



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 11, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting Services
Dan Bruechert

FROM: Historic Preservation Section
Maryland-National Capital Park & Planning Commission
Historic Area Work Permit #1086775 - Screend-In Porch Construction

SUBJECT:

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 October 9, 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: Ronald Levine
Address: 11 Columbia 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.



SCOPE AND PURPOSE OF PROJECT:
 RENOVATING A SINGLE FAMILY HOUSE TO INCLUDE ADDING A COVERED SCREENED IN PORCH TO AN EXISTING DECK FROM GRADE.

- CONTRACTOR TO REMOVE THE FOLLOWING:**
1. EXISTING WOODEN PERGOLA PER THE ARCHITECTURAL PLANS.
 2. EXISTING PATIO DOORS PER THE ARCHITECTURAL PLANS.
 3. EXISTING ROOF FRAMING PER THE STRUCTURAL PLANS.

- CONTRACTOR TO INSTALL THE FOLLOWING:**
1. NEW FRENCH DOORS PER THE ARCHITECTURAL PLANS.
 2. NEW P.T. 6x6 POST AND CONCRETE FOOTER PER THE ARCHITECTURAL AND STRUCTURAL PLANS.
 3. NEW 11'-10"x14'-0" COVERED SCREENED IN PORCH PER THE ARCHITECTURAL AND STRUCTURAL PLANS.
 4. NEW ROOF FRAMING PER THE STRUCTURAL PLANS.

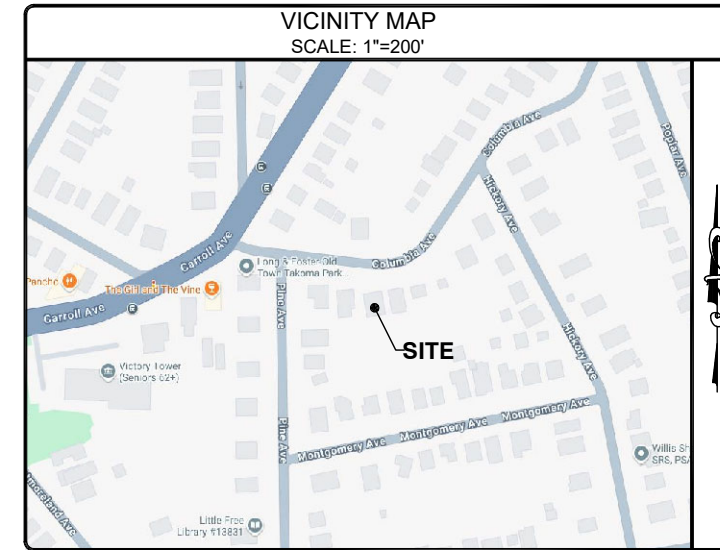
RENOVATING A SINGLE FAMILY HOUSE TO INCLUDE ADDING A COVERED SCREENED IN PORCH TO AN EXISTING DECK FROM GRADE

**11 COLUMBIA AVENUE
 TAKOMA PARK, MARYLAND 20912
 MONTGOMERY COUNTY, MARYLAND**

RONALD S. TR. LEVINE
 DISTRICT: 13 ACCOUNT #: 01060590
 11 COLUMBIA AVENUE
 TAKOMA PARK, MARYLAND 20912
 AREA: 0.22AC± ACRES
 ZONING: R-60

ABBREVIATIONS

A/C	AIR CONDITIONING	CAB	CABINET	E	EAST	HC	HOLLOW CORE
AC	ACOUSTICAL	CER	CERAMIC	EA	EACH	HGHT	HEIGHT
ADJ	ADJACENT	CJT	CONTROL JOINT	ELEC	ELECTRIC	HM	HOLLOW METAL
AFF	ABOVE FINISH FLOOR	CLO	CLOSET	ELEV	ELEVATION	HVAC	HEATING VENTILATION/ AIR CONDITIONING
AH	AIR HANDLER	CLG	CEILING	EOC	EVERY OTHER COURSE	ID	INSIDE DIAMETER
AI	AIR INTAKE	CMU	CONCRETE MASONRY UNIT	EWC	ELECTRIC WATERCOOLER	INS	INSULATION
ALT	ALTERNATE	CO	CLEAN OUT	EXH	EXHAUST	INT	INTERIOR
ALU/VI	ALUMINUM	COL	COLUMN	EXP	EXPANSION	JB	JUNCTION BOX
AP	ACCESS PANEL	CONC	CONCRETE	EXP JT	EXPANSION JOINT	JT	JOINT
ARCH	ARCHITECTURAL	COND	CONDENSOR	EQ	EQUAL	LAM	LAMINANT
ASPH	ASPHALT	CONST	CONSTRUCTION	EXSTG	EXISTING	LAV	LAVATORY
ATTN	ATTENUATION	CONT	CONTINUOUS	EXT	EXTERIOR	LB	POUND
		CONV	CONVECTOR			LT	LIGHT
		CPT	CARPET			LVR	LOUVER
BB	BLACKBOARD			FC	FIRE CODE	MAX	MAXIMUM
BC	BRICK COURSE			FD	FLOOR PLAN	MECH	MECHANICAL
BD	BOARD	DEM	DEMOLISH	FEC	FIRE EXTINGUISHER CABINET	MIN	MINIMUM
BET	BETWEEN	DJA	DIAMETER	FIN	FINISH	MISC	MISCELLANEOUS
BEY	BEYOND	DIM	DIMENSION	FL	FLOOR	MO	MASONRY OPENING
BIT	BITUMINOUS	DN	DOWN	FT	FOOT	MPH	MILES PER HOUR
BLDG	BUILDING	DP	DAMPProof	FTG	FOOTING	MSNRY	MASONRY
BLK	BLOCK	DTL	DETAIL	FURR	FURRING		
BLKG	BLOCKING	DWG	DRAWING			N	NORTH
BM	BEAM			GA	GAUGE	NO	NUMBER
BSMT	BASEMENT			GAL	GALVANIZED	NTS	NOT TO SCALE
BUR	BUILT UP ROOF			GL	GLASS		
BV	BRICK VENT			GR	GRADE		
				GYP BD	GYPsum BOARD		



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 INTERNATIONAL BUILDING CODE
- 2017 NFPA 70, NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- 2018 INTERNATIONAL FIRE CODE
- 2019 ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- 2016 ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
- 2016 AISC 360, SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS
- ANSI/TIA-222-G

INDEX OF DRAWINGS

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C-2	PROPOSED FLOOR PLANS
C-3	EXISTING & PROPOSED REAR ELEVATIONS
C-4	EXISTING & PROPOSED SIDE ELEVATIONS
C-5	EXISTING & PROPOSED SIDE ELEVATIONS
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S-3	PROPOSED ROOF FRAMING PLAN
S-4	STRUCTURAL DETAILS
S-5	CONNECTION DETAILS
S-6	WALL BRACING PLAN & DETAILS

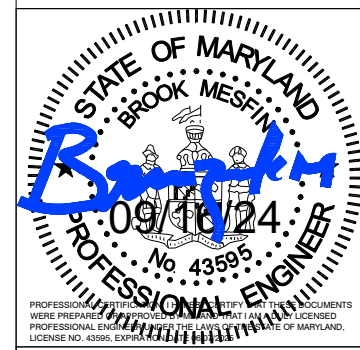
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REVISIONS

REV	DATE	DESCRIPTION	BY
0	09/16/24	FINAL	JTD

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BROOK MESFIN, P.E.
 MD PROFESSIONAL ENGINEER LIC. #43595

TITLE PAGE

T-1

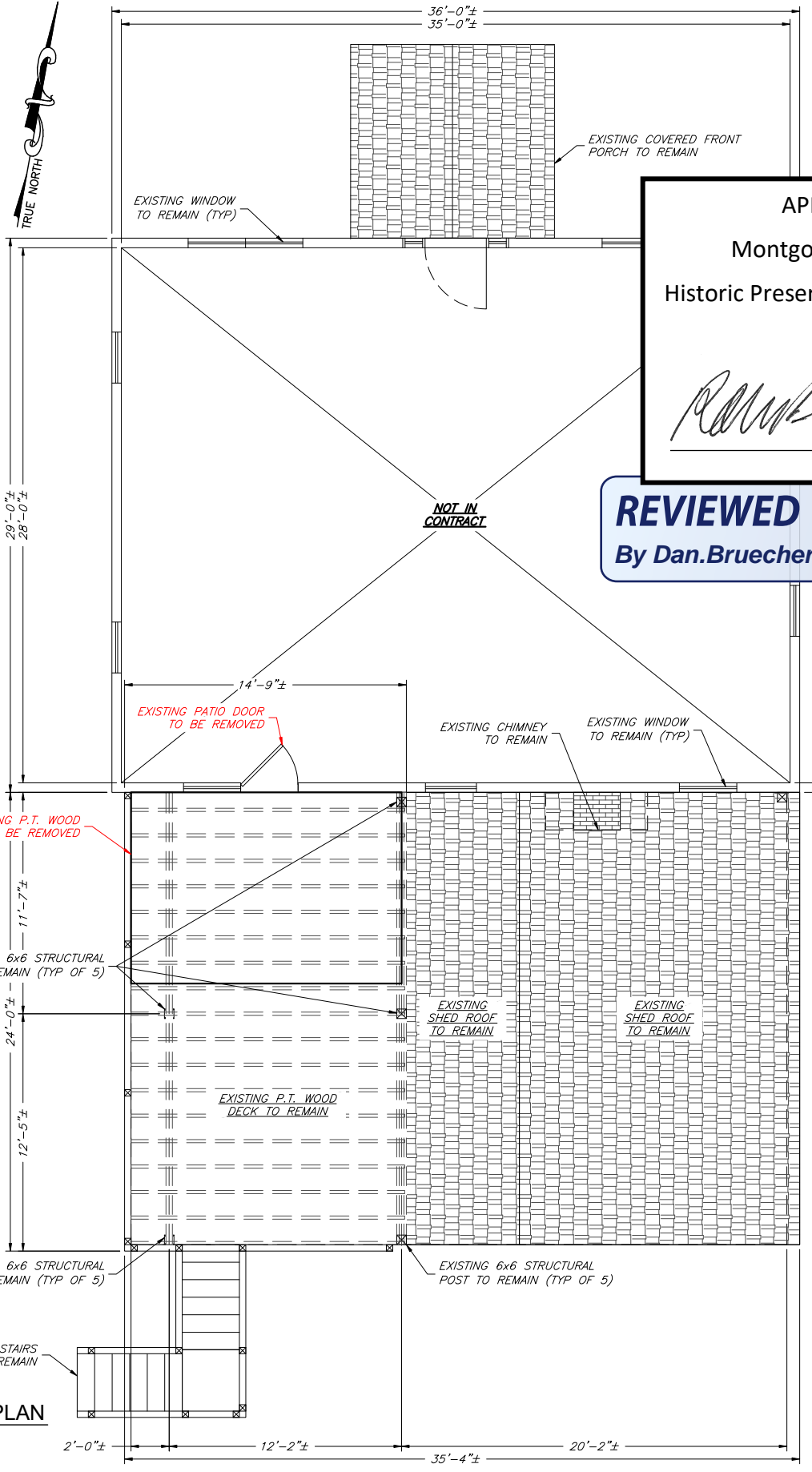
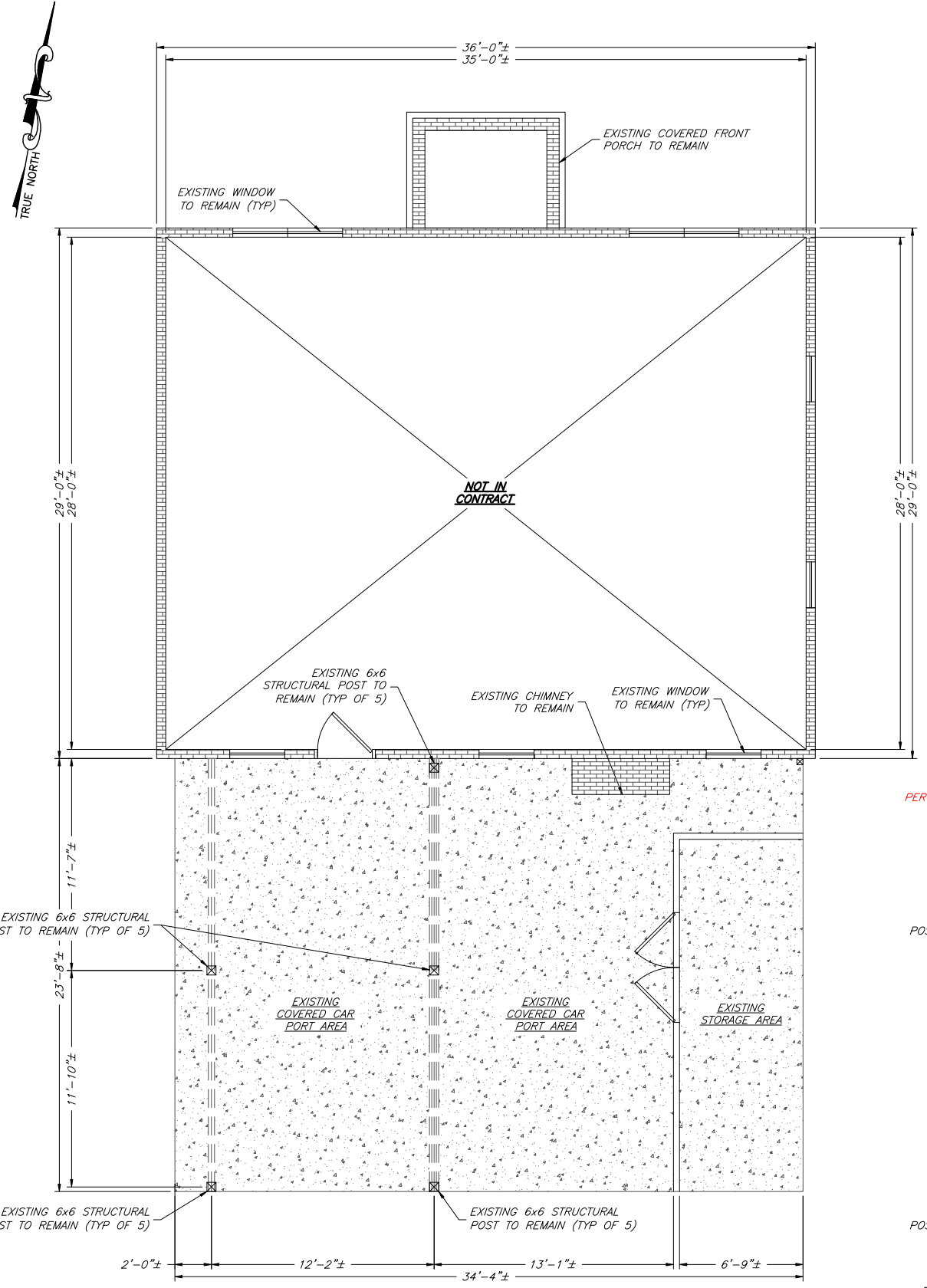
SYMBOLS

LINE TYPES	SECTION LINES AND SECTION REFERENCES	REFERENCE SYMBOLS
EXISTING WALL TO BE REMOVED PROPOSED WALL PROPERTY LINE - ADJOINER RIGHT-OF-WAY BREAK LINE EXISTING FENCE LINE EDGE OF PAVEMENT EXISTING U/G GAS LINE EXISTING U/G SEWER LINE EXISTING U/G STORM DRAIN LINE EXISTING O/H UTILITY LINE EXISTING U/G WATER LINE EXISTING U/G TELEPHONE LINE EXISTING U/G ELECTRIC LINE	<p>DRAWING NUMBER: A-1 PAGE NUMBER: A-301 WHERE DRAWN</p> <p>SECTION VIEW DIRECTION</p> <p>EXTENT OF SECTION</p> <p>BUILDING SECTION REFERENCE DRAWING NUMBER</p> <p>WALL SECTION OR ELEVATION REFERENCE DRAWING NUMBER</p> <p>DETAIL REFERENCE DRAWING NUMBER</p>	WALL TYPE WINDOW TYPE DOOR TYPE REVISION NUMBER

APPROVED
 Montgomery County
 Historic Preservation Commission

Ronald S. Tr. Levine

REVIEWED
 By Dan.Bruechert at 10:35 am, Oct 11, 2024



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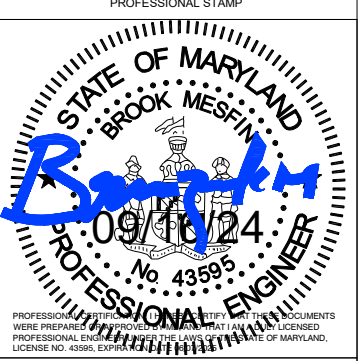
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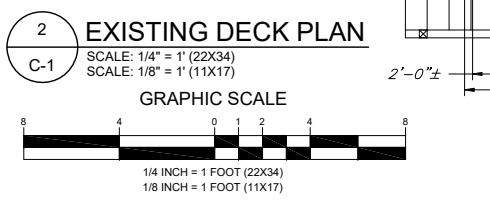
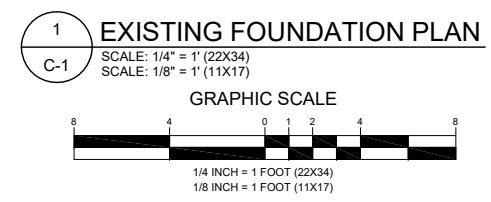
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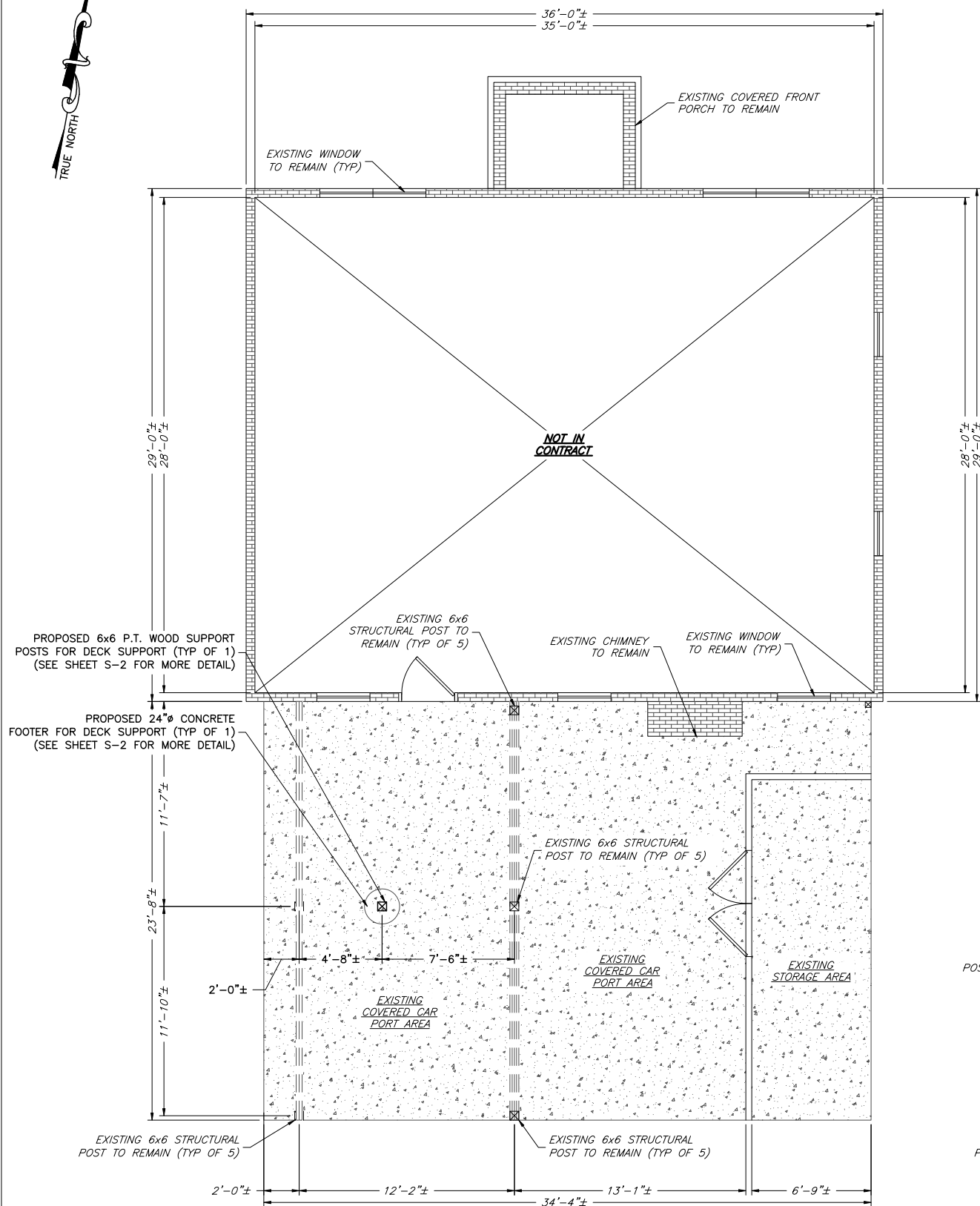
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EXISTING
FLOOR PLANS

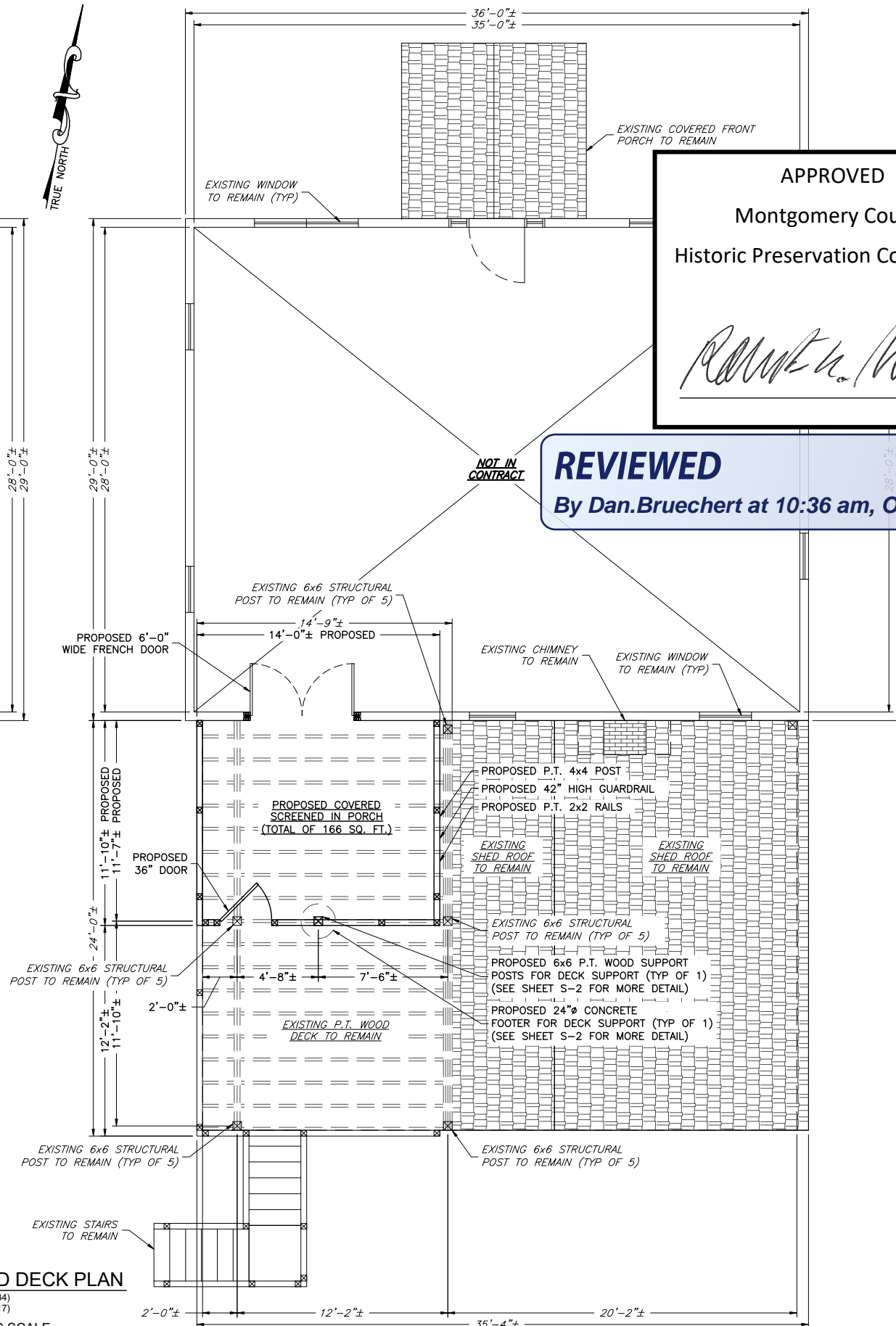
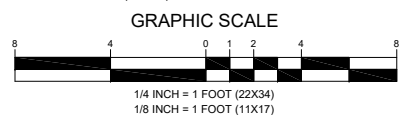
C-1



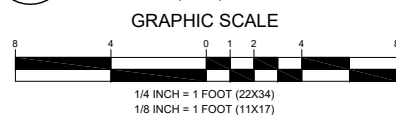
NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.



1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1' (22X34)
SCALE: 1/8" = 1' (11X17)



2 PROPOSED DECK PLAN
SCALE: 1/4" = 1' (22X34)
SCALE: 1/8" = 1' (11X17)



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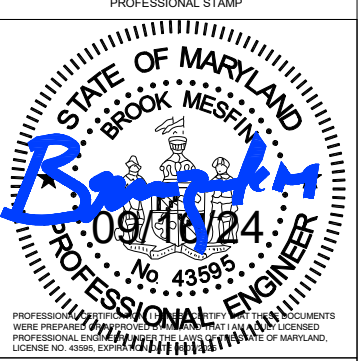
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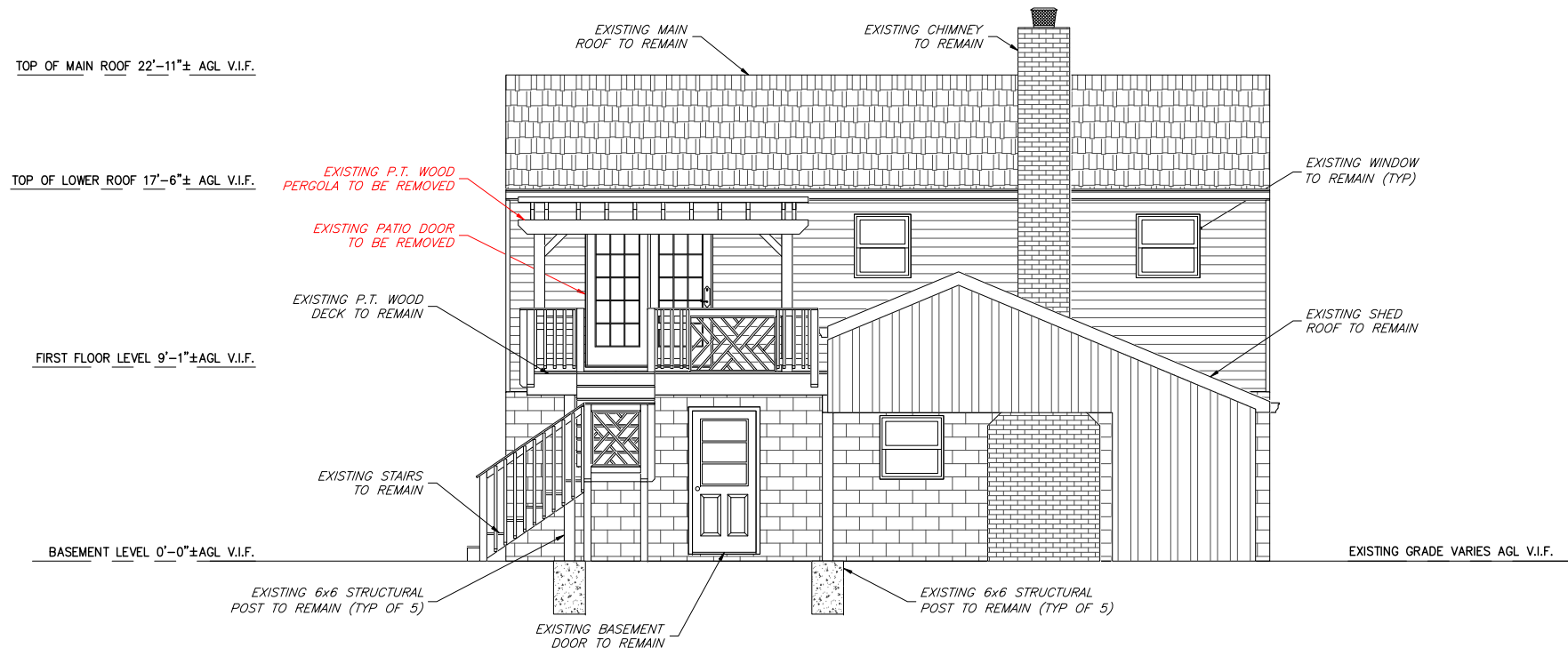
PROPOSED FLOOR PLANS

C-2

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1 EXISTING REAR ELEVATION
 SCALE: 1/4" = 1' (22X34)
 SCALE: 1/8" = 1' (11X17)
 GRAPHIC SCALE
 1/4 INCH = 1 FOOT (22X34)
 1/8 INCH = 1 FOOT (11X17)

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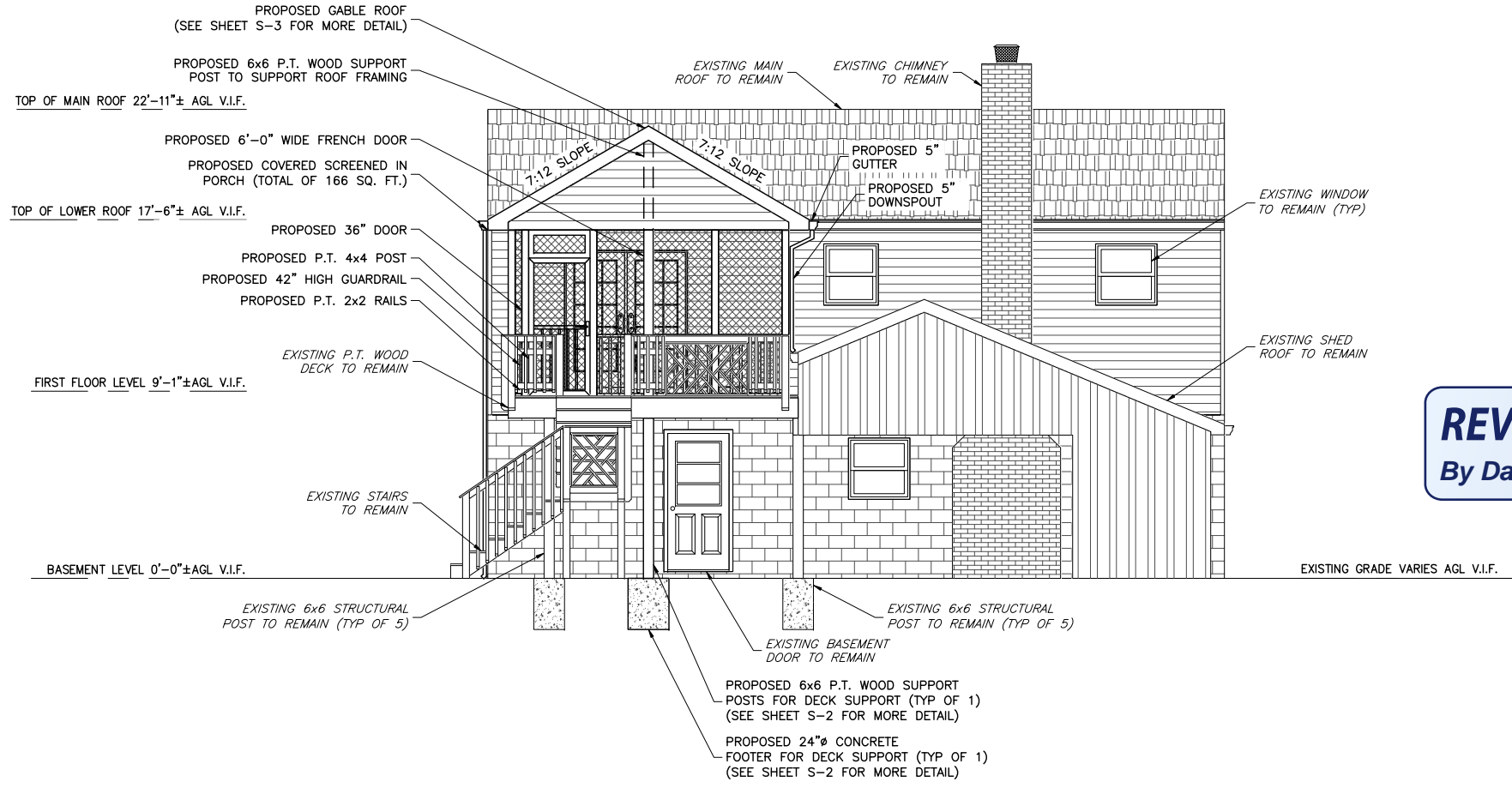
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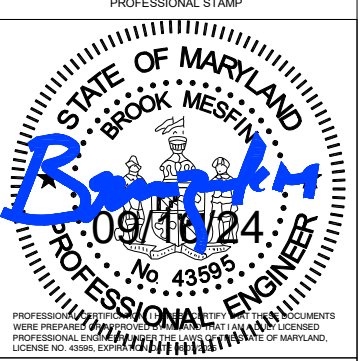
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2 PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1' (22X34)
 SCALE: 1/8" = 1' (11X17)
 GRAPHIC SCALE
 1/4 INCH = 1 FOOT (22X34)
 1/8 INCH = 1 FOOT (11X17)



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EXISTING & PROPOSED REAR ELEVATIONS

C-3

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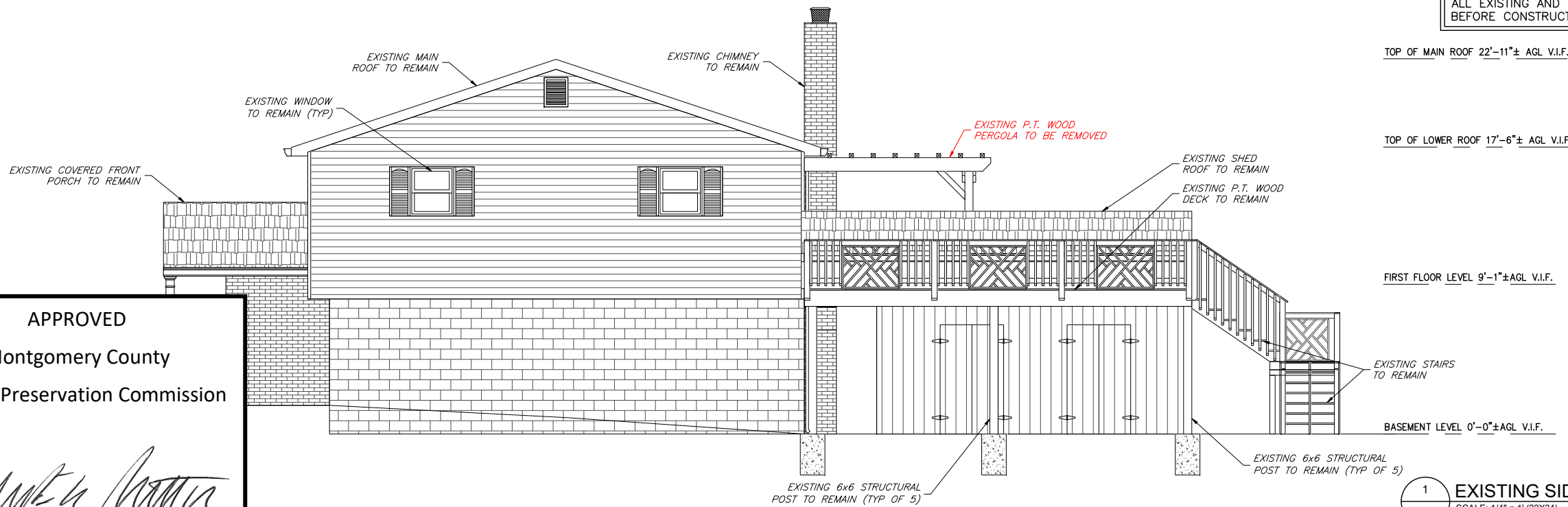
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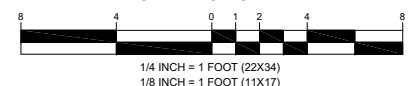
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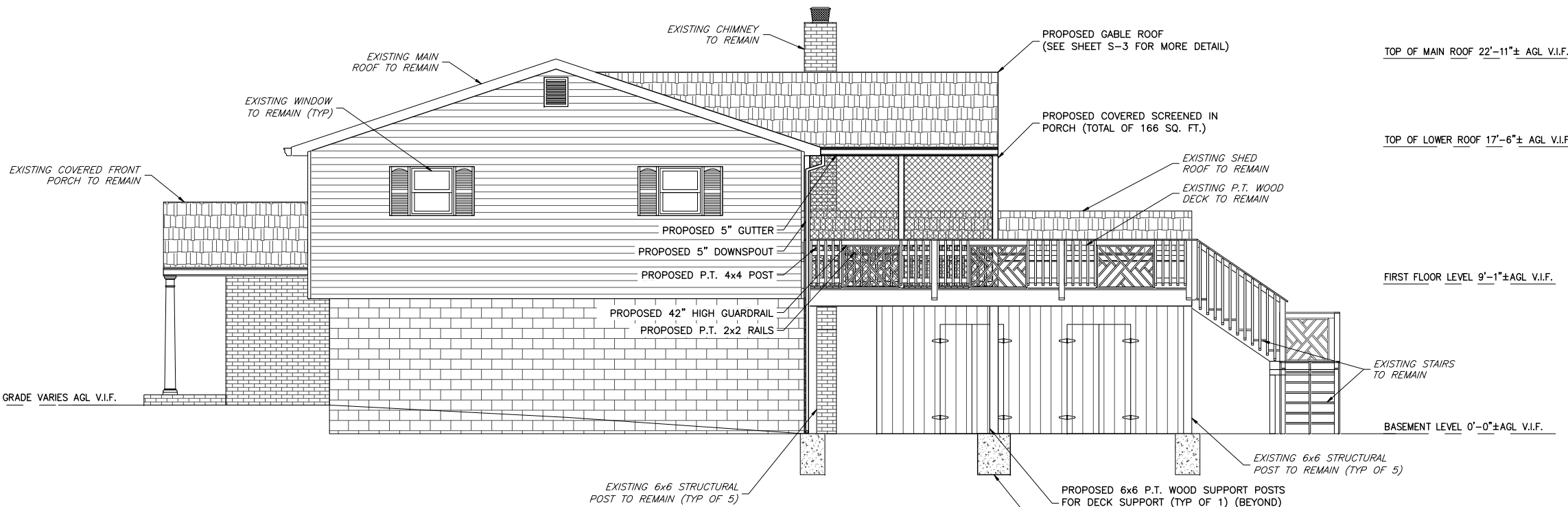


1 EXISTING SIDE ELEVATION
 SCALE: 1/4" = 1' (22X34)
 SCALE: 1/8" = 1' (11X17)
 GRAPHIC SCALE

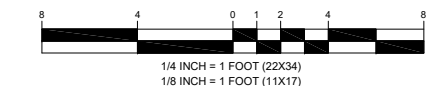


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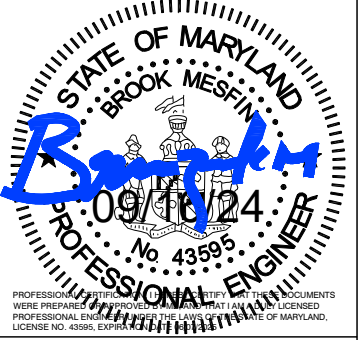
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2 PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1' (22X34)
 SCALE: 1/8" = 1' (11X17)
 GRAPHIC SCALE



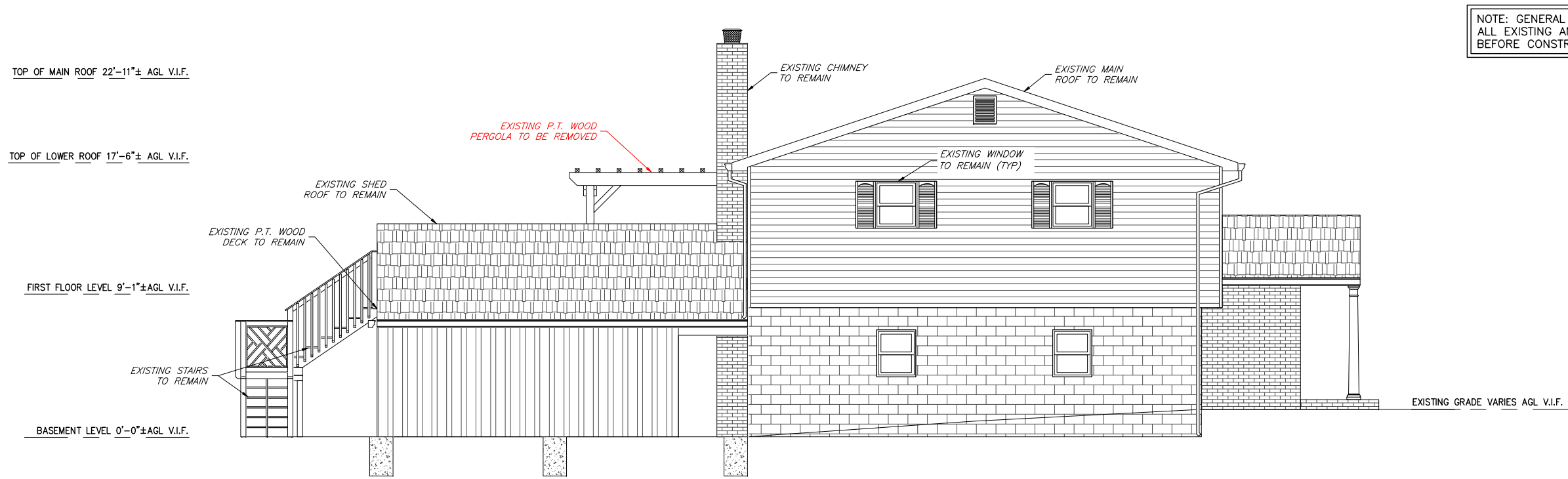
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**EXISTING &
 PROPOSED SIDE
 ELEVATIONS**

C-4

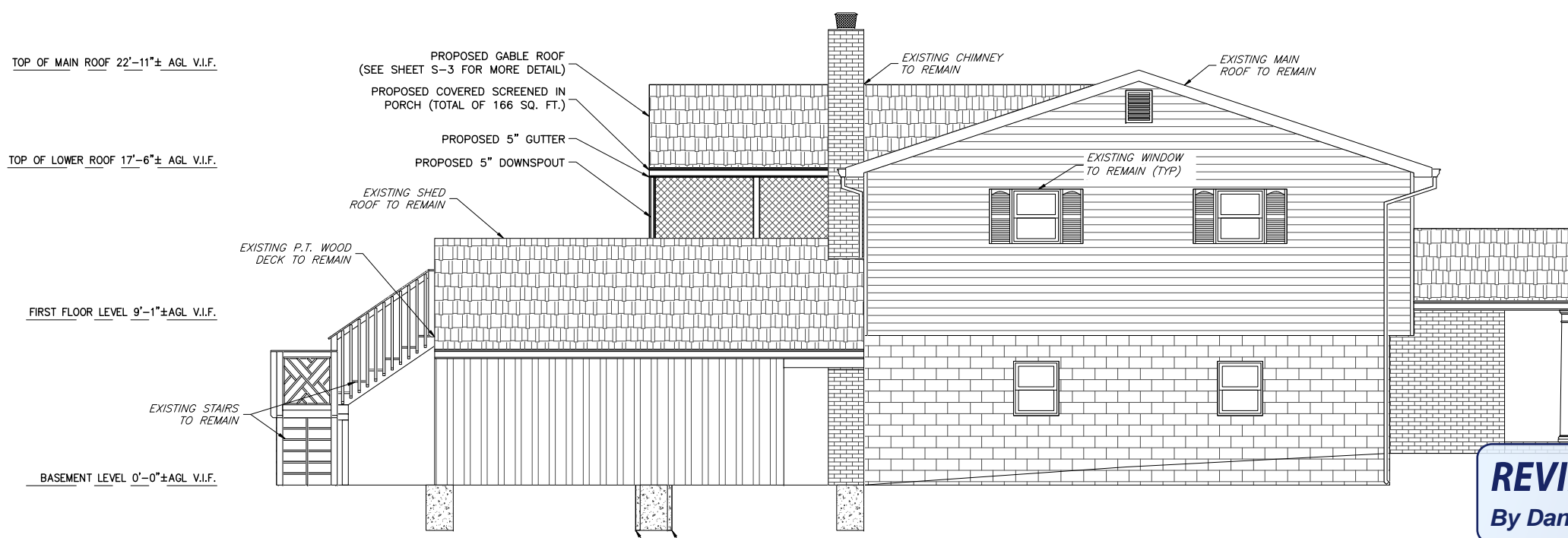
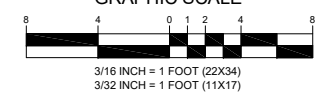


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1 EXISTING SIDE ELEVATION
 SCALE: 3/16" = 1' (22X34)
 SCALE: 3/32" = 1' (11X17)
 GRAPHIC SCALE

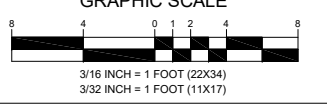


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 Montgomery County
 Historic Preservation Commission

Ronald S. Levine

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2 PROPOSED SIDE ELEVATION
 SCALE: 3/16" = 1' (22X34)
 SCALE: 3/32" = 1' (11X17)
 GRAPHIC SCALE



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**EXISTING &
 PROPOSED SIDE
 ELEVATIONS**

C-5

STRUCTURAL NOTES

1.1 DESIGN LOADS

A. THE STRUCTURE WAS DESIGNED FOR THE LIVE LOADS SHOWN BELOW AND DEAD LOADS AS REQUIRED BY CONSTRUCTION IN ACCORDANCE WITH IBC 2018. LOADS DUE TO SNOW LOAD BUILD-UP WERE CONSIDERED IN DESIGN OF STRUCTURAL COMPONENTS ADJACENT TO PARAPETS, HIGH BUILDING WALLS, ETC. INCREASE IN THESE LOADINGS, DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC., TO HAVE WRITTEN APPROVAL FROM THE DESIGNING STRUCTURAL ENGINEER.

B. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS, AND ROOF ACTING TOGETHER. PROVIDE GUYS, BRACES, STRUTS, ETC., TO ACCOMMODATE LIVE, DEAD, AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

C. LIVE LOADS SHOWN BELOW ARE IN POUNDS PER SQUARE FOOT (PSF).
 ROOF LIVE LOAD: 30 GROUND SNOW LOAD (PG): 30
 FLOOR LIVE LOAD: 30 FLAT ROOF SNOW LOAD(PF): 21
 STAIRS: 30 SNOW LOAD IMPORTANCE FACTOR: 1.0
 SNOW EXPOSURE FACTOR (Ce): 0.7
 DECK LL 40. DL 10

D. WIND CRITERIA:
 ULTIMATE DESIGN WIND SPEED: 115 MPH (3 SECOND GUST)
 NOMINAL DESIGN WIND SPEED: 90 MPH (3 SECOND GUST)
 RISK CATEGORY: II
 WIND EXPOSURE CATEGORY: B
 INTERNAL PRESSURE COEFFICIENT: + 0.18
 ROOF: 20.1 WALL: 14.1

1.2 SHORING:

A. PROVIDE SHORING AS REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE, ADJACENT UTILITIES, CONSTRUCTION, AND EMBANKMENTS DURING THE CONSTRUCTION PERIOD. STRENGTH AND PLACEMENT OF SHORING IS TOTALLY THE RESPONSIBILITY OF THE CONTRACTOR.

B. REMOVE FINISHES, SUCH AS PLASTER, STUCCO, ETC., SO THAT SHORING WILL BE IN DIRECT CONTACT WITH STRUCTURAL MEMBERS.

C. WHERE SPACES BETWEEN SHORING AND EXISTING MEMBERS EXIST, DRIVE HARDWOOD WEDGES SNUG AND TOE NAIL TO SHORING.

1.3 EXISTING CONDITIONS

A. EXPOSE EXISTING FRAMING AND NOTIFY ENGINEER PRIOR TO INSTALLATION OF NEW FRAMING.

B. CONTRACTOR MUST FIELD CHECK AND VERIFY DIMENSIONS AND ELEVATIONS OF EXISTING WORK PRIOR TO FABRICATION OF NEW MATERIALS.

C. USE NON-DESTRUCTIVE TESTING METHODS TO DETERMINE LOCATION OF REINFORCING. DO NOT CUT EXISTING REINFORCING. ADJUST LOCATIONS OF NEW HOLES TO MISS REINFORCING.

D. RELOCATE EXISTING PLUMBING AND HVAC AS REQUIRED TO ALLOW INSTALLATION OF NEW FRAMING.

2.1 DEMOLITION

A. DEMOLITION INCLUDES CONTROLLED DESTRUCTION OF STRUCTURES AND THE REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS AS SHOWN ON THE DRAWINGS AND INCLUDED IN THESE NOTES.

B. PERFORM DEMOLITION IN SECTIONS SMALL ENOUGH TO PREVENT DAMAGE OF MATERIALS AND FACILITIES AND FOR EMBANKMENTS TO REMAIN IN PLACE.

C. PROVIDE ADEQUATE SHORING, BRACING, AND PROTECTION TO PREVENT MOVEMENT, SETTLEMENT, COLLAPSE OR DAMAGE TO EXISTING MATERIALS AND FACILITIES AND FOR EMBANKMENTS TO REMAIN. SUBMIT COMPLETE DETAILS OF SHORING PROCEDURES SIGNED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED) PRIOR TO BEGINNING WORK.

D. PROMPTLY REPAIR DAMAGES CAUSED BY THE DEMOLITION TO ADJACENT FACILITIES, MATERIALS, OR EMBANKMENTS AT NO COST TO THE OWNER.

E. PROMPTLY REMOVE FROM SITE AND PROPERLY DISPOSE OF DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM THE DEMOLITION.

2.3 FOUNDATIONS

A. A SOIL BEARING CAPACITY OF 2000 PSF WAS USED FOR FOOTING DESIGN. ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO VERIFY EXCAVATIONS AND SOIL BEARING CAPACITY. IF SOIL OF THIS CAPACITY IS NOT ENCOUNTERED AT ELEVATIONS INDICATED, CONTACT ENGINEER OF RECORD (EOR).

3.1 CONCRETE

A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: CONCRETE WORK INCLUDING FORMING, MIXING, PLACING, AND CURING SHALL BE IN ACCORDANCE WITH ACI 301. PLACEMENT OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315 AND 318. WHEN THERE IS A CONFLICT, THE MOST STRINGENT IS TO APPLY.

B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW PRIOR TO FABRICATION OR ERECTION. REPRINTS OF CONTRACT DRAWINGS ARE NOT ACCEPTABLE. SUBMIT DESIGN MIXES FOR EACH CLASS OF CONCRETE PRIOR TO USE.

C. CONCRETE REINFORCING: ASTM A-615, GRADE 60.

D. WELDED WIRE REINFORCEMENT: ASTM A-1064.

E. PORTLAND CEMENT: ASTM C-150, TYPE I.

F. BLENDED HYDRAULIC CEMENT: ASTM C-595.

G. FLY ASH: ASTM C-618, CLASS F (30% MAX.)

H. AGGREGATE: ASTM C-33. 1" MAXIMUM FOR FOOTINGS, WALLS, AND SLABS ON GRADE, 1/2" MAXIMUM FOR THIN SLABS, AND 3/8" FOR WALL FILL.

I. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 3,000 PSI.

J. EXTERIOR CONCRETE TO BE AIR-ENTRAINED AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 3,500 PSI.

K. WATER CEMENT RATIO NOT TO EXCEED 0.54 FOR 3,000 PSI CONCRETE AND 0.45 FOR AIR ENTRAINED CONCRETE.

L. INSTALL WELDED WIRE REINFORCEMENT 2" BELOW UPPER SURFACE OF CONCRETE SLAB.

M. REINFORCING FOR FOOTINGS AND OTHER CONCRETE USING EARTH FORMS SHALL HAVE 3" CONCRETE COVER. REINFORCING FOR CONCRETE EXPOSED TO GROUND OR WEATHER AFTER REMOVAL OF FORMS SHALL HAVE 2" CONCRETE COVER. REINFORCING SHALL HAVE 3/4" CONCRETE COVER FOR SLABS AND WALLS AND 1 1/2" COVER FOR BEAMS, GIRDERS, AND COLUMNS.

N. USE A WATER REDUCING ADMIXTURE IN ALL CONCRETE.

O. USE A MINIMUM OF 5 1/2 BAGS OF CEMENT AND A MAXIMUM OF 6 1/2 GALLONS OF WATER PER BAG FOR EACH CUBIC YARD OF CONCRETE.

P. SLUMP - AS REQUIRED BY ACI (211.1), EXCEPT THAT SLABS-ON-GRADE AND THIN-FRAMED SLABS SHALL HAVE A MAXIMUM SLUMP OF 4". SHOULD EXTRA WATER BE REQUIRED BEFORE DEPOSITING CONCRETE AND WATER/CEMENT RATIO OF ACCEPTED MIX DESIGN HAS NOT BEEN EXCEEDED, GENERAL CONTRACTOR'S SUPERINTENDENT SHALL HAVE SOLE AUTHORITY TO AUTHORIZE ADDITION OF WATER. ANY ADDITIONAL WATER ADDED TO MIX AFTER LEAVING BATCH PLANT SHALL BE INDICATED ON THE TRUCK TICKET AND SIGNED BY PERSON RESPONSIBLE. SUBMIT COPY OF TRUCK TICKET FOR REVIEW.

Q. AIR ENTRAIN EXTERIOR EXPOSED CONCRETE 5% +/- 1%.

R. NO CALCIUM CHLORIDE WILL BE PERMITTED IN CONCRETE.

6.1 WOOD FRAMING

A. WOOD FRAMING AND FASTENERS - COMPLY WITH THE RECOMMENDATIONS OF THE AMERICAN WOOD COUNCIL (AWC).

B. SPACING OF NAILS OR SCREWS FOR FLOOR OR ROOF PANELS: PANEL EDGES AT 12" O/C AND 16" O/C ON EACH INTERIOR SUPPORT.

C. SPACING OF NAILS OR SCREWS FOR WALL PANELS: PANEL EDGES AT 8" O/C AND 16" O/C ON EACH INTERIOR SUPPORT.

D. PROVIDE DOUBLE STUD AT VERTICAL PANEL JOINTS FOR WALL APPLICATIONS AND SPACE PANELS MINIMUM 1/8".

E. PLYWOOD: APA - THE ENGINEERED WOOD ASSOCIATION GRADE TRADE MARKED MEETING THE REQUIREMENTS OF THE LATEST EDITION, PER CODE, OF U.S. PRODUCT STANDARD PS-1.

F. PANEL THICKNESS AND IDENTIFICATION INDEX SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. INSTALL AND CONNECT IN ACCORDANCE WITH THE RECOMMENDATIONS OF APA - THE ENGINEERED WOOD ASSOCIATION.

G. ATTACH PLYWOOD FLOOR SHEATHING USING GLUE AND NAILS.

H. UNLESS OTHERWISE NOTED ON DRAWINGS, ATTACH PLYWOOD TO FRAMING WITH MIN. 8d NAILS AT 6" O/C ON EDGES OF SHEET AND 12" O/C ON EACH INTERIOR SUPPORT.

I. FOR PLYWOOD 1/2" IN THICKNESS AND LESS, USE H CLIPS AT MIDPOINT FOR SPANS GREATER THAN 18" O/C. FOR PLYWOOD 5/8" AND THICKER, USE TONGUE AND GROOVE EDGES OR H CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O/C. FOR 48" SPANS, PROVIDE 2-H CLIPS AT 1/3 POINTS OF SPAN OR PROVIDE TONGUE AND GROOVE PLYWOOD.

J. STRUCTURAL LUMBER (2"-4" THICK, EXCEPT NONBEARING STUDS AND PLATES) - Spruce Pine Fir No.1 OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:

E = 1,400,000 PSI	fe = 425 PSI
fb = 900 PSI	ft = 450 PSI
fc (PARALLEL TO GRAIN) = 1,150 PSI	fv = 135 PSI

STRUCTURAL LUMBER (5"x5" AND LARGER) - Spruce Pine Fir. No. 1 OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:

E = 1,300,000 PSI	fe = 425 PSI
fb = 850 PSI	ft = 550 PSI
fc (PARALLEL TO GRAIN) = 700 PSI	fv = 125 PSI

K. PRESSURE TREATED LUMBER - SOUTHERN PINE #1 WITH THE FOLLOWING RETENTION LEVELS: FOR ABOVE GROUND USE - 0.4 PCF FOR PROCESSES USING ACQ AND CBA-A, 0.2 FOR PROCESS USING CA-B.

L. INSTALL DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO FRAMING.

M. ATTACH MULTIPLE MEMBERS TOGETHER AS FOLLOWS:

(2) 2X: 2 ROWS 16d NAILS @ 16" O/C
 TOP LOADED WITH 3_2X: 2 ROWS 16d NAILS @ 16" O/C
 SIDE LOADED 3_2X10 AND 3_2X12: 3 ROWS- 6d NAILS @ 12" O/C

N. PROVIDE FLUSH FRAMED JOISTS AND HEADERS WITH A PREFABRICATED GALVANIZED (SADDLE TYPE) METAL CONNECTOR UNLESS NOTED OTHERWISE. HANGERS SHALL BE 18 GAUGE MINIMUM THICK AND HAVE CAPACITY TO RESIST 500# MINIMUM FOR EACH 2X MEMBER IN SHEAR FOR SPECIES OF WOOD USED.

O. BRIDGING FOR WOOD JOISTS (ROOF AND FLOOR) TO BE DIAGONAL WOOD SPACED AS FOLLOWS: SPANS OVER 8'-0" - ONE ROW

P. EXPOSED STRUCTURAL FRAMING MEMBERS IN ABOVE GROUND USE AND WOOD PLATES IN CONTACT WITH SLABS ON GRADE TO BE PRESSURE TREATED LUMBER. TREAT WOOD WITH A WATERBORNE PRESERVATIVE MATERIAL WITH ONE OF THE FOLLOWING: ALKALINE COPPER QUAT (ACQ) TYPES B OR D, OR COPPER AZOLE (CBA-A, CA-B).

Q. STEEL MATERIALS IN CONTACT WITH PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED. MINIMUM GALVANIZED COATING FOR PREFABRICATED METAL CONNECTORS TO BE G-185 PER ASTM A-653. CONNECTORS, HOT DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH ASTM A-123. FASTENERS HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A-153. MECHANICALLY GALVANIZED FASTENERS IN ACCORDANCE WITH ASTM B-695, CLASS 55.

R. PROVIDE SOLID (CONTINUOUS) BRIDGING AT BEARING POINTS.

S. INSTALL DOUBLE STUD EACH END OF WOOD BEAMS, UNLESS NOTED OTHERWISE.

T. ATTACH WOOD BLOCKING, NAILERS, ETC., TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS UNLESS NOTED OTHERWISE. SPACE FASTENERS AT 2'-0" MAXIMUM O/C, STAGGERED. MINIMUM CAPACITY OF EACH FASTENER SHALL BE 100 POUNDS IN SHEAR AND PULLOUT, UNLESS NOTED OTHERWISE.

U. EXTERIOR WALL SHEATHING - THERMO-PLY INSULATIVE SHEATHING AS MANUFACTURED BY SIMPLEX PRODUCTS DIVISION, ADRIAN, MICHIGAN 49221. USE STRUCTURAL GRADE (RED PRINT) FOR STUD SPACING OF 16" O/C. USE SUPER STRENGTH (BLUE PRINT) FOR STUD SPACING OF 24" O/C.

V. SHIP AND INSTALL THERMO-PLY SHEATHING IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS. INSTALL 48" X 96" SHEETS WITH 1/8" TO 1/16" GAP BETWEEN PANELS. INSTALL 48 3/4" X 96" SHEETS WITH A 3/4" OVERLAP. NAIL THROUGH THERMO-PLY INTO STUDS USING 11 GAUGE X 1 1/8 GALVANIZED ROOFING NAILS. FASTEN RED PRINT THERMO-PLY AT 3" O/C AT PERIMETER (WHERE EDGE OF PANEL IS UNSUPPORTED BETWEEN STUDS, PROVIDE BLOCKING) AND 6" O/C TO INTERMEDIATE STUDS. FASTEN BLUE PRINT THERMO-PLY AT 3" O/C TO BOTH PERIMETER AND INTERMEDIATE STUDS AND TO BLOCKING AT PANEL EDGES.

6.1A WOOD LINTEL SCHEDULE

A. FOR STUD WALL OPENINGS NOT SPECIFICALLY SHOWN IN PLAN (OPENINGS FOR MECHANICAL TRADES, OPENINGS IN BEARING AND NON BEARING WALLS, ETC.) PROVIDE WL-1, WL-2, OR WL-3 AS DIRECTED BY THE ARCHITECT.

B. PROVIDE ONE BEARING STUD AND ONE FULL HEIGHT JAMB STUD EACH END OF WOOD LINTELS AND HEADERS, UNLESS NOTED OTHERWISE. FOR OPENINGS OVER 7'-0", PROVIDE TWO BEARING STUDS AND ONE FULL HEIGHT JAMB STUD, UNLESS NOTED OTHERWISE.

C. LOOSE ANGLE LINTELS SUPPORTING BRICK VENEER AND SPANNING 4'-0" OR MORE SHALL HAVE PRE-PUNCHED HOLES SPACED AT 2'-0" MAXIMUM O/C IN VERTICAL LEG OF ANGLE FOR 10d NAIL ATTACHMENT TO WOOD LINTEL.

MARK	MATERIAL	REMARKS
WL-1	2-2x8 FOR 4" STUD WALL 3-2x6 FOR 6" STUD WALL	FOR OPENINGS UP TO 4'-6"
WL-2	2-2x10 FOR 4" STUD WALL 3-2x8 FOR 6" STUD WALL	FOR OPENINGS 4'-7" TO 5'-6"
WL-3	2-2x12 FOR 4" STUD WALL 3-2x10 FOR 6" STUD WALL	FOR OPENINGS 5'-7" TO 7'-0"
WL-4	3-2x12 FOR 6" STUD WALL	FOR OPENINGS 7'-1" TO 8'-4"

6.3 PREFABRICATED WOOD TRUSSES

A. DESIGN AND INSTALL TRUSSES, BRACING, AND CONNECTORS FOR TRUSSES IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODE REQUIREMENTS AS WELL AS THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA) AND BY THE TRUSS PLATE INSTITUTE (TPI), UNLESS NOTED OTHERWISE ON THE DRAWINGS.

B. DESIGN TRUSSES TO RESIST LOADS SHOWN ON THE DRAWINGS. ONLY THE OUTLINES OF THE TRUSSES HAVE BEEN SHOWN. WEB CONFIGURATION SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER.

C. TRUSSES TO BE DESIGNED FOR DEFLECTIONS AS FOLLOWS:
 ROOF: LIVE LOAD L/240, L/360 WITH PLASTER OR STUCCO CEILINGS.
 TOTAL LOAD - L/240.

D. PROVIDE TRUSSES WITH CAMBER IN ACCORDANCE WITH "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES," LATEST EDITION PER CODE, TPI-85P AND PCT-85.

E. INSTALL BRACING OF WOOD TRUSSES IN ACCORDANCE WITH MANUFACTURERS DESIGN, SBCA, AND TPI, UNLESS NOTED OTHERWISE. THE MINIMUM BRACING ELEMENTS NOTED BELOW ARE TO REMAIN IN PLACE IN THE FINISHED STRUCTURE:

- CONTINUOUS LATERAL BRACING REQUIRED BY TRUSS DESIGN INCLUDING DIAGONAL BRACING AT ENDS OF THE BUILDING AND AT 16'-0" MAXIMUM INTERVALS IN THE LENGTH OF THE BUILDING.
- WEB MEMBER PLANE BRACING.
- BOTTOM CHORD PLANE BRACING.

F. TRUSS SUPPLIER SHALL TAKE SPECIAL CARE TO DESIGN AND SUPPLY LATERAL BRACING FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN MULTIPLE PIECES AND FIELD CONNECTED.

G. LUMBER SHALL CONFORM TO THE RECOMMENDATIONS OF THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION PER CODE, AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. EACH PIECE SHALL BE GRADE MARKED.

H. TRUSS MANUFACTURER SHALL COORDINATE PLATE MATERIAL WITH ANY SPECIFIED TREATMENT PROCESS.

I. CONNECT ROOF TRUSSES AT EACH BEARING POINT WITH PREFABRICATED GALVANIZED METAL CONNECTORS AT EACH TRUSS, UNLESS OTHERWISE NOTED. EACH CONNECTOR SHALL BE 18 GAUGE MINIMUM THICK AND SHALL HAVE THE UPLIFT AND SHEAR CAPACITY AS REQUIRED BY THE TRUSS MANUFACTURER, BUT SHALL NOT BE LESS THAN 350# UPLIFT AND 130# SHEAR (EQUIVALENT TO 2 - H2.5A SIMPSON ANCHORS) FOR THE SPECIES OF WOOD USED.

J. TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS SHALL BE DESIGNED BY TRUSS MANUFACTURER.

K. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS, AND ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE GUYS, BRACES, STRUTS, ETC., AS REQUIRED TO ACCOMMODATE LIVE, DEAD, AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE. PERMANENT BRIDGING REQUIRED BY TRUSS DESIGN SHALL BE SIZED AND SUPPLIED BY TRUSS MANUFACTURER. SPECIAL CARE SHALL BE TAKEN TO SIZE AND SUPPLY LATERAL BRACING REQUIRED FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN TWO PIECES AND FIELD CONNECTED.

L. BRIDGING, MEMBER BRACING, ETC., SHALL BE AS REQUIRED BY MANUFACTURERS DESIGN AND SHALL BE INSTALLED BY CONTRACTOR IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.

M. ENGAGE THE SERVICES OF AN INDEPENDENT INSPECTION AGENCY TO VISUALLY INSPECT TRUSSES BEFORE AND AFTER ERECTION. INSPECTION AGENCY SHALL CERTIFY THAT THE TRUSSES, CONNECTIONS, AND BRACING HAVE BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

6.4 LAMINATED VENEER LUMBER

A. LVL SHALL BE OF WIDTH, DEPTH, AND OF MULTIPLES AS SHOWN ON PLANS.

B. EACH LVL BEAM SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 E = 2,000,000 PSI
 fb = 2,900 PSI
 fc (PARALLEL TO GRAIN) = 3,200 PSI
 fe = 750 PSI
 ft = 1,800 PSI
 fv = 285 PSI

C. WRAP EACH LVL BEAM WITH A WATERPROOF COVERING UNTIL AREA WHERE BEAM IS PLACED IS PROTECTED FROM THE ELEMENTS.

D. ATTACH MULTIPLE MEMBERS TOGETHER AS FOLLOWS:
 SIDE LOADED: 3- LVL MEMBERS- 2 ROWS 1/2" BOLTS @ 16" O/C.

E. HOLES, NOTCHES, ETC., SHALL BE APPROVED BY THE LVL MANUFACTURER.

6.6 WOOD STAIRS, GUARDRAILS, & HANDRAILS

A. STAIR SUPPLIER SHALL DESIGN STAIR FRAMING INCLUDING HANDRAILS AND GUARDRAILS TO SUPPORT THE FOLLOWING DESIGN LOADS:

STAIR:
 - DEAD LOAD - AS REQUIRED BY CONSTRUCTION.
 - LIVE LOAD - 100 PSF OR 300- POUND CONCENTRATED LOAD APPLIED ON A 4-SQUARE-INCH AREA AT CENTER OF TREAD OR AT ANY POINT ON A LANDING.

HANDRAILS: A LIVE LOAD OF 20 POUNDS PER LINEAL FOOT OR 200-POUND CONCENTRATED LOAD, WHICHEVER IS GREATER, APPLIED AT ANY POINT AND IN ANY DIRECTION. THESE LIVE LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

GUARDRAILS: A LIVE LOAD OF 200-POUND CONCENTRATED LOAD, APPLIED AT ANY POINT AND IN ANY DIRECTION TO TOP RAIL, AND 50-POUND CONCENTRATED LOAD APPLIED ON A 1-SQUARE-FOOT AREA AT ANY POINT FOR REMAINING GUARDRAIL INFILL COMPONENTS. THESE LIVE LOADS NEEDS NOT BE ASSUMED TO ACT CONCURRENTLY. EXTERIOR GUARDRAILS SHALL BE DESIGNED TO RESIST APPLICABLE COMPONENTS & CLADDING WIND LOADS IN CONJUNCTION WITH THE LIVE LOADS LISTED ABOVE.

B. PROVIDE HANGERS, CLIP ANGLES, ETC. AS REQUIRED FOR CONNECTION OF STAIR FRAMING TO SURROUNDING FRAMING. SUBMIT SHOP AND ERECTION DRAWINGS INDICATING FRAMING SIZES AND WOOD GRADES AS WELL AS CONNECTIONS OF STAIR COMPONENTS.

6.7 STEEL

1. THE STRUCTURAL STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANCHOR BOLT LOCATIONS, ELEVATION OF TOP OF CONCRETE AND BEARING PLATES, ALIGNMENT ETC. PRIOR TO START OF STEEL ERECTION.

2. THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS SHALL GOVERN:
 A. AISC - ALLOWABLE STRESS DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
 B. AISC - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
 C. AWS - "D1.1 STRUCTURAL WELDING CODE - STEEL".

3. MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

STRUCTURAL WIDE FLANGE & M SHAPES A992 OR A572
 Fy = 50ksi
 A36, Fy = 36 KSI
 OTHER STRUCTURAL SHAPES AND PLATES A500, GRADE B
 STRUCTURAL TUBING Fy = 46 KSI

HIGH STRENGTH BOLTS A325
 THREADED RODS A354, GRADE BC
 ANCHOR BOLTS A325 OR A354 BC
 PIPE (HANDRAIL) SCH 80 PIPE
 PIPE (COLUMN) S10 OR S12 PIPE

4. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS OTHERWISE NOTED PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AISC REQUIREMENTS.

5. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED. ALL HOLES IN BEARING PLATES SHALL BE DRILLED.

6. ALL STEEL TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123.

7. EPOXY ANCHORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

8. ALL BOLTS SHALL BE TIGHTENED USING TURN-OFF-THE-NUT METHOD PER AISC SPECIFICATIONS USING STANDARD HOLES.

9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND FIT PRIOR TO FABRICATION.

10. THE FABRICATOR SHALL FURNISH CHECKED SHOP AND ERECTION DRAWINGS TO THE ENGINEER AND OBTAIN APPROVAL PRIOR TO FABRICATING AND STRUCTURAL STEEL SHOP DRAWINGS SHALL CONFORM TO AISC "DETAILING FOR STEEL CONSTRUCTION".

(OWNER)

RONALD S TR. LEVINE

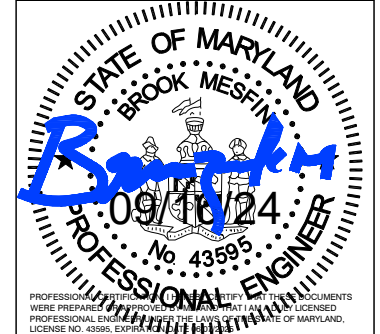
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REVISIONS

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0	09/16/24	FINAL	JTD

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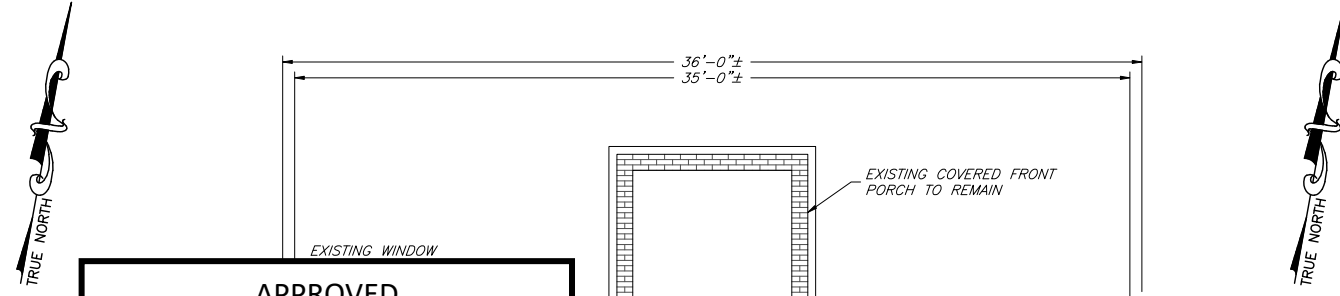
BROOK MESFIN, P.E.
 MD PROFESSIONAL ENGINEER LIC. #43595

STRUCTURAL NOTES

S-1

REVIEWED

By Dan.Bruechert at 10:36 am, Oct 11, 2024



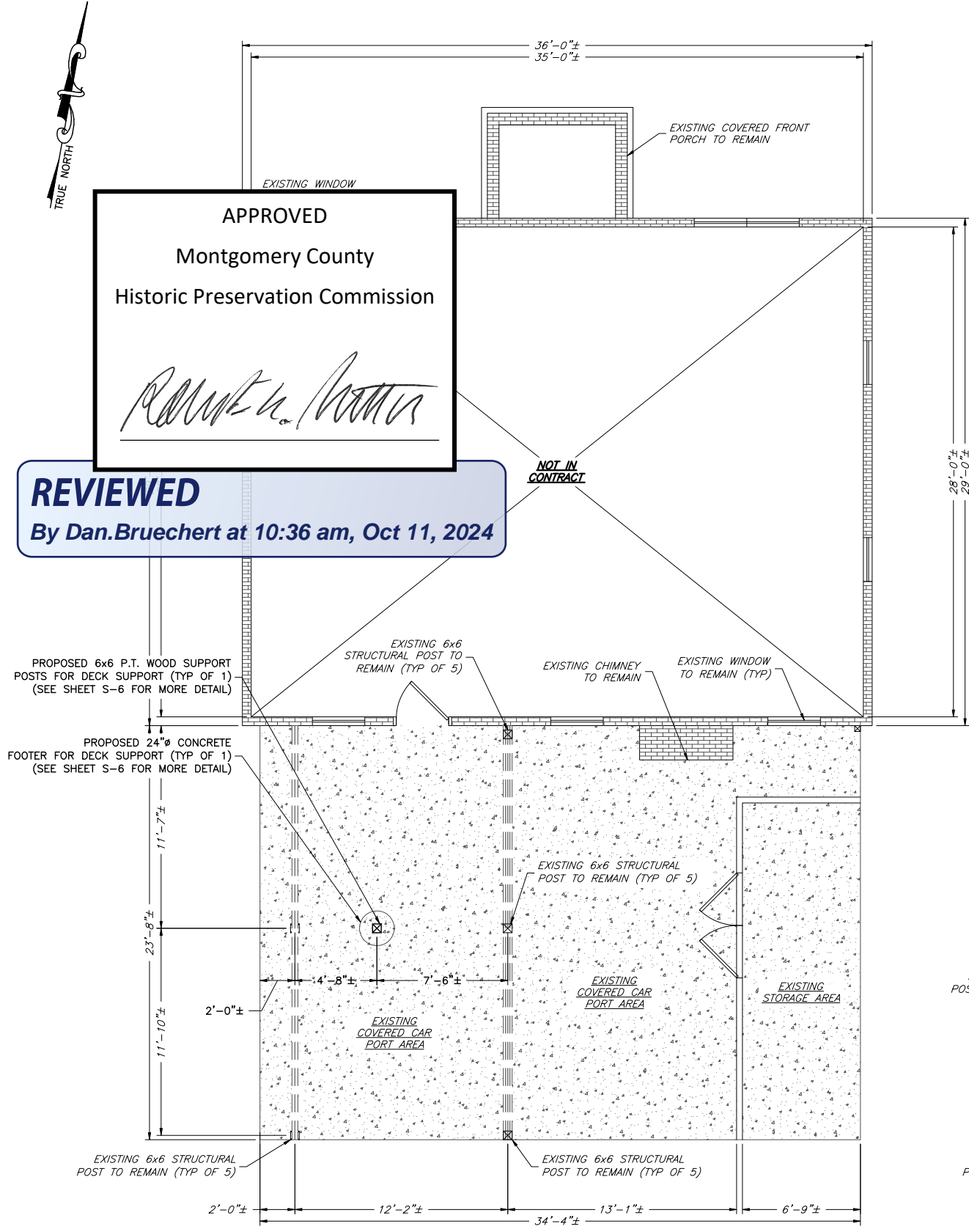
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 Montgomery County
 Historic Preservation Commission

Ronald S. Tr. Levine

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 By Dan.Bruechert at 10:36 am, Oct 11, 2024

NOT IN CONTRACT

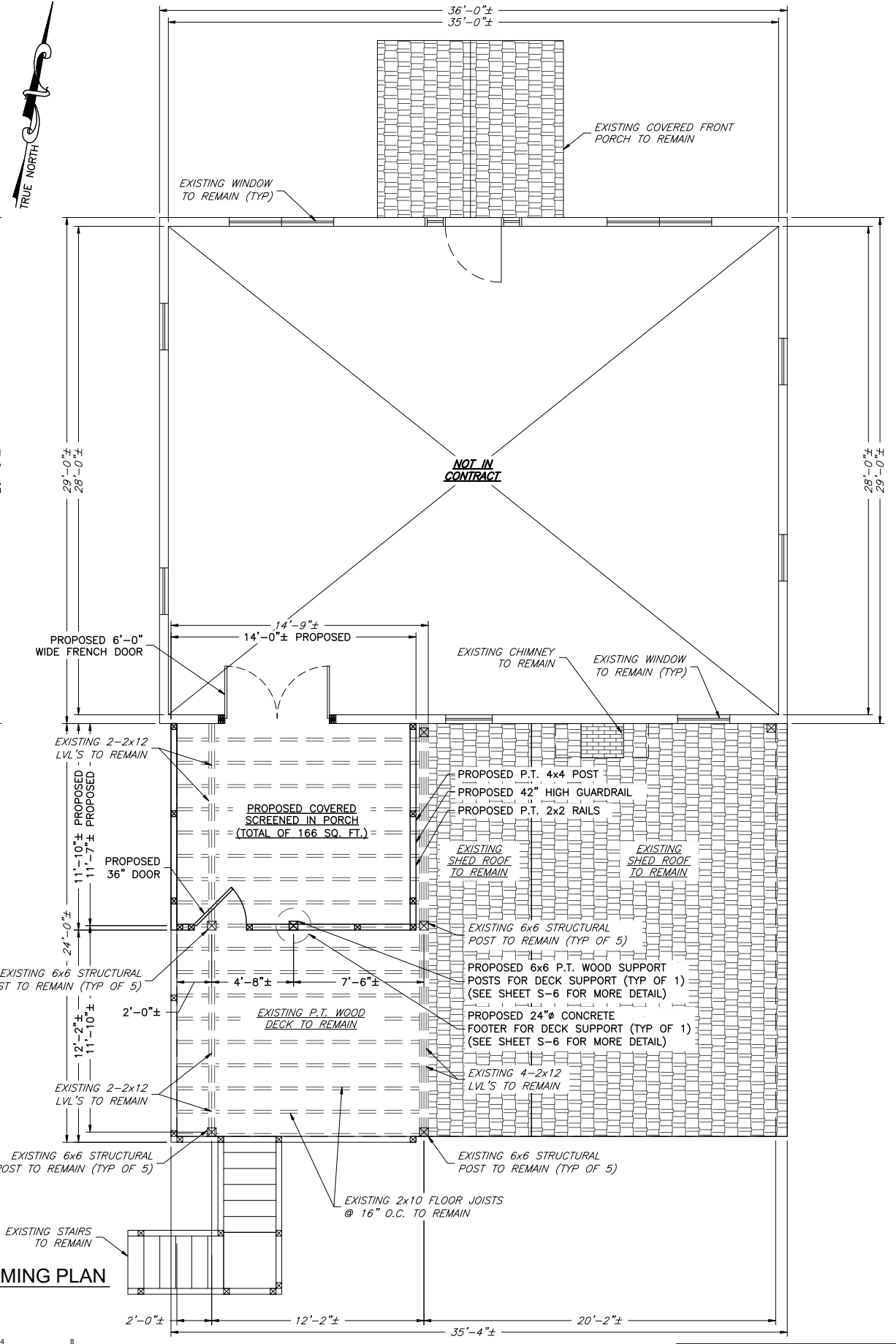
NOT IN CONTRACT



1 PROPOSED FOUNDATION PLAN
 SCALE: 1/4" = 1' (22X34)
 SCALE: 1/8" = 1' (11X17)

GRAPHIC SCALE

1/4 INCH = 1 FOOT (22X34)
 1/8 INCH = 1 FOOT (11X17)



1 PROPOSED DECK FRAMING PLAN
 SCALE: 1/4" = 1' (22X34)
 SCALE: 1/8" = 1' (11X17)

GRAPHIC SCALE

1/4 INCH = 1 FOOT (22X34)
 1/8 INCH = 1 FOOT (11X17)

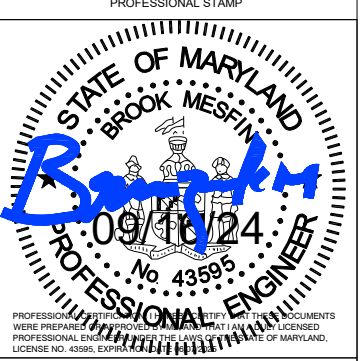
NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.

(OWNER)
 RONALD S TR. LEVINE
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 TAKOMA PARK, MARYLAND 20912

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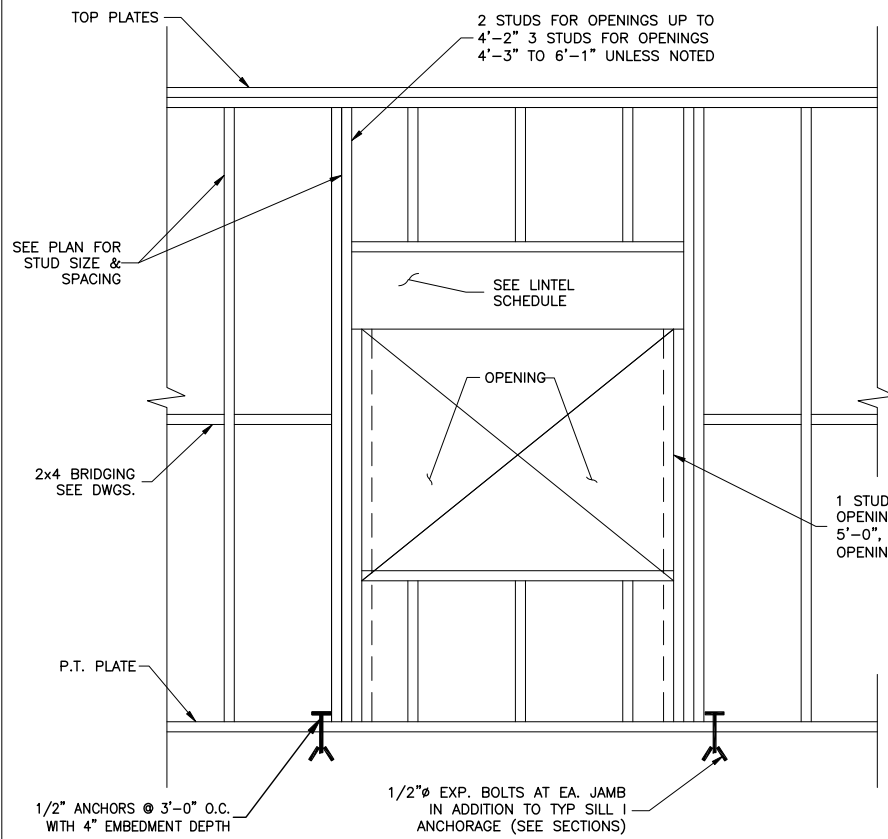
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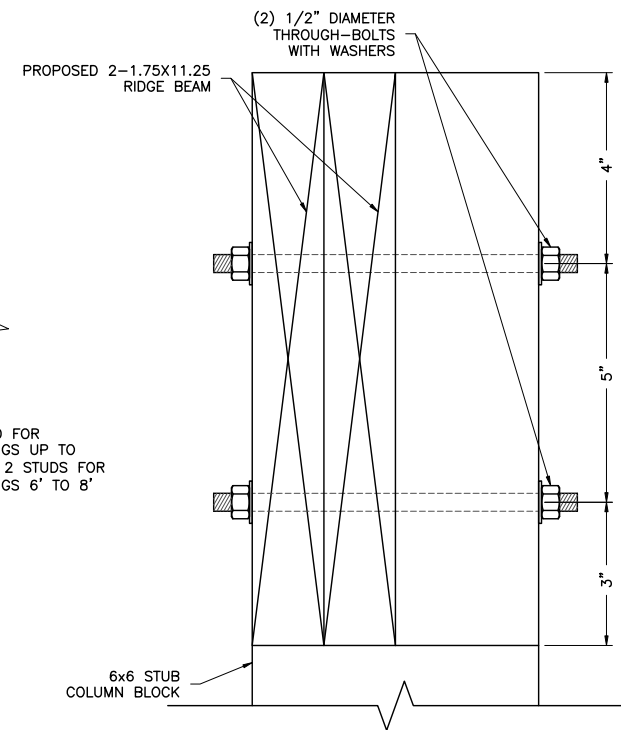
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PROPOSED DECK FRAMING PLANS

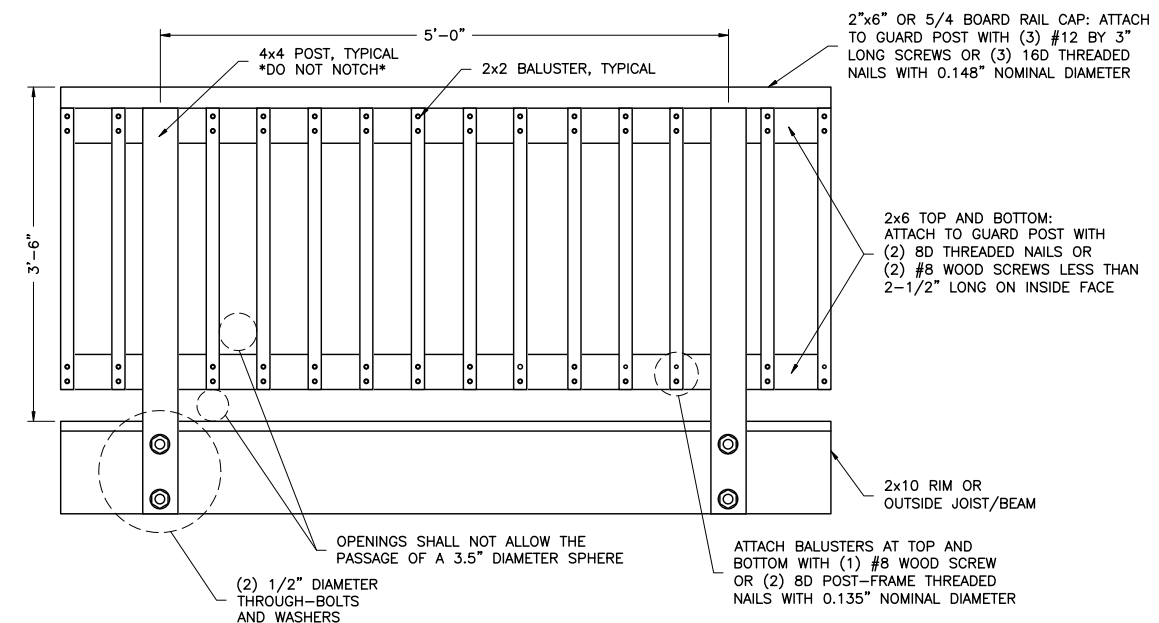
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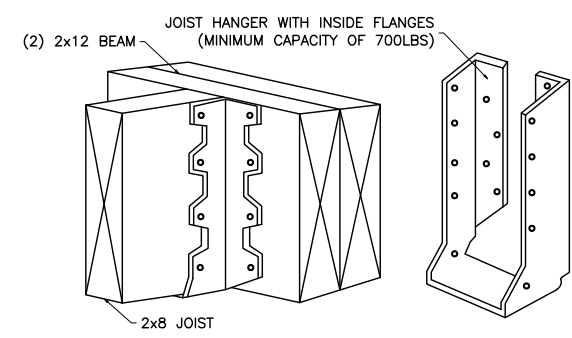
1 PRIVACY AREA UNDER DECK
S-4 NTS



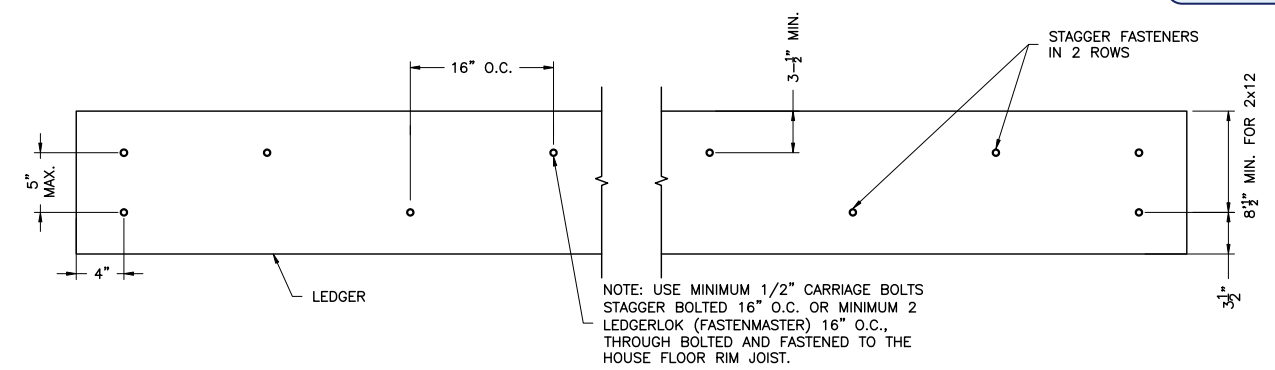
2 BEAM TO POST CONNECTION DETAIL
S-4 NTS



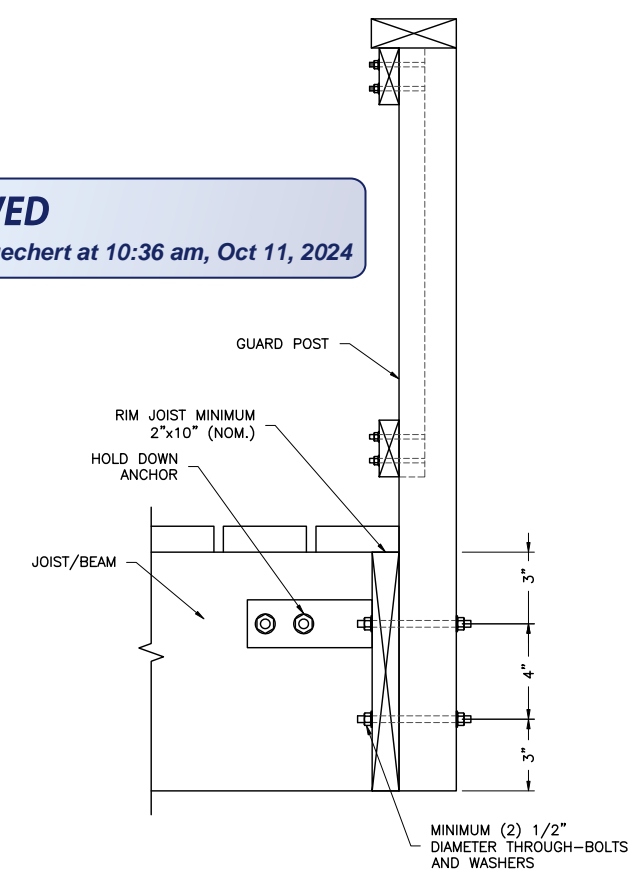
3 GUARD RAIL DETAIL
S-4 NTS



4 TYPICAL JOIST HANGERS
S-4 NTS



5 LEDGER BOARD FASTENER SPACING AND CLEARANCES
S-4 NTS



6 GUARD POST TO RIM JOIST DETAIL
S-4 NTS

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Ronald S. Tr. Levine

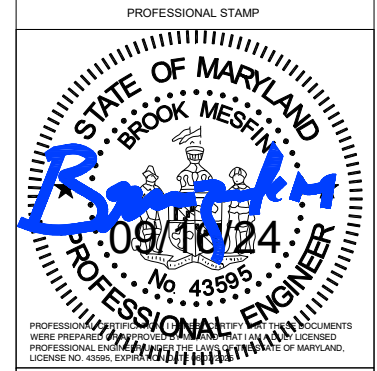
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REVISIONS

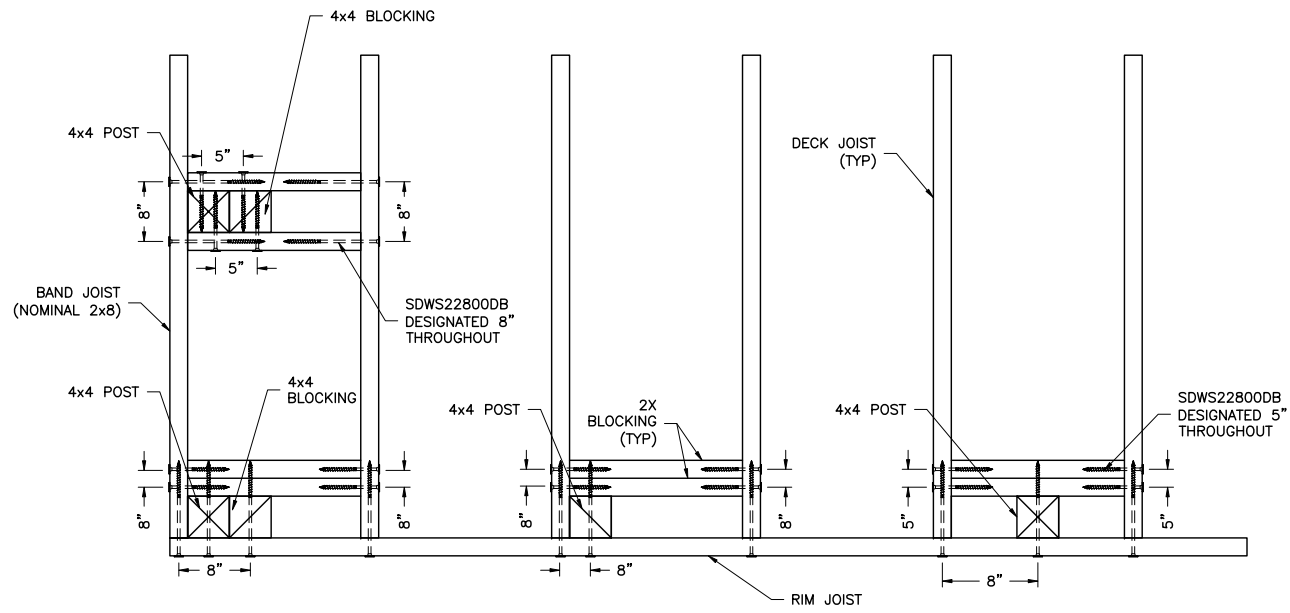
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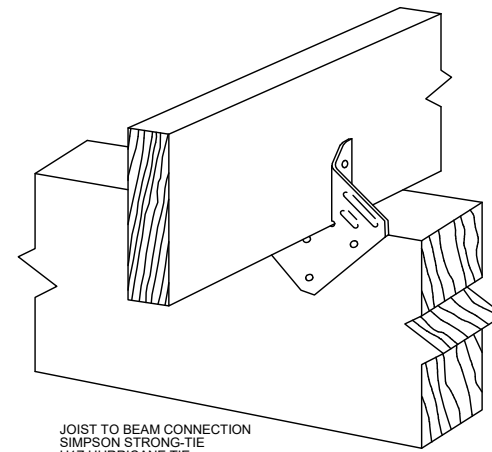
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**STRUCTURAL
DETAILS**

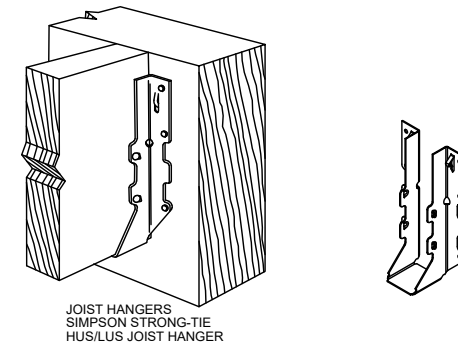
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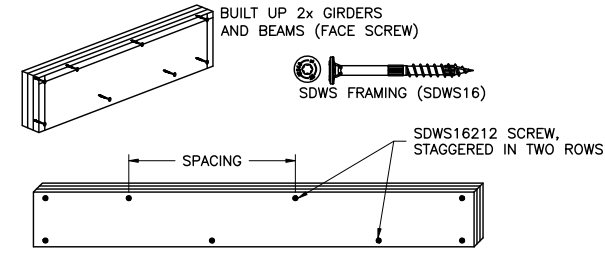
1 INTERNAL POST TO FLOOR JOIST CONNECTION
S-5 NTS (ALIGN POSTS ABOVE FOUNDATION FOOTING)



2 JOIST TO BEAM CONNECTION
S-5 NTS



3 JOIST HANGER CONNECTION
S-5 NTS



4 BEAM ASSEMBLY
S-5 NTS

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STATE OF MARYLAND
BROOK MESFIN
09/16/24
No. 43595
PROFESSIONAL ENGINEER

BROOK MESFIN, P.E.
MD PROFESSIONAL ENGINEER LIC. #43595

**CONNECTION
DETAILS**

S-5

FOUNDATION CONCRETE

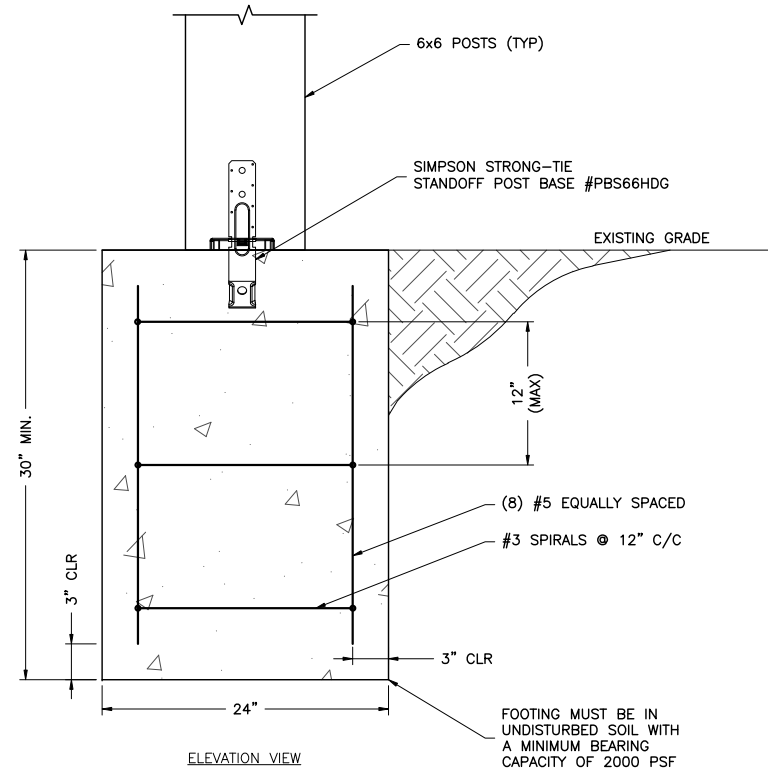
1. WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF ACI 318 – BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE SPECIFICATIONS.
2. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
3. CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS, INFILTRATION OF WATER OR SOL, AND OTHER OCCURRENCES THAT MAY DECREASE THE STRENGTH OR DURABILITY OF THE CONCRETE.
4. LOOSE MATERIAL SHALL BE REMOVED FROM BOTTOM OF EXCAVATION PRIOR TO CONCRETE PLACEMENT. CONCRETE SHALL BE PLACED ON UNDISTURBED SOIL, AND LOOSE CUTTINGS SHALL BE REMOVED FROM SIDES OF EXCAVATION PRIOR TO CONCRETE PLACEMENT. UNDER NO CIRCUMSTANCES SHALL CONCRETE FALL THROUGH WATER.
5. IN COLD WEATHER CONDITIONS, WORK SHALL BE IN ACCORDANCE WITH ACI 306.1-90 (REAPPROVED 2002). SEE ACI 306 FOR DESCRIPTION OF COLD WEATHER CONDITIONS.
6. SULFATE RESISTANT CEMENT SHALL BE USED IN AREAS WHICH ARE KNOWN TO HAVE HIGH SULFATES IN SOIL AND GROUND WATER.

FOUNDATION REINFORCEMENT

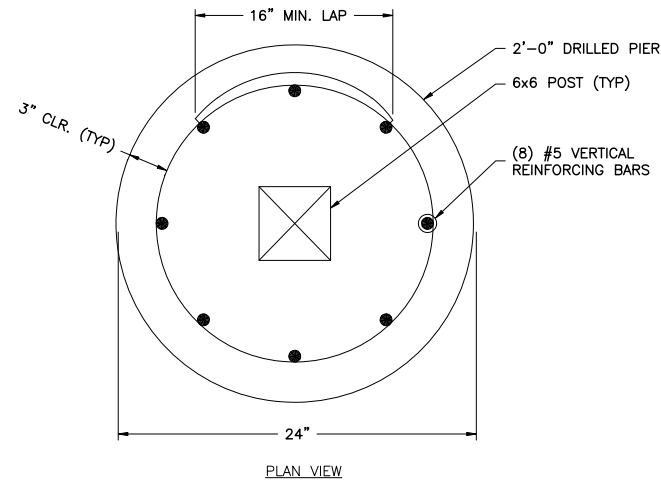
1. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED, SPLICES IN REINFORCEMENT SHALL NOT BE ALLOWED UNLESS OTHERWISE NOTED.
2. REINFORCEMENT SHALL BE PROPERLY PLACED PRIOR TO ANY CONCRETE PLACEMENT. REINFORCING SHALL BE BRACED TO RETAIN PROPER DIMENSIONS DURING HANDLING AND THROUGHOUT PLACEMENT OF CONCRETE.
3. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS, UNLESS NOTED OTHERWISE.
4. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES. REBAR CHAIRS MUST BE USED TO ENSURE THE 3 INCH MINIMUM COVER. CONCRETE BLOCKS ARE NOT TO BE USED TO OBTAIN MINIMUM COVER.

FOUNDATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
2. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.
3. THE CONTRACTOR MUST HAVE EXPERIENCE IN PERFORMANCE OF WORK DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT THEY HAVE SUFFICIENT EXPERIENCE, ABILITY, AND KNOWLEDGE OF WORK TO BE PERFORMED AND THAT THEY ARE PROPERLY LICENSED, REGISTERED, AND/OR ENSURED TO PERFORM THIS WORK.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, INITIATING, MAINTAINING, LAYOUT, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THE WORK COMPLIES WITH ALL APPLICABLE SAFETY CODES AND REGULATIONS.
5. ALL DIMENSIONS AND/OR ELEVATIONS, OR SIMILAR EXISTING CONDITIONS SHOWN ON THE DRAWING ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING ANY ORDERING, FABRICATION, OR CONSTRUCTION WORK. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/OWNER. DISCREPANCIES MUST BE RESOLVED BEFORE CONTRACTOR IS TO PROCEED WITH THE WORK.
6. THOROUGHLY COMPACT ALL FOOTING EXCAVATIONS PRIOR TO PLACING ANY CONCRETE.
7. FOUNDATION SUB-GRADE SOIL SHALL HAVE A MINIMUM BEARING CAPACITY OF 2000 PSF.



NOTE: ALL WOOD TO BE PRESSURE TREATED.



1 FOUNDATION DETAIL FOR DECK
S-6 NTS

APPROVED
Montgomery County
Historic Preservation Commission

Ronald S. Levine

REVIEWED
By Dan.Bruechert at 10:37 am, Oct 11, 2024

(OWNER)
RONALD S TR. LEVINE
11 COLUMBIA AVENUE
TAKOMA PARK, MARYLAND 20912

**11 COLUMBIA AVENUE
TAKOMA PARK, MARYLAND 20912**

REVISIONS

REV	DATE	DESCRIPTION	BY
0	09/16/24	FINAL	JTD

PROFESSIONAL STAMP

PROFESSIONAL ENGINEER
No. 43595
09/16/24

BROOK MESFIN, P.E.
MD PROFESSIONAL ENGINEER LIC. #43595

**FOUNDATION
DETAILS & NOTES**

S-6