7123 Carroll Avenue, Takoma Park
[HPC Case # 37/03-09Z]
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: August 13, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner (JDS)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #516874, retroactive demolition of non-contributing outbuilding and new garage construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the August 12, 2009 meeting.

1. The applicant will submit a garage door specification sheet to HPC staff for final approval prior to submitting the permit set of plans.

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

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

Applicant: Jay and Heidi Danielski

Address: 7123 Carroll Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John Mangan

Daytime Phone No.: 301-589-7900

Tax Account No.: _____

Name of Property Owner: Jay and Heidi Danielski Daytime Phone No.: 301-891-4928

Address: 7123 Carroll Avenue (Street Number) Takoma Park (City) MD (State) 20912 (Zip Code)

Contractor: T.B.D. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: John Mangan Daytime Phone No.: 301-589-7900

LOCATION OF BUILDING/PREMISE

House Number: 7123 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue

Lot: 24 Block: 19 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☑ Construct ☐ Extend ☐ Alter/Renovate ☐ Move ☐ Install ☑ Wreck/Raze ☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family ☐ Fence/Wall (complete Section 4) ☑ Other: NEW GARAGE, RETROACTIVE APPROVAL OF DEMOLITION OF NON-HISTORIC EXISTING OUTBUILDING

1B. Construction cost estimate: $ 50,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Signature of owner or authorized agent — Date: 7.21.2009

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: JDS Date: 8/28/09

Application/Permit No.: 07-21-2009 5168734 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. **Description of existing structure(s) and environmental setting, including their historical features and significance:**

   Located in Takoma Park, MD, the main structure at 7123 Carroll Avenue is a two story stucco and frame four-square house. This is a private residence which will remain as is.

   b. **General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

   The current owners, Jay and Heidi Danielski, seek to construct a new 2-car garage at the location of the existing parking pad on the rear corner of their property. The garage would be approximately 21'-0" x 21'-0", with a single 16'-0" wide garage door. This would be accessed from the driveway that they currently share with the owners of 32 Columbia Ave. Existing undesirable and diseased trees surrounding the parking pad would be removed as per the Takoma arborist, allowing the remaining trees to thrive and flourish. The garage location is not visible from the street and would therefore have no negative effect on the existing historic streetscape. A non-historic (circa 1980) 2-story frame structure, previously located in the rear yard, was removed for structural and safety reasons. The removal of this helps to restore the streetscape to its original splendor. The owners seek retroactive approval for demolishing said structure.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

   a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

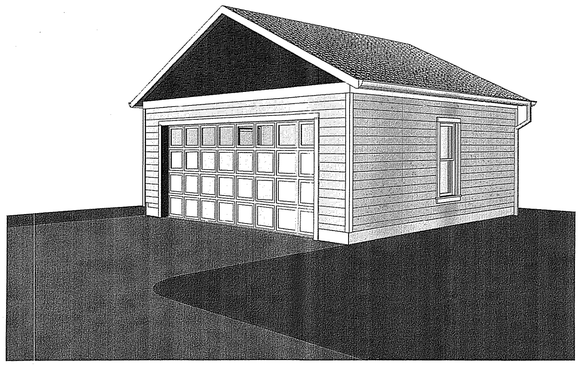
6. **TREE SURVEY**

   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

   For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



2 / 0.0 **VIEW FROM DRIVEWAY**

DRAWING LIST

SHEET TITLE	SHEET NUM.	PRELIM 05.01.09	BID 06.19.09	PERMIT 08.24.09	CONST. ...
Cover Sheet	0.0		X	X	
Specifications	0.1		X	X	
PROPOSED PLANS	1.0	X	X	X	
ELEVATIONS	2.1		X	X	
BLDG SECTIONS	3.0		X	X	

MANGAN GROUP ARCHITECTS

7034 CARROLL AVE
SUITE 3
TAKOMA PARK, MD 20912
P: 301.589.7900
F: 301.589.7911

WWW.MANGANGROUP.COM

BUILDER: **BUILDER T.B.D.**

PROJECT: **PROPOSED GARAGE**
7123 CARROLL AVE
TAKOMA PARK, MD 20912

ABBREVIATIONS

A.B.	Anchor Bolt	F.E.	Fire Extinguisher	OVRL.	Overall Length
ACOUS.	Acoustical	F.E.C.	Fire Extinguisher Cab.	O.C.	On Center
A.D.	Area Drain	F.H.C.	Fire Hose Cabinet	O.D.	Outside Diameter
A.F.F.	Above Finish Floor	FIN.	Finish	OFF.	Office
ALUM.	Aluminum	FL.	Floor	OPNG.	Opening
APPROX.	Approximate	FLASH.	Flashing	OPP.	Opposite
ARCH.	Architectural	F.O.C.	Face of Concrete		
ASPH.	Asphalt	F.O.F.	Face of Finish	(P)	Paint
		F.O.S.	Face of Studs	PREST.	Pre-Cast
BC	Base Cabinet	FR. DR.	French Door	PLAM	Plastic Laminate
BD	Board	F.S.	Full Size	PLAS.	Plaster
BLDG.	Building	FT.	Foot or Feet	P.W.	Plywood
BLK.	Block	FTG.	Footing	PR.	Pair
BLKG.	Blocking	FUR.	Furring	PTD.	Painted
BOT.	Bottom			P.T.	Preservative Pressure Treated
B.R.L.	Building Restriction Line	GA.	Gauge	PTN.	Partition
BRG.	Bearing	GALV.	Galvanized	P.T.M.	Paint to Match
BSMT	Basement	GFI	Ground Fault Circuit		
		GL.	Glass	R.	Riser
CBC	Corner Base Cabinet	GND.	Ground	RAD.	Radius
CWC	Corner Wall Cabinet	GR.	Grade	R.D.	Roof Drain
C.EM.	Cement	GYP.	Gypsum	REF.	Reference
C.J.	Control Joint	G.W.B.	Gypsum Wall Board	REINF.	Reinforced
C.L.G.	Ceiling	G.C.	General Contractor	REQ.	Required
C.L.	Center Line			RESIL.	Resilient
CL.	Closet	HB	Hose Bibb	RM	Room
CLG.	Siding	H.C.	Hollow Core	R.O.	Rough Opening
CMU	Concrete Masonry Unit	HDWR.	Hardware	RFG.	Roofing
C.O.	Casing Opening	HGT.	Height		
COL.	Column	H.M.	Hollow Metal	S.	South
CONC.	Concrete	HORIZ.	Horizontal	(S)	Stain
CONN.	Connection	HGT.	Height	SB	Sink Base Cabinet
CONSTR.	Construction	H.W.	Hard Wood	S.C.	Solid Core
CONT.	Continuous			SCHED.	Schedule
CSMT	Casement	I.B.O.	Install by Others	SCR.	Screen
C.T.	Ceramic Tile	I.B.C.	Install by Contractor	SECT.	Section
CTR.	Center	I.D.	Inside Diameter	SGD	Sliding Glass Door
		INSUL.	Insulation	SHT.	Sheet
DB	Drawer Base Cabinet	INT.	Interior	SIM.	Similar
DBL.	Double			SL.	Siding
DET.	Detail	JAN.	Janitor	SPEC.	Specification
DH	Double Hung	JT.	Joint	SQ.	Square
DIA.	Diameter			S.S.	Service Sink
DIM.	Dimension			STD.	Standard
DN.	Down	LAV.	Lavatory	STL.	Steel
DR.	Door	LT.	Light	STOR.	Storage
D.S.	Double Swing	LVR.	Louver	STRL.	Structural
DS	Downspout	L.W.	Lightweight	SUSP.	Suspended
DSP.	Dry Standpipe			SYM.	Symmetrical
DWG.	Drawing	MAS.	Masonry	S.T.M.	Stain to Match
		MATL.	Material		
E.	East	MAX.	Maximum	T.	Tempered
EA.	Each	M.C.	Medicine Cabinet	TEL.	Telephone
E.J.	Expansion Joint	MDO	Medium Density Overlay	TH.	Threshold
ELEC.	Electrical	MDF	Medium Density Fiberbd	T.O.D.	Top of Deck
EMER.	Emergency	MECH.	Mechanical	T.O.FDN.	Top of Foundation
ENCL.	Enclosure	MFR.	Manufacturer	T.O.F.F.	Top of Finished Floor
ENG.	Engineered	MIC.	Microwave	T.O.P.	Top of Plate
E.P.	Electrical Panel	MIN.	Minimum	T.O.S.	Top of Slab
EQUIP.	Equipment	MISC.	Miscellaneous	TR.	Transom
EX. or	Existing	M.L.	Microlam	TYP.	Typical
EXIST.		M.O.	Masonry Opening		
EXP.	Expansion	MTD.	Mounted	U.N.O.	Unless Noted Otherwise
EXT.	Exterior	MTL.	Metal	VB or	Vanity Base Cabinet
E.W.	Each Way			VAN.	
		N.	North		
F	Fixed	N/A	Not Applicable	WC.	Wall Cabinet
F.B.T.	Furnish by Tenant	N.C.	No Change	W.C.	Water Closet
F.I.O.	Furnish & Install by Others	N.I.C.	Not in Contract	WH	Water Heater
F.F.	Finish Floor	NO. or #	Number	W.I.C.	Walk In Closet
F.A.	Fire Alarm	NOM.	Nominal	WD.	Wood
F.D.	Floor Drain	N.T.S.	Not to Scale		
FDN.	Foundation				

MATERIALS LEGEND

ELEV. / PLAN — BRICK

GRAVEL

PLANK SIDING

CONCRETE

EARTH

ASPHALT SHINGLES

CMU

EARTH - COMPACTED

STONE

DRAFTING SYMBOLS

DRAWING NUMBER — DRAWING TITLE

1 / A-1.1 **View Name** 1/8" = 1'-0"

SHEET NUMBER — SCALE

DRAWING INDICATOR

1 / A-1.4 — DRAWING NUMBER, SHEET NUMBER — BUILDING SECTION

1 / A-1.5 — DRAWING NUMBER, DIRECTION OF VIEW — DETAIL SECTION

1 / A-2.1 / 2 — DRAWING NUMBER & DIRECTION OF VIEW, SHEET NUMBER — ELEVATIONS

LEVEL NAME — SECOND FLOOR 10' - 6" — ELEVATION — LEVELS

1 / A-3.2 — DRAWING NUMBER, SHEET NUMBER — DETAIL CALLOUTS

10 / F — COLUMN GRID

8 — WALL TYPE TAG

999 or 2668 — DOOR TAG

25 — SHEET NOTES

A or DH 3050 — WINDOW TAG

4" — HEIGHT TRANSITION

1 — REVISION TAG

℄ — CENTERLINE

ALIGN — ALIGN SURFACES

INTERNAL PARTITIONS / WINDOW/DOOR CENTER LINES / BUILDING BREAKS / OVERALL — DIMENSION STRINGS

PROJECT TEAM

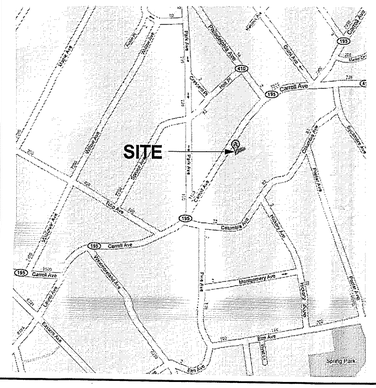
JAY AND HEIDI DANIELSKI — OWNER
7123 CARROLL AVE
TAKOMA PARK, MD 20912
(P) (301) 891-4928

MANGAN GROUP ARCHITECTS — ARCHITECT
7034 CARROLL AVE.
SUITE 3
TAKOMA PARK, MD 20912
(P) 301-589-7900
(F) 301-589-7911
CONTACT: JOHN MANGAN

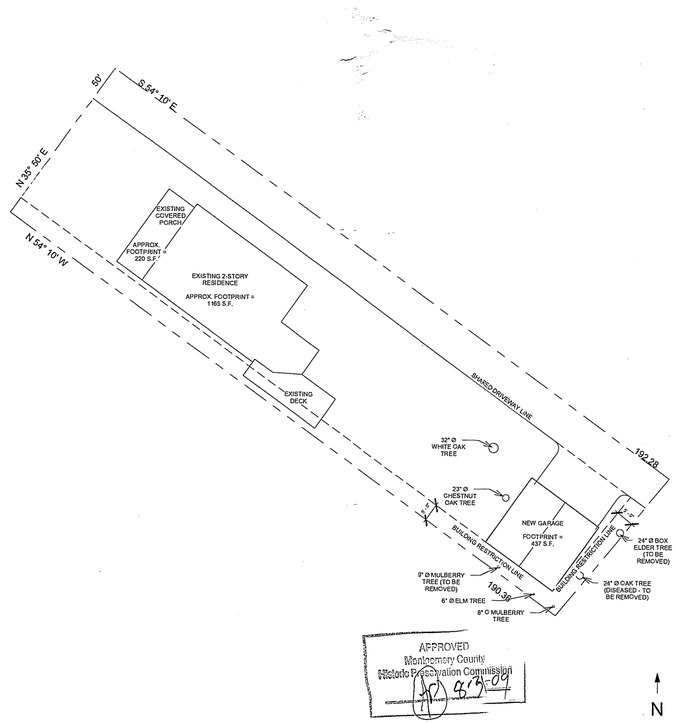
CONTRACTOR T.B.D. — CONTRACTOR
ADDRESS
CITY, STATE ZIP
(P) (000) 000-0000
(F) (000) 000-0000
CONTACT: CONTACT NAME

KSE ENGINEERING — STRUCTURAL
925 MAIN STREET, SUITE 300
PENNSBURG, PA 18073
(P) (215) 541-1068
(F) (215) 541-9650
CONTACT: CHARLES ESPENLAUB

VICINITY MAP



SITE PLAN



1 / 0.0 **PROPOSED SITE PLAN** 1" = 20'-0"

NOTE:
THIS SITE PLAN HAS BEEN REPRODUCED AS PER SURVEY PROVIDED BY OWNER. ARCHITECT ASSUMES NO LIABILITY FOR ACCURACY OF SURVEYOR'S INFORMATION.

PROFESSIONAL CERTIFICATION

"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 10378, Expiration Date: 6-11-2011."

BOARD OF ARCHITECTS 10378 JOHN J. MANGAN STATE OF MARYLAND 8-24-09

ISSUE: PERMIT
PLOT DATE: 8/24/2009 12:09:07 PM
Revision Schedule

DRAWING: Cover Sheet

Project #: 09021
Drawn by: JV Chk by: JJM

DWG: 0.0

P:_Mangan Group_Projects\Housing Remodeling\Danielski\Danielski Garage - 20Foot Wide.rvt

Division I: General Requirements

These documents are the property of Mangan Group Architects. Any use of the documents without the written consent of the Architect is strictly prohibited.

All work performed shall comply with the following requirements:

1. All general notes unless otherwise noted on the plans and specifications
2. Building Code as specified on the architectural drawings
3. All applicable state and local codes, ordinances, and regulations having jurisdiction over the work
4. In places where the drawings do not address methodology, all contractors shall be bound to perform the work in strict compliance with manufacturer's specifications and/or recommendations
5. the package containing both the drawings and specifications

The General Contractor and his Subcontractors shall be responsible for the on-site verification of all dimensions and conditions. Noted dimensions take precedence over all scale references. Contractors shall consult the Project Architect with any questions.

The conditions and assumptions stated in these specifications shall be verified by the Contractor for conditions and conformance to local codes. In the event of a discrepancy between these specifications and conditions of codes, the Contractor shall inform the Architect in writing of the discrepancy and indicate any special engineering requirements that need to be applied to assure building's structural integrity.

These general notes and typical details apply throughout the project unless noted otherwise. These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.

The Architect shall not be responsible for, and will not have any control over construction means, methods, techniques, sequences and procedures or for the safety precautions and programs in connection with the work and will not be responsible for the failure of the Client or his Contractors, Subcontractors, or anyone else performing any part of the work.

The Architect accepts no responsibility for changes and deviations from these plans unless such changes are made by signed letter or change order. No substitution of products and materials identified by brand or manufacturer name shall be accepted without prior approval by the architect. Installation of all products and materials shall follow manufacturer's recommended procedures.

Any and all drawings and specifications for site work, plumbing supply/waste, electrical circuitry, heating/ventilation/air conditioning systems and per-fabric roof trusses are not part of the professional services provided to the Client unless included under their agreement. Any discrepancies with these documents by any of the services listed above as shown in the documents shall be reported to the Architect immediately.

All products and materials shall be installed in strict accordance with the manufacturer's specifications. In event of conflict between the drawings and the manufacturer's recommendations, Contractors shall notify the Architect and obtain written clarification.

Prior to the application for a building permit, Contractors shall furnish the Architect with two sets of shop drawings of all prefabricated components, with one set to be retained by the Architect and the other set to be returned to the Contractor after review. Items requiring shop drawings include, but are not limited to: roof trusses, floor trusses, stair components, cabinets and vanities. Should the design configuration of any prefabricated component be modified from previously approved shop drawings during construction, the Architect shall be furnished, prior to fabrication, with revised shop drawings incorporating the revisions. In the event that the Architect is not provided with the information required, the Client shall defend, indemnify, and hold harmless the Architect from any claim or suit whatsoever including, but not limited to, all payments, expenses or costs arising or alleged to have arisen from prefabricated items.

All materials stored on site shall be protected from exposure to weather or damp conditions so as to inhibit mold growth. If mold is detected at any time during construction, proper mold mitigation techniques must be employed by contractor.

Discrepancies:

The Contractor shall compare and coordinate all drawings. When, in the opinion of the Contractor, a discrepancy exists, he shall promptly notify the Architect in writing before proceeding and shall be responsible for the same and any indirect results of his actions.

Omissions:

The architectural drawings and specifications shall be considered as part of the conditions of the work. In the event that certain features of the construction are not fully shown in the drawings, current national, state and local codes and ordinances, regulations or agreements as well as current acceptable building practices shall govern. The construction shall be of the same character as for similar conditions that are shown noted.

Division II: Site Work

Scope of the Work:

The work under this section involves all clearing, grubbing, excavating, filling, rough/finish grading and all related items necessary to complete the work. All excavated material that cannot be used as back fill for the new building shall be removed from the site or distributed as directed by the superintendent.

Soil Investigation and Report:

All earth work, compaction and supervision shall be done according to the recommendations of the soil investigation report prepared by a licensed geotechnical engineer. Concrete slab and footing calculations are based on a 2000 psf soil bearing capacity. If on-site borings reveal lesser values, notify the Architect, in writing.

The Contractor shall inspect the site prior to starting his work for proper grades, soft spots, and other anomalies. The Contractor shall be responsible for finish grading the sub grade under all areas before placing finished surfaces.

Provide termite protection as required by chemical soil treatment, pressure treated lumber, naturally termite resistant wood or by other physical barriers that meet with the approval of building officials. Treat all soil around the building and provide the Owner(s) with a five (5) year guarantee. All work shall be performed by licensed exterminators that have been in business for at least five (5) years.

Excavate to the elevations and dimensions indicated. Allow for additional space as required for construction operations and inspection of foundations. Soil conditions shall conform to or exceed the following requirements:

1. Bearing Capacity: Minimum 2000 psf under all footings and slabs, field verified by a licensed soils engineer.
2. Water Table: Minimum 2'0" below the bottom of all concrete slabs and footings. Footings, foundation walls and slabs shall not be placed on/in Marine Clay, Peat or other organic materials.

The bottoms of all footings shall extend below the frost line of the locality and a minimum of 30" below existing grade to undisturbed soil or soil compacted to 95% dry density having the soil bearing capacity listed above.

Do not place footings or slabs on frozen ground. When freezing is expected, do not excavate to the full depth indicated, unless concrete can be placed immediately after the excavation has been completed. Protect the bottoms of footings so excavation is undisturbed if the placement of concrete is delayed.

The contractor shall control the grading around the building so that the ground is pitched to prevent water from running into excavated areas or damaging the structure.

All foundation wall backfill under slabs where the distance from the edge of wall to the edge of undisturbed soil exceeds 16" but is less than 48" shall consist of clean porous soil compacted in 6" layers to 95% dry density or provide No.4 rebar at 2'-0" O.C., 12" beyond edge of undisturbed soil and 12" into foundation wall.

Free draining granular backfill [SM or better] shall be used against foundation walls consistent with the architectural plans and related details. Equivalent fluid pressure of backfill shall not exceed 40 pcf. In the event that EFP exceeds 40 pcf, the walls must be designed to withstand the actual pressures by a registered professional engineer licensed in the locality where the building resides.

Place and compact backfill so as to minimize settlement and avoid damage to the walls and damp proofing and other work in place. The finished sub grade shall be brought to the elevations indicated and sloped to drain water away from the building walls. Pitch sub grade 1/2" per foot to a distance of 10'0" from building walls.

Unbalanced fill shall not exceed 7'-0" unless otherwise noted and substantiated by engineering calculations. Backfill shall not be against walls until slabs on grade and framed floors are in place and have reached their design strengths. Proper precautions shall be taken to brace foundation walls when backfilling. Where backfill is required on both sides, backfill both sides simultaneously.

Division III: Concrete

Compliance with Industry Standards:

Any materials or operations specified by reference to the published specifications of a manufacturer, the ASTM, the ACI, the Portland Cement *Institute, the Concrete Reinforcing Steel Institute, the Local Building Code or Other Published Standards shall comply.*

All concrete is to be ready-mixed and placed in accordance with building code requirements for reinforced concrete [ACI-318-02]. All concrete shall have a minimum compressive strength of 3000 psi, with concrete exposed to weather [garage/exterior slabs] shall be air-entrained [5%) and have a minimum strength of 3500 psi.

All reinforcing, anchor bolts, anchor straps, pipe sleeves, and other inserts shall be positively secured in place and located according to the appropriate architectural drawings and details before concrete is placed.

Concrete properties shall conform to the following table:

	Min. Compressive Strength [PSI at 28 Days]	Min. Aggregate Slump Size	Performance
1. Footings:	3000	1/2" - 1"	4" [+/-1"]
2. Slabs on Grade:	3000	1/2" - 1"	4" [+/- 1/2"]
3. Foundation Walls:	3000	1/2" - 1"	4" [+/- 1/2"]
4. Garage/Exterior Slabs:	3500	1/2" - 1"	4" [+/- 1/2"]

Foundation walls shall be the thickness specified on the plans. Where there is an unbalanced fill condition of greater than 70", foundation walls shall be 10" thick or shall be engineered with reinforcing steel. Provide a masonry shelf for brick veneer and porch slabs where indicated on the plans.

Concrete floor slabs on grade shall be placed over well-compacted sub grade. Over sub grade, place 4" of gravel; roll or tamp fill until thoroughly compacted. For interior slabs, place 6-mil vapor barrier over porous fill, lapping joints 6" and sealing joints with tape [Turn barrier up on wall 4"]

Reinforcing Steel:

Reinforcing steel shall be intermediate grade new billet steel bars, Grade 60, conforming to ASTM-A615. Welded Wire Mesh [WWM] shall conform to ASTM-185.
Refer to architectural plans for the locations and size of reinforcing steel.

Detailing, fabricating, and placing of reinforcement shall be in accordance with ACI-315-99 Manual of Standard Practice for Detailing Reinforced Concrete Structures. Furnish support bars and all required accessories in accordance with CRSI standards.

All reinforcing bars which intersect perpendicular elements shall terminate in hooks placed two (2) inches clear from outer face elements.

The Contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour. No concrete shall be poured into trenches containing standing water or mud. Footings shall be dewatered prior to placement of concrete. No concrete shall be placed until all reinforcing has been installed by the Contractors and inspected by the appropriate building official(s).

Minimum protective cover for reinforcing steel shall be as follows:

Concrete Structure	Min. Coverage
1. Footings:	3"
2. Beams/Columns:	2"
3. Floor Slabs:	
Reinforcing Bars	3/4"
Welded Wire Mesh	Mid-Slab
4. Foundation Walls:	
Interior Face	1"
Exterior Wall	3"

Foundations:

Footing depths are shown on the architectural drawings. Footings shall bear a minimum of 1'0" into original undisturbed soil and a minimum of 30" below finished grade. Where it is necessary to step continuous footings, step footings using a ratio of one (1) vertical step to two (2) horizontal steps. Vertical steps shall not exceed 16".

Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Project Architect.

All footing excavation shall be inspected by the building official prior to the placement of any concrete. The building official shall be given at least forty-eight (48) hours notice for this observation.

Slabs on grade shall be 4" thick [unless noted otherwise] and reinforced with 6x6 W1.4xW1.4 WWF. Place on 6-mil vapor barriers over 4" crushed stone. Porch slabs and steps shall be 4" thick minimum air-entrained concrete with #4 rebar at 18" O.C. each way unless noted otherwise.

Install 1/2" diameter anchor bolts spaced a maximum of 6'-0" O.C. There shall be a minimum of two bolts per plate with bolts 12" from ends. Bolts shall extend 7" minimum into masonry or concrete. Anchor straps may be substituted if spaced as required to provide anchorage equivalent to 1/2" diameter anchor bolts.

Beam pockets shall be formed into concrete walls to provide a continuous, level, flat, solid bearing surface for all beams.

Waterproofing and Drain Tiles:

Waterproof foundation walls with a membrane extending from the top of the footing to finish grade. The membrane shall consist of 2-ply hot mopped felts with joints lapped and sealed - or shall be of other code approved system.

Lay drain tile [perforated 4" diameter PVC pipe] in VDOT No. 57 gravel. The gravel shall extend 1'-0" minimum beyond the outside edge of the footing and 6" above the top of the footing. Gravel shall be covered with an approved filter membrane. Perforated pipe shall be placed on 2" gravel at least one sieve size larger than the perforations and covered with 6" minimum of the same material. Be sure that backfill has been well compacted before gravel is placed. The gravel filter shall be completely covered with geotextile fabric [EOS No. 70 Sieve, Gradient 2 or less].

Drain to daylight or a sump pump per the engineer's drawings. Filter fabric shall have an open area of 40% or less and an equivalent opening size of a No. 40 Sieve.

Division IV: Unit Masonry

Materials:

Brick shall be made from clay or shale and conform to ASTM Specification C62 - 01.

For foundations, work below grade and work in contact with earth, use Grade SW. Use Grade MW for exterior wall above grade and Grade NW for interior walls and for back up of walls faced with facing brick. All materials to be used are to meet ASTM or published standards accepted by the ASTM.

Use Type M mortar for below grade applications and Type S mortar for all other applications. Masonry cement shall conform to accepted practice for masonry. Mix all cementitious materials and sand in a mechanical batch mixer for a minimum of five (5) minutes. Adjust the consistency of the mortar to the satisfaction of the mason. All mortar shall be used within 2-1/2 hours of the initial mixing and shall not be used after it has begun to set.

Materials shall conform to the following standards:

1. Mortar: ASTM C-270-01a
2. Hollow CMU: ASTM C-90-01a
3. Face Brick: ASTM C-216-01a

All masonry work shall conform to the applicable requirements of ACI 530.1-02 and ASCE 6-02.

All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be laid in temperatures below 35 degrees Fahrenheit without precautions necessary to prevent freezing.
No antifreeze admixtures shall be added to mortar.

Brick veneer shall be attached to wood framing with corrosion-resistant 22-gage corrugated galvanized metal ties [minimum 7/8" wide]. Place ties vertically at 24" O.C. and horizontally at 24" O.C. and shall support not more than 2.67 square feet of wall area. Provide 1" minimum air space between veneer and sheathing. Provide 15 lb asphalt felt over sheathing as a moisture barrier and provide weep holes for drainage through one vertical brick joint at 33" O.C. and not less than 3/16" in diameter. Locate weep holes immediately above all flashing.

Lay brick in an running bond, plumb, level and true to line in full beds of mortar.
Coursing shall be done with story rods laid so that three (3) courses equal eight (8) inches. Completely fill all joints with mortar. Build in flashings, flashing blocks access panels, loose lintels, fireplace metal, and other work at locations shown on the drawings.

Locate flashing beneath the first course of masonry above finish grade above the foundation wall or *slab and at other points of support including structural floors, shelf angles, and lintels.*

Lay concrete masonry units in a running bond, plumb, level and true to line in full beds of mortar. Completely fill all joints with mortar. Joints of interior concrete masonry units that will be exposed or painted shall be cut flush and tooled.

Division V: Metals

Compliance with Industry Standards:

Structural steel shall conform to the requirements of the AISC Manual of Steel Construction, latest edition, and shall conform to ASTM A-36-00. Steel pipe columns shall be of equivalent capacity and weldability to ASTM A-500. All welding shall be in accordance to the American Welding Society Code and shall be performed by welders qualified in accordance with AWS procedures.
Electrodes shall conform to ASTM A-233 E70 Series.

Provide base plates for all structural steel beams bearing on concrete or masonry.
Provide standard angle and inserts, ties, clips, anchors, straps, hangers, bolts, bearing plates, and other hardware and fastening devices as may be required or indicated on the Architectural Drawings

All connections shall meet AISC standards.

Lintels

R703.7.3 Allowable Spans for Lintels Supporting Masonry Veneer

Size of Steel Angle	No story above	1 story above	2 stories above
3 x 3 x 1/4"	6'0"	4'6"	3'0"
4 x 3 x 5/16"	8'0"	6'0"	4'6"
5 x 3-1/2 x 5/16"	10'0	8'0"	6'0"
6 x 3-1/2 x 5/16"	14"0	9'6"	7'0"
2-6 x 3-1/2 x 5/16"	20'0"	12'0"	9'6"

A. Long leg of angle shall be placed in vertical position.
B. Depth of reinforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less then 6" into the support.
C. Steel members indicated are adequate typical examples: other steel members meeting structural design requirements may be used.

Provide a minimum of six (6) inches bearing for lintels and eight (8) inches at beams.

Division VI: Wood

Materials:

Unless noted otherwise on the drawing, wall shall be constructed of wood as noted below, with design stresses in compliance with AF & PA's National Design Specification, 2001 edition:

2x4 Studs:	Spruce-Pine-Fir, Stud Grade
2x6 Studs (up to 10'-0" tall):	Spruce-Pine-Fir, Stud Grade
2x6 Studs (10'-1" and taller):	Spruce-Pine-Fir, Grade #2

All other structural framing, including, but not limited to headers, beams and joists shall be Hem-Fir, Grade #2

Engineered Lumber:

Laminated Veneer Lumber [LVL] Beams shall have a minimum extreme fiber bending stress value [Fb] of 2600 psi and a minimum modulus of elasticity value [E] of 1,900,000 psi. All manufactured lumber shall be handled, stored, and installed in strict accordance with the manufacturer's printed literature.

Structural Design Criteria:

DESIGN LIVE LOADS

FLAT ROOF	20 PSF	ATTICS	20 PSF
SLOPED ROOF (6:12)	16 PSF	DECKS	40 PSF
SLEEPING AREAS	30 PSF	BALCONY	60 PSF
ALL OTHERS AREAS	40 PSF		

SNOW LOAD DESIGN PARAMETERS

GROUND SNOW LOAD (Pg)	30 PSF
SNOW EXPOSURE FACTOR (Ce)	0.9
IMPORTANCE FACTOR (Is)	1
FLAT / LOW SLOPE SNOW LOAD (Pf)	21 PSF

WIND LOAD DESIGN DESIGN PARAMETERS

DESIGN WIND SPEED (V)	90 MPH
EXPOSURE CATEGORY	B

ALLOWABLE DEFLECTION

FLOORS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240

Foundation design is based on allowance bearing pressure of 2,000 psi.

Basement wall design is based on an equivalent liquid lateral earth pressure of 60 pcf.

All lumber of 4" nominal depth or greater shall have a moisture content not greater than 19%. Air-dried lumber is desired, but not necessary. Lumber may be kiln dried; however, the drying process must be slow and regulated to cause a minimum amount of checking when compared to air-dried stock.

All exterior lumber (decks, handrails, etc.) and lumber that is in contact with masonry or concrete shall be pressure preservative treated in accordance with AWPA Standards and stamped "Ground Contact 0.40 lbs/cubic foot."

No structural member shall be omitted, notched, cut, blocked out, or relocated without the prior approval of the Architect.

Joists, rafters, and beams shall be set with the crown edge up. Double joists/rafters to form headers and trimmers around rough openings as required, providing blocking or suitable edge support between members where necessary.

Grade stamps shall appear on all lumber.

Store all lumber above grade and protect from exposure from weather.

Bridging and Blocking:

Joists shall be supported laterally at the ends of each support by full-depth solid blocking, except where the ends of joists are nailed or bolted to a header, band or rim joist, or to an adjoining stud. Solid blocking shall be no less than two (2) inches in thickness.

Joists having a depth-to-thickness ratio exceeding 6-to-1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bridging [wood or metal] or 1 x3 bridging, nailed to the bottom of the joist at intervals not exceeding 10'0",

Provide double trimmers under all headers 4x6 or larger. All such members shall be glued and spiked together.

Fireplace/Chimney Clearances:

Factory built fireplaces to be installed per manufacturer's specifications.

Chimney outlet shall be 3'-0" minimum above the highest point the chimeny penetrates and a minimum of 2'-0" higher than any portion of the roof within 10'-0" of the chimney.

Pipes in Framed Bearing Walls/Shear Walls:

Notches in the top or bottom of joists shall not exceed 1/6 the depth of the joist.
Notches or bored holes in studs of bearing walls or partitions shall not be more than 1/4 [25%] of depth of the stud.

Built-Up Beams:

Built-up beams or joists formed by a multiple of 2X members shall be interconnected as follows:

Size of Member Method of Interconnection
1. Up to 9-1/4" Glue/Internail with (2) rows 16d at 16" O.C.
2. Over 9-1/4" Glue/Internail with (3) rows 16d at 16" O.C.

Bolts in Wood Framing:

All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.

Steel plate washer sizes shall be as follows:

Bolt Sizes	Washer Size
1. 1/2" and 5/8" Bolts	2-1/4" sq x 5/16"
2. 3/4" Bolts	2-5/8" sq x 5/16"

Each bolt hole in wood shall be drilled 1/16" larger than the diameter of the bolt

Lag Bolts:

All bolts In wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers. Lag bolts shall be square or hex headed and of structural grade steel.

Washers shall be placed under the head of lag bolts bearing on wood. The length of the bolt shall be a minimum

Joist Hangers:

All purlins, joists, and beams not framed over supporting members shall be supported by means of metal hangers.

Joist hangers shall be prime quality steel which conforms to ASTM-A653, minimum 22-gauge. Products acceptable shall be as manufactured by Simpson Strong-Tie or USP Structural Connectors.

Floor framing members with ceramic tile finish floors shall be framed a maximum of 16" O.C.

Plywood/Sheathing:

All plywood shall be Douglas Fir or Southern Yellow Pine and shall be manufactured and graded in accordance with "US Product Standard PS 1 for Construction and Industrial Plywood".

Each plywood sheet shall bear the "APA" grade trademark.

All end joints shall be staggered and shall butt along the center lines of framing members.

The face grain of plywood shall be laid at right angles to the joists and trusses and parallel to the studs.

Nails shall be placed a minimum of 3/8" from the edge of sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-3/8" for 10d nails.

All floors shall be glued and nailed with an APA approved elastomeric structural adhesive and 8d common smooth or ring-shank nails, spaced at 6" O.C. at panel edges and 10d O.C. at intermediate supports.

All fire retardant plywood sheathing shall be provided with written verification from the treatment company certifying that the treatment used will not cause acid hydrolosis to occur at moist conditions and temperatures below 400 degrees.

Corner Bracing:

Unless otherwise noted, brace exterior corners of the building with 1 x 4 diagonals, let into studs. Oriented Strand Board [OSB] or 4 x 8 sheets of plywood of a thickness to match that of sheathing, or with metal strap devices installed in accordance with manufacturer's instructions [16-gauge compression tension]

Lap wall plates at all corners.

Nailing:

All nailing, unless noted otherwise, shall comply with nailing the schedules in IRC 2003 [as applicable], latest editions and all state and local building codes or manufacturer's recommendations.

Firestopping:

Firestop all concealed spaces in wood framing not already shut off by framing members per IRC 2003 R502.12 and R602.8 to prevent drafts from one space to another. Firestop all duct chases, bulkheads, laundry chutes, metal flues and other shafts [both horizontal and vertical] at each floor. Fit accurately to fit openings. Block all walls over 8'0" height at the 8'0" level.

Alignment of Framing Members:

All rafters and joists framing from opposite sides shall lap at least six (6) inches and shall be spiked together.

When framing end-to-end, joists shall be secured together by metal straps.

Partitions:

From interior partitions within the following guidelines:

1. Double joists centered under all parallel partitions. For floor trusses, follow manufacturer's instructions.
2. Provide solid blocking at 4'0" O.C. between the joist and first interior parallel joist.
3. Splices shall occur only directly over studs.
4. Structural variations are allowed if substantiated by engineering calculations stamped by a professional engineer licensed to practice in the jurisdiction where construction is taking place. One set of calculations is to be provided to the Architect for approval prior to construction.
5. Lap top plates at corners and intersections.

Bearing Walls Supporting One or More Floors:

Partitions must be constructed of minimum 2x4 studs, spaced at 16" O.C. of the type of lumber specified up to height of 10'-0". For partitions from 10'-0" to 12'-0" in height, walls shall be constructed of 2x6 studs, spaced at 16" O.C.

If a double top plate of less than 2) 2x6s or 2) 2x4s is used, floor joists shall be centered directly over and below bearing wall studs with a tolerance of no more than 1" unless substantiated by engineering calculations.

Bearing stud walls must be sheathed with a minimum 1/2" gypsum board, fastened according to drywall manufacturer's recommendations.

Wood Roof Trusses:

Timber trusses shall be designed in accordance with NFPA Standards.

Calculations, joint strength information [allowable load per square inch or per nail, allowable edge distance, allowable end distances], load test data, and other information as necessary shall be submitted to local authorities for approval prior to fabrication. Each truss shall be secured at bearing with one rafter tie type metal anchor at each end.

Truss diagrams and truss layout plan show design intent only. Truss manufacturer shall verify all spans, dimensions, heel heights, pitches, and provide structural engineering for each truss profile.

Fabricator must submit two sets of components shop drawings and truss layout plan, each sealed by a professional engineer registered in the jurisdiction where the construction is taking place, to the Architect prior to fabrication [one copy for the Architect's records and one copy to be returned to the Contractor after review].

Truss shop drawings indicating calculations, loading, load test data, horizontal thrust, and any other information required shall be sealed by a professional engineer registered in the jurisdiction where the construction is taking place, and submitted to building officials prior to fabrication.
Hurricane ties shall be provided at each truss end to adequately satisfy wind uplift.

Store trusses above grade in such a way as to prevent bending, warping or deflection of the trusses.

Scissor Trusses:

Manufacturer shall calculate horizontal thrust of trusses subjected to design loads and shall include this information with shop drawings. Each truss to be secured at one end with a metal rafter tie type anchor and a scissor truss connector, or "Cleveland", or approved equal, at the other end to tie down the truss while permitting the truss to move outward without deflecting the wall.

Roof Truss Bracing:

Install permanent bracing for all wood roof trusses as specified below, following all recommendations of the Truss Plate Institute, Inc.

1. Top Chord Plane: Properly installed plywood sheathing with staggered joints and correct nailing should adequately brace the top chord plane. However, when gable end trusses are used, continuous 2x4 bracing should be installed at a 45 degree angle to the truss framing. These braces shall occur at 3 points on each gable-end; mid-span between roof centerline and wall on each side of centerline and at the centerline of the roof.

2. Web Member Plane: Provide continuous 2x4 bracing at a 45 degree angle from the bottom chord of the truss. This brace should cross at least 4 adjacent trusses and terminate at the truss ridge. Securely nail this brace to all members it crosses. Install this bracing at all gable or end wall conditions and at 14'0" minimum intervals throughout the truss system.

3. Bottom Chord Plane: Provide continuous 2x4 braces on top of the bottom chord of all roof trusses. Three rows minimum are required located at the 1/4 points of the truss span. Securely nail these braces to all members that it crosses.

Division VII: Thermal and Moisture Protection

Roofing:

Fiberglass Shingles: Provide and install twenty (20) year self-seating shingles over one (1) layer of 15 lb asphalt-saturated felt underlayment for slopes greater than 4:12. For slopes from 2:12 to 4:12, underlayment shall be two layers with a 19" strip parallel with and starting at the eave. Starting at the eave, apply a 36" wide sheet overlapping successive sheets 19". Install per manufacturer's specifications.

Cedar Shakes: No. 2 Grade Red-Label Cedar Shingles [18"x45"] over one (1) layer of 15 lb asphalt-saturated felt underlayment. Install with 4-1/2" weather exposure. Apply on 18" wide strip of 15 lb asphalt-saturated felt over each course of shakes 9" from the bottom edge of shake, extending over the top of shake and onto sheathing. Cedar shakes shall not be used on roof slopes of less than 3:12.

Provide ice protection consisting of two layers of underlayment cemented together or a self adhering polymer modified bitumen sheet from the eave's edge to 24" inside the exterior wall line of building.

Flashing:

All flashing, counter flashing and coping, when made of metal, shall not be of less than 26-gauge corrosion-resistant metal.

Flash open valleys, vent pipes, chimney walls and all roof penetrations. Flash all exterior window and door openings and all building corners with approved material to extend at least 4" behind wall covering. Cover all exposed plywood at building corners with waterproof building paper. Flash under and at ends of masonry, wood or metal copings and sills.

Step-flashing at all roof-to-wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof surfaces, including deck and balcony ledgers

Attic Ventilation:

Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the IRC codes [latest editions] and all state and local codes and ordinances. See architectural plans for locations and details. The total free venting area shall be 1: 300 or the area ventilated where 50-80% of the required area is in the upper portion of the space - 3'-0" minimum from the eave with the balance at the eave.

Division VIII: Doors and Windows

Scope of Work:

The work required under this section involves the furnishing of wood windows and doors as well as related items necessary to complete the work.

Protection Measures:

Care shall be used in the handling of doors and windows during transportation and at the job site. Store units upright on pieces of lumber in a dry location under cover.

Code Requirements:

All windows shall have insulating glass or single glass with storm windows or equal. Sizes indicated on plans are nominal sizes only. The builder shall consult with window manufacturer to determine exact sizes and rough openings.

Basements with habitable space and every sleeping room shall have at least one (1) window from each bedroom area shall have a net clear opening of 5.7 square feet with a net clear height of 24" and a net clear width of 20". The sill height shall be 44" or less for egress purposes. Glazing panels within 24" horizontally of doors or within 18" of the floor with an individual pane greater than 9 square feet, glazing in doors and glazing in tub/shower enclosures (including walls enclosing these compartments where the sill is less than 60" from the walking surface), which may be subject to frequent and recurrent accidental human impact, shall be tempered per IRC as well as state and local codes and ordinances.

Door /Window Rough Openings: Double studs at all door/window rough openings and provide/install 2) 2x10 headers over such openings unless noted otherwise.

Division IX: Finishes

Gypsum Wallboard:

Gypsum wallboard shall comply with the requirements of ASTM C36/C36-03e1 and C442 with Amendments. All gypsum wallboard shall be installed in accordance with the provisions of IRC as well as state and local codes and ordinances [as applicable].

Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage provisions shall be in strict accordance with manufacturer's printed instructions.

Minimum temperature in areas to receive drywall shall be 50 degrees Fahrenheit. All wallboard joists shall be butted loosely together [Maximum allowable: 1/4"]. End joints shall be supported on framing members. After trim is installed, correct all surface damage and defects as required.

All edges and ends of gypsum wallboard shall occur on the framing members except along those edges that are perpendicular to the framing members. All edges of wallboard shall be in moderate contact except in concealed spaces where resistive construction is not required.

The sizing and spacing of fasteners shall comply with IRC as well as local and state codes and ordinances [as applicable].

Provide moisture resistant drywall cement board at tubs and showers as shown on the details in the architectural drawings.

Fire-Resistive Construction: Garage ceilings and walls, when adjacent to a dwelling unit shall be of rated construction according to the UL design specified on the drawings when units are designed under IRC standards as indicated on the drawings.

Thermal Insulation:

Provide nominal foil-faced insulation with an R-factor as specified for areas of use [roof/walls/floor]. Insulation shall be either blanket or batt type to suit conditions encountered and shall be of the proper width to ensure 100% coverage in the specified areas.

Install R-13 batt insulation in 4" nominal walls, R-19 batts in 6" nominal walls and crawl space areas, and R-38 batt insulation in ceiling/roof areas. Provide R-11 insulation at basement walls from floor to ceiling. Slab on grade floors shall have minimum R9 rigid insulation from the top of the the slab down and horizontally 24" under the slab.

All insulation shall have vapor barriers installed to the conditioned side of the wall/floor/ceiling assembly.

Rough and Finishing Hardware:

Install all rough hardware and metal fastenings as shown on drawings or as required for proper installation of carpentry. Provide an allowance for all finished hardware required for the execution of the contract.

Cover all door knobs, pulls, and other finished hardware until the building is painted, complete, and free from defect.

Locks and strike plates shall be installed on the doors and door frames at the same height throughout the building.

Division XV: Mechanical:

Heating, Ventilation and Air Conditioning:

All work shall be in full accordance with all current codes and regulations of the governing agencies.

Mechanical subcontractor shall submit shop drawings indicating duct layouts, condenser location, and duct sizes to the Architect prior to installation.

Mechanical subcontractor shall review structural shop drawings and notify the Architect of any mechanical and structural design intent conflicts prior to construction.

All work shall be done in a neat and workman-like manner so as not to needlessly hamper that portion of the work performed by others.

Plumbing:

All work shall be in full accordance with all current codes and regulations of the governing agencies.

Plumbing subcontractor shall review structural and plumbing drawings and notify the Architect of any plumbing, HVAC. structural and design intent conflicts prior to construction.

All work shall be done in a neat and workman-like manner so as not to needlessly hamper that portion of the work performed by others.

Division XVI: Electrical:

General

All work shall be in full accordance with all current codes and regulations of the governing agencies and shall comply with the requirements of the serving power and telephone companies.

All work shall be done in a neat and workman-like manner so as not to needlessly hamper that portion of the work performed by others.

Installation:

All equipment installed outdoors and exposed to the weather shall be weatherproof.

Bottoms of receptacles and switches shall be located 5'0" above counter tops unless otherwise noted on drawings.

Receptacles shall be installed vertically at 12" above finished floor and 12'0" O.C. horizontally. All receptacles within 6' 0" horizontally of a sink, lavatory, or tub shall be wired to a ground fault interrupted circuit.

All smoke detectors shall be wired in a manner such that activation of one will activate all.

THIS PROJECT SHALL COMPLY WITH IRC 2003 AS ADOPTED AND AMENDED BY COUNTY IN WHICH IT IS PERMITTED.

FOR NEW HOUSES IN MONTGOMERY COUNTY, MD OR WASHINGTON, DC ONLY: THIS PROJECT SHALL BE SPRINKLERED PER CURRENT NFPA CODE AS ADOPTED AND AMENDED BY MONTGOMERY COUNTY, MD OR WASHINGTON, DC RESPECTIVELY.

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BUILDER: **BUILDER T.B.D.**

PROJECT: **PROPOSED GARAGE**
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PROFESSIONAL CERTIFICATION

"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 10378, Expiration Date: 6-11-2011."

BOARD OF ARCHITECTS 10378 JOHN J. MANGAN STATE OF MARYLAND
8-24-09

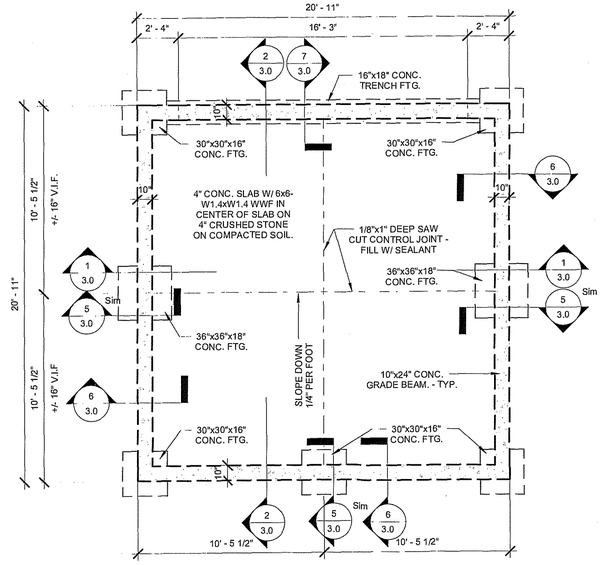
ISSUE: PERMIT
PLOT DATE: 8/24/2009 12:09:10 PM
Revision Schedule

DRAWING: **Specifications**

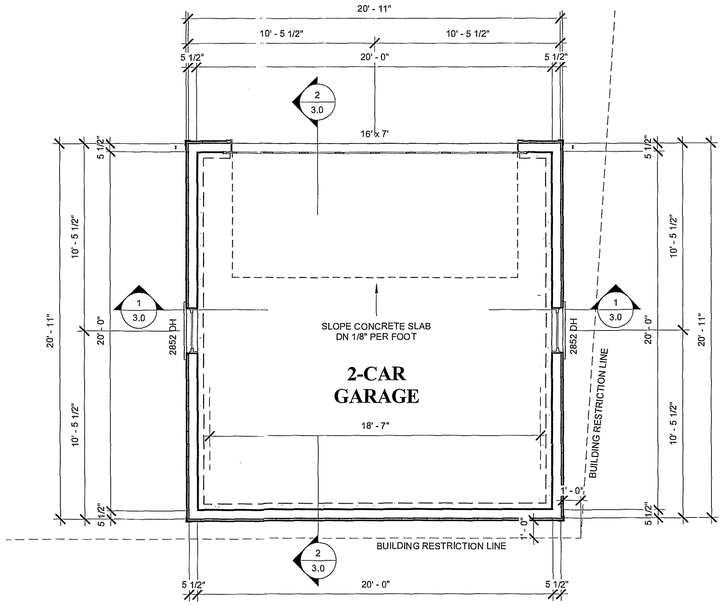
Project #: 09021
Drawn by: JV | Chk by: JJM

DWG: **0.1**

P:_Mangan Group_Projects\Housing Remodeling\Danielski\Danielski Garage - 20Foot Wide.rvt



1/1.0 **PROPOSED FOUNDATION PLAN**
1/4" = 1'-0"



2/1.0 **PROPOSED GARAGE PLAN**
1/4" = 1'-0"

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O.
2. ALL WALLS, SHALL BE NOM. 2x6 WOOD STUD @ 16" O.C., U.N.O.
3. WINDOW GRILLE PATTERNS PER ELEVATIONS.

GENERAL ROOF NOTES - SHINGLED ROOF

1. ALL GUTTERS AND LEADERS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

GENERAL FRAMING NOTES

1. ALL HEADERS TO BE 2) 2x12s UNLESS OTHERWISE NOTED.
2. HOLD ALL HEADERS HIGH.
3. ALL POSTS TO BE 2) 2x4s UNLESS OTHERWISE NOTED.
4. VERIFY LENGTHS OF STRUCTURAL MEMBER WITH FIELD CONDITIONS.

ELECTRICAL SYMBOLS

- KEYLESS SURFACE MOUNTED
- STD. G.F.I. OUTLET
- WALL LIGHT
- WATERPROOF OUTLET
- STD. SINGLE SWITCH
- HOSE BIB

NOTE: ELECTRIC SERVICE TO GARAGE TO BE UNDERGROUND OFF OF EXISTING HOUSE ELECTRIC PANEL.

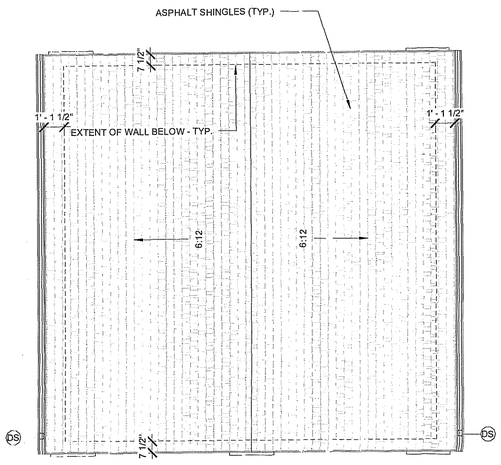
STRUCTURAL NOTES

STRUCTURAL NOTES:

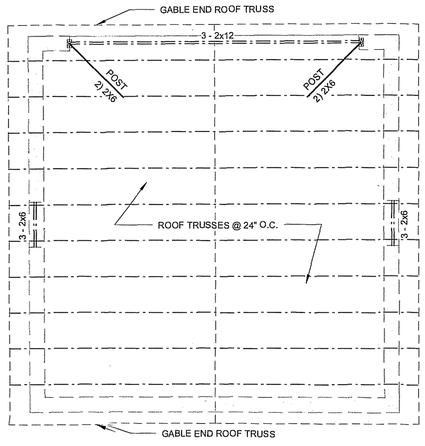
1. DESIGN IS BASED ON THE 2003/2006 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
2.
3. GRAVITY LOADS:
   - ROOF DEAD LOAD 20 PSF
   - ROOF LIVE LOAD 16 PSF (SLOPED ROOF)
   - SNOW LOAD 30 PSF

   WIND LOAD CRITERIA
   - DESIGN WIND SPEED 100 MPH
   - EXPOSURE CLASSIFICATION B

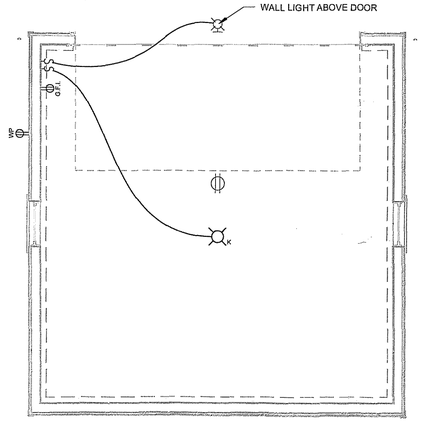
   SEISMIC DESIGN CRITERIA
   - SEISMIC DESIGN CATEGORY C OR LESS
4. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF.
5. ALL CONCRETE SHALL CONFORM TO ACI 318 AND ACI 301, AND HAVE A 28-DAY COMPRESSIVE STRENGTH, F'c = 3,000 PSI WITH A MAXIMUM SLUMP OF 5"
6. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60.
7. CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM COVER:
   - BOTTOM OF FOOTINGS 3"
   - SIDE OF FOUNDATIONS, FORMED EDGE 1.5"
   - SIDE OF FOUNDATIONS, CAST AGAINST SOIL 3"
   - FORMED SURFACE AGAINST SOIL 2"
   - ALL OTHER FORMED SURFACES 1.5"
8. WOOD DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION.
9. ALL DIMENSIONAL LUMBER SHALL BE:
   - STUDS: SPRUCE PINE FIR (SPF), STUD GRADE OR BETTER.
   - WALL PLATES: SP, #3 OR STUD GRADE
   - ALL OTHER FRAMING: HEM FIR (HF), GRADE NO. 2 OR BETTER
10. UNLESS NOTED OTHERWISE, FACE NAIL EACH PLY OF MULTIPLE PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C.
11. EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB SHEATHING. FASTEN TO SUPPORTS WITH 8d NAILS AT 6" O.C. AT SHEET EDGES, AND 12" O.C. AT FIELD SUPPORTS.
12. ROOF SHEATHING SHALL BE SHALL BE 7/16" APA SPAN RATED OSB SHEATHING, EXPOSURE 1 (FORMALDEHYDE FREE), WITH CLIPS OR 15/32" APA SPAN RATED PLYWOOD, EXPOSURE 1. ALL JOINTS SHALL BE STAGGERED. NAILING SHALL BE 8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT FIELD (INTERMEDIATE) SUPPORTS
13. BRACED WALL PANELS: BRACED WALL PANELS ARE PROVIDED PER SECTIONS R602.10 AND R602.10.5, METHOD 3, CONTINUOUSLY SHEATHED (SHEATHED WITH 7/16" OSB) PANEL LENGTHS SHOWN ON THE PLANS ARE THE MINIMUM LENGTH REQUIRED, EVEN THOUGH A LONGER PANEL MAY BE PRESENT.



4/1.0 **PROPOSED ROOF PLAN**
1/4" = 1'-0"



5/1.0 **ROOF DECK FRAMING PLAN**
1/4" = 1'-0"



6/1.0 **GARAGE ELECTRICAL PLAN**
1/4" = 1'-0"

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BUILDER: **BUILDER T.B.D.**

PROJECT: **PROPOSED GARAGE**
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PROFESSIONAL CERTIFICATION

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BOARD OF ARCHITECTS 10378 JOHN J. MANGAN STATE OF MARYLAND 8-29-09

ISSUE: PERMIT
PLOT DATE: 8/24/2009 12:09:12 PM
Revision Schedule

DRAWING: **PROPOSED PLANS**

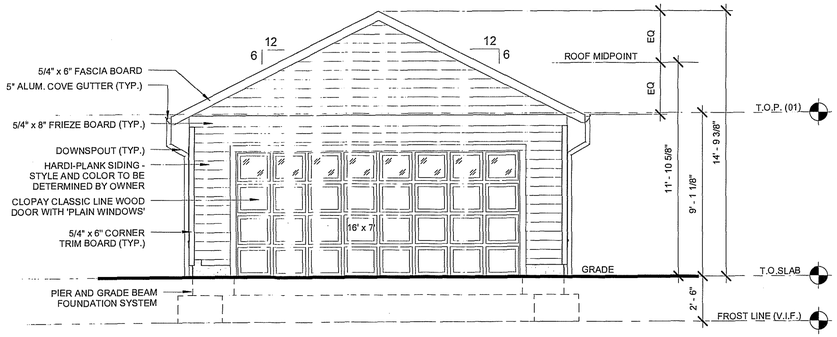
Project #: 09021
Drawn by: JV Chk by: JJM

DWG: **1.0**

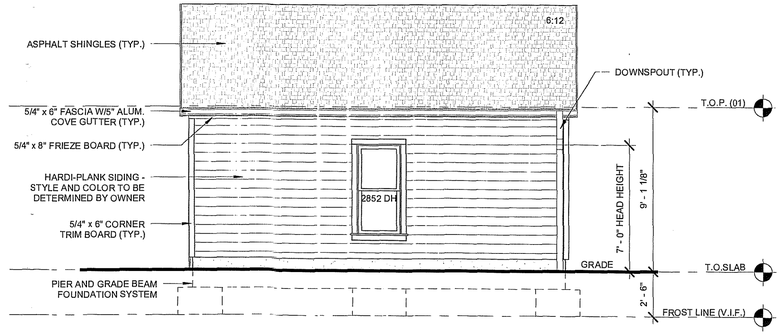
P:_MangamGroup_Projects\Housing Remodeling\Danielski\Danielski Garage - 20Foot Wide.rvt

GENERAL ELEVATION NOTES - SHINGLED ROOF

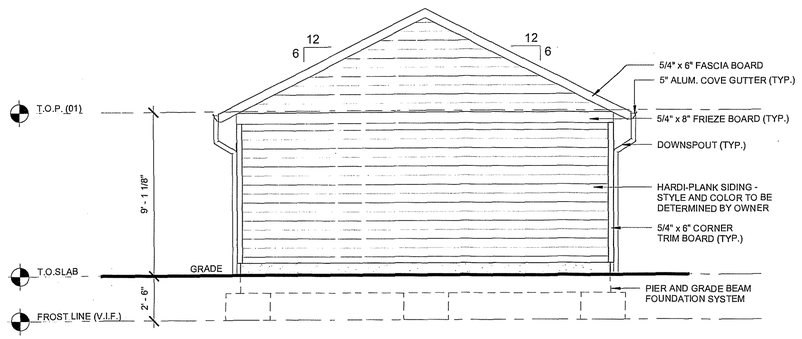
1. ALL EXTERIOR FASCIA TO BE AZEK OR EQUAL.
2. VERIFY GARAGE FOUNDATION DEPTH BASED ON SOIL COMPACTION.
3. ALL GUTTERS AND LEADERS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.



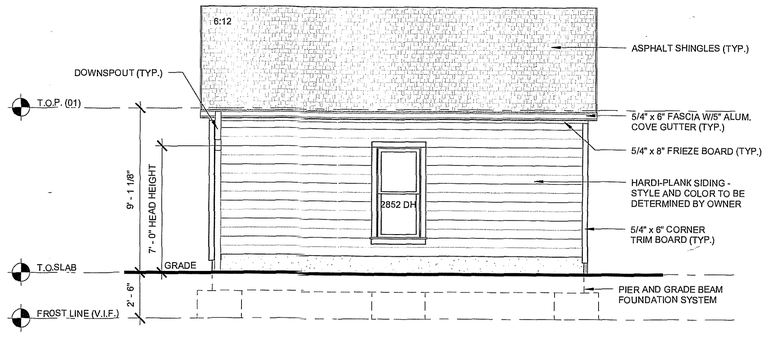
1/2.1 **PROPOSED FRONT ELEVATION**
1/4" = 1'-0"



2/2.1 **PROPOSED LEFT ELEVATION**
1/4" = 1'-0"



3/2.1 **PROPOSED REAR ELEVATION**
1/4" = 1'-0"



4/2.1 **PROPOSED RIGHT ELEVATION**
1/4" = 1'-0"

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BUILDER: **BUILDER T.B.D.**

PROJECT: **PROPOSED GARAGE**
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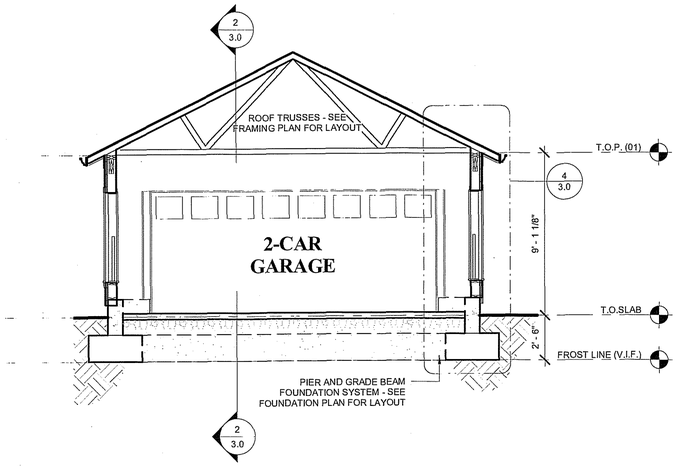
PLOT DATE: 8/24/2009 12:09:14 PM
Revision Schedule

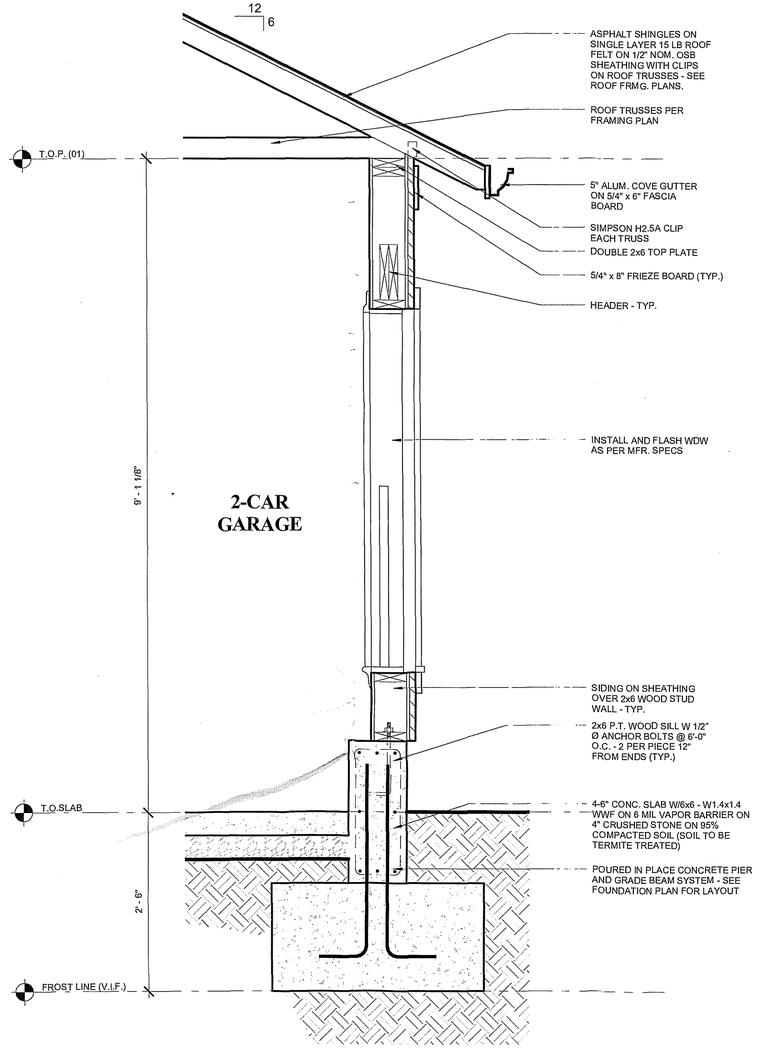
DRAWING: ELEVATIONS

Project #: 09021
Drawn by: JV Chk by: JJM
DWG: 2.1

P:_Mangan Group_Projects\Housing_Remodeling\Danielski\Danielski Garage - 20\Post Wide.rvt



1/3.0 CROSS SECTION
1/4" = 1'-0"



4/3.0 DETAIL WALL SECTION
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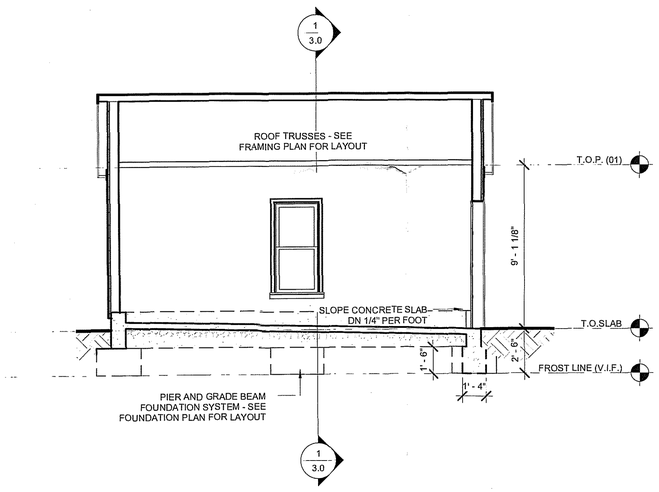
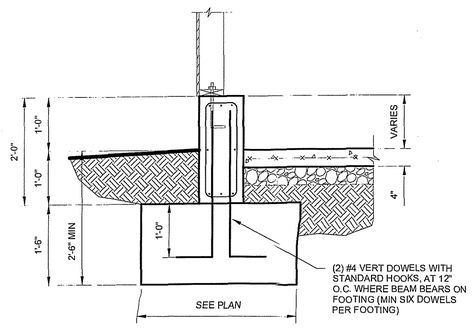
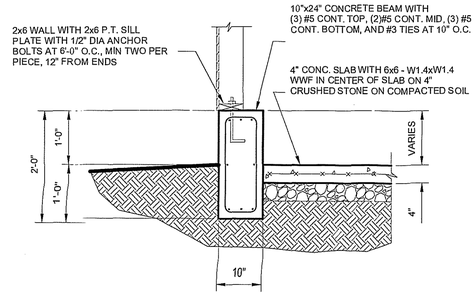


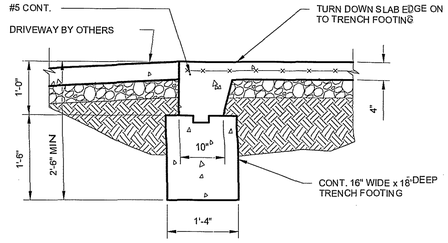
2/3.0 LONGITUDINAL SECTION
1/4" = 1'-0"



5/3.0 GRADE BEAM AT FOOTING
3/4" = 1'-0"



6/3.0 GRADE BEAM DETAIL
3/4" = 1'-0"



7/3.0 TRENCH FOOTING DETAIL
3/4" = 1'-0"

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BUILDER: **BUILDER T.B.D.**

PROJECT: **PROPOSED GARAGE**
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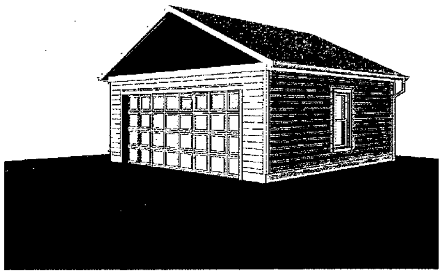
Revision Schedule

DRAWING: **BLDG SECTIONS**

Project #: 09021
Drawn by: JV | Chk by: JJM

DWG: **3.0**

P:_Mangan Group_Projects\Housing Remodeling\Danielski\Danielski Garage - 26Foot Wide.rvt



VIEW FROM DRIVEWAY (1 / 3.0)

DRAWING LIST

SHEET TITLE	SHEET NUM.	PRELIM 05.01.09	BID 06.19.09	PERMIT 08.24.09	CONST. ...
Cover Sheet	0.0		X	X	
Specifications	0.1		X	X	
PROPOSED PLANS	1.0	X	X	X	
ELEVATIONS	2.1		X	X	
BLDG SECTIONS	3.0		X	X	

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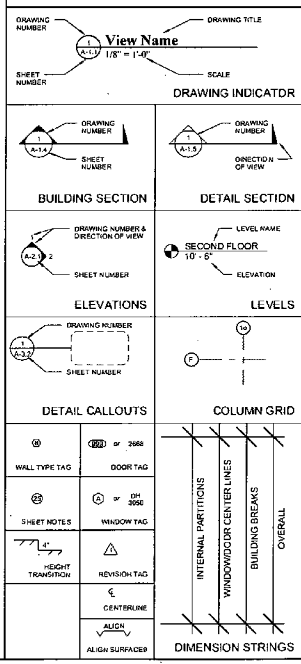
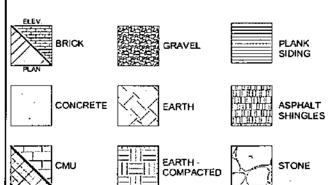
TAKOMA PARK, MD 20912

ABBREVIATIONS

DRAFTING SYMBOLS



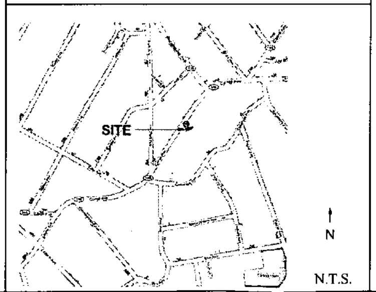
MATERIALS LEGEND



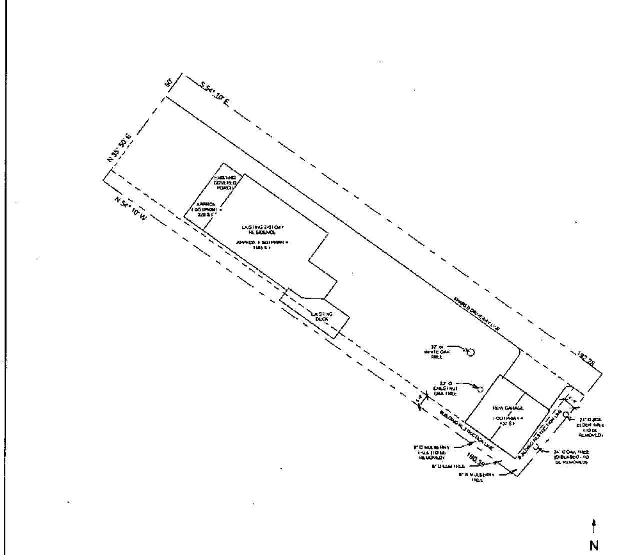
PROJECT TEAM

JAY AND HEIDI DANIELSKI 7123 CARROLL AVE TAKOMA PARK, MD 20912 (P) (301) 891-4928	OWNER
MANGAN GROUP ARCHITECTS 7034 CARROLL AVE. SUITE 3 TAKOMA PARK, MD 20912 (P) 301-588-7900 (F) 301-589-7911 CONTACT: JOHN MANGAN	ARCHITECT
CONTRACTOR T.B.D. ADDRESS CITY, STATE ZIP (P) (000) 000-0000 (F) (000) 000-0000 CONTACT: CONTACT NAME	CONTRACTOR
KSE ENGINEERING 925 MAIN STREET, SUITE 300 PENNSBURG, PA 18073 (P) (215) 541-1068 (F) (215) 541-0050 CONTACT: CHARLES ESPENLAUB	STRUCTURAL

VICINITY MAP



SITE PLAN



PROPOSED SITE PLAN (1 / 0.0)
1" = 20'-0"

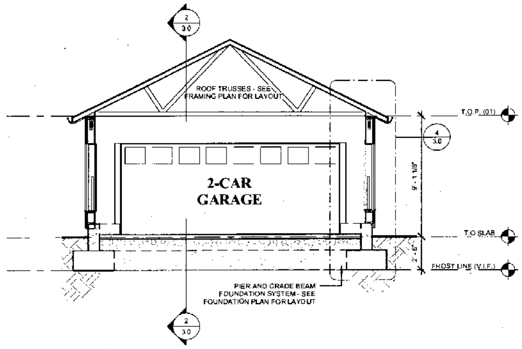
NOTE: THIS SITE PLAN HAS BEEN REPRODUCED AS PER SURVEY PROVIDED BY OWNER. ARCHITECT ASSUMES NO LIABILITY FOR ACCURACY OF SURVEYOR'S INFORMATION.

ISSUE: PERMIT
PLOT DATE: 8/24/2009 12:15:25 PM
Revision Schedule

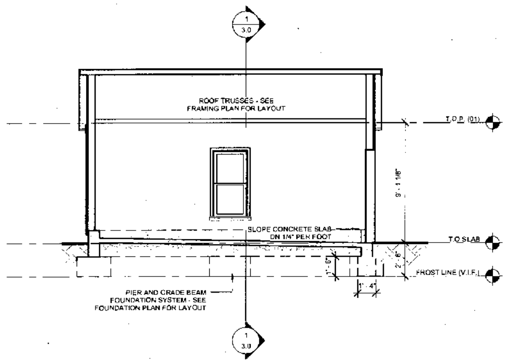
DRAWING: Cover Sheet

Project #: 09021
Drawn by: JV Chk by: JJM

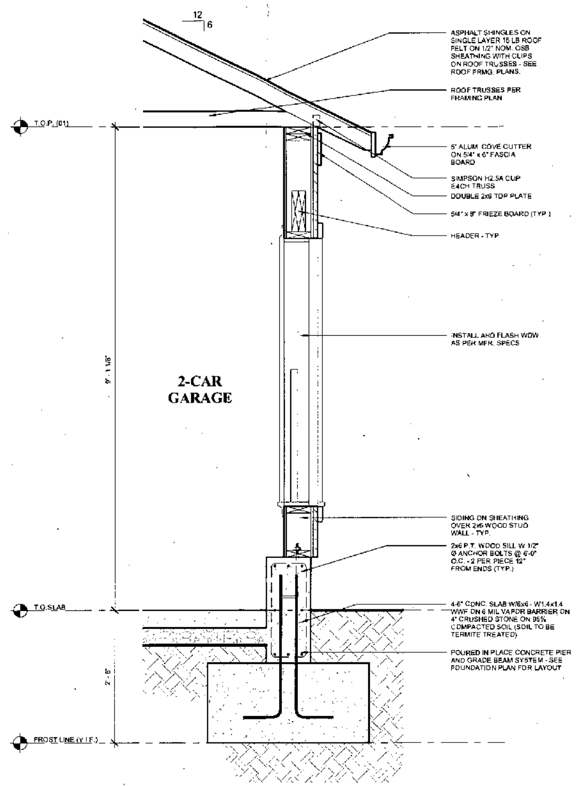
DWG: 0.0



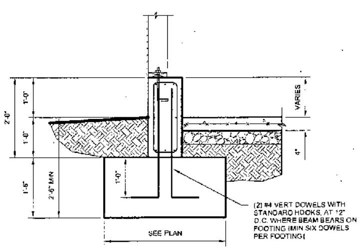
1/3.0 **CROSS SECTION**
1/4" = 1'-0"



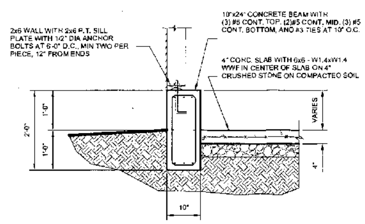
2/3.0 **LONGITUDINAL SECTION**
1/4" = 1'-0"



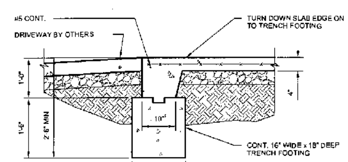
4/3.0 **DETAIL WALL SECTION**
1" = 1'-0"



5/3.0 **GRADE BEAM AT FOOTING**
3/4" = 1'-0"



6/3.0 **GRADE BEAM DETAIL**
3/4" = 1'-0"



7/3.0 **TRENCH FOOTING DETAIL**
3/4" = 1'-0"

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BUILDER: **BUILDER T.B.D.**

PROJECT: **PROPOSED GARAGE**
7123 CARROLL AVE
TAKOMA PARK, MD 20912

ISSUE: PERMIT
PLOT DATE: 8/24/2009 12:15:42 PM
Revision Schedule

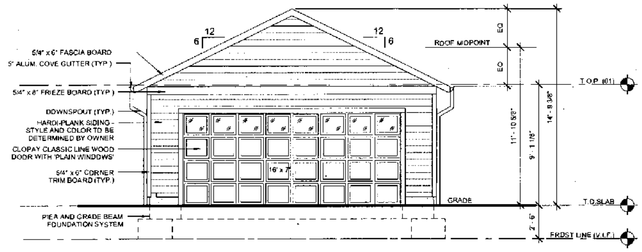
DRAWING: **BLDG SECTIONS**

Project #: 09021
Drawn by: JV Chk by: JJM

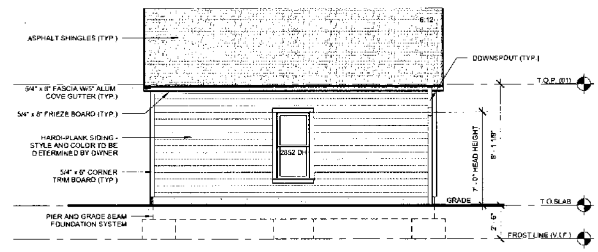
DWG: **3.0**

GENERAL ELEVATION NOTES - SHINGLED ROOF

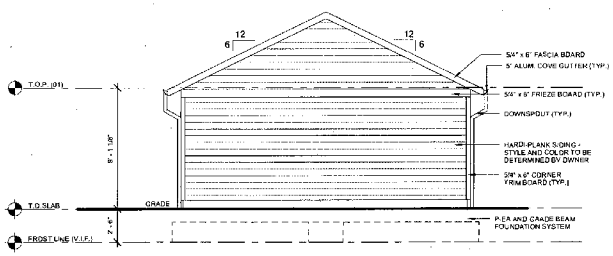
1. ALL EXTERIOR FASCIA TO BE AZEK OR EQUAL.
2. VERIFY GARAGE FOUNDATION DEPTH BASED ON SOIL COMPACTION.
3. ALL GUTTERS AND LEADERS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS



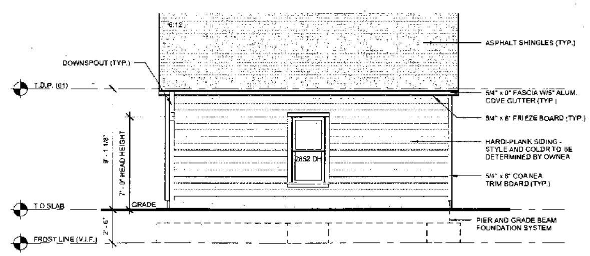
1 / 2.1 **PROPOSED FRONT ELEVATION**
1/4" = 1'-0"



2 / 2.1 **PROPOSED LEFT ELEVATION**
1/4" = 1'-0"



3 / 2.1 **PROPOSED REAR ELEVATION**
1/4" = 1'-0"



4 / 2.1 **PROPOSED RIGHT ELEVATION**
1/4" = 1'-0"

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BUILDER: BUILDER T.B.D.

PROJECT: PROPOSED GARAGE
7123 CARROLL AVE
TAKOMA PARK, MD 20912

ISSUE: PERMIT

PLOT DATE: 8/24/2009 12:35:41 PM

Revision Schedule

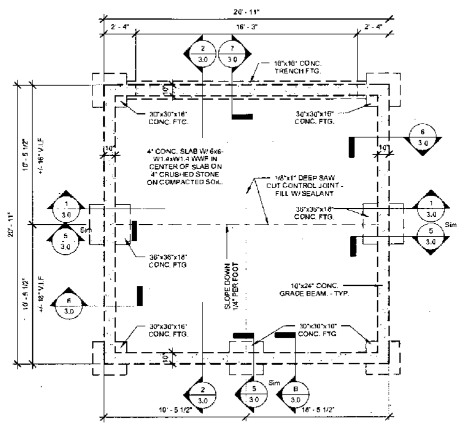
DRAWING: ELEVATIONS

Project #: 09021

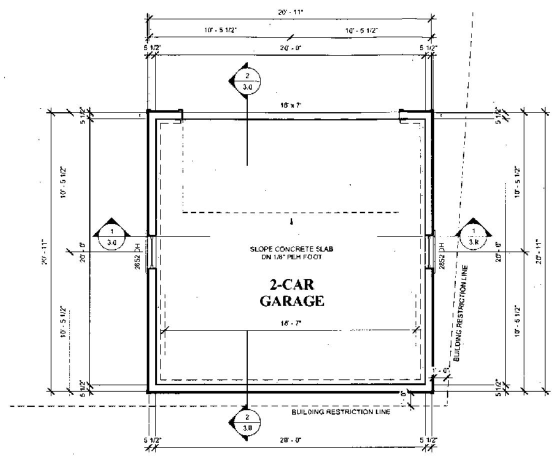
Drawn by: JV | Chk by: JJM

DWG: 2.1

P:_ManganGroup_Projects\Housing Remodeling\Danielski\Danielski Garage - 20Foot Wide.rvt



1 / 1.0 **PROPOSED FOUNDATION PLAN**
1/4" = 1'-0"



2 / 1.0 **PROPOSED GARAGE PLAN**
1/4" = 1'-0"

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
2. ALL WALLS SHALL BE NOM. 2x6 WOOD STUD @ 16" O.C. U.N.O.
3. WINDOW GRILLE PATTERNS PER ELEVATIONS

GENERAL ROOF NOTES - SHINGLED ROOF

1. ALL GUTTERS AND LEADERS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

GENERAL FRAMING NOTES

1. ALL HEADERS TO BE 2) 2x12s UNLESS OTHERWISE NOTED.
2. HOLD ALL HEADERS HIGH.
3. ALL POSTS TO BE 2) 2x4s UNLESS OTHERWISE NOTED.
4. VERIFY LENGTHS OF STRUCTURAL MEMBER WITH FIELD CONDITIONS.

ELECTRICAL SYMBOLS

KEYLESS SURFACE MOUNTED	STD. G.F.I. OUTLET
WALL LIGHT	WATERPROOF OUTLET
STD. SINGLE SWITCH	HOSE BIB

NOTE: ELECTRIC SERVICE TO GARAGE TO BE UNDERGROUND OFF OF EXISTING HOUSE ELECTRIC PANEL.

STRUCTURAL NOTES

STRUCTURAL NOTES:

1. DESIGN IS BASED ON THE 2003/2006 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
2.
3. GRAUITY LOADS:
   - ROOF DEAD LOAD 20 PSF
   - ROOF LIVE LOAD 16 PSF (SLOPED ROOF)
   - SNOW LOAD 30 PSF

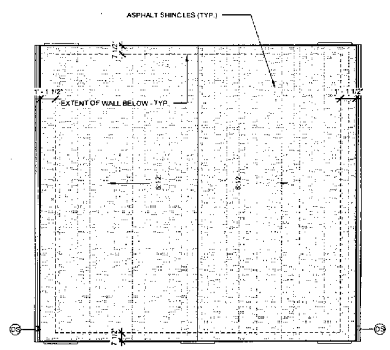
   WIND LOAD CRITERIA
   - DESIGN WIND SPEED 100 MPH
   - EBPDSURE CLASSIFICATION B

   SEISMIC DESIGN CRITERIA
   - SEISMIC DESIGN CATEGORY C OR LESS
4. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF.
5. ALL CONCRETE SHALL CONFORM TO ACI 318 AND ACI 301, AND HAVE A 28-DAY COMPRESSIVE STRENGTH, F'c = 3,000 PSI WITH A MAXIMUM SLUMP OF 5"
6. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60.
7. CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM COVER:
   - BOTTOM OF FOOTINGS 3"
   - SIDE OF FOUNDATIONS, FORMED EDGE 1.5"
   - SIDE OF FOUNDATIONS, CAST AGAINST SOIL 3"
   - FORMED SURFACE AGAINST SOIL 2"
   - ALL OTHER FORMED SURFACES 1.5"

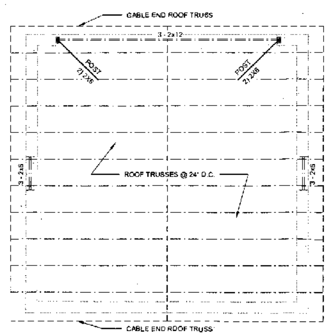
6. WOOD DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION.

5. ALL DIMENSIONAL LUMBER SHALL BE:
   - STUDS: SPRUCE PINE FIR (SPF) STUD GRADE OR BETTER.
   - WALL PLATES: SP, #3 OR STUD GRADE
   - ALL OTHER FRAMING: HEM FIR (HF), GRADE NO. 2 OR BETTER

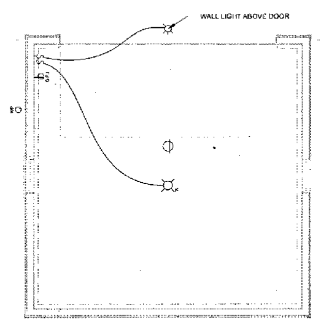
10. UNLESS NOTED OTHERWISE, FACE NAIL EACH PLY OF MULTIPLE PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C.
11. EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB SHEATHING. FASTEN TO SUPPORTS WITH 8d NAILS AT 6" O.C. AT SHEET EDGES, AND 12" O.C. AT FIELD SUPPORTS.
12. ROOF SHEATHING SHALL BE SHALL BE 7/16" APA SPAN RATED OSB SHEATHING, EXPOSURE 1 (FORMALDEHYDE FREE), WITH CLIPS OR 15/32" APA SPAN RATED PLYWOOD, EXPOSURE 1. ALL JOINTS SHALL BE STAGGERED. NAILING SHALL BE 8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT FIELD (INTERMEDIATE) SUPPORTS
13. BRACED WALL PANELS: BRACED WALL PANELS ARE PROVIDED PER SECTIONS R602.10 AND R602.10.5, METHOD 3, CONTINUOUSLY SHEATHED (SHEATHED WITH 7/16" OSB). PANEL LENGTHS SHOWN ON THE PLANS ARE THE MINIMUM LENGTH REQUIRED, EVEN THOUGH A LONGER PANEL MAY BE PRESENT.



4 / 1.0 **PROPOSED ROOF PLAN**
1/4" = 1'-0"



5 / 1.0 **ROOF DECK FRAMING PLAN**
1/4" = 1'-0"



6 / 1.0 **GARAGE ELECTRICAL PLAN**
1/4" = 1'-0"

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BUILDER: **BUILDER T.B.D.**

PROJECT: **PROPOSED GARAGE**
7123 CARROLL AVE
TAKOMA PARK, MD 20912

ISSUE: PERMIT
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Revision Schedule

DRAWING: **PROPOSED PLANS**

Project #: 09021
Drawn by: JV Chk by: JJM
DWG: 1.0

Division I: General Requirements

These documents are the property of Mangan Group Architects. Any use of the documents without the written consent of the Architect is strictly prohibited.

All work performed shall comply with the following requirements:

1. All general notes unless otherwise noted on the plans and specifications
2. Building Code as specified on the architectural drawings
3. All applicable state and local codes, ordinances, and regulations having jurisdiction over the work
4. In places where the drawings do not address methodology, all contractors shall be bound to perform the work in strict compliance with manufacturer's specifications and/or recommendations
5. the package containing both the drawings and specifications

The General Contractor and his Subcontractors shall be responsible for the on-site verification of all dimensions and conditions. Noted dimensions take precedence over all scale references. Contractors shall consult the Project Architect with any questions.

The conditions and assumptions stated in these specifications shall be verified by the Contractor for conditions and conformance to local codes. In the event of a discrepancy between these specifications and conditions of codes, the Contractor shall inform the Architect in writing of the discrepancy and indicate any special engineering requirements that need to be applied to assure building's structural integrity.

These general notes and typical details apply throughout the project unless noted otherwise. These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.

The Architect shall not be responsible for, and will not have any control over construction means, methods, techniques, sequences and procedures or for the safety precautions and programs in connection with the work and will not be responsible for the failure of the Client or his Contractors, Subcontractors, or anyone else performing any part of the work.

The Architect accepts no responsibility for changes and deviations from these plans unless such changes are made by signed letter or change order. No substitution of products and materials identified by brand or manufacturer name shall be accepted without prior approval by the architect. Installation of all products and materials shall follow manufacturer's recommended procedures.

Any and all drawings and specifications for site work, plumbing supply/waste, electrical circuitry, heating/ventilation/air conditioning systems and pre-fabric roof trusses are not part of the professional services provided to the Client unless included under their agreement. Any discrepancies with these documents by any of the services listed above as shown in the documents shall be reported to the Architect immediately.

All products and materials shall be installed in strict accordance with the manufacturer's specifications. In event of conflict between the drawings and the manufacturer's recommendations, Contractors shall notify the Architect and obtain written clarification.

Prior to the application for a building permit, Contractors shall furnish the Architect with two sets of shop drawings of all prefabricated components, with one set to be retained by the Architect and the other set to be returned to the Contractor after review. Items requiring shop drawings include, but are not limited to: roof trusses, floor trusses, stair components, cabinets and vanities. Should the design configuration of any prefabricated component be modified from previously approved shop drawings during construction, the Architect shall be furnished, prior to fabrication, with revised shop drawings incorporating the revisions. In the event that the Architect is not provided with the information required, the Client shall defend, indemnify, and hold harmless the Architect from any claim or suit whatsoever including, but not limited to, all payments, expenses or costs arising or alleged to have arisen from prefabricated items.

All materials stored on site shall be protected from exposure to weather or damp conditions so as to inhibit mold growth. If mold is detected at any time during construction, proper mold mitigation techniques must be employed by contractor.

Discrepancies:

The Contractor shall compare and coordinate all drawings. When, in the opinion of the Contractor, a discrepancy exists, he shall promptly notify the Architect in writing before proceeding and shall be responsible for the same and any indirect results of his actions.

Omissions:

The architectural drawings and specifications shall be considered as part of the conditions of the work. In the event that certain features of the construction are not fully shown in the drawings, current national, state and local codes and ordinances, regulations or agreements as well as current acceptable building practices shall govern. The construction shall be of the same character as for similar conditions that are shown noted.

Division II: Site Work

Scope of the Work:

The work under this section involves all clearing, grubbing, excavating, filling, rough/finish grading and all related items necessary to complete the work. All excavated material that cannot be used as back fill for the new building shall be removed from the site or distributed as directed by the superintendent.

Soil Investigation and Report:

All earth work, compaction and supervision shall be done according to the recommendations of the soil investigation report prepared by a licensed geotechnical engineer. Concrete slab and footing calculations are based on a 2000 psf soil bearing capacity. If on-site borings reveal lesser values, notify the Architect, in writing.

The Contractor shall inspect the site prior to starting his work for proper grades, soft spots, and other anomalies. The Contractor shall be responsible for finish grading the sub grade under all areas before placing finished surfaces.

Provide termite protection as required by chemical soil treatment, pressure treated lumber, naturally termite resistant wood or by other physical barriers that meet with the approval of building officials. Treat all soil around the building and provide the Owner(s) with a five (5) year guarantee. All work shall be performed by licensed exterminators that have been in business for at least five (5) years.

Excavate to the elevations and dimensions indicated. Allow for additional space as required for construction operations and inspection of foundations. Soil conditions shall conform to or exceed the following requirements:

1. Bearing Capacity: Minimum 2000 psf under all footings and slabs, field verified by a licensed soils engineer.
2. Water Table: Minimum 2'0" below the bottom of all concrete slabs and footings. Footings, foundation walls and slabs shall not be placed on/in Marine Clay, Peat or other organic materials.

The bottoms of all footings shall extend below the frost line of the locality and a minimum of 30" below existing grade to undisturbed soil or soil compacted to 95% dry density having the soil bearing capacity listed above.

Do not place footings or slabs on frozen ground. When freezing is expected, do not excavate to the full depth indicated, unless concrete can be placed immediately after the excavation has been completed. Protect the bottoms of footings so excavation is undisturbed if the placement of concrete is delayed.

The contractor shall control the grading around the building so that the ground is pitched to prevent water from running into excavated areas or damaging the structure.

All foundation wall backfill under slabs where the distance from the edge of wall to the edge of undisturbed soil exceeds 18" but is less than 48" shall consist of clean porous soil compacted in 8" layers to 95% dry density or provide No.8 rebar at 2'-0" O.C., 12" beyond edge of undisturbed soil and 12" into foundation wall.

Free draining granular backfill [SM or better] shall be used against foundation walls consistent with the architectural plans and related details. Equivalent fluid pressure of backfill shall not exceed 40 pcf. In the event that EFP exceeds 40 pcf, the walls must be designed to withstand the actual pressures by a registered professional engineer licensed in the locality where the building resides.

Place and compact backfill so as to minimize settlement and avoid damage to the walls and damp proofing and other work in place. The finished sub grade shall be brought to the elevations indicated and sloped to drain water away from the building walls. Pitch sub grade 1/2" per foot to a distance of 10'-0" from building walls.

Unbalanced fill shall not exceed 7'-0" unless otherwise noted and substantiated by engineering calculations. Backfill shall not be against walls until slabs on grade and framed floors are in place and have reached their design strengths. Proper precautions shall be taken to brace foundation walls when backfilling. Where backfill is required on both sides, backfill both sides simultaneously.

Division III: Concrete

Compliance with Industry Standards:

Any materials or operations specified by reference to the published specifications of a manufacturer, the ASTM, the ACI, the Portland Cement Institute, the Concrete Reinforcing Steel Institute, the Local Building Code or Other Published Standards shall comply.

All concrete is to be ready-mixed and placed in accordance with building code requirements for reinforced concrete (ACI-318-02). All concrete shall have a minimum compressive strength of 3000 psi, with concrete exposed to weather (garage/exterior slabs) shall be air-entrained (5%) and have a minimum strength of 3500 psi.

All reinforcing, anchor bolts, anchor straps, pipe sleeves, and other inserts shall be positively secured in place and located according to the appropriate architectural drawings and details before concrete is placed.

Concrete properties shall conform to the following table:

	Min. Compressive Strength (PSI at 28 Days)	Min. Aggregate Size	Slump Performance
1. Footings:	3000	1/2" - 1"	4" [+/-1"]
2. Slabs on Grade:	3500	1/2" - 1"	4" [+/- 1/2"]
3. Foundation Walls:	3000	1/2" - 1"	4" [+/- 1/2"]
4. Garage/Exterior Slabs:	3500	1/2" - 1"	4" [+/- 1/2"]

Foundation walls shall be the thickness specified on the plans. Where there is an unbalanced fill condition of greater than 7'0", foundation walls shall be 10" thick or shall be engineered with reinforcing steel. Provide a masonry shelf for brick veneer and porch slabs where indicated on the plans.

Concrete floor slabs on grade shall be placed over well-compacted sub grade. Over sub grade, place 4" of gravel, roll or tamp fill until thoroughly compacted. For interior slabs, place 6-mil vapor barrier over porous fill, lapping joints 6" and sealing joints with tape [Turn barrier up on wall 6"]

Reinforcing Steel:

Reinforcing steel shall be intermediate grade new billet steel bars, Grade 60, conforming to ASTM-A615. Welded Wire Mesh [WWM] shall conform to ASTM-185.
Refer to architectural plans for the locations and size of reinforcing steel.

Detailing, fabricating, and placing of reinforcement shall be in accordance with ACI-315-99 Manual of Standard Practice for Detailing Reinforced Concrete Structures. Furnish support bars and all required accessories in accordance with CRSI standards.

All reinforcing bars which intersect perpendicular elements shall terminate in hooks placed two (2) inches clear from outer face elements.

The Contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour. No concrete shall be poured into trenches containing standing water or mud. Footings shall be dewatered prior to placement of concrete. No concrete shall be placed until all reinforcing has been installed by the Contractor and inspected by the appropriate building official(s).

Minimum protective cover for reinforcing steel shall be as follows:

Concrete Structure	Min. Coverage
1. Footings:	3"
2. Beams/Columns:	2"
3. Floor Slabs:	
Reinforcing Bars	3/4"
Welded Wire Mesh	Mid-Slab
4. Foundation Walls:	
Interior Face	1"
Exterior Wall	3"

Foundations:

Footing depths are shown on the architectural drawings. Footings shall bear a minimum of 1'0" into original undisturbed soil and a minimum of 30" below finished grade. Where it is necessary to step continuous footings, step footings using a ratio of one (1) vertical step to two (2) horizontal steps. Vertical steps shall not exceed 16".

Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Project Architect.

All footing excavation shall be inspected by the building official prior to the placement of any concrete. The building official shall be given at least forty-eight (48) hours notice for this observation.

Slabs on grade shall be 4" thick [unless noted otherwise] and reinforced with 6x6 W1.4xW1.4 WWF. Place on 6-mil vapor barriers over 4" crushed stone. Porch slabs and steps shall be 4" thick minimum air-entrained concrete with #4 rebar at 18" O.C. each way unless noted otherwise.

Install 1/2" diameter anchor bolts spaced a maximum of 6'-0" O.C. There shall be a minimum of two bolts per plate with bolts 12" from ends. Bolts shall extend 7" minimum into masonry or concrete. Anchor straps may be substituted if spaced as required to provide anchorage equivalent to 1/2" diameter anchor bolts.

Beam pockets shall be formed into concrete walls to provide a continuous, level, flat, solid bearing surface for all beams.

Waterproofing and Drain Tiles:

Waterproof foundation walls with a membrane extending from the top of the footing to finish grade. The membrane shall consist of 2-ply hot mopped felts with joints lapped and sealed - or shall be of other code approved system.

Lay drain tile (perforated 4" diameter PVC pipe) in VDOT No. 57 gravel. The gravel shall extend 1'-0" minimum beyond the outside edge of the footing and 6" above the top of the footing. Gravel shall be covered with an approved filter membrane. Perforated pipe shall be placed on 2" gravel at least one sieve size larger than the perforations and covered with 6" minimum of the same material. Be sure that backfill has been well compacted before gravel is placed. The gravel filter shall be completely covered with geotextile fabric [EOS No. 70 Sieve, Gradient 2 or less].

Drain to daylight or a sump pump per the engineer's drawings. Filter fabric shall have an open area of 40% or less and an equivalent opening size of a No. 40 Sieve.

Division IV: Unit Masonry

Materials:

Brick shall be made from clay or shale and conform to ASTM Specification C62 - 81.

For foundations, work below grade and work in contact with earth, use Grade SW. Use Grade MW for exterior wall above grade and Grade NW for interior walls and for back up of walls faced with facing brick. All materials to be used are to meet ASTM or published standards accepted by the ASTM.

Use Type M mortar for below grade applications and Type S mortar for all other applications. Masonry cement shall conform to accepted practice for masonry. Mix all cementitious materials and sand in a mechanical batch mixer for a minimum of five (5) minutes. Adjust the consistency of the mortar to the satisfaction of the mason. All mortar shall be used within 2-1/2 hours of the initial mixing and shall not be used after it has begun to set.

Materials shall conform to the following standards:
1. Mortar: ASTM C-270-81a
2. Hollow CMU: ASTM C-90-81a
3. Face Brick: ASTM C-216-81a

All masonry work shall conform to the applicable requirements of ACI 530.1-02 and ASCE 6-02.

All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be laid in temperatures below 35 degrees Fahrenheit without precautions necessary to prevent freezing.
No antifreeze admixtures shall be added to mortar.

Brick veneer shall be attached to wood framing with corrosion-resistant 22-gage corrugated galvanized metal ties [minimum 7/8" wide]. Place ties vertically at 24" O.C. and horizontally at 24" O.C. and shall support not more than 2.67 square feet of wall area. Provide 1" minimum air space between veneer and sheathing. Provide 15 lb asphalt felt over sheathing as a moisture barrier and provide weep holes for drainage through every vertical brick joint at 33" O.C. and not less than 3/16" in diameter. Locate weep holes immediately above all flashing.

Lay brick in a running bond, plumb, level and true to line in full beds of mortar.
Coursing shall be done with story rods laid so that three (3) courses equal eight (8) inches. Completely fill all joints with mortar. Build in flashings, flashing blocks, access panels, loose lintels, fireplace metal, and other work at locations shown on the drawings.

Locate flashing beneath the first course of masonry above finish grade above the foundation wall or slab and at other points of support including structural floors, shelf angles, and lintels.

Lay concrete masonry units in a running bond, plumb, level and true to line in full beds of mortar. Completely fill all joints with mortar. Joints of interior concrete masonry units that will be exposed or painted shall be cut flush and tooled.

Division V: Metals

Compliance with Industry Standards:

Structural steel shall conform to the requirements of the AISC Manual of Steel Construction, latest edition, and shall conform to ASTM A-36-60. Steel pipe columns shall be of equivalent capacity and weldability to ASTM A-500. All welding shall be in accordance to the American Welding Society Code and shall be performed by welders qualified in accordance with AWS procedures.
Electrodes shall conform to ASTM A-233 E70 Series.

Provide base plates for all structural steel beams bearing on concrete or masonry.
Provide standard angle and inserts: ties, clips, anchors, straps, hangers, bolts, bearing plates, and other hardware and fastening devices as may be required or indicated on the Architectural Drawings.

All connections shall meet AISC standards.

Lintels

R703.7.3 Allowable Spans for Lintels Supporting Masonry Veneer

Size of Steel Angle	No story above	1 story above	2 stories above
3 x 3 x 1/4"	6'0"	4'6"	3'0"
4 x 3 x 5/16"	8'0"	6'0"	4'6"
5 x 3-1/2 x 5/16"	10'0"	8'0"	6'0"
6 x 3-1/2 x 5/16"	14'0"	9'6"	7'0"
2-6 x 3-1/2 x 5/16"	20'0"	12'0"	9'6"

A. Long leg of angle shall be placed in vertical position.
B. Depth of reinforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less than 8" into the support.
C. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements may be used.

Provide a minimum of six (6) inches bearing for lintels and eight (8) inches at beams.

Division VI: Wood

Materials:

Unless noted otherwise on the drawing, wall shall be constructed of wood as noted below, with design stresses in compliance with AF & PA's National Design Specification, 2001 edition:

2x4 Studs:	Spruce-Pine-Fir, Stud Grade
2x6 Studs (up to 10'-0" tall):	Spruce-Pine-Fir, Stud Grade
2x6 Studs (10'-1" and taller):	Spruce-Pine-Fir, Grade #2

All other structural framing, including, but not limited to headers, beams and joists shall be Hem-Fir, Grade #2

Engineered Lumbar:

Laminated Veneer Lumber (LVL) Beams shall have a minimum extreme fiber bending stress value (Fb) of 2600 psi and a minimum modulus of elasticity value (E) of 1,900,000 psi. All manufactured lumber shall be handled, stored, and installed in strict accordance with the manufacturer's printed literature.

Structural Design Criteria:

DESIGN LIVE LOADS

FLAT ROOF	20 PSF	ATTICS	20 PSF
SLOPED ROOF (6:12)	16 PSF	DECKS	40 PSF
SLEEPING AREAS	30 PSF	BALCONY	40 PSF
ALL OTHERS AREAS	40 PSF		

SNOW LOAD DESIGN PARAMETERS

GROUND SNOW LOAD (Pg)	30 PSF
SNOW EXPOSURE FACTOR (Ce)	0.9
IMPORTANCE FACTOR (Is)	1
FLAT / LOW SLOPE SNOW LOAD (Pf)	21 PSF

WIND LOAD DESIGN DESIGN PARAMETERS

DESIGN WIND SPEED (V)	90 MPH
EXPOSURE CATEGORY	B

ALLOWABLE DEFLECTION

FLOORS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240

Foundation design is based on allowable bearing pressure of 2,000 psf.

Basement wall design is based on an equivalent liquid lateral earth pressure of 60 pcf.

All lumber of 4" nominal depth or greater shall have a moisture content not greater than 19%. Air-dried lumber is desired, but not necessary. Lumber may be kiln dried, however, the drying process must be slow and regulated to cause a minimum amount of checking when compared to air-dried stock.

All exterior lumber (decks, handrails, etc.) and lumber that is in contact with masonry or concrete shall be pressure preservative treated in accordance with AWPA Standards and stamped "Ground Contact 0.40 lbs/cubic foot."

No structural member shall be omitted, notched, cut, blocked out, or relocated without the prior approval of the Architect.

Joists, rafters, and beams shall be set with the crown edge up. Double joists/rafters to form headers and trimmers around rough openings as required, providing blocking or suitable edge support between members where necessary.

Grade stamps shall appear on all lumber.

Store all lumber above grade and protect from exposure from weather.

Bridging and Blocking:

Joists shall be supported laterally at the ends of each support by full-depth solid blocking, except where the ends of joists are nailed or bolted to a header, band or rim joist, or to an adjoining stud. Solid blocking shall be no less than two (2) inches in thickness.

Joists having a depth-to-thickness ratio exceeding 6-to-1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bridging (wood or metal) or 1x3 bridging, nailed to the bottom of the joist at intervals not exceeding 10'0".

Provide double trimmers under all headers 4x6 or larger. All such members shall be glued and spiked together.

Fireplace/Chimney Clearances:

Factory built fireplaces to be installed per manufacturer's specifications.

Chimney outlet shall be 3'-0" minimum above the highest point the chimney penetrates and a minimum of 2'-0" higher than any portion of the roof within 10'-0" of the chimney.

Pipes in Framed Bearing Walls/Shear Walls:

Notches in the top or bottom of joists shall not exceed 1/6 the depth of the joist.
Notches or bored holes in studs of bearing walls or partitions shall not be more than 1/4 (25%) of depth of the stud.

Built-Up Beams:

Built-up beams or joists formed by a multiple of 2X members shall be interconnected as follows:

Size of Member / Method of Interconnection
1. Up to 9-1/4": Glue/internail with (2) rows 16d at 16" O.C.
2. Over 9-1/4": Glue/internail with (3) rows 16d at 16" O.C.

Bolts in Wood Framing:

All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.

Steel plate washer sizes shall be as follows:

Bolt Sizes	Washer Size
1. 1/2" and 5/8" Bolts	2-1/4" sq x 5/16"
2. 3/4" Bolts	2-5/8" sq x 5/16"

Each bolt hole in wood shall be drilled 1/16" larger than the diameter of the bolt.

Lag Bolts:

All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers. Lag bolts shall be square or hex headed and of structural grade steel.

Washers shall be placed under the head of lag bolts bearing on wood. The length of the bolt shall be a minimum.

Joist Hangers:

All purlins, joists, and beams not framed over supporting members shall be supported by means of metal hangers.

Joist hangers shall be prime quality steel which conforms to ASTM A653, minimum 22-gauge. Products acceptable shall be as manufactured by Simpson Strong-Tie or USP Structural Connectors.

Floor framing members with ceramic tile finish floors shall be framed a maximum of 16" O.C.

Plywood/Sheathing:

All plywood shall be Douglas Fir or Southern Yellow Pine and shall be manufactured and graded in accordance with "US Product Standard PS 1 for Construction and Industrial Plywood".

Each plywood sheet shall bear the "APA" grade trademark.

All end joints shall be staggered and shall butt along the center lines of framing members.

The face grain of plywood shall be laid at right angles to the joists and trusses and parallel to the studs.

Nails shall be placed a minimum of 3/8" from the edge of sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-3/8" for 10d nails.

All floors shall be glued and nailed with an APA approved elastomeric structural adhesive and 8d common smooth or ring-shank nails, spaced at 6" O.C. at panel edges and 10" O.C. at intermediate supports.

All fire retardant plywood sheathing shall be provided with written verification from the treatment company certifying that the treatment used will not cause acid hydrolysis to occur at moist conditions and temperatures below 400 degrees.

Corner Bracing:

Unless otherwise noted, brace exterior corners of the building with 1 x 4 diagonals, let into studs. Oriented Strand Board (OSB) or 4 x 8 sheets of plywood of a thickness to match that of sheathing, or with metal strap devices installed in accordance with manufacturer's instructions [16-gauge compression tension].

Lap wall plates at all corners.

Nailing:

All nailing, unless noted otherwise, shall comply with nailing schedules in IRC 2003 [as applicable], latest editions and all state and local building codes or manufacturer's recommendations.

Firestopping:

Firestop all concealed spaces in wood framing not already shut off by framing members per IRC 2003 R502.12 and R602.8 to prevent drafts from one space to another. Firestop all duct chases, bulkheads, laundry chutes, metal flues and other shafts [both horizontal and vertical] at each floor. Fit accurately to fill openings. Block all walls over 8'0" height at the 8'0" level.

Alignment of Framing Members:

All rafters and joists framing from opposite sides shall lap at least six (6) inches and shall be spiked together.

When framing end-to-end, joists shall be secured together by metal straps.

Partitions:

Frame interior partitions within the following guidelines:

1. Double joists centered under all parallel partitions. For floor trusses, follow manufacturer's instructions.
2. Provide solid blocking at 4'0" O.C. between the joist and first interior parallel joist.
3. Splices shall occur only directly over studs.
4. Structural variations are allowed if substantiated by engineering calculations stamped by a professional engineer licensed to practice in the jurisdiction where construction is taking place. One set of calculations is to be provided to the Architect for approval prior to construction.
5. Lap top plates at corners and intersections.

Bearing Walls Supporting One or More Floors:

Partitions must be constructed of minimum 2x4 studs, spaced at 16" O.C. of the type of lumber specified up to height of 10'-0". For partitions from 10'-0" to 12'-0" in height, walls shall be constructed of 2x6 studs, spaced at 16" O.C.

If a double top plate of less than 2) 2x6s or 2) 2x4s is used, floor joists shall be centered directly over and below bearing wall studs with a tolerance of no more than 1" unless substantiated by engineering calculations.

Bearing stud walls must be sheathed with a minimum 1/2" gypsum board, fastened according to drywall manufacturer's recommendations.

Wood Roof Trusses:

Timber trusses shall be designed in accordance with NFPA Standards.

Calculations, joint strength information (allowable load per square inch or per nail, allowable edge distance, allowable end distance), load test data, and other information as necessary shall be submitted to local authorities for approval prior to fabrication. Each truss shall be secured at bearing with one rafter tie type metal anchor at each end.

Truss diagrams and truss layout plan show design intent only. Truss manufacturer shall verify all spans, dimensions, heel heights, pitches, and provide structural engineering for each truss profile.

Fabricator must submit two sets of components shop drawings and truss layout plan, each sealed by a professional engineer registered in the jurisdiction where the construction is taking place, to the Architect prior to fabrication [one copy for the Architect's records and one copy to be returned to the Contractor after review].

Truss shop drawings indicating calculations, loading, load test data, horizontal thrust, and any other information required shall be sealed by a professional engineer registered in the jurisdiction where the construction is taking place, and submitted to building officials prior to fabrication.
Hurricane ties shall be provided at each truss end to adequately satisfy wind uplift.

Store trusses above grade in such a way as to prevent bending, warping or deflection of the trusses.

Scissor Trusses:

Manufacturer shall calculate horizontal thrust of trusses subjected to design loads and shall include this information with shop drawings. Each truss is to be secured at one end with a metal rafter tie type anchor and a scissor truss connector, or "Cleveland", or approved equal, at the other end to tie down the truss while permitting the truss to move outward without deflecting the wall.

Roof Truss Bracing:

Install permanent bracing for all wood roof trusses as specified below, following all recommendations of the Truss Plate Institute, Inc.

1. Top Chord Plane: Properly installed plywood sheathing with staggered joints and correct nailing should adequately brace the top chord plane. However, when gable end trusses are used, continuous 2x4 bracing should be installed at a 45 degree angle to the truss framing. These braces shall occur at 3 points on each gable-end: mid-span between roof centerline and wall on each side of centerline and at the centerline of the roof.

2. Web Member Plane: Provide continuous 2x4 bracing at a 45 degree angle from the bottom chord of the truss. This brace should cross at least 4 adjacent trusses and terminate at the truss ridge. Securely nail the brace to all members it crosses. Install this bracing at all gable or end wall conditions and at 14'0" minimum intervals throughout the truss system.

3. Bottom Chord Plane: Provide continuous 2x4 braces on top of the bottom chord at all roof trusses. Three rows minimum are required located at the 1/4 points of the truss span. Securely nail these braces to all members that it crosses.

Division VII: Thermal and Moisture Protection

Roofing:

Fiberglass Shingles: Provide and install twenty (20) year self-sealing shingles over one (1) layer of 15 lb asphalt saturated felt underlayment for slopes greater than 4:12. For slopes from 2:12 to 4:12, underlayment shall be two layers with a 19" strip parallel with and starting at the eave. Starting at the eave, apply a 36" wide sheet overlapping successive sheets 19" in full per manufacturer's specifications.

Cedar Shakes: No. 2 Grade Red-Label Cedar Shingles (18" x 5") over one (1) layer of 15 lb asphalt-saturated felt underlayment. Install with 4-1/2" weather exposure. Apply an 18" wide strip of 15 lb asphalt-saturated felt over each course of shakes 9" from the bottom edge of shake, extending over the top of shake and onto sheathing. Cedar shakes shall not be used on roof slopes of less than 3:12.

Provide ice protection consisting of two layers of underlayment cemented together or a self adhering polymer modified bitumen sheet from the eave's edge to 24" inside the exterior wall line of building.

Flashing:

All flashing, counter flashing and coping, when made of metal, shall not be of less than 26-gauge corrosion-resistant metal.

Flash open valleys, vent pipes, chimney walls and all roof penetrations. Flash all exterior window and door openings and all building corners with approved material to extend at least 4" behind wall covering. Cover all exposed plywood at building corners with waterproof building paper. Flash under and at ends of masonry, wood or metal copings and sills.

Step-flashing at all roof-to-wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof surfaces, including deck and balcony ledgers.

Attic Ventilation:

Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the IRC codes (latest editions) and all state and local codes and ordinances. See architectural plans for locations and details. The total free venting area shall be 1:300 of the area ventilated where 50-80% of the required area is in the upper portion of the space - 3'-0" minimum from the cove with the balance at the eave.

Division VIII: Doors and Windows

Scope of Work:

The work required under this section involves the furnishing of wood windows and doors as well as related items necessary to complete the work.

Protection Measures:

Care shall be used in the handling of doors and windows during transportation and at the job site. Store units upright on pieces of lumber in a dry location under cover.

Code Requirements:

All windows shall have insulating glass or single glass with storm windows or equal. Sizes indicated on plans are nominal sizes only. The builder shall consult with window manufacturer to determine exact sizes and rough openings.

Basements with habitable space and every sleeping room shall have at least one (1) window from each bedroom area shall have a net clear opening of 5.7 square feet with a net clear height of 24" and a net clear width of 20". The sill height shall be 44" or less for egress purposes. Glazing panels within 24" horizontally of doors or within 18" of the floor with an individual pane greater than 9 square feet, glazing in doors and glazing in tub/shower enclosures (including walls enclosing these compartments where the sill is less than 60" from the walking surface), which may be subject to frequent and recurrent accidental human impact, shall be tempered per IRC as well as state and local codes and ordinances.

Door/Window Rough Openings: Double studs at all door/window rough openings and provide/install 2) 2x10 headers over such openings unless noted otherwise.

Division IX: Finishes

Gypsum Wallboard:

Gypsum wallboard shall comply with the requirements of ASTM C36/C36-03e1 and C442 with Amendments. All gypsum wallboard shall be installed in accordance with the provisions of IRC as well as state and local codes and ordinances (as applicable).

Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage provisions shall be in strict accordance with manufacturer's printed instructions.

Minimum temperature in areas to receive drywall shall be 50 degrees Fahrenheit. All wallboard joints shall be butted loosely together (Maximum allowable: 1/4"). End joints shall be supported on framing members. After trim is installed, correct all surface damage and defects as required.

All edges and ends of gypsum wallboard shall occur on the framing members except along those edges that are perpendicular to the framing members. All edges of wallboard shall be in moderate contact except in concealed spaces where resistive construction is not required.

The sizing and spacing of fasteners shall comply with IRC as well as local and state codes and ordinances (as applicable).

Provide moisture resistant drywall cement board at tubs and showers as shown on the details in the architectural drawings.

Fire-Resistive Construction: Garage ceilings and walls, when adjacent to a dwelling unit shall be of rated construction according to the UL design specified on the drawings when units are designed under IRC standards as indicated on the drawings.

Thermal Insulation:

Provide nominal foil-faced insulation with an R-factor as specified for areas of use (roof/walls/floor). Insulation shall be either blanket or batt type to suit conditions encountered and shall be of the proper width to ensure 100% coverage in the specified areas.

Install R-13 batt insulation in 4" nominal walls, R-19 batts in 6" nominal walls and crawl space areas, and R-38 batt insulation in ceiling/roof areas. Provide R-11 insulation at basement walls from floor to ceiling. Slab on grade floors shall have minimum R5 rigid insulation from the top of the the slab down and horizontally 24" under the slab.

All insulation shall have vapor barriers installed to the conditioned side of the wall/floor/ceiling assembly.

Rough and Finishing Hardware:

Install all rough hardware and metal fastenings as shown on drawings or as required for proper installation of carpentry. Provide an allowance for finished hardware required for the execution of the contract.

Cover all door knobs, pulls, and other finished hardware until the building is painted, complete, and free from defect.

Locks and knobs plates shall be installed on the doors and door frames at the same height throughout the building.

Division XV: Mechanical:

Heating, Ventilation and Air Conditioning:

All work shall be in full accordance with all current codes and regulations of the governing agencies.

Mechanical subcontractor shall submit shop drawings indicating duct layouts, condenser location, and duct sizes to the Architect prior to installation.

Mechanical subcontractor shall review structural shop drawings and notify the Architect of any mechanical and structural design intent conflicts prior to construction.

All work shall be done in a neat and workman-like manner so as not to needlessly hamper that portion of the work performed by others.

Plumbing:

All work shall be in full accordance with all current codes and regulations of the governing agencies.

Plumbing subcontractor shall review structural and plumbing drawings and notify the Architect of any plumbing, HVAC, structural and design intent conflicts prior to construction.

All work shall be done in a neat and workman-like manner so as not to needlessly hamper that portion of the work performed by others.

Division XVI: Electrical:

General

All work shall be in full accordance with all current codes and regulations of the governing agencies and shall comply with the requirements of the serving power and telephone companies.

All work shall be done in a neat and workman-like manner so as not to needlessly hamper that portion of the work performed by others.

Installation:

All equipment installed outdoors and exposed to the weather shall be weatherproof.

Bottoms of receptacles and switches shall be located 60" above counter tops unless otherwise noted on drawings.

Receptacles shall be installed vertically at 12" above finished floor and 12'0" O.C. horizontally. All receptacles within 6'-0" horizontally of a sink, lavatory, or tub shall be wired to a ground fault interrupted circuit.

All smoke detectors shall be wired in a manner such that activation of one will activate all.

THIS PROJECT SHALL COMPLY WITH IRC 2003 AS ADOPTED AND AMENDED BY COUNTY IN WHICH IT IS PERMITTED.

FOR NEW HOUSES IN MONTGOMERY COUNTY, MD OR WASHINGTON, DC ONLY: THIS PROJECT SHALL BE SPRINKLERED PER CURRENT NFPA CODE AS ADOPTED AND AMENDED BY MONTGOMERY COUNTY, MD OR WASHINGTON, DC RESPECTIVELY.

MANGAN GROUP
ARCHITECTS
7034 CARROLL AVE
SUITE 3
TAKOMA PARK, MD 20912
P: 301.588.7900
F: 301.589.7911
WWW.MANGANGROUP.COM

BUILDER: BUILDER T.B.D.

PROJECT: PROPOSED GARAGE
7123 CARROLL AVE
TAKOMA PARK, MD 20912

ISSUE: PERMIT
PLOT DATE: 8/24/2009 12:35:37 PM
Revision Schedule

DRAWING: Specifications

Project #: 09021
Drawn by: JV Chk by: JJM

DWG: 0.1

P:_MangaGroup_Projects\Housing Remodeling\Danielski\Danielski Garage - 20Foot Wide.rvt

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7123 Carroll Avenue, Takoma Park	**Meeting Date:**	8/12/2009
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	8/5/2009
		Public Notice:	7/29/2009
Applicant:	Jay and Heidi Danielski (John Mangan, Architect)	**Tax Credit:**	No
Review:	HAWP	**Staff:**	Josh Silver
Case Number:	37/03-09Z		

PROPOSAL: Retroactive demolition of non-contributing outbuilding and new garage construction

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STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with **one condition**:

1. The applicant will submit a garage door specification sheet to HPC staff for final approval prior to submitting the permit set of plans.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: 1915-25

PROPOSAL

The applicants are proposing to demolish an existing c1980 outbuilding in the rear yard of the property and construct a one-story, 21' x 21' two-car garage in a new location in the rear yard. The proposed garage will be accessed from Carroll Avenue by a shared driveway. Entry into the garage requires making a right turn due to the buildings proposed side loading orientation.

Material treatments for the proposed garage consist of fiber cement siding, asphalt shingles, metal gutters, aluminum clad 1/1 wooden windows and a multi-light wooden garage door with exterior fastened muntins.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way,* irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features, is, however, not required;

- alterations to features that are not visible from the public right-of-way should be allowed as a matter of course;

- some non-original building material may be acceptable on a case-by-case basis;

Montgomery County Code; Chapter 24A

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the already completed demolition of the non-historic outbuilding at the subject property. Demolition of a non-historic outbuilding at this property does not substantially alter any exterior features of the historic resource or impact the historic district.

Staff supports the construction of a two-car garage at this property. The proposed rear yard location and side loading orientation of the garage are mitigating factors in diminishing any impact a garage this size would have on the streetscape of the historic district. The proposed installation of 1/1 exterior clad wooden windows are appropriate treatments for a new detached accessory structure located in the rear yard of the subject property.

Staff opposes the proposed garage door style, finding it to be inconsistent with the character-defining features of the main house and structures of similar type in the historic district. The application proposes installation of a wooden, paneled door with a single row of fixed, six-light, round-headed windows with exterior fastened muntins. Staff finds that this arrangement is inconsistent with the design characteristics of the main house and other garages in the neighborhood and incompatible with the historic district. The main house has six-over-one double hung windows. Outbuildings in the district have historically taken their design cues from the principle building on the property. Two car garages and carriage houses within the district tend to have two doors – or one door with the appearance of two – serving the two bays. The applicant has provided examples of garage doors located within the historic district that illustrates these characteristics, and that a similar treatment would be appropriate in this case. (See Circle 18). Staff recommends approval of an alternative single garage door system that gives the appearance of a two door system, finding that such a system with simulated divided light windows that are more compatible with the design characteristics of the house and other outbuildings in the district would be consistent with review criteria. *Staff recommends that the HPC approve this application with the condition specified on Circle 1.*

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John Mangan

Daytime Phone No.: 301-589-7900

Tax Account No.: _____

Name of Property Owner: Jay and Heidi Danielski Daytime Phone No.: 301-891-4928

Address: 7123 Carroll Avenue (Street Number) Takoma Park (City) MD (State) 20912 (Zip Code)

Contractor: T.B.D. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: John Mangan Daytime Phone No.: 301-589-7900

LOCATION OF BUILDING/PREMISE

House Number: 7123 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue

Lot: 24 Block: 19 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☑ Construct ☐ Extend ☐ Alter/Renovate ☐ Move ☐ Install ☑ Wreck/Raze ☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family ☐ Fence/Wall (complete Section 4) ☑ Other: NEW GARAGE, RETROACTIVE APPROVAL OF DEMOLITION OF NON-HISTORIC EXISTING OUTBUILDING

1B. Construction cost estimate: $ 50,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

_____ (Signature of owner or authorized agent) 7.21.2009 (Date)

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 07-21-2009 #16874 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

5

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. **Description of existing structure(s) and environmental setting, including their historical features and significance:**

   Located in Takoma Park, MD, the main structure at 7123 Carroll Avenue is a two story stucco and frame four-square house. This is a private residence which will remain as is.

   b. **General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

   The current owners, Jay and Heidi Danielski, seek to construct a new 2-car garage at the location of the existing parking pad on the rear corner of their property. The garage would be approximately 21'-0" x 21'-0", with a single 16'-0" wide garage door. This would be accessed from the driveway that they currently share with the owners of 32 Columbia Ave. Existing undesirable and diseased trees surrounding the parking pad would be removed as per the Takoma arborist, allowing the remaining trees to thrive and flourish. The garage location is not visible from the street and would therefore have no negative effect on the existing historic streetscape. A non-historic (circa 1980) 2-story frame structure, previously located in the rear yard, was removed for structural and safety reasons. The removal of this helps to restore the streetscape to its original splendor. The owners seek retroactive approval for demolishing said structure.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

   a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facede affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate trae survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

   For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

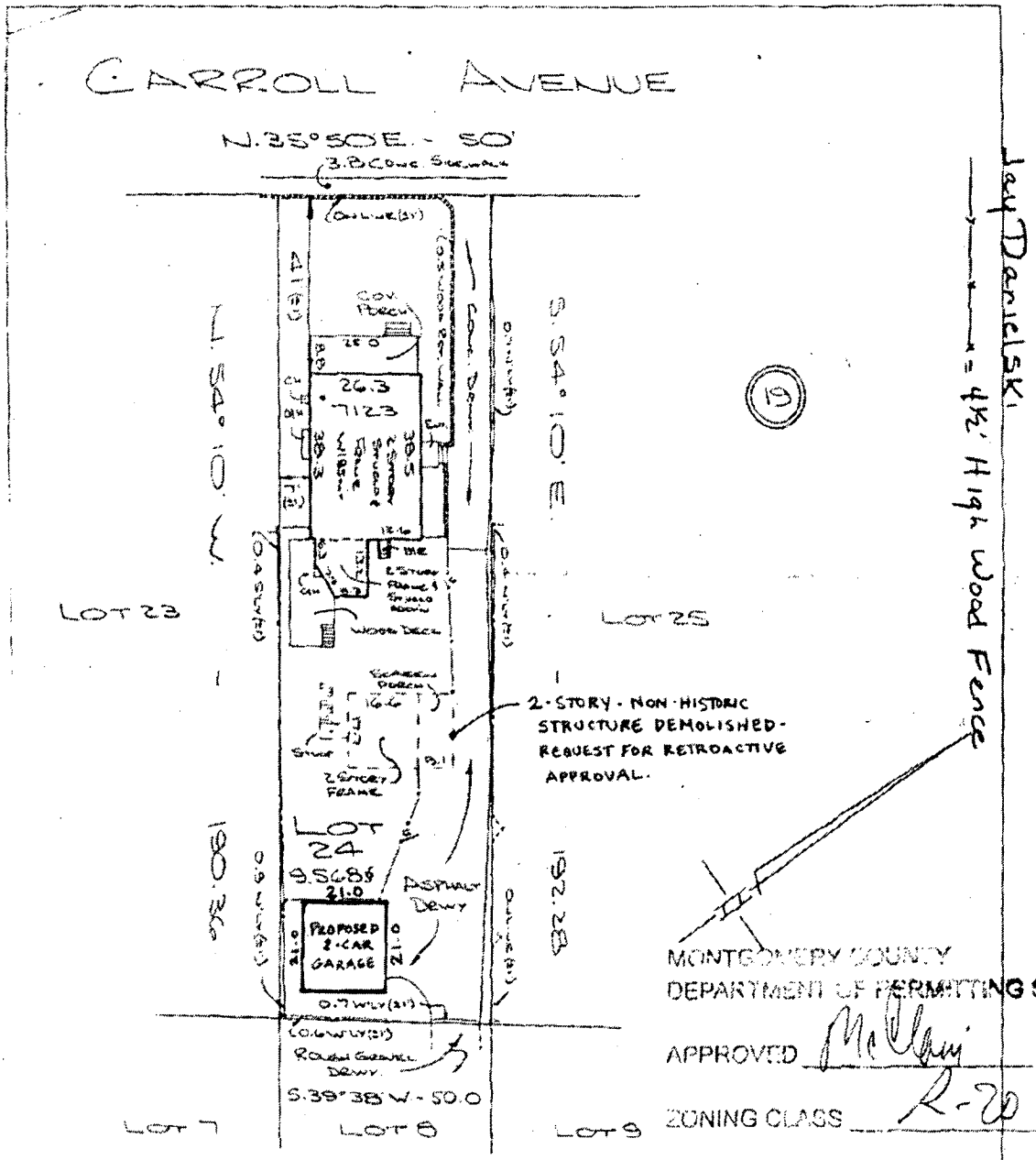
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: http://www.dat.state.md.us/

Owner's mailing address	Owner's Agent's mailing address
Jay and Heidi Danielski 7123 Carroll Ave. Takoma Park, MD 20912	John Mangan Mangan Group Architects 7034 Carroll Ave. Suite 3 Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Adam Bodner 7125 Carroll Ave. Takoma Park, MD 20912	Andrew Steele & Katja Toporski 7121 Carroll Ave. Takoma Park, MD 20912
Gilbert Augustin 7126 Carroll Ave. Takoma Park, MD 20912	Janis K Stovall 32 Columbia Ave Takoma Park, MD 20912



MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED _____ DATE 1-15-2002

ZONING CLASS R-20 PAGE 209NE1

BOARD OF APPEALS CASE _____

4.5' Fence
Add HPC

Capitol Surveys, Inc.
10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
This property lies within Zone C. (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
LOT 24 BLOCK 19
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

Subdivided in Plat Book A Plat 2

CASE: 2079-99 FILE: 63276

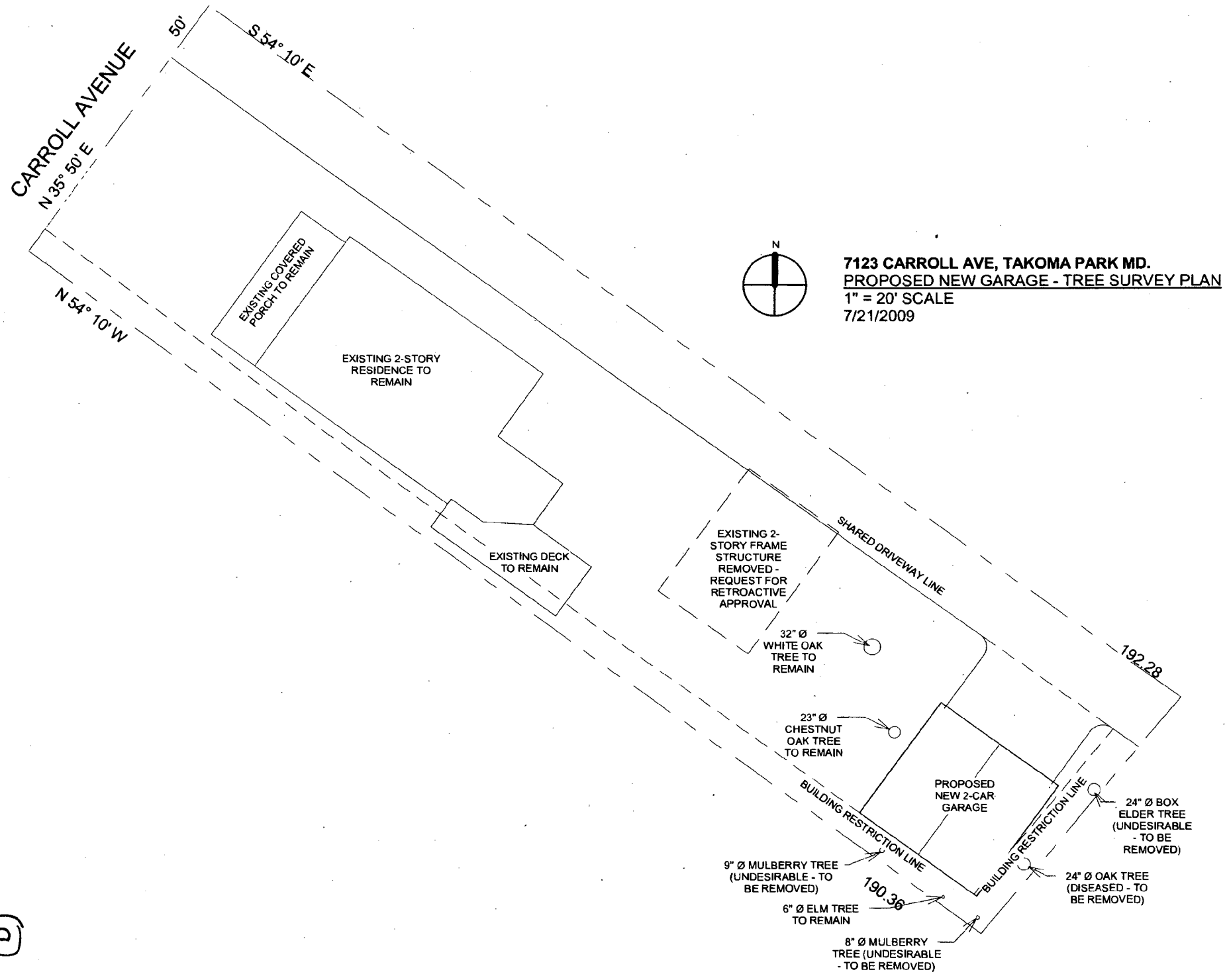
DATE OCTOBER 5, 1999

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

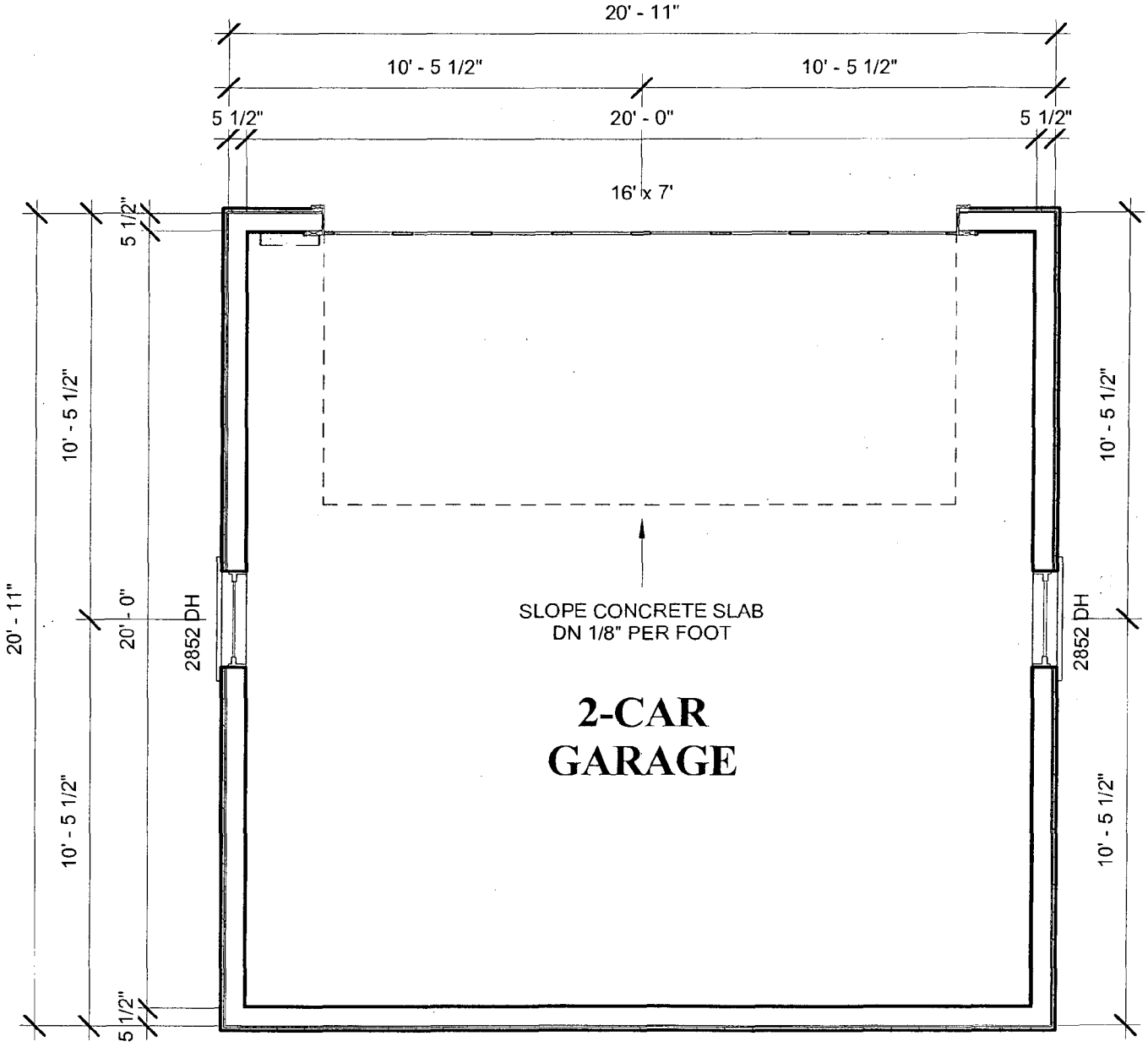
7123 CARROLL AVE, TAKOMA PARK, MD
SITE PLAN
1" = 40'-0"
7/21/2009

(B)



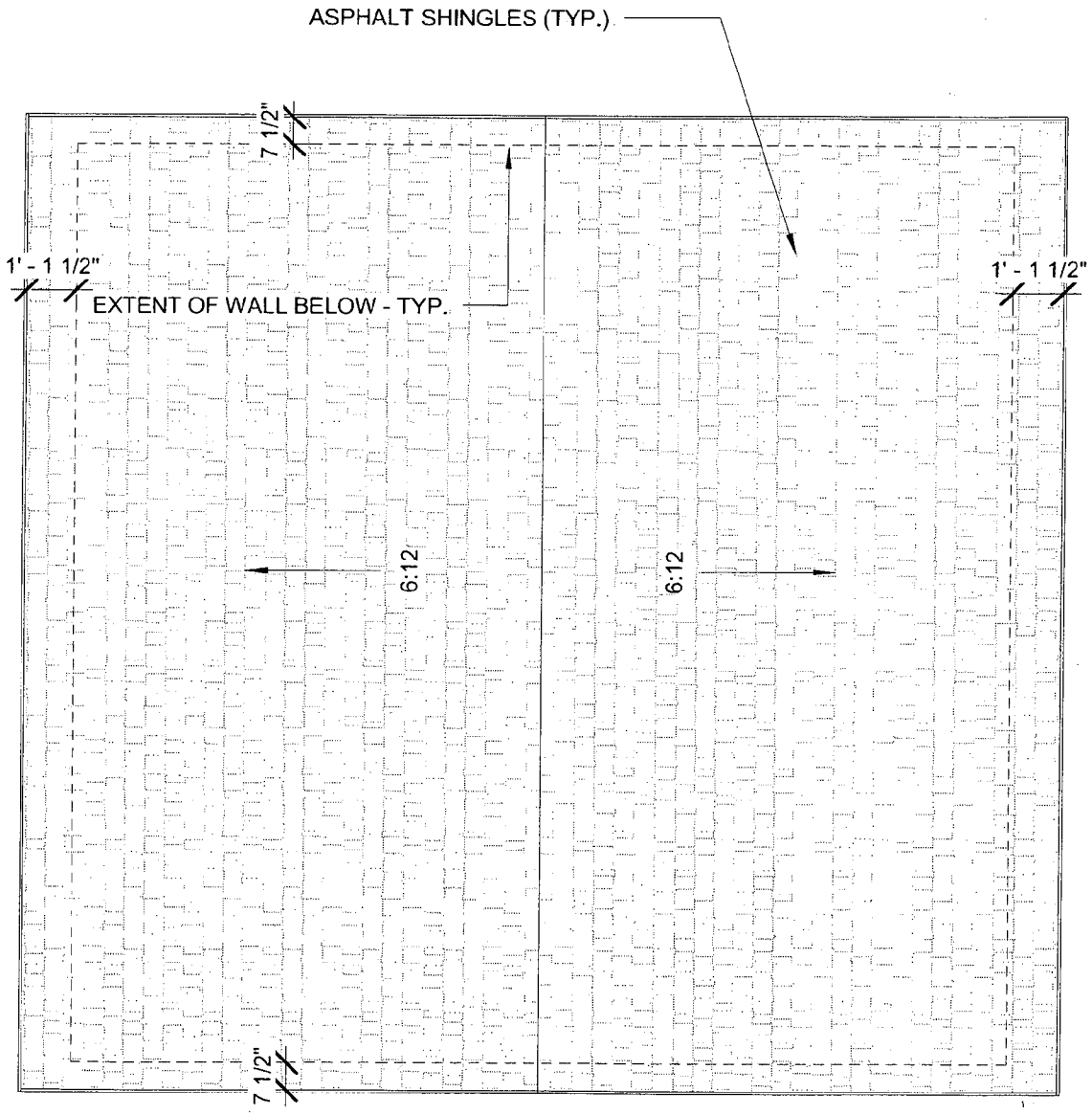
7123 CARROLL AVE, TAKOMA PARK MD.
PROPOSED NEW GARAGE - TREE SURVEY PLAN
1" = 20' SCALE
7/21/2009

(b)



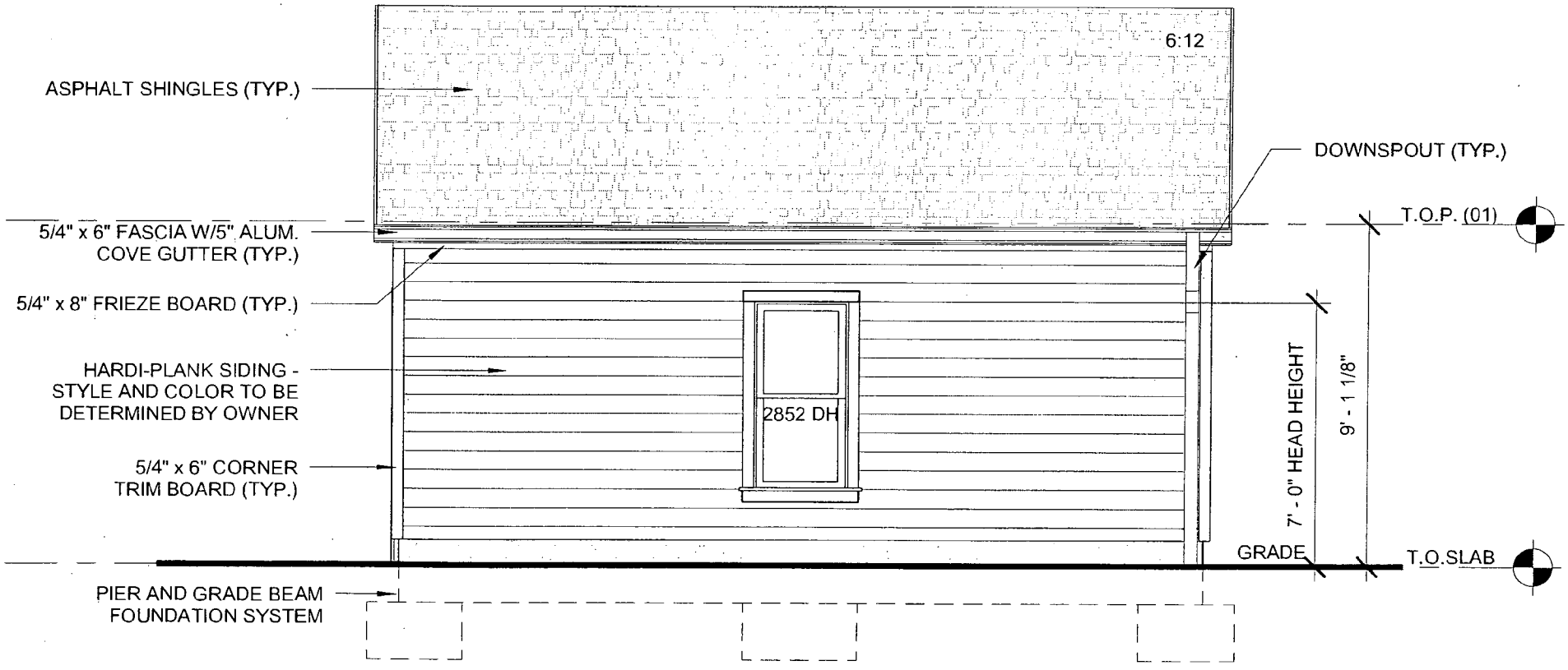
7123 CARROLL AVE, TAKOMA PARK MD.
PROPOSED NEW GARAGE - FIRST FLOOR PLAN
1'-0" = 1/4" SCALE
7/21/2009

(10)



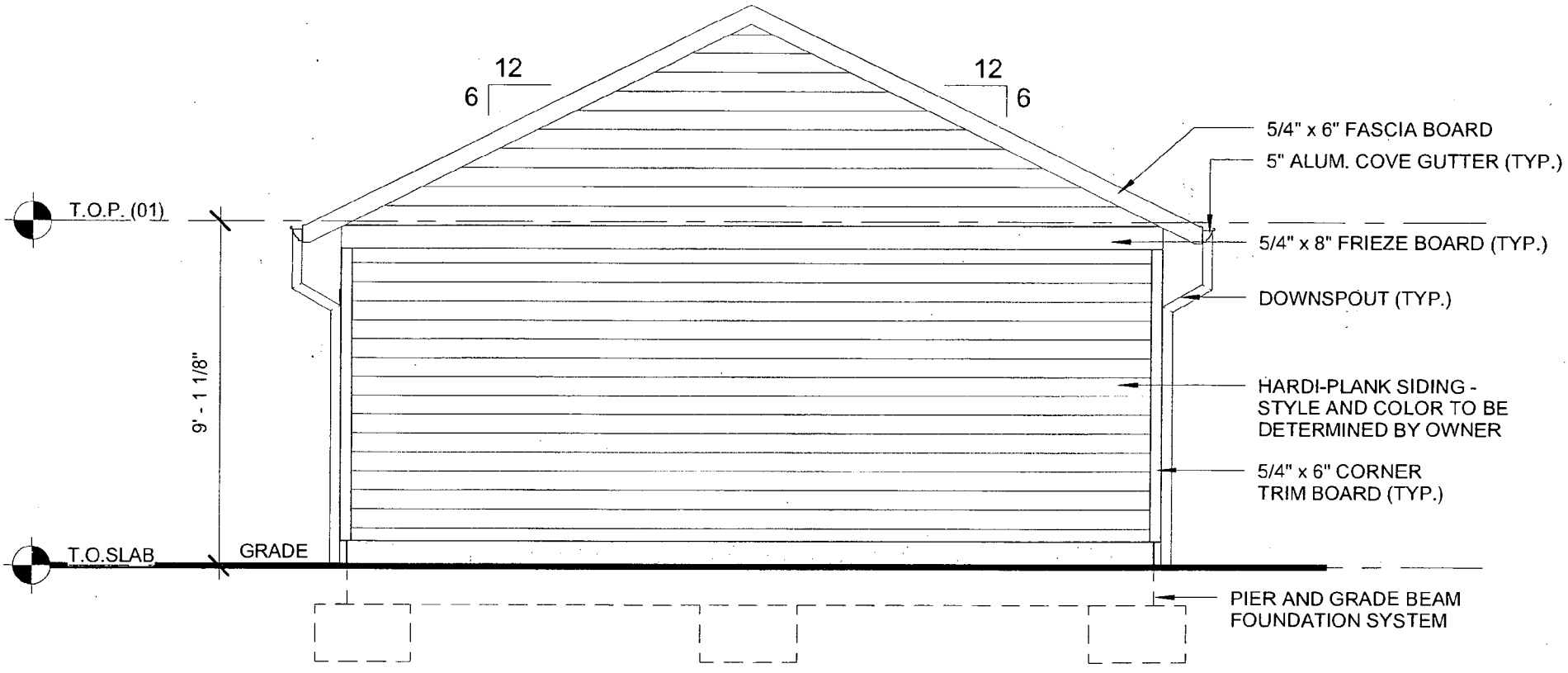
7123 CARROLL AVE, TAKOMA PARK MD.
PROPOSED NEW GARAGE - ROOF PLAN
1'-0" = 1/4" SCALE
7/21/2009

11



7123 CARROLL AVE, TAKOMA PARK MD.
PROPOSED NEW GARAGE - LEFT ELEVATION
1'-0" = 1/4" SCALE
7/21/2009

12



7123 CARROLL AVE, TAKOMA PARK MD.
PROPOSED NEW GARAGE - REAR ELEVATION
1'-0" = 1/4" SCALE
7/21/2009

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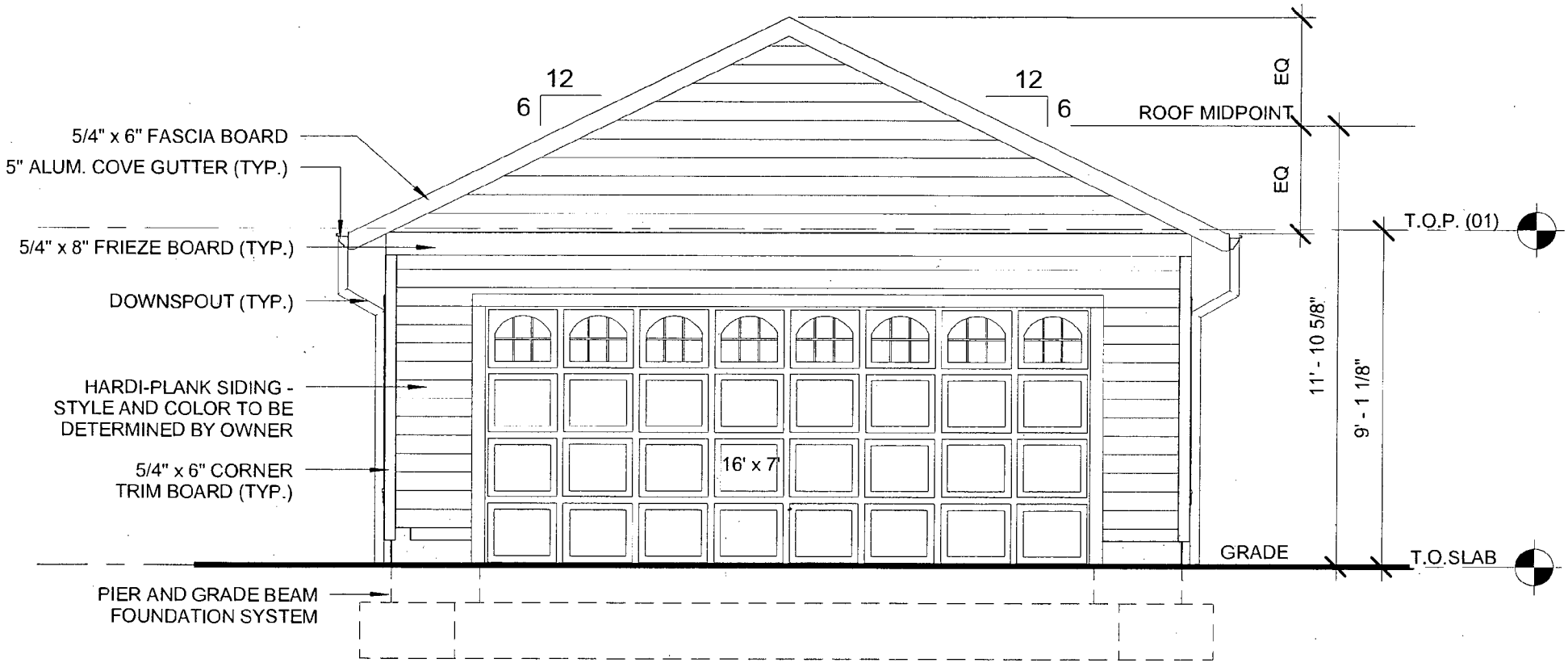


7123 CARROLL AVE, TAKOMA PARK MD.
PROPOSED NEW GARAGE - FRONT ELEVATION
1'-0" = 1/4" SCALE
7/21/2009

H

7123 CARROLL AVE, TAKOMA PARK MD.
PROPOSED NEW GARAGE - RIGHT ELEVATION
1'-0" = 1/4" SCALE
7/21/2009

15

7123 Carroll Avenue, Takoma Park
Takoma Park Historic District

5. PHOTOGRAPHS:

7123 CARROLL AVE.
EXISTING RESIDENCE FRONT FAÇADE FROM STREET
Proposed New Garage to be located at rear of lot

7123 CARROLL AVE.
EXISTING RESIDENCE FRONT/LEFT FAÇADE FROM STREET
Proposed New Garage to be located at rear of lot

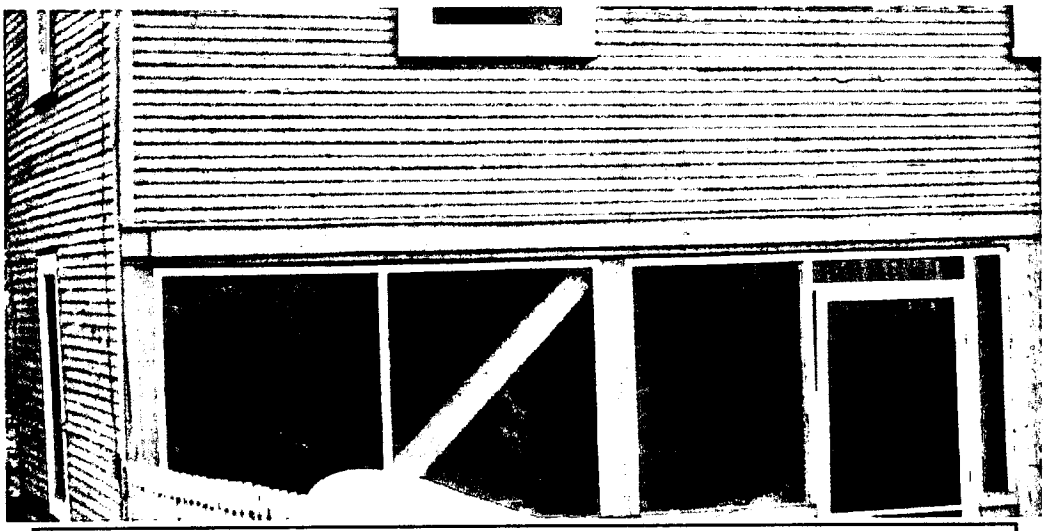
NEIGHBORHOOD PRECEDENT-
View from Street of 2-car garage in rear yard of 7125 Carroll Ave.

NEIGHBORHOOD PRECEDENT-
View from Street of garage in rear yard of 7126 Carroll Ave.

7123 CARROLL AVE.
EXISTING RESIDENCE FRONT/RIGHT FAÇADE FROM SIDEWALK
Proposed New Garage to be located at rear of lot – View obscured by existing residence and neighbors residence. Not visible from the street, therefore not affecting the streetscape

7123 CARROLL AVE.
EXISTING RESIDENCE FRONT/LEFT FAÇADE FROM SIDEWALK
Proposed New Garage to be located at rear of lot – View obscured by the existing residence and slight grade drop from front of lot to rear of lot,

7123 CARROLL AVE.
2-STORY NON-HISTORIC STRUCTURE DEMOLISHED
Request for retroactive approval to remove 2 story non-historic frame structure located in rear yard behind existing residence. Notice how left wall is canted.

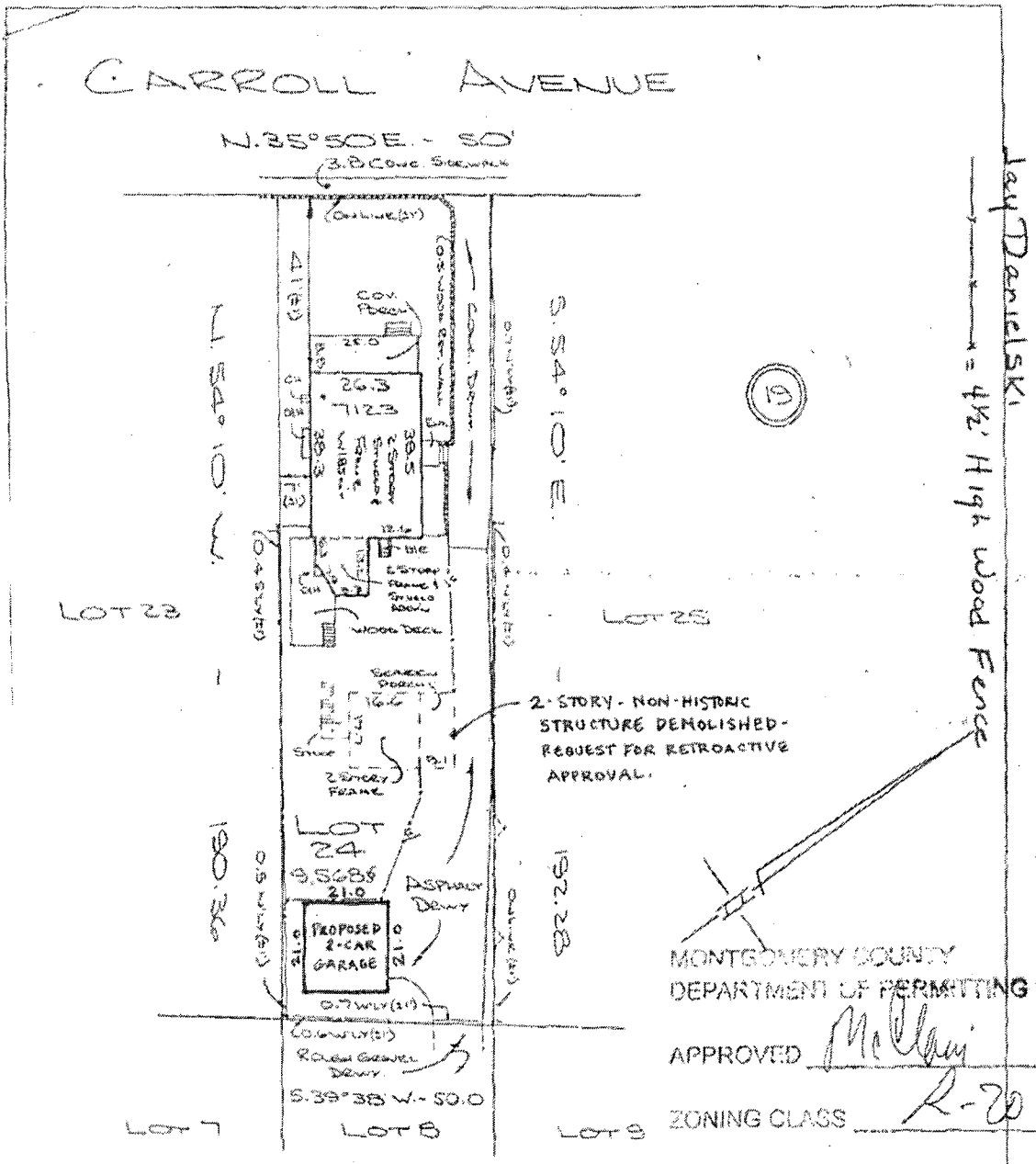


7123 CARROLL AVE.
2-STORY NON-HISTORIC STRUCTURE DEMOLISHED
Request for retroactive approval to remove 2 story non-historic frame structure located in rear yard behind existing residence – Detail of bracing used to minimize building movement in wind.

7123 CARROLL AVE.
PROPOSED NEW GARAGE LOCATION -
VIEW FROM EXISTING DRIVEWAY

New 2-car garage to be at rear of lot, not visible from the street. 2-car garage in picture is neighbors garage (32 Columbia Ave.), accessed from a shared driveway off of Carroll Ave.

Please see tree survey plan for locations and descriptions of trees. Trees to be removed are Undesirable species or diseased. Architect and Owners met with and discussed project on site with Todd Bolton, Takoma Park Arborist on June 9. Letter from arborist to follow.



MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED _____ DATE 1-15-2002

ZONING CLASS R-20 PAGE 209M51

BOARD OF APPEALS CASE _____

4.5' Fence
Add Hpe

Capitol Surveys, Inc.
10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
This property lies within Zone C. (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
LOT 24 BLOCK 19
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 2

CASE: 2079-99 FILE: 63276

DATE: OCTOBER 5, 1999

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and possibly observed.

Edward L. Lloyd, Jr.
Maryland Property Line Surveyor No. 522

7123 CARROLL AVE, TAKOMA PARK, MD
SITE PLAN
1" = 40'-0"
7/21/2009

5. PHOTOGRAPHS:

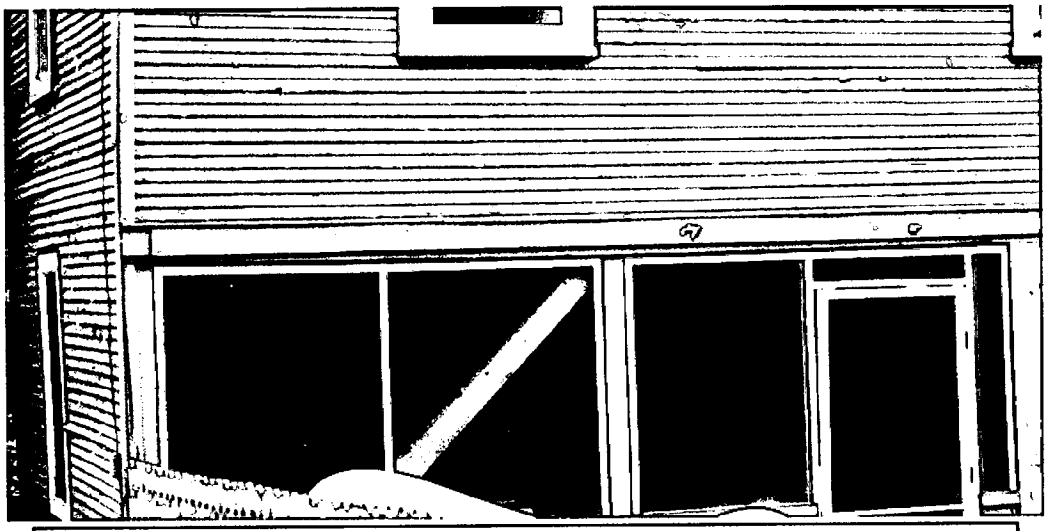
7123 CARROLL AVE.
EXISTING RESIDENCE FRONT FAÇADE FROM STREET
Proposed New Garage to be located at rear of lot

7123 CARROLL AVE.
EXISTING RESIDENCE FRONT/LEFT FAÇADE FROM STREET
Proposed New Garage to be located at rear of lot

7123 CARROLL AVE.
EXISTING RESIDENCE FRONT/RIGHT FAÇADE FROM SIDEWALK
Proposed New Garage to be located at rear of lot – View obscured by existing residence and neighbors residence. Not visible from the street, therefore not affecting the streetscape

7123 CARROLL AVE.
EXISTING RESIDENCE FRONT/LEFT FAÇADE FROM SIDEWALK
Proposed New Garage to be located at rear of lot – View obscured by the existing residence and slight grade drop from front of lot to rear of lot,

7123 CARROLL AVE.
2-STORY NON-HISTORIC STRUCTURE DEMOLISHED
Request for retroactive approval to remove 2 story non-historic frame structure located in rear yard behind existing residence. Notice how left wall is canted.



7123 CARROLL AVE.
2-STORY NON-HISTORIC STRUCTURE DEMOLISHED
Request for retroactive approval to remove 2 story non-historic frame structure located in rear yard behind existing residence – Detail of bracing used to minimize building movement in wind.

7123 CARROLL AVE.
PROPOSED NEW GARAGE LOCATION -
VIEW FROM EXISTING DRIVEWAY

New 2-car garage to be at rear of lot, not visible from the street. 2-car garage in picture is neighbors garage (32 Columbia Ave.), accessed from a shared driveway off of Carroll Ave.

Please see tree survey plan for locations and descriptions of trees. Trees to be removed are Undesirable species or diseased. Architect and Owners met with and discussed project on site with Todd Bolton, Takoma Park Arborist on June 9. Letter from arborist to follow.

NEIGHBORHOOD PRECEDENT-
View from Street of 2-car garage in rear yard of 7125 Carroll Ave.

NEIGHBORHOOD PRECEDENT-
View from Street of garage in rear yard of 7126 Carroll Ave.

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301-891-7633
FAX: 301-585-2405

31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

July 28, 2009

Jay Danielski & Heidi Hessler
7123 Carroll Avenue
Takoma Park, Maryland 20912

Dear Mr. Danielski & Ms. Hessler:

The City of Takoma Park has granted preliminary permit approval for you to remove the 24 inch dbh northern red oak tree from the left rear of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning July 27, 2009 and ending August 11, 2009 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your signed agreement to adhere to the City's replacement requirements.**

Tree replacement agreement:
The tree replacement agreement is enclosed, the terms of which require you to replant five 1 ½ inch caliper overstory trees or contribute $875.00 to the City's tree fund.

Since the tree address is located in the Historic District, the City has notified the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC) on your behalf. To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

Todd M. Bolton
City Arborist

Enclosure

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301-891-7633
FAX: 301-585-2405

31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

July 28, 2009

Jay Danielski & Heidi Hessler
7123 Carroll Avenue
Takoma Park, Maryland 20912

Dear Mr. Danielski & Ms. Hessler:

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Ordinance No. 1995-5. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

Number of 1 1/2 inch caliper trees:

Five overstory

Signature 08/03/2009
Date

OR

Tree Fund Contribution of:

$875.00

Signature Date

If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15 -day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and approval from the Historic Preservation Commission. You must apply to the Historic Preservation Commission directly. HPC can be reached at 301-563-3400.

Sincerely,

Todd M. Bolton
City Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR SIGNATURE NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301-891-7633
FAX: 301-585-2405

31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

July 28, 2009

Jay Danielski & Heidi Hessler
7123 Carroll Avenue
Takoma Park, Maryland 20912

Dear Mr. Danielski & Ms. Hessler:

The City of Takoma Park has granted approval for you to remove the 9 inch dbh, mulberry tree from the right rear, and the 24 inch dbh boxelder tree from the left rear of your property.

Because this species of tree has been identified as undesirable by the City (Admin. Reg. 06-01), the removal permit is not subject to appeal. However, the issuance of a tree removal permit is contingent upon our receipt of a signed Tree Replacement Agreement. The conditions of this agreement require that you choose to either replant four 1 ½ inch caliper overstory tree(s) within six months, or contribute $700.00 to the City's Tree Fund.

Please sign the enclosed replanting agreement and return to Public Works at your earliest convenience. Upon receipt of this document a permit will be issued for the tree(s) to be removed. The permit must be posted at least seven (7) days before the tree is removed and remain posted until completion of removal.

Please contact me if you have any questions.

Sincerely,

Todd M. Bolton
City Arborist

Enclosure

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301-891-7633
FAX: 301-565-2405

31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

July 28, 2009

Jay Danielski & Heidi Hessler
7123 Carroll Avenue
Takoma Park, Maryland 20912

Dear Mr. Danielski & Ms. Hessler:

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Title 12 of the City Code. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. **Tree(s) must be planted within six (6) months of the date this agreement is signed.** The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park ~~Tree~~ Ordinance are stated below:

Number of 1 1/2 inch caliper trees:
Four overstory

Signature 08/03/2009
Date

OR

Tree Fund Contribution of:
$700.00
(Make check payable to City of Takoma Park and return with this letter.)

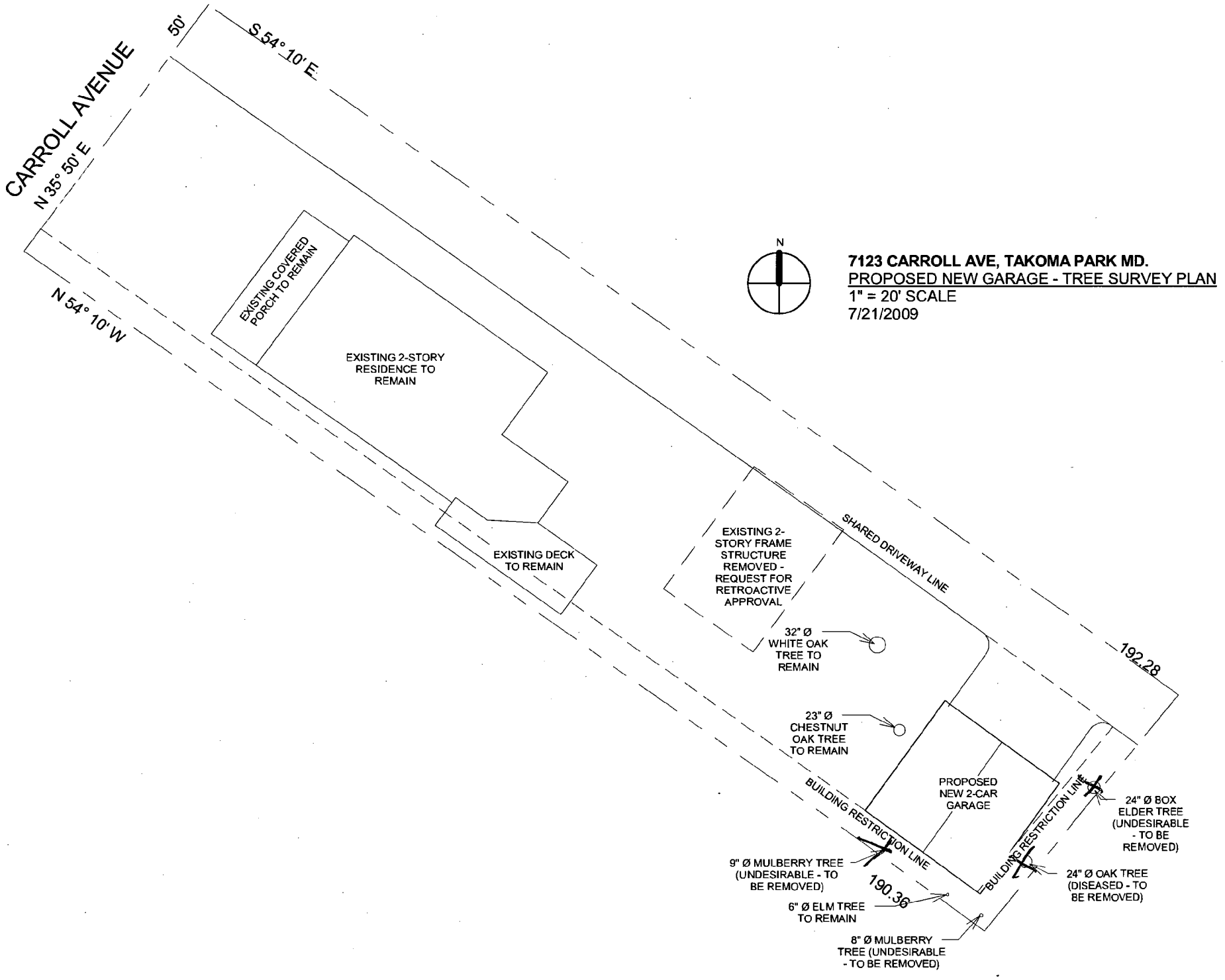
Signature Date

Permit will be issued upon receipt of this signed agreement or payment of replacement tree cost. Payment must be made by check to the City of Takoma Park, and submitted to the Public Works Department, 31 Oswego Avenue, Silver Spring, MD 20910.

Sincerely,

Todd M. Bolton
City Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR SIGNATURE NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE LET US KNOW.



7123 CARROLL AVE, TAKOMA PARK MD.

PROPOSED NEW GARAGE - TREE SURVEY PLAN

1" = 20' SCALE

7/21/2009