



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: December 19, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #656085, rear screen porch enclosure, window replacement and other alterations

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 December 18, 2013 meeting.

Applicant: James Day

Address: 5800 Connecticut Avenue, Chevy Chase





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: WASSIM OMRAN
Daytime Phone No.: (571) 247-5788

Tax Account No.: 00457462
Name of Property Owner: James DAY Daytime Phone No.: _____
Address: P.O. Box 200, Castine, MAINE 04412
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5800 Street: Connecticut Avenue
Town/City: Chevy Chase Nearest Cross Street: _____
Lot: 23 Block: 27 Subdivision: Chevy Chase Section 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # 647362

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent: [Signature] Date: 11/11/2013

Approved: Signature: [Signature] Date: 11/2/14
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 0560085 Date Filed: 11/25/13 Date Issued: _____

Silver, Joshua

From: Silver, Joshua
Sent: Thursday, December 05, 2013 1:55 PM
To: 'omranw@aol.com'
Cc: CCV Permitting (ccvpermitting@montgomerycountymd.gov); Lucas, Gail
<Gail.Lucas@montgomerycountymd.gov> (Gail.Lucas@montgomerycountymd.gov)
Subject: 5800 Connecticut Avenue, Chevy Chase

Mr. Omran,

This e-mail is in response to your proposal to perform in-kind roof replacement, at 5800 Connecticut Avenue, a Non-Contributing Resource within the Chevy Chase Village Historic District (#35/13). The Montgomery County Historic Preservation Commission (HPC) considers your proposal to remove and replace the existing fiberglass shingle roofing with architectural fiberglass shingles to be ordinary maintenance and in-kind replacement, which will have no material effect on the historic resource and as such, your request is **approved**.

The proposed work is to be limited to the work described directly above. Any changes to the approved work, such as selection of alternative materials, project revisions, or additional exterior alterations to this site, must be reviewed by the Historic Preservation Commission prior to the project's commencement.

The work described above may also be eligible for the county historic preservation tax credit. You can find out more information about the county's historic preservation tax credit program by visiting our website: http://www.montgomeryplanning.org/historic/grants/tax_credit_programs.shtm.

This letter will serve as your official HPC approval for the above referenced project at the subject property. If you have any additional questions, please do not hesitate to contact me at 301-563-3400 or Joshua.silver@montgomeryplanning.org. Thank you for your cooperation and assistance in this matter.

Sincerely,

Joshua Silver, Senior Planner

Historic Preservation Section

Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC

8787 Georgia Avenue, Suite 204 | Silver Spring MD 20910

301-563-3400 phone | 301-563-3412 fax | joshua.silver@montgomeryplanning.org | www.montgomeryplanning.org/historic/

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5800 Connecticut Avenue, Chevy Chase	Meeting Date:	12/18/13
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	12/11/13
Applicant:	James Day	Public Notice:	12/4/13
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-13LL	Staff:	Josh Silver
PROPOSAL:	Construction of rear screen ^{enclosure} porch, window replacement and other alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern Split-Level
DATE: 1941-96

PROPOSAL

The applicant is proposing to:

1. Construct a wooden framed sunroom enclosure over an existing raised concrete patio in the rear yard. The proposed materials include aluminum-clad exterior, wooden interior, 1/1, double-hung windows with fixed wooden panels below. A single-hung, full-lite, aluminum-clad exterior, wooden interior door is proposed and will provide egress to an existing concrete stair unit.
2. Construct an approximately 22'8" wide x 8'0" high, wooden pergola in front of an existing garage in the rear yard.
3. Remove and replace nineteen (19), 6/6, true-divided light, wooden windows with 6/6, simulated-divided light, aluminum clad, wooden interior windows in the same openings. Refer to photos on pages 12-15 for specific locations.
4. Enlarge the vertical opening of the front elevation, paired windows on the 1st story, right side. The proposal is to increase the vertical opening only to match the other paired windows to the left. The existing windows will be removed and replaced with windows to match those described above.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase*

Village Historic District Master Plan – Expansion, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

Chevy Chase Village Historic District Master Plan

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HA WP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously

impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

Staff finds that consistent with Chevy Chase Village Historic District Guidelines, the proposed work as being consistent with the *Guidelines* for Non-Contributing Resources.

Consistent with the *Guidelines*, the proposed alterations will have minimal impact on the surrounding streetscape and/or landscape, and therefore will not impair the character of the historic district. Staff recommends approval of the HAWP application as submitted.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or joshua.silver@mncppo.mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

MONTGOMERY HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: (571) 247-5788

Tax Account No.: 00457462

Name of Property Owner: James DAY Daytime Phone No.: _____

Address: P.O. Box 200, Castine, MAINE 04412
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

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Town/City: Chevy Chase Nearest Cross Street: _____

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Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|-----------------------------------------|----------------------------------------------------------|------------------------------------|--------------------------------------------|----------------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: | | | | |

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # 647362

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: RETAINING STRUCTURE

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches N/A
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Nassim Omran Signature of owner or authorized agent Date: 11/11/2013

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 6050685 Date Filed: 11/25/13 Date Issued: _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.



004E-388103

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

- (1) Replacing Roof Shingles Using Landmark Pro
Color: Charcoal Black
- (2) Adding a sunroom in lieu of a Deck
Keeping the same size as deck
- (3) Replacing windows with high-efficiency Alum. Clad
wood windows. Color to be Beige/Almond.
- (4) Adding a pergola in front of garage

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

- to plant flowers.
- (5) Enlarging the window on the front elevation vertically
HEIGHT ONLY (NOT WIDTH) TO MATCH THE WINDOW NEXT TO IT
(about 8") See attached picture.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and

c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

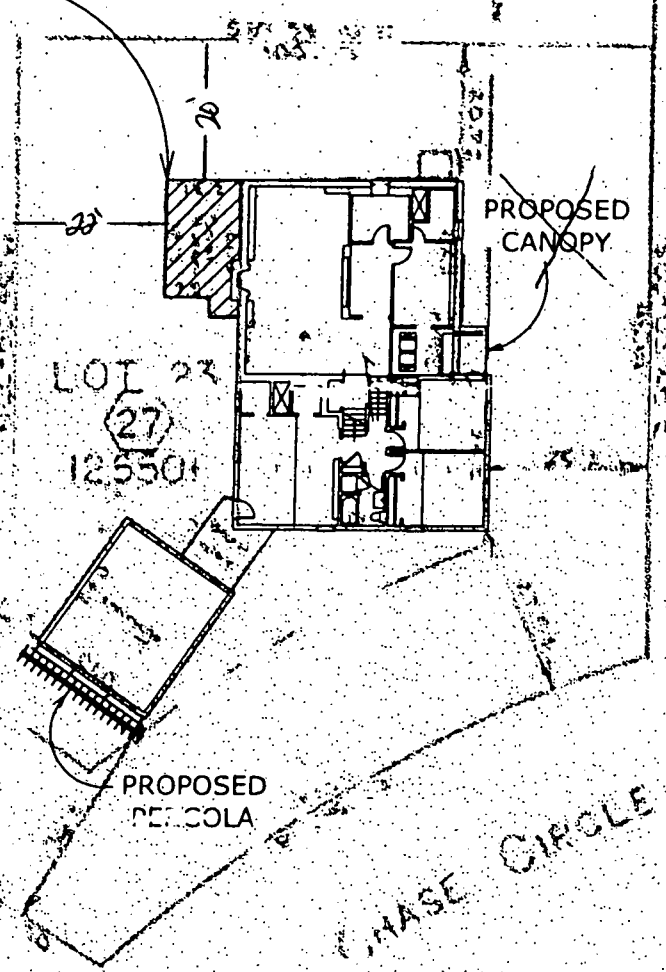
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PROPOSED SCREENED PORCH ON
EXIST. CONC. PLATFORM. FINISH
FLOOR IS @ 40" ± A.F.G.
(EXIS FING FOOT PRINT)



CONNECTICUT AVENUE

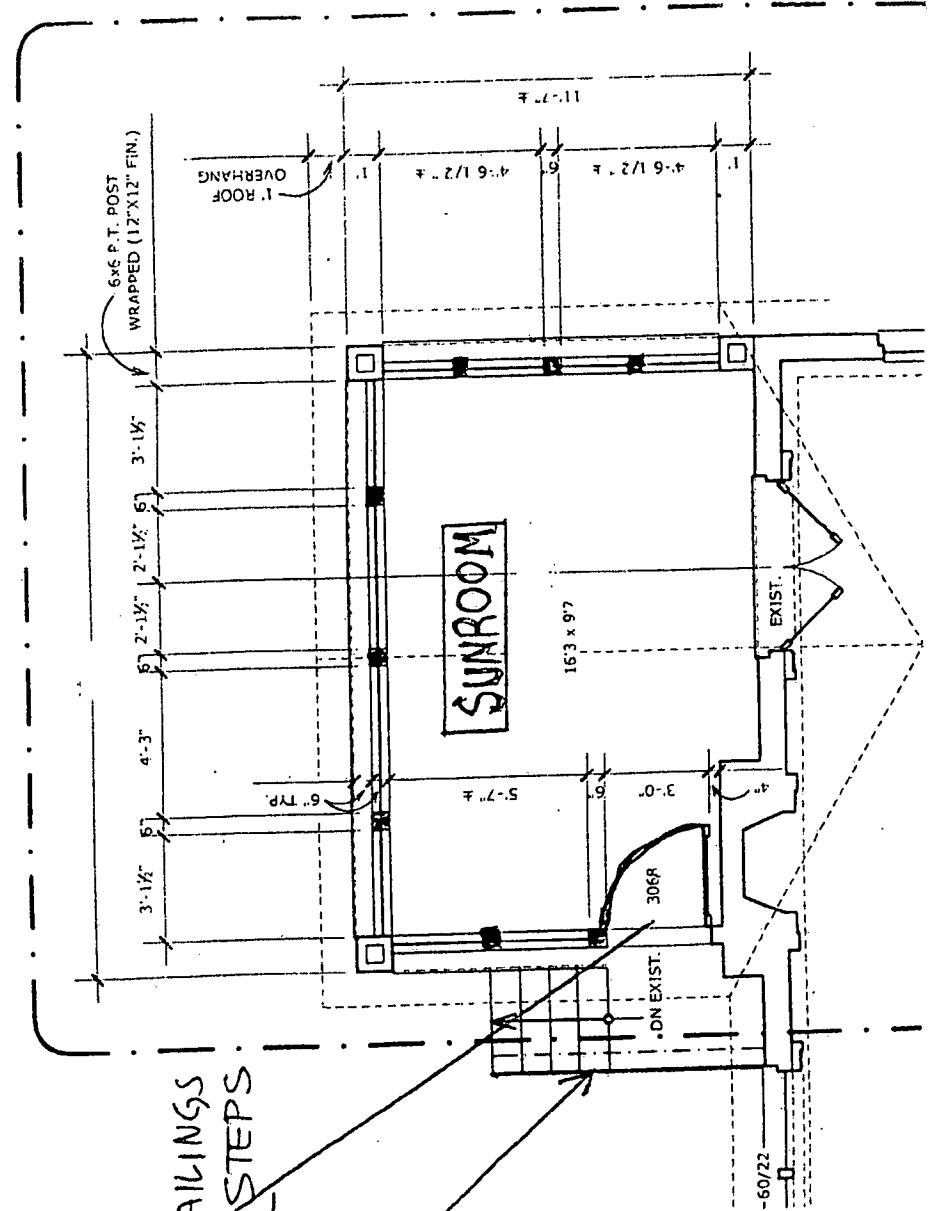
MAGNOLIA PARKWAY

CHEVY CHASE CIRCLE

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED *[Signature]* DATE *8/30/73*
ZONING CLASS *R-60* PAGE _____
BOARD OF APPEALS CASE _____
*Screen porch
pergola & canopy porch*

HOUSE LOCATION
LOT 23 BLOCK 27
Section No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
RECORDS OR PLAN NO. *60-4949-30*

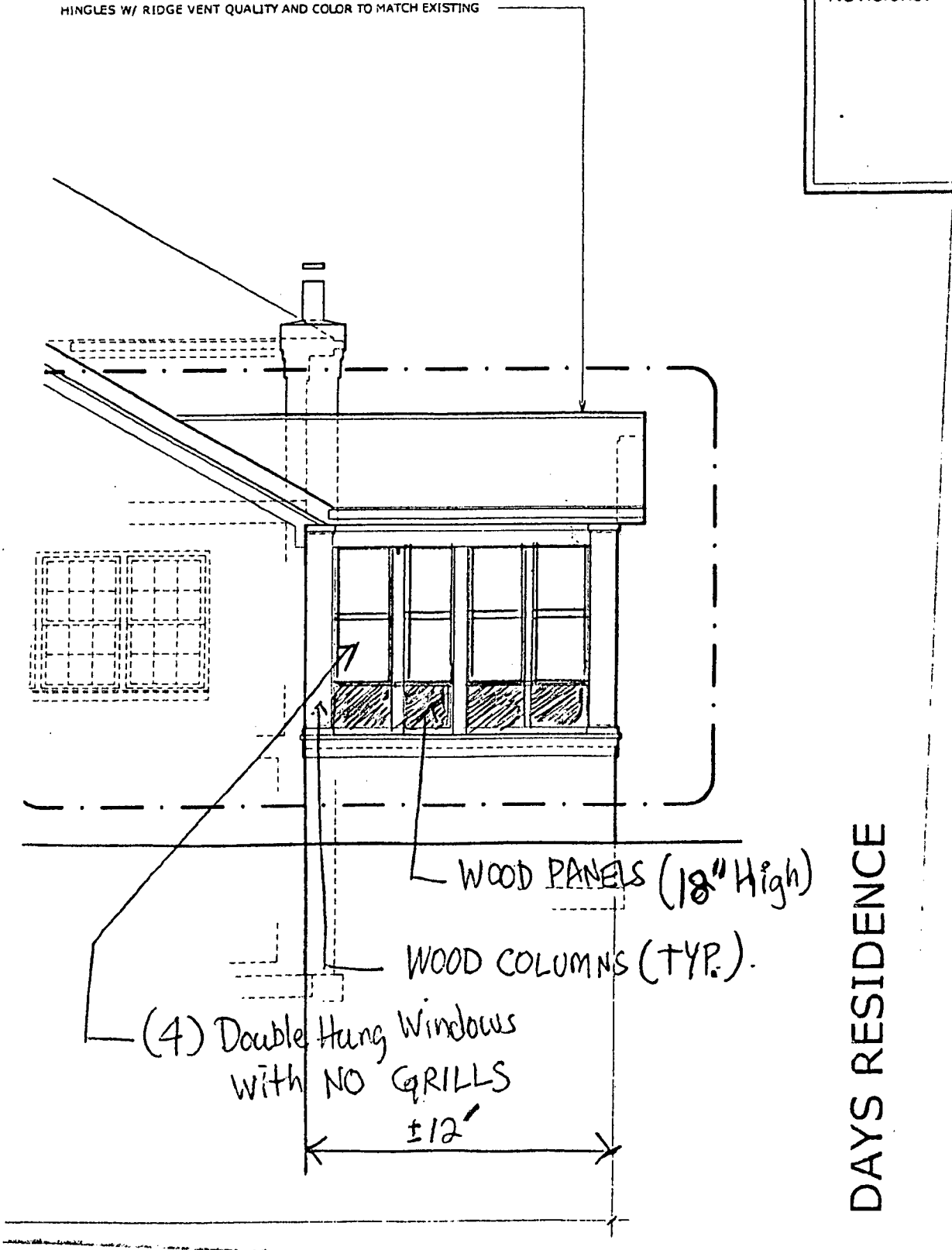
I hereby certify that the above described property has been established by a deed or other instrument of record and that the same is subject to the provisions of the zoning ordinance of the County of Montgomery, Maryland.
[Signature]
DATE: *July 2, 1973*



3" x 6" x 8" GLASS DOOR

EXISTING RAILINGS
EXISTING STEPS

HINGLES W/ RIDGE VENT QUALITY AND COLOR TO MATCH EXISTING



WOOD PANELS (18" High)

WOOD COLUMNS (TYP.)

(4) Double Hung Windows
with NO GRILLS

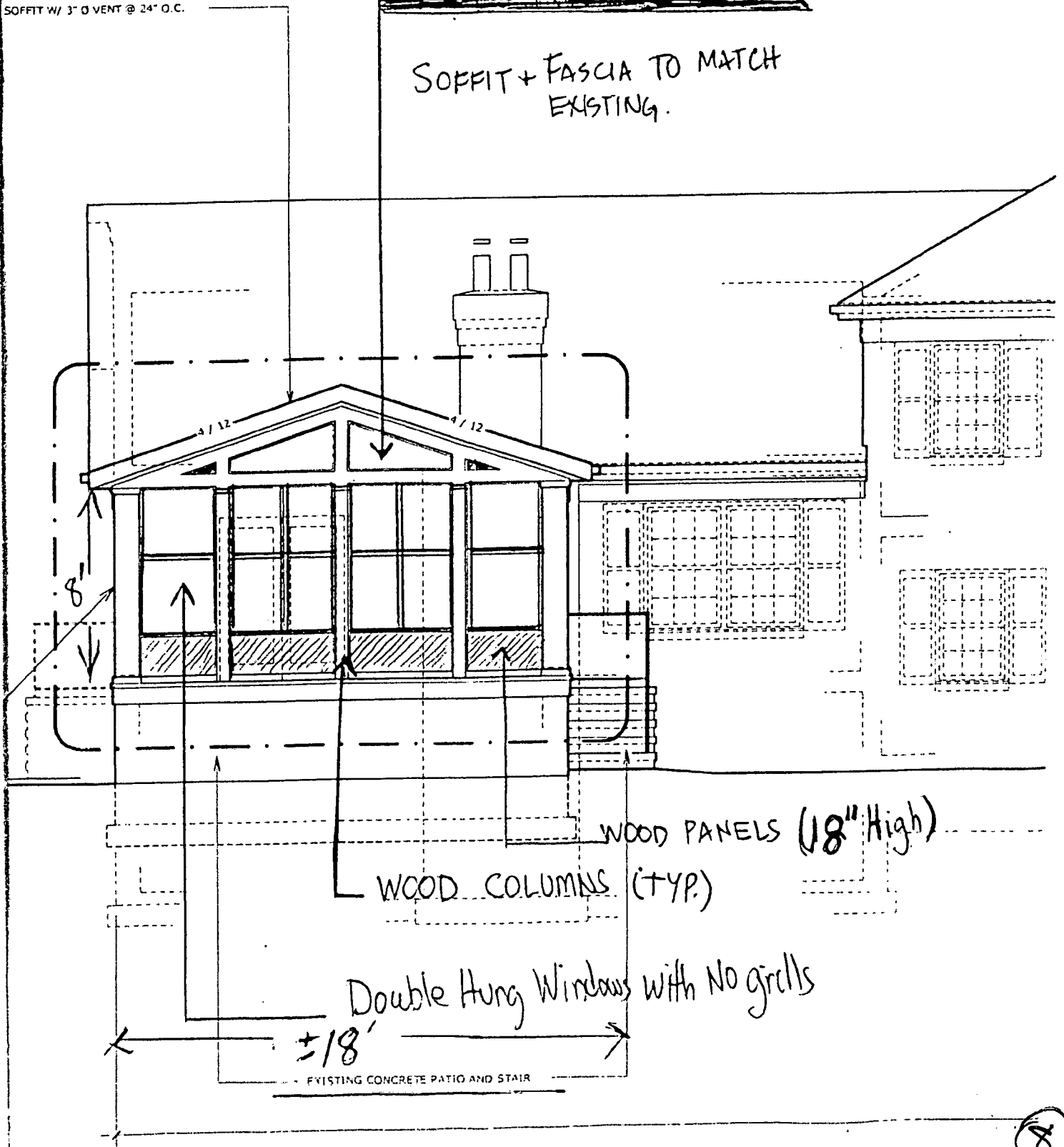
±12'

DAYS RESIDENCE

(a) Trapezoid window shapes

SOFFIT W/ 3" Ø VENT @ 24" O.C.

SOFFIT + FASCIA TO MATCH EXISTING.



±18'

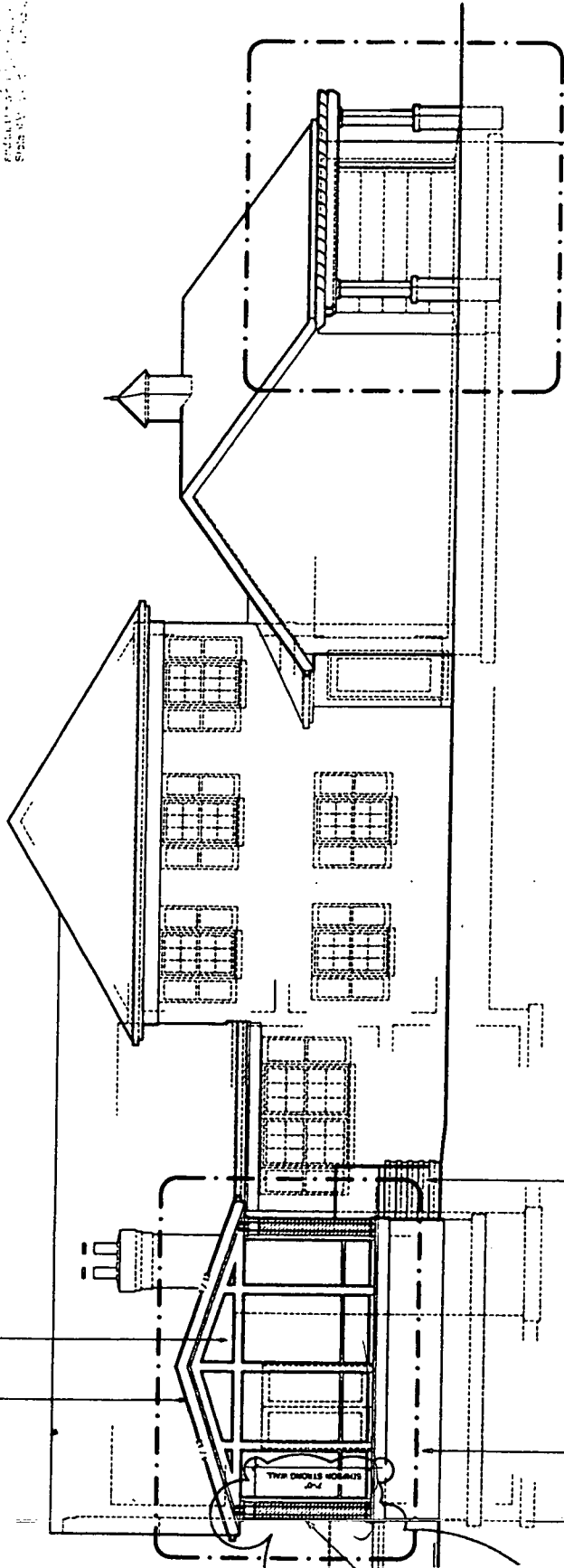
EXISTING CONCRETE PATIO AND STAIR

SCALE: 3/16" = 1'-0"

SPACING 24" ON CENTER

REFLECT SCREEN WITH PVC FRAMES

PROJECT: ...
DATE: ...



EXISTING STRUCTURE

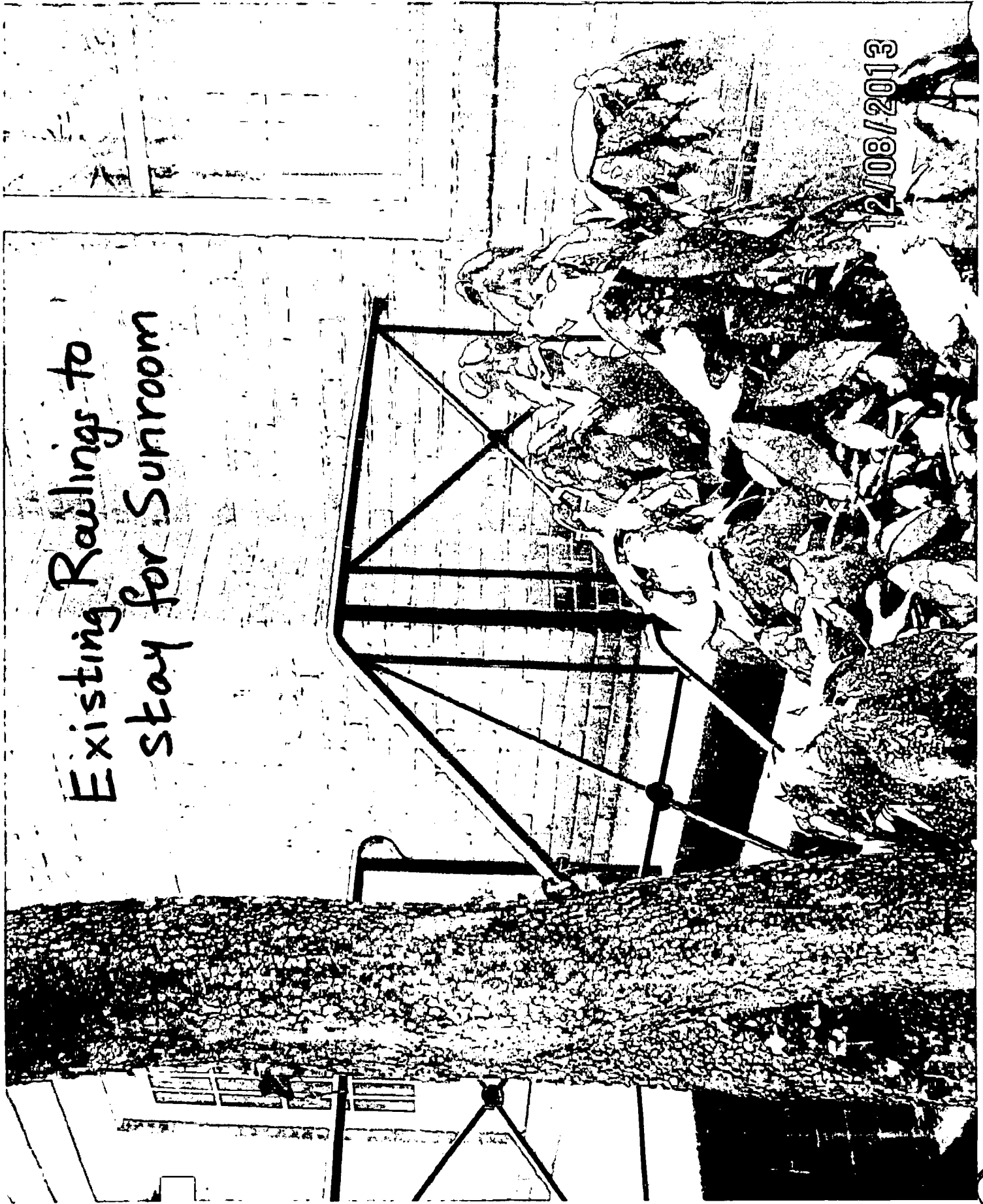
EXISTING CONCRETE AUTO AND STAIR

MONTGOMERY COUNTY
APPROVED AS NOTED
DIV. OF BUILDING CONSTRUCTION
647362

EXTERIOR ELEVATION - REAR
SCALE: 3/16" = 1'-0"

16

Existing Railings to
stay for Sunroom



12/08/2013

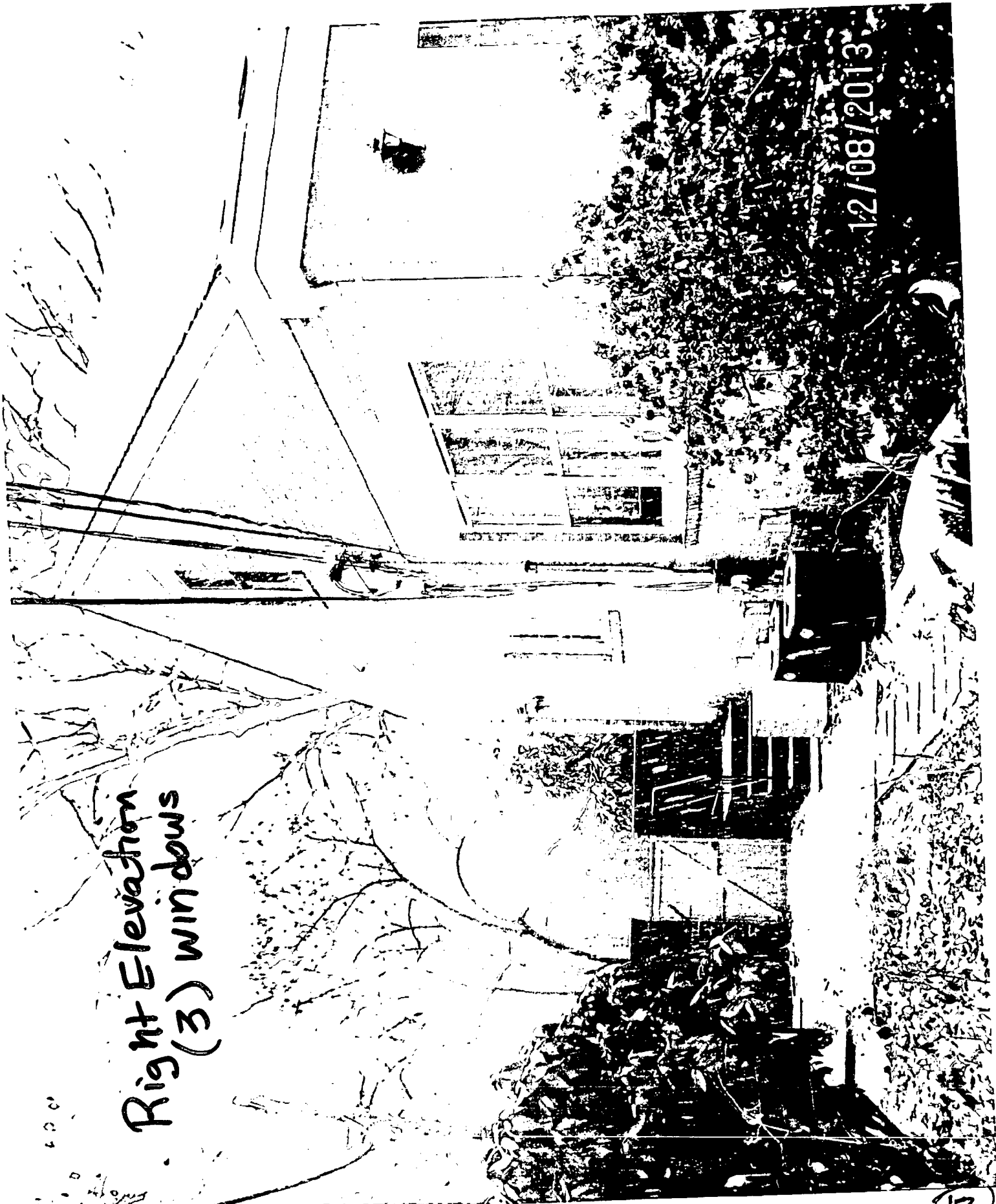


Left Elevation
(6) windows

3102/80/21

Right Elevation
(3) windows

12/08/2013

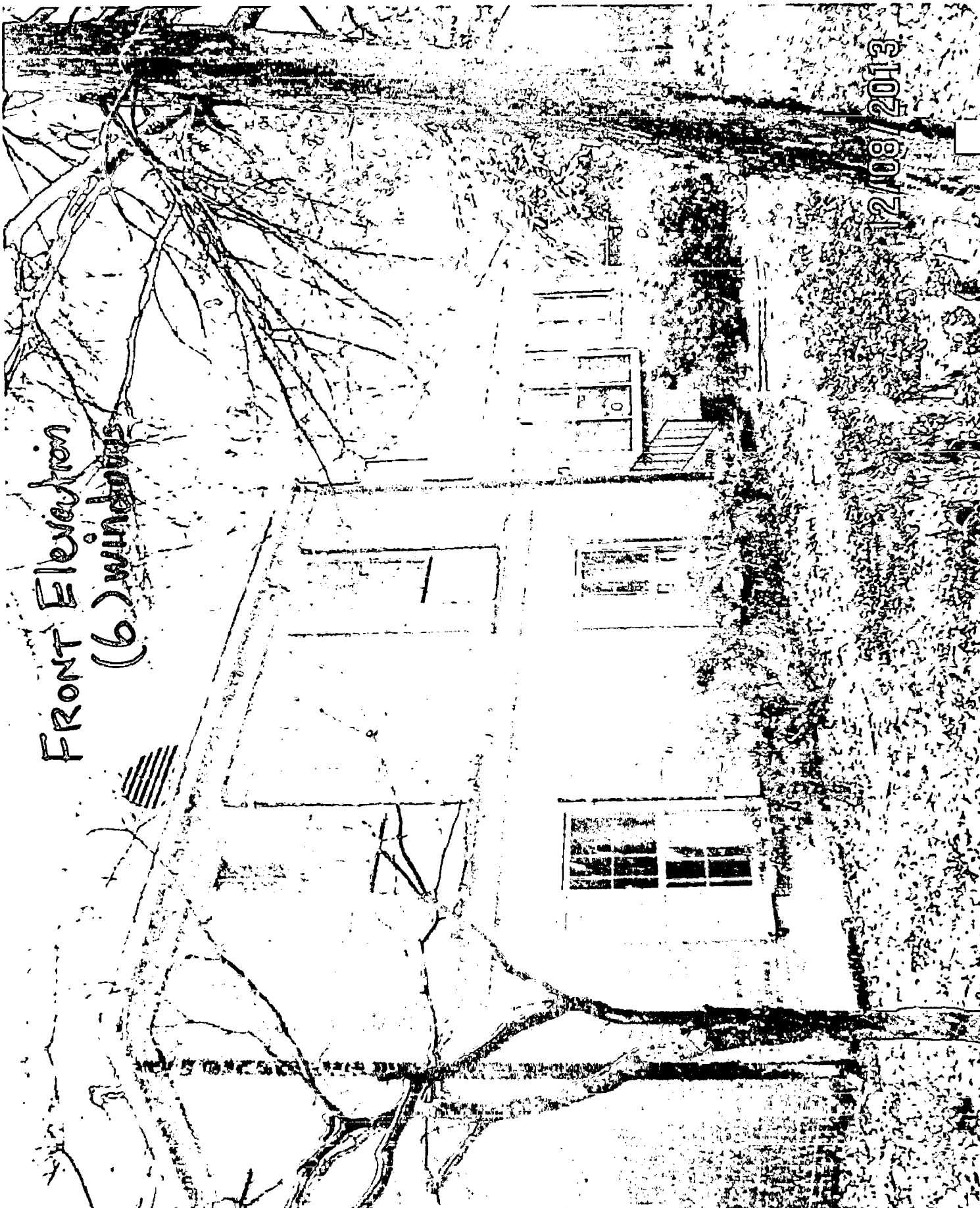




Back Elevation
(6) windows

12/08/2013

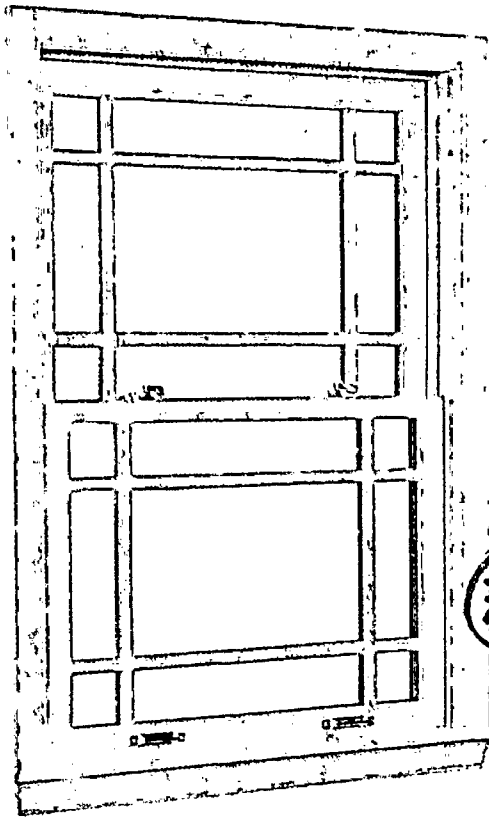
FRONT Elevation
(6) windows



12/08/2013

OPTIONS

Legends SERIES DR200 REPLACEMENT WINDOWS



Grille Options

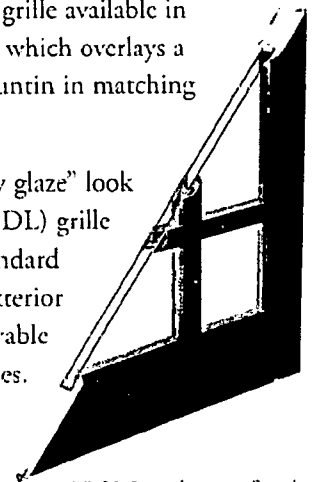
Flat In-glass Aluminum: Maintenance-free $\frac{1}{8}$ " between the glass flat aluminum muntin in matching exterior cladding color. Also available in diamond lite patterns.

Sculptured In-glass Aluminum: Maintenance-free $\frac{1}{4}$ " between the glass sculptured aluminum muntin in matching exterior cladding color. Available only in divided lite patterns.

Wood Removable: Wooden removable interior grille available in $\frac{1}{8}$ " or $\frac{7}{8}$ " width.

Combo Wood-Aluminum: Wooden interior grille available in removable or permanently applied $\frac{1}{8}$ " width which overlays a maintenance free Flat In-glass Aluminum muntin in matching exterior cladding color.

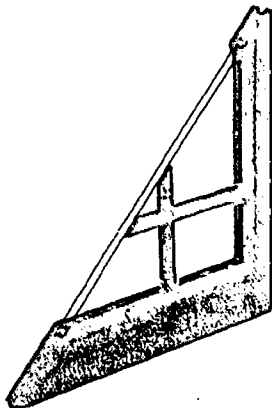
Simulated Divided Lite: An authentic "putty glaze" look is achieved with the simulated divided lite (SDL) grille package in either $\frac{1}{8}$ " or $\frac{7}{8}$ " widths. The standard SDL system includes permanently applied exterior aluminum muntins with the choice of removable or permanently applied wooden interior grilles. Also available with optional in-glass bronze spacer bar (See page 2).



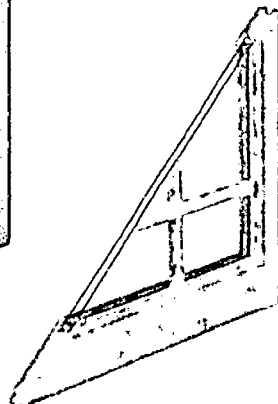
$\frac{7}{8}$ " SDL in bronze finish

See page 10 for additional grille specifications and details.

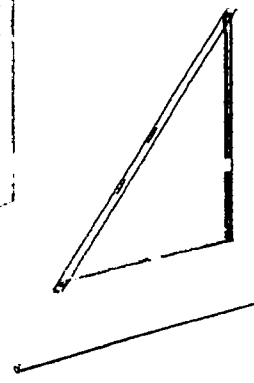
All wooden grille options are available in custom design divided lite patterns in matching pine, oak, cherry or mahogany and can be painted or stained to match window finish.



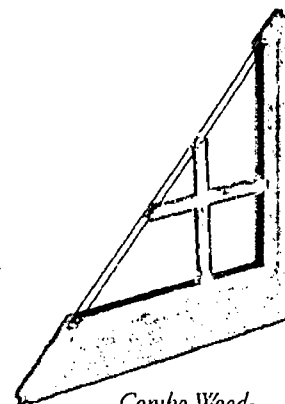
$\frac{1}{8}$ " Removable mahogany wooden grille



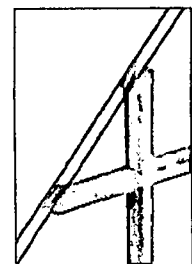
$\frac{1}{8}$ " Removable cherry wooden grille



$\frac{1}{8}$ " In-glass aluminum muntin in white finish



Combo Wood-Aluminum shown in oak with $\frac{1}{8}$ " removable grille

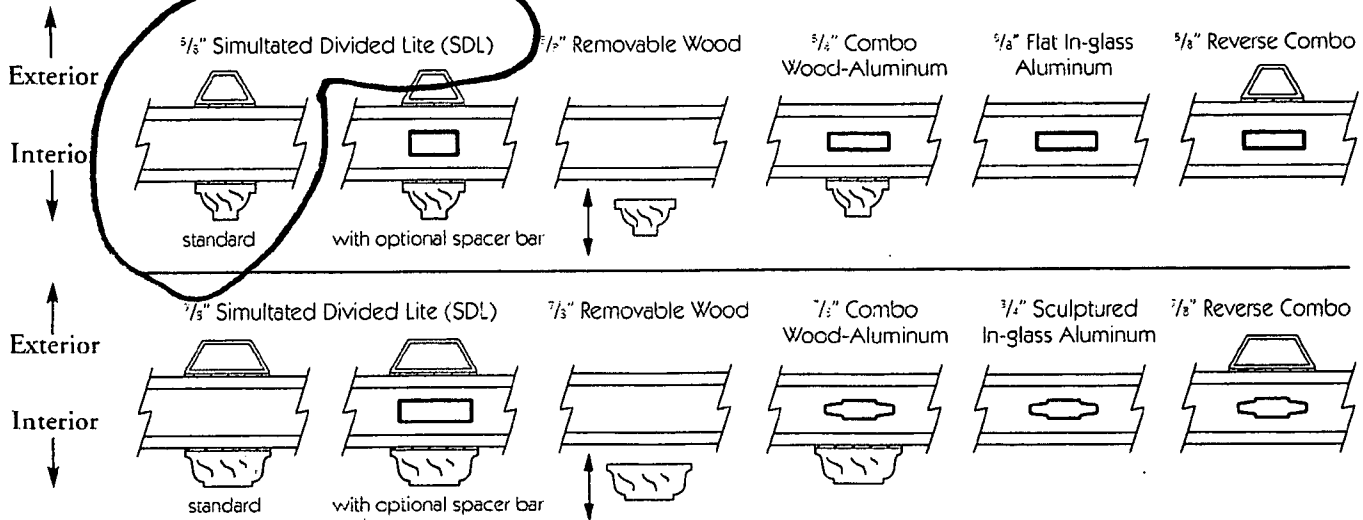


$\frac{7}{8}$ " SDL in earthtone finish

3 $\frac{1}{4}$ " tall bottom sash rails are used on all TrimLine double-hung windows to more closely replicate the look and feel of older wood windows. Optional 4" rail is also

OPTIONS

Grille Options



Options & Features

- DR200 - 3 1/4" replacement sryle jamb for sash pocket installation
- DR300 / DH100 - One piece 4 9/16" jamb for full tear-out remodeling projects or with snap-in nailing flange for new construction
- Order by manufacture size to 1/8" width and height
- Factory applied extension jambs available for wall thicknesses over 4 9/16"
- Optional Comfort Plus Low E insulating glass with Argon gas (standard with Eclipse)
- Maintenance - free clad master frame is of heavy .060" extruded aluminum
- Sash are of solid 6/4 stain grade western pine (standard) kiln dried & treated with a wood preservative
- Optional hardwood interiors in oak, mahogany, and cherry
- Choice of jambliner in white or beige color
- Block & tackle balances never need adjusting for years of smooth, quiet & effortless operation
- Dual locks on all units over 28" wide
- E-Z Tilt sash with locking pivot shoe for safe easy cleaning & sash removal
- Double weatherstripping for low air infiltration
- White, bronze, earthtone, beige, black or hunter green exterior cladding finish; custom exterior clad colors available
- Interior is of stain grade solid western pine available primed or unfinished and can be painted or stained
- Hardware available in 4 styles and 7 finishes (see page 11)
- DR200 standard with heavy extruded aluminum sliding half screen with integral lift rail and 18 x16 charcoal fiberglass screen mesh; optional full screen and wire screen mesh also available

- DR300 / DH100 available with standard full screen or optional sliding half screen
- Oriel/Cottage style in any proportion sash size
- Matching picture window (DPW200/300) for combination set-ups
- Tall bottom sash rails 3 1/4" high on all double-hungs to more closely replicate the look and feel of older wood windows (4" historic bottom rail also available)
- DH100 available in over 180 standard sizes and combinations
- DR300 / DH100 mull with other double-hung, casement & architectural products
- Brickmoulding/Panning options available as shown on page 5 & 12
- All double-hung units available with optional foam wrap frame for an extra weather tight installation. Foam wrap standard with Ultra-Fit Sash Replacement system
- Tempered, bronze, grey and green tinted glass and 30 decorative art glass options
- Laminated glass for security and safety as well as sound control to keep more of the noise outside

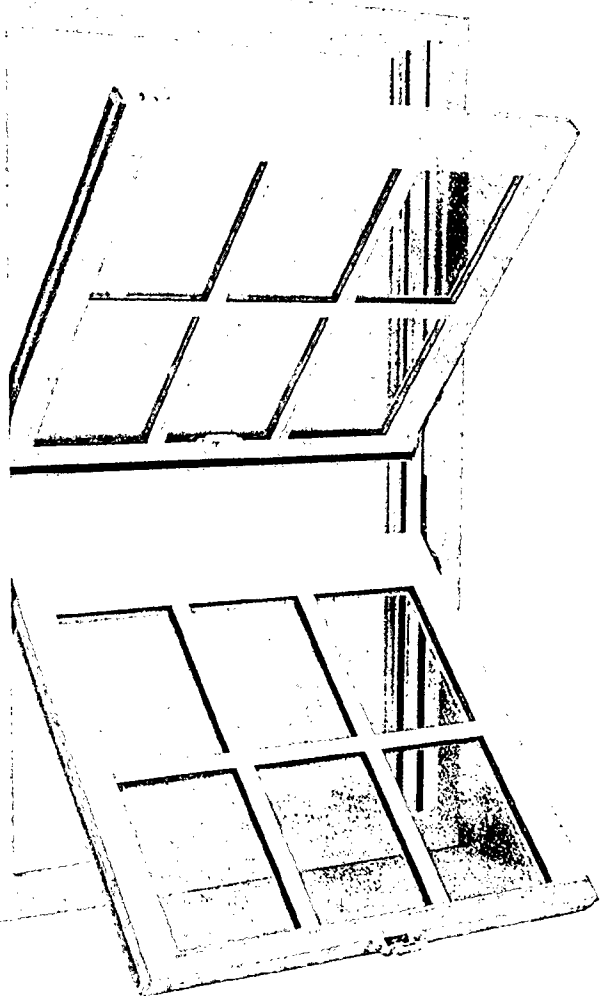
SIZING LIMITATIONS

PRODUCT	WIDTH		HEIGHT		UNITED INCH Max
	Min	Max	Min	Max	
DR200, DR300, DH100, Eclipse Operating Top & Bottom Sash	14"	48"	24"	84"	132"
Fixed Top Sash	14"	54"	24"	96"	132"
DPW (Picture)	14"	84"	14"	96"	156"
Ultra-Fit	13"	48"	24"	84"	120"

Engineering that works...

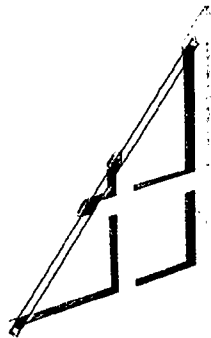
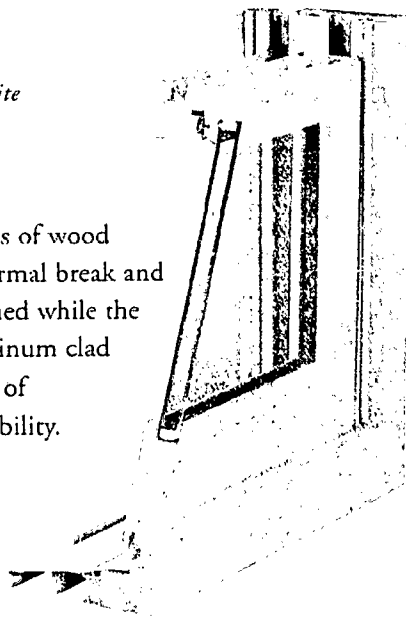
For almost 50 years, it's been built into every product that carries the TrimLine brand name.

Both upper and lower sash lock in place when tilted in for safe easy cleaning or removal. The sash raise and lower effortlessly with the help of block and tackle balances which are used in all TrimLine double-hung windows. They never need adjusting and have been AAMA tested for over 28,000 cycles without failure to ensure an equivalent of 10⁴ years worth of smooth, quiet and effortless operation.

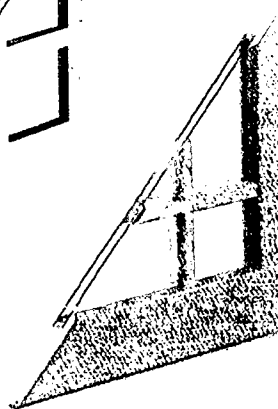


DR200 shown with 7/8" Simulated Divided Lite muntins in pine with white clad exterior finish.

The insulating qualities of wood provides a positive thermal break and can be painted or stained while the weather resistant aluminum clad exterior provides years of maintenance-free durability.

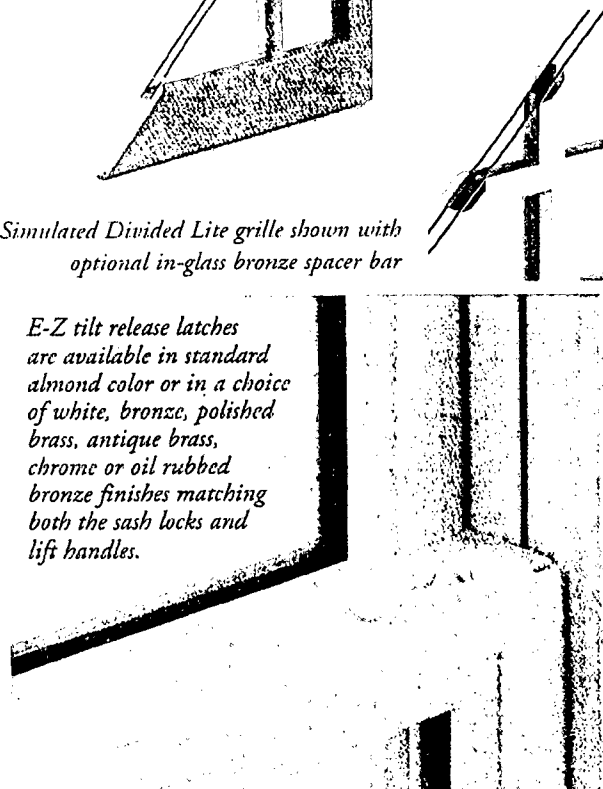


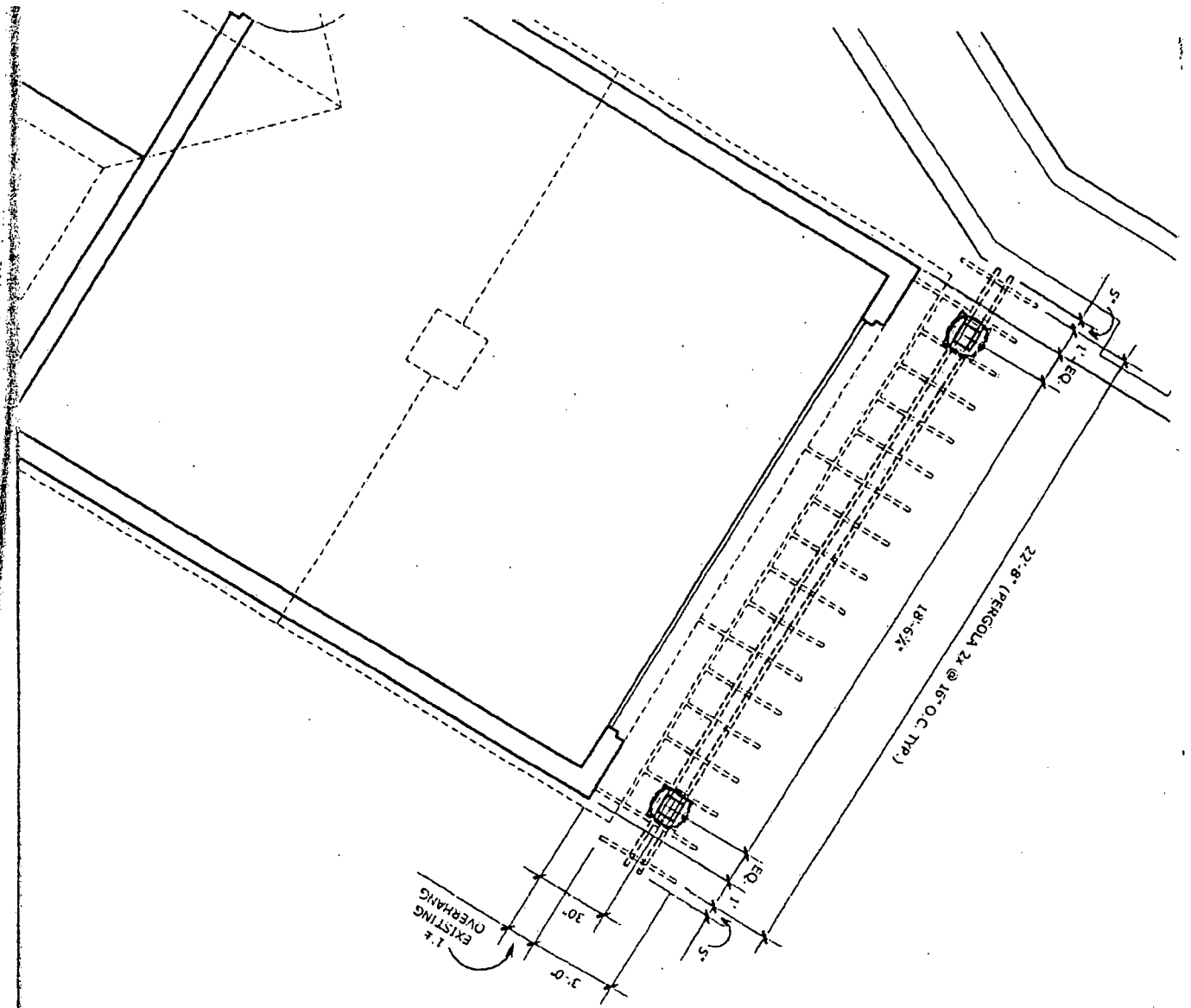
Simulated Divided Lite system (SDL) shown with standard interior and exterior 3/8" applied grid.



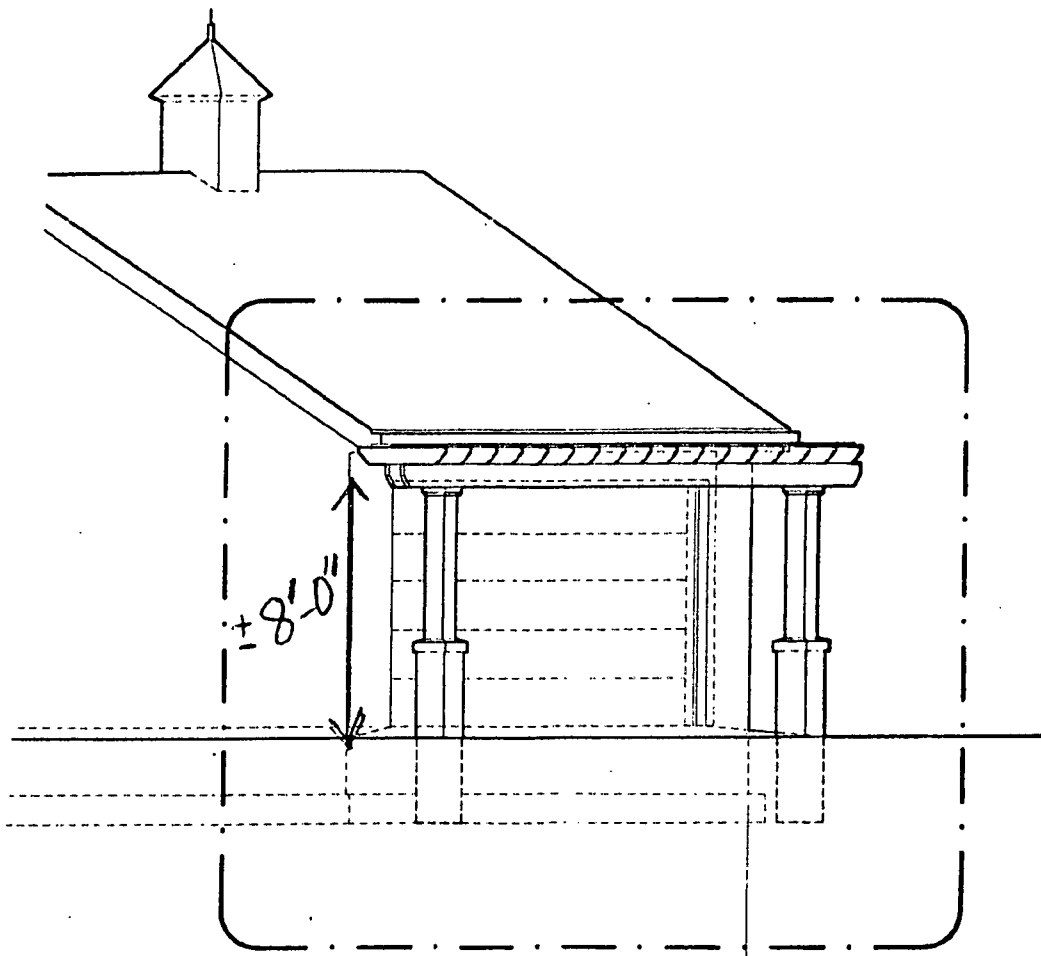
Simulated Divided Lite grille shown with optional in-glass bronze spacer bar

E-Z tilt release latches are available in standard almond color or in a choice of white, bronze, polished brass, antique brass, chrome or oil rubbed bronze finishes matching both the sash locks and lift handles.

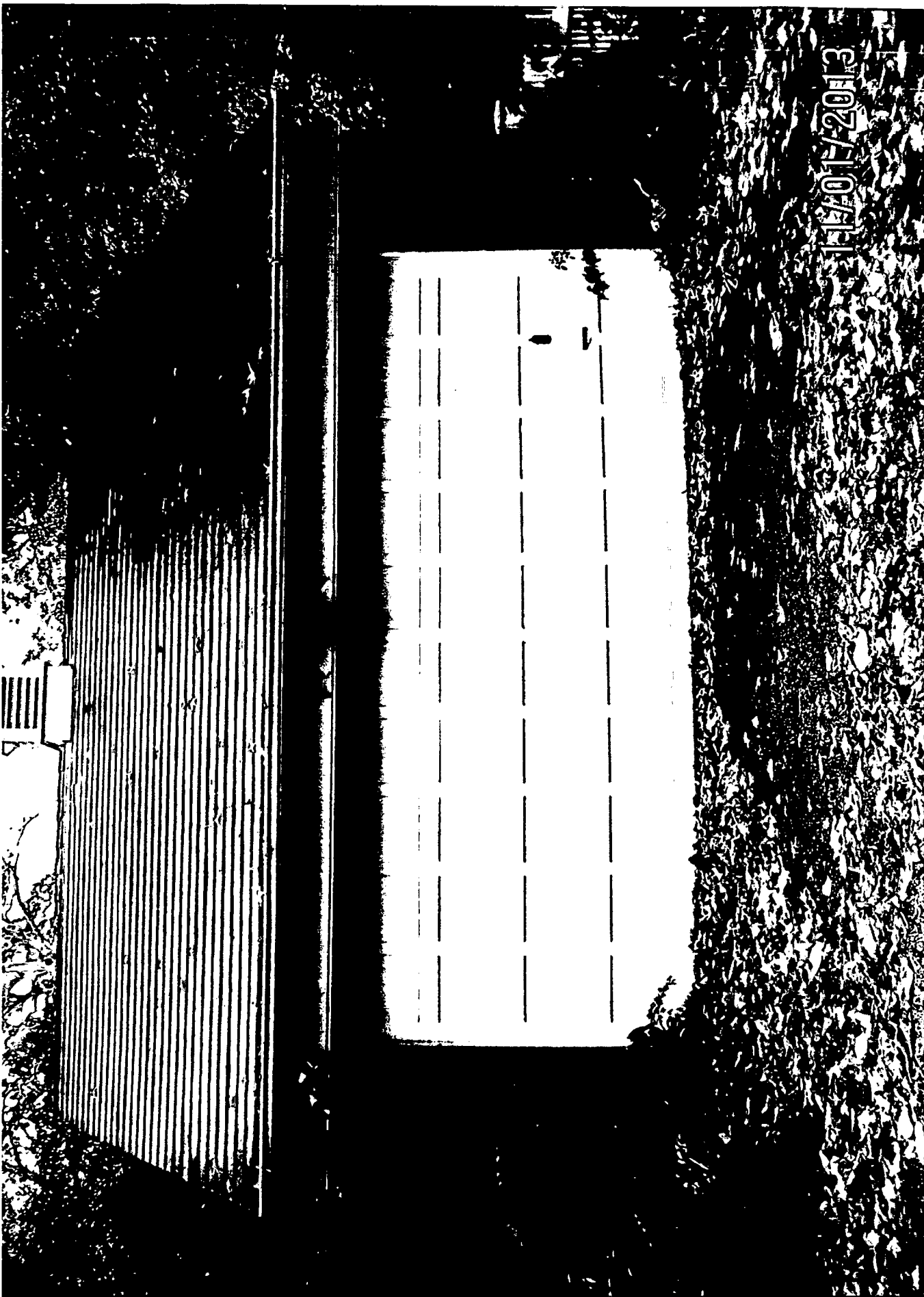




Top View of Pergola



Pergola



11/10/2013

CONNECTICUT AVENUE

HOUSE

CHEVY CRASH



GARAGE

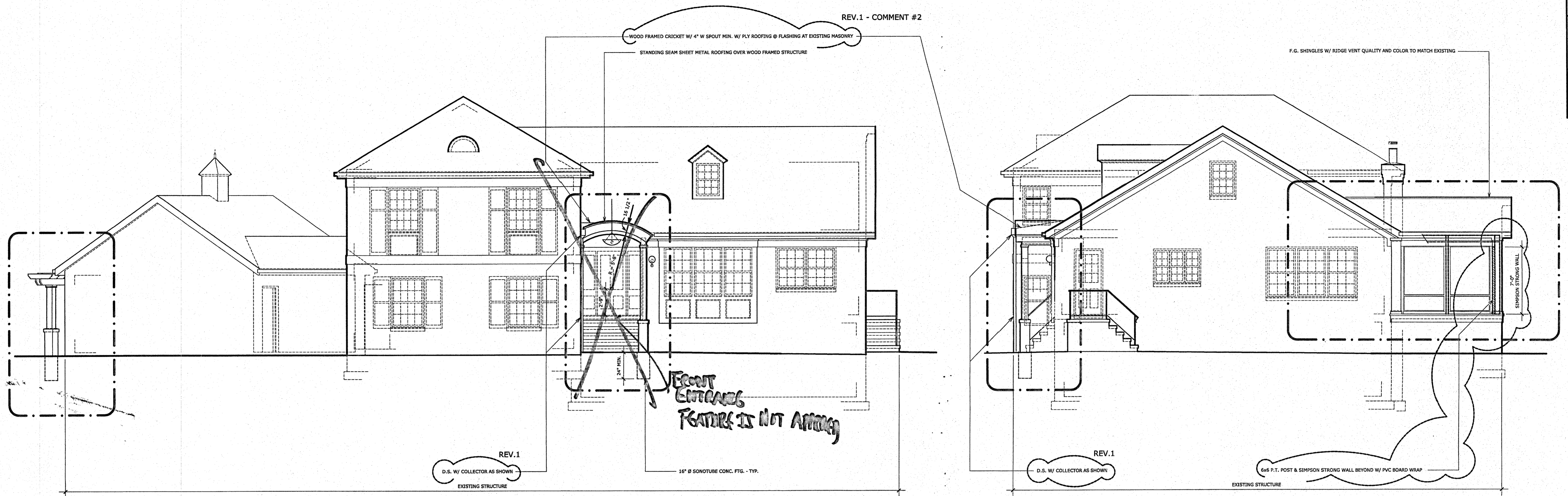
DRIVEWAY

OS

4

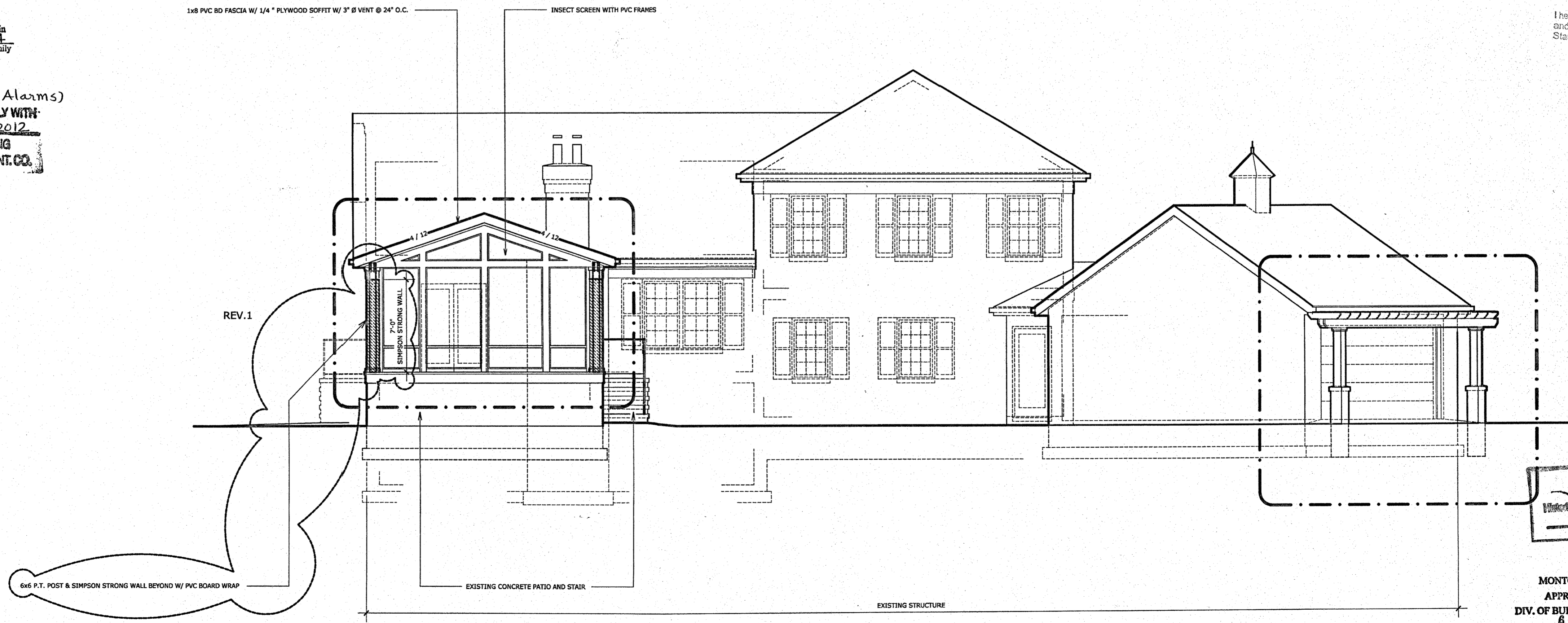
SHT.	DESCRIPTION	SHT.	DESCRIPTION	SHT.	DESCRIPTION
A.1	EXTERIOR ELEVATIONS	A.3	FLOOR PLANS - PROPOSED	A.5	FLOOR PLANS - POWER / LIGHT
A.2	FLOOR PLANS - EXISTING AND DEMOLITION	A.4	FRAMING PLANS, SECTIONS		

Dates:
Issue: 15 AUG 13
Revisions:
REV.1 10 SEP 13



1
A.1 EXTERIOR ELEVATION - REAR
SCALE: 3/16" = 1'-0"

2
A.1 EXTERIOR ELEVATION - RIGHT HAND SIDE
SCALE: 3/16" = 1'-0"



3
A.1 EXTERIOR ELEVATION - REAR
SCALE: 3/16" = 1'-0"

MONTGOMERY COUNTY
DIVISION OF BUILDING CONSTRUCTION
These plans are conditionally approved in accordance with any correction notes on plans. The building permit is issued to construct in accordance with adopted codes and does not waive any code requirements not noted during plan review. Issuance of permit does not prevent field inspectors from ordering corrections to meet codes when issues are noted during inspections.
Approvals: Arch. Mech. Elec. Safety
Permit Number: 0-47-0-0-2
Kalpit Amin, PE
10 OCT 2013

Smoke detectors shall be installed in accordance with Section R314 of the 2012 One and Two Family Dwelling Code as amended.

(Carbon Monoxide Alarms)
THESE PLANS MUST COMPLY WITH SECTION R315 OF THE 2012 1 & 2 FAMILY DWELLING CODE AS AMENDED BY MONT. CO.

Electrical wiring must conform to the 2008 National Electrical Code and County Requirements.

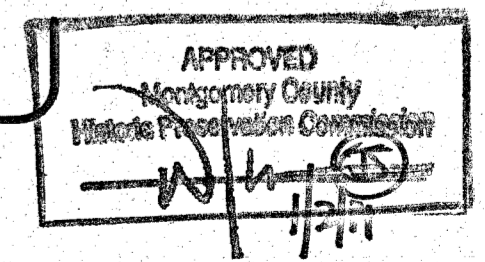
NOTE
THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION

CHANGES OR MODIFICATIONS TO THESE PLANS MAY REQUIRE RESUBMITTAL WITH ADDITIONAL PERMIT FEES. NO CHANGES CAN BE MADE TO THE APPROVED DRAWINGS.

MONTGOMERY COUNTY EXECUTIVE REGULATION 0-12
THE FINAL INSPECTION MUST BE REQUESTED AND APPROVED BEFORE A BUILDING (OR PORTION THEREOF) IS USED OR OCCUPIED

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the law of the State of Maryland, License No. 8932, Expiration Date 09/15/14.



MONTGOMERY COUNTY
DIV. OF BUILDING CONSTRUCTION
APPROVED AS NOTED
047362

DAYS RESIDENCE
RENOVATION
5800 CONNECTICUT AVENUE
MONTGOMERY COUNTY - MARYLAND

SASTRO & ASSOCIATES, LLC
ROBERT SASTRO, NCARB - ARCHITECT (National Council of Architectural Registration Board)
REG. VA 7045 - robertsastro@yahoo.com
7216 Calamo St. Springfield, VA 22150
Cell 202-412-3730

NOTES - STRUCTURAL

- DESIGN LIVE LOADS

Roof Snow	Ground Snow Load or Regular Load	30 psf
	Snow Exposure Factor	0.9
	Snow Load Importance Factor	1.0
2nd Floor		40 psf
1st Floor		40 psf
Deck		60 psf
- DESIGN DEAD LOADS

Floor Assembly	10 psf
Roof Rafter Assembly	10 psf
Roof Truss Assembly	17 psf
Stud Wall Assembly	10 psf
- LATERAL LOADS

Wind	Assumed Load	20 psf
	Basic Wind Speed	90 Mph 3 Sec. Gust
	Wind Load Importance Factor	1.0
	Exposure	C
Soil		60 pcf
Seismic	Use Group I Categories.	
	Spectral response accelerations $S_s=0.2$, $S_1=0.08$	

- SOIL VALUE

Design soil bearing value is assumed to be 1500 psf. This value shall be field verified prior to pouring footings by licensed Testing Agency.
- FOOTINGS

Bottoms of all footings shall extend 1'-0" minimum into undisturbed soil or controlled compacted fill and where subject to frost action, at least 2'-0" below finished grade. Footings shall be extended where necessary to reach the design soil bearing value, to achieve frost protection and to control ground water.
- CONCRETE

All concrete construction shall conform to the ACI Code 318-83 and IRC 2009, latest edition. 28-day strength shall be as follows: $f'_c = 3,000$ psi for footing and interior slabs on grade, $f'_c = 3,500$ psi for exterior slabs on grade, $f'_c = 3,500$ psi for garage slabs. All concrete exposed to the weather shall be air entrained with $6\% \pm 1\%$. Provide 6x6 W1.4xW1.4 welded wire fabric reinforcing at all concrete fill. All concrete to be normal weight concrete unless noted otherwise.
- SLABS ON GRADE

Except where noted otherwise, shall be 4" thick concrete reinforced with 6x6 W1.4xW1.4 welded wire fabric. Lap mesh 6" in each direction. Placing, lap, etc., to conform to WRI Standards. For all exterior slabs on grade, air entrained cement with entrained air of 6% or equivalent air entraining agent shall be used. Provide control joints at 20'-0" o.c. each way in all exterior slabs on grade. Pour all interior slabs on grade in panels (checker alternate) with joints as shown on plan. Provide 1/2" perimeter expansion joint filled with compressive material where slabs abut vertical surfaces. Interior slabs shall be laid on a layer of 6 mil. polyethylene over a 4" layer of washed gravel, unless noted otherwise. Fill under slabs on grade shall be made with material approved by the Soils Engineer and shall be placed in 8" layer and each layer shall be compacted to 95% maximum dry density per ASTM D698 (Standard Proctor) or D1557 (Modified Proctor). See soils report for compacted fill requirement. Provide insulation under perimeter of slabs on grade with 2" rigid insulation board, extend to minimum 24" from inside face of foundation wall. Note: "Fibermesh" or equal may be used in lieu of welded wire fabric in the slabs on grade.

- BACKFILL

Foundation wall must have reached their design strength and must be braced during backfilling. Where backfill is required on both sides, backfill both sides simultaneously. All backfill shall be clean porous material. See wall section drawing for drainage and waterproofing method.
- REINFORCING STEEL

Reinforcing steel shall be high strength new billet deformed bars conforming to ASTM A615, Grade 60. Details and accessories of reinforcing shall conform to the latest editions of ACI (ACI 315-80) and CRSI Standards. Concrete protection for reinforcement shall be as follows:

	Protection for Un-Exposed	Protection for Exposed	
Slabs	3/4"	#5 or smaller 1 1/2"	#6 or smaller 2"
Footings	-	3"	3"
Columns	1 1/2"	1 1/2"	2"
Walls	1 1/2"	2"	-

- WELDED WIRE FABRIC TO CONFORM TO ASTM A185
- LINTELS

Provide on lintel L 5" x 3.1/2" x 5/16" with 6" minimum bearing for each 4" of wall thickness for masonry openings less than 8'-0" unless otherwise noted.

- STRUCTURAL STEEL

Structural steel shall conform to the AISC Specifications for Buildings and unless otherwise noted, it shall conform to ASTM A36. Structural pipe shall conform to ASTM A501 with minimum yield of 36 ksi. Structural tubing shall conform to ASTM A500 with minimum yield of 46 ksi. Unless otherwise noted, all shop connections are to be welded and all field connections to be made with A325 high-strength bolts. High-strength bolts shall be tightened by the "turn-of-nut" method. Welding shall be in accordance with the American Welding Society Code and be performed by welders qualified in accordance with the AWS procedures for welder qualifications. Welding electrodes shall conform to ASTM A232, E70 Series. Provide 6"x8"x3/8" bearing plate under all beams on masonry unless noted otherwise. No fabrication shall proceed prior to approval of shop drawings. One shop coat of paint shall be applied to all structural members except those areas requiring field welding.

- MASONRY

All brick and concrete block masonry wall shall conform to the requirements and specifications of Brick Institute of America (B.I.A.) and National Concrete Masonry Association (NCMA) Codes, latest edition. All materials shall be in accordance with the current issues of the specifications and standards as listed below: (Contractor shall furnish certificates, test reports or other acceptable evidence that the masonry material comply with specification requirement.)

Hollow load bearing units	ASTM C 90
Solid load bearing units	ASTM C 145
Concrete Building Bricks	ASTM C 55
Face Brick	ASTM C 215

Mortar shall conform to the property and proportion requirements of ASTM C 270. All concrete masonry for load bearing walls and exterior walls shall be laid in Type S mortar. Use Type N mortar elsewhere. Mortar and grout for reinforced masonry shall conform to ASTM C 476.

Masonry joint reinforcing shall be fabricated zinc-coated, cold-drawn steel wire conforming to ASTM A 82. Anchors and ties of the corrugated strip type shall be zinc-coated ferrous metal.

Joint reinforcing shall be continuous and shall be provided in all walls without exception. Reinforcement shall be placed in the first and second bed joints above and below floors and opening, and at every second bed joint elsewhere. Where walls abut each other, and at outside corners, provide prefabricated corner and tee type truss ties.

- LUMBER

All framing members (except studs) shall have the following minimum properties:

$f_b = 875$ psi (single use)	$f_b = 875$ psi (repetitive use)
$f_v = 90$ psi	$E = 1,600,000$ psi

All wood framed construction shall conform to the requirements and specifications of American Institute of Timber Construction "Timber Construction Manual" latest edition.

All framing lumber shall be Spruce-Pine-Fir No.2, MMC 19%, Construction Grade or equal (including top plates, headers, joist, stud, rafter & post) or equal. All lumber in contact with concrete slab to be moisture proofing treated lumber. Fire retardant treated lumber is unacceptable.

Cut on or holes bored through studs shall not exceed 1/3 width of the stud. When the stud is cut or bored in excess of 1/3 width, it shall be reinforced to be equal in load carrying capacity to a stud with cut or holes not exceeding 1/3 its width. Evaluation of stud repairs will be done on individual basis based on the final load carrying capacity of the affected stud.

Top plate splices must be staggered a minimum of 4 feet and occur over stud. Where cutting of top plate more than half width is necessary, a metal tie not less than 18 gauge .045 inch thickness and 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than four 16d nails.

All plywood used structurally shall meet the performance standards and all other requirements of applicable U.S. commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency. Sheathing fastening method to conform to IRC 2012

Conventional floor joists shall have bridging at a minimum of 8'-0" o.c. and shall consist of metal cross bridging (Simpson NC or equal) or solid blocking. Provide end anchorage clips at ends of all wood rafter. Unless otherwise noted, all nailed connection shall be per IRC 2012. Cut, notch, hole size and location at joists shall conform with the recommendation of building inspector.

- LVL

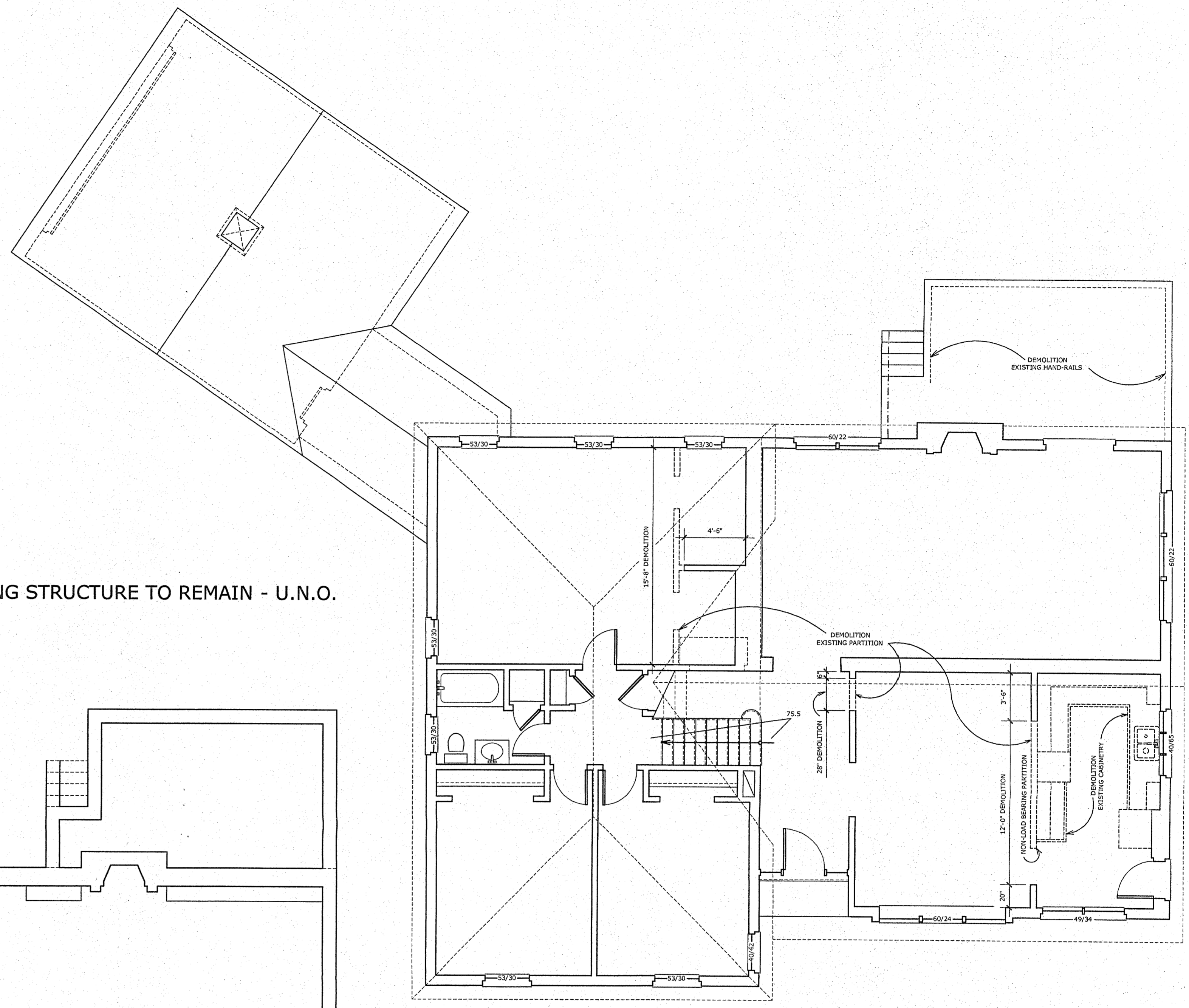
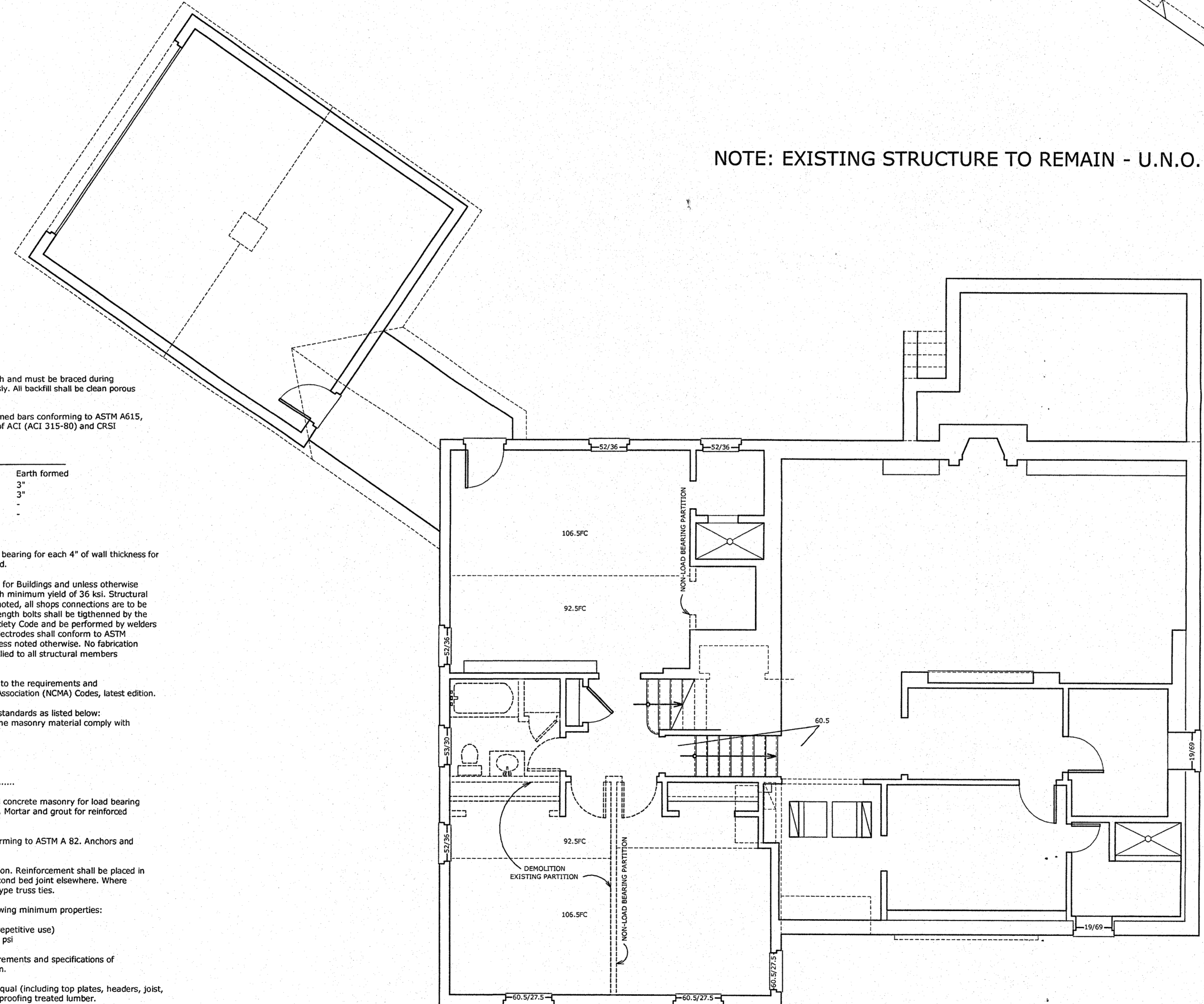
All manufactured component shall have the following minimum properties:

$f_b = 2800$ psi	$E = 2.0 \times 10.6$ psi
------------------	---------------------------

Component shall be fastened together per manufacturer's specifications.

1 LOWER LEVELS FLOOR PLAN - EXISTING & DEMOLITION
SCALE: 3/16" = 1'-0" (U.N.O. = UNLESS NOTED OTHERWISE)

NOTE: EXISTING STRUCTURE TO REMAIN - U.N.O.



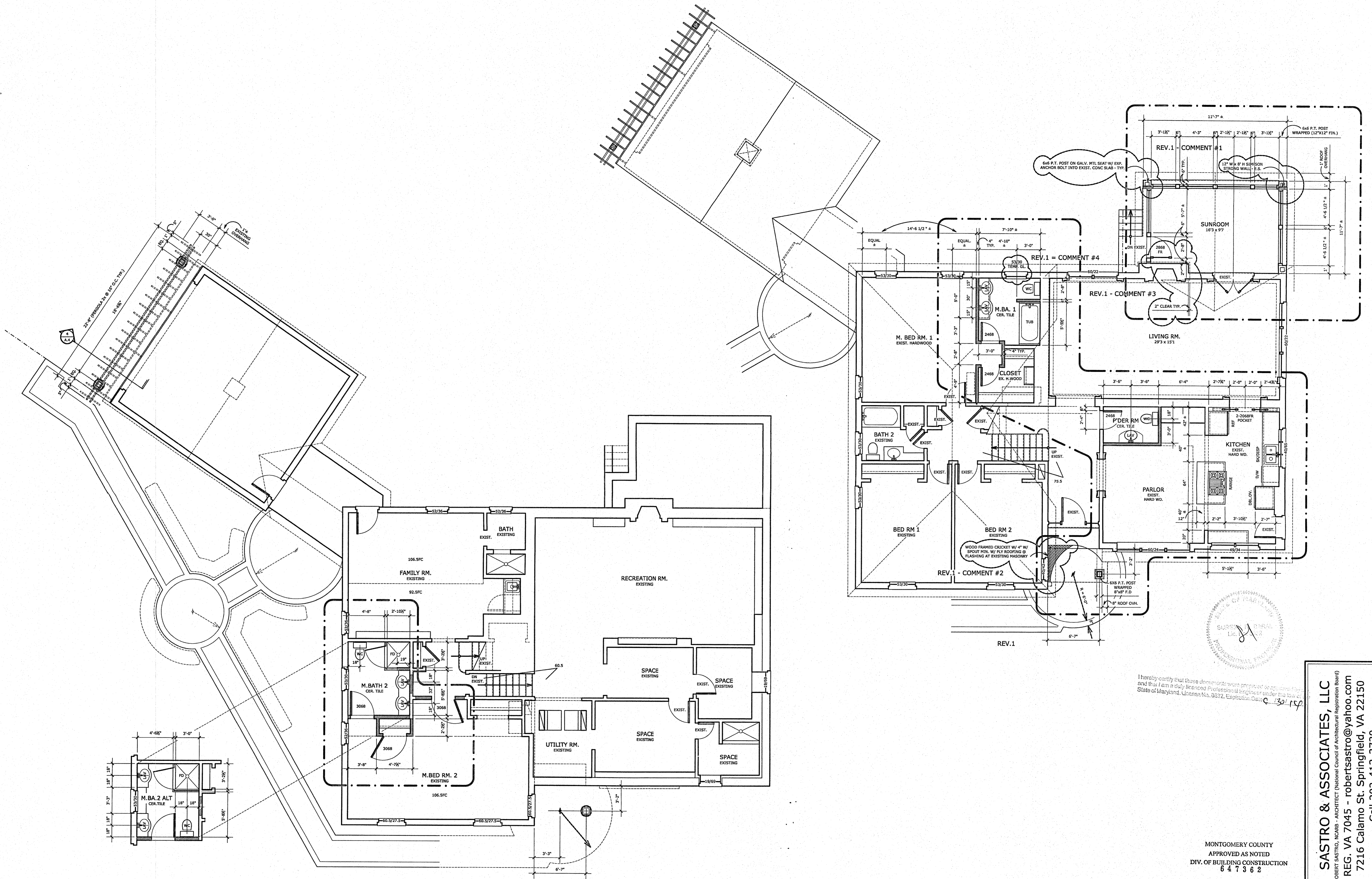
2 UPPER LEVELS FLOOR PLAN - EXISTING & DEMOLITION
SCALE: 3/16" = 1'-0" (U.N.O. = UNLESS NOTED OTHERWISE)

MONTGOMERY COUNTY
APPROVED AS NOTED
DIV. OF BUILDING CONSTRUCTION
6 4 7 3 6 2

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the law of the State of Maryland, License No. 6652, Expiration Date 8/30/16

	Dates:	15 AUG 13	Page No.:	2 of 5
	Issue:			
	Revisions:			

SASTRO & ASSOCIATES, LLC
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7216 Calamo St. Springfield, VA 22150
Cell 202-412-3730

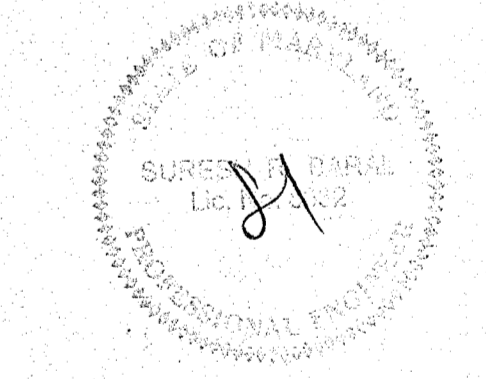


1.3 ALT. PLAN M.BATH 2
SCALE: 3/16" = 1'-0"

1 LOWER LEVELS FLOOR PLAN - PROPOSED
SCALE: 3/16" = 1'-0"

2 UPPER LEVELS FLOOR PLAN - PROPOSED
SCALE: 3/16" = 1'-0"

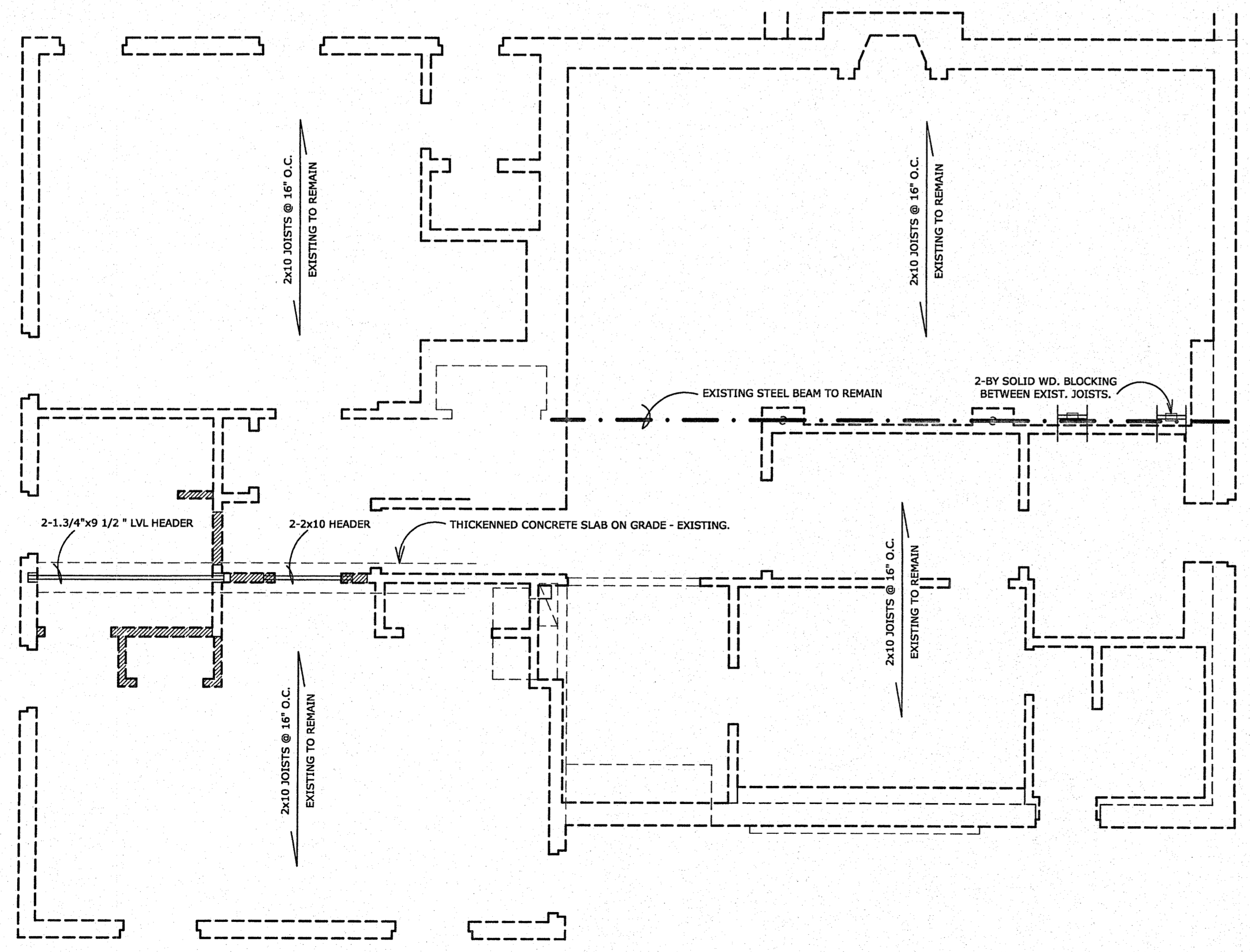
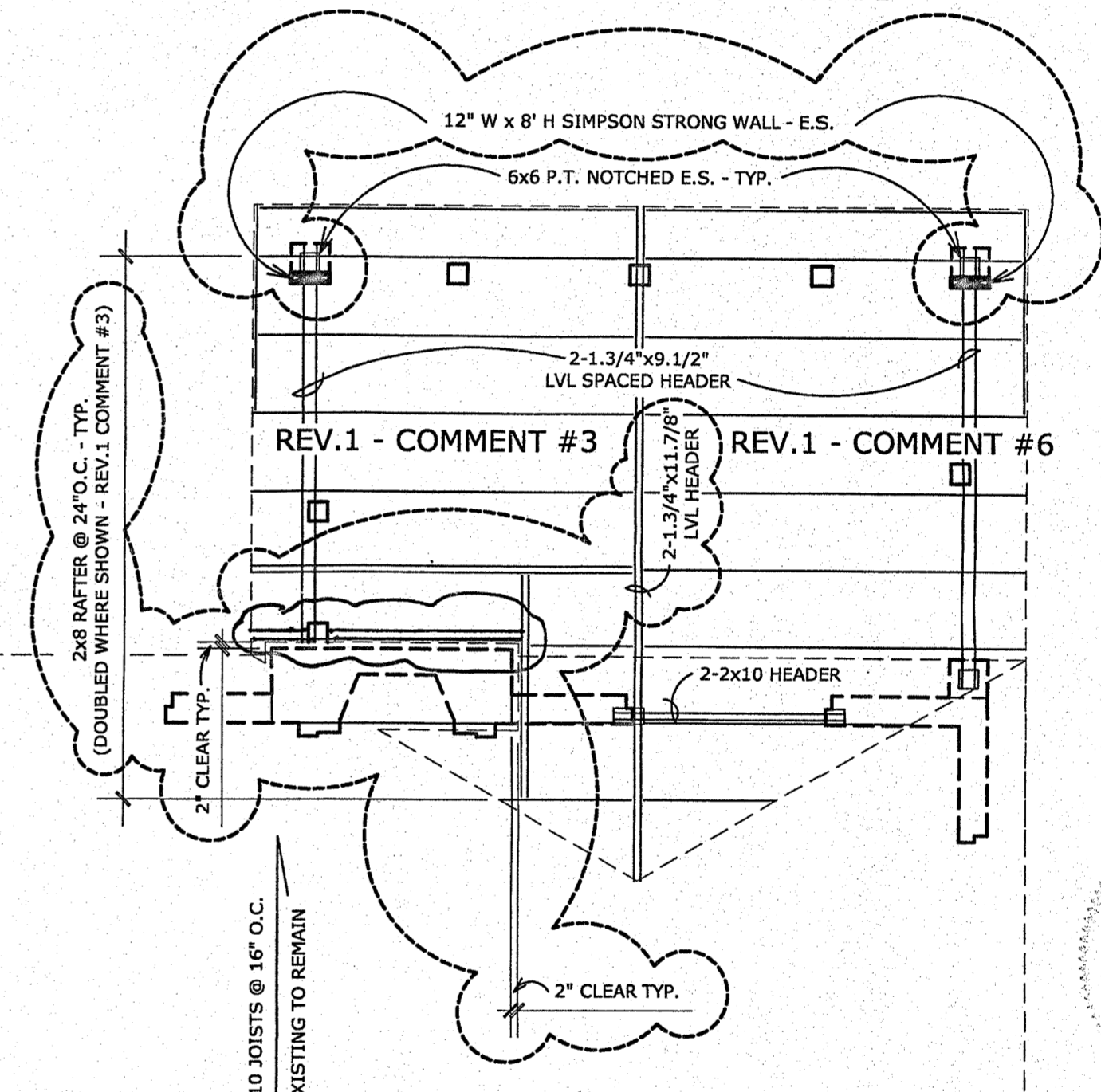
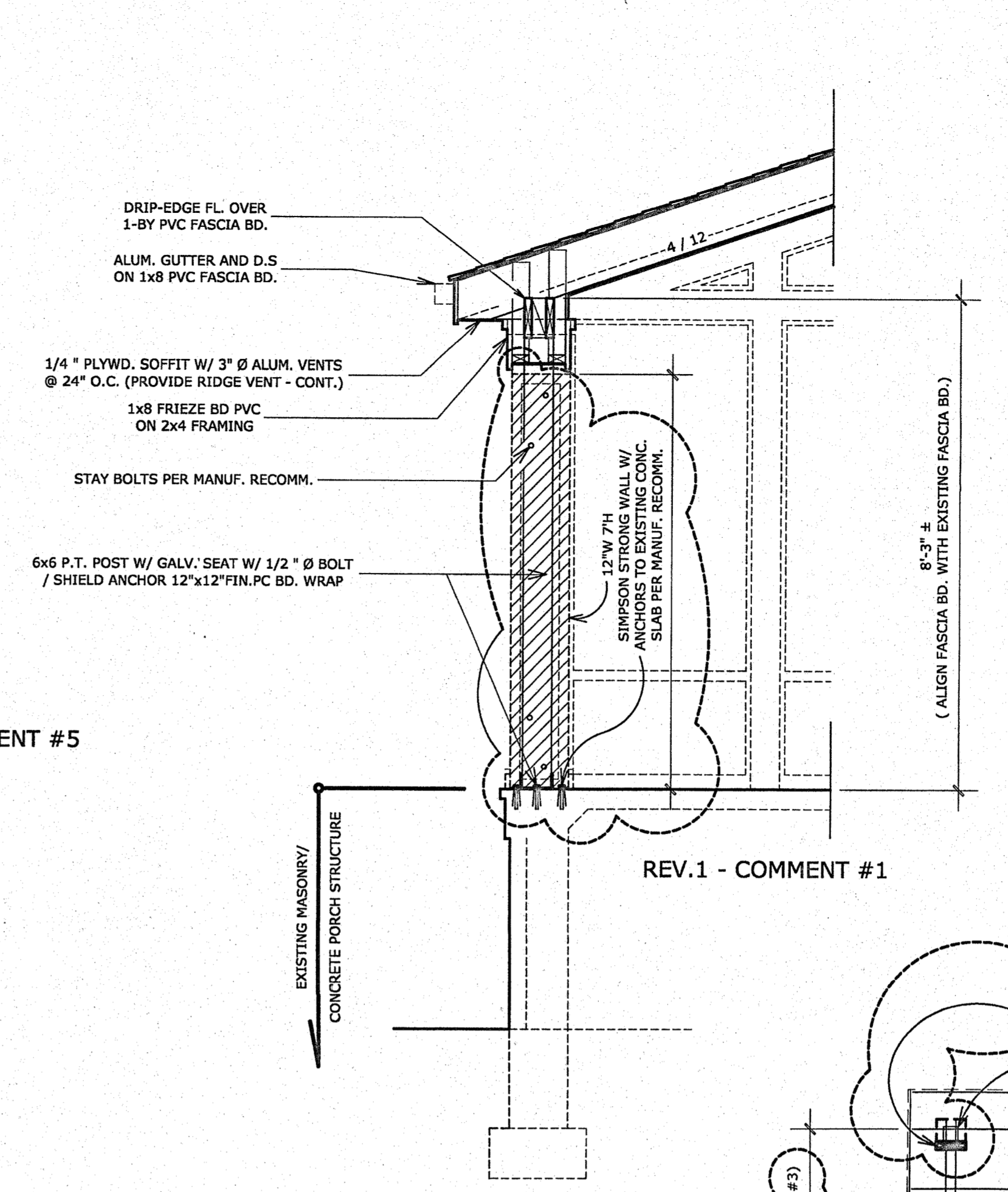
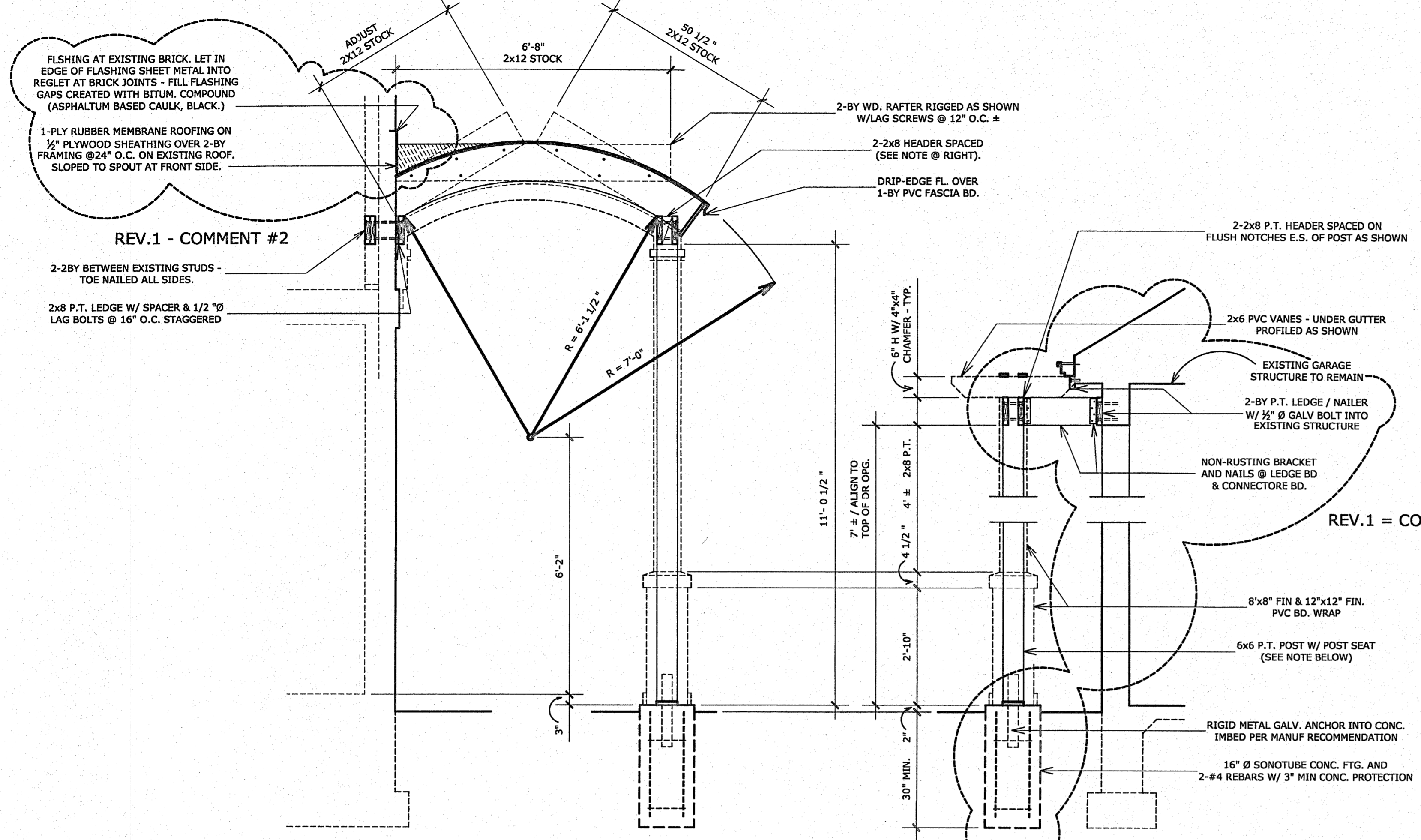
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 3837, Expiration Date 9/30/15.



MONTGOMERY COUNTY
APPROVED AS NOTED
DIV. OF BUILDING CONSTRUCTION
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7216 Calamo St. Springfield, VA 22150
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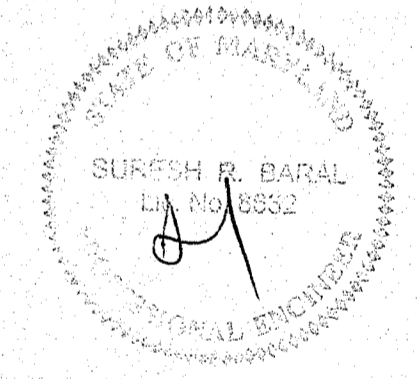


(ROOF FRAMING)
THESE PLANS MUST COMPLY WITH
SECTION R 802 OF THE 2012
1 & 2 FAMILY DWELLING
CODE AS AMENDED BY MONT. CO.

(ROOF TIE-DOWN)
THESE PLANS MUST COMPLY WITH
SECTION R 802.11 OF THE 2012
1 & 2 FAMILY DWELLING
CODE AS AMENDED BY MONT. CO.

Dates:
Issue: 15 AUG 13
Revisions:
REV.1 10 SEP 13

DAYS RESIDENCE
RENOVATION
5800 CONNECTICUT AVENUE
MONTGOMERY COUNTY - MARYLAND



I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the law of the State of Maryland, License No. 8832, Expiration Date 06/30/14.

SASTRO & ASSOCIATES, LLC
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Page No.: 4 of 5

A.4

MONTGOMERY COUNTY
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6 4 7 3 6 2