

HISTORIC PRESERVATION COMMISSION

Marc Elrich *County Executive* Karen Burdtt Chairman February 5,2024

MEMORANDUM

TO:	Rabbiah Sabbakhan, Director
	Department of Permitting Services
FROM:	Dan Bruechert
	Historic Preservation Section
	Maryland-National Capital Park & Planning Commission
SUBJECT:	Historic Area Work Permit #1096917 - Partial Demolition and Addition Construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>approved</u> at the January 8, 2024 HPC meeting.

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

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

Applicant:Holley MeersAddress:24 Quincy 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.



	PROJECT INFO : REAR SCREEN PORCH AD EXISTING TWO STORY SINC ADDRESS: LOCATION: ZONING: SETBACKS: LOT AREA: BUILDING HEIGHT:	DITION AND SEC GLE FAMILY HON 24 Quincy St Chevy Chase LOT 27, BLOC SECTION 2 - 0 CHEVY CHAS R-60 FRONT: 25', SI 9,375 SF ALLOWED: 35' (PEAK)	COND FLOOR AI ME WITH BASEME e, MD 20815 CK 58 CHEVY CHASE V SE VILLAGE HISTO IDE: 7', REAR: 20' EXISTING: 26'-4 1/2''	DDITION TO NT. HILAGE DRIC DISTRICT PROPOSED: 26'-4 1/2" (NO CHANGE)		
		30' (MEAN)	22'-8 3/4"	22'-8 3/4" (NO CHANGE)		
	LOT COVERAGE:	35% (3,281 SF)	22.9% (2,148 SF)	24.4% (2,285 SF)		
	BUILDING AREA:					
	BASEMENT AREA: FIRST FL AREA: SECOND FL AREA:	EXISTING: 1,672 SF 1,665 SF 1,655 SF	PROPOS 1,672 SF 1,665 SF 1,965 SF	SED: (+0 SF) (+0 SF) (+310 SF)		
	TOTAL FLOOR AREA:	4,992 SF	5,302 SF	(+310 SF)		
	FRONT STOOP: REAR SCREEN PORCH:	34 SF 442 SF	34 SF (· 579 SF (·	+0 SF) +137 SF)		
	PLANS PREPARED	based on t	HE FOLLOW	ING CODES:		
	CONSERVATION CODE A EXECUTIVE REGULATION 3	S AMENDED BY	MONTGOMERY	COUNTY		
		Hi	API Montgo storic Preser	PROVED mery County vation Commission		
			Kare	Bulit		
		REVIEWI By Dan Brue	ED echert at 3:44	pm, Feb 05, 2025		
Standard Abbreviati	005					Surfac
A/C Air Condition(er, ing, ed) AB Anchor Bolt ABV Above	D Drain, Dryer DBL Double DEM Demolition	GWB Gyps GYP Gyps HB Hose	um Wall Board um Bibb	NIC Not in Contract NO Number NOM Nominal	SIM Similar SK Addendum Sheet SP Stand Pipe	Brick -
AD Area Drain ADJ Adjustable AFF Above Finish Floor AGG Aggregate AHU Air Handling Unit	DIA Diameter DIAG Diagonal DIFF Diffuser DIM Dimension	HD Head HDR Head HDWD Hardv HDWR Hardv HGR Hang	er wood ware er	O Oven OC On Center OD Outside Diameter OFF Office	SPEC Specification SQ Square SS Stainless Steel ST Street STD Standard	
ALUM Aluminum ANOD Anodized AP Access Panel ARCH Architect(ural)	DISP Dispenser DISPOS Disposal DIV Division DL Dead Load	HORIZ Horiz HR Hour HT Heigh HVAC Heati	ontal nt ng, Ventilating & A/C	OPNG Opening OPP Opposite P Pantry PART Partition	STL Steel STND Stained STOR Storage STRUCT Structur(al)	Block - Running
AUTO Automatic AVG Average BA Bath BD Board BEV Bevel (Ed)	DN Down DR Door DS Down Spout DW Dishwasher E Fast	HVC Hose HWH Hot W ID Inside INST Instal INSUI Insula	Valve Cabinet Vater Heater Diameter lation	PC Portland Cement PDR Powder Room PL Plate PLAM Plastic Laminate PLAS Plaster	SUSP Suspension or Suspended SYS System TBD To Be Determined TD Terrace Drain TECH Technical	Parged
BIT Bituminous BLDG Building BLK Block BLKG Blocking	EA Each EF Exhaust Fan EJ Expansion Joint EL Elevation	INT Interio L Lengt LAM Lamir LAV Lavat	br th nated tory	PLAST Plastic PLYWD Plywood PNL Panel POL Polished	TEL Telephone TEMP Temperature TO Top Of TP Toilet Paper	
BM Beam BMT Basement BOT Bottom BR Bedroom BRG Bearing	ELEC Electric(al) ELEV Elevator EMER Emergency ENCL Enclosure ENG Engineering	LB Poun LIB Librar LIN Linea LIN Linen	d ry Closet oad	PR Pair PROP Property PSF Pounds Per Square Foot PSI Pounds Per Square Inch PT Point	T Tread T&B Top And Bottom T&G Tongue and Groove THK Thick THB Threshold	Shingles/
BRK Brick BRL Building Restriction Line BTW Between C/C Center To Center	EP Elec Panel EQ Equal EQUIP Equipment EW Each Way	LLH Long LLV Long LP Low LR Living	Leg Horizontal Leg Vertical Point 9 Room	PT Pressure Treated PTD Painted PVC Polyvinyle Chloride PVMT Pavement	TOS Top of Slab TOST Top Of Steel TOW Top of Wall TS Tubular Steel	Metal Roof
CAB Cabinet CEM Cement CI Cast Iron CL Center Line CL Closet	EXIST Existing EXIST Existing EXP Expansion EXT Exterior FIN Finish	LV LOW LVL Lamir LW Light MC Media MACH Mach	voltage nated Veneer Lumber Weight cine Cabinet ine	PTW Pressure Treated wood PUE Public Utility Easement QTY Quantity R Radius, Riser R/S Rod And Shelf	UNO Unless Noted Otherwise UON Unless Otherwise Noted UTIL Utility VAN Vanity	
CLG Ceiling CLR Clear (ance) CO Clean Out COL Column	FT Feet or Foot FA Fire Alarm FD Floor Drain FDTN Foundation EG Fiberalase	MAINT Maint MAS Maso MATL Mater MAX Maxir	enance nry rial num anical	RAB Rabbet (Ed) RB Rubber RCP Reflected Ceiling Plan RD Roof Drain REFAB Roof Drain	VB Vapor Barrier VCT Vinyl Composition Tile VERT Vertical VEST Vestibule	Slate Roof
CT Ceramic Tile CTR Center CTV Cable TV CJ Construction Joint	FIX Fixture FL Floor FOM Face of Masonry FOS Face of Stud	MEMB Mech MEMB Memb MET Metal MFG Manu MIN Minim	orane J. Metalic Ifacturer hum	RECP Receptacle REF Reference, Refrigerator REFL Reflected REG Register	Wir Veriny in Field W West W/ With W/O Without WD Wood	
CJT Control Joint CLL Contract Limit Line CMU Concrete Masonry Unit CONC Concrete	FP Fire Place FR Fire Rated FR Frame FTG Footing FUB Furred or Furries	MISC Misco ML Micro MO Maso MO Maso	ellaneous Ilam nry Opening nry Opening	REQR Required REV Revised, Reverse RFG Roofing RM Room	WDW Window WIC Walk-in Closet WP Waterproofing WT Weight WWE Woldod Wire Cohrig	Granite
CONT Continuous CONT Continuous CONTR Contractor CRS Courses CTOP Countertop	GA Gage or Gauge GAL Gallon GALV Galvanized GC Gen Contractor	MSL Mean MTD Moun MTG Moun N North N/A Not A	ted ting pplicable	ROW Right Opening ROW Right Of Way S South SCHED Schedule SECT Section	wwwr welded Wire Fabric	
CTSK Countersink CU FT Cubic Feet	GL Glass GR Grade	NEC Nece NHC No He	ssary ead Casing	SHT Sheet SHWR Shower		

Meers Residence

24 Quincy St Chevy Chase, MD 20815





81 Meers Residence SET PERMIT Q 24

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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 17073, expiration date 09-04-2026

Cover

Existing Conditions Prelim Pricing Permit Set

Drawing List

0000 Cover

- 0001 Code Notes 0002 Window & Door Schedules and Specs
- 0003 Site Plans
- D000 Existing Basement Plan / Selective Demo
- D001 Existing First Floor Plan / Selective Demo
- D002 Existing Second Floor Plan / Selective Demo
- D003 Existing Roof Plan / Selective Demo A100 Proposed Basement Plan / New Work
- A101 Proposed First Floor Plan / New Work
- A102 Proposed Second Floor Plan / New Work
- A103 Proposed Roof Plan / New Work
- A200 Existing/Proposed Front Elevation
- A201 Existing/Proposed Left Side Elevation
- A202 Existing/Proposed Rear Elevation
- A203 Existing/Proposed Right Side Elevation
- A204 Existing/Proposed Front Perspectives
- A205 Existing/Proposed Rear Perspectives A206 Building Sections A300 Wall Sections 2024-07-11 A400 Fireplace Details 2024-08-27 S001 Design Notes and Abbreviations 2025-01-24 S002 Fastening Schedule & Abbreviations \$100 Basement / Foundation Plan \$101 First Floor Framing Plan \$102 Second Floor Framing Plan \$103 Roof Framing Plan \$104 Basement Wind Bracing Plan S105 First & Second Floor Wind Bracing Plan \$106 Wind Bracing Details
- \$107 Wind Bracing Details
- S200 Typical Foundation Sections & Details
- \$300 Typical Framing Sections & Details \$301 Typical Framing Sections & Details
- \$302 Typical Framing Sections & Details
- S400 Roof Framing Sections & Details

PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name: Holley Meers

Date: _1/24/2025

Building Address 24 Quincy St Chevy Chase MD 20815

Permit (A/P) # _______

CRITERIA		REQUIRED	PROVIDED	ASSEMBLY DESCRIPTION
WINDOWS/DOORS	MAX. U-FACTOR	0.32	0.32	
FENESTRATION	MAX. SHGC	0.55	0.55	LOEWEN WINDOWS AND DOORS
SKVIJCHTS	MAX. U-FACTOR	0.4	N/A	
SKILIGHTS	MAX. SHGC	0.4	N/A	
CEILINGS	1 R-VALUE	R-49	R-49	OPEN CELL SPRAY FOAM INSULATION
WALLS (wood framing)		R-20 or 13+5	R-20	OPEN CELL SPRAY FOAM INSULATION
MASS WALLS		**R-8/13	N/A	
BASEMENT WALLS		*R-10/13	N/A	
FLOORS	МОМ	R-19	R-19	OPEN CELL SPRAY FOAM INSULATION
SLAB PERIMETER R-value, depth	IINIW	R-10, 2ft	N/A	
CRAWL SPACE WALLS		*R-10/13	N/A	

*The first R-value applies to continuous insulation, the second to framing cavity insulation. "10/13 means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall."

**The second R-value applies when more than half the insulation is on the interior of the mass wall. Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component R-value.

Thermally Isolated Sunroom, Check box if applicable.

- Minimum Ceiling R-Value for Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of: ²

2018 Edition International Energy Conservation Code (IECC)

NEAL THOMSON Builder/Designer/Contractor THOMSON & COOKE ARCHITECTS Company Name

1/24/2025 Date

² Section R103.3.1 "Documents shall be endorsed and stamped "*Reviewed for Code Compliance*." Section R103.3.3 provides provision for *Phased Approval*. "The code official shall have the authority to issue a permit for the construction of part of an energy conservation system before the construction documents for the entire system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire energy conservation system will be granted."

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ENERGY EFFICIENCY CERTIFICATE OF COMPLIANCE

Address 24 Quincy St Chevy C	hase MD 20815	RESIDENTIAL COMPL	JANCE PATH				
Permit #1102390		(ONLY ONE SHALL Prescriptive R X Prescriptive UA Per	APPLY) scriptive U formance				
Building Envelope Air Leakage:	Compon 3 Air Changes Per Hour (Max 3)	ent Values Duct System Air Leakage: Post Construction Testing	cfm per 100sf Rough-in Testing				
Ceiling R or U-value:	R-49	Heating System Efficiency:					
Wood Frame Wall R or U-value: _	R-20	Cooling System Efficiency:					
Mass Wall R or U-value:	N/A	Water Heating Efficiency:	TO BE DETERMINED IN				
Floor R or U-value:	R-19	Basement Wall R-value:	MECHANICAL PERMIT				
Slab R-value:	N/A Depth:	Crawl Space R-value:					
Crawl Space R-value:	N/A	Gas Fired Unvented Room Heater:					
Fenestration U-value:	0.32 SHGC: 0.55	Electric Furnace:					
Skylight U-factor:	N/A SHGC: N/A	Baseboard Electric Heat:					
Ducts Outside of Thermal Envelope R-value: Supply R-8 🗌 Other R-6 🗌 NOT APPLICABLE							
I certify the information contained Builder/Designer: <u>NEAL THON</u>	on the certificate is true and complet	e: NEAL THOMSON	Date: 1/24/2025				

(CUT) 🍡

The International Energy Conservation Code 2018 requires a *Certificate*, listing the energy conservation measures, be posted on a wall in the space where the furnace is located, a utility room or an approved location in the building at the time of the project's final inspection. A Certificate of Compliance is required anytime a building permit is issued with an Energy Compliance Form. Requirements for the certificate are listed in the code section below.

IECC 2018 Chapter 4, Section R401.3 Certificate R401.3 Certificate (Mandatory). A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

For the purpose of this Certificate, permanent shall mean: A type printed sticker, or a laminated printed paper; laminated certificates must be glued. The in-fill information is permitted to be handwritten under the categories of the printed certificate. Fully handwritten certificates shall not be allowed or deemed acceptable.

A sample printed Energy Efficiency Certificate is included above. You are free to use or copy this sample certificate, or, Energy Efficiency Certificate stickers can be purchased from the International Code Council Store.

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TABLE R402.4.1.1

COMPONENT AIR DARRIER CRITERA INSULATION INSTALLATION CRITERIA Beneral requirements A continuous air barrier shall be installed in the building emelope. Air-permeable insulation shall not be used as a seleng material. Calinguittic The air barrier in any dropped celling or sofit shall be aligned with the insulation and any gaps in the air barrier. The insulation in any dropped celling/sofit shall be aligned with the air barrier shall be seled. Access openings, drop down stairs or knee wall down shall be the air barrier. Carvites within corners and headers of frame wails shall be insulation in any dropped celling/sofit shall be aligned with the air barrier. Valis The junction of the foundation and sill plate shall be seled. Carvites within corners and headers of frame wails shall be sealed. Valis The junction of the top plate and the top of oxterior wails shall be sealed. Carvites within corners and headers of frame wails shall be sealed. Vindows, skylights and doors The space between framing and skylights, and the jamba Carvites within the unstalled in the barrier. Nores in ultiding cantilevered as a sealed. The air barrier shall be installed at any exposed edge of insulation related. Finoer framing carvity insulation shall be installed at any exposed edge of insulation with the installed in the installed in the barrier. Air space wails Duct shafts, ultily penetrations and flue shafts Carvit space insulation, where provided	AIR BARRIER AND INSULATION INSTALLATION ^a									
A continuous air barrier shall be installed in the building envelope. Air-permeable insulation shall not be used as a sealing material. Deterrain requirements The source thermal envelope contains a continuous air barrier. Air-permeable insulation shall not be used as a sealing material. Deterrain requirements The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Valis The junction of the foundation and all plate shall be sealed. Carvities within corners and headers of frame walls shall be mailed and the top of extenior walls shall be sealed. Valis The junction of the top plate and the top of extenior walls shall be sealed. Carvities within corners and headers of frame walls shall be sealed. Vindows, skylights and doors The space between firming and skylights, and the jambe — Vindows, skylights and doors The air barrier shall be installed at any exposed edge of insulation. Floor framing carvity insulation, shall be installed at existing and envelope insulation. Vindows above and toors above arrages Exposed earth in unvented crawi spaces shall be covered with a Class 1 vapor retarder with or insulation, shall be installed in network, shall be provided between the oring and shall be first with in sulation framing members. Zrawi space walls Duct shafts, utility penetrations, and flue shafts opening	COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA							
Dealing attic The air barrier in any dropped ceiling or sofit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. The insulation in any dropped ceiling/sofit shall be aligned with the air barrier. Valis The junction of the foundation and sill plate shall be sealed. Cavities within corners and headers of frame walls shall be sealed. Valis The junction of the foundation and sill plate shall be sealed. Cavities within corners and headers of frame walls shall be sealed. Vindows, skylights and doors The space between framing and skylights, and the jambs of windows and doors, shall be sealed. Cavities within corners and headers of frame walls shall be insulated. Vindows, skylights and doors The space between framing and skylights, and the jambs of windows and doors, shall be sealed. — Vindows, skylights and doors Rim joists shall include the air barrier. Rim joists shall be installed of windows and doors, shall be sealed. Floor framing cavity insulation shall be installed auton cavity insulation shall be installed auton cavity insulation shall be installed. toors, including cantilevered gors and floors above arrages Exposed earth in unvented crawl spaces shall be covered with a Class type retarder with cover appli points taed. Crawl space insulation, where provided instead the unsitation, shall be permanently attached toor insulation, shall be permanently attached toor insulation, shall be provided between the garage and conditioned spaces. — Star	General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.							
Valis The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior wals shall be insulated by completely filling the walls shall be insulated in substantial contact ar continuous alignment with the air barrier. Cavities within corners and headers of frame walls shall be insulated in substantial contact ar continuous alignment with the air barrier. Windows, skylights and doors The space between framing and skylights, and the jambs of windows and doors, shall be sealed. — Windows, skylights and doors The space between framing and skylights, and the jambs of windows and doors, shall be insulated. Rim joists shall be insulated. Rim joists Rim joists shall include the air barrier. Rim joists shall be insulated. Ricors and floors above arranges The air barrier shall be installed at any exposed edge of insulation, alternatively, foor framing control with the underside subfoor decing, alternatively, foor framing und shall extend from the bottom to the top of all perimeter floor framing members. Crawl space walls Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints targed. Crawl space insulation, where provided instead floor insulation, where provided instead floor insulation, where provided instead floor insulatextor framing members. Crawl	Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.							
Vindows, skylights and doors The space between framing and skylights, and the jambs	Valls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, <i>R</i> -value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.							
Rim joists Rim joists shall include the air barrier. Rim joists shall be insulated. Noors, including cantilevered pors and floors above jarages The air barrier shall be installed at any exposed edge of insulation. Floor framing cavity insulation shall be incontact with the underside subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the underside subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the underside subfloor decking. Alternatively, floor framing of sheating, or continuous insulation installed the underside of floor framing; and shall extent from the bottom to the top of all perimeter floor framing members. Zrawl space walls Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. Crawl space insulation, where provided instead floor insulation, shall be permanently attached the walls. Batts to be installed in narrow cavities shall be glarge separation Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be fit or narrow cavities shall be filled with insulation that on installation readily conforms to the avait cavity space Sarage separation Air sealing shall be provided between the garage and conditioned spaces.	Vindows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	_							
iloors, including cantilevered cors and floors above jarages The air barrier shall be installed at any exposed edge of insulation. Floor framing cavity insulation shall be installed maintain permanent contact with the underside subfloor decking. Alternatively, floor framing cavity insulation installed in an or continuous insulation. transpess The air barrier shall be installed at any exposed edge of insulation. Floor framing cavity insulation shall be incontact with the top of sheathing, or continuous insulation installed the underside of floor framing; and shall extend from the pot all perimeter floor framing including insulation, where provided instead foor insulation, shall be permanently attached the valits. Drawl space walls Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. Crawl space insulation, where provided instead floor insulation, shall be permanently attached the walls. bhafts, penetrations Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be fit or narrow cavities shall be filled with insulatio that on installation readily conforms to the avait cavity space . arrow cavities	Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.							
Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. Crawl space insulation, where provided instead floor insulation, shall be permanently attached the walls. Shafts, penetrations Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. — Narrow cavities — Batts to be installed in narrow cavities shall be fit or narrow cavities shall be filled with insulatio that on installation readily conforms to the avail cavity space — Sarage separation Air sealing shall be provided between the garage and conditioned spaces. — Recessed lighting Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface. In exterior walls, batt insulation shall be cut nee fit around wiring and wiring Plumbing and wiring — The air barrier installed at exterior walls adiacent to —	loors, including cantilevered oors and floors above arages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and shall extend from the bottom to the top of all perimeter floor framing members.							
Bafts, penetrations Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.							
Jarrow cavities	shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	_							
Sarage separation Air sealing shall be provided between the garage and conditioned spaces.	larrow cavities	_	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space .							
Recessed lighting Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface. Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated Plumbing and wiring — In exterior walls, batt insulation shall be current fit around wiring and plumbing, or insulation, the or installation readily conforms to available spr shall extend behind piping and wiring.	Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	_							
Plumbing and wiring	Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.							
The air barrier installed at exterior walls adiacent to	Numbing and wiring	_	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.							
Shower/tub on exterior wall showers and tubs shall separate the wall from the shower or tub.	shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.							
Electrical/phone box on exterior walls The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes	lectrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	_							
HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	IVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	_							
Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	_							

TABLE 3: AIR SEALING NOTES

M1601.4.1 Joints, seams and connections.

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

Longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in SMACNA HVAC Duct Construction Standards-Metal and Flexible and NAIMA Fibrous Glass Duct Construction Standards. Joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants or tapes. Tapes and mastics used to seal fibrous glass ductwork shall be listed and labeled in accordance with UL 181A and shall be marked "181A-P" for pressure-sensitive tape, "181 A-M" for mastic or "181 A-H" for heatsensitive tape.

Tapes and mastics used to seal metallic and flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked "181 B-FX" for pressure-sensitive tape or "181 BM" for mastic. Duct connections to flanges of air distribution system equipment shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked 181B-C. Crimp joints for round metallic ducts shall have a contact lap of not less than 1 inch (25 mm) and shall be mechanically fastened by means of not less than three sheet-metal screws or rivets equally spaced around the joint.

Closure systems used to seal all ductwork shall be installed in accordance with the manufacturers' instructions. Exceptions:

- 1. Spray polyure thane foam shall be permitted to be applied without additional joint seals.
- 2. Where a duct connection is made that is partially without access, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
- 3. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams and lockingtype joints and seams. This exception shall not apply to snap-lock and button-lock type joints and seams that are located outside of conditioned spaces.

APPROVED

Montgomery County

Historic Preservation Commission



GENERAL NOTES 01 General 1. Project documents.	03 Concrete 1. Compressive strength of concrete: f ¹ c=3000 PSI, UNO. 2. Concrete footings.			
 A. Types of documents. 1. Large-format drawing sheets bearing the name of the Architect and Project, and the notation "Construction Set" or "Revision [#]". Sheets bearing the notations, "Permit Set", "Not for 	 A. All footings shall comply with IRC §R403. B. All footings shall be carried to a minimum of 12" into undisturbed, original soil or controlled compacted gravel fill. 			
 Construction", "Preliminary", "Pricing", or "Schematic" shall not be used for construction. Specifications bearing the notation, "Construction Specifications". Preliminary and other specifications shall not be used for construction. 	 Bottom of exterior footings shall be minimum of 24" below finished exterior grade. Footings shall step when required, at a maximum slope of one unit vertically to two units horizontally. The horizontal distance between steps shall not be less than 16". 			
 Supplemental drawing sheets bearing the name of the Architect, Project, and the notation "SK-[#]". Such drawings become part of the Project Documents as they are issued. Schedules of finishes, fixtures, doors, windows, and other manufactured products, which may be issued as part of the shear document of any state of the shear document of the shea	 E. Utility lines passing under footing shall be protected with concrete cover 9" minimum at sides and bottom of lines and up to bottom of wall or footing structure. 3. Minimum cover of reinforcing steel. 			
 issued as part of any of the above documents. 5. Any work done from out of date documents will be solely at the Contractor's risk and expense. B. Inconsistencies. Any inconsistencies found between the drawings and existing conditions, or among the drawings, or 	 A. Slabs and walls at faces not exposed to weather: 1 1/2" B. Columns and bottoms and sides of beams: 1 1/2" C. Bottoms of slabs poured on vapor barrier: 1 1/2" D. All members exposed to weather are backfille - 2" 			
 Any inconsistencies found between the drawings and existing conditions, or among the drawings, or between the drawings and the specifications, shall be reported to the Architect. The Contractor shall not perform any work affected in any manner by the inconsistencies until the Architect has clarified the information. Any work done without such clarification will be solely at the Contractor's risk and 	 E. Footings and all members placed against earth 3" 4. Slabs. A. Concrete slabs-on-grade to be a minimum of 4" thick reinforced with 6x6-10/10 welded wire fabric 			
expense. The Architect will resolve the inconsistencies in a timely manner. C. Project Document Precedence. 1. In the event of conflicting information within the project documents, the following precedence order	placed over a minimum of 4" gravel, IRC §R506.1. B. Interior slabs to have 6 mil polyethylene vapor barrier beneath concrete. 5. Miscellaneous.	S		
shall be followed. a. Specifications b. Drawings at larger scale	A. The Contractor is responsible for providing necessary inserts, sleeves, clips and anchors and miscellaneous devices as may be required for construction. Dimensions and locations of these items shall be verified before concrete is placed.			
 c. Drawings at smaller scale 2. Where construction documents specify more stringent requirements than building code minimums, construction document requirements shall govern. 	04 Masonry 1. Structural masonry construction shall comply with IRC §R606.	Ц		
 2. Dimensions. A. Columns are dimensioned to centerline. B. Wood framing is dimensioned to face of framing. Concrete and measure are dimensioned to face of material. 	 Masonry Veneer. A. Masonry veneer construction shall comply with IRC §R703.7-8. B. Weepholes: Maximum weephole spacing shall be 33" OC, and minimum diameter shall be 3/16". 			
 C. Concrete and masonry are dimensioned to face of material. D. Openings are dimensioned to centerline, UNO. See door and window schedules for rough openings and masonry openings if applicable. 2. Evicting conditions 	C. Flashing shall be located directly above the flashing, IRC §R703.7.6. C. Flashing shall comply with IRC §R703.8. D. Masonry Ties: Corrugated, hot-dipped galvanized, at maximum 16" OC horizontal and 24" OC vertical.		3	Σ
 A. All existing conditions, materials, dimensions and elevations shall be verified by the Contractor prior to beginning work. B. Extreme care and safety measures must be taken by the General Contractor so as not to damage the 	 Concrete masonry to have a minimum prism strength of 1000 PSI. Masonry mortar to conform to ASTM C270 Type S for foundation walls and Type N elsewhere. 			
existing structure in any way. Any damage to the existing structure resulting from construction work shall be the sole responsibility of the Contractor. 4. Codes and standards.	 1. Structural Steel. A. Structural Steel to have a minimum yield strength of 36 ksi per ASTM A36. B. All steel columns: 3" std pipe sch 40 with 4" long cap, UNO 	A		ο m μ
 A. International Residential Code for One- and Two-Family Dwellings, 2018 Edition, as amended by Montgomery County Executive Regulation. B. Concrete: ACI 318, Building Code Requirements for Structural Concrete and Commentary, latest edition, 	 C. Use only E70XX welding rod. D. Steel Lintels: At masonry openings, provide one angle for each 4" of masonry wall as follows, UNO: 1. Width up to 3'-5": L3 1/2 x 3 1/2 x 1/4 (5/16 for exterior) 			
of the American Concrete Institute. C. Structural Steel: Code of Standard Practice for Steel Buildings and Bridges, March latest edition, of the American Institute of Steel Construction.	2. 3'-6" to 5'-11": L4 x 3 1/2 x 5/16 3. 6'-0" to 7'-11": L6 x 3 1/2 x 5/16 4. Greater than 7'-11" Design required.	\leq		0 U 0 Z
 D. Welding: Structural Welding Code – Steel, latest edition, of the American Welding Society. E. Masonry: ACI530/ASCE 5/TMS 402 F. Wood Framing: National Design Specification for Stress-Grade Lumber and Its Fastenings" of the National Except Products Association latest edition. 	 2. Reinforcing Steel. A. Reinforcing steel to be ASTM A615 Grade 60. B. Welded wire fabric shall conform to ASTM A185-85. Lap the edges of wire fabric at least one cell width in cosh direction. 		R T	208 80 80 80 80 80 80
5. Design Loads. A. Live loads. 1 Boofs: 30 PSE	mid-depth, UNO. C. 3 Elashing		C A	ν Σ Ο Ζ Ο Ζ
2. Sleeping Rooms: 30 PSF 3. Rooms other than Sleeping: 40 PSF B. Dead loads: Minimum design dead weight of superimposed building materials in accordance with table	 A. Provide metal flashing at all window heads, horizontal window stops, windowsills, at the bottom of all cavity walls and at all other locations recommended by SMACNA. 4. See Architectural drawings for additional miscellaneous metal not shown in structural drawings. 		× f Σ	Z O Z U
A1 of the <i>Minimum Design Loads for Building and Other Structures</i> , ANSI A58.1-82. C. Wind Speed: 90 MPH. D. Seismic design category: B.	06 Wood & Plastic 2. Framing) م	
 6. Design Code Notes. A. Ceiling Heights: Habitat rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall 	A. General 1. Stud Walls a. Spacing: Maximum stud spacing shall be 16" OC.		<u> </u>	
have a ceiling height of no less than 7'-0". The required height shall be measured from the finish floor to the lowest projection from the ceiling, IRC sec. R305. Exceptions: 1) Beams and girders spaced not less that 48" on center may project not more than 6" below the required ceiling height. 2)	b. Plates: All stud bearing walls to be provided with 2 continuous top plates and one continuous bottom plate. Splices of top plate shall occur over stud. Splices in the top plates shall be staggered a minimum of 4'-0". When the top plate of any load bearing wall is out more then 50% of its width a columnia during the used in compliance with the second states and the staggered a staggered.	S	L /	
 Any floor area having less than 5'-0" of ceiling height shall not be considered part of the room area and shall not be allowed to have any permanent fixtures or furnishings such as but not limited to 	IRC §R602.6.1. c. Posts d Bridging: Provide horizontal bridging at mid-beight of wall LINO. Stucco walls shall have	Σ		
 bathubs, showers, water closets, sinks, cabinets, counters, and shelves. B. Garage floor shall be at least 4" below the adjacent dwelling floor, or a permanent noncombustible liquid- tight curb, at least 4" high, shall be on the garage side. Garage shall be provided with minimum 1/2" 	 e. Headers: All framed openings in bearing walls shall have headers as follows, UNO: • 2x4 stud walls: (2)2x8s 	\bigcirc		
drywall. A solid wood door 1-3/8" thick or a 20-minute fire-rated door is required, IRC §R309. C. Egress openings. 1. Every sleeping room and every habitable room shall have at least one operable window or exterior	 2x6 stud walls: (3)2x6s f. Holes and notches: Holes bored in single bearing wall studs shall not exceed 40% of stud width. Holes bored in double bearing wall studs shall not exceed 60% of the stud width. 			
door opening for emergency escape and rescue. Openings shall have a sill height of not more than 44" above the floor. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq.ft., a minimum net clear opening width of 20", and a minimum net clear opening	No more than two consecutive studs may be doubled and so bored. Notches in bearing wall studs shall not exceed 25% of stud width. Holes and notches shall not over lap in any stud cross-section. Holes must be at least 5/8" from either stud edge. IRC§602.6.			
 All egress doors and windows shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort, IRC §R311.2. 	 g. Fireblocking: Shall comply with IRC §R602.8. h. Bracing: Shall comply with IRC §R602.10. 2. Freestanding Posts 			
 Stairs. Stairs shall comply with IRC §R314, and handrails shall comply with IRC §R315. Treads and risers shall comply with IRC §R314.2, as amended by Montgomery County Executive Regulation. 	a. 3. Joist Decks a. Blocking: Shall comply with IRC §502.7.1. b. Openings: Shall comply with IRC §502.10		NHITE L	MARY
a. Tread: 10" min. b. Riser: 7 3/4" min. c. Open risers shall not permit the passage of a 4" diameter sphere	 c. Holes and notches in nominal dimension lumber. Notching depth in the top or bottom of the joists and beams shall not exceed one- sixth the depth of the members and shall not be located in the middle one-third of the 		S S S	SON
 Headroom: Minimum headroom in stairways shall be 6'-8", as described in IRC §R314.3. Under-stair protection: Accessible space under stairs shall finished with 1/2" GWB to comply IRC §R314.8. 	 span (including birds-mouth cuts) Notch depth at the ends of members shall not exceed 1/4 the depth of the members. The tension side of beams, joists and rafters of four inches or greater nominal 			
 Handrails shall have a minimum height of 34" and a maximum height of 38" measured from the nosing of the treads, IRC §R315.1 Illumination: Interior and exterior stairways shall be illuminated in compliance with IRC §R303.4. 	 thickness shall not be notched, except at the ends of members. Holes bored or cut into joists shall not be closer than 2" to the top or bottom of the joists. The diameter of the hole shall not exceed one-third the depth of the joists. 		IIII ARCI	UTECTION
 E. Guard railings: 1. Where required: Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below and retaining walls with a difference in grade level on either side of the wall 	 b. Holes and notches in manufactured lumber or joists: Shall comply with Manufacturers' specifications. c. Two layers of sheathing shall to be used under all tile and stone floors. Joints shall be the second store shall be the second store shall be the second store stor].].	////////
guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height, IRC Sec. R316.	 d. Draftstopping: Shall comply with IRC §R502.12. e. Fireblocking: Shall comply with IRC §502.13. f. When the floor framing is less than 36" from the ground a framing inspection must be 	(208 708	
not allow the passage of a 4" diameter sphere. Required guards shall not be constructed with horizontal rails or other pattern that results in a ladder effect, IRC §R316.2. Exception: Triangular openings formed by the riser, tread, and bottom rail of a guard at the open side of a stairway are	5. Roofs a. Rafters: 2x10, UNO.			U
permitted to be of such a size that a 6" diameter sphere cannot pass through. F. Smoke Alarms. 1. Smoke alarms shall, at a minimum, be placed in the following locations.	 b. Prefabricated roof trusses to be engineered, fabricated, and erected in accordance with IRC §802.10, ANSI/TPI 1, and Manufacturer's specifications. c. All roof trusses to be further attached to wall top plate with Simpson H1 hurricane clips. 			tects pll
 a. Each sleeping room. b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms. c. On each additional story, in compliance with IRC §R317.1. 	 Use pressure-preservative-treated wood for nailers, blocking, sleepers, plates, grounds, and all framing in contact with exterior masonry walls, concrete, slabs-on-grade, and elsewhere as indicated or required. 	$ \cdot \cdot$		KE Archi
 Interconnection: All smoke alarms in the dwelling shall be interconnected so that activation of one activates all the others, IRC §R317.1. Power source: Smoke alarms shall be hard-wired, with battery backup, IRC §R317.2. Low voltage beat or smoke detection systems require a normit from the Department of Fire and Pessue. 	 Materials Lumber: All lumber shall be No. 2 SPF, shall have the following minimum properties: Bending stress "Fb" = 1000 psi for single member use Bending stress "Fb" = 1150 psi for repotitive member use 			& COOk
Services. 4. Automatic sprinkler systems: IRC §R317.3. G. Foundations.	c. Horizontal shear " Fv " = 70 psi d. Compression perpendicular to grain "Fc" = 335 psi e. Compression parallel to grain "Fc^" = 1300 psi	ر ۲	PE Ch	NOSWC
 Concrete and masonry foundation walls shall comply with IRC R404.1. Walls shall be capable of supporting lateral of 40 pcf/foot of depth below grade. Foundation concrete shall comply with IRC §R402.2. 	 f. Modulus of elasticity "E" = 1,300,000 psi 5. Laminated Veneer Lumber (LVL) shall have the following minimum properties: a. Bending stress "Fb" = 2850 psi 			© THG
 Height of walls: Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4" where masonry veneer is used and a minimum of 6" elsewhere, IRC §R404.1.6 	 b. Horizontal shear "Fv" = 285 psi c. Modulus of elasticity "E" = 1,900,000 psi 6. Plywood. 		l vino	
4. Wood sill plates: Wood sill plates shall be pressure-preservative-treated. The minimum width shall be the width of the studs of the frame wall directly above. Sill plates shall be anchored to the foundation with anchor bolts or approved straps spaced a maximum of 4'-0" OC, and shall also be leasted within 10" frame the and of a cash plates applied a maximum of 4'-0" OC.	 a. Bearing grade/trademark of the American Plywood Association. Span rating as required to suit stud or joist spacing indicated. b. Wall sheathing: APA rated 1/2" plywood. c. Elever sheathing: APA rated 2(4" "Churd L Elever" phywood, glued and pailed to isisten. 		24 Q	
 H. Crawlspaces. Crawlspaces. Crawlspaces. 	 c. Floor sheathing. APA rated 3/4 Sturd-i-Floor plywood, glued and halled to joists. d. Roof sheathing: APA rated 5/8" plywood. 7. Joist and beam hangers shall be sized and installed per manufacturers' specifications. 			
 Ventilation. a. Minimum net area of ventilation openings shall not be less than 1 square foot per 150 sf of crawlspace area. 	 All wood blocking, nailers, etc., shall be attached to steel or concrete framing with power actuated fasteners or 3/8" diameter bolts, unless otherwise noted. Fasteners shall be spaced at 24" maximum OC and shall be staggered. Fasteners shall have minimum capacity of 100 pounds in 			
 b. One ventilating opening shall be within 3'-0" of each building corner. 3. Access: An access opening at least 18" x 24" shall be provided for the crawlspace, IRC §R408.3. 4. All untreated lumber shall be minimum 18" above finished grade, and shall comply with IRC §R323. 	shear and pullout UNO. 07 Thermal & Moisture Protection	Drafassianal		
 Roofs. Roof loads shall be transmitted to foundation. Roof assemblies shall comply with IRC Chapter 9. 	 Run exterior perimeter foundation drains to daylight. Provide rubber membrane ('Wintergard' by Certainteed) under all roofs where slopes are less than 4/12. Exterior foundation walls that retain earth and habitable or usable spaces located below grade shall be 	documents we and that I am e	certification: I cert ere prepared or ap a duly licensed arcl	proved by me, hitect under the
 J. Hool ventulation and attic access shall comply with IRC should and shou?. J. Fireplaces, flues, and chimneys. 1. Chimneys and fireplaces shall comply with IRC Chapter 10 and Fig. R1003.1. Flue sizes shall be determined in accordance with Fig. R1001.12.2 	15 Mechanical	laws of the Sto 17073,	ate of Maryland, Lie expiration date 09-	cense number 04-2026
 Clearance to combustible materials. a. Masonry chimneys located within the exterior walls of the building shall have a minimum air space clearance to combustibles of 2". Chimneys located entirely outside the exterior 	 A. HVAC design, equipment, and installation shall comply with IRC Part V – Mechanical. B. Ventilation. 1. Bathrooms without windows shall be vented to the outside of the building. IRC sec. R303.3 			
walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum air space clearance of 1." The air space shall not be filled, except to provide fireblocking in accordance with IRC §R602.8 and §R1001.15.	 Clothes dryer exhaust. a. Clothes dryer exhaust systems shall be independent of all other systems and shall be vented to the exterior of the building; flexible transition duct connectors shall not be 		Code Notes	
 All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2" from the front faces and sides of masonry fireplaces and not less than 4" from the back faces of masonry fireplaces, IRC §R1003.12 Vantilation: Foster is with an exterior size output to 	 concealed within the walls or ceiling, IRC § M1501.1. b. The maximum length of a clothes dryer exhaust duct not exceed 25' from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5' for each 4.5 decrease hand LPC SM1501.2 			
 verification. Factory-built of masonry ineplaces shall be equipped with an exterior all supply to assure proper fuel combustion, unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive, IRC Sec. R1005. K Swimming pools 	 2.5 for each 45-degree bend and 5 for each 90-degree bend, inc 901.5 2. Plumbing: Plumbing design, equipment, and installation shall comply with IRC Part VII – Plumbing. 16 Electrical: Electrical design, equipment, and installation shall comply with IRC Part VIII – Electrical 	2024-07-11	Existing C	onditions
 All residential swimming pools shall comply with IRC Appendix G, and Article 680 of the National Electric Code. Swimming pool areas shall be fenced in compliance with IRC §AG105, as amended by Montgomery 		2024-08-27 2025-01-24	Prelim Perm	Pricing it Set
County Executive Regulation. The minimum barrier height shall be 5'-0". L. Miscellaneous. 1. Energy efficiency: All dwellings shall comply with IRC Chapter 11, Energy Efficiency. Exception: 1-				
 story additions of 200 st or less. Radon: Radon venting is required and shall be installed per IRC Appendix F (Radon Control Methods). Safety class: Glass in doors, side lights, tub and shower onclosures, and cladichts shall be control. 				
glass, IRC §R308.4. 7. Manufactured parts: All manufactured parts to be installed according to Manufacturers' specifications.				
02 Site Work 1. Soil. A. Soil bearing capacity minimum requirement: 2000 PSF UNO.				
 B. Assumed soil equivalent fluid pressure: 40 PSF. 2. Drainage. A. Lot drainage shall comply with IRC §R401.2 B. Example drainage shall comply with IRC §R401.2 				
 B. Foundation drainage shall comply with IRC §R405.1 3. Fill. A. Unless otherwise determined by soil engineer, all fill under paving and slab shall be graded mixtures of sand and gravel, well compared by engravitate times of example in the sand and gravel. 				
greater than 6" thick, to a density not less than 95% of the maximum density at optimum moisture content determined by ASTMD-698, the standard Proctor method. Fill material shall be free from organic material, trash, muck, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing				
 surface shall be cleared of all refuse or organic material. B. Basement wall shall not be backfilled until the first floor framing is in place and the walls have been braced, IRC §R404.1.7 C. Maximum unpalgraph fill for foundation walls shall exact walls a start to the start of the start o				
C. Maximum unbalanced initior foundation waits snall comply with IRC Tables §R404.1.1 (1) through (4).		1	າບບາ	
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Exter	Exterior Door Schedule								
	Transom								
		туре	Manufacturer	Model/Size	Lites	Height	Lites	Location	
D101	1	Screen		3-0x6-8		1'-0 1/4"		Screen Porch	
D102	1	Screen		3-0x6-8		1'-3"		Screen Porch	

Wind	Window Schedule									
ID	Qty	Units	Model/Size	Туре	Manuf.	Lites	Location	Note		
W201	1	1	2-5x3-8	Double Hung		3W2H/3W2H	Primary Bath	Tempered - New unit in existing location		
W202	1	1	2-5x3-8	Double Hung		3W2H/3W2H	Primary Bath	Tempered		
W203	1	1	2-10x3-9	Double Hung		3W2H/3W2H	WIC	New unit in existing location		
W204	1	1	3-2x5-9	Cottage		3W2H/3W3H	Primary Bedroom			
W205	1	1	3-2x5-9	Cottage		3W2H/3W3H	Primary Bedroom			
W206	1	1	2-6x5-9	Cottage		2W2H/2W3H	Primary Bedroom			
W207	1	2	3-6x5-9 2W	Cottage		3W2H/3W2H	Primary Bedroom			
W208	1	1	2-6x5-9	Cottage		2W2H/2W3H	Primary Bedroom			
W209	1	1	3-9x5-9	Cottage		3W2H/3W3H	Primary Bedroom	Egress		

Inter	Interior Door Schedule										
ID	Qty	Size	Туре	Leaf Thickness	Lites	Operation	Hardware	Note			
201	1	2-6x6-8	Six Panel	1 3/4"		Swing	Passage				
202	1	(2)1-6x6-8	Three Panel	1 3/4"		Swing	Privacy	Panel Jamb w/Nesting Doors			
203	1	2-6x6-8	Six Panel	1 3/4"		Swing	Privacy				
204A	1	2-4x7-0	Shower	0 1/2"				2-6x6-0 Door, 4" curb, Low Iron glass, Tempered			
204B	1	2-4x7-0	Shower	0 1/2"				2-6x6-0 Door, 4" curb, Low Iron glass, Tempered			
205	1	2-4x6-8	Six Panel	1 3/4"		Swing	Privacy				
206	1	2-6x6-8	Six Panel	1 3/4"		Swing	Passage				
207	1	2-6x6-8	Six Panel	1 3/4"		Swing	Privacy				



Note
an Morris "Swathmore" knob hardware
an Morris "Swathmore" knob hardware





MODULAR





PUTTY GLAZE SASH & COLONIAL GLASS STOP



Manu Data

Hung Window H-100 – Wood

<u>Frame:</u> -Pine, red grandis or mahogany -Thickness 1 7/16" (36mm) -Depth 4 9/16" (116mm)

<u>Sash:</u> -Pine, red grandis or mahogany -Thickness 1 ¾" (44,5mm) -Colonial or putty glaze

Interior finish:

-Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish: -Natural, primed, first coat, Lepage stain or paint over 50 colors

Hardware:

-Recessed, white coppertone, polish brass, oil rubbed bronze, satin nickel, satin chrome -Surface mount: unlaquered brass, polish brass, polish nickel, oil rubbed bronze, satin nickel

1

Weather-strip -Q-lon and silicone

Insulated glass: -Double glaze ³/₄" (19 mm) -"Technoform" spacer, bronze, white, black or grey. -Argon

Glass available: -<mark>Clear</mark>, grey, bronze, pinhead, glue-chip <mark>-Low-e</mark>: Energy advantage, <mark>272</mark>, 366, I89 -Tempered -Laminated

<u>Screen:</u> -Mesh: invisible fiberglass, grey or black aluminium -Surround: white, coppertone -Wood screen surround -Retractable



For more information, please visit our web site at www.lepagemillwork.com



APPROVED Montgomery County Historic Preservation Commission Karen Bulit

REVIEWED By Dan Bruechert at 3:44 pm, Feb 05, 2025



VOLUME OF EXCAVATION: 8 CUBIC YARDS NOTE: NO CHANGE TO EXISTING GRADING







2 Proposed Site Plan



Printed: 1/27/25







	THOMSON & COOKE ARCHITECTS siss macarthur blvd nw washington dc 20016 202.686.6583 www.thomsoncooke.com
	24 Outros St Chevy Chase MD 20815 24 Outros St Chevy Chase MD 20815 PERMIT 0. Intercented and intercented
	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 17073, expiration date 09-04-2026
16	D000

DENOTES EXISTING WALLS

8

DENOTES WALLS TO BE DEMOLISHED

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		24 Quincy St Chevy Chase MD 20815	© THOMSON& COOKE Architects plc
	Professional documents we and that I am o laws of the St 17073,	Certification: I c ere prepared or a duly licensed c ate of Maryland expiration date	ertify that these approved by me, architect under the , License number 09-04-2026
	Existin Se 2024-07-11 2024-08-27	g First Floc elective De Existing	or Plan / emo Conditions
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DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED

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APPROVED

Montgomery County Historic Preservation Commission

Karen Benlit

REVIEWED By Dan Bruechert at 3:44 pm, Feb 05, 2025



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	24 Quincy St Chevy Chase MD 20815	PERMIT SET		THOMSON&COOKE Architects plic	
Professional documents we and that I am c laws of the Sta 17073, c Existi	Certificati ere prepar a duly licer ate of Mar expiration	on: I c red or nsed c yland date	ertify tl appro irchited , Licen 09-04-2 d Flc	hat the ved by ct und se nun 2026	ese / me, er the nber
Plan , 2024-07-11 2024-08-27 2025-01-24	/ Selec	stive sting Prelir Pei	Con M Price rmit S	mo ditior cing et	<u>ns</u>
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Printed: 1/27/25

 DENOTES EXISTING WALLS

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DENOTES WALLS TO BE DEMOLISHED





APPROVED Montgomery County Historic Preservation Commission Karn Bulit

REVIEWED By Dan Bruechert at 3:44 pm, Feb 05, 2025



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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 17073, expiration date 09-04-2026 Existing Roof Plan / Selective Demo

DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED









APPROVED Montgomery County Historic Preservation Commission Karen Bulit REVIEWED By Dan Bruechert at 3:44 pm, Feb 05, 2025



(1) (A203)



APPROVED Montgomery County Historic Preservation Commission Kare Bulit REVIEWED By Dan Bruechert at 3:44 pm, Feb 05, 2025

 $\frac{Proposed First Floor Plan / New Work}{1/4" = 1'-0"}$



 $\left(\begin{array}{c}1\\A203\end{array}\right)$



APPROVED Montgomery County Historic Preservation Commission Karen Bulit REVIEWED

By Dan Bruechert at 3:44 pm, Feb 05, 2025



(1) (A203)



APPROVED Montgomery County Historic Preservation Commission Karen Bulit REVIEWED By Dan Bruechert at 3:44 pm, Feb 05, 2025

1 A200

 $\begin{pmatrix} 1 \\ A203 \end{pmatrix}$





 $\frac{\text{Existing Front Elevation}}{\frac{1}{4''} = \frac{1}{0''}}$





APPROVED Montgomery County Historic Preservation Commission Karn Bulit REVIEWED By Dan Bruechert at 3:44 pm, Feb 05, 2025

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APPROVED Montgomery County Historic Preservation Commission

Karen Bulit

REVIEWED By Dan Bruechert at 3:44 pm, Feb 05, 2025



	THOMSON & COOKE ARCHITECTS	5155 MACARTHUR BLVD NW Washington do 20018	ZOZ.686.6583 WWW.THOMSONCOOKE.COM
	Meers Residence	24 Quincy St Chevy Chase MD 20815	© THOMSON&COOKE Architects plic
	Professional C documents wer and that I am a laws of the Stat 17073, et Existin Sid	ertification: I certif e prepared or app duly licensed archi e of Maryland, Lice «piration date 09-0 g/Proposed de Elevatior	y that these roved by me, tect under the ense number 4-2026
	2024-07-11 2024-08-27 2025-01-24	Existing Co Prelim P Permi	onditions ricing t Set
ht.		\201	nted: 1/27/25



 $\frac{\text{Existing Rear Elevation}}{\frac{1}{4''} = \frac{1}{0''}}$

EXIST 🔪 $\left(\begin{array}{c} \\ \end{array} \right)$ _____ _

APPROVED Montgomery County Historic Preservation Commission

Karn Bulit REVIEWED

By Dan Bruechert at 3:44 pm, Feb 05, 2025



 $2\frac{Proposed}{1/4"}$ = 1'-0"

]
	ARCHITECTS	L V D N W	AE.COM
$- \Phi^{0^{\prime}}_{1st Floor}$	THOMSON & COOKE	5155 MACARTHUR B	WASHINGION DC 2 202.686.658 WWW.THOMSONCOOF
		NITUTIN SST NEW NITE	MARL THOMSON
		Chase MD 20815	Architects plic
IEW PTD. SIDING TO AATCH EXISTING 18'-0" Attic IEW PTD. COMPOSITE XTERIOR TRIMS TO AATCH EXISTING		24 Quincy St Chevy (PERMIT	© THOMSON&COOKE
	Professional documents we and that I am c laws of the Sto 17073, o	Certification: I cert ere prepared or ap duly licensed arc ate of Maryland, Li expiration date 09	ify that these proved by me, nitect under the cense number 04-2026
	Existin	g/Proposed Elevation	l Rear
	2024-07-11 2024-08-27 2025-01-24	Existing C Prelim Perm	conditions Pricing it Set
Ist Floor IEW PIERS TO MATCH XISTING			
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Printed: 1/27/25



Front-Left Existing



2 Front-Left Proposed





 \mathcal{O} [____ \bigcirc ARCHITE 5155 MACARTHUR BLVD NW WASHINGTON DC 20016 202.686.6583 WWW.THOMSONCOOKE.COM \geq 3 0 0 ΟΟKΕ \bigcirc CD Z O T H O M S Meers Residence PERMIT SET Ō 24 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 17073, expiration date 09-04-2026 Existing/Proposed Front Perspectives 2024-07-11 Existing Conditions 2024-08-27 Prelim Pricing 2025-01-24 Permit Set A204



Rear Existing



2 Rear Proposed

APPROVED Montgomery County Historic Preservation Commission Karen Bulit

REVIEWED By Dan Bruechert at 3:45 pm, Feb 05, 2025





$\frac{\text{Building Section through Addition}}{\frac{1}{1/4"} = 1'-0"}$

NOTE:

NOTE: LOCATIONS TO BE INSTALLED.

AIR SEALING NOTES: GLUE DRYWALL TO TOP PLATE OF WALL GLUE SHEATHING TO SILL PLATE INSTALL SILL PLATE ON SILL GASKET

SEE EXTERIOR ELEVATIONS FOR WINDOW & DOOR HEIGHTS

SEE "PRESCRIPTIVE WORKSHEET" ON 0001 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND

GLUE SHEATHING TO TOP AND BOTTOM PLATE OF WALL SEAL ALL SEAMS ON EXTERIOR SHEATHING SEE SHEET 0001 FOR ADD'L AIR SEALING NOTES

TYPICAL CONSTRUCTION NOTES

1. TYP. ROOF/CEILING CONSTRUCTION

MATCH EXIST ROOFING ON 30 LB ROOFING FELT WITH ICE AND WATER GUARD AT VALLEYS, EAVE, AND ALL SLOPES LESS THAN 4:12 ON 5/8" PLYWOOD WITH "H" CLIPS. SEE FRAMING PLANS FOR RAFTER SIZE/SPACING. R-49 OPEN CELL SPRAY FOAM INSULATION (CLOSED CELL IF REQ'D FOR R-VALUE).

2. TYP. EXTERIOR WALL CONSTRUCTION

CEMENTITIOUS LAP SIDING TO MATCH EXIST AND PTD BORAL TRIM ON 1/2" ZIP EXTERIOR SHEATHING WITH BENJAMIN OBDYKE SLICKERMAX RAINSCREEN. 2X6

STUD WALL WITH R-20 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.

3A. TYP. FLOOR CONSTRUCTION 3/4" T&G PLYWOOD SUBFLOOR ADVANTECH OR APPROVED EQUAL (GLUED AND NAILED) WOOD JOISTS (SEE FRAMING PLANS FOR SIZE AND SPACING) WITH R-19 OPEN CELL SPRAY FOAM INSULATION, ZIP SHEATHING AND BEADBOARD TO MATCH EXISTING.

3B. TYP. EXTERIOR DECK CONSTRUCTION

DECKING TO MATCH EXISTING ON P.T. SLEEPERS ON EPDM MEMBRANE ON P.T. JOISTS (SEE FRAMING PLANS FOR SIZE AND SPACING) AND BEADBOARD TO MATCH EXISTING.

3C. EXTERIOR DECK CONSTRUCTION AT GRILLE

DECKING TO MATCH EXISTING ON P.T. JOISTS (SEE FRAMING PLANS FOR SIZE AND SPACING).

4. TYP. INTERIOR WALL CONSTRUCTION

1/2" GYPSUM WALL BOARD ON 2X4 OR 2X6 STUDS (SEE PLANS) @ 16" O.C. (U.N.O) PRESSURE TREATED SILL AT BASEMENT, MOISTURE RESISTANT (GREEN BOARD) AT ALL BATHROOMS, LAUNDRY ROOMS AND ADDITIONAL AREAS CALLED OUT ON PLANS.

APPROVED Montgomery County Historic Preservation Commission

Karen Bulit

REVIEWED By Dan Bruechert at 3:45 pm, Feb 05, 2025

Printed: 1/27/25

TYPICAL CONSTRUCTION NOTES

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NOTE:

SEE EXTERIOR ELEVATIONS FOR WINDOW & DOOR HEIGHTS

NOTE:

SEE "PRESCRIPTIVE WORKSHEET" ON 0001 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.

AIR SEALING NOTES:

GLUE DRYWALL TO TOP PLATE OF WALL GLUE SHEATHING TO TOP AND BOTTOM PLATE OF WALL GLUE SHEATHING TO SILL PLATE INSTALL SILL PLATE ON SILL GASKET SEAL ALL SEAMS ON EXTERIOR SHEATHING SEE SHEET 0001 FOR ADD'L AIR SEALING NOTES

Montgomery County Historic Preservation Commission

Karen Dulit

REVIEWED By Dan Bruechert at 3:45 pm, Feb 05, 2025

 $\frac{\text{Outdoor Fireplace Section}}{\frac{1}{2''} = \frac{1}{0''}}$

Printed: 1/27/25

A400

		DESIGN NOTES			
I.	A.	DESIGN LOADS FOR NEW WORK ROOF LIVE LOAD		I.	PARALLEL STRAND LUMBER (PSL) SHALL BE INST THE MANUFACTURER'S RECOMMENDATIONS. MII
	B.	2. Pf = 21 PSF + DRIFTING FLOOR LIVE LOADS			1. FLEXURE: Fb = 2400 PSI 2. COMPRESSION: Fc = 2500 PSI
		 BEDROOMS = 30 PSF DWELLING AREAS = 40 PSF HANDRAILS AND GUARDRAILS = 50 PLF LATERAL OR 200 LBS PT. LOAD IN ANY DIRECTION 			3. MODULUS OF ELASTICITY: E = 1,800,000 PSI CONTRACTOR SHALL PROVIDE MANUFACTUR
	C.	WIND LOAD 1. V_{ULT} (3-second gust) = 120 MPH		J.	PROVIDE MIN. 3" BEARING FOR ALL LAMINATED VI LUMBER BEAMS. NO JOIST OR BEAM BEARING SH
	D.	2. Vservice (10-YR. MRI) = 76 MPH 3. EXPOSURE = B SEISMIC LOAD		K.	ALL WOOD TOP PLATE SPLICES SHALL BE STAGG PROVIDE (2) ROWS 10d NAILS @ 3-INCHES ON CEI
		 LATERAL FORCE SYSTEM: BRACED WOOD PANELS SEISMIC RISK CATEGORY = II SEISMIC DESIGN CATEGORY = A SITE CLASS = D 		L.	PLATES. SEE <u>2/S301</u> ALL WALL SHEATHING SHALL BE CONTINUOUS BE BOTTOM PLATE OF WALL ABOVE. ALL PLYWOOD F
		 Sds = 0.142 Sd1 = 0.069 NO DESIGN REQUIRED PER IRC/R301.2.2 		M.	CONTINUOUSLY BLOCKED AND NAILED. ALL MULTIPLE MEMBERS ARE TO BE FASTENED T FOLLOWING NAILS AND SIMPSON SDS (STRONG-E
	E.	CODE: THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH: 2017 DCRC AND 2015 IRC WITH 2017 DCMR12B SUPPLEMENT 2017 DCBC AND 2015 IBC with 2017 DCMR12 A SUPPLEMENT WHERE REFERENCED IN IRC FOR SPECIFIC REQUIREMENTS.			FASTENER-TO-FASTENER SPACING NOTED WITHI FASTENERS. ALL FASTENERS SHALL BE INSTALL ROWS SPECIFIED, IN A STAGGERED PATTERN: SI FASTENING LESS THEN 16-INCHES IN DEPTH.
	F.	ASSUMED SOIL PARAMETERS 1. $P \text{ AT REST} = 60\text{H}$ 2. $P \text{ ACTIVE} = 45\text{H}$ 3. $P \text{ PASSIVE} = 300\text{H}$			PLIESDEPTHFASTENERSSPACING(2)1-1/2"6"-12"10d NAILS12" O.C.(3)1-1/2"6"-12"16d NAILS16" O.C.(4)1-1/2"6"-12"SDS1/4"x6"12" O.C.
	G.	4. ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF DEAD LOADS			* - ALL TRIPLE AND QUADRUPLE-PLY MEMBERS SI BOTH SIDES WITH THE NUMBER OF ROWS AND FA TO-SIDE SPACING SHALL ALSO BE STAGGERED.
		1. ROOF = 15 PSF 2. TYPICAL FLOORS = 12 PSF 3. TILE/STONE FLOORS = 20 PSF 4. GREEN ROOFS = 50 RSE		N.	PROVIDE SOLID BLOCKING BETWEEN JOISTS AND POINTS.
П.		4. GREEN ROOFS - 50 FSF		0.	ALL MISCELLANEOUS WOOD CONNECTIONS SHAL CURRENT EDITION OF THE IRC "FASTENING SCHE
	A.	ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS		Ρ.	NAILS INDICATED IN THE DRAWINGS, DETAILS, AN AS FOLLOWS: 8d=0.131"x2.5", 10d=0.148"x3", 16d=0 SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE APPROVAL.
		SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.		Q.	DOUBLE JOISTS SHALL BE LOCATED BENEATH AL LENGTH OF THE PARTITION EXCEEDS ONE HALF
		1. WOOD LINTELS, JOISTS AND BEAMS a. FLEXURE: Fb = 875 PSI b. SHEAR: Fv = 135 PSI		R.	JOIST HANGERS SHALL BE SIZED ACCORDING TO ASSUMING SPF LUMBER FOR ALL 2x MEMBERS:
		 c. MODULUS OF ELASTICITY: E = 1,400,000 PSI 2. 6x6 POSTS (SYP#2 – P.T.) a. COMPRESSION PARALLEL: Fc" = 525 PSI (WET SERVICE) 			SUPPORTED MEMBER 2x6HANGER LUS26MIN2x8LUS26740
		b. MODULUS OF ELASTICITY: E= 1,200,000 PSI3. WALL STUDS: STUD GRADE= 675 PSIa. FLEXURE: Fb= 675 PSI			(2) 2x8 LUS28-2 1125 2x10 LUS28 940 (2) 2x10 LUS210-2 1565
	B	 b. COMPRESSION PARALLEL: Fc" = 725 PSI c. MODULUS OF ELASTICITY: E = 1,200,000 PSI ALL FRAMING EXPOSED TO WEATHER SHALL BE TREATED IN ACCORDANCE 			2x12 - SLOPED LR0212 1095 (2) 2x12 STRINGER LSC 650 (2) 2x12 LUS210-2 1565 (2) 2x12 - SLOPED LSSR210-2 2035
	2.	WITH IRC SECTION R317 & TREATED IN ACCORDANCE WITH AWPA U1. THESE MEMBERS SHALL BE PRESSURE TREATED SOUTHERN PINE NO.2 PER THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," NDS. ALL			ALL HANGERS EXPOSED TO WEATHER SHALL BE
		WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF THE "AMERICAN SOFTWOOD LUMBER STANDARDS." MINIMUM PROPERTIES SHALL BE IN ACCORDANCE WITH TABLE 4B IN THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION." PRESSURE TREATED WOOD MEMBERS "PT".			TOP FLANGE HANGERS AND CONCEALED FLANGE SEPARATELY. SOME HANGERS MAY REQUIRE 16d – REFER TO T
		 SHALL BE PROVIDED WHEN: 1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR IS CLOSER THAN 18" TO GRADE OR WHEN A WOOD GIRDER/BEAM IS CLOSER THAN 10" TO GRADE IN EXPOSED OR AWL SPACES OR UNEXCAULTED 		S	CATALOG FOR REQUIREMENTS. CONTRACTOR S MANUFACTURER'S CUT SHEETS FOR ALL HANGE
		AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING. (AWPA USE CATEGORY: UC3A) 2. WOOD FRAMING MEMBERS REST ON A CONCRETE OR MASONRY		т	OF THE ROOF. NO INTERRUPTIONS ARE PERMITT ROOF OVERBUILDS.
		 EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" ABOVE THE EXPOSED EXTERIOR GRADE. (AWPA USE CATEGORY: UC4A) SILL AND SLEEPERS ARE ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM THE 		Ι.	OF 5-1/2". PRE-DRILL NOTCH CORNERS WITH A 1/ STRESS CONCENTRATION AND DO NOT OVER-CU
		SLAB BY AN IMPERVIOUS MOISTURE BARRIER. (AWPA USE CATEGORY: UC4A)4. THE ENDS OF A WOOD GIRDER/BEAM ENTER AN EXTERIOR MASONRY OR		U.	WOOD GLUE: PROVIDE LIQUID NAIL SUBFLOOR AU SHEAR STRENGTH AT 28-DAYS = 450 PSI PER AST
		 CONCRETE WALL AND HAS A CLEARANCE WITH THE EXTERIOR OF THE WALL OF LESS THAN 1/2". (AWPA USE CATEGORY: UC2) 5. WOOD SIDING, SHEATHING AND WALL FRAMING IN THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS. PORCH 		v.	CLEARANCE OF NOT LESS THAN 2-INCHES FROM MASONRY FIREPLACES AND NOT LESS THAN 4-IN MASONRY FIREPLACES.
		SLABS, PATIO SLABS OR SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. (AWPA USE CATEGORY: UC3A)6. WOOD STRUCTURAL MEMBERS SUPPORT MOISTURE PERMEABLE FLOORS	III.	٨	
		OR ROOFS THAT ARE EXPOSED TO WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. (AWPA USE CATEGORY: UC3A)		В.	ACI 302 LATEST EDITIONS. CEMENT SHALL COMPLY WITH ASTM C150. TYPE I
	C.	GROUND. (AWPA USE CATEGORY 4A). ALL WALL STUDS ARE TO BE SPACED AT 16" O.C. (U.N.O.). PLACE DOUBLE		C.	REINFORCING STEEL SHALL BE DEFORMED BILLE ASTM A615 GRADE 60. ALL REINFORCEMENT SPL
		CORNERS. ALL MULTIPLE STUD POSTS SHALL BE FASTENED AS FOLLOWS: DOUBLE STUDS SHALL BE NAILED TOGETHER WITH (2) ROWS 10d AT 12" O.C. TRIPLE STUDS SHALL BE NAILED TOGETHER WITH (2) ROWS 30d AT 8" O.C. EACH ROW EA SIDE. SEE <u>2/S300</u> AND <u>3/S300</u> .		D.	CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMU STRENGTH F'C AS FOLLOWS: 1. 3,000 PSI FOR FOOTINGS. 2. 3,500 PSI FOR EXTERIOR EXPOSED SLABS/STR
	D.	PROVIDE SIMPSON STRONG-TIE POST CAPS U.N.O AT ALL BEAM-ON-POST BEARING LOCATIONS NOT LOCATED WITHIN STUD WALLS, U.N.O. SEE DETAILS <u>4/S301</u> , <u>5/S301</u> , AND <u>6/S301</u>		E.	CONCRETE SLUMP SHALL = 4" ± 1".
	E.	ROOF SHEATHING SHALL BE 19/32-INCH, CDX, APA RATED 40/20 STRUCTURAL I RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD		F.	MINIMUM CONCRETE COVER BETWEEN FACE OF OF CONCRETE SHALL BE AS FOLLOWS:
	F.	PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.			 CONCRETE CAST AGAINST EARTH = 3" FORMED CONCRETE EXPOSED TO WEATHER
	•••	SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION." SHEATHING SHALL BE FASTENED WITH 8d AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.		G.	ALL SLABS AND FOUNDATION WALLS EXPOSED TO MINIMUM AIR ENTRAINMENT OF 6% ± 1.5%.
	G.	ALL FLOOR SHEATHING SHALL BE 22/32-INCH THICK T&G, APA RATED 48/24 ADVANTECH SHEATHING OR STURD-I-FLOOR 24 OC RATED. SHEATHING SHALL		H.	C1107, AND SHALL BE NON-SHRINKABLE, NON-METALI C1107, AND SHALL HAVE A SPECIFIED COMPRESS OF 5,000 PSI. PREGROUTING OF BASE PLATES SH CONCRETE PATCHWORK TOTALING LESS THAN 8
	H.	CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.		-	BAGGED CONCRETE MIX WITH THE PRIOR WRITTE STRUCTURAL ENGINEER.
	(1 ,	THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS: 1. FLEXURE: Fb = 2 600 PSI			
		2. SHEAR: FV = 285 PSI 3. MODULUS OF ELASTICITY: E = 2,000,000 PSI CONTRACTOR SHALL PROVIDE MANUEACTURED'S PRODUCT SUFETS FOR			
		APPROVAL FOR ALL LVL BEAMS			

- ND LUMBER (PSL) SHALL BE INSTALLED AND FASTENED PER URER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES LLOWS FOR PSL POSTS:
- = 2400 PSI ION: Fc = 2500 PSI
- F ELASTICITY: E = 1,800,000 PSI OR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR
- BEARING FOR ALL LAMINATED VENEER AND STANDARD . NO JOIST OR BEAM BEARING SHALL OCCUR ON MASONRY
- PLATE SPLICES SHALL BE STAGGERED 4'-0" MINIMUM. WS 10d NAILS @ 3-INCHES ON CENTER ALONG LAP LENGTH OF
- THING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND OF WALL ABOVE. ALL PLYWOOD PANELS EDGES SHALL BE BLOCKED AND NAILED.
- EMBERS ARE TO BE FASTENED TOGETHER WITH THE LS AND SIMPSON SDS (STRONG-DRIVE SCREWS), USING THE ASTENER SPACING NOTED WITHIN EACH ROW OF L FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF D. IN A STAGGERED PATTERN: SEE 9/S300 FOR LVL S THEN 16-INCHES IN DEPTH.

PLIES	<u>DEPTH</u>	FASTENERS	SPACING	ROWS	
(2)1-1/2"	6"-12"	10d NAILS	12" O.C.	2	
(3)1-1/2"	6"-12"	16d NAILS	16" O.C.	2*	
(4)1-1/2"	6"-12"	SDS1/4"x6"	12" O.C.	2*	

ND QUADRUPLE-PLY MEMBERS SHALL BE FASTENED FROM TH THE NUMBER OF ROWS AND FASTENERS SPECIFIED. SIDE-NG SHALL ALSO BE STAGGERED.

- BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING
- EOUS WOOD CONNECTIONS SHALL BE FASTENED PER THE ON OF THE IRC "FASTENING SCHEDULE" R602.3(1).
- D IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED 3d=0.131"x2.5", 10d=0.148"x3", 16d=0.162"x3.5", 30d=0.207x4.5". FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING FOR
- SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE PARTITION EXCEEDS ONE HALF THE SPAN.
- SHALL BE SIZED ACCORDING TO THE FOLLOWING SCHEDULE LUMBER FOR ALL 2x MEMBERS:

SUPPORTED MEMBER	HANGER	MIN. CAPACITY (LB
2x6	LUS26	740
2x8	LUS26	740
(2) 2x8	LUS28-2	1125
2x10	LUS28	940
(2) 2x10	LUS210-2	1565
2x12 – SLOPED	LRU212	1095
(2) 2x12 STRINGER	LSC	650
(2) 2x12	LUS210-2	1565
(2) 2x12 – SLOPED	LSSR210-2	2035

XPOSED TO WEATHER SHALL BE ZINC COATED.

NGERS AND CONCEALED FLANGE HANGERS SHALL BE LISTED

MAY REQUIRE 16d - REFER TO THE SIMPSON STRONG-TIE REQUIREMENTS. CONTRACTOR SHALL PROVIDE R'S CUT SHEETS FOR ALL HANGER SUBSTITUTIONS.

- THING SHALL BE LAID CONTINUOUSLY BETWEEN THE EDGES NO INTERRUPTIONS ARE PERMITTED AT CAP TRUSSES OR AT DS
- STAIR STRINGERS SHALL HAVE AN EFFECTIVE MINIMUM DEPTH DRILL NOTCH CORNERS WITH A 1/4" Ø HOLE TO REDUCE NTRATION AND DO NOT OVER-CUT NOTCHES.
- ROVIDE LIQUID NAIL SUBFLOOR ADHESIVE HAVING A DRY TH AT 28-DAYS = 450 PSI PER ASTM D3498.
- FIREPLACES: ALL WOOD FRAMING SHALL HAVE A NOT LESS THAN 2-INCHES FROM THE FRONT AND SIDES OF PLACES AND NOT LESS THAN 4-INCHES FROM THE BACK OF PLACES.
- WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND EDITIONS.
- COMPLY WITH ASTM C150, TYPE I OR TYPE II.
- STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO DE 60. ALL REINFORCEMENT SPLICES SHALL BE A MINIMUM OF ERS. U.N.O.
- CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE AS FOLLOWS: R FOOTINGS. R EXTERIOR EXPOSED SLABS/STEPS AND EXTERIOR NS WALLS.
- $\mathsf{MP} \mathsf{SHALL} = 4" \pm 1".$
- RETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE SHALL BE AS FOLLOWS:
- CAST AGAINST EARTH = 3" NCRETE EXPOSED TO WEATHER OR EARTH = 2"
- FOUNDATION WALLS EXPOSED TO WEATHER SHALL HAVE A TRAINMENT OF 6% ± 1.5%.
- E NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM LL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS REGROUTING OF BASE PLATES SHALL NOT BE PERMITTED.
- CHWORK TOTALING LESS THAN 8 CUBIC YARDS MAY UTILIZE A RETE MIX WITH THE PRIOR WRITTEN APPROVAL OF THE GINEER.

STRUCTURAL STEEL

- A. ALL STRUCTURAL STEEL SHALL BE ASTM FABRICATED AND ERECTED IN ACCORDANCE WITH AISC "STEEL CONSTRUCTION MANUAL" WITH MINIMUM YIELD STRENGTHS AS FOLLOWS:
- 1. W SHAPES/CHANNELS: Fy = 50 KSI, PER ASTM A992. 2. PLATES AND ANGLES: Fy = 36 KSI PER ASTM A36.
- 3. HSS SHAPES (SQUARE/RECTANGULAR): Fy = 50 KSI PER ASTM A500
- GRADE C. 4. ANCHOR RODS: Fy = 36 KSI, PER ASTM F1554 GRADE 36.
- 5. BOLTS: Ft = 20 KSI, PER ASTM A307, U.N.O. 6. WASHERS: ASTM F436
- B. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE "STRUCTURAL WELDING CODE" AWS D1.1 CURRENT CODE. USE 70 KSI, LOW-HYDROGEN ELECTRODES.
- C. ALL STEEL LINTELS SHALL BE HOT DIP GALVANIZED AND HAVE A MINIMUM OF 6" BEARING.
- D. CONTRACTOR SHALL DESIGN, AND ERECT SHORING AND/OR BRACING OF EXISTING WALLS AS REQUIRED DURING INSTALLATION OF LINTELS. DESIGN AND ERECTION OF SHORING AND/OR BRACING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- E. NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT PRIOR APPROVAL.
- F. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- G. ALL MISCELLANEOUS STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH 3/16-INCH FILLET WELD UNLESS OTHERWISE NOTED, EXCEPT FOR SLOTTED CONNECTIONS.
- H. ALL WORK SHALL COMPLY WITH THE AISC CODE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- I. ZINC-RICH PAINT METHOD: ZINC-RICH PRIMER PAINT 3 TO 4 MILS DRY FILM THICKNESS IS TO BE APPLIED TO A CLEAN DRY STEEL SURFACE BY EITHER A BRUSH OR SPRAY. PAINT MUCH CONTAIN BETWEEN 65% AND 69% METALLIC ZINC BY WEIGHT OR GREATER THAN 92% METALLIC ZINC BY WEIGHT IN DRY FII M
- J. STUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- K. DRAWINGS SHALL INCLUDE DETAILS FOR APPLICATION AND ASSEMBLY OF ALL STRUCTURAL MEMBERS. INCLUDE DETAILS OF CUTS, CONNECTIONS, HOLES AND OTHER PERTINET DATA. INDICATED WELDS BY STANDARD AWS 2.1 SYMBOLS INCLUDING SIZE, LENGTH AND TYPE OF EACH WELD.

POST INSTALLED ANCHORS

v

VI.

- A. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. OR AN EQUIVALENT AS APPROVED BY THE STRUCTURAL ENGINEER. 1. ANCHORAGE TO MASONRY:
 - a. ADHESIVE ANCHORS FOR USE IN GROUT FILLED CMU, HOLLOW CMU, BRICK W/HOLES AND MULTI-WYTHE BRICK. HILTI HIT-HY 270 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-4143
 - INSTALLED USING THE SAFE SET DRILLING METHOD THREADED RODS: HILTI HAS-E
 - b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.
- 2. ANCHORAGE TO CONCRETE: a. ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE
 - HILTI HIT-HY 200 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-3187 INSTALLED USING THE SAFE SET DRILLING METHOD.
- THREADED RODS: HILTI HAS-E b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.

CUSTOM RAILINGS/GUARDRAILS

- A. CUSTOM HANDRAILS AND GUARDRAILS CONSISTING OF GLASS RAILINGS, CABLE RAILINGS, OR CUSTOM STEEL RAILINGS SHALL BE DESIGNED BY THE MANUFACTURER'S ENGINEER FOR THE MOST RESTRICTIVE OF THE LOADS GIVEN AND APPLICABLE DESIGN CODE.
- B. IN NO CASE SHALL TOTAL COMBINED POST/RAILING DEFLECTION EXCEED 0.50"
- C. SUBMIT SHOP DRAWINGS BEARING THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION TO THE ARCHITECT INDICATING ALL MEMBERS AND CONNECTIONS FOR REVIEW.

VII. MASONRY

- A. ALL HOLLOW CONCRETE MASONRY UNITS SHALL BE MEDIUM-WEIGHT AND CONFORM TO ASTM C90 TYPE I HAVING A MINIMUM NET UNIT AREA COMPRESSIVE STRENGTH OF 2,800 PSI AND A NET MASONRY COMPRESSIVE STRENGTH OF F'm = 2,000 PSI IN ACCORDANCE WITH THE UNIT STRENGTH METHOD.
- B. ALL FACE BRICK MASONRY UNITS SHALL CONFORM TO ASTM C216 OR C652, GRADE SW, TYPE FBS OR FBA AS DESIGNATED BY THE ARCHITECT WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH = 2,000 PSI IN ACCORDANCE WITH THE UNIT STRENGTH METHOD.
- C. GALVANIZED HORIZONTAL JOINT REINFORCEMENT SHALL BE 9 GA. MINIMUM, PLACED IMMEDIATELY ABOVE AND BELOW ALL OPENINGS AND AT 16" O.C. VERTICALLY. REINFORCEMENT SHALL BE LADDER TYPE, AND WHERE SPLICED, SHALL LAP A MINIMUM OF 6". REINFORCEMENT SHALL CONFORM TO ASTM A951 AND ASTM A153, CLASS B2, HOT DIP GALVANIZED (1.5 OZ./SF)
- D. ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS SHALL BE PLACED IMMEDIATELY ADJACENT TO EACH SIDE OF THE OPENINGS.
- E. MASONRY MORTAR SHALL BE ASTM C270 TYPE S FOR HOLLOW CMU WALLS AND TYPE N FOR VENEER WALLS. PORTLAND CEMENT/LIME SHALL BE USED FOR ALL CMU WALLS.
- F. ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH COARSE GROUT PER ASTM C476, AGGREGATE PER ASTM C404.
- G. PROVIDE TWO (2) COURSES OF SOLID CMU PER ASTM C90 OR GROUT-FILLED CMU BENEATH ALL BEAM, POSTS AND HEADER BEARING POINTS.
- H. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT IN WALL ABOVE WITH SPLICE LENGTH = 30x BAR DIAMETERS, U.N.O. DOWEL SPLICES FOR ALL VERTICAL REINFORCEMENT IN CANTILEVERED RETAINING WALL, REBAR SHALL BE LAPPED 40x BAR DIAMETERS.
- VENEER TIES SHALL BE ATTACHED TO ALL VENEER SPACED AT 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY (MAXIMUM). CORRUGATED TIES ARE PROHIBITED FOR WALLS WITH CAVITIES OVER 1". TIES SHALL EXTEND 3" INTO VENEER AND/OR CMU.
- J. TIE MATERIAL SHALL CONFORM TO ASTM A366 AND ASTM A153, CLASS B2, HOT DIP GALVANIZED (1.5 OZ/SF.) STEEL WIRE SHALL CONFORM TO ASTM A82.
- K. VERTICAL AND HORIZONTAL REINFORCING STEEL SHALL BE SECURELY HELD IN PROPER ALIGNMENT AND POSITION DURING GROUTING OPERATIONS BY USING REBAR POSITIONERS AND WIRE TIES. ALL VERTICAL BARS SHALL BE WIRE-TIED TOGETHER.
- L. ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" TMS 402/602-16.
- M. ALL CMU GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI.
- N. GROUT SHALL BE PLACED USING LOW-LIFT GROUTING PROCEDURES CONFORMING TO NCMA REQUIREMENTS. THE MAXIMUM GROUT LIFT HEIGHT SHALL NOT EXCEED 4-FEET 8". TERMINATE GROUT POURS AT 1-1/2" BELOW TOP COURSE OR POUR. SPLICES FOR VERTICAL REINFORCEMENT SHALL BE LAPPED 48-BAR DIAMETERS.
- VIII. GENERAL
- A. THE CONTRACTOR SHALL MEASURE AND PROVIDE ALL EXISTING FIELD DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATION AND NOTIFICATION SHALL PROCEED PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.
- C. ALL WALLS ARE DESIGNED AS LATERALLY BRACED BY THE FLOOR AND ROOF SYSTEMS. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.
- D. THE DEVELOPMENT AND IMPLEMENTATION OF JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- F. WORKMANSHIP: THE GENERAL CONTRACTOR SHALL DESIGN AND CONSTRUCT MISCELLANEOUS NON-STRUCTURAL COMPONENTS IN A WORKMAN LIKE MANNER THAT IS CONSISTENT WITH GENERAL CONSTRUCTION STANDARDS. COMPLETE INSTALLATIONS ARE REQUIRED THAT ARE READY FOR SERVICE.
- IX. DEMOLITION
- A. ALL MEANS AND METHODS OF SAFELY REMOVING ALL EXISTING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- B. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS.

X. EARTHWORK

- A. ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS IS ASSUMED TO BE 1,500 PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, F'c = 2,000 PSI. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW EXTERIOR GRADE FOR FROST DEPTH AS REQUIRED BY THE PROJECT JURISDICTION, UNLESS NOTED OTHERWISE
- B. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL AND SHALL BE SELECTED ON THE BASIS OF LABORATORY COMPACTION TESTS, HAVING A LIQUID LIMIT OF LESS THAN 40, A PLASTICITY INDEX OF LESS THAN 15. FILL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINED BY ASTM D1557, MODIFIED PROCTOR METHOD.
- C. IF FOOTINGS ARE NOT TO BE POURED THE DAY OF EXCAVATION, FOOTING TRENCHES SHALL BE BACKFILLED WITH LEAN CONCRETE IMMEDIATELY UPON EXCAVATION TO PREVENT GROUNDWATER INFILTRATION.
- D. PERIMETER DRAIN TILE SHALL CONSIST OF 4" DIAMETER CORRUGATED POLYETHYLENE TUBING PER ASTM F-405 WITH A MAXIMUM SIZE WIDTH OF 1/4". TUBING SHALL BE PLACED WITH SLOTS DOWN USING STRAIGHT SECTIONS AND STANDARD CONNECTIONS. DRAIN TILE SHALL BE SLOPED TOWARD DAYLIGHT OR TO INTERIOR SUMP PITS AS NEEDED.

	DESIGNATES DRAWINGS REQUIREME THE TILE/ST
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1999),	DESIGNATES

THOMSON & COOKE ARCHITECTS THOMSON & COOKE ARCHITECTS Meers Residence 24 Quincy st Chevy Chase MD 20815 S1 55 MACARTHUR BLVD NW MASHINGTON DC 20016 C02.686.6583 WW.THOMSONCOOKE.COM WWW.THOMSONCOOKE.COM	hunt	VEER * OSA	-	-	-	ion • 2025		
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	Montgomery County				
	Historic Preservation Commission				
	Kare Bulit				
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KEVIEWED By Dan Bruechert at 3:45 pm, Feb 05

PLAN HATCHING LEGEND

S AREA OF FLOOR TO RECEIVE TILE/STONE PER ARCHITECTURAL SEE DESIGN NOTES FOR LOADING AND DEFLECTION NTS. GC TO COORDINATE FINAL LOCATIONS OF THE EXTENT OF ONE FLOORING WITH THE FINAL ARCHITECTURAL DRAWINGS

S BEARING WALL ABOVE.

S AREA OF ROOF TO BE OVERBUILT.

Professional Certification: I hereby certify that these documents prepared or approved by me, and the licensed professional engineer under the state of Maryland. License Number: 23310 Expiration Date: 07/09/2026

	TABLE R602.	.3(1)	
ITEM		EDULE NUMBER AND TYPE	SPACING AND
	ROOF	OF FASTENER a,b,c	LOCATION
	BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	4-8d BOX (2 1/2"x 0.113") or 3-8d COMMON (2 1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0 131" NAILS	TOE NAIL
1	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP	2-8d COMMON (2 1/2"x0.131"); OR 2-3"x0.131" NAILS	EACH END TOE NAIL
I	PLATES, TO RAFTER OR TRUSS	2-16d COMMON (3 1/2"x0.162"; OR 3-3"x0.131" NAILS	END NAIL
	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2"x0.162"); OR 3"x0.131" NAILS	6" O.C. FACE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2"x 0.113") or 3-8d COMMON (2 1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS	PER JOISTS, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	4-10d BOX (3" x 0.128"); or 3-16d COMMON (3 1/2" x 0.162") or 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	IRC TABLE R802.5.1(19)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL	4-10d BOX (3" x 0.128"); or 3-10d COMMON (3" x 0.148") or 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO TOP PLATE	3-16d BOX (3 1/2"x 0.135") or 3-10d COMMON (3" x 0.148"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TO NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS (d)
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3 1/2"x 0.135") or 3-10d COMMON (3 1/2" x 0.148"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS 3-16d BOX (3 1/2"x 0.135") or 2.464 BOX (3 1/2"x 0.135") or	TOE NAIL
	\\\/\/	3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS	END NAIL
		16d COMMON (3 1/2" x 0 162")	
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	10d BOX (3" x 0.128"); or 3" x 0.121" NAU S	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 1/2" x 0.135"); or 3" x 0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3 1/2" x 0.162") 16d COMMON (3 1/2"x0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON (3 1/2"x0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2 1/2" x 0.113"); or 4-8d COMMON (2 1/2" x 0.131") or 4-10d BOX (3" x 0.128")	TOE NAIL
12	ADJACENT FULL-HEIGHT STUD TO END OF HEADER	4-16d BOX (3 1/2"x0.135"); OR 3-16d COMMON (3 1/2"x0.162"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" NAILS	END NAIL
13	DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 1/2" x 0.162") OR 12-16d BOX (3 1/2" x 0.135") OR 12-10d BOX (3" x 0.128") OR 12-3" x 0.131" NAILS	FACE NAIL ON EACH SIDE OF END (MINIMUM 24" LAP SPLICE LENGTH SIDE OF END JOINT)
14	DOUBLE TOP PLATE SPLICE FOR SDC'S A-D DOUBLE TOP PLATE SPLICE FOR SDC'S A-D2 WITH SEISMIC BRACED WALL LINE SPACING <25'	8-16d COMMON (3 1/2"x 0.162") or 12-16d BOX (3 1/2" x 0.135"); or 12-10d BOX (3" x 0.128"); or 12-3" x 0.131" NAILS	FACE NAIL ON EACH SIDE OF END (MINIMUM 24" LAP SPLICE LENGTH
	DOUBLE TOP PLATE SPLICE SDC'S D DOUBLE TOP PLATE SPLICE SDC'S D0, D1, or D2; AND BRACED WALL LINE SPACING ≥ 25'	12-16d BOX (31/2" x 0.135")	SIDE OF END JOINT)
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135"): or	16" O.C. FACE NAIL
		3" x 0.131" NAILS	12" O.C. FACE NAIL
16	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 1/2" x 0.135"); or 2-16d COMMON (3 1/2" x 0.162") or 4-3" x 0.131" NAILS 4-8d BOX (2 1/2"x 0 113") or	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
17	TOP OR BOTTOM PLATE TO STUD	3-16d BOX (3 1/2" x 0.135"); or 4-8d COMMON (2 1/2" x 0.131"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS 3-16d BOX (3 1/2"x 0 135") or	TOE NAIL
		2-16d COMMON (3 1/2" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS	END NAIL
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128"); or 2-16d COMMON (3 1/2" x 0.162") or 3-3" x 0.131" NAILS	FACE NAIL
	FLOOR	4-8d ROY (2 1/2"× 0 112") ~-	1
19	JOIST TO SILL, TOP PLATE OR GIRDER	4-ou BOX (2 1/2"x 0.113") or 3-8d COMMON (2 1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS	TOE NAIL
20	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 1/2" x 0.113") 8d COMMON (2 1/2" x 0.131"); or 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 1/2"x 0.162") or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS: or	END NAIL
21		4-3" x 14 GA. STAPLES. 7/16" CROWN	

NOTES:

a. NAILS ARE SMOOTH COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS ARE CARBON STEEL AND SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 ksi FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 ksi FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100ksi FOR SHANK DIAMETERS OF 0.142 INCH OR LESS. CONNECTIONS USING NAILS AND STAPLES OF OTHER MATERIALS, SUCH AS STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTED ENGINEERING PRACTICE OR APPROVED UNDER SECTION R104.11

b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16 INCH ON DIAMETER CROWN WIDTH.

c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

d. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

RESIDENTIAL ABBREVIATION LIST

LB(S) / #

LT WT, LW

LG

LL LLH

LSH

LLV

LSV

LSL

LVL

MANUF

MATL

MAX

MEP

MO

MTL

MIN

NS

NIC

NO / #

NOM

NTS

OAE OC

OD OF

OPNG

OPP

PAF

PEN

PLF PSF

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TOS

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U

ULT

VIF

W/ W/O WD

WF

WP

WT

WWF

UNO

VERT / V

W / WOLM

TRANS

TO STL

TO SLAB

TH / THK.

SP

REQT(S)

SCHED

OC EW

MISC

MIL(S)

MECH

LT

LOC(S)

AT ANCHOR BOLT ADD ALT ADD ALTERNATE ADD'L, ADDNL ADDITIONAL ADJACENT ABOVE FINISH FLOOR ALTERNATE ADHESIVE ANCHOR AMERICAN PLYWOOD ASSOCIATION LONG APPROX APPROXIMATE ARCHITECT, ARCHITECTURAL ARCH, ARCH'L BEAM BEARING BETWEEN BOND BEAM BOTTOM FOOTING ELEVATION BOTTOM OF BOF, BO FTG BOTTOM OF FOOTING BOTTOM OF SLAB BOTTOM OF STEEL BOTTOM BASEMENT CANTILEVER CAST IN PLACE CENTER CL OR ଢୁ C/C CENTER LINE CENTER TO CENTER CEILING JOIST COMPLETE JOINT PENETRATION CEILING CLEAR COLUMN CONCRETE CONCRETE MASONRY UNIT CONNECTION CONSTRUCTION CONSTR JT CONSTRUCTION JOINT CONTINUOUS CONTR CONTRACTOR COUNTER-SUNK PENNY (FOR EXAMPLE: 10d) DOUBLE DEGREE DIAMETER DIAGONAL DIMENSION DEAD LOAD DOWELS DOWN DETAIL DRAWING EA END / EE EACH END EACH SIDE EA SIDE / ES EACH FACE ELEVATION EMBED EMBEDDED ENGINEER / ENGINEERED ENGINEER-OF-RECORD EQUAL EQUIPMENT EW / EA WAY EACH WAY EXISTING EXPANSION EXP ANCH EXPANSION ANCHOR EXP BOLT EXPANSION BOLT EXP JNT, EJ EXPANSION JOINT EXTERIOR FABRICATE / FABRICATOR FINISHED FLOOR FINISHED GRADE FINISH FLANGE FLOOR FACE OF FAR SIDE / FOOTING STEP FOOT / FEET FOOTING FDN / FDTN FOUNDATION GALVANIZED GAUGE GRADE BEAM GRADE GIRDER TRUSS HEADED ANCHOR STUD HOLD-DOWN HOT-DIPPED GALVANIZED HOOK HORIZ / H HORIZONTAL HEIGHT HEATING-VENTILATING AND A/C INSIDE DIAMETER INCH(ES) INSIDE FACE INTERIOR JOIST JOINT JOIST BEARING ELEVATION KIP KNOCK OUT KIPS PER SQUARE INCH

POUND(S) LENGTH, LONG LIGHT WEIGHT LIVE LOAD LONG LEG HORIZONTAL LONG SIDE HORIZONTAL LONG LEG VERTICAL LONG SIDE VERTICAL LOCATE / LOCATION(S) LONGITUDINAL LAMINATED STRAND LUMBER LIGHT LAMINATED VENEER LUMBER MANUFACTURER MATERIAL MAXIMUM MECHANICAL/ELECTRICAL/PLUMBING MECHANICAL MASONRY OPENING METAL MILLIMETER(S) MINIMUM MISCELLANEOUS NEAR SIDE / NON-SHRINK NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OR APPROVED EQUIVALENT ON-CENTER ON-CENTER EACH-WAY OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE PER (K/FT = KIPS PER FOOT) POWER-ACTUATED FASTENER PENETRATION PERPENDICULAR PLATE POUNDS PER LINEAR FOOT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRE-ENGINEERED PREFABRICATED PRELIMINARY PRESSURE TREATED QUANTITY REFER TO (REFERENCE) REINFORCE, REINFORCING REQUIRED REQUIREMENT(S) SIMILAR SCHEDULE SHORT LEG HORIZONTAL SHORT LEG VERTICAL SOLID MASONRY PIER SLAB ON GRADE SPACES SPACED AT SPECIFICATIONS STAGGERED STANDARD STEEL STIFFENER SHEAR WALL SYMMETRICAL TOP TOP AND BOTTOM TOP OF FOOTING ELEVATION THICK OR THICKNESS TOTAL LOAD TOP OF TOP OF CONCRETE TOD / T/DECK TOP OF DECKING TOP OF MASONRY TOF, TO FTG TOP OF FOOTING TOP OF SHEATHING TOP OF STEEL TOP OF SLAB TOP OF WALL TRANSVERSE TYPICAL UPSET ULTIMATE UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD WOLMANIZED WITH WITHOUT WIDTH OR WOOD WIDE FLANGE WORK POINT WEIGHT WELDED WIRE FABRIC

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<section-header><section-header><section-header><section-header><text><text><text><text></text></text></text></text></section-header></section-header></section-header></section-header>	Meers Residence 24 Quincy St Chevy Chase MD 20815 24 Doincy St Chevy Chase MD 20815 NOT FOR CONSTRUCTION I MONSTRUCTION
THE REAL PROPERTY OF MARINE	FASTENING SCHEDULE & ABBREVIATIONS 01/23/2025 Permit Set 01/23/2025 Permit Set
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland. License Number: 23310 Expiration Date: 07/09/2026	S002

APPROVED Montgomery County Historic Preservation Commission Karn Bulit

REVIEWED By Dan Bruechert at 3:45 pm, Feb 05, 2025

APPROVED Montgomery County Historic Preservation Commission Karn Bulit REVIEWED

By Dan Bruechert at 3:45 pm, Feb 05, 2025

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APPROVED Montgomery County Historic Preservation Commission Karen Bulit REVIEWED By Dan Bruechert at 3:45 pm, Feb 05, 2025

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CED HEATHED ESTRUCTURE LOS PATHING (CS) TYPE TON. ED PANEL PER DETAIL <u>5/S106</u> DETAIL <u>6/S105</u>	THOMSON & COOKE ARCHITECTS 5155 MACARTHUR BLVD NW WASHINGTON DC 20016 202.686.6583 www.thomsoncooke.com
	A duincy St Chevy Chase MD 20815 24 Quincy St Chevy Chase MD 20815 24 QUINCTION NOT FOR CONSTRUCTION © THOMSON&COOKE Architects plc
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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland. License Number: <u>23310</u> Expiration Date: <u>07/09/2026</u>	S104

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SIMPSON LSC EXTENDING NO MORE THAN 2-5/8" **BENEATH SUPPORTING** BEAM PER SIMPSON REQUIREMENTS - 3/4" MIN. WOOD TREAD PLATE SPANNING **BETWEEN STRINGERS**

TAIR STRINGER SPAN TABLE

IIDDLE RINGER	EDGE STRINGER	TOP HANGER	BOTTOM HANGER (MIDDLE)	BOTTOM HANGER (EDGE)
2x12	2x12	LSC	LUS26	LUS26
2) 2x12	(2) 2x12	(2) LSC	LUS26-2	LUS26-2
3) 2x12	(2) 2x12	(2) LSC	LUS26-3	LUS26-2
"x11-7/8" LVL	(2) 1-3/4"x11-7/8" LVL	(2) LSC	HU46	HU46
"x11-7/8" LVL	(2) 1-3/4"x11-7/8" LVL	(2) LSC	HU66	HU46
8/4"x14" LVL	(2) 1-3/4"x14" LVL	(2) LSC	HU48	HU48
8/4"x14" LVL	(2) 1-3/4"x14" LVL	(2) LSC	HU68	HU48

5. STRINGER TO BE BEVELED TO FIT-UP FLAT IN THE BOTTOM HANGER SPECIFIED.

	HOLE SIZE
)"	1"
	1-3/4"
D 20"	2"

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	APPROVED		
	Montgomery County		
	Historic Preservation Commission		
	Karen Burlit		
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REVIEWED			

By Dan Bruechert at 3:46 pm, Feb 05, 2025

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