HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: June 7, 2018

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #834319: Window Well Installation

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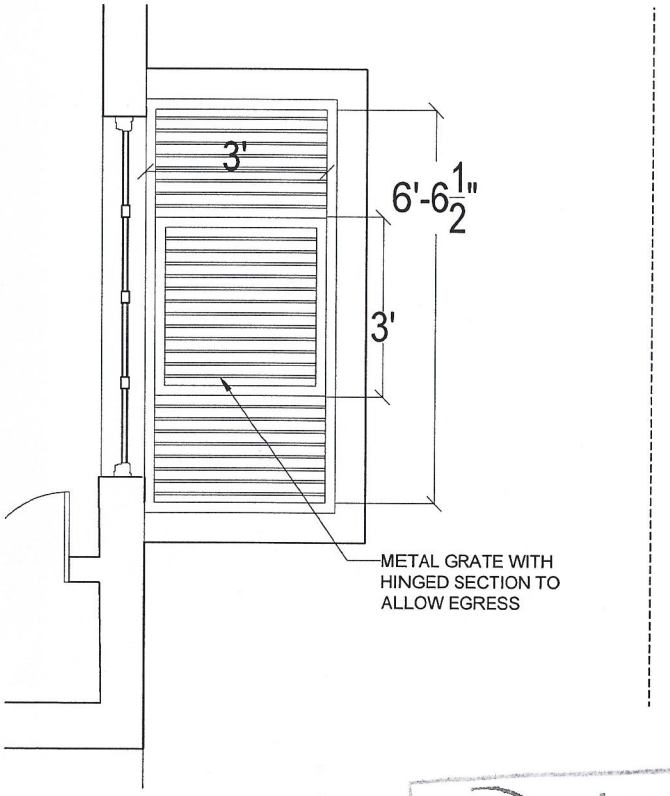
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 9, 2018 Historic Preservation Commission meeting.

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

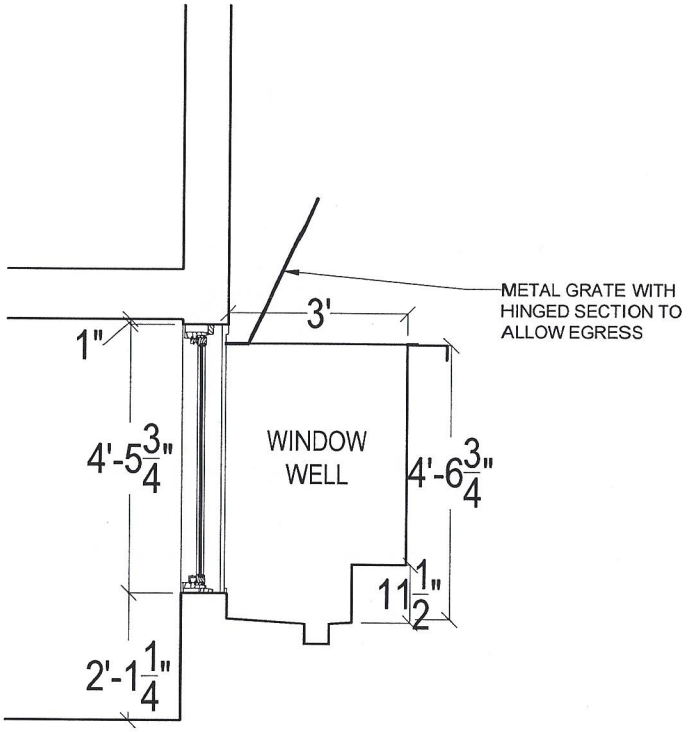
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Gregory & Alicia Fishbein
Address: 35 Oxford St., Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



1 PROPOSED PLAN



2 PROPOSED SECTION

APPROVED
Montgomery County
Historic [illegible]

7/13 6/7118

CHRISTIAN ZAPATKA ARCHITECT, PLLC
1656 33rd STREET NW WASHINGTON DC 20007 202 333 2735

PROJECT:

FISHBEIN RESIDENCE
35 OXFORD STREET
CHEVY CHASE, MD

DRAWING TITLE:

WINDOW WELL
METAL GRILLE
COVER
DETAILS

SUBMISSION:

PERMIT

DATE: APRIL 30, 2018

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

A011

GENERAL STRUCTURAL NOTES

PART 1 - GENERAL REQUIREMENTS AND DESIGN CRITERIA

1.1 SPECIFICATIONS

A. The work shown on these drawings addresses structural information only. The structural documents include these S-series drawings and general notes. There are no technical specifications in addition to these general notes.

1.2 ELEVATIONS & DIMENSIONS

A. All elevations and dimensions shown for new construction are based on the architectural drawings. Coordinate all elevations and dimensions before proceeding with construction.

1.3 BUILDING CODES and STANDARDS

A. The following building codes and standards, including all specifications referenced within, shall apply to the design, construction, quality control and safety of all work performed on the project.

B. "Minimum design loads for buildings and other structures", (ANSI/ASCE 7 - 10, 2010), American Society of Civil Engineers.

C. "International residential Code - 2015", International Code Council, including local jurisdiction amendments.

D. Additional codes and STANDARDS FOR DIFFERENT MATERIALS ARE LISTED in the sections that follow.

1.4 DESIGN LOADS

A. Floor Live Loads

1. Live load surcharge 100 psf

B. Snow Load - Plus Drifting and Sliding Where Applicable

1. P_g = 25 psf
2. P_F = 30 psf

C. Wind Load Parameters

1. Basic Wind Speed (3-second gust), V = 115 mph
2. Risk Category = II
3. Exposure Category: B
4. Internal Pressure Coefficient:
   a. GC_{pi} = +/- 0.18
5. Existing buildings: the scope of work on this project does not change the demand upon nor reduce the resistance provided by the wind force resisting systems (WFRS) by more than 5%. Based on iebc requirements, no evaluation or upgrade of the existing WFRS has been conducted.

D. Seismic Load Parameters

1. Risk Category = II
2. Seismic Importance Factor = 1.00
3. Mapped Spectral Response Accelerations
   a. S_S = 0.119
   b. S_1 = 0.051
4. Site Class: D (Pending geotechnical investigation)
5. Spectral Response Coefficients
   a. S_{DS} = 0.127
   b. S_{D1} = 0.082
6. Seismic Design Category = B

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Montgomery County
Historic Preservation Commission

TB 6/7/18

7. Existing buildings: the scope of work on this project does not change the seismic demand upon nor reduce the resistance provided by the seismic force resisting systems (SFRS) by more than 5%. Based on IEBC requirements, no evaluation or upgrade of the existing SFRS has been conducted.

PART 2 - CONSTRUCTION

2.1 GENERAL

A. Unauthorized reproduction of any portion of the structural contract drawings for re-submittal as shop drawings is prohibited. Shop drawings produced in such a manner will be rejected and returned.

B. These drawings represent the completed project which has been designed for the weights of materials, for the loads indicated in the design load criteria above. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of false work, staging, bracing, sheeting and shoring, etc.

C. Developing and implementing job site safety and construction procedures are the sole responsibility of the contractor.

D. All costs of investigation and redesign due to contractor mis-location of structural elements or other lack of conformance with the construction documents shall be at the contractor's expense.

E. See architectural drawings and specifications for detailed information regarding finishes, waterproofing, etc.

2.2 SHOP DRAWINGS

A. Shop drawings for all structural elements shown on the contract documents are required to be submitted by the contractor and reviewed by the structural engineer. If a contractor or owner fails to submit the shop drawings, Simpson Gumpertz & Heger Inc. will not be responsible for the structural certification and design of the project.

B. Shop drawings shall be submitted electronically in portable document format (pdf). a marked-up pdf copy of the shop drawings with the structural engineer's comments will be returned to the contractor.

C. Allow 10 business days for structural review of shop drawings. This time should be allotted in the contractor's schedule

D. Shop drawings shall bear the contractor's stamp of approval which shall constitute certification that they have verified all field measurements, construction criteria, materials and similar data and have checked each drawing for completeness, coordination and compliance with the contract documents.

E. The contractor shall submit for review, signed and sealed drawings and calculations prepared by a specialty structural engineer registered in the projects jurisdiction for the following assemblies. This review shall be for general conformance with the project's parameters as indicated on the drawings, specifications and general notes. The design of these assemblies is the responsibility of the contractor's engineer who has signed and sealed these drawings and calculations. These submissions shall be made available in conjunction with or prior to the shop drawing for the primary building structure that support these assemblies.

1. Sheeting and shoring/earth retention systems
   a. Design earth retention systems so as to not interfere with permanent building elements.
   b. Shop drawings shall indicate sequence plan.
2. Formwork, shoring and reshoring for concrete
   a. Indicate plan of stripping and reshoring procedures and operations on shop drawings.
   b. Design formwork, shoring, and reshoring systems to account for additional loads resulting from post-tensioning stressing sequences indicated.
   c. Removal of forms is not permitted until concrete has achieved a minimum 3,000 psi compressive strength, enabling the members to carry their dead load and anticipated construction loads.
   d. Removal of forms is not permitted until sufficient prestressing has been applied to enable the members to carry their dead load and anticipated construction loads.
3. Metal Stairs, Ladders and Railings
   a. Designs shall take into account all vertical and lateral loads required by applicable building codes. Where headers or other types of structural members have been designated by the structural engineer of record to support stairs, the connections from the stairs shall be designated so that no eccentric or torsional forces are induced into these members. The contractor shall be responsible for furnishing and installing embeds and hardware as required by the stair design.

2.3 EXISTING CONDITIONS

A. Existing building information shown is based on the architectural drawings. The contractor shall verify all existing building information shown (dimensions, elevations, etc.) and notify the architect and structural engineer of any discrepancies.

B. Unless noted or detailed otherwise, new foundations adjacent to existing foundations shall bear at the same elevation.

PART 3 - FOUNDATIONS / EARTHWORK [/GEOTECHNICAL REPORT]

3.1 REFERENCE GEOTECHNICAL REPORT:

A. Foundations have been designed with an assumed allowable bearing capacity of 1500 psf per IRC 2015 Table R401.4.1. A geotechnical report has not been conducted for this project thus far. The owner has thus accepted the risk of unforseen conditions. Prior to placing foundations, the contractor shall have an experienced, qualified geotechnical engineer field verify the bearing elevations for frost depth and the assumed allowable bearing capacity.

B. All foundations shall bear a minimum of 2'-6" below adjacent exterior grade. The contractor shall coordinate these requirements with all underground utilities and other elements. the contractor shall notify the architect and structural engineer in advance of any construction to allow for adjustments.

C. Place structural fill where required with approved granular soil placed in 6 in. layers and compacted to 95% density at optimum moisture content as defined by ASTM D-1557, Method D.

3.2 FOUNDATION DESIGN PARAMETERS

A. Spread Footings:

Window well retaining wall footings shall bear on undisturbed natural soils or properly placed and compacted engineered fill with an allowable bearing pressure of 1500 psf per IRC 2015 Table R401.4.1.

3.3 EXCAVATION:

STATE OF MARYLAND
MATTHEW JOEL DAY
NO. 31432
REGISTERED
PROFESSIONAL ENGINEER

Professional Certification: I 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. 31432, Expiration Date 03/18/2019.

CHRISTIAN ZAPATKA ARCHITECT, PLLC
1656 33rd STREET NW WASHINGTON DC 20007 202 333 2735

SIMPSON GUMPERTZ & HEGER
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Simpson Gumpertz & Heger Inc.
1828 L Street NW, Suite 950
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main: 202.239.4199 fax: 202.239.4198
www.sgh.com

SGH PROJECT #: 172196.00

FISHBEIN RESIDENCE
35 OXFORD STREET
CHEVY CHASE, MD 20815

DRAWING TITLE:

GENERAL NOTES

SUBMISSION:

PERMIT

DATE: 31 MAY, 2018

SCALE: AS NOTED

S000

A. The slope between the lower edges of adjacent foundations shall not exceed 45(30) degrees referenced from the horizontal, unless noted or detailed otherwise on the plan. Maintain a 1V:2H slope from bottom edge of any excavation.

B. The contractor shall verify all existing field conditions that may affect the installation of the foundation system as shown prior to starting work.

C. The contractor shall be responsible for locating and protecting all existing utilities, above and below grade structures, etc., whether indicated or not, that may be affected by the construction process.

D. Utilities lines shall not be placed through or below foundations without the structural engineer's approval unless detailed otherwise in the plans.

3.4 BACKFILL AGAINST WALLS:

A. Do not backfill against retaining walls until wall concrete is at full design strength. Backfill with approved material placed in 6 in. layers and compacted to 95% density at optimum moisture content and free of debris as defined by ASTM D-1557, Method D.

3.5 FOUNDATIONS PLACEMENT & PROTECTION:

A. Do not place foundation concrete in water or on frozen ground. Protect in-place foundations and slabs from frost penetration until the project is complete. Do not use salt or chloride compounds to de-ice the site.

B. New footing bearing elevation is to match adjacent existing footing bearing elevation where applicable unless noted or detailed otherwise.

C. Concrete for foundations shall be placed on the same day subgrade approval is given by the geotechnical engineer.

PART 4 - CONCRETE WORK

4.1 CODES AND STANDARDS:

A. "Building code requirements for reinforced concrete, ACI 318-11", American Concrete Institute.

B. "ACI manual of concrete practice - parts 1 through 5", American Concrete Institute.

4.2 STANDARD SPECIFICATIONS AND REFERENCE STANDARDS:

A. "Manual of standard practice", concrete reinforcing steel institute.

B. Follow the latest recommendations and specifications of the American Concrete Institute:

1. ACI 301 Specifications for structural concrete
2. ACI 302 Concrete floor and slab construction
3. ACI 304 Measuring, mixing, transporting and placing concrete
4. ACI 305 Hot weather concreting
5. ACI 306 Cold weather concreting
6. ACI 315 Detailing reinforcing steel
7. ACI 318 General design of items not otherwise specified
8. ACI 347 Formwork

4.3 CONCRETE MIX PROPERTIES:

A. Element (normal weight uno)	28-day strength	W/C max	Air Content
1. Footings & retaining walls:	4,000 psi	0.55	6%+/-1.5
2. Slab on grade	4,000 psi	0.45	6%+/-1.5

B. Portland Cement: ASTM C150, Type I, II or I/II.

C. Cement substitutes: ASTM C595, Type is (limit to 50% max of cementitious content by weight)

D. Aggregates / density: ASTM C33 / 145 pcf - normal weight

E. Air-entrainment: ASTM C260

4.4 STEEL REINFORCEMENT:

A. Deformed reinforcing bars: ASTM A615 GRADE 60

B. Welded wire reinforcement (wwr): ASTM A497 or A185 (flat sheets only)

4.5 CONCRETE COVER:

A. Mild reinforced concrete

1. Concrete cast against and permanently exposed to earth 3 in.
2. Concrete exposed to earth or weather:
   a. #6 bar or larger 2 in.
   b. #5 bar or smaller 1 1/2 in.

4.6 GENERAL REQUIREMENTS:

A. Concrete slab-on-grade: shall be 4" thick, reinforced with 6 x 6 - W 2.0 x 2.0 WWR and placed on a 10 mil. vapor-retarder over a 4" min. layer of clean, well-graded gravel or crushed stone and properly compacted subgrade.

B. chamfer all exposed concrete corners, 3/4 in. x 3/4 in. minimum, unless noted otherwise on the architectural drawings.

C. waterstops: as specified on the architectural drawings, provide continuous waterstops at all horizontal and vertical construction joints in all below grade foundation walls, elevator pits and other pit walls.

4.7 Splicing and placement of reinforcement:

A. Reinforcement splices are not permitted except as detailed or authorized by the structural engineer. make bars continuous around corners.

B. Splice welded wire reinforcement two full mesh lengths and wire together.

C. Reinforcement welding is not permitted.

4.8 REINFORCEMENT SHOP DRAWINGS:

A. Submit for approval, complete bending and placing details of all reinforcement including welded wire reinforcement, indicating position of splices. include accessory drawings.

APPROVED
Montgomery County
Historic Preservation Commission

TJB 6/7/18

Professional Certification: I 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. 31432, Expiration Date 03/18/2019.

STATE OF MARYLAND
MATTHEW JOEL DAY
NO. 31432
REGISTERED
PROFESSIONAL ENGINEER

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Boston
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SGH PROJECT #: 172196.00

FISHBEIN RESIDENCE
35 OXFORD STREET
CHEVY CHASE, MD 20815

DRAWING TITLE:

GENERAL NOTES

SUBMISSION:

PERMITT

DATE: 31 MAY, 2018

SCALE: AS NOTED

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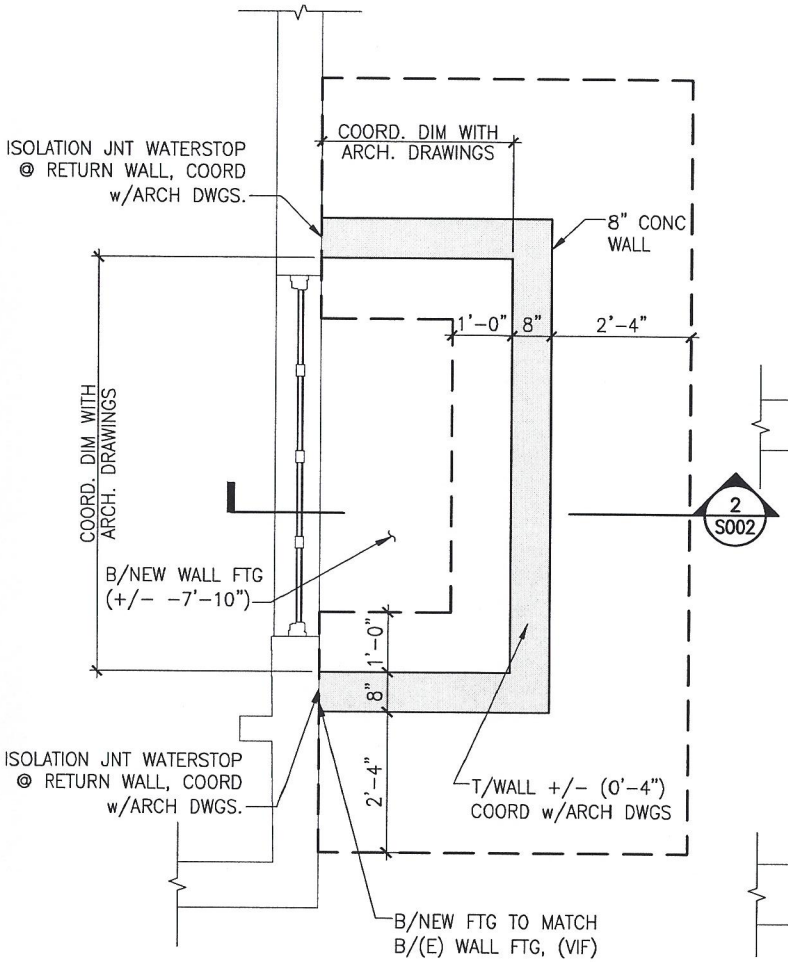

1 S002 PARTIAL PLAN – WINDOW WELL

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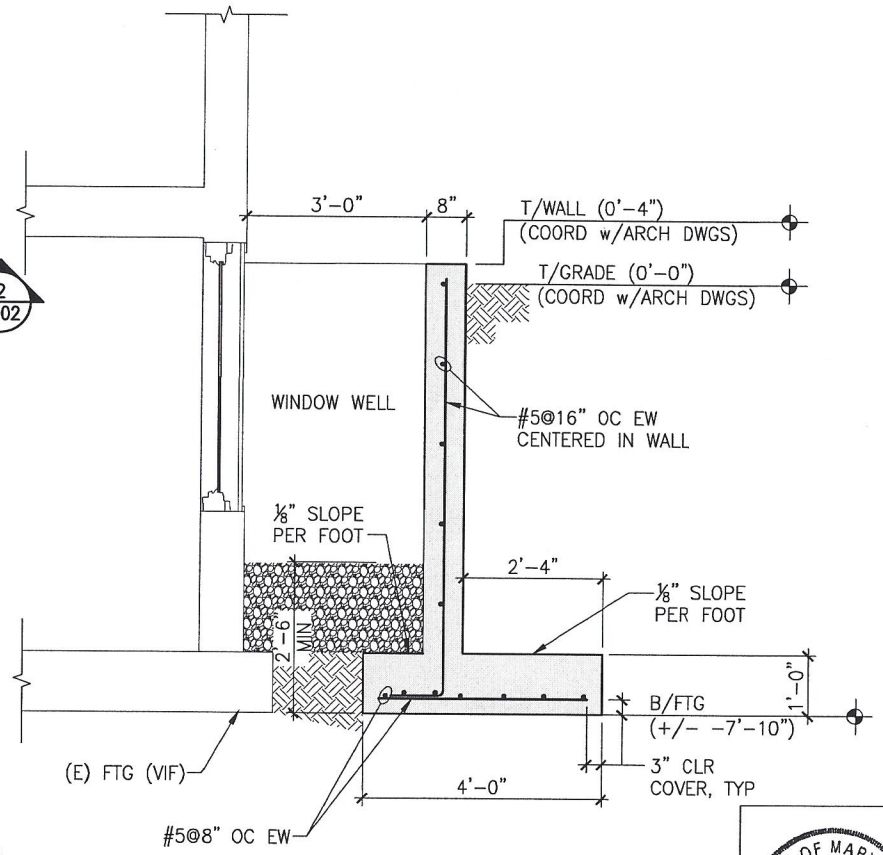
PLAN NORTH

1/2" = 1'-0"



2 S002 SECTION – WINDOW WELL

1/2" = 1'-0"

MD 6/7/18

Professional Certification: I 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. 31432, Expiration Date 03/19/2019.

STATE OF MARYLAND
MATTHEW JOEL DUX
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DRAWING TITLE:

PARTIAL PLAN & SECTION

SUBMISSION:

PERMITT

DATE: 31 MAY, 2018

SCALE: AS NOTED

S002