



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: May 28, 2019

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #873892: Deck 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 21, 2019 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: Jocelyn Lyle and Colin O'Neil
Address: 7402 Carroll Ave., Takoma Park

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 301.563.3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



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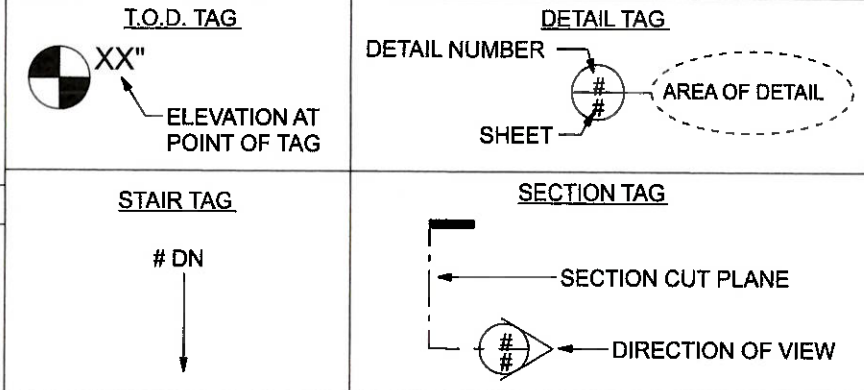
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DESIGN LOAD CRITERIA

FOOTING/FOUNDATION LOADS	P.S.F.	CEILING	P.S.F.
LIVE LOAD	58	WITH STORAGE (L/240)	20
DEAD LOAD	10	WITHOUT STORAGE (L/240)	10
TOTAL DESIGN LOAD	68		
DECK LOADS (L/240)	P.S.F.	WITH STORAGE (L/360)	20
(DECK FRAMING)		WITHOUT STORAGE (L/360)	10
FRAMING DESIGN LIVE LOAD	60	DEAD LOAD	10
FRAMING DESIGN DEAD LOAD	10		
TOTAL FRAMING DESIGN LOAD	70		
FLOOR LOADS (L/360)	P.S.F.	ROOF LOADS (L/240)	P.S.F.
LIVE LOAD (LIVING)	40	SNOW LOAD	30
LIVE LOAD (SLEEPING)	30	DEAD LOAD	10
DEAD LOAD	10	TOTAL DESIGN LOAD	40
SPA LOADS (L/240)	P.S.F.	PERGOLA LOADS (L/240)	P.S.F.
LIVE LOAD	100	LIVE LOAD	10
DEAD LOAD	10	DEAD LOAD	5
TOTAL DESIGN LOAD	110	TOTAL DESIGN LOAD	15
ASSUMED SPA LOADING, VERIFY w/ SPA MANUFACTURER		**ASSUMED OPEN FRAMED PERGOLA, NOT DESIGNED FOR SNOW LOADS**	

APRIL 10, 2019 63-03181902-1
 LYLE
 7402 CARROLL AVE
 TAKOMA PARK, MD, 20912

SYMBOL LEGEND



ABBREVIATIONS:

#B	- BEAM	GLU.	- GLULAM
#BB	- BAND BOARD	HDR.	- HEADER
#C	- RAIL CAP LENGTH	INT.	- INTERIOR
#CB	- COLLAR BEAM	IN.	- INCH
#DB	- DOUBLE BAND	JST.	- JOIST
#DJ	- DOUBLE JOIST	LB.	- POUNDS
#DR	- DOUBLE RAFTER	L.L.	- LIVE LOAD
#F	- FENCE CAP LENGTH	L.V.L.	- LAMINATED VENEER LUMBER
#G	- GIRDER	LOWR.	- LOWER
#HB	- HOUSE BAND	MANUF.	- MANUFACTURER
#HBE	- HOUSE BAND EXTENSION	MAX.	- MAXIMUM
#KB	- KING BEAM	MIN.	- MINIMUM
#QJ	- QUAD JOIST	MOD.	- MODIFIED
#RB	- RIDGE BEAM	N.T.S.	- NOT TO SCALE
#RP	- ROOF PLATE	O.C.	- ON CENTER
#TB	- TRIPLE BAND	OPT.	- OPTIONAL
#TJ	- TRIPLE JOIST	O.S.B.	- ORIENTED STRAND BOARD
ALT.	- ALTERNATE	P.L.	- POINT LOAD
ALUM.	- ALUMINUM	P.L.F.	- POUNDS PER LINEAR FOOT
APX.	- APPROXIMATE	P.S.F.	- POUNDS PER SQUARE FOOT
BD.	- BOARD	P.S.I.	- POUNDS PER SQUARE INCH
C/L	- CENTER LINE	P.S.L.	- PARALLEL STRAND LUMBER
CJ	- CEILING JOIST	P.T.	- PRESSURE TREATED
CLG.	- CEILING	P.T.T.	- POUR TO TOP
C.M.U.	- CONCRETE MASONRY UNIT	P.V.C.	- POLY VINYL CHLORIDE
CONC.	- CONCRETE	RBD.	- RIDGE BOARD
CONT.	- CONTINUOUS	REQD.	- REQUIRED
DBL.	- DOUBLE	R.O.	- ROUGH OPENING
DIA.	- DIAMETER	RSW	- RIDGE SUPPORT WALL
DIM.	- DIMENSION	S.F.	- SQUARE FOOT/FEET
D.L.	- DEAD LOAD	SQ.	- SQUARE
DN.	- DOWN	T&G	- TONGUE & GROOVE
DTL.	- DETAIL	T.L.	- TOTAL LOAD
ELEC.	- ELECTRICAL	T.O.D.	- TOP OF DECK
ELEV.	- ELEVATION (SEE T.O.D.)	TYP.	- TYPICAL
EQ.	- EQUIVALENT	UNFIN.	- UNFINISHED
EXT.	- EXTERIOR	U.N.O.	- UNLESS NOTED OTHERWISE
FIN.	- FINISH	UPR.	- UPPER
FLR.	- FLOOR	W/	- WITH
FND.	- FOUNDATION	W/O	- WITHOUT
FT.	- FOOT/FEET		
F.V.	- FOUNDATION VENT		

SOLD BY: JOHN BARRETT
 DRAWN BY: JTF EXT: 235

- RAIL POST
- FENCE POST
- ROOF POST/ PERGOLA POST
- STUD LOCATION
- 4 x 4 DECK COLUMN
- 4 x 6 DECK COLUMN
- 6 x 6 DECK COLUMN
- X - X BRACING
- (PB) - PARTING BOARD LOCATION & CENTER LINE

CONTACT

FOR ANY QUESTIONS OR CONCERNS PLEASE CONTACT:
 WCI, INC.
 8302 Brink Road, Laytonsville, MD 20882
 PHONE: (301) 926-3001

ENGINEER OF RECORD (AS APPLICABLE)

APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra L. Heiler

DESIGN CRITERIA:

- THIS PROJECT HAS BEEN DESIGNED FOLLOWING THE REGULATIONS OF THE 2015 IRC (INTERNATIONAL RESIDENTIAL CODE).
- WORK TO MEET LOCAL, STATE AND APPLICABLE RULES AND REGULATIONS.
- IN-GRADE DESIGN VALUES BASED ON AF&PA.
- PROVIDE JOIST HANGERS @ ALL FLUSH FRAME CONDITIONS.
- PRESUMPTIVE SAFE SOIL BEARING CAPACITY IS 2000 PSI.
- FROST LINE 30".
- CONNECTIONS TO EXISTING STRUCTURE FLASHED PER LOCAL CODE

NOTES:

LUMBER:

- ALL FRAMING LUMBER TO BE #1 S.P. (SOUTHERN PINE) OR BETTER, TREATED FOR EXTERIOR USE, PER LOCAL CODE U.N.O.
- ALL PSL ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: P.S.L. STRESS CLASS (2.0E, 2900Fb) P.S.I.
- ALL GLULAM ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: GLULAM STRESS CLASS (1.9E, 2600Fb) P.S.I.
- ALL LVL/MICROLLAM ENGINEERED TYPE LUMBER TO BE INTERIOR USE ONLY: L.V.L. STRESS CLASS (1.8E, 2600Fb) P.S.I.

CONCRETE:

- MINIMUM 28 DAY COMPRESSIVE STRENGTH = 2500 PSI.

SHEET INDEX

NOTE THAT NOT ALL JOBS REQUIRE ALL SHEETS

ST	-SITE	FF-#	-FLOOR FRAMING
PL-#	-PLAN	FP-#	-FLOOR PLAN
EV-#	-ELEVATION	CF-#	-CEILING FRAMING
FD-#	-FOUNDATION/FOOTINGS	RF-#	-ROOF FRAMING
		SD-#	-SECTION/DETAIL

DRAWINGS PREPARED BY: ARCHADECK FRANCHISING CORPORATION
 CONSTRUCTION & DRAFTING DEPARTMENT
 2924 EMERYWOOD PARKWAY, SUITE 101
 RICHMOND, VA 23294

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REVIEWED

By Dan.Bruechert at 11:11 am, May 28, 2019



98' +/-

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 Montgomery County
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Sandra J. Heiler

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 By Dan.Bruechert at 11:11 am, May 28, 2019

FRONT ELEVATION

archadeck
 outdoor living
 of
 Montgomery Co. & Central Maryland



FRONT ELEVATION

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 Historic Preservation Commission

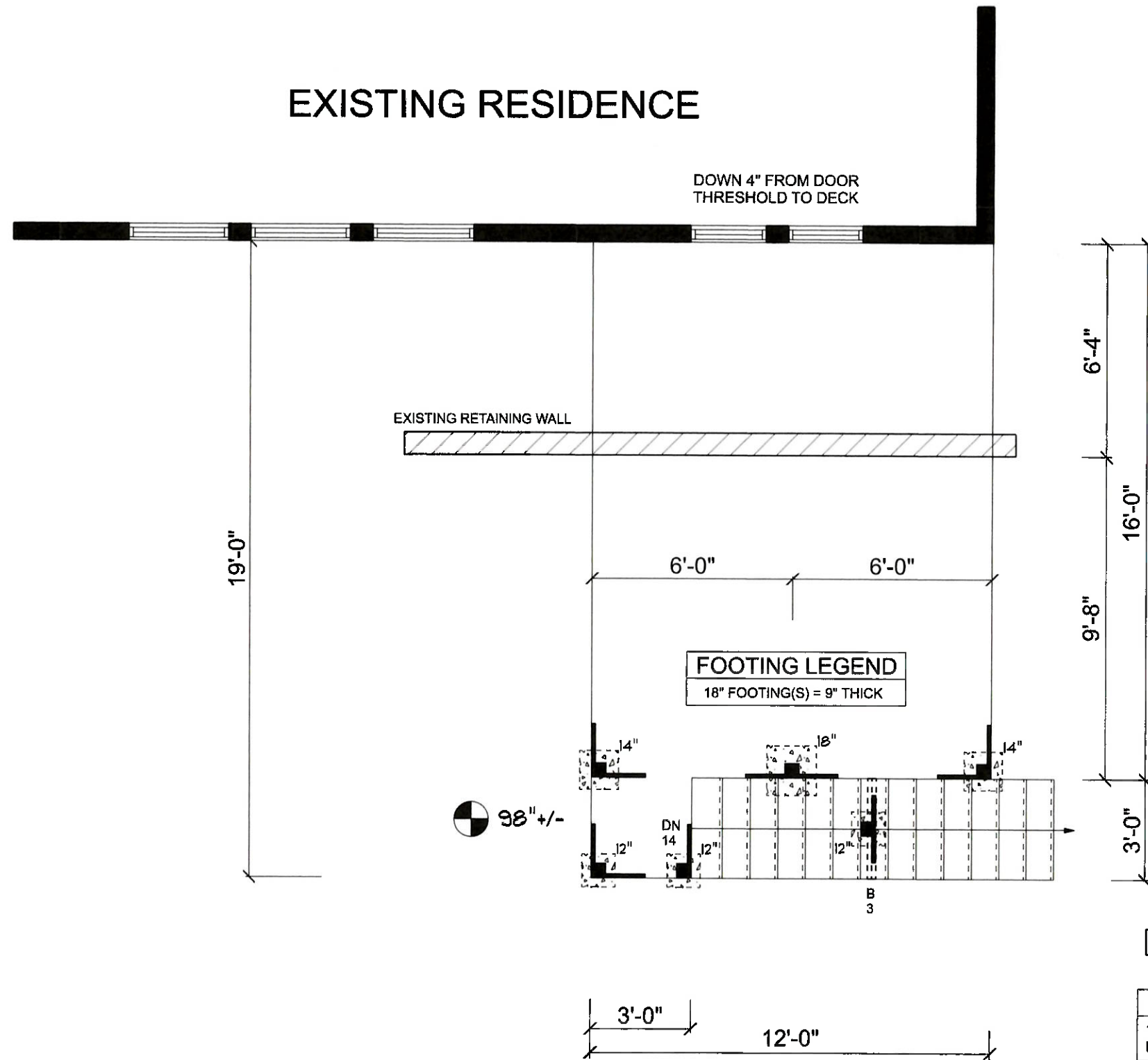
Sandra L. Heiler

REVIEWED
 By Dan.Bruechert at 11:12 am, May 28, 2019

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All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.

EXISTING RESIDENCE



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 Montgomery County
 Historic Preservation Commission
Sandra L. Skiles

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 By Dan.Bruechert at 11:12 am, May 28, 2019

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SHEET DESCRIPTION
 SHEET:
2/9
 FD-1
 SCALE: 1/4" = 1'-0"

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 Richmond, VA 23294
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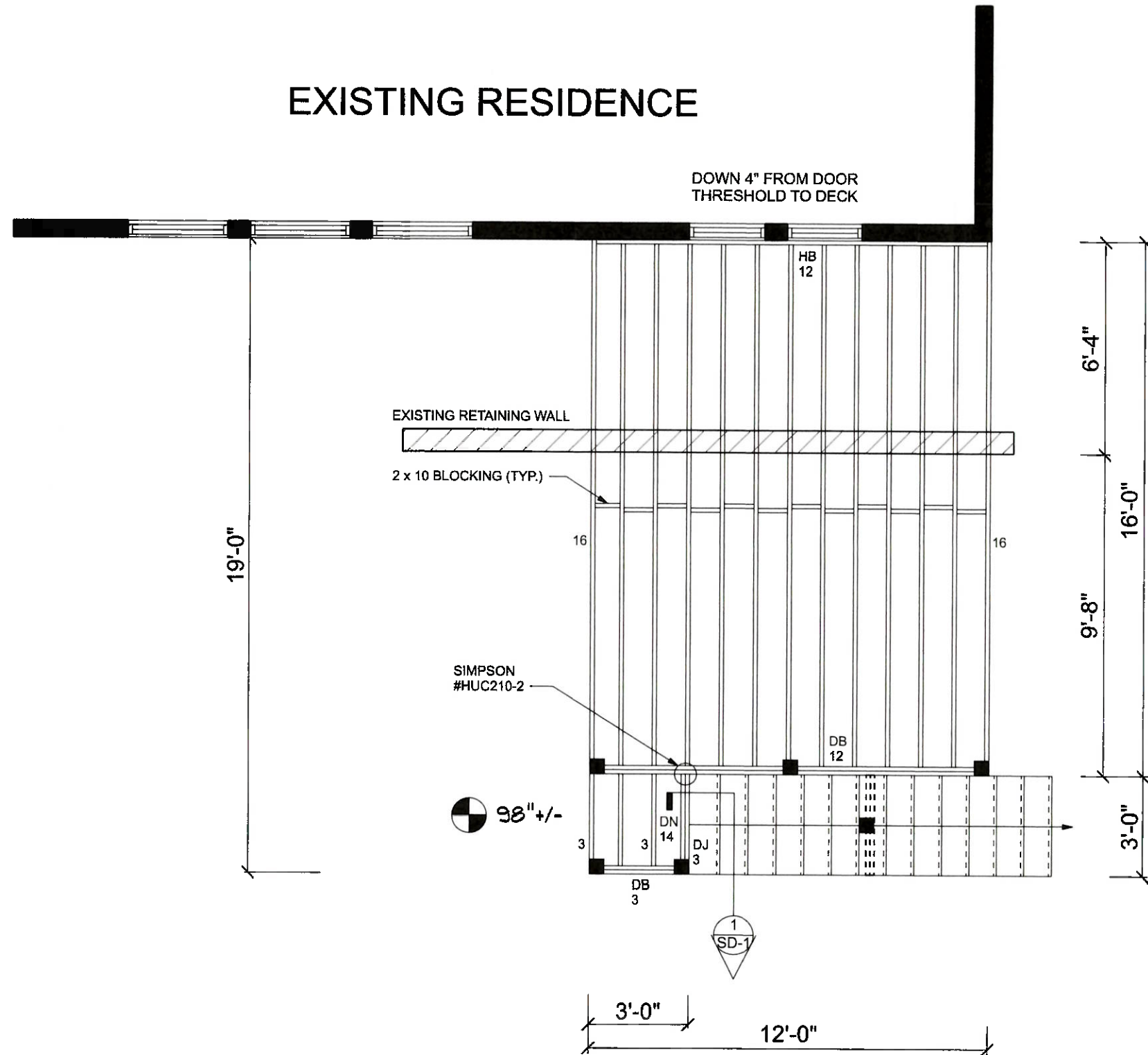
063-LYLE-03181902-1
 7402 CARROLL AVE
 TAKOMA PARK, MD 20912
 DRAWN BY: JTF EXT: 235
 APRIL 10, 2019

USE (#1 GRADE) MATERIAL

GENERAL DECK NOTES
12" x 12" x 8" CAST IN PLACE (SQUARE) FOOTING (TYPICAL), UNLESS NOTED OTHERWISE. SEE PLAN FOR LOCATION
(2) 2 x 8 P.T. BEAM(S), SEE PLAN FOR LOCATION
6 x 6 P.T. COLUMN (TYPICAL), TREATED FOR GROUND CONTACT
2 x 6 P.T. BRACING (TYPICAL), SEE PLAN FOR LOCATION

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 By Dan.Bruechert at 11:12 am, May 28, 2019

USE (#1 GRADE) MATERIAL

GENERAL DECK NOTES
2 x 10 P.T. JOISTS @ 12" O.C. (TYP)
(2) 2 x 10 P.T. BAND(S), SEE PLAN FOR LOCATION
2 x 10 P.T. HOUSE BAND w/ JOIST HANGERS w/ SIMPSON CONNECTORS #DTT1Z (INSTALLED PER MANUFACTURER'S SPECIFICATION'S)

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SHEET DESCRIPTION
 SHEET:
 3/9
 FF-1
 SCALE: 1/4" = 1'-0"

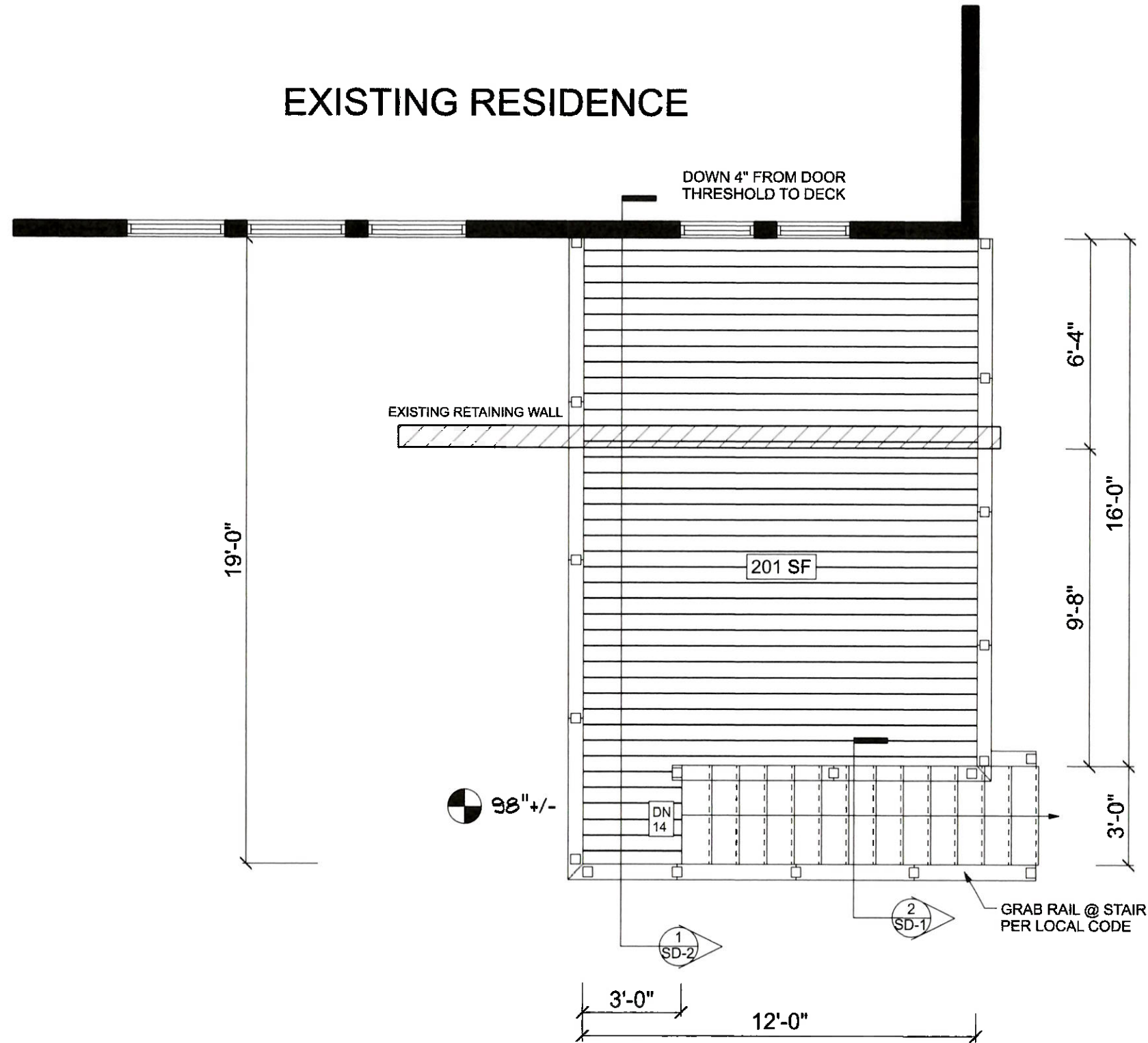
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SHEET DESCRIPTION

SHEET:
 4/9
 FP-1
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GENERAL DECK NOTES
5/4 x 6 P.T. DECKING w/ HDG SCREW FASTENERS
1 x 4 P.T. TRIM @ PERIMETER
36" HIGH STANDARD P.T. RAIL
2 x 2 P.T. PICKETS SPACED PER CODE
P.T. STAIR #400-A w/ 5/4 x 6 TREADS & 1 x 8 RISERS w/ 2 x 12 P.T. STRINGERS @ 24" O.C.

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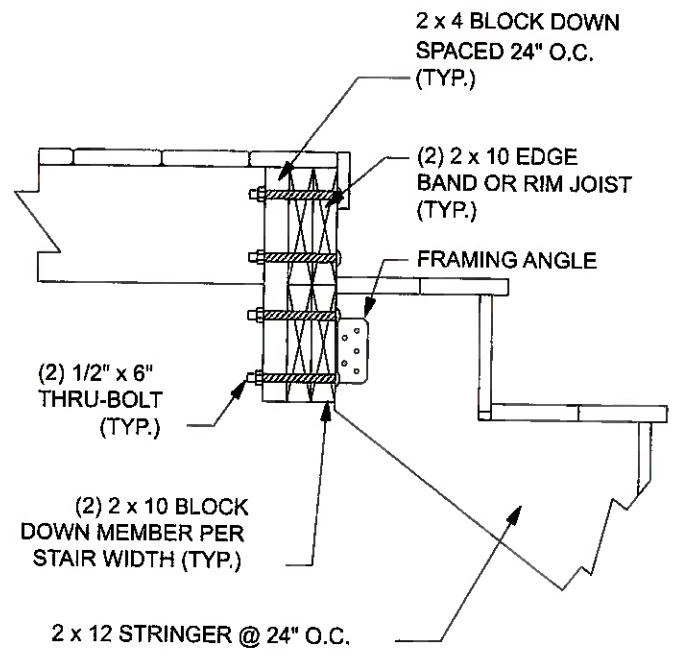
SHEET:

5/9

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

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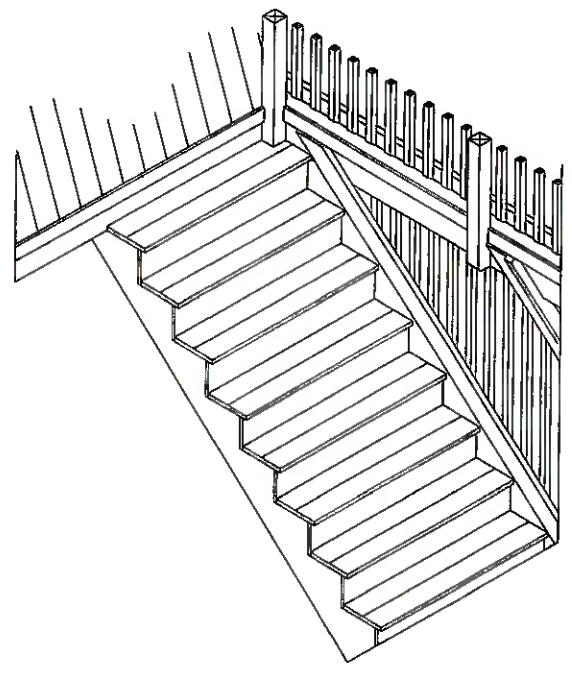
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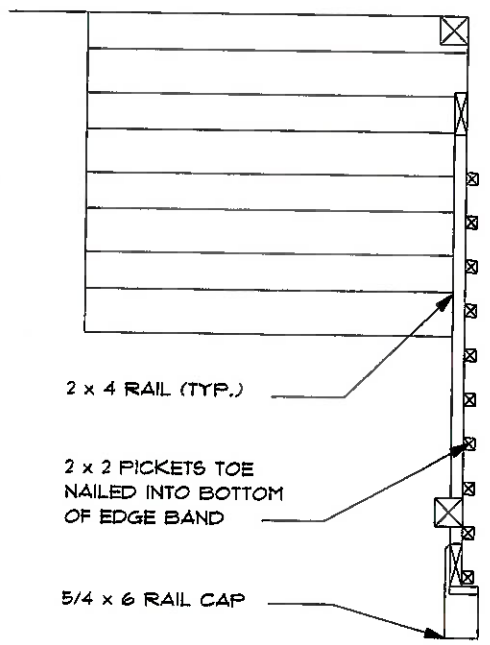
STRINGER ATTACHMENT @ DOUBLE BAND
 1 SD-1 SCALE: 3/4" = 1'-0"

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Sandra Heiler

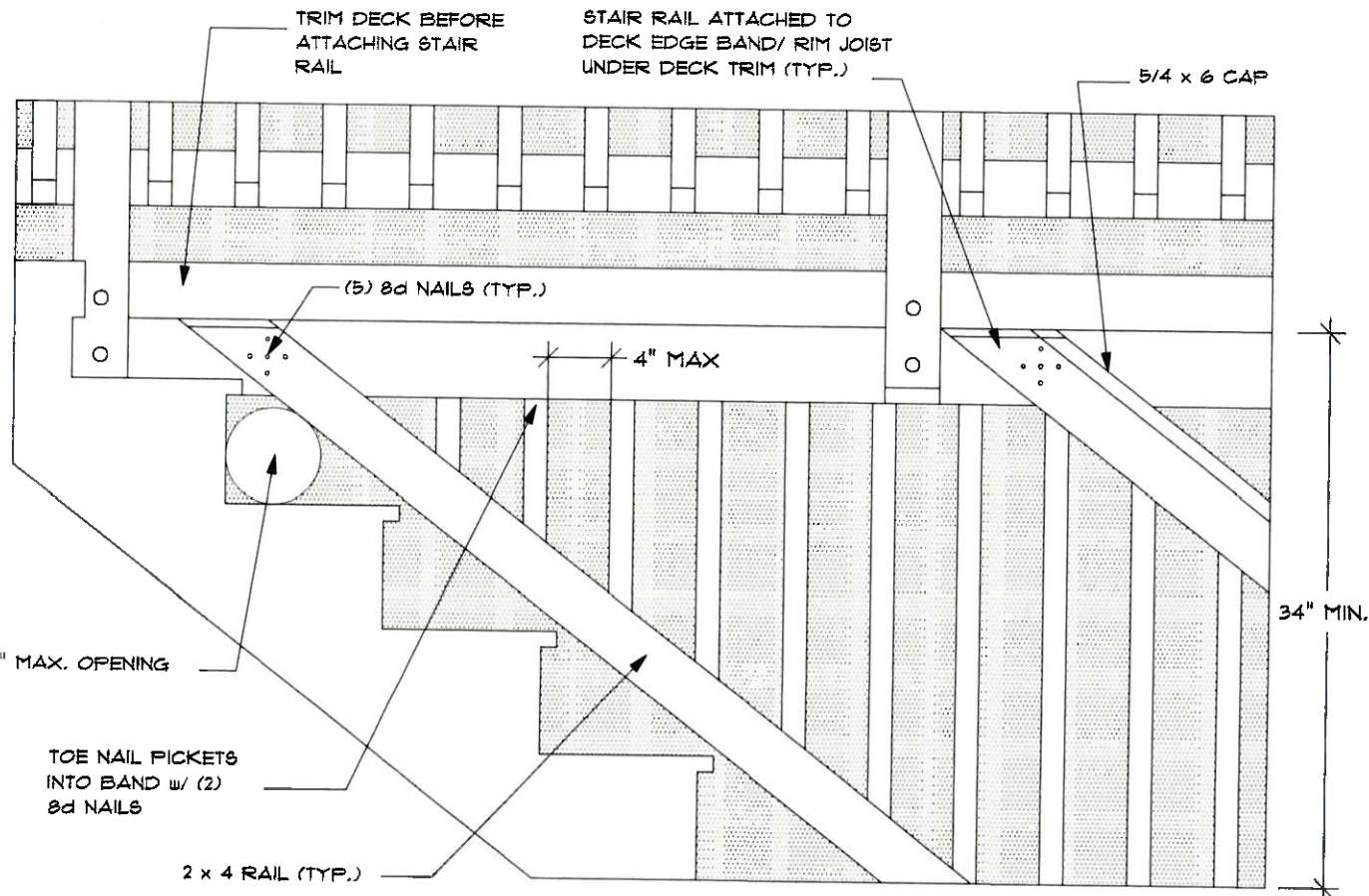
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SCALE: 1/4" = 1'



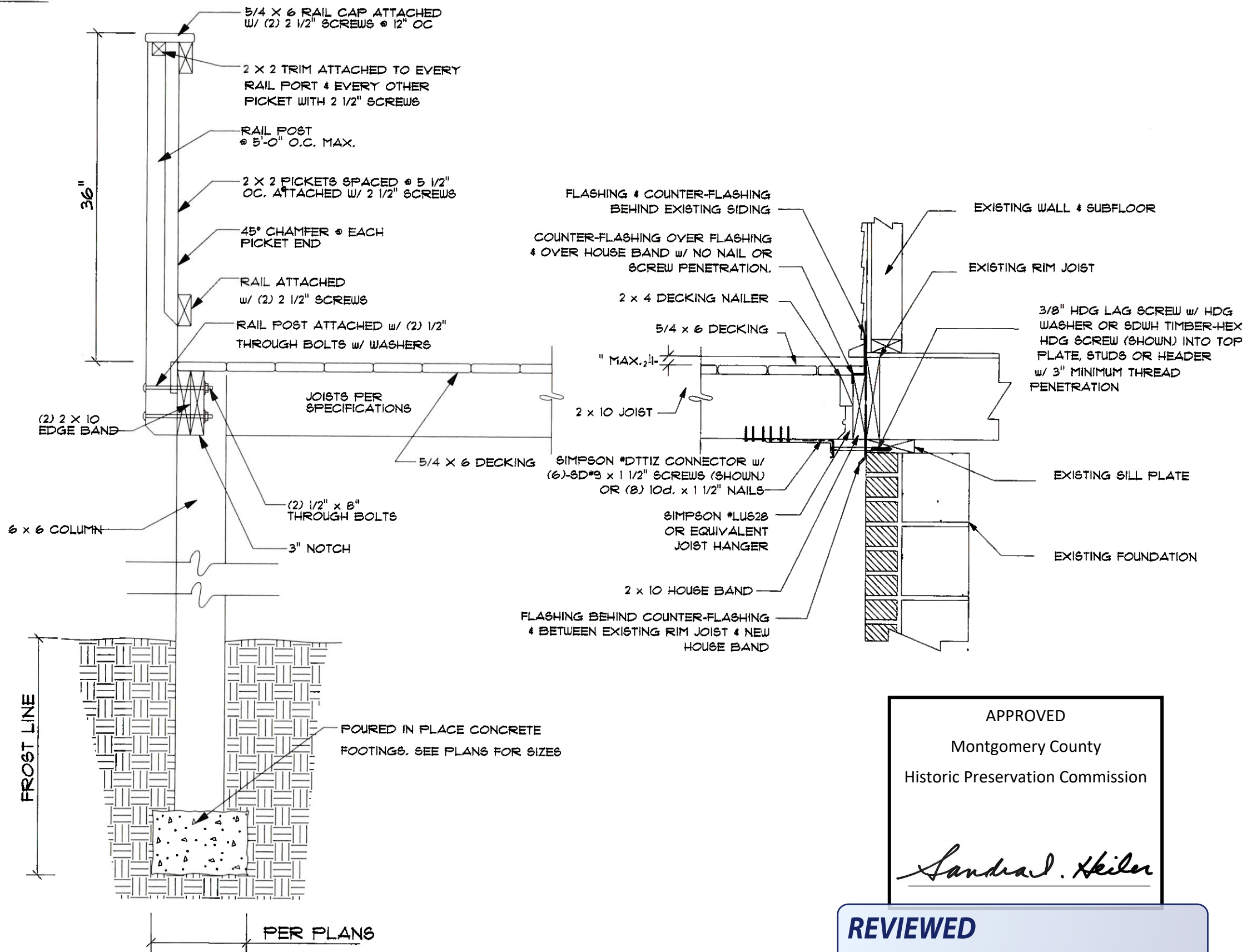
SCALE: 1/2" = 1'



RAIL UNDER RAIL w/ TYPICAL ARCHADECK RAILING
 2 SD-1 SCALE: 3/4" = 1'-0"

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1 DECK SECTION
SD-2 SCALE: 3/4" = 1'-0"



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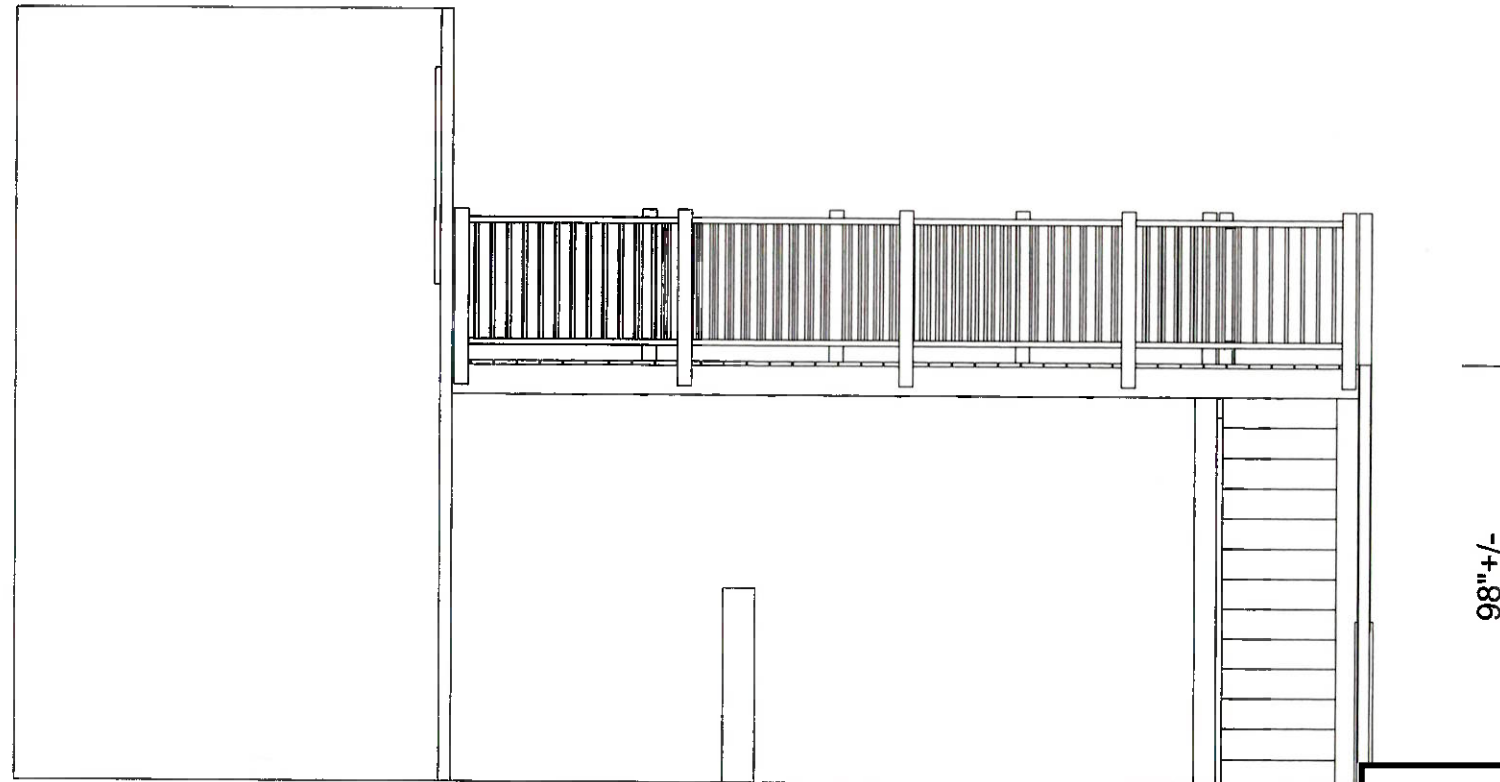
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SHEET DESCRIPTION
SHEET:
6/9
SD-2
SCALE: 1/4" = 1'-0"

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LEFT ELEVATION

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SHEET DESCRIPTION

SHEET:

8/9

EV-2

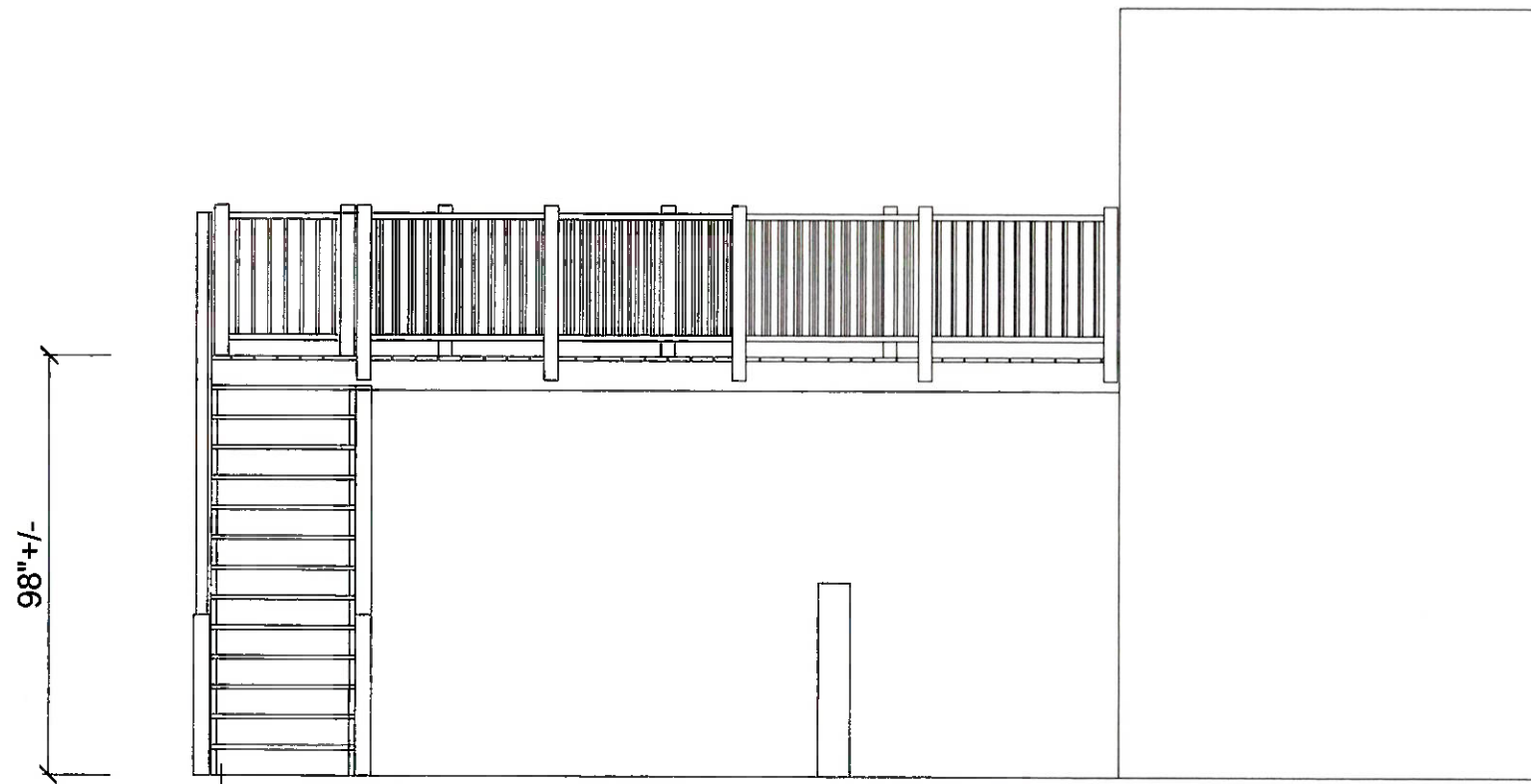
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RIGHT ELEVATION

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SHEET DESCRIPTION

SHEET:

9/9

EV-3

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

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WHAT TO CONSIDER

EXPLORE DOORS

INSPIRATION & DESIGN

WHERE TO BUY

Search for doors,

S128-RG

11 Available Sizes

DESIGN YOUR ENTRYWAY

FINISH OPTIONS

Stain and Paint options may vary. Please contact your [retailer](#) for a complete list of their offering.

Alpine

GLASS OPTIONS

Clear

Colonial 10 Lite 2Wx5H Removable Wood Grilles

Don't see the glass design you want?

In addition to thousands of standard glass choices, we offer additional glass options through our Special Quote Program to help you find the right look for virtually any home.

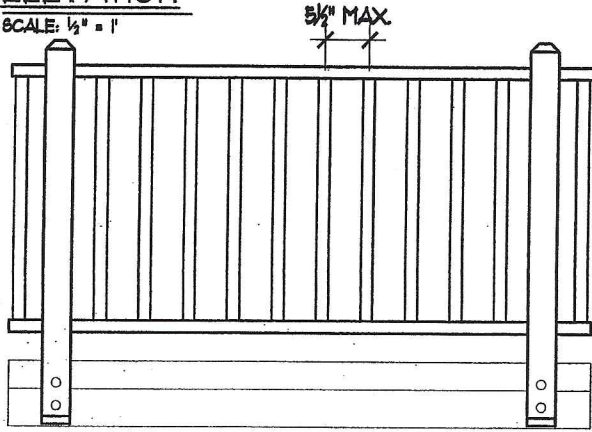
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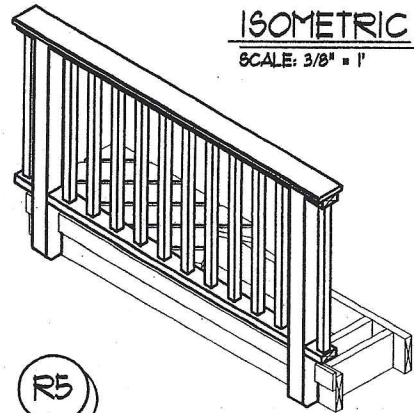
ELEVATION

SCALE: 1/2" = 1'

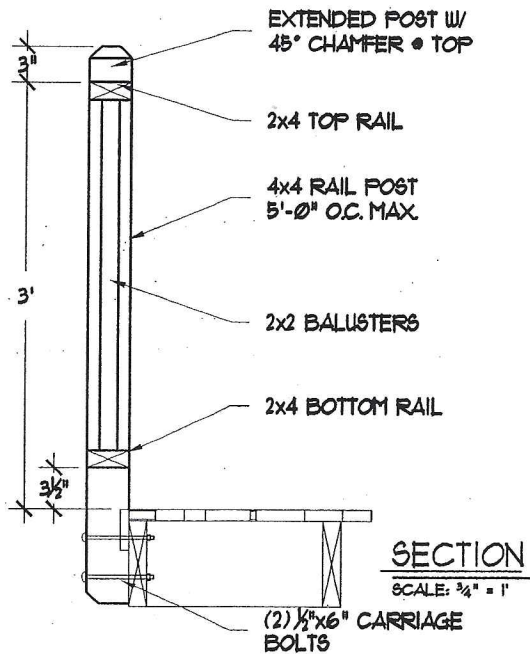


ISOMETRIC

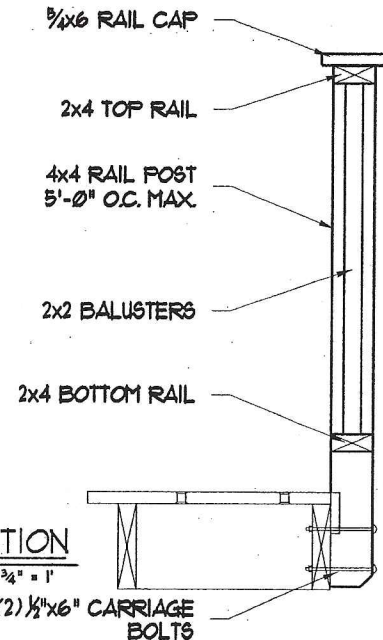
SCALE: 3/8" = 1'



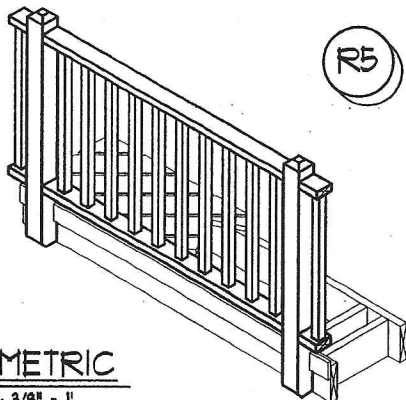
R5



SECTION
SCALE: 3/4" = 1'

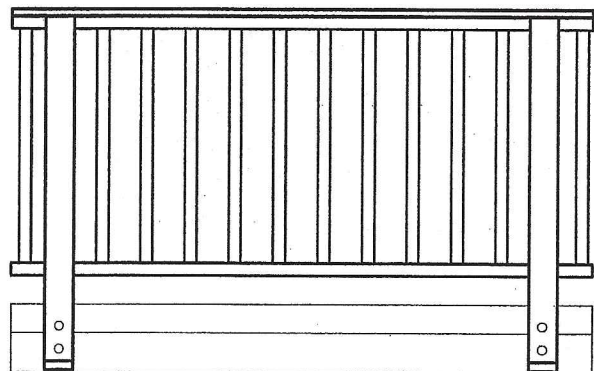


SECTION
SCALE: 3/4" = 1'



ISOMETRIC
SCALE: 3/8" = 1'

R5



TITLE

BALUSTER RAIL

DETAIL

#511-A

SCALE: VARIES

REVISION DATE: 1-1-2005

archadeck® These drawings are for the construction of a building in building codes and regulations, and specific site conditions. Due to a special situation, certain

REVIEWED

By Dan.Bruechert at 11:13 am, May 28, 2019

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler