



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: July 3, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1057412 - Partial demolition and building addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the February 21, 2024 HPC 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: Jeffrey Hopkins & Rebecca Smith
Address: 51 Walnut Ave., 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 work is complete the applicant will contact Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



SPECIFICATIONS

DIVISION 3: CONCRETE (See Structural sheets for additional notes)

- 3.1 Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.

DIVISION 4: UNIT MASONRY (See Structural sheets for additional notes)

DIVISION 5: METALS (See Structural sheets for additional notes)

DIVISION 6: WOOD/CARPENTRY (See Structural sheets for additional notes)

- 6.1 Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting and shoring, etc.
- 6.2 All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.
- 6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.
- 6.3.2 Use IRC 2018 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.
- 6.3.3 Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min. thickness 19/32") UNO. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance with code and project requirements as well as APA's recommendations. Wall sheathing shall be standard CDX plywood with exterior glue (min. thickness 15/32") UNO. Nail plywood to wall studs with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate studs.
- 6.3.4 Unless indicated otherwise, all lintels shall have one king stud and one jack stud at each end. All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.
- 6.3.5 Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with hurricane ties. Wood beams and headers shall be connected to isolated posts with column connectors and bases of isolated posts shall be fastened to their supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).
- 6.3.6 All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.
- 6.3.7 Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.
- 6.3.8 Stud bearing walls shall be 2x6 (minimum) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is stricter.
- 6.3.9 All exposed, exterior framing members shall be pressure-treated Southern Pine # 2 (19% max. moisture content). Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located near grade, or wood in contact with concrete and/or masonry, shall be treated to resist decay and insect infestation. Furthermore, wood located within 8" from the ground, or in the ground, shall be rated for Ground Contact General Use UCA. Treated plates shall meet American Wood Preservers Institute Standard U-1.
- 6.3.10 Multiple LVLs shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3" from the top and bottom of the beams. LVL beams designated on plans shall be as sized.
- 6.4 Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2 or Spruce-Pine-Fir, #2 or Better):
- Exterior walls: 2x to match existing @ 16" o.c. stud walls
 - Interior load bearing walls: 2x4 @ 16" o.c. stud walls
 - Interior partitions: 2x4 @ 16" o.c. stud walls
 - Floor and Roof Framing: See framing plans.
 - Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.
 - Roof sheathing: 5/8" APA span rated CDX plywood. Provide clips as req'd.
 - Wall sheathing: 1/2" CDX plywood
- 6.5 Flooring: See Division 9.
- 6.6 Interior trim: Unless otherwise noted, all interior trim shall be paint grade pine to match existing. Salvage all trim from altered / abandoned openings for reuse at new openings.
- 6.7 Architectural Casework/Custom Built-ins: All custom casework shall be medium density fiberboard (MDF) cabinets. Tops to be of same material and quality unless noted otherwise.
- All casework shall conform to AWI Custom standards of quality and craftsmanship.
 - All casework slides and concealed hardware and all exposed, pulls, and other exposed hardware shall be provided by Contractor unless otherwise noted. Samples of exposed, pulls and other exposed hardware shall be provided to the Architect for approval if submittals deviate from specified items.
- 6.8 Exterior trim: Unless otherwise noted, all standing and running trim shall be Boral TruExterior Trim and shall be painted. Exterior solid panels shall be 1/2" MDO plywood, painted. All joints shall be concealed. Factory prime or field backprime all exterior woodwork, including cut joints. See Painting requirements in Division 9 below.
- Screen porch ceiling: painted beadboard.
 - Porch / stair railings: Painted fir of standard rail / guard parts by Smoot or equivalent.
 - Porch floor / stair treads: Select grade, pressure treated 5/4x6 planks
- 6.9 Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O.

DIVISION 7: THERMAL/MOISTURE PROTECTION

- 7.1 Insulation: All insulation shall be installed per manufacturer's requirements
- Existing wood frame exterior walls disturbed in the course of construction: restore/maintain current insulation.
 - Air seal/Draft stop at thermal envelope: apply foam sealant and non-sag caulk to seal all penetrations and construction joints between walls and floors, walls and ceilings, etc. Draft stop using fire caulk or fire foam.
- All spaces around windows and doors to be filled with expanded urethane foam. All corners, lintels and other inaccessible spaces in framing to be insulated during rough framing.
- 7.2 Air Barrier: Install all components per manufacturer requirements. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier that allows for differential expansion and contraction per IECC 402.4.
- 7.3 House Wrap/Infiltration Barrier: House wrap shall be provided to act as an air infiltration barrier, a moisture barrier and a drainage plane. The wrap shall also permit water vapor to pass through from either side (min. perm rating > 20). Wrap shall be tear-resistant and UV stable. Wrap shall be Tyvek (or equal) and shall cover over all exterior sheathing, prior to the installation of exterior doors and windows. Lap and tape joints and penetrations per manufacturers recommendations.
- 7.4.1 Roofing Installation/Performance: All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Metal roofs shall be installed in accordance with SMACNA.
- 7.4.2 Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.6 for underlayment requirements on low slope roofs.
- 7.4.3 Laminated Fiberglass Composition Shingle Roof: Fiberglass composition "asphalt" shingles to match existing over roofing underlayment. Provide sample boards for Owner/Architect to make color selection. See 7.8 through 7.9 below. Provide a prefinished aluminum drip edge at all eaves and rakes. Shingles shall have a minimum material warranty of 40 years. Shall be UL Class A fire rated, "Woven", "California weave" and "closed cut" valleys will NOT be accepted unless matching existing. Acceptable manufacturers include:
- CertainTeed Landmark
 - GAF Timberline Ultra
 - Tamko Heritage
- 7.4.4 Membrane Roof: Provide 60 mil EPDM rubber roof at cricket as shown on drawings. Install roof in accordance with manufacturer specifications. Flash and counterflash at all edges as required. Provide 10 year warranty on materials and labor.
- 7.5 Ridge Vent: See Division 10.
- 7.6 Flashing: 0.025" Thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Exposed flashings shall be color coordinated (with factory finish) to blend with wall and/or roofing material. Provide aluminum drip edge at the eaves and gable ends of the roof. Color(s) to match existing.
- 7.7 Through Wall & Head Flashings at Stud Frame / Siding: Provide white aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only, not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards.
- 7.8 Gutters & Downspouts: Provide and install 0.025" thick aluminum K style gutters rectangular downspouts to match existing in size and profile.
- 7.9 Cedar or redwood clapboard: See Painting requirements in Division 9 below. Wall finish, where disturbed, shall be as follows:
- Cedar or redwood clapboard siding to match existing.
- 7.10 Exterior Sealant Compound for all exterior joints shall be general purpose polyether sealant that meets or exceeds FS TT-S 00230. Shall be VOC-free, solvent-free, paintable after 24 hours. Sealant shall be Great Seal PE-150, DuralLink or equal.

DIVISION 8: DOORS AND WINDOWS

- 8.1 Doors
- 8.1.1 Interior Doors: Reuse existing, salvaged doors wherever possible. New interior doors shall be solid core, 1 3/8" thick, five panel doors (U.N.O). Hollow core Masonite type doors are not an acceptable substitution. All doors shall be primed and painted. Door undercuts shall be 3/4" above the finished floor, U.N.O. Refer to drawings for size, type and locations.
- 8.1.2 Interior hardware: Reuse existing, salvaged doors wherever possible. Owner to supply, Contractor to install.
- 8.1.3 Exterior doors: relocate existing as shown.
- 8.1.4 Screen porch door: Screen porch doors shall be prefabricated painted wood doors, with dummy pulls and spring closer.
- 8.2 Windows: NA

DIVISION 9: FINISHES

- 9.1.1 Drywall: 1/2" GWB throughout, glued and screwed. Nails should not be used. Provide moisture resistant Greenboard at the following locations:
- all bathroom walls (except as noted below), floor to ceiling.
 - kitchen walls within 4 ft of sink centerline.
 - behind and adjacent to laundry equipment and utility sink(s).
 - all other potentially wet locations.
- Paper joint tape shall be used in lieu of fiberglass mesh. Tile backerboard (Durock/Wonderboard/DensGlass) shall be used behind all wall tile finishes at showers and around tubs.
- 9.1.2 Drywall Level of Finish: Unless noted otherwise, drywall surfaces to receive flat sheen paint shall be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish (GA-214-10e). A Level 5 finish shall be used on surfaces designated to receive non-flat paint, dark, deep tone paints, and/or critical light situations such as skylights and sconces. Substrates to receive tile, and garages, may be finished to level 2.
- 9.2 Paint - Interior and exterior paint by others.
- 9.3 Flooring:
- 9.3.1 Hardwood: width and species to match existing, U.N.O. See Finish Schedule for locations.
- 9.3.2 Wood flooring shall be tongue and groove oak of 3/4" nominal thickness x 2-1/4" wide plank flooring, or as required to match existing. Finish to be selected by Owner & Architect. Finish sheen shall be satin (to hide wear) U.N.O. Machine and surface wood flooring smooth, using (progressively finer) coarse, medium, and fine sandpaper.

- Installation shall be in accordance with The Wood Flooring Manufacturer's Association (NOFMA) recommendations. A summary of Basic Rules of installation is as follows:
- The building should be closed in with windows and doors in place.
 - All concrete, masonry, sheetrock and framing, etc. should be thoroughly dry before flooring is delivered. The average moisture content of framing members and subflooring should be below 12-14%.
 - In warm months the building must be well ventilated.
 - During winter months heating should be maintained near occupancy levels at least 5 days before the flooring is delivered and until sanding and finishing are complete.
 - Relative humidity at the jobsite should be maintained consistently within the range of 30-50%.
 - When job site conditions are satisfactory, have the flooring delivered and broken into small lots and stored in the rooms where it is to be installed.
 - Allow 4 to 5 days or more, for the flooring material to become acclimated to job site conditions. Flooring should be installed over a layer of #15 building felt U.N.O. and lapped 4-6 inches. When installing over a crawlspace, felt joints should be sealed with mastic.
 - Finish floor boards should be installed perpendicular to framing members U.N.O.
 - The subfloor must be sound and tight to yield a squeak-free installation.

- 9.3.3 Tile and Grout: Owner to supply, Contractor to install tile floors, walls, and tub/shower surrounds in the following locations:
- Kitchen backsplash (see interior elevations)
 - Kitchen floor: central inset panel.
 - Hall bath floor and base, tub surround (up to ceiling)
- Review tile layout, spacing, and grout joint widths w/ Owner or Architect prior to proceeding with installation. Follow manufacturer's recommendations for installation and curing, and in accordance with the Tile Council of North America (TCNA) Handbook. Alternative setting beds to those noted below shall be reviewed with Architect for approval prior to installation.
- Ceramic Tile Floors: All tiled floors shall include a tile base up from the floor, UNO. Provide a marble threshold in doorways.
 - Tile Walls and Tub/Shower Surrounds: Tile to be selected by Owner. General Contractor to provide and install. Tile surrounds at showers and tubs shall extend to ceilings U.N.O. Tile setter shall coordinate alignment, width and height of niches, openings and ledges with tile proportions and grout joints.

DIVISION 10: SPECIALTIES

- 10.1 Bathroom accessories: Owner shall provide all bathroom accessories including hung mirrors, medicine cabinets, curtain rods, towel bars, toilet paper holders, hooks, etc. Contractor shall install. Coordinate and install blocking for all wall hung accessories.
- 10.2 Glass shower enclosure: NA
- 10.3 Closets interiors: Provide 3/4" thick (actual) plastic laminate shelves with perimeter wood 1x3 cleats and intermediate shelf supports as necessary for span. Coordinate layout with Owner and as noted below.
- Clothes closets: Provide with chrome rod @60" AFF. (with intermediate bracket supports max. 32" o.c.), one 12" deep shelf @ 63" AFF and second shelf @ 78" AFF. Provide additional shelves as ceiling height permits.
 - Linen/pantry closets: Provide 16" deep shelving (or shallower as necessitated by closet depth) at 14" increments vertically, or as shown.
 - Master bedroom closet shelving and rod provided and installed by Owner.
- 10.4 Soffit Vent: Provide continuous 1-1/2" aluminum vent. See Drawings for locations and installation.
- 10.5 Ridge Vent: Contractor shall provide SHINGLEVENT II, by Air Vent, polyethylene, approximately 1 in thick, black. Source: Air Vent Inc.; Peoria Heights, IL, 1.800.AIR-VENT; or approved equivalent. Installation: Continuously on roof ridges, as shown on drawings and in accordance with manufacturers recommendations. Provide baffles between air permeable insulation and roof deck as required to maintain airflow from soffit vent to ridge. Ridge vents shall not be provided at conditioned attics.
- 10.6 Access Panels: Provide paint grade, hinged, metal access panels to all concealed mechanical, plumbing and electrical devices to include (but not limited to) dampers, valves, shut-offs, disconnects, transformers, etc.

DIVISION 11: EQUIPMENT

- 11.1 Kitchen
- 11.1.1 Cabinets, Hardware and Shelving: Owner to supply, Contractor to install. Submit shop drawings to the Architect for review/coordination. Cabinet(s) shall be 24" deep U.N.O.
- 11.1.2 Countertops: Owner to provide.
- 11.1.3 Appliances: Owner to supply, Contractor to install.
- Slide-in refrigerator with icemaker/dispenser. Provide connection for icemaker
 - Induction cooktop
 - Exhaust hood and blower. Duct to exterior
 - Dishwasher
 - Disposal
- 11.2 Laundry closet
- 11.2.1 Appliances: Owner to provide, Contractor to install. Provide overflow pan and drain at washing machine. Use braided stainless steel supply hoses.
- 11.3 Bathroom vanity
- 11.3.1 Hall bathroom vanity and top: Owner to provide, Contractor to install.
- 11.4 Other cabinetry/built-ins
- 11.4.1 Kitchen cubbies & desk: Owner to provide, Contractor to install.
- 11.5 Porch heater: Owner to provide, Contractor to install.

DIVISION 15: PLUMBING / MECHANICAL (See Sheet MP-100)

DIVISION 16: ELECTRICAL (See Sheet E-100)

BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

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LICENSE #: _____ EXPIRATION DATE: _____

7882-A 5-21-2025

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HOPKINS-SMITH ADDITION
 51 Walnut Ave, Takoma Park, MD 20912
 Project # 2361
 1 JULY 2024 - PERMIT SET



REVIEWED
By Dan.Bruechert at 5:16 pm, Jul 03, 2024

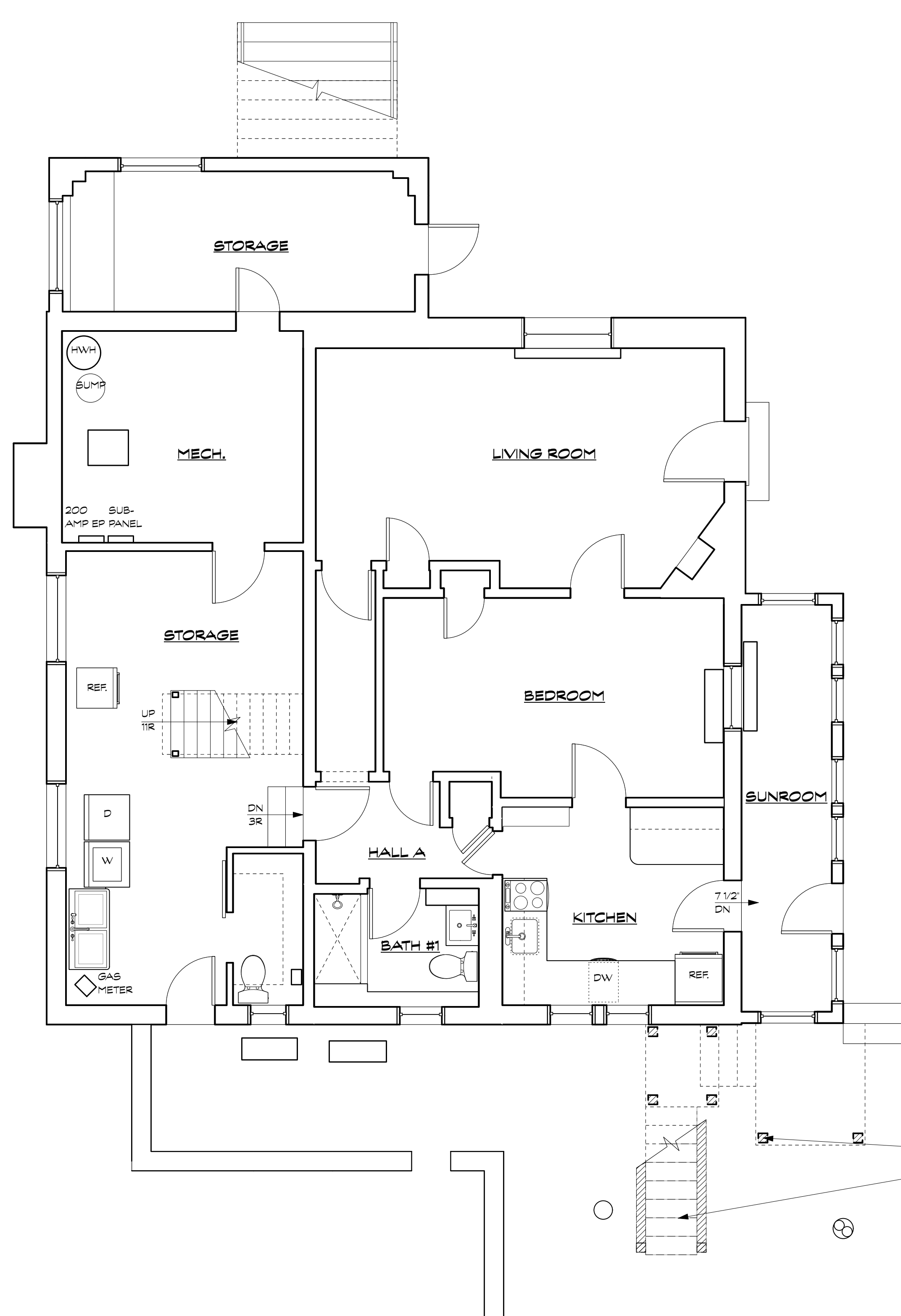
SPECIFICATIONS
SP100

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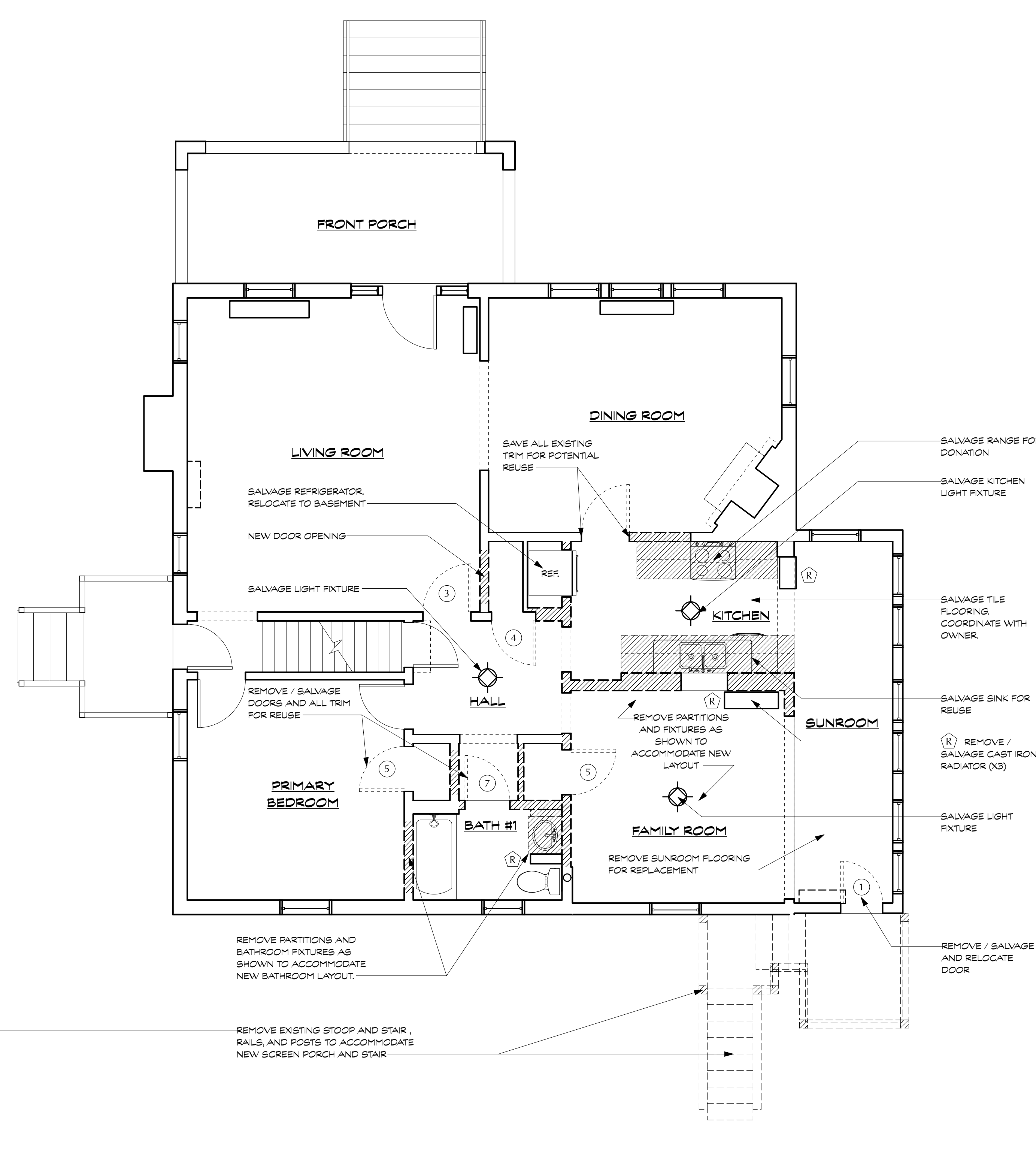


1 BASEMENT DEMOLITION PLAN
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 5:16 pm, Jul 03, 2024

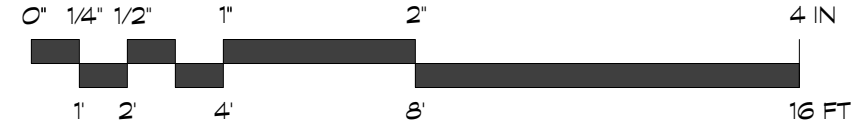
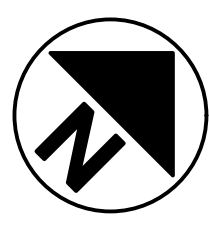


2 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- ▬ NEW WOOD FRAMED WALLS AND PARTITIONS
- - - NEW LOW WALLS
- ▒ NEW CMU WALLS

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
 - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



HOPKINS-SMITH ADDITION
51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

DEMOLITION PLANS
D100

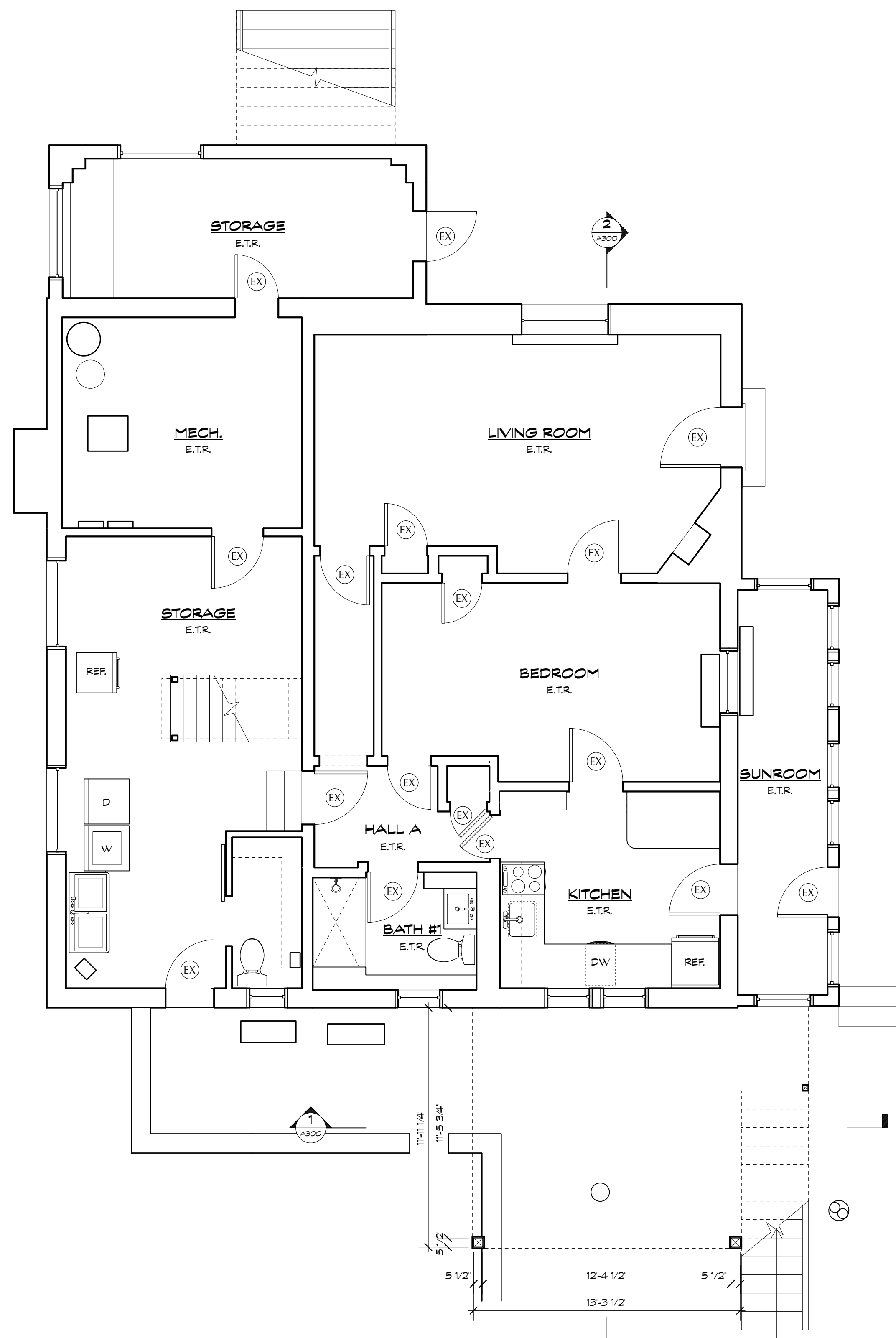
1 JULY 2024 - PERMIT SET

DATE	ISSUE - REMARKS

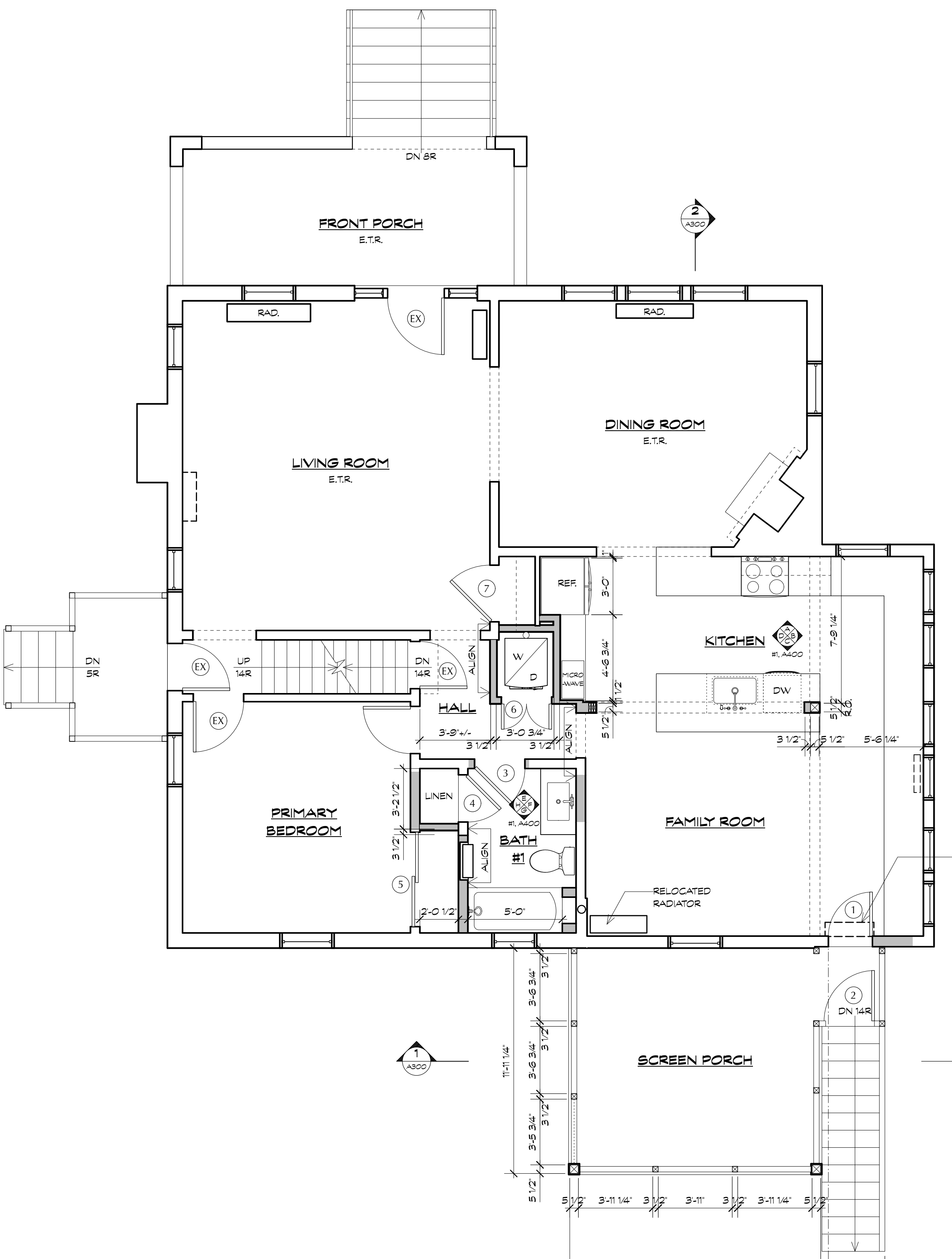
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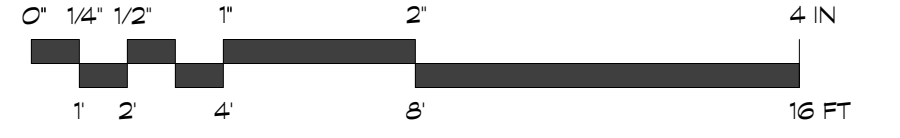


1 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"



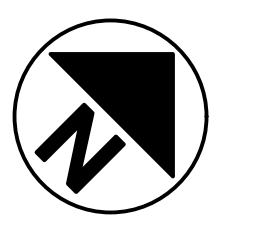
2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

NO.	LOCATION	SIZE	THICKNESS	MATERIAL	DR	FR	TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS	NO.
1	SCREEN PORCH INNER	2'-4" X 8'-0"	1-3/4"	WD	PULL LITE	WD	SCREEN	SINGLE	SWING	LOCKSET & DEADBOLT	BALANCE	1
2	SCREEN PORCH OUTER	2'-8" X 8'-0"	1-3/8"	WD / SCREEN	WD	SCREEN	SINGLE	SWING	SPRING HINGE & PULL	BALANCE	BALANCE	2
3	BATH #1	2'-8" X 6'-0"	1-3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRONGY	BALANCE	BALANCE	3
4	LINEN	2'-8" X 8'-0"	1-3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE	BALANCE	BALANCE	4
5	PRIMARY CLOSET	8'-0" X 6'-0"	1-3/8"	WD	WD	TWO-PANEL	PAIR	SLUNG	TRACK & FINGER PULLS	BALANCE	BALANCE	5
6	LAUNDRY CLOSET	2'-8" X 6'-0"	1-3/8"	WD	WD	COVER	PAIR	SWING	CLOTHES PULLS & MAGNETIC CATCH	BALANCE	BALANCE	6
7	LIVING ROOM CLOSET	2'-8" X 6'-0"	1-3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE	BALANCE	BALANCE	7



APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 5:17 pm, Jul 03, 2024



WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
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GENERAL NOTES:
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O.)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O.)

HOPKINS-SMITH ADDITION
51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

PROPOSED BASEMENT & FIRST FLOOR PLANS
A100

1 JULY 2024 - PERMIT SET

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LICENSE #: 7882-A EXPIRATION DATE: 5-21-2025

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1 EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"



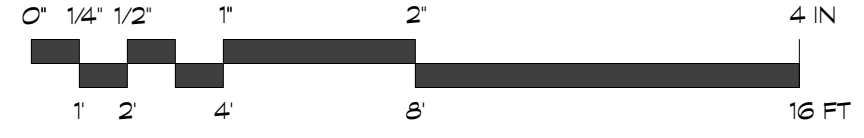
2 EXISTING SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

Dan Bruechert

REVIEWED
By Dan.Bruechert at 5:17 pm, Jul 03, 2024

HOPKINS-SMITH ADDITION

51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

1 JULY 2024 - PERMIT SET

EXISTING &
PROPOSED
ELEVATIONS
A200

DATE	ISSUE - REMARKS

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1 EXISTING REAR ELEVATION
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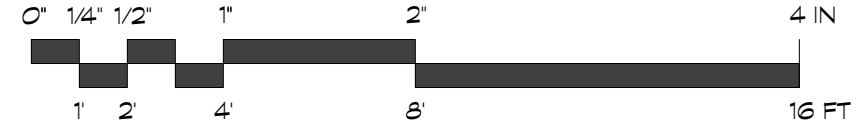


2 EXISTING SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"

4 PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
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Project # 2361

1 JULY 2024 - PERMIT SET

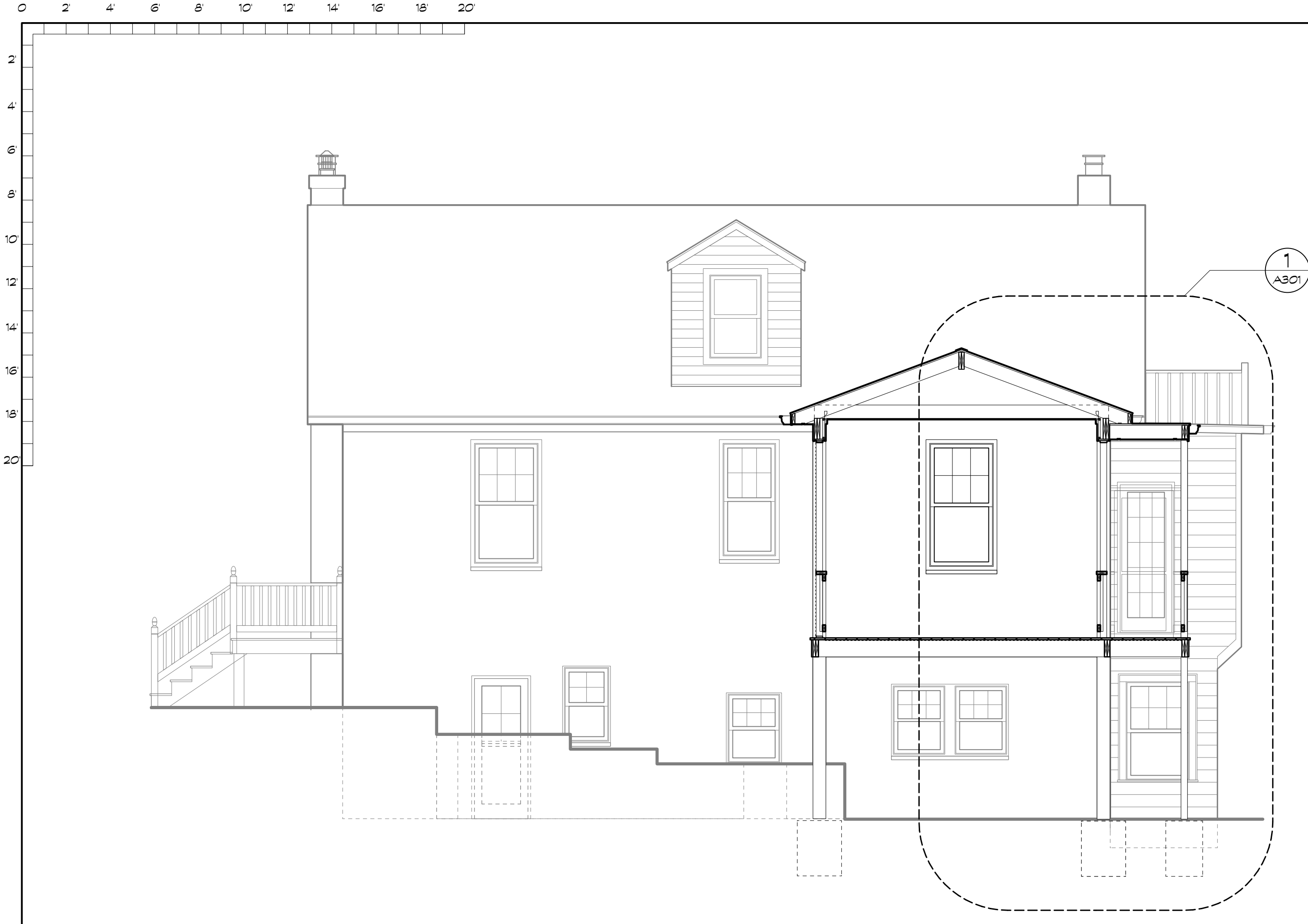
EXISTING & PROPOSED ELEVATIONS
A201

DATE	ISSUE - REMARKS

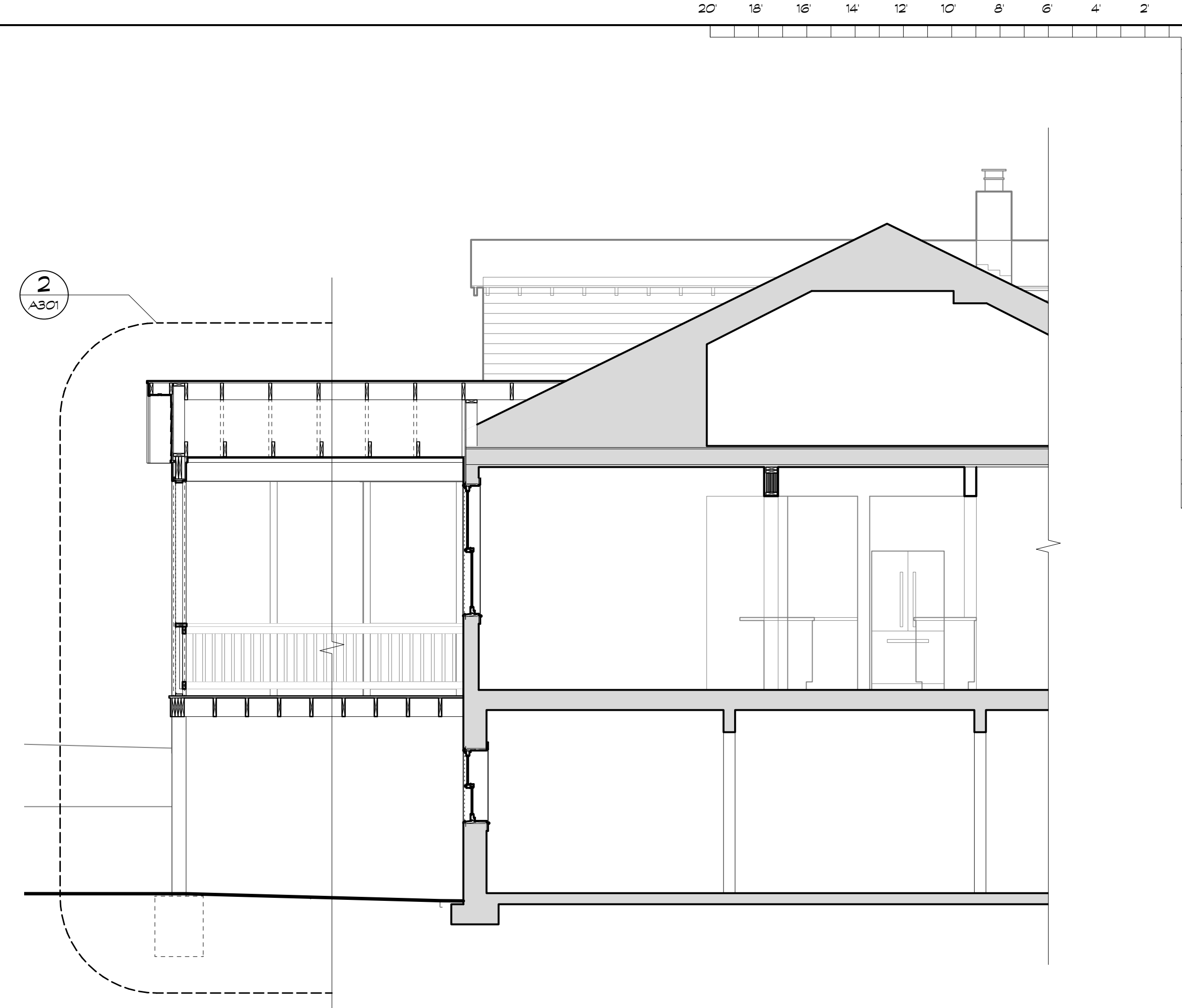
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 7682-A EXPIRATION DATE: 5-21-2025

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1 PORCH SECTION
Scale: 1/4" = 1'-0"



2 BUILDING SECTION
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Robert A. Votaw

REVIEWED
By Dan.Bruechert at 5:17 pm, Jul 03, 2024

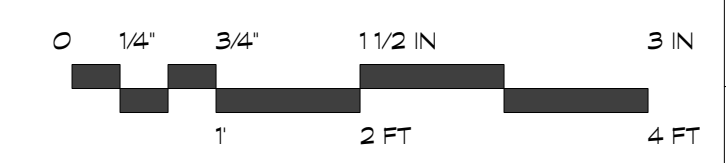
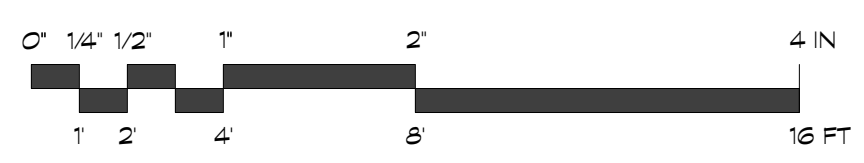
HOPKINS-SMITH ADDITION

51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

1 JULY 2024 - PERMIT SET

BUILDING AND WALL SECTIONS

A300



DATE	ISSUE - REMARKS

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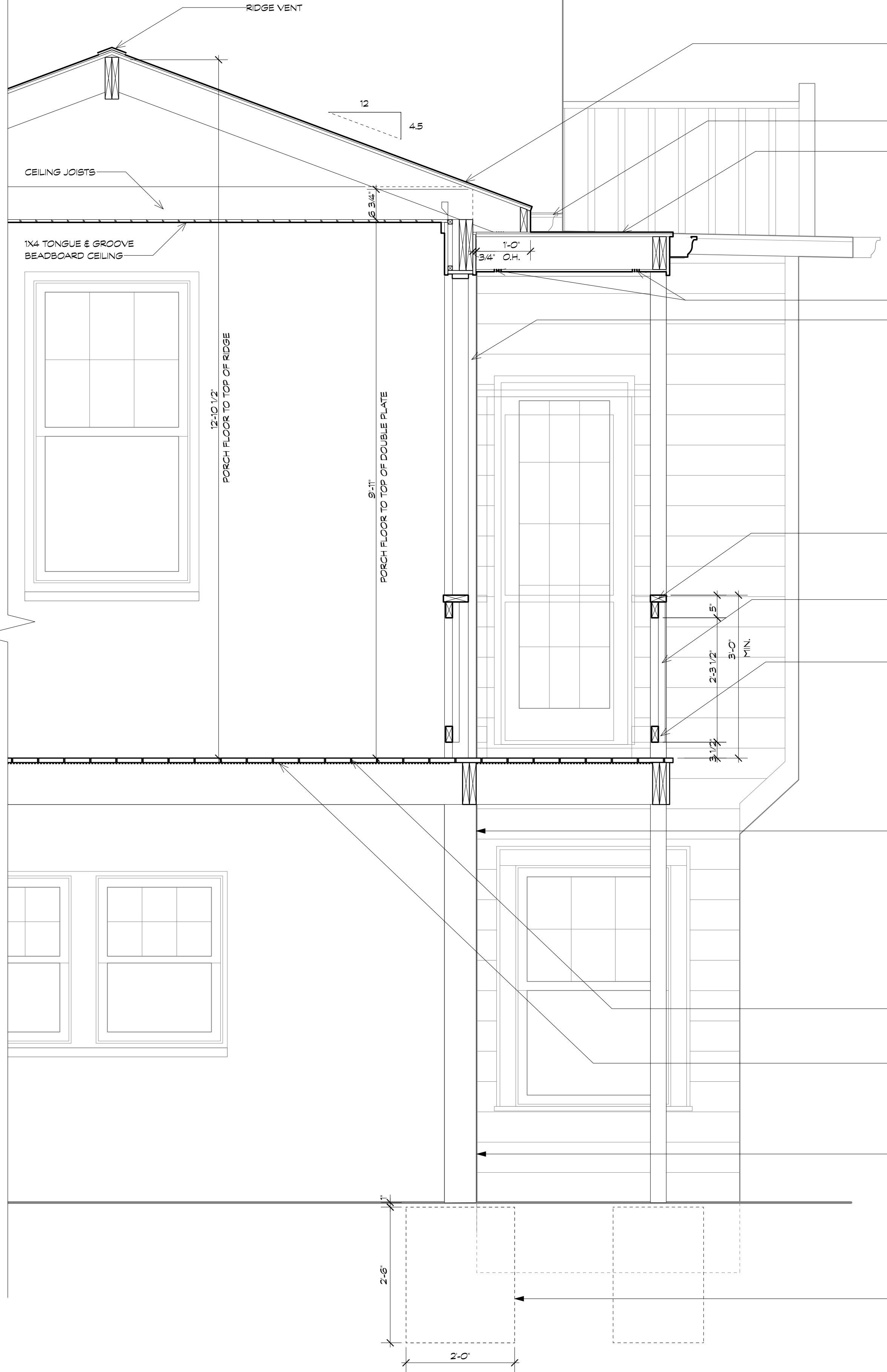
HOPKINS-SMITH ADDITION

51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

1 JULY 2024 - PERMIT SET

PORCH SECTIONS

A301



TYPICAL PORCH ROOF CONSTRUCTION
PROVIDE FIBERGLASS COMPOSITION ROOF SHINGLES OVER UNDERLAYMENT OVER 5/8 INCH THICK PLYWOOD SHEATHING OVER ROOF FRAMING (SEE STRUCTURAL).

ALUMINUM GUTTER SECURED TO FASCIA BOARD

EPDM MEMBRANE ROOFING AT LOW SLOPE ROOF SURFACE

1X FASCIA OVER 2X6 BLOCKING

SOFFIT VENT

1X4 SUBRAKE

5/4X6 BORAL SCREEN SUPPORT AT GABLE PERIMETER

SOFFIT VENT

SNAPP SCREEN RETENTION SYSTEM AT SCREEN PERIMETER

5/4X4 BORAL SCREEN SUPPORTS ABOVE AND BELOW BORAL WRAPPED BEAM.

CEDAR 4X4 INTERMEDIATE POSTS

PAINTED CONTINUOUS 2X6 CEDAR CAP RAIL CENTERED ON 7 INCH COLUMNS.

2X6 CEDAR CAP RAIL OVER (2X4 AT STAIR) WOOD RAIL SYSTEM IN ACCORDANCE WITH MONTGOMERY COUNTY RESIDENTIAL TYPICAL DECK DETAILS.

2X2 PICKETS (TYPICAL). ATTACH PICKETS AT TOP AND BOTTOM WITH (1) #8 WOOD SCREW OR (2) #8 THREADED NAILS.

PAINTED 2X4 CEDAR TOP AND BOTTOM RAIL. ATTACH TO GUARD POST WITH (2) #8 THREADED NAILS OR (2) #8 WOOD SCREWS. USE 2 1/2" LONG ON INSIDE FACE.

7 INCH SQUARE CORNER COLUMNS. BEAM WRAP SHALL BE FLUSH WITH COLUMN WRAP.

5/4X6 DECKING PLANKS OVER RT. 2X JOISTS SEE STRUCTURAL DRAWINGS.

INSTALL INSECT SCREEN UNDER GAPPED FLOOR PLANKS

RT. 6X6 POSTS WRAPPED / CLAD WITH 1X BORAL TRIM (7 FINISH DIMENSION)

CONCRETE PIER FOOTING. SEE STRUCTURAL DRAWINGS.

OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE

1 PORCH SECTION
Scale: 3/4" = 1'-0"

2 PORCH SECTION
Scale: 3/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission



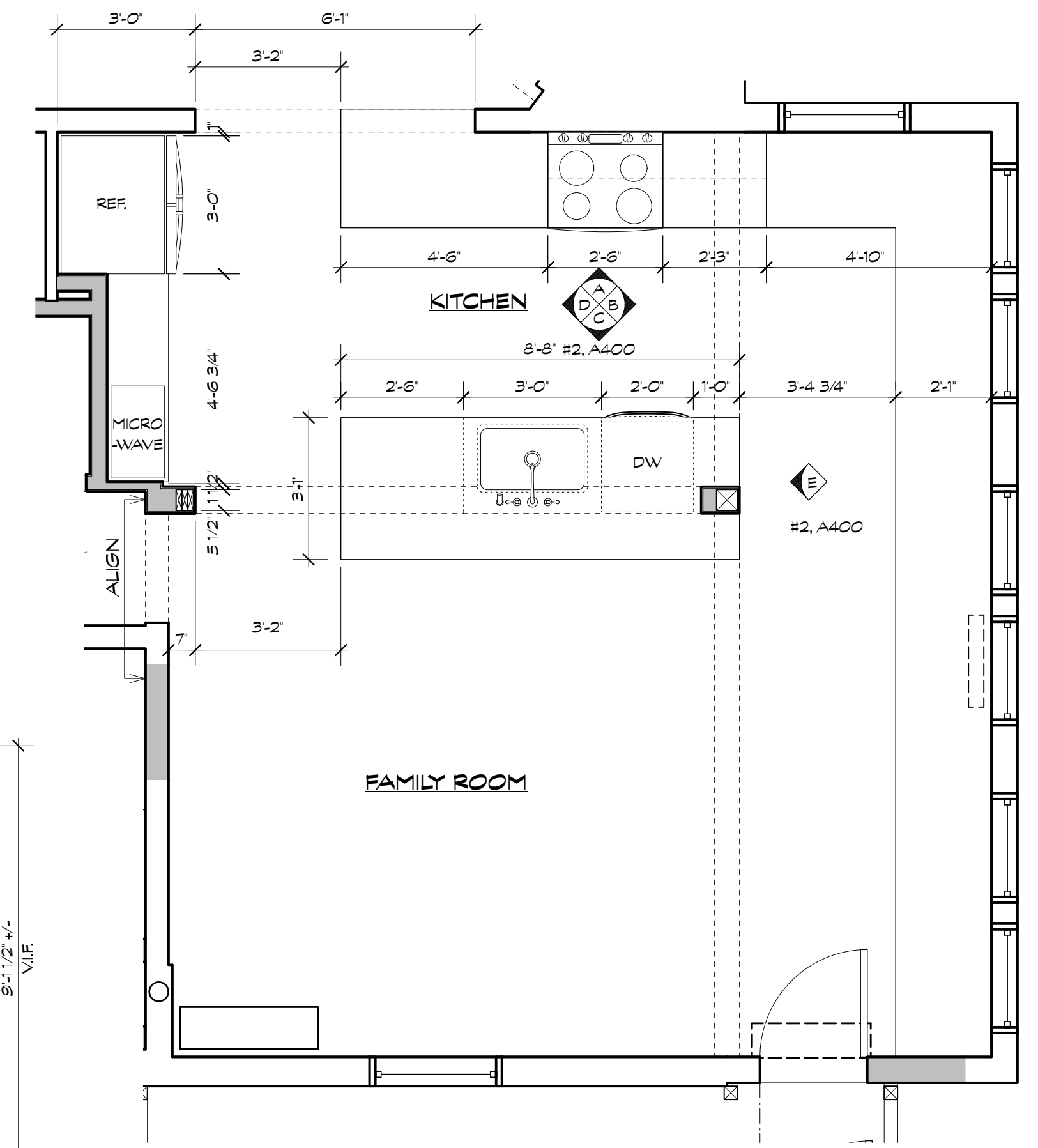
REVIEWED
By Dan.Bruechert at 5:17 pm, Jul 03, 2024

DATE	ISSUE - REMARKS

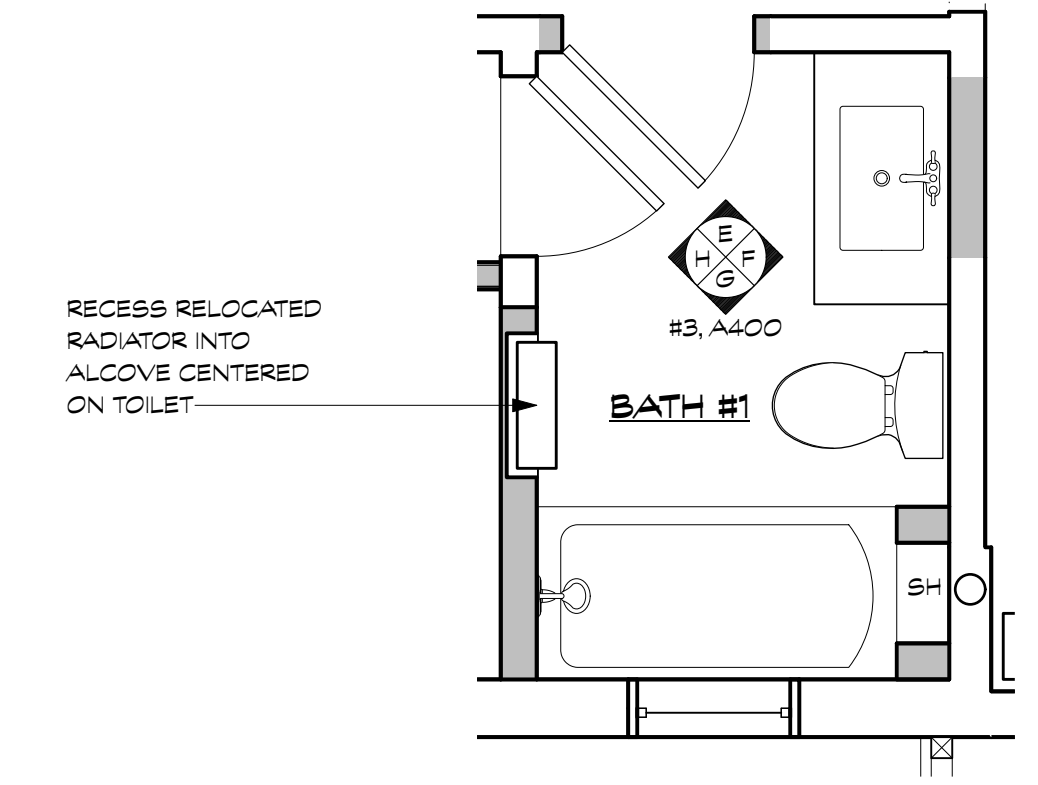
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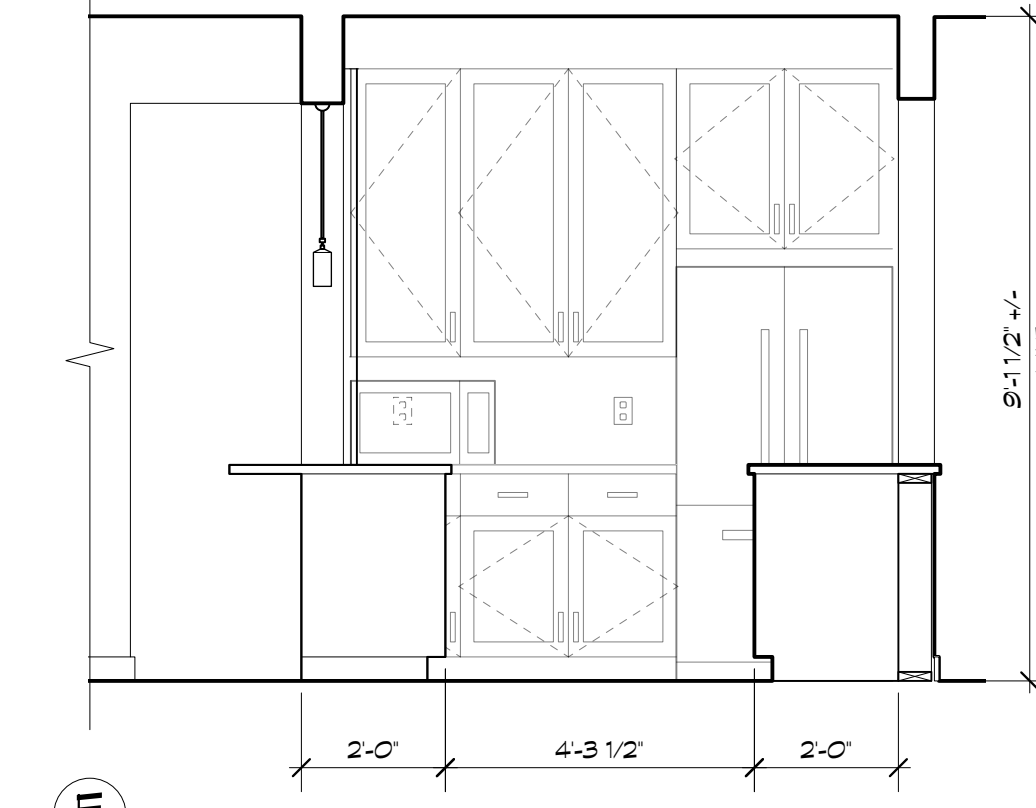
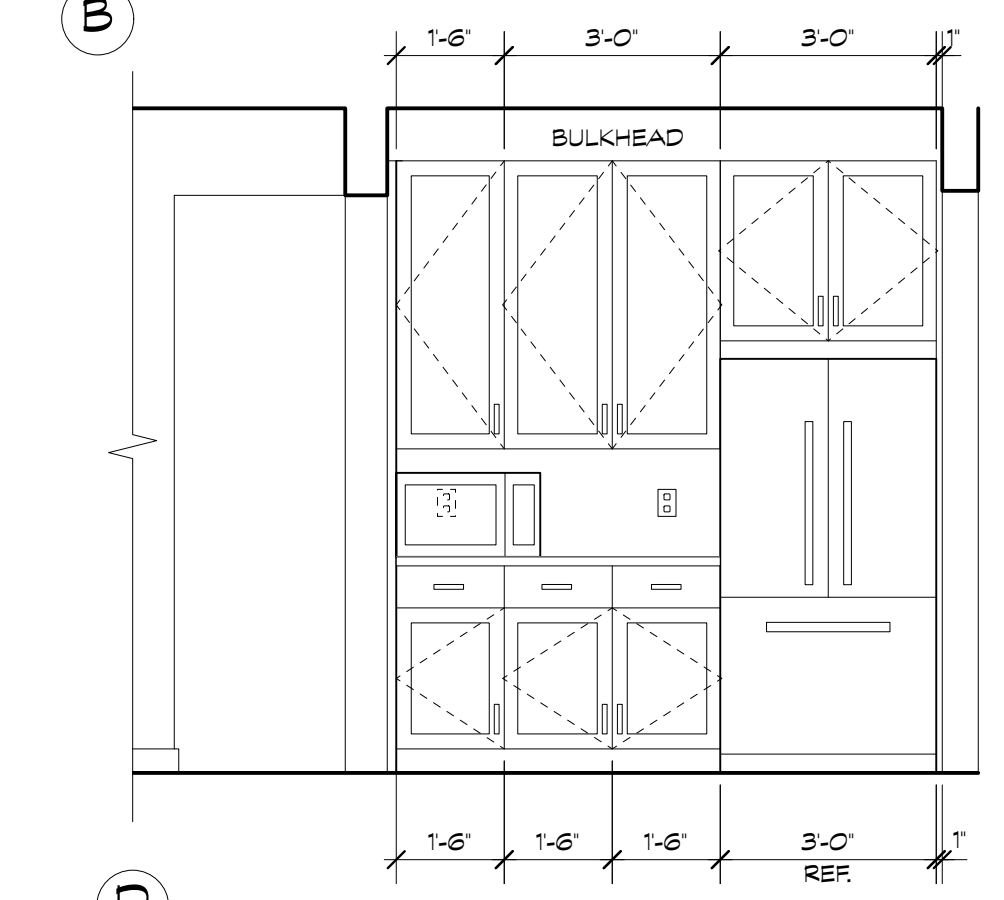
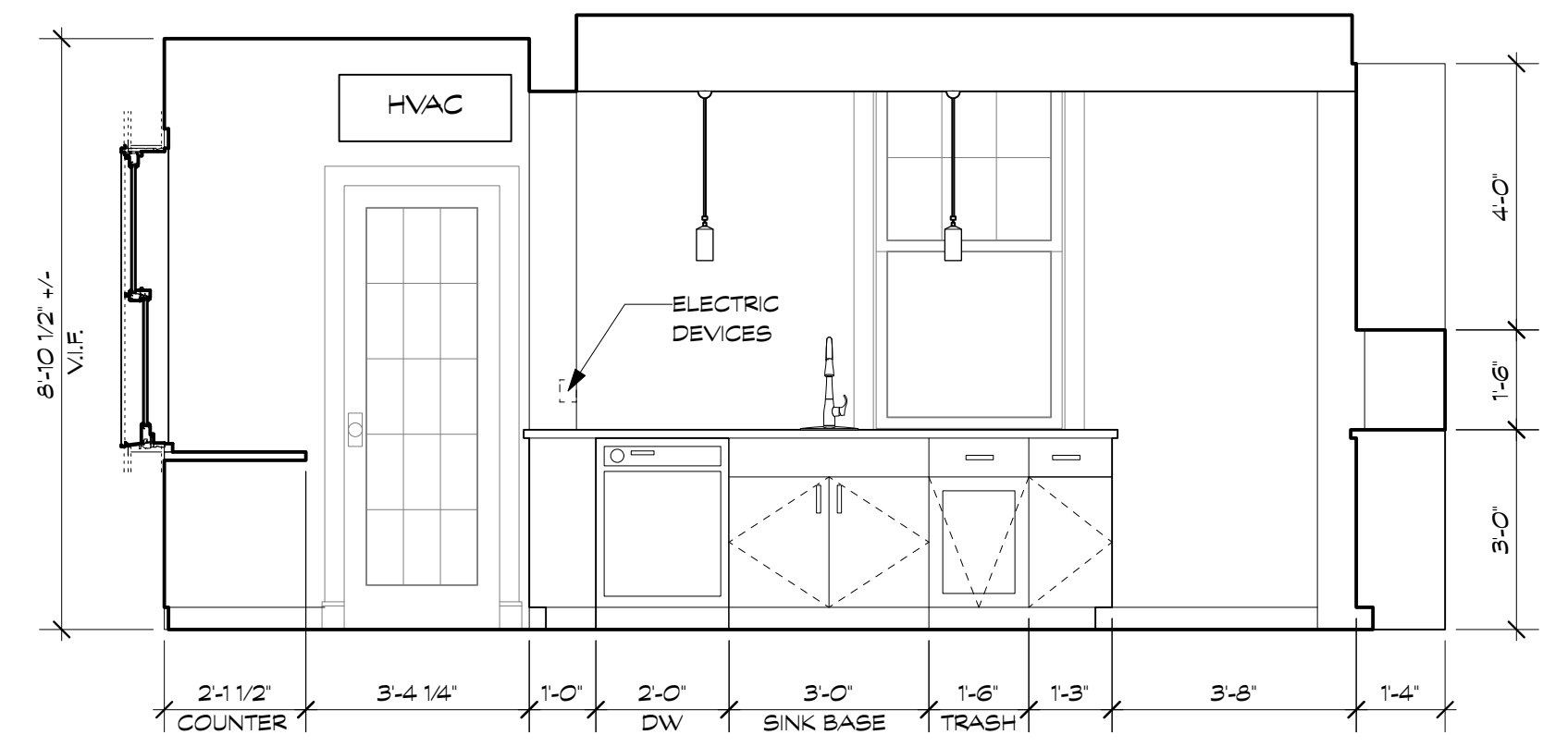
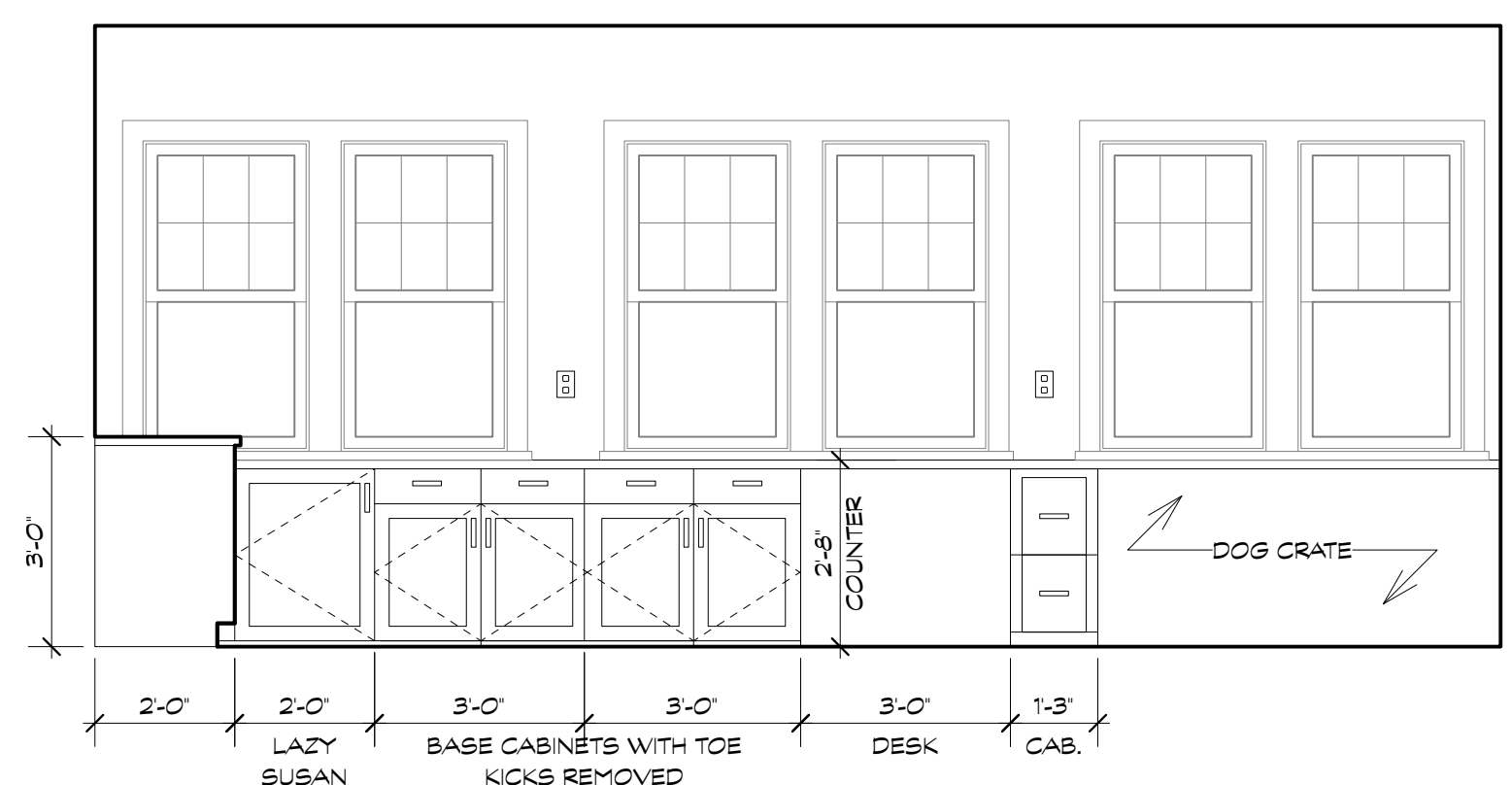
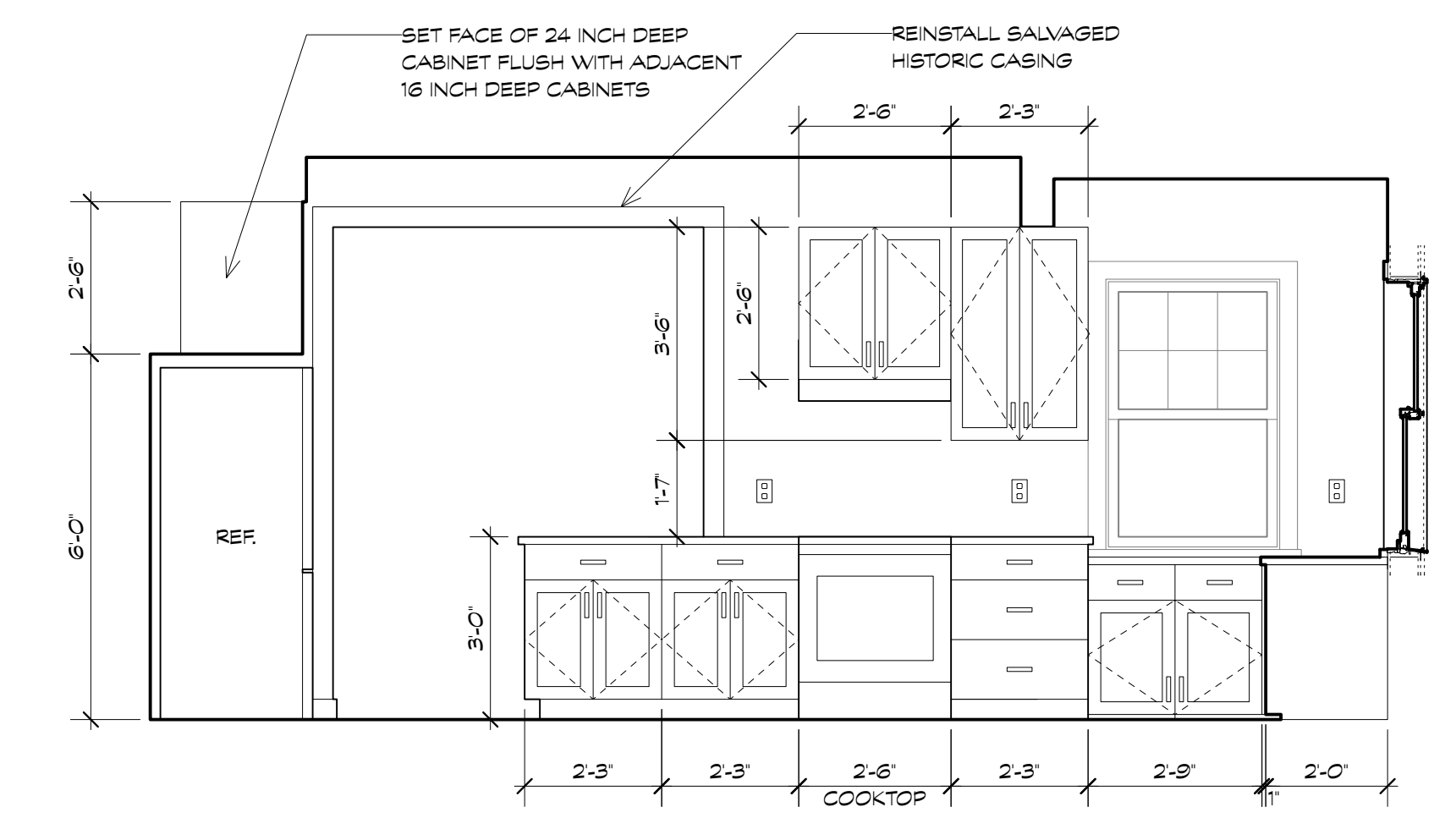
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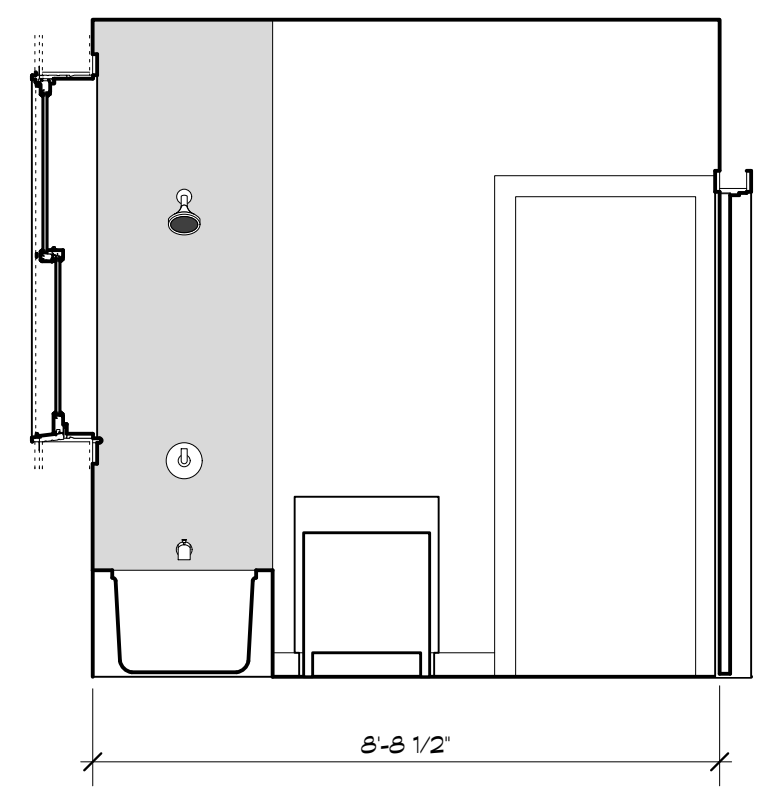
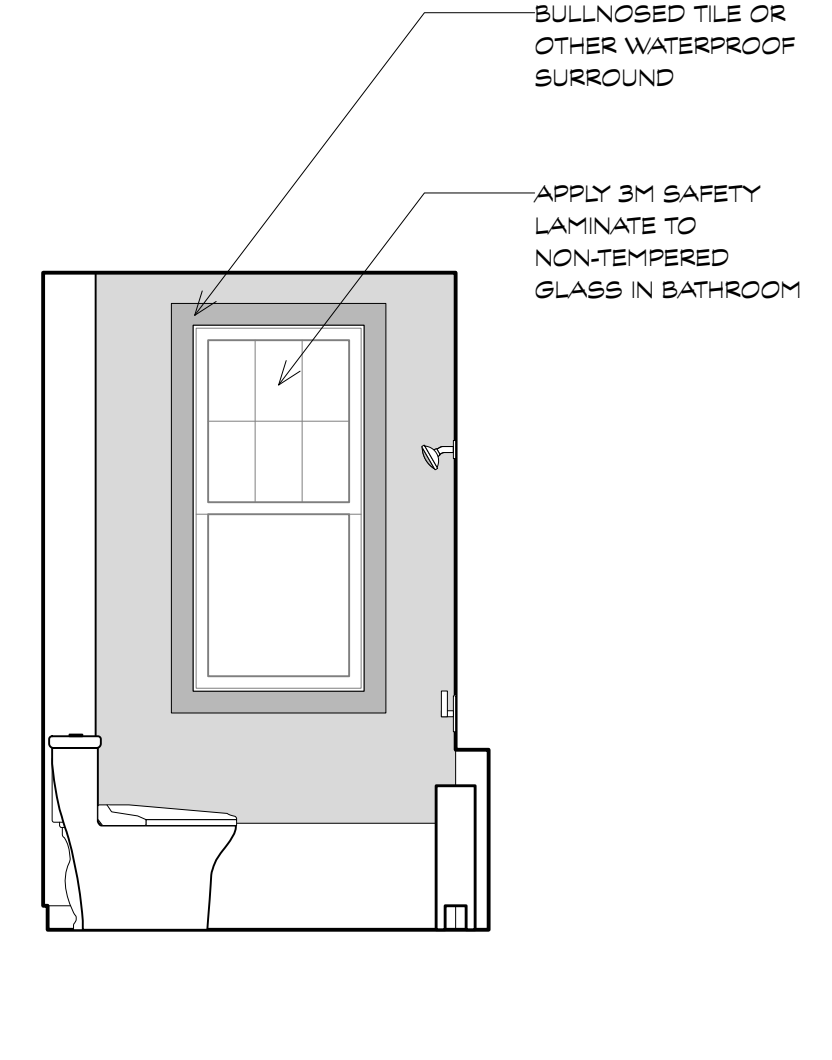
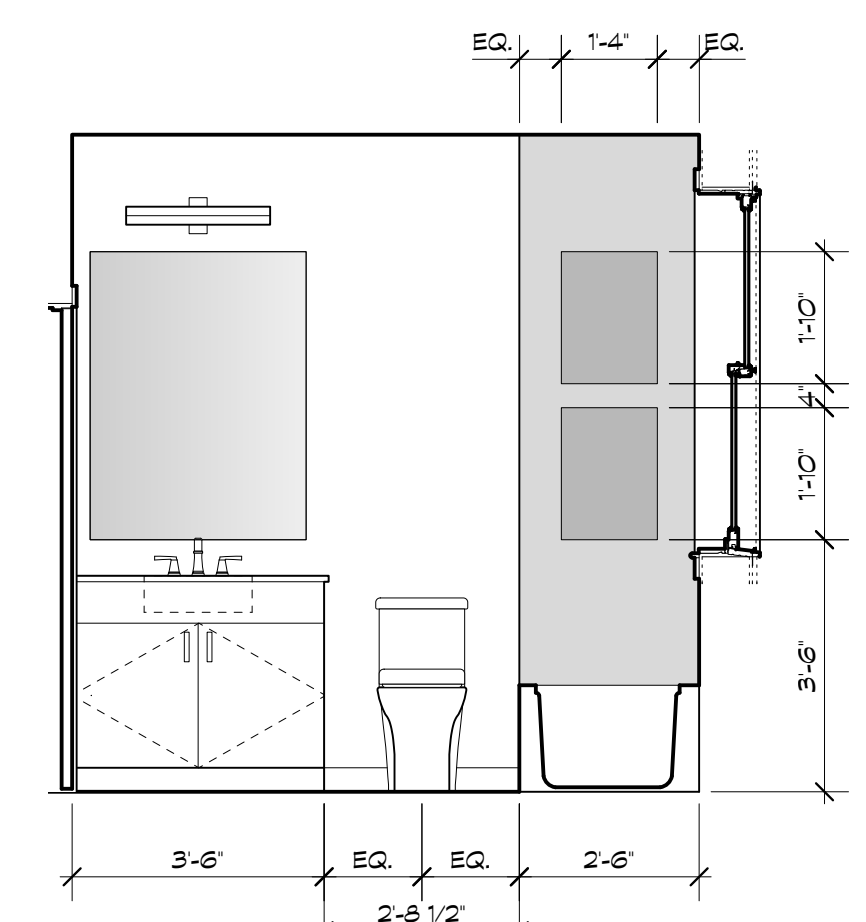
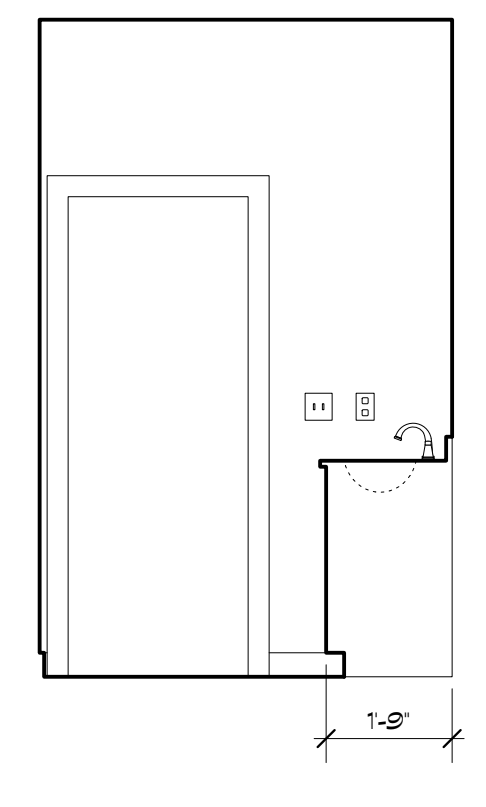
2 ENLARGED KITCHEN PLAN (PLAN DIMENSIONS ARE TO ROUGH FRAMING)
Scale: 3/8" = 1'-0"



4 ENLARGED HALL BATH PLAN (PLAN DIMENSIONS ARE TO ROUGH FRAMING)
Scale: 3/8" = 1'-0"



1 KITCHEN INTERIOR ELEVATIONS (DIMENSIONS ARE TO FINISHES)
Scale: 3/8" = 1'-0"



3 BATH #1 ELEVATIONS (DIMENSIONS ARE TO FINISHES)
Scale: 3/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 5:17 pm, Jul 03, 2024

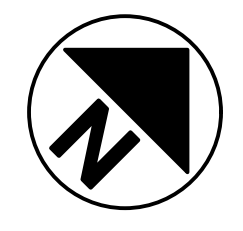
HOPKINS-SMITH ADDITION

51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

1 JULY 2024 - PERMIT SET

INTERIOR ELEVATIONS

A400

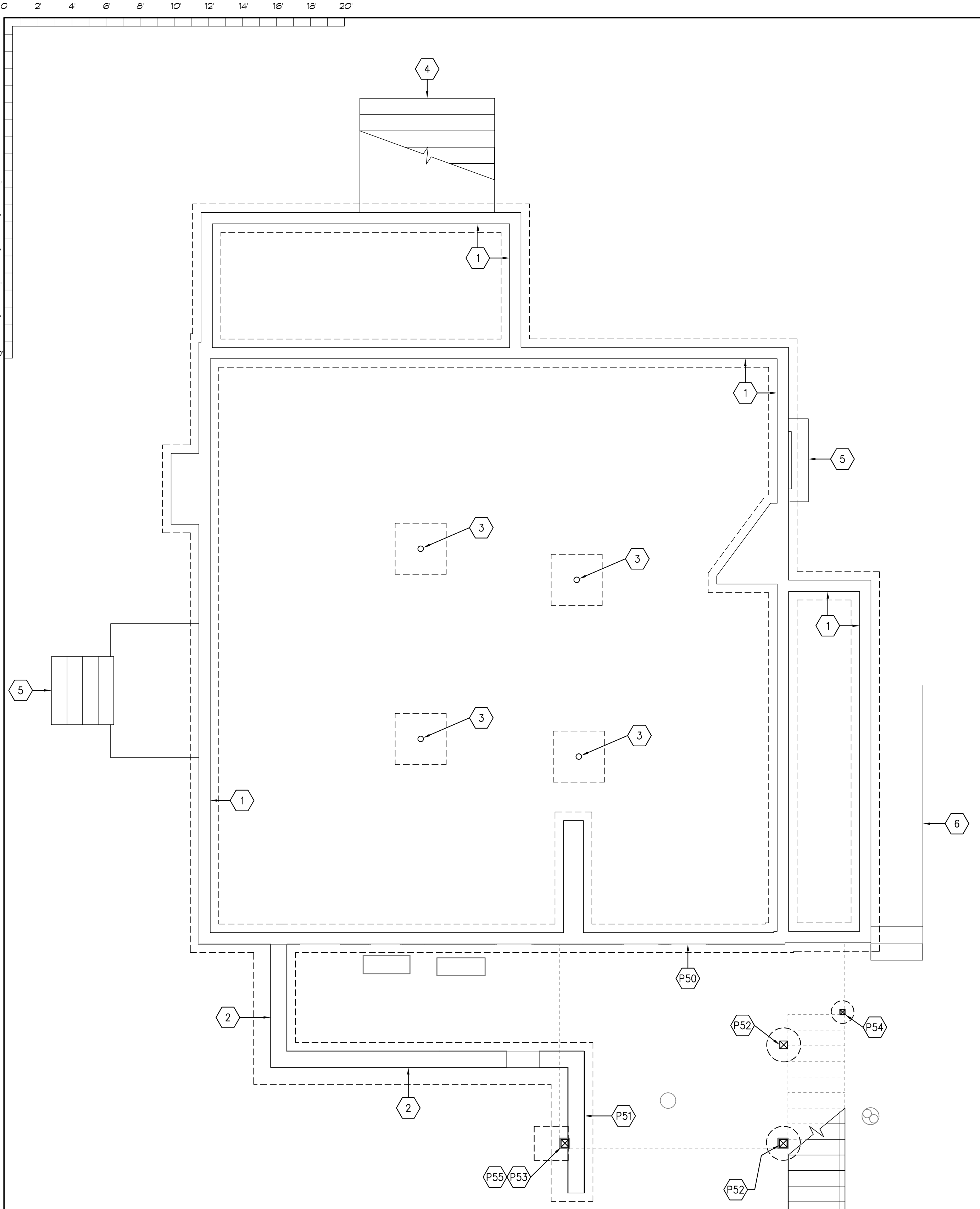


DATE	ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

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1 FOUNDATION PLAN

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

- 1 EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY $\frac{1}{8}$ " OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- 2 EXISTING RETAINING WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BE LEANING OVER BY $\frac{1}{8}$ " OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- 3 EXISTING COLUMN AND FOOTING.
- 4 EXISTING STAIR ABOVE UNCHANGED.
- 5 EXISTING SIDE STOOP AND STAIRS ABOVE UNCHANGED.
- 6 EXISTING STAIR AND WALK UNCHANGED.
- P50 EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY $\frac{1}{8}$ " OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- P51 EXISTING RETAINING WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BE LEANING OVER BY $\frac{1}{8}$ " OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- P52 PT6X6 POST UP ON A 24"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- P53 PT6X6 POST UP ON A 24"X24" SQUARE FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- P54 PT4X4 POST UP ON A 16"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
- P55 THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE ADJACENT WALL FOOTING. PLACE THE NEW FOOTING ON TOP OF NEXT TO THE EXISTING FOOTING.
- P56 PLACE THE STAIRS ON A 16" WIDE BY 30" DEEP FOOTING REINFORCED WITH (1) #4 BAR. SEE THE TYPICAL DETAIL FOR THE CONNECTION BETWEEN THE STRINGERS AND THE FOOTING.

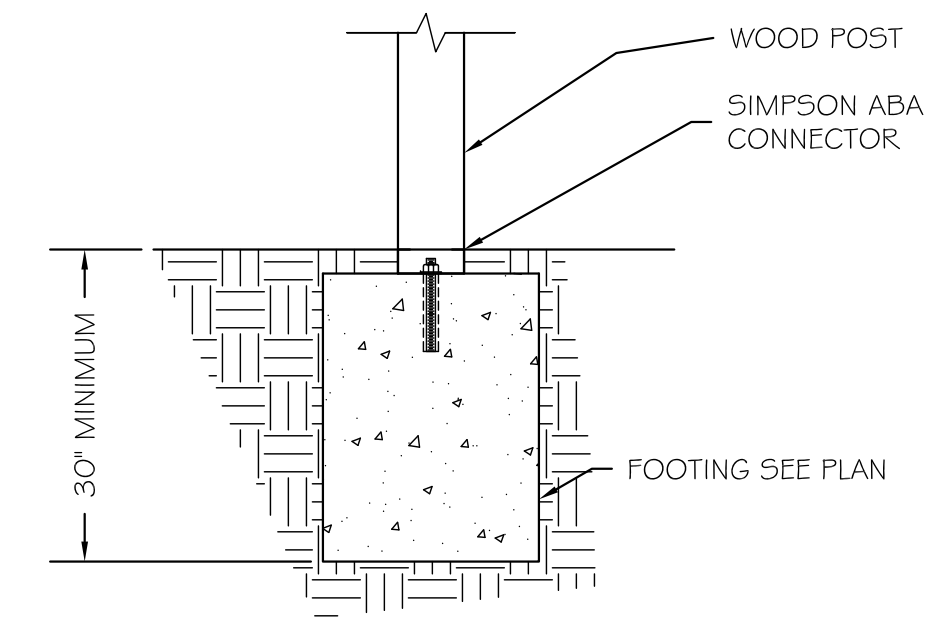
FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF $\frac{1}{2}$ "Ø BOLTS AT 16" O.C. STAGGERED.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
7. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
9. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
10. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
11. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
12. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
13. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
14. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
15. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
16. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
20. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC.
21. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.

APPROVED
Montgomery County
Historic Preservation Commission

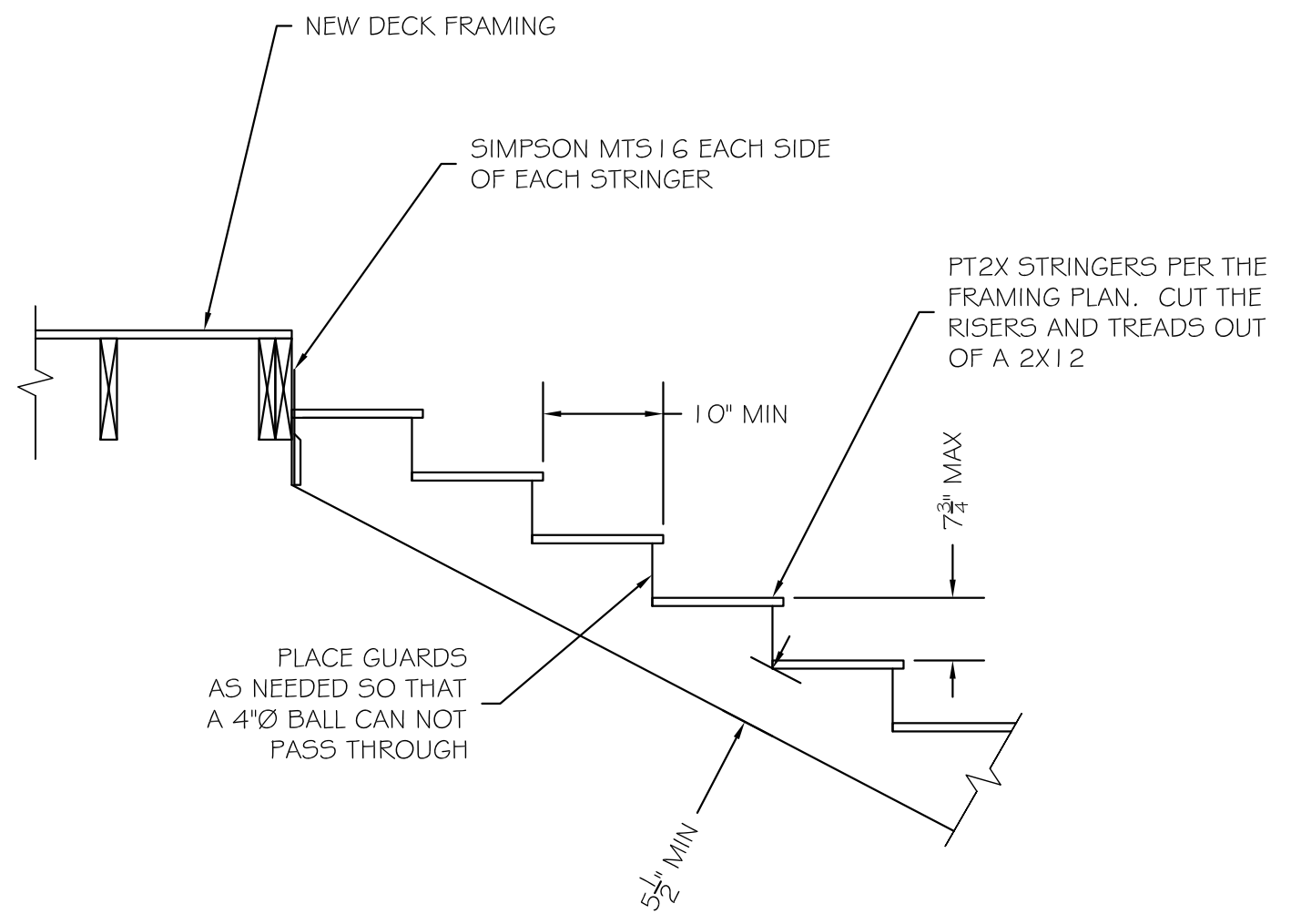
Robert A. Porter

REVIEWED
By Dan.Bruechert at 5:17 pm, Jul 03, 2024



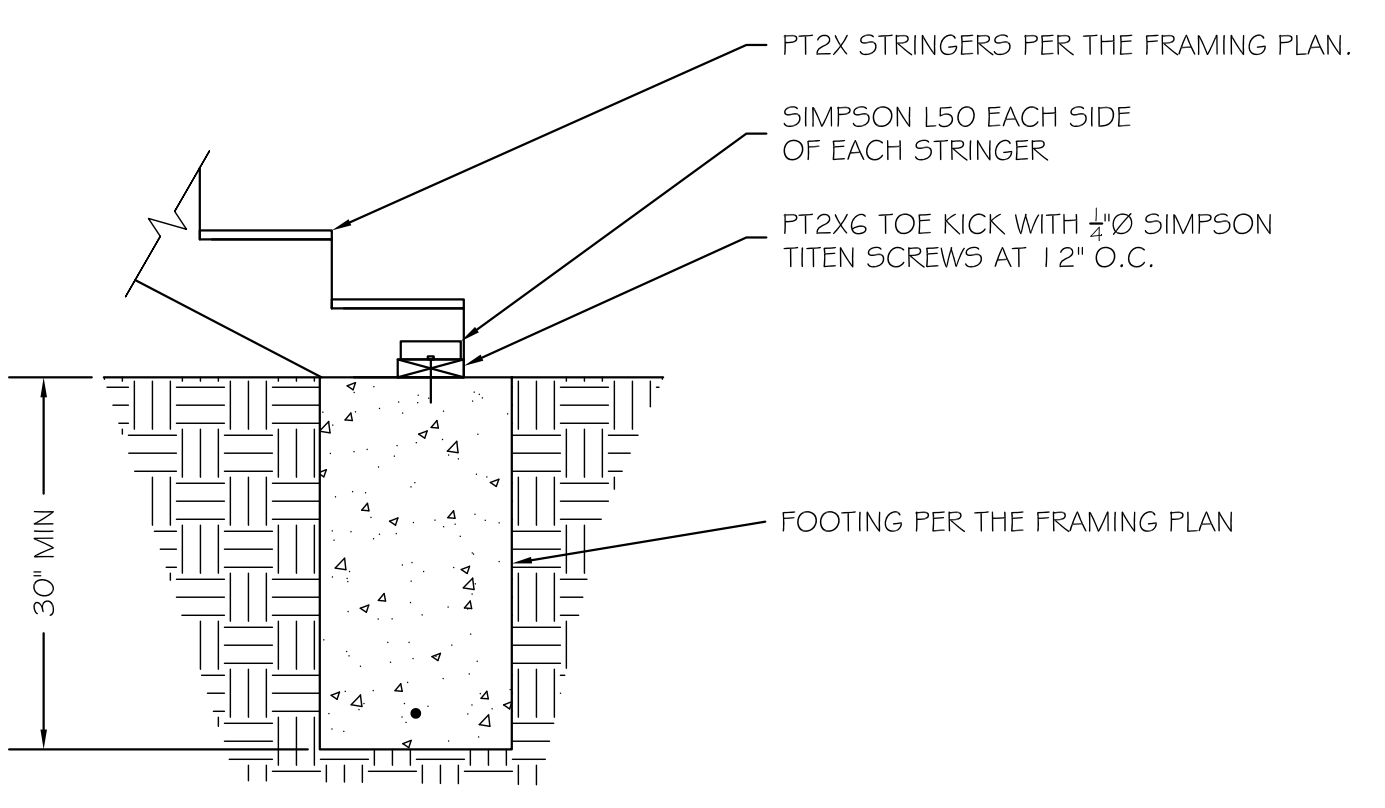
Typical Deck Post to Footing Detail

Scale: $\frac{1}{2}$ " = 1'-0"



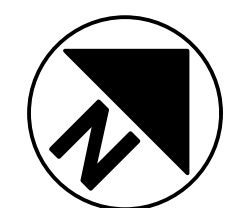
Typical Stringer Detail

Scale: NTS



Typical Stringer to Footing Detail

Scale: NTS



8555 16th St. #200
Silver Spring, MD 20910
301-585-0543
301-583-9477 (f)



HOPKINS-SMITH ADDITION

51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

1 JULY 2024 - PERMIT SET

FOUNDATION PLAN

S100

DATE	ISSUE - REMARKS

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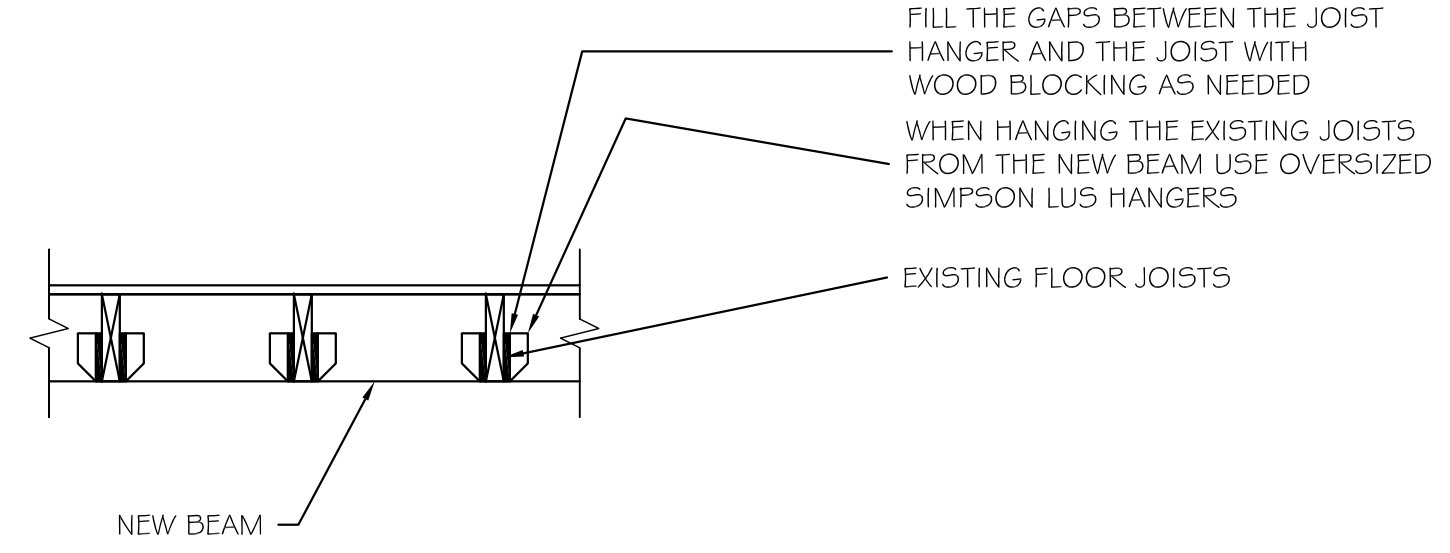
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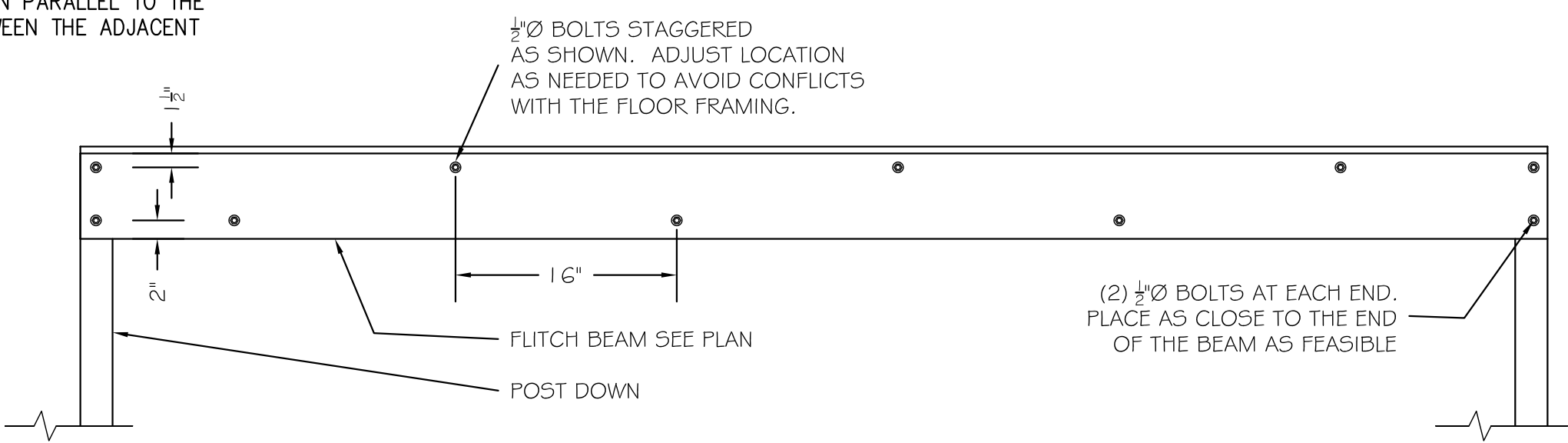
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8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
9. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
10. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
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18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
20. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
21. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.



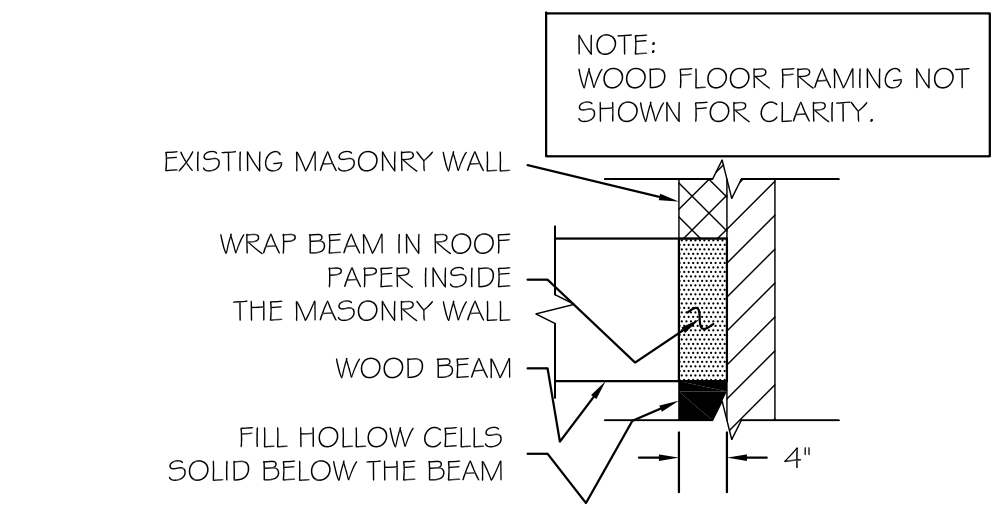
Typical Ex. Joist to New Beam Detail

Scale: 3/4" = 1'-0"



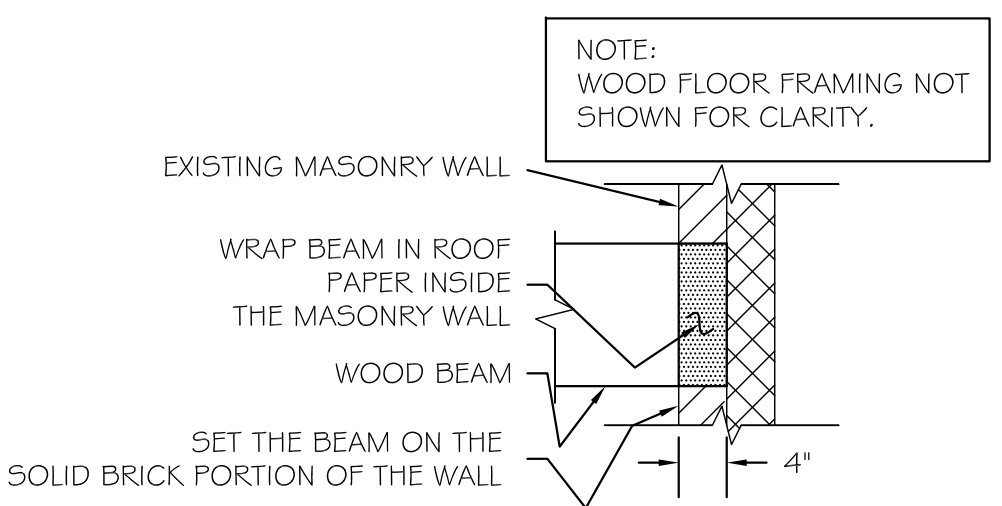
Typical Flitchbeam Framing Elevation

Scale: NOT TO SCALE



Typical Wood Beam to Masonry Wall Details

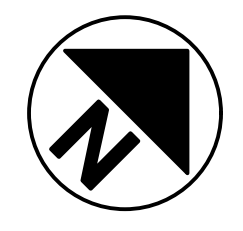
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HOPKINS-SMITH ADDITION

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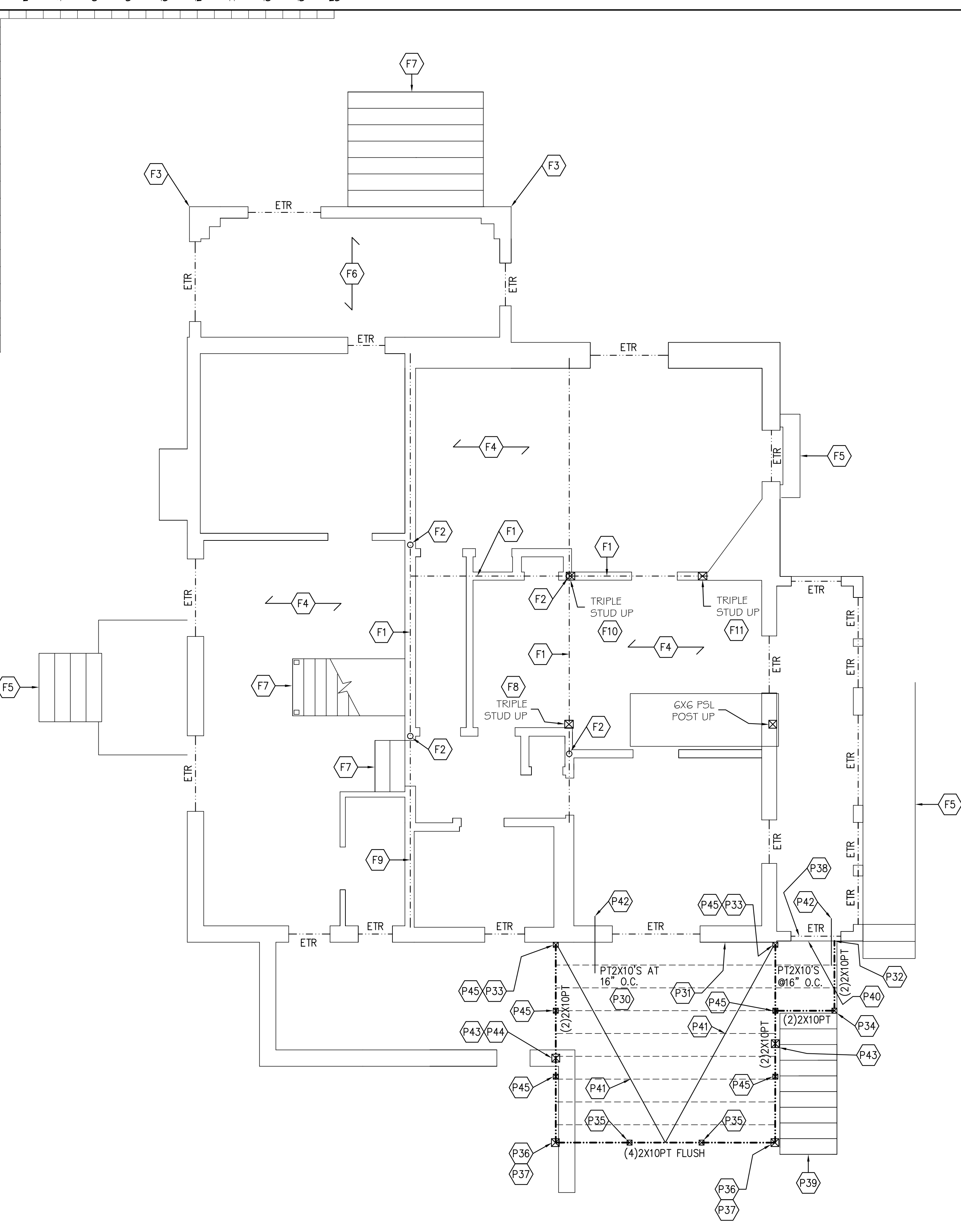
1 JULY 2024 - PERMIT SET



APAC ENGINEERING, Inc.
 8555 16th St., #200
 Silver Spring, MD 20910
 301-585-0543
 301-583-9477 (f)

FIRST FLOOR FRAMING PLAN

S101



1 FIRST FLOOR FRAMING PLAN

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

- | | |
|---|--|
| <p>(F1) EXISTING WOOD BEAM.</p> <p>(F2) EXISTING COLUMN.</p> <p>(F3) EXISTING PIER.</p> <p>(F4) EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.</p> <p>(F5) EXISTING SIDE STOOP AND STAIRS UNCHANGED.</p> <p>(F6) EXISTING FRONT PORCH FRAMING UNCHANGED.</p> <p>(F7) EXISTING STAIRS UNCHANGED.</p> <p>(F8) VERIFY THAT THE POST ALIGNS WITH THE EXISTING WOOD BEAM. IF IT DOES, PLACE SQUASH BLOCKING BETWEEN THE TOP OF THE BEAM AND THE FLOOR DECKING BELOW THE POST. IF IT DOES NOT, PLACE TRIPLE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW POST. HANG THE BLOCKING FROM THE EXISTING JOISTS WITH SIMPSON HU-MAX HANGERS.</p> | <p>(F9) VERIFY THAT THE EXISTING 1ST FLOOR LOAD BEARING WALL ALIGNS WITH THE EXISTING WOOD BEAM. IF IT DOES, PLACE SQUASH BLOCKING BETWEEN THE TOP OF THE BEAM AND THE FLOOR DECKING BELOW ALL NEW DOOR JAMBS IN THE 1ST FLOOR BEARING WALL. IF IT DOES NOT, PLACE TRIPLE 2X8 BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW JAMBS IN THE 1ST FLOOR BEARING WALL. HANG THE BLOCKING FROM THE EXISTING JOISTS WITH SIMPSON HU-MAX HANGERS.</p> <p>(F10) PLACE SQUASH BLOCKING BETWEEN THE TOP OF THE EXISTING BEAM AND THE FLOOR DECKING BELOW THE NEW POST.</p> <p>(F11) PLACE SQUASH BLOCKING BETWEEN THE EXISTING SILL PLATE AND THE FLOOR DECKING BELOW THE NEW POST.</p> <p>(P30) PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN.</p> <p>(P31) PT2X10 CLEAT FOR THE DECK. ATTACH THE CLEAT TO THE WALL WITH (2)1/2" SIMPSON TITEN SCREWS AT 16" O.C. BUTTER THE FACE OF THE WALL WITH MORTAR AS NEEDED TO MAKE A FLAT SURFACE. CAULK THE JOINT BETWEEN THE DECKING AND THE WALL.</p> |
|---|--|

- | | |
|---|---|
| <p>(P32) ATTACH THE BEAM TO THE CLEAT WITH A SIMPSON HUC CONCEALED FLANGE HANGER.</p> <p>(P33) POCKET THE BEAM IN THE WALL PER THE TYPICAL DETAIL.</p> <p>(P34) PT4X4 POST DOWN. THE POST SHALL BE CONTINUOUS AT THE DECK AND BECOME THE GUARD POST. ATTACH EACH BEAM TO THE POST WITH A SIMPSON HUC CONCEALED FLANGE HANGER.</p> <p>(P35) PT4X4 POST UP. ATTACH THE POST TO THE BEAM WITH A SIMPSON AC4 ON THE EXTERIOR SIDE OF THE BEAM. ATTACH THE OTHER 3 SIDES OF THE POST TO THE BEAM WITH A SIMPSON L30.</p> <p>(P36) PT6X6 POST UP. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.</p> <p>(P37) PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.</p> <p>(P38) VERIFY THAT THE EXISTING HEADER IS A DOUBLE 2X6. REPLACE THE HEADER WITH A DOUBLE 2X6 IF THE EXISTING HEADER IS FOUND TO BE SMALLER.</p> <p>(P39) FRAME THE STAIRS WITH A MINIMUM OF (7)2X STRINGERS PER THE TYPICAL DETAIL.</p> <p>(P40) 2X10 CLEAT. ATTACH THE CLEAT TO THE RIM BOARD WITH 1/2" THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.</p> <p>(P41) PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)8 SCREWS.</p> <p>(P42) SIMPSON DTT2Z TENSION ANCHOR.</p> <p>(P43) PT6X6 POST DOWN. NOTCH THE POST AND ATTACH IT TO THE BEAM WITH (2)1/2" BOLTS.</p> <p>(P44) SET THE POST ON THE EXISTING WALL BELOW. ATTACH THE POST TO THE WALL WITH A SIMPSON ABA66. FILL HOLLOW CELLS SOLID IN THE WALL BELOW THE POST.</p> <p>(P45) PT4X4 POST UP. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM.</p> | <p>(P32) ATTACH THE BEAM TO THE CLEAT WITH A SIMPSON HUC CONCEALED FLANGE HANGER.</p> <p>(P33) POCKET THE BEAM IN THE WALL PER THE TYPICAL DETAIL.</p> <p>(P34) PT4X4 POST DOWN. THE POST SHALL BE CONTINUOUS AT THE DECK AND BECOME THE GUARD POST. ATTACH EACH BEAM TO THE POST WITH A SIMPSON HUC CONCEALED FLANGE HANGER.</p> <p>(P35) PT4X4 POST UP. ATTACH THE POST TO THE BEAM WITH A SIMPSON AC4 ON THE EXTERIOR SIDE OF THE BEAM. ATTACH THE OTHER 3 SIDES OF THE POST TO THE BEAM WITH A SIMPSON L30.</p> <p>(P36) PT6X6 POST UP. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.</p> <p>(P37) PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.</p> <p>(P38) VERIFY THAT THE EXISTING HEADER IS A DOUBLE 2X6. REPLACE THE HEADER WITH A DOUBLE 2X6 IF THE EXISTING HEADER IS FOUND TO BE SMALLER.</p> <p>(P39) FRAME THE STAIRS WITH A MINIMUM OF (7)2X STRINGERS PER THE TYPICAL DETAIL.</p> <p>(P40) 2X10 CLEAT. ATTACH THE CLEAT TO THE RIM BOARD WITH 1/2" THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.</p> <p>(P41) PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)8 SCREWS.</p> <p>(P42) SIMPSON DTT2Z TENSION ANCHOR.</p> <p>(P43) PT6X6 POST DOWN. NOTCH THE POST AND ATTACH IT TO THE BEAM WITH (2)1/2" BOLTS.</p> <p>(P44) SET THE POST ON THE EXISTING WALL BELOW. ATTACH THE POST TO THE WALL WITH A SIMPSON ABA66. FILL HOLLOW CELLS SOLID IN THE WALL BELOW THE POST.</p> <p>(P45) PT4X4 POST UP. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM.</p> |
|---|---|

0 2 4 6 8 10 12 14 16 18 20

20 18 16 14 12 10 8 6 4 2 0

DATE	ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 7882-A EXPIRATION DATE: 5-21-2025

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HOPKINS-SMITH ADDITION
51 Walnut Ave, Takoma Park, MD 20912
Project # 2361
1 JULY 2024 - PERMIT SET

ROOF FRAMING PLAN
S102

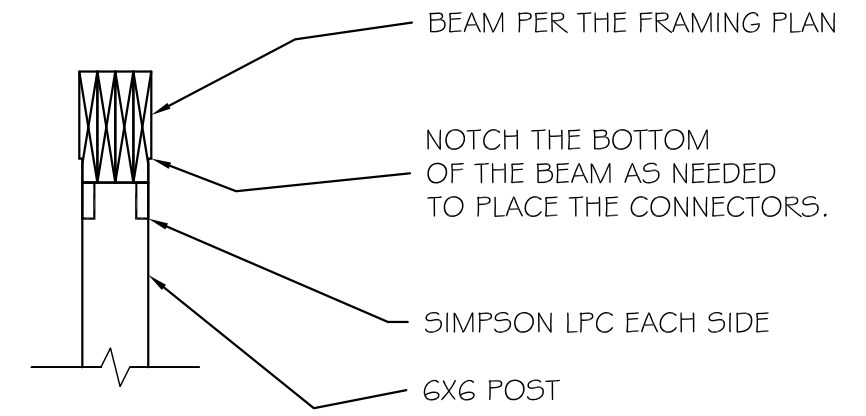
APPROVED
Montgomery County
Historic Preservation Commission

Robert A. Vetter

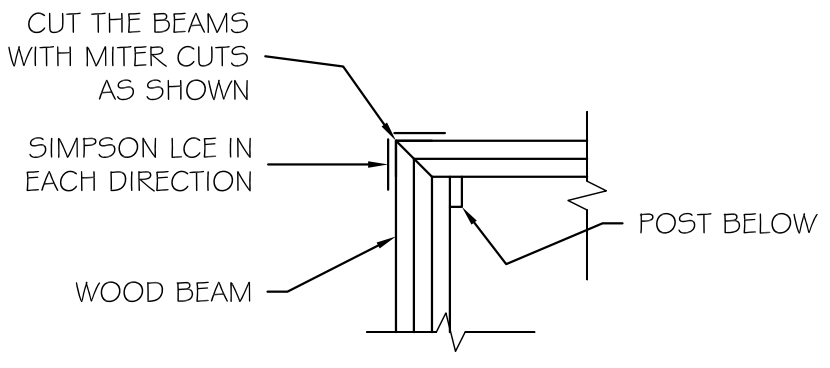
REVIEWED
By Dan.Bruechert at 5:17 pm, Jul 03, 2024

FRAMING NOTES:

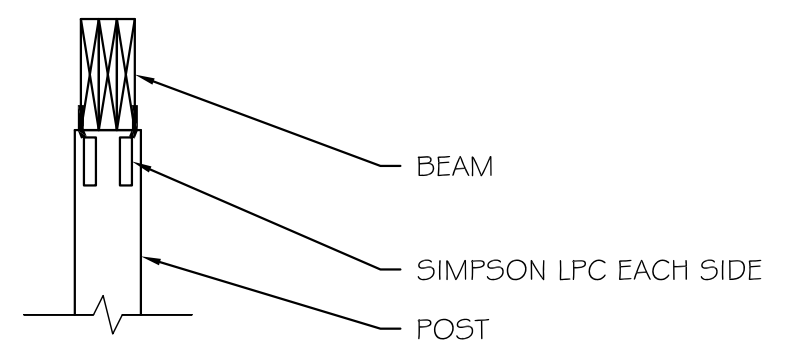
- THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
- PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
- ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 1/2" BOLTS AT 16" O.C. STAGGERED.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
- ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
- ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
- WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
- THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
- TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
- TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
- TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
- TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
- TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
- TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
- TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
- TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
- TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
- SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
- PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.



LPC Connectors(Quadruple 2x to 6x6 Post)



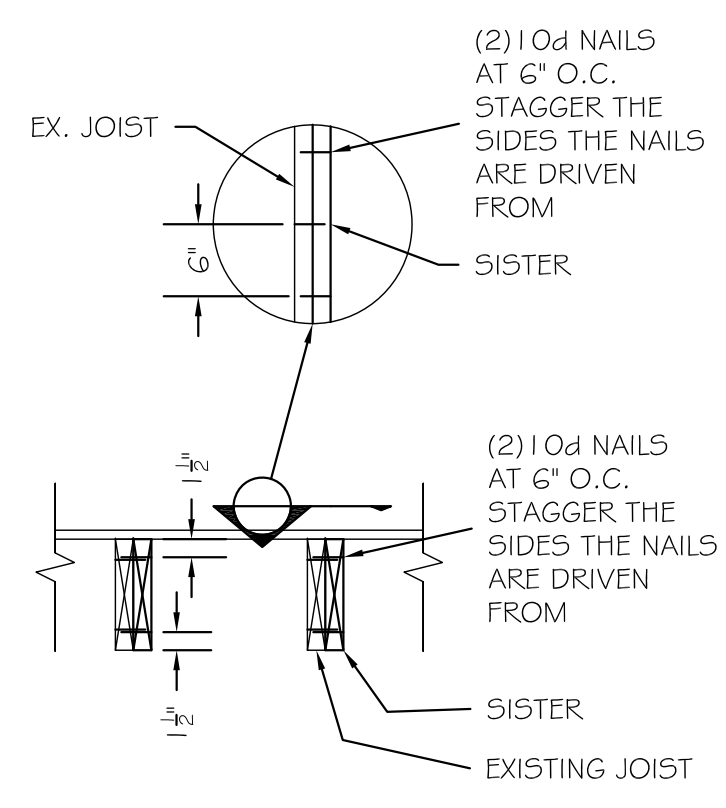
@ Corners



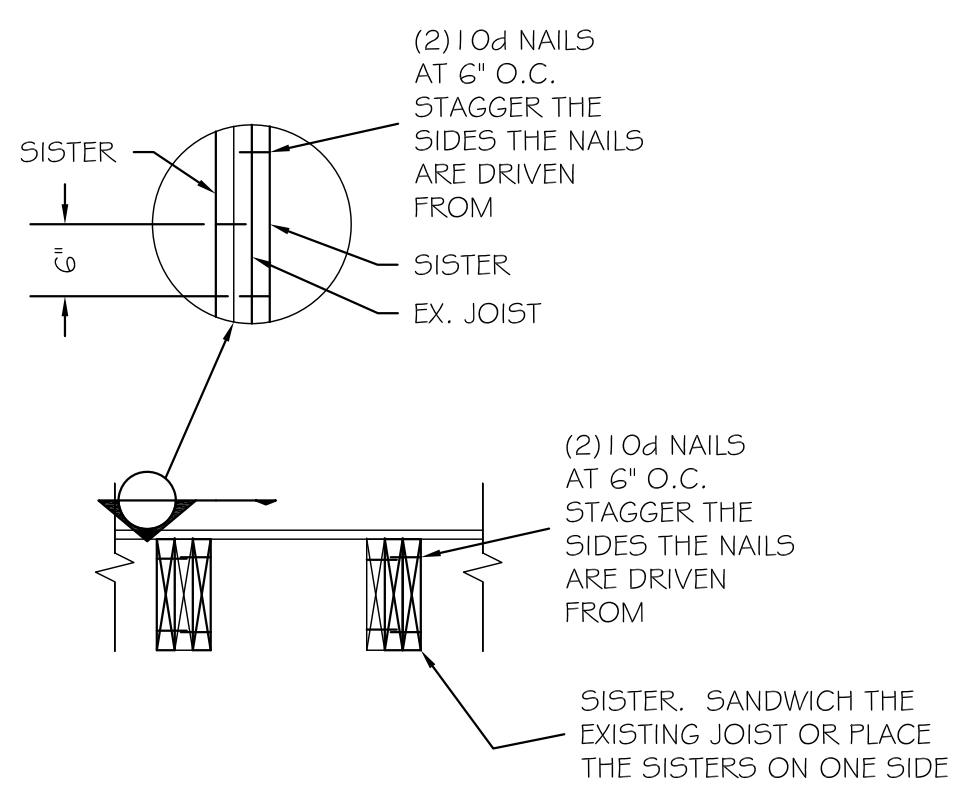
@ Simpson LPC Connectors

Typ. Wood Post To Wood Beam Details

Scale: 3/4" = 1'-0"



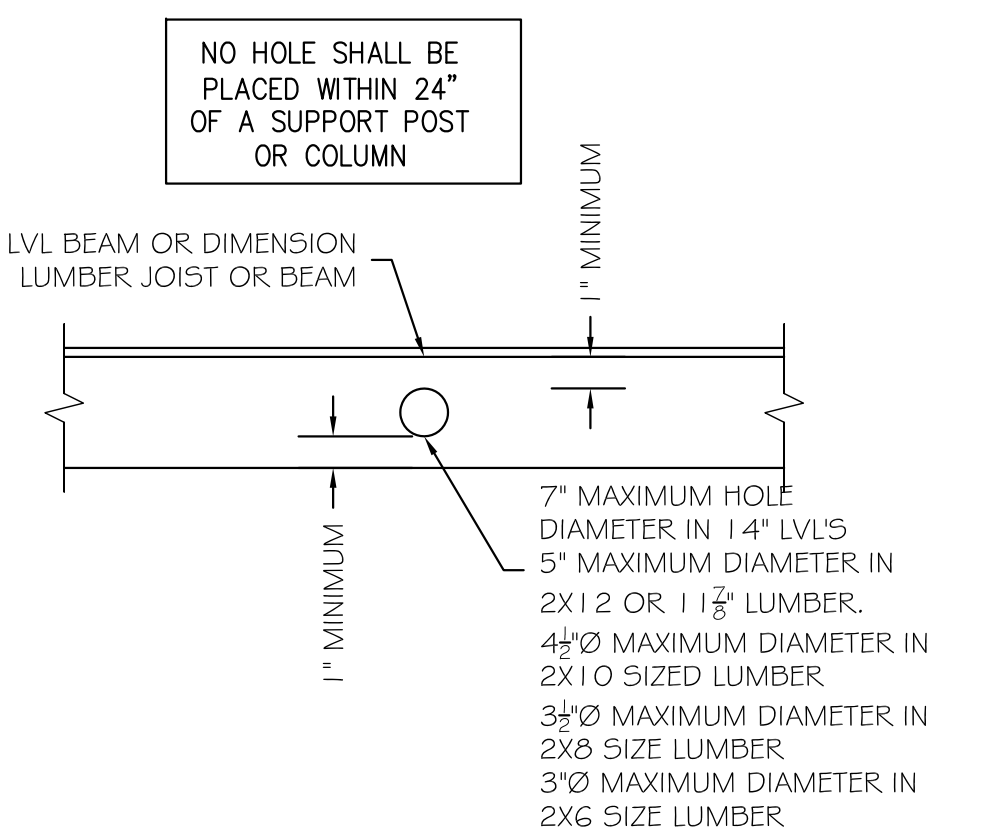
@Single Sister



@Double Sister

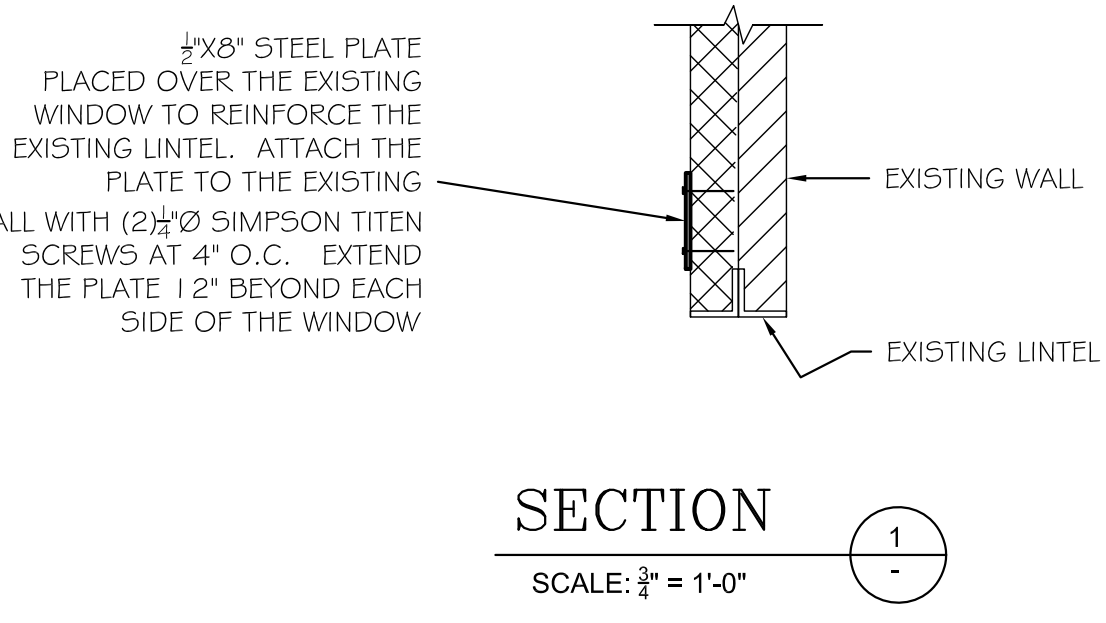
Typical Sistering Details

Scale: NTS



Typical Detail at Holes in LVL's or Dimensional Lumber Beams or Joists

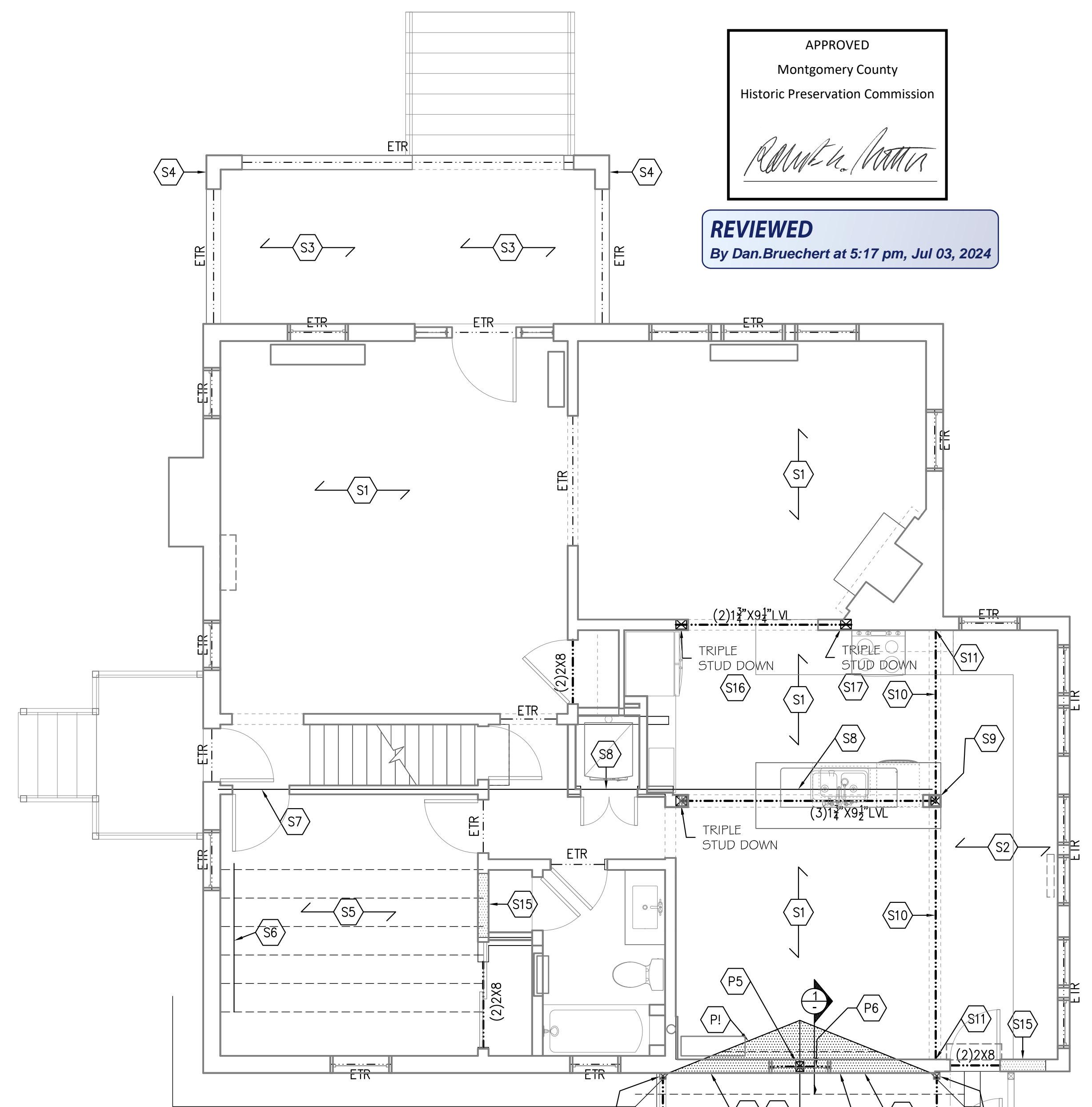
Scale: NOT TO SCALE



SECTION 1

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

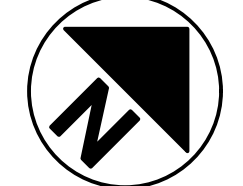
- P1 OVERBUILT CRICKET.
- P2 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
- P3 PT4X4 POST DOWN. ATTACH THE POST TO EACH BEAM WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM.
- P4 DOUBLE STUD BETWEEN THE RIDGE BEAM FROM THE BEAM BELOW.
- P5 DOUBLE STUD BETWEEN THE RIDGE AND THE SILL PLATE BELOW.
- P6 REINFORCE THE EXISTING HEADER WITH A STEEL PLATE ON THE INSIDE FACE OF THE WALL PER THE STRUCTURAL DETAIL.
- P7 THE BEAM SHALL BE CONTINUOUS ACROSS THE LEFT, RIGHT, OR REAR SIDE OF THE PORCH.
- P8 DO NOT SPLICE THE BEAM AT THE POST.
- P9 BUILD THE NEW GABLE END WALL ON THE EXISTING WALL WITH 2X4 STUDS AT 16" O.C. PLACE A STUD NEXT TO EACH EXISTING 2ND FLOOR JOIST. ATTACH EACH STUD TO EACH JOIST WITH (4)10d NAILS.
- P10 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON H2.5A HURRICANE TIE.
- P12 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 48" OF THE END WALL. PLACE SOLID BLOCKING OR 2X LADDER FRAMING AT 24" O.C. AS NEEDED TO FORM THE RAKE.
- P13 ATTACH THE POST TO THE EXISTING WALL WITH 1/2" SIMPSON TITEN SCREWS AT 12" O.C. BUTTER THE WALL WITH MORTAR AS NEEDED TO MAKE A FLAT SURFACE.
- P14 2X8 CEILING JOISTS AT 24" O.C. ATTACH EACH CEILING JOIST TO EACH RAFTER WITH (9)10d NAILS.



1 ROOF FLOOR FRAMING PLAN

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

- S1 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- S2 EXISTING ROOF FRAMING. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.
- S3 EXISTING PORCH ROOF FRAMING UNCHANGED.
- S4 EXISTING PIER.
- S5 SISTER EACH 2ND FLOOR JOIST WITH A DOUBLE 2X8. PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN.
- S6 PLACE BLOCKING BETWEEN THE JOISTS BELOW THE EXTERIOR WALL OF THE FUTURE DORMER ON THE 2ND FLOOR.
- S7 SISTER THE EXISTING DOUBLE JOIST WITH AN LVL BELOW THE NEW BEARING WALL FOR THE CEILING JOISTS ON THE 2ND FLOOR. THE LVL SHALL MATCH THE SIZE OF THE EXISTING FLOOR JOISTS.
- S8 PLACE BLOCKING BETWEEN THE EXISTING JOISTS BELOW THE NEW BEARING WALL FOR THE CEILING JOISTS ON THE 2ND FLOOR.
- S9 6X6 PSL POST DOWN. PLACE THE FRONT TO BACK FLITCH BEAM ON THE POST. ATTACH THE POST TO THE BEAM WITH A SIMPSON BC6. NOTCH THE SIDE OF THE LVL AS NEEDED TO PLACE THE CONNECTOR. ATTACH THE SIDE TO SIDE LVL BEAM TO THE FLITCH BEAM WITH A SIMPSON HHUS HANGER. THE FRONT TO BACK FLITCH PLATE CAN BE SPLICED AT THE CENTER OF THE POST.
- S10 DROPPED 1"x9" STEEL FLITCH BEAM BETWEEN FOUR 1 1/2"x9 1/2" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN BETWEEN THE STEEL PLATE AND THE LVL'S. PLACE A 6 MIL POLY VAPOR BARRIER BETWEEN THE TOP OF THE BEAM AND THE EXISTING MASONRY WALL. ALTERNATE BEAM: (5)1 1/2"x11 1/8" LVL.
- S11 POCKET THE BEAM IN THE EXISTING WALL PER THE TYPICAL DETAIL.
- S12 2X8 CLEAT FOR THE ROOF. ATTACH THE CLEAT TO THE NEW WALL WITH (2)#10 SCREWS AT 6" O.C.
- S13 NOT USED.
- S14 BUILD THE NEW 2ND FLOOR WALL ON THE EXISTING WALL WITH 2X6 STUDS AT 16" O.C. PLACE A STUD NEXT TO EACH EXISTING 2ND FLOOR JOIST. ATTACH EACH STUD TO EACH JOIST WITH (4)10d NAILS.
- S15 INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.
- S16 EXTEND THE HEADER SO THAT THE POST ALIGNS WITH THE EXISTING BEAM IN THE BASEMENT CEILING BELOW.
- S17 EXTEND THE HEADER SO THAT THE POST ALIGNS WITH THE EXISTING FOUNDATION WALL IN THE BASEMENT CEILING BELOW.

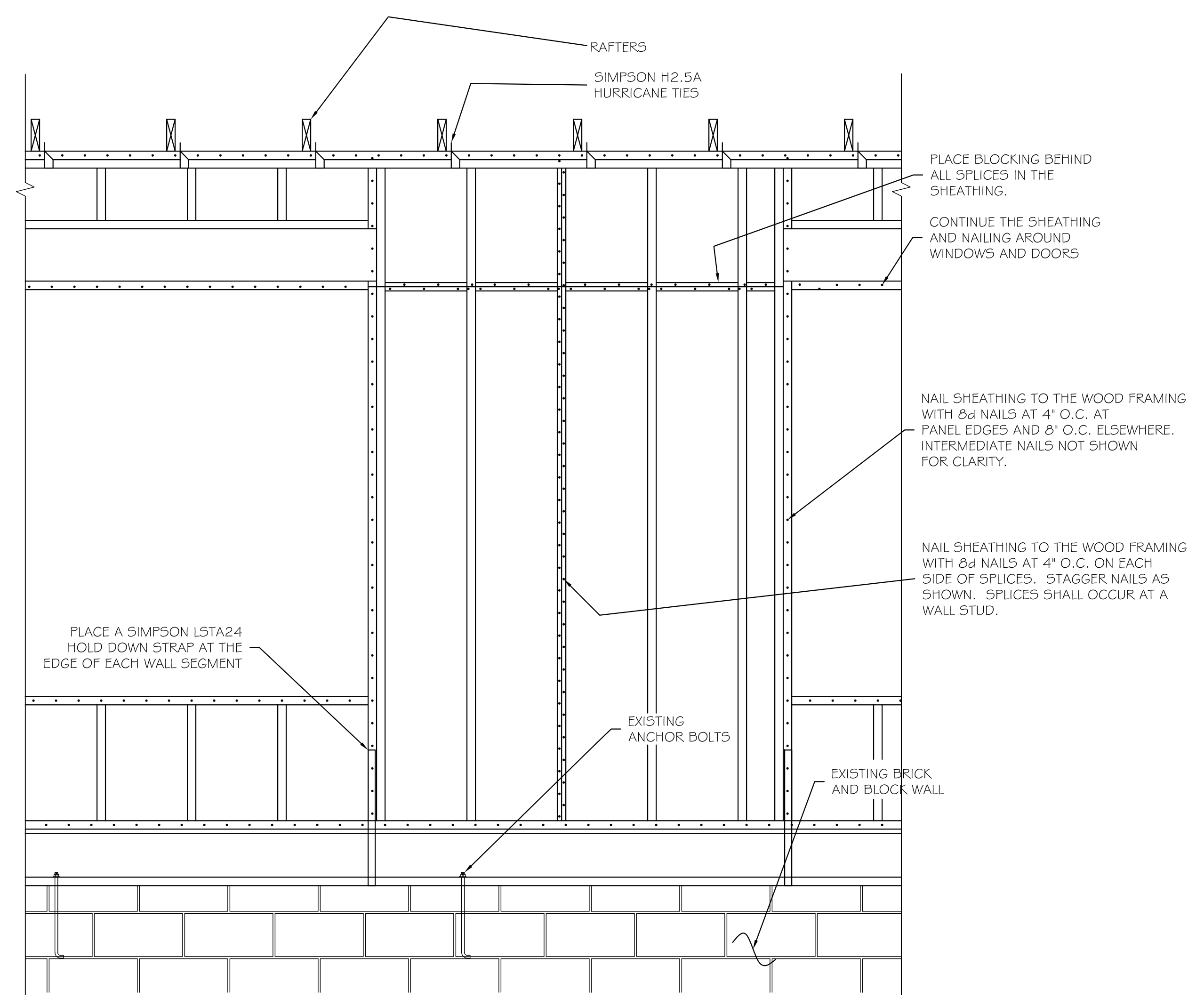


DATE	ISSUE - REMARKS

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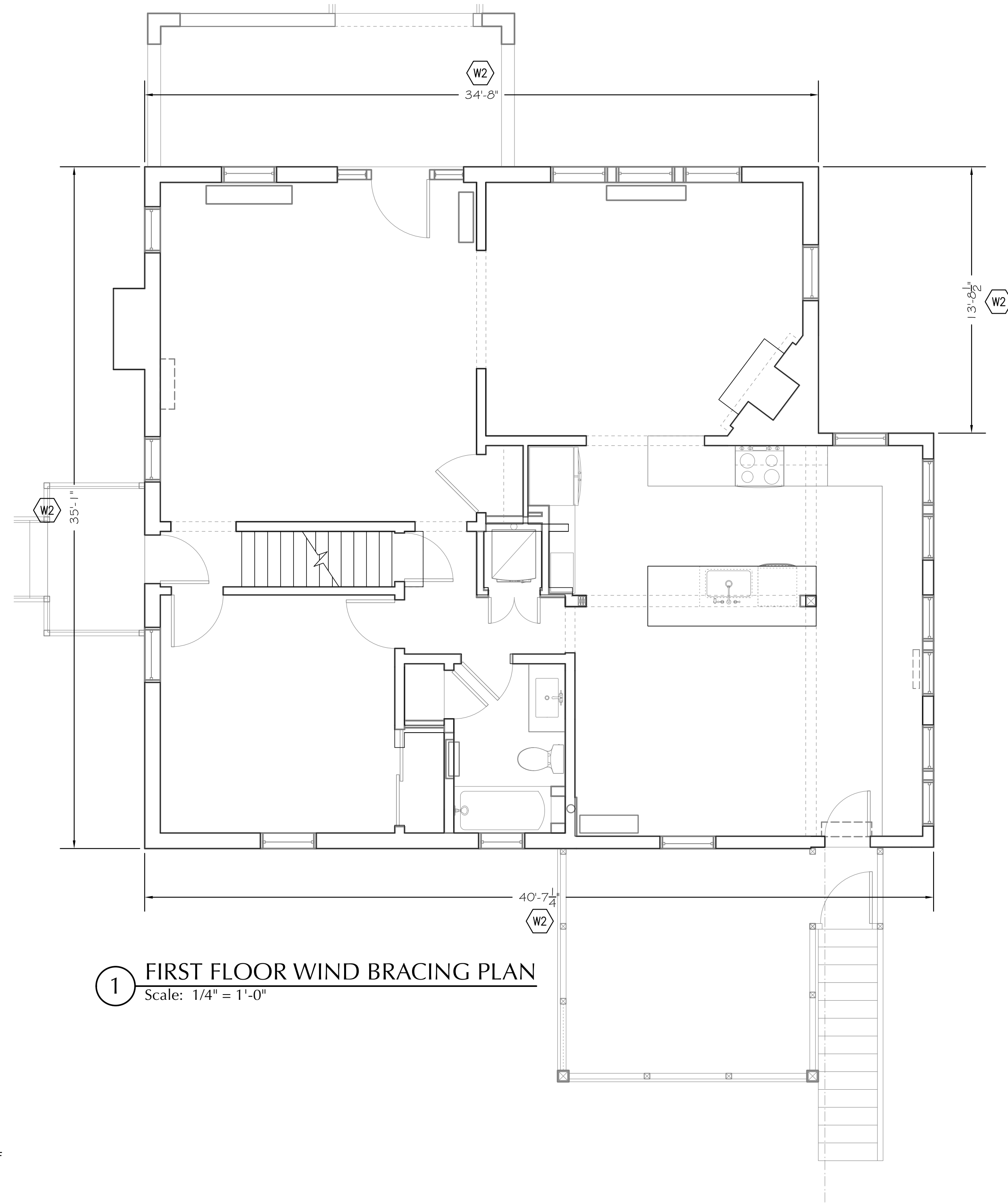
LICENSE #: 7682-A EXPIRATION DATE: 5-21-2025

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Typical Framing Elevation at EDP Panels

Scale: 3/8" = 1'-0"±



1 FIRST FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"

Structural Notes

- All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County.
- Codes: the following design standards are applicable by reference:
TMS 402-2016 Building Code Requirements for Masonry Structures.
AWC NDS-2018 - Wood Frame Construction Manual for One and Two Family Dwellings.
ACI 318-14 Building Code Requirements for Reinforced Concrete
AISC - 360-16 Specifications for Steel Buildings.
- Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
- Structural steel:
A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
B. All structural tubing shall conform to ASTM A500, grd.B
C. All steel pipe shall be ASTM A53, type E or S, grade B
D. All welders shop and field, shall be certified. Use E70xx electrodes only.
E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
G. All exterior structural steel shall receive rust preventative paint.
H. Connections:
I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
- Lumber:
A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
C. Floor decking shall be 3/4" APA rated decking. Roof decking shall be 3/4" APA rated decking. Wall sheathing shall be 3/4" APA rated sheathing. Glue and screw the floor decking to the joists.
D. Interior wood walls shall be 2x4 studs at 16" O.C., and exterior walls shall be 2x6 studs at 16" O.C., with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C., vertically.
E. Provide double joists under all walls that run parallel to floor framing.
F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
G. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
H. Provide solid blocking below all wood posts.
I. All posts shall have Simpson Cap and Base Plates top.
J. All joists shall have Simpson Hangers where applicable.
K. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
L. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
N. Wood Lintels shall be as follows:
Opening ≤ 3'-0" - 2-2x6
3'-0" < Opening ≤ 5'-0" - 2-2x8
5'-0" < Opening ≤ 8'-0" - 2-2x10
Greater than 8'-0" - See plans
- Fasteners:
A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
B. Follow the manufacturer recommendations for setting epoxy bolts.
C. Expansion bolts shall be rawl power studs.
- Masonry:
A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
C. All joints to be filled solid with mortar.
D. Mortar to comply with ASTM C270 (type M or S).
E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. In each direction.
F. Provide 3ga truss style joint reinforcement @ 16" O.C. vertically.
G. Lintels shall be as follows:
Opening ≤ 3'-0" - L4x3 1/2 LLV/ 4" of wall
3'-0" < Opening ≤ 7'-0" - L6x3 1/2 LLV/ 4" of wall
Opening > 7'-0" - See Plan
- Cast in place concrete:
A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
C. All concrete shall be placed with a slump of 4" (± 1/2")
D. All concrete shall be normal weight, UNO.
E. All concrete exposed to weather shall have 6% ± 1% entrained air.
F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
G. Concrete cover for reinforcement shall be:
Columns and beams 1 1/2"
Slabs 1 1/2"
Footings 3"
- Reinforcement:
A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
B. Welded wire fabric (wvf) shall conform to ASTM A185. Lap edges of wire fabric at least 6" in each direction.
C. The contractor shall field verify all dimensions prior to fabrication of structural components.
- Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads:	
SPF #2 -	25 PCF
1/2" Decking -	1.7 PSF
3/4" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
1/2" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF
LIVE LOADS:	
DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY:	60PSF
BEDROOM:	40PSF
ROOF:	30PSF
WIND LOADS:	
WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF
SNOW LOADS:	
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD (PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0
Deflection Limitations:	
Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120
SEISMIC DESIGN DATA:	
SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sd):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.22
SEISMIC MODIFICATION FACTOR (R):	1.5
BASE SHEAR:	9.9k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	ORDINARY MASONRY WALLS

- WIND BRACING NOTES:**
- WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
 - APPLY OSB SHEATHING TO ALL EXTERIOR WALLS.
 - ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
 - EDP DENOTES "ENGINEERED DESIGNED PANEL".
 - ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1-16d (0.135X3 1/2) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
 - ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2-16d (0.135X3 1/2) TOE NAILS.
 - ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.
 - ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.

- W1 NEW EDP WIN BRACING PANEL.
- W2 EXISTING PERFORATED MASONRY SHEAR WALL.

APPROVED
Montgomery County
Historic Preservation Commission

Ronald A. ...

REVIEWED
By Dan.Bruechert at 5:18 pm, Jul 03, 2024



HOPKINS-SMITH ADDITION
51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

1 JULY 2024 - PERMIT SET

WIND BRACING PLANS & DETAILS

S200

SPECIFICATIONS (CONTINUED FROM SP100)

DIVISION 15: PLUMBING / MECHANICAL

- 15.1.1 Plumbing: Contractor shall install complete domestic hot and cold distribution and sanitary waste and vent system to new fixtures in accordance with all applicable codes, standards, and manufacturer's specifications. Owner shall supply materials. Water and waste lines to be tied into existing house system. Existing house waste to be modified as required by new construction. Condition and capacity of existing supply and drainage piping should be reviewed with recommendations for replacement/repair as necessary. All piping in finished areas shall be run in concealed spaces. Neither supply nor waste piping shall be installed anywhere it would limit headroom below 6'-8", without the expressed approval of the Owner.
- 15.1.2 Supply Piping: Hot and cold supply piping shall be cpvc. Supply piping shall be insulated with min. R3, continuous foam pipe jacket insulation. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Water hammer arrestors shall be provided at all valved appliances such as dishwashers and washing machines.
- 15.1.3 Sanitary lines and vent pipes shall be PVC (UNO). Primary (≥3 inch dia.) horizontal waste lines and stacks above and adjacent to primary common areas (DR/LR/FR) shall be cast iron for sound dampening. See Division 10 for acoustic accessories.
- 15.1.4 Galvanized Piping: all existing galvanized piping and fittings that are exposed in the course of construction, or readily accessible with modest effort, shall be removed and replaced.
- 15.1.5 Pipe penetrations through partitions should not make rigid contact with framing or gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through.
- 15.1.6 Hot Water Heater: Existing to remain.
- 15.1.7 Gas: disconnect kitchen supply.
- 15.1.8 Kitchen fixtures (sink, faucet): Owner to supply, Contractor to install. Provide water via copper tubing supply with in-line filter and shut-off to main refrigerator for water / ice dispenser.
- 15.1.9 Hall bath fixtures (basin and faucet, toilet, shower head and controls, tub and controls): Owner to supply, Contractor to install.
- 15.2 Mechanical
 - 15.2.1 Existing gas-fired boiler and associated whole-house hydronic radiant system to remain and be reconfigured as required to accommodate new layout in kitchen, sunroom and hall bathroom. Extend system as required to provide adequate heat in all remodeled spaces. Size new radiator(s) as necessary to meet heating demands for designated spaces based on insulation values, perimeter exposure and orientation. Provide Runtal or salvaged cast iron radiators.
 - 15.2.2 Energy load calculations: HVAC subcontractor shall be responsible to provide any and all energy calculations (Manual J, S and D as applicable) required to properly size/design the system and obtain permits.
 - 15.2.3 Performance: Entire installation shall conform to all local applicable codes and manufacturer's specifications including but not limited to:
 - Current adopted version and modifications of ICC IRC
 - Latest SMACNA recommendation.
 - 15.2.4 Equipment to be installed in strict conformance with manufacturer's instructions.
 - 15.2.5 Family Room Mini-Split: existing wall hung unit to remain.
- 15.3 Exhaust Fans: All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min R5.
 - 15.3.1 Bath exhaust: Owner to supply, Contractor to install. Contractor shall be responsible for ducting through exterior wall and wiring as required. Provide Lutron Maestro timer switch per Division 16: Electrical.
 - 15.3.2 Kitchen exhaust: Install new kitchen exhaust and duct to exterior in accordance with manufacturers recommendations. Provide weatherized/dampened termination. Make-up air shall be provided for hoods ≥ 400 CFM. Provide 6 inch diameter outside air duct and wall cap with screen (no flap) with 6 inch automated damper initiated upon operation of the hood exhaust fan at any RPM. Provide low voltage 18/5 control wire interlock from damper to hood. Use induction/current sensing relay or pressure switch on hood monitor.
 - 15.3.3 Dryer vent: Duct dryer vent to exterior with rigid flue. Maximum vent length shall comply with dryer manufacturer recommendations.

DATE	ISSUE - REMARKS

APPROVED
 Montgomery County
 Historic Preservation Commission

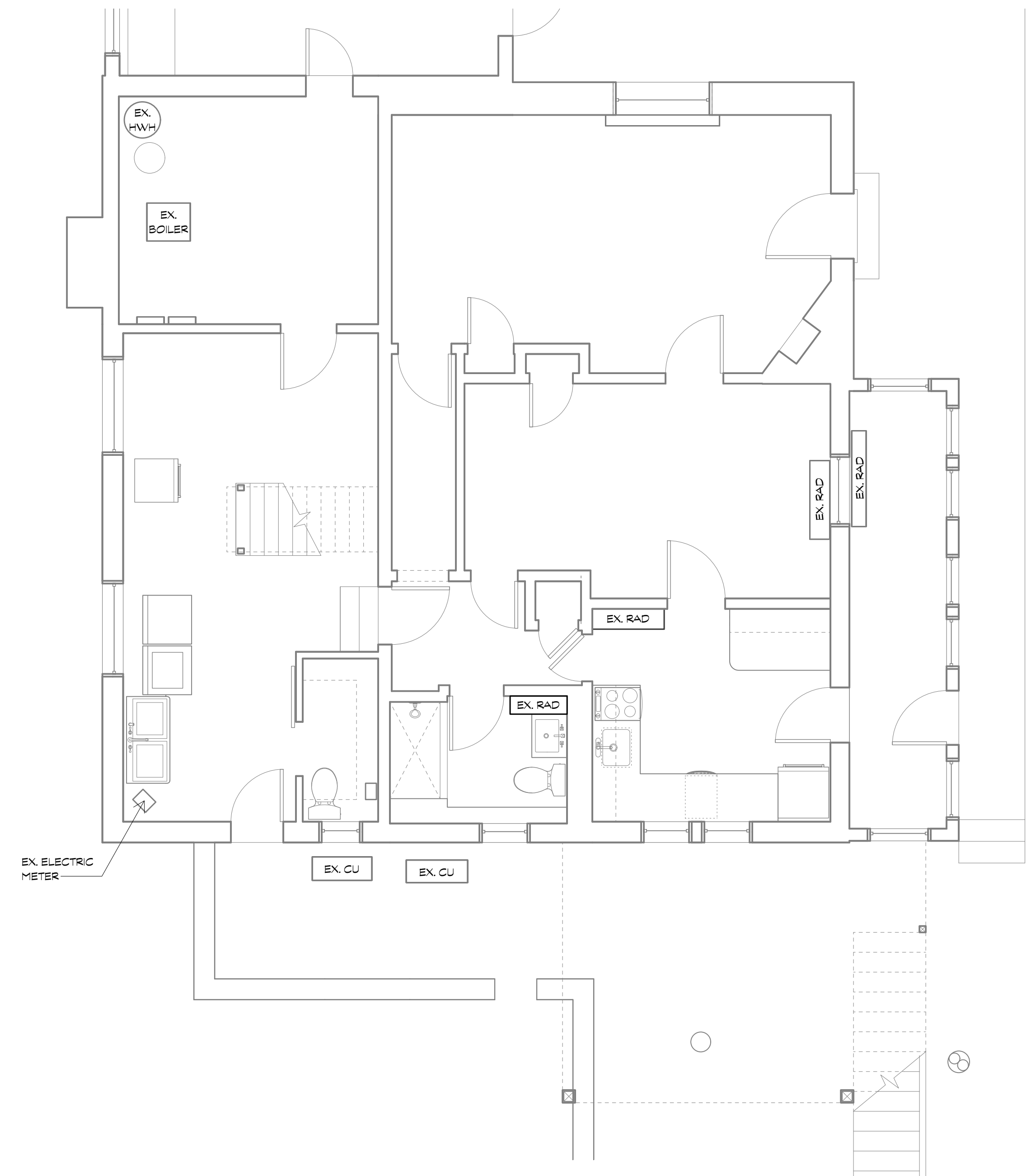
Robert H. Norton

REVIEWED
 By Dan.Bruechert at 5:18 pm, Jul 03, 2024

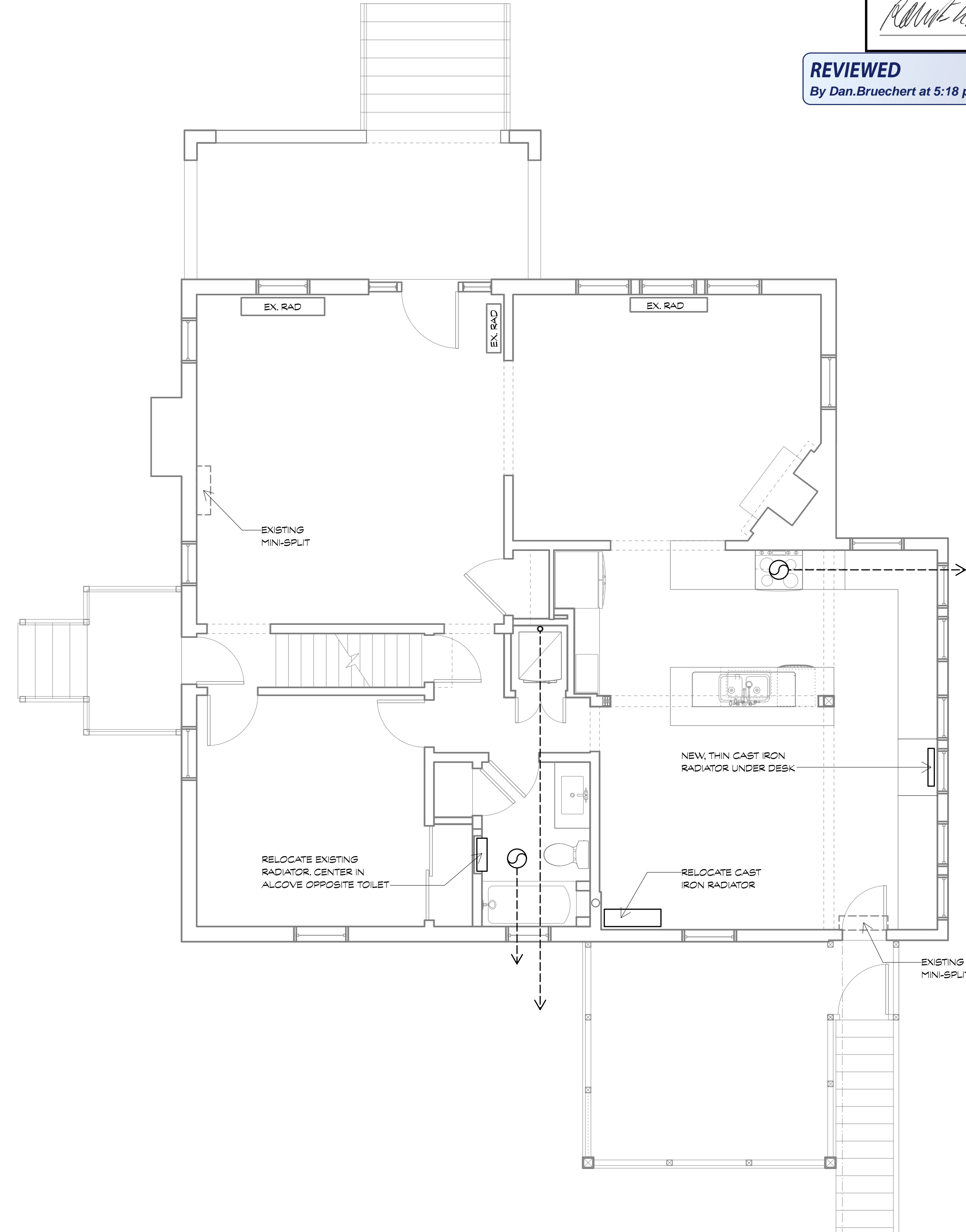
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 7882-A EXPIRATION DATE: 5-21-2025

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1 CELLAR MECHANICAL PLAN
 Scale: 1/4" = 1'-0"



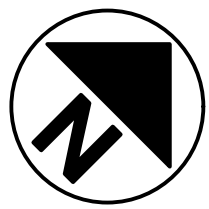
1 FIRST FLOOR MECHANICAL PLAN
 Scale: 1/4" = 1'-0"

HOPKINS-SMITH ADDITION

51 Walnut Ave, Takoma Park, MD 20912
 Project # 2361

1 JULY 2024 - PERMIT SET

MECHANICAL / PLUMBING
MP100



SPECIFICATIONS (CONTINUED FROM SP100)

DIVISION 16: ELECTRICAL

- 16.1 Electrical service: Existing electric service shall be reviewed by Contractor and Electrical subcontractor. Provide new service, subpanel and/or additional breakers as necessary to accommodate new work, equipment, systems and appliances. Provide ground fault circuit interrupt breakers at panels as required for all outlets requiring GFCI safety cutoff where indicated and where otherwise required. Label all new circuits at the panel.
- 16.2 Receptacles and Switches: Owner to supply, Contractor to install in conformance with NEC and local code. Contractor shall provide and install all specialty and appliance receptacles and switches.
 - Style: Decora style as manufactured by Lutron.
 - Typical single pole rocker switch shall be Lutron model CA-1PS-WH.
 - Three way rocker switch shall be Lutron model CA-3PS-WH.
 - Dimmer switch shall be Lutron model LUT DVCL-153P-WH (wattage rating requirement should be coordinated with fixtures).
 - Representative duplex receptacle style shall be Lutron model CAR-15/20-SW (coordinate amperage with equipment/circuit)
 - Timer switch for exhaust fans shall be Maestro model MA-T51-WH.
 - Color: All devices and cover plates shall be white, unless noted otherwise.
 - Consistency: Where devices are added in existing spaces all devices in that space shall be upgraded to match new devices.
 - Plates: use standard, not enlarged wall plates, in finish to match devices.
- 16.3 Provide ground fault interrupt devices where indicated and where otherwise required by code. Provide arc fault devices in all habitable spaces where ground fault are not otherwise provided.
- 16.4 Lighting: Owner to supply, Contractor to install. See drawings for locations.
- 16.5 Bath exhausts: Owner to supply, Contractor to install.
 - Hall bath: Broan Ultra Green model XB80 or equal. Ceiling mounted, 0.3 sones, 80 CFM with 4 inch dia duct.
- 16.6 Smoke/Fire protection: Smoke/Carbon Monoxide detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. Provide 10-year lithium ion battery or hardwired with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

DATE	ISSUE - REMARKS

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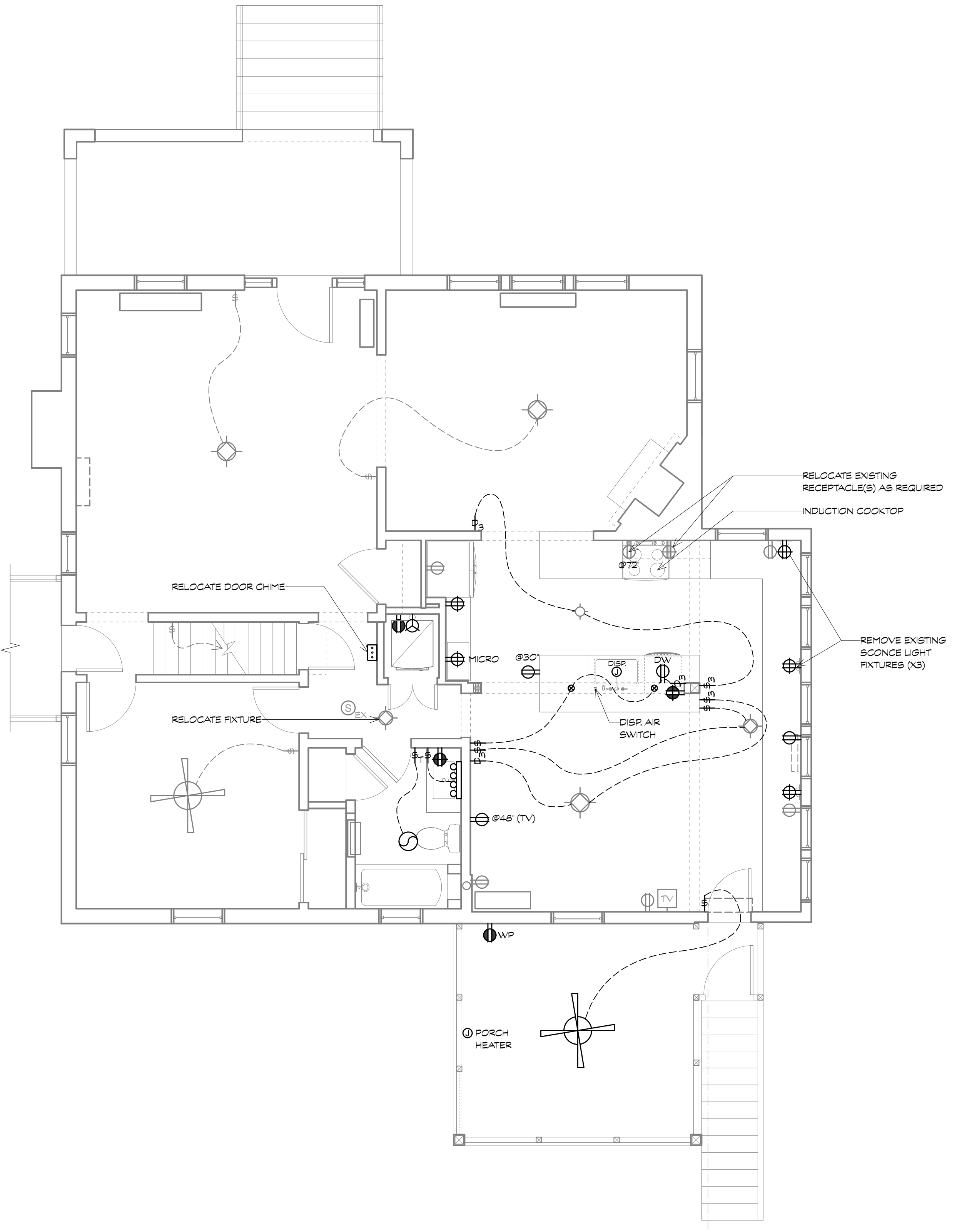
LICENSE #: 7882-A EXPIRATION DATE: 5-21-2025

APPROVED
Montgomery County
Historic Preservation Commission

Ronald A. Votaw

REVIEWED
By Dan.Bruechert at 5:18 pm, Jul 03, 2024

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LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT
	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED PENDANT FIXTURE
	FULLY RECESSED INCANDESCENT WALL WASH LIGHT - MOUNT 2'-0" FROM WALL U.N.O.
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED LIGHT FIXTURE
	SWITCH, CENTER 48" AFF U.N.O.
	THREE WAY SWITCH
	TIMER SWITCH
	DIMMER SWITCH
	DIMMER THREE WAY SWITCH
	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F. COORDINATE W/ PANEL & EQUIP.
	GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP CENTER @ 48" AFF. COORDINATE W/ PANEL & EQUIP.
	GFI OUTLET - 20 AMP @ 18" A.F.F.
	GFI OUTLET - 20 AMP CENTER @ 48" A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
	JUNCTION BOX, SIZE AS REQUIRED
	ELECTRIC DRYER RECEPTACLE
	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
	CABLE TV OUTLET
	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN-CEILING MOUNTED
	EXHAUST FAN-WALL MOUNTED

1 FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

HOPKINS-SMITH ADDITION
51 Walnut Ave, Takoma Park, MD 20912
Project # 2361

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FIRST FLOOR ELECTRICAL
E100

