

HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler Chairman

Date: November 18, 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 #817649 - New 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 July 24, 2019 Historic Preservation Commission meeting. With modifications approved by Staff.

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: Mar Giarraputo

Address: 8712 2nd Avenue, Silver Spring

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.



GENERAL NOTES Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated August, 2017.

Total lot area: Lot 7 = 12,315 sq. ft. Property is located on Tax Map JN123 and WSSC 200' Sheet 210 NW 02. Property is located on Montgomery County soils survey map number 27.

Hydrologic Soil Group "B". Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0460D.

Soil type(s): 2C & 2UB. Glenelg Silt Loam & Glenelg-Urban Land Complex.

Property is located in the Rock Creek Watershed. Water Category - 1, Sewer Category - 1 Local utilities include: Water / Sewer - Washington Suburban Sanitary Commission

Electric - PEPCO Telephone - Verizon Gas - Washington Gas Property is located in the Woodside Historic District.

10. This plan was created without the benefit of a title report.

ZONING DATA

Zoning: R-60 Minimum Lot Area = 6,000 sq. ft. Front B.R.L. = 25.0 ft. (established) [1] [2] Minimum Lot Width at R/W = 25 ft. Rear B.R.L. = 20 ft. Minimum Lot Width at B.R.L. = 60 ft. Side B.R.L. = 7 ft. min. each side [3] [4]

[1] Per Montgomery County Code Section 4.4.1.A.2, the established building line has been determined by averaging the front setbacks of the 2 or more detached houses within 300 feet of the side lot lines measured along the street frontage.

[2] Per Montgomery County Code Section 4.4.1.A.3, the established building line does not apply if more than 50% of the buildings described in section 4.4.1.A.2 are set back less than the minimum required by the zone. Per Montgomery County Code Section 4.4.1.A.4, if the established building line does not apply, the building must satisfy the minimum front setback of the zone. R-60 minimum front B.K.L. is 25 ft. [3] Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to

public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side vari and rear setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created. [4] This R-60 lot was created by plat prior to 01/01/1954, therefore side setbacks of 7 feet each side are permitted.

Verify lot coverage in accordance with Section 4.4.1.B.2 of the Zoning Ordinance. Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet. Lot Coverage: The maximum area that may be covered by any building, including any accessory building and any weatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 square feet of floor area and less than 20 feet in height. Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet. Lot 7 = 12,315 sq. ft. (per plat)

12,315 - 6,000 = 6,315 sq. ft. $6,315 \times 0.001 = 6.315$ 30% - 6.315% = 23.685%

Allowable area to be covered by buildings (including accessory buildings) = 2,916.80 sq. ft. Proposed House 1,409.0 sq. ft. Existing Garage 387.0 sq. ft.

Total area covered by buildings: 1,796.0 sq. ft. ± Verify building height in accordance with the Zoning Ordinance.

First floor elevation Mean height of building from first floor: 24.33 ft (24'-4" Per Arch.) Elevation @ mean height of building Average elevation along front of building 337.34 ft Mean height of building = 364.43 - 337.34 = 27.09 feet Allowable mean height of building = 30 feet Proposed mean height of building = 27.09 feet

SEQUENCE OF CONSTRUCTION

Prior to clearing of trees, installing sediment control measures, or grading, a pre-construction meeting must be conducted on-site with the Montgomery County Department of Permitting Services (MCDPS) Sediment Control Inspector (240) 777-0311 (48 hours notice), the owners representative, and the site engineer

In order for the meeting to occur, the applicant must provide the MCDPS Sediment Control Inspector with one approved copy of the approved Sediment Control Plan and one approved copy of the Right-of-Way and Roadside Tree Plan (when one is required) at the pre-construction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work. The limits of disturbance (L.O.D.) must be field marked prior to clearing of trees, installation

of sediment control measures, construction, or other land disturbing activities. Staging, access, and stockpiling activities may not occur beyond the approved limits of

disturbance (L.O.D.) defined by this plan. Clear and grade for installation of sediment control devices.

Install sediment control devices Once the sediment control devices are installed, the permittee must obtain written approval

from the MCDPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.

Raze existing structure(s). Install base courses for driveway and construct house, etc.

sediment control device.

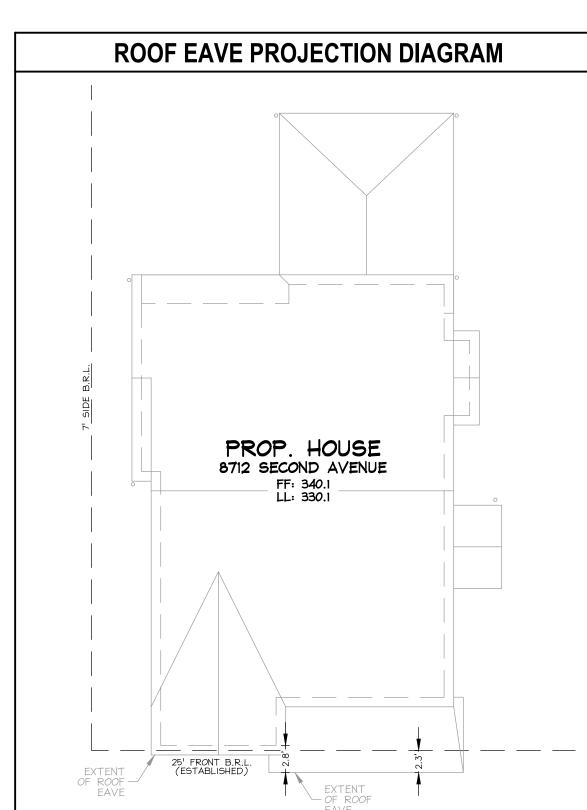
Install stormwater management devices and associated piping but do not connect to downspouts at this time.

10. Pave driveway, permanently stabilize all remaining areas.

11. Connect downspouts to roof drain piping and stormwater management devices.

Provide signed record set of plans to the sediment control inspector. 13. Obtain written approval from Sediment Control Inspector prior to the removal of any

AVERAGE GRADE DETERMINATION 8712 SECOND STREET PROP. WALK ELEV @ ELEV @ AVERAGE SECTION GRADE LENGTH LENGTH % LENGTH Section A Section B 12.30 17.20 337.30 338.30 337.80 58.31% 196.97 AVERAGE GRADE = 337.34



RELATED REQUIRED PERMITS TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT: REQ'D NOT REQ'D EXPIRATION WORK RESTRICTION **TYPE OF PERMIT** NUMBER DATE DATES MCDPS Floodplain District Χ WATERWAYS/WETLAND(S): Χ a. Corps of Engineers c. MDE Water Quality Certification Χ MDE Dam Safety DPS Roadside Trees Protection Plan * 362782 ★ Copy of approved plan to be provided to SC 11/06/2019 inspector at the pre-construction meeting Date Filed N.P.D.E.S. - Notice of Intent FEMA LOMR - (Letter of Map Revision) Required Post Construction OTHERS (Please List):

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER		
STAGE	MCDPS INSPECTOR	OWNER/ DEVELOPER
MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points proceeding with construction. The permittee is required to give the MCDPS Inspector twenty-four (24) notice (DPS telephone 240-777-0311). The DPS inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been confirmed with the DPS inspector in writing. Work completed without MCDPS approval may result in the permittee having to remove and reconstruct the unapproved work. Upon completion of the project, Stormwater Management As-Built must be submitted to MCDPS unless a Record Drawing Cerl has been allowed instead. Each of the steps listed below must be verified by either the MCDPS InspOR the Owner/Developer.	hours the a formal tification	INITIALS/DATE
Excavation for Dry Well conforms to approved plans		
Placement of backfill, perforated inlet pipe and observation well conforms to approved plans		
3. Placement of geotextiles and filter media conforms to approved plans		
 Placement of geotextiles and filter media conforms to approved plans Connecting pipes, including connection to downspout, constructed per the approved plans 		

NON-ROOFTOP DISCONNECTION

"The constructed Non-Rooftop Disconnections meet the conditions specified on the approved plans."

Owner/Developer Signature

RECORD DRAWING CERTIFICATION A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater managemen items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on this record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including thereon this signed Record Drawing Certification, must be submitted to the MCDPS inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As-Built submission 🗆 is required Is not required for this project.

If this project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded at Liber 56004. Folio 472. This Record Drawing will serve as referenced in the recorded document. This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planted. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions."

Owner/Developer Signature FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS **ROADSIDE TREE REQUIREMENTS** PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/ STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS. # of Street Trees Removed | # of Street Trees Planted Street Tree Removal Fee Additional Required Fee **\$000.00** (\$500/tree) **\$000.00*** (\$250/tree) Total Fees Required \$000.00 Minor (Flowering) Trees: Spacing: 30' (±5') O.C., min.; Height: 8' min; Caliper size 1.5" at 6" above the ground Street tree species to be approved by Montgomery County Department of Transportation (MC-703.01, .02) Minimum Tree Clearances (MC-700.01):

For additional planting requirements, please see:

C-700.01: Tree Locations, Closed Section Roads C-701.01: Tree Locations, Open Section Roads C-702.01: Tree Planting Detail

TREE CANOPY RI	EQUIREMENTS
TO BE COMPLETED BY THE PLACED ON THE FIRST SHEI CONTROL/ STORMWATER M FOR ALL PROJECTS.	ET OF THE SEDIMENT
EXEMPT: YES NO If exempt under Section 55-5 the applicable exemption ca	of the code, please check
Total Property Area 12,315 S.F.	Total Disturbed Area 12,760 S.F.
Shade Trees Required 12	Shade Trees Proposed 0
Fee in Lieu: (Trees Required -Trees Propo	psed) x \$250 \$ 3,000.00
	_

12			U
n Lieu: s Required -T	rees Propo	sed) x \$250	\$ 3,000.00
iired Number OF THE LIN URBANCE (So	MITS OF		NUMBER OF SHADE TREES REQUIRED
FT.	6,000 SQ	. FT.	3
SQ. FT.	8,000 SQ	. FT.	6
SQ. FT.	12,000 S	Q. FT.	9
1 SQ. FT.	14,000 S	Q. FT.	12
1 SQ. FT.	40,000 S	Q. FT.	15
	ŠF, then t alculated i	he number o using the fol	of shade trees lowing formula:

the square footage of the limits of disturbance is ore than 40,000 SF, then the number of shade trees juired must be calculated using the following formula: umber of Square Feet in LOD / 40,000) x 15
emption Categories:
55—5(a) any activity that is subject to Article II of Chapter 22A;
55—5(b) any commercial logging or timber harvesting operation with an approved exemption from Article II of Chapter 22A;
55—5(f) any activity conducted by the County Parks Department;
55—5(g) routine or emergency maintenance of an existing stormwater management facility, including an existing access road, if the person performing the maintenance has obtained all required permits;
55—5(h) any stream restoration project if the person performing the work has obtained all necessary permits;
55—5(i) cutting or clearing any tree to comply with applicable provisions of any federal, state, or local law governing safety of dams;
OTHER: Specify per Section 55-5 of the Code:

FRONT YARD PARKING AREA COVERAGE R-60: 35% MAXIMUM FRONT YARD PARKING AREA: 402 SF FRONT YARD AREA: 2,141 SF COVERAGE: 18.8% (< 35%)

oposed	TOPSOIL NOTE
00.00	TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH
BER OF	MDE "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS".
E TREES OUIRED	
3	UTILITY INFORMATION

	•				
FIELD VERIFIED		NS ARE	BASED UPON AVAIL	MATE AND MUST BE LABLE RECORDS AN	
UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
AT&T	06/15/2017	KAM	08/16/2017	NO FACILITIES	BCB
COMCAST	06/15/2017	KAM	11/01/2019	OVERHEAD LINES	JMO
MCI	06/15/2017	KAM	07/06/2017	NO FACILITIES	JMO
PEPCO	06/15/2017	KAM	-	-	_
VERIZON	06/15/2017	KAM	07/06/2017	NO FACILITIES	JMO
WASH. GAS	06/15/2017	KAM	07/06/2017	08/03/2017	BCB
W.S.S.C.					
SEWER CONTR	ACT DRAWING		06/15/2017	08/03/2017	BCB
WATER CONTR	ACT DRAWING		06/15/2017	08/03/2017	BCB
HOUSE-CONNE	ECTION PLUMBING CA	ARDS	06/15/2017	08/03/2017	BCB
WWW.MISSUTILITY EXCAVATOR MUS THE AREA OF PI COMPANIES PRIC	DF UTILITIES, CALL "N :NET/ITIC 48 HOURS ST NOTIFY ALL PUBLI ROPOSED EXCAVATIO OR TO COMMENCING I	IN ADVA IC UTILITY IN AND H EXCAVATI	NNCE OF ANY WORK IN COMPANIES WITH UN IAVE THOSE FACILITIES ON. THE EXCAVATOR	IDER GROUND FACILITIES LOCATED BY THE UT	TILITY

JAMES M. SPECHI

-& ERIN V. KELLY

1610 BALLARD STREET

LOT 11, BLOCK 12

LIBER 12637, FOLIO 397

P.B. A, PLAT 25

LIMITS OF DISTURBANCE COINCIDES WITH THIS PROPERTY LINE

DRY WELL

EX. FRAME SHED

MULTI. LEL. CYP.

PROP. SUPER SILT FENCE

PROP. 12" FILTER LOG

(INV @ SMH: 328.0±, PER WSSC)

PETER J. MURTHA & MARY S. ANDREWS

8710 SECOND AVENUE

LOT 6, BLOCK 12

EX. HOUSE 8710 2ND AVENUE

EX. COVERED PORCH (NOT ENCLOSED)

LIBER 11550, FOLIO 558

AREA OF NON-ROOFTOP DISCONNECT

PROP. SCREENED PORCH 40•1

8712 SECOND AVENUE

LL: 330.1

EJECTOR PUMP REQUIRED FOR LOWER LEVEL SEWER. PLUMBER TO CONFIRM.

ALL STOCKPILING AND STAGING ACTIVITY MUST OCCUR WITHIN

OF THE PUBLIC RIGHT OF WAY.

DRY WELL

PROP. TREE PROTECTION FENCE

SECOND AVENUE

EX. APRON TO BE REUSED AND MUST BE REPAIRED AFTER CONSTRUCTION IS COMPLETE, AS NECESSARY.

THE APPROVED LIMITS OF

PROP. A/C UNITS,
SUBJECT TO FIELD

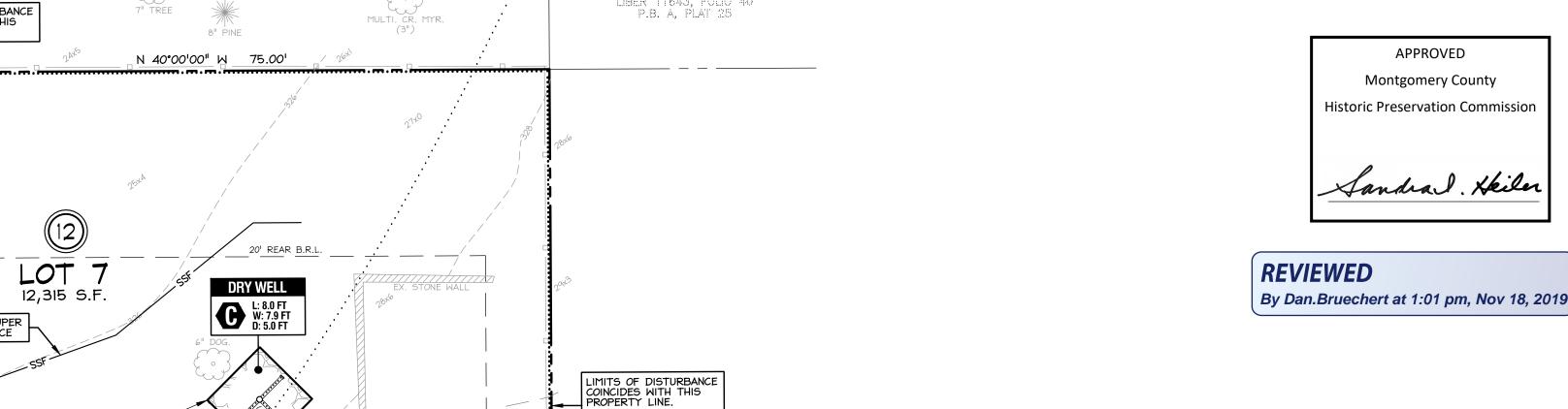
MODIFICATION

21" MAP

EX. CONC. CURB & GUTTER

EX. CONC. CURB & GUTTER





LIMITS OF DISTURBANCE (LOD): 12,760 S.F. ±

EASEMENT FOR GARAGE - ENCROACHMENT ONTO

LOT 8 (L.10612, F.382)

WALTER TODD PILCHER

& TASNEEM HUSSAIN 8714 SECOND AVENUE

LOT 8, BLOCK 12

LIBER 53458, FOLIO 83

P.B. A, PLAT 25

PROP. ORANGE CONSTRUCTION FENCE

SITE = 0.26 ACRES ±

EX. UTILITY CONNECTIONS TO E REUSED WHEN FEASIBLE. UTILI

MODIFICATION, PROVIDED THEY DO NOT AFFECT STORMWATER MANAGEMENT.

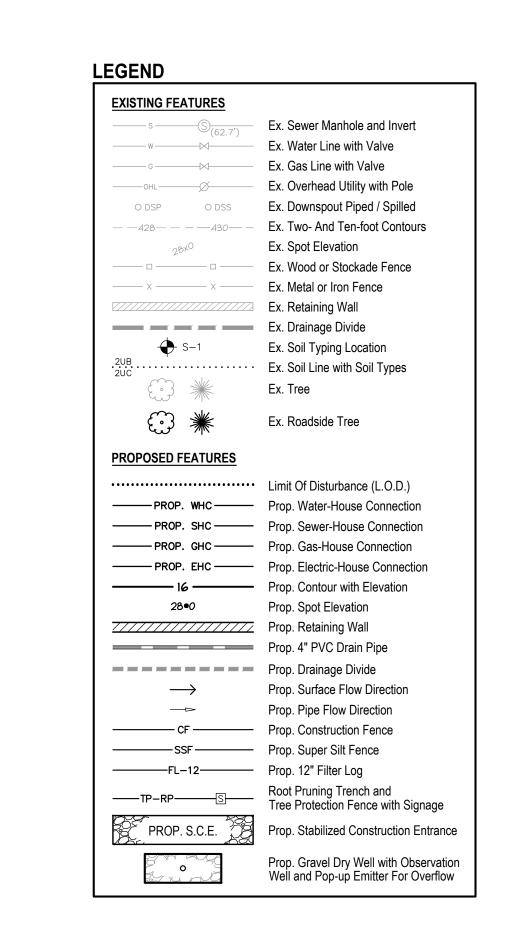
70' TO NEXT SMH (INV @ SMH: 329.5±)

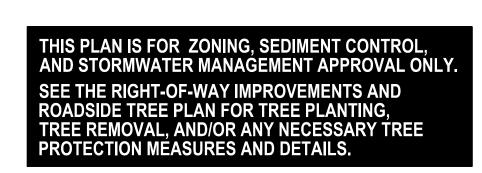
REVIEWED

STORMWATER MAI

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.

ROADSIDE TREE NOTE







OWNER/
Doug Stei Wexford F 2600 Tow Rockville, 301-580-3 doug.wex

8712 Second Avenue Lot 7, Block 12 **B.F. Leightons' Addition to Woodside Building Permit Site Plan,** Stormwater Management Plan, and Sediment Control Plan

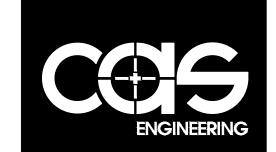
Sediment Control Permit #: 283810

Mark Giarraputo

Bethesda, MD 20817

301-951-4391, x306 direct mark@studiozdc.com

Studio Z Design Concepts, Inc. 8120 Woodmont Avenue, Suite 950



CAS ENGINEERING-MD 10 South Bentz Street Frederick, Maryland 21701 301-607-8031 Phone info@casengineering.com www.casengineering.com CAS ENGINEERING-DC, LLC

DATE REVISION

and Architect.

08/09/17 BCB: Site Plan Base Sheet to Client

10/22/19 JMO : Site Plan Revised for New

Updated Architectural Plans 11/11/19 PDL : SCP Uploaded for Initial Review by MCDPS-WRS.

CURT A. SCHREFFLER, PE

11/11/2019

PROFESSIONAL ENGINEER CERTIFICATION

I hereby certify that these documents were pre-

pared or approved by me, and that I am a duly

licensed professional engineer under the laws

of the State of Maryland, License No. 19568,

expiration date 3/8/2020, and that this plan meets MCDPS criteria for building and sedi-

9

P

12 Sec pring,

 ∞

B.F. Plat

7, A

Block Book

ment control permit applications.

10/26/19 JMO: Deck Steps Revised per

Washington, DC 20036 202-393-7200 Phone info@cas-dc.com www.cas-dc.com

1001 Connecticut Avenue, NW, Śuite 401

SEDIMENT CONTROL DATE	REVIEWED	DATE	management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties.
TECHNICAL REVIEW OF STORMWATER MANAGEMENT	SMALL LOT DR	IAINAGE APPROVAL	283810 SEDIMENT CONTROL PERMIT NO.
DATE	N/A: OR REVIEWED	DATE	STORMWATER MANAGEMENT FILE NO.

ADMINISTRATIVE DEVIEW

MCDPS APPROVAL DOES NOT NEGATE THE NEED FOR A <u>MCDPS ACCESS PERMIT</u>.

SWM Plan, and **Sediment Control Plan** 1 of 3

SCALE: 1 INCH = 10 FEET

SHEET TITLE:

Building Permit Site Plan,

P:\2017\17367_8712 Second Avenue\6 drawings\17367_SCP+RWRTP_Vers3.dwg, 11/11/2019 6:54:41 AM, © 2019 CAS Engineering and CAS Engineering-DC, LLC

TABLE OF CONTENTS

0001	COVER
0002	GENERAL NOTES
<i>ØØØ</i> 3	GENERAL NOTES
AØØ1	DETAILS
AØØ2	DETAILS
AØØ3	DETAIL: RETAINING WALL
A1Ø1	LOWER LEVEL PLAN
A1Ø2	FIRST FLOOR PLAN
A1Ø3	SECOND FLOOR PLAN
A1Ø4	ROOF PLAN
A2Ø1	FRONT ELEVATION
A2Ø2	RIGHT ELEVATION
A2Ø3	REAR ELEVATION
A2Ø4	LEFT ELEVATION
A3Ø1	SECTION
ECØØ1	ENERGY CODE COMPLIANCE
ECØØ2	ENERGY CODE COMPLIANCE
ECØØ3	THERMAL DIAGRAMS
SØØ1	1ST FLOOR FRAMING PLAN
SØØ2	2ND FLOOR FRAMING PLAN
SØØ3	ROOF FRAMING PLAN
S1Ø1	BRACED WALL PLAN
S1Ø2	BRACED WALL PLAN
EØØ1	LOWER LEVEL ELECTRICAL
EØØ2	1ST FLOOR ELECTRICAL

CLIMATE ZONE 4A: MONTGOMERY CO., MD

2ND FLOOR ELECTRICAL

EØØ3

NOTE: ALL INSULATION "R/U" VALUES PER 2015 IECC SECTION 402 AS NOTED: ALL WINDOWS/DOORS TO HAVE U-FACTOR OF AT LEAST 0.35, TYP.

R-49 BATT INSULATION AT CEILINGS, TYP.
R-19 BATT INSULATION AT FLOORS, TYP.
R-20 BATT INSULATION AT ALL EXTERIOR
WALLS, TYP.

R-13 BATT INSULATION AT ALL BASEMENT WALLS, TYP.

R-10 INSULATION AT SLAB PERIMETER 2-FEET DEEP, TYP.

NOTE: ALL MECHANICAL DUCTS TO BE INSULATED TO A MINIMUM R-8, PER CODE REQUIREMENTS.

ALL DUCTS TO BE SEALED ACCORDING TO THE METHODS PER IRC M1601.4.1

CODE ANALYSIS

2015 International Residential Building code for One and
Two Family Dwellings
WITH MONTGOMERY COUNTY AMENDMENTS
USE GROUP R
CONSTRUCTION TYPE: COMBUSTIBLE, WOOD FRAME

SPRINKLER SYSTEMS

ALL SINGLE FAMILY DWELLINGS TO BE SPRINKLERED PER LOCAL JURISDICTION RULES IN ASSOCIATION WITH NFPA 13D SYSTEM REQUIREMENTS.

ALL WATER PRESSURE REQUIREMENTS FOR SPRINKLER SYSTEMS
DESIGNED WILL BE TESTED AND CHECKED TO BE IN ACCORDANCE
WITH DESIRED SYSTEMS NEEDS AND
REQUIREMENTS AND ARE THE RESPONSIBILITY OF OTHERS.

SQUARE FOOTAGE CALCULATIONS

BASEMENT:	1028 SQUARE FEET
(FINISHED)	
FIRST FLOOR:	1312 SQUARE FEET
(FINISHED)	
SECOND FLOOR:	1260 SQUARE FEET
(FINISHED)	
TOTAL SF @ FIRST & SECOND:	2572 SQUARE FEET
(FINISHED)	
TOTAL SF @ ALL LEVELS:	3600 SQUARE FEET
(FINISHED)	
TOTAL SF COVERED:	4602 SQUARE FEET
(INCLUDING GARAGES,	
COVERED PORCHES \$	
UNFINISHED SPACE)	



PRIVATE RESIDENCE

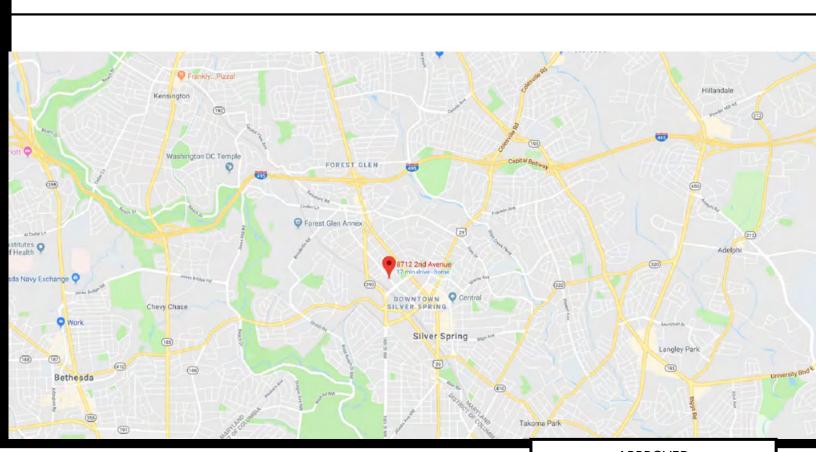
HEIGHT CALCULATION

MEAN HEIGHT OF ROOF MEASURED FROM FIRST FLOOR: 24'-4"

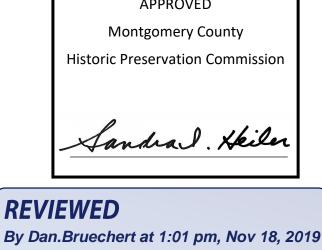
BUILDER

WEXFORD HOMES 301-580-3181

VICINITY MAP



DATE: 11/12/2019



DATE	SUBMISSION
8/5/19	BID
10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/12/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

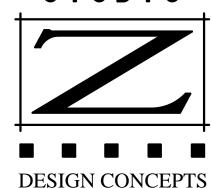
STUDIO Z DESIGN CONCEPTS, LLC

812@ WOODMONT AVENUE SUITE 95@

BETHESDA, MARYLAND 20814

PHONE: 301-951-4391 FAX: 301-951-1913

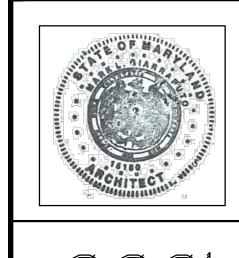
STUDIO



PRIVATE RESIDENCE
8712 2ND AVENUE
SILVER SPRING, MD

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I
AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND

LICENSE NO: 15150
EXPIRATION DATE: 08/23/2021.



0001

PAGE Ø1 OF 26

(1.) Applicable Codes and Standards:

- (1.1.) 2015 International Residential Building Code for One and Two Family
- (1.2.) AFPA National Design Specification 2015 Edition with Supplement or
- latest adopted edition (1.3.) Montgomery County Regulation - Latest Adopted Edition
- (1.4) 2015 IECC International Energy Conservation Code
- (2.) This project has been designed for the weights of the materials indicated on the drawings and for the superimposed loads indicated on the cells to be drawings and for the superimposed loads indicated on the Structural drawings. It is the sole responsibility of the general or sub-contractor to determine proper design and construction of all formwork, shoring, and bracing.
- (3.) The contractor shall field verify all existing conditions, dimensions, and elevations related to the proposed work prior to estimating, fabrication, or pea-gravel grout. construction. Verify all floor and roof openings with the architectural and MEP drawings. Verify all depressions, dimensions, and slopes from the architectural drawings. Any discrepancy shall be brought to the attention of (1.) Provide pre-cast lightweight concrete lintels for all openings and the Architect prior to installation or fabrication. In case of conflicts, most stringent shall always govern. Notify architect immediately of any conflicts. Overall dimensions take precedence over dimension discrepancies arising out of the use of nominal and actual dimensions. Adjust unit dimensions accordingly to achieve established elevations. Shim as required. (4.) All workmanship shall be performed and completed in a workmanlike
- manner maintaining the high quality standards of each trade. (5.) All dimensions shown on the drawings are to rough framing unless otherwise noted. Dimensions, notes, and finishes, etc. indicated on the plans, sections, and/or details, shall apply to similar, symmetrical and/or opposite plans, sections and/or details, U.O.N. or detailed.
- (6.) The drawings and spec's are complementary. Where the spec's and drawings disagree, the drawings will supersede
- (7.) The contractor shall be responsible for providing all labor, material, equipment and miscellaneous items including but not limited to clips, inserts, ties, anchor straps, hangers, bolts, and other fasteners required to complete layer of washed gravel U.O.N. Lap mesh 8" in each direction. Provide the work
- (8.) The contractor shall be solely responsible for construction procedures, of concrete. Follow latest ACI standards for concrete. job site safety, and the stability of all new, temporary, and existing
- structures, walls, slabs, etc. during the construction phase. (9.) The use of these documents without the written permission of the architect is forbidden.
- (10.) These drawings are for graphic representation only. DO NOT SCALE DRAWINGS.
- (11.) Any and all drawings and specifications for site-work, plumbing supply or sufficiently braced to prevent damage and first floor deck has been waste, electrical circuiting, and heating, ventilation and air conditioning systems not contained in the list of drawings on the cover sheet are not part of the professional services provided to the owner/client by the architect under their agreement. Owner/client shall be responsible for all subcontractor coordination as needed for this project/construction.

B. FOUNDATIONS

- (1.) Footings are designed for an assumed bearing capacity of 2000 psf. (+/-). It remains the contractor's responsibility to field verify this info. Footings shall be placed per geo-tech engineer's recommendations and shall bear 12" into natural undisturbed soil. Bottom of all footings shall be min. 30" below finished grade or per local jurisdiction requirements and codes. Maximum lateral pressure at lower level basement walls, sub grade, will not exceed 30 psf.
- (2.) Step footings with a ratio of 1 vertical to 2 horizontal, as necessary to Requirements for Structural Concrete" (ACI 318-14). change elevation and match existing footing elevations. Use maximum 16" vertical steps.
- (3.) Termite-treat all soil prior to placement of footings. Provide certificate to owner/client. Do not place concrete footings on frozen soils. Back fill foundations with 12" lifts of clean soils. Consult w/civil engineer if
- unstable/non-compacted soils are found. (4.) Site retaining walls are designed by others and are not the responsibility of the Architect. Contractor is responsible for verifying all
- site conditions, elevations, etc. (5.) Centerline of footings shall match centerline of column, wall, pedestal,
- and/or pier unless shown otherwise. (6.) Wall footings supporting masonry walls are to be reinforced with three #51% air. All other concrete is interior-exposed and is to receive a longitudinal continuous bottom bars. Provide minimum 3" concrete cover
- between rebar and earth, typically. (7.) All disturbed earth under footings shall be replaced with lean concrete, provide testing of concrete to include compressive strength, temperature, (8.) All bearing strata shall be adequately drained before foundation
- vertical) to an existing footing or structure U.O.N.

- (1.) Solid masonry shall be Grade NI in accordance with ASTM C145 and may be 75% solid, U.O.N. Hollow masonry units shall be Grade NI conforming to ASTM C90-13. All mortar shall conform to ASTM C270-12a, and shall be Portland cement/lime mortar. Masonry cement shall not be acceptable. (2.) Mortar in bearing walls shall be type 'S.' Mortar in non-bearing walls may G. REINFORCEMENT STEEL be type 'N.' Mortar below grade shall be type 'M.' All mortar joints in masonry (1.) All reinforcing steel, except beam stirrups and column ties, shall conform walls (horizontal & vertical) shall be filled 100% with mortar. Provide care to ASTM A615 / A615M-12, Grade 60. Stirrups and ties shall conform to
- to eliminate excessive mortar in air space of cavity walls. (3.) Provide damp-proofing on exterior face of masonry walls below grade. (2.) Welded wire mesh to conform to ASTM A185, and have minimum side and (4.) Provide a minimum of 3 courses of solid brick, one course 100% solid block, or a continuous bond beam at bearing of joists, bearing walls or supported slabs.
- (5.) Provide control joints in masonry walls at 30'-0" maximum or as shown on Concrete Structures. Architectural drawings.
- (6.) All portions of bearing walls having a horizontal cross section of 4 square feet or less shall be of solid masonry down to footings. (1.) Provide horizontal masonry reinforcing (DUR-O-WALL or equal) at 16"
- o.c. in all masonry walls U.O.N. (8.) Use buckets to measure materials for mixing mortar. Grout shall be sand A775M.
- and cement, 8 bags of cement per cubic yard. (9.) Provide 12 gauge galvanized masonry straps with 3/16" diameter ties a 24" o.c. horizontally and 16" o.c. vertically between veneer walls and
- back-up. Masonry tie assemblies shall be screwed (not nailed) to wood and light-gage stud backup. Provide dovetail anchor slots at 24" o.c. where
- (10.) The owner shall retain the services of a qualified inspector to inspect all masonry construction in accordance with Level 2 Quality Assurance as defined by ACI 530-13 / ASCE 5-13 / TMS 402-2013.
- (11.) Contractor shall provide Tests and Submittals in accordance with Level 2 Quality Assurance as defined by ACI 530-13 / ASCE 5-13 / TMS 402-2013. (12.) Provide weep holes at all exterior masonry conditions at 48" o.c. above finished grade or as specified by the Masonry Institute of America or the Brick Industry Association.

(13.) Pre-cast concrete as shown on drawings are to be fabricated per details. Submit shop drawings to architect for approval prior to fabrication. Reinforce as required

D. REINFORCED MASONRY

for loads and masonry shown.

- (1.) Shall be constructed as follows:
- All cells line up.
- Provide clean-out holes above the footing in block
- Break all mortar protruding into block cells with reinforcing rod and
- remove loose mortar. - Fill cells containing reinforcing with 3,000 psi

- recesses in concrete masonry unit walls as follows:
- one 4x8 lintel for each 4" of wall thickness
- one 6x8 lintel for each 6" of wall thickness Reinforce each lintel unit with one #4 rebar top and bottom with #3 stirrups @ allowable beam load found in AISC Tables (minimum of 10k). 8" o.c. Concrete lintel units shall have 8" minimum bearing at ends and may be used for openings up to 8'-0".
- (2.) For brick or face CMU, provide a steel angle for each 4" of wall thickness as follows: - L3 $1/2 \times 3 1/2 \times 5/16$ " for openings up to 4'-0"
- $L4 \times 3 \frac{1}{2} \times \frac{5}{16}$ " for openings 4'-1" to 6'-0" - L5 x 3 1/2 x 5/16" for openings 6'-1" to 8'-0"
- Provide 6" minimum bearing each end.

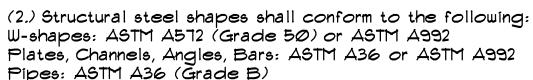
F. CONCRETE

- (1.) Unless otherwise noted, slabs on grade shall be 4" thick, concrete reinforced with 6x6 - WI.4xWI.4WWF. over 6 mil poly vapor barrier, over 4" control joints a max 15'x15' intervals. Locate as to not jeopardize strength J. WELDING
- (2.) The contractor shall coordinate placement of S.O.G. with installation of under slab utilities, building foundations, drains, downspout sleeves, retaining shall be performed by certified welders only. walls, sump rocks, radon mitigation piping, etc. Top of garage slab will be (3.) Back filling adjacent to the concrete foundation walls will not occur until concrete walls have sufficient strength or unless walls have been
- installed with subflooring. (4.) See IRC Table 404.1.2(8) to determine rebar configuration based on unbalanced fill heights and soil types.
- (5.) Excess of 4 feet of unbalanced back fill shall not be placed against the wall until the wall has had sufficient strength and has been anchored to the floor deck above, or has been sufficiently braced.
- (6.) Where back fill is required on both sides of walls, back fill both sides simultaneously.
- 75% of its designed strength prior to the placement of back fill. (8.) All concrete construction including detailing, fabrication, placement of reinforcing, mixing, handling, placing, finishing, and curing shall conform to "Structural Concrete for Buildings" (ACI 301), "Manual of Standard Practice
- (9.) All concrete shall conform to ASTM C94 / C94M-13. Minimum compressive strength and maximum water/cement ratio shall be as follows:
- (11.1.) Foundations, interior walls, interior slabs on grade: 3,000 psi (0.58) (11.2.) Garage and exterior slabs on grade, basement walls, exterior
- footings: 3,500 psi (0.50)
- (11.3.) Deck supported slabs: 3,000 psi (0.58) (10.) Maximum aggregate size for regular concrete shall be 3/4" and pea-gravel concrete shall be 3/8". Aggregate for regular weight concrete shall conform to ASTM C33 and lightweight concrete shall conform to ASTM
- (11.) All concrete exposed to the weather shall be air entrained with 6% (+/-)
- hard-trowled finish. Slump shall be 4" (+/-) 1". (12.) Owner shall retain the services of a qualified testing agency to
- slump, and air entrainment. (13.) Contractor shall provide concrete mix design data for each type and
- (9.) No excavation shall be closer than at a slope of 2:1 (2 horizontal to one strength of concrete shown in the structural drawings. The mix design data should include: concrete strength, slump, air entrainment, proposed aggregates, admixtures, and laboratory test data.
 - (14.) Provide expansion joints at 150' o.c. and control joints at 25' o.c. at all architectural drawings. Provide control joints in concrete slabs +/- 300 square feet maximum areas max 20' in largest dimension.

- ASTM A615 / A615M-12, Grade 40, unless noted otherwise.
- (3.) Fabricate and provide standard supporting accessories in accordance with the ACI Manual of Standard Practice for Detailing Reinforced
- (4.) Submit shop drawings showing all reinforcing steel and placement for approval. Provide locations of cold joints for extent of the concrete
- (5.) All top reinforcing steel and beam stirrups in balconies, parking slabs and weather-exposed locations shall be epoxy coated per ASTM A775 /
- H. CONCRETE PROTECTION FOR REINFORCEMENT (per ACI 318-14 code) (1.) Reinforcing bars and mesh to have concrete cover as follows:
 - Footings and other concrete poured against earth: 3" Formed conc. exposed to earth for bars larger than #5: 2" Formed conc. exposed to earth for bars for #5 or smaller bars: 1-1/2"
 - Interior faces of walls: $\frac{3}{4}$ " min. Beams, columns, and top reinforcing in the garage slabs: 1 1/2"
 - Slabs on ground are to have reinforcement in top third of thickness per ACI standards.

I. STRUCTURAL STEEL

(1.) Structural steel shall be fabricated and erected in accordance with the latest AISC "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings"



Structural Tubes: ASTM A500 (Grade B)

Use schedule 40, non-adjustable pipe col's. No adjustable pipe col's are to be used without structural engineer's prior approval. Contractor to provide Architect with specifications on all pipe columns used on jobs.

- (3.) Shop and field connections shall be welded or made with 3/4" diameter high strength bolts conforming to ASTM A325 or ASTM A490.
- (4.) All welding shall conform to AWS Specifications. (5.) No holes shall be located in flanges of beams or columns unless approved by the engineer. No field cutting of the steel members shall be permitted without prior authorization of the structural engineer.
- (6.) Steel beams bearing on masonry or concrete walls shall have standard angle wall
- (7.) Provide standard AISC framed beam connections, typically. Connections shall be designed for the service load reactions values shown on the structural drawings. For steel members whose reactions are not shown, the design reaction should be half of the
- (8.) The owner shall retain the services of a qualified inspector to inspect erected steel and connections.
- (9.) Structural steel exposed to weather shall be galvanized. (10.) Structural steel members shall be shop painted / coated per project specifications. In the absence of project specifications, provide one coat of primer in compliance with manufacturer's instructions to surfaces except those to be galvanized, areas to be field welded, concealed by fireproofing, or embedded in concrete. (11.) Splicing of structural steel members is prohibited without approval of location and
- (12) All steel plates below steel beams will be mechnically fastened into concrete foundation walls or bolted together as required by code and ASTM standards.

APPROVED

Montgomery County

Historic Preservation Commission

By Dan.Bruechert at 1:01 pm, Nov 18, 2019

REVIEWED

- (1.) Shall be performed in accordance with the American Welding Society "Standard Code for ARC and Gas Welding in Building Construction" (AWS Dl.1), latest edition, and
- (2.) All welds shall be 3/16" fillet welds unless otherwise noted. All partial and full 4" below adjacent finished floor level. Flash and counter flash as required. penetration welds shall be performed by welders certified to perform such welds. All partial and full penetration welds are subject to testing as directed by Engineer.

K. POST INSTALLED MECHANICAL AND CHEMICAL ANCHORS

splice design by the structural engineer.

- (1.) All mechanical and chemical anchors indicated within these documents shall be provided by Hilti, Inc. or a structural engineer approved equivalent. Alternate anchors shall be submitted to the structural engineer of record for approval (submittal must include all relevant technical information including allowable load values). (2.) All anchors shall be installed in accordance with the anchor manufacturer's specifications.
- (3.) U.O.N., all anchors shall have standard embedment depth as defined by the anchor manufacture
- (7.) If floor system is a structural concrete slab, the slab must have achieved (4.) When anchors are to be installed into existing masonry, the Contractor shall be responsible for field-testing the anchors prior to the fabrication of any materials to verify that the allowable loads as published by the anchor manufacturer, or those indicated on the Structural Drawings, are obtainable. The GC shall submit results of these tests to the structural engineer of record for review and approval. The anchor for Detailing Reinforced Concrete Structures" (ACI 315), and Building Code sizes and spacings as shown in these documents are subject to change based on the results of the field tests.
 - L. LIVE LOADS Roof: 30 psf Pa = 30 psf 1 = 1.0 Ce = 0.7 Mechanical: 75 psf
 - Residential:
 - Attics with Storage: 20 psf Attics without Storage: 10 psf
 - Decks: 40 bsf Exterior Balconies: 60 psf Passenger Vehicle Garages: 50 psf Rooms other than Sleeping Rooms: 40 psf
 - Sleeping Rooms: 30 psf Stairs: 40 psf
 - (2.) Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- (3.) Individual stair treads shall be designed for the uniformly distributed live load of a bracing, cross bracing for bottom chord bearing, bottom chord restraint, exposed CIP walls (except basement walls). Coordinate joint locations with 300-pound concentrated load acting over an area of 4-square-inches, whichever produces the greatest stresses.
 - (4.) Handrail assemblies and quards shall be designed to resist a load of 50 psf. applied in any direction at the top and to transfer this load through the supports to the structure. Handrail assemblies and quards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building (this load need not act concurrently with required. the loads specified above). Intermediate rails, balusters, and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds.

M. WIND LOAD

- (1.) See figures in Chapter 3 of IRC V = 115 mph per R301.2(4)A
- Pq = 30 psf per R301.2(5)
- (2.) Wind Exposure Category B

N. EARTHQUAKE

(1.) Detached one- and two-family dwellings located in Seismic Design Categories A, B, or C are exempt from the seismic requirements of this code.

- (1.) All wood construction, including fastening and details, shall be in accordance with appropriate National Design Specification by AFPA, referenced in the building code noted herein, Maximum moisture content will not exceed 15%.
- (2.) All structural framing lumber, including bearing wall studs, shall be hem-fir #2. All wood members to have minimum properties per the table on Sheet GN-2. (3.) All wood in contact with masonry or concrete or within 8" of grade shall be pressure

- (4.1.) In general, 2x4 stud bearing walls with drywall or approved sheathing correctly fastened on both sides and shall be used for heights of
- (4.2.) Joints in multiple top plates shall be staggered 4'-0" minimum with splices centered over wood studs. Contractor may not substitute multiple 2x4 or 2x6 posts of equal or greater size, for the 4x4 or 6x6 posts called out on the documents.
- (4.3.) Wood bearing walls higher than 8'-0" with drywall or approved sheathing correctly fastened on both sides shall be of 2x6 material minimal with note 4.2 above. If bearing wall at lowest level of structure is supporting two floors above (maximum), interior bearing wall may consist of 2x6's a 16" o/c or 2x4's a 12" o/c. If bearing wall at lowest level of structure is supporting three floors or two floors with roof load, interior bearing wall may only consist of 2x6's @ 12" o/c, maximum.
- (4.4.) All interior partitions will have 1/2 gypsum board finish U.O.N. Provide Duroc tile backer board on studs where tile is to be the final finish. This includes all wall and floor surfaces as required. Install as per manufacturers specifications. Provide moisture resistant gypsum board at all bathroom walls and ceilings not receiving ceramic tile.
- (4.5.) Use exterior grade sheathing applied to exterior walls per manufacturer's spec's. Use clips to align all butt joints at roof sheathing, typically @ maximum 12" o/c. Fasten sheathing per IRC Table
- (4.6.) All sill plates shall be minimum P.T.2x4 or as per drawings. Anchor with approved galvanized anchors embedded min. 8" into poured concrete foundation walls. Minimum 2 anchors per section of sill plate. Maximum anchor spacing: 6'-0" o/c. and 1' from corners.
- (4.7.) Provide diagonal let-in bracing, 12 gauge diagonal straps or
- plywood sheathing at all corners of exterior wood-framed walls. (4.8.) Provide minimum I jack stud and I king stud at all opening headers. See framing plans for additional post information. All posts and jacks are to align with those at floor below even when jacks are not required by framing for the floor below. All jacks shall be continuous by truss manufacturer. Provide squash blocks as required. All lintels,
- headers, and posts shall be free of checks, splits and shakes. (5.) Prefabricated roof trusses, open web type with metal plate connections shall be pre-engineered and designed by a licensed manufacturer in the state of jurisdiction for the project. All trusses must adhere to the design criteria within these specifications. See General Info. section. Roof trusses: LL = 30 psf., DL = 7 psf., top chord = 10 psf.
- (6.) Design, fabrication, and installation of metal plate connection roof and floor trusses shall be in accordance with the current National Design Specification, by the AFPA and the Design specifications for Metal Plate Connected to Wood Trusses by Truss Plate Institute. Manufacturers will design and provide all hangers as required for all flush beam/header girder truss conditions. Floor and Roof truss shop drawings shall be approved by the Architect prior to fabrication commencing. All truss shop drawings submitted for approval must bear the signature and stamp of a licensed structural engineer. Architect is not responsible for variations in field conditions.
- (7.) Contractor is responsible for all temporary truss bracing required, until permanent roof sheathing, ceiling drywall, etc is in place. Truss manufacturer shall note any bracing requirements in all shop drawings to benefit the contractor. Install bracing in accordance with TPI recommendations. (8.) Joists designated "TJI" are to be Pro 230 joists or as required to meet minimum design criteria as manufactured by Trus Joist MacMillian, or equal as designed by floor truss designer and fabricator. Provide double joists under all parallel partitions that extend over 1/3 of the span. Truss manufacturer shall specify all hangers required for flush conditions. Shop drawings sent for approval will bear size and series of trusses to be used, and signature and stamp of a licensed structural engineer. Joist or trusses running parallel to masonry walls shall be anchored to walls with $3/16" \times 2"$
- steel strap anchors at 4'-0" o.c. top and bottom. Floor Truss Design Criteria: Live Load Deflection Criteria: L/480 min. for carpet and hardwood floor finishes, L/720 for ceramic tile/marble/limestone floor finishes, and L/120 for all kitchen and master bathroom areas, and L/720 for areas labeled on Framing Plans.
- (9.) Beams, headers, and lintel beams designated LVL or Microlam as manufactured by Trus MacMillian shall have structural properties: Fb=2600 psi, Fv=285 psi, E=1,900,000 psi. Multiple Microlams (2 max) are to be fastened together with a minimum of 3 rows of 16d nails at 12" o.c. but not less than required by the manufacturer. Nails to be spaced 3" from the top and bottom of the beams. Builder to coordinate rough openings for
- windows and doors as required. (10.) Use "Simpson" Strong Tie structural wood connectors for all structural connections at post to beam connections, post anchors, and flush floor framing conditions.
- (11.) Contractor/erector shall provide required bracing including strut and sway bracing. Use IRC Table R602.3(1) for nailing schedule. (12.) In accordance with the code-required live loads, all floor sheathing shall be APA rated. Floor sheathing shall be tongue and groove plywood or approved sheathing, rated as required for the floor joist spacing, laid over 2 or more supports, continuously, with face grain perpendicular to support direction. Sheathing shall be glued and screwed to underlying

supports to performance specifications AFG-01, exposure 1 sheathing is

- Roof sheathing shall be standard APA rated sheathing, with long dimension perpendicular to supports, span rated for 32/16 Exposure 1, min. thickness 15/32". Contractor shall use panel clips @ 12" o/c maximum to help support edges of all sheathing panels. Nail sheathing to trusses with 8d nails at 6" o.c. at sheet edges and 12" o.c. at intermediate trusses. Recommended sub-flooring shall be as manufactured by Advantec or equal.
- (13.) Pre assembled wood stairs including stair rails and landings plus all connections shall be designed, fabricated, and installed in accordance with all requirements of all pertinent codes and local regulations. Stair stringers shall provide support for clear span load from top to bottom bearing
- (14.) All exterior structural wood members, wood located within 8" of grade, shall be Southern Yellow Pine #2, pressure treated to resist decay and insect infestation.
- (15.) Selection of decking for outside decks is the responsibility of others. Deflection on decks shall not exceed L/360 of the deck span permitted. Fasten decking to joists with minimum 12d common galvanized. See deck detail sheet for additional information.
- (16.) Provide draft-stopping in accordance with IRC Section R302.12. (17.) Minimum joist bearing is 2".
- (18.) All Microlam or other wood beams may not be notched in any way without prior authorization.

DATE SUBMISSION 8/5/19 BID 0/14/19 REVIEW 10/18/19 REVIEW 10/25/19 REVIEW 11/12/19 PERMIT DATE REVISIONS 3/13/19 DD 4/4/19 REVIEW REVIEW 5/9/19 7/26/19 REVIEW

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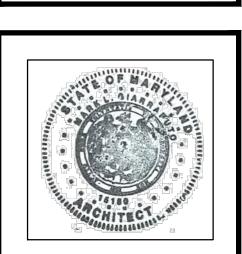
DESIGN CONCEPTS

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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF

THE STATE OF MARYLAND

LICENSE NO: <u>15150</u> EXPIRATION DATE: <u>08/23/2021.</u>



PAGE Ø2 OF 26

(19.) Provide all blocking in walls, floors, and ceiling for cabinetry, stair railings, handicapped items, plus any and all specified interior items. Contractor shall coordinate as required.

(20.) All exterior wall coverings shall comply with IRC Section R703.

P. BRICK VENEER

(1.) All masonry veneer shall be installed in accordance with IRC code Section R703.8. Provide backer rod between masonry to wood

(2.) Use non-corrosive masonry tie not less than #22 US gauge by 7/8" corrugation. Each tie shall be spaced not more than 24" on center and 16" vertically fastened directly to the wood studs with 8d nails and support not more than 3 1/4" square feet of wall area. When installed over wood studs, the studs shall be spaces a maximum of 16" o.c. Provide approved felt paper over sheathing prior to fastening masonry ties.

(3.) Provide minimum 1" air space between backing and the brick veneer.

(4.) Provide weep holes per Section D. MASONRY (number 12).

(5.) All masonry fireplaces/chimney construction will be in accordance with IRC Chapter 10 and fireplace spec. sheet within Architectural Drawings.

Q. INSULATION

(1.) All construction will be in accordance with the latest IECC code regulations. Minimum insulation values shall be as follows: Zone 4:

(1.1.) Exterior Walls: R-20 insulation

(1.2.) Floor Assemblies: R-30 batt insulation (R-19 minimum by code)

(1.3.) Perimeter Slabs: R-10 rigid insulation

(1.4.) All exterior doors: Solid core or metal insulated (1.5.) All glazing: double insulated with U values as required

(1.6.) Roof: R-38 batt insulation or blown in cellulose as allowed. See IECC for other roof insulation requirements. (2.) Air infiltration: Fill all cracks, construction holes, loose joints, and

spaces in rough framing and masonry with approved foam sealer, backer rod, or similar sealant

(3.) All pipes and vent stacks in exterior walls shall be insulated. (4.) Install prefabricated fireplaces and chimney assemblies as required by manufacturer's recommendations and per IRC chapter 18.

(5.) Provide fire-stopping to cut off all concealed draft openings within all soffits at ceilings for duct work and plumbing shafts, ducts and flues penetrating through floor/ceiling assemblies. Adhere to the design criteria within these specifications.

R. SEALANTS, MOISTURE PROOFING, & GLAZING

(1.) Appropriate sealants shall be selected for each substrate depending upon location (interior and exterior), humidity and moisture conditions, and traffic conditions. Use primers as required. Building paper: use 15# felt paper under any veneer: brick, stone, clay tile, concrete, or artificial stone. Attach felt paper to sheathing whenever necessary to prevent moisture penetration behind the veneer. Approved water resistant sheathing or air infiltration barrier may be substituted for building paper if approved by Architect and local building officials.

(2.) At exterior siding connections to wood trim, provide sealed joint as required by manufacturer between J-channel and/or wood trim.

(3.) Seal at all exterior locations including the following: (3.1.) Exterior window and doorframes shall be taped and sealed.

(3.2.) Between window and doorframes and adjacent wood wall framing.

(3.3.) Penetrations or utility services through walls, floor, and roofs.

(3.4.) Sealants shall be free of formaldehyde. (4.) Acrylic latex caulking shall be used for wood to brick, siding to brick, siding to wood, and siding to siding, and at all exterior door thresholds as recommended by manufacturer. Color to be coordinated with adjacent

materials. Verify with Architect. (5.) Flashing: Install per current IRC code.

(5.1.) Door and window frames as required

(5.2.) Deck and Wall connections

with slopes less than 3.5 units in 12.

consistent with adjacent spaces.

(5.3.) Chimney, flue liner connection through and at wall and roof

(5.4.) Dormers, valleys, and crickets as required

(5.5.) Code approved corrosive resistant flashing shall be provided at the top of all exterior window and door openings in such a manner as to be sealed tight. Self-flashing windows shall have a continuous lap of not less than 1-1/8" over the sheathing material at the perimeter of

(6.) Provide approved sill sealer between foundation wall and all sill

(7.) Protect all un-vented spaces with a vapor barrier on the conditioned

side with a maximum perm rating of 1.0. (8.) When grade is above conditioned interior spaces, footing drains shall be 4" diameter perforated pipe set in 6" minimum, 3/4" gravel fill and drain

to sump pump or to positive outfall, cover with filter paper and 6" gravel fill. No footing drains are required when grade is below slab. (9.) Roofing: Provide fiberglass, asphalt, or other approved composition

shingles. Final roofing material used will be coordinated with client/owner/builder. Provide waterproofing roof underlayment felt minimum, 15# felt applied as required in IRC Section 902. Provide ice-damming membrane to 24" above gutter line on all roofs and up and down all valleys. Provide continuous ice-damming membrane on all roof surfaces

At all roof slopes less than 3 units in 12, provide 2 layers of 15# felt paper At all roof slopes less than 2 units in 12 provide self sealing rubber roof membrane installed in a continuous sheet and as per manufacturer's written specifications and requirements. Asphalt and composition shingles will be fastened as per IRC Section R902. Asphalt shingles will be applied in accordance with manufacturer's written instructions. Cedar shake roofing shall be installed per manufacturer's specifications and written instruction. Cedar shakes shall be fastened as per IRC Chapter 9. Use mesh underlayment as recommended by roofing manufacturer or installer. All roofing will have continuous drip edging at all overhangs, typically. (10.) Side wall flashing: Flashing against vertical surfaces will be by the step flashing method. Vertical flashing dimension will not be less than 18" above the adjacent roofing surface. If vertical surface is masonry let in flashing minimum 1/2" and sealed tight with roof tar/sealant.

(11.) All attics will be accessible through access panels as required by loca jurisdiction. Provide removable panel as required and finish interior face

(12.) Provide insulated and tempered safety glazing as required in IRC Section 308, that includes all exterior door assemblies and adjacent sidelights, above bathing tubs, window sashes less than 18" above the finished floor and more than 9 square feet within each sash, and windows closer than 24" to adjacent exterior glass doors. See IRC Section 308.4 for hazardous glazing locations. All lower levels/cellars will have a means of egress per latest IRC & local amendments. All bedrooms in any level of structure will have at least one approved egress window. Coordinate with window manufacturer selected and local jurisdiction for any/all amendments.

(13.) Damp-proof all exterior foundation walls below grade as per local codes from above grade to bottom of footing.

(14.) It is recommended that all drywall at lower level/below grade areas be "mildew resistant" type. Contractor to be responsible for proper installation.

(15.) Provide window restraints as necessary to allow window openings to be limited where defined by codes. Contractor to coordinate these locations. S. VENTILATION

(1.) Attics may be vented with continuous soffit venting (min 2" wide) and continuous ridge venting. See overhang details. All louvered vents will be fitted with insect screening on the interior.

(2.) Attic ventilation shall be 1/150th of the second floor area or 1/300 if 50% of the ventilators are located in the upper portion of the attic space and at least 3'-0" above

eave or cornice vents. Adhere to IRC Section R806. (3.) All interior bathrooms will be equipped with mechanical exhaust fan. (4.) Dryer vents and kitchen exhausts shall be vented to the exterior in an

appropriate manner, in accordance with IRC Code, Chapter 18. (5.) New basements will have PVC pipe installed from above sump pump to thru the roof for ventilation of radon if detected. Please note that the contractor will follow all local, state, and federal guidelines with regards to ventilating radon.

(6.) All interior prefabricated gas or wood-burning fireplaces will be installed in strict accordance of manufacturers written specification. Provide appropriate recommended clearances for firebox, flues, and termination caps above the required chimney height. Vent exhaust as required. See IRC Section MI805

(7.) If expandable foam insulation is installed in roofs, contractor shall vent roof as required by codes.

(8.) All blower door tests will meet current IECC code requirements. (9.) All homes constructed will have mechanical air supply and exhausting methods that exceed current code requirements. Provide air exchange per hour necessary as described within the IECC Section R403.5.1. T. PLUMBING NOTES

(1.) All plumbing will be in compliance with National Plumbing Code Guidelines, latest edition as approved by local jurisdictions. All plumbing systems will be completed in place, tested and approved, as shown on these doc's. Gas piping shall conform to NFPA 54.

(2.) Plumbing contractor shall provide design for permits as required by local jurisdictions. Provide access panels as required for all tubs installed. (3.) All thru vent stacks will terminate a minimum 6" above roofing surfaces. Flash VTR as required.

(4.) Sump Pumps are to be provided during construction as required to control surface water, and after construction as a permanent means of controlling underground water. Pump size and location to be determined by others. Provide battery back up for all sump crocks. Provide grinder attachment when used for dedicated purposes a lower level garage french drains.

(5.) All hot water supply links shall be insulated per IECC Section R 403.4.2. U. HYAC

(1.) Architect is not responsible for the design or specifications of any mechanical systems within the house. All systems will be installed in accordance with the latest applicable energy codes (IECC), state, local, and national fire protection association requirements. Any items or requirements noted herein or on the drawings in excess of code requirements and permitted under the code shall take preference.

(2.) The contractor shall examine the premises and observe site conditions where the work is to be done. The contractor will design and prepare drawings of the intended system to be installed. Contractor shall be responsible for all design analysis based on square footage and amounts of alazina to be installed.

(3.) All equipment will be tested as to airflow, temperature balancing, vibration, and proper function of all dampers, programmable thermostats, and controls. Provide condensable lines to interior drain lines as required by system. Contractor to coordinate.

(4.) All ceiling heights shall comply with IRC Section R-305.

X. ELECTRICAL (1.) All work will comply with the National Electrical Code, latest approved edition. Any items or requirements noted herein or on the drawings in excess of code requirements and permitted under the code shall take preference. Contractor is responsible for coordinating all power requirements to house appliances, HVAC, and plumbing/mechanical systems.

(2.) The contractor shall examine the premises and observe site conditions where the work is to be done. The contractor will design and prepare drawings of the intended system to be installed. Contractor shall be responsible for all design analysis based on anticipate system loads. (3.) Provide smoke detector within each bedroom, one in the basement, one in the kitchen, and at the upper most floor hallway containing sleeping rooms. Provide a carbon monoxide detector at the top of new or existing basement stairways.

(4.) Electrical drawings produced by Architect are a diagrammatic representation of the intended work. Final fixture placement will be determined during a walk through with appropriate parties prior to rough in. All GFI outlets will be located and meet applicable code guidelines. All outlets above countertops will be located 3" above backsplashes mounted vertically. Confirm dryer and appliance receptacle types prior to rough in. All cables used shall be provided with full size ground. Provide category 5 phone lines, typically. Provide ground rod and #8 bare copper ground for TV and phone service. Confirm mounting heights of appliances prior to

rough in. (5.) Contractor will be responsible for obtaining all permits as required. If proposed work is a renovation, contractor will evaluate existing services and propose recommendations.

(6.) All recessed lights shall be Lightolier or equal and be approved for intended installation. Provide concealed rough-in kit designed for insulated areas per code requirements. All recessed lights installed at tub or shower locations will be vapor proof as allowed by codes.

(7.) Contractor to finish all high efficiency lighting as stated within current ECC Section R404.1.

Y. FINISHES & SPECIFICATIONS

(1.) All exterior painted surfaces shall be primed and caulked tight. Provide 2 finished coats on all trim, horizontal siding, windows, and foundation walls to grade. All interior surfaces shall receive I prime coat and 2 finish coats. Provide semi gloss alkyd finish on all interior and exterior trim. Provide mildew resistant paint within all bathrooms and laundry room. Paint all windows and other materials in strict accordance with written manufacturers specifications and instructions. All steel angles exposed to the exterior shall be completely primed prior to installation. Caulk all joints tight and apply a finish coat of rust and corrosion resistant paint. See interior specification sheet for additional information or as selected by client/owner. All cut edges at exterior wood trim shall be primed prior to installation. Back-prime all exterior trim, typically.

(2.) Interior Trim & Moldings: See interior specification sheet for additional information or as selected by client/owner. (3.) All hardware at doors and windows will be as selected by client/owner. (4.) All autters will be 6" aluminum with 3x4 downspouts, minimum. U.O.N. All gutters and downspouts shall be sized according to volume of water volume of field verify for proper capacity. Provide splash blocks as required. (5.) Floor Finishes: Flooring finishes shall be selected by client/owner and installed as per manufacturer's written specs and instructions. See interior specification sheet for additional

information. (6.) Final kitchen plan will be designed by others. Builder will install as required. Provide all power necessary for selected appliances and fixtures. (7.) Built-in cabinets and shelving will be designed by others. Provide minimum I rod and shelf in all closets. Provide shelving as specified in linen closets.

(8.) Electrical Selections: See interior specification sheet or as selected by

(9.) Appliance Selections: See interior specification sheet or as selected by owner/client.

(10.) Countertop Selections: See interior specification sheet or as selected by owner/client. (11.) Ceramic Tile Selections: See interior specification sheet or as selected

(12.) Plumbing Selections: See interior specification sheet or as selected by

(13.) HVAC Selections: See interior specification sheet or as selected by owner/client.

(14.) Landscaping Selections: See interior specification sheet or as selected by owner/client.

3000 PSI (2)

SCHEDULE OF CONSTRUCTION MATERIALS

ASEMENT WALLS & FDN NOT EXPOSED TO WEATHER

	DASEMENT WALLS &	THIN NOT EN OSE							
	BASEMENT SLABS A	ND INTERIOR SLAB	S ON GRADE			3000 PSI		4" +/- 1"	
	BASEMENT WALLS, F CONCRETE EXPOSED		LLS & OTH	ER		3000 PSI	(3)	4" +/- 1"	
	DRIVEWAYS, CURBS, UNHEATED GARAGE	WALKS, PATIOS, S		₹		3500 PSI	(3)	4" +/- 1"	
	NOTES 1) THE COMPRE 2) CONCRETE S CONSTRUCTION SHA	SSIVE STRENGTH IS	S BASED 28 ZE AND TH NED (6% +,	3-DAY COMF AW CONDITIO /- 1%).					
SONRY	MATERIAL	MATERIAL SPECIFICATION HOLLOW CMIL NORMAL WEIGHT: ASTM C90, GRADE N, Fm= 1500 PSI							
	HOLLOW CMU								
	FACE BRICK	ASTM C216, SEVERE WEATHER BRICK, TYPE FBX, Fm=2000 PSI							
	STONE VENEER	OWNER APPROVED							
	CONCRETE BRICK	ASTM C95 TYPE 1, GRADE 8							
	SOLID CMU	NORMAL WEIGHT: ASTM C145, GRADE N							
	MORTAR: SINGLE WYTHE ABOVE GRADE	ASTM C270 PROJECTION SPECIFICATION MORTARS SHALL CONSIST OF TYPE 1 PORTLAND CEMENT, TYPE S HYDRATED LIME AND APPROVED AGGREGATE, WITH 1800 psi MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2-INCH CUBES AT 28-DAYS. ASTM C270 PROJECTION SPECIFICATION MORTARS SHALL CONSIST OF TYPE 1							
	MORTAR: SINGLE WYTHE BELOW GRADE	PORTLAND CEMEN psi MINIMUM AVEF	IT, TYPE M RAGE COMPI	HYDRATED L RESSIVE STR	IME AND A ENGTH OF	PPROVED A 2-INCH CU	AGGREGATE, BES AT 28	WITH 2500 -DAYS.	
	MORTAR: VENEER	ASTM C270 PROJI PORTLAND CEMEN MINIMUM AVERAGE	T, TYPE N I	HYDRATED L	IME AND A	PPROVED A	GGREGATE,	WITH 750 psi	
REINFORCING STEEL	MATERIAL		SPEC	CIFICATION SPECIFIC	ATION				
-	REBAR	HIGH STRENG ASTM A-615							
	WELDED WIRE FABRIC	ASTM A-185							
		LOCA		OTECTION			CLEAR CO	VER (IN)	
	FOOTINGS AND	OTHER CONCRETE		GAINST EAR	ТН			3"	
	FORMED CONCRE	ETE EXPOSED TO E	ARTH					2"	
	FORMED CONCE	RETE NOT EXPOSED	TO WEATH	ER OR EAR1	Ή			112"	
	SLABS ON GROU	JND, UNLESS OTHE	RWISE NOTE	D				-DEPTH SLAB	
	REINFORCED MAS	ONRY WALLS					MID-	-DEPTH WALL	
		ī		SPECIFICA	ATION				
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RUCTURAL STEEL	SHAPE I-BEAMS				FORM				
		TO ASTM A572 G STRUCTU	RADE 50 (S	50 KSI). EL TUBING	SHALL				
	I-BEAMS	TO ASTM A572 G STRUCTU A500, G	RADE 50 (S RAL STEE BRADE B, PRI RAL STEE 6KSI), UN	50 KSI). EL TUBING UNLESS OJECT SP EL PIPE S ILESS OTH	SHALL OTHER SI ECIFICATI HALL CO IER SIDE	DE NOTE ONS NFORM T NOTED I	D IN THE		
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	TUBE PIPE ALL OTHER	TO ASTM A572 G STRUCTU A500, G STRUCTU A36 (3 ALL C MISCELLAN BOL	RAL STEE GRADE B, PR RAL STEE 6KSI), UN PRO HHER STRUE EOUS SHAP SPE IS FOR CON ASTM A325	50 KSI). EL TUBING UNLESS OJECT SP EL PIPE S ILESS OTH JECT SPE CTURAL STE	SHALL OTHER SI ECIFICATIO HALL CO HER SIDE CIFICATIO ONFORM TO RUCTURAL DIAMETER	DE NOTE ONS NFORM T NOTED I NS NG PLATES O ASTM A36 STEEL SHAI UNLESS 0	D IN THE O ASTM N THE AND 6 (36KSI). PES SHALL THERWISE		
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X. SPRINKLER SYSTEM (1.) Fire suppression system will be installed in all applicable structures in strict accordance with local jurisdiction requirements. Use NFPA 13D system. All pressure tests will be conducted to assure proper water supply pressures for designed system. Final design of fire suppression system will be the responsibility of a licensed engineer engaged in the appropriate jurisdiction.

LIST OF ABBREVIATIONS MECH MECHANICAL AB ANCHOR BOLT MEMB MEMBRANE A/C AIR CONDITIONING MFR MANUFACTURER ACT ACOUSTICAL CEILING TILE MIN MINIMUM ADJ ADJUSTABLE MISC MISCELLANEOUS AFF ABOVE FINISHED FLOOR MLDG MOLDING AP ACCESS PANEL MO MASONRY OPENING BOARD MTD MOUNTED BIT BITUMINOUS MTL METAL BKG BLOCKING NO/# NUMBER BLDG BUILDING NTS NOT TO SCALE BM BEAM OC ON CENTER BOF BOTTOM OF FOOTING OD OUTSIDE DIAMETER BR BRICK OPG OPENING BRG BEARING OPP OPPOSITE COURSE PC PRECAST CONCRETE CAB CABINET PL PLATE CFM CUBIC FEET PER MINUTE PLAM PLASTIC LAMINATE CI CAST IRON PLAS PLASTER CLG CEILING PNL PANEL CMU CONCRETE MASONRY UNIT PNT PAINT COL COLUMN PR PAIR CONC CONCRETE PSF POUNDS PER SQUARE FOOT CONT CONTINUOUS PSI POUNDS PER SQUARE INCH CPT CARPET PYC POLYVINYL CHLORIDE CT CERAMIC TILE PLY PLYWOOD CTR CENTER R RISER DBL DOUBLE RAD RADIUS DEM DEMOLISH/DEMOLITION RD ROOF DRAIN DET DETAIL REBAR STEEL REINFORCING DH DOUBLE HUNG BAR DIA DIAMETER REC RECESSED DIM DIMENSION REFG REFRIGERATOR DN DOWN REINF REINFORCED DR DOOR REQ. REQUIRED DS DOWN SPOUT REY REYERSE DWG DRAWING REF REFERENCE EA EACH RFG ROOFING EL ELEVATION RH RIGHT HAND ENCL ENCLOSURE RM ROOM EQ EQUAL RO ROUGH OPENING EQPT EQUIPMENT RTG RATING EX EXISTING SCHD SCHEDULE EXP EXPANSION SECT SECTION EXT EXTERIOR SF SQUARE FOOT FBRGL FIBERGLASS SHT SHEET FD FLOOR DRAIN SIM SIMILAR FDN FOUNDATION SM# SMOOT LUMBER FF FOIL FACE COMPANY DESIGNATION FIN FINISH SPEC SPECIFICATION FL FLOOR SPKR SPEAKER FLG FLASHING SQ SQUARE FOM FACE OF MASONRY SAR SHELF AND ROD FS FULL SIZE STD STANDARD FT FOOT OR FEET STL STEEL FTG FOOTING STR STRUCTURE FUR FURRING SUSP SUSPENDED GA GAUGE SYS SYSTEM GALY GALYANIZED T TREAD GC GENERAL CONTRACTOR TIG TONGUE AND GROOVE GL GLASS TEL TELEPHONE GR GRADE TEMP TEMPERED GTR GUTTER THK THICK GWB GYPSUM WALL BOARD TOF TOP OF FOOTING HB HOSE BIB TOW TOP OF WALL HANDICAP TY TELEVISION HEAD TYP TYPICAL HDR HEADER UON UNLESS OTHERWISE NOTED HDW HARDWARE YB YAPOR BARRIER HGR HANGER YCT YINYL COMPOSITION TILE HOR HORIZONTAL YERT YERTICAL HT HEIGHT YT YINYL TILE HTG HEATING W/ WITH HYAC HEATING VENTILATING AND AIR CONDITIONING WD WOOD HW HOT WATER WIN WINDOW

> WWF WELDED WIRE FABRIC APPROVED Montgomery County Historic Preservation Commission Sandral . Keiler

By Dan.Bruechert at 1:01 pm, Nov 18, 2019

REVIEWED

W/O WITHOUT

WSCT WAINSCOT

WT WEIGHT

WP WATERPROOFING

WR WATER RESISTANT

HWD HARDWOOD

INS INSULATION

INT INTERIOR

KIT KITCHEN

LAM LAMINATED

LAY LAYATORY

LH LEFT HAND

MAS MASONRY

MAX MAXIMUM

LBS POUNDS

LT LIGHT

JB JAMB

JST JOIST

ID INSIDE DIAMETER

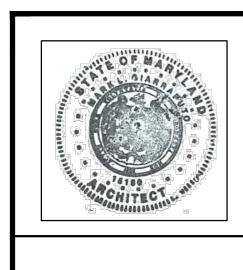
DATE SUBMISSION 8/5/19 BID 10/14/19 REVIEW 10/18/19 REVIEW 10/25/19 REVIEW 11/12/19 PERMIT DATE REVISIONS 3/13/19 DD 4/4/19 REVIEW REVIEW 5/9/19 7/26/19 REVIEW

> <u>O</u>D

DESIGN CONCEPTS

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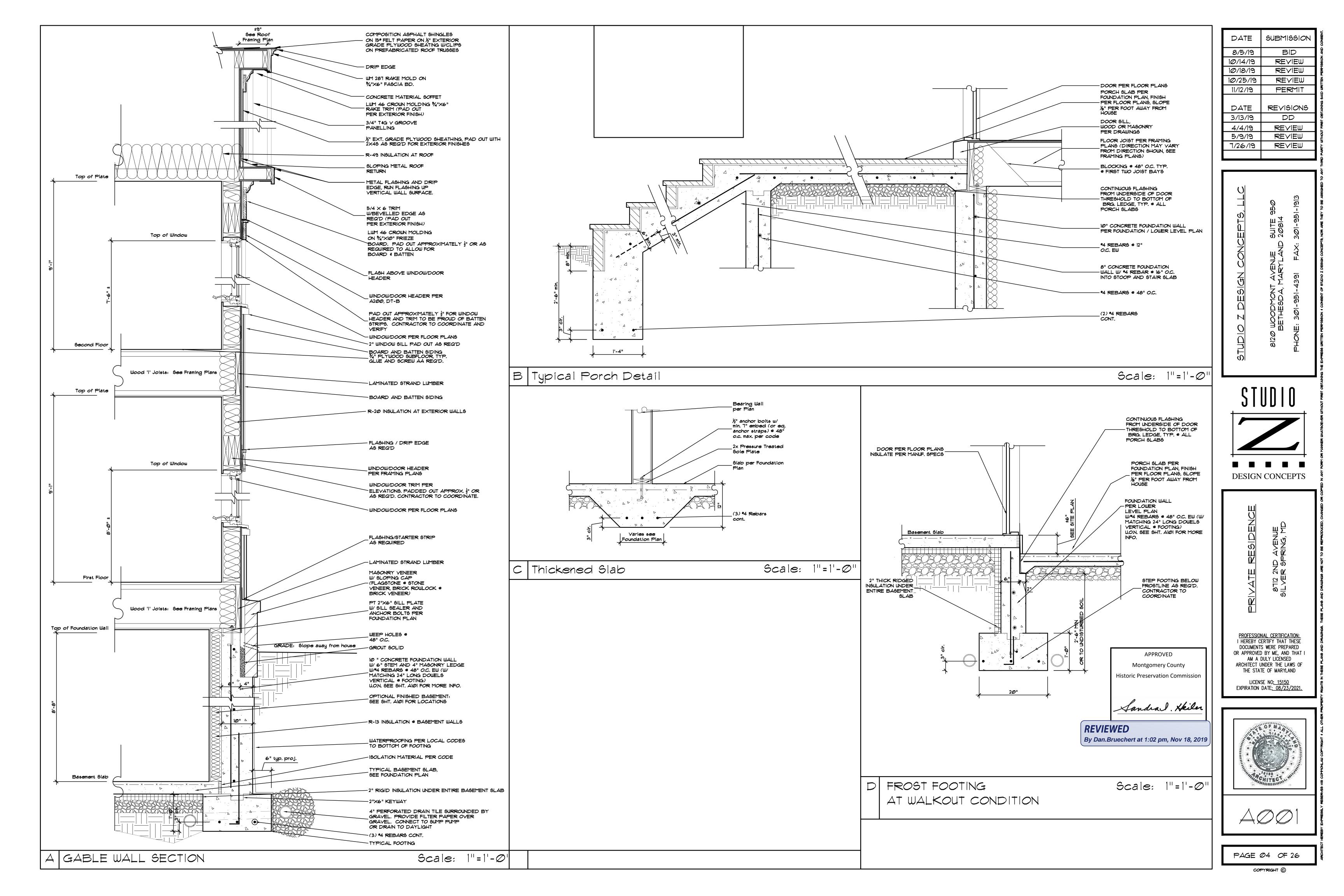
ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO: 15150 EXPIRATION DATE: 08/23/2021.

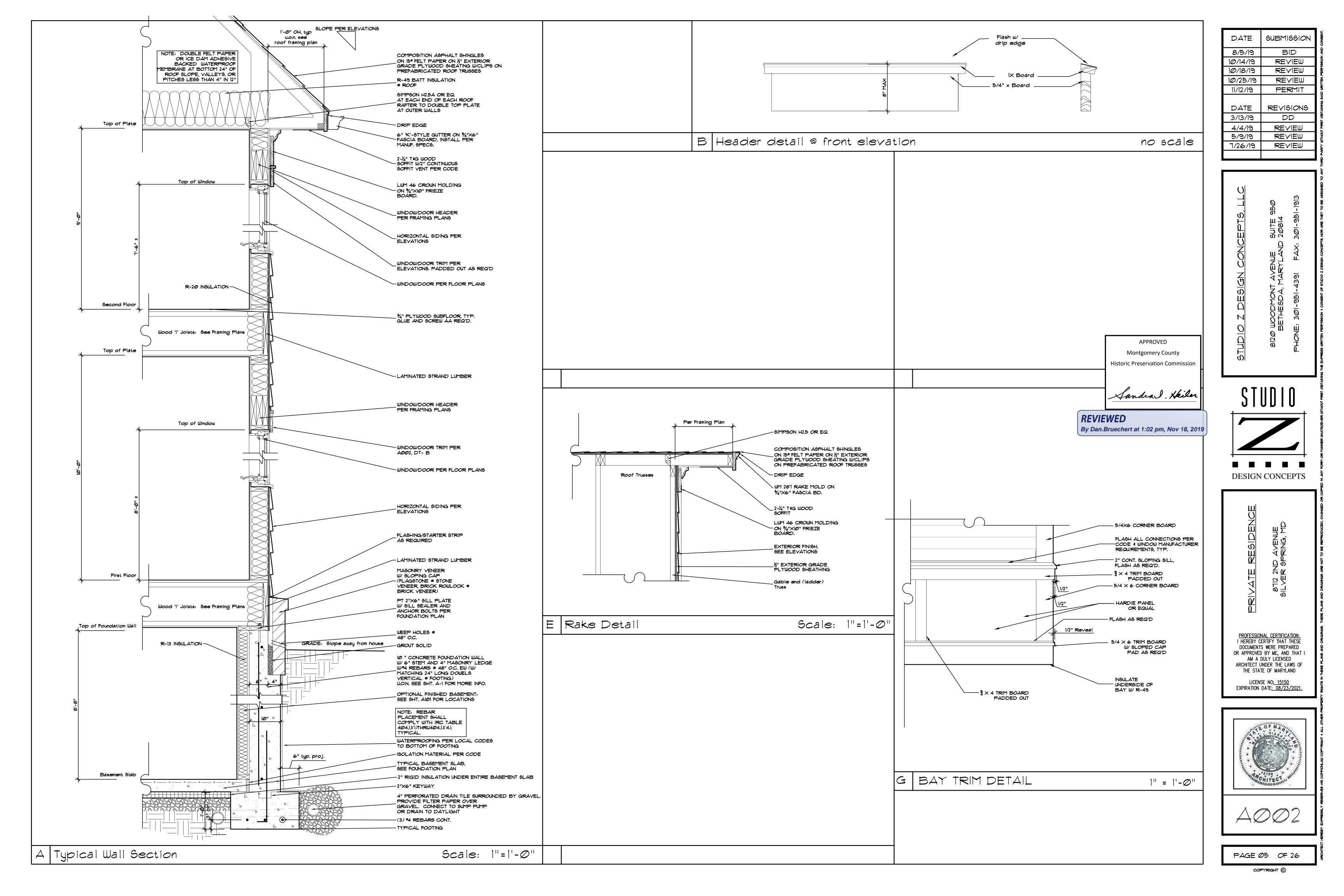


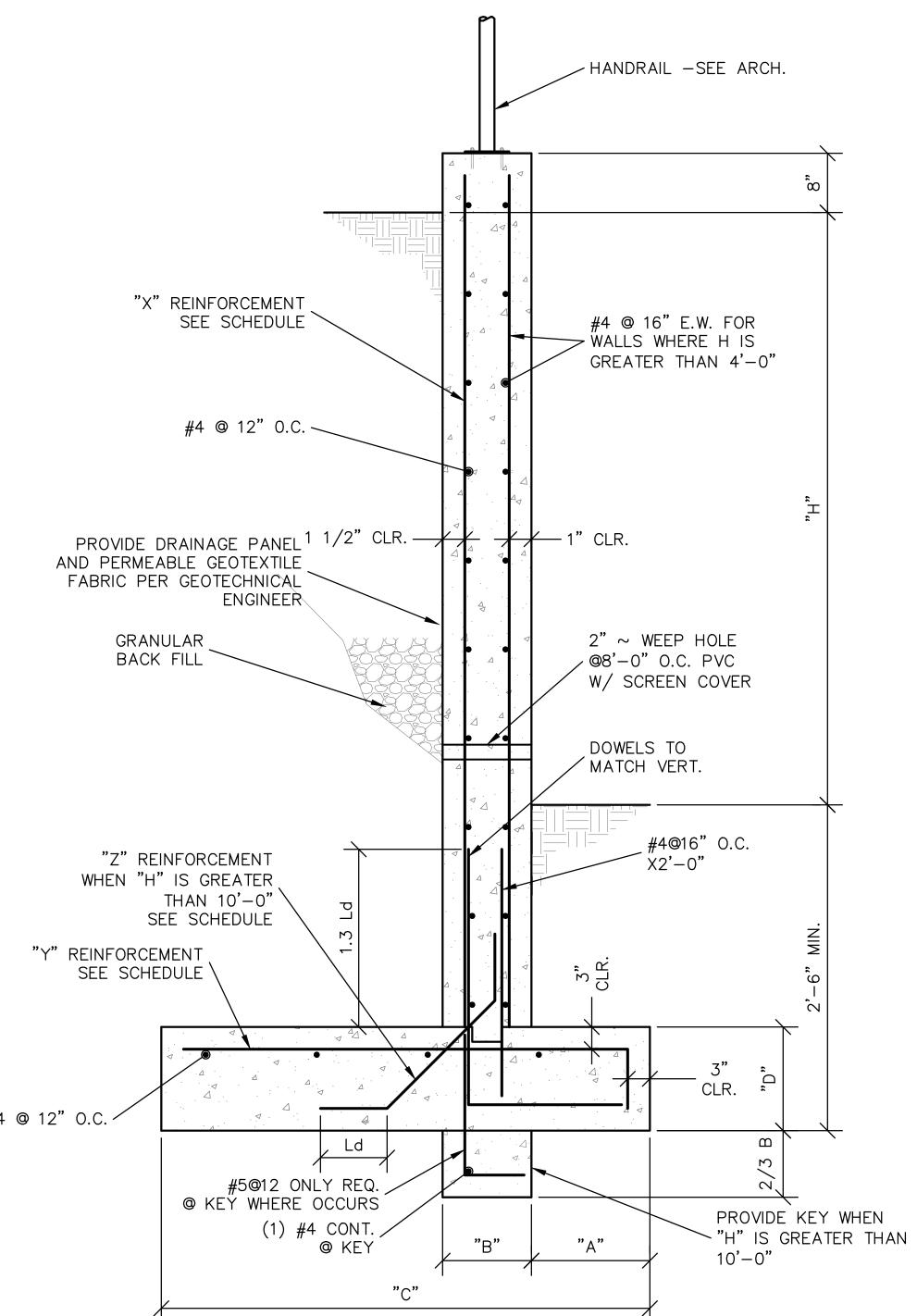
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PAGE 03 OF 26

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ΧI	11'-0"	1'-10"	1'-2"	7'-4"	1'-4"	#5@8"	#6@8"	#4@8"
XII	12'-0"	2'-0"	1'-3"	7'-8"	1'-4"	#6@9"	#7@8"	#5@8"
XIII	13'-0"	2'-2"	1'-4"	8'-0"	1'-6"	#6@9"	#7@8"	#5@8"
XIV	14'-0"	2'-4"	1'-4"	8'-8"	1'-6"	#7@9"	#8@8"	#6@8"
XV	15'-0"	2'-6"	1'-5"	9'-4"	1'-8"	#8@8"	#8@8"	#6@8"
NOTES: 1. 2. 3. 4.		CING STE E DESIGN LS WHER	EL SHALL N STRENC E H IS 4	_ CONFO GTH IS 3 1'-0" OR	RM TO A 500 PSI. LESS PI	STM A61 ROVIDE 8	5 GRADE	60. WALL FUI
5.	HEIGHT V PROVIDE TYPICAL						JOINTS	@ 20'-0
6.	WALL HA	S BEEN	DESIGNE) FOR E	QUIVALEN	T FLUID	PRESSUR	RE OF 45F

CONCRETE RETAINING WALL SCHEDULE

2'-8"

3'-10"

4'-6"

5'-0"

6'-0"

6'-8"

10"

1'-0"

1'-0"

1'-0"

1'-0"

1'-2"

1'-0" | #4@16" | #4@16"

1'-0" | #4@16" | #4@16"

1'-0" | #4@12" | #4@16"

1'-0" | #4@12" | #4@12"

1'-0" | #4@12" | #4@12"

1'-0" | #4@12" | #4@12"

1'-0" | #4@8" | #5@12"

1'-2" | #5@12" | #5@8"

#5**@**8"

#6@12"

#6**@**8"

1'-2" | #5@8"

MARK

1'-0"

7'-0" 1'-2"

8'-0" 1'-4"

10'-0" 1'-8"

9'-0"

APPROVED **Montgomery County Historic Preservation Commission** Sandral. Keiler

REVIEWED By Dan.Bruechert at 1:02 pm, Nov 18, 2019

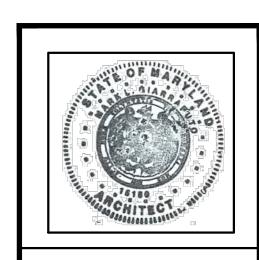
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	10/14/19	REVIEW	96 Q
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	4/4/19 5/9/19	REVIEW REVIEW	Y THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSE

DESIGN CONCEPTS

RESIDEN

PROFESSIONAL CERTIFICATION:
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OR APPROVED BY ME, AND THAT I
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LICENSE NO: <u>15150</u> EXPIRATION DATE: <u>08/23/2021.</u>

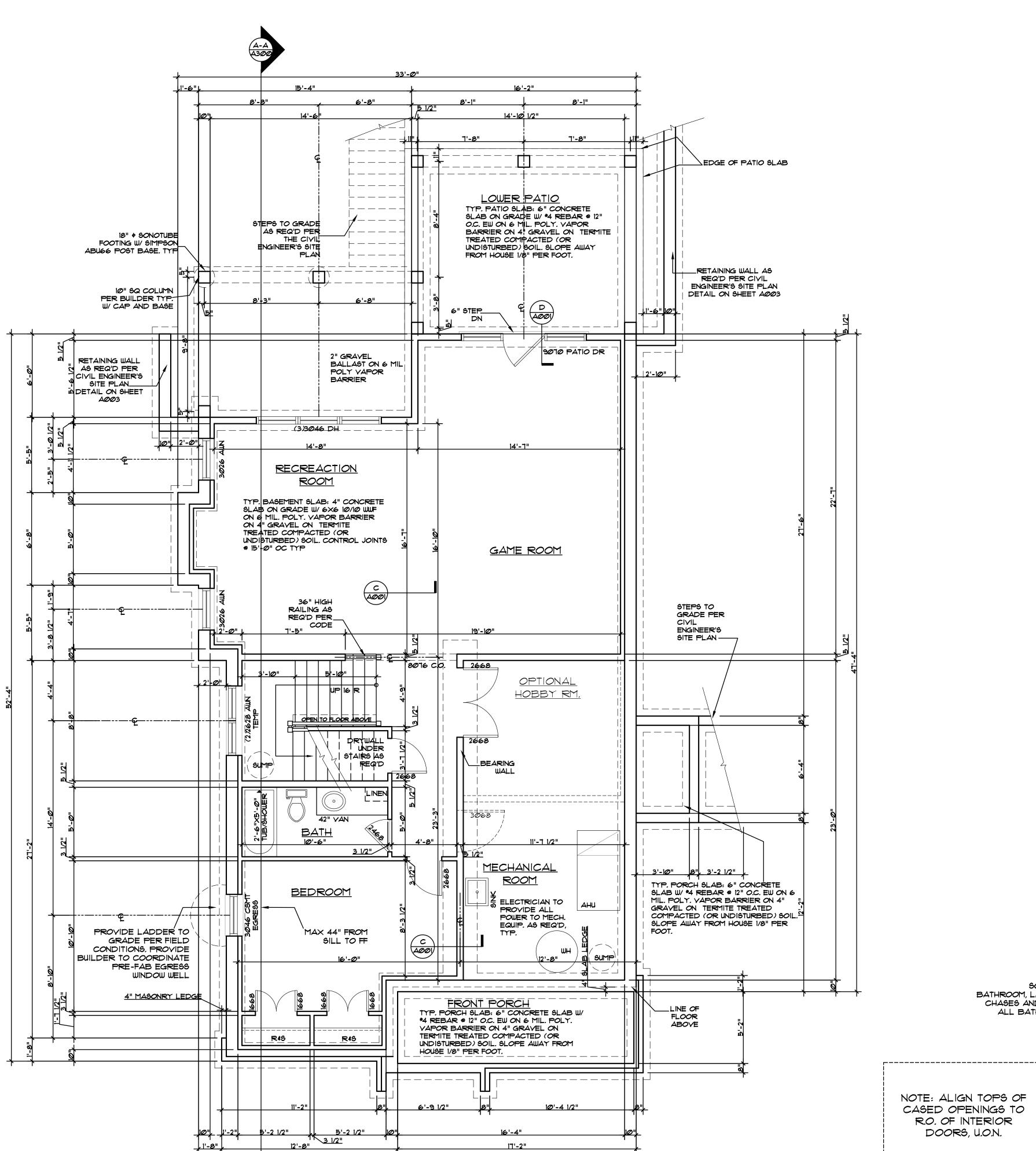


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PAGE 06 OF 26

#4 @ 12" O.C.

TYPICAL CONCRETE RETAINING WALL DETAIL $\langle A004 \rangle$ SCALE: NONE





REVIEWED By Dan.Bruechert at 1:02 pm, Nov 18, 2019

LOWER LEVEL PLAN

SOUND BATTS, R-13/15 MIN. AT ALL

FLOOR MATERIAL BREAK

BATHROOM, LAUNDRY ROOM, AT MECHANICAL

CHASES AND SECOND FLOOR DECK BELOW ALL BATHROOMS AND LAUNDRY ROOMS.

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

1028 SF

8/5/19 BID 10/14/19 REVIEW 10/18/19 REVIEW 10/25/19 REVIEW 11/12/19 PERMIT DATE REVISIONS 3/13/19 DD REVIEW 4/4/19 5/9/19 REVIEW 7/26/19 REVIEW

SUBMISSION

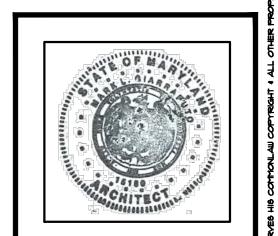


DESIGN CONCEPTS

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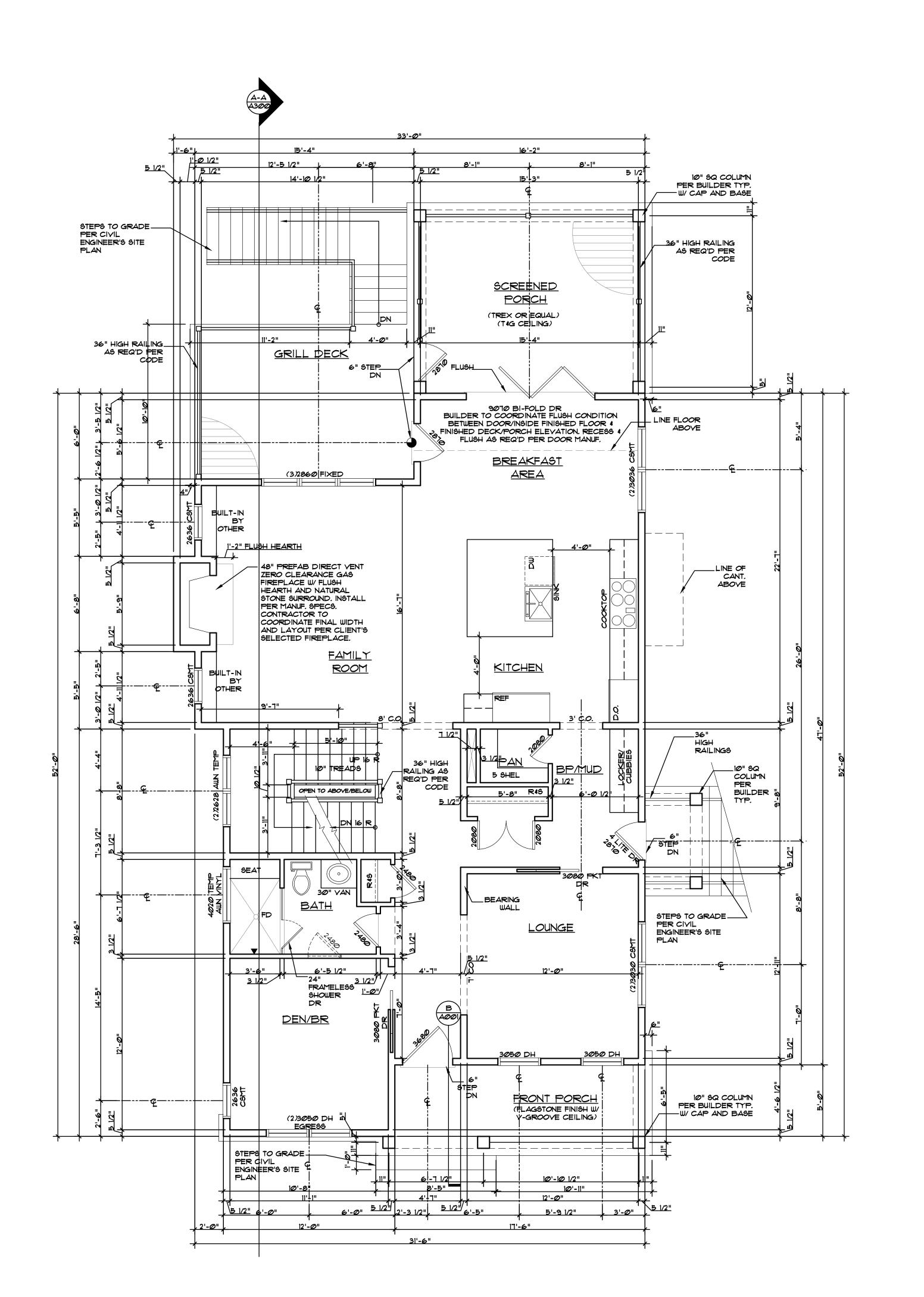
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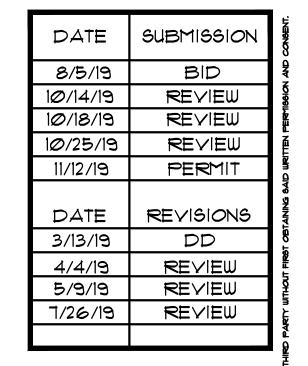


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NOTE: ALIGN TOPS OF CASED OPENINGS TO R.O. OF INTERIOR DOORS, U.O.N.





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Montgomery County

Historic Preservation Commission

Sandral. Heiler

By Dan.Bruechert at 1:02 pm, Nov 18, 2019

REVIEWED

FIRST FLOOR PLAN

SOUND BATTS, R-13/15 MIN. AT ALL BATHROOM, LAUNDRY ROOM, AT MECHANICAL CHASES AND SECOND FLOOR DECK BELOW ALL BATHROOMS AND LAUNDRY ROOMS.

NOTE: ALIGN TOPS OF CASED OPENINGS TO R.O. OF INTERIOR

DOORS, U.O.N.

L-----

FLOOR MATERIAL BREAK

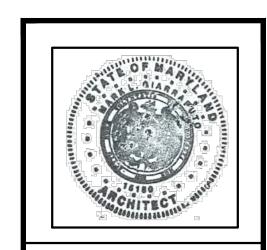
SCALE = 1/4" = 1'-0" 1312 SF

DESIGN CONCEPTS

RESIDEN

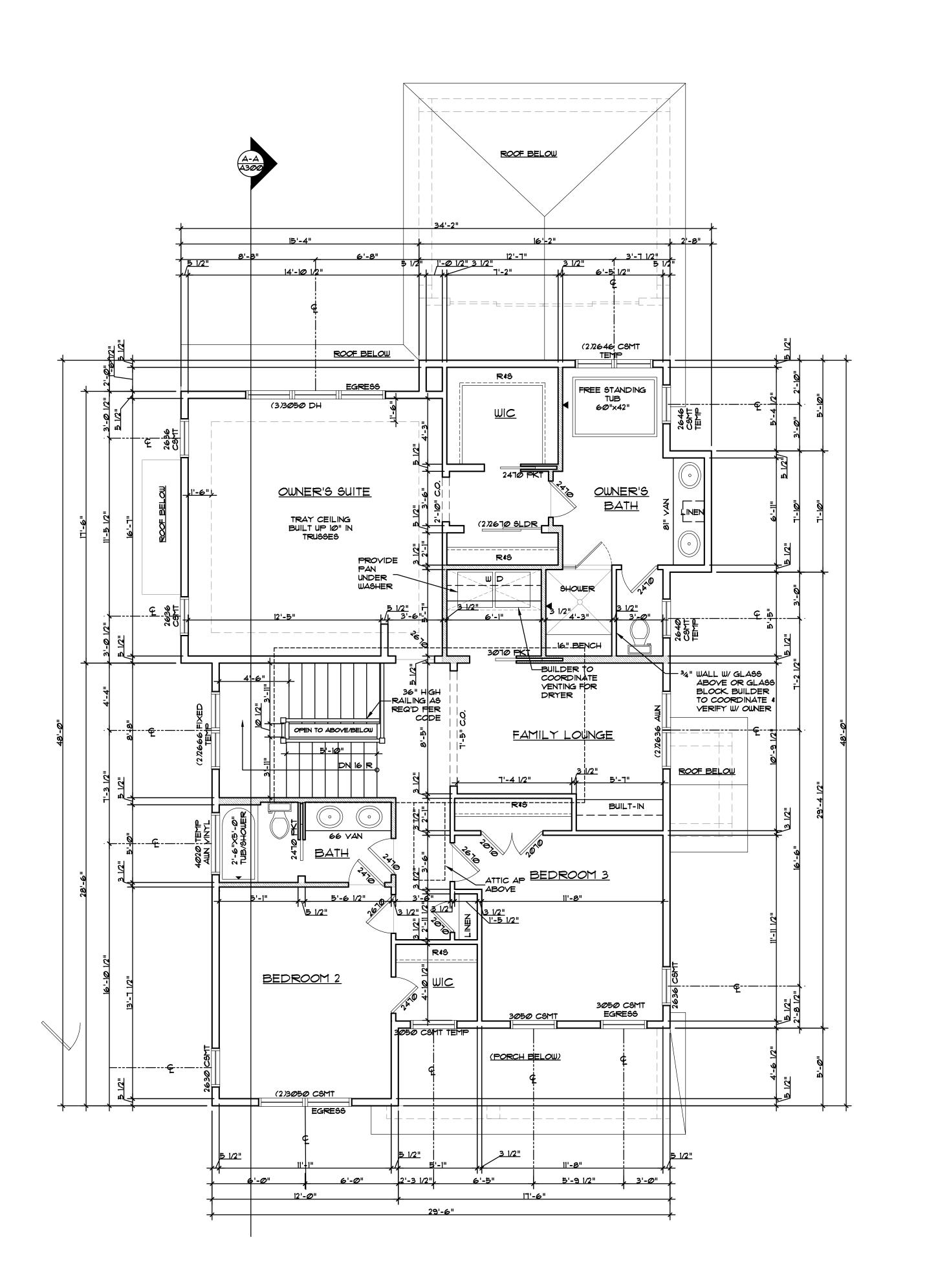
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OR APPROVED BY ME, AND THAT I
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THE STATE OF MARYLAND

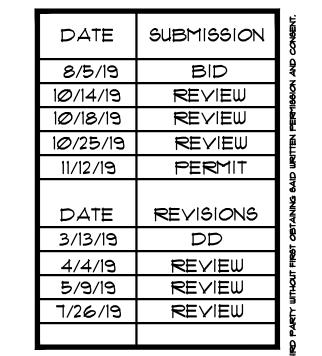
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TUDIO Z DESIGN CONCEPTS, LLC

812@ WOODMONT AVENUE SUITE 95@

BETHESDA, MARYLAND 20814

PHONE: 301-951-4391 FAX: 301-951-1913

APPROVED

Montgomery County

Historic Preservation Commission

By Dan.Bruechert at 1:02 pm, Nov 18, 2019

REVIEWED

SECOND FLOOR PLAN

SOUND BATTS, R-13/15 MIN. AT ALL BATHROOM, LAUNDRY ROOM, AT MECHANICAL CHASES AND SECOND FLOOR DECK BELOW ALL BATHROOMS AND LAUNDRY ROOMS.

NOTE: ALIGN TOPS OF

CASED OPENINGS TO R.O. OF INTERIOR DOORS, U.O.N.

L-----

FLOOR MATERIAL BREAK

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

1260 SF

STUDIO

DESIGN CONCEPTS

RIVATE RESIDENCE 8712 2ND AVENUE SILVER SPRING, MD

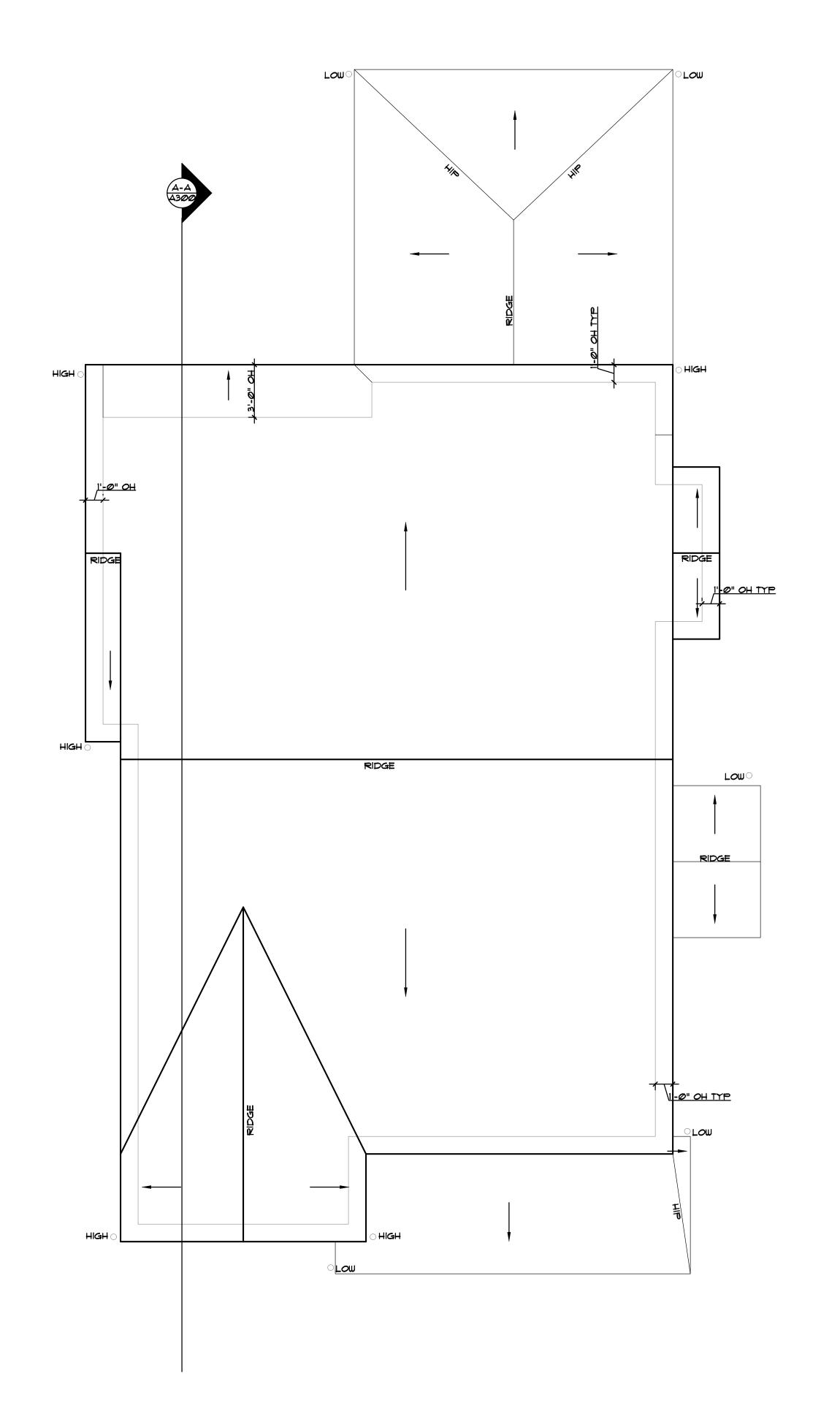
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I
AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND

LICENSE NO: <u>15150</u> EXPIRATION DATE: <u>08/23/2021.</u>



A1Ø3

PAGE Ø9 OF 26





REVIEWED By Dan.Bruechert at 1:02 pm, Nov 18, 2019

8/5/19 BID 10/14/19 REVIEW 10/18/19 REVIEW 10/25/19 REVIEW 11/12/19 PERMIT DATE REVISIONS 3/13/19 DD 4/4/19 5/9/19 REVIEW REVIEW 7/26/19 REVIEW

DESIGN CONCEPTS

RESIDENCE

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I
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ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND

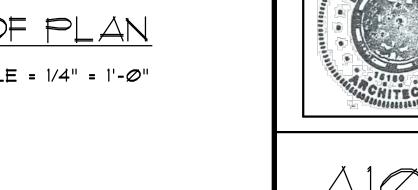
LICENSE NO<u>: 15150</u> EXPIRATION DATE<u>: 08/23/2021.</u>

ROOF PLAN

NOTE: ALIGN TOPS OF WINDOWS, BULKHEADS AND CASED OPENINGS TO R.O. OF INTERIOR DOORS, U.O.N.

<u>_____</u>

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

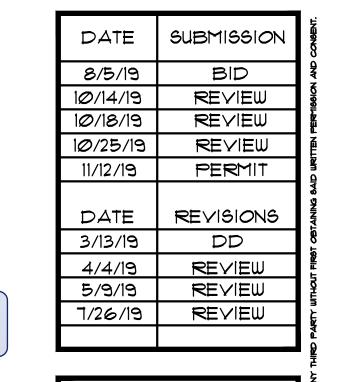


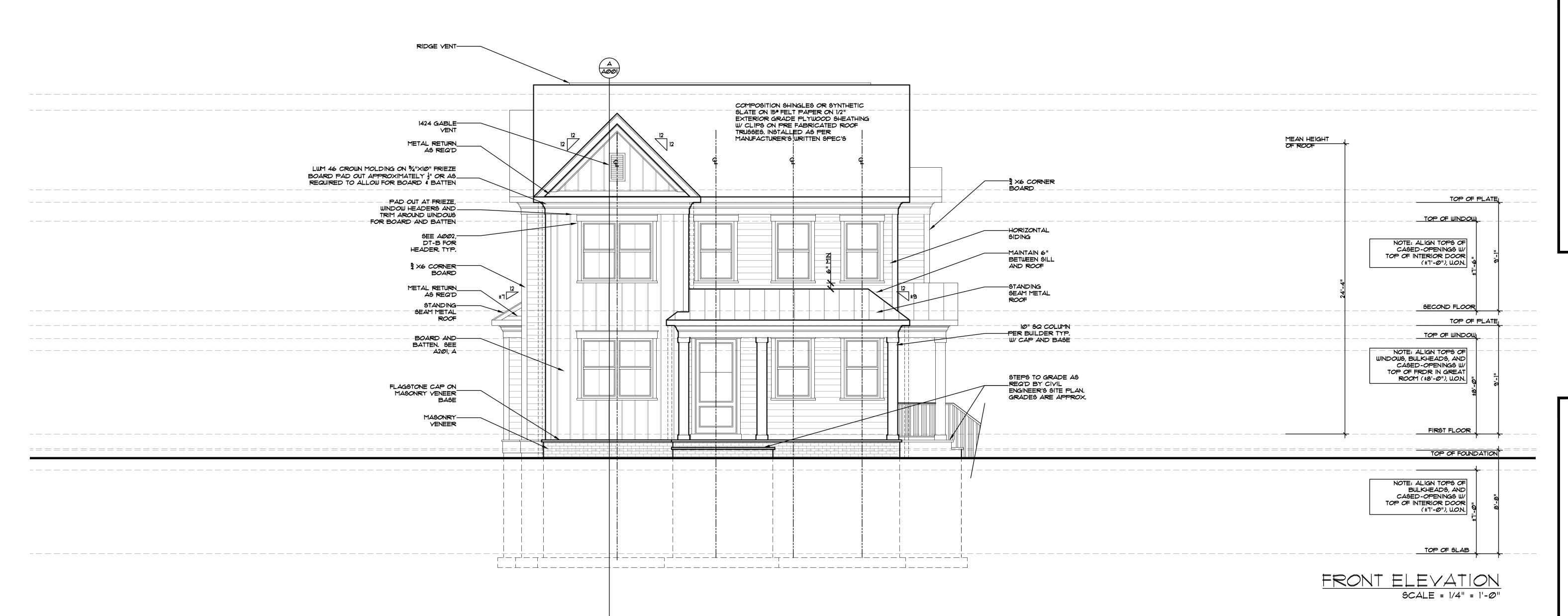
PAGE 10 OF 26

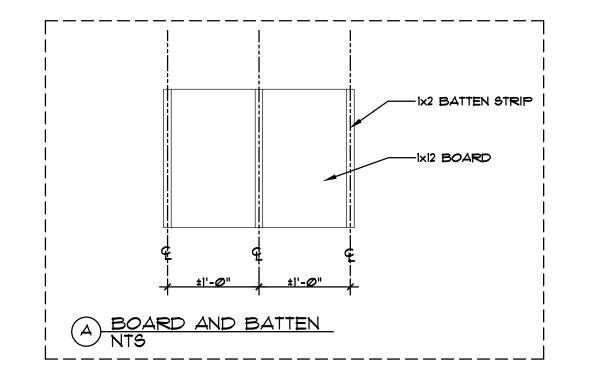


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By Dan.Bruechert at 1:02 pm, Nov 18, 2019





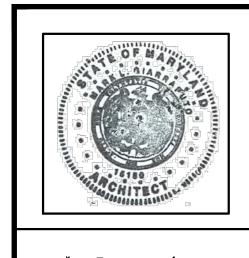




SILVER SPRING, MD

PROFESSIONAL CERTIFICATION:
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DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I
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ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND

LICENSE NO: 15150 EXPIRATION DATE: 08/23/2021.



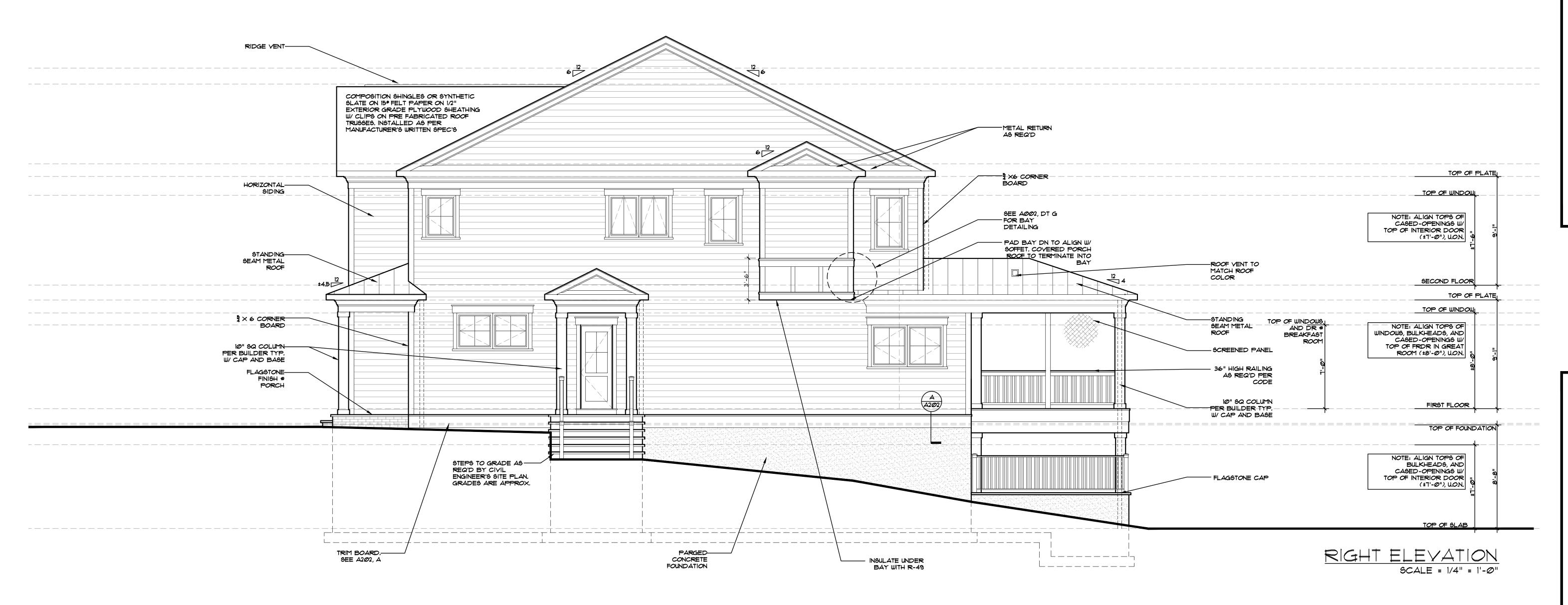
A2Ø1

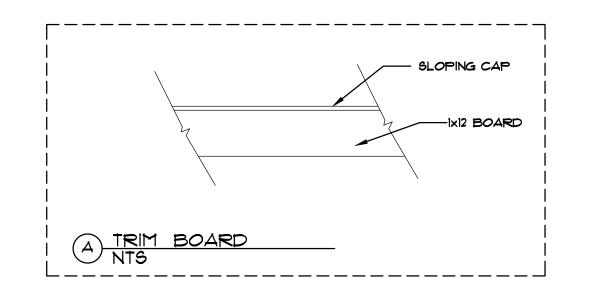
PAGE 11 OF 26

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By Dan.Bruechert at 1:02 pm, Nov 18, 2019





DATE	SUBMISSION	PARIT WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.
8/5/19	B	₹ Q
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5/9/19	REVIEW	豆豆
7/26/19	REVIEW	3
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DESIGN CONCEPTS

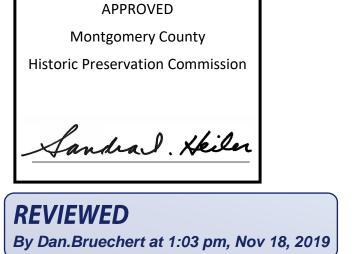
PROFESSIONAL CERTIFICATION:
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DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I
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ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND LICENSE NO: <u>15150</u> EXPIRATION DATE: <u>08/23/2021.</u>

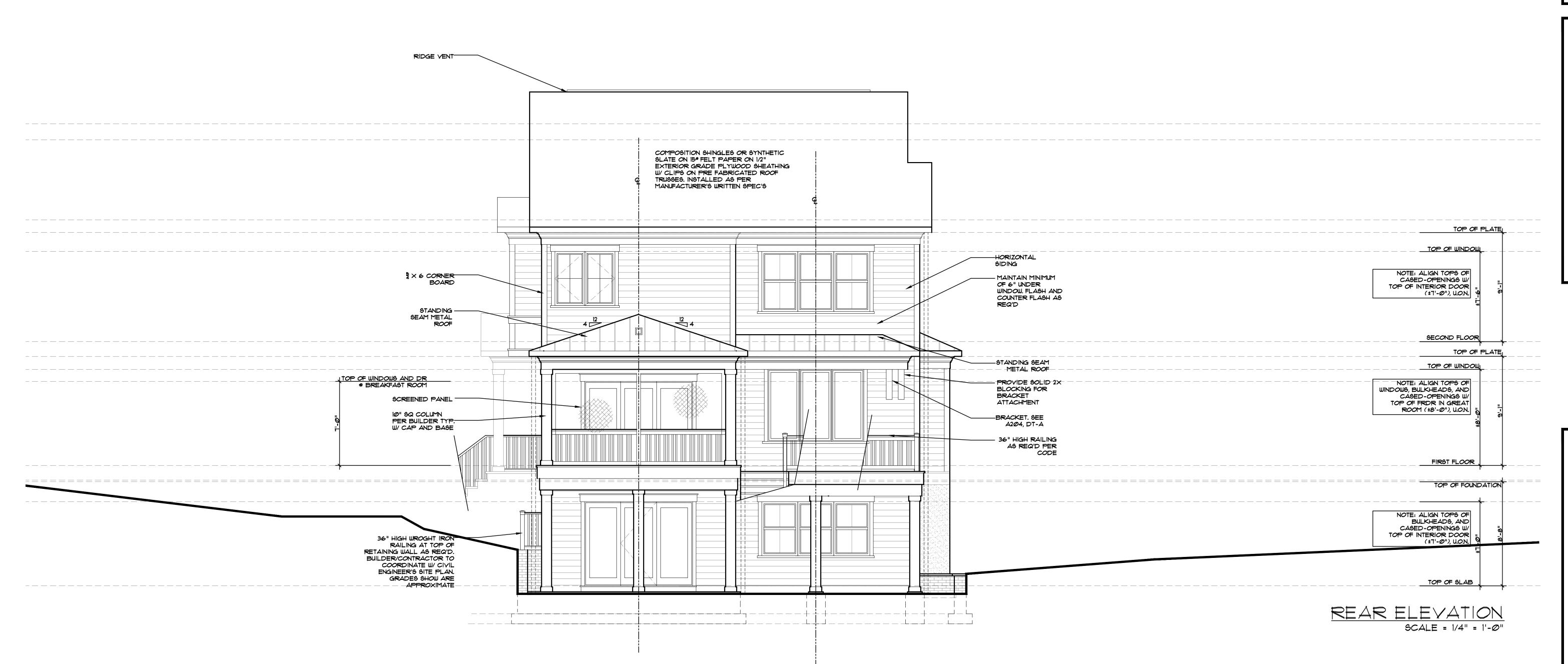


PAGE 12 OF 26



REVIEWED





DATE	SUBMISSION	CONGENT.
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DESIGN CONCEPTS

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THE STATE OF MARYLAND

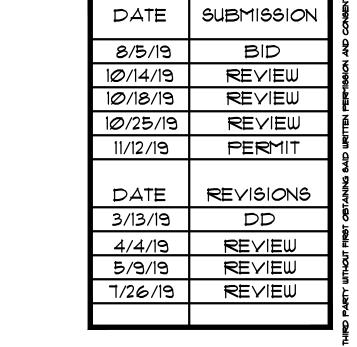
LICENSE NO: <u>15150</u> EXPIRATION DATE: <u>08/23/2021.</u>

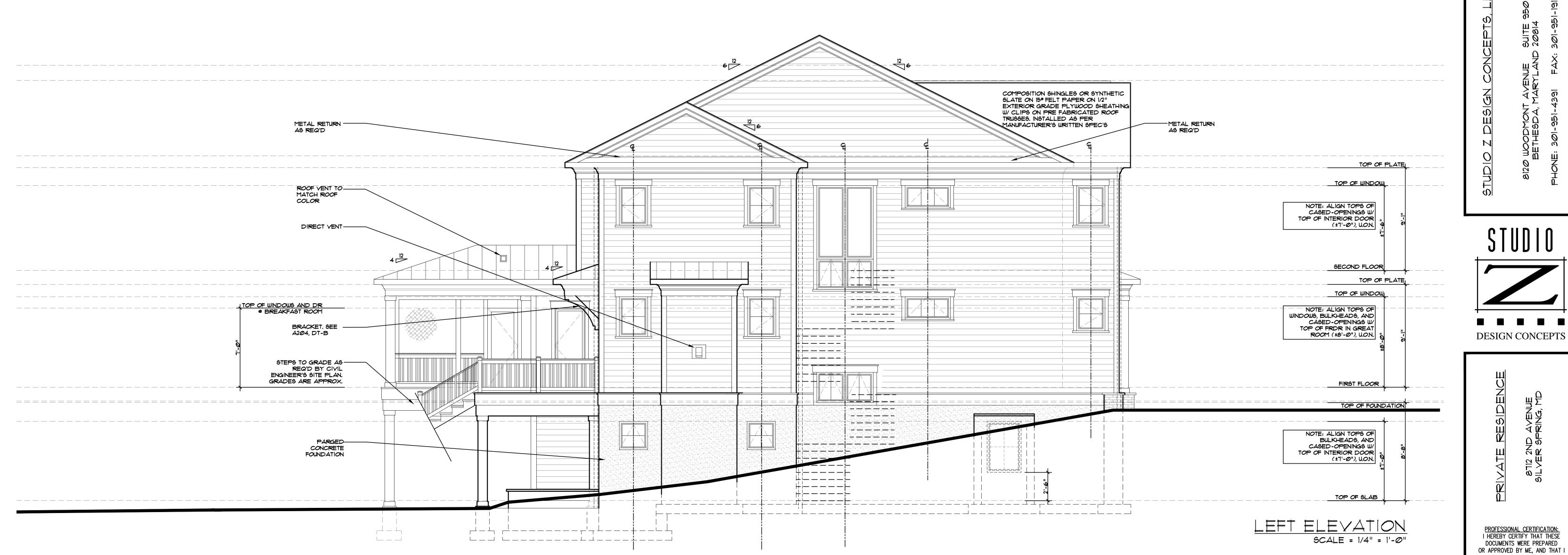


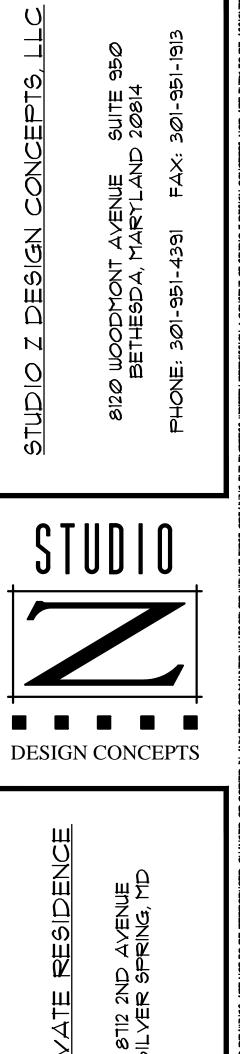
PAGE 13 OF 26

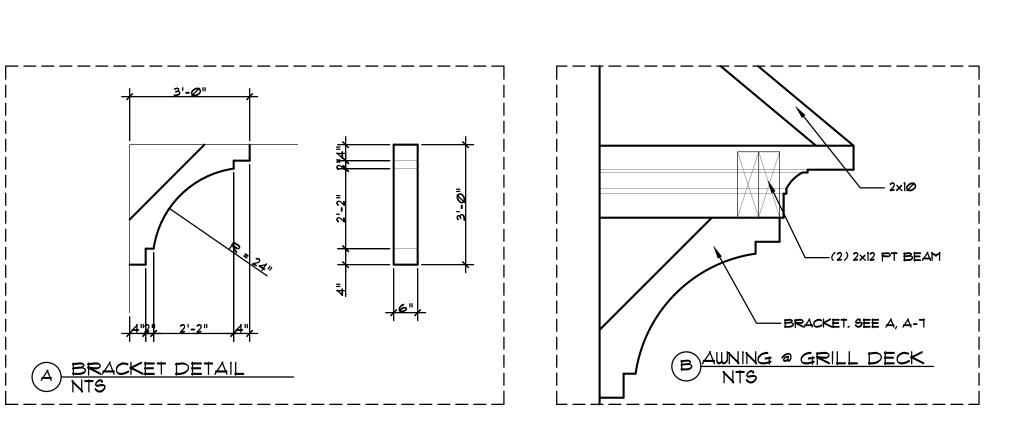


By Dan.Bruechert at 1:03 pm, Nov 18, 2019











AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

LICENSE NO: <u>15150</u> EXPIRATION DATE: <u>08/23/2021.</u>

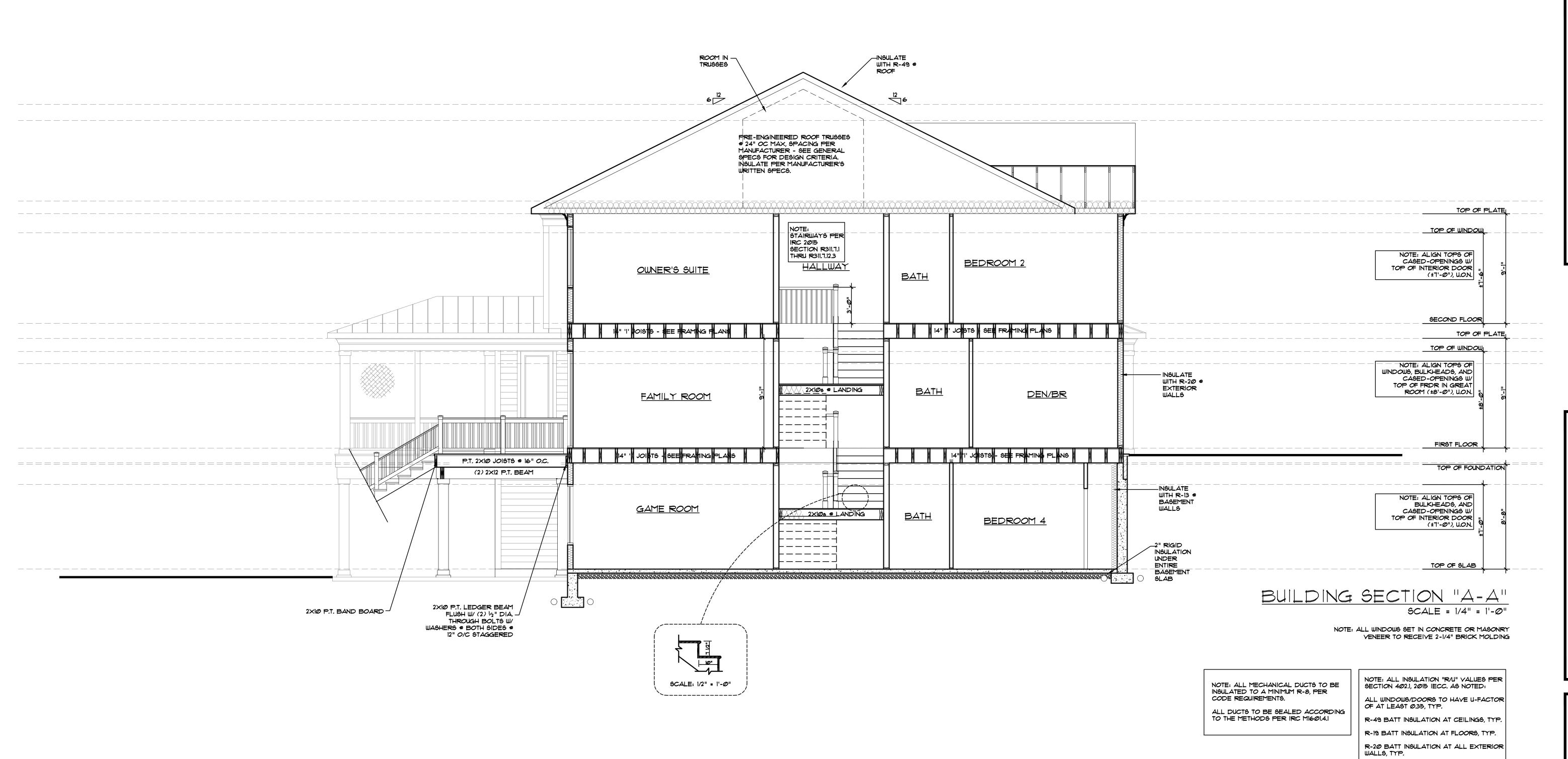
PAGE 14 OF 26



By Dan.Bruechert at 1:03 pm, Nov 18, 2019

R-13 BATT INSULATION AT ALL BASEMENT WALLS, TYP.

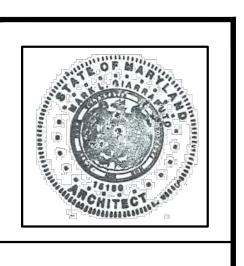
R-10 INSULATION AT SLAB PERIMETER 2-FEET DEEP, TYP.



DATE	SUBMISSION	PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.
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DESIGN CONCEPTS

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PAGE 15 OF 26

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Section # Framing / Rough-In Inspection Plans Verified Value Value Value

& Req.ID

402.1.1, 402.3.4 [FR1]¹ Door U-factor.

402.1.1, Glazing U-factor (area-weighted 402.3.1, 402.3.3, 402.5 [FR2]¹

are determined in accordance with the NFRC test procedure or

AAMA /WDMA/CSA 101/I.S.2/A440

or has infiltration rates per NFRC

>= 3 inches in diameter and >=

R-6 where < 3 inches. Supply and

return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter. 403.3.5 Building cavities are not used as

400 that do not exceed code

taken from the default table.

303.1.3 U-factors of fenestration products

[FR23]¹ installed per manufacturer's

402.4.3 Fenestration that is not site built [FR20]¹ is listed and labeled as meeting

402.4.5 IC-rated recessed lighting fixtures

[FR16]² sealed at housing/interior finish and labeled to indicate ≤2.0 cfm

403.3.1 Supply and return ducts in attics $[FR12]^1$ insulated >= R-8 where duct is

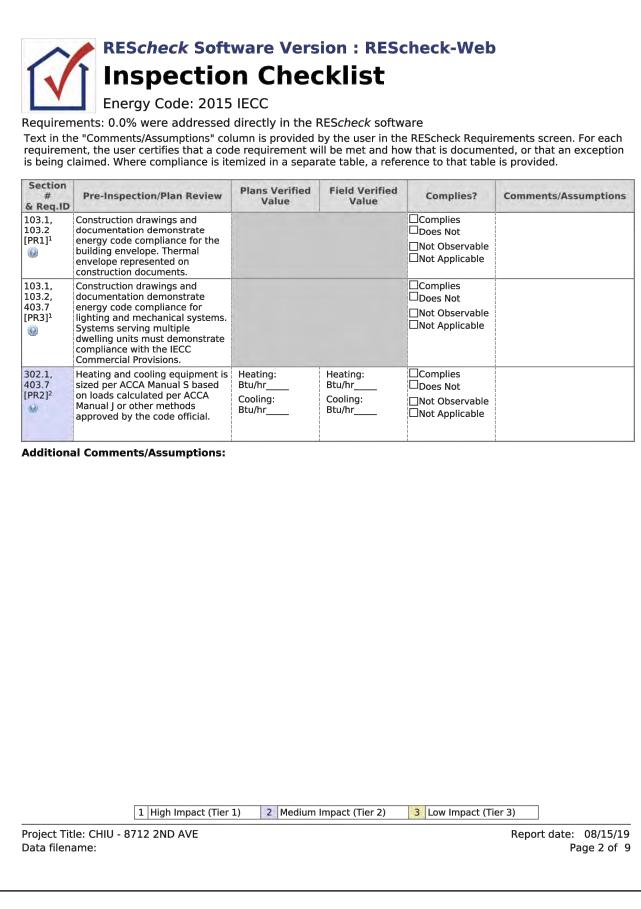
leakage at 75 Pa.

[FR15]³ ducts or plenums.

Project Title: CHIU - 8712 2ND AVE

Data filename:

instructions.



& Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumption
402.1.1 [FO4] ¹	Conditioned basement wall insulation R-value. Where interior insulation is used, verification may need to occur during Insulation Inspection. Not required in warm-humid locations in Climate Zone 3.	R R	R R	□Complies □Does Not □Not Observable □Not Applicable	See the Envelope Assemblies table for values.
303.2 [FO5] ¹	Conditioned basement wall insulation installed per manufacturer's instructions.			□Complies □Does Not □Not Observable □Not Applicable	0 1 1 1 1 1 1 1 1 1 1 1 1 1 1
402.2.9 [FO6] ¹	Conditioned basement wall insulation depth of burial or distance from top of wall.	ft	ft	□Complies □Does Not □Not Observable □Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ²	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			□Complies □Does Not □Not Observable □Not Applicable	
403.9 [FO12] ²	Snow- and ice-melting system controls installed.			Complies Does Not Not Observable Not Applicable	
	1 High Impact (Tier	1) 2 Medium	Impact (Tier 2)	3 Low Impact (T	ier 3)



Low Impact (Tier 3)		
Report date: 08/15/19 Page 5 of 9		
]	

Req.ID 303.1 All installed insulation is labeled or the installed R-values provided. 402.1.1, Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10) All installed insulation is labeled or the installed R-values provided. Complies Does Not Provided. Complies Complies See the Envelope Assembly table for values. See the Envelope Assembly table for values. See the Envelope Assembly table for values.
402.2.5, mass wall with at least ½ of the Wood Does Not table for values. 402.2.6 wall insulation on the wall Mass Not Observable exterior, the exterior insulation Steel Steel Not Applicable
ignormalization in Steel in Steel in Steel in Not Applicable
303.2 Wall insulation is installed per manufacturer's instructions. □Complies □Does Not □Not Observable □Not Applicable

ENERGY CODE COMPLIANCE

	8/5/19	<u>D</u>
	10/14/19	REVIEW
	10/18/19	REVIEW
	10/25/19	REVIEW
_	11/12/19	PERMIT
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	4/4/19	REVIEW
	5/9/19	REVIEW
	7/26/19	REVIEW
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SUBMISSION

REVIEWED By Dan.Bruechert at 1:03 pm, Nov 18, 2019

APPROVED

Montgomery County

Historic Preservation Commission

DESIGN CONCEPTS

PROFESSIONAL CERTIFICATION:
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LICENSE NO: 15150

EXPIRATION DATE: 08/23/2021.

PAGE 16 OF 26

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1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3) Report date: 08/15/19 Project Title: CHIU - 8712 2ND AVE Data filename: Page 6 of 9

☐Not Observable ☐Not Applicable 403.4 HVAC piping conveying fluids R-____ [FR17]² above 105 °F or chilled fluids ☐Complies □Does Not below 55 ºF are insulated to ≥R-☐Not Observable □Not Applicable □Complies □Does Not 403.4.1 Protection of insulation on HVAC ☐Not Observable ☐Not Applicable 403.5.3 Hot water pipes are insulated to R-______ ≥R-3. Complies □Does Not □Not Observable □Not Applicable \square Complies [FR19]² installed on all outdoor air \square Does Not intakes and exhausts. □Not Observable 1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Report date: 08/15/19 Page 4 of 9

table for values.

See the Envelope Assemblies table for values.

□Does Not □Not Observable □Not Applicable

□Does Not □Not Observable □Not Applicable

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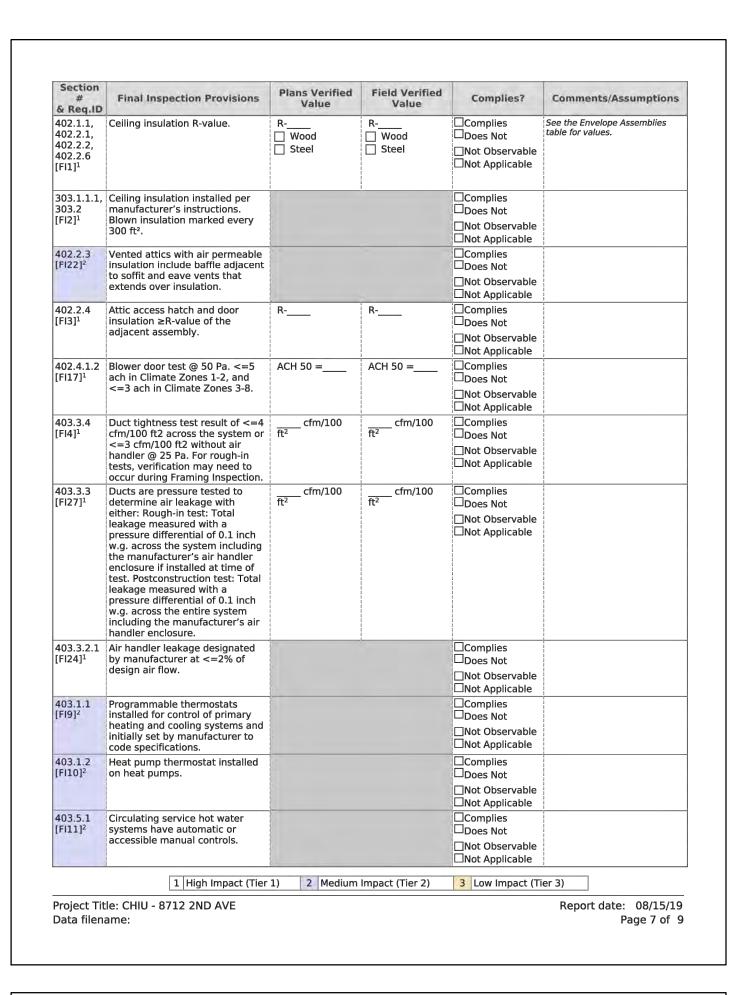
☐Not Applicable

☐Not Observable

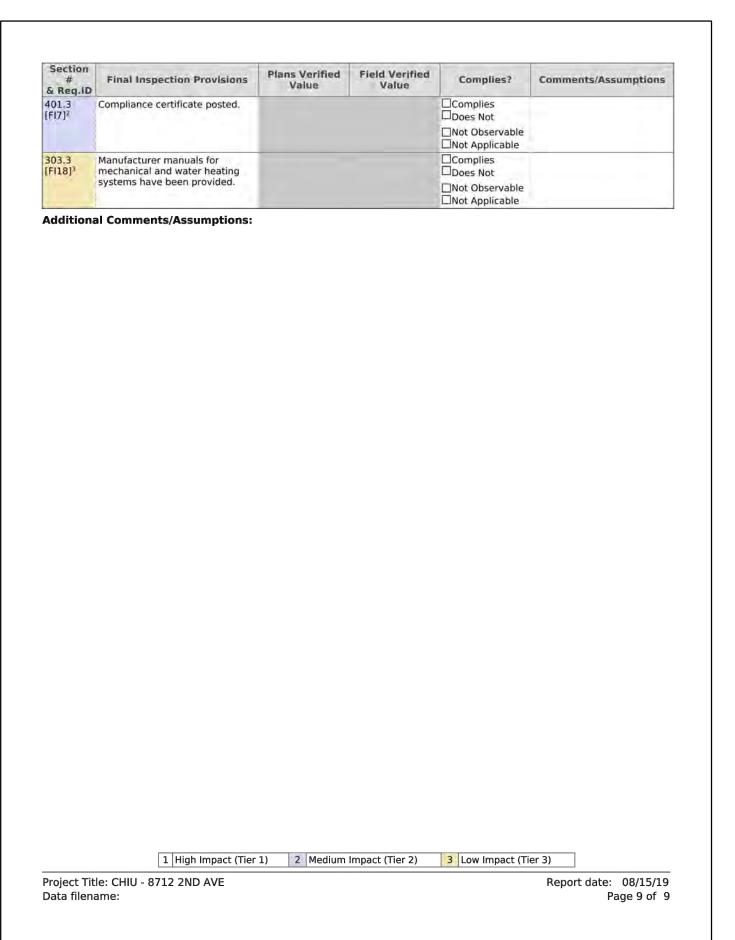
□Not Applicable

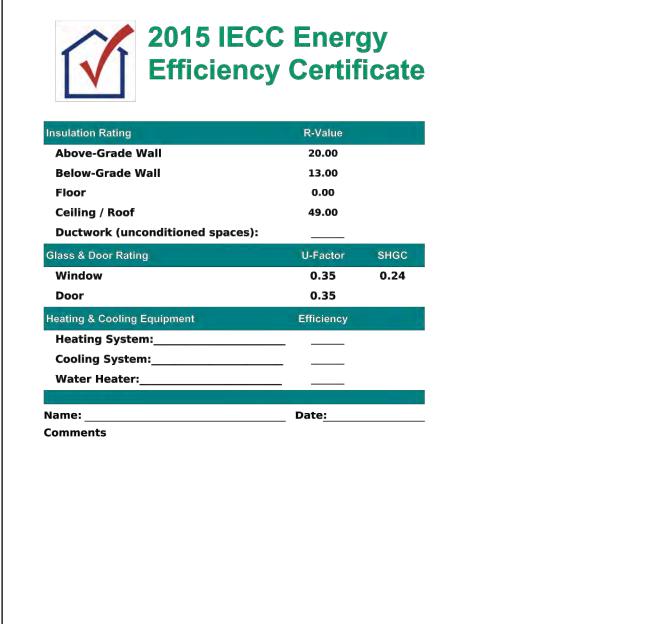
☐Not Observable

☐Not Applicable



Section # & Reg.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumption
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			□Complies □Does Not □Not Observable □Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			□Complies □Does Not □Not Observable □Not Applicable	
403.5.1.1 [Fi28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermossyphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			□Complies □Does Not □Not Observable □Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			□Complies □Does Not □Not Observable □Not Applicable	
403.5.2 [FI30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			□Complies □Does Not □Not Observable □Not Applicable	
403.5.4 [Fi31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			□Complies □Does Not □Not Observable □Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			□Complies □Does Not □Not Observable □Not Applicable	
404.1.1 [FI23] ³	Fuel gas lighting systems have no continuous pilot light.			□Complies □Does Not □Not Observable □Not Applicable	
	1 High Impact (Tier	1) 2 Medium	Impact (Tier 2)	3 Low Impact (Ti	er 3)
Project Tit	tie: CHIU - 8712 2ND AVE				Report date: 08/15/ Page 8 of



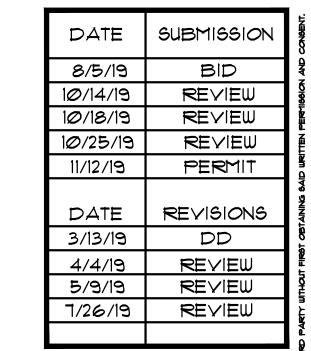


ENERGY CODE COMPLIANCE



REVIEWED

By Dan.Bruechert at 1:03 pm, Nov 18, 2019



STUDIO Z DESIGN CONCEPTS, LLC

812@ WOODMONT AVENUE SUITE 95@

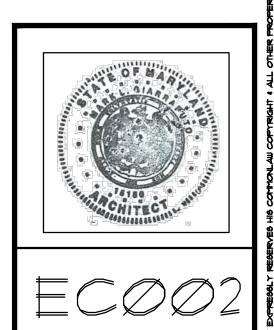
BETHESDA, MARYLAND 2@814

PHONE: 3@1-951-4391 FAX: 3@1-951-1913

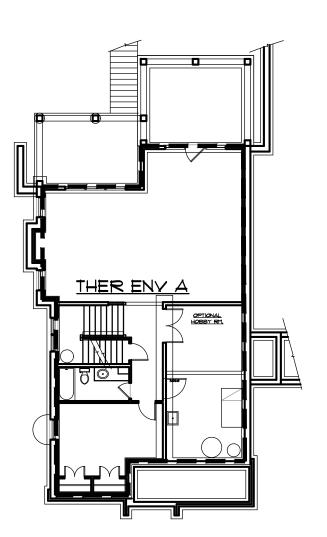


PROFESSIONAL CERTIFICATION:
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LICENSE NO: 15150
EXPIRATION DATE: 08/23/2021.

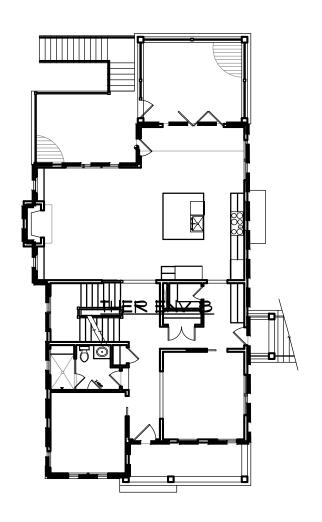


PAGE 17 OF 26



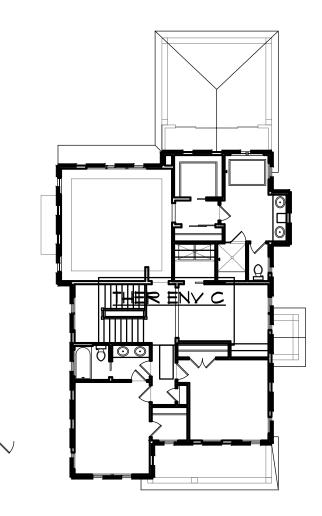
FOUNDATION PLAN

R-13 BATT INGULATION AT ALL BASEMENT WALLS, TYP. R-10 INSULATION AT SLAB PERIMETER 2-FEET DEEP, TYP.



FIRST FLOOR PLAN

R-49 BATT INSULATION AT CEILINGS, TYP. R-19 BATT INSULATION AT FLOORS, TYP. R-20 BATT INSULATION AT ALL EXTERIOR WALLS, TYP.



SECOND FLOOR PLAN

R-49 BATT INSULATION AT CEILINGS, TYP. R-19 BATT INSULATION AT FLOORS, TYP. R-20 BATT INSULATION AT ALL EXTERIOR WALLS, TYP.



REVIEWED

By Dan.Bruechert at 1:03 pm, Nov 18, 2019

SUBMISSION

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REVIEW

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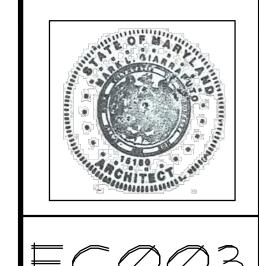


DESIGN CONCEPTS

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LICENSE NO: <u>15150</u> EXPIRATION DATE: <u>08/23/2021.</u>

THE STATE OF MARYLAND



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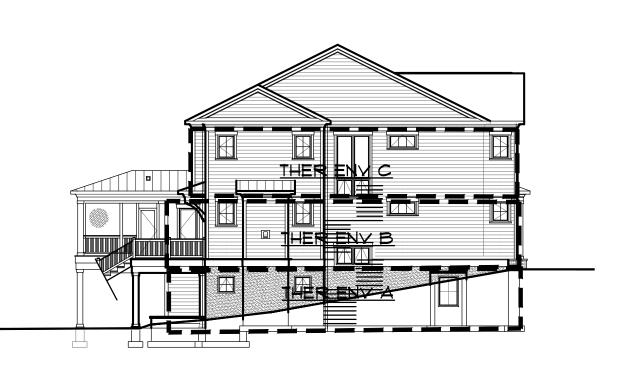
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

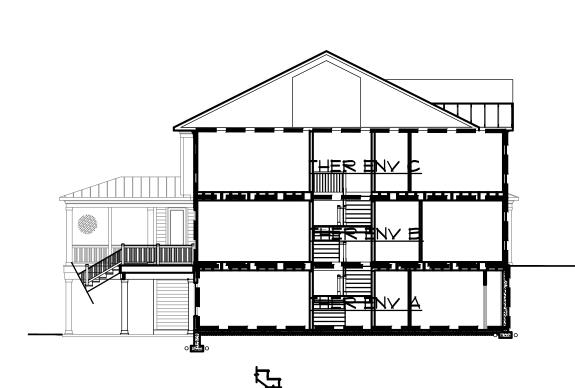
NOTE: ALL MECHANICAL DUCTS TO BE INSULATED TO A MINIMUM R-8, PER CODE REQUIREMENTS. ALL DUCTS TO BE SEALED ACCORDING TO THE METHODS PER IRC MIG/01.4.1

THERMAL ENVELOPE DIAGRAMS

= INDICATES EXTENT OF THERMAL ENVELOPE

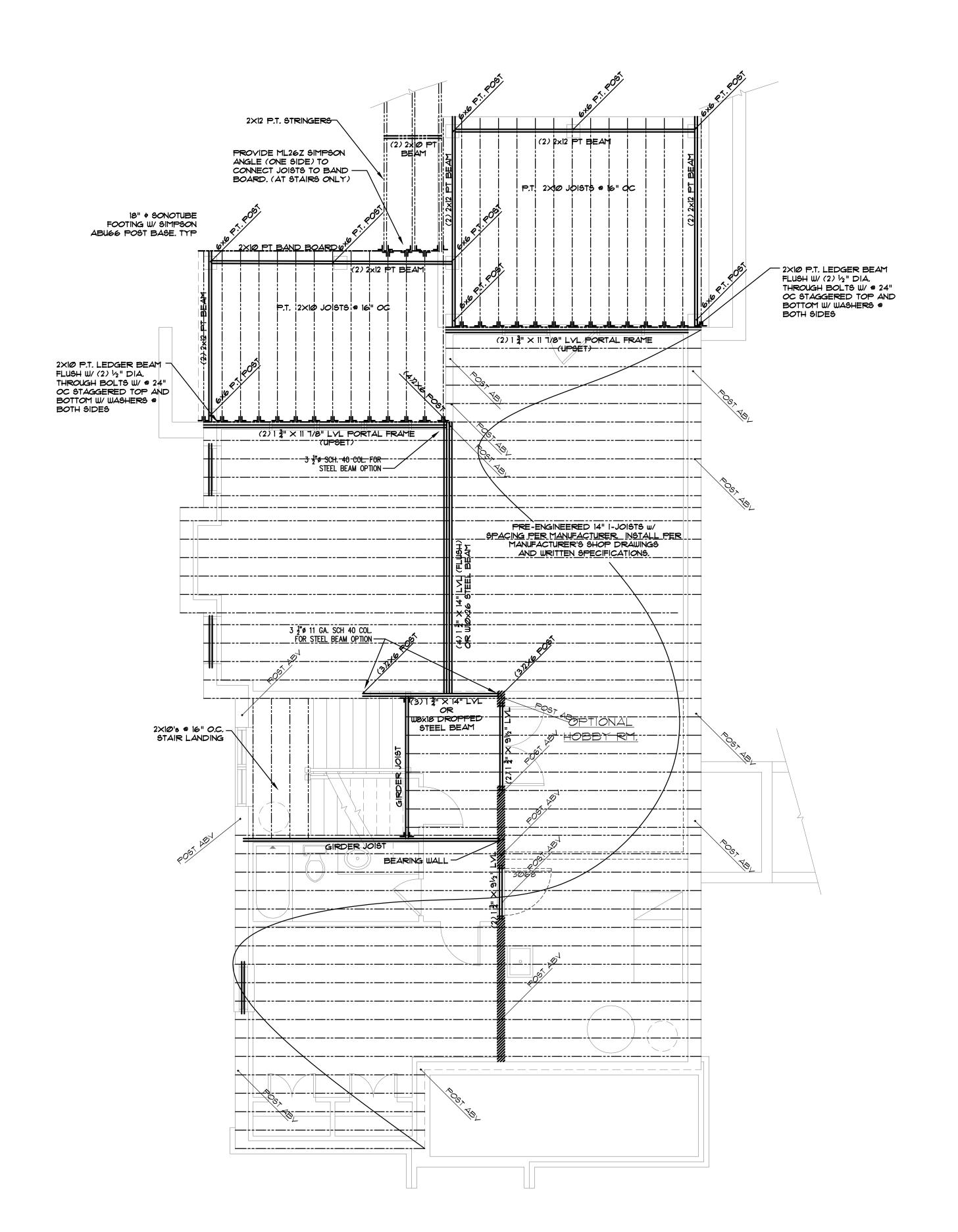
ALL WINDOWS/DOORS TO HAVE U-FACTOR OF AT LEAST 0.35, TYP. R-49 BATT INSULATION AT CEILINGS, TYP. R-19 BATT INSULATION AT FLOORS, TYP. R-20 BATT INSULATION AT ALL EXTERIOR WALLS, TYP. R-13 BATT INSULATION AT ALL BASEMENT WALLS, TYP. R-10 INSULATION AT SLAB PERIMETER 2-FEET DEEP, TYP.

NOTE: ALL INSULATION "R/U" VALUES PER SECTION 402.1, 2015 IECC. AS NOTED:



SECTION A-A

SECTION B-B



SUBMISSION 8/5/19 BID 10/14/19 REVIEW 10/18/19 REVIEW 10/25/19 REVIEW 11/12/19 PERMIT DATE REVISIONS DD 3/13/19 REVIEW 4/4/19 5/9/19 REVIEW 7/26/19 REVIEW

REVIEWED

By Dan.Bruechert at 1:03 pm, Nov 18, 2019

APPROVED

Montgomery County

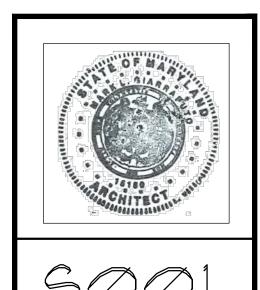
Historic Preservation Commission

Sandral. Kkiler

DESIGN CONCEPTS

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LICENSE NO: 15150 EXPIRATION DATE: 08/23/2021.



OF 26

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

NOTE: TREAT ALL DIMENSIONAL LUMBER EXPOSED TO WEATHER AS REQ'D. (TYP.) Notes: All posts shall continue down to foundations typ. All posts shall be minimum (2) 2x6 U.O.N. BEARING WALL SHADED OVERFRAMING

YOL. CEILING

FRAMING PLANS SHOWN ARE SCHEMATIC IN NATURE. REFER TO APPROVED TRUSS DRAWINGS FROM TRUSS MANUFACTURER FOR ACTUAL PLACING, SIZE, INSTALLATION DETAILS, AND SPACING. REFER TO GENERAL NOTE SHEET (GN-1 AND GN-2) FOR BEARING PLATES: 4"X8"X3" TRUSS DESIGN CRITERIA AND LOADING

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LIVE LOAD DEFLECTION

L/120: FOR AREAS INDICATED ON FRAMING PLANS

L/120: AREAS RECEIVING CERAMIC TILE/ LIMESTONE/MARBLE FLOOR FINISHES

REQUIREMENTS.

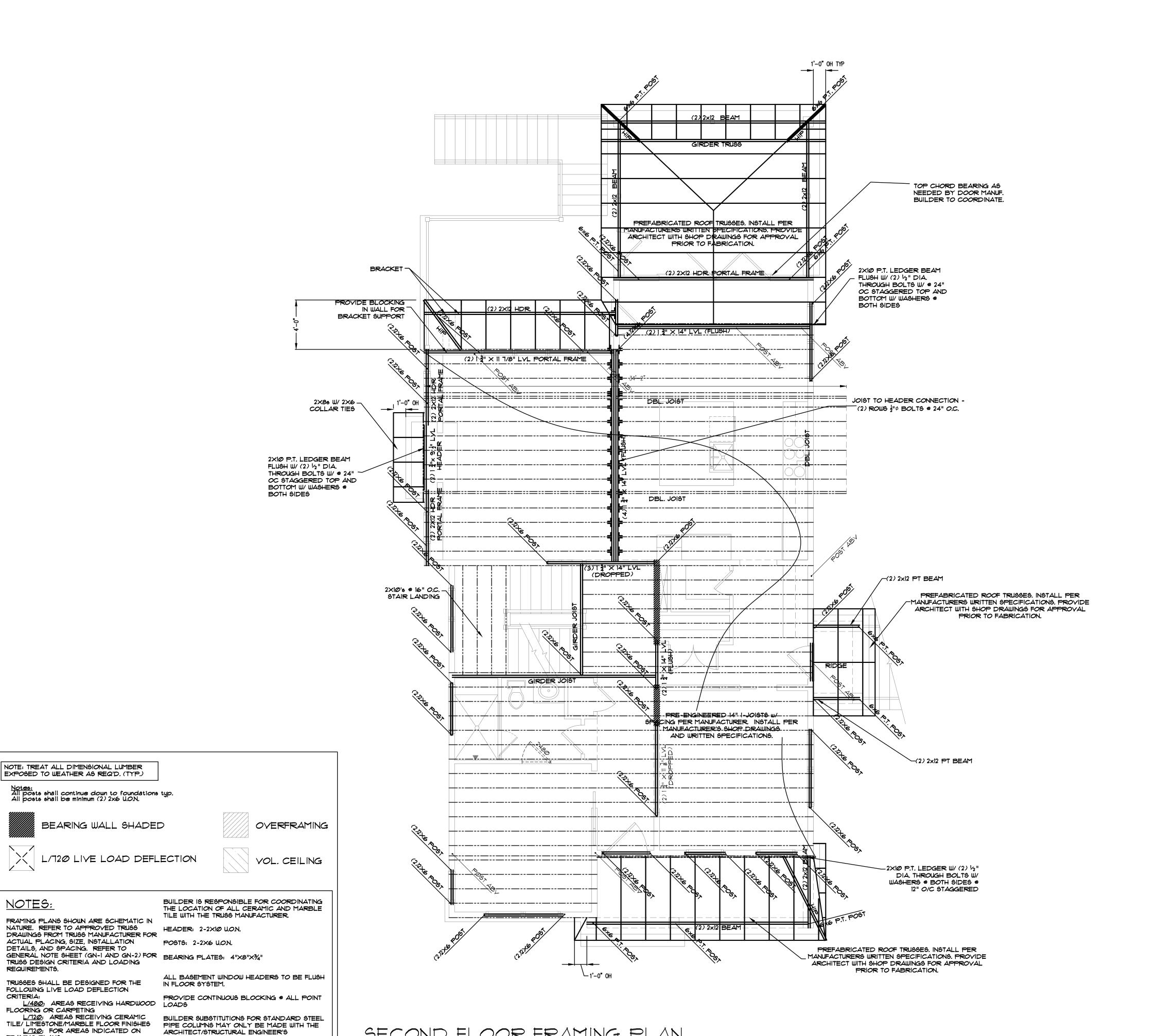
PROVIDE CONTINUOUS BLOCKING * ALL POINT LOADS

FLOORING OR CARPETING

BUILDER IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL CERAMIC AND MARBLE TILE WITH THE TRUSS MANUFACTURER. HEADER: 2-2×10 U.O.N.

ALL BASEMENT WINDOW HEADERS TO BE FLUSH IN FLOOR SYSTEM.

BUILDER SUBSTITUTIONS FOR STANDARD STEEL PIPE COLUMNS MAY ONLY BE MADE WITH THE ARCHITECT/STRUCTURAL ENGINEER'S APPROVAL. BUILDER MUST PROVIDE LOADING CAPACITY FOR ALL SUBSTITUTED COLUMNS PRIOR TO INSTALLATION.



SECOND FLOOR FRAMING PLAN

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

NOTE: TREAT ALL DIMENSIONAL LUMBER EXPOSED TO WEATHER AS REQ'D. (TYP.)

FRAMING PLANS SHOWN ARE SCHEMATIC IN NATURE. REFER TO APPROVED TRUSS

ACTUAL PLACING, SIZE, INSTALLATION

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LIVE LOAD DEFLECTION

L/120: AREAS RECEIVING CERAMIC TILE/ LIMESTONE/MARBLE FLOOR FINISHES

L/120: FOR AREAS INDICATED ON FRAMING PLANS

CRITERIA: PROVIDE L/480: AREAS RECEIVING HARDWOOD LOADS FLOORING OR CARPETING

APPROVAL. BUILDER MUST PROVIDE LOADING CAPACITY FOR ALL SUBSTITUTED COLUMNS PRIOR TO INSTALLATION.

DRAWINGS FROM TRUSS MANUFACTURER FOR

NOTES:

REQUIREMENTS.

Notes: All posts shall continue down to foundations typ. All posts shall be minimum (2) 2x6 U.O.N.

10/14/19 REVIEW 10/18/19 REVIEW 10/25/19 REVIEW 11/12/19 PERMIT DATE REVISIONS 3/13/19 DD REVIEW 5/9/19 REVIEW 7/26/19 REVIEW

8/5/19

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By Dan.Bruechert at 1:04 pm, Nov 18, 2019

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Montgomery County

Historic Preservation Commission

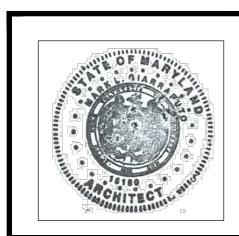
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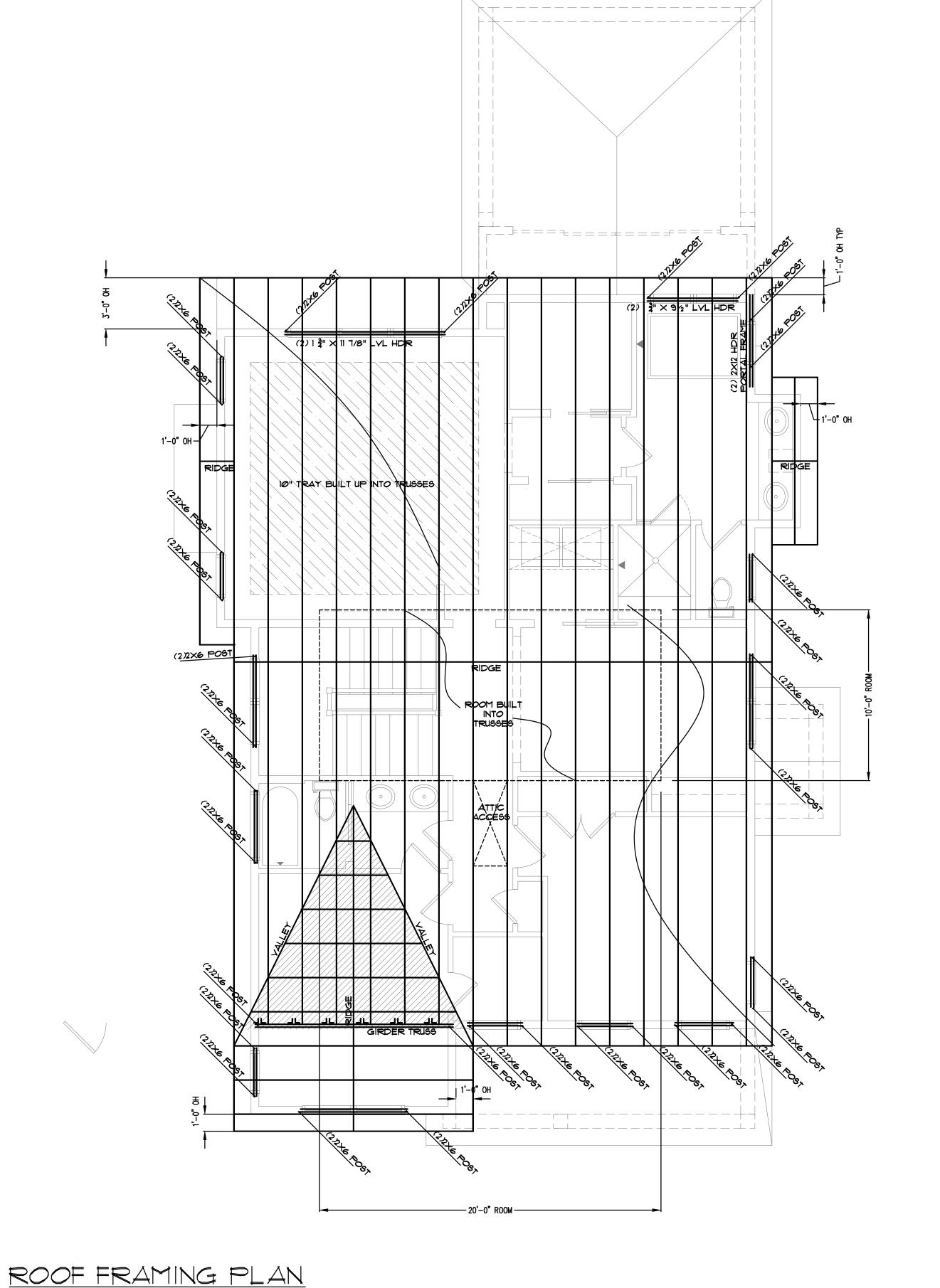
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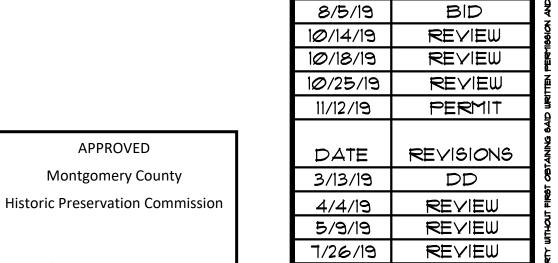
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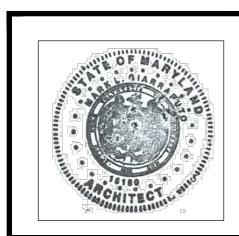
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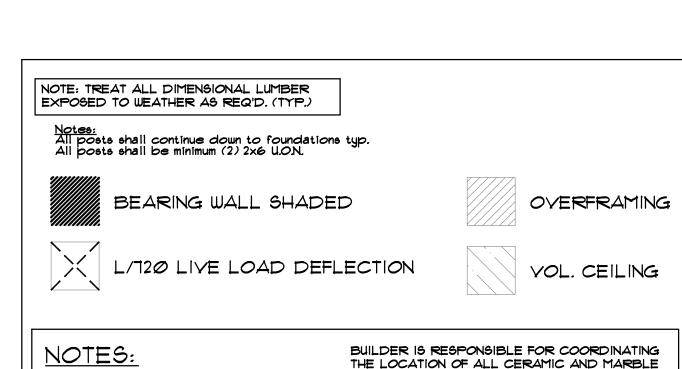
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FRAMING PLANS SHOWN ARE SCHEMATIC IN
NATURE. REFER TO APPROVED TRUSS
DRAWINGS FROM TRUSS MANUFACTURER FOR
ACTUAL PLACING, SIZE, INSTALLATION
F DETAILS, AND SPACING. REFER TO

GENERAL NOTE SHEET (GN-1 AND GN-2) FOR

TRUSS DESIGN CRITERIA AND LOADING

BEARING PLATES: 4"X8"X3/4"

REQUIREMENTS.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LIVE LOAD DEFLECTION

CRITERIA:

L/480: AREAS RECEIVING HARDWOOD

FLOORING OR CARPETING L/120: AREAS RECEIVING CERAMIC
TILE/ LIMESTONE MARBLE FLOOR FINISHES
L/120: FOR AREAS INDICATED ON
FRAMING PLANS

BUILDER IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL CERAMIC AND MARBLE TILE WITH THE TRUSS MANUFACTURER.

HEADER: 2-2×10 U.O.N. POSTS: 2-2×6 U.O.N.

ALL BASEMENT WINDOW HEADERS TO BE FLUSH IN FLOOR SYSTEM.

BUILDER SUBSTITUTIONS FOR STANDARD STEEL PIPE COLUMNS MAY ONLY BE MADE WITH THE ARCHITECT/STRUCTURAL ENGINEER'S

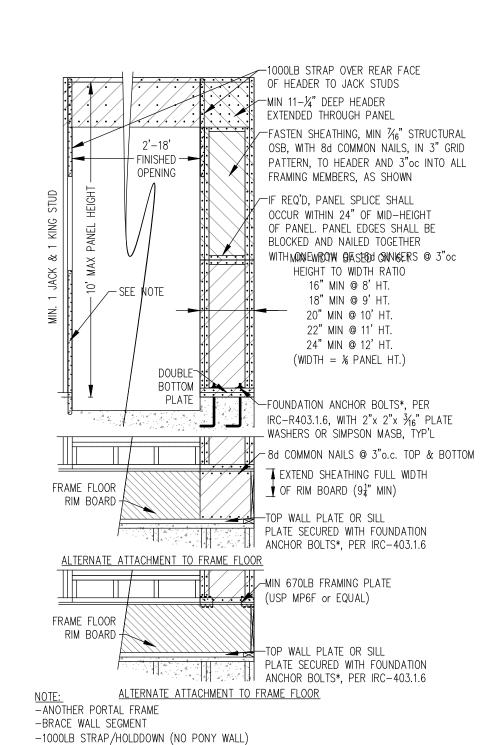
SCALE = 1/4" = 1'-0"

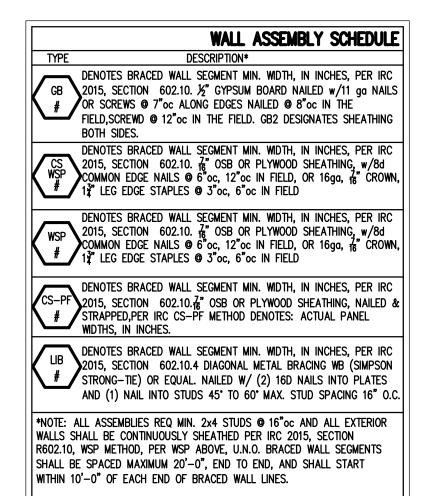
APPROVAL. BUILDER MUST PROVIDE LOADING CAPACITY FOR ALL SUBSTITUTED COLUMNS PRIOR TO INSTALLATION.



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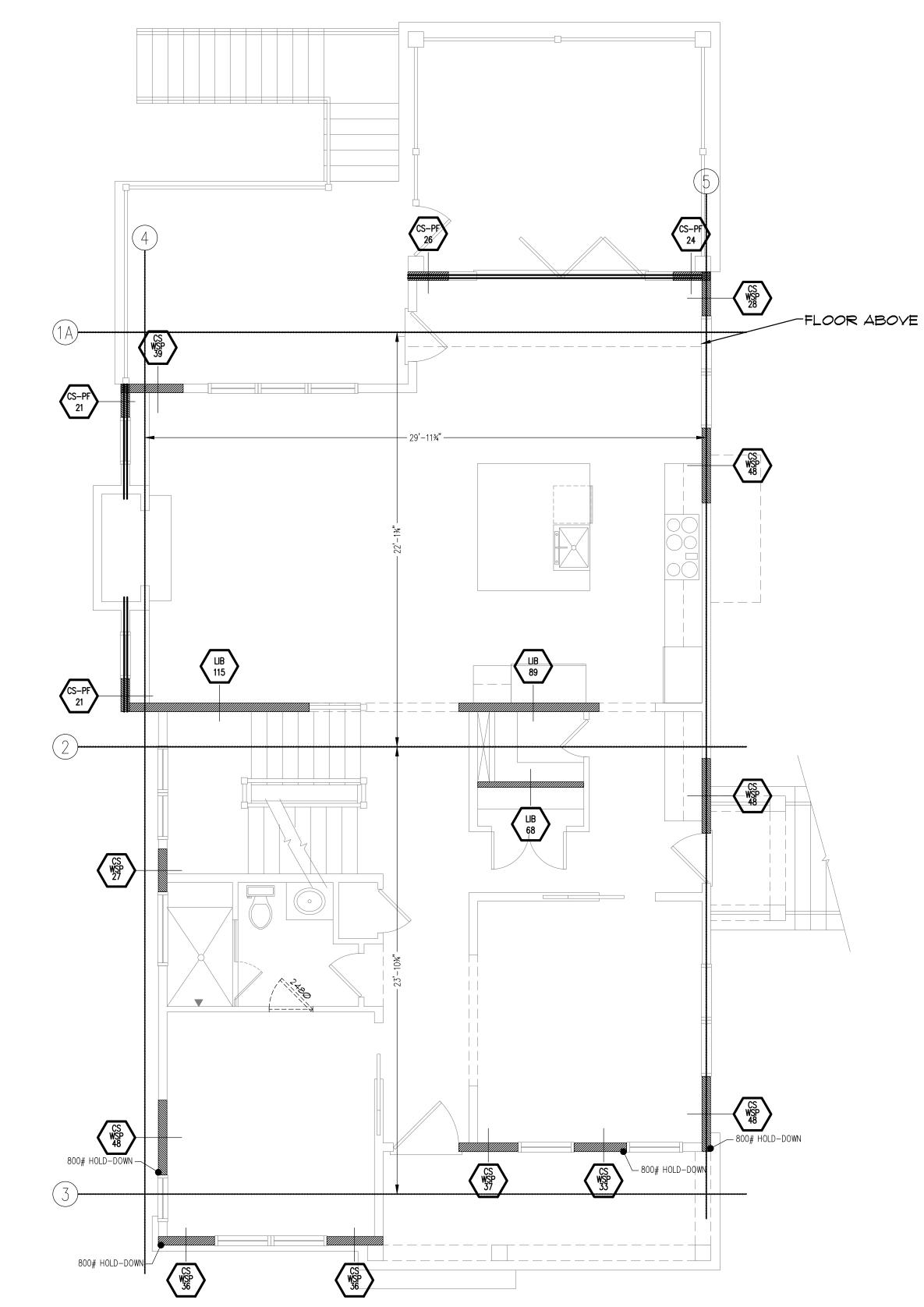


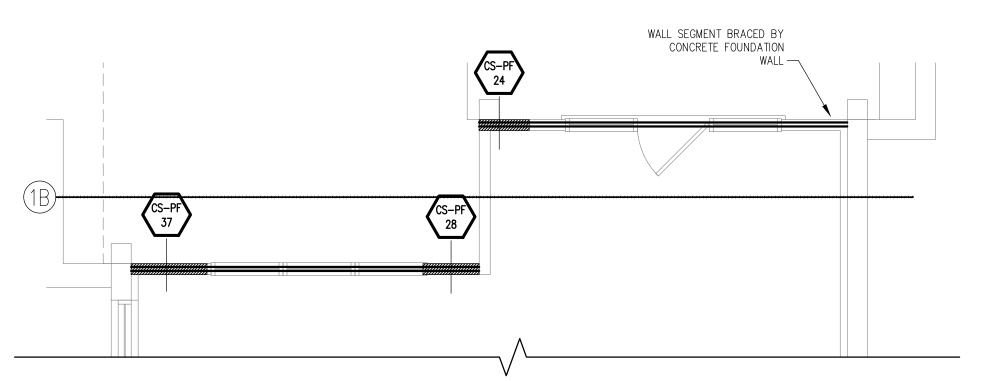


-3900LB STRAP/HOLDDOWN (w/ PONY WALL)

NTS (SPECIFIED W/ACTUAL WIDTH, IN INCHES)

CONTINUOUSLY SHEATHED PORTAL FRAME

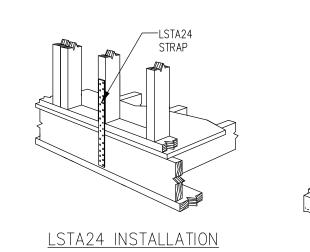




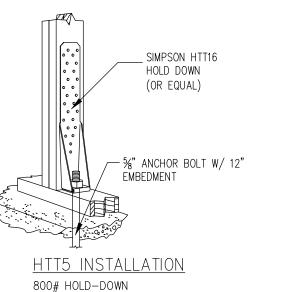
PART, BASEMENT BRACED WALL PLAN SCALE = 1/4" = 1'-0"

	WALL BRACING — CALCULATIONS — WIND SPEED 115 MPH — EXPOSURE B															
BWL	METHOD	LEV'L					1		JUSTMENT						REQ'D LENGTH	ACTUAL
			EAVE-R	IDGE HT.	WALL I	HEIGHT	# B	WL'S	OMIT II	NT. GB.	ADD HOL	D-DOWNS	GB FASTEN	√ @ 4" O.C.		LENGTH
1A	CS-WSP / CS-PF	1ST	11.66	1.02	9.00'	0.95	3	1.30	NO	1.00	NO	1.00	NO	1.00	8.89'	9.50'
1B	CS-WSP / CS-PF	BASEMENT	11.66	1.02	9.00'	0.95	3	1.30	NO	1.00	NO	1.00	NO	1.00	12.78'	12.88'
2	LIB	1ST	11.66'	1.02	9.00'	0.95	3	1.30	NO	1.00	NO	1.00	NO	1.00	19.17'	22.67
3	CS-WSP	1ST	11.66'	1.02	9.00'	0.95	3	1.30	NO	1.00	NO	1.00	NO	1.00	10.12'	11.83'
4	CS-WSP / CS-PF	1ST	11.66'	1.02	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	8.76'	11.51'
5	CS-WSP	1ST	11.66'	1.02	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	8.76'	14.33'

INFORMATION BASED ON DATA FROM TABLE R602.10.1.2(1), BRACED REQ. BASED ON WIND SPEED. IRC 2012



800# HOLD-DOWN



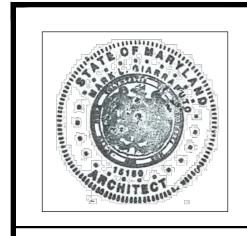
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10/18/19	REVIEW	H. H.
10/25/19	REVIEW	Ä
11/12/19	PERMIT	Ω <u>N</u>
		8 A 8 ₽
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4/4/19	REVIEW	1 1 1
5/9/19	REVIEW	흌
7/26/19	REVIEW	<u> </u>
		9 A

DESIGN CONCEPTS

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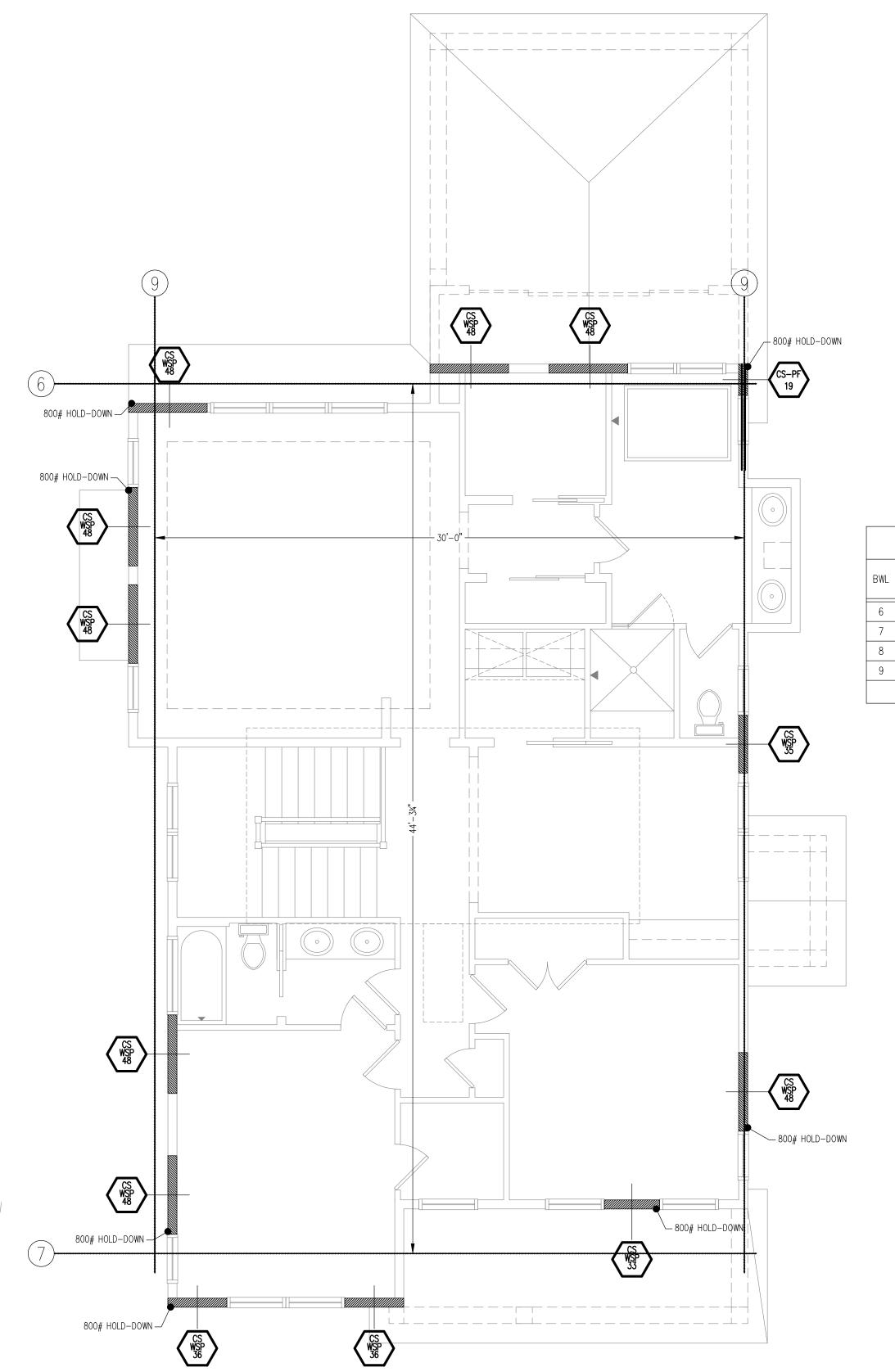


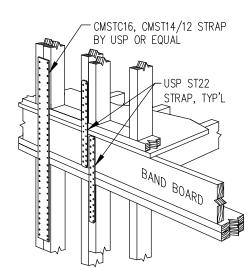
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BRACEDOWALBRACED WALL PLAN SCALE = 1/4" = 1'-0"





NOTE: ALL STRAPS TO BE NAILED TO POST BELOW OR NAILED TO FACE, UNDERSIDE & BACKSIDE OF HEADER BELOW TO DEVELOP MANUFACTURER'S END LENGTH & NAILING REQUIREMENTS, TYP'L

ST22, CMSTC16, CMST14 & CMST12 INSTALLATIONS NTS RS200 SIMILAR

WALL ASSEMBLY SCHEDULE TYPE DESCRIPTION*

DESCRIPTION*

DESCRIPTION*

DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC

2015, SECTION 602.10. ½" GYPSUM BOARD NAILED w/11 ga NAILS

OR SCREWS © 7"oc ALONG EDGES NAILED © 8"oc IN THE

FIELD, SCREWD © 12"oc IN THE FIELD. GB2 DESIGNATES SHEATHING

BOTH SIDES.

DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC
2015, SECTION 602.10. 18 OSB OR PLYWOOD SHEATHING, w/8d
COMMON EDGE NAILS © 6"oc, 12"oc IN FIELD, OR 16ga, 18" CROWN,
11 LEG EDGE STAPLES © 3"oc, 6"oc IN FIELD

DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10. 16 OSB OR PLYWOOD SHEATHING, w/8d COMMON EDGE NAILS @ 6 Oc. 12 Oc IN FIELD, OR 16ga, 16 CROWN, 12 LEG EDGE STAPLES @ 3 Oc., 6 Oc IN FIELD

DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.76 OSB OR PLYWOOD SHEATHING, NAILED & STRAPPED, PER IRC CS-PF METHOD DENOTES: ACTUAL PANEL WIDTHS, IN INCHES.

DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 DIAGONAL METAL BRACING WB (SIMPSON STRONG-TIE) OR EQUAL. NAILED W/ (2) 16D NAILS INTO PLATES AND (1) NAIL INTO STUDS 45° TO 60° MAX. STUD SPACING 16" O.C.

*NOTE: ALL ASSEMBLIES REQ MIN. 2x4 STUDS @ 16"oc AND ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED PER IRC 2015, SECTION R602.10, WSP METHOD, PER WSP ABOVE, U.N.O. BRACED WALL SEGMENTS SHALL BE SPACED MAXIMUM 20'-0", END TO END, AND SHALL START WITHIN 10'-0" OF EACH END OF BRACED WALL LINES.

	V	VALL	BRAC	ING -	- CА	LCl	JLA	TIONS	— w	ND SPEED	115 MPH -	EXPOSURE E	}		
_ METHOD	LEV'L	ADJUSTMENT FACTORS												REQ'D LENGTH	ACTUAL
METHOD	LE V L	EAVE-RIDGE HT.		WALL HEIGHT		# BWL'S		OMIT INT. GB.		ADD HOLD-DOWNS		GB FASTEN @ 4" O.C.		TEQU LENGIA	LENGTH
CS-WSP	2ND	11.66'	10.5	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	6.62'	12.00'
CS-WSP	2ND	11.66'	10.5	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	6.62'	8.75'
CS-WSP	2ND	11.66'	10.5	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	4.99'	16.00'
CS-WSP / CS-PF	2ND	11.66'	10.5	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	4.99'	9.55'
		NFORMATIO	N BASED	ON DATA	FROM TA	BLE R	602.10.1	1.2(1), BR <i>A</i>	ACED REQ.	BASED ON	WIND SPEE	D. IRC 2012			

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Montgomery County

Historic Preservation Commission

Sandral. Kkiler

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By Dan.Bruechert at 1:04 pm, Nov 18, 2019

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10/18/19	REVIEW
10/25/19	REVIEW
11/12/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

STUDIO Z DESIGN CONCEPTS, LLC
8120 WOODMONT AVENUE SUITE 950
BETHESDA, MARYLAND 20814
PHONE: 301-951-4391 FAX: 301-951-1913

STUDIO

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SILVER SPRING MD

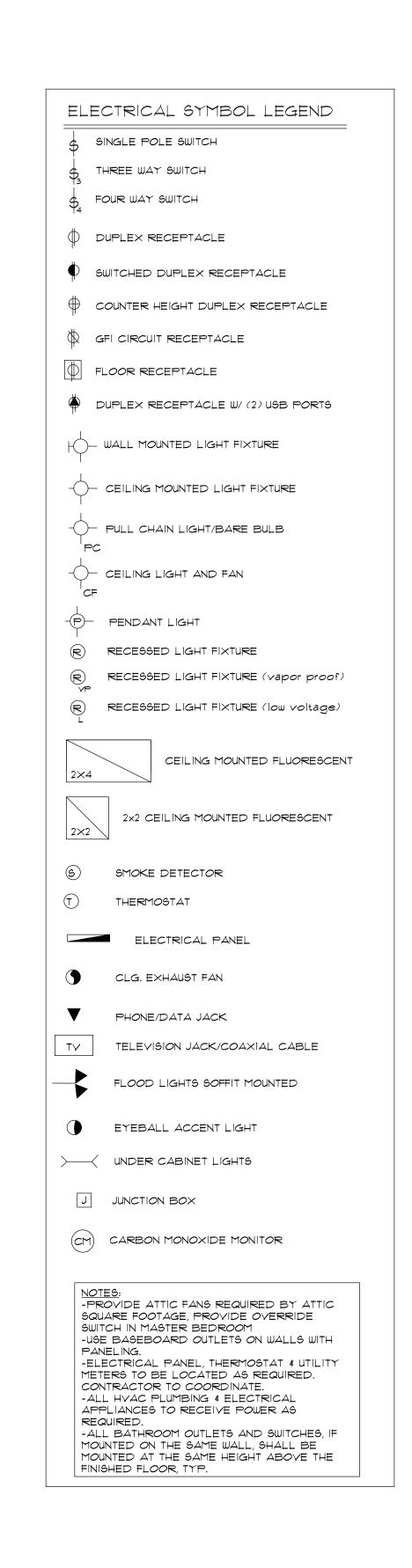
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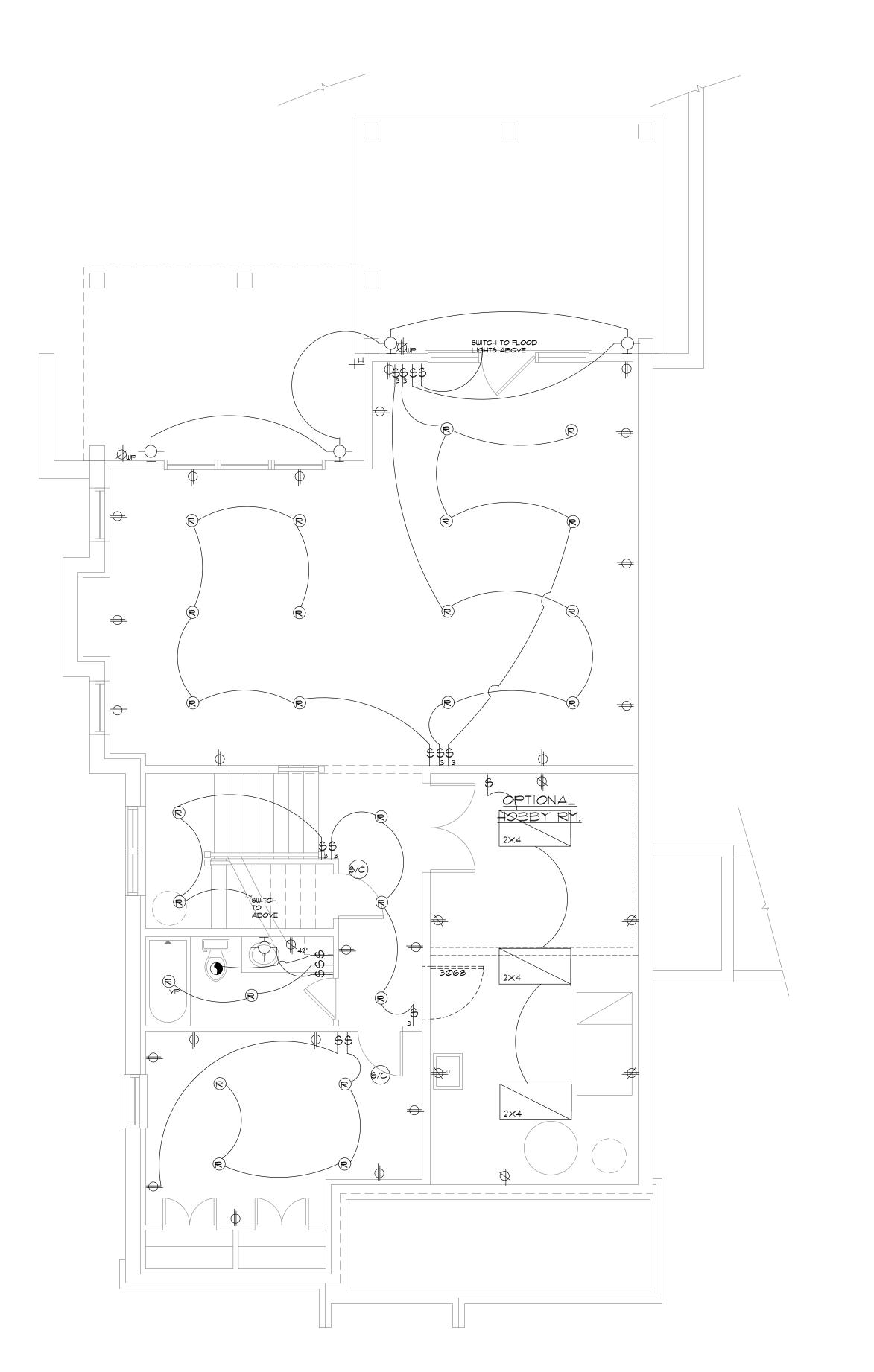
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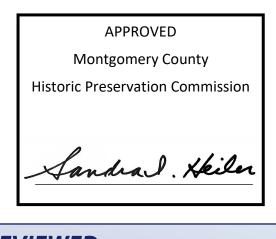


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LOWER LEVEL ELECTRICAL PLAN

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

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20 WOODMONT AVENUE SUITE 950

BETHESDA, MARYLAND 20814

ONE: 301-951-4391 FAX: 301-951-1913

8/5/19

10/14/19

10/18/19

10/25/19

11/12/19

DATE

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PRIVATE RESIDENCE
8712 2ND AVENUE
SILVER SPRING, MD

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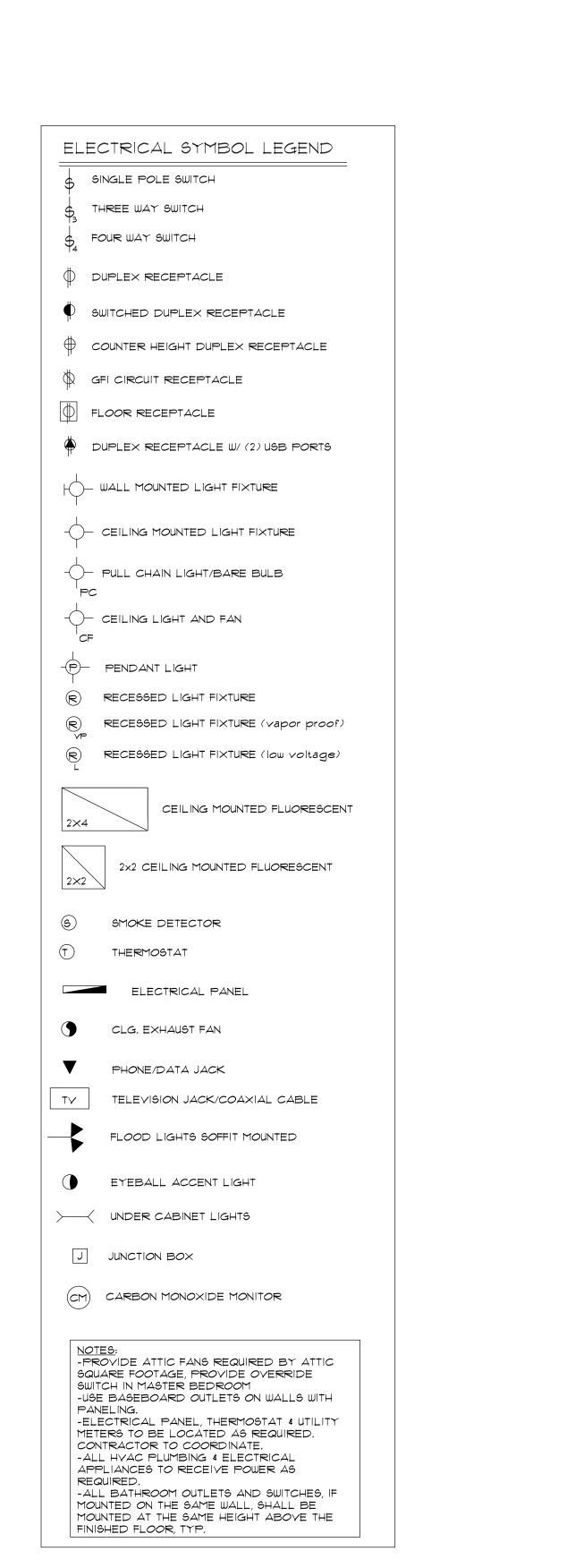
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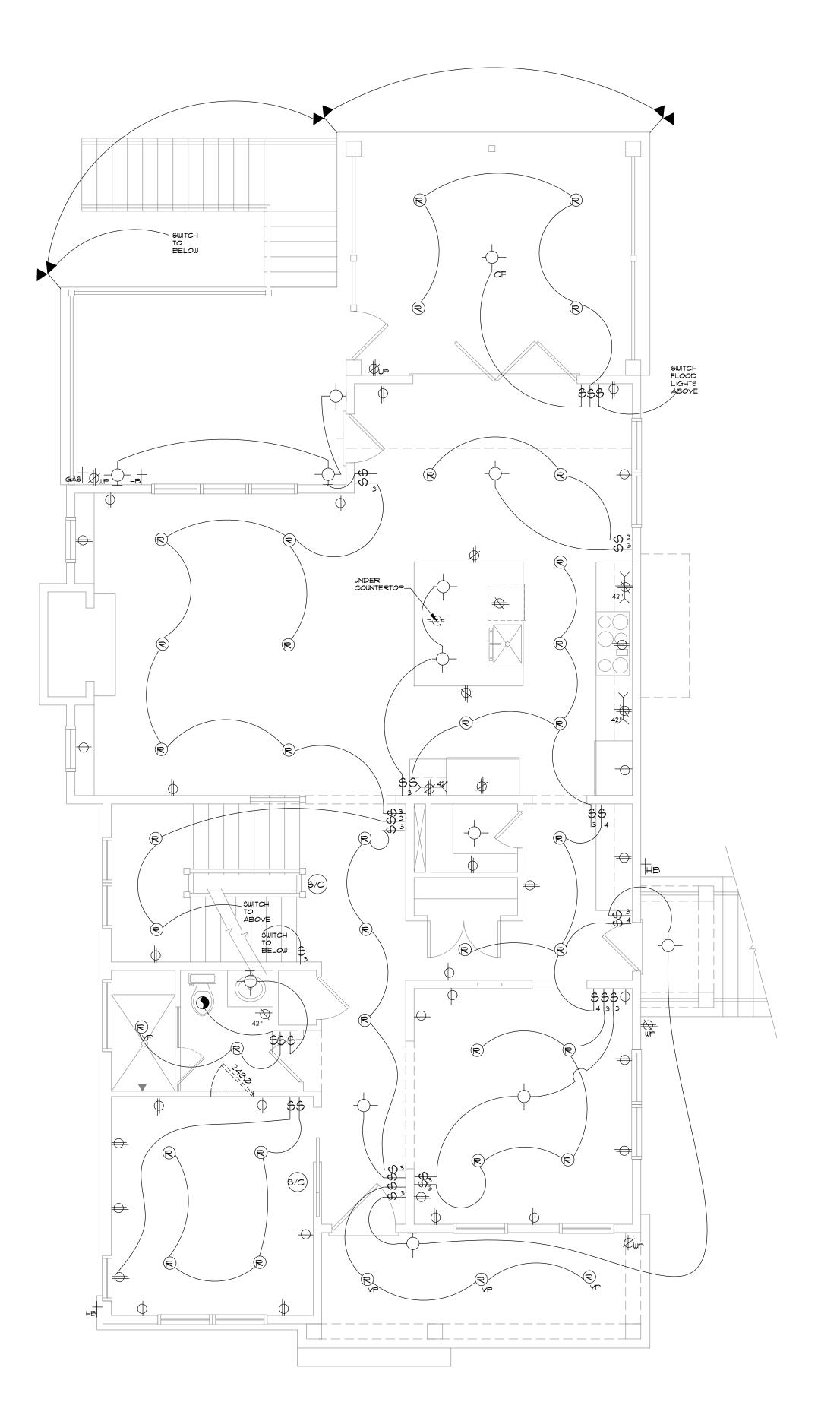
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LICENSE NO: <u>15150</u> EXPIRATION DATE: <u>08/23/2021.</u>

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FIRST FLOOR ELECTRICAL PLAN

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

DATE 8/5/19 BID 10/14/19 REVIEW 10/18/19 REVIEW 10/25/19 REVIEW 11/12/19 PERMIT DATE REVISIONS 3/13/19 DD 4/4/19 REVIEW 5/9/19 REVIEW 7/26/19 REVIEW

STUDIO Z DESIGN CONCEPTS, LLC
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BETHESDA, MARYLAND 20814
PHONE: 301-951-4391 FAX: 301-951-1913

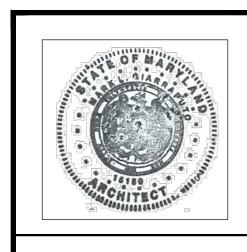
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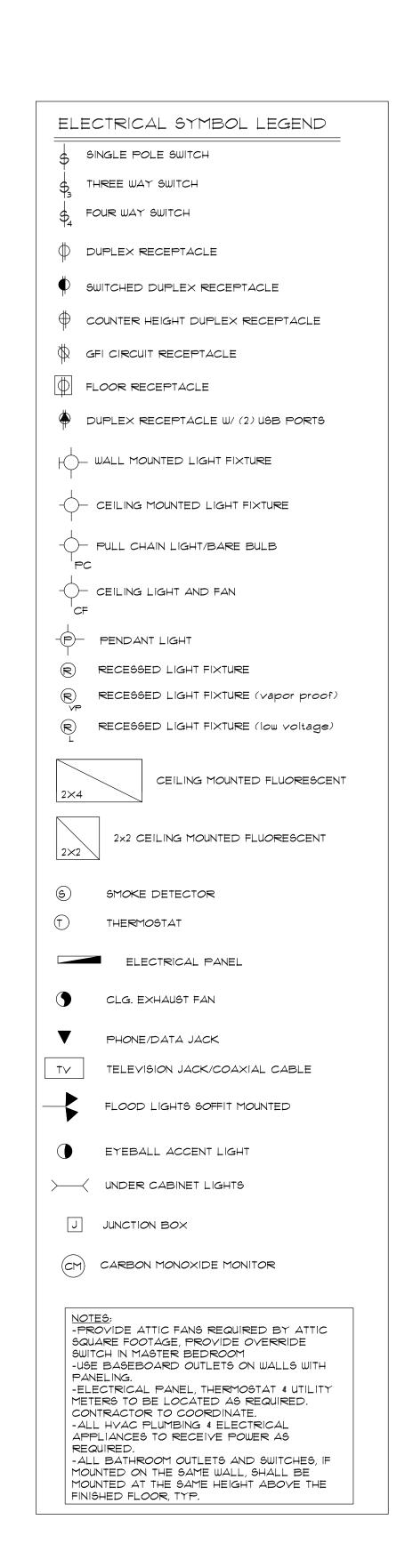
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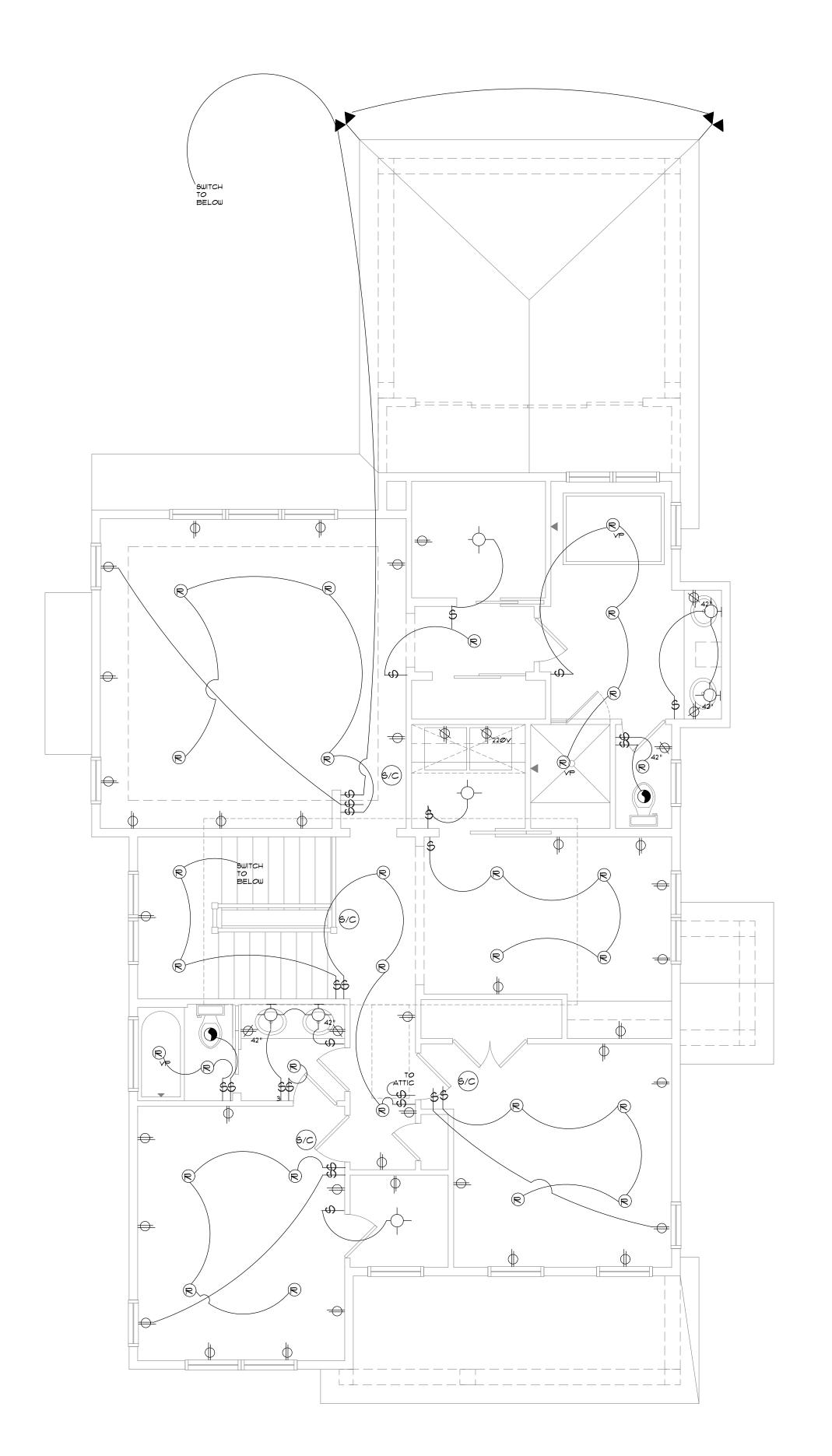
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SECOND FLOOR ELECTRICAL PLAN

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

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STUDIO Z DESIGN CONCEPTS, LLC

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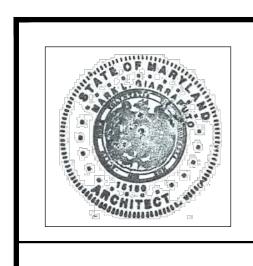


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