



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.

Enclosure

- 3- Vj g'cr r necpvuj cmlwdo k/c'eqttgevgf 'eqr { 'qh'y g'cu/dwkn'f tcy kpi u'uj qy kpi 'y g'pgy 'utwewtg'ltqo 'cmhqt'grgxcvqpu.'kp' r mp.'cpf 'y kj 'ceewtcvg'o cvgtkcnpqvcvqpu.'pqvpi 'y cv'y ku'ku'op gy 'Eqputwvqpo=
4- Vj g'ulpi ng'j wpi 'y kpf qy u'uj cm'dg'8B'v'o cvej 'y qug'ltqo 'y g'f go qnkj gf 'i ctcj g0Vj g'y kpf qy u'o c{ 'dg'y qqf 'qt'cmo kpo " encf 'y qqf . 'y kj 'uko wcvgf /f kxkf gf /nsg'ur cegtuoHkpcnf gvcku'qh'y g'y kpf qy u'uj cm'dg'uj qy p'qp'y g'tgxkugf 'f tcy kpi u=
5- Vj g'hcuek'y tqwi j qw'uj cm'dg'tgf wegf 'v'j cxg'c'tgxgcnpq'i tgcvt 'y cp'8o=
6- Vj g'r qqn'gs wkr o gpv'uj cm'dg'uetggpgf 'y kj 'gkxj gt 'hwt/ugcuqp'gxgti tggp'r rpvkpi u'qt'y kj 'y qqf . 'j qtk qpvcnr'cpgm.'qt'cpqj gt' uo cmlutwewtg0Hkpcnf gvcku'qh'y g'uetggpki 'uj cm'dg'uj qy p'qp'y g'tgxkugf 'f tcy kpi u=cpf ."
7- Vj g'tgxkugf 'f tcy kpi u'uj cm'ceewtcvgn 'uj qy 'cm'y g'r tqr qugf 'pgy 'j ctf uecr g.'kpenw kpi 'ur gekhccvqpo' cvgtkcn'ht 'y g'r cxgtu' cpf 'j cpf tckn0Vj ku'kgo 'uj cm'dg'r tgr ctgf 'hqt'wch'rcr r tqxciwpgf gt'c'ugr ctcvg'J CY R'cr r necvqpo'

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.*

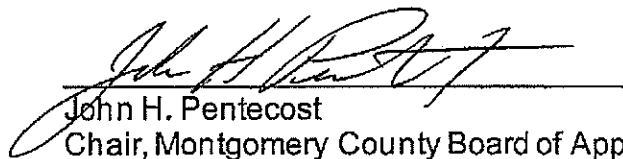
The Board finds that the grant of the requested variance will not be adverse to the use and enjoyment of neighboring properties in that it would allow modest improvements, the design of which has been approved by the County's Historic Preservation Commission, to an existing garage that has been located 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.

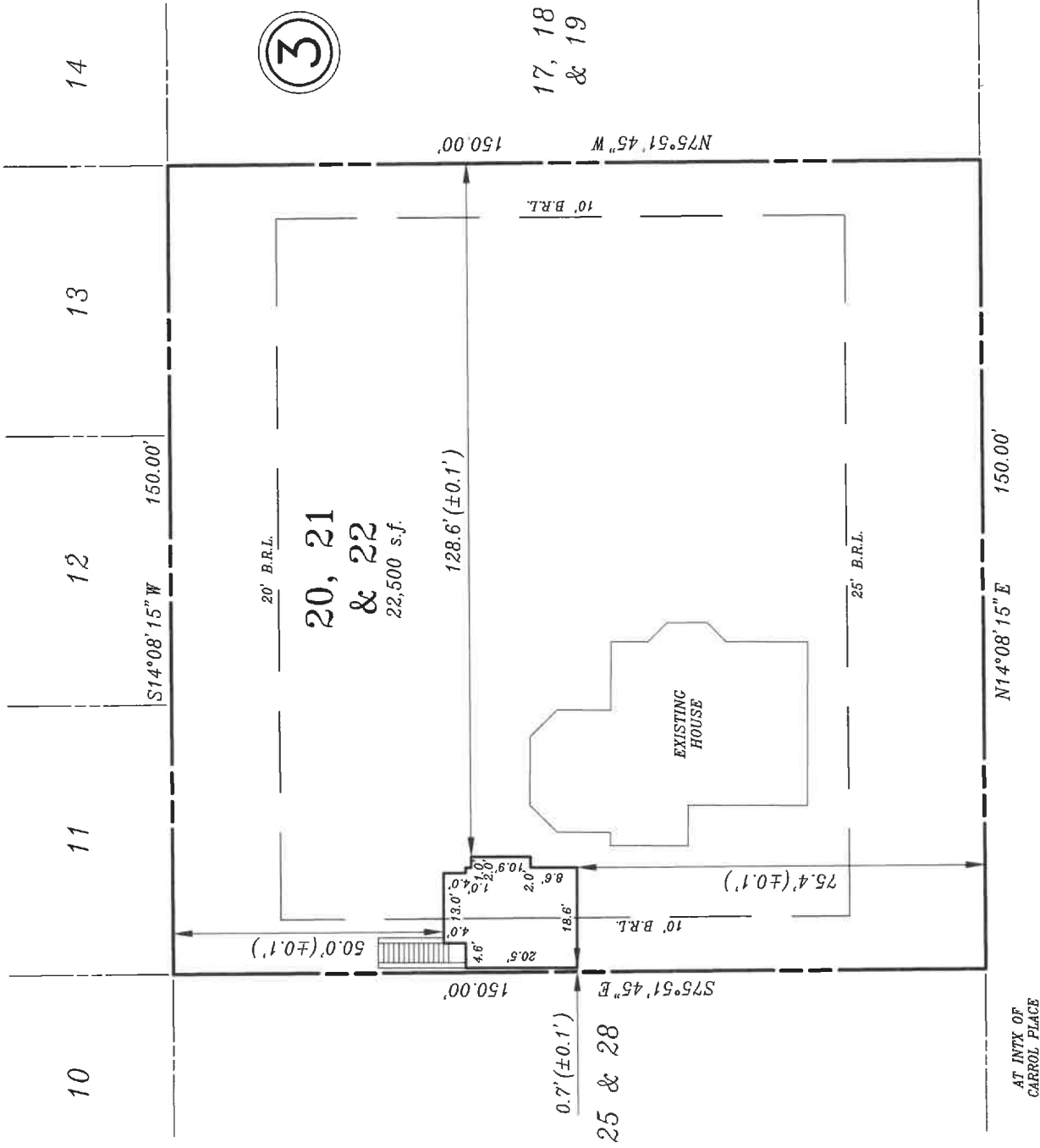


APPROVED
Department of Permitting Services
Permit # **BUILDING-936313**
Date **06/10/21**
Stamped By: John Diaz



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

SCALE: 1"=30'
 MARYLAND COORDINATE SYSTEM
 MD 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. 08.13.06.12.


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

CPJ Associates
 1751 Filton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
 www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

REFERENCE		Drawn by	MSB	Checked by	
Plat Book	B	Date	07/17/2023	Scale	1"=30'
Plat No.	4	Record No.	2021-1284-885.20-22		③

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

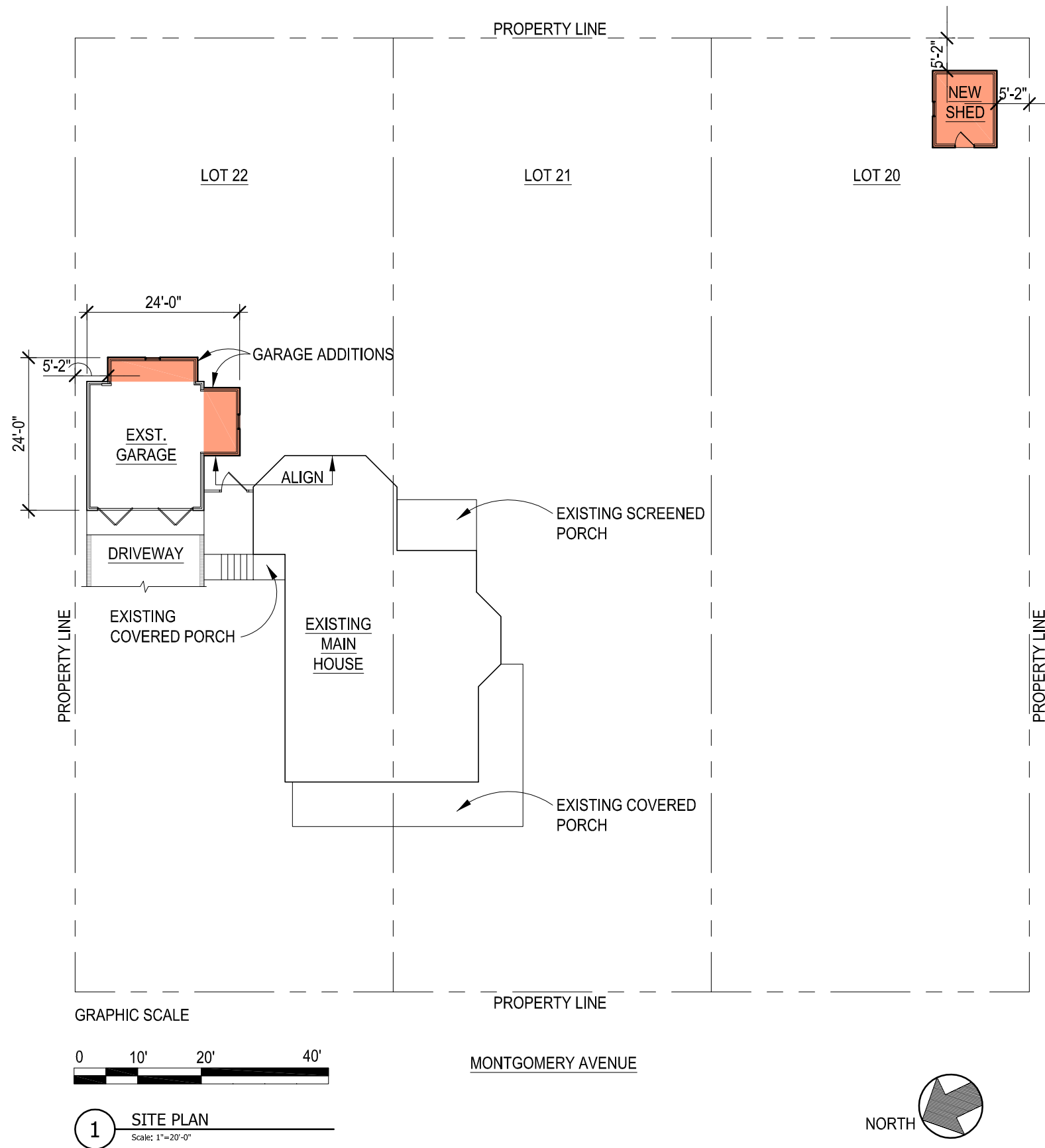
PROPERTY AREA: 22,500 SF
 ZONE: R-60
 MAX LOT COVERAGE ALLOWED: 20% (4,500 SF)

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%

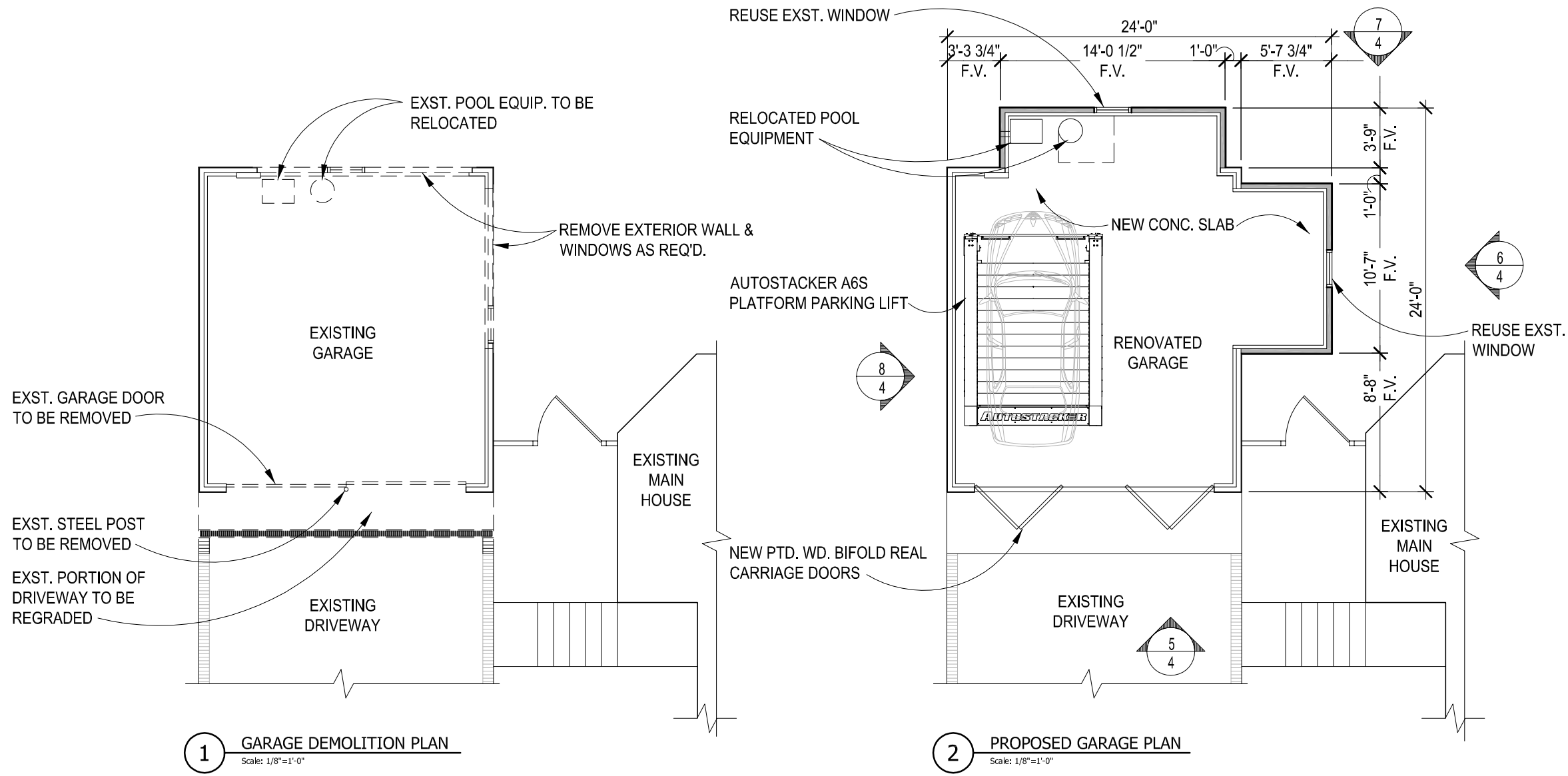


REVIEWED
 By Michael Kyne at 3:41 pm, Jun 12, 2020

APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra L. Heiler

1 SITE PLAN
 Scale: 1"=20'-0"

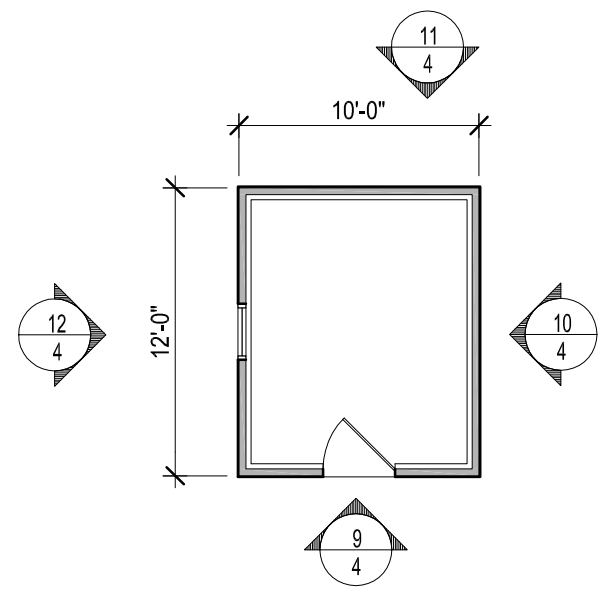
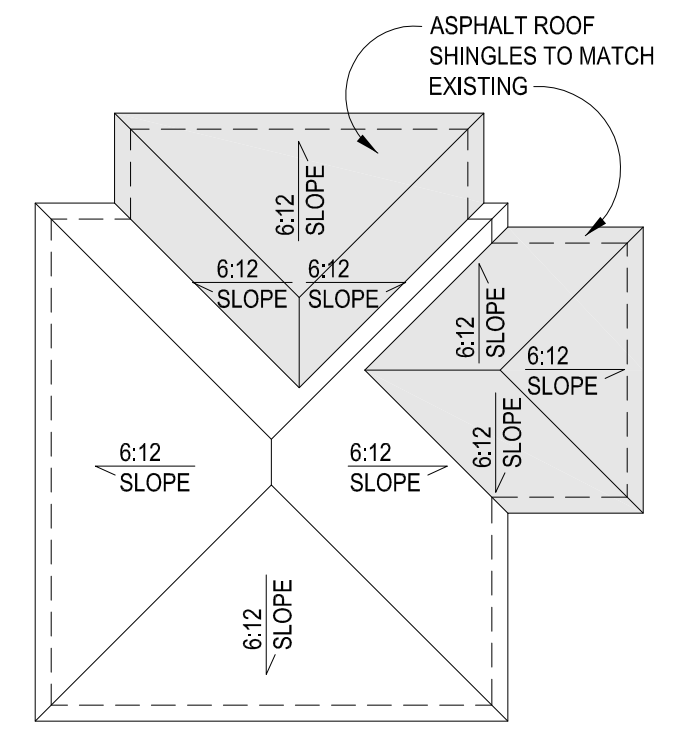




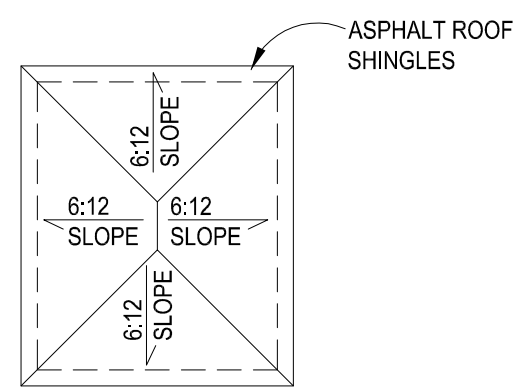
1 GARAGE DEMOLITION PLAN
Scale: 1/8"=1'-0"

2 PROPOSED GARAGE PLAN
Scale: 1/8"=1'-0"

3 PROPOSED GARAGE ROOF PLAN
Scale: 1/8"=1'-0"



4 PROPOSED SHED PLAN
Scale: 1/8"=1'-0"



5 PROPOSED SHED ROOF PLAN
Scale: 1/8"=1'-0"

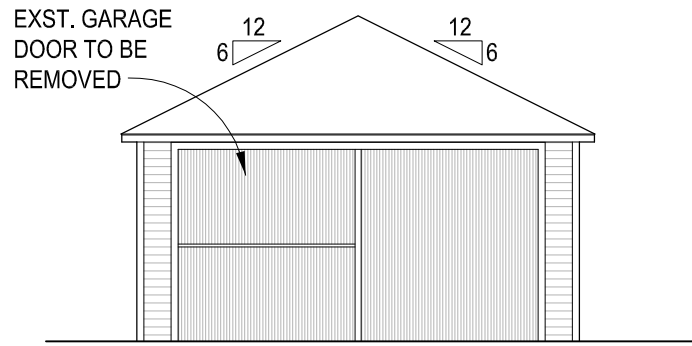


REVIEWED
By Michael Kyne at 3:41 pm, Jun 12, 2020

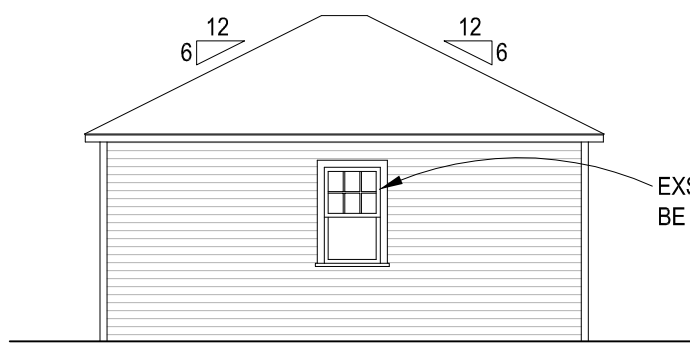
APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Skiler

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

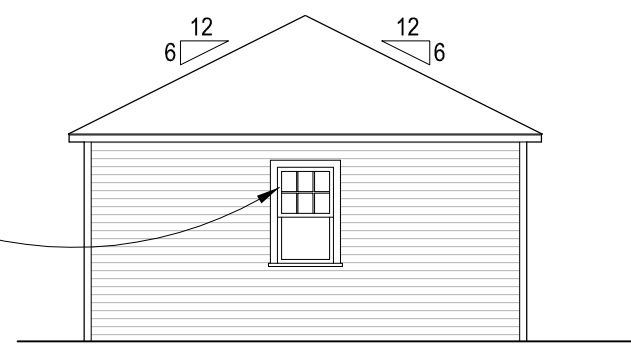
APPROVED
Montgomery County
Historic Preservation Commission
Sandra J. Heiler



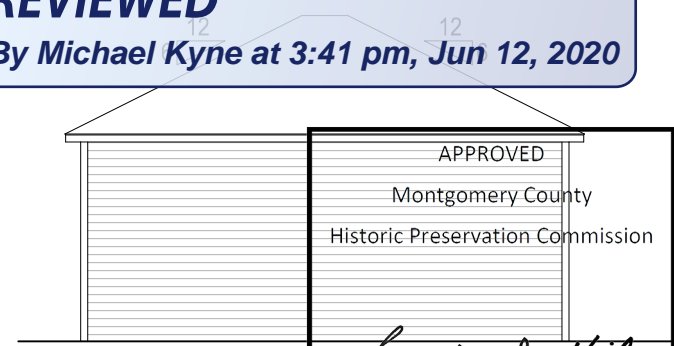
1 EXISTING FRONT GARAGE ELEVATION
Scale: 1/8"=1'-0"



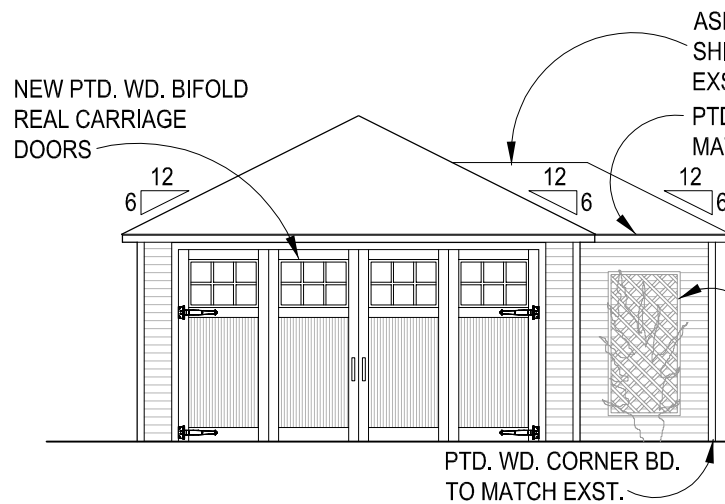
2 EXISTING RIGHT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



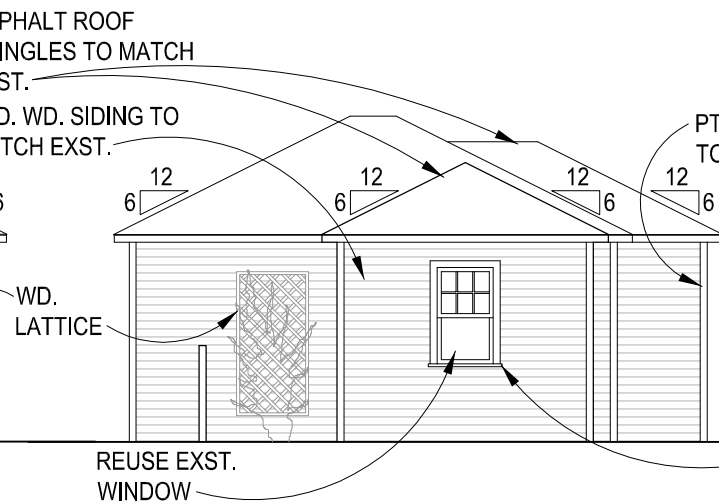
3 EXISTING REAR GARAGE ELEVATION
Scale: 1/8"=1'-0"



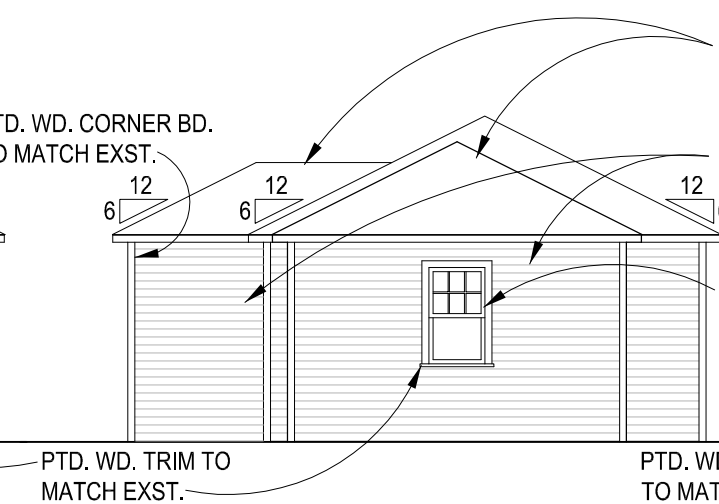
4 EXISTING LEFT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



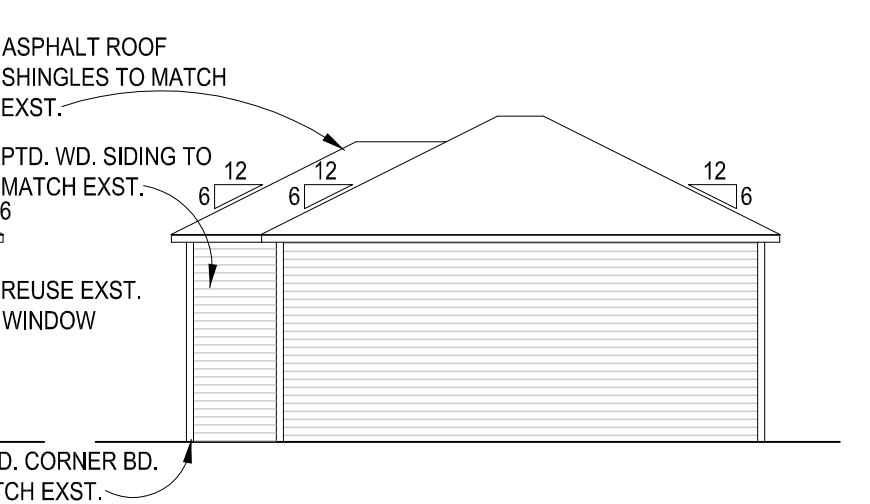
5 PROPOSED FRONT GARAGE ELEVATION
Scale: 1/8"=1'-0"



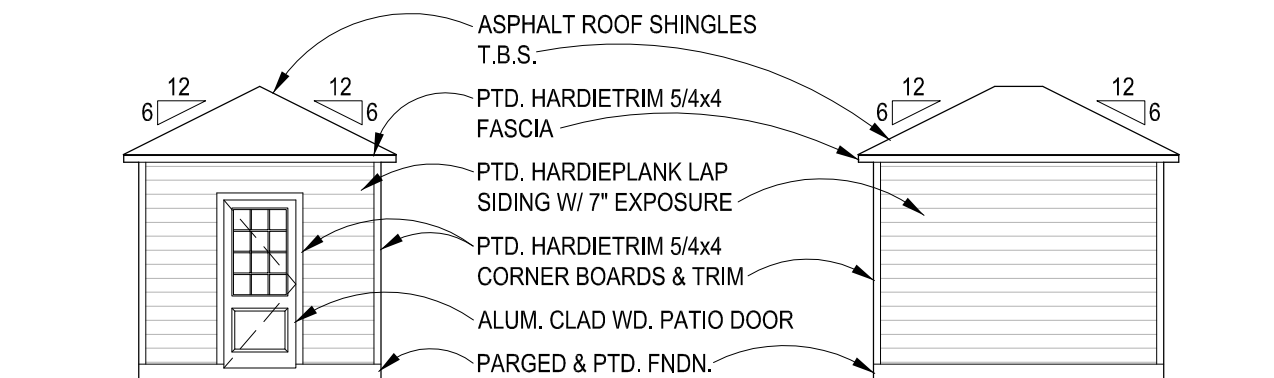
6 PROPOSED RIGHT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



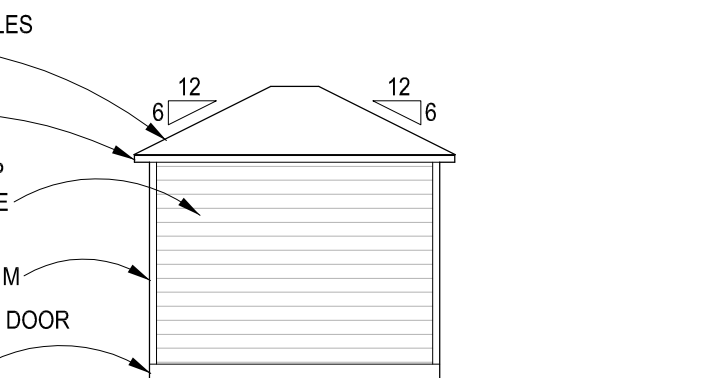
7 PROPOSED REAR GARAGE ELEVATION
Scale: 1/8"=1'-0"



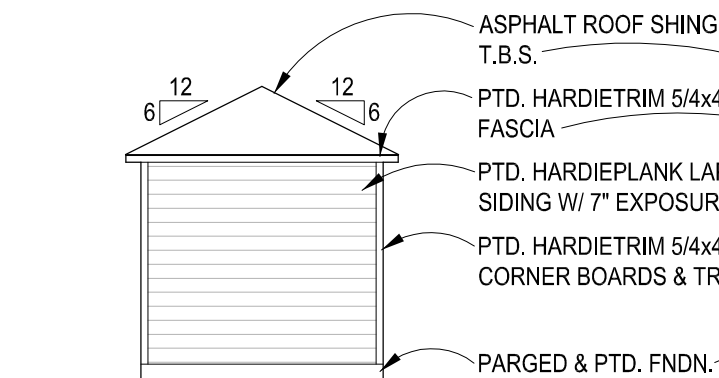
8 PROPOSED LEFT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



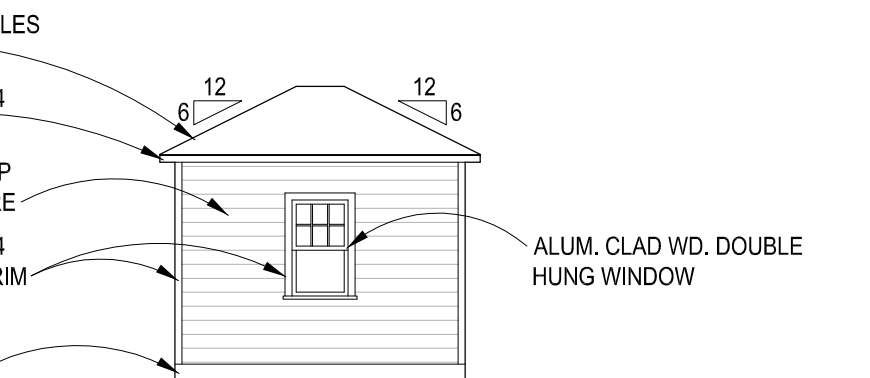
9 PROPOSED FRONT SHED ELEVATION
Scale: 1/8"=1'-0"



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

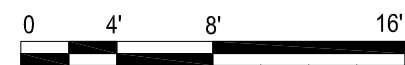


11 PROPOSED REAR SHED ELEVATION
Scale: 1/8"=1'-0"



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:

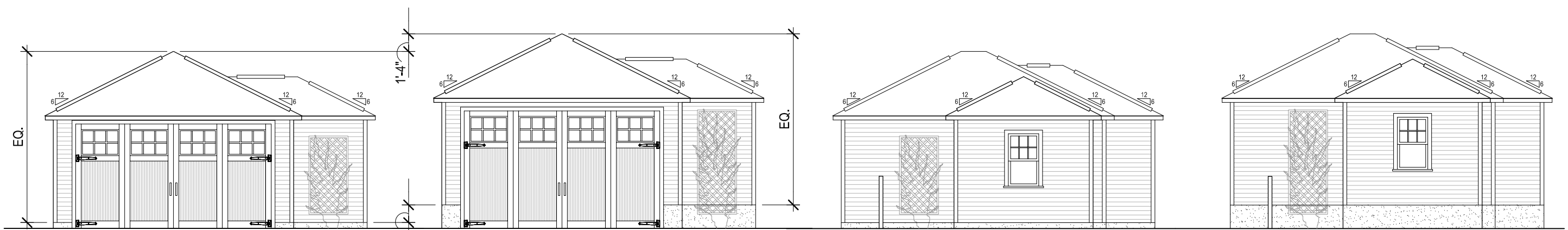
- Replacement of the concrete slab.
- Replacement of the existing sliding garage door with wood bifold carriage-style garage doors.
- Construction of one new addition at the south (right) side of the garage.
 - 5'-7 ¾" x 10'-7".
 - Painted wood siding to match the existing.
 - Painted wood corners to 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



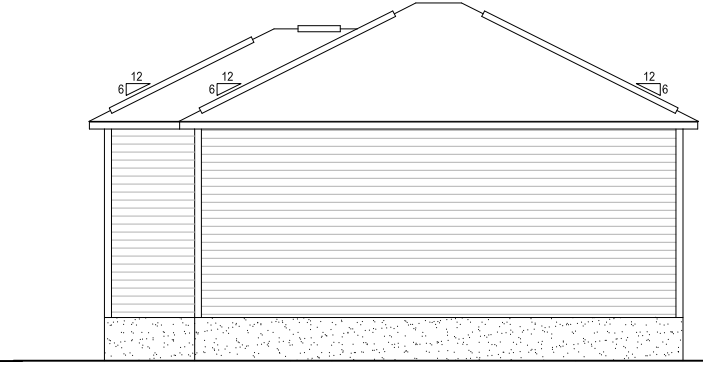
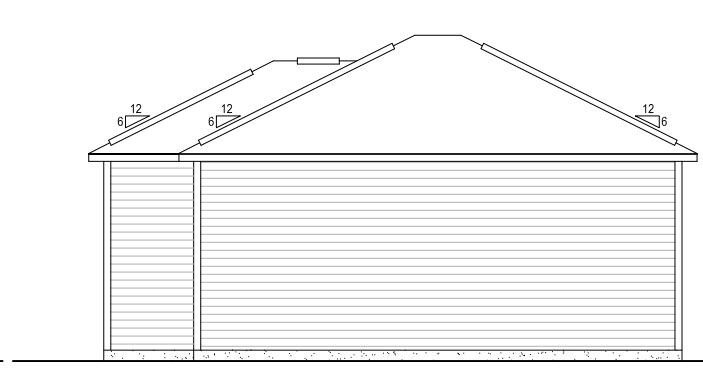
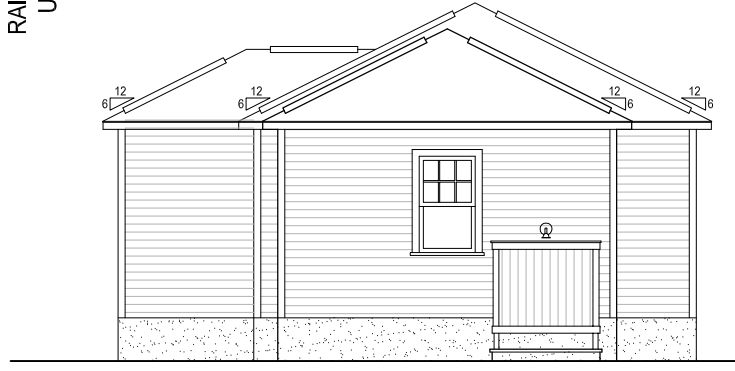
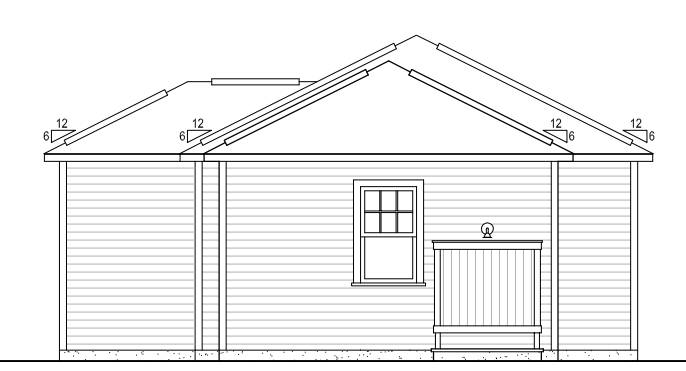
1 APPROVED FRONT ELEVATION
Scale: 1/8"=1'-0"

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

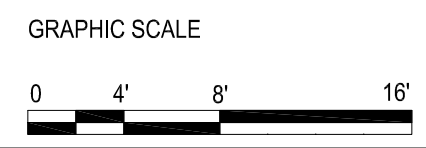


5 APPROVED REAR ELEVATION
Scale: 1/8"=1'-0"

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"



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



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

CASWELL DEICHMAN RESIDENCE

10221 MONTGOMERY AVE. KENSINGTON, MD 20895

PLAT DATA

BLOCK 3
LOT 20
SUBDIVISION 15: LTS 21 & 22 KENSINGTON PARK
ZONED R-60



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

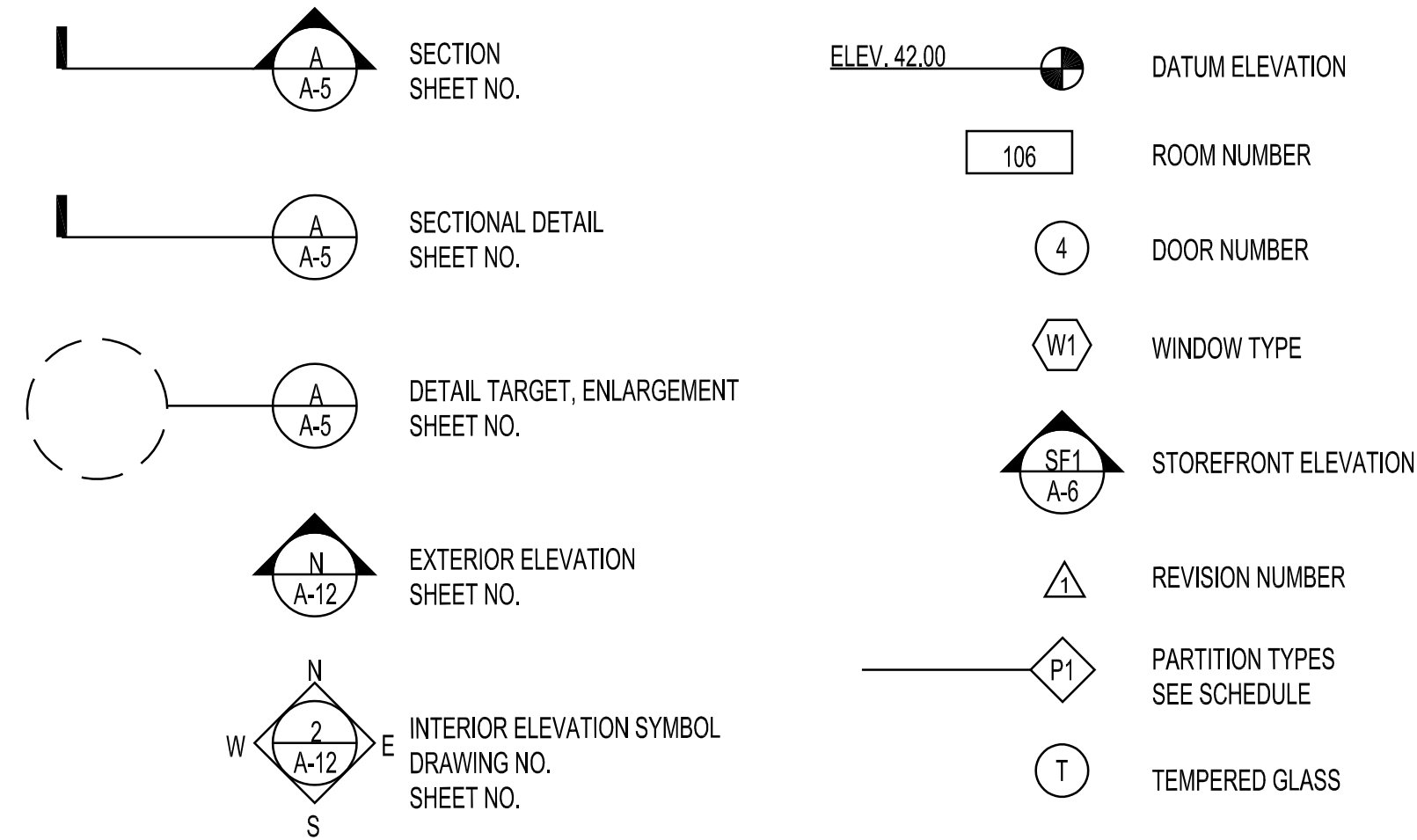
G T M ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240) 333-2000
(240) 333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

GRAPHIC SYMBOLS



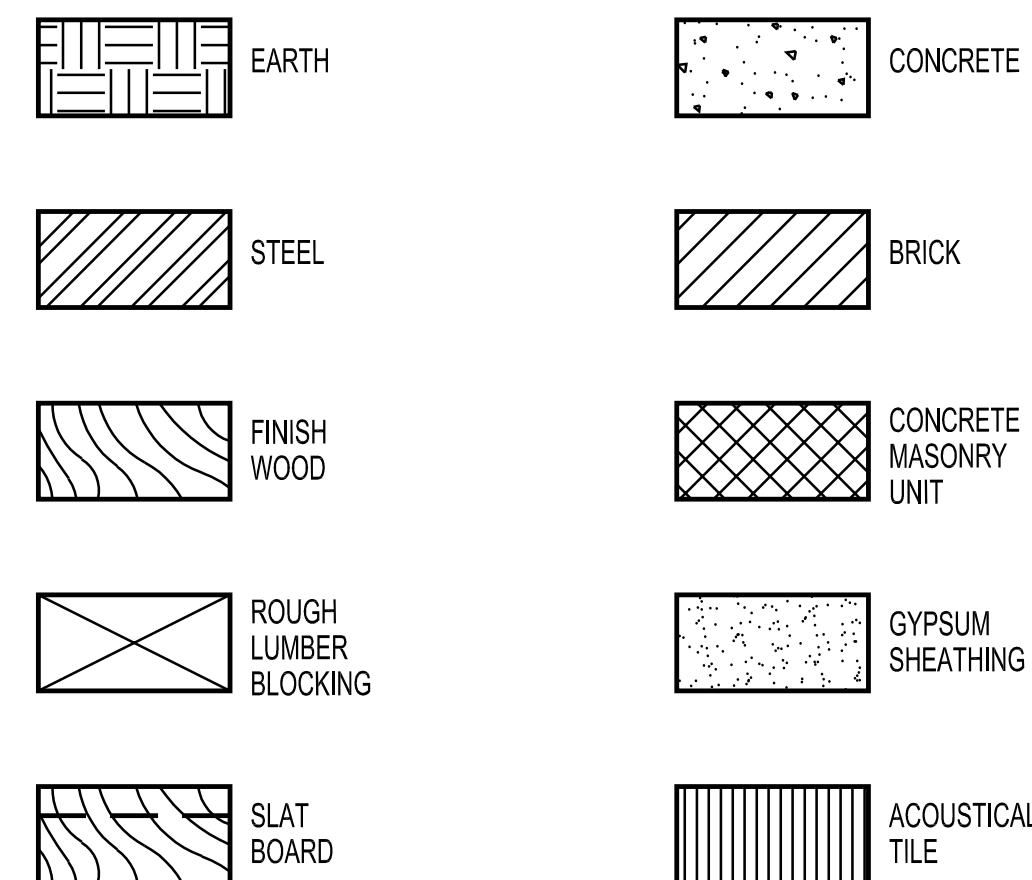
LIST OF DRAWINGS

001	COVER SHEET
002	SPECIFICATIONS
D100	LOWER LEVEL DEMOLITION PLAN
A100	PROPOSED LOWER LEVEL PLAN & SCHEDULES
A101	GARAGE DEMOLITION PLAN, PROPOSED PLAN, & ROOF PLAN
A200	GARAGE ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS & DETAILS
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	FIRST FLOOR FRAMING PLAN
S102	GARAGE ROOF FRAMING PLAN
S200	STRUCTURAL DETAILS
S201	STRUCTURAL DETAILS
S202	STRUCTURAL DETAILS
S300	WALL BRACING PLANS & DETAILS
E100	LOWER LEVEL ELECTRICAL PLAN
E101	GARAGE ELECTRICAL PLAN

CALCULATIONS

SQUARE FOOTAGE			BUILDING HEIGHT	
MAIN HOUSE				
LOWER LEVEL:	EXISTING 1,055 UNFIN. SF	PROPOSED 290 UNFIN. SF (UNDERPINNED) 989 FIN. SF (UNDERPINNED) 1,464 SF ADDITION	NO CHANGE TO EXISTING MAIN HOUSE HEIGHT; HEIGHT INCREASE TO EXISTING GARAGE APPROVED UNDER PERMIT #936313 ISSUED 06/10/21	
FIRST FLOOR:	1,567 SF	NO CHANGE		
SECOND FLOOR:	1,265 SF	NO CHANGE		
ATTIC:	542 SF	NO CHANGE		
GARAGE				
	441 SF (PER PERMIT #936313 ISSUED 06/10/21)			
LOT COVERAGE				
LOT SIZE = 22,500 SF				
MAX LOT COV. ALLOWED = 20% (4,500 SF)				
PROPOSED COVERAGE				
EXISTING MAIN HOUSE:	1,567 SF			
EXISTING GARAGE:	441 SF			
TOTAL:	2,008 SF (8.9% - NO CHANGE)			
SCOPE OF WORK				
<ul style="list-style-type: none"> UNDERPIN ENTIRETY OF EXISTING MAIN HOUSE CREATE FINISHED SPACE IN PORTION OF UNDERPINNED CELLAR CONSTRUCT ADDITION TO MAIN HOUSE AT CELLAR LEVEL ONLY WORK TO EXISTING GARAGE PREVIOUSLY APPROVED UNDER PERMIT #936313 ISSUED 06/10/21 				

MATERIAL SYMBOLS



ABBREVIATIONS

ABOVE FINISH FLOOR	AFF	EACH	EA	INTERIOR	INT	PLATE	PL	VERTICAL	VERT
ACoustic	ACST	EAST	E	JANITOR'S CLOSET	JC	PLYWOOD	PLYWD	VESTIBULE	VEST
ADJUSTABLE	ADJ	ELECTRIC, ELECTRICAL	ELEC	JOB	JT	POLYVINYL CHLORIDE	PVC	VOLTS	VCT
AIR HANDLING	AH	ELEVATOR	ELEV	JUNCTION BOX	JB	PREFABRICATED	PREFAB	W/ W/	W/ W/
AIR HANDLING UNIT	AHU	EMERGENCY POWER	EM	LAMINATED	LAM	PREHUNG	PREFIN	W/ W/	W/ W/
ALTERNATE	ALT	EMPTY CONDUIT	EMC	LAVATORY	LAV	PREMINNER	PREFIN	WITH	W/ W/
ALTERNATE CURRENT	AL	ELECTRIC WATER COOLER	EW	LEFT HAND	LH	QUARRY TILE	QT	WITHOUT	W/ W/
AMPERES	AMP	EXHAUST	EX	LENGTH	LN	RADIUS	RAD	WOOD	WD
ANCHOR BOLT	AB	EXISTING	EX	LIBRARY	LB	REFRIGERATOR	REF	YARD	YD
ARCHITECT	AT	EXPANSION	EXP	LINEAR FEET	LF	REINFORCING	REIN		
AVERAGE	AVG	EXTERIOR	EXT	LONG LEG HORIZONTAL	LLH	REINFORCING	REIN		
BEAM	BM	FAHRENHEIT	F	LONG LEG VERTICAL	LLV	REINFORCING	REIN		
BOARD	BD	FEET PER MINUTE	FPM	MAINTENANCE	MNT	REINFORCING	REIN		
CABINET	CAB	FEET, FOOT	FT	MANUFACTURER	MFR	REINFORCING	REIN		
CATALOG	CAT	FINISH	FIN	MASONRY	MAS	REVISION	REV		
CERILING	CLG	FIRE EXTINGUISHER CAB.	FEC	MASONRY OPENING	MO	RIGHT HAND	RHM		
CENTERLINE	CL	FLOOR	FL	MECHANICAL	MCH	ROUGH OPENING	RO		
CERAMIC TILE	CT	FLUORESCENT	FL	MEDIUM	MD	SCHEDULE	SCHD		
CLOSET	CLS	FIRE RATED	FR	MEZZANINE	MEZZ	SECTION	SECT		
COLUMN	COL	GALVE	GA	MINIMUM	MIN	SERVICE BUNK	SBS		
CONCRETE	CON	GALLONS PER MINUTE	GPM	MISCELLANEOUS	MISC	SIMILAR	SIM		
CONCRETE MASONRY UNIT	CMU	GALVANIZED	GALV	MULLION	MUL	SOUND TRANSMISSION	ST		
CONFERENCE	CONF	GENERAL CONTRACTOR	GC	NOT IN CONTRACT	NIC	SQUARE	SQ		
CONTRUCUS	CONT	GROUNDING FAULT INTERRUPT.	GFI	NOT TO SCALE	NTS	STANDARD	STD		
CONTROL JOINT	CJ	GYPNUM	GYP	NUMBER	N	STAINLESS STEEL	SS		
COORDINATE	COORD	GYPNUM WALLBOARD	GWB	OFFICE	OFF	STATION	STA		
CORNER	CR	HANDICAPPED	HDCP	ON CENTER	OC	STEEL	STL		
CUBIC FEET	CU	HARDWARE	HW	OPENING	OPNG	STORAGE	STRG		
CUBIC FEET PER MINUTE	CFM	HARDWOOD	HWWD	OPPOSITE	OPP	STRUCTURAL	STRUCT		
DEDICATED	DED	HERTZ	HZ	OUNCE	OZ	SUSPENDED CEILING	SUSP		
DEPARTMENT	DEPT	HOLLOW METAL	HM	OVERALL	OA	TELEPHONE	TEL		
DEPTH	DEPT	HORIZONTAL	HRZ	OVERHEAD	OH	THICK OR THINNESS	THK		
DETAIL	DET	HOT WATER HEATER	HWH	PAINTED	PTD	TILE	TILE		
DIAGONAL	DIA	HOUR	H	PANEL	PNL	TO BE SELECTED	TBS		
DIAMETER	DM	INCH	IN	PARTITION	PTN	TONGUE & GROOVE	T&G		
DIMENSION	DM	INSIDE DIAMETER	ID	PERPENDICULAR	PP	TOP	TOP		
DISHWASHER	DW	INSULATION	INSUL	PERSONAL COMPUTER	PC	TYPICAL	TYP		
DOOR	DR			PHASE	PH				
DOWN	DN			PLASTIC LAMINATE	PLAM				
DRAWING	DWG								
DRINKING FOUNTAIN	DF								

PROJECT INFORMATION

CLIENTS BRUCE CASWELL & LAUREN DEICHMAN 10221 MONTGOMERY AVENUE KENSINGTON, MD 20895	GENERAL CONTRACTOR MCFARLAND WOODS, INC. CONTACT: MATT MCFARLAND 7370 MACARTHUR BLVD. GLEN ECHO, MD 20812 (301) 229-3553 matt@mcfarlandwoods.com	STRUCTURAL ENGINEER RADWAN ASSOCIATES CONTACT: GUS RADWAN 8609 WESTWOOD CENTER DRIVE, SUITE 110 VIENNA, VA 22182 (703) 790-8435 radwanhg@aol.com
ARCHITECT GTM ARCHITECTS CONTACT: LAUREN CLARK 7735 OLD GEORGETOWN ROAD BETHESDA, MD 20814 (240) 333-2028 (240) 333-2001 FAX lclark@gtmarchitects.com	CIVIL ENGINEER CHARLES P. JOHNSON & ASSOCIATES CONTACT: RICH INGRAM 1751 ELTON ROAD SILVER SPRING, MD 20903 (301) 434-7000 (301) 434-9394 FAX r Ingram@cpja.com	PLANS PREPARED BASED ON THE FOLLOWING CODES: 2018 ICC INTERNATIONAL RESIDENTIAL CODE 2018 ICC INTERNATIONAL ENERGY CONSERVATION CODE

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

COVER SHEET

Sheet No.

001

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SPECIFICATIONS FOR RESIDENTIAL CONSTRUCTION

The purpose of the following specifications is to establish the level of quality required for both materials and workmanship. These notes are intended as a general outline; specific and additional requirements are indicated on the drawings. The contractor should also note that not all of the items mentioned below may apply to the project.

GENERAL REQUIREMENTS

1. All work shall conform to the International Residential Code (IRC), 2018 edition and all applicable sections of the Montgomery County code for single family construction and applicable building codes including (but not limited to) IECC 2018.
 2. The General Contractor shall stake off area of new construction and designate trees and shrubs for removal as required. Protect all landscaping beyond the areas of construction.
 3. The General Contractor shall coordinate phasing and time limits for new construction with the Owner, so as to establish an acceptable payment schedule related to the status of the project.
 4. Any permits required for the project shall be obtained by the General Contractor, unless informed otherwise by the Architect that the permit has been obtained.
 5. The General Contractor shall store materials and equipment in a safe and suitable place during the construction process. The Owner is not responsible for any losses of material.
 6. All debris shall be periodically removed from the site so as to not create a physical or visual hazard to the Owner.
 7. The General Contractor shall be licensed in Montgomery County, Maryland, and shall guarantee the project labor and materials for a period of one year after the Architect determines the work to be substantially complete, as per county laws.
 8. The General Contractor shall provide competent daily supervision of the project.
 9. The General Contractor shall notify the related authorities for inspection of the work as related to the specific areas required by the county.
 10. The General Contractor shall Carry Workmen's Compensation Insurance for every person employed by him on the premises and shall maintain such insurance in full force during the entire time of this contract. The General Contractor shall Carry Comprehensive General and Automotive Liability Insurance of \$25,000 to \$50,000 minimum. These requirements can be amended by the Owner if specified by the contract.
 11. All drawings, specifications, and copies furnished by the Architect are the documents for the construction of this project only and shall not be used in any other circumstance.
 12. The General Contractor shall carefully study the contract documents and report to the Architect any error, omission, or inconsistency they may discover.
 13. The General Contractor shall provide and pay for all labor, materials, equipment, tools, machinery and other facilities and services necessary for proper execution and completion of the work, and shall guarantee no mechanic liens against the project at completion.
 14. The Contract Sum is stated in the agreement and is the total amount payable by the Owner, which designates the addition, deletion, or revision to the contract. The Change Order must also designate the change in the original contract sum.
 15. At least seven days before the date of each progress payment established by the agreement, the General Contractor shall submit to the Architect and Owner an itemized application designating which portion of the work has been completed.
 16. The Contractor shall verify dimensions prior to construction, and all discrepancies shall be brought to the attention of the Architect so that clarifications can be made. The Contractor shall verify field dimensions related to existing conditions. Written dimensions take precedence over scaled sizes, do not scale drawings to determine missing dimensions.
 17. The Contractor shall be responsible to have new utility line services (gas, electric, telephone) installed to the house connection/meter location.
- 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. Temporary walls and dust barriers shall be installed as necessary to prevent circulation of dirt and dust into portions of the house that are not part of the work.
 3. All dashed walls, fixtures, windows, etc., are to be removed. See Demolition Sheets for additional information.
 4. Conduct all demolition operations in compliance with applicable codes and ordinances.
 5. Coordinate demolition with work of subcontractors.
 6. Maintain the existing structure in a watertight condition at all times.
 7. Provide the necessary enclosures to allow the owner to maintain comfortable temperatures within the occupied portions of the home during construction.
- GENERAL STRUCTURAL NOTES**
1. Work shall be done in accordance with the International Residential Code (IRC), 2018 Edition.
 2. The design gravity live loads are as follows:
 Roof load (snow): 30 LL + 15 DL = 45 PSF
 Living Spaces: 1st Floor 40 LL + 15 DL = 55 PSF
 Sleeping Spaces: 2nd Floor 30 LL + 15 DL = 45 PSF
 Exterior Decks: 60 LL + 15 DL = 75 PSF
 Live Load Deflection Limitation for floors and stairs shall be L/360
 Live Load Deflection Limitation for roofs shall be L/240

FOUNDATIONS

1. The foundation for the structure has been designed for the assumed bearing pressure of 1,500 PSF. This is to be verified by the contractor prior to the footings being poured. It is also assumed that there is no water condition present.
2. Basement walls have been designed for an assumed equivalent fluid pressure of 55 PSF.
3. Excavations for spread footings and continuous footings shall be cleaned and hand tampered to a uniform surface.
4. Slabs on grade shall be underlain by a minimum of 4" 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, profiled, free of standing water, mud, and frozen soil. Before placing concrete, a vapor barrier shall be placed on top of the granular fill.
5. Bottoms of all exterior footings shall be 2"-6" minimum below finished grade. Footings shall project a minimum of 12" into undisturbed existing natural ground having allowable bearing capacity stated. Depths of footings should be checked if soil conditions are other than assumed.

ENERGY CONSERVATION

1. The following provisions for thermal resistance meet or exceed the requirements stipulated by the 2018 International Energy Conservation Code (IECC), climate zone 4A. These values are the minimum acceptable. See drawings for specific values required for the project.
2. Insulation

A. Ceiling (of uppermost story)	R-49, or R-38 continuous
B. Vaulted Ceiling allowance	R-49 w/lessor of 500 sq ft or 20% of total insulated ceiling area R-30
C. Frame walls (with storm window or double glazing)	R-20 or 13+5 (exterior)
D. Rim Joists	Equal to wall below
E. Floors over unheated spaces (including floor overhangs)	R-38
F. Masonry walls (enclosed heated living areas)	R-13 or R-10 continuous
G. Slab on grade (heated space)	R-10
H. 24" Perimeter Insulation	U-0.32 SHGC-0.40
I. Doors	See section R402.3.4
3. Air Infiltration

A. Provide 1/2" x 5.5" compressible sill sealer between foundation wall and all sill plates.
B. Windows: Not exceeding three tenths (0.3) CFM of sash crack
C. Sliding glass doors: not exceeding three tenths (0.3) CFM per square foot of door area
D. Sliding doors: Not exceeding five tenths (0.5) CFM per square foot of door area. Provide 1" compressible sill sealer between foundation wall and all sill plates.
E. Building thermal envelopes shall be tested per IECC R402.4.1.2 and verified as having air leakage not to exceed 3 air changes per hour.
F. Recessed lighting in the thermal envelope shall comply with IECC R402.4.4
G. Systems duct and piping installation shall comply with IECC R403 including Whole-House Mechanical Ventilation system installation.

TERMITE CONTROL/ SOIL TREATMENT

1. Treat soil with Bayer Corporation, Premise 75, in strict accordance with manufacturer's recommendations.
2. Remove all extraneous sources of wood cellulose and other edible materials such as wood debris, tree stumps and roots, staves, formwork, and construction waste wood from soil within and around foundations. Loose, rack, and level soil to be treated except previously compacted areas under slabs and footings.

A. Slabs-on-Grade and Basement Slabs: Under ground-supported slab construction, including footings, building, slabs, and attached slabs as an overall treatment. Treat soil materials before concrete footings and slabs are placed.
B. Foundations: Adjacent soil including soil along the entire inside perimeter of foundation walls, along both sides of interior partition walls, around plumbing pipes and electric conduit penetrating the slab, and around interior column footers, piers, and chimney bases; also along the entire outside perimeter, from grade to bottom of footing. Avoid soil washout around footings.
C. Crawlspace: Soil under and adjacent to foundations as previously indicated. Treat adjacent areas including around entrance platform, porches, and equipment bases. Apply overall treatment to all footings where attached concrete platform and porches are on fill or ground. Crawlspaces used as plenum spaces strictly follow manufacturer's recommendations.
D. Along driplines of roof overhangs without gutters.
E. Where condensate lines from mechanical equipment drip or drain to soil.
F. At plumbing penetrations through ground-supported slabs.
G. Other sites and locations as determined by licensed installer.

WARRANTY

Special Warranty: Manufacturer's standard form, signed by Applicator and Contractor certifying that termite control work, consisting of applied termiticide treatment, will prevent infestation of subterranean termites. If subterranean termite activity or damage is discovered during warranty period of five (5) years from Substantial Completion, re-treat soil and repair or replace damage caused by termite infestation.

CONCRETE

1. All concrete construction shall conform to the latest A.C.I. code 312.
2. Concrete shall have natural sand fine aggregates and normal weight coarse aggregates conforming to ASTM C33, Type 1 Portland Cement conforming to ASTM 150, and shall have a minimum 28-day compressive strength (F'c) as follows:
 - F'c = 2,500 PSI for footings, interior slabs on grade (except garages) and fill in concrete blocks

- F'c = 3,000 PSI for foundation walls exposed to weather.
 - F'c = 3,500 PSI for drives, porches, walks, steps, and garage slabs.
 - F'c = 4,000 PSI for precast concrete units.
3. All poured in place concrete exposed to weather conditions, including the garage floor, shall be air entrained by 6% of concrete volume. No calcium chloride or other admixtures shall be used except as approved in writing by the Owner.
 4. Slabs on grade: except where otherwise noted, shall be min. 4" thick, reinforced with 6x6 W1.4xW1.4 WWF Lap mesh 6" in each direction.
 5. Slab shall be placed on a layer of 6 mil polyethylene over a 4" layer of washed gravel. Refer to drawings for location of thermal insulation.
 6. Concrete finish: Exposed exterior steps, stoops and slabs shall first have a steel trowel finish and then a very light broom finish. Exposed interior and garage shall receive a steel trowel finish.
 7. Expansion joints: Non-organic, Owner approved, expansion joint material shall be cast in place where slabs abut one another or concrete walls to prevent bonding between the two materials.
 8. Curing: Exposed concrete surfaces shall be sealed with an approved chemical curing compound within one hour of the final troweling. Curing compound label shall state that its use will not interfere with adhesion of subsequent floor finishes.
 9. Reinforcing steel: Reinforcing steel for the less shall be intermediate grade deformed billet steel conforming to ASTM spec. A615-40. All other reinforcing steel shall conform to ASTM spec. A615-60. Welded wire fabric to conform to ASTM A-185. Fabric shall be supplied in flat sheets and lapped to mesh at splices. All reinforcing shall be detailed, fabricated and installed in accordance with the latest detailing manual A.C.I. 315.
 10. Reinforcement designated as "continuous" shall lap 36 bar diameters at splices unless noted otherwise.
 11. Horizontal footing and walls: reinforcing steel shall be continuous and shall have 90 degree bends and extensions, or corner bars of equivalent size lapped 36 bar diameters, at corners and intersections.
 - A. Footings: Bottom of footings shall extend a minimum of 2'-6" below any surface subject to freezing; footings shall extend at least 12" into undisturbed soil or set on controlled compacted fill. Depth of footing subject to change if soil conditions are other than assumed. Bearing value of soil is assumed to be 1,500 PSF with no water condition present. Minimum bearing value of controlled fill shall be certified by a licensed geotechnical engineer.
 12. Anchor bolts: Set anchor bolts or approved straps shown. Bolts for wood sill plates shall be 1/2" in diameter and project 8" into concrete; set straps or bolts 12" max from end of any plate and 6'-0" max O.C. spacing, unless shown otherwise.

MASONRY

1. Brick shall conform to ASTM C-62. Mortar shall conform to federal specifications SS-C-181E-type II. Lay brick only when outside temperature is 45° F and rising. Protect all work from cold and frost and ensure that mortar will cure without freezing. Calcium chloride and antifreeze admixtures will not be acceptable.
2. Bearing steel and wood beams shall be supported on solid masonry piers as indicated. Other structural members (lintels, etc.) shall be supported on 8" of solid masonry. All beams and lintels shall have minimum horizontal bearing of 4".
3. Anchor bolts: Set anchor bolts or approved anchor straps as required. Bolts for wood sill plates shall be 1/2" diameter and project 16" into masonry. Set bolts or straps 12" max. from end of any plate.
4. CMU walls shall have horizontal wire all joints in reinforcement at 16" O.C. vertically, or as indicated.
5. Provide 4" solid masonry on all sides of joists or beams entering masonry party walls.
6. Brick Veneer:
 - A. Secure brick veneer with 1/8 GA hot-dipped zinc coated wall ties at 16" O.C. horizontally and vertically.
 - B. Provide flashing at first course above grade, at lintels, sills and elsewhere as shown. Provide 3/8" diameter tube weeps or cellular plastic head joint-type weeps at 24" O.C.
 - C. Provide through-wall flashing above all unsheltered openings. Flashing shall be end-dammed at all terminations.
 - D. Install high-density polyethylene or polyester cavity drainage material, equal to "mortar net," above all flashing. Material shall be sized to fill the width of the cavity.
7. Stone Veneer:
 - A. Vapor permeable weather-resistant barriers: two-ply asphalt saturated Kraft Grade D breather type sheathing paper.
 - Basis of design is Fortifiber® /two-ply super jumbo tex® 60 minute
 - Reference standard: federal specification W-B-790A, Type I, Grade D, Style 2
 - Moisture vapor transmission: 36 grams minimum; ASTM E 96
 - Water resistance: 150 minutes (Professional), ASTM D 779
 - B. C.M.U.'s to have water repellent block admixture: "Dry-Block" by W.R. Grace recommended.
 9. Exterior mortar to have water repellent admixture.
 10. Unless noted otherwise, tool all joints concave.
 11. Fully bed in mortar face shells and webs of first course of CMU.
 12. All masonry joints shall be fully filled with mortar, including head joints.

STEEL

1. Structural steel shall conform to ASTM A36
2. Steel beams shall conform to ASTM A572 Grade 50.
3. All steel angles, lintels, beams, columns, etc. are to be shop primed with red lead or red oxide primer or approved equal. Structural steel at or below grade shall be painted with two coats on an asphaltic base paint and protected with a minimum of 2" solid masonry or concrete.
 4. For all openings or recesses in brick or brick-faced masonry walls not specifically detailed, provide one steel angle for each 4" of wall thickness. Provide lintels according to the schedule below.

Lintel	Masonry Opening	Min. Bearing
L 3-1/2 X 3-1/2 X 1/4	Up to 3'-0"	4"
L 3-1/2 X 3-1/2 X 5/16	3'-1" to 4'-0"	6"
L 4 X 3-1/2 X 1/4	4'-1" to 5'-0"	6"
L 4 X 3-1/2 X 5/16	5'-1" to 6'-0"	6"
L 5 X 3-1/2 X 5/16	6'-1" to 7'-0"	6"
L 6 X 4 X 3/8	7'-1" to 8'-0"	6"

 Note: For openings greater than 8'-0", consult with Architect and Engineer.

WOOD & CARPENTRY

1. Unless otherwise noted on drawings, all structural wood members shall be #2 Southern Pine or equal, with the following combination of unit stresses:

Extreme fiber stress in bending	1,200 PSI
Compression parallel to the grain	1,000 PSI
Compression perpendicular to the grain	565 PSI
Modulus of Elasticity Shear Stress	1,500,000 PSI
2. Manufactured joists and trusses (if shown on drawings) must be designed and certified by a licensed engineer and submitted to the Architect and local building department for approval.
3. Roof rafters and/or trusses shall be connected at each bearing point with one prefast-90 PSI galvanized rafter tie (hurricane clip) by Simpson or approved equal. Similarly, floor joists and trusses shall be connected with one prefabricated joist hanger. Each anchor shall be 18 GA minimum thick.
 4. Provide double joists under all parallel partitions, at joists that support headers, and at headers that support joists. Use joist hangers where applicable.
 5. All joists and rafters shall be rigidly braced at intervals not exceeding 8'-0".
 6. Double studs at header bearing, double joists and rafters at all openings according to schedule below (unless noted otherwise on drawings):

Double 2 x 4 Up to 3'-0"
Double 2 x 6 Up to 4'-0"
Double 2 x 8 Up to 5'-0"
Double 2 x 10 Up to 7'-0"
Double 2 x 12 Up to 8'-0"
4. All double headers and joists shall be joined with a minimum of two rows of 16 d nails 12" on center.
7. Provide blocking, banding, crush blocks, stiffeners, or rim joists, as required, at joist ends.
8. Floor joists shall have a minimum bearing of 2" on framed walls. All beams shall have minimum bearing of 4" bearing on all supports.
9. Provide moisture protection to end of beams pocketed into masonry walls.
9. Wood joists, studs, and beams shall not be cut or notched unless authorized by the Architect. Drilled holes shall be centered at mid-depth of the member and the hole diameter shall not exceed 1/3 the actual depth of the member. No holes shall be drilled within 2" from the end or within the middle 1/3 of the span. Provide 4" clear between holes.
10. Existing conditions shall be verified by the Contractor. Any existing damaged wood members shall be identified and replaced by the Contractor.
11. Contractor shall be responsible for providing necessary bracing and shoring of existing members and walls while altering the structure.
12. Provide 2x4 intermediate blocking at all bearing and non-bearing partitions.
13. All plywood shall be APA span rated. Use exterior grade plywood wherever edge of face will be exposed to weather. Interior plywood exposed to weather during construction shall be Exposure I minimum.

A. Exterior wall sheathing shall be 1/2" plywood unless noted otherwise.
B. Subflooring shall be 1/2" tongue and groove plywood, glued and screwed to the floor joists as per APA recommendations.
C. Where spacing of roof structure members is 16" O.C., roof sheathing shall be 1/2" plywood (3/4" where roofing is slate or tile). Where spacing of roof structure members is 24" O.C., roof sheathing shall be 3/8" plywood (1/2" where roofing is slate or tile). Provide "H" clips at butt joints of roof sheathing.
14. MICRO-LAM L.V.L. (laminated veneer lumber) beams shall be manufactured by Trus Joist MacMillan or approved equal. Beams shall be installed according to manufacturer's recommendations. When fastening two or more beams between a minimum of two rows of 16 d nails 12" on center.
15. T/J Floor Joists are to be manufactured by Trus Joist MacMillan or approved equal. Install per manufacturer's recommendations.
16. The following wood elements are to be pressure treated with preservative:

A. Sill plates resting on concrete or masonry walls.
B. Sill plates resting on concrete slabs on grade.
C. Joists which enter concrete or masonry walls and have less than 1/2" clearance on tops, sides, and ends.
D. Sleepers resting directly on concrete slabs.
E. Exterior porch and deck framing, decking, and stairs.
17. Fasteners, hangers, and metal accessories used in pressure treated wood construction shall be type 304 or 316 stainless steel. Treated lumber shall not be placed in contact with aluminum flashing or other aluminum components.
18. Exterior Wood Trim:

A. All exterior wood trim shall be clear pine or redwood.
B. All trim shall be primed on both sides prior to installation.
C. All outside corners shall be mitered. No butt joints will be accepted.
19. Exterior Synthetic Trim shall be "AZEK" with traditional smooth surface. Fasteners, joint cement, and installation procedures shall be in accordance with manufacturer's recommendations.
 20. Siding: Refer to drawings for type specified.

RADON DETECTION AND TREATMENT

1. The Contractor shall provide a venting system consisting of a minimum of 3" diameter ABS, PVC or equivalent gas-tight plumbing pipe inserted into the sub-slab gravel base (at all new concrete slabs). A T fitting or equivalent method shall be used to ensure that the pipe opening remains with the sub-slab permeable material. The pipe shall terminate at least 12" above the high side of the roof penetration. Contractor shall coordinate location of pipe with Architect prior to installing the pipe.
2. Install, per IRC, 2018 edition, Appendix F "Radon Control Methods."
3. The Contractor shall provide any other measures as required by local codes.

VENTILATION

1. Where attics are indicated to be ventilated, they are to be vented in one of the following ways (refer to drawings for specifics):
 - A. Continuous ridge venting and continuous soffit venting. Ridge vent shall be Cor-A-Vent or approved equal. Continuous soffit vents shall be a minimum of 2" wide. Circular louver vents between each rafter may be used at the soffit if shown on the drawings.
 - B. Screen louvers or vents with an open area equal to one square foot for every 300 square feet of attic space.
 2. Provide ductwork vents for all crawl spaces. Refer to drawings for locations.
 3. Venting for appliances and exhaust fans:
 - A. Provide venting to the exterior as per manufacturer's recommendations for all appliances. Location of ductwork and vent on exterior shall be approved by Architect prior to installation.
 - B. Provide exhaust fans for bathrooms, etc., as shown on drawings. Location of ductwork and vent on exterior shall be approved by Architect prior to installation. Ducts within unconditioned spaces shall be insulated to prevent condensation.
 4. Provide Whole-House ventilation system to comply with IECC R403.5

MOISTURE PROTECTION

1. Appropriate sealants shall be selected for each substrate depending upon location (interior or exterior), humidity, moisture conditions, and traffic conditions. Use primers as required.
2. Color of caulking shall be coordinated with adjacent materials and must be approved by Architect prior to application.
3. Joint fillers shall be used:
 - A. To control the depth of sealants in joints.
 - B. To meet the requirements for resilient separations in horizontal joints in floor, pavements, patios, sidewalks, and other light traffic areas.
4. Bond breakers shall be used to prevent adhesion to more than two surfaces.
5. Masonry foundations shall be parged to a thickness of 1/2" minimum.
6. Waterproof all below grade foundation walls with a polymer-modified asphalt emulsion similar to CETCO "StrataSeal." Dryl cured membrane thickness shall be minimum 60 mil. Installation shall include substrate preparation as per manufacturer's recommendations. Reinforce corners and concrete cold joints by embedding fiberglass fabric around corners and across joints in accordance with manufacturer's recommendations. Install subsurface drainage composite similar to CETCO "Aquadrain IOX" over the cured membrane.
7. Footing drains shall be min. 4" in diameter and installed at the exterior of all foundations.
8. All flashing shall be installed according to the building code. An eave flashing strip of 40 mil. self-adhering rubberized asphalt sheet membrane shall be applied to extend from the edge of the roof to a project 24" min. inside the interior wall line of the structure, and at all valleys.
9. All membrane roofing to be approved by Architect prior to installation.
10. All roof shingles to be approved by Architect prior to installation.
11. Asphalt shingle roofs with slopes from 2 in 12 to 4 in 12 shall have two layers of #15 roofing felt applied in accordance with with the International Residential Code.
12. Flashing*
 - A. Through-wall and other concealed flashing shall be a composite of fiberglass fabric, 5 oz. copper and asphalt, equal to York Copper Fabric.
 - B. Exposed flashing shall be 16 oz. copper.
13. Painted aluminum drip strips shall be installed at the eave and rake edges of the roof sheathing for shingle roofs, and above window and door trim where indicated.
14. Exterior Insulation and Finish Systems (EIFS) shall be equal to Dryvit, Residential MD System, with Dryvit drainage mat installed between the secondary weather barrier and the insulation board.
15. Cedar roof shingles shall be No. 1, Blue Label, red cedar. Install over "Cedar Breather" by Benjamin Obdyke Inc. and 30# felts in accordance with manufacturer's instructions.
16. Standing seam roofing shall be 16 ounce copper with water-tight standing seams. For slopes greater than 3 in 12 provide #30 roofing felt underlayment on cold sheathing. For slopes 3 in 12 or less provide self-adhering 40 mil ice and water guard membrane over the entire area to receive standing seam roofing.

FINISHES

- Gypsum Wallboard:**
1. Gypsum wallboard shall be ASTM C-36 as follows:
 - A. Regular (1/2"); except where noted.
 - B. Water resistant (1/2"); at bathroom ceilings and walls that are not tiled.
 - C. Durock interior tile backer board (1/2"); at all surfaces that have tile.
 2. Gypsum boards shall have tapered edges to accommodate joint reinforcement.
 3. Provide edge corner beads, trim, laping, and joint compounds as required for the proper completion of the job. Materials shall be by U.S. Gypsum or approved equal.
 4. Finishing requirements:
 - A. For typical walls and ceilings provide a Level 4 Finish as defined by the Gypsum Association.
 - B. For surfaces noted to receive semi-gloss or gloss paint provide a Level 5 Finish as defined by the Gypsum Association.
- Hardwood Flooring:**
1. Unless noted otherwise, provide wood strip flooring where shown on the drawings.
 2. Wood strip flooring to be oak. Where abutting existing floor, new floor shall match existing in size and grain. Elsewhere, oak shall be "clear" grade, in accordance with the National Oak Flooring Manufacturer's Association.
 3. Install flooring in strict accordance with the recommendation of the National Oak Flooring Manufacturer's Association.
 4. After the floors have been sanded, the flooring contractor shall apply a minimum of four stain and urethane samples in two foot by two foot areas on the floor for the owner to review. The owner shall have a minimum of two days to make a selection.

- Ceramic Tile:**
1. Provide ceramic tile and accessories in accordance with the Tile Council of America Specifications 137.1, in colors and patterns to be specified by the owner.
 2. Setting materials: comply with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation."
 3. Installation: comply with ANSI A108.1, ANSI A108.2, and the "Handbook for Ceramic Tile Installation" of the Tile Council of America.
 - A. Extend tile into recesses and under equipment and fixtures to form a complete coverage without interruptions.
 - B. Terminate tile neatly at obstructions, edges, and corners, without disruption of pattern or joint alignment.
 - C. Align joints when adjoining tiles on floor, base, trim, and walls are the same size.
 - D. Layout tile work and center the tile fields in both directions in each space or on each wall area.
 4. Replacement reserve: Contractor shall furnish to the Owner one unopened box of additional tiles for future repairs and maintenance work.

Carpet:

 1. Provide carpeting as indicated on the drawings. Refer to allowances on schedule sheet.
 - Vinyl Tile**
 1. Installation of all vinyl composition tile (VCT) shall be done in a manner which conforms with:

ASTM E 648,
ASTM E 84, AND
ASTM E 662.
 2. Replacement reserve: Contractor shall furnish Owner with one unopened box of additional tile for future repairs and maintenance.

Paint

1. All paint and primers to be Benjamin Moore or approved equal. Refer to schedule for colors and types.
 2. All surfaces to be painted shall receive one primer coat and two finish coats.
 3. All paint shall be applied according to manufacturer's recommendations.
- Architectural Woodwork and Trim:**
1. All millwork trim and molding shall be installed accordingly to the quality of standards of the Architectural Woodwork Institute (AWI).
 2. All interior trim and millwork shall conform to AWI "custom standards."
 3. Flat trim shall be clear pine or approved equal.
 4. All corners of trim and siding are to be mitered, except inside corners of interior running trim which shall be coped. Exposed end grains will not be accepted.
 5. All millwork and trim shall be installed by craftsman with experience in work of this type. All work shall be first class in every regard and consistent with the best practices of the trade.

FIRE AND LIFE SAFETY

1. Stairs:

A. 7 1/2" max rise
B. 10" min tread
C. 6'-8" min head room
D. Height of handrails shall be continuous, 34" (min) to 38" (max) above finished stair treads. Handrails required at stairs with 3 or more risers.
E. Guards shall be 36" (min) to 42" (max) above finished floor.
2. Provide a clear window opening of 5.7 square feet with no less than 20" clear width and 24" clear high for sleeping area. The sill of this windows shall be no more than 44" above the finished floor.
3. Provide safety glass in all exterior doors, storm doors, sliding glass doors, shower doors, and tub enclosures above and adjacent to spas and tubs and where the glass is closer than 18" to the floor and exceeds 9 square feet in area.
4. Ground metal siding.
5. Smoke detectors shall be provided on every floor, in each bedroom and in each hall outside of bedrooms, and integrated with the electrical system with battery backup.
6. If a fuel-burning appliance, fireplace, or attached garage is present, an interconnected battery back up carbon monoxide alarm or detector must be installed outside all sleeping areas and on all floors. If fuel-burning appliance or fireplace is present in any sleeping area, an interconnected carbon monoxide alarm or detector must also be installed in that room as required per local jurisdiction.
7. Flues shall be class B except solid fuel flues, which shall be class A.
8. Top of flue shall be 2'-0" above any part of structure within 10'-0" of flue.
9. Interior finish of walls and ceiling shall have a flame spread rating not greater than Class III.
10. Carpeting shall meet federal regulation DOC FF-1.
11. Prefab fireplaces shall be (U.L.) rated and installed according to manufacturer's specifications.
12. Provide outside air for combustion in all prefab and masonry fireplaces.

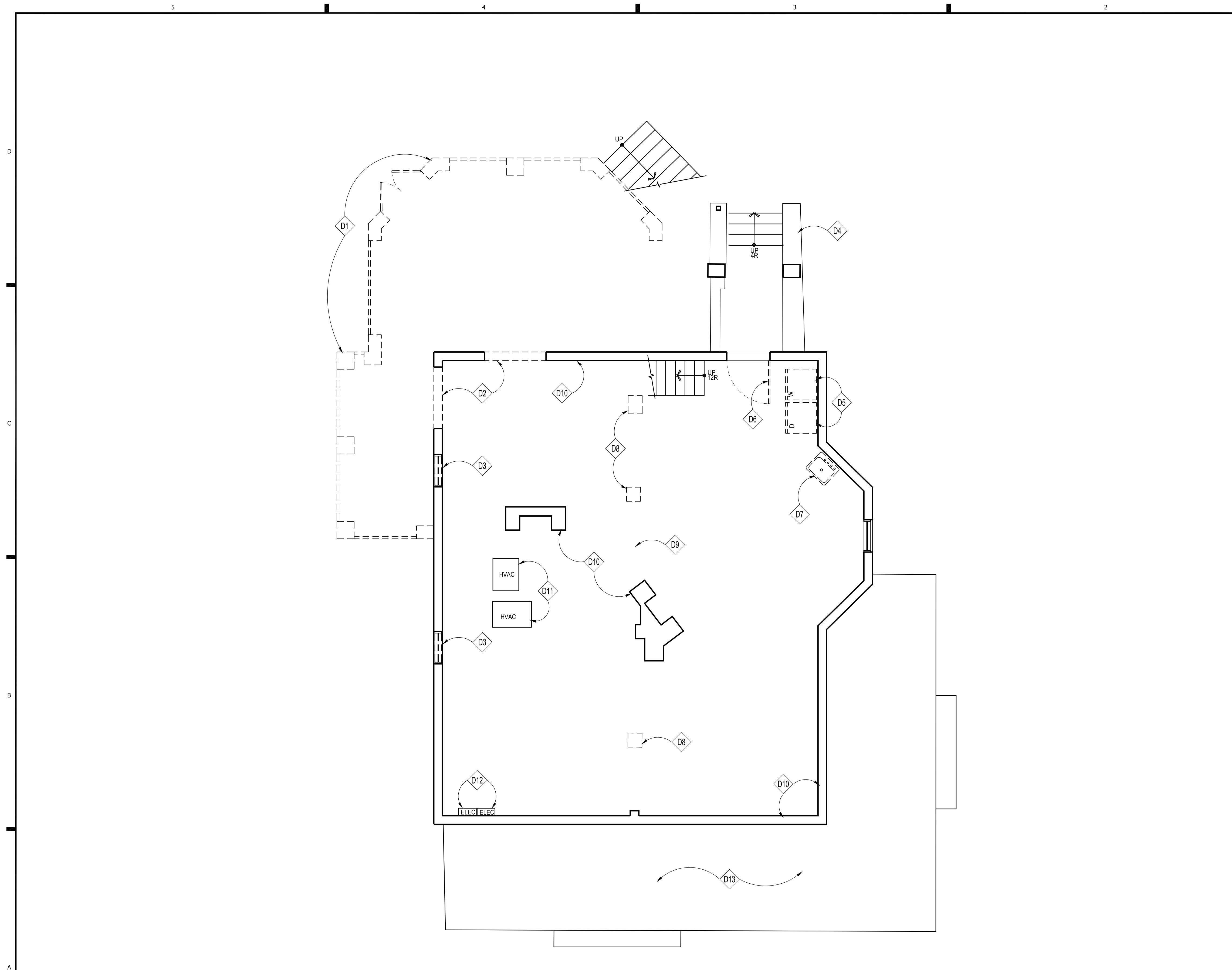
ELECTRICAL AND LIGHTING NOTES

1. Electrical contractor shall size and arrange all circuits in accordance with the National Electric Code as well as all local codes. Service to be upgraded as required.
2. Wall outlets are to be mounted 1'-6" above finished floor unless noted otherwise.
3. Switches are to be mounted 4'-0" above finished floor unless noted otherwise.
4. Mounting heights are to the vertical center of the equipment to the finished elevation of the floor.
5. All new switch and outlet styles are to be approved by Owner prior to installation.
6. Provide hardwired smoke detectors on all floors, located as per Montgomery County Code.
7. Electrician shall locate all fixtures, switches, outlets, etc. prior to running wiring. Owner, Architect, and Electrician to meet at a mutually agreed upon time to review locations. The purpose of which is to allow for possible relocation prior to wiring.
8. 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.
9. Contractor shall determine, based on an on-site review of existing and proposed electrical systems, whether an electrical service heavy-up will be required, and shall include the costs of all required upgrades in their Contract Amount.
10. Provide door bell, transformer, and chime for front door and where indicated. In lieu of Owner's selection otherwise, price shall be based on the following: Illuminated Button - Destination Lighting product number 15921; Transformer - 16V; Chimes - Teiber Model CT5B-or TFWW. In Owner's choice of finish. Verify all selections and mounting locations with Owner prior to purchasing.

MECHANICAL NOTES

1. All work shall be done in accordance with the International Residential Code (IRC), 2018 Edition, as well as IECC 2018 and other local codes.
2. Contractor shall submit all duct layouts and air handler locations (and thermostat locations) to the Owner and the Architect for approval prior to the commencement of framing. No extras will be given for any modification required to the framing due to ductwork.
3. All exterior unit locations to be coordinated with Owner and Architect.
4. Air conditioners shall be Energy Star rated and shall have a minimum 13 SEER rating with two zones each. Gas furnaces shall have a minimum Annual Fuel Utilization Efficiency rating of 90%.
5. Equipment will be Carrier or approved equal.
6. Ductwork will be galvanized sheet metal and flex.
7. Registers and return grilles are Hart & Cooley or equal.

PLUMBING NOTES



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

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



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 WATERTIGHT 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.

GTM ARCHITECTS

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Seal

Consultant

Project
CASWELL DEICHMAN RESIDENCE

10221 MONTGOMERY AVE, KENSINGTON

Owner
**BRUCE CASWELL
LAUREN DEICHMAN**

Developer

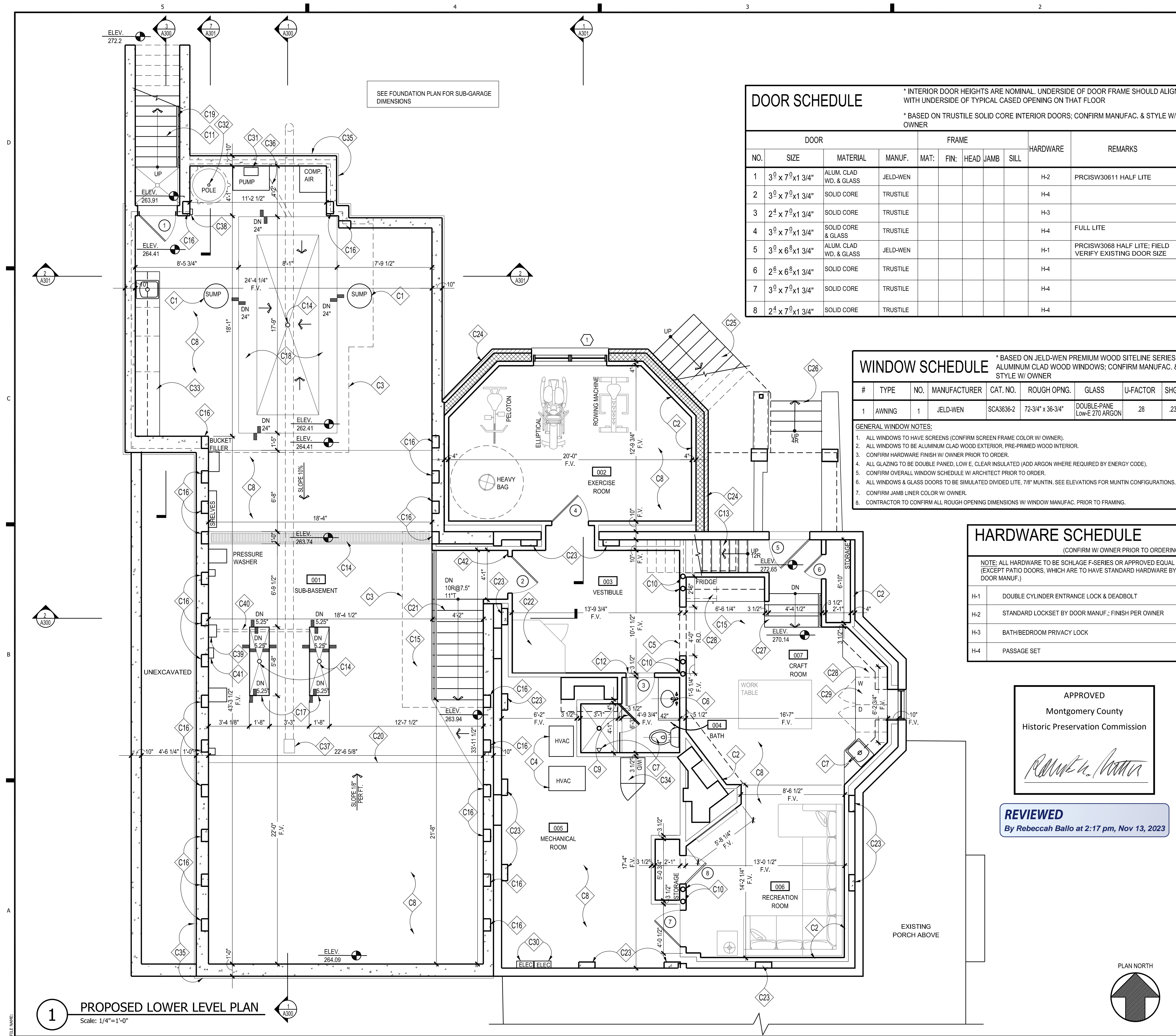
CONSTRUCTION SET	06/24/22
PROGRESS	03/22/22
PERMIT SET	08/16/21
Issue Description	Date

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

NO.	DOOR SIZE	MATERIAL	MANUF.	FRAME			HARDWARE	REMARKS
				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 ⁰ 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 ⁰ 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

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 2x4s & 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 FRAME-LESS 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" 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 ADDL. 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 ADDL. 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 DWG'S
- SEE STRUCTURAL DWG'S FOR MORE INFORMATION

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BRUCE CASWELL LAUREN DEICHMAN

Developer

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

GTM Project No. 20.0135

Checked By RJV

Drawn By LSC

Scale AS NOTED

Sheet Title

PROPOSED LOWER LEVEL PLAN & SCHEDULES

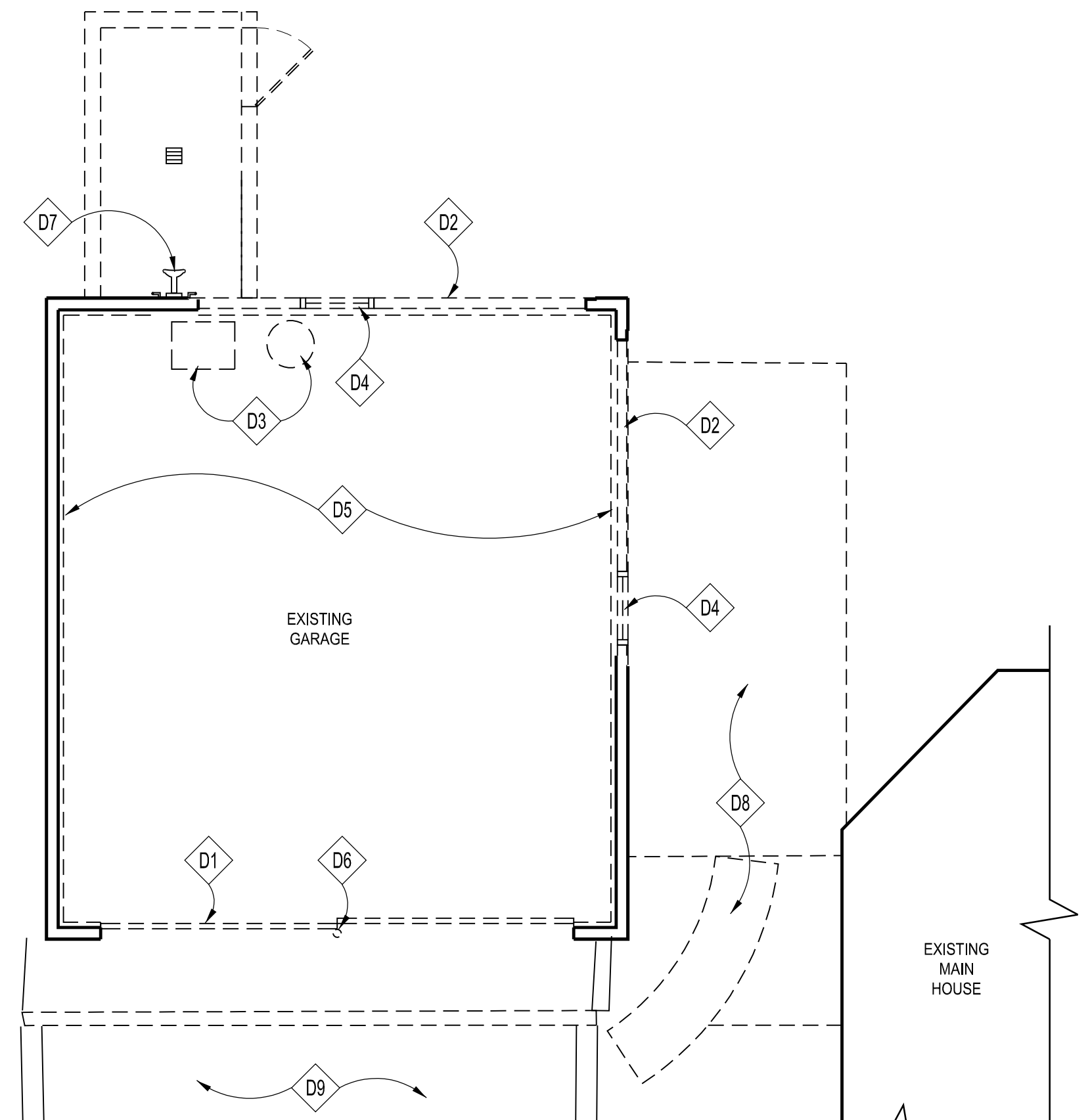
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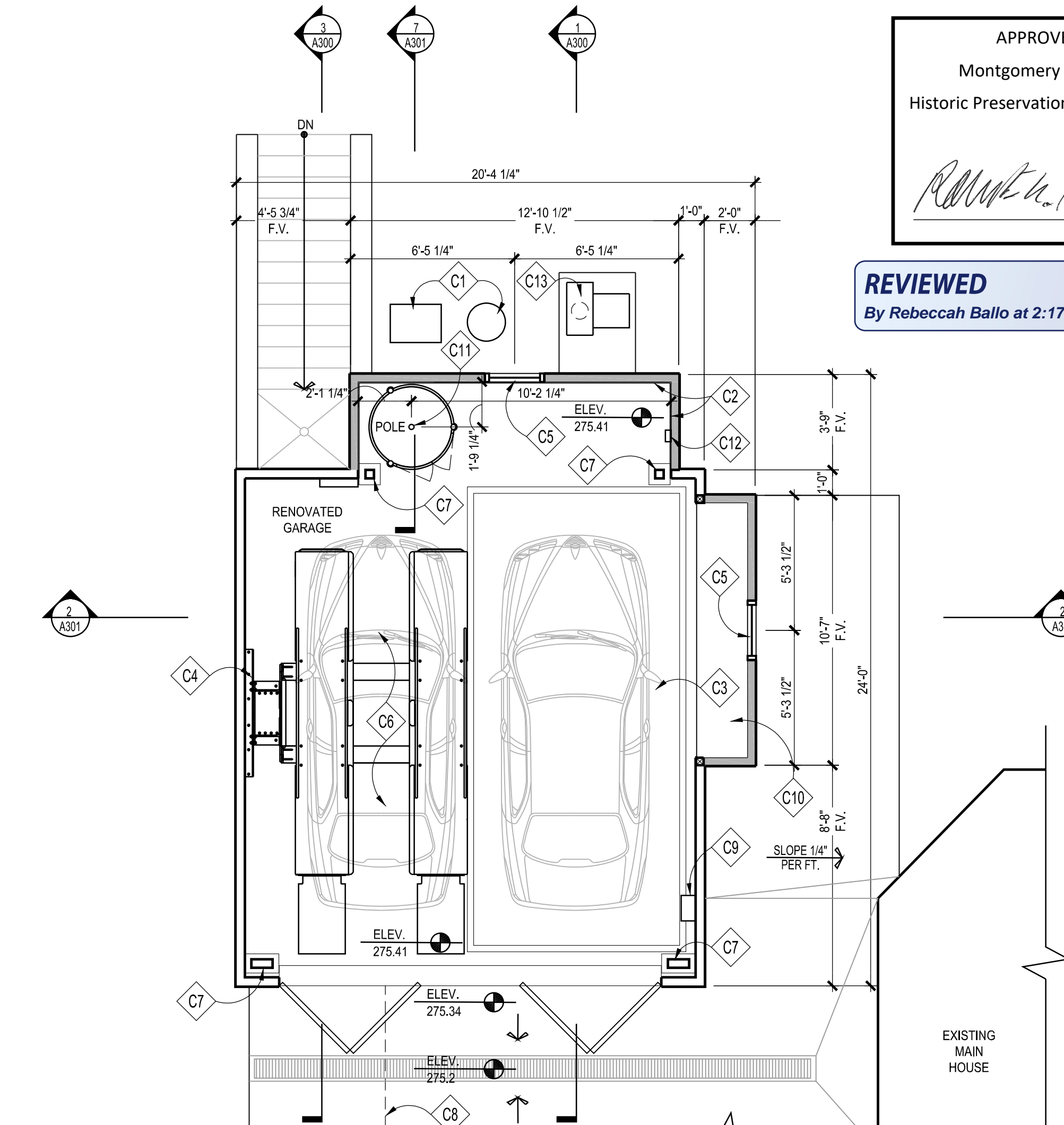
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1 PROPOSED LOWER LEVEL PLAN
 Scale: 1/4"=1'-0"

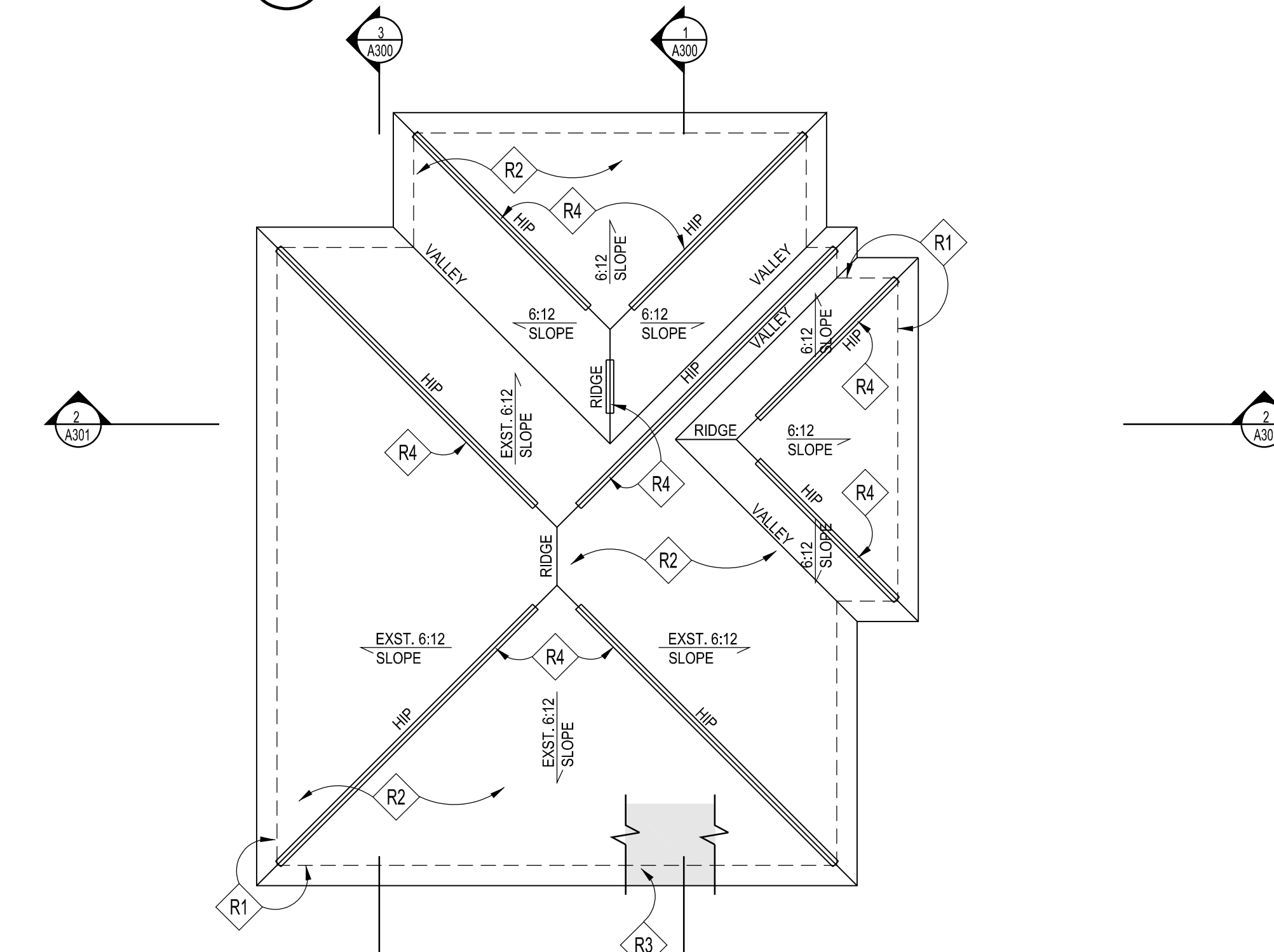
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1 GARAGE DEMOLITION PLAN
Scale: 1/4"=1'-0"



2 PROPOSED GARAGE PLAN
Scale: 1/4"=1'-0"



3 PROPOSED GARAGE ROOF PLAN
Scale: 1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Rebecca Ballo

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

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

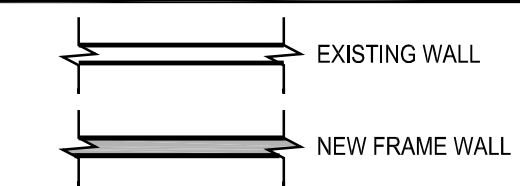
1. EVERY CARE SHALL BE TAKEN DURING DEMOLITION TO PROTECT THE HOUSE BY MEANS OF TEMPORARY SUPPORTS AND BRACES AS NECESSARY TO PREVENT ANY STRUCTURAL FAILURE DURING REMOVAL AND REPLACEMENT OF EXISTING STRUCTURAL MEMBERS.
2. ALL DASHED WALLS, FIXTURES, WINDOWS, ETC., ARE TO BE REMOVED.
3. CONDUCT ALL DEMOLITION 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 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 REIN. 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

1. 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.
2. DOTTED LINE INDICATES LINE OF BUILDING BELOW
3. SEE FRAMING PLAN FOR OVERBUILD AREAS

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GTM Project No.	20.0135
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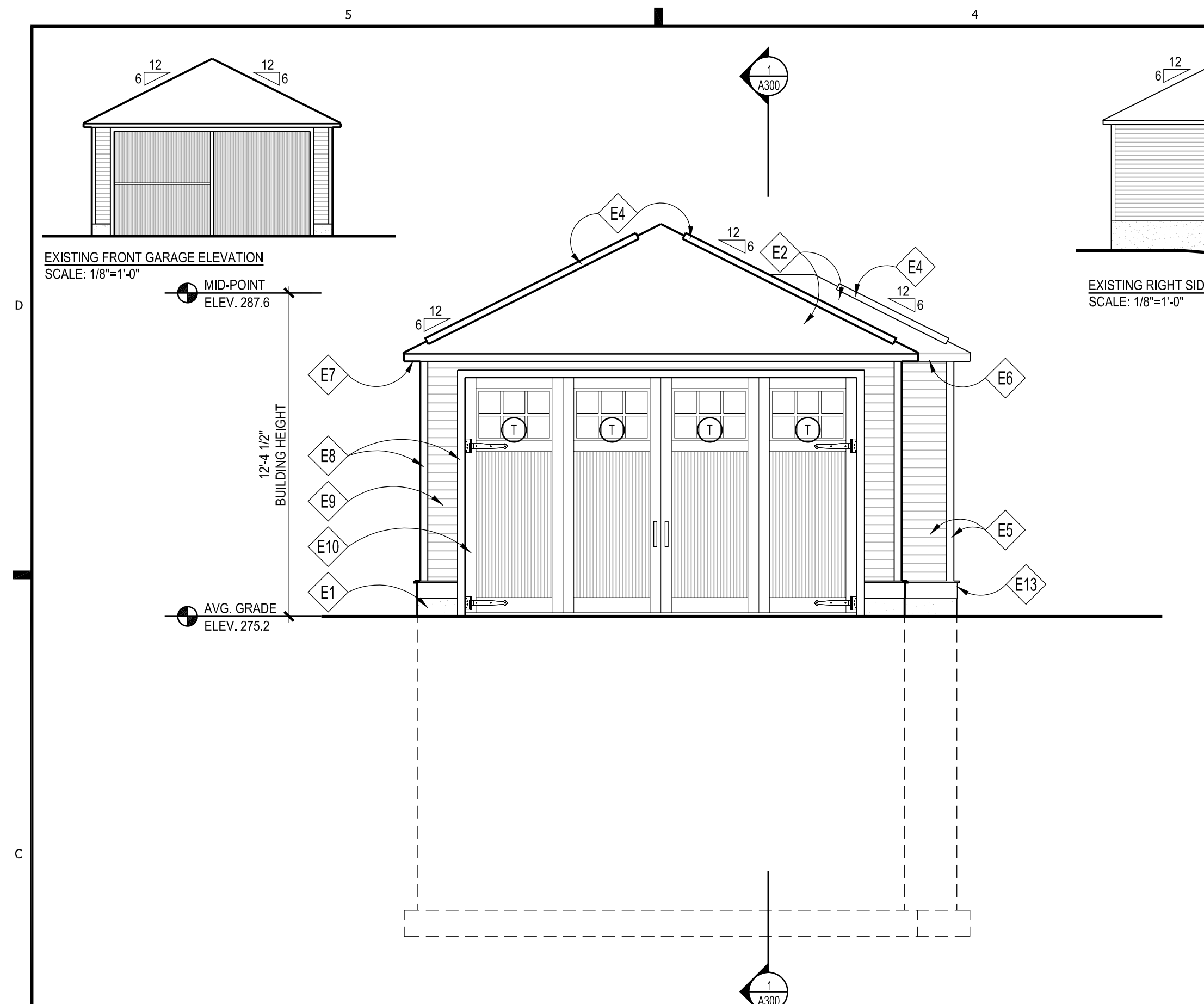
GARAGE DEMOLITION PLAN, PROPOSED PLAN, & ROOF PLAN

Sheet No.

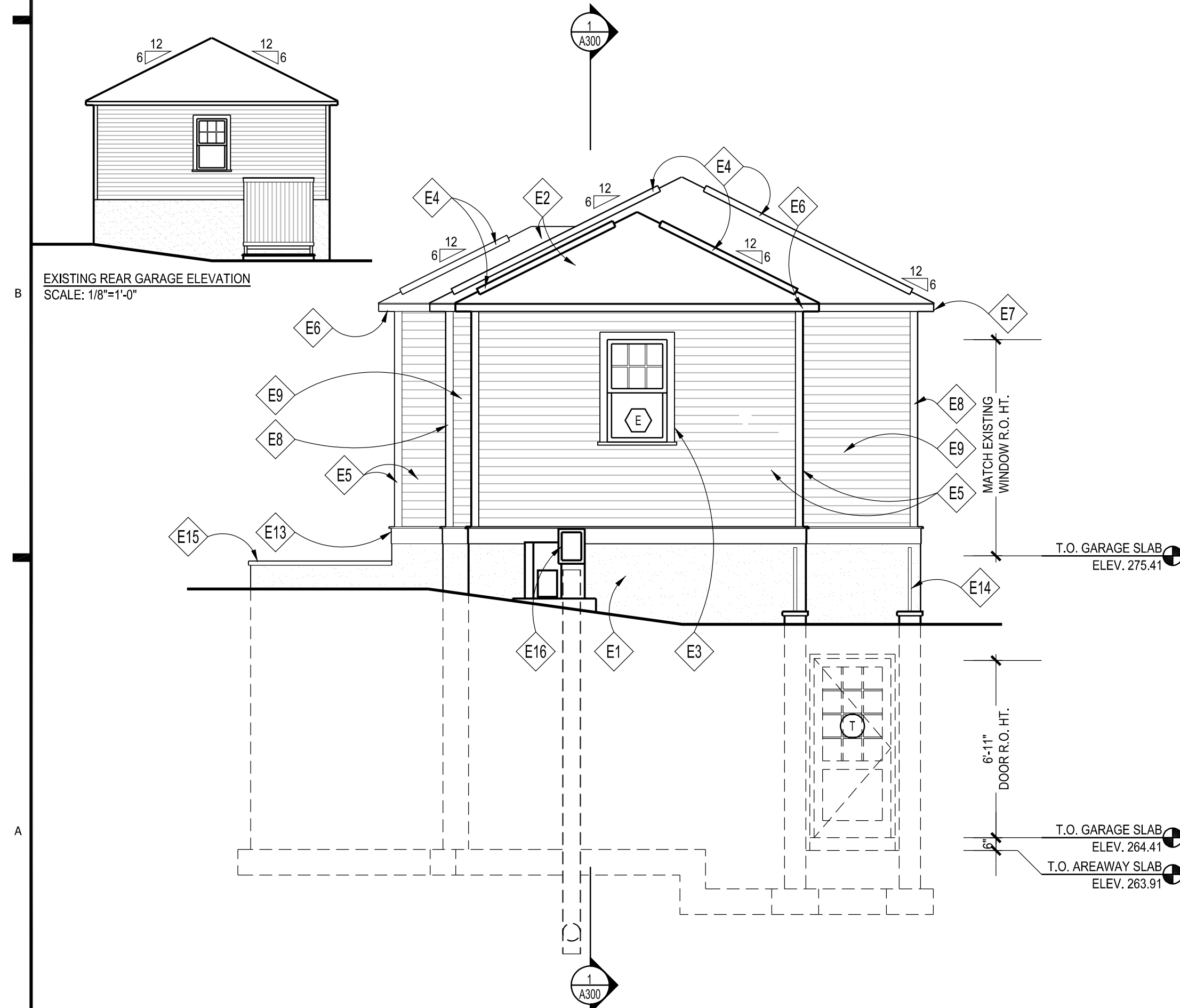
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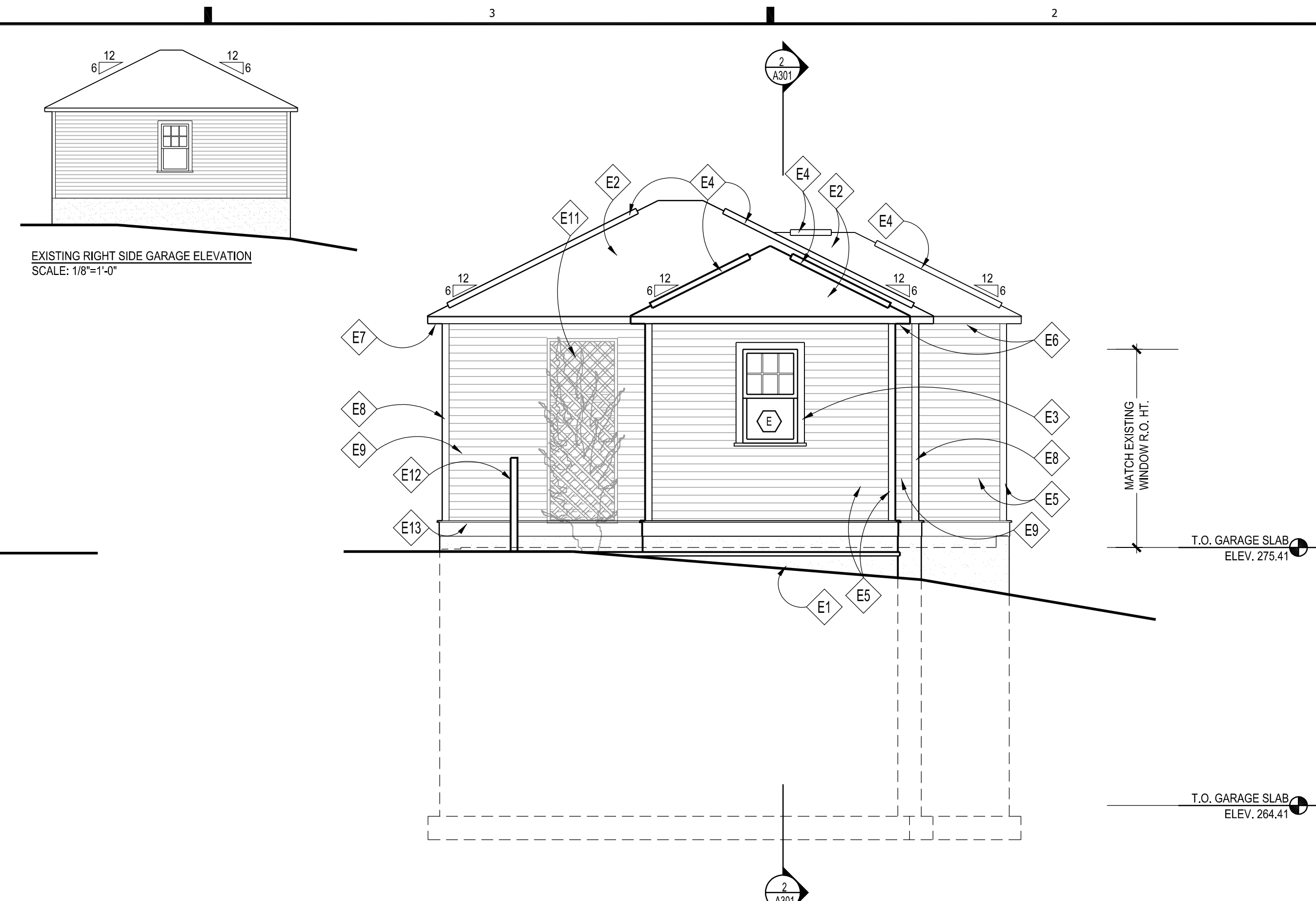
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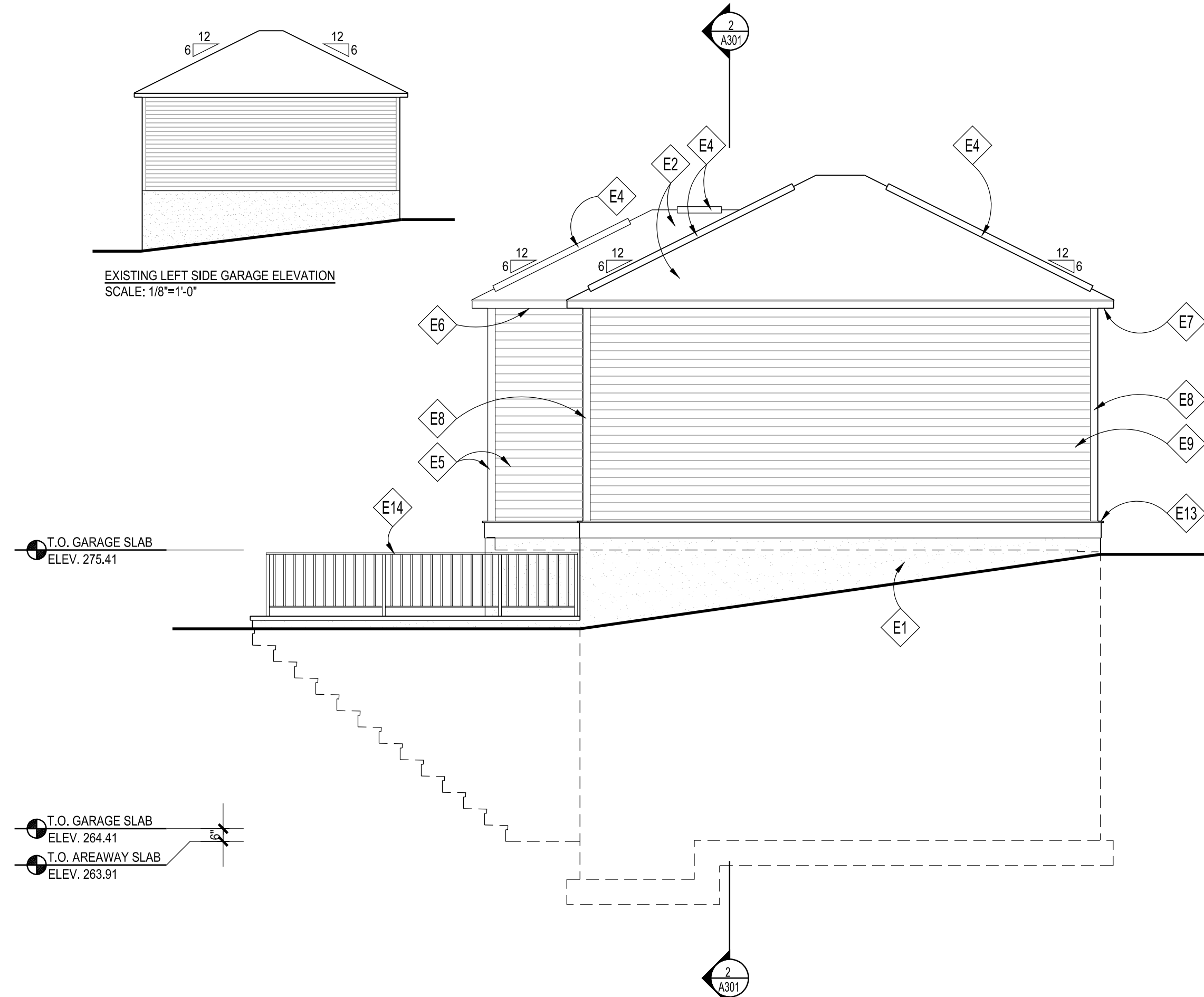
1 PROPOSED FRONT GARAGE ELEVATION
Scale: 1/4"=1'-0"



3 PROPOSED REAR GARAGE ELEVATION
Scale: 1/4"=1'-0"



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



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

ELEVATION NOTES

- E1 PARGED & PTD. FOUNDATION WALL, TYP.
- E2 ARCHITECTURAL ASPHALT ROOFING SHINGLES T.B.S., TYP.
- E3 PTD. WD. WINDOW/DOOR TRIM TO MATCH EXISTING, TYP.
- E4 HIP/RIDGE VENT BY COR-A-VENT OR APPROVED EQUAL, TYP.
- E5 PTD. WD. SIDING & CORNER BOARDS TO MATCH EXISTING, TYP.
- E6 PTD. WD. FASCIA TO MATCH EXISTING, TYP.
- E7 EXISTING WD. FASCIA TO REMAIN; REPAIR AS REQ'D., SCRAPE, & PAINT
- E8 EXISTING WD. TRIM TO REMAIN; REPAIR AS REQ'D., SCRAPE, & PAINT
- E9 EXISTING WD. SIDING TO REMAIN; REPAIR AS REQ'D. & REPAIR
- E10 PTD. WD. BIFOLD CARRIAGE DOORS; SEE DOOR SCHEDULE
- E11 WD. LATTICE PANEL
- E12 EXISTING WD. FENCE & GAIT TO REMAIN
- E13 PTD. WD. TRIM BAND; SEE DETAILS
- E14 PTD. MTL. GUARD RAIL T.B.S.
- E15 2" FLAGSTONE TO MATCH EXISTING
- E16 FLAT BLADE CENTRIFUGAL BLOWER FOR MONOXIVENT SOURCE CAPTURE EXHAUST REMOVAL SYSTEM; COORDINATE W/ & INSTALL PER MANUFAC. INSTRUCTIONS

APPROVED
Montgomery County
Historic Preservation Commission



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

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

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Consultant

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Owner
**BRUCE CASWELL
LAUREN DEICHMAN**

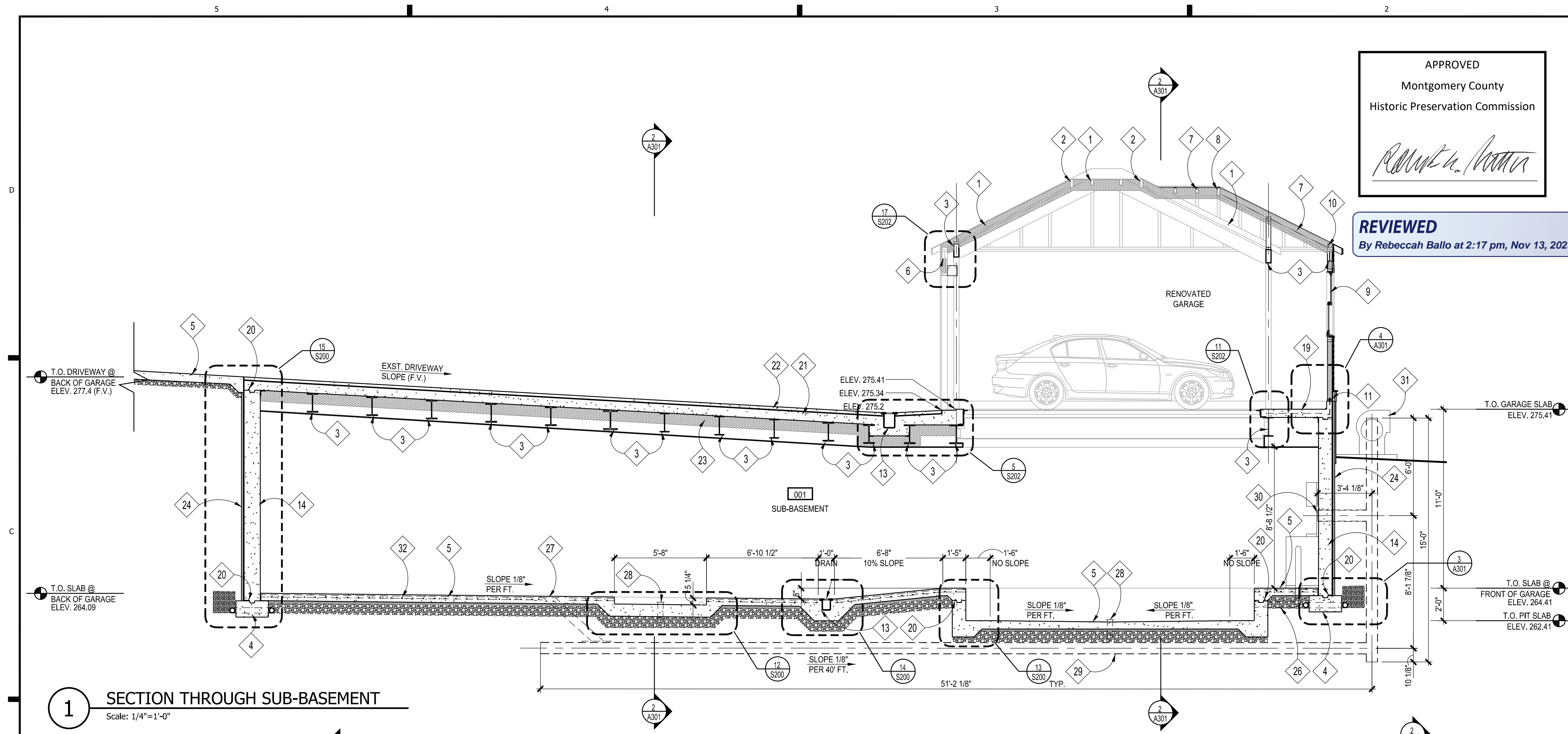
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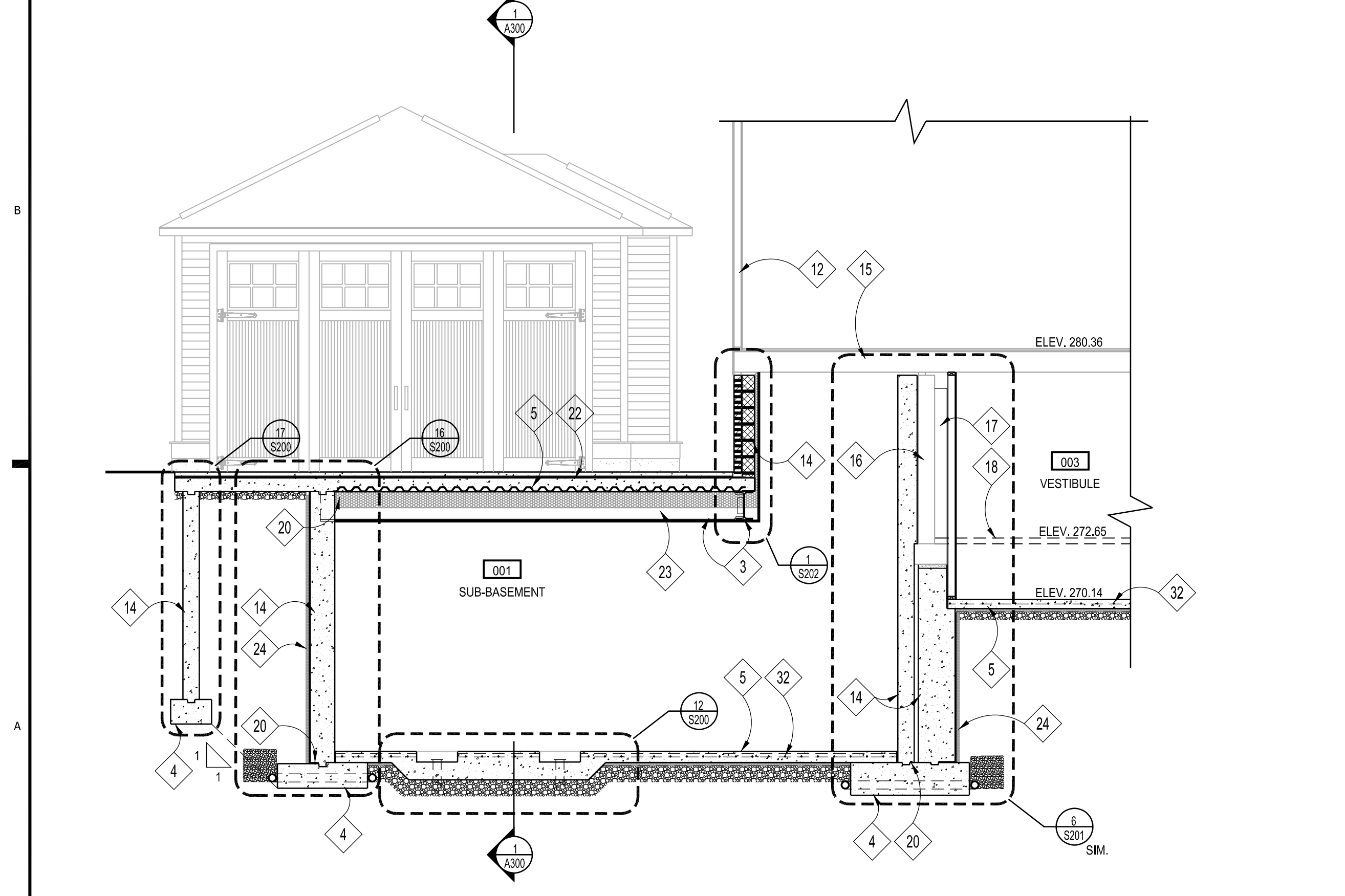
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Scale	AS NOTED

Sheet Title
GARAGE ELEVATIONS

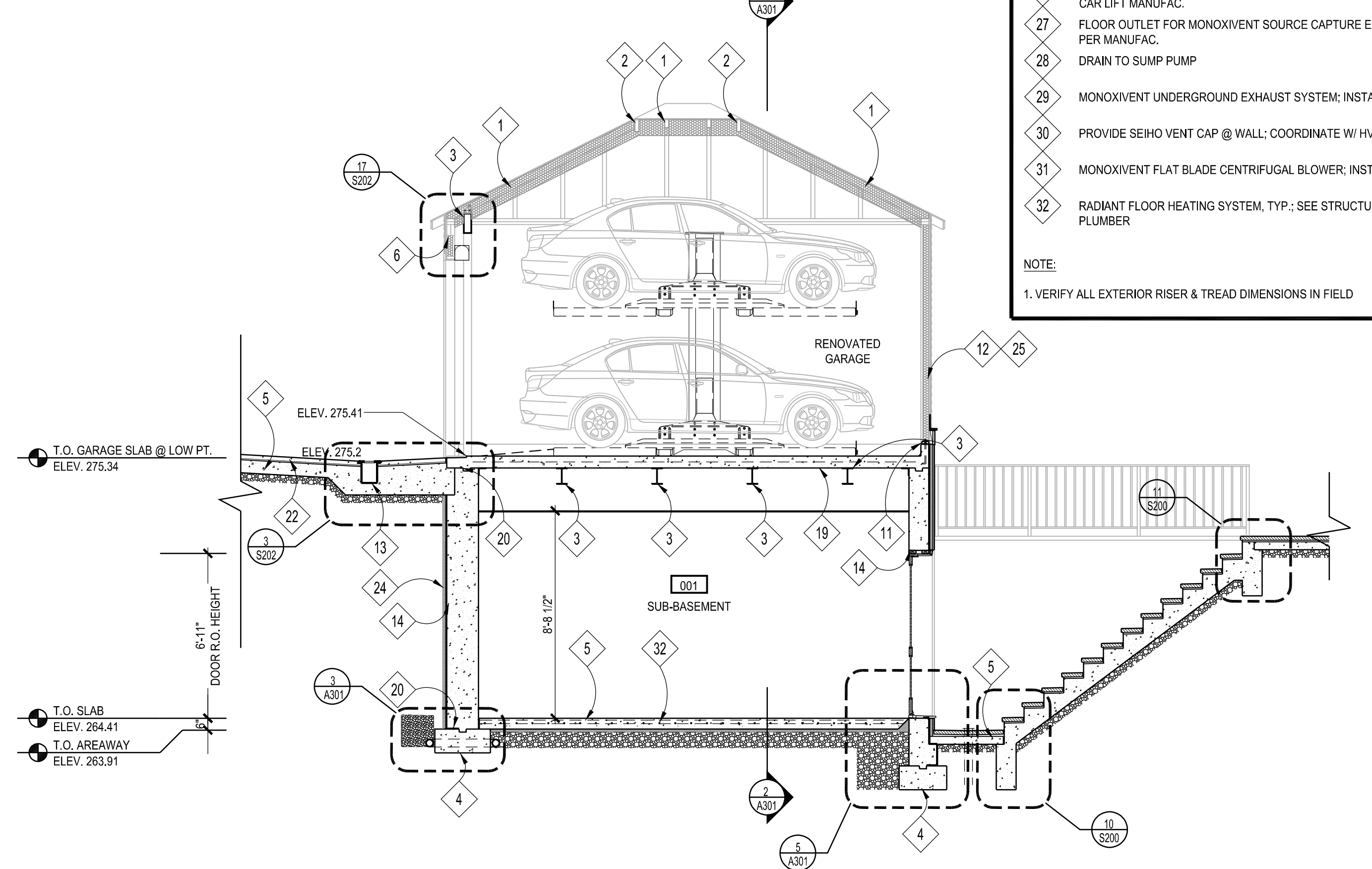
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A200



1 SECTION THROUGH SUB-BASEMENT
Scale: 1/4"=1'-0"



2 SECTION THROUGH SUB-BASEMENT
Scale: 1/4"=1'-0"



3 SECTION THROUGH AREAWAY
Scale: 1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Robert W. ...

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

SECTION NOTES

- 1 EXISTING RAFTERS TO REMAIN, TYP.; SEE FRAMING PLANS; PROVIDE 6" CLOSED CELL SPRAY FOAM INSULATION TO ACHIEVE R-49
- 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 MIN. 7 1/4"D x 7 1/2"H CLEARANCE FOR GARAGE DOOR MOTORS
- 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 TRENCH DRAIN W/ CAST IRON GRATE
- 14 REINF. CONC. FOUNDATION WALL; SEE FOUNDATION PLAN
- 15 EXISTING FLOOR STRUCTURE TO REMAIN
- 16 EXISTING FOUNDATION WALL TO BE UNDERPINNED; SEE STRUCTURAL DRAWINGS
- 17 REINF. CONC. PIER BEYOND; SEE FOUNDATION PLAN
- 18 EXISTING CONC. SLAB TO BE REMOVED
- 19 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
- 20 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.
- 21 CONC. DRIVEWAY TOPPING SLAB
- 22 PROVIDE 8" CLOSED CELL SPRAY FOAM INSULATION ON UNDERSIDE OF SLAB TO ACHIEVE R-49
- 23 PROVIDE 2" CONT. XPS INSULATION ON EXTERIOR OF FOUNDATION WALL TO ACHIEVE R-10
- 24 PROVIDE 3" CLOSED CELL SPRAY FOAM INSULATION TO ACHIEVE R-20
- 25 PROVIDE 4" PVC CONDUIT FROM CENTER OF PIT WALL TO RIGHT SIDE OF PUMP; INSTALL PER CAR LIFT MANUFAC.
- 26 FLOOR OUTLET FOR MONOXIVENT SOURCE CAPTURE EXHAUST REMOVAL SYSTEM; INSTALL PER MANUFAC.
- 27 DRAIN TO SUMP PUMP
- 28 MONOXIVENT UNDERGROUND EXHAUST SYSTEM; INSTALL PER MANUFAC.
- 29 PROVIDE SEIHO VENT CAP @ WALL; COORDINATE W/ HVAC CONTRACTOR
- 30 MONOXIVENT FLAT BLADE CENTRIFUGAL BLOWER; INSTALL PER MANUFAC.
- 31 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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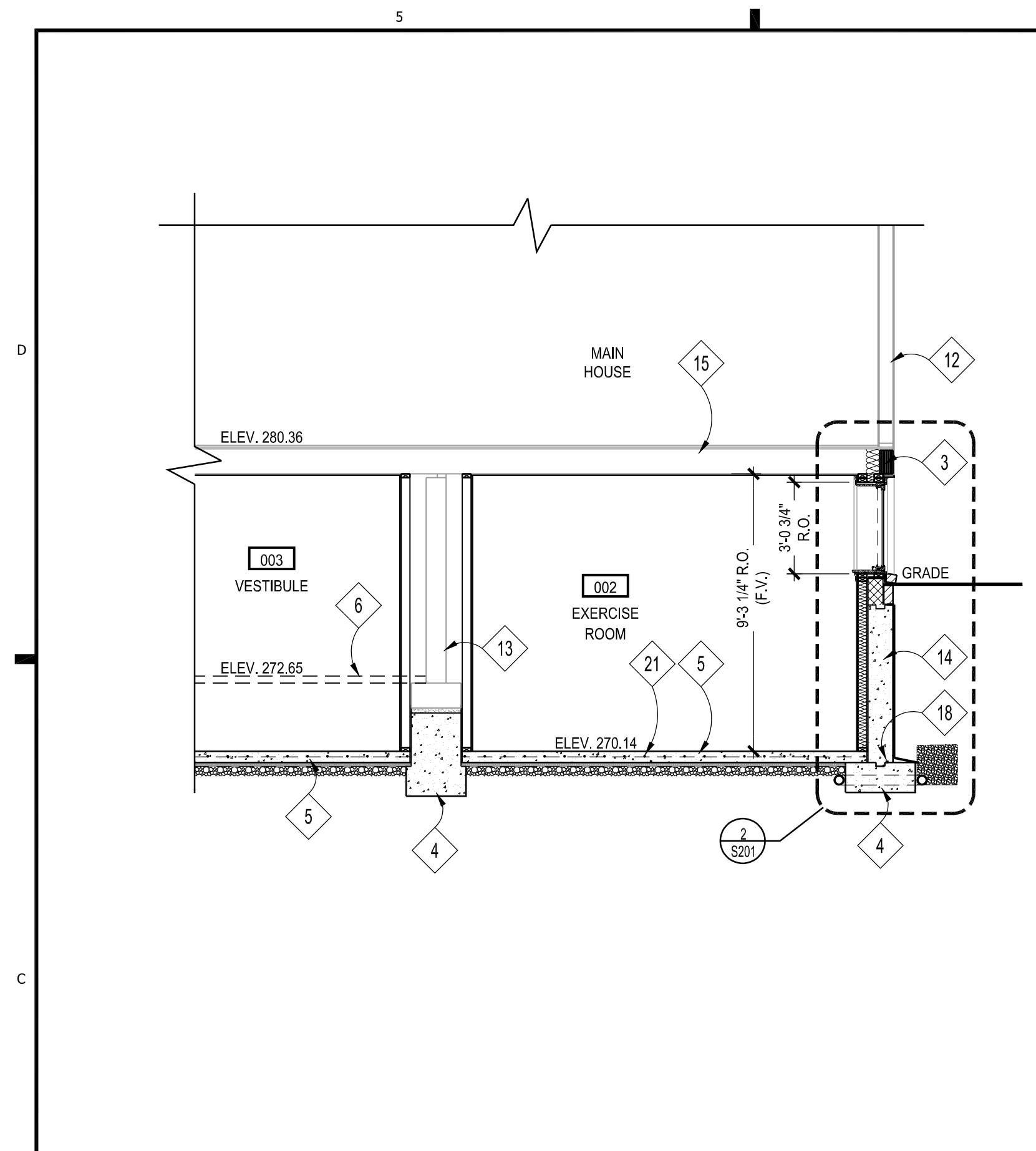
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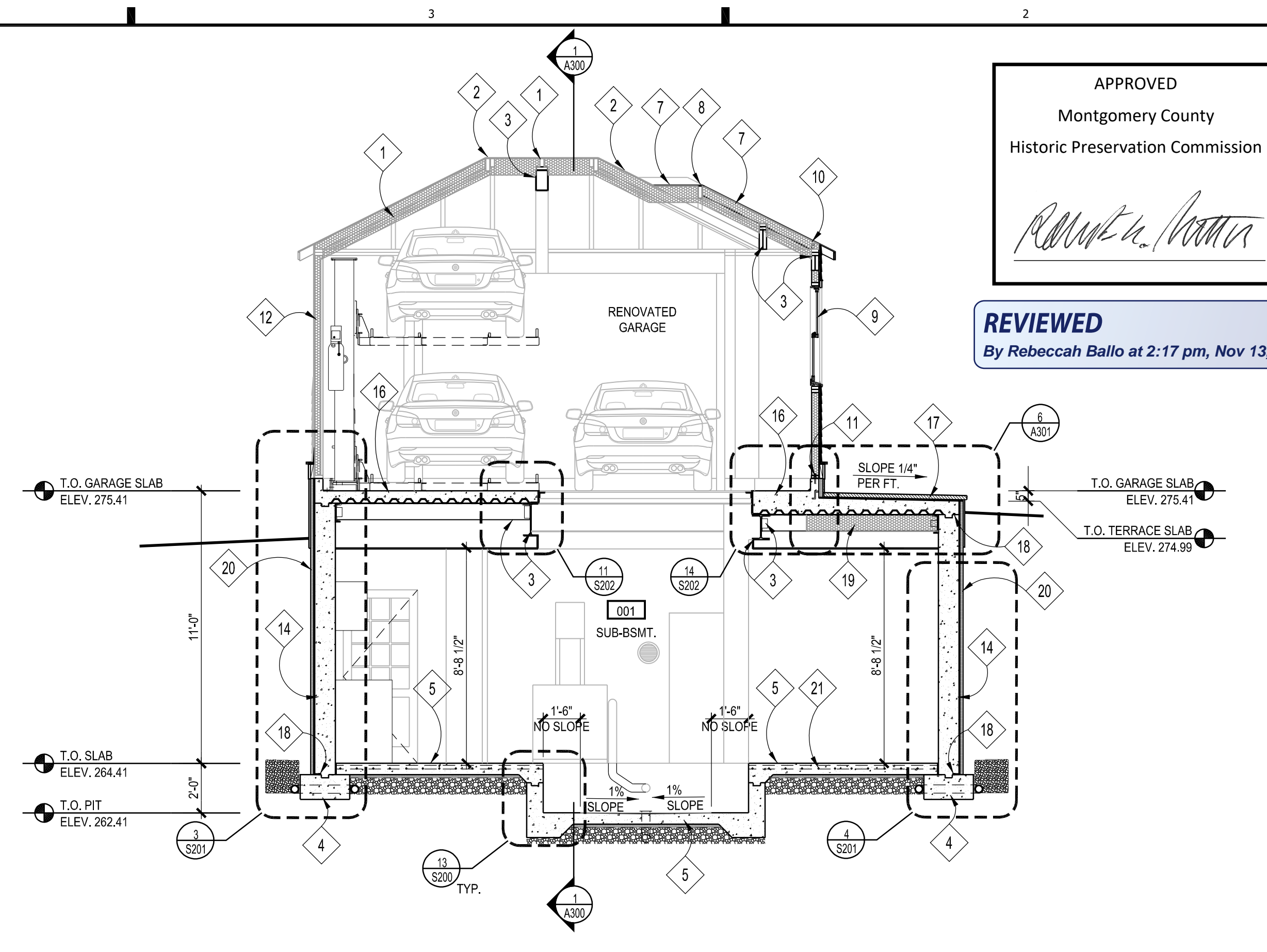
Sheet Title
BUILDING SECTIONS

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1 SECTION THROUGH EXERCISE ROOM
Scale: 1/4"=1'-0"



2 SECTION THROUGH SUB-BASEMENT
Scale: 1/4"=1'-0"

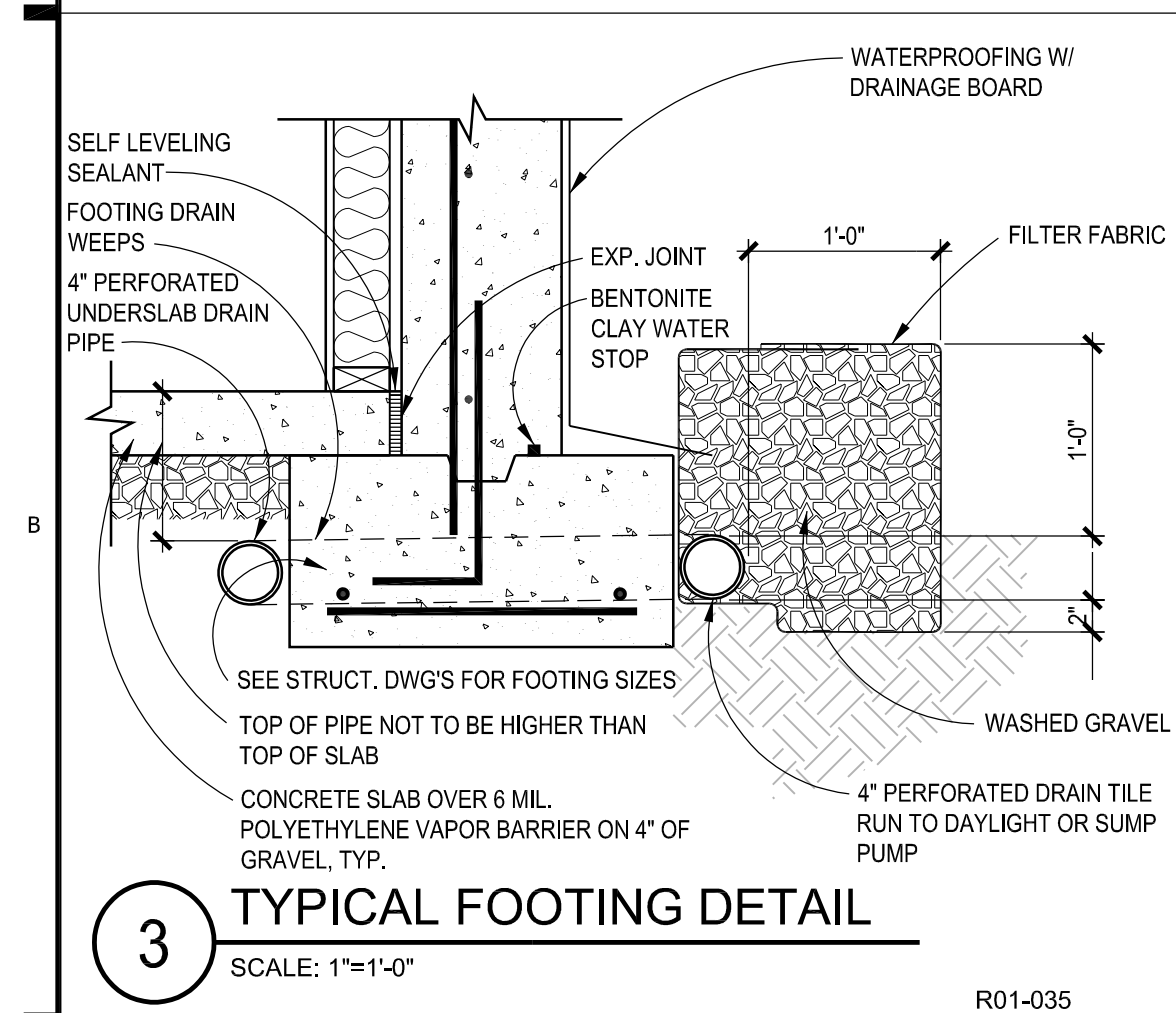
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Historic Preservation Commission

Rebecca Ballo

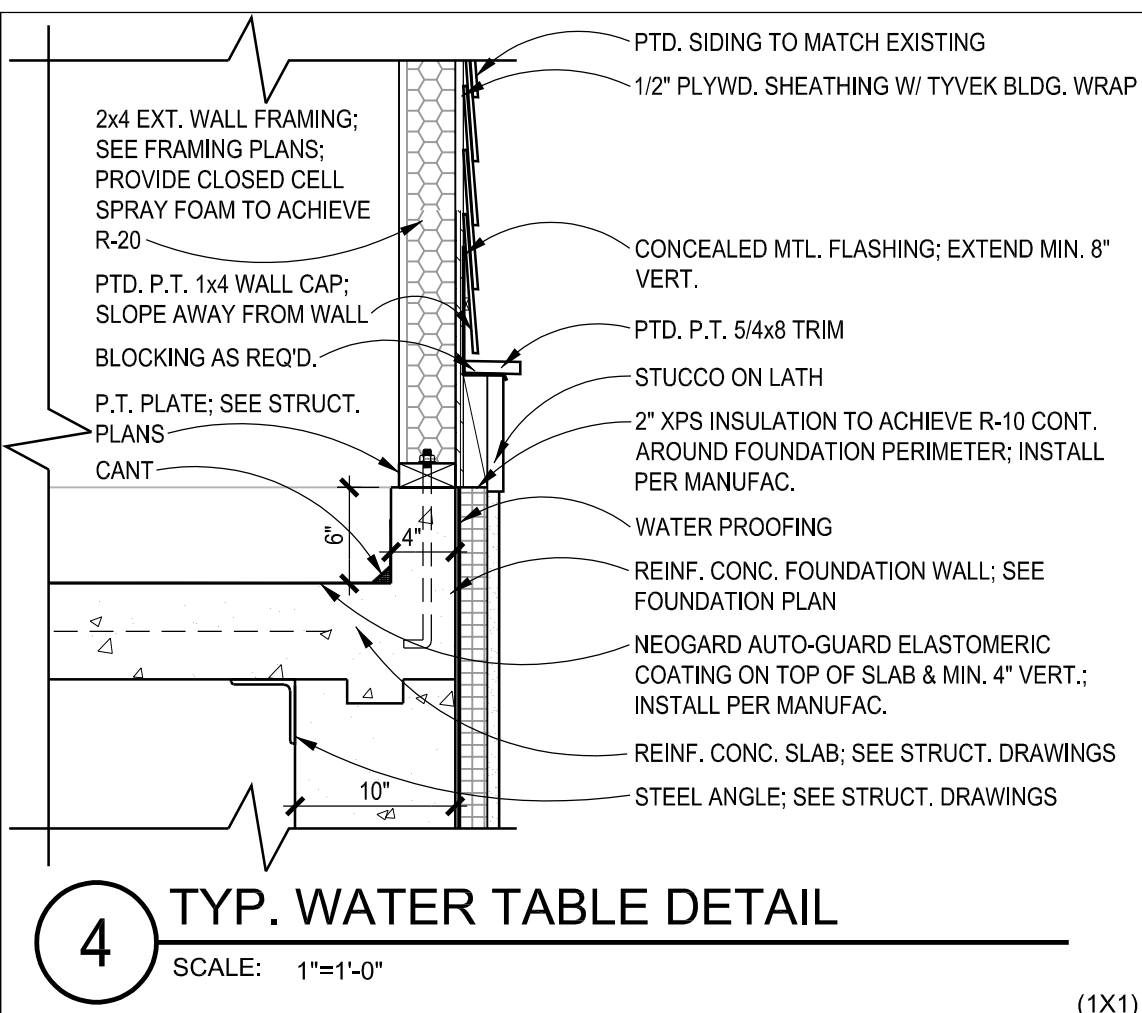
REVIEWED
By Rebecca Ballo at 2:17 pm, Nov 13, 2023

- ### 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
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 - 9 REUSE EXISTING GARAGE WINDOW IN NEW OPENING
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 - 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

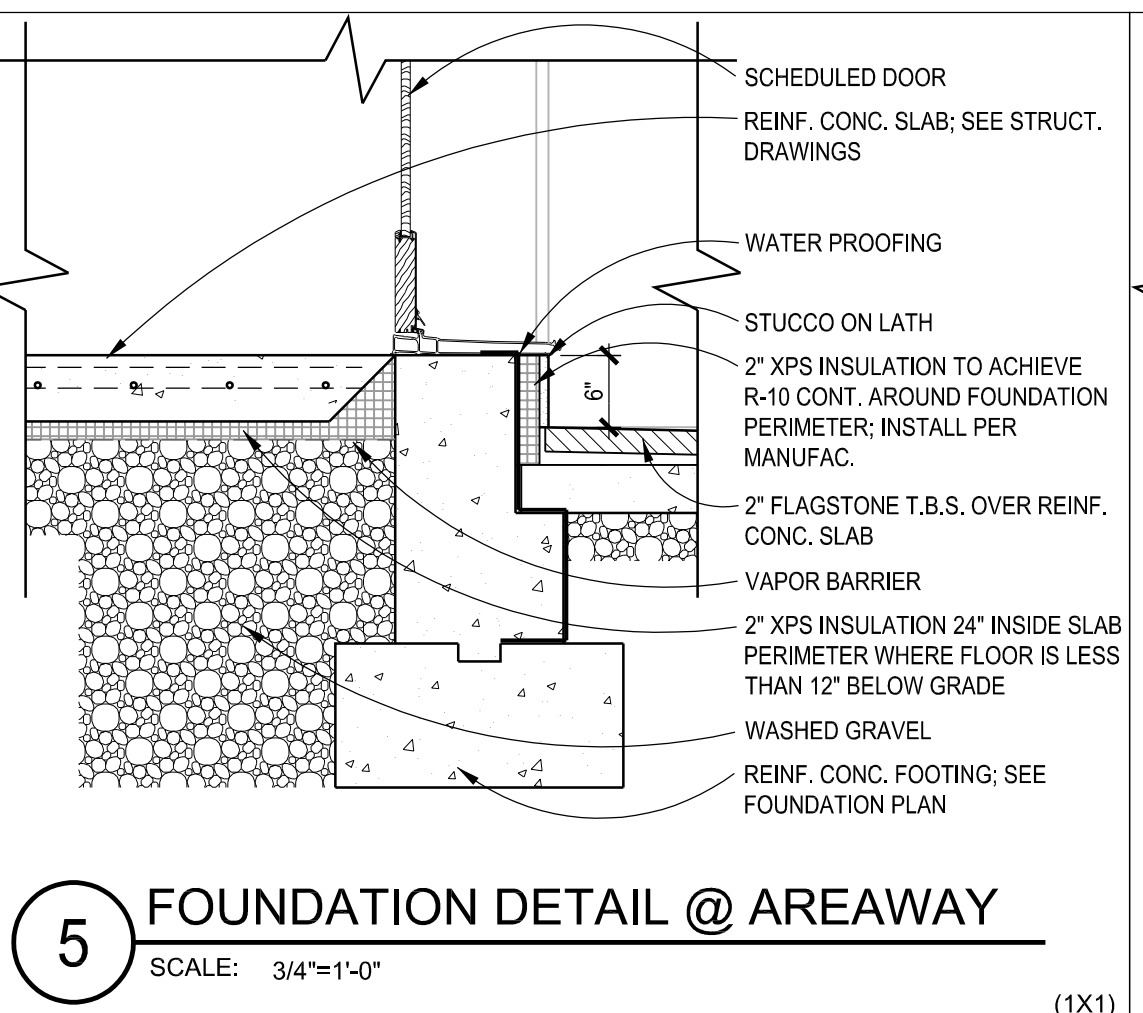
NOTE:
1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD



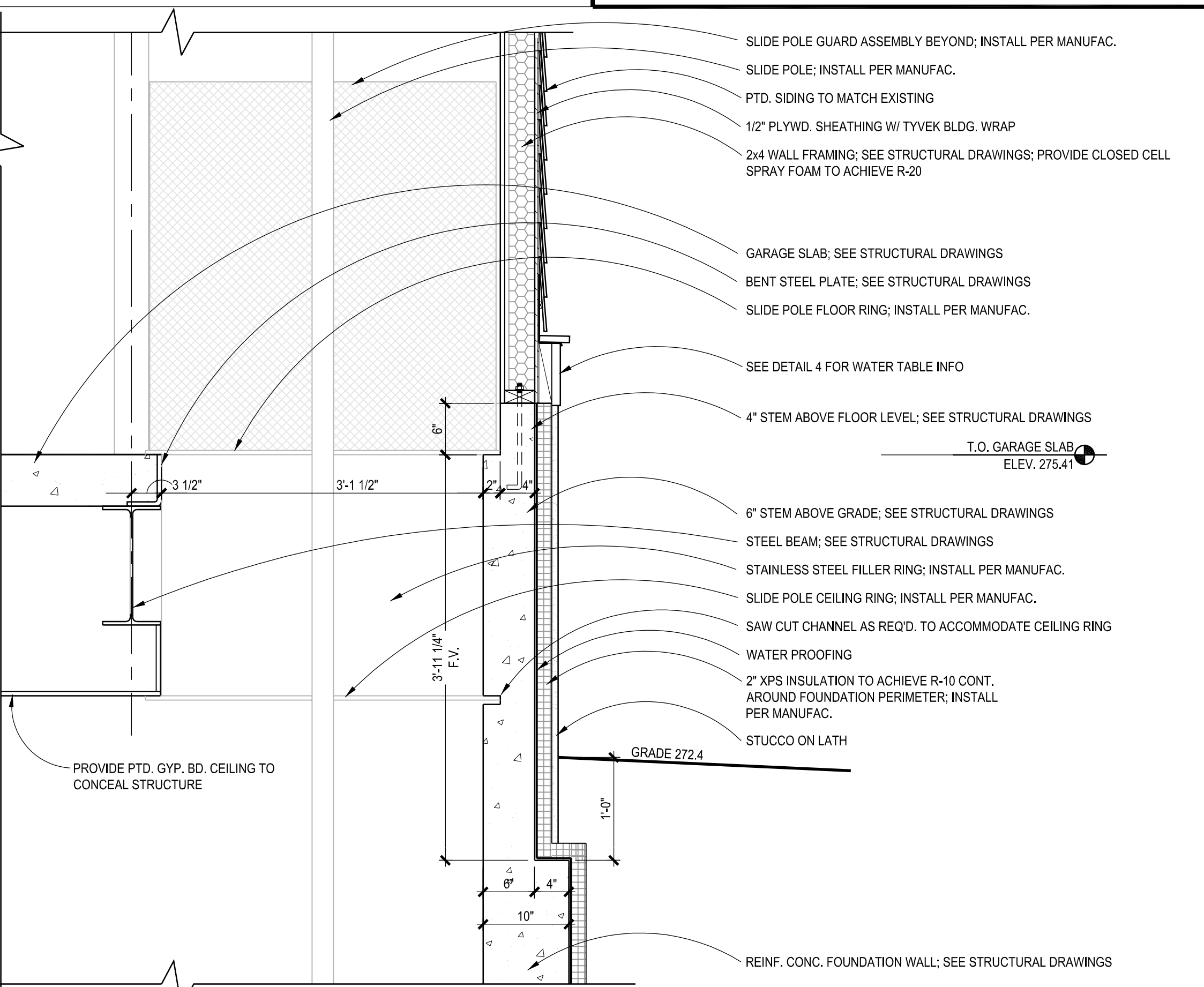
3 TYPICAL FOOTING DETAIL
SCALE: 1"=1'-0"



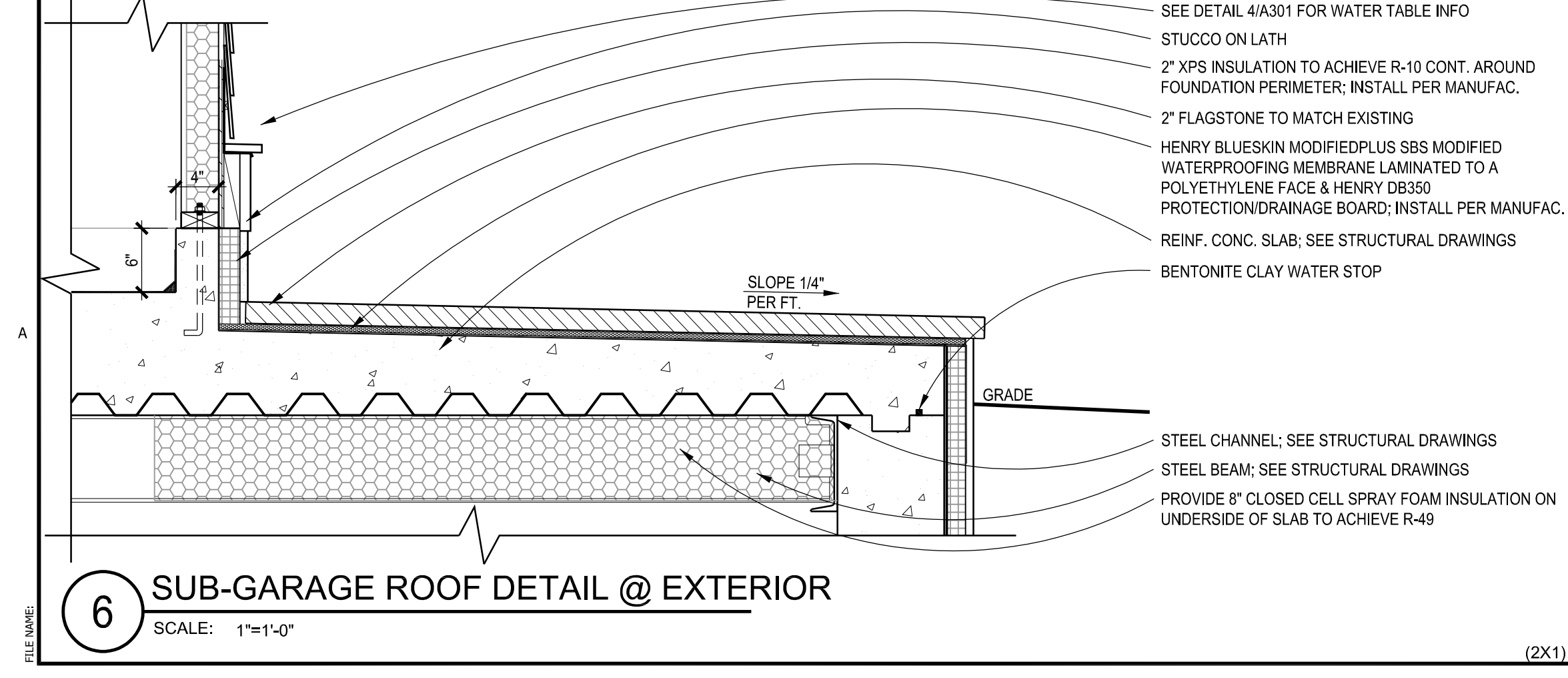
4 TYP. WATER TABLE DETAIL
SCALE: 1"=1'-0"



5 FOUNDATION DETAIL @ AREAWAY
SCALE: 3/4"=1'-0"



7 DETAIL @ SLIDE POLE OPENING
SCALE: 1"=1'-0"



6 SUB-GARAGE ROOF DETAIL @ EXTERIOR
SCALE: 1"=1'-0"

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BRUCE CASWELL LAUREN DEICHMAN

Developer

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

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

Sheet Title
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:

Table with roof snow load, residential flrs, sleeping rooms, balconies, garage flr, slab on grade, and driveway deck specifications.

3. WIND LOADS:

Table with basic wind speed (3 sec gust), wind exposure factor, wind pressure main building, wind pressure components/cladding, and net wind uplift on roof.

4. EARTHQUAKE DESIGN DATA:

Table with seismic design category: B

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 HUMPS 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):

Table with walls & footings, slab on grade, slab on metal forms, and driveway structural slab specifications.

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:

Table with footings and slab on grade (top) specifications.

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 SPLICES.

8. WELDING OF REINFORCEMENT BARS, WHEN ACCEPTED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1. 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 SPLICES UNLESS NOTED OTHERWISE. EPOXY COATED BARS SHALL LAP 46 BAR DIAMETERS AT LAP SPLICES 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 SPliced 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.

Table with up to 4'-0", up to 6'-0", and up to 8'-0" specifications for L3, L5x3, and L6x3.

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:

Table with bending stress, horizontal shear, comp perpendicular to grain, comp parallel to grain, and modulus of elasticity specifications for wood.

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):

Table with bending stress, horizontal shear, comp perpendicular to grain, comp parallel to grain, and modulus of elasticity specifications for wood.

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

Table with bending stress, horizontal shear, comp perpendicular to grain, comp parallel to grain, and modulus of elasticity specifications for wood.

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

Table with bending stress, horizontal shear, comp perpendicular to grain, comp parallel to grain, and modulus of elasticity specifications for wood.

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 FLOOR 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 BEING 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" 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 GIRDERS 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

Signature of approved official

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

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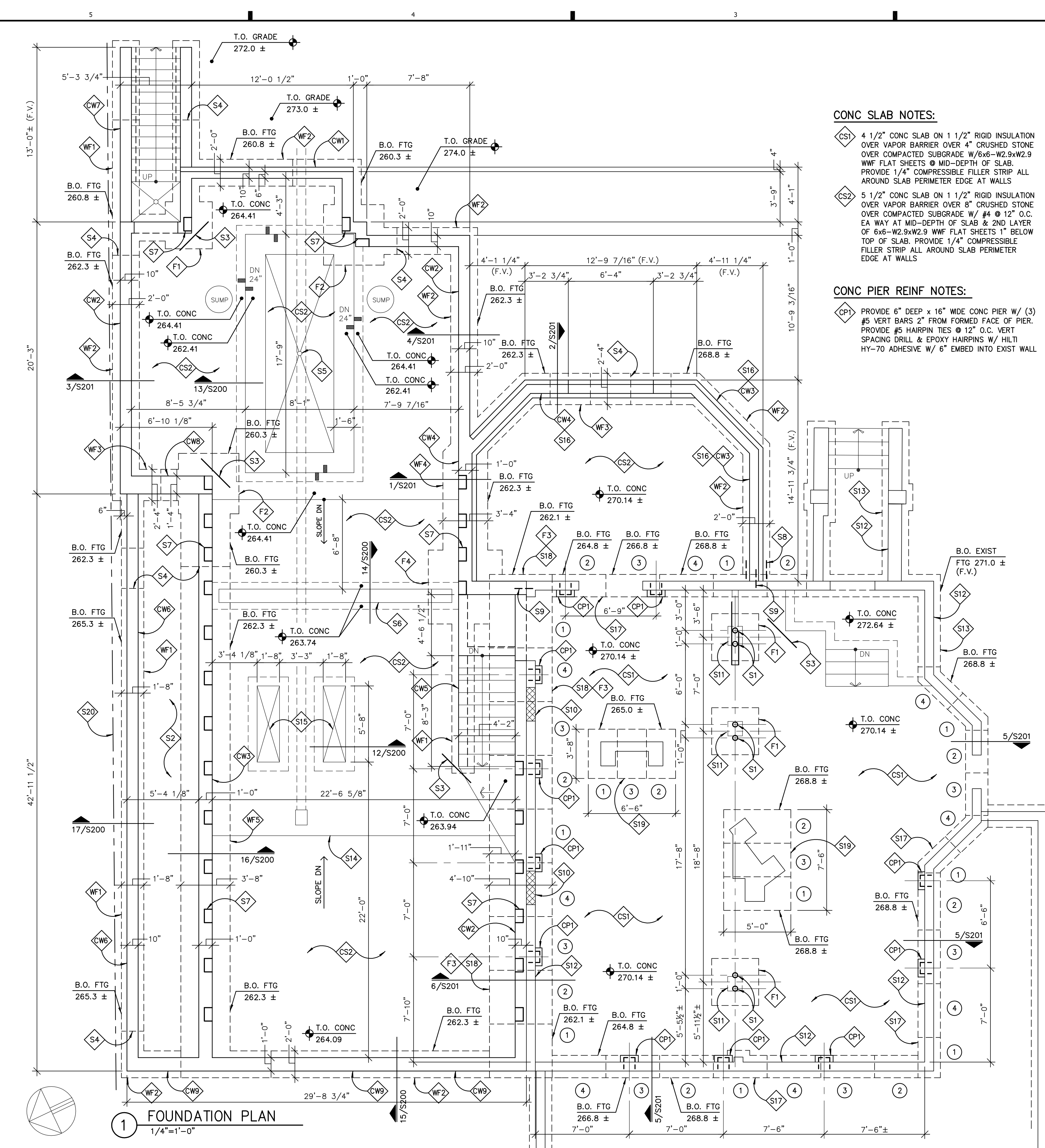
STRUCTURAL NOTES

Sheet No.

S001

SHEET 1 OF 8

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

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.

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/ HLT HY-70 ADHESIVE W/ 6" EMBED INTO EXIST WALL

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 JOINT 1 1/4" DEEP TO CONTROL CRACK. CUT 50% OF SLAB REBAR PASSING THRU THE JOINT LOCATION.
- ◇ S15 5" x 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:

1. 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.
2. ALL UNDERPINNING WORK SHALL BE INSPECTED BY A THIRD PARTY INSPECTION AGENCY. THE SOIL BEARING MATERIAL SHALL BE APPROVED BY A REGISTERED GEOTECHNICAL ENGINEER.
3. 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:

1. 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.
2. 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:

1. 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.
2. REFER TO S001 FOR STRUCTURAL NOTES. REFER TO S200 THRU S202 & S301 FOR APPLICABLE DETAILS NOT REFERENCED ON PLAN.
3. 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



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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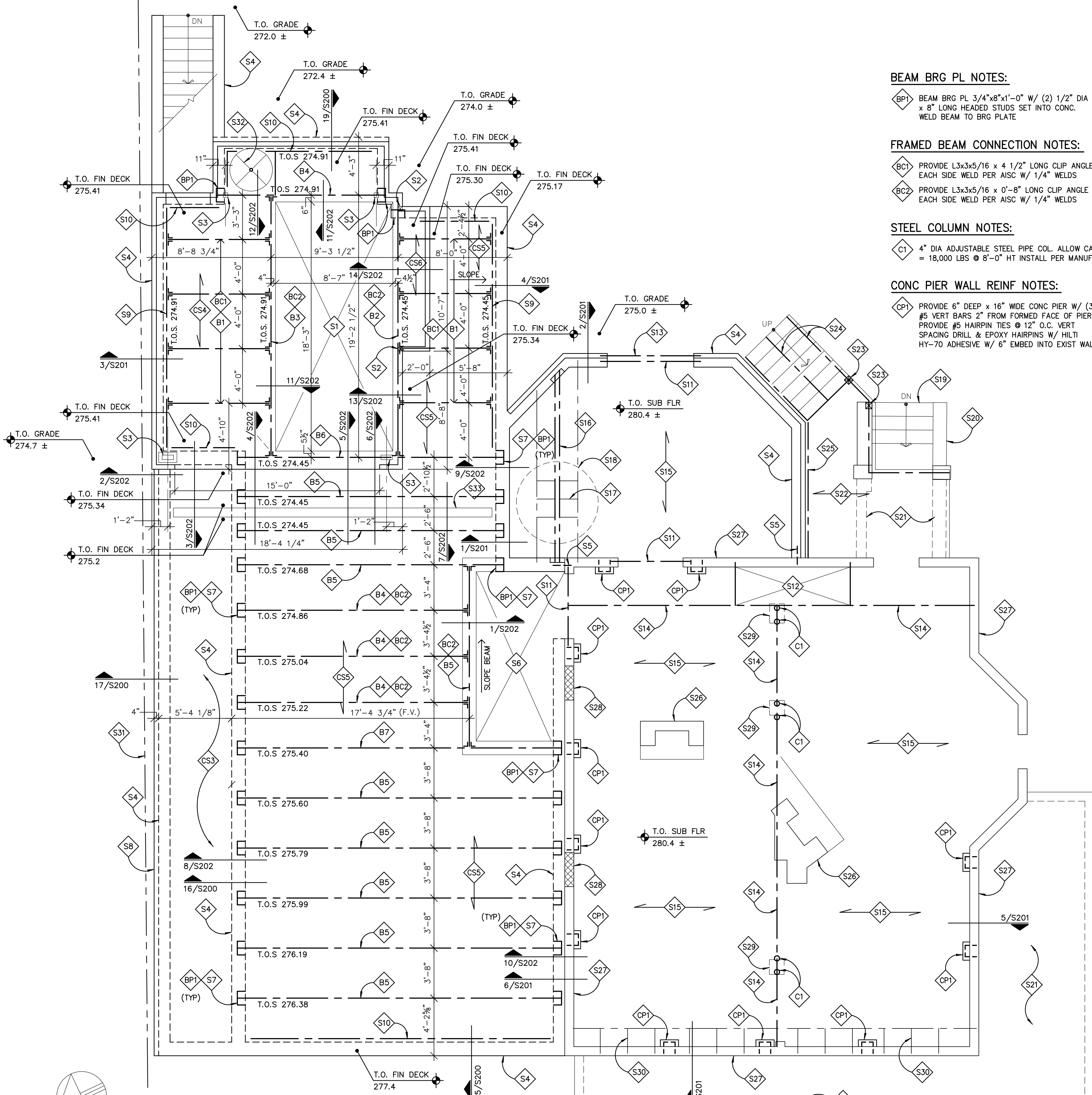
Developer

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/ HILTI 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 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
- 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. REINF W/ #5 @ 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. REINF W/ #5 @ 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. REINF W/ #5 @ 12" O.C. EACH WAY AT MID-DEPTH OF CONC OVER DECK. PROVIDE ADD'L #4 @ 12" O.C. EACH WAY 2" FROM TOP OF SLAB. WELD DECK TO STEEL SUPPORTS PER SDI WITH 3/8" DIA WELDS @ 12" O.C.

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

BRACING & SHORING NOTE:

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GENERAL NOTES:

1. 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.
2. REFER TO S001 FOR STRUCTURAL NOTES. REFER TO S200 THRU S202, & S300 FOR APPLICABLE DETAILS NOT REFERENCED ON PLAN.
3. 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.
4. 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.
5. 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.
6. 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



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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Developer

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

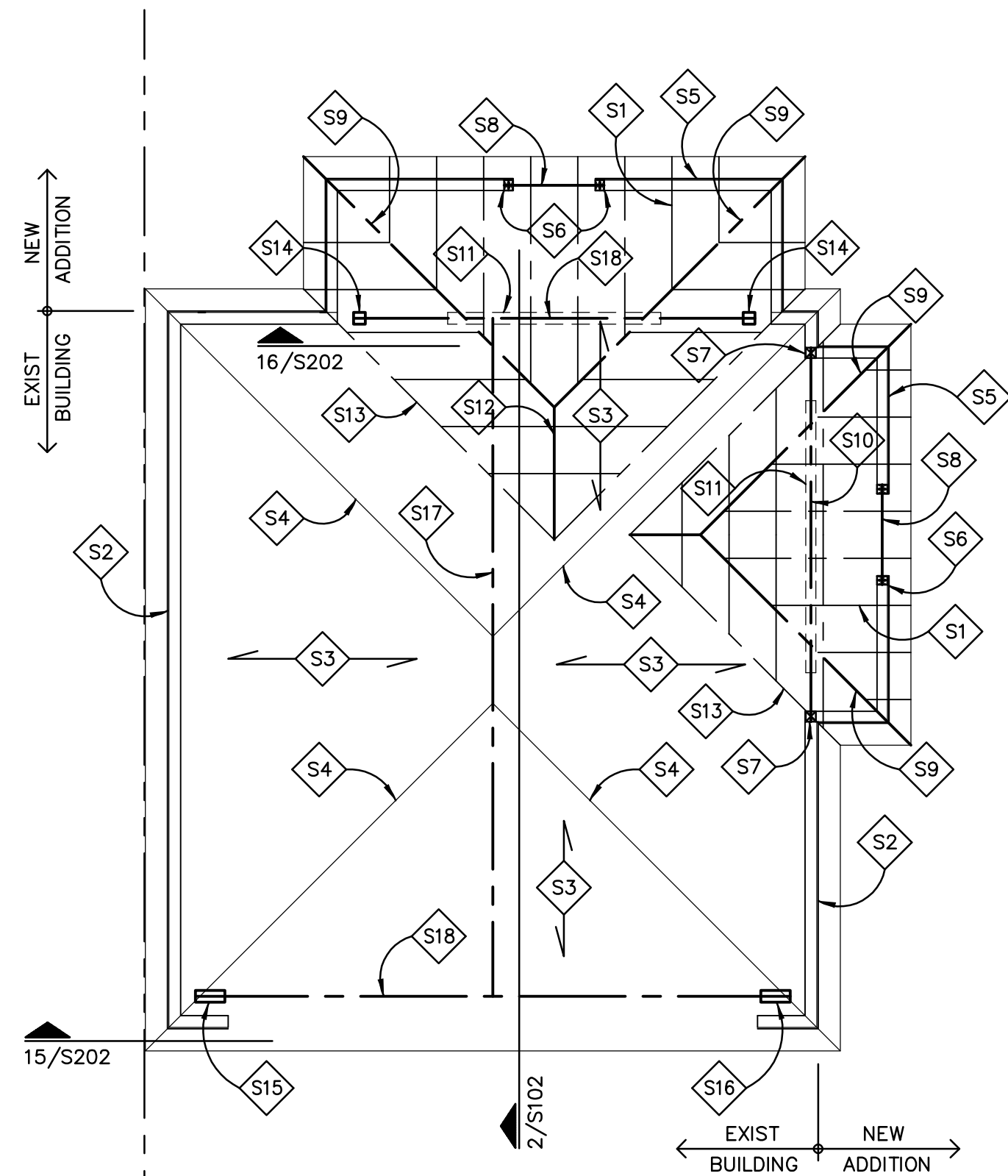
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RAI Project No.	RA-20-107
Checked By	GR
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Scale	1=48

Sheet Title
1ST FLOOR FRAMING

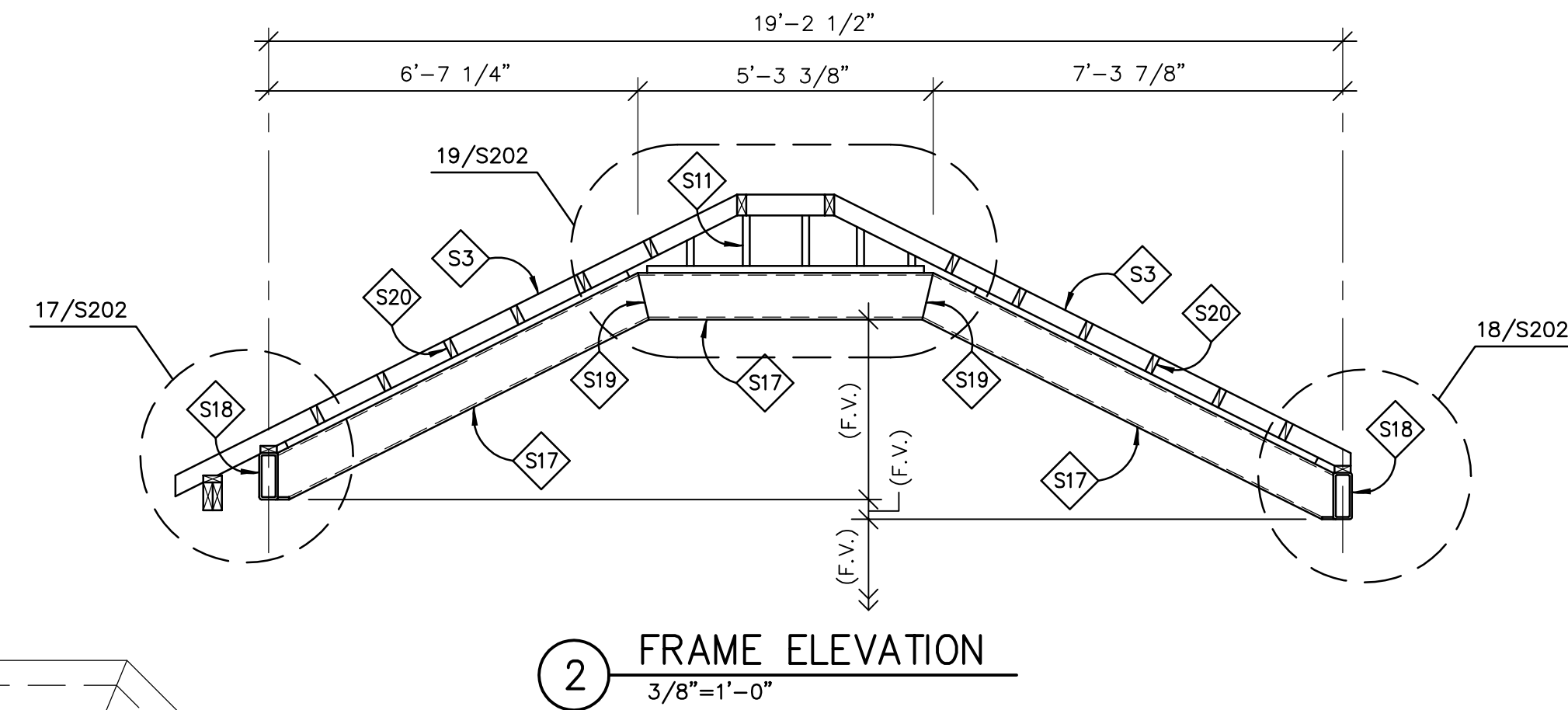
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S101

SHEET 3 OF 8
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5 4 3 2 1



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



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

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

BRACING & SHORING NOTE:

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1. 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.
2. REFER TO S001 FOR STRUCTURAL NOTES. REFER TO S200 THRU S202, & S300 FOR APPLICABLE DETAILS NOT REFERENCED ON PLAN.
3. 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.
4. 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.
5. 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 ST2215 STRAPS CONNECTING TOP OF SHEARWALLS TO HEADERS.
6. 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



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Project
CASWELL-DEICHMAN GARAGE

10221 MONTGOMERY AVENUE
KENSINGTON, MD 20895

Developer

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

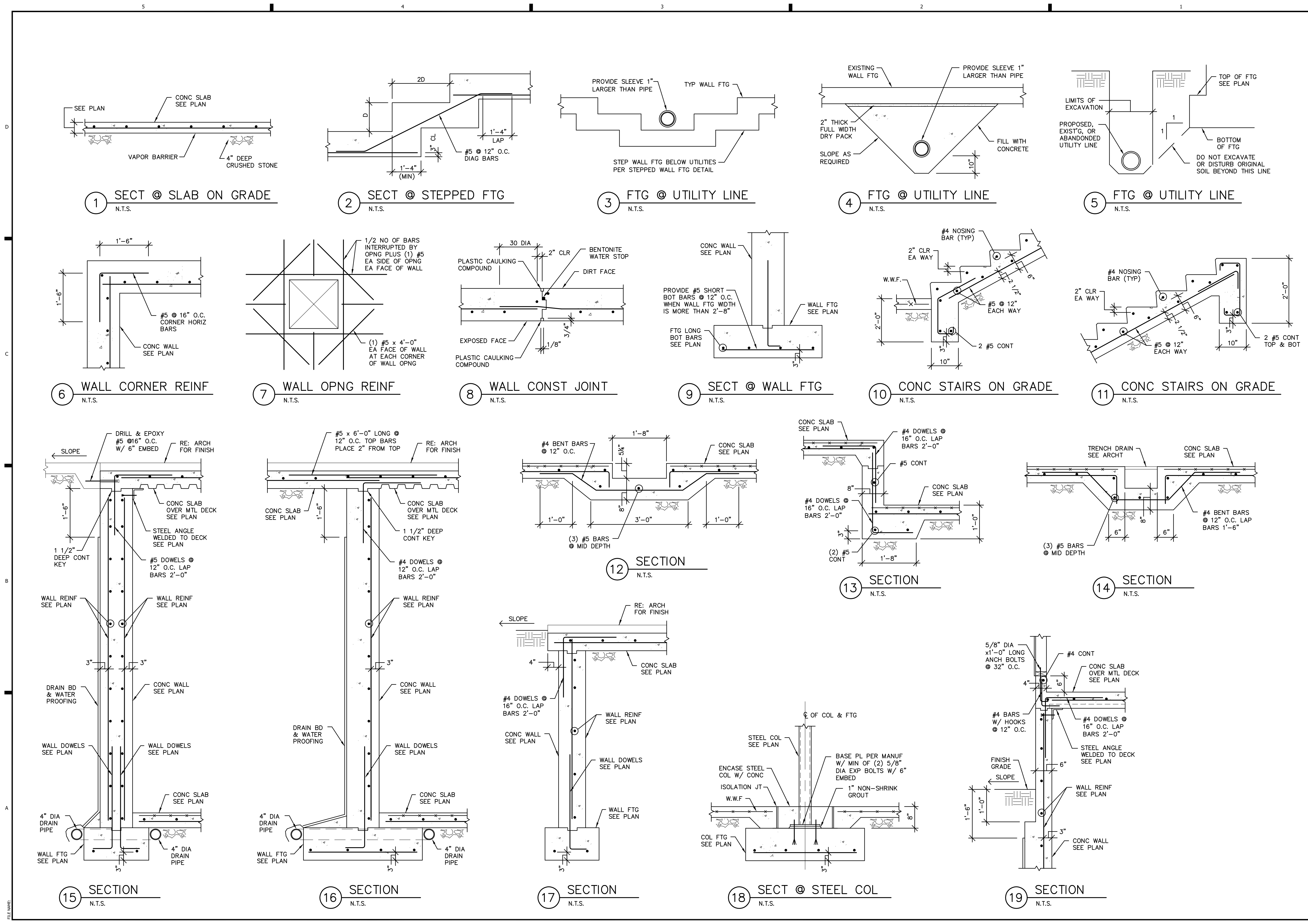
GARAGE ROOF FRAMING

Sheet No.

S102

SHEET 4 OF 8

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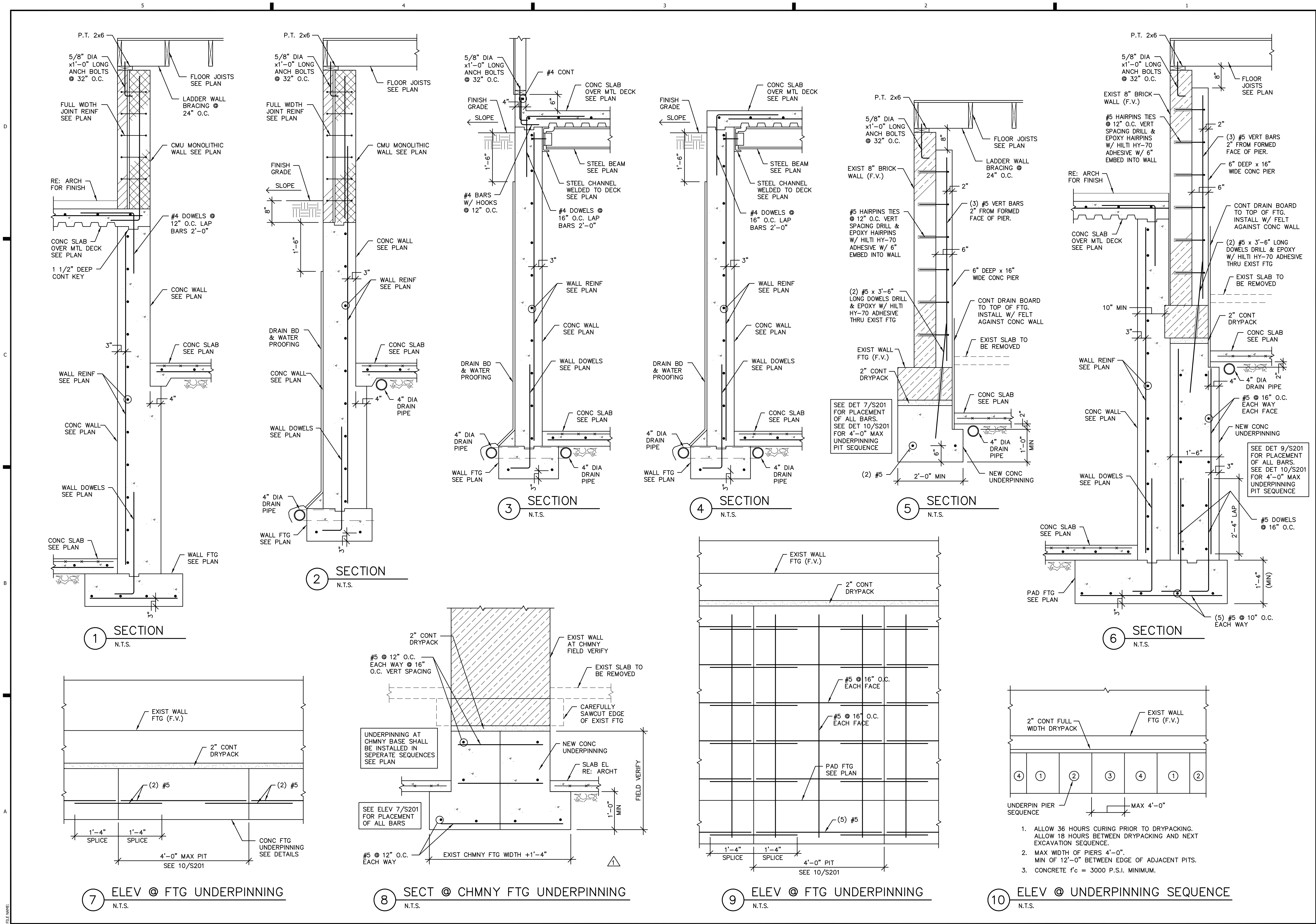
CONSTRUCTION	06-24-2022
PERMIT	08-16-2021

Issue Description	Date

RAI Project No.	RA-20-107
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Sheet Title
STRUCTURAL DETAILS

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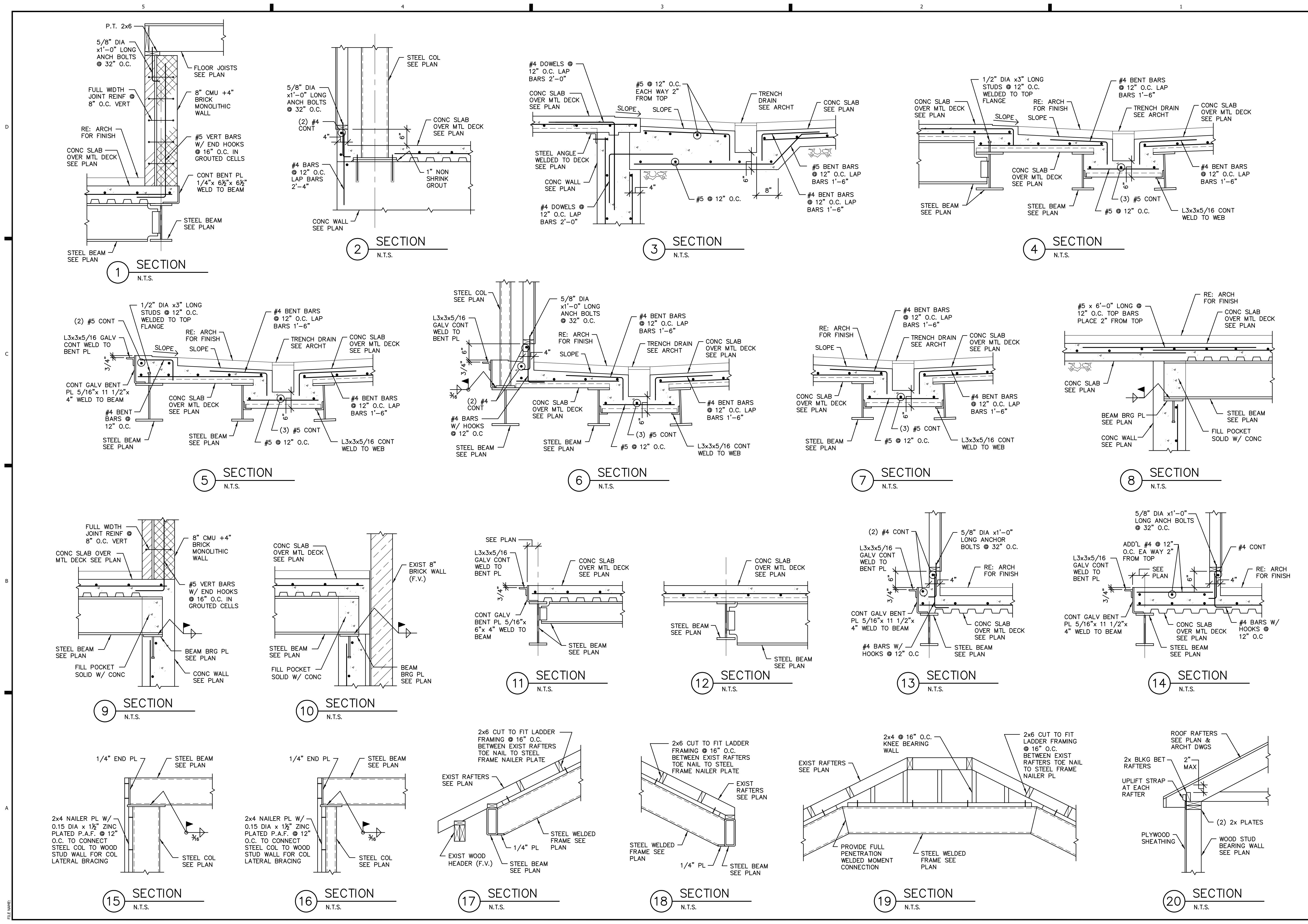
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Sheet Title

**STRUCTURAL
DETAILS**

Sheet No.
S201
SHEET 6 OF 8
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- ALLOW 36 HOURS CURING PRIOR TO DRYPACKING. ALLOW 18 HOURS BETWEEN DRYPACKING AND NEXT EXCAVATION SEQUENCE.
- MAX WIDTH OF PIERS 4'-0". MIN OF 12'-0" BETWEEN EDGE OF ADJACENT PIERS.
- CONCRETE $f_c = 3000$ P.S.I. MINIMUM.



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Historic Preservation Commission
Rebecca Ballo



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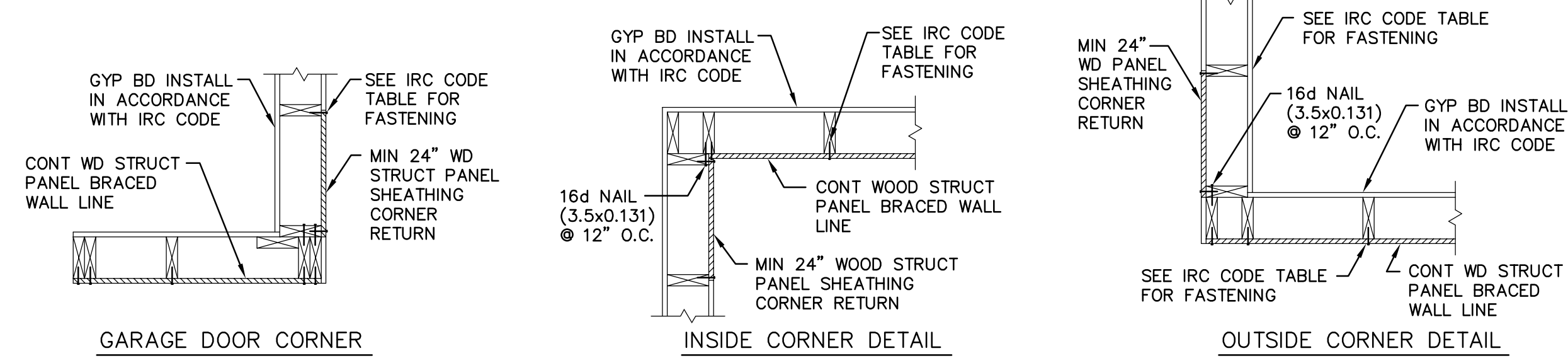
CONSTRUCTION 06-24-2022
PERMIT 08-16-2021

Issue Description Date

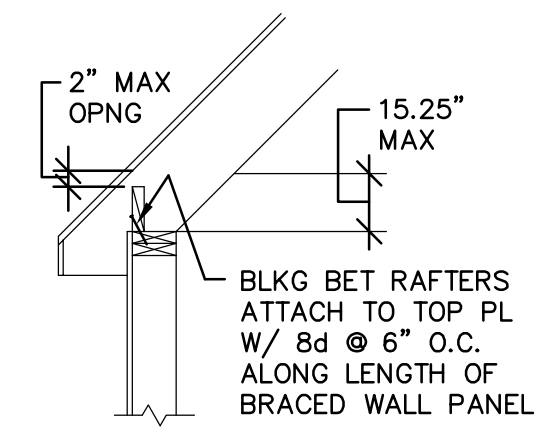
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Sheet Title
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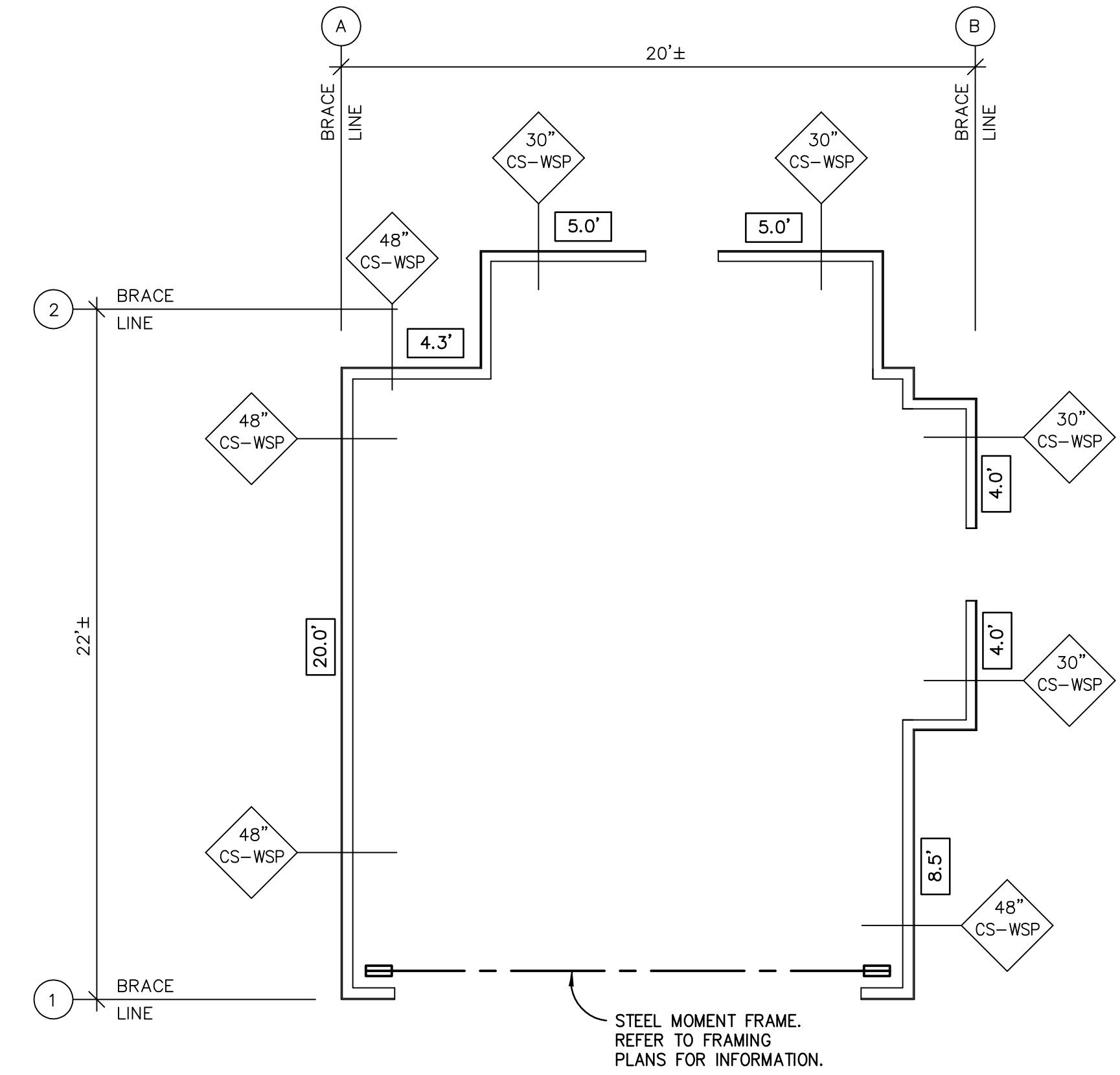
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S202
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1 TYPICAL CORNER WALL BRACING DETAILS
N.T.S.



2 RAFTER CONNECTION DETAIL
N.T.S.



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

LEGEND	
	MIN REQ'D LENGTH (INCHES) OF BRACED WALL PANEL
	BRACED WALL PANEL TYPE
BRACED WALL PANEL TYPES	
	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.
	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.
	CONT PORTAL FRAME PANEL CONSTRUCTION PER IRC CODE SEE ELEV 5/S301
	SIMPSON WOOD STRONG-WALL SHEAR WALL SEE FLOOR PLAN FOR SIZE, HEIGHT & TYPE. SEE SIMPSON SHEET S302 FOR MORE INFO.
	SIMPSON STEEL STRONG-WALL SHEAR WALL SEE FLOOR PLAN FOR SIZE, HEIGHT & TYPE. SEE SIMPSON SHEET S303 FOR MORE INFO.
	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:

INDICATES TOTAL LENGTH OF PANEL

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.

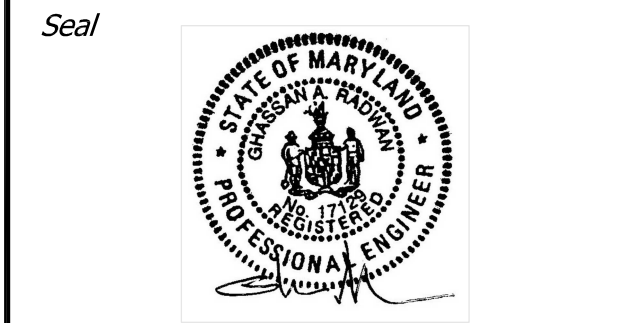
1ST FLR TOTAL BRACE WALL LINE LENGTH 115 MPH WIND - EXPOSURE "B"				
BWL	MULT FACTOR	BWL SPACING	LENGTH REQ'D	LENGTH PROVIDED
1	1.0	22'	4'	SMF*
2	1.0	22'	4'	14'
A	1.0	20'	4'	20'
B	1.0	20'	4'	16.5

REFER TO S300 FOR WALL BRACING ADD'L INFO

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

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

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Historic Preservation Commission



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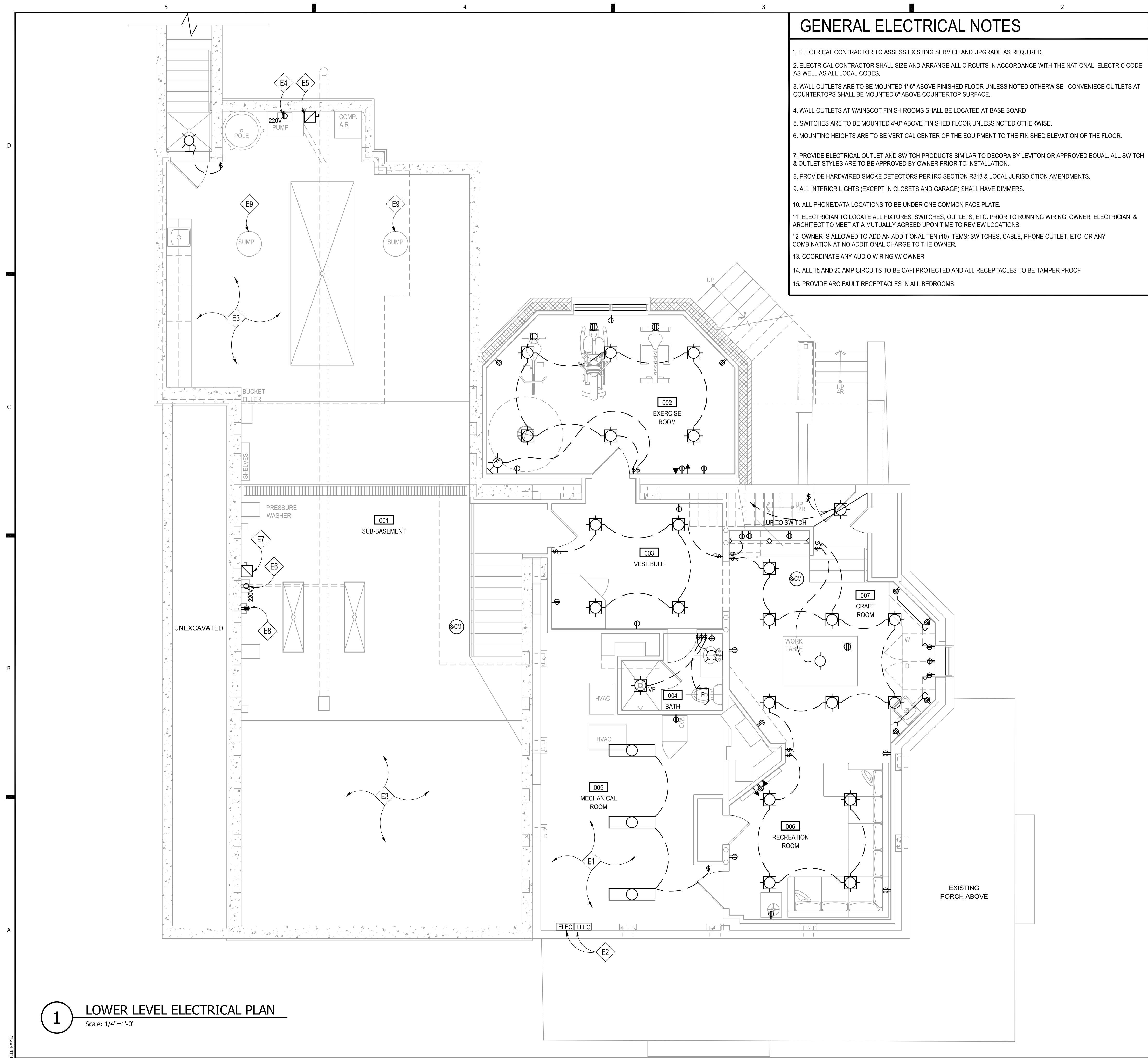
Developer

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

RAI Project No. RA-20-107
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Sheet Title
WALL BRACING PLANS & DETAILS

Sheet No.
S300
SHEET 8 OF 8
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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

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
	ALL LOCATIONS ON THIS FLOOR, UNLESS SCHEDULED OTHERWISE	LIGHTOLIER CALCULITE 5' LED ROUND DOWNLIGHT W/ WHITE REFLECTOR & WHITE FLANGE	
	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 MONOXIDENT 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

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Historic Preservation Commission

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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

1 LOWER LEVEL ELECTRICAL PLAN
Scale: 1/4"=1'-0"

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Sheet Title
GARAGE ELECTRICAL PLAN

Sheet No.
E101

ELECT. & LIGHTING SYMBOLS LEGEND

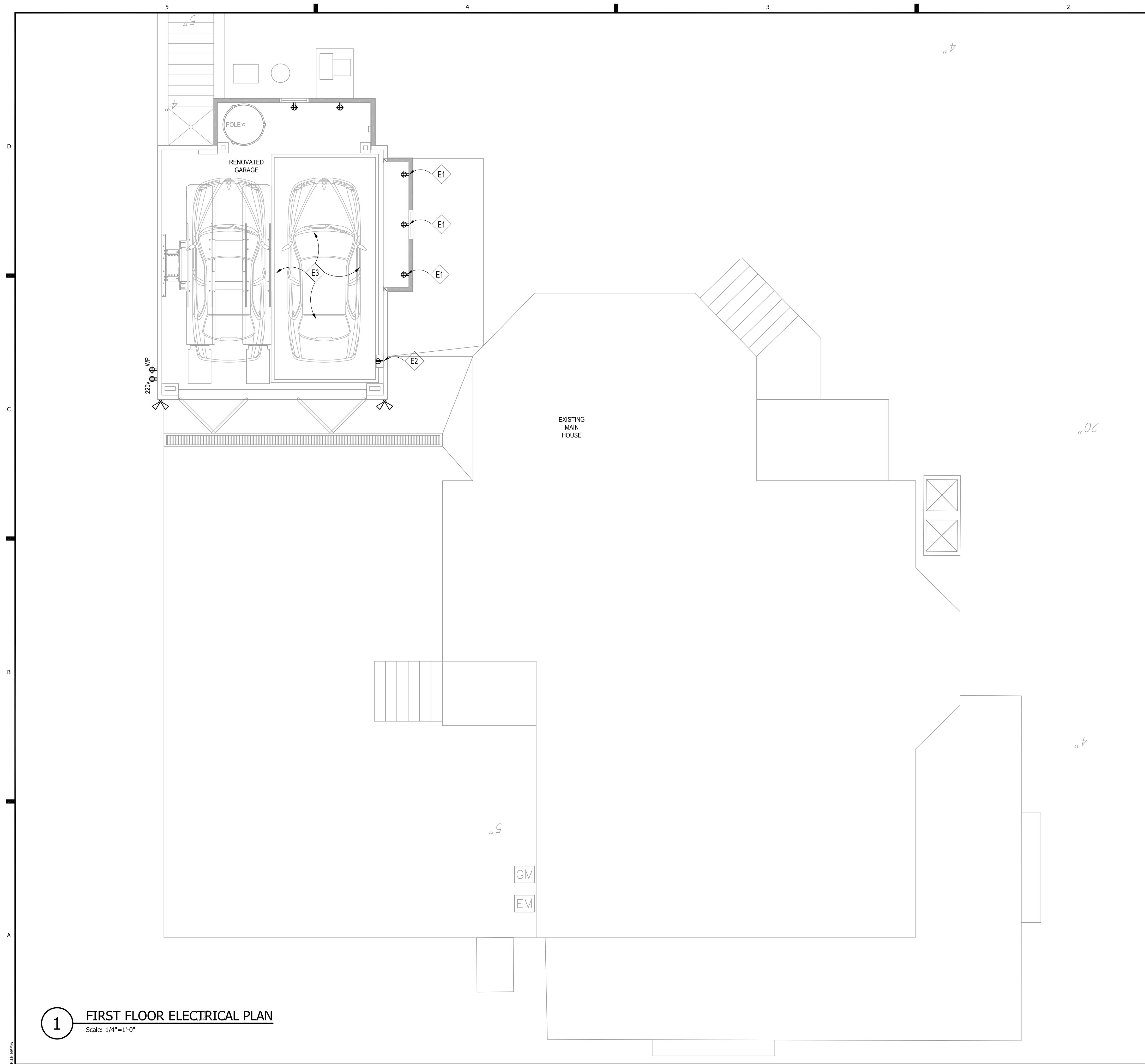
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	CEILING FAN W/ LIGHT KIT		DATA NETWORK JACK
	BATH EXHAUST FAN		COAX SIGNAL JACK
	BATH EXHAUST FAN W/ LIGHT		DUPLEX OUTLET
	4' HANGING LED LIGHT FIXTURE		APPLIANCE DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE		SWITCHED DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE, DIRECTIONAL		GFI DUPLEX OUTLET
	RECESS MTD. LIGHT FIXTURE, VAPOR PROOF		GFI DUPLEX OUTLET (WEATHERPROOF)
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	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

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2. ELECTRICAL CONTRACTOR SHALL SIZE AND ARRANGE ALL CIRCUITS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AS WELL AS ALL LOCAL CODES.
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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.
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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



1 FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4"=1'-0"

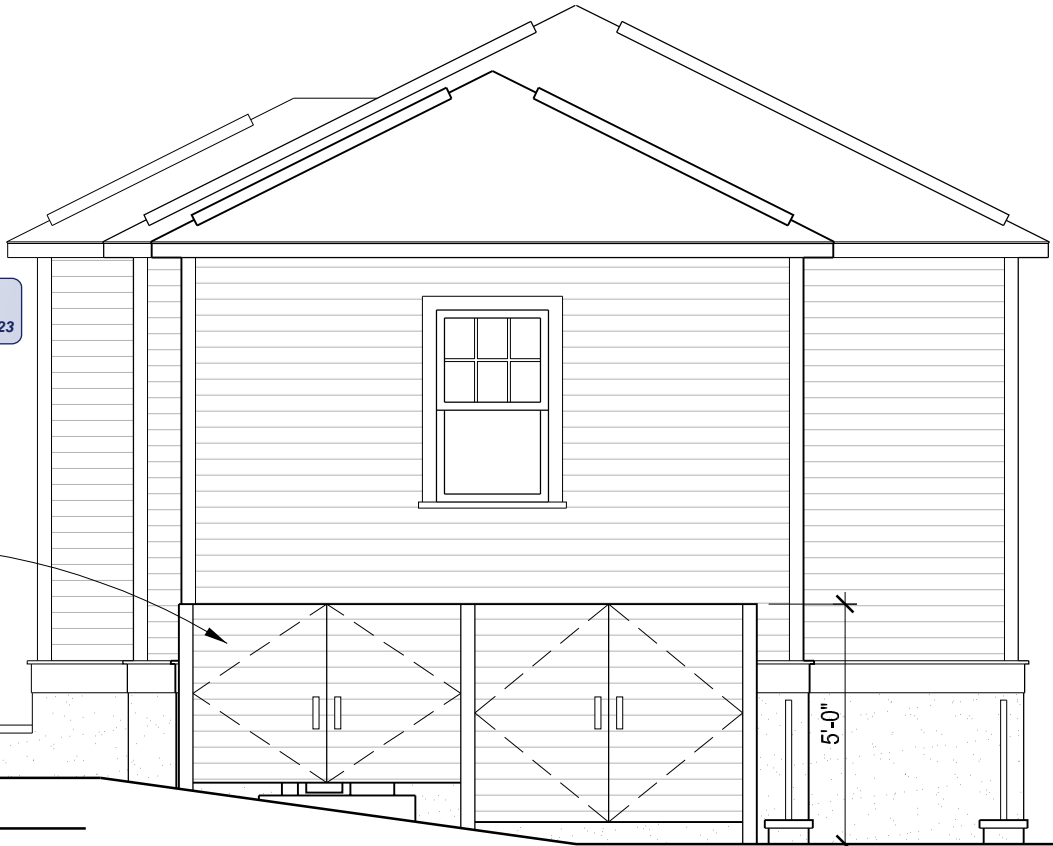
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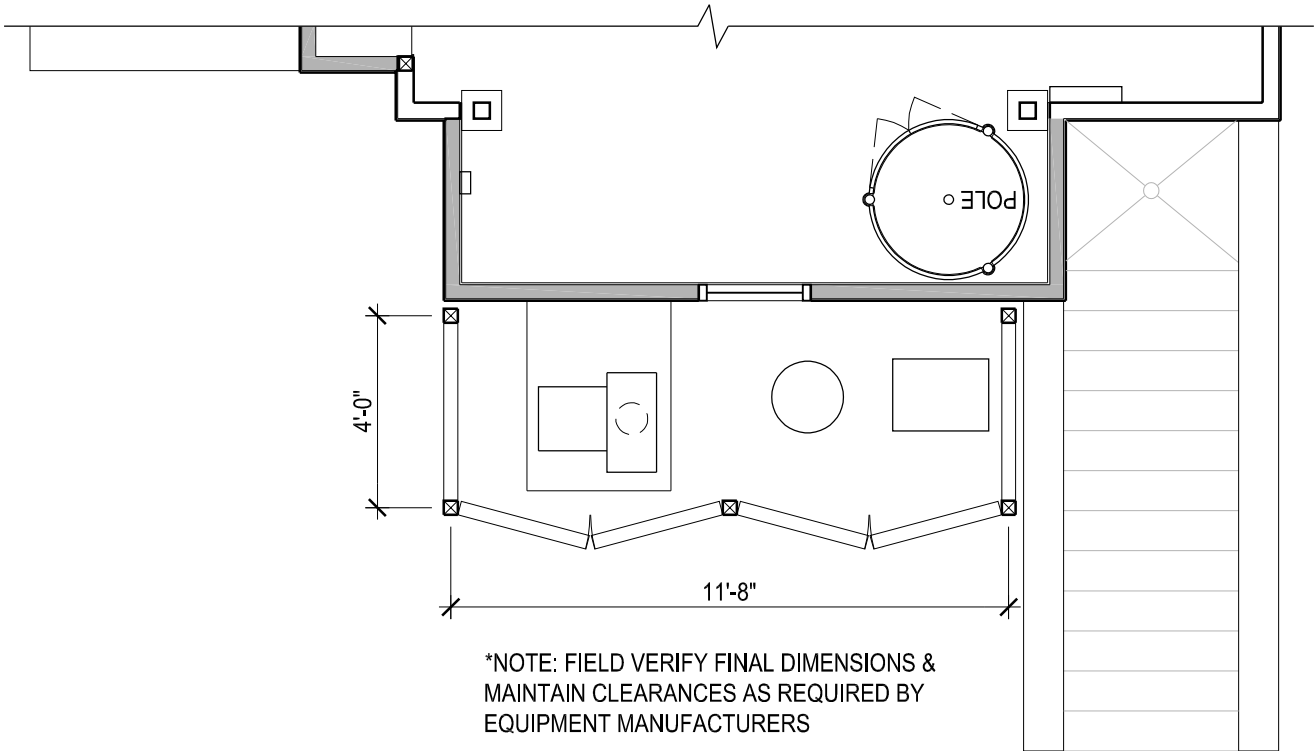


REVIEWED
 By Rebecca Ballo at 2:17 pm, Nov 13, 2023

PAINTED WOOD
 EQUIPMENT ENCLOSURE;
 SIDING TO MATCH MAIN
 HOUSE



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



*NOTE: FIELD VERIFY FINAL DIMENSIONS &
 MAINTAIN CLEARANCES AS REQUIRED BY
 EQUIPMENT MANUFACTURERS

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

CASWELL DEICHMAN RESIDENCE

EQUIPMENT ENCLOSURE



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CHECKED BY:	DATE: 08/11/23	COPYRIGHT 2022 GTM ARCHITECTS, INC.		

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HAWP#1029631

Site Visit pics 11/3/2023

Rebecca Ballo reviewer



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Site Visit pics 11/3/2023
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