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#### HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive

Leslie Miles
Chairperson

Date: September 8, 2011

#### **MEMORANDUM**

TO:

Hadi Mansouri, Acting Director Department of Permitting Services

FROM:

Josh Silver, Senior Plann

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #568099, rear dormer installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>approved</u> at the June 8, 2011 meeting.

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

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

Applicant:

Diane Bartz

Address:

7426 Buffalo Avenue, Takoma Park

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 Person:	ALAN	4166
_	c. a.i.i.	16	Daytime Phone No.:	3014	12 1675
Tax Account No.: 3	8 364	9827			_
Name of Property Owner:	ane Ba	rtz	Deytime Phone No.:  TAKOM	202 5	38 5719
Address: 7426	BUFFU	1LO AVE	TAKOM	A PARK	MD 2091
	N HILL	City	2,004	_	Zip Codo
*	7	11/10	Phone No.:	301 4	12 1675
Contractor Registration No.:	40140	801 /8	3.118		
Agent for Owner:	AN HIL		Daytime Phone No.:	3014	12/6/13
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☐ Move ☐ Install	☐ Wreck/Raze		☐ Fireplace ☐ Weedbu	_	Single Femily
☐ Revision ☐ Repair	Revocable	☐ Fence/V	Vall (complete Section 4)	Other: Pa	rmer
1B. Construction cost estimate: 1	·	40,000,00	2		
1C. If this is a revision of a previous	ily approved active perm	nit, see Permit #	·		<del></del>
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Dissouroved:	Signature:	printer	1X (55	/ - 9/4	3/11
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Application/Permit No.:	<u> </u>	Data Fá	<del>/***</del>	_ Date Issued:	

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

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(1) WRITTEN DESCRIPTION OF PROJECT	$\sim$			
	(1.)	WRITTEN D	ESCRIPTION	OF PROJECT

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

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Bungalowfrom the carlyigon see no evidence of later additions, though some periodeling
his occurred inside. It is located in a
has occurred inside. It is located in a neighborhood which includes some older victorian homes as well.
victorian homes as well.

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

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#### (2) STEPLAN

Sits 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
- a. 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" opper are areferred.

- 2. Schemetic 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 (facedes), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context.

  All materials and factures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facede effected by the proposed work is required.

#### 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

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

#### X TREE SURVEY

If you are proposing construction adjacent 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.

#### (1) ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property ewwers (not timents), 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, (301/279-1255).

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 MARLING LABELS.

# MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7426 Buffalo Avenue, Takoma Park Meeting Date: 6/8/2011

Resource: Contributing Resource Report Date: 6/1/2011

Takoma Park Historic District
Public Notice: 5/25/2011

Applicant: Diane Bartz

(Alan Hill, Agent) Tax Credit: N/A

Review: HAWP Staff: Josh Silver

**Case Number:** 37/03-11Z

PROPOSAL: Rear dormer construction

## STAFF RECOMMENDATION

Staff recommends that the HPC <u>approve</u> this HAWP application.

#### ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District

STYLE: Bungalow c1920-30s

#### **PROPOSAL**

The applicant is proposing to construct an approximately 16' wide shed roof dormer in the rear roof pitch of the subject property. The proposed materials include wooden siding, exterior clad wooden windows, wood trim and asphalt shingle roofing to match the existing.

#### APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

#### Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or

#### vegetation.

The Guidelines that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features, is, however, not required;
- while additions should be compatible, they are not required to be replicative of earlier architectural styles;
- second story addition or expansions should be generally consistent with the predominant
  architectural style and period of the resource (although structures that have been historically
  single story can be expanded) and should be appropriate to the surrounding streetscape in terms
  of scale and massing;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course:
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

## 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.

#### **STAFF DISCUSSION**

Staff supports the proposed construction of a 2<sup>nd</sup> floor dormer addition at the rear of the house. The proposed addition is located at the rear to diminish its visibility from the public right-of-way. The proposed design includes material treatments appropriate for new construction on a Contributing Resource property.

The construction of a 2<sup>nd</sup> floor dormer addition is in keeping with the Takoma Park Guidelines, which state:

"Second story addition or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing."

Staff finds the proposed dormer expansion as being consistent with predominant architectural style and period of the resource. The HPC has recently approved 2<sup>nd</sup> story dormer expansions with a similar design to Contributing Resource properties within the Takoma Park Historic District.

Staff supports the material and window treatments for the proposed alterations finding them compatible with the historic massing.

Staff finds that the proposal is consistent with Chapter 24A (b) 1 & 2, Guidelines and Standard # 9 referenced above and recommends approval of the HAWP application.

#### STAFF RECOMMENDATION

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

- (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.



Edit 6/21/99

# HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

			Contact Parsets HLAN 1+1LL
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Tax Account No.: 20	10 12	L	- 202 536 5310
Name of Property Owner: VIA  Address: 7426	BUFFA	LO AVE	Dayline Please No.: 202 538 5719
		City	
	401.408	10 10	700 Mars Mars 301 4/2 1675
7/			3.110
Agent for Owner: HL	AN HILL	-	Daytono Phoro Ho.:
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			☐ Roylece ☐ Weedburning Stove ☐ Single Family
☐ Revision ☐ Repair	[] Revocable		Well (complete Section 4) 0 Other: Povmer
1B. Construction cost estimate: \$		40,000,0	<u> </u>
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**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

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WHITTEN DESCRIPTION OF PROJECT
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- b. dimensions of all existing and proposed structures; and
- a. site features such as well-ways, drivoways, fences, pends, streems, trush dampeters, mechanical equipment, and landocaples.

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## ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and contrasting property owners (not tenested, including mones, addresses, and the codes. This list should include the owners of all lets or percels which adjain the percel in question, as well as the owner(s) of let(s) or percel(s) which tie directly across the street/highway from the percel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1255).

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PLEASE STAY WITHIN THE QUIDES OF THE TEMPLATE, AS THIS WILL BE PROTOCOPIED DIRECTLY ONTO MAXIMIS LABELS.



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

	· · ·
Owner's mailing address	Owner's Agent's mailing address
7426 BUFFALO AVE	103 Central Ave. Gaitlers burg MP
TAKOMA PARK, MD 20912	20877
Adjacent and confronting	Property Owners mailing addresses
PETER CLOSE + ELLEN CONWAY	
510 New YORK AVE. TAKOMA PARK MD 20912	7427 BUFFALO ALE, Takoma Park, MD 20912
Lauren + Brian Rice	
508 New YORK AUE.	
Takoma Park, MD 20912	
Joyce + Wilfred BRUNNER	
7424 BUFFALO AVE	
Takoma Park, M)	
20912	

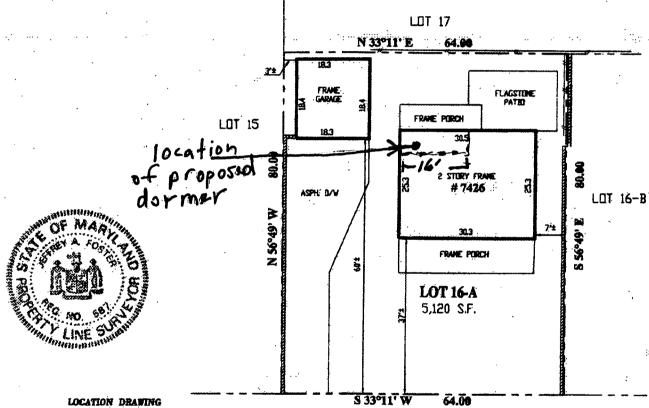
#### CONSUMER INFORMATION NOTES:

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

#### Notes

- 1. Flood zone "C" per H.U.D. panel No. 0200C.
- 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.





LOT 16-A. BLOCK 74 TAKOMA PARK LOAN & TRUST COMPANY'S SUBDIVISION OF TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

**BUFFALO AVENUE** 

(45' R/W) -

SURVEYOR'S CERTIFICATE
THE INFORMATION SHOWN HEREON HAS BEEN
BASED UPON THE RESULTS OF A FIELD INSPECTION- PURSUANT TO THE DEED OR PLAT OF RECORD, EXISTING
STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED
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ASSOCIATES - ENGINEERS NG CONSULTANTS d Drive, Suite 216 Maryland 20879

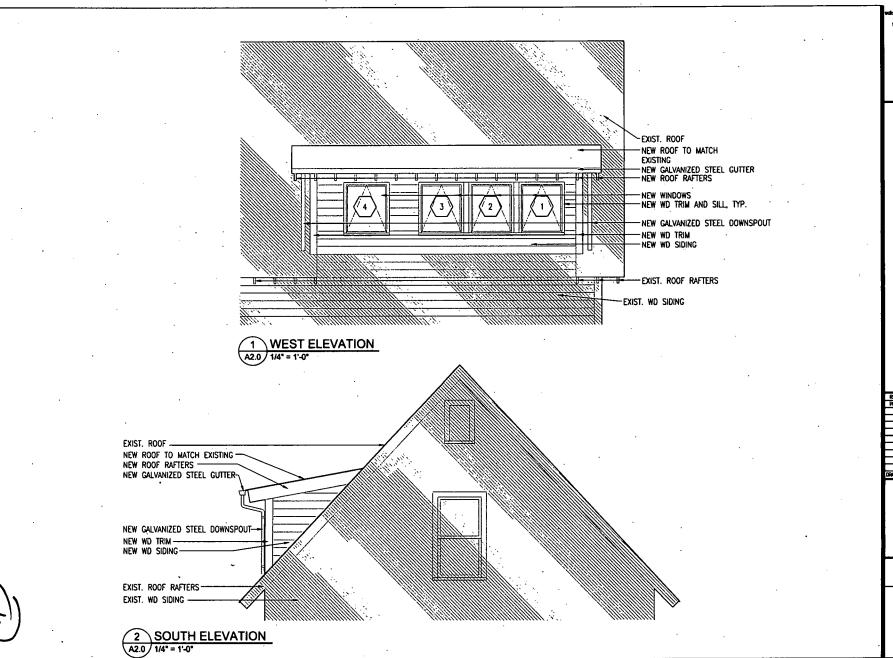
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HSE. LOC.: 03-25-00	IOB NO.:	2000-636

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CHES NO PROFINE.  NAL SUFFACES TO BE PATCHED, DECATED NO PRESIDE  FRESH AS SHERIN BE FRESH ROCK PLANS.		Boselan number 15793, exploration data 9,76/2011.	
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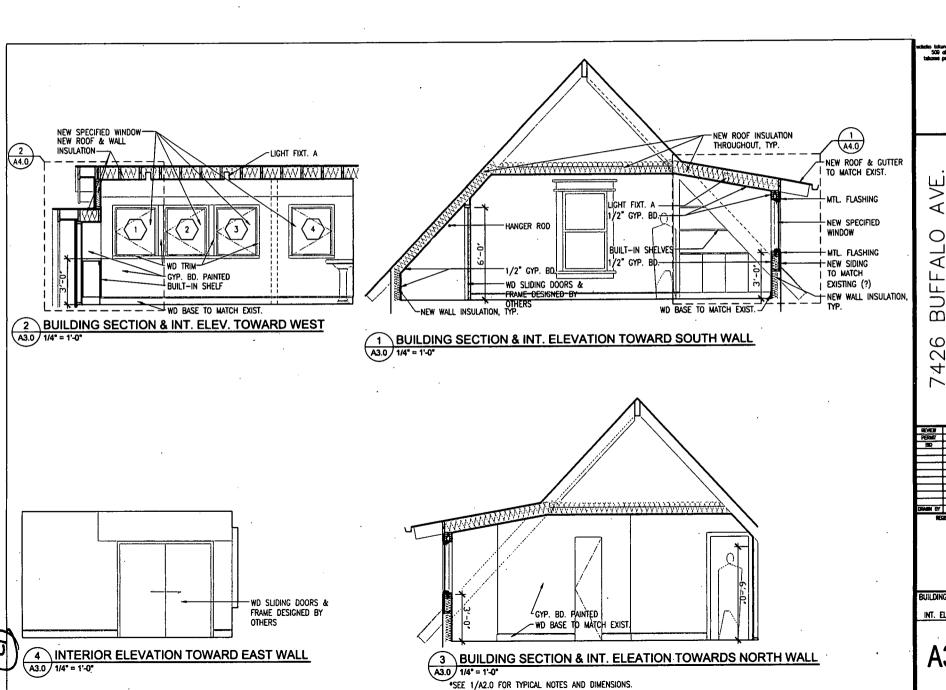


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7426 BUFFALO AVE. TAKOMA PARK, MD

BUILDING ELEVATIONS

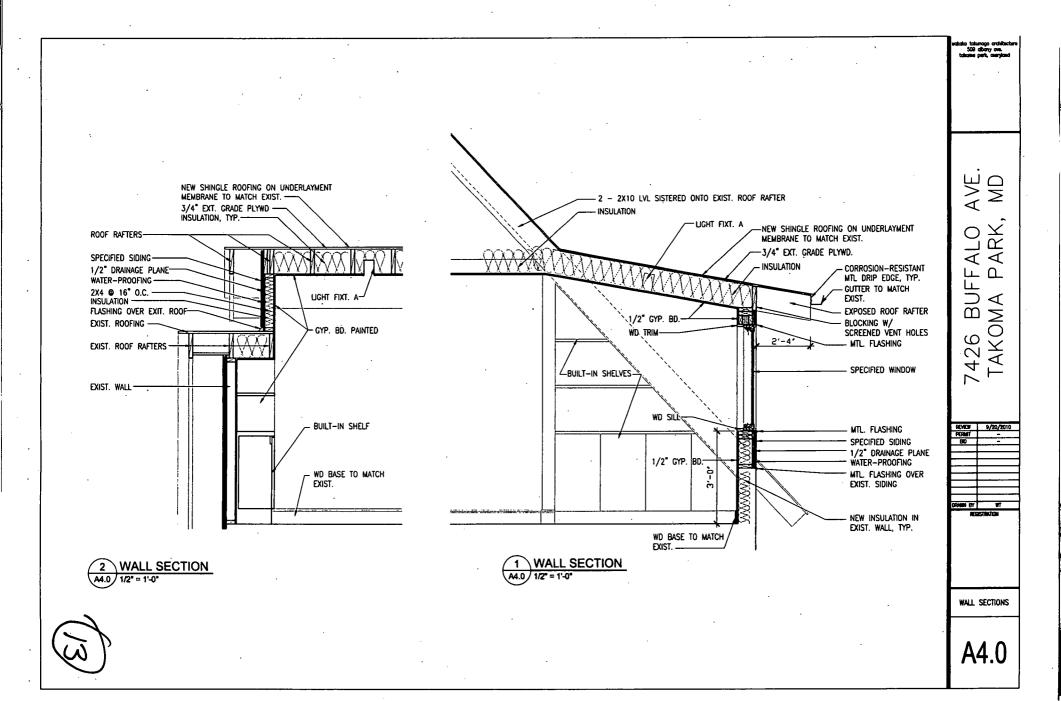
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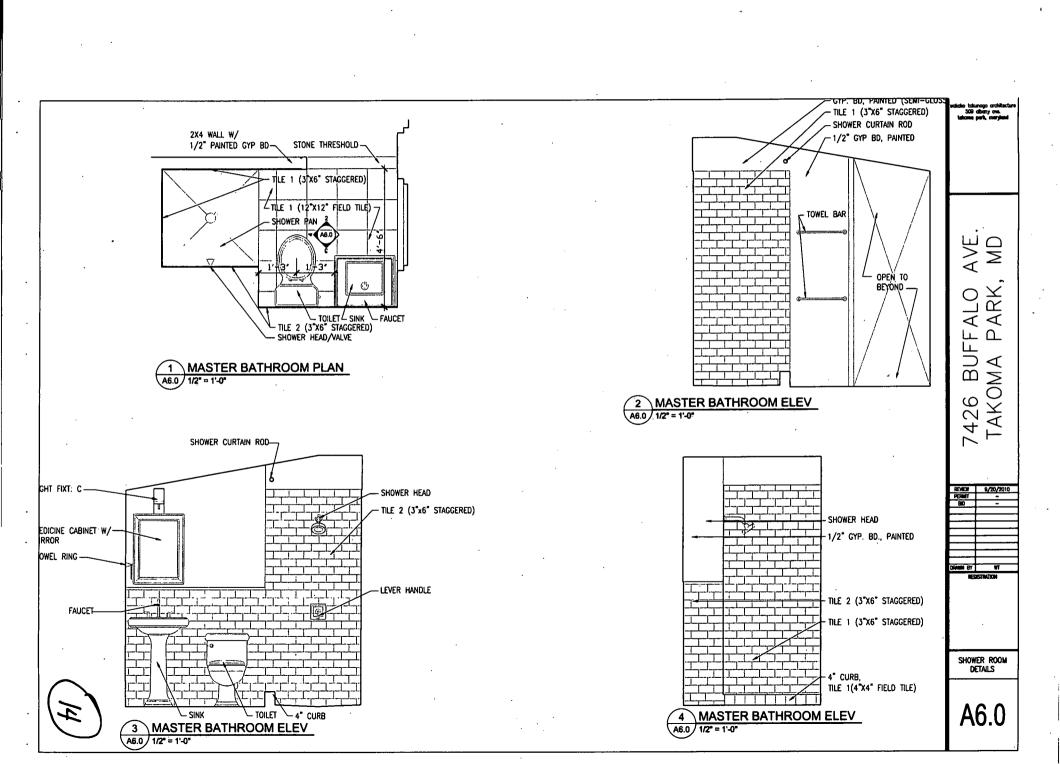


BUFFALO MA PARK 폿 TAKOM

BUILDING SECTIONS int. Elevations

A3.0





#### STRUCTURAL NOTES DESIGN LOADS LIVE LOADS ROOF EL DOS =40 PSF SNOW LOADS GROUND SNEW LOAD PG =30 PSF SNOW EXPOSURE FACIOR CE = 1.0SNOW IMPORTANCE FACTOR FLAT ROOF SNOW LOAD PF = 21 PSF 3. LATERAL LOADS WIND LOADS PER IBC 2006 BASIC WIND SPEED 90 MPH WIND LOAD IMPORTANCE FACTOR 1.0 VIND EXPOSURE INTERNAL PRESSURE COEFFICIENT ±18 WIND PRESSURE FOR COMPONENTS & CLADDING **18 PSF** SEISMIC LOADS PER IBC 2006 SEISMIC IMPORTANCE FACTOR IE = 1.0 MAPPED SPECTRAL RESPONSE ACCELERATIONS: SITE CLASS: SITE CLASS: MAPPED SPECTRAL RESPONSE COEFFICIENTS: SEISMIC DESIGN CATEGORY BASIC SEISMIC-FORCE-RESISTANCE SYSTEM DESIGN BASE SHEAR SEISMIC RESPONSE COEFFICIENTS RESPONSE MODIFICATION FACTORS ANALYSIS PROCEDURE USED SDS =.27 & SDI = .12 ORDINARY REINFORCED MASONRY SHEAR WALLS & WALL PANELS CS = 10 EQUIVALENT LATERAL FORCE PROCEDURE WOOD FRAMING FRAMING LUMBER FOR BEAMS AND JOISTS SHALL HAVE FB= 1400 PSI, E=1,600,000 PSI, AND FOR STUDS AND POSTS, FC=500.PSI, E=1,200,000 PSI. WOOD JOISTS AND BEAMS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE ARCHITECT. PROVIDE APPROVED HURRICANE CONNECTIONS BETWEEN FRAMING MEMBERS. USE BALLOON CONSTRUCTION FOR STUD PARTITIONS AND POSTS. LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED AGAINST DECAY. PROVIDE DOUBLE JOISTS BELOW NON-BEARING PARTITIONS PARALLEL TO JOISTS. FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT. BRUSH PRESERVATIVE SOLUTION ON ALL EDGES THAT ARE CUT IN MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR PROVIDE MANUFACTURERS' STANDARD JOIST OR STANDARD BEAM HANGERS AT ALL WOOD TO WOOD CONNECTIONS THAT REQUIRE JOISTS OR BEAMS FRAMING INTO THE SIDE OR FACE OF THE SUPPORTING MEMBER. THE CAPACITY OF THE HANGER SHALL BE FOR THE REACTION SHOWN ON PLANS. IF NO REACTION IS SHOWN, THE CAPACITY OF THE HANGER SHALL BE FOR THE MAXIMUM SHEAR CAPACITY OF THE JOIST OR BEAM. LAMINATED VENEER LUMBER (LVL) 1. MACRO-LAM OR LVL SHALL HAVE FB= 2800 PSI, E= 2,000,000 PSI. 2. LVL SHALL HAVE MIN. 3" BEARING AND LATERAL SUPPORT AT BEARING POINT. 3. LVL SHALL BE PROTECTED FROM WEATHER DURING JOB SITE STORAGE AND AFTER INSTALLATION. SHEATHING ALL SHEATHING SHALL BE CD-GRADE, UNLESS OTHERWISE SHOWN, WITH EXTERIOR GLUE MANUFACTURED IN ACCORDANCE WITH PRODUCT STANDARD PS183, LATEST EDITION. LAYOUT SHEATHING TO ELIMINATE ANY WIDTH LESS THAN 1'-0". TESTING AND INSPECTION INSPECTION FOR ALL STRUCTURAL PORTIONS OF THE PROJECT SHALL BE PROVED AS REQUIRED BY THE APPLICABLE BUILDING CODE. THE OWNER'S TESTING AGENCY SHALL PERFORM ALL INSPECTIONS AND TESTING. ALL CONCRETE WORK SHOWN ON THESE DRAWINGS AND SPECIFIED IN THE SPECIFICATIONS SHALL BE INSPECTED IN ACCORDANCE WITH ACT SHE (LATEST EDITION). COPIES OF FIELD REPORTS, CONCRETE MIXES, CYLINDER TESTS, AND OTHER DATA SHALL BE SENT TO THE ARCHITECT, ENGINEER, AND OWNER. ALL FIELD AND LAB TESTING OF CONCRETE SHALL CONFORM TO THE LATEST APPROVED EDITIONS OF ASTM APPLICABLE SPECIFICATIONS. GENERAL ALL DETAIL, SECTION, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL, MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, SLEEVES, DRIPS, REVEN TO ARCHITECTURAL, MECHANICAL DRAWNOS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, SLEEVES, DRIPS, REVEALS, FINISHES, DEPRESSIONS, DOOR AND OTHER SUCH PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWNOS. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO PROPERLY CONSTRUCT THE BUILDING. ALL HANGERS FOR MECHANICAL PIPING, DUCTWORK, AND EQUIPMENT SHALL BE CONNECTED TO THE STRUCTURAL MEMBERS. THE HANGERS SHALL BE LOCATED SUCH THAT DO NOT PRODUCE EQUIVALENT UNIFORM LOAD OF MORE THAN 3 PSF. SUBMIT SHO DRAWNIGS FOR HANGER TYPE AND LAYOUT FOR APPROVAL. PROVIDE ALL CLIPS, INSERTS, TES, ANCHOR STRAPS, HANGERS, BOLTS AND OTHER FASTENERS AS REQUIRED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

NO PART OF THE BUILDING SHALL BE USED AS A STAGING AREA RESULTING IN A LOAD (UNDER THE LIMITED LOADED AREA) THAT

EXCEEDS 75% OF THE DESIGN LIVE LOAD.

echcino tolumogo architect 509 albany ave. takame park, menyland

> 6-BUFFALO AVE (OMA PARK, MD

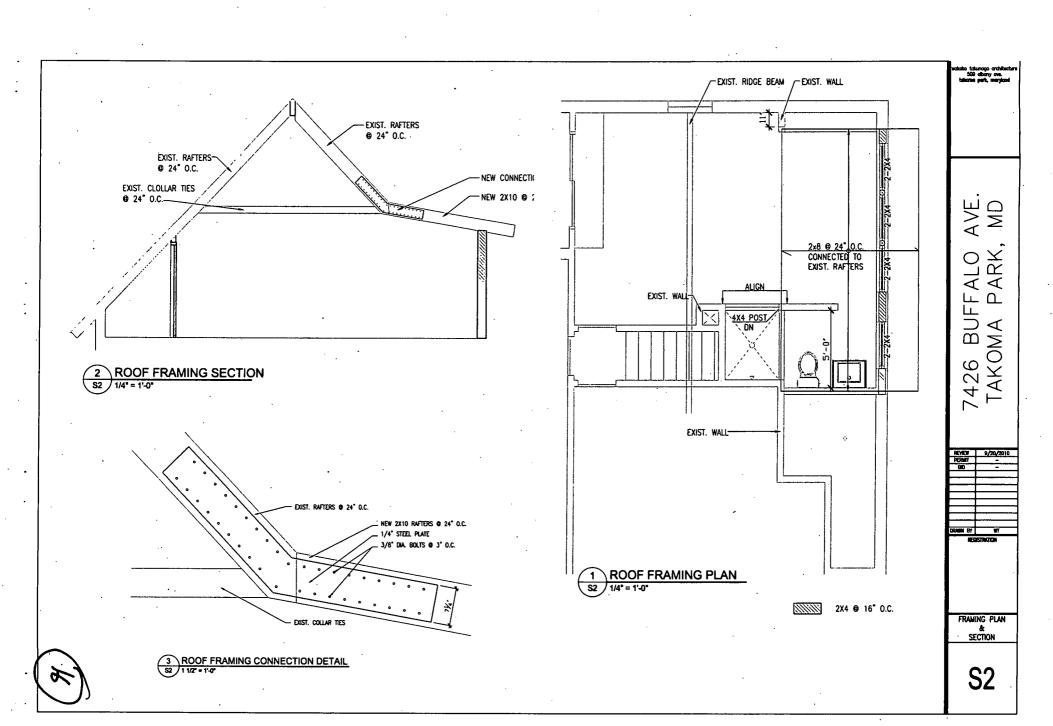
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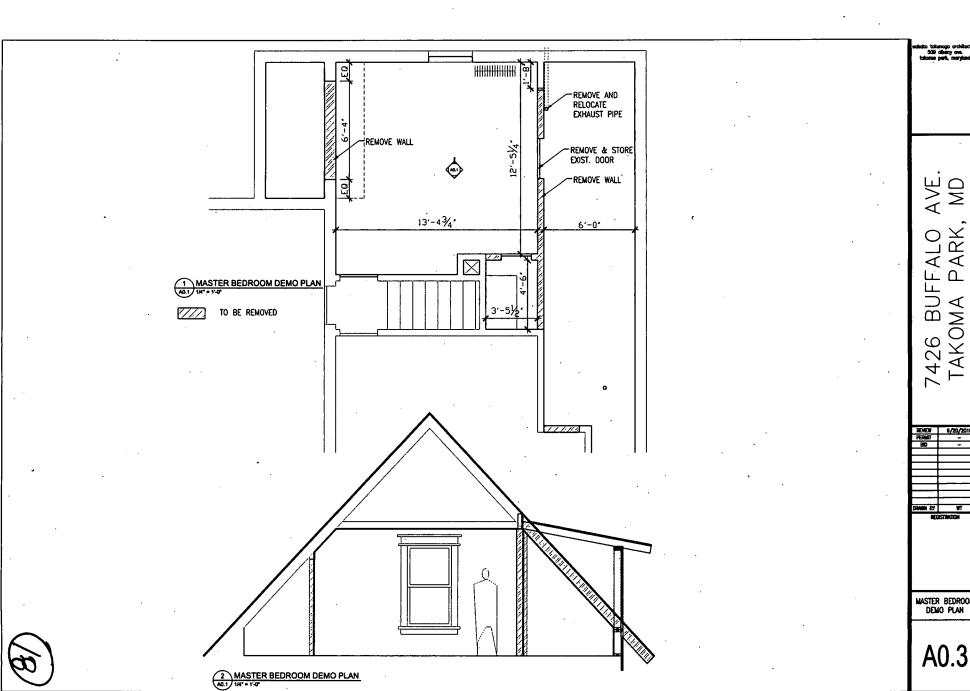
STRUCT. NOTES & FRAMING PLAN

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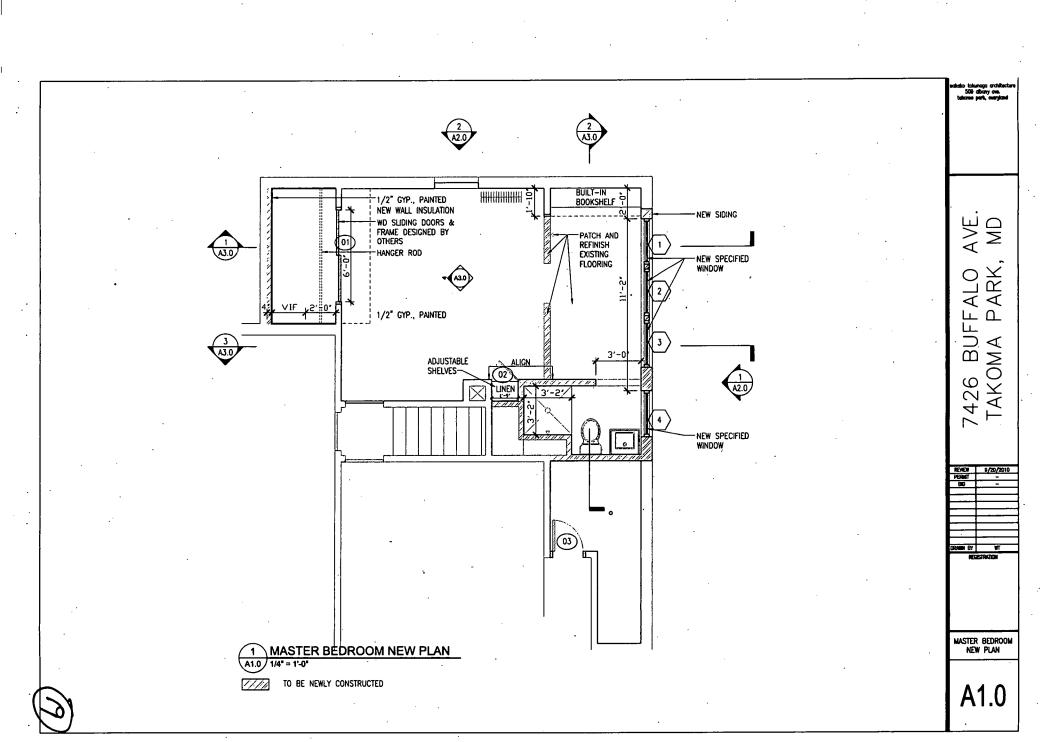
BUFFALO / OMA PARK, 7426 BUF TAKOMA LIGHTING & POWER PLAN LIGHTING & POWER PLAN

**E**1



AVE. MD BUFFALO , 7426 BUF TAKOMA

MASTER BEDROOM DEMO PLAN





Detail: FRONT SE view OF HOUSE



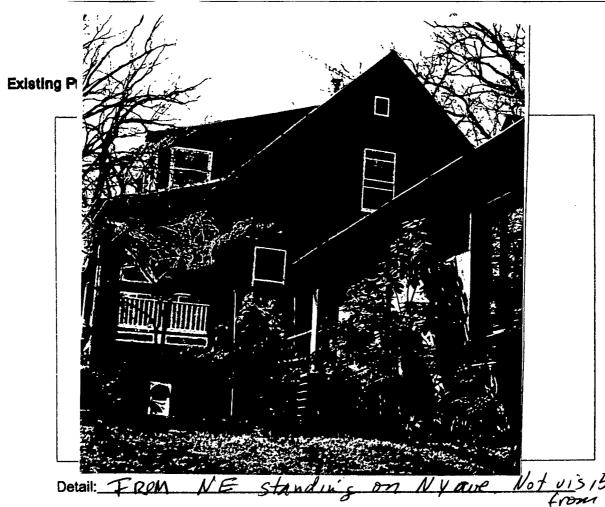
view from South Doman visible upper

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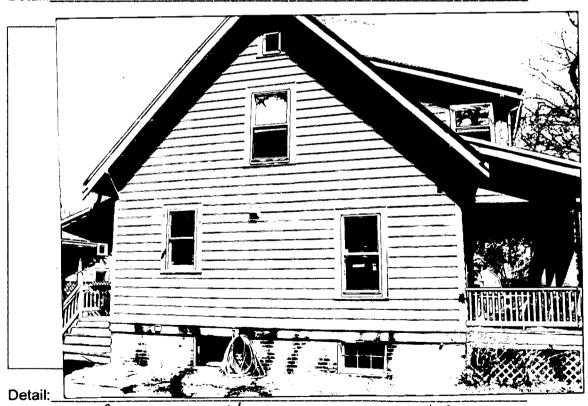








Detail: FRONT OF HOUSE SE view



view from South Doman visible upper

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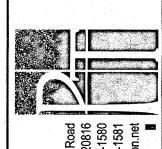
back of the house

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REAR ELEVATION



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul. Treseder@verizon.net

Paul Treseder

Date

Scale Drawn

Job

eet A Sheet

DEAD ELEVATION



HIGHT SIDE ELEVATION



Wiscasset Road sda, MD 20816 301-320-1580 ar@verizon.net

Paul Treseder

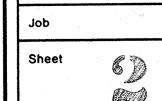
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FRONT ELEVATION

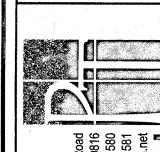




Treseder



EXISTING LEFT SIDE ELEVATION



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul, Treseder@verizon.net

ul Treseder PR

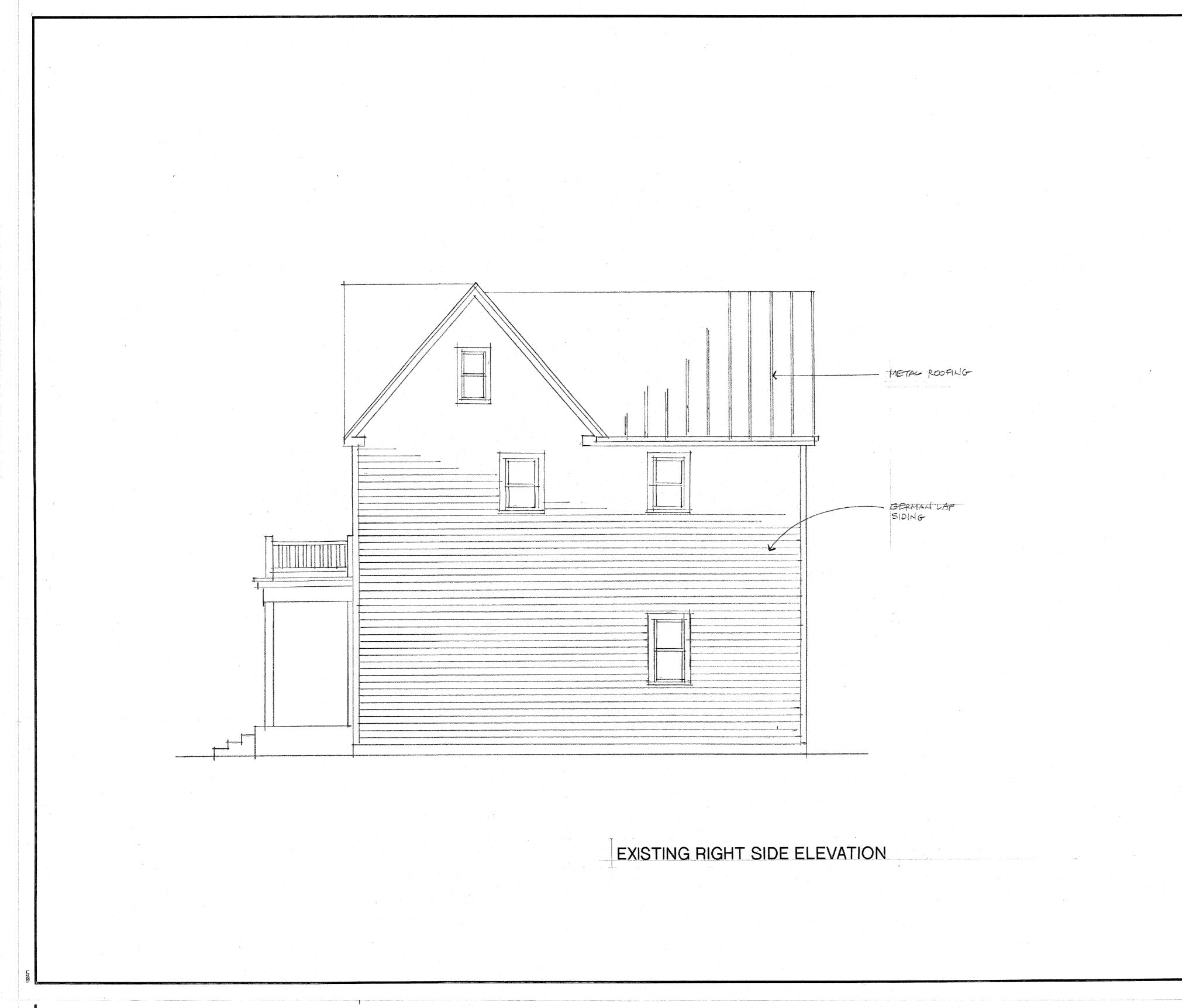
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6320 Wiscasset Road
Bethesda, MD 20816
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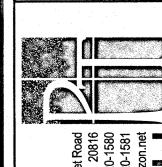
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EXISTING FRONT ELEVATION



6320 Wiscasset Road Bethesda, MD 20816 301-320-1580 Fax— 301-320-1581 Paul.Treseder@verizon.net

Paul Tresede

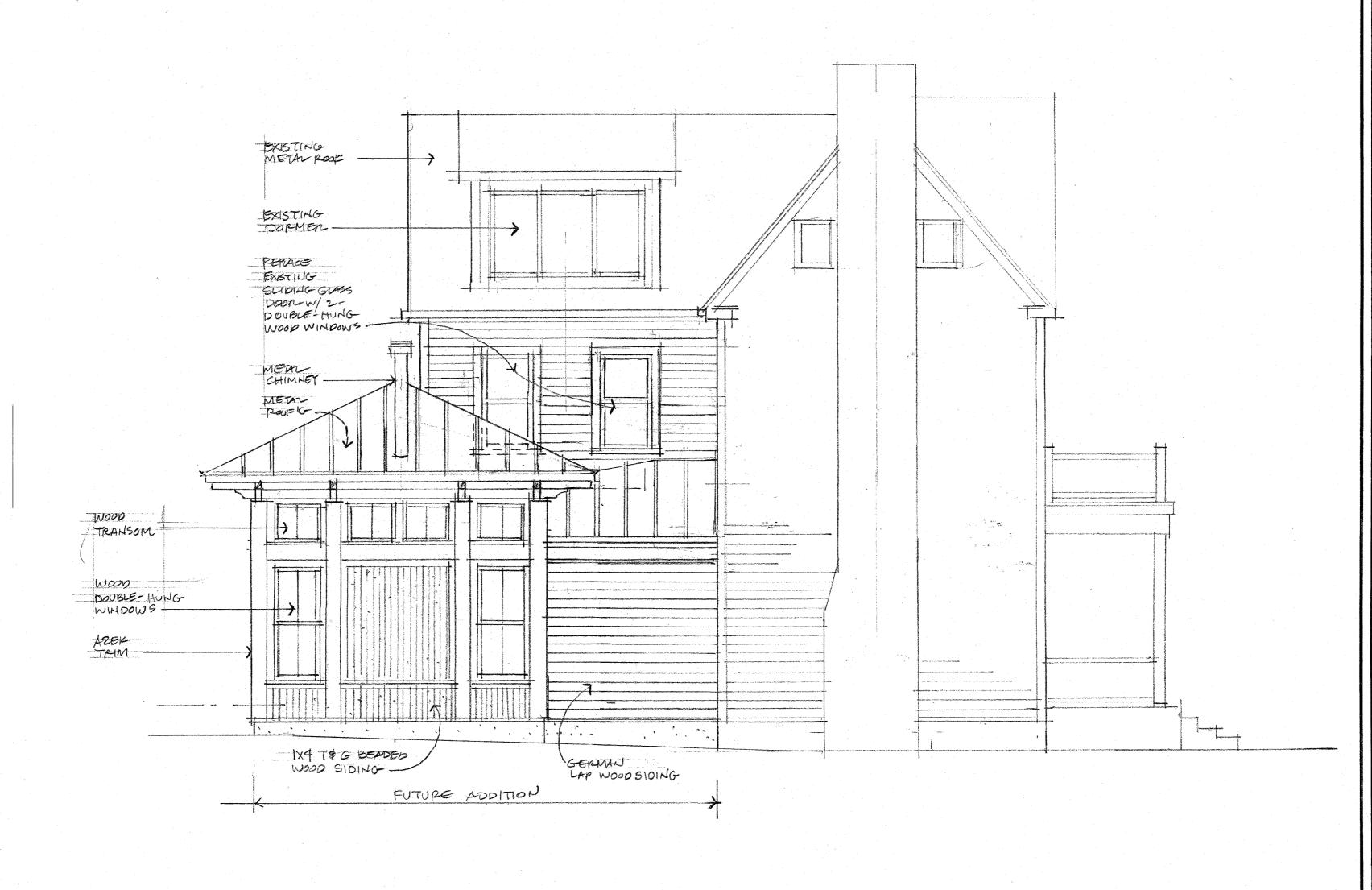
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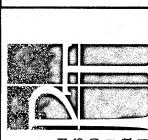
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LEFT SIDE ELEVATION



Seder Δ.

Date 10.24.07

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Drawn

Job Sheet

Job

FLOOR PLAN

	CONTACT INFORMATION	LIST OF DRAWINGS	wakako tokunaga architecture
	DIANE BARTZ  1426 BUFFALO AVE. TAKOMA PARK, MD 20912 TEL:  ARCHITECT  WAKAKO TOKUNAGA ARCHITECTURE 509 ALBANY AVENUE TAKOMA PARK, MD 20912 TEL: 202.320.3867  STRUCTURAL ENGINEERS MGV CONSULTING STRUCTURAL ENGINEERS 6239 EXECUTIVE BLVO. NORTH BETHESDA, MD 20852 TEL: 301.816.0648	LIST OF DRAWINGS  A0.1 COVER SHEET A0.2 GENERAL NOTES & SCHEDULES A0.3 MASTER BEDROOM DEMO PLAN  A1.0 MATER BEDROOM NEW PLAN (1/4"=1'-0") A2.0 BUILDING ELEVATIONS (1/4"=1'-0") A3.0 BUILDING SECTIONS & INT. ELEVATIONS (1/4"=1'-0") A6.0 SHOWER ROOM DETAILS (1/2"=1'-0")  S1 STRUCTURAL NOTES S2 FRAMING PLAN & SECTION E1.0 LICHTING & POWER PLAN  PROJECT NAME:  PROJECT ADDRESS:  SECTION: LOT:  PROPOSED PROJECT:  BEDROOM RENOVATION 7426 BUFFALD AVE. TAXOMA PARK, MD TO SECTION:  LOT:  BUILDING HEIGHT MAXIMUM REQUIRED PROVIDED  LOT COCUPANCY MAXIMUM ALLOWABLE, 2.5 STORIES PROVIDED  LOT OCCUPANCY MAXIMUM ALLOWABLE, 2.5 STORIES PROVIDED  LOT OCCUPANCY MAXIMUM ALLOWABLE, 2.5 STORIES PROVIDED  SET BACK REAR 20 FEET NA	7426 BUFFALO AVE. RENOVATION
	SYMBOLS  ROOM NUMBER  DOOR SYMBOL & DOOR TYPE NUMBER  MINDOW DESIGNATION  PARTITION TYPE REFER TO A0.3 FOR WALL TYPES	BUILDING CODE EDITION: IRC 2006 USE GROUP SINGLE FAMILY	REVIEW 9/20/2010 PERMIT - BID -  DRAWN BY WT
	PLAN NOTES  PLAN/SECTION DETAIL  PLEVATION  PLEVATION  SHEET #	Professional Certification.  I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15793, expiration date 5/6/2011.	REGISTRATION  COVER SHEET
APPROVED    Johnspormery County	SECTION  O		A0.1

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## FINISH SCHEDULE **GENERAL CONDITIONS** FINISH DESCRIPTION MANUFACTURER SPECIFICATION/ COLOR 1. PERFORM ALL WORK DI ACCORDANCE WITH THE RULES AND REBALATIONS OF THE LOCAL JURSDICTION. UNLESS OTHERWISE ARRED UPON, THE GENERAL COMPRACTOR IS RESPONSIBLE FOR SECURING ALL BULDIUMS PERBITS AS REGUIRED FOR WORK HE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REGUIRED INSPECTIONS DURING THE COURSE OF WORK. FI CONCRETE STAIN T.S.D. COLOR TO BE SELECTED BY OWNER B1 WOOD BASE T.B.D. HIGH WOOD BASE VATCH EXISTING 2. UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE ALIA. DOCUMENT A201, 1997. COLOR TO BE SOLECTED BY OWNER WI WO LAMPIATE 3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK. FLAT ACRYLIC- WHITE COLOR TO BE SELECTED BY OWNER C) CEILING- PAINT 4. POOT OUT TO THE ARCHITECT ANY DISCREPANCES FOUND IN THE FLANS, DIADNISONS, DOSTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PROOR TO THE CONDENICATION WORK. ADDERBOA MULE BE ESSUED AS RECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUED THE CONTRACTOR HAS ED THE MORE EXPENSIVE METHOD OF CONSTRUCTION. 5. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S REGULERICE OR DIADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE. 6. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE TENANT ANY ITEM OF COMPANTI, MATERIAL, OR WORKMASHIP FOUND TO BE DEFECTIVE, INCLIDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT. 7. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/ OR SIZES, WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PIELD MEASURED EXISTING CONDITIONS PROOF TO BEDDINING WORK, AND PERDOCALLY DURING THE PROCRESS OF WORK TO VERTY ALL CRITICAL DIMENSIONS. ANY DEVALUATION FROM DIMENSIONS DICCATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PROOF TO CONSTRUCTION. FATEL WATCE COUNC 1. REFER TO PROJECT SPECIFICATION 2. SEE FLOOR PLANS FOR FINISH 8. SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL TIEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PROR TO BEDINANC CONSTRUCTION. 9. NOTEY ARCHITECT FOR REVIEW OF PARTITION CHAIX LINE LAYOUT FOR DESIGN INTENT, OO NOT PROCEED WITH INSTALLATION OF STUDE UNTIL LAYOUT IS APPROVED BY ARCHITECT, COORDINATE AND VERETY CONDITIONS WITH FINAL SYSTEMS FURRITURE AND COUPMENT SELECTION TO DISEASE PROPER RT. INACEDITECT WE ANY CONFLICTS ARE FOUND, DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS. DOOR TYPE 10. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WEITHEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER. 11. REMEW DOCUMENTS, VERFY DIMENSIONS, CELLING TO SLAB CLEARANCES AND ALL FELD CONDITIONS AND CONFRIN THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICT OR OMESSIONS TO THE ARCHITECT FOR CLARRICATION PRORT TO PEPPORAING ANY WORK IN QUESTION. R.O. VIF R.O. VIF 4-0-12 y 6'-0' 12. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION. 13. COORDINATE WORK WITH BUILDING OWNER INCLIDING SOMEDULING TIME AND LOCATIONS FOR DELIVERES AND BUILDING ACCESS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS. 14. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. ARCHITECTURAL NOTES 1. REVIEW GENERAL CONDITIONS MOTES BEFORE COMMENCING WORK 2. PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SYNDM ON ARCHITECTURAL PLAIN. IN CASE OF COMPLICT, NOTIFY ARCHITECT FOR WRITTEN CLARFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS. 3. PARTITIONS ARE DIMENSIONED FROM FRICES TO FROSH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT. MAKE NEW CYPSIAM BOADO CONSTRUCTION ADDORNIC EXSTING CONSTRUCTION OF THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE. DOOR SCHEDULE FINISH FRAME HOWARE LOCATION REMARKS DOOR NO TYPE DOOR SIZE 01 A 2X 3'-0" 6'-0" CLOSET TBD WOOO SLIDING "MAKE NET CIPSIAN BOARD CONSTRUCTION ANDORNIC EXSTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE. S. GYPSIAN BOARD FRISHING: COMPLY WITH REQUIREMENTS OF CYPSIAN ASSOCIATION GAZE RECOMMENDED SPECIFICATION FOR THE APPLICATION AND PRUSHING OF CYPSIAN BOARD AND WITH THE MANUFACTURES'S PRINTED INSTRUCTIONS AND SPECIFICATIONS AND SECOND THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISOPREPANCY. 6. PROVIDE CORRER BEADS ALONG FULL LENGTH OF OUTSIDE CORRERS AND 'S SEADS ALONG FULL LENGTH OF OUTSIDE CORRERS AND 'S SPACIALE, AND SAND JOINTS. PROVIDE A SMOOTH PRISH OCHOTION READY FOR PAINT AND PRISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED. TAPE, SPACIALE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND PRISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED. 7. FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRINED AND READY FOR SCHEDULED FINISH. 8. NOT USED 10. NOT USED 11. NOT USED 12. NOT USED 13. PROVINGE BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, INCREMEND AND COSSIONES AND FURDITURE. 14. ALL DOPPOSED WALL SURFARES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH AS SHOWN IN PRISH FLOOR PLANS. 16. JUDICIPOLITIONES TO CLEAR TOP OF FLOOR PRISHSES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT. TBO NA UNEN CLOSET 02 8 1'-8" 6'-8" ATTIC 03 C 2'-0" 5'-6" TRD WOOD

## WINDOW TYPES/SCHEDULE

MBE-1

MF-2

CASEMENT

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CASEMENT

wakako tokunaga architecture 509 albany ave.

> 7426 BUFFALO AVE. RENOVATION

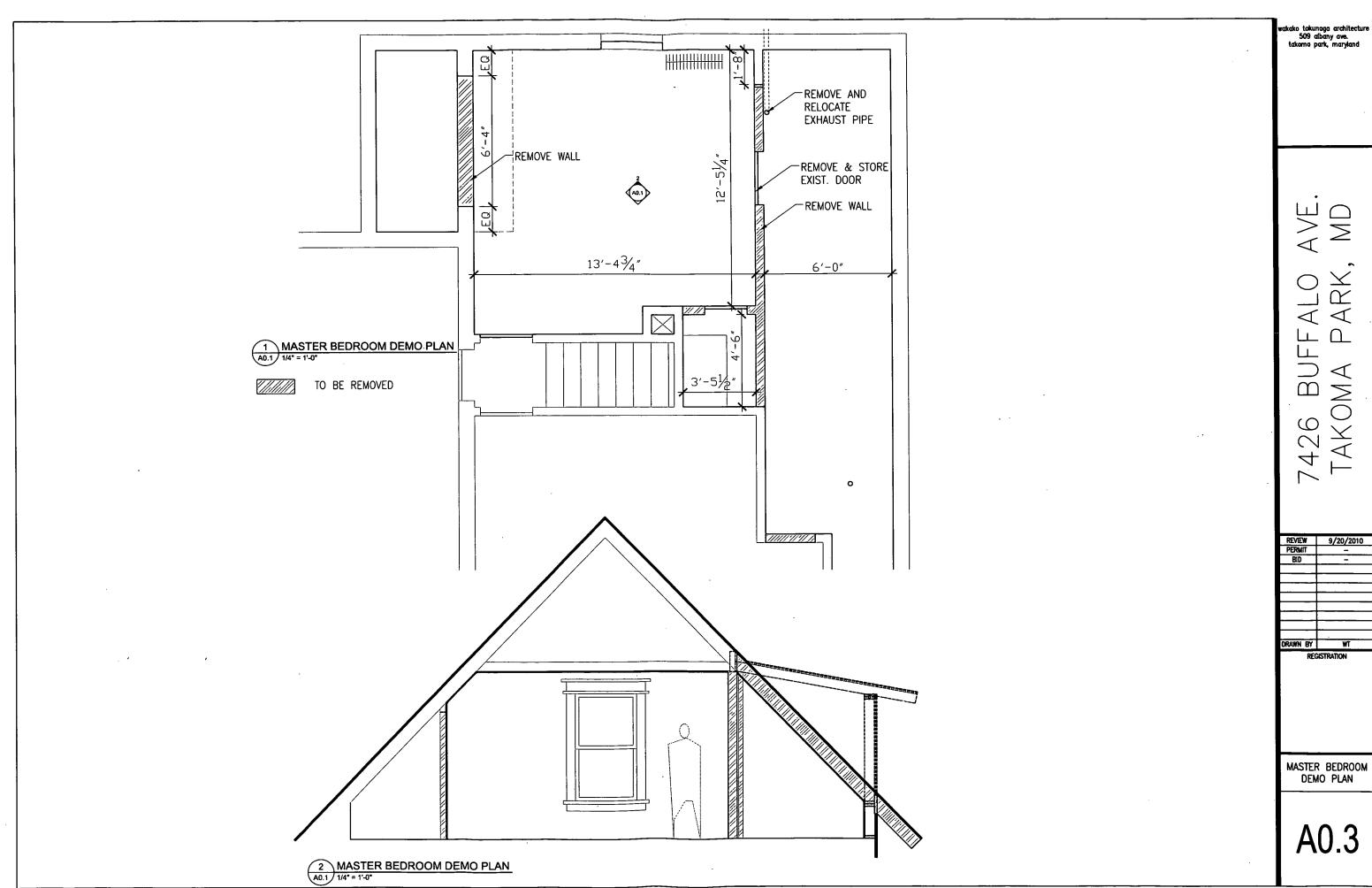
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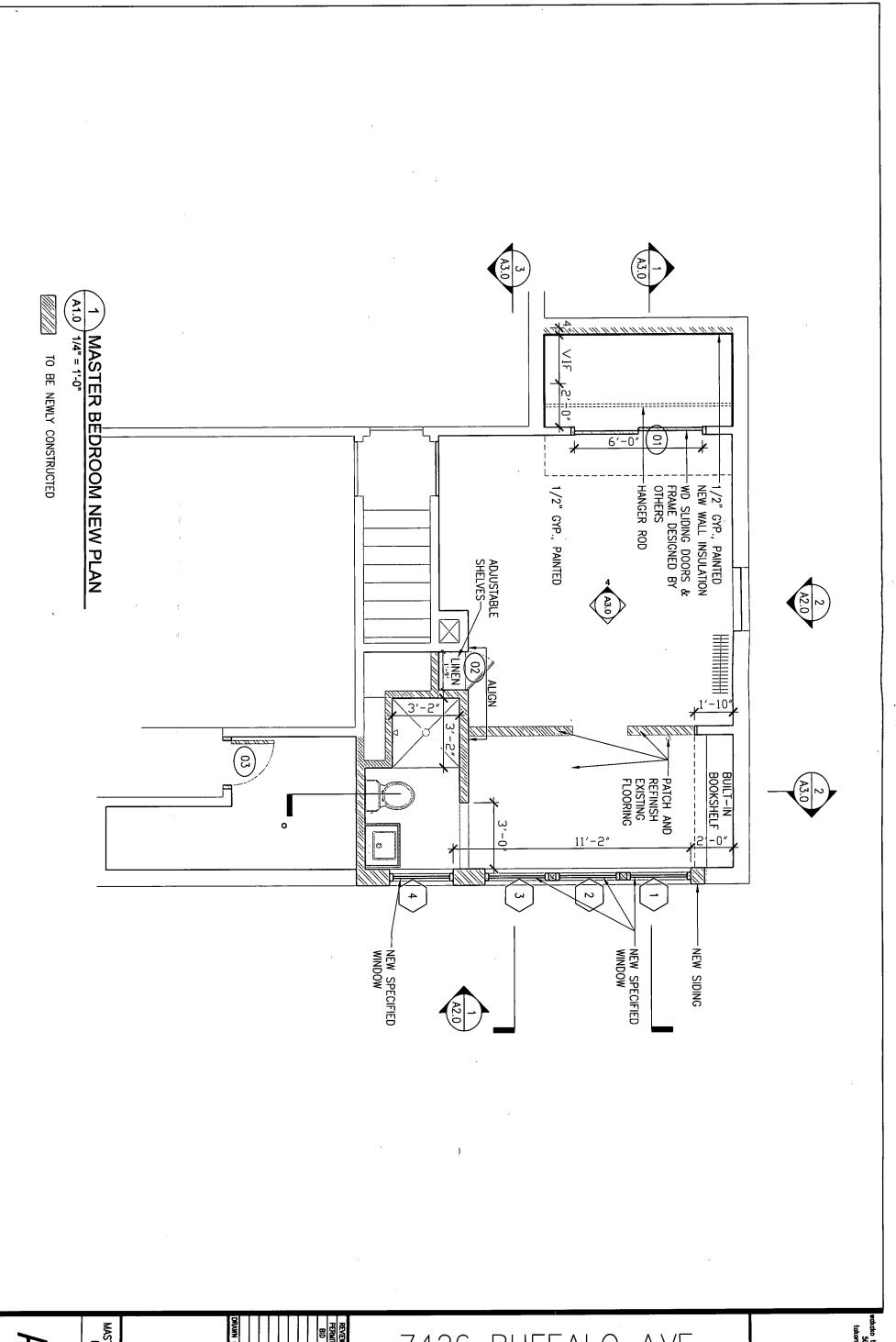
### REGISTRATION

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15783, expiration date 5/6/2011.

GENERAL NOTES COVER&SHEET SCHEDULES

A0.2





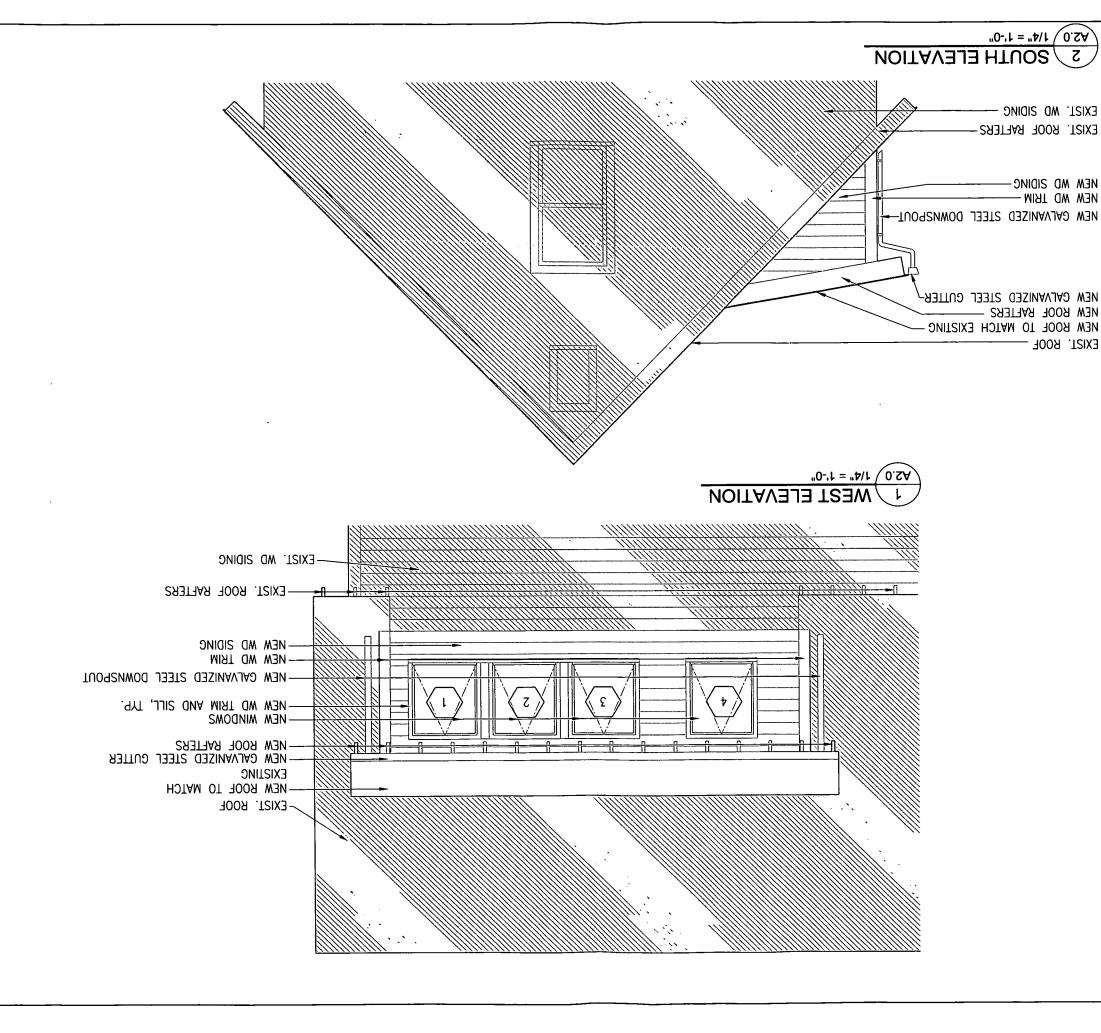
A1.0

DRAWN BY WT
REGSTRATION

MASTER BEDROOM
NEW PLAN

7426 BUFFALO AVE. TAKOMA PARK, MD skoma park, marylar akoma park, marylar

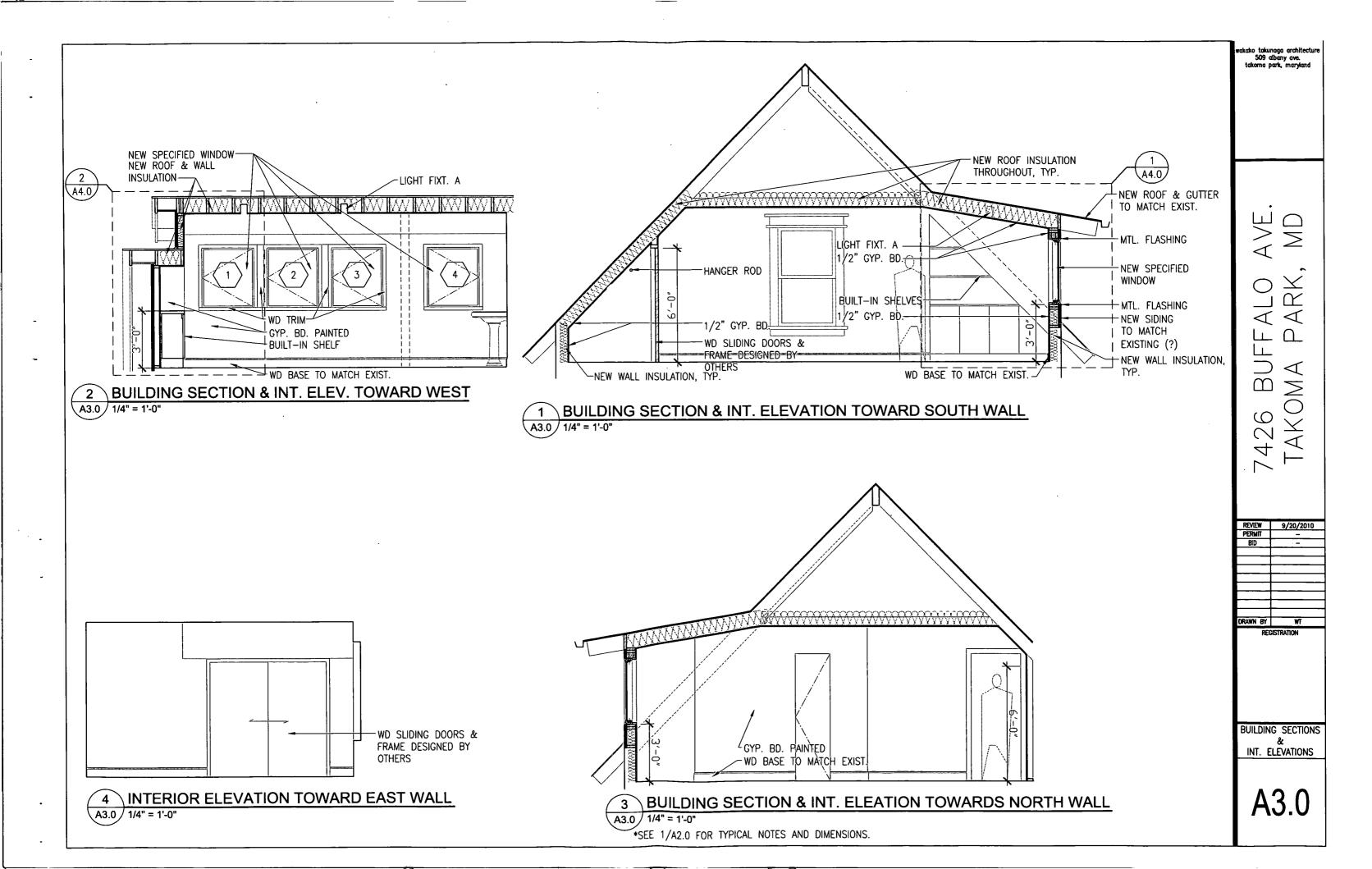
0.SA ELEVATIONS BUILDING **MOTTASTICIA** PERMIT -1 ARK, kako tokunaga architectui 509 albany ave. takomo park, manyland

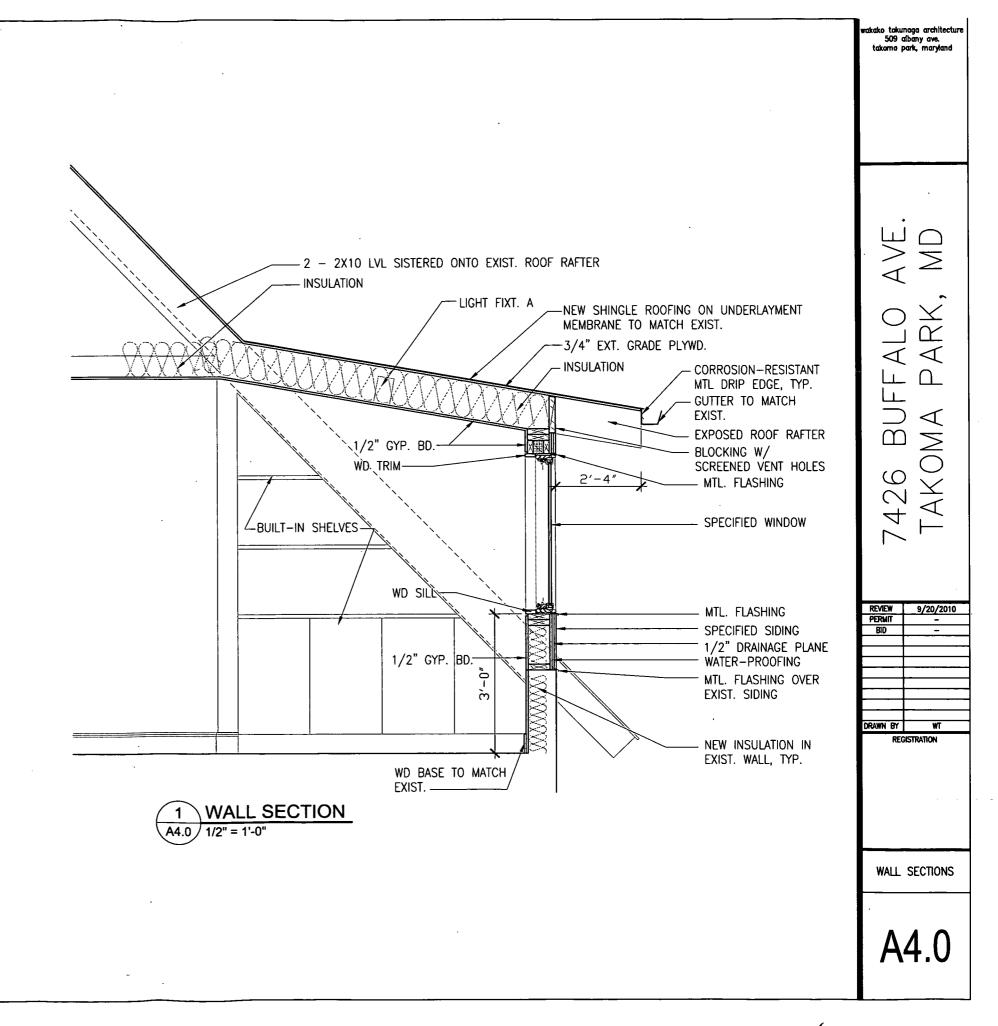


EXIZI: MD ZIDING-

NEM ND SIDING NEW WD TRIM-

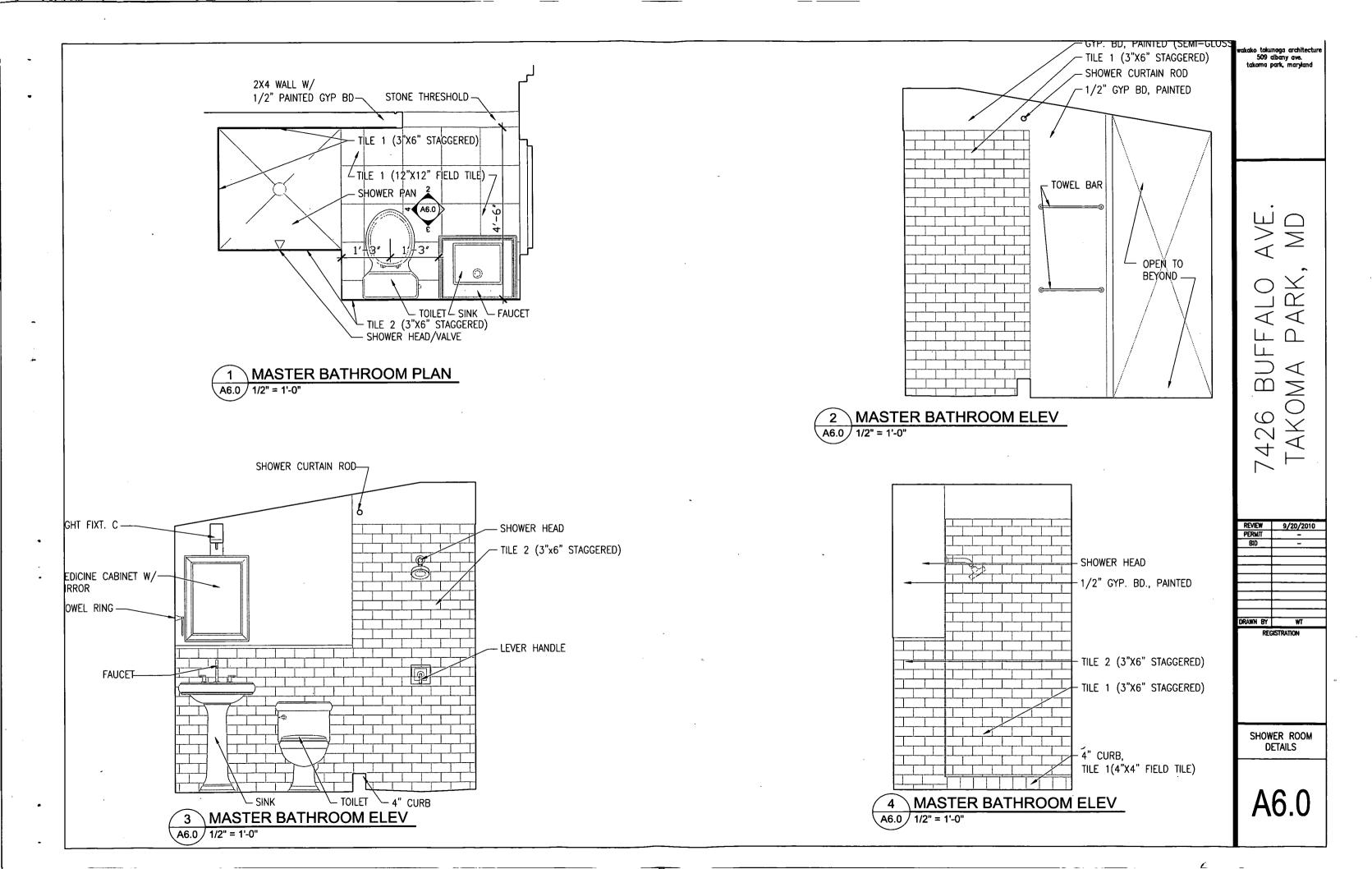
EXIZI: ROOF -





NEW SHINGLE ROOFING ON UNDERLAYMENT MEMBRANE TO MATCH EXIST. -3/4" EXT. GRADE PLYWD -INSULATION, TYP.-ROOF RAFTERS-SPECIFIED SIDING-1/2" DRAINAGE PLANE-WATER-PROOFING -2X4 @ 16" O.C. -LIGHT FIXT. A-INSULATION — FLASHING OVER EXIT. ROOF-EXIST. ROOFING GYP. BD. PAINTED EXIST. ROOF RAFTERS EXIST. WALL- BUILT-IN SHELF WD BASE TO MATCH EXIST.

2 WALL SECTION A4.0 1/2" = 1'-0"



#### STRUCTURAL NOTES

#### **DESIGN LOADS**

LIVE LOADS

=40 PSF ROOF =40 PSF FLOOR SNOW LOADS PG = 30 PSF GROUND SNEW LOAD SNOW EXPOSURE FACTOR CE = 1.0SNOW IMPORTANCE FACTOR I = 1.0FLAT ROOF SNOW LOAD PF = 21 PSF

#### 3. LATERAL LOADS

#### WIND LOADS PER IBC 2006

BASIC WIND SPEED 90 MPh WIND LOAD IMPORTANCE FACTOR AND EXBUSINE R INTERNAL PRESSURE COEFFICIENT ±18 WIND PRESSURE FOR COMPONENTS & CLADDING 18 PSF

#### SEISMIC LOADS PER IBC 2006

SEISMIC IMPORTANCE FACTOR IE = 1.0

MAPPED SPECTRAL RESPONSE ACCELERATIONS: SS =.16 & SI =.051 SITE CLASS: MAPPED SPECTRAL RESPONSE COEFFICIENTS: SDS = .27 & SDI = .12

SEISMIC DESIGN CATEGORY

BASIC SEISMIC-FORCE-RESISTANCE SYSTEM ORDINARY REINFORCED MASONRY SHEAR WALLS & WALL PANELS

DESIGN BASE SHEAR SEISMIC RESPONSE COEFFICIENTS CS = .10RESPONSE MODIFICATION FACTORS

EQUIVALENT LATERAL FORCE PROCEDURE 10. ANALYSIS PROCEDURE USED

#### WOOD FRAMING

FRAMING LUMBER FOR BEAMS AND JOISTS SHALL HAVE FB= 1400 PSI, E=1,600,000 PSI, AND FOR STUDS AND POSTS, FC=500 PSI,

WOOD JOISTS AND BEAMS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE ARCHITECT.

PROVIDE APPROVED HURRICANE CONNECTIONS BETWEEN FRAMING MEMBERS.

USE BALLOON CONSTRUCTION FOR STUD PARTITIONS AND POSTS.

LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED AGAINST DECAY.

PROVIDE DOUBLE JOISTS BELOW NON-BEARING PARTITIONS PARALLEL TO JOISTS.

FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.

BRUSH PRESERVATIVE SOLUTION ON ALL EDGES THAT ARE CUT IN MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR

PROVIDE MANUFACTURERS' STANDARD JOIST OR STANDARD BEAM HANGERS AT ALL WOOD TO WOOD CONNECTIONS THAT REQUIRE JOISTS OR BEAMS FRAMING INTO THE SIDE OR FACE OF THE SUPPORTING MEMBER. THE CAPACITY OF THE HANGER SHALL BE FOR THE REACTION SHOWN ON PLANS. IF NO REACTION IS SHOWN, THE CAPACITY OF THE HANGER SHALL BE FOR THE MAXIMUM SHEAR CAPACITY OF THE JOIST OR BEAM.

#### LAMINATED VENEER LUMBER (LVL)

MACRO-LAM OR LVL SHALL HAVE FB= 2800 PSI, E= 2,000,000 PSI.

LVL SHALL HAVE MIN. 3" BEARING AND LATERAL SUPPORT AT BEARING POINT.

LVL SHALL BE PROTECTED FROM WEATHER DURING JOB SITE STORAGE AND AFTER INSTALLATION.

#### SHEATHING

ALL SHEATHING SHALL BE CD-GRADE, UNLESS OTHERWISE SHOWN, WITH EXTERIOR GLUE MANUFACTURED IN ACCORDANCE WITH PRODUCT STANDARD PS183, LATEST EDITION. ROOF AND FLOORS SHEATHING......5/8" INDEX 32/16

....1/2" INDEX 24/0 WALLS

SHEATHING SHALL BE LAID WITH END JOINT STAGGERED.
BLOCK ALL WALL SHEATHING WITH 2X4 FLAT BLOCKING AT ALL EDGES.

LAYOUT SHEATHING TO ELIMINATE ANY WIDTH LESS THAN 1'-0".

### **TESTING AND INSPECTION**

INSPECTION FOR ALL STRUCTURAL PORTIONS OF THE PROJECT SHALL BE PROVED AS REQUIRED BY THE APPLICABLE BUILDING CODE.

THE OWNER'S TESTING AGENCY SHALL PERFORM ALL INSPECTIONS AND TESTING.

ALL CONCRETE WORK SHOWN ON THESE DRAWINGS AND SPECIFIED IN THE SPECIFICATIONS SHALL BE INSPECTED IN ACCORDANCE WITH ACI-318 (LATEST EDITION). COPIES OF FIELD REPORTS, CONCRETE MIXES, CYLINDER TESTS, AND OTHER DATA SHALL BE SENT TO THE ARCHITECT, ENGINEER, AND OWNER.

ALL FIELD AND LAB TESTING OF CONCRETE SHALL CONFORM TO THE LATEST APPROVED EDITIONS OF ASTM APPLICABLE SPECIFICATIONS.

#### **GENERAL**

ALL DETAIL, SECTION, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED.

REFER TO ARCHITECTURAL, MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, SLEEVES, DRIPS, REVEALS, FINISHES, DEPRESSIONS, DOOR AND OTHER SUCH PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS.

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO PROPERLY CONSTRUCT THE BUILDING.

ALL HANGERS FOR MECHANICAL PIPING, DUCTWORK, AND EQUIPMENT SHALL BE CONNECTED TO THE STRUCTURAL MEMBERS. THE HANGERS SHALL BE LOCATED SUCH THAT DO NOT PRODUCE EQUIVALENT UNIFORM LOAD OF MORE THAN 3 PSF. SUBMIT DRAWINGS FOR HANGER TYPE AND LAYOUT FOR APPROVAL.

PROVIDE ALL CLIPS, INSERTS, TIES, ANCHOR STRAPS, HANGERS, BOLTS AND OTHER FASTENERS AS REQUIRED.

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- NO PART OF THE BUILDING SHALL BE USED AS A STAGING AREA RESULTING IN A LOAD (UNDER THE LIMITED LOADED AREA) THAT EXCEEDS 75% OF THE DESIGN LIVE LOAD.

509 albany ave. takomo park, marviana

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REVIEW 9/20/2010 PERMIT RAWN RY REGISTRATION

STRUCT, NOTES FRAMING PLAN