MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 W. Irving St., Chevy Chase	**Meeting Date:**	07/26/17
Resource:	Contributing Resource **Chevy Chase Village Historic District**	**Report Date:**	07/19/17
Applicant:	Franz & Alex Dreesgross	**Public Notice:**	07/12/17
Review:	HAWP	**Tax Credit:**	n/a
Case Number:	35/13-17V	**Staff:**	Dan Bruechert
Proposal:	Alterations to non-historic addition		

RECOMMENDATION
Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION
SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: c.1916-27

The subject property is a two-story, stone, Dutch Colonial house, with an asphalt-shingled gambrel roof, three bays wide, with a full-width covered porch. To the rear is a two-story, non-historic addition, with a rear gable roof, clad in Hardi siding, with an enclosed corner porch on both floors. The addition is approximately two-thirds of the width of the historic house and is not visible from the public right-of-way.

To the left rear on the lot there is a detached garage.

PROPOSAL
The applicant is proposing to alter the rear elevation and enclose the porch on the non-historic addition. Alterations involve enlarging window openings and introducing new ones, removing a non-historic chimney, installing Hardi panels to enclose the porch, and constructing a new rear deck. None of the work will be visible from the public right of way.

APPLICABLE GUIDELINES
When reviewing alterations and new construction within the Chevy Chase Village 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 Chevy Chase Village Historic District (*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.

Chevy Chase Village Historic District Guidelines
The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

"Lenient Scrutiny" means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

"**Moderate Scrutiny**" involves a higher standard of review than "lenient scrutiny." Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

"**Strict Scrutiny**" means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be "strict in theory but fatal in fact" i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- *Balconies* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Decks* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- *Doors* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Exterior trim* (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- *Garages and accessory buildings* which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to "major additions." Any proposed garage or accessory

building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to "major additions."
- *Lot coverage* should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.
- *Porches* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- *Siding* should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- *Tree removal* should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- *Windows* (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

- The *Guidelines* state five basic policies that should be adhered to, including:
  - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
  - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
  - Maintaining the variety of architectural styles and the tradition of architectural excellence.
  - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
  - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

STAFF DISCUSSION

The applicant is proposing to redesign the rear elevation of the non-historic addition and to enclose the existing screened-in porches in the non-historic addition. Additionally, the applicant is proposing to construct a rear deck and relocate some mechanical equipment. None of the proposed work will be visible from the public right-of-way. Staff supports approval of the proposed work.

Rear Elevation

On the rear elevation, the applicant is proposing to remove the non-historic brick chimney and install several new windows, install a small balcony, and install vertical Hardi siding. All of these proposed alterations are on a non-historic portion of the house on an elevation that is not visible from the public right-of-way and the review is subject to lenient scrutiny.

In evaluating the proposed changes under lenient scrutiny, Chevy Chase Village Histoirc District Guidelines state the focus of review should be on massing and scale and utilize a very liberal interpretation of historic preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility. In this instance, the scale and massing of the building are not being altered.

The proposal will remove the four hung window, two on each floor, and replace them with large casement windows in steel frames. The ground floor will have two fixed, full-height windows and a sliding glass door of equal dimensions. The second floor will have a pair of large casement windows, each approximately 4'6" (four feet, six inches) square. On the left side of the second floor the applicant is proposing to remove the existing window and install a full-lite glass door with a small projecting balcony. District Guidelines state that balconies should be subject to lenient review if they are not visible from the public-right-of-way. The proposed 3' (three foot) tall balcony is 4'6" (four feet, six inches) wide and projects 3' (three feet) from the wall plane. Staff believe these changes will not have a significant impact on the historic building or the surrounding district.

The rear elevation of the screened-in porch will be glazed with large fixed windows in aluminum frames with smooth Hardi panels at the edges. These changes will have a visual impact on the rear elevation of the building, but do not affect the massing and scale of the building and are to be reviewed under lenient scrutiny. Lastly, this proposal will remove the Hardi clapboard siding and replace it with vertical Hardi siding. The overall effect of these changes will create a contemporary appearance on the rear elevation.

The District Guidelines state that aluminum and vinyl windows should be discouraged. Staff interprets this guidance to be focused on the installation of hung sash windows either as replacement windows or in new construction. The aluminum frame windows proposed in this HAWP are appropriate within a contemporary architectural vocabulary and Staff feels that the proposal is keeping with the stated policy promoting architectural excellence.

While some may have reservations about the compatibility of this design with the historic portion of the house, Staff interprets the lenient scrutiny dictated by the District Guidelines as supporting this proposal. In fact, the District Guidelines state, as one of the five basic policies,

that alterations to the rear of the property should be subject to not just lenient scrutiny, but "*very* lenient scrutiny" [emphasis added]. Staff supports approval of this proposal.

Porch Enclosure
The applicant is proposing to enclose the small rear screened-in porches in the rear. The rear elevation of these porches is detailed above in the discussion of alterations to the rear elevation. The side elevation of the porches is currently a traditional design with wood balusters. The proposal calls for the removal of the screens and balusters and the installation of smooth Hardi panels on the first floor and laminated wood panels on the second floor with a single, small fixed aluminum framed window on each floor. This elevation is obscured by the historic house and is not at all visible from the public right-of-way. As such, District Guidelines state the proposed changes should be reviewed under lenient scrutiny.

The change proposed to the screened-in rear porches will not have any impact on the scale or massing of the building and will not impact the surrounding district. As this proposal does not affect the scale or massing of the building, Staff supports approval of the proposal to enclose the two rear screened-in porches.

Rear Deck
Lastly, the applicant is proposing to install a new deck at the rear of the property. Like this other work discussed in this Staff Report this portion of the proposal is to be reviewed under lenient scrutiny (decks that are not visible from the public right-of-way are to be reviewed under lenient scrutiny). The proposed deck will have an Azek floor and apron, but due to is low height, 21" (twenty-one inches), will not require a railing. The deck will be approximately 23' (twenty-three feet) long and 12' (twelve feet deep).

The construction of this deck will not impact any trees on the site as the trees in the rear of the property are all at the edge of the property line. The District Guidelines are concerned with the lot coverage in order to preserve the 'park-like setting' of the district. While the construction of the deck will cover more of the lot with built materials, the placement of the deck will not impact the setting of the district and, as it is only 21" (twenty-one inches) tall, it will not have a negative impact on the openness of the surrounding district.

Lastly, the installation of the deck will require the removal of two air handlers. The air handlers will be moved to the east elevation of the house at the rear corner. These mechanical elements will be moved as far to the rear as possible, adjacent to the non-historic addition, and will not have a significant impact on the historic house or the surrounding district.

STAFF RECOMMENDATIONS
Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present *3 permit sets* of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

ANDREW Fernebok Contact Email: fast-track22@verizon.net Contact Person: (410)274-7577
Daytime Phone No.:

Tax Account No.:

Name of Property Owner: FRANZ & ALEX DREESGROSS Daytime Phone No.:

Address: 15 [redacted] CHEVY CHASE W IRVING 20815
Street Number City Street Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: WEST IRVING STREET

Town/City: CHEVY CHASE Nearest Cross Street:

Lot: 09 Block: 33 Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☑ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☑ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 180,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

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

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

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

Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(6)

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   EXISTING STRUCTURE IS A SINGLE-FAMILY RESIDENCE. THE NEIGHBORHOOD IS CHEVY CHASE VILLAGE. THE EXISTING HOUSE CONTAINS THE ORIGINAL MASONRY PART WHICH FACES STREETSIDE, AS WELL AS AN ADDITION TOWARDS THE REAR WHICH WAS ADDED LATER.

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

   THE PROJECT PROPOSES NEW GLASS ON THE REAR OF THE HOUSE, AS WELL AS AN ENCLOSURE AROUND AN EXISTING SCREENED-IN PORCH. THE ORIGINAL MASONRY PART OF THE HOUSE IS NOT AFFECTED IN ANY WAY BY THE DESIGN.

2. **SITE PLAN**

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

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

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

   SEE DRAWINGS

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**

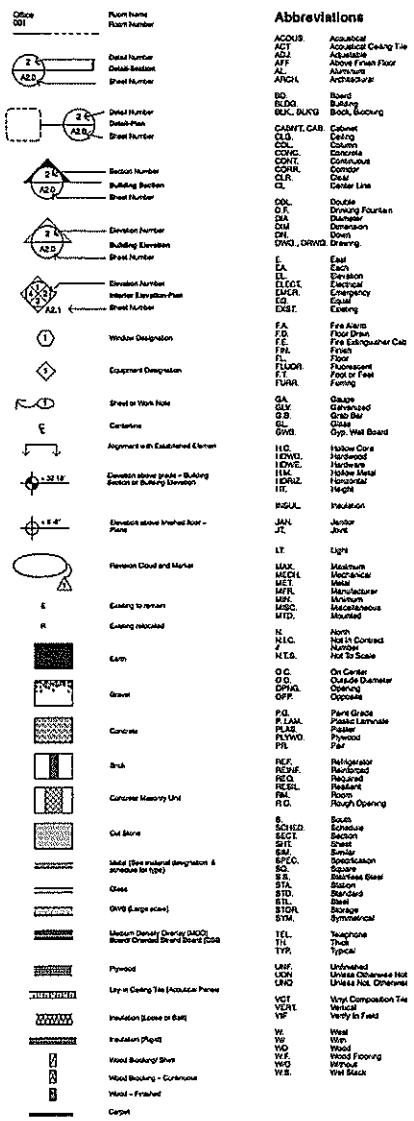
   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

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.

General Legend and Abbreviations



Abbreviations

ACOUS.	Acoustical
ACT	Acoustical Ceiling Tile
ADJ.	Adjustable
AFF	Above Finish Floor
AL.	Aluminum
ARCH.	Architectural
BD.	Board
BLDG	Building
BLK., BLKG	Block, Blocking
CABNT, CAB.	Cabinet
CLG.	Ceiling
COL.	Column
CONC.	Concrete
CONT.	Continuous
CORR.	Corridor
CLR.	Clear
CL	Center Line
DBL.	Double
D.F.	Drinking Fountain
DIA	Diameter
DIM	Dimension
DN.	Down
DWG., DRWG.	Drawing
E.	East
EA.	Each
EL.	Elevation
ELECT.	Electrical
EMER.	Emergency
EQ.	Equal
EXST.	Existing
F.A.	Fire Alarm
F.D.	Floor Drain
F.E.	Fire Extinguisher Cab
FIN.	Finish
FL.	Floor
FLUOR.	Fluorescent
F.T.	Foot or Feet
FURR.	Furring
GA.	Gauge
GLV	Galvanized
G.B.	Grab Bar
GL.	Glass
GYP.	Gyp. Wall Board
H.C.	Hollow Core
HDWD.	Hardwood
HDWE.	Hardware
H.M.	Hollow Metal
HORIZ.	Horizontal
HT.	Height
INSUL.	Insulation
JAN.	Janitor
JT.	Joint
LT.	Light
MAX.	Maximum
MECH.	Mechanical
MET.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
N.	North
N.I.C.	Not In Contract
#	Number
N.T.S.	Not To Scale
O.C.	On Center
O.D.	Outside Diameter
OPNG.	Opening
OPP.	Opposite
P.G.	Paint Grade
P. LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PR.	Pair
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RM.	Room
R.O.	Rough Opening
S.	South
SCHED.	Schedule
SECT.	Section
SHT.	Sheet
SIM.	Similar
SPEC.	Specification
SQ.	Square
S.S.	Stainless Steel
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
SYM.	Symmetrical
TEL.	Telephone
TH.	Thick
TYP.	Typical
UNF.	Unfinished
UON	Unless Otherwise Not
UNO	Unless Not Otherwise
VCT	Vinyl Composition Tile
VERT.	Vertical
VIF	Verify In Field
W.	West
W/	With
WD	Wood
W.F.	Wood Flooring
W/O	Without
W.S.	Wet Stack

General Notes

1. The Contract Documents are instruments of service and shall remain the property of the Architect whether the project for which they are prepared is executed or not. The Contract Documents are not to be used for other projects or extensions to the project not are they to be modified in any manner whatsoever except by agreement in writing and with appropriate compensation to the Architect.
2. The Contract Documents shall not be reproduced, re-used, displayed or published without express written consent of Architect, and if approval is given, credit must be given to Architect in visual format in relation to reproduced drawing or image.
3. Do not scale drawings, dimensions govern. Verify dimensions with field conditions. If discrepancies are discovered between field conditions and drawings or between drawings, contact Architect for resolution before proceeding.
4. Horizontal dimensions indicated are to / from finished face of construction, except as noted.
5. Vertical dimensions are from top of floor slab except where noted to be from above finished floor (AFF) as measured from the high point of the slab.
6. Contractor to notify Architect when deviation is greater than allowed in Note 5.
7. *Floor Tolerance* - General Contractor to immediately verify slope and report any deviation over a _ inch slope in 10 feet to the Architect prior to commencing work. Any leveling required greater than _ inch slope in 10 feet shall be the responsibility of the General Contractor.
8. Dimensions are not adjustable without approval of Architect, unless noted with a "+" sign.
9. Cut and fit components for abutment of existing work and installation of new work. Patch disturbed areas to match adjacent materials and finishes.
10. Where occurs, patch and repair all fireproofing damaged or removed during performance of the work. Fireproof new penetrations required by the work.
11. Make all necessary provisions for items as indicated on the drawings to be furnished or installed by Owner. Provide protection for these provisions until completion of the project. General Contractor to coordinate provisions for IRC items with appropriate trades.
12. General Contractor shall be responsible for checking Contract Documents, field conditions and dimensions for accuracy and confirming that work can be built as shown before proceeding with construction. Clarifications regarding any conflicts shall be received prior to related work being installed.
13. General Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing and sprinkler equipment to include all piping, duct work, structural members and conduit) and that all required clearances for installation and maintenance of above equipment are provided. Elements in conflict shall be determined and reviewed with Architect prior to construction proceeding.
14. General Contractor to follow manufacturer's recommended specifications, installation instructions, shop drawings and samples for review and approval of all materials, methods, and trades to be used prior to ordering or proceeding with the work.
15. General Contractor to follow manufacturer's recommended specification and installation procedures. If these are contrary to the Contract Documents, General Contractor shall notify Architect in writing immediately, to resolve discrepancies prior to proceeding.
16. The A201 AIA "General Conditions of the Contract for Construction", published by the American Institute of Architects, hereinafter referred to as the "General Conditions," is hereby made part of the Contract Documents, the same as if bound herein.
17. The Contract Documents consist of the following:
    - A Owner-General Contractor Agreement
    - B General Conditions
    - C Drawings as listed in Agreement
    - D Addenda
    - E Modifications
18. All construction shall conform to the latest adopted version of the MID Building Code and (including supplements and addenda hereto) and applicable ordinances and regulations.
19. In the event of conflict between data shown on drawings and data shown in the specifications, the specifications shall govern. Detail drawings take precedence over drawings of larger scope. Should the General Contractor at any time discover an error in a drawing or specification, or a discrepancy or variation between dimensions or drawings and measurements at the site, or lack of dimensions or other information, he shall request clarification immediately, and he shall not proceed with the work affected until clarification has been made.
20. Only new items or reuse manufacture, standard quality, and free from defects, will be permitted on the work. Rejected items shall be removed immediately from the work and replaced with items of the quality specified. Failure to remove rejected material and equipment shall not relieve the General Contractor from the responsibility for quality and character of items used, nor from any other obligation imposed on him by the Contract.
21. The finished work shall be firm, well anchored, in true alignment, plumb, level, with smooth, even uniform appearance, without waves, distortion, holes, marks, cracks, stains or discoloration. Jointing shall be close fitting, neat and well worked. The finish work shall have no exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for material expansions, contractions, and shrinkage as necessary to prevent cracks, buckling and warping due to temperature and humidity conditions.
22. Attachments, connections, or fastening of any nature are to be properly and permanently secured in conformance with best practice and the General Contractor is responsible for improving them accordingly.
23. The General Contractor is responsible for verifying the dimensions and elevations at the site. The General Contractor shall coordinate the layout and exact location of all panelbone, doors, electrical/telephone outlets, light switches and thermostats with the Architect and Owner in the field before proceeding with construction.
24. The General Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. No allowance of any kind will be made for the General Contractor's negligence to foresee means of installing equipment into position inside structures.
25. No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable in consequence of Owner's or Architect's failure to discover or to point out defects or deficiencies during construction, nor will presence of inspectors on site relieve General Contractor from responsibility for securing quality and progress of work as required by Contract. Defective work revealed within required time guarantees, as specified in the Contract for Construction, shall be replaced by work conforming with Intent of Contract. No payment whether partial or final, shall be construed as an acceptance of defective work or improper materials.
26. Materials and workmanship specified by reference to a general specification such as manufacturer's standards, commercial standards, federal specifications, trade association standard, or other similar standards, shall comply with requirements in the latest edition or revision thereof, and with any amendment or supplement thereto in effect on date or origin of this project's Contract Documents. Such standard, except as modified herein, shall have full force and effect as though printed in Contract Documents.
27. General Contractor shall waive "Common Practice" and "Common Usage" as construction actions wherever details and Contract Documents or governing codes, ordinances, etc require greater quantity or better quality than common practice or common usage would require.
28. General Contractor shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable or have a long lead time, General Contractor shall notify Architect immediately.
29. If at any time before commencement of work, or during progress thereof General Contractor's methods, equipment or appliances are inefficient or inappropriate for securing quality of work, or rate of progress intended by Contract Documents, Owners may order General Contractor to improve their quality or increase their efficiency. The will not relieve General Contractor or his sureties from their obligations to secure quality of work and rate of progress specified in Contract.
30. All submittals must be approved by Architect.
31. Architect, acting as the Owner's designated agent for design of this project, will exercise sole authority for determining conformance of materials, equipment and systems with the intent of the design. Review and acceptance of all items proposed by General Contractor for incorporation into the work will be by the Architect and/or Owner. This function of the Architect will apply both to Contract as initially signed and to the changes to Contract by modification during progress of work.
32. Only where indicated "equal to" or "substitutions" for specified materials, or for long lead time consideration shall substitutions be considered by Architect for acceptance. References to makes, brands, models, etc. are to establish type and quality desired, substitution of acceptable equals will not be permitted unless specifically noted otherwise, and when acceptable procedures for requesting substitutions are followed.
33. Exercise extreme care and precaution during construction of work, and schedule work, to minimize disturbance to adjacent spaces and or structures and their occupants, property, public thoroughfares, etc. General Contractor shall take precautions and be responsible for the safety of all building occupants from construction procedures. The General Contractor shall be responsible for any overtime costs incurred thereby.
34. Changes to Contract Documents: any revision to the Contract Documents requested by Owner/Architect, required or otherwise implied which will affect the project cost and duration must be submitted in writing to the Architect for written approval prior to proceeding with the work. This includes but is not limited to field actions, changes required to address field discrepancies, changes as required by inspectors, etc. Said change orders must be submitted to the Architect with a clear indication of the impact on project duration and cost where occurs. Any cost or schedule impact incurred for work already performed by the General Contractor without written authorization form the Architect may or may not be accepted and compensated for at the sole discretion of the Owner and the Architect.
35. It is the General Contractor's responsibility to execute the work in strict accordance with these Contract Documents. Should the Architect or Engineer be required to perform any additional services (including but not limited to: additional site visits, additional drawings or details, additional shop drawings/submittal reviews above 2 iterations) due to poor and/or improper execution of the Contract Documents on the part of the General Contractor, all fees and reasonable expenses for such additional services shall be borne and paid for by the General Contractor.
36. All products purchased for the project by Owner or Architect, including but not limited to light fixtures, appliances, plumbing fixtures, equipment or accessories, shall be inspected by General Contractor for any damage or defects upon arrival at the site. If defects or damage are found, the Owner or Architect must be notified immediately. All original packaging, including boxes, packing material, instructions, labels, etc. for these products must be retained on site by the General Contractor until installation is approved by the Architect. If the original packaging is not retained, the General Contractor will be responsible for the cost of replacing these fixtures or accessories, should that become necessary for any reason. If there are any questions or issues that arise regarding installation of these fixtures or accessories, the Architect should be notified immediately, prior to installation.

Project Information

Address:	15 West Irving St. Chevy Chase, MD 20815
Jurisdiction/ Governing Code:	International Residential Code 2012 Montgomery County Building Code All Governing Addenda and Supplement
Parcel:	N/A
Lot:	09
Block:	33
Building Gross Area (All Floors):	3,920 (0 new)
Description of Building:	Single Family Residence Renovation
Building Sprinkler System:	Non-Sprinklered
Zone:	R-60
	AREA OF ALTERATION 1ST FLOOR: 750 SQFT AREA OF ALTERATION 2ND FLOOR: 100 SQFT TOTAL AREA OF ALTERATION: 850 SQFT

Directory

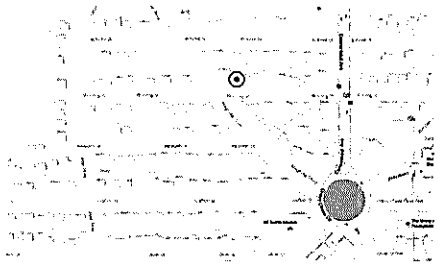
BUILDING OWNER:
Alexandra Drees-Gross
15 West Irving St.
Chevy Chase, MD 20815

ARCHITECT:
KUBE architecture PC
1700 Connecticut Ave NW
Suite 301
Washington, DC 20009
T 202.986.0573
Contact:
Rich Locste-Ortega

Structural Engineer
Jon Zhang
J Z Structural Consulting Inc
43130 Amberwood Plaza
Ste 235
Chantilly, VA 20152

Drawing Index

Location Map



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1700 Connecticut Ave. NW
Suite 301
Washington DC 20009
202.986.0573

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Checked By: PL

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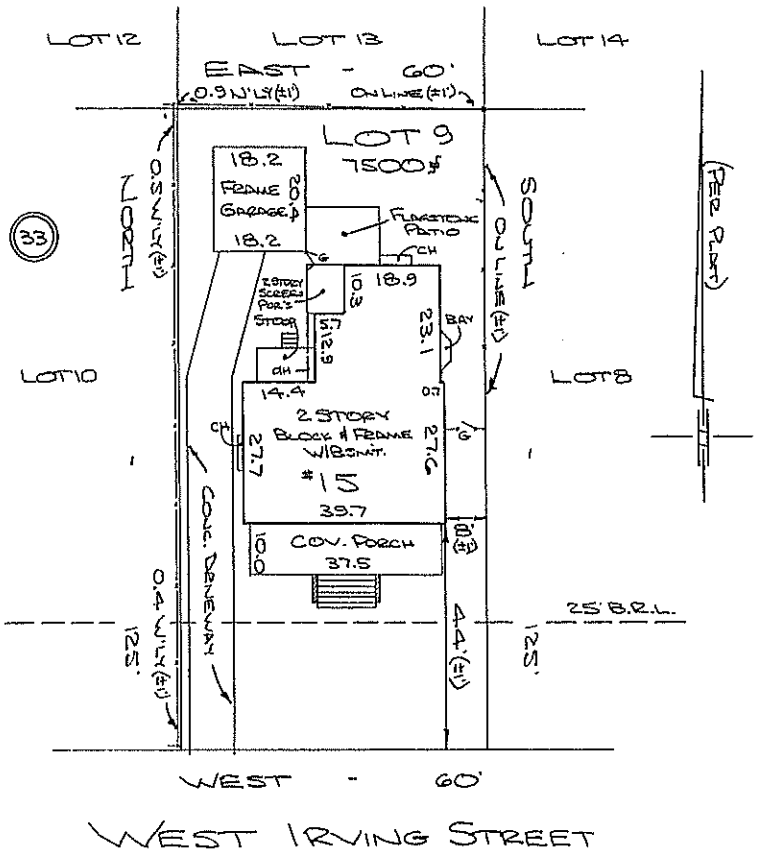
Alex's Kitchen
15 West Irving St.
Chevy Chase, MD 20815

A-101
Project Information

8



1 Site Plan
SCALE: 1/8" = 1'-0"

General Construction Notes

1. All areas that are scheduled originally or currently with gypsum board should be paint ready.

2. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.

3. GC to notify Architect of date for partition layout. Layout to be approved by Architect before beginning construction. Two working day notice required. All Drywall ceiling must be included in layout (on floor) using different color than partition chalkline.

4. All partitions joints shall be spackled, taped and sanded smooth with no visible joints.

5. All exterior corners of gypsum board shall have metal corner beads (screwed type) UNO.

6. All dimensions are shown from finish face of construction, UNO.

7. Dimensions indicated to be "clear" or "clr" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction.

8. Any dimensions noted "verify" or "VFY must be reviewed with the Architect before beginning construction.

9. Provide bracing to the deck above at all door jambs.

10. Provide additional studs as required to achieve outlet groupings. Coordinate with engineering drawings.

11. At all rated locations, GC to install fire retardant or non combustible in wall blocking as required. See interior elevations for extent of millwork.

12. Do not scale from this plan. Contact Architect should you require dimensional information.

13. At locations of GWB ceilings and bulkheads (see RCP) GC to refer to light fixtures cutsheets and specifications to insure proper size rough cuts is created for proper installation of light fixture housing, frame in kits, trims, etc.

Plan Legend

Fill indicates existing wall to remain.

Fill indicates new wall construction.

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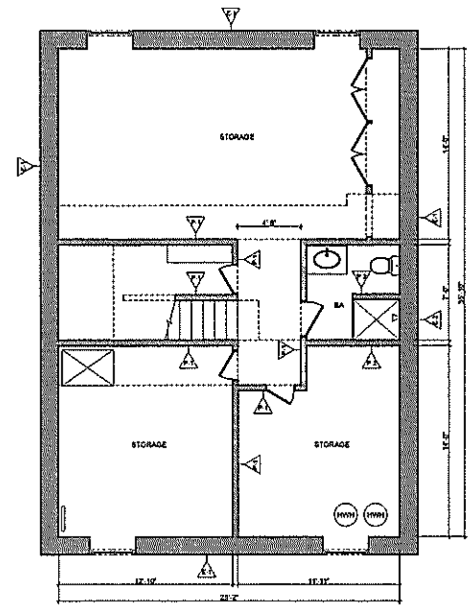
Alex's Kitchen
15 West Irving St.
Chevy Chase, MD 20815

A-201
Site Plan



BASEMENT NOT IN SCOPE

(1) Existing: Basement Floor Plan
SCALE: 1/4" = 1'-0"

General Construction Notes

1. All areas that are scheduled originally or currently with gypsum board should be paint ready.

2. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.

3. GC to notify Architect of date for partition layout. Layout to be approved by Architect before beginning construction. Two working day notice required. All GWB ceiling must be included in layout (on floor) using different color than partition chalkline.

4. All partitions joints shall be spackled, taped and sanded smooth with no visible joints.

5. All exterior corners of gypsum board shall have metal corner beads (screwed type) UNO.

6. All dimensions are shown from finish face of construction, UNO

7. Dimensions indicated to be "clear" or "clr" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction.

8. Any dimensions noted "verify" or "VIF" must be reviewed with the Architect before beginning construction.

9. Provide bracing to the deck above at all door jambs.

10. Provide additional studs as required to achieve outlet groupings. Coordinate with engineering drawings.

11. At all millwork locations, GC to install fire retardant or non combustible in wall blocking as required. See interior elevations for extent of millwork.

12. Do not scale from this plan. Contact Architect should you require dimensional information.

13. At locations of GWB ceilings and bulkheads (see RCP) GC to refer to light fixtures cutsheets and specifications to insure proper size rough cuts is created for proper installation of light fixture housing, frame in kits, trims, etc.

Plan Legend

Fill indicates existing wall to remain.

Fill indicates new wall construction.

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Alex's Kitchen
15 West Irving St.
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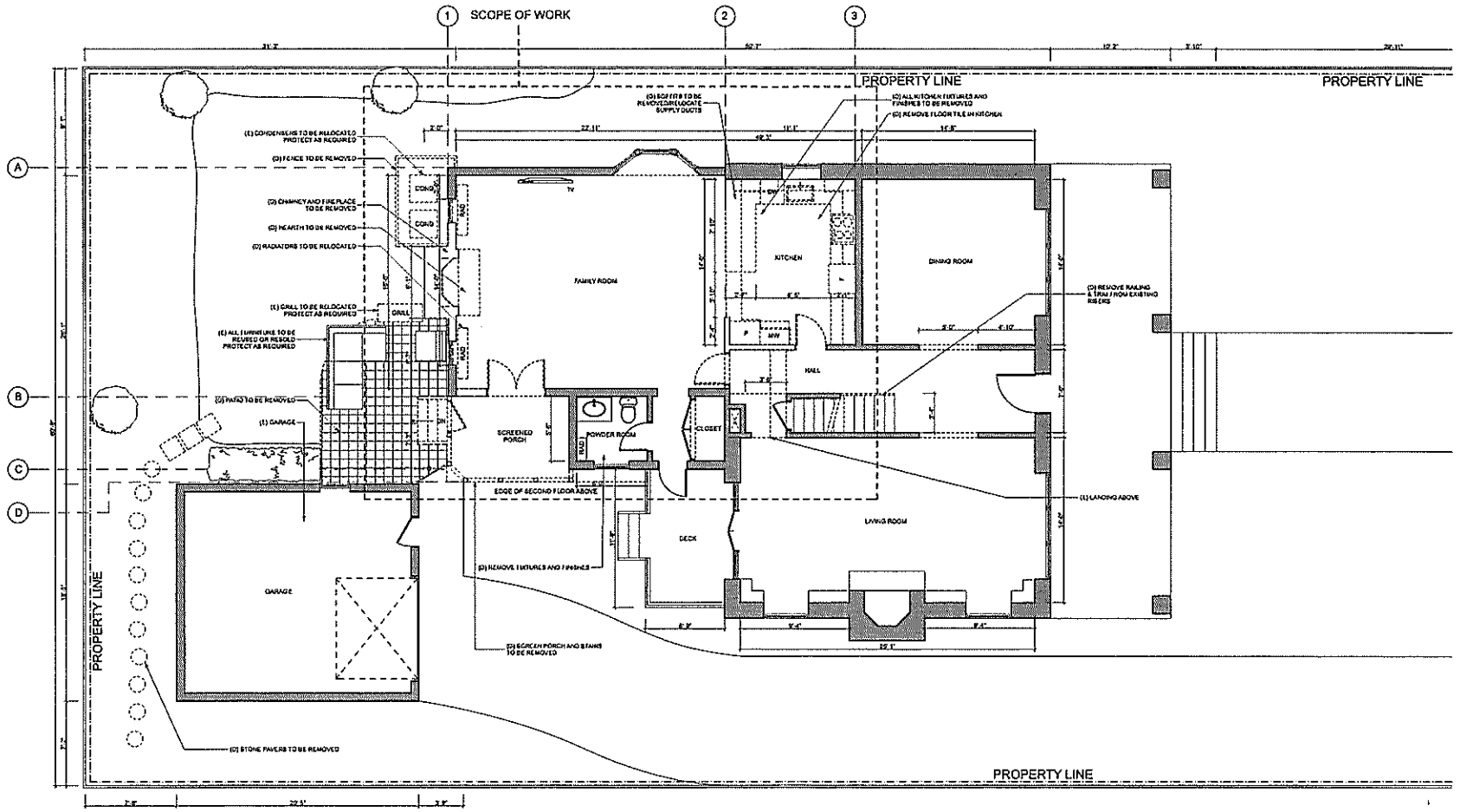
A-301
Existing: Basement Plan



1 Demolition: First Floor Plan

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

General Construction Notes

1. All areas that are scheduled originally or currently with gypsum board should be paint ready.
2. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.
3. GC to notify Architect of date for partition layout. Layout to be approved by Architect before beginning construction. Two working day notice required. All GWB ceiling must be included in layout (on floor) using different color than partition chalkline.
4. All partitions joints shall be spackled, taped and sanded smooth with no visible joints.
5. All exterior corners of gypsum board shall have metal corner beads (screwed type) U.N.O.
6. All dimensions are shown face finish face of construction, U.N.O.
7. Dimensions indicated to be "clear" or "clr" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction.
8. Any dimensions noted "verify" or "V.I." must be reviewed with the Architect before beginning construction.
9. Provide bracing to the deck stairs at all door jambs.
10. Provide additional studs as required to achieve outlet groupings. Coordinate with engineering drawings.
11. At all millwork locations, GC to install fire retardant or non combustible in wall blocking as required. See interior elevations for extent of millwork.
12. Do not scale from this plan. Contact Architect should you require dimensional information.
13. At locations of GWB ceilings and bulkheads (see RCP) GC to refer to light fixtures cutsheets and specifications to insure proper size rough cuts is created for proper installation of light fixture housing, frame in kits, trims, etc.

Plan Legend

Fill indicates existing wall to remain.

Fill indicates new wall construction.

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Alex's Kitchen
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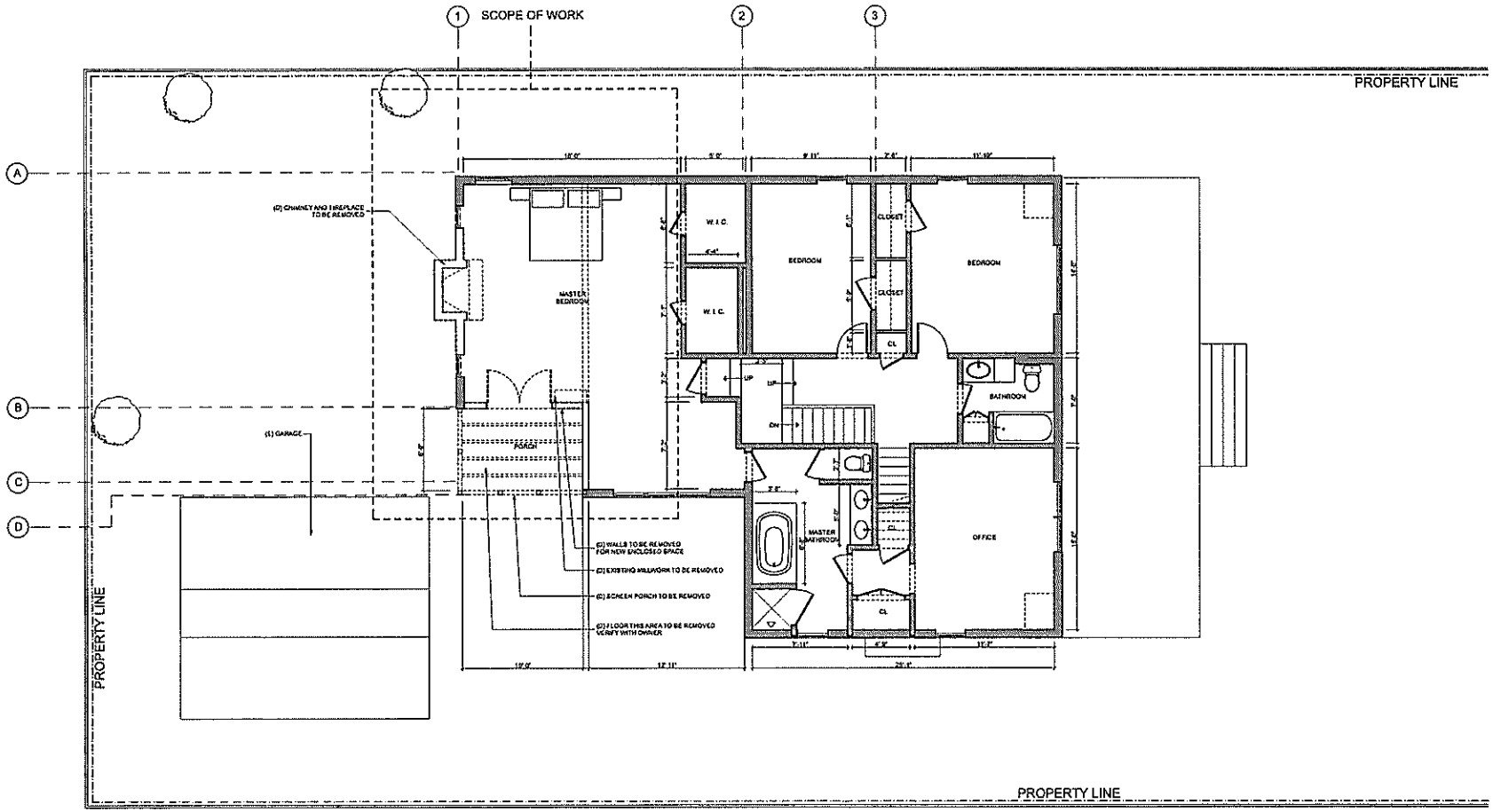
Chevy Chase, MD 20815

A-302

Demolition: First Floor Plan



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

General Demolition Notes

1. The Contractor shall survey the existing premises prior to submission of bid and report to Owner/Architect any pertinent field conditions that may affect the Contractor's means and methods to perform the work per these Contract Documents.

2. The Contractor shall contact the Building Owner and obtain the Landlord's Building Rules and Regulations. The Contractor's bid and subsequent performance shall be in full compliance with these rules and regulations without exception.

3. All electrical mechanical and life safety devices are to be protected during the construction of this project. Refer to the MEP drawings for the extent of demolition or relocation of existing building systems.

4. Building perimeter window elements within scope of work area (curtain wall, sill, mullions, etc.) shall be protected during the construction of the work.

5. No mechanical fasteners are permitted through any of the curtain wall elements including mullions and sills.

6. UNO, all existing wood flooring, door ties and wall base to be removed. Sub floor to be patched and prepared to receive scheduled flooring.

7. All GWB partitions within Scope of Work area should be taped, spackled, cleaned and prepared for proposed construction and to receive scheduled finishes.

8. Protect and reinstall all diffusers and special HVAC devices to be reused as indicated on M/EP Plan.

9. All window treatments (blinds) are by Landlord. Protect during construction. GC to survey panels as prior to mobilization and identify and report to Architect/Owner any damaged window treatments.

Demolition Plan Legend

- Fill indicates existing wall to remain
- Dashed line indicates existing wall to be demolished

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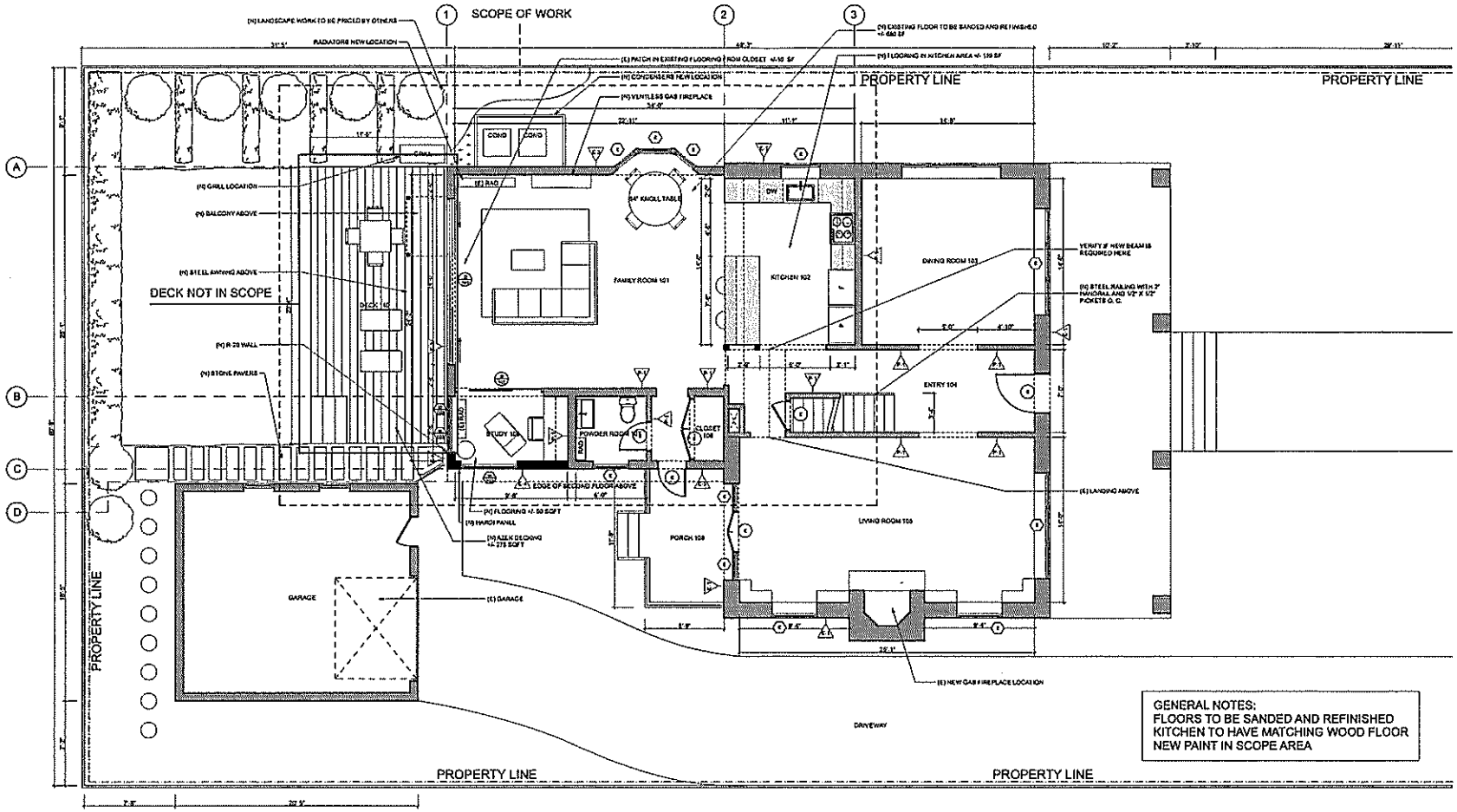
A-303
Demolition: Second Floor Plan

(21)



1 New Construction: First Floor

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

General Construction Notes

1. All areas that are scheduled originally or currently with gypsum board should be paint ready.

2. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.

3. GC to notify Architect of date for partition layout. Layout to be approved by Architect before beginning construction. Two working day notice required. All GWB ceiling must be included in layout (on floor) using different color than partition chalkline.

4. All partitions joints shall be specified, taped and sanded smooth with no visible joints.

5. All exterior corners of gypsum board shall have metal corner beads (screwed type) U.N.O.

6. All dimensions are shown from finish face of construction, U.N.O.

7. Dimensions indicated to be "clear" or "cl" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction.

8. Any dimensions noted "verify" or "V.F." must be reviewed with the Architect before beginning construction.

9. Provide bracing to the deck above at all door jambs.

10. Provide additional studs as required to achieve outlet groupings. Coordinate with engineering drawings.

11. At all millwork locations, GC to install fire retardant or non combustible in wall blocking as required. See interior elevations for extent of millwork.

12. Do not scale from this plan. Contact Architect should you require dimensional information.

13. At locations of GWB ceilings and bulkheads (see RCP) GC to refer to light fixtures cutsheets and specifications to insure proper size rough cuts is created for proper installation of light fixture housing, frame in kits, trims, etc.

Plan Legend

Fill indicates existing wall to remain.

Fill indicates new wall construction.

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Suite 301
Washington DC 20009
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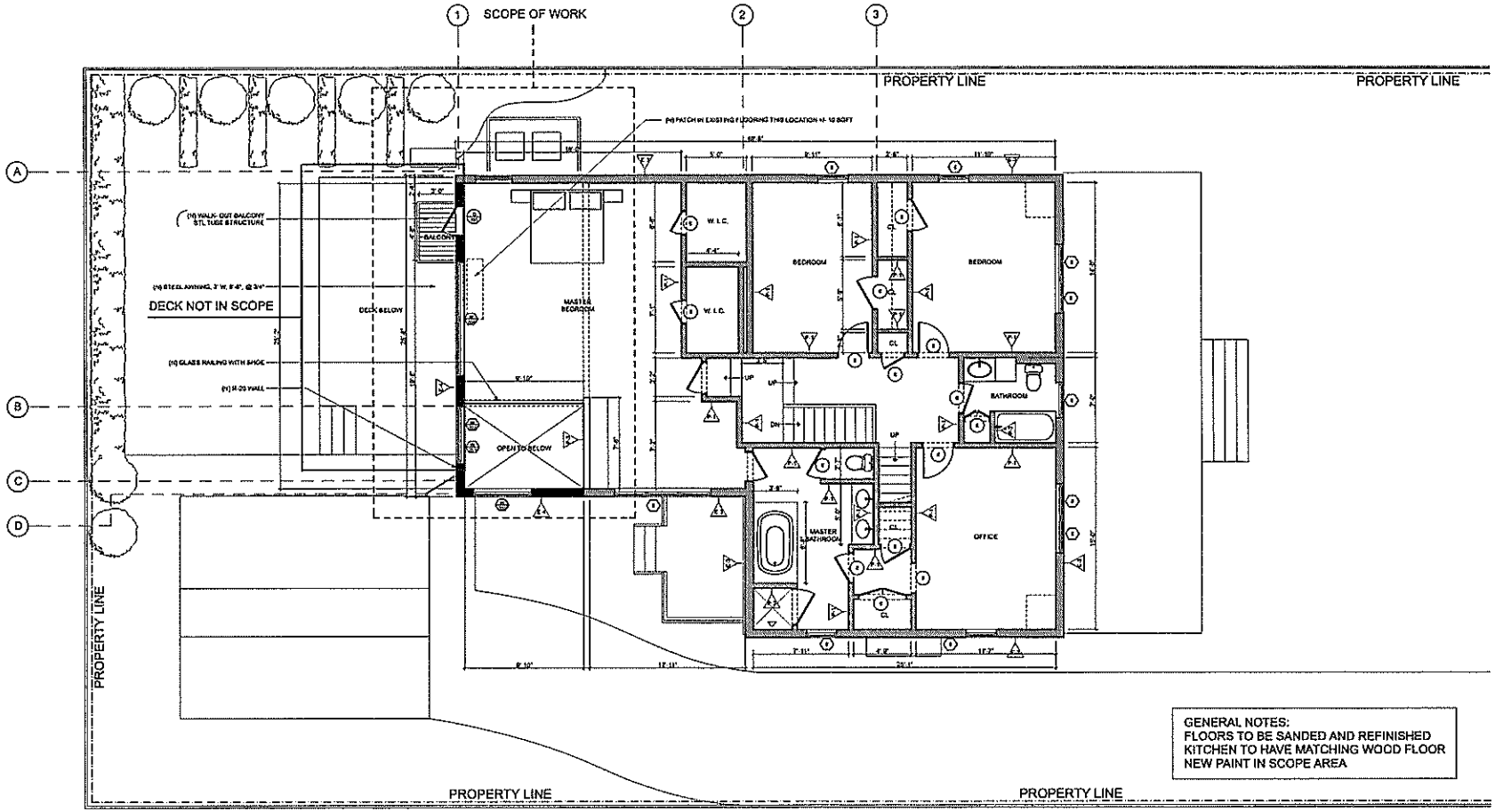
Alex's Kitchen
15 West Irving St.
Chevy Chase, MD 20815

A-304

New Construction: First Floor Plan



1 New Construction: Second Floor Plan

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

General Construction Notes

1. All areas that are scheduled originally or currently with gypsum board should be paint ready.
2. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.
3. GC to notify Architect of date for partition layout. Layout to be approved by Architect before beginning construction. Two working day notice required. At GWB ceiling must be included in layout (on floor) using different color than partition chalkline.
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7. Dimensions indicated to be "clear" or "CL" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction.
8. Any dimensions noted "verify" or "V.I.F." must be reviewed with the Architect before beginning construction.
9. Provide bracing to the deck above at all door jambs.
10. Provide additional studs as required to achieve outlet groupings. Coordinate with engineering drawings.
11. At all millwork locations, GC to install fire retardant or non combustible in wall backing as required. See interior elevations for extent of fillwork.
12. Do not scale from this plan. Contact Architect should you require dimensional information.
13. All locations of GWB ceilings and bulkheads (see RCP) GC to refer to light fixture cutsheets and specifications to insure proper pipe rough cuts is created for proper installation of light fixture housing, these in Jots, Imcc, etc.

Plan Legend

Fill indicates existing wall to remain.

Fill indicates new wall construction.

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Suite 301
Washington DC 20009
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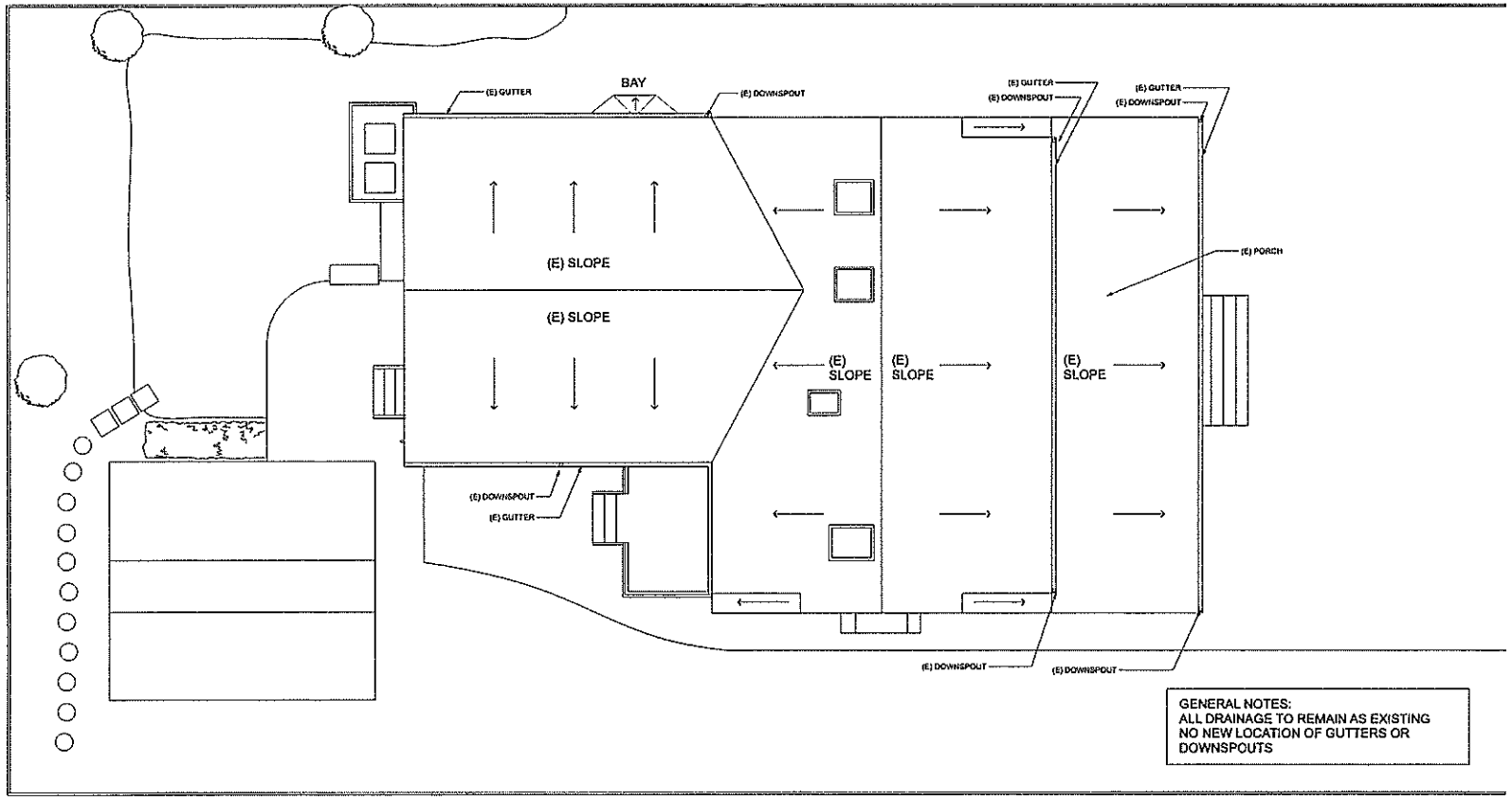
Alex's Kitchen
15 West Irving St.
Chevy Chase, MD 20815

A-305

New Construction: Second Floor Plan

(61)



1 Existing: Roof Drainage Plan

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

General Construction Notes

1. All areas that are scheduled originally or currently with gypsum board should be paint ready.

2. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.

3. GC to notify Architect of date for partition layout. Layout to be approved by Architect before beginning construction. Two working day notice required. All GWB ceiling must be included in layout (on floor) using different color than partition chalkline.

4. All partitions joins shall be specified, taped and sanded smooth with no visible joins.

5. All exterior corners of gypsum board shall have metal corner beads (screwed type) U.N.O.

6. All dimensions are shown from finish face of construction, U.N.O.

7. Dimensions indicated to be "clear" or "in" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction.

8. Any dimensions noted "verify" or "VIF" must be reviewed with the Architect before beginning construction.

9. Provide bracing in the deck above at all door jambs.

10. Provide additional studs as required to achieve outlet groupings. Coordinate with engineering drawings.

11. At all millwork locations, GC to install fire retardant or non combustible in wall blocking as required. See interior elevations for extent of millwork.

12. Do not scale from this plan. Contact Architect should you require dimensional information.

13. At locations of GWB ceilings and bulkheads (see RCP) GC to refer to light fixtures cutsheets and specifications to insure proper size rough cuts is created for proper installation of light fixture housing, items in kits, trims, etc.

Plan Legend

Fill indicates existing wall to remain.

Fill indicates new wall construction.

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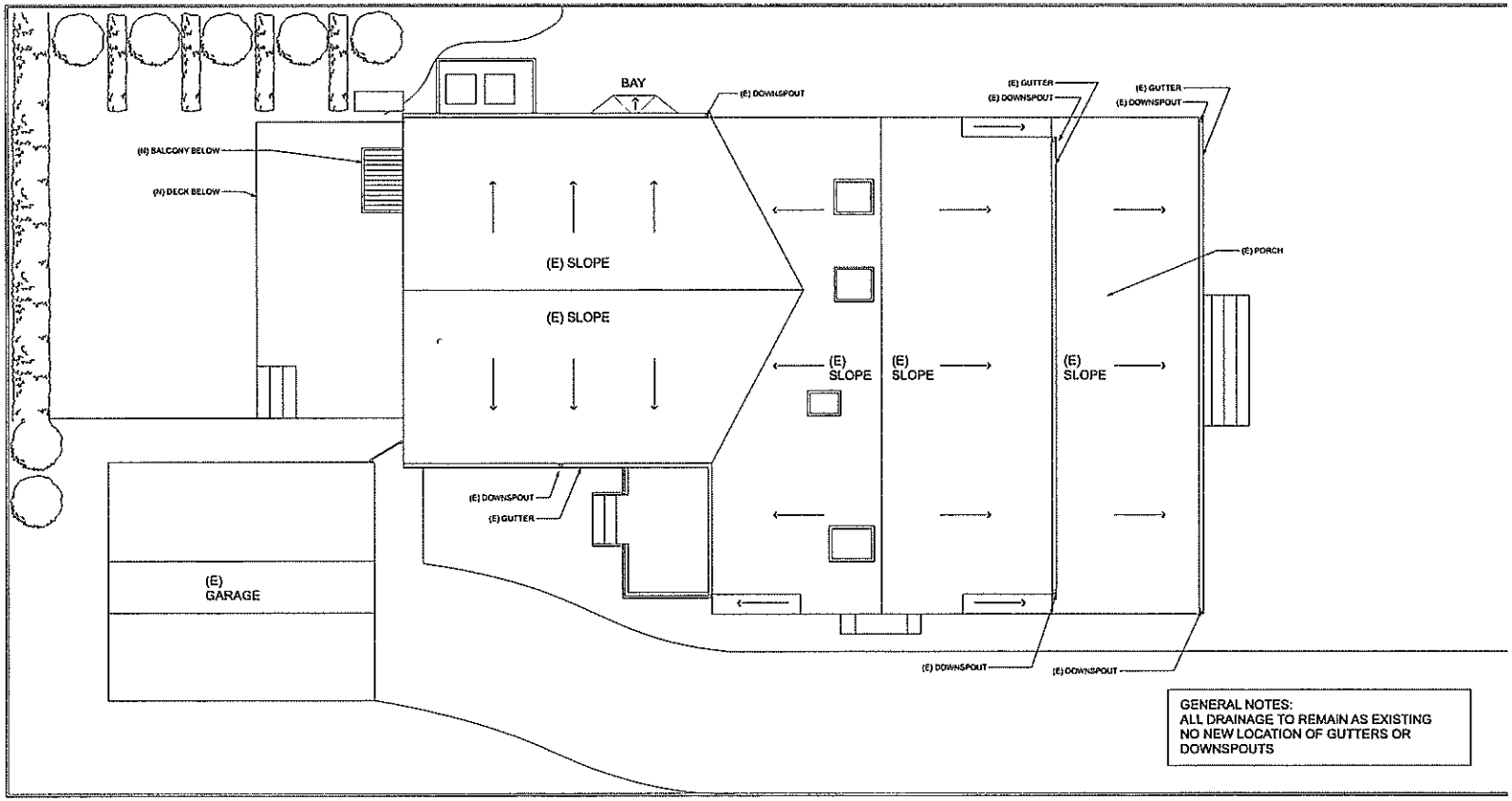
Alex's Kitchen
15 West Irving St.
Chevy Chase, MD 20815

A-306
Existing: Roof Plan



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

General Construction Notes

1. All areas that are scheduled originally or currently with gypsum board should be paint ready
2. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.
3. GC to notify Architect of date for partition layout. Layout to be approved by Architect before beginning construction. Two working day notice required. All GWB ceiling must be installed in layout (on floor) using different color than partition chalkline
4. All partitions joints shall be spackled, taped and sanded smooth with no visible joints.
5. All exterior corners of gypsum board shall have metal corner beads (screwed type) UNO.
6. All dimensions are shown from finish face of construction, UNO
7. Dimensions indicated to be "clear" or "ck" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction.
8. Any dimensions noted "verify" or "VFY" must be reviewed with the Architect before beginning construction.
9. Provide bracing to the deck above at all door jambs.
10. Provide additional studs as required to achieve actual groupings. Coordinate with engineering drawings.
11. At all millwork locations, GC to install fire resistant or non combustible in wall blocking as required. See interior elevations for extent of millwork.
12. Do not scale from the plan. Contact Architect should you require dimensional information.
13. At locations of GWB ceilings and bulkheads (see RCP) GC to refer to light fixtures cutsheets and specifications to insure proper size rough outs is created for proper installation of light fixture housing. Items in kits, trims, etc.

Plan Legend

Fill indicates existing wall to remain.

Fill indicates new wall construction.

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Alex's Kitchen
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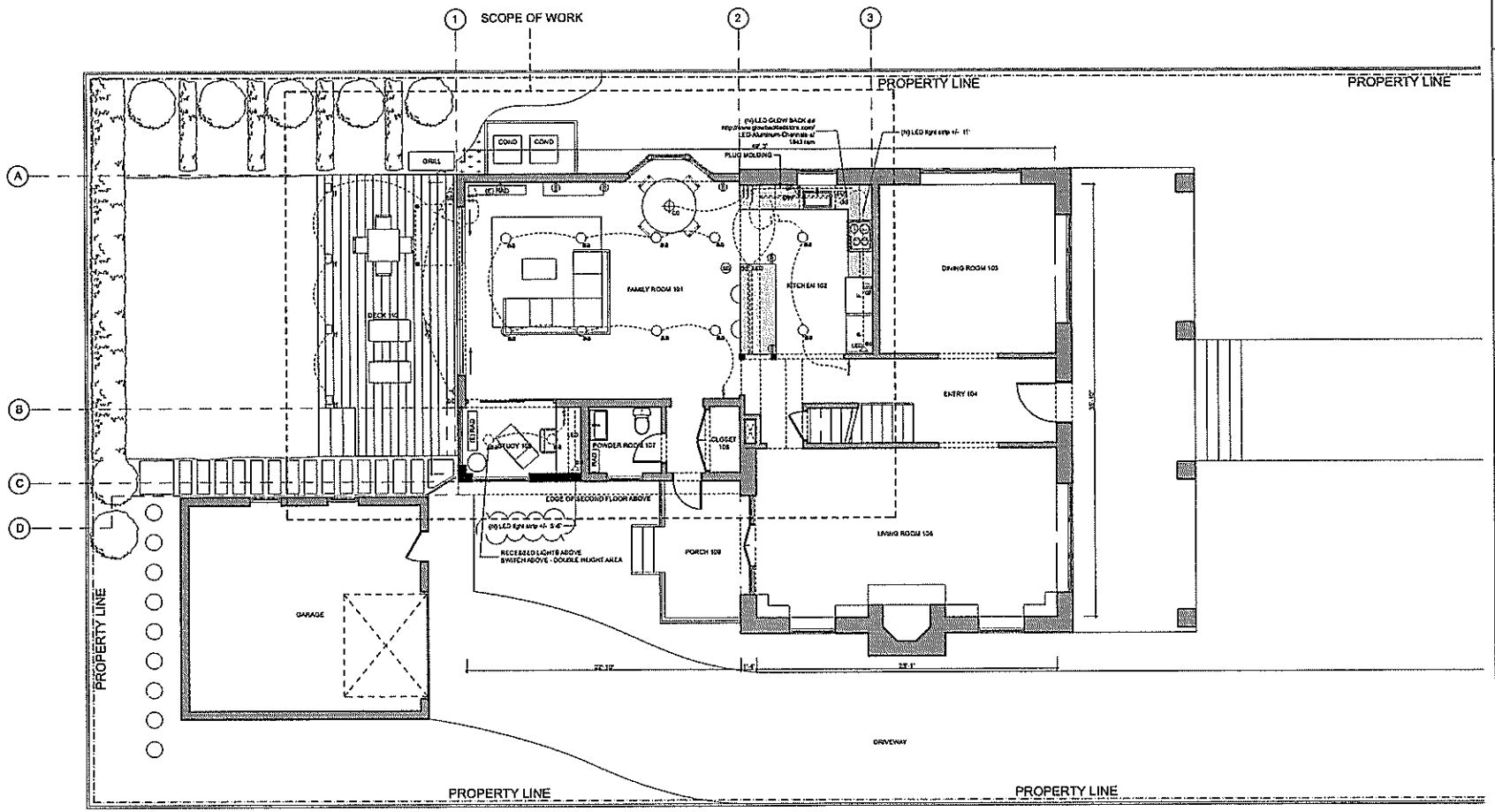
A-307

New Construction: Roof Plan



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

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Washington DC 20009
202.986.0573

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Checked By: RL

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Alex's Kitchen
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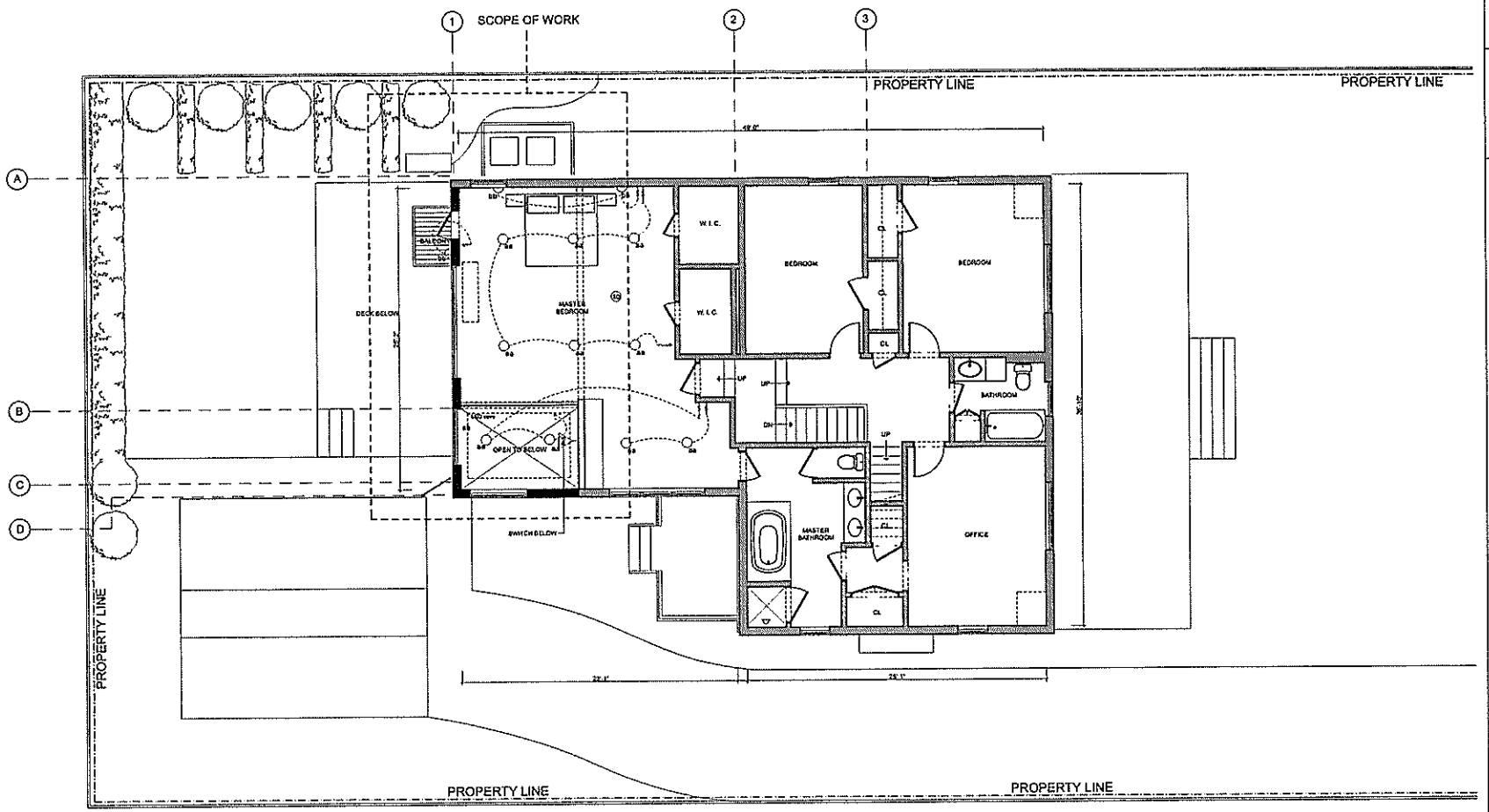
A-308
Electrical: First Floor Plan

(L1)



1 Electrical: Second Floor Plan

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

General Electrical Notes

Electrical Legend

duplex wall receptacle:
D - indicates dedicated receptacle
44" - indicates mounting height AFF
H - indicates horizontal mounting
GFI - indicates ground fault interrupter device
C - indicates computer receptacle
WP - indicates waterproof receptacle (exterior)

quadruplex receptacle

combination data and telephone outlet
TV indicates coax box. Provide 2 5oc and conduit

electrical switch
D - indicates switch with dimmer
3 - indicates switch with 3 pole
4 - indicates switch with 4 pole

recessed down light

wall mounted sconce

pendant light

LED Glow Back recessed

LED light strip

deck lighting

exhaust fan

exhaust fan / light combo

smoke detector

general applying to all fixtures

EX existing to remain
R existing relocated
N new device

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Checked By: RL

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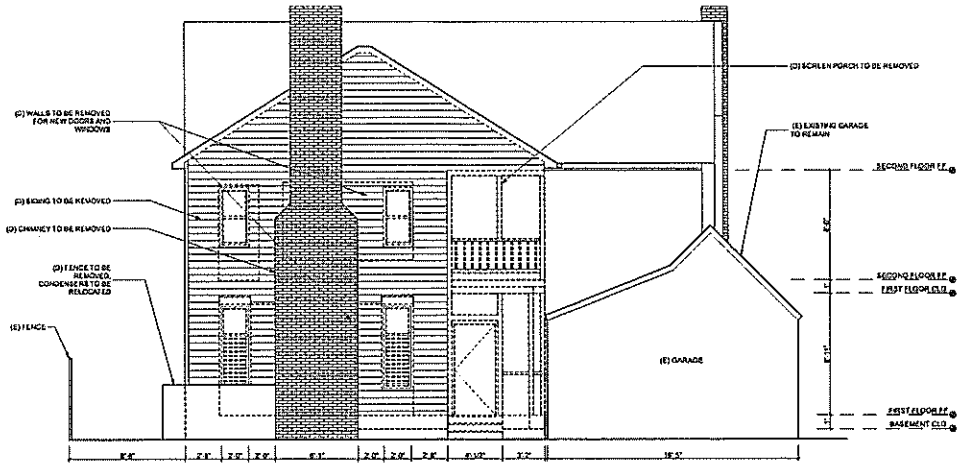
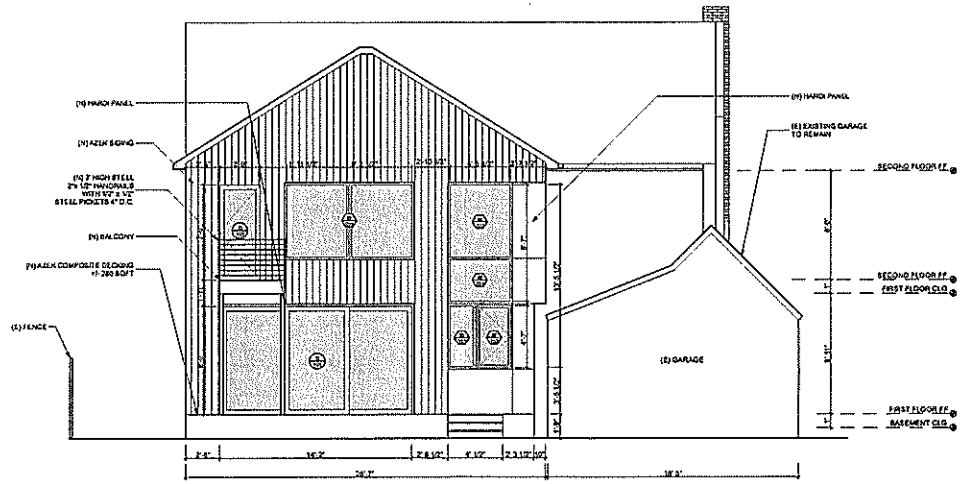
A-309
Electrical: Second Floor Plan

(81)



1 Demolition Rear Elevation
SCALE: 1/4" = 1'-0"



2 New Construction: Rear Elevation
SCALE: 1/4" = 1'-0"

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Alex's Kitchen
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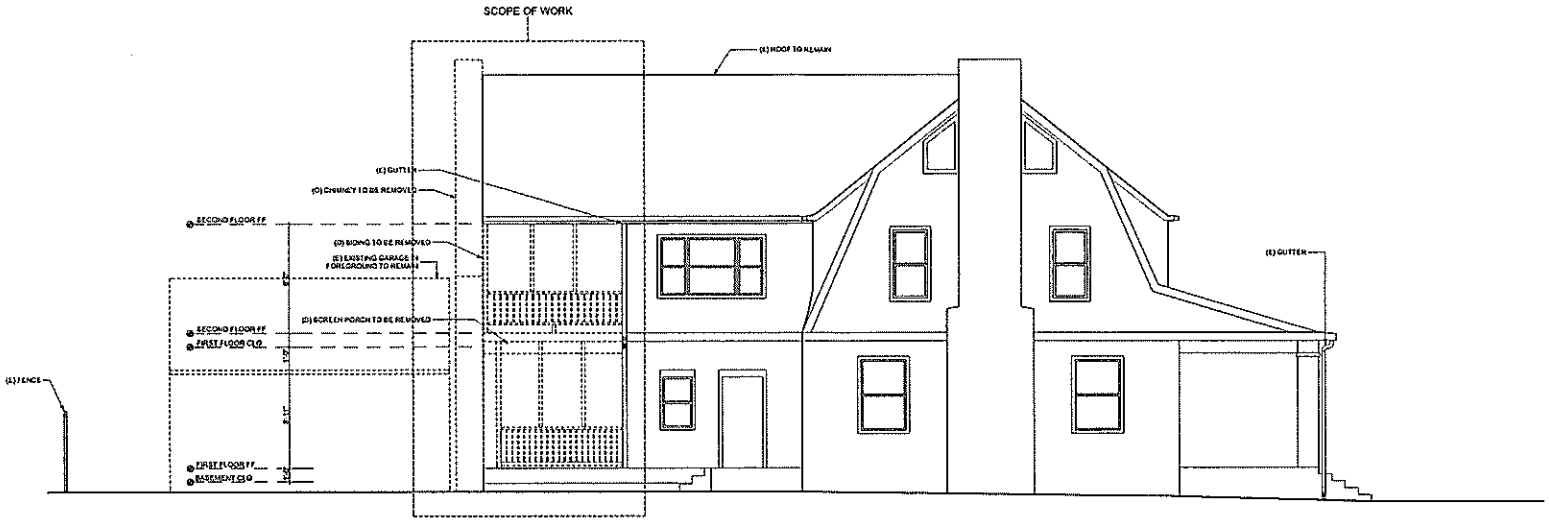
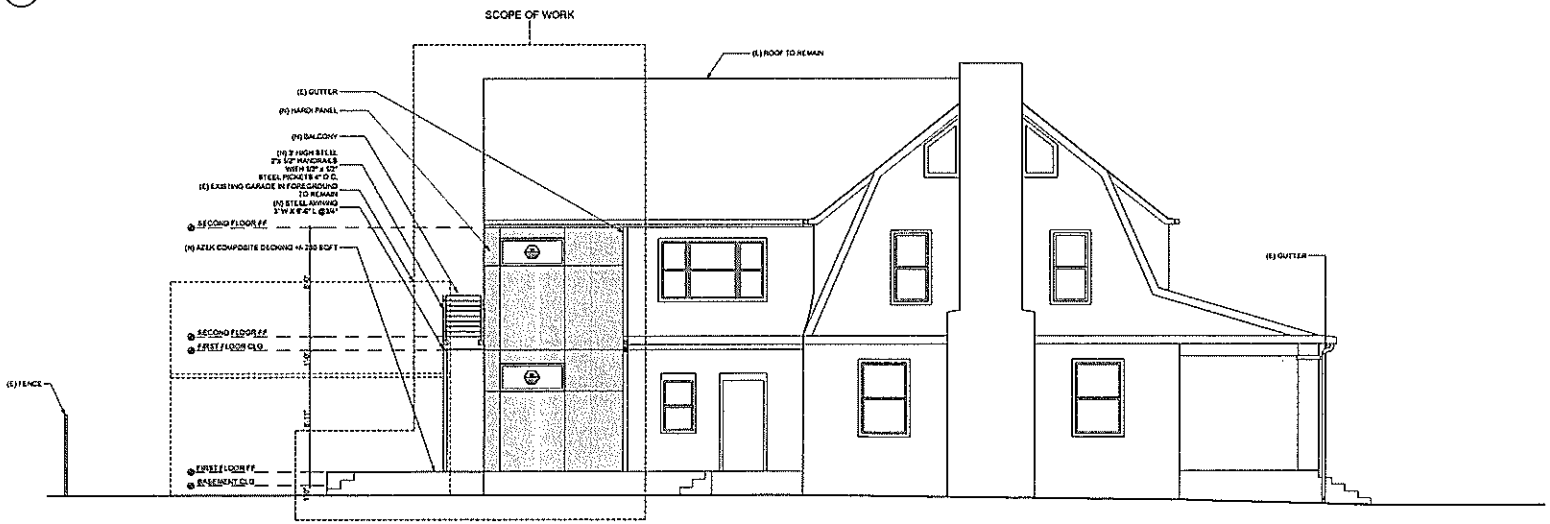
A-401
Rear Elevations



1 Demolition: Side Elevation

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



2 New Construction: Side Elevation

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

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Checked By: PL

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01	5/14/2017	PERMIT

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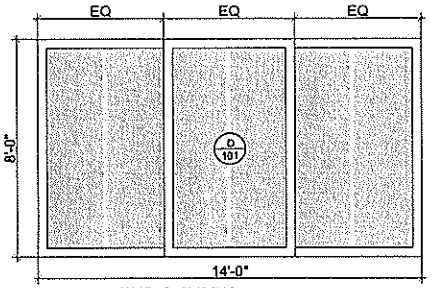
Alex's Kitchen
15 West Irving St.
Chevy Chase, MD 20815

A-402

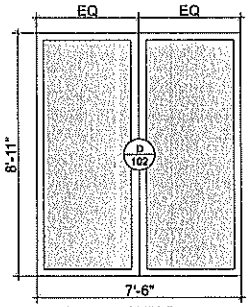
Side Elevations

(20)

FIRST FLOOR DOORS

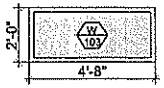


EXTERIOR, TRIPLE, SLIDING,
FULL LITE ALUM CLAD



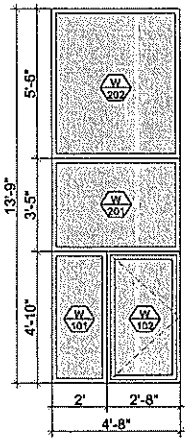
INTERIOR, DOUBLE,
SLIDING, SLIDING DOOR CO.

FIRST FLOOR WINDOWS



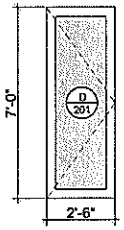
FIXED, ALUM CLAD,
LOW E GLASS

DOUBLE HEIGHT WINDOWS



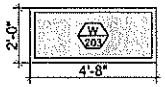
3 FIXED, 1 CASEMENT,
ALUM CLAD, LOW E
GLASS

SECOND FLOOR DOORS

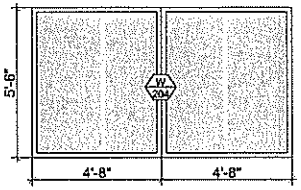


EXTERIOR, SINGLE, HINGED,
FULL LITE ALUM CLAD

SECOND FLOOR WINDOWS



FIXED, ALUM CLAD,
LOW E GLASS



FIXED, ALUM CLAD,
LOW E GLASS

ALL GLAZING TO HAVE U-FACTOR .35

1 Door and Window Schedule
SCALE: 1/2" = 1'-0"

KUBE architecture

1700 Connecticut Ave. NW
Suite 301
Washington DC 20009
202.986.0573

Drawn By: MA
Checked By: PL

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Alex's Kitchen
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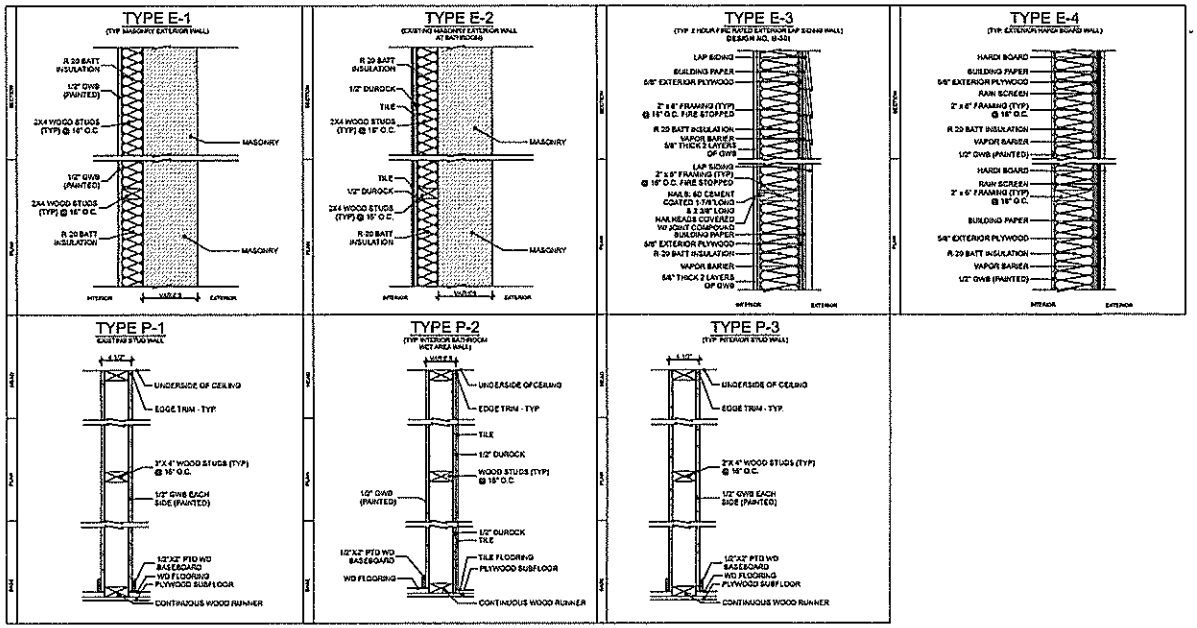
A-801
Door + Window Schedule

(12)



1 Partition Types
SCALE: 1 1/2" = 1'-0"

KUBE architecture
1700 Connecticut Ave. NW
Suite 301
Washington DC 20009
202.986.0573

Drawn By: MA
Checked By: RL

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Alex's Kitchen
15 West Irving St.
Chevy Chase, MD 20815

A-802
Partition Types

(22)

STRUCTURAL NOTES

1 GENERAL

A. THE BUILDING RENOVATION IS DESIGNED UNDER THE PROVISIONS OF THE 2015 IRC AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION NO.4-15AMII

B. THE FOLLOWING LIVE LOADS WERE UTILIZED IN THE DESIGN:

ROOF	30 PSF
LIVING AREAS	40 PSF
SLEEPING ROOMS	30 PSF

A MINIMUM OF 10 PSF DEAD LOAD WAS ADDED IN THE DESIGN.

C. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

2 EARTHWORK

A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 2000 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.

B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

C. COMPACTED BACKFILL BELOW BUILDING SLABS – ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.

D. FOUNDATION WALLS ARE DESIGNED FOR A LATERAL EARTH PRESSURE OF 60 PCF ASSUMING A FREE DRAINING MATERIAL OR DRAINING BOARD BEHIND WALL WITH A PERIMETER DRAINTILE SYSTEM. NOTIFY ENGINEER IF SOIL CONDITIONS DIFFER.

3 CONCRETE

A. ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH (F'c) = 3000 PSI IN 28 DAYS. EXTERIOR SLABS AND GARAGE SLABS SHALL HAVE A MINIMUM STRENGTH OF 3500 PSI. ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 301 SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED.

B. ALL REINFORCING STEEL TO MEET ASTM-A-615 GRADE 60. PLACING "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS. ALL REINFORCING TO BE SPLICED A MINIMUM OF 30 BAR DIAMETERS.

C. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCING AS FOLLOWS: PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH

--- BEAMS EXPOSED TO WEATHER	2"
-- FOOTINGS (BOTTOM)	3"
-- WALLS	1-1/2"

D. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS.

4 STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. PIPE TO BE A53. TUBE TO BE A500 OR A501. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL. BOLTED FIELD CONNECTION SHALL BE 3/4" DIAMETER HIGH STRENGTH BOLTS MEETING ASTM SPEC. A-325.

B. ALL STEEL EXPOSED TO WEATHER SHALL BE RUST PROOFED WITH HOT-DIP GALVANIZING OR APPROVED RUST PROTECTION.

C. ALL WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY. ALL WELDING ELECTRODES, MACHINES, ETC. SHALL BE COMPATIBLE WITH STEEL BEING WELDED.

5 WOOD

A. ALL FRAMING LUMBER SHALL BE HEM-FIR, GRADE #2, OR SPRUCE-PINE-FIR, GRADE #2, OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:

-BENDING STRESS "Fb" = 850 PSI FOR SINGLE MEMBER USE
-HORIZONTAL SHEAR "Fv" = 70 PSI
-COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 405 PSI
-COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,150 PSI
-MODULUS OF ELASTICITY "E" = 1,300,000 PSI

NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.

B. ALL EXTERIOR FRAMING SHALL BE PRESSURE-TREATED. FRAMING SHALL BE PRESSURE-TREATED WITH ALAKALINE COPPER QUOT (ACQ) OR COPPER AZOLE (CBA-A AND CA-B), NOT SODIUM BORATE (SBX). LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE 2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2X12 LUMBER):

-BENDING STRESS "Fb" = 975 PSI FOR SINGLE MEMBER USE
-HORIZONTAL SHEAR "Fv" = 90 PSI
-COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 565 PSI
-COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,450 PSI
-MODULUS OF ELASTICITY "E" = 1,600,000 PSI

C. PLYWOOD LAMINATED (MICROLAM/LVL) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

-BENDING STRESS "Fb" = 2400 PSI
-HORIZONTAL SHEAR "Fv" = 220 PSI
-MODULUS OF ELASTICITY "E" = 1,800,000 PSI

D. ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:

-COMPRESSION PARALLEL TO GRAIN "Fc11" = 625 PSI
-BENDING STRESS "F" = 725 PSI FOR SINGLE USE MEMBERS
-MODULUS OF ELASTICITY "E" = 1,200,000 PSI

H. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:

--NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBERS AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN (INCLUDING BIRDS MOUTH CUTS).

--NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.

--THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.

--HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

I. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURERS RECOMMENDATION. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED MEMBERS SHALL MEET G185 HOT-DIPPED GALVANIZING.

K. BUILT-UP STUD COLUMNS SHALL HAVE ONE JACK STUD AND THE REMAINING STUDS SHALL BE KING STUDS. MULTIPLE STUDS SHALL BE NAILED WITH 12d NAILS AT 8" O.C. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS IN FLOOR SYSTEM AT ALL POINT LOADS ABOVE.

L. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.

M. ALL STUD BEARING WALLS TO BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.

N. ALL ROOF RAFTERS SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR. EACH ANCHOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL BE ATTACHED TO HAVE A CAPACITY TO RESIST A 450# UPLIFT LOADING UNLESS SHOWN OTHERWISE ON DRAWINGS.

6 SHEATHING

A. FLOOR SHEATHING SHALL BE 23/32 (3/4) INCH APA RATED STURD-I-FLOOR, TONGUE AND GROOVE, PLYWOOD. PANELS SHALL HAVE LONG DIMENSION ORIENTED ACROSS THREE OR MORE JOISTS AND SHALL BE FASTENED WITH CONSTRUCTION ADHESIVE AND 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.

B. EXTERIOR WALL SHEATHING SHALL BE 7/16 (1/2) INCH THICK APA RATED WOOD STRUCTURAL PANELS. FASTEN PANELS TO STUDS WITH 8d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.

C. ROOF SHEATHING SHALL BE 15/32 (1/2) INCH APA RATED WOOD PANELS WITH SPAN RATING OF 24/0 OR BETTER. FASTEN PANELS TO FRAMING WITH 8d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. ORIENT LONG DIMENSION OF PANELS ACROSS THREE OR MORE SUPPORTS. EDGES NEED NOT BE BLOCKED, UNLESS OTHERWISE NOTED.

WARNING: THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHODS AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.

STATE OF MARYLAND · JIANJUN ZHANG · 22243 · REGISTERED PROFESSIONAL ENGINEER

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JZ STRUCTURAL CONSULTING INC
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Chantilly, VA 20152
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PH. (703) 327-0912
FAX (703) 327-8286

ALEX'S KITCHEN
15 WEST IRVING ST.
CHEVY CHASE, MD 20815

STRUCTURAL FRAMING

Job #
Date: Issue:
05/06/2017 REVIEW SET

REVISION

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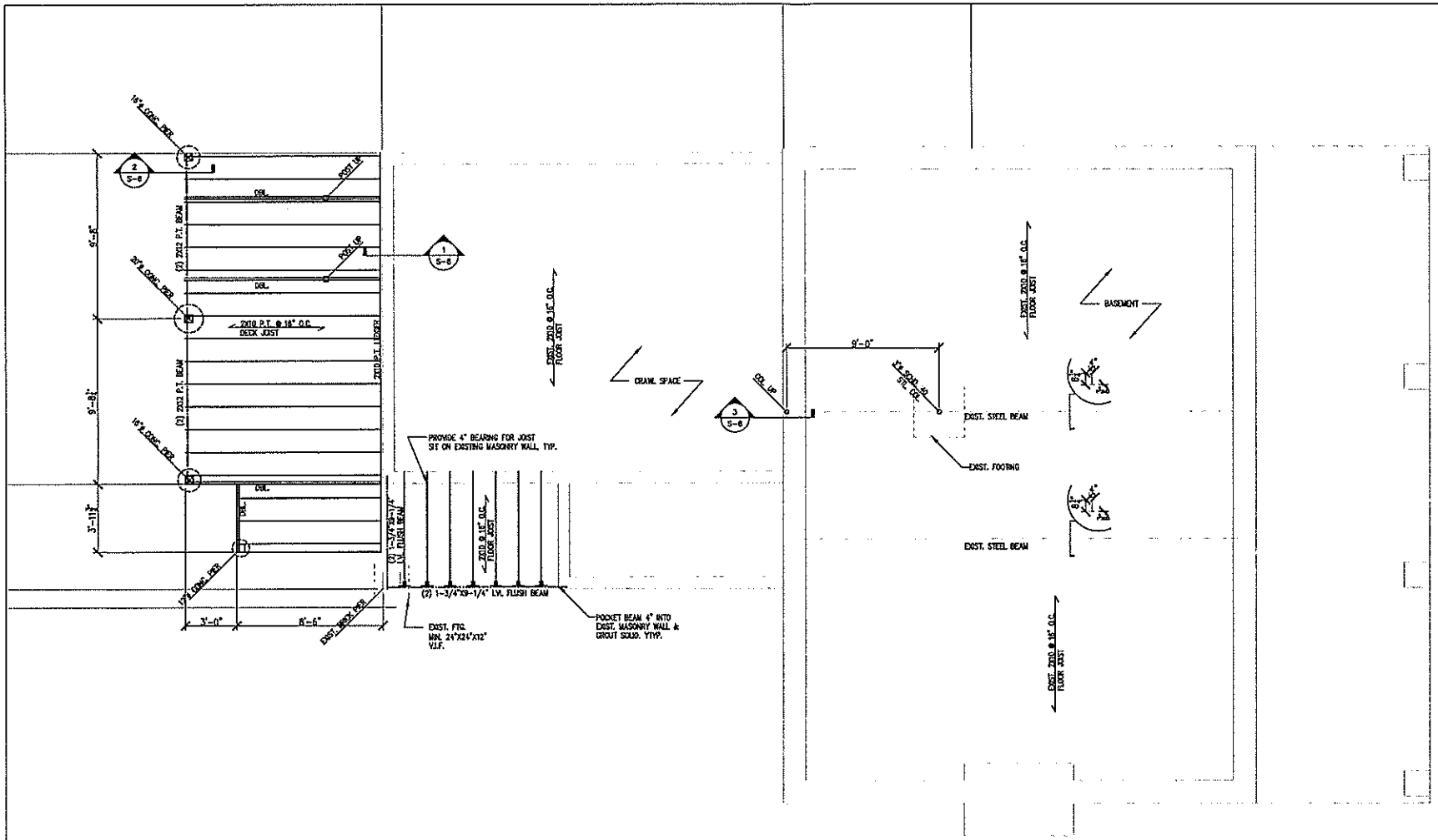
Scale
Sheet Title
STRUCTURAL NOTES

Sheet No.
S-1



EXIST. 1ST FLOOR FRAMING & FOUNDATION PLAN

3/16"= 1'-0"

NOTES:

1) UNO, ALL BEAMS AND HEADERS TO BE DROPPED.
2) UNO, ALL WALL TO BE 2x6 STUDS @ 16" O.C.
3) UNO, PROVIDE (2) 2x6 (ONE KING & ONE JACK) @ EACH END OF HEADER.
4) UNO, PROVIDE IN-FLOOR SQUASH BLOCKS UNDER ALL POSTS TO ENSURE CONTINUOUS LOAD BEARING.

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STRUCTURAL FRAMING

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Sheet Title
EX. 1ST FLOOR FRAMING & FOUNDATION PLAN

Sheet No.
S-2

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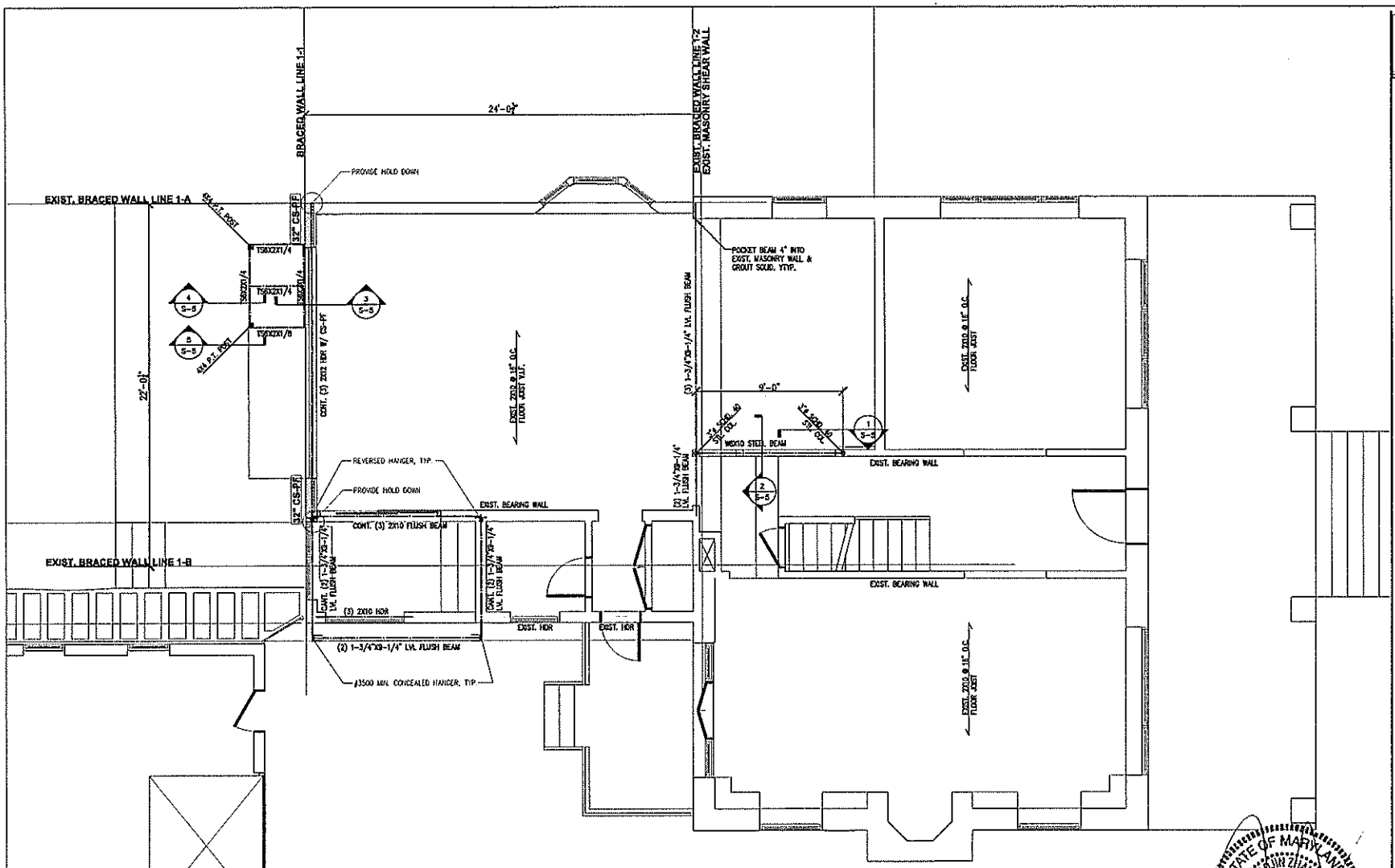
(12)



EXIST. 2ND FLOOR FRAMING PLAN

3/16"= 1'-0"

NOTES:

1) UNO, ALL BEAMS AND HEADERS TO BE DROPPED.
2) UNO, ALL WALL TO BE 2x6 STUDS @ 16" O.C.
3) UNO, PROVIDE (2) 2x6 (ONE KING & ONE JACK) @ EACH END OF HEADER.
4) UNO, PROVIDE IN-FLOOR SQUASH BLOCKS UNDER ALL POSTS TO ENSURE CONTINUOUS LOAD BEARING.

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STRUCTURAL FRAMING

Job #

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Sheet Title
EX. 2ND FLOOR FRAMING PLAN

Sheet No.
S-3

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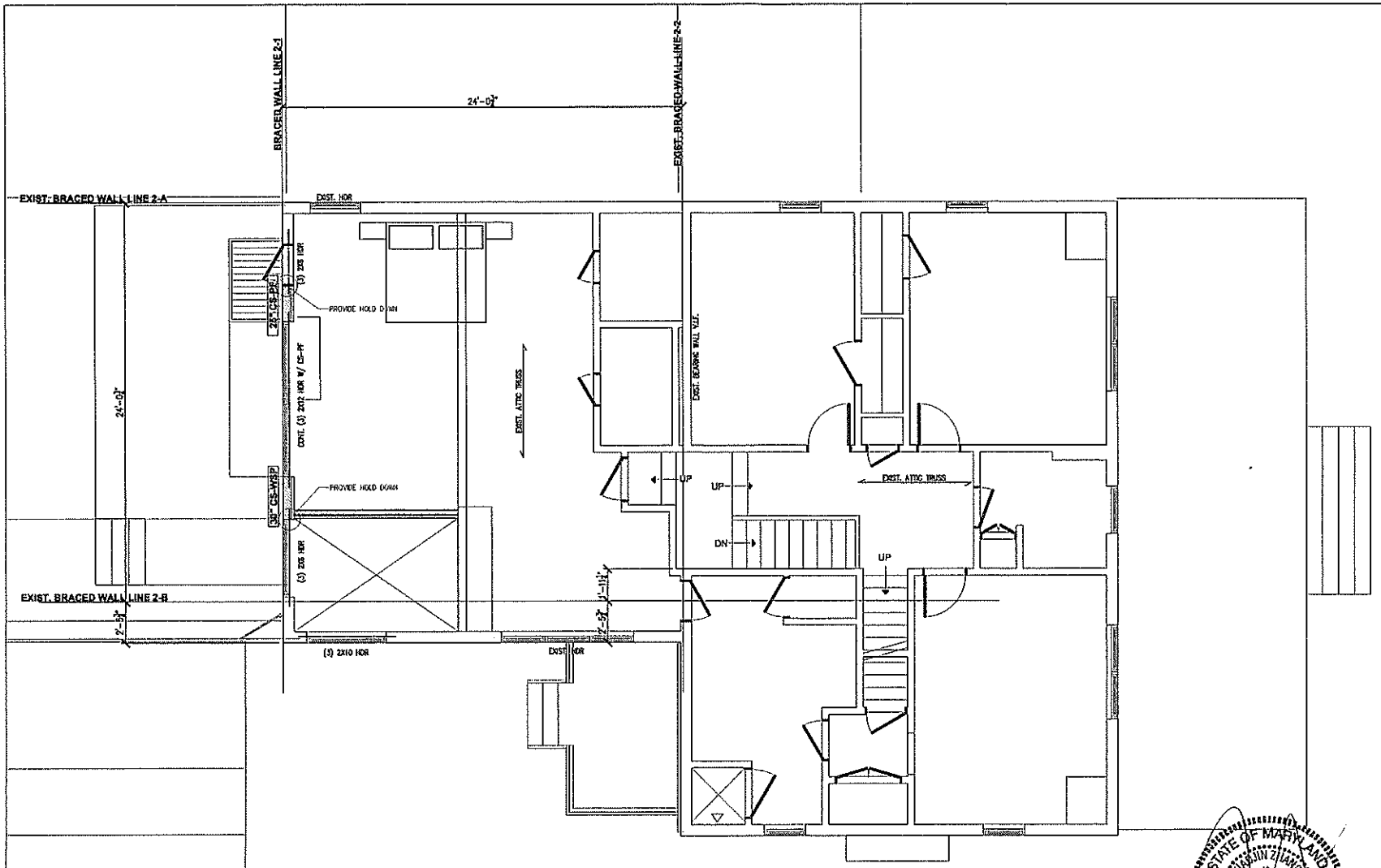

EXIST. ROOF & ATTIC FRAMING PLAN

3/16"= 1'-0"

NOTES:

1) UNO, ALL BEAMS AND HEADERS TO BE DROPPED.
2) UNO, ALL WALL TO BE 2x6 STUDS @ 16" O.C.
3) UNO, PROVIDE (2) 2x6 (ONE KING & ONE JACK) @ EACH END OF HEADER.

STATE OF MARYLAND
XIAOJIN ZHANG
22243
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ALEX'S KITCHEN
15 WEST IRVING ST.
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STRUCTURAL FRAMING

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Scale

Sheet Title
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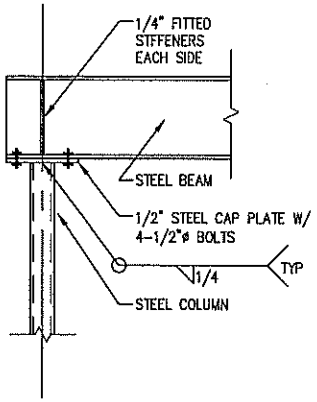
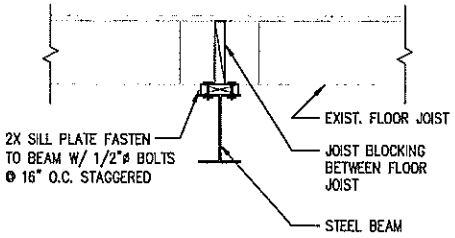
Sheet No.
S-4

(12)

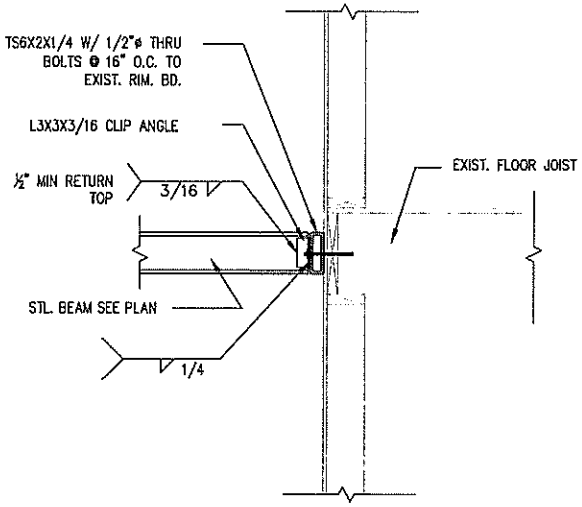


SECTION
NOT TO SCALE
1 / S-5



FLOOR JOIST SUPPORTED ON STEEL BEAM

SECTION
NOT TO SCALE
2 / S-5



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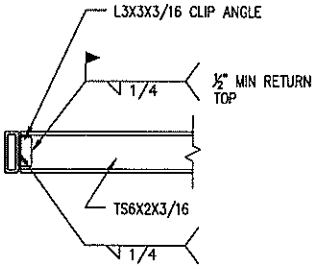
3 / S-5



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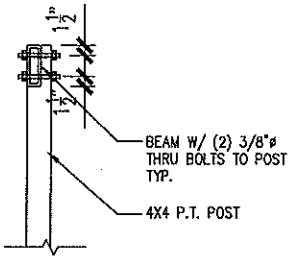
4 / S-5



SECTION
NOT TO SCALE
5 / S-5

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STRUCTURAL FRAMING

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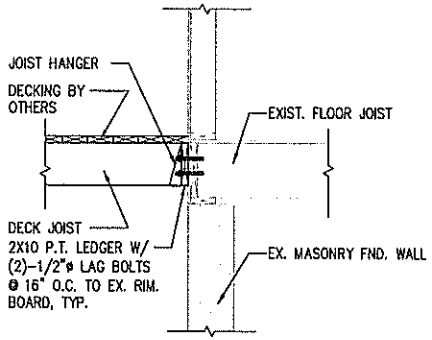
Sheet Title

DETAILS

Sheet No.

S-5



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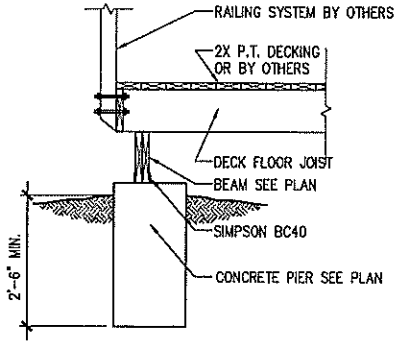

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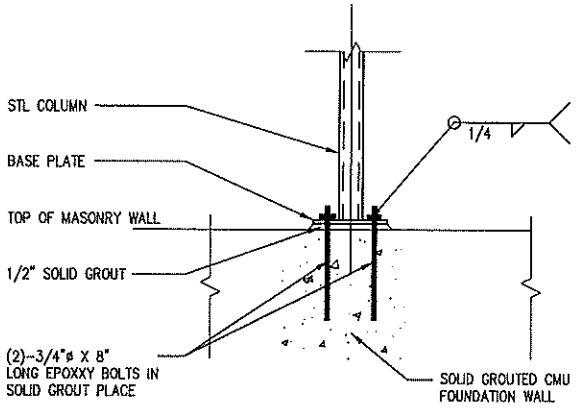

SECTION 3/S-6
NOT TO SCALE

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Date: 05/08/2017 Issue: REVIEW SET

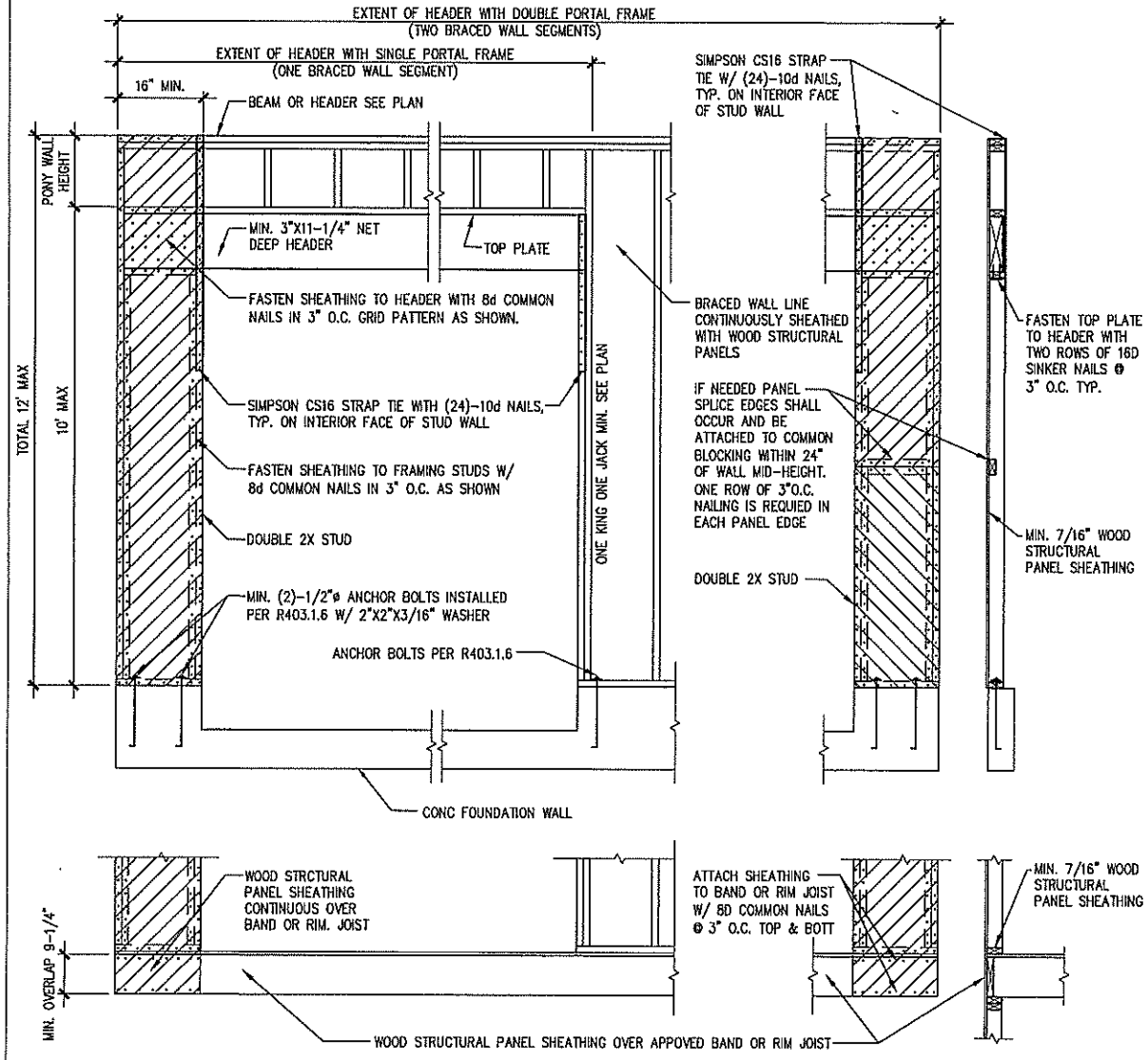
REVISION

I hereby certify that these document were prepared or approved by me, and I am a duly licensed professional engineer under the law of the State of Maryland, License No. 22243, Expiration Date: 02/04/19

Drawn HZ Checked JZ
Scale

Sheet Title
DETAILS

Sheet No.
S-6



TYPICAL PORTAL FRAME CS-PF BRACE DETAIL

SECTION 1/S-7

NOT TO SCALE

BRACED WALL PANEL NOTES:

1) UON, EXTERIOR SHEATHING SHALL BE AS FOLLOWS:
   2X4 MIN. SPF (STUD GRADE) SPACED @ 16" O.C. MAX.
   EXTERIOR WALL SHEATHING – 7/16" OSB OR PLYWOOD
   FASTENERS – 8d X 2.5" LONG NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS
2) WOOD STRUCTURAL PANEL (WSP) SHALL BE CONSTRUCTED THE SAME AS ABOVE, AND ALL EDGES OF BRACED WALL PANELS (WSP OR CS-WSP) SHALL BE BLOCKED WITH 2X4 BLOCKING AND THE SAME EDGE NAILING AS ABOVE
3) WHEN CONTINUOUS SHEATHING METHODS (CS-WSP OR CS-PF) ARE SPECIFIED ON THE PLANS, ALL EXTERIOR SHEATHABLE SURFACES ON THE SPECIFIED BRACED WALL LINE SHALL BE SHEATHED THE SAME AS NOTE 1) & SHALL BE BLOCKED WITH 2X4 BLOCKING.
4) GYPSUM BOARD (GB) BRACED WALL, WHEN INSTALLED VERTICALLY, SHALL BE BLOCKED WITH 2X4 BLOCKING & FINISHED AS FOLLOWS:
   INTERIOR WALL FINISH – 1/2" GYPSUM BOARD
   FASTENERS – 6d X 2" COMMON NAIL @ 7" O.C. @ EDGES & 7" IN FIELD OR NO. 6 1-1/4" SCREWS @ 4" O.C. @ EDGES & 8" IN FIELD
5) MINIMUM BRACED WALL PANEL LENGTH IS IN ACCORDANCE WITH TABLE R602.10.5
6) ABBREVIATIONS & LEGEND:

CS-WSP	CONTINUOUS SHEATHING
WSP	WOOD STRUCTURAL PANEL
CS-PF	CONTINUOUS SHEATHING PORTAL FRAME
GB	GYPSUM BOARD
SW	SHEAR WALL

STATE OF MARYLAND
JUQUN ZHANG
22243
REGISTERED
PROFESSIONAL ENGINEER

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Chantilly, VA 20152
WWW. JZ Structure. Com
PH. (703) 327-9912
FAX (703) 327-8286

ALEX'S KITCHEN
15 WEST IRVING ST.
CHEVY CHASE, MD 20815

STRUCTURAL FRAMING

Job #

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DETAILS

Sheet No.

S-7

(12)

15 W. Irving St. **Chevy Chase . MD**

Historic Preservation Section
Montgomery County Planning Department

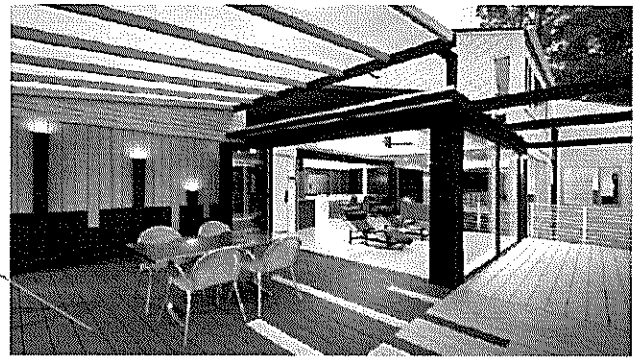
architecture KUBE

1700 CONNECTICUT AVE. NW WASHINGTON DC. 20009 SUITE 301 T: 202.986.0573 www.kube-arch.com

addendum notes:

- 1 small trees will be removed 1 1/2" diameter sits against side of house.

- material for deck : Azek (similar to Trex) single color



- stair railing if needed (2" x 1/2" steel)

15 W. Irving St. Chevy Chase . MD

architecture KUBE

1700 CONNECTICUT AVE. NW WASHINGTON DC. 20009 SUITE 301 T: 202.986.0573 www.kube-arch.com

SCREEN AROUND CONDENSERS

HARDIE SIDING

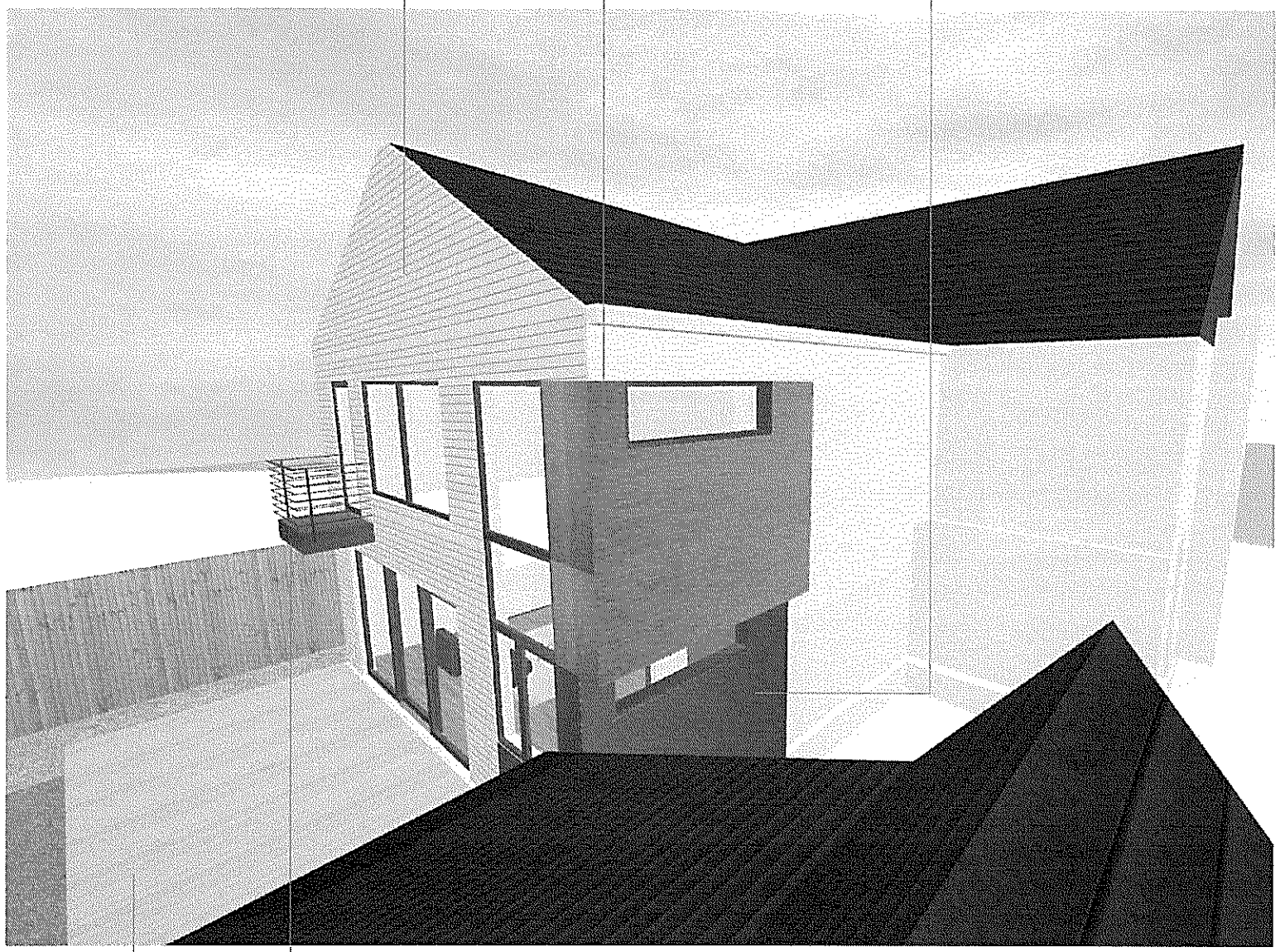
ABET LAMINATI PANELS

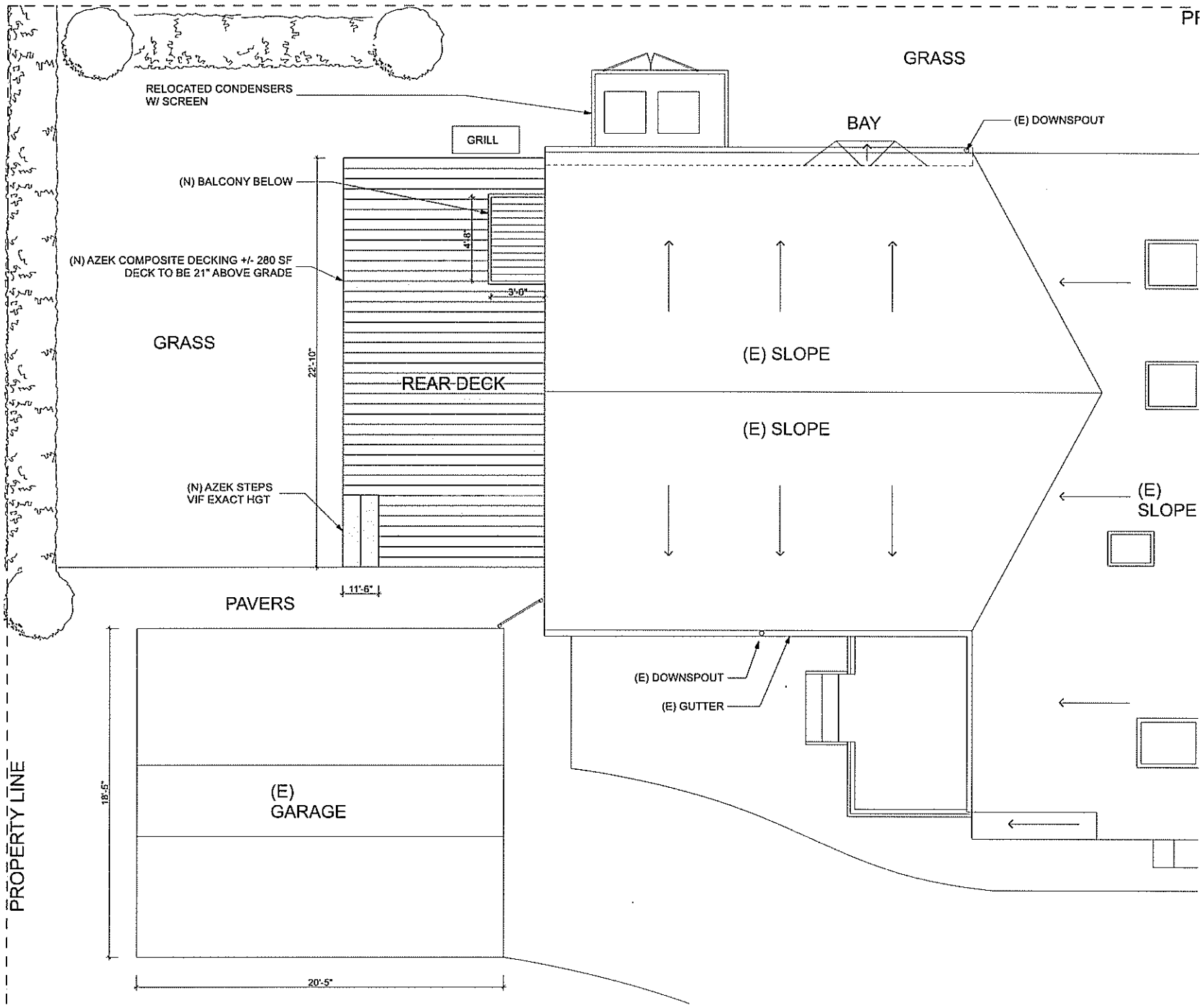
HARDIE PANEL

BALCONY W. 1/2" STL HANDRAIL
& 1/2" X 1/2" PICKETS

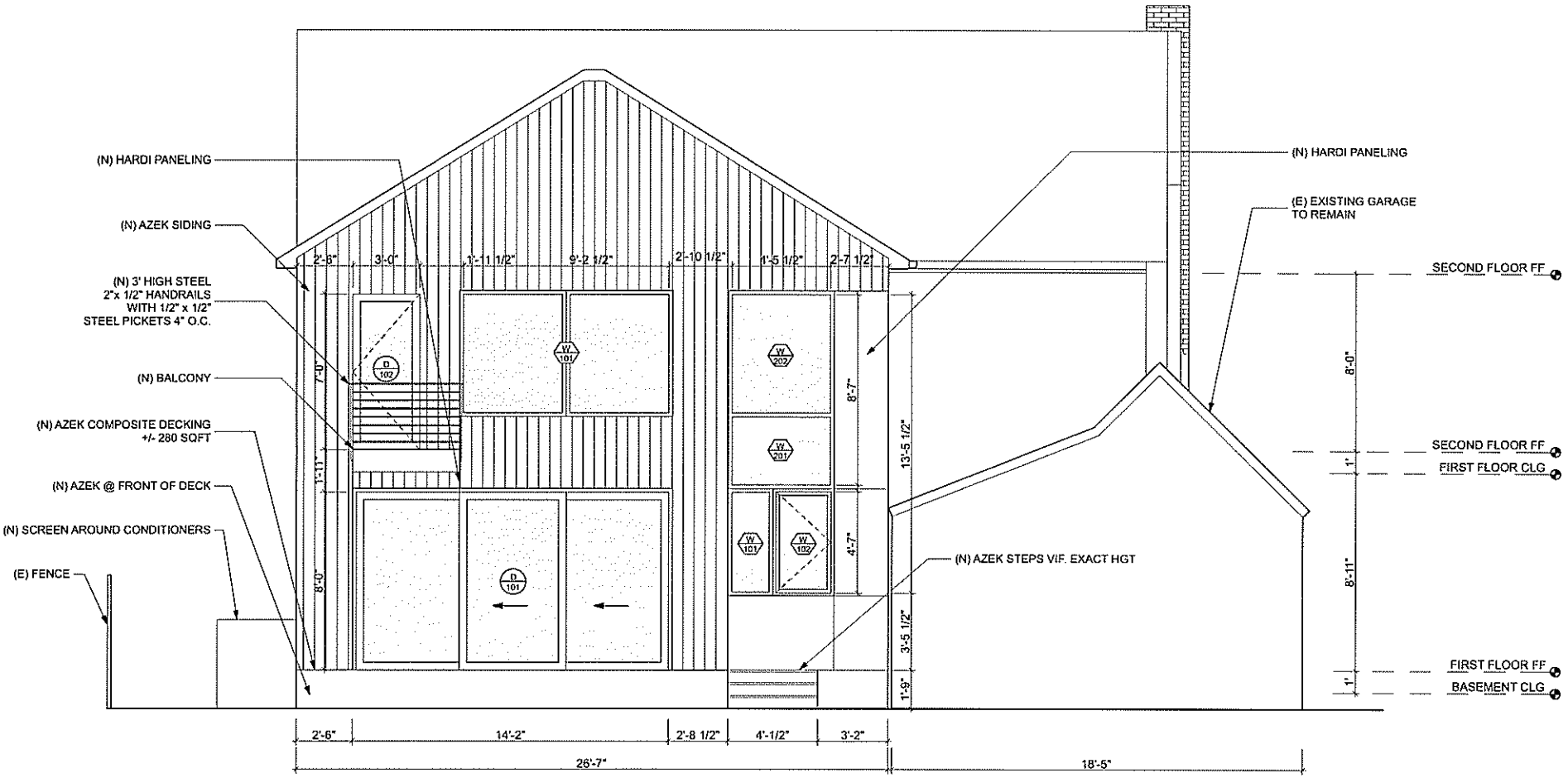
AZEK DECKING +/- 280 SF

(22)

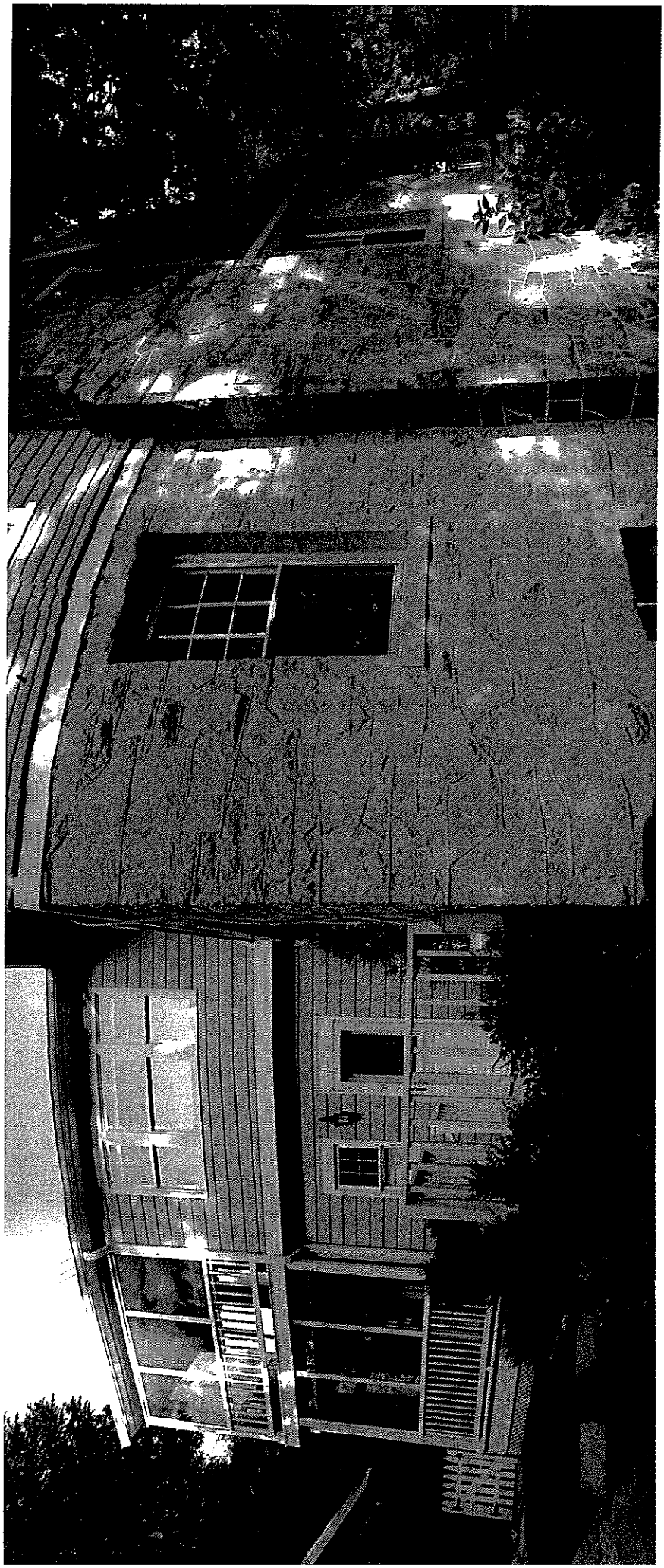

HARDIE SIDING
ABET LAMINATI PANELS
HARDIE PANEL
AZEK DECKING +/- 280 SF
BALCONY W. 1/2" STL HANDRAIL
& 1/2" X 1/2" PICKETS

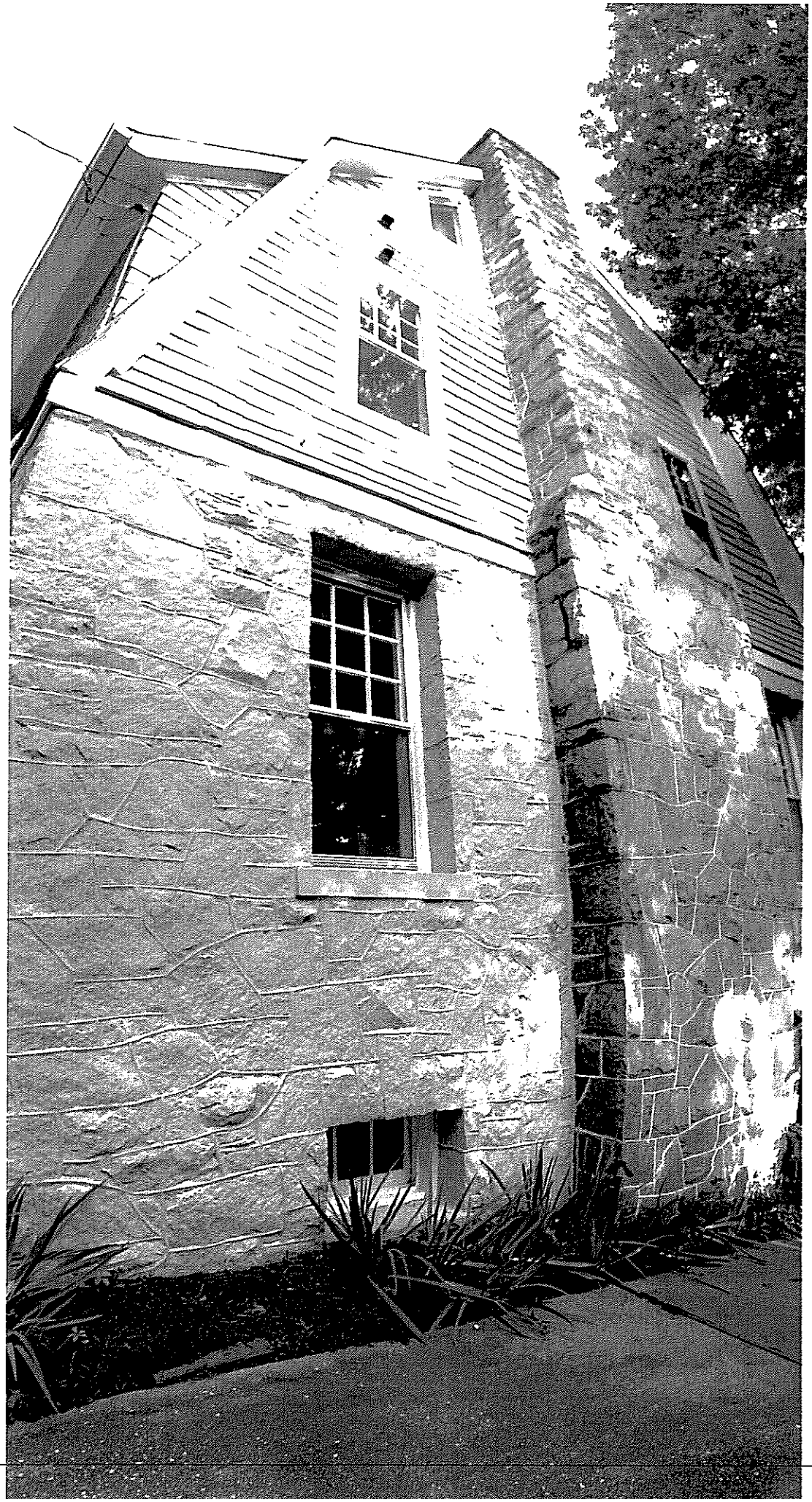

GRASS
RELOCATED CONDENSERS
W/ SCREEN
BAY
(E) DOWNSPOUT
GRILL
(N) BALCONY BELOW
4'-6"
(N) AZEK COMPOSITE DECKING +/- 280 SF
DECK TO BE 21" ABOVE GRADE
3'-0"
GRASS
22'-10"
REAR DECK
(E) SLOPE
(E) SLOPE
(N) AZEK STEPS
VIF EXACT HGT
(E)
SLOPE
11'-6"
PAVERS
(E) DOWNSPOUT
(E) GUTTER
18'-5"
(E)
GARAGE
20'-5"
PROPERTY LINE

(34)


(N) HARDI PANELING
(N) AZEK SIDING
(N) 3' HIGH STEEL 2"x 1/2" HANDRAILS WITH 1/2" x 1/2" STEEL PICKETS 4" O.C.
(N) BALCONY
(N) AZEK COMPOSITE DECKING +/- 280 SQFT
(N) AZEK @ FRONT OF DECK
(N) SCREEN AROUND CONDITIONERS
(E) FENCE
(N) HARDI PANELING
(E) EXISTING GARAGE TO REMAIN
(N) AZEK STEPS VIF. EXACT HGT
SECOND FLOOR FF
SECOND FLOOR FF
FIRST FLOOR CLG
FIRST FLOOR FF
BASEMENT CLG
2'-6"
3'-0"
1'-11 1/2"
9'-2 1/2"
2'-10 1/2"
1'-5 1/2"
2'-7 1/2"
7'-0"
1'-11"
8'-0"
8'-7"
13'-5 1/2"
4'-7"
3'-5 1/2"
1'-9"
8'-0"
1'
8'-11"
1'
2'-6"
14'-2"
2'-8 1/2"
4'-1/2"
3'-2"
26'-7"
18'-5"

(57)





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
15 W IRVING ST. CHEVY CHASE, MD. 20815	KUBE ARCHITECTURE 1700 CONNECTICOT AVE. NW WASHINGTON DC. 20009
Adjacent and confronting Property Owners mailing addresses	
HENRY & ANNE DUDLEY 13 W IRVING ST CHEVY CHASE MD. 20815	
IVES LAW 17 W IRVING ST CHEVY CHASE MD. 20815	