



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 1/14/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1050805 – Revisions to previously-approved foundation cladding on new house and tree removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with two (2) conditions** at the January 8, 2025 HPC meeting:

1. The same stamped concrete must be used around the base of the entire main block, including the front elevation. The porch cladding may remain as proposed.
2. Pictures of the specific trees to be removed will be provided to staff.

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: Danilza Garcia
Address: 19820 White Ground Road, Boyds

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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1050805 REVISION
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: 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.

Danielza Garcia

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

JAIME & DANILZA GARCIA

19820 WHITE GROUND ROAD
BOYDS, MARYLAND 20841

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"GARCIA RESIDENCE"

MONTGOMERY COUNTY

'LINDEN' Square Footages	
Area	Square Footage
FINISHED	
First Floor	1926 SF
Second Floor	1807 SF
Total (First & Second)	3733 SF
UNFINISHED	
Garage	N/A
	1648 SF
Basement Utility/ Storage	152 SF
Total (Unfinished)	1800 SF
Foyer	6' X 13'-6"

**WINDOW MANUFACTURE: SILVERLINE
SERIES: 2900**

WINDOW IS SELF FLASHING W/ AN 1-1/4" PERIMETER FLANGE

ALL WORK SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN and
CONTINUOUSLY SHEATHED W/ 1/16" WOOD SHEATHING
FLOOR FRAMING TO BE 2 x 12 FLOOR JOISTS @ 16" O.C. OR 12" O.C. (AS NOTED) -
HEM FIR #2 - Fb=918 psi (OR BETTER)

** THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

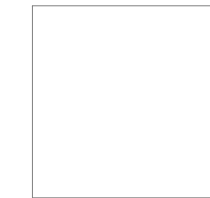
2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:		MONTGOMERY COUNTY MARYLAND											
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
30 PSF	115	B			A/B	SEVERE	30"	MODERATE TO HEAVY	13° F	YES	JULY 2, 1979	300	55° F

Sheet List Table	
SHEET	ARCHITECTURAL DRAWINGS
001	COVER SHEET
002	GENERAL NOTES
EC1	THERMAL
A301	FRONT ELEVATION
A302	LEFT ELEVATION
A303	REAR ELEVATION
A304	RIGHT ELEVATION
A401	FOUNDATION
A501	FIRST FLOOR
A601	SECOND FLOOR
A701	WALL SECTION
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E101	ELECTRICAL_1ST
E201	ELECTRICAL_2ND
S101	FRAMING_1ST
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S301	ROOF FRAMING
S401	LATERAL DETAILS
S402	LATERAL_FOUND
S403	LATERAL_1ST
S404	LATERAL_2ND

REVISIONS		
DATE	COMMENTS	BY
02-26-2019	MID-POINT	SJS
04-23-2019	TOLL BROTHERS REVIEW	SJS
06-07-2019	PERMIT SET	ACI
09-26-2024	GARCIA RESIDENCE MID-POINT REVIEW	TPF
10-30-2024	FINAL REVIEW	TPF
12-2-2024	PERMIT SET	TPF

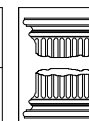
REVIEWED
By Laura DiPasquale at 9:42 am, Jan 14, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Bunkit



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
license number 5921
expiration date 04-03-2026

STRUCT. REVIEW	11-15-2024
PROJECT REVIEW	11-15-2024



Architecture Collaborative, Inc.
8334 Main Street Ellicott City, MD 21043
ArchitectureCollaborative.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

GARCIA RESIDENCE

TLM73454

GENERAL NOTES

* ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.

* All construction shall be classified as One- and Two-Family Dwellings and comply to the 2018 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS.

* All construction shall comply to the 2018 INTERNATIONAL ENERGY CONSERVATION CODE (or as required by local code).

* These plans and notes are the property of Architecture Collaborative, Inc. Use of these plans without the written consent of Architecture Collaborative, Inc. is prohibited.

* These are conceptual plans and schematic in nature. Their purpose is to develop a proto-type house.

* These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect reserves the right to make any changes, for any reason, at any time.

* The Owner shall defend, indemnify and save harmless the Architect and Architecture Collaborative, Inc. from and against all suits, actions, claims, liabilities, losses and/or expenses, including attorney's fees, arising out of or resulting from the performance of any work by the Owner or its employees, subcontractors, agents or representatives, caused in whole or in part by any act or omission, whether negligent or otherwise, on the part of the Owner or its employees, subcontractors, agents or representatives.

* The Contractor shall compare and coordinate all drawings. When a discrepancy or an error/omission exists, he shall comply with the code and contact the Architect and Owner in writing for proper adjustment.

* These plans are NOT to be scaled for Construction purposes. Written dimensions and notes supersede all scale references. Contact the Architect and Owner prior to work when any discrepancy arises.

* In the event certain features of construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

* Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7'-0", except as required by code.

* Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6'-4" of the finish floor.

* Integral garages in dwelling units shall be separated from all adjacent living space w/ fire separation as required by local code.

* These drawings do not include structural details.

DESIGN LIVE LOADS

* RECOMMENDED MINIMUMS:

Roof	30 PSF	(40 PSF per JURISDICTION)
Sleeping Floors	30 PSF	
Living Floors	40 PSF	
Attic Floors	30 PSF	
Exterior Decks	40 PSF	
Garage Slabs	50 PSF	
Exterior Balcony's	40 PSF	

Stairs 40 PSF
Individual treads designed for uniformly distributed live load or 300-pound concentrated load over a 4 square inch area, whichever produces greatest stress.

Guard Rails 200 LB
A single concentrated load applied in any direction at any point along the top.

SITE

* GENERAL: These drawings do NOT cover sitework, grading, landscaping or zoning.

* Building foundations have been designed based on an assumed soil bearing capacity of 2,000 PSF (or as noted). Additional engineering may be required if soil bearing capacity is less than 2,000 PSF (or as noted), or if there is no Geotechnical report available.

* In lieu of a complete geotechnical evaluation, load-bearing values per Table R401.4.1 shall be assumed.

* Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1-1/2" dia. bleeder pipes through mid-line of footing at 8' o.c. (max.). Typically, drains shall lead to sump pits or to positive daylight discharge points.

* Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.

* All work shall comply with local codes.

STAIR NOTES

* INTERIOR and EXTERIOR STAIRS:

* All stairs shall comply with the code and all local amendments.
= Minimum finish width: 36"
= Minimum finished headroom height: 6'-8"
= Maximum riser height to be 7 3/4" or per local code.
= Minimum tread depth to be 10" or per local code.
= Maximum space between balusters to be 4" or per local code.
= Handrail height shall NOT be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

* Stair winders shall have a minimum inside width of 6" and a minimum tread (10") or as per code, when measured 12" from the inside corner.

* Stair landings shall be a minimum of 36" x 36" finished.

* Stairways with (3) or more risers are required to have a handrail.

* Guard rails:
Porches, balconys or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Guard rail spacing shall be designed not to allow passage of an object of 4" or more in diameter.

* The stair manufacturer is responsible for the design and construction of the stair. All work shall comply with local code.

CONCRETE

* Bottom of footings shall be located at minimum frost line below finished grade, as per local code. Steps or depth of footing/foundation may vary according to local site or frost conditions.

* All interior concrete slabs 30'-0" or greater in any direction shall have 6"x6"x10" welded wire mesh or control joints. Monolithic turned down slabs for Townhouses shall have a control joint between units when required by local code.

* Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.

* Foundation walls of habitable space located below grade shall be water-proofed or damp-proofed using materials and methods approved by the local building jurisdiction.

* Garage / Exterior slabs shall be 5% to 7% air entrained concrete.

Type of Concrete Construction:	Minimum Specified Compressive Strength:
Footings	2500 PSI (MIN.)
Foundation Walls	3000 PSI
Interior Concrete Slabs	3000 PSI
Garage Slabs	3500 PSI
Exterior Concrete Slabs (as per local codes)	3500 PSI

R-Value:	Thickness:	Locations:
R-46	--	Duct Insulation in uncond. sp.
R-6	--	Duct Insulation in uncond. sp.
R-6	--	Duct. Insul. below conc. slab.
R-8	--	Duct. Insulation in Attic. sp.
R-10	2"	Slab Insulation at Perimeter
R-11 (blanket)	3.5"	Basement Walls - Unfinished
R-13	3.5"	Basement Walls - 2x4 Finished
R-13 + 5	3.5"	2x4 Walls - Exterior
R-21	5.5"	2x6 Walls - Exterior
R-19	6.25"	Crawl space / Floors exposed to unconditioned space
R-30	12"	Ceiling (w/ Energy heel)
R-30 C	10.25"	Vaulted Ceiling
R-38	12"	Ceiling (w/ Energy heel)
R-49	15" (min.)	Ceiling (w/ standard heel)

* When using blown insulation, the manufacturer's settled R-value shall be used and the blown insulation shall be installed per manuf. specs.

* The concrete contractor is responsible for the design and construction of all concrete work. All work shall comply with code.

MASONRY

* The maximum vertical distance of unbalanced fill, measured from the top of the lower level floor slab to outside finished grade, shall not exceed the following and shall be re-inforced with 5 bars @ 16" o.c.

Type of Wall:	Height of Fill:
8" CMU	4'-0"
12" CMU (hollow)	5'-0"
12" CMU (solid)	6'-0"
8" Poured Concrete	5'-0"
10" Poured Concrete (as per local code)	7'-0"

* Presumptive Load-Bearing Values of Foundation Materials shall not be less than 2,000 PSF or greater than 60 PCF lateral pressure. Additional engineering may be required if lateral pressure or load-bearing values are not within the above values.

* All backfill shall consist of sand and/or gravel.

* Top courses of CMU foundation walls shall be filled solid, including the courses under any steel beam or corbelled CMU, as per local code.

* Stone and Masonry veneer shall be attached and anchored in accordance with Section 103 (with Amendments).

* The masonry contractor is responsible for the design and construction of all masonry work. All work shall comply with local codes.

METAL

* Straps/bolts shall be per code and building inspector approved:

Min. (2) straps/bolts per section of plating 12" max. from each end with intermediate straps/bolts at:
- 12" bolts spaced per code.
- Straps spaced per code or per manuf.'s spec's.

* Galvanized metal brick ties shall be installed as per local codes.

* Gutters, downspouts, and bleeders shall be installed by the contractor as required by local codes.

* All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of AISC (American Institute of Steel Construction) "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" and AISC code of standard practice, shall be of domestic origin and conform to:

- Wideflange = ASTM A992, Fy = 50 ksi
- Plates and Angles = ASTM A36
- HSS Round ASTM A53, Grade B Fy = 35 ksi

WINDOWS and DOORS

* Provide safety glazing as required by local code.

* All doors and windows shall be sealed and flashed on all sides and installed in accordance with manufacturers specifications and per local code.

* Garage door into dwelling shall have a minimum fire rating of 20 minutes (or per local code). The threshold of the door opening between the garage and adjacent interior space shall not be less than 4" above the garage floor (or per local code).

* Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The sill height shall not be more than 44" above the floor. Egress windows must have a minimum net clear opening of 5.7 ft², or per local code.

* Window sill height shall be a minimum 24" above finished floor at all sills greater than 12" above finished grade, or per local code.

WOOD

* Wall bracing shall be installed as per local code.

* All roof trusses and floor systems shall be engineered by others.

* All roof trusses and floor systems shall be braced and installed per manufacturers specifications and per local code. See manufacturers plans for exact layout and construction.

* Fire-stopping shall be provided to cut off concealed draft openings and to form an effective fire barrier between stories, as per local code:

- At the intersection of Kitchen bulkhead and wall.
- At the top of all heat chases.
- At bathtub trap openings.
- 2x fire-stopping / blocking at every floor or 8'-0" o.c. vert.

* LVL Beams: 1-3/4" wide - 20E Microlam LVL
* LSL Beams: 3-1/2" wide - 155E Timberstrand LSL
* FSL Beams: 3-1/2" wide - 20E Parallam FSL
* FSL Columns: (as noted) - 18E Parallam FSL Columns

* All walls to be 16" o.c. (stud thickness per plan), minimum 5FF stud grade unless otherwise noted. Interior non-load bearing partitions may be 2x4 studs at 24" o.c.

* All interior and exterior load bearing walls shall have lapping top plates where walls intersect.

* All wood less than 8" from grade shall be treated lumber. All sole plates on slabs and foundations shall be treated lumber.

* Provide bearing at all structural members as required by code.

* Provide floor and wall blocking as shown on framing plans as required by local codes.

* See drawings for type of floor construction.
- Tongue and groove floor decking, glued and fastened on floor joists shall meet the American Plywood Assoc. Sturd-I Floor System.

* All materials shall be installed per manufacturers specifications and per applicable local codes.

MECH. PLUMB. ELEC.

* Mechanical contractor is responsible for the design and installation of the mechanical systems including duct sizes, trunk and register sizes for air conditioning, heating and ventilation. Systems shall be installed per manufacturers specifications and recommendations and per all applicable codes.

* Mechanical systems shall provide a minimum of (3) air exchanges per hour (or per local code). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable.

* Per IRC R303.4, when the air infiltration rate of a dwelling unit is 5 air changes per hour or less, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with IRC section M1507.3. Outdoor air intakes or exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

* Mechanical systems in unconditioned space shall have a manufacturer's designation for an air leakage of no more than 2% of the design air flow rate when tested in accordance w/ ASHRAE 193.

* Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturers specifications and recommendations and per all applicable codes.

* Each Sump shall be sealed and vented as per code, vented through roof with 3" Diameter vent.

* Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.

* Install programmable thermostats.

* Smoke detectors and Carbon Monoxide detectors:

- Provide a minimum of (1) ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup.
- Provide Smoke detectors at each sleeping room.

* Not less than 90% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps or not less than 90% of permanently installed lighting fixtures shall contain only high-efficiency lamps.

* Sprinkler system (when required) shall be NFPA-13D, installed per manufacturers specifications and recommendations and per all applicable local codes.

* Floor assemblies such as manufactured I-Joist or open web joists, other than minimum 2x10 dimensional lumber or structural composite lumber, located directly over a space that is not protected by an automatic sprinkler system shall be protected by 1/2" gypsum board to the underside of the TJI floor framing members, or other code approved method.

TABLE 103.8.3.1 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER *abc,d*

SIZE OF STEEL ANGLE (Inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" (OR EQUIVALENT) REINF. BARS <i>c</i>
<i>a,b,c,d</i> 3 x 3 x 1/4	6'-0"	4'-6"	3'-0"	1
4 x 3 x 1/4	8'-0"	6'-0"	4'-6"	1
5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-0"	2
6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"	2
2-6 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"	4

For S_i: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- Long leg of the angle shall be placed in the vertical position.
- Depth of the re-inforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Re-inforcing bars shall extend not less than 8" into the support.
- Steel members indicated are adequate typical examples: Other steel members meeting structural design requirements may be used.
- Either steel angle or re-inforced lintel shall span opening.

REVIEWED

By **Laura DiPasquale** at 9:42 am, Jan 14, 2025

APPROVED

Montgomery County
Historic Preservation Commission

Karen Boudit

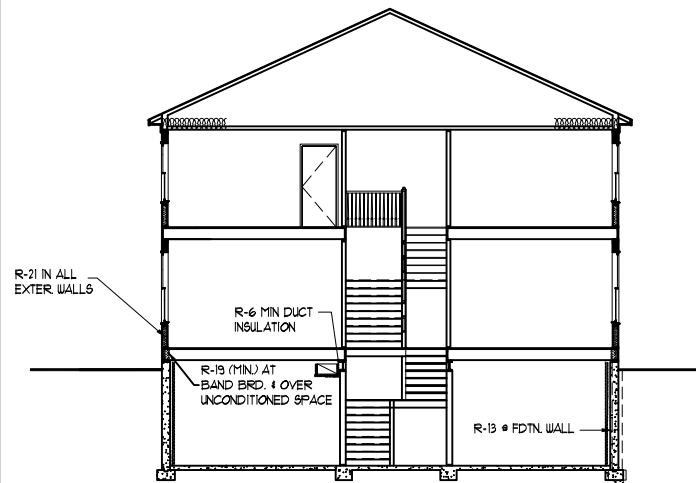
Architecture Collaborative, Inc.
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Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500
Fax: (410) 465-0903

GENERAL NOTES
scale: 1" = 4' (34x22) file:
U.N.O. 1" = 8' (17x11) 2.0
drawn: SJF date: 10/13/18
JAIMÉ & DANILZA GARCIA
GARCIA RESIDENCE
title

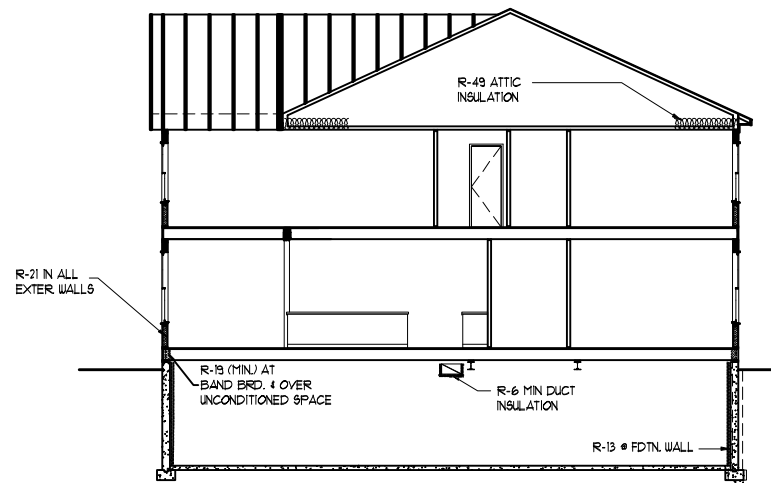
revision	date

SHEET #
002

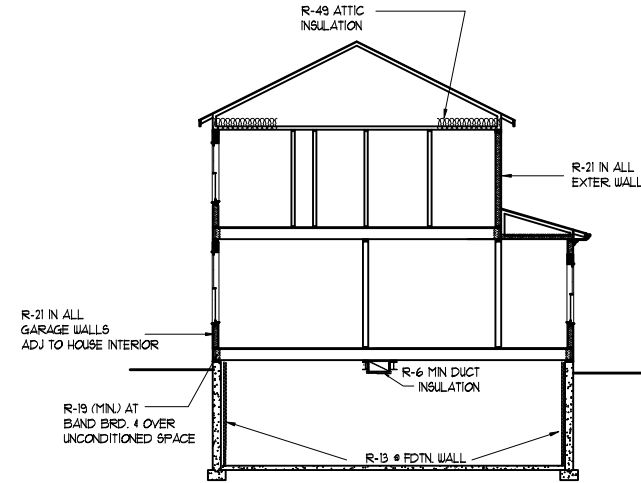
Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Architect under the laws of the State of Maryland.
license number: 5621
expiration date: 04-06-2028



SECTION A-A ENERGY PLAN



SECTION B-B ENERGY PLAN

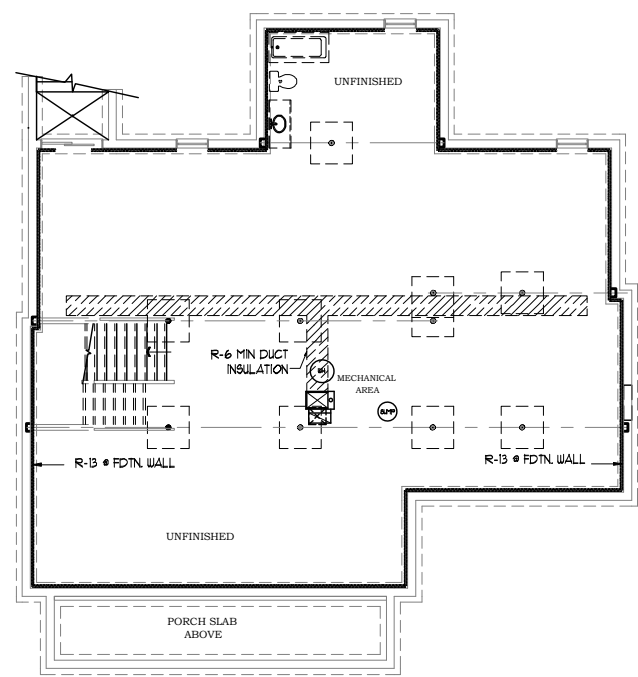


SECTION C-C ENERGY PLAN

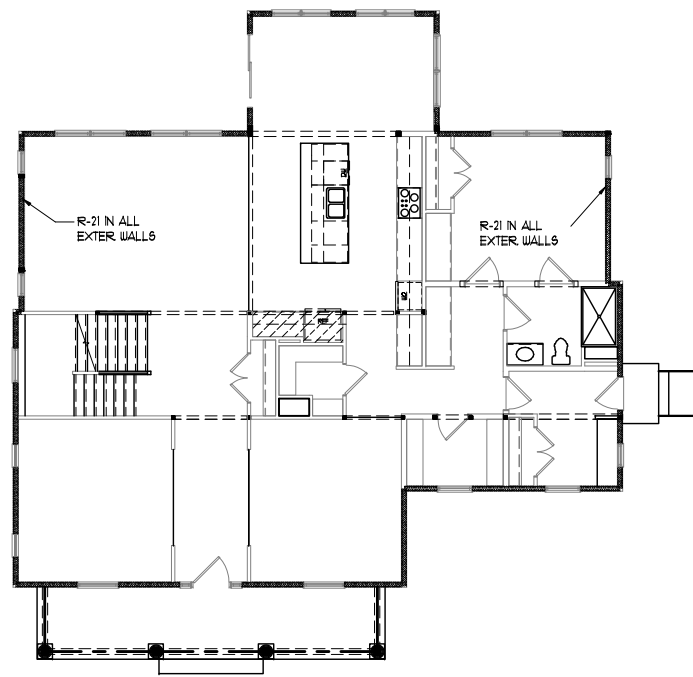
NOTE:
BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT FILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

1. ALL JOINTS, SEAMS AND PENETRATIONS,
2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS,
3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
4. UTILITY PENETRATIONS,
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE,
6. KNEE WALLS,
7. WALLS AND CEILING'S SEPARATING A GARAGE FROM CONDITIONED SPACES,
8. BEHIND TUBS AND SHOWERS IN EXTERIOR WALLS,
9. COMMON WALLS BETWEEN DWELLING UNITS,
10. ATTIC ACCESS OPENINGS,
11. RIM JOIST JUNCTION,
12. OTHER SOURCES OF INFILTRATION.

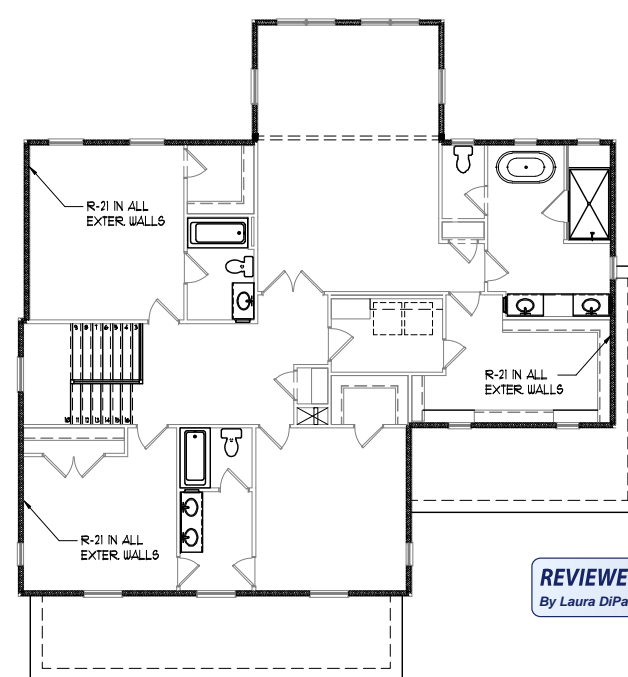
BUILDING THERMAL CRITERIA:	REQUIRED	PROVIDED
WINDOWS - MAXIMUM U-FACTOR	0.32	0.32
DOORS - MAXIMUM U-FACTOR	0.32	0.32
SKYLIGHTS - MAXIMUM U-FACTOR	0.60	N/A
CEILING'S	R-38	R-49
WALLS (WOOD FRAMING)	R-20	R-21
MASS WALLS	R-5/10	N/A
BASEMENT WALLS	R-13/13	R-13/13
FLOORS	R-19	R-19
SLAB PERIMETER - R-VALUE & DEPTH	R-10, 2 ft.	N/A



FOUNDATION ENERGY PLAN



FIRST FLOOR ENERGY PLAN



SECOND FLOOR ENERGY PLAN

REVIEWED
By Laura DiPasquale at 9:42 am, Jan 14, 2025

APPROVED
Montgomery County
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content: THERMAL
scale: 1/8" = 4' (34x22) file: 10/13/18
U.N.O. 1/8" = 8' (17x11) 2.1
drawn: SLF date: 10/13/18
JAIME & DANILZA GARCIA
GARCIA RESIDENCE
title

date	revision	by

SHEET #
EC1
Professional Certification
I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional architect under the laws of the State of Maryland.
license number: 5621
expiration date: 04-09-2028



FRONT ELEVATION

SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

REVIEWED
 By Laura DiPasquale at 9:42 am, Jan 14, 2025

APPROVED
 Montgomery County
 Historic Preservation Commission
Karen Ouellet

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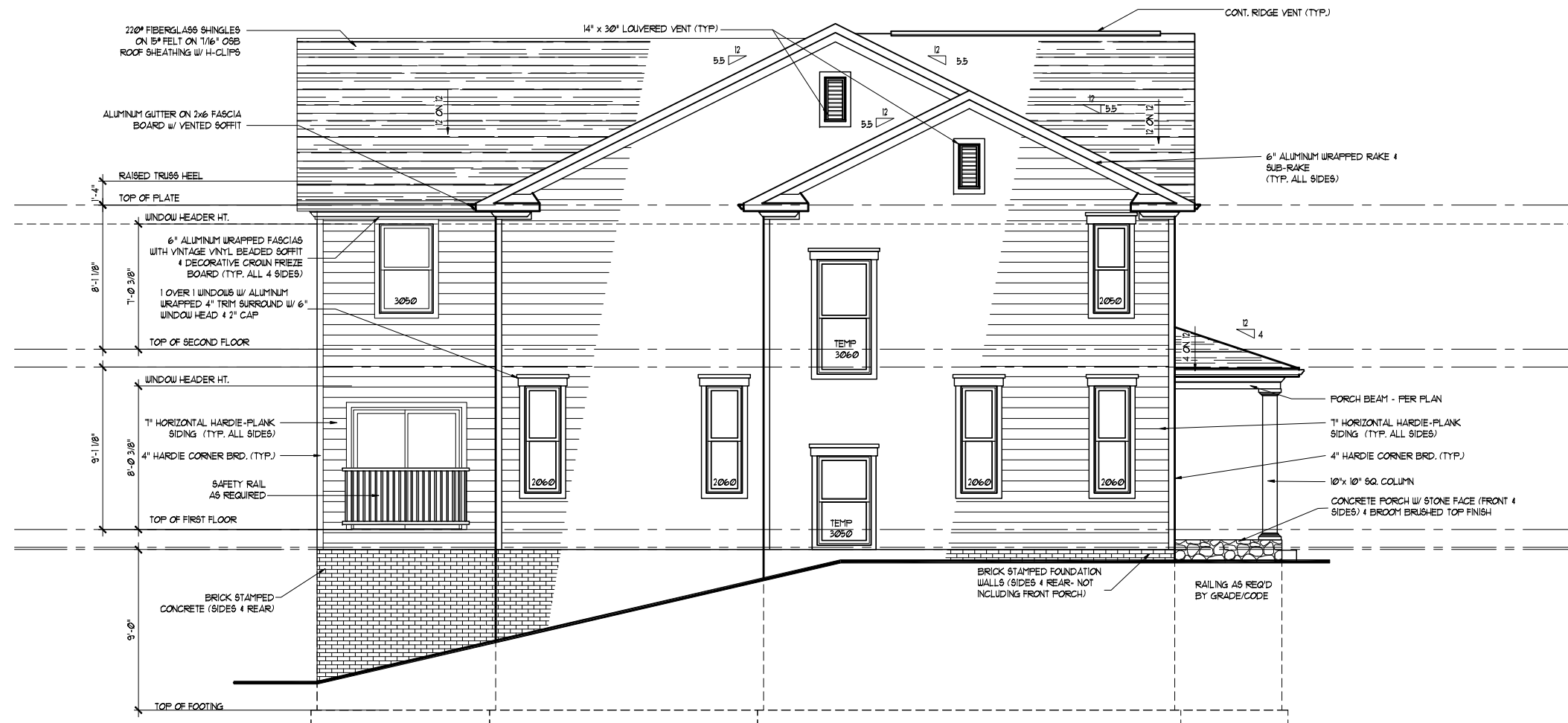
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 Tel.: (410) 465-7500 Fax: (410) 465-0903

content: FRONT ELEVATION
 scale: 1" = 4' (34x22) file: 3.1_ELEV date: 10/13/18
 U.N.O. 1" = 8' (17x11) drawn: SJF
JAIME & DANILZA GARCIA
 GARCIA RESIDENCE

date	revision	by

SHEET #
A301

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 license number: 5621
 expiration date: 04-09-2028



LEFT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

REVIEWED
 By Laura DiPasquale at 9:42 am, Jan 14, 2025

APPROVED
 Montgomery County
 Historic Preservation Commission
Karen Ouellet

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content: LEFT ELEVATION
 date: 10/13/18
 file: (34x22) 3.1A
 drawn: SJF
 U.N.O. 1" = 8' (17x11)
JAIME & DANILZA GARCIA
 GARCIA RESIDENCE
 title

date	revision	by

SHEET #
A302

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 license number: 5621
 expiration date: 04-09-2028



REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

REVIEWED
 By Laura DiPasquale at 9:42 am, Jan 14, 2025

APPROVED
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Karen Quint

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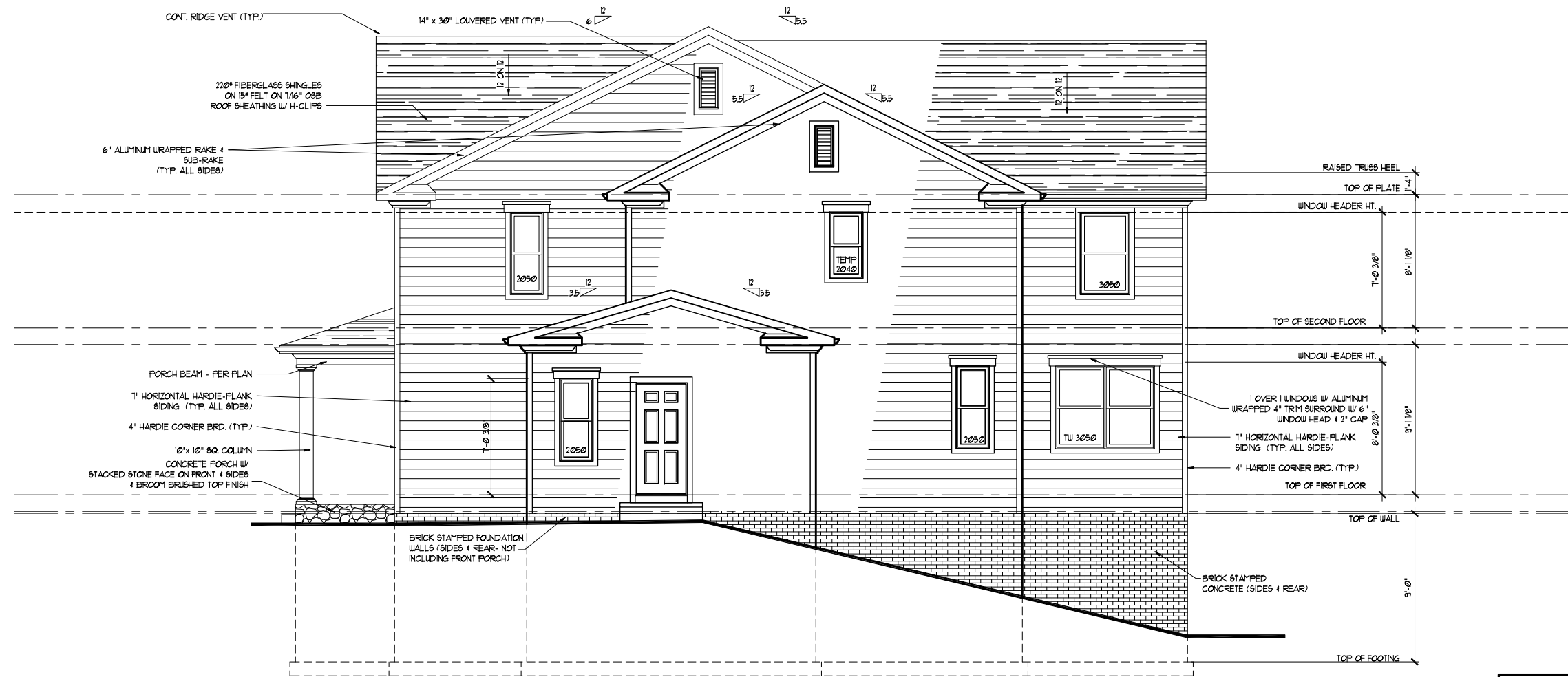
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 U.N.O. 1"=8' (17x11) 3.1B drawn: SLJ
JAIME & DANILZA GARCIA
 GARCIA RESIDENCE
 title

date	revision	by

SHEET #
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 expiration date: 04-09-2028

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RIGHT SIDE ELEVATION
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

REVIEWED
 By Laura DiPasquale at 9:42 am, Jan 14, 2025

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Karen Bunkit

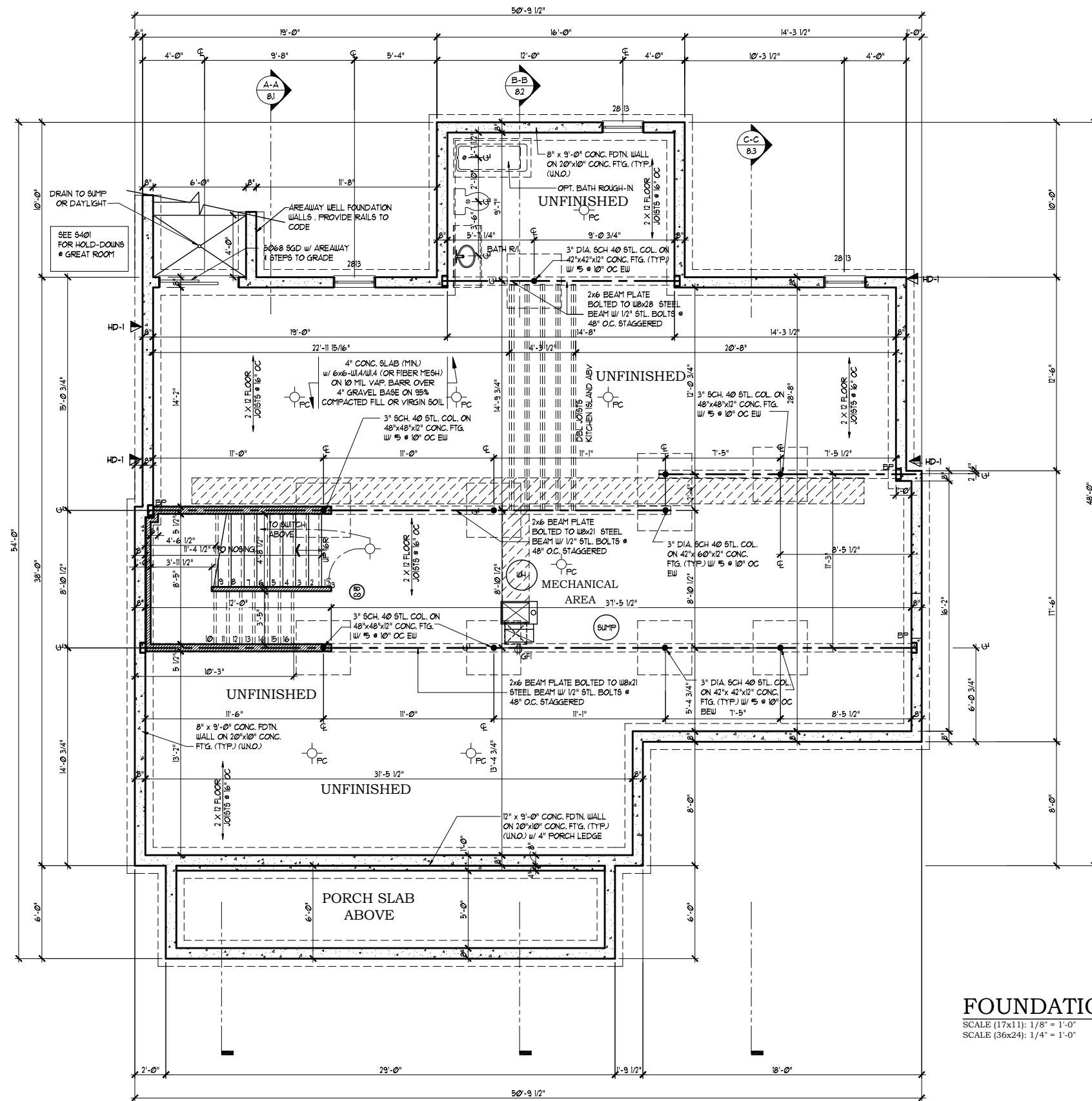
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RIGHT ELEVATION
 date: 10/13/18
 drawn: SLF
 file: (34x22)
 U.N.O. 1" = 8' (17x11) 3/1C
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A304

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 license number: 5621
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- FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
 3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.
 4. (2) 2 x 10 HEADERS (TYP.) AT OPENINGS LESS THAN 12' UNLESS NOTED OTHERWISE.
 5. (3) 2 x 10 HEADERS AT OPENINGS 12' OR GREATER, UNLESS NOTED OTHERWISE.
 6. SUB-FLOOR SHALL BE 3/4" THICK (MIN.) TONGUE & GROOVE TO MEET APA STANDARD.

- FOUNDATION NOTES**
- SECTION R-506**
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.
- SECTION R-310**
1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.
2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).
- SECTION R-302.13**
FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:
(A) CONSTRUCTED OF NOMINAL 2" x 10" OR GREATER DIMENSIONAL LUMBER -OR-
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

REVIEWED
By Laura DiPasquale at 9:42 am, Jan 14, 2025

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FOUNDATION PLAN
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

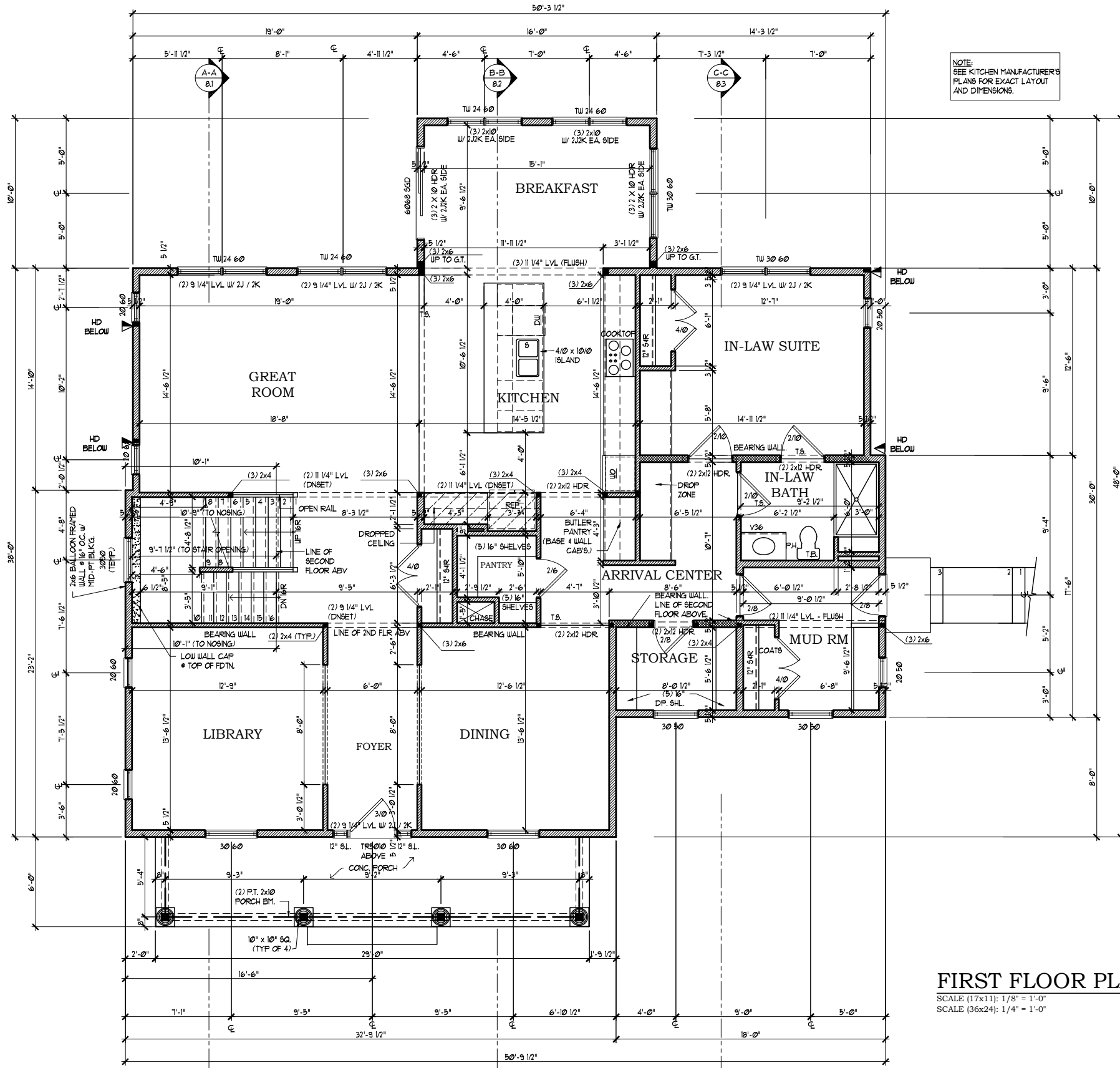
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FOUNDATION
content: FOUNDATION
scale: 1" = 4' (34x22) file: 10/13/18
U.N.O. 1" = 8' (17x11) 4.1
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date: 10/13/18
JAIME & DANILZA GARCIA
title: GARCIA RESIDENCE

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license number: 5621
expiration date: 04-09-2028



NOTE:
SEE KITCHEN MANUFACTURER'S
PLANS FOR EXACT LAYOUT
AND DIMENSIONS.

- FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 24" O.C. UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR WALLS ARE TO BE 2X4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
 3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.
 4. (2) 2 x 10 HEADERS (TYP.) AT OPENINGS LESS THAN 12' UNLESS NOTED OTHERWISE.
 5. (3) 2 x 10 HEADERS AT OPENINGS 12' OR GREATER, UNLESS NOTED OTHERWISE.
 6. SUB-FLOOR SHALL BE 3/4" THICK (MIN) TONGUE & GROOVE TO MEET APA STANDARD.

REVIEWED
By Laura DiPasquale at 9:42 am, Jan 14, 2025

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Montgomery County
Historic Preservation Commission
Karen Buelit

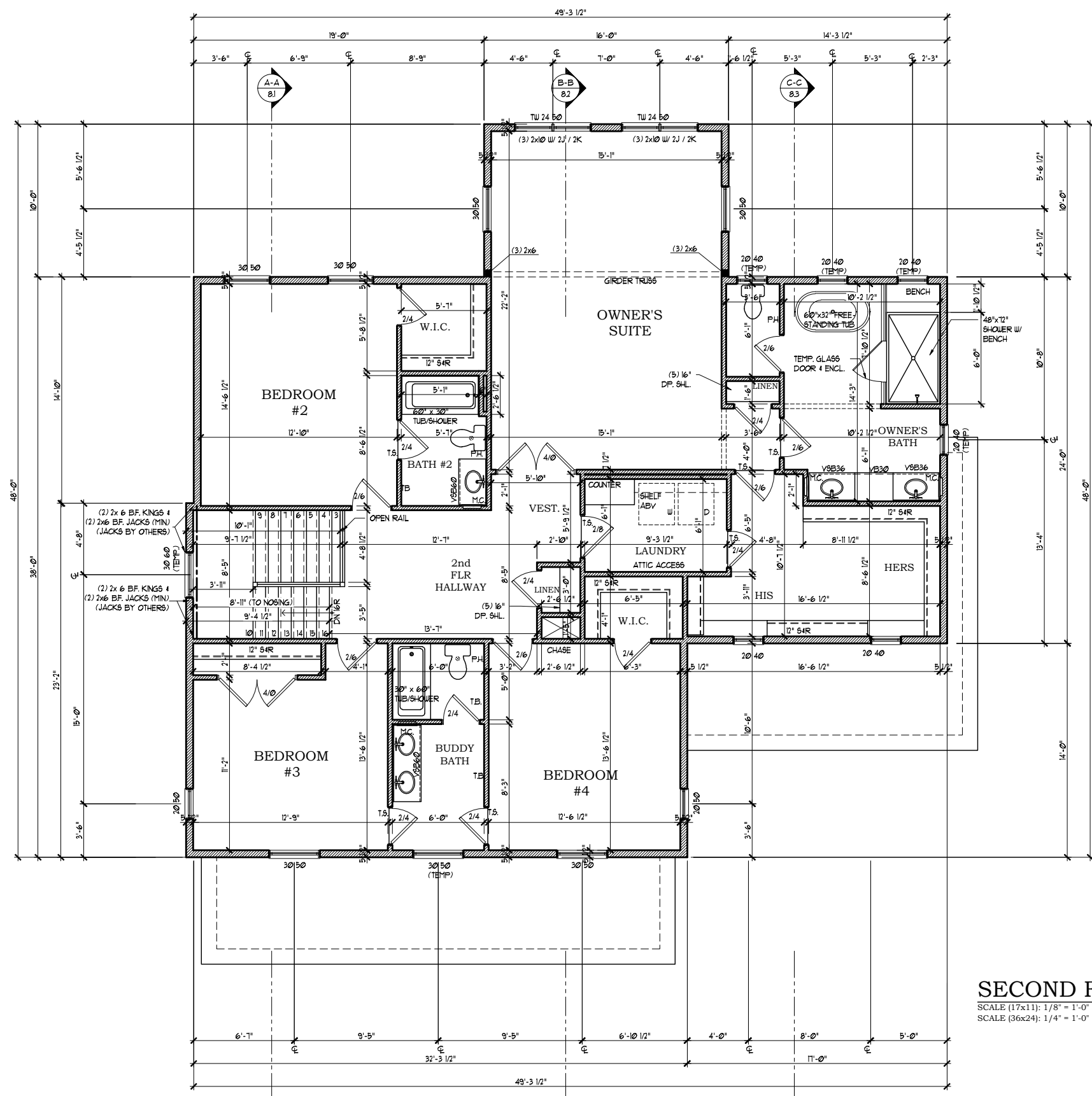
FIRST FLOOR PLAN
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: **FIRST FLOOR**
date: 10/13/18
drawn: SLF
scale: 1" = 4' (34x22) file: U.N.O. 1" = 8' (17x11) 5.1
title: **JAIME & DANILZA GARCIA GARCIA RESIDENCE**

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expiration date: 04-09-2028



- FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
 3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.
 4. (2) 2 x 10 HEADERS (TYP.) @ OPENINGS LESS THAN 12" UNLESS NOTED OTHERWISE.
 5. (3) 2 x 10 HEADERS @ OPENINGS 12" or GREATER UNLESS NOTED OTHERWISE.
 6. SUB-FLOOR SHALL BE 3/4" THICK (1/4") TONGUE & GROOVE TO MEET APA STANDARD.

REVIEWED
By Laura DiPasquale at 9:42 am, Jan 14, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Ouellet

SECOND FLOOR PLAN
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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SECOND FLOOR
content
scale: 1" = 4' (34x22) file: 10/13/18
U.N.O. 1" = 8' (17x11) 6.1
drawn: SJF date:
JAIMÉ & DANILZA GARCIA
GARCIA RESIDENCE
title

date	revision	by

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FIBERGLASS SHINGLES ON 1/2" ROOF FELT ON 1/4" OSB ROOF SHEATHING w/ H-CLIPS

ALUMINUM DRIP EDGE (TYP.)

RAKE BOARD PER PLAN

T.P.I. APPROVED WOOD ROOF TRUSSES # 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.

R-38 BLOWN OR BATT INSULATION

(2) 2x6 TOP PLATE

WINDOW INSTALL PER MANF. SPEC.

R-21 FIBERGLASS WALL INSULATION or WALL INSULATION PER RES-CHECK w/ VAPOR BARRIER HOUSEWRAP OVER 1/4" OSB WOOD SHEATHING OVER 2x6 FRAMING # 16" O.C. (OR PER PLAN)

HORIZONTAL SIDING

PROVIDE BLOCKING # 48" O.C. BETWEEN LAST ROU OF JOIST - INSTALL PER MANF. SPEC. (OR PER PLAN)

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST - INSTALL PER MANF. SPEC. (OR PER PLAN)

RIMBOARD - INSTALL PER MANF. SPEC. (OR PER PLAN)

(2) 2x6 TOP PLATE

PROVIDE FLASHING AROUND WINDOWS AND DOORS

PROVIDE BLOCKING # 48" O.C. BETWEEN LAST ROU OF JOIST - INSTALL PER MANF. SPEC. (OR PER PLAN)

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST - INSTALL PER MANF. SPEC. (OR PER PLAN)

R-19 (MIN) INSULATION w/ VAPOR BARRIER AT BAND BOARD

(2) 2x6 PRESSURE TREATED SILL PLATES w/ STD. 8" CEILING

(1) 2x6 PRESSURE TREATED PLATE w/ OPT. 9" CEILING w/ SEAL AND ANCHORS AS PER CODE.

METAL FLASHING

PROVIDE CODE APPROVED BACKFILL MATERIALS AND SLOPE GRADE AWAY FROM BUILDING MIN. 6" IN 10'-0" (ALL SIDES)

IN LIEU OF GEOTECH REPT, ASSUME 60 PCF WALL DESIGN PER TABLE R404.12(B) FOR VERTICAL REIN: 8" x 8"-0" CONC. WALL w/ MAX. 1" BACKFILL #4@3' O.C. OR #4@2' O.C. 8" x 9"-0" CONC. WALL w/ MAX. 8" BACKFILL #4@3' O.C. OR #4@2' O.C. HORIZ. REIN: (1) #4 BAR WITHIN 12" FROM TOP OF WALL & (1) #4 BAR NEAR THIRD POINTS IN WALL.

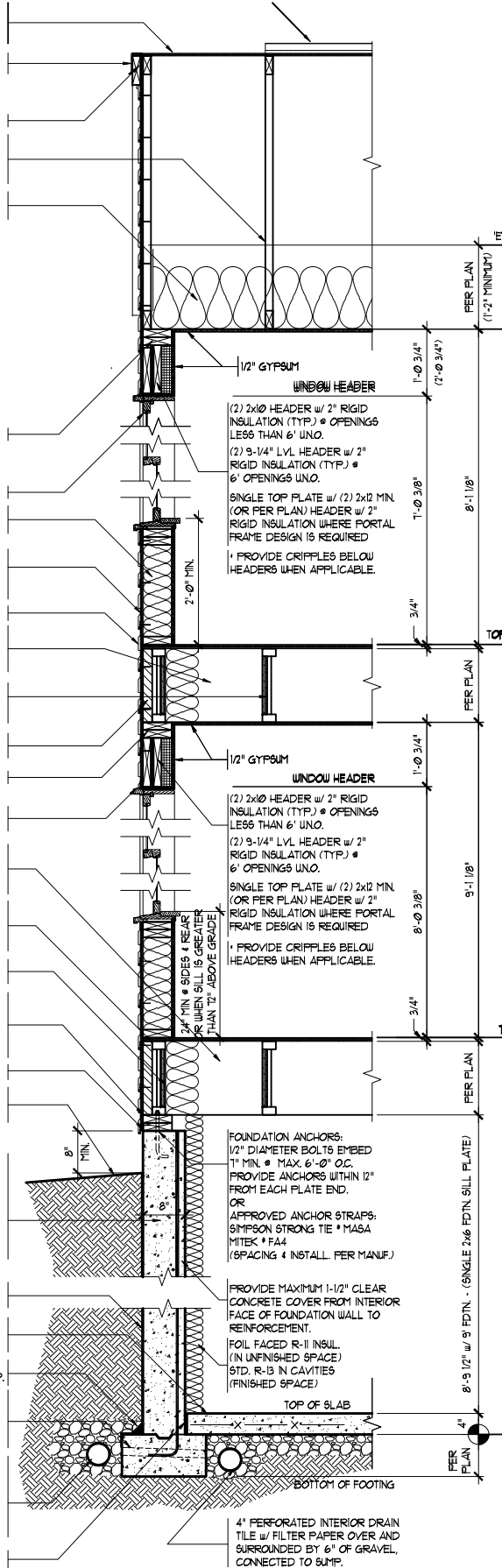
BITUMINOUS WATERPROOFING FROM TOP OF FOOTING TO GRADE

4" CONCRETE SLAB ON 6 MIL VAPOR BARRIER ON 4" FOURS FILL

SLOPE w/ MORTAR or USE NONBIODEGRADABLE "SCANT" STRIP. 16" x 8" CONTINUOUS CONCRETE FOOTING # 8" WIDE WALL w/ (2) #4 BARS 3" FROM BOTTOM. PROVIDE FROST FIG. # WALK-OUT AS REQ'D. BY CODE

4" PERFORATED EXTERIOR DRAIN TILE w/ FILTER PAPER OVER IN GRAVEL AS REQ'D. BY CODE w/ BLEEDERS THRU FIG. TO INTERIOR DRAIN TILE TO SUMP, SIZE AND SPACING AS REQ'D. BY CODE.

FREMOULDED JOINT FILLER w/ SEALANT # EXPANSION JOINT



7 BASEMENT WALL SECTION
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0" 5/5/2022
(TYPICAL GABLE END WALL)

FIBERGLASS SHINGLES ON 1/2" ROOF FELT ON 1/4" OSB ROOF SHEATHING w/ H-CLIPS

T.P.I. APPROVED WOOD ROOF TRUSSES # 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.

R-38 BLOWN OR BATT INSULATION w/ BAFFLE. EXTEND OVER DOUBLE TOP PLATE TO OUTSIDE EDGE OF WALL.

HURRICANE CLIPS EACH END OF TRUSS OR PER LOCAL CODE

ICE BARRIER UNDERLAYMENT FROM EAVE EDGE TO 24" BACK FROM INSIDE FACE OF EXTERIOR WALL.

MIN. 2-1/4" METAL DRIP EDGE

ALUM. GUTTER ON FASCIA BOARD PER PLAN

VNTL. VENTED SOFFIT

FRIZE BOARD PER PLAN

(2) 2x6 TOP PLATE

WINDOW CROSSHEAD OR TRIM

WINDOW INSTALL PER MANF. SPEC.

R-21 FIBERGLASS WALL INSULATION or WALL INSULATION PER RES-CHECK w/ VAPOR BARRIER HOUSEWRAP OVER 1/4" OSB WOOD SHEATHING OVER 2x6 FRAMING # 16" O.C. (OR PER PLAN)

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST - INSTALL PER MANF. SPEC. (OR PER PLAN)

RIMBOARD - INSTALL PER MANF. SPEC. (OR PER PLAN)

(2) 2x6 TOP PLATE

PROVIDE FLASHING AROUND WINDOWS AND DOORS

WATERTABLE / STONE SILL

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST - INSTALL PER MANF. SPEC. (OR PER PLAN)

R-19 (MIN) INSULATION w/ VAPOR BARRIER AT BAND BOARD

(2) 2x6 PRESSURE TREATED SILL PLATES w/ STD. 8" CEILING

(1) 2x6 PRESSURE TREATED PLATE w/ OPT. 9" CEILING w/ SEAL AND ANCHORS AS PER CODE.

PROVIDE WEEP SCREED / FLASHING WHERE REQUIRED

PROVIDE CODE APPROVED BACKFILL MATERIALS AND SLOPE GRADE AWAY FROM BUILDING MIN. 6" IN 10'-0" (ALL SIDES)

IN LIEU OF GEOTECH REPT, ASSUME 60 PCF WALL DESIGN PER TABLE R404.12(B) FOR VERTICAL REIN: 8" x 8"-0" CONC. WALL w/ MAX. 1" BACKFILL #4@3' O.C. OR #4@2' O.C. 8" x 9"-0" CONC. WALL w/ MAX. 8" BACKFILL #4@3' O.C. OR #4@2' O.C. HORIZ. REIN: (1) #4 BAR WITHIN 12" FROM TOP OF WALL & (1) #4 BAR NEAR THIRD POINTS IN WALL.

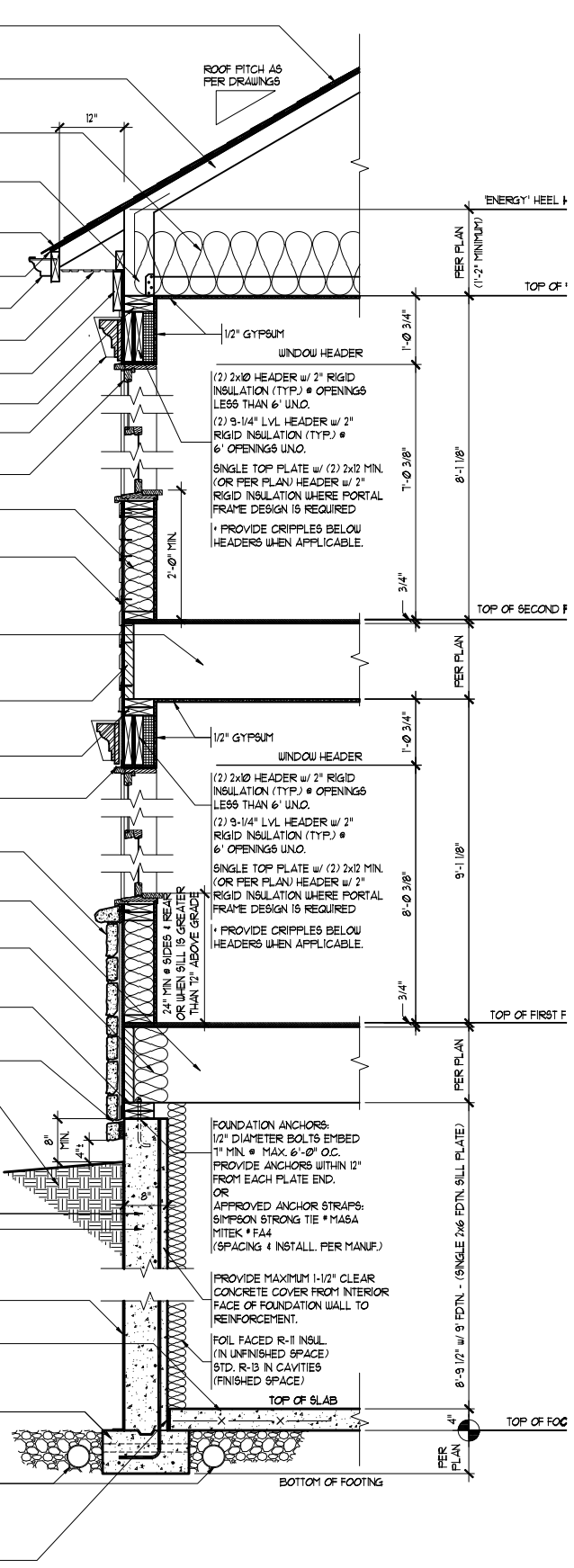
BITUMINOUS WATERPROOFING FROM TOP OF FOOTING TO GRADE

4" CONCRETE SLAB ON 6 MIL VAPOR BARRIER ON 4" FOURS FILL

SLOPE w/ MORTAR or USE NONBIODEGRADABLE "SCANT" STRIP. 16" x 8" CONTINUOUS CONCRETE FOOTING # 8" WIDE WALL w/ (2) #4 BARS 3" FROM BOTTOM. PROVIDE FROST FIG. # WALK-OUT AS REQ'D. BY CODE

4" PERFORATED EXTERIOR DRAIN TILE w/ FILTER PAPER OVER IN GRAVEL AS REQ'D. BY CODE w/ BLEEDERS THRU FIG. TO INTERIOR DRAIN TILE TO SUMP, SIZE AND SPACING AS REQ'D. BY CODE.

FIBER EXPANSION JOINT



4 BASEMENT WALL SECTION
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0" 5/5/2022
(SYNTHETIC STONE VENEER BASE w/ SIDING ABOVE)

FIBERGLASS SHINGLES ON 1/2" ROOF FELT ON 1/4" OSB ROOF SHEATHING w/ H-CLIPS

T.P.I. APPROVED WOOD ROOF TRUSSES # 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.

R-38 BLOWN OR BATT INSULATION w/ BAFFLE. EXTEND OVER DOUBLE TOP PLATE TO OUTSIDE EDGE OF WALL.

HURRICANE CLIPS EACH END OF TRUSS OR PER LOCAL CODE

ICE BARRIER UNDERLAYMENT FROM EAVE EDGE TO 24" BACK FROM INSIDE FACE OF EXTERIOR WALL.

MIN. 2-1/4" METAL DRIP EDGE

ALUM. GUTTER ON FASCIA BOARD PER PLAN

VNTL. VENTED SOFFIT

FRIZE BOARD PER PLAN

(2) 2x6 TOP PLATE

WINDOW CROSSHEAD OR TRIM

WINDOW INSTALL PER MANF. SPEC.

R-21 FIBERGLASS WALL INSULATION or WALL INSULATION PER RES-CHECK w/ VAPOR BARRIER HOUSEWRAP OVER 1/4" OSB WOOD SHEATHING OVER 2x6 FRAMING # 16" O.C. (OR PER PLAN)

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST - INSTALL PER MANF. SPEC. (OR PER PLAN)

RIMBOARD - INSTALL PER MANF. SPEC. (OR PER PLAN)

(2) 2x6 TOP PLATE

PROVIDE FLASHING AROUND WINDOWS AND DOORS

HORIZONTAL SIDING

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST - INSTALL PER MANF. SPEC. (OR PER PLAN)

R-19 (MIN) INSULATION w/ VAPOR BARRIER AT BAND BOARD

(2) 2x6 PRESSURE TREATED SILL PLATES w/ STD. 8" CEILING

(1) 2x6 PRESSURE TREATED PLATE w/ OPT. 9" CEILING w/ SEAL AND ANCHORS AS PER CODE.

METAL FLASHING

PROVIDE CODE APPROVED BACKFILL MATERIALS AND SLOPE GRADE AWAY FROM BUILDING MIN. 6" IN 10'-0" (ALL SIDES)

IN LIEU OF GEOTECH REPT, ASSUME 60 PCF WALL DESIGN PER TABLE R404.12(B) FOR VERTICAL REIN: 8" x 8"-0" CONC. WALL w/ MAX. 1" BACKFILL #4@3' O.C. OR #4@2' O.C. 8" x 9"-0" CONC. WALL w/ MAX. 8" BACKFILL #4@3' O.C. OR #4@2' O.C. HORIZ. REIN: (1) #4 BAR WITHIN 12" FROM TOP OF WALL & (1) #4 BAR NEAR THIRD POINTS IN WALL.

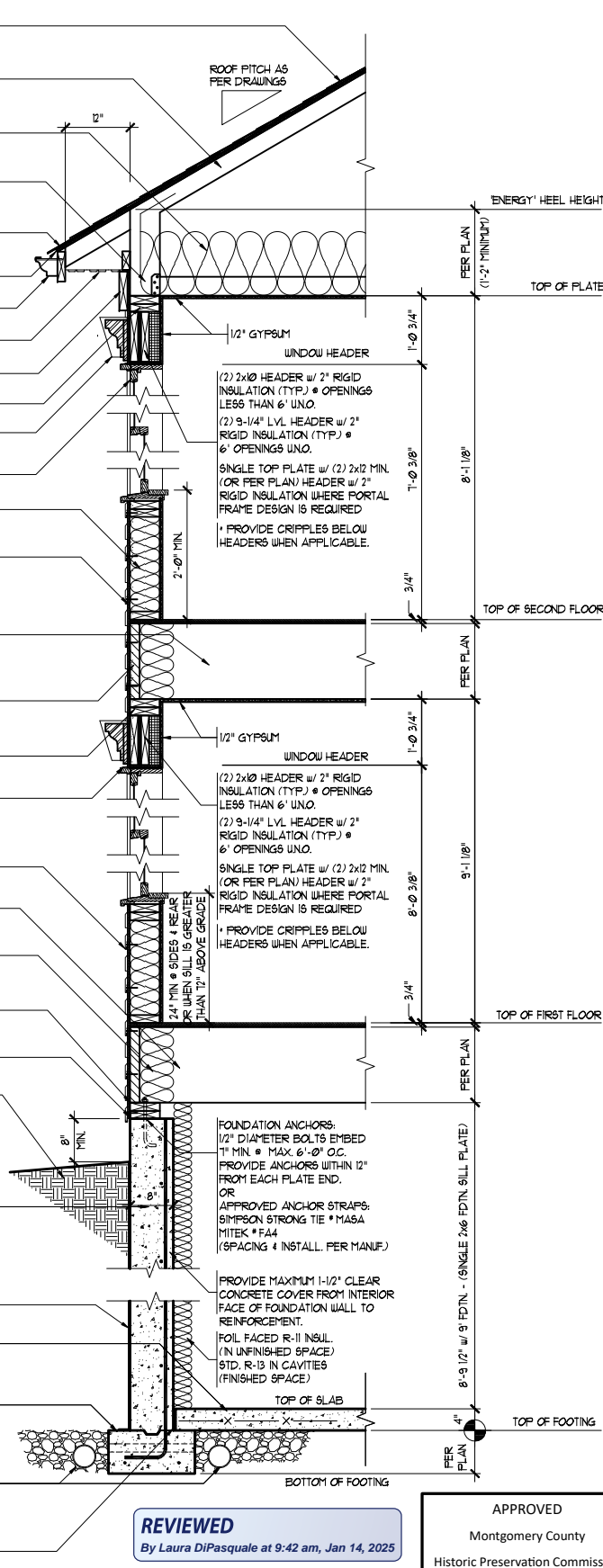
BITUMINOUS WATERPROOFING FROM TOP OF FOOTING TO GRADE

4" CONCRETE SLAB ON 6 MIL VAPOR BARRIER ON 4" FOURS FILL

SLOPE w/ MORTAR or USE NONBIODEGRADABLE "SCANT" STRIP. 16" x 8" CONTINUOUS CONCRETE FOOTING # 8" WIDE WALL w/ (2) #4 BARS 3" FROM BOTTOM. PROVIDE FROST FIG. # WALK-OUT AS REQ'D. BY CODE

4" PERFORATED EXTERIOR DRAIN TILE w/ FILTER PAPER OVER IN GRAVEL AS REQ'D. BY CODE w/ BLEEDERS THRU FIG. TO INTERIOR DRAIN TILE TO SUMP, SIZE AND SPACING AS REQ'D. BY CODE.

FIBER EXPANSION JOINT



1 BASEMENT WALL SECTION
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0" 5/5/2022
(FULL SIDING)

REVIEWED
By Laura DiPasquale at 9:42 am, Jan 14, 2025

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Montgomery County
Historic Preservation Commission
Karen Buelit

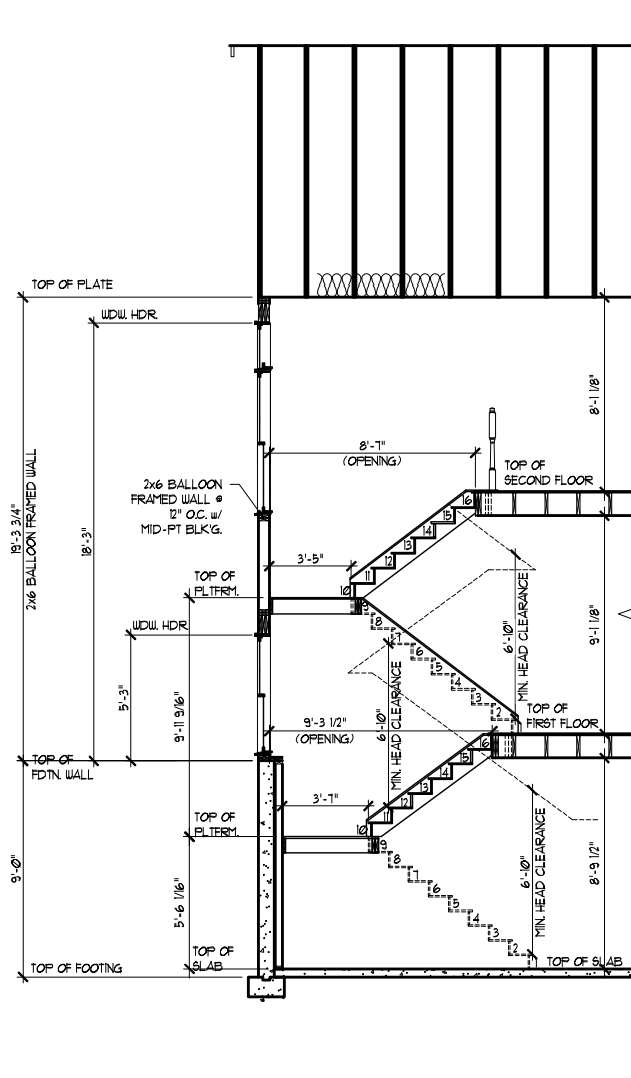
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WALL SECTION
date: 10/13/18
drawn: SLF
file: 34x22
U.N.O. 1" = 8' (17x11) 8.0A
JAIME & DANILZA GARCIA
GARCIA RESIDENCE

revision	date	by

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A701

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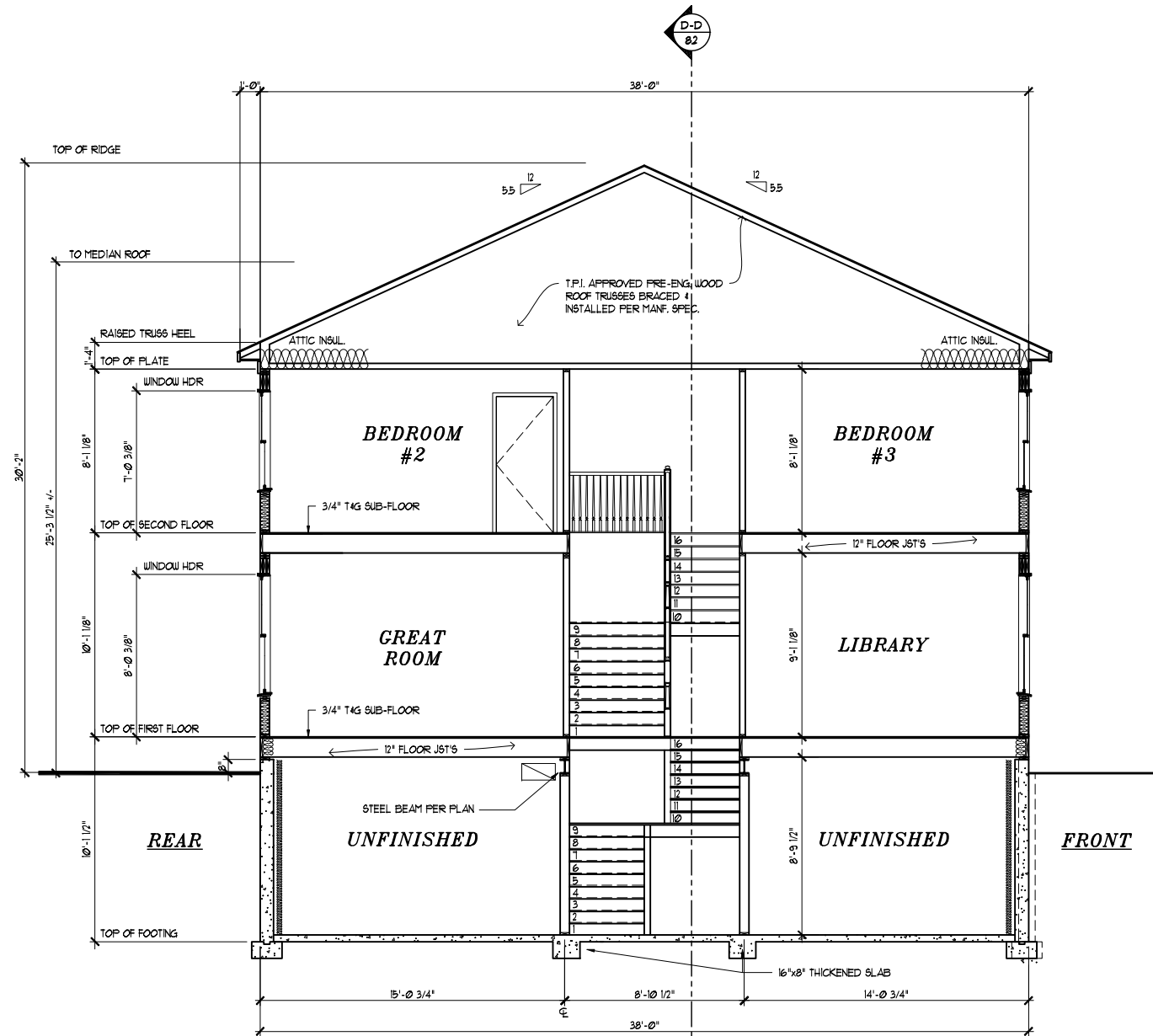


SECTION THRU STAIRS 'D-D'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

1ST FLOOR TO 2ND FLOOR
OVERALL HT.: 10' 1-1/8"
STAIR RISER: 7'-9/16"
STAIR TREAD: 10"
NUMBER OF RISERS: 16

BASEMENT TO 1ST FLOOR
OVERALL HT.: 9' 9-1/2"
STAIR RISER: 1'-5/16"
STAIR TREAD: 10"
NUMBER OF RISERS: 16



BUILDING SECTION 'A-A'

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

REVIEWED
By Laura DiPasquale at 9:42 am, Jan 14, 2025

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Historic Preservation Commission
Karen Ouellet

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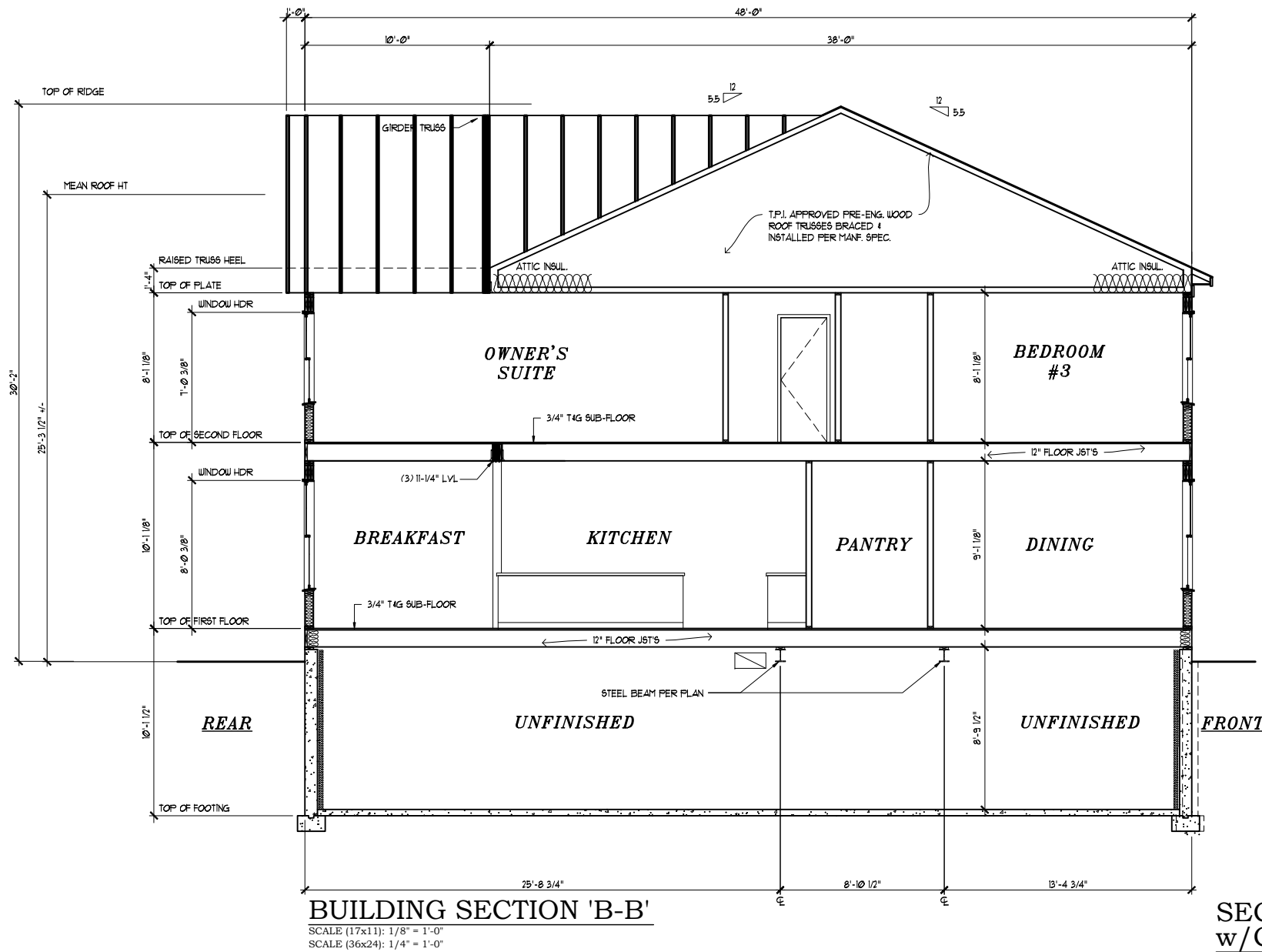
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SECTION A-A
content
scale: 1" = 4' (34x22) file: 8.1
U.N.O. 1" = 8' (17x11) 8.1
date: 10/13/18
drawn: SLF
JAIME & DANILZA GARCIA
GARCIA RESIDENCE
title

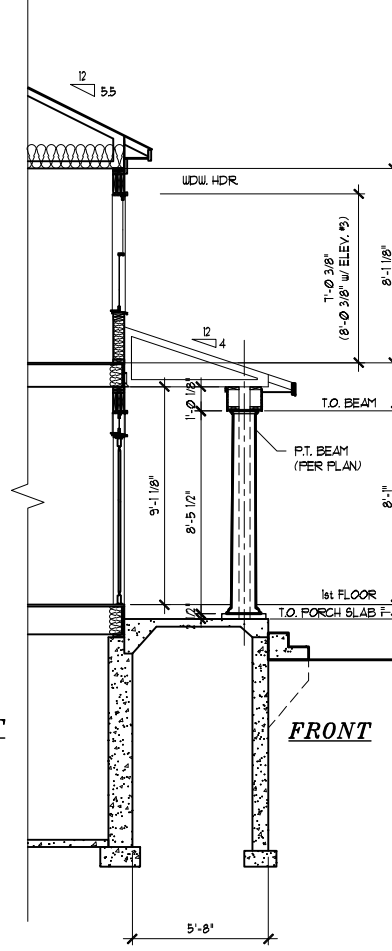
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expiration date: 04-09-2028



BUILDING SECTION 'B-B'
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



**SECTION THRU FOYER
 w/COVERED PORCH**
 ELEVATIONS #2 & 3
 SCALE (36x24): 1/4" = 1'-0"

REVIEWED
 By Laura DiPasquale at 9:42 am, Jan 14, 2025

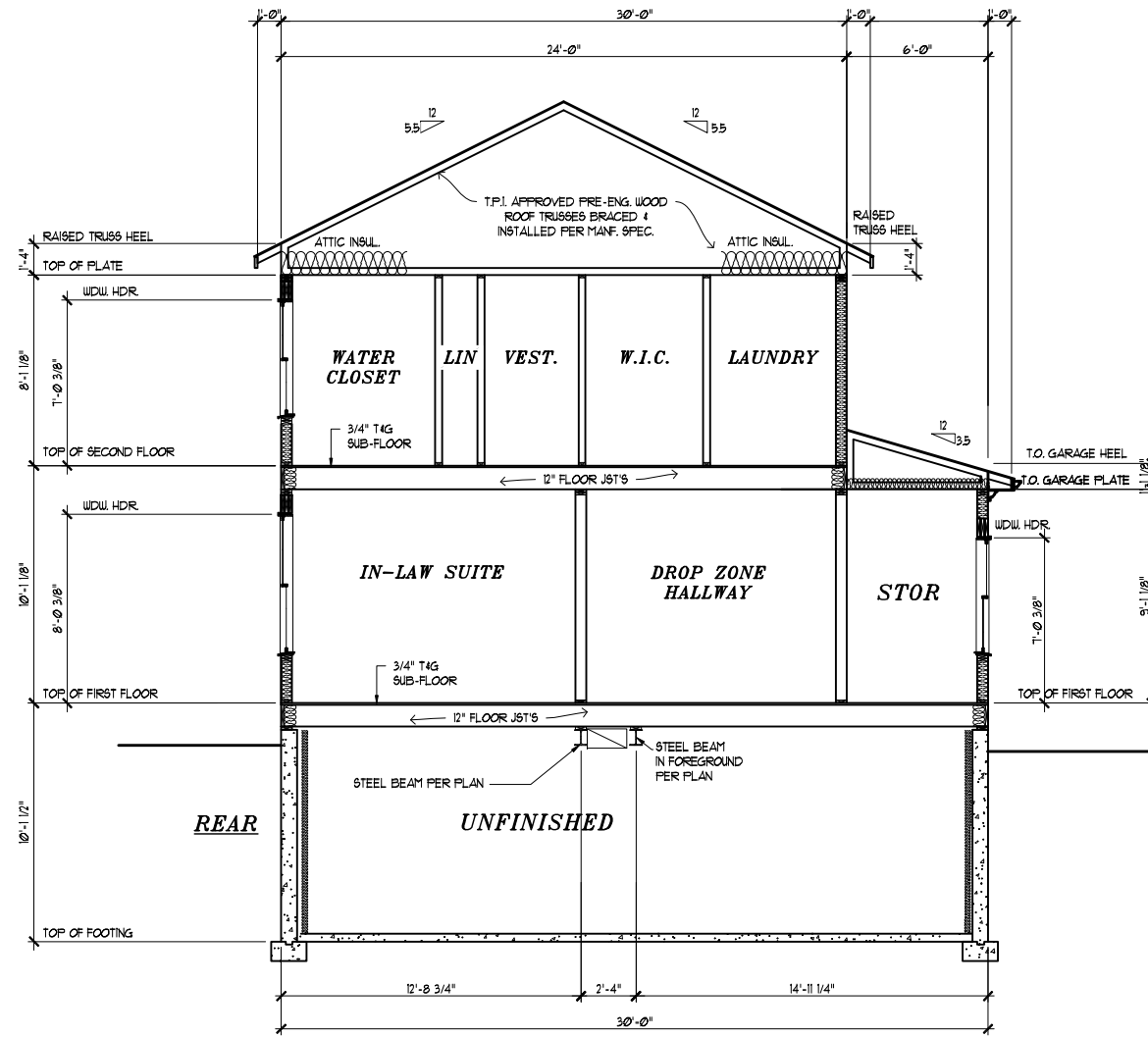
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SECTION B-B
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 scale: 1"=4' (34x22) file: 10/13/18
 U.N.O. 1"=8' (17x11) 8.2 date: 10/13/18
 drawn: SJF
 title: JAIME & DANILZA GARCIA
 GARCIA RESIDENCE

date	revision	by

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BUILDING SECTION 'C-C'
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

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 By Laura DiPasquale at 9:42 am, Jan 14, 2025

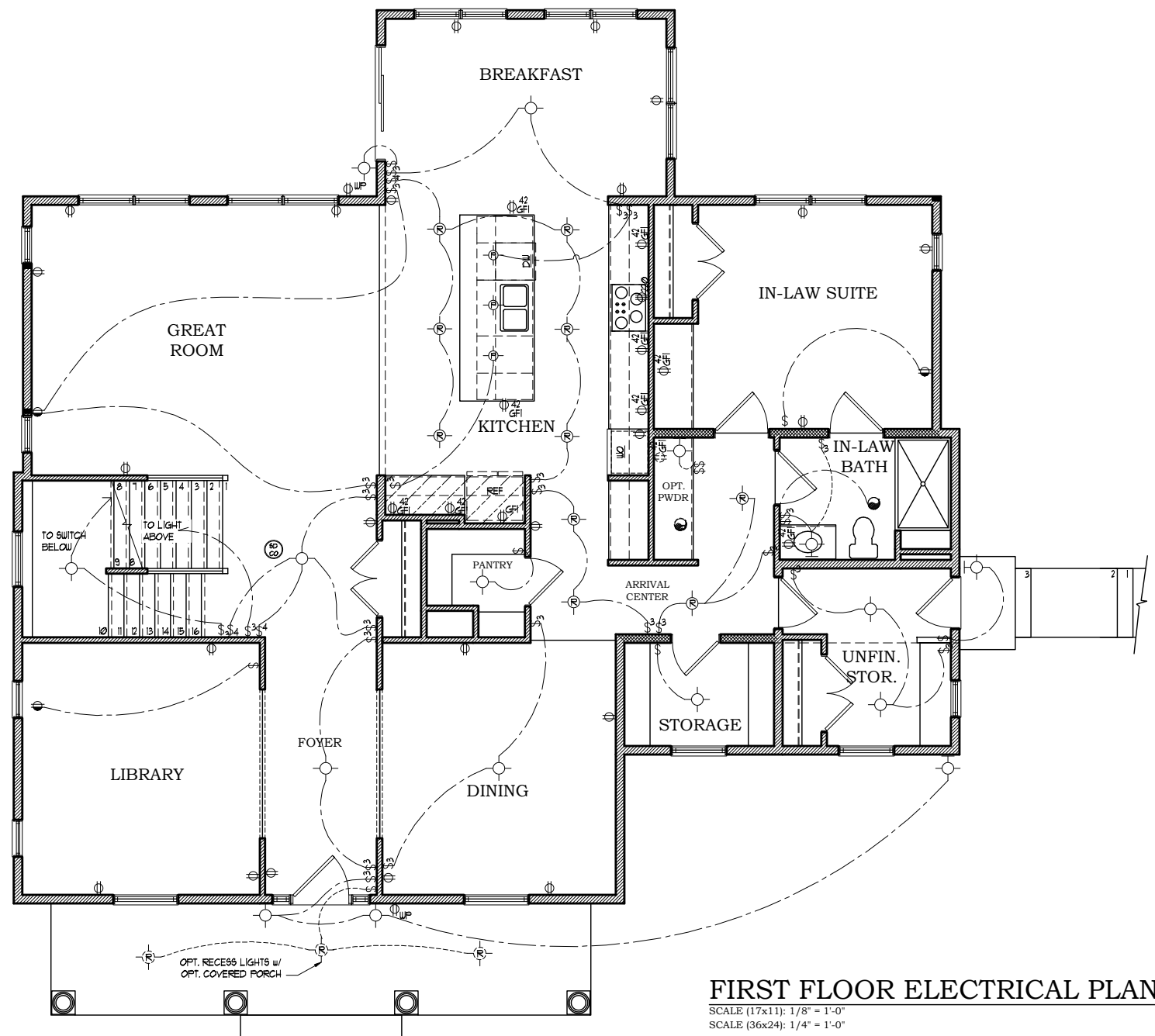
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SECTION C-C
 content
 scale: 1" = 4' (34x22) file: 10/13/18
 U.N.O. 1" = 8' (17x11) 8.3
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 date: 10/13/18
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 title
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FIRST FLOOR ELECTRICAL PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LOCAL CODE, WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.

THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

- ⊕ DUPLEX OUTLET 18" AFF.
- ⊕ DUPLEX OUTLET 42" AFF.
- ⊕ 220 220 VOLT DUPLEX OUTLET
- ⊕ IP WATERPROOF RECEPTACLE
- ⊕ GFI GROUND FAULT INTERRUPTER
- ⊕ 42 GFI GROUND FAULT INTERRUPTER 42" AFF.
- \$ WALL SWITCH
- \$ 3 3-WAY WALL SWITCH
- \$ 4 4-WAY WALL SWITCH
- \$ D DIMMER SWITCH
- ⊕ EXHAUST FAN
- ⊕ FL FAN/LIGHT COMBO
- ⊕ LIGHT FIXTURE CEILING MOUNTED
- ⊕ LIGHT FIXTURE RECESSED LIGHT
- ⊕ PC FIXTURE FULL CHAIN
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ FLOOD LIGHTS
- ⊕ LIGHT FIXTURE WALL MOUNTED
- ⊕ T THERMOSTAT
- ⊕ JUNCTION BOX
- ⊕ CHIME DOOR CHIME
- ⊕ TELEPHONE JACK
- ⊕ TELEVISION JACK
- ⊕ GARBAGE DISPOSAL
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ COMBINATION SMOKE-CARBON DETECTOR
- ⊕ EP ELECTRIC PANEL
- ⊕ EM ELECTRIC METER
- ⊕ INTERCOM
- ⊕ IC INTERCOM CONSOLE

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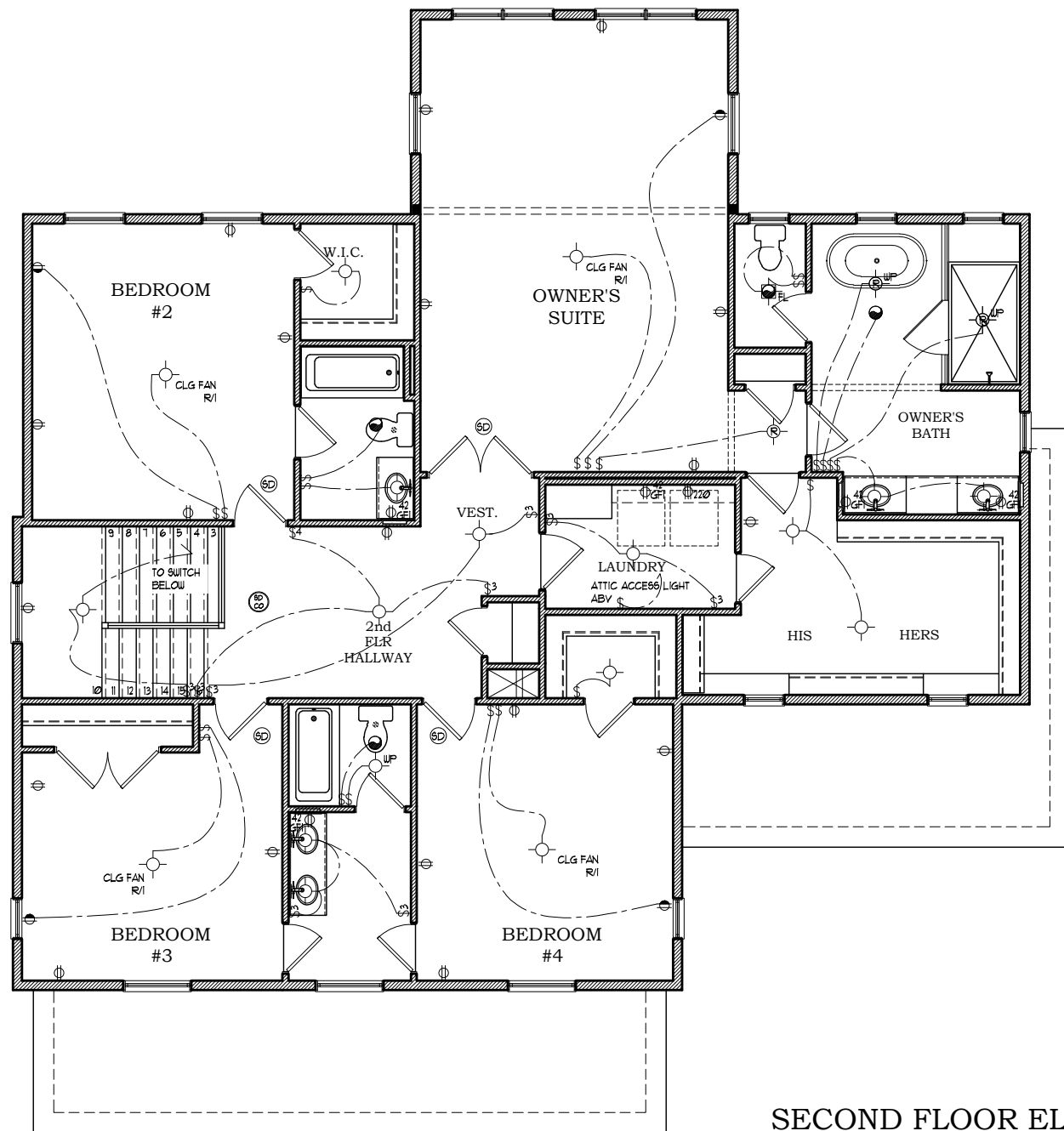
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content: ELECTRICAL_1ST
 scale: 1"=4' (34x22) file: U.N.O. 1"=8' (17x11) E1.1
 date: 10/13/18
 drawn: SLJ
 title: JAIME & DANILZA GARCIA GARCIA RESIDENCE

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ELECTRICAL SYMBOLS

- ⊕ DUPLX OUTLET 18" AFF.
- ⊕ DUPLX OUTLET 42" AFF.
- ⊕220 220 VOLT DUPLX OUTLET
- ⊕ WP WATERPROOF RECEPTACLE
- ⊕ GF1 GROUND FAULT INTERRUPTER
- ⊕ GF2 GROUND FAULT INTERRUPTER 42" AFF.
- \$ WALL SWITCH
- \$3 3-WAY WALL SWITCH
- \$4 4-WAY WALL SWITCH
- \$D DIMMER WALL SWITCH
- ⊕ FL EXHAUST FAN
- ⊕ FL FAN/LIGHT COMBO
- ⊕ LIGHT FIXTURE CEILING MOUNTED
- ⊕ LIGHT FIXTURE RECESSED LIGHT
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- ⊕ FLOOD LIGHTS
- ⊕ LIGHT FIXTURE WALL MOUNTED
- ⊕ T THERMOSTAT
- ⊕ JB JUNCTION BOX
- ⊕ CHIME DOOR CHIME
- ⊕ TELEPHONE JACK
- ⊕ TELEVISION JACK
- ⊕ GARBAGE DISPOSAL
- ⊕ SD SMOKE DETECTOR
- ⊕ CO CARBON MONOXIDE DETECTOR
- ⊕ CO-COMBINATION SMOKE-CARBON DETECTOR
- ⊕ EP ELECTRIC PANEL
- ⊕ EM ELECTRIC METER
- ⊕ I INTERCOM
- ⊕ IC INTERCOM CONSOLE

SECOND FLOOR ELECTRICAL PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

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 By Laura DiPasquale at 9:42 am, Jan 14, 2025

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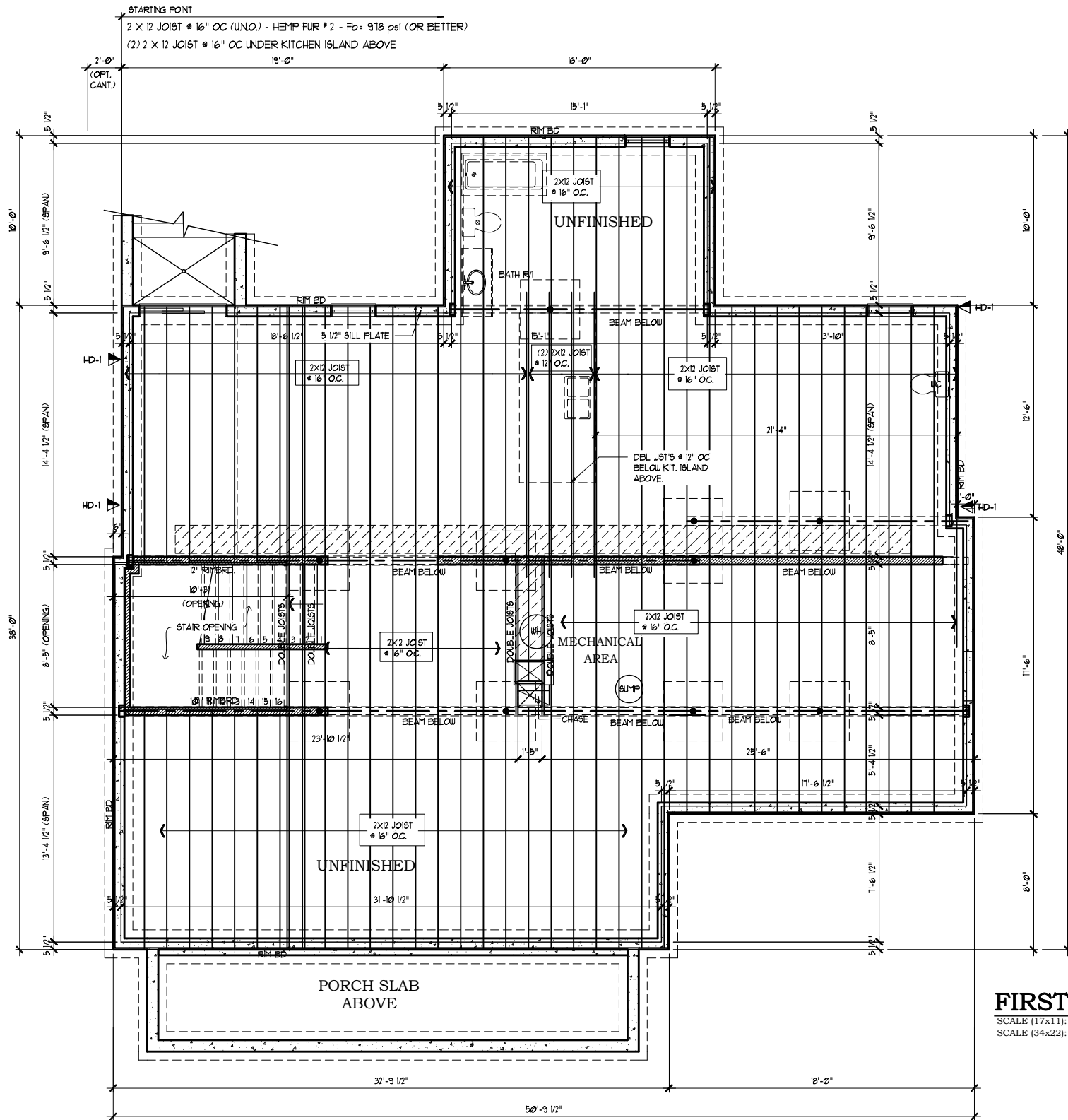
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 date: 10/13/18
 drawn: SJF
 title: JAIME & DANILZA GARCIA GARCIA RESIDENCE

date	revision	by

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FIRST FLOOR FRAMING PLAN

SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

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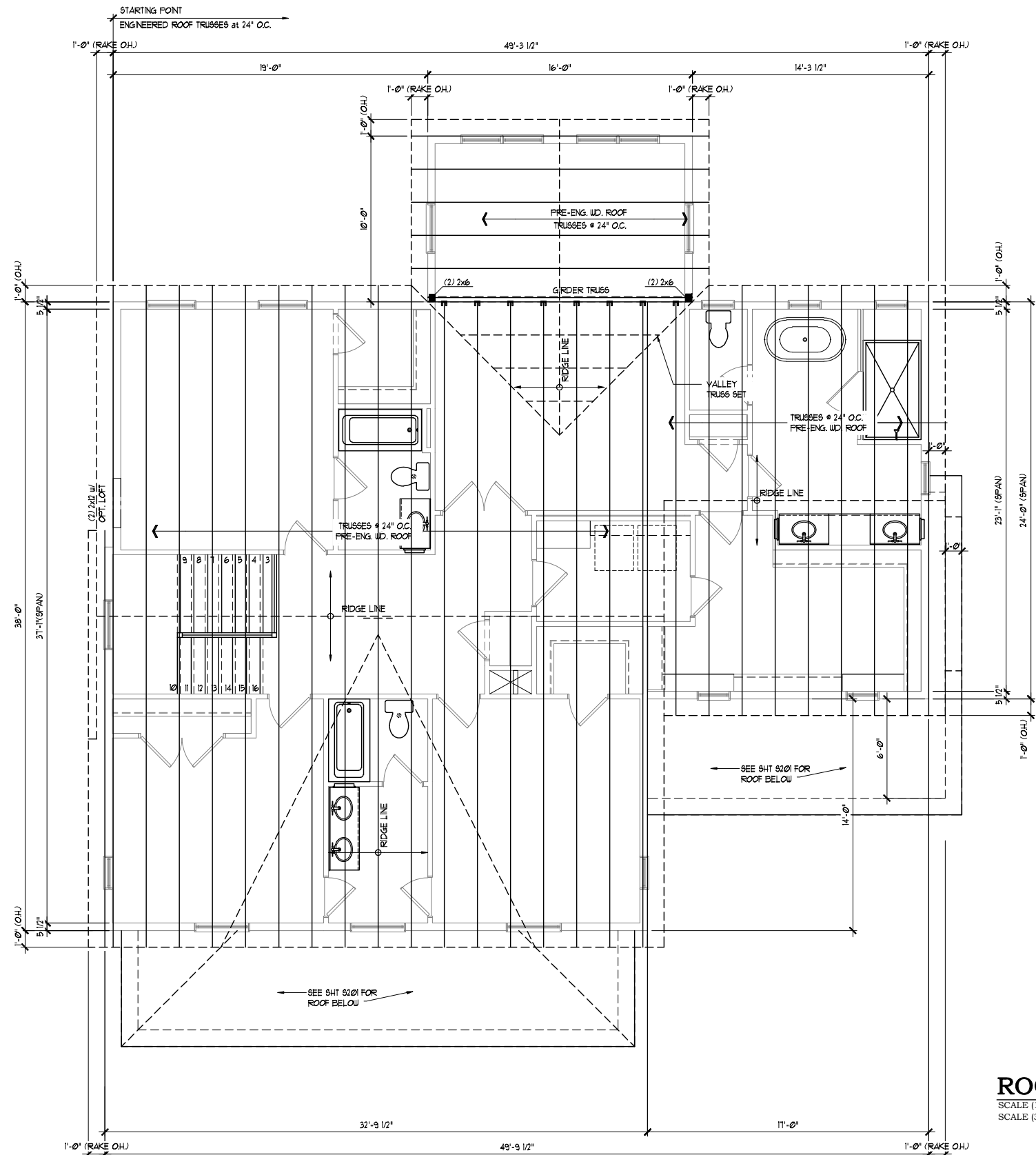
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content	FRAMING_1ST
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drawn: SLF	date: 10/13/18
JAIME & DANILZA GARCIA	
GARCIA RESIDENCE	
title	

date	revision	by

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ROOF FRAMING PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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SHEET #
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date	revision	by

content: **ROOF FRAMING**
scale: 1" = 4' (34x22) file: 10/13/18
U.N.O. 1" = 8' (17x11) S3.1
drawn: SJF
date: 10/13/18
JAIME & DANILZA GARCIA
title: **GARCIA RESIDENCE**

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LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
115 MPH WIND IN 2018 IRC MAP
 (115 MPH WIND SPEED IN ASCE 7-16 WIND MAP, PER IRC R301.2.1.1)
 EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2018 IRC (SECTION 1609) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2018 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION

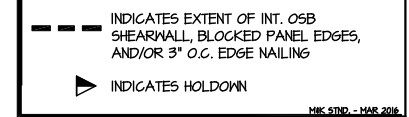
- 7/16" OSB OR 15/32" PLYWOOD:
 FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN PANEL FIELD. (TYP. U.N.O.)
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC. 1 3/8" 16 GA STAPLES (1/2" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)



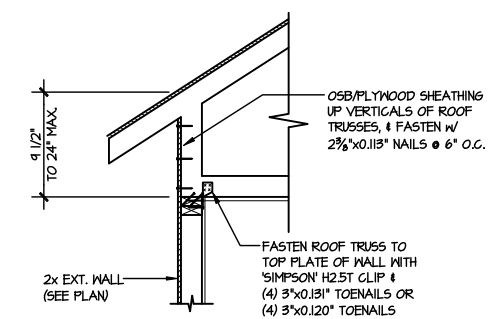
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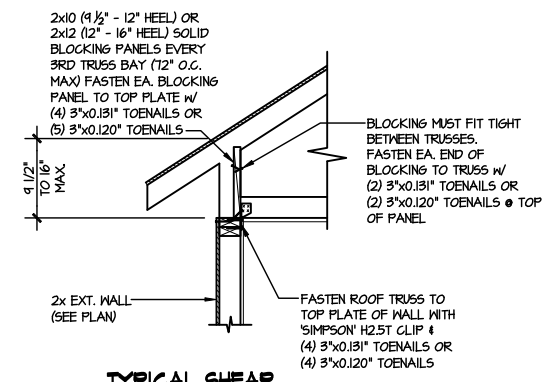
CONNECTION SPECIFICATIONS (TYP. U.N.O.)

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PLATE TO JOIST/BLK'G.	(3) NAILS @ 4" o.c.	(3) NAILS @ 4" o.c.
STUD TO SOLE PLATE	(2) TOENAILS	(3) TOENAILS*
TOP OR SOLE PLATE TO STUD	(2) NAILS	(3) NAILS
RIM TO TOP PLATE	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS	(3) TOENAILS*
DOUBLE STUD	NAILS @ 24" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 24" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE LAP SPLICE	(4) NAILS IN LAPPED AREA	(4) NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2) NAILS	(2) NAILS

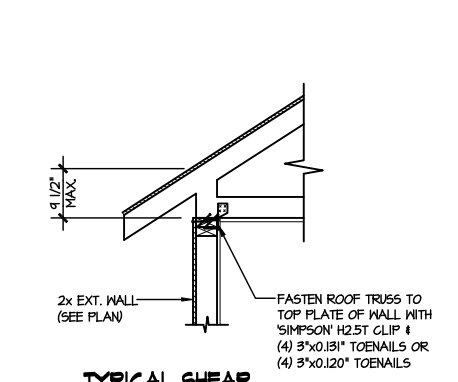
* 2 3/8"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)



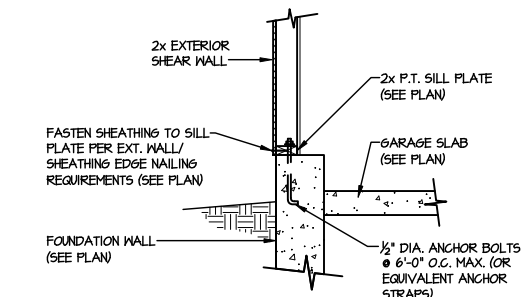
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
 SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



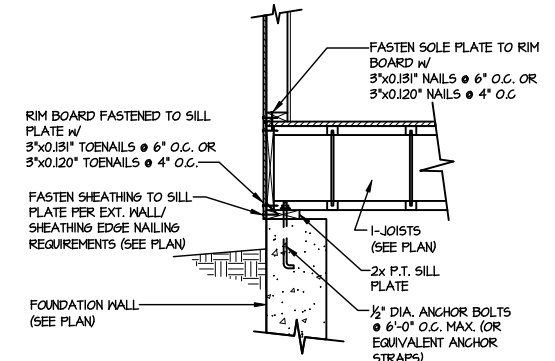
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
 SCALE: 3/4"=1'-0" HEEL HEIGHT BETWEEN 9 1/2" - 16" BLOCKING HEIGHT



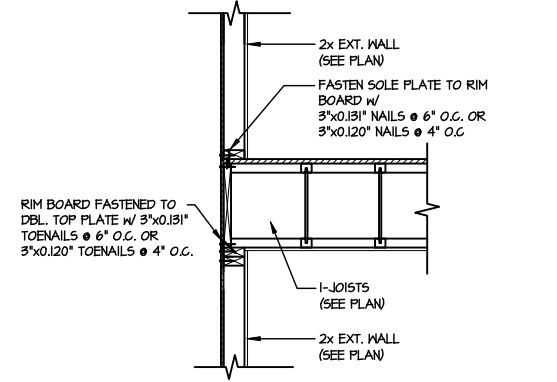
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
 SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 9 1/2" NO BLOCKING HEIGHT



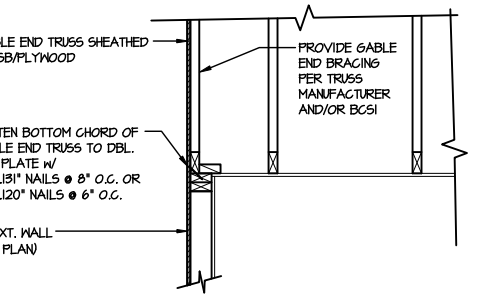
E TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR GARAGE WALL
 SCALE: 3/4"=1'-0"



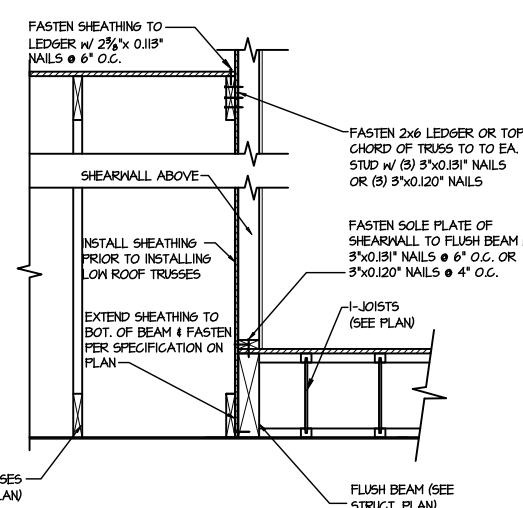
D1 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR BASEMENT WALL
 SCALE: 3/4"=1'-0"



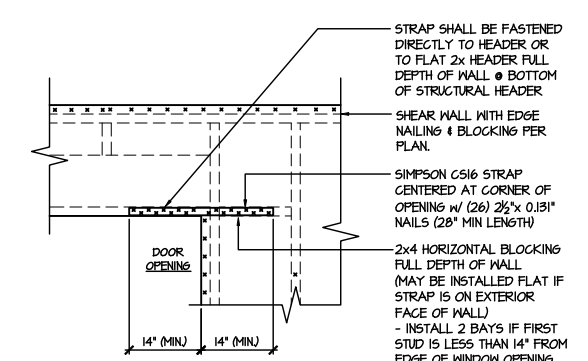
C1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
 SCALE: 3/4"=1'-0"



B1 TYPICAL GABLE END DETAIL
 SCALE: 3/4"=1'-0"

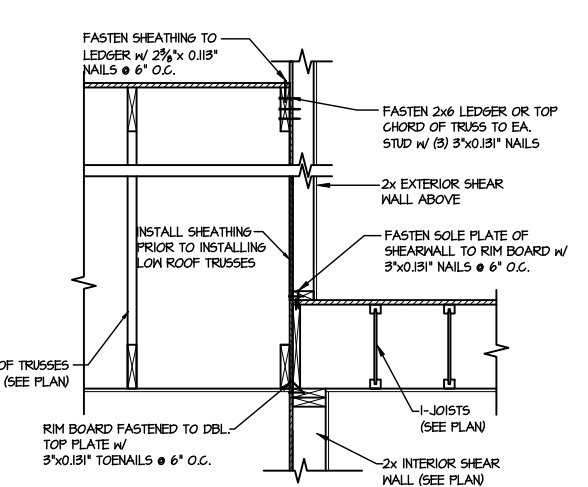


3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
 SCALE: 3/4"=1'-0"



- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHGT. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR DOOR NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

2 TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION
 SCALE: NTS



1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
 SCALE: 3/4"=1'-0"

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.

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 RESIDENTIAL STRUCTURAL ENGINEERING
 300 Broadside Ave, Building 4 - Amber, PA 19002
 P 215-948-8001 • mulhern+kulp.com

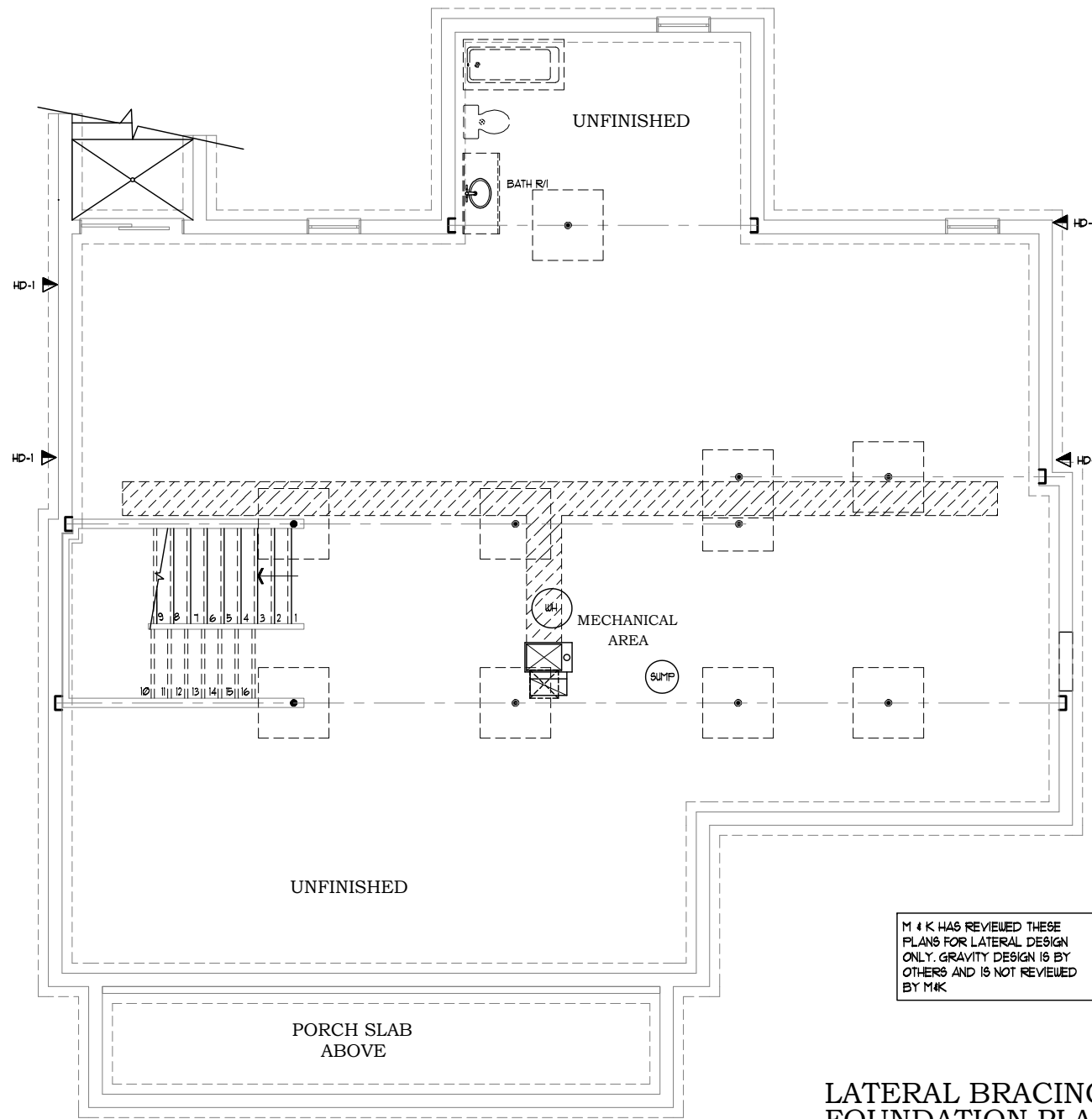
M&K project number:
 093-24013

project mgr: JTR
 drawn by: TEW
 issue date: 10-24-24

REVISIONS:
 date: initial:

ARCHITECTURE
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SHEAR TRANSFER DTLS
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LATERAL BRACING FOUNDATION PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

REVIEWED
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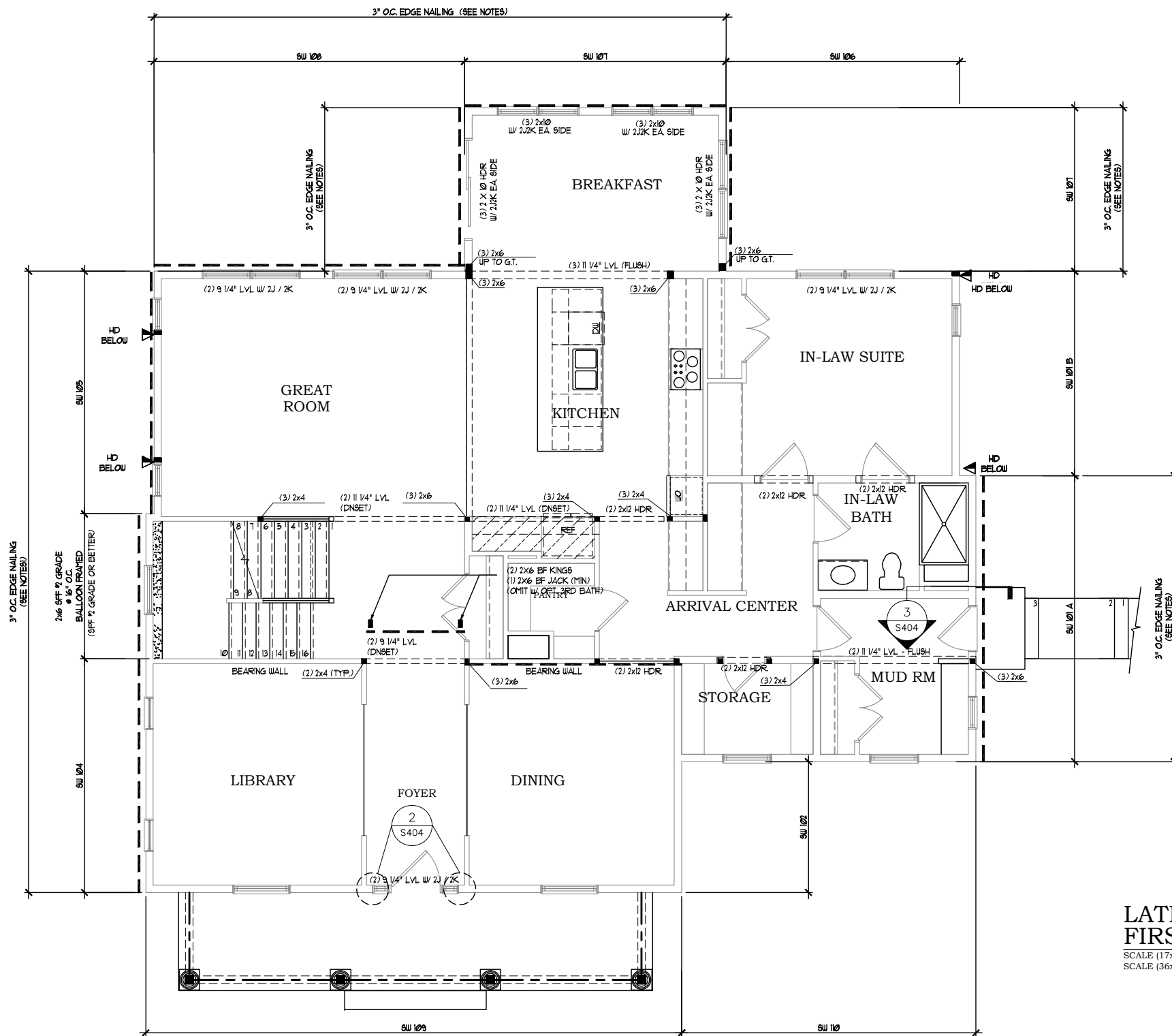
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JAIMÉ & DANILZA GARCIA
GARCIA RESIDENCE title

date	revision	by

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SEE S401 & S402 FOR LATERAL BRACING NOTES

LATERAL BRACING FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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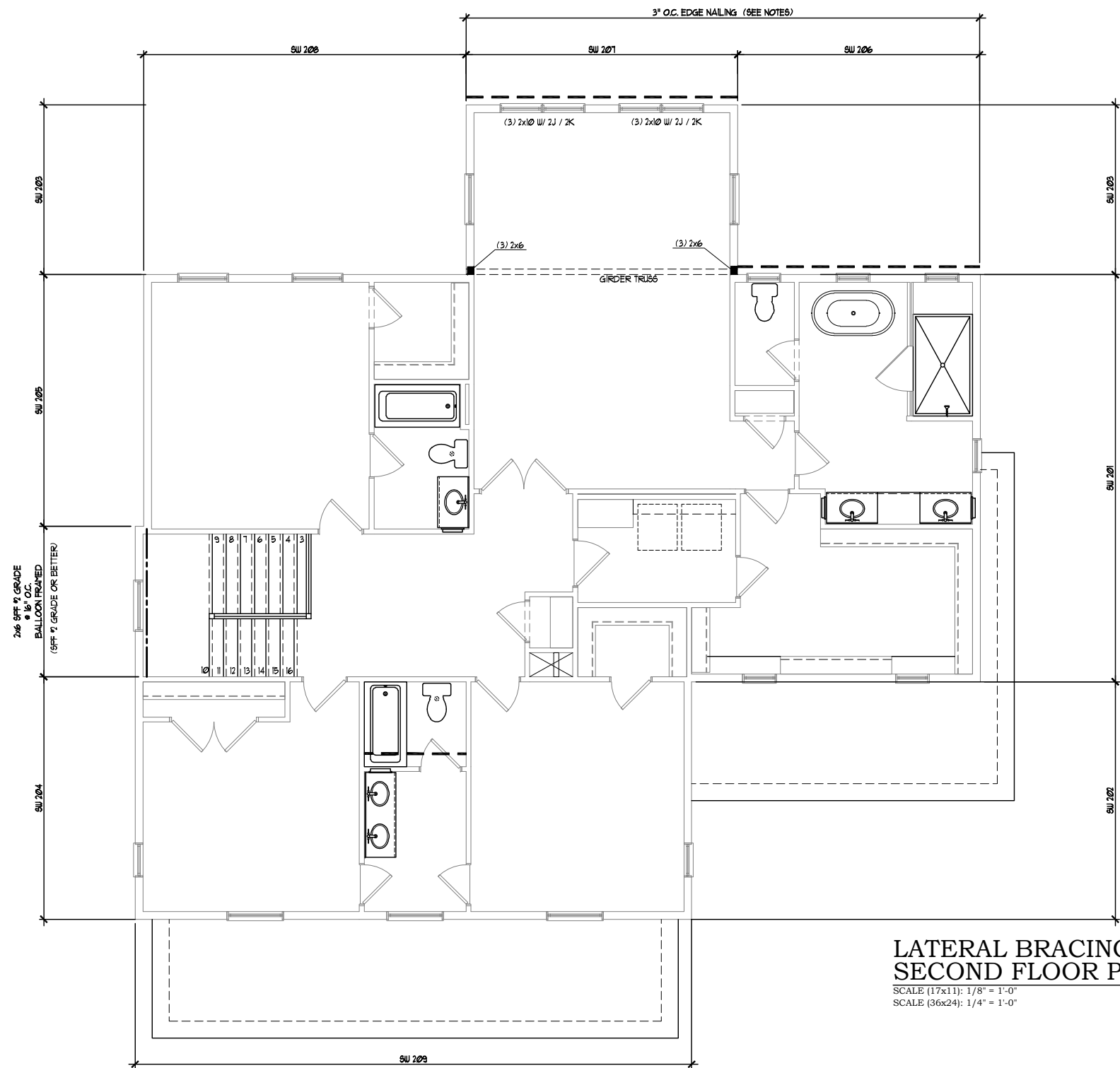
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U.N.O. 1" = 8' (17x11) LB-4
drawn: SJF date:
JAIME & DANILZA GARCIA
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title

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SEE S401 & S402 FOR LATERAL BRACING NOTES

LATERAL BRACING SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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By Laura DiPasquale at 9:42 am, Jan 14, 2025

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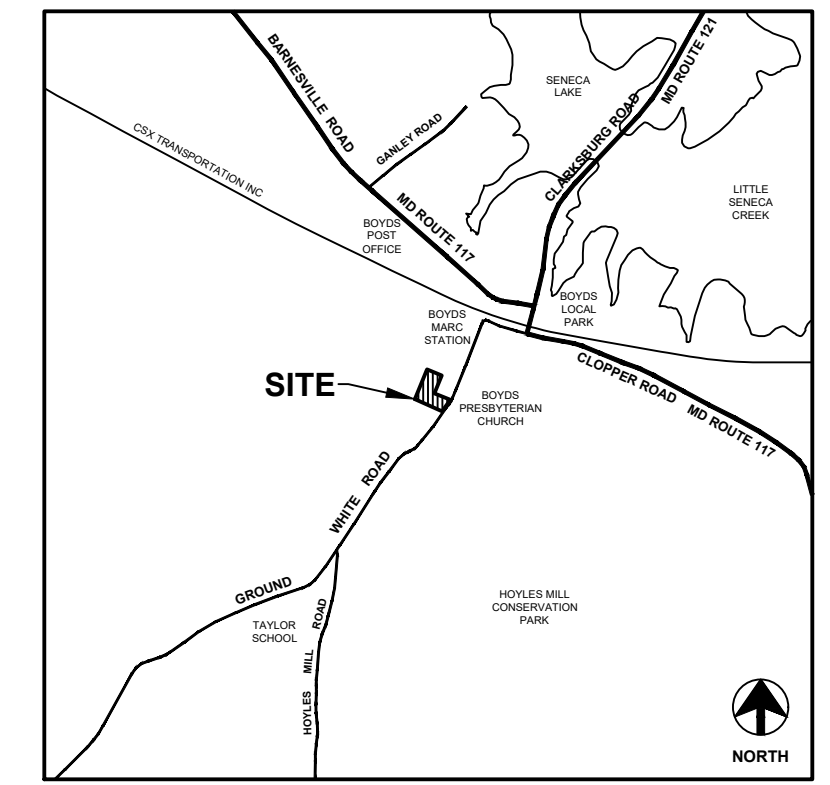
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U.N.O. 1" = 8' (17x11) LB-5 drawn: SLF
JAIME & DANILZA GARCIA
GARCIA RESIDENCE title

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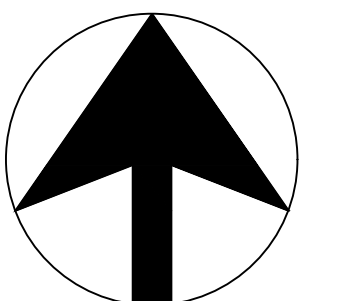
SHEET #
S404

PREPARED FOR:
**Danilza Del Carmen Garcia
 & Jaime Antonio Garcia**
 11134 Newport Mill Road
 Kensington, MD 20895
 Danilza: 301-728-9839
 Jaime: 301-755-4862
 danilzag@yahoo.com
 Chiry829@gmail.com



VICINITY MAP
 SCALE: 1" = 2,000'

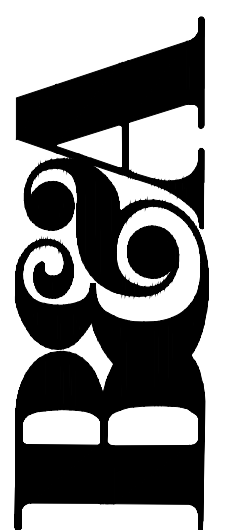
Revisions



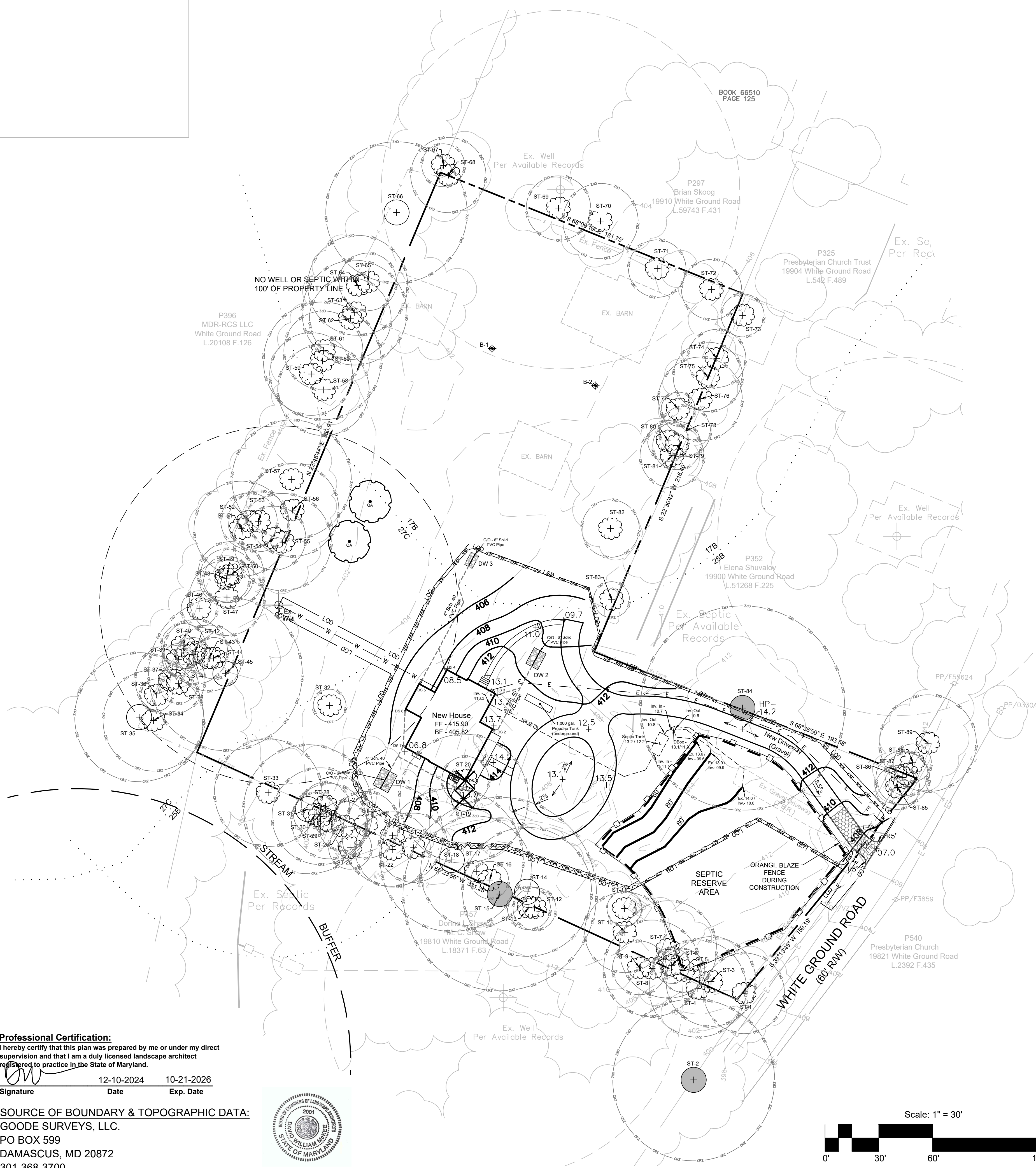
date: 12/10/2024

scale: 1" = 30'

Benning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301)948-0240



TREE SAVE PLAN
19820 White Ground Road
 Election District 11
 Parcel 404; Tax Map DU562
 Montgomery County, Maryland



EXEMPTION NARRATIVE
 THIS PROPERTY QUALIFIES FOR AN EXEMPTION FROM THE FOREST CONSERVATION LAW PER SECTION 22A-5(a) & 22A-6:

- an activity conducted on an existing single lot of any size that is required to construct a dwelling house or accessory structure (such as a pool, tennis court, or shed) intended for the use of the owner, if the activity:
 - does not require a special exemption;
 - does not occur within an environmental buffer, except for the allowable uses stated in the environmental guidelines
 - does not result in the cutting, clearing, or grading of:
 - more than a total of 20,000 square feet of forest;
 - any forest in a stream buffer;
 - any forest on property located in a special protection area which must submit a water quality plan;
 - any specimen or champion tree; or
 - any tree or forest that is subject to the requirements of a previously approved forest conservation plan or tree save plan.

Sec. 22A-6. Special provisions — Exemptions; tree save plans; and highway projects.
 (a) Tree save plan requirements. An activity or development that would be exempt under Section 22A-5, and that would impact a significant, specimen, or champion tree, requires the approval of a tree save plan, which may require tree preservation or mitigation for loss of individual trees. The plan requirements must be based on the size and character of the trees to be cleared. If trees to be cleared are part of an existing scenic buffer between public parkland and a proposed development, trees which are smaller than specimen size may be included in the plan.
 (b) Exemption expiration. A confirmed exemption that has not started any authorized land disturbance within 5 years from the date of approval of the exemption is expired, unless the confirmed exemption pertains to a subdivision with a validity period of more than 5 years. If the subdivision has a validity period of more than 5 years, the confirmed exemption does not expire until the end of the subdivision validity period.
 (c) Tree save plan violations. A violation of any requirement of a tree save plan or similar condition of approval may be enforced using any remedy provided under this Chapter.

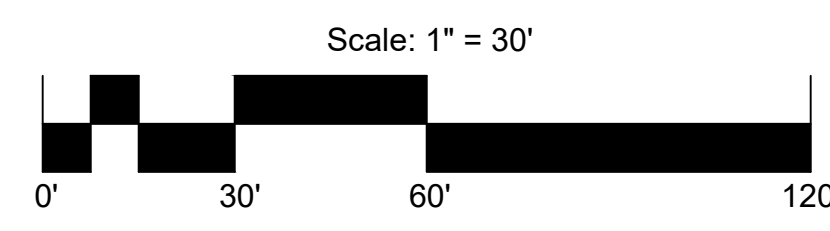
Tree Removal:
 1. Trees designated for removal outside of the LOD are to be flush cut to the ground and the stump left in place.
 2. Additional hazard tree pruning outside the LOD can be approved by the M-NCPPC forest conservation inspector at the pre-construction meeting provided this tree pruning is done by a Maryland-Licensed Tree Expert.
 3. The Limits-of-Disturbance may be adjusted with M-NCPPC forest conservation inspector's prior approval.
 4. Additional root pruning may be required by the M-NCPPC inspector if determined necessary to mitigate construction related damage to adjacent save trees.

LEGEND:

CANOPY COVERAGE	
CRITICAL ROOT ZONE	
DRYWELL	
ELECTRIC METER LOCATION	
EXISTING BUILDING	
EXISTING FENCE	
EX. TREE ON-SITE TO BE REMOVED	
INDEX CONTOUR (2' INTERVAL)	
INTERMEDIATE CONTOUR	
LIMITS-OF-DISTURBANCE	
MITIGATION PLANTING	
PROPERTY LINE (SUBJECT)	
PROPERTY LINE	
PROPOSED CONTOUR	
PROPOSED HOUSE	
ROOT PRUNING	
SEPTIC TANK	
SEPTIC TRENCHES	
SIGNIFICANT TREE	
SIGNIFICANT TREE TO BE REMOVED	
SOIL BORING TEST SITE	
SPECIMEN TREE	
STABILIZED CONSTRUCTION ENTRANCE	
SUPER SILT FENCE	
TREE PROTECTION FENCE	
UTILITY POLE	
WATER HOUSE CONNECTION	
EX. WELL	

Professional Certification:
 I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
 Signature: Date: 12-10-2024 Exp. Date: 10-21-2026

SOURCE OF BOUNDARY & TOPOGRAPHIC DATA:
 GOODE SURVEYS, LLC.
 PO BOX 599
 DAMASCUS, MD 20872
 301-368-3700



REVIEWED
 By Laura DiPasquale at 10:08 am, Jan 14, 2025

APPROVED
 Montgomery County
 Historic Preservation Commission

SIGNIFICANT / SPECIMEN TREE TABLE							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	% OF CRZ IMPACTED	STATUS
ST-1	<i>Ailanthus altissima</i>	Tree of Heaven	15.0" & 15.0" (Estimate)	Moderate		0%	To Remain
ST-2*	<i>Ilex opaca</i>	American Holly	30.1"	Moderate	Overhead utilities through canopy, off-site, adventitious limbs	0%	To Remain
ST-3	<i>Pinus strobus</i>	White Pine	16.7"	Moderate	Lower broken & pruned limbs, low dead limbs	0%	To Remain
ST-4	<i>Ailanthus altissima</i>	Tree of Heaven	18.1"	Moderate-Poor	Off-site	0%	To Remain
ST-5	<i>Acer rubrum</i>	Red Maple	8.1"	Good-Moderate	Rope holding up fence, co-dominant leaders	0%	To Remain
ST-6	<i>Acer rubrum</i>	Red Maple	6.7"	Good-Moderate	Co-dominant leaders	0%	To Remain
ST-7	<i>Pinus strobus</i>	White Pine	18.1"	Moderate	Phototropic lean	0%	To Remain
ST-8	<i>Carya glabra</i>	Pignut Hickory	18.0" (Estimate)	Moderate	Off-site, broken dead limbs, galls on trunk	0%	To Remain
ST-9	<i>Picea rubens</i>	Red Spruce	10.0" (Estimate)	Good	Off-site	0%	To Remain
ST-10	<i>Acer rubrum</i>	Red Maple	15.0"	0.0 AC	Multi-stem, multiple vine species climbing trunk	0%	To Remain
ST-11	<i>Juglans nigra</i>	Black Walnut	6.5"	Moderate	Broken limbs	0%	To Remain
ST-12	<i>Prunus serotina</i>	Black Cherry	8.0" & 4.0"	Moderate	Off-site, not located, broken limbs	0%	To Remain
ST-13	<i>Prunus serotina</i>	Black Cherry	8.0" (Estimate) & 3.0"	Moderate	Off-site, not located, phototropic lean	0%	To Remain
ST-14	<i>Ailanthus altissima</i>	Tree of Heaven	24.0" (Estimate)	Moderate	Multiple vine species climbing trunk, adventitious limbs, broken dead limbs with decay, phototropic lean, co-dominant leaders	20%	To Remain
ST-15*	<i>Ailanthus altissima</i>	Tree of Heaven	36.0" (Estimate)	Poor	Off-site, not located, vine species climbing trunk, co-dominant leaders, broken dead limbs with decay, broken leaders	25%	To Remain
ST-16	<i>Ailanthus altissima</i>	Tree of Heaven	7.0"	Moderate-Poor	Phototropic lean, hanger, broken dead limbs & leader with decay	0%	To Remain
ST-17	<i>Ailanthus altissima</i>	Tree of Heaven	20.7"	Poor	Lost scaffold limb, sap sucker damage, broken dead limbs with decay & leaders	25%	To Remain
ST-18	<i>Ailanthus altissima</i>	Tree of Heaven	26.6"	Poor	Possible basal rot, oozing sap, leaders have grown together, included wood, adventitious limbs, broken dead limbs & leader with decay	35%	To Remain
ST-19	<i>Ailanthus altissima</i>	Tree of Heaven	24.0" (Estimate)	Moderate	With Poison Ivy, phototropic lean, adventitious limbs, unbalanced canopy, broken dead limbs with decay	92%	To Be Removed
ST-20	<i>Acer negundo</i>	Boxelder	7.6" & 8.8"	Moderate-Poor	Canker with decay, basal rot, adventitious limbs	100%	To Be Removed
ST-21	<i>Ulmus pumila</i>	Siberian Elm	12.9"	Moderate	Phototropic lean, multiple vine species climbing trunk, broken dead limbs with decay, eroded wound, hanger	26%	To Remain
ST-22	<i>Acer rubrum</i>	Red Maple	14.0" (Estimate)	Moderate-Poor	Off-site, not located, phototropic lean, adventitious limbs, lost scaffold limb, now column of decay	15%	To Remain
ST-23	<i>Prunus serotina</i>	Black Cherry	18.8"	Poor	Not located, phototropic lean, English Ivy climbing trunk, broken dead limbs with decay & leaders, partially failed limb	34%	To Remain
ST-24	<i>Acer negundo</i>	Boxelder	12.4"	Moderate	Not located, adventitious limbs, phototropic lean, co-dominant leaders, broken dead limbs with decay	19%	To Remain
ST-25	<i>Picea glauca</i>	White Spruce	8.0" (Estimate)	Moderate	Off-site, not located, sap sucker damage, phototropic lean	0%	To Remain
ST-26	<i>Acer rubrum</i>	Red Maple	9.2"	Poor	Basal rot, sap sucker damage, co-dominant leaders, adventitious limbs	0%	To Remain
ST-27	<i>Ulmus pumila</i>	Siberian Elm	14.1"	Poor	Off-site, not located, English Ivy climbing trunk, phototropic lean, wound oozing with decay, adventitious limbs, co-dominant leaders	0%	To Remain
ST-28	<i>Prunus serotina</i>	Black Cherry	9.0" (Estimate)	Poor	Not located, across from Gazebo, phototropic lean, broken dead limbs with decay	0%	To Remain
ST-29	<i>Robinia pseudoacacia</i>	Black Locust	18.0"	Moderate-Poor	Off-site, not located, adventitious limbs, conks on leader, broken dead limbs, co-dominant leaders	1%	To Remain
ST-30	<i>Prunus serotina</i>	Black Cherry	8.0" (Estimate)	Moderate-Poor	Phototropic lean, adventitious limbs, co-dominant leaders	0%	To Remain
ST-31	<i>Ulmus pumila</i>	Siberian Elm	24.0" (Estimate) & 11.2"	Moderate-Poor	Shaved tree, not located, broken dead limbs, sap rot, broken dead limbs with decay, co-dominant leaders	3%	To Remain
ST-32	<i>Ulmus americana</i>	American Sycamore	6.1"	Good	Pruned, adventitious limbs, co-dominant leaders	0%	To Remain
ST-33	<i>Prunus serotina</i>	Black Cherry	20.0" (Estimate)	Moderate-Poor	Off-site, not located, phototropic lean, multiple vine species in canopy, hangers, broken dead limbs with decay	0%	To Remain
ST-34	<i>Ulmus pumila</i>	Siberian Elm	18.8"	Moderate-Poor	Exposed wounded girdling roots, phototropic lean, cavity oozing fluid, was multi-stem, included wood, broken dead leaders with decay, adventitious limbs	0%	To Remain
ST-35	<i>Ailanthus altissima</i>	Tree of Heaven	24.0" (Estimate)	Moderate-Poor	Broken dead scaffold limb, broken dead limbs with decay, vine species in canopy	0%	To Remain
ST-36	<i>Ulmus rubra</i>	Slippery Elm	6.0"	Moderate-Poor	Multi-stem, probable basal rot, broken dead limbs	0%	To Remain
ST-37	<i>Ailanthus altissima</i>	Tree of Heaven	13.0"	Moderate-Poor	Multiple vine species climbing trunk, broken dead limbs with decay, lost one of co-dominant leaders	0%	To Remain
ST-38	<i>Ulmus rubra</i>	Slippery Elm	7.4"	Moderate-Poor	Vine species climbing trunk, broken dead limbs with decay, co-dominant leaders	0%	To Remain
ST-39	<i>Ulmus rubra</i>	Slippery Elm	6.0"	Moderate-Poor	Phototropic lean, vine species climbing trunk, adventitious limbs, co-dominant leaders, broken leaders	0%	To Remain
ST-40	<i>Morus alba</i>	White Mulberry	8.3"	Moderate	Phototropic lean, broken dead limbs with decay, co-dominant leaders	0%	To Remain
ST-41	<i>Prunus serotina</i>	Black Cherry	6.3"	Moderate-Poor	Multiple vine species, climbing trunk, phototropic lean, broken dead limbs with decay	0%	To Remain
ST-42	<i>Morus alba</i>	White Mulberry	12.0"	Moderate-Poor	Was multi-stem, included wood, multiple vine species climbing trunk, tree was pruned, adventitious limbs, broken dead limbs with decay	0%	To Remain
ST-43	<i>Ulmus americana</i>	American Elm	12.3"	Poor	Phototropic lean, basal rot, multiple vine species, adventitious limbs, broken dead limbs with decay	0%	To Remain
ST-44	<i>Ulmus rubra</i>	Slippery Elm	7.7"	Poor	Multiple vine species climbing tree, adventitious limbs, phototropic lean, broken dead limbs	0%	To Remain
ST-45	<i>Robinia pseudoacacia</i>	Black Locust	28.6"	Moderate	Multiple vine species climbing trunk, broken dead limbs, hangers, co-dominant leaders, adventitious limbs	0%	To Remain
ST-46	<i>Morus alba</i>	White Mulberry	6.7"	Moderate-Poor	Phototropic lean, broken dead limbs, co-dominant leaders, multiple vine species	0%	To Remain
ST-47	<i>Prunus serotina</i>	Black Cherry	14.0" (Estimate)	Moderate-Poor	Multiple vine species on trunk, broken dead limbs with decay, co-dominant leaders	0%	To Remain
ST-48	<i>Morus alba</i>	White Mulberry	8.6"	Moderate	Multiple vine species, adventitious limbs, leader topped	0%	To Remain

*SPECIMEN TREE

SIGNIFICANT / SPECIMEN TREE TABLE							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	% OF CRZ IMPACTED	STATUS
ST-49	<i>Ulmus rubra</i>	Slippery Elm	10.0" (Estimate)	Poor	Multiple vine species, tree has been pruned, adventitious limbs, broken dead limbs with decay	0%	To Remain
ST-50	<i>Prunus serotina</i>	Black Cherry	12.3" & 10.0" (Estimate)	Poor	Dead broken leader, dead broken limbs with decay, multiple vine species in canopy	0%	To Remain
ST-51	<i>Morus alba</i>	White Mulberry	17.7"	Moderate-Poor	Phototropic lean, multiple vine species climbing trunk, tree has been pruned, co-dominant leaders, broken dead limbs with decay	0%	To Remain
ST-52	<i>Ailanthus altissima</i>	Tree of Heaven	10.5"	Moderate-Poor	Possible basal rot, multiple vine species, phototropic lean, co-dominant leaders, broken dead limbs	0%	To Remain
ST-53	<i>Ailanthus altissima</i>	Tree of Heaven	11.3"	Moderate-Poor	Possible basal rot, galls on trunk, co-dominant leaders, broken dead limbs	0%	To Remain
ST-54	<i>Ailanthus altissima</i>	Tree of Heaven	11.9"	Moderate-Poor	Probable basal rot, vertical crack, broken dead limbs with decay, co-dominant leaders	0%	To Remain
ST-55	<i>Ailanthus altissima</i>	Tree of Heaven	18.1"	Poor	Wire fence in trunk, several enrolled wounds with decay on trunk, galls, response wood growth below branch union, co-dominant leaders, broken dead limbs with decay	0%	To Remain
ST-56	<i>Juglans nigra</i>	Black Walnut	17.3"	Moderate	Pruned, co-dominant leaders, hangers	0%	To Remain
ST-57	<i>Prunus serotina</i>	Black Cherry	22.2"	Poor	Lost scaffold limb, cavity with decay, dead broken limbs, adventitious limbs, multiple vine species, large wound with decay on upper trunk, lost leader, dead leader	0%	To Remain
ST-58	<i>Prunus serotina</i>	Black Cherry	17.0"	Poor	Probable basal rot, cavity with decay, multiple vine species climbing trunk, pruned, adventitious limbs, broken dead limbs with decay	0%	To Remain
ST-59	<i>Morus alba</i>	White Mulberry	15.4"	Moderate-Poor	Phototropic lean, 15% visible girdling roots, broken dead limbs with decay, co-dominant leaders, pruned, vine species in canopy	0%	To Remain
ST-60	<i>Ailanthus altissima</i>	Tree of Heaven	21.9"	Moderate	Basal rot, 15% visible girdling roots, vine species climbing trunk, co-dominant leaders	0%	To Remain
ST-61	<i>Fraxinus americana</i>	White Ash	14.7"	Poor	Pruned, broken dead limbs with decay, vine species in canopy, large wound on fence side of trunk, co-dominant leaders	0%	To Remain
ST-62	<i>Prunus serotina</i>	Black Cherry	15.2"	Poor	Canker, basal rot, vine species climbing trunk, phototropic lean, lost scaffold limb, wound cavity with decay, broken dead limbs with decay, adventitious limbs, co-dominant leaders	0%	To Remain
ST-63	<i>Prunus serotina</i>	Black Cherry	19.5"	Moderate	Vine species on trunk, phototropic lean, broken dead limbs with decay, adventitious limbs, co-dominant leaders	0%	To Remain
ST-64	<i>Juglans nigra</i>	Black Walnut	18.6"	Moderate	Multiple vine species in canopy, broken dead limbs, co-dominant leaders	0%	To Remain
ST-65	<i>Prunus serotina</i>	Black Cherry	16.7"	Poor	Canker with decay, basal rot, multiple vine species in canopy, broken dead limbs with decay, co-dominant leaders	0%	To Remain
ST-66	<i>Prunus serotina</i>	Black Cherry	26.3"	Poor	Basal rot, phototropic lean, broken dead limbs with decay, multiple dead vine species in canopy, dead leader	0%	To Remain
ST-67	<i>Ulmus americana</i>	American Elm	8.0" (Estimate)	Moderate	Off-site, not located, covered in vine species, co-dominant leaders, broken dead limbs with decay	0%	To Remain
ST-68	<i>Fraxinus americana</i>	White Ash	14.0" (Estimate)	Moderate-Poor	Off-site, not located, broken dead limbs with decay, hangers, adventitious limbs, multiple partially failed limbs	0%	To Remain
ST-69	<i>Juglans nigra</i>	Black Walnut	12.0" (Estimate)	Moderate	Off-site, not located, broken dead limbs with decay, co-dominant leaders	0%	To Remain
ST-70	<i>Acer negundo</i>	Boxelder	14.0" & 12.0" (Estimate)	Moderate	Multi-stem, off-site, not located, broken dead limbs with decay, co-dominant leaders	0%	To Remain
ST-71	<i>Juglans nigra</i>	Black Walnut	10.7"	Moderate	Not located, broken dead limbs with decay, co-dominant leaders	0%	To Remain
ST-72	<i>Quercus coccinea</i>	Scarlet Oak	11.2"	Moderate	Broken dead limbs with decay, adventitious limbs, co-dominant leaders	0%	To Remain
ST-73	<i>Ailanthus altissima</i>	Tree of Heaven	8.0"	Good	Broken dead limbs, co-dominant leader	0%	To Remain
ST-74	<i>Juniperus virginiana</i>	Eastern Red Cedar	10.8"	Moderate	Tree pruned, dead vine species in canopy, co-dominant leaders	0%	To Remain
ST-75	<i>Juniperus virginiana</i>	Eastern Red Cedar	12.9"	Moderate	Multi-stem, tree pruned, co-dominant leaders, dead vines in canopy	0%	To Remain
ST-76	<i>Juniperus virginiana</i>	Eastern Red Cedar	15.6"	Moderate	Pruned, co-dominant leaders, dead lower limbs	0%	To Remain
ST-77	<i>Juniperus virginiana</i>	Eastern Red Cedar	6.3"	Moderate		0%	To Remain
ST-78	<i>Morus alba</i>	White Mulberry	9.5"	Moderate	Dead broken tower limbs, co-dominant leaders	0%	To Remain
ST-79	<i>Acer rubrum</i>	Red Maple	9.0"	Moderate	Phototropic lean, dead broken limbs, co-dominant leaders	0%	To Remain
ST-80	<i>Pinus strobus</i>	White Pine	7.6"	Moderate		0%	To Remain
ST-81	<i>Quercus palustris</i>	Pin Oak	11.9"	Good-Moderate	Dead broken lower limbs, Grapevine in canopy, co-dominant leaders	0%	To Remain
ST-82	<i>Pinus strobus</i>	White Pine	10.7"	Moderate	Multi-stem, pruned, oozing sap, Grapevine	0%	To Remain
ST-83	<i>Juniperus virginiana</i>	Eastern Red Cedar	6.7"	Moderate		0%	To Remain
ST-84*	<i>Morus alba</i>	White Mulberry	38.0" (Estimate)	Poor	Pruned, broken dead limbs, co-dominant leaders	49%	To Remain
ST-85	<i>Juniperus virginiana</i>	Eastern Red Cedar	8.2"	Moderate	Canker with decay, broken lower limbs	80%	To Remain
ST-86	<i>Ailanthus altissima</i>	Tree of Heaven	10.0" & 8.0" (Estimate)	Moderate		48%	To Remain
ST-87	<i>Ailanthus altissima</i>	Tree of Heaven	8.0" (Estimate)	Moderate	Dead broken limbs	44%	To Remain
ST-88	<i>Ailanthus altissima</i>	Tree of Heaven	7.0" (Estimate)	Moderate	Broken limbs	10%	To Remain
ST-89	<i>Ailanthus altissima</i>	Tree of Heaven	14.0" & 18.0" (Estimate)	Moderate		4%	To Remain

*SPECIMEN TREE

REVIEWED
By Laura DiPasquale at 10:08 am, Jan 14, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Bulleit

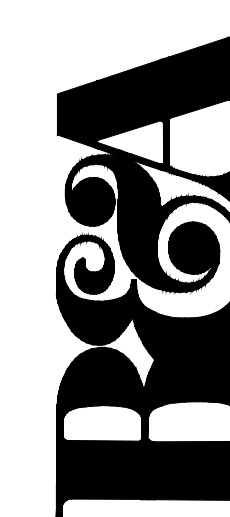


Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
[Signature] 12-10-2024 10-21-2026
Signature Date Exp. Date

Revisions

date: 12/10/2024
scale:

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



TREESAVE PLAN
19820 White Ground Road
Election District 11
Parcel 404; Tax Map DU562
Montgomery County, Maryland

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and following people should participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super stiff fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector.
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
- A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or driving of equipment, machinery or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.
- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair

- Clean up of retention areas, including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
 - Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

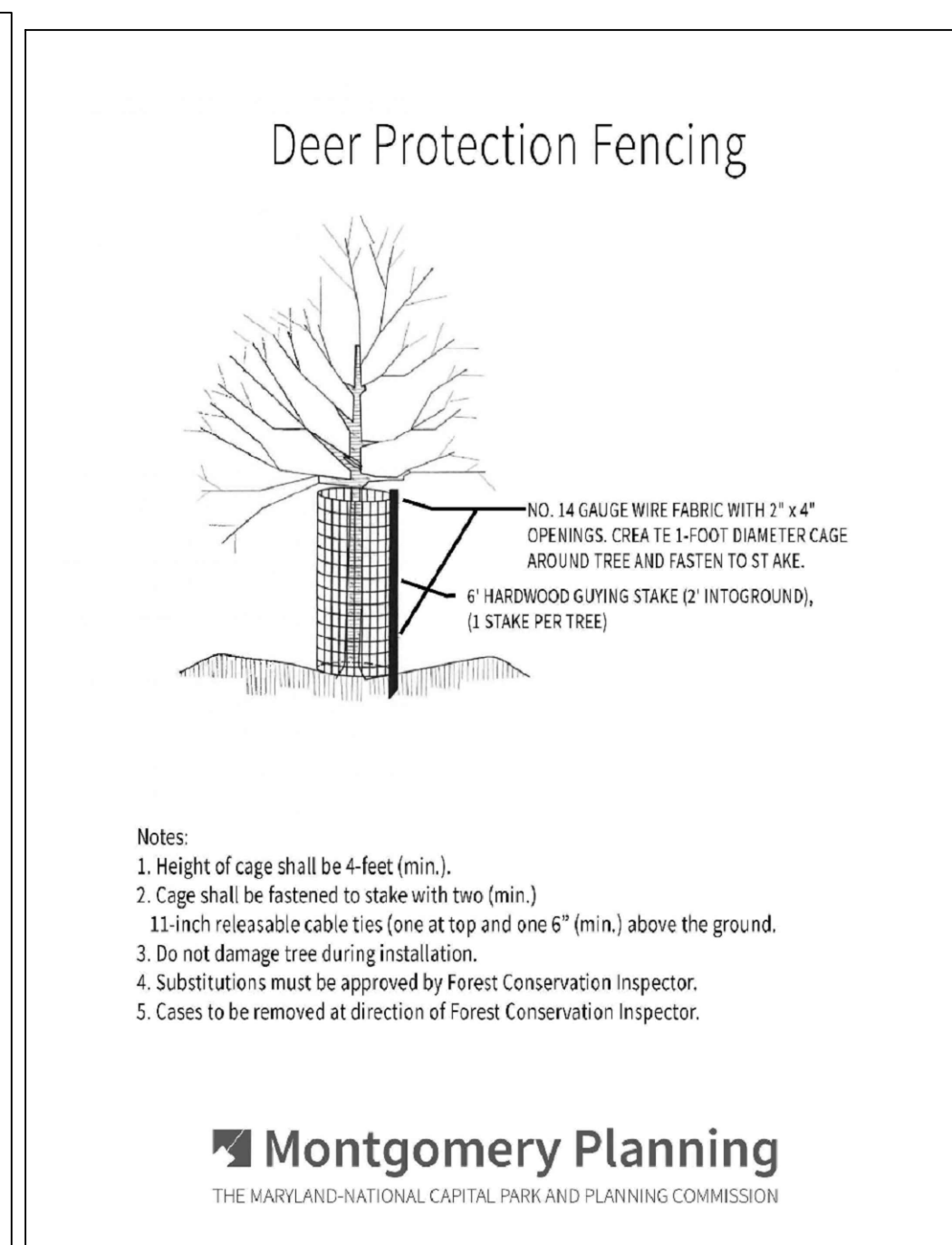
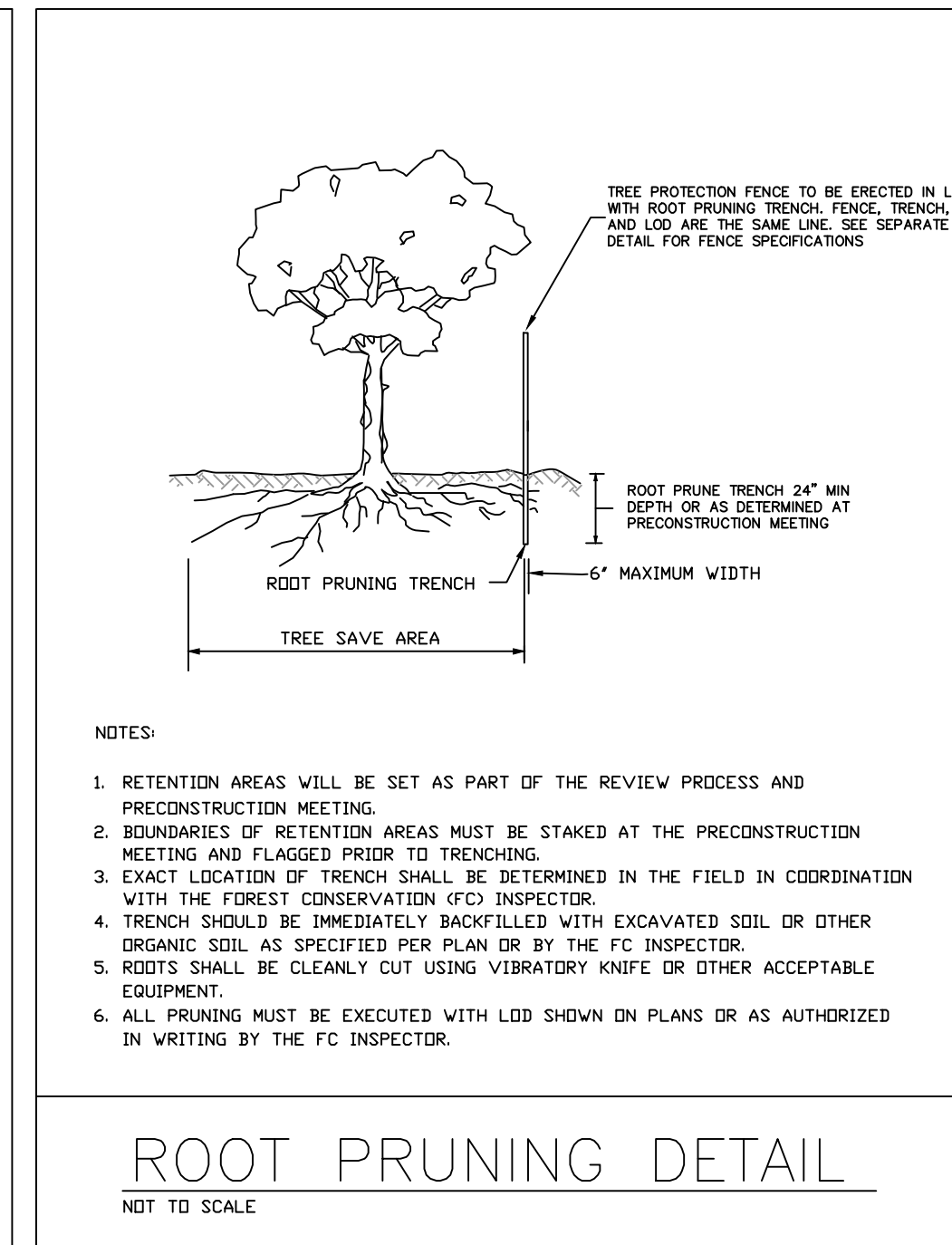
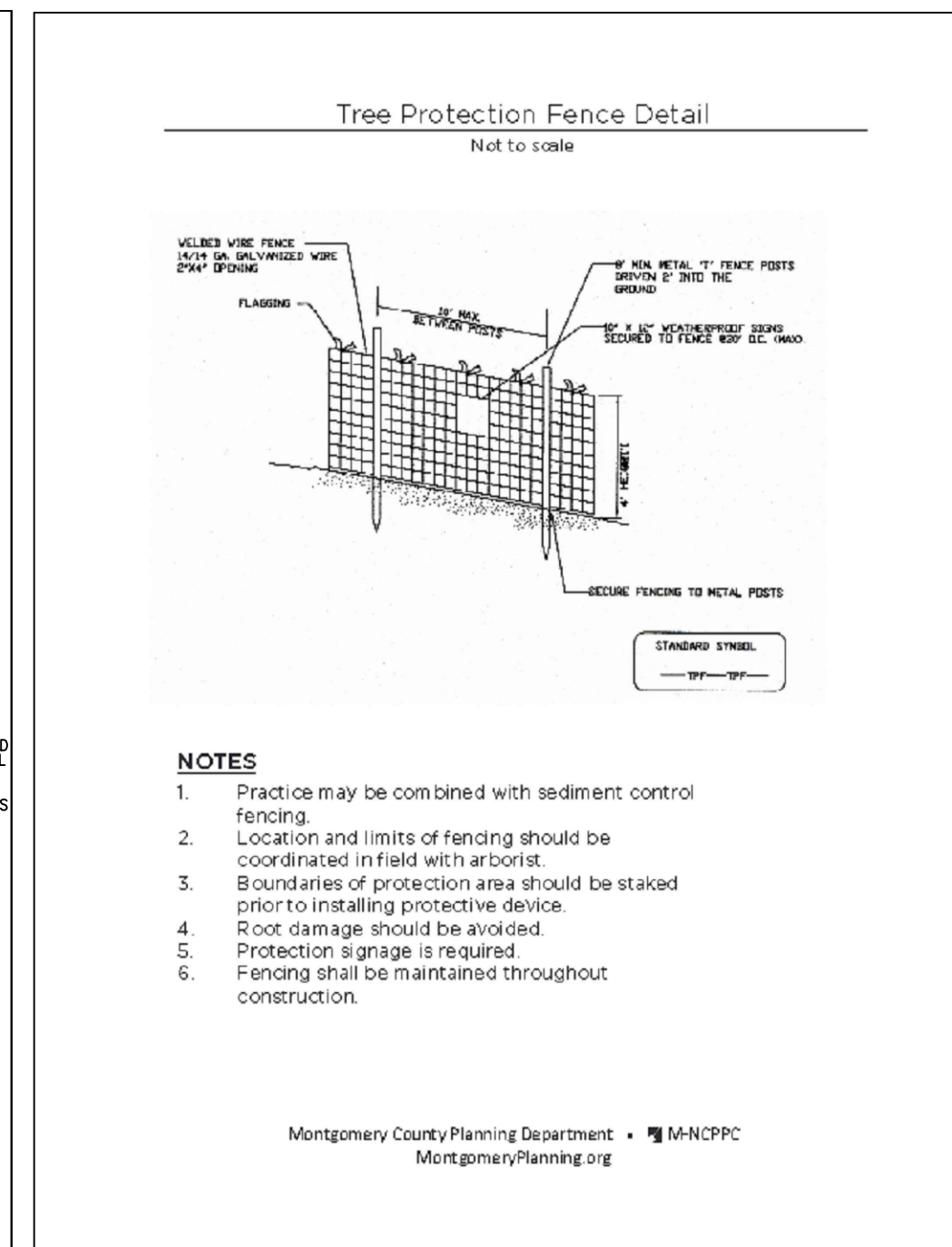
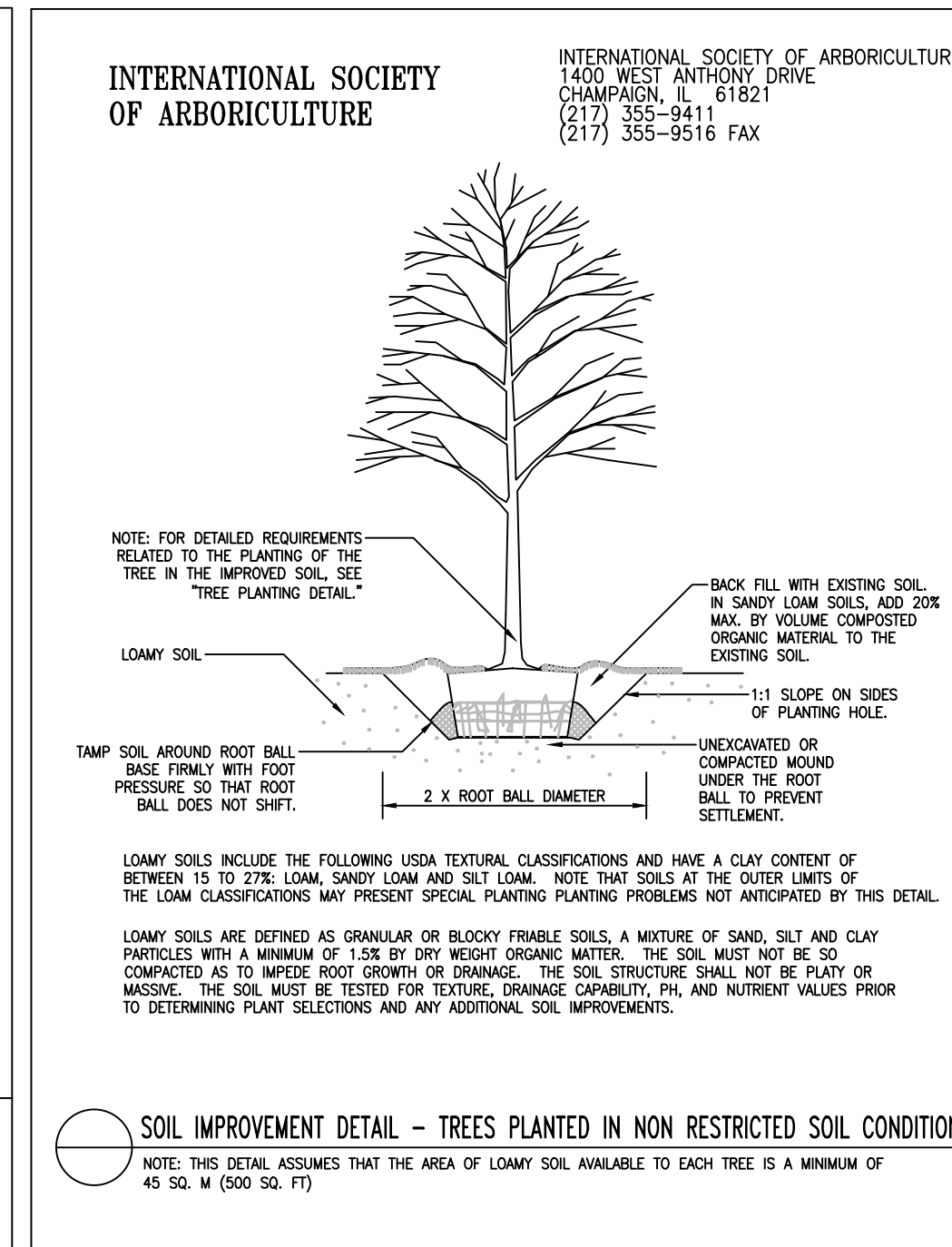
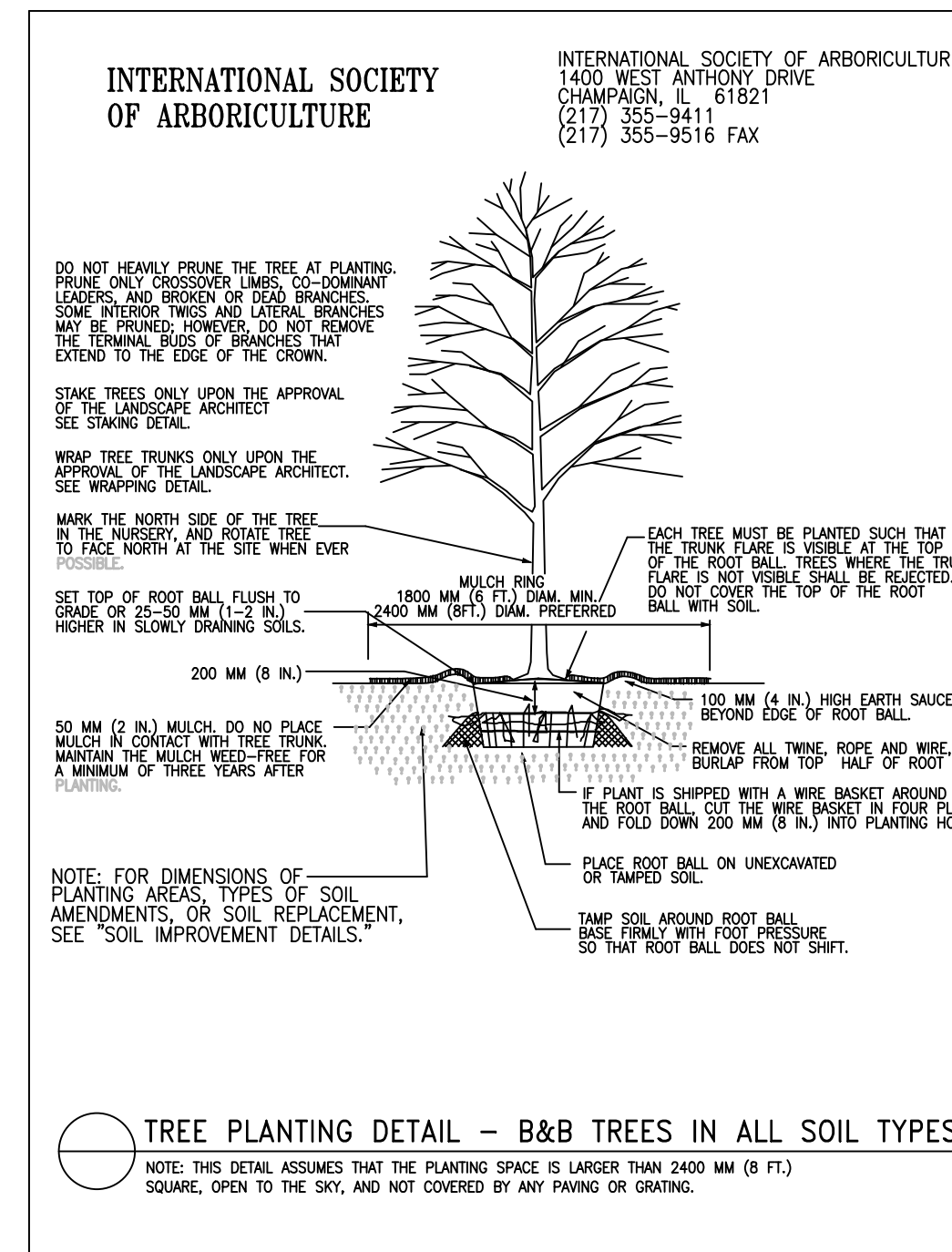
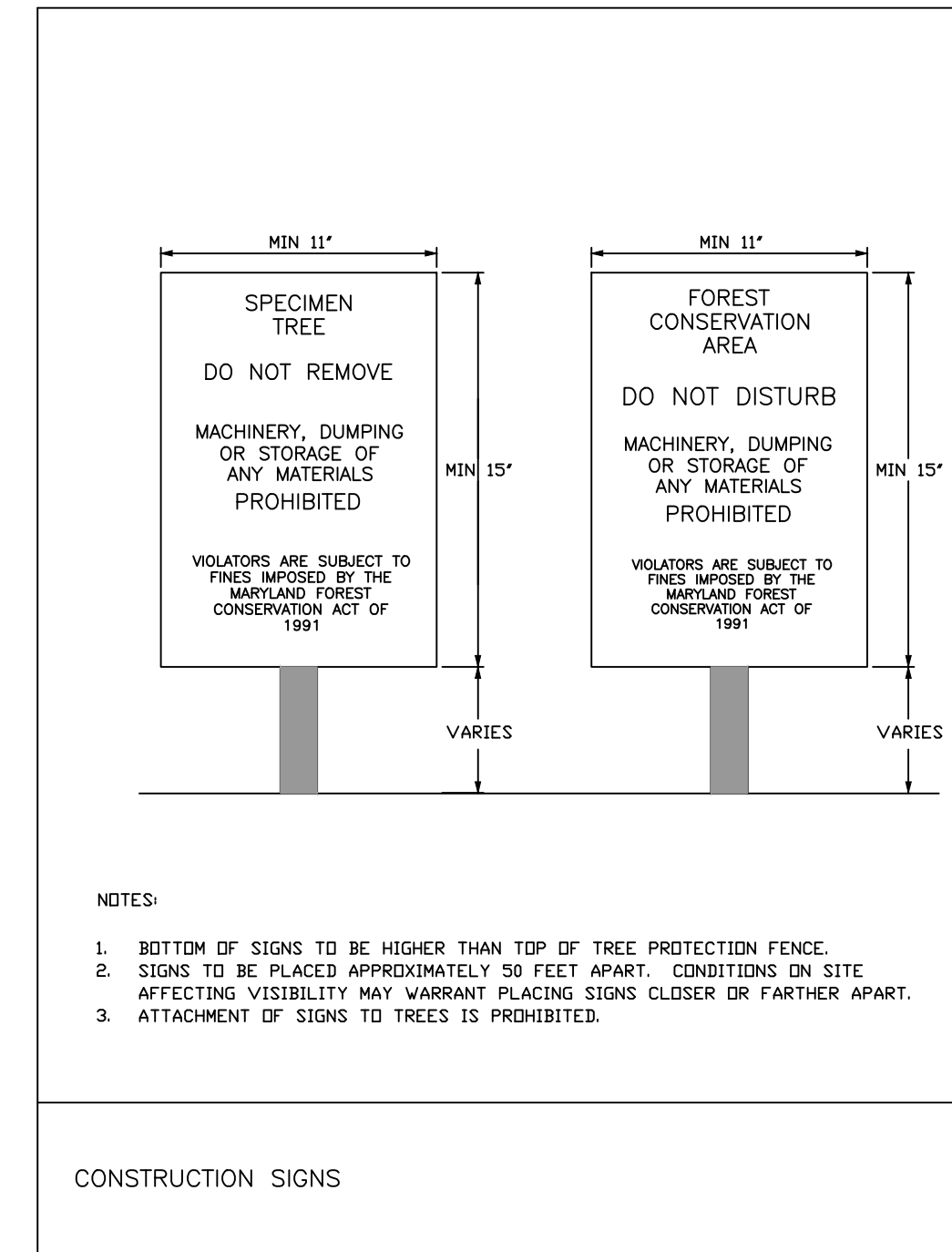
- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins and before release of the building permit.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting.
- After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
- 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

Significant Tree Mitigation		
Spec. Tree T.B.R.	DBH	Mitigation Required (@25% of DBH)
ST-19	24"	6"
Total Caliper Inches of Mitigation Required		6"

TREE PLANTING SCHEDULE					
QUANTITY	TREE ID	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	COMMENTS
2	QA	Quercus alba	White Oak	3"	B&B



REVIEWED
By Laura DiPasquale at 10:08 am, Jan 14, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Buelit

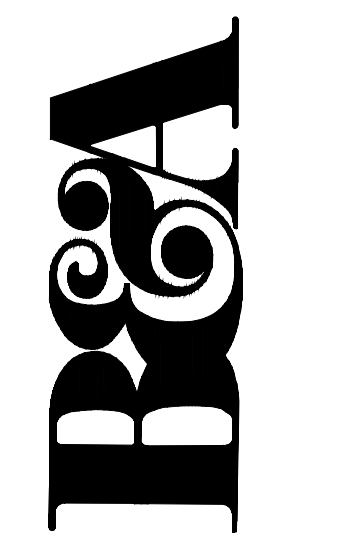
Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
Signature: [Signature] Date: 12-10-2024 Exp. Date: 10-21-2026



Revisions

date: 12/10/2024
scale:

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



TREE SAVE PLAN
19820 White Ground Road
Election District 11
Parcel 404; Tax Map DU562
Montgomery County, Maryland

Tree of Heaven to be removed

REVIEWED

By Laura DiPasquale at 10:08 am, Jan 14, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit



Box elder tree to be removed

REVIEWED

By Laura DiPasquale at 10:09 am, Jan 14, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit
