Preliminary Consultation MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10221 Menlo Ave., Silver Spring **Meeting Date:** 6/12/2019

Resource: Primary Resource (1870-1916) **Report Date:** 6/5/2019

Capitol View Park Historic District

Applicant: 10221 Menlo, LLC **Public Notice:** 5/29/2019

Jose Bautista, Agent

Review: Preliminary Consultation Staff: Dan Bruechert

Proposal: New Construction

RECOMMENDATION

Staff recommends the applicant make any modifications recommended by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Lot associated w/ 1870-1916 Period of Captiol View Park Historic District

STYLE: n/a

DATE: 1838 w/ 1850 alterations



Figure 1: The demolition of the house at 10221 Menlo Ave. was approved at the 6/12/2019 HPC meeting.

BACKGROUND

At the June 12, 2019 HPC meeting the HPC approved the demolition of the dilapidated house at the subject address. The proposed new house will be constructed on the vacant lot.

PROPOSAL

The applicant proposes to construct a new single-family house on the lot.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan), 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.

Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)

1. 1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the "Victorian" residential and revival styles and the early bungalow style popular during this period, these twenty-two houses are of a higher degree of architectural and historical significance than the other structures within the district.

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, archiectural 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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied: or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

The Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to construct a new single-family house on the subject property.

The proposed house will be a one-and-a-half story, side gable house, with a large front gable dormer and a shed dormer at the rear. The house has a full width front porch and will be clad in clapboard siding in an 8" (eight inch) reveal with cedar shingles in the front dormer. Most of the windows will be six-over-six sash windows, with a mix of nine-lite casements and smaller six-over-six sash windows. The highly visible foundation will be a brick-form concrete.

Staff finds that the proposed house form is consistent with an early 20th century bungalow. While many of the architectural elements appear to be appropriate, without material specifications it is difficult for Staff to make a determination of appropriateness.

- Siding: The submitted plans only show "8" HORIZ. SIDING." Staff would support either wood clapboard or fiber cement siding in the proposed reveal. The HPC has consistently approved fiber cement siding on building additions and new construction in historic districts. The HAWP application needs to include the material proposed for the exterior cladding.
- Windows: Staff would support either a wood or aluminum clad wood window in the
 proposed configuration. Staff finds that most vinyl windows have too flat of a profile and
 are have a shiny appearance that is not consistent with a traditionally constructed wood
 window. Window specifications need to be submitted with the HAWP application to
 ensure the proposed windows are appropriate.
- Roofing: The submitted plans only indicate roof shingles. Staff finds that either a 3-tab or architectural shingle would be appropriate, however, details of the exact shingle proposed needs to be submitted with the HAWP application.
- Porch Details: The proposed porch will be supported with a 'permcast' fiberglass column with PVC band boards and a "vinyl rail system." Staff has not evaluated specifications for either the columns nor the railing system. Staff has some concerns that both the columns and railing could have an inappropriate appearance that is inconsistent with wood. Staff finds that the PVC trim creates an appearance that is generally inappropriate, even for infill construction within the historic district. Detailed specifications for the proposed railing and columns needs to be submitted with the HAWP application.

At the rear, the applicant proposes to construct a deck. The decking surface will be Trex composite with a vinyl guardrail system. Staff finds that the composite decking at the rear is an appropriate material, as it will not be visible from the public right-of-way. However, Staff is unable to make a determination as to the appropriateness of the proposed guardrail. Staff finds that the railing configuration is generally appropriate, but details need to be submitted with the HAWP to ensure the proposed railing will have an appearance that is consistent with painted wood and not a shiny PVC appearance.

Due to the significant slope on the site and the lack of off-street parking, the applicant proposes to construct a new gravel parking pad in front of the house. The parking pad will require a retaining wall. Staff finds that a retaining wall in this location is appropriate and necessary to provide some off-street parking on the site. Staff has explored the Keystone Retaining Wall System website and found that a number of the stones are appropriate, however, without the specifications, Staff cannot make a determination of appropriateness for the wall treatment. Staff request feedback from the HPC as to the appropriate exterior appearance for the proposed retaining wall.

Staff finds that overall the design of the proposed house appears to be appropriate, however, there are a number of outstanding building specifications that need to be submitted for evaluation before Staff can make a recommendation for a complete Historic Area Work Permit. For a complete HAWP the applicant needs to submit:

- A complete site plan detailing site alterations and maximum limits of disturbance;
- Proposed window and door specifications;
- Building siding details;
- Proposed roof shingles;
- Porch column and railing system details;
- Retaining wall treatment and elevations of the proposed walls from the street and from inside the site;
- Trim details:
- Tree survey;
- Details on proposed stormwater management; and
- Other details identified by the HPC.

STAFF RECOMMENDATION

Staff recommends the applicant make any modifications recommended by the HPC and return for a HAWP.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Contact Email: Jos	e@Jose BAI	ITISTA, COT		Vose DAUTISTA
Tax Account No. 1613	00996:	542	Daytime Phone No.:	501 5 37 5858
Name of Property Owner: 10	7221 Mer	16 LLC	Devtime Phone No.:	301 5 37 5656
Address: 148	CRUSTAL		DR. ASK	
Contractors: The	CREW	e City J	State	Ze Code 2 2 2 0 1
		<u>867</u>	Phone No.:	170 756 2309
Contractor Registration No.:				
Agent for Owner:	>C DAK	712114	Daytime Phone No.:	301 537 5656
Collinated Upper Collins	iis:		4.0	
House Number: 10			Men.	Lo Ave
Town/City: S//V.D	Speing	Mearest Cross Street:	Lom	A ST
Lot: Block:	18 Subdivis	ion: <u>Capi</u>	TOL Vier	u Park
Liber: Folio:	Pa Pa	rcsk		
ZUMER MERCHANUM	ACTOR AND DES			
1A. CHECK ALL APPLICABLE:		CHECK ALL	APPLICABLE:	
☐ Construct ☐ Extend	☐ Alter/Renovete	□ A/C	Slab (Room .	Addition
☐ Move ☐ Install	Wreck/Raze	Soler So	☐ Fimplace ☐ Woodb	urning Stove 🔲 Single Family
☐ Revision ☐ Repair	☐ Revocable		Vell (complete Section 4)	
1B. Construction cost estimate:	\$			
1C. If this is a revision of a previou	sly approved active parm	it, see Permit #		
PARTAWO FOR PARTIES.	Series Commence	r francisco and resour	K : 12	
ZA. Type of sewage disposal:	OI WSSC	02 🗀 Septic		
28. Type of water supply:	OI (SV WSSC	02 ⊡ Septite		
			03 🗆 Other:	
PANTING CONTRIBUTE	Tellerication	RAWAL		
3A. Heightleet	nches			
78. Indicate whether the fence of	retaining well is to be co	nstructed on one of the fo	Howning locations:	
On party line/property line	☐ Entirely o	n land of owner	On public right of v	vey/esement
I harshy cartify that I have the sust	ority to make the forces	An annication that the	nationaling to some as	that the construction will comply with plans
approved by ell agencies listed and	i i hereby acknowledge c	and accept this to be a co	ondition for the issuance (met the construction will comply with plant of this permit.
	7 ×	2		11/-/10
Supplied	view or districtional scient			4/15/17
			· · · · · · · · · · · · · · · · · · ·	/ (1979)
Approved:		For Chairpe	uson, Historic Preservatio	n Commission
Disapproved:	Signature:			Date:
Application/Permit No.:		Custo File	dt	Date Issued:
				7

SEE REVERSE SIDE FOR INSTRUCTIONS

£73643

Edit 6/21/99

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

1	. 1	WRITTEN DESCRIPTION OF PROJECT
		a. Description of existing structure(s) and environmental setting, including their historical features and significance:
		TEAR DOWN EXISTING STRUCTURE
	ь	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
		Home has been hit by tree
		- County is reference tour Down.
		Will Re suite TO cope
2.	<u>s</u>	ITE PLAN
	Si	its and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
	a .	the scale, north arrow, and date;
	b.	
	U.	The state of the s
	C.	site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
3.	PI	ANS AND ELEVATIONS
		u 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 pleas, with marked dimensions, indicating location, size and general type of walls, window and door openings, and othe 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.	M	ATERIALS SPECIFICATIONS
	Ge de:	neral description of meterials and manufactured items proposed for incorporation in the work of the project. This information may be included on you sign drawings.
5.	PH	OTOGRAPHS
	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.	TR	EE SURVEY
	H y	ou 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
	mu	st 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 SLUE OR BLACK INIC) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

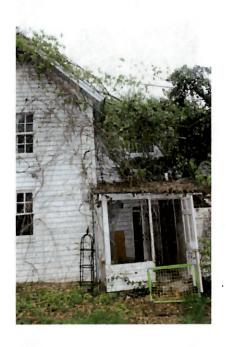
Owner's mailing address 10221 Manlo LLC	Owner's Agent's mailing address
10221 Mando Lic	JOSE BAUTISTA 148 CRYSTAL Spring De.
148 CRYSTAL SPRING DR	148 CRYSTAL Spring DR.
AShTON MD 20861	ASHTON MA ZO861
Adjacent and confronting	Property Owners mailing addresses
John & Patricia Honahan	Kevin & Andrea Daney
10219 Mento Ave	10222 Les lie ST
Silver Spring MD	Silver Spring 4D 20902
20910	7 17 3072
Maryland National Capital	Sterling Custom Homes ite
Park and Planning	10220 Menlo Ave
8787 Georgia ave.	1 /
Silver Spring MD	Silver Spring MD 20910
,	
Richard & Margaret Kolm	Drew & Christine Dung
10219 Grant ave	10217 Men lo Ave
•	Silver Spring ND 20910
Silver Spring MD	9 20910
20910	
-	













FIRST FLOOR PLAN, DOOR AND WINDOW SCHEDULES

SECOND FLOOR PLAN, DOOR AND WINDOW SCHEDULES

FRONT AND RIGHT SIDE ELEVATIONS

REAR AND LEFT SIDE ELEVATIONS

BUILDING SECTION A, PARTIAL BUILDING SECTION B, WALL SECTIONS

ENERGY ENVELOPE PLANS, SECTIONS AND SCHEDULES

FOUNDATION PLAN, STRUCTURAL NOTES, FOUNDATION DETAILS

FIRST FLOOR FRAMING PLAN, DETAILS

SECOND FLOOR FRAMING PLAN, ROOF FRAMING PLAN, DETAILS

WIND BRACE PLANS, SCHEDULES, DETAILS

GENERAL CONSTRUCTION NOTES

APPLICABLE BUILDING CODE IS THE 2015 INTERNATIONAL RESIDENTIAL CODE. COMPLY WITH LOCALLY ADOPTED REGULATIONS ORDINANCES AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS AND APPROVALS REQUIRED BY THE JURISDICTION

NOTIFY UTILITY COMPANIES AND THE APPROPRIATE RESPECTIVE COUNTYAGENCIES OF ALL NEW SITE UTILITY WORK, INCLUDING SERVICE ENTRY LOCATIONS AND TERMINATIONS FOR ELECTRIC, WATER, SEWER, NAURAL GAS, AND TELEPHONE UTILITIES. CONTACT MISS UTILITY TO LOCATE UNDERGROUND UTILITY LINES PRIOR TO COMMENCING WITH EXCAVATION. OBTAIN PERMITS FROM AND COORDINATE WITH MCDOT AND THE RESPECTIVE UTILITY COMPANIES.

WHATEVER IS CALLED FOR BY ANY DRAWING OR NOTE SHALL BE APPLICABLE TO SIMILAR CONDITIONS FOUND ELSEWHERE. IN THE CASE OF INCONSISTENCIES, THE GREATER QUANTITY AND/OR BETTER QUALITY SHALL BE PROVIDED.

VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD; NOTIFY THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY DISCREPANCIES THAT WOULD IMPEDE THE PROPER EXECUTION OF THE WORK OR REQUIRE AN ALTERATION OF THE DESIGN.

ALL MATERIALS SHALL BE NEW AND OF THE HIGHEST QUALITY, EXCEPT FOR ITEMS ON THE DRAWINGS INDICATED TO BE SALVAGED AND RE-USED. INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH APPLICABLE STANDARDS AND MANUFACTURER'S INSTRUCTIONS.

DISPOSE OF ALL WASTE MATERIALS OFF SITE/ THE CONSTRUCTION SITE SHALL BE LEFT CLEAN AT THE END OF EACH DAY'S WORK. THE SITE AND WORK AREA SHALL BE LEFT CLEAN, FREE OF DEFECTS, AND READY FOR USE AT THE COMPLETION OF THE WORK. DAMAGE CAUSED BY THE CONSTRUCTION TO THE PUBLIC RIGHT OF WAY, EXISTING SITE IMPROVEMENTS TO REMAIN AND TO THE EXISTING STRUCTURE(S) SHALL BE REPAIRED TO ORIGINAL CONDITION AS A PART OF THE WORK.

SLOPE FINISHED GRADE AWAY FROM THE HOUSE AT A MINIMUM SLOPE OF ½" PER LINEAR FOOT FOR A MINIMUM DISTANCE OF TEN FEET. GRADE, SEED AND MULCH DISTURBED YARD AREAS.

CONFIRM A CONSTRUCTIONS SCHEDULE WITH THE OWNER BEFORE COMMENCING WORK. THE STAGING AREA FOR THE CONTRACTOR'S SUPPLIES AND EQUIPMENT SHALL BE DETERMINED IN CONSULTATION WITH THE OWNER PRIOR TO CONSTRUCTION. WATER AND TEMPORARY POWER FOR CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR.

PROVIDE INCLEMENT WEATHER PROTECTION TO PROTECT FINISHED WORK AND UNAFFECTED AREAS FROM DAMAGE. SECURE THE CONSTRUCTION SITE FROM UNAUTHORIZED ENTRY.

EXCAVATION: PLACE SEDIMENT CONTROL COMPONENTS PRIOR TO CLEARING AND GRUBBING. ON-SITE STORM WATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT/ STORM DRAINAGE PLAN. INSPECTIONS OF FOOTING TRENCHES AND CONTROLLED FILL SHALL BE DONE BY A LICENSED GEOTECHNICAL/ SOILS ENGINEER RETAINED BY THE OWNER. REPORTS OF SUCH OPERATIONS SHALL BE SUBMITTED TO THE COUNTY.

- ELECTRICIAN SHALL PERFORM A WALK-THROUGH WITH THE OWNER PRIOR TO COMMENCING ROUGH-IN WORK TO ESTABLISH FINAL LOCATIONS OF SWITCHES LIGHT FIXTURES AND OUTLETS ELECTRICAL CONTRACTOR SHALL APPLY TO PEPCO FOR REQUEST FOR SERVICE. ELECTRICAL SERVICE AND TEMPORARY PANEL FOR
- CONSTRUCTION SHALL BE POSITIONED TO AVOID OBSTRUCTION OF CONSTRUCTION ACITIVITES INSTALL HARD-WIRED INTERCONNECTED SMOKE/CO DETECTORS IN ALL BEDROOMS, IN HALLWAYS OUTSIDE BEDROOMS, AND ONE ON EACH
- HVAC: INSTALL A NEW FORCED AIR HVAC SPLIT SYSTEM TO SERVE THE NEW AREAS. TRUNK LINES ARE TO BE INSULATED SHEET METAL DUCT. FEEDERS TO DIFFUSERS THAT ARE LESS THAN 10 FEET LONG MAY BE FLEX DUCT. CONNECT TRUNK LINE TO FAN WITH TWO FEET OF

PLUMBING/ GAS: PROVIDE NEW FIXTURES AND FITTINGS SELECTED BY OWNER FOR A COMPLETE INSTALLATION.

- SUPPLY PIPING SHALL BE TYPE L COPPER; WASTE LINES MAY BE PVC. FIXTURES AND FITTINGS: OWNER SELECTED ON ALLOWANCE
- INSTALL AN NFPA 13D SPRINKLER SYSTEM. SUBMIT SHOP DRAWINGS TO THE COUNTY FOR APPROVAL. SUBMIT SERVICE CONNECTION REQUEST TO WASHINGTON GAS. GAS PIPING TO BE INSTALLED BY A LICENSED BLACK PIPE PLUMBER.
- INCLUDING CONNECTIONS TO FIXTURES. CONNECT TO FIXTURES AT INDICATED LOCATIONS: FURNACE(S), WATER HEATER, FIREPLACE, RANGE/OVEN, WALL OVENS

INTERIOR TRIM SELECTED BY OWNER; INTERIOR COLORS SELECTED BY OWNER. MFG/ MATL SELECTION OF FLOORING MATLS SELECTED BY GYPSUM WALL BOARD

FINISHED TO LEVEL 4 FINISH WALLS RECEIVING CERAMIC TILE TO HAVE ½" CEMENT BOARD SUBSTRATE IN LIEU OF GWB PAINTING

WALLS AND CEILINGS: ONE COAT VINYL PRIMER, TWO COATS EGGSHELL LATEX PAINT. DEEP TINT COLORS MAY REQUIRE

TRIM AND DOORS: ONE COAT SEALER, SANDED SMOOTH, TWO COATS LATEX SEMI-GLOSS PAINT. FLOORS: TO BE SELECTED BY OWNER

> FIRST FLOOR: DINING/FOYER/ STUDY/FAM RM/BREAKFAST: PERGO LAMINATE WOOD KITCHEN/ PANTRY/PWDR RM: THIN SET TILE ON ½" CEMENT BOARD

HALLWAY/ MBR/ MBR CLOSETS: PERGO LAMINATE WOOD MASTER BATHROOM: THIN SET CERAMIC MOSAIC TILE ON 1'2" CEMENT BOARD, WITH WATERPROOF GROUT

HALL BATH/ LAUNDRY: SHEET VINYL BEDROOMS 2/3/4: CARPET ON ½" PAD

SIZES OF WINDOWS AND EXTERIOR DOORS INDICATED ON THE PLANS ARE GENERIC, UNIT TYPE AS SCHEDULED, DOUBLE INSULATED GLASS WITH LOW-E FILM. MANUFACTURER AND MUNTIN TYPE IS SUBJECT TO APPROVAL BY THE LOCAL HARB/ HOA. SUBMIT SAMPLE FOR

PROVIDE INSECT SCREEN FOR ALL OPERABLE UNITS. VERIFY THAT THE UNITS DESIGNATED "EGRESS" MEET THE COUNTY MINIMUM NET CLEAR OPENING AREA AND MINIMUM DIMENSIONS FOR EMERGENCY EGRESS AS STIPULATED BY THE CODE (WITH COUNTY AMENDMENTS).

EXTERIOR SIDING IS SUBJECT TO APPROVAL BY THE LOCAL HARB/HOA SUBMIT SAMPLES FOR APPROVAL

FASCIAS AND RAKES: ALUMINUM WRAPPED 2x AS NOTED SOFFITS: VENTED VINYL TYPE

OTHER EXTERIOR TRIM: OUT OF PVC 1x TRIM BOARDS

ROOFING: INSTALL "ICE AND WATER SHIELD" UNDERLAYMENT AT ALL ROOF EDGES AND VALLEYS, AND ON ENTIRE ROOF SURFACES HAVING A SLOPE

ROOF SHINGLES: GAF-ELK TIMBERLINE NATURAL SHADOW 30 YEAR SHINGLES, COLOR BY OWNER GUTTERS: 5"x .032" K-GUTTER SEAMLESS ALUMINUM WITH CONCEALED HANGERS, 4" SQUARE ALUMINUM DOWNSPOUT. COLOR TO MATCH EXTERIOR TRIM EDGE METAL: STANDARD PREFORMED ALUMINUM PROFILES, COLOR TO MATCH EXTERIOR TRIM

ROOF SHINGLES: GAF-ELK TIMBERLINE NATURAL SHADOW 30 YEAR SHINGLES, COLOR BY OWNER RAKES AND FASCIAS: ALUMINUM WRAPPED 2x

GUTTERS: 5"x .032" K-GUTTER SEAMLESS ALUMINUM WITH CONCEALED HANGERS, 4" SQUARE ALUMINUM DOWNSPOUTS

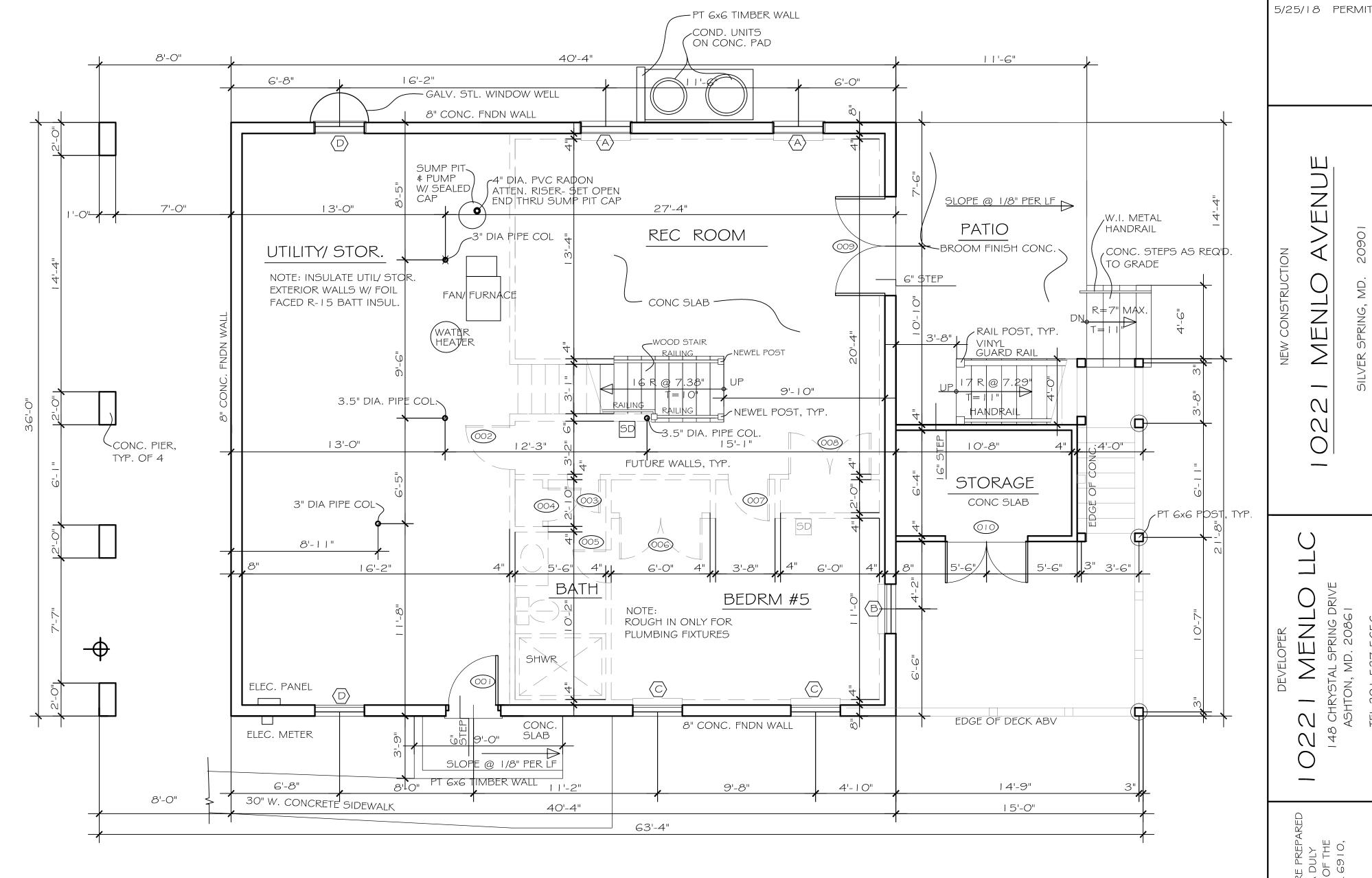
HORIZONTAL SIDING: CERTAINTEED "CEDARBOARDS" INSULATED 8" EXPOSURE SIDING GABLE WALL SHINGLES: CERTAINTEED: "CEDAR IMPRESSIONS" POLYMER SHINGLES, STYLE AND COLOR SELECTED BY OWNER

BEAMS AND COLUMNS, BAND BOARDS: PVC TRIM BOARDS VINYL RAILING SYSTEM: TIMBER-TECH "RADIANCE" RAILING SYSTEM

PORCH CEILING: CERTAINTEED BEADED TRIPLE 2" SOFFIT @ EAVES: CERTAINTEED TRIPLE 3 1/3" "INVISIVENT"

DECKING: TIMBER-TECH XLM PLANK WITH CONCEALED FASTENERS; COLOR BY OWNER

LATTICE SKIRTING: PERMALATT "DURASHELL" VINYL, I "SQUARE PATTERN, IN 1x PVC FRAMES



BASEMENT PLAN

1452 SQ FT

COUNTY DESIGN CRITERIA-2015 IRC

Weathering

July 2, 1979 300

Soil Bearing capacity: 2000 psf or as determined by geotechnical evaluation

Severe

Flood

Hazards

Subject To Damage From

Frost

Line

Termite

Air Freezing Index

Decay

Temp.

Mean Annual

Moderate | Slight to

to heavy | moderate

Residential Construction Design Parameters

Design

Ice Shield

Required

Yes

Underlayment

Category

Wind

Speed

Snow

Load

30 psf

Winter

Design

13 °F

1/4"=1'-0"

HARDWIRED INTERCONNECTED CO/ SMOKE DETECTOR W/ BATTERY BACKUP

WINDOW SCHEDULE							
MK	SIZE	TYPE U-VALUE SHGC NOTES					
Α	3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4			
В	3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	1,2		
С	3'-0"x 3'-0"	AWNING	0.32	0.4			
D	3'-0"x 3'-0"	AWNING	0.32	0.4	3		

ALL OPERABLE UNITS TO HAVE INSECT SCREEN

I. EGRESS WINDOW

2. VIF W/ MFG. THAT WINDOW MEETS COUNTY 5.0 SF NET CLR OPNG EGRESS REQUIREMENTS 3. TEMPERED GLASS

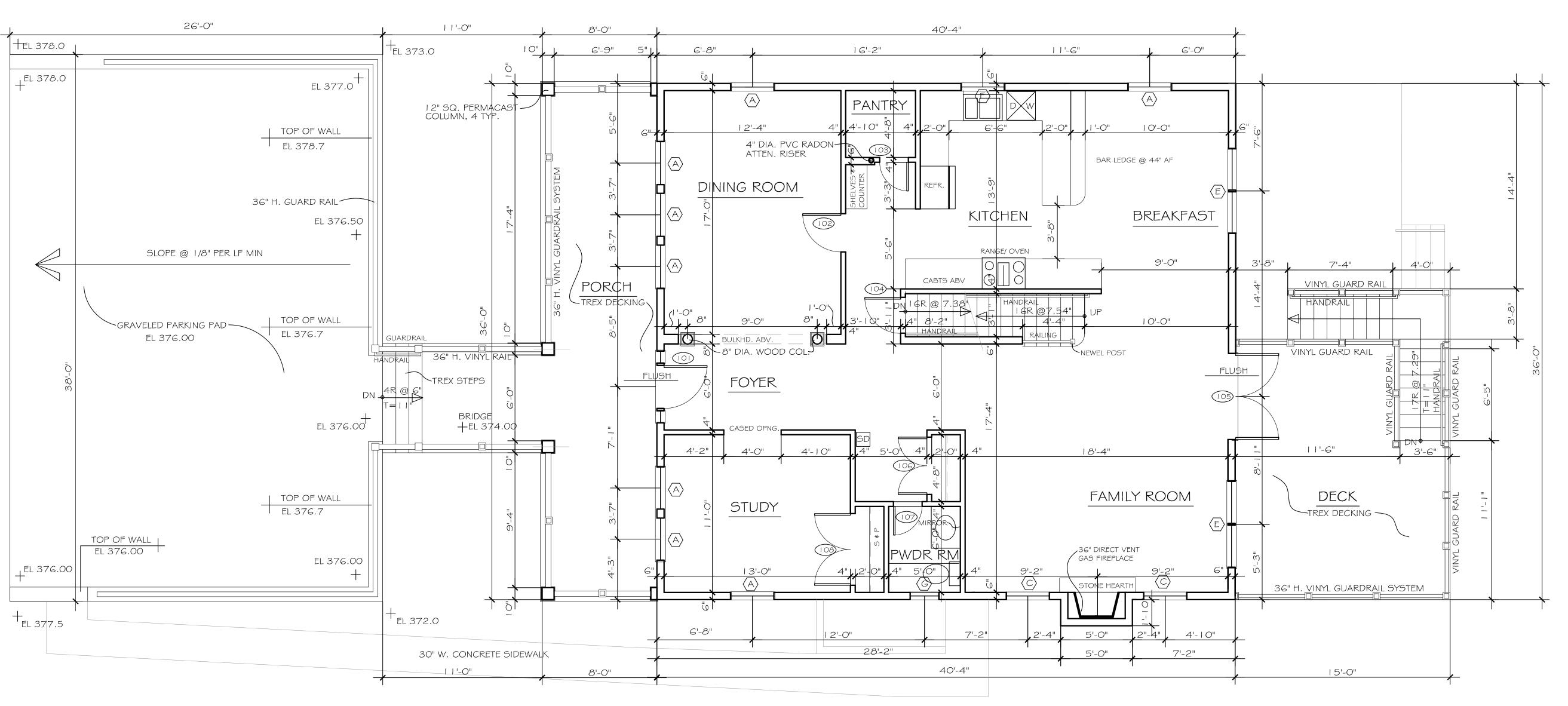
DOOR SCHEDULE							
MK	SIZE	TYPE	U-VALUE	NOTES			
001	3'-0"x 6'-8"	SIDE HINGE EXTERIOR	0.25	3			
002	2'-8" 6'-8"	SIDE HINGE					
003	2'-0"x 6'-8"	SIDE HINGE					
004	2'-0"x 6'-8"	SIDE HINGE					
005	2'-0"x 6'-8"	SIDE HINGE					
006	2- 2'-6"x 6'-8"	SIDE HINGE					
007	2'-6"x 6'-8"	SIDE HINGE					
008	2- 2'-6"x 6'-8"	SIDE HINGE					
009	2-3'-0"x 6'-8"	SIDE HINGE EXT. FRENCH	0.32	2, 4			
010	2- 2'-6"x 6'-8"	SIDE HINGE					

NOTES

I . INTERIOR DOORS ARE MASONITE 6 PANEL IN

PREHUNG WOOD FRAMES, UNO 2. PROVIDE MFG'S. INSECT SCREEN

3. STEEL/ INSULATED CORE IN PREHUNG WOOD FRAME WITH WEATHER KIT AND SECURITY LOCKSET 4. ANDERSEN FWH6068PALR WITH MFG'S. STANDARD SECURITY LOCKSET & SCREEN DOOR



FIRST FLOOR PLAN 1452 SQ FT

FLR ELEV= 374.00

1/4"= | '-0"

SD HARDWIRED INTERCONNECTED CO/ SMOKE DETECTOR W/ BATTERY BACKUP

WINDOW SCHEDULE						
(MK)	SIZE	TYPE	U-VALUE	SHGC	NOTES	
Α	3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4		
C	3'-0"x 3'-0"	AWNING	0.32	0.4		
Е	2- 3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	4	
F	2'-8"x 4'-0"	CASEMENT	0.32	0.4		
G	2'-4"x 4'-0"	DOUBLE HUNG	0.32	0.4	3	

ALL OPERABLE UNITS TO HAVE INSECT SCREEN

I. EGRESS WINDOW

VIF W/ MFG. THAT WINDOW MEETS COUNTY
 SF NET CLR OPNG EGRESS REQUIREMENTS

3. TEMPERED GLASS

4. FACTORY MULL

DOOR SCHEDULE						
MK SIZE TYPE U-VALUE NOTES						
101	3'-0"x 6'-8"	SIDE HINGE EXTERIOR	0.25	3, 5		
102	2'-6"x 6'-8"	SIDE HINGE				
103	2'-0"x 6'-8"	SIDE HINGE				
104	2'-6"x 6'-8"	SIDE HINGE				
105	2- 3'-0"x 8'-0"	EXT. FRENCH	0.32	2, 4, 6		
106	2- 2'-0"x 6'-8"	SIDE HINGE				
107	2'-6"x 6'-8"	SIDE HINGE				
108	2- 2'-6"x 6'-8"	SIDE HINGE				

NOTES

- I. INTERIOR DOORS ARE MASONITE 6 PANEL IN PREHUNG WOOD FRAMES, UNO
- 2. PROVIDE MFG'S. INSECT SCREEN
- 3. STEEL/ INSULATED CORE IN PREHUNG WOOD FRAME
- WITH WEATHER KIT AND SECURITY LOCKSET 4. ANDERSEN FWH6068PALR WITH MFG'S. STANDARD
- SECURITY LOCKSET & SCREEN DOOR
- 5. ASSEMBLY TO INCLUDE 12" SIDELIGHTS EA SIDE AND 20" TRANSOM
- 6. ANDERSEN FWH6080PALR WITH MFG'S. STANDARD SECURITY LOCKSET & SCREEN DOOR

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SECOND FLOOR PLAN

1355 sq ft

1/4"=1'-0"

U-VALUE NOTES

SD HARDWIRED INTERCONNECTED CO/ SMOKE DETECTOR W/ BATTERY BACKUP

WINDOW SCHEDULE						D	OOR S	6CHED
MK	SIZE	TYPE	U-VALUE	SHGC	NOTES	MK	SIZE	TYPE
Н	3'-0"x 5'-0"	DOUBLE HUNG	0.32	0.4	1, 2	201	2'-8"x 6'-8"	SIDE HINGE
J	2- 3'-0"x5'-0"	DOUBLE HUNG	0.32	0.4	1,2	202	2- 2'-0"x 6'-8"	SIDE HINGE
Κ	3'-0"x 4'-0"	FX. PICTURE	0.32	0.4	3	203	2'-0"x 6'-8"	SIDE HINGE
Z	2- 3'-0"x 5'-0"	DOUBLE HUNG	0.32	0.4		204	2'-4"x 6'-8"	SIDE HINGE
·	·							

NOTES
ALL OPERABLE UNITS TO HAVE INSECT SCREEN

1. EGRESS WINDOW

3. TEMPERED GLASS

2. VIF W/ MFG. THAT WINDOW MEETS COUNTY 5.0 SF NET CLR OPNG EGRESS REQUIREMENTS

203	2'-0"x 6'-8"	SIDE HINGE		
204	2'-4"x 6'-8"	SIDE HINGE		
205	2'-0"x 6'-8"	SIDE HINGE		
206	2'-8"x 6'-8"	SIDE HINGE		
207	2'-6"x 6'-8"	ACCESS PNL	0.1	2
208	2'-6"x 6'-8"	SIDE HINGE		
209	2'-6"x 6'-8"	SIDE HINGE		
210	2'-0"x 6'-8"	SIDE HINGE		
211	2'-6"x 6'-8"	SIDE HINGE		
212	2- 2'-0"x 6'-8"	SIDE HINGE		
213	2- 2'-0"x 6'-8"	SIDE HINGE		
214	2'-6"x 6'-8"	SIDE HINGE		

SIDE HINGE

DOOR SCHEDULE

NOTES

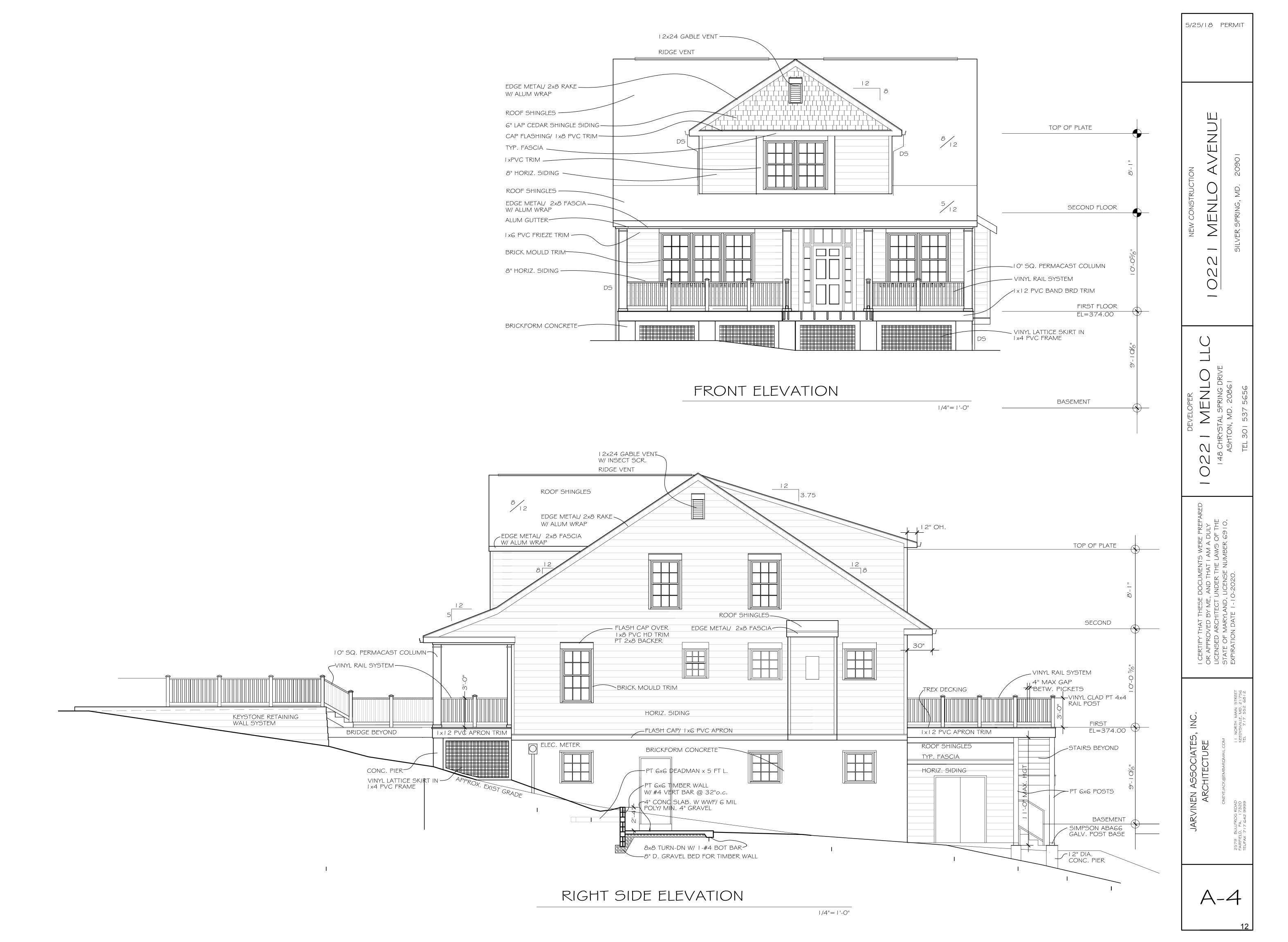
215 2'-0"x 6'-8"

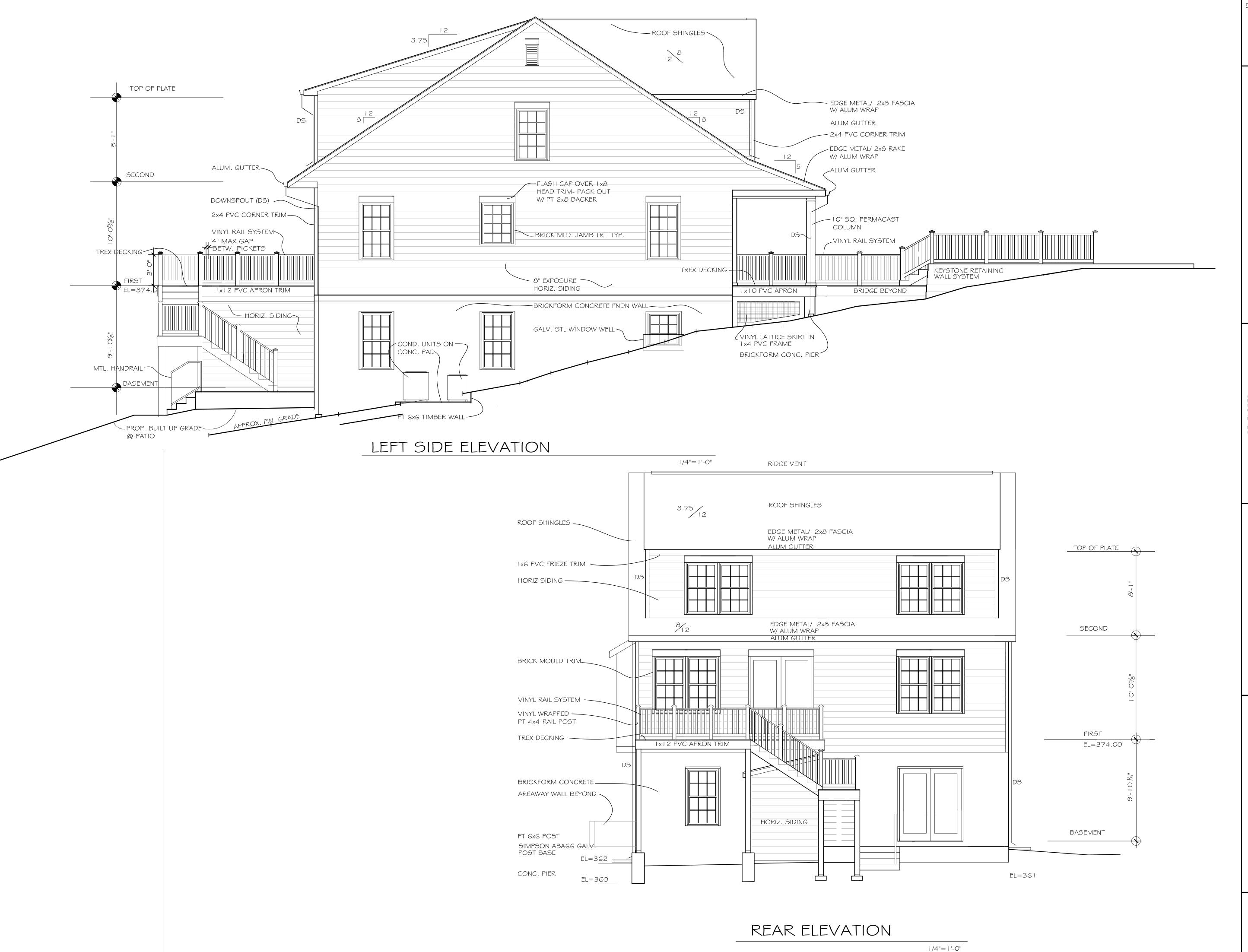
. INTERIOR DOORS ARE MASONITE 6 PANEL IN PREHUNG WOOD FRAMES, UNO

2. FLUSH ACCESS PANEL- INSULATE BACK SIDE W/ 2" FOIL FACED RIGID INSUL=R-10 5/25/18 PERMIT

VENUE

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RVINEN ASSOCIATES ARCHITECTURE



2x6 @ 16"o.c. RAFTER/ OUTRIGGERS EXTEND RAFTERS @ 48"o.c. THRU EXT. SHEATH \$ NAIL OFF TO DBL 2x6 STUDS W/ 4- 12D NAILS

2x6 LEDGER DISCONTINUOUS @

SECOND

2x6 RAFTER TIE TO STUDS

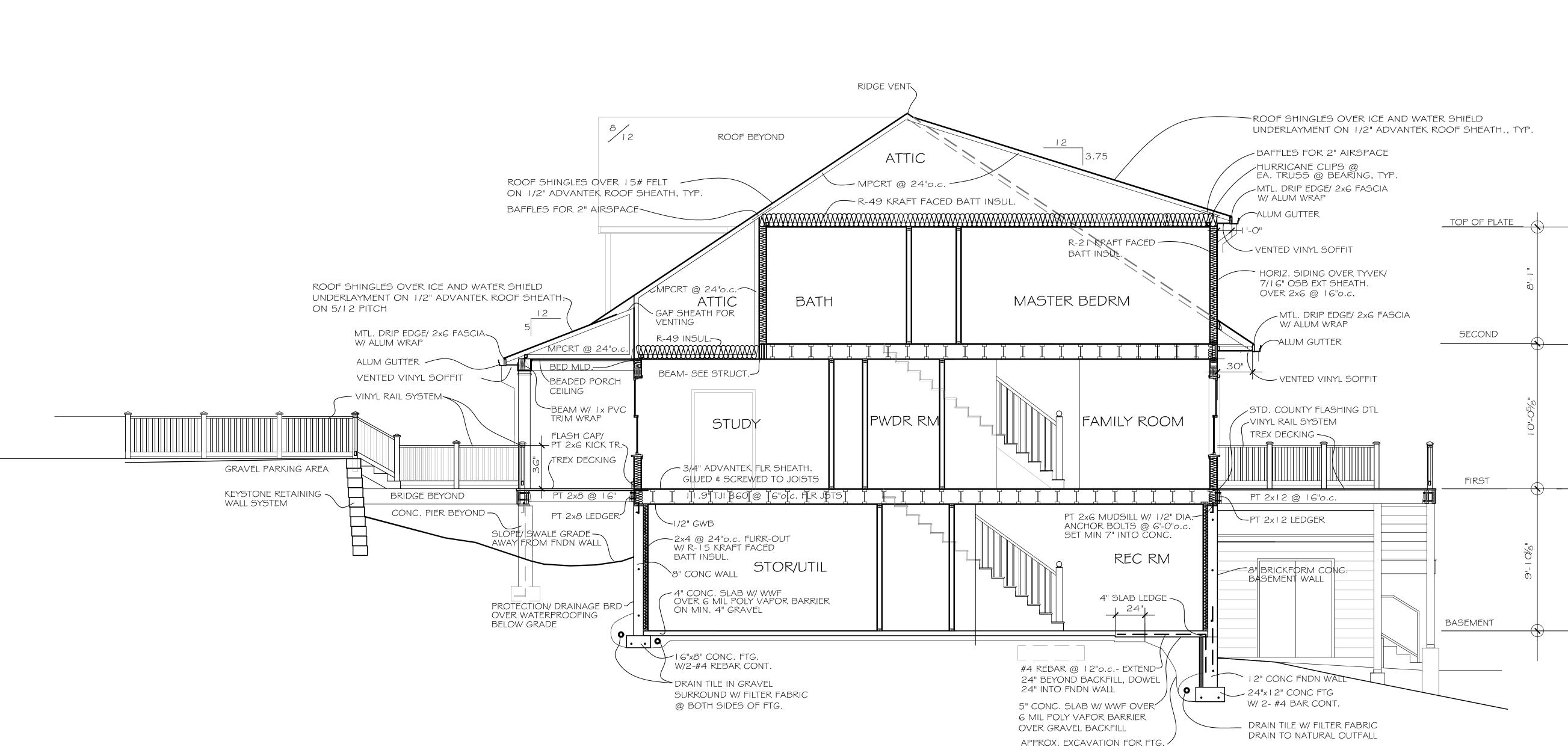
2x6 @ 16"o.c.- DBL STUDS

48"o.c. @ RAFTERS

TYP. DRIP EDGE/ FASCIA AND GUTTER

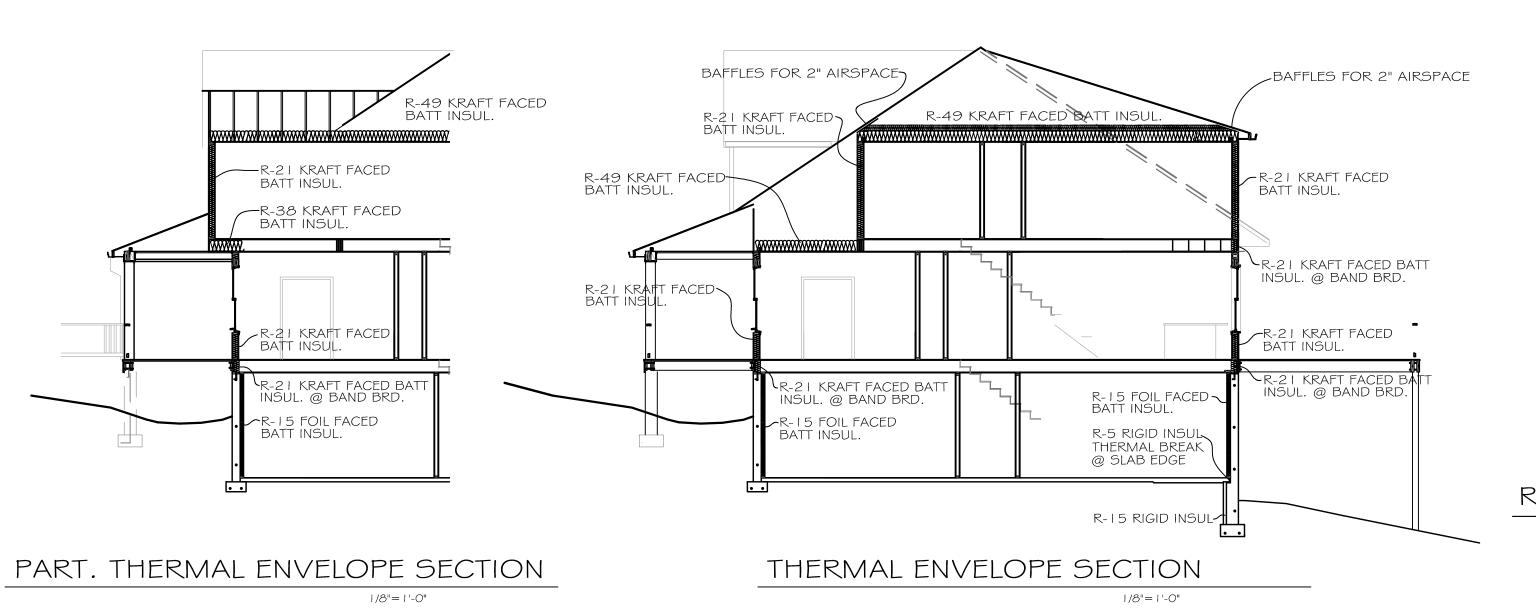
VINYL SOFFIT

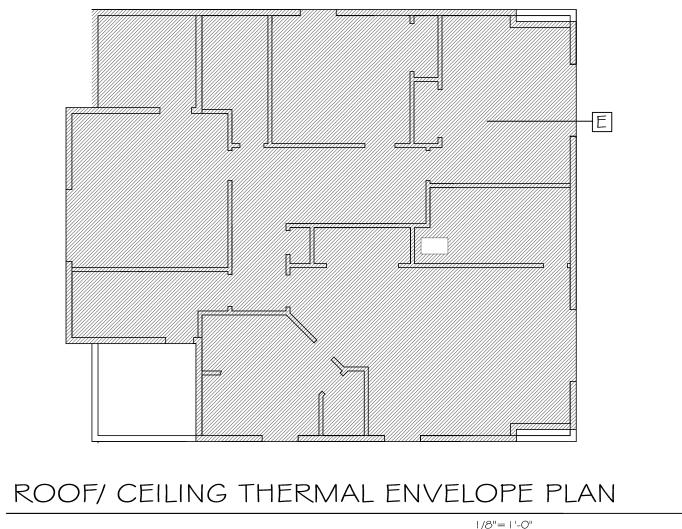
OUTRIGGER DTL.

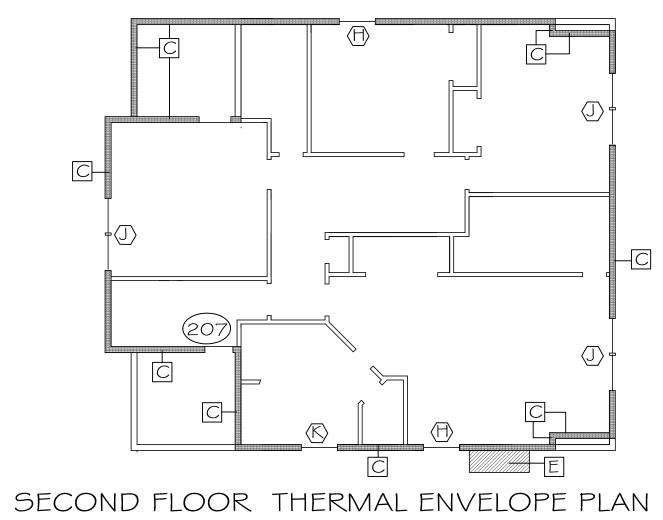


BUILDING SECTION A

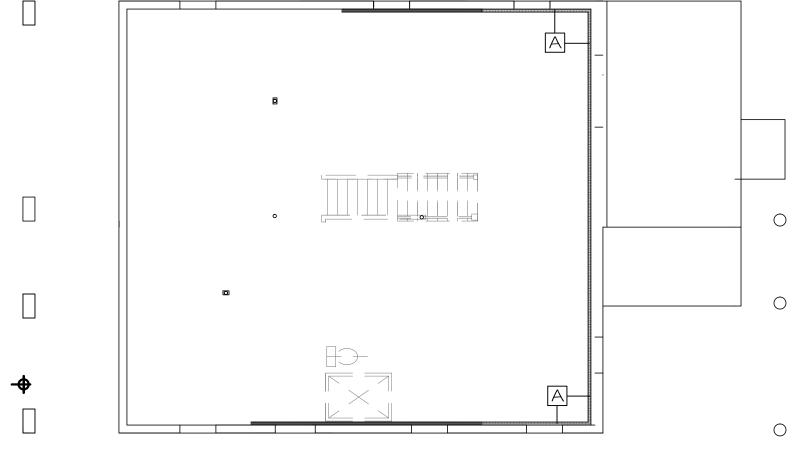
1/4"=1'-0"







FIRST FLOOR THERMAL ENVELOPE PLAN 1/8"=1'-0"



SUB- BASEMENT THERMAL ENVELOPE PLAN

B
*

BASEMENT THERMAL ENVELOPE PLAN

1/8"=1'-0"

INSULATION SCHEDULE						
МК	INSUL. TYPE/ R VALUE	LOCATION	POSITION	NOTES		
А	RIGID POLYISO/ R-15	SUB-SLAB FNDN WALL	VERTICAL	1		
В	FOIL FACED/ R-15	BASEMENT WALL	VERTICAL	2		
С	KRAFT FACED BATT/ R-2 I	FRAME WALL	VERTICAL			
D	KRAFT FACED BATT/ R-38	FLOOR	HORIZONTAL	3		
E	KRAFT FACED BATT/ R-49	CEILING	HORIZONTAL	4, 5		

- I. FULL HGT FROM TOP OF FTG TO SLAB; I" @ SLAB EDGE AS THERMAL BREAK
- 2. INSTALLED BETWEEN 2x4 @ 24" FURRING @ FUTURE FIN. AREAS; ATTACHED TO CONC. W/ STICK PINS @ UNFIN.
- 3. INSTALL IN FLOOR W/ VAPOR BARRIER FACING UP 4. TWO LAYERS: KRAFT FACED R-38 BOTTOM LAYER,
- UNFACED R-11 UPPER LAYER 5. ALTERNATE I: 6 MIL POLY VAPOR BARRIER WITH R-49 BLOWN-IN CELLULOSE ALTERNATE 2: 7" CLOSED CELL MEDIUM DENSITY SPRAY FOAM @ R-7 PER INCH

DOOR SCHEDULE							
MK	SIZE	TYPE	U-VALUE	SHGC			
001	3'-0"x 6'-8"	INSUL CORE NO GLASS	0.25	NA			
009	2'- 3'-0"x 6'-8"	FR. DOORS FULL GLASS	0.32	0.40			
101	3'-0"x 6'-8" 2-12"x 6'-8" SIDELTS 5'-0"x16" TRANSOM	INSUL CORE DOOR PNL/ INSUL GLASS	0.35	0.40			
105	2- 3'-0"x8'-0"	FR. DOORS FULL GLASS	0.32	0.40			
105	2- 3'-0"x 8'-0"	FR. DOORS FULL GLASS	0.32	0.40			
207	2'-6"x6'-8" W/ 2" FOIL FACED INSUL	SOLID CORE	0.10	NA			

1/8"=1'-0"

MK	SIZE	TYPE	U-VALUE	SHGC	QTY	UNIT AREA	TOTAL AREA
Α	3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	10	16.5 SF	165.0 SF
В	3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	1	16.5 SF	16.5 SF
С	3'-0"x 3'-0"	AWNING	0.32	0.4	4	9.0 SF	36.0 SF
D	3'-0"x 3'-0"	AWNING	0.32	0.4	2	9.0 SF	18.0 SF
E	2- 3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	2	33.0 SF	66.0 SF
۴	2'-8"x 4'-0"	CASEMENT	0.32	0.4	1	10.7 SF	10.7 SF
G	2'-4"x 4'-0"	DOUBLE HUNG	0.32	0.4	1	9.3 SF	9.3 SF
Η	3'-0"x 5'-0"	DOUBLE HUNG	0.32	0.4	2	15.0 SF	30.0 SF
J	2- 3'-0"x5'-0"	DOUBLE HUNG	0.32	0.4	3	30.0 SF	90.0 SF
Κ	3'-0"x 4'-0"	FX. PICTURE	0.32	0.4	1	12.0 SF	12.0 SF
TOTAL WINDOW AREA							453.5 SF

NOTE: WINDOW GLASS IS DOUBLE PANE INSUL W/ LOW-E FILM

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