

4728 Porset Ave.
Somerset H.D.

2011 MAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 5/12/11

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #562187—alterations to house and pool house, installation of pool, fencing and hardscape

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on May 11, 2011.

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: Brian Graham and Victoria Clarke
Address: 4728 Dorset Avenue, Chevy Chase

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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
301-777-9370

DPS - #8

10 31 11
2011
10 31 11

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BARNES VANZE ARCH. (ADAMS)
Daytime Phone No.: 202-337-7255

Tax Account No.:

Name of Property Owner: BRAUN GRAHAM / TORIE CLARK Daytime Phone No.: 202-360-9807
Address: 4728 DORSET AVE C.C. 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.:

Agent for Owner: BARNES VANZE ARCHITECTS Daytime Phone No.: 202 337 7255

LOCATION OF BUILDING/PREMISE

House Number: 4728 Street: DORSET AVE
Town/City: SOMERSET Nearest Cross Street: SUNNYSIDE
Lot: 1 Block: S Subdivision: SOMERSET HEIGHTS
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ ± 100,000

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

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 5 feet 0 inches
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 _____ Date _____

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5/12/11
Application/Permit No.: 562187 Date Filed: 3/2/11 Date Issued: _____

472

**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:

The c.1893 Queen Anne House on an open corner lot approx. one acre in size. The original structure has been added on in the rear and other locations. The c.1970's glass enclosed pool with attached pool house was built in the east corner of the lot. Please see HPC staff report dated 7/21/10 which is attached.

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

East side elevation we propose to add new openings to the earlier bay addition, remove side deck and replace with a patio, steps and new in ground pool per plans. Two new door opens are proposed for the rear elevation with a new patio. The existing second floor covered porch would be screened in. The existing pool structure will be renovated with a small gable addition, new roof and glass doors.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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).

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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4728 Dorset Avenue, Chevy Chase	Meeting Date:	5/11/11
Applicant:	Brian Graham and Victoria Clarke (Anthony Barnes, Architect)	Report Date:	5/4/11
Resource:	Contributing Resource Somerset Historic District	Public Notice:	4/27/11
Review:	HAWP	Tax Credit:	None
Case Number:	35/36-11B	Staff:	Anne Fothergill
PROPOSAL:	Alterations to house and pool house, installation of pool, fencing and hardscape		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset Historic District
STYLE: Queen Anne
DATE: c. 1893

excerpt from the National Register of Historic Places Nomination Form:

The Salmon/Stohlman house at 4728 Dorset Avenue occupies Lot 1 in Block 5 on the plat of Somerset Heights. Lot 1 is located at the southeast corner of Dorset Avenue and Surrey Street, an intersection that historically was dubbed "Founders Corner" for the original houses that were clustered around the intersection and built by the town's founders. The Salmon/Stohlman house is one of three surviving original houses, the other two being the Wiley/Ringland House at 4722 Dorset Avenue (listed on the National Register of Historic Places), and the Crampton house at 4805 Dorset Avenue.

Set back from the road with a circular drive in front, and surrounded by a generous yard, the house is a 2- ½ story frame structure built circa 1893. It is designed in a transitional manner with late Victorian detailing, but with more regularized Colonial Revival-style massing. Generally square in plan with a wrap-around porch and projecting side bay, the house sits upon a rubble stone foundation with grapevine joints, and is covered with a wide, front gable roof. The walls are clad with narrow weatherboard siding on the main block, and with wood shingles in the gable ends and on the projecting bay. The roof, sheathed with slate shingles, features a prominent, brick corner chimney with corbeled brickwork, a second brick chimney at the rear of the main block, and dormer windows on the sides. In addition to the ornate chimney stack, the house offers several other Queen Anne-inspired details, including a wrap-around porch; a polygonal projecting bay, with a semi-conical, bell-shaped roof; and shingled wall surfaces. An original two-story ell projects from the rear of the house, while a single-story, family room addition extends off of the ell. Other additions to the house include a shed-roof sun room (now playroom), that was originally a porch and enclosed in the 1960s or 1970s and that extends across the rear wall of the main block; and, a two-story, polygonal, projecting bay built on the east side wall of the house, behind the two-story dining room bay window.

BACKGROUND

The applicants came to the HPC for a Preliminary Consultation in July 2010. At that time they were proposing to enlarge the non-historic bay and make substantial changes to the pool house. The workscope has since been modified and there are not as many changes proposed in this application.

PROPOSAL

The applicants are proposing to:

- Install an iron handrail on the front steps to the house
- Replace the non-historic kitchen door on the east (left) side and add a wood stoop and railing
- Replace the first and second floor windows on the non-historic east side bay with new windows with lower sills and wood siding below the second floor windows
- Remove the east side deck
- Remove a small walkway at front of east side yard
- Replace windows on rear of existing addition with wood doors

- Install a new stone terrace at the rear of house with iron railing and stone steps to grade
- Construct an 18' x 40' swimming pool in the rear yard with flagstone decking
- Install 5' tall wood fencing across front left side yard and at southwest corner of house
- Install 5' tall wood picket fence along east side property line and
- Install 5' tall iron picket fence at south east corner of yard behind pool house
- Install 5' tall solid wood fencing around electrical equipment in rear yard
- Construct stone seat walls in east side yard

Additionally, the applicants propose to repair the existing non-historic poolhouse and:

- Install standing seam metal roof
- Install new wood doors, transoms, windows and trim
- Install a new metal chimney
- Add a new projecting gabled front entry

Proposed plans are in Circles 8-28 and photos of existing conditions are in Circles 29-36.
The Town of Somerset has reviewed this application.

APPLICABLE GUIDELINES

When reviewing alterations within the Somerset Historic District *Montgomery County Code Chapter 24A* (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* are to be utilized as guidelines to assist the Commission in developing their decision. 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:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

The current proposal is smaller in scale than what the HPC reviewed previously. The applicants are no longer expanding the non-historic bay so the issue of its increased visibility and competing with the historic bay are no longer concerns. The proposed larger windows in the non-historic bay are a better solution than the bay expansion in terms of impacts to the historic massing. The replacement of the large wood deck with a small wooden stoop and stairs is appropriate and compatible with the house. The proposed pool, fencing, changes to the pool house, and other proposed installations will not have an adverse impact on this historic house or the historic district.

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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
301-777-8376

DPS-#8 RECEIVED
MAR 12 2011
DEPT OF PERMITTING SERVICES
NETWORK MANAGEMENT

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BARNES VANZE ARCH. (ADAMS)
Daytime Phone No.: 202-337-7255

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Name of Property Owner: BRAUN GRAHAM / TORIE CLARK Daytime Phone No.: 202-360-9807
Address: 4728 DORSET AVE C.C. 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: BARNES VANZE ARCHITECTS Daytime Phone No.: 202 337 7255

LOCATION OF BUILDING/PREMISE
House Number: 4728 Street: DORSET AVE
Town/City: SOMERSET Nearest Cross Street: SURREY
Lot: 1 Block: S Subdivision: SOMERSET HEIGHTS
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input checked="" type="checkbox"/> Stab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
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Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 562187 Date Filed: 3/2/11 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

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(6)

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

Owner's mailing address

BRAIN GARRETT/TORIE
CLARKE
4728 DORSET AVE
CHERRYCHASE MD 20815

Owner's Agent's mailing address

BARNES LANZE ARCHITECTS
1000 POTOMAC ST SUITE C-2
WASH DC 20007
ATTEN: W. ADAMS

Adjacent and confronting Property Owners mailing addresses

PLEASE SEE PREVIOUS HPL
CONSTRUCTION APPLICATION
FOR DETAILS. OR
MS ANNE FOTHERGILL.

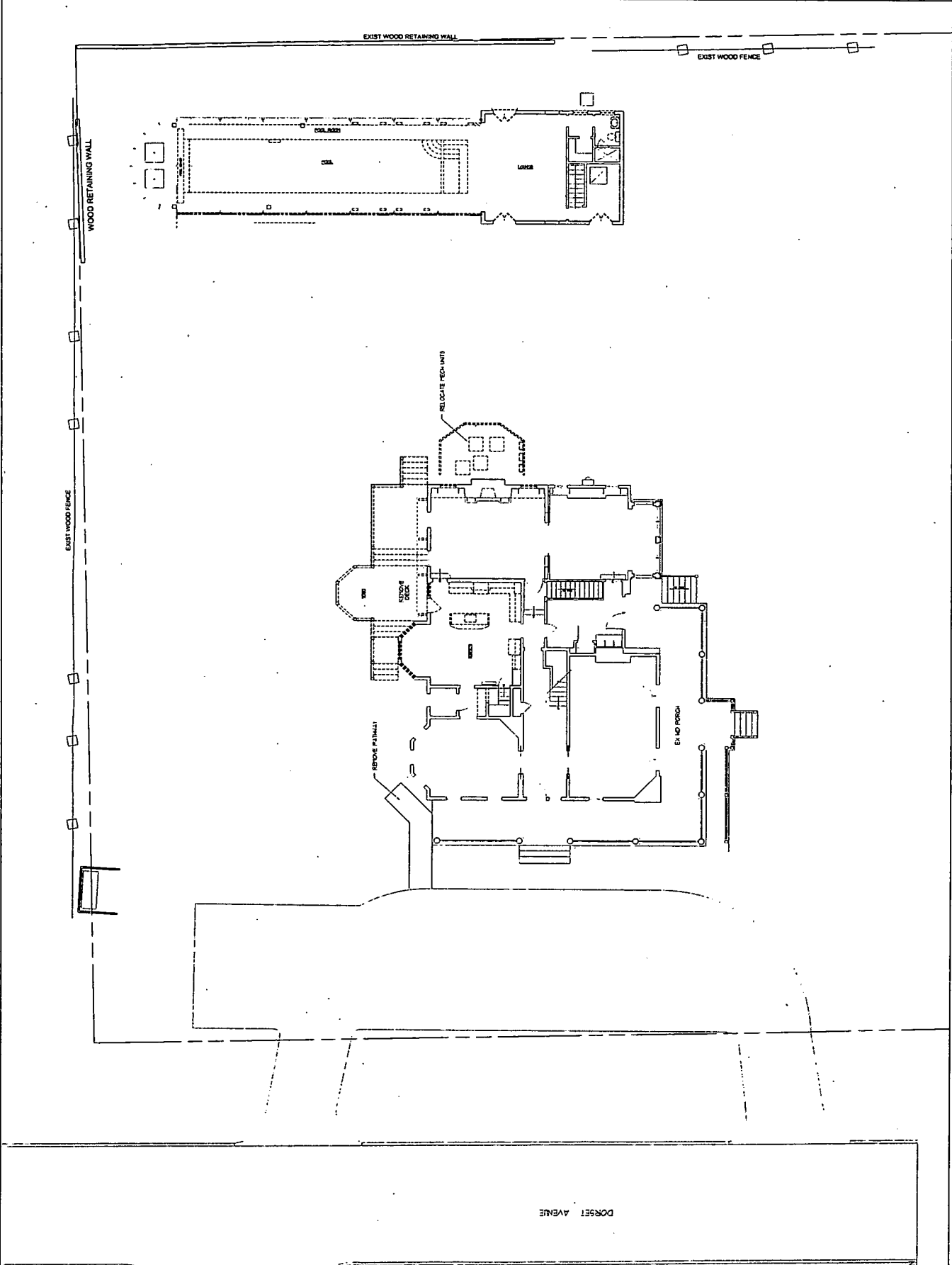
DRAWING: EXISTING SITE PLAN
ISSUED: FOR PERMIT
04-0-8

GRAHAM-CLARKE
RESIDENCE
4728 DORSET AVENUE
CHEVY CHASE, MD

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND THAT I AM A DULY LICENSED ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER M256, EXPIRATION DATE JUNE 30/11

BARNES WANZT
ARCHITECTS INC.
1700 Pennsylvania Avenue, N.W.
Suite 612
Washington, D.C. 20007
PHONE: 202.331.7400
FAX: 202.331.7400

1032

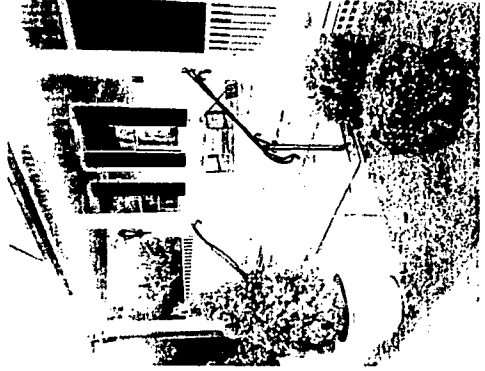




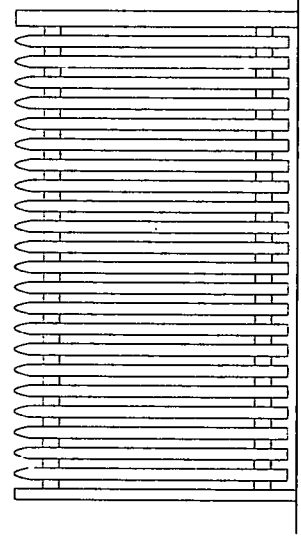
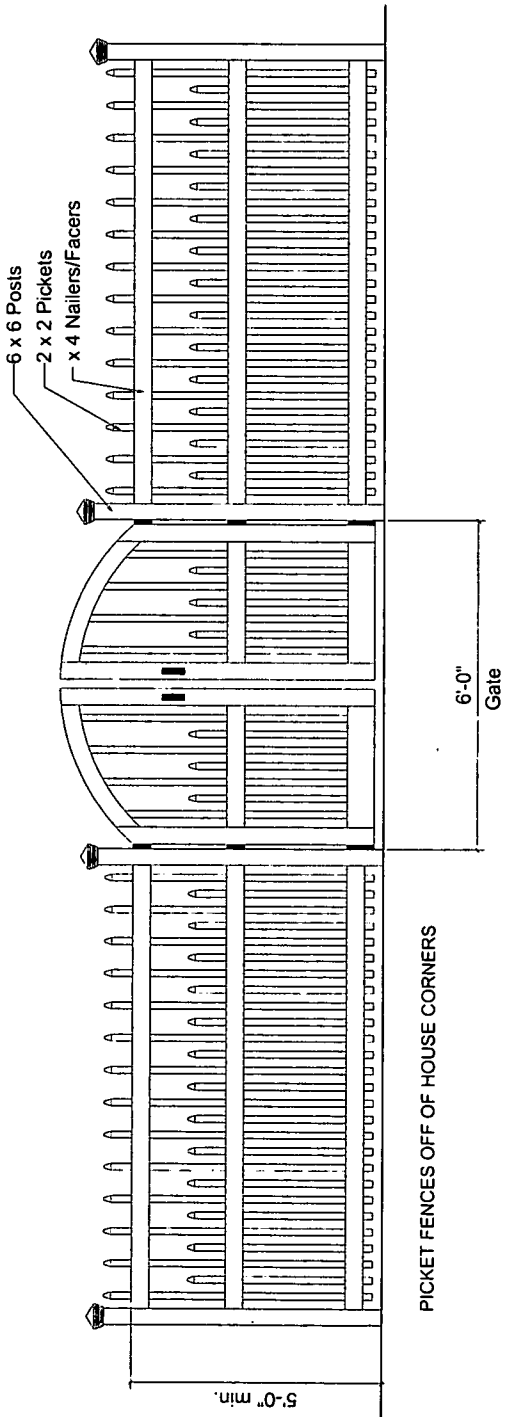
DCA Landscape Architects, Inc.
 1315 Wisconsin Avenue, NW
 Washington, D.C. 20007
 202/337-1160 (tel.) 202/337-4630 (fax)

CLARKE, GRAHAM RESIDENCE
 4728 Denora Avenue
 Bethesda, MD 20815
 FENCE DETAILS

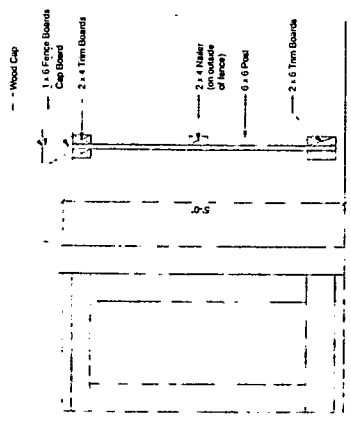
SCALE: 1" = 1'-0"
 DATE: 4-13-11
 REVISED:
 DRAWN BY: L-3



PROPOSED RAILING AT FRONT STAIRS



EAST PROPERTY LINE FENCE
 (TO MATCH EXISTING, RAISED TO 5'-0" FOR POOL CODE)



TRASH, GENERATOR, AND AC UNIT SCREEN

14

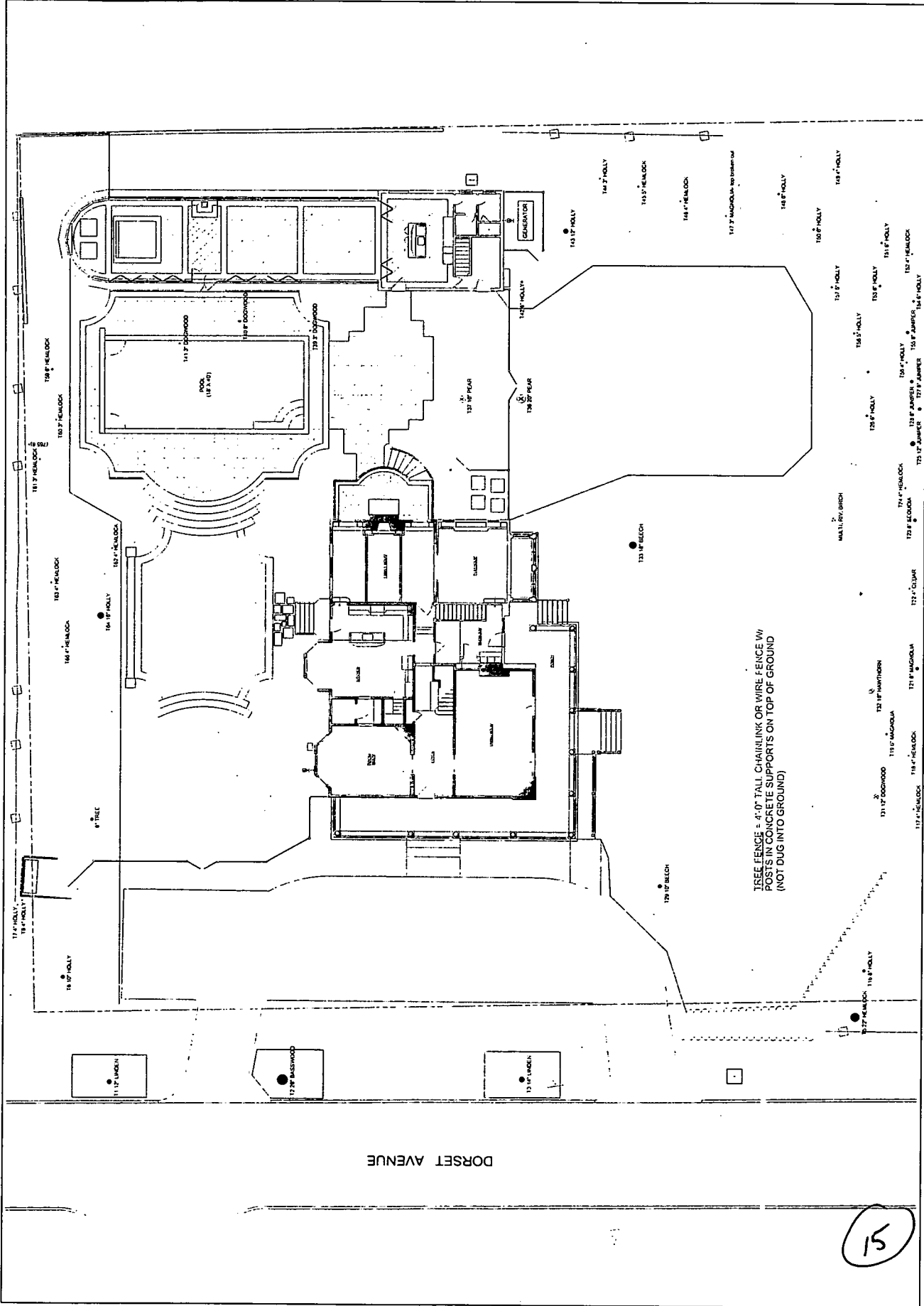


DCA Landscape Architects, Inc.
1818 Wisconsin Avenue, NW
Washington, D.C. 20007
202/337-1160 (tel.) 202/337-4630 (fax)

THIS PLAN IS THE PROPERTY OF DCA LANDSCAPE ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DCA LANDSCAPE ARCHITECTS, INC.

CLARK-GRAHAM RESIDENCE
6725 Dupont Avenue
Bethesda, MD 20814
THEIR SAVE PLAN

SCALE: 1/8" = 1'-0"
DATE: 4-13-11
REVISED:
DRAWN BY:
L-2



51

BARNES WATZ
ARCHITECTS INC.
 1700 Potomac Street, N.W.
 Suite 404
 Falls Church, VA 22044
 Phone: 703.271.7500
 Fax: 703.271.7507

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME AND THAT I AM A QUALY LICENSED EXAMINER
 UNDER THE LAWS OF THE STATE OF MARYLAND
 LICENSE NUMBER 41256, EXPIRATION DATE JUNE 30, 2019

GRAHAM-CLARKE
RESIDENCE
 4728 DORSET AVENUE
 CHEVY CHASE, MD

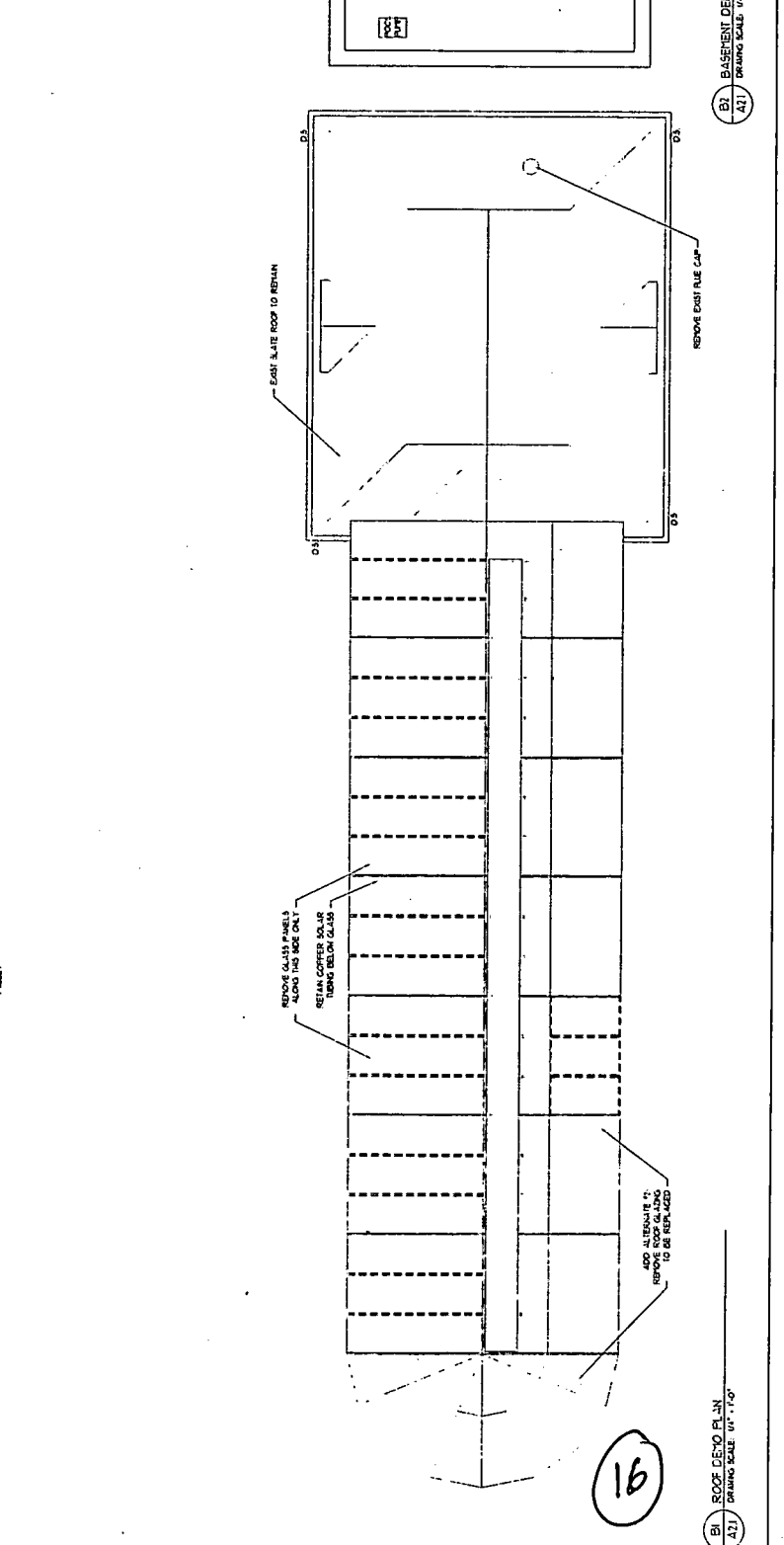
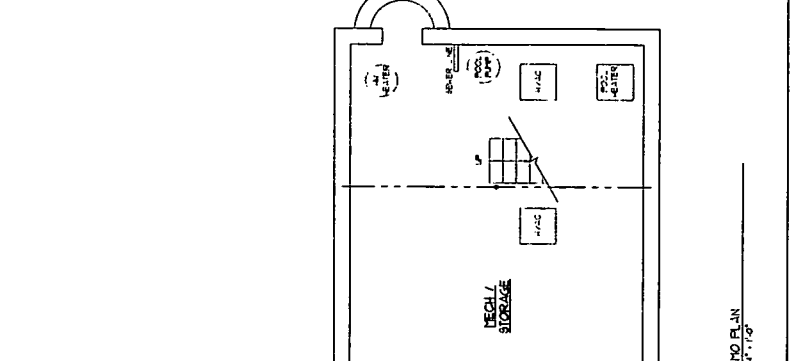
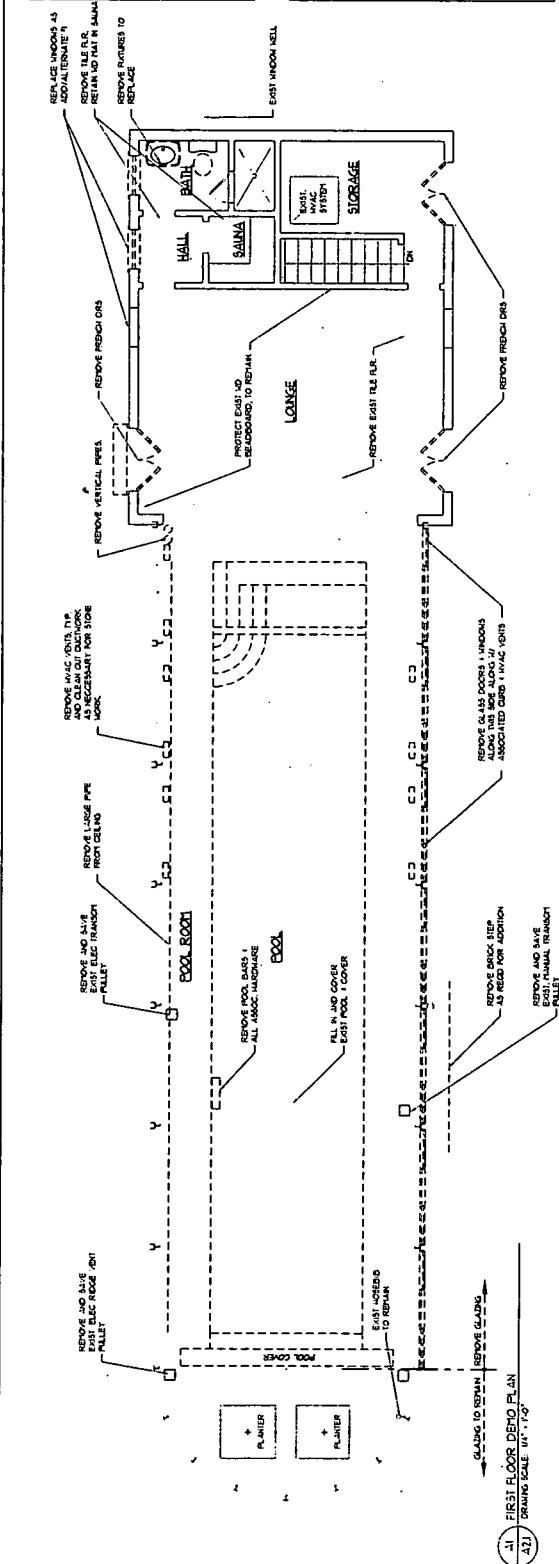
DRAWING: DEMO PLAN
 ISSUED:
 FOR PERMIT

DECONSTRUCTION LEGEND:

---	EXISTING TO REMAIN
- - - -	EXISTING TO BE DEMOLISHED
---	EXISTING DOOR TO REPLAN
---	EXISTING DOOR TO BE REMOVED
---	EXISTING WINDOW TO REMAIN
---	EXISTING WINDOW TO BE DEMOLISHED

DECONSTRUCTION NOTES:

- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PERMITS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF MARYLAND.
- REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE.
- REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE.
- REMOVE ALL UNUSED WATER MAINS AND GAS ON TO ALL PLUMBING FIXTURES TO BE DEMOLISHED.
- REMOVE SUMP, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAP.
- REMOVE AND REPLACE ALL DETERIORATED GLAZING, RAILS, BOLTS AND ASSOCIATED FITS.
- REMOVE ALL UNNECESSARY PARTS OF THE STRUCTURE.
- REMOVE SOIL AS REQUIRED TO ALLOW 4" GRAVEL BASE BELOW SLABS.



16

DRAWING: FIRST FLOOR AND ROOF PLANS
 ISSUED: FOR PERMIT

GRAHAM-CLARKE
RESIDENCE
 472 DORSET AVENUE
 CHEVY CHASE, MD

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED OR
 UNDER THE LAWS OF THE STATE OF MARYLAND
 LICENSE NUMBER H256, EXPIRATION DATE JUNE 30, 2001

BARNES VANZEL
 ARCHITECTS, INC.
 1100 Potomac Street, N.W.
 Suite 101
 Washington, D.C. 20007
 TEL: 301-427-1100
 FAX: 301-427-1108

1032

CONSTRUCTION LEGEND:

EXISTING TO REMAIN
 NEW HALL WALLS MADE BY WALLING
 POURED CONCRETE

EXISTING DOOR TO REMAIN

NEW DOOR

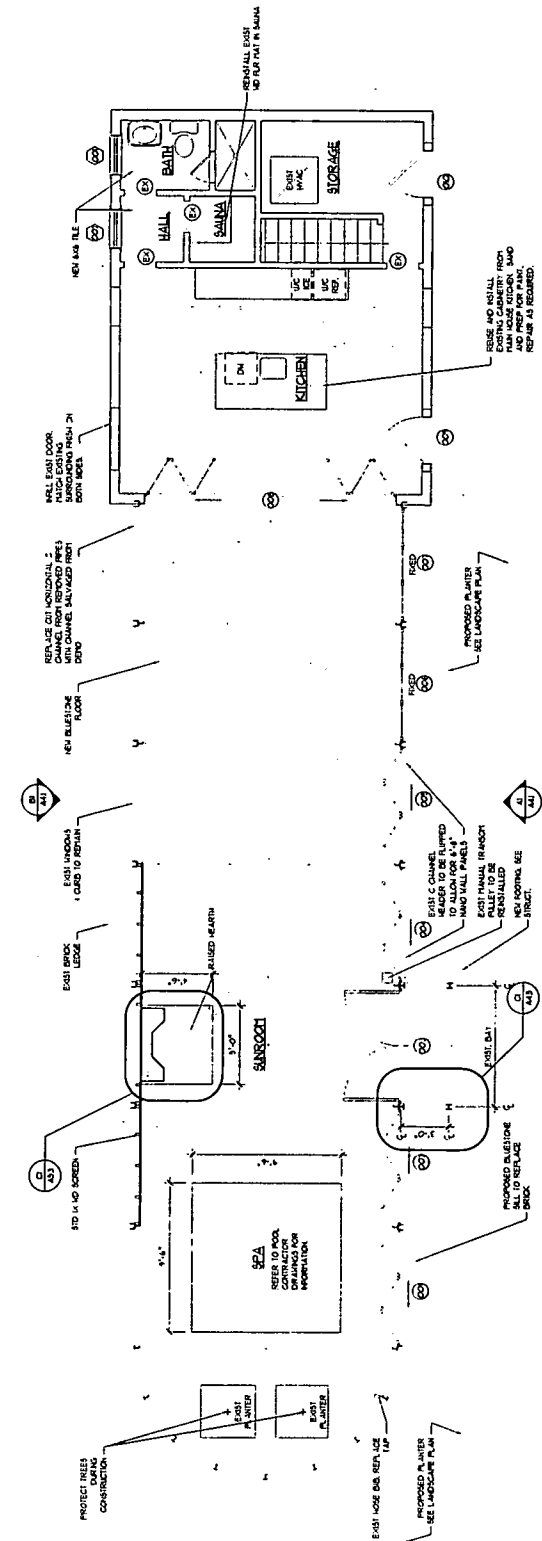
EXISTING WINDOW TO REMAIN

NEW WINDOW

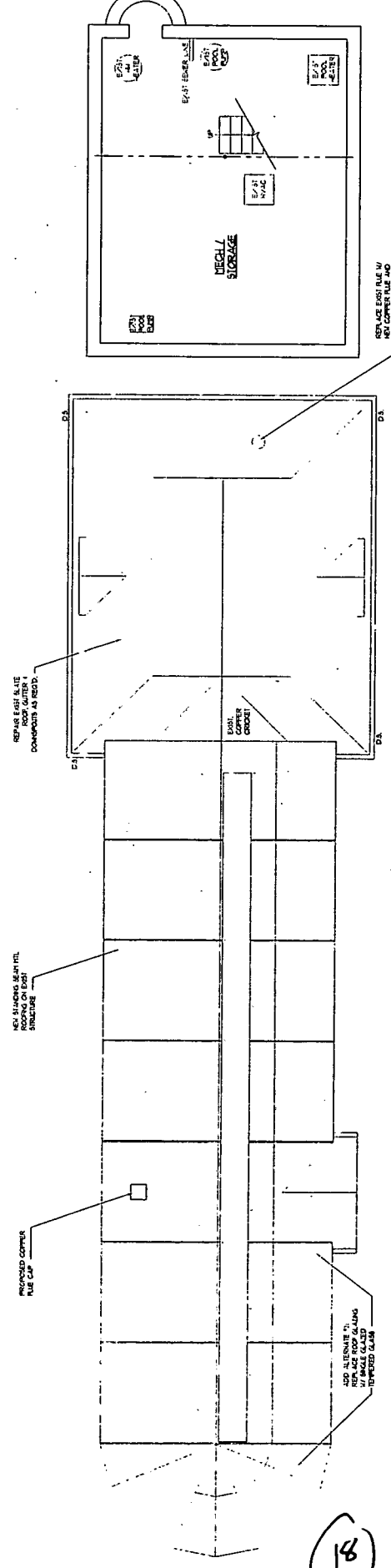
REMOVE EXISTING DOOR AND
 REINSTALL DOOR TO REMAIN

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. GENERAL
 CONTRACTOR SHALL EXTEND GENERAL DIMENSIONS.



A) FIRST FLOOR PLAN
 DRAWING SCALE: 1/4" = 1'-0"



B) ROOF PLAN
 DRAWING SCALE: 1/4" = 1'-0"

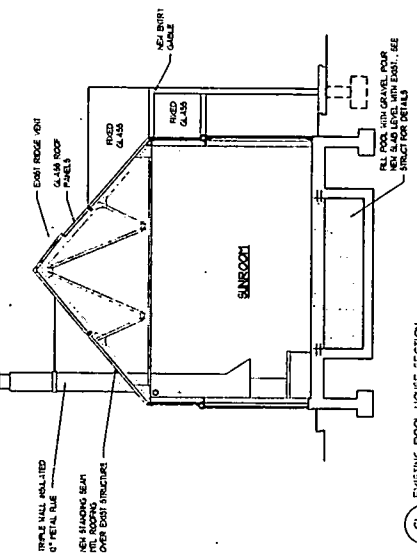
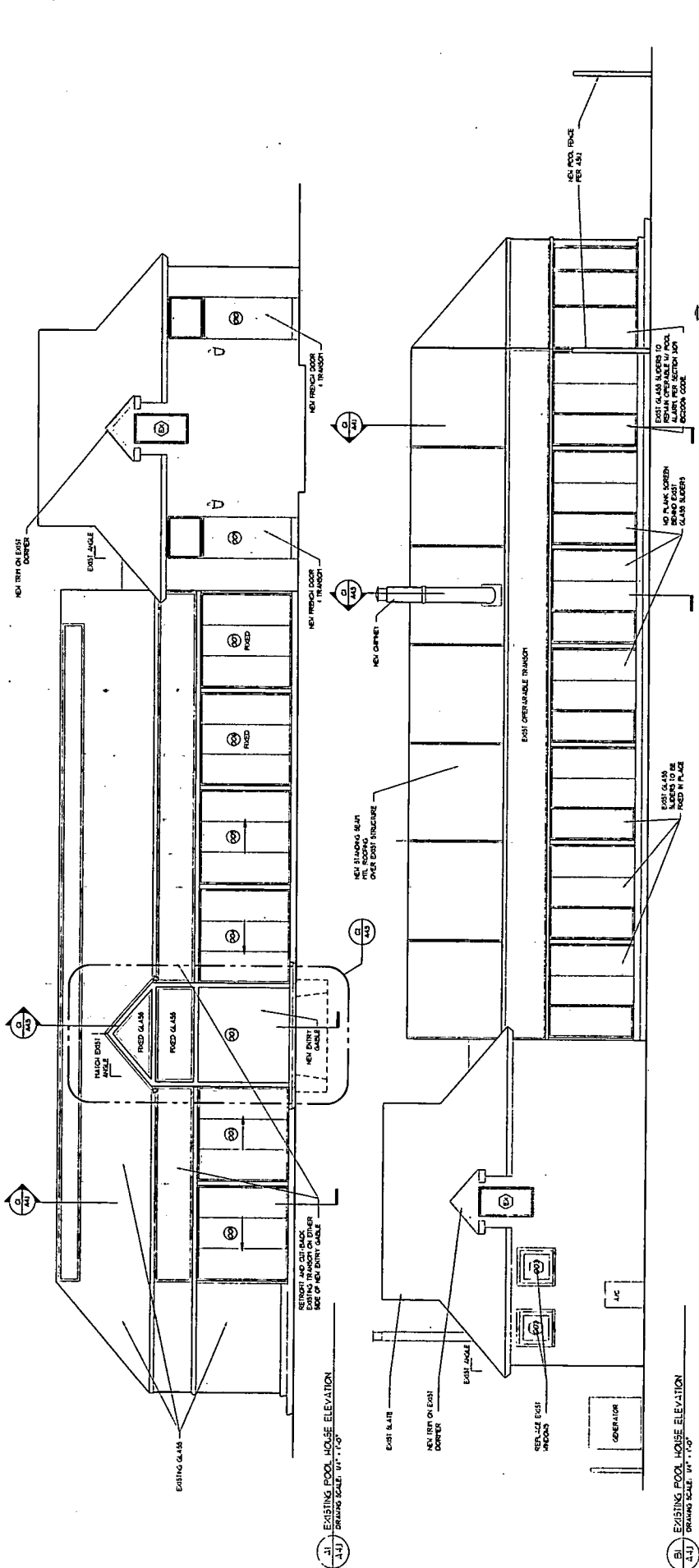
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BARNES VANZEL ARCHITECTS INC. 1800 Pennsylvania Avenue, N.W. Washington, D.C. 20007 TEL: 202.331.7214 FAX: 202.331.7499

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER MSB, EXPIRATION DATE JUNE 30, 2008

GRAHAM-CLARKE RESIDENCE 4728 DORSET AVENUE CHEVY CHASE, MD

DRAWING: ELEVATION ISSUED: FOR PERMIT: 01-01



C-1 EXISTING POOL HOUSE SECTION
A-1) DRAWING SCALE: 1/4" = 1'-0"

B-1) EXISTING POOL HOUSE ELEVATION
A-1) DRAWING SCALE: 1/4" = 1'-0"

B-1) EXISTING POOL HOUSE ELEVATION
A-1) DRAWING SCALE: 1/4" = 1'-0"

22

BARNES VAN
ARCHITECTS II
1800 Pennsylvania Avenue, N.W.
Washington, D.C. 20036
TEL: 202/337-7252
FAX: 202/337-0888

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: MS6. EXPIRATION DATE: JUNE 30, 2010

GRAHAM-CLARKE
RESIDENCE
1718 DORSET AVENUE
CHEYBAY VILLAGE
CHERRY CHASE, MD

DRAWING: ELECTRICAL PLAN
ISSUED:
BY PERM:

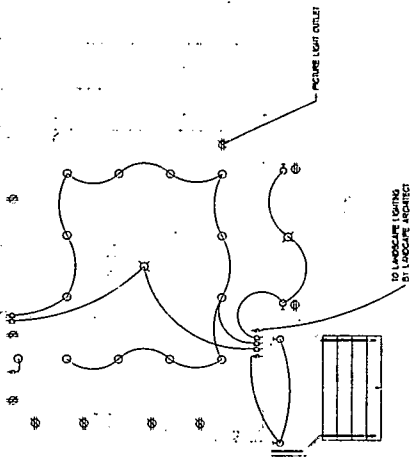
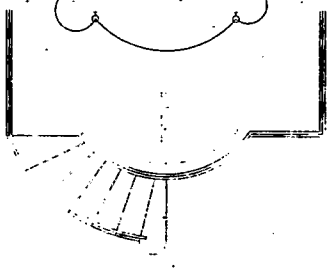
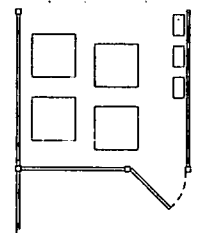
E2

ELECTRICAL LEGEND

- 1 SWITCH
- 2 DIMMER SWITCH
- 3 TRIP SWITCH
- 4 DUPLEX OUTLET
- 5 DUPLEX-750 OUTLET
- 6 QUADPLEX OUTLET
- 7 3-WAY ED OUTLET - W/PERM. W/UP LINE
- 8 4-WAY OUTLET
- 9 RECESSED FLOOR OUTLET
- 10 RECESSED FLOOR OUTLET WITH THE OUTLET W/PERM. (CAT. 16 OR BETTER)
- 11 RECESSED FLOOR DATA LINE OUTLET W/PERM. (CAT. 16 OR BETTER)
- 12 RECESSED FLOOR DATA LINE OUTLET W/PERM. (CAT. 16 OR BETTER)
- 13 RECESSED FLOOR DATA LINE OUTLET W/PERM. (CAT. 16 OR BETTER)
- 14 DATA LINE OUTLET W/PERM. (CAT. 16 OR BETTER)
- 15 DATA LINE OUTLET W/PERM. (CAT. 16 OR BETTER)
- 16 CABLE TV OUTLET W/PERM. (CAT. 16 OR BETTER)
- 17 CABLE TV OUTLET W/PERM. (CAT. 16 OR BETTER)
- 18 CABLE TV OUTLET W/PERM. (CAT. 16 OR BETTER)
- 19 WALL-MOUNTED LIGHT FIXTURE W/ FULL CHAIN
- 20 RECESSED LIGHT FIXTURE
- 21 RECESSED LIGHT FIXTURE, SET LOCATION
- 22 RECESSED LOW-VOLTAGE FIXTURE
- 23 HALL-WASHER LIGHT FIXTURE
- 24 RECESSED HALL FIXTURE
- 25 UNDER COUNTER LOW VOLTAGE FIXTURE W/ REMOTE IN W/COVER
- 26 UNDER COUNTER LIGHT FIXTURE
- 27 CLOSET LIGHT WITH DOOR-ACTIVATED SWITCH
- 28 INTERCONNECTED W/UNDER-SINK SPACE DETECTOR
- 29 INTERCONNECTED W/UNDER-SINK SPACE DETECTOR
- 30 INTERCONNECTED W/UNDER-SINK SPACE DETECTOR
- 31 DUCTED EXHAUST FAN
- 32 THERMOSTAT
- 33 GARAGE DOOR OPENER
- 34 HEATER
- 35 FLUORESCENT LIGHT FIXTURE
- 36 SPEAKER OUTLET IN COVER PLATE - W/PERM. TO STEREO
- 37 BUILT-IN SPEAKER - W/PERM. TO STEREO
- 38 MOTION DETECTION SECURITY LIGHTS
- 39 CEILING FAN
- 40 CEILING FAN / LIGHT
- 41 GARAGE DISPOSAL
- 42 DOORBELL
- 43 DOORBELL CHIME

ELECTRICAL NOTES

1. SET MAIN SERVICE PANEL FOR ADDITIONAL INFORMATION
2. ALL WORK SHALL BE DONE PER THE CABLE CODES
3. ELECTRICAL SHALL CALCULATE LOADS AND SERVICE SIZE
4. LOCATE DOORBELL ON INTERIOR SIDE OF FRONT ENTRY DOOR
5. VERIFY WITH OWNER ALL HEIGHTS AND LOCATIONS OF SWITCHES AND OUTLETS
6. SEE APPLIANCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
7. SPACE DETECTORS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ONE CODES FOR THIS JURISDICTION. ALL SPACE DETECTORS SHALL BE W/PERM. INTERCONNECTED WITH A BATTERY BACKUP
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES
9. EXTENSION FROM MAIN SERVICE PANEL SHALL BE AS SHOWN BY THIS DRAWING AND SHALL BE INTERFERED



C1 FIRST FLOOR ELECTRICAL PLAN
DRAWING SCALE: 1/4"=1'-0"

12

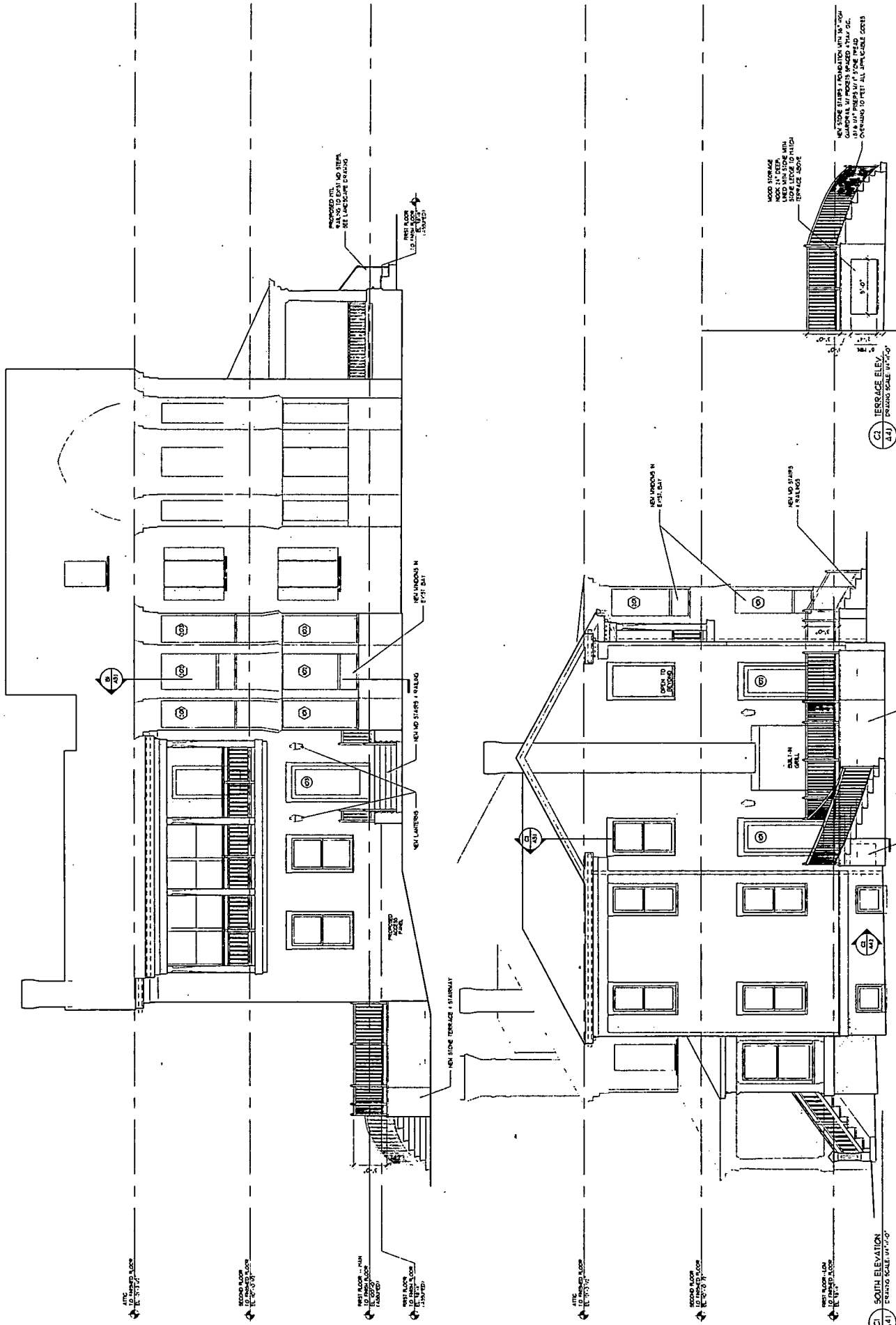
BARNES-VAN
 ARCHITECTS II
 1000 KENT AVENUE, N.W.
 WASHINGTON, D.C. 20006
 TELE: 202/7757255
 FAX: 202/7757255

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER OR
 ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NUMBER 1996, EXPIRATION DATE JUNE 2008

GRAHAM-CLARKE
 RESIDENCE
 4728 BONSSET AVENUE
 CHEVY CHASE, MD

DRAWING: MAIN FLOOR ELEVATION
 ISSUED: FOR PERMIT

A4-1



C1 SOUTH ELEVATION
 DRAWING SCALE: 1/8"=1'-0"

C2 TERRACE ELEVATION
 DRAWING SCALE: 1/8"=1'-0"

**BARNES VAN
ARCHITECTS II**
1000 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
TEL: 202/337-7250
FAX: 202/337-7260

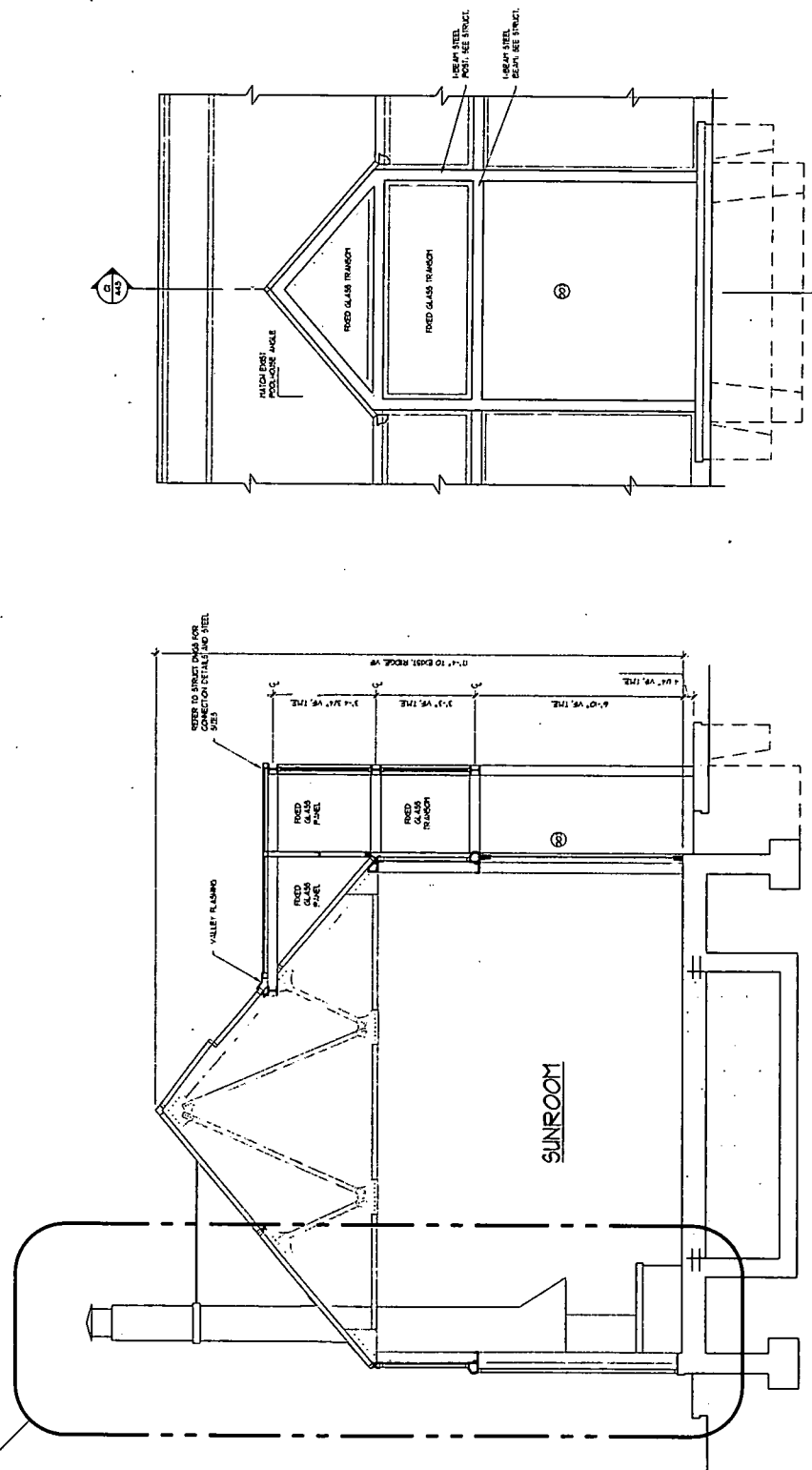
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
SUPERVISED BY ME, AND THAT I AM A DULY LICENSED ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 1456, EXPIRATION DATE: 12/31/2008

**GRAHAM-CLARKE
RESIDENCE**
4728 DOWSET AVENUE
CHEERY CHASE, MD

DRAWING: POOL HOUSE SECTION
ISSUED: FOR REVIEW
04-2-1

4-1

C3
A53



C1 POOL HOUSE SECTION
1/4" = 1'-0"

C2 ENTRY GABLE ELEV.
1/4" = 1'-0"

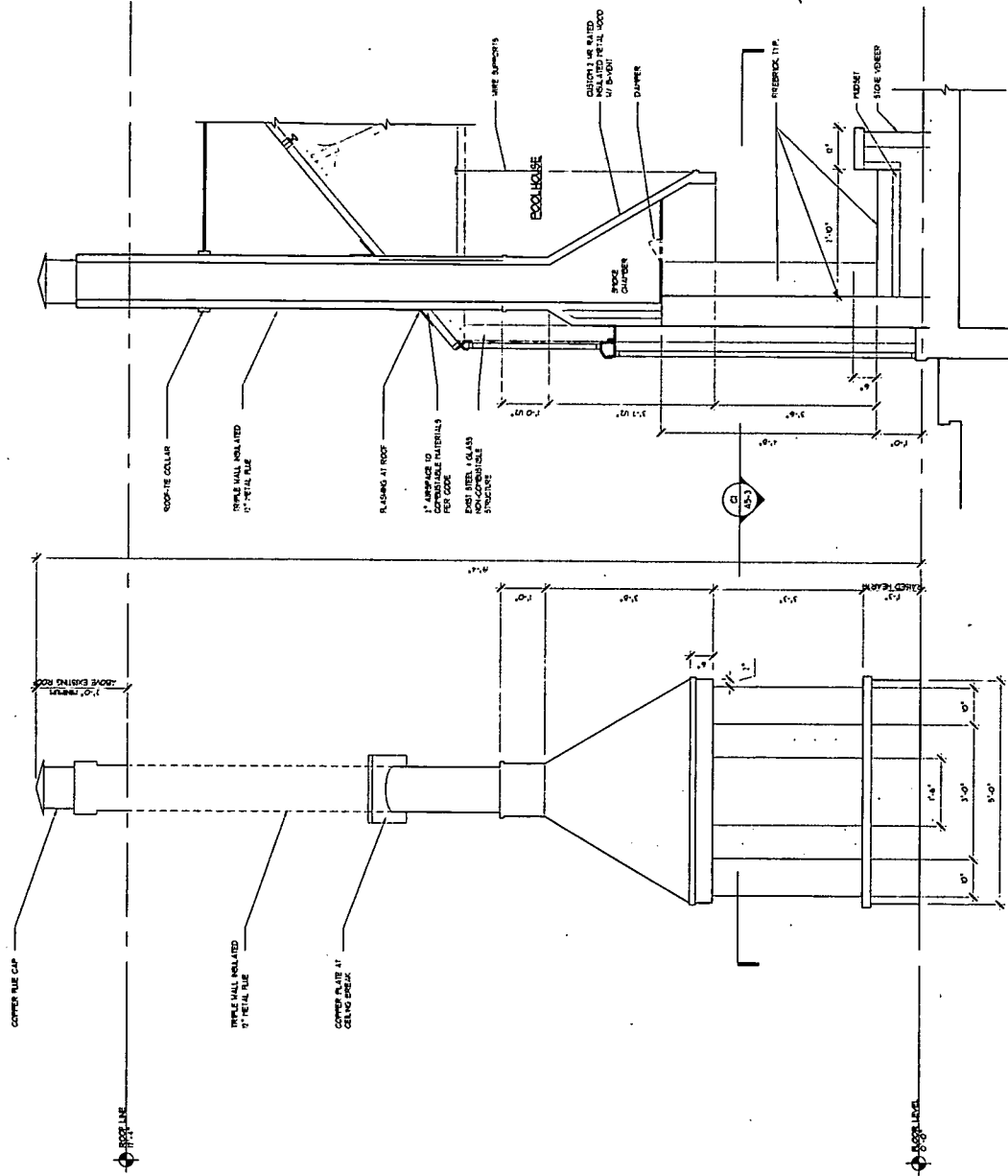
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PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER OR
 ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NUMBER 1956. EXPIRATION DATE JUNE 30, 2011

GRAHAM-CLARKE
 RESIDENCE
 4728 BOWSET AVENUE
 CHERRY CHASE, MD

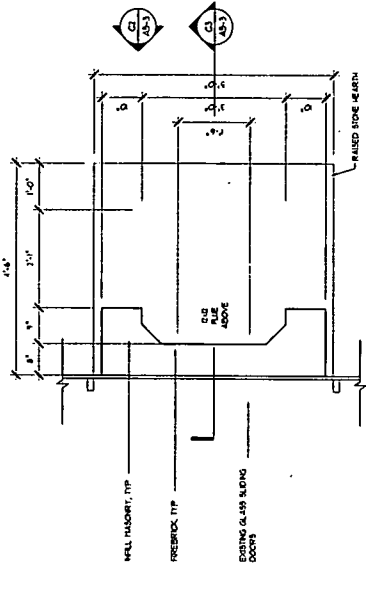
DRAWING: OTHER DETAILS
 ISSUED:
 01-04 FOR PERMIT

A5.3



C3 FAMILY ROOM RUFFORD FIREPLACE SECTION
 A5.3 24'x10'0"

C2 FAMILY ROOM RUFFORD FIREPLACE ELEVATION
 A5.3 24'x10'0"



C1 FIREPLACE PLAN AT FAMILY ROOM (1ST FLR.)
 A5.3 24'x10'0"

25

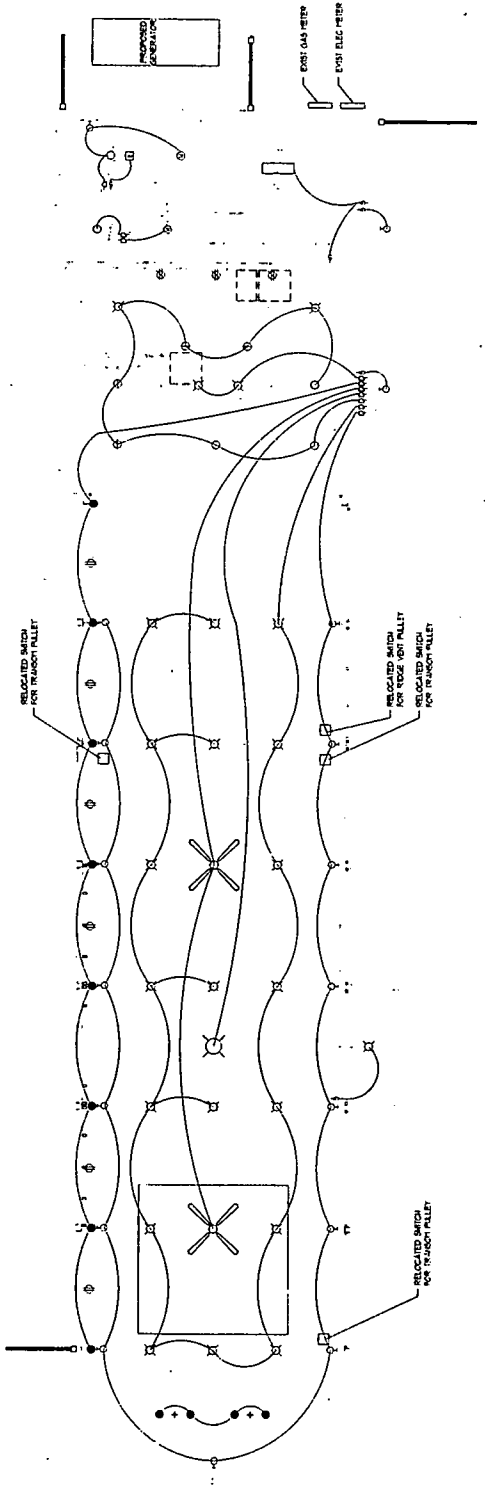


DRAWING: POOLHOUSE ELECTRICAL PLAN

ELECTRICAL LEGEND

- 1 SWITCH
- 2 OTHER SWITCH
- 3 REFR SWITCH
- 4 DUPLEX OUTLET
- 5 DUPLEX-TWO OUTLET
- 6 QUADPLEX OUTLET
- 7 1/4 SWITCHED OUTLET - UPPER HALF LIVE
- 8 1/4 SWITCHED OUTLET
- 9 RECESSED FLOOR OUTLET
- 10 RECESSED FLOOR TRIMMED LINE OUTLET - (CALL ME OR BETTER)
- 11 RECESSED FLOOR DATA LINE OUTLET - (CALL ME OR BETTER)
- 12 RECESSED FLOOR DATA TV OUTLET - (CALL ME OR BETTER)
- 13 RECESSED FLOOR DATA TV OUTLET - (CALL ME OR BETTER)
- 14 DATA LINE OUTLET - (CALL ME OR BETTER)
- 15 DATA LINE OUTLET - (CALL ME OR BETTER)
- 16 CABLE TV OUTLET - (CALL ME OR BETTER)
- 17 CEILING-MOUNTED LIGHT FIXTURE
- 18 CEILING-MOUNTED LIGHT FIXTURE IN WALL CHAIN
- 19 RECESSED LIGHT FIXTURE
- 20 RECESSED FLOOR LIGHT FIXTURE
- 21 RECESSED LIGHT FIXTURE, SET LOCATION
- 22 RECESSED LOW-VOLTAGE FIXTURE
- 23 WALL-MOUNTED LIGHT FIXTURE
- 24 RECESSED HALL FIXTURE
- 25 UNDER COUNTER LOW VOLTAGE FIXTURE IN REAR OF TRANSFORMER
- 26 UNDER COUNTER LIGHT FIXTURE
- 27 UNDER COUNTER LIGHT FIXTURE
- 28 UNDER COUNTER LIGHT FIXTURE
- 29 UNDER COUNTER LIGHT FIXTURE
- 30 UNDER COUNTER LIGHT FIXTURE
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- 100 UNDER COUNTER LIGHT FIXTURE

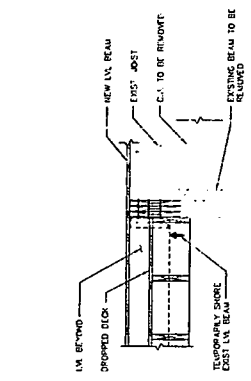
- ELECTRICAL NOTES
1. SEE FISH SCHEDULE FOR SPECIFIC ADDITIONAL INFORMATION
 2. ALL WORK SHALL BE DONE PER APPLICABLE CODES
 3. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES
 4. LOCATE DOORBELL ON STRIKE SIDE OF FRONT ENTRY DOOR
 5. VERIFY WITH OWNER ALL HEIGHTS AND LOCATIONS OF SWITCHES AND OUTLETS
 6. SEE APPLIANCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
 7. APPLIANCE SPECIFICATIONS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ONE BATHROOM FOR THE JURISDICTION. ALL SMOKE DETECTORS SHALL BE HARD WIRING INTERCONNECTED WITH A BATTERY BACKUP.
 8. PROVIDE ALL WORK WITH ALL CHANGES AS INDICATED BY OWNER. ALL GROUNDING SHALL BE PERMITTED BY ALL APPLICABLE CODES AND SHALL BE INTERCONNECTED TO THE MAIN SERVICE PANEL.



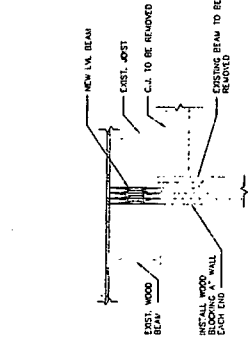
41 POOLHOUSE ELECTRICAL PLAN
DRAWING SCALE 1/4"=1'-0"

C1 POOLHOUSE BASEMENT ELECTRICAL PLAN
DRAWING SCALE 1/4"=1'-0"

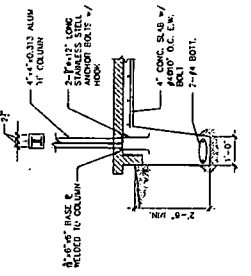
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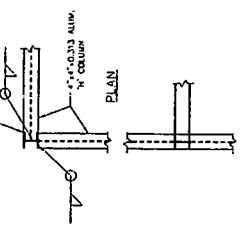
SECTION 1
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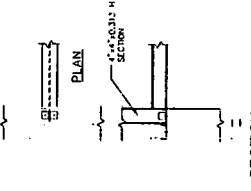
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 SCALE: 3/4" = 1'-0"



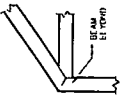
SECTION 3
 SCALE: 1/2" = 1'-0"



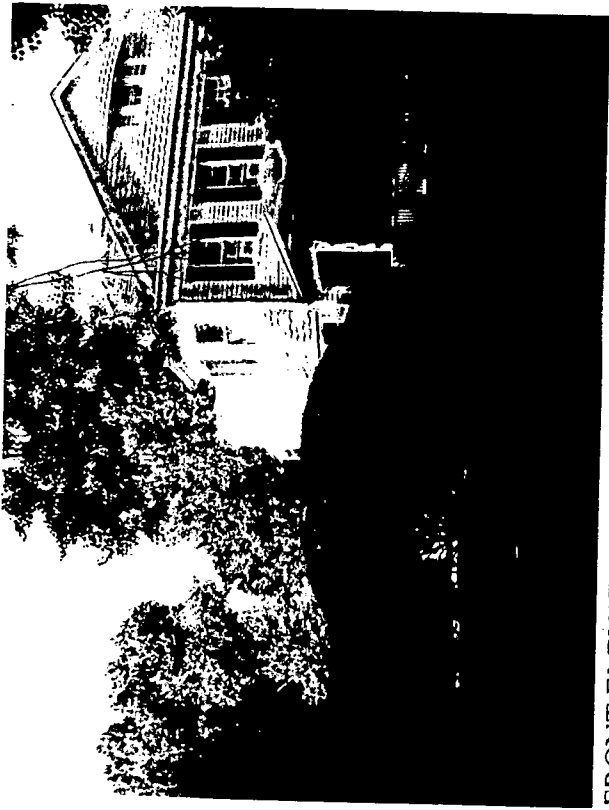
SECTION 4
 SCALE: 3/4" = 1'-0"



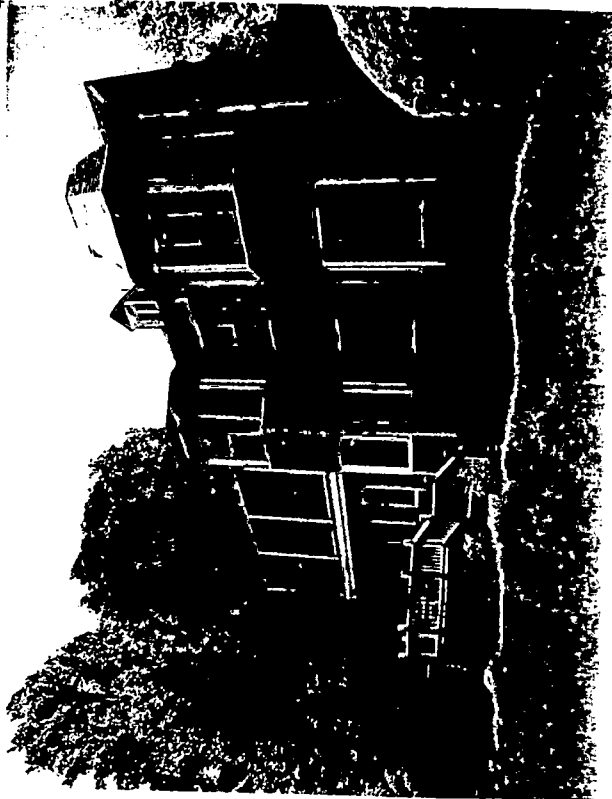
SECTION 5
 SCALE: 3/4" = 1'-0"



SECTION 6
 SCALE: 3/4" = 1'-0"



FRONT ELEVATION - IMAGE #1



SIDE ELEVATION - IMAGE #2



POOL HOUSE ELEVATION - IMAGE #3



POOL HOUSE ELEVATION - IMAGE #4

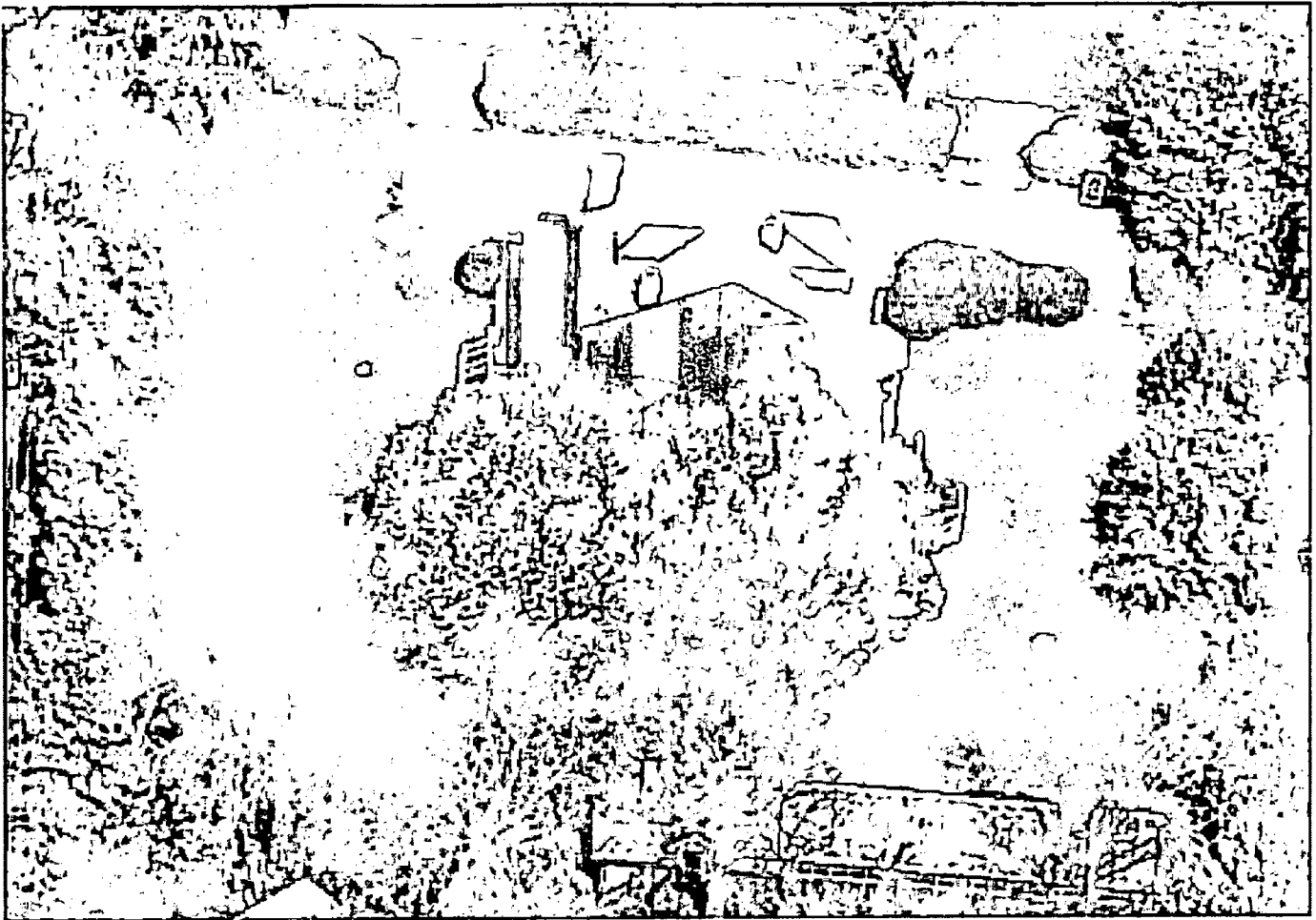
Graham-Clarke Residence
4728 Dorset Avenue, Chevy Chase, Md

BARNES VANZE ARCHITECTS, INC.

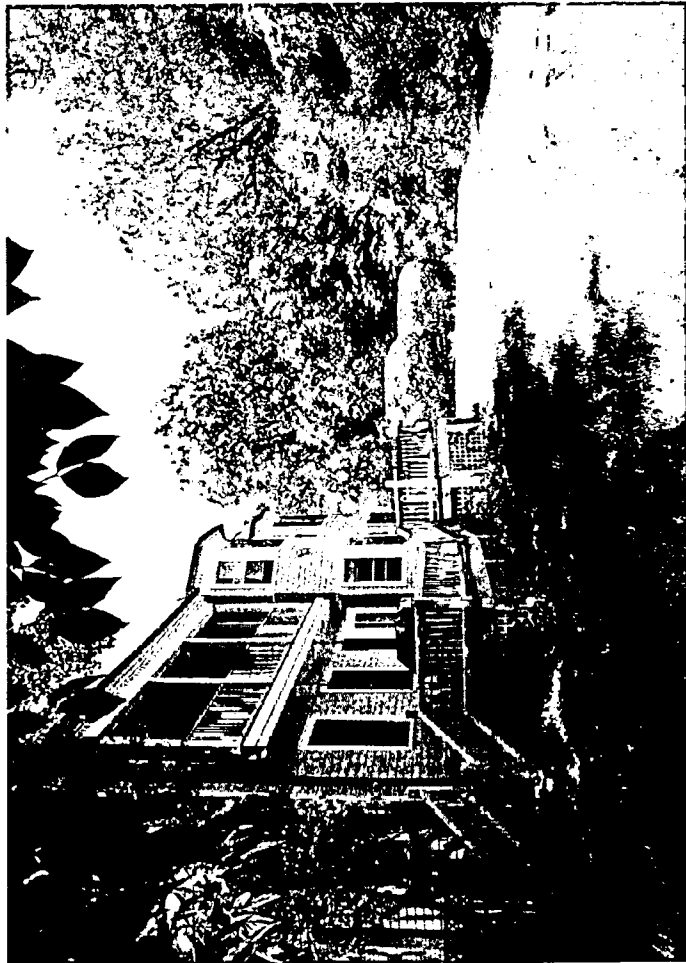
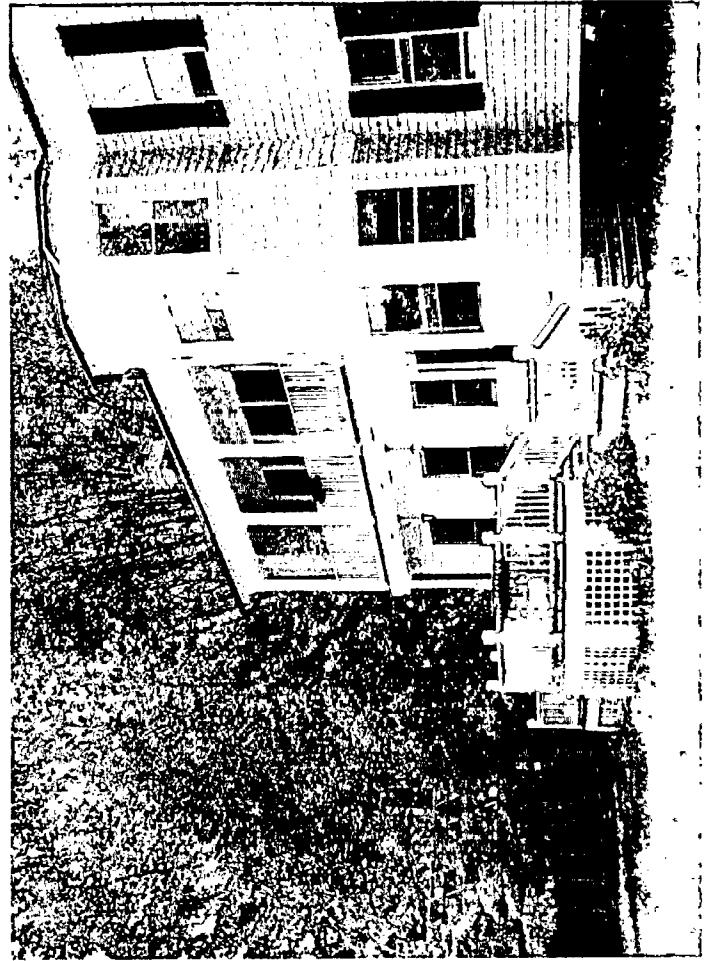
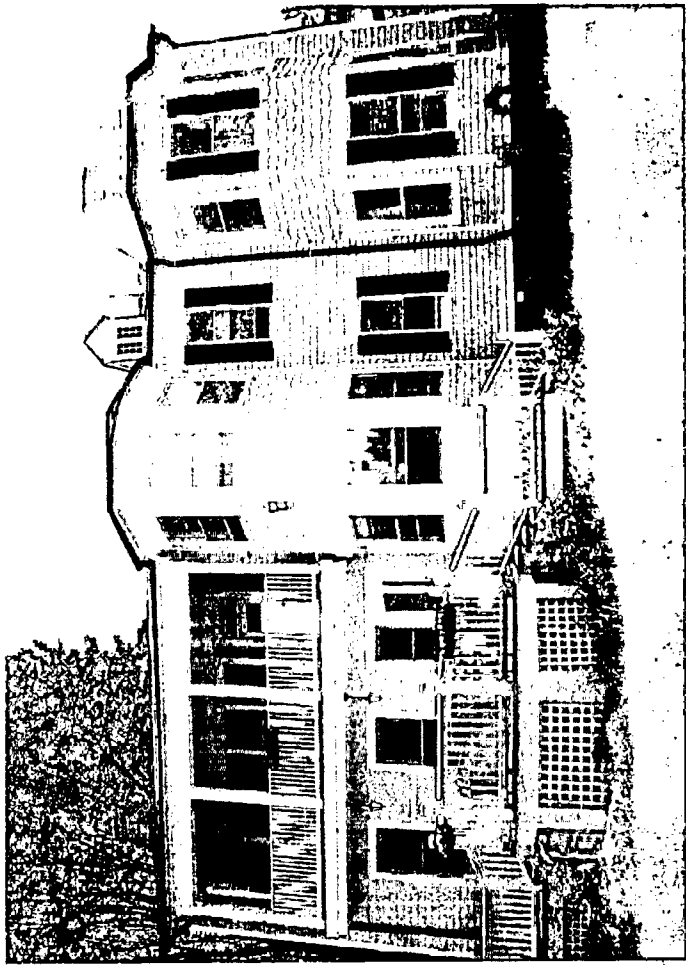
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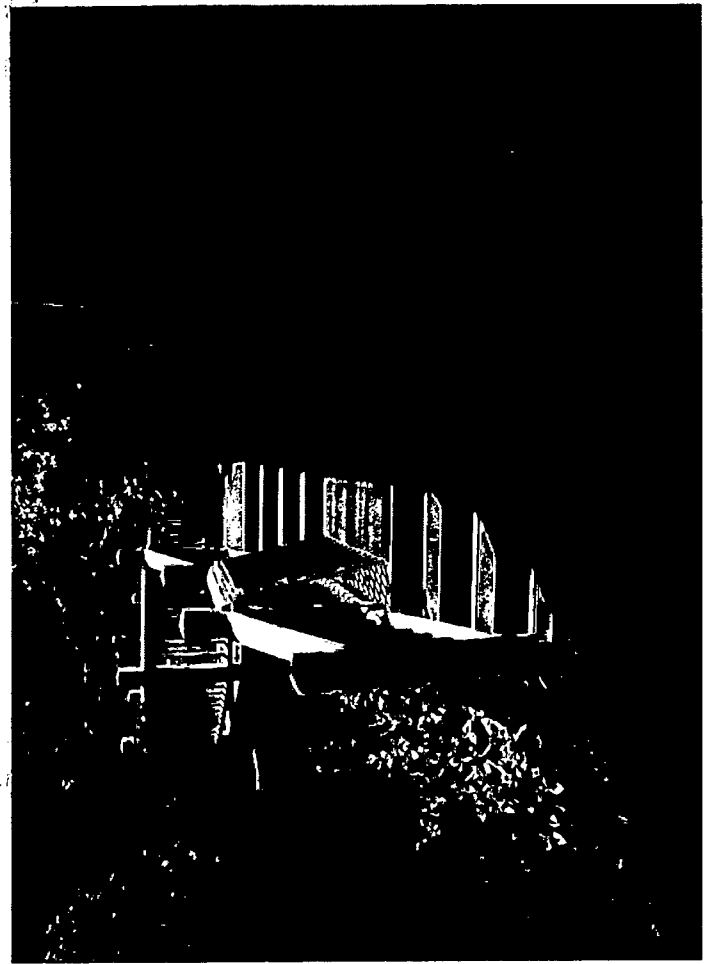


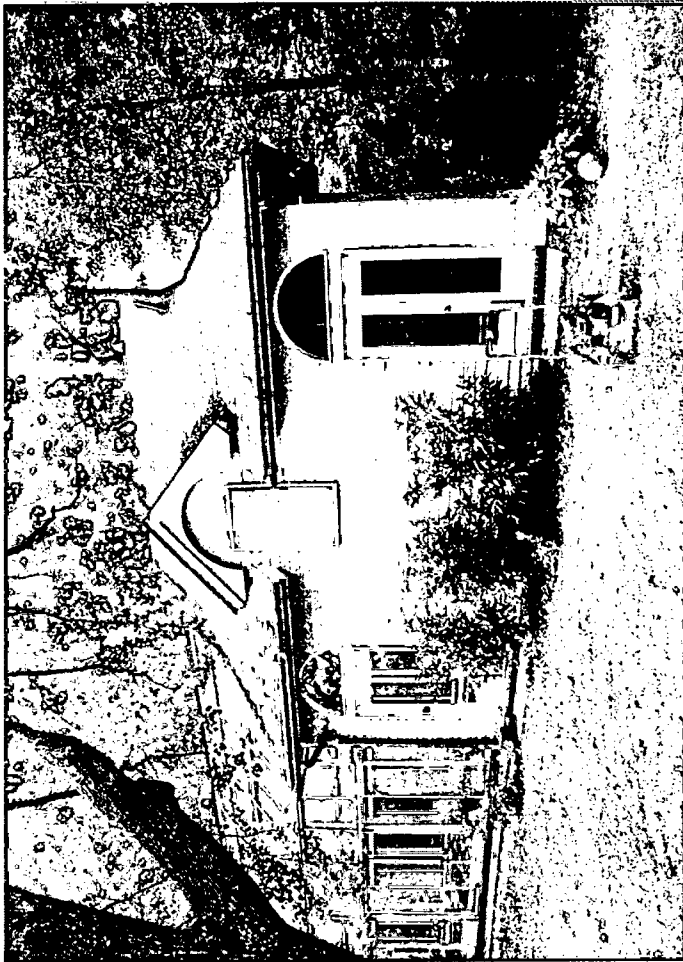
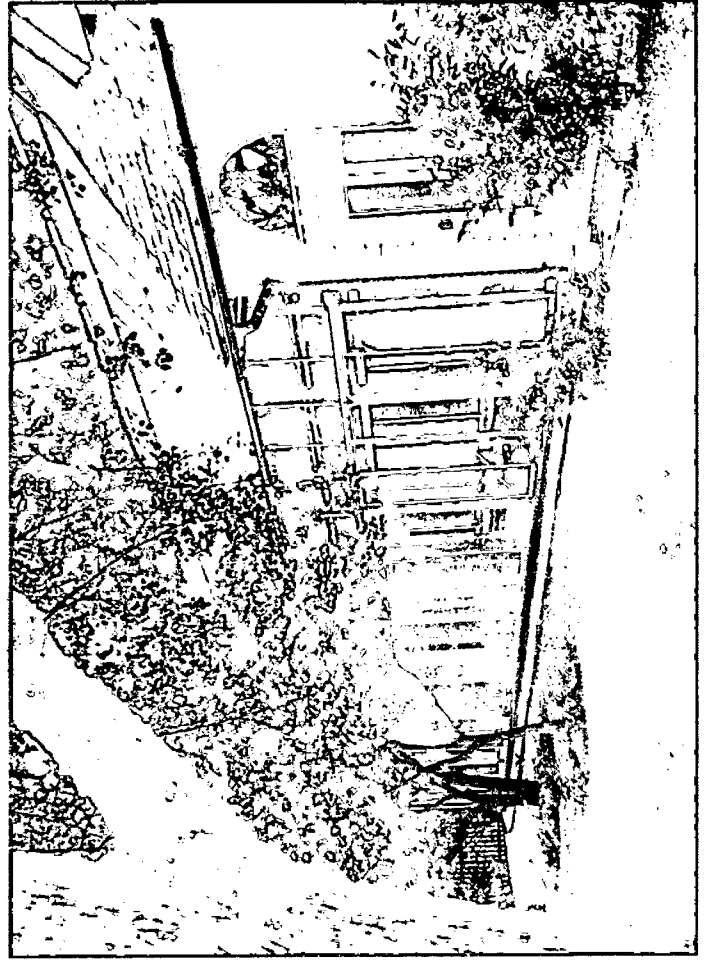
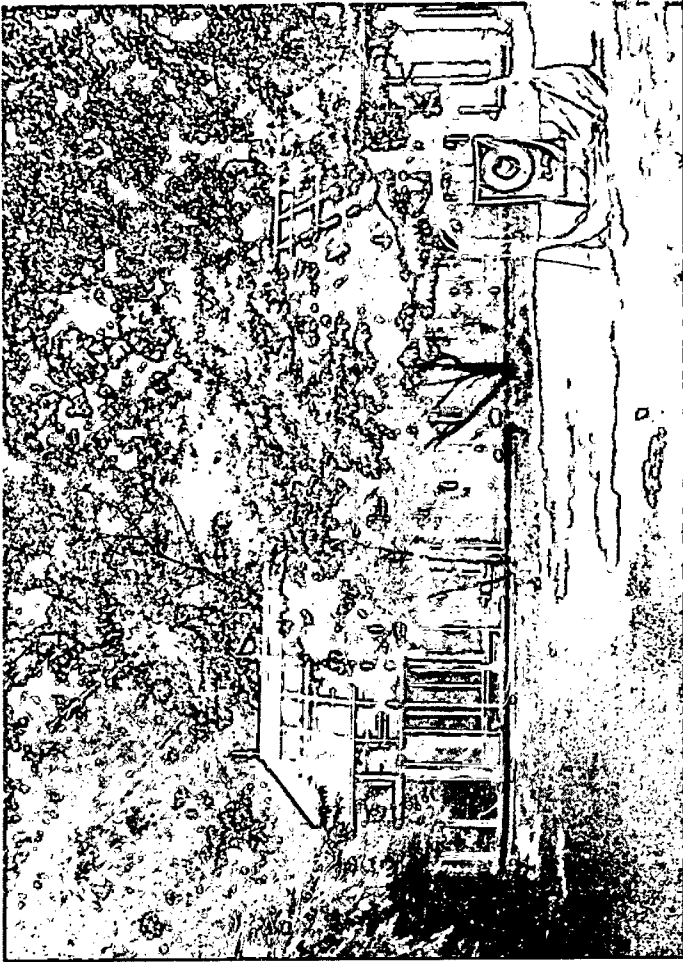
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~~13~~

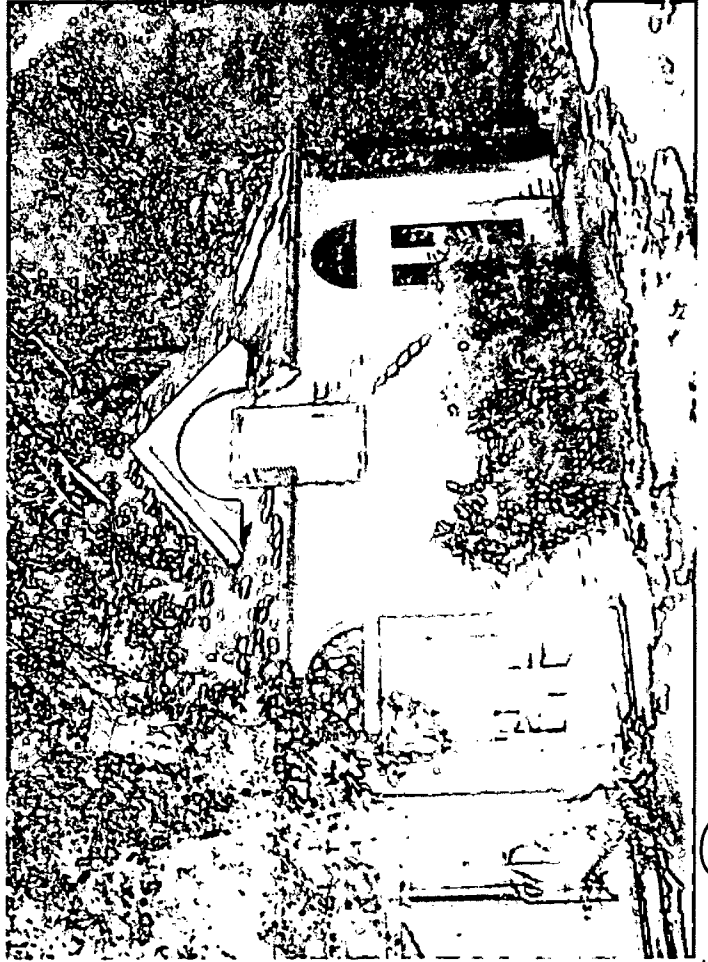
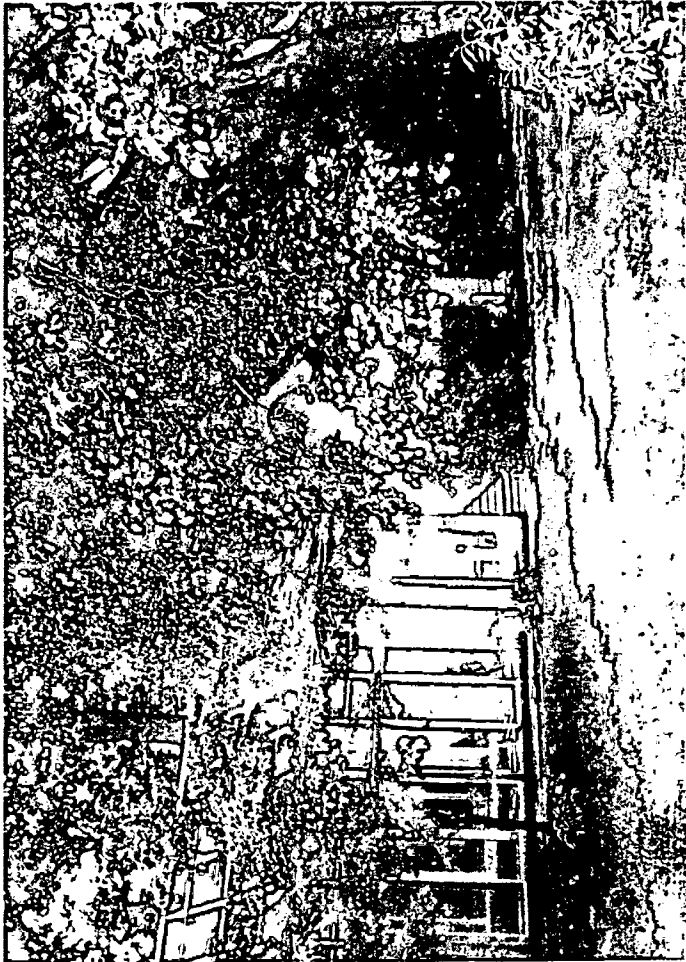


31
14

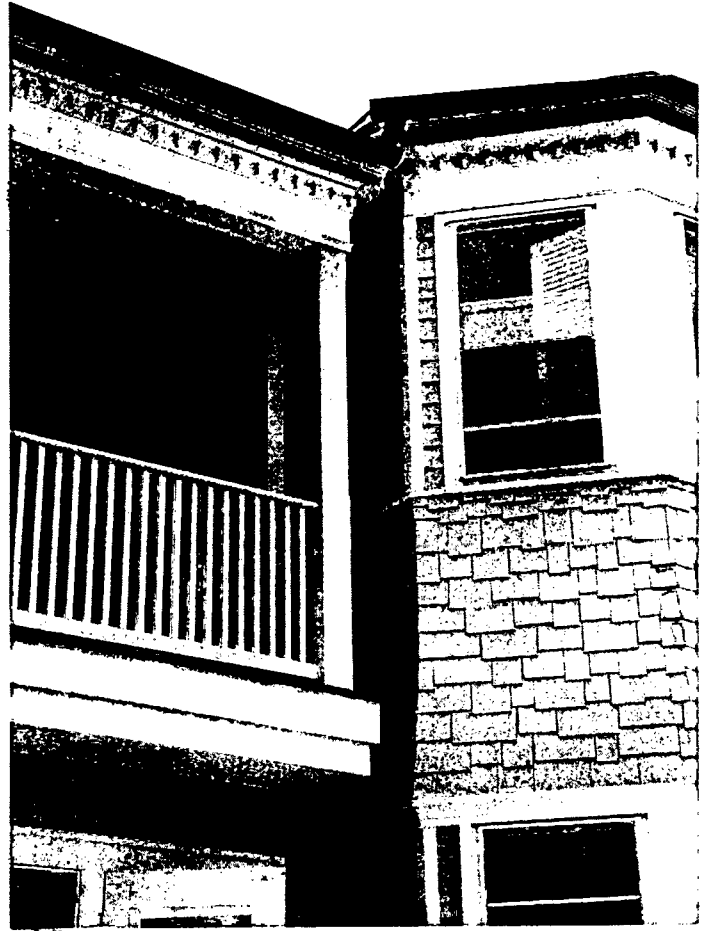








35
18



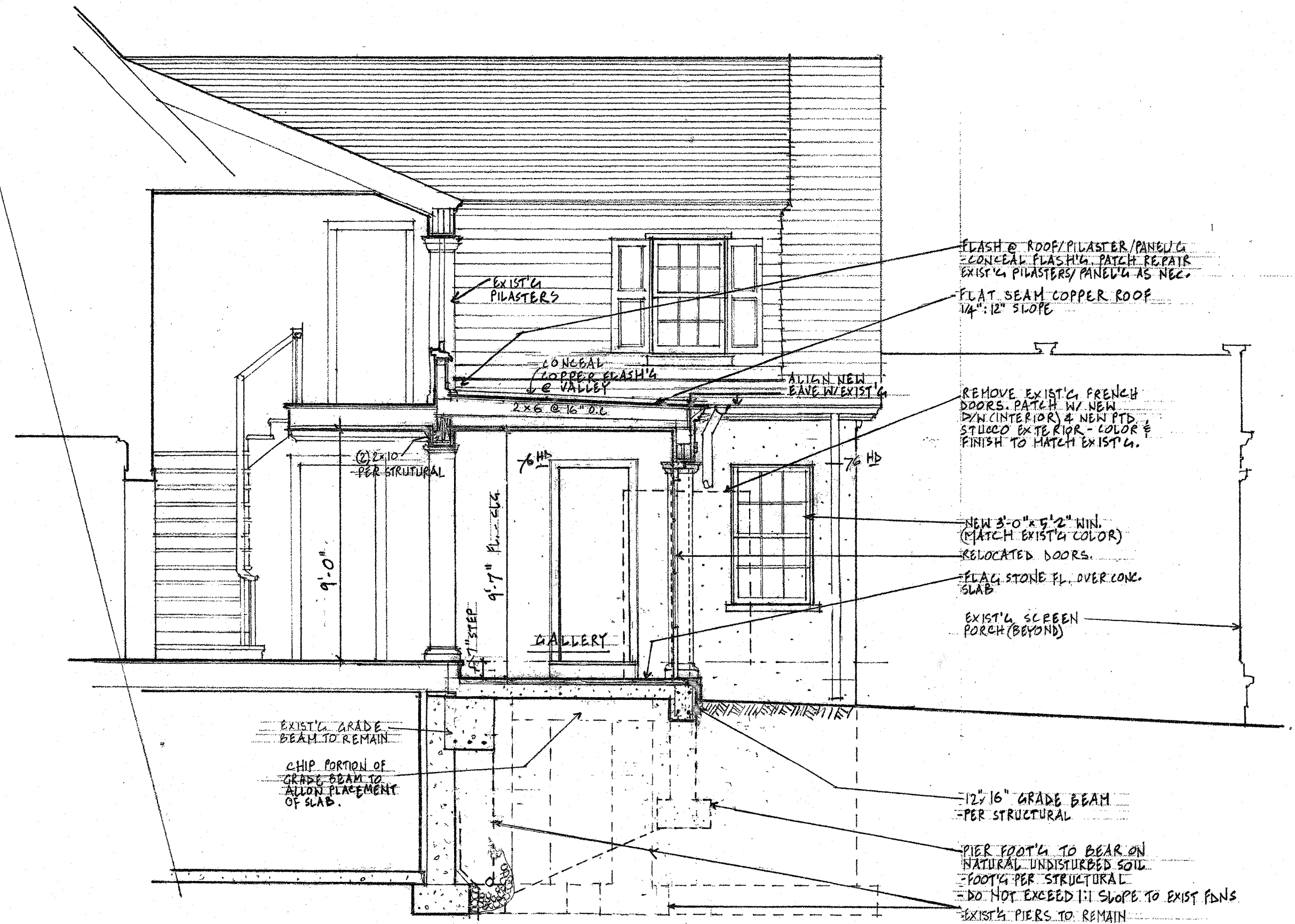
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DATE:

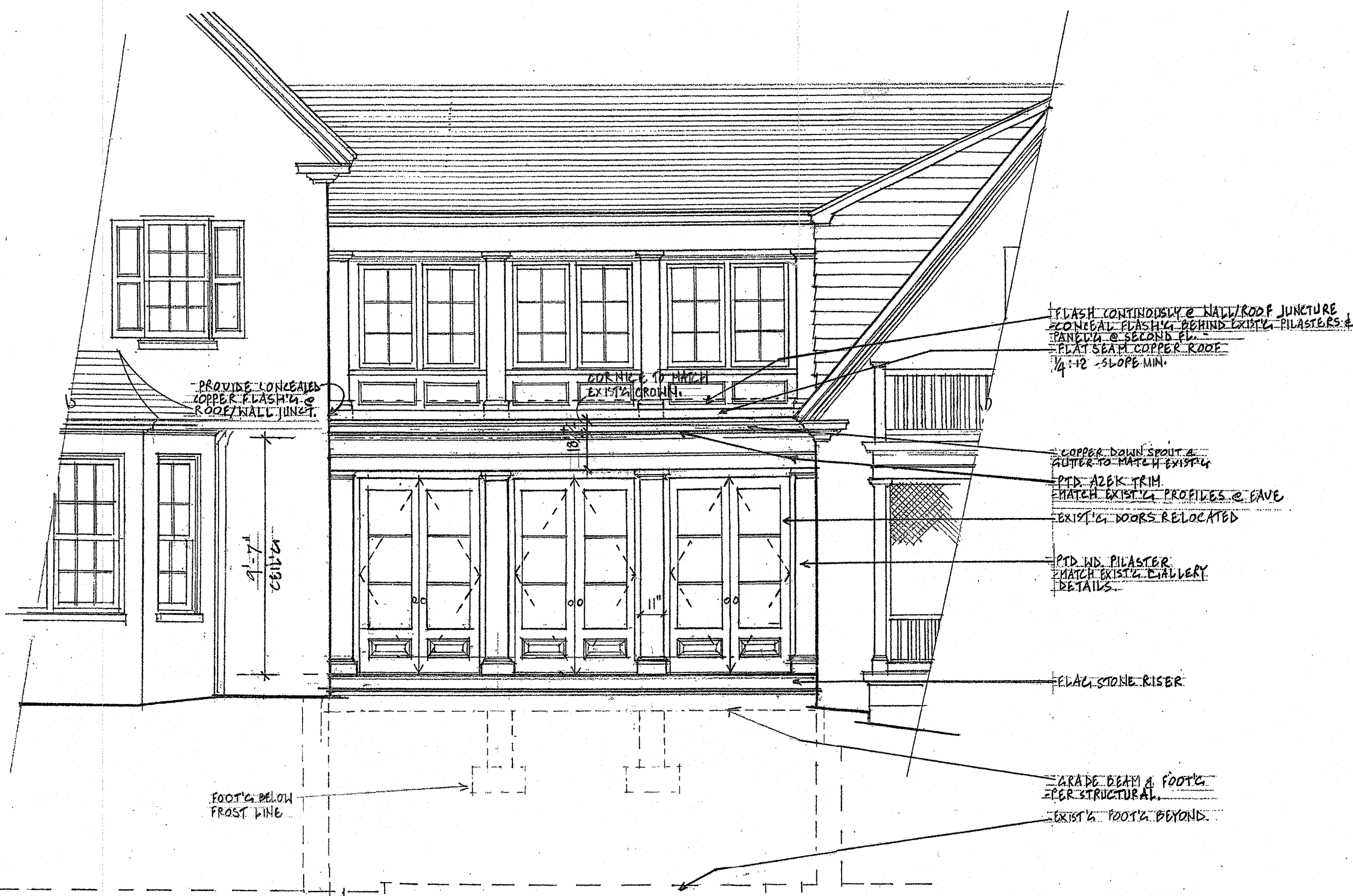
PLAN, ELEVATION & BUILDING SECTION
SCALE AS NOTED

MACKLIN RESIDENCE
4817 DORSET AVENUE
CHEVY CHASE, MD 20815

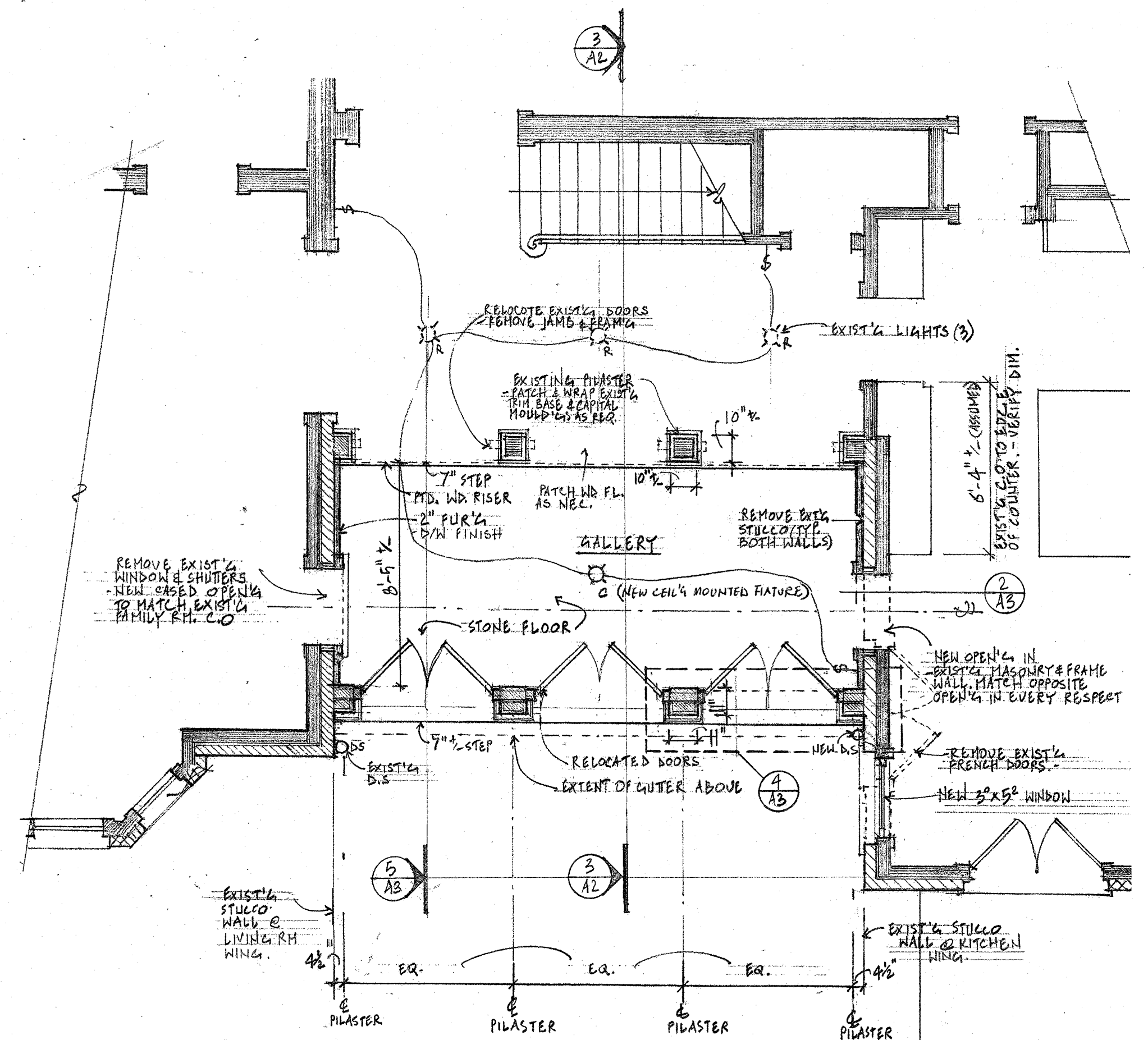
A2



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"

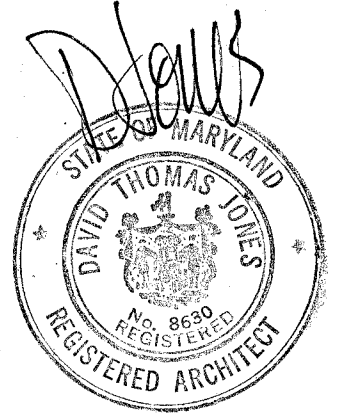


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 PARTIAL FIRST FL. PLAN
SCALE: 1/4" = 1'-0"

Professional Certification: I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional architect under the laws of the State of Maryland, License No. 8630. Expiration Date: 06/22/2011



documents were prepared or approved by me and that I am a duly licensed professional architect under the laws of the State of Maryland, License No. 8630. Expiration Date: 06/22/2011



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES

1 GENERAL

A. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE. THE FOLLOWING LIVE LOADS WERE UTILIZED IN THE DESIGN:

LIVING AREAS	40 PSF
EXTERIOR DECK	40 PSF
SNOW LOAD (GROUND SNOW)	30 PSF
WIND LOAD	90 MPH
SEISMIC DESIGN CATEGORY	B
TERMITE HAZARD	MODERATE TO SEVERE
DAMAGE FROM WEATHERING	SEVERE

A MINIMUM OF 12 PSF DEAD LOAD WAS ADDED IN THE DESIGN.

- B. MECHANICAL UNITS AND ANY OTHER EQUIPMENT WITH WEIGHTS SHOWN IN PLAN AND SUPPORTED BY THE STRUCTURE WERE CONSIDERED IN THE DESIGN OF THE STRUCTURE. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS AND HAVING A WEIGHT IN EXCESS OF 400 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- C. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.
- D. BASEMENT AND FOUNDATION WALLS ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED, OR CONTRACTOR HAS PROVIDED SHORING AND BRACING TO ADEQUATELY RESTRAIN WALL.

2 EARTHWORK

A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 2000 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO

POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.

- B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
- C. COMPACTED BACKFILL BELOW BUILDING SLABS (EXCEPT AT STRUCTURED SLAB AREAS) - ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.
- D. FOUNDATION WALLS ARE DESIGNED FOR A LATERAL EARTH PRESSURE OF 45 PCF ASSUMING A FREE DRAINING MATERIAL OR DRAINING BOARD BEHIND WALL WITH A PERIMETER DRAINTILE SYSTEM. NOTIFY ENGINEER IF SOIL CONDITIONS DIFFER.

3 CONCRETE

- A. ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH ($F'c$) = 3000 PSI IN 28 DAYS. EXTERIOR SLABS SHALL HAVE A MINIMUM STRENGTH OF 3500 PSI. ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 301 SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED.
- B. ALL REINFORCING STEEL TO MEET ASTM-A-615 GRADE 60. PLACING PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS. ALL REINFORCING TO BE SPLICED A MINIMUM OF 30 BAR DIAMETERS.
- C. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCING AS FOLLOWS:
- | | |
|----------------------------|--------|
| - BEAMS EXPOSED TO WEATHER | 2" |
| - FOOTINGS (BOTTOM) | 3" |
| - WALLS | 1-1/2" |
- D. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. PROVIDE DOWELS BETWEEN FOOTINGS AND WALLS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

4 MASONRY

A. LINTELS FOR MASONRY WALLS SHALL BE AS FOLLOWS UNO ON PLAN: PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOWS:

- OPENINGS TO 3'-0": 3-1/2" X 3-1/2" X 1/4"
- 3'-1" TO 5'-0": 4" X 3-1/2" X 5/16" - LLV
- 5'-1" TO 6'-6": 5" X 3-1/2" X 5/16" - LLV
- OPENINGS GREATER THAN 6'-6": CONSULT ARCH/ENGR (LLV - LONG LEG VERTICAL)

5 WOOD

A. ALL FRAMING LUMBER SHALL BE HEM-FIR, GRADE #2, OR SPRUCE-PINE-FIR, GRADE #2, OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:

- BENDING STRESS "Fb" = 850 PSI FOR SINGLE MEMBER USE
- HORIZONTAL SHEAR "Fv" = 135 PSI
- COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 405 PSI
- COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,150 PSI
- MODULUS OF ELASTICITY "E" = 1,300,000 PSI

NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.

B. ALL EXPOSED EXTERIOR FRAMING AND FRAMING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUOT (ACQ) OR COPPER AZOLE (CBA-A AND CA-B), NOT SODIUM BORATE (SBX). LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE 2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2X12 LUMBER):

- BENDING STRESS "Fb" = 975 PSI FOR SINGLE MEMBER USE
- HORIZONTAL SHEAR "Fv" = 175 PSI
- COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 565 PSI
- COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,450 PSI
- MODULUS OF ELASTICITY "E" = 1,600,000 PSI

C. ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:

- COMPRESSION PARALLEL TO GRAIN "Fc11" = 725 PSI
- BENDING STRESS "Fb" = 675 PSI FOR SINGLE USE MEMBERS
- MODULUS OF ELASTICITY "E" = 1,200,000 PSI

D. UNLESS NOTED OTHERWISE, FASTENING FOR STRUCTURAL MEMBERS SHALL FOLLOW INTERNATIONAL RESIDENTIAL CODE TABLE R602.3(1).

E. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURERS RECOMMENDATION. FASTENERS AND CONNECTORS UTILIZED WITH

PRESSURE-TREATED MEMBERS SHALL MEET G185 HOT-DIPPED GALVANIZING.

F. ANCHOR BOLTS CONNECTING PRESSURE TREATED WOOD PLATES TO MASONRY OR CONCRETE SHALL BE HOT-DIPPED GALVANIZED.

G. BUILT-UP STUD COLUMNS SHALL HAVE ONE JACK STUD AND THE REMAINING STUDS SHALL BE KING STUDS. MULTIPLE STUDS SHALL BE NAILED WITH 12d NAILS AT 8" O.C. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS IN FLOOR SYSTEM AT ALL POINT LOADS ABOVE.

H. ALL FREESTANDING POSTS SHALL HAVE PREFAB POSTCAP AND BASE. POSTS WITHIN WALL SHALL HAVE PREFAB CAP ATTACHED TO BEAM. POSTS BEARING ON MASONRY OR CONCRETE SHALL HAVE PREFAB BASE.

I. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.

J. ALL STUD BEARING WALLS TO BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.

K. ALL ROOF RAFTERS SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR. EACH ANCHOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL BE ATTACHED TO HAVE A CAPACITY TO RESIST A 450# UPLIFT LOADING UNLESS SHOWN OTHERWISE ON DRAWINGS.

6 SHEATHING

A. EXTERIOR WALL SHEATHING SHALL BE 7/16 (1/2) INCH THICK APA RATED WOOD STRUCTURAL PANELS. FASTEN PANELS TO STUDS WITH 8d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.

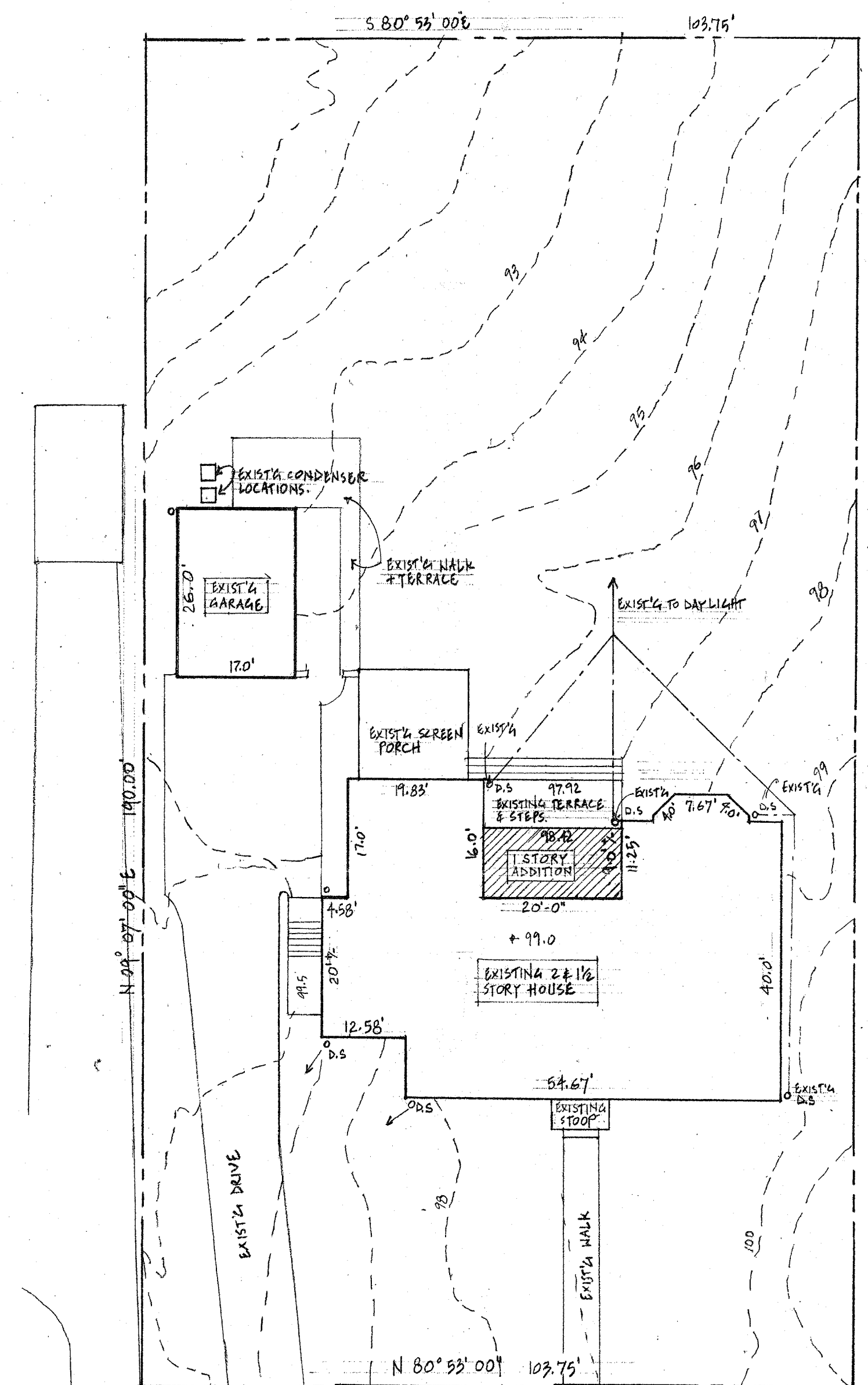
B. ROOF SHEATHING SHALL BE 19/32 (5/8) INCH APA RATED WOOD PANELS WITH SPAN RATING OF 24/0 OR BETTER. FASTEN PANELS TO FRAMING WITH 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. ORIENT LONG DIMENSION OF PANELS ACROSS THREE OR MORE SUPPORTS. EDGES NEED NOT BE BLOCKED, UNLESS OTHERWISE NOTED.

7 MISCELLANEOUS

A. ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR 1/2"

DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE.

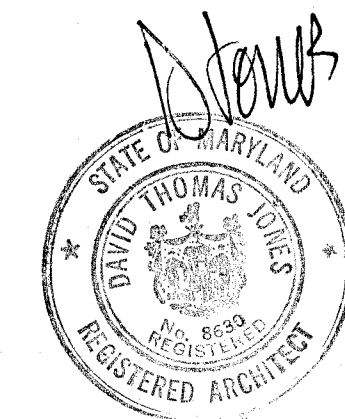
WARNING: THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.



4817 DORSET AVE - SITE & GRADING/DRAINAGE PLAN
SCALE: 1/16"=1'-0"

LOT #20 BLOCK #2

BASED ON SURVEYS
BY: CAPITAL SURVEYS, INC.
EDWARDS & KELCEY JR., MD #822
DATED: OCTOBER 31, 2000
BY: DENBERRY & DAVIS LLS
DATED: DECEMBER 2000.



Professional Certification. I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional architect under the laws of the State of Maryland. License No. 9530. Expiration Date: 05/22/2011

DATE:
12.10.2010
Permit set

SITE PLAN & STRUCTURAL NOTES.

MACKLIN RESIDENCE
4817 DORSET AVENUE
CHEVY CHASE, MD 20815