35/36-12A



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 9, 2012

MEMORANDUM

TO:

Diane R. Schwartz Jones, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #588786, window replacement and alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>approved with conditions</u> at the February 8, 2012 meeting.

1. The proposed PVC clad exterior wooden casement in the left side (west) elevation of the historic massing is not approved. A wooden (interior/exterior) casement window will be installed in lieu of the proposed clad exterior wooden casement window in this location.

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:

Richard and Anne Yap (Richard Shay, Agent)

Address:

4805 Cumberland 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 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

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common may Res	sredes@msi	a . Com	Contact Person: 1	Richard G.	Shay
Contact Mail:		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Daytime Phone No.:	(301) 371	~9194
Tax Account No.: 005	35645			4-2-14-14-1	
Name of Property Owner: 30	seph and Anne	Yap	_ Daytime Phone Ne.:	(301) 65	7-3846
Address: 4805 Cium Street Munio	her land Ave	Grevy Ch	use MD	20815-	-5455
comments. Jendell		•			<i>14 (188</i>
Contractor Registration No.: 1	8281				
Agent for Owner: Richa	rd G. snay		Deytime Phone Ne.:	(301) 37	11-9194
RESIDENCE BEDEFALL	1 ' [•]				
House Number: 4805		Street	Cumberla	nd Ave	
Townscity: Somer	set N	nernet Cross Street	Surrens	ot .	
Lot: P13 Block:	Subdivision:	Somer	set Heig	hts (0044)
Liber: Folio:_					
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☐ Revision ☐ Repair	☐ Revocable.	☐ Fence/Wel	(complete Section 4)	□ Other:	
18. Construction cost estimate:	\$				
1C. If this is a revision of a previou	usly approved active permit, see f	Permit #			
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2A. Type of sewage disposal:		? 🖸 Septic	03 🖸 Other:		
28. Type of water supply:		Z (i) Well	03 🗆 Other:		
	. •				
PART CHARLE COMPLETE ON	Y FOR FENCE/RETAINING W	ALL .			
JA. Height N/A feet	inches				
38. Indicate whether the fence of	retaining wall is to be construct	ed on one of the tollo	wing locations:		
(i) On party line/property line	intirely on land o	f owner	On public right of wa	ry/ vece ment	
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ALTERATIONS TO THE RESIDENCE OF:
OSEPH D. & ANNE D. YAP
05 Cumberland Avenue Somerset, MD 20815

#583786

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HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles Chairperson

Date: February 9, 2012

MEMORANDUM

TO:

Diane R. Schwartz Jones, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

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Maryland-National Capital Park & Planning Commission

SUBJECT:

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1. The proposed PVC clad exterior wooden casement in the left side (west) elevation of the historic massing is not approved. A wooden (interior/exterior) casement window will be installed in lieu of the proposed clad exterior wooden casement window in this location.

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:

Richard and Anne Yap (Richard Shay, Agent)

Address:

4805 Cumberland 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 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.





HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Res	rolos a ma	in com	Contact Persen:	Richard G.	Shay
Contact mail:		71 2 00 1.1.	Daytime Phone No.:	(301) 371	9194
Tax Account No.: 0053	5645				
Name of Property Owner: 303	ieph and Ann	· Yap	Daytime Phone Ne.:	(301) 65	7-3846
Address: 4805 Cumb	eriand Ave	Chery Ch	rase MD	20815-	5455
constant Jendell				'	Zip Code
Contractor Registration No.: 18					
Agent for Owner: Richaus			Daytime Phone Ne.:	(301) 37	1-9194
COMMERCIA PERCONALIS	435		· · · · · · · · · · · · · · · · · · ·		
House Number: 4805		Street	Cumberla	nd Ave	
Towncing: Somers	2+	Nearest Cress Street	Surrey	ρţ	
Lat: P13 Block:					044)
Liber: Folio:					
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☐ Move ☐ Install	☐ Wreck/Raze	(2) Soder (2)	Freplace 🗆 Woodbu	•	•
	☐ Revocable.	•	il (complete Section 4)		
18. Construction cost estimate: \$	·				
TC. If this is a revision of a previous	ly approved active permit, so	e Permit #			
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28. Type of water supply:		02 G Septic	03 🖸 Other:	 	
	. •	02 (1) Well	03 🗆 Other:		
PART CHARLE COMPLETE CHAY		WALL			
JA. Height N/A feet	inches				
38. Indicate whether the fence or n	staining wall is to be constr	ucted on one of the folio	owing locations:		
On party line/property line	☐ Entirely on lan	d of owner	On public right of wo	ty/sessement	
hereby certify that I have the author	rity to make the foregoing a	oplication, that the app	lication is correct, and th	at the construction wi	I comply with plans
pproved by all agencies listed and l	hereby acknowledge and a	ccept this to be a con-	lition for the issuance of	this permit.	,
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Signature of own	ner or excharised epent			7 / Oute	
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ALTERATIONS TO THE RESIDENCE OF:

<u>JOSEPH D. & ANNE D. YAP</u>

6 Cumberland Avenue Somerses, MD 201



Page ___

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

4805 Cumberland Avenue, Chevy Chase

Meeting Date:

2/8/2012

Resource:

Contributing Resource

Report Date:

2/1/2012

Somerset Historic District

Public Notice:

1/25/2012

Applicant:

Richard and Anne Yap (Richard Shay, Agent)

Tax Credit:

N/A

Review:

HAWP

Staff:

Josh Silver

Case Number:

35/36-12A

PROPOSAL:

Window replacement and alterations to house

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application with one condition:

1. The proposed PVC clad exterior wooden casement window in the left (west) side elevation of the historic massing is not approved. An all wood (interior/exterior) casement window will be installed in lieu of the proposed clad exterior wooden casement window in this location.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District

STYLE:

Four-Square (altered)

DATE:

c1915

PROPOSAL:

The applicants are proposing to:

- Remove and replace an existing non-historic casement bay window located on the left (west) elevation of the historic massing with a new taller **PVC clad** exterior wooden casement window. New painted wooden corner boards, siding and asphalt shingle roofing will be installed to match the existing material treatments on the house.
- Remove one non-historic, 1/1, double-hung window from the 1st story, left (west) elevation of a later addition section and infill it with painted wooden siding to match the existing siding type and reveal of the historic massing
- Remove and replace two existing non-historic, double-hung PVC clad exterior wooden windows on the rear elevation of a later addition section with PVC clad exterior, wooden casement windows. The existing windows opening will be modified to accommodate a smaller window size. New painted wooden siding will be installed to infill the area where the larger windows will be removed from.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District 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), the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#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.

#10 New additions and adjacent or related new construction shall 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

Staff supports the proposed removal and replacement of the non-historic casement window with a new (taller) casement window in the historic massing. The proposed installation of a slightly taller casement window will not substantially alter the exterior features of the resource and will have negligible impact on the historic massing because this section of the house has already been altered. However, staff **does not** support the installation of a PVC clad exterior wooden window in this location. The subject window is visible from the public right-of-way and within the historic massing. Staff recommends an all wood (interior/exterior) casement window to reflect the character of historic windows found throughout the historic district and for compatibility with the remaining historic windows on the house.

Staff supports the removal of a non-historic, 1/1, double-hung window on the 1st story left side elevation and infill with wooden siding. The proposed alteration is confined to a later addition section of the house and the new siding will match the existing siding on the house, as such these alterations will have negligible impact on the streetscape of the historic district and does not impact any character-defining features of the house.

Staff supports the proposed removal and replacement of the non-historic, 1/1 double-hung, vinyl clad exterior wooden windows on the rear elevation with new vinyl clad exterior wooden windows in a smaller opening. The rear elevation was altered during the construction of a later addition approved by the HPC. The proposed location is <u>not</u> visible from the public right-of-way. The rear addition section already has vinyl clad exterior wood windows. Staff supports the installation of new vinyl clad exterior windows because they will not be visible from the public right-of-way and for compatibility purposes with the existing windows on this altered section of the house.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve</u> the HAWP application <u>with the condition specified on</u> <u>Circle 1</u> as being consistent with Chapter 24A-8(b) (1) & (2):

- (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

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 to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Common mass. Kedy	edes@m.	SO COM	Contact Person:	richius o	G. Shrzy
Contact small:	<u> </u>	7112000	Daytime Phone No.	(301)	371-9194
Tax Account No.: 00535	645				
Name of Property Owner: 3056	eph and Ann	e Yap	Daytime Phone Ne.	(301)	657-3846
Address: 4805 Cumber Street Mumber	rland Av	e Chery Ch	sase MD	208	15-5455
		•		-	Zip Code
contractor: Jendeli C		M, Inc.	Phone Ne.		
Contractor Registration No.: 187				(n)	0
Agent for Owner: Richard	G. Smy		Daytime Phone Ne.:	(301)	371-4144
CAMEDIA BUILDING	<u> </u>				
House Number: 4805	· · · · · · · · · · · · · · · · · · ·	Street	Cumberle	and Av	<u>د</u>
Townstir: Somerse	<u>.t</u>	Nearest Gross Street	Surrey	54	
Lot P13 Block: 1	Subdivision	: Somer	set Hei	ahts	(0044)
Liber: Folio:				.	
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		_	Fireplace	_	2 Single Femily
	☐ Revocable.	LJ Fanca/Wa	ill (complete Section 4)	□ Other:	
1B. Construction cost estimate: \$ _		 	· · · · · · · · · · · · · · · · · · ·		
1C. If this is a revision of a previously	appraved active permit, s	see Permit #			
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28. Type of water supply:	01 XWSSC	02 [] Well			
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Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

OSEPH D. & ANNE D. YAP

#583786

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

	NUTTERL DESCRIPTION OF PROJECT
	Description of existing structure(s) and environmental setting, including their historical features and significance:
	The existing house is a traditional two-story with a basement, clapboard siding, a wrap-around porch and a stand-up attic. Previous renovations to the back of the house included an expansion of the first floor and basement with a covered porch, later a 2 rd floor and attic was added over the first renovation. Prior renovations preserved the character of the rear elevation. While the house is in an historic district, it is not itself an historic property.
b	General description of project and its effect on the historic recourse(s), the environmental acting, and, where applicable, the historic district:
20	The new work on the property includes: On the West (side) elevation; first floor double hung window will be removed and closed up with siding to match existing exterior; first floor casement window be removed and replaced with a larger Marvin Integrity casement window with stone white pvc exterior to match existing trim on house; fiberglass shingles on top of casement and wood siding on bottom of casement will match existing roof and siding. On the North (rear) elevation, first floor 2-double hung windows will be removed and replaced with new shorter triple Marvin Integrity 2- casement/fixed window with stone white pvc exterior to match existing trim on house. Remaining space will be closed up and replaced with siding to match existing siding. The new work will not affect any existing trees and will have a minimum effect of the South (front) elevation. The new larger replacement casement window will cantilever out six inches further than the existing casement window.
SA	e and environmental setting, drawn to scale. You may use your plat. Your site plan most include:
	the scale, north arrow, and date;
b.	dimensions of all existing and proposed structures; and
C.	site features such as well:weys, driveweys, fences, pends, etwerns, thish dumpsters, mechanical equipment, and lendscaping.
0	AMS AND ELEVATIONS
Ĭæ	must submit 2 cooles of plans and elevations in a fermat no larger than 11" x 17". Plans on 8 1/2" x 11" paper are evidented.
₽.	Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and dear 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, cardists. 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 effected by the proposed work is required.
W	TEMALS EPECIFICATIONS
	teral description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your upo drawings
	UTOGRAPHS

3.

- a. Clearly labeled photographic prints of each facade of existing resource, including dataits of the affected pentions. All labels should be placed on the front of photographs.
- b Clearly tobal photographic prints of the resource as viewed from the public right-of-way and of the edipining preparties. All labels should be placed on the front of photographs.

4 THEE SURVEY

If you are proposing construction edjacent to or within the driptine 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 prejects, provide an accurate list of adjacent and confronting preperty owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or percells which adjoin the percel in question, so well as the owner(s) of lot(s) or percel(s) which tie directly across the arrest-highway from the percel in question. You can estain this information from the Department of Assessments and Taxation, 51 Monree Street, Rectville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INIQ 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.

ALTERATIONS TO THE RESIDENCE OF:





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

Joseph and Anne Yap 4805 Cumberland Ave Chevy Chase, MD 20815 Adjacent and confronting I	Richard G. Shay 7235 Ridge Road Frederick, MD 21702 Resredes@msn.com
Chevy Chase, MD 20815	Frederick, MD 21702
	,
Adjacent and confronting I	Resredes@msn.com
Adjacent and confronting I	
	Property Owners mailing addresses
Dania Fitzgerald	Thomas and Roseanna Haley
Mark London	4810 Cumberland Ave
4801 Cumberland Ave	Chevy Chase, MD 20815
Chevy Chase, MD 20815	
·	
Over 1 AT Town B Mandalon	John Richard Forrester
Clifford and Tammy B. Mendelson 4807 Cumberland Ave	4808 Cumberland Ave
Chevy Chase, MD 20815	Chevy Chase, MD 20815
CHEVY CHASE, MID 20013	
effery N. and Jennifer L. Mascott 820 Surrey Street	Timothy P. Shriver Linda S. Potter
Chevy Chase, MD 20815	4810 Drummond Ave
	Chevy Chase, MD 20815

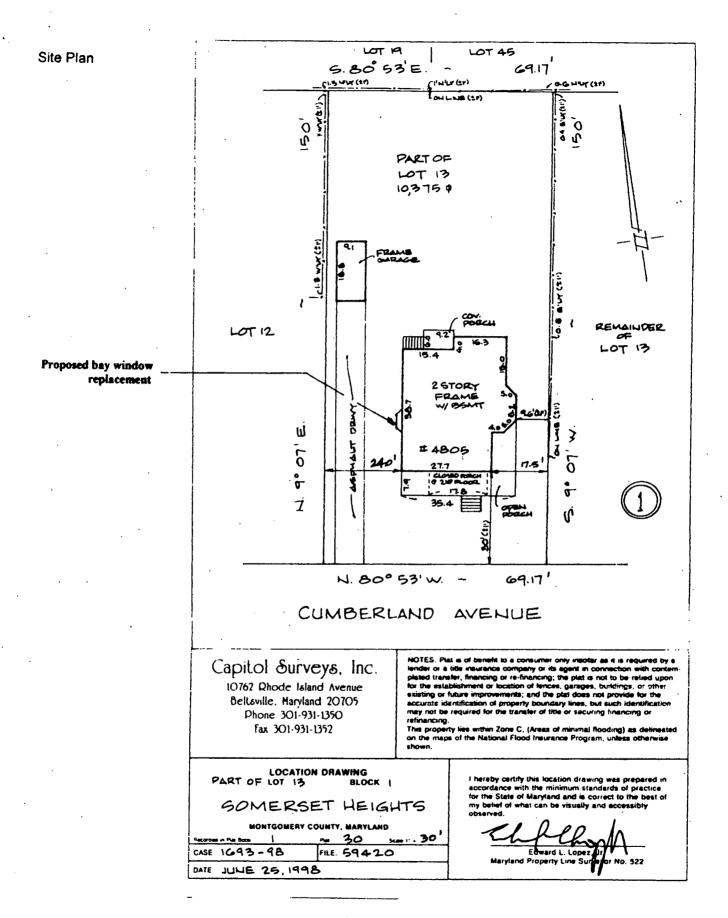
Mary G. Hartman 4804 Drummond Ave Chevy Chase, MD 20815

ALTERATIONS TO THE RESIDENCE OF:

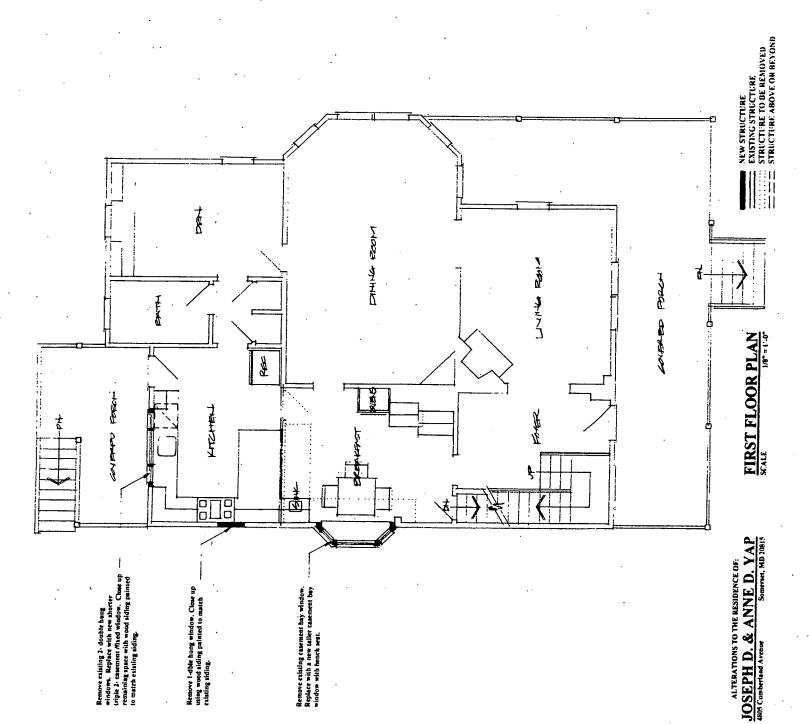
JOSEPH D. & ANNE D. YAP

4885 Camberdand Avenue Someract, MD 20815

Page ___







Remove existing exsensest bay window.
Replace with a new tailer "Marvin"
Interfix extensest bay window w/ stone
white pre exterior.

Phergias ablagies to match existing ablagies.

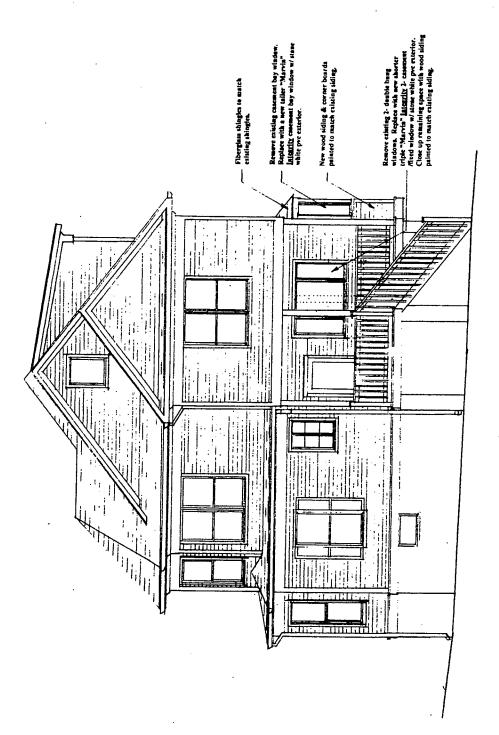
New wood siding & corner boards painted to match existing siding.

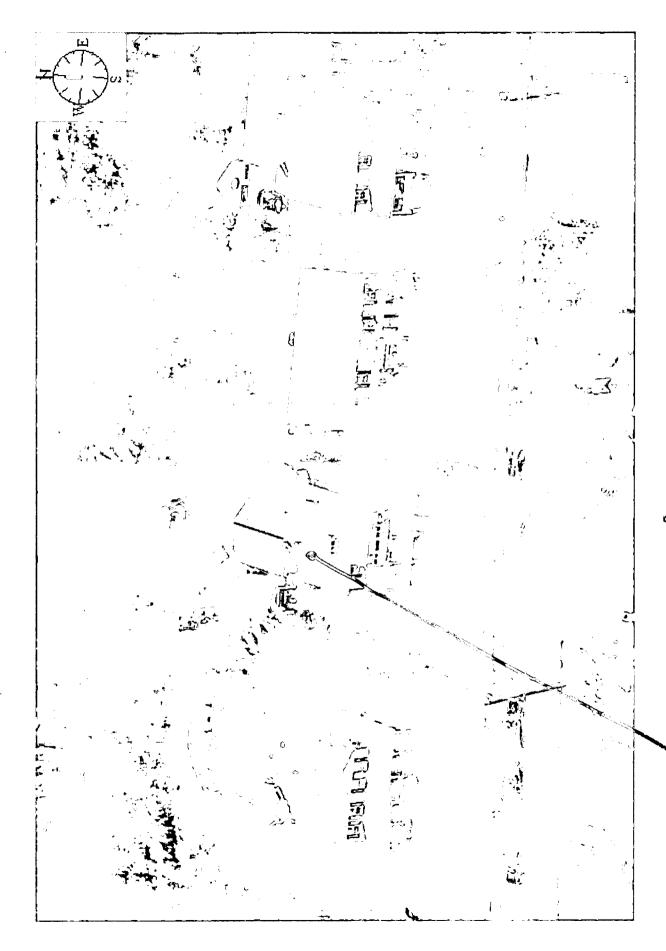
SOUTH ELEVATION SCALE

JOSEPH D. & ANNE D. VAP
4805 Combridate Avenue Somerret, MD 19815



JOSEPH D. & ANNE D. YAP
605 Cunderland Avenue Somerach, MD 20015





Lygos Cumberland Ame.



Lygos Cumbartand Arz.

Existing Property Condition Photographs (duplicate as needed)



Remove existing casement bay window. Replace with a new taller casement bay window with bench seat.

ALTERATIONS TO THE RESIDENCE OF:

JOSEPH D. & ANNE D. YAP

485 Camberland Avenue Somertet, MD 20015

Existing Property Condition Photographs (duplicate as needed)



Remove existing casement bay window. Replace with a new taller casement bay window with bench seat.

Remove 1-dble hung window. Close up -using wood siding painted to match existing siding.

ALTERATIONS TO THE RESIDENCE OF:

JOSEPH D. & ANNE D. YAP

4885 Cumberland Avenue Samerset, MD 36815

Page

Existing Property Condition Photographs (duplicate as needed)



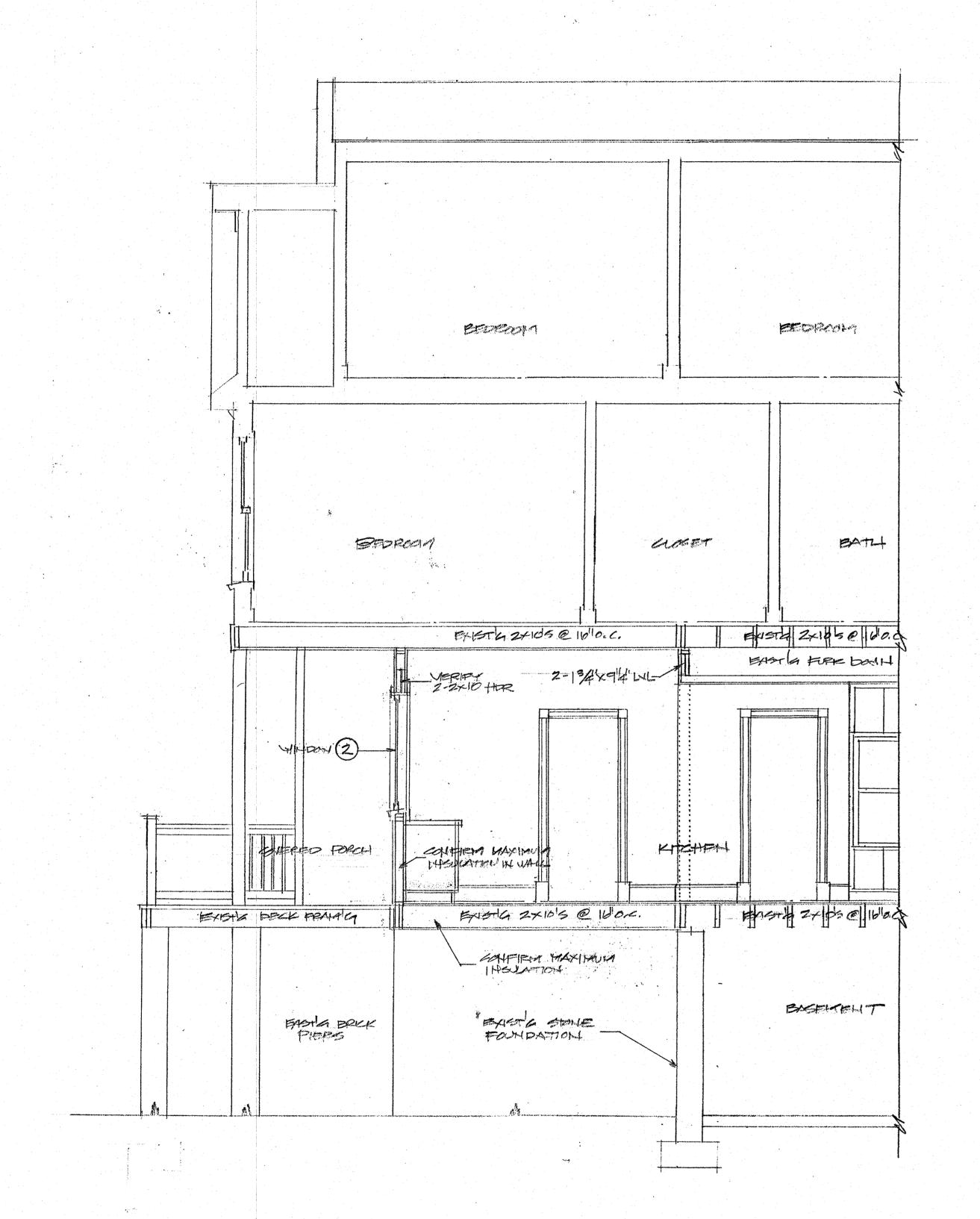
Remove existing 2- double hung windows. Replace with new shorter triple 2- casement /fixed window. Close up remaining space with wood siding painted to match existing siding.

ALTERATIONS TO THE RESIDENCE OF:

JOSEPH D. & ANNE D. YAP

4805 Cumberland Avenue Somerset, MD 20815

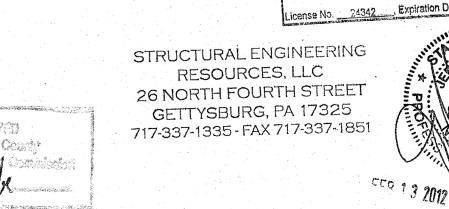




1 BUILDING SECTION
3/8"=1'-0"

HALL EMSTE 2×10/5 @ 16/0.C. EXISTIS FURE DOWN 2-134×94"LVL MIHISMA (1)-R-13 FIDERLANDS
HOLATION IN A -BAKH DIHH EPPALIFAST RANA @ 16"0.C. EXISTA 240% @ WOC FILL WITH FIREMANS -INCUATION FOUNDATION BASCHELL

2 BUILDING SECTION
SCALE 3/8" = 1'-0"



Mikey

Professional Cértification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

TO 1 3 2012 ENGINEER

DATE: 2/8/12

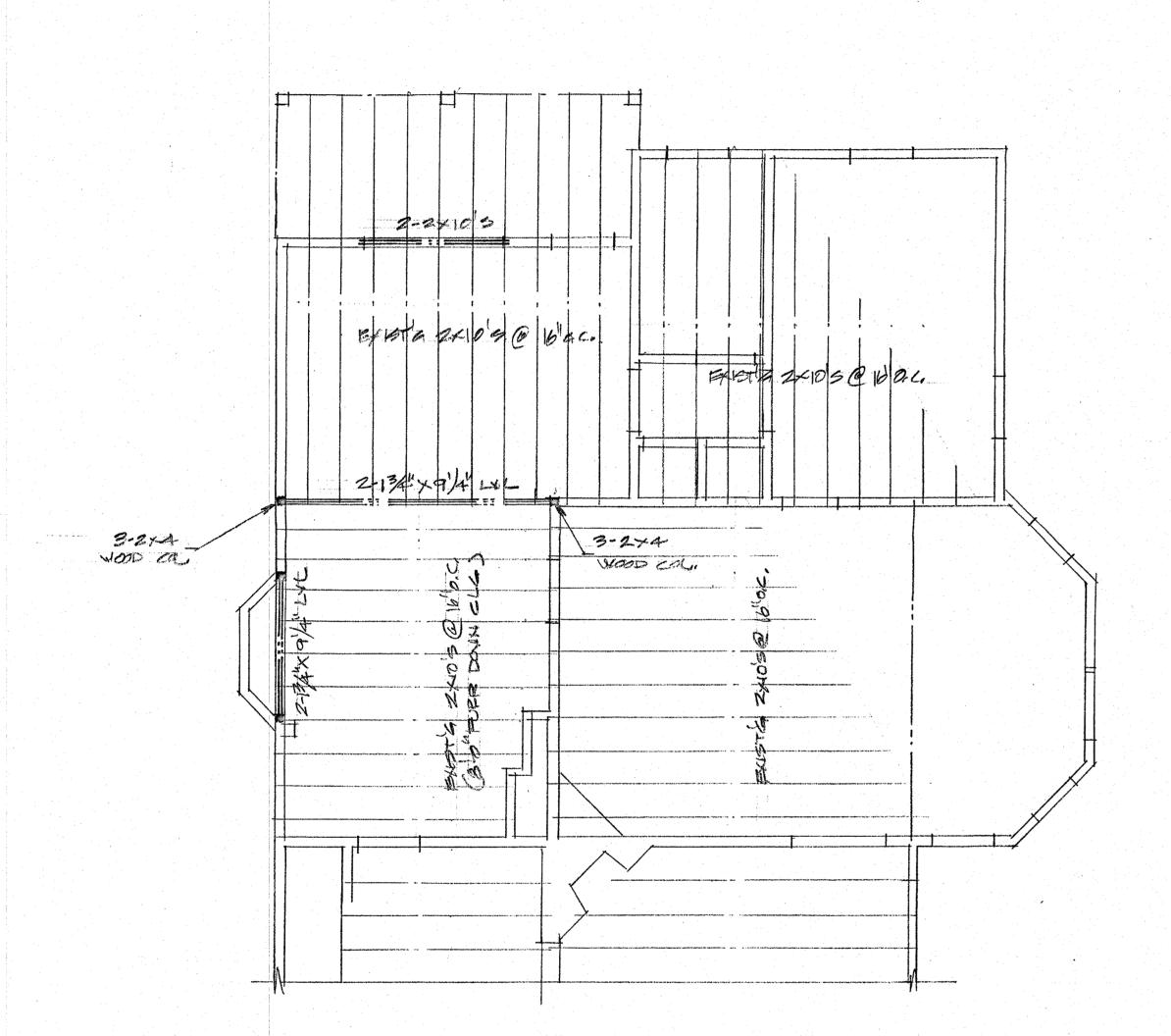
DATE: 2/8/12

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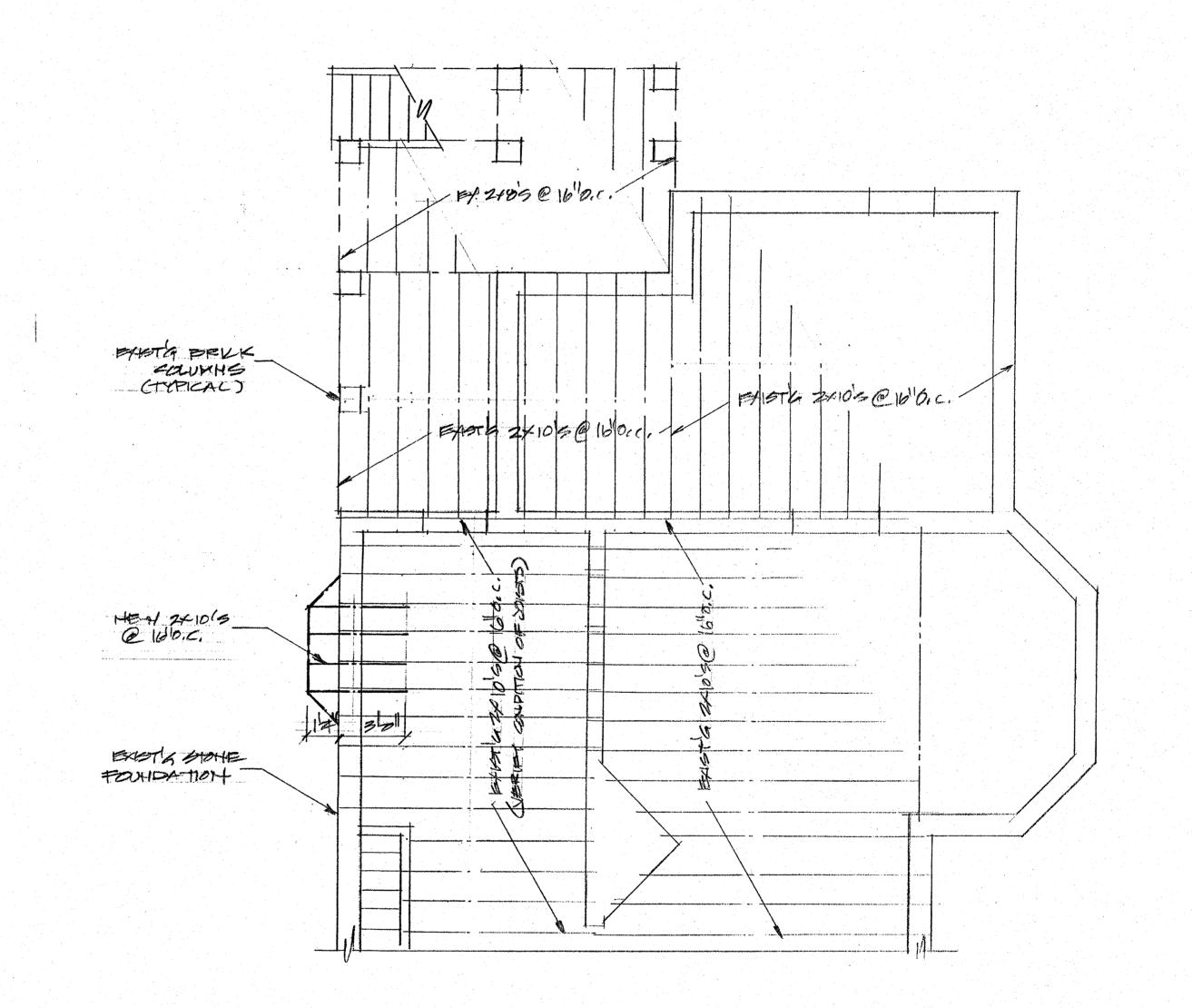
SHEET 5 OF 5

A4

ONSTRUCTION, INC A DESIGN-BUILD FIRM



2ND FLOOR FRAM'G PLAN
SCALE
1/4"=1'-0"

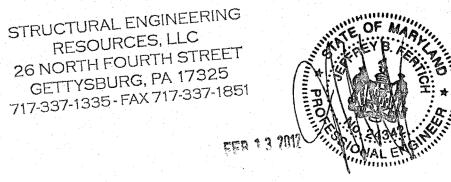


FOUND./ 1ST FLOOR FRAM'G PLAN
SCALE

""=1'-0"

Mirkyx





STRUCTURAL ENGINEERING RESOURCES, LLC 26 NORTH FOURTH STREET GETTYSBURG, PA 17325 717-337-1335-FAX 717-337-1851

DATE: 2/8/12

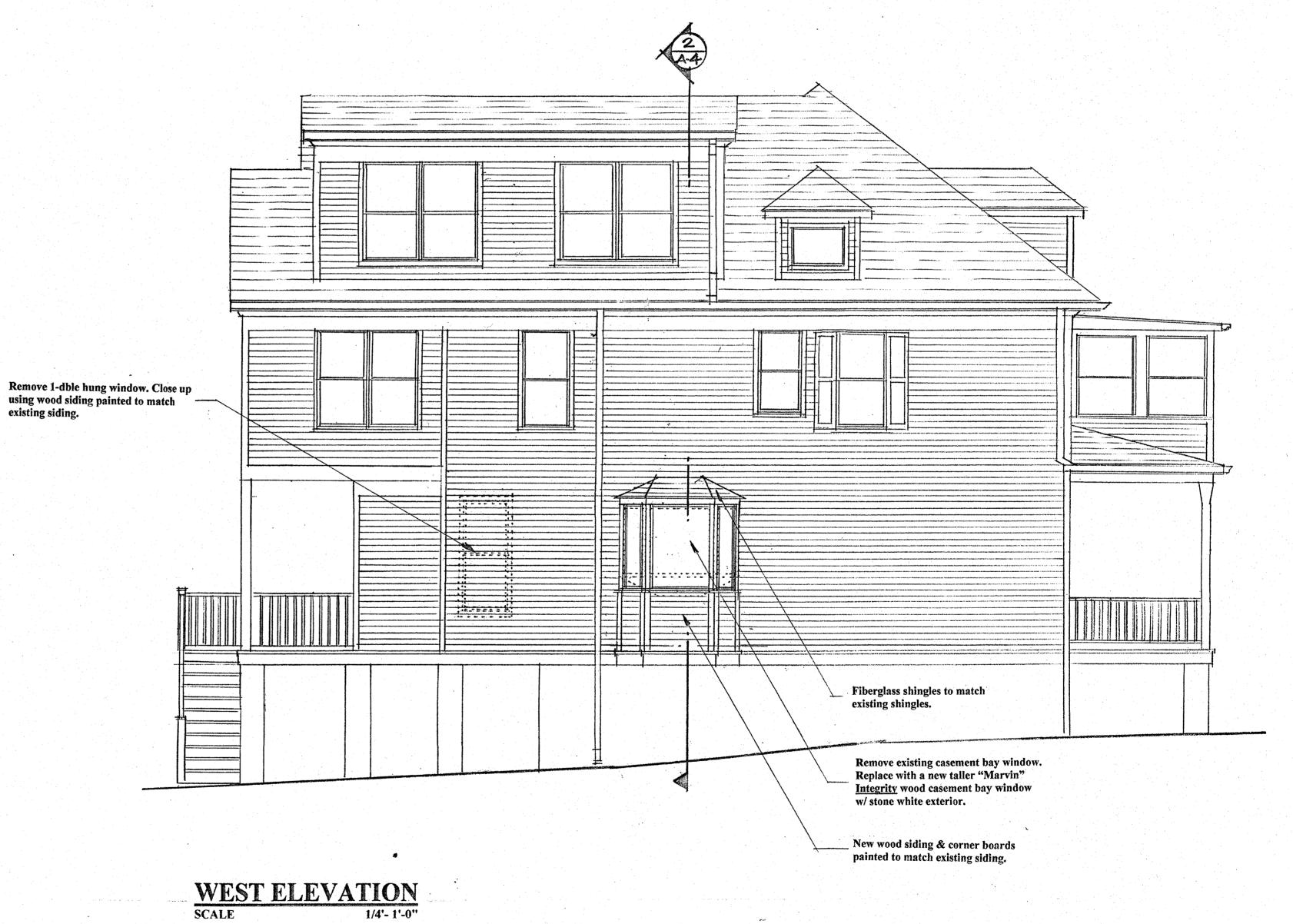
SHEET 4 OF 5

A3

DATE: 2/8/12



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



Wkwk FILE:

TO THE RESIDENCE OF:

JOSEPH D

SHEET 3 OF 5

DATE: 2/8/12

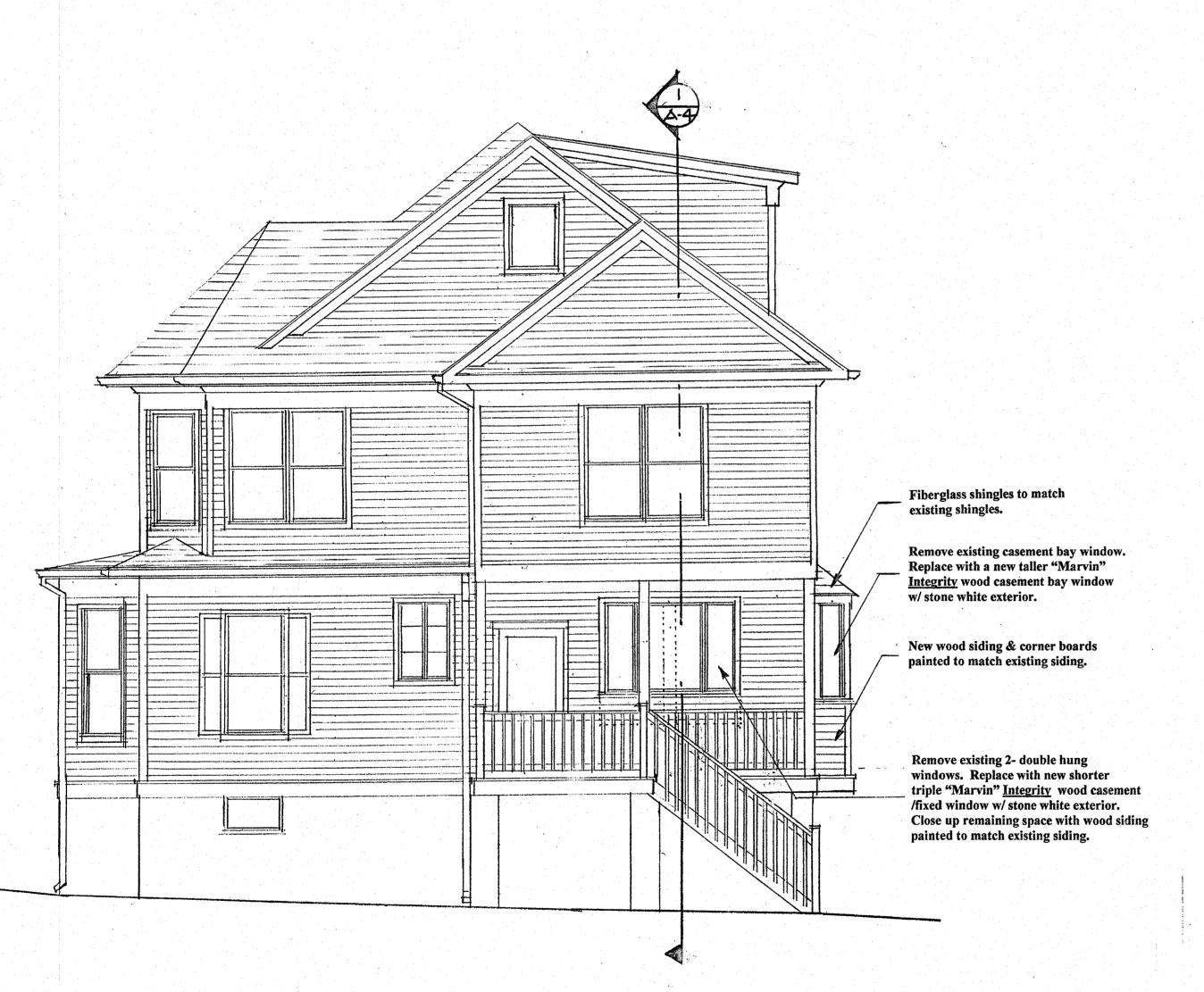
WINDOW SCHEDULE

MARK	SIZE (R.O.)	DESCRIPTION	REMARKS
1	5'-7"X 4'-7 7/8"	21-33-21 LSR	45 deg ANGLE BAY
		CSMNT	UNIT
2	5'-9"X 3'-11 5/8"	17-37-17 LSR	3- WIDE UNIT

CSMNT

Remove existing 2- double hung windows. Replace with new shorter triple wood casement /fixed window. Close up remaining space with wood siding painted to match existing siding. CONFRED PORCH EX. 数十 Remove 1-dble hung window. Close up using wood siding painted to match existing siding. (PETER KITCHELL PLAN FOR DESIGN & GPRCS) 90" CELLIES 3-245 400 COL 2-134" X9 4" LYL BINK BONCEILING . 3-2×4'5 4000 COL Remove existing casement bay window. Replace with a new taller wood casement bay window with bench seat. DIHIHA ROOM WHEE ED PORCH

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



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

NC FIRM CONSTRUCTION, A DESIGN-BUILD

SHEET 2 OF 5

A1

DATE: 2/8/12

Will war and the second

NEW STRUCTURE
EXISTING STRUCTURE
STRUCTURE TO BE REMOVED
STRUCTURE ABOVE OR BEYOND

STRUCTURAL SPECIFICATIONS:

CODES & STANDARDS

1. ALL DESIGN, FABRICATION, INSTALLATION AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING. IN CASE OF CONFLICT, THESE STRUCTURAL SPECIFICATIONS SHALL TAKE PRECEDENCE: AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-05). NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANSI/AF&PA NDS-1997)

DESIGN CRITERIA

1. FLOOR LIVE LOADS:
UNINHABITABLE ATTICS WITHOUT STORAGE
UNINHABITABLE ATTICS WITH STORAGE
HABITABLE ATTICS AND SLEEPING AREAS
ROOMS OTHER THAN SLEEPING ROOMS
BALCOMES ALL OTHER AREAS SLAB ON GRADE 2. ROOF LIVE LOAD: 30 PSF 90 MPH (3-SEC GUST)

5. FOUNDATIONS DESIGN DATA:
PRESUMPTIVE ALLOWABLE SOIL BEARING 2000 PSF MINIMUM LATERAL SOIL PRESSURE ON FOUNDATIONS DESIGN DEPTH OF FROST PENETRATION

MODIFICATIONS AND REVISIONS

1. MODIFICATIONS OR REVISIONS TO THE ENGINEERING REQUIREMENTS SHOWN OR NOTED ON THE PLANS AND SPECIFICATIONS HEREIN SHALL BE APPROVED IN ADVANCE BY ENGINEER PRIOR TO PROCEEDING WITH THE MODIFICATIONS OR REVISIONS.

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS REFERENCED ON THESE DRAWINGS AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION. 2. CONTRACTOR SHALL VERIFY AND COORDINATE ALL WALL, FLOOR AND ROOF PENETRATIONS, OPENINGS, DEPRESSIONS, OFFSETS, RECESSES, AND THE LIKE, WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. 3. CONTRACTOR SHALL SUPPORT ADJACENT STRUCTURES, UTILITIES, AND EXCAVATIONS WITH TEMPORARY FORMWORK, SHEATHING, SHORING, UNDERPINNING, ETC., AS REQUIRED, TO INSTALL STRUCTURAL ITEMS CONTAINED WITHIN THESE DRAWINGS. 4. MODIFIED LOADS ANALYSIS OF EXISTING BASEMENT STEEL BEAM IS BASED ON PROPERTIES OF W8x18, A36 STEEL, AS PER FIELD DIMENSIONS PROVIDED BY ADDITION DESIGNER. RESPONSIBILITY FOR VERIFICATION OF SUCH FIELD DATA, BY OTHERS.

1. THE BASIC STABILITY OF THE COMPLETED STRUCTURE IS DEPENDENT UPON DIAPHRAGM ACTION OF BUILDING ROOF, FLOORS AND SUPPORTING WALLS, AND THEIR INTERACTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYS, STRUTS AND SUPPORTS, AS REQUIRED TO ACCOMMODATE ALL ANTICIPATED CONSTRUCTION PERIOD LOADS, UNTIL FINAL CONNECTIONS AND OTHER STRUCTURAL ELEMENTS ARE IN PLACE.

1. ALL SUBGRADE PREPARATION AND FILL COMPACTION FOR CONCRETE SLABS, FOOTINGS, INSTALLATION OF CONTROLLED FILL, ETC., SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. 2. ANY UNSUITABLE SOILS, DEBRIS AND OTHER ORGANIC MATERIALS ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED AND DISCARDED.

3. BOTTOM OF FOOTINGS SHALL BE PLACED A MINIMUM OF 12" INTO SUITABLE UNDISTURBED NATURAL SOIL AND TO A MINIMUM DEPTH OF 4. SLOPE FINAL GRADES AWAY FROM WALLS TO ATTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATIONS

1. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALL CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH EARTH SHALL BE AIR-ENTRAINED WITH MINIMUM 5% TO MAXIMUM 7% AIR ENTRAINMENT, (PERCENT BY VOLUME OF CONCRETE). CONCRETE SLUMP SHALL AVERAGE 4" WITH A 5" MAXIMUM LIMIT. CONCRETE SHALL BE PROPERLY CURED AND PROTECTED FROM PREMATURE DRYING. 2. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS, FY = 60 KSI, CONFORMING TO ASTM A-615. PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO ACI-318 AND CRSI RECOMMENDATIONS.

3. THE MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3" WHEN CAST AGAINST EARTH, 1-1/2" WHEN FORMED AND EXPOSED TO EARTH OR WEATHER, AND 3/4" OTHERWISE. 4. MINIMUM LAP FOR REINFORCING STEEL SPLICES SHALL BE 40 BAR DIAMETERS.

5. SILL PLATE ANCHOR BOLTS SHALL BE 5/8" × 12" 🁁 MAX. 6' CENTERS, AND WITHIN 12" OF PLATE ENDS AND CORNERS, MINIMUM 8' EMBEDMENT, TYP., UNLESS NOTED.

1. ALL STEEL COMPONENTS SHALL BE AS LISTED BELOW, UNLESS NOTED OTHERWISE:
STRUCTURAL STEEL SHALL BE ASTM A992, 50KSI.
THREADED ROD SHALL BE ASTM A36.
ANCHOR BOLTS FOR USE WITH UNTREATED OR D.O.T. BORATE TREATED LUMBER SHALL BE ASTM A307.
ANCHOR BOLTS FOR USE WITH AQC OR COPPER AZOLE TREATED LUMBER SHALL BE G-185 HOT-DIPPED GALVANIZED, OR TYPE 304 STAINLESS STEEL.
ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES.

2. PROVIDE ONE STEEL ANGLE FOR EACH 4" OF MASONRY WALL THICKNESS FOR THE FOLLOWING OPENINGS (U.N.O.): OPENINGS TO 3'-0" 3-1/2* x 3-1/2 x 5/16" OPENINGS 3'-1" TO 5'-0" 4* x 3-1/2" x 5/16" OPENINGS 5'-1" TO 7'-0" 5* x 3-1/2 x 5/16 (*=LLV) MINIMUM BEARING FOR STEEL ANGLE LINTELS SHALL BE 4" EA. END

SHOP AND FIELD STEEL CONNECTIONS MAY BE EITHER WELDED OR BOLTED. BOLTED CONNECTIONS SHALL BE STANDARD SHEAR TYPE, USING 1/4" ANGLES AND MINIMUM (2) ROWS 3/4" ASTM A325X BOLTS, WASHERS AND LOCK WASHERS, CONFIGURED FOR A MINIMUM SHEAR CAPACITY OF 25KIPS. 4. ALL FIELD WELDS SHALL BE MADE BY A CERTIFIED WELDER AND IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS SPECIFIED HEREIN.

ALL STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH A RUST INHIBITIVE PRIMER (RED OXIDE). IT WILL NOT BE NECESSARY TO MASK OUT AREAS FOR WELDING AND/OR FRICTION TYPE BOLTED CONNECTIONS.

1. MICROLAM LVL MEMBERS SHALL CONFORM TO MINIMUM DESIGN SPECIFICATIONS OF Fb = 2600 PSI, AND E = 1,900,000 PSI, AS MANUFACTURED BY I-LEVEL WEYERHAEUSER, OR EQUAL. 2. TIMBERSTRAND LSL MEMBERS SHALL CONFORM TO MINIMUM DESIGN SPECIFICATIONS OF Fb = 2600 PSI, AND E = 1,700,000 PSI, AS MANUFACTURED BY I-LEVEL WEYERHAEUSER, OR EQUAL. 3. I-JOISTS SHALL BE TJI 230 SERIES, AS MANUFACTURED BY I-LEVEL WEYERHAEUSER, OR EQUAL. I-JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS STANDARD INSTALLATION RECOMMENDATIONS, PRACTICES AND DETAILS.

4. PARALLAM PSL POSTS SHALL CONFORM TO MINIMUM DESIGN SPECIFICATIONS OF Fb = 2400PSI, E = 1,800,000 PSI, AND FcII = 2500 PSI, AS MANUFACTURED BY I-LEVEL WEYERHAEUSER, OR EQUAL. 5. OSB FLOOR DECK SHALL BE 3/4" TONGUE AND GROOVE, APA RATED STURD-I-FLOOR, 24" SPAN RATING, EXPOSURE

STRUCTURAL WALL SHEATHING SHALL BE MINIMUM 15/32" APA STRUCTURAL 1 RATED OSB ATTACHED WITH 8d COMMON NAILS AT 4" SPACING. ALL OTHER OSB WALL AND ROOF SHEATHING SHALL BE MINIMUM 15/32" APA RATED SHEATHING, 40/20 SPAN RATING, EXPOSURE 1, FASTENED PER IBC2000 FASTENER SCHEDULES. 7. WOOD NAILERS SHALL BE FASTENED TO STEEL TOP PLATES WITH (2) ROWS 1/2" BOLTS AT 32" SPACING, STAGGERED.

8. ALL 2x DIMENSION FRAMING LUMBER SHALL BE SPF#2 GRADE OR BETTER. MINIMUM NAILING AND ATTACHMENT REQUIREMENTS SHALL COMPLY WITH APPROPRIATE IBC2000 FASTENER SCHEDULES SPECIFIED HEREIN. DIMENSION LUMBER MUDSILL PLATES MAY BE EITHER D.O.T. BORATE TREATED (FOR USE ONLY WHERE NOT SUBJECTED TO MOISTURE WEATHER, OR IN CONTACT WITH EARTH), OR AQC OR COPPER AZOLE TREATED. PROVIDE GALVANIZED CONNECTORS AND OTHER ATTACHMENTS, HARDWARE, AND UPLIFT RESISTANCE HOLDDOWNS, AS REQUIRED BY

CODE AND/OR WHERE INDICATED ON DRAWINGS. 11. METAL ANCHORS, FASTENERS, HANGERS, CONNECTORS, AND THE LIKE USED IN CONTACT WITH ALKALINE COPPER QUAT (AQC TYPES B AND D) OR COPPER AZOLE (CBA-A, CA-B) TREATED LIMBER SHALL BE G185 HOT-DIPPED GALVANIZED, STAINLESS STEEL TYPE 304, OR CERAMIC COATED, COMPATIBLE WITH THEATMENT CHEMICALS.

12. ALL FRAMING CONNECTORS AND FASTENERS (EXCEPT ANCHOR BOLTS) USED WITH PRESERVATIVE TREATED WOOD MATERIALS OR EXPOSED TO WEATHER SHALL BE TYPE 316 STAINLESS STEEL. ALL OTHERS SHALL BE ASTM A-153 HOT-DIPPED GALVANIZED STEEL, AS MANUFACTURED BY U.S.P. LUMBER CONNECTORS OR SIMPSON STRONGTIE, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED FASTENER SCHEDULES AND OTHER REQUIREMENTS FOR DEVELOPMENT OF FULL FASTENER LOAD CAPACITIES.

1. WOOD TRUSSES SHALL BE FABRICATED, SUPPLIED AND ERECTED AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS FRAMING AND BRACING.

2. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH NDSO, AFPA, NDS, MPCWTC, TPI, AND APPLICABLE CODES OF JURISDICTION SPECIFIED HEREIN. UPLIFT FORCES SHALL BE DETERMINED BY THE USE OF COMPONENTS & CLADDING DESIGN CRITERIA. 3. MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING THE SEAL AND REGISTRATION NUMBER OF THE DESIGN PROFESSIONAL LICENSED IN THE STATE WHERE TRUSSES ARE TO BE INSTALLED. DRAWINGS SHALL BE APPROVED BY ARCHITECT PRIOR TO FABRICATION 4. INCLUDED IN THE MANUFACTURER DESIGN DRAWNG PACKAGE SHALL BE SIGNED AND SEALED COPIES OF THE FOLLOWING ITEMS: LETTER STATING THAT GOVERNING DESIGN CRITERIA HAS BEEN MET, TRUSS LAYOUT PLAN TO MATCH THE CONCEPT GENERATED ON THE STRUCTURAL DESIGN DRAWINGS, & INDIVIDUAL TRUSS PROFILES THAT SHOW CORRECT LOADING, SPACING, MAX. DEFLECTIONS, MEMBER FORCES, DIMENSIONS, LUMBER GRADE AND SPECIES, AND REACTION/UPLIFT FORCES.

5. LUMBER USED SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OF REVIEW OF THE AMERICAN LUMBER STANDARDS COMMITTEE. 6. CONNECTOR PLATES SHALL MEET OR EXCEED ASTM A446 STEEL

7. TRUSSES SHALL BE FABRICATED IN COMPLIANCE WITH REQUIREMENTS IN NDSMPCWTC, TPI.

8. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY AND AT JOB SITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE LATERAL BENDING. ERECTION SHALL BE IN ACCORDANCE WITH BCSI 1-03, TPI. TRUSSES MUST BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. 9. BRACE TRUSSES SUFFICIENTLY DURING ERECTION TO PREVENT TOPPLING OR DOMINOING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOAD ATOP TRUSSES. 10. MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD DOWN STRAPS, SHEAR PANELS, CRIPPLES AND OTHER SPECIAL HARDWARE

11. FLOOR TRUSS LIVE LOAD DEFLECTION SHALL NOT EXCEED L/480. FLOOR TRUSSES SUPPORTING CERAMIC TILE ABOVE SHALL BE LIMITED TO L/600 LIVE LOAD DEFLECTION. DOUBLE 2x SOLID BLOCKING SHALL USED BETWEEN TRUSSES AT BEARING WALLS, FOR FULL AND UNINTERRUPTED TRANSFER OF WALL LOADS FROM FLOOR TO FLOOR BETWEEN STUDS.

12. ROOF TRUSS LIVE LOAD DEFLECTION SHALL NOT EXCEED L/360. A MINIMUM OF (1) 'USP' RT7 (585# CAPACITY) OR EQUIVALENT HURRICANE CLIP WILL BE REQUIRED AT EACH TRUSS BEARING POINT. ADDITIONAL UPLIFT FORCE RESISTANCE WILL BE DETERMINED AT THE TIME OF ROOF TRUSS SHOP DRAWING REVIEW. ALL GABLE END ROOF TRUSSES ADJACENT TO A CATHEDRAL OR SLOPED CEILING SHALL ALSO BE DESIGNED WITH SLOPED CHORD TRUSSES SO THAT WALL STUD FRAMING MAY SPAN TO BOTTOM OF SLOPED FINISH CEILING LINE, (UNLESS GABLE WALL IS SPECIFIED TO BE BALLON FRAMED). GABLE END TRUSSES SHALL ACCOMMODATE MINIMUM 20PSF LATERAL WIND OAD, AND L/600 HORIZONTAL DEFLECTION FOR BRICK VENEER BACKUP WALL SUPPORT, (AS APPLICABLE).

GENERAL NOTES:

- COORDINATION
- 1. SEE STRUCTURAL SPECIFICATIONS

EXISTING CONDITIONS 1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REVIEWING PROPOSED PLANS. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION

C. CODES

1. SEE STRUCTURAL SPECIFICATIONS.

D. LOADS

1. SEE STRUCTURAL SPECIFICATIONS.

THE MINIMUM SOIL BEARING CAPACITY IS ASSUMED TO BE EQUAL TO 2,000 PSF. IRC TABLE R401.4.1. THE SOIL SHALL CONSIST OF UNDISTURBED MATERIAL SUITABLE FOUNDATIONS. UNSUITABLE MATERIAL SHALL BE REMOVED AND THE FOUNDATION SHALL BE LOWERED TO SUITABLE SOILS.
 ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 12" INTO THE UNDISTURBED SOIL AT A MINIMUM DEPTH OF 36" BELOW THE FINISHED EXTERIOR GRADE, UNLESS THE FOOTING IS INSULATED OR BEARING ON ROCK. IRC TABLE 301.2(1) AS AMENDED.
 RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS (SEE STRUCTURAL SPECIFICATIONS DESIGN CRITERIA FOR ADDITIONAL SPECS):

a. WINTER DESIGN TEMP.b. RADON RESISTANT CONSTRUCTION c. SEISMIC DESIGN CAT.
d SUBJECT TO DECAY FROM:

TERMITE DECAY WEATHERING

SLIGHT TO MODERATE

CONTRACTOR SHALL OVER EXCAVATE AND FILL WITH LEAN CONCRETE WHERE REQUIRED.

COMPACTED FILL MATERIAL SHALL BE CLEAN FILL WITH NO ROCKS EXCEEDING 2" AND SHALL BE CLASSIFIED AS GW, GP, GM, SW, IN ACCORDANCE WITH ASTM D2487.

FILL SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (PER ASTM D698).

CONCRETE DESIGN AND CONSTRUCTION SHALL COMPLY WITH IRC SECTION R402.2 AND TABLE 402.2 ALL FOOTINGS SHALL COMPLY WITH IRC SECTION R403. CONCRETE SHALL HAVE A FC=3500 PSI AT 28 DAYS, AND SHALL HAVE A MINIMUM OF 5-1/2 BAGS OF PORTLAND PER CUBIC YARD.

CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4", EXCEPT CONCRETE FOR SLABS SHALL HAVE MAXIMUM WATER/CEMENT RATIO OF .40 (SUPERPLASTICISER IS REQUIRED).

COVER OF REINFORCEMENT SHALL BE U.N.O.

WELDED WIRE FABRIC, WWF66 - W1.4 x W1.4 6-MIL. POLY. VAPOR BARRIER GRAVEL BASE e. FIRM, UNDISTURBED SOIL OR APPROVED COMPACTED FILL.

9. SEE STRUCTURAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

REINFORCEMENT

REINFORCING BARS SHALL CONFORM TO ASTM A615, A616, A617, OR A706 GRADE 40, EXCEPT BARS TO BE WELDED SHALL MEET ASTM SPECS FOR WELDABILITY - SUBMIT CERTIFICATION. IRC R404.4.6.1 REINFORCING BARS SHALL BE PLACED AND SECURELY TIED IN ACCORDANCE WITH "CRSI-PLACING REINFORCING BARS". WELDED WIRE MESH SHALL CONFORM TO ASTM A185 AND SHALL BE LAPPED A MINIMUM OF 6".

WOOD FRAMING

. SEE STRUCTURAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES, MODIFICATIONS AS SPECIFIED HEREIN AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: STANDARDS MANUAL,
NATIONAL FOREST PRODUCTS ASSOCIATION: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
SOUTHERN PINE INSPECTION BUREAU: STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER.
TRUSS PLATE INSTITUTE: DESIGN SPECIFICATIONS FOR LIGHT METALPLATE CONNECTED WOOD TRUSSES (ANSI/TPI-2002)
AMERICAN PLYWOOD ASSOCIATION: GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHING FOR WALLS AND ROOFS.

2. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL"

DESIGN, FABRICATION, AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS

1. INTERNATIONAL CONFERENCE OF BULDING OFFICIALS REPORT #174145, 9/6/86

2. TRUSS PLATE INSTITUTE BCSI 1-03: GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

2. INUSS PLAIE INSTITUTE BOST 1-US: GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

B. LOADING - FLOORS 40PSF LIVE LOAD, AND 15PSF DEAD LOAD
- ROOF TRUSSES TOP CHORD 30PSF LIVE & 10 PSF DEAD, BOTTOM CHORD 20PSF LIVE (42" TALL AND 12" WIDE LOADED CONCURRENTLY, ALSO 10 PSF ALONG ENTIRE BOTTOM CHORD LOADED NON-CONCURRENTLY. BOTTOM CHORD 10PSF DEAD.

ADDITIONAL LOADING (SEE ALSO ITEM 1 UNDER GENERAL CONDITIONS). ALL POINT LOADS, PARTIAL UNIFORM LOADS OR COMBINATIONS THERTO SHALL BE DETERMINED BY THE TRUSS MANUFACTURER AND ACCOUNTED FOR IN THE DESIGN OF THE TRUSSES.

THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCEPT ALL IMPOSED LOADS. TRUSS MANUFACTURER WILL PROVIDE CALCULATIONS INDICATING ADDITIONAL SNOW AND DEAD LOADS FOR THE ROOF LOCATIONS WITH GUSSETS, CRICKETS AND VALLEY LOCATIONS REQUIRING ADDITIONAL ROOF FRAMING FOR INTERSECTIONS OF HIGHER OR LOWER ROOFS IN ACCORDANCE WITH ASCE 7-02.

ALL TRUSSES MUST BE BRACED IN ACCORDANCE WITH BSCI 1-03 RECCOMENDATIONS (IN ADDITION TO TRUSS MANUFACTURER'S RECOMENDATIONS) INCLUDING DIAGONAL TERMINATION BRACING.

SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSINAL ENGINEER REGISTERED IN THE STATE OF PROPOSED CONSTRUCTION, SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING ITEMS: 1. DRAFTED PLAN LAYOUTS IDENTIFYING ALL TRUSSES 2. CALCULATIONS FOR LOAD DETERMINATIONS ON TRUSSES, GIVING UNIFORM LOADS (PARTIAL OR

H. LUMBER

J. STRUCTURAL STEEL

M DRYPACK AND NON-SHRINK GROUT

N TEMPORARY SHORING AND BRACING

K. MASONRY

OTHERWISE) AND/OR POINT LOADS.

3. TRUSS CONFIGURATION DRAWING GIVING MAXIMUM STRESSES ON ALL MEMBERS, REACTIONS AT SUPPORTS AND STRESSES ON ALL MEMBERS INCLUDING PLATES. SUPPLY ALL PREFABRICATED METAL HANGERS FOR TRUSS-TO-TRUSS CONNECTIONS REQUIRED

4. PREFABRICATED METAL HANGERS, FRAMING ANCHORS AND FASTENERS: PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQUIRED. NAILING TO BE AS NTED BY MANUFACTURER'S PUBLISHED TABLESTO PROVIDE MAXIMUM HANGER CAPACITY UNLESS NOTED OTHERWISE ON FRAMING PLANS. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. CONNECTORS SHALL BE AS MANUFACTURED BY USP "KANT-SAG" OR APPROVED EQUAL. ALL HANGERS AND ANCHORS SHALL BE GALVANIZED. HURRICANE ANCHORS AT EACH TRUSS END.

5. INSTALL PRESSURE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE OR IS EXPOSED TO THE WEATHER. 6. ROOF SHEATHING SHALL BE 1/2" OR 5/8" APA RATED SHEATHING EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS WITH 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.

O.C. INTERMEDIATE. 8. WALL SHEATHING SHALL BE 7/16" APA RATED SHEATHING 24/16 EXPOSURE 1.

9. ALL STRUCTURAL LUMBER INCLUDING STUDS TALLER THAN 10' TO BE SPF #1/2 MINIMUM, VISUALLY GRADED LUMBER UNLESS NTED OTHERWISE. STUDS LESS THAN 9' TALL TO BE SPF STUD GRADE OR BETTER. 10. ALL ENGINEERED WOOD PRODUCTS (LVL) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2900PSI, Fv=285PSI, e=2,000,000 PSI, Fc PAR = 2750 PSI, Fc PERP=700PSI.

11. ALL ENGINEERED WOOD PRODUCT RIM BOARD SHALL BE MANUFACTURED PER APA SPECIFICATIONS. SEE FLOOR FRAMING PLAN AS APPLICABLE FOR LOCATIONS.

12. ALL HEADERS AT BEARING CONDITIONS SHALL BE (2) 2 X 10'S FOR 2 X 4 EXTERIOR WALLS AND (3) 2 X 10'S FOR 2 X 6 EXTERIOR WALLS, UNLESS OTHERWISE NOTED ON PLANS. 13. ALL HEADERS @ NON-BEARING CONDITIONS SHALL BE SIZED AS INDICATED HERE UNLESS NOTED OTHERWISE ON PLANS:

R. OPEN. UP YO 3'-6" - (1) 2 X 4 ON THE FLAT R. OPEN. GREATER THAN 3'-6" UP TO 6'-0" - (2) 2 X 4 W/ 1/2" FILLER R. OPEN. GREATER THAN 6'-0" BUT LESS THAN 9'-0" - (2) 2 X 6 W/ 1/2" FILLER

14. PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS, POSTS, AND COLUMNS. PROVIDE CONTINUOUS SUPPPORT OF POINT LOADS DOWN TO FOUNDATION, COLUMNS, PIERS OR BEAM

15. REFER TO 2003 IBC CODE, TABLE 2304.9.1 FASTENING SCHEDULE FOR ITEMS NOT ADDRESSED ON THE PLANS OR IN THES SPECIFICATIONS.

LOT COVERAGE10, 375 sq ft

Managareny County

STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AISC SPECIFICATIONS.

STEEL PLATES, ANGLES, WIDE FLANGE SECTIONS, AND CHANNELS SHALL CONFORM TO ASTM A36, U.N.O.

STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE E OR S. WHEN EXPOSED, PIPE SHALL CONFORM TO TYPE S (SEAMLESS).

ALL MASONRY SHALL BE IN ACCORDANCE WITH ACI 530-88 AND ACI530.1-88/ASCE 6-88.
HOLLOW LOAD BEARING CONCRETE MASONRY UNITS (C.M.U.) SHALL CONFORM TO ASTM C-90 GRADE N-I.
BRICK SHALL CONFORM TO ASTM C216, GRADE SW. BRICK SHALL BE SOLID, LOAD BEARING UNITS ® BRICK TO GRADE CONDITIONS.
MORTAR SHALL COMPLY WITH ASTM C270, TYPE S. COLOR TO MATCH EXISTING MORTAR, U.N.O. ON ARCHITECTURAL PLANS.
HEAD AND BED JOINTS IN BRICK WORK ARE TO BE FILLED WITH SOLID MORTAR.

CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING, SEQUENCING AND MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PRECAUTIONS FOR SAFETY.

SCOPE OF WORK

REMODEL (UPDATE) KITCHEN, REPLACE BAY WINDOW WITH A NEW TALLER CASEMENT BAY WINDOW WITH SEAT, REPLACE DOUBLE HUNG WINDOWS IN THE REAR WITH A TRIPLE CASEMENT, CLOSE UP A DOUBLE HUNG WINDOW

TABLE OF CONTENTS

C1 COVER SHEET, GENERAL STRUCTURAL NOTES, PLAT PLAN

A-1 NORTH ELEVATION, FIRST FLOOR PLAN, WINDOW SCHEDULE

A-2 SOUTH ELEVATION, WEST ELEVATION

A-3 2ND FLOOR FRAM'G PLAN, FOUND./ 1ST FLOOR FRAM'G PLAN

A-4 BUILDING SECTIONS 1& 2

7. FLOOR SHEATHING SHALL BE 23/32" APA RATED STURDI-FLOOR EXPOSURE 1, T & G GLUED & NAILED. ADHESIVES CONFORMING WITH PERFORMANCE SPECS. AFG-01 SHALL ONLY BE USED. NAILS SHALL BE 8d COMMON NAILS @ 6" O.C. @ EDGES AND 12"

PARTOF LOT 13 10,375 \$ GARAGE Remodel Kitchen / Breakfast PORCH REMAINDER LOT 13 Proposed bay window replacement 2 STORY FRAME WIBSMT ± 4805 L- 17.8 OPEH N. 80° 53' W. -CUMBERLAND AVENUE

こっていくけら

とのみしいに(土川)

5.80° 53 E.

CIB HILY (±17)

Capitol Surveys, Inc. 10762 Rhode Island Avenue Beltsville, Maryland 20705 Phone 301-931-1350 Fax 301-931-1352

. WOOD DESIGN AND CONSTRUCTION SHALL CONFORM WITH IRC SECTION R502, R602, AND R802.

LUMBER SHALL BE HEM—FIR NORTH #2 KD 19

SOUTHERN PINE #2, OR BETTER, WITH A MINIMUM NET RETENTION OF .40 #/CU. FT. OF C.C.A. RATED FOR USE WITH GROUND CONTACT. ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM BENDING STRESS OF 1,000 PSI AND E=1.4 x 106 PSI, USE S.P.F. NO. 2

LAMINATED VENEER LUMBER (LVL) SHALL BE MANUFACTURED BY TRUS JOIST MACMILLAN OR EQUAL. PRE—ENGINEERED PRODUCTS (LVL, TJI'S, TRUSSES ETC.) SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

JOISTS AND BEAMS NOT HAVING DIRECT BEARING SHALL HAVE PROPERLY SIZED 16 GAUGE JOIST HANGERS MANUFACTURED BY SIMPSON UNLESS NOTED OTHERWISE (U.N.O.) ON DRAWINGS.

ALL DIMENSIONAL LUMBER BEAMS COMPRISED OF MORE THAN ONE MEMBER SHALL BE NAILED TOGETHER WITH A MINIMUM OF TWO ROWS OF 16d COMMON NAILS 6" O.C. FOR EACH PLY, U.N.O.

ALL DIMENSIONAL LUMBER BEAMS COMPRISED OF MORE THAN ONE MEMBER SHALL BE NAILED TOGETHER WITH A MINIMUM OF TWO ROWS OF 16d COMMON NAILS 6" O.C. FOR EACH PLY, U.N.O.
POSTS COMPRISED OF MORE THAN ONE MEMBER SHALL BE GLUED AND NAILED TOGETHER.
SUBFLOOR GLUE SHALL BE PL PREMIUM POLYURETHANE CONFORMING TO AFG-01. (ALL SUBFLOORS GLUED U.N.O.).
PROVIDE 2x3 CROSS BRIDGING OR SOLID BLOCKING AT MID-SPAN OF ALL SPANS GREATER THAN 8'. UNLESS SPECIFIED OTHERWISE IN MANUFACTURER'S SPECS. FOR ENGINEERED JOISTS ETC.
ALL PLYWOOD FLOORING SHALL BE GLUED AND NAILED U.N.O.
BEARING WALLS NOT HAVING STRUCTURAL SHEATHING SHALL HAVE MID-HEIGHT BLOCKING.
POSTS BEARING LOADS SHALL BE CARRIED DOWN TO SUPPORTING BEAMS, FOUNDATION WALLS, FOOTINGS. WHERE POSTS ARE INTERUPTED BY FLOOR FRAMING, SOLID END GRAIN BLOCKING SHALL BE SUPPLIED FOR CONTINUOUS BEARING OF POSTS.
BOLTS SHALL BE INSTALLED IN COMPLIANCE WITH "N.D.S." 1991 EDITION.
POSTS BEARING LOSTS SHALL BE LISED LINDER PARALLE PARTITION WALLS.

1. BOLTS SHALL BE INSTALLED IN COMPLIANCE WITH "N.D.S." 1991 EDITION.
2. DOUBLE JOISTS SHALL BE USED UNDER PARALLEL PARTITION WALLS.
3. T.J.I.'S SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS/DETAILS AND SHALL HAVE A MIN. 2 X 4 SQUASH BLOCKING AT ALL BEARING POINTS.
4. WALLS PARALLEL TO JOISTS SHALL BE BRACED AT THE TOP AT 32" O.C., WITH BLOCKING INSTALLED PERPENDICULAR TO THE WALL.
5. POST CAPS (PROPERLY SIZED) SHALL BE INSTALLED AT ALL POST—BEAM CONNECTIONS.
6. ALL ROOF TRUSSES AND RAFTERS SHALL BE ANCHORED WITH THE APPROPRIATE SIMPSON HOLD—DOWN CLIPS.
7. PROVIDE A 2 X 6 PRESSURE TREATED SILL PLATEWITH SILL SEALANT SECURED TO THE TOP OF THE FOUNDATION WALL W/ 1/2" DIA. ANCHOR BOLTS 15" LONG AND 4'-0" O.C. WITHIN 12" OF EA. CORNER.
7. PROVIDE A 2 X 6 PRESSURE TREATED SILL PLATEWITH SILL SEALANT SECURED TO THE TOP OF THE FOUNDATION WALL W/ 1/2" DIA. ANCHOR BOLTS 15" LONG AND 4'-0" O.C. WITHIN 12" OF EA. CORNER.
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7. PROVIDE A 2 X 6 PRESSURE TREATED SILL PLATEWITH SILL SEALANT SECURED TO THE FOUNDATION WALL SHALL BE 10 SEALANT SECURED AND SHALL BE 10 SEALANT SECURED TO THE SEALANT SECURED AND SHALL BE FABRICATED WITH WOOD CHORDS AND WEBS BY AN APPROVED SUPPLIER IN ACCORDANCE WITH THE ENGINEERING DESIGN CERTIFIED AND BEARING THE STAMP/SEAL OF A PROFESSIONAL ENGINEER (PE) CURRENTLY LICENSED AND REGISTERED IN THE STAMP SEAL OF A PROFESSIONAL ENGINEER (PE) CURRENTLY LICENSED AND REGISTERED IN THE STAMP DESIGN CERTIFIED AND BEARING THE STAMP/SEAL OF A PROFESSIONAL ENGINEER (PE) CURRENTLY LICENSED AND REGISTERED IN THE STAMP DOF CALLERON AND APPROVED TO DO SO.
7. PROFESSIONAL ENGINEER (PE) CURRENTLY LICENSED AND REGISTERED IN THE STAMP DOF CALLERON BEACHER SHALL N

SPECIFICALLY DESIGND AND APPROVED TO DO SO.

24. TRUSSES SHALL BE ASSEMBLED AND INSTALLED ACCORDING TO COMMON CONSTRUCTION PRACTICE WITH ALL DUE CARE TO PROTECT AGAINST DAMAGE DURING INSTALLATION. TRUSSES SHALL BE PROPERLY HANDLED AND ERECTED IN ACCORDANCE WITH TPI STANDARD EQUAL HET—80. TRUSSES SHALL BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANANT INSTALLATION IN ACCORDANCE WITH TPI STANDARD BWT—76.

5. CONNECTIONS SHALL BE DESIGNED FOR THE FORCES SHOWN ON THE PLANS. THE CONNECTION SHALL BE DESIGNED FOR 125% OF THE ALLOWABLE UNIFORM LOAD END REACTION, USING 3/4" DIA. A325 BOLTS, CONNECTION TYPE "N".
6. PROVIDE STEEL PLATES TOP AND BOTTOM TO ALL STRUCTURAL STEEL COLUMNS. BOTTOM PLATES TO BE SECURED TO TOP OF FND. WALL W/ FOUR 3/4" DIAMETER ANCHOR BOLTS. GROUT FILL THE MASONRY CELLS.
7. WELDED CONNECTIONS SHALL USE A MINIMUM 3/16" FILLET WELD AND CONFORM TO AWS D1.1. ELECTRODES SHALL CONFORM TO E70XX.
8. PROVIDE A 2X WOOD PLATE BOLTED TO THE FLANGE OF ALL STEEL BEAMS W/ TWO 3/8" DIA. BOLTS 4'-0" O.C.
9. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO STEEL FABRICATION. CONTRACTOR WILL ALLOW FOR REVIEW PERIOD BY A STRUCTURAL ENGINEER.
10. SEE STRUCTURAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

5. HEAD AND BED JOINTS IN BRICK WORK ARE TO BE FILLED WITH SOLID MORTAR.
6. NINE (9) GAUGE TRUSS TYPE REINFORCEMENT SHALL BE PROVIDED IN ALL CONCRETE MASONRY WALLS AT A MAXIMUM OF 16" O.C., U.N.O. USE PREFABRICATED L'S AND T'S AT ALL CORNERS AND INTERSECTIONS. REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 12". PROVIDE LADDER—TYPE REINFORCEMENTS IN ALL MASONRY WALLS FILLED SOLID WITH MORTAR OR GROUT. WIDTH OF REINFORCEMENT SHALL BE AS REQUIRED TO PROPERLY TIE ALL WYTHES TOGETHER.
7. GROUT FOR MASONRY SHALL BE 2500 PSI PEA GRAVEL CONCRETE WITH A SLUMP OF 9". HEIGHT OF POUR SHALL BE LIMITED TO 32" MAXIMUM. GROUT SHALL BE PLACED WITH—IN 1—1/2 HOURS AFTER WATER IS FIRST ADDED TO MIX. GROUTING SHALL BE DONE IN A CONTINUOUS POUR. IT SHALL BE CONSOLIDATED BY RODDING OR VIBRATING DURING PLACEMENT AND RECONSOLIDATION AFTER EXCESS MOISTURE HAS BEEN ABSORBED.
8. ALL SPLICES OF REINFORCING STEEL SHALL BE A MINIMUM OF 50 BAR DIAMETERS.
9. PROVIDE A MINIMUM OF 3/8" PORTLAND CEMENT PARGING AND ASPHALT WATERPROOFING ON ALL EXTERIOR FOUNDATION WALLS BELOW GRADE. BASEMENT FOUNDATION WALLS SHALL HAVE A 4" CONTINUOUS DRAINPIPE ALONG THE OUTSIDE PERIMETER SLOPED TO POSITIVE OUTFALL.

1. "DRYPACK" SHALL CONSIST OF ONE PART PORTLAND CEMENT, THREE PARTS MASONRY SAND, AND JUST ENOUGH WATER TO HOLD TOGETHER (NO SLUMP) AND SHALL BE PACKED INTO CONFINED JOIN 2. NON-SHRINK GROUT SHALL BE "EUCO N-S GROUT" BY EUCLID OR APPROVED EQUAL.

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contem plated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise

69.17

10.6 HUY (±1)

PART OF LOT 13 SOMERSET HEIGHTS

MONTGOMERY COUNTY, MARYLAND CASE: 1693-98 FILE: 59420 DATE: JUNE 25, 1998

hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly Edward L. Lopez Jur Maryland Property Line Sur or No. 522

Historic Possible & Historic Park & Historic Possible & Historic Possible & Historic Park & Hi

CASE: 1693-98 | FILE: 59420 |
DATE: JUNE 25, 1998

Edward L. Lopez, Jr Maryland Property Line Surfeyor No. 522

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in

SHEET 1 OF 5

DATE: 2/8/12

NOTES

PLARE. MIVIRM