



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: October 25, 2019

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #891397 – Building Addition

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 October 23, 2019 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: Adrienne and Neil Deshmukh
Address: 8013 Westover Rd., Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



STRUCTURAL NOTES:

- DESIGN L.L.** Roof 30 psf DESIGN D.L. Floor Assembly 10 psf
 Floor 40 psf Floor truss assembly 40 psf
 Wind 30 psf(115 mph) Roof rafter assembly 15 psf
 Deck 60 psf Roof truss assembly 20 psf
 (10 psf top chord, 10 psf bott. chord)
 Stud wall assembly 10 psf
 Soil Bearing Capacity: assumed bearing pressure shall not be greater than 1500 psf
- FOUNDATION** Bottoms of all footing shall extend a minimum one foot into undisturbed soil or controlled compacted fill and where subject to frost action, at least five feet below frost grade. Footing elevations shall be adjusted as required to suit field conditions. All foundation work to be approved prior to pouring concrete.
- CONCRETE** All concrete construction shall conform to ACI Code 318 and IBC Code latest edition. 28 day strength shall be as follows: 1-1/2" 3,000 psi for footing and interior walls on grade, 1-1/2" 3,500 psi for exterior walls on grade and garage. All concrete exposed to the weather shall be air entrained with 1/2" R. Provide #6 #14x4-4 welded wire fabric reinforcing at all concrete fill. All concrete to be normal weight concrete.
- CONCRETE PROTECTION FOR REINFORCEMENT** Reinforcing bars must have a minimum concrete cover as follows: Concrete poured against earth 3". Formed concrete exposed to weather or in contact with earth 2" for bars larger than 1/2" for #5 and smaller bars. Slabs on ground, unless otherwise noted, to have reinforcing at mid-depth.
- REINFORCING STEEL** All reinforcing steel shall conform to ASTM A-63, Grade 60, welded wire mesh to conform to ASTM A95. Fabricate and provide standard supporting accessories in accordance with ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures ACI 318-05 and CRSI Standards. Provide placing accessories in accordance with ACI recommendations.
- SLABS ON GRADE** Except where otherwise noted, shall be 4" thick concrete reinforced with #6 #14x4-4 welded wire fabric. Lap mesh 6" in each direction. Placing lap, etc. to conform to IRC Standards. For all exterior slabs on grade, or exterior corners with entrance or other or equivalent air-sealing agent shall be used. Provide control joints at 20'-0" o.c. each way in exterior slabs on grade. Pour all interior slabs on grade in panels (alternate) with joints as shown on plan. Provide 1/2" perimeter of slab on grade w/ 2" rigid insulation board, extend to minimum 24" from inside face of foundation wall.
- BACKFILL** Foundation wall must have reached their design strength and must be braced during backfilling. Where backfill is required on both sides, backfill both sides simultaneously. All backfill shall be clean porous material. See wall section drawing for drainage and waterproofing methods.
- STRUCTURAL STEEL** Structural steel shall conform to the requirements of the 8th edition of the AISC "Manual of Steel Construction". Steel shall conform to ASTM A36. Unless otherwise noted, all shop connections are to be welded and all field connections to be made with A325 high-strength bolts. Welding shall be in accordance with the American Welding Society Code and be performed by welders qualified in accordance with the AWS procedures for welder qualifications, ASTM A 233, E70 Series.
- MASONRY** All brick and concrete block shall conform to the requirements and specifications of Brick Institute of America(BIA) and National Concrete Masonry Association (NCMA) Codes, latest edition. All materials shall be in accordance with the current issues of the specifications and standards as listed below. Contractor shall furnish certificates, test reports or other acceptable evidence that the masonry material comply with specification requirement.
 Hollow load bearing units ASTM C90
 Solid load bearing units ASTM C475
 Concrete building brick ASTM C25
 Face brick ASTM C215
 Mortar shall conform to the property and proportion requirements of ASTM C270. All concrete masonry for load bearing walls and exterior walls shall be laid in type S. Use type N mortar elsewhere. Mortar and grout for reinforced masonry shall conform to ASTM C476. Masonry joint reinforcing shall be fabricated zinc-coated, cold-drawn steel wire conforming to ASTM A 82. Anchors and ties shall be zinc-coated ferrous metal of the corrugated strip type.
 Joint reinforcing shall be continuous and shall be provided in all walls without exception. Reinforcement shall be placed in the first and second bed joints above and below floors and opening and at every second bed joint elsewhere. Where walls abut each other, and at outside corners, provide prefabricated corner and tee-type tie type.

- LUMBER** All wood construction shall conform to the requirements and specifications of American Institute of Timber Construction "Timber Construction Manual" latest edition.
 All framing lumber shall be Southern Pine No. 2, MGC #8 (including top plates, headers, joists, studs, rafters, and posts) or equal. All lumber in contact with concrete shall be moisture proofing treated lumber. Pine retardant treated lumber is unacceptable. Framing lumber less than 2000 psi minimum.
 Cut on or holes bored through studs shall not exceed 1/3 width of stud. When the stud is cut or bored in excess of 1/3 its width, it shall be reinforced to be equal in load carrying capacity to a stud with cut or holes not exceeding 1/3 its width. Evaluation of stud repairs will be done on individual basis based on the final load carrying capacity of the affected stud.
 Top plate splices must staggered a minimum of 4 feet and occur over a stud. Where cutting of top plate more than half width is necessary, a metal tie not less than eighteen gauge #18 hot thickness and 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than four 16d nails.
 All plywood used structurally shall meet the performance standards and all other requirements of applicable US commercial agencies for the type, grade and species of plywood and shall be so identified by an approved testing agency. Sheathing fastening method to conform with BOCA Codes.
 Conventional floor joists shall have bridging at a minimum of 8'-0" o.c. Cut, notch, hole size and location shall conform with the recommendation of building inspector.
 Prefabricated floor trusses (solid web) shall have bridging at a minimum of 8'-0" o.c. Cut and notch are not permitted unless substantiated by manufacturer's recommendation. Contractor to submit signed and sealed shop drawings, installation, loading, and web reinforcement shall conform with the county approved shop drawing.
 Provide a minimum of three studs at each end of beam/lintel support unless otherwise noted.
 Submit 3 copies of truss fabricator's shop drawing signed and sealed by an engineer registered in Maryland for approval prior to fabrication and erection of prefabricated trusses. Prefabricated trusses shall be delivered over stud whenever respective spacing conditions and metal strap anchor to be used at each interval. No cuts or holes permitted if any part of truss unless otherwise indicated and approved by truss designer. On site storage of all prefabricated wood truss shall be on level grade, protected from moisture and/or ground contact and laid flat, unless otherwise indicated by manufacturer's recommendation.

- WIND BRACING** Exterior sheathing to be 40" wide minimum typically throughout. Fasteners are 1/8" to 1/4" I-O-D smooth or 8-D deformed nails at 6" o.c. along the edge and at 12" o.c. intermediate.
- BASEMENT WALL** Design lateral earth pressure (equivalent fluid pressure) is 45 psf.
- FILL** Should fill be encountered, foundation work shall be supervised by a geotechnical engineer registered in Virginia to provide foundation on compacted structural fill or extend down to original undisturbed soil.
- EXISTING CONDITIONS** Contractor shall verify all existing conditions prior to and during construction and report any discrepancy to the Owner to obtain direction and/or approval.
- CMU PIER** Fill solid air cmu piers.
- BRACING** Contractor shall provide additional horizontal and lateral bracing as required and/or recommended by truss manufacturer's engineer.

LINTEL SCHEDULE

LINTELS - The contractor shall provide lintels of loose steel angles at all masonry openings for each 4 inch thickness of wall as follows, U.N.O.
 Up to 4 feet openings --- L 3-1/2 x 3-1/2 x 5/16 or 4x6 PC w/ 1#4 T&B
 4 feet to 6 feet openings --- L 3x3-1/2x5/16 or 4x6" PC w/ 1#6 T&B
 6 feet to 8'-0" openings --- 4x3-1/2x5/16 or 4x6" PC w/ 1#6 T&B
 8'-1" TO 10 feet openings --- 4x6x1/2" x 5/16" sus. plate
 All lintels shall bear minimum 4" each end.
 All lintels at metal wall to be 2 C8x1-1/2x16GA with min. 2 studs each end, U.N.O.
 1. @ wood walls use (2) 2 x 12 unless noted otherwise. Provide minimum 2 studs each end with a minimum 3" of bearing each end.
 2. @ brick/masonry use steel angle lintel 4" x 3 1/2" x 5/16" for each 4" thickness of wall with minimum 6" bearing at each end. Provide minimum 1 course solid cmu or brick at each end of lintel support.

SMOKE ALARM

- SMOKE ALARM (SD) DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE UL LABEL WITH HARD WIRE CONNECTIONS.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 72.
- PROVIDE CARBON MONOXIDE ALARM (CO) IN EACH FLOOR COMMON AREA, IF REQ'D BY CODE.

NOTE: PROVIDE SAFETY GLAZING TO THE FOLLOWING LOCATIONS AND AS REQUIRED BY CODE:

- IN EGRESS AND INGRESS DOORS.
- IN DOORS AND ENCLOSURES OF BATHTUBS AND SHOWERS
- IN FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN CLOSED POSITION WITH A BOTTOM EDGE LESS THAN 60" FROM THE FLOOR.
- GLAZING IN A FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 a. EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQ.FT.
 b. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
 c. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.

Energy Conservation- (PROVIDED)

BASED ON:
 ICC INTERNATIONAL ENERGY CONSERVATION CODE- MIN. REQUIREMENTS

WINDOWS/DOORS	0.35 U-VALUE
SKYLIGHT	0.55 U-VALUE
CEILING/ROOF	R-49
HALLS	R-20 or R-13-1/2
MASS WALLS	R-8-1/3
FLOOR	R-19
SLAB PERIMETER	R-10, 2 FT
CRAWL SPACE	R-30
BASEMENT WALL	R-10/13

Builder/Designer/Contractor Company Name
 Farmanz Sabouri ARCHITECT
 DATE: SEPT., 2019

MECHANICAL DUCTS:
 SUPPLY DUCTS IN ATTICS.....R-8
 OTHER DUCTS.....R-6
 HVAC PIPING.....R-3
 DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED JOINTS AND SEALS SHALL COMPLY W/ IRC SECTION M501.A.

8013 WESTOVER ROAD
 BETHESDA MD 20814

BUILDING DATA:

SINGLE FAMILY RESIDENTIAL
 LOT# 4, BLOCK J BUILT 1960
 ZONE: R90
 LOT AREA: 10,935 s.ft.
 SITE COVERAGE: 19% EXISTING
 SITE COVERAGE: 20.8% PROPOSED

FIRST FLOOR, EXISTING:

ADDITION: 180 s.ft.
 FIRST FLOOR, PROPOSED: 2276 s.ft.
SECOND FLOOR, EXISTING: 1310 s.ft.
 ADDITION: 92 s.ft.
 SECOND FLOOR, PROPOSED: 1402 s.ft.
 TOTAL ADDITION, PROPOSED: 272 s.ft.

BUILDING CODE

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Fuel Gas Code
- 2015 International Plumbing Code
- 2015 International Fire Code
- 2015 International Existing Building Code

LIST OF DRAWINGS

- A-01 COVER SHEET & DATA
- A-02 EXISTING FLOOR PLANS
- A-03 PROPOSED FIRST LEVEL PLAN
- A-04 PROPOSED SECOND LEVEL PLAN
- A-05 SECTIONS , DETAILS
- A-06 FOOTING PLANS
- A-07 NEW FIRST LEVEL FRAMING-
- A-08 NEW SECOND LEVEL FRAMING-
- A-09 BUILDING ELEVATIONS

APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra L. Heiler

REVIEWED
 By Dan.Bruechert at 3:10 pm, Oct 25, 2019

SCOPE OF WORK:

REMODELING OF EXISTING SINGLE FAMILY HOUSE, FIRST FLOOR; KITCHEN RELOCATION /EXTENSION
 SECOND FLOOR, ENLARGE SITTING AREA

DOORS AND WINDOWS:

- FOR WINDOW AND DOOR SIZE SEE FLOOR PLANS
- ALL BEDROOMS HAVE AT LEAST ONE EXIT WINDOW PER CODE
- ALL NEW WINDOW TO BE W/INSULATED GLAZING
- NEW EXTERIOR DOOR, 1 3/4" TH. INSULATED
- ALL NEW INTERIOR DOORS TO MATCH EXISTING



Professional Certification. I hereby certify that these documents were prepared or approved by me, and I am a duly licensed architect under the laws of the State of Maryland, License No. 13107, Expiration Date: 4-26-2025.

COVER SHEET
 DATA, NOTES
 DATE: SEPT., 2019
 A-01

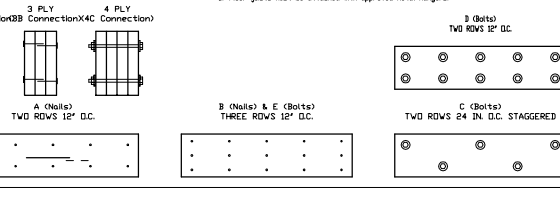
8013 WESTOVER ROAD BETHESDA MD 20814

LVL FASTENING SCHEDULE

Maximum Uniform Load Applied to Either or Both Outside Pieces
 (Pounds per lineal foot)

Pieces in Member	NAILED		BOLTED	
	A	B	C	D
2	2 RDWS 12" O.C.	3 RDWS 12" O.C.	2 RDWS 12" O.C.	3 RDWS 12" O.C.
3	303	760	503	1013
4	380	570	380	760
4	Not Recommended	340	675	1012

- Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
- Stress level for nail and bolt values is 300% increase of 125 for snail loaded or 25% for non-snail loaded roof conditions are permitted.
- Top and bottom row of connectors should be 2" from edge.
- Both holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
- For three-piece members, specified nailing is from each side.
- To reduce rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
- Four-piece members, regardless of depth, must be bolted.
- Floor joists must be attached with approved metal hangers.

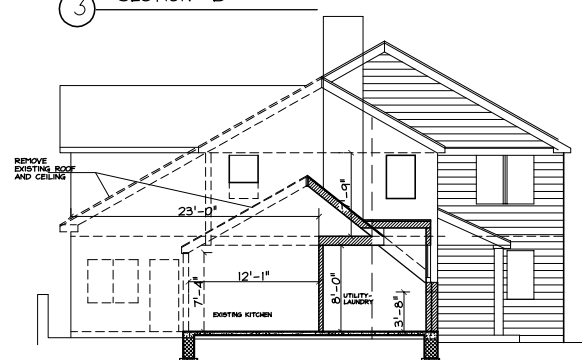
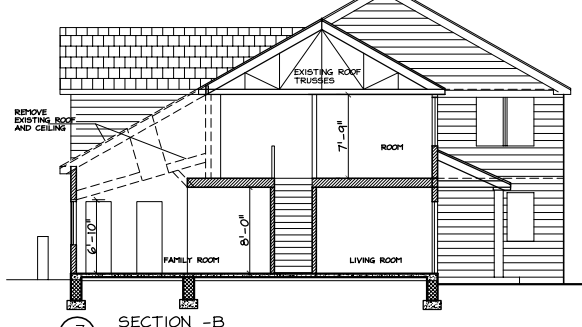


2 PLY (2A Connection)(B Connection)(C Connection)
 3 PLY (3A Connection)(3B Connection)(3C Connection)
 4 PLY (4A Connection)(4B Connection)(4C Connection)

SECOND FLOOR
 SCALE: 1/8" = 1'-0"



FIRST FLOOR
 SCALE: 1/8" = 1'-0"



- DEMOLITION NOTES:**
- REMOVE WALLS AND DOORS, PREPARE AREA FOR NEW WORK.
 - PROVIDE TEMPORARY SUPPORT PRIOR TO DEMOLITION WORK.
 - PLUMBING AND ELECTRICAL ALTERATION: CAP EXISTING LINES IMPACTED BY NEW WORK BY LICENSED CONTRACTOR.
 - REMOVE DERBIES AND TRASH DAILY OR USE DUMPSTER, COMPLY WITH COUNTY CODES AND REGULATIONS.

- EXTERIOR WALL
 - WALL- TO REMAIN
 - HALL/ROOF- TO REMOVE
- NOTE: SEE NEW PLANS FOR NEW WALLS

APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra L. Heiler

REVIEWED
 By Dan.Bruechert at 3:11 pm, Oct 25, 2019



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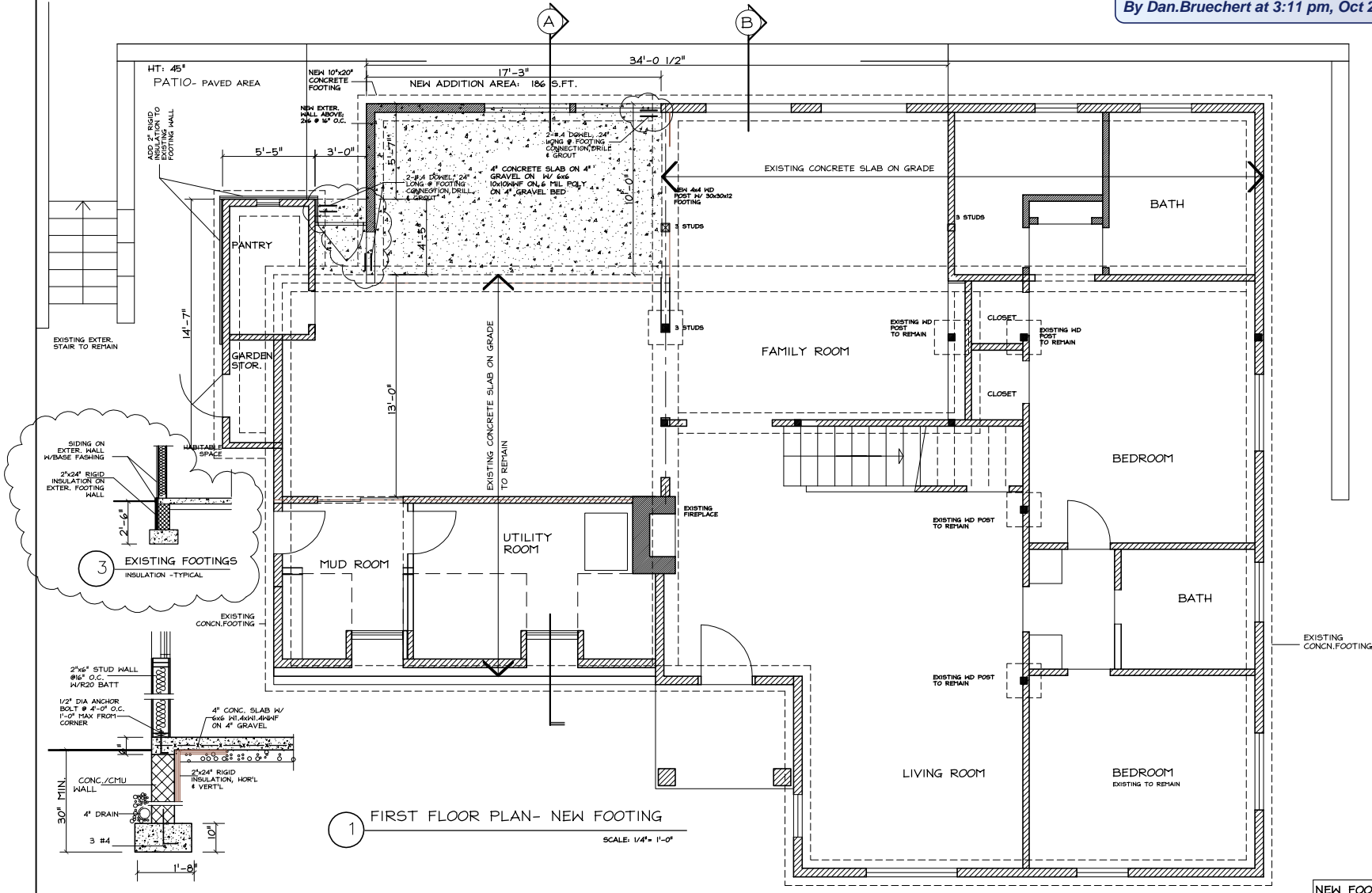
EXISTING FLOOR PLANS,
 SECTIONS- DEMOLITION
 DATE: SEPT., 2019
 A-02

8013 WESTOVER ROAD BETHESDA MD

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Skiles

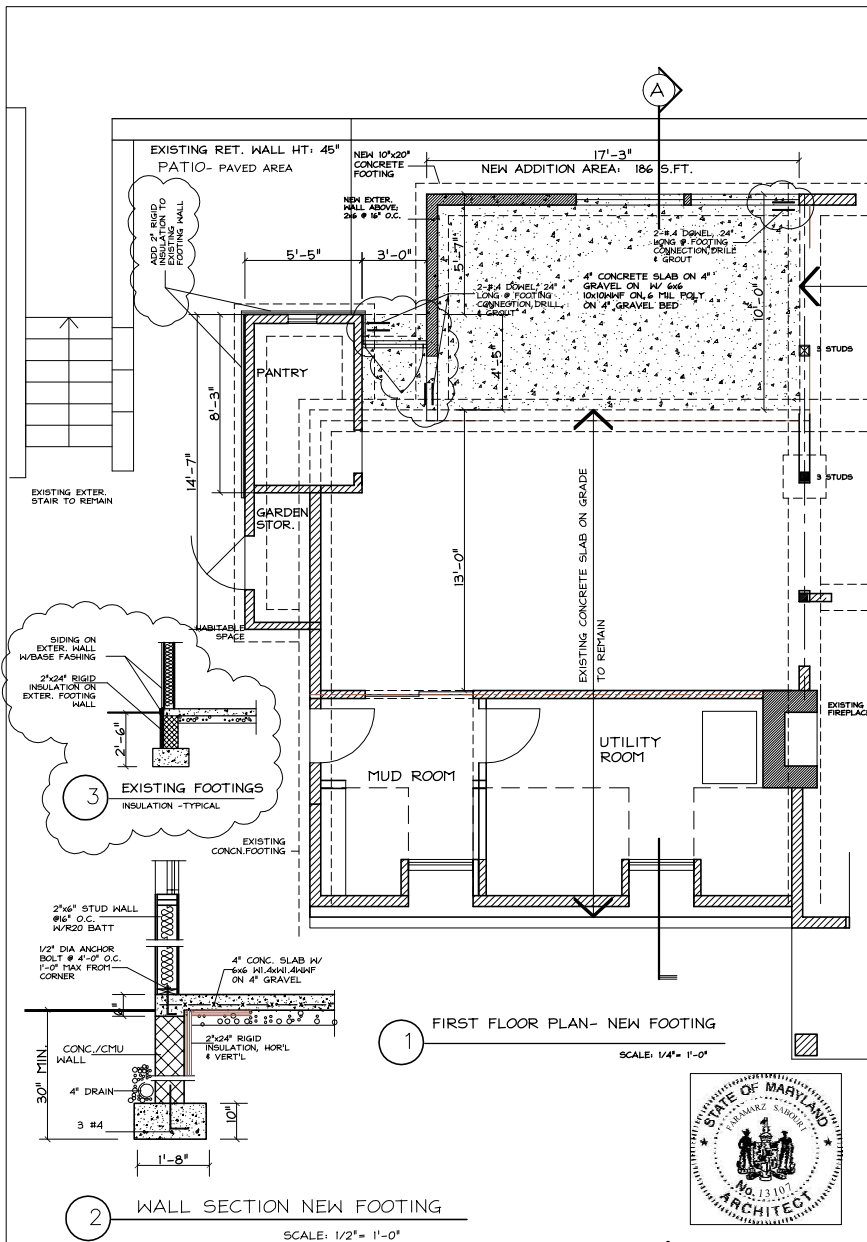
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By Dan.Bruechert at 3:11 pm, Oct 25, 2019



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NEW FOOTING PLAN	A-06
DATE: SEPT., 2019	

8013 WESTOVER ROAD BETHESDA MD



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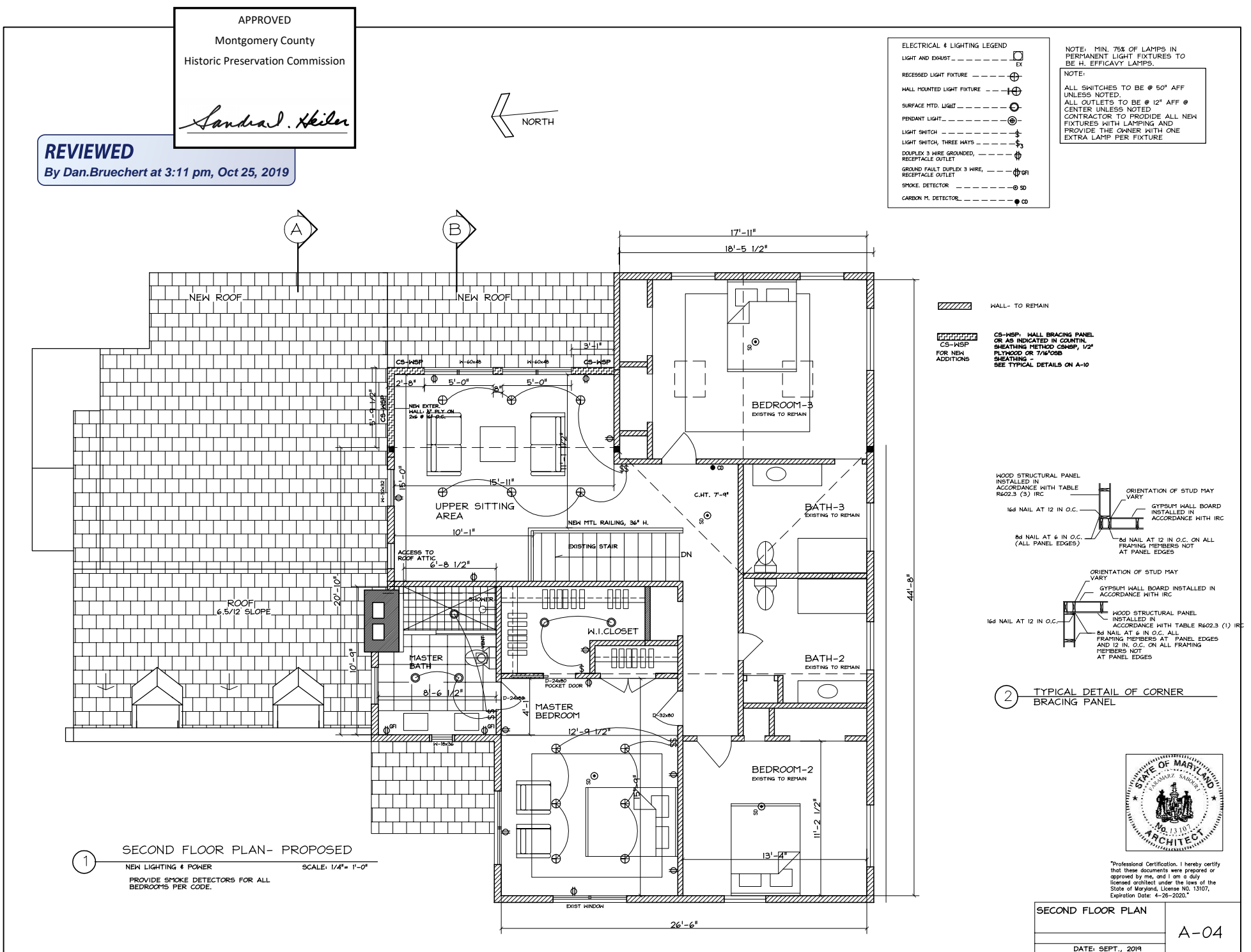
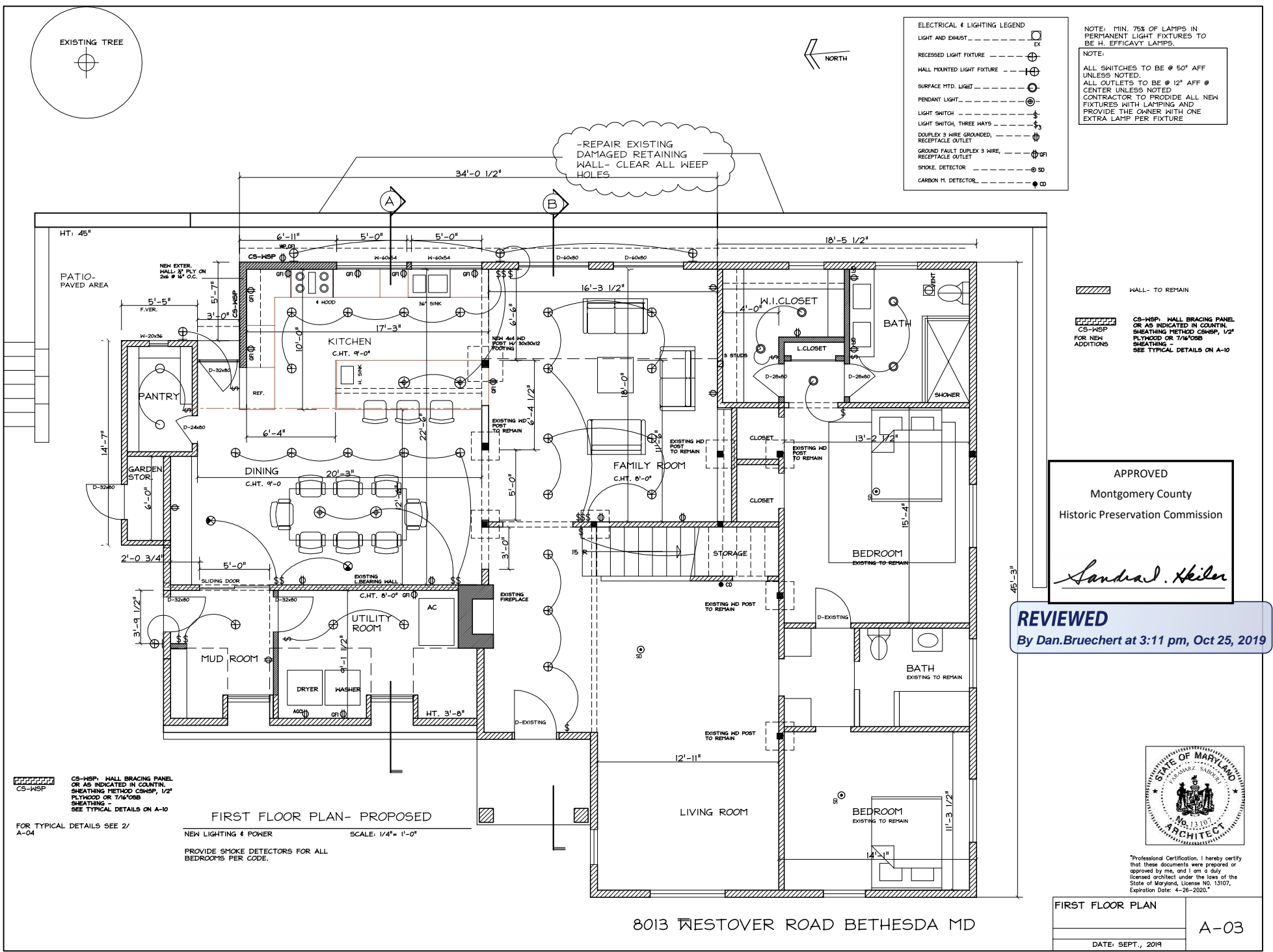
PARTIAL FOOTING PLAN SKETCH -1	REF. TO:
DATE: SEPT., 2019	A-06

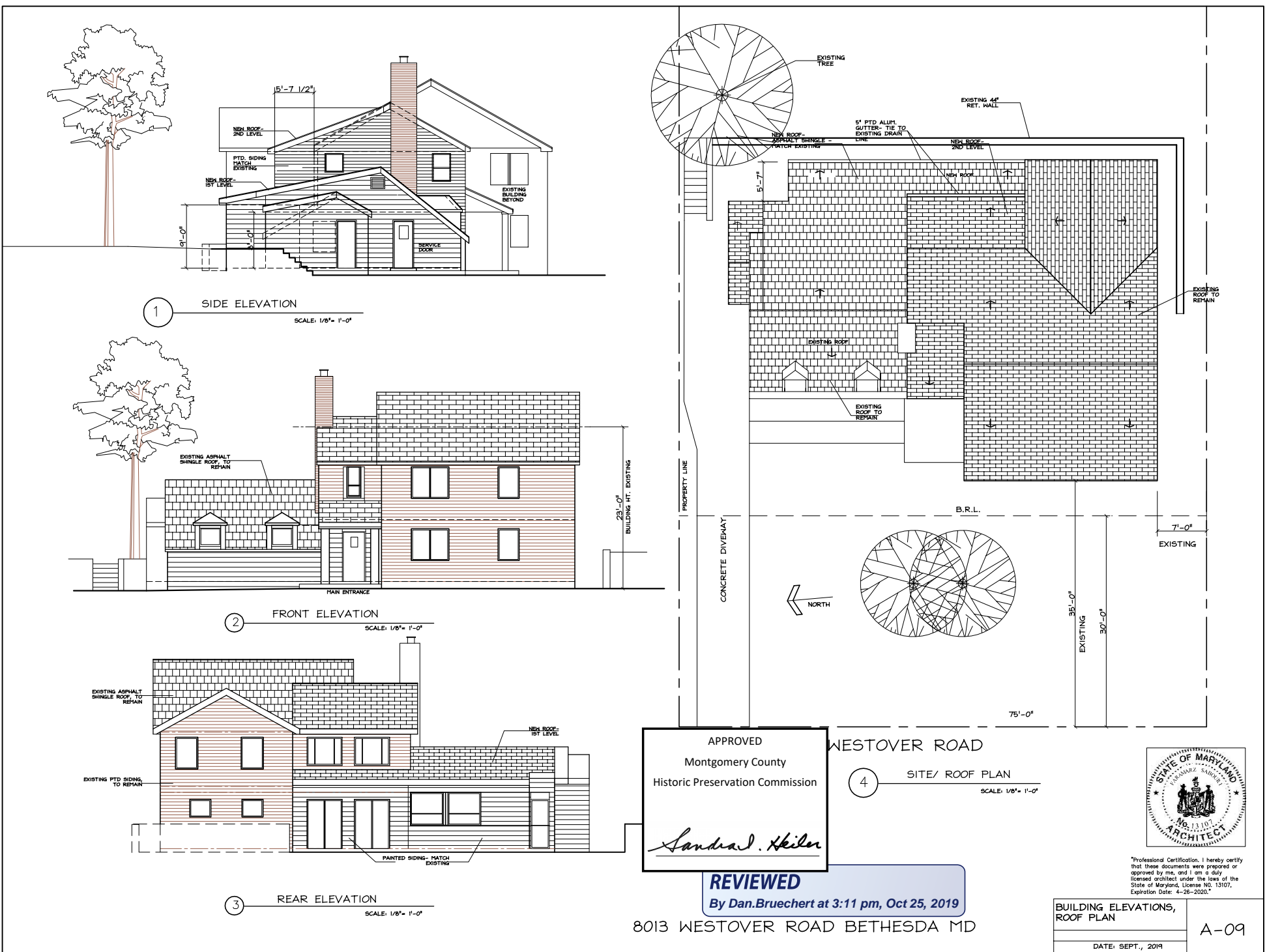
8013 WESTOVER ROAD BETHESDA MD

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Skiles

REVIEWED
By Dan.Bruechert at 3:11 pm, Oct 25, 2019





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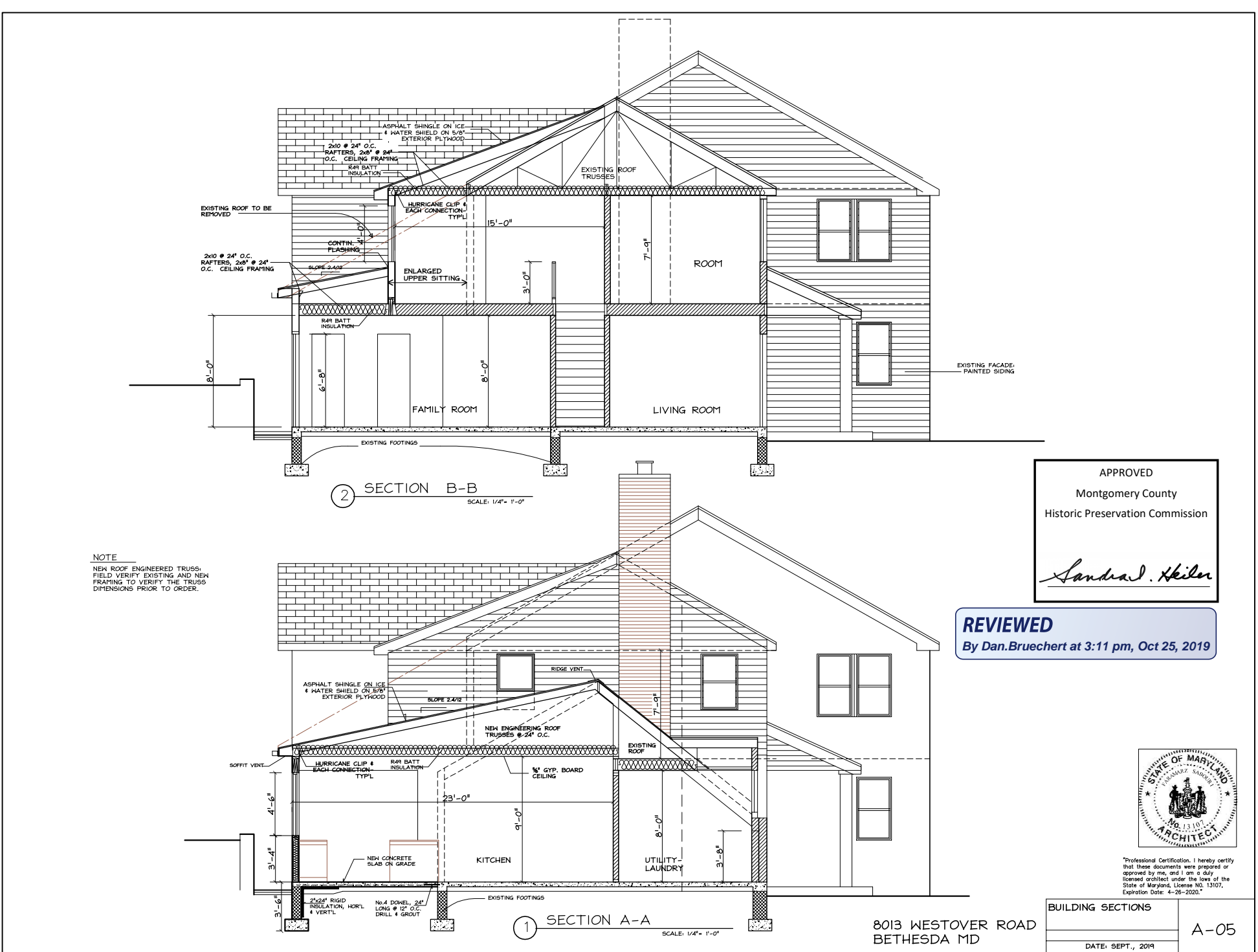
WESTOVER ROAD
 4 SITE/ ROOF PLAN
 SCALE: 1/8" = 1'-0"



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BUILDING ELEVATIONS, ROOF PLAN	A-09
DATE: SEPT., 2019	

8013 WESTOVER ROAD BETHESDA MD



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 Montgomery County
 Historic Preservation Commission

Sandra L. Heiler

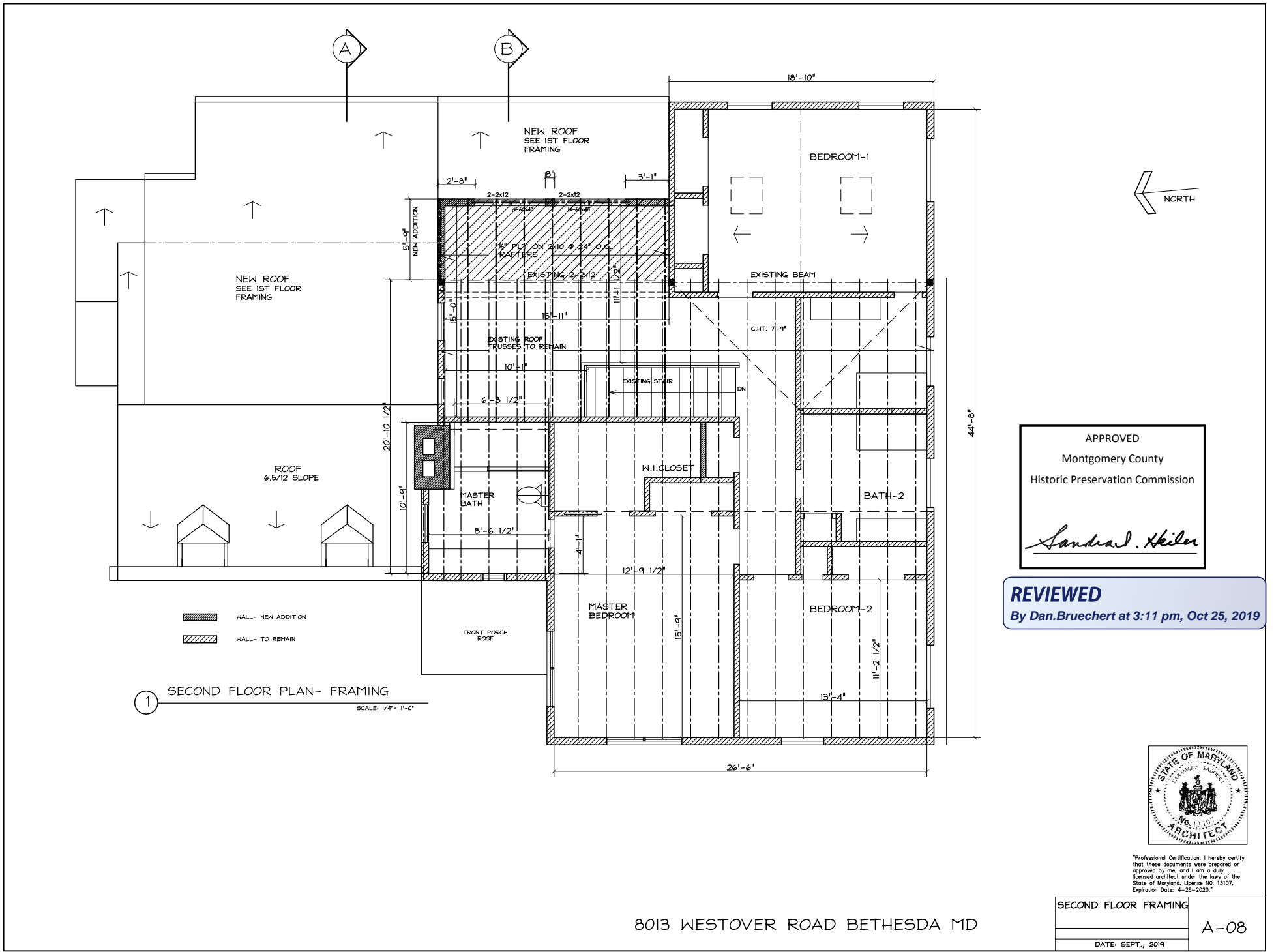
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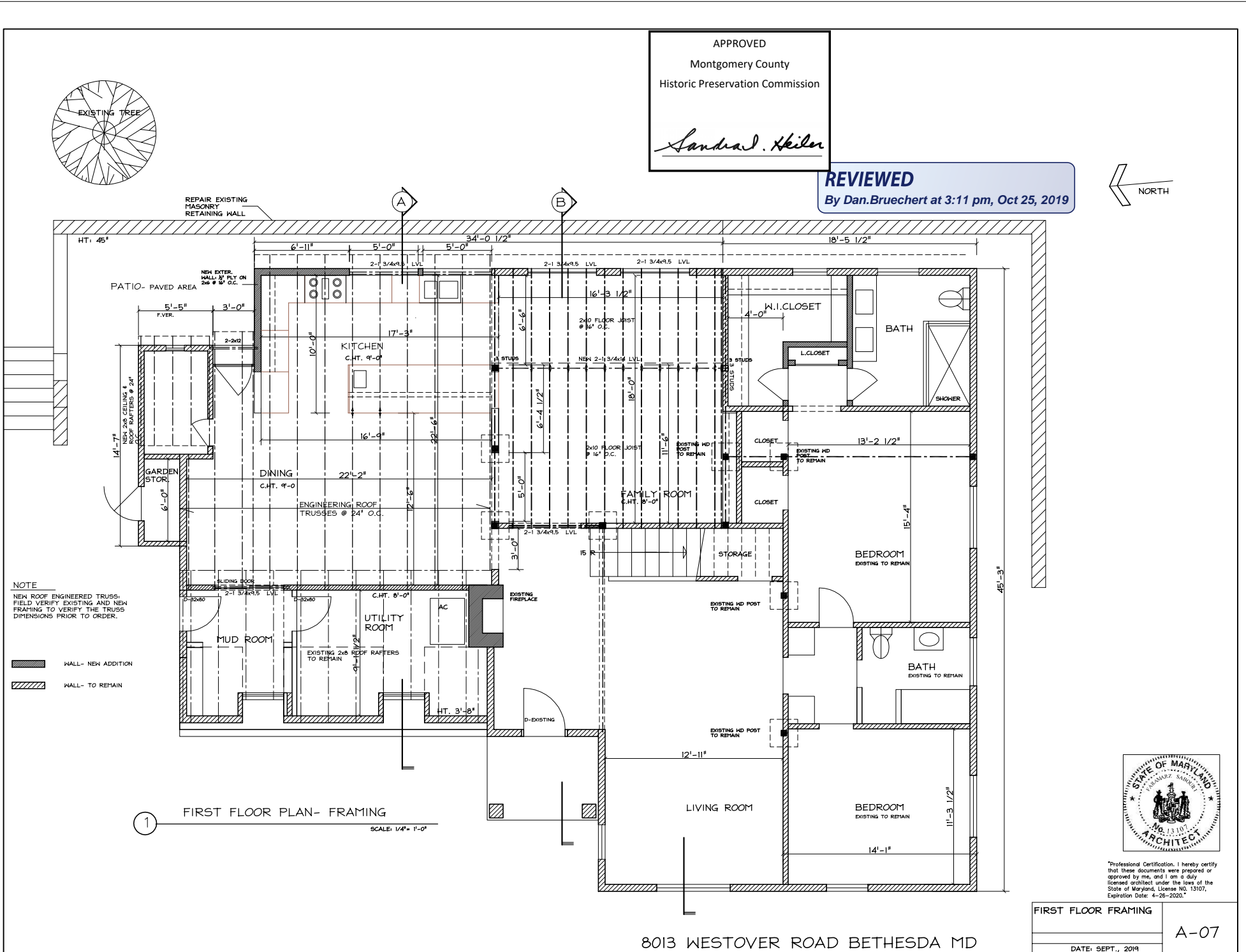
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BUILDING SECTIONS	A-05
DATE: SEPT., 2019	

8013 WESTOVER ROAD BETHESDA MD



SECOND FLOOR FRAMING	A-08
DATE: SEPT., 2019	



FIRST FLOOR FRAMING	A-07
DATE: SEPT., 2019	