

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	217 Park Ave., Takoma Park	Meeting Date:	8/15/2018
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	8/8/2018
Review:	HAWP	Public Notice:	8/1/2018
Case Number:	37/03-18EEE	Tax Credit:	n/a
Applicant:	Daniel Mudd	Staff:	Michael Kyne
Proposal:	Pergola construction and wheelchair ramp relocation		

STAFF RECOMMENDATION:

Staff recommends the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-1925

The subject property is a one-and-a-half story Craftsman Bungalow. It has a side gable roof with a large hipped dormer and a front-facing gable roof over the porch. The house is clad in stucco on the first floor with shingles siding in all of the gables and has one-over-one sash windows throughout. The 1999 rear of the house has a large non-historic shed dormer and a non-historic 1st floor, shed roof addition.

To the left of the historic house is a shared concrete driveway that widens at the rear wall plane of the historic massing of the house. The wood frame single-bay detached garage is placed at the rear of the lot and is orientated toward the driveway.

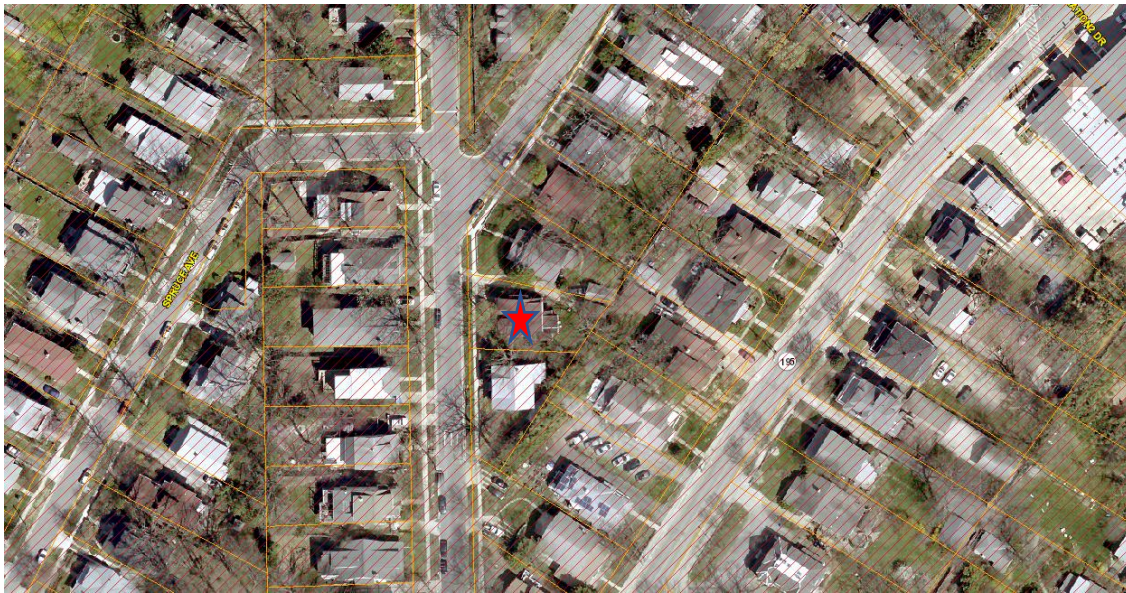


Figure 1: 217 Park Ave.

BACKGROUND

On March 28, 2018 the applicant came before the HPC for a preliminary review for a rear deck, and two-story rear addition with a cantilevered second story. The applicants returned with a HAWP application at the May 9, 2018 meeting, and the application was approved. At the July 25, 2018 HPC meeting, the applicant returned with a revision to the previously approved rear addition fenestration.

PROPOSAL

The applicant proposes to construct a pergola at the rear of the previously approved rear addition and to relocate a previously approved wheelchair ramp at the rear of the property.

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

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Outstanding Resources – Residential

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

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

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (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.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

The applicant proposes the following work items at the subject property:

Pergola Construction

A 20.9’ wide x 12.4’ deep cedar pergola is proposed at the rear of the previously approved rear addition. The pergola will include two posts at the rear and three ceiling fans.

Wheelchair Ramp Relocation

The previously approved wheelchair ramp at the rear of the previously approved rear addition and deck is proposed to be relocated to the north (left) side of the deck. The ramp will be constructed from cedar and the height will not exceed 18”. The ramp will be side loaded from the driveway at the north (left) side of the house and will include one 3’ x 3’ landing and a simple pipe handrail.

Other

Two electric wall sconces will be installed on the rear elevation of the previously approved rear addition. The sconces will be installed at each corner, flanking the windows and doors on the first floor of the addition.

Staff supports the applicant’s proposal, finding that the proposed work items are generally compatible with the character of the historic house. The proposed alterations will be far removed from the street at the rear of a non-historic rear addition, where they will not detract from the character-defining features of the historic house, in accordance with *Standards #2* and *#9*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic

resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

PLANS PREPARED BY:

JACKIE BRAITMAN
MHIC: 97221

BRAITMAN DESIGN STUDIO, INC.
120 PARK AVE
TAKOMA PARK, MD 20912

NOTE: All construction will be in conformance with the IRC and IECC 2015 and as clarified by the DPS residential Code Notes and DPS Residential Deck Guidance.

PROJECT DESCRIPTION:

- Demo 1-story, 1999 Addition
- New 2-Story 500 SF Addition
- Remodel of Existing First & Second Floors plus Basement
- New Deck with Pergola and wheelchair ramp

LABEL	TITLE	LAYOUT PAGE TABLE
G001	GENERAL INFORMATION	
Z001	SITE & DRAINAGE PLANS	
A001	DEMOLITION PLANS	
A002	ARCHITECTURAL PLAN - FIRST FLOOR & WINDOW, DOOR & FINISH SCHEDULES	
A003	ARCHITECTURAL PLANS - BASEMENT & 2ND FLOOR / EXTERIOR ELEVATIONS	
A004	EXTERIOR ELEVATIONS	
A005	INTERIOR ELEVATIONS	
A006	INTERIOR ELEVATIONS	
S001	BUILDING SECTIONS / TYPICAL WALL SECTION / DETAILS	
S002	FOUNDATION & FIRST FLOOR FRAMING PLANS	
S003	SECOND FLOOR & ROOF FRAMING PLANS	
S004	WIND BRACING PLAN	
S200	STRUCTURAL DETAILS	
S201	STRUCTURAL DETAILS	
E001	LIGHTING & ELECTRICAL PLANS	

Building Permit is Standard Development

Basement or Cellar 720 sf
1st Floor 1,065 sf
2nd Floor 790 sf
Total Floor Area of Existing 2,575 sf

Basement or Cellar 0 sf
1st Floor 250 sf
2nd Floor 0 sf
Total Floor Area Demolished & Reconstructed 250 sf

Basement or Cellar 0 sf
1st Floor 250 sf
2nd Floor 500 sf
Total Additional Floor Area 750 sf

Total Reconstructed & Additional 1,000 sf
50% of Existing Floor Area = 1,288 sf

Total Demolished/Reconstructed & Additional Floor Area < 50% of Existing Floor Area

Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration		
Account Identifier:	District - 13	Account Number - 01079630	Owner Information	Map:	RESIDENTIAL	
Owner Name:	MUDD DANIEL H	Principal Residence:	YES	Deed Reference:	/16740/00626	
Mailing Address:	217 PARK AVE TAKOMA PARK, MD 20912-4302	Location & Structure Information		Legal Description:	PFT, CTS 26 & 27 HILL CREST	
Map:	JNS1 0000 0000	Parcel:	0025	Block:	2	
Grid:	0000	Sub-District:	0025	Lot:	P25 2016	
Assessment Year:	2016	Section:		Assessment Year:	2016	
Plot Ref:		Year:		Plot Ref:		
Special Tax Areas:		Town:	TAKOMA PARK			
		Ad Valorem:				
		Tax Class:	74			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
1923	1,898 SF	5,403 SF	5,403 SF	111		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 Full / 1 Half	1 Detached	
Base Value		Value		Phase-In Assessments		
As of 07/01/2016		As of 07/01/2017		As of 07/01/2018		
Land:	324,200	Improvements:	528,600	Total:	852,800	
Land:	247,200	Improvements:	369,900	Total:	617,100	
Land:	571,400	Improvements:	698,500	Total:	1,269,900	
Preferential Land:	0	Preferential Land:	656,133	Preferential Land:	0	
Transfer Information						
Seller:	ARTHUR F MCMURDIE	Date:	02/03/1999	Price:	\$330,000	
Type:	ARMS LENGTH IMPROVED	Deed:	/16740/00626	Deed:		
Seller:	VERNON N & C K TAYLOR	Date:	04/13/1998	Price:	\$105,000	
Type:	ARMS LENGTH IMPROVED	Deed:	/15753/00114	Deed:		
Seller:	ARMS LENGTH IMPROVED	Date:	08/10/1970	Price:	\$21,500	
Type:	ARMS LENGTH IMPROVED	Deed:	/03984/00664	Deed:		
Exemption Information						
Partial Exempt Assessments:	Class	07/01/2017				
County:	000	0.00				
State:	000	0.00				
Municipal:	000	0.00				
Tax Exempt:	NONE	Special Tax Recapture:	0.00			
Exempt Class:	NONE	Special Tax Recapture:	0.00			
Homestead Application Information						
Homestead Application Status:	Approved	01/05/2010				
Homesteaders' Tax Credit Application Information						
Homesteaders' Tax Credit Application Status:	No Application					
Homesteaders' Tax Credit Application Date:						

Will Use PRESCRIPTIVE ENERGY REQUIREMENTS:

Windows / Doors U Factor: .35
SHGC: .40
Ceilings R-49
Frame Walls R-20
Basement Walls R-10/13
Floors R-19

Not Applicable
Mass Walls
Slabs
Crawspace

ABBREVIATIONS:

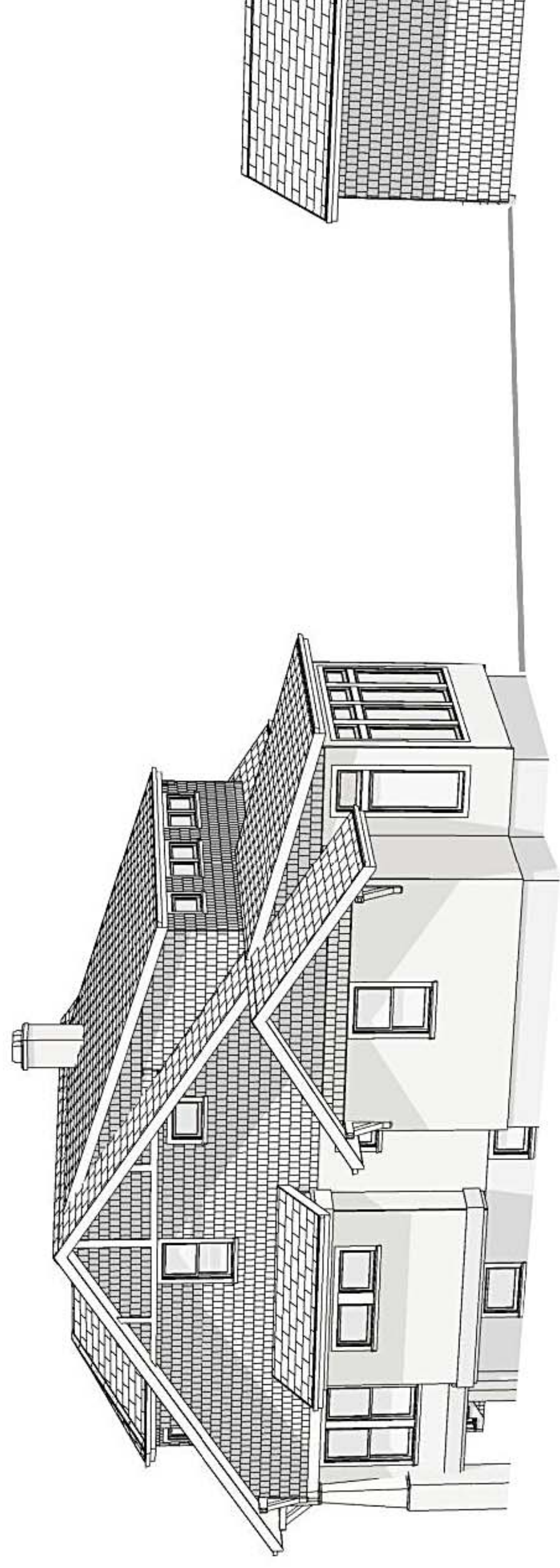
ETR Existing To Remain
DM-FR Framing Dimensions
DM-PL Dimensions are to Finished Surface
DM-EL Dimensions - Plumbing Centers
STR Structural
SCHED Schedule

SYMBOLS LEGEND:

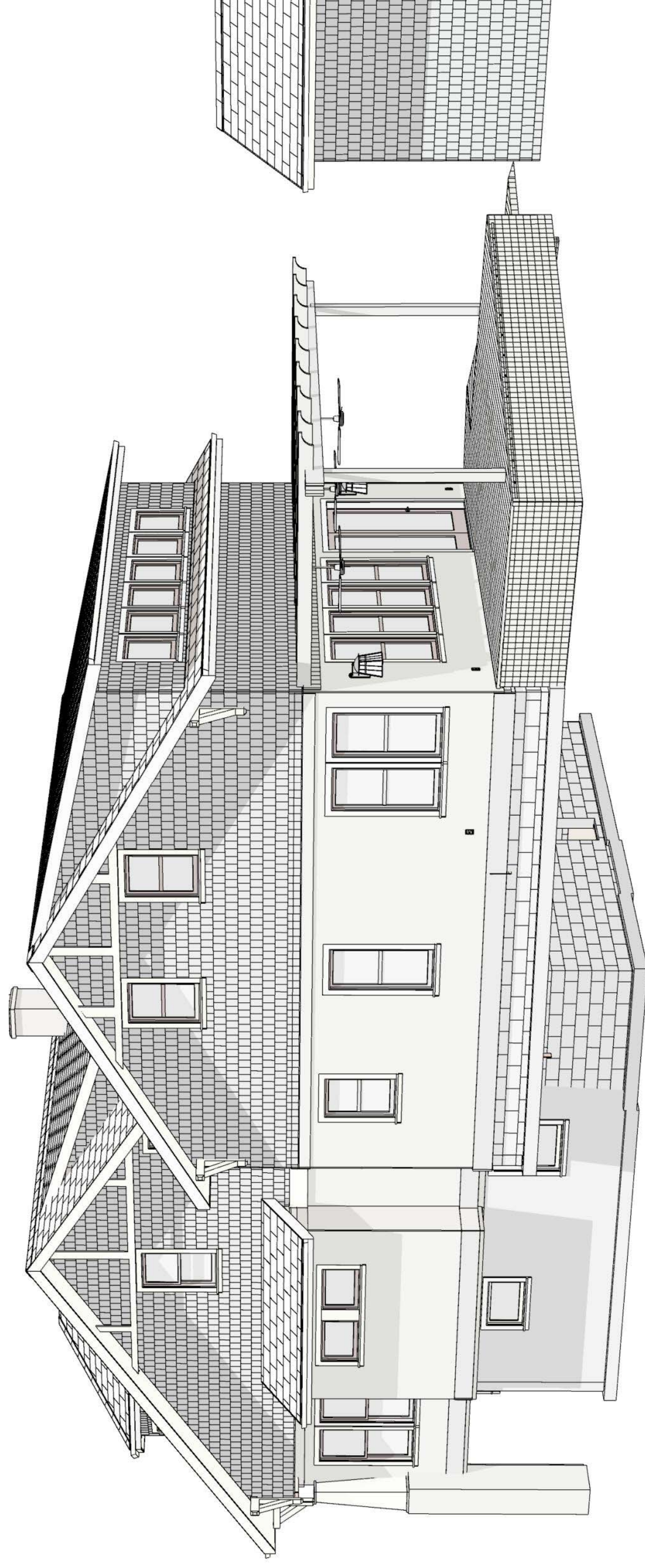
Existing Walls/Elements to be Removed
New Wall
Section or Detail Cut
Sheet Number

PERSPECTIVE VIEWS OF EXISTING & PLANNED

All work is being done in Rear of House
No Changes to Front Historic Massing or Architectural Details



Existing - From Right Rear



Proposed - From Right Rear
New Construction Echoes Architectural Details of Historic Architecture

Project Also Entails Extensive Interior Remodeling on 1st and 2nd Floors and Basement

GENERAL INFORMATION

BRAITMAN DESIGN STUDIO, INC.
120 PARK AVE.
TAKOMA PARK, MD 20912
301-891-3800
WWW.BRAITMANDESIGN.COM

PERMIT SET

PERRY-MUDD RESIDENCE

217 PARK AVE
TAKOMA PARK, MD 20912

DATE/REV:

07/17/18
REV.06

BY: JLB

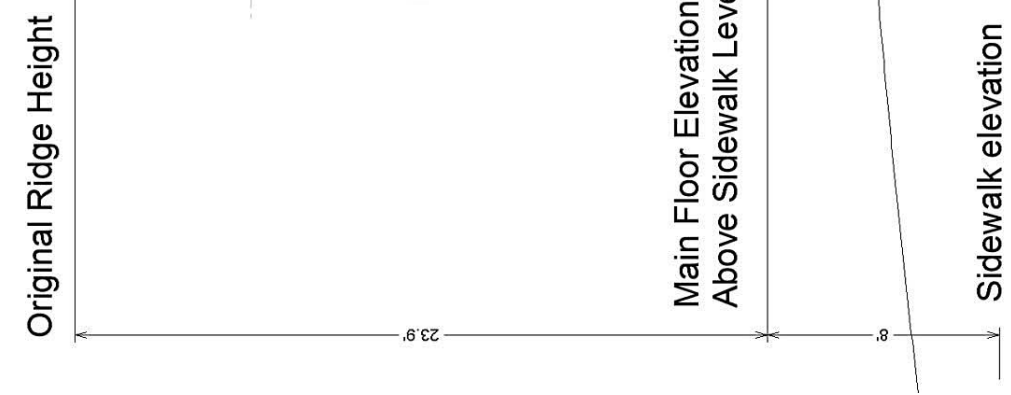
G001



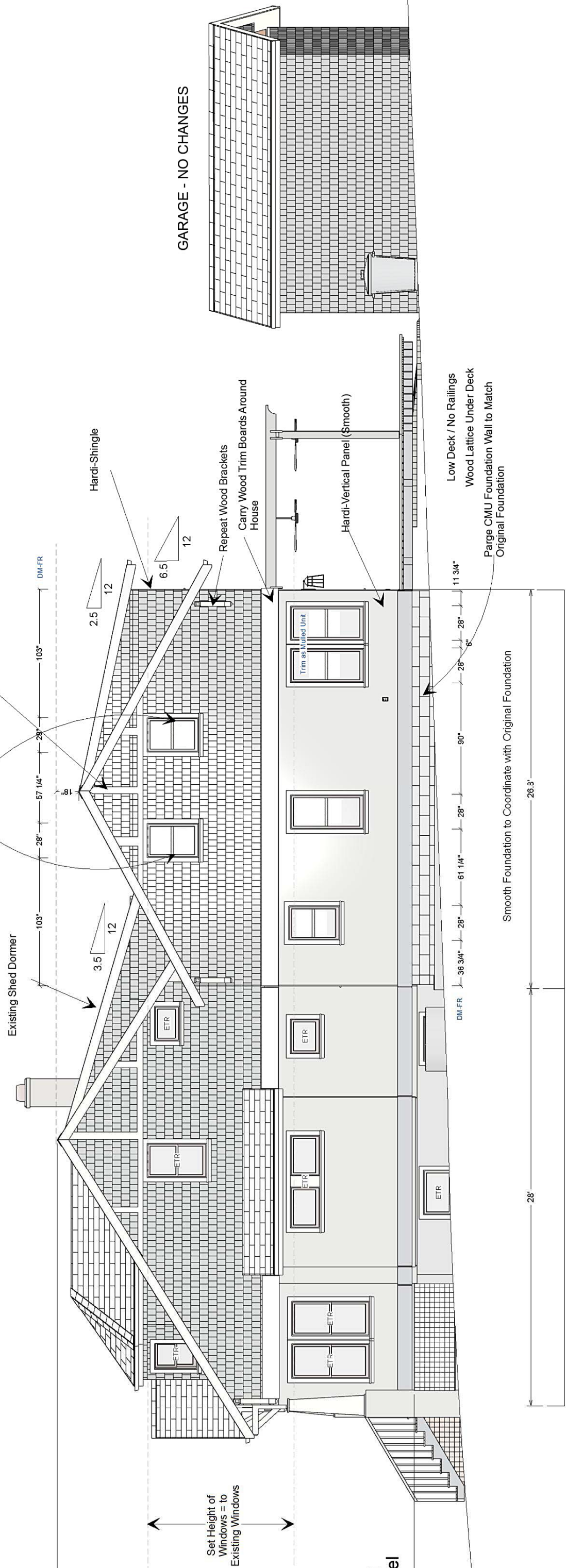
Building Permit is Standard Development

Basement or Cellar	720 sf
1st Floor	1,065 sf
2nd Floor	700 sf
Total Floor Area of Existing	2,575 sf
Basement or Cellar	0 sf
1st Floor	250 sf
2nd Floor	0 sf
Total Floor Area Demolished & Reconstructed	250 sf
Basement or Cellar	0 sf
1st Floor	250 sf
2nd Floor	500 sf
Total Additional Floor Area	750 sf
Total Reconstructed & Additional	1,000 sf
50% of Existing Floor Area =	1,288 sf

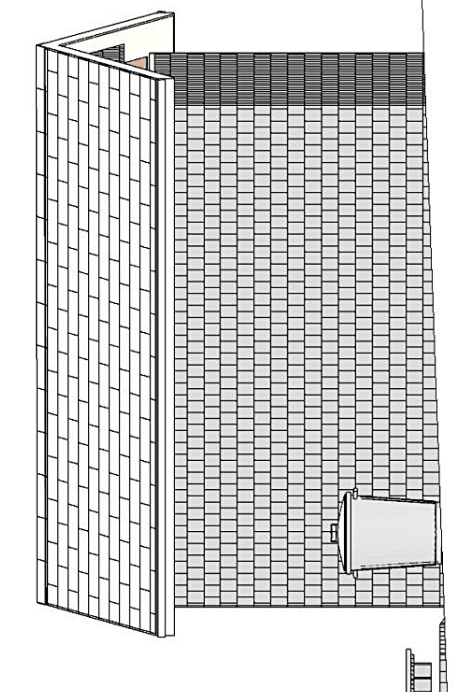
Total Demolished/Reconstructed & Additional Floor Area < 50% of Existing Floor Area



HISTORIC MASSING - NO CHANGES



GARAGE - NO CHANGES



SITE & DRAINAGE PLANS

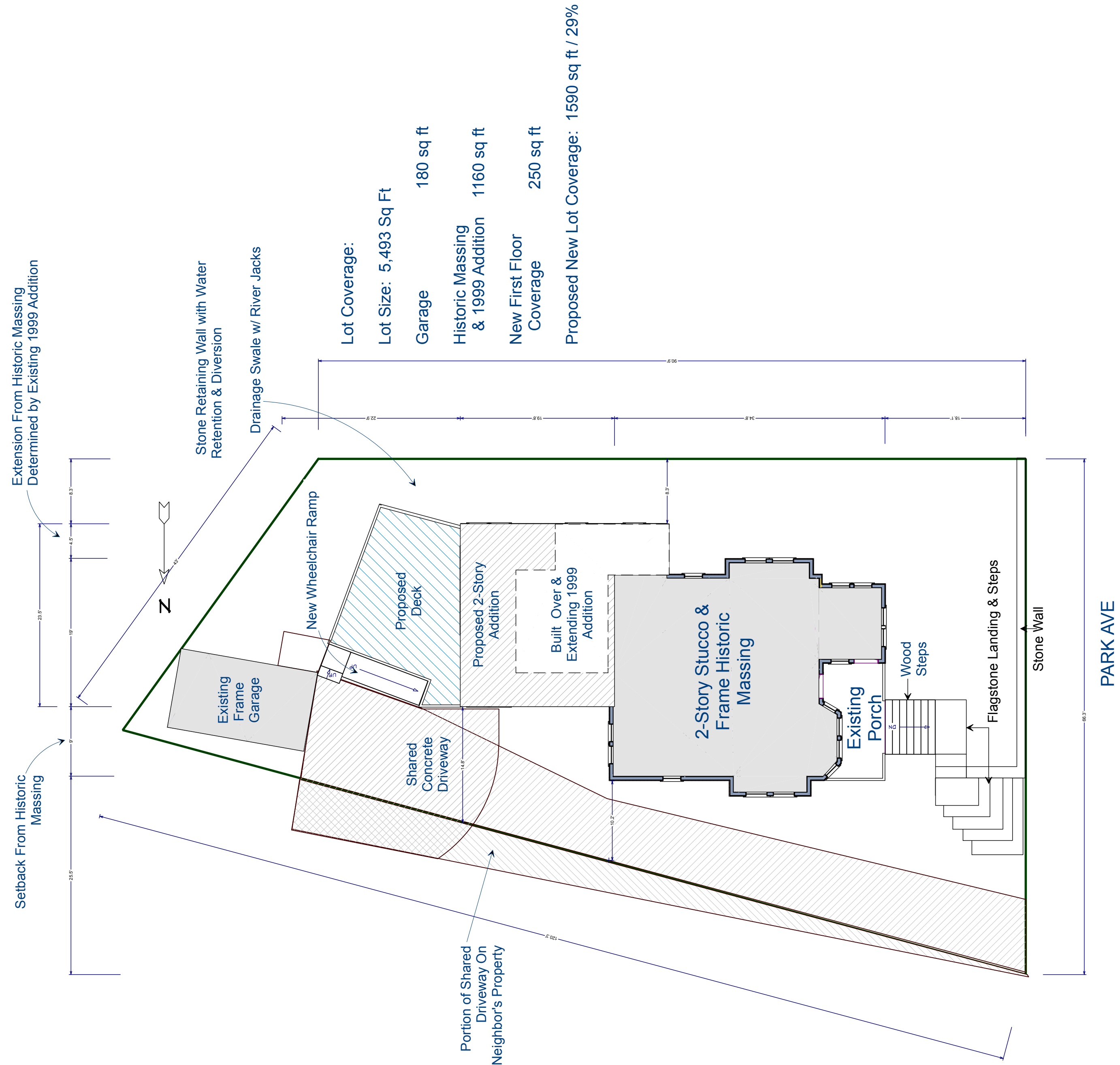
PERMIT SET

PERRY-MUDD RESIDENCE
217 PARK AVE
TAKOMA PARK, MD 20912

DATE/REV:
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REV.06

BY: JLB

Z001

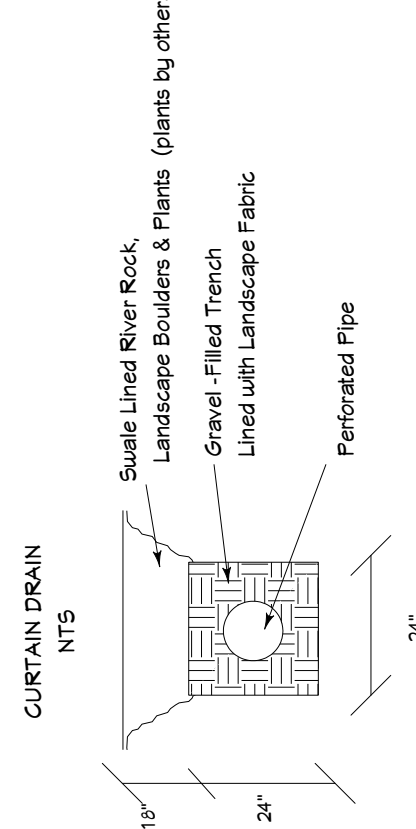


Lot Coverage:
Lot Size: 5,493 Sq Ft
Garage 180 sq ft
Historic Massing & 1999 Addition 1160 sq ft
New First Floor Coverage 250 sq ft
Proposed New Lot Coverage: 1590 sq ft / 29%

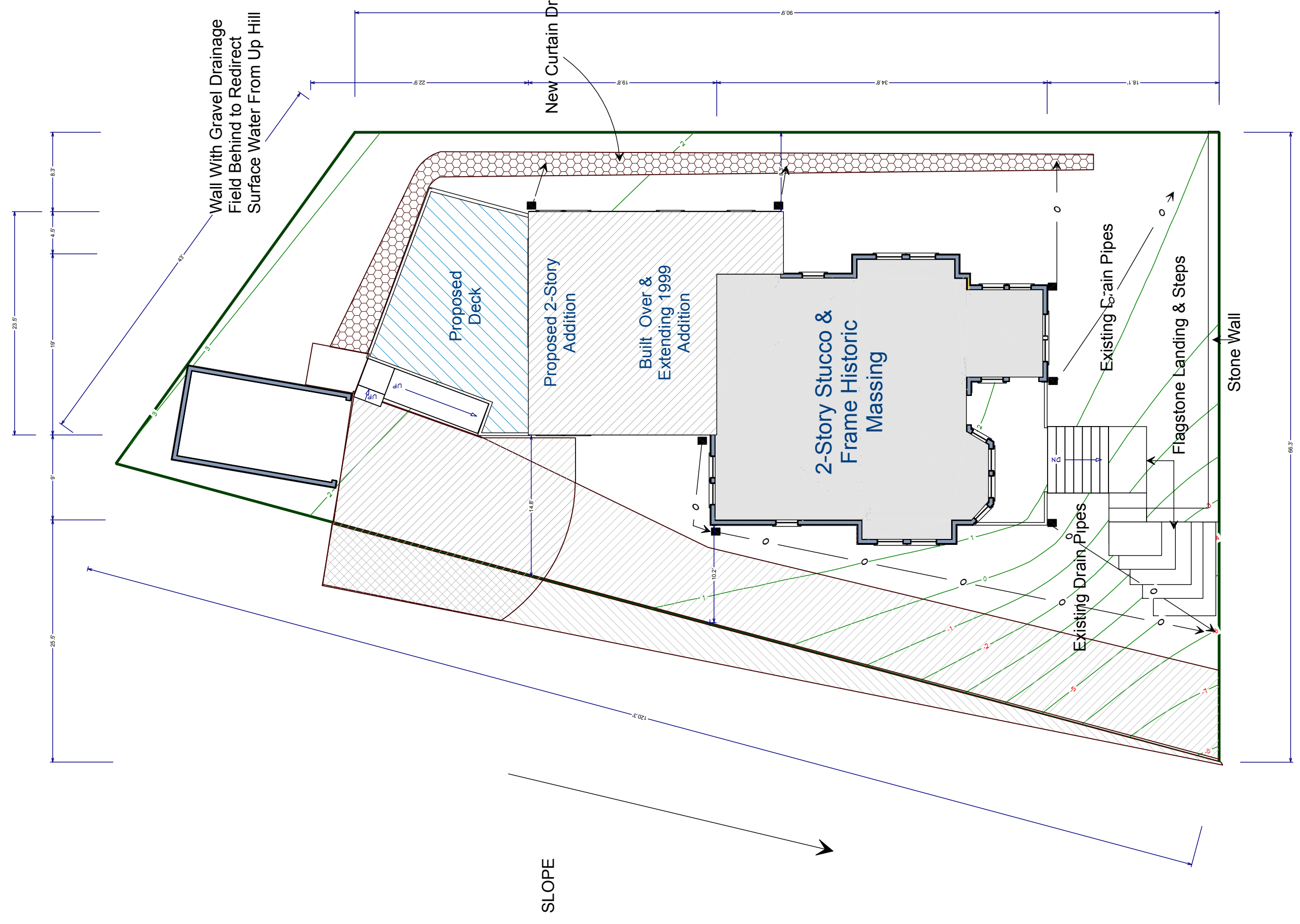
NO DRAINAGE PLAN REQUIRED

OLD ADDITION 250 SF
NEW ADDITION 500 SF REPLACED OLD ADDITION
TOTAL NEW IMPERMEABLE AREA = 250 SF

NO ADDITION IMPERMEABLE SURFACES ADDED



Curtain Drain
NTS



DRAINAGE PLAN
1 in = 10 ft

SITE PLAN
1 in = 10 ft

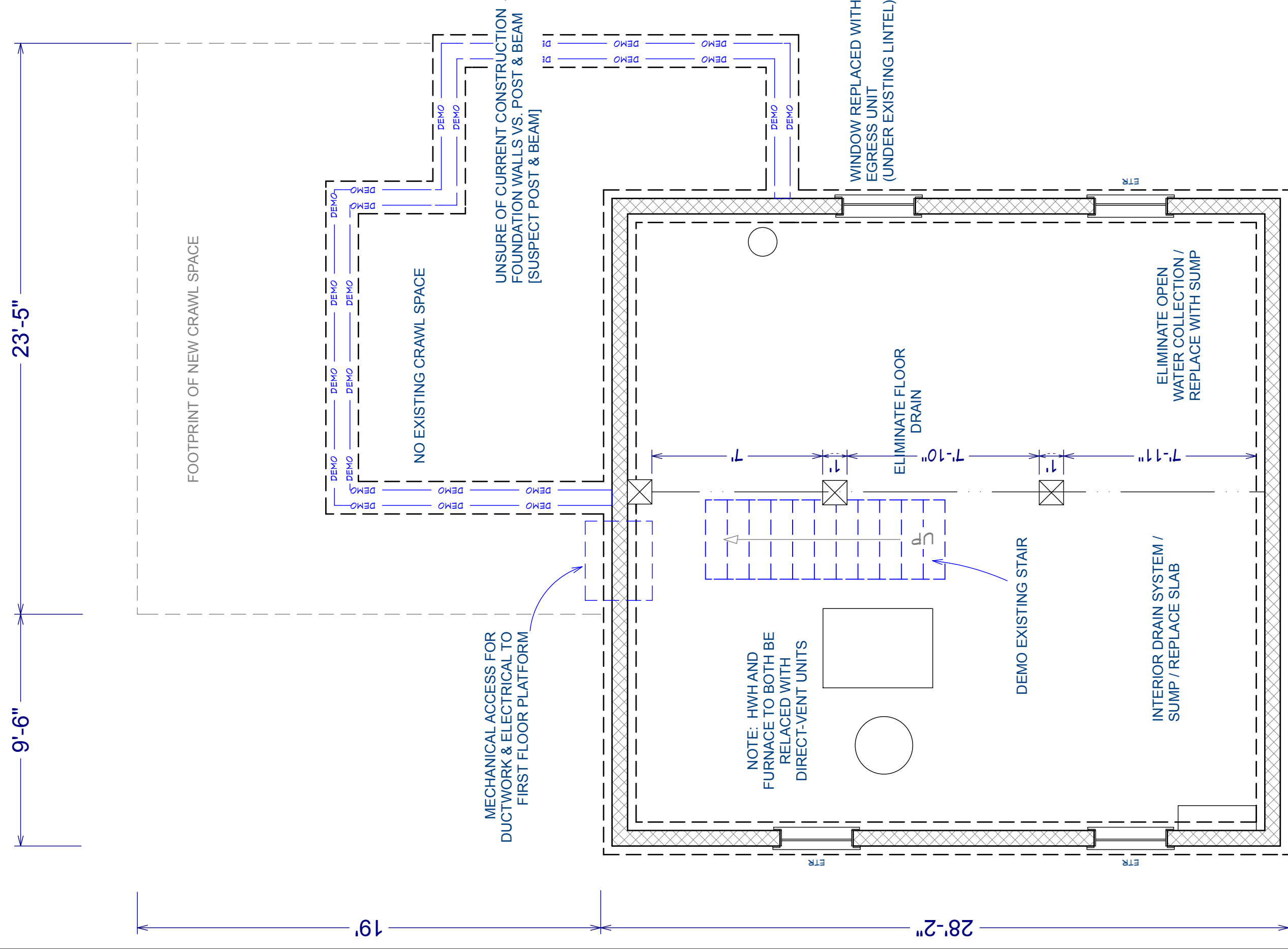
DIMENSION NOTES:

- Exterior Dimensions Usually Framing Reference - DM-FR
- Interior Dimensions To/From Finished Drywall Unless Noted
- Contractor Shall Verify all Conditions and Dimensions and Notify the Designer of Any Dimensional Errors, Omissions, or Discrepancies Before Beginning Work.

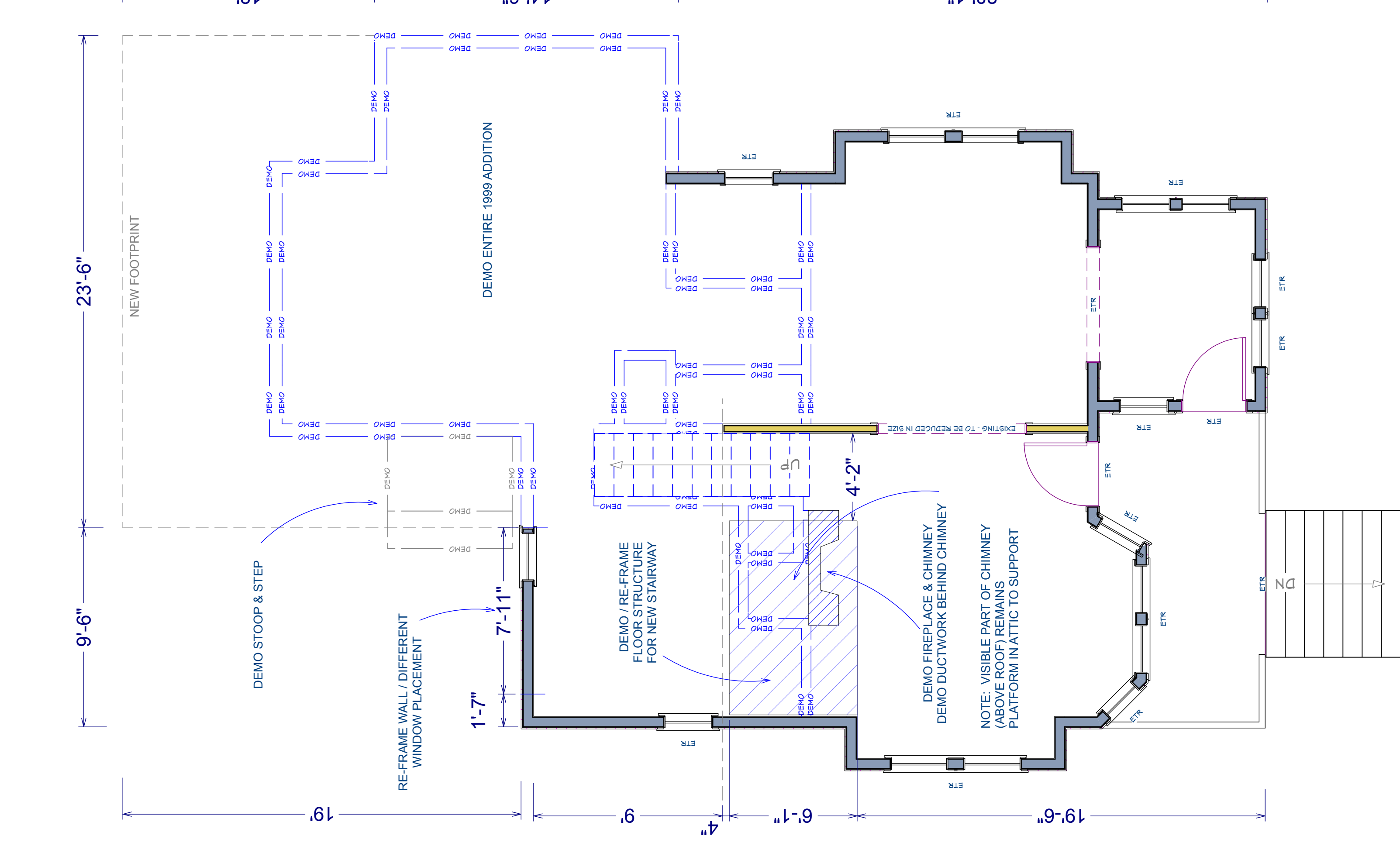
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

DEMOLITION NOTES:

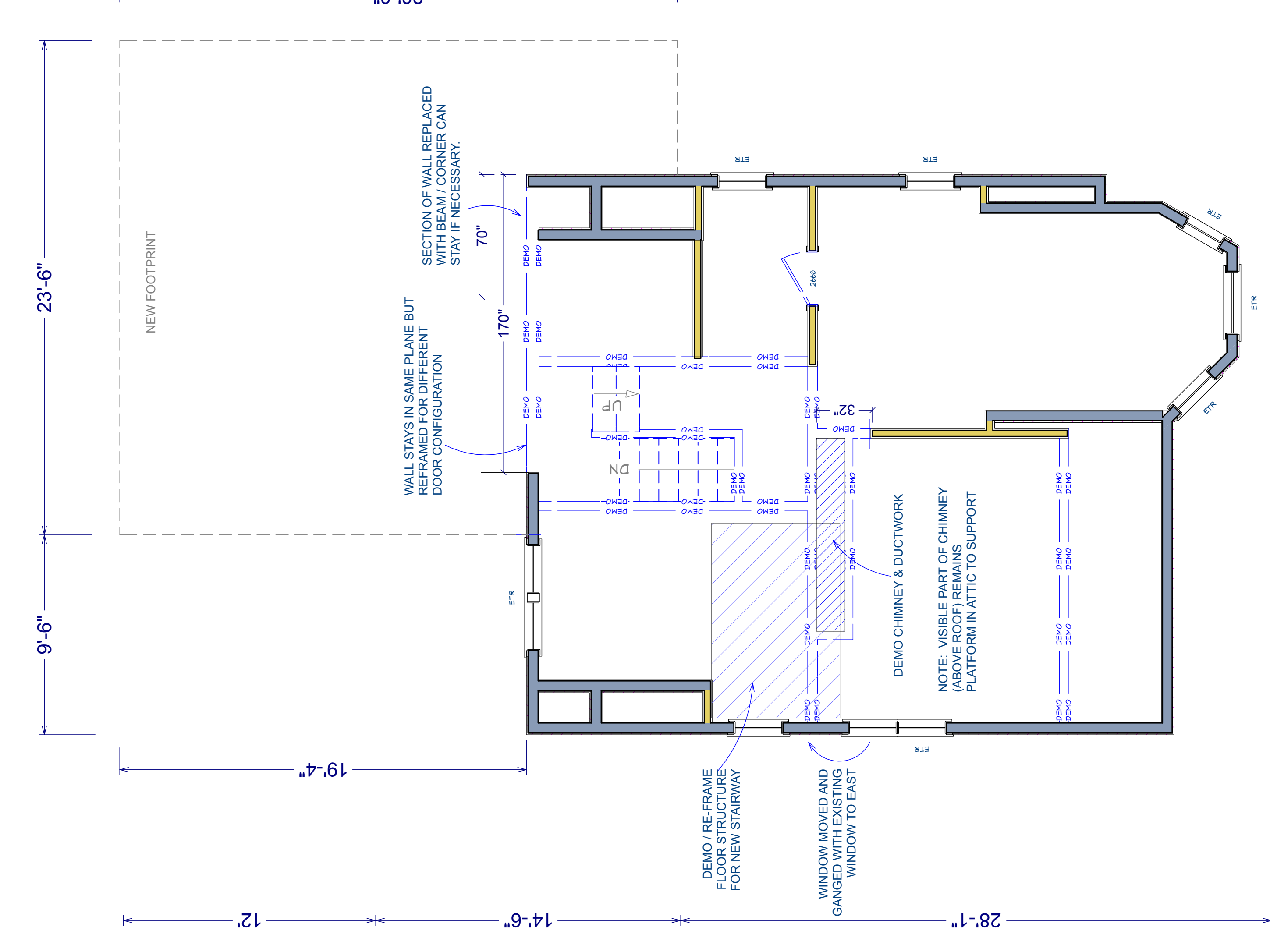
- PROTECT HEART OF PINE FLOORS in Front Bedrooms
- PROTECT CHERRY FLOORS in Front First Floor Rooms
- SAVE /PROTECT EXISTING FIR DOORS
- SAVE FOLLOWING KITCHEN CABINETS: (2) ISLAND CABS, (1) SINK CAB (1) 18" BASE CAB, (1) CAB ABOVE STOVE
- DONATE TO COMMUNITY FORKLIFT:
 - Remaining Cabinets
 - Windows from Addition
 - Appliances



DEMOLITION PLAN - BASEMENT
1/4 in = 1 ft



DEMOLITION PLAN - FIRST FLOOR
1/4 in = 1 ft



DEMOLITION PLAN - SECOND FLOOR
1/4 in = 1 ft

DEMOLITION PLANS

PERMIT SET

PERRY-MUDD RESIDENCE
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TAKOMA PARK, MD 20912

DATE/REV:
07/17/18
REV.06

BY: JLB

A001

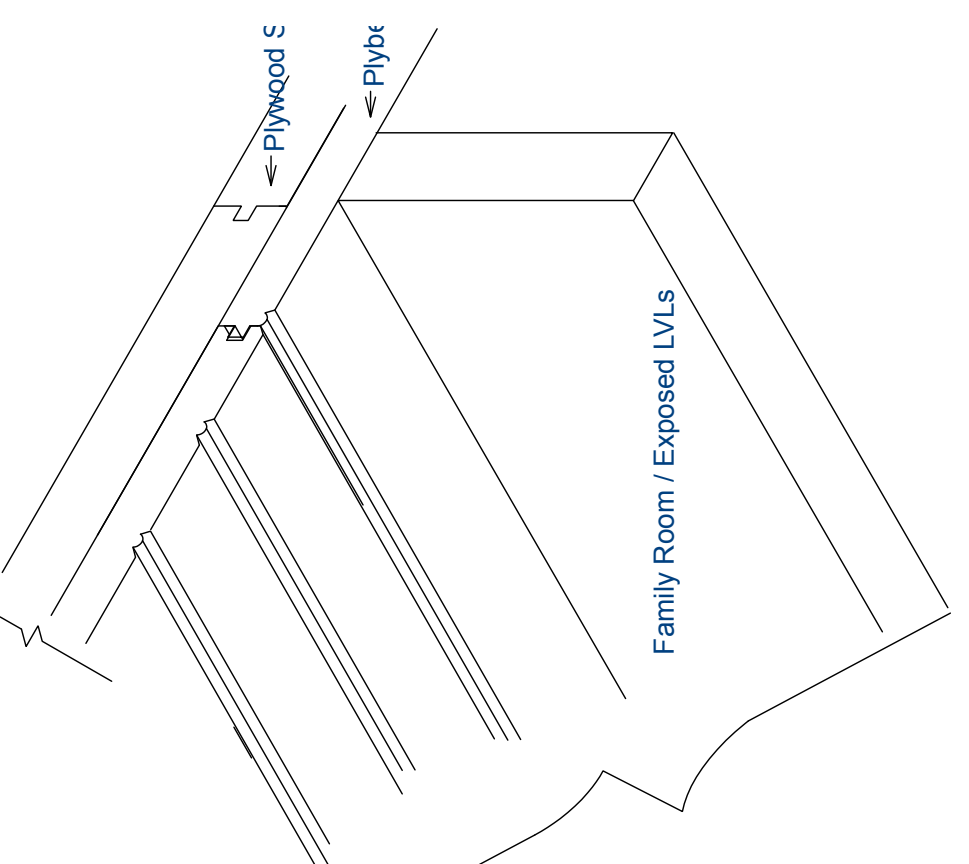
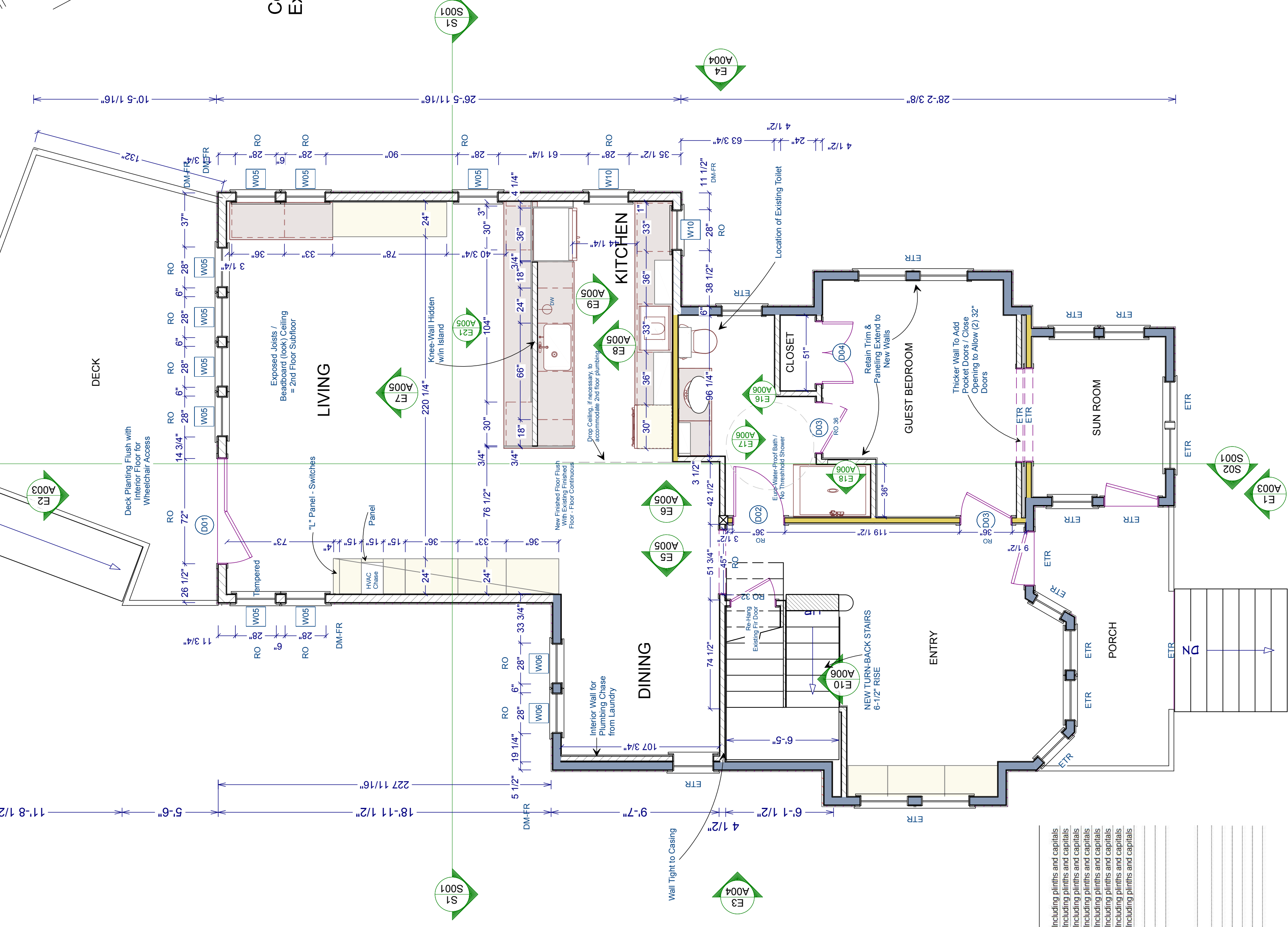
BRAITMAN DESIGN STUDIO, INC.
120 PARK AVE.
TAKOMA PARK, MD 20912
301-891-3800
WWW.BRAITMANDESIGN.COM

DIMENSION NOTES:

- Exterior Dimensions Usually Framing Reference Marked As - DM-FR
- Window & Door Openings are always Rough Openings
- Interior Dimensions To/From Finished Drywall Unless Noted
- Contractor Shall Verify all Conditions and Dimensions and Notify the Designer of Any Dimensional Errors, Omissions, or Discrepancies Before Beginning Work.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

EXTERIOR ELEVATION	FRAME ONLY	LF	WIDTH	HEIGHT	RO	DESCRIPTION	SIGCH	PLANATOR
	W01	1	0	36 1/2" x 41 1/2"	YES	INSULATED ARGON FILLED, LOWE	0.26	0.3
	W05	9	1	27 1/2" x 59 1/2"	28"x60"	INSULATED ARGON FILLED, LOWE	0.26	0.3
	W06	2	1	27 1/2" x 59 1/2"	28"x60"	RE-INSTALL HISTORIC WINDOWS	0	0
	W07	2	2	27 1/2" x 47 1/2"	28"x48"	INSULATED ARGON FILLED, LOWE	0.26	0.3
	W08	6	2	27 1/2" x 29 1/2"	28"x30"	INSULATED ARGON FILLED, LOWE	0.26	0.3
	W09	2	2	27 1/2" x 41 1/2"	28"x42"	INSULATED ARGON FILLED, LOWE	0.26	0.3
	W10	2	1	27 1/2" x 41 1/2"	28"x42"	INSULATED ARGON FILLED, LOWE	N/A, 0.3	0.3



Ceiling Structure for Family Area
Exposed LVL / Beadboard-Look Ceiling

WINDOW SCHEDULE

NUMBER	WIDTH	HEIGHT	RO	DESCRIPTION
W01	36 1/2"	41 1/2"	YES	PRE-FINISH WIDE PLANK RECLIC HARDWOOD
W05	27 1/2"	59 1/2"	28"x60"	PRE-FINISH WIDE PLANK RECLIC HARDWOOD
W06	27 1/2"	59 1/2"	28"x60"	RE-INSTALL HISTORIC WINDOWS
W07	27 1/2"	47 1/2"	28"x48"	PRE-FINISH WIDE PLANK RECLIC HARDWOOD
W08	27 1/2"	29 1/2"	28"x30"	PRE-FINISH WIDE PLANK RECLIC HARDWOOD
W09	27 1/2"	41 1/2"	28"x42"	PRE-FINISH WIDE PLANK RECLIC HARDWOOD
W10	27 1/2"	41 1/2"	28"x42"	PRE-FINISH WIDE PLANK RECLIC HARDWOOD

DOOR SCHEDULE

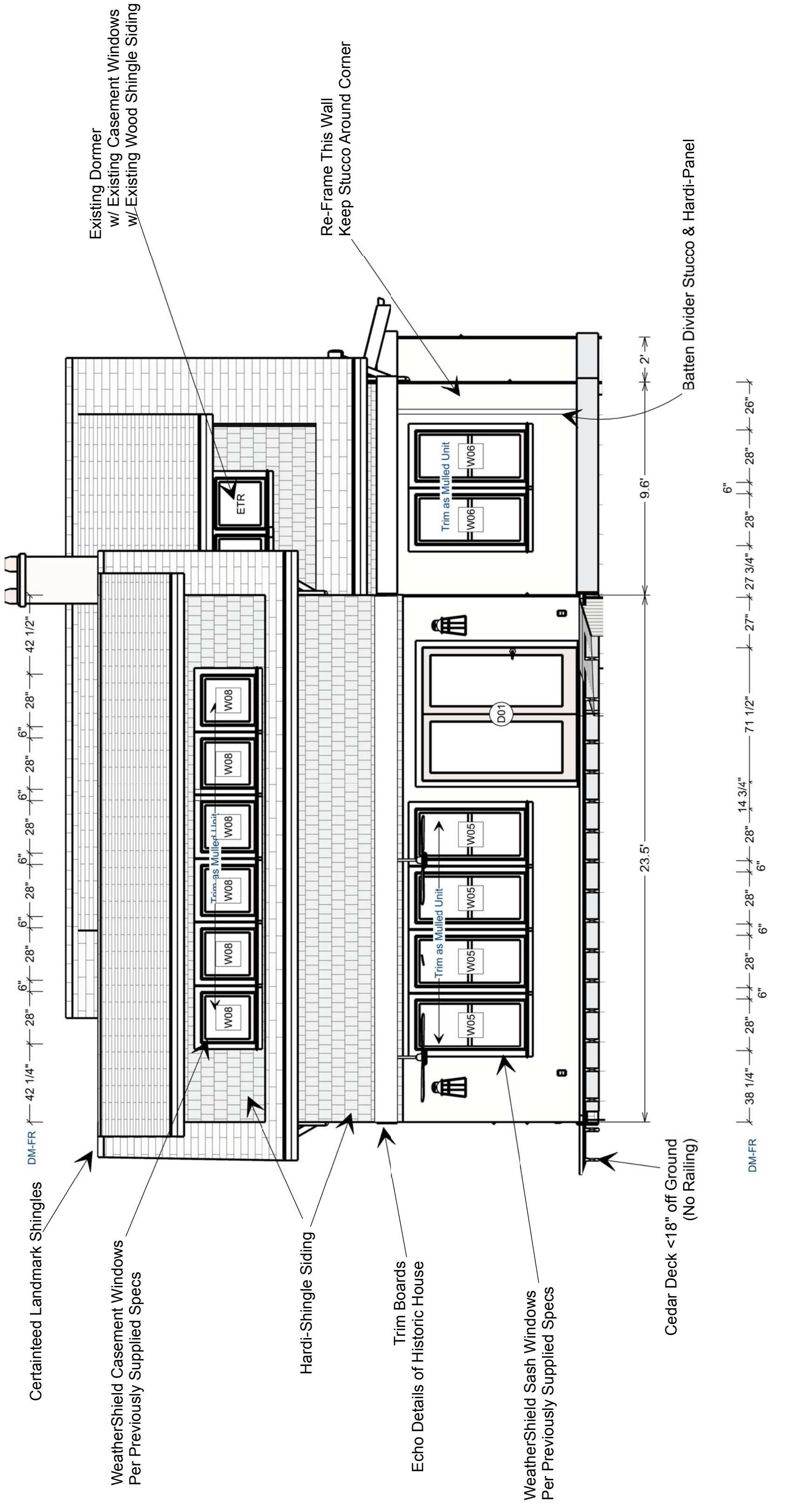
Room / Area	Floor	Ceiling	Walls	Base	Trim	Casings
First Floor Addition	Pre-Finished Wide Plank Reclis Hardwood	Drywall	Drywall	Match Guest Rm	None	Match Guest Room / Including plinths and capitals
First Floor Bath	Porcelain Tile	Drywall	Drywall	Match Guest Rm	None	Match Guest Room / Including plinths and capitals
First Floor Guest & Sun Rooms	Keep Existing Cherry	Drywall	Paint & Extend Existing Paneling	Match Guest Rm	None	Match Guest Room / Including plinths and capitals
Second Floor Front Bedrooms	Keep Existing Heart of Pine	Drywall	Drywall	Match Guest Rm	None	Match Guest Room / Including plinths and capitals
Second Floor Hall & Laundry	Extended Heart of Pine - Salvaged from Demo Areas	Drywall	Drywall	Match Guest Rm	None	Match Guest Room / Including plinths and capitals
Second Floor Master Bedroom	Pre-Finished Wide Plank Reclis Hardwood	Drywall	Drywall w/ Wainscot & Ledger*	Match Guest Rm	None	Match Guest Room / Including plinths and capitals
Basement Bath	Pre-Finished Wide Plank Reclis Hardwood	Exposed / Spray Painted	Drywall	Match Guest Rm	None	Match Guest Room / Including plinths and capitals
Basement Bath	Concrete Slab	Exposed / Spray Painted	Drywall	TWP WM 753	DC58	Match Guest Room / Including plinths and capitals
Utility Areas & Closets	Concrete Slab	Exposed / Spray Painted	Drywall	None	None	None

Element	Material	Finish	Hardware	Lines
New Windows & Exterior Doors	Mfg. WeatherShield Material: Wood	Painted / Painted	Blomoz	1-over-1
Interior Doors	Hardwood	Stained & Varnished	Blomoz	N/A
New Casings / First Floor	Hardwood	Factory Painted		
New Casings / 2nd Floor	Hardwood	Factory Painted		
Ceiling	Recessed	Recessed		
Architectural Elements: Brackets, etc.	Recessed	Recessed		
* TBD / Board and Batten Like Existing				

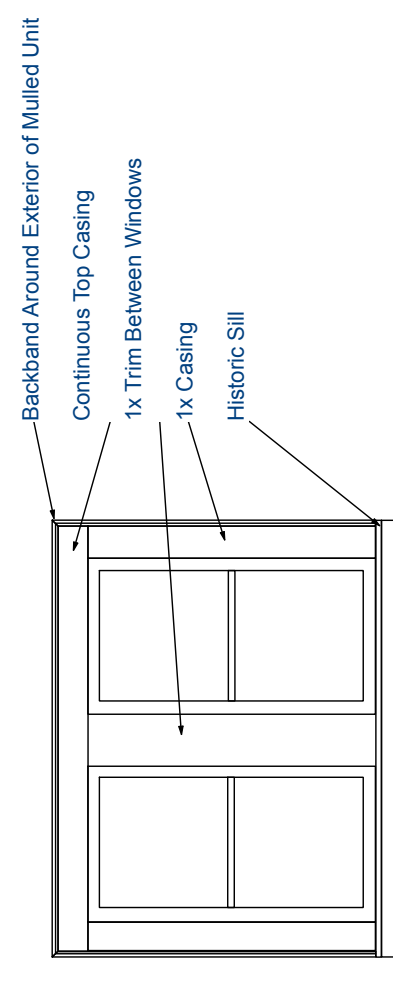
FINISH SCHEDULE

* TBD / Board and Batten Like Existing

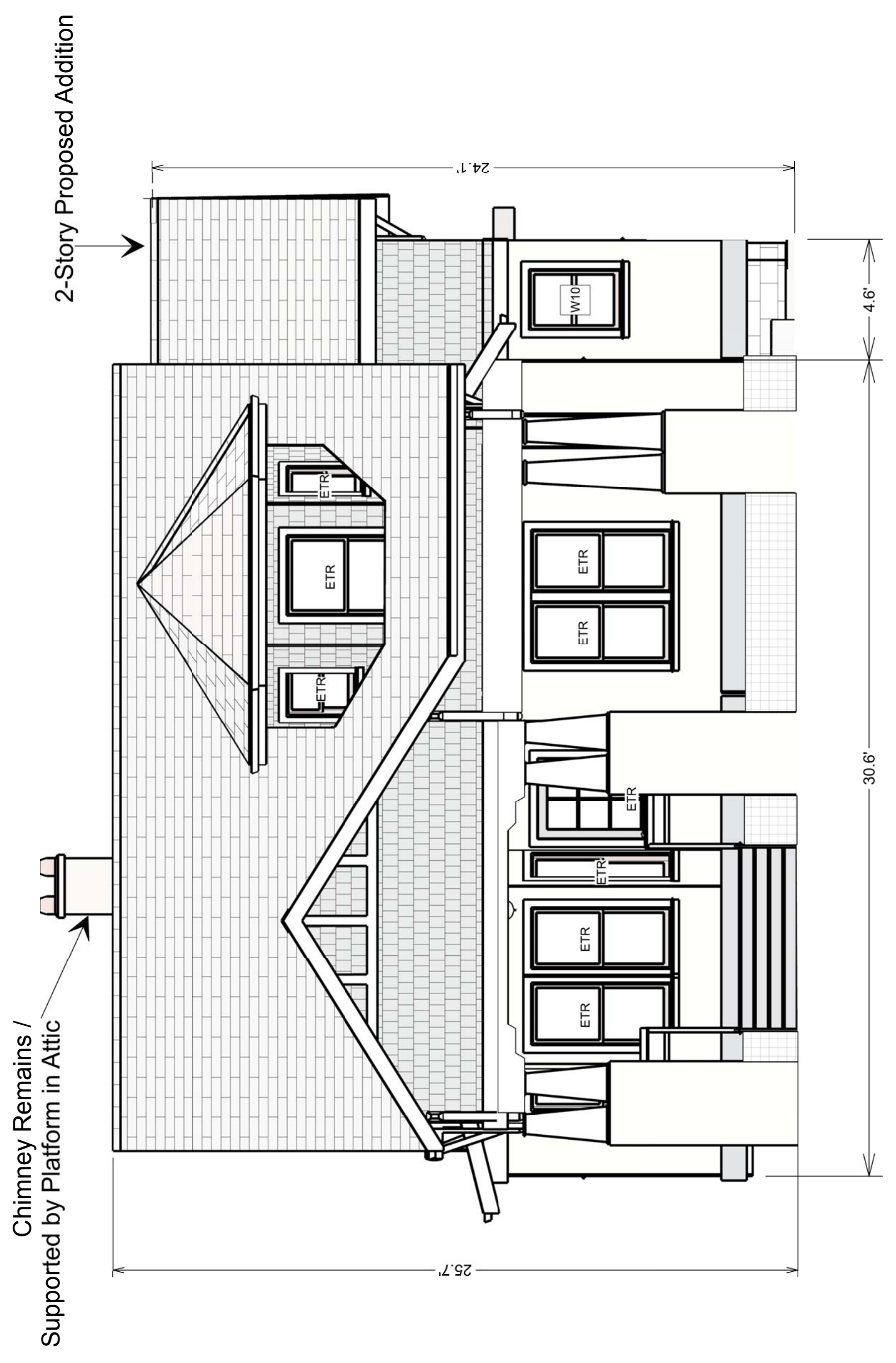
ARCHITECTURAL PLAN - FIRST FLOOR
1/4 in = 1 ft



E2 REAR / EAST ELEVATION
1/4 in = 1 ft
A003

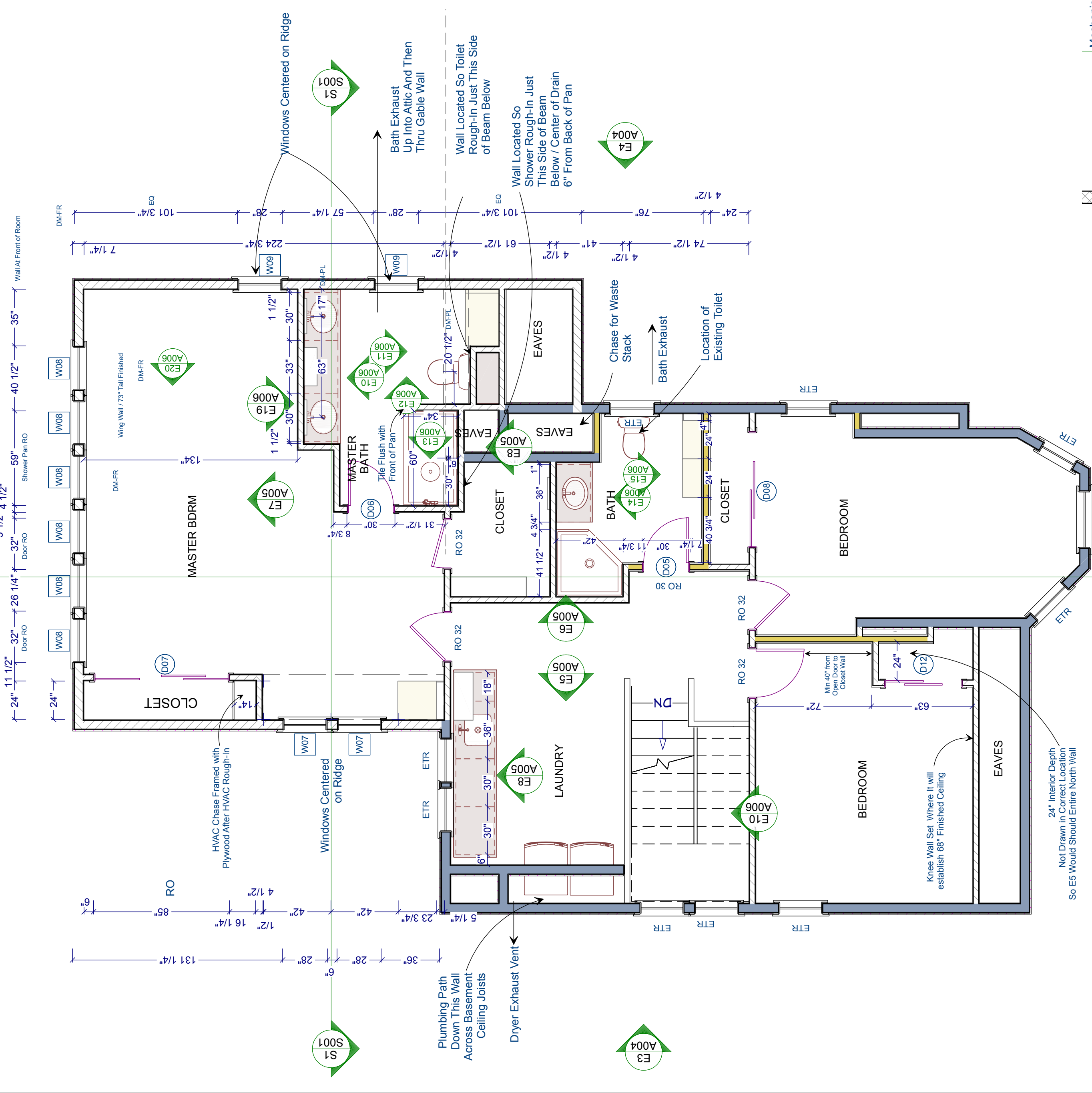


Exterior Trimmed as Muller Unit
(See Existing 1st Fl Windows)

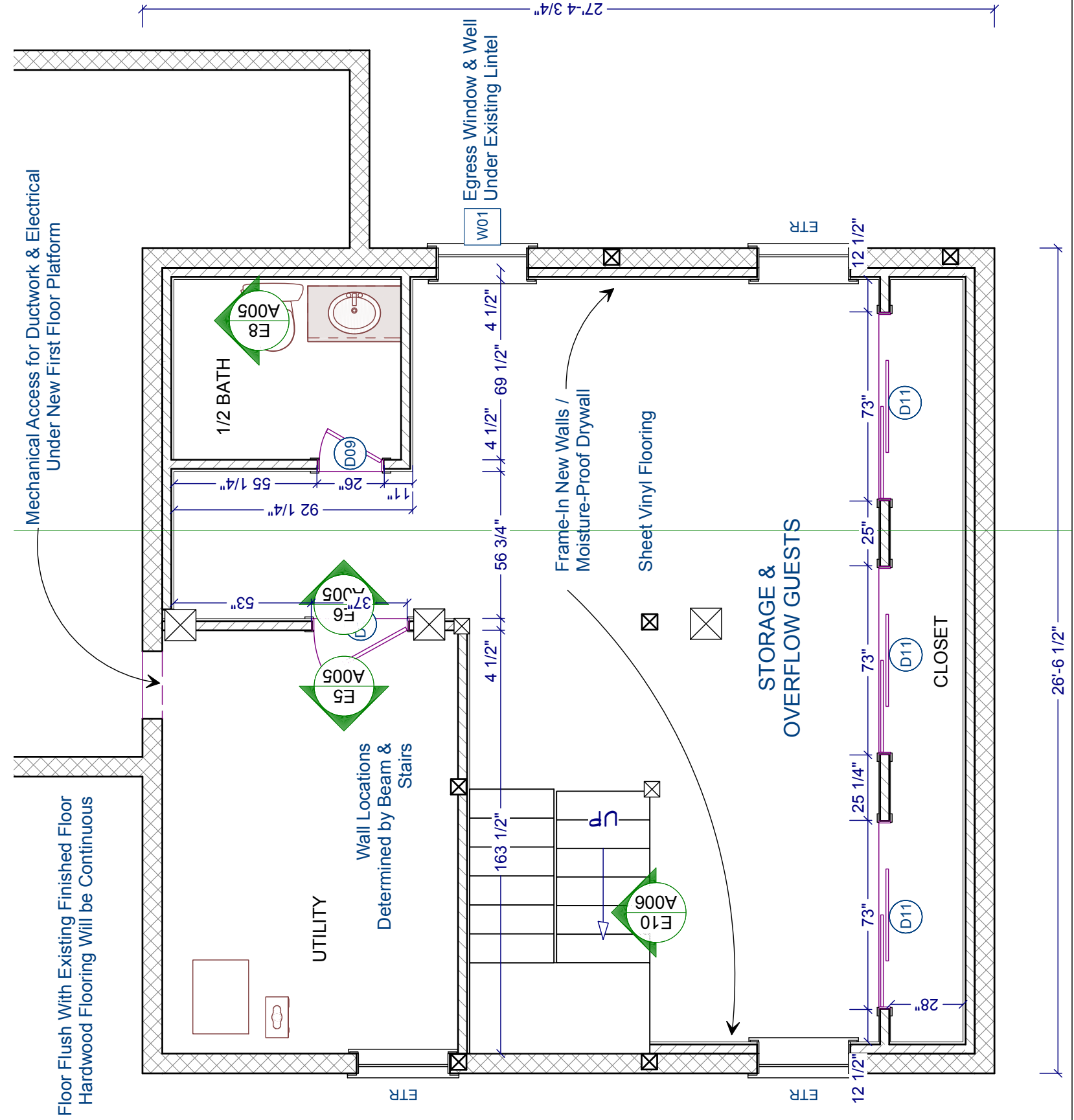


E1 FRONT / WEST ELEVATION
1/4 in = 1 ft
A003

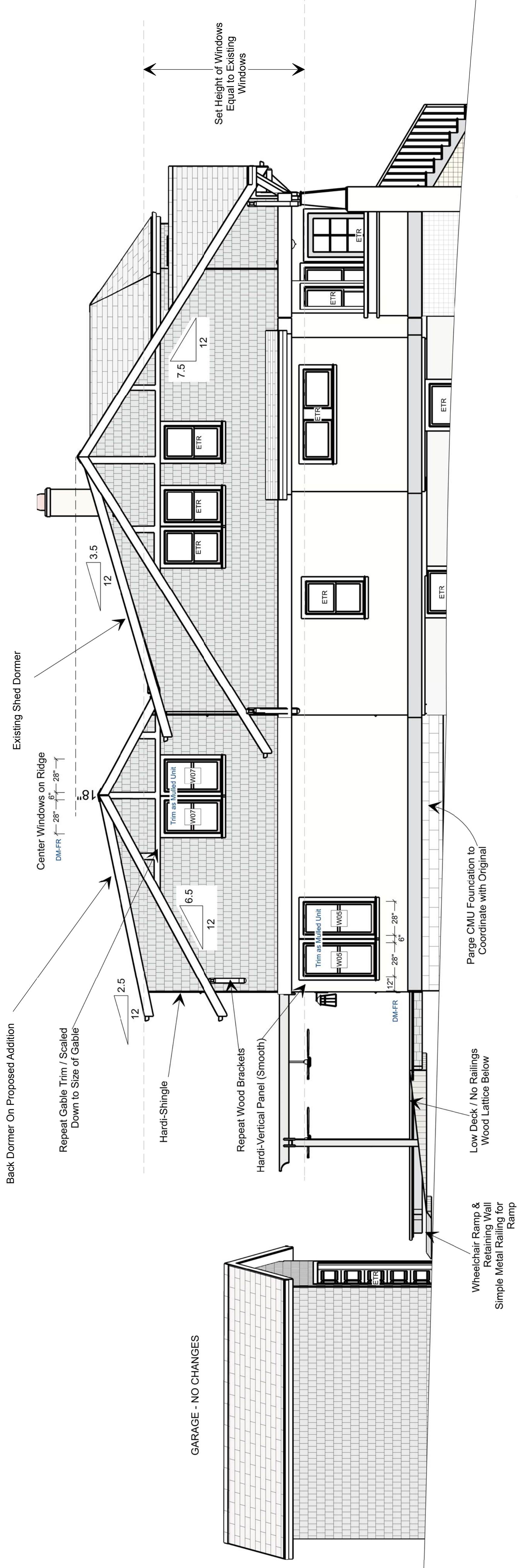
No Changes to Historic Massing



ARCHITECTURAL PLAN - 2ND FLOOR
1/4 in = 1 ft



ARCHITECTURAL PLAN - BASEMENT
1/4 in = 1 ft

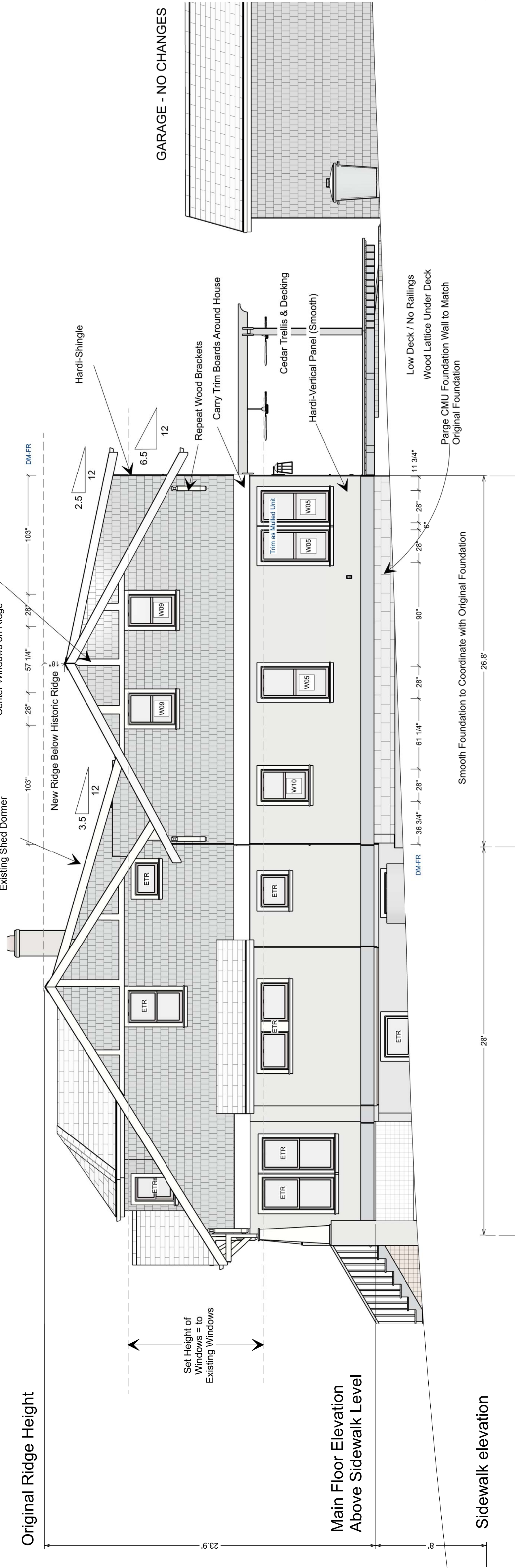


E3
A004

LEFT / NORTH FACADE
 1/4 in = 1 ft

ADDITION 19.1' NO CHANGES TO HISTORIC MASSING 35.7'

Exterior Materials:
 - Painted Wood WeatherShield Windows
 - See Previously Supplied Specs to HPC
 - Painted Wood WeatherShield Doors
 - Painted Wood Trim
 - James Harco Siding / Shingle & Vertical Panel
 - Cedar Deck Planking & Ramp



E4
A004

RIGHT / SOUTH EXTERIOR
 1/4 in = 1 ft

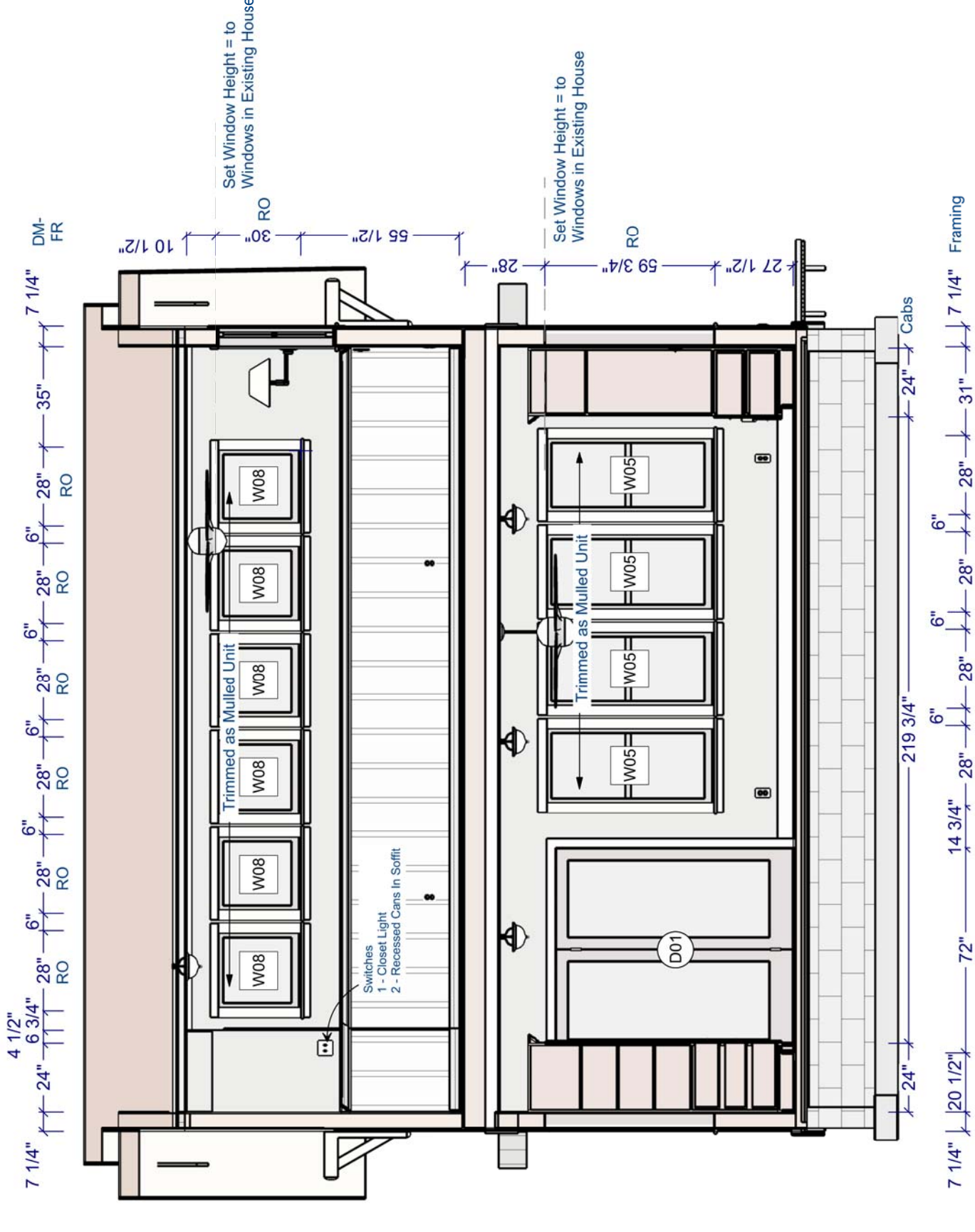
HISTORIC MASSING - NO CHANGES 26.8'

INTERIOR ELEVATIONS

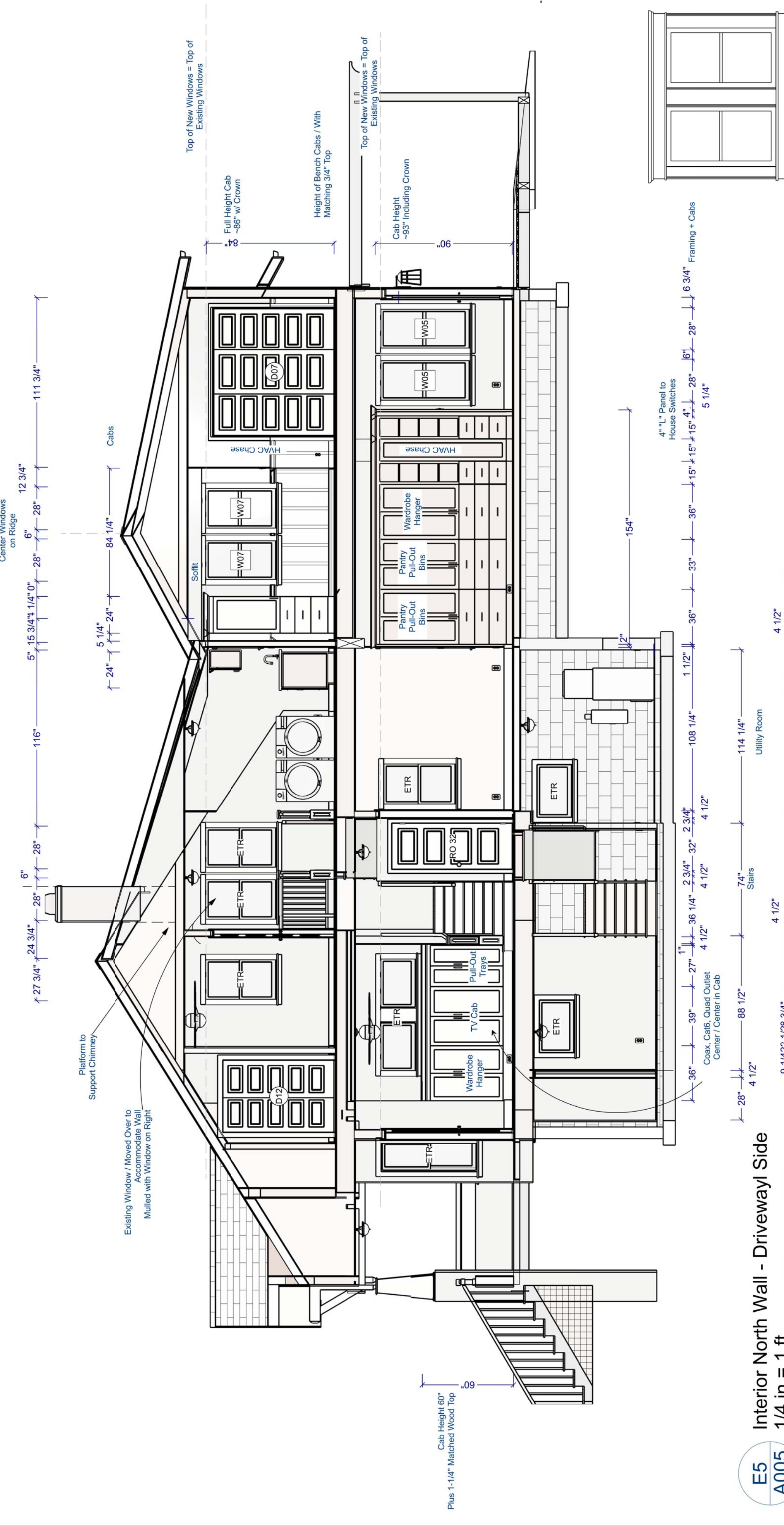
PERMIT
SET

PERRY-MUDD RESIDENCE
217 PARK AVE
TAKOMA PARK, MD 20912

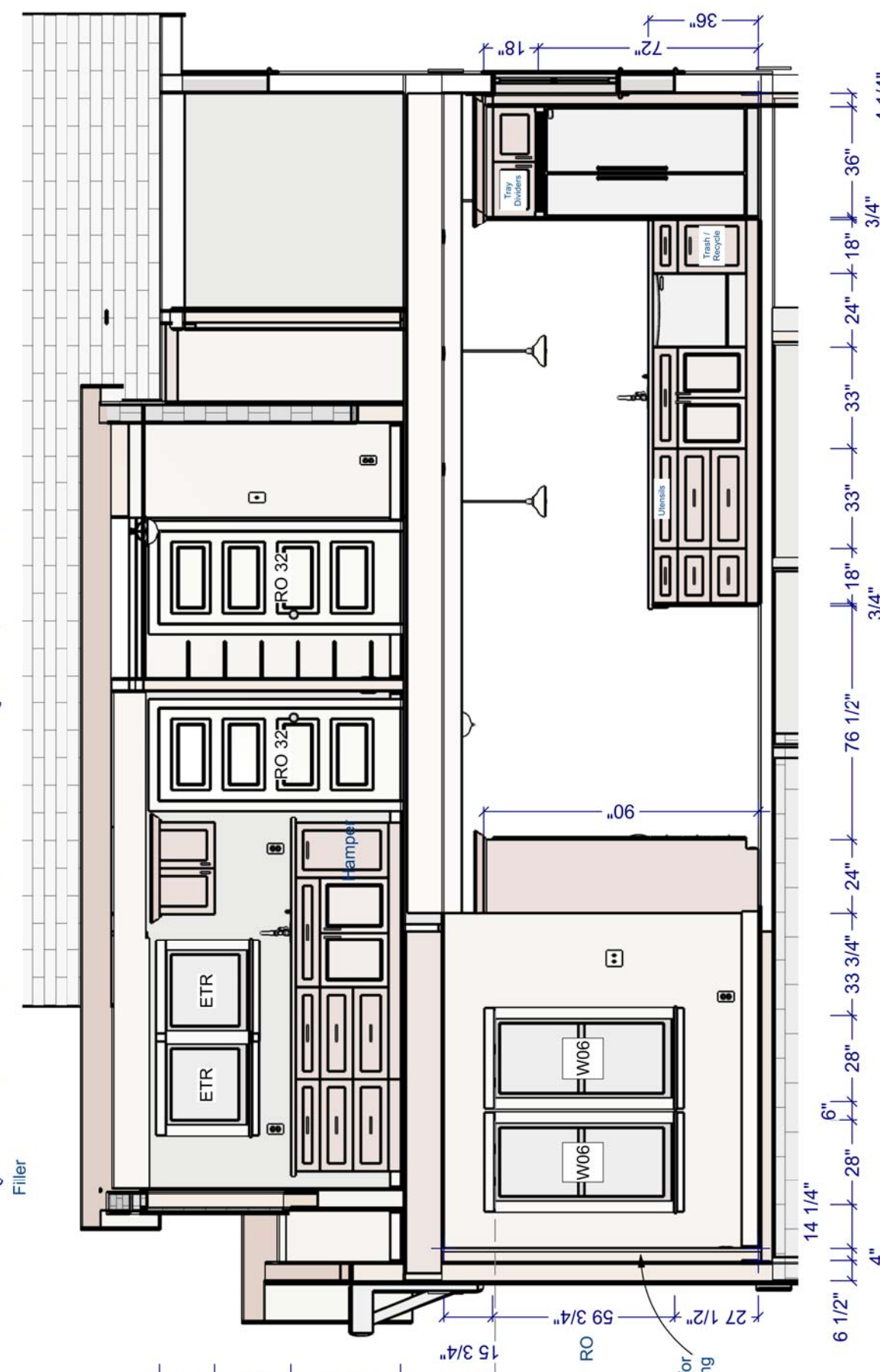
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07/17/18
REV.06
BY: JLB
A005



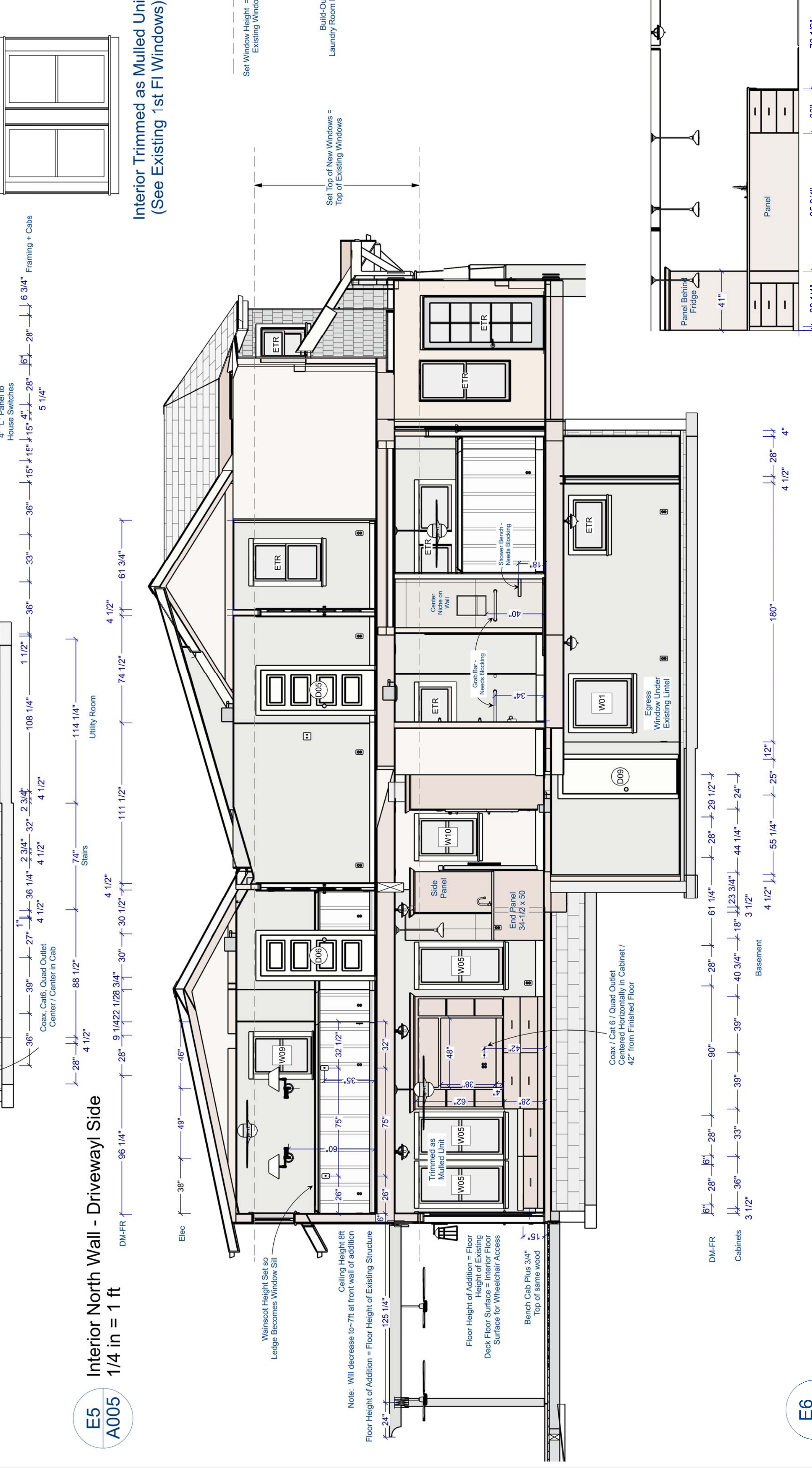
E7 INTERIOR - BACK WALL
1/4 in = 1 ft
A005



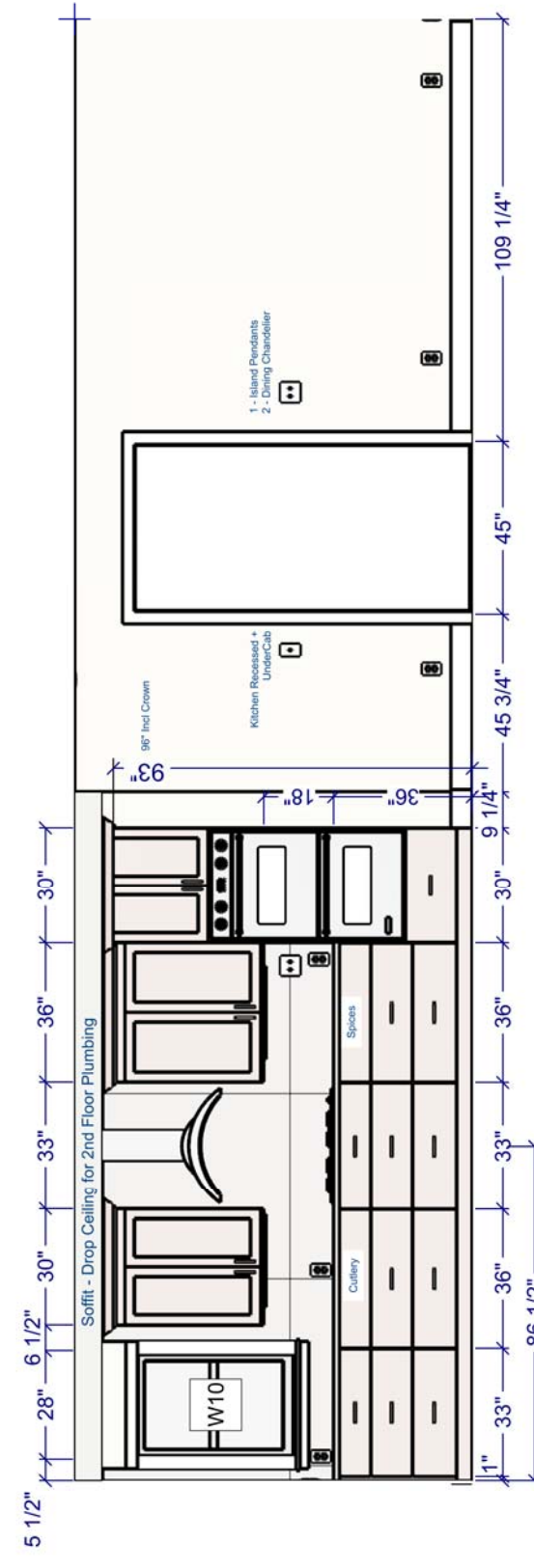
E5 Interior North Wall - Driveway Side
1/4 in = 1 ft
A005



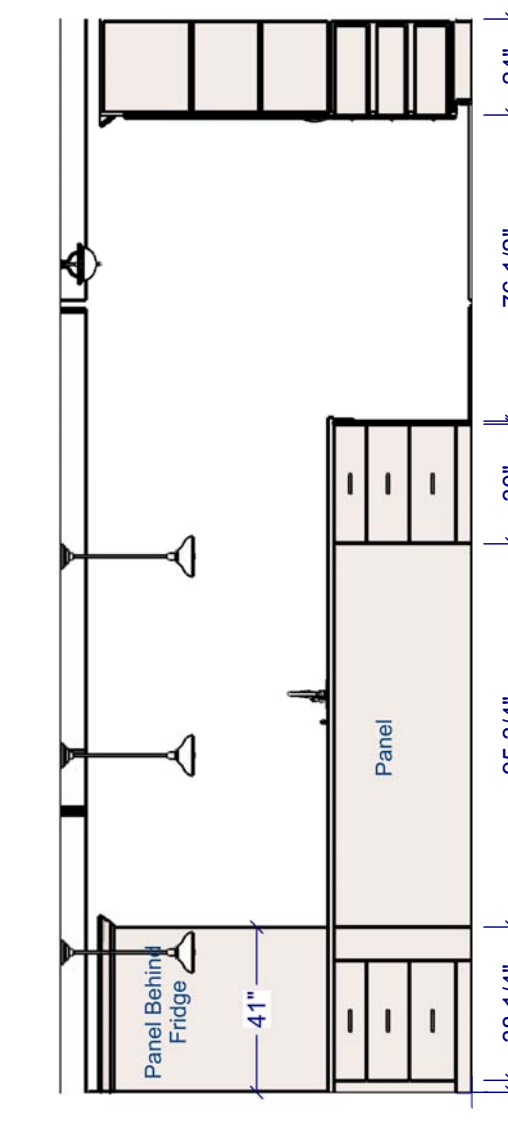
E8 Interior - Kitchen Island / Laundry Room
1/4 in = 1 ft
A005



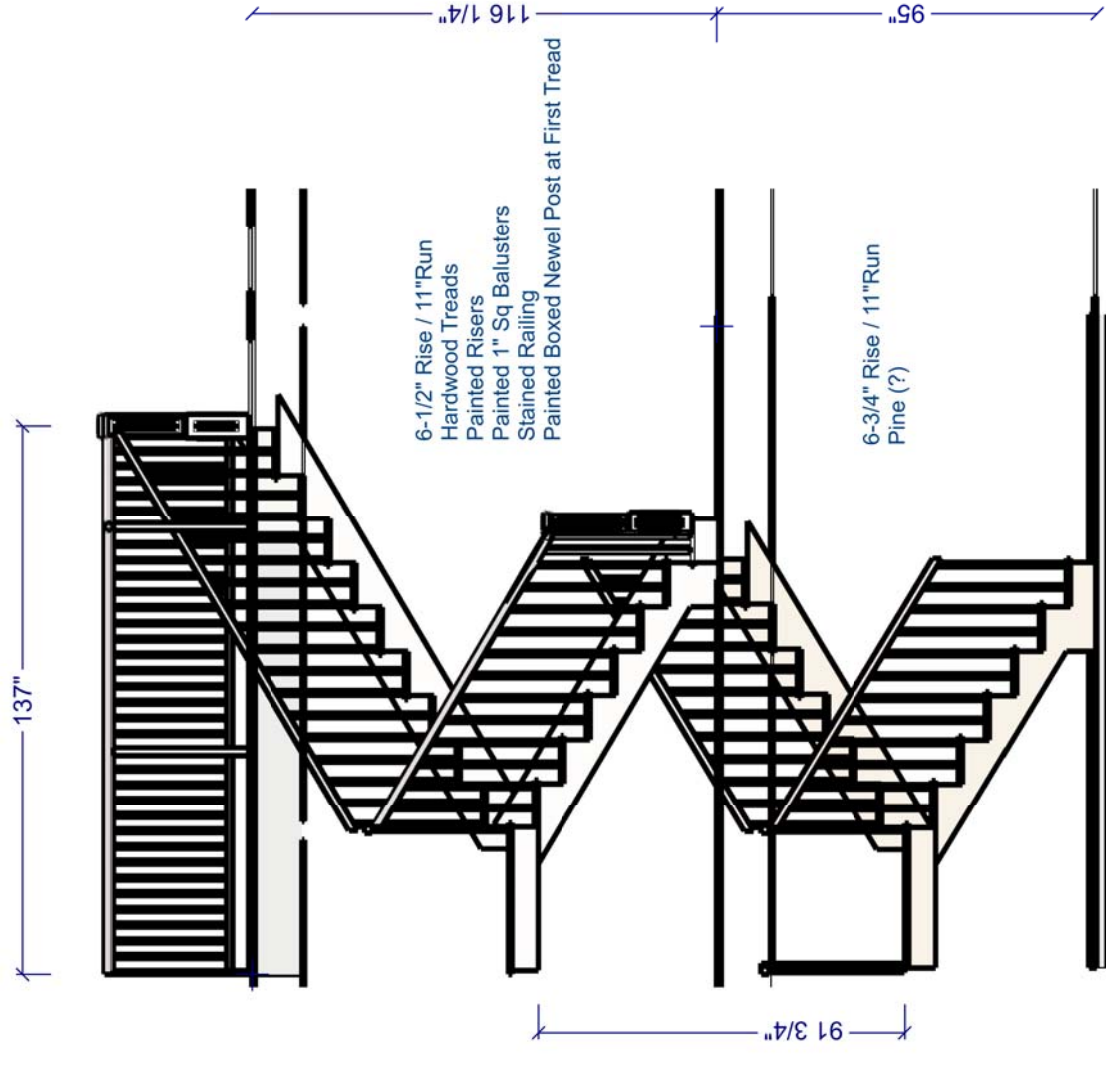
E6 Interior South / Left Facade
1/4 in = 1 ft
A005



E9 Kitchen - Stove Wall
1/4 in = 1 ft
A005



E21 Kitchen - Back of Island
1/4 in = 1 ft
A005

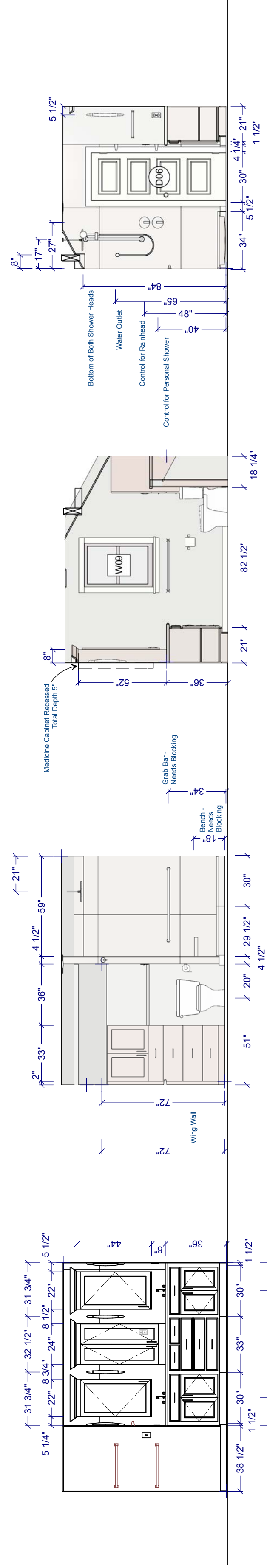


Stair Section
1/4 in = 1 ft

Stair Details
Hardwood Treads
Painted Risers
1" SQ Balusters
Painted Oak Railing
Painted, Boxed Newel on Extended First Tread



Open At Top of Stairs - Railings Only (No Walls):
2 Boxed Newel Posts
Plain Square Intermediate Newels
1" SQ Balusters
Stained Railing Top & Bottom

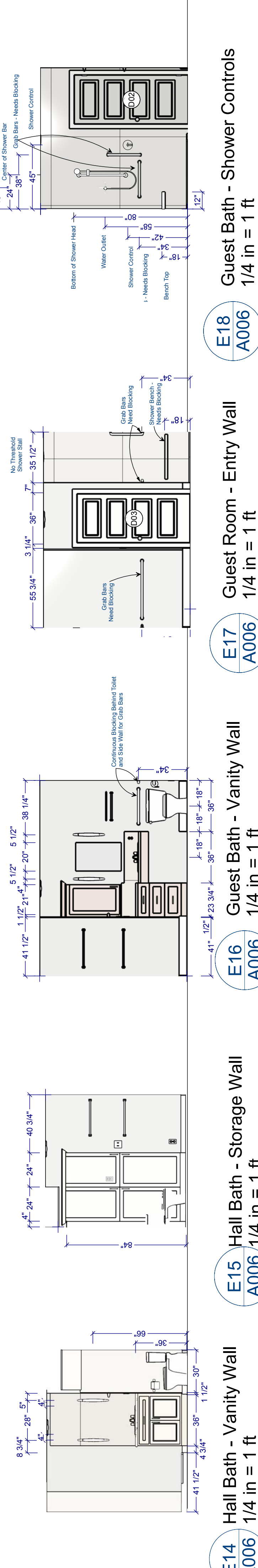


E10 Master Bath - Vanity Wall
A006 1/4 in = 1 ft

E11 Master Bath - Shower Wall
A006 1/4 in = 1 ft

E12 Master Bath - Window Wall
A006 1/4 in = 1 ft

E13 Master Bath - Shower Controls
A006 1/4 in = 1 ft



E14 Hall Bath - Vanity Wall
A006 1/4 in = 1 ft

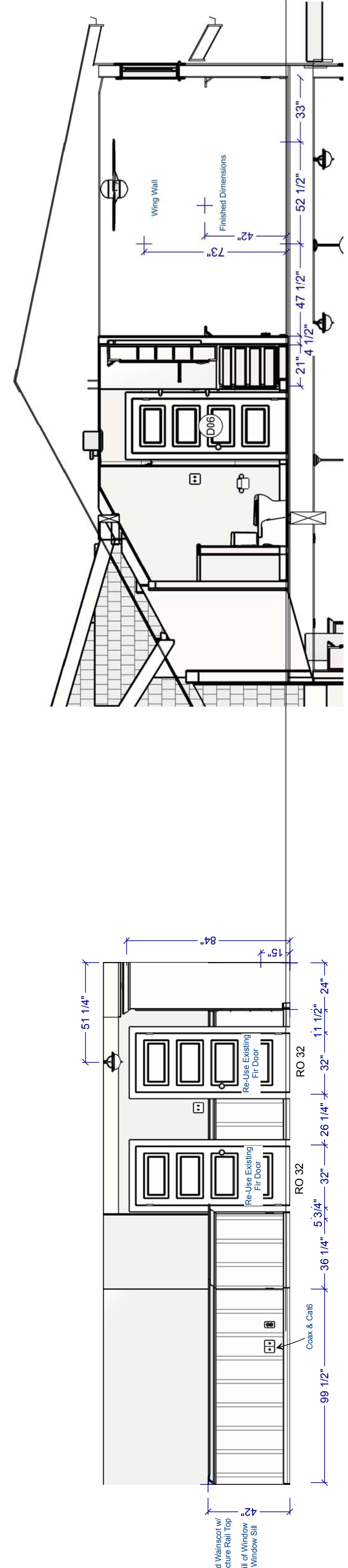
E15 Hall Bath - Storage Wall
A006 1/4 in = 1 ft

E16 Guest Bath - Vanity Wall
A006 1/4 in = 1 ft

E17 Guest Room - Entry Wall
A006 1/4 in = 1 ft

E18 Guest Bath - Shower Controls
A006 1/4 in = 1 ft

Note: See E6 for Other Guest Shower Details



E19 Master Bedroom / Front - West Wall
A006 1/4 in = 1 ft

E20 Master Bedroom - Wing Wall w/ TV Jacks
A006 1/4 in = 1 ft

INTERIOR ELEVATIONS

PERMIT SET

PERRY-MUDD RESIDENCE
217 PARK AVE
TAKOMA PARK, MD 20912

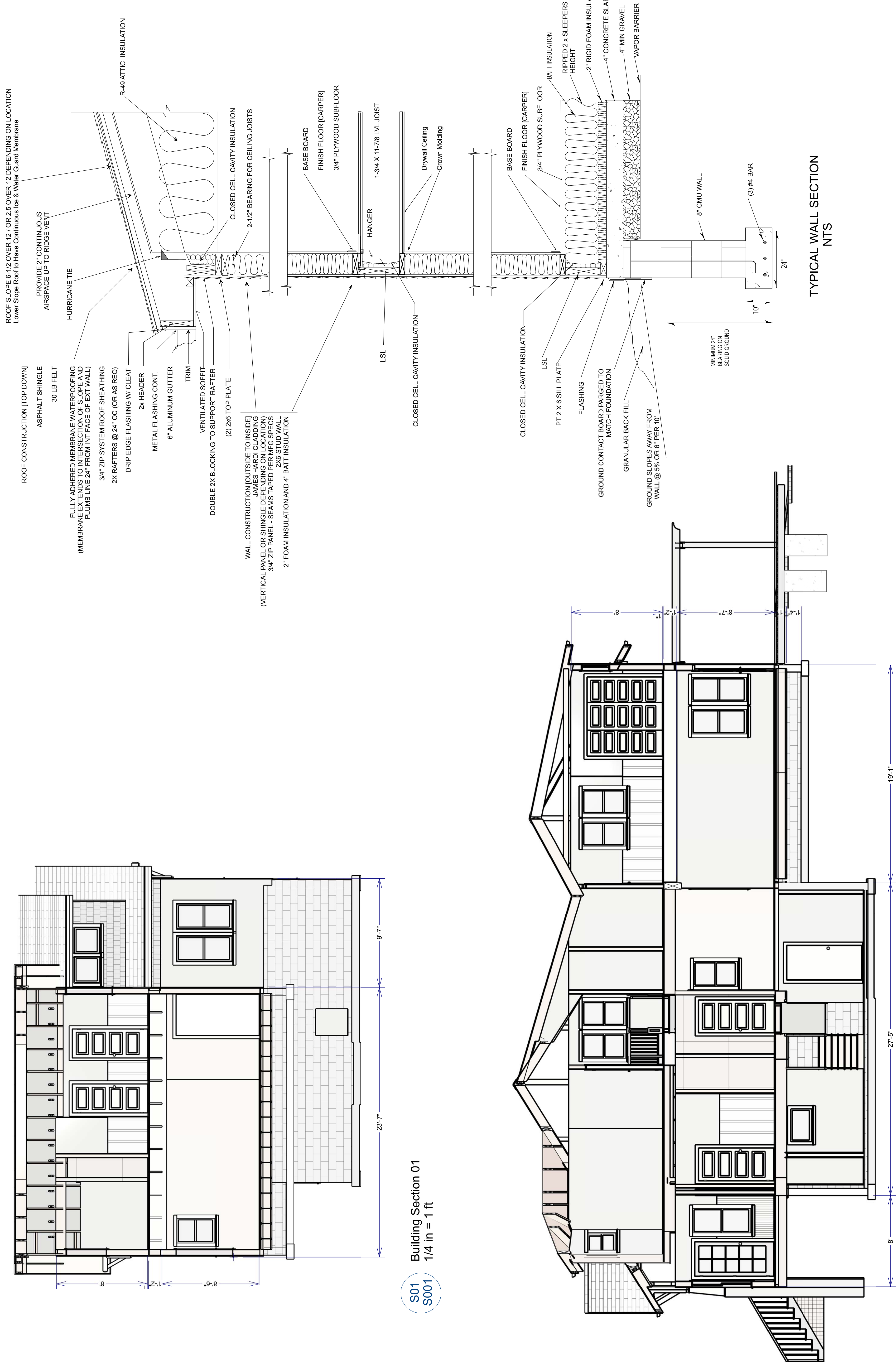
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REV.06

BY: JLB

A006

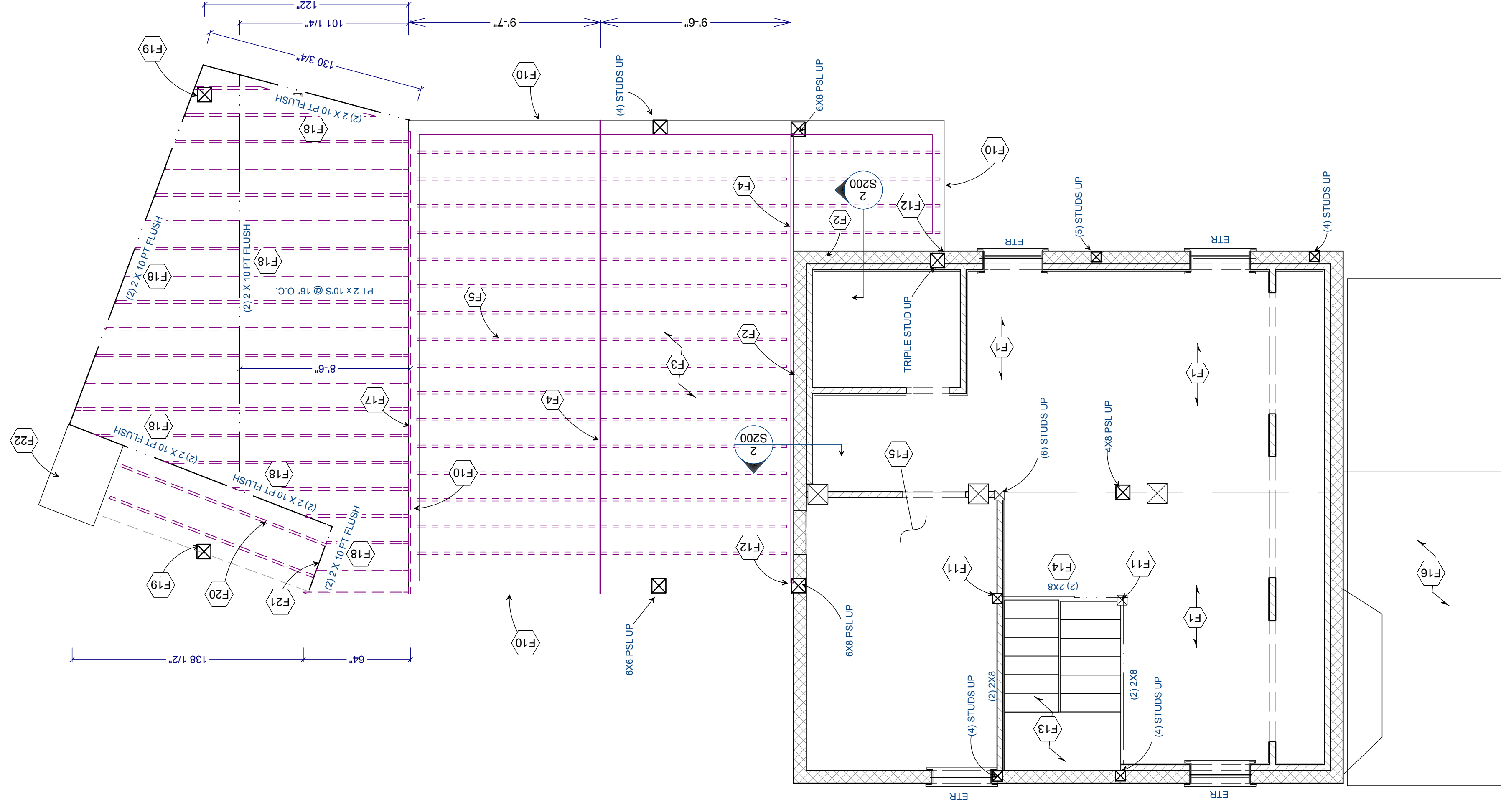
BRATTMAN DESIGN STUDIO, INC.
120 PARK AVE.
TAKOMA PARK, MD 20912
301-891-3800
WWW.BRATTMANDESIGN.COM

brattmandesign



S01 Building Section 01
 S001 1/4 in = 1 ft

S01 Building Section 02
 S001 1/4 in = 1 ft

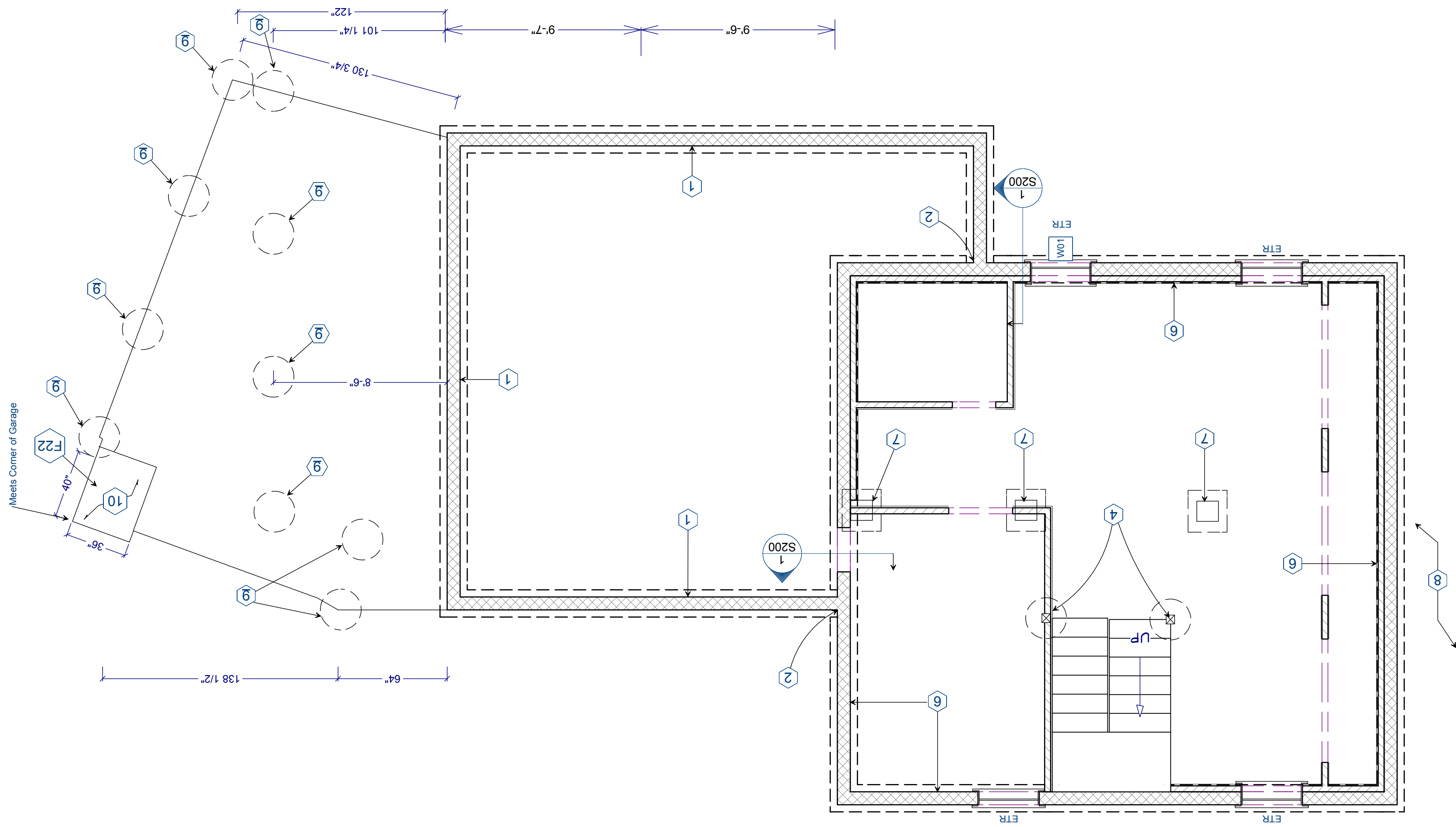


FIRST FLOOR FRAMING PLAN
1/4 in = 1 ft

- F1. EXAMINE EACH EXISTING EXPOSED FLOOR JOIST AND SISTER ANY DAMAGED JOIST WITH A 2X8 ON EACH SIDE.
- F2. PT2X8 CLEAT WITH (2) LEDGERLOK SCREWS AT 32" O.C. PLACE THE SLAB BELOW ON AN L4X4X1/4" STEEL ANGLE LEDGER WITH 1/2" EPOXY BOLTS AT 12" O.C.
- F3. NEW 4" CONCRETE SLAB ON 4" GRAVEL AND A 6 MIL POLY VAPOR BARRIER ON STABLE SOIL. REINFORCE THE SLAB WITH #4 BARS AT 18" O.C. IN EACH DIRECTION. PLACE CONTROL JOINTS IN THE SLAB AT 10'-0" O.C. IN EACH DIRECTION. THE TOP OF THE SLAB SHALL BE PLACED 2" BELOW THE TOP OF THE EXISTING FOUNDATION WALL. PLACE 2X8 SPREADER ON THE SLAB WITH 1/4" SIMPSON TITEN SCREWS AT 48" O.C. PLACE BLOCKING OR BRIDGING BETWEEN THE SLEEPERS OVER THE SPREADER. RIPPED 2X SLEEPERS AT 16" O.C. THE SLEEPERS SHALL HAVE A MINIMUM HEIGHT OF 9 1/4".
- F4. 4" CONCRETE SLAB ON 4" GRAVEL. REINFORCE THE SLAB WITH 6X6W2.0 WWF. PLACE CONTROL JOINTS AT 10'-0" O.C. IF NO FINISH IS PLACED ON THE SLAB. IF A STONE FINISH IS PLACED ON THE SLAB DO NOT PLACE CONTROL JOINTS. INSTEAD ADD CARBON FIBERS TO THE DESIGN MIX TO MITIGATE CRACKING. SLOPE THE SLAB TO SHED WATER AWAY FROM THE HOME.
- F5. STEP THE SLAB PER THE TYPICAL DETAIL.
- F6. TURN THE SLAB DOWN TO THE NEW FOOTING. WHERE APPLICABLE PLACE A 6 MIL POLY VAPOR BARRIER BETWEEN THE SLAB AND THE NEW WOOD FRAMING. CAULK THE TOP OF THE JOINT WITH WATERSTOP RX BY CETCO.
- F7. PT6X6 TRELLIS POST UP EMBEDDED IN THE FOOTING PER THE TYPICAL DETAIL.
- F8. PLACE A PT2X6 SILL PLATE ON THE WALL WITH 1/2" ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT.
- F9. PT4X4 POST DOWN ATTACHED TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
- F10. ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C.
- F11. BUILD THE BASEMENT STAIRS ON THE BASEMENT SLAB BELOW.
- F12. HANG THE EXISTING FLOOR JOISTS FROM THE BEAM WITH OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL IN THE GAPS.
- F13. INFILL THE STAIR OPENING WITH 2X8S AT 16" O.C. ADD JOIST HANGERS AS NEEDED TO ALL OF THE EXISTING FRAMING CONNECTIONS INCLUDING THE EXISTING JOISTS TO THE EXISTING HEADER AND THE EXISTING HEADER TO THE EXISTING DOUBLE JOISTS.
- F14. EXISTING PORCH UNCHANGED
- F15. PT2X10 LEDGER WITH (2) LEDGERLOK SCREWS AT 16" O.C. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F16. PLACE THE FLUSH BEAMS ON THE NEW DECK FOOTINGS PER THE TYPICAL DETAIL. USE SKEWED ANGLE HANGERS WHEN NEEDED TO HANG THE DECK JOISTS FROM THE FLUSH BEAMS.
- F17. PT6X6 TRELLIS POST UP. FLANK THE POST WITH A JOIST ON EACH SIDE. NOTCH THE POST AND ATTACH IT TO THE JOISTS WITH (2) 1/2" DIAMETER BOLTS. THE DETAIL SHALL BE INVERTED WHEN COMPARED TO THE TYPICAL DETAIL.
- F18. FRAME THE RAMP JOISTS TO THE BEAM WITH A SIMPSON L90 ON EACH SIDE. ATTACH THE RAMP JOISTS TO THE BEAM WITH TWO SIMPSON A24 CONNECTORS WITH A 1/2" DIAMETER SIMPSON TITEN SCREW IN ONE LEG AND A 1/2" DIAMETER LAG SCREW IN THE OTHER.
- F19. NEW 8" CMU WALL WITH #4 BARS AT 48" O.C. IN FILLED CELLS. PLACE THE WALL ON A 24X10 FOOTING WITH (3)#4 BARS.
- F20. THE FOOTING ACTS AS A GRADE BEAM NEXT TO THE EXISTING HOME. POCKET THE FOOTING IN THE EXISTING FOUNDATION WALL PER THE STRUCTURAL DETAIL. ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C.
- F21. PT6X6 POST EMBEDDED IN A 20" FOOTING PER THE TYPICAL DETAIL.
- F22. PT4X4 POST ON A 20" X10" FOOTING. ATTACH THE POST TO THE FOOTING WITH A SIMPSON AB44.
- F23. 16" WIDE TURN DOWN SLAB EDGE WITH (2)#4 BARS.
- F24. EXISTING MASONRY WALL AND FOOTING.
- F25. EXISTING PIER AND FOOTING.
- F26. EXISTING FRONT PORCH UNCHANGED.
- F27. 16" DIAMETER FOOTING.
- F28. 4" CONCRETE SLAB ON 4" GRAVEL AT THE LANDING. REINFORCE THE SLAB WITH 6X6 W2.0 WWF.

FRAMING NOTES:

- 1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- 2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A SINGLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
- 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
- 4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 1/2" BOLTS AT 16" O.C.
- 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1172. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES UNLESS NOTED OTHERWISE.
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
- 7. ALL WOOD BEAMS POCKETED INTO MASONRY WALLS SHALL BE COVERED WITH ROOF PAPER INSIDE THE WALL.
- 8. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
- 9. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% ENTRAINED AIR.



FOUNDATION PLAN
1/4 in = 1 ft

SECOND FLOOR & ROOF
FRAMING PLANS

PERMIT
SET

PERRY-MUDD RESIDENCE
217 PARK AVE
TAKOMA PARK, MD 20912

DATE/REV:
07/17/18
REV.06
BY: JLB

S003

- S1. EXAMINE EACH EXISTING EXPOSED FLOOR JOIST AND SISTER ANY DAMAGED JOIST WITH A 2X8 ON EACH SIDE.
- S2. PT2X10 LEDGER WITH (2) LEDGERLOK SCREWS AT 16" O.C. ATTACH EACH TRELLIS RAFTER TO THE LEDGER WITH (6)#8 TOE SCREWS.
- S3. PT6X6 POST DOWN. NOTCH THE POST AND ATTACH IT TO THE BEAM WITH (2)1/2" BOLTS.
- S4. ATTACH EACH TRELLIS RAFTER TO THE BEAM WITH (4)#8 TOE SCREWS.
- S5. HANG THE EXISTING FLOOR JOISTS FROM THE BEAM WITH OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL IN THE GAPS.
- S6. 1X7" STEEL FLITCH BEAM BETWEEN TWO 71/4" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.
- S7. 1/2X7" STEEL FLITCH BEAM BETWEEN TWO 71/4" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.
- S8. PLACE THE BEAM BELOW THE BEARING WALL IN THE 2ND FLOOR.
- S9. SIMPSON HGUS HANGER.
- S10. INFILL THE OPENING WITH A 2X4 BEARING WALL.
- S11. ATTACH THE FIRST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 6" O.C.
- S12. PLACE BLOCKING OR BRIDGING BETWEEN THE JOISTS AT THE MIDSPAN.
- S13. FRAME THE INTERMEDIATE LANDING WITH 2X8'S AT 16" O.C. PLACE A 2X8 LEDGER ON EACH SIDE WITH (2) LEDGERLOK SCREWS AT EACH STUD. HANG EACH JOIST FROM THE LEDGER WITH A SIMPSON LUS HANGER.
- S14. PLACE THE LOW DOUBLE 2X8 HEADER ON A DOUBLE STUD DOWN TO THE 1ST FLOOR.
- S15. INFILL THE STAIR OPENING WITH 2X8'S AT 16" O.C. ADD JOIST HANGERS AS NEEDED TO ALL OF THE EXISTING FRAMING CONNECTIONS INCLUDING THE EXISTING JOISTS TO THE EXISTING HEADER AND THE EXISTING HEADER TO THE EXISTING DOUBLE JOISTS.
- S16. PAD OUT THE FRAMING PER THE STRUCTURAL SECTION.
- S17. EXISTING FRONT PORCH ROOF UNCHANGED.
- S18. REPLACE THE EXISTING BEAM WITH A FLUSH (4)1 3/4 X 7 1/4 LVL.
- S19. HANG THE FLITCH BEAM FROM THE LVL BEAM WITH AN OVERSIZED SIMPSON HGUS HANGER. ADD PLYWOOD BLOCKING TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.

Place a Triple 1-3/4 x 9/16 LVL Below Ridge Board Each Side of the Chimney

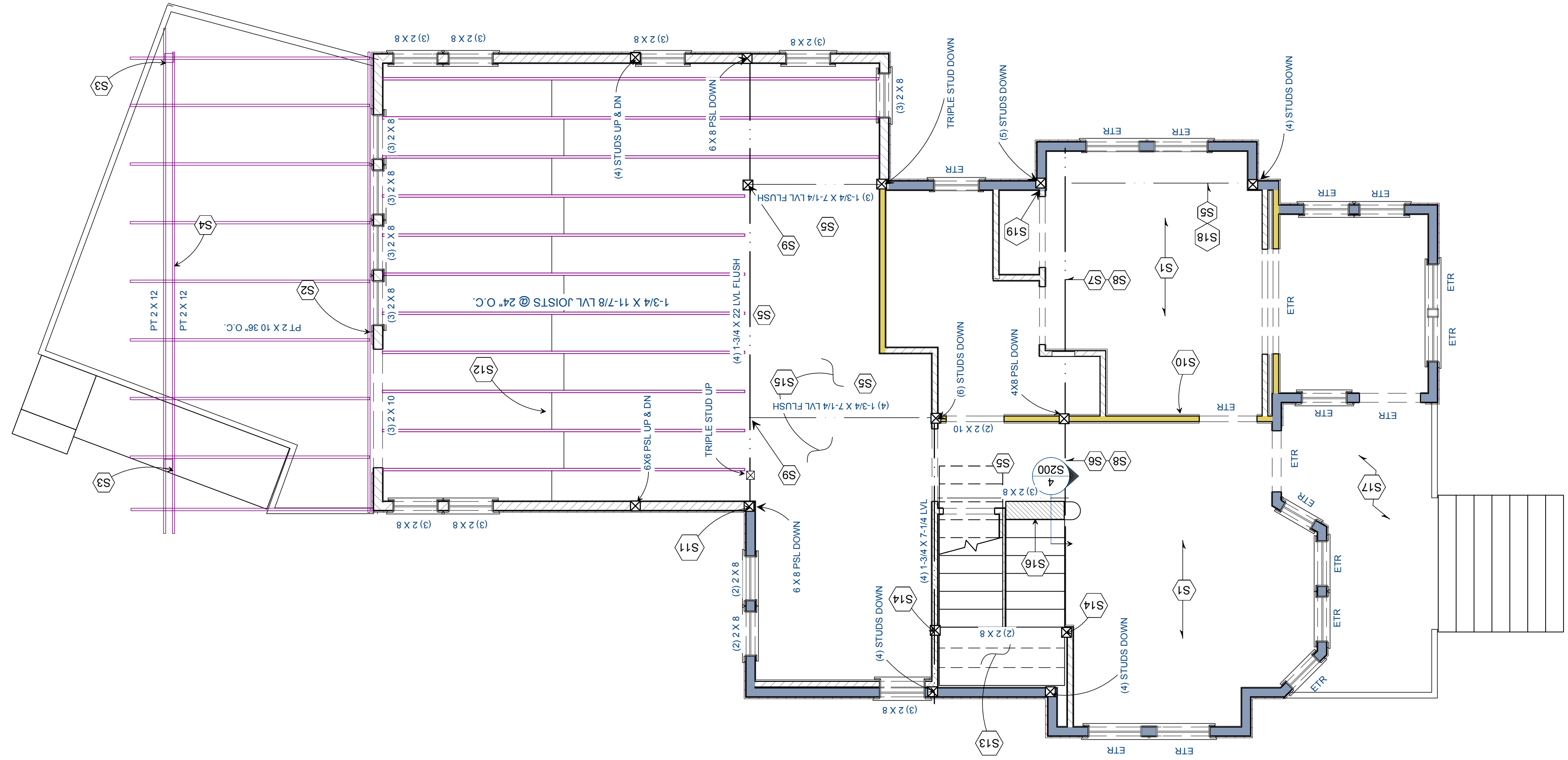
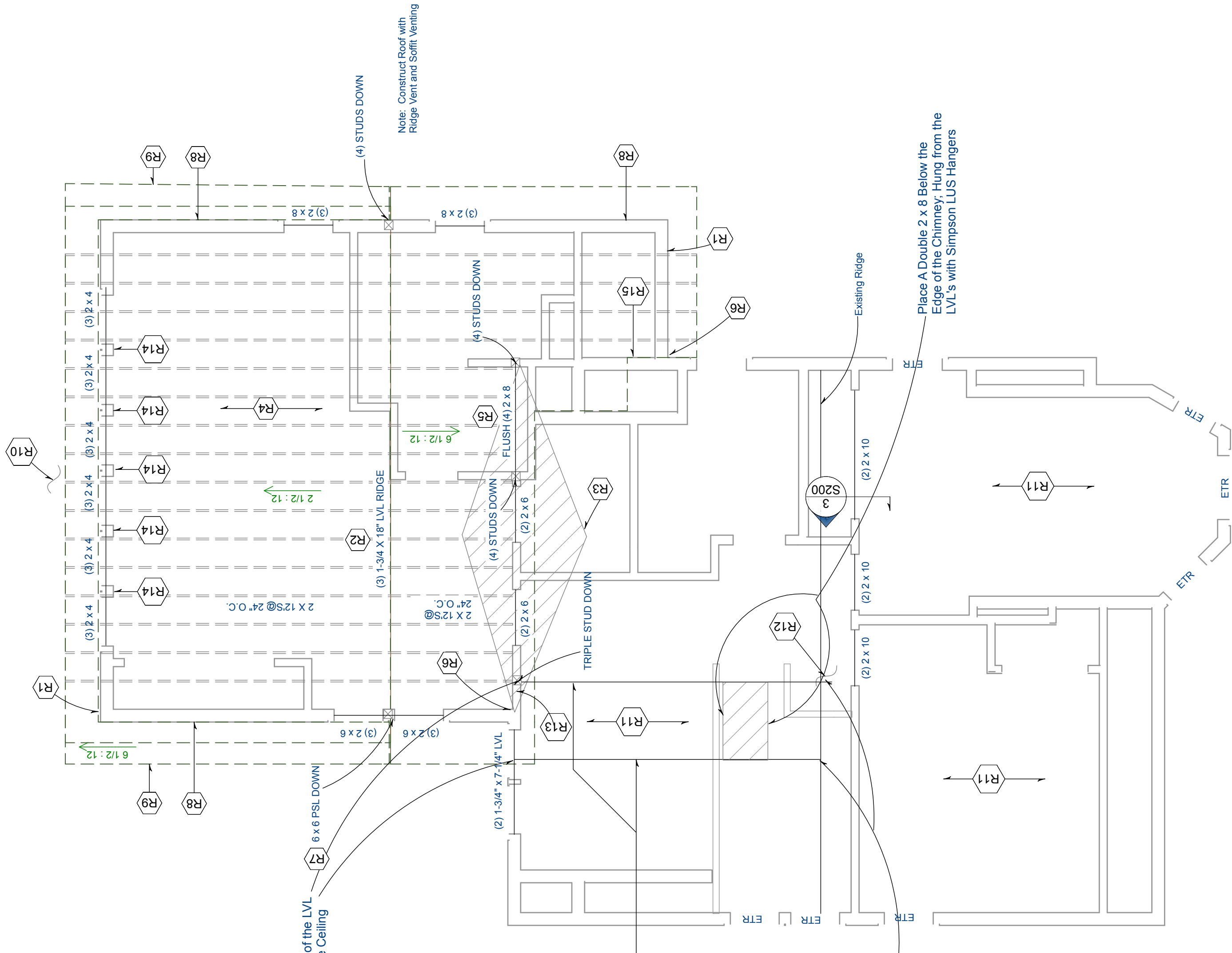
Attach the LVL's to the Ridge Board with a Simpson HUS Hanger. Notch the LVL as Needed to Fit in the Hanger

FRAMING NOTES:

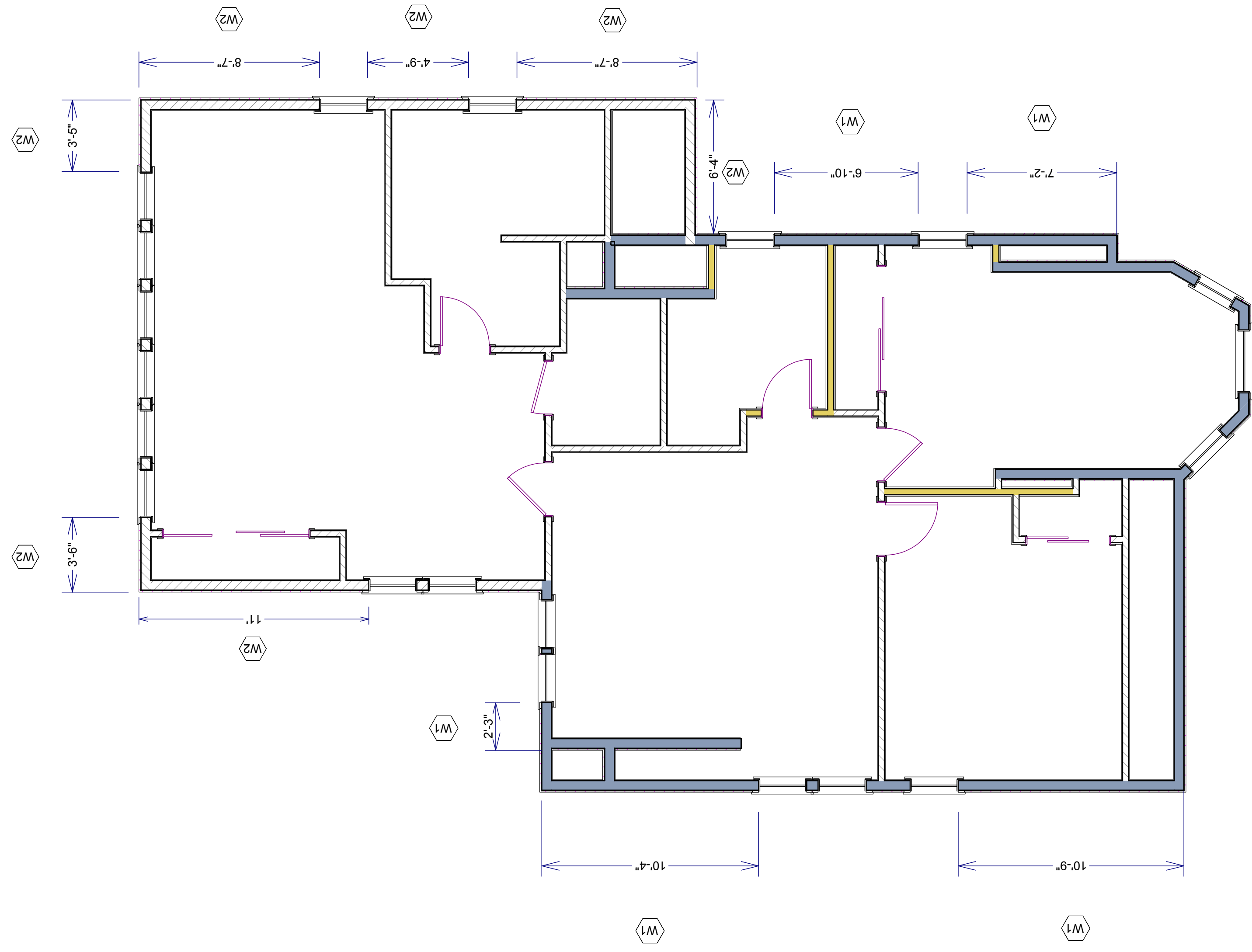
- 1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- 2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A SINGLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
- 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
- 4. ATTACH ALL QUADRUPEL AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 1/2" BOLTS AT 16" O.C.
- 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR-1772. EPOXY BOLT'S SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES UNLESS NOTED OTHERWISE.
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
- 7. ALL WOOD BEAMS POCKETED INTO MASONRY WALLS SHALL BE COVERED WITH ROOF PAPER INSIDE THE WALL.
- 8. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
- 9. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% ENTRAINED AIR.

- R1. ATTACH EACH RAFTER OR TRUSS TO THE SUPPORTING WALL OR BEAM WITH A SIMPSON H2.5A HURRICANE TIE.
- R2. ATTACH EACH NEW RAFTER TO THE NEW RIDGE BEAM WITH A SIMPSON L90 ON EACH SIDE.
- R3. OVERBUILT CRICKET: 2X8'S AT 24" O.C. AND A 2X12 RIDGE BOARD. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON L50. ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON L70 ON EACH SIDE.
- R4. 2X10 CEILING JOISTS AT 24" O.C. WHERE APPLICABLE ATTACH EACH CEILING JOIST TO EACH RAFTER WITH (6)10d NAILS.
- R5. HANG THE EXISTING AND NEW ROOF AND ATTIC FRAMING FROM THE FLUSH BEAM WITH SIMPSON LUS HANGERS. NOTCH THE RAFTERS AND ATTIC JOISTS AS NEEDED TO FIT IN THE HANGER.
- R6. ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 6" O.C.
- R7. HANG THE WINDOW HEADER FROM THE PSL POST WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- R8. THE UPPER ROOF DECKING SHALL CANTILEVER OVER THE END WALL. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PROVIDE LADDER FRAMING AT THE RAKE AS NEEDED PER THE ARCHITECTURAL DETAIL.
- R9. PROVIDE AN INDEPENDENT RAKE BELOW THE UPPER ROOF PER THE TYPICAL DETAIL.
- R10. PROVIDE AN LEAVE BELOW THE WINDOWS PER THE TYPICAL DETAIL.
- R11. EXISTING ROOF AND ATTIC FLOOR FRAMING TO REMAIN. SISTER ANY DAMAGED JOIST OR RAFTER THAT IS FOUND WITH A 2X8 ON EACH SIDE.
- R12. THE BEARING WALL FOR THE ATTIC SHALL BE MOVED TOWARD THE FRONT OF THE HOME. THE FRONT ATTIC JOISTS CANTILEVER OVER THE NEW BEARING WALL. ATTACH EACH ATTIC JOIST TOGETHER WITH (4) LEDGERLOK SCREWS. SET THE NEW AND EXISTING RAFTERS ON THE NEW BEARING WALL. ATTACH EACH NEW AND EXISTING RAFTER TO THE WALL WITH A SIMPSON H2.5A HURRICANE TIE.
- R14. PLACE A DOUBLE JACK STUD BETWEEN THE WINDOWS.
- R15. PLACE A 2X12 CLEAT NEXT TO THE EXISTING WITH WITH (2)#8 SCREWS AT 12" O.C.

ROOF FRAMING PLAN
1/4 in = 1 ft

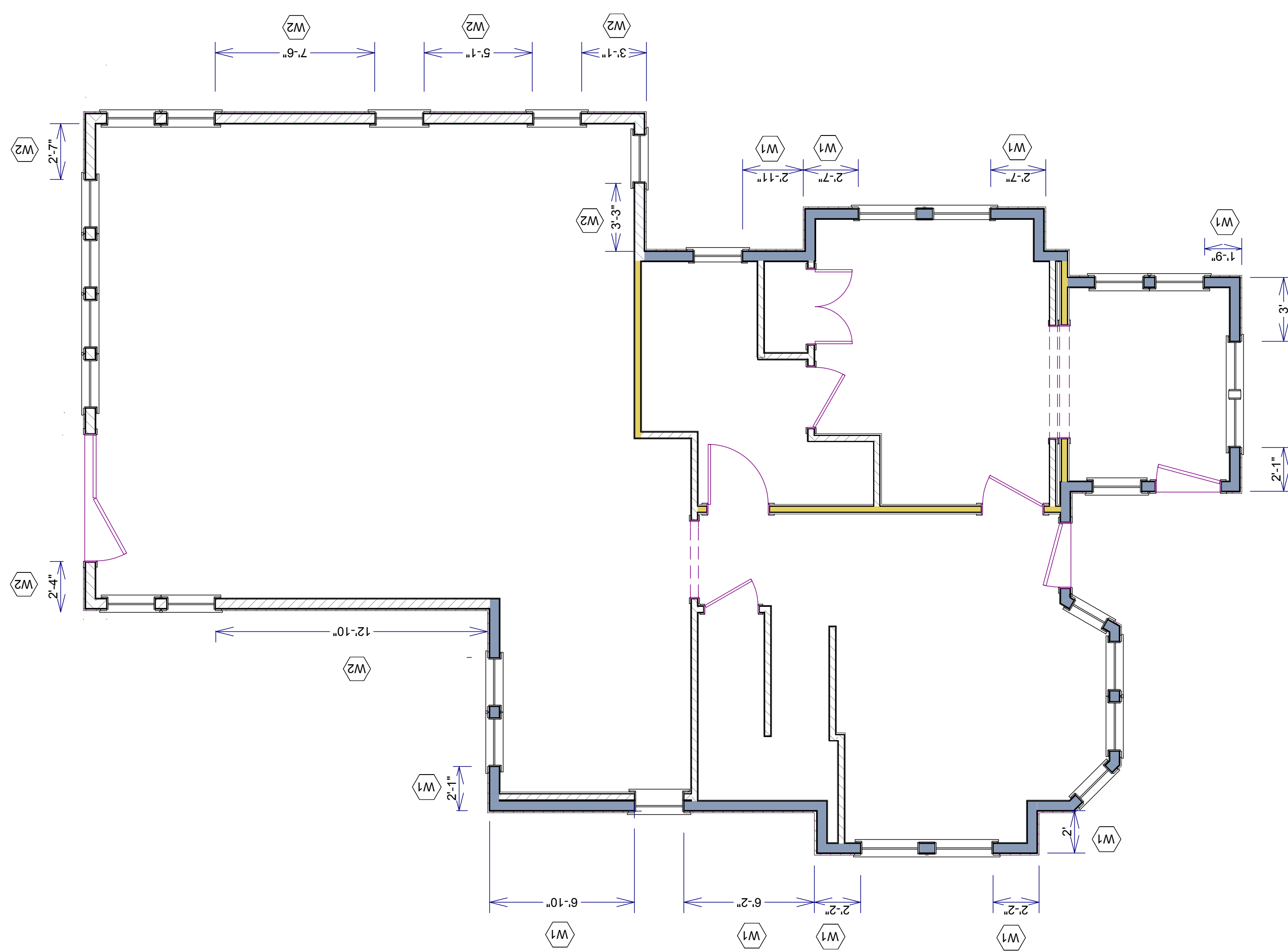


SECOND FLOOR FRAMING PLAN
1/4 in = 1 ft



WINDBRACING - SECOND FLOOR
 1/4 in = 1 ft

W1. EXISTING WOOD SHEAR WALL.
 W2. EDP PANEL.



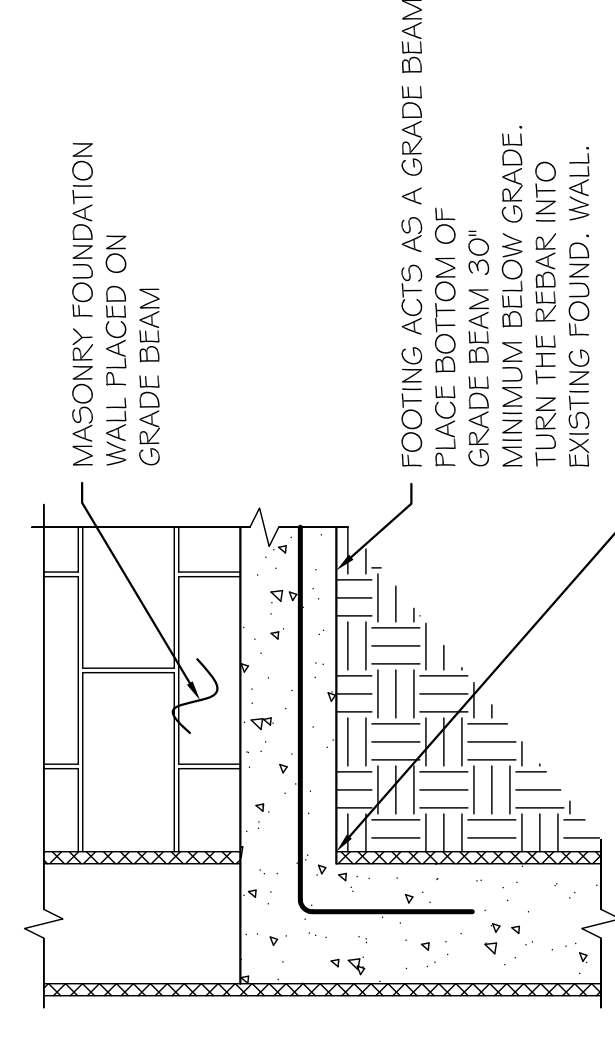
WINDBRACING - FIRST FLOOR
 1/4 in = 1 ft

Structural Notes

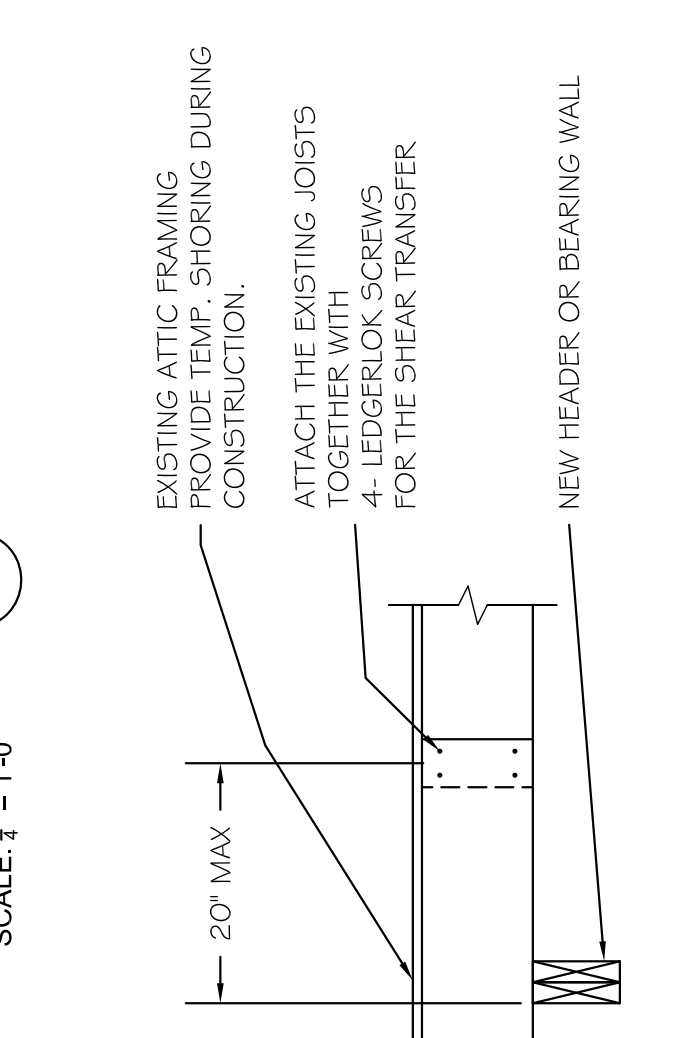
- 1. All work and materials to comply with the requirements of the 2015 IBC and IRC codes as revised by Montgomery County.
- 2. All materials and methods are applicable by reference:
 - ATC - Timber Construction Manual - 4th Ed.
 - ACI 318-14 Building Code Requirements for Reinforced Concrete
 - AISC - 360-10 Specifications for Steel Buildings.
 - Foundations: Footings, underpinning and slab on grades are designed to bear on native soil-bearing capacity. All foundations shall be placed on concrete shall verify all bearing values.
- 3. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
- 4. All structural tubing shall conform to ASTM A500, grade B.
- 5. All steel pipe shall be E70 type E or E85 type E70 electrodes only.
- 6. All steel shall be galvanized to meet the requirements of AIAA-2007, section 5.1.1.
- 7. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
- 8. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
- 9. All exterior structural steel shall receive rust preventative paint.
- 10. All beam connections shall be simple shear connections. U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120% of the allowable uniform load in kips for beams laterally supported, as given in the AISC steel construction manual.
- 11. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
- 12. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
- 13. LVL and PSL shall have a min. Fb = 2850psi. Fv = 285psi. E = 2,000,000psi.
- 14. Floor decking shall be 3/4" APA rated decking. Roof decking shall be 7/8" APA rated decking. Wall sheathing shall be 1/2" APA rated sheathing. Glue and screw the floor decking to the joists.
- 15. All blocking shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midspan of each wall and at a minimum of 48" O.C. vertically.
- 16. Provide double joists under all walls that run parallel to floor framing.
- 17. All multiple members together per the manufacturer's recommendations and at a minimum use 2-100 nails at 6" O.C. stagger stakes that nails are driven from.
- 18. All blocking at corners or end joists shall be blocking 9" and at 1/3 points of all joists shall be blocking 16". Provide solid blocking at all bearing points on top of walls or beams.
- 19. Provide solid blocking below all wood posts.
- 20. All posts shall have Simpson Cap and Base Plates Typ.
- 21. All joists shall have Simpson Hangers where applicable.
- 22. Glue all multiple studs together. Nail together with 2-100 nails at 3" O.C. Stagger the studs.
- 23. All lumber in contact with masonry or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R319 for protection against corrosion and termite damage.
- 24. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
- 25. All openings shall be as follows:
 - Opening ≤ 3'-0" - 2x6
 - 3'-0" < Opening ≤ 5'-0" - 2x8
 - 5'-0" < Opening ≤ 8'-0" - 2x10
 - Greater than 8'-0" - See plans

- 6. Fasteners:
 - A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
 - B. All joist hangers shall be installed per the manufacturer's instructions for selfing epoxy bolts.
 - C. Expansion bolts shall be raw power studs.
- 7. Masonry:
 - A. Masonry construction shall be in conformance with the applicable sections of ACI 530-13/ASCE 5-13, "Specifications for Masonry Structures."
 - B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade 8000.
 - C. All joints to be filled solid with mortar.
 - D. Mortar to comply with ASTM C270 (Type M or S).
 - E. Provide corrugated masonry ties between brick fada and wood walls or cmu walls at 16" O.C. in each direction.
 - F. Provide sika truss style joint reinforcement @ 16" O.C. vertically.
 - G. Limits shall be as follows:
 - Opening ≤ 3'-0" - Lx6x3 x LxLxV 1" of wall
 - Opening ≤ 7'-0" - See Plan
- 8. Cast in place concrete:
 - A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
 - B. Concrete shall have a minimum compressive strength at 28 days of 3000psi.
 - C. UNO (unless noted otherwise).
 - D. All concrete shall be placed with a slump of 4" (±2")
 - E. All concrete exposed to weather shall have 6% ± 1% entrained air.
 - F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
 - G. Concrete cover for reinforcement shall be:
 - Columns and beams 1 1/2"
 - Footing 4"
 - Slabs 3"
- 9. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
- 10. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 fabric at least 6" in each direction.
- 11. Welded wire fabric (wff) shall conform to ASTM A 185. Lap edges of wire fabric at least 6" in each direction.
- 12. Dimensions: The contractor shall field verify all dimensions prior to fabrication of Coordination: The contractor shall coordinate all sleeves, duct penetrations and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

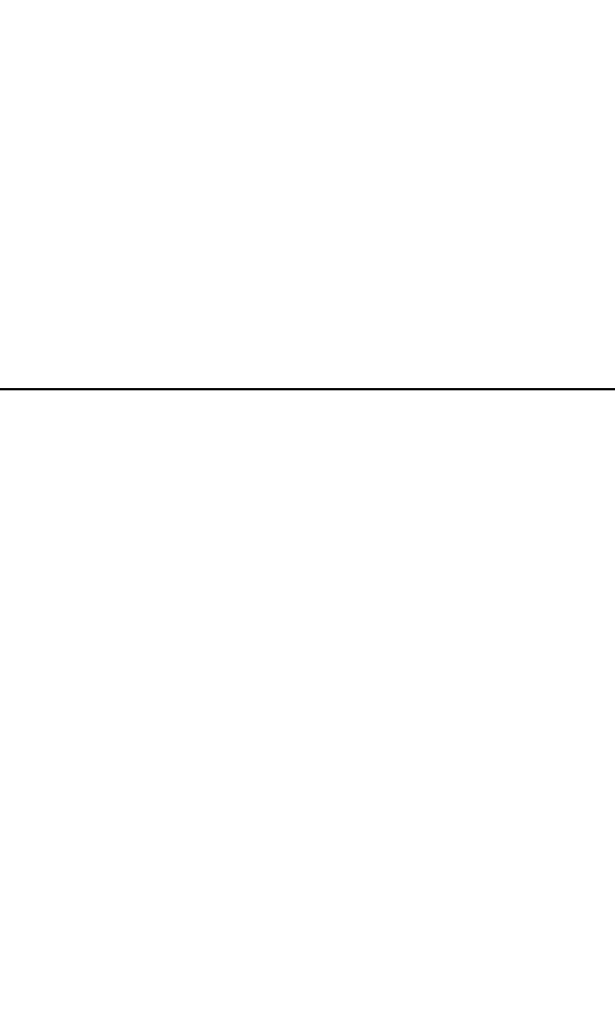
- Dead Loads:
 - SPF #2 - 25 PCF
 - Decking - 17 PSF
 - Asphalt Shingles - 20 PSF
 - Asphalt Shingles - 2.5 PSF
 - Slate Shingles - 15 PSF
 - 2.2 PSF
 - 1.5 PSF
 - 2.0 PSF
 - Insulation - 2.0 PSF
 - Sliding - 2.0 PSF
 - Black - 2.0 PSF
 - 130 PCF
- Live Loads:
 - 40PSF
 - 20PSF
 - 40PSF
 - 40PSF
 - 30PSF
- Wind Loads:
 - Vult = 115mph; Vasd = 89mph
 - B
 - 11PSF
 - 30PSF
 - 30PSF
 - 0.9
 - 1.0
- Seismic Design Data:
 - SEISMIC IMPORTANCE FACTOR (I): 1.0
 - (Ss): 20.0%
 - (S1): 8.0%
 - (S2): 33%
 - (S3): 18.7%
 - B
 - D
 - 0.05
 - 1.5x
 - ANALYSIS PROCEDURE: EQUIV. LATERAL FORCE LIGHT FRAMED WALLS
- Other:
 - L240
 - H180
 - L360
 - L240
 - L240
 - L240
 - L120



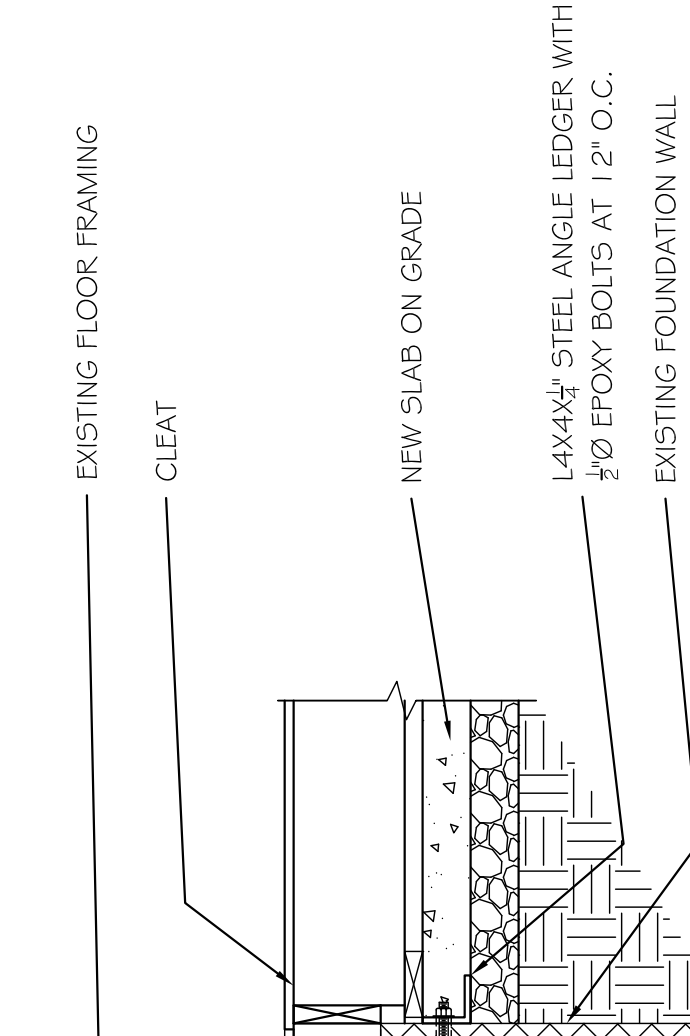
SECTION 1
SCALE: 3/8" = 1'-0"



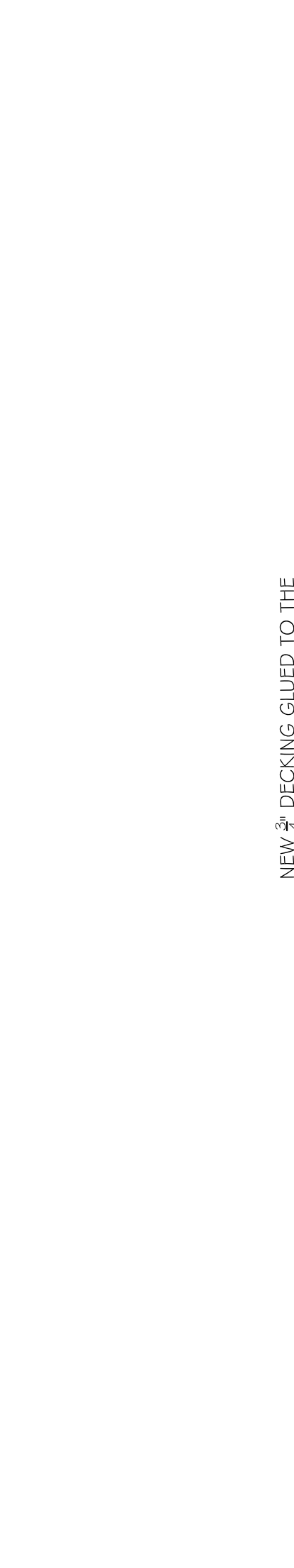
SECTION 2
SCALE: 3/8" = 1'-0"



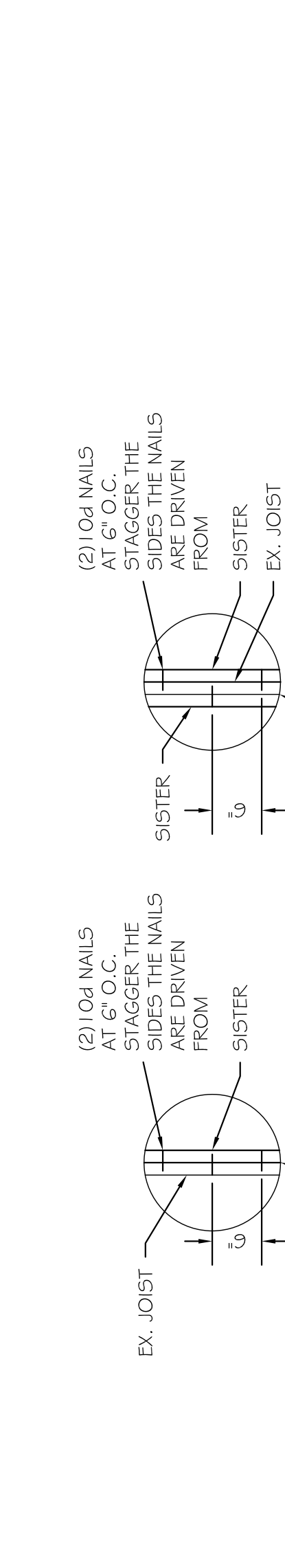
SECTION 3
SCALE: 3/8" = 1'-0"



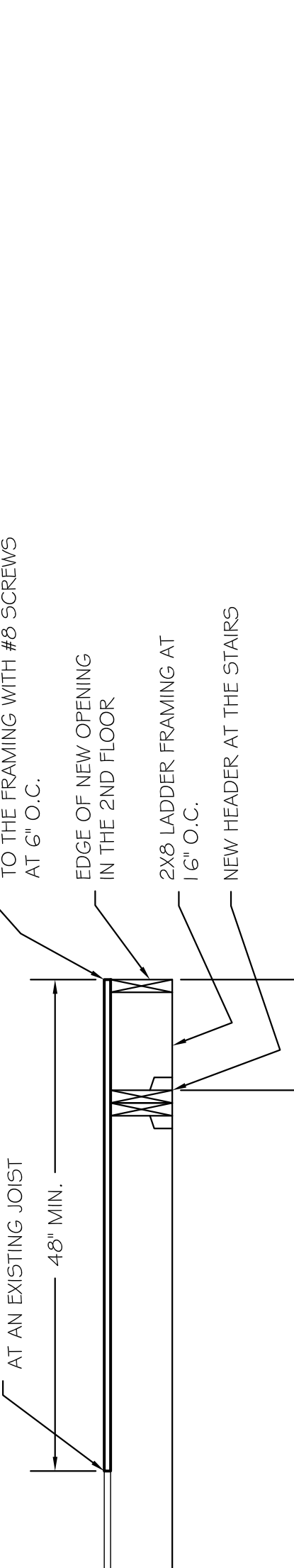
SECTION 4
SCALE: 3/8" = 1'-0"



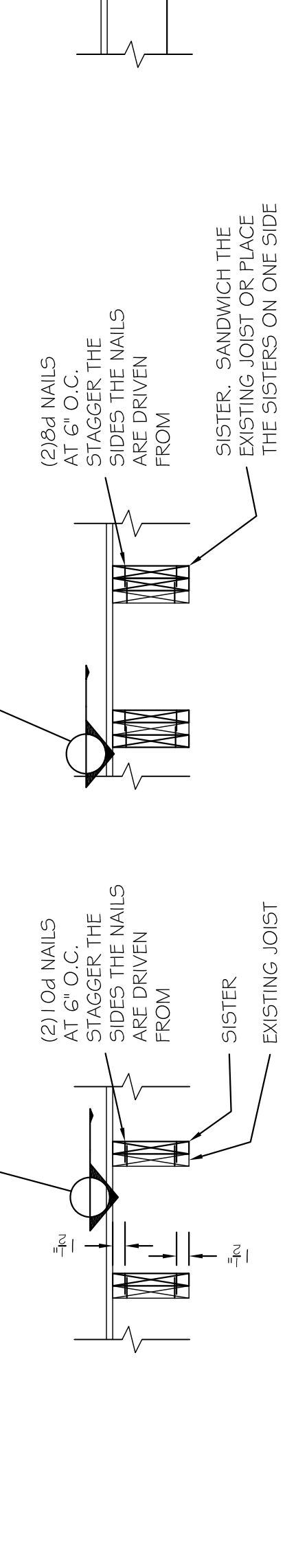
Typical Trellis Post to Footing Detail
Scale: NTS



Typical Slab Step Detail
Scale: 3/8" = 1'-0"



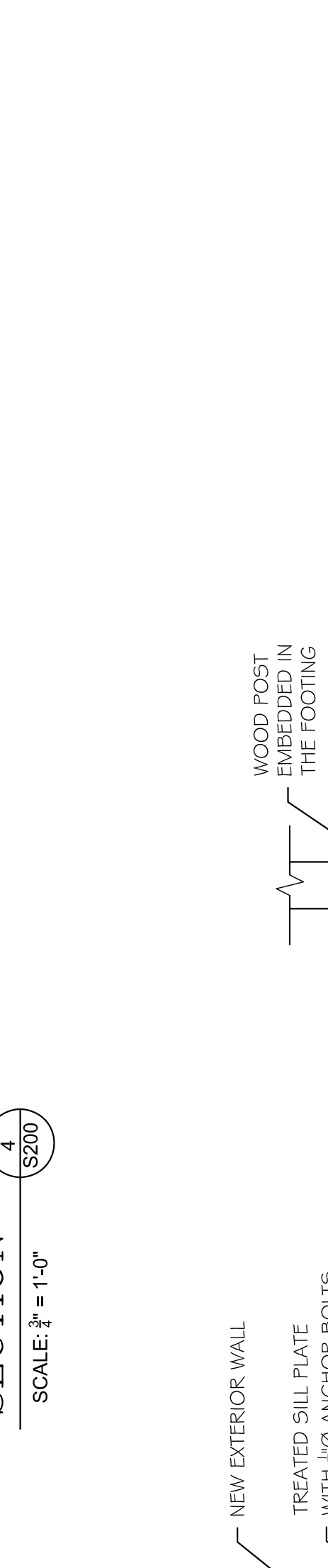
@Single Sister



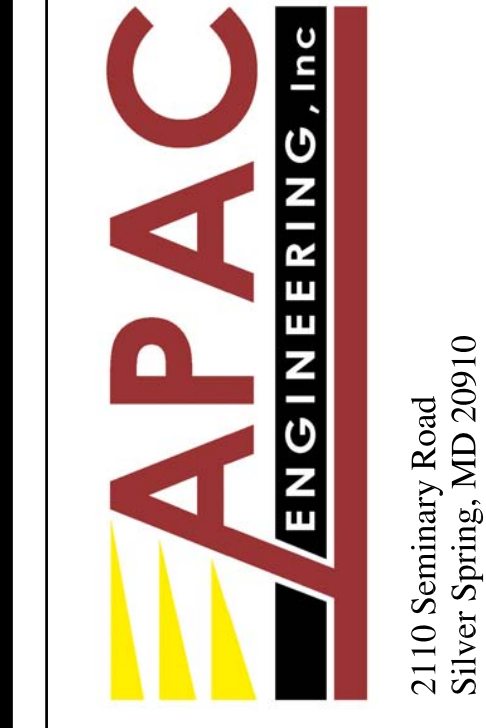
@Double Sister

Typical Sistering Details
Scale: NTS

Typical Detail at Floor Joist/LVL Beam Holes
Scale: 3/8" = 1'-0"



Typical Turn Down Slab Detail at the Front Stoop
Scale: 3/8" = 1'-0"



2110 Seminary Road
Silver Spring, MD 20910
301-565-0543
301-563-9477 (fax)

No.	Revision / Issue	Date
01	**	**
	**	**
	**	**
	**	**
	**	**
	**	**
	**	**
	**	**
	**	**
	**	**

The Architect/Civil/Structural Engineer hereby certifies that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer of the State of Maryland, License No. 25427, Expiration Date: 7/17/20.

The Perry/Mudd Residence
217 Park Ave
Takoma Park, MD

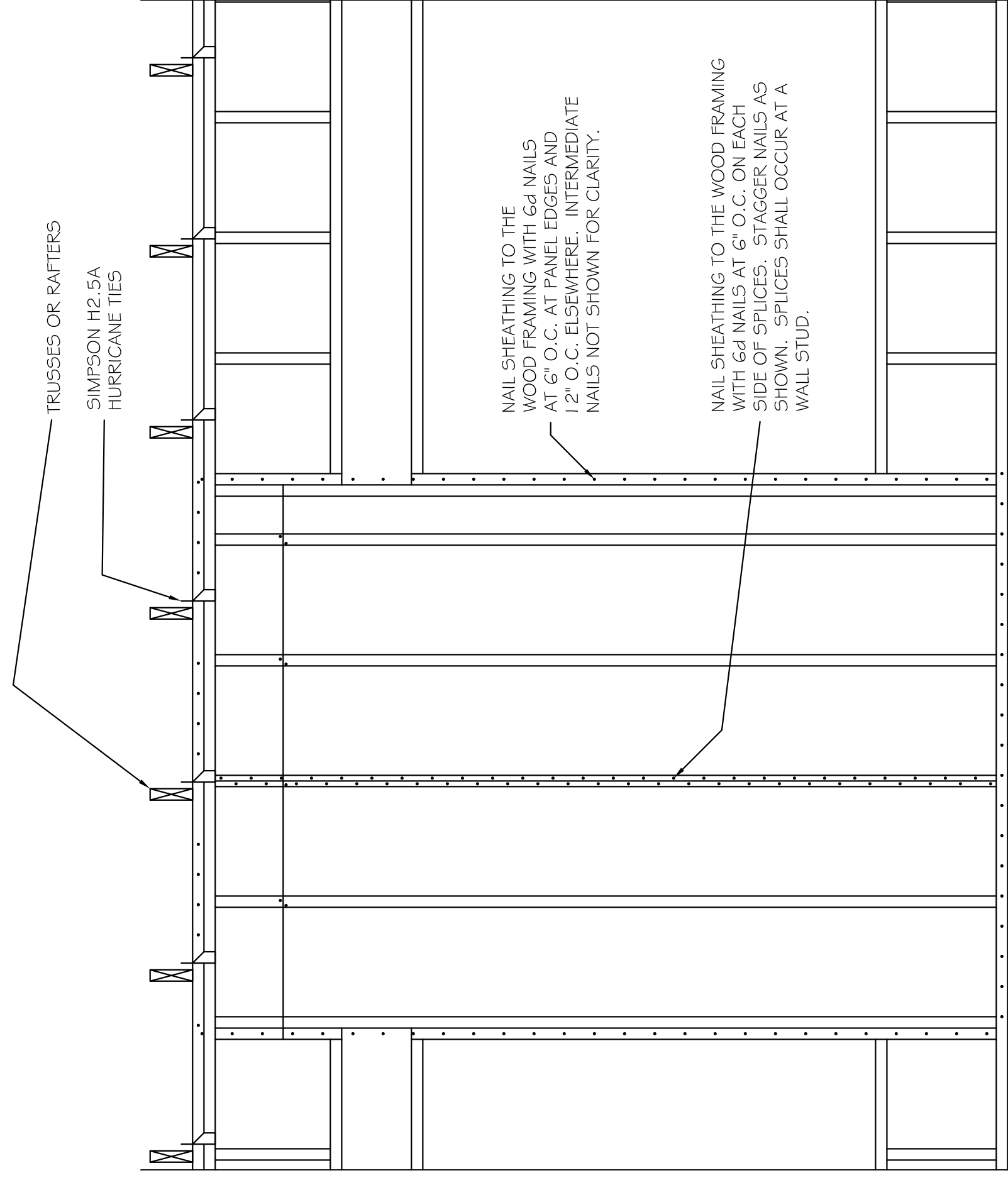
Structural Details

Drawn By: RAW
Date: 7-13-18
Scale: As Noted

S200

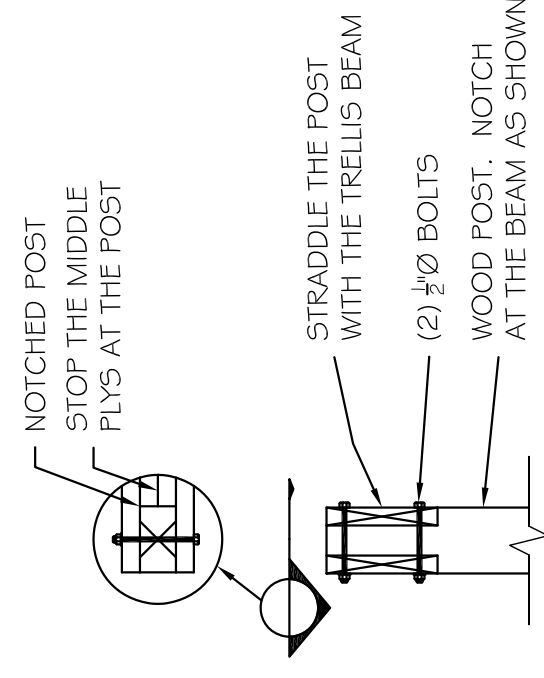
No.	Revision / Issue	Date
01	**	**

The Architect/Civil/Structural Engineer hereby certifies that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland, License No. 25427, Expiration Date: 7/17/20.



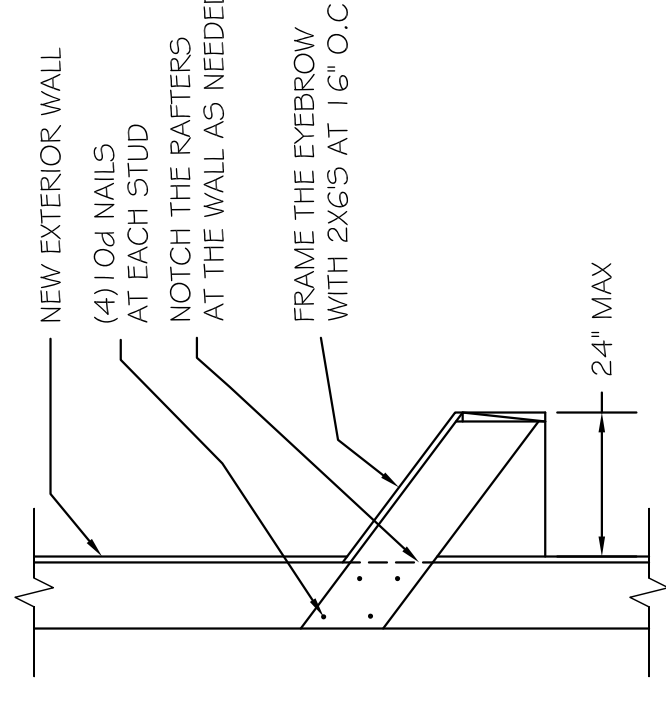
Typical Trellis Post to Beam Detail

Scale: NTS



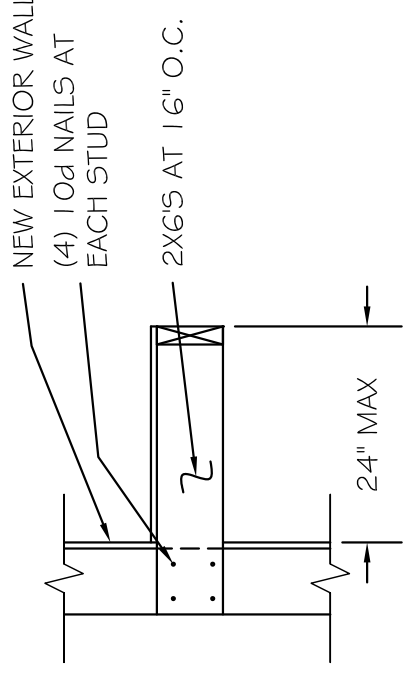
Typ. Wood 4x4 Post To Beam Detail

Scale: 3/8" = 1'-0"



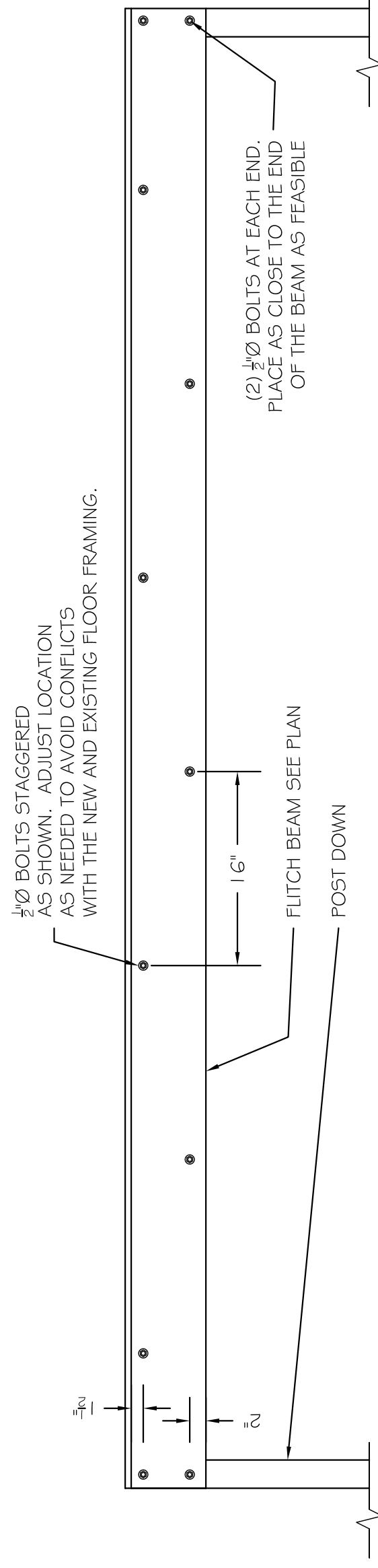
Typ. Rake Detail

Scale: NOT TO SCALE



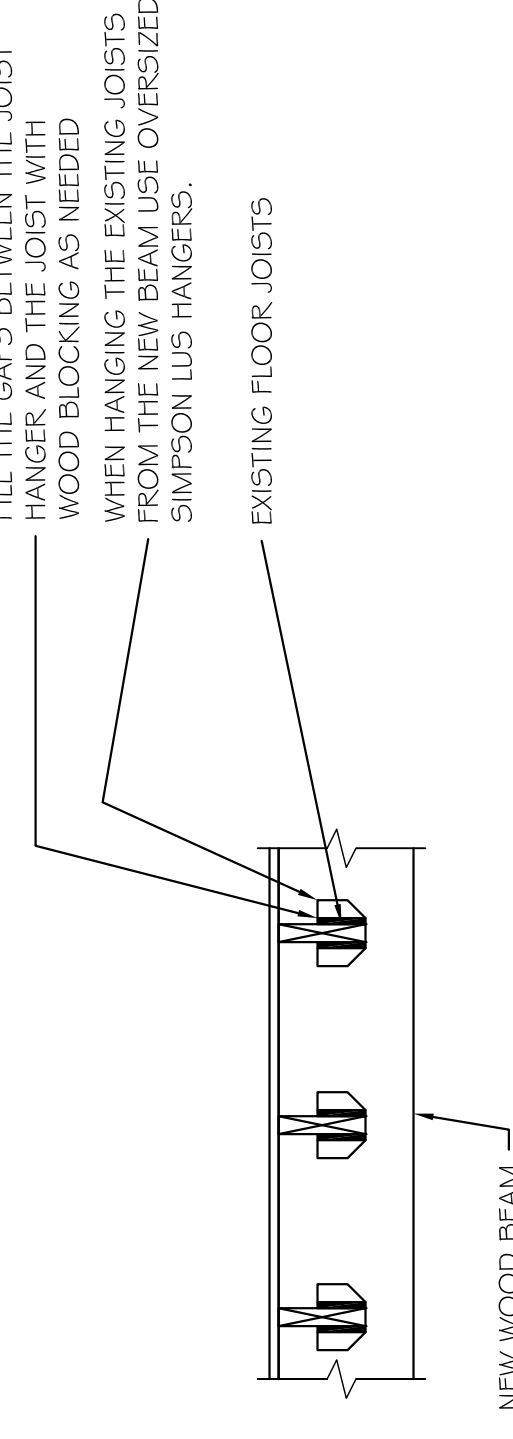
Typ. Eave Detail

Scale: NOT TO SCALE



Typical Fitchbeam Framing Elevation

Scale: NOT TO SCALE



Typical Ex. Joist to New Beam Detail

Scale: 3/8" = 1'-0"

The Perry/Mudd Residence
217 Park Ave
Takoma Park, MD

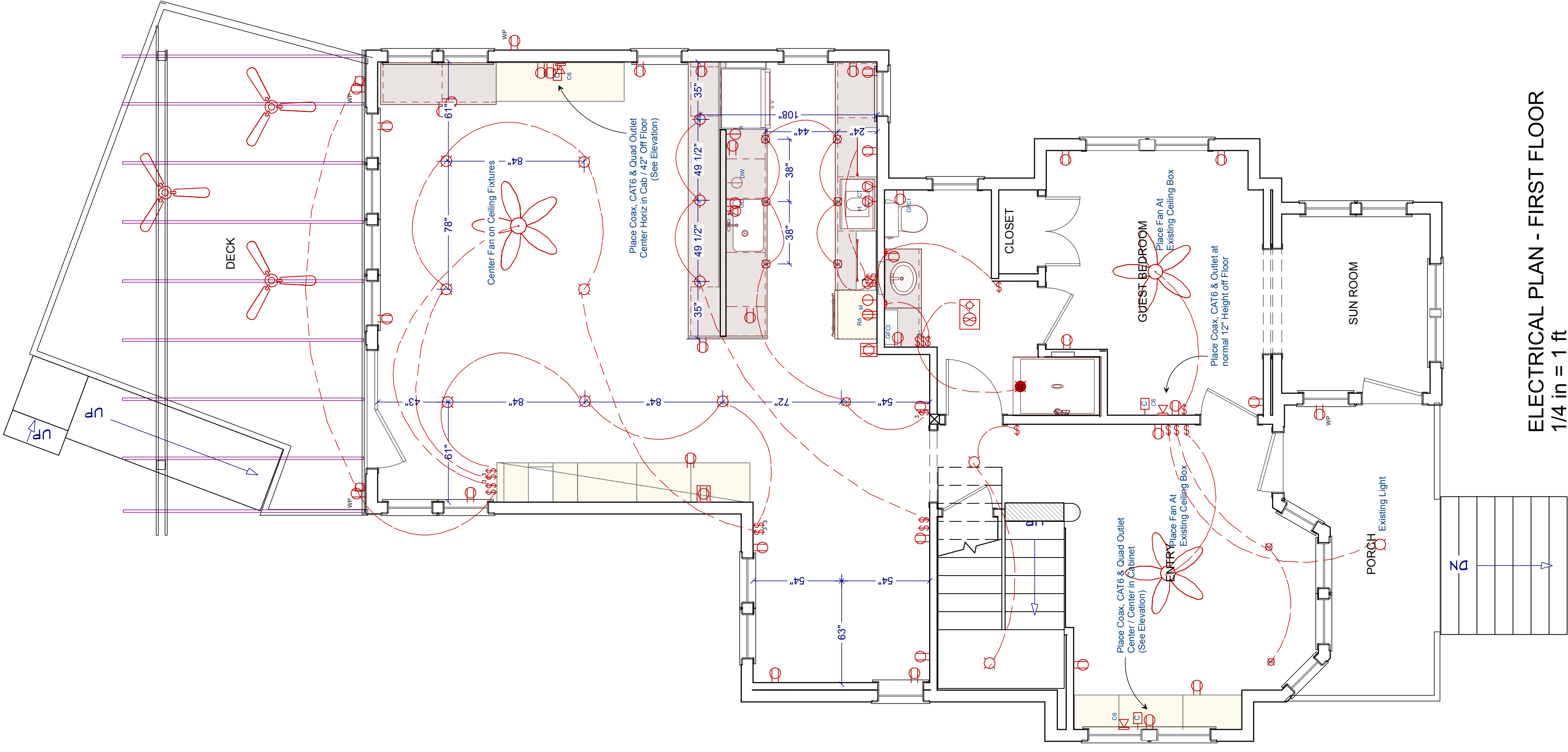
Structural Details

Drawn By: RAW

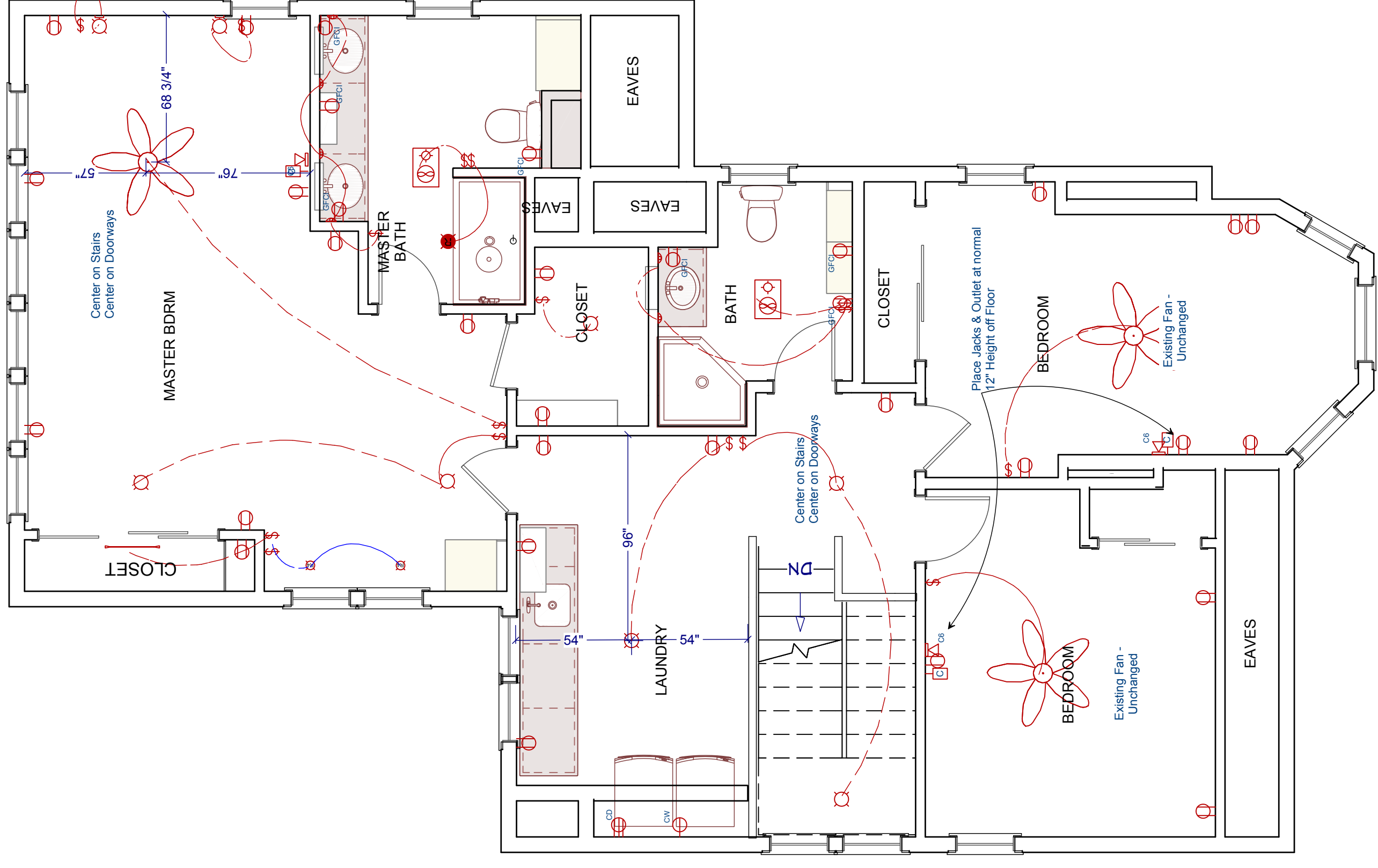
Date: 7-13-18

Scale: As Noted

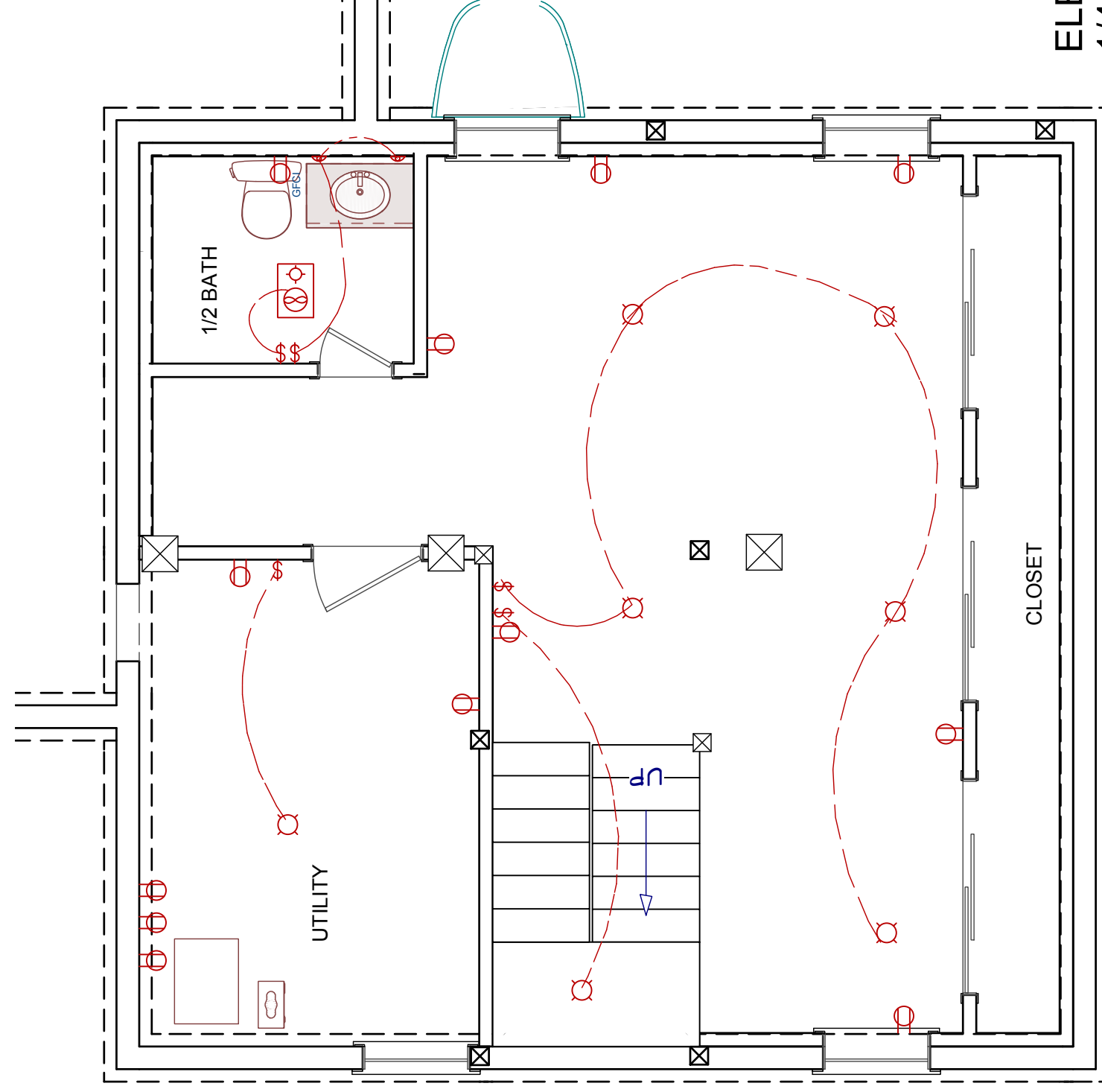
S201



ELECTRICAL PLAN - FIRST FLOOR
1/4 in = 1 ft



ELECTRICAL PLAN - 2ND FLOOR
1/4 in = 1 ft



ELECTRICAL PLAN - BASEMENT
1/4 in = 1 ft

NOTE: UPGRADE HOUSE TO COMPLY WITH CURRENT CODE REQUIREMENTS

Symbol	Description
	Ceiling Mounted Recessed Lighting
	Wall-Mounted Light
	Ceiling-Mounted Fixture
	Tube-Fluorescent Fixture
	110V Outlet
	Electrician to Supply GFCI, WP as appropriate
	Appliance Outlet
	Refer to notes on pages 1-3
	TV Jack
	Phone Jack
	Cable Jack
	Smoke Detector
	Carbon Monoxide Alarm

NOTE:

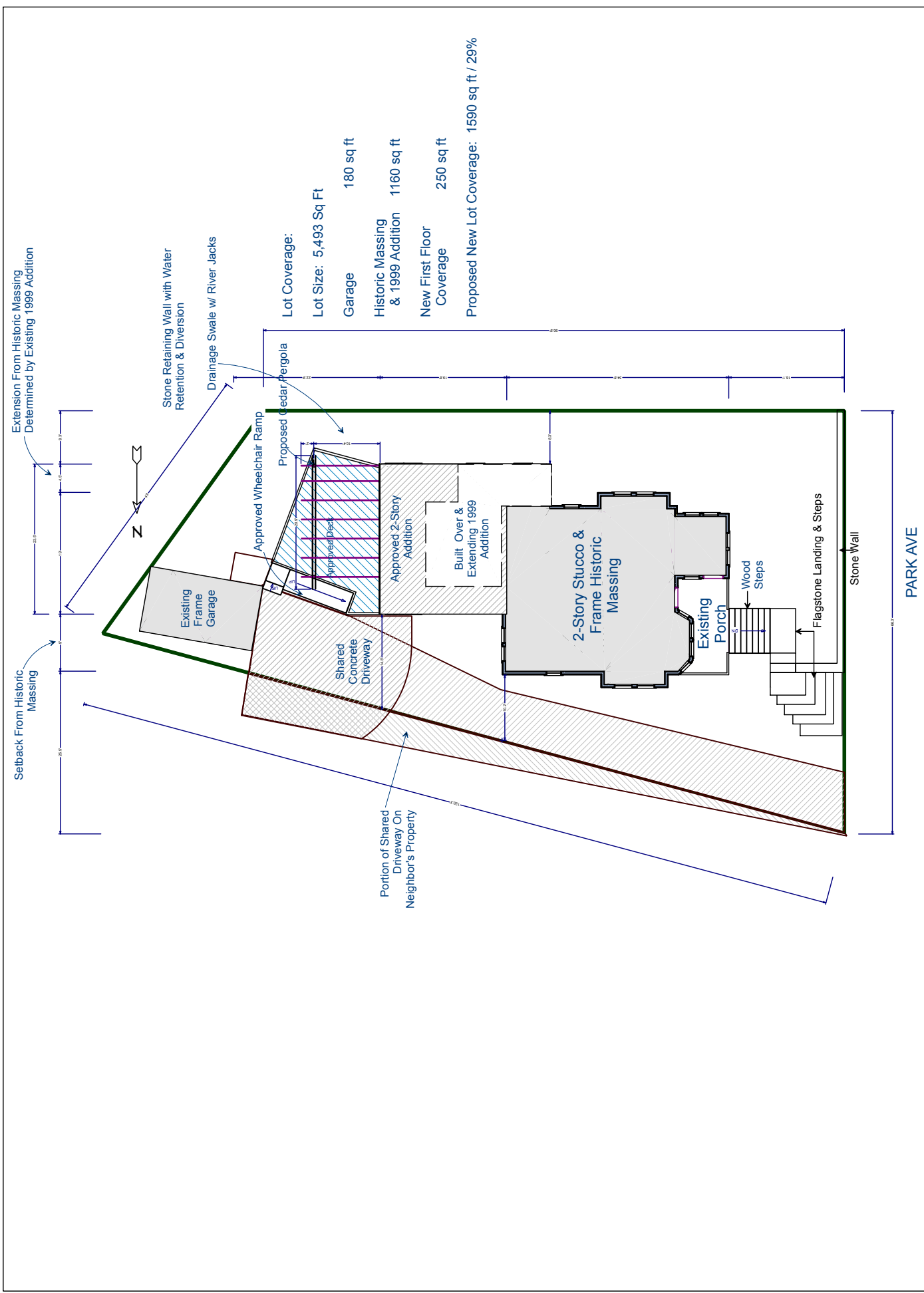
- Height of Outlets = 12" to center
- Height of Switches = 48" to center
- Recessed Fixtures to be Supplied by Electrician
- Decorator Fixtures to be Supplied by Designer
- Decora Switches - White
- Decora Outlets - White
- At least 10 of the outlets to be USB Outlets (to be identified later)

QTY	DESCRIPTION	ELECTRICAL SCHEDULE
1	SINGLE POLE	1
1	TRIPLEX (WEATHER PROOF)	1
1	GFCI	1
1	110V JAC	1
1	RECESSED DOWN LIGHT LINE VOLTAGE	1
1	110V JAC RECESSED	1
1	CEILING FAN AND LIGHT	1
1	CEILING FAN ONLY	1
1	BATH SOUNGE	1
1	EXTERIOR SOUNGE	1
1	SWING ARM WALL MOUNT LIGHTS	1
1	EXHAUST FAN WITH LIGHT	1
1	EXHAUST FAN ONLY	1
1	OUTDOOR CEILING FAN / REMOTE CONTROL	1
1	MOON VENT	1
1	GARAGE DISPOSAL	1
1	REFRIGERATOR	1
1	REFRIG RANGE	1
1	WASHER	1
1	CLOTHES WASHER	1
1	CABLE JACK	1
1	TV	1

Electrical Schedule

Appliance	Mfg	Model	Width	Depth	Cur Out Width	Cutout Depth or Height	Height	Power	Comment
Refrigerator	LG	LFX25973ST	35 3/4"	34 1/4"	34 1/4"	69 3/4"	69 3/4"	15 A / 120V	
Cooktop	Bosch	NGM5055UC	31"	21 1/4"	28 15/16"	19 1/8"	3 13/16"	15 A / 120V	
Microwave / Speed Oven	Bosch	HMC80252UC/01	29 3/4"	21 3/8"	28 1/2"	19 1/4"	19 5/8"	20 A / 240V	
Oven	Bosch	HBPL451RUC/02	29 3/4"	23 1/2"	28 1/2"	27"	29"	30 A / 240V	
Dishwasher	Bosch	SHPM78W55N	23 9/16"	23 3/4"	23 3/4"	33 7/8"	33 7/8"	15 A / 120V	
Hood	Bosch	HCP30E51UC	30"	19 1/16"	19 1/16"	24 9/16"	24 9/16"	15 A / 120V	300 CFM
Washer / Dryer	LG	LGWA9REW92	27" x 27"	30 1/4"	30 1/4"	39"	39"	15 A / 120V	Washer 15 A / 120 V Dryer 30A / 240V

APPLIANCE SCHEDULE



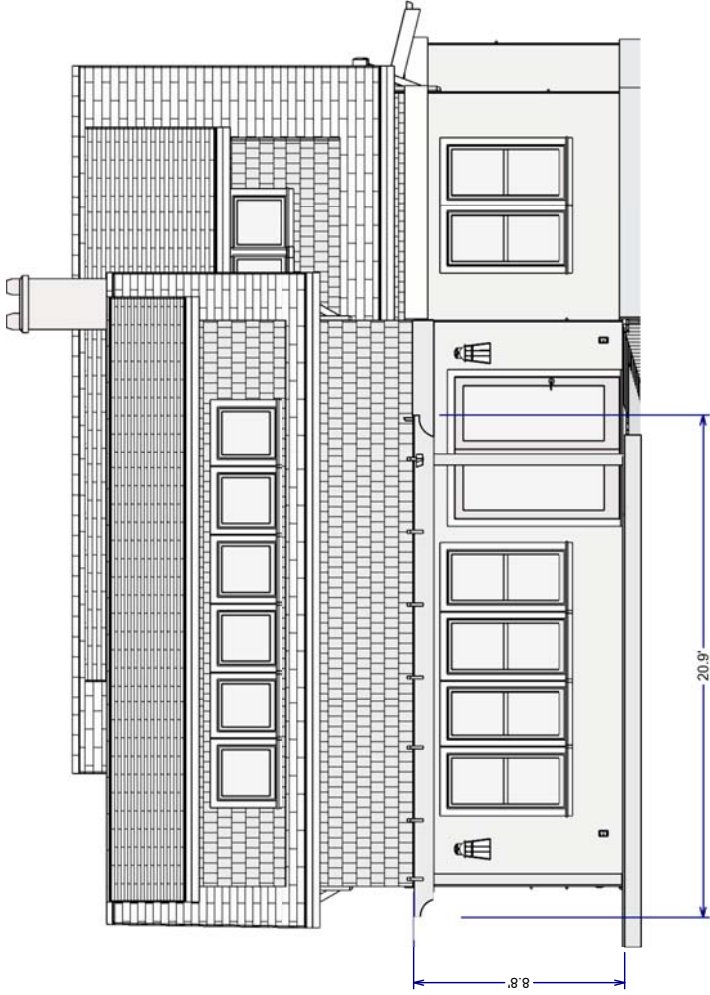
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BUILD
 www.BraitmanDesign.Com

Braitman Design Studio
 MHC License #125978
 120 Park Ave
 Takoma Park, MD 20912
 Phone: 301-891-3800

1 of 3
 07/25/18

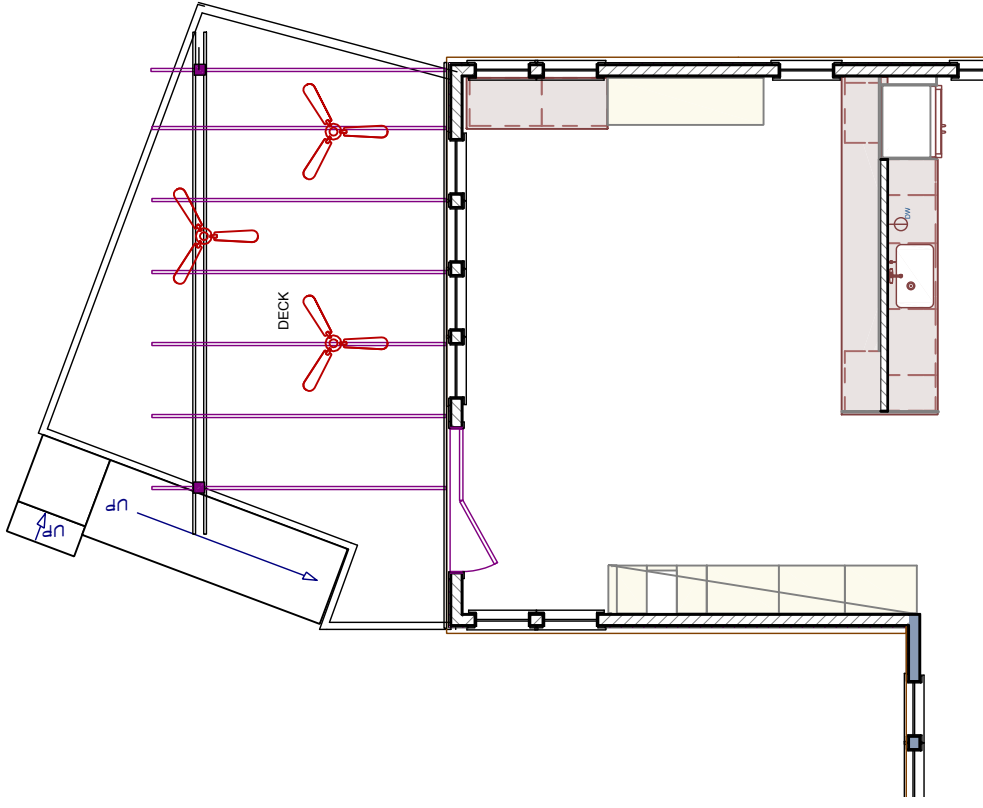
SITE PLAN - INCLUDING PERGOLA
 1 in = 20 ft

MUDD RESIDENCE
 217 Park Ave
 Takoma Park, MD 20912



Back Elevation w/ Pergola
1/8 in = 1 ft

Cedar Pergola
Attached to House with Ledger Board
Supported by Two Posts (shown)
Pergola Rafter spaced 36" on center



Plan View Showing Location of Exterior Ceiling Fans
1/8 in = 1 ft

MUDD RESIDENCE
217 Park Ave
Takoma Park, MD 20912

2 of 3
07/25/18

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120 Park Ave
Takoma Park, MD 20912
Phone: 301-891-3800



Ceiling Fan:

Minka Aire F589-ORB
Oil Rubbed Bronze
54" Wide
Wet Rated



Wall Sconces:

Hinkley Lighting 1804OZ
Height: 12.25"
Width: 8"
Extension: 9"
Finish: Oil Rubbed Bronze

MUDD RESIDENCE
217 Park Ave
Takoma Park, MD 20912

3 of 3
07/25/18

Braitman Design Studio
MHIC License #125978
120 Park Ave
Takoma Park, MD 20912
Phone: 301-891-3800