HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chairman

August 27, 2025

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 #1094901 - Building Addition, Tree Removal, and Landscape/ Hardscape Alterations

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 December 18, 2024 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials.

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: Christopher and Kathleen Matthews
Address: 9 East Kirke St., Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once 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.

FOR STAFF ONLY:
HAWP#_____
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: CHRISTOPHER & KATHLEEN MATTHEWS E-mail: kcmatt1@aol.com

Address: 9 E Kirke St. City: Chevy Chase Zip: MD

Daytime Phone: 301-717-7910 Tax Account No.: 00457815

AGENT/CONTACT (if applicable):

Name: Michael Patrick E-mail: mpatrick@barnesvanze.com

Add 1000 Potomac ST NW Suite L-2 City: Washington, DC Zip: 20007

Day 202-337-7255 Contractor Registration No.: n/a

APPROVED
Montgomery County
Historic Preservation Commission

LOC of Historic Property n/a

Is th rict? X Yes/District Name Chevy Chase Villiage
__No/Individual Site Name_____

Is th nvironmental Easement on the Property? If YES, include a
ma m the Easement Holder supporting this application.

REVIEWED
By Dan Bruechert at 12:57 pm, Aug 27, 2025

Are o s /Reviews Required as part of this Application?
(Con nclude information on these reviews as
supp

Building Number: 9 Street: E Kirke St

Town/City: Chevy Chase Village Nearest Cross Street: Brookville RD

Lot: 19 Block: 36 Subdivision: 0009 Parcel: ____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- ☐ New Construction
- ☑ Addition
- ☑ Demolition
- ☐ Grading/Excavation
- ☐ Deck/Porch
- ☑ Fence
- ☑ Hardscape/Landscape
- ☐ Roof
- ☑ Shed/Garage/Accessory Structure
- ☐ Solar
- ☑ Tree removal/planting
- ☑ Window/Door
- ☐ Other:_____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

_____ 2024-11-26

Signature of owner or authorized agent Date

ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPL	APPLICABLE
AMP	AMPERE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ACT	ACOUSTICAL CEILING TILE
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT
CLG	CEILING
CL	CLOSET
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
COORD	COORDINATE(ION)
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DOWNLTS	DOWNLIGHTS
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FC	FLOOR COVERING
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHVC	FIRE HOSE VALVE CABINET
FIN	FINISH
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
F.O.	FACE OF
FR	FIRE RATING
FRM	FRAME
FT	FOOT(FEET)
GA	GAUGE
GAL	GALLON
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
GC	GENERAL CONTRACTOR
HC	HOLLOW CORE
HCMV	HOLLOW CORE MASONITE VENEER
HCWV	HOLLOW CORE WOOD VENEER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HW	HOT WATER
HT	HEIGHT
HR	HOUR
IN	INCH
INS	INSULATED/INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
J-BOX	JUNCTION BOX

KD	KNOCKDOWN
KO	KNOCKOUT
KV	KILOVOLT
KVA	KILOVOLT-AMPERES
KW	KILOWATT
LB	POUND
LF	LINEAR FEET
LH	LEFT HAND
LTG	LIGHTING
LTS	LIGHTS
M	MARBLE
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MEMB	MEMBRANE
MFG	MANUFACTURER
MICRO	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MECH	MECHANICAL
MEZZ	MEZZANINE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER(S)
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
PCF	POUNDS PER CUBIC FOOT
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PL	PLATE
PNL	PANEL
POL	POLISHED
PSF	POUNDS PER SQUARE FOOT
PTD	PAINTED
PS	PULL STATION
PWR	POWER
PT	PRESSURE TREATED
QTY	QUANTITY
RAD	RADIUS
REC	RECEPTACLE
REF	REFRIGERATOR
REINF	REINFORCE(ING)
REQ'D	REQUIRED
RES	RESILIENT
REV	REVISION(S), REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SCWV	SOLID CORE WOOD VENEER
SD	SMOKE DETECTOR
SECT	SECTION
SEC'Y	SECRETARY
SIM	SIMILAR
SPECS	SPECIFICATIONS
SF	SQUARE FEET
STD	STAINED
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STOR	STORAGE
SYM	SYMMETRICAL
SS	STAINLESS STEEL
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK(NESS)
TME	TO MATCH EXISTING
T.O.	TOP OF
TRANS	TRANSITION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WATTS
WC	WALL COVERING
WD	WOOD
WS	WET STACK
WT	WEIGHT
W/	WITH
WH	WATER HEATER
YD	YARD

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE DOCUMENTS OR EXISTING CONDITIONS. WORK THAT PROCEEDS WITHOUT NOTIFYING THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK.
2. BEFORE COMMENCEMENT OF ANY WORK THAT CHANGES THE CONTRACT SUM OR CONTRACT TIME, WRITTEN AUTHORIZATION MUST BE OBTAINED FROM THE ARCHITECT. WORK THAT PROCEEDS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, THIS INCLUDES BUT IS NOT LIMITED TO:
   a). PRE-BID SITE VISIT FOR VERIFICATION OF EXISTING CONDITIONS.
   b). FIELD DIMENSIONS AS REQUIRED
   c). CONCEALMENT OF MECHANICAL/ELECTRICAL SERVICES BEHIND BUILDING FINISHES UNLESS NOTED OTHERWISE.
   d). ALL MEANS AND METHODS
4. CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION FOR THIS PROJECT.
5. THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE UPDATED AS REQUIRED. GENERAL CONTRACTOR SHALL PROVIDE PROPOSALS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO PROCEEDING. WORK THAT PROCEEDS WITHOUT A PERMIT IS AT THE CONTRACTOR'S RISK.

ADDITIONS TO A PRIVATE RESIDENCE

9 E KIRKE ST.
CHEVY CHASE, MD 20815

GENERAL DATA

ADDRESS:	9 EAST KIRKE ST. NW, CHEVY CHASE, MD
LOCATION:	LOT 61 BLOCK 36
PROPOSED USE:	SINGLE-FAMILY
ZONING DISTRICT:	R-60
OVERLAY DISTRICT:	CHEVY CHASE VILLAGE

BUILDING CODES

MD: ICC 2021

OCCUPANCY USE GROUP: R-3

CONSTRUCTION TYPE: VB

PROJECT TEAM

ARCHITECT:
BARNES VANZE ARCHITECTS
1000 POTOMAC ST, NW, SUITE L-2
WASHINGTON, DC 20007
(202) 337-7255
CONTACT: MICHAEL PATRICK

BUILDER:
ZATZINGER, INC.
5141 MACARTHUR BLVD
WASHINGTON, DC 20016
(202)363-8501
CONTACT: RICHARD ZATZINGER

CIVIL ENGINEER:
CAS ENGINEERING
1800 I STREET, NW, SUITE 502
WASHINGTON, DC 20006
202-393-7200
CONTACT: JEFF ROBERTSON

LANDSCAPE ARCHITECT:
ARENTZ LANDSCAPE ARCHITECTS
8014 CHARNICK RD
MARSHALL, VA 20115
(540)-341-4339
CONTACT: RICHARD ARENTZ

STRUCTURAL ENGINEER:
COBBAE ARCHITECTURAL ENGINEERS LLC
210 N LEE STREET #210
ALEXANDRIA, VA 22314
(703) 350-4151
CONTACT: CHRISTOPHER COBB

FULL DRAWING INDEX

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:48 am, Aug 20, 2025

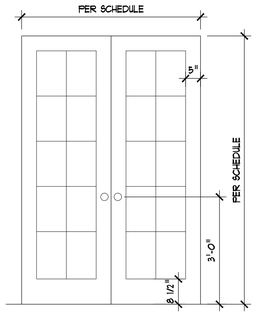
BVA
BarnesVanze Architects Inc.
1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 15664 EXPIRATION DATE: MARCH 11TH 2026

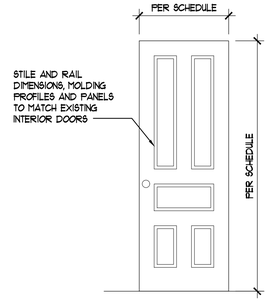
Private Residence
9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: COVER SHEET	
ISSUED:	
2021-05-30	DESIGN MEETING
2022-06-13	DESIGN UPDATE
2023-09-06	BUDGET PRICING SET
2024-05-08	PROGRESS
2024-09-10	FOR FCP
2024-10-02	HISTORIC AREA WORK PERMIT
2024-11-05	HAWP APPLICATION SUPPLEMENT
2025-06-09	50% PERMIT SET
2025-07-02	75% PERMIT SET
2025-08-15	HAWP SUBMISSION

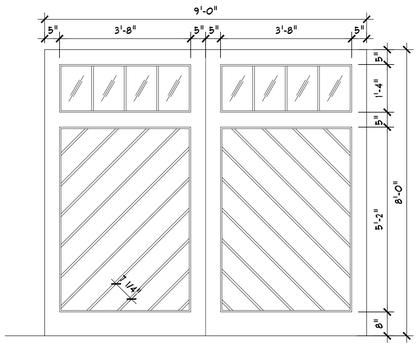
CO



A1 / A1-1 DOOR TYPE A
1/2" = 1'-0" WHEN PRINTED AT 22"x36"
1/4" = 1'-0" WHEN PRINTED AT 11"x17"



A2 / A1-1 DOOR TYPE B - TME
1/2" = 1'-0" WHEN PRINTED AT 22"x36"
1/4" = 1'-0" WHEN PRINTED AT 11"x17"



B1 / A1-1 DOOR TYPE C
1/2" = 1'-0" WHEN PRINTED AT 22"x36"
1/4" = 1'-0" WHEN PRINTED AT 11"x17"

Door		Size	Type	Material	Finish Interior	Finish Exterior	Sill	Screen Door	Notes
First Floor									
101		(2)2'-11 3/4" x 7'-6"	A	WD	PTD	PTD	-	-	
102		(2)2'-0 3/4" x 7'-6"	A	WD	PTD	PTD	-	-	Fixed
103		(2)2'-0 3/4" x 7'-6"	A	WD	PTD	PTD	-	-	Fixed
104		(2)2'-11 3/4" x 7'-6"	A	WD	PTD	PTD	-	-	
105		(2)2'-0 3/4" x 7'-6"	A	WD	PTD	PTD	-	-	Fixed
106		(2)2'-0 3/4" x 7'-6"	A	WD	PTD	PTD	-	-	Fixed
107		(2)2'-6" x 7'-6"	A	WD	PTD	PTD	-	-	
108		(2)2'-6" x 7'-6"	A	WD	PTD	PTD	-	-	
109		(2)2'-6" x 7'-6"	A	WD	PTD	PTD	-	-	
110		(2)2'-6" x 7'-6"	B	WD	PTD	PTD	-	-	
111		2'-8" x 7'-0"	B	WD	PTD	PTD	-	-	Pocket Door
112		2'-8" x 7'-0"	B	WD	PTD	PTD	-	-	
113		2'-2" x 7'-0"	B	WD	PTD	PTD	-	-	
114		2'-0" x 7'-0"	B	WD	PTD	PTD	-	-	
115		2'-6" x 7'-0"	B	WD	PTD	PTD	-	-	
116		2'-8" x 7'-0"	B	WD	PTD	PTD	-	-	
117		2'-8" x 7'-0"	B	WD	PTD	PTD	-	-	Pocket Door
Garage									
GA101		9'-0" x 8'-0"	C	WD	PTD	PTD	-	-	Garage Door

DOOR TYPE LEGEND:

A	Exterior door: Insulated french doors. See elevations for design, lite pattern, and adjacent alignments
B	Interior door: 5 panel door, T.M.E
C	Overhead garage door: see elevations for design and lite pattern
D	Special Door: see notes

GENERAL NOTES: SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION

1	See Specifications for door Allowances, if any.
2	Contractor is responsible for coordinating required jamb depths and for providing jamb extensions where necessary for wall thicknesses shown.

INTERIOR DOOR DESCRIPTION:

1	Interior doors shall be solid wood or MDF, 1 3/4" thick, 5-panel raised-panel U.N.O., painted, to match existing doors
2	All details on interior doors, including hardware and casing, shall match existing

EXTERIOR DOOR DESCRIPTION:

1	Swinging and fixed foors shall ve base don LePage H-100
2	Doors shall be 2-1/4" thick painted Red Grandis and ogee sticking
3	See drawings for door elevation
4	Door glazing shall he clear, low-E glass, no argon, with no etching or bevel. U value = .35 or lower.
5	Grilles shall be painted wood 5/8" wide with mill finish spacer bar
6	Glazing shall comply with CPSC 16 CFR 1201, Category Class I

HARDWARE NOTES:

1	See Door Hardware Specifications, TBD
2	Exterior door hardware finish to be provided by door manufacturer. Provide keyed lock
3	Interior Door Hardware: Provide allowance for Baldwin Estate Series. Finish to match existing.

GARAGE DOOR DESCRIPTION:

1	Garage doors shall be Carriage overhead doors by Artisan

C1 / A1.1 DOOR SCHEDULE
NTS

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:48 am, Aug 20, 2025

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1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

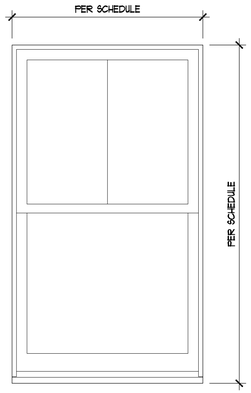
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence
9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: DOOR SCHEDULE

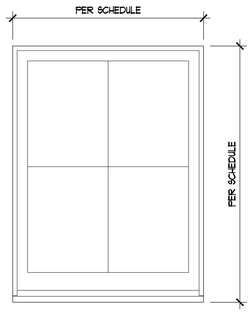
ISSUED:	
2021-05-30	DESIGN MEETING
2021-06-13	DESIGN UPDATE
2023-09-06	BUDGET PRICING SET
2024-05-09	PROGRESS
2024-09-10	FOR PCP
2024-10-02	HISTORIC AREA WORK PERMIT
2024-11-05	HAWP APPLICATION SUPPLEMENT
2025-06-09	50% PERMIT SET
2025-07-02	75% PERMIT SET
2025-08-15	HAWP SUBMISSION

A1.1

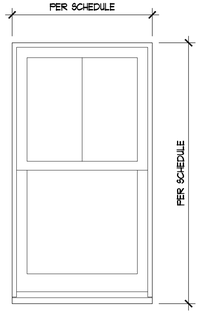


A1 / A1-2 WINDOW ELEVATION
1" = 1'-0" WHEN PRINTED AT 22"x36"
1/2" = 1'-0" WHEN PRINTED AT 11"x17"

- 2 OVER 1 LITES



A2 / A1-2 WINDOW ELEVATION - DORMER
1" = 1'-0" WHEN PRINTED AT 22"x36"
1/2" = 1'-0" WHEN PRINTED AT 11"x17"



B1 / A1-2 WINDOW ELEVATION - GARAGE
1" = 1'-0" WHEN PRINTED AT 22"x36"
1/2" = 1'-0" WHEN PRINTED AT 11"x17"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:48 am, Aug 20, 2025

Window #	Size	Type	Material	Finish Interior	Finish Exterior	Code Notes	Notes
First Floor							
101	2'-10 1/2" x 5'-0"	Double Hung	WD	PTD	PTD		
102	2'-10 1/2" x 5'-0"	Double Hung	WD	PTD	PTD		
103	2'-10 1/2" x 5'-0"	Double Hung	WD	PTD	PTD		
104	2'-10 1/2" x 5'-0"	Double Hung	WD	PTD	PTD		
105	2'-4 1/2" x 4'-6"	Double Hung	WD	PTD	PTD		
106	2'-4 1/2" x 4'-6"	Double Hung	WD	PTD	PTD		
107	2'-4 1/2" x 4'-6"	Double Hung	WD	PTD	PTD		
108	2'-4 1/2" x 4'-6"	Double Hung	WD	PTD	PTD		
109	2'-10 1/2" x 5'-0"	Double Hung	WD	PTD	PTD		
Second Floor							
201	2'-6 1/2" x 3'-4"	Casement	WD	PTD	PTD		
202	2'-6 1/2" x 3'-4"	Casement	WD	PTD	PTD		
203	2'-6 1/2" x 3'-4"	Casement	WD	PTD	PTD		
204	TBD						
205	3'-11" x 2'-10"	Double Hung	WD	PTD	PTD		Match existing sill height and top of window
Garage							
GA101	1'-10" x 3'-5"	Double Hung	WD	PTD	PTD		

GENERAL NOTES: SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION	
1	See Specifications for window Allowances, if any.
2	Windows are based on Le-Page H100. Windows shall be wood.
3	Windows and exterior doors shall be provided by the same manufacturer.
4	Head height of windows shall match head height of exterior doors, unless noted otherwise.
5	Contractor is responsible for coordinating required jamb depths and for providing jamb extensions where necessary for wall thicknesses shown.
WINDOW DESCRIPTION:	
1	Window exteriors shall be Red Grandis, painted - as noted in the schedule.
2	Window interiors shall be Red Grandis, painted - as noted in the schedule
3	Interior and exterior casing shall match existing as noted on the drawings.
4	Window subsills shall be painted poly-ash or historic provided by manufacturer.
5	Glass shall be clear, double-pane insulating, argon-filled, low "E" glass.
6	Glazing shall comply with CPSC 16 CFR 1201, Category Class I
7	Grilles shall be simulated divided lites, mill spacer bar, muntin profile T.M.E. Width of muntins to be closest size to existing mutin thickness.
8	Grille and glazing bead profile shall be putty glaze exterior and ogee interior. Profile to be confirmed.
9	All operable windows shall be installed with manufacturer's standard screens. Screen frames shall match window.
10	All window details, including casing and muntin style, shall match existing.
HARDWARE NOTES:	
1	Window hardware to be chosen from manufacturer's standard options.
2	All exposed hardware T.M.E.
3	Provide samples of all hardware for Architect and Owner review and approval prior to fabrication.
ENERGY NOTES:	
1	Window glazing shall be advance Low-E insulated glass.
2	Window glazing shall have a maximum U-factor of 0.30.
3	Window glazing shall have a maximum SHGC value of 0.40.
4	Window glazing shall have an air infiltration rate of 0.3 cfm/sqft and meet AAMA/WDMA/CSA 101/1.S. 2/A440 or not exceed code limits per NFRC 400.

C1 / A12 WINDOW SCHEDULE
NTS

BVA
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1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

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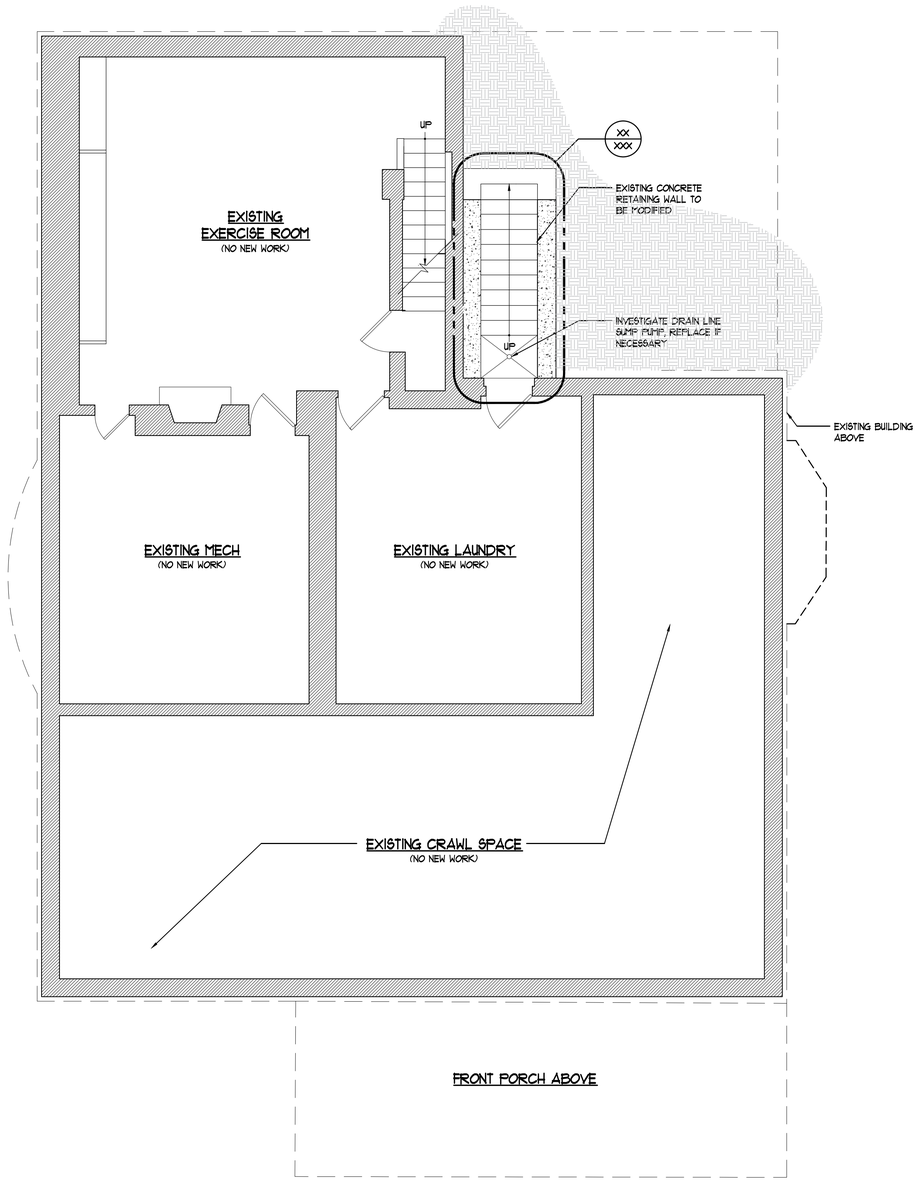
2024-08-08	PROGRESS	2025-07-02 75% PERMIT SET
2024-09-10	FOR FCP	2025-08-15 HAWP SUBMISSION

A1-2



C1 / A2-0 LOWER LEVEL DEMO PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DEMOLITION LEGEND:

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

DEMOLITION NOTES:

1. GENERAL CONTACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
2. GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT
3. REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
5. LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAP
7. REMOVE & REPLACE ALL DETERIORATED CLAPBOARD, RAKES, SOFITS AND ASSOCIATED TRIM
8. CONFIRM WITH OWNER BEFORE REMOVING ANY SHRUBBERY OR PLANTS.
9. REMOVE SOIL AS REQUIRED TO ALLOW 6" GRAVEL BASE BELOW SLABS

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:48 am, Aug 20, 2025

NORTH

BVA
BarnesVanze Architects Inc.
1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

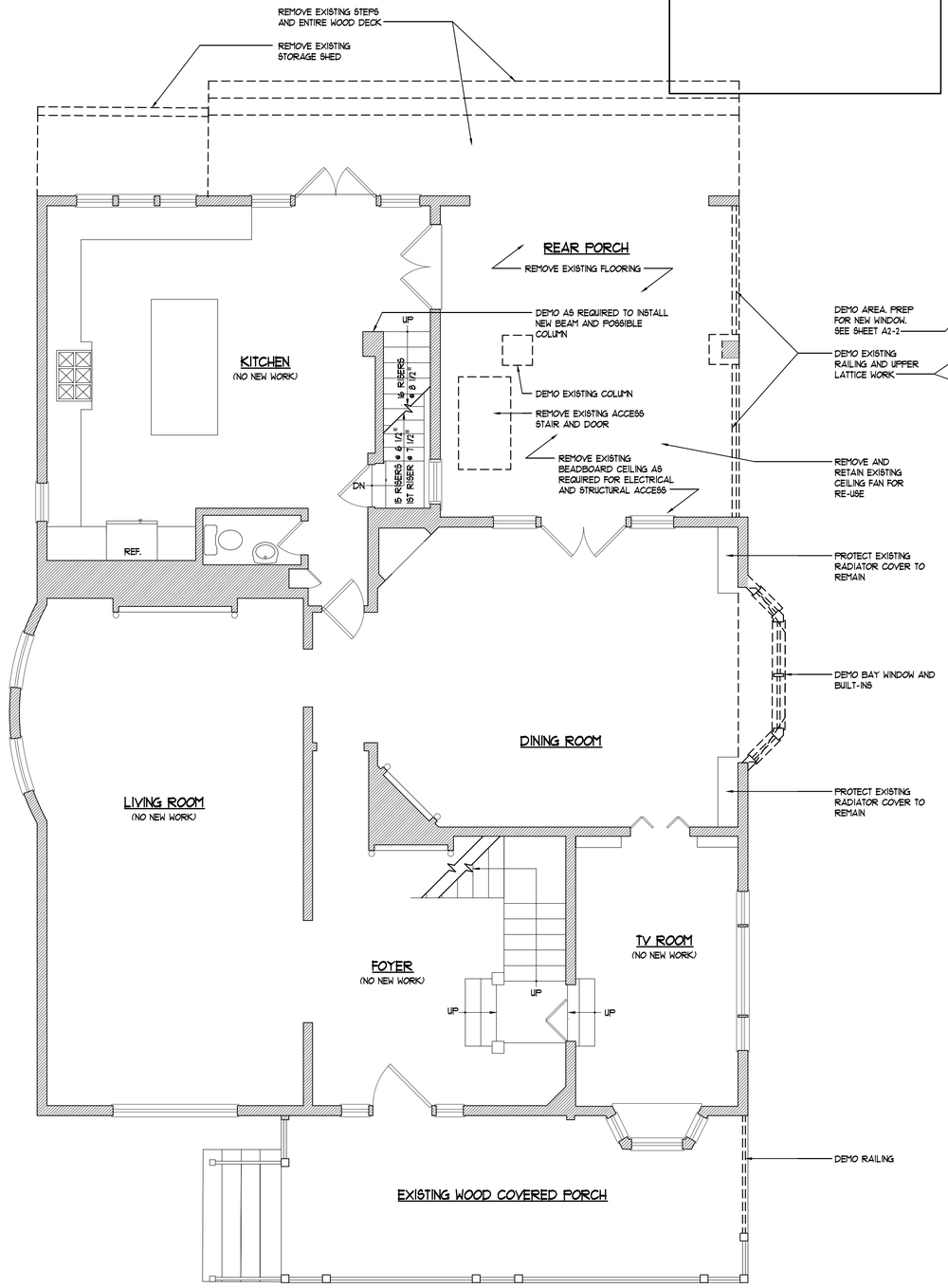
Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: LOWER LEVEL DEMO PLAN

ISSUED:		
2021-05-30	DESIGN MEETING	
2021-06-13	DESIGN UPDATE	
2023-09-06	BUDGET PRICING SET	
2024-05-08	PROGRESS	
2024-09-10	FOR FCP	
2024-10-02	HISTORIC AREA WORK PERMIT	
2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-01	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

A2-0



C1 / A2-1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

C2 / A2-1 EXTERIOR REAR PORCH REFERENCE PHOTO
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DEMOLITION LEGEND:

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

DEMOLITION NOTES:

1. GENERAL CONTACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:48 am, Aug 20, 2025

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LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: FIRST FLOOR DEMO PLAN

ISSUED:	
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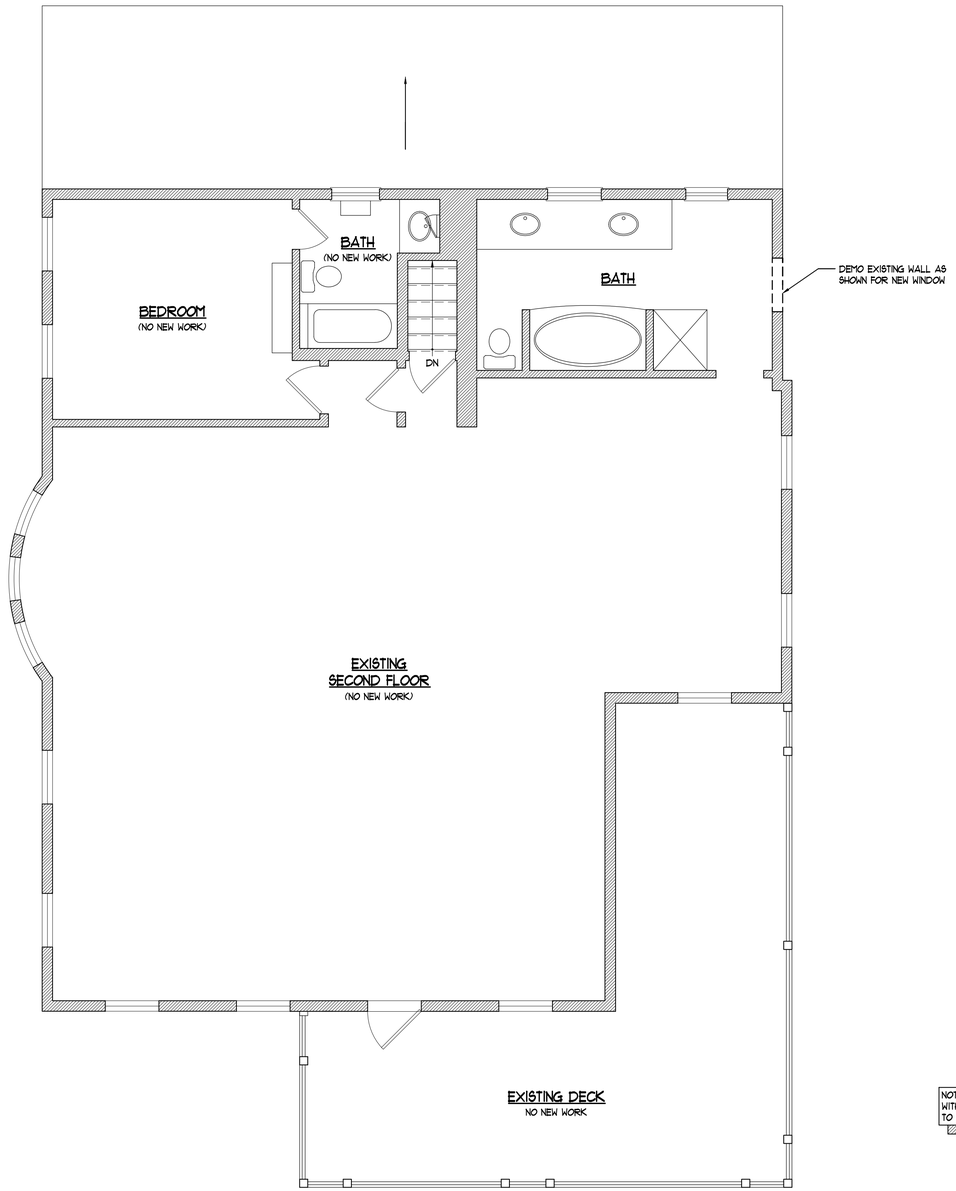
2021-06-13	DESIGN UPDATE
2023-09-06	BUDGET PRICING SET
2024-05-08	PROGRESS
2024-09-10	FOR PCP
2024-10-02	HISTORIC AREA WORK PERMIT
2024-11-05	HAWP APPLICATION SUPPLEMENT
2025-06-09	90% PERMIT SET
2025-07-02	75% PERMIT SET
2025-08-15	HAWP SUBMISSION

A2-1



C1 / A2-2 SECOND FLOOR DEMO PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

NOTE: ALL DOORS & WINDOWS WITHOUT MARKERS ARE EXISTING TO REMAIN

DEMOLITION LEGEND:

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

DEMOLITION NOTES:

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APPROVED
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REVIEWED
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LICENSE NUMBER: 19864 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: SECOND FLOOR DEMO PLAN

ISSUED:		
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2024-05-08	PROGRESS	
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2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

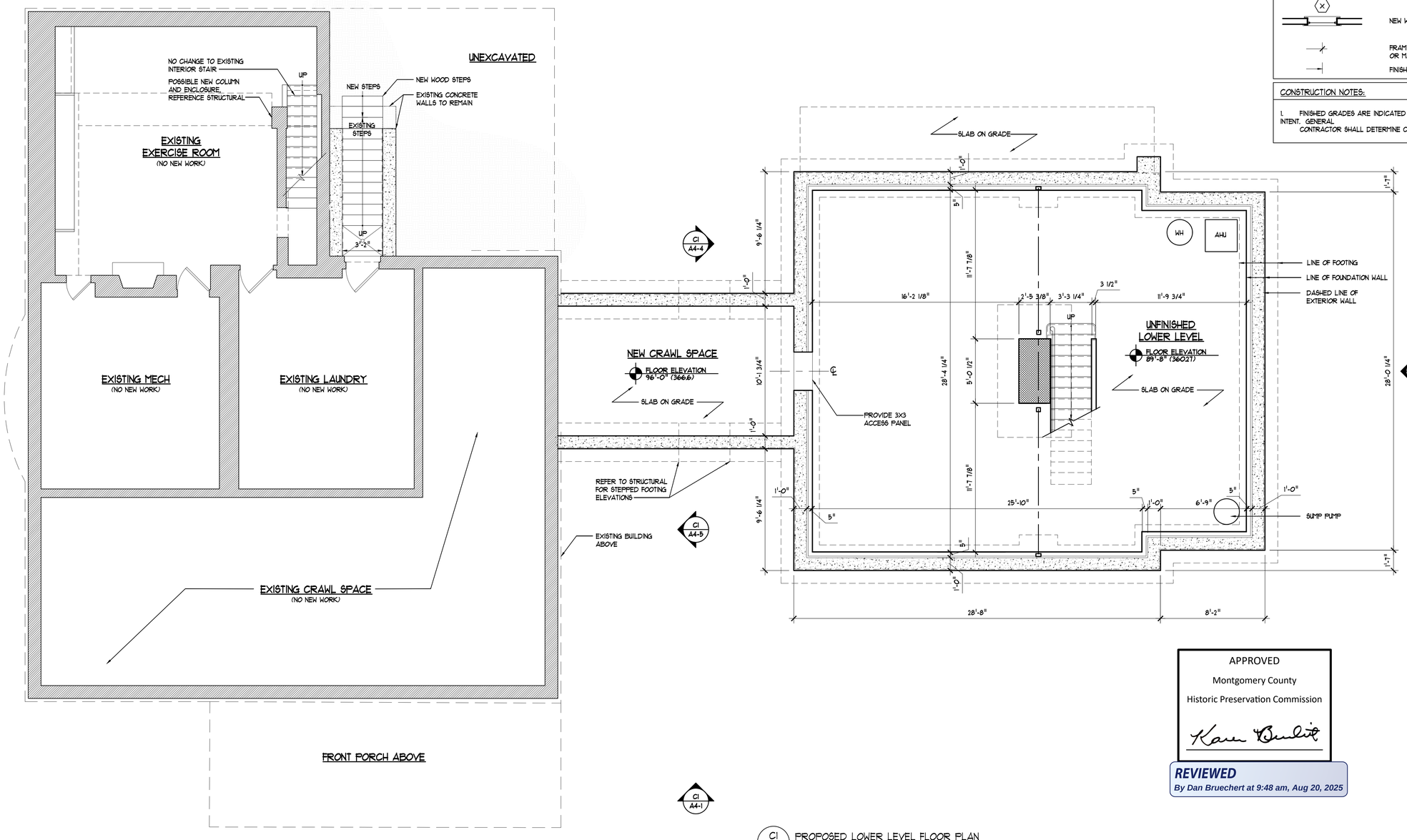
A2-2

CONSTRUCTION LEGEND:

- EXISTING TO REMAIN
- NEW STUD WALL: 2X6 @16O.C. EXT WALLS, U.N.O. 2X4 @16O.C. INT. WALLS, U.N.O.
- POURED CONCRETE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
- FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, U.N.O.)
- FINISH DIMENSION

CONSTRUCTION NOTES:

1. FINISHED GRADES ARE INDICATED TO SHOW DESIGN INTENT. GENERAL CONTRACTOR SHALL DETERMINE CUT/FILL REQUIREMENTS



C1 A3-0 PROPOSED LOWER LEVEL FLOOR PLAN

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APPROVED
Montgomery County
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Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: PROPOSED LOWER LEVEL FLOOR PLAN

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A3-0

APPROVED

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Historic Preservation Commission

Karen Burditt

REVIEWED

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REFER TO LANDSCAPE ARCHITECTS PLAN FOR OR ALL REAR TERRACES AND ALL VEGETATION PATHS, ETC.

CONSTRUCTION LEGEND:

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- NEW WINDOW
- FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, U.N.O.)
- FINISH DIMENSION

TERRACE

REAR PORCH
FLOOR ELEVATION 99'-10" (T.B.D.)
NEW WOOD FLOOR IPE/KEBONY OR PAINTED

POSSIBLE NEW COLUMN AND DRYWALL REPAIR

KITCHEN
FLOOR ELEVATION 100'-1 3/4" (3TO.TB) V.I.F

NEW BEAM
NEW PTD WOOD PILASTER
PROPOSED NEW ACCESS DOOR

NEW FRAMING AND SIDING TO MATCH EXISTING TO FORM NEW OPENINGS
NEW FALSE BEAM ABOVE

TERRACE

LINK
18'-8" X 10'-4"
FLOOR ELEVATION 100'-0" (310.6)

DINING ROOM
FLOOR ELEVATION 100'-0" (310.6)

LIVING ROOM
FLOOR ELEVATION 100'-0" (310.6)

FOYER
FLOOR ELEVATION 100'-0" (310.6)

TV ROOM
FLOOR ELEVATION 100'-0" (310.6)

UP

STONE STEPS, REFER TO LANDSCAPE PLANS

EXISTING WOOD COVERED PORCH

NEW WOOD STEPS, REFER TO LANDSCAPE PLAN

LIVING ROOM
18'-2" X 29'-6"
FLOOR ELEVATION 100'-0" (310.6)

BEDROOM

HVAC CONDENSER

MASTER BATH

CL.

BAR AREA

SHELVES

DW

UCR

CURBLESS SHOWER
SHOWER CONTROLS
RAIN SHOWER

HEATH

DN.

27'-11"
28'-0"
28'-5 3/4"
8'-2"
18'-3 1/2"
36'-7 3/4"
25' BUILDING LINE
8' BUILDING LINE
PROPERTY LINE
NORTH

C1 PROPOSED FIRST FLOOR PLAN
A3-1
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A3-1

A4 / A3-2 PHOTO OF LOCATION OF NEW WINDOW
NTS

CONSTRUCTION LEGEND:

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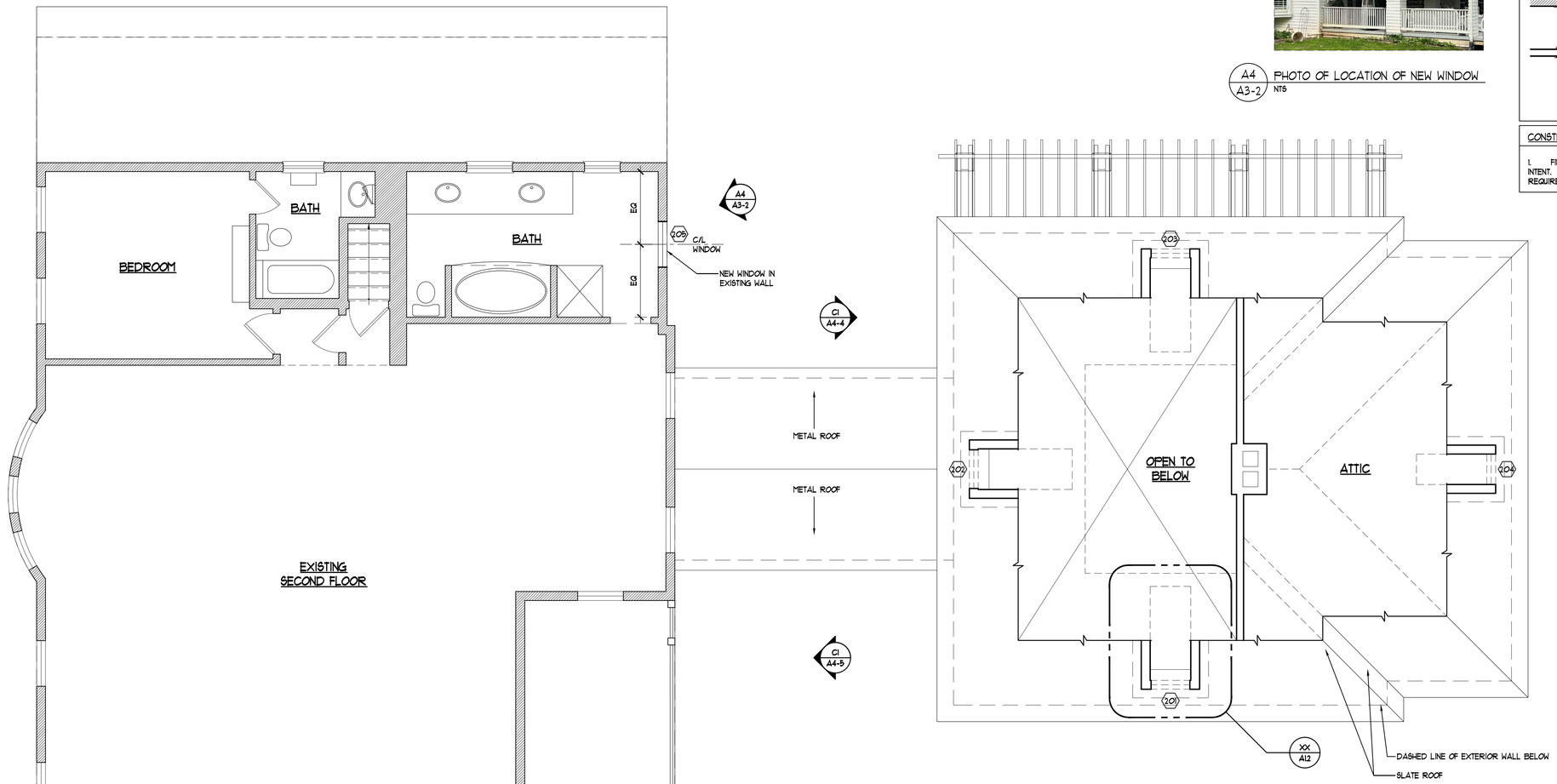

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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:48 am, Aug 20, 2025

NORTH

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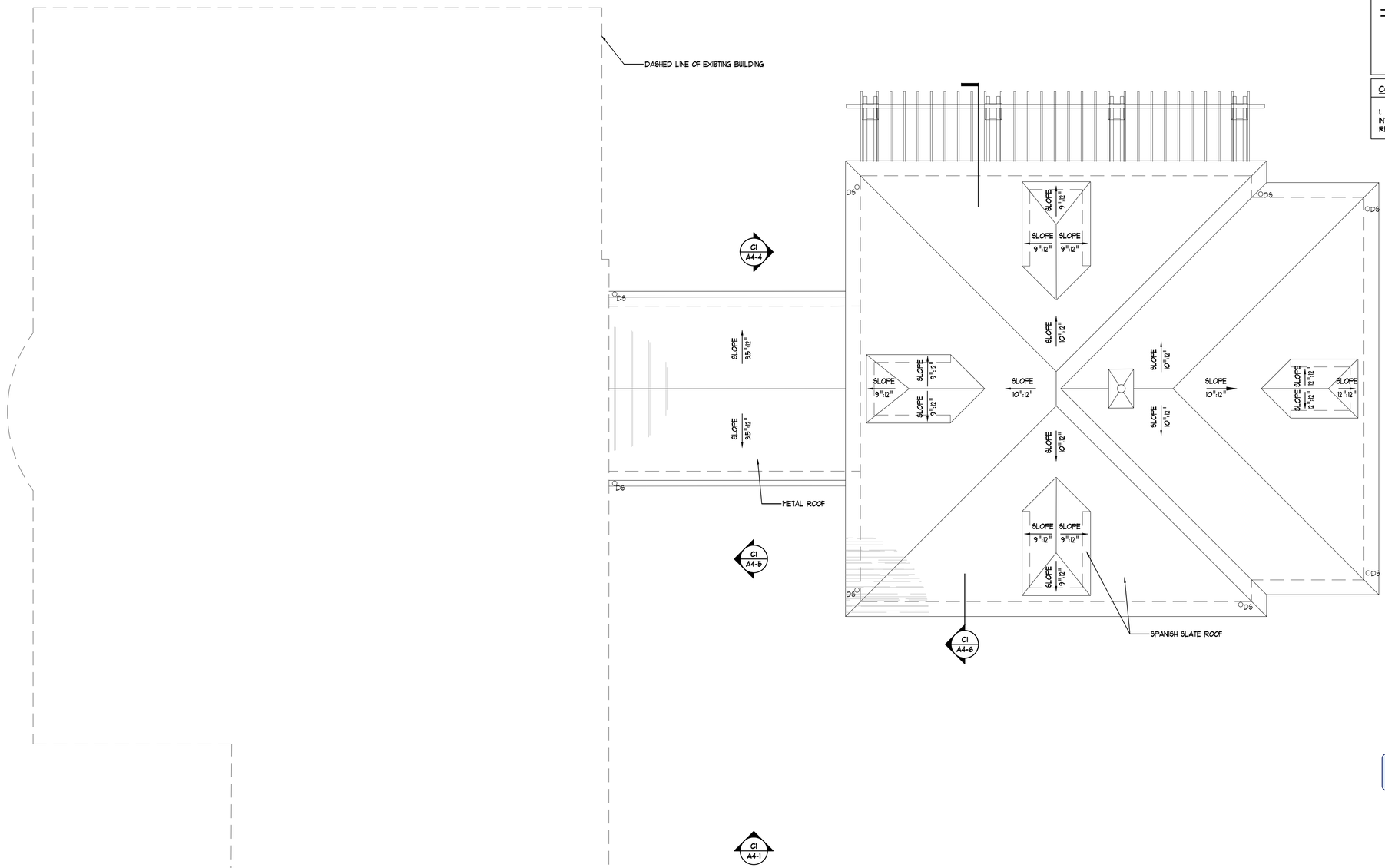
A3-2



C1 A3-3 PROPOSED SECOND FLOOR PLAN
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NORTH

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A3-3

APPROVED

Montgomery County

Historic Preservation Commission

Karen Burditt

REVIEWED

By Dan Bruechert at 9:47 am, Aug 20, 2025

C1 / A4-1 BUILDING ELEVATION - SOUTH

1/4" = 1'-0" WHEN PRINTED AT 22"X36"

1/8" = 1'-0" WHEN PRINTED AT 11"X17"

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DRAWING: EXTERIOR ELEVATIONS

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A4-1

APPROVED

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C1
A4-2 BUILDING ELEVATION - EAST

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A4-2

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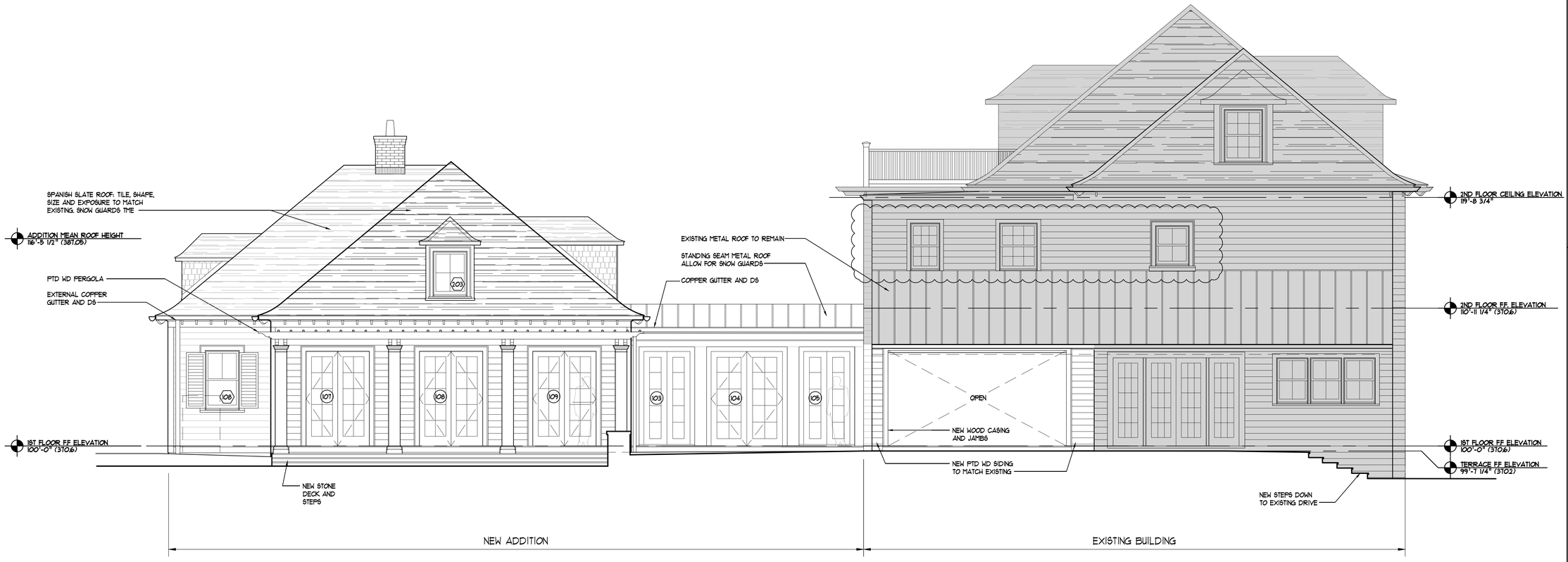

C1 / A4-3 BUILDING ELEVATION - SOUTH

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A4-3

APPROVED

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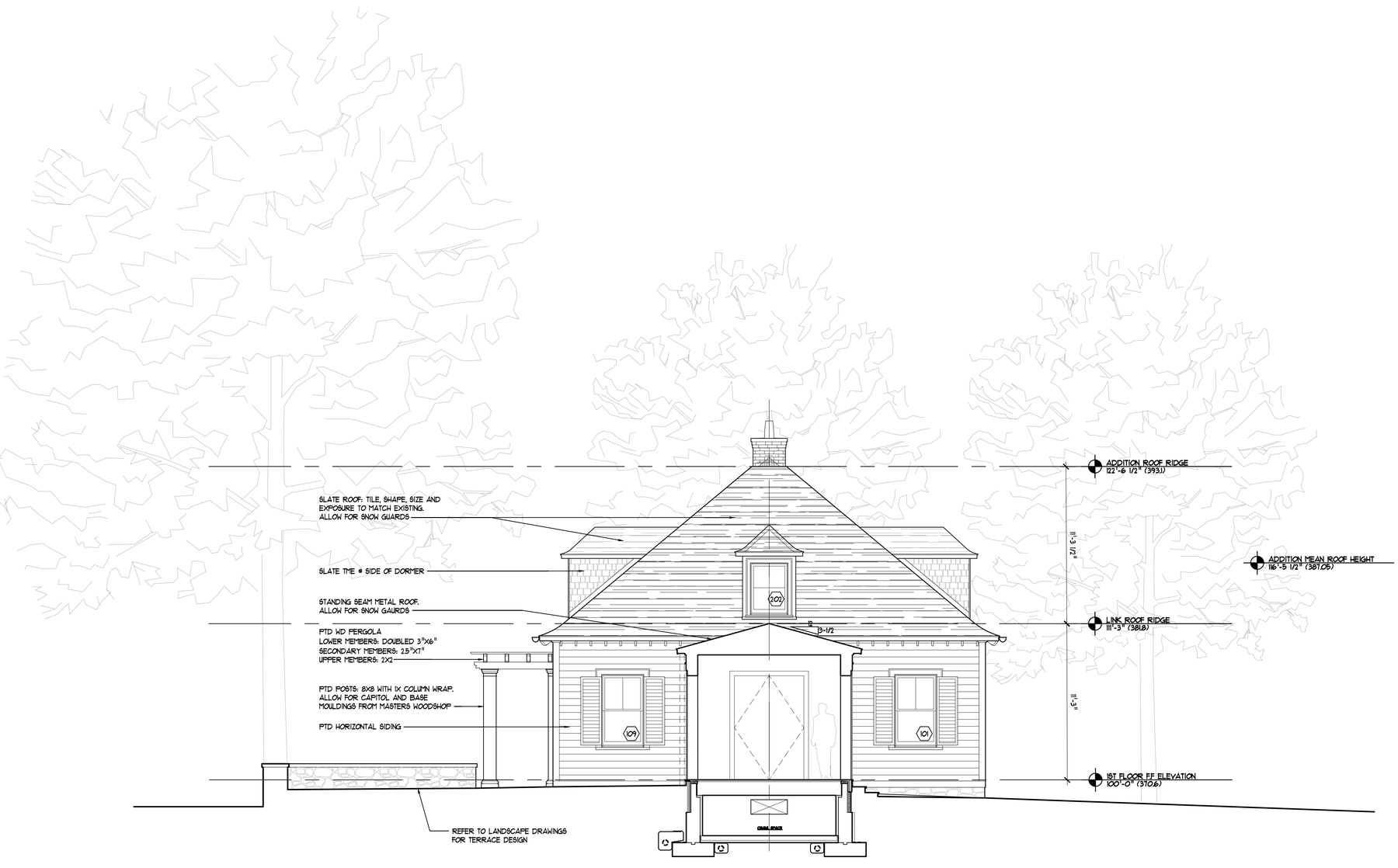

C1 / A4-4 BUILDING ELEVATION - WEST

1/4" = 1'-0" WHEN PRINTED AT 22"X36"

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A4-4

APPROVED

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Historic Preservation Commission

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C1
A4-5
BUILDING ELEVATION
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barnesvanze.com 202 337 7255

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 17TH 2026

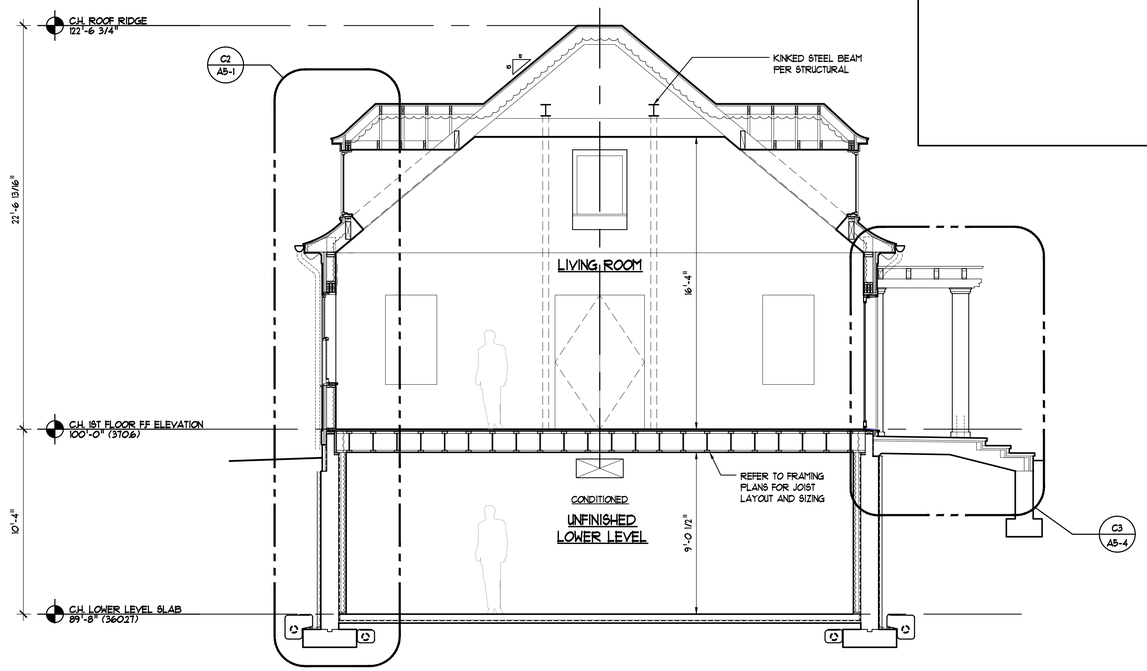
Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

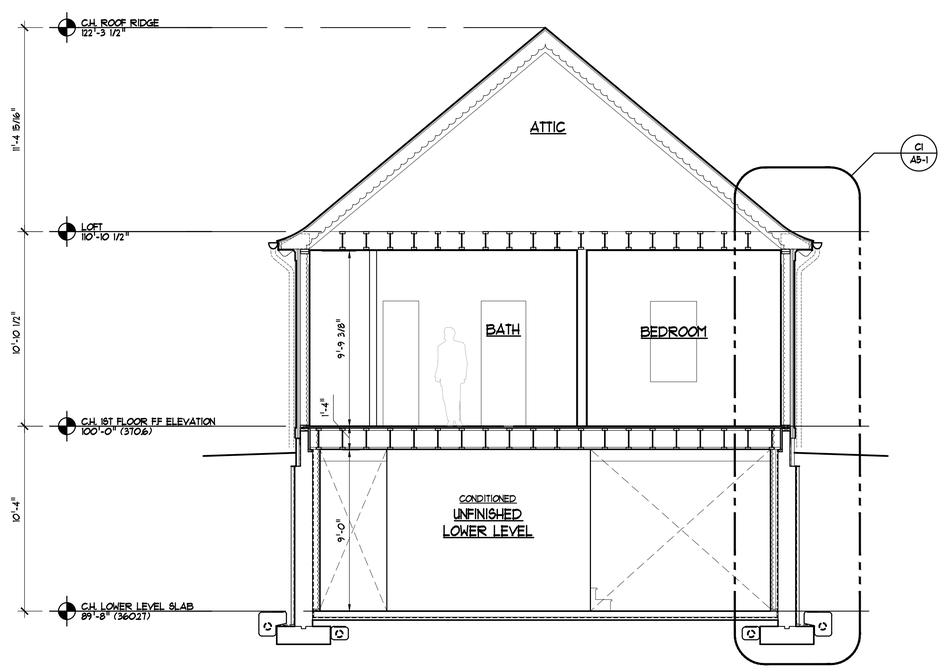
DRAWING: EXTERIOR ELEVATIONS

ISSUED:		
2021-05-30	DESIGN MEETING	
2021-06-23	DESIGN UPDATE	
2023-09-06	BUDGET PRICING SET	
2024-08-08	PROGRESS	
2024-09-10	FOR FCP	
2024-10-02	HISTORIC AREA WORK PERMIT	
2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

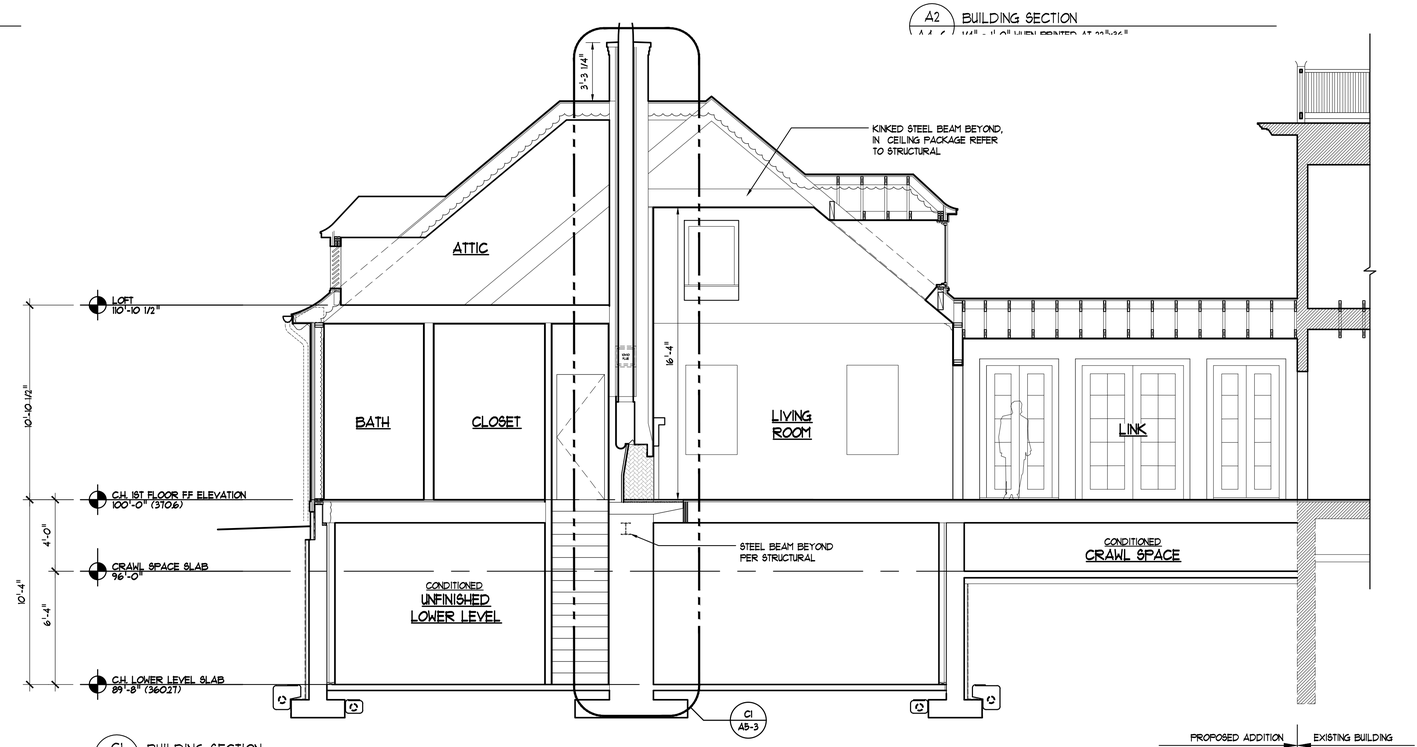
A4-5



A1 BUILDING SECTION
1/4" = 1'-0" WHEN PRINTED AT 22"x36"



A2 BUILDING SECTION
1/4" = 1'-0" WHEN PRINTED AT 22"x36"



C1 BUILDING SECTION
A4-6 1/4" = 1'-0" WHEN PRINTED AT 22"x36"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

BVA
BarnesVanze Architects Inc.
1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

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LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: BUILDING SECTIONS

ISSUED:		
2021-05-30	DESIGN MEETING	
2021-06-13	DESIGN UPDATE	
2023-09-06	BUDGET PRICING SET	
2024-05-08	PROGRESS	
2024-09-10	FOR PDP	
2024-10-02	HISTORIC AREA WORK PERMIT	
2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

A4-6

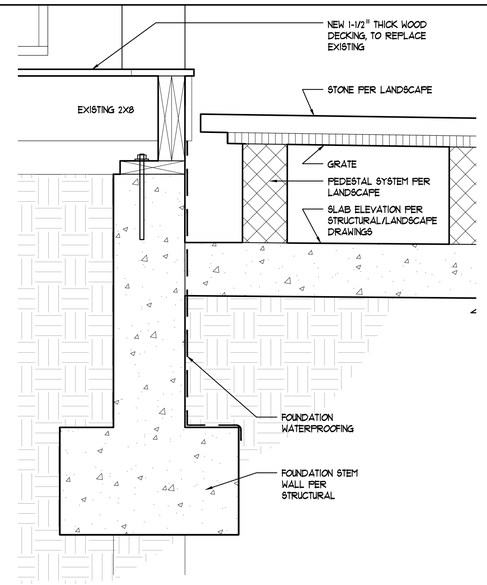
APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

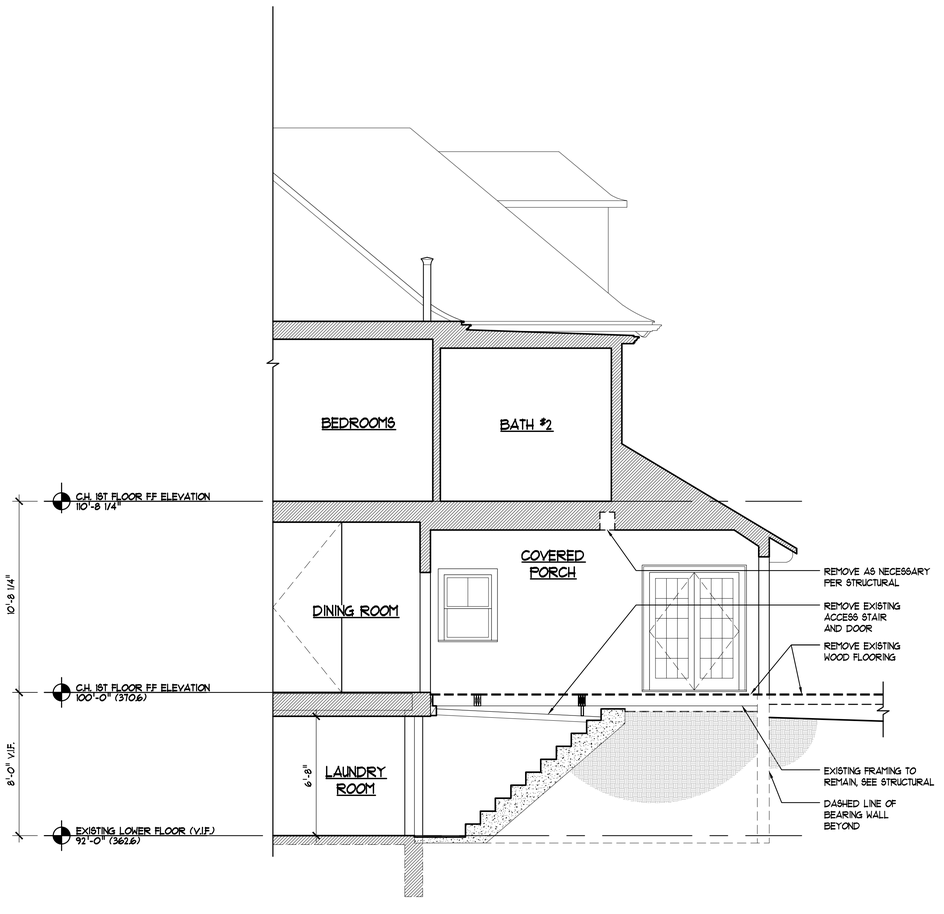
By Dan Bruechert at 9:47 am, Aug 20, 2025



A4 / A4-7 PROPOSED BUILDING DETAIL

1-1/2" = 1'-0" WHEN PRINTED AT 22"x36"

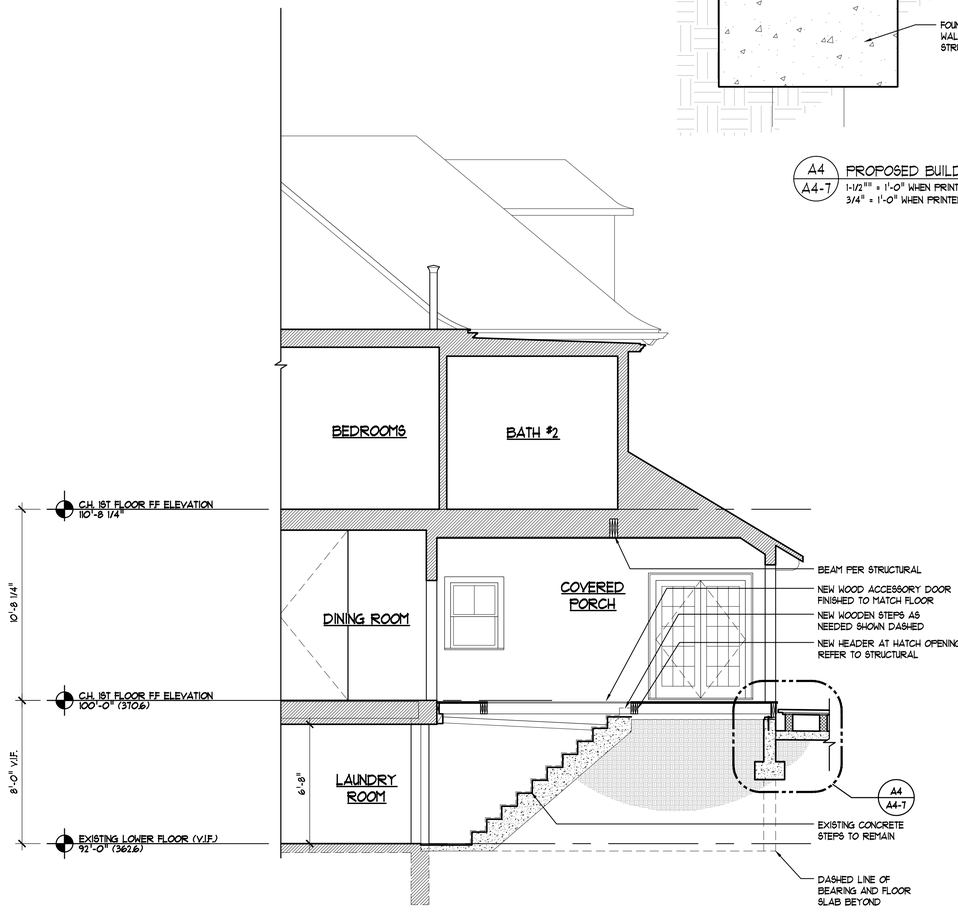
3/4" = 1'-0" WHEN PRINTED AT 11"x17"



C1 / A4-7 EXISTING BUILDING SECTION

1/4" = 1'-0" WHEN PRINTED AT 22"x36"

1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C2 / A4-7 PROPOSED BUILDING SECTION

1/4" = 1'-0" WHEN PRINTED AT 22"x36"

1/8" = 1'-0" WHEN PRINTED AT 11"x17"

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1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

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LICENSE NUMBER: 19864 EXPIRATION DATE: MARCH 11TH 2026

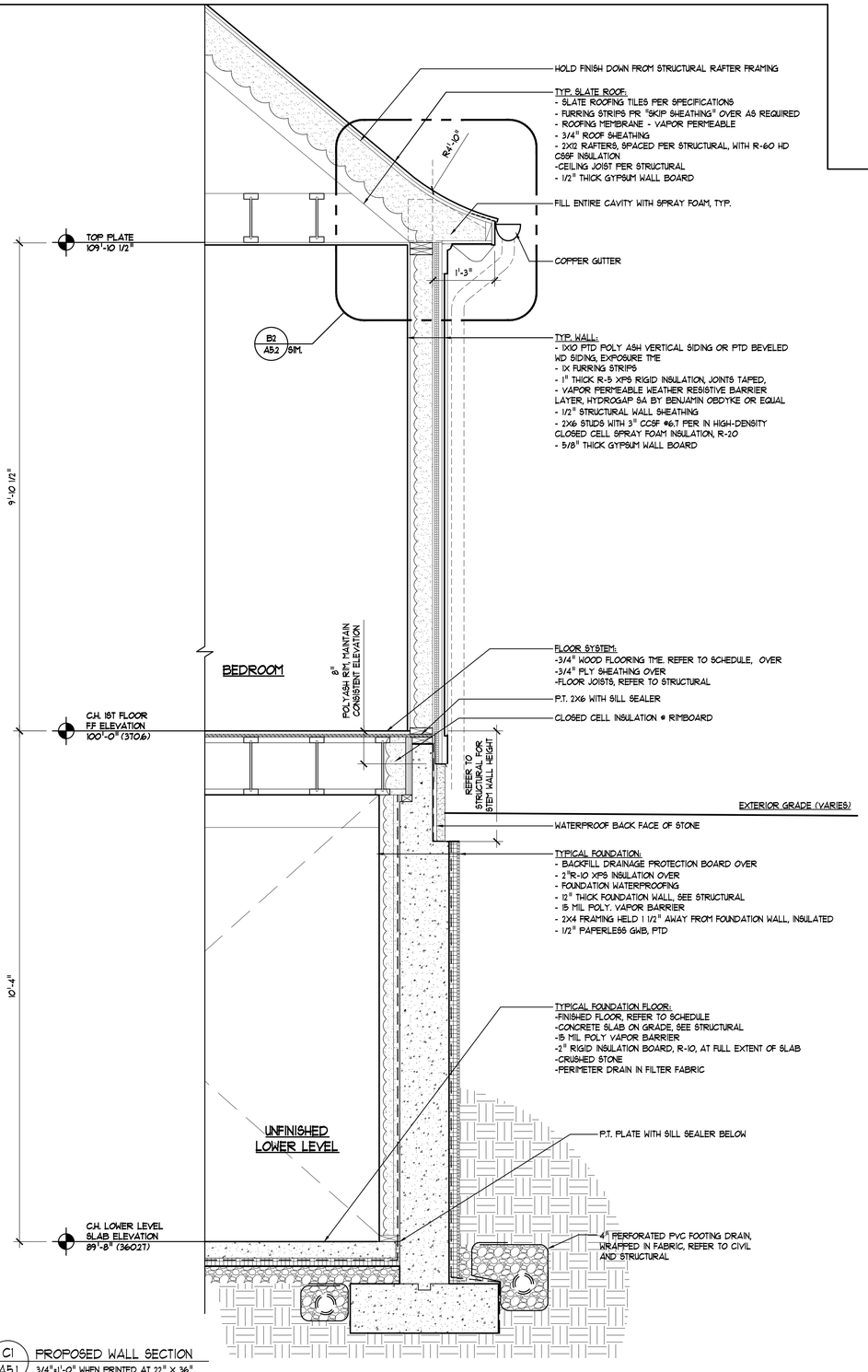
Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: BUILDING SECTIONS

ISSUED:		
2021-05-30	DESIGN MEETING	
2021-06-23	DESIGN UPDATE	
2023-09-06	BUDGET PRICING SET	
2024-08-08	PROGRESS	
2024-09-10	FOR FCP	
2024-10-02	HISTORIC AREA WORK PERMIT	
2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

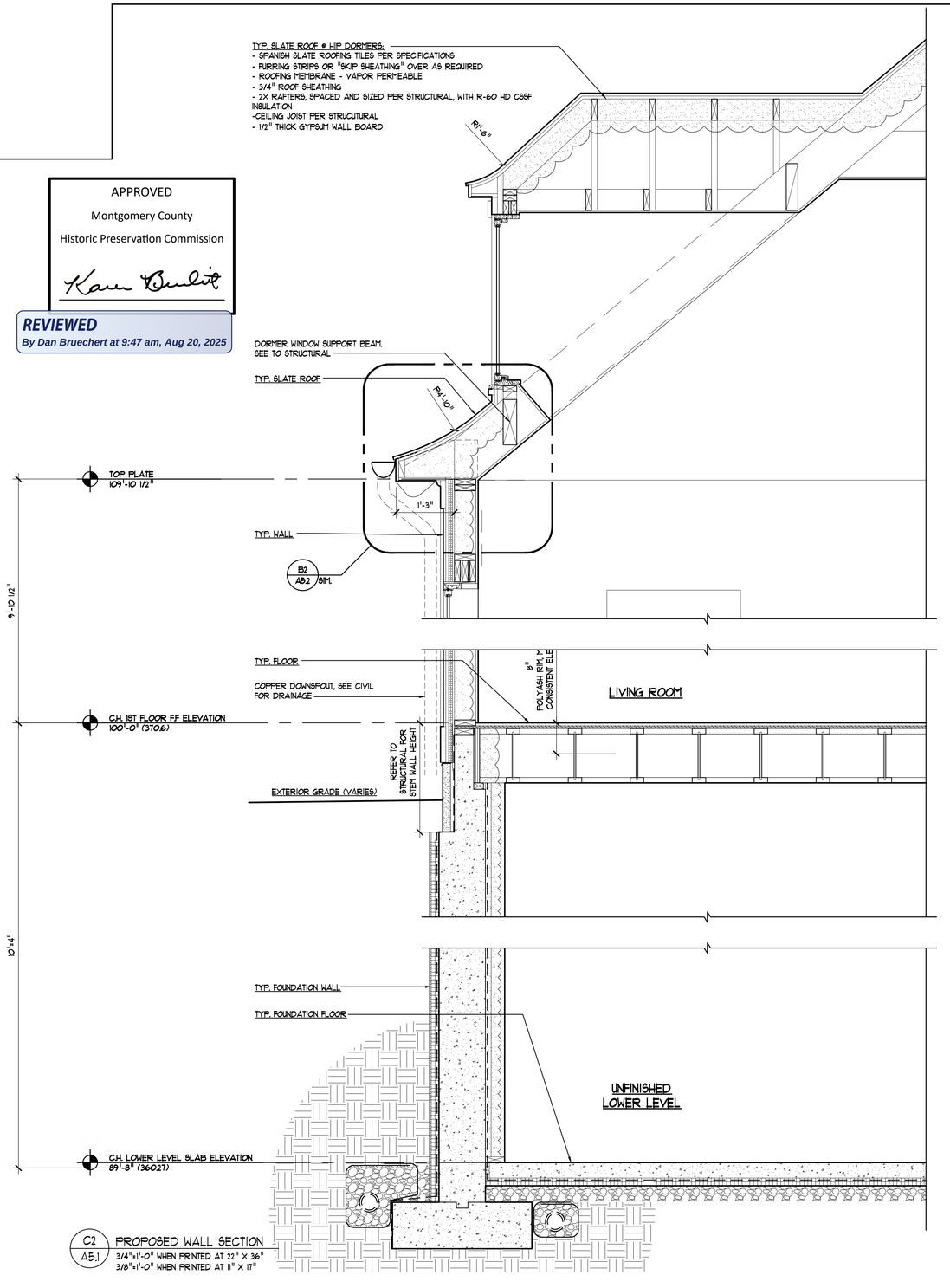
A4-7



C1 / A5.1 PROPOSED WALL SECTION
3/4"=1'-0" WHEN PRINTED AT 22" X 36"
3/8"=1'-0" WHEN PRINTED AT 11" X 17"

APPROVED
Montgomery County
Historic Preservation Commission
Karen Burditt

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025



C2 / A5.1 PROPOSED WALL SECTION
3/4"=1'-0" WHEN PRINTED AT 22" X 36"
3/8"=1'-0" WHEN PRINTED AT 11" X 17"

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LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: PROPOSED WALL SECTION

ISSUED:		
2022-05-30	DESIGN MEETING	
2022-06-13	DESIGN UPDATE	
2023-09-06	BUDGET PRICING SET	
2024-05-08	PROGRESS	
2024-09-10	FOR FCP	
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2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

A5.1

APPROVED

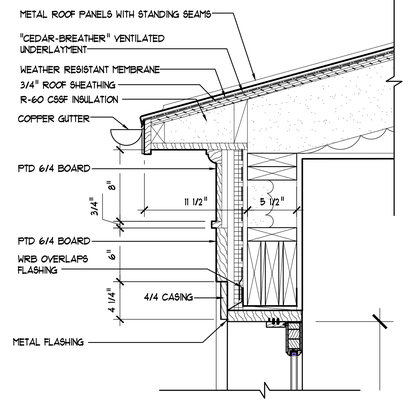
Montgomery County

Historic Preservation Commission

Karen Burditt

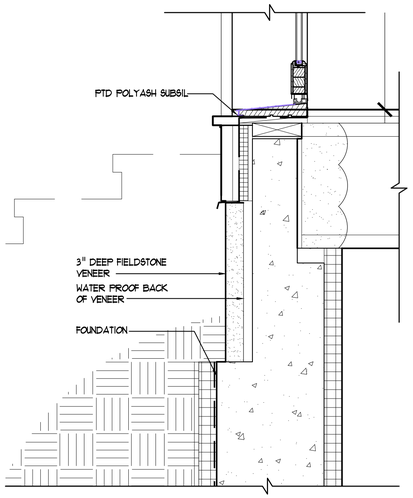
REVIEWED

By Dan Bruechert at 9:47 am, Aug 20, 2025



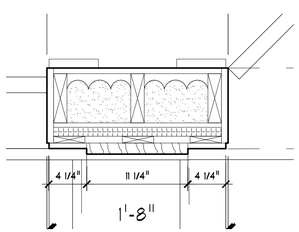
A1 / A5.2 PROPOSED WALL SECTION

1-1/2"=1'-0" WHEN PRINTED AT 22" X 36"
3/4"=1'-0" WHEN PRINTED AT 11" X 17"



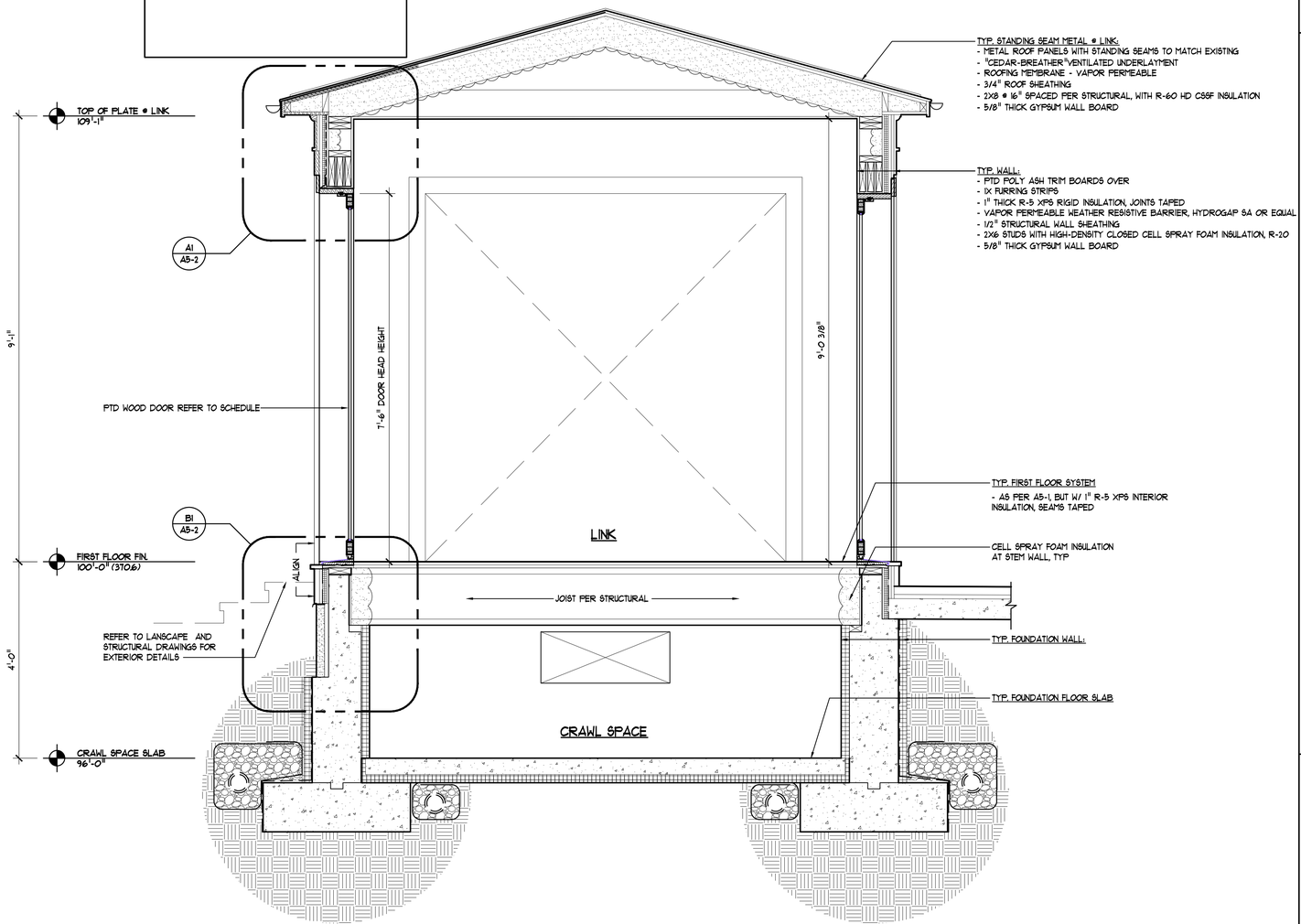
B1 / A5.2 PROPOSED WALL SECTION

1-1/2"=1'-0" WHEN PRINTED AT 22" X 36"
3/4"=1'-0" WHEN PRINTED AT 11" X 17"



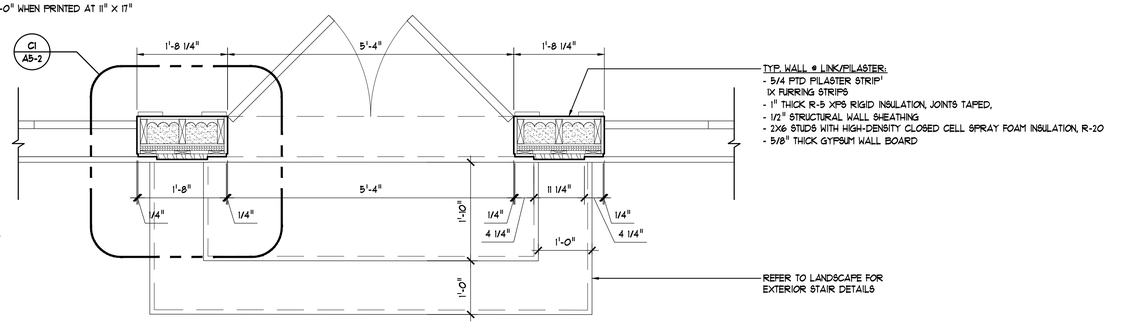
C1 / A5.2 PROPOSED WALL DETAIL

1-1/2"=1'-0" WHEN PRINTED AT 22" X 36"
3/4"=1'-0" WHEN PRINTED AT 11" X 17"



B3 / A5.2 PROPOSED WALL SECTION

3/4"=1'-0" WHEN PRINTED AT 22" X 36"
3/8"=1'-0" WHEN PRINTED AT 11" X 17"



C3 / A5.2 PROPOSED WALL DETAIL

3/4"=1'-0" WHEN PRINTED AT 22" X 36"
3/8"=1'-0" WHEN PRINTED AT 11" X 17"

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barnesvanze.com 202 337 7255

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LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: PROPOSED WALL SECTION

ISSUED:		
2022-05-30	DESIGN MEETING	
2022-06-23	DESIGN UPDATE	
2023-09-06	BUDGET PRICING SET	
2024-05-08	PROGRESS	
2024-09-10	FOR PCP	
2024-10-02	HISTORIC AREA WORK PERMIT	
2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

A5-2

APPROVED

Montgomery County

Historic Preservation Commission

Karen Burditt

REVIEWED

By Dan Bruechert at 9:47 am, Aug 20, 2025

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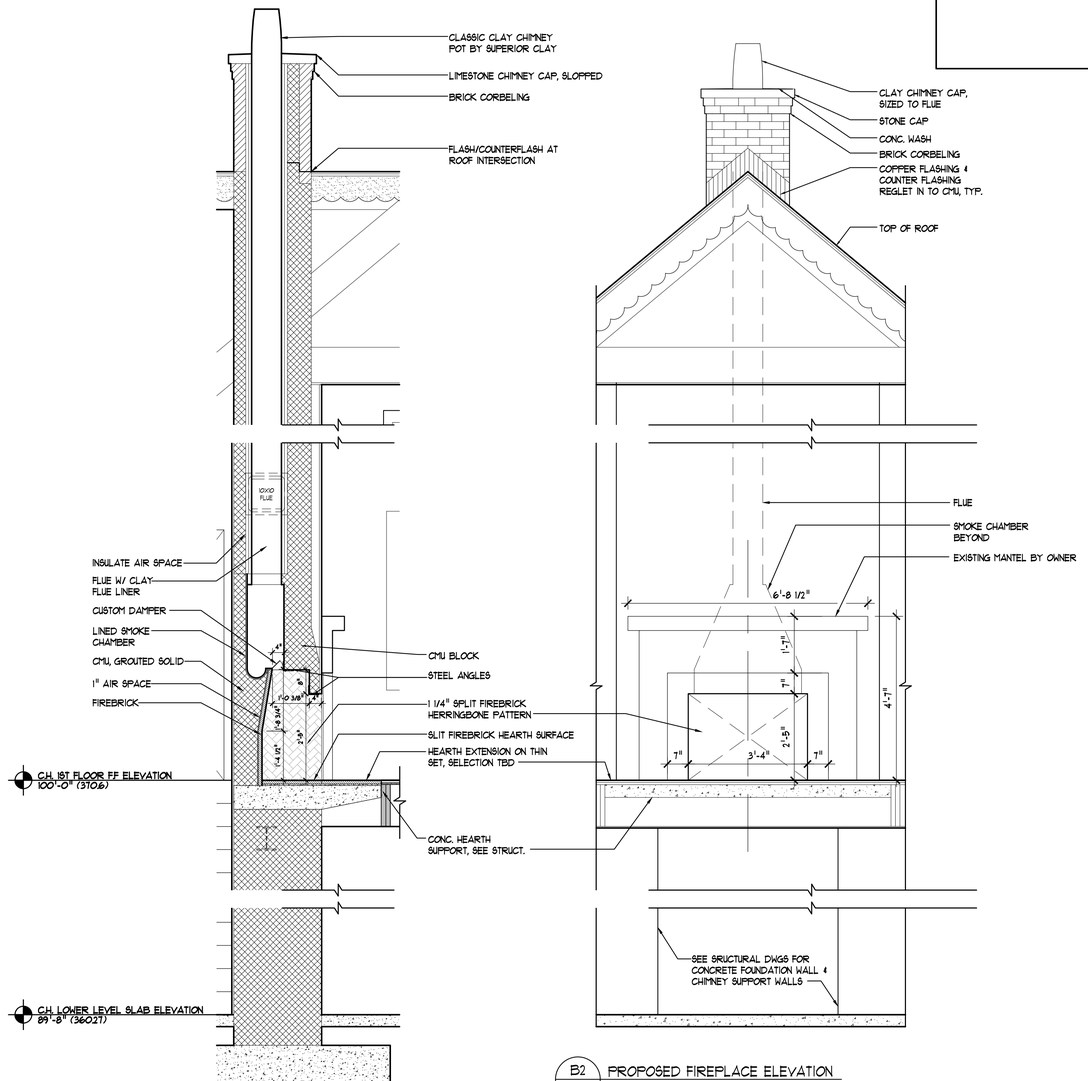
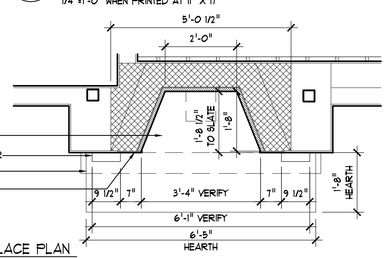
LICENSE NUMBER: 19864 EXPIRATION DATE: MARCH 11TH 2026

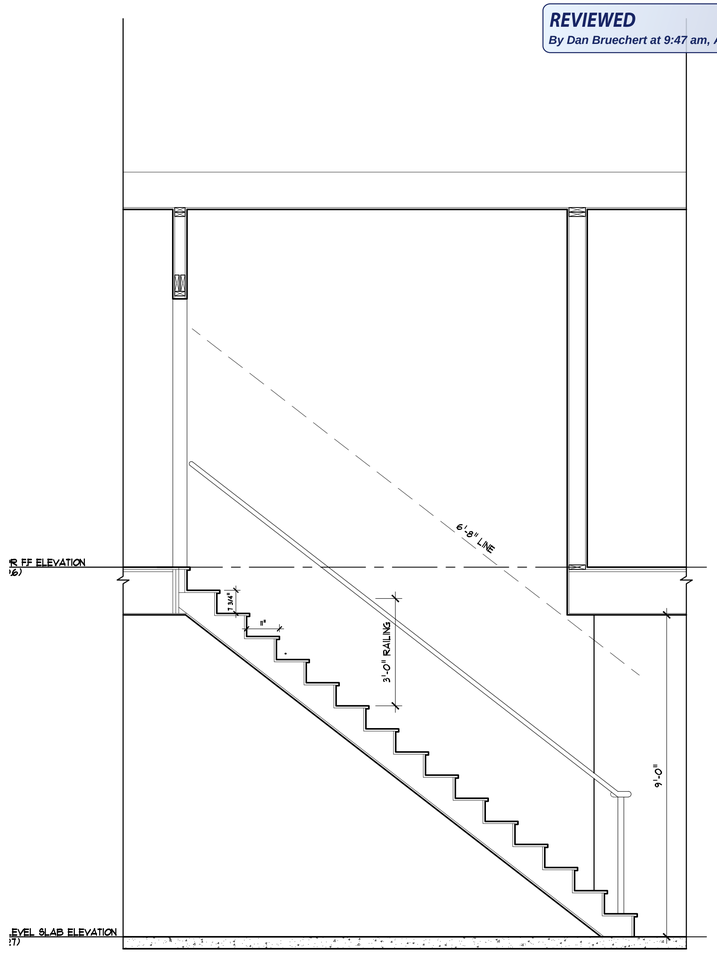


B1 / A5.3 PROPOSED FIREPLACE SECTION
1/2"=1'-0" WHEN PRINTED AT 22" X 36"
1/4"=1'-0" WHEN PRINTED AT 11" X 17"

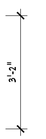


B2 / A5.3 PROPOSED FIREPLACE ELEVATION
1/2"=1'-0" WHEN PRINTED AT 22" X 36"
1/4"=1'-0" WHEN PRINTED AT 11" X 17"

C2 / A5.3 PROPOSED FIREPLACE PLAN
1/2"=1'-0" WHEN PRINTED AT 22" X 36"
1/4"=1'-0" WHEN PRINTED AT 11" X 17"



B3 / A5.3 PROPOSED STAIR SECTION
1/2"=1'-0" WHEN PRINTED AT 22" X 36"
1/4"=1'-0" WHEN PRINTED AT 11" X 17"



C3 / A5.3 PROPOSED STAIR PLAN
1/2"=1'-0" WHEN PRINTED AT 22" X 36"
1/4"=1'-0" WHEN PRINTED AT 11" X 17"

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: PROPOSED WALL SECTION

ISSUED:		
2021-05-30	DESIGN MEETING	
2021-06-13	DESIGN UPDATE	
2023-09-06	BUDGET PRICING SET	
2024-05-08	PROGRESS	
2024-09-10	FOR FCP	
2024-10-02	HISTORIC AREA WORK PERMIT	
2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

A5.3

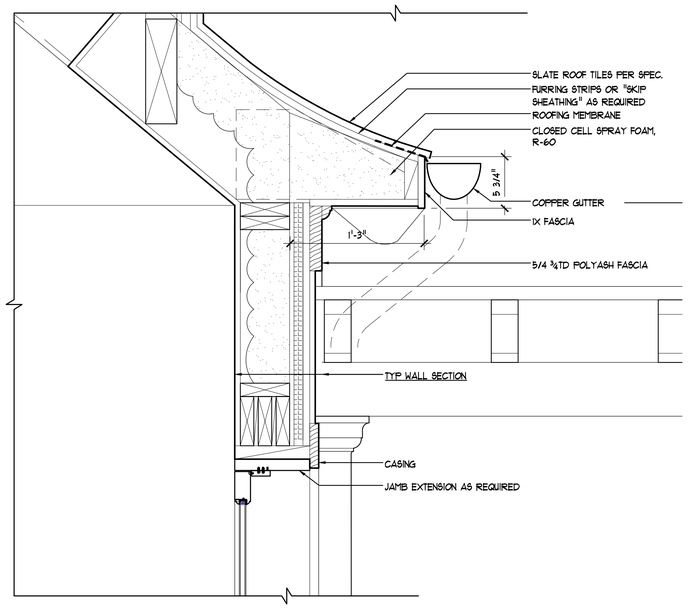
APPROVED

Montgomery County

Historic Preservation Commission

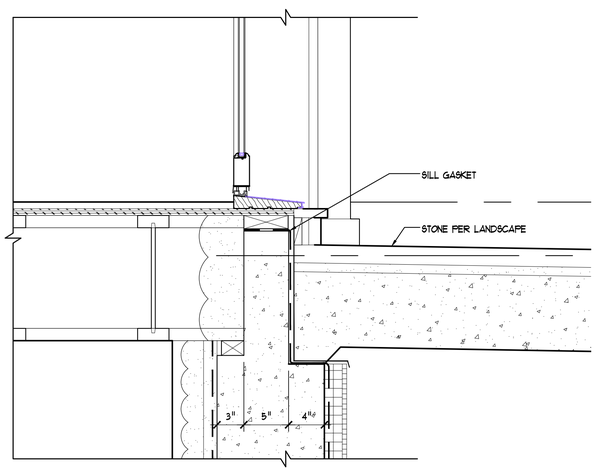
REVIEWED

By Dan Bruechert at 9:47 am, Aug 20, 2025



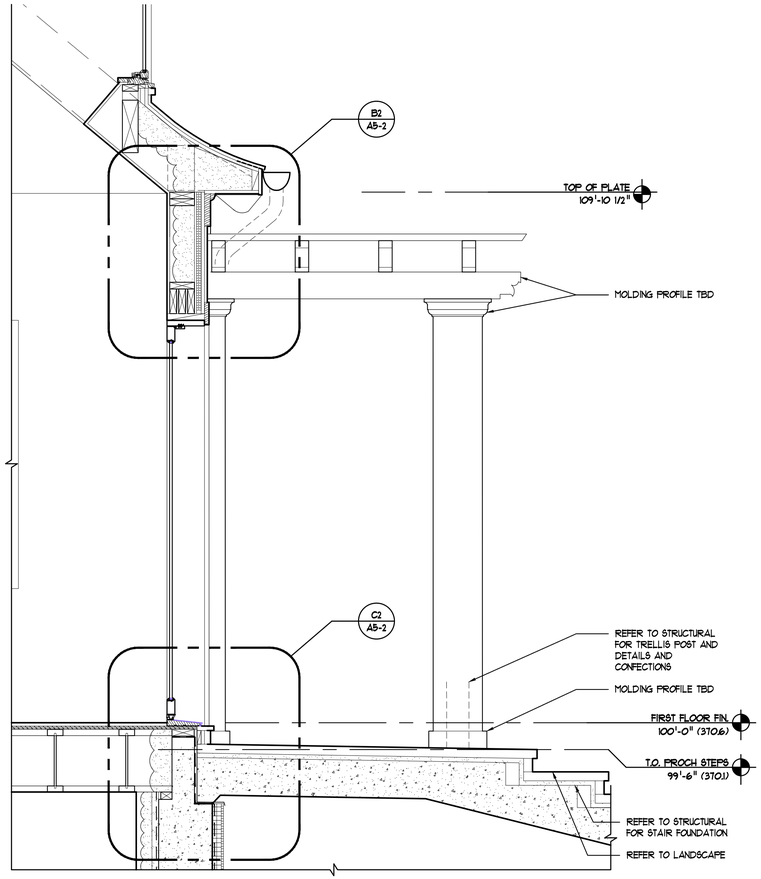
B2 / A5.4 PROPOSED WALL SECTION

1-1/2"=1'-0" WHEN PRINTED AT 22" X 36"
3/4"=1'-0" WHEN PRINTED AT 11" X 17"



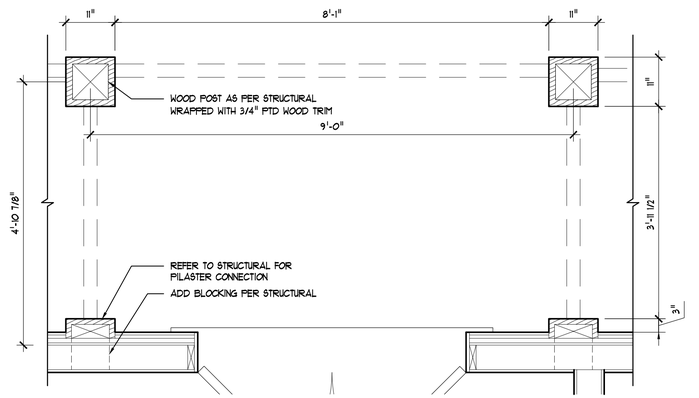
C2 / A5.4 PROPOSED WALL SECTION

1-1/2"=1'-0" WHEN PRINTED AT 22" X 36"
3/4"=1'-0" WHEN PRINTED AT 11" X 17"



B3 / A5.4 PROPOSED WALL SECTION

3/4"=1'-0" WHEN PRINTED AT 22" X 36"
3/8"=1'-0" WHEN PRINTED AT 11" X 17"



C3 / A5.4 PROPOSED PORCH PLAN

3/4"=1'-0" WHEN PRINTED AT 22" X 36"
3/8"=1'-0" WHEN PRINTED AT 11" X 17"

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LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: PROPOSED WALL SECTION

ISSUED:		
2021-05-30	DESIGN MEETING	
2021-06-23	DESIGN UPDATE	
2023-09-06	BUDGET PRICING SET	
2024-05-09	PROGRESS	
2024-09-10	FOR FCP	
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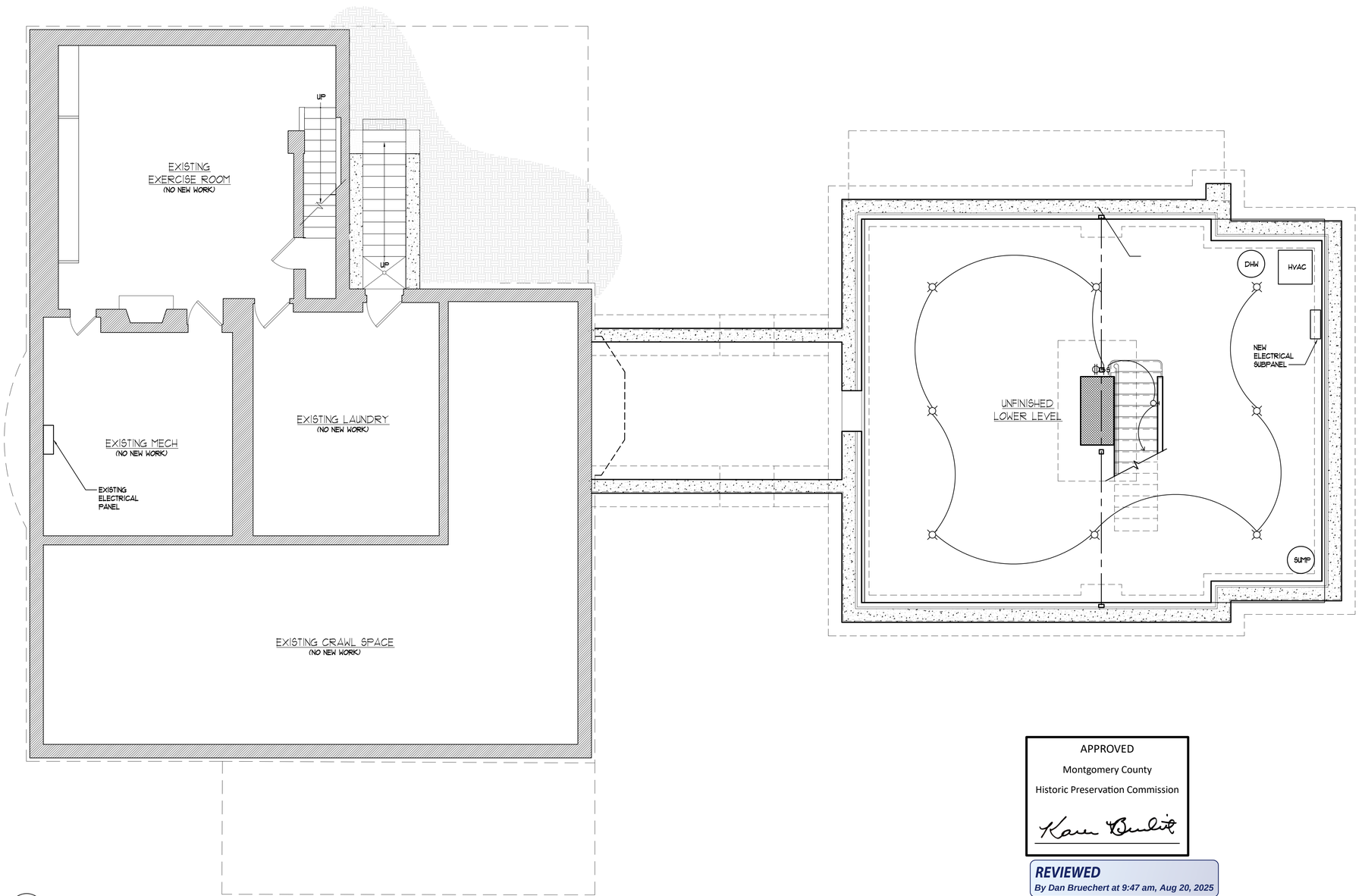
2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

A5-4



C1
E-0 LOWER LEVEL ELECTRICAL PLAN

1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

ELECTRICAL LEGEND:

- SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- DUPLEX OUTLET
- DUPLEX-220 OUTLET
- QUADRAPLEX OUTLET
- 1/2 SWITCHED OUTLET- UPPER HALF LIVE
- ABOVE-COUNTER OUTLET
- RECESSED FLOOR OUTLET
- SWITCHED RECESSED FLOOR OUTLET
- RECESSED FLOOR TELEPHONE LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- RECESSED FLOOR DATA LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- RECESSED FLOOR CABLE TV OUTLET HOMERUN- CO-AXIAL
- TELEPHONE LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- FAX MACHINE LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- DATA LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- CABLE TV OUTLET HOMERUN- CO-AXIAL
- CEILING-MOUNTED LIGHT FIXTURE
- CEILING-MOUNTED LIGHT FIXTURE W/ PULL CHAIN
- WALL-MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE, WET LOCATION
- RECESSED LOW-VOLTAGE FIXTURE
- WALL-WASHER LIGHT FIXTURE
- RECESSED WALL FIXTURE
- UNDER COUNTER LOW VOLTAGE FIXTURE W/ REMOTE TRANSFORMER
- UNDER COUNTER LIGHT FIXTURE
- CLOSET LIGHT WITH DOOR-ACTIVATED SWITCH
- INTERCONNECTED HARD-WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- INTERCONNECTED HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- DUCTED EXHAUST FAN
- THERMOSTAT
- GARAGE DOOR OPENER
- HEATER
- FLUORESCENT LIGHT FIXTURE
- SPEAKER OUTLET IN COVER PLATE- HOMERUN TO STEREO
- BUILT-IN SPEAKERS- HOMERUN TO STEREO
- MOTION DETECTOR SECURITY LIGHTS
- CEILING FAN
- CEILING FAN / LIGHT
- GARBAGE DISPOSAL
- DOORBELL
- DOORBELL CHIME

ELECTRICAL NOTES:

1. SEE FINISH SCHEDULE & SPEC FOR ADDITIONAL INFORMATION.
2. ALL WORK SHALL BE DONE PER APPLICABLE CODES.
3. ELECTRICIAN SHALL CALCULATE LOADS AND SERVICE SIZE.
4. LOCATE DOORBELL ON STRIKE SIDE OF FRONT ENTRY DOOR.
5. VERIFY WITH OWNER ALL HEIGHTS AND LOCATIONS OF SWITCHES AND OUTLETS.
6. PROVIDE POWER TO ALL APPLIANCES AND DEVICES. SEE APPLIANCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. SMOKE DETECTORS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ONE PER FLOOR IN HALLWAY/STAIRWELL AREAS, PER IRC AND ALL GOVERNING CODES FOR THIS JURISDICTION. ALL SMOKE DETECTORS SHALL BE HARD WIRED, INTERCONNECTED, WITH A BATTERY BACK-UP.
8. GROUND FAULT INTERRUPT ALL CIRCUITS AS REQUIRED BY CODE. ALL EXTERIOR POWER RECEPTACLES SHALL ALSO BE WATERPROOF AND GROUND FAULT INTERRUPTED.
9. ALL NEW OUTLETS AND RECEPTACLES TO BE ARC FAULT PROTECTED AT THE PANEL.
10. 85% OF LIGHTS SHALL BE HIGH EFFICACY OR LOW VOLTAGE FIXTURES AS PER 2012 IEEC.
11. PROVIDE OUTLETS IN ADDITION TO THOSE SHOWN ON PLAN, AS REQUIRED BY CODE.
12. ALL LIGHTING FIXTURES TO COMPLY WITH SECTION N1104 OF IRC 2012.
13. PROVIDE TAMPER RESISTANT RECEPTACLES FOR COMPLIANCE WITH SECTION E4002.14 OF IRC 2012 WHERE REQUIRED BY CODE.

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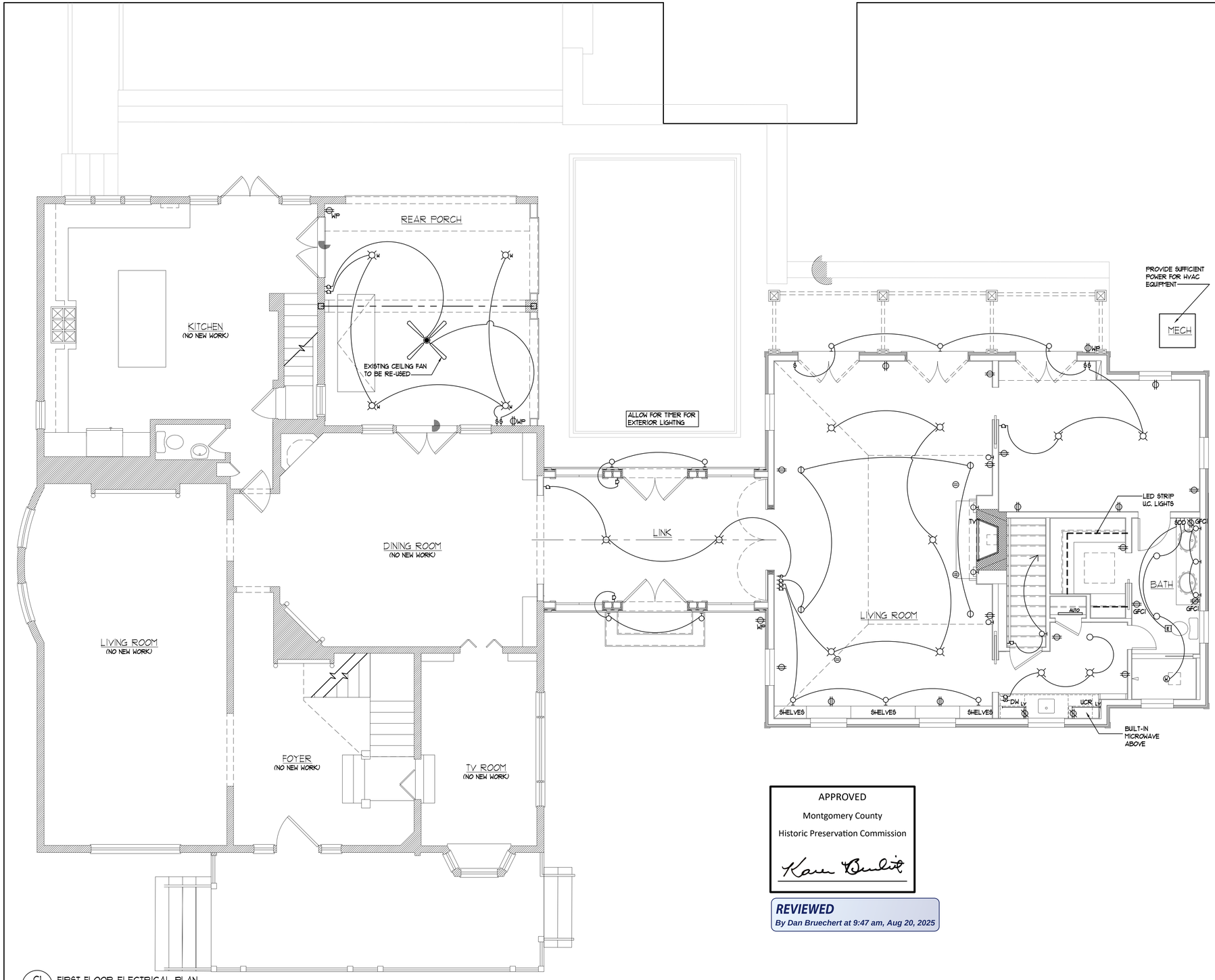
LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: FIRST FLOOR ELECTRICAL PLAN

ISSUED:		
2021-05-30	DESIGN MEETING	2024-10-02 HISTORIC AREA WORK PERMIT
2021-06-23	DESIGN UPDATE	2024-11-05 HAWP APPLICATION SUPPLEMENT
2023-09-06	BUDGET PRICING SET	2025-06-09 50% PERMIT SET
2024-05-08	PROGRESS	2025-07-02 75% PERMIT SET
2024-09-10	FOR FCP	2025-08-15 HAWP SUBMISSION



C1
E-1
FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

ELECTRICAL LEGEND:

- SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- DUPLEX OUTLET
- DUPLEX-220 OUTLET
- QUADRAPLEX OUTLET
- 1/2 SWITCHED OUTLET- UPPER HALF LIVE
- ABOVE-COUNTER OUTLET
- RECESSED FLOOR OUTLET
- SWITCHED RECESSED FLOOR OUTLET
- RECESSED FLOOR TELEPHONE LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- RECESSED FLOOR DATA LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- RECESSED FLOOR CABLE TV OUTLET HOMERUN- CO-AXIAL
- TELEPHONE LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- FAX FAX MACHINE LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- DATA LINE OUTLET HOMERUN- (CAT. 5E OR BETTER)
- CABLE TV OUTLET HOMERUN- CO-AXIAL
- CEILING-MOUNTED LIGHT FIXTURE
- CEILING-MOUNTED LIGHT FIXTURE W/ PULL CHAIN
- WALL-MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- W RECESSED LIGHT FIXTURE, WET LOCATION
- LV RECESSED LOW-VOLTAGE FIXTURE
- WALL-WASHER LIGHT FIXTURE
- RECESSED WALL FIXTURE
- LV UNDER COUNTER LOW VOLTAGE FIXTURE W/ REMOTE TRANSFORMER
- UNDER COUNTER LIGHT FIXTURE
- AUTO CLOSET LIGHT WITH DOOR-ACTIVATED SWITCH
- S INTERCONNECTED HARD-WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- CO INTERCONNECTED HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- E DUCTED EXHAUST FAN
- T THERMOSTAT
- G GARAGE DOOR OPENER
- H HEATER
- FLUORESCENT LIGHT FIXTURE
- SP SPEAKER OUTLET IN COVER PLATE- HOMERUN TO STEREO
- BUILT-IN SPEAKERS- HOMERUN TO STEREO
- MOTION DETECTOR SECURITY LIGHTS
- CEILING FAN
- CEILING FAN / LIGHT
- GARBAGE DISPOSAL
- D DOORBELL
- CHIME DOORBELL CHIME

ELECTRICAL NOTES:

1. SEE FINISH SCHEDULE & SPEC FOR ADDITIONAL INFORMATION.
2. ALL WORK SHALL BE DONE PER APPLICABLE CODES.
3. ELECTRICIAN SHALL CALCULATE LOADS AND SERVICE SIZE.
4. LOCATE DOORBELL ON STRIKE SIDE OF FRONT ENTRY DOOR.
5. VERIFY WITH OWNER ALL HEIGHTS AND LOCATIONS OF SWITCHES AND OUTLETS.
6. PROVIDE POWER TO ALL APPLIACES AND DEVICES. SEE APPLIANCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. SMOKE DETECTORS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ONE PER FLOOR IN HALLWAY/STAIRWELL AREAS, PER IRC AND ALL GOVERNING CODES FOR THIS JURISDICTION. ALL SMOKE DETECTORS SHALL BE HARD WIRED, INTERCONNECTED, WITH A BATTERY BACK-UP.
8. GROUND FAULT INTERRUPT ALL CIRCUITS AS REQUIRED BY CODE. ALL EXTERIOR POWER RECEPTACLES SHALL ALSO BE WATERPROOF AND GROUND FAULT INTERRUPTED.
9. ALL NEW OUTLETS AND RECEPTACLES TO BE ARC FAULT PROTECTED AT THE PANEL.
10. 85% OF LIGHTS SHALL BE HIGH EFFICACY OR LOW VOLTAGE FIXTURES AS PER 2012 IEEC.
11. PROVIDE OUTLETS IN ADDITION TO THOSE SHOWN ON PLAN, AS REQUIRED BY CODE.
12. ALL LIGHTING FIXTURES TO COMPLY WITH SECTION N1104 OF IRC 2012.
13. PROVIDE TAMPER RESISTANT RECEPTACLES FOR COMPLIANCE WITH SECTION E4002.14 OF IRC 2012 WHERE REQUIRED BY CODE.

BVA
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1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: FIRST FLOOR ELECTRICAL PLAN

ISSUED:		
2021-05-30	DESIGN MEETING	2024-10-02	HISTORIC AREA WORK PERMIT
2021-06-13	DESIGN UPDATE	2024-11-05	HAWP APPLICATION SUPPLEMENT
2023-09-06	BUDGET PRICING SET	2025-06-09	50% PERMIT SET
2024-05-08	PROGRESS	2025-07-02	75% PERMIT SET
2024-09-10	FOR PDP	2025-08-15	HAWP SUBMISSION

1/4" = 1'-0"

APPROVED

Montgomery County

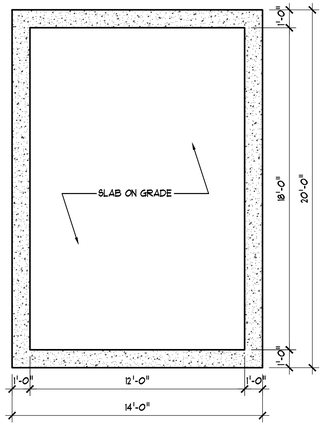
Historic Preservation Commission

REVIEWED

By Dan Bruechert at 9:47 am, Aug 20, 2025

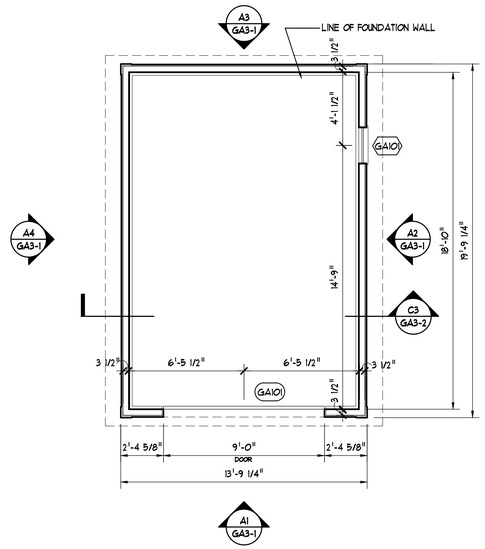
CONSTRUCTION LEGEND:

- EXISTING TO REMAIN
- NEW STUD WALL: 2X6 @16O.C. EXT WALLS, U.N.O. 2X4 @16O.C. INT. WALLS, U.N.O.
- POURED CONCRETE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
- FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, U.N.O.)
- FINISH DIMENSION



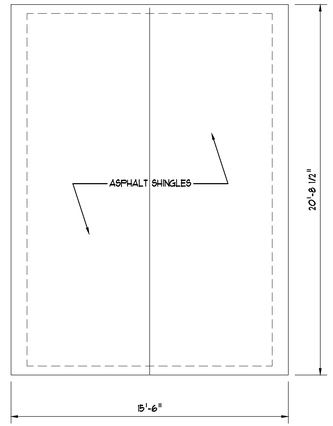
C1 / GA3-1 PROPOSED FOUNDATION PLAN - GARAGE

1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



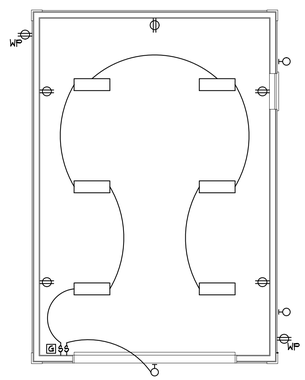
C2 / GA3-1 PROPOSED FIRST FLOOR PLAN - GARAGE

1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C3 / GA3-1 PROPOSED ROOF FLOOR PLAN - GARAGE

1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



ALLOW FOR INSTALLATION OF 2 ELECTRIC CAR CHARGERS
-1 LOCATED IN THE GARAGE
-1 OUTSIDE THE DRIVEWAY

C4 / GA3-2 PROPOSED ELECTRICAL PLAN - GARAGE

1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

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LICENSE NUMBER: 19644 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: PROPOSED FLOOR PLANS - GARAGE

ISSUED:			
2022-05-30	DESIGN MEETING	2024-10-02	HISTORIC AREA WORK PERMIT
2022-06-23	DESIGN UPDATE	2024-11-05	HAWP APPLICATION SUPPLEMENT
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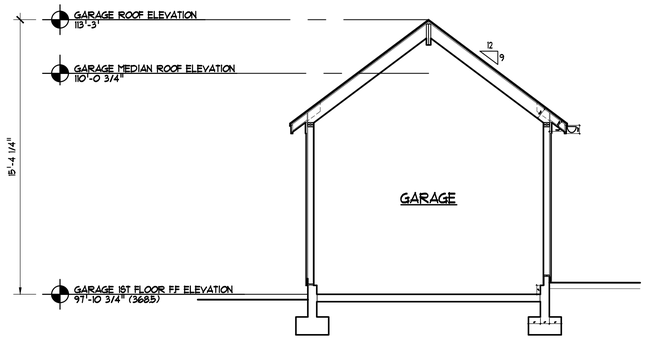
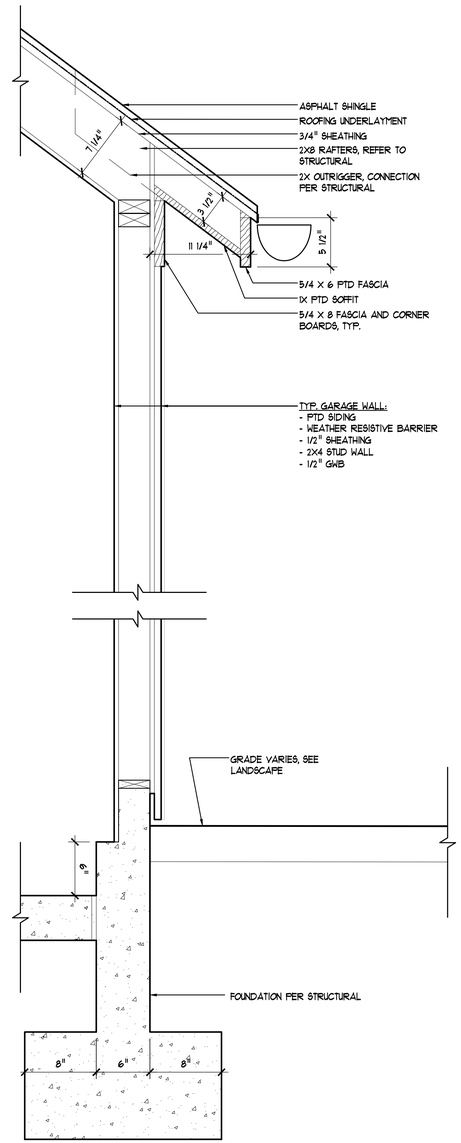
GA3-1

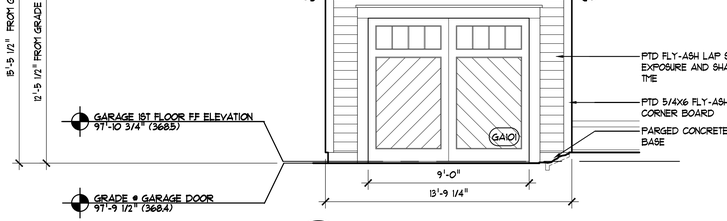


A1 / GA3-2 PROPOSED BUILDING SECTION
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

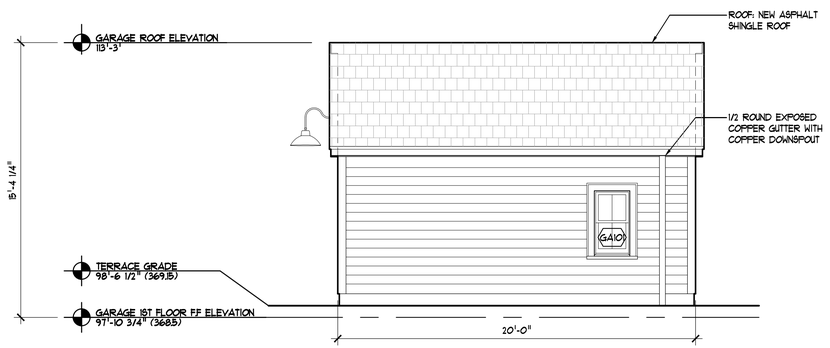
APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

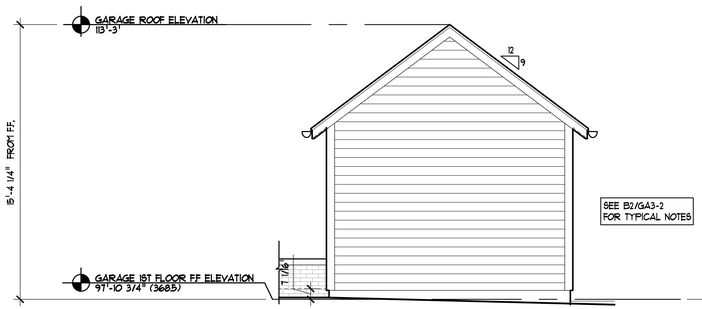




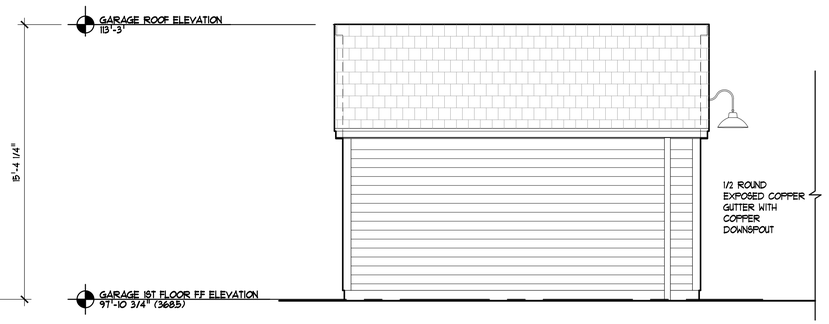
B1 / GA3-2 PROPOSED BUILDING ELEVATION - SOUTH
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



B2 / GA3-2 PROPOSED BUILDING ELEVATION - EAST
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C1 / GA3-2 PROPOSED BUILDING ELEVATION - NORTH
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C2 / GA3-2 PROPOSED BUILDING ELEVATION - WEST
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

C4 / GA3-1 PROPOSED WALL SECTION
1-1/2" = 1'-0" WHEN PRINTED AT 22"x36"
3/4" = 1'-0" WHEN PRINTED AT 11"x17"

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LICENSE NUMBER: 19864 EXPIRATION DATE: MARCH 11TH 2026

Private Residence

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DRAWING: PROPOSED FLOOR PLANS - GARAGE

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2024-10-02	HISTORIC AREA WORK PERMIT	
2024-11-05	HAWP APPLICATION SUPPLEMENT	
2025-06-09	50% PERMIT SET	
2025-07-02	75% PERMIT SET	
2025-08-15	HAWP SUBMISSION	

GA3-2

GENERAL

1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY, AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE STATE OF MARYLAND AND HIRED BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE INTERNATIONAL RESIDENTIAL CODE (2021) AS MODIFIED BY MONTGOMERY COUNTY, MD.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
4. THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS REPRESENTS THE DESIGN INTENT OF THE PROPOSED CONSTRUCTION. ELECTRONIC VERSIONS (PDF, DWG) OF THESE DRAWINGS SHOULD NOT BE USED TO DETERMINE DIMENSIONS OR GATHER ANY INFORMATION THAT IS NOT SPECIFICALLY LABELED OR OTHERWISE DENOTED IN PLAN, SECTION, OR DETAIL. DUPLICATION OF THESE DRAWINGS FOR USE IN THE PREPARATION OF SHOP DRAWINGS IS NOT ACCEPTABLE. THIS INCLUDES ANNOTATED HARD-COPIES AND DIRECT REUSE OF ELECTRONIC FILES.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 1500 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATIONS AS REQUIRED.
2. FINISH ALL FOOTING EXCAVATIONS BY HAND. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. PROTECT FOOTINGS FROM FROST AFTER THEY ARE PLACED.
3. AT INTERSECTIONS BETWEEN NEW AND EXISTING WALLS, STEP NEW FOOTING TO MATCH EXISTING. DRILL AND GROUT 2-#5 BARS x 2'-6" LONG INTO EXISTING FOOTING IN HILTI HIT-HY200 ADHESIVE WITH 6" EMBEDMENT.
4. DO NOT PLACE FILL AGAINST FOUNDATION WALLS UNLESS ADEQUATELY BRACED BY COMPLETED FLOORS OR OTHER MEANS DEEMED APPROPRIATE BY THE ARCHITECT.
5. FILL AND BACKFILL MATERIAL- CLEAN RUN OF BANK MATERIAL, FREE OF DELETERIOUS ORGANIC MATERIALS.
6. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINAL GRADE.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN THE CONCRETE MIX DESIGN SCHEDULE.
2. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI MANUAL OF CONCRETE PRACTICE (ACI 315), LOCALLY APPROVED EDITION.
3. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
4. CONCRETE WORK SHALL BE DESIGNED, REINFORCED, PLACED AND CURED IN CONFORMANCE WITH THE LOCALLY APPROVED EDITION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.
5. PROVIDE MINIMUM TEMPERATURE REINFORCEMENT, AS REQUIRED BY ACI-318, IN ALL SLABS AND WALLS WHERE REINFORCEMENT IS NOT INDICATED ON DRAWINGS.
6. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
7. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:

SLABS:	3/4"
BEAMS, COLUMNS:	1 1/2"
FOOTINGS:	3"
EXTERIOR WALLS:	2" FOR #6 OR LARGER, 1 1/2" FOR #5 OR SMALLER
INTERIOR WALLS:	3/4"

8. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
9. UNLESS SPECIFICALLY WAIVED BY ENGINEER OF RECORD, CEMENTITIOUS MATERIAL REPLACEMENT FOR CONCRETE MIXES AT ALL CAST-IN-PLACE CONCRETE SHALL BE 10% MINIMUM AND 33% MAXIMUM USING ONE OF THE FOLLOWING: GROUND GRANULATED BLAST FURNACE SLAG (GGBFS) OR FLY ASH.
10. WHERE CONCRETE IS PLACED AGAINST AND DOWELED TO HARDENED CONCRETE AND/OR WHERE A ROUGHENED SURFACE IS INDICATED IN THE STRUCTURAL DRAWINGS, THE HARDENED CONCRETE SURFACE SHALL BE CLEAN AND FREE OF LAITANCE AND SHALL BE ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4".

CONCRETE MASONRY WORK

1. ALL CONCRETE MASONRY WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS," (LOCALLY APPROVED EDITION) AND THE MASONRY STANDARDS JOINT COMMITTEE SPECIFICATIONS (ACI 530.1 - LOCALLY APPROVED EDITION).
2. CONCRETE BLOCK WORK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS:
   SOLID BLOCK: ASTM C90, GRADE NI (F'm: 1900 PSI ON GROSS AREA)
   HOLLOW BLOCK: ASTM C90, GRADE NI (F'm: 1900 PSI ON NET AREA)
3. COORDINATE BLOCK TYPES WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
4. FILL ALL VOIDS SOLID IN PIERS AND DIRECTLY UNDER BEARING LOCATIONS AND ALL BELOW-GRADE FOUNDATION WALLS.
5. WHERE A WOOD POST OR PIPE COLUMN BEARS DIRECTLY ON A CONCRETE MASONRY WALL, FILL ALL BLOCKS SOLID WITHIN A 32" WIDTH, CENTERED ON THE POST OR PIPE COLUMN.
6. MORTAR SHALL BE ASTM C270, TYPE S FOR ALL WORK.
7. THE NET AREA COMPRESSIVE STRENGTH OF NEW MASONRY ASSEMBLIES, f'_m, SHALL MEET OR EXCEED 1500 PSI.
8. UNLESS NOTED OTHERWISE, ALL GROUT SHALL BE COARSE-TYPE, SHALL MEET ASTM C476-02, AND ITS COMPRESSIVE STRENGTH SHALL EXCEED f'_m OR 2000 PSI, WHICHEVER IS GREATER.
9. WHERE GROUTED CELLS DO NOT EXCEED 4" IN DIAMETER, FINE GROUT SHALL BE USED.
10. HORIZONTAL REINFORCING: NO LESS THAN NO. 9 GAUGE TRUSS-TYPE DUR-O-WAL OR EQUAL, SPACED @ 16" O.C. VERTICALLY AND ABOVE ALL LINTELS.
11. VERTICAL REINFORCING: NO LESS THAN #4 SPACED @ 48" O.C. HORIZONTALLY AND AT THE EDGES OF ALL WALL OPENINGS, INTERSECTIONS AND CORNERS.
12. PROVIDE FABRICATED CORNER SECTIONS AT ALL CORNERS AND INTERSECTIONS.
13. ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.

WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD OR OSB SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. 3/4" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. 5/8" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING).
4. ROOF SHEATHING (UNDER SLATE OR CLAY TILE): NOM. 3/4" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING).
5. WALL SHEATHING (STANDARD): NOM. 1/2" THICK PLYWOOD (32/16 SPAN RATING).
6. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. 3/4" THICK PLYWOOD (48/24 SPAN RATING).
7. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE (LOKTITE PL400 OR EQUAL).
8. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR SHEATHING.
9. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PLYWOOD PANEL EDGE JOINTS EXCEPT WHEN USING T & G PANELS.
10. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 10d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
11. UNLESS NOTED OTHERWISE, FLOOR SHEATHING UP TO 3/4" THICK SHALL BE FASTENED TO FRAMING WITH 2-1/2" LONG SIMPSON WSNTL QUIK DRIVE SCREWS (0.175" DIA.), AND FLOOR SHEATHING GREATER THAN 3/4" SHALL BE FASTENED TO FRAMING WITH 3" LONG SIMPSON WSNTL QUIK DRIVE SCREWS. FLOOR SHEATHING SHALL ALSO BE GLUED TO FRAMING USING AN APA-APPROVED ADHESIVE.
12. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 10d COMMON NAILS.
13. UNLESS NOTED OTHERWISE, FLOOR AND ROOF DIAPHRAGMS SHALL BE UNBLOCKED.
    A. UNBLOCKED DIAPHRAGMS: UNLESS NOTED OTHERWISE, FASTENERS OF SHEATHING TO FRAMING SHALL BE SPACED @ 6" O.C. AT SUPPORTED SHEATHING PANEL EDGES AND AT ALL DIAPHRAGM BOUNDARIES (PERIMETER OF FLOOR/ROOF; PERIMETER OF ALL OPENINGS; AND ALL RIDGES, VALLEYS, HIPS, AND OTHER CHANGES IN SLOPE) AND @ 12"O.C. ELSEWHERE.
    B. BLOCKED DIAPHRAGMS: UNLESS NOTED OTHERWISE, FASTENERS OF SHEATHING TO FRAMING SHALL BE SPACED @ 6" O.C. AT ALL SHEATHING PANEL EDGES AND @ 12" O.C. ELSEWHERE. PROVIDE 2x BLOCKING AT ALL UNSUPPORTED PANEL EDGES TO RECEIVE FASTENERS.

FRAMING LUMBER

1. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN-DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   RAFTERS AND JOISTS: HEM-FIR #2 OR SPRUCE-PINE-FIR #2
   BEAMS, GIRDERS AND HEADERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   STUDS AND PLATES: HEM-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE
2. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   POST AND TIMBER: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   BEAMS AND STRINGERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
3. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SOUTHERN PINE #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH $NaSIO_2$) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
4. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LOCALLY APPROVED EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION).
5. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION)
6. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/4" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
8. STUD BEARING WALLS ARE TO BE 2x6, @ 16" O.C., UNLESS NOTED OTHERWISE ON PLAN.
9. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
10. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
11. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
12. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS.
13. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
14. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.
15. BUILT-UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (2) 16D NAILS @ 16" O.C.
    BUILT-UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (3) 16D NAILS @ 16" O.C.
16. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1"x4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH (2) 10D NAILS.)
17. CHIMNEYS: ALL STUDS FOR CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL UP. CHIMNEY SHALL BE FACED WITH 1/2" APA GRADED FIRE-RETARDANT PLYWOOD GLUED & SCREWED TO STUDS. WHERE WALLS EXCEED 4'-0" IN WIDTH, INSTALL DIAGONAL METAL BRACING AT INSIDE FACE OF CHIMNEY AT ALL FOUR WALLS.
18. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
19. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
20. ALL LIGHT-GAGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 oz OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTORS MAY BE USED. FASTENERS SHALL MATCH THE SELECTED HANGER FINISH AND MATERIAL.
21. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX.
    A. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
    B. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO BOTTOM OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
22. ALL SILL PLATES SHALL BE P.T. AND ANCHORED TO FOUNDATION WALLS W/ 1/2" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7x BOLT DIA. FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT INTO CONCRETE OR GROUTED CMU CELLS. THE BOLTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE PLATE WIDTH AND HAVE A TIGHTENED NUT AND WASHER.
23. WOOD BEAMS, JOIST, STUDS AND OTHERS COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES (51 mm) FROM THE FRONT AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4 INCHES (102 mm) FROM THE BACK FACES OF MASONRY FIREPLACES. THE AIRSPACES SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIREBLOCKING WITH SECTION R1001.12.

WOOD HEADER SCHEDULE

1. UNLESS NOTED OTHERWISE IN PLAN, PROVIDE HEADERS PER THE FOLLOWING:

ROUGH OPENING WIDTH:	HEADER:		JACK STUDS	KING STUDS	
	2x4 WALL	2x6 WALL	ALL	INTERIOR	EXTERIOR
LESS THAN 3'-0"	(2) 2x6	(3) 2x8	1	1	1
3'-1 TO 4'-0"	(2) 2x8	(3) 2x8	1	1	2
4'-1" TO 6'-0"	(2) 2x10	(3) 2x10	2	2	2
6'-1" TO 8'-0"	(2) 2x12	(3) 2x12	2	2	3
OVER 8'-0"	---SEE PLANS---				

NOTES: AT FLUSH FRAMED BEAMS PROVIDE THE REQUIRED NUMBER OF KING STUDS NOTED, 2 MINIMUM.

ENGINEERED WOOD PRODUCTS

1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCKOUTS AND HOLES, ETC. THE JOIST SPACING IDENTIFIED ON PLAN MAY BE EXCEEDED AT ISOLATED LOCATIONS TO ACCOMMODATE THE WORK OF OTHER TRADES PROVIDED THE FOLLOWING CONDITIONS ARE MET:
   A. THE SUM OF TWO ADJACENT JOISTS SPACINGS SHALL NOT EXCEED TWO TIMES THE AVERAGE SPACING SHOWN ON PLAN.
   B. NO SINGLE JOIST SPACING SHALL EXCEED 21".
2. RIM BOARDS: PROVIDE CONTINUOUS 1¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAUSER, OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICROLLAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL (Fb=2600 PSI, E=2,000,000 PSI) OR PARALLAM PSL (Fb=2900 PSI, E=2,000,000 PSI) AS MANUFACTURED BY WEYERHAUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-04 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.
   A. ANTHONY POWER COLUMNS: COMBINATION 50 SOUTHERN PINE N1D14
   B. ANTHONY POWER PRESERVED COLUMNS: COMBINATION 50 SOUTHERN PINE N1D14
   C. ANTHONY POWER BEAMS: 3000 Fb - 2.1E - 300 Fv
   D. ANTHONY POWER PRESERVED BEAMS: 24F-V5M1/SP (2400 Fb - 1.8E - 300 Fv)
5. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX.
   A. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
   B. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO BOTTOM OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
6. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
7. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," LOCALLY APPROVED EDITIONS.
   B. AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE--STEEL", LOCALLY APPROVED EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS, U.N.O.:
   A. W-SHAPES, AND CHANNELS: ASTM A992 (CHANNELS LESS THAN 8" DEEP MAY BE ASTM A36)
   B. ANGLES, S-SHAPES, M-SHAPES, AND HP-SHAPES: ASTM A572 GRADE 50
   C. HOLLOW STRUCTURAL SECTIONS (HSS) - RECTANGULAR AND ROUND: ASTM A500, GRADE C
   E. STRUCTURAL PIPE SECTIONS: ASTM A53, GRADE B
   F. STRUCTURAL TEES (WT, ST, MT): SAME AS THE FULL SHAPE FROM WHICH THE TEE IS SPLIT
   G. PLATES: ASTM A36
   H. BAR STOCK: ASTM A572 GRADE 50
   I. HIGH STRENGTH BOLTS (TO BE CONFIRMED BY CONNECTION DESIGNER) SHALL BE ONE OF THE FOLLOWING:
      a. CONVENTIONAL: ASTM 3125 GRADE-A325, OR GRADE-A490
      b. TWIST-OFF TYPE TENSION CONTROLLED: ASTM F3125 GRADE F1852, OR GRADE F2280
   F. ANCHOR BOLTS: ASTM F1554, GRADE 55-S1 (WELDABLE). FURNISHED WITH NUTS AND WASHERS. ANCHOR BOLTS SHALL HAVE HEADED ENDS OR NUTS WELDED (TACK AT BOTTOM SIDE OF NUT) AT EMBEDDED END.
   G. THREADED RODS: ASTM A36
   H. STRUCTURAL STEEL NOTED TO BE STAINLESS STEEL SHALL BE ASTM A276 STAINLESS STEEL GRADE 304.
   I. ALL STAINLESS STEEL BOLTS SHALL CONFORM TO ASTM F593 ALLOY 304.
   J. ALL STAINLESS STEEL NUTS SHALL CONFORM TO ASTM F594 ALLOY 304.
   K. WELDED HEADED SHEAR STUDS: A108 3/4" DIAMETER.
3. STEEL CONNECTIONS:
   A. CONNECTIONS SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE LOCAL JURISDICTION WORKING FOR THE FABRICATOR, WHO SHALL PROVIDE CALCULATIONS. CALCULATIONS SHALL BE SUBMITTED PRIOR TO SHOP DRAWING SUBMISSION AND UTILIZE [ASD/LRFD PER EOR] LOADS AND PROCEDURES. STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONNECTION SPECIALTY ENGINEER PRIOR TO SUBMITTING FOR REVIEW BY THE DESIGN TEAM. SHOP DRAWINGS SHALL BEAR THE REVIEW STAMP OF THE CONNECTION SPECIALTY ENGINEER, OR BE PROVIDED WITH A SIGNED AND SEALED LETTER, INDICATING APPROVAL OF THE DETAILING OF APPLICABLE CONNECTIONS.
   B. ALL BOLTS USED IN CONNECTIONS AT THE END OF AXIALLY LOADED MEMBERS, AND ALL BOLTS IN MOMENT CONNECTIONS (INCLUDING VERTICAL SHEAR) SHALL BE DESIGNED AS SLIP-CRITICAL.
   C. REINFORCING OF THE CONNECTED MEMBER IS TO BE PROVIDED AT CONNECTIONS WHERE CUTS REDUCE THE SHEAR OR MOMENT CAPACITY BELOW THAT REQUIRED TO SUSTAIN THE REACTION. FLANGES AND WEBS OF THE CONNECTED MEMBER ARE TO BE REINFORCED WHERE THE LOCAL CAPACITY TO SUSTAIN THE CONNECTION LOAD IS INADEQUATE.
   D. UNLESS OTHERWISE DEFINED BY WORK POINTS IN THESE DRAWINGS, ALL BEAM END CONNECTIONS SHALL BE DESIGNED AND DETAILED TO DELIVER BEAM END REACTIONS (SHOWN IN PLAN OR OTHERWISE HEREIN) TO:
      ii. THE SHEAR CENTER OF THE SUPPORTING ELEMENT IN THE CASE OF SHEAR FORCES.
      ii. THE CENTROIDS OF THE CONNECTED MEMBERS IN THE CASE OF AXIAL LOADS.
      iii. THE PROJECTED HEIGHT OF THE BEAM CROSSING THE FULL WIDTH OF THE SUPPORTING MEMBER IN THE CASE OF FIXED END MOMENTS.
   E. PROVIDE MINIMUM CONNECTION CAPACITIES ACCORDING TO THE NOMINAL BEAM SIZES BELOW, UNLESS OTHERWISE NOTED IN PLAN:
      i. W8/W10 - 15k LRFD/12k ASD
      ii. W12/W14 - 35k LRFD/25k ASD
      iii. W16 - 50k LRFD/35k ASD
      iv. W18 - 70k LRFD/50k ASD
      v. W21 - 80k LRFD/56k ASD
      vi. W24 - 95k LRFD/66k ASD
   F. THE DEPTH OF SHEAR CONNECTIONS SHALL BE A MINIMUM OF HALF THE DEPTH OF THE MEMBER, U.N.O.
   G. MOMENT CONNECTIONS SHALL BE TYPE 1 (FULL RIGIDITY), DESIGNED FOR THE CONNECTED ELEMENT'S YIELD MOMENT, U.N.O.
   H. PROVIDE MECHANICALLY GALVANIZED BOLTS FOR EXTERIOR APPLICATIONS.
   I. MINIMUM SIZE WELD, UNLESS NOTED OTHERWISE, IS 1/4" FILLET.
   J. COLUMN SPLICES SHALL BE PER AISC TABLE 14-3. IN ADDITION TO FLANGE CONNECTIONS, PROVIDE A WEB CONNECTION FOR LOADS INDICATED OR A MINIMUM FACTORED LOAD OF 22 KIPS ORIENTED IN THE PLANE OF THE WEB.
   K. EXISTING STEEL MEMBERS SHALL BE EVALUATED BY THE CONNECTION SPECIALTY ENGINEER PRIOR TO FIELD MODIFICATION FOR CONNECTIONS ASSOCIATED WITH NEW WORK.
4. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
5. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE GOVERNING LOCALITY AND CERTIFIED IN ACCORDANCE WITH AWS D1.1. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A992, GRADE 50 STEEL).
6. STRUCTURAL STEEL MEMBERS SHALL BE FINISHED PER THE FOLLOWING SPECIFICATIONS:
   A. GALVANIZE ALL STRUCTURAL STEEL EXPOSED TO WEATHER, AND STEEL SUPPORTING EXTERIOR ELEMENTS.
      i. HOT-DIP GALVANIZING SHALL CONFORM TO ASTM A123. REPAIR SCRATCHED OR ABRADED GALVANIZED SURFACES WITH COLD GALVANIZING ZINC-RICH PAINT.
   B. WHERE SHOP PAINTING IS REQUIRED BY PROJECT SPECIFICATION, PROVIDE MODIFIED ALKYD PER MANUFACTURER REQUIREMENTS. ALL FIELD PAINTING SHALL BE PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
   C. FACES OF STRUCTURAL STEEL MEMBERS SUPPORTING METAL DECK WITH WELDED FASTENING, OR RECEIVING WELDED SHEAR STUDS, SHALL REMAIN FREE OF ALL PAINT AND PRIMER.
7. ALL BEAMS, EXCEPT CANTILEVER BEAMS, SHALL BE FABRICATED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED SO THAT NATURAL CAMBER RAISES CANTILEVER END, U.N.O.
8. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

MASONRY OPENING	LINTEL
4'-0" OR LESS	L4x3 1/2x5/16"
4'-1" TO 7'-0"	L6x3 1/2x5/16"

   A. 3 1/2" LEGS ARE HORIZONTAL.
   B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
   C. PROVIDE L5x5x5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS.
   D. PROVIDE MINIMUM 6" BEARING ON EACH END, U.N.O.
9. FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED EXCEPT WHEN APPROVED BY THE ENGINEER OF RECORD.
10. SEE ARCHITECTURAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON STRUCTURAL DRAWINGS. STEEL EXPOSED AS AN ARCHITECTURAL FINISH ELEMENT IS TO BE CLASSIFIED AS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) PER AISC, U.N.O. REDUCED TOLERANCES SHALL BE MAINTAINED.
11. UNLESS NOTED OTHERWISE, ALL HSS AND PIPE COLUMNS SHALL BE FULLY CAPPED WITH 1/4" THICK A36 PLATE MATCHING HIGHEST ELEVATION OF THE CONNECTED MEMBERS.
12. PROVIDE MISCELLANEOUS STEEL AT COLUMNS AND BEAMS AS REQUIRED TO PROVIDE END AND SIDE SUPPORTS TO ALL STEEL DECK.

SHOP DRAWINGS REQUIRED

1. THE FOLLOWING SHOP DRAWINGS ARE REQUIRED FOR REVIEW. ADDITIONAL SHOP DRAWINGS MAY BE SUBMITTED FOR REVIEW PER REQUIREMENTS OF THE CONTRACTOR OR THEIR SUB-CONTRACTOR:
   A. STEEL SHOP DRAWINGS WITH CONNECTION CALCULATIONS.
   B. CONCRETE REINFORCEMENT SHOP DRAWINGS WITH WALL ELEVATIONS.
   C. CONCRETE MIX DESIGNS.
   D. ENGINEERED LUMBER SHOP DRAWINGS.

INSPECTION AND TESTING

1. THE FOLLOWING MINIMUM INSPECTIONS SHALL BE PERFORMED BY A TESTING AGENCY ENGAGED BY THE OWNER. ADDITIONAL INSPECTIONS MAY BE REQUIRED BY THE LOCAL JURISDICTION'S SPECIAL INSPECTIONS PROGRAM (SEE ITEM 2).:
   A. WELDING
   B. SUBGRADE FOR FOUNDATIONS
   C. HIGH STRENGTH BOLTING
   D. QUALITY CONTROL OF CONCRETE MATERIALS, BATCHING, STRENGTH, SLUMP, AIR CONTENT, UNIT WEIGHT, TEMPERATURE, FORMS, SIZE AND PLACEMENT OF REINFORCEMENT.
   E. STABILITY OF BUILDING CONSTRUCTION.
2. WHERE REQUIRED BY THE LOCAL JURISDICTION, A SEPARATE SCHEDULE OF INSPECTIONS WILL BE COMPLETED IN ACCORDANCE WITH THE JURISDICTION'S REQUIREMENTS. THE TESTING AGENCY SHALL FILE THIS SCHEDULE AND ALL OTHER NECESSARY FORMS WITH THE BUILDING DEPARTMENT.
3. CAST-IN-PLACE CONCRETE (IF NO SPECIFICATION DOCUMENT PROVIDED):
   A. INSPECT THE FORMWORK AND REINFORCING STEEL PLACEMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHOP DRAWINGS.
   B. MONITOR STRUCTURAL CONCRETE PLACEMENT FOR CONFORMANCE BASED ON ACI STANDARDS.
   C. AT THE TIME OF CONCRETE PLACEMENT, CAST CYLINDERS AND TAKE COMPOSITE CONCRETE SAMPLES FOR THE PURPOSES OF TESTING AIR ENTRAINMENT, SLUMP, DENSITY, AND COMPRESSIVE STRENGTH AS FOLLOWS:
      1. SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31.
      2. CAST AND LAB CURE THE FOLLOWING NUMBER OF TEST CYLINDERS FOR EACH DAY'S POUR OR EACH 50 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST CYLINDERS:
         - 3 FOR 7-DAY TEST
         - 3 FOR 28-DAY TEST,
         - 1 HELD FOR CHECKING LOW BREAK RESULTS.
      3. FIELD-CURED CYLINDERS SHALL BE CAST FOR HOT AND COLD WEATHER CONCRETE PLACEMENTS (2 FOR 7-DAY AND 2 FOR 28-DAY). COLD WEATHER CONCRETE PLACEMENTS OCCUR WHEN THE AVERAGE EXPECTED AIR TEMPERATURES FOR 3 CONSECUTIVE DAYS FOLLOWING THE PLACEMENT ARE LESS THAN 40 DEGREES, RESPECTIVELY. HOT WEATHER CONCRETE PLACEMENTS OCCUR WHEN THE AIR TEMPERATURE AT THE TIME OF PLACEMENT EXCEEDS 90 DEGREES.
      3. FOR LIGHTWEIGHT CONCRETE, TESTS SHALL BE MADE TO VERIFY THAT THE CONCRETE DENSITY CONFORMS TO THE RANGE OF 110-115 PCF (NOT REQUIRED FOR NORMAL WEIGHT CONCRETE).
      4. MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE AT THE CONTRACTOR'S EXPENSE WHEN CYLINDER TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS HAVE NOT BEEN ATTAINED (DIRECTED BY THE A/E TEAM), OR WHEN REQUESTED BY THE CONTRACTOR FOR EARLY FORMWORK REMOVAL.
4. STRUCTURAL STEEL (IF NO SPECIFICATION DOCUMENT PROVIDED):
   A. VISUALLY INSPECT ALL FILLET WELDS, AND BOLTED CONNECTIONS.
   B. MONITOR THE INSTALLATION OF BOLTS REQUIRING PRE-TENSIONING FOR CONFORMANCE WITH SPECIFIC PRE-CALIBRATED TIGHTENING PROCEDURES.
   C. PERFORM WELDING INSPECTION AND TESTING PROCEDURES IN ACCORDANCE WITH THE AWS CODE.
      1. TEST EACH FULL PENETRATION BUTT OR GROOVE WELD AND ALL PARTIAL PENETRATION WELDS, AS WELL AS ANY SUSPECT POOR QUALITY FILLET WELD PER ONE OF THE FOLLOWING PROCEDURES:
         a. LIQUID PENETRANT INSPECTION: ASTM E 165. RESERVE THIS TEST FOR FILLET WELDS ONLY.
         b. MAGNETIC PARTICLE INSPECTION: ASTM E 709; PERFORMED ON ROOT PASS AND ON FINISHED WELDS. CRACKS OR ZONES OF INCOMPLETE FUSION OR PENETRATION ARE NOT ACCEPTED.
         c. ULTRASONIC INSPECTION: ASTM E 164.
         d. RADIOGRAPHIC INSPECTION: ASTM E 94

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

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DRAWING: GENERAL NOTES
ISSUED:
08/15/2025 HAWP SUBMISSION

S001

LEGEND

EXIST. CONCRETE FOOTING	WOOD JOIST
CONCRETE FOOTING	WOOD RAFTER
EXIST. BRICK MASONRY	WOOD BEAM, #J INDICATES NO. OF JACK STUDS, #K INDICATES NO. OF KING STUDS (2K/2J, 2J/2K)
BRICK MASONRY	WOOD HEADER
EXIST. CONCRETE MASONRY (CMU)	STEEL BEAM
CONCRETE MASONRY (CMU)	STEEL BEAM MOMENT CONNECTION
EXIST. CONCRETE WALL	STEEL BEAM EMBEDDED WALL PLATE CONNECTION
CONCRETE WALL	[XX] DENOTES NUMBER OF ¾"ø x 4¾" LONG HEADED SHEAR STUDS
EXIST. WOOD BEARING WALL	INDICATES EXIST. WOOD POST THRU OR DOWN
WOOD BEARING WALL (2x6 @ 16" U.N.O.)	INDICATES EXIST. WOOD POST ABOVE
WALL BELOW TO BE REMOVED	INDICATES EXIST. STEEL POST THRU OR DOWN
BEARING WALL ABOVE	INDICATES EXIST. STEEL POST UP
EXIST. WOOD JOIST	INDICATES WOOD POST THRU OR DOWN (APC POSTS SUPPORTING GIRDERS TO BE CONTINUOUS THROUGH FLOOR CONSTRUCTION DOWN TO THE FOUNDATION LEVEL)
EXIST. WOOD RAFTER	
EXIST. WOOD BEAM	INDICATES WOOD POST ABOVE (REFER TO NOTES FOR WOOD POST THRU OR DOWN)
EXIST. WOOD FRAMING TO BE REMOVED	INDICATES STEEL POST UP
EXIST. STEEL BEAM	INDICATES STEEL POST THRU OR DOWN
EXIST. STEEL BEAM TO BE REMOVED	(X) DENOTES CONNECTION REQUIREMENTS (SEE SCHED.)
	(##'-##") INDICATES TOP OF FOOTING ELEVATION

CONNECTION SCHEDULE

CONNECTION # (SEE PLAN)	CONNECTION DESIGNATION	COMMENTS
1	HHUS410	
2	LUS26-2	
3	LUS26	
4	LUS410	
5	LSSR28Z	
6	LSSR410Z	
7	LUS410	ONE FASTENER IN EACH CONNECTOR FLANGE MAY BE OMITTED DUE TO CONFLICTS WITH BEAM FLANGE
8	H2.5A PLUS TSP	H2.5A RAFTER TO DBL TOP PLATE. TSP DBL TOP PLATE TO STUD
9	HU416	SIMPSON TITEN TURBO SCREWS TO CONCRETE AND MASONRY

NOTE:
CONNECTION DESIGNATIONS AS LISTED REFER TO SIMPSON STRONG-TIE WOOD CONSTRUCTION CONNECTORS. EQUIVALENT CONNECTORS MAY BE SUBSTITUTED WITH ENGINEER'S APPROVAL.

CONCRETE MIX DESIGN SCHEDULE (PER ACI 318-11)

		EXPOSURE CATEGORIES AND CLASS				MIX PROPERTIES						OTHER
MIX NO.	LOCATION	FREEZING/THAWING (F)	SULFATE (S)	PERMEABILITY (P)	CORROSION PROTECTION (C)	MAX. AGGREGATE (INCH)	MAX. WATER/CEMENT RATIO	MIN. f'c (PSI)	TARGET AIR CONTENT	MAX. CL- (% WT. CEMENT)	SLUMP (INCHES)	
1	FOOTINGS, FOUNDATION WALLS	F1	S0	P0	C1	0.75	0.45	4500	5% (±1.5%)	0.30	4	
2	INTERIOR SLABS ON GRADE	F0	S0	P0	C0	0.75	0.45	3500	ENTRAPPED	1.00	4	
3	EXTERIOR SLABS, TERRACE SLABS	F3	S0	P0	C2	0.75	0.40	5000	6% (±1.5%)	0.15	4	
4	RETAINING/SITE WALLS AND FOOTINGS	F2	S0	P0	C1	0.75	0.45	4500	6% (±1.5%)	0.30	4	
5	GARAGE SLAB	F3	S0	P0	C2	0.75	0.40	5000	ENTRAPPED	0.15	4	
6	CONCRETE SLAB ON METAL DECK	F2	S0	P0	C2	0.75	0.45	4000	5% (±1.5%)	0.15	5	

NOTE:
1. "MAX. Cl-" DENOTES MAXIMUM WATER-SOLUBLE CHLORIDE ION CONTENT IN CONCRETE
2. SEE PROJECT SPECIFICATIONS FOR LIMITS ON CEMENTITIOUS MATERIALS USED TO REDUCE THE TOTAL AMOUNT OF PORTLAND CEMENT
3. TARGET SLUMP VALUES ARE PRIOR TO THE ADDITION OF ANY ADMIXTURES
4. THE USE OF ADMIXTURES CONTAINING CHLORIDE SALTS IS NOT PERMITTED IN CONCRETE TO PLACED ON METAL DECK
5. CALCULATED EQUILIBRIUM UNIT WEIGHT OF LIGHTWEIGHT CONCRETE SHALL BE 110 PCF

DESIGN LOADS AND FACTORS

DESIGN CODE: 2021 IRC

LIVE LOAD DATA		ROOF LOAD DATA		DEAD LOAD DATA		WIND LOAD DATA		EARTHQUAKE DESIGN DATA		SOIL DESIGN DATA	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	VALUE (PSF)	AREA	VALUE (PSF)	PARAMETER	VALUE	PARAMETER	VALUE	PARAMETER	VALUE
TYP. FLOOR (U.N.O.)	40	GROUND SNOW LOAD (P_g)	30	FLOOR (WOOD)	15	ULTIMATE DESIGN WIND SPEED	115 MPH	SHORT-PERIOD MAP VALUE (S_s)	15.0% g	AT-REST PRESSURE CONDITION	65 PSF/FT
EXTERIOR BALCONIES	60	NON-DRIFT SNOW	30	FLOOR (TILE)	30	WIND EXPOSURE	B	SEISMIC SITE CLASS	D	ACTIVE PRESSURE CONDITION	45 PSF/FT
DECKS	40	DRIFTING SNOW	PER CODE	PARTITION	10	IMPORTANCE FACTOR	1.0	SHORT-PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION (S_{DS})	16.0% g	PASSIVE PRESSURE CONDITION	180 PSF/FT
STAIRS	40			ROOF	15					SURCHARGE LOADS	100 PSF
SLEEPING ROOMS	30			SLATE ROOF	40			RESIDENTIAL SEISMIC DESIGN CATEGORY	A	S.O.G. COEFFICIENT OF SLIDING FRICTION	0.3
ATTICS WITH STORAGE	20					SHEAR WALL TYPE		PER R301.2.2, THE SEISMIC PROVISIONS OF THE RESIDENTIAL BUILDING CODE ARE NOT APPLICABLE TO DETACHED ONE-FAMILY DWELLINGS ASSIGNED TO SEISMIC DESIGN CATEGORY A, B, OR C.		FACTORS OF SAFETY (OTM & SLIDING)	1.5
ATTICS WITHOUT STORAGE	10					CS-WSP (U.N.O.)					

DEFLECTIONS LIMITS FOR WOOD FRAMING	LL	TL	Δn.(in)
RAFTERS	L/360	L/240	0.75
ROOF BEAMS	L/240	L/180	0.75
JOIST	L/480	L/360	0.625
FLOOR BEAMS	L/360	L/240	0.75
JOISTS/BEAMS-TILE OR STONE FINISH	L/600	L/480	0.5
MASONRY LINTELS (OR XFER BEAMS OF EXIST MASONRY)	L/600	L/600	0.3

STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ.	ADJACENT
A/E	DESIGN TEAM OF RECORD
ALT.	ALTERNATIVE
APC	ANTHONY POWER COLUMN
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL/ARCHITECT
B.O.	BOTTOM OF
BLDG.	BUILDING
BM	BEAM
BOT.	BOTTOM
BRG	BEARING
BSMT	BASEMENT
CANT.	CANTILEVERED
(C.E.)	CONCRETE ENCASED MEMBER
CFS	COLD FORMED STEEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
COORD.	COORDINATE
CONTR.	CONTRACTOR
COTR.	CONTRACT OFFICER'S TECHNICAL REP.
CTR.	CENTER
D.B.A.	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEMO	DEMOLITION
DTL	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.L.	DEAD LOAD
DN	DOWN
DO	DITTO
DWG(S)	DRAWING(S)
DWL	DOWEL
(E)	EXISTING MEMBER OR DIMENSION
EXIST.	EXISTING
EA.	EACH
E/	EDGE OF
E.A.	EACH FACE
E.J.	EXPANSION JOINT
E.L.	ELEVATION
EMBED.	EMBEDMENT
ENGR	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
E.S.	EACH SIDE
EXT.	EXTERIOR
E.W.	EACH WAY
FNDN	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRMG	FRAMING
F.S.	FAR SIDE
FTG	FOOTING
F.P.	FIRE PROTECTION
F.W.	FLAT WISE
GA.	GAUGE
GALV.	GALVANIZE
G.B.	GRADE BEAM
G-LAM	GLUE LAMINATED LUMBER
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HT.	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
I.J.	ISOLATION JOINT
INFO.	INFORMATION
INT.	INTERIOR
JT.	JOINT
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
L-W	LONG WAY
L.P.	LOW POINT
L.W.	LIGHT WEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING & F.P.
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG.	OPENING
OPP.	OPPOSITE
P.A.F.	POWER ACTUATED FASTENER
PC.	PIECE
P/C	PRECAST CONCRETE
PERP.	PERPENDICULAR
PL.	PLATE
PLF	POUND PER LINEAR FOOT
PSI	POUND PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P-T	POST TENSIONED
P.T.	PRESERVATIVE TREATED
REINF.	REINFORCED
REQ'D	REQUIRED
REV.	REVISION
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
S.I.F.	STEP IN FOOTING
S.O.G	SLAB ON GRADE
SPEC.	SPECIFICATION
SQR.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STIFF.	STIFFENER
STIR.	STIRRUP
STL.	STEEL
SQR.	SQUARE
S-W	SHORT WAY
SYM.	SYMMETRICAL
T.C.	TERRA COTTA
T.O.	TOP OF
T&B	TOP AND BOTTOM
TEMP.	TEMPORARY
T&G	TOUNGE AND GROOVE
THK.	THICK(NESS)
T.L.S.	TENSION LAP SPLICE
TR.	TRANSFER
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U-P	UNDERPINNING
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.P.	WORK POINT
W-P	WATER PROOF
WWF	WELDED WIRE FABRIC
#	NUMBER
℄	CENTER LINE
ø	DIAMETER
ℙ	PROPERTY LINE

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

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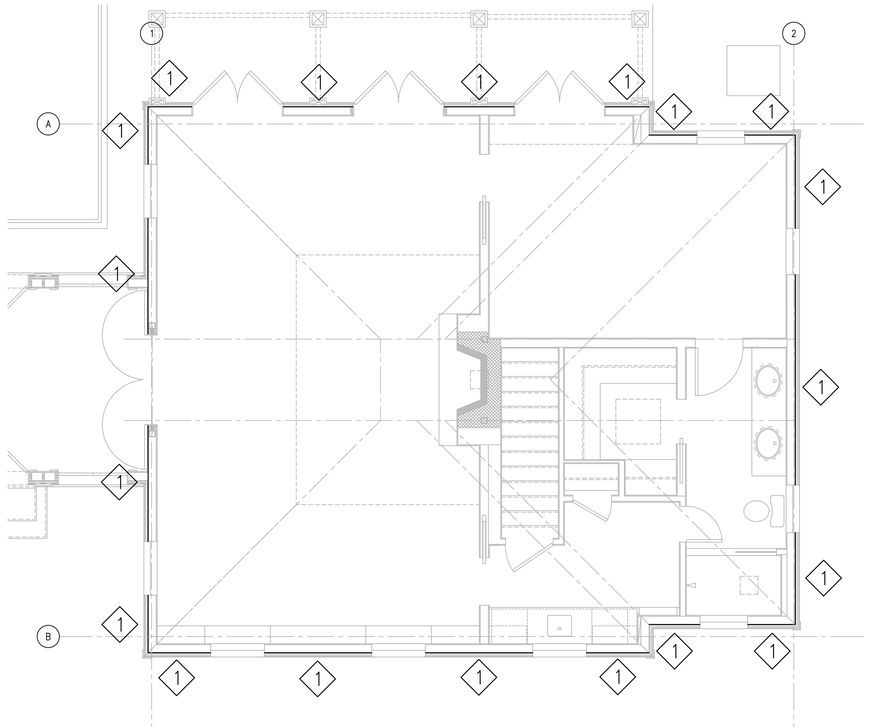
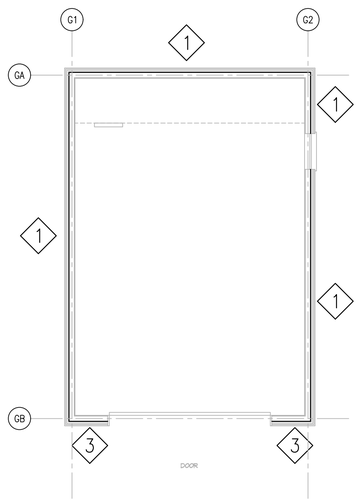
DRAWING: LEGEND AND SCHEDULES
ISSUED: 08/15/2025 HAUP SUBMISSION

S002



1 S100 LATERAL FRAMING PLAN
SCALE: 1/4"=1'-0"



2 S100 LATERAL FRAMING PLAN – GARAGE
SCALE: 1/4"=1'-0"

GENERAL WIND NOTES

1. UNLESS NOTED OTHERWISE IN PLANS OR ELEVATIONS, ALL SHEAR WALL LINES MEET OR EXCEED EITHER:
   A. PRESCRIPTIVE REQUIREMENTS OF IRC R602.10. SEE GENERAL NOTES FOR APPLICABLE VERSION AS MODIFIED BY LOCAL GOVERNMENT.
   B. PRESCRIPTIVE REQUIREMENTS OF APA NARROW WALL BRACING METHOD
2. WALLS NOT MEETING THE ABOVE REQUIREMENTS HAVE BEEN ENGINEERED AND DETAILED HEREIN TO RESIST WIND FORCES CALCULATED USING PARAMETERS DEFINED IN THE DRAWINGS.
3. DETAILS AND TABLE INFORMATION EXTRACTED FROM APPLICABLE IRC CODE AS MODIFIED BY LOCAL GOVERNMENT LISTED IN GENERAL NOTES. THIS INFORMATION IS PROVIDED FOR CONVENIENCE. ANY VARIANCES FROM THE CODE ARE UNINTENTIONAL.
4. WHERE ONE OR MORE WALL SEGMENTS ARE DENOTED WITH A CONTINUOUS BRACING CONSTRUCTION METHOD (CS-WSP, CS-G, OR CS-PF), STRUCTURAL PANEL SHEATHING SHALL BE APPLIED ON ALL SHEATHABLE SURFACES FOR THE FULL LENGTH OF THE AFFECTED WALL. SHEATHABLE SURFACES INCLUDE THE AREA ABOVE AND BELOW DOORS AND WINDOWS, AND GABLE END WALLS.
5. "SW" DENOTES WALL SEGMENTS THAT EXCEED THE LIMITATIONS FOR PRESCRIPTIVE DESIGN PER THE IRC. SEE LATERAL PLANS AND FRAMING PLANS FOR CONSTRUCTION REQUIREMENTS.

BRACED PANEL WALL TYPES

	MARK	CONSTRUCTION METHOD (IRC R602.10.4)	
CONTINUOUS BRACING METHOD	1	CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
	2	CS-G	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
	3	CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME
INTERMITTENT BRACING METHOD	4	GB	GYPSUM BOARD – BOTH SIDES OF WALL
	5	WSP	WOOD STRUCTURAL PANEL
	6	ABW	ALTERNATE BRACED WALL
	7	PFH	PORTAL FRAME WITH HOLD-DOWNS
	8	PFG	PORTAL FRAME AT GARAGE

MINIMUM BRACED WALL PANEL LENGTHS

METHOD		WALL HEIGHT			
		9'-0"	10'-0"	11'-0"	12'-0"
		MINIMUM PANEL LENGTH (INCHES)*			
CS-WSP, CS-SFB	ADJACENT CLEAR OPENING (INCHES)				
	≤ 72"	27"	30"	33"	36"
	76"	29"	30"	33"	36"
	80"	30"	30"	33"	36"
	84"	32"	32"	33"	36"
	88"	35"	33"	33"	36"
	92"	37"	35"	35"	36"
	96" ,etc.	41"	38"	36"	36"
CS-G		27"	30"	33"	36"
CS-PF		18"	20"	22"	24"
GB (DOUBLE SIDED)		48"	48"	53"	58"
SFB		48"	48"	53"	58"
ABW		32"	34"	38"	42"
PFH	SUPPORTING ROOF ONLY	16"	16'	18"	20"
	SUPPORTING ONE STORY AND ROOF	24"	24"	27"	29"
PFG		27"	30"	33"	36"

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Historic Preservation Commission

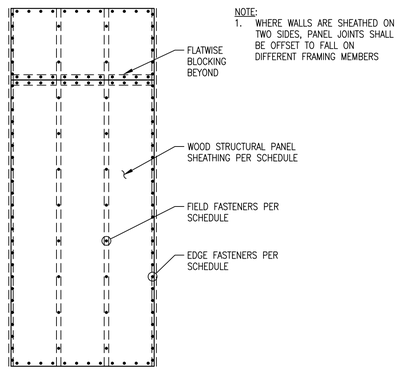
REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

BRACED WALL LINE SCHEDULE

WALL LINE	MARK (SEE SCHED.)	LENGTH OF BRACING (FT)	
		REQUIRED	PROVIDED
1	1	6.21	19.42
2	1	6.21	22.00
A	1	5.06	13.23
B	1	5.06	24.50

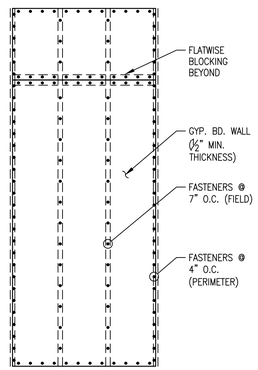
BRACED WALL LINE SCHEDULE – GARAGE

WALL LINE	MARK (SEE SCHED.)	LENGTH OF BRACING (FT)	
		REQUIRED	PROVIDED
G1	1	2.54	19.5
G2	1	2.54	17.5
GA	1	1.87	13.5
GB	3	1.87	6.5



NOTE:
1. WHERE WALLS ARE SHEATHED ON TWO SIDES, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

3 S100 STANDARD DETAIL: WOOD STRUCTURAL PANEL SHEATHING NAILING PATTERN
SCALE: N.T.S.



NOTE:
1. ½" GYP. BOARD FASTENERS: NO. 6 TYPE S OR W DRYWALL SCREWS 1 ¼" LONG
2. ⅝" GYP. BOARD FASTENERS: 6d COOLER (.092" x 1 ⅞" LONG, ¼" HEAD) OR WALLBOARD NAIL (.0915" x 1 ⅞" LONG, 19/64" HEAD) OR .120" NAIL x 1 ¾" LONG, MIN, ⅜" HEAD
3. WHERE WALLS ARE SHEATHED ON TWO SIDES, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

4 S100 STANDARD DETAIL: GYPSUM BOARD SHEATHING NAILING PATTERN
SCALE: N.T.S.

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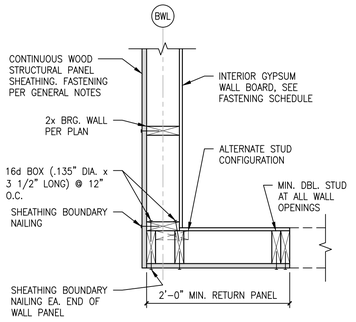
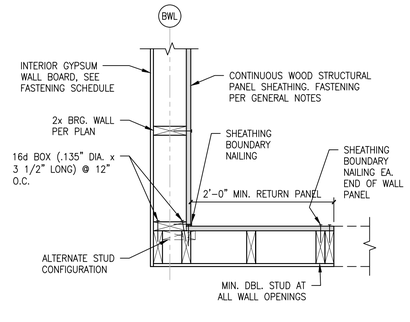
DRAWING: LATERAL PLANS
ISSUED:
08/15/2025 HAUP SUBMISSION

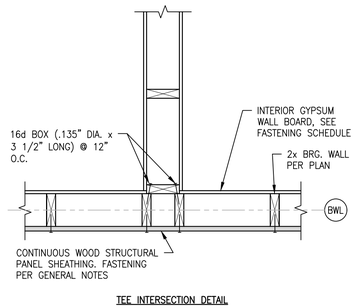
S100



EXTERIOR CORNER DETAIL



INTERIOR CORNER DETAIL



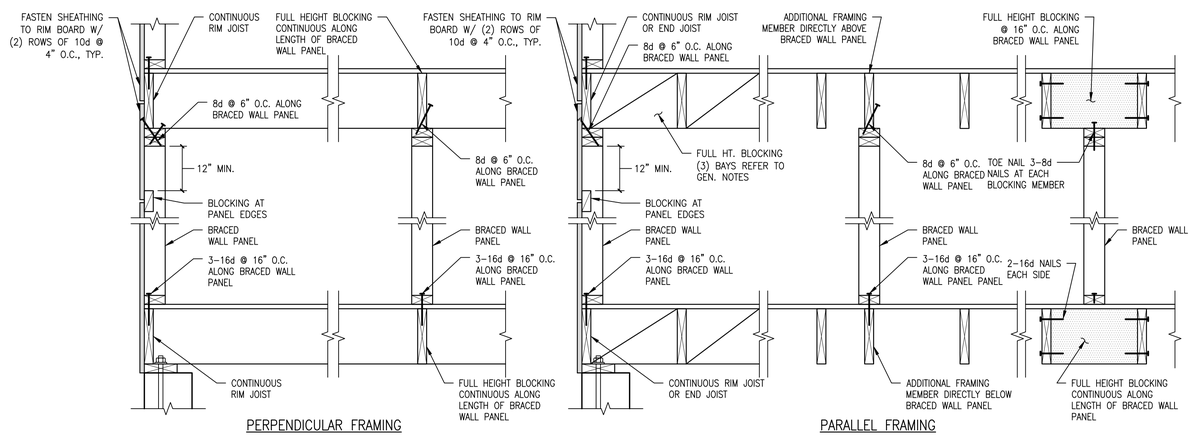
TEE INTERSECTION DETAIL

GYPSUM WALL BOARD FASTENING SCHEDULE

THICKNESS	FASTENER SPACING (EDGE/FIELD)	FASTENER DESIGNATION OPTIONS
1/2"	8/8	13 GAGE, 1 3/8" LONG, 19/64" HEAD; .098" DIA., 1 1/4" LONG, ANNULAR-RINGED; 5d COOLER, .086" DIA., 1 5/8" LONG, 15/64" HEAD; GYP. BOARD NAIL, .086" DIA., 1 5/8" LONG, 9/32" HEAD
5/8"	8/8	13 GAGE, 1 5/8" LONG, 19/64" HEAD; .098" DIA., 1 3/8" LONG ANNULAR-RINGED; 6d COOLER, .092" DIA., 1 7/8" LONG, 1/4" HEAD; GYP. BOARD NAIL, .0915" DIA., 1 7/8" LONG, 19/64" HEAD

NOTE:
1. FASTENING SCHEDULE DOES NOT APPLY WHERE METHOD GB (GYPSUM BOARD) IS THE BRACED WALL LINE DESIGN DESIGNATION
2. FASTENING SCHEDULE IS INTENDED FOR GYPUSUM WALL BOARD BEING APPLIED ON THE INTERIOR FACE OF BRACED WALL LINES UTILIZING MENTODS: DWB, WSP, SFB, PBS, PCP, HPS, CS-WSP, CS-G, AND CS-SFB

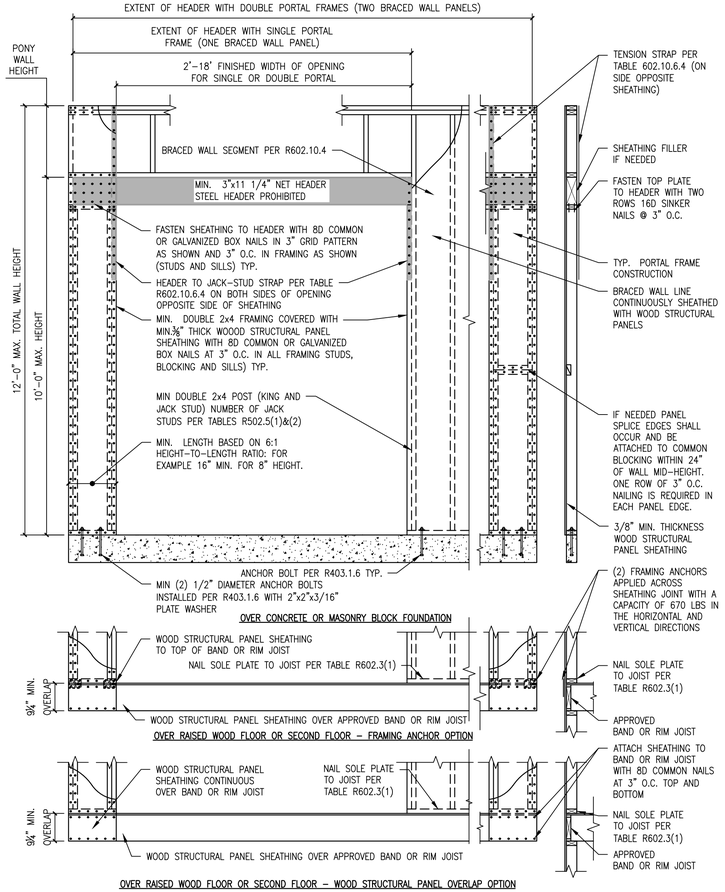
1 / S101 STANDARD DETAIL:
FRAMING AND SHEATHING FASTENING AT WALL CORNERS AND TEES
SCALE: N.T.S.



PERPENDICULAR FRAMING

PARALLEL FRAMING

2 / S101 STANDARD DETAIL:
BRACED WALL PANEL CONNECTION WHEN PARALLEL OR PERPENDICULAR TO FLOOR/CEILING FRAMING
SCALE: N.T.S.



3 / S101 METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
SCALE: N.T.S.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

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DRAWING: LATERAL DETAILS
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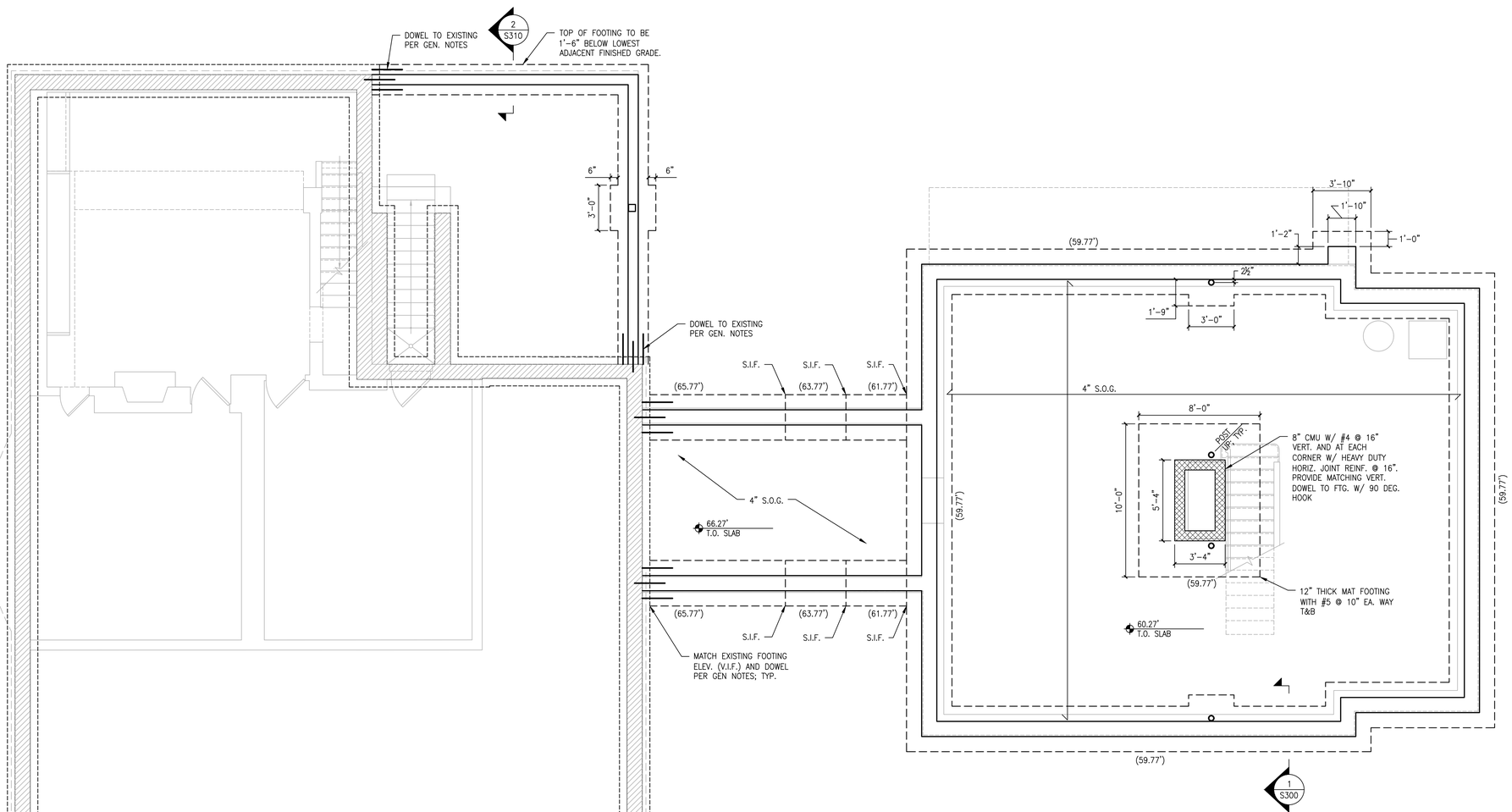
S101



1 S200 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

NORTH

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Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

BACKGROUND DRAWINGS CREATED BY BARNES VANZE ARCHITECTS DATED AUGUST 15, 2025

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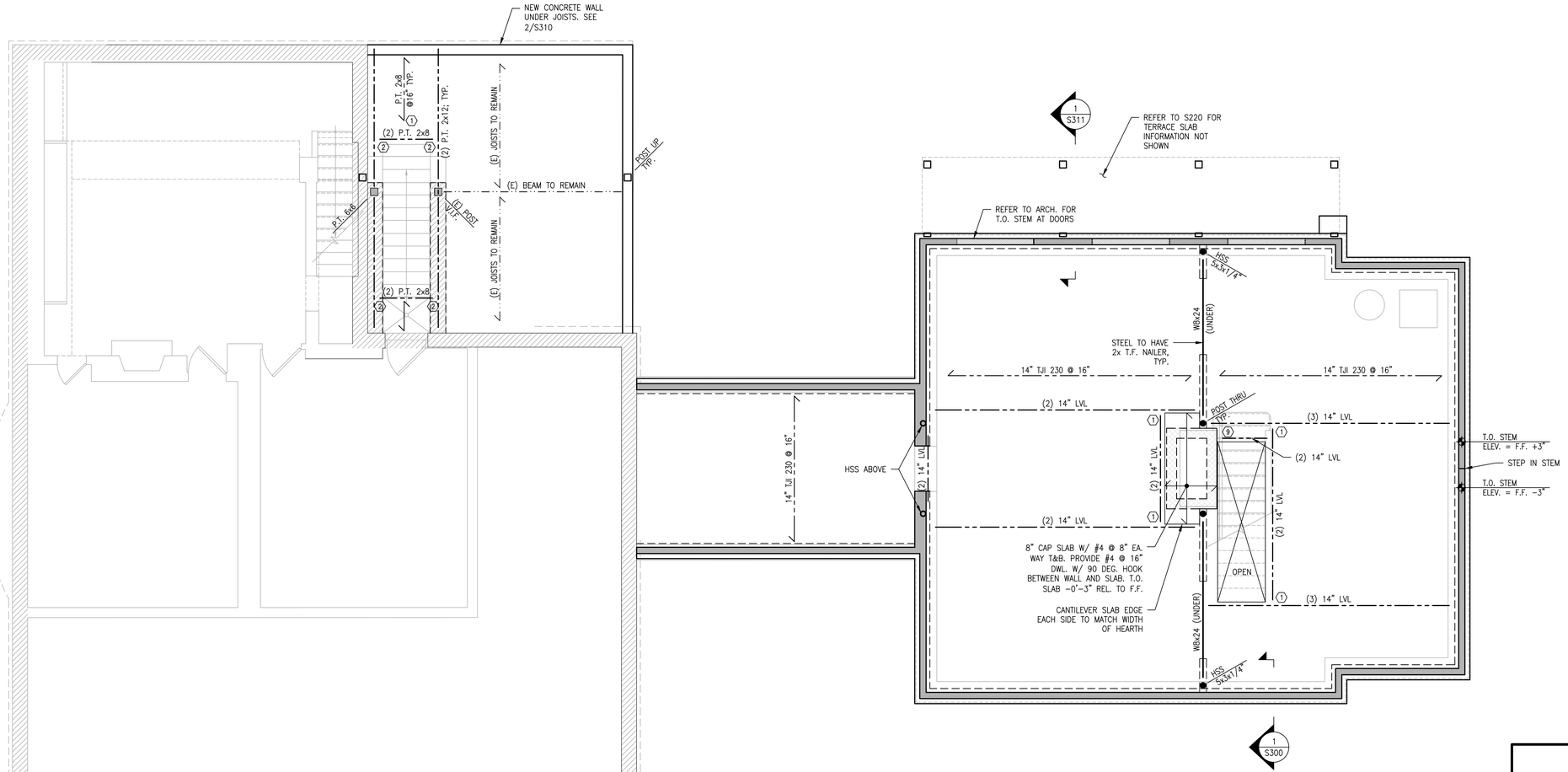
DRAWING: FOUNDATION PLAN
ISSUED: 08/15/2025 HAWP SUBMISSION

S200



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By Dan Bruechert at 9:47 am, Aug 20, 2025

NORTH

1 S201 FIRST FLOOR FRAMING PLAN

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

BACKGROUND DRAWINGS CREATED BY BARNES VANZE ARCHITECTS DATED AUGUST 15, 2025

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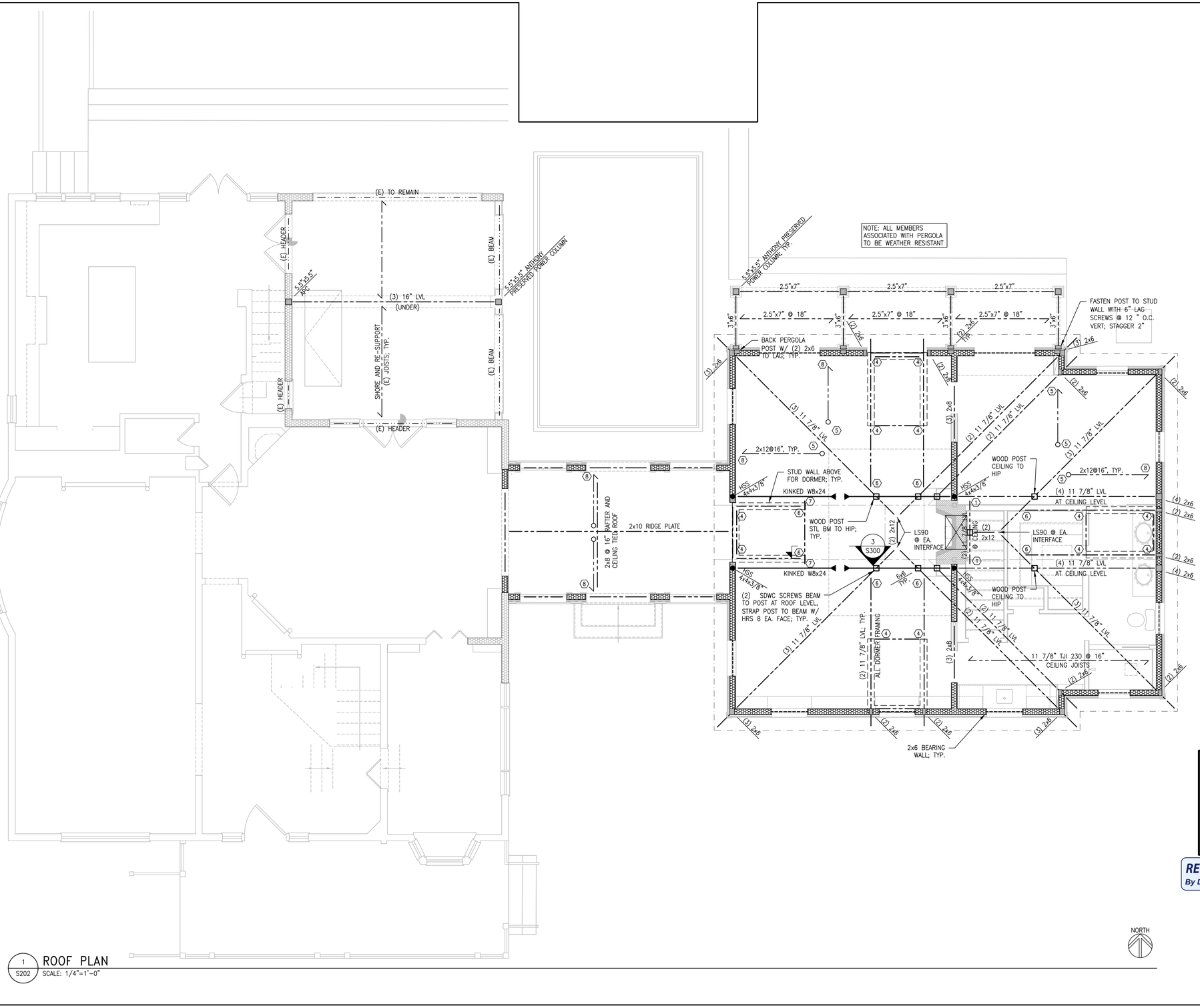
DRAWING: FIRST FLOOR FRAMING PLAN

ISSUED:

08/15/2025 HALIF SUBMISSION

S201



1 S202 ROOF PLAN
SCALE: 1/4"=1'-0"

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Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:47 am, Aug 20, 2025

BACKGROUND DRAWINGS CREATED BY BARNES VANZE ARCHITECTS DATED AUGUST 02, 2025

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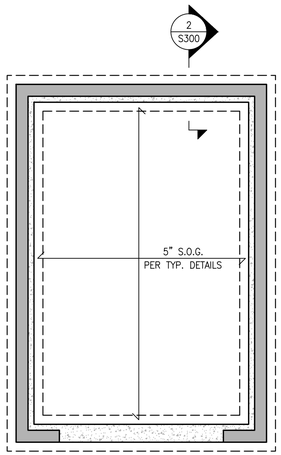
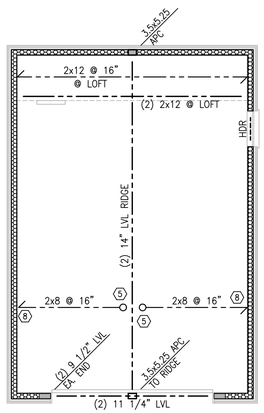
DRAWING: ROOF PLAN
ISSUED:
08/15/2025 HAWP SUBMISSION

S202





1 S210 GARAGE FOUNDATION PLAN
SCALE: 1/4"=1'-0"

2 S210 GARAGE ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

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REVIEWED
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BACKGROUND DRAWINGS CREATED BY BARNES VANZE ARCHITECTS DATED AUGUST 02, 2025

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9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: GARAGE FRAMING PLANS
ISSUED: 08/15/2025 HALIF SUBMISSION

S210

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:46 am, Aug 20, 2025

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EX. PEPCO POLE #778414-36620

REFER TO S210 FOR GARAGE FOUNDATION INFORMATION

AD+68.92

GARAGE FFE 69.50

EX. SLATE PATIO

HP 69.20

MULTIFLOW UNDERDRAIN

20' REAR B.R.L.

(67.00')

T.O. SLAB 68.89'

1.0' S.I.F.

6" FRAMED SLAB INTEGRAL W/ STAIR W/ #5 @ 10" LW. BOTT. AND #5 @ 12" S.W. TOP

24"x12" STRIP FTG. W/ 2-#5 CONT.

(66.00')

(67.00')

T.O. SLAB 68.98'

SLOPE

6" S.O.G.

EX. WOOD DECK 70x7

AD+67.70

FFE 70.73 V.I.F.

FFE 71.00 (PER SURVEY)

KITCHEN

REAR PORCH

ICV

EM

A/C

A/C

EX. CONC. PAD

B.R.L.

DSO

WALL SCUPPER

T.O. SLAB 69.57'

5½" S.O.G.

T.O. SLAB 69.87'

2.0' S.I.F.

8" FRAMED SLAB INTEGRAL W/ STAIR

(65.00')

PROVIDE ADD'L 2-#5 AT EA. POST

REFER TO S201 AND S202 FOR POST SPEC.

CONCRETE PILASTER TO RECEIVE TERRACE FOOTING

HVAC

REFER TO S200 AND S201 FOR HOUSE FOUNDATION INFORMATION NOT SHOWN

PROPOSED LOT 19 15,000 S.F.

LIVING ROOM 18'-2" X 29'-6"

BEDROOM

TW: 368.8

1 S310 · 2 S310 · 3 S310 · 4 S310 · 5 S310 · 1 S311

1 S220 SECTION
SCALE: 1/4" = 1'-0"

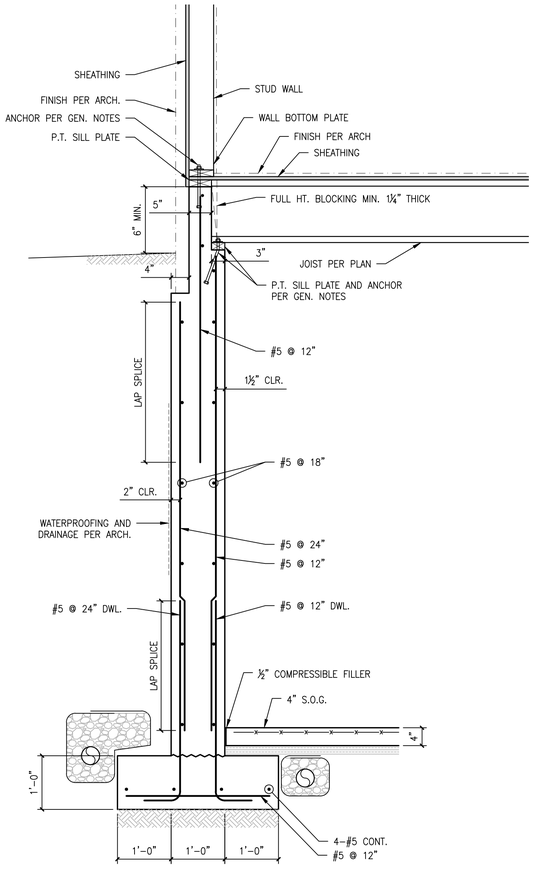
BACKGROUND DRAWINGS CREATED BY ARENTZ LANDSCAPE ARCHITECTS DATED JUNE 30, 2025

Private Residence

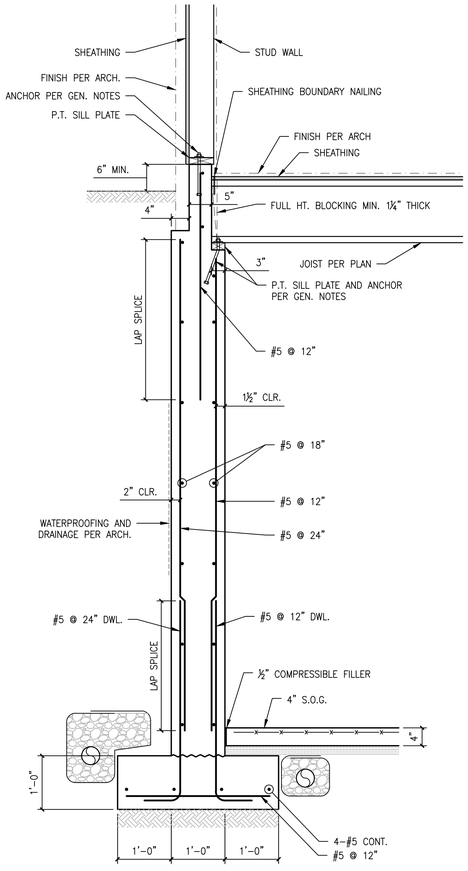
9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: SITE PLAN
ISSUED: 08/15/2025 HALIF SUBMISSION

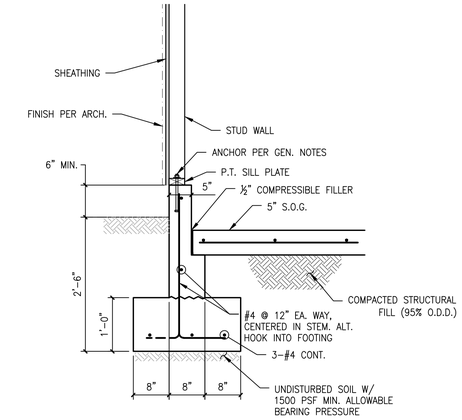
S220



1 S300 FOUNDATION SECTION
SCALE: 3/4"=1'-0"



1B S300 ALT. FOUNDATION SECTION AT HIGH GRADE
SCALE: 3/4"=1'-0"



2 S300 FOUNDATION SECTION
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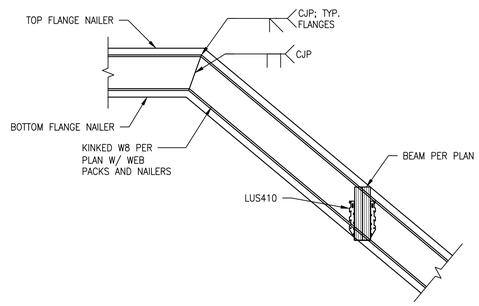

3 S300 KINKED BEAM DETAIL
SCALE: 3/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:46 am, Aug 20, 2025

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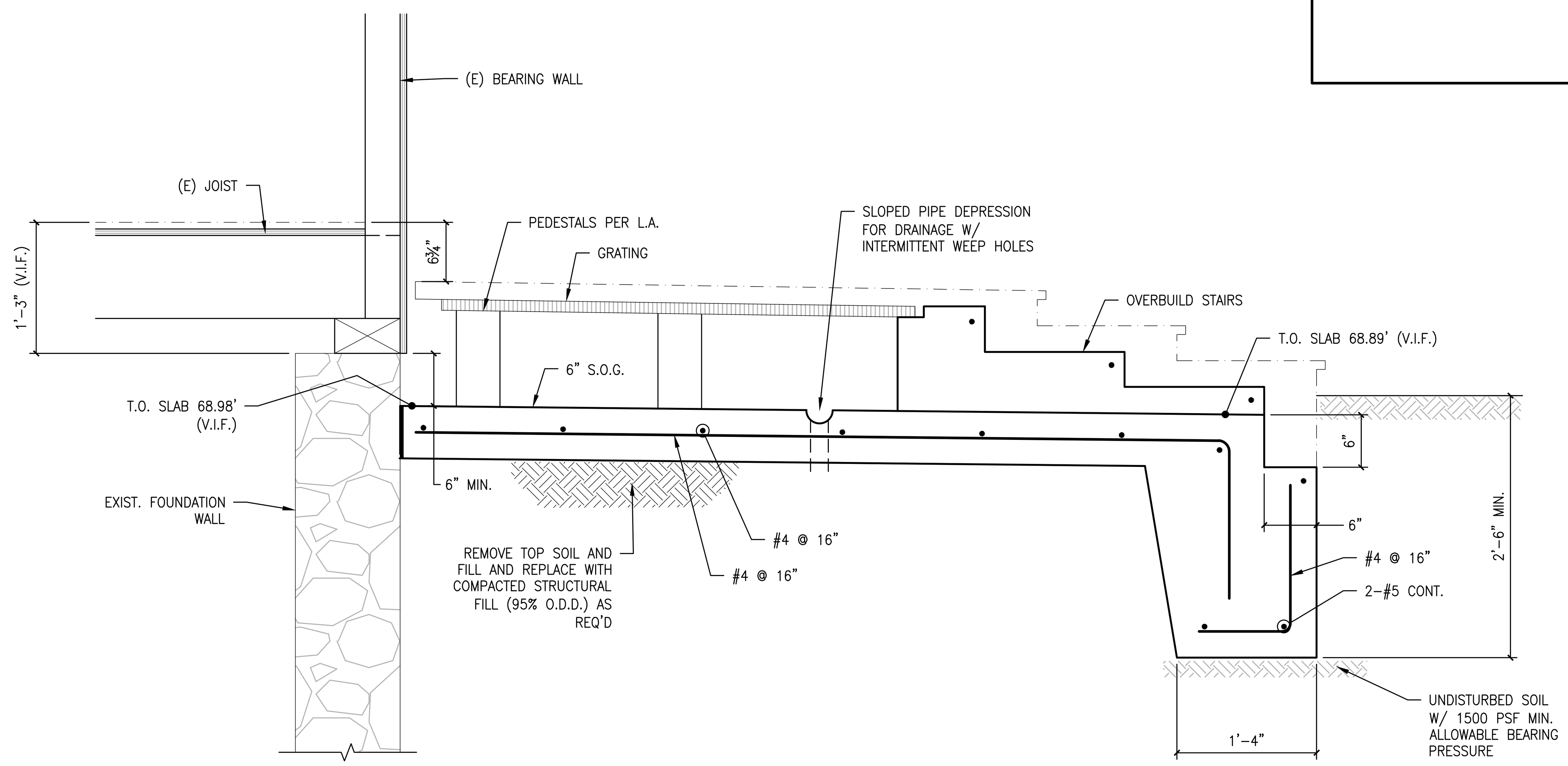
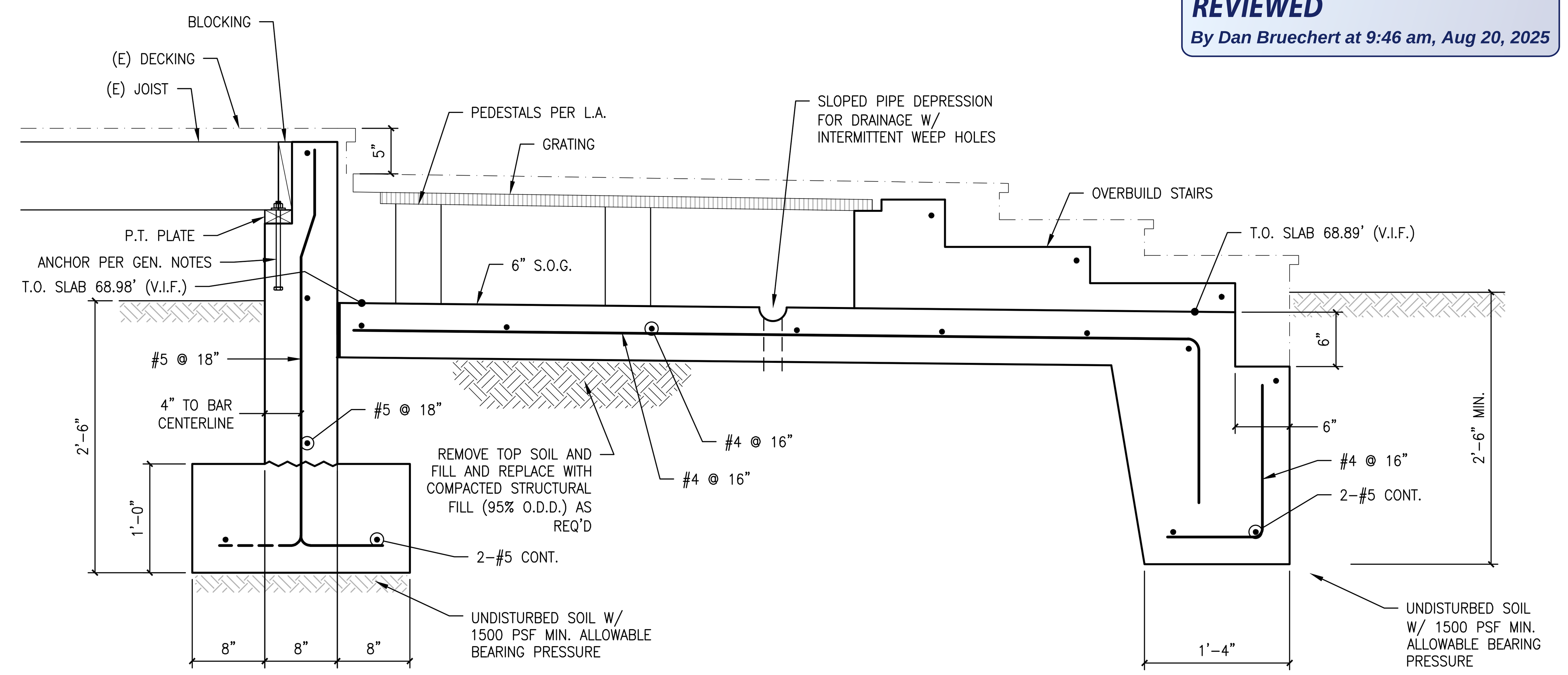
DRAWING: SECTIONS
ISSUED:
08/15/2025 HAWP SUBMISSION

S300



1 SECTION
S310 SCALE: 1" = 1'-0"



2 SECTION
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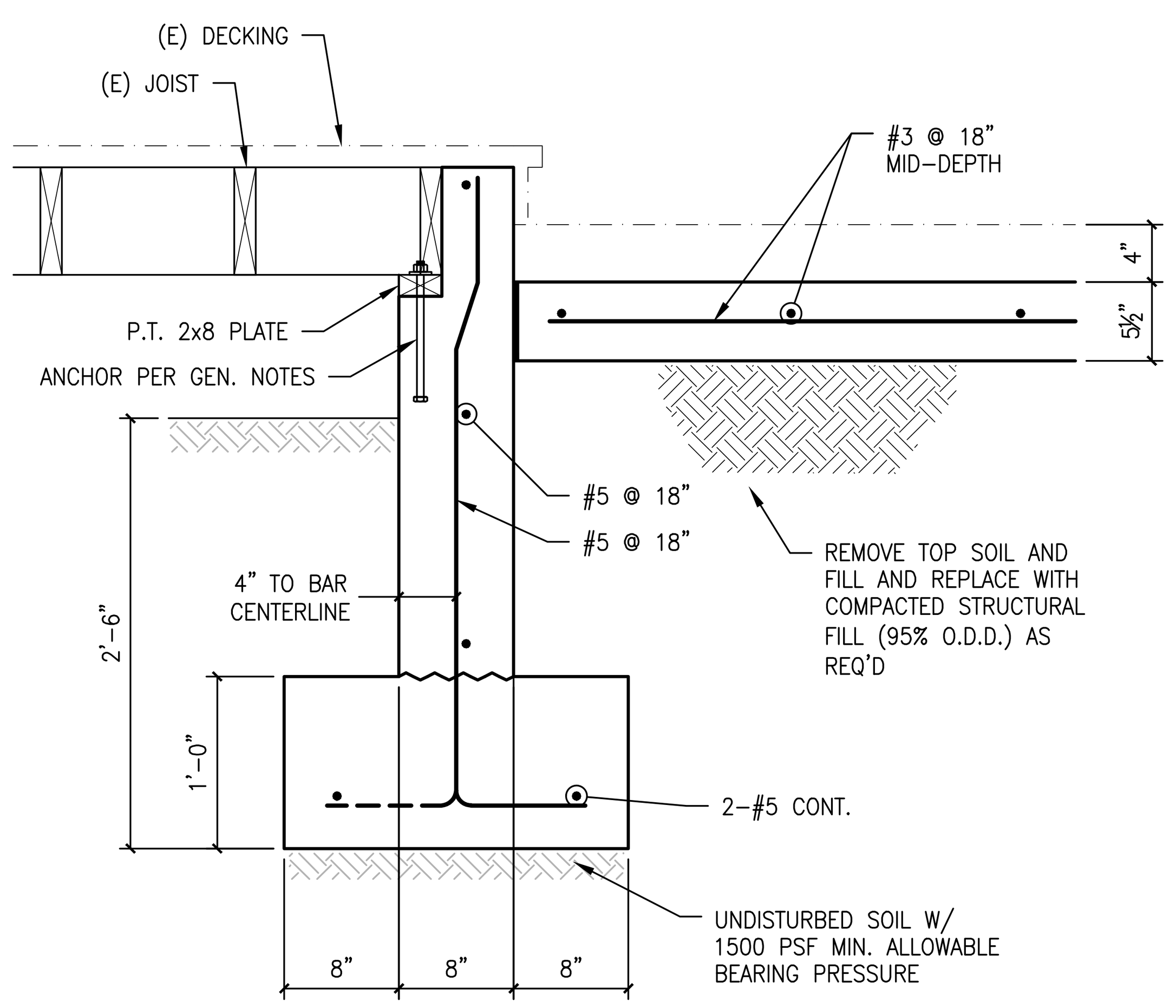

3 SECTION
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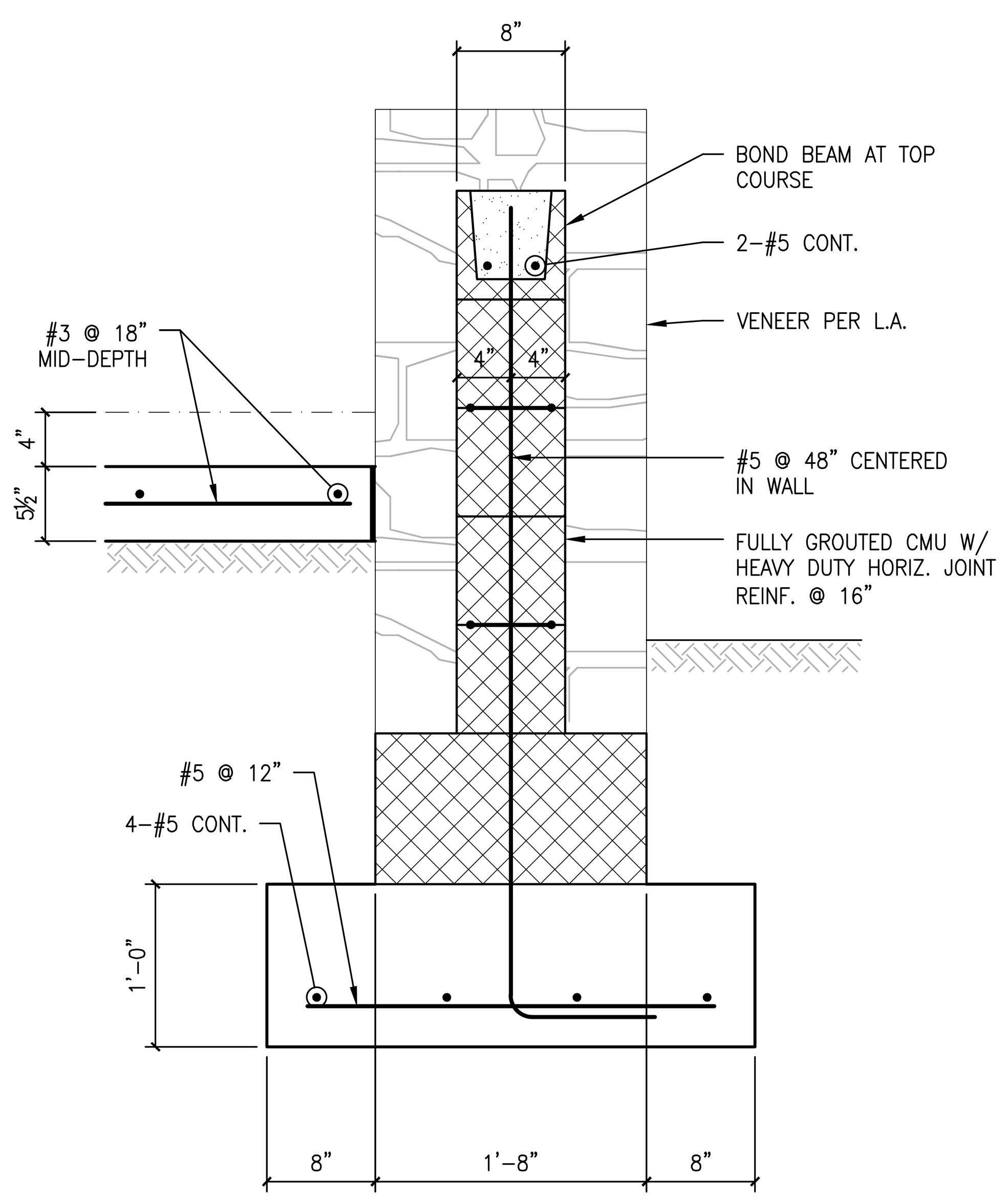
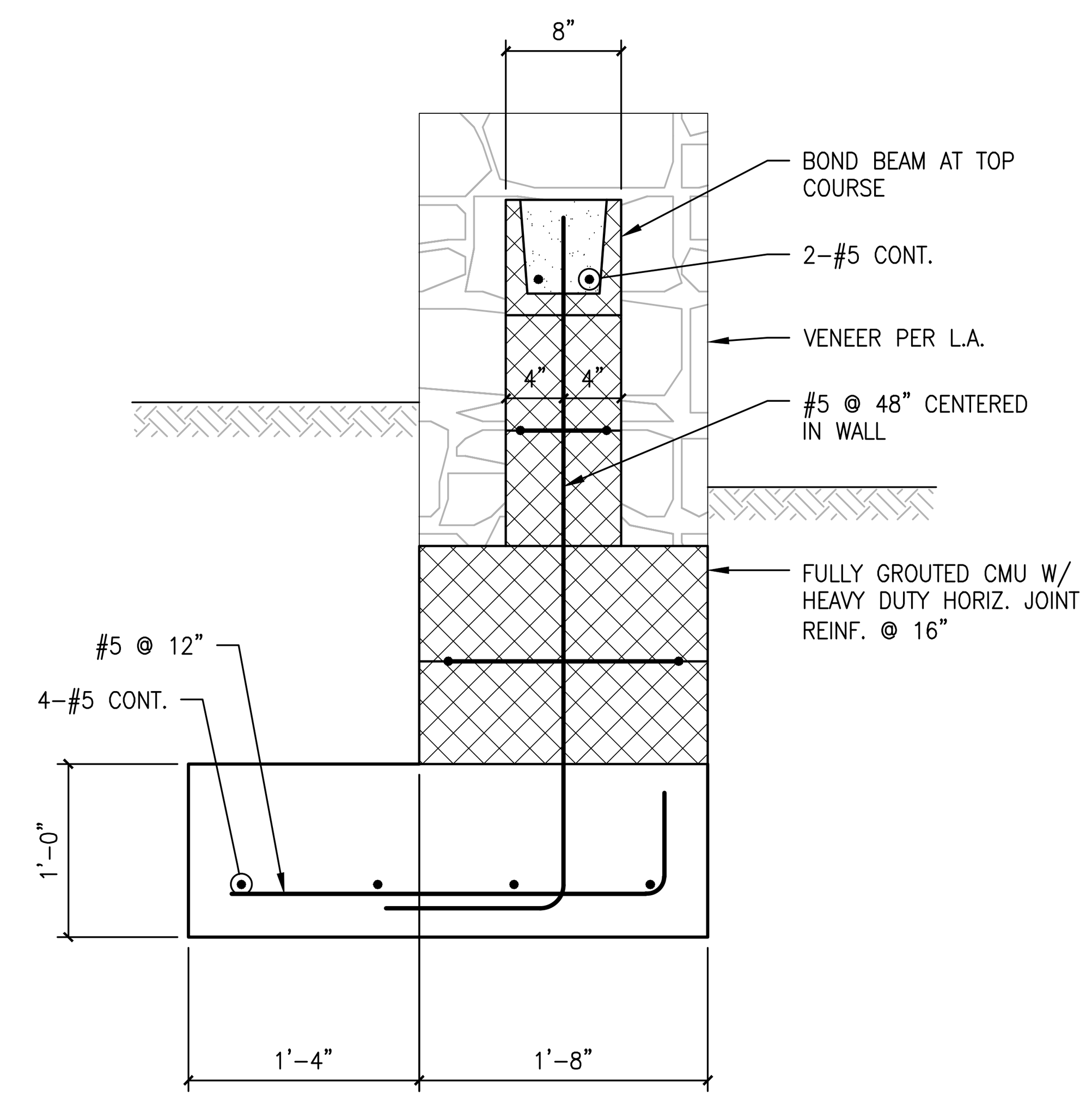


4 SECTION
S310 SCALE: 1" = 1'-0"



5 SECTION
S310 SCALE: 1" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Karen Burditt

REVIEWED
By Dan Bruechert at 9:46 am, Aug 20, 2025

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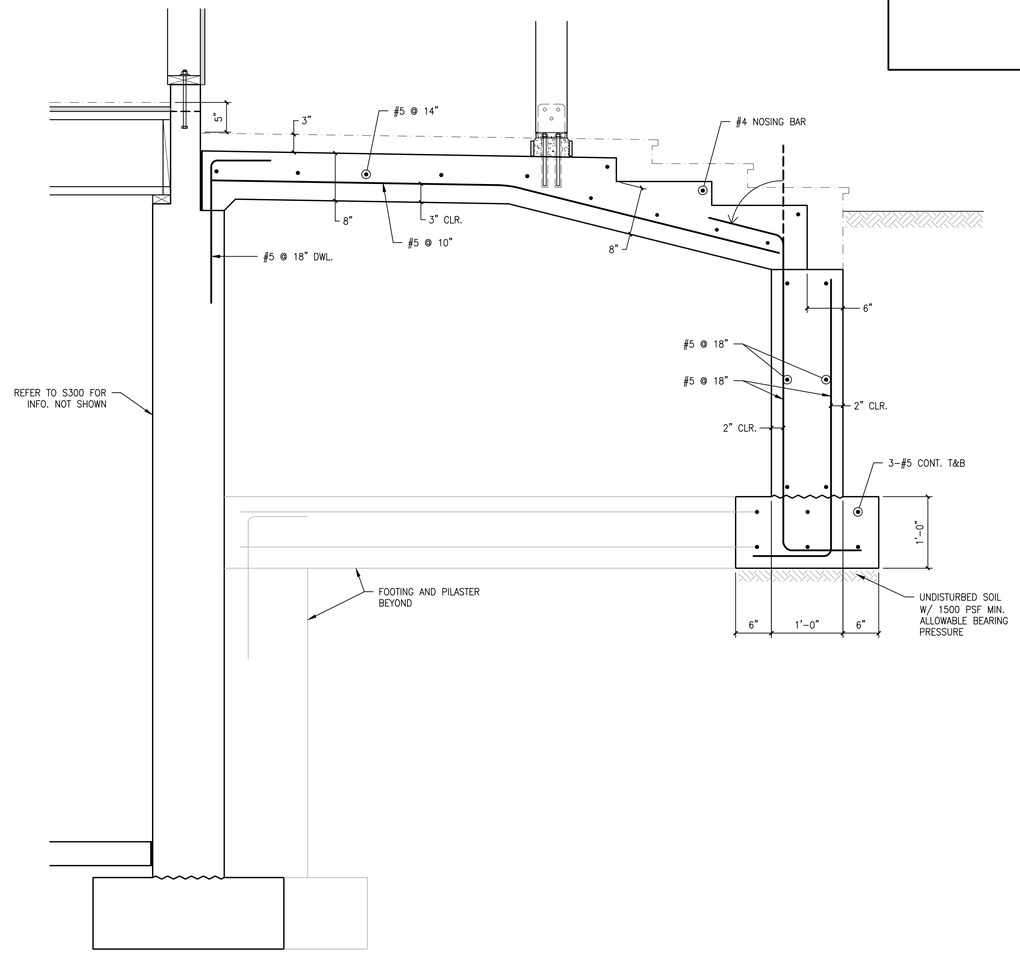
DRAWING: SITE DETAILS
ISSUED: HAWP SUBMISSION
08/15/2025

S310



1 / S311 SECTION
SCALE: 1" = 1'–0"

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Montgomery County
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DRAWING: SITE DETAILS
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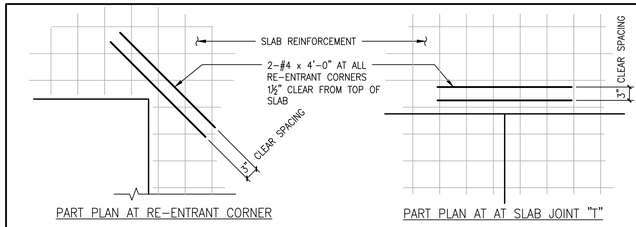
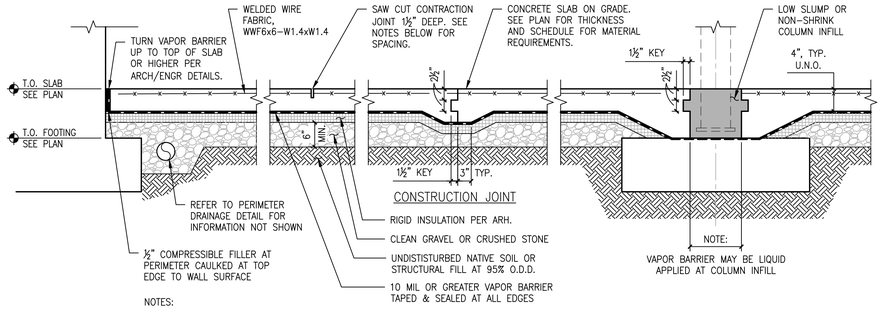
S311



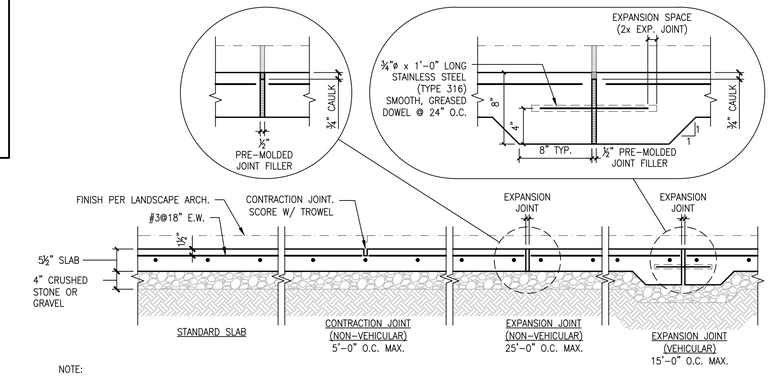


NOTES:

1. SAWED CONTRACTION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 36 TIMES SLAB THICKNESS. JOINT PATTERNS SHALL CREATE RECTANGLES WITH ASPECT RATIOS NOT EXCEEDING 1.5:1 (SQUARE IS BEST).
2. CONTRACTION JOINTS SHALL BE SAWN NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED.
3. CONSTRUCTION JOINTS SHALL BE LOCATED AT THE LIMITS OF DAILY CONCRETE PLACEMENT BUT NO MORE THAN 75' IN ANY DIRECTION.

1 / S400 STANDARD DETAIL: INSULATED INTERIOR SLAB ON GRADE

SCALE: N.T.S.



NOTE:

1. CRUSHED STONE AND BEARING SURFACE SUB–BASE SHALL COMPLY WITH TREE ROOT PROTECTION REQUIREMENTS. WHERE TREE PROTECTION IS NOT REQUIRED, PROVIDE UNDISTURBED SOIL, OR STRUCTURAL FILL, COMPACTED TO 95% MIN. OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ALL ORGANIC MATERIAL SHALL BE REMOVED.
2. REFER TO ARCH. FOR SLAB FINISH.
3. AT DEPRESSIONS LESS THAN 6", STEP SLAB AND MAINTAIN SLAB THICKNESS ON ALL SIDES.
4. REFER TO THE GENERAL NOTES 'CONCRETE MIX DESIGN SCHEDULE' FOR CONCRETE SPECIFICATIONS.

2 / S400 STANDARD DETAIL: EXTERIOR SLAB ON GRADE

SCALE: N.T.S.

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Historic Preservation Commission

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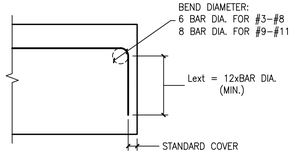
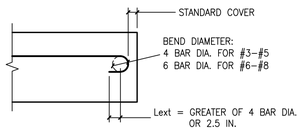
DEFORMED BAR TENSION DEVELOPMENT LENGTH (Ld)

BAR SIZE	3000 PSI		3500 PSI		4000 PSI		4500 PSI		5000 PSI	
	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II
#3	17	25	16	23	15	22	14	21	13	20
#4	22	33	21	30	19	29	18	27	17	26
#5	28	42	26	38	24	36	23	34	22	32
#6	33	50	31	46	29	43	27	41	26	39
#7	48	72	45	67	42	63	40	59	38	56
#8	55	83	51	77	48	72	45	68	43	64
#9	62	93	58	86	54	81	51	76	48	72
#10	70	105	65	97	61	91	57	86	54	81
#11	78	116	72	108	67	101	64	95	60	90



STANDARD HOOK (90 DEGREE)



STANDARD HOOK (180 DEGREE)

TENSION LAP SPLICE – CLASS B (Ls)

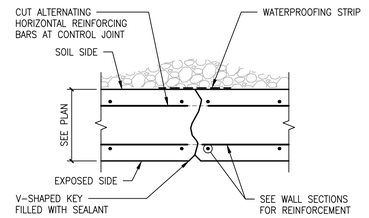
BAR SIZE	3000 PSI		3500 PSI		4000 PSI		4500 PSI		5000 PSI	
	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II
#3	23	33	21	30	20	29	19	28	17	26
#4	29	43	28	40	25	38	24	36	23	34
#5	37	55	34	50	32	47	30	45	29	42
#6	43	65	41	60	38	56	36	54	34	51
#7	63	94	59	88	55	82	52	77	50	73
#8	72	108	67	101	63	94	59	89	56	84
#9	81	121	76	112	71	106	67	99	63	94
#10	91	137	85	127	80	119	75	112	71	106
#11	102	151	94	141	88	132	84	124	78	117

NOTES:

1. VALUES PROVIDED IN THE TENSION DEVELOPMENT LENGTH AND TENSION LAP SPLICE TABLES CORRESPOND TO NORMAL WEIGHT CONCRETE AND UNCOATED BARS.
2. TABLES ARE NOT APPLICABLE FOR HOOKED BARS, HEADED BARS, OR MECHANICALLY ANCHORED BARS.
3. THE FOLLOWING CASES SHALL BE CONSIDERED IN THE DETERMINATION OF REQUIRED DEVELOPMENT LENGTH AND TENSION LAP SPLICES:
   - CASE I:
     - CLEAR SPACING AND CLEAR COVER OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED IS NOT LESS THAN THE BAR DIAMETER, AND STIRRUPS OR TIES THROUGHOUT Ld NOT LESS THAN CODE MINIMUM; OR
     - CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SLICED NOT LESS THAN 2x BAR DIAMETER, AND CLEAR COVER NOT LESS THAN THE BAR DIAMETER.
   - CASE II: ALL OTHER CONDITIONS
4. FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABLE VALUES BY 1.33.
5. FOR EPOXY COATED BARS WITH:
   - CLEAR COVER LESS THAN 3 BAR DIAMETER OR CLEAR SPACING LESS THAN 6 BAR DIAMETER, MULTIPLY TABLE VALUES BY 1.5.
   - ALL OTHER CONDITIONS, MULTIPLY TABLE VALUES BY 1.2.
6. IF MORE THAN 12 IN. OF FRESH CONCRETE IS PLACED BELOW HORIZONTAL REINFORCEMENT, MULTIPLY TABLE VALUES BY 1.3. THIS CONDITION INCLUDES, BUT IS NOT LIMITED TO, TOP BARS IN SLABS, FOOTINGS AND BEAMS THAT ARE GREATER THAN 13" THICK, AND ALL HORIZONTAL WALL REINFORCING.

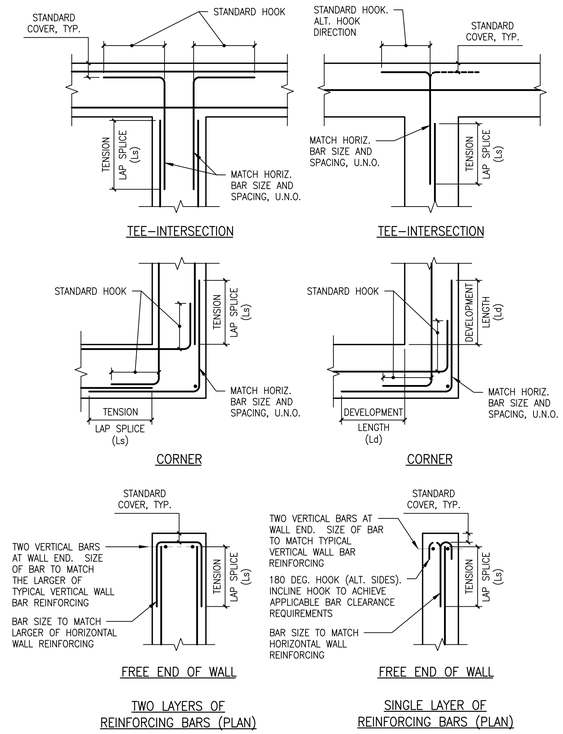
3 / S400 STANDARD DETAIL: TENSION DEVELOPMENT LENGTH AND SPLICING OF STEEL REINFORCING IN CONCRETE

SCALE: N.T.S.



4 / S400 STANDARD DETAIL: JOINTS IN CONCRETE WALLS

SCALE: N.T.S.



5 / S400 STANDARD DETAIL: HORIZONTAL REINFORCEMENT AT CONCRETE WALL CORNERS, INTERSECTIONS, AND ENDS

SCALE: N.T.S.

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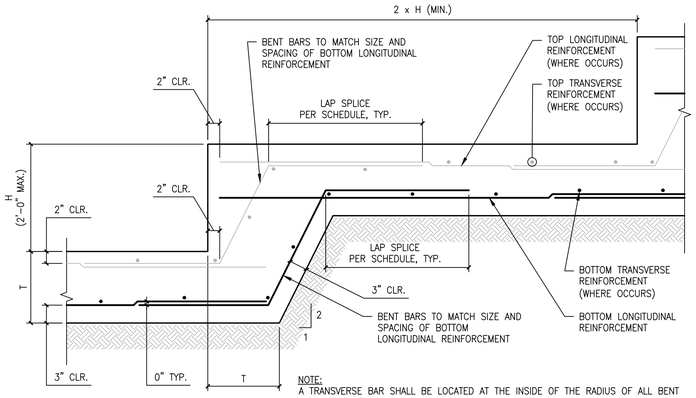
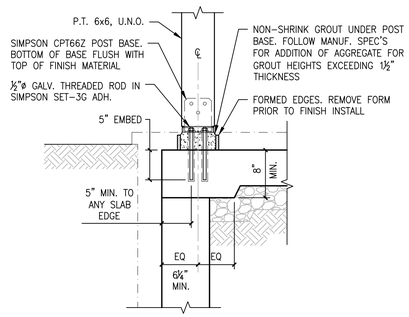
DRAWING: DETAILS
ISSUED: HAUP SUBMISSION
08/15/2025

S400

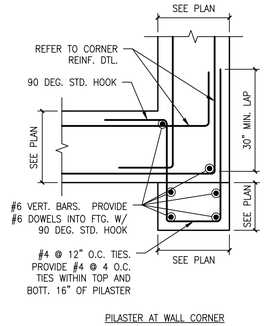


NOTE:
A TRANSVERSE BAR SHALL BE LOCATED AT THE INSIDE OF THE RADIUS OF ALL BENT BARS, AS SHOWN. IF NO TRANSVERSE BARS OCCUR, PROVIDE TRANSVERSE BAR (MATCH SIZE OF LONGITUDINAL BARS) AT INSIDE OF BEND RADIUS.

1 S401 STANDARD DETAIL: STEP IN WALL FOOTING
SCALE: N.T.S.

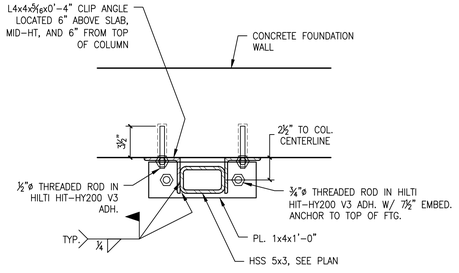


2 S401 STANDARD DETAIL: WOOD POST ON CONCRETE SLAB
SCALE: N.T.S.



PILASTER AT WALL CORNER

3 S401 STANDARD DETAIL: CONCRETE PILASTER AT WALL CORNER
SCALE: N.T.S.



4 S401 STANDARD DETAIL: STEEL COLUMN ADJACENT FOUNDATION WALL
SCALE: N.T.S.

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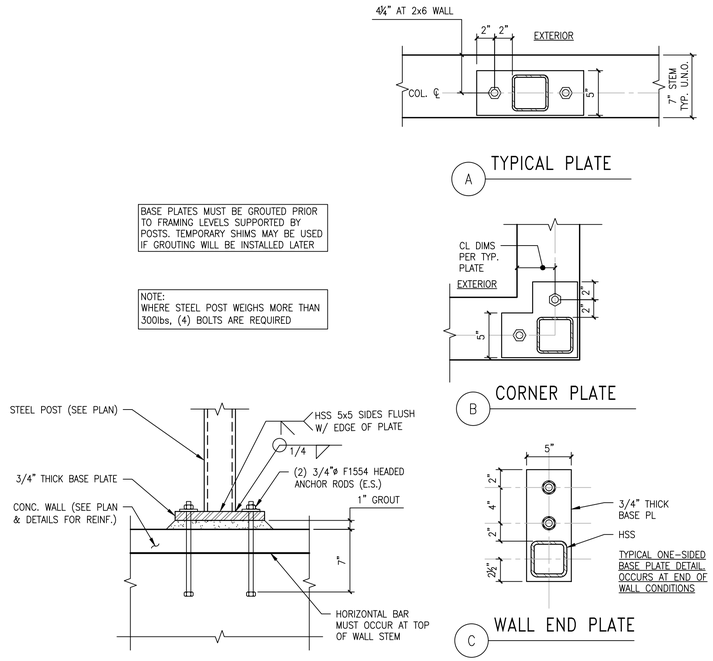
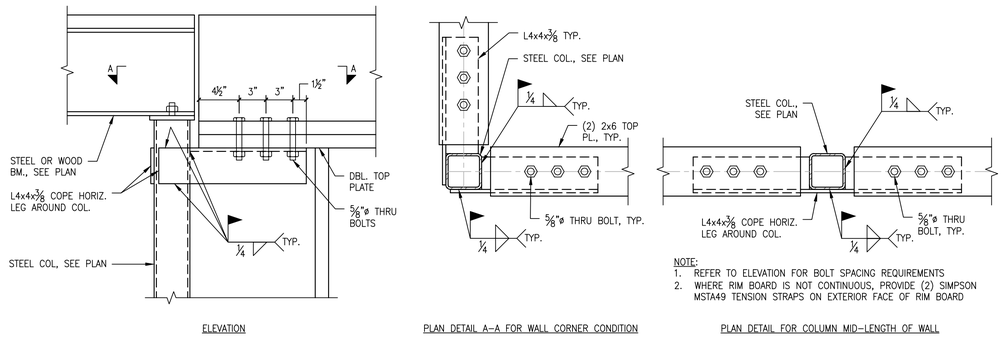
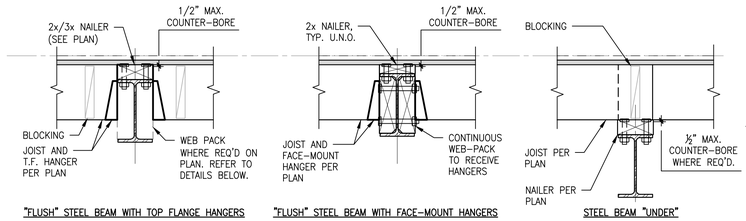


1 S402 **STANDARD DETAIL: STEEL POST ON CONC. WALL**
SCALE: N.T.S.

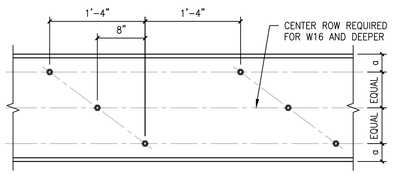


NOTE:
1. REFER TO ELEVATION FOR BOLT SPACING REQUIREMENTS
2. WHERE RIM BOARD IS NOT CONTINUOUS, PROVIDE (2) SIMPSON MSTA49 TENSION STRAPS ON EXTERIOR FACE OF RIM BOARD

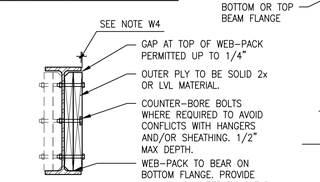
2 S402 **STANDARD DETAIL: STEEL COLUMN BRACING DETAIL**
SCALE: N.T.S.



COMMON WOOD JOIST TO STEEL BEAM CONFIGURATIONS

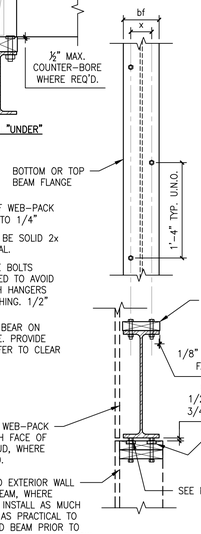


WEB-PACK NOTES:
- W1. PROVIDE 1/2"ø A307 BOLTS WITH STANDARD WASHERS AT HEAD AND NUT. SHAFT OF BOLT TO BE UNTHREADED WHERE IN CONTACT WITH WOOD.
- W2. PROVIDE (2) BOLTS EACH END OF BEAM. PROVIDE (2) BOLTS LOCATED 6" FROM WEB STIFFENERS, OR CONNECTIONS ALONG THE LENGTH OF THE BEAM.
- W3. USE 2x AND/OR LVL MATERIAL WHENEVER POSSIBLE. CONNECT PLIES WITH #9 x 2 1/2" LONG WOOD SCREWS SPACED AT 8" IN LINE WITH EACH ROW OF BOLTS.
- W4. ONE LAYER OF SHEATHING MAY BE USED TO BUILD OUT WEB-PACK TO APPROPRIATE THICKNESS. SHEATHING SHALL BE POSITIONED AGAINST THE BEAM WEB. THE SHEATHING PLY SHALL BE GLUED AND SCREWED TO THE ADJACENT PLY WITH SCREW HEAD IN CONTACT WITH SHEATHING.
- W5. DIMENSION FROM TIP OF FLANGE TO FACE OF WEB-PACK SHALL BE 1/8", TYPICAL. WEB-PACK ON EXTERIOR SIDE OF BEAM SHALL BE EXTENDED TO EXTERIOR SHEATHING AS APPLICABLE.



BM SIZE	DIM. 'a'
W8 W10	2 1/2"
W12	3"
W14	4"
W16 W18	3" +ROW
W21 W24	4" +ROW

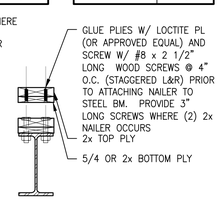
NOTE: "+ROW" DENOTES CTR ROW REQ'D., SEE BEAM ELEVATION



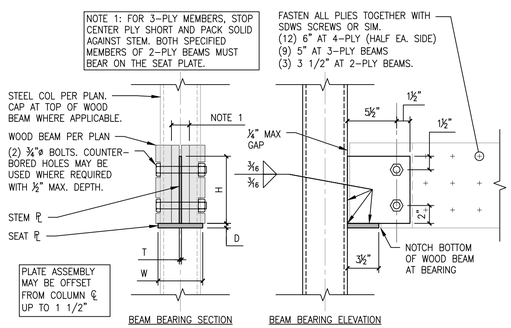
FLANGE FASTENING NOTES:
- F1. PROVIDE 1/2"ø A307 BOLTS. SHAFT OF BOLT TO BE UNTHREADED WHERE IN CONTACT WITH WOOD. PROVIDE STD WASHERS WHERE SUPPORTING ROOF AND/OR ATTIC FRAMING.
- F2. USE HEM FIR NO.2 OR BETTER FOR ALL NAILERS (NON-STUD GRADE). FOR NAILER THICKNESSES GREATER THAN 1 1/2", PROVIDE SOLID 3x MATERIAL OR PROVIDE BUILT-UP NAILER WITH PLIES FASTENED PER DETAIL A.
- F3. FOR HSS MEMBERS TO RECEIVE NAILERS, PROVIDE 1/2"ø THREADED ROD WELDED TO THE FACE OF THE HSS IN SAME PATTERN. USE HSS WIDTH IN PLACE OF FLANGE WIDTH WHEN ENTERING THE TOP FLANGE TABLE BELOW.
- F4. PROVIDE 1/2" HEAVY HEX WELDABLE NUTS (A563-A OR OTHER) TO RECEIVE 1/2" A307 BOLTS SET IN LOCTITE PL. WELD NUT TO BOTTOM FLANGE WITH 3/16" FILLET ALONG 3 ALTERNATING FLATS. ADVANCE BOLT TO FILL FULL DEPTH OF NUT.

TOP FLANGE BOLTS	
NOMINAL BM FLANGE WIDTH, bf (INCHES)	DIMENSION 'x'
bf ≤ 4	2 1/4"
5 ≤ bf ≤ 7 1/4	3 1/2"
7 1/2 ≤ bf	5 1/2"

BOT. FLANGE WELDED NUTS	
WALL TOP PLATE	DIMENSION 'x'
2x4	0"
2x6	1 1/2"
2x8	3 1/4"



3 S402 **STANDARD DETAIL: STEEL BEAM WEB PACK AND FLANGE NAILERS**
SCALE: N.T.S.



BEAM BEARING PLATE SIZING					
SUPPORTED BEAM		PLATE ASSEMBLY DIMENSIONS			
DEPTH	NO OF PLIES	W	D	H	T
BEAMS 14" OR LESS	2	5"	1/2"	7 1/2"	1/4"
	3	5"	5/8"	7 1/2"	1/4"
	4	6 1/2"	3/4"	7 1/2"	3/8"
BEAMS OVER 14"	2	5"	1/2"	10 1/2"	3/8"
	3	5"	3/4"	10 1/2"	3/8"
	4	6 1/2"	1"	10 1/2"	3/8"

4 S402 **STANDARD DETAIL: WOOD BEAM CONNECTION TO STEEL POST**
SCALE: N.T.S.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 9:46 am, Aug 20, 2025

BVA
BarnesVanze Architects Inc.
1000 Potomac St NW, Suite L-2
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barnesvanze.com 202 337 7255

COMB ARCHITECTURAL ENGINEERS LLC
319 N LEE ST, SUITE 310
ALEXANDRIA, VA 22314
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Private Residence
9 East Kirke Street
Chevy Chase, MD 20815

DRAWING: DETAILS
ISSUED: 08/15/2025 HAUP SUBMISSION

S402

EXISTING HEDGE
SEAT WALL
SEAT WALL
FIELDSTONE SEATWALL
PLANTING BED
49" WHITE OAK
END 4'HT BLACK ORNAMENTAL ALUMINUM FENCE TO REPLACE WOOD FENCE.SEE DETAIL 2/LK-1
GRAVEL TERRACE
LAWN
BLUESTONE TREAD/RISER
PLANTING BED
EXPANDED BRICK DRIVEWAY PAVING TO MATCH EX.
FIELDSTONE SEATWALL
25" WHITE OAK
PLANTING BED
BLUESTONE PAVING
FIELDSTONE WALL
BLUESTONE STEPS
BLUESTONE & BRICK PAVING
STONE STAIR
EX. COV. PORCH
STONE PAVING
PLANTING BED
9" REDBUD
LAWN
PROPOSED ADDITION
PLANTING BED
7" MAG (MULTI)
EXISTING BUILDING
BLUESTONE STOOP/STEPS
STEPPING STONE PATH
PLANTING BED
11" HOLLY
GARDEN GATE, REFER DETAIL 1/LK-1
LAWN
(2) SWEETBAY MAGNOLIA, MAGNOLIA VIRGINIANA
(1) WHITE FLOWERING DOGWOOD, CORNUS FLORIDA
EX. B/W
25' FRONT B.R.L. (PER PLAT 106)
EX. COV. PORCH W/ BALCONY ABOVE
EX. WOOD STEPS
PLANTING BED
21" PINE
FLAGSTONE PATH
GRAVEL DRIVE W/ STONE BAND
PLANTING BED
9" MAG MAPLE
13" LEY
13" LEY
GRAVEL DRIVE
BEGIN 4'HT BLACK ORNAMENTAL ALUMINUM FENCE TO REPLACE WOOD FENCE IN PLACE.SEE DETAIL SHEET 2/LK-1
BRICK PAVING TO MATCH VILLAGE STANDARD
31" RED OAK
14" RED OAK
23" SILVER MAPLE
26" LINDEN
22" LINDEN

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:54 pm, Aug 27, 2025

LEGEND

+	PROPOSED TREE
○	PRESERVED EXISTING TREE
280	EXISTING CONTOUR
279x9	EXISTING ELEVATION
+298.01	PROPOSED SPOT ELEVATION
BS:	BOTTOM OF STEP
BW:	BOTTOM OF WALL
TS:	TOP OF STEP
TW:	TOP OF WALL


PROPOSED GRAVEL FOR TERRACE AND DRIVE


PROPOSED SANDSTONE BAND


PROPOSED BLUESTONE AND BRICK PAVING


PROPOSED FIELDSTONE SEAT WALL


PROPOSED FLAGSTONE/STEPPING STONE PATH

North

SCALE: 0 2 4 8 12 FT

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ARENTZ

PRIVATE RESIDENCE
9 E. KIRKE STREET, CHEVY CHASE, MD

ISSUE DATE: 8/20/25

CONCEPT PLAN

SCALE: 1/8" = 1'-0"

L-1