



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Robert Sutton**  
*Chairman*

January 23, 2025

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1075104 - Porch Demolition and Porch Construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the January 22, 2025 HPC meeting.

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

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

Applicant: Rolf Reichle & Amy Schwenkmeyer  
Address: 7017 Sycamore Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Dan Bruechert at 301-563-3408 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



# Reichle-Schwenkmeyer Porch

7017 Sycamore Ave, Takoma Park, Maryland 20912 Project #2418

## PROJECT DESCRIPTION

RESTORE / EXPAND FRONT PORCH AND REAR DECK

**BENNETT FRANK MCCARTHY**  
**architects, inc.**  
 1400 Spring Street, Suite 320 www.bfmarch.com  
 Silver Spring, Maryland 20910-2755 (301) 585-2222

**OWNER**  
 Roll Reichle & Amy Schwenkmeyer  
 7017 Sycamore Ave  
 Takoma Park, Maryland 20912  
 RR: (202) 538-2297  
 AA: (202) 538-2298

**STRUCTURAL ENGINEER**  
 Robert Wixon, APAC Engineering, Inc  
 8555 14th St, Suite 200  
 Silver Spring, Maryland 20910  
 (301) 565-0543

### SPECIFICATIONS

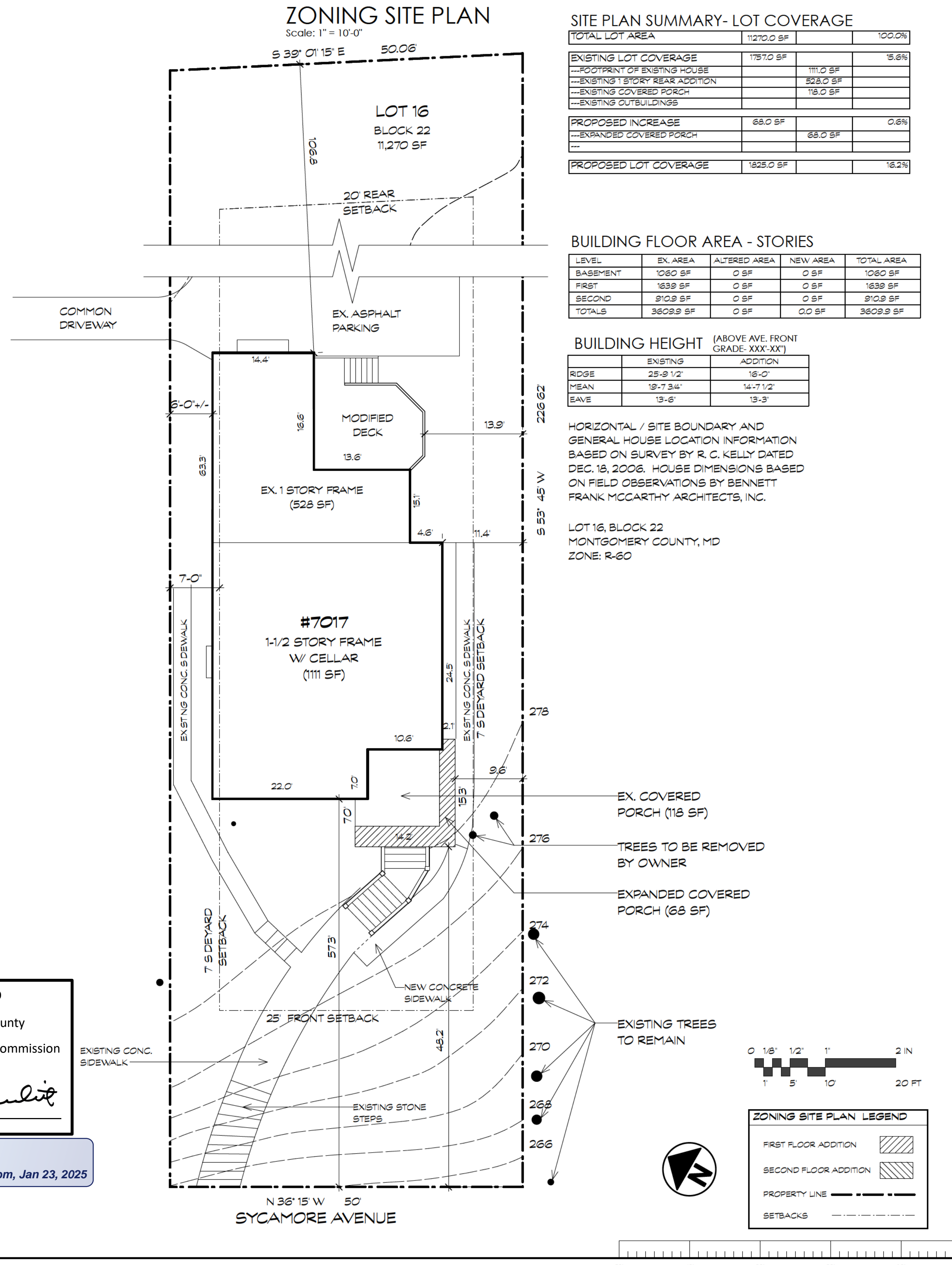
#### DIVISION 1: GENERAL REQUIREMENTS

- 1.1.1 General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).
- 1.1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding \$10,000 in value.
- 1.2.1 Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.
- 1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
- 1.2.3 Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falswork. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.
- 1.3 Licensure: The Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.
- 1.4 Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.
- 1.5 Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.
- 1.6 Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.
- 1.7 Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.
- 1.8 Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Dimensions on interior elevations are to finishes, not framing. Window opening dimensions are to rough openings; add 2 1/2" to swing interior door sizes for rough openings. Do NOT scale drawings.
- 1.9 Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.
- 1.10 Debris: All subcontractors shall, at regular intervals, remove all the respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.
- 1.11 Codes: All construction to be in accordance with International Residential Code 2018 edition, and in accordance with all applicable Montgomery Co., State and Federal rules and regulations (including local amendments to model code).
- 1.12 Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.
- 1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.
- 1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.
- 1.15 Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
- 1.16 Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.

- 1.17 MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.
- 1.18 Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good work order.
- 1.19 Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.
- 1.20 Temporary Utilities (owner occupied): Electricity and water shall be provided to the General Contractor from the existing house. The General Contractor shall be responsible for providing and maintaining porta potty and propane fired heating as needed.
- 1.21 Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.
- 1.22 Shop Drawings: NA
- 1.23 Samples: Provide samples for the following items:
  - Brick (match existing)
  - Roof shingles (match existing)
  - Paint colors, per Division 9
  - Gutter and downspout colors (match existing)
  - Exterior flashing colors
- 1.24 Owner Supplied Items: See individual specification divisions for further information. Install the following Owner provided:
  - Ceiling fan/light
  - Metal curtain rods installed on the porch side of the new beams to facilitate hanging insect screen "curtains". The screen fabric will also be supplied by the Owner.

#### DIVISION 2: SITEWORK AND DEMOLITION

- 2.1 Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility.
- 2.2 Protection of Existing Landscaping: Protect from physical damage all paved / landscaped surfaces, existing trees, and vegetation that are to remain. Consult with Owner prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder root zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as Contractor shall coordinate with Owner, Architect and Takoma Park Arborist (Urban Forest Manager) to develop a Tree Protection Plan (TPP) and will comply with this plan during construction. Any fines for failure to comply with the TPP shall be paid by the Contractor. The Takoma Park Arborist can be reached at (301) 891-7612.
- 2.3 Landscape: Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.
- 2.4 Erosion Control: Provide staked hay bales and/or siltation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.
- 2.5 Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.
- 2.6 Lead Abatement: Lead based paint is potentially present on any painted elements incorporated before 1978. Any disturbance or removal of materials containing lead based paint shall be in compliance with all federal and state regulations prior to during and after such disturbance and the Contractor shall clean all areas after such disturbance and dispose of all lead based paint materials in compliance with federal and state regulations
- 2.7 Salvage:
  - Wood bracket (save for re-use)
- 2.8 Foundation Drainage: NA
- 2.9 Roof Leader Drainage: Connect new downspouts to PVC downspout boots connected to empty into new, buried, 4" corrugated plastic drain piping run to daylight, coordinate outfall location with Owner. Slope to provide positive drainage.
- 2.10 Backfill: Backfill soil 8 inch deep lifts and compact to 95% dry density. Provide stone backfill against drainage board outside all waterproofed basement walls and dampproofed retaining walls. Provide 2" diameter PVC weeps @32" on center at the base of all retaining walls.
- 2.11 Site access: Via street and shared driveway. Contractor shall protect existing driveway during construction and repair or replace if necessary. (SPECIFICATIONS CONTINUED ON D200)



#### SITE PLAN SUMMARY- LOT COVERAGE

TOTAL LOT AREA	11,270.0 SF	100.0%
EXISTING LOT COVERAGE	1,797.0 SF	15.9%
FOOTPRINT OF EXISTING HOUSE	1,111.0 SF	
EXISTING 1 STORY REAR ADDITION	528.0 SF	
EXISTING COVERED PORCH	16.0 SF	
EXISTING OUTBUILDINGS		
PROPOSED INCREASE	68.0 SF	0.6%
EXPANDED COVERED PORCH	68.0 SF	
PROPOSED LOT COVERAGE	1,865.0 SF	16.4%

#### BUILDING FLOOR AREA - STORIES

LEVEL	EX. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	1080 SF	0 SF	0 SF	1080 SF
FIRST	1639 SF	0 SF	0 SF	1639 SF
SECOND	910.9 SF	0 SF	0 SF	910.9 SF
TOTALS	3609.9 SF	0 SF	0 SF	3609.9 SF

#### BUILDING HEIGHT (ABOVE AVE. FRONT GRADE-XXX'XX")

	EXISTING	ADDITION
RODGE	25'-9 1/2"	16'-0"
MEAN	19'-7 3/4"	14'-7 1/2"
EAVE	13'-6"	13'-3"

HORIZONTAL / SITE BOUNDARY AND GENERAL HOUSE LOCATION INFORMATION BASED ON SURVEY BY R. C. KELLY DATED DEC. 18, 2006. HOUSE DIMENSIONS BASED ON FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 16, BLOCK 22  
 MONTGOMERY COUNTY, MD  
 ZONE: R-60

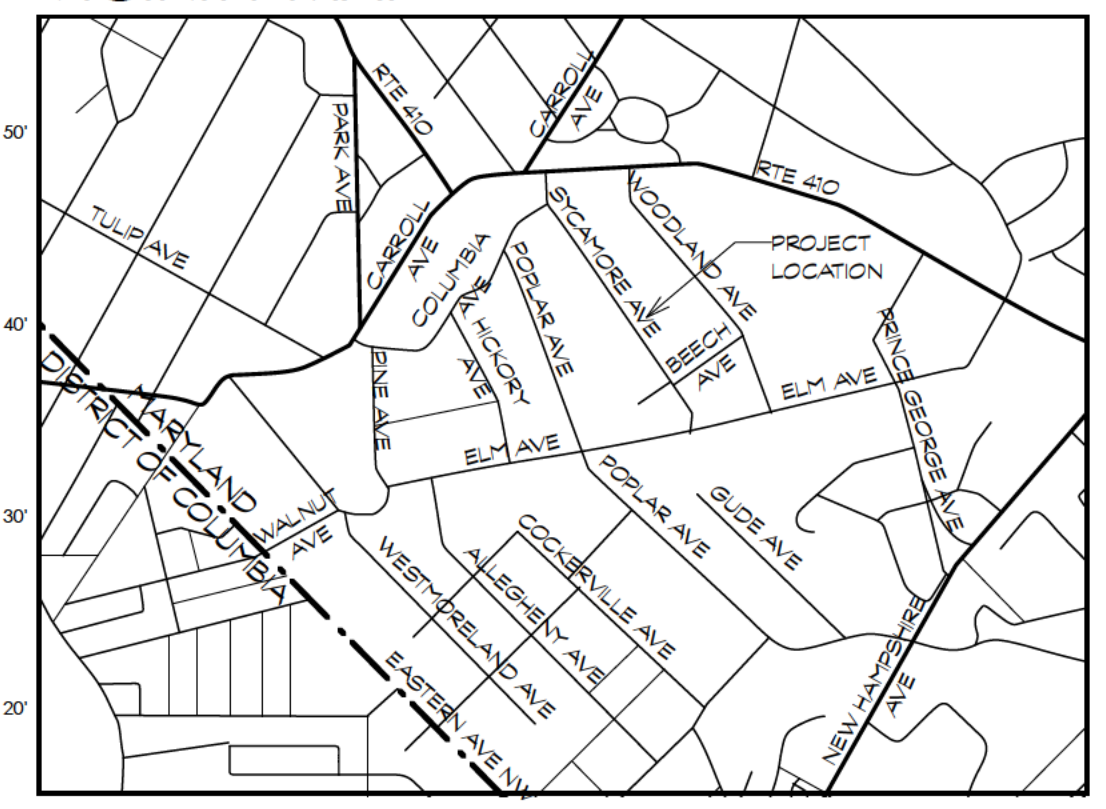
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Karen Buelit*

REVIEWED  
 By Dan Bruechert at 1:19 pm, Jan 23, 2025

#### DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	D100	DEMOLITION PLANS
	D200	DEMOLITION ELEVATIONS
	A100	PROPOSED PLANS
	A200	PROPOSED ELEVATIONS
	A300	COVERED PORCH SECTIONS
	A301	DECK SECTION
	S100	FOUNDATION PLAN
	S101	FIRST FLOOR FRAMING PLAN
	S102	ROOF FRAMING PLAN
	S103	STRUCTURAL DETAILS & NOTES

#### VICINITY MAP



DATE	ISSUE
12/17/2024	PERMIT / BID SET

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#### ABBREVIATIONS

EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
AT	ABOVE FINISHED FLOOR	EX	EXISTING	PLAM	PLASTIC LAMINATE	STL	STEEL
APRT	APARTMENT	FF	FINISH FLOOR	PLYWD	PLYWOOD	TBD	TO BE DETERMINED
BLDG	BUILDING	FN	FINISH	PT	PRESSURE TREATED	T&G	TONGUE AND GROOVE
BSMT	BASEMENT	FLR	FLOOR	R	RISER	TOPS	TOP OF SLAB
CJ	CONTROL JOINT	GA	GAUGE	REF	REFRIGERATOR	TYP	TYPICAL
CAB	CABINET	DTL	DETAIL	RO	ROUGH OPENING	UNO	UNLESS NOTED OTHERWISE
CL	CENTER LINE	DW	DESHWASHER	RGD	REQUIRED	VIF	VERIFY IN FIELD
CLG	CEILING	DWS	DRAWING	HTL	METAL	W	WASHER
CLR	CLEAR	EFS	EXTERIOR FINISH	MECH	MECHANICAL	W	WITH
CMU	CONCRETE MASONRY UNIT	FFS	FINISHING SYSTEM	NIC	NOT IN CONTRACT	WC	TOILET / WATER CLOSET
COND	CONDITION	ELEV.	ELEVATION	NTS	NOT TO SCALE	WO	WOOD
CONC	CONCRETE	ELEC	ELECTRICAL	OC	ON CENTER	W/O	WITHOUT
CONT	CONTINUOUS	EXP	EXPANSION	LBW	LOAD BEARING WALL	WWM	WELDED WIRE MESH

#### SYMBOLS

⊕	CENTERLINE	⊗	ELEVATION CALL-OUT: DRAWING NUMBER SHEET REFERENCE
Ⓜ	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)	⊗	ELEVATION CALL-OUT: VIEW DIRECTION - DRAWING NUMBER SHEET REFERENCE
Ⓦ	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)	⊗	ELEVATION CALL-OUT: SECTION CUT LOCATION - DRAWING NUMBER SHEET REFERENCE
Ⓜ	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)	⊗	ELEVATION CALL-OUT: SECTION CUT LOCATION - DRAWING NUMBER SHEET REFERENCE

#### PROJECT DATA

JURISDICTION: MONTGOMERY COUNTY, MD  
 BUILDING CODE: 2018 IRC & MONTGOMERY COUNTY AMENDMENTS  
 BUILDING USE GROUP: SINGLE-FAMILY, DETACHED  
 CONSTRUCTION TYPE: SB - COMBUSTIBLE, UNPROTECTED  
 FIRE SUPPRESSION SYSTEM: NA

#### CERTIFICATION

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

LICENSE #: 15216  
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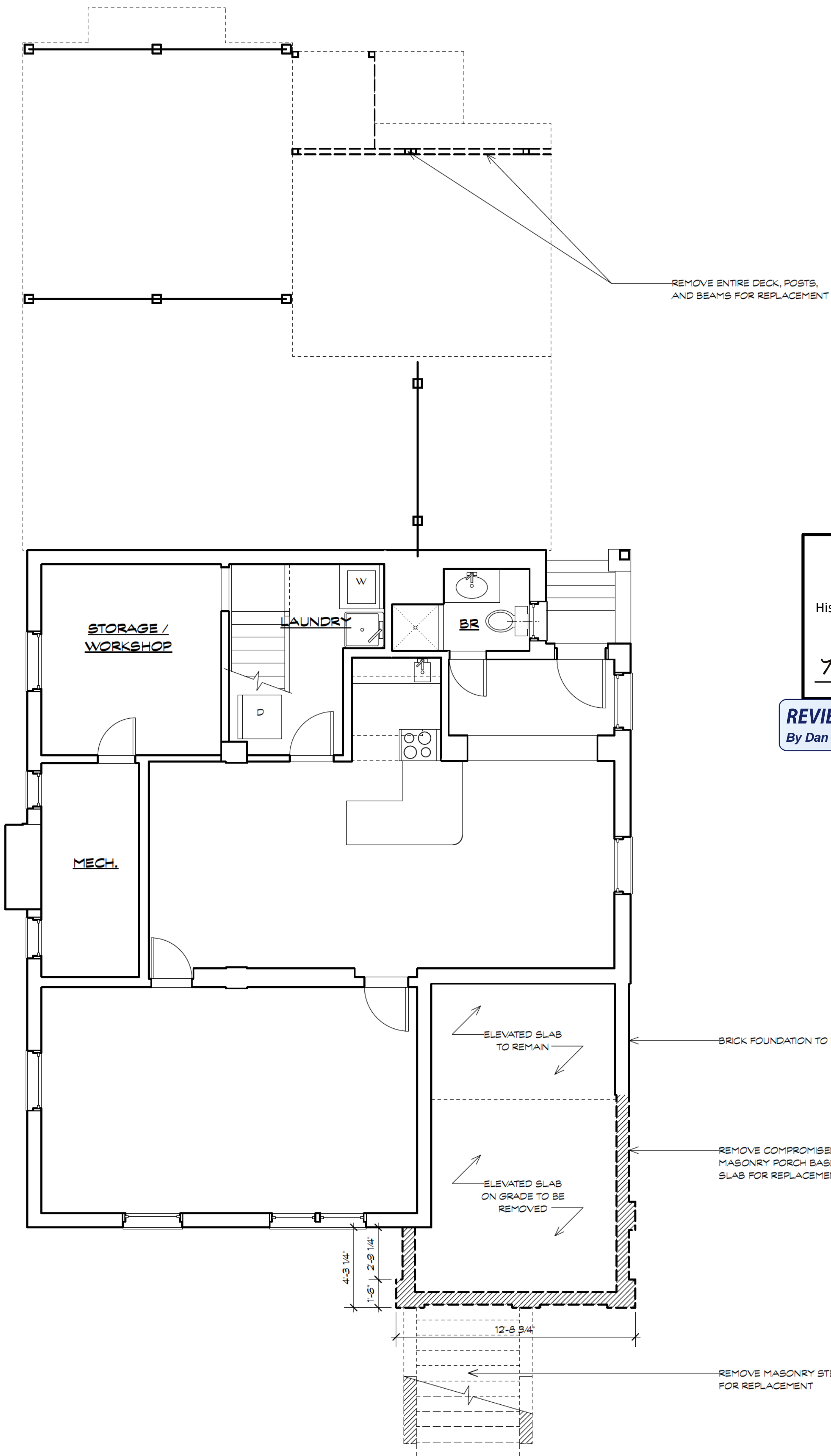
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DATE	ISSUE - REMARKS
mm/dd/2023	Issue Name

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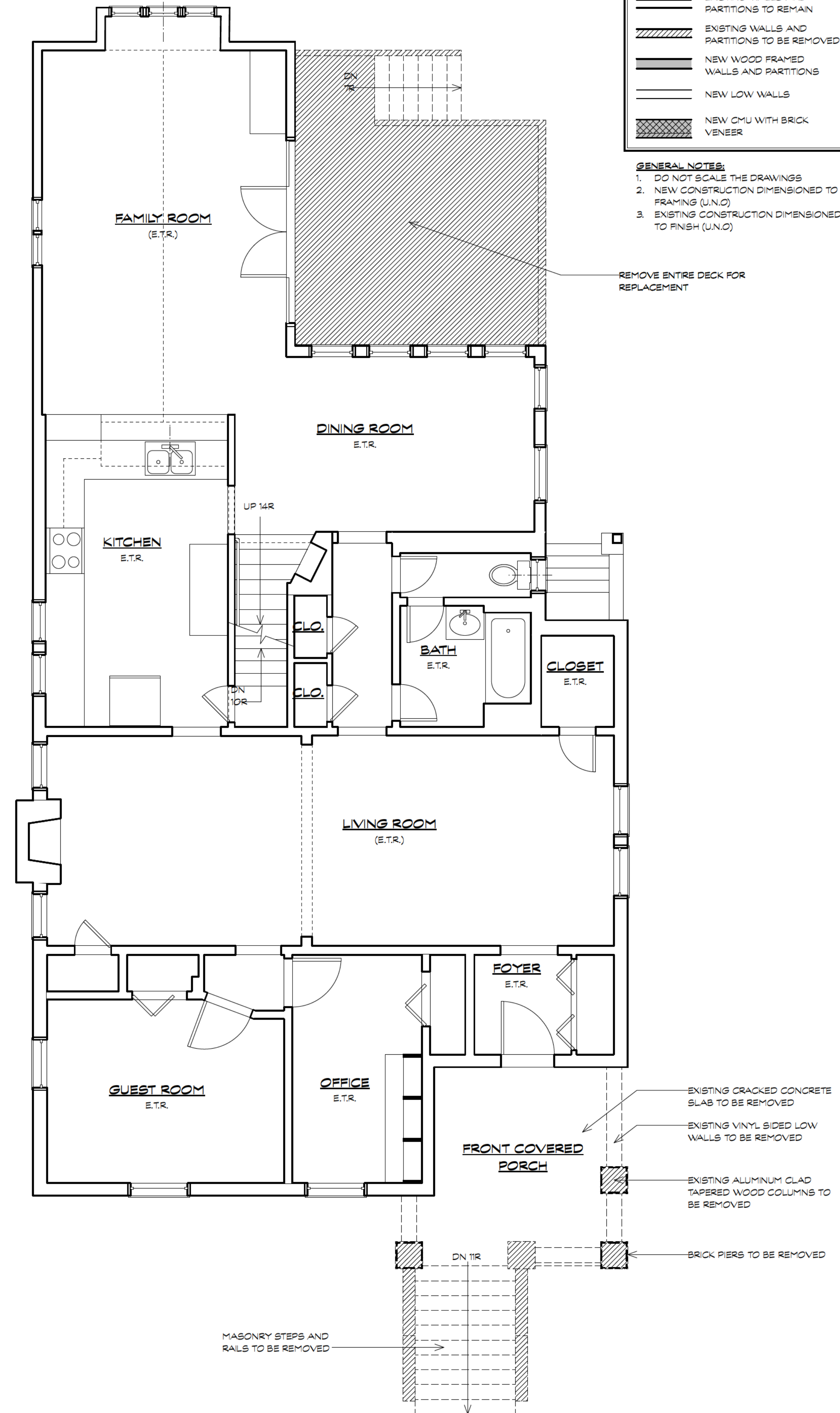


**1** CELLAR DEMOLITION PLAN  
Scale: 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Buelit*

REVIEWED  
By Dan Bruechert at 1:19 pm, Jan 23, 2025



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

**Reichle-Schwenkmeyer Porch**  
7017 Sycamore Ave, Takoma Park, Maryland 20912  
#2418

17 DECEMBER 2024 PERMIT / BID SET

DEMOLITION PLANS

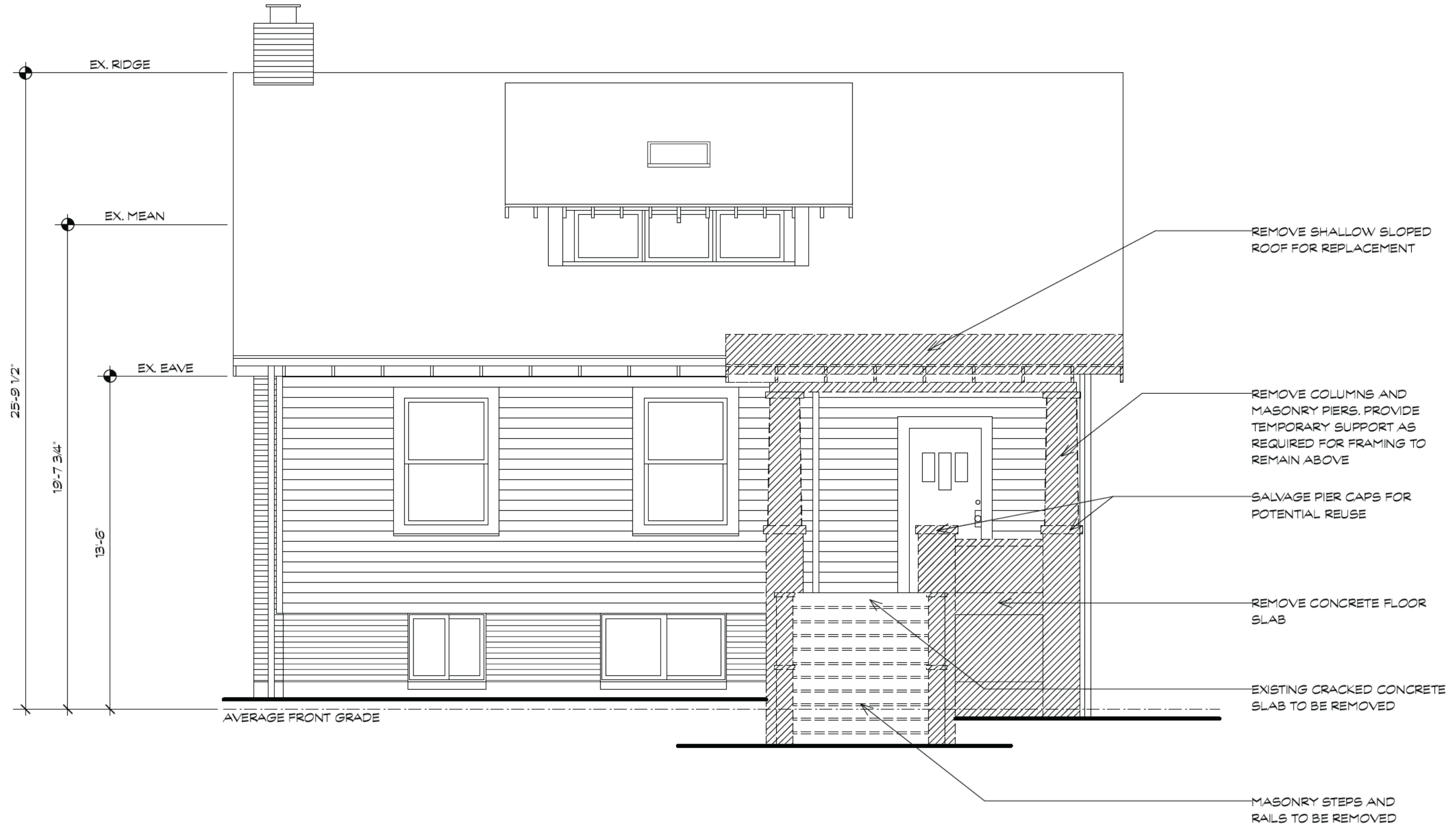
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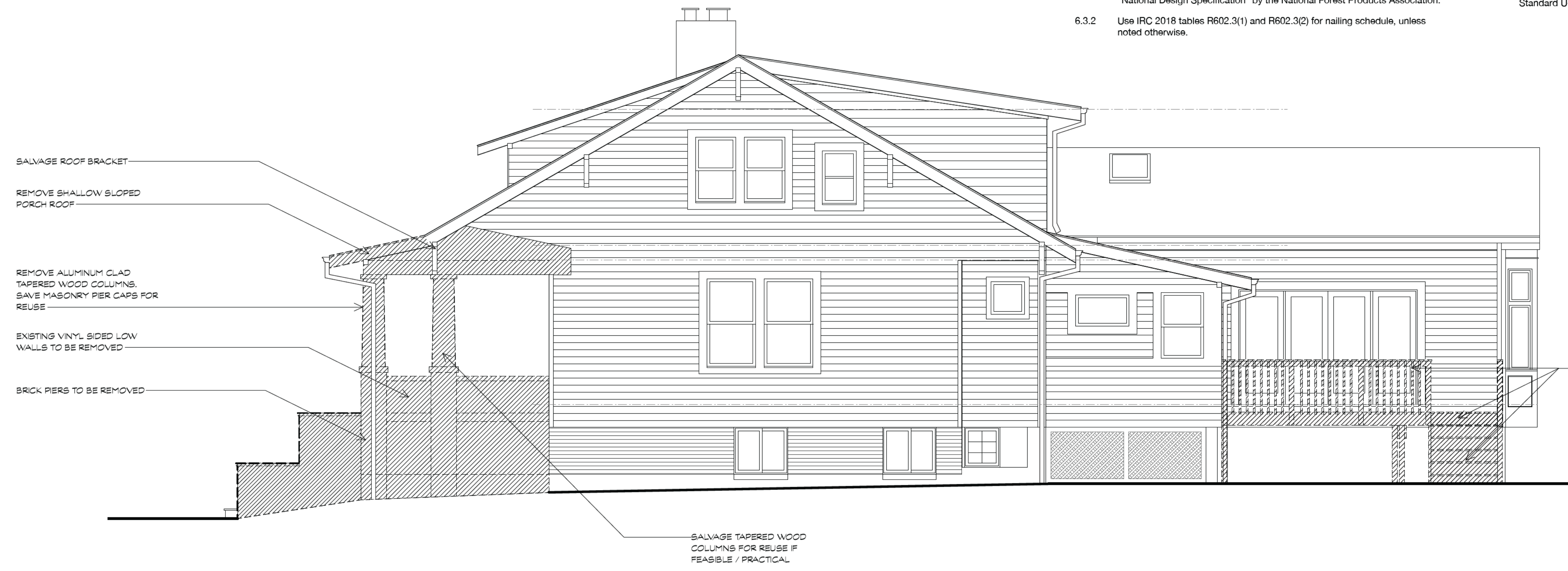
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**1 FRONT (WEST) DEMOLITION ELEVATION**  
 Scale: 1/4" = 1'-0"

**SPECIFICATIONS** (CONTINUED FROM A000)

- DIVISION 3: CONCRETE** (See Structural sheets for additional notes)
- 3.1 Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.
  - 3.2 Continuous wall footings shall be minimum 10" thick and shall project 6" at each side of masonry walls supported on the footing. Wall footings supporting masonry walls are to be reinforced with three #4 longitudinal continuous bottom bars, unless otherwise noted (UNO). All disturbed earth under footings shall be replaced with concrete.
  - 3.3 Step footings shall have a ratio of 2 horizontal to 1 vertical, as required to maintain a distance of 2'-6" from finish grade to bottom of footing. All bearing strata shall be adequately drained before foundation concrete is placed. No excavation shall be closer than 2:1 (2 horizontal to one vertical) to a footing. Do not place concrete over frozen soil.
  - 3.4 Concrete slabs on grade shall be 4" thick, reinforced with 6x6 - W2.0xW2.0 WWM that conforms with ASTM A185, UNO. Lap mesh 6" in each direction. Provide control joints in interior slabs on grade at 20'-0" o.c. max. Interior slabs shall be laid on a layer of 6 mil thick polyethylene moisture barrier over 4" washed gravel set on undisturbed earth or structural fill, UNO. Provide trowel finish to interior monolithic slab surfaces that are exposed to view.
- DIVISION 4: UNIT MASONRY** (See Structural sheets for additional notes)
- 4.1 CMU Foundation walls - apply cementitious parging as follows:
    - Exposed above grade: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be 1/2 inch. Finish shall be smooth U.N.O.
  - 4.2 Brick: Size, texture, pattern and coursing of brick shall be to match existing. Masonry mortar and setting bed shall be same as CMU. Brick shall be painted to match existing.
- DIVISION 5: METALS** (See Structural sheets for additional notes)
- 5.1 See drawings for all structural steel beams.
- DIVISION 6: WOOD/CARPENTRY** (See Structural sheets for additional notes)
- 6.1 Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheathing and shoring, etc.
  - 6.2 All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.
  - 6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.
  - 6.3.2 Use IRC 2018 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.
  - 6.3.3 Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min thickness 19/32") on addition install sheathing over inverted 1x4 tongue & groove beadboard at exposed eaves and rakes per details and comparably thick furring strips upslope from the eaves. Install grooves perpendicular to rafters. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations.
  - 6.3.4 Unless indicated otherwise, all joints shall have one king stud and one jack stud at each end. All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.
  - 6.3.5 Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with hurricane ties. Wood beams and headers shall be connected to isolated posts with column connectors and bases of isolated posts shall be fastened to the supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).
  - 6.3.6 All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.
  - 6.3.7 Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.
  - 6.3.8 Stud bearing walls shall be 2x6 (minimum) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is stricter.
  - 6.3.9 All exposed, exterior framing members shall be pressure-treated Southern Pine #2 (19% max. moisture content). Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located near grade, or wood in contact with concrete and/or masonry, shall be treated to resist decay and insect infestation. Furthermore, wood located within 8" from the ground, or in the ground, shall be rated for Ground Contact General Use UCA4. Treated plates shall meet American Wood Preservers Institute Standard U-1.



**2 SIDE (SOUTH) DEMOLITION ELEVATION**  
 Scale: 1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Karen Benoit*

REVIEWED  
 By Dan Bruechert at 1:19 pm, Jan 23, 2025

**Reichle-Schwenkmeyer Porch**  
 7017 Sycamore Ave, Takoma Park, Maryland 20912  
 #2418

DEMOLITION  
 ELEVATIONS  
**D200**

17 DECEMBER 2024 PERMIT / BID SET

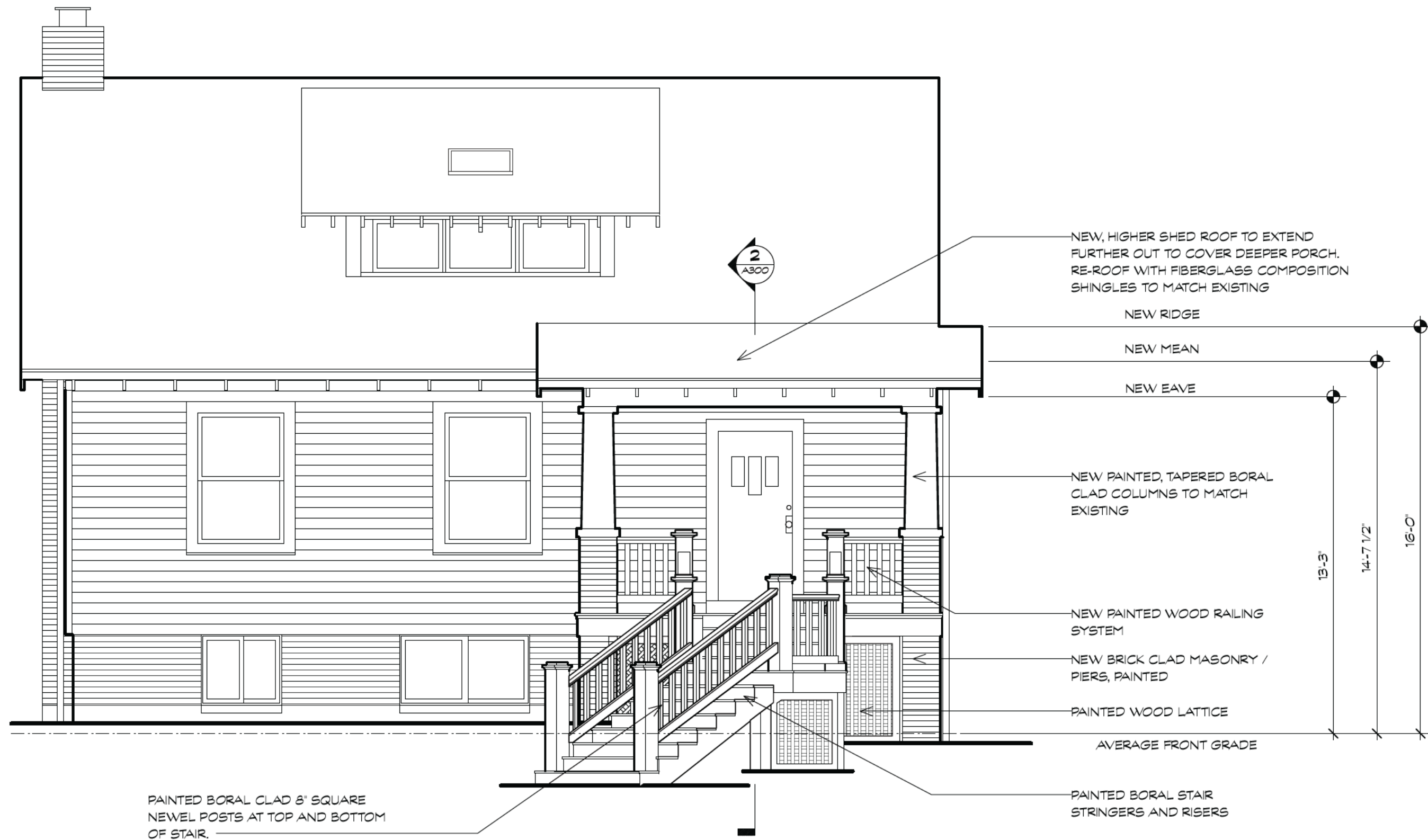


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LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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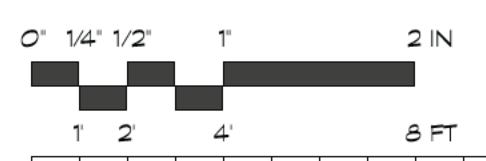
**1** PROPOSED FRONT (WEST) ELEVATION  
Scale: 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Beulit*

REVIEWED  
By Dan Bruechert at 1:19 pm, Jan 23, 2025



**2** PROPOSED SIDE (SOUTH) ELEVATION  
Scale: 1/4" = 1'-0"



**Reichle-Schwenkmeyer Porch**  
7017 Sycamore Ave, Takoma Park, Maryland 20912  
#2418

ELEVATIONS  
**A200**

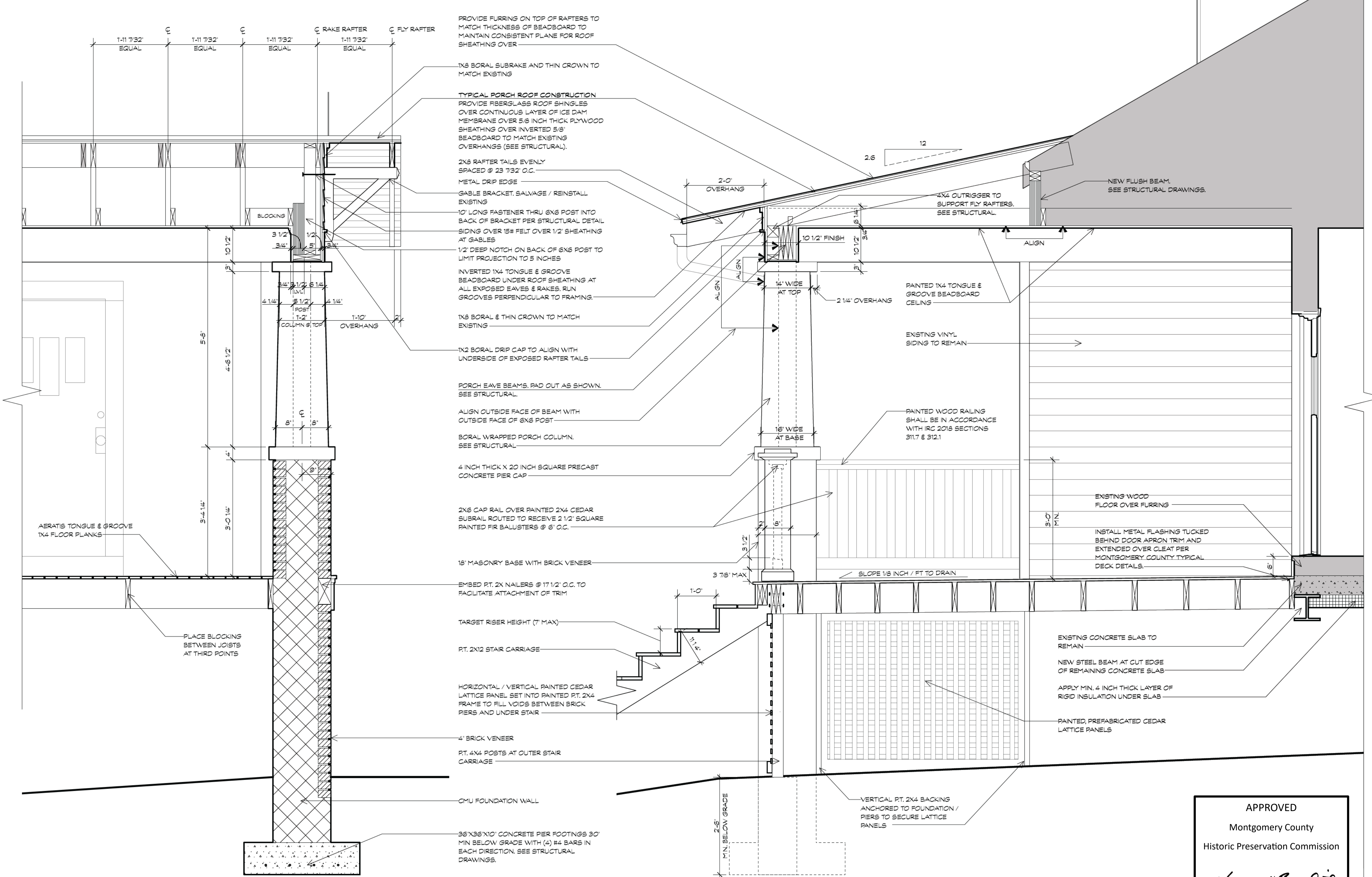
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① PORCH SECTION  
Scale: 3/4" = 1'-0"

② PORCH SECTION  
Scale: 3/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Ouellet*

REVIEWED  
By Dan Bruechert at 1:19 pm, Jan 23, 2025

**Reichle-Schwenkmeyer Porch**  
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#2418

17 DECEMBER 2024 PERMIT / BID SET

SECTIONS

**A300**

**SPECIFICATIONS** (CONTINUED FROM D200)

- 6.3.10 Multiple LVLs shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3" from the top and bottom of the beams. LVL beams designated on plans shall be as sized.
- 6.4 Exterior trim: Unless otherwise noted, all standing and running trim shall be painted Boral TruExterior Trim or 1 x finger joint grade cedar. Exterior solid panels shall be 1/2" MDO plywood, painted. All joints shall be concealed. Factory prime or field backprime all exterior woodwork, including cut joints. See Painting requirements in Division 9 below.
  - Porch:
    - Flooring: shall be solid extruded PVC Aeratis Traditions 5/4x4 tongue and groove plank flooring. Install planks perpendicular to framing sloped to drain. Start treads shall be Aeratis 12-1/2" wide tread material. Floor and treads shall be painted using paint and technique per manufacturer's recommendations.
    - Railings: Porch railings: Select, pressure treated southern yellow pine ripped/sanded to sizes as detailed, painted after "aging" in place.
    - Ceiling: Fir tongue & groove beaded/V groove 1x4 beadboard, blind nailed, painted.
  - Deck:
    - Flooring: floor and stair treads shall be solid extruded PVC Trex 5/4x6 plank flooring. Gap planks per manufacturer's recommendations.
    - Railings: PVC system by Trex Transcend or equal.
- 6.5 Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O.

**DIVISION 7: THERMAL/MOISTURE PROTECTION**

- 7.1 Insulation: restore where disturbed.
- 7.2 Crawspaces and Attics: Provide access as required by code. Provide ventilation as required at unconditioned crawspace.
- 7.3 Air Barrier: Install all components per manufacturer requirements. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier that allows for differential expansion and contraction per IECC 402.4.
- 7.3.1 House Wrap/Infiltration Barrier: restore where disturbed.
- 7.4.1 Roofing Installation/Performance: All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Metal roofs shall be installed in accordance with SMACNA.
- 7.4.2 Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.5 for underlayment requirements on low slope roofs.
- 7.4.3 Laminated Fiberglass Composition Shingle Roof: Fiberglass composition "asphalt" shingles to match existing over roofing underlayment. Acceptable manufacturers include:
  - CertainTeed Landmark
  - GAF Timberline Ultra
  - Tamko Heritage 50
- 7.5 Ice Dam: Provide and install Ice Dam Membrane material at all rakes, eaves, valleys, and perimeter areas to receive new roofing. Ice dam at eaves shall extend min. 24 inches (measured horizontally) upslope of interior face of exterior walls. Provide Ice Dam Membrane as a continuous barrier under all roofing installed on roof pitches less than 3.5 in 12. Ice dam shall be Winterguard, manufactured by Certainteed, or equivalent.
- 7.6 Flashing: 0.025" Thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 16 oz. copper flashing where in contact with AOC pressure treated lumber (aluminum is incompatible). Exposed flashings shall be color coordinated (with factory finish) to blend with wall and/or roofing material. Provide aluminum drip edge at the eaves and gable ends of the roof. Color(s) to match existing.
- 7.7 Through Wall & Head Flashings at Stud Frame / Siding: Provide white aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only, not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards.
- 7.8 Gutters & Downspouts: Provide and install 0.025" thick aluminum K style gutters and rectangular downspouts (to match existing in size and profile) to PVC boot to PVC subgrade pipe to drain to daylight or drywell, unless noted otherwise on drawings.

- 7.9 Vinyl Siding: Restore where disturbed. Salvage existing siding wherever feasible. New siding, if needed, shall be manufactured by Certainteed or approved alternate. Provide sample boards for Owner/Architect to make/confirm color and texture selection.
  - Style: to match existing
  - Installation shall be in accordance with ALL manufacturer's recommendations. A summary of Basic Rules of Application is as follows:
    - Do not nail tightly. Always nail at the center of the slot, never at the end.
    - DO NOT FACE NAIL.
    - Leave a minimum of 1/4" clearance at all openings and accessory channel stops to allow for normal expansion and contraction. In cold weather (below freezing) allow 3/8".
    - Do not stretch horizontal panels upward when applying. Instead, push upward on the bottom of the panel you are installing until the locks fully engage. Nail in place. Panels should hang without strain after nailing, retaining their natural radius profile.
    - When installing shutters, cable mounts, etc., make sure the screw hole in the siding is 1/4" larger than the attachment screw diameter.
    - Use only corrosion-resistant nails (aluminum nails or galvanized roofing nails) with a min. head diameter of 3/8". Min. nail length shall be 1-1/2" (sheathing thickness plus 1").
- 7.10 Exterior Sealant Compound for all exterior joints shall be general purpose polyether sealant that meets or exceeds FS TT-S 00230. Shall be VOC-free, solvent-free, paintable after 24 hours. Sealant shall be Great Seal PE-150, DuraLink or equal.

**DIVISION 8: DOORS AND WINDOWS**

- 8.1 Front door restoration: Scope shall include sanding, cutting and patching loose veneer, painting door, and replacing weatherstripping.
- 8.2 Windows: NA

**DIVISION 9: FINISHES**

- 9.1 Drywall: restore closet interior as required.
- 9.2 Paint - General notes:
  - Existing surfaces should be thoroughly prepped, free of loose material and dust, clean and dry.
  - Paint on casework/trim should be brushed or sprayed, not rolled.
- 9.2.1 Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore (or approved equal), premium grade, no or low VOC. Provide one prime coat and two finish coats at altered/disturbed surfaces, including walls and ceilings.
- 9.2.2 Exterior Paint: Vinyl acrylic latex paint. Apply one coat primer / backprimer on all surfaces of all wood fascia, soffit, casing, siding and trim boards. Apply two finish coats to exposed surfaces. Paint should only be applied when the weather is projected to be dry and above 40 degrees for 48 hours. Acceptable manufacturers/lines include:
  - Sherwin Williams Duration
  - Benjamin Moore Aura
  - Behr Premium Plus / Plus Ultra with mildew resistance.

Provide semi-gloss finish on new trim, columns and railings, unless noted otherwise. Exterior paint scope to include all new exterior surfaces.

**DIVISION 10: SPECIALTIES**

- 10.1 Porch screen curtains: Owner shall provide curtain rods/tracks and insect screen fabric for Contractor to install. Coordinate placement with Owner.

**DIVISION 15: PLUMBING**

- 15.1 Plumbing: Relocate hose bib in kind, where displaced by new work. Coordinate new location with owner. Provide internal shut-offs.

**DIVISION 16: ELECTRICAL**

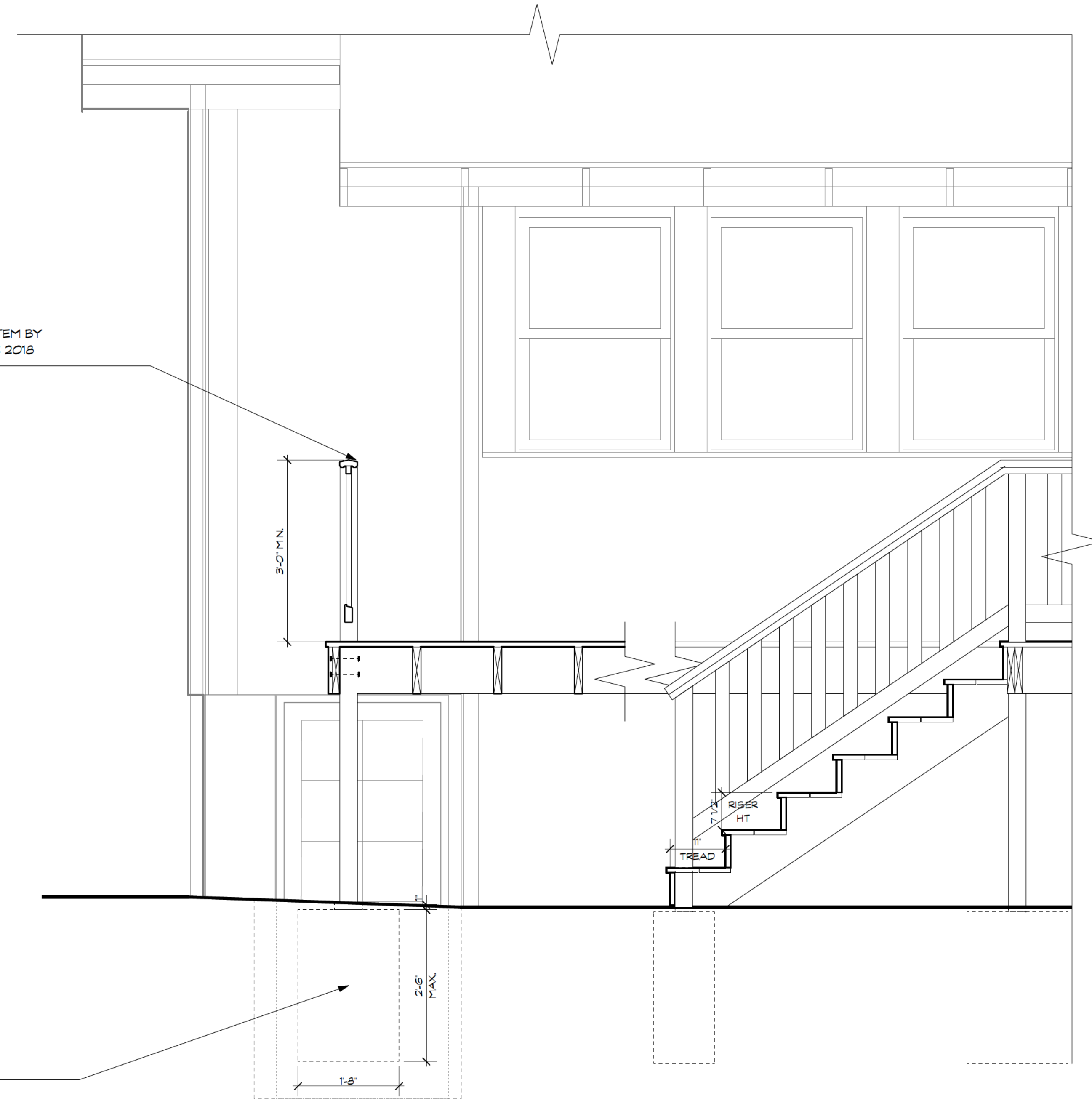
- 16.1 Electrical service: Existing to remain. Relocate owner provided ceiling fan as shown. Provide GFI receptacle in conformance with NEC and local code.
- 16.2 Exterior fixtures shall be suitable for damp location applications.

APPROVED  
Montgomery County  
Historic Preservation Commission  
  
*Karen Buelit*

**REVIEWED**  
By Dan Bruechert at 1:19 pm, Jan 23, 2025

TRANSCEND PVC RAILING SYSTEM BY TREX IN ACCORDANCE WITH IRC 2018 SECTIONS 311.7 & 312.1.

CONCRETE PIER FOOTING. SEE STRUCTURAL DRAWINGS.



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

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

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

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**Reichle-Schwenkmeyer Porch**  
7017 Sycamore Ave, Takoma Park, Maryland 20912  
#2418

DECK SECTION  
  
**A301**

17 DECEMBER 2024 PERMIT / BID SET

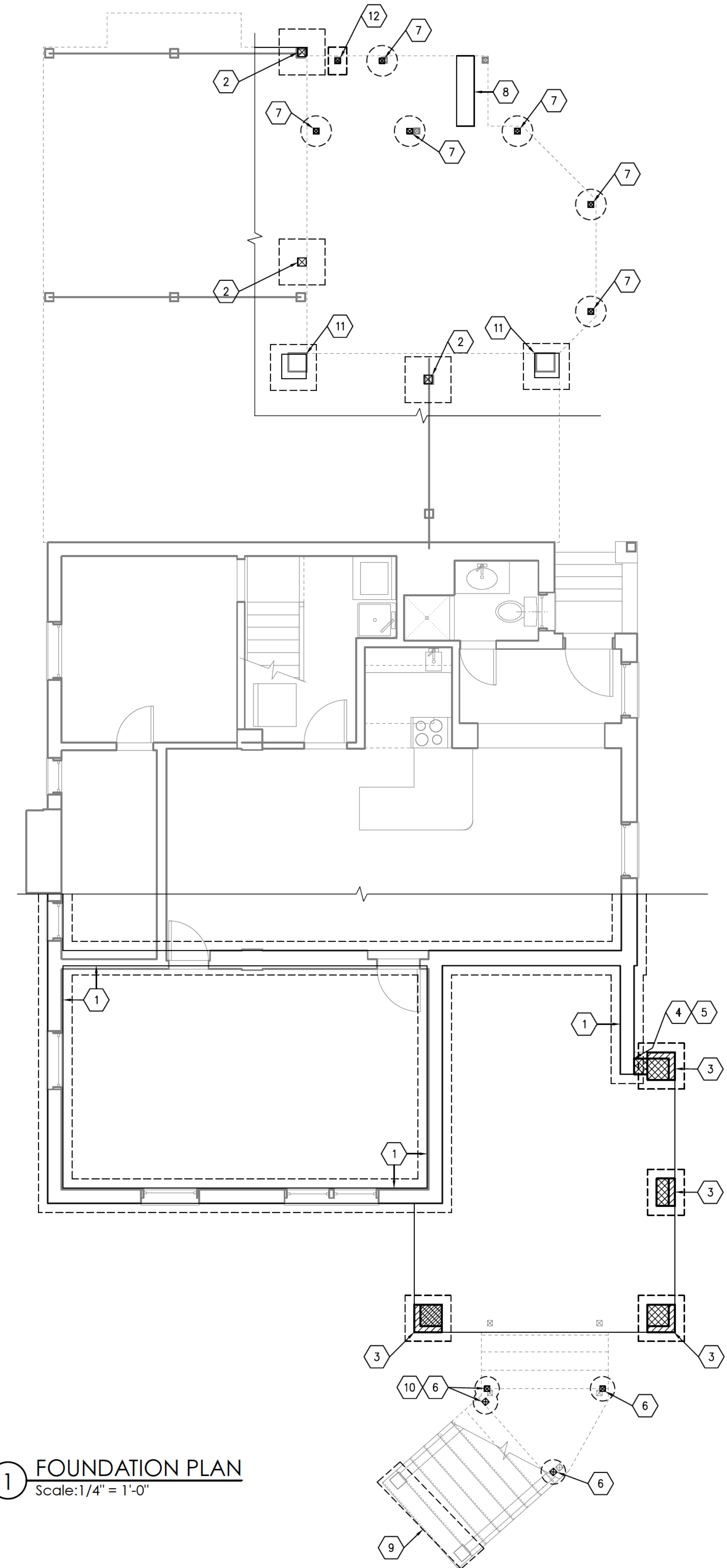


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LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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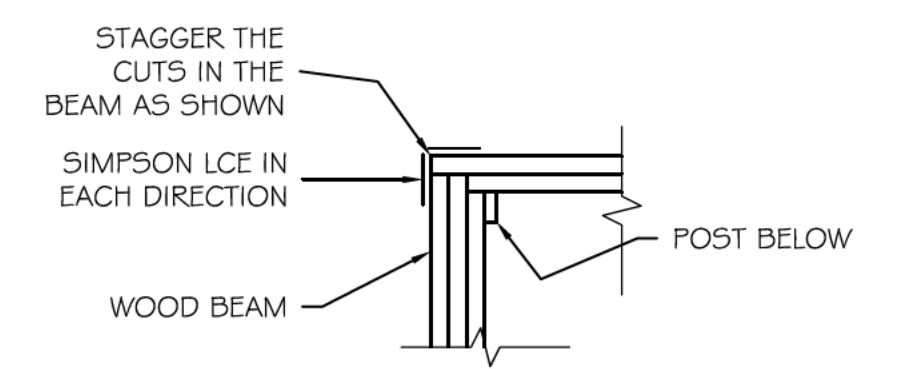


**1 FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"

**FRAMING NOTES:**

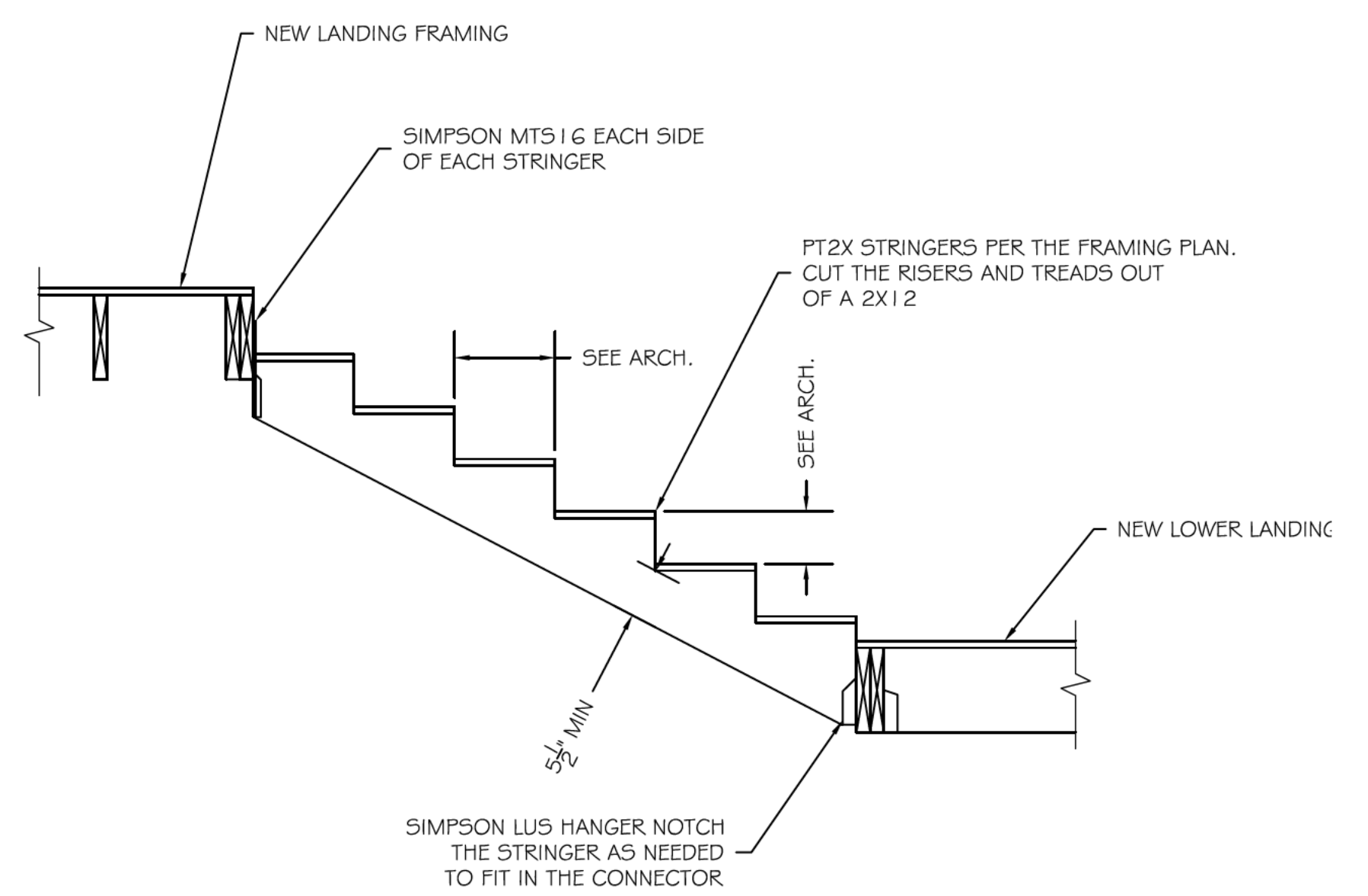
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8" BOLTS AT 16" O.C. STAGGERED.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
4. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
5. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
6. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
7. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
8. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
9. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE WORK AREA AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
10. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
11. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
12. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
13. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
14. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
15. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
16. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
17. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
18. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC.
19. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

- 1 EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY 3/8" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- 2 EXISTING POST AND FOOTING.
- 3 NEW BONDED BRICK AND CMU PIER ON A 36"x36"x10" CONCRETE FOOTING REINFORCED WITH (4)#4 BARS IN EACH DIRECTION. SEE THE ARCHITECTURAL DRAWINGS FOR THE EXTENT OF THE EXTERIOR BRICK. BOND THE BRICK TO THE CMU WITH METAL TIES AT 12" O.C. IN EACH DIRECTION. FILL ALL CELLS SOLID IN THE CMU PORTION OF THE PIER.
- 4 PLACE THE NEW FOOTING BELOW THE EXISTING FOOTING. PLACE N-S GROUT BETWEEN THE BOTTOM OF THE EXISTING FOOTING AND THE TOP OF THE NEW FOOTING. CLEAN THE BOTTOM OF THE EXISTING FOOTING PRIOR TO PLACING THE GROUT.
- 5 ATTACH THE NEW CMU PIER TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU PIER AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.
- 6 PT4X4 POST UP ON A 16"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
- 7 PT4X4 POST UP ON A 20"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
- 8 PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- 9 PLACE THE STAIRS ON A 16" WIDE X 30" DEEP CONCRETE FOOTING. ATTACH THE STAIRS TO THE FOOTING PER THE TYPICAL DETAIL.
- 10 COMBINE THE FOOTINGS AS SHOWN.
- 11 EXISTING PIER AND FOOTING.
- 12 PT4X4 POST UP ON A 12"x18"x30" DEEP CONCRETE FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE ADJACENT POST FOOTING. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.



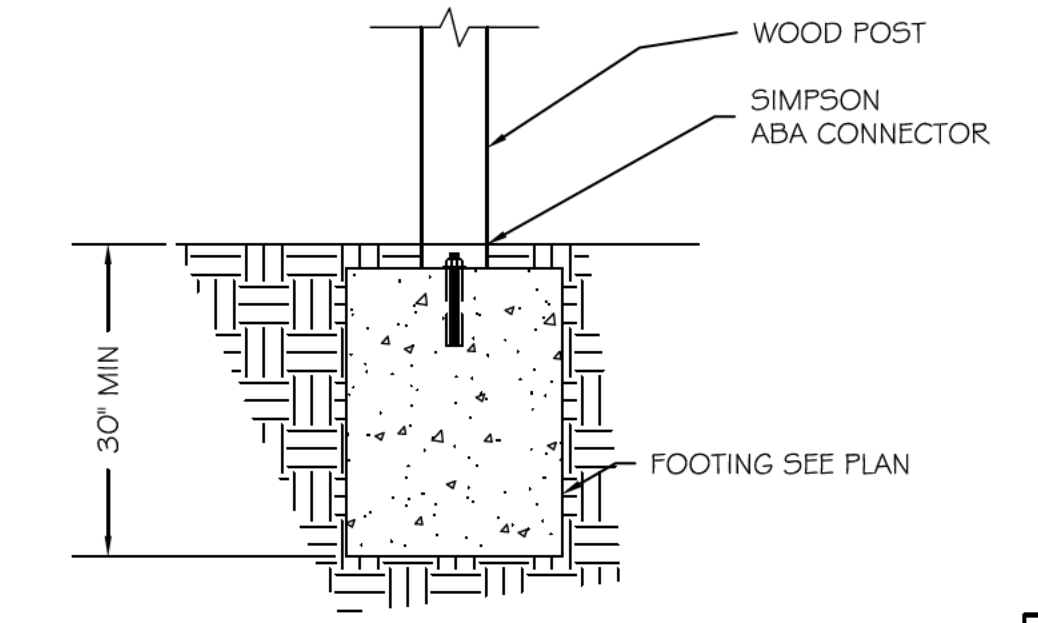
**Typ. Wood Post To Beam Details**

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



**Typical Stringer Detail**

Scale: NTS



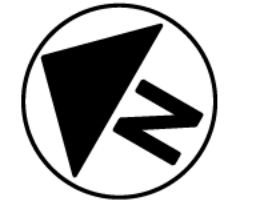
**Typical Post to Footing Detail**

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

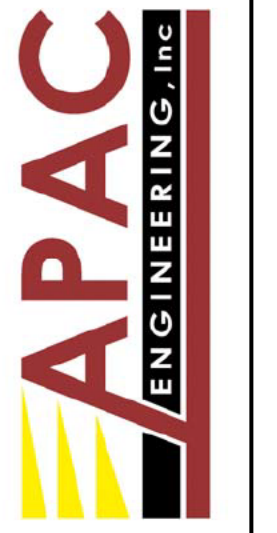
APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Boudit*

REVIEWED  
By Dan Bruechert at 1:19 pm, Jan 23, 2025



8555 16th St. #200  
Silver Spring, MD 20910  
301-565-0543  
301-563-9477 (f)



**Reichle-Schwenkmeyer Porch**  
7017 Sycamore Ave, Takoma Park, Maryland 20912  
#2418

FOUNDATION PLAN

**S100**

PERMIT / BID SET

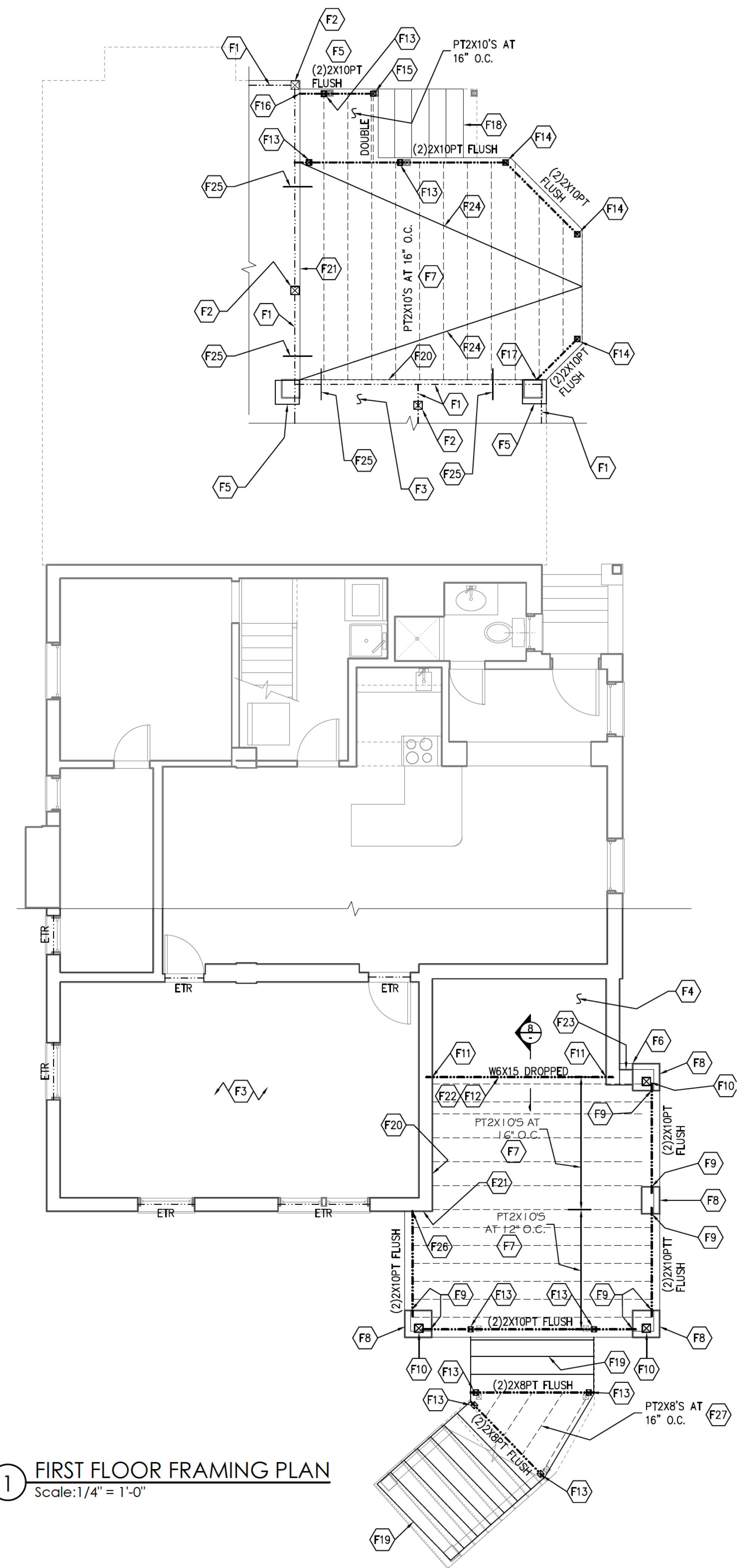
17 DECEMBER 2024

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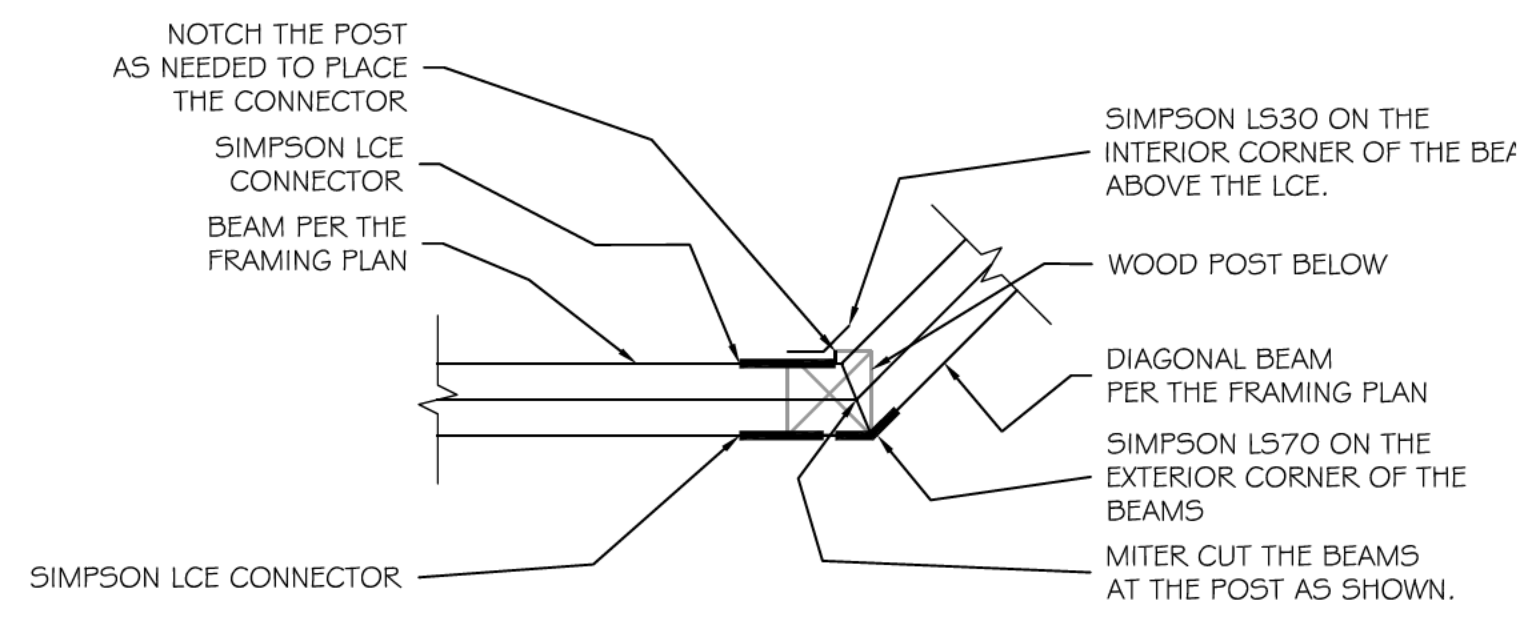


**FRAMING NOTES:**

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8" BOLTS AT 16" O.C. STAGGERED.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
4. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
5. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
6. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
7. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
8. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
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17. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
18. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC.
19. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

- F1 EXISTING BEAM.
- F2 EXISTING POST.
- F3 EXISTING 1ST FLOOR FRAMING UNCHANGED.
- F4 EXISTING STRUCTURAL CONCRETE SLAB. NOTIFY THE STRUCTURAL ENGINEER IF ANY DAMAGED CONCRETE IS FOUND.
- F5 EXISTING PIER.
- F6 ATTACH THE NEW PIER TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. CAULK THE JOINT BETWEEN THE NEW PIER AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO. WHEN APPLICABLE, TOOTH THE NEW BRICK INTO THE EXISTING WALL.
- F7 PLACE BLOCKING BETWEEN THE JOISTS AT THE 1/3 POINTS OF THE SPAN.
- F8 NEW BONDED BRICK AND CMU PIER. SEE THE ARCHITECTURAL DRAWINGS FOR THE EXTENT OF THE EXTERIOR BRICK. BOND THE BRICK TO THE CMU WITH METAL TIES AT 12" O.C. IN EACH DIRECTION. FILL ALL CELLS SOLID IN THE CMU PORTION OF THE PIER.
- F9 POCKET THE WOOD BEAM IN THE PIER AND PROVIDE 4" BEARING FOR THE BEAM ON THE CMU PORTION OF THE PIER. ATTACH THE BEAM TO THE CMU PORTION OF PIER WITH A SIMPSON ABA44 CONNECTOR. NOTCH THE SIDES OF THE TRIPLE 2X BEAM AS NEEDED TO FIT IN THE CONNECTOR. PLACE PRESSURE TREATED PLYWOOD BLOCKING BETWEEN THE BEAM AND THE CONNECTOR AT THE DOUBLE 2X BEAMS. FILL THE BEAM POCKET WITH MORTAR OR GROUT AFTER THE BEAM IS SET.
- F10 PT6X6 POST UP. ATTACH THE POST TO THE PIER WITH A SIMPSON ABA66.
- F11 POCKET THE BEAM IN THE EXISTING WALL PER THE TYPICAL DETAIL.
- F12 PLACE N-S GROUT BETWEEN THE UNDERSIDE OF THE EXISTING CONCRETE SLAB AND THE NEW STEEL BEAM.
- F13 PT4X4 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM.
- F14 PT4X4 POST DOWN. ATTACH THE POST TO THE BEAMS PER THE TYPICAL DETAIL.
- F15 PT4X4 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- F16 HANG THE BEAM FROM THE CLEAT WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- F17 ATTACH THE BEAM TO THE LEDGER BOARD WITH A SIMPSON SUR/L HANGER.

- F18 FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F19 FRAME THE STAIRS WITH PT2X STRINGERS AT 16" O.C. PER THE TYPICAL DETAILS.
- F20 PT2X10 LEDGER. ATTACH THE LEDGER TO THE EXISTING RIM BOARD OR RIM BEAM WITH 3/8" THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS. IF NO RIM BOARD EXISTS, PLACE BLOCKING BETWEEN THE WALL STUDS ON TOP OF THE EXISTING SILL PLATE SO THAT THE THRU BOLTS CAN BE PLACED.
- F21 PT2X10 CLEAT. ATTACH THE CLEAT TO THE RIM BEAM WITH 3/8" THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. PLACE FLASHING OVER THE CLEAT PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS. EACH CLEAT SHALL HAVE A MINIMUM OF 2 BOLTS.
- F22 PT2X10 CLEAT. ATTACH THE CLEAT TO THE EXISTING CONCRETE SLAB WITH 3/8" SIMPSON TITEN SCREWS AT 16" O.C. TOP AND BOTTOM STAGGERED. SEE THE ARCHITECTURAL DRAWINGS FOR FLASHING REQUIREMENTS BETWEEN THE EXISTING HOME AND THE NEW PORCH.
- F23 BUILD UP THE TOP OF THE EXISTING FOUNDATION WALL AS NEEDED SO THAT A FLAT PT2X4 SLEEPER CAN BE PLACED ON THE WALL. CROWN THE TOP OF THE WALL TO SHED WATER. ATTACH THE SLEEPER TO THE WALL WITH (2)3/8" SIMPSON TITEN SCREWS. COUNTERSINK THE SCREWS IF NEEDED TO PLACE THE FLOOR DECKING.
- F24 PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)#8 SCREWS.
- F25 SIMPSON DTT2Z TENSION ANCHOR.
- F26 HANG THE BEAM FROM THE EXISTING WALL WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE DOUBLE 2X BLOCKING BETWEEN THE EXISTING WALL STUDS ON TOP OF THE EXISTING SILL PLATE BEHIND THE CONNECTOR. PLACE FLASHING AROUND THE CONNECTION.
- F27 ATTACH THE LANDING JOISTS TO THE SUPPORT BEAMS WITH SKEWED ANGLE HANGERS.



**Detail at Key Note F14**

Scale: 1/2" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bunkit*

REVIEWED  
By Dan Bruechert at 1:19 pm, Jan 23, 2025



**Reichle-Schwenkmeyer Porch**  
7017 Sycamore Ave, Takoma Park, Maryland 20912  
#2418

FIRST FLOOR  
FRAMING PLAN

**S101**

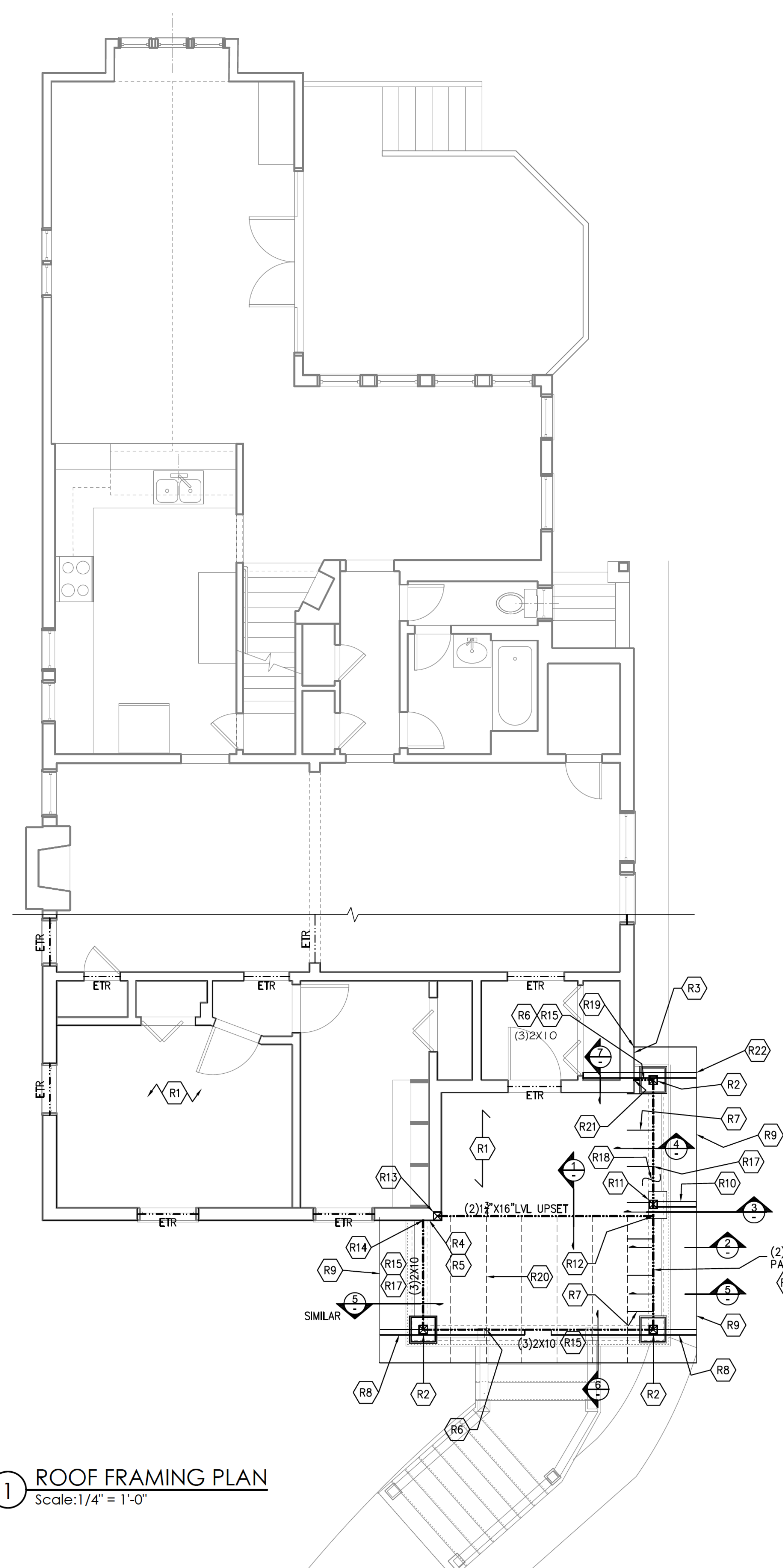
17 DECEMBER 2024 PERMIT / BID SET

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mm/dd/2023	Issue Name

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LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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**FRAMING NOTES:**

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/4" BOLTS AT 16" O.C. STAGGERED.
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18. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC.
19. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

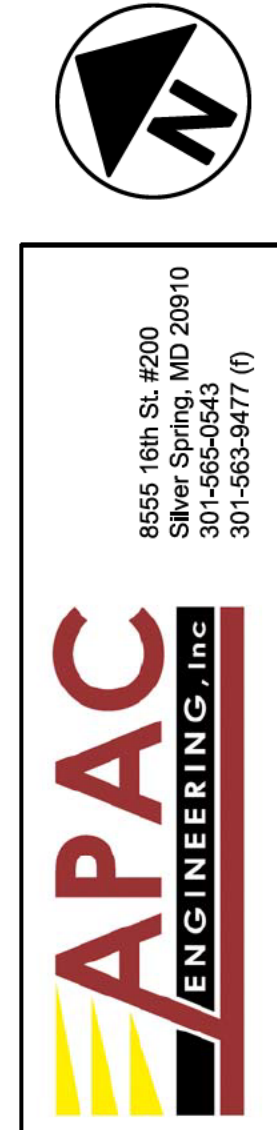
- (R1) EXISTING 2ND FLOOR AND ROOF FRAMING UNCHANGED.
- (R2) PT6X6 POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
- (R3) 2X8 CLEAT FOR THE ROOF. ATTACH THE CLEAT TO EACH WALL STUD WITH (2) LEDGERLOCK SCREWS.
- (R4) 2X8 LEDGER FOR THE ROOF. ATTACH THE LEDGER TO EACH WALL STUD WITH (2) LEDGERLOCK SCREWS. ATTACH EACH RAFTER AND THE FLY RAFTER TO THE LEDGER WITH (8) #12 TOE SCREWS WITH 1" MINIMUM EMBEDMENT IN THE LEDGER.
- (R5) IF NEEDED HANG THE CEILING JOIST FROM THE EXISTING WALL WITH A SIMPSON LUS HANGER.
- (R6) ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE.
- (R7) PLACE SOLID BLOCKING BETWEEN THE BEAM AND THE 1ST CEILING JOIST AT 16" O.C.
- (R8) 8'-0" LONG 4X4 (WEATHER RESISTANT) LOOK OUT TO SUPPORT THE FLY RAFTER. ATTACH THE 4X4 TO THE BEAM WITH 6 3/4" LONG TRUSSLOK SCREWS AT 6" O.C. NOTCH THE FLY RAFTER AND PLACE IF ON THE 4X4. ATTACH THE FLY RAFTER TO THE 4X4 WITH (3) #10 TOE SCREWS. THE TOE SCREWS SHALL HAVE 1 1/2" MINIMUM EMBEDMENT IN THE 4X4.
- (R9) 2X8 FLY RAFTER. ATTACH THE ROOF DECKING TO THE FLY RAFTER WITH 8d NAILS AT 4" O.C. USE WEATHER RESISTANT LUMBER FOR THE FLY RAFTER.
- (R10) RE-USE THE EXISTING BRACKET. ATTACH EACH FLY RAFTER TO THE BRACKET WITH (3) #10 TOE SCREWS WITH 1 1/2" EMBEDMENT IN THE BRACKET.
- (R11) PLACE AN UNTREATED 6X6 POST IN THE WALL BEHIND THE BRACKET. SEE THE STRUCTURAL DETAIL FOR THE CONNECTION BETWEEN THE 6X6 AND THE BRACKET.
- (R12) ATTACH THE SIDE TO SIDE BEAM TO THE FRONT TO BACK BEAM PER THE STRUCTURAL DETAIL.
- (R13) POCKET THE SIDE TO SIDE BEAM IN THE EXISTING WALL AND PLACE IT ON THE EXISTING POST. VERIFY THE EXISTING POST IS A TRIPLE 2X4 STUD. ADD A 2X4 TO THE EXISTING POST ON AN AS NEEDED BASIS.
- (R14) HANG THE FRONT TO BACK BEAM FROM THE EXISTING WALL SHEATHING WITH A SIMPSON LUS HANGER. PLACE FLASHING AROUND THE CONNECTION.
- (R15) CONTINUE WALL AND ROOF ENVELOPE AROUND THE BEAM TO PROVIDE PROTECTION TO THE BEAM FROM ROT AND DECAY CAUSED BY EXTERIOR SOURCES OF WATER.
- (R16) THE BOTTOM OF THE LVL BEAM SHALL MATCH THE BOTTOM OF THE 2X10 BEAMS ON THE OTHER SIDES OF THE PORCH.
- (R17) THE RIM RAFTER SHALL ALIGN WITH THE EXTERIOR EDGE OF THE BEAM BELOW.
- (R18) AT THE EXISTING RAKE AND THE NEW ROOF AT THE BACK SIDE OF THE PORCH - OVERBUILD THE EXISTING ROOF ON THE NEW ROOF. RIP THE EXISTING RAFTERS AND PLACE THEM ON THE NEW ROOF. ATTACH EACH EXISTING RAFTER TO THE NEW ROOF WITH A SIMPSON L50 ON ONE SIDE OF THE RAFTER AND AND (3) #10 TOE NAILS.
- (R19) CONTINUE THE LOOK OUT TO THE EDGE OF THE CLOSET AS SHOWN. ATTACH THE LOOK OUT TO EACH JOIST WITH A SIMPSON H2.5A ON EACH SIDE OF THE JOIST OR A SIMPSON MTS12 ON EACH SIDE OF THE JOIST. FIELD DETERMINE THE CONNECTORS.
- (R20) FRAME THE ROOF WITH 2X8 RAFTERS AND 2X6 CEILING JOISTS. PLACE THE CEILING JOISTS NEXT TO THE RAFTERS. SEE THE ARCHITECTURAL DRAWINGS FOR THE SPACING OF THE RAFTERS AND THE CEILING JOISTS. THE MAXIMUM SPACING OF THE RAFTERS AND CEILING JOISTS SHALL BE 24" O.C.
- (R21) ATTACH THE BEAM TO THE WALL WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE FLASHING AROUND THE CONNECTION.
- (R22) 4X4 (WEATHER RESISTANT) LOOK OUT TO SUPPORT THE FLY RAFTER. ATTACH THE 4X4 TO THE BEAM WITH 6 3/4" LONG TRUSSLOK SCREWS AT 6" O.C. NOTCH THE FLY RAFTER AND PLACE IT ON THE 4X4. ATTACH THE FLY RAFTER TO THE 4X4 WITH (3) #10 TOE SCREWS. THE TOE SCREWS SHALL HAVE 1 1/2" MINIMUM EMBEDMENT IN THE 4X4.

**1 ROOF FRAMING PLAN**  
Scale: 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Buelit*

REVIEWED  
By Dan Bruechert at 1:19 pm, Jan 23, 2025



**Reichle-Schwenkmeyer Porch**  
7017 Sycamore Ave, Takoma Park, Maryland 20912  
#2418

ROOF FRAMING  
PLAN  
**S102**

17 DECEMBER 2024 PERMIT / BID SET

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Buehler*

REVIEWED  
By Dan Bruechert at 1:19 pm, Jan 23, 2025

- Structural Notes**
- All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County.
  - Codes: the following design standards are applicable by reference:  
TMS 402-2016 Building Code Requirements for Masonry Structures.  
AWC NDS-2018 - Wood Frame Construction Manual for One and Two Family Dwellings.  
ACI 318-14 Building Code Requirements for Reinforced Concrete  
AISC - 360-16 Specifications for Steel Buildings.
  - Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
  - Structural steel:
    - All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
    - All structural tubing shall conform to ASTM A500, grd.B
    - All steel pipe shall be ASTM A53, type E or S, grade B
    - All welders shop and field, shall be certified. Use E70xx electrodes only.
    - All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
    - Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
    - All exterior structural steel shall receive rust preventative paint.
    - Connections:
      - All beam connections shall be simple shear connections. U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
      - Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
  - Lumber:
    - Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
    - LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
    - Floor decking shall be 3/4" APA rated decking. Roof decking shall be 3/4" APA rated decking. Wall sheathing shall be 3/4" APA rated sheathing. Glue and screw the floor decking to the joists.
    - Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically.
    - Provide double joists under all walls that run parallel to floor framing.
    - Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
    - Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
    - Provide solid blocking below all wood posts.
    - All posts shall have Simpson Cap and Base Plates typ.
    - All joists shall have Simpson Hangers where applicable.
    - Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
    - All lumber in contact with masonry or concrete or within 18" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
    - All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
    - Wood Lintels shall be as follows:  
Opening  $\leq$  3'-0" - 2-2x6  
3'-0" < Opening  $\leq$  5'-0" - 2-2x8  
5'-0" < Opening  $\leq$  8'-0" - 2-2x10  
Greater than 8'-0" - See plans

- Fasteners:
  - All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
  - Follow the manufacturer recommendations for setting epoxy bolts.
  - Expansion bolts shall be rawl power studs.
- Masonry:
  - Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
  - Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
  - All joints to be filled solid with mortar.
  - Mortar to comply with ASTM C270 (type M or S).
  - Provide corrugated masonry ties between brick face and wood walls or cmu walls at 16" O.C. in each direction.
  - Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
  - Lintels shall be as follows:  
Opening  $\leq$  3'-0" - L4x3x1/2 LVL/ 4" of wall  
3'-0" < Opening  $\leq$  7'-0" - L6x3x3/4 LVL/ 4" of wall.  
Opening > 7'-0" - See Plan
- Cast in place concrete:
  - Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
  - Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
  - All concrete shall be placed with a slump of 4" ( $\pm$  3")
  - All concrete shall be normal weight, UNO.
  - All concrete exposed to weather shall have 6%  $\pm$  1% entrained air.
  - Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
  - Concrete cover for reinforcement shall be:  
Columns and beams 1 1/2"  
Slabs 3"  
Footings 3"
- Reinforcement:
  - Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
  - Welded wire fabric (wvf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
- Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
- Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

**Dead Loads:**

SPF #2 -	25 PCF
1/2" Decking -	1.7 PSF
3/4" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
1/2" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Skirting -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF

**LIVE LOADS:**

DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY:	60PSF
BEDROOM:	40PSF
ROOF:	30PSF

**WIND LOADS:**

WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF

**SNOW LOADS:**

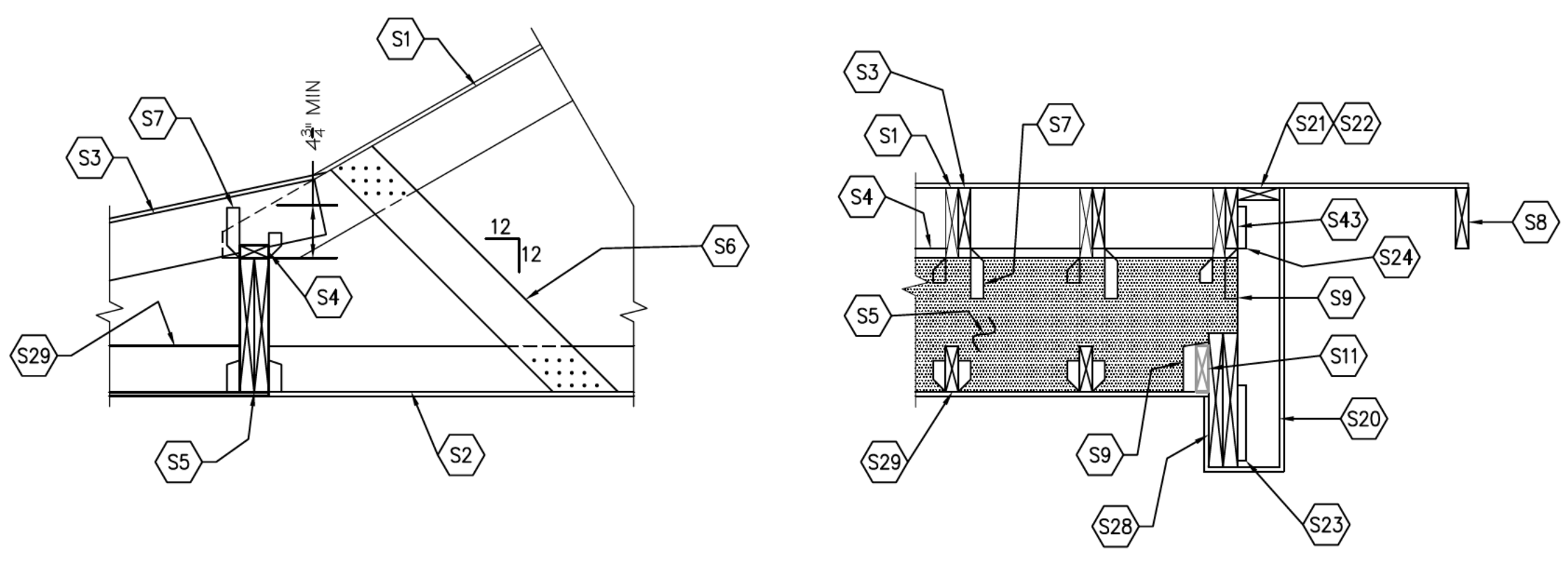
GROUND SNOW LOAD (Pg):	30PSF
FLAT ROOF SNOW LOAD (PF):	30PSF
SNOW EXPOSURE FACTOR (Ce):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0

**Deflection Limitations:**

Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120

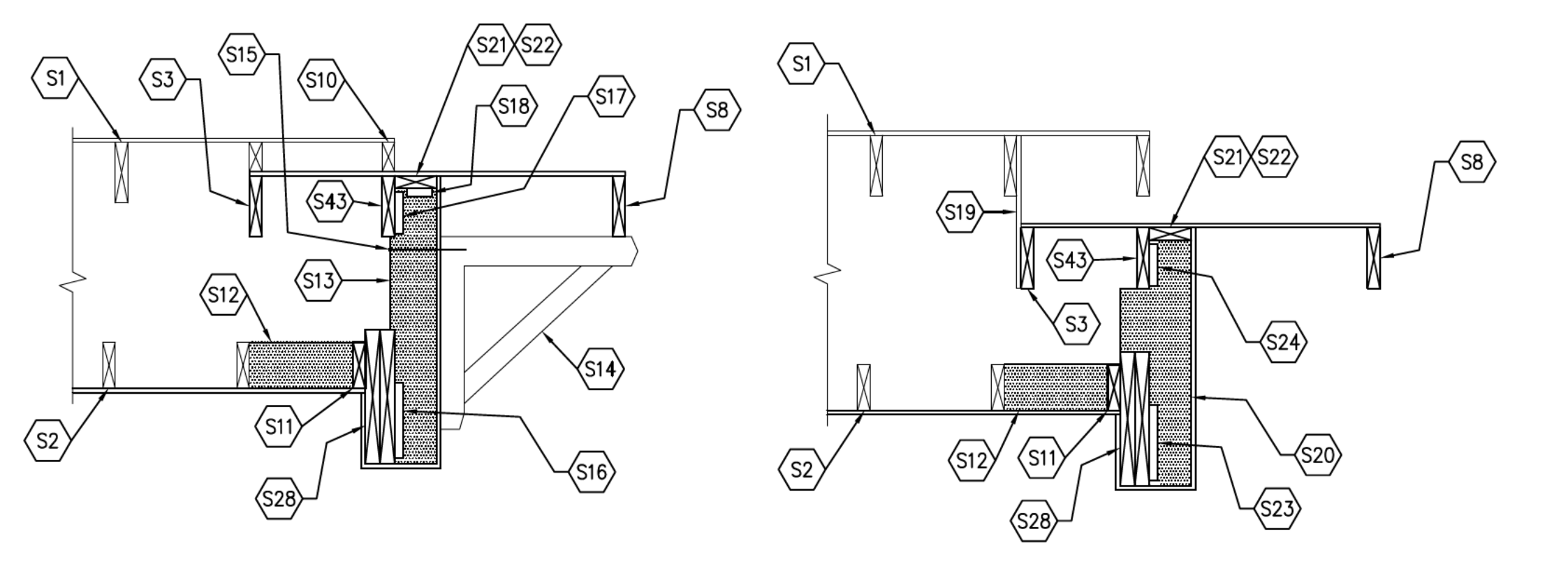
**SEISMIC DESIGN DATA:**

SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.05
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	2.4k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	LIGHT FRAMED WALLS



SECTION 1  
SCALE: 3/8" = 1'-0"

SECTION 2  
SCALE: 3/8" = 1'-0"

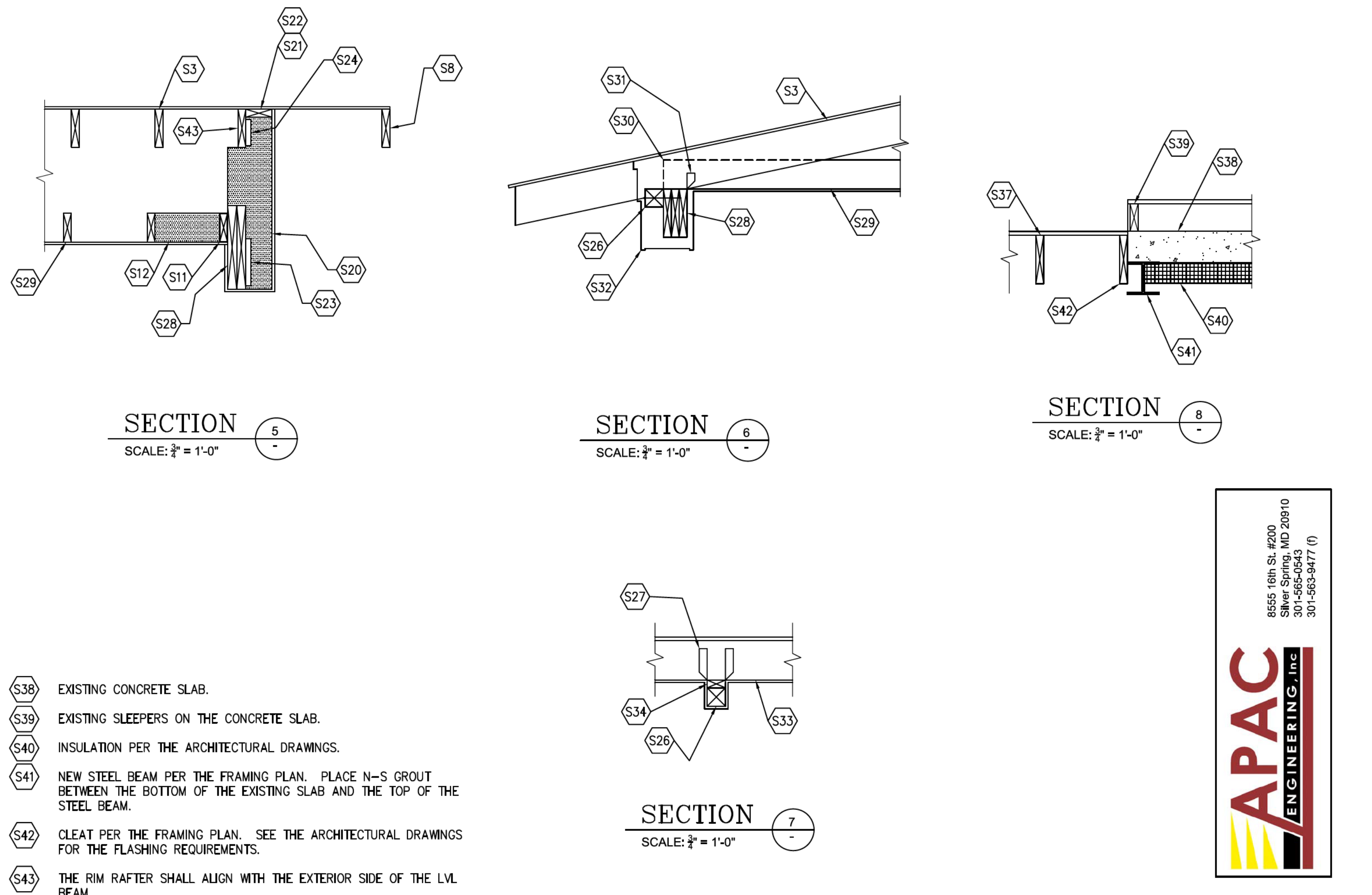


SECTION 3  
SCALE: 3/8" = 1'-0"

SECTION 4  
SCALE: 3/8" = 1'-0"

- S1 EXISTING RAFTERS.
- S2 EXISTING CEILING JOISTS.
- S3 NEW RAFTERS PER THE FRAMING PLAN.
- S4 PLACE A FLAT 2X PLATE BETWEEN THE EXISTING RAFTERS AND PLACE THEM ON THE PLATE.
- S5 UPSSET LVL BEAM PER THE FRAMING PLAN. NOTCH THE EXISTING RAFTERS AND PLACE THEM ON THE NEW BEAM. ATTACH EACH EXISTING RAFTER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE. ATTACH EACH EXISTING CEILING JOIST TO THE BEAM WITH AN OVERSIZED SIMPSON LUS HANGER. ATTACH EACH NEW CEILING JOIST TO THE BEAM WITH A SIMPSON LUS HANGER.
- S6 PLACE A 2X6 RAFTER TIE BETWEEN EACH EXISTING RAFTER AND EXISTING CEILING JOIST. ATTACH THE RAFTER TIE TO EACH EXISTING RAFTER AND EACH CEILING JOIST WITH (12)10d NAILS.
- S7 ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON MTS12 HURRICANE TIE.
- S8 FLY RAFTER PER THE FRAMING PLAN. ATTACH THE ROOF DECKING TO THE FLY RAFTER WITH 8d NAILS AT 4" O.C. USE WEATHER RESISTANT LUMBER.
- S9 NOTCH THE SIDE TO SIDE LVL BEAM AND PLACE IT ON THE FRONT TO BACK LVL BEAM. ATTACH THE SIDE TO SIDE LVL BEAM TO THE FRONT TO BACK LVL BEAM WITH A SIMPSON HGUS48
- S10 OVERBUILD THE EXISTING RAFTERS ON THE NEW ROOF. RIP THE EXISTING RAFTERS AND PLACE THEM ON THE NEW ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LSS0 ON EACH SIDE OF THE RAFTER.
- S11 2X6 CLEAT FOR THE CEILING. ATTACH THE CLEAT TO THE LVL BEAM WITH (2)#10 SCREWS AT 6" O.C.
- S12 PLACE BLOCKING BETWEEN THE LVL BEAM AND THE 1ST NEW OR EXISTING CEILING JOIST AT 16" O.C.
- S13 PLACE AN UNTREATED 6X6 POST BEHIND THE BRACKET. NOTCH THE 6X6 AS SHOWN TO FIT AROUND THE RIM RAFTER AND THE LVL BEAM.
- S14 REUSE THE EXISTING BRACKET. ATTACH THE EXISTING BRACKET TO THE NEW WALL USING THE SAME CONNECTORS AS THE EXISTING ASSEMBLY.
- S15 ATTACH THE 6X6 TO THE BRACKET WITH A 1/8" x 10" LONG SPAX POWER LAG SCREW.
- S16 ATTACH THE 6X6 TO THE LVL BEAM WITH A SIMPSON L90 ON EACH SIDE OF THE 6X6.

- S17 ATTACH THE 6X6 TO THE 1ST RAFTER WITH A SIMPSON L50 ON EACH SIDE OF THE 6X6.
- S18 ATTACH THE 6X6 TO THE TOP PLATE OF THE WALL WITH A SIMPSON L30 ON EACH SIDE OF THE POST.
- S19 FIELD DETERMINE THE WALL BETWEEN THE NEW ROOF AND THE EXISTING ROOF.
- S20 FRAME THE WALL WITH 2X STUDS AT 16" O.C. RIP THE STUDS AND NOTCH THE STUDS AS SHOWN TO FIT IN THE SPACE.
- S21 RIPPED 2X WALL PLATE.
- S22 ATTACH THE ROOF DECKING TO THE WALL PLATE WITH 8d NAILS AT 6" O.C.
- S23 ATTACH EACH STUD TO THE LVL BEAM WITH A SIMPSON L90 ON EACH SIDE OF THE STUD.
- S24 ATTACH EACH STUD TO THE 1ST RAFTER WITH A SIMPSON L50 ON EACH SIDE OF THE STUD.
- S25 NOT USED.
- S26 4X4 LOOK OUT. USE WEATHER RESISTANT LUMBER. ATTACH THE 4X4 TO THE BEAM WITH 6 3/4" LONG TRUSSLOK SCREWS AT 6" O.C.
- S27 ATTACH THE LOOK OUT TO EACH JOIST WITH A SIMPSON H2.5A OR A SIMPSON MTS12 ON EACH SIDE OF THE LOOK OUT. FIELD DETERMINE WHICH CONNECTOR TO USE BASED ON HOW FAR BELOW THE EXISTING JOISTS THE LOOK OUT IS. CLIP THE TOP END OF THE MTS12 IF NEEDED TO PLACE THE CONNECTOR.
- S28 BEAM PER THE FRAMING PLAN.
- S29 NEW CEILING JOISTS.
- S30 ATTACH EACH CEILING JOIST TO EACH RAFTER WITH (6)10d NAILS.
- S31 NOTCH THE RAFTERS AND PLACE THEM ON THE BEAM. ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE.
- S32 OUTLINE OF THE ARCHITECTURAL FINISH.
- S33 EXISTING 2ND FLOOR JOISTS.
- S34 PLACE BLOCKING BETWEEN THE LOOK OUT AND THE EXISTING JOISTS IF NEEDED.
- S35 NOT USED.
- S36 NOT USED.
- S37 NEW PORCH JOISTS PER THE FRAMING PLAN.



SECTION 5  
SCALE: 3/8" = 1'-0"

SECTION 6  
SCALE: 3/8" = 1'-0"

SECTION 8  
SCALE: 3/8" = 1'-0"

SECTION 7  
SCALE: 3/8" = 1'-0"



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DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

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

LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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**Reichle-Schwenkmeyer Porch**  
7017 Sycamore Ave, Takoma Park, Maryland 20912  
#2418

17 DECEMBER 2024 PERMIT / BID SET

STRUCTURAL DETAILS & NOTES

**S103**