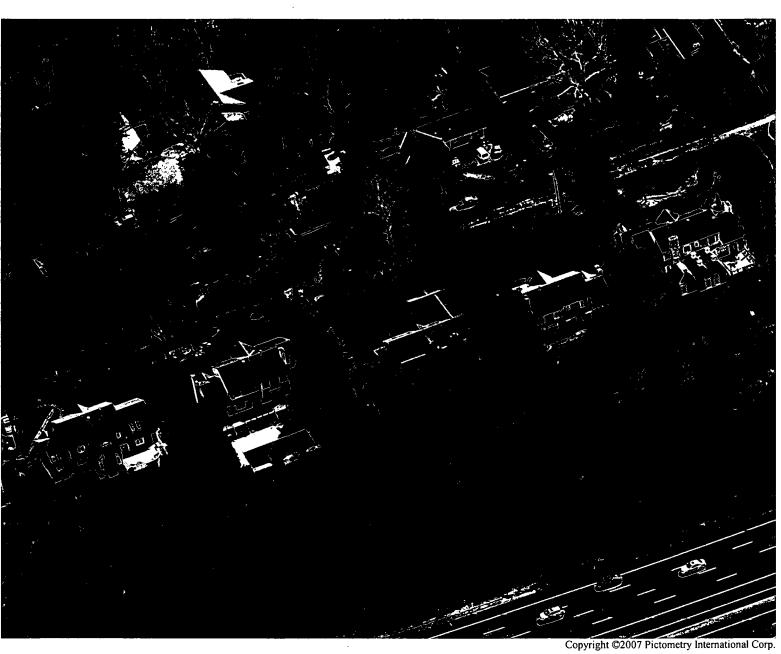
0000

2012 NAMB





Copyright ©2007 Pictometry International Corp.

Peter Y. Cheung Architect 17213 Well Fleet Drive Olney, Maryland 20832 Phone: (301) 774-2496 Fax: (301) 774-2795 Email: pycarch@aol.com Architecture · Planning

Fothergill, Anne

From:

Fotheraill, Anne

Sent:

Friday, October 26, 2012 2:05 PM

To:

'iavicarol@cs.com'

Cc:

pycarch@aol.com

Subject:

RE: Tomlinson

Thanks, I will put this on the 11/14 agenda. Here a few additional things to be addressed. I will need these updates by Wednesday of next week.

The site plan needs to be revised to reflect the new shape of the addition at the front.

The floor plan shows a window where the door is now but the side elevation does not show that window.

The new door on the right side elevation - can that be noted as wood? Or are you relocating the existing side door?

The windows need to be noted as wood.

It would be helpful to mark on the floorplans "historic house" and "addition" so the HPC is clear on what is what. One additional suggestion is how about not having gable returns on the new from gable to simplify that element? It's not clear if you are retaining the existing gable or rebuilding it.

I think that's it for now. If you can get me these small changes by next week we will be all set for 11/14. You do not need to resubmit the application to DPS.

thanks, Anne

From: javicarol@cs.com [mailto:javicarol@cs.com]

Sent: Friday, October 26, 2012 1:45 PM

To: Fothergill, Anne
Cc: pycarch@aol.com
Subject: Fwd: Tomlinson

Ms Fothergill

Thanks for all your input. Mr Cheung has just completed, yet another 're-design'. We are hoping that this complies with all the stated guidelines, and we eagerly await your response.

Thanks

Jovlyn Fraser

Project - 8313 Tomlinson Ave, Bethesda MD 20817

----Original Message-----

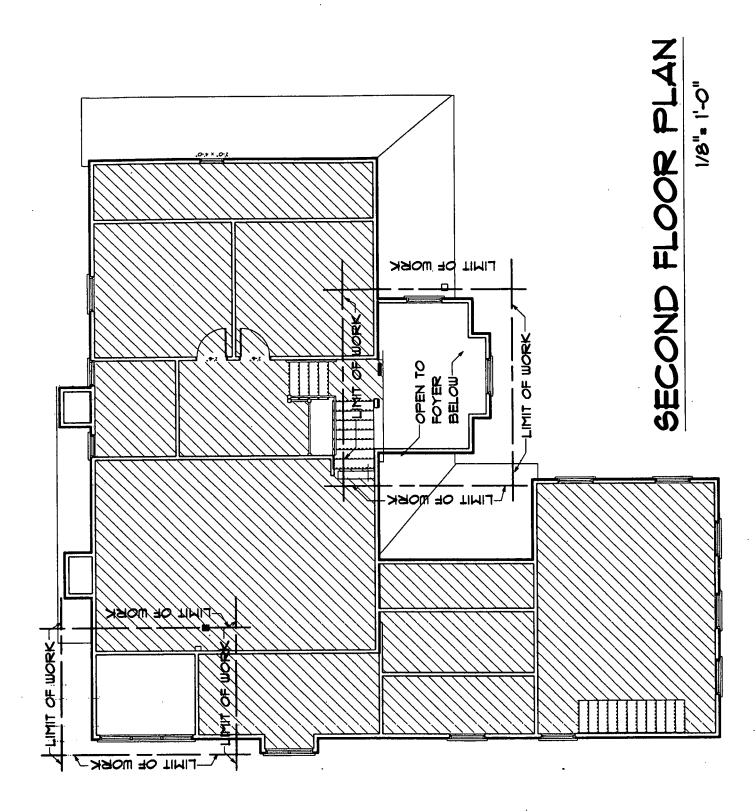
From: pycarch <<u>pycarch@aol.com</u>>
To: javicarol <<u>javicarol@cs.com</u>>
Sent: Fri, Oct 26, 2012 1:19 pm

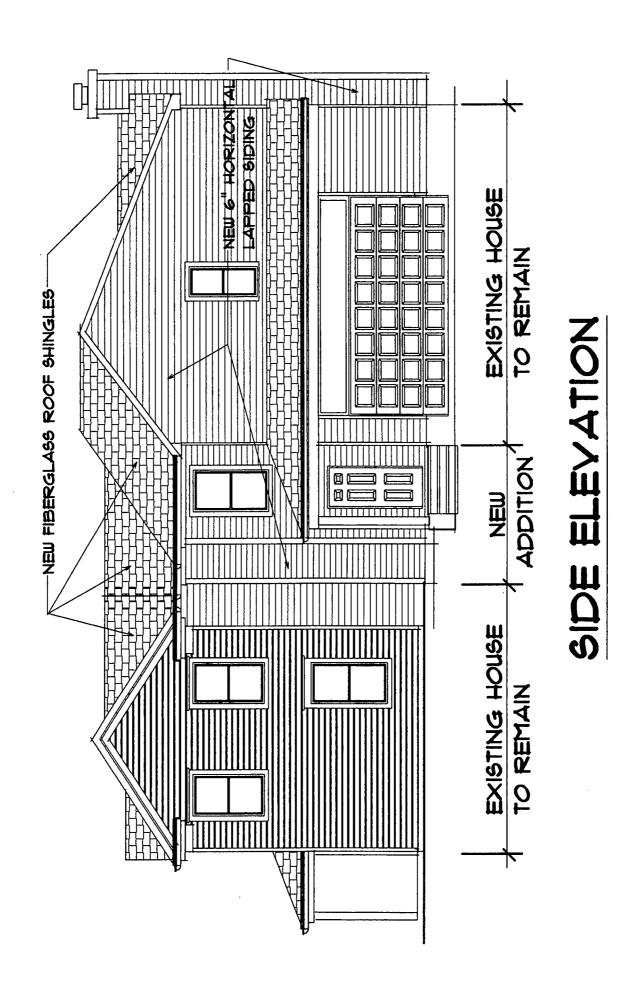
Subject: Tomlinson

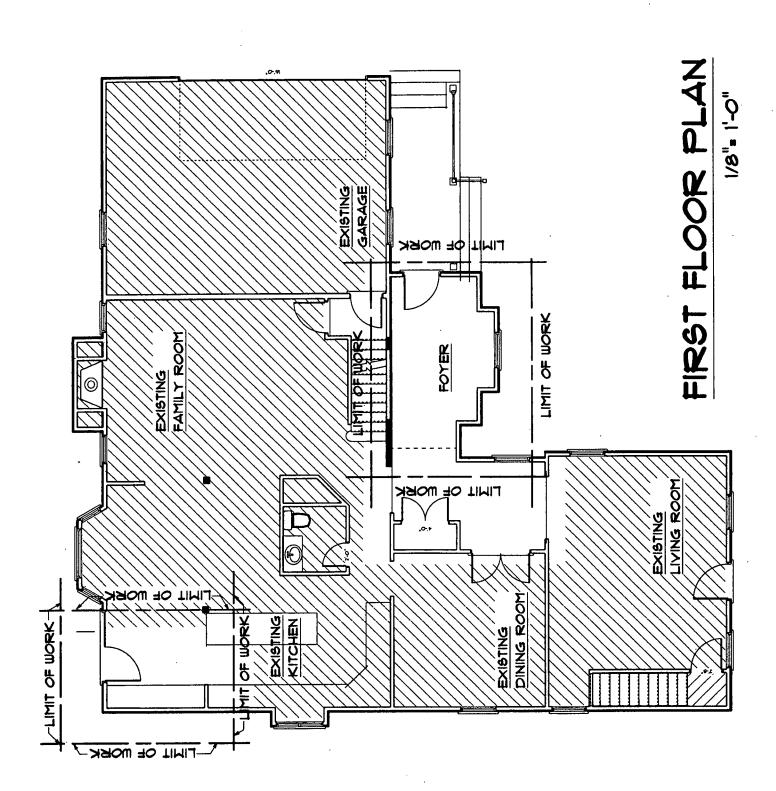
Fraser,

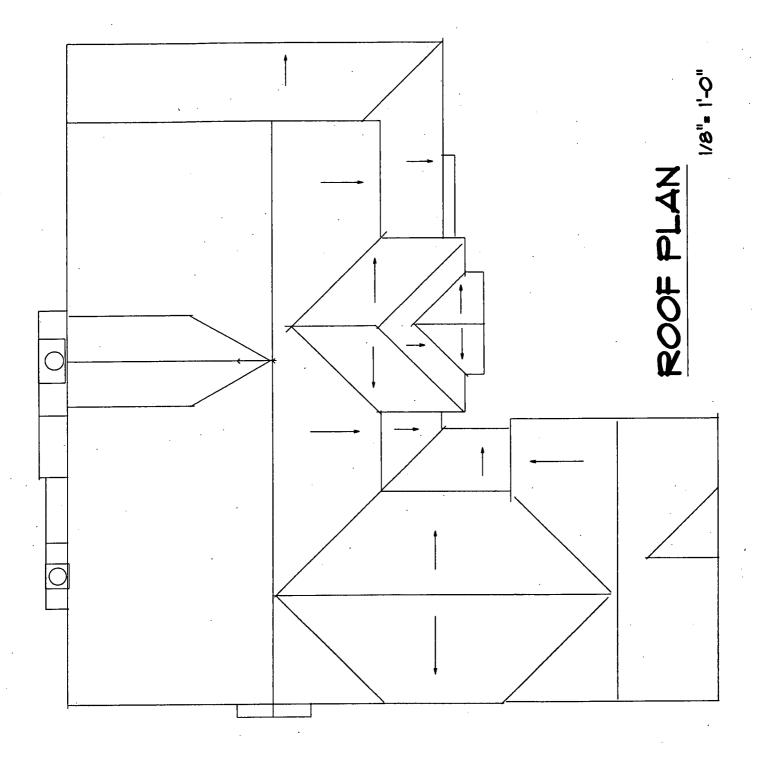
Attached is the whole package revision. for your use.

Peter Cheung pycarch@aol.com









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

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structurals) and arrandismission security structural restorate and argumentee.
There are two distinct Structures
mined to makerep 8313 Dem Linson Ave.
The original house comprising the
pronto was moved to its current location.
Vin 1987, when the addition was completed.
No charges will be nade to the
original Itrocture.
Historical designation and history is on record
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
Addition is 1987 is an hishaped
design, with a very weak connection to
The Main historical Drus ofere. Proposed
changes to addition is to create an Vorganizing
element to enhance the facade by adding
hardy eiding and stone accent as well as
SITEPLAN d'interior improvements.
" (Total of the property of th

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" pager 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.
- 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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Owner's Agent's mailing address

BETHESON, MO 20817

Adjacent and confronting Property Owners mailing addresses

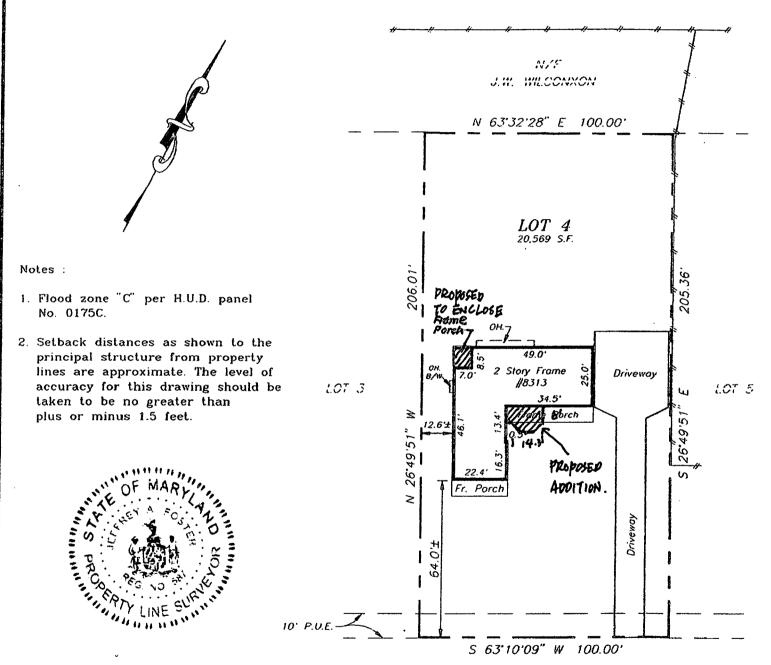
STEVE & LEENA CHOI 8317 TOMLINGON AVE BETHESSA MD 20817

YAU POON KING 8309 TOMMUNSON AVE BETHEROA MO ROBIT STEPHANIE KLEIN

83/6 TOMLINSON AVE BETHERDA, MD 20817

CONSUMER INFORMATION NOTES:

- This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



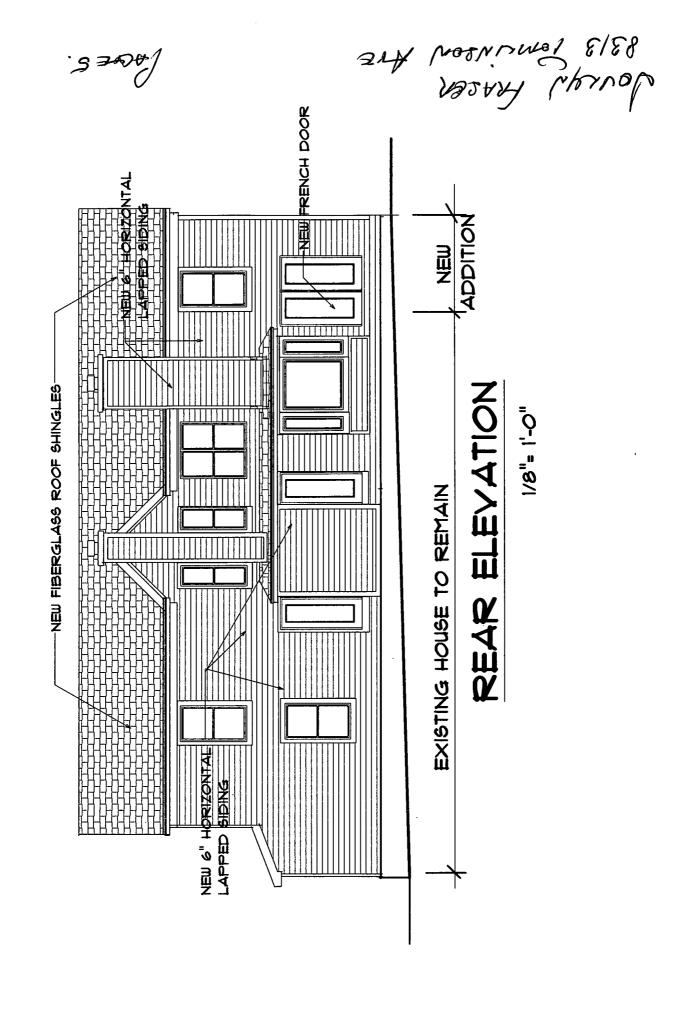
LOCATION DRAWING LOT 4, BLOCK U CARDEROCK SPRINGS MONTGOMERY COUNTY, MARYLAND

TOMLINSON AVENUE (70' R/W)

7-13-00

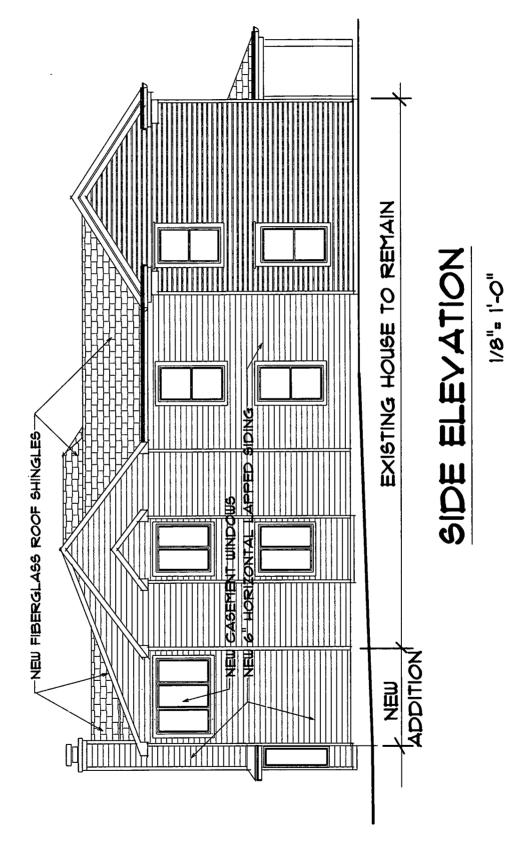
LIOR NO - 00-2911

SURVEYOR'S CERTIFICATE REFERENCES SNIDER & ASSOCIATES THE INFORMATION SHOWN HEREON HAS BEEN SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED PLAT BK. 136 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 01/948-5100, Fax 301/948-1286 PLAT NO. 15770 301/948-5100. UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION DATE OF LOCATIONS SCALE: $= 40^{\circ}$ LIBER WALL CHECK: DRAWN BY: V.C.S. **FOLIO** 567



2 204/

LOULS HASER HASER AVE





SIPE VIEW # |



510E VIEW *2

Jourgal fraser free 8213 Comincol free





Sorryal frances for Sold.



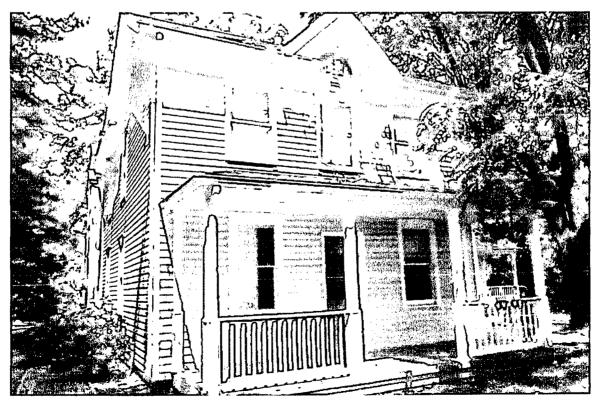
REAR ELW. VIEW * 1



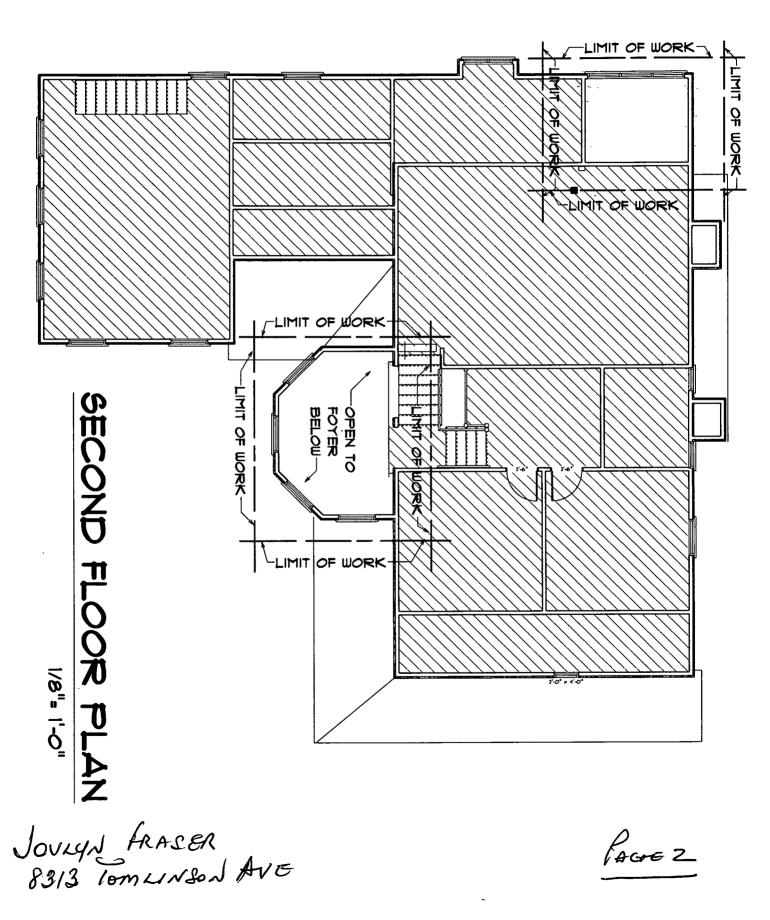
REAL ELZV. VIEW*2



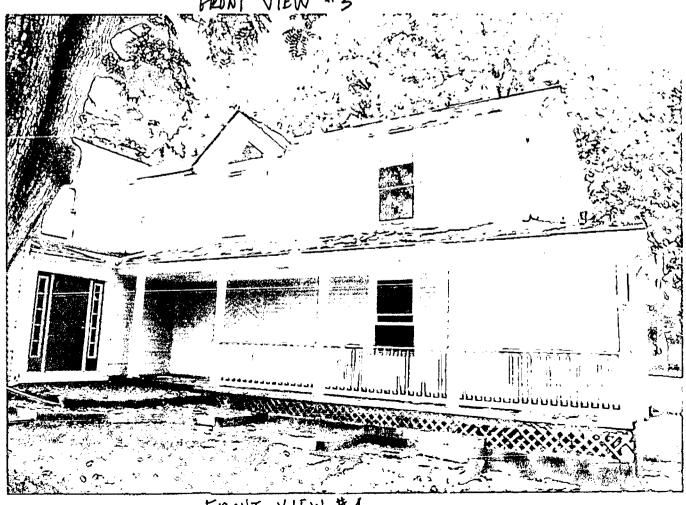
FRONT VIEW #1



JONEYN FRASER FRONT VIEW #2. 83/3 TOMENSON AVE



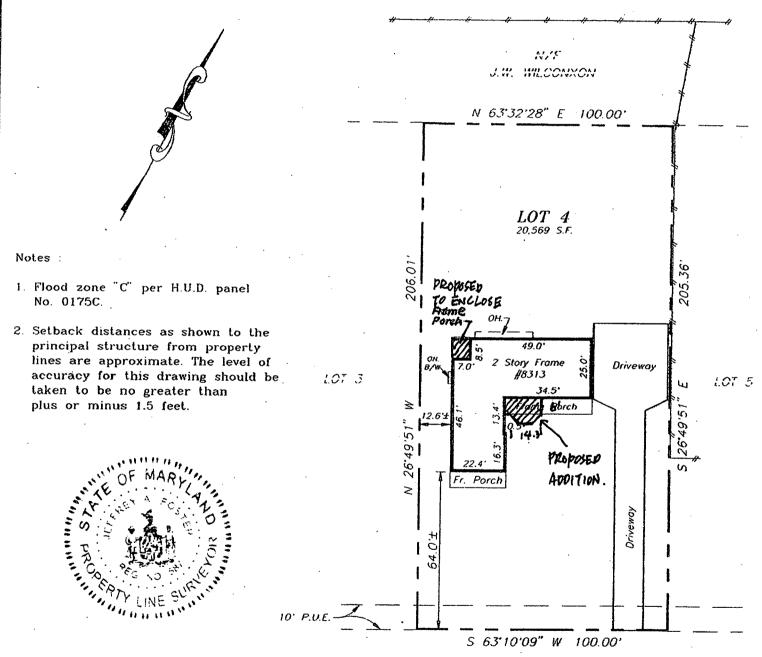




FRONT VIEW *4

CONSUMER INFORMATION NOTES:

- This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- This plan does not provide for the accurate identification of property boundary lines, but such identification
 may not be required for the transfer of title or securing financing or re-financing.
- 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



LOCATION DRAWING
LOT 4, BLOCK U
CARDEROCK SPRINGS
MONTGOMERY COUNTY, MARYLAND

TOMLINSON A VENUE

SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON H

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster

567

REFERENCES

PLAT BK. 136
PLAT NO. 15770



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
201/045-5100, Fernand 20879

Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS SCALE: 1" = 40'

FOLIO WALL CHECK:

WALL CHECK:

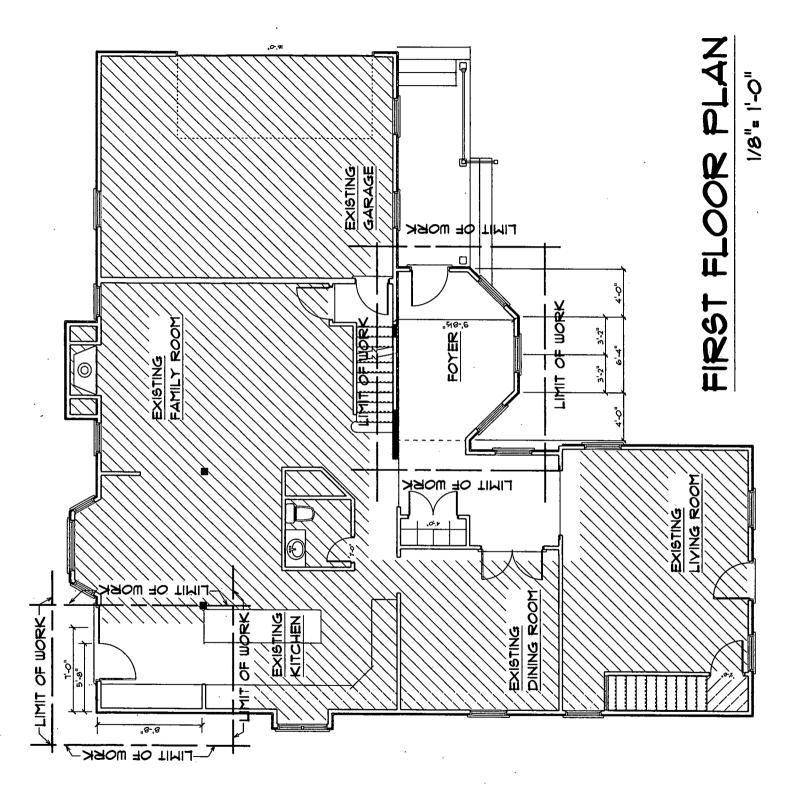
TO THE PART OF THE PAR

JOR NO - 00-2911

V.G.S.

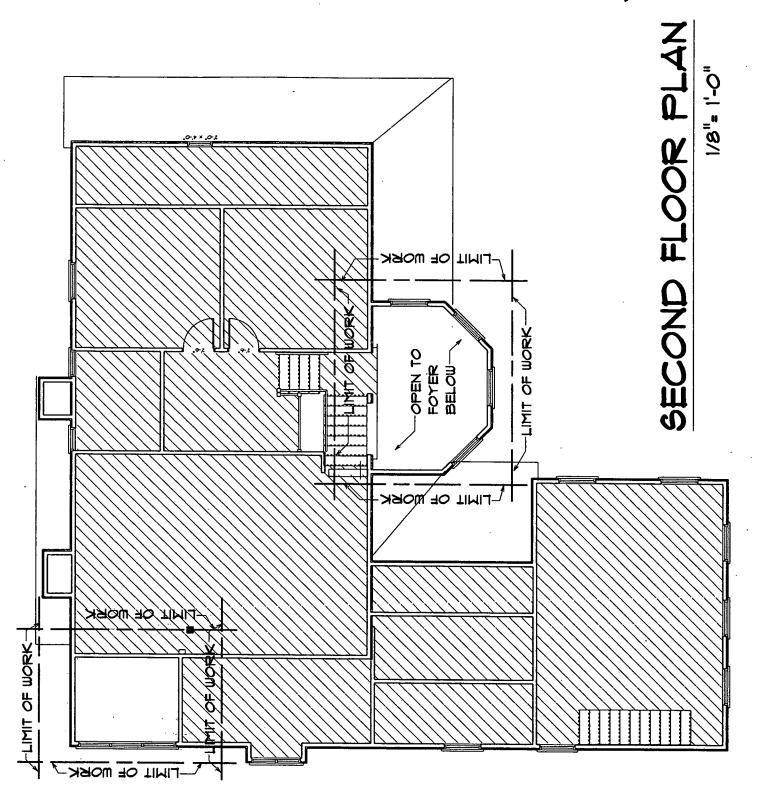
DRAWN BY:

1 3504/

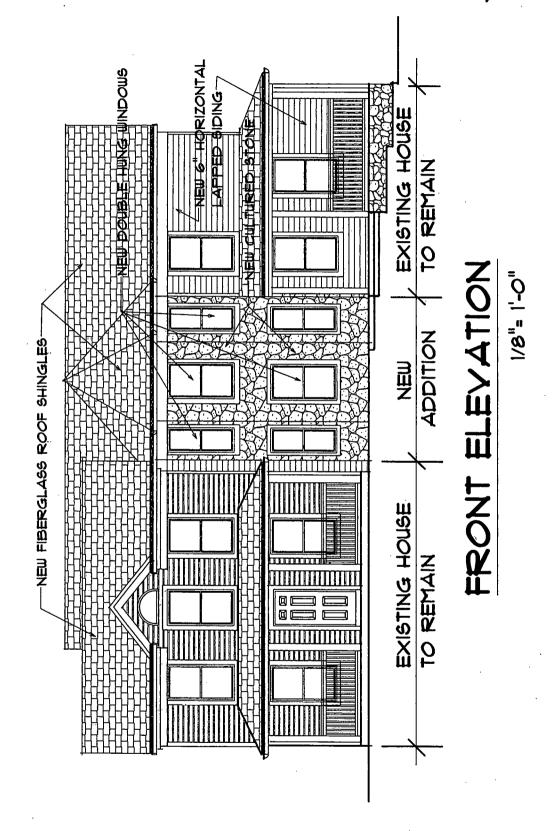


JOULTH HAALER

TAGE Z

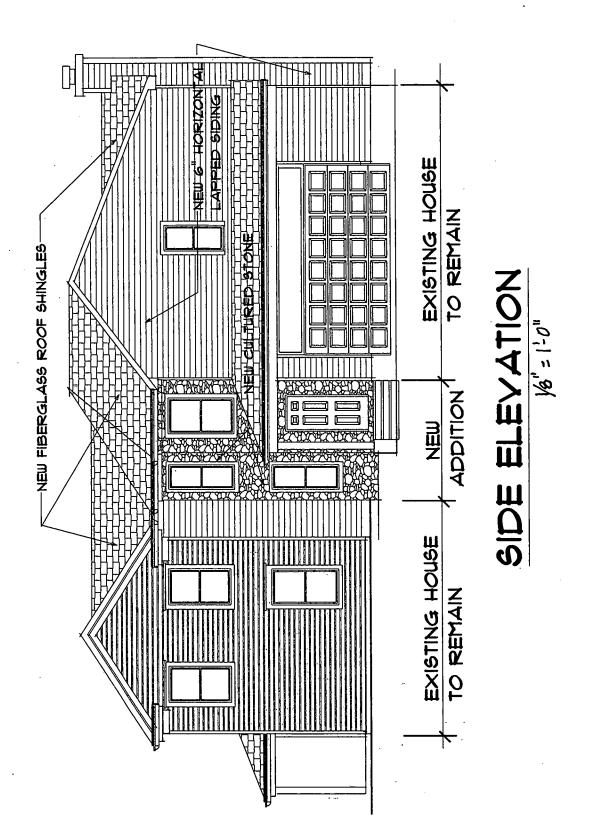


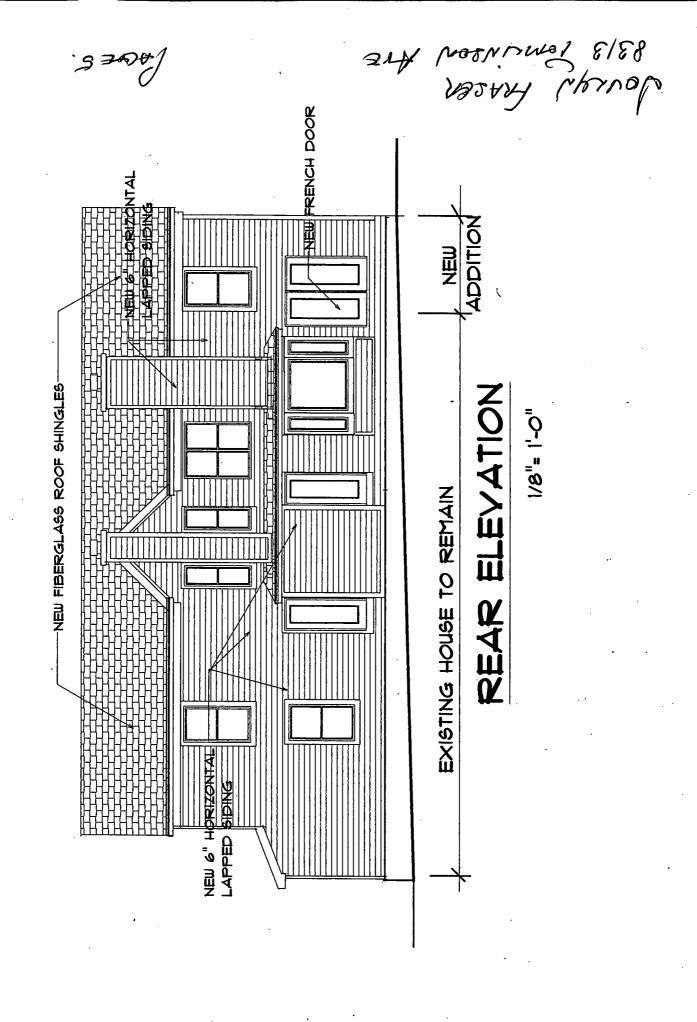
JOULYN ARASER AVE. 83/3 Tomsindson AVE.



LOVERY PRASER AVE

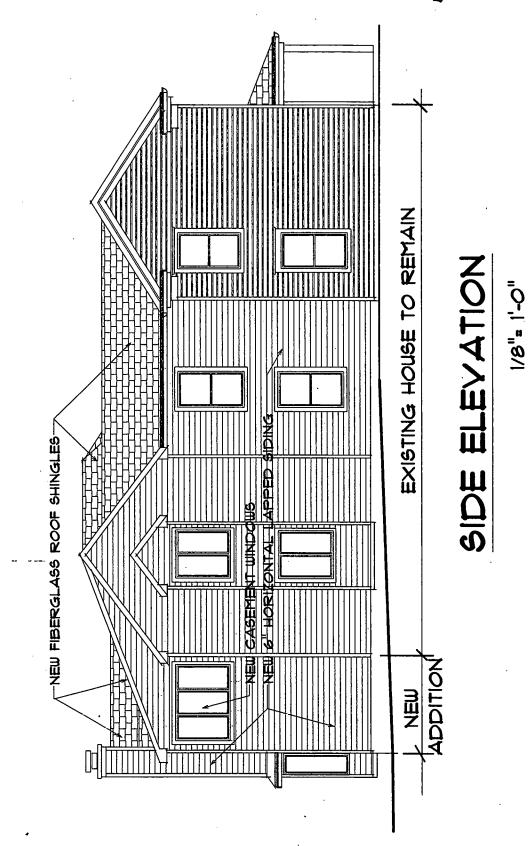
PAGE A.





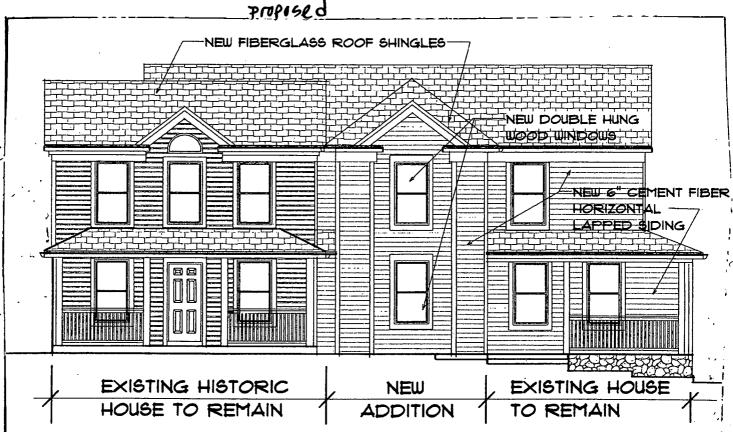
JOULGE FRASER

JAGE 6



Existing

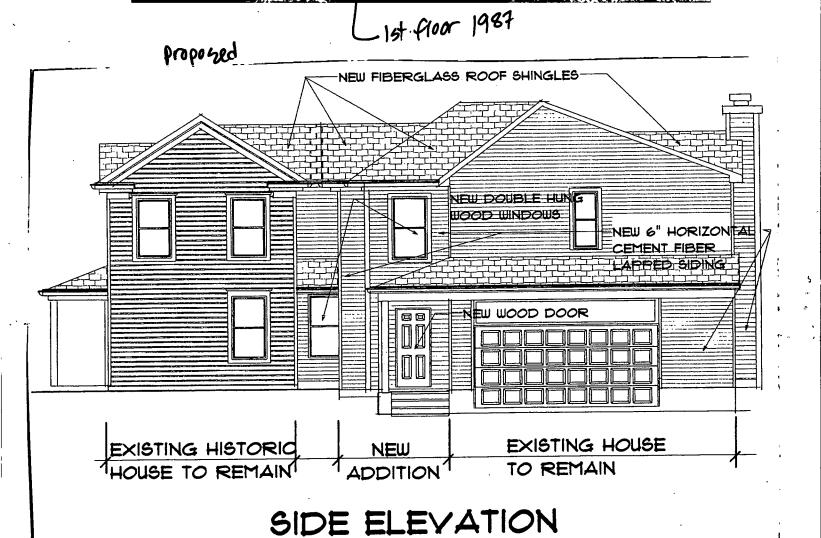




FRONT ELEVATION

1/8"= 1'-0"

C 1877 F





HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Leslie Miles
Chairperson

Date: December 12, 2012

MEMORANDUM

TO:

Diane R. Schwartz Jones, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planne

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #613475, alterations to non-historic addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>approved</u> at the November 14, 2012 meeting.

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

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

Applicant:

Jovlyn Fraser

Address:

8313 Tomlinson Avenue, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

CORTAGE EMAIL: JAVICASALECS. COM CONTECT PERSON. JOVLYN FRASER Devisione Phone No.: 301 229 0303
Tax Account No.:
Name of Property Owner: JOYLYN FRASER Devime Phone No.: 30/ 229 0303 Address: 6000 LANDON KN BETHESDA MD 20817 Street Number City Start Zip Code
Street Number City Start Zip Code
Contractors: Phone Ne.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:
COCATION OF BUILDING/PREAMSS House Number: 83/3 Street TOMLINSON AVE
TOWNVCity: BETHESDA Nearest Cross Street PERSIMMON TREE R
Lot: 4 Block: U Subdivision: CARDEROCK SPRINGS -0142
Liber: Folie: Percel: 000
PART ONE: TYPE OF PEARLY ACTION AND USE
1A. CHECK ALL APPLICABLE CHECK ALL APPLICABLE
(A) Construct (B) Extend (Alter/Renovate (A) A/C (Slab (Room Addition () Porch () Deck () Shed
☐ Move ☐ Install ☐ Wreck/Rizzs ☐ Soler ☐ Fireplace ☐ Woodburning Stove Ø Single Family
☐ Revision
18. Construction cost estimate: \$ \frac{15,000}{1000}
1C. If this is a revision of a previously approved active permit, see Permit #
PARTALWAY HOME FOR 420 ANALANCE THE PROPERTY PARTY (ADDITION)
ZA. Type of sewage disposal: 01 🕅 WSSC 02 🗆 Septic 03 🗆 Other:
2A. Type of sewage disposal: 01 (£) WSSC 02 Septic 03 Other: 2B. Type of water supply: 01 (£) WSSC 02 Well 03 Other:
28. Type of water supply: 01 14 WSSC 02 Well 03 Other:
28. Type of water supply: 01 A WSSC 02 Well 03 0ther:
28. Type of water supply: 01 K WSSC 02 Web 03 Other: PART THREE: COMPLETE DINAY FOR FENCE PRETAINING WALL 3A. Height foot inches
28. Type of water supply: 01
28. Type of water supply: 01 WSSC 02 Well 03 Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 3A. Height feet inches 3B. Indicate whether the fence or retaining well is to be constructed on one of the following locations: 13 On party line/property line Entirely on land of owner On public right of way/essement I hereby cartify 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 appr
28. Type of water supply: 01 WSSC 02 Well 03 Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 3A. Height feet inches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 13 On party line/property line
28. Type of water supply: 01 WSSC 02 Well 03 Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 3A. Height feet inches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 13 On party line/property line

SEE REVERSE SIDE FOR INSTRUCTIONS



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: December 12, 2012

MEMORANDUM

TO:

Diane R. Schwartz Jones, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planna

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #613475, alterations to non-historic addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the November 14, 2012 meeting.

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

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

Applicant:

Jovlyn Fraser

Address:

8313 Tomlinson Avenue, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppcmc.org to schedule a follow-up site visit.



DPS - #8



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Jane	o col	Les com	Contact Person:	JOVLYN 301 27	FRASER
Contact Email: _	OKO7C		70440077	Daytime Phone No.:	301 22	9 0303
Tax Account No.:						
Name of Property Owner:	JOYA	YN FRI	9SER	Daytime Phone No.:	301 229	0303
Address: 6000	2 LAN	son h	1 BETH	ESDA 1.	301 229 NO 20	877
Contractor:Contractor Registration N				Phone Ne.:		
Agent for Owner:			· · · · · · · · · · · · · · · · · · ·	Daytime Phone Ne.:		
COCATION OF BUILDIN		2		10001	10/500/	ANZ
House Number:	2 5 511	SCA A	Street	DEACH	MSON	TREE
Town/City:	- 1)	55071	Nonrest Cross Street	ERROLL	MMON SPRIN	mc - 114
	Silver	Subdivision	000		4 7077	<u>u - v/-/</u> -
				·	······································	
Briton and to the	2401 (<i>0</i> .5mid)	ANDUSE				
1A. CHECK ALL APPLICA			CHECK ALL	·		
•					Addition [] Porch [
•					rming Stove	•
☐ Revision 🎉		Tax and			☐ Other:	
		•	•		· ·· ·· · · · · · · · · · · · · · · ·	
1C. If this is a revision of	a previously appr	ived active permit, :	see Permit #			
PARAME COMPLE		· · · · · · · · · · · · · · · · · · ·				
2B. Type of water supph	y: 01	x wssc	02 🗆 Well	03 🗆 Other:		
ANTARINES COMP	वाकार प्रस्ता	enenia aduni	WALL			
BA. Height	loct	inches				
B. Indicate whether the	e fence or retainin	g wall is to be const	ructed on one of the fol	lowing locations:		
On party line/pro	perty line	☐ Entirely on la	nd of owner	On public right of w	ay/essement	
					hat the construction will	comply with plans
pproved by ell agencies	instand and I trialled	y acunowiante and	accept ins to be a co.	nation for the issuance o	i inis permit.	
(IJ	JK	-	>		10-2 Date	-/2,
Tight.	arus (1.65 de os s	uthorized spells	A		Cate	
7	X		1.1			
pproved:	V		- Wirding	sgn, Historic Preservett	c) /s/,	מוח
isapproved:	(1) s	ignature	-1-11			7112
pplication/Permit No.: _	-1/13	110	Outo File	t 10/6/12	Date Issued:	

SEE REVERSE SIDE FOR INSTRUCTIONS

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION **STAFF REPORT**

Address:

8313 Tomlinson Avenue, Bethesda

Meeting Date: 11/14/12

Applicant:

Jovlyn Fraser (Peter Cheung, Architect)

Report Date: 11/7/12

Resource:

Master Plan Site #35/18

Public Notice: 10/31/12

John & Roberta Lynch House

Tax Credit:

None

Review:

HAWP

Case Number: 35/18-12A

Staff:

Anne Fothergill

PROPOSAL: Alterations to non-historic addition

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Master Plan Site #35/18 – John & Roberta Lynch House

STYLE:

Gothic/Greek Revival

DATE:

c.1877 with c. 1906 and 1987 additions

excerpt from Places in the Past:

In 1887, John W. Lynch, a blacksmith, purchased three acres near his birthplace. He and his wife Roberta soon built this modest frame house. Typical of folk styling in this period, the house combines disparate architectural styles. The wide frieze and heavy cornice returns are a late Greek Revival influence, while the steeply pitched center cross gable is a Gothic Revival variation. The Lynch blacksmith shop was located on the property. At one time earning extra money by boarding teachers who worked at an adjacent schoolhouse, the Lynch family lived here for over a century. Threatened by demolition in 1986, the house was moved 75 feet from Persimmon Tree Road to its Tomlinson Avenue site. Side and rear additions succeeded a c1906 rear addition.

PROPOSAL

The applicant proposes to alter and add to an existing non-historic side and rear addition that was built in 1987 after the house was relocated from its original location. The applicant proposes a small two-story addition at the front of the non-historic side addition and a porch infill addition at the rear left corner of the rear addition. The addition at the front will connect only to the 1987 section of the house on the first floor and not the historic block on the second floor. The new additions and altered sections will have wood doors and windows and fiber cement siding. The applicant proposes to replace the existing asbestos siding on all of the 1987 addition with fiber cement siding.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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 below.

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 one 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.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values."

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and

its environment would be unimpaired.

STAFF DISCUSSION

This house was substantially altered with its 1986 relocation and the 1987 construction of the large rear addition. The 1987 addition altered the right side of the first floor of the 1906 block of the house and introduced a two-story block across the rear of the house that extends almost 35 feet out beyond the right side of the historic block. The proposed alterations and additions are all being made to the non-historic side and rear addition of the house, which is set back from the historic house (see site plan and photos in Circles $\frac{1+15-29}{1}$). The proposed addition to the front of the addition is completely detached from the historic block at the second floor and allows that c. 1906 form to remain visible and unaltered. The addition attaches only to the 1987 section at the first floor. This is slightly difficult to determine in the plans but staff confirmed this in a site visit.

Staff notes that initially the applicant was proposing a much more complex design for the front addition using cultured stone on a two-story angled bay/tower. The applicants have responded to staff's suggestions and the design now is simpler and more in keeping with the 1987 addition and does not detract from the historic house.

The front addition is a relatively small and compatible alteration to the non-historic addition, set back from the historic house, and is a reversible change so that, as the Standards state, "if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." The infill at the rear of the addition also "will not destroy historic materials, features, and spatial relationships that characterize the property." The materials are compatible and staff recommends approval of the proposed changes to the non-historic sections of this house.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

1 1 Invested Force
contact Email: Javicasalecs. Com Contact Person: Joveyn Fraser
Daytime Phone No.: 30/ 229 0303
Tax Account No.:
Name of Property Owner: 10149N FRASER Daytime Phone No.: 301 219 0303
Address: 6000 LANSON LN BETHESDA MD 20817 Street Number City State Tip Code
Contractorr: Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:
LOCATION DE RUITON PARAMENTE.
House Number: 8313 Street TOMLINSON AVE Town/City: BETHESDA Newsest Cross Street PERSIMMON TREE /
Lot: 4 Block: U Subdivision: CARDEROCK SPRINGS -014
Liber:Folio:Percet: 000
BANTONE TYPEOFFEMILY ACTION AND USE
1A. CHECK ALL APPLICABLE CHECK ALL APPLICABLE
A Construct A Extend Alter/Renovate A/C Slab K Room Addition Porch Deck Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☑ Single Fernity
☐ Revision 🙀 Repair ☐ Revocable. ☐ Fence/Well (complete Section 4) ☐ Other:
18. Construction cost estimate: \$ 75,000
1C. If this is a revision of a previously approved active permit, see Permit #
PART I WOZ GUMSTAT 4 20R MAY GONST BUSTON TARD EXTERNAL BRIDGES
ZA. Type of sewage disposet. 01 🛱 WSSC 02 🗆 Septic 03 🗆 Other:
28. Type of water supply: 01 🛱 WSC 02 🗆 Well 03 🗆 Other:
PART THREE COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Heightinches
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 ecknowledge and accept this to be a condition for the issuance of this permit. 10 - Z - / Z
Approved:For Chairperson, Historic Preservation Commission
Disapproved: Date: Date:
Application/Permit No.: 0/3475 Date Filed: 10/2/12 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

(4

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

1. WRITTEN DESCRIPTION OF PROJECT

	a. Description of existing structure(s) and environmental setting, including their historical features and significance:
	There are two distinct shuctures.
	pined to makerep 8313 Dentiuson Aug.
	The eriginal house comprising the
	pront, was moved to its current location.
	Vin 1987, when the addition was completed.
	No charges will be made to the
	original Itrocture.
	Historical destanation and history is on record
	0
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
	Addition in 1987 is an 'h' shared
	design with a very weak connection to
	the Main historical Dru ofere. Proposed
	changes to addition is to create an Vorganizing
	element to enhance the facade by adding O
	hardy ciding and stone decent as well as
2.	SITEPLAN O Interior improvements.
	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, machanical 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.

- 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.

. PHOTOGRAPHS

- 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.

. 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).

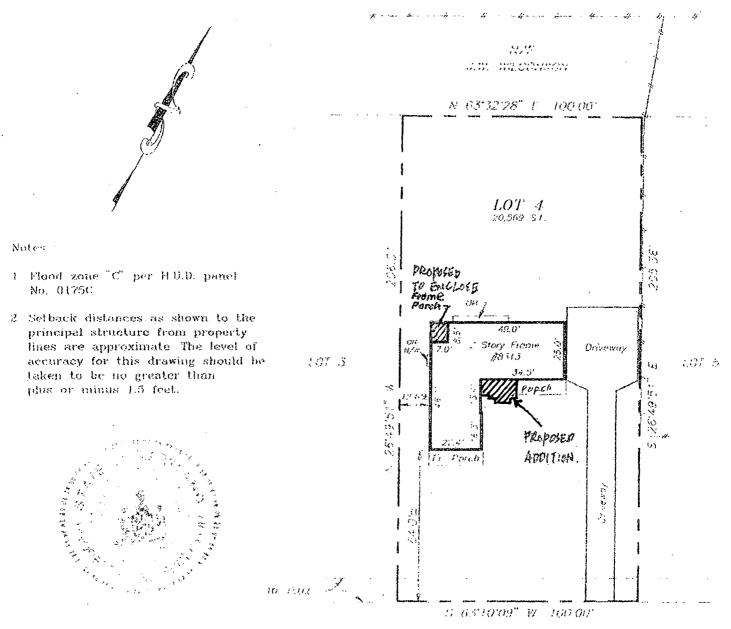
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
6000 LANSON LN	
BETHESON, MO 20817	+
· · · · · · · · · · · · · · · · · · ·	•
Adjacent and confronting	Property Owners mailing addresses
STEVE & LEENA CHOI	
8317 TOMENSON AVE	
BETHESDA MO 20817	
YACK SUHUA KUANG	
YAU POON KING	
8309 TOMENSON AVE	
BETHESOA PAD 20817	
STEPHANIE KLEIN	
8316 COMLINSON AVE	
BETHERDA, MD 20817	
,	

CONSUMER INFORMATION NOTES:

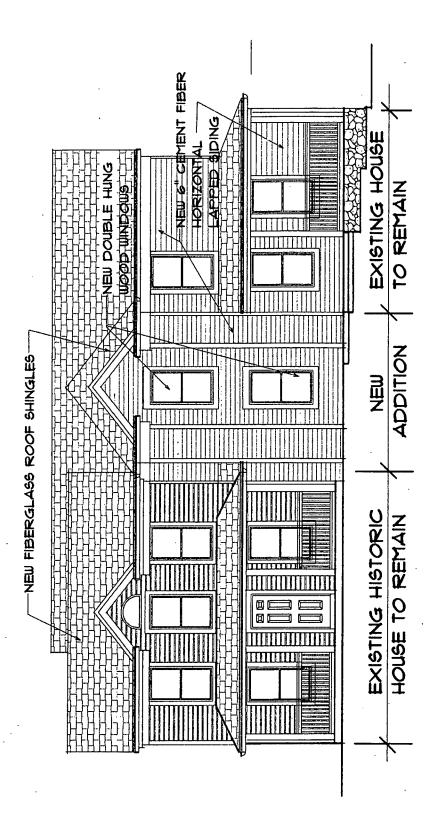
- 1 This plan is a benefit to a consumer insofar as it is required by a lender or a title member company or its agent in connection with contemplated transfer, financing or re-financing
- 3 This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3 This plan does not provide for the accurate identification of property houndary bigs, but such identification may not be required for the transfer of little or securing financing or re-financing.
- 4. Huilding line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator



LOCATION DRAWING
LOT 4. BLOCK U
CARDEROCK SPRINGS
MONIGOMERY COUNTY, MARYLAND

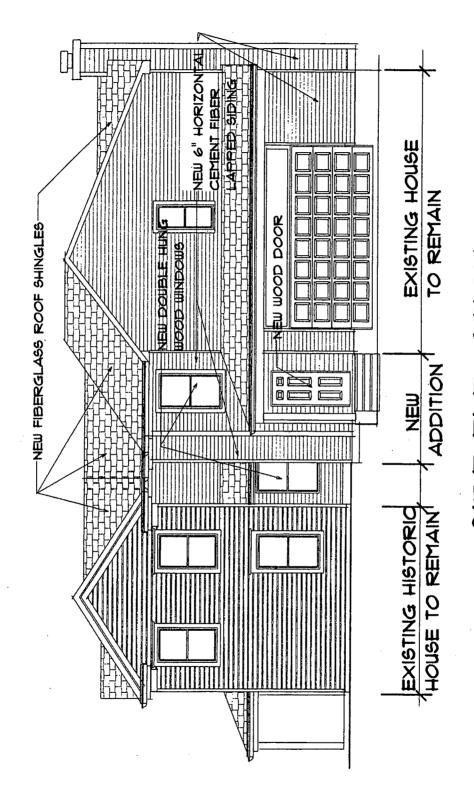
TOMLINSON AVENUE

SURVEYOR'S CERTIFICATE 'THE INFORMATION SHOWN HEREON HAS BEEN UPON THE RESULTS OF A FIELD INSPECTION RESULTS OF A FIELD INSPECTION RECORD THE DEED OF PLAT OF RECORD EXISTING RICTURES SHOWN HAVE BEEN PHELD LOCATED BASED ON MEASUREMENTS FROM PROPERTY MARKERS FOUND	REFERENCES PLAT BK 136 PLAT NO. 15770	SIMBER & ASSOCIATES SHRVEYORS ENGINEER LAND PLANNING CONSULT 2 Professional Drive, Suite & 6-othersburg, Maryland 208 301/948-5100, Fax 301/948-		1
FROM EVIDENCE OF LINES OF APPARENT OCCUPATION"	katifician na anga na katan tanggarang di manang ana ang kanana di nahari mandi di di na 1969 (1997). Pakish	DATE OF LOCATIONS	SCALE 1" 40"	
Jeffry A. Total	LIBER	WALL CHECK.	DRAWN BY. V.G.S.	
REVEASO PROPERTY LINE SURVEYOR REG. NO. 507	FOLIO .	#SE LOC: 7-13-00	JOB NO: 00-2911	77

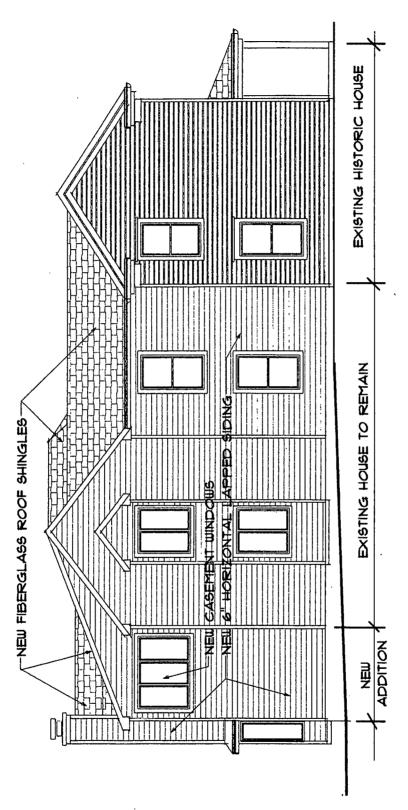


FRONT ELEYATION

1/8" 1-0"

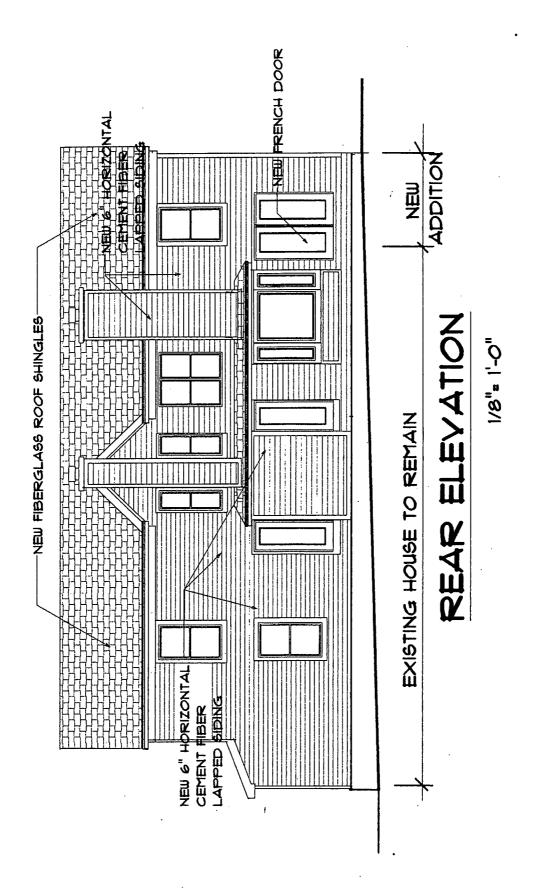


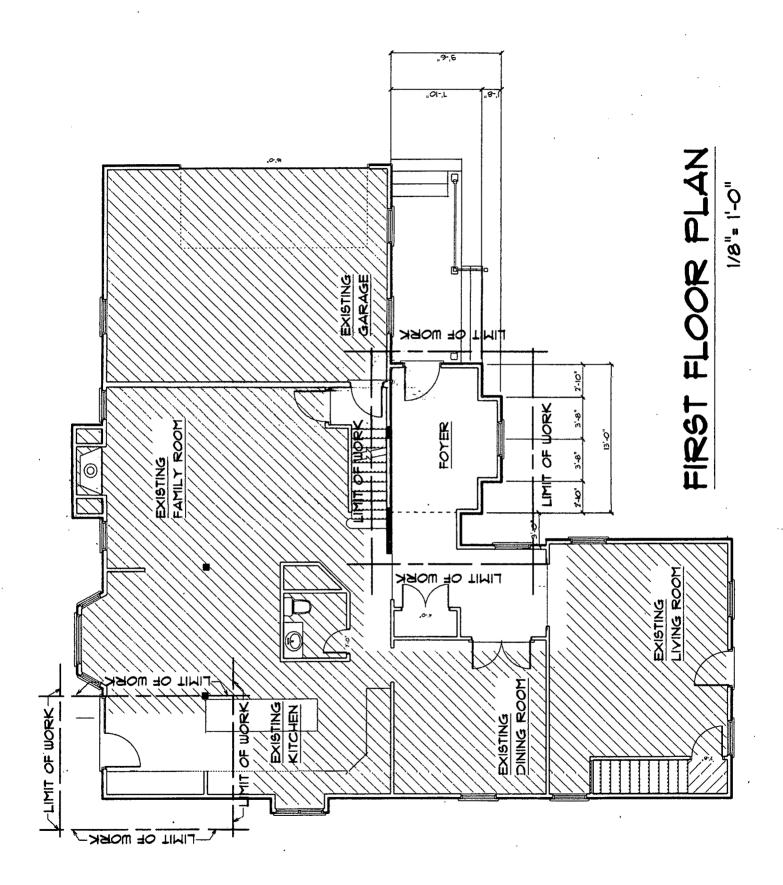
SIDE ELEYATION

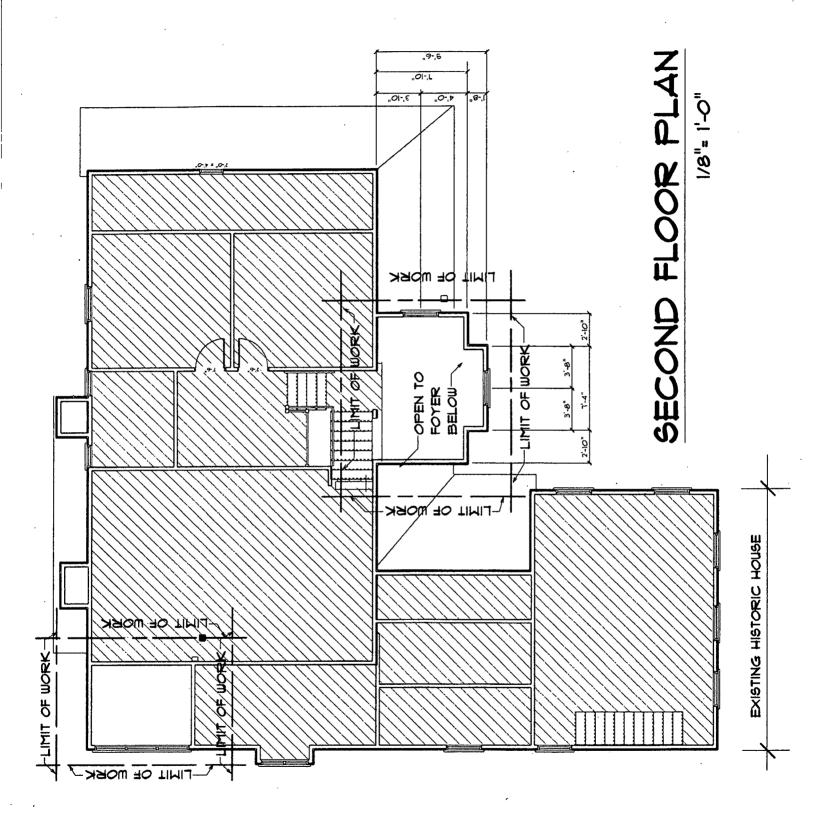


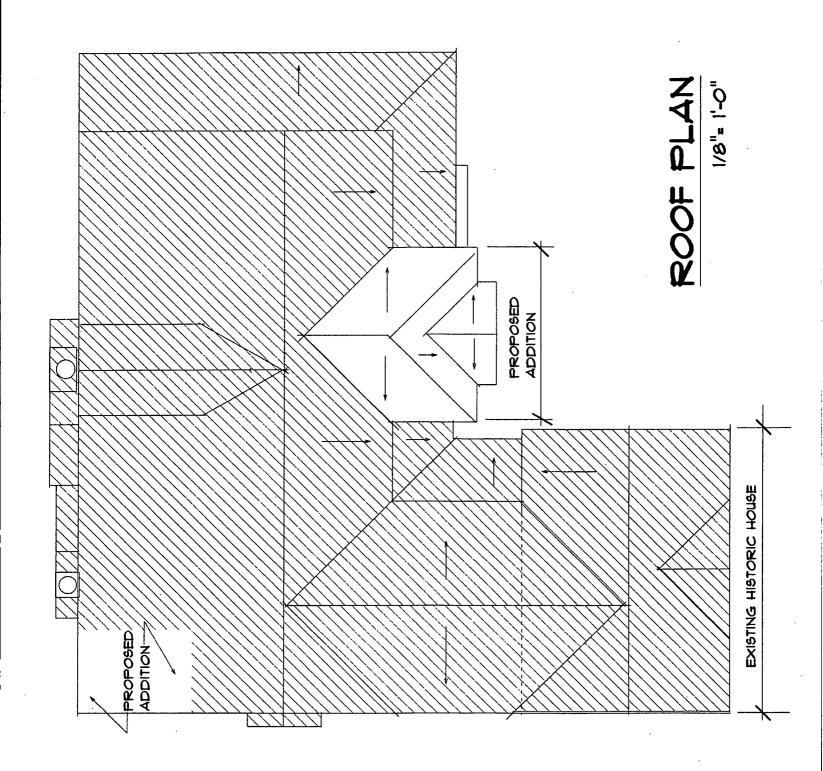
SIDE ELEVATION

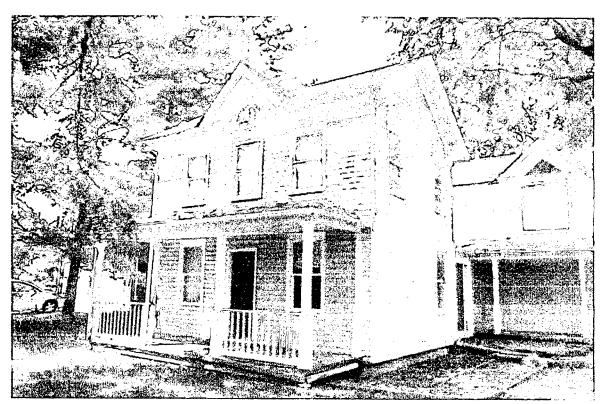
1/8" 1-0"









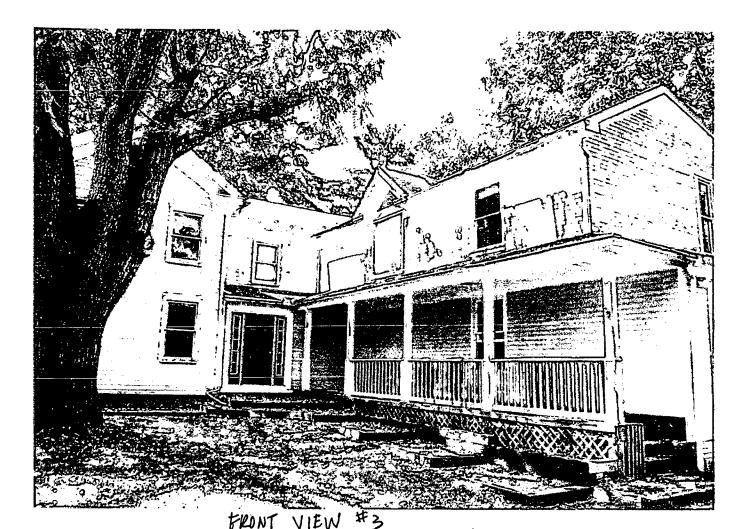


FRONT VIEW #1



JONLYN FRASER FRONT VIEW #2. 8313 TOMENSON AVE







FRONT VIEW



SIPE VIEW # 1



510E VIEW *2

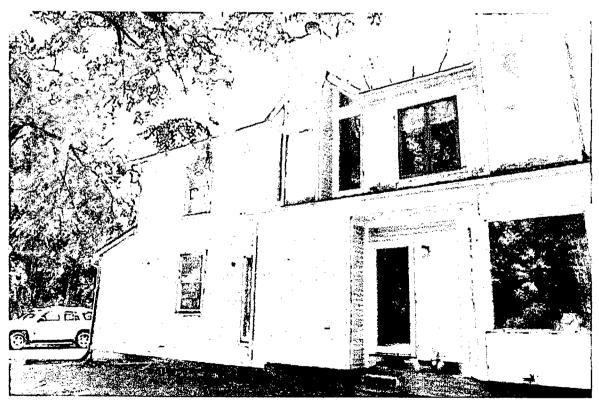
(17)

JOURGA JAMER 88 88 8213 FOR JUE

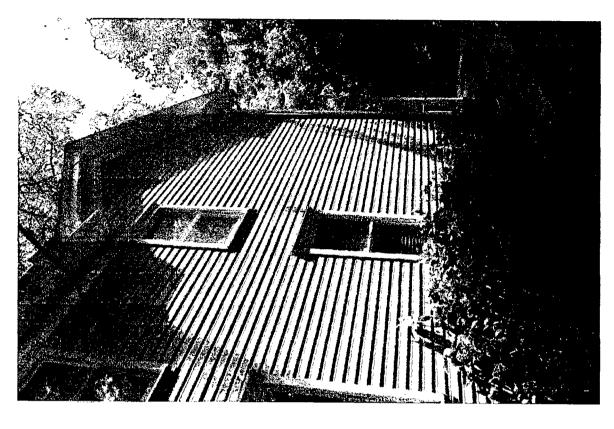


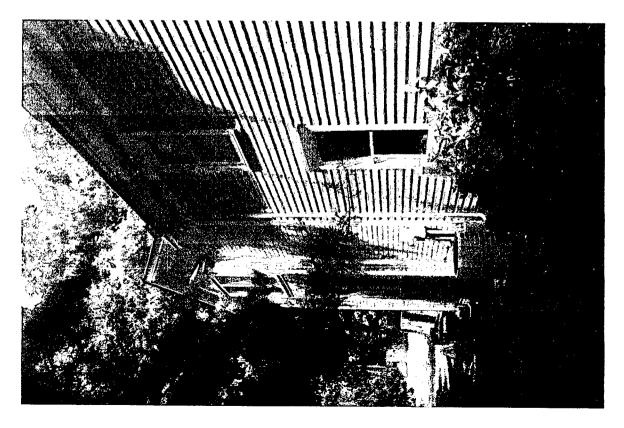
REAR ELZY. VIEW * 1

Sourcell feason & 8313 Yournson Sue



REAL ELZV. YIEW*2



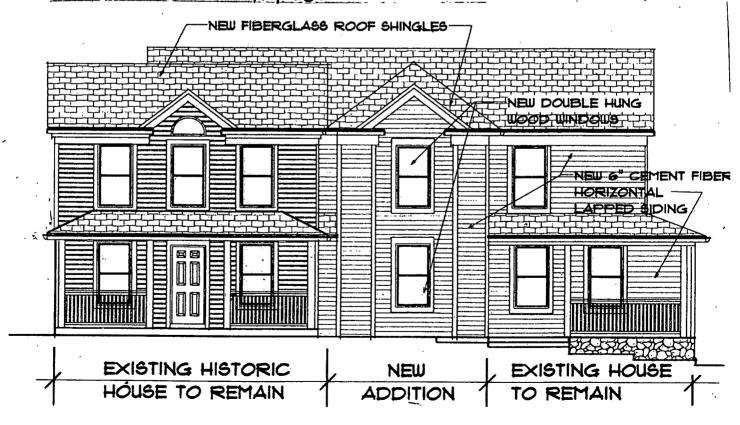


Sorryal frances

Existing

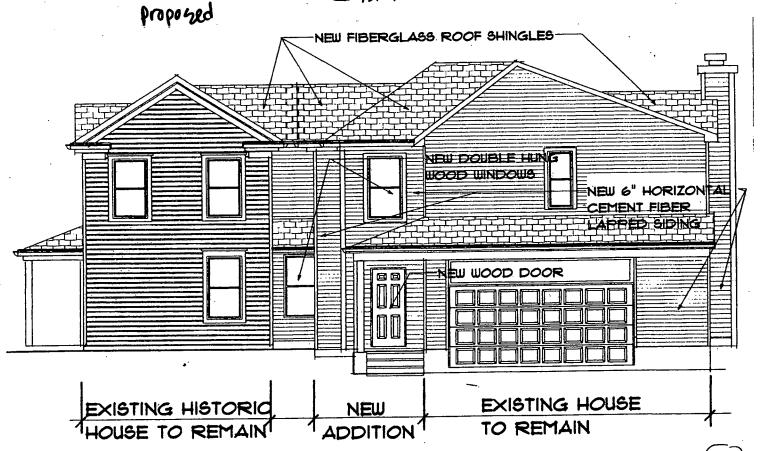


Propised



FRONT ELEVATION





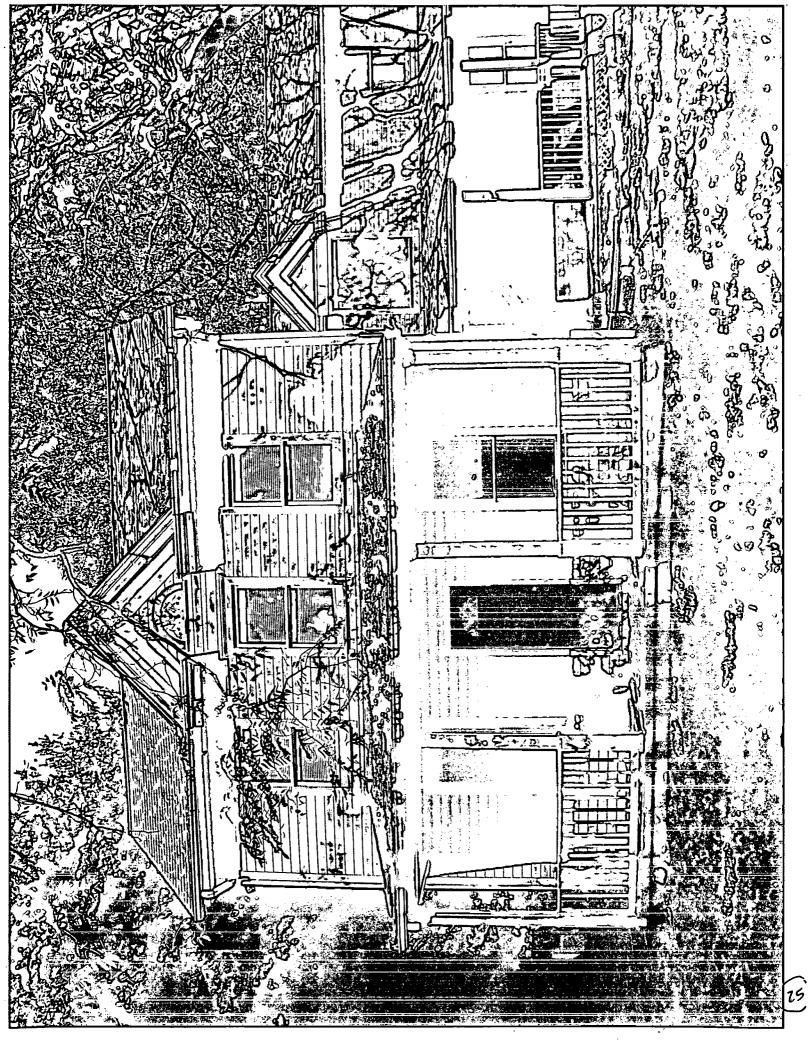
SIDE ELEVATION

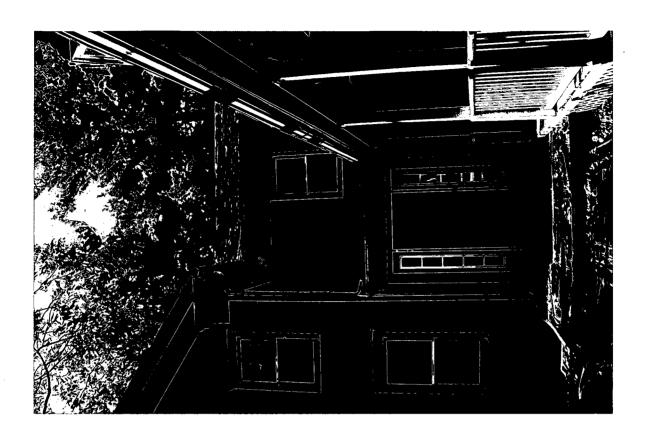




Copyright ©2007 Pictometry International Corp.



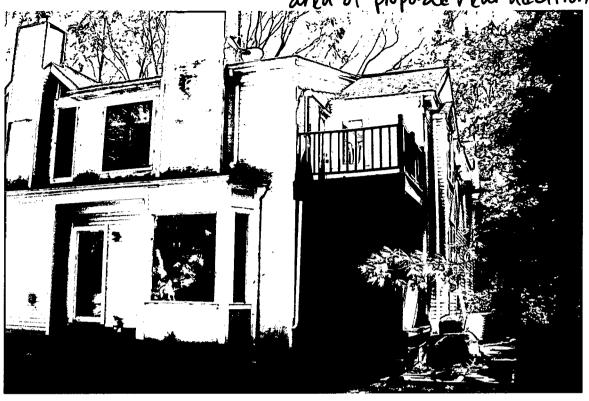






area of programed front adolython (1987 adolython)

area of proposed rear addition















Title Titre	
	BAMSLEY CASTLE
	5415 MoHicAN 120
, , , , , , , , , , , , , , , , , , , ,	D L
	Betheson Mo
······	
	Kitchen Appithion
	PARPE AND CARPORT
	Alor thorn in 28416
	į .
	9-12-5011
10 m s 10	· · · · · · · · · · · · · · · · · · ·

SONY

Title Titri •

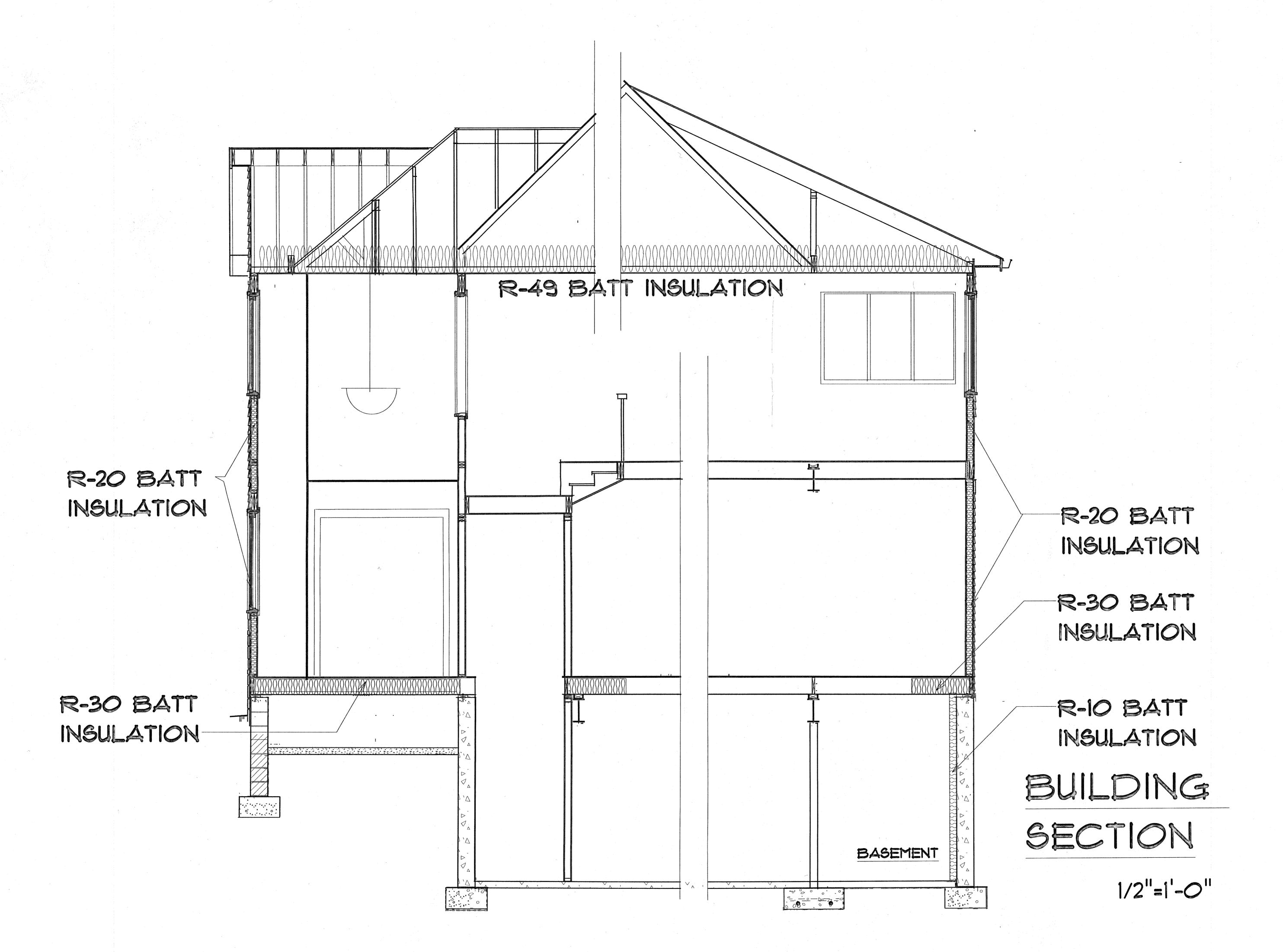
BALTZLEY CASTLE 5415 Mohican Road Bethesda, MD. 20816

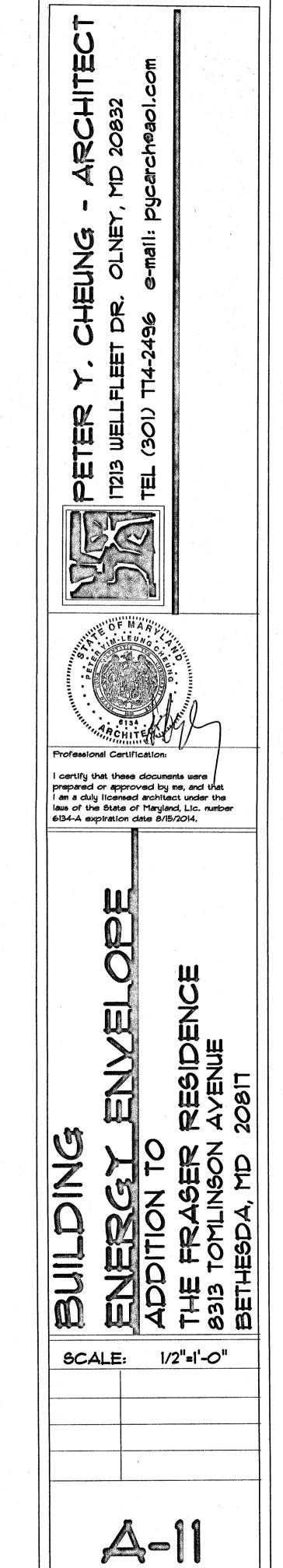
- Contact: Ross McNair 301-219-0380 (c) 301-229-9343 (o)

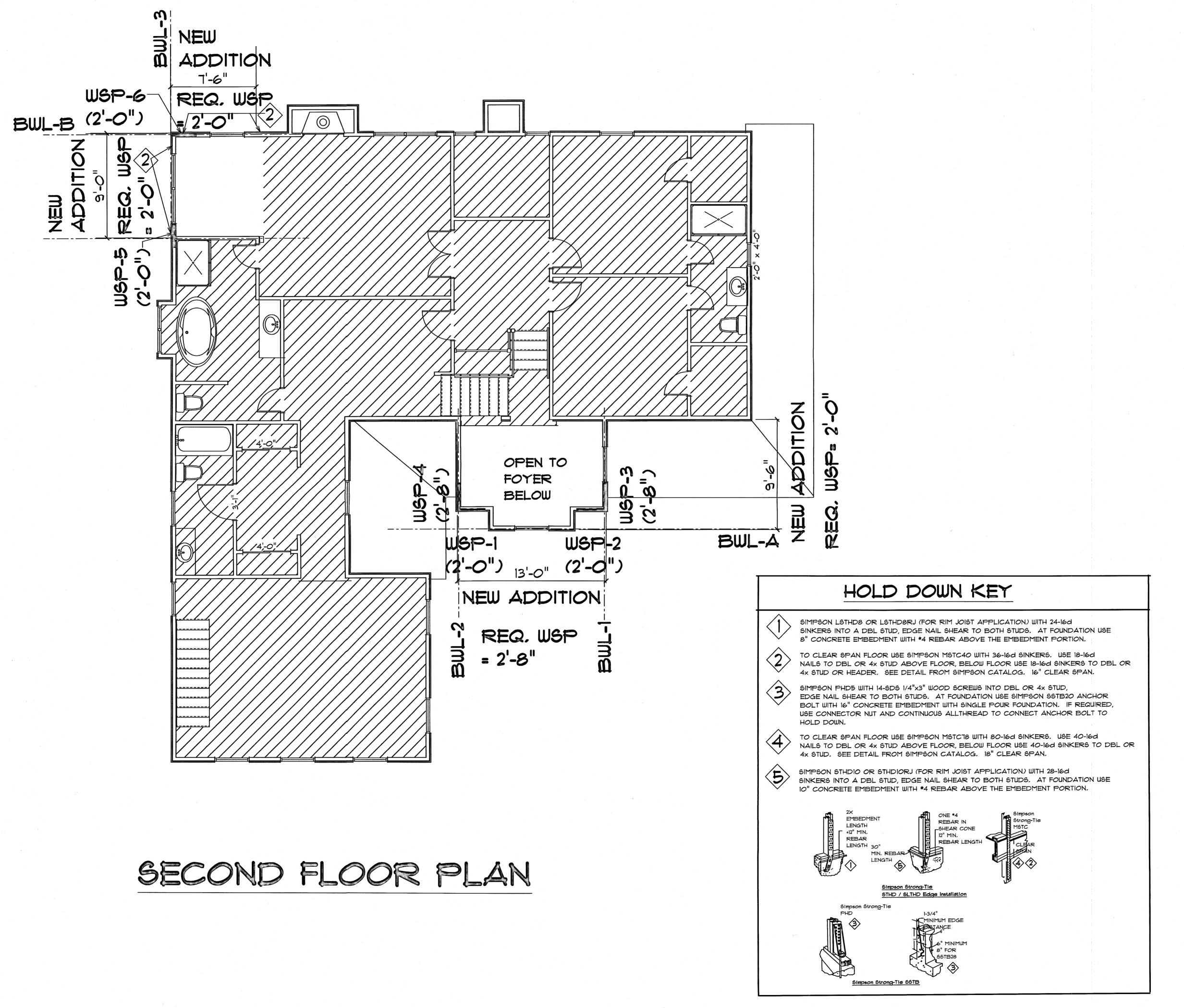
Baltzley Photographs

1/25/2011

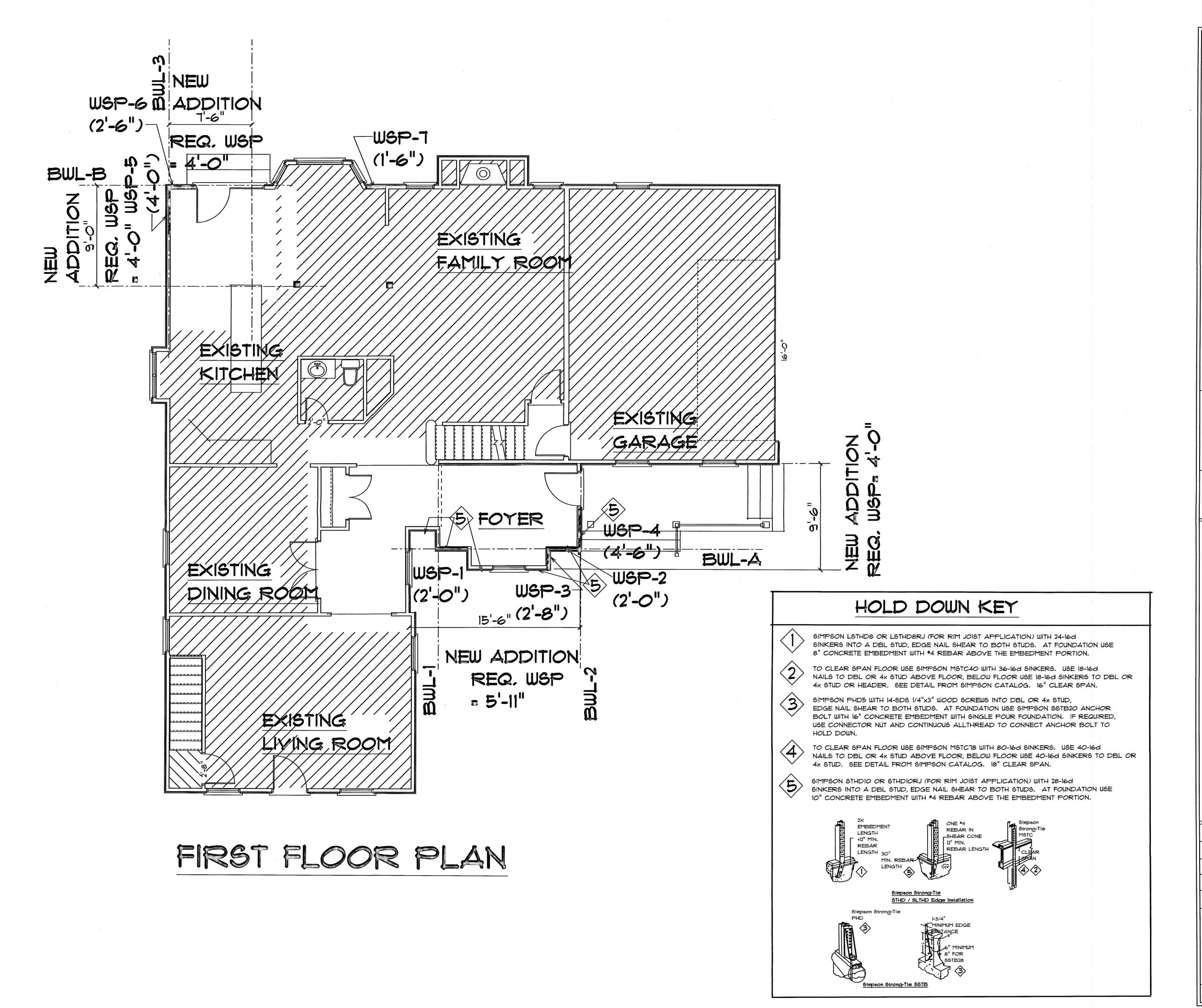
Roof, stone, built in gutters, glass structure







I 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, Lic. number 6134-A expiration date 8/15/2013. SCALE:

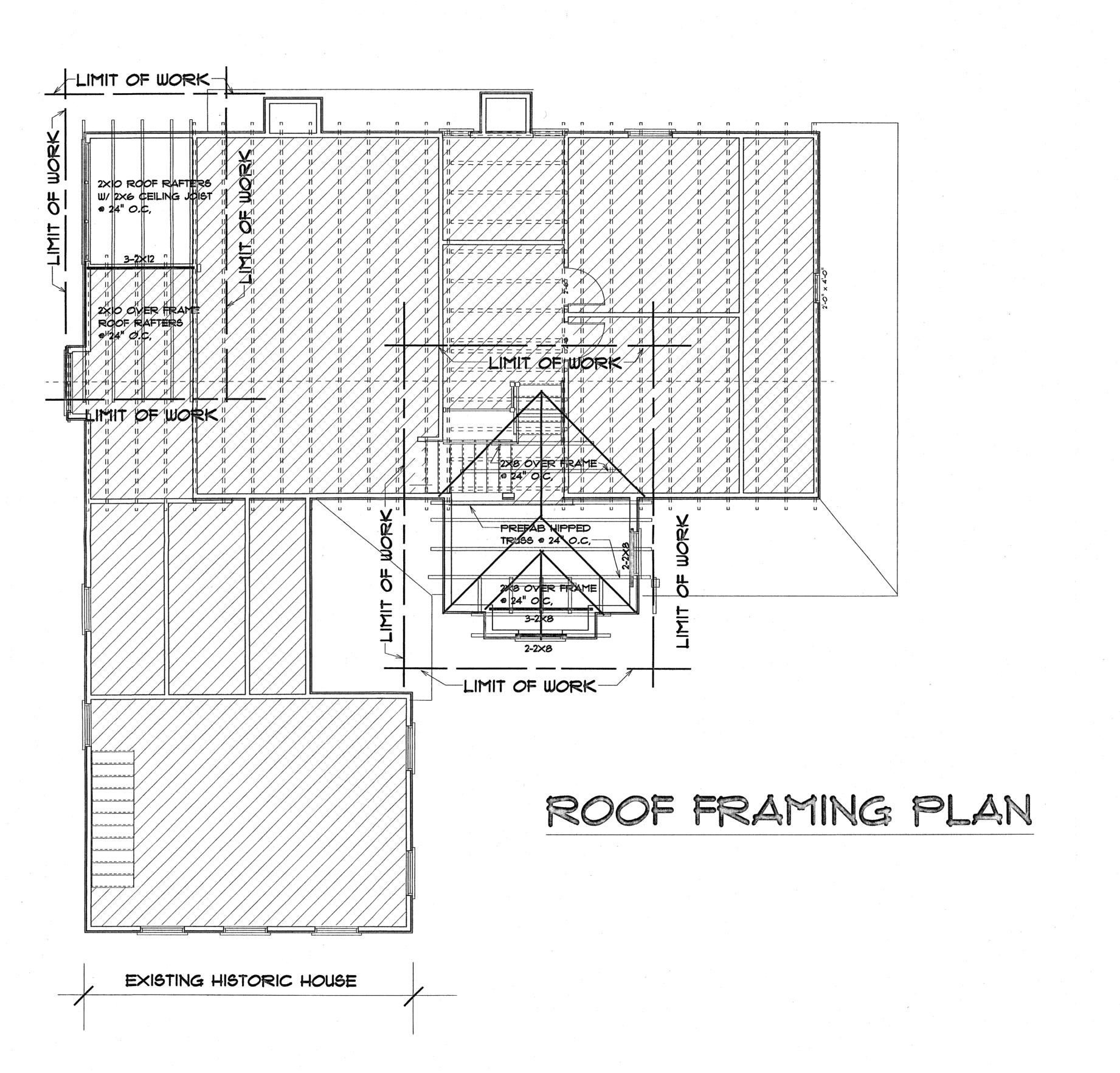




I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, Lic. number 6134-A expiration date 8/15/2013.

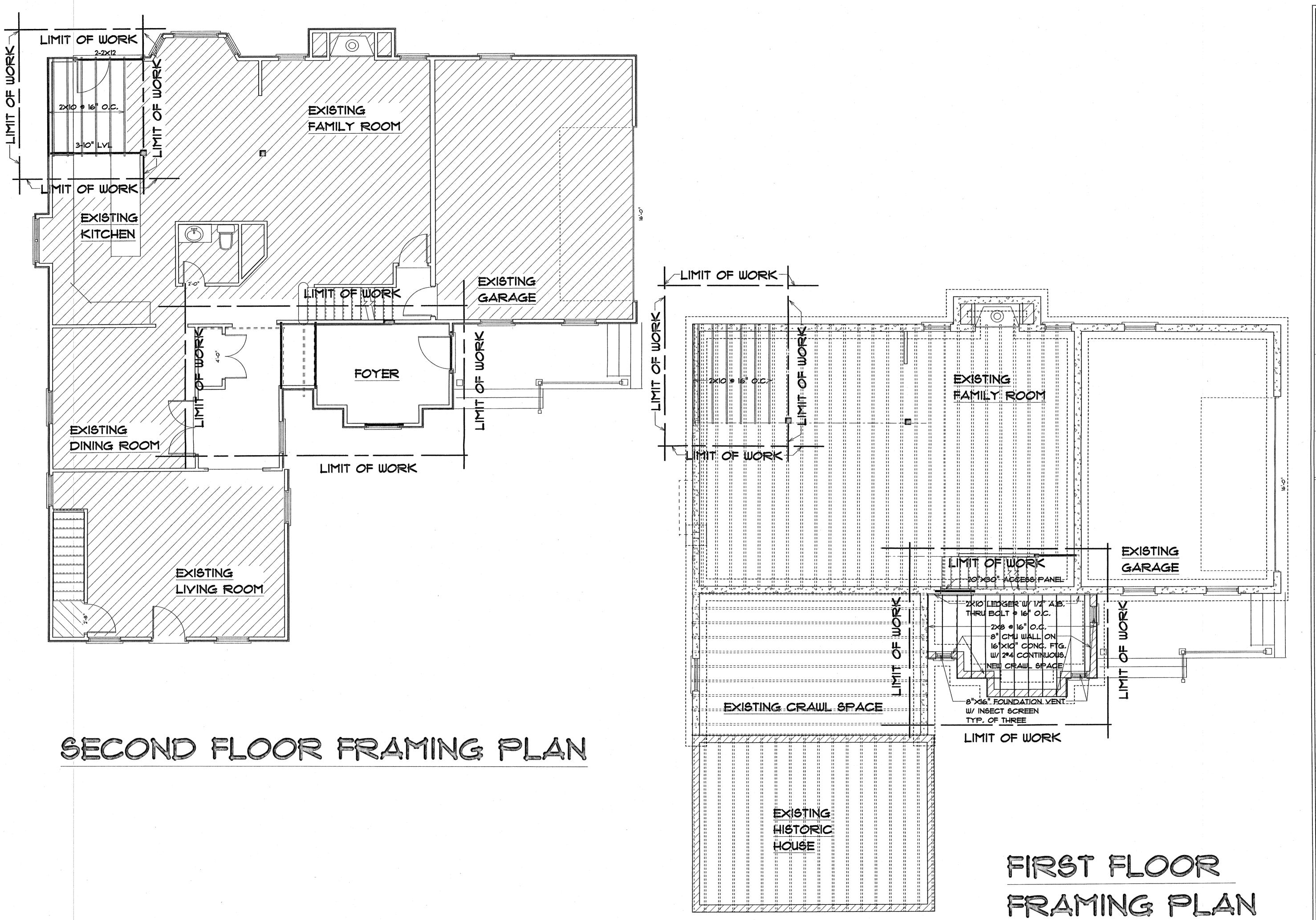
ANAL

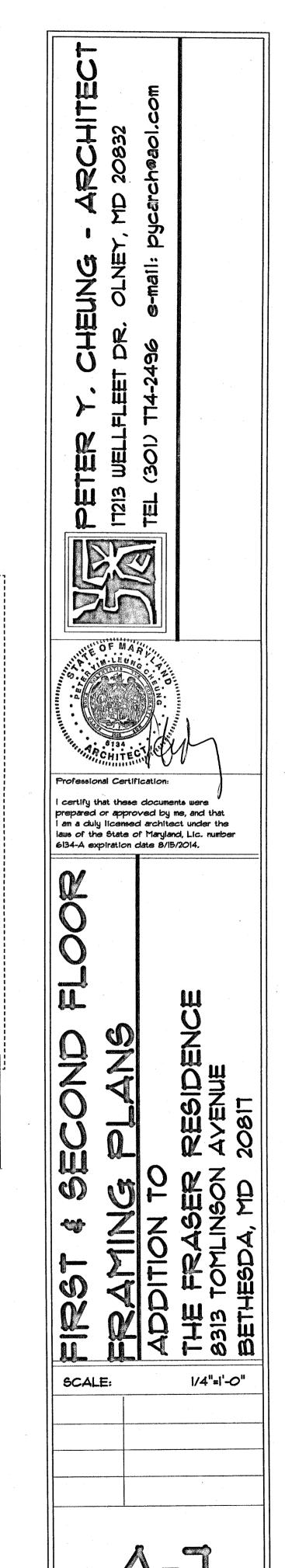
MND MND 1/4"=1'-0" SCALE:

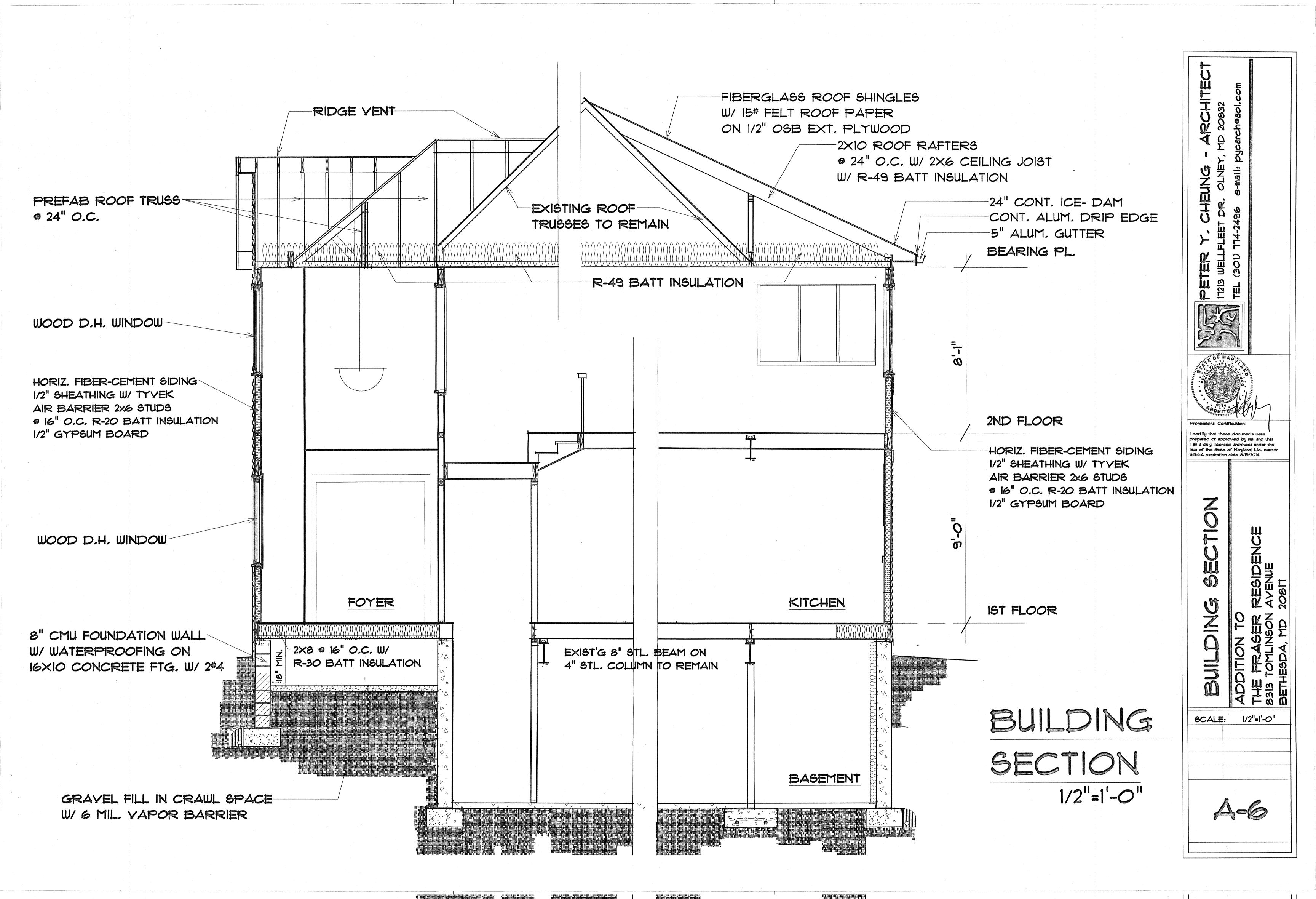


I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, Lic. number 6134-A expiration date 8/15/2014.

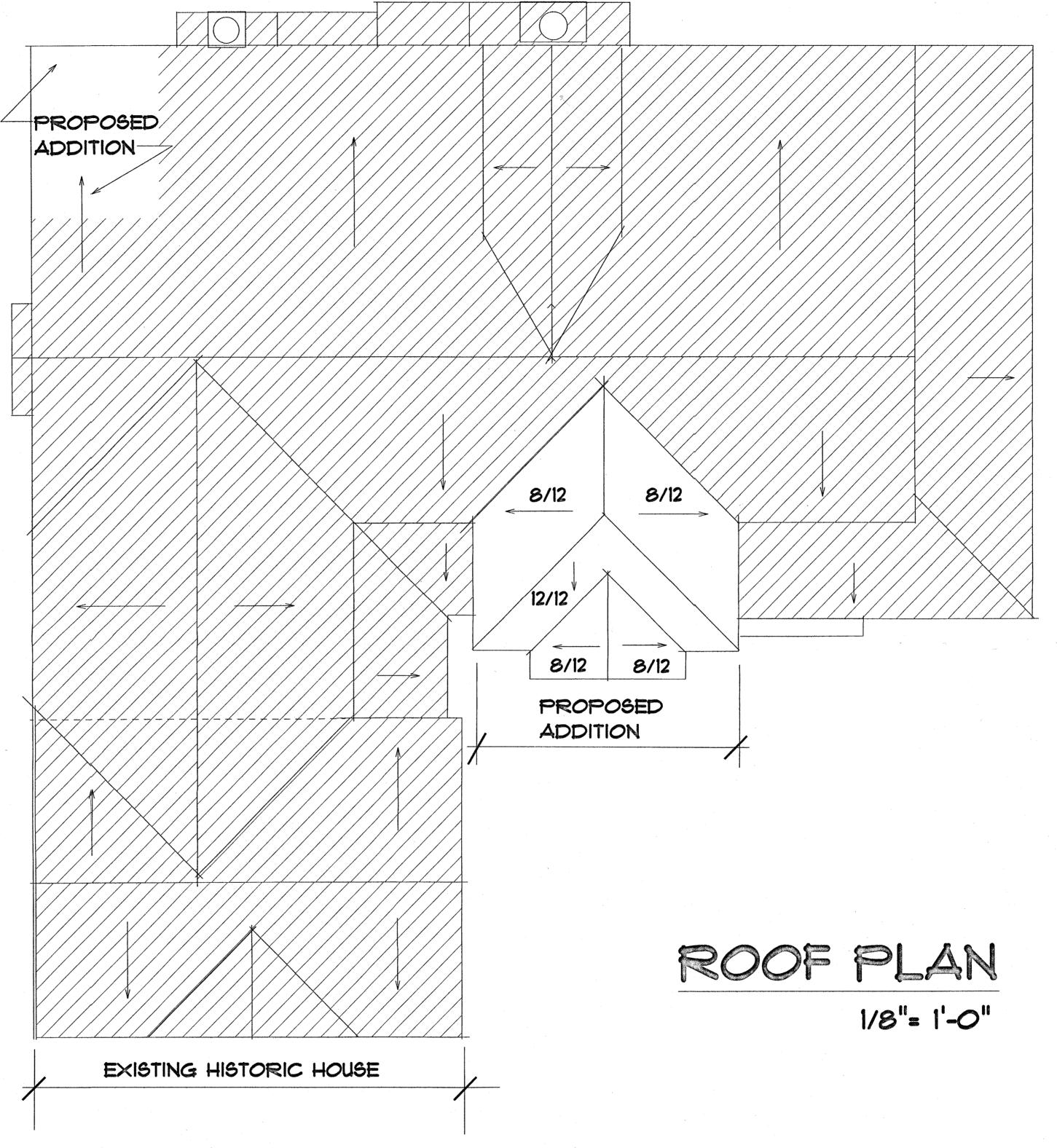
1/4"=1'-0" SCALE:





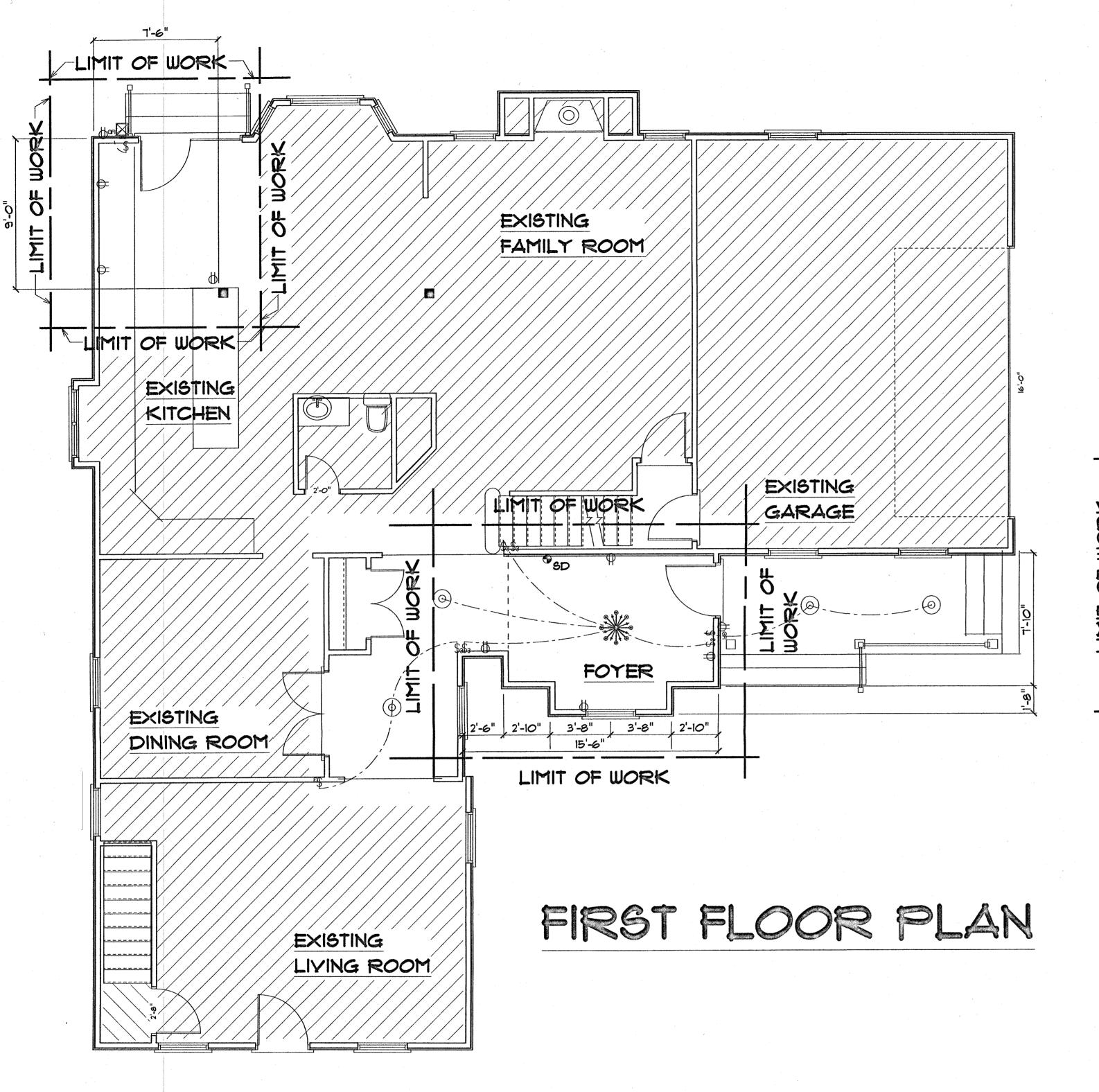


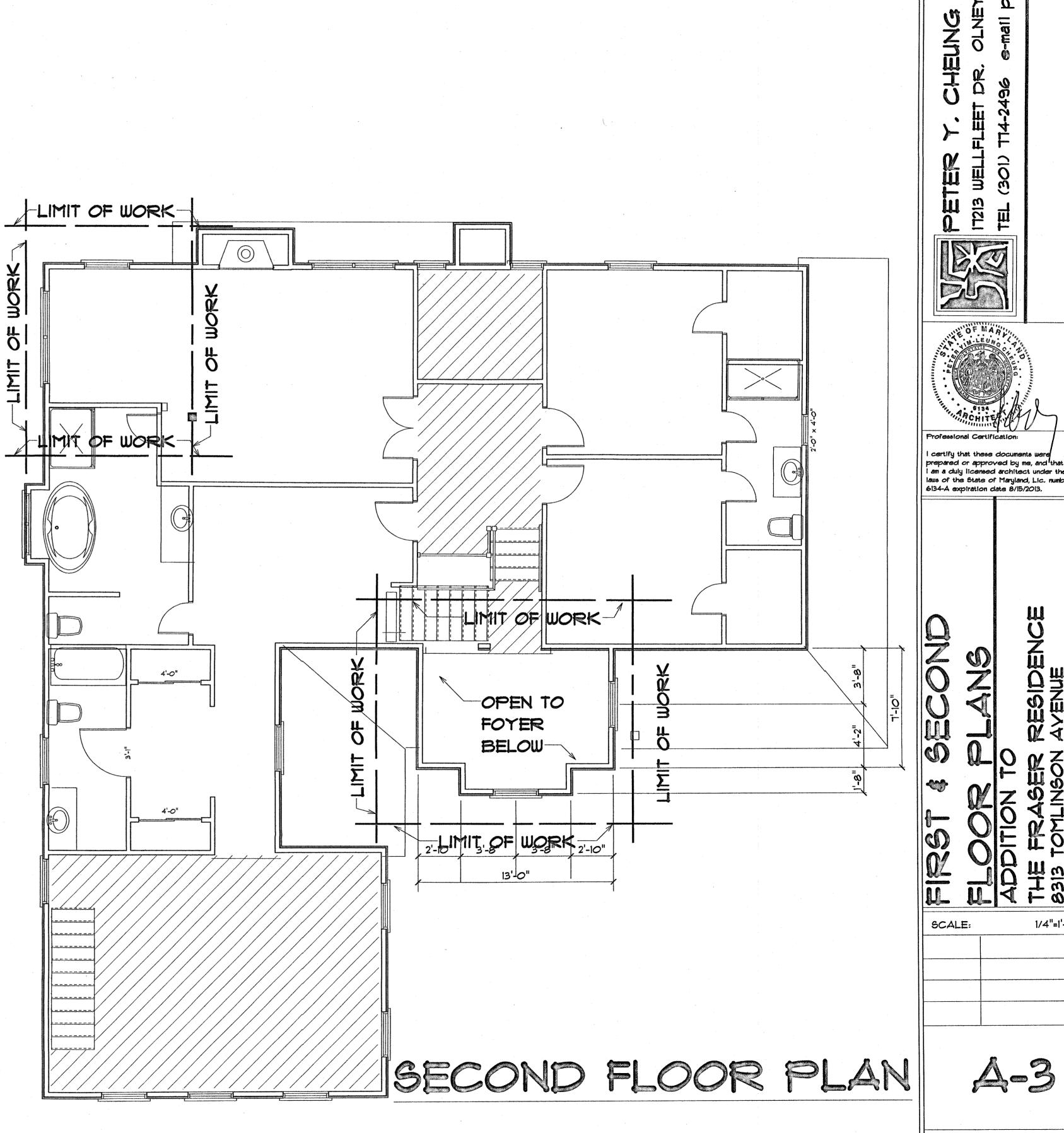




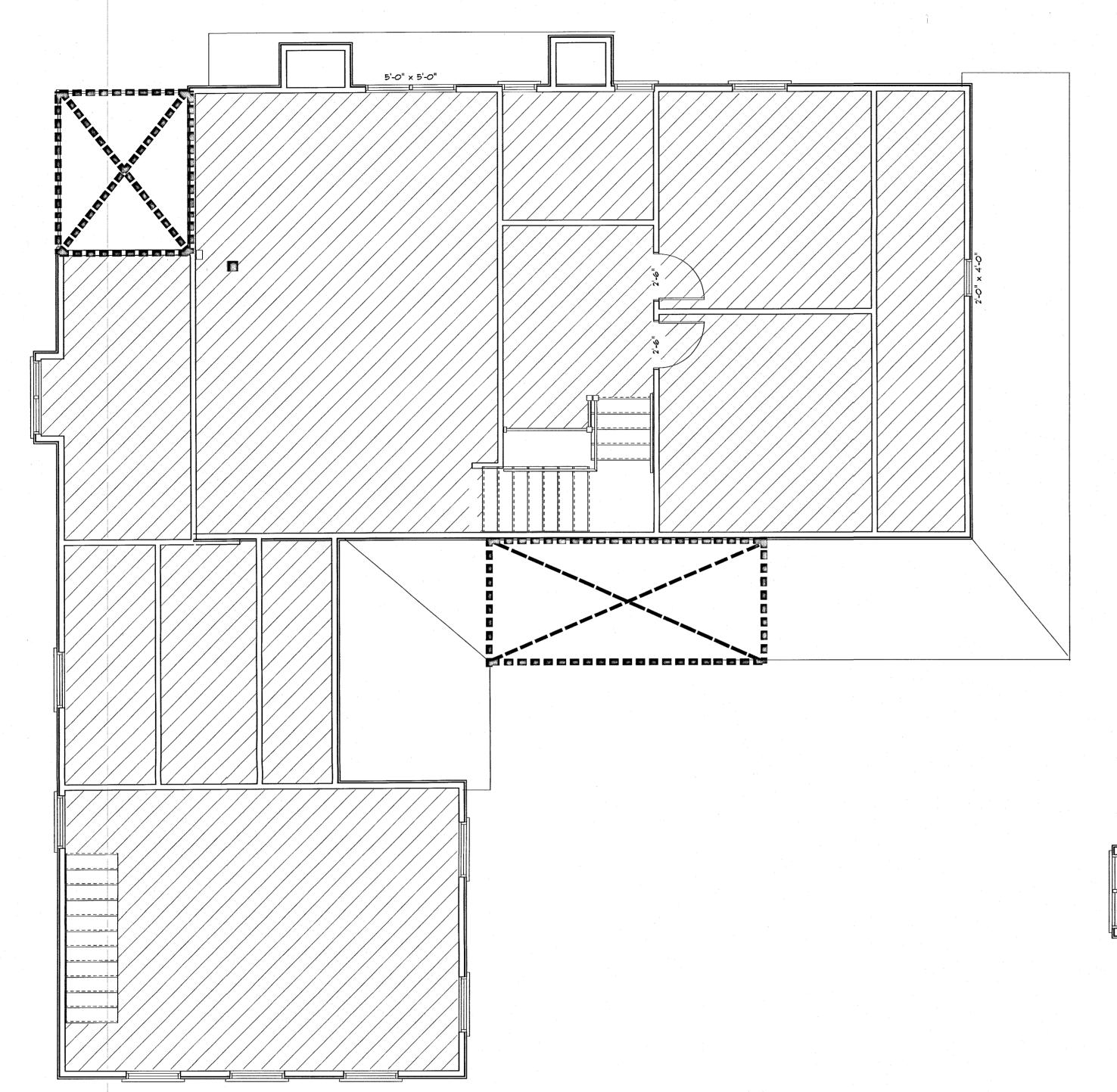
1/4"=1'-0" SCALE:

I 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, Lic. number 6134-A expiration date 8/15/2014.

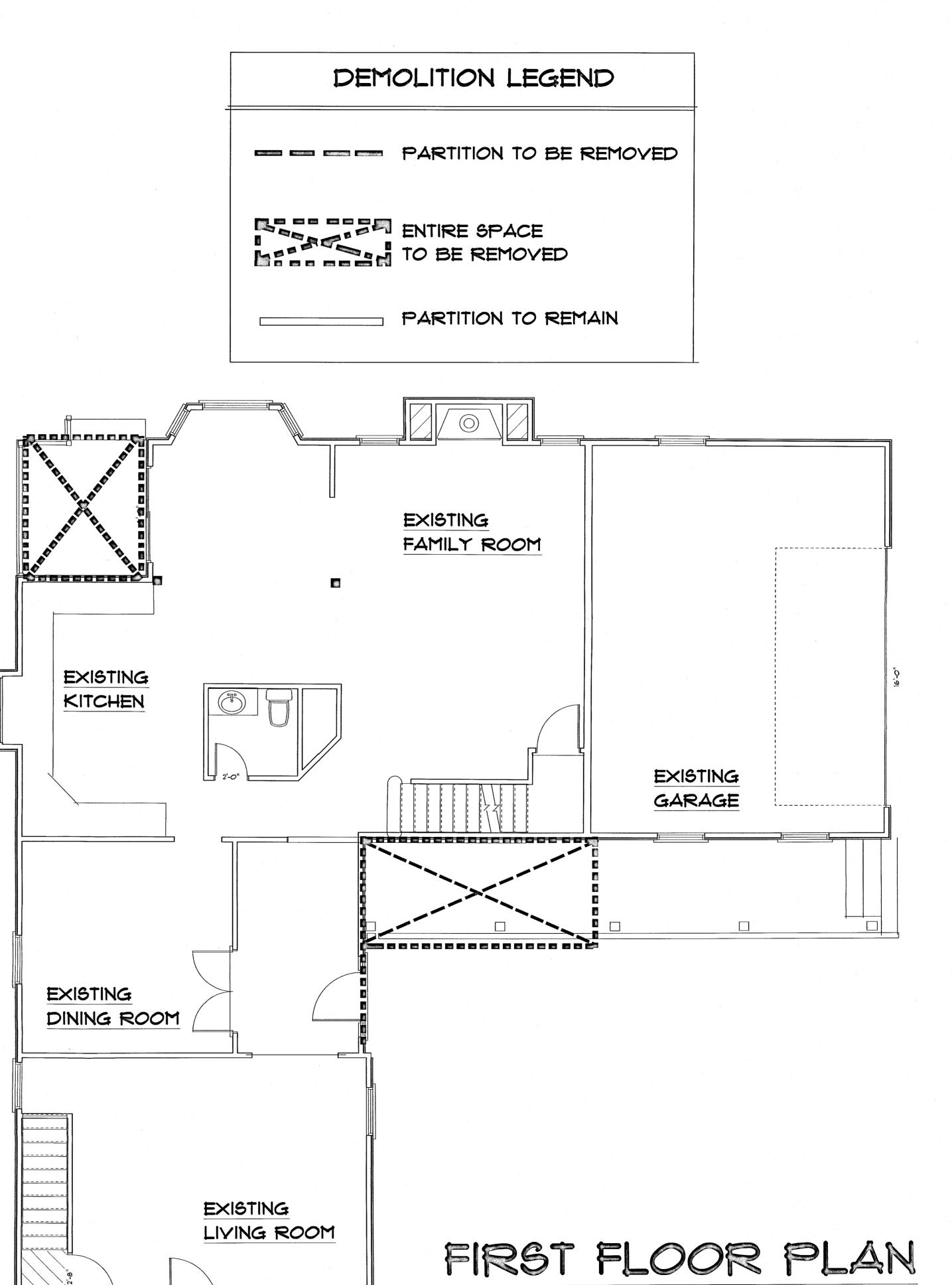




I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, Lic. number 6134-A expiration date 8/15/2013.



SECOND FLOOR PLAN



I 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, Lic. number 6134-A expiration date 8/15/2014

SPECIFICATIONS FOR RESIDENTIAL CONSTRUCTION

THE PURPOSE OF THE FOLLOWING SPECIFICATIONS IS TO ESTABLISH THE LEVEL OF QUALITY REQUIRED FOR BOTH MATERIALS AND WORKMANSHIP. THESE NOTES ARE INTEND--ED AS A GENERAL OUTLINE, SPECIFIC AND ADDITIONAL REQUIREMENTS ARE INDICATED ON THE DRAWINGS. THE CONTRACTOR SHOULD ALSO NOTE THAT NOT ALL OF THE ITEMS MENTIONED BELOW MAY APPLY TO THIS PROJECT.

GENERAL REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE (IRC), 2006 EDITION AND ALL APPLICABLE SECTIONS OF THE MONTGOMERY COUNTY CODE FOR SINGLE FAMILY CONSTRUCTION AND ALL APPLICABLE BUILDING CODES. 2. THE GENERAL CONTRACTOR SHALL TAKE OFF AREA OF NEW CONSTRUCTION AND

DESIGNATE TREES AND SHRUBS FOR REMOVAL AS REQUIRED. PROTECT ALL LANDSCAPING BEYOND THE AREAS OF CONSTRUCTION AS REQUIRED.

3. THE GENERAL CONTRACTOR SHALL COORDINATE PHASING AND TIME LIMITS FOR NEW CONSTRUCTION WITH THE OWNER SO AS TO ESTABLISH AN ACCEPTABLE PAYMENT SCHEDULE RELATED TO THE STATUS OF THE PROJECT.

4. ANY PERMITS REQUIRED FOR THE PROJECT SHALL BE OBTAINED BY THE GENERAL CONTRACTOR, UNLESS INFORMED OTHERWISE BY THE ARCHITECT THAT THE PERMIT HAS

5. THE GENERAL CONTRACTOR SHALL STORE MATERIALS AND EQUIPMENT IN A SAFE AND SUITABLE PLACE DURING THE CONSTRUCTION PROCESS. THE OWNER IS NOT RESPONSIBLE FOR ANY LOSSES OF MATERIAL.

6. ALL DEBRIS SHALL BE PERIODICALLY REMOVED FROM THE SITE SO AS NOT TO CREATE A PHYSICAL OR VISUAL HAZARD TO THE OWNER.

1. THE GENERAL CONTRACTOR SHALL BE LICENSED IN MONTGOMERY COUNTY, MARYLAND, AND SHALL GUARANTEE THE PROJECT, LABOR, AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER THE PUNCH LIST IS COMPLETED BY THE ARCHITECT AND/ OR OWNER, AS PER COUNTY LAWS.

8. THE GENERAL CONTRACTOR SHALL PROVIDE COMPETENT DAILY SUPERVISION OF THE PROJECT.

9. THE GENERAL CONTRACTOR SHALL NOTIFY THE RELATED AUTHORITIES FOR INSPECTION OF THE WORK AS RELATED TO THE SPECIFIC AREAS REQUIRED BY THE COUNTY. 10. THE GENERAL CONTRACTOR SHALL CARRY WORKMEN'S COMPENSATION INSURANCE FOR EVERY PERSON EMPLOYED BY HIM ON THE PREMISES AND SHALL MAINTAIN SUCH INSURANCE IN FULL FORCE DURING THE ENTIRE TIME OF THIS CONTRACT. THE GENERAL CONTRACTOR SHALL CARRY COMPREHENSIVE GENERAL AND AUTOMOTIVE LIABILITY INSURANCE OF \$25,000 TO \$50,000 MINIMUM. THESE REQUIREMENTS CAN BE AMENDED BY THE OWNER IF SPECIFIED ON THE CONTRACT.

II. ALL DRAWINGS, SPECIFICATIONS, AND COPIES FURNISHED BY THE ARCHITECT ARE THE DOCUMENTS FOR THE CONSTRUCTION OF THIS PROJECT ONLY AND SHALL NOT BE USED IN

ANY OTHER CIRCUMSTANCE, 12. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT ANY ERROR, OMISSION, OR INCONSISTENCY HE MAY DISCOVER. 13. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, AND EQUIPMENT, TOOLS, MACHINERY, AND OTHER FACILITIES, AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, AND SHALL GUARANTEE NO MECHANIC LIENS AGAINST THE THE PROJECT AT COMPLETION.

14. THE CONTRACT SUM IS STATED IN THE AGREEMENT AND IS THE TOTAL AMOUNT PAYABLE BY THE OWNER TO THE GENERAL CONTRACTOR FOR THE PERFORMANCE OF THE WORK UNDER THE CONTRACT DOCUMENTS. A CHANGE ORDER IS A WRITTEN ORDER BY THE GENERAL CONTRACTOR, SIGNED BY THE OWNER, WHICH DESIGNATES THE ADDITION, DELETION, OR REVISION TO THE CONTRACT. THE CHANGE ORDER MUST ALSO DESIGNATE THE CHANGE

IN THE ORIGINAL CONTRACT SUM. 15. AT LEAST SEVEN DAYS BEFORE THE DATE OF EACH PROGRESS PAYMENT ESTABLISHED BY THE AGREEMENT, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER AN ITEMIZED APPLICATION DESIGNATING WHICH PORTION OF THE WORK HAS BEEN COMPLETED.

GENERAL STRUCTURAL NOTES

1. WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC CODE, 2000 EDITION.

2. THE DESIGN GRAVITY LIVE LOADS ARE AS FOLLOWS: ROOF LOAD (SNOW) 30 LL + 15 DL = 45 PSF LIVING SPACES (IST FLOOR) 40 LL + 15 DL = 55 PSF

SLEEPING SPACES (2ND FLOOR) 30 LL + 15 DL = 45 PSF EXTERIOR DECKS 60 LL + 15 DL = 15 PSF LIVE LOAD DEFLECTION LIMITATION FOR FLOORS SHALL BE L/360 LIVE LOAD DEFLECTION LIMITATION FOR ROOFS SHALL BE L/240

FOUNDATIONS

1. THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE ASSUMED BEARING PRESSURE OF 2000 PSF. THIS IS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO FOOTINGS BEING POURED. IT IS ALSO ASSUMED THAT THERE IS NO WATER CONDITION

2. BASEMENT WALLS HAVE BEEN DESIGNED FOR AN ASSUMED EQUIVALENT FLUID PRESSURE OF 55 PSF.

3. EXCAVATIONS FOR SPREAD FOOTINGS AND CONTINUOUS FOOTINGS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE.

4. SLABS ON GRADE SHALL BE UNDERLAID BY A MINIMUM OF 4" OF GRANULAR MATERIAL HAYING A MAXIMUM AGGREGATE SIZE OF 1.5 INCHES AND NO MORE THAN 2% FINES. PRIOR TO PLACING THE GRANULAR MATERIAL, THE FLOOR SUBGRADE SHALL BE PROPERLY COMPACTED, PROOFROLLED, FREE OF STANDING WATER, MUD, AND FROZEN SOIL, BEFORE PLACEMENT OF CONCRETE, A VAPOR BARRIER SHALL BE PLACED ON TOP OF THE GRANULAR FILL.

5. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE 2'-6" MINIMUM BELOW FINISHED GRADE. FOOTINGS SHALL PROJECT A MINUMUM OF 12" INTO UNDISTURBED EXISTING NATURAL GROUND HAVING ALLOWABLE BEARING CAPACITY STATED. DEPTHS OF FOOTINGS SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN ASSUMED.

MASONRY

1. BRICK SHALL CONFORM TO ASTM C-62. MORTAR SHALL CONFORM TO FEDERAL SPEC--IFICATIONS SS-C-ISIE-TYPE II. LAY BRICK ONLY WHEN OUTSIDE TEMPERATURE IS 45 DEG. (F) AND RISING. PROTECT ALL WORK FROM COLD AND FROST AND INSURE THAT MORTAR WILL CURE WITHOUT FREEZING. CALCIUM CHLORIDE AND ANTIFREEZE ADMIXTURE WILL NOT BE ACCEPTABLE.

2. BEARING STEEL AND WOOD BEAMS SHALL BE SUPPORTED ON SOLID MASONRY PIERS AS INDICATED. OTHER STRUCTURAL MEMBERS (LINTEL, ETC.) SHALL BE SUPPORTED ON 8" OF SOLID MASONRY. ALL BEAMS AND LINTELS SHALL HAVE MINIMUM HORIZONTAL BEARING OF

3. ANCHOR BOLTS: SET ANCHOR BOLTS OR APPROVED ANCHOR STRAPS AS REQUIRED. BOLTS FOR WOOD SILL PLATES SHALL BE 1/2 DIAMETER AND PROJECT 16" INTO MASONRY. SET BOLTS OR STRAPS 12" MAX, FROM END OF ANY PLATE,

4. MASONRY WALLS SHALL HAVE HORIZONTAL WIRE JOINTS REINFORCEMENT AT LEAST 16" O.C. YERTICALLY.

5. PROVIDE 4" SOLID MASONRY ON ALL SIDES OF JOISTS OF BEAMS ENTERING PARTY WALLS. 6. BRICK YENEER:

A, SECURE BRICK VENEER WITH WALL TIES IGGA ZINC COATED WALL TIES AT IG" O.C. HORIZ. & B. PROVIDE AND SET FLASHING AT LINTELS, BASE COURSES, SILLS, SPANDRELS, PARAPETS, \$ AS NOTED ON DRAWINGS. PROVIDE WEEP HOLES AT THE BOTTOM OF VENEER & FLASHINGS AT

7. C.M.U.'S TO HAVE WATER REPELLENT BLOCK ADMIXTURE: 'DRY-BLOCK' BY W.R. GRACE

RECOMMENDED.

8. EXTERIOR MORTAR TO HAVE WATER REPELLENT ADMIXTURE.

ENERGY CONSERVATION

I. THE FOLLOWING PROVISIONS FOR THERMAL RESISTANCE MEET OR EXCEED THE REQUIREMENTS STIPULATED BY THE INTERNATIONAL ENERGY CONSERVATION CODE. THESE VALUES ARE THE MIN. ACCEPTABLE, SEE DRAWINGS FOR SPECIFIC VALUES REQUIRED FOR THE PROJECT.

2. INSULATION: Ceiling (of uppermost story) Vaulted Ceiling Frame Walls (w/ storm window or double glazing) R-13 Rim Joists Rim Joists Floors over unheated spaces (including floor R-19 overhands Masonry Walls (enclosed heated living areas) Slab on Grade (heated space)

24" perimeter insulation Double-Glazed Windows Double-Glazed

3. AIR INFILTRATION:

A. WINDOWS: NOT EXCEEDING FIVE TENTHS (0.5) CFM OF SASH CRACK. B. SLIDING GLASS DOORS: NOT EXCEEDING FIVE TENTHS (0.5) CFM PER FOOT OF DOOR

C. SWINGING DOORS: NOT EXCEEDING ONE AND TWENTY-FIVE HUNDREDTHS (1.25) CFM PER SQUARE FOOT OF DOOR AREA. PROVIDE I" FIBERGLASS SILL SEALER BETWEEN FOUNDATION WALL AND ALL SILL PLATES.

D. FILL ALL CONSTRUCTION (ELECTRICAL & PLUMBING) HOLES, CRACKS, LOOSE JOINTS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY W/ APPROVED FOAM SEALER OR SIMILAR SEALANT.

I, ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318. 2. CONCRETE SHALL HAVE NATURAL SAND FINE AGGIREGATES AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM 150, & SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH (F/C) AS FOLLOWS: F/C=2,500 PSI FOR FOOTINGS, INTERIOR SLABS ON GRADE & FILL IN CONCRETE BLOCKS F/C=3,000 PSI FOR FOUNDATION WALLS EXPOSED TO WEATHER

F/C=3,500 PSI FOR DRIVES, PORCHES, WALKS, STEPS F/C=4,000 PSI FOR PRECAST CONCRETE UNITS

3, ALL POURED IN PLACE CONCRETE EXPOSED TO WEATHER CONDITIONS, INCLUDING THE GARAGE FLOOR, SHALL BE AIR ENTRAINED 6% OF CONRETE VOLUME, NO CALCIUM CHLORIDE OR OTHER ADMIXTURES SHALL BE USED EXCEPT AS APPROVED IN WRITING BY THE OWNER. 4, SLABS ON GRADE: EXCEPT WHERE OTHERWISE NOTED, SHALL BE MIN, 4" THICK, REINFORCED WITH 6x6, IO/IO WELDED WIRE MESH: LAP MESH 6" IN EACH DIRECTION. SLABS SHALL BE LAID ON A LAYER OF 6 MIL POLYETHYLENE OVER A 4" LAYER OF WASHED GRAVEL. REFER TO

DRAWINGS FOR LOCATION OF THERMAL INSULATION. 5, CONCRETE FINISH: ALL EXPOSED STEPS, STOOPS, AND SLABS SHALL FIRST HAVE A STEEL TROWEL FINISH AND THEN A VERY LIGHT BROOM FINISH.

6. EXPANSION JOINTS: NGON-ORGANIC, OWNER APPROVED, EXPANSION JOINT MATERIAL SHALL BE CAST IN PLACE WHERE SLABS ABUT MASONRY OR CONCRETE WALLS TO PREVENT BONDING BETWEEN THE TWO MATERIALS.

7. CURING: EXPOSED CONCRETE SURFACES SHALL BE SEALED W/ AN APPROVED CHEMICAL CURING COMPOUND WITHIN ONE HOUR OF THE FINAL TROWELING. 8, REINFORCING STEEL: REINFORCING STEEL FOR THE TIES SHALL BE INTERMEDIATE GRADE DEFORMED BILLET STEEL CONFORMING TO ASTM SPEC, A615-40. ALL OTHER REINFORCING STEEL SHALL CONFORM TO ASTM SPEC. A615-60. WELDED WIRE FABRIC TO CONFORM TO ASTM A-185, FABRIC SHALL BE SUPPLIED IN FLAT SHEETS AND LAPPED TO MESH AT SPLICES. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND INSTALLED IN ACCORDANCE W/ THE

LATEST DETAILING MANUAL A.C.I. 315. 9. REINFORCEMEN DESIGNATED AS "CONTINUOUS" SHALL LAP 36 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERWISE.

10. HORIZONTAL FOOTING REINFORCMENT SHALL BE CONTINUOUS AND SHALL HAVE 90 DEGREE BENDS AND EXTENSIONS, OR CORNER BARS OF EQUIVALENT SIZE LAPPED 36 BAR DIAMETERS, AT CORNERS AND INTERSECTIONS.

A. BOTTOM OF FOOTINGS SHALL EXTEND A MIN. OF 2'-6" BELOW ANY SURFACE SUBJECT TO FREEZING: FOOTINGS SHALL EXTEND AT LEAST 12" INTO UNDISTURBED SOIL OR SET ON CONTROLLED COMPACTED FILL, DEPTH OF FOOTING SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN ASSUMED. BEARING VALUE OF SOIL IS ASSUMED TO BE 2000 PSF WITH NO WATER CONDITION PRESENT. MIN. BEARING VALUE OF CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER.

12. ANCHOR BOLTS: SET ANCHOR BOLTS OR APPROVED STRAPS AS REQUIRED. BOLTS FOR WOOD SILL PLATES SHALL BE OF ANY PLATE AND 4'-O" MAX O.C. SPACING.

WOOD & CARPENTRY

1. UNLESS OTHERWISE NOTED ON DRAWINGS, ALL STRUCTURAL WOOD MEMBERS SHALL BE #2 SOUTHERN PINE OR EQUAL, WITH THE FOLLOWING COMBINATION OF UNIT STRESSES: Extreme fiber stress in bendina 1,200 psi

Compression parallel to the grain 1,000 psi Compression perpendicular to the grain 565 bsi

Modulus of Elasticity Shear Stress 1,500,000 psi 2. MANUFACTURED ROOF AND FLOOR JOISTS AND TRUSSES (IF SHOWN ON DRAWINGS) MUST BE DESIGNED AND CERTIFIED BY A LICENSED ENGINEER AND SUBMITTED TO THE ARCHITECT AND LOCAL BUILDING DEPARTMENT FOR APPROVAL.

3. ROOF RAFTERS AND/ OR TRUSSES SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFAB-90 PSI GALYANIZED RAFTER TIE (HURRICANE CLIP) BY SIMPSON OR APPROVED EQ. SIMILARLY, FLOOR JOISTS AND TRUSSES SHALL BE CONNECTED WITH ONE PREFABRICATED JOIST HANGER, EACH ANCHOR SHALL BE IS GA MINIMUM THICK.

4. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL IPARTITIONS, AT JOISTS THAT SUPPORT HEADERS, AND AT HEADERS THAT SUPPORT JOISTS, USE JOIST HANGERS WHERE APPLICABLE, 5. ALL JOISTS AND RAFTERS SHALL BE RIGIDLY BRACED AT INTERVALS NOT EXCEEDING 8'-O". 6. DOUBLE STUDSAT HEADER BEARING, DOUBLE JOISTS AND RAFTERS AT ALL OPENINGS ACCORDING TO SCHEDULE BELOW (UNLESS NOTED OTHERWISE ON DRAWINGS):

Double 2 x 4 Up to 3'-0" Double 2 x 6 Up to 4'-0"

Double 2 x 8 Up to 5'-0" Double 2 x 10 Up to T-0" Double 2 x 12 Up to 8'-0"

All double headers and joists shall be fastened together w/a min. of two rows of 16 d nails 12" o.c. 7. PROVIDE BLOCKING, BANDING, CRUSH BLOCKS, STIFFENERS, OR RIM JOISTS, AS REQUIRED. AT

8, FLOOR JOISTS SHALL HAVE A MIN, BEARING OF 2" ON FRAMED WALLS, ALL BEAMS SHALL HAVE MIN, BEARING OF 4" BEARING ON ALL SUPPORTS, PROVIDE MOISTURE PROTECTION TO END OF BEAMS POCKETED INTO MASONRY WALLS.

9. WOOD JOISTS, STUDS, AND BEAMS SHALL NOT BE CUT OR NOTCHED UNLESS AUTHORIZED BY THE ARCHITECT. DRILLED HOLES SHALL BE CENTERED AT MID-DEPTH OF THE MEMBER AND THE HOLE DIAMETER SHALL NOT EXCEED 1/3 THE ACTUAL DEPTH OF THE MEMBER. NO HOLES SHALL BE DRILLED WITHIN 2' FROM THE ENDS OR WITHIN THE MIDDLE 1/3 OF THE SPAN. PROVIDE 4" CLEAR BETWEEN HOLES.

IO. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY EXISTING DAMAGED WOOD MEMBERS SHALL BE INDENTIFIED AND REPLACED BY THE CONTRACTOR, II. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NECESSARY BRACING AND SHORING OF EXISTING MEMBERS AND WALLS WHILE ALTERING THE STRUCTURE.

12. PROVIDE 2x4 INTERMEDIATE BLOCKING AT ALL BEARING AND NON-BEARING PARTITIONS. 13, ALL PLYWOOD SHALL BE APA SPAN RATED. USE EXTERIOR GRADE PLYWOOD WHEREVER EDGE OF FACE WILL BE EXPOSED TO WEATHER. INTERIOR PLYWOOD EXPOSED TO WEATHER DURING CONSTRUCTION SHALL BE EXPOSURE I MINIMUM.

A. EXTERIOR WALL SHEATHING SHALL BE 1/2" PLYWOOD UNLESS NOTED OTHERWISE. B. SUBFLOORING SHALL BE 3/4" TONGUE & GROOVE PLYWOOD, GLUED AND SCREWED TO THE FLOOR JOISTS AS PER APA RECOMMENDATIONS.

C. ROOF SHEATHING SHALL BE 1/2" PLYWOOD (3/4" WHERE ROOFING IS SLATE OR TILE). PROVIDE "H" CLIPS AS BUTT JOINTS OF ROOF SHEATHING. 14. MICRO-LAM L.Y.L. (LAMINATED VENEER LUMBER) BEAMS SHALL BE MANUFACTURED BY TRUS

JOINT MACMILLAN OR APPROVED EQUAL. BEAMS SHALL BE INSTALLED ACCORDING TO MANU--FACTURER'S RECOMMENDATIONS. WHEN FASTENING TWO OR MORE BEAMS TOGETHER, PROVIDE A MINIMUM OF TWO ROWS OF 16d NAILS 12" O.C.

15, TJI FLOOR JOISTS ARE TO BE MANUFACTURED BY TRUS JOINT MACMILLAN OR APPROVED EQ. 16. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. THE FOLLOWING WOOD ELEMENTS ARE TO BE PRESSURE TREATED WITH PRESERVATIVE:

B. Sill Plates resting on concrete slabs on grade. C. Ends of Joists which enter concrete or masonry walls and have less than 1/2" clearance on tops, sides, and ends,

A. Sill Plates resting on concrete or masonry walls.

D. Sleepers resting directly on concrete slabs.

E. Exterior porch and deck framing, decking, and stairs.

IT, EXTERIOR TRIM:

A. All exterior trim shall be clear pine or redwood.

B. All trim shall be primed on both sides prior to installation. C. All outside corners shall be mitered. No butt joints will be accepted.

18. SIDING: A. Refer to drawings for siding material.

B. Prime siding front and back prior to installation. 19. COORDINATE ALL FLOOR AND WALL FRAMING WITH DUCTWORK, REFER TO MECHANICAL NOTES.

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. 2. ALL STEEL ANGLES, LINTELS, BEAMS, COLUMNS, ETC. ARE TO BE SHOP PRIMED WITH RED LEAD OR RED OXIDE PRIMER OR APPROVED EQUAL. STRUCTURAL STEEL AT OR BELOW GRADE SHALL BE PAINTED WITH TWO COATS OF AN ASPHALTIC BASE PAINT AND PROTECTED WITH A MINIMUM OF 2" SOLID MASONRY OR CONCRETE.

3, FOR ALL OPENINGS OR RECESSES IN BRICK OR BRICK-FACED MASONRY WALLS NOT SPECIFICALLY DETAILED, PROVIDE ONE STEEL ANGLE FOR EACH 4" OF WALL THICKNESS.

PROVIDE LINTELS ACCORDING TO THE SCHEDULE BELOW: LINTEL MASONRY OPENING L 3-1/2 x 3-1/2 x 1/4 Up to 3'-0" 3'-1" to 4'-0" L 3-1/2 x 3-1/2 x 5/16 4'-1" to 5'-0" $L 4 \times 3-1/2 \times 1/4$ 5'-1" to 6'-0" L 4 x 3-1/2 x 5/16 L 5 x 3-1/2 x 5/16 6'-1" to 7'-0" 7'-1" to 8'-0" L6 x 4 x 3/8 Note: For openings greater than 8'-0", consult with architect and engineer.

RADON DETECTION AND EQUIPMENT

1. THE CONTRACTOR SHALL PROVIDE A VENTING SYSTEM CONSISTING OF A MIN, OF 3" DIAMETER ABS, PVC, OR EQUIV. GAS-TIGHT PLUMBING PIPE INSERTED INTO THE SUB-SLAB GRAYEL BASE (AT ALL NEW CONCRETE SLABS), A 'T' FITTING OR EQUIV, METHOD SHALL BE USED TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB PERMEABLE MATERIAL, THE PIPE SHALL TERMINATE AT LEAST 12" ABOVE THE HIGH SIDE OF THE ROOF PENETRATION. CONTRACTOR SHALL COORDINATE LOCATION OF PIPE WITH ARCHITECT PRIOR TO INSTALLING THE PIPE.

2. INSTALL PER IRC, 2000 EDITION, APPENDIX F 'RADON CONTROL METHODS' 3. THE CONTRACTOR SHALL PROVIDE ANY OTHER MEASURES AS REQUIRED BY LOCAL CODES.

VENTILATION

1. ATTIC SPACES ARE TO BE VENTED IN ONE OF THE FOLLOWING WAYS (REFER TO DRAWINGS

FOR SPECIFICS). A. CONTINUOUS RIDGE VENTING AND CONTINUOUS SOFFIT VENTING, RIDGE VENT SHALL BE BY COR-A-YENT OR APPROVED EQUAL. CONTINUOUS SCREENED SOFFIT YENTS SHALL BE A MINIMUM OF 2" WIDE, CIRCULAR LOUYER YENTS BETWEEN EACH RAFTER MAY BE USED AT

THE SOFFITS IF SHOWN ON THE DRAWINGS B. SCREENED LOUVERS OR VENTS WITH AN OPEN AREA EQUAL TO ONE SQUARE FOOT FOR EVERY 300 SQUARE FEET OF ATTIC SPACE. 2. PROVIDE FOUNDATION VENTS FOR ALL CRAWL SPACES. REFER TO DRAWINGS FOR LOCATION.

3. VENTING FOR APPLIANCES AND EXHAUST FANS: A. PROVIDE VENTING TO THE EXTERIOR AS PER MANUFACTURER'S RECOMMENDATIONS FOR ALL APPLIANCES. LOCATION OF DUCTWORK AND VENT ON EXTERIOR SHALL BE

APPROVED BY ARCHITECT PRIOR TO INSTALLATION. B. PROVIDE EXHAUST FANS FOR BATHROOMS, ETC., AS SHOWN ON DRAWINGS. LOCATION OF DUCTWORK AND VENT ON EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

DRAINAGE, SEALANTS, AND MOISTURE PROOFING

I. APPROPRIATE SEALANTS SHALL BE SELECTED FOR EACH SUBSTRATE DEPENDING UPON LOCATION (INTERIOR OR EXTERIOR), HUMIDITY, MOISTURE CONDITIONS, AND TRAFFIC CONDITIONS. USE PRIMERS AS REQUIRED. 2. COLOR OF CAULKING SHALL BE COORDINATED WITH ADJACENT MATERIALS.

3. JOINT FILLERS SHALL BE USED: A. TO CONTROL THE DEPTH OF SEALANTS IN JOINTS.

B. TO MEET THE REQUIREMENTS FOR RESILIENT SEPARATIONS IN HORIZONTAL JOINTS IN

FLOOR, PAYEMENTS, PATIOS, SIDEWALKS, AND OTHER LIGHT TRAFFIC AREAS. 4. BOND BREAKERS SHALL BE USED TO PREVENT ADHESION TO MORE THAN TWO SURFACES, 5. MASONRY FOUNDATIONS SHALL BE PARGED TO A THICKNESS OF 3/4" IMINIMUM. 6. APPLY A WATERPROOF MEMBRANE TO ALL FOUNDATION WALLS.

7. FOOTING DRAINS SHALL BE A MIN. 4" IN DIAMETER AND INSTALLED ON THE EXTERIOR OF ALL FOUNDATIONS. 8. ALL FLASHINGS SHALL BE INSTALLED ACCORDING TO THE BUILDING CODE. AN EAVE FLASHING STRIP OF MINERAL SURFACED ROLL ROOFING SHALL BE APPLIED TO EXTEND FROM THE EDGE OF THE ROOF TO A POINT 12" MIN, INSIDE THE INTERIOR WALL LINE OF THE

STRUCTURE. 9, ALL MEMBRANE ROOFING TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. 10. ALL ROOF SHINGLES TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

FINISHES

APPROVED EQUAL.

GYPSUM WALL BOARD

1. GYPSUM WALL BOARD SHALL BE ASTM C-36 AS FOLLOWS:

A. REGULAR (1/2"); EXCEPT WHERE NOTED. B. WATER RESISTANT (1/2"): AT BATHROOM CEILINGS AND WALLS THAT ARE NOT TILED.

2. GYPSUM BOARDS SHALL HAVE TAPERED EDGES TO ACCOMMODATE JOINT REINFORCE-3. PROVIDE EDGE CORNER BEADS, TRIM, TAPING, AND JOINT COMPOUNDS AS REQUIRED FOR THE PROPER COMPLETION OF THE JOB. MATERIALS SHALL BE BY U.S. GYPSUM OR

C. DUROCK INTERIOR TILE BACKER BOARD (1/2"): AT ALL SURFACES THAT HAVE TILE.

4. REQUIRED FINISH: A. AT ALL JOINTS AND INTERIOR ANGLES, APPLY TAPE EMBEDDED IN JOINT COMPOUND, APPLY 3 SEPARATE COATS OF JOINT COMPOUND OVER ALL JOINTS, ANGLES, FASTENER HEADS, AND ACCESSORIES,

B. LEAVE SURFACES SMOOTH AND FREE OF TOOL MARKS AND RIDGES.

HARDWOOD FLOORING

1. PROVIDE WOOD STRIP FLOORING WHERE SHOWN ON THE DRAWINGS. 2. WOOD STRIP FLOORING TO BE OAK TO MATCH EXISTING IN SIZE AND GRAIN, AND BE "PRIME" GRADED IN ACCORDANCE WITH THE NATIONAL OAK FLOORING MANUFACTURER'S ASSOCIATION. 3, INSTALL FLOORING IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE NATIONAL OAK FLOORING MANUFACTURER'S ASSOCIATION.

4, AFTER THE FLOORS HAVE BEEN SANDED, THE FLOORING CONTRACTOR SHALL APPLY A MIN. OF FOUR STAIN AND URETHANE SAMPLES ON TWO FOOT BY TWO FOOT AREAS ON THE FLOOR FOR THE OWNER TO REVIEW. THE OWNER SHALL HAVE A MINIMUM OF TWO DAYS TO MAKE A SELECTION.

CERAMIC TILE

I, PROVIDE CERAMIC TILE AND ACCESSORIES IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA SPECIFICATIONS 137.1, IN COLORS AND PATTERNS TO BE SPECIFIED BY THE OWNER. 2. SETTING MATERIALS: COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION". 3. INSTALLATION: COMPLY WITH ANSI Alos.1, ANSI Alos.2, AND THE "HANDBOOK FOR CERAMIC

INSTALLATION" IF THE TILE COUNCIL OF AMERICA. A, EXTEND TILE INTO RECESSES AND UNDER EQUIPMENT AND FIXTURES TO FORM A COMPLETE

COVERING WITHOUT INTERRUPTIONS. B. TERMINATE TILE NEATLY AT OBSTRUCTION, EDGES, AND CORNERS, WITHOUT DISRUPTION OF PATTERN OR JOINT ALIGNMENT.

ADDITIONAL TILE FOR FUTURE REPAIRS AND MAINTENANCE.

C. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, TRIM, AND WALLS ARE THE SAME SIZE. D, LAYOUT TILE WORK AND CENTER THE TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR IN EACH WALL AREA, 4. REPLACEMENT RESERVE: CONTRACTOR SHALL FURNISH OWNER WITH ONE UNOPENED BOX OF

MARBLE TILE

I. ALL MARBLE SHALL BE CUT, POLISHED, AND SET ACCORDING TO THE ITALIAN MARBLE INDUSTRY

2. MARBLE FACES AND ALL EXPOSED EDGES SHALL BE POLISHED. ALL CORNERS SHALL BE FULLY MITERED WITH EASED EDGES TO PREVENT EDGE FAILURE, ALL MITERED AND BUTT JOINTS SHALL FIT TIGHT AND REQUIRE NO FILLING. TILES SHALL BE SET WITH MINIMAL GROUT JOINTS MAX. 3/32".

3. REFER TO FINISH SCHEDULE FOR MARBLE TYPE AND STYLE. 4. TILE SHALL BE SET ACCORDING TO THE DRAWINGS WITH APPROVED SETTING METHOD.

1. PROVIDE CARPETING AS SHOWN ON THE DRAWINGS.

2. CONTRACTOR TO PROVIDE AN ALLOWANCE OF \$30.00/6Y FOR PROVIDING AND INSTALLING ALL CARPET AND PADDING. CONTRACTOR'S LUMP SUM TO BE ADJUSTED UP OR DOWN TO REFLECT ACTUAL INSTALLED COST OF CARPETING TO CONTRACTOR, SUPPORTED BY INVOICES FROM

1. INSTALLATION OF ALL VINYL COMPOSITION TILE (VCT) SHALL BE DONE IN A MANNER WHICH

A. ASTM E 648

B. ASTM E 84

C. ASTM E 662 2. REPLACEMENT RESERVE: CONSTRACTOR TO FURNISH OWNER WITH ONE UNOPENED BOX OF ADDITIONAL TILES FOR FUTURE REPAIRS AND MAINTENANCE.

1. ALL PAINT AND PRIMERS TO BE BENJAMIN MOORE OR APPROVED EQUAL. REFER TO THE

3. ALL PAINT SHALL BE APPLIED ACCORDINGLY TO MANUFACTURER'S RECOMMENDATION.

1. ALL MILLWORK, TRIM, AND MOLDING SHALL BE INSTALLED ACCORDINGLY TO THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE.

3. FLAT TRIM SHALL BE CLEAR PINE OR APPROVED EQUAL. 4. ALL CORNERS OF TRIM AND SIDING ARE TO BE MITERED. EXPOSED END GRAINS WILL NOT

5. ALL MILLWORK AND TRIM SHALL BE INSTALLED BY CRAFTSMAN WITH EXPERIENCE IN WORK OF THIS TYPE. ALL WORK SHALL BE FIRST CLASS IN EVERY REGARD AND CONSITENT WITH THE BEST PRACTICES OF THE TRADE.

1. STAIRS:

B. 10" MIN. TREAD C. 6'-8" MIN. HEAD ROOM

D. HEIGHT OF HANDRAILS SHALL BE CONTINUOUS, 30" (MIN.) TO 34" (MAX.) ABOVE FINISHED STAIR TREADS. HANDRAILS REQUIRED AT STAIRS WITH 3 OR MORE RISERS.

E. GUARDRAILS SHALL BE 36" (MIN.) TO 42" ABOVE FINISHED FLOOR. 2. PROVIDE A CLEAR WINDOW OPENING OF 5.7 SQUARE FEET WITH NO LESS THAN 20" CLEAR WIDE \$ 24" CLEAR HIGH FOR SLEEPING AREA, THE SILL OF THIS WINDOW SHALL BE NO MORE THAN 44"

3. PROVIDE SAFETY GLASS IN ALL EXTERIOR DOORS, STORM DOORS, SLIDING GLASS DOORS, SHOWER DOORS, AND TUB ENCLOSURES WHERE THE GLASS IS CLOSER THAN 18" TO THE FLOOR AND EXCEEDS 6 SQ. FT. IN AREA.

4. GROUND METAL SIDING. 5. SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR AND INTEGRATED WITH THE ELECTRICAL

6. FLUES SHALL BE CLASS B EXCEPT SOLID FUEL FLUES WHICH SHALL BE CLASS A. 7. TOP OF FLUE SHALL BE 2'-O" MINIMUM ABOVE ANY PART OF STRUCTURE WITHIN 10'-O" OF FLUE. 8. INTERIOR FINISH OF WALLS AND CEILING SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN

5, REPLACEMENT RESERVE: THE CONTRACTOR SHALL FURNISH TO THE OWNER ONE UNOPENED BOX OF ADDITIONAL TILES FOR FUTURE REPAIRS AND MAINTENANCE WORK,

CONFORMS WITH THE FOLLOWING STANDARDS:

SCHEDULE FOR COLORS AND TYPES. 2. ALL SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS.

ARCHITECTURAL WOODWORK AND TRIM

2. ALL INTERIOR TRIM AND MILLWORK SHALL CONFORM TO AWI "CUSTOM STANDARDS".

FIRE AND LIFE SAFETY

SPECIFICATIONS.

A, 7-1/4" MAX, RISE

ABOVE THE FINISHED FLOOR.

CLASS III. CARPETING SHALL MEET FEDERAL REGULATION DOC FF-I. 9. PREFAB FIREPLACES SHALL BE (U.L.) RATED AND INSTALLED ACCORDING TO MANUFACTURER'S certify that these documents were prepared

Ø

licensed Architect under the laws of the State of Maryland, Lic. number 6134-A expiration date 8/15/2014

or approved by me, and that I am a duly

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

E. Exterior porch and deck framing, decking, and stairs,

ADDITION TO THE FRASER RESIDENCE LOT 4, BLOCK U PLAT BK. 136 PLAT No. 15170, CARDEROCK SPRINGS 8313 TOMLINSON AVENUE BETHESDA, MARYLAND 20817

PROJECT DATA

OWNER:

Josyln Fraser 6400 Landon Lane Bethesda, MD 20869

TEL: 240-603-3220

JURISDICTION: MONTGOMERY COUNTY, MARYLAND

APPLICABLE CODES: 2012 INTERNATIONAL RESIDENTIAL CODE, 2012 IECC

W/ MONTGOMERY CO. AMENDMENTS

OCCUPANCY:

SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: 5B (WOOD FRAME)

NUMBER OF STORIES: TWO W/ BASEMENT

GENERAL NOTES

- 1. CONTRACTOR TO YERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK AND NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCIES
- 2. INSTALL NEW SMOKE DETACTOR IN THE EXISTING BEDROOMS.
- 3. ALL WORK SHALL CONFORM TO 2012 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE MONTGOMERY COUNTY AND STATE CODE
- 4. SAFETY PRECAUTIONS AND PROTECTION OF INSTALLED NEW CONSTRUCTION SHALL BE MAINTAINED AT ALL TIMES AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

	DRAWING INDEX
CS	COVER SHEET
A-1	NOTES AND SPECIFICATIONS
A-2	DEMOLITION PLAN
A-3	FIRST & SECOND FLOOR PLANS
A-4	ROOF PLAN
A-5	BUILDING ELEVATIONS
A-6	BUILDING SECTION
A- 7	FIRST & SECOND FLOOR FRAMING PLANS
A-8	ROOF FRAMING PLAN
A-9	WIND BRACING ANALYSIS
A-10	WIND BRACING ANALYSIS
A-11	BUILDING ENERGY ENVELOPE

	DOOR	SCHEDULE	
MARK	SIZE	TYPE /FRAME	REMARKS
1	2868	FRENCH DOOR	
2	2068	MOOD	
3	2668		
4	2868		
5	3068		
6	2868	WOOD/GLASS	
7	PR 1668		
8	PR 2068		
9	PR 3068	FRENCH DOOR	
10	PR 2868	FRENCH DOOR	
11	8068	SLID'G GLASSDOOR	
12	5468	SLID'G GLASSDOOR	
13	OFOE	GARAGE DOOR	
14	16070	GARAGE DOOR	
15	2868	STEEL	

YICINITY MAP

FINISH SCHEDULE

ROOM	WALL	FLOOR	CEILING "	REMARKS
BATHROOM	GYP. BD./ CERAMIC TILE	CERAMIC TILE	GYP.BD.	
FOYER	GYP. BD.	HARDWOOD	GYP.BD.	
KITCHEN	GYP. BD.	CERAMIC TILE	GYP. BD.	,
BEDROOM	GYP. BD.	HARDWOOD	GYP. BD.	
STAIRS	GYP. BD.	HARDWOOD	GYP, BD,	
and the second s		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)		
	4			
			*	Commence of the commence of th

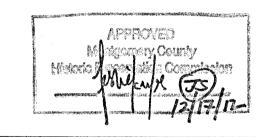
		WINDOW	SCHEDUL	E	
MARK	SIZE	TYPE	MARK	SIZE	TYPE
A			(D)		
B			(E)		· :
(c)	.,				
				<u> </u>	en e



PETER Y. CHEUNG
ARCHITECT
17213 WELLFLEET DR.
OLNEY, MD 20832
TEL (301) 774-2496
e-mail pycarch@aol.com

COYER SHEET

ADDITION TO THE FRASER RESIDENCE





Professional Certification:

I 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. Lic. * 6134-A

MIT |

expiration date 8/15/2014

CS