7128 Maple Avenue, Takoma Park (HPC Case # 37/03-08 GGG) Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Jef Fuller Chairperson

Date: October 23, 2008

MEMORANDUM

TO:

Carla Reid, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #496902, rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 22, 2008 meeting.

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

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

Applicant:

Mark & Katherine Ivcevich

Address:

7218 Maple 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.





HISTORIC PRESERVATION COMMISSION 301/563-3400

±496902 **APPLICATION FOR HISTORIC AREA WORK PERN**

Contact Person: Eric Graning

			Daytime Phone No.: 2	02. 223.7059
Tax Account No.: 0107	9281			
Name of Property Owner: TVC	evich, M	ark/Katheri	Daytime Phone No.:	2482727
Address: 7218 MA	PLE AVE	. / .	A PARK, MD	20912
Street Number Contractor:		City	Steet Phone No.:	Zip Code
Contractor Registration No.:				
Agent for Owner:			Daytime Phone No.:	·
LOCATION OF BUILDING/PREMI	SE		. N I A	
House Number: 7218		Street:		ve
Town/city: Takoma	Park	Nearest Cross Street:	Tulip A	ve
Lot: Block:	5 Subdivisi	on:	· · · · · · · · · · · · · · · · · · ·	
Liber: Folio:	Par	cel:		
PART ONE: TYPE OF PERMIT AC	TION AND USE			
1A. CHECK ALL APPLICABLE:		CHECK ALL	APPLICABLE:	
Althostruct	Alter/Renovate			ion 🗆 Porch 🗀 Deck 🗀 Shed
☐ Move ☐ Install	☐ Wreck/Raze	□ Solar	☐ Fireplace ☐ Woodburning	Stove Single Family
☐ Revision ☐ Repair	☐ flevocable	☐ Fence∧	Vall (complete Section 4)	Other:
1B. Construction cost estimate: \$	100,00	0		
1C. If this is a revision of a previoush				
PART TWO: COMPLETE FOR NE				
2A. Type of sewage disposal:	01 🗇 WSSC	02 🗆 Septic	-	
2B. Type of water supply:	01 🗆 WSSC	02 🗍 Well	03 🗀 Other:	
PART THREE: COMPLETE ONLY	FOR FENCE/RETAIN	ING WALL		
3A. Heightfeet	inches			
3B. Indicate whether the fence or re	etaining wall is to be co	onstructed on one of the t	ollowing locations:	
On party line/property line	□ Entirely o	on land of owner	On public right of way/o	asement
				the construction will comply with plans
approved by all agencies listed and	! hereby acknowledge	and accept this to be a	condition for the issuance at th	s permit.
· M/ - ·) :	•		0 77 0B
Signature of own	ner or authorized agent		-	Date
T W			·	
Approved:		For Chair	person, Historic Preservation G	ammission A Co
Disapproved:	Signature:		TIPS (U)	/ Date: 10/23/08
Application/Permit No.:		Date!	0a	ite Issued:
	OFF DEV		(MOTEULATION: A	

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

а.	Description of existing structure(s) and environmental setting, including their historical features and significance:
	The existing structure is a 2.5 story wood tramed Colonial Revival residence with a basement built
	around 1923. The house currently has wood
	siding, asphalt shingles, wood windows and
	trim and is in relatively good condition. The
	property slopes from front to back and
	the the first floor is the above street level.

b. General description of groject and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district	
The most significant aspect of the proposal is to intill an	
existing bade porch which sits within the current structure's	
existing footprint. There will also be a small bey containing	
double doors which will open onto an existing deck. 75 sq fit will	
be added and will not expand the building's foot print. Interior	
renovations will also require the replacement of windows and siding streplan on the rear of the house. New windows will be painted wood double hung with insulated glass. New siding will make existing strong drawn to scale. You may use your plat. Your side plan must include:	
SITEPLAN ON the rear of the house. New windows will be painted wood	
double known with insolated glass. New siding will match existing	رام.
Site and enginential secting, drawn to seeds. Too may use your plat. You are plan most 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 an 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with merked 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 facada 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 5" 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 edjoin the percel in question, as well as the owner(s) of lot(s) or parcel(s) which tie directly across the street/highway from the percel 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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

7218 Maple Avenue Takoma Park

Takoma Park Historic District

Meeting Date:

10/22/2008

Resource:

Contributing Resource

Report Date:

10/15/2008

Applicant:

Mark & Katherine Ivcevich

Public Notice:

10/8/2008

(Eric Gronning, Architect)

Review:

HAWP

Tax Credit:

N/A

Case Number:

37/03-08HHH

Staff:

Josh Silver

PROPOSAL:

Rear addition

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

STYLE:

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District

Four Square-Colonial Revival

DATE:

1909

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to enclose an existing first-floor exterior porch located on the northeast corner (rear elevation) of the house. The proposed work will be confined to the existing footprint of the house and utilize wooden siding to match the historic massing, and includes the installation of wooden windows and doors. A small wooden deck will be installed on the right side (east) elevation of the house

behind an existing bay window projection and connect to an existing wooden deck located at the rear of the house.

The proposed work also includes the removal of two double-hung windows and the installation of a double-door bay on the first-story, rear elevation, the removal of three windows from a second-story rear elevation and the installation two wooden double-hung windows in the same approximate location, and the removal of five windows from the second-story rear section of the side elevations.

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 4A), 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;
- original size and shape of window and door openings should be maintained, where feasible
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course

Montgomery County Code; Chapter 24A

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.

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 a historic site or historic

resource within a historic district; or

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

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 proposed rear porch enclosure and window alteration and replacement projects at the subject property. The proposed work is confined to the rear of the house and will not increase the existing building footprint or impact the historic massing. The proposed use of all wood windows and siding are acceptable material treatments for alterations to the rear and secondary elevations of a Contributing Resource. The proposed enclosure of the existing porch will not impact the streetscape of the historic district or historic massing. The proposed work is consistent with the *Guidelines* and *Standards* for alterations to a Contributing Resource. Staff encourages the reuse of any windows that are compatible with the proposed rear elevation window replacement program at the property. *Staff is recommending that the HPC approve this application with the condition specified on Circle 1*.

STAFF RECOMMENDATION:

Staff recommends that the Commission <u>approve</u> the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

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

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

#496902 **APPLICATION FOR** HISTORIC AREA WORK PER

Contact Person: Eric Granina Daytime Phone No.: 202. 223. 705 Tax Account No.: 01079281 Name of Property Owner: Ivcevich, Mark/Katherise Daytime Phone No. 202480 727 Phone No.: Contractor Registration No.: _ Daytime Phone No.: Agent for Dwner: LOCATION OF BUILDING/PREMISE Nearest Cross Street: Subdivision: Folio: PART DNE: TYPE OF PERMIT ACTION AND USE 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE: ☐ Extend Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove Single Family ☐ Revision Repair ☐ Revocable Fence/Wall (complete Section 4) Other: 1B. Construction cost estimate: \$ _\OO,OOO 1C. If this is a revision of a previously approved active permit, see Permit # PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENO/ADDITIONS 2A. Type of sewage disposal: 01 D WSSC 02 🗌 Septic 03 🗌 Other: 2B. Type of water supply: 01 TI WSSC 02 🗌 Well 03 \(\bar{\cap} \) Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 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 by that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans I hereby encies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit. 2.00 ner or authorized agent Approved: For Chairperson, Historic Preservation Commission Disapproved: Signature: ____

Edit 6/21/99

Application/Permit No.:

SEE REVERSE SIDE FOR INSTRUCTIONS

__ Date Filed: _

Date Issued:



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

1. WRITTEN DESCRIPTION OF PROJECT

a.	Obscription of existing structure(s) and environmental setting, including their historical features and significance: The existing Structure is a 2.5 Story Wood Framed
	Colonial Revival residence with a basement built
	around 1923. The house currently has wood
	siding, asphalt shingles, wood windows and
	trim and is in relatively good condition. The
	property slopes your from front to back and
	the the first theor is the above street level.

	 General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: 	
	The most significant aspect of the proposal is to intill	an
	existing back porch which sits within the current str	icture's
	existing footprint. There will also be a small bey contain	Ain.
	double doors which will open onto an existing deck. 75 so t	that!
	be added and will not expand the building's foot print. Info	7013
	renovations will also require the replacement of windows and	siding
2.	siteplan on the rear of the house. New windows will be painted	wood
	renovations will also require the replacement of windows and sitteplan on the rear of the house. New windows will be painted about him with insulated glass. New siding will make Site and environmental setting, drawn to be cale. You may use your plat. Your side plan must include:	n existing.
		-7

- 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 Taxetion, 51 Monroe Street, Rockville, (301/279-1355).

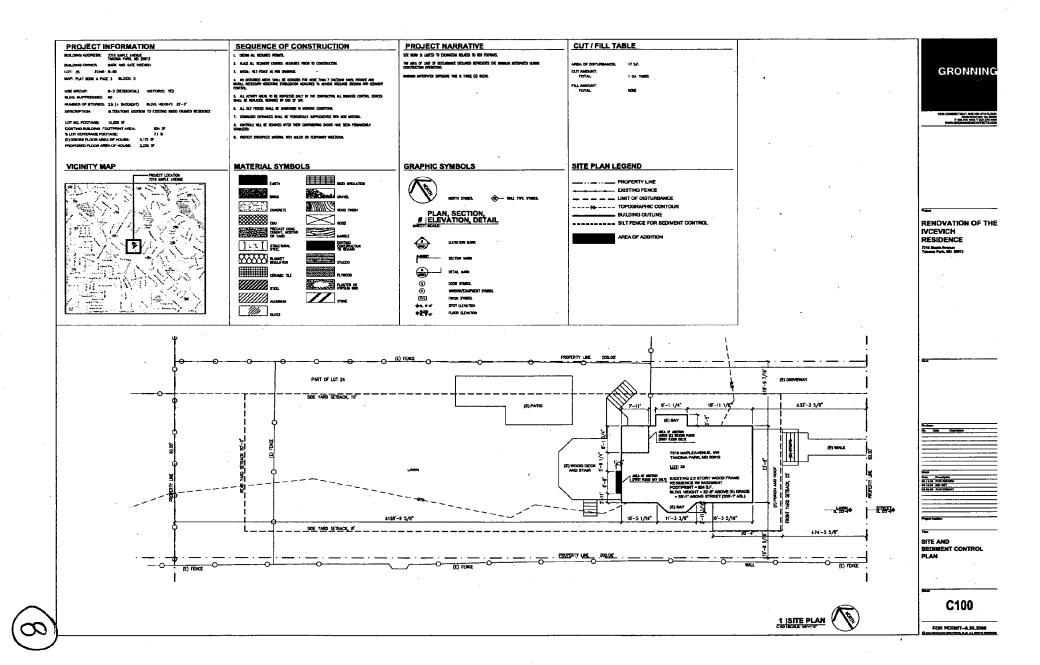
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

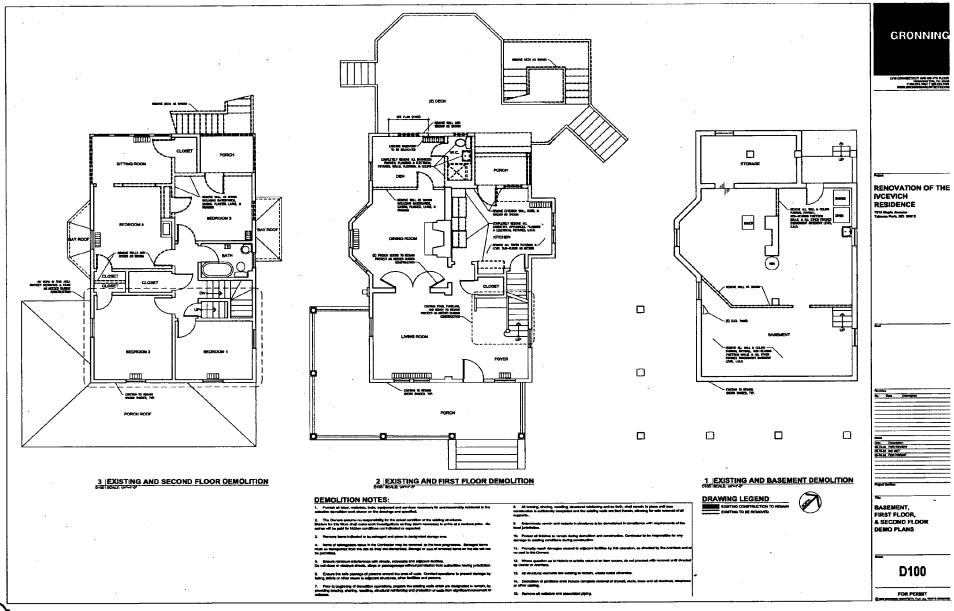


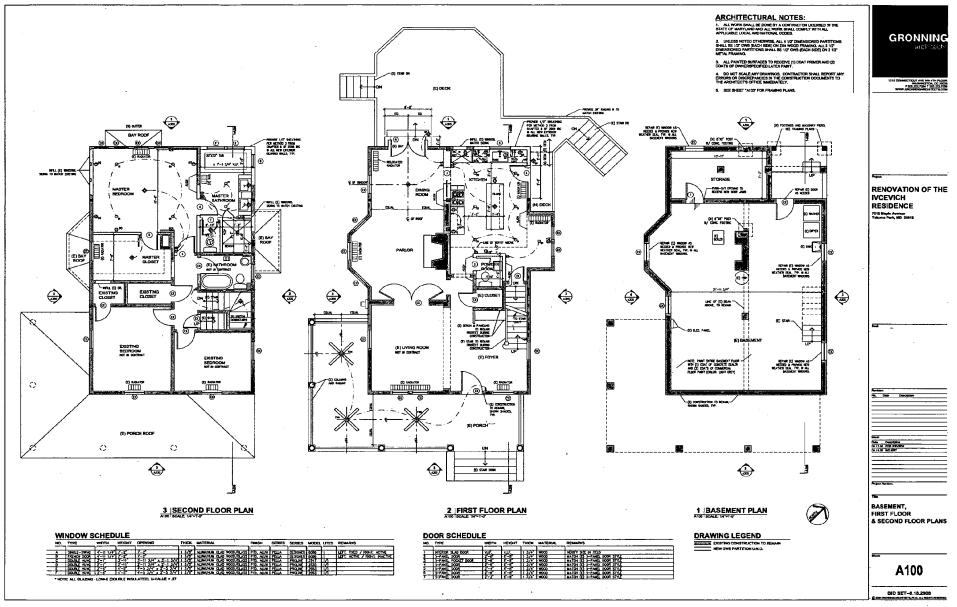
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

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

Owner's mailing address	Owner's Agent's mailing address
MARK and KATE VCEVICH	ERIC GRONNING
7218 Maple Ave	1215 Connecticut Ave, NW
Takoma Park, MD 20912	4th Fla. Washington, DC 20036
Adjacent and confronting	Property Owners mailing addresses
	operation of the state of the s
HARRYTEITELBAUM	ROBERTA E. LIGHT
7219 MAPLE AVE	7216 MAPLE AVE
TAKOMA PARK, MD 20912	TAKOMA PARK, MD 20912
(301)980-4361	(301) 270-3909
RON AND LAURA SCHNECK 7300 MAPLE AVE TAKOMA FARK, MD 20912	Suzanna and Peter Banwell 7221 Cedar Ave Takoma Park, MD 20912
(301)891-2309	(301) 587-2375



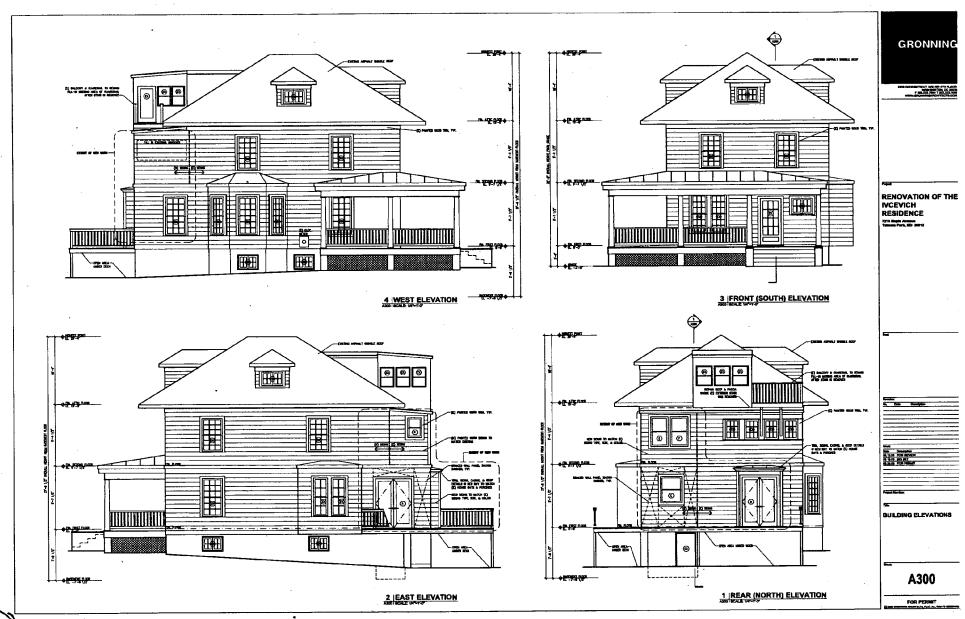


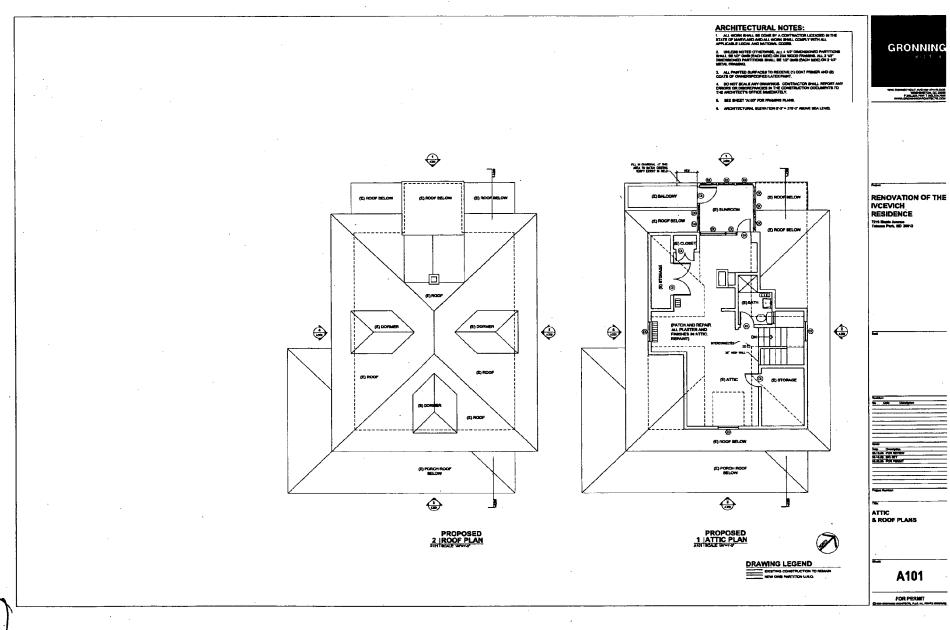


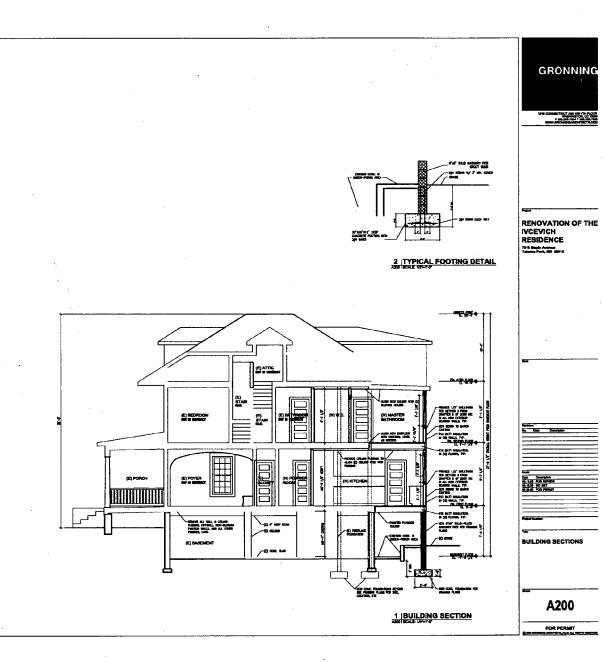












GRONNING

7218 Maple Avenue, Takoma Park Takoma Park Historic District







view of southeast face from street (to remain)



view of northwest face from backyard (area of infill addition at left, area of bay addition at right)







view of northeast face from sideyard (area of infill addition highlighted)





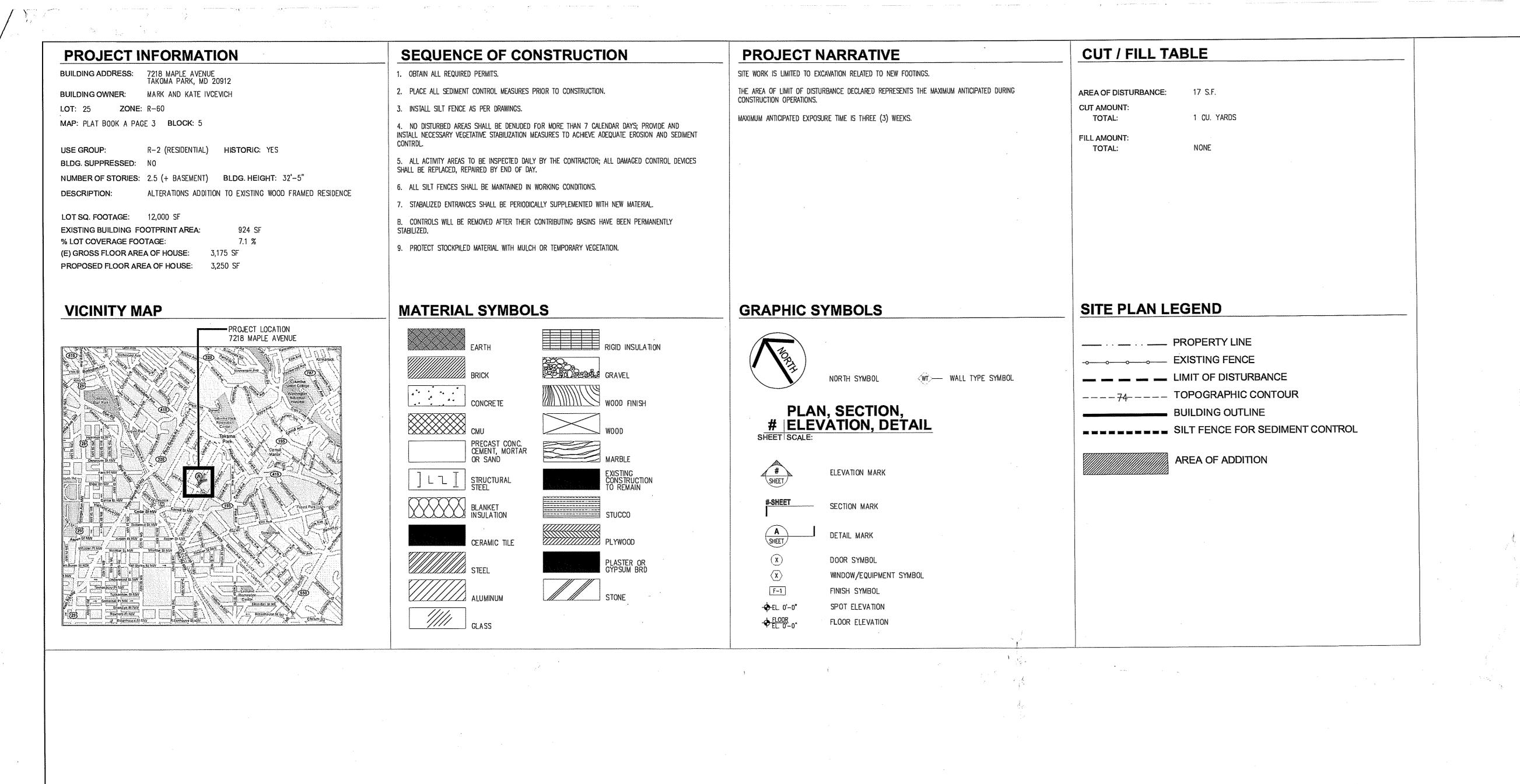
view of southwest face from sideyard

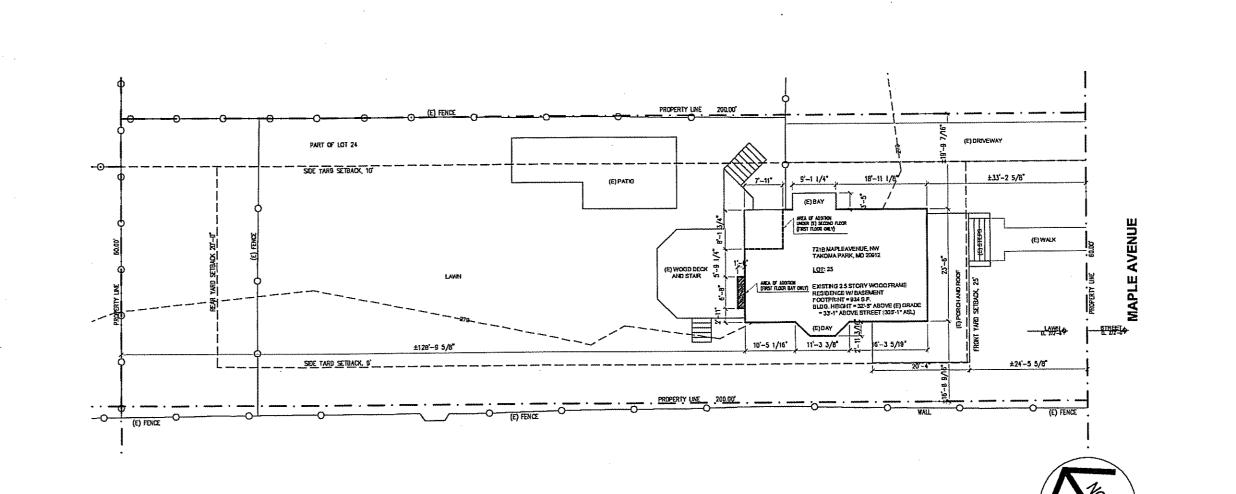












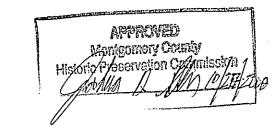


1215 CONNECTICUT AVE NW 4TH FLOOR WASHINGTON, DC 20036 F 202.223.7054 T 202.223.7059 WWW.GRONNINGARCHITECTS.COM

RENOVATION OF THE IVCEVICH RESIDENCE

7218 Maple Avenue Takoma Park, MD 20912

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



Seal:



(evision.				
lo. [)ate	Description	1	

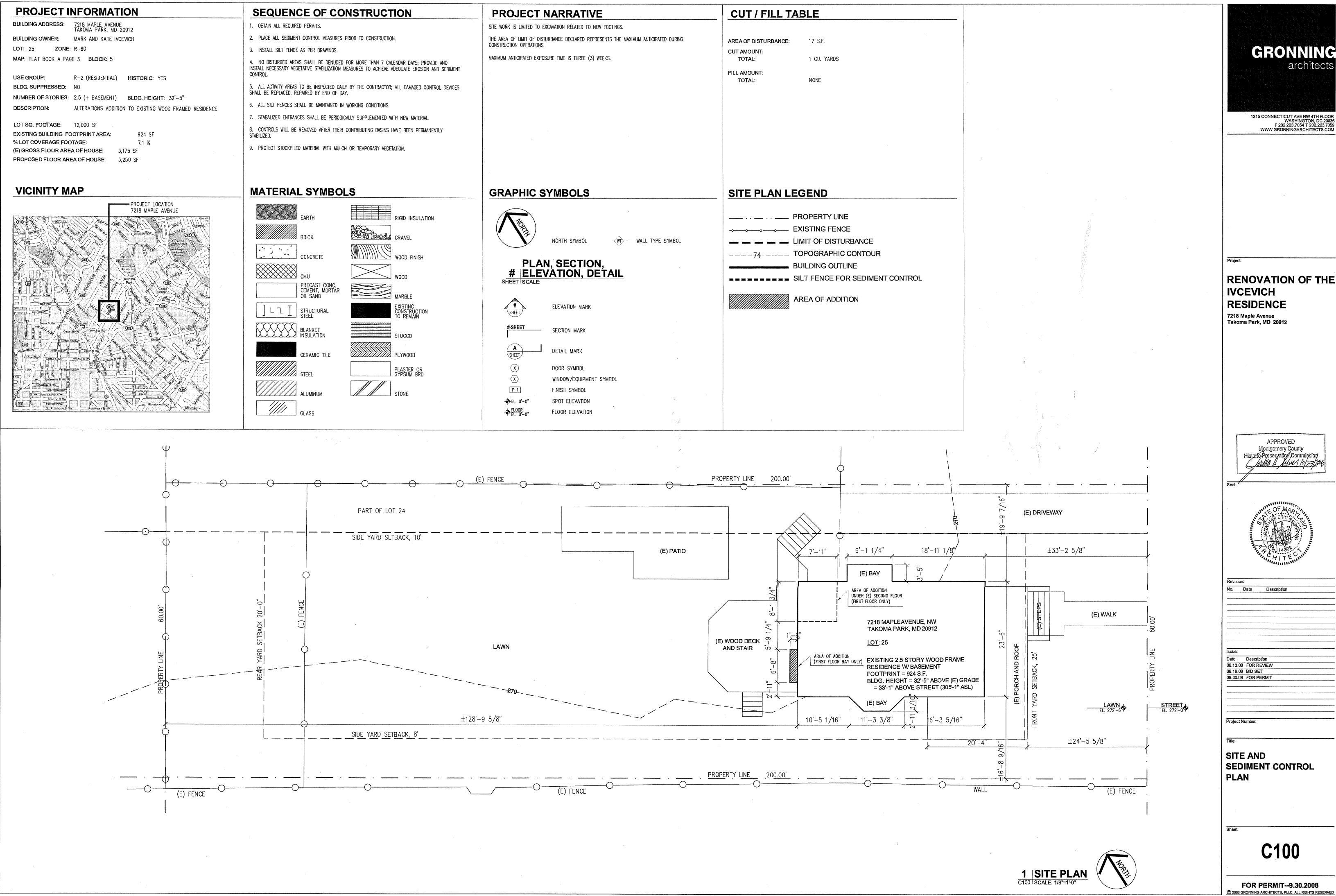
				:-
ssue:				
ate	Descriptio	n		
8.13.08	FOR REV			
8.18.08	BID SET			
9.30.08	FOR PER	MIT		

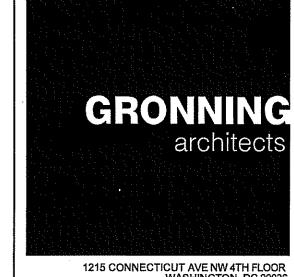
roject N	umber:			

SITE AND
SEDIMENT CONTROL
PLAN

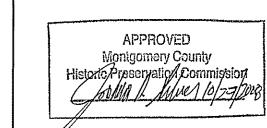
C100

FOR PERMIT--9.30.2008
© 2008 GRDNNING ARCHITECTS, PLLC. ALL RIGHTS RESE





RENOVATION OF THE



evision:	
o. i	Date Description
sue:	
ate	Description
.13.08	FOR REVIEW
.18.08	BID SET
.30.08	FOR PERMIT
oject N	umber:

GENERAL NOTES: DRAWING LIST THE CONTRACTOR SHALL FULLY ACQUAINT HIM/HERSELF WITH CONDITIONS RELATING ARCHITECTURAL TO CONSTRUCTION AND LABOR SO THAT HE/SHE UNDERSTANDS THE FACILITIES, DIFFICULTIES A001 TITLE SHEET AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT. THE C100 SITE PLAN CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE CONTRACT BASEMENT, FIRST FLOOR & SECOND FLOOR DEMO PLANS DOCUMENTS. ATTIC DEMOLITION PLAN SHOULD THE CONTRACTOR FIND, AFTER A VISIT TO THE SITE DR DURING CONSTRUCTION, ANY D102 DEMO ELEVATIONS DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR AMDNG THE CONTRACT DOCUMENTS BASEMENT, FIRST FLOOR & SECOND FLOOR PLANS A100 OR BE IN DOUBT AS TO THEIR MEANING, HE/SHE SHOULD BRING THESE ITEMS TO THE ATTENTION A101 ATTIC & ROOF PLANS (N.I.C.), DOOR & WINDOW SCHEDULES OF THE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH ANY WORK IN QUESTION. A103 BASEMENT, FIRST FLOOR, SECOND FLOOR & ATTIC FRAMING PANS WHEN APPLICABLE, THE FORM OF CONTRACT TO BE USED WILL BE THE ABBREVIATED A200 BUILDING SECTION AGREEMENT BETWEEN DWNER AND CONTRACTOR, STANDARD FORM A-107, 1987 EDITION OF THE A300 BUILDING ELEVATIONS AMERICAN INSTITUTE OF ARCHITECTS. THE OWNER'S WRITTEN AUTHORIZATION SHALL BE REQUIRED BEFORE ANY WORK IS PERFORMED OR MATERIALS ORDERED WHICH INVOLVE EXTRA COST OVER AND ABOVE THE CONTRACT PRICE. THE OWNER WILL OBTAIN AND PAY FOR THE INITIAL BUILDING PERMIT FROM MONTGOMERY COUNTY, MD, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN AND PAY FOR ALL ADDITIONAL INSTALLATION PERMITS (ELECTRICAL, PLUMBING, MECHANICAL, ETC.) THE CONTRACTOR WILL BE REQUIRED TO SCHEDULE AND PROCESS ALL REQUIRED INSPECTIONS. CDNSTRUCTION WILL MEET ALL APPLICABLE BUILDING AND HEALTH CODES. THE CONTRACTOR SHALL, DURING THE LIFE OF THE CONTRACT, AT ALL TIMES CONDUCT HIS/HER OPERATIONS AT THE SITE IN SUCH A MANNER SO AS NOT TO ENDANGER, INCONVENIENCE OR INTERFERE WITH DCCUPANTS OF THE BUILDING. DIMENSIONS: A. DO NDT SCALE DRAWINGS. B. CHECK ALL DIMENSIONS AT THE SITE 8EFORE FABRICATION AND INSTALLATION COMMENCES AND REPORT ALL DISCREPANCIES TO THE ARCHITECT. WHERE DIMENSIONS ARE NOT AVAILABLE BEFORE FABRICATION COMMENCES, THE **ABBREVIATIONS** DIMENSIONS REQUIRED SHALL BE AGREED UPON BETWEEN ALL TRADES. D. VERIFY THE DIMENSIONS OF ALL SHOP FABRICATED ITEMS AT THE SITE BEFORE SHOP AFF ABOVE FINISHED FLOOR DRAWINGS AND FABRICATION ARE COMMENCED. BOTTOM E. IN AREAS WHERE EQUIPMENT SHALL BE INSTALLED, CHECK DIMENSIONAL DATA ON BDTTOM LOWER LAYER EQUIPMENT TO ENSURE THAT AREA AND EQUIPMENT DIMENSIONS ARE COMPATIBLE WITH BOTTOM UPPER LAYER THE NECESSARY ACCESS AND CLEARANCE PROVIDED. CONC CONRETE CONT CONTINUOUS THE CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL EQUIPMENT INDICATED ON THE CONSTRUCTION JOINT DRAWINGS WHETHER SUPPLIED BY THE TENANT, OWNER OR CONTRACTOR. CLR CLEAR ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S DEAD LOAD DWG DRAWING RECOMMENDATIONS, AND ALL CONSTRUCTION SHALL BE OF FIRST CLASS WORKMANSHIP. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS AND REFUSE. CONTRACTOR SHALL SCHEDULE WORK IN CONJUNCTION WITH BUILDING REQUIREMENTS. EQ ALL WALLS AND/OR SURFACES RECEIVING WALLCOVERINGS, CARPET, FLEXWOOD, ETC., SHALL BE PROPERLY PREPARED PRIOR TO ANY INSTALLATION. ALL BEADS OR OTHER GYPSUM METAL TRIM GALV GWB SHALL BE SPACKLE BLENDED INTO ADJACENT SURFACE. IN ADDITION, SURFACE SHALL BE SEALED. SIZED OR PROPERLY PREPARED PER MANUFACTURER'S AND/OR BASE BUILDING SPECIFICATIONS. HORZ ALL NEW OR EXISTING WALL CONSTRUCTION SHALL BE FINISHED READY FOR PAINT. ALL WALLS TO BE PAINTED WITH TWO OR BETTER COATS OF LATEX PAINT, UNLESS SCHEDULED DTHERWISE. LLH LLV **MATERIAL SYMBOLS** PRECAST CONC. CEMENT, MORTAR **GRAPHIC SYMBOLS** FROM THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION, REAL PROPERTY DATA SEARCH District - 13Account Number - 01079281 PLAN, SECTION, ELEVATION, DETAIL **ELEVATION MARK** #-SHEET SECTION MARK DETAIL MARK DOOR SYMBOL F-1 WINDOW/EQUIPMENT SYMBDL -**⊕**-EL. 0'-0" FINISH SYMBOL SPOT ELEVATION

FLOOR ELEVATION

TOP OF CONCRETE ELEVATION TOF TOP OF FOOTING EQUAL TOM TOP OF MASONRY EXISTING TYP TYPICAL FINISHED FLOOR VERIFY IN FIELD GALVANIZED UNO UNLESS NOTED OTHERWISE GYPSUM WALL BOARD VERT VERTICAL HOOK WWF WELDED WIRE FABRIC HORIZONTAL WITH LONG AND LIVE LOAD AND LDNG LEG. HORIZDNTAI LONG LEG, VERTICAL CENTERLINE MAXIMUM PLATE O.C. ON CENTER VICINITY MAP PROJECT LOCATION 7218 MAPLE AVENUE **REAL PROPERTY MAP**

OPPOSITE

REINFORCING

SLAB ON GRADE

STAINLESS STEEL

SHEET

SIMILAR

STANDARD

TOP OF SLAB

STEEL

REINF

SHT

SIM

SST

STD

STL

TOS

POUND PER SQUARE FODT

PROJECT DATA PROJECT ADDRESS: 7218 MAPLE AVENUE TAKOMA PARK, MD 20912 YEAR BUILT: 1923 BLDG. HEIGHT: 32'-5" ZONE: R-60 LOT: 25 BLOCK: PLAT BOOK A, PAGE 3 LOT SIZE: 12,000 SF

EXISTING USE: Single-Family Dwelling PROPOSED USE: Single-Family Dwelling Building Code: International Residential Code 2006 Maryland Building Rehabilitation Code Electrical Code: National Electric Code 2002 Mechanical Code: International Mechanical Code 2006 International Fuel Gas Code 2006 Plumbing and Gas Code WSSC Plumbing Code NFPA-101 2003 Life Safety Code:

placing concrete. Fire Alarm Code: NFPA-72 2002 Residential Sprinkler: NFPA-13D & 13R 2002 materials indicated on the drawings and or the live loads COMAR 05.02.02, ADAAG & FFHAG Energy Conservation: International Energy Cons. Code 2006 to determine allowable construction loads and to provide

PROJECT DESCRIPTION: Interior removation and 75 S.F. addition to an existing single-family

75 S.F.

3,250 S.F.

0 S.F.

TABLE OF AREAS

CODES:

Accessibility:

FIRST FLOOR:

SECOND FLOOR:

TOTAL NEW HOUSE:

PROJECT LIST

MARK AND KAVE IVCEVICH

TAKOMA PARK, MD 20912

GRONNING ARCHITECTS, PLLC

1575 EYE STREET NW SUITE 350

1215 CONNECTICUT AVENUE NW 4TH FLOOR

OWNER/CONTRACTOR:

7218 MAPLE AVENUE

ARCHITECT:

ERIC GRONNING

PH 202.223.7059

CIVIL ENGINEER:

PH 202.408.0960

ENTREX

WASHIGTON, DC 20036

STRUCTURAL ENGINEER:

WASHINGTON, DC 20005

_		
	EVICTIVO HOUSE	
	EXISTING HOUSE	
	BASEMENT:	924 S.F.
	FIRST FLOOR:	883 S.F.
	SECOND FLOOR:	893 S.F.
	ATTIC:	540 S.F.
	TOTAL EXISTING HOUSE:	3,175 S.F.
	PROPOSED ADDITION	
	BASEMENT:	0 S.F.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

3. The construction drawings and specifications

part of the construction requirements for this project.

responsibility of the contractor.

bracing, sheeting, shoring, etc.

GROUND SNOW LOAD: 30 PSF

SEISMIC DESIGN CATEGORY: E

SUBJECT TO DAMAGE FROM:

WINTER DESIGN TEMP: 13°F

FLOOD HAZARD: JULY 2, 1979

MEAN ANUAL TEMPERATURE: 55°F

AIR FREEZING INDEX: 300

WEATHERING: SEVERE

FROST LINE DEPTH: 24"

TERMITE: MODERATE TO HEAVY

CE SHIELD UNDERLAYMENT REQUIRED: YES

DECAY: SLIGHT TO MODERATE

WIND SPEED: 90 MPH

compliment each other and shall be considered an integral

2. Job site safety and construction procedures are the

Refer to the architectural, mechanical, electrical,

proper design and construction of falsework, formwork,

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS

ATTICS WITH STORAGE: 20 PSF ATTICS WITHOUT STORAGE: 10 PSF DECKS: 40 PSF EXTERIOR BALCONIES: 60 PSF FIRE ESCAPES: 40 PSF GUARDRAILS AND HANDRAILS: 200 PSF GUARDRAILS IN-FILL COMPONENTS: 50 PSF PASSENGER VEHICLE GARAGES: 50 PSF ROOMS OTHER THAN SLEEPING ROOMS: 40 PSF SLEEPING ROOMS: 30 PSF STAIRS: 40 PSF

DEAD LOADS

The actual weights of materials and construction shall be used for determining dead load with consideration for the dead load of fixed service equipment

SOIL AND FOUNDATION

All footing and grade beams shall be placed on: competent, undisturbed natural soils or properly compacted and controlled engineering fill having a minimum net allowable soil bearing pressure of 2,000 psf. The Contractor shall be responsible for verifying soil pressure in the field. If actual conditions are less than those specified, the contractor should bring this to the attention of the Architect or Structural Engineer immediately

3. Presumptive Load-bearing Values of Foundation

	THE COLORS		
	Class of Material	Load-bearing P	ressur
		(pounds per squ	uare fo
	Crystalline bedrock		12,00
	Sedimentary and foliated rock		4,000
	Sandy gravel and/or gravel (GW an	d GP)	3,000
	Sand, silty sand, clayey sand, silty		•
	and clayey gravel (SW, SP, SM, SC	C, GM and GC)	2,000
	Clay, sandy clay, silty clay, clayey :	silt, silt and sandy	/ silt
	(CI, ML, MH and CH)	_	1,500
- 1			

4. When top or subsoils are compressible or shifting, such soils shall be removed to a depth and width sufficient to assure stable moisture content in each active zone and shall not be used as fill or stabilized within each active zone by chemical, dewatering, or presaturation.

5. All slabs-on-grade shall be reinforced with a minimum of one (1) layer of 6 x 6 / W1.4 x W1.4 WWF, unless noted

See architectural drawings for all waterproofing and damproofing details.

Excavation shall include the removal and disposal of all material encountered to obtain the required sub-grade elevations, including but not limited to, earth of all types, earth fills, gravels, pavements (sidewalks and curbs) and other portions of existing foundation walls, underground structures including all vaults and utilities to be removed, materials of any classification or type indicated in data on sub-surface conditions, boulders, rock, and all other materials encountered in excavating and grading operations.

8. The contractor shall provide all necessary measures to prevent any frost or ice from penetrating any footing or slab subgrade before and after placing of concrete and until such subgrades are fully protected by the permanent building

9. Perform excavating in a manner and in proper sequence to prevent surface water and subsurface water from flowing into excavations and to prevent water from flooding trenches, pits and the building site and surrounding area.

10. Provide earth berms at perimeter of excavations, where appropriate, to divert water.

11. Do not allow water to accumulate in excavations.

12. Remove collecting water from the excavations using dewatering methods which will prevent softening and soil changes detrimental to the stability of sub-grades.

13. Where soil has been softened or eroded by flooding or placement during unfavorable weather, remove all damaged areas.

SPECIFICATIONS

construction as follows: Under concrete sidewalks -subgrade must be to bottom of granule fills with 4 in. of granular fills This project has been designed in compliance with the applied over subgrade. Under floor slabs on grade, -2003 Edition of the International Residential Code and the 2001 Edition of the Maryland Building Rehabilitation Code

subgrade must be to bottom of granular structural fills under slabs or mate with granular fills placed in compacted layers (6 and all local supplements and amendments to the codes. in. maximum thickness each layer) over subgrade.

grades indicated on the drawings.

14. Fill (or excavate as required) under items of

15. Construct fills at the location and to the lines and

16. Construct fills generally in horizontal layers not exceeding 6 in. (loose depth) and uniformly compacted.

17. Compact backfills to 95% of maximum density at

optimum moisture content as determined by ASTM 698.

plumbing, and civil drawings for the size and location of all 18. General: Backfilling shall not begin until construction openings, sleeves, chases, conduits, depressed areas, floor below finish grade has been approved, forms removed, and finishes, curbs, fills, embedded items, masonry details, and the excavations cleaned of trash and debris. Backfill shall be miscellaneous steel before detailing structural members or brought to required grades. Backfill shall not be placed in wet or frozen areas. Heavy equipment for spreading and compacting backfill shall not be operated closer to This project has been designed for the weights of the foundations, curbs, or walls than a distance equal to the height of backfill above the top of structural members; the

indicated in the design data. It is the contractor's responsibility area remaining shall be compacted by power-driven hand tampers suitable for the material being compacted. Backfills shall not be placed against walls prior to seven days after completion of the walls.

CONCRETE

1. The Contractor is responsible for all dimensions of the concrete work and shall check the structural drawings in relation to other drawings and shall verify dimensions in relation with other work at field conditions.

2. Contractor is responsible for proper arrangement and fit of the work and if discrepancies are noted between the various drawings and work, the Contractor shall notify the Architect immediately in writing and shall not proceed until so directed.

3. Except as otherwise specified herein, perform work in accordance with specifications noted below, including latest editions of applicable specifications, codes, and standards cited therein, and latest applicable addenda and supplements.

ACI - 211 Proportions of concrete ACI - 214 Compression tests

ACI - 301 Specifications ACI - 304 Placing concrete

ACI 304R-82 "Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete".

ACI - 305 Hot weather ACI - 306 Cold weather ACI - 315 Detailling

> ACI - 318 Code ACI - 347 Formwork

4. Minimum Specified Compressive Strength of Concrete at 28 days psi.

Type or Locations of Concrete Construction for Sever Basement walls, foundations and other concrete

not exposed to the weather - 2,500c

Basement slabs and interior slabs on grade, except garage floor slabs - 2,500c

Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather - 3,000d

Porches, carport slabs and steps exposed to the weather, and garage floor slabs - 3,500d

c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote d. d. Concrete shall be air entrained. Total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.

5. Frozen ground: Do not place concrete on frozen ground. Do not place concrete when temperature is below 40 degrees F., except with prior approval of Architect.

6. The use of additives to the concrete mix shall not be permitted unless the contractor has received the prior written approval of the structural engineer or Architect. Additives containing calcium chloride shall not be used.

7. The Contractor shall be totally responsible for the design, construction and temporary falsework as required to safely support concrete during construction and maintain safe working conditions at all times.

8. All concrete reinforcement materials shall be new, free from rust and comply with the following reference standards:

Bars for reinforcement: "Specification for Deformed Billet-Steel Bars for Concrete

Reinforcement", ASTM A615-80. All bars Grade 60, except stirrups and ties, Grade 40. Wire for reinforcement: "Specifications for Cold-Drawn Steel Wire for Concrete

Reinforcement", ASTM A82-80. Wire fabric:

"Specifications for Wire Fabric for Concrete Reinforcement", ASTM A185-79. Bar supports:

Standard Practice, Type: Continuous high chair with plastic All concrete reinforcement shall be detailed, fabricated,

Conform to "Bar Support Specifications", CRSI Manual of

labeled, supported and spaced in forms and secured in place in accordance with the procedures and requirements outlined in the latest edition of the "Building Code Requirements for Reinforced Concrete," ACI 318 and the "Manual of Standard Practice for Detailing Reinforced Concrete Structures," ACI

Unless noted otherwise, the concrete cover of all reinforcing shall be as follows Concrete cast against and permanently exposed to earth: 3" Formed concrete surfaces exposed to earth or weather. #5 bars or smaller: 1 - 1/2"

#6 bars or larger: 2" Formed concrete surfaces not exposed to earth or weather: Slabs and walls: 3/4" Beams and columns: 1 - 1/2" (clear cover to ties)

11. All reinforcing steel splices shall be a minimum of 36 bar diameters, unless noted otherwise on the drawings.

MASONRY

1. All masonry construction shall be in accordance with the "Building Code Requirements for Masonry Structures" (ACI 530-95/ASCE 5-95/TMS 402-95) and the "Specifications for Masonry Structures" (ACI 530.1-95/ASCE 6-95/TMS 602-95). the drawings: Masonry bearing walls, partitions, and piers shall consist entirely of load-bearing units conforming to ASTM C-90 (hollow units), grade N-1. Use full head and bed joints. Bond masonry piers and cross-walls into adjacent walls. fm shall be 1,500 psi minimum.

2. Carefully examine drawings. Check arrangement of courses and jointing with size of masonry openings and work built-in connection with masonry. If discrepancies occur, notify 2. Anchor Rods, Bolts, Nuts, and Washers: As follows Architect irnmediately.

3. The minimum thickness of masonry bearing walls more than one-story high shall be 8 inches (203 mm). Solid masonry walls of one-story dwellings and garages shall not be less than 6 inches (152 mm) in thickness when not greater hex steel structural bolts and heavy hex carbon-steel nuts. than 9 feet (2743 mm) in height, provided that when gable construction is used, an additional 6 feet (1829 mm) is permitted to the peak of the gable. Masonry walls shall be laterally supported in either the horizontal or vertical direction at intervals as required by code

ten times their least dimension. When structural clay tile or Site before commencing any erection work. Verify that field hollow concrete masonry units are used for isolated piers to support bearns and girders, the cellular spaces shall be filled solidly with concrete or Type M or S mortar, except that unfilled hollow piers may be used if their unsupported height is not more than four times their least dimension. Where hollow masonry units are solidly filled with concrete or Type M, S or N mortar.

o.c. vertically above grade and at 8" o.c. vertically below grade. Lap splices in DUR-O-WAL 6" minimum and provide factory-prefabricated comers. For interior applications, the reinforcing shall be mill galvanized (0.10 oz., per sq. ft.). For exterior applications, the reinforcing shall be hot dipped galvanized (1.50 oz. per sq. ft.)

5. Reinforced concrete masonry unit (CMU) walls shall be constructed of 2 cell hollow block. Fill all cells with pea-gravel concrete with a minimum compressive strength = 3,000 psi. base of filled cells.

Hollow Load-Bearing Units (Autoclave): Conform to ASTM C90-85, Grade N, Type I and nominal face dimension of 8 in. by 16 in.

Hollow Non-load-Bearing Units (Autoclave): Conform to ASTM C129-75, Grade S, Type I and riominal face dimension of 8 in. by 16 in.

Condition of Surfaces: Inspect surfaces to support masoriry work as follows: To proper grades and elevations. Free of dirt and other deleterious material. Verify items provided by other sections of work are

properly sized and located. Verify that built-in items are in proper location, and ready for roughing into masonry work.

Beginning of installation means installer accepts existing conditions.

9. Build walls and other masonry construction to the full thickness shown, except, build single-wythe walls to the actual thickness of the masonry units, using units of nominal 5. Wood sill plates receiving joists on masonry walls and

10. Build chases and recesses as shown and as may be required for the work of other trades

11. Foundations for masonry work shall be straight, on-line, and level. All surfaces to be bonded with masonry shall be clean and free from laitance or foreign materials. Reinforcing dowels shall be in the correct location as specified. The placement and location of anchor ties, inserts, and other embedded items in concrete or other adjoining work shall be coordinated by the Contractor to suit the masonry work.

12. Provide temporary bracing during installation of masonry work. Maintain in place until building structure provides permanent bracing.

13.Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.

14. Lay hollow masonry units with face shell bedding on head and bed joints.

15. Buttering comers of joints or excessive furrowing of mortar joints is not permitted.

16. Isolate masonry partitions from vertical structural framing members with a control joint.

17. isolate top joint of masonry partitions from horizontal structural framing members and slabs or decks with compressible joint filler.

18. Provide 2 - #4 steel reinforcing bars continuous in all bond beams unless otherwise indicated in the drawings.

19. Reinforcement placed in bond bearns shall be lapped minimum of 48 bar diameters at splices. Provide corner bars of equivalent size lapped 48 bar diameters at comers and intersections of walls.

20. Provide 2 - #5 vertical grouted solid in cells at each end, corner and intersection of all walls.

21. Provide 1 - #5 grouted solid in vertical cells spaced at 48" o.c. horizontal in all interior partition walls over 10' - 8" in height. See plans for exterior wall reinforcing.

22. Where masonry lintels bear on masonry walls provide 16" bearing on two solid grouted cores with 1 - #5 vertical bar in each core, on each side of openings. This reinforcement shall extend the entire height of the wall.

23.All mortar shall conform to the requirements of ASTM C-270. The Proportion Specification Requirements of C-270, in part, provide for the following proportions by volume: Type S Mortar: Portland cement: 1/2 part Masonry cement (Type N): 1 part 3-3/8 to 4-1/2 parts

Type S Mortar: Masonry cement (Type S): 1 part 2-1/4 to 3 parts

24.All masonry below finish grade shall be laid in Type S mortar with a minimum compressive strength of 1,800 psi at 28 days. All piers and partitions shall be bonded to adjacent masonry walls. Contractor shall provide adequate bracing and be sealed as recommended by the manufacturer. support for all masonry work until permanent construction is in

STRUCTURAL STEEL

1. Steel shall be of American manufacturer, new and free from defects in strength, durability, appearance, and function and shall conform to the following unless noted otherwise on

Structural Steel Shapes, Plates, and Bars: Carbon Steel: ASTM A-36 (ASTM A-36M). Cold-Formed Structural Steel Tubing: ASTM A-500, Grade B. Steel Pipe: ASTM A-53, Type E or S, Grade B.

Weight Class: As noted on drawings. Finish: Black, except where indicated to be galvanized. Unheaded Rods: ASTM A-36 (ASTM A-36M).

Headed Bolts: ASTM A-307, Grade A (ASTM F-568, Property Class 4.6); carbon-steel, hex-head bolts; and carbon steel Headed Bolts: ASTM A-325 (ASTM A-325M), Type 1, heavy

Headed Bolts: ASTM A-490 (ASTM A-490 M), Type 1 heavy hex steel structural bolts and heavy hex carbon-steel nuts. Washers: ASTM A-36 (ASTM A-36M).

3. Welding Electrodes: Comply with AWS requirements. 3. The unsupported height of masonry piers shall not exceed 4. Verify governing dimensions and conditions at the Project

conditions are acceptable and are ready to receive work.

5. Before erection proceeds, and with the steel erector present, verify elevations of concrete and masonry bearing surfaces and locations of anchorages for compliance with requirements.

6. Provide temporary shores, guys, braces, and other 4. All concrete masonry work shall have horizontal truss type supports during erection to keep structural steel secure. reinforcing such as standard DUR-O-WAL or equivalent at 16" plumb, and in alignment against temporary construction loads and loads equal in intensity to design loads. Remove temporary supports when permanent structural steel, connections, and bracing are in place, unless otherwise

> All welding shall be done by qualified welders and shall conform to the AWS "Code for Arc and Gas Welding in Building Construction," latest edition.

8. There shall be no field cutting of structural steel member Rod or vibrate to insure 100% filled cells. Provide clean-out at for the work of other trades without the prior approval of the architect.

 Load-bearing dimension lumber for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

All lumber shall comply with the requirements of American Institute of Timber Construction and the American Forest & Paper Association's (AFPA) National Design Specification for Wood Construction.

3. All framing lumber shall be Spruce-Pine-Fir (SPF) #1/#2 or better, unless noted otherwise.

4. All pressure treated (PT) wood members to be Southern Pine #2 or better.

stud walls on grade slabs shall be pressure treated. Siii piaie: shall be bolted to the wall and slab with 1/2" diameter bolts, 18" minimum length or approved mudsill anchors at 4' - 0" on

6. Provide double joists at parallel partitions where

partition length exceeds 1/3 joist span. Use Simpson Strong-Tie or engineer-approved equivalent structural wood connectors, unless noted otherwise. Timber and laminated lumber beams and headers shall be connected to posts with post cap connectors. Post bases shall be fastened to their supports in a like manner. All joists and beams shall be supported with joist or beam hangers as noted. Every roof joist or roof truss shall be attached to its support with hurricane ties, unless noted

8. The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by th use of approved joist hangers.

9. Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches (51 mm) nominal in thickness; or by attachment to a header, band, or rim joist, or to an adjoining stud; or shall be otherwise provided with lateral support to prevent rotation.

SHEATHING

1. Floor sheathing shall be 3/4" tongue and groove plywood. Glue with subfloor adhesive and screw plywood to joists and trusses with No. 10 screws at 9" o.c. at direct edges and 18" o.c. at all intermediate joists and trusses.

Roof sheathing shall be standard 5/8" C-D 24/16 (span rating) exterior glue plywood. Nail plywood to joists and trusses with 8d nails at 6" o.c. at sheet edges and at 12" o.c. at all intermediate joists and trusses.

INTERIOR FINISHES

 All gypsum board materials and accessories shall conform to ASTM C 36, C 79, C 475, C 514, C 630, C 931, C 960, C 1002, C1047, C 1177, C 1178, C 1278, C 1395 or C 1396 and shall be installed in accordance with the provisions of this section. Adhesives for the installation of gypsum board shall conform to ASTM C 557.

2. Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A 108.4, A108.5, A108.6, A108.11, A118.1, A118.3, A136.1 and A137.1.

Gypsum board utilized as the base or backer for

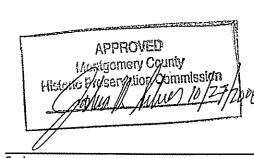
adhesive application of ceramic tile or other nonabsorbent finish material shall conform with ASTM C630 or C1178. Water-resistant gypsum backing board shall be permitted to be used on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for 1/2-inch-thick (12.7 mm) or 16 inches (406 mm) for 5/8 inch-thick (15.9 mm) gypsum board. Water-resistant gypsum board shall not be installed over a vapor retarder in a shower or tub compartment. All cut or exposed edges, including those at wall intersections, shall



1215 CONNECTICUT AVE NW 4TH FLOOR WASHINGTON, DC 20036 F 202.223.7054 T 202.223.7059 WWW.GRONNINGARCHITECTS.COM

RENOVATION OF THE IVCEVICH RESIDENCE 7218 Maple Avenue

Takoma Park, MD 20912





No.	Date	Description	

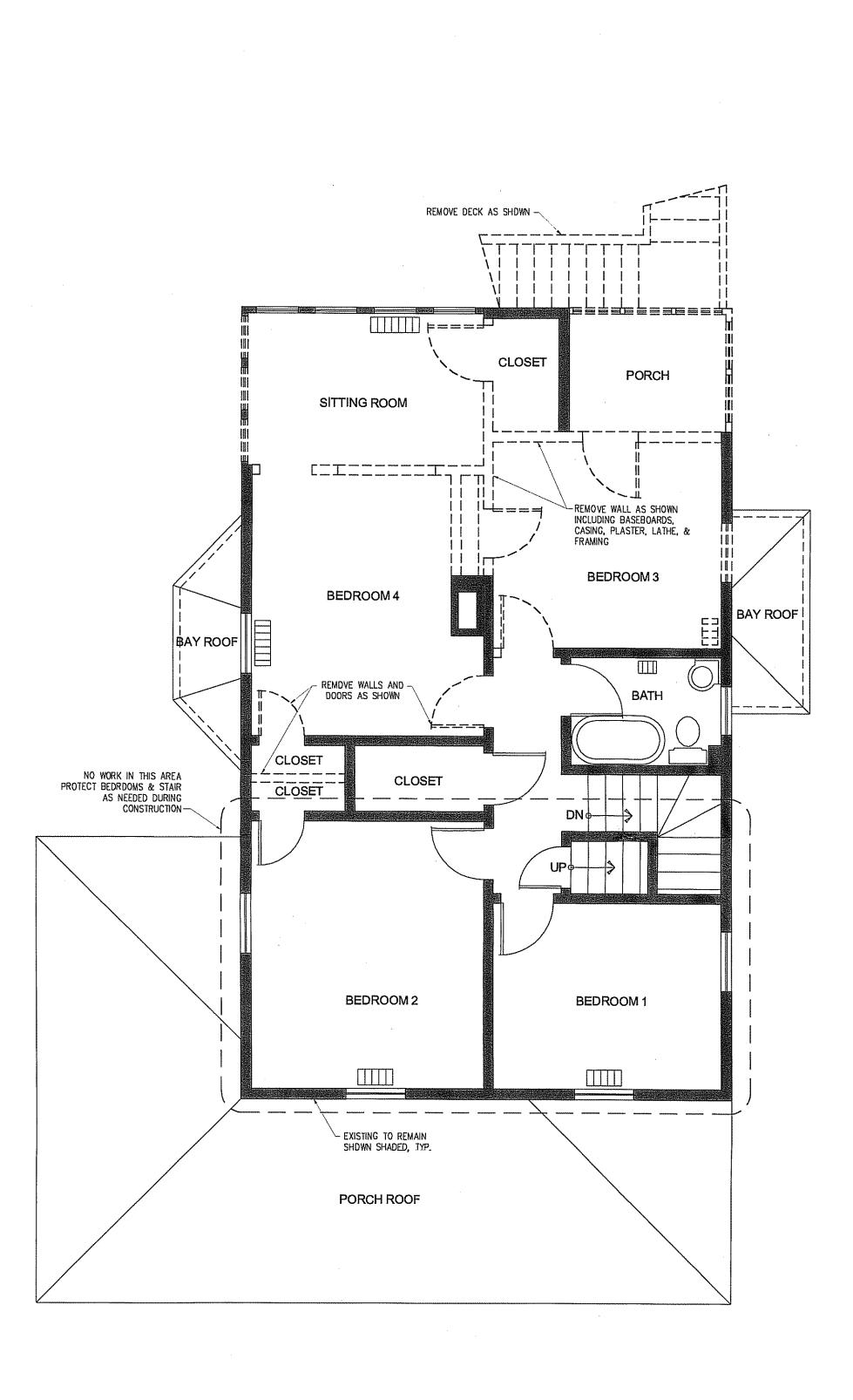
	····		

Issue:			
	Description	1	
Issue: Date 08.13.08	Description FOR REVI		
Date 08.13.08			
Date 08.13.08 08.18.08	FOR REVI	EW	
Date 08.13.08 08.18.08	FOR REVI	EW	

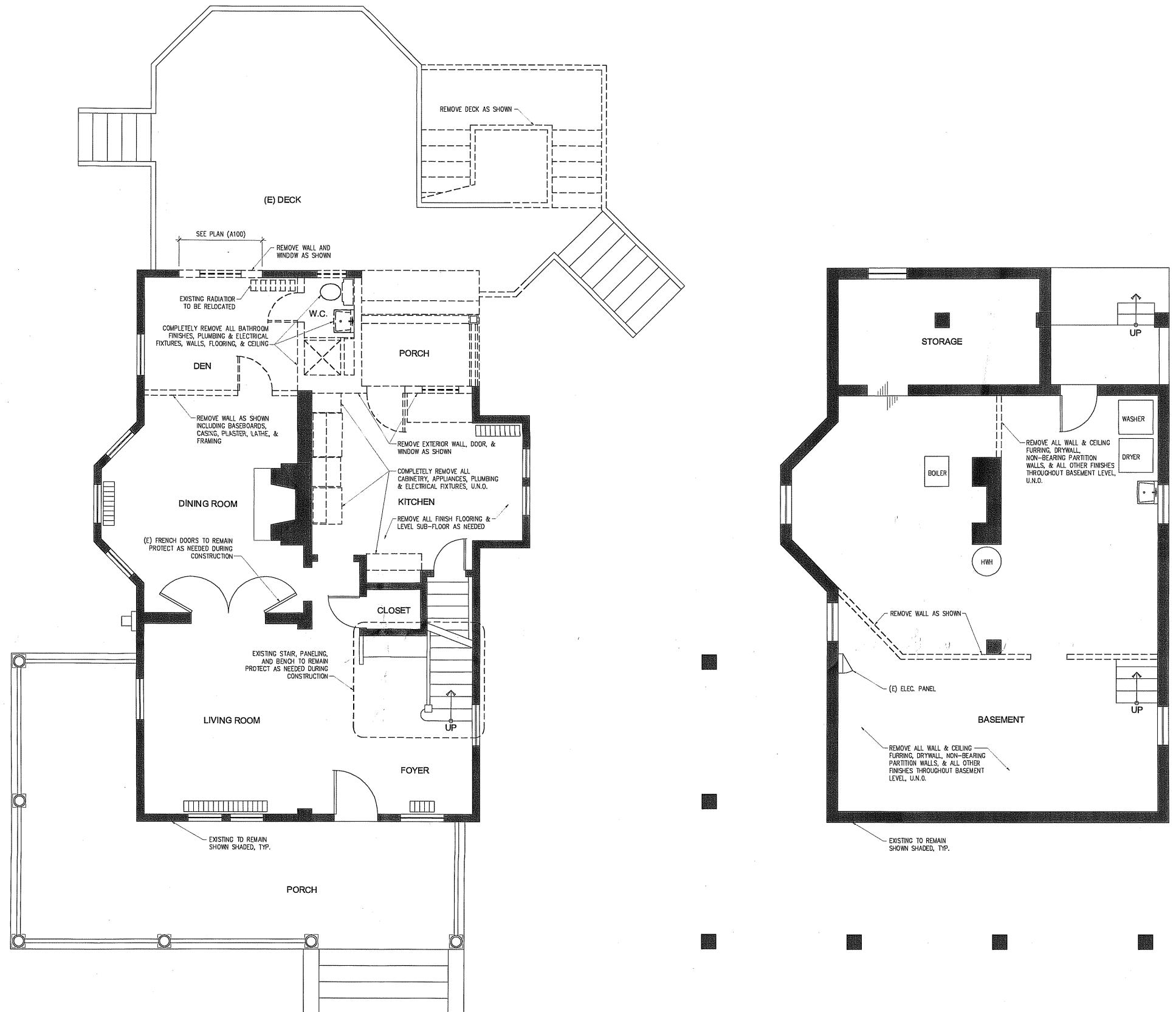
TITLE SHEET

Project Number:

FOR PERMIT © 2008 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED



3 EXISTING AND SECOND FLOOR DEMOLITION



2 EXISTING AND FIRST FLOOR DEMOLITION
D100 SCALE: 1/4"=1'-0"

DEMOLITION NOTES:

- Fumish all labor, materials, tools, equipment and services necessary for and reasonably incidental to the selective demolition work shown on the drawings and specified.
- 2. The Owners assume no responsibility for the actual condition of the existing structures. Bidders for this Work shall make such investigations as they deem necessary to arrive at a contract price. No extras will be paid for hidden conditions not indicated or expected.
- 3. Remove items indicated to be salvaged and place in designated storage area.
- 4. Items of salvageable value to the Contractor may be removed as the work progresses. Salvaged items must be transported from the site as they are dismantled. Storage or sale of removed items on the site will not be permitted.
- 5. Ensure minimum interference with streets, sidewalks and adjacent facilities.
- Do not close or obstruct streets, alleys or passageways without permission from authorities having jurisdiction. 6. Ensure the safe passage of persons around the area of work. Conduct operations to prevent damage by falling debris or other cause to adjacent structures, other facilities and persons.
- 7. Prior to beginning of demolition operations, prepare the existing walls which are designated to remain, by providing bracing, shoring, needling, structural reinforcing and protection of walls from significant movement or

- 8. All bracing, shoring, needling, structural reinforcing and so forth, shall remain in place until new construction is sufficiently completed and the existing walls are tied thereto, allowing for safe removal of all
- 9. Exterminate vermin and rodents in structures to be demolished in compliance with requirements of the
- 10. Protect all finishes to remain during demolition and construction. Contractor to be responsible for any damage to existing conditions during construction.
- 11. Promptly repair damages caused to adjacent facilities by this operation, as directed by the Architect and at no cost to the Owners.
- 12. Where question as to historic or artistic value of an item occurs, do not proceed with removal until directed by Owner or Architect.
- 13. All structural elements are existing to remain, unless noted otherwise.
- 14. Demolition of partitions shall include complete removal of drywall, studs, base and all electrical, telephone or other cabling.
- 15. Remove all radiators and associated piping.

1 EXISTING AND BASEMENT DEMOLITION D100 SCALE: 1/4"=1'-0"

DRAWING LEGEND

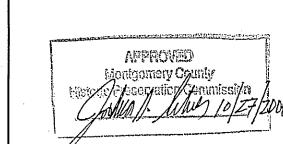
EXISTING CONSTRUCTION TO REMAIN EXISTING TO BE REMOVED

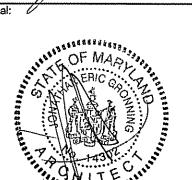


1215 CONNECTICUT AVE NW 4TH FLOOR WASHINGTON, DC 20036 F 202.223.7054 T 202.223.7059 WWW.GRONNINGARCHITECTS.COM

RENOVATION OF THE IVCEVICH RESIDENCE

7218 Maple Avenue Takoma Park, MD 20912





No.	Date	Description	
			····

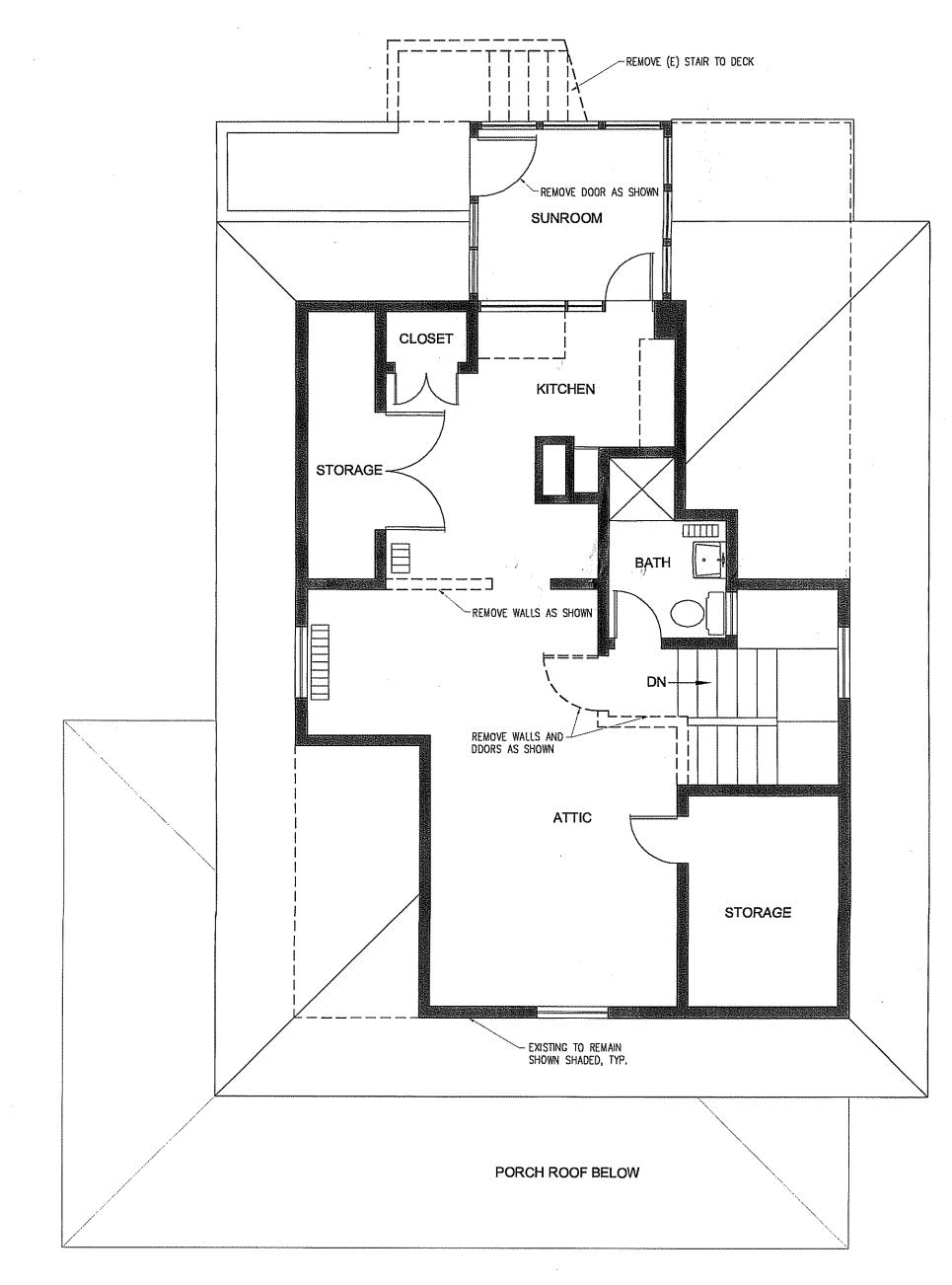
08.13.08 FOR REVIEW 08.18.08 BID SET 09.30.08 FOR PERMIT

BASEMENT, FIRST FLOOR, & SECOND FLOOR

DEMO PLANS

D100

FOR PERMIT © 2008 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED



1 EXISTING AND ATTIC DEMOLITION
D101 SCALE: 1/4"=1'-0"

DRAWING LEGEND

EXISTING CONSTRUCTION TO REMAIN
EXISTING TO BE REMOVED

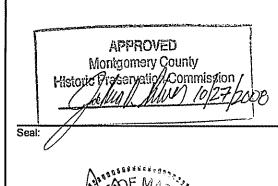


GRONNING

architects

1215 CONNECTICUT AVE NW 4TH FLOOR
WASHINGTON, DC 20036
F 202.223.7054 T 202.223.7059
WWW.GRONNINGARCHITECTS.COM

RENOVATION OF THE IVCEVICH
RESIDENCE
7218 Maple Avenue
Takoma Park, MD 20912





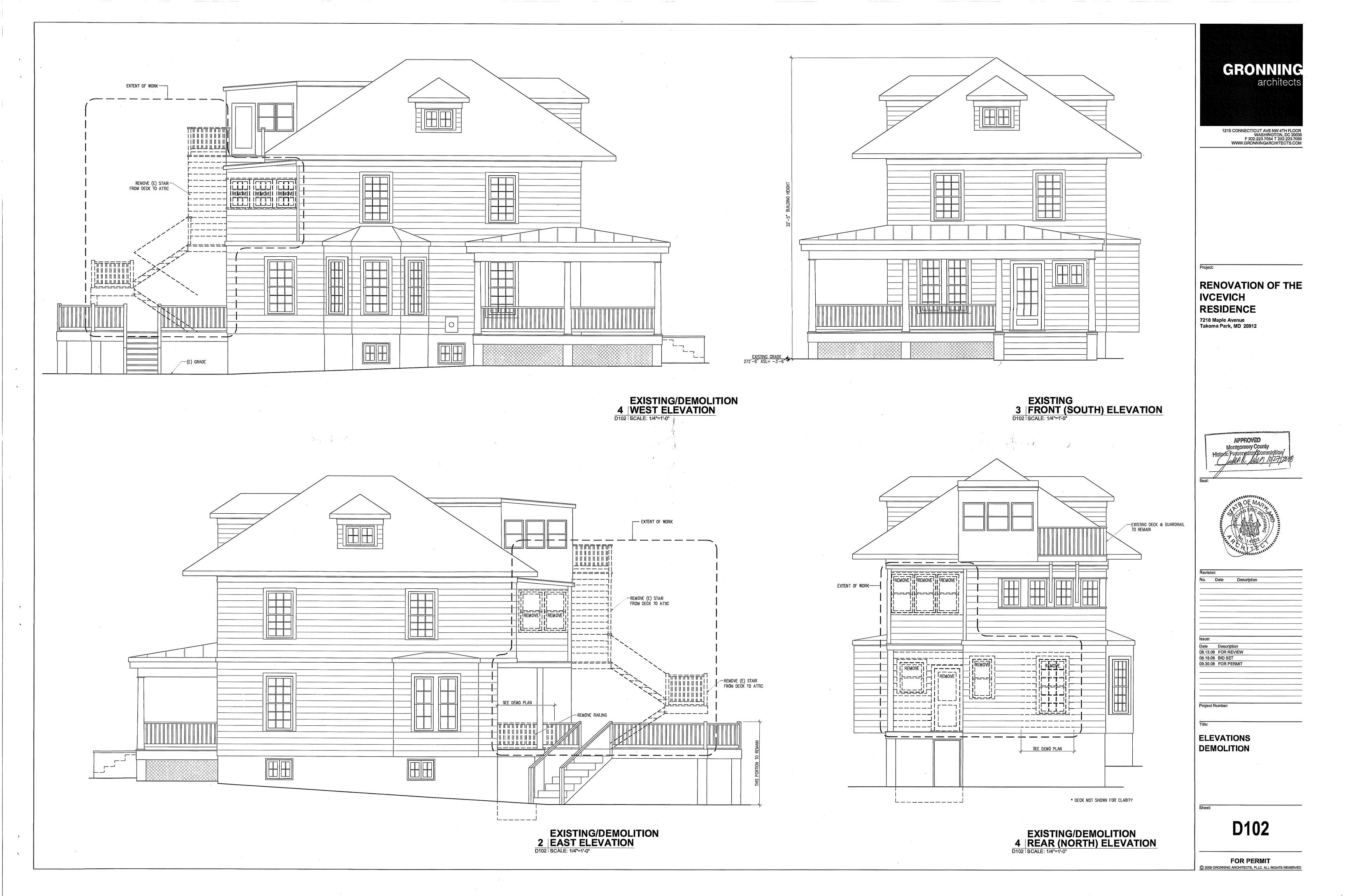
	n:		
No.	Date	Description	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			
			——————————————————————————————————————

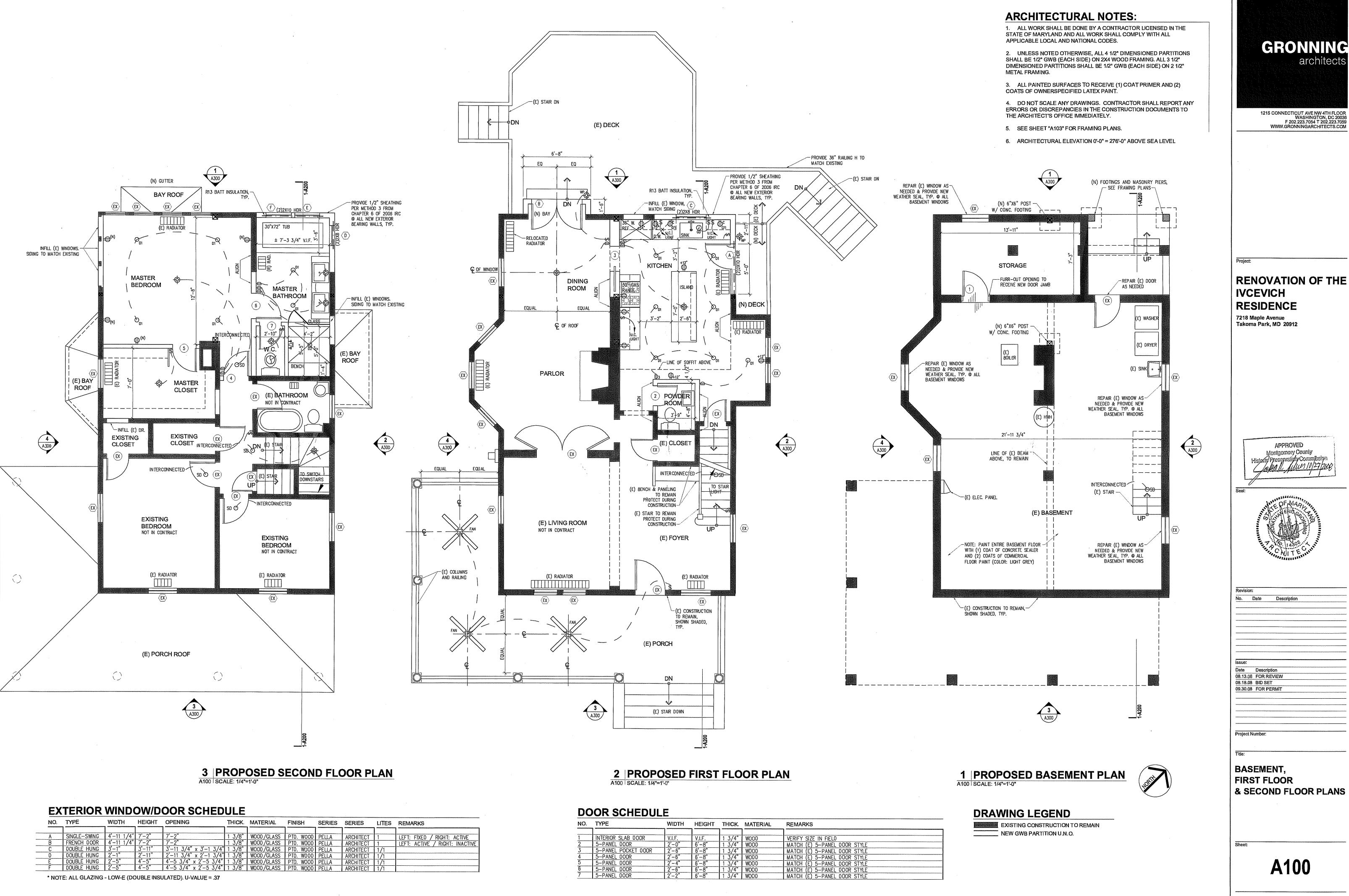
Issue:			
Date	Descrip		
	8 FOR R	······	
<u>08.18.0</u>	8 BID SE		
	8 FOR P	ERMIT	
09.30.0			
09.30.0			
09.30.0		,,	

ATTIC DEMOLITION PLAN

D101

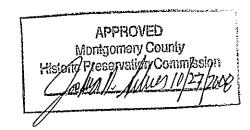
FOR PERMIT





GRONNING architect

RENOVATION OF THE RESIDENCE





No. Date Description

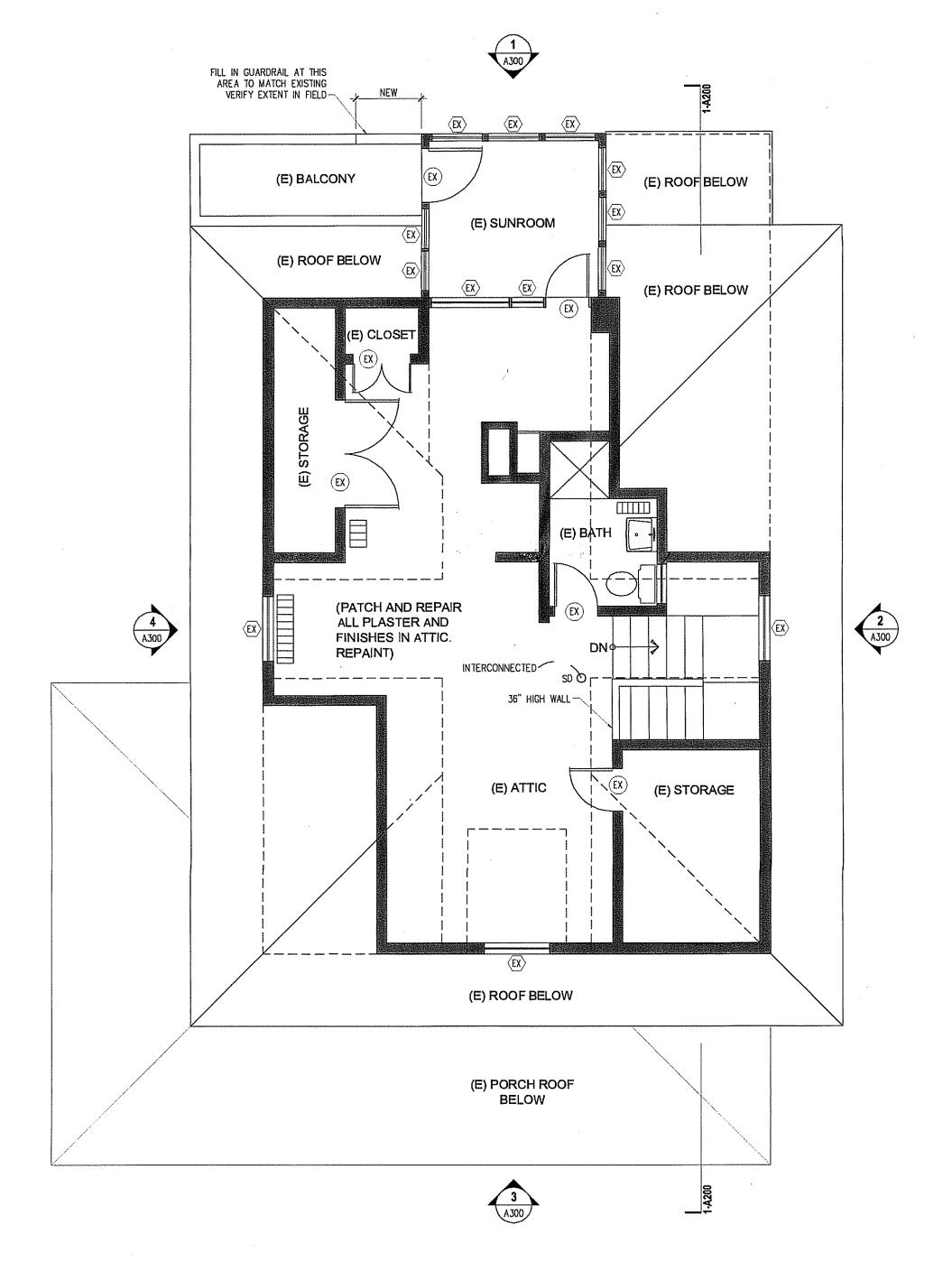
& SECOND FLOOR PLANS

A100

FOR PERMIT 2008 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED

ARCHITECTURAL NOTES:

- ALL WORK SHALL BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF MARYLAND AND ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.
- 2. UNLESS NOTED OTHERWISE, ALL 4 1/2" DIMENSIONED PARTITIONS SHALL BE 1/2" GWB (EACH SIDE) ON 2X4 WOOD FRAMING. ALL 3 1/2" DIMENSIONED PARTITIONS SHALL BE 1/2" GWB (EACH SIDE) ON 2 1/2" METAL FRAMING.
- 3. ALL PAINTED SURFACES TO RECEIVE (1) COAT PRIMER AND (2) COATS OF OWNERSPECIFIED LATEX PAINT.
- 4. DO NOT SCALE ANY DRAWINGS. CONTRACTOR SHALL REPORT ANY ERRORS OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT'S OFFICE IMMEDIATELY.
- 5. SEE SHEET "A103" FOR FRAMING PLANS.
- 6. ARCHITECTURAL ELEVATION 0'-0" = 276'-0" ABOVE SEA LEVEL





(E) ROOF BELOW

(E) ROOF

(E) DORNER

(E) PORCH ROOF

BELOW

(E) ROOF BELOW

(E) DORMER

(E) ROOF

(E) ROOF

A300

(E) ROOF BELOW

(E) DORMER

(E) ROOF

4 A300





DRAWING LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW GWB PARTITION U.N.O.

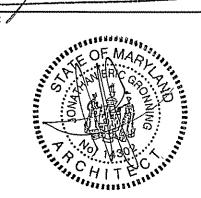


1215 CONNECTICUT AVE NW 4TH FLOOR WASHINGTON, DC 20036 F 202.223.7054 T 202.223.7059 WWW.GRONNINGARCHITECTS.COM

RENOVATION OF THE IVCEVICH RESIDENCE

7218 Maple Avenue Takoma Park, MD 20912





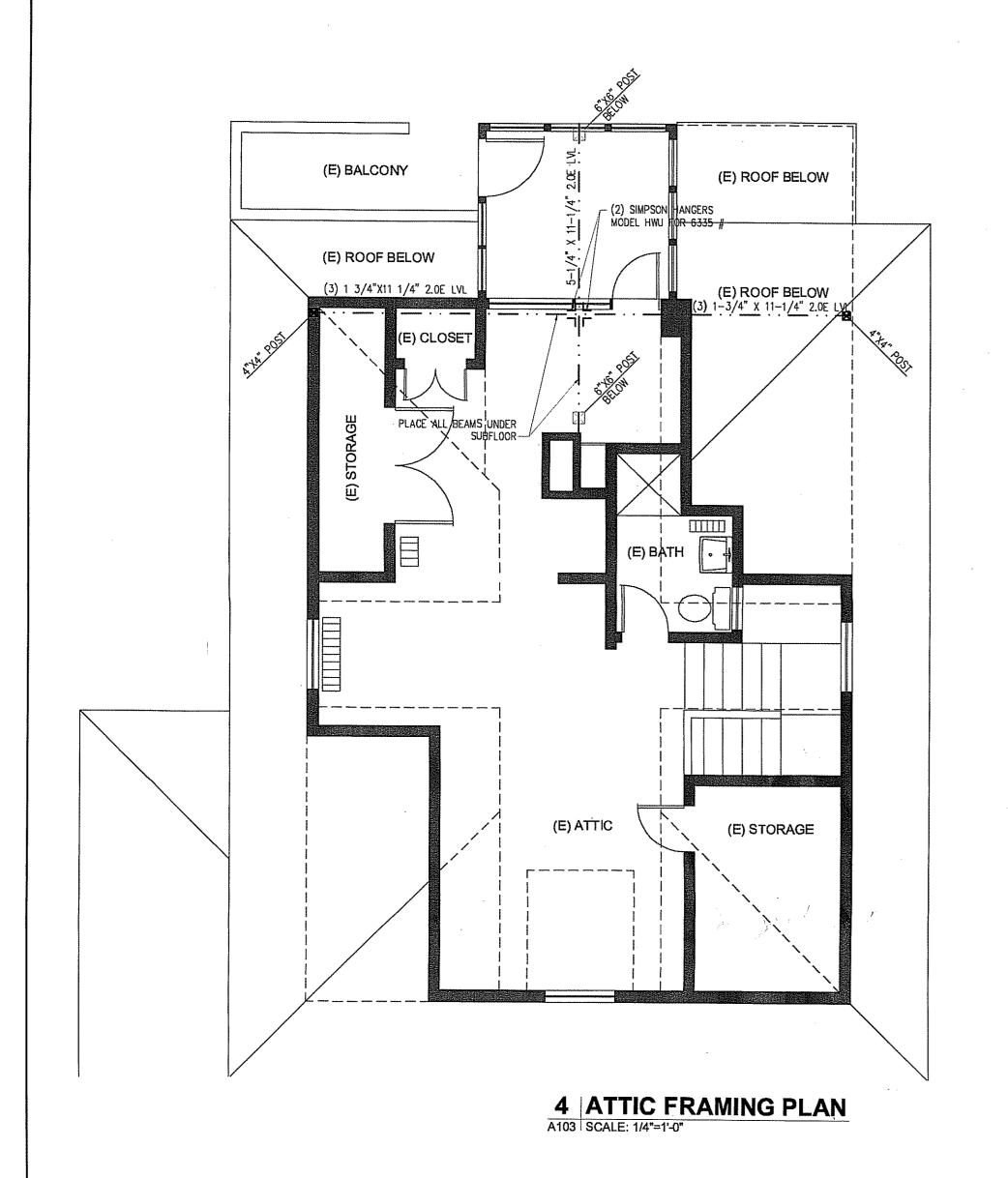
-					
Revision:		***			16
Vo. I	Date	Description			-
		***************************************			-
					-
					_
					-
					_
					_

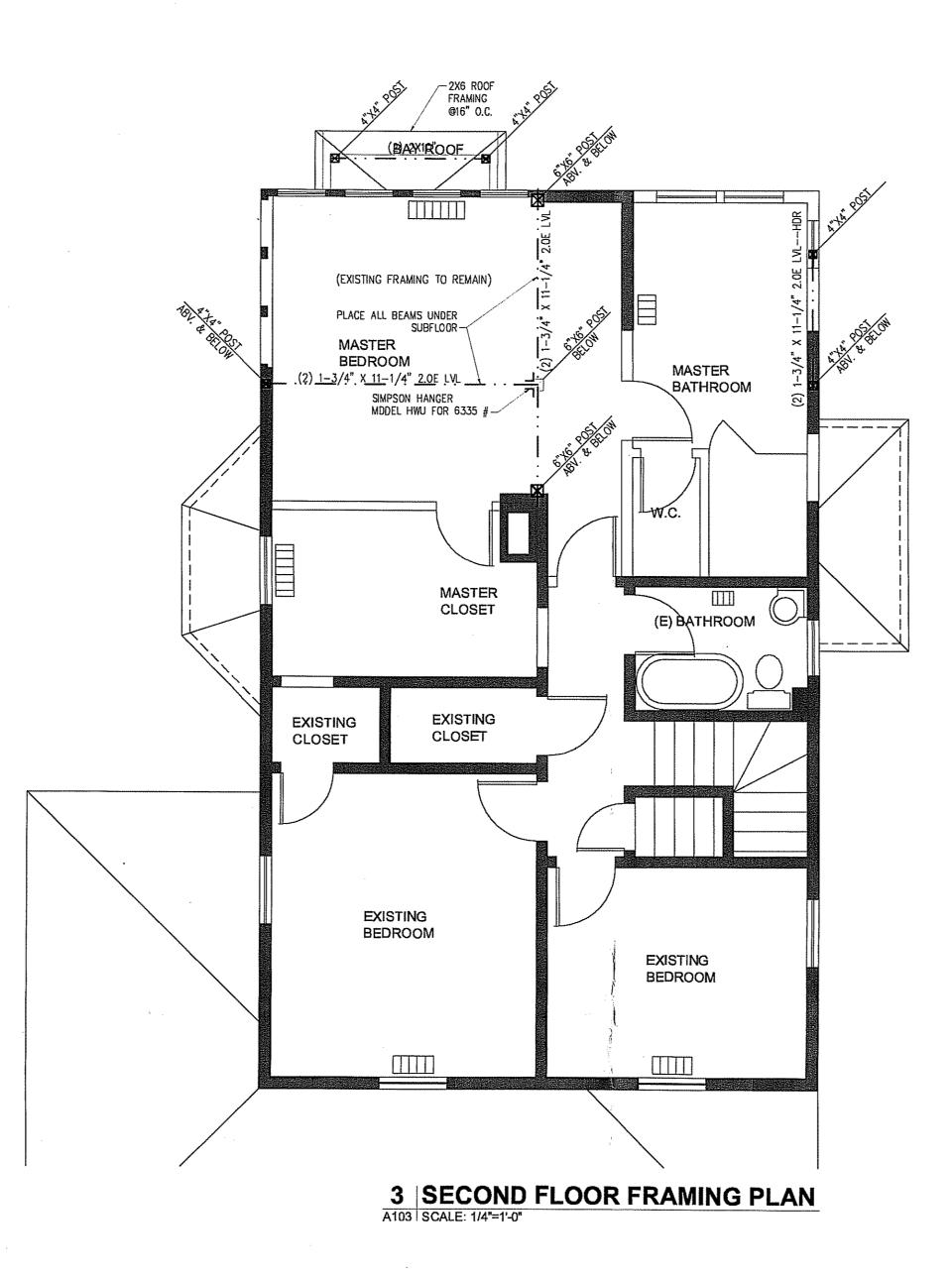
ssue:					•
Date	Description	n	***************************************	***************************************	-
08.13.08	FOR REV	IEW			_
08.18.08	BID SET				_
39.30.08	FOR PER	MIT			_
					_
		···			
	······				
^o roject N	umber:				
l'itle:					-

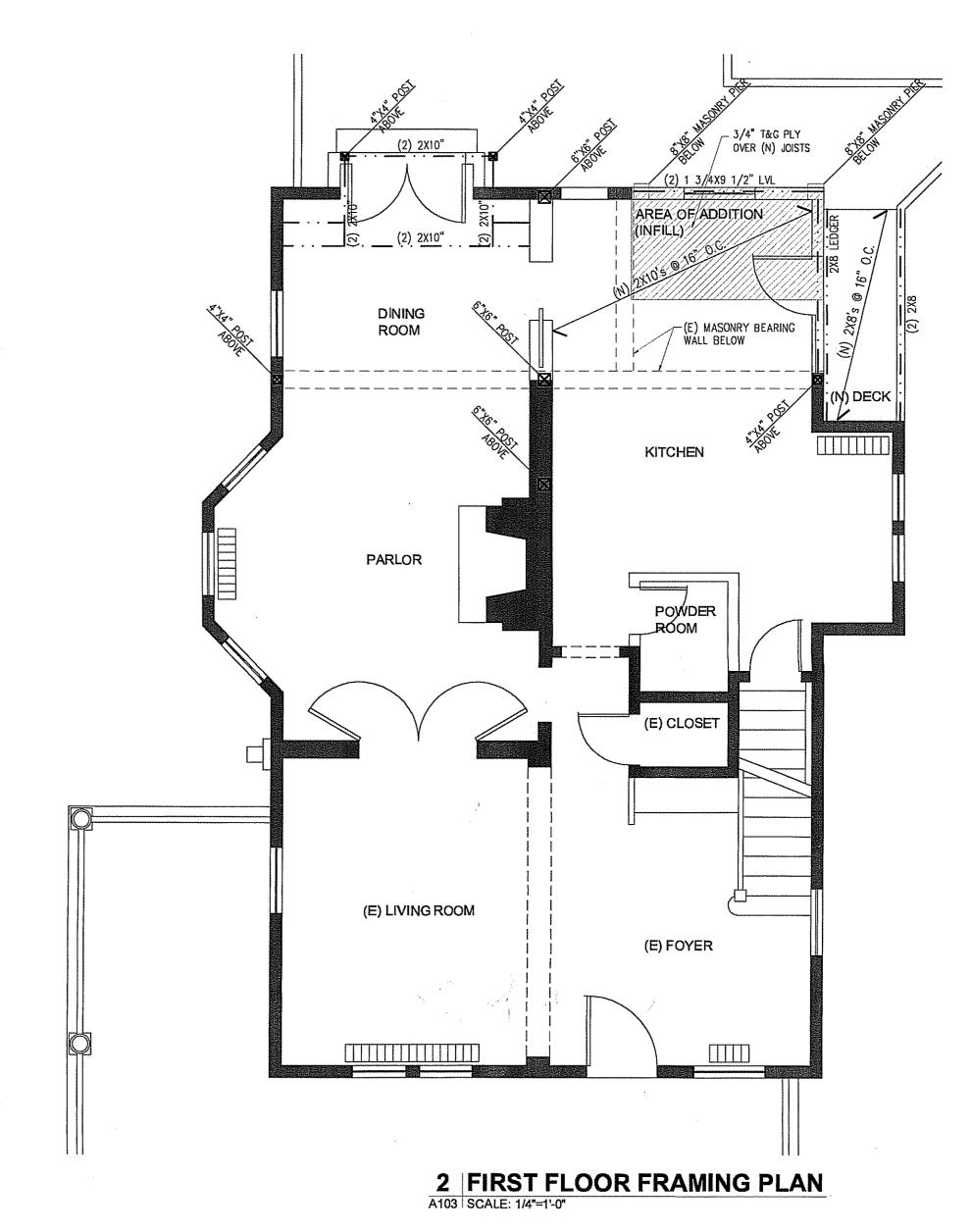
ATTIC & ROOF PLANS

A101

FOR PERMIT









ALL BEARING WALLS ARE EXISTING TO REMAIN U.N.O.

2. BOLT ALL WOOD LEDGERS TO MASONRY W/ 1/2" X 6" LONG ANCHOR BOLTS AT 16" STAGGERED CENTERS.

3. BEAMS, FRAMING, AND POSTS SHOWN ARE <u>BELOW</u> INDICATED PLAN, U.N.O.

4. DO NOT SCALE ANY DRAWINGS. REFER TO DIMENSIONED FLOOR PLANS. REPORT ANY DISCREPANCIES TO THE ARCHITECT'S OFFICE IMMEDIATELY.

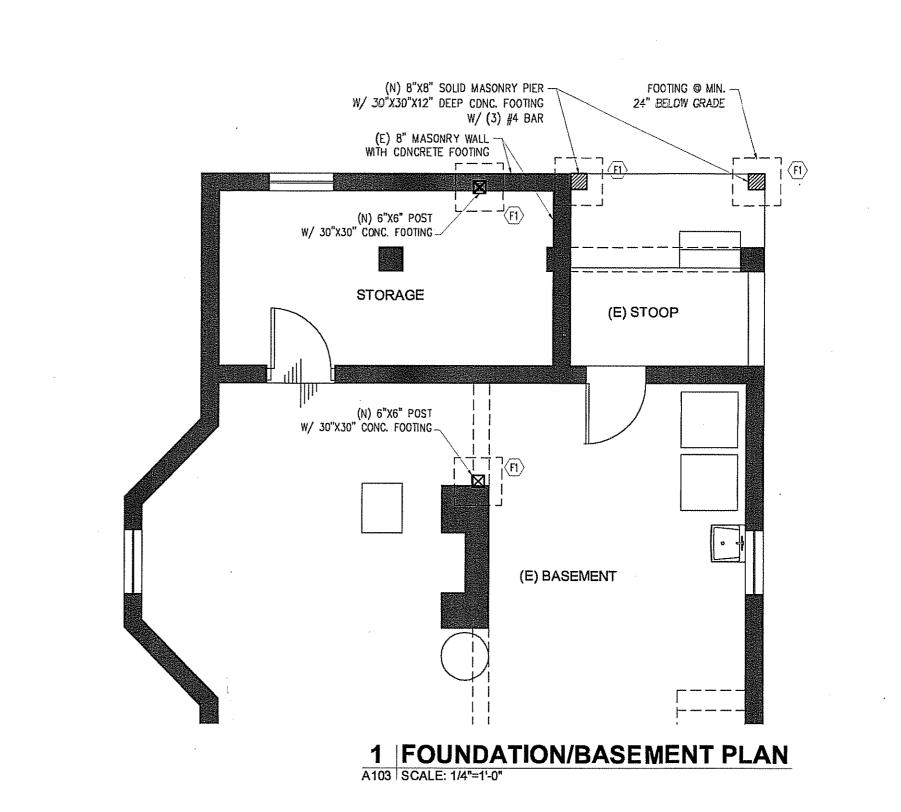
5. SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW HEADERS

DRAWING LEGEND

	EXISTING CONSTRUCTION TO REMAIN
\boxtimes	WOOD POST
\boxtimes	WOOD POST (BELOW)
	MASONRY PIER
⟨F1 ⟩	FOOTING MARKER
	BEAM (TYPE & SIZE AS NOTED)
<u></u>	
	CONCRETE FOOTING

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F1	2'-6" X 2'-6" X 1'-6" DEEP	(3) #4 EACH WAY 3" COVER MIN.

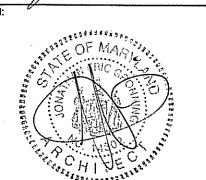




RENOVATION OF THE IVCEVICH RESIDENCE

7218 Maple Avenue Takoma Park, MD 20912





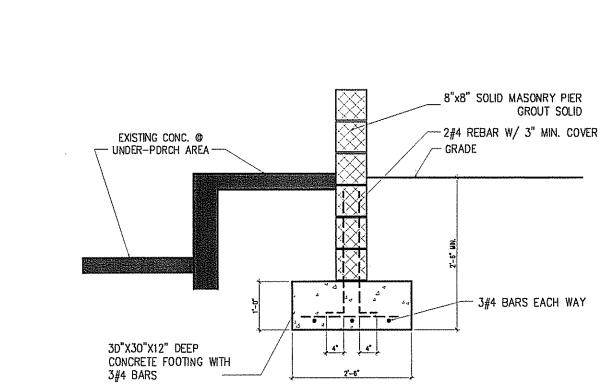
No.	Date	Description	
110.	Date	Description	*

			······································
Issue:			
Date	Descri		
08.13.08	FOR R	EVIEW	
08.18.08		•	
09.30.08	FOR P	ERMIT	

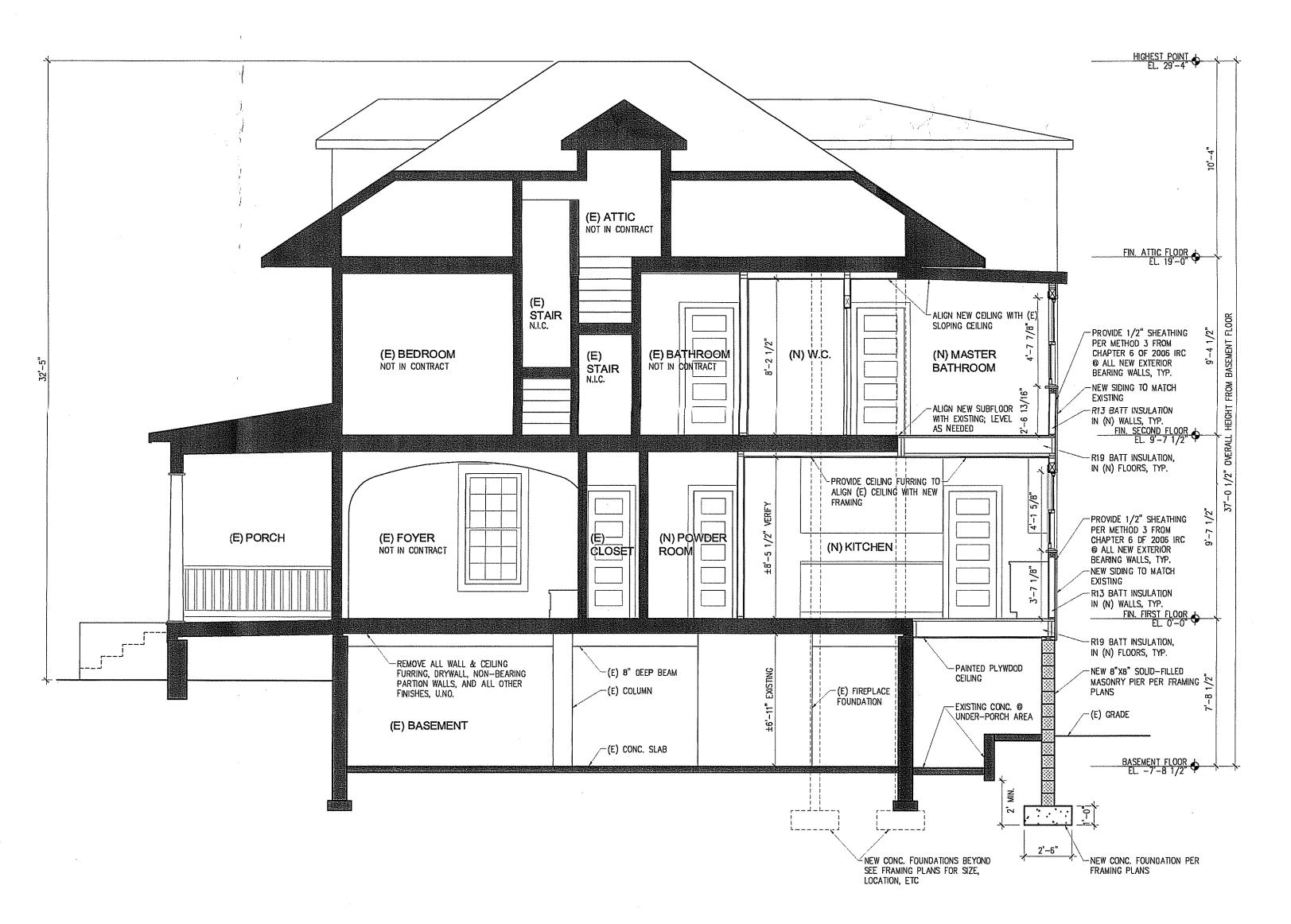
Project N	umbor		
i-iolectiv	umber.		
Title:			*****
1.46.			

A103

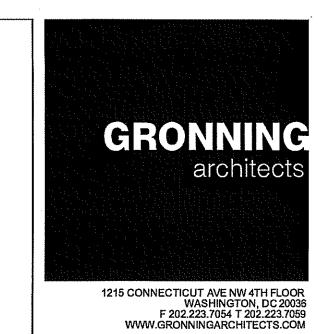
PERMIT SET



2 TYPICAL FOOTING DETAIL A200 SCALE: 1/2"=1'-D"

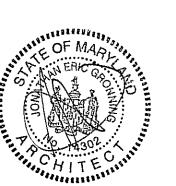


1 BUILDING SECTION
A200 SCALE: 1/4"=1'-0"



RENOVATION OF THE IVCEVICH
RESIDENCE
7218 Maple Avenue
Takoma Park, MD 20912





Revisio			
No.	Date	Description	
			••••
issue:			
Date	Descrip	ption	
08.13.0	8 FOR R	EVIEW	
	8 BID SE	W-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
09.30.0	8 FORP	ERMIT	
	···		
	,		
Project	Number:		
Title:			

A200

BUILDING SECTIONS

FOR PERMIT
© 2008 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED

