Ruppert Residence

4 E Kirke Street Chevy Chase MD 20815

PERMIT SET

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APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 12:52 pm, May 15, 2025

PROJECT INFO :

NEW 2-STORY REAR ADDITION WITH INTERIOR RENOVATION TO EXISTING 2-1/2 STORY SINGLE FAMILY HOME WITH CELLAR

ADDRESS:	4 E Kirke Street Chevy Chase MD 20815
LOCATION:	LOT 30, BLOCK 34, SECTION 2
OVERLAY:	N/A
HISTORIC:	Village of Chevy Chase

ZONING:

R-60	
SETBACKS:	FRONT: 25', SIDE: 7', REAR: 20'
LOT AREA:	8125 SF

	ALLOWED:	PROPOSED:
BUILDING HEIGHT:	28.15'	MEAN 22.7' PEAK 27.25'
LOT COVERAGE:	35% (2,843.7 SF)	SEE CIVIL

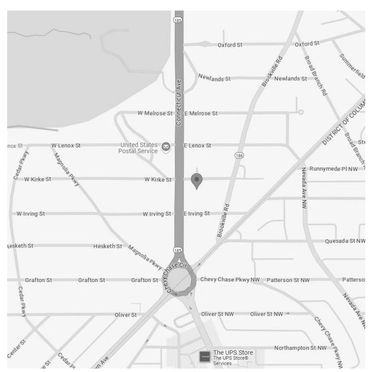
BUILDING AREA:

	EXISTING:	PROPOSED:
BASEMENT FLOOR AREA:	897 SF	897 (NO CHANGE)
FIRST FLOOR AREA:	1356 SF	1385 SF
SECOND FLOOR AREA:	1094 SF	1268 SF
ATTIC AREA:	433 SF	433 (NO CHANGE)
TOTAL FLOOR AREA:	3780 SF	3983 SF
SHED AREA: (INCL.)	449 SF	96
TOTAL:	4229 SF	4079 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:
MONTGOMERY COUTNY MD
2018 INTERNATIONAL RESIDENTIAL CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION 31-19.

Project No. 2409

Vicinity Map



MORTAR & THATCH
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Seal

Consultants

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301-450-2570

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Cameron Ruppert
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Washington DC 20016
202-450-5947

Project No. 2409

Ruppert Residence

4 E Kirke Street
Chevy Chase MD 20815

Date	*Issue Description*
09-13-2024	As-Builts
09-27-2024	Schematic Design Set
10-09-2024	Pricing Set
10-11-2024	Pricing Set Addendum
11-24-2024	Interior Set
12-09-2024	Updated Pricing Set
02-05-2025	HAWP Submission Set
02-28-2025	Updated CD Set
03-23-2025	Construction Pricing Set
04-15-2025	Permit Set

Sheet Title

Cover

Sheet Number

0000

Printed: 5/11/2025

File Name: "C:\Users\alexa\Dropbox\Mortar&Thatch\PROJECTS\2409 Ruppert Residence - 4 E Kirke Street Chevy Chase MD 20815\01_CAD\04_PERMIT\Ruppert Permit.pln

PRESCRIPTIVE Requirements WORKSHEET (R-Values) [Method 1, Option 1]

Applicant Name 4 E KIRKE STREET LLC
Date 4/15/2025
Applicant Address 4 E KIRKE STREET CHEVY CHASE MD 20815
Phone Number 202-695-5586
Building Address 4 E KIRKE STREET CHEVY CHASE MD 20815 Permit (A/P) # ____________

Criteria		Required	Provided	Assembly Description
Windows/Doors - Maximum U-Factor Max SHGC - glazed fenestration	U Factor	.35 0.40	0.35 0.40	LEPAGE WINDOWS AND DOORS
Skylights - Maximum U-Factor Max SHGC	U Factor	.55 0.40	N/A	N/A
Ceilings	R-value	R-49	R-49	CLOSED CELL SPRAY FOAM INSULATION
Walls (wood framing)	R-value	R-20 or 13+5	R-21	CONT. ZIP + OPEN CELL SPRAY FOAM INS.
Mass Walls	R-value	**R-8/13	N/A	N/A
Basement Walls	R-value	*R-10/13	R-10	RIGID BOARD INSULATION
Floors	R-value	R-19	R-19	OPEN CELL SPRAY FOAM INSULATION
Slab perimeter- R-value and Depth	R-value	R-10, 2ft	N/A	N/A
Crawlspace	R-value	*R-10/13	R-10	RIGID BOARD INSULATION

Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to comput the component R-value.
***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.

□ **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 c exceed the requirements of: [2]

☒ 2018 Edition International Energy Conservation Code (IECC)

ALEXANDER SMITH — Builder/Designer/Contractor
MORTAR & THATCH ARCHITECTS — Company Name
4/15/2025 — Date

TABLE R402.1.2

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5[h]	8/13	19	5/13[f]	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5[h]	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5[h]	13/17	30[g]	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5[h] or 13+10[h]	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5[h] or 13+10[h]	19/21	38[g]	15/19	10, 4 ft	15/19

NR = Not Required. For SI: 1 foot = 304.8 mm.

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.

d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.

g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.

h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

i. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

TABLE 1: R-VALUE

TABLE R402.1.4

EQUIVALENT U-FACTORS[a]

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR[b]	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.32	0.55	0.030	0.060	0.098	0.047	0.091[c]	0.136
4 except Marine	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.30	0.55	0.026	0.045	0.057	0.028	0.050	0.055

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factors shall not exceed 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.

c. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall U-factor shall not exceed 0.360.

TABLE 2: U-VALUE

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:52 pm, May 15, 2025

TABLE R402.4.1.1

AIR BARRIER AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
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.
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.
Walls	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, R-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.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	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.
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.
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 cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage 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.	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 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	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 shall be installed.	—
HVAC 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.	—
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.	—

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

TABLE 3: AIR SEALING NOTES

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE INCH)

1. TABLE R301.5. Minimum design live load values shall conform to the following values:

USE	LIVE LOAD
Attics With Storage (b)	20
Attics Without Storage (b)	10
Habitable attics and attics served with fixed stairs	30
Exterior Balconies and Decks	40
Fire Escapes	40
Guardrails and Handrails (d)	200 (h)
Guardrails In-Fill Components (f)	50 (h)
Passenger Vehicle Garages (a)	50 (a)
Rooms Other Than Sleeping Rooms	40
Sleeping Rooms	30
Stairs	40 (c)

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.

b. No storage with slope roof not over 3 units in 12 units.

c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whatever produces the greater stresses.

d. A single concentrated load applied in any direction at any point along the top.

e. See Section R502.2.1 for decks attached to exterior walls.

f. Guard in-fill components (all those exept the handrail), ballusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

Residential Code Notes

1. All construction shall be in conformance with the 2018 International Residential Code (IRC) and International Energy Conservation Code (IECC), 2018 edition, as amended by Montgomery County Executive Regulation No. 31-19. All chapters, tables, sections, figures, and appendices referenced here within are from IRC. This document contains items often written on approved plans and is provided for convenience only. It is not intended as a substitute for the code or all of its provisions.

2. The residential construction design parameters are as follows:

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY
30 PSF	115 MPH	B	SEVERE	30 IN.	MODERATE TO HEAVY	SLIGHT TO MODERATE

WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	SOIL BEARING CAPACITY
13 F	YES	JULY 2, 1979	300	55 F	2,000 PSF OR AS DETERMINED BY GEOTECHNICAL EVALUATION

Standard Abbreviations

1x	ONE-INCH NOMINAL THICKNESS
2x	TWO-INCH NOMINAL THICKNESS
@	AT
A	
ABV	ABOVE
AC	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANNO	ANODIZED
APPROX	APPROXIMATE
ASSY	ASSEMBLY
AVG	AVERAGE
B	
BD	BOARD / BEAD
BLDG	BUILDING
BLK'G	BLOCKING
BLT	BOLT
BM	BEAM
BOT	BOTTOM
B.O. _	BOTTOM OF_
BR'G	BEARING
BRK	BRICK
BSMT	BASEMENT
BTWN	BETWEEN
BYD	BEYOND
C	
CAB	CABINET
CDL	CORE DRILL LOCATION
CEM	CEMENT
CER	CERAMIC
CFL	COMPACT FLUORESCENT LIGHT
CJ	CONTROL JOINT
CL	CLOSET
CLAD'G	CLADDING
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONT'R	CONTRACTOR
COR	CORRIDOR
CPR	COPPER
CPT	CARPET
CS	CAST STONE
CT	CERAMIC TILE
CTR	CENTER
CTR'D	CENTERED
CW	COLD WATER
D	
DBL	DOUBLE
DEMO	DEMOLISH / DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATION / ELEVATOR
EMER	EMERGENCY
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION / EXPOSED
EXT	EXTERIOR
F	
FA	FIRE ALARM
F.B.O.	FURNISHED BY OWNER
FD	FLOOR DRAIN
FNDN	FOUNDATION
FE	FIRE EXTINGUISHER (CABINET)
FF	FINISH FLOOR
FGLS	FIBERGLASS
FIN	FINISH
FIX	FIXTURE
FLSH'G	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD / STRUCTURE
FP	FIRE PROOF
FRM'G	FRAMING
FRT	FIRE RETARDANT TREATED
FS	FLOOR SINK
FT	FEET / FOOT
FT'G	FOOTING
FURN	FURNITURE
FUR'G	FURRING
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HB	HOSE BIB
HC	HANDICAP
HM	HOLLOW METAL
HM-W	HOLLOW METAL - WELDED
HD	HEAD
HDBD	HARDBOARD
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HORIZ	HORIZONTAL
HGT	HEIGHT
HTR	HEATER
HVAC	HEATING / VENTILATION / AC
HW	HOT WATER
I	
IG	ISOLATED GROUND
IN	INCH
INCL	INCLUDE(D)
INSUL	INSULATION
INT	INTERIOR
J	
JAN	JANITOR
JST	JOIST
JT	JOINT
K	
KIT	KITCHEN
L	
LAV	LAVATORY
LEV	LEVEL
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LT	LIGHT
LT'G	LIGHTING
M	
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MNFR	MANUFACTURER(S)
MIN	MINIMUM
MISC	MISCELLANEOUS
MLD'G	MOLDING
MLWK	MILLWORK
MO	MASONRY OPENING
MTD	MOUNTED
MT'G	MOUNTING
MTL	METAL
MW	MICROWAVE
N	
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPN'G	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
P	
P	POLE
PART	PARTITION
PERMIT	PERIMETER
PG	PAINT GRADE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLEX	PLEXIGLASS
PLB'G	PLUMBING
PLWD	PLYWOOD
POLY	POLYETHYLENE
PR	PAIR
PSF	POUND PER SQUARE FOOT
PSI	POUND PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
R	RISER(S)
R=	RADIUS
RAD	RADIUS
RDG	REMOVABLE DOUBLE GLAZING
RECPT	RECEPTACLE
REF	REFRIGERATOR
REF	REGISTER
REINF	REINFORCING
REPL	REPLACE(MENT)
REQ	REQUIRE(D)
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RO	ROUGH OPENING
S	
S	SOUTH
S4S	SURFACE 4 SIDES
SCM	SOLID CORE METAL
SCHED	SCHEDULE(D)
SD'G	SIDING
SECT	SECTION
SG	SINGLE GLAZED
SHT	SHEET
SHT'G	SHEATHING
SIM	SIMILAR
SM	SMOOTH LUMBER MOULDING DESIGN
SPEC	SPECIFICATION
SQ	SQUARE
SSTL	STAINLESS STEEL
ST	STREET
STD	STANDARD
STL	STL
STOR	STORAGE
STRUC	STRUCTURE
SUBFLR	SUBFLOOR
SURF	SURFACE
SUSP	SUSPEND(ED)
T	
T	TREAT(S)
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK
TLT	TOILET
T.O. _	TOP OF _
TRT'D	TREATED
TYP	TYPICAL
U	
UL	UNDERWRITERS LABORATORIES, INC.
U.N.O.	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
V	VOLT
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION
VENT	VENTILATE(OR)
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WF	WIDE FLANGE
WH	WATER HEATER
WP	WATERPROOFING
WS	WEATHERSTRIPPING
WT	WEIGHT
WWM	WELDED WIRE MESH

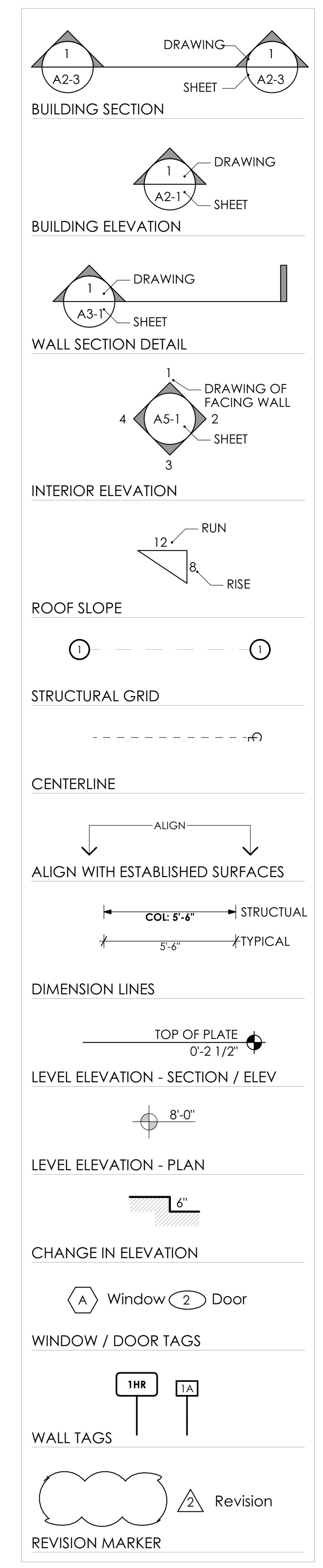
Section Materials

- BRICK
- STONE
- CONCRETE MASONRY UNIT
- CONCRETE
- STUCCO / GROUT
- PLYWOOD
- WOOD
- METAL
- EARTH
- GRAVEL

Surface Materials

- FLAGSTONE - RANDOM
- FLAGSTONE - RANDOM RECTANGULAR
- BRICK VENEER
- STONE VENEER
- CONCRETE MASONRY UNIT
- CONCRETE
- STUCCO / GROUT
- SIDING
- SHINGLES
- METAL ROOF
- WOOD
- TILE - SIZE VARIES
- STONE SLAB

Drawing Symbols



General Notes

A. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES TO PERFOMR THE WORK SHON ON THESE PLANS. IN ADDITION, ALL WORK SHALL CONFORM TO THE LOCAL, STATE AND FEDERAL BUILDING CODES INCLUDING ALL SAFETY REGULATIONS (OSHA).

B. THE GENERAL CONTRACTOR SHALL STAKE OFF THE AREA OF NEW CONSTRUCTION AND DESIGNATE TREES AND SHRUBS FOR REMOVAL AS REQUIRED. PROTECT ALL LANDSCAPING BEYOND THE AREAS OF CONSTRUCTION.

C. THE GENERAL CONTRACTOR SHALL COORDINATE PHASING AND TIME LIMITS FOR NEW CONSTRUCTION WITH OWNER, SO AS TO ESTABLISH AN ACCEPTABLE PAYMENT SCHEDULE RELATED TO THE STATUS OF THE PROJECT.

D. ANY PERMITS REQUIRED FOR THE PROJECT SHALL BE OBTAINED BY THE GENERAL CONTRACTOR, UNLESS INFORMED OTHERWISE BY THE ARCHITECT THAT THE PERMIT HAS BEEN OBTAINED.

E. THE GENERAL CONTRACTOR SHALL STORE MATERIALS AND EQUIPMENT IN A SAFE AND SUITABLE PLACE DURING THE CONSTRUCTION PROCESS. THE OWNER IS NOT RESPONSIBLE FOR ANY LOSSES OF MATERIAL.

F. ALL DEBRIS SHALL BE PERIODICALLY REMOVED FROM THE SITE SO AS TO NOT CREATE A PHYSICAL OR VISUAL HAZARD TO THE OWNER.

G. THE GENERAL CONTRACTOR SHALL BE LICENSED WITHIN THE JURISDICTION OF THE CONSTRUCTION PROJECT, AND SHALL GUARANTEE THE PROJECT LABOR AND MATERIALS FOR A PERIOD AFTER THE ARCHITECT DETERMINES THE WORK IS SUBSTANTIALLY COMPLETE, PER LOCAL JURISDICTION LAWS.

H. THE GENERAL CONTRACTOR SHALL PROVIDE COMPETENT DAILY SUPERVISION OF THE PROJECT.

I. THE GENERAL CONTRACTOR SHALL NOTIFY THE RELATED AUTHORITIES FOR INSPECTION OF THE WORK AS RELATED TO THE SPECIFIC AREAS REQUIRED BY THE JURISDICTION.

J. ALL DRAWINGS, SPECIFICATIONS, AND COPIES FURNISHED BY THE ARCHITECT ARE THE DOCUMENTS FOR CONSTRUCTION OF THIS PROJECT AND SHALL NOT BE USED IN ANY OTHER CIRCUMSTANCES.

K. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT ANY ERROR, OMISSION, OR INCONSISTENCY THEY MAY DISCOVER. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION, AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SO THAT CLARIFICATION CAN BE MADE. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO EXISTING CONDITIONS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO DETERMINE MISSING DIMENSIONS

L. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, MACHINERY, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, AND SHALL GUARANTEE NO MECHANIC LIENS AGAINST THE PROJECT AT COMPLETION.

M. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE NEW UTILITY LINE SERVICES (GAS, ELECTRIC, TELEPHONE) INSTALLED TO THE HOUSE CONNECTION / METER LOCATIONS.

N. THE CONTRACT SUM IS STATED IN THE AGREEMENT AND IS THE TOTAL AMOUNT PAYABLE BY THE OWNER, WHICH DESIGNATES THE ADDITION, DELETION, OR REVISION TO THE CONTRACT. THE CHANGE ORDER MUST ALSO DESIGNATE THE CHANGE IN THE ORIGINAL CONTRACT SUM. BEFORE COMMENCEMENT OF ANY WORK THAT MAKES CHANGES TO THE CONTRACT SUM OR CONTRACT TIME, WRITTEN AUTHORIZATION MUST BE OBTAINED FROM THE ARCHITECT / OWNER. WORK THAT PROCEEDS WITHOUT WRITTEN AUTHORIZATION IS AT THE CONTRACTOR'S OWN RISK.

O. AT LEAST SEVEN DAYS BEFORE THE DATE OF EACH PROGRESS PAYMENT ESTABLISHED BY THE AGREEMENT, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER AN ITEMIZED APPLICATION DESIGNATING WHICH PORTION OF THE WORK HAS BEEN COMPLETED.

P. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AREAS OF THE HOUSE WHERE WORK WAS DONE THOROUGHLY, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS:
- ALL CARPETED AREAS SHALL BE VACUUMED,
- ALL HARD SURFACED FLOORS SHALL BE MOPPED
- ALL BATHROOMS AND FIXTURES SHALL BE CLEANED,
- ALL EXISTING WINDOWS & DOORS SHALL BE CLEANED ON THE INSIDE
- ALL NEW WINDOWS AND DOORS SHALL BE CLEANED ON THE INSIDE AND OUTSIDE
- ALL WALLS, INSIDE AND OUT, AND LIGHT FIXTURES SHALL BE DUSTED.

Demolition Plan General Notes

A. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERMITTING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTIONS.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS AS TO FAMILIARIZE THEMSELVES WITH THE DEMOLITION PLAN AND/OR REMOVAL OF WORK WHICH MAY BE REQUIRED TO PRODUCE RESULTS INTENDED IN THE CONTRACT DOCUMENTS. COORDINATE DEMOLITION WITH WORK OF SUBCONTRACTORS.

C. CONTRACTOR TO CONTACT ALL UTILITY COMPANY REPRESENTATIVES HAVING JURISDICTION OVER THIS PROJECT TO ASCERTAIN BUILDING AND UTILITY COMPANY LINES ABOVE, WITHIN OR BELOW PREMISE TO AVOID ANY POSSIBILITY OF CUTTING SUCH LINES, CAUSING EXPLOSIONS, ETC.

D. PROTECT THE HOUSE BY MEANS OF TEMPORARY SUPPORTS AND BRACES NECESSARY TO PREVENT ANY STRUCTURAL FAILURE DURING REMOVAL AND REPLACEMENT OF EXISTING STRUCTURAL MEMBERS.

E. TEMPORARY WALLS AND DUST BARRIERS SHALL BE INSTALLED AS NECESSARY TO PREVENT CIRCULATION OF DIRT AND DUST INTO PORTIONS OF THE HOUSE THAT ARE NOT PART OF THE WORK.

F. MAINTAIN THE EXISTING STRUCTURE IN WATERTIGHT CONDITION AT ALL TIMES.

G. IN THE EVENT HOMEOWNER DECIDE TO LIVE IN THE PROPERTY DURING CONSTRUCTION, PROVIDE NECESSARY ENCLOSURES TO ALLOW THE OWNER TO MAINTAIN COMFORTABLE TEMPERATURES WITHIN THE OCCUPIED PORTIONS OF THE HOME.

H. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

SUBMISSION AND REVIEW NOTES

A. THE FOLLOWING ITEMS WILL BE REQUIRED TO BE REVIEWED BY THE ARCHITECT PRIOR TO ORDERING OR FABRICATION OF BUILDING ELEMENTS. THE ARCHITECT WILL REQUIRE UP TO TWO WEEKS OF REVIEW TIME FOR EACH ITEM. CONTRACTOR SHALL BUILD REVIEW TIME INTO THEIR SCHEDULE.

ORDERS
- WINDOWS AND EXTERIOR DOORS
- INTERIOR DOORS

SHOP DRAWINGS
- KITCHEN CABINETRY
- CUSTOM RUN MOULDINGS
- STAIR AND ASSOCIATED RAILINGS
- CUSTOM METAL WORK
- CUSTOM STONE WORK
- FINAL HVAC PLANS AND SPECIFICATIONS FROM HVAC SUBCONTRACTOR

B. WHERE REQUIRED THE CONTRACTOR SHALL SUBMIT SAMPLES FOR ARCHITECT AND OWNER'S REVIEW AND FINAL APPROVAL. CONTRACTOR SHOULD ALLOW TWO WEEKS OF REVIEW TIME.

SAMPLES
- EXTERIOR HARDSCAPE MATERIALS
- ROOFING MATERIALS
- EXTERIOR SIDING, BRICK / STONE VENEER
- STAINED WOOD
- STAIR RAILING PARTS
- CROWN AND CASING

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Seal

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Sheet Title
Graphic Symbols, Abbreviations & Notes

Sheet Number
0001

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Window Schedule								
ID	Qty	Units	Model/Size	Type	Manuf.	Lites	Location	Note
W101	1	3	2-6x5-0 3W	Casement	LePage	3W5H	Breakfast Room	Note 9. Special order wood species : Walnut
W102	1	3	2-6x5-0 3W	Casement	LePage	3W5H	Breakfast Room	Note 9. Special order wood species : Walnut
W103	1	3	2-6x4-0 3W	Casement	LePage	3W4H	Kitchen	Note 9. Special order wood species : Walnut
W104	1	2	2-6x4-6 2W	Casement	LePage	3W5H	Mudroom	Note 9.
W105	1	1	3-3x3-6	Casement	LePage	3W3H	PDR	New window in exist. masonry opening
W201	1	1	4-0x4-0	French Casement	LePage	2W4H	Primary Bedroom (window seat)	Note 9.
W202	1	1	2-6x4-0	Casement	LePage	3W4H	Primary Bedroom	Note 9. 1-6 transom , see elevation
W203	1	1	2-6x4-0	Casement	LePage	3W4H	Primary Bedroom	Note 9. 1-6 transom , see elevation
W204	1	4	2-6x5-0 4W	Casement	LePage	3W5H	Primary Bath	Note 9.

Exterior Door Schedule									
ID	Qty	Type	Manufacturer	Model/Size	Lites	Transom		Location	Note
						Height	Lites		
D101	1	Glazed/Paneled	LePage	2-10x7-0	3W4H			Front Door	2-14" thick, painted w/ (2) 1-3 side lites, see elev.
D102	1	French	LePage	2-6x7-0	2W3H			Back Door	Outswing, Dutch, int. pocket screen door by GC
D103	1	French	LePage	(2)2-6x7-0	2W5H			Study	Outswing

Exterior Door and Window Notes

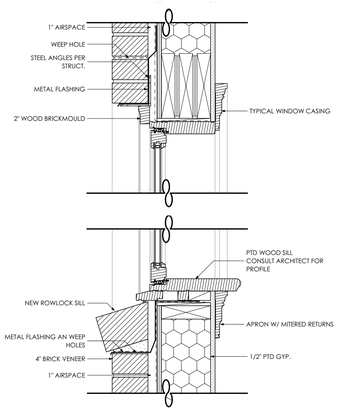
All windows and non-opaque door to meet minimum U-factor and SHGC values on Sheet 0002, Table 2

1. Contractor and window supplier to review schedule for conflicts between order numbers and specified sizes and notify Architect of any discrepancies. Contractor to provide Architect window and door supplier's order form for review prior to confirming purchase. Assume two-week review time on Architect's part.
2. Window to be **LePage** wood frame. Exterior: Finished: Primed. Interior: TBD. Glazing: Simulated Divided Lites SDL- 5/8" putty with spacer bars; Low E w/ Argon insulating glass ; Hardware: brass**;** double hung: Phelps LK 281 Sash Locks and LF25 Sash Lifts. casement: TCF 222 fasteners. Double Hung Screens: Invisible mesh, wood frame. Casement Screens: integrated roll-down. Provide custom sill extensions (w/ drip edge) for windows as required (see details). Provide extended sill horns as required. See elevations for locations of operable casement and awning units.
3. All exterior doors by **LePage** in-swing french patio door, wood frame, wood door u.n.o. Exterior: Finished: Primed. Interior: Primed. Glazing: Simulated Divided Lites SDL- 5/8" putty with spacer bars; tempered Low E insulating glass; Hardware: TBD.
4. All skylights to be fixed on site-built curb with Low E insulating glass. Follow all explicit installation instructions, directions, details and written recommendations from manufacturer when installing unit.
5. Window is sized to meet the requirements for Emergency Escape and Rescue Openings section R310.1 of IRC building code. Provide Egress hinge on all windows marked as egress.
6. Window is tempered to meet the requirements for Glazing in Hazardous Locations section R308.4 of IRC building code.
7. Windows required to meet R312.2 shall have an approved opening limiter that comply with ASTM F2090.
8. All Single Unit Jamb Depth are **6-9/16", U.N.O.** All Ganged Unit Jamb Depth are **4-9/16", U.N.O.**
9. All new casement windows to have integrated pull down screens, u.n.o.

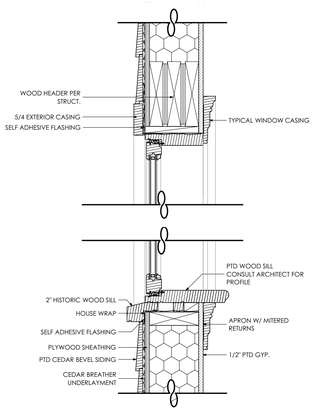
Interior Door Schedule								
ID	Qty	Size	Type	Leaf Thickness	Lites	Operation	Hardware	Note
101	1	2-4x7-0	Four Panel	1 3/4"		Swing	Passage	
102	1	2-4x7-0	Four Panel	1 3/4"		Swing	Privacy	
103	1	2-6x7-0	Four Panel	1 3/4"		Swing	Magnetic Dummy	
201	1	2-0x6-8	Four Panel	1 3/4"		Swing	Magnetic Dummy	
202	1	2-6x6-8	Four Panel	1 3/4"		Swing	Privacy	
203	1	2-0x6-8	Shower	0 3/8"		Swing	Shower	3-6 x 6-8 opening, 2-0 x 6-0 door, 1-6 x 6-0 fixed panel w/ 4" curb
204	1	2-4x6-8	Four Panel	1 3/4"		Pocket	Passage	soft-close
205	1	2-8x6-8	Four Panel	1 3/4"		Swing	Privacy	
206	1	2-4x6-8	Four Panel	1 3/4"		Pocket	Privacy	soft-close
207	1	2-6x8-0	Shower	0 3/8"		Swing	Shower	2-6 x 6-8 door, 2-6 x 1-0 operable transom, 3" mull, curbless
208	1	2-4x6-8	Four Panel	1 3/4"		Swing	Privacy	2-6 x 1-0 fixed transom, 3" mull
209	1	2-6x6-8	Four Panel	1 3/4"		Swing	Privacy	Replace existing door in existing location
210	1	2-0x6-8	Four Panel	1 3/4"		Swing	Magnetic Dummy	Replace existing door in existing location
211	1	2-0x6-8	Four Panel	1 3/4"		Swing	Magnetic Dummy	Replace existing door in existing location
212	1	2-6x6-8	Four Panel	1 3/4"		Swing	Privacy	Replace existing door in existing location
213	1	2-0x6-8	Four Panel	1 3/4"		Swing	Privacy	
214	1	2-6x6-8	Four Panel	1 3/4"		Swing	Privacy	Replace existing door in existing location
215	1	2-0x6-8	Four Panel	1 3/4"		Swing	Magnetic Dummy	Replace existing door in existing location

Interior Door Notes

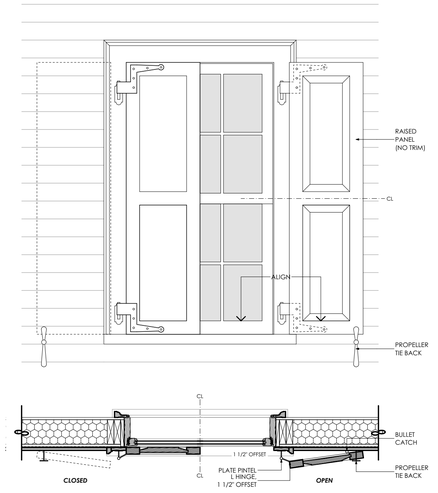
1. Doors by **TRUSTILE**, pre-hung in frame TS-4100 doors with Quarter Bead Sticking (QB) and Raised Panel (A), u.n.o. All doors to be paint grade MDF, u.n.o. Doors not to be pre-bored; Contractor to field bore and install in the field
2. Provide allowance **$400/leaf** for hardware including square hinges with finials. Hardware selections to be classic brass with 1-3/4" rosettes. Review with Architect and Designer prior to ordering.
3. Confirm handings, swings, and pocket doors by coordinating with floor plans.
4. Contractor to confirm all quantities shown based on final, field verified, built conditions. Confirm final sizes and quantities of all doors in the field.



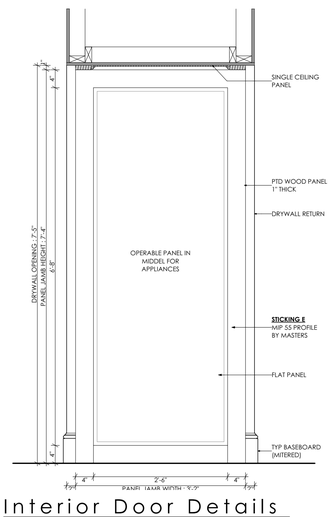
1 Window Detail - Brick
1 1/2"= 1'-0"



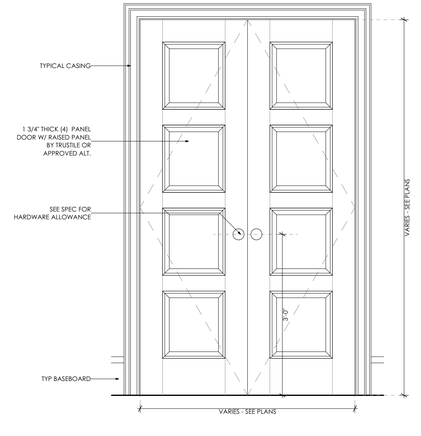
2 Window Detail - Siding
1 1/2"= 1'-0"

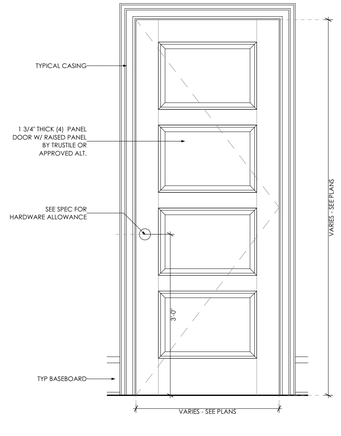


3 Window Shutters Detail
3/4" = 1'-0"



4 Interior Door Details
3/4" = 1'-0"





APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:52 pm, May 15, 2025

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Seal

Project No. 2409

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Sheet Title

Window & Door Schedule

Sheet Number

0002

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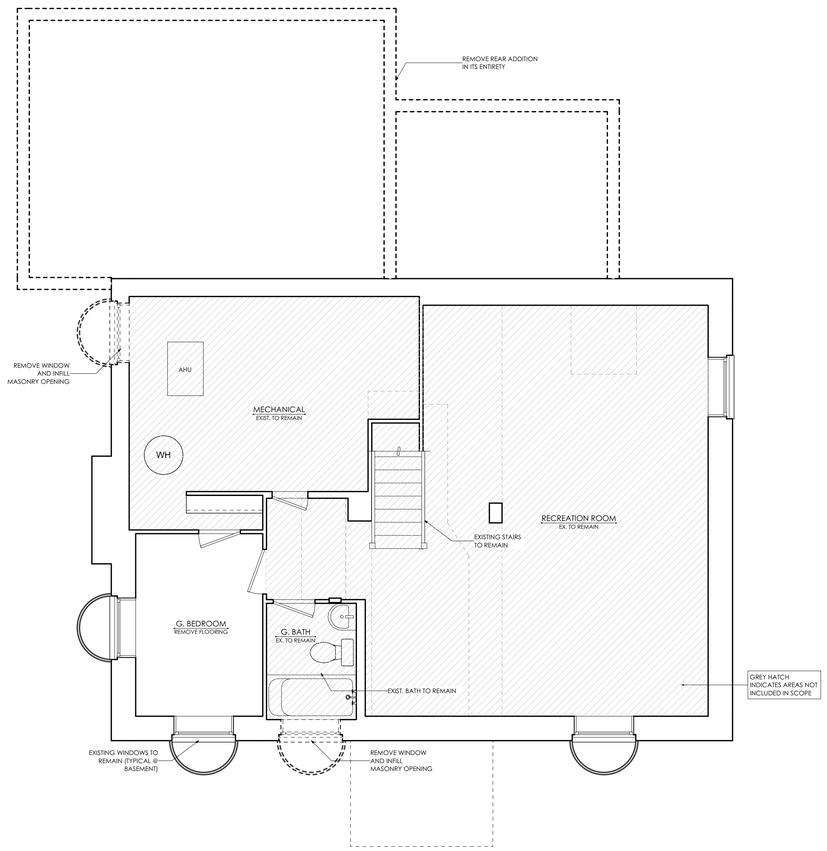
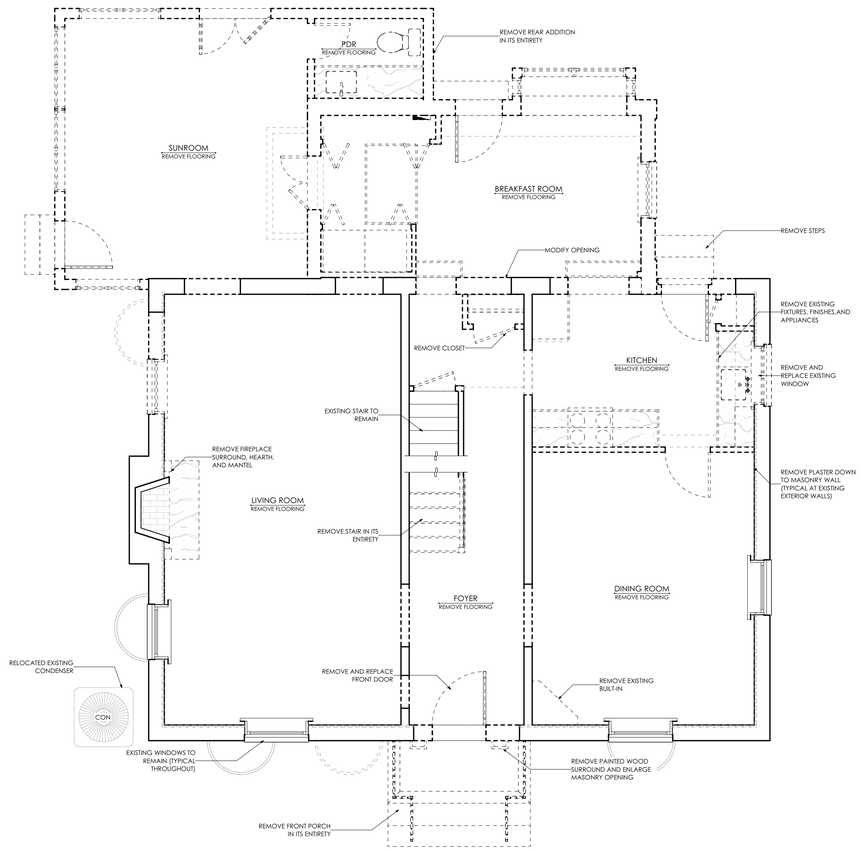


1 Basement Demolition Plan
1/4" = 1'-0"



2 First Floor Demolition Plan
1/4" = 1'-0"

DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED

DENOTES AREA NOT INCLUDED IN SCOPE
- NO CHANGES TO EXIST. CONDITIONS

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Sheet Title

Basement & First Demolition Plans

Sheet Number

D000

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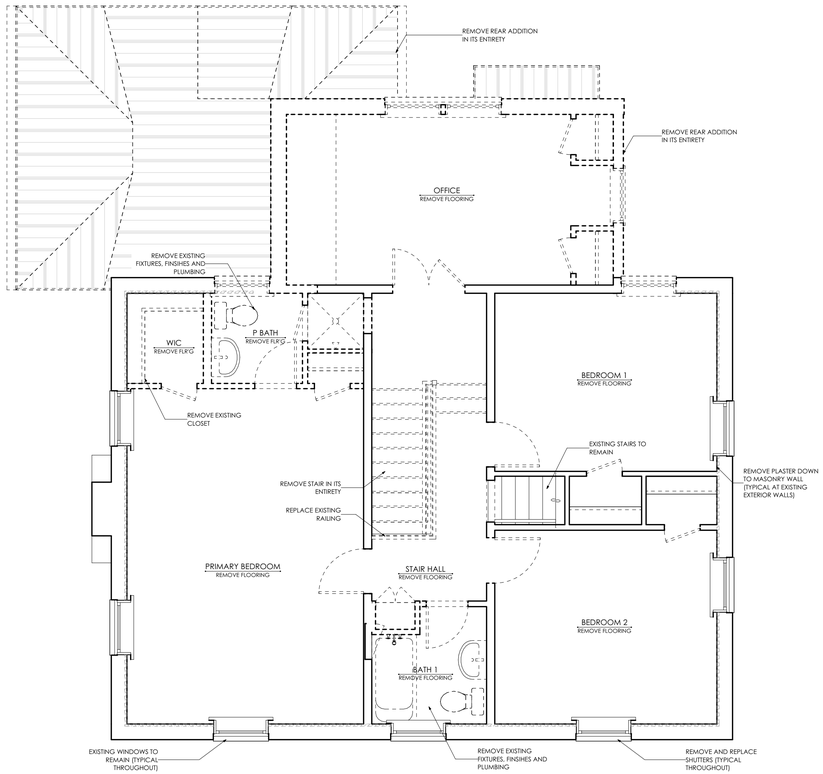
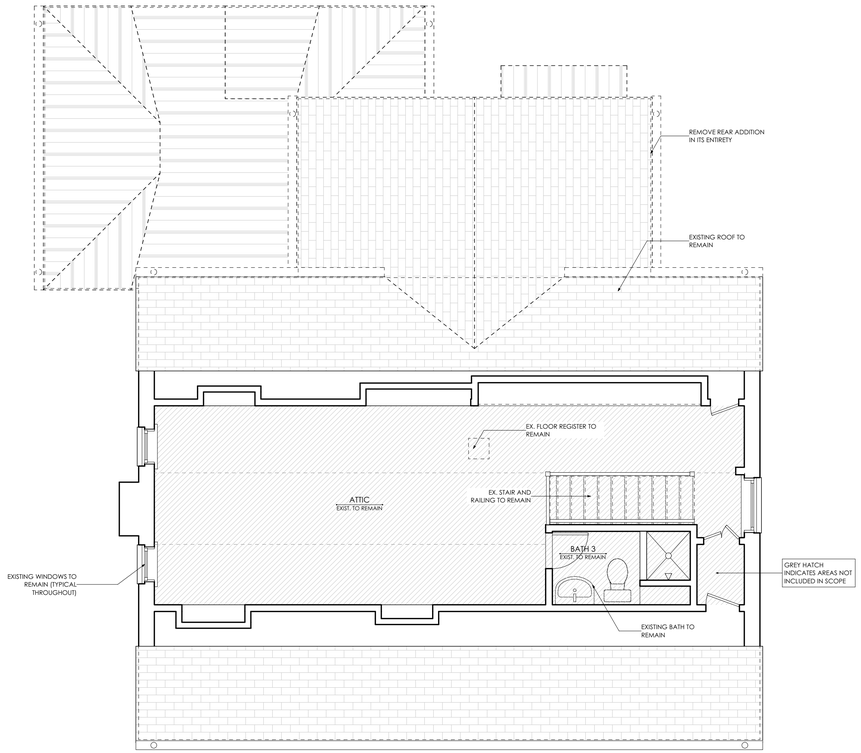


1 Second Floor Demolition Plan
1/4" = 1'-0"



2 Attic Floor Demolition Plan
1/4" = 1'-0"

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Sheet Title

Second & Attic Demolition Plans

Sheet Number

D001

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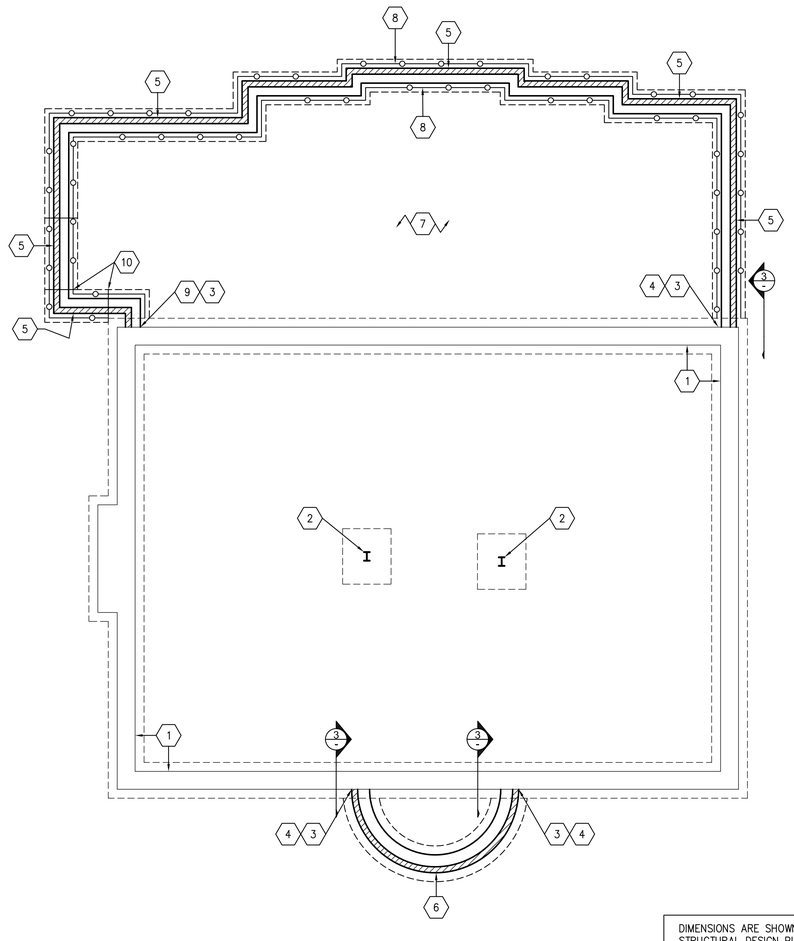

Foundation Plan

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

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 COLUMN AND FOOTING.
3. DOWEL THE HORIZONTAL WALL REBAR INTO THE EXISTING WALL WITH SIMPSON SET-XP EPOXY AND 3" EMBEDMENT. CAULK THE JOINT BETWEEN THE NEW WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO. WHEN APPLICABLE, TOOTH THE NEW BRICK WALL INTO THE EXISTING WALL.
4. THE FOOTING ACTS AS A GRADE BEAM NEXT TO THE EXISTING FOUNDATION WALL. POCKET THE FOOTING IN THE EXISTING FOUNDATION WALL PER THE STRUCTURAL DETAIL.
5. 10" CONCRETE WALL BELOW GRADE AND 6" CONCRETE + 4" BRICK WALL ABOVE GRADE. PLACE THE WALL ON A 24X10 FOOTING REINFORCED WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 24" O.C. IN EACH DIRECTION. PLACE THE REBAR IN THE CENTER OF THE WALL. PROVIDE #4 BAR DOWELS BETWEEN THE WALL AND THE FOOTING AT 48" O.C. BOND THE BRICK TO THE CONCRETE WITH METAL TIES AT 12" O.C. IN EACH DIRECTION AND BY FILLING THE JOINT BETWEEN THE TWO WITH MORTAR.
6. 8" CONCRETE WALL. PLACE THE WALL ON A 24X10 FOOTING REINFORCED WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 24" O.C. IN EACH DIRECTION. PLACE THE REBAR IN THE CENTER OF THE WALL. PROVIDE #4 BAR DOWELS BETWEEN THE WALL AND THE FOOTING AT 48" O.C. THE BOTTOM OF THE FOOTING SHALL BE 24" MAXIMUM ABOVE THE BASEMENT SLAB OR 30" BELOW GRADE WHICH EVER IS DEEPER.
7. PLACE A 2" CONCRETE DUST SLAB ON A 6 MIL POLY VAPOR BARRIER ON INSULATION ON 4" GRAVEL IN THE CRAWL SPACE. ADD CARBON FIBERS TO THE SLAB TO MITIGATE CRACKING. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS BELOW THE SLAB.
8. 4"ø PERFORATED DRAIN WRAPPED WITH FILTER FABRIC. PLACE THE EXTERIOR DRAIN IN GRAVEL COVERED WITH FILTER FABRIC. FIELD DETERMINE THE DISCHARGE OF THE DRAIN.
9. THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING FOOTING. EPOXY DOWEL THE FOOTING REBAR INTO THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 6" EMBEDMENT.
10. FOOTING STEP PER THE TYPICAL DETAIL.

DIMENSIONS ARE SHOWN FOR STRUCTURAL DESIGN PURPOSES ONLY. DO NOT ORDER OR FABRICATE MATERIALS BASED ON THE DIMENSIONS SHOWN ON THE STRUCTURAL PLANS.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 1/2"ø BOLTS AT 16" O.C. STAGGERED.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. 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.
7. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
8. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
9. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
11. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
12. 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.
13. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
14. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
15. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
16. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. PERMACAST COLUMNS SHALL BE INSTALLED PER ESR 1361 AND HAVE AN ALLOWABLE LOAD OF 5,000LBS. AS AN ALTERNATE TO THE PERMACAST COLUMNS USE A PT6X6 POST INSIDE A DECORATIVE WRAP.
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF ENGINEERED JOISTS AS NEEDED FOR HANGERS, CONNECTORS, STRAPS OR NAILING MULTIPLE MEMBERS TOGETHER.
25. 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.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:52 pm, May 15, 2025

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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 No. 25427, Expiration Date: 7/17/26.

Project North

N

Project No. 2409

Ruppert Residence

4 E Kirke Street
Chevy Chase MD 20815

Date	Issue Description
09-13-2024	As-Builts
09-27-2024	Schematic Design Set
10-09-2024	Pricing Set
10-11-2024	Pricing Set Addendum
11-24-2024	Interior Set
12-09-2024	Updated Pricing Set

Sheet Title

Foundation Plan

Sheet Number

S001

HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

May 15, 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 #1106063 - Partial Demolition, Building Addition, and Accessory Structure Construction

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 March 12, 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: Cameron Ruppert
Address: 4 E. Kirke St., Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Dan Bruechert at 301-563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

HISTORIC PRESERVATION COMMISSION

HAWP #: 1106063 at: 4 E. Kirke St., Chevy Chase

submitted on: 5/12/2025

has been reviewed and determined that the proposal fits into the following category/categories:

☐ Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

☐ Installation of vents or venting pipes in locations not visible from the public right-of-way;

☐ New gutters and downspouts;

☐ Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

☐ Removal of accessory buildings that are not original to the site or non-historic construction;

☐ Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

☐ Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

☐ Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

☐ Installation of storm windows or doors that are compatible with the historic resource or district;

☐ Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

☐ Construction of fences that are compatible with the historic site or district in material, height, location, and design;

☐ Fence is lower than 48" in front of rear wall plane;

☐ Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

☐ Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

☑ Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

☐ Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

☐ Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

☐ Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

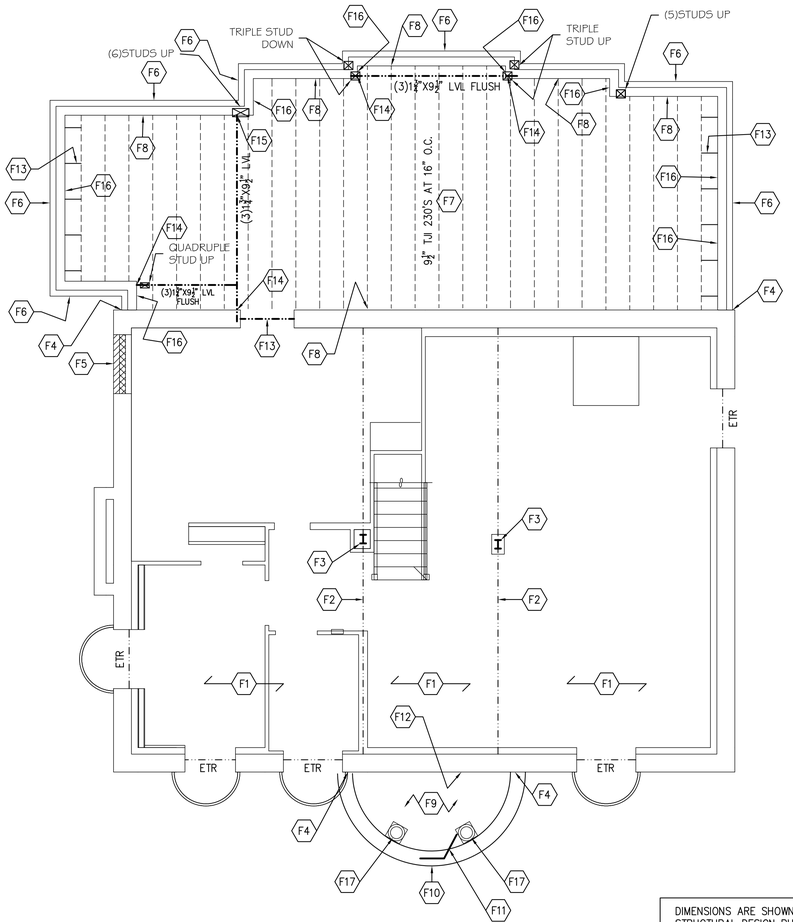
☐ Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

☐ Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

☐ Replacement tree required as a condition; and,

☐ Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Dan Bruechert on 5/15/2025. The approval memo and stamped drawings follow.



1st Floor Framing Plan

Scale: ¼" = 1'-0"

F1 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.

F2 EXISTING STEEL BEAM.

F3 EXISTING COLUMN.

F4 DOWEL THE HORIZONTAL WALL REBAR INTO THE EXISTING WALL WITH SIMPSON SET-XP EPOXY AND 3" EMBEDMENT. CAULK THE JOINT BETWEEN THE NEW CONCRETE WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO. WHEN APPLICABLE, TOOTH THE NEW BRICK INTO THE EXISTING WALL.

F5 INFILL THE EXISTING WALL WITH A BONDED 4" CMU + 4" BRICK WALL. BOND THE WALL TOGETHER WITH ROWLOCK COURSES THAT MATCH THE EXISTING HOME. WHEN APPLICABLE, TOOTH THE NEW WALL INTO THE EXISTING WALL.

F6 EXTEND THE FOUNDATION WALL UP TO THE FLOOR DECKING. PLACE A PT2X6 SILL PLATE ON TOP OF THE FOUNDATION WALL. ATTACH THE SILL PLATE TO THE WALL WITH ½"ø ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT. EACH SILL PLATE SHALL HAVE A MINIMUM OF (2) BOLTS.

F7 PLACE BLOCKING BETWEEN THE JOISTS AT THE ⅓ POINTS OF THE SPAN.

F8 9¼" LVL LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO THE NEW OR EXISTING WALL WITH (2)¼"ø SIMPSON TITEN SCREWS AT 4" O.C. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IUS HANGER. PLACE A 6 MIL POLY VAPOR BARRIER BETWEEN THE LEDGER AND THE NEW OR EXISTING WALL.

F9 5" CONCRETE SLAB ON 4" GRAVEL. REINFORCE THE SLAB WITH #4 BARS AT 15" O.C. IN EACH DIRECTION. SLOPE THE SLAB AS NEEDED TO SHED WATER AWAY FROM THE HOME. ADD CARBON FIBERS TO THE CONCRETE TO MITIGATE CRACKING.

F10 FORM THE STAIRS IN THE CONCRETE SLAB.

F11 #4 BAR DOWELS BETWEEN THE SLAB AND THE WALL AT 24" O.C. EACH LEG SHALL BE 16" LONG.

F12 TURN THE SLAB DOWN TO A GALVANIZED L4X4X¼" STEEL ANGLE LEDGER ATTACHED TO THE EXISTING WALL WITH ½"ø GALVANIZED THRU BOLTS AT 12" O.C. CAULK THE JOINT BETWEEN THE SLAB AND THE WALL. THE BOTTOM OF THE LEDGER SHALL BE 8" BELOW THE TOP OF THE SLAB.

F13 PLACE SOLID BLOCKING BETWEEN THE CLEAT AND THE 1ST JOIST AT 24" O.C.

F14 POCKET THE BEAM IN THE WALL PER THE TYPICAL DETAIL. STOP THE LEDGER OR THE CLEAT AT THE SIDE OF THE BEAM.

F15 ATTACH THE BEAM TO THE LEDGER WITH A SIMPSON HU HANGER.

F16 9¼" RIM BOARD CLEAT FOR THE FLOOR DECKING. ATTACH THE CLEAT TO THE WALL WITH (2)¼"ø SIMPSON TITEN SCREWS AT 16" O.C. PLACE A 6 MIL POLY VAPOR BARRIER BETWEEN THE CLEAT AND THE WALL.

F17 PERMACAST COLUMN UP WITH AN ALLOWABLE LOAD OF 1,500 LBS. ATTACH THE COLUMN TO THE SLAB PER THE MANUFACTURERS RECOMMENDATIONS. THE CONNECTION SHALL HAVE AN ALLOWABLE UPLIFT LOAD OF 500LBS.

DIMENSIONS ARE SHOWN FOR STRUCTURAL DESIGN PURPOSES ONLY. DO NOT ORDER OR FABRICATE MATERIALS BASED ON THE DIMENSIONS SHOWN ON THE STRUCTURAL PLANS.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:52 pm, May 15, 2025

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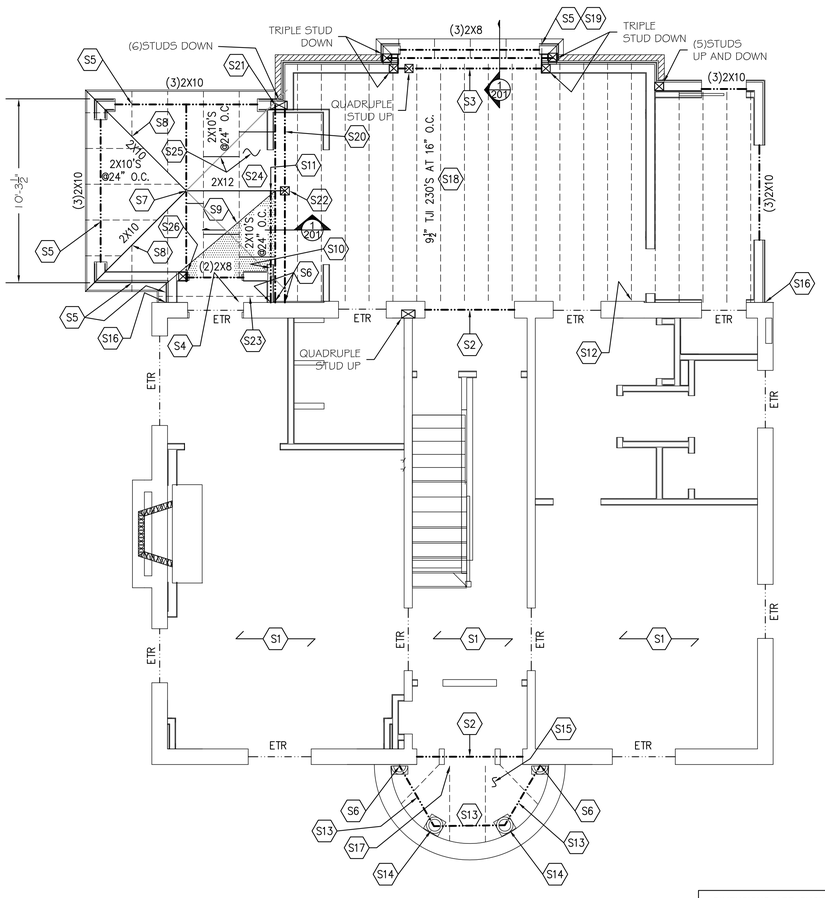
Sheet Title

1st Floor Framing Plan

Sheet Number

S002



2nd Floor Framing Plan

Scale: ¼" = 1'-0"

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
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DIMENSIONS ARE SHOWN FOR STRUCTURAL DESIGN PURPOSES ONLY. DO NOT ORDER OR FABRICATE MATERIALS BASED ON THE DIMENSIONS SHOWN ON THE STRUCTURAL PLANS.

S1 EXISTING 2ND FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.

S2 (2)L6X3½"X5/16" STEEL ANGLE LINTEL.

S3 (5)1¾"X9½" LVL HEADER. THE OUTER TWO PLIES SHALL BE PLACED BELOW THE BRICK VENEER. PLACE A 6 MIL POLY VAPOR BARRIER BETWEEN THE TOP OF THE BEAM AND THE VENEER. THE OUTER TWO PLIES SHALL BE LONGER THAN THE INNER 3 PLIES PER THE GEOMETRY OF THE BAY.

S4 PT2X CLEAT FOR THE ROOF AND CEILING. ATTACH EACH CLEAT TO THE EXISTING OR NEW WALL WITH ¼"ø SIMPSON TITEN SCREWS AT 12" O.C. TOP AN BOTTOM STAGGERED. EACH CLEAT SHALL MATCH THE SIZE OF THE ADJACENT RAFTERS AND CEILING JOISTS.

S5 ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

S6 POCKET THE BEAM IN THE WALL PER THE TYPICAL DETAIL.

S7 STEEL PLATE GIRDER PER THE STRUCTURAL DETAIL. ATTACH THE HIP BEAMS TO THE GIRDER WITH A SIMPSON HRC CONNECTOR. ATTACH THE RIDGE BEAM TO THE GIRDER WITH A SIMPSON LUS HANGER.

S8 ATTACH EACH RAFTER TO THE HIP WITH (6)10d TOE NAILS. AND A SIMPSON LS90 ON ONE SIDE OF THE RAFTER.

S9 OVERBUILT CRICKET. USE 2X10 RAFTERS AT 24" O.C. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LS50 ON EACH SIDE OF THE RAFTER.

S10 PLACE A DOUBLE 2X10 BEAM NEXT TO THE VENEER FOR THE THE OVERBUILT ROOF. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSSR HANGER.

S11 ATTACH THE BEAM IN THE OVERBUILT ROOF TO THE RIDGE BEAM WITH A SIMPSON L90 ON ONE SIDE AND (6)10d TOE NAILS.

S12 9½" LVL LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO THE WALL WITH (2)¼"ø SIMPSON TITEN SCREWS AT 4" O.C. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IUS HANGER. PLACE A 6 MIL POLY VAPOR BARRIER BETWEEN THE LEDGER AND THE EXISTING WALL.

S13 TRIPLE PT2X8 BEAM. PAD THE BEAM WITH FURRING STRIPS AS NEEDED TO MAKE THE CURVED SHAPE. ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON LS70. THE MID-HEIGHT OF THE CONNECTOR SHALL BE AT THE TOP OF THE BEAM.

S14 PERMACAST COLUMN DOWN WITH AN ALLOWABLE LOAD OF 1,500 LBS. ATTACH THE BEAM TO THE COLUMN PER THE MANUFACTURERS RECOMMENDATIONS. THE BEAM TO COLUMN CONNECTION SHALL BE CAPABLE OF RESISTING 500 LBS OF WIND UPLIFT.

S15 FRAME THE ROOF WITH 2X RAFTERS AT 16" O.C. RIP THE TOP OF THE RAFTERS TO MAKE THE ROOF SLOPE.

S16 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH ¼"ø SIMPSON TITEN SCREWS AT 12" O.C. WHEN APPLICABLE, TOOTH THE NEW BRICK INTO THE WALL.

S17 RIPPED PT2X LEDGER ATTACHED TO THE EXISTING WALL WITH (2) ¼"ø SIMPSON TITEN SCREWS AT 8" O.C. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LUS HANGER OR WITH A SIMPSON LS70 ON ONE SIDE AND (4)10d TOE NAILS.

S18 PLACE BLOCKING BETWEEN THE JOISTS AT THE ⅓ POINTS OF THE SPAN.

S19 FRAME THE ROOF WITH RIPPED 2X RAFTERS AT 24" O.C. SEE THE STRUCTURAL DETAIL FOR MORE INFORMATION.

S20 (5)1¾"X11¼" LVL BEAM. THE OUTER TWO PLIES SHALL BE PLACED BELOW THE BRICK VENEER. PLACE A 6 MIL POLY VAPOR BARRIER BETWEEN THE TOP OF THE BEAM AND THE VENEER.

S21 PLACE FLASHING OVER THE PORTION OF THE OUTER PLIES OF THE BEAM THAT PROTRUDE ABOVE THE ROOF.

S22 POCKET THE RIDGE BEAM IN THE WALL AND PLACE IT ON A DOUBLE STUD DOWN TO THE INNER PLIES OF THE BEAM BELOW. PLACE ROOF PAPER BETWEEN THE VENEER AND THE RIDGE BEAM.

S23 FRAME THE ROOF WITH 2X10 RAFTERS AND 2X8 CEILING JOISTS AT 24" O.C.

S24 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSSR HANGER. HOLD THE TOP OF THE RIDGE DOWN AS NEEDED FOR VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.

S25 FRAME THE FAKE HIP CEILING WITH 2X6 CEILING JOISTS AT 24" O.C. ATTACH EACH CEILING JOIST TO THE LVL BEAM ON THE RIGHT WITH A SIMPSON L50 ON EACH SIDE OF THE CEILING JOIST. PLACE BLOCKING BETWEEN THE RAFTERS ON THE LEFT SIDE AT EACH CEILING JOIST AND ATTACH THE CEILING JOISTS TO THE BLOCKING WITH (4)10d NAILS.

S26 PLACE THE GIRDER ON THE HEADER. PLACE THE HEADER ON A DOUBLE JACK STUD AND DOUBLE KING STUD DOWN.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:52 pm, May 15, 2025

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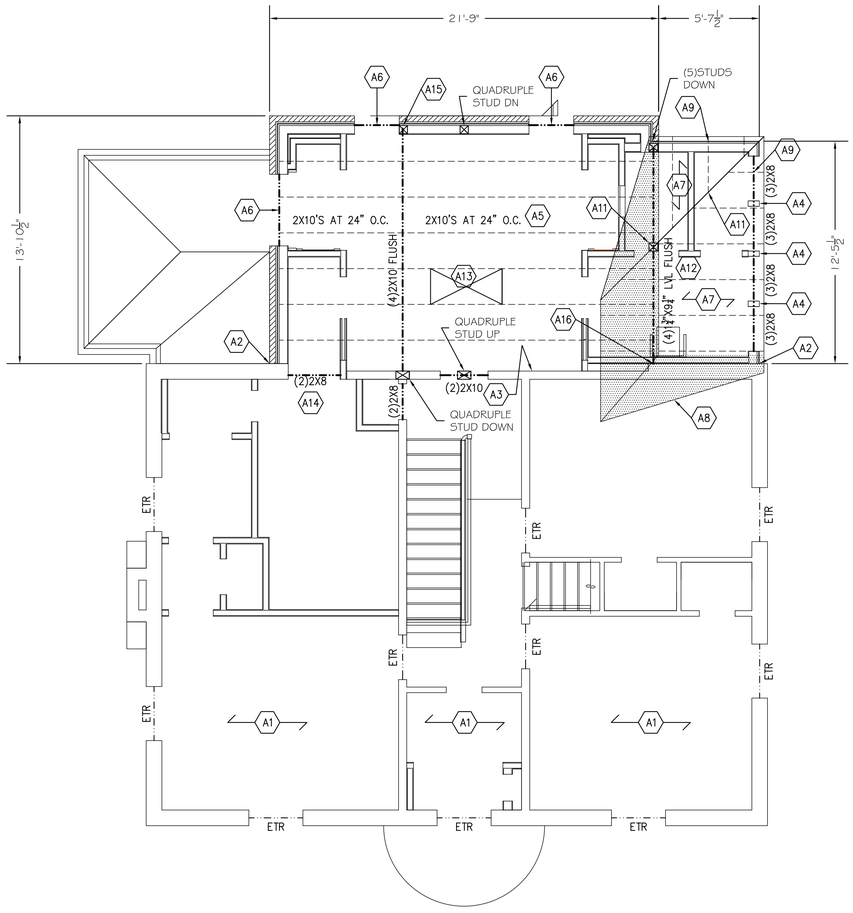
Sheet Title

2nd Floor Framing Plan

Sheet Number

S003



Attic Framing Plan

Scale: ¼" = 1'-0"

DIMENSIONS ARE SHOWN FOR STRUCTURAL DESIGN PURPOSES ONLY. DO NOT ORDER OR FABRICATE MATERIALS BASED ON THE DIMENSIONS SHOWN ON THE STRUCTURAL PLANS.

A1 EXISTING ATTIC JOISTS. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.

A2 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH ¼"ø SIMPSON TITEN SCREWS AT 12" O.C. WHEN APPLICABLE, TOOTH THE NEW BRICK INTO THE WALL.

A3 CUT OFF THE ENDS OF THE EXISTING RAFTERS AS NEEDED TO FIT ABOVE THE CEILING. ATTACH THE 1ST ATTIC JOIST TO THE CUT OF RAFTERS WITH (2)#10 SCREWS AT EACH RAFTER. ATTACH EACH RAFTER TO EACH RAFTER TIE WITH (6)10d NAILS.

A4 PLACE A DOUBLE JACK STUD BETWEEN EACH WINDOW.

A5 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID POINT OF THE SPAN.

A6 (3)2X8 AND AN L4X3½"X¼" STEEL ANGLE LINTEL.

A7 FRAME THE ROOF WITH 2X8 RAFTER AND 2X8 CEILING JOISTS AT 24" O.C. THE CEILING JOISTS SHALL CHANGE DIRECTION AT THE HIP SO THAT THEY REMAIN PARALLEL TO THE RAFTERS.

A8 OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LS50 ON EACH SIDE OF THE RAFTER.

A9 ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTER UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

A10 PLACE A 2X8 HIP BEAM IN THE ROOF AND A DIAGONAL 2X8 BEAM IN THE CEILING. ATTACH EACH RAFTER AND EACH CEILING JOIST TO THE HIP BEAM AND DIAGONAL BEAM WITH (6)10d TOE NAILS AND A SIMPSON LS70 ON ONE SIDE OF THE RAFTER OR JOIST. RIP THE TOP OF THE DIAGONAL BEAM AT THE EXTERIOR CORNER AND ATTACH IT TO THE HIP BEAM WITH A SIMPSON LTP4 PLATE ON EACH SIDE OF THE DIAGONAL BEAM. ATTACH THE DIAGONAL BEAM TO THE BEAM IN THE CEILING AT THE CENTER OF THE ADDITION WITH A SIMPSON SUR/L SKEWED ANGLE HANGER.

A11 PLACE A DOUBLE STUD BETWEEN THE HIP AND THE FLUSH BEAM BELOW.

A12 PLACE THE BEAM FLUSH WITH THE ATTIC JOISTS.

A13 NEW ATTIC HATCH PLACED BETWEEN TWO JOISTS. ADJUST THE LOCATION OF THE JOISTS IF NEEDED TO PLACE THE HATCH. PLACE SOLID BLOCKING AT THE LEFT AND RIGHT SIDE OF THE HATCH.

A14 POCKET THE HEADER IN THE EXISTING WALL ON THE LEFT SIDE OF THE OPENING. PLACE THE HEADER ON A DOUBLE JACK STUD AND SINGLE KING STUD ON THE RIGHT SIDE OF THE OPENING.

A15 PLACE THE BEAM ON THE HEADER. PLACE THE HEADER ON A DOUBLE JACK STUD AND DOUBLE KING STUD DOWN.

A16 SET THE BEAM ON THE EXISTING SILL PLATE. IF NO SILL PLATE EXISTS, PLACE THE BEAM ON A 6 MIL POLY VAPOR BARRIER PLACED ON THE EXISTING WALL. FILL HOLLOW CELLS SOLID BELOW THE BEAM.

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. 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.
7. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
8. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
9. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
11. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
12. 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.
13. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
14. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
15. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
16. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. PERMACAST COLUMNS SHALL BE INSTALLED PER ESR 1361 AND HAVE AN ALLOWABLE LOAD OF 5,000LBS. AS AN ALTERNATE TO THE PERMACAST COLUMNS USE A PT6X6 POST INSIDE A DECORATIVE WRAP.
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF ENGINEERED JOISTS AS NEEDED FOR HANGERS, CONNECTORS, STRAPS OR NAILING MULTIPLE MEMBERS TOGETHER.
25. 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.

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 12:52 pm, May 15, 2025

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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 No. 25427, Expiration Date: 7/17/26.

Project North

N

Project No. 2409

Ruppert Residence

4 E Kirke Street
Chevy Chase MD 20815

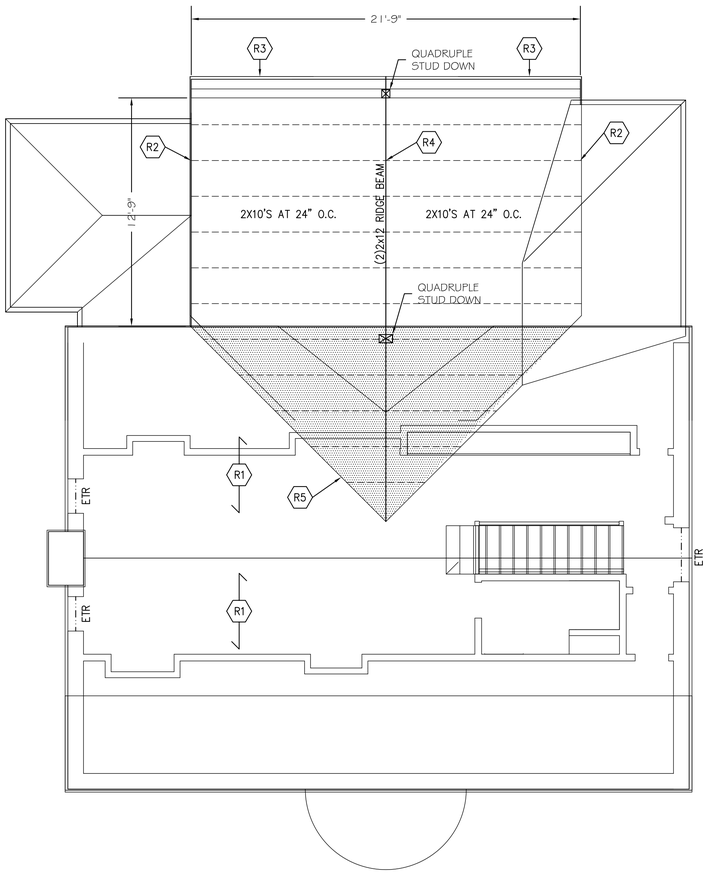
Date	Issue Description
09-13-2024	As-Builts
09-27-2024	Schematic Design Set
10-09-2024	Pricing Set
10-11-2024	Pricing Set Addendum
11-24-2024	Interior Set
12-09-2024	Updated Pricing Set

Sheet Title

Attic Framing Plan

Sheet Number

S004



Roof Framing Plan

Scale: $\frac{1}{4}$" = 1'-0"

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R2 ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

R3 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'–0" OF THE END WALL. PROVIDE 2X LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO FORM THE RAKE DETAIL.

R4 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSSR HANGER. HOLD THE TOP OF THE RIDGE DOWN AS NEEDED FOR VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.

R5 OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LS50 ON EACH SIDE OF THE RAFTER.

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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

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Sheet Title

Roof Framing Plan

Sheet Number

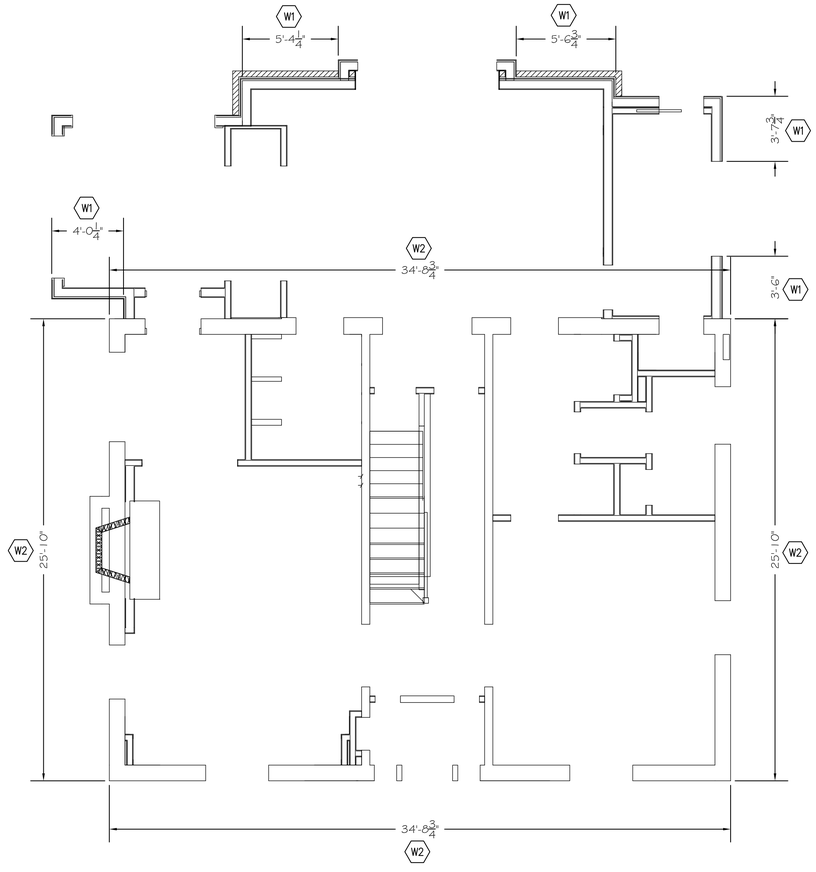
S005

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY $\frac{7}{16}$" OSB SHEATHING TO ALL EXTERIOR WALLS.
3. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1–16d (0.135X3$\frac{1}{2}$) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2–16d (0.135X3$\frac{1}{2}$) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3$\frac{1}{2}$) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3$\frac{1}{2}$) TOE NAILS AT 12" O.C.

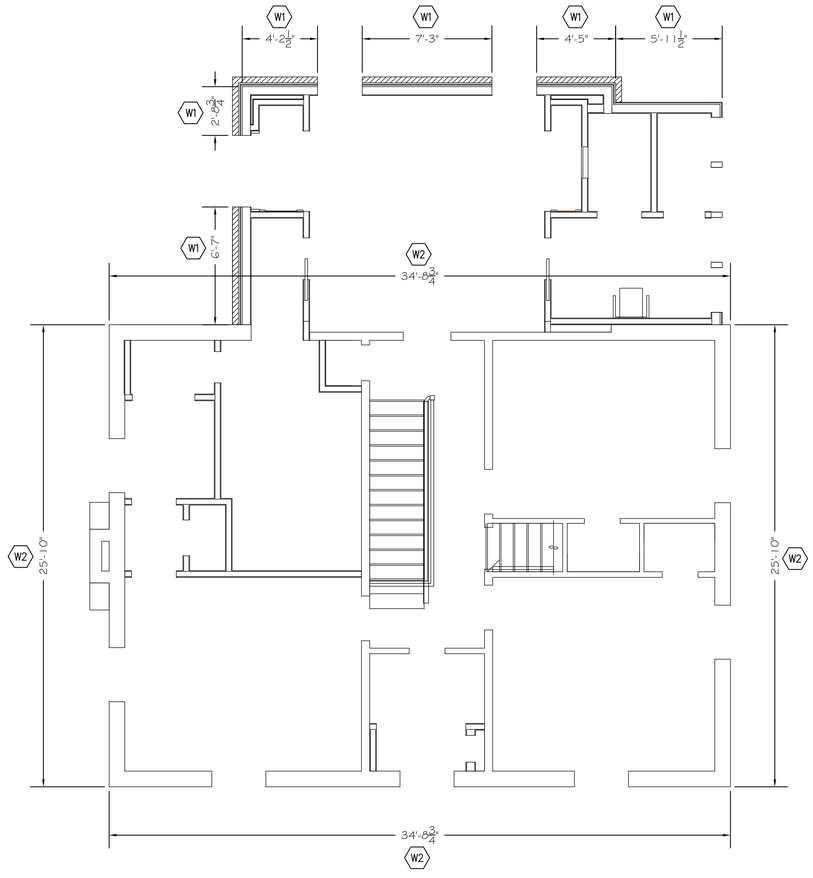
W1 EDP WIND BRACING PANEL.

W2 EXISTING PERFORATED MASONRY SHEAR WALL.



1st Floor Wind Bracing Plan

Scale: $\frac{1}{4}$" = 1'–0"



2nd Floor Wind Bracing Plan

Scale: $\frac{1}{4}$" = 1'–0"

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 12:53 pm, May 15, 2025

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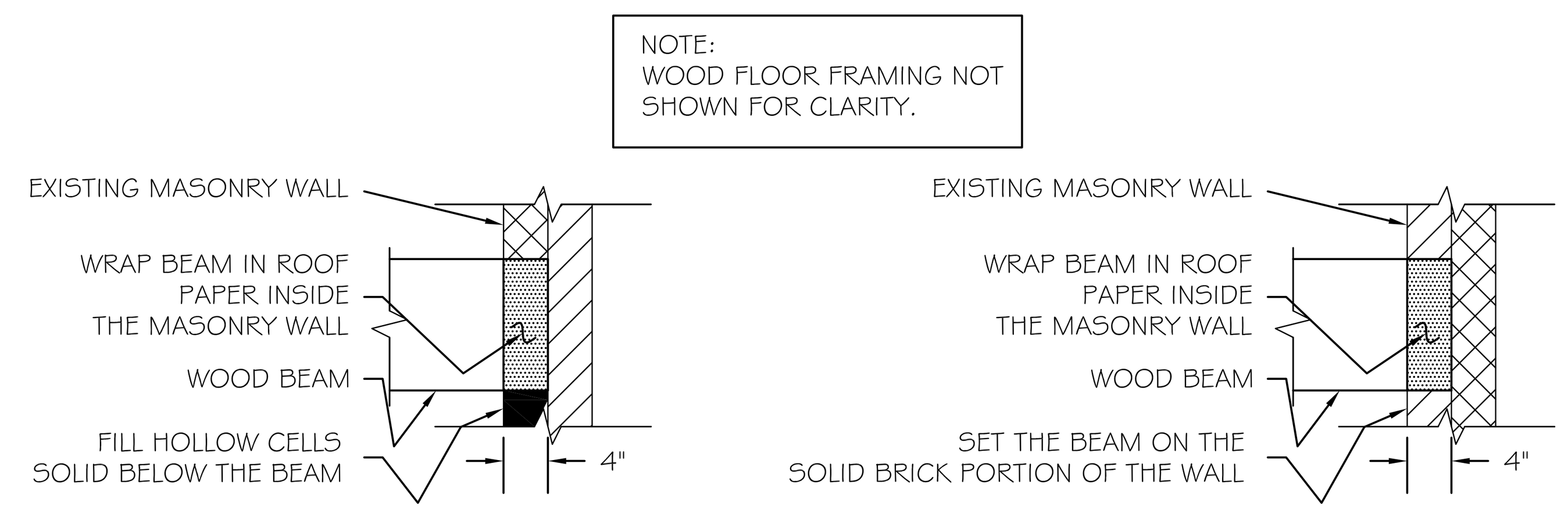
Sheet Title

Wind Bracing Plans

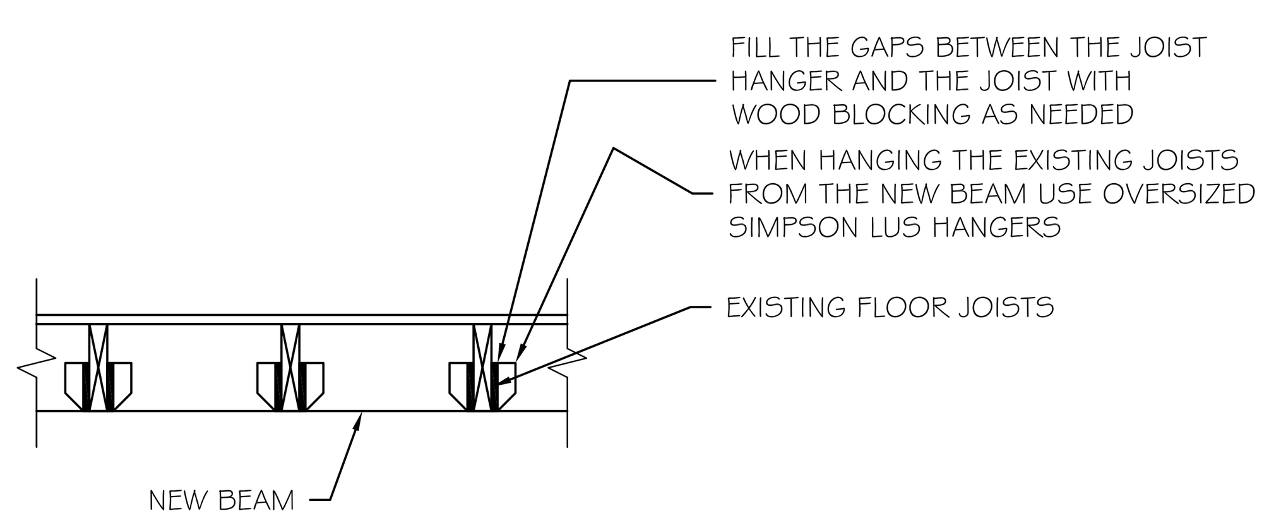
Sheet Number

S100



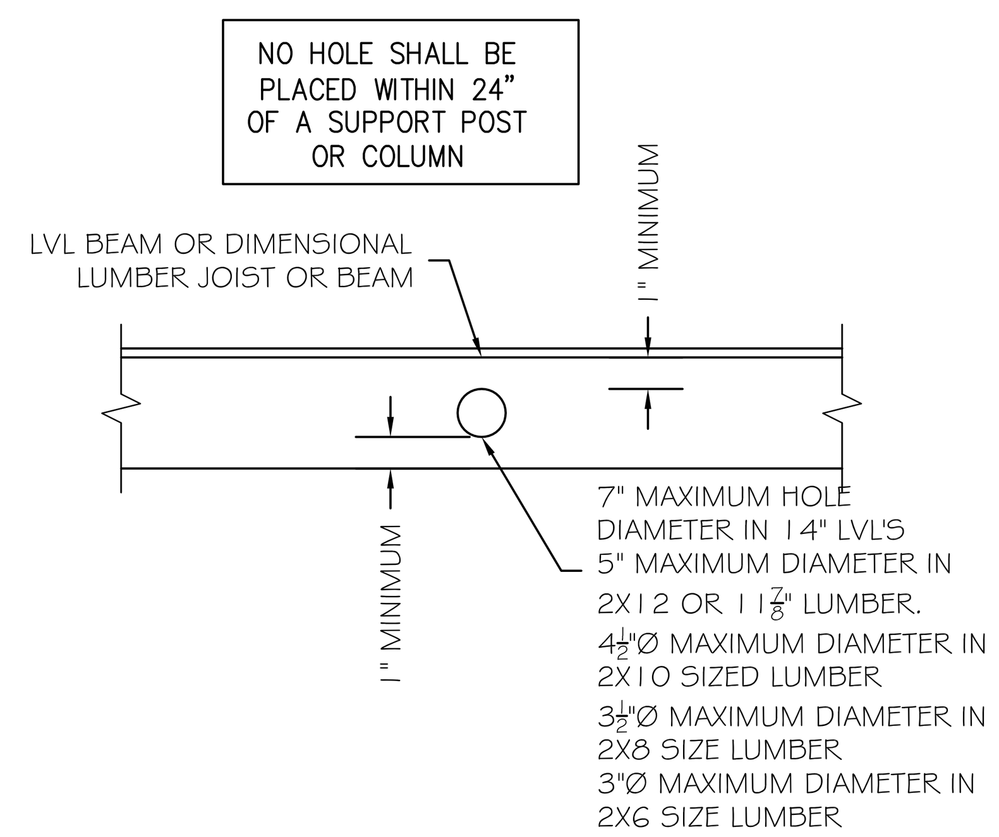
Typical Wood Beam to Masonry Wall Details

Scale: $\frac{3}{4}$" = 1'-0"



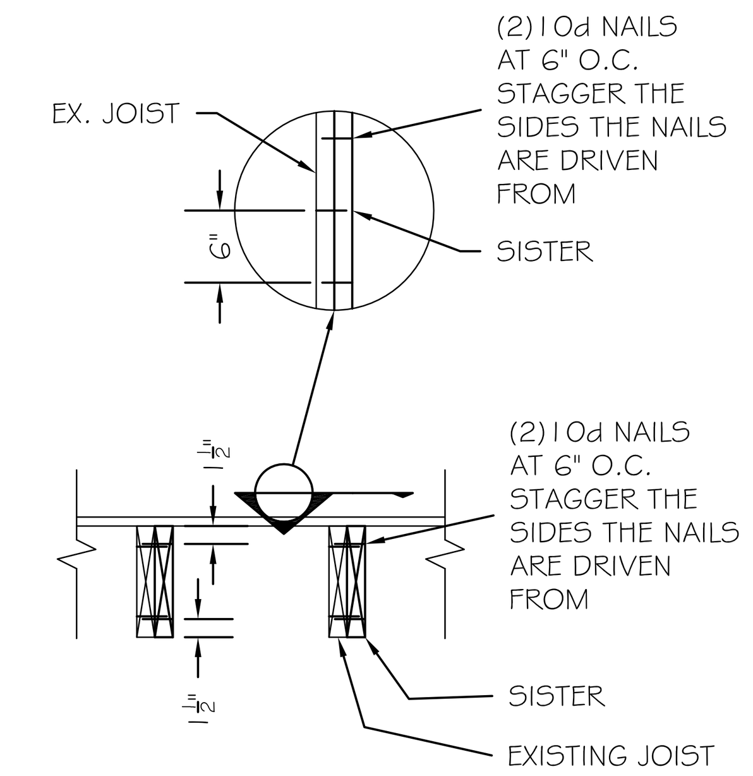
Typical Ex. Joist to New Beam Detail

Scale: $\frac{3}{4}$" = 1'-0"

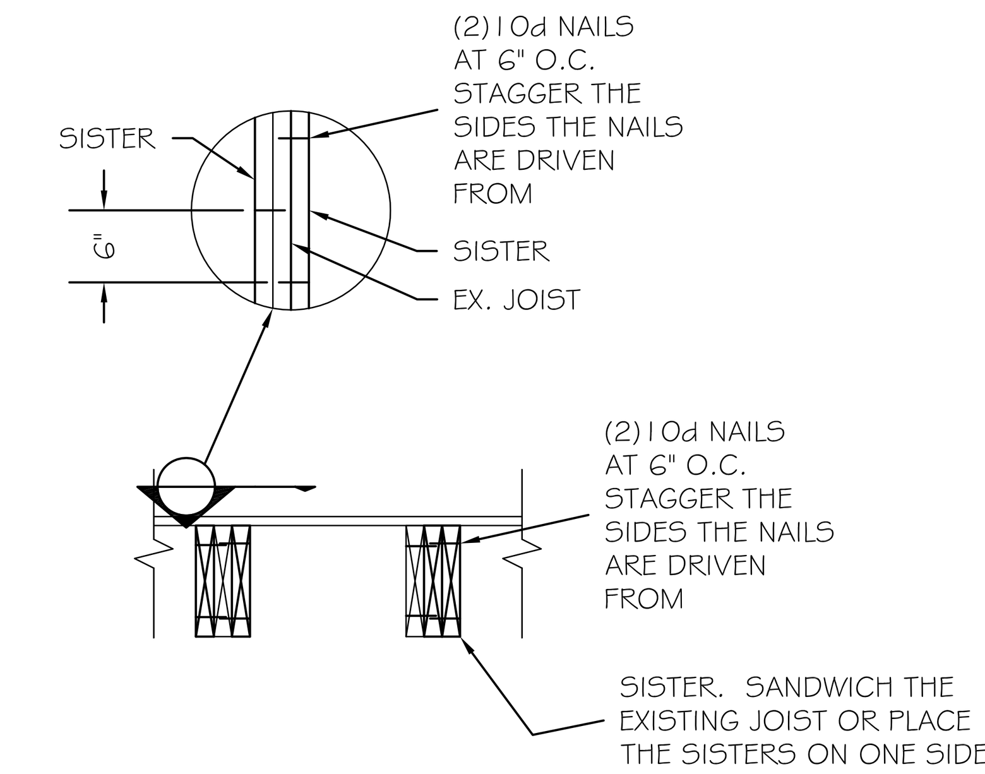


Typical Detail at Holes in LVL's or Dimensional Lumber Beams or Joists

Scale: NOT TO SCALE



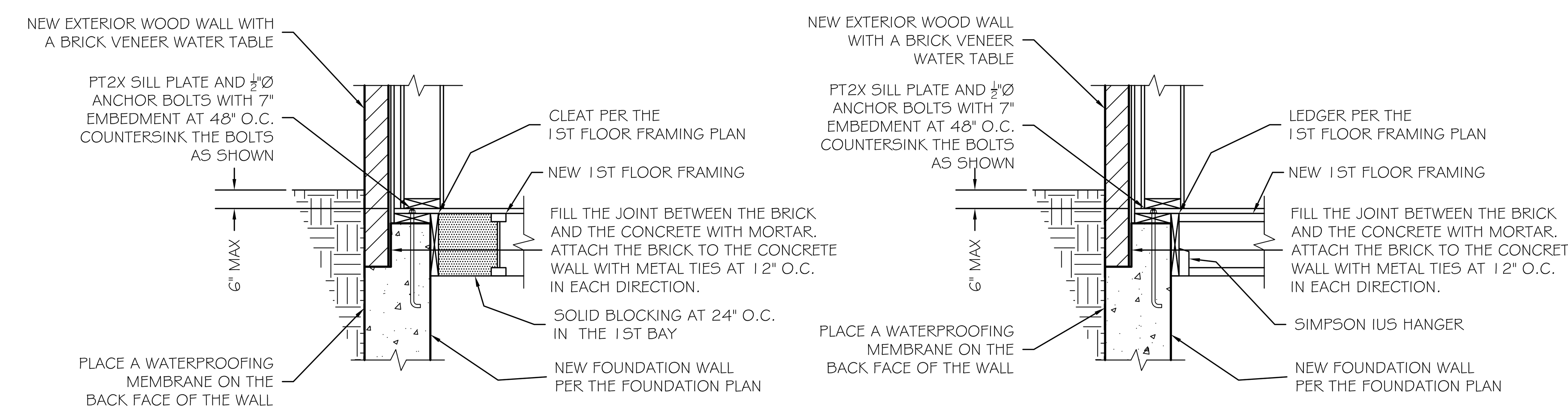
@Single Sister



@Double Sister

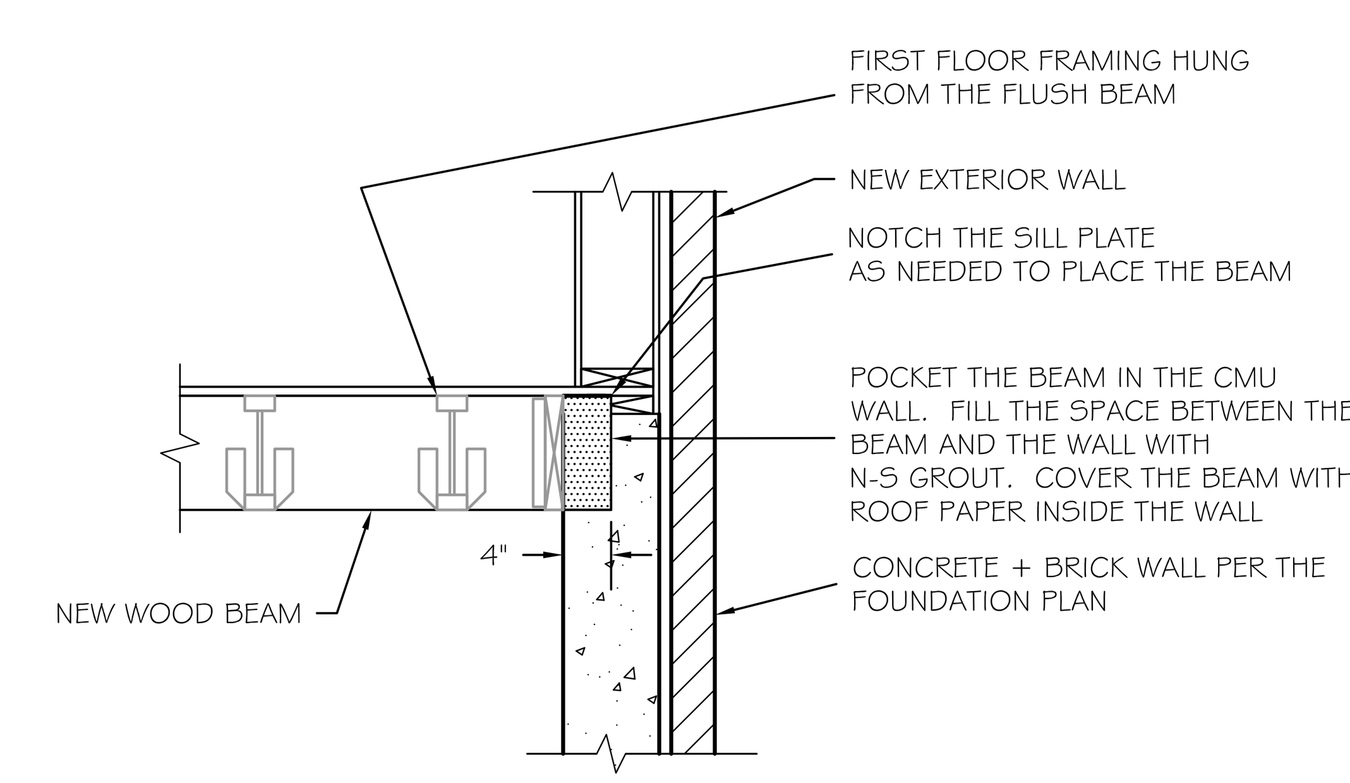
Typical Sistering Details

Scale: NTS



Details at Keynotes F5 F6

Scale: $\frac{3}{4}$" = 1'-0"



Typical Wood Beam to New Concrete Wall Detail

Scale: $\frac{3}{4}$" = 1'-0"

Structural Notes

1. All work and materials to comply with the requirements of the 2021 IBC and IRC codes as revised by Montgomery County
2. Codes: the following design standards are applicable by reference:
   TMS 402-2016 Building Code Requirements for Masonry Structures.
   AWC NDS -2018 - Wood Frame Construction Manuel for One and Two Family Dwellings.
   ACI 318-14 Building Code Requirements for Reinforced Concrete
   AISC - 360-16 Specifications for Steel Buildings.
3. 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.
4. Structural steel:
   A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
   B. All structural tubing shall conform to ASTM A500, grd.B
   C. All steel pipe shall be ASTM A53, type E or S, grade B
   D. All welders shop and field, shall be certified. Use E70xx electrodes only.
   E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
   F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
   G. All exterior structural steel shall receive rust preventative paint.
   H. Connections:
   I. 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.
   II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
5. Lumber:
   A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
   B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
   C. Floor decking shall be ¾" APA rated decking. Roof decking shall be $\frac{5}{8}$"APA rated decking. Wall sheathing shall be $\frac{7}{16}$" APA rated sheathing. Glue and screw the floor decking to the joists with #8 screws at 6" O.C. at panel edges and 12" O.C. elsewhere. Place blocking between the joists below all splices in the decking perpendicular to the floor joists.
   D. 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. Place blocking between the studs behind all splices in the sheathing perpendicular to the studs.
   E. Provide double joists under all walls that run parallel to floor framing.
   F. 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.
   G. U.N.O. all members shall be fastened together per table R602.3(1).
   H. 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.
   I. Provide solid blocking below all wood posts.
   J. All posts shall have Simpson Cap and Base Plates typ.
   K. All joists shall have Simpson Hangers where applicable.
   L. 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.
   M. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
   N. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
   O. Wood Lintels shall be as follows:
      Opening ≤ 3'-0" - 2-2x6
      3'-0" < Opening ≤ 5'-0" - 2-2x8
      5'-0"< Opening ≤ 8'-0" - 2-2x10
      Greater than 8'-0" - See plans
6. Fasteners:
   A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
   B. Follow the manufacturer recommendations for setting epoxy bolts.
   C. Expansion bolts shall be rawl power studs.
7. Masonry:
   A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016, "Building Code Requirements for Masonry Structures."
   B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
   C. All joints to be filled solid with mortar.
   D. Mortar to comply with ASTM C270 (type M or S).
   E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
   F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
   G. Lintels shall be as follows:
      Opening ≤ 3'-0" - L4x3$\frac{1}{2}$ x$\frac{1}{4}$ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x3$\frac{1}{2}$x$\frac{5}{16}$ LLV/ 4" of wall.
      Opening > 7'-0" - See Plan
8. Cast in place concrete:
   A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
   B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
   C. All concrete shall be placed with a slump of 4" (± $\frac{1}{2}$")
   D. All concrete shall be normal weight, UNO.
   E. All concrete exposed to weather shall have 6% ±1% entrained air.
   F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
   G. Concrete cover for reinforcement shall be:

Columns and beams	1$\frac{1}{2}$"
Slabs	$\frac{3}{4}$"
Footings	3"

9. Reinforcement:
   A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
   B. Welded wire fabric (wwf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. 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
½ Decking -	1.7 PSF
¾" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
½" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	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):	0.22
SEISMIC MODIFICATION FACTOR (R):	1.5
BASE SHEAR:	11.8k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	ORDINARY MASONRY WALLS

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

Mortar & Thatch
Architects

300 Morse Street NW , Unit 833
Washington DC 20002
www.mortarandthatch.com
202-695-55

Seal

APAC ENGINEERING, Inc
8555 16th Street #200
Silver Spring, MD 20910

301-565-0543
301-563-9477 (fax)

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 No. 25427, Expiration Date: 7/17/26.

STATE OF MARYLAND
ROBERT ANDREW WILSON
25427
PROFESSIONAL ENGINEER
4/15/25

Project North

N

Project No. 2409

Ruppert Residence

4 E Kirke Street
Chevy Chase MD 20815

Date	Issue Description
09-13-2024	As-Builts
09-27-2024	Schematic Design Set
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11-24-2024	Interior Set
12-09-2024	Updated Pricing Set
4-15-2025	Permit Set

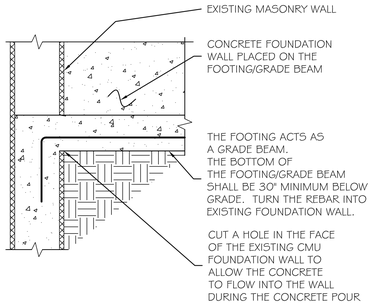
Sheet Title

Structural Notes and Details

Sheet Number

S200

SECTION 1 S201
SCALE: 3/4" = 1'-0"



SECTION 3 S201
SCALE: 3/4" = 1'-0"

SECTION 2 S201
SCALE: 3/4" = 1'-0"

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Montgomery County
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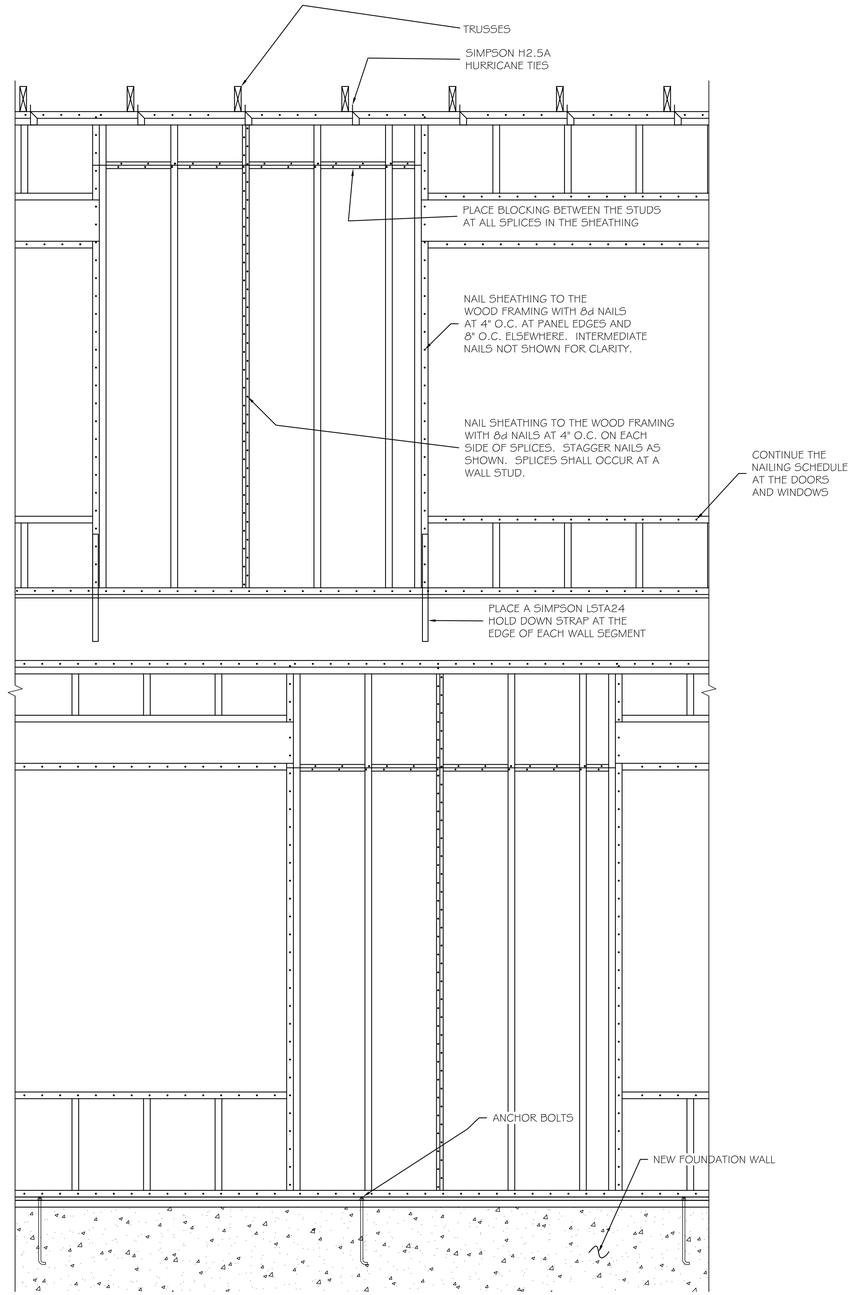

Typical Framing Elevation at EDP Panels

Scale: 3/4" = 1'-0"±

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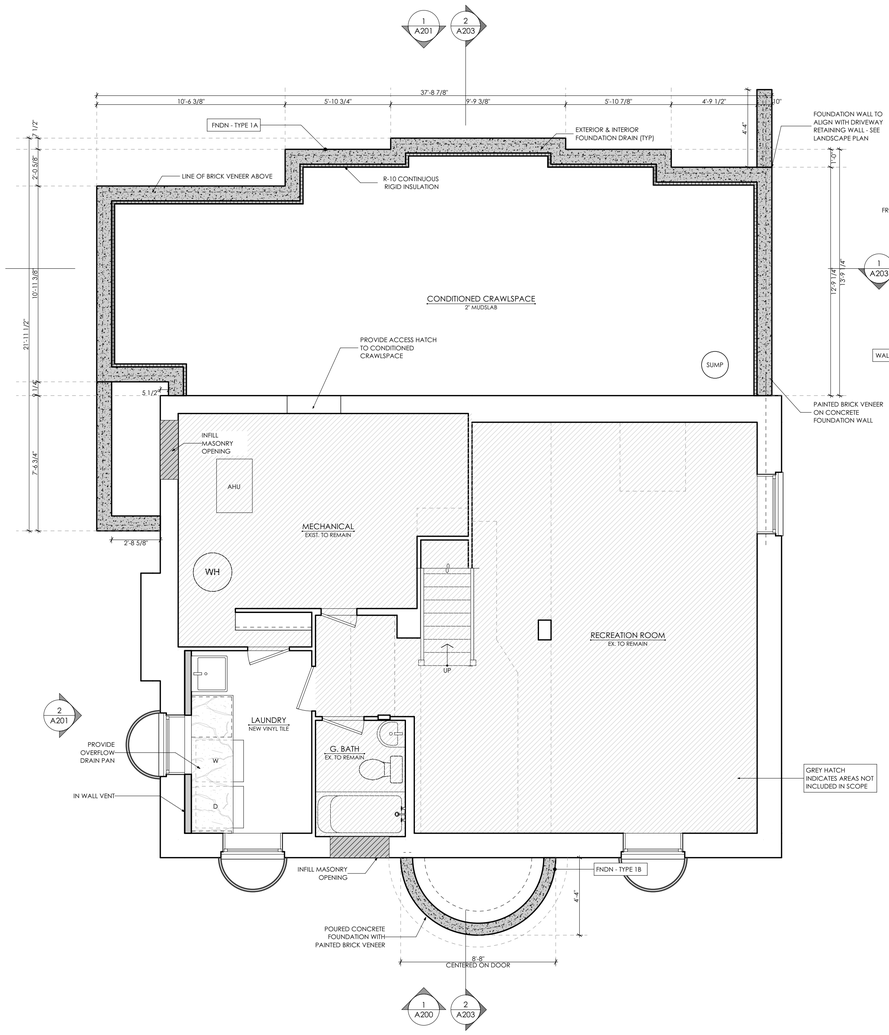

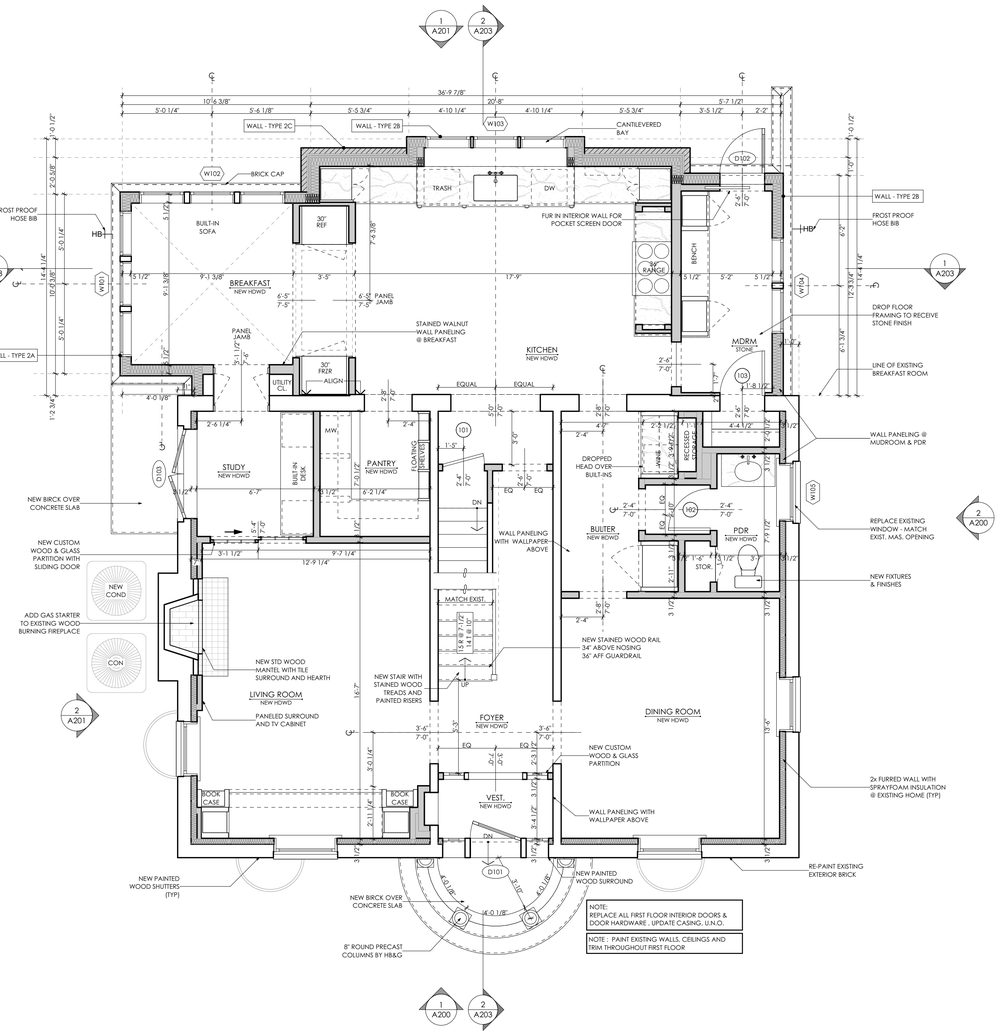

1 Basement Plan
1/4" = 1'-0"

2 First Floor Plan
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

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DENOTES EXISTING WALLS

DENOTES PROPOSED WALLS

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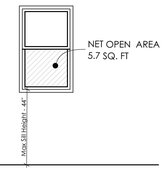

WINDOW DETAIL

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SD CO

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LAUNDRY ROOMS
MECHANICAL ROOMS

TYPICAL CONSTRUCTION NOTES

1A. TYP. FOUNDATION WALL AT CRAWLSPACE
10" CONCRETE FOUNDATION WALL W/ #4 @ 48" O.C. VERT. W/ EXTERIOR CEMENT WATERPROOF COATING. R-10 CONTINUOUS RIGID INSULATION ON INTERIOR. 4" LEDGE W/BRICK VENEER ABOVE GRADE. REFER TO STRUCTURAL.

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PROJECT NOTES :

NOTE 1 : PROVIDE HEAD BLOCKING AT ALL WINDOW OPENINGS, 12" TALL AND 12" WIDER THAN WINDOW OPENING

MORTAR & THATCH
ARCHITECTS
300 Morse Street NW , Unit 833
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202-695-5586

Seal

Project North

N

Project No. 2409

Ruppert Residence

4 E Kirke Street
Chevy Chase MD 20815

Date	Issue Description
09-13-2024	As-Builts
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03-23-2025	Construction Pricing Set
04-15-2025	Permit Set

Sheet Title

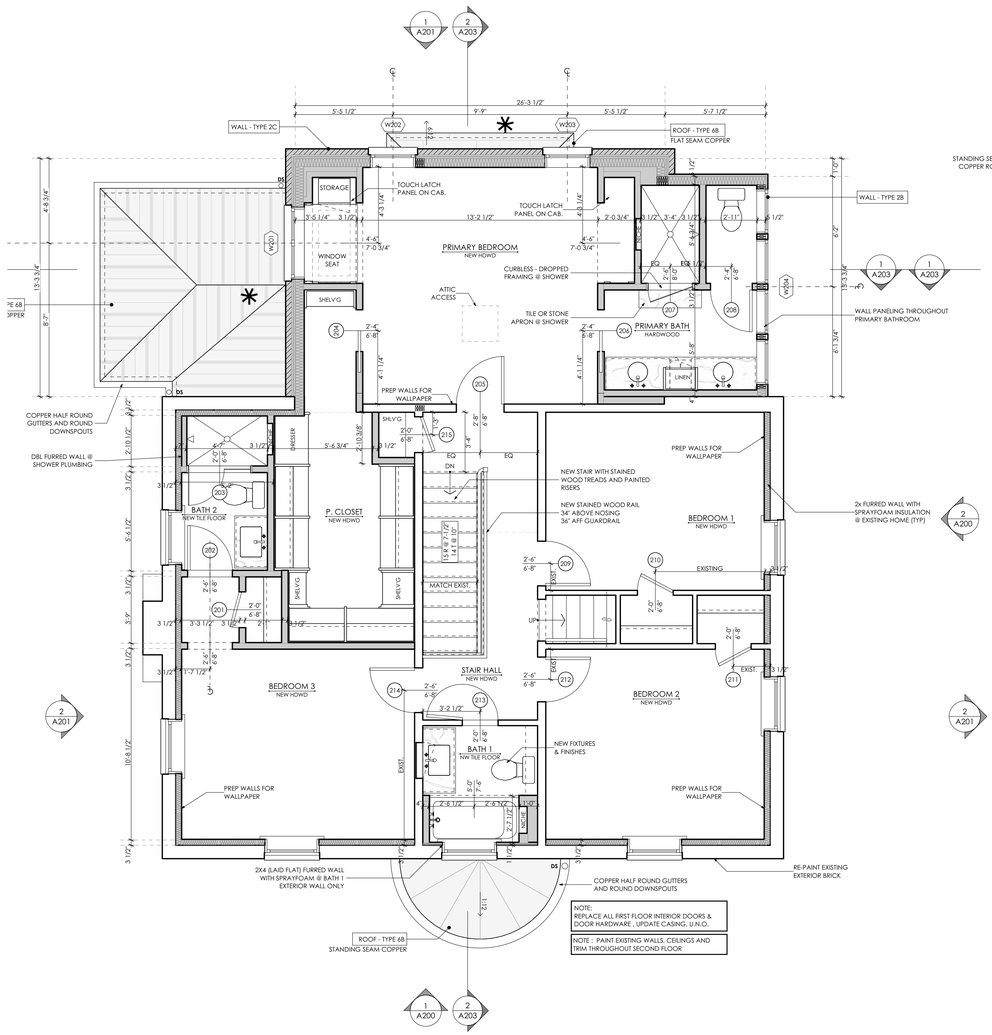
Basement & First Plans

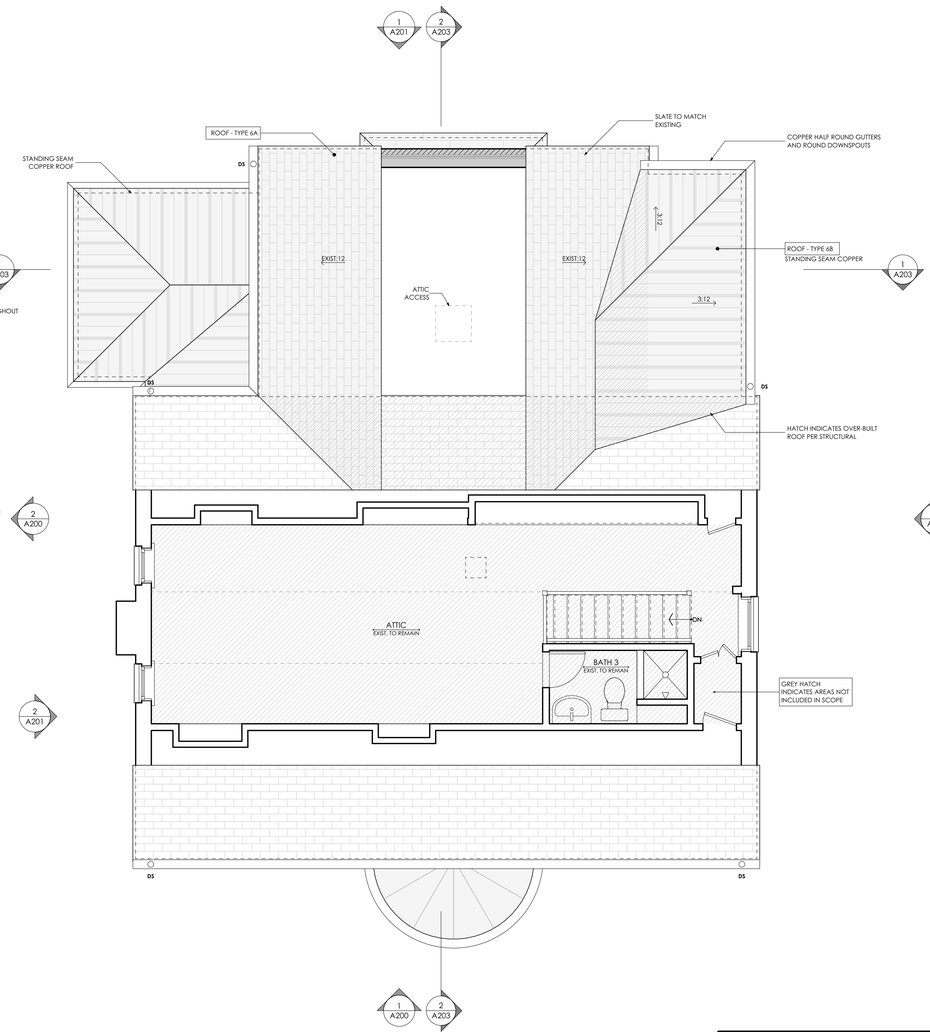
Sheet Number

A100

Printed: 5/11/2025

File Name: "C:\Users\alexa\Dropbox\Mortar&Thatch\PROJECTS\2409 Ruppert Residence - 4 E Kirke Street Chevy Chase MD 20815\01_CAD\04_PERMIT\Ruppert Permit.pln





1 Second Floor Plan
1/4" = 1'-0"

2 Attic Floor Plan
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

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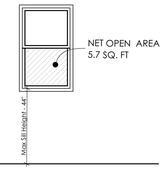

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Seal

Project North

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Sheet Title

Second & Attic Plans

Sheet Number

A101

Printed: 5/11/2025

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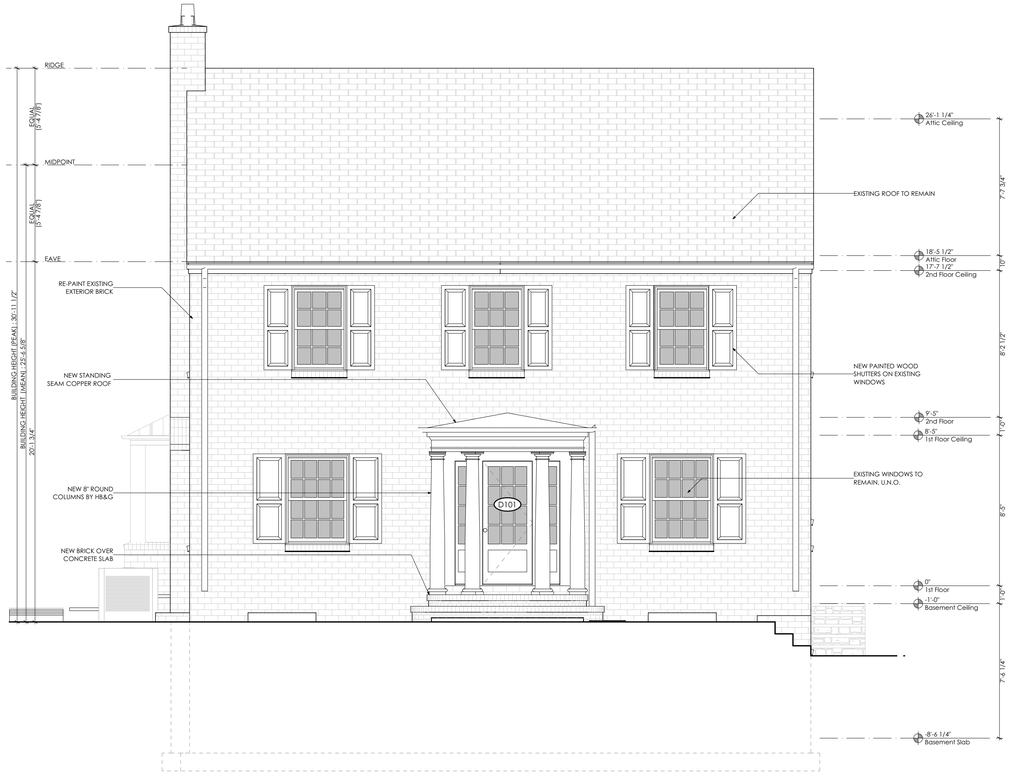
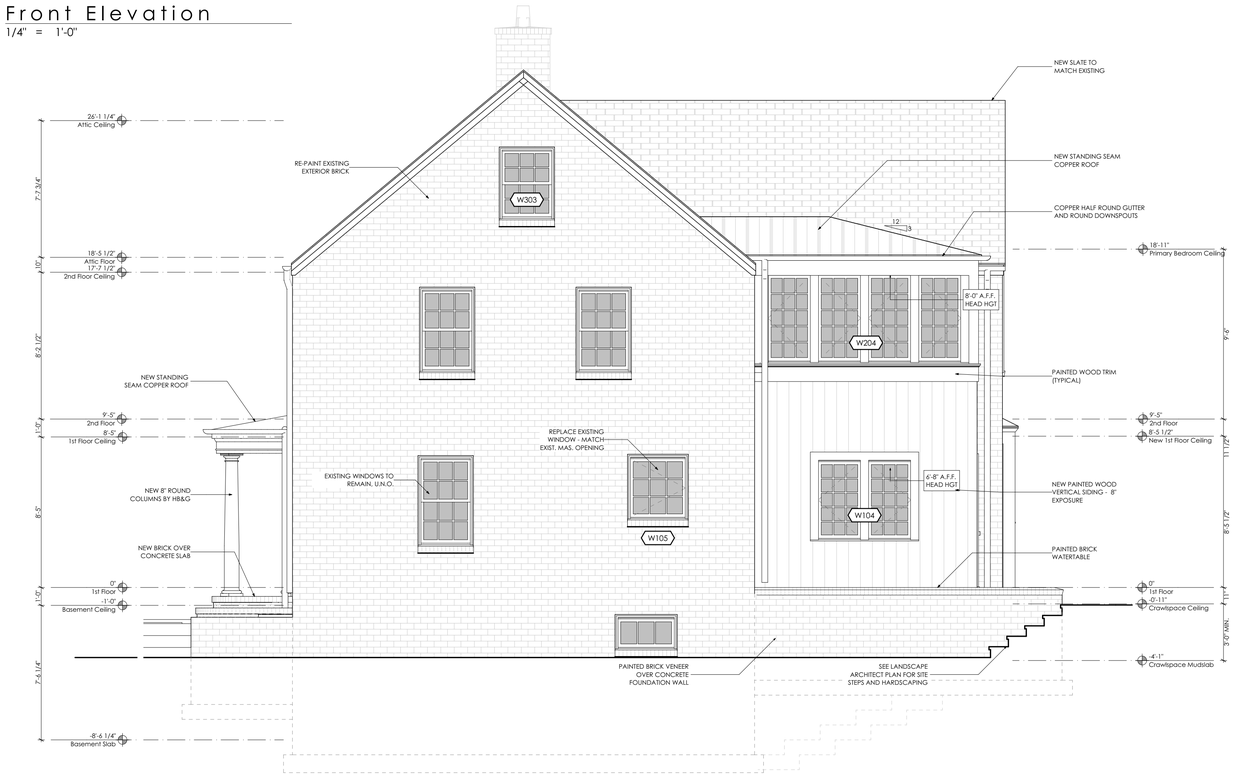


1 Front Elevation
1/4" = 1'-0"



2 Right Elevation
1/4" = 1'-0"

APPROVED

Montgomery County

Historic Preservation Commission

Karen Burditt

REVIEWED

By Dan Bruechert at 12:53 pm, May 15, 2025

MORTAR & THATCH

ARCHITECTS

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Sheet Title

Exterior Elevations

Sheet Number

A200

Printed: 5/11/2025

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1 Rear Elevation

1/4" = 1'-0"

2 Left Elevation

1/4" = 1'-0"

APPROVED

Montgomery County

Historic Preservation Commission

Kara Burdick

REVIEWED

By Dan Bruechert at 12:53 pm, May 15, 2025

MORTAR & THATCH

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Sheet Title

Exterior Elevations

Sheet Number

A201

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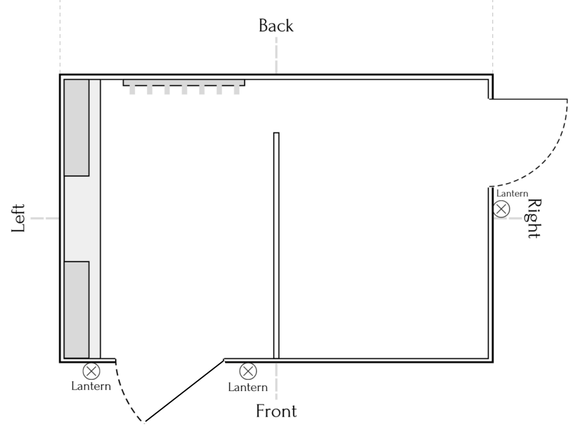
Mnfr Image

Mnfr Image

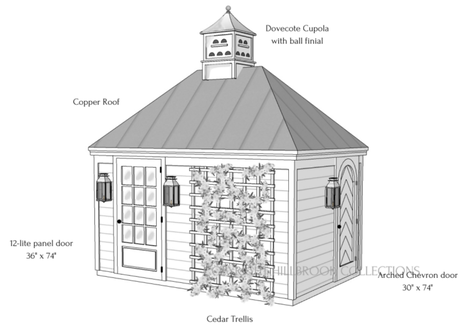
1 Shed Front Elevation
1/2" = 1'-0"



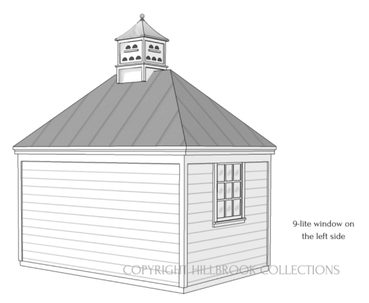
2 Shed Plan

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025



3 Front 3d View



4 Front 3d View

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Seal

Project No. 2409

Ruppert Residence

4 E Kirke Street
Chevy Chase MD 20815

Date	Issue Description
09-13-2024	As-Builts
09-27-2024	Schematic Design Set
10-09-2024	Pricing Set
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03-23-2025	Construction Pricing Set
04-15-2025	Permit Set

Sheet Title

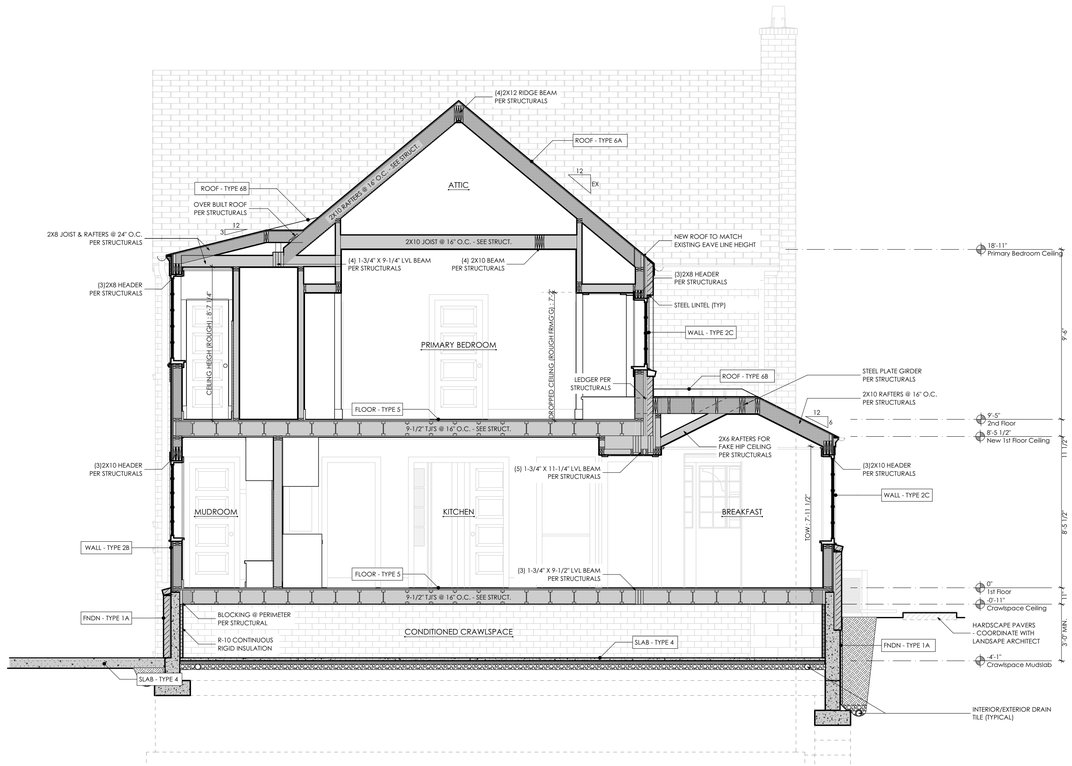
Manufactured Shed Elevations

Sheet Number

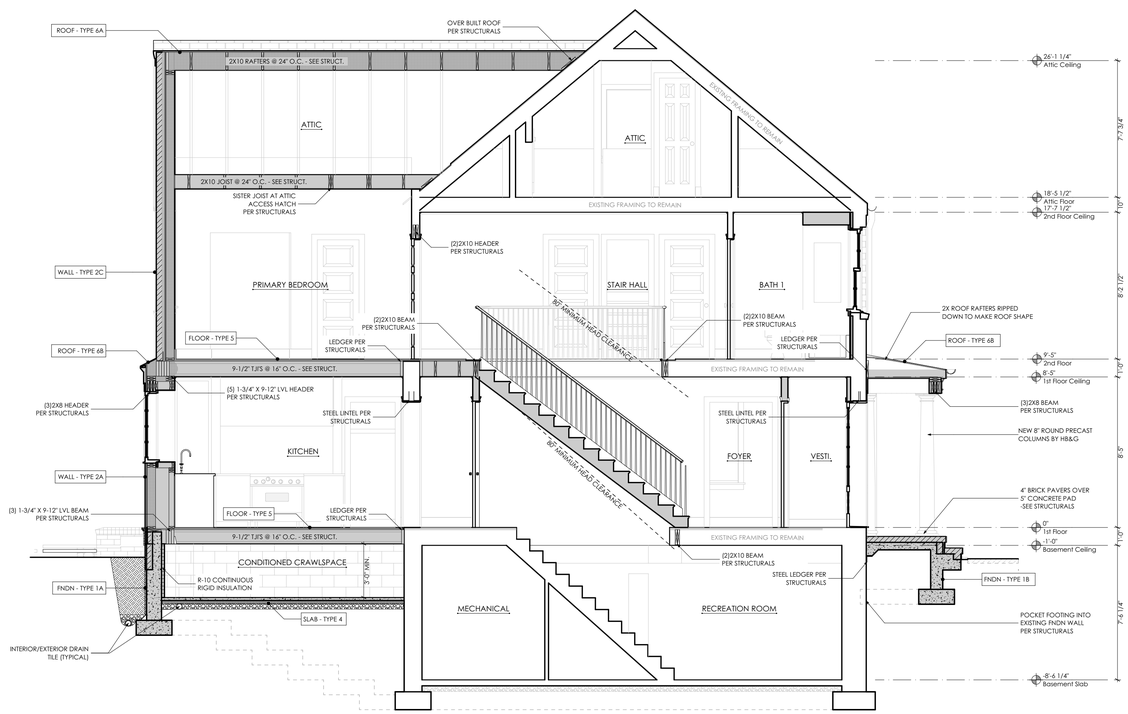
A202

Printed: 5/11/2025

File Name: "C:\Users\alexa\Dropbox\Mortar&Thatch\PROJECTS\2409 Ruppert Residence - 4 E Kirke Street Chevy Chase MD 20815\01_CAD\04_PERMIT\Ruppert Permit.pln



1 Transverse Building Section 1
1/4" = 1'-0"



2 Longitudinal Building Section 1
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

TYPICAL CONSTRUCTION NOTES

1A. TYP. FOUNDATION WALL AT CRAWLSPACE
10" CONCRETE FOUNDATION WALL W/ #4 @ 48" O.C. VERT. W/ EXTERIOR CEMENT WATERPROOF COATING. R-10 CONTINUOUS RIGID INSULATION ON INTERIOR. 4" LEDGE W/BRICK VENEER ABOVE GRADE. REFER TO STRUCTURAL.

1B. TYP. FOUNDATION WALL AT FRONT PORCH
8" CONCRETE FOUNDATION WALL W/ #4 @ 48" O.C. VERT. W/ EXTERIOR CEMENT WATERPROOF COATING. 4" LEDGE W/BRICK VENEER ABOVE GRADE. REFER TO STRUCTURAL.

2A. TYP. EXTERIOR PANELED WALL CONSTRUCTION
PAINTED WOOD WALL PANELING (5-1/2" RAILS & STILES) OVER 1-1/2" CONTINUOUS R-5 WRAP ZIP INSULATED SHEATHING WITH TYPAR OR EQUIVALENT HOUSEWRAP. 2X6 STUD WALL WITH R-21 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.

2B. TYP. EXTERIOR SIDING WALL CONSTRUCTION
PAINTED WOOD (VERTICAL FLUSH PLANKS WITH 6" EXPOSURE) OVER 1-1/2" CONTINUOUS R-5 WRAP ZIP INSULATED SHEATHING WITH TYPAR OR EQUIVALENT HOUSEWRAP. 2X6 STUD WALL WITH R-21 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.

2C. TYP. EXTERIOR BRICK VENEER WALL CONSTRUCTION
PAINTED BRICK VENEER WITH 1" AIR GAP OVER 1-1/2" CONTINUOUS R-5 WRAP ZIP INSULATED SHEATHING WITH TYPAR OR EQUIVALENT HOUSEWRAP. 2X6 STUD WALL WITH R-21 OPEN CELL SPRAY FOAM INSULATION UNDER 1/2" GYP. BOARD. PROVIDE BLOCKING AT HALF HEIGHT.

3. 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.

4. TYP. CRAWLSPACE SLAB
2" MUD SLAB PER STRUCTURAL ON 8 MIL POLY VAPOR BARRIER OVER 3" R-10 RIGID STYROFOAM INSULATION ON 4" CRUSHED AGGREGATE ON UNDISTURBED SOIL.

5. TYP. FLOOR CONSTRUCTION
3/4" T&G PLYWOOD SUBFLOOR ADVANTECH OR APPROVED EQUAL (GLUED AND NAILED) WOOD "I" JOIST WITH 1/2" GYP (SEE FRAMING PLANS FOR SIZE AND SPACING) R-21 @ PERIMETER BLOCKING AND R-49 AT CANTILEVERS/OVERHANGS.

6A. TYP. ROOF/CEILING CONSTRUCTION
SLATE SHINGLE 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 CLOSED CELL SPRAY FOAM INSULATION.

6B. TYP. METAL ROOF
STANDING SEAM OR FLAT SEAM (SEE PLANS) COPPER ROOF ON 30 LB ROOFING FELT WITH ICE AND WATER OVER DIMENSIONAL LUMBER RAFTERS WITH 5/8" SHEATHING AND R-49 OPEN CELL SPRAY FOAM INSULATION. SEE FRAMING PLANS FOR SIZE/SPACING.

NOTE:

SEE EXTERIOR ELEVATIONS FOR WINDOW & DOOR HEIGHTS

SEE TABLE 1 ON SHEET 0002 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.

SEE TABLE 2 ON SHEET 0002 FOR ALL FENESTRATION U FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.

AIR SEALING & INSULATION NOTES:

PROVIDE CONTINUOUS AIR BARRIER ACROSS ENTIRE BUILDING ENVELOPE.

PROVIDE AIR SEALING BETWEEN GARAGE AND CONDITIONED SPACES.

GLUE DRYWALL TO TOP PLATE OF WALL, SHEATHING TO TOP AND BOTTOM PLATE OF WALL, AND SHEATHING TO SILL PLATE.

INSTALL SILL PLATE ON SILL GASKET

SEAL ALL SEAMS ON EXTERIOR SHEATHING

SEE TABLE 3 ON SHEET 0002 FOR ADD'L AIR SEALING NOTES

CAVITIES WITHIN CORNERS OF STUD WALLS AND HEADERS TO BE FILLED WITH SPRAY FOAM INSULATION TO A MINIMUM OF R-3 PER INCH.

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Sheet Title

Building Sections

Sheet Number

A203

Printed: 5/11/2025

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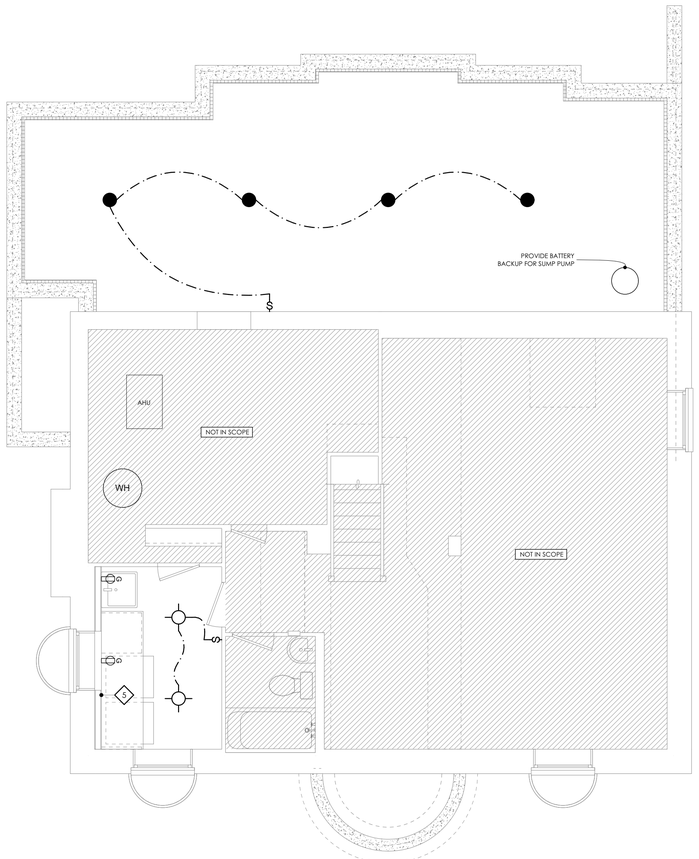
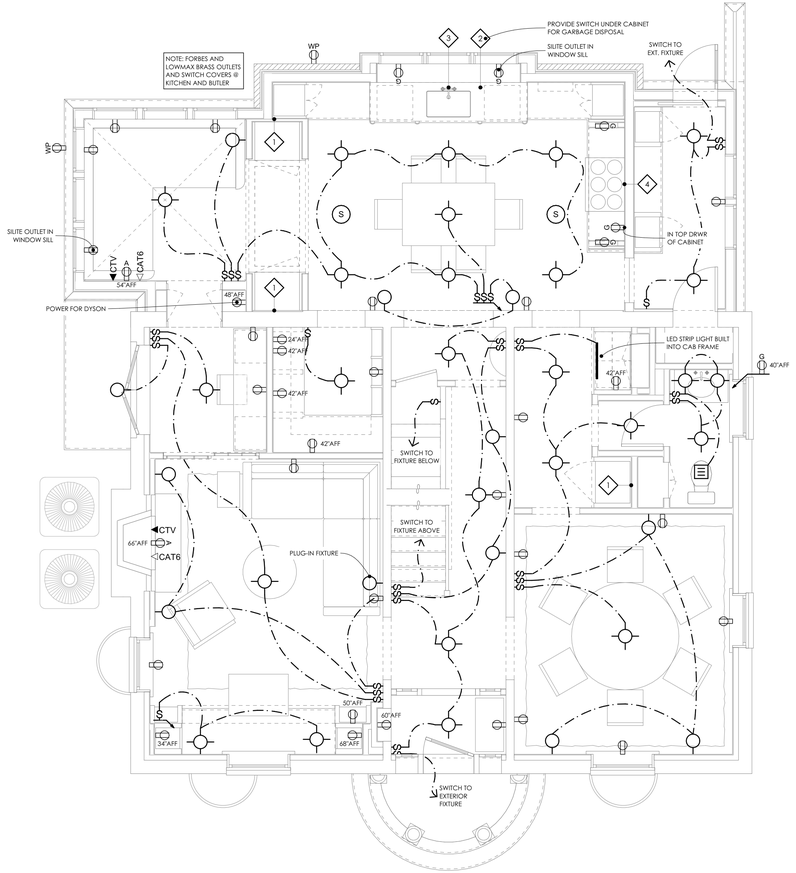


1 Basement Electrical Plan
1/4" = 1'-0"



2 First Floor Electrical Plan
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

Electrical Notes

1. ELECTRICIAN TO LOCATE ALL FIXTURES, SWITCHES, OUTLETS (BLUE BOXES) PRIOR TO RUNNING WIRING, OWNER, ELECTRICIAN & ARCHITECT TO MEET TO REVIEW LOCATIONS.

2. ELECTRICAL CONTRACTOR SHALL SIZE AND ARRANGE ALL CIRCUITS IN ACCORDANCE WITH LOCAL AND NATIONAL ELECTRIC CODES (NEC)

3. PROVIDE HIGH EFFICIENCY LED LAMPS FOR ALL LIGHTS - 75% OF ALL PERMANENT FIXTURES TO USE HIGH EFFICIENCY LAMPS

4. DECORATIVE FIXTURES
   -MOUNTING HEIGHTS ARE TO BE VERTICAL CENTER OF THE EQUIPMENT TO THE FINISHED ELEVATION OF THE FLOOR
   -SOLID BLOCK FOR 100LBS PENDANT FIXTURE AT ALL PENDANT LOCATIONS

5. ALL INTERIOR LIGHTS SHALL HAVE DIMMERS
   EXCEPTION: ALL BATHROOM FIXTURES & FANS UNO.
   EXCEPTION: ALL CLOSET FIXTURES UNO

6. IC-RATED RECESSED LIGHTING FIXTURES SHALL BE SEALED AT HOSING/INTERIOR FINISH AND LABELED TO INDICATED < OR = TO 2.0 CFM LEAKAGE AT 75 PA

7. ALL NEW SWITCH & OUTLET STYLES ARE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION

8. PROVIDE LISTED TAMPER RESITANT RECEPTACLES AT ALL 15A AND 20A RECEPTACLES TO COMPLY WITH NEC 406.12

9. OUTLETS AND SWITCHES:
   -PROVIDE COMMON COVER PLATES FOR GANGED RECPT.
   -SWITCHES ARE TO BE MOUNTED 4'-0" AFF, U.N.O.
   -OUTLETS ARE TO BE MOUNTED 1'-6" AFF, U.N.O.
   -OUTLETS @ WALL PANELING TO BE LOCATED IN BASEBOARD
   -PHONE / DATA LOCATIONS TO HAVE (1) COMMON FACEPLATE

10. PROVIDE ARC-FAULT PROTECTION AT ALL BEDROOMS AND LIVING SPACES AND SIMILAR SPACES PER NEC 210.12.

11. PROVIDE GFCI PROTECTION FOR ALL AREAS UNDER NEC 210.8(A)(1)-8

12. THE INSTALLATION OF ALL RECESSED BOXES IN FIRE RATED WALLS MUST MEET ONE OF THE FOLLOWING INSTALLATIONS
   (1) BE SEPARATED BY A HORIZ DISTANCE OF NO LESS THAN 24"
   (2) BE SURROUND A BIRE RATED GYP ON 5 SIDES
   (3) BACK OF BOXES WRAPPED IN FIRE RESISTANT PUTTY

13. PROVIDE HARDWIRED INTERCONNECTED 120V SMOKE DETECTORS W/ BATTERY BACKUP PER IRC SECTION R313 & LOCAL JURISDICTION AMENDMENTS - NO DETECTOR TO BE INSTALLED WITHING 3 FT OF ANY HVAC AIR SUPPLY REGISTER OR BATHROOM DOOR

Dimming Controls

LIGHTOLIER MULTI-SET PRO NETWORKABLE PRESET DIGITAL DIMMER

Electrical Symbols

	SURFACE/ PENDANT LIGHT FIXTURE
	WALL LIGHT FIXTURE (SCONCE)
	RECESSED LIGHT
	WALL MOUNTED STEP LIGHT
WP	WATERPROOF RECESSED FIXTURE
	BATH FAN
SD CM	SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	HUMIDITY SENSING FAN/ LIGHT
	UNDER-CABINET LIGHTING FINISH TO MATCH CABINETS
TEL CTV CAT6	TELEPHONE, CABLE, ETHERNET JACK
	WALL RECEPTACLE, DUPLEX/QUAD/220
G	U.C. PLUG/WIREMOLD
	FLOOR RECEPTACLE, DUPLEX/QUAD
G A WP	GFCI RECEPTACLE, AFCI RECEPTACLE, WATERPROOF RECEPTACLE
LDV KEY T	SWITCH, DIMMER SWITCH, JAMB SWITCH, KEY PAD, FLOOR HEAT THERMOSTAT
A B C	ZONE WIRING DESIGNATIONS
S S	CEILING SPEAKER, OUTDOOR SPEAKER
	SWITCH PATH
	CEILING FAN

Light Fixture Schedule

●	**Housing** DMF M Series M4NCRS	**Module** DMF DRD Module DRD2M1093WFLT	**Trim** DMF Beveled M4TRSWH
◆	**Housing** DMF M Series M4NCRS	**Module** DMF DRD Module DRD2M1093WFLT	**Trim** DMF Beveled M4TRLWH

Electrical Plan Notes

1	DEDICATED OUTLET FOR REFRIGERATOR
2	OUTLET FOR DISHWASHER
3	OUTLET BELOW SINK FOR GARBAGE DISPOSAL
4	DEDICATED OUTLET FOR RANGE/ OVEN
5	DEDICATED OUTLET FOR WASHER/ DRYER

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Seal

Project North

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Project No. 2409

Ruppert Residence

4 E Kirke Street
Chevy Chase MD 20815

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Sheet Title

Basement & First Electrical Plan

Sheet Number

E000

Printed: 5/11/2025

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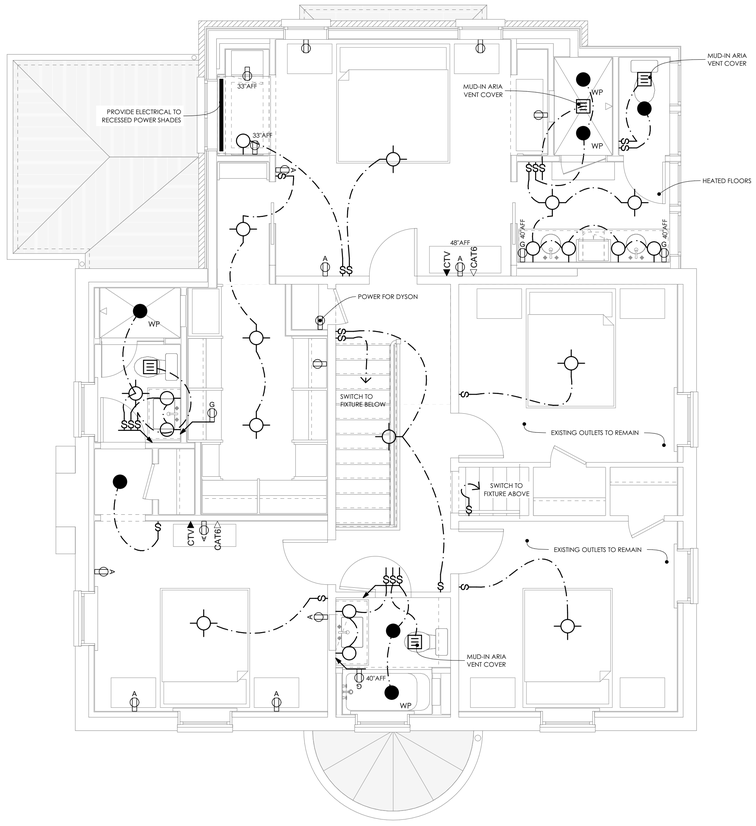
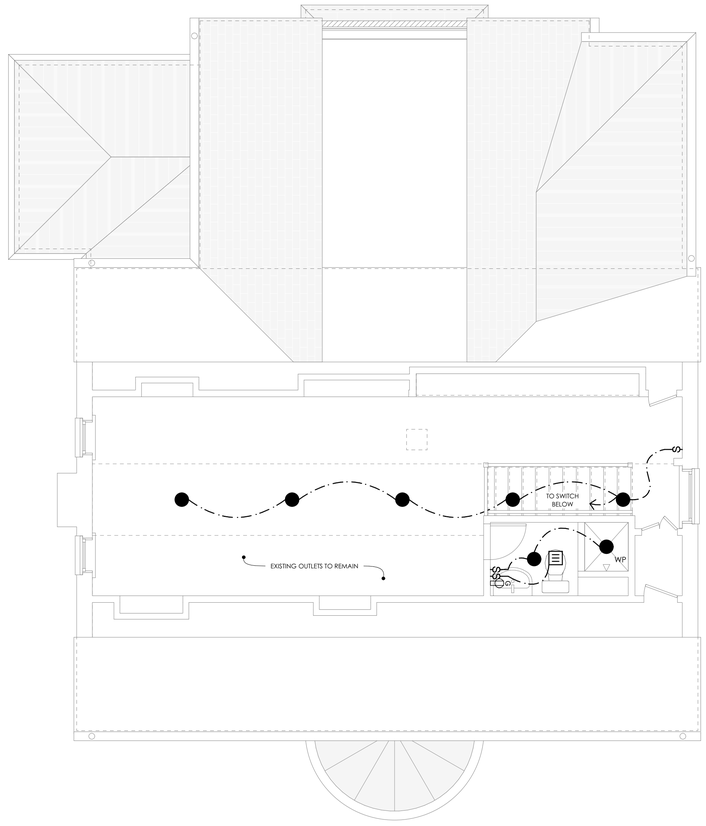


1 Second Floor Electrical Plan
1/4" = 1'-0"



2 Attic Electrical Plan
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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

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Sheet Title

Second & Attic Electrical Plan

Sheet Number

E001

Printed: 5/11/2025

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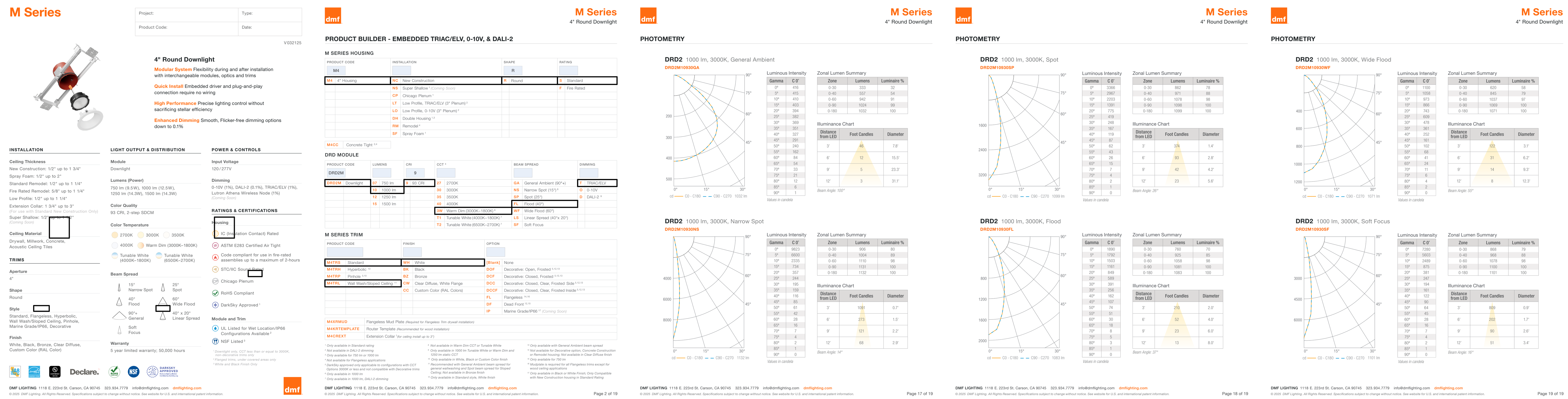


LED Recessed Light Specs

NEC Standard Electrical Load Calculation for Single Family Dwellings

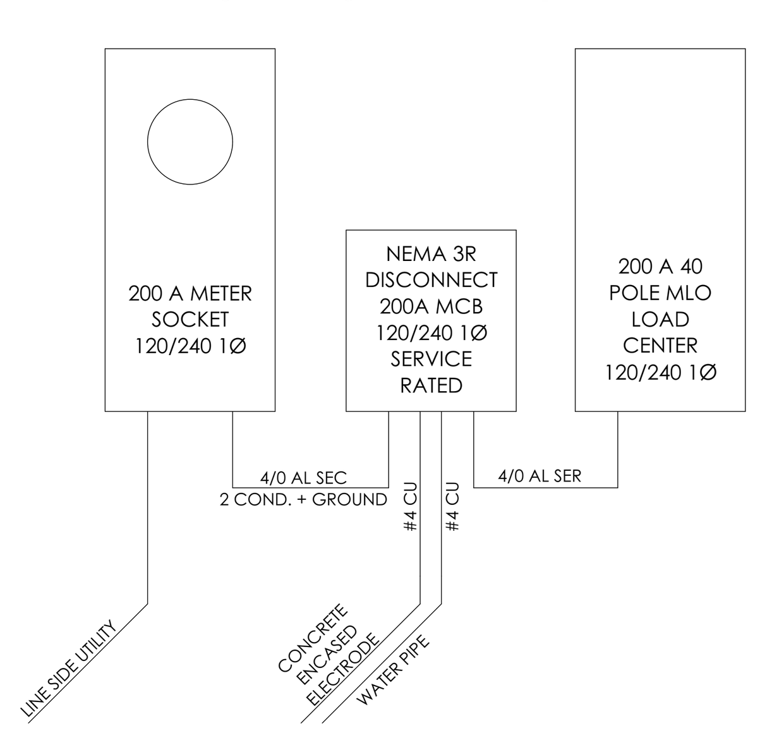
(Only for Service Ratings of 120/240V, 225 Amps Max)

Owner: Ruppert Residence   Location: 4 E Kirke Street

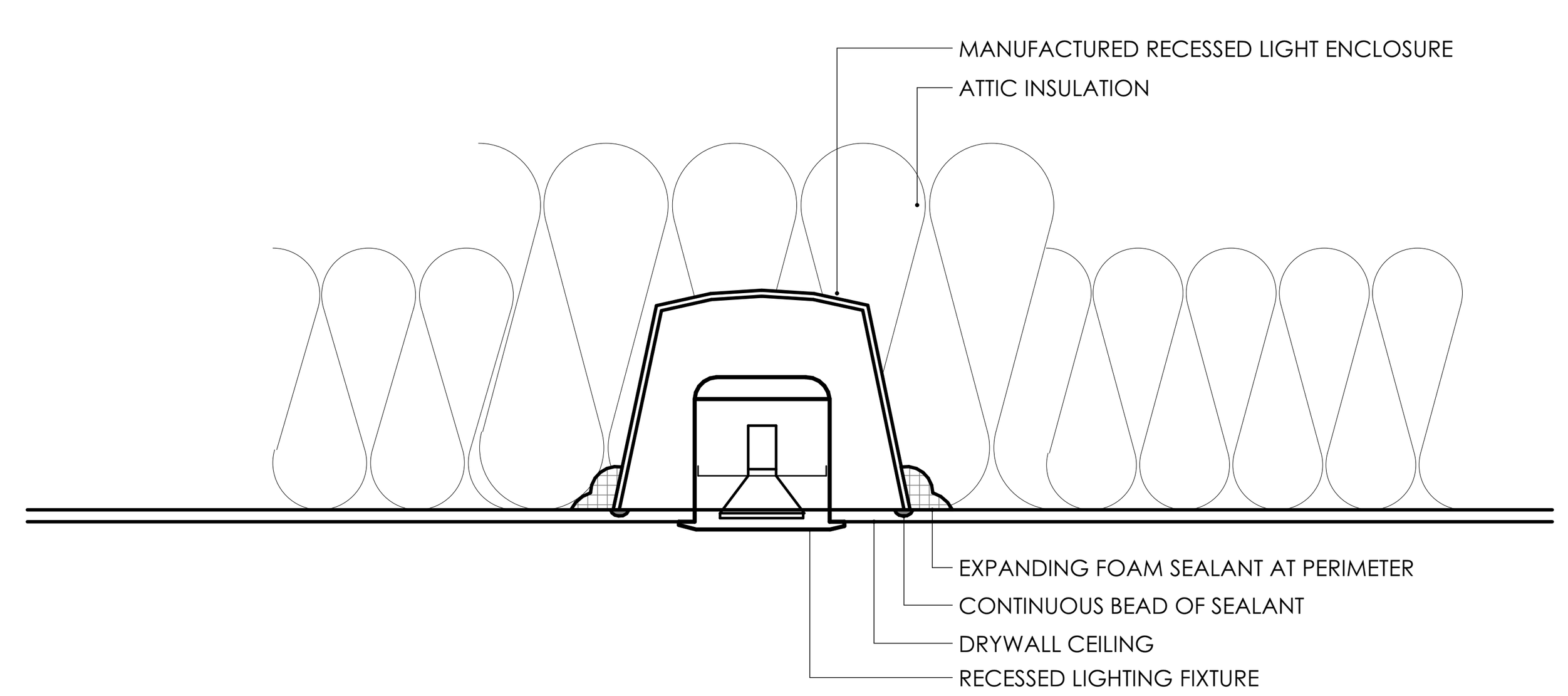
Total Floor Area of Dwelling (NEC 220.12) 4,079 SQFT.

Factor	Quantity		Volt Amperes (VA)
"General Lighting"			
1. General Lighting (SQFT X 3 VA/SQ FT (Table 220.12)	3 X 4,079 sqft.		12,237
2. Small Appliance Circuits (1500 VA per circuit) (NEC 220.52(A)) (minimum 2)	1500 X 2		3,000
3. Laundry Circuit (1500 VA per circuit) (NEC 220.52(B))	1500 X 1		1,500
4. Total General Lighting Load (Add lines 1, 2 & 3):			16,737
5. First 3000 VA @ 100%:			3000
6. Total General Lighting Load – 3000 = 13,737 @ 35%=			4,808
7. **Net General Lighting Load** (Per NEC 220.42) **(Add lines 5 & 6):**			7,808
***Fixed Appliances(if insufficient space, use back):**	YES	NO	
• Garbage Disposal	X		450
• Bathroom Fan	X		360
• Microwave	X		1,000
• Dishwasher	X		1,800
• Other:			
• Other:			
		Total	3,610
8. 3 or less Appliances, Total Appliance VA; 4 or more Appliances, 75% of Total Appliance VA (NEC 220.53):			2,708
***Other Loads (including motors, EV charger(s), etc.)**	YES	NO	Nameplate Rating (VA)
9. Electric Range (8000VA or Nameplate)**	X		8,000
10. HVAC	X		14,000
11. Electric Oven		X	
12. Electric Dryer (5000 VA minimum)**	X		5,000
13. Electric Vehicle Charger		X	
14. Other:			
15. Other:			
16. 25% of largest motor (NEC 430.24)			
Total Service Load Volt-Amperes (VA) (Add lines 7, 8 & 9 thru 16) =			37,516
Total Service Load Volt-Amperes / 240-volts = 156 **Amperes**			
*****Service Rating (Amperes)= 200**			

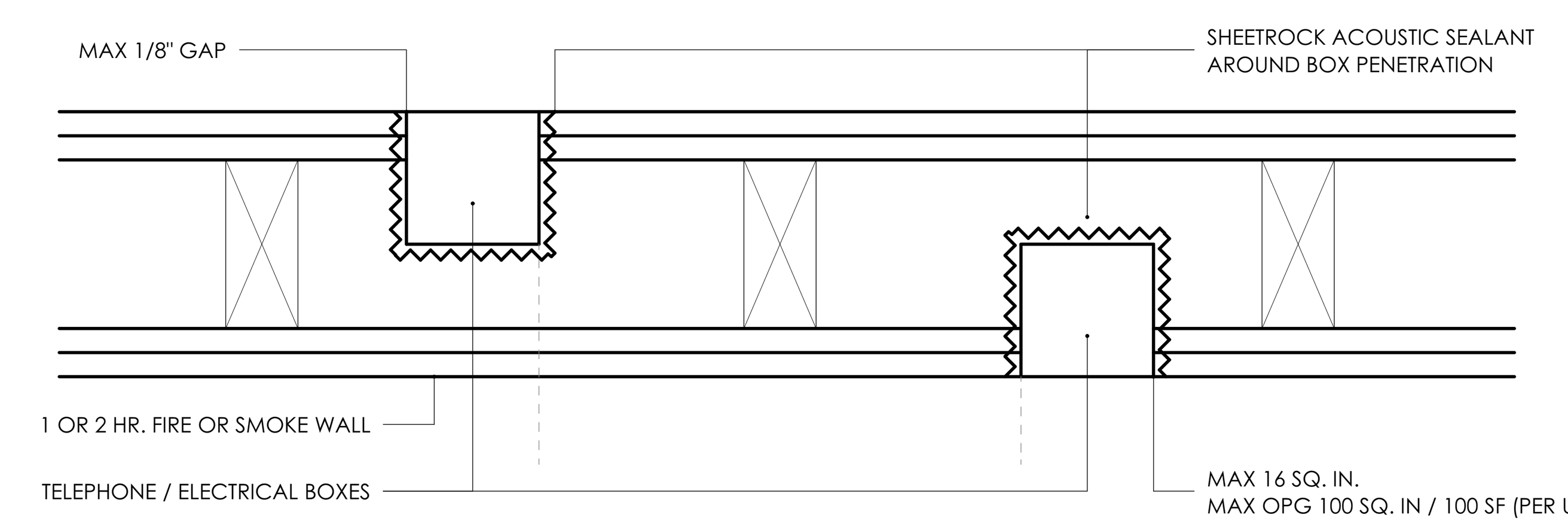
* For every "YES" answer, indicate VA rating of equipment
** Nameplate rating must be used if larger
*** Service Rating shall be greater than or equal to the Service load



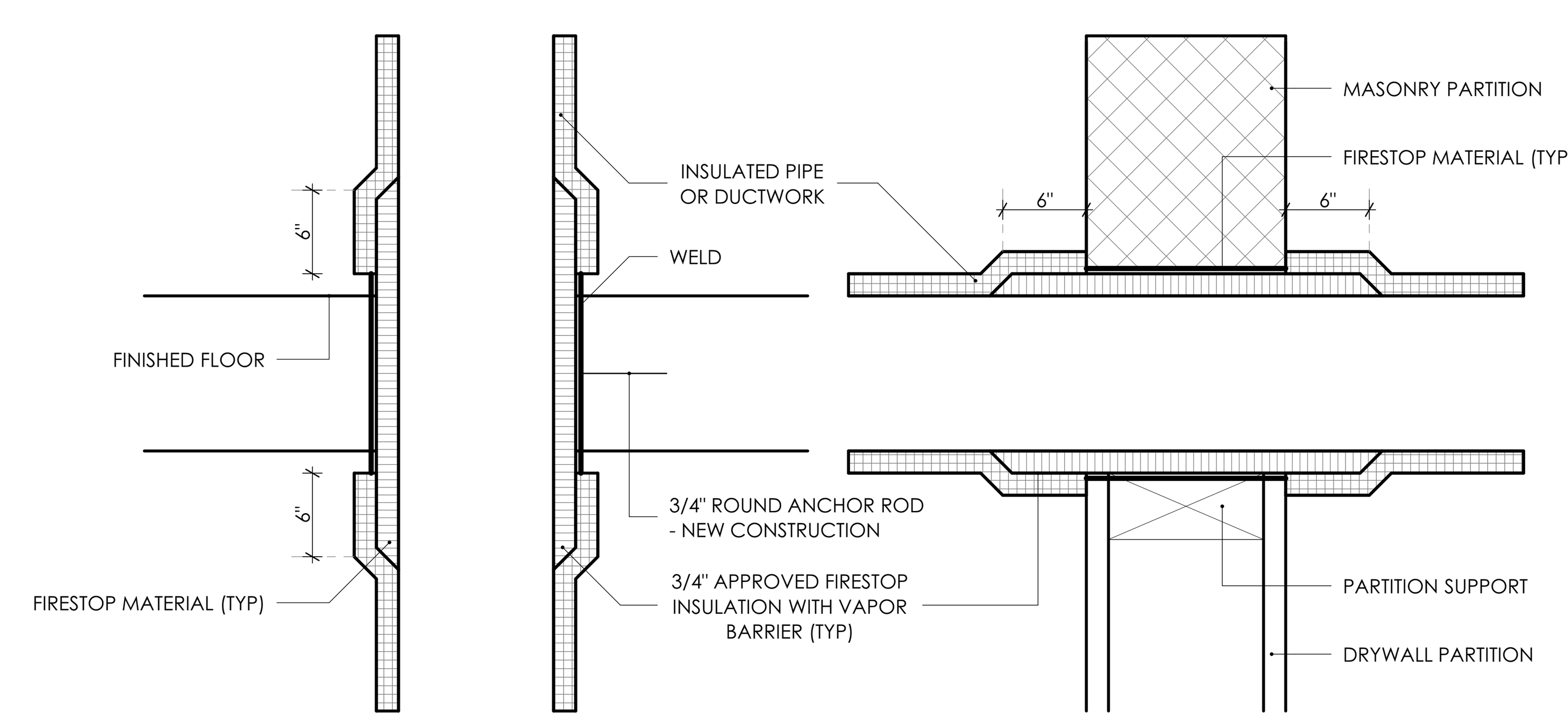
Riser Diagram



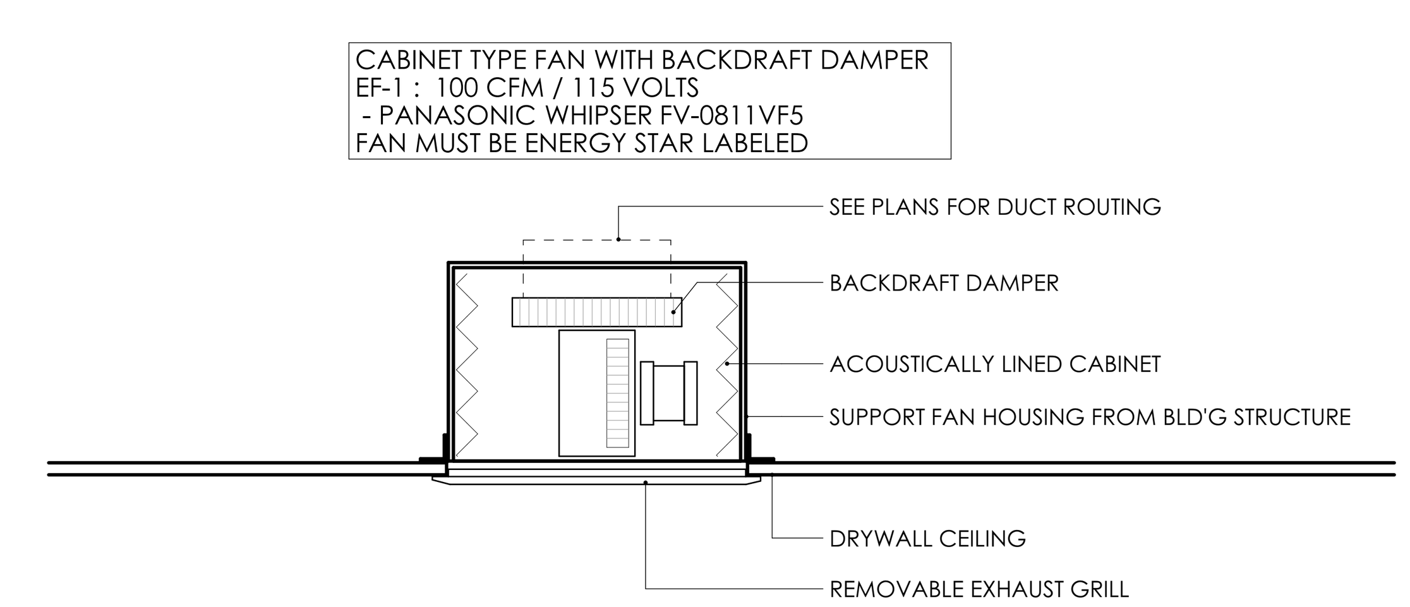
1 Recessed Light Air Sealing Detail



2 Electrical Box in Fire Rated Walls



3 Penetration of Fire / Smoke Barrier



4 Bathroom Exhaust Fan Detail

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

MORTAR & THATCH
ARCHITECTS

Seal

Project No. 2409

Ruppert Residence

4 E Kirke Street
Chevy Chase MD 20815

Date	Issue Description
09-13-2024	As-Builts
09-27-2024	Schematic Design Set
10-09-2024	Pricing Set
10-11-2024	Pricing Set Addendum
11-24-2024	Interior Set
12-09-2024	Updated Pricing Set
02-05-2025	HAWP Submission Set
02-28-2025	Updated CD Set
03-23-2025	Construction Pricing Set
04-15-2025	Permit Set

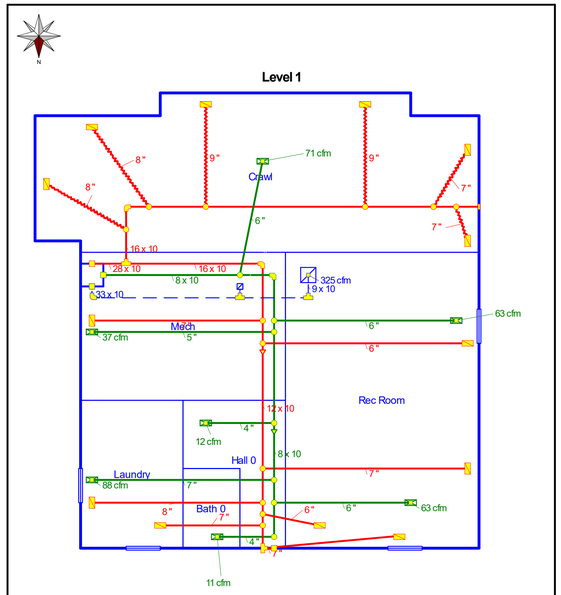
Sheet Title

Electrical Notes

Sheet Number

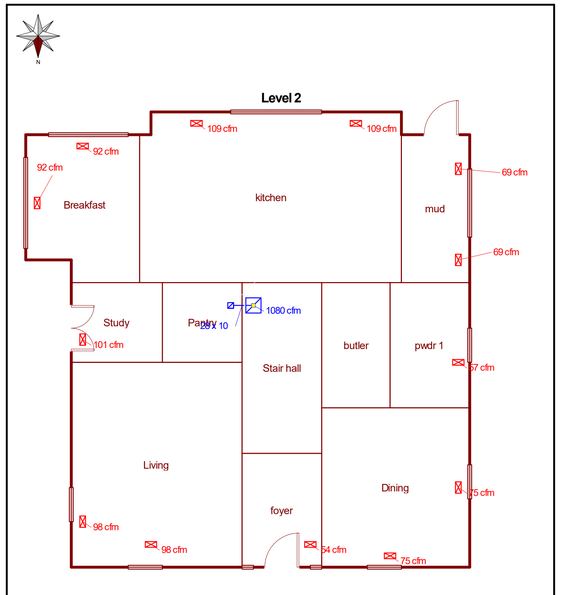
E002

Printed: 5/11/2025



Job #: **Performed for:** Ruppert 4 E Kirke Street Chevy Chase, MD 20815		Scale: 1 : 72 Page 1 Right-Suite® Universal 2025 25.0.01 RSU24821 2025-Apr-22 15:10:12 ...matt\Documents\Ruppert load.rup

1 Basement Mechanical Plan



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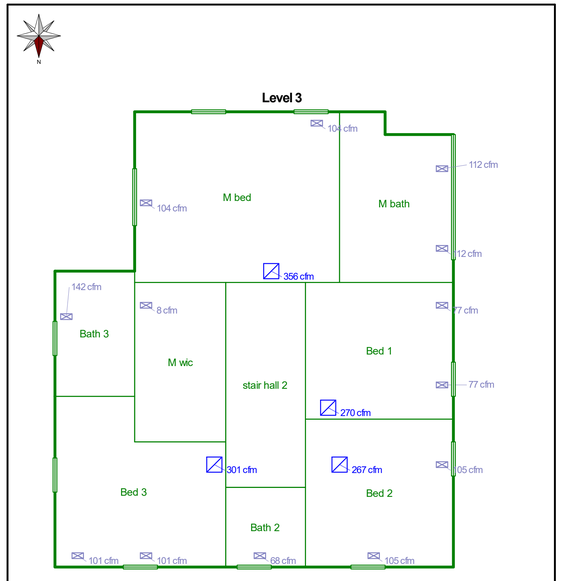
2 First Floor Mechanical Plan



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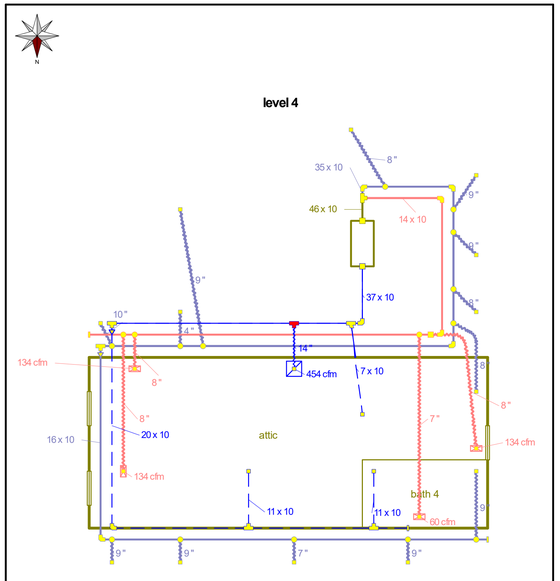
3 Second Floor Mechanical Plan



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4 Attic Floor Mechanical Plan

GENERAL NOTES:

1. MECHANICAL EQUIPMENT AND INSTLLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2017 DC CONSTRUCTION CODES, 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 CONSERVATION CODE, NFPA 70, 2013 ANSI / ASHRAE / IES 90.1, 2012 GREEN CONSTRUCTION CODE, AND APPLICABLE LOCAL CODES AND ORDINANCES.

2. FURNISH ALL LABOR, MATERIALS, FIXTURES EQUIPMENT AND SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE AND PROPERLY FUNCTIONING H.V.A.C. SYSTEM, PLUMBING SYSTEM, AND ELECTRICAL SYSTEM.

3. APPLY FOR AND PAY FOR ALL PERMITS AND CONNECTION FEES REQUIRED FOR THE WORK.

4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE AND SHALL EXAMINE THE SITE AND CONSIDER THE CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE IN THE PERFORMANCE OF THE CONTRASCTED WORK. NO ALLWANCES SHALL BE MADE SUBSEQUENTLY IN THIS CONNECTION. FOR ANY ERRORS THROUGH NEGLIGENCE ON HIS PART. THE CONTRACTOR IS HERE BY ADVISED THAT HE WILL BE REQUIRED TO OBSERVE ALL RECOMMENDED PRACTICES FOR FIRE AND SAFETY PRECAUTIONS FOR THE PROTECTION OF THE FACILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS AND CLEARANCES AND COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO STARTING OF WORK.

5. FOR OTHER DETAILS, THE ARCHITECTURE, STRUCTURAL, HVAC, PLUMBING, ELECTRICAL PLANS AND EXISTING CONSTRUCTION SHALL BE FOLLOWED AND ALL WORK PERFORMED UNDER THIS SPECIFICATION SHALL BE NEATLY FITTED THERETO.

6. ALL DUCTWORK SHALL BE FABRICATED FROM FIELD TAKEN DIMENSIONS AND NOT FROM DRAWINGS. PRIOR TO DUCT FABRICATION, CEILING CLEARANCES SHALL BE VERIFIED WITH ALL ELECTRICAL, PLUMBING AND ARCHITECTURAL WORKS.

7. SUBMIT SIX COPIES OF EACH SHOP DRAWINGS FOR THE FOLLOWING: HIGH EFFICIENCY FURNACE, SPLIT SYSTEM COOLING COILS, AIR COOLED CONDENSING UNIT, THERMOSTAT, GRILLES, REGISTERS, DUCTS, TRIMS, PIPES, JOINING METHODS, WATER HEATER, GUY GRAY UNIT, FLOOR DRAINS, BREAKER PANEL, CIRCUIT BREAKERS, SWITCHES, LUMINAIRES, MOTION DETECTORS, DISCONNECT SWITCHES AND OUTLETS.

8. ELECTRICAL CONTRACTOR SHALL FURNISH ALL MOTOR CONTROLLERS, PILOT OTHER DEVICES, AND SHALL DO ALL WIRING REQUIRED EXCEPT A.T.C. WIRING.

9. DUCTWORK SHALL BE SHEET METAL, GALVANIZED, CONSTRUCTED, BRACED AND SUPPORTED IN ACCORDANCE WITH SMACNA LOW PRESSURE GUIDES. SEAL ALL JOINTS TO BE AIRTIGHT USING HRDCAST # AM- 401 TAPE APPLIED OVER CLEAN, DRY DUCT.

10. ALL SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1/2" FIBERGLASS INSULATION WITH ASI VAPOR BARRIER OR EQUAL.

11. GRILLES, REGISTER, AND DIFFUSERS SHALL BE OF CAPACITIES, INDICATED, SIZE IN ACCORDANCES WITH MANUFACTURERS PRINTED LITERATURE FOR RESIDENTIAL SOUND LEVELS AND THROWS. MOUNT TIGHT TO CONSTRUCTION USING NEOPRENE GASKET TO PREVENT AIR LEAKAGE AND STREAKING. BRANCHES FROM MAIN TO OUTLETS SHALL BE MADE USING ADJUSTABLE DEFLECTORS POSITIONED AND SECURED TO PROVIDE SPECIFIED AIR QUANTITIES. REGISTERS AND GRILLES SHALL BE MFD. BY LIMA OR EQUAL, AND SHALL MATCH COLOR OF ADJACENT CEILING OF WALL. COORDINATE LOCATION OF CEILING REGISTER WITH LIGHT.

12. CUTTING OF FLOORS, WALLS AND CEILINGS SHALL BE REQUIRED FOR THE INSTALLATION OF PIPES, CONDUITS, DUCTS, WIRING, SLEEVES AND SEAL AS REQUIRED AND DIRECTED BY THE ARCHITECT.

13. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED WITH AIR QUANTITIES NOTED OR AS DIRECTED. TOLERANCE SHALL BE FROM MINUS 5 PERCENT TO PLUS 25 PRECENT.

14. ALL EQUIPMENT SHALL BE CLEANED AND ADJUSTED AD REQUIRED TO GIVE SATISFACTORY OPERATION.

15. ASSEMBLE PRINTED INSTRUCTION FOR THE OPERATION AND MAINTENANCE OF EACH MAJOR ITEM. BIND TOGETHER WITH EQUIPMENT CUTS AND CONTROL WIRING DIAGRAMS, DELIVER THREE COPIES TO ARCHITECT.

16. FINAL INSPECTION AND TEST SHALL BE MADE BY THE CONTRACTOR IN THE PRESENCE OF THE ARCHITECT. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, INSTRUMENTS AND MISCELLANEOUS EQUIPMENT REQUIRED FOR THE TESTS. FINAL PAYMENT SHALL HELD PENDING SATISFACTORY OUTCOME OF THE FINAL INSPECTION. PROVIDED ALL INSPECTION REPORTS AND APPROVALS BY UTILITIES, GOVERNMENT, OR AUTHORITIES AS REQUIRED, INCLUDING OCCUPANCY PERMIT.

17. PROVIDE TURNING VANES, SPLITTER DAMPERS AND VOLUME DAMPERS AS NECESSARY TO BALANCE THE AIR SYSTEM. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED WITH AIR QUANTITIES AS SHOWN ON DRAWINGS BY INDEPENDENT BALANCING COMPANY OR PROFESSIONAL ENGINEER.

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 12:53 pm, May 15, 2025

MORTAR & THATCH
ARCHITECTS
300 Morse Street NW , Unit 833
Washington DC 20002
www.mortarandthatch.com
202-695-5586

Seal

Project North

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Sheet Title

Mechanical Plans

Sheet Number

M000

Printed: 5/11/2025

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GENERAL NOTES

1. Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated October, 2024.
2. Total lot area: Lot 30 = 8,125 sq. ft. (0.186 acres)
3. Property is located on Tax Map HN341 and WSSC 200' Sheet 208NW04.
4. Property is located on Soils Survey Map Number 27.
   Soil type(s): 2UB, Glenelg-Urban land complex, HSG "B".
5. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
6. Property is located in the Little Falls Watershed, Use Class (I,P).
7. Water Category - 1, Sewer Category - 1
8. Local utilities include:
   Water / Sewer - Washington Suburban Sanitary Commission
   Electric - PEPCO
   Telephone - Verizon
   Gas - Washington Gas
9. Property is located in the incorporated municipality of Chevy Chase Village
10. Property is not located in a Special Protection Area.
11. Property is located in the Chevy Chase Village Historic District.

ZONING DATA - MONTGOMERY COUNTY

1. **Zoning: R-60**
   Min. Lot Area = 6,000 sq. ft. — Front Setback = 25 ft. [1]
   Min. Lot Width at R/W = 25 ft. — Rear Setback = 20 ft.
   Min. Lot Width at Front Building Line = 60 ft. — Side Setback = 7 ft. min. each side [2] [3] [4]
   [1] Per Montgomery County Code Section 4.4.1.A.1., the Established Building Line does not apply to an alteration or addition to an existing house.
   [2] Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created.
   [3] This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.
   [4] No part of any building or structure shall be erected or maintained within seven (7) feet of the side or rear lot lines, per Chevy Chase Village. The Chevy Chase Village building regulations should be consulted for additional building restrictions, rules, and prohibitions.

2. **Verify (Non-Infill) lot coverage in accordance with the Zoning Ordinance.**
   Coverage is the area of a lot or site occupied by a building, including an accessory building, structured parking, or other roofed structure such as a porch, patio, deck, or steps.
   Coverage does not include paved areas such as a driveway, a pedestrian walkway, a bay window measuring 10 feet in width or less and 3 feet in depth or less, an uncovered porch or patio, deck, a swimming pool, or roof overhang.
   Allowable Lot Coverage: 35% of total lot area.
   Lot 30 = 8,125 sq. ft. (Per Plat)
   8,125 x 0.35 = 2,843.75 sq. ft.
   Allowable area to be covered by buildings (including acc. buildings) = 2,843.7 sq. ft
   Total area covered by buildings = 1,418.2 sq. ft. (Ex. House + Prop. Addition) + 96 sq. ft. (Prop. Shed) = 1,514.2 sq. ft

3. **Mean Building Height Requirements (Addition)**
   Verify mean building height in accordance with the Zoning Ordinance
   First floor elevation: 363.3 ft
   Mean height of addition from first floor: 22.7 ft (Per Architect)
   Elevation at mean height of addition: 386.0 ft
   Average elevation along front of building: 361.85 ft
   Mean height of addition = 386.0 - 361.85 = 24.15 feet
   Allowable mean height of building = 30 feet
   Proposed mean height of Addition = 24.15 feet

4. **Accessory Structure Mean Building Height Requirements (Shed)**
   Verify accessory structure mean height in accordance with the Zoning Ordinance.
   Garage floor elevation: 363.5 ft
   Mean height of accessory structure from first floor: 9.08 ft (9'-1" per Architect)
   Elevation at mean height of accessory structure: 372.58 ft
   Average elevation along front of accessory structure: 362.2 ft
   Mean height of accessory structure = 372.58 - 362.2 = 10.38 feet
   Allowable mean height accessory structure = 15 feet (for 5 ft. setbacks)
   Proposed mean height of accessory structure = 10.38 feet

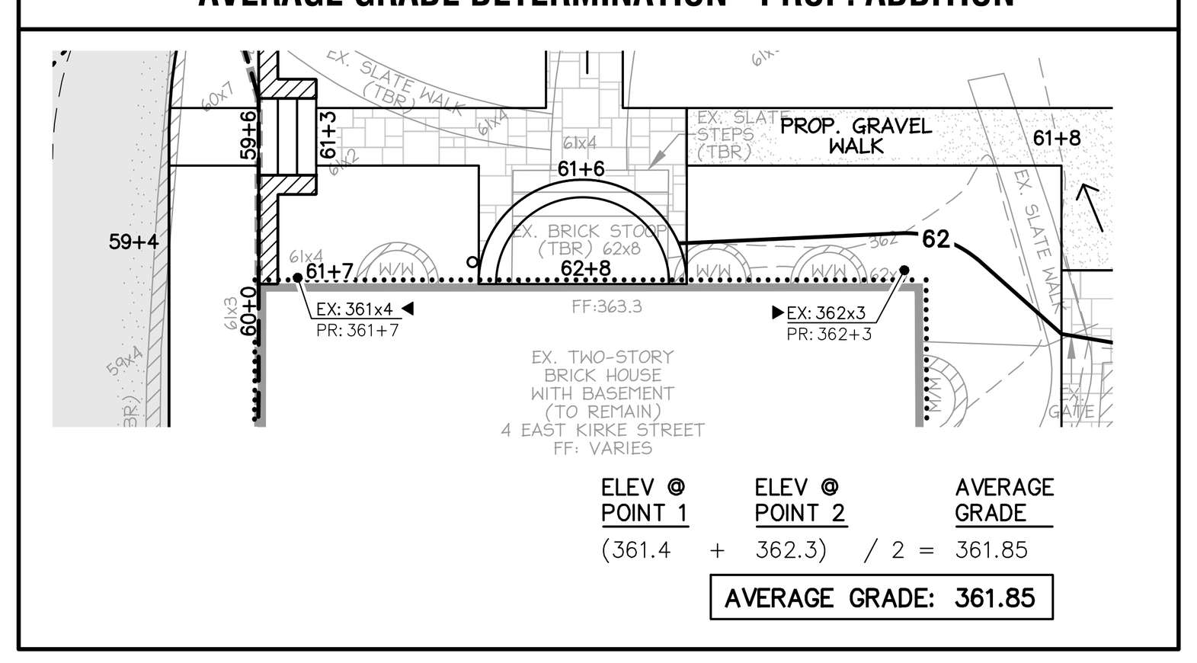
ZONING DATA - CHEVY CHASE VILLAGE

1. **Verify lot coverage in accordance with the Chevy Chase Village Ordinance.**
   Per Chevy Chase Village: Lot coverage is the portion of a lot which is covered by buildings, accessory buildings, and raised structures such as covered and uncovered porches, balconies, and decks, covered and uncovered steps, stairways, and stoops, and bay and bow windows. Lot coverage does not include: (1) eaves, gutters, and similar overhangs; and (2) features that are not raised such as walkways, patios, terraces, driveways, swimming pools and tennis courts.
   Allowable Lot Coverage: 35% of total lot area.
   Lot 30 = 8,125 sq. ft. (Per Plat)
   8,125 x 0.35 = 2,843.75 sq. ft.
   Allowable area to be covered by buildings (including acc. buildings) = 2,843.75 sq. ft
   Total area covered by buildings = 2,009.7 sq. ft.

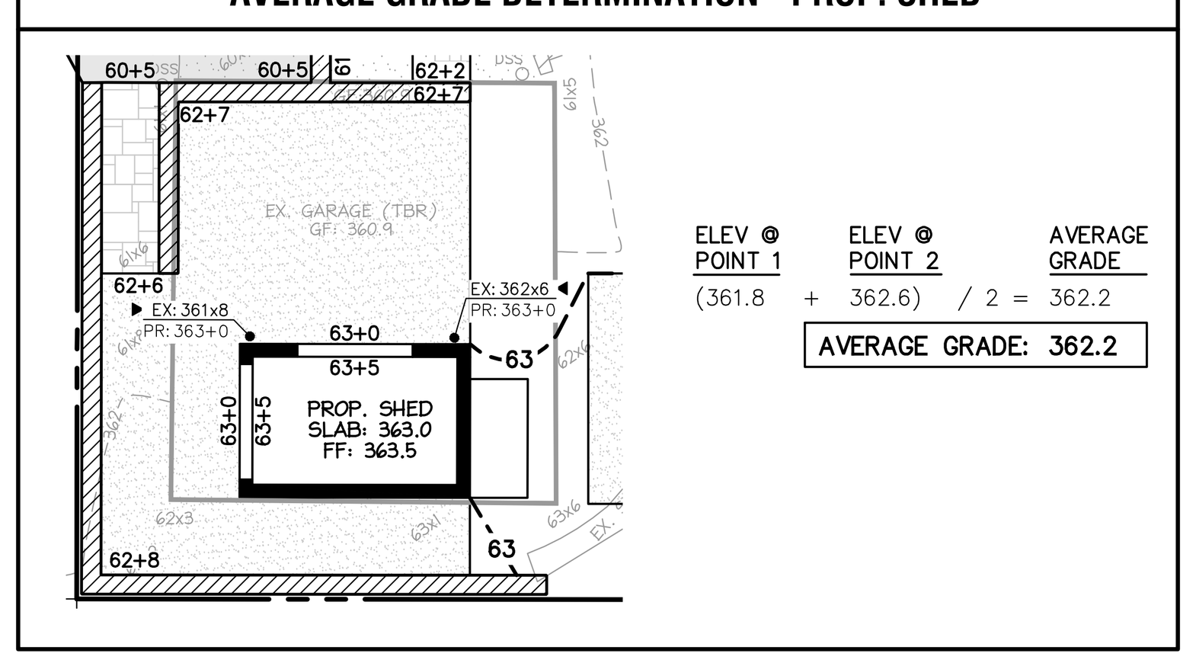
3. **Building Height Requirements (Addition)**
   Verify building height in accordance with the Chevy Chase Village Ordinance, Section Section 8-16(n).
   a. *Height of of the main building shall not exceed thirty-five (35) feet when measured to the highest point of the roof surface, regardless of roof type.*
   First floor elevation: 363.3 ft
   First floor to peak of Addition roof surface: 27.25 ft (Per Architect)
   Elevation at peak of Addition roof surface: 390.55 ft
   Average grade elevation along front of building: 361.85 ft
   Height of building = 390.55 - 361.85 = 28.7 feet
   Allowable peak height of building = 35 feet
   Proposed Height of Building = 28.7 feet
   * *See Montgomery County Zoning Data for Mean Building Height calculation.*

3. **Accessory Structure Building Height Requirements**
   Verify accessory structure building height in accordance with the Chevy Chase Village Ordinance, Section Section 8-20(d)(2).
   a. *Height of any detached garage or other accessory building, when measured from the average grade in front of the building to the highest point of the roof surface regardless of roof type, shall not exceed sixteen (16) feet.*
   First floor elevation: 363.5 ft
   Height of building to peak of roof surface: 11.25 ft (11'-3" Per Architect) ft
   Elevation at peak of roof surface: 374.75 ft
   Average grade elevation along front of building: 362.2 ft
   Height of building = 374.75 ft - 362.2 ft = 12.55 feet
   Allowable peak height of building = 16 feet
   Proposed Height of Building = 12.55 feet

AVERAGE GRADE DETERMINATION - PROP. ADDITION



AVERAGE GRADE DETERMINATION - PROP. SHED



RELATED REQUIRED PERMITS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

IT IS THE RESPONSIBILITY OF THE PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE SEDIMENT CONTROL PERMIT

TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		X			
WATERWAYS/WETLAND(S):		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
MSCD Small Pond Approval		X			
* DPS Roadside Trees Protection Plan		X (CCV)		Approval Date	
** N.P.D.E.S. Notice of Intent		X			
FEMA LOMR - Letter of Map Revision (Required Post Construction)		X			
OTHERS (Please List):		X			

* A copy of the Roadside Trees Protection Plan must be delivered to the Sediment Control Inspector at the pre-construction meeting.
** When a Notice of Intent is required, the sediment control permit may not be issued until confirmation of authorization under the MDE's 20-CP permit has been submitted to DPS.

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

STAGE	MCDPS INSPECTOR	OWNER/ DEVELOPER
MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee is required to give the MCDPS Inspector twenty-four (24) hours notice (DPS telephone 240-777-0311). The DPS inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been confirmed with the DPS inspector in writing. Work completed without MCDPS approval may result in the permittee having to remove and reconstruct the unapproved work. **Upon completion of the project, a formal Stormwater Management As-Built must be submitted to MCDPS unless a Record Drawing Certification has been allowed instead.** Each of the steps listed below must be verified by either the MCDPS Inspector OR the Owner/Developer.	INITIALS/DATE	INITIALS/DATE
1. Excavation for Dry Well conforms to approved plans		
2. Placement of backfill, perforated inlet pipe and observation well conforms to approved plans		
3. Placement of geotextiles and filter media conforms to approved plans		
4. Connecting pipes, including connection to downspout, constructed per the approved plans		
5. Final grading and permanent stabilization conforms to approved plans		

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: APPROVED ________ CONSTRUCTED ________

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on this record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including thereon this signed Record Drawing Certification, must be submitted to the MCDPS inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As-Built submission ☐ **is required** ☒ **is not required** for this project.

If this project is subject to a *Stormwater Management Right of Entry and Maintenance Agreement*, that document is recorded at Book XXXXX Page XXX . This Record Drawing will serve as referenced in the recorded document.

"This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planted. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions."

Owner/Developer Signature ________ *Date* ________

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS ________ DATE ________

LEGEND

EXISTING FEATURES

- Ex. Sewer Line with Cleanout
- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Downspout Piped / Spilled
- Ex. Underground Electric Line
- Ex. Two- And Ten-foot Contours
- Ex. Spot Elevation
- Ex. Wood or Stockade Fence
- Ex. Retaining Wall
- Ex. Tree
- Ex. Roadside Tree

PROPOSED FEATURES

- Limit Of Disturbance (L.O.D.)
- Prop. Electric-House Connection
- Prop. Contour with Elevation
- Prop. Spot Elevation
- Prop. Retaining Wall
- Prop. 4" PVC Drain Pipe
- Prop. Drainage Divide
- Prop. Surface Flow Direction
- Prop. Pipe Flow Direction
- Prop. Super Silt Fence
- Prop. Tree Protection Fence
- Prop. Stabilized Construction Entrance
- Dry Well with Perforated Pipe Layout, Downspout Leader, Pipe Flow Direction, and Pipe Invert Elevation

TREE CANOPY REQUIREMENTS

To be completed by the consultant and placed on the first sheet of the Sediment Control/Stormwater Management Plan set for all projects. A fee in lieu of planting will be charged for any required canopy trees that are not planted.

EXEMPT: YES ■ NO ☐
If exempt under Section 55-5 of the code, please check the applicable exemption category below.

Total Property Area	Total Disturbed Area
8,125 SF	8,200 SF
Shade Trees Required 0	**Shade Trees Proposed** 0

Number of Trees Requiring Payment of Fee in Lieu: (Trees Required-Trees Proposed) = XX Trees

Required Number of Shade Trees:

AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET) FROM	TO	NUMBER OF SHADE TREES REQUIRED
1 SQ. FT.	6,000 SQ. FT.	3
6,001 SQ. FT.	8,000 SQ. FT.	6
8,001 SQ. FT.	12,000 SQ. FT.	9
12,001 SQ. FT.	14,000 SQ. FT.	12
14,001 SQ. FT.	40,000 SQ. FT.	15

If the square footage of the limits of disturbance is more than 40,000 SF, then the number of shade trees required must be calculated using the following formula:
(Number of Square Feet in LOD / 40,000) x 15

Exemption Categories:

- ☐ 55-5(a) any activity that is subject to Article II of Chapter 22A;
- ☐ 55-5(b) any commercial logging or timber harvesting operation with an approved exemption from Article II of Chapter 22A;
- ☐ 55-5(f) any activity conducted by the County Parks Department;
- ☐ 55-5(g) routine or emergency maintenance of an existing stormwater management facility, including an existing access road, if the person performing the maintenance has obtained all required permits;
- ☐ 55-5(h) any stream restoration project if the person performing the work has obtained all necessary permits;
- ☐ 55-5(i) cutting or clearing any tree to comply with applicable provisions of any federal, state, or local law governing safety of dams;
- ■ OTHER: Specify per Section 55-5 of the Code: This property is located within the Montgomery County incorporated municipality of Chevy Chase Village, therefore it is not subject to the Tree Canopy Law.

TOPSOIL NOTE

TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS".

RUNOFF STATEMENT

I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated compliance with required environmental runoff treatment standards. This DPS sediment control/stormwater management plan approval does not relieve me of professional responsibility. I have analyzed the proposed design for sediment control permit no. 299746 and hereby certify that, based upon my background, training and experience, I have determined that the proposed improvements shown on this plan meet relevant laws and regulations. I further acknowledge that I have analyzed the post development runoff patterns for this project from the standpoint of my responsibilities under current Maryland Law and have determined that if permission is required from adjacent property owners, I have obtained it and have made copies of those permissions available to DPS.

Lane A. Kurkjian, P.E. — Date 05/02/25

UTILITY INFORMATION

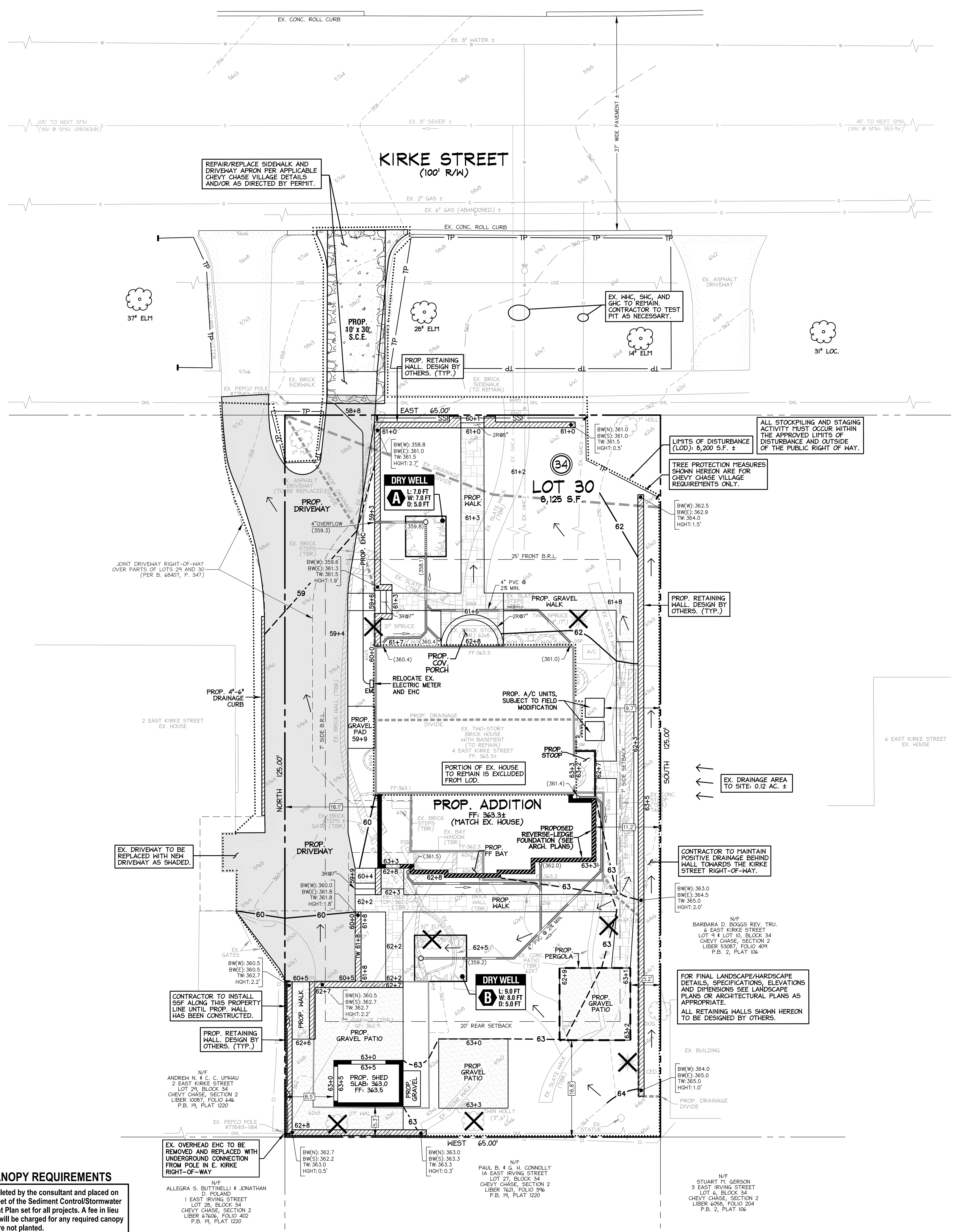
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

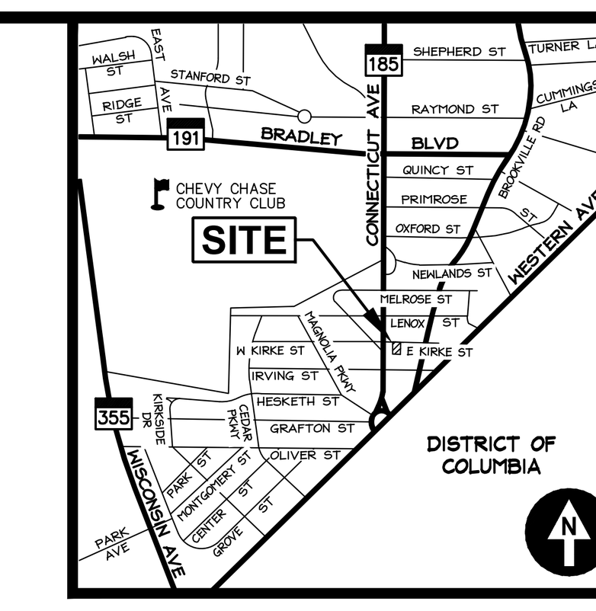
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

FRONT YARD PARKING AREA COVERAGE

R-60: 35% MAXIMUM

FRONT YARD PARKING AREA: 444.3 SF
FRONT YARD AREA: 2,599.2 SF
COVERAGE: 17.1% (< 35%)





VICINITY MAP

ADC MAP 5047, GRID H-5, SCALE: 1" = 2000'

SEQUENCE OF CONSTRUCTION

1. Prior to clearing of trees, installing sediment control measures, or grading, a preconstruction meeting must be conducted on-site with the Montgomery County Department of Permitting Services (MCDPS) sediment control inspector (240) 777-0311 (48 hours notice), the Owners representative, and the site Engineer. **In order for the meeting to occur, the applicant must provide one paper set of approved sediment control plans to the MCDPS sediment control inspector at the preconstruction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work.**
2. The limits of disturbance must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
3. Clear and grade for installation of sediment control devices.
4. Install Super Silt Fence and Stabilized Construction Entrance (SCE).
5. Once the sediment control devices are installed, the permittee must obtain written approval from the MCDPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.
6. Staging, access, and stockpiling activities must not occur in the public right-of-way or beyond the approved limits of disturbance (L.O.D.) defined by this plan.
7. Raze existing addition on the rear of the house. The main portion of the existing house is to remain.
8. The Stabilized Construction Entrance (SCE) is an erosion and sediment control practice and must remain in place until written permission is granted from the inspector for its removal.
9. Install base courses for driveway and construct addition and retaining walls.
10. Gutters and downspouts to be installed early as possible, subject to availability of materials and labor.
11. Install stormwater management devices, associated piping, and removable pop-up emitters, but do not connect to downspouts at this time.
12. Pave driveway, permanently stabilize all remaining areas.
13. Connect downspouts to roof drain piping and stormwater management devices.
14. Provide signed record set of plans to the sediment control inspector.
15. Obtain written approval from Sediment Control Inspector prior to the removal of any sediment control device.

OFFSITE GRADING CONSENT LETTER

PENDING

OWNER/APPLICANT
4 E Kirke Street LLC
Attn: Cameron Ruppert
4445 Willard Ave, Suite 740
Chevy Chase, MD 20815
240-401-7377
cameron@cameronruppertinteriors.com

ARCHITECT
Mortar & Thatch Architects
300 Morse Street NE, Unit 833
Washington, DC 20002
Attn: Alex Smith
202-695-5586
alexander@mortarandthatch.com

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
Attn: Stephen Makrinos
111 Cathedral Street, Suite 100
Annapolis, MD 21401
410-280-8850
steve@campionhruby.com

4 East Kirke Street
Lot 30, Block 34,
Chevy Chase, Section 2
Building Permit Site Plan, Stormwater Management Plan, and Sediment Control Plan
Sediment Control Permit #: 299746

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW	
REVIEWED ____ DATE ____	REVIEWED ____ DATE ____	DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties.
TECHNICAL REVIEW OF STORMWATER MANAGEMENT	**SMALL LOT DRAINAGE APPROVAL**	**299746** SEDIMENT CONTROL PERMIT NO.
REVIEWED ____ DATE ____	N/A: ☐ OR REVIEWED ____ DATE ____	**N/A** STORMWATER MANAGEMENT FILE NO.
MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.	MCDPS APPROVAL DOES NOT NEGATE THE NEED FOR A MCDPS ACCESS PERMIT.	

CAS JOB NO.: 24-642
DATE: 04/2025

DATE	REVISION
10/28/24	LAK - Building Permit Site Plan Base Sheet to Client and Architect.
1/27/25	LAK - Preliminary Site / Grading Plan to Client & Architect.
04/25/25	LAK - Draft SCP To Client & Architect.

STATE OF MARYLAND · LANE A. KURKJIAN · No. 57600 · REGISTERED · PROFESSIONAL ENGINEER

LANE A. KURKJIAN, P.E.
05/02/25

PROFESSIONAL ENGINEER 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 No. 57600, expiration date 05/04/2027, and that this plan meets MCDPS criteria for building and sediment control permit applications.

Lot 30, Block 34, Chevy Chase, Section 2
Plat Book 2, Plat No. 106, Recorded 04/17/1940
Bethesda (7th) Election District, Montgomery County, MD

4 East Kirke Street
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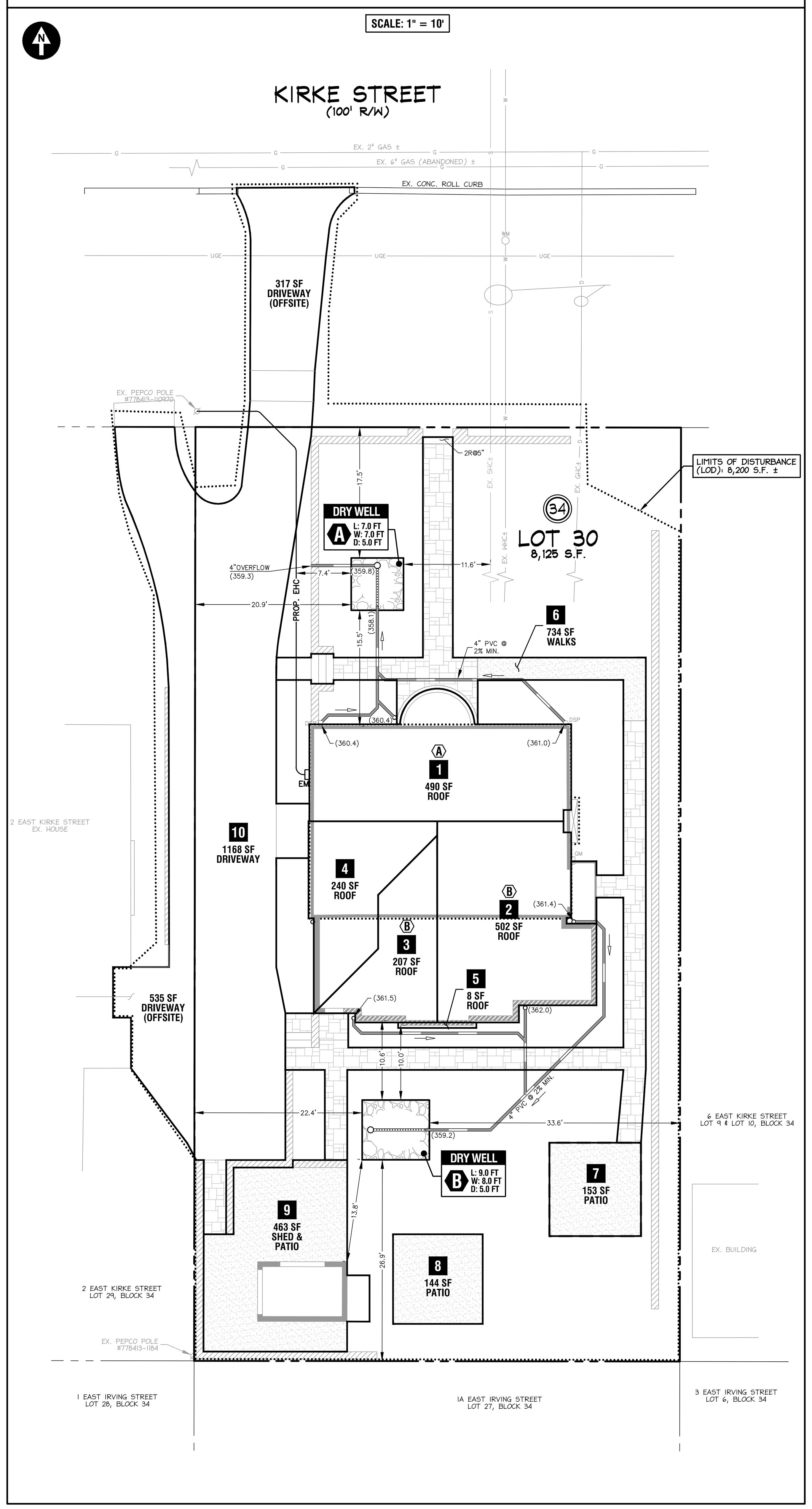
SCALE: 1 INCH = 10 FEET

SHEET TITLE:
Building Permit Site Plan, SWM Plan, and Sediment Control Plan

IMPERVIOUS SURFACE AND ROOF AREA DIAGRAM

SCALE: 1" = 10'



ESD COMPUTATIONS - 4 EAST KIRKE STREET (HYDROLOGIC SOIL GROUP B)

TOTAL LOT AREA FOR P_E DETERMINATION	TOTAL LOT IMPERVIOUS AREA FOR P_E DETERMINATION	LOT IMPERVIOUS AREA PERCENTAGE (I) FOR P_E DETERMINATION	P_E = RAINFALL TARGET (INCHES) APPLY IMPERVIOUS COVER PERCENTAGE TO TABLE 5.3
8,125 SF	4,109 SF	50.57 %	1.8 IN
TOTAL L.O.D. AREA FOR R_V & ESD_V DETERMINATION	**TOTAL IMPERVIOUS AREA WITHIN L.O.D. FOR R_V DETERMINATION**	L.O.D. IMPERVIOUS AREA PERCENTAGE (I) FOR R_V DETERMINATION	R_V = RUNOFF VOLUME 0.05 + 0.009(I) (I = Impervious Percentage)
8,200 SF	4,961 SF	60.50%	0.59

TARGET ESD_V = (PE) x (RV) x (A) / 12

TARGET ESD_V = 1.8 (PE) x 0.59 (Rv) x 8200 (Area) / 12

TOTAL SITE ESD VOLUME REQUIRED: 725.7 CF

PER SECTION 5.2.3, THE SIZE OF ANY PRACTICE IS LIMITED TO THE RUNOFF FROM THE 1-YEAR 24-HOUR STORM

(Q_E) VOLUME = (Area) x 2.6 in (Pe Max) x (R_V) / 12

VOLUME PROVIDED VIA ESD DEVICE(S) MUST NOT EXCEED THE Q_E MAXIMUM (1-YEAR STORM)

DRYWELL STRUCTURE	IMPERVIOUS AREA NUMBERS	DRAINAGE AREA (SQ. FT.)	MINIMUM REQUIRED ESD_v P_E = 1.0 IN (CUBIC FEET)	DRY WELL DIMENSIONS (FEET)	DRY WELL SURFACE AREA (SQUARE FEET)	TOTAL DRY WELL VOLUME (CUBIC FEET)	Q_E MAXIMUM VOLUME CHECK (1-YEAR STORM: 2.6 IN)	DRY WELL VOLUME PROVIDED (CUBIC FEET)	PE PROVIDED (INCHES)
	DATA BELOW ROUNDED TO 1 DECIMAL PLACE; Rv FOR DRYWELLS IS 0.95 (100% IMPERVIOUS ROOF AREA)								
A ROOF	1	490 SF	ESDv = 490 (A) x 1.0 (Pe Min) x 0.95 (Rv) / 12; ESDv Min = 38.8 CF	7.0 (LENGTH) 7.0 (WIDTH) 5.0 (DEPTH)	A = 7 (L) x 7 (W); A = 49.0 SF	V = 49 (A) x 5 (D) x 0.4; V = 98.0 CF	ESDv = 490 (A) x 2.6 (Pe Max) x 0.95 (Rv) / 12; ESDv Max = 100.9 CF	98.0 CF	2.53 IN.
	TOTAL	490 SF							
B ROOF	2	502 SF	ESDv = 709 (A) x 1.0 (Pe Min) x 0.95 (Rv) / 12; ESDv Min = 56.1 CF	9.0 (LENGTH) 8.0 (WIDTH) 5.0 (DEPTH)	A = 9 (L) x 8 (W); A = 72.0 SF	V = 72 (A) x 5 (D) x 0.4; V = 144.0 CF	ESDv = 709 (A) x 2.6 (Pe Max) x 0.95 (Rv) / 12; ESDv Max = 145.9 CF	144.0 CF	2.57 IN.
	3	207 SF							
	TOTAL	709 SF							

AREAS NOT TREATED			
AREAS NOT TREATED	4	240 SF	**ROOF** - NOT TREATED. DOWNSPOUT DISCHARGES AT GRADE AND DRAINS TO DRIVEWAY. BOTH PROPOSED DRYWELLS ARE IN ELEVATED YARD AREAS SEPARATED BY RETAINING WALLS.
	5	8 SF	**ROOF**- NOT TREATED. NO DOWNSPOUT ON BAY WINDOW ROOF.
	6	734 SF	**WALKS** - NOT TREATED DUE TO INSUFFICIENT LOT AREA FOR SWM TREATMENT FACILITIES THAT ACCEPT RUNOFF FROM AT-GRADE FEATURES.
	7	153 SF	**PATIO** - NOT TREATED DUE TO INSUFFICIENT LOT AREA FOR SWM TREATMENT FACILITIES THAT ACCEPT RUNOFF FROM AT-GRADE FEATURES. PRO. GRAVEL PATIO DRAINS TO SWALE.
	8	144 SF	**PATIO** - NOT TREATED DUE TO INSUFFICIENT LOT AREA FOR SWM TREATMENT FACILITIES THAT ACCEPT RUNOFF FROM AT-GRADE FEATURES. PROP. GRAVEL PATIO DRAINS TO SWALE.
	9	463 SF	**SHED & PATIO** - NOT TREATED DUE TO INSUFFICIENT LOT AREA FOR SWM TREATMENT FACILITIES THAT ACCEPT RUNOFF FROM AT-GRADE FEATURES. PROP. PATIO IS GRAVEL AND PROP. SHED IS PRE-FABRICATED AND DOES HAVE DOWNSPOUTS OR GUTTERS.
	10	1,168 SF	**SHARED DRIVEWAY** - NOT TREATED DUE TO PROXIMITY TO HOUSE FOUNDATIONS AND PROP. ELECTRIC HOUSE CONNECTION. DRIVEWAY IS SHARED WITH NEIGHBOR AND WILL BE REPLACED IN KIND.
	TOTAL	2,910 SF	

TOTAL SITE IMPERVIOUS AREA	4,109 SF
IMPERVIOUS AREA IN RIGHT-OF-WAY	852.0 SF

	ESDV PROVIDED VIA DRY WELLS	ESDV PROVIDED VIA DISCONNECTS	ESDV PROVIDED VIA MICRO-INFILTRATION TRENCH	ESDV PROVIDED VIA LANDSCAPE INFILTRATION	ESDV PROVIDED VIA PERMEABLE PAVEMENTS
TOTAL ESD_V PROVIDED	244.6 CF	0.0 CF	0.0 CF	0.0 CF	0.0 CF
IS ESD_V ADEQUATE	**244.6 CF** < 725.7 CF		**ESD TO THE MEP, QL AND QN WAIVERS REQUIRED**		
IS P_E ADEQUATE	**0.61 IN** < 1.80 IN				

DRYWELL SCHEDULE - 4 EAST KIRKE STREET

DRYWELL STRUCTURE	FINISHED GRADE (LOW SIDE)	FINISHED GRADE (HIGH SIDE)	ELEVATION AT TOP OF GRAVEL *(1'-3' cover)*	COVER DEPTH OVER DRY WELL ON HIGH SIDE *(3' MAX.)*	PIPE INVERT IN FROM DOWNSPOUTS	TOTAL DEPTH OF GRAVEL *(4' max. depth)*	ELEVATION AT BOTTOM OF GRAVEL	TOTAL DEPTH OF SAND	ELEVATION AT BOTTOM OF SAND	TOTAL DEPTH OF DRYWELL *(gravel + sand, 5' max. depth)*	TOTAL DEPTH OF DRYWELL FROM GRADE *(8' max. depth)*	RECOMMENDED OVERFLOW
A	361.1	361.2	359.1	2.1	358.1	4.0 ft	355.1	1.0 ft	354.1	5.0 ft	7.1 ft	4" PVC OVERFLOW THROUGH WALL TO DRIVEWAY AND SURCHARGE PIPE AT EACH DOWNSPOUT.
B	362.2	362.5	360.2	2.3	359.2	4.0 ft	356.2	1.0 ft	355.2	5.0 ft	7.3 ft	POP UP EMITTER AT DRY WELL CLEANOUT AND SURCHARGE PIPE AT EACH DOWNSPOUT.

REQUEST FOR S.W.M. WAIVER

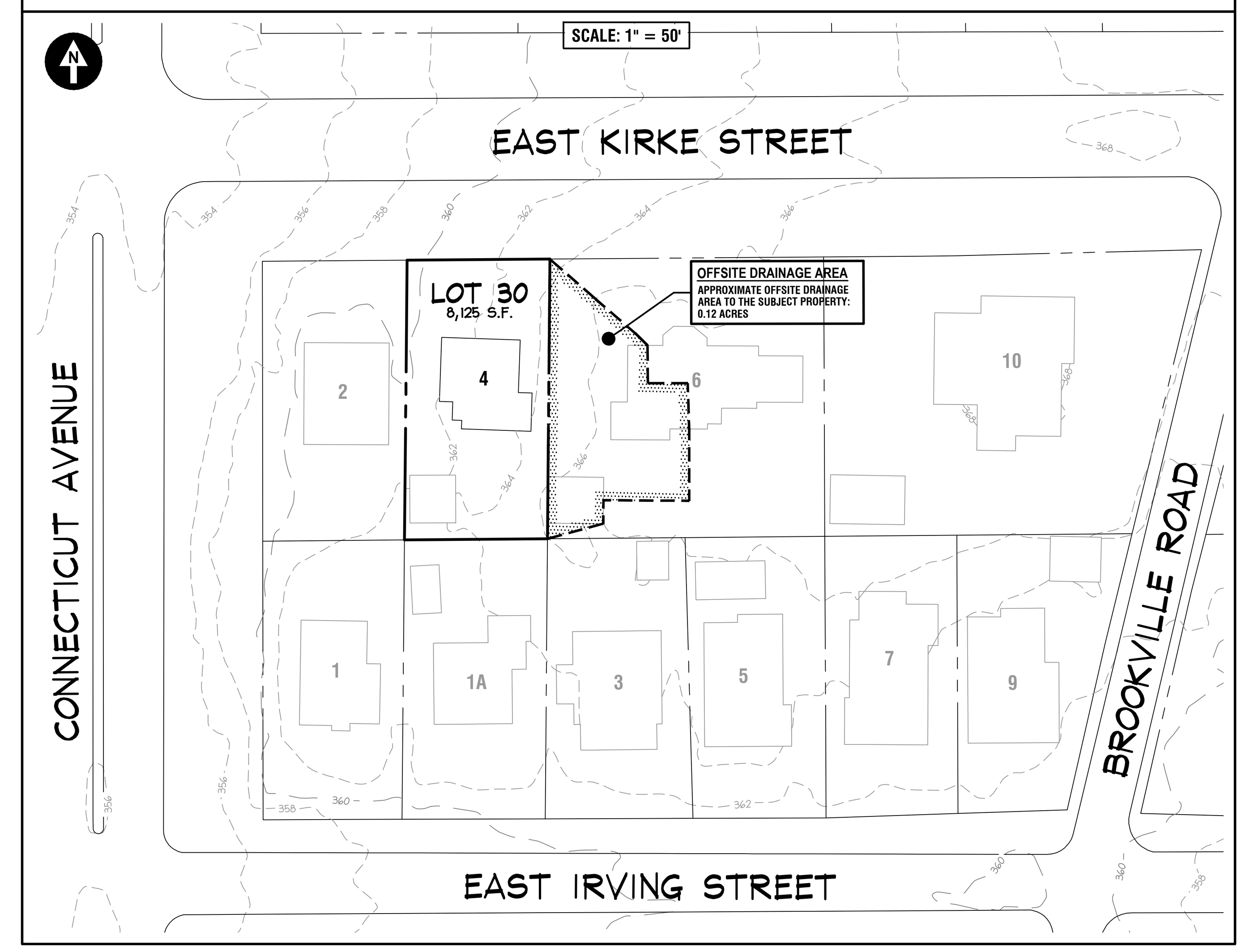
This plan provides 0.61 inches of the 1.80 inches of E.S.D. volume required. The project proposes removal of an existing addition and construction of a new addition of similar size on the back of the existing house to emain. The existing house, existing shared driveway condition, and location of existing utilities limit the flexibility of the site plan in providing ESD facilities. Permeable pavement was deemed infeasible due to the shared driveway condition. The driveway will be regraded to resolve localized low points and reconstructed with asphalt to match the existing condition. Two (2) gravel drywells are proposed to treat existing and proposed roof areas. There is insufficient space for additional ESD facilities able to provide treatment for at-grade improvements. Additionally, the patios and walkways are proposed to be gravel and flagstone, therefore capturing runoff from these surfaces is not practicable. A waiver is hereby requested from both the quality and quantity ESD requirements.

Since this lot is < 15,000 SF in size and < 1" of E.S.D. is provided, the Small Lot Drainage Ordinance applies. Refer the the Small Lot Drainage Plan, narrative, and computations on Sheet 3 for additional information.

The quantity (Qn) and quality (Ql) SWM waiver fees will be paid prior to sediment control permit issuance.

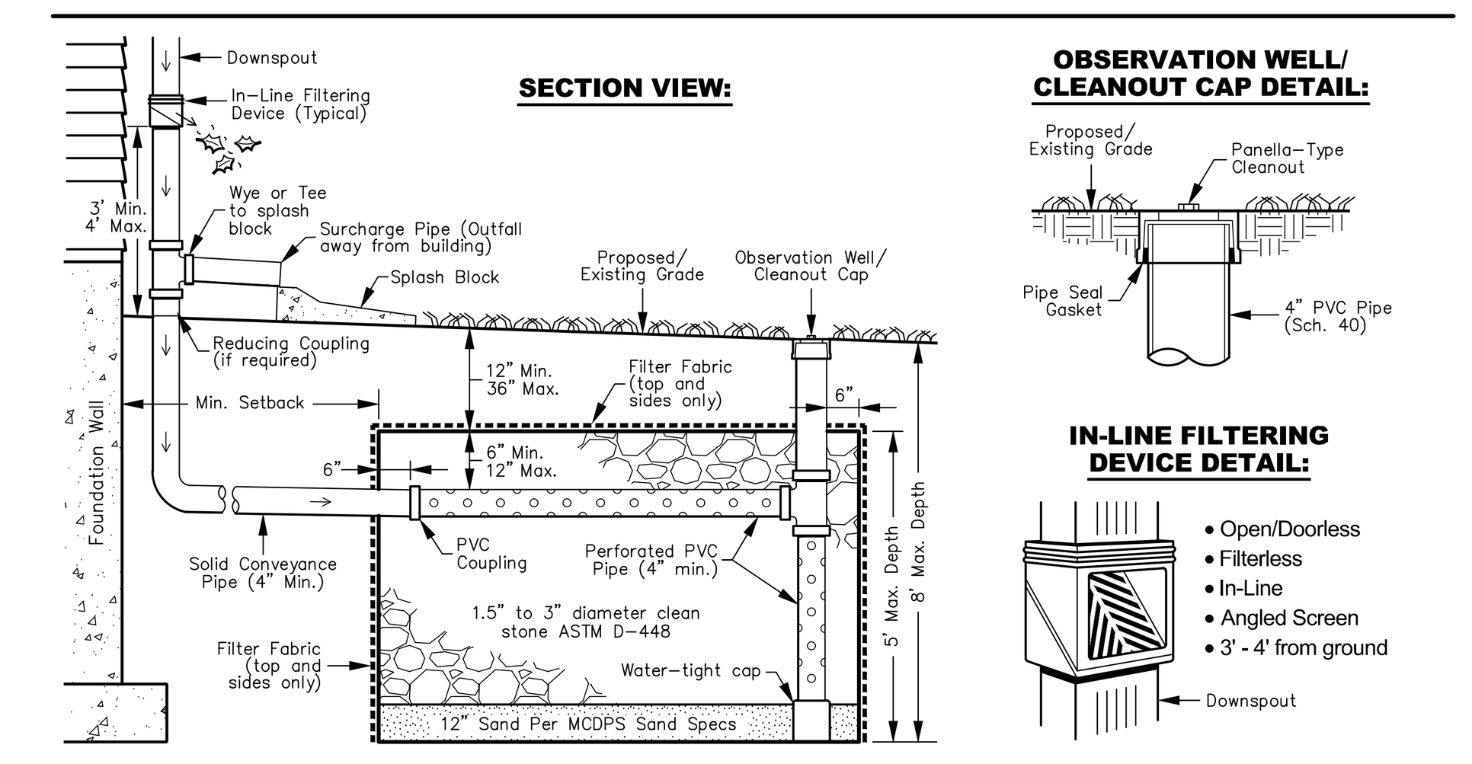
DRAINAGE AREA MAP

SCALE: 1" = 50'



GENERAL NOTES:

1. Dry wells may receive water from roof downspouts only.
2. Length, width, and depth of each dry well is to be as specified by the design engineer on the approved plan.
3. Manufactured sand is not acceptable. Refer to the MCDPS Sand Specifications.
4. With the inspector's approval, dry well locations may be field adjusted for site conditions. All adjustments must meet the minimum setbacks.
5. Impermeable liners may be used when specified by the design engineer and shown on the plan.
6. Overflow pipes may be used when specified by the design engineer and shown on the plan. They shall be set at a minimum 2% slope. If the outfall is to daylight the outfall invert shall be shown.
7. Pop-up emitters may be used when specified by the design engineer and shown on the plan.



LAYOUT GUIDANCE:

- Downspouts shall be shown on the plan view.
- Conveyance pipe(s) from the downspout(s) to the dry well shall be shown on the plan view, including connections from other downspouts. Standard, readily-available bends should be used at couplings.
- When possible there should be only one conveyance pipe entering the dry well. It should be centered and should enter at 90 degrees.
- The interior 6" PVC perforated pipe shall be designed and shown on the plan to maximize distribution within the dry well.
- When a dry well's length is greater than its width, consider locating the perforated pipe along the longest dimension.
- The observation well with cleanout cap shall be shown on the plan view.

MINIMUM SETBACKS:

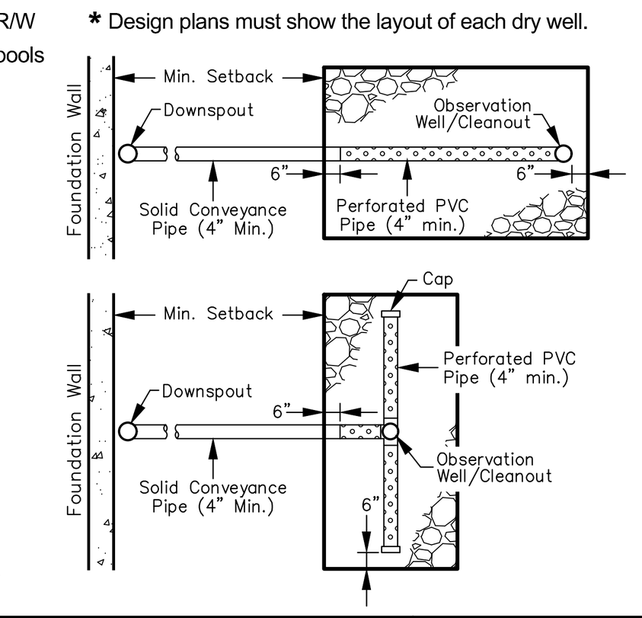
- 5 feet from property lines, Zero from R/W
- 10 feet from slab-on-grade buildings/pools
- 15 feet from buried foundations
- 15 feet from another dry well
- 30 feet from septic trench or tank
- 100 feet from primary well location or open loop geothermal well
- 50 feet from alternate well location or closed loop geothermal well
- So as to avoid basement seepage
- In accordance with other county requirements

PERFORATED PVC PIPE:

- Schedule 40 PVC
- 3/8 inch holes
- 4" on center
- 90° around pipe

EXAMPLE LAYOUTS* - PLAN VIEW:

- Design plans must show the layout of each dry well.



MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
WATER RESOURCES SECTION

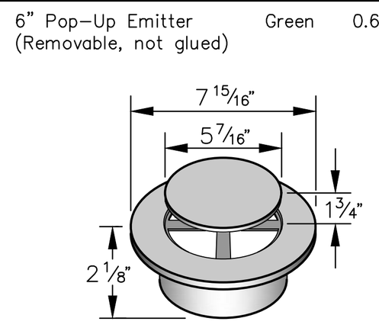
DRY WELL FOR ROOF RUNOFF DETAIL

DATE: SEPTEMBER 2021
SCALE: NONE

OBSERVATION WELL WITH REMOVABLE 6" POP-UP DRAINAGE EMITTER

NDS® 6" POP-UP DRAINAGE EMITTER

PART NO.	DESCRIPTION	COLOR	WT. EA. (LBS)	PRODUCT CLASS	SPECIFICATIONS
620	6" Pop-Up Emitter (Removable, not glued)	Green	0.61	10ND	NDS #620, 6" Polyolefin Drainage Pop-Up Drainage Emitter, Center Spring Loaded Drive Pop-Up with UV inhibitor. 100 G.P.M.



www.ndspro.com/where-to-buy

SAND SPECIFICATIONS

WASHED ASTM C33 FINE AGGREGATE CONCRETE SAND IS UTILIZED FOR STORMWATER MANAGEMENT APPLICATIONS IN MONTGOMERY COUNTY. IN ADDITION TO THE ASTM C33 SPECIFICATION, SAND MUST MEET ALL OF THE FOLLOWING CONDITIONS:

1. Sand must meet gradation requirements for ASTM C-33 Fine Aggregate Concrete Sand. AASHTO M-6 gradation is also acceptable.
2. Sand must be silica-based...no limestone based products may be used. If the material is white or gray in color, it is probably not acceptable.
3. Sand must be clean. Natural, unwashed sand deposits may not be used. Likewise, sand that has become contaminated by improper storage or installation practices will be rejected.
4. Manufactured sand or stone dust is not acceptable under any circumstance.

CAS ENGINEERING DRAINAGE NOTES

1. All storm drain pipe to be Schedule 40 PVC or of higher quality.
2. Downspout leaders originating directly from downspouts to be 4" diameter PVC, unless noted otherwise.
3. Maintain minimum 12" cover over all pipe. Pipe slopes to be 2% minimum.
4. All areaway and window well drains to sump pump - by plumber - unless noted otherwise.
5. Sump pump discharge to be located so as to avoid impact to the neighboring properties and to avoid recirculation of water.
6. The permittee shall install a splash block at the bottom of each downspout.
7. Maintenance of gutters, downspouts, leaf filters, inlets, drain pipes, drainage swales, drywells and other drainage related items should be performed as needed, but at least twice per year.
8. Drainage swales and drainage patterns shall not be impeded with trees, landscaping, fences, etc.
9. Window wells shall have a minimum freeboard of 6 inches and should be kept free of leaves and debris.
10. Ground cover (sod, seed, etc.) shall be selected based on soil conditions, drainage, sun exposure, final grade slopes, etc. per M.D.E. specifications.
11. Multi-Flow™ or equivalent drainage systems are recommended in lawn areas with a 3% slope or less.
12. Gutters and downspouts to be installed early as possible, subject to availability of materials and labor.
13. Sediment control devices must be inspected daily and with extra care before storm events. On disturbed sites they should be monitored during storm events.
14. Areas where construction is complete, such as side and rear yards, should be permanently stabilized as early as possible and in conformance with M.D.E. specifications.
15. Sump pumps serving driveways, patios, areaways, and other large open impervious surfaces must be sized for a 100-year storm event.

APPROVED
Montgomery County
Historic Preservation Commission
Karen Burditt

REVIEWED
By Dan Bruechert at 12:53 pm, May 15, 2025

4 East Kirke Street
Lot 30, Block 34,
Chevy Chase, Section 2
Stormwater Management
Calculations and Details
Sediment Control Permit #: 299746

CAS JOB NO.: 24-642
DATE: 04/2025

DATE	REVISION
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1/27/25	LAK - Preliminary Site / Grading Plan to Client & Architect.
04/25/25	LAK - Draft SCP To Client & Architect.

LANE A. KURKJIAN, P.E.
05/02/25

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Lot 30, Block 34, Chevy Chase, Section 2
Plat Book 2, Plat No. 106, Recorded 04/17/1940
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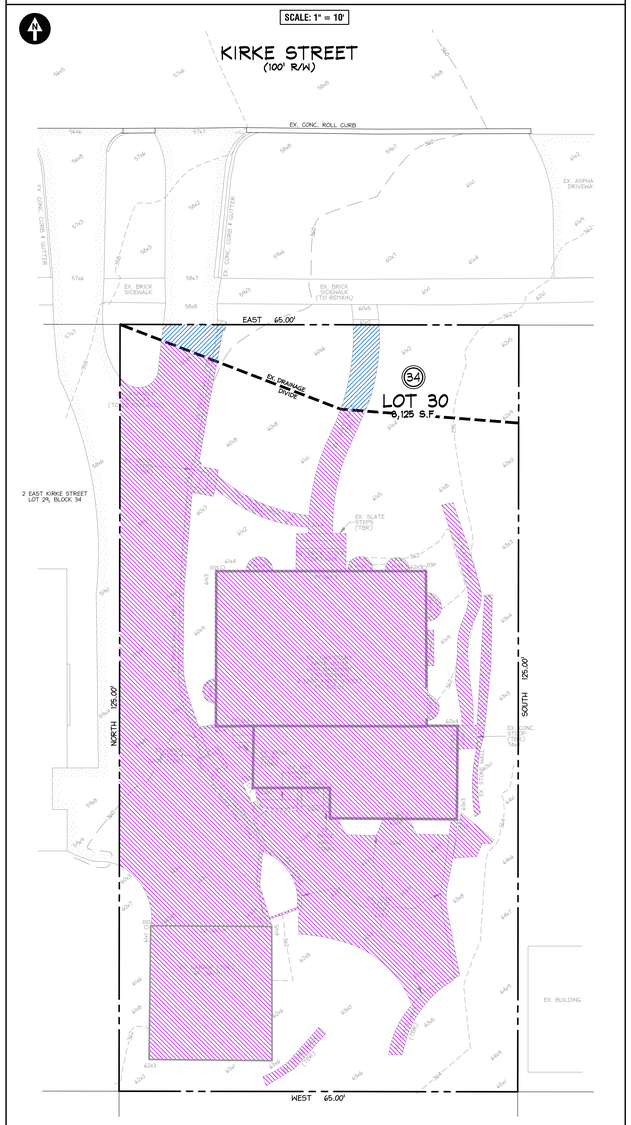
NOT TO SCALE OR AS NOTED

SHEET TITLE:
Building Permit Site Plan, SWM Plan, and Sediment Control Plan

DRAINAGE DIAGRAM - PRE-DEVELOPMENT CONDITIONS

SCALE: 1" = 10'



Pre-development impervious surfaces draining to the adjacent Lot 29: 4,249 square feet

Pre-development impervious surfaces draining to the Right-of-Way: 101 square feet

Pre-development pervious surfaces draining to the adjacent Lot 29: 3,197 square feet

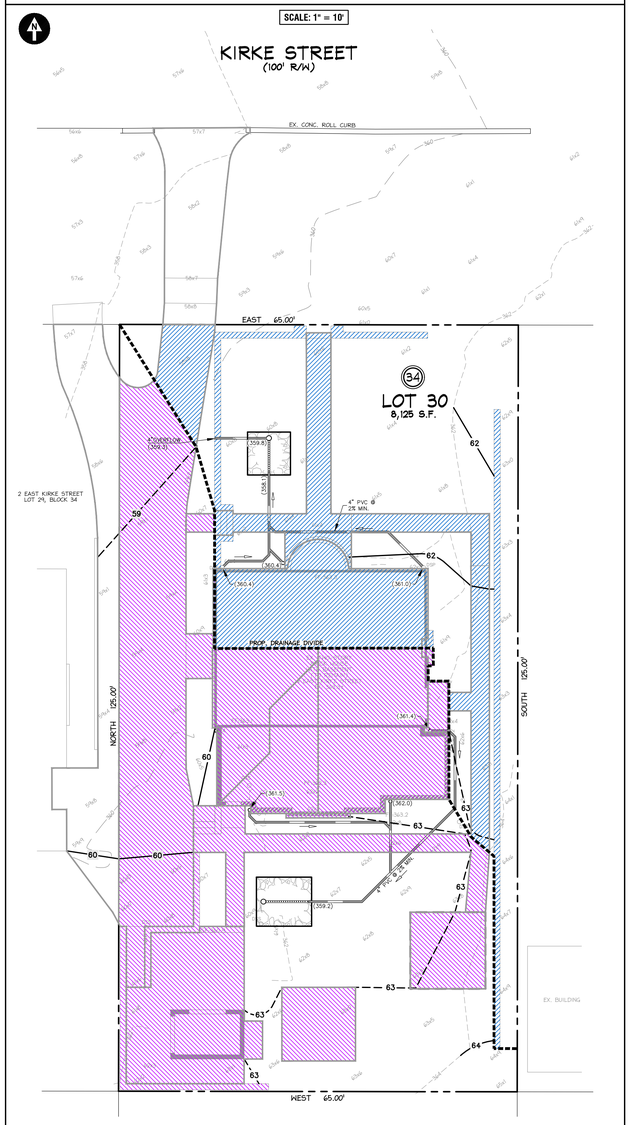
Pre-development pervious surfaces draining to the Right-of-Way: 578 square feet

Total pre-development surface area draining to the adjacent adjacent Lot 29: 7,446 square feet

Total pre-development surface area draining to the Right-of-Way: 679 square feet

DRAINAGE DIAGRAM - POST-DEVELOPMENT CONDITIONS

SCALE: 1" = 10'



Post-development impervious surfaces draining to the adjacent Lot 29: 3,136 square feet

Post-development impervious surfaces draining to the Right-of-Way: 1,239 square feet

Post-development pervious surfaces draining to the adjacent Lot 29: 1,777 square feet

Post-development pervious surfaces draining to the Right-of-Way: 2,058 square feet

Total post-development surface area draining to the adjacent Lot 29: 4,828 square feet

Total post-development surface area draining to the Right-of-Way: 3,297 square feet

SMALL LOT DRAINAGE ANALYSIS: SECTION 8-29(B)

ANALYSIS OF ON-SITE DRAINAGE - 4 EAST KIRKE STREET TO PUBLIC R/W

ANALYSIS OF DRAINAGE, 1.5" / 24 HR

EXISTING CONDITIONS		POST-DEVELOPMENT CONDITIONS *	
ONSITE DRAINAGE AREA =	679 S.F.	ONSITE DRAINAGE AREA =	3,297 S.F.
IMPERVIOUS AREA =	101 S.F.	IMPERVIOUS AREA * =	1,239 S.F.
% IMPERVIOUS = I_{AREA}	14.87%	% IMPERVIOUS = I_{DEV}	37.58%
R_V = (0.05 + 0.009 * I_{AREA}) =	18.40%	R_V = (0.05 + 0.009 * I_{DEV}) =	38.80%
DV_{AREA} = [1.5" * (R_V) A_{AREA}] / 12 =	15.6 C.F.	DV_{DEV} = [1.5" * (R_V) A_{DEV}] / 12 =	159.9 C.F.
	INCREASE	144.3 C.F.	

ANALYSIS OF ON-SITE DRAINAGE - 4 EAST KIRKE STREET TO ADJACENT LOT 29

ANALYSIS OF DRAINAGE, 1.5" / 24 HR

EXISTING CONDITIONS		POST-DEVELOPMENT CONDITIONS	
ONSITE DRAINAGE AREA =	7,446 S.F.	ONSITE DRAINAGE AREA =	4,828 S.F.
IMPERVIOUS AREA =	4,249 S.F.	IMPERVIOUS AREA =	3,136 S.F.
% IMPERVIOUS = I_{AREA}	57.06%	% IMPERVIOUS = I_{DEV}	64.95%
R_V = (0.05 + 0.009 * I_{AREA}) =	56.40%	R_V = (0.05 + 0.009 * I_{DEV}) =	63.50%
DV_{AREA} = [1.5" * (R_V) A_{AREA}] / 12 =	524.9 C.F.	DV_{DEV} = [1.5" * (R_V) A_{DEV}] / 12 =	383.2 C.F.
	DECREASE	141.7 C.F.	

SECTION 8-29(B) - SMALL LOT DRAINAGE NARRATIVE

In the pre-development condition, the majority of the subject property drains to the northeast onto the adjoining Lot 29 (2 East Kirke Street). In the post-development condition, runoff onto adjoining Lot 29 is decreased by draining a larger portion of the subject property to the East Kirke Right-of-Way, implemented via site grading and proposed retaining walls. Therefore, the project is compliant with Section 8-29B, as there is no increase in runoff onto an adjacent private property.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:54 pm, May 15, 2025

4 East Kirke Street
Lot 30, Block 34,
Chevy Chase, Section 2
Small Lot Drainage Plan
Sediment Control Permit #: 299746

CAS JOB NO.: 24-642
DATE: 04/2025

DATE	REVISION
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1/27/25	LAK - Preliminary Site / Grading Plan to Client & Architect.
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STATE OF MARYLAND
LANE A. KURKJIAN
No. 57600
REGISTERED
PROFESSIONAL ENGINEER

LANE A. KURKJIAN, P.E.
05/02/25

PROFESSIONAL ENGINEER 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 No. 57600, expiration date 05/04/2027, and that this plan meets MCDPS criteria for building and sediment control permit applications.

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info@cas-dc.com
www.cas-dc.com

0" 0.5" 1.0" 1.5" 2.0"
NOT TO SCALE OR AS NOTED

SHEET TITLE:
Small Lot Drainage Plan

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. The permittee shall notify the Department of Permitting Services (DPS) forty-eight (48) hours before commencing any land disturbing activity and, unless waived by the Department, shall be required to hold a pre-construction meeting between them or their representative, their engineer, and an authorized representative of the Department.
2. The permittee must obtain inspection and approval by DPS at the following points
   A. At the required pre-construction meeting
   B. Following installation of sediment control measures and prior to any other land disturbing activity.
   C. During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.
   D. Prior to removal or modification of any sediment control structure(s).
   E. Prior to final acceptance.
3. The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by the Department prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measure without prior permission from the Department.
4. The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.
5. The permittee shall inspect periodically and maintain continuously in effective operating condition, all erosion and sediment control measures until such time as they are removed with prior permission from the Department. The permittee is responsible for immediately repairing or replacing any sediment control measures which have been damaged or removed by the permittee or any other person.
6. * Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:
   a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

   All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization.
7. The permittee shall apply *sod, seed, and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas such as borrow or stockpile areas, roadway improvements, and areas within fifty (50) feet of a building under construction may be exempt from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.
8. Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using sod or an approved permanent seed mixture and an approved anchored mulch. Wood fiber mulch may only be used in seeding season when the slope does not exceed 10% and grading has been done to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.
9. The site permit, work, materials, approved SC/SM plans, and test reports shall be available at the site for inspection by duly authorized officials of Montgomery County.
10. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water down slope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed, and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.
11. Permanent swales or other points of concentrated water flow shall be stabilized within 3 calendar days of establishment with *sod or seed with an approved erosion control matting or by other approved stabilization measures.
12. Sediment control devices shall be removed, with permission of the Department, within thirty (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.
13. * No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas or on residential lots. A slope gradient of up to 2:1 will be permitted in non-maintenance areas provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.
14. The permittee shall install a splashblock at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.
15. For finished grading, the permittee shall provide adequate gradients so as to prevent water from standing on the surface of lawns more than twenty-four (24) hours after the end of a rainfall, except in designated drainage courses and swale flow areas, which may drain as long as forty-eight (48) hours after the end of a rainfall.
16. Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.
17. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.
18. The sediment control inspector has the option of requiring additional sediment control measures, as deemed necessary.
19. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.
20. * Vegetative stabilization shall be performed in accordance with the Standards and Specifications for Soil Erosion and Sediment Control.
21. Sediment trap(s)/basin(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to the point of one-half (1/2) the wet storage depth of the trap/basin (1/4 the wet storage depth for ST-III) or when required by the sediment control inspector.
22. Sediment removed from traps/basins shall be placed and stabilized in approved areas, but not within a floodplain.
23. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no greater the two inches in width and four inches in height, with a minimum of 14-gauge wire. Safety fence must be maintained in good condition at all times.
24. No excavation in the areas of existing utilities is permitted unless their location has been determined. Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
25. Off-site spoil or borrow areas must have prior approval by DPS.
26. Sediment trap/basin dewatering for cleanout or repair may only be done with the DPS inspector's permission. The inspector must approve the dewatering method for each application. The following methods may be considered:
   A. Pump discharge may be directed to another on-site sediment trap or basin, provided it is of sufficient volume and the pump intake is floated to prevent agitation or suction of deposited sediments; or
   B. the pump intake may utilize a Removable Pumping Station and must discharge into an undisturbed area through a non-erosive outlet; or
   C. the pump intake may be floated and discharge into a Dirt Bag (12 oz. non-woven fabric), or approved equivalent, located in an undisturbed buffer area.

   Remember: Dewatering operation and method must have prior approval by the DPS inspector.
27. The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.
28. * Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with MDE "Standards and Specifications for Soil Preparation, Topsoiling, and Soil Amendments".

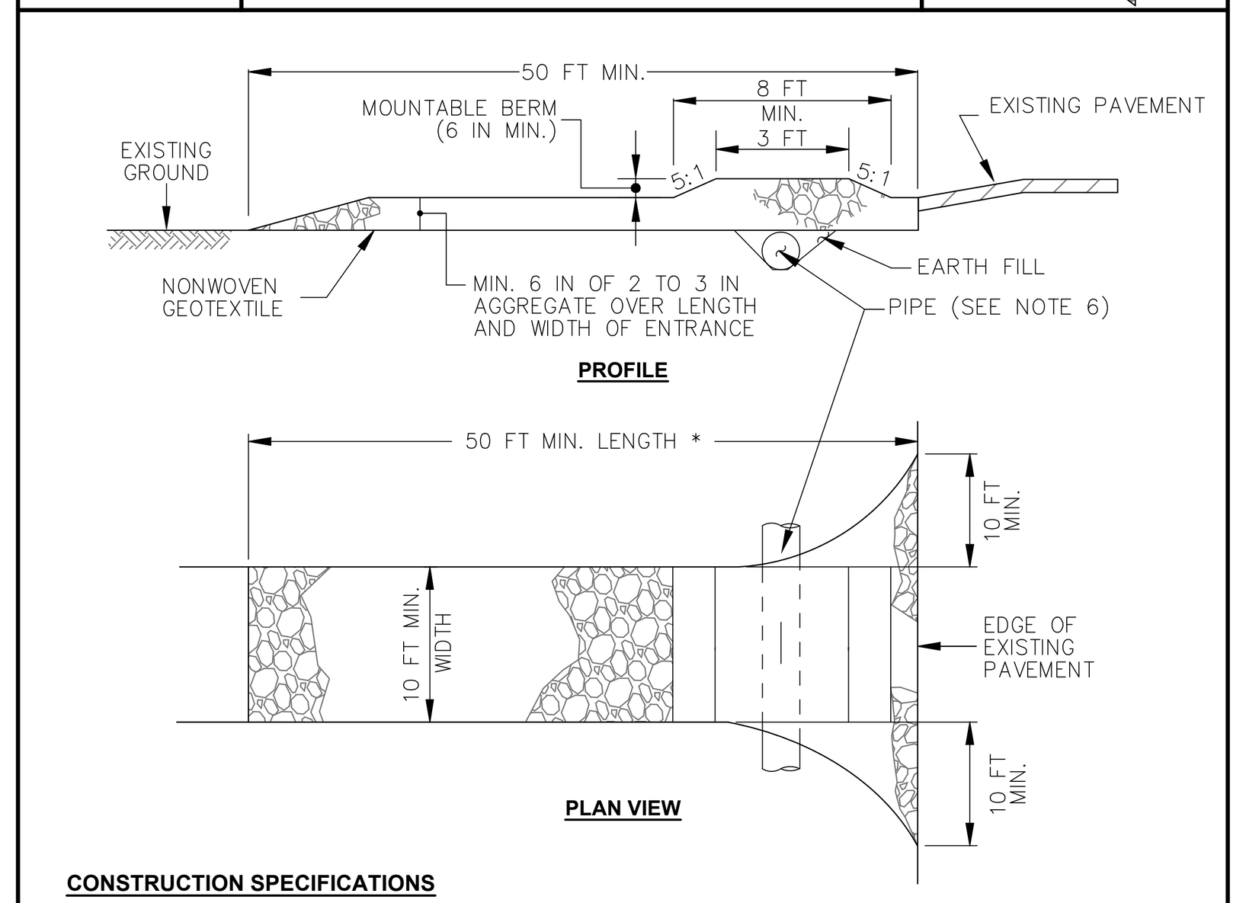
* Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and the Sediment Control Inspector.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 12:54 pm, May 15, 2025

DETAIL B-1 | STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



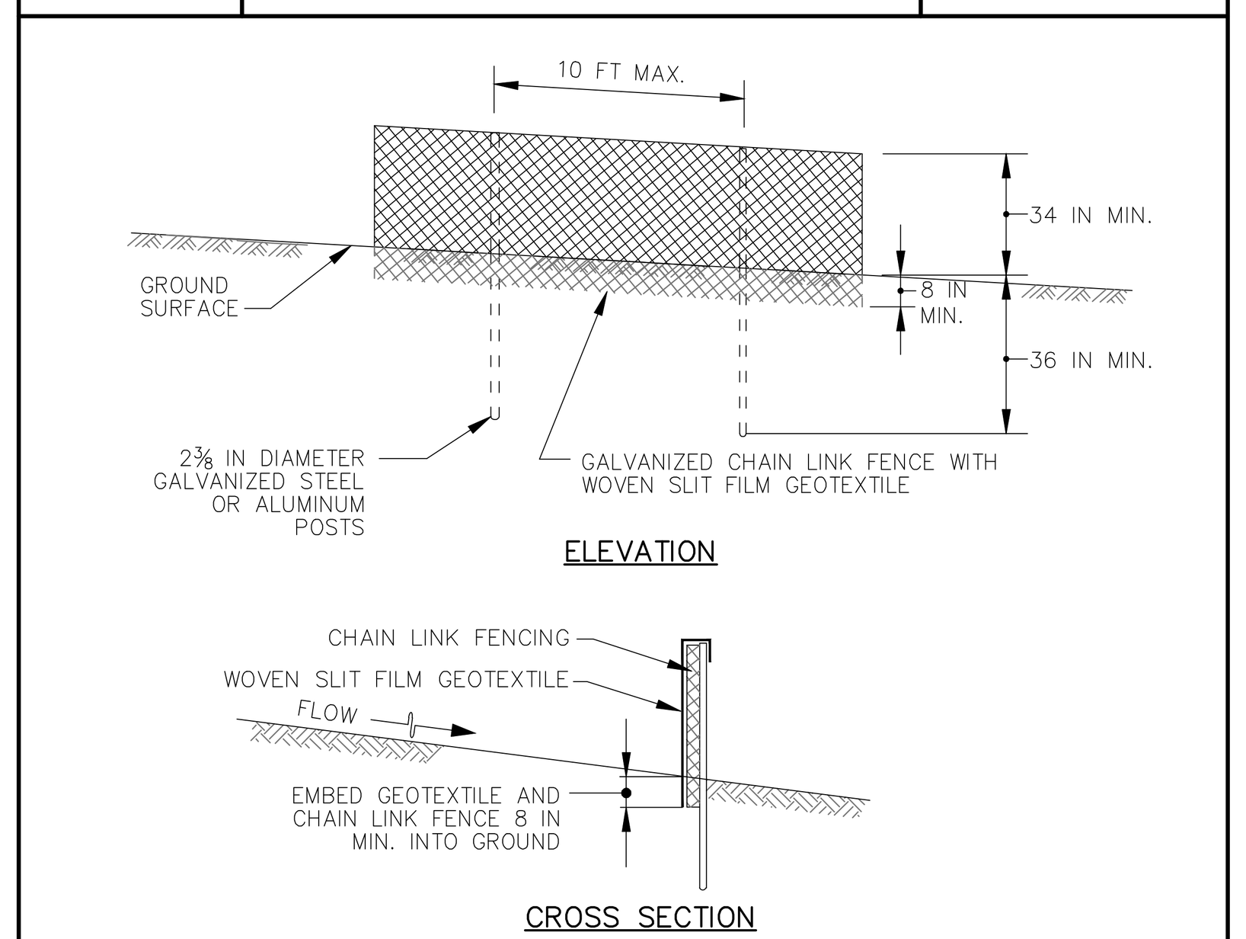
CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 | SUPER SILT FENCE

STANDARD SYMBOL: SSF



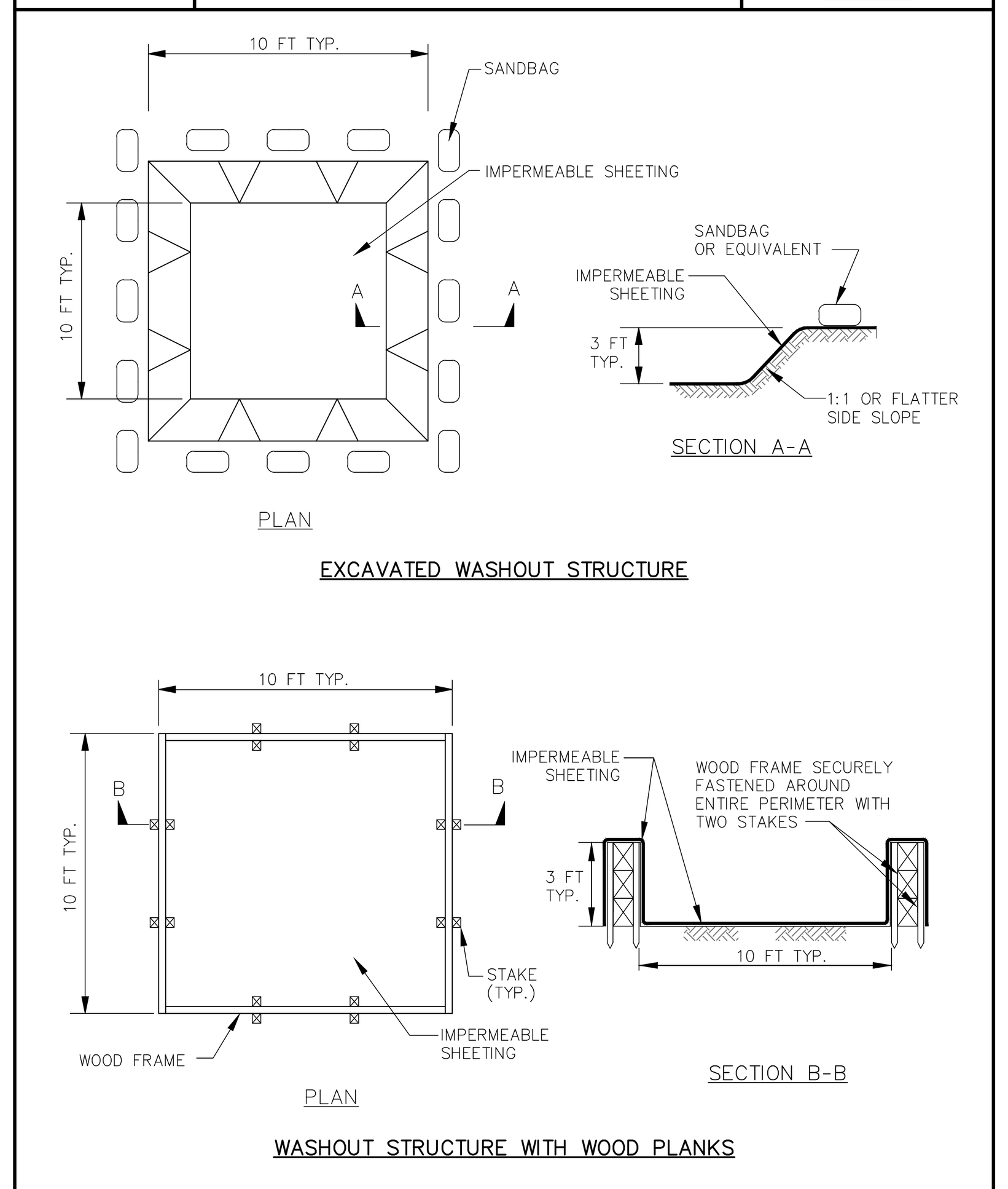
CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL H-6 | ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



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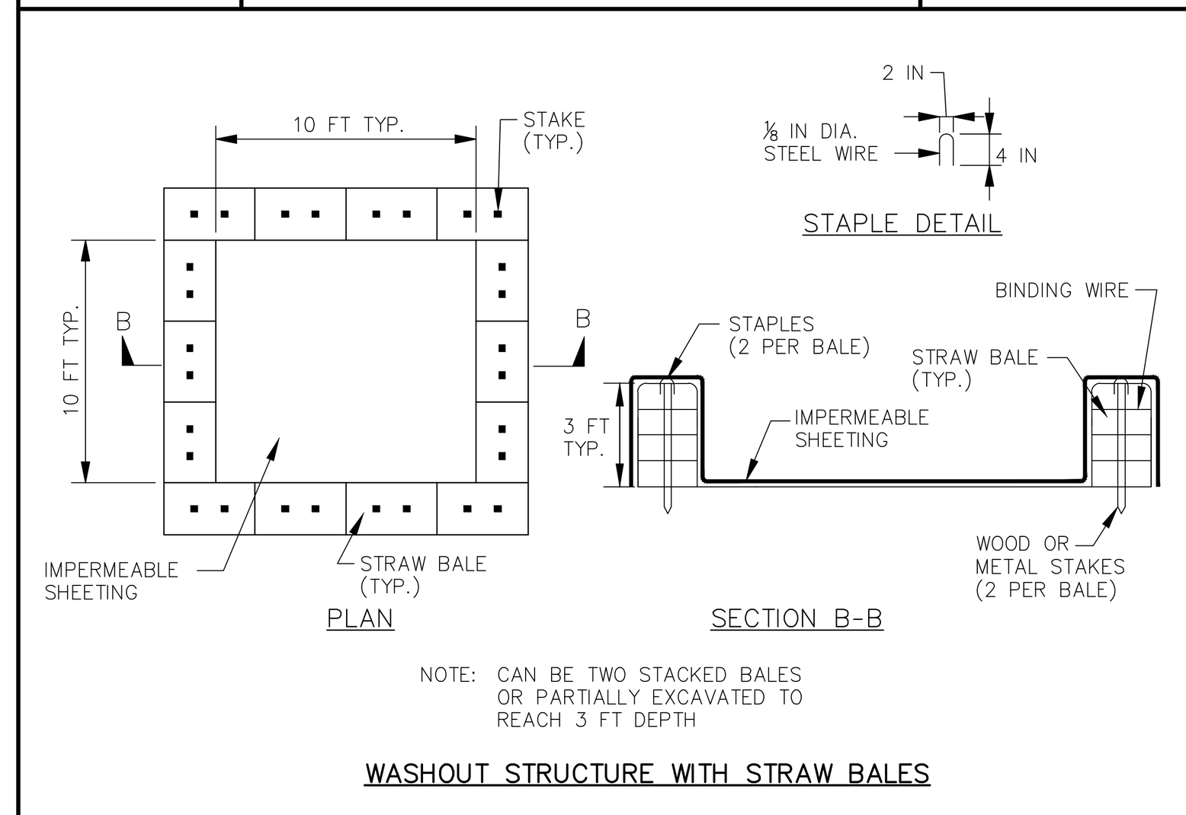
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL H-6 | ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DESIGN CERTIFICATION

I hereby certify that this plan has been prepared in accordance with the "2011 Maryland Standards and Specification for Soil Erosion and Sediment Control," Montgomery County Department of Permitting Services Executive Regulations 5-90, 7-02AM and 36-90, and Montgomery County Department of Public Works and Transportation "Storm Drain Design Criteria" dated August 1988.

DESIGN ENGINEER SIGNATURE — DATE: 05/02/25
LANE A. KURKJIAN, P.E. (PRINTED NAME AND TITLE) — No. 57600 (REGISTRATION NUMBER)

CERTIFICATION OF THE QUANTITIES

I hereby certify that the estimated total amount of excavation and fill as shown on these plans has been computed to 10 cubic yards of excavation, 10 cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 8,200 square feet.

DESIGN ENGINEER SIGNATURE — DATE: 05/02/25
LANE A. KURKJIAN, P.E. (PRINTED NAME AND TITLE) — No. 57600 (REGISTRATION NUMBER)

OWNER/DEVELOPER CERTIFICATION

I/We hereby certify that all clearing, grading, construction, and or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.

SIGNATURE — DATE: 05/02/25

4 E KIRKE STREET LLC
ATTN: CAMERON RUPPERT
4445 WILLARD AVE, SUITE 740
CHEVY CHASE, MD 20815

4 East Kirke Street
Lot 30, Block 34,
Chevy Chase, Section 2
Sediment Control Notes, Details, and Certifications
Sediment Control Permit #: 299746

CAS JOB NO.: 24-642
DATE: 04/2025

DATE	REVISION
10/28/24	LAK - Building Permit Site Plan Base Sheet to Client and Architect.
1/27/25	LAK - Preliminary Site / Grading Plan to Client & Architect.
04/25/25	LAK - Draft SCP To Client & Architect.

STATE OF MARYLAND — LANE A. KURKJIAN — No. 57600 — REGISTERED — PROFESSIONAL ENGINEER

LANE A. KURKJIAN, P.E.
05/02/25

PROFESSIONAL ENGINEER 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 No. 57600, expiration date 05/04/2027, and that this plan meets MCDPS criteria for building and sediment control permit applications.

Lot 30, Block 34, Chevy Chase, Section 2
Plat Book 2, Plat No. 106, Recorded 04/17/1940
Bethesda (7th) Election District, Montgomery County, MD

4 East Kirke Street
Chevy Chase, Maryland 20815

CAS ENGINEERING

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Frederick, Maryland 21701
301-607-8031 Phone
info@casengineering.com
www.casengineering.com

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

0" 0.5" 1.0" 1.5" 2.0"
NOT TO SCALE OR AS NOTED

SHEET TITLE:
Sediment Control Notes, Details, and Certifications