRETE, MASONRY STRUCTURES" AND ACI 530.1 "SPECIFICATIONS FOR MASONRY STRUCTURES".

2. CONCRETE MASONRY CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F_m) OF 1500 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAYS.

3. MASONRY UNITS SHALL BE GRADE N, TYPE I MEDIUM WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON THE NET AREA AT 28 DAYS.

4. FACING BRICK SHALL CONFORM TO THE REQUIREMENTS OF ASTM C216 GRADE SW. FACING BRICK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AS DETERMINED BY ASTM C67.

5. MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C270, TYPE M OR S. TYPE M MORTAR SHALL BE USED IN BELOW GRADE APPLICATIONS AND SHALL OBTAIN AN AVERAGE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. TYPE S MORTAR MAY BE USED IN ABOVE GRADE APPLICATIONS AND SHALL OBTAIN AN AVERAGE COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

6. GROUT SHALL CONFORM TO ASTM C476 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI ON THE NET AREA AT 28 DAYS.

7. REINFORCEMENT SHALL CONFORM TO THE STANDARDS SPECIFIED IN THE CONCRETE NOTES. REINFORCEMENT SHALL BE LAP SPICED A MINIMUM OF 36 BAR DIAMETER UNLESS NOTED OTHERWISE.

8. HORIZONTAL JOINT REINFORCEMENT SHALL BE USED IN THE MASONRY CONSTRUCTION. SUCH JOINT REINFORCEMENT SHALL BE PLACED AT 8 INCHES ON CENTER VERTICALLY IN WALLS BELOW GRADE AND AT 16 INCHES ON CENTER VERTICALLY IN WALLS THAT ARE ABOVE GRADE. MASONRY JOINT REINFORCING SHALL BE TRUSS TYPE ZINC COATED, COLD DRAWN STEEL WIRE CONFORMING TO ASTM A82.

9. UNLESS NOTED OTHERWISE ON PLAN, PROVIDE LOOSE ANGLE LINTELS FOR EACH 4 INCHES OF WALL THICKNESS WITH 6 INCHES MINIMUM BEARING AT EACH END.

UP TO 4'-0"	L3 1/2x3 1/2x1/4
UP TO 6'-0"	L5x3 1/2x5/16 (LLV)
UP TO 8'-0"	L6x3 1/2x5/16 (LLV)

F. WOOD

1. ALL LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION, BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

2. ALL FRAMING LUMBER EXCEPT SILL PLATES AND TOP & BOT BEARING WALL PLATES SHALL BE HEM-FIR, GRADE #2 OR SPRUCE-PINE-FIR, GRADE #2 OR BETTER, HAVING THE FOLLOWING MIN VALUES:

BENDING STRESS "F _b ":	850 PSI (SINGLE MEMB USE)
HORIZONTAL SHEAR "F _v ":	135 PSI
COMP PERPENDICULAR TO GRAIN "F _c ⊥":	405 PSI
COMP PARALLEL TO GRAIN "F _c ":	1100 PSI
MODULUS OF ELASTICITY "E":	1,300,000 PSI

NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.

3. ALL STRUCTURAL POSTS, SILL PLATES, TOP & BOT BEARING WALL PLATES, AND EXTERIOR FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, GRADE #2 OR BETTER, WITH THE FOLLOWING MINIMUM VALUES (BASED ON 2x12 LUMBER):

BENDING STRESS "F _b ":	975 PSI (SINGLE MEMB USE)
HORIZONTAL SHEAR "F _v ":	175 PSI
COMP PERPENDICULAR TO GRAIN "F _c ⊥":	565 PSI
COMP PARALLEL TO GRAIN "F _c ":	1450 PSI
MODULUS OF ELASTICITY "E":	1,600,000 PSI

4. ALL LVL MEMBERS SHALL BE 1.9E MICROLLAM LVL WITH THE FOLLOWING ALLOWABLE DESIGN STRESSES:

BENDING STRESS "F _b ":	2600 PSI
HORIZONTAL SHEAR "F _v ":	285 PSI
COMP PERPENDICULAR TO GRAIN "F _c ⊥":	750 PSI
COMP PARALLEL TO GRAIN "F _c ":	2310 PSI
MODULUS OF ELASTICITY "E":	1,900,000 PSI

5. ALL PSL MEMBERS SHALL BE 2.0E PARALLAM PSL WITH THE FOLLOWING ALLOWABLE DESIGN STRESSES:

BENDING STRESS "F _b ":	2900 PSI
HORIZONTAL SHEAR "F _v ":	290 PSI
COMP PERPENDICULAR TO GRAIN "F _c ⊥":	650 PSI
COMP PARALLEL TO GRAIN "F _c ":	2900 PSI
MODULUS OF ELASTICITY "E":	2,000,000 PSI

4. ALL WEATHER EXPOSED DIMENSION LUMBER AND SILL PLATES BEARING ON MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. WEATHER EXPOSED ENDS OF MEMBERS SHALL BE TREATED WITH C.C.A.

5. ALL FREESTANDING POSTS SHALL HAVE PREFABRICATED POST CAPS AND BASE. POSTS WITHIN WALL SHALL HAVE PREFABRICATED CAP ATTACHED TO BEAM. POSTS BEARING ON MASONRY OR CONCRETE SHALL HAVE PREFABRICATED BASE. INSTALL CONNECTORS PER MANUF RECOMMENDATIONS. CONNECTORS EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND OR SHALL BE HOT DIP GALVANIZED.

6. PROVIDE SOLID WOOD BLOCKING WITH END GRAIN BEARING BETWEEN FLOOR LEVELS BELOW ALL SOLID WOOD POSTS AND MULTIPLE STUD. COLUMN CONCENTRATED LOADS SHALL BE TRANSFERRED THROUGH FLOOR LEVELS DOWN TO TOP OF CONCRETE OR MASONRY. PROVIDE SOLID WOOD BLOCKING AT SUPPORTS, ENDS OF CANTILEVERS, AND AT 8'-0" O.C. MAXIMUM OF ANY HORIZONTAL SPAN, OR AS PER MANUFACTURED MEMBER INSTALLATION INSTRUCTIONS. PROVIDE INTERMEDIATE HORIZONTAL WOOD BLOCKING AT 4'-0" MAXIMUM VERTICAL SPACING AT ALL LOAD BEARING STUD WALLS.

7. FRAMING CONNECTORS FOR JOISTS, BEAMS, TRUSSES, COLUMNS, ETC., SHALL BE BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL. CONNECTORS SHALL BE PROPERLY SIZED ACCORDING TO MEMBER SIZES, AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. CONNECTORS EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND OR SHALL BE HOT DIP GALVANIZED.

8. PROVIDE SIMPSON H2.5A UPLIFT CONNECTORS OR EQUAL AT ALL RAFTERS AND ROOF TRUSSES. REFER TO THE IRC BUILDING CODE FOR MINIMUM NAILING REQUIREMENTS FOR CONNECTING WOOD ELEMENTS. MULTIPLE BEAMS SHALL BE NAILED WITH 2 ROWS OF NAILS AT 12" O.C. MULTIPLE MEMBER STUD POSTS SHALL BE NAILED AT 6" O.C. STAGGERED.

9. DOUBLE FLOOR JOISTS UNDER NON BEARING PARTITION WALLS AND UNDER BATH TUBS PARALLEL TO THE FLOOR JOISTS. UNLESS OTHERWISE SHOWN ON KING STUDS SCHEDULE, PROVIDE DOUBLE FULL HEIGHT STUDS EACH SIDE OF WALL OPENINGS UP TO 4'-0" AND TRIPLE FULL HEIGHT STUDS EACH SIDE OF WALL OPENINGS UP TO 6'-0". MINIMUM END BEARING OF HEADERS IN BEARING WALLS SHALL BE 3" (TWO STUDS) UNLESS NOTED OTHERWISE ON PLAN.

10. WOOD JOIST AND STUDS SHALL NOT BE CUT OR NOTCHED UNLESS AUTHORIZED BY THE ENGINEER. DRILLED HOLES SHALL BE CENTERED AT MID DEPTH OF MEMBER AND THE HOLE DIA SHALL NOT EXCEED 1/3 ACTUAL DEPTH OF MEMBER. NO HOLES ARE TO BE LOCATED WITHIN 2" FROM THE ENDS OR WITHIN THE MIDDLE 1/3 OF THE SPAN. PROVIDE 4" CLEAR BETWEEN HOLES.

11. PLYWOOD WEB JOISTS (TJI), LAMINATED VENEER LUMBER (LVL), AND PARALLEL STRAND LUMBER (PSL) SHALL BE AS MANUFACTURED BY TRUS JOIST MACMILLAN OR APPROVED EQUAL. REFER TO THE MANUFACTURER RECOMMENDATION FOR INSTALLATION, CONNECTION, AND REINFORCEMENT DETAILS REQUIRED FOR THESE PRODUCTS. PROVIDE 1 3/4" MINIMUM BEARING FOR TJI JOISTS AND 3 1/2" MINIMUM BEARING FOR LVL AND PSL BEAMS. PROVIDE 1 1/4" MINIMUM TIMBERSTRAND RIM BOARD AT ALL PERIMETER WALLS AND SILL PLATES. PROVIDE WEB STIFFENERS 2x SQUASH BLOCKS AS SHOWN ON THE PROJECT DRAWINGS AND AS REQUIRED BY THE MANUFACTURER.

12. FASTEN MULTIPLE LVL MEMBERS TOGETHER AS FOLLOWS:
2 AND 3 MEMBERS 12" OR LESS: PROVIDE 2 ROWS OF 16d COMMON NAILS AT 12" O.C.
2 AND 3 MEMBERS > 12" DEEP: PROVIDE 3 ROWS OF 16d COMMON NAILS AT 12" O.C.
NAIL 3 MEMBER ASSEMBLY FROM BOTH SIDES.
FOR ONE SIDED LOADED ASSEMBLY AND 4 PIECE MEMBERS: PROVIDE 2 ROWS OF 1/2"Ø THROUGH BOLTS @ 12" O.C.
PROVIDE HEAVY DUTY FRAMING CONNECTIONS BY SIMPSON STRONG TIE COMPANY OR APPROVED EQUAL WHEN CONNECTING LVL AND PSL MEMBERS.

13. UNLESS OTHERWISE INDICATED, SUBFLOORING SHALL BE 3/4" T & G PLYWOOD, APA RATED STURD-I-FLOOR, ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD APA RATED, AND WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD APA RATED. PROVIDE "H" CLIPS AT BUTT JOINTS OF ROOF SHEATHING.

14. ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE LOADS INDICATED ON THE DRAWINGS. SHOP DRAWINGS AND DESIGN CALCULATIONS SHALL BE SUBMITTED FOR REVIEW AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF THE ACTUAL CONSTRUCTION.

15. MULTIPLE TRUSSES MUST BE FASTENED TO EACH OTHER IN A MANNER AS TO SHARE THE SUPERIMPOSED LOADS INCLUDING LOADS FROM HEADERS. CONNECTORS FOR TRUSSES TO BEAMS AND TRUSS GRIDERS SHALL BE DESIGNED BY THE SPECIFIED BY THE TRUSS MANUFACTURER. WOOD TRUSSES SHALL NOT BE CUT OR DRILLED UNLESS AUTHORIZED BY THE TRUSS MANUFACTURER.

G. NOTES

1. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SLEEVES, ANCHORS, VENT OPENINGS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS THAT MAY BE REQUIRED.

2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR CONCRETE AND MASONRY REINFORCING, CONCRETE MIX DESIGN, & STRUCTURAL STEEL TO THE STRUCTURAL ENGINEER FOR REVIEW.

3. GUARD RAILS, HAND RAILS AND STAIRS SHALL BE ENGINEERED BY THE STAIR AND RAILING MANUFACTURER TO MEET THE IRC CODE REQUIRED DESIGN LOAD CRITERIA. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR THE STAIR AND GUARD RAIL DESIGN SIGNED BY A PROFESSIONAL ENGINEER FOR REVIEW BY THE ARCHITECT AND ENGINEER OF RECORD.

4. ALL WORK SPECIFIED HEREIN SHALL BE INSPECTED BY A QUALIFIED INSPECTION AGENCY IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. THE OWNER OR CONTRACTOR SHALL HIRE AN EXPERIENCED INSPECTION AGENCY TO PERFORM ALL THE REQUIRED INSPECTION WORK AND PROVIDE ANY REQUIRED CERTIFICATIONS.

REVIEWED

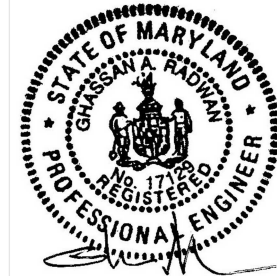
By Rebecca Ballo at 2:17 pm, Nov 13, 2023

APPROVED

Montgomery County
Historic Preservation Commission

Rebecca Ballo

Seal



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. 17129, Expiration date: 11-06-22

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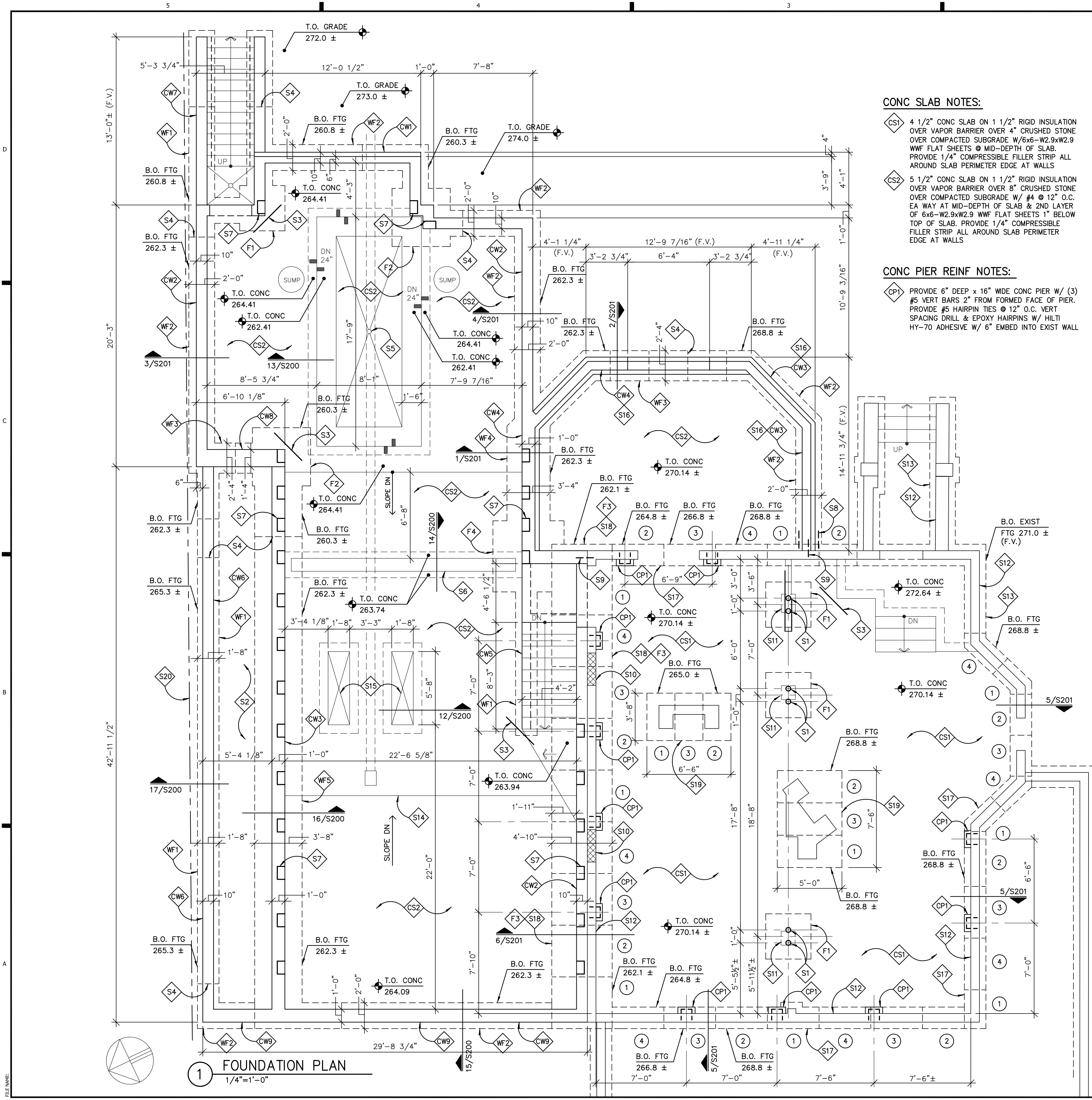
CONSTRUCTION	06-24-2022
PERMIT REVISIONS	10-06-2021
PERMIT	08-16-2021
Issue Description	Date

RAI Project No.	RA-20-107
Checked By	GR
Drawn By	GR
Scale	1=48

Sheet Title	
STRUCTURAL NOTES	

Sheet No.	S001
SHEET 1	OF 8

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CONC SLAB NOTES:

- CS1 4 1/2" CONC SLAB ON 1 1/2" RIGID INSULATION OVER VAPOR BARRIER OVER 4" CRUSHED STONE OVER COMPACTED SUBGRADE W/ 6x6-W2.9xW2.9 WWF FLAT SHEETS @ MID-DEPTH OF SLAB. PROVIDE 1/4" COMPRESSIBLE FILLER STRIP ALL AROUND SLAB PERIMETER EDGE AT WALLS
- CS2 5 1/2" CONC SLAB ON 1 1/2" RIGID INSULATION OVER VAPOR BARRIER OVER 8" CRUSHED STONE OVER COMPACTED SUBGRADE W/ #4 @ 12" O.C. EA WAY AT MID-DEPTH OF SLAB & 2ND LAYER OF 6x6-W2.9xW2.9 WWF FLAT SHEETS 1" BELOW TOP OF SLAB. PROVIDE 1/4" COMPRESSIBLE FILLER STRIP ALL AROUND SLAB PERIMETER EDGE AT WALLS

CONC PIER REINF NOTES:

- CP1 PROVIDE 6" DEEP x 16" WIDE CONC PIER W/ (3) #5 VERT BARS 2" FROM FORMED FACE OF PIER. PROVIDE #5 HAIRPIN TIES @ 12" O.C. VERT SPACING DRILL & EPOXY HAIRPINS W/ HILTI HY-70 ADHESIVE W/ 6" EMBED INTO EXIST WALL

CONC WALL NOTES:

- CW1 10" CONC WALL (6" STEM +4" LEDGE) W/ #5 @ 12" O.C. EACH WAY. PLACE ALL BARS 3" FROM INSIDE FACE OF WALL. LAP ALL BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 12" O.C. INTO FTG.
- CW2 10" CONC WALL W/ #5 @ 12" O.C. EACH WAY. PLACE ALL BARS 3" FROM INSIDE FACE OF WALL. LAP ALL BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 12" O.C. INTO FTG.
- CW3 12" CONC WALL W/ #5 @ 12" O.C. EACH WAY. PLACE ALL BARS 3" FROM INSIDE FACE OF WALL. LAP ALL BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 12" O.C. INTO FTG.
- CW4 16" CONC WALL (12" STEM +4" LEDGE) W/ #5 @ 12" O.C. EACH WAY. PLACE ALL BARS 3" FROM INSIDE FACE OF WALL. LAP ALL BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 12" O.C. INTO FTG.
- CW5 8" CONC WALL W/ #5 @ 16" O.C. EACH WAY. PLACE ALL BARS IN CENTER OF WALL. LAP ALL BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 16" O.C. INTO FTG.
- CW6 10" CONC WALL W/ #5 @ 16" O.C. EACH WAY. PLACE ALL BARS IN CENTER OF WALL. LAP ALL BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 16" O.C. INTO FTG.
- CW7 14" CONC WALL (10" STEM +4" LEDGE) W/ #5 @ 12" O.C. EACH WAY. PLACE ALL BARS IN CENTER OF 10" STEM WALL. LAP ALL BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 12" O.C. INTO FTG.
- CW8 16" CONC WALL W/ #5 @ 16" O.C. EACH WAY EACH FACE. (2-LAYERS) PLACE ALL BARS 3" FROM EACH FACE. LAP ALL BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 16" O.C. INTO FTG.
- CW9 12" CONC WALL W/ #6 @ 12" O.C. EACH WAY 3" FROM INSIDE FACE OF WALL & #5 @ 12" O.C. EACH WAY 3" FROM OUTSIDE FACE OF WALL (2-LAYERS). LAP #5 BARS 2'-4", LAP #6 BARS 2'-10". PROVIDE MATCHING #5 DWLS @ 12" O.C. INTO FTG.

WALL FOOTING NOTES:

- WF1 1'-8" WIDE x 1'-0" DEEP CONT CONC WALL FTG W/ (2) #5 CONT 3" FROM BOT OF FTG. STEP FTG AS REQ'D PER DET 2/S200
- WF2 2'-0" WIDE x 1'-0" DEEP CONT CONC WALL FTG W/ (2) #5 CONT 3" FROM BOT OF FTG. STEP FTG AS REQ'D PER DET 2/S200
- WF3 2'-4" WIDE x 1'-0" DEEP CONT CONC WALL FTG W/ (3) #5 CONT 3" FROM BOT OF FTG. STEP FTG AS REQ'D PER DET 2/S200
- WF4 3'-4" WIDE x 1'-0" DEEP CONT CONC WALL FTG W/ (4) #5 CONT. PROVIDE #5 BARS @ 12" O.C. IN SHORT DIRECTION. PLACE ALL BARS 3" FROM BOT OF FTG. SEE 9/S200
- WF5 3'-8" WIDE x 1'-0" DEEP CONT CONC WALL FTG W/ (4) #5 CONT. PROVIDE #5 BARS @ 12" O.C. IN SHORT DIRECTION. PLACE ALL BARS 3" FROM BOT OF FTG. SEE 9/S200

COL FOOTING NOTES:

- F1 3'-6"x 3'-6"x 1'-0" DEEP CONC FTG W/ (4) #5 @ 10" O.C. EACH WAY 3" FROM BOT OF FTG
- F2 4'-6"x 4'-6"x 1'-0" DEEP CONC FTG W/ (5) #5 @ 10" O.C. EACH WAY 3" FROM BOT OF FTG.
- F3 4'-10" WIDE x 4'-0"± LONG x 1'-4" DEEP CONC FTG W/ (5) #5 @ 10" O.C. EACH WAY 3" FROM BOT OF FTG.
- F4 5'-6"x 5'-6"x 1'-2" DEEP CONC FTG W/ (6) #5 @ 10" O.C. EACH WAY 3" FROM BOT OF FTG.

UNDERPINNING INSPECTION:

PROVIDE INSPECTION FOR ALL FOUNDATION UNDERPINNING WORK. ALL FOUNDATION UNDERPINNING WORK SHALL BE INSPECTED BY A THIRD PARTY INSPECTION AGENCY.

BRACING & SHORING NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, SEQUENCE, AND MEANS AND METHODS OF THE CONSTRUCTION.

DIMENSIONING NOTE:

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS SHOWN ON THIS DRAWINGS WITH THE ARCHITECTURAL DWGS & CIVIL DWGS.

FIELD VERIFICATION NOTE:

EXISTING INFORMATION SHOWN ON THE DRAWINGS WERE NOT VERIFIED. CONTRACTOR SHALL REVIEW DRAWINGS & FIELD VERIFY ALL EXISTING CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & ENGINEER PRIOR TO START OF CONSTRUCTION.

FOUNDATION PLAN NOTES:

- S1 STEEL COL SEE SHEET S101
- S2 COMPACTED FILL
- S3 #4 x 3'-0" ADD'L SLAB CORNER BAR
- S4 STEP WALL FTG SEE DET 2/S200
- S5 FLOOR DRAIN SEE PLUMBING DWGS
- S6 TRENCH DRAIN SEE PLUMBING DWGS
- S7 BEAM POCKET ABOVE SEE SHEET S101
- S8 DRILL & EPOXY (2) #5 DOWELS x 1'-6" W/ 6" EMBED INTO EXIST FTG. BOT OF NEW FTG TO MATCH BOT OF EXIST FTG
- S9 DRILL & EPOXY #5 DOWELS x 1'-6" @ 16" O.C. VERT SPACING W/ 6" EMBED INTO EXIST WALL
- S10 MASONRY INFILL TO MATCH EXIST WALL. TOOTH-IN & GROUT SOLID TO RESTORE STRUCTURAL INTEGRITY OF MASONRY WALL.
- S11 EXIST MASONRY PIER TO BE REMOVED FIELD VERIFY LOCATION
- S12 EXIST 8" FULL WIDTH MASONRY WALL BELOW FIELD VERIFY CONDITION
- S13 EXIST WALL FTG TO REMAIN INTACT
- S14 PROVIDE PRE-FORMED SLAB CONTROL JOINT 1 1/4" DEEP TO CONTROL CRACK. CUT 50% OF SLAB REBAR PASSING THRU THE JOINT LOCATION.
- S15 5 1/4" DEEP SLAB RECESS COORD W/ LIFT MANUF
- S16 4" BRICK +8" CMU MONOLITHIC MASONRY WALL ABOVE CONC WALL BELOW W/ FULL WIDTH HORIZ TRUSS REINF @ 8" VERT W/ #5 VERT BARS @ 16" IN CENTER OF 8" CMU. GROUT CELLS SOLID. LAP BARS 2'-4". PROVIDE MATCHING #5 DWLS @ 16" O.C. INTO CONC BELOW.
- S17 PROVIDE 2'-0" WIDE x 1'-6" MIN DEEP CONC FTG UNDERPINNING AT EXIST WALL. SEE DET 5/S201 FOR REQ'D REBAR SIZE & LOCATION. LOWER BOTTOM OF UNDERPINNING AS SHOWN ON PLAN
- S18 PROVIDE 4'-10" WIDE x 1'-4" MIN DEEP CONC FTG UNDERPINNING AT NEW & EXIST WALL. SEE DET 6/S201 FOR REQ'D REBAR SIZE & LOCATION. LOWER BOTTOM OF UNDERPINNING AS SHOWN ON PLAN
- S19 PROVIDE CONC FTG UNDERPINNING AT EXIST CHIMNEY PER INDICATED PLAN DIMENSIONS. SEE DET 8/S201 FOR REQ'D REBAR SIZE & LOCATION. LOWER BOTTOM OF UNDERPINNING AS SHOWN ON PLAN
- S20 PROPERTY LINE SEE CIVIL & ARCHT DWGS FOR INFO

UNDERPINNING NOTES:

- ALL UNDERPINNING WORK SHALL BE DONE BY A SPECIALTY CONTRACTOR EXPERIENCED AND INSURED FOR THIS TYPE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE AS THE RESULT OF THE UNDERPINNING WORK.
- ALL UNDERPINNING WORK SHALL BE INSPECTED BY A THIRD PARTY INSPECTION AGENCY. THE SOIL BEARING MATERIAL SHALL BE APPROVED BY A REGISTERED GEOTECHNICAL ENGINEER.
- UNDERPINNING PIERS SHALL BE INSTALLED IN THE SEQUENCE INDICATED ON THE PLANS AND THE DETAIL. PIERS SHALL BE 4'-0" MAX AND SHALL EXTEND 1'-0" MIN INTO UNDISTURBED SOIL. NO OPEN UNDERPINNING PIT SHALL BE CLOSER THAN 12'-0" CLEAR TO ANY OTHER OPEN UNDERPINNING PIT. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALLOW 36 HOURS CURING PRIOR TO PLACING 2" CONTINUOUS FULL WIDTH DRYPACKING. ALLOW ANOTHER 18 HOURS BETWEEN DRYPACKING AND THE NEXT EXCAVATION SEQUENCE.

FOUNDATION NOTES:

- STEP FOOTINGS PER DETAILS ON S200 FOR UTILITY LINES AND AS REQ'D BY THE GEOTECH ENGINEER FOR APPROVED SOIL BEARING. BOTTOM OF ALL FOOTINGS SHALL BE MIN OF 2'-6" BELOW FINISH GRADE. CONTRACTOR SHALL COORDINATE BOTTOM OF FTGS WITH SITE PLAN, ARCHT DWGS & FIELD CONDITIONS.
- FOUNDATION WALLS SHALL HAVE P.T. 2x SILL PL ANCHORED TO WALL W/ 5/8" DIA x 1'-0" BOLTS @ 32" O.C. PROVIDE DRAIN BOARD, WATER PROOFING, & 4" DIA DRAIN PIPE CONNECTED TO SUMP PUMP LOCATED BELOW THE LOWEST BASEMENT SLAB. TERMINATE DRAIN BOARD 1'-6" BELOW FINISH GRADE. TOP 18" OF SOIL SHALL BE IMPERVIOUS. SLOPE GRADE AWAY FROM WALL.

GENERAL NOTES:

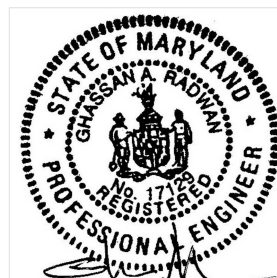
- REFER TO THE ARCHT DWGS FOR DIMENSIONS, ELEVATIONS, & BALANCE OF INFORMATION. REFER TO MEP DWGS FOR ADD'L INFO ON DRAINS, UTILITY LINES, SLEEVES, & OPENINGS REQUIREMENTS.
- REFER TO S001 FOR STRUCTURAL NOTES. REFER TO S200 THRU S202 & S301 FOR APPLICABLE DETAILS NOT REFERENCED ON PLAN.
- REFER TO THE CIVIL DRAWINGS FOR ADD'L INFO & FINISH GRADE ELEVATIONS

REVIEWED

By Rebecca Ballo at 2:16 pm, Nov 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission

Seal



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. 17129, Expiration date: 11-06-22

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CONSTRUCTION 06-24-2022
PERMIT 08-16-2021

Issue Description Date

RAI Project No. RA-20-107

Checked By GR

Drawn By GR

Scale 1=48

Sheet Title

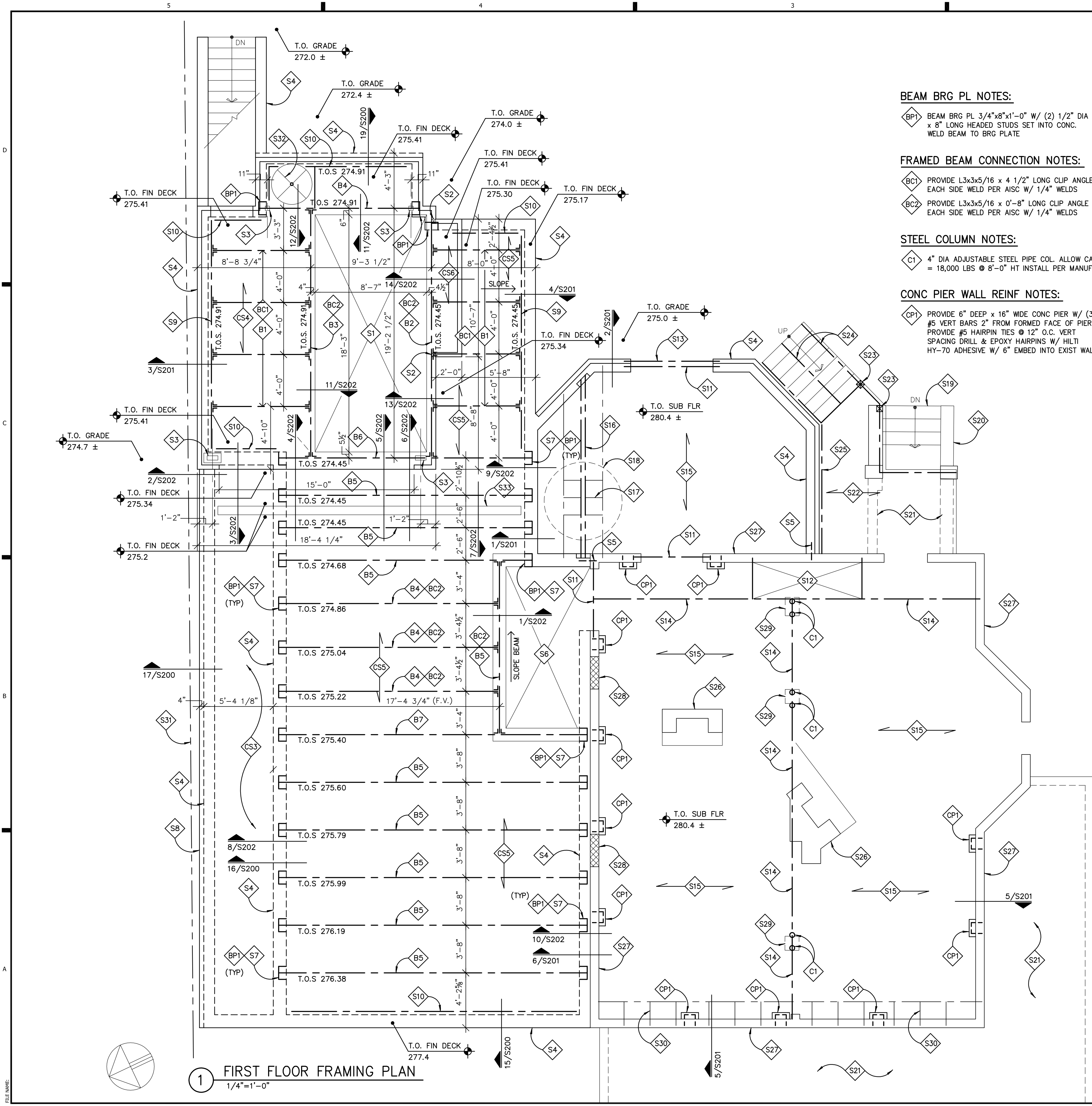
**FOUNDATION
PLAN**

Sheet No.

S100

SHEET 2 OF 8

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

BEAM BRG PL NOTES:

BP1 BEAM BRG PL 3/4"x8"x1'-0" W/ (2) 1/2" DIA x 8" LONG HEADED STUDS SET INTO CONC. WELD BEAM TO BRG PLATE

FRAMED BEAM CONNECTION NOTES:

BC1 PROVIDE L3x3x5/16 x 4 1/2" LONG CLIP ANGLE EACH SIDE WELD PER AISC W/ 1/4" WELDS
BC2 PROVIDE L3x3x5/16 x 0'-8" LONG CLIP ANGLE EACH SIDE WELD PER AISC W/ 1/4" WELDS

STEEL COLUMN NOTES:

C1 4" DIA ADJUSTABLE STEEL PIPE COL. ALLOW CAP = 18,000 LBS @ 8'-0" HT INSTALL PER MANUF

CONC PIER WALL REINF NOTES:

CP1 PROVIDE 6" DEEP x 16" WIDE CONC PIER W/ (3) #5 VERT BARS 2" FROM FORMED FACE OF PIER. PROVIDE #5 HAIRPIN TIES @ 12" O.C. VERT SPACING DRILL & EPOXY HAIRPINS W/ HILT HY-70 ADHESIVE W/ 6" EMBED INTO EXIST WALL

STEEL BEAM NOTES:

B1 W8x18 STEEL BEAM BELOW STEEL DECK. WELD TO BEAM WEB W/ DOUBLE ANGLE CONN. WELD TO BRG PLATES. WELD STEEL DECK TO BEAM
B2 W12x50 STEEL BEAM BELOW STEEL DECK. WELD TO BEAM WEB W/ DOUBLE ANGLE CONN. WELD TO BRG PLATES. WELD STEEL DECK TO BEAM
B3 W16x36 STEEL BEAM BELOW STEEL DECK. WELD TO BEAM WEB W/ DOUBLE ANGLE CONN. WELD TO BRG PLATES. WELD STEEL DECK TO BEAM
B4 W14x30 STEEL BEAM BELOW STEEL DECK. WELD TO BEAM WEB W/ DOUBLE ANGLE CONN. WELD TO BRG PLATES. WELD STEEL DECK TO BEAM
B5 W14x48 STEEL BEAM BELOW STEEL DECK. WELD TO BEAM WEB W/ DOUBLE ANGLE CONN. WELD TO BRG PLATES. WELD STEEL DECK TO BEAM
B6 W14x61 STEEL BEAM BELOW STEEL DECK. WELD TO BEAM WEB W/ DOUBLE ANGLE CONN. WELD TO BRG PLATES. WELD STEEL DECK TO BEAM
B7 W14x82 STEEL BEAM BELOW STEEL DECK. WELD TO BEAM WEB W/ DOUBLE ANGLE CONN. WELD TO BRG PLATES. WELD STEEL DECK TO BEAM

CONC SLAB NOTES:

CS1 4 1/2" CONC SLAB ON 1 1/2" RIGID INSULATION OVER VAPOR BARRIER OVER 4" CRUSHED STONE OVER COMPACTED SUBGRADE W/ #4 @ 12" O.C. EA WAY AT MID-DEPTH OF SLAB & 2ND LAYER OF 6x6-W2.9xW2.9 WWF FLAT SHEETS 1" BELOW TOP OF SLAB. PROVIDE 1/4" COMPRESSIBLE FILLER STRIP ALL AROUND SLAB PERIMETER EDGE AT WALLS
CS2 5 1/2" CONC SLAB ON 1 1/2" RIGID INSULATION OVER VAPOR BARRIER OVER 4" CRUSHED STONE OVER COMPACTED SUBGRADE W/ #4 @ 12" O.C. EA WAY AT MID-DEPTH OF CONC OVER DECK. WELD DECK TO STEEL SUPPORTS PER SDI WITH 3/8" DIA WELDS @ 12" O.C.
CS3 6 1/2" CONC SLAB ON VAPOR BARRIER OVER 4" CRUSHED STONE OVER COMPACTED SUBGRADE W/ #5 @ 12" O.C. EA WAY 3" FROM BOTTOM OF SLAB
CS4 CONC OVER 1.5 C20 GALV MTL FORM DECK OVER DECK. PROVIDE ADD'L #4 @ 12" O.C. EACH WAY AT MID-DEPTH OF CONC OVER DECK. WELD DECK TO STEEL SUPPORTS PER SDI WITH 3/8" DIA WELDS @ 12" O.C.
CS5 CONC OVER 1.5 C20 GALV MTL FORM DECK OVER DECK. PROVIDE ADD'L #4 @ 12" O.C. EACH WAY AT MID-DEPTH OF CONC OVER DECK. WELD DECK TO STEEL SUPPORTS PER SDI WITH 3/8" DIA WELDS @ 12" O.C.
CS6 CONC OVER 1.5 C20 GALV MTL FORM DECK OVER DECK. PROVIDE ADD'L #4 @ 12" O.C. EACH WAY AT MID-DEPTH OF CONC OVER DECK. WELD DECK TO STEEL SUPPORTS PER SDI WITH 3/8" DIA WELDS @ 12" O.C.

BRACING & SHORING NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, SEQUENCE, AND MEANS AND METHODS OF THE CONSTRUCTION.

DIMENSIONING NOTE:

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS SHOWN ON THIS DRAWINGS WITH THE ARCHITECTURAL DWGS & CIVIL DWGS.

FIELD VERIFICATION NOTE:

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FIRST FLOOR FRAMING NOTES:

S1 CAR LIFT OPNG COORDINATE W/ LIFT MANUF
S2 WOOD POST ABOVE, PROVIDE SOLID BLOCKING BELOW POST BEARING LOCATION. SEE SHEET S102
S3 STEEL COL ABOVE SEE SHEET S102
S4 CONC WALL BELOW SEE SHEET S100
S5 DRILL & EPOXY #5 DOWELS x 1'-6" @ 16" O.C. VERT SPACING W/ 6" EMBED INTO EXIST WALL. SEE 7/S200
S6 OPEN TO BELOW
S7 SLOPE BEAM BEARING PLATE TO MATCH DECK SLOPE
S8 CANTILEVER EDGE OF SLAB OVER WALL
S9 C9x15 CONT STEEL CHANNEL W/ 5/8" DIA EXP BOLTS @ 12" O.C. W/ 4" EMBED INTO CONC WALL. WELD STEEL BEAMS & DECK TO CHANNEL
S10 L4x4x5/16 CONT W/ 5/8" DIA EXP BOLTS @ 16" O.C. W/ 4" EMBED INTO CONC WALL. WELD DECK TO ANGLE JOISTS
S11 (3) 1 3/4" x 9 1/2" LVL UPSET IN SAME PLANE AS JOISTS
S12 EXIST STAIR OPNG
S13 L6x4x3/8 GALV STEEL LINTEL LONG LEG VERT W/ 6" BRG AT EACH END OVER GROUTED MASONRY
S14 EXIST HEADER TO REMAIN INTACT FIELD VERIFY CONDITION
S15 EXIST 2x10 FLOOR JOISTS TO REMAIN INTACT. FIELD VERIFY SIZE, ORIENTATION, & CONDITION
S16 SISTER EXIST JOIST W/ 2x10 JOIST FULL SPAN TO FACE OF SUPPORT. NAIL W/ (2) ROWS OF 16d NAILS @ 8" O.C.
S17 PROVIDE 2x10 BLKG EACH SIDE @ 16" O.C. TOTAL OF (3) LOCATIONS
S18 COORD LOCATION OF GYM EQUIP W/ ARCHT DWGS
S19 EXIST STAIRS FIELD VERIFY CONDITION
S20 EXIST WALLS BELOW FIELD VERIFY CONDITION
S21 EXIST DECK TO REMAIN INTACT FIELD VERIFY CONDITION
S22 P.T. 2x8 @ 16" O.C.
S23 P.T. 6x6 SOLID WOOD POST FIELD VERIFY CONDITION
S24 P.T. 2x12 STAIR STRINGER FIELD VERIFY CONDITION
S25 P.T. 2x10 WALL PL W/ 5/8" DIA EXP BOLTS @ 16" O.C. W/ 4" EMBED INTO WALL. FIELD VERIFY CONDITION
S26 EXIST CHIMNEY TO REMAIN INTACT
S27 EXIST 8" FULL WIDTH MASONRY WALL BELOW FIELD VERIFY CONDITION
S28 MASONRY INFILL TO MATCH EXIST WALL. TOOTH-IN & GROUT SOLID TO RESTORE STRUCTURAL INTEGRITY OF MASONRY WALL.
S29 EXIST MASONRY PIER TO BE REMOVED FIELD VERIFY LOCATION
S30 PROVIDE 2x10 @ 16" O.C. LADDER FRAMING FOR TOP OF WALL BRACING
S31 PROPERTY LINE SEE CIVIL & ARCHT DWGS FOR INFO
S32 37 1/2" DIA SLAB OPENING. PROVIDE #5 x3'-0" DIAG BARS TOP & BOT OF SLAB 2" FROM EDGE OF OPNG
S33 TRENCH DRAIN SEE PLUMBING DWGS

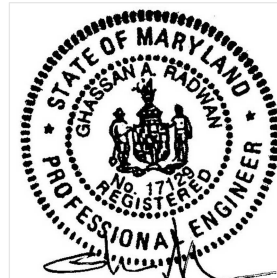
GENERAL NOTES:

- REFER TO THE ARCHT DWGS FOR DIMENSIONS, ELEVATIONS, & BALANCE OF INFORMATION. REFER TO MEP DWGS FOR ADD'L INFO ON DRAINS, UTILITY LINES, SLEEVES, & OPENINGS REQUIREMENTS.
- REFER TO S001 FOR STRUCTURAL NOTES. REFER TO S200 THRU S202, & S300 FOR APPLICABLE DETAILS NOT REFERENCED ON PLAN.
- PROVIDE SOLID BLOCKING BETWEEN FLOORS UNDER ALL WOOD POSTS ALL THE WAY DOWN TO TOP OF BEAMS & CONC WALLS. PROVIDE 2x6 SQUASH BLOCKING EACH SIDE OF TJI JOISTS AT STACKED LOAD BEARING WALLS, INSTALL PER TJI MANUF. PROVIDE INTERMEDIATE HORIZONTAL BLKG BETWEEN STUDS AT 4'-0" VERT SPACING AT ALL LOAD BEARING WALLS.
- IN ADDITION TO POSTS SHOWN ON PLAN, PROVIDE THE FOLLOWING: ADD'L (1) KING STUD EACH SIDE OF OPNGS UP TO 4'-0" WIDE. ADD'L (2) KING STUDS EACH SIDE OF OPNGS UP TO 8'-0" WIDE.
- PROVIDE FRAMING CONNECTORS FOR JOISTS, BEAMS & POSTS. CONNECTORS SHALL BE BY SIMPSON STRONG-TIE OR EQUAL AND SHALL BE PROPERLY SIZED ACCORDING TO MEMBER SIZES, AND INSTALLED ACCORDING TO MANUFACTURER. PROVIDE SIMPSON H2.5A UPLIFT CONNECTORS AT ALL RAFTERS. PROVIDE ST215 STRAPS CONNECTING TOP OF SHEARWALLS TO HEADERS.
- REFER TO S300 FOR WALL BRACING PLAN, WALL BRACING PANEL CONSTRUCTION & TYPICAL DETAILS.

REVIEWED
By Rebecca Ballo at 2:16 pm, Nov 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Rebecca Ballo

Seal



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. 17129, Expiration date: 11-06-22

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**CASWELL-
DEICHMAN
GARAGE**

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KENSINGTON, MD 20895

Developer

CONSTRUCTION 06-24-2022
PERMIT 08-16-2021

Issue Description Date

RAI Project No. RA-20-107

Checked By GR

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Sheet Title

**1ST FLOOR
FRAMING**

Sheet No.

S101
SHEET 3 OF 8
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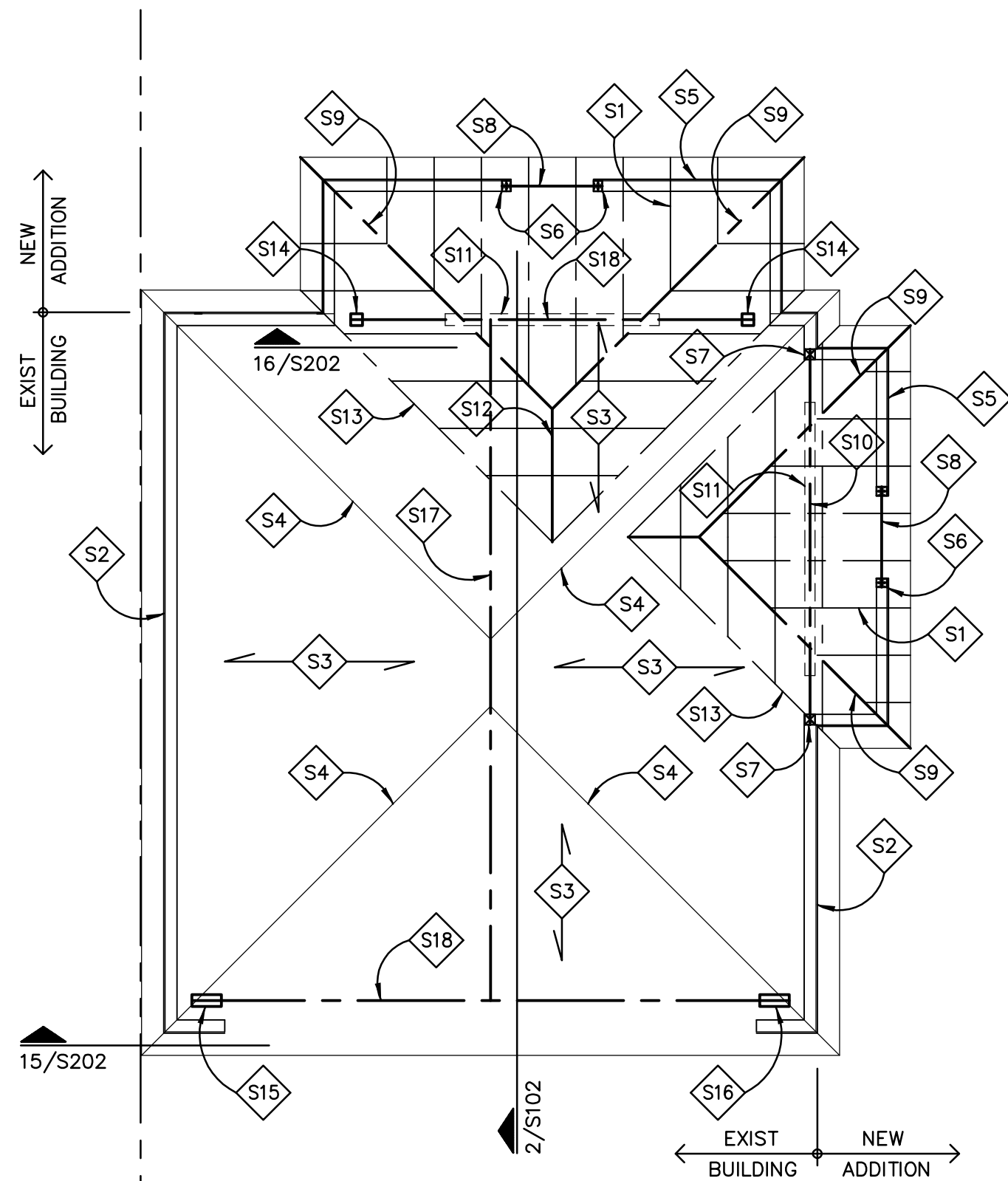
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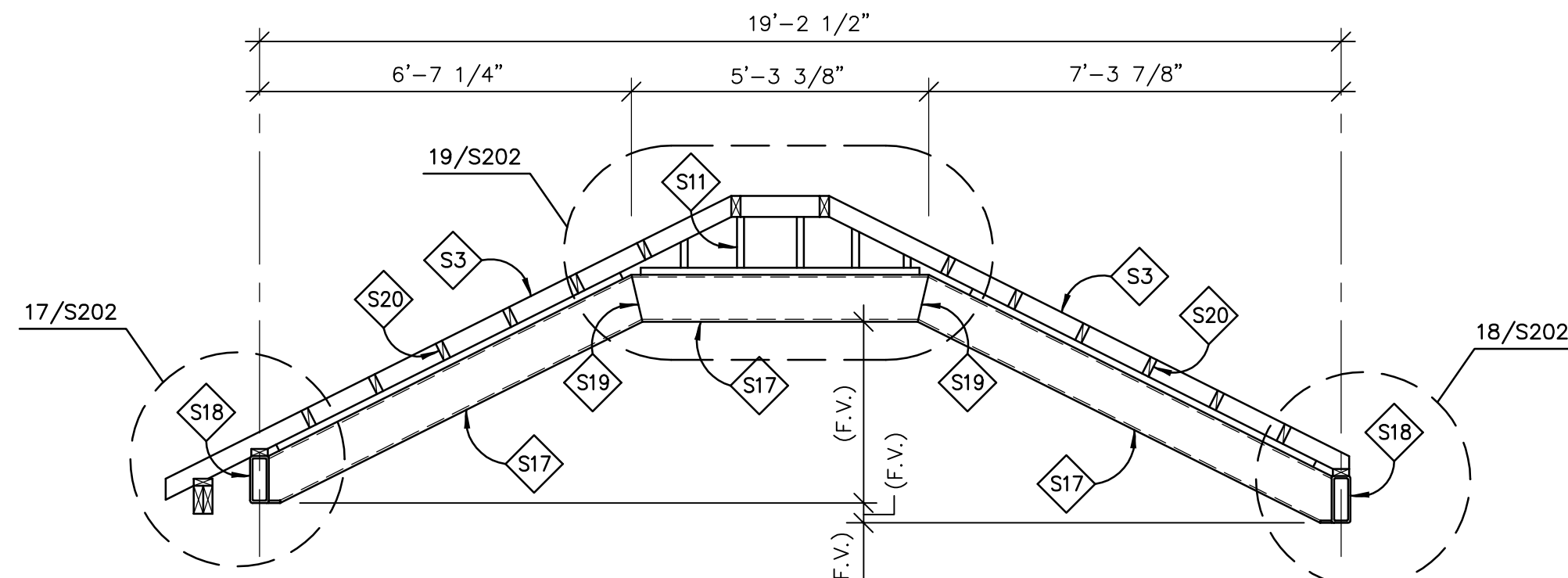
2

1



1

GARAGE ROOF FRAMING PLAN
1/4"=1'-0"



2

FRAME ELEVATION
3/8"=1'-0"

BRACING & SHORING NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, SEQUENCE, AND MEANS AND METHODS OF THE CONSTRUCTION.

DIMENSIONING NOTE:

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS SHOWN ON THIS DRAWINGS WITH THE ARCHITECTURAL DWGS & CIVIL DWGS.

FIELD VERIFICATION NOTE:

EXISTING INFORMATION SHOWN ON THE DRAWINGS WERE NOT VERIFIED. CONTRACTOR SHALL REVIEW DRAWINGS & FIELD VERIFY ALL EXISTING CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & ENGINEER PRIOR TO START OF CONSTRUCTION.

GARAGE ROOF FRAMING NOTES:

- S1 TRUE 2x4 RAFTERS @ 16" O.C. TO MATCH EXIST RAFTERS RIP CUT FROM 2x6
- S2 EXIST WOOD STUD BEARING WALL BELOW FIELD VERIFY
- S3 EXIST ROOF RAFTERS TO REMAIN INTACT FIELD VERIFY CONDITION
- S4 EXIST HIP BEAM TO REMAIN INTACT
- S5 2x4 STUDS @ 16" O.C. BEARING WALL BELOW. PROVIDE INTERMEDIATE HORIZ BLKG @ 4'-0" MAX VERT SPACING
- S6 (2) 2x4 POST
- S7 P.T. 4x4 SOLID WOOD POST
- S8 (2) 2x6 HEADER DROPPED
- S9 TRUE (2) 2x6 HIP TO MATCH EXIST HIP RIP CUT FROM (2) 2x8
- S10 (2) 1 3/4"x 9 1/4" LVL HEADER UPSET BOTTOM FLUSH W/ EXIST RAFTERS
- S11 2x4 STUDS @ 16" O.C. KNEE BEARING WALL
- S12 TRUE (2) 2x6 RIDGE RIP CUT FROM (2) 2x8
- S13 2x6 PLATE LAID FLAT & NAILED TO ROOF SHEATHING
- S14 HSS 4x4x1/4 STEEL TUBE COL W/ 5/8"x7"x7" CAP PL & 5/8"x6"x10" BASE PL. WELD COL TO UNDERSIDE OF STEEL BEAM ABOVE & STEEL BEAM BELOW. PROVIDE 2x4 NAILER PL W/ 0.15 DIA x 1 1/2" ZINC PLATED P.A.F. @ 12" O.C. TO CONNECT STEEL COL TO STUD WALL
- S15 HSS 10x4x1/4 STEEL TUBE COL W/ 5/8"x7"x1'-2" CAP PL & 5/8"x9"x1'-4" BASE PL W/ (4) 5/8" DIA HILTI HY200 ADHESIVE BOLTS W/ 7" EMBED INTO CONC. WELD COL TO UNDERSIDE OF STEEL BEAM. PROVIDE 2x4 NAILER PL W/ 0.15 DIA x 1 1/2" ZINC PLATED P.A.F. @ 12" O.C. TO CONNECT STEEL COL TO STUD WALL
- S16 HSS 10x4x1/4 STEEL TUBE COL W/ 5/8"x7"x1'-2" CAP PL & 5/8"x7"x1'-2" BASE PL. WELD COL TO UNDERSIDE OF STEEL BEAM & TOP OF STEEL BEAM BELOW. PROVIDE 2x4 NAILER PL W/ 0.15 DIA x 1 1/2" ZINC PLATED P.A.F. @ 12" O.C. TO CONNECT STEEL COL TO STUD WALL
- S17 HSS 10x6x1/4 WELDED STEEL FRAME W/ 1/2 DIA THREADED STUDS @ 24" O.C. WELDED TO TOP FLANGE TO RECEIVE 2x4 NAILER PL. SEE DET 2/S102
- S18 HSS 10x4x1/4 STEEL BEAM W/ 1/2 DIA THREADED STUDS @ 24" O.C. WELDED TO TOP FLANGE TO RECEIVE 2x4 NAILER PL. SEE DET 2/S102
- S19 PROVIDE FULL PENETRATION WELDED MOMENT CONNECTION
- S20 PROVIDE 2x6 CUT TO FIT LADDER FRAMING @ 16" O.C. BETWEEN EXIST RAFTERS & TOE NAIL TO STEEL FRAME NAILER PLATE

GENERAL NOTES:

- REFER TO THE ARCHT DWGS FOR DIMENSIONS, ELEVATIONS, & BALANCE OF INFORMATION. REFER TO MEP DWGS FOR ADD'L INFO ON DRAINS, UTILITY LINES, SLEEVES, & OPENINGS REQUIREMENTS.
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- REFER TO S300 FOR WALL BRACING PLAN, WALL BRACING PANEL CONSTRUCTION & TYPICAL DETAILS.

REVIEWED

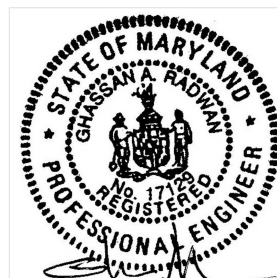
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APPROVED

Montgomery County
Historic Preservation Commission

Rebecca Ballo

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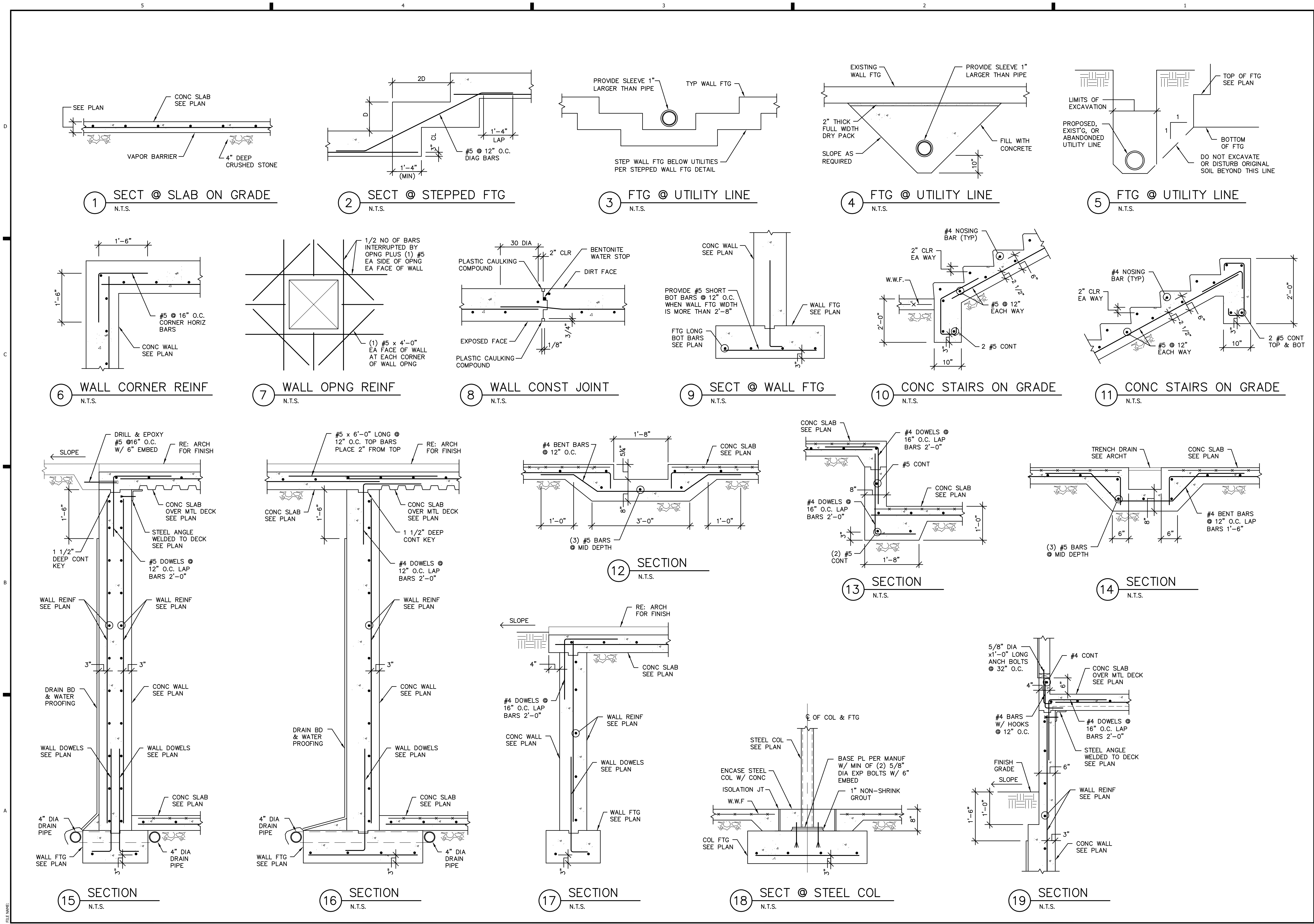
**GARAGE ROOF
FRAMING**

Sheet No.

S102

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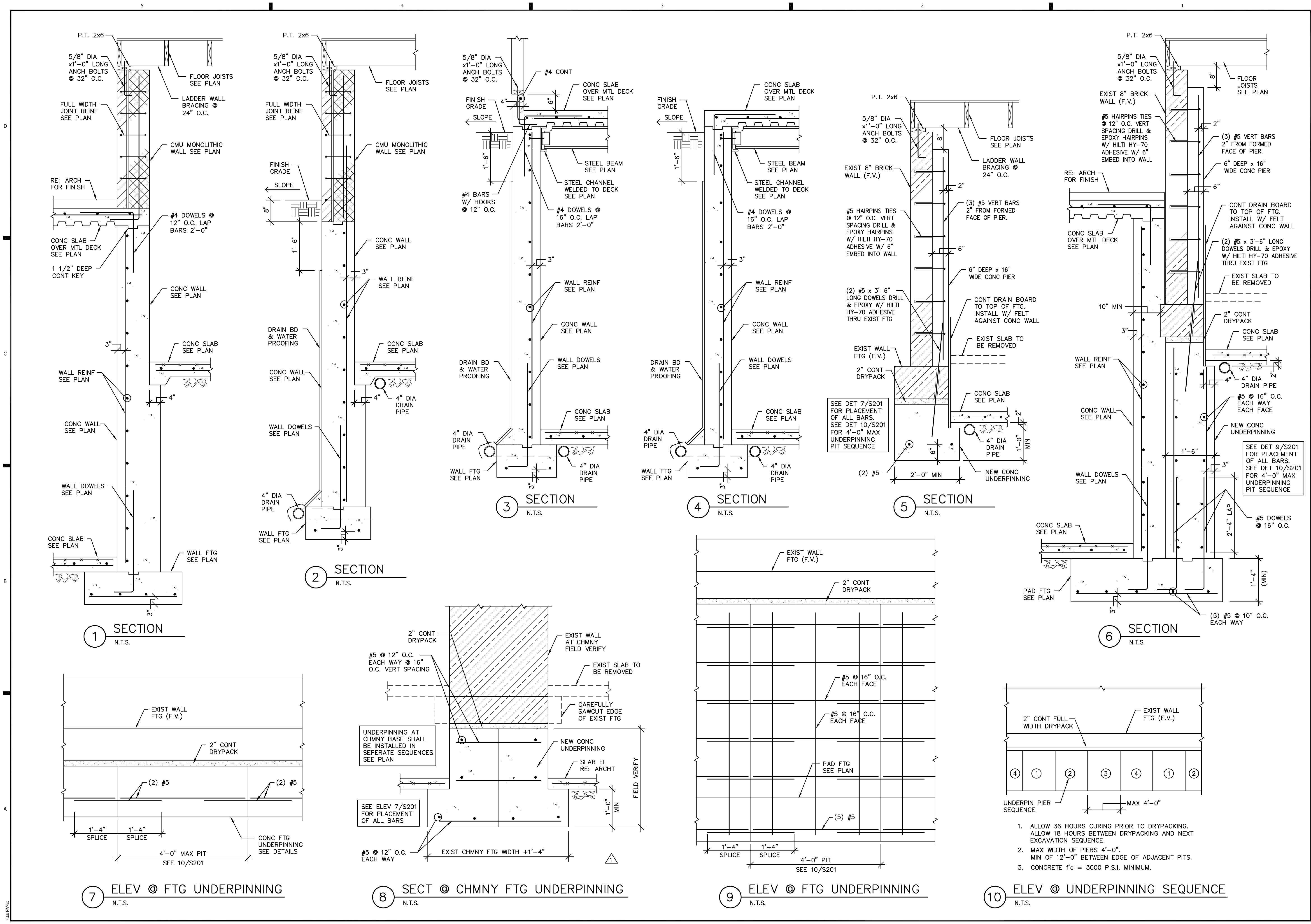
STRUCTURAL
DETAILS

Sheet No.

S200

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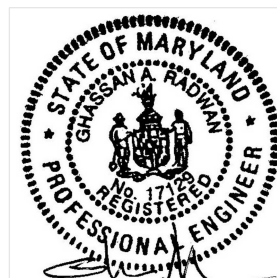


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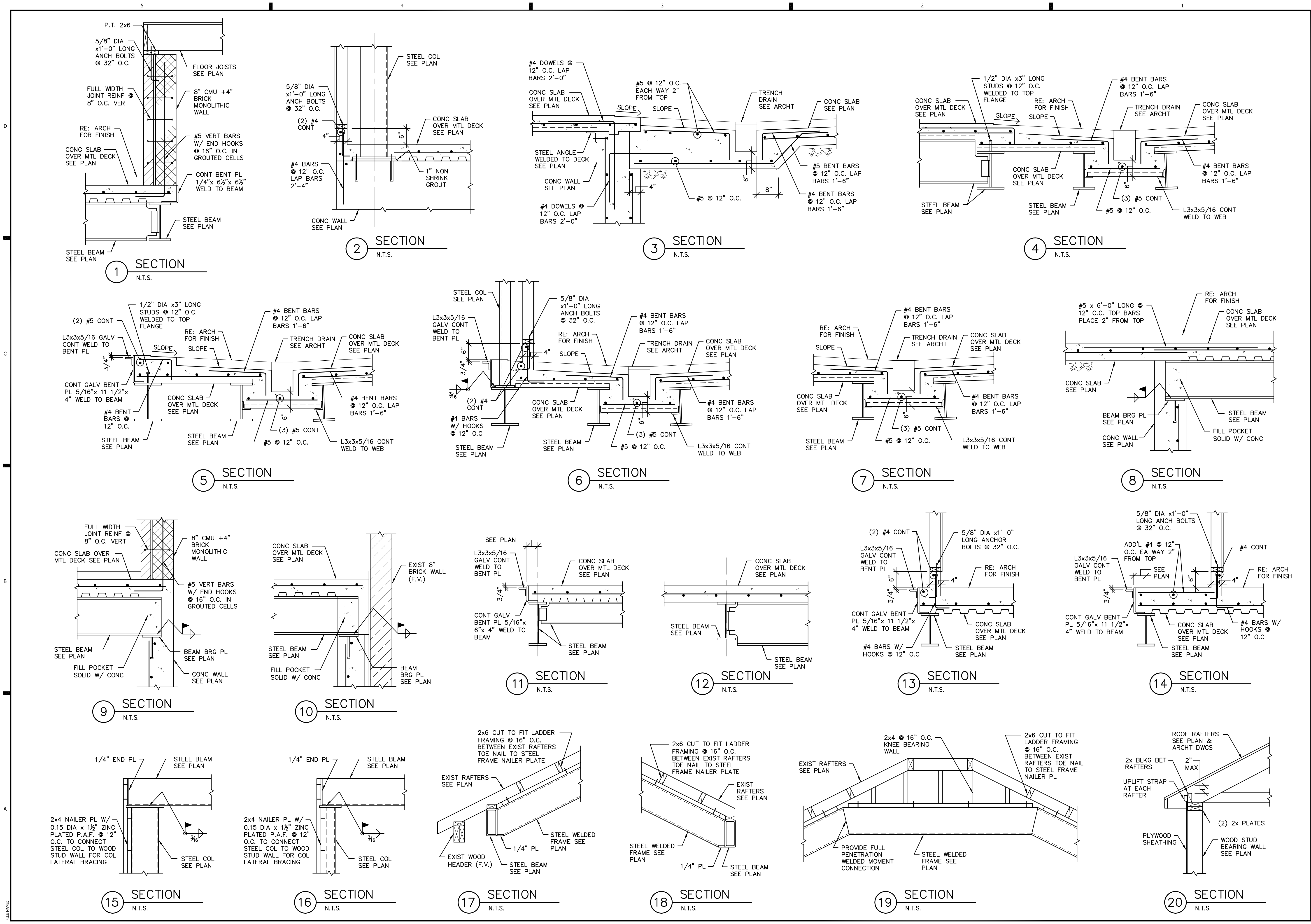
**STRUCTURAL
DETAILS**

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S201

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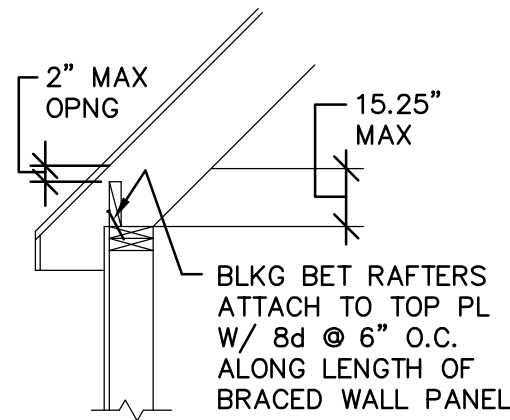
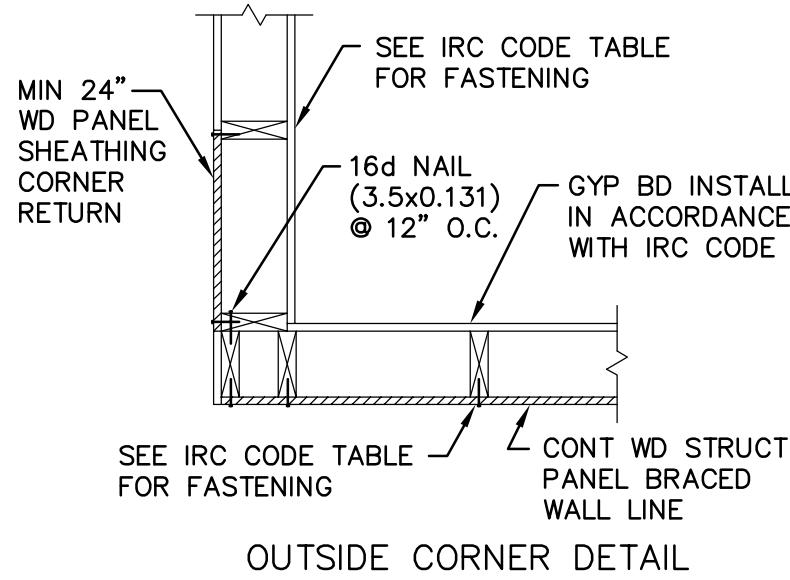
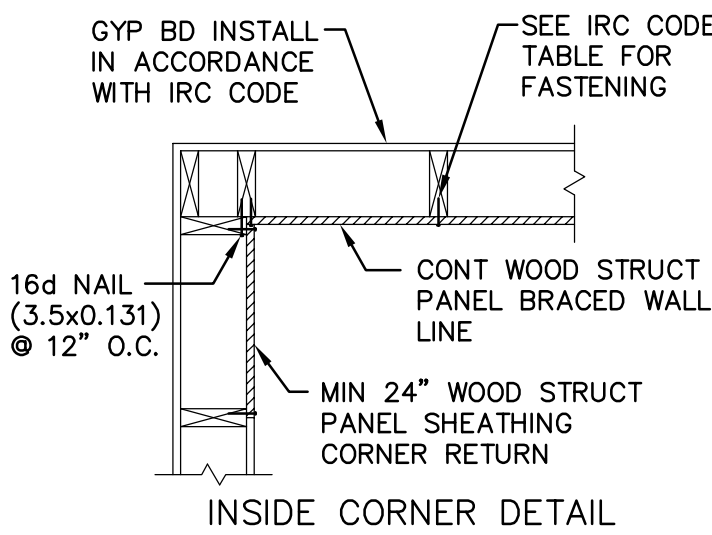
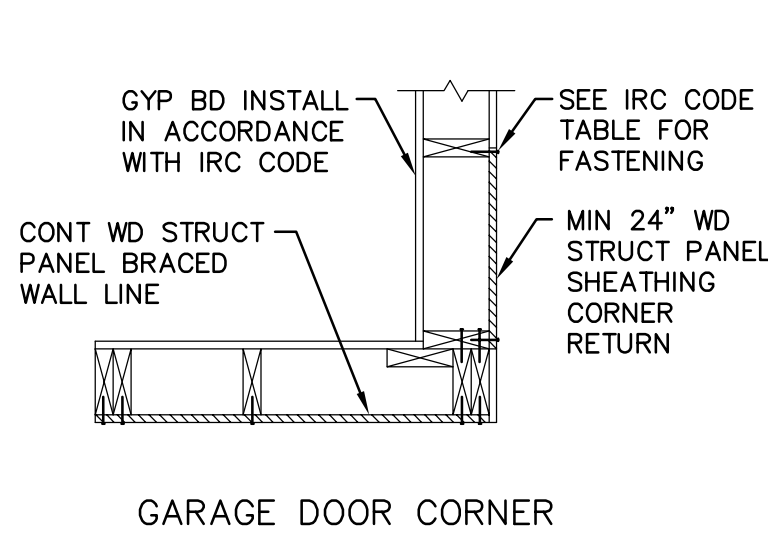
**STRUCTURAL
DETAILS**

Sheet No.

S202

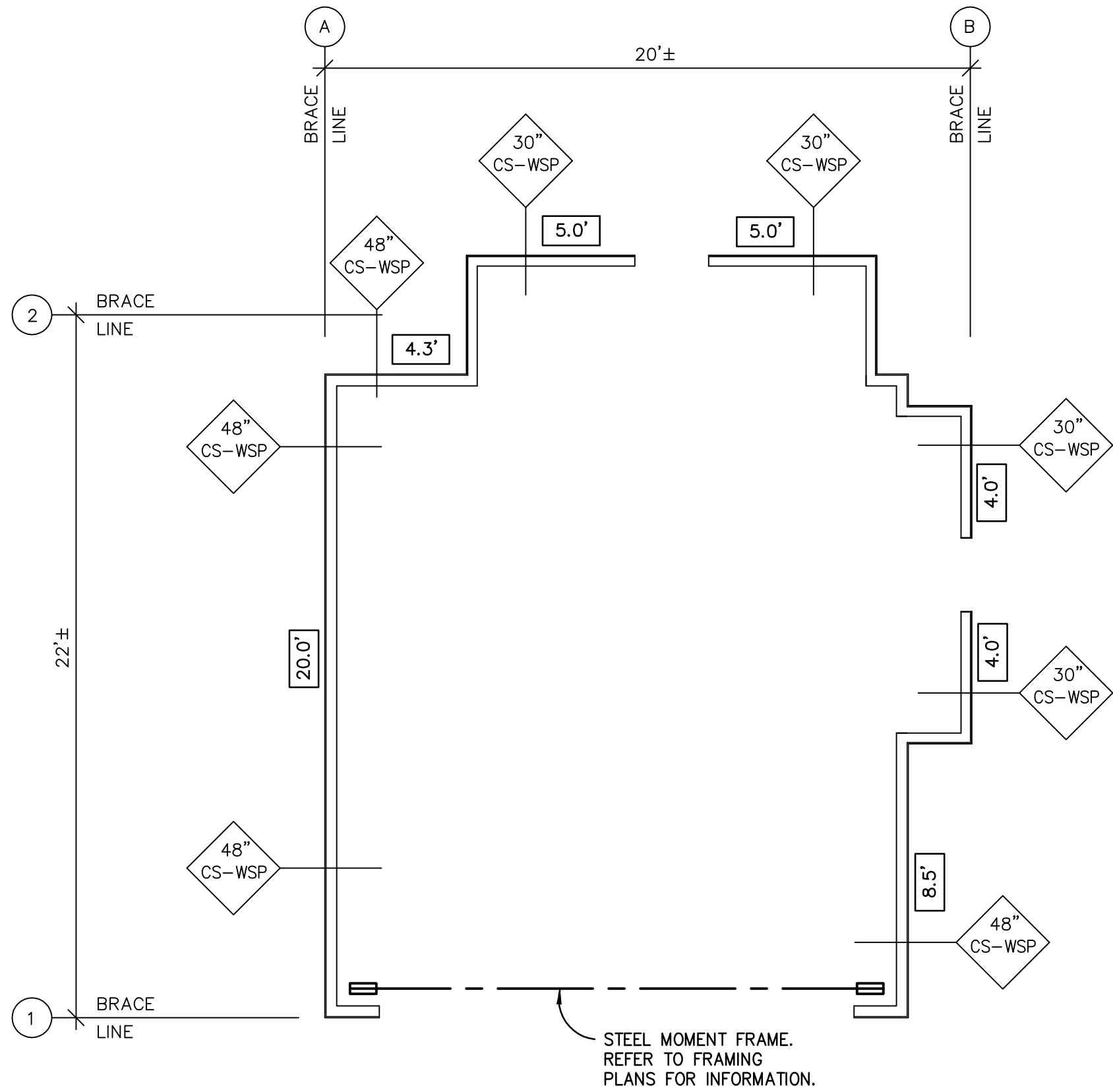
SHEET 7 OF 8

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1 TYPICAL CORNER WALL BRACING DETAILS
N.T.S.

2 RAFTER CONNECTION DETAIL
N.T.S.



3 ROOF FRAMING PLAN
1/4"=1'-0"

1ST FLR TOTAL BRACE WALL LINE LENGTH 115 MPH WIND - EXPOSURE "B"				
BWL	MULT FACTOR	BWL SPACING	LENGTH REQ'D	LENGTH PROVIDED
1	1.0	22'	4'	SMF*
2	1.0	22'	4'	14'
A	1.0	20'	4'	20'
B	1.0	20'	4'	16.5
REFER TO S300 FOR WALL BRACING ADD'L INFO				

SMF*: PROVIDED STEEL MOMENT FRAME. REFER TO FRAMING PLANS FOR INFORMATION.

LEGEND	
30 CS-WSP	MIN REQ'D LENGTH (INCHES) OF BRACED WALL PANEL
30 CS-WSP	BRACED WALL PANEL TYPE
BRACED WALL PANEL TYPES	
30 CS-WSP	2x6 WD STUDS @ 16" O.C. W/ 7/16" OSB SHEATHING ON EXTERIOR. ATTACH SHEATHING TO STUDS W/ 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORTS OR W/ 16 GA x1 3/4 STAPLES @ 3" O.C. AT PANEL EDGES AND @ 6" O.C. AT INTERMEDIATE SUPPORTS.
48 GB	2x6 WD STUDS @ 16" O.C. W/ 1/2" GYP BD EA SIDE. ATTACH GYP BD TO STUDS AT PANEL EDGES W/ NAILS OR SCREWS @ 7" O.C. INCL TOP & BOT PLATES. SEE IRC CODE TABLE FOR NAIL OR SCREW SIZES AND SPACING AT INTERMEDIATE SUPPORTS.
20 CS-PF	CONT PORTAL FRAME PANEL CONSTRUCTION PER IRC CODE SEE ELEV 5/S301
32 SW	SIMPSON WOOD STRONG-WALL SHEAR WALL. SEE FLOOR PLAN FOR SIZE, HEIGHT & TYPE. SEE SIMPSON SHEET S302 FOR MORE INFO.
18 SSW	SIMPSON STEEL STRONG-WALL SHEAR WALL. SEE FLOOR PLAN FOR SIZE, HEIGHT & TYPE. SEE SIMPSON SHEET S303 FOR MORE INFO.
30 8"-MAS	EXISTING 8" COMPOSITE MASONRY WALL CONSTRUCTION WITH FULL WIDTH BRICK TIE COURSES @ 32" O.C. VERT SPACING

1ST FLR BRACE WALL LINE MULT FACTOR 115 MPH WIND - EXPOSURE "B"		
EAST-WEST WALLS		MULT FACTOR
NO OF BRACED WALLS	2	1.0
EAVE-TO-RIDGE HT	5'	0.7
WALL HEIGHT	9'	0.95
TOTAL MULT FACTOR		1.0
NORTH-SOUTH WALLS		MULT FACTOR
NO OF BRACED WALLS	2	1.0
EAVE-TO-RIDGE HT	5'	0.7
WALL HEIGHT	9'	0.95
TOTAL MULT FACTOR		1.0

- NOTES:
- PROJECT LOCATED IS SEISMIC CATEGORY B.
 - BASIC WIND SPEED ≤ 115 MPH.
 - ALL EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED.
 - BUILDING IS BRACED IN ACCORDANCE WITH THE IRC CODE

BRACE PANEL LENGTH NOTES:

14.0' INDICATES TOTAL LENGTH OF PANEL

27" CS-WSP INDICATES MIN PANEL LENGTH REQ'D SEE SHEET S301

LENGTH CONVERSION WSP LENGTH = 0.5 x (GB) LENGTH
GB LENGTH = 2 x (WSP) LENGTH

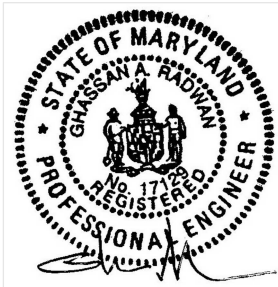
WALL BRACING NOTES:

- REFER TO FRAMING PLANS FOR INFORMATION ON ADD'L PLYWOOD REQUIRED AT INTERIOR WALLS.
- REFER TO FRAMING PLANS FOR LOCATION OF PORTAL FRAME EXTENDED HEADERS TO BACK END OF WALL PANEL.
- REFER TO S301 FOR WALL BRACING INFORMATION, PANEL CONSTRUCTION & TYPICAL DETAILS.
- "HD" INDICATES HOLD DOWN ANCHOR, "ST" INDICATES TENSION STRAP REQUIRED AT THAT LOCATION. REFER TO FRAMING PLANS FOR INFORMATION.
- "SSW" INDICATES SIMPSON STRONG WALL SHEAR WALL PANELS. REFER TO FRAMING PLANS FOR INFORMATION.
- "SMF" INDICATES STEEL MOMENT FRAME. REFER TO FRAMING PLANS FOR INFORMATION.

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By Rebecca Ballo at 2:16 pm, Nov 13, 2023

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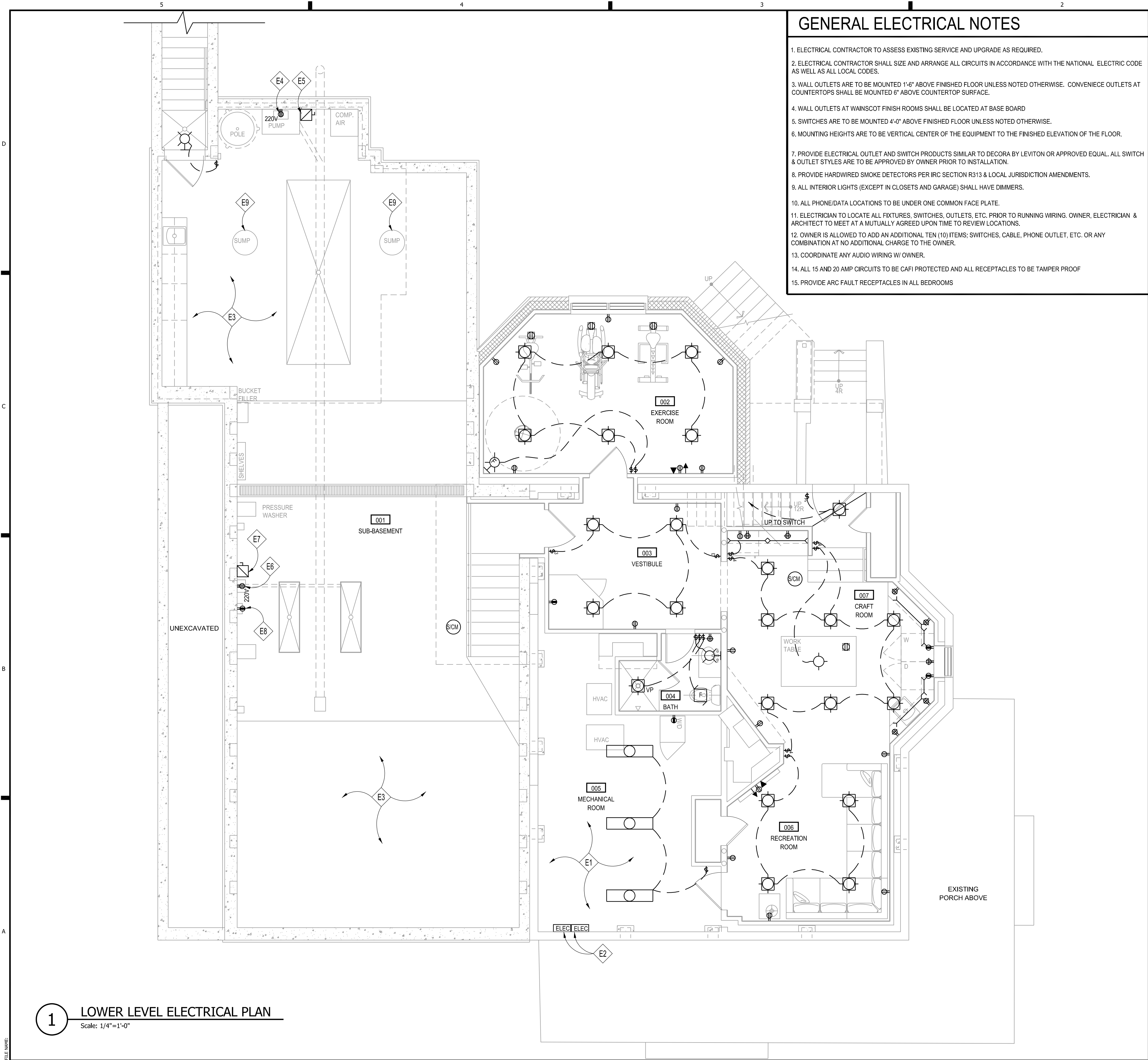
WALL BRACING
PLANS & DETAILS

Sheet No.

S300





SHEET 8 OF 8

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- ### GENERAL ELECTRICAL NOTES
1. ELECTRICAL CONTRACTOR TO ASSESS EXISTING SERVICE AND UPGRADE AS REQUIRED.
 2. ELECTRICAL CONTRACTOR SHALL SIZE AND ARRANGE ALL CIRCUITS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AS WELL AS ALL LOCAL CODES.
 3. WALL OUTLETS ARE TO BE MOUNTED 1'-6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. CONVENIENCE OUTLETS AT COUNTERTOPS SHALL BE MOUNTED 6" ABOVE COUNTERTOP SURFACE.
 4. WALL OUTLETS AT WAINSCOT FINISH ROOMS SHALL BE LOCATED AT BASE BOARD
 5. SWITCHES ARE TO BE MOUNTED 4'-0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
 6. MOUNTING HEIGHTS ARE TO BE VERTICAL CENTER OF THE EQUIPMENT TO THE FINISHED ELEVATION OF THE FLOOR.
 7. PROVIDE ELECTRICAL OUTLET AND SWITCH PRODUCTS SIMILAR TO DECORA BY LEVITON OR APPROVED EQUAL. ALL SWITCH & OUTLET STYLES ARE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
 8. PROVIDE HARDWIRED SMOKE DETECTORS PER IRC SECTION R313 & LOCAL JURISDICTION AMENDMENTS.
 9. ALL INTERIOR LIGHTS (EXCEPT IN CLOSETS AND GARAGE) SHALL HAVE DIMMERS.
 10. ALL PHONE/DATA LOCATIONS TO BE UNDER ONE COMMON FACE PLATE.
 11. ELECTRICIAN TO LOCATE ALL FIXTURES, SWITCHES, OUTLETS, ETC. PRIOR TO RUNNING WIRING. OWNER, ELECTRICIAN & ARCHITECT TO MEET AT A MUTUALLY AGREED UPON TIME TO REVIEW LOCATIONS.
 12. OWNER IS ALLOWED TO ADD AN ADDITIONAL TEN (10) ITEMS: SWITCHES, CABLE, PHONE OUTLET, ETC. OR ANY COMBINATION AT NO ADDITIONAL CHARGE TO THE OWNER.
 13. COORDINATE ANY AUDIO WIRING W/ OWNER.
 14. ALL 15 AND 20 AMP CIRCUITS TO BE CAFI PROTECTED AND ALL RECEPTACLES TO BE TAMPER PROOF
 15. PROVIDE ARC FAULT RECEPTACLES IN ALL BEDROOMS

ELECT. & LIGHTING SYMBOLS LEGEND			
	CEILING FAN		TELEPHONE JACK
	CEILING FAN W/ LIGHT KIT		DATA NETWORK JACK
	BATH EXHAUST FAN		COAX SIGNAL JACK
	BATH EXHAUST FAN W/ LIGHT		DUPLEX OUTLET
	4' HANGING LED LIGHT FIXTURE		APPLIANCE DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE		SWITCHED DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE, DIRECTIONAL		GFI DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE, VAPOR PROOF		GFI DUPLEX OUTLET (WEATHERPROOF)
	SURFACE (OR PENDANT) MTD. LIGHT FIXTURE		FLOOR MTD. DUPLEX OUTLET
	WALL MTD. LIGHT FIXTURE		FLOOR MTD. SWITCHED DUPLEX OUTLET
	WALL MTD. FLOOD LIGHT FIXTURE W/ MOTION DETECTOR		220V. OUTLET
	UNDERCABINET LIGHT FIXTURE		AUDIO SYSTEM SPEAKER JACK
	HARDWIRED SMOKE DETECTOR/ CARBON MONOXIDE COMBO UNIT WITH BATTERY BACKUP PER IRC		SINGLE POLE SWITCH
			3-WAY SWITCH
			4-WAY SWITCH
			DISCONNECT SWITCH
			ELECTRIC SERVICE PANEL
			THERMOSTAT
			DOOR CHIME
			SMOKE DETECTOR

LIGHTING SCHEDULE- BASEMENT LEVEL				
SYMBOL		LOCATION	HOUSING/ TRIM	LAMPING/ NOTES
TYPICAL	EXCEPTION			
		ALL LOCATIONS ON THIS FLOOR, UNLESS SCHEDULED OTHERWISE	LIGHTOLIER CALCULITE 5" LED ROUND DOWNLIGHT W/ WHITE REFLECTOR & WHITE FLANGE	
 VP		ALL LOCATIONS ON THIS FLOOR, UNLESS SCHEDULED OTHERWISE	LIGHTOLIER CALCULITE 4" LED ROUND LENSED WALL WASH W/ WHITE REFLECTOR & WHITE FLANGE	
		ALL LOCATIONS ON THIS FLOOR, UNLESS SCHEDULED OTHERWISE	BROAN QTXE 80	
		ALL LOCATIONS ON THIS FLOOR, UNLESS SCHEDULED OTHERWISE	KICHLER DESIGN PRO CABINET LIGHT	LED
A MIN. OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MIN. OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.				
* LIGHTS NOT SCHEDULED TO BE SELECTED BY OWNER				

- ### PLAN NOTES
- E1 REWORK EXISTING ELECTRICAL OUTLETS AS REQUIRED
 - E2 EXISTING ELECTRICAL PANELS TO REMAIN
 - E3 SEE DRAWINGS BY OBSESSED GARAGE FOR SUB-GARAGE ELECTRICAL & LIGHTING PLANS & SPECS
 - E4 PROVIDE 220V CONNECTION TO HOUSE POWER FOR SUBTERRANEAN CAR LIFT; COORDINATE W/ MANUFACTURER INSTALLATION INSTRUCTIONS
 - E5 PROVIDE 220/240V 1-PHASE 60 AMP DISCONNECT FOR SUBTERRANEAN CAR LIFT; COORDINATE W/ MANUFACTURER INSTALLATION INSTRUCTIONS
 - E6 PROVIDE POWER FOR SCISSOR LIFT; COORDINATE W/ MANUFACTURER INSTALLATION INSTRUCTIONS
 - E7 PROVIDE POWER & THERMAL DISCONNECT SWITCHES FOR SCISSOR LIFT; COORDINATE W/ MANUFACTURER INSTALLATION INSTRUCTIONS
 - E8 CONTROL BOX W/ DISCONNECT SWITCH FOR MONOXIVENT SOURCE CAPTURE EXHAUST REMOVAL SYSTEM; COORDINATE W/ & INSTALL PER MANUFAC. INSTRUCTIONS
 - E9 WIRE SUMP PUMP TO GENERATOR

REVIEWED
By Rebecca Ballo at 2:16 pm, Nov 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission

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10221 MONTGOMERY AVE, KENSINGTON

Owner
BRUCE CASWELL
LAUREN DEICHMAN

Developer

CONSTRUCTION SET	06/24/22
PROGRESS	03/22/22
PERMIT SET	08/16/21
Issue Description	Date

GTM Project No.	20.0135
Checked By	RJV
Drawn By	LSC
Scale	AS NOTED

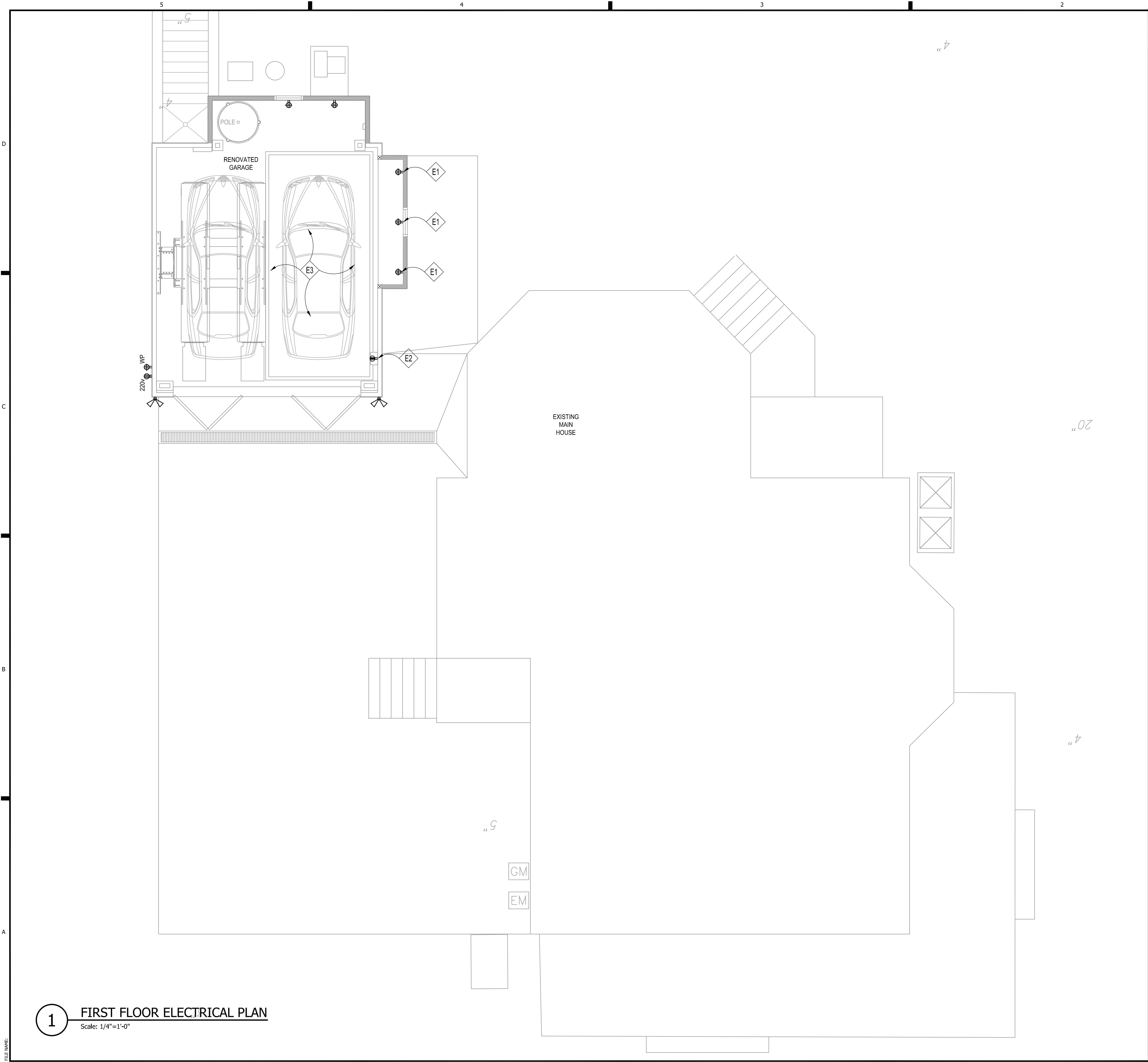
Sheet Title

LOWER LEVEL
ELECTRICAL PLAN

Sheet No.

E100

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ELECT. & LIGHTING SYMBOLS LEGEND

	CEILING FAN		TELEPHONE JACK
	CEILING FAN W/ LIGHT KIT		DATA NETWORK JACK
	BATH EXHAUST FAN		COAX SIGNAL JACK
	BATH EXHAUST FAN W/ LIGHT		DUPLEX OUTLET
	4' HANGING LED LIGHT FIXTURE		APPLIANCE DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE		SWITCHED DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE, DIRECTIONAL		GFI DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE, VAPOR PROOF		GFI DUPLEX OUTLET (WEATHERPROOF)
	SURFACE (OR PENDANT) MTD. LIGHT FIXTURE		FLOOR MTD. DUPLEX OUTLET
	WALL MTD. LIGHT FIXTURE		FLOOR MTD. SWITCHED DUPLEX OUTLET
	WALL MTD. FLOOD LIGHT FIXTURE W/ MOTION DETECTOR		220V. OUTLET
	UNDERCABINET LIGHT FIXTURE		AUDIO SYSTEM SPEAKER JACK
	HARDWIRED SMOKE DETECTOR/ CARBON MONOXIDE COMBO UNIT WITH BATTERY BACKUP PER IRC		SINGLE POLE SWITCH
			SPEAKER CONTROL PANEL
			3-WAY SWITCH
			4-WAY SWITCH
			DISCONNECT SWITCH
			ELECTRIC SERVICE PANEL
			THERMOSTAT
			DOOR CHIME
			SMOKE DETECTOR

PLAN NOTES

- E1 MOUNT OUTLET 6" ABOVE WORKBENCH; COORDINATE W/ OWNER
- E2 PROVIDE POWER FOR GARAGE DOOR PER MANUFAC.
- E3 SEE DRAWINGS BY OBSESSED GARAGE FOR ELECTRICAL & LIGHTING PLANS & SPECS

GENERAL ELECTRICAL NOTES

- ELECTRICAL CONTRACTOR TO ASSESS EXISTING SERVICE AND UPGRADE AS REQUIRED.
- ELECTRICAL CONTRACTOR SHALL SIZE AND ARRANGE ALL CIRCUITS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AS WELL AS ALL LOCAL CODES.
- WALL OUTLETS ARE TO BE MOUNTED 1'-6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. CONVENIENCE OUTLETS AT COUNTERTOPS SHALL BE MOUNTED 6" ABOVE COUNTERTOP SURFACE.
- WALL OUTLETS AT WAINSCOT FINISH ROOMS SHALL BE LOCATED AT BASE BOARD
- SWITCHES ARE TO BE MOUNTED 4'-0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- MOUNTING HEIGHTS ARE TO BE VERTICAL CENTER OF THE EQUIPMENT TO THE FINISHED ELEVATION OF THE FLOOR.
- PROVIDE ELECTRICAL OUTLET AND SWITCH PRODUCTS SIMILAR TO DECORA BY LEVITON OR APPROVED EQUAL. ALL SWITCH & OUTLET STYLES ARE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- PROVIDE HARDWIRED SMOKE DETECTORS PER IRC SECTION R313 & LOCAL JURISDICTION AMENDMENTS.
- ALL INTERIOR LIGHTS (EXCEPT IN CLOSETS AND GARAGE) SHALL HAVE DIMMERS.
- ALL PHONE/DATA LOCATIONS TO BE UNDER ONE COMMON FACE PLATE.
- ELECTRICIAN TO LOCATE ALL FIXTURES, SWITCHES, OUTLETS, ETC. PRIOR TO RUNNING WIRING. OWNER, ELECTRICIAN & ARCHITECT TO MEET AT A MUTUALLY AGREED UPON TIME TO REVIEW LOCATIONS.
- OWNER IS ALLOWED TO ADD AN ADDITIONAL TEN (10) ITEMS: SWITCHES, CABLE, PHONE OUTLET, ETC. OR ANY COMBINATION AT NO ADDITIONAL CHARGE TO THE OWNER.
- COORDINATE ANY AUDIO WIRING W/ OWNER.
- ALL 15 AND 20 AMP CIRCUITS TO BE CAFI PROTECTED AND ALL RECEPTACLES TO BE TAMPER PROOF
- PROVIDE ARC FAULT RECEPTACLES IN ALL BEDROOMS

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GARAGE
ELECTRICAL PLAN

Sheet No.
E101
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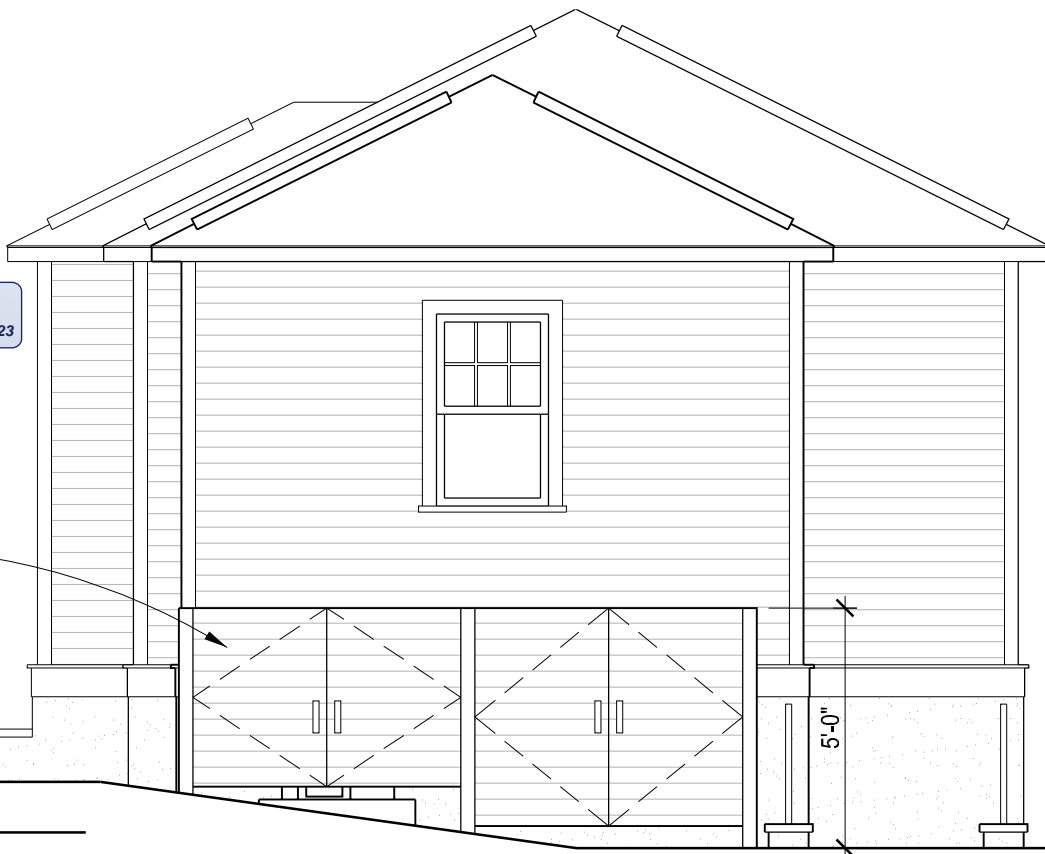
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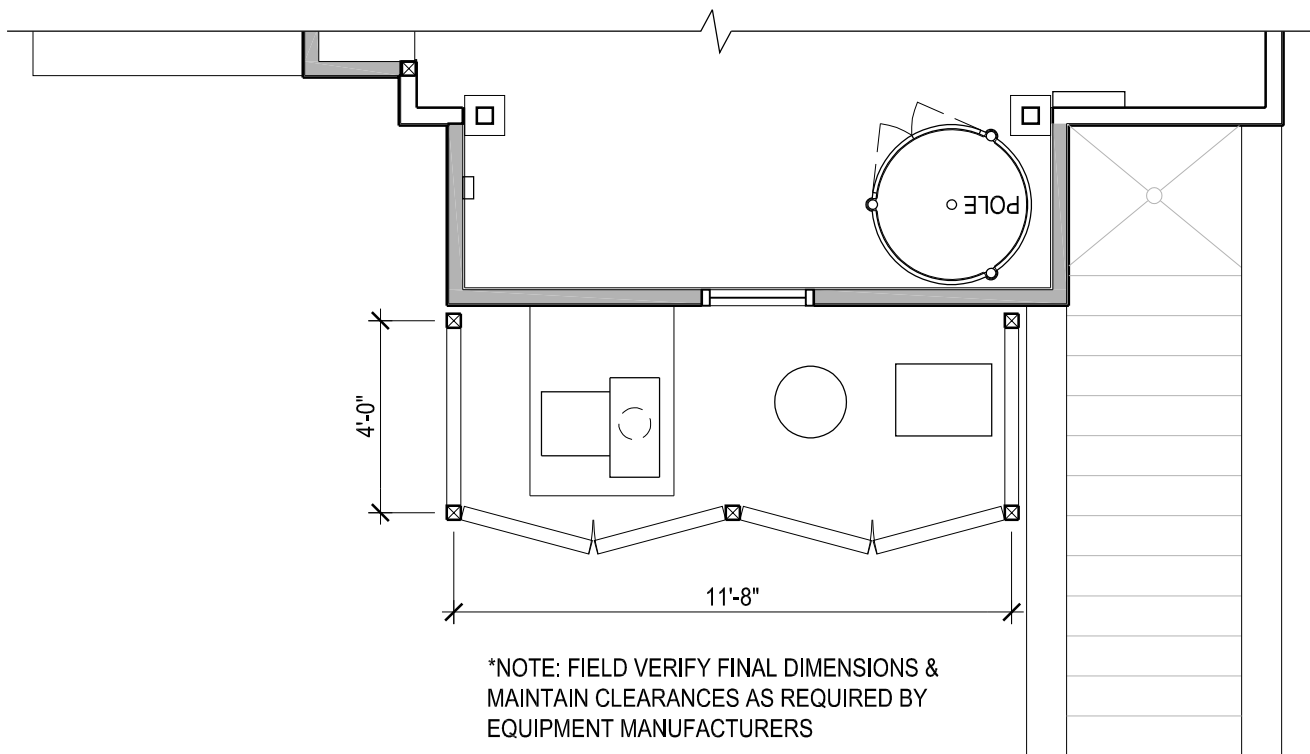
PAINTED WOOD
EQUIPMENT ENCLOSURE;
SIDING TO MATCH MAIN
HOUSE



1

ELEVATION

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



2

PLAN

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

CASWELL DEICHMAN RESIDENCE

EQUIPMENT ENCLOSURE

DRAWN BY: LCI	SCALE: AS NOTED	PROJECT NO. 20.0135
CHECKED BY:	DATE: 08/11/23	COPYRIGHT 2022 GTM ARCHITECTS, INC.

REVISIONS

DRAWING NO.

ASK2



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Site Visit pics 11/3/2023

Rebecca Ballo reviewer



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