EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 8008 Westover Road, Bethesda
Meeting Date: 1/6/2021

Resource: Non-Contributing Resource
(Greenwich Forest Historic District)
Report Date: 12/30/2020

Applicant: Alex Walker
K (Kate Donahue, Agent)
Public Notice: 12/23/2020

Review: HAWP
Tax Credit: No

Staff: Michael Kyne
Permit Number: 936394

PROPOSAL: Partial demolition and construction of new rear addition

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Greenwich Forest Historic District
STYLE: Modern Movement
DATE: c. 1979

Fig. 1: Subject property.
PROPOSAL:

The applicant proposes to remove the existing masonry deck, steps, metal awning and Wisteria plants at the rear of the subject property and construct a new screened porch in the same approximate footprint. At the west end of the new screened porch, a new masonry fireplace with a factory built, wood burning fireplace insert will be constructed. The existing exterior doors between the existing masonry deck and rear sunroom will be removed, turning the sunroom into exterior space connected to the proposed new screened porch.

The proposed work is entirely at the rear of this Non-Contributing Resource, where it will not be visible from the public right-of-way.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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

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

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

10. New additions and adjacent or related new construction shall 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 RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Greenwich Forest Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Alex Walker (owner)  
Address: 8008 Westover RD  
Daytime Phone: 301-646-5748  
E-mail: alexandragwalker@gmail.com  
City: Bethesda  
Zip: 20814  
Tax Account No.: 125965

AGENT/CONTACT (if applicable):

Name: Kate Donahue (agent)  
Address: 4009 Georgia Ave NW  
Daytime Phone: 2024238703  
E-mail: kate@fourbrothersdc.com  
City: Washington  
Zip: 20011  
Contractor Registration No.: 125965

LOCATION OF BUILDING/PREMISE:

Building Number: 8008  
Street: Westover Rd  
Town/City: Bethesda  
Nearest Cross Street: Lambeth Rd

Lot: 9  
Block: K  
Subdivision:  
Parcel: 

TYPE OF WORK PROPOSED:

☐ New Construction  
☐ Addition  
☐ Demolition  
☐ Grading/Excavation  
☐ Deck/Porch  
☐ Fence  
☐ Hardscape/Landscape  
☐ Roof  
☐ Shed/Garage/Accessory Structure  
☐ Solar  
☐ Tree removal/planting  
☐ Window/Door  
☐ Other:____________________

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

Signature of owner or authorized agent  
Date

Greenwich Forest

Is the Property Located within an Historic District?  
X Yes/District Name____________________  
No/Individual Site Name____________________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.) If YES, include information on these reviews as supplemental information.

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

Signature of owner or authorized agent  
Date
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The existing house at the subject property is a non-contributing structure in the Greenwich Forest Historic District, Lot 9, Block K. The house was built c. 1979 in the Modern Movement style and is clad in lap siding (planks and shingles) with brick around the foundation wall in the rear. In the rear yard, there exists a masonry deck with a metal framed awning covered by Wisteria plants, and a brick paver patio to the North of the deck. Several small trees are located towards the rear property line, and multiple small shrubs along the side property lines.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The proposed construction includes demolishing the existing masonry deck, steps, metal awning and Wisteria plants, and replacing it with a screened porch in roughly the same footprint. At the West end of the new screened porch, a new masonry fireplace with a factory built, wood burning fireplace insert is proposed. The existing exterior doors between the masonry deck and the interior sunroom will be removed, thus turning the interior sunroom into exterior space, to be open and connected to the proposed screened porch. No existing trees will be affected by the proposed construction. All proposed work is contained to the rear yard and not visible from Westover Rd / the public right-of-way.
### Work Item 1: **screened porch**

**Description of Current Condition:**
- masonry deck and steps
- with metal awning
- and Wisteria plant coverings

**Proposed Work:**
- New wood framed screened porch with Cumaru (Brazilian teak) decking and railing, aluminum screen system, architectural asphalt shingles on the roof (with skylights) and a masonry fireplace. All new posts and beams of the porch will be wrapped with paint-grade exterior trim and painted. The ceiling inside the porch will be stained tongue & groove pine planks.

### Work Item 2: **sunroom**

**Description of Current Condition:**
The existing sunroom is currently conditioned as interior space with tile floors, drywall on the walls and ceiling, and interior pocket doors between the sunroom and existing living room.

**Proposed Work:**
The interior sunroom will be turned into exterior space by removing the existing exterior door between the sunroom and masonry deck, and removing the drywall, tile floor, and interior pocket doors. The walls will be insulated and clad with lap siding to match the reveal of the existing siding on the rear of the house. The tile floor will be replaced with tongue and groove Cumaru decking. The ceiling will be the same stained tongue & groove pine planks proposed for the porch ceiling, and the interior pocket doors to the living room will be replaced with full light, exterior sliding doors. A new window opening is proposed between the sunroom space and the dining room.

### Work Item 3:

**Description of Current Condition:**

**Proposed Work:**
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<td>Additions/ Alterations</td>
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<td>Demolition</td>
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<td>Deck/Porch</td>
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<td>Fence/Wall</td>
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<td>Driveway/ Parking Area</td>
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<td>Grading/Excavation/Landscaping</td>
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<td>Siding/ Roof Changes</td>
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<td>Window/ Door Changes</td>
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<td>Masonry Repair/ Repoint</td>
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8008 Westover Rd  EXISTING CONDITIONS
8008 Westover Rd  EXISTING CONDITIONS

EXISTING MASONRY DECK AND SUNROOM EXTERIOR DOORS AS VIEWED FROM REAR YARD

EXISTING MASONRY DECK SPACE AND SUNROOM EXTERIOR DOORS AS VIEWED FROM TOP OF DECK STEPS
8008 Westover Rd EXISTING CONDITIONS
ARCHITECTURAL ASPHALT SHINGLES, COLOR TO MATCH EXISTING

VELUX SKYLIGHTS

SCREEN SYSTEM; ALUMINUM FRAME TO BE WHITE

BRICK BOND AND COLOR

CUMARU WOOD TO BE USED FOR DECK FLOOR, RAILING, DECK APRON, AND DECK SKIRTING

PROPOSED REAR / WEST ELEVATION

8008 Westover Rd  PROPOSED EXTERIOR MATERIALS
SCOPE OF WORK: NEW SCREENED IN PORCH ADDITION AT REAR OF HOUSE TO INCLUDE EXISTING SUNROOM RENOVATION

BUILDING AND SITE INFORMATION:
ZONING: R-50
NEIGHBORHOOD/OVERLAY DISTRICT: GREENWICH FOREST HISTORIC DISTRICT NON CONTRIBUTING STRUCTURE
BLOCK: K
LOT: 9
CURRENT USE: Single-Family Residence
PROPOSED USE: Single-Family Residence
LOT SIZE: 10,477 SF
EXISTING LOT COVERAGE: 2973 SF or 28%
PROPOSED LOT COVERAGE: 3136 SF or 30%

APPLICABLE CODES:

PROJECT DATA

SCOPE OF WORK:
EXISTING WALL TO REMAIN TO INCLUDE EXISTING SUNROOM RENOVATION

ARCHITECT:
FOUR BROTHERS LLC
4009 Georgia Av NW
WASHINGTON, DC 20011
202.423.8703
www.fourbrotherscarpentry.com
ATTN: KATE DONAHUE

ENGINEER:
RATHGEBER/GOSS ASSOCIATES, P.C.
15871 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
301.590.0071
www.rath-goss.com
ATTN: BILL DUVALL

GENERAL NOTES
- ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD.
- ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER AND ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
- ALL ADJACENT WORK AND AREAS OR ITEMS NOT IN CONSTRUCTION SHALL BE PROTECTED FROM ANY DAMAGE CAUSED FROM THIS WORK, AS SHALL ANY EXISTING FINISHES THAT ARE TO REMAIN.

DC WASA NOTES
B. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWASA INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDON IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS. AS-BUILT DRAWINGS MUST SHOW DIMENSIONS, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
C. ONCE THE WASA INSPECTOR APPROVES THE AS- BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVE., S.W., 5TH FLOOR.
D. UNDER DCWASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACK FILLING, REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS, FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER DC WASA INSPECTION. DC WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.
DEMO NOTE:
1. DEMO SUNROOM TO EXPOSE CEILING WALL AND FLOOR FRAMING
2. DEMO EXISTING DOORS AND WINDOWS
3. DEMO PORTION OF EXTERIOR WALLS PER PLAN
4. DEMO INTERIOR POCKET DOORS

EXISTING SPRING FROM DINING ROOM TO REMAIN
EXISTING PORCH LIVING ROOM SUNROOM DINING ROOM

NEW CUMARU FLOORING/DECKING
NEW WINDOW FROM DINING ROOM
NEW WET BAR; EXISTING PLUMBING IN WALL
NEW SLIDING DOOR 9'-10" 10'-8"

SCREENED IN PORCH LIVING ROOM

TYPICAL PARTITIONS:
EXISTING STUDS @ 16" O.C.; 2x6 FRAMED WALL & 2x4 FURRED WALL
NEW 3" R-21 SPRAY FOAM INSULATION
NEW HARDIE SIDING EXISTING FRAMED WALLS WITH NEW INSULATION AND SIDING
"TYVEK" HOUSE WRAP OR EQUAL
5/8" EXTERIOR GYPSUM SHEATHING, TYPE-X

EXISTING FRAME WALL WITH NEW INSULATION AND SHEATHING
NEW 3" R-21 SPRAY FOAM INSULATION
NEW HARDIE SIDING "TYVEK" HOUSE WRAP OR EQUAL
EXISTING DRYWALL
5/8" EXTERIOR GYPSUM SHEATHING, TYPE-X
"TYVEK" HOUSE WRAP OR EQUAL
6" +/−8"

A101 WALKER RESIDENCE
8008 WESTOVER RD BETHESDA, MD 20814

A101 DEMOLITION AND PROPOSED PLANS

12/15/2020 5:12:21 PM

DRAWING SET
4009 GEORGIA AVE, NW  |  WASHINGTON DC 20011
202.423.8703   |   www.fourbrothersdc.com
EXST. SKYLIGHT TO REMAIN +/-9"
STEP DOWN FROM EXST. SUNROOM
NEW SKYLIGHT CEILING TO BE TONGUE & GROOVE PINE PLANKS IN BOTH SUNROOM & OUTDOOR AREA
ADD BEAM UNDER EXISTING TOP PLATE

NEW RAISED HEARTH NEW WINDOW

Rear Deck
Approx Grade - 3' - 4 1/2"
Sunroom Clg Height 9' - 11 31/32"
First Floor 9"
Dining Room Flr Level 1' - 8 3/4"

SECTION THROUGH SUNROOM AND PORCH

1/4" = 1'-0"
SECTION THROUGH PORCH TOWARDS SUNROOM

SECTION THROUGH PORCH TOWARDS SUNROOM

1/4" = 1'-0"
### Door Schedule

<table>
<thead>
<tr>
<th>Model</th>
<th>Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>101</td>
<td>SINGLE SLIDING DOOR 8'-0&quot; 7'-8 1/2&quot; First Floor 0.3 0.26 EXTERIOR SUNROOM SLIDING DOOR</td>
<td>12/15/2020</td>
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</tbody>
</table>

### Window Schedule

<table>
<thead>
<tr>
<th>Model</th>
<th>Type</th>
<th>Manufacturer</th>
<th>Type</th>
<th>Width</th>
<th>Height</th>
<th>Min Width</th>
<th>Min Height</th>
<th>Max U-Value</th>
<th>Min SHGC</th>
<th>Comments</th>
<th>Tempered</th>
<th>Count</th>
<th>Comment</th>
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<tbody>
<tr>
<td></td>
<td>ULTIMATE DOUBLE HUNG G2 MARVIN EXTERIOR DOUBLE HUNG</td>
<td>2'-9 1/4&quot; 4'-0&quot; 2'-10 1/4&quot; 4'-0&quot; 0.3 0.30</td>
<td>NEW SUNROOM WINDOW</td>
<td>1</td>
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<td></td>
<td>FCM 2246 VELUX CURB MOUNTED SKYLIGHT</td>
<td>1'-10&quot; 3'-10&quot; 1'-10 1/2&quot; 3'-10 1/2&quot; 0.52 0.24</td>
<td>NEW SCREENED PORCH SKYLIGHTS</td>
<td>Yes</td>
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1/2" = 1'-0"
A. DESIGN LOADS:

1. GRAVITY LOADS:
   a. STORED LOAD (DEAD LOAD): 20 PSF / 1.60 LOADS
   b. FIXED PARTITIONS: 10 PSF / 1.60 LOADS
   c. ROOF DECK LOADS: ROOF DECK LOADS SHALL BE EQUIVALENT TO THE AVERAGE COMBINED COMPUTED LOADS AND 39 PSF EQUIVALENT (UNFORM LOAD PLUS DRIFTING AND SLIDING SNOW)
   d. INTERNAL LOADS: AS DETERMINED PER CODE.

2. LATERAL LOADS:
   a. WIND LOAD: WINDMAND FACTOR = 0.2
   b. SITE FACTOR = 0.8 (3 SEC DUR)
   c. DESIGN WIND LOAD IS LARGER OF INCREDICOMPUTED LOADS AND 10 PSF FOR MAIN WIND FORCE REGIONS SYSTEM AND FABRICATED MEMBERS AND CLADDING

3. SEISMIC DESIGN CATEGORY B

4. FOUNDATION:
   a. FOUNDATION DESIGN ASSUMED SOIL BEARING VALUE OF 1.050 PSF

5. DEDUCTED LOADS:
   a. 1 FLOOR DECKS (DEAD LOAD): SPAN=480
   b. 2 FLOOR DECKS (DEAD LOAD): SPAN=480
   c. 3 FLOOR DECKS (DEAD LOAD): SPAN=480
   d. 4 FLOOR DECKS (TOTAL LOAD): SPAN=480

6. CONCRETE:
   a. ALL CONCRETE MEMBERS SHALL COMPLY WITH THE AMERICAN SOFT WOOD LUMBER STANDARD PS20 LATEST EDITION.
   b. THE MAXIMUM MOISTURE CONTENT OF WOOD MEMBERS SHALL BE 19%. E. MASONRY:
   1. HOLLOW LOAD BEARING UNITS SHALL CONFORM WITH ASTM C 90 WITH A BET RATIO OF 0.6 AND 0.75.
   2. USE CLASS GROUT TO FILL MASONRY CELLS WITH 2,028 PSI COMPRESSION STRENGTH AT 28 DAYS.
   3. MASONRY TO BE PLACED IN RUNNING BOND WITH 3/8" MORTAR JOINTS.

F. WOOD:
   1. ALL WOOD MEMBERS SHALL COMPLY WITH THE AMERICAN SOFT WOOD LUMBER STANDARD PS20 LATEST EDITION. 11. ALL WOOD MEMBERS SHALL BE SPRUCE PINE FIR #2 WITH THE FOLLOWING DESIGN VALUES:

   C. ROOF RAFTERS:
      a. ROOMS OTHER THAN SLEEPING ROOMS 40 PSF (LIVE LOAD)
      b. SLEEPING ROOMS 30 PSF (LIVE LOAD)

   F. WALL TOP AND BOTTOM PLATES TO BE SOUTHERN PINE #2 WITH THE FOLLOWING DESIGN VALUES:

   1. ALL INTERIOR WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE CORROSION TREATED WOOD.

   G. CARPETING:
   1. PROVIDE SOLID BLOCK UNDER ALL BEARING WALLS AND FOOTINGS CONTINUOUSLY TO THE FOUNDATION.
   2. PROVIDE SOLID BLOCKS BETWEEN THE JOISTS AND RATTERS AT ALL BEARING POINTS.
   3. PROVIDE SOLID BLOCKS AT MINIMUM 4" D.C. ALONG THE JOISTS AND RATTERS.
   4. PROVIDE SOLID BLOCKS AT MINIMUM 4" D.C. ALONG ALL BEARING WALLS AND FOUNDATIONS.
   5. PROVIDE SOLID BLOCKS AT MINIMUM 4" D.C. ALONG THE ROOF NAILS.

   H. STEEL:
   a. 1. ALL REINFORCEMENT TO BE BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 AND
      b. 2. PROVIDE SOLID BLOCKS BETWEEN THE JOISTS AND RATTERS AT ALL BEARING POINTS.
      c. 3. PROVIDE SOLID BLOCKS AT MINIMUM 4" D.C. ALONG ALL BEARING WALLS AND FOUNDATIONS.
      d. 4. PROVIDE SOLID BLOCKS AT MINIMUM 4" D.C. ALONG THE ROOF NAILS.
UP 18" DIAM. CONCRETE FOOTERS @ EACH CORNER, MIN. 30" DEEP W/ 4X4 POSTS ABOVE ON STAND-OFF POST BASE 12" DEEP CONCRETE MAT FOOTING 12" LARGER THAN CHIMINEY ON ALL SIDES. REINFORCE w/ #4 AT 12" O.C. EACH WAY BOTTOM CONCRETE PAD FOR STEPS 42" X 12" X 12" w/ (3) #4 REBAR EACH WAY AT BOTTOM OUTLINE OF STOOP ABOVE OUTLINE OF PORCH ABOVE 5 S503 POSTS TO BEAR ON MAT FOOTING ON STAND-OFF POST BASE 12" DIAM. CONCRETE FOOTERS THIS ROW; MIN. 30" DEEP W/ 4X4 POSTS ABOVE ON STAND-OFF POST BASE 4'-3" 5'-4" 5'-11" 6'-5" 5'-11" 3'-11" 6" 3'-7" 1'-2" 4'-11" 4'-3" NEW MASONRY FIREPLACE WALLS TO BE 4" CMU BLOCK & BRICK 2x12 STAIR STRINGERS 9'-10" J1 @ 16" O.C. 18'-6" 3'-7" 20 20 20 20
5/8" ANCHOR TO CONC. SIMPSON STAND OFF BASE ABU44
CONCRETE FOOT @ 3000 psi w/ (4) #4 VERTICAL w/3" CLEAR EXTERIOR EDGES; SEE 1/S102 FOR SIZING

30" MIN FROST DEPTH 18" DIAMETER
GRADE LINE
12" DEEP CONCRETE MAT FOOTING 12" LARGER THAN CHIMINEY ON ALL SIDES. REINFORCE w/ #4 AT 12" O.C. EACH WAY BOTTOM; 30" BELOW GRADE MIN.

8" BLOCK WALL
4" BLOCK AND BRICK WALL w/ BRICK TIES PLACED EVERY 16" O.C. VERTICALLY AND HORIZONTALLY ANGLE BOLTED TO BRICK FOR LATERAL LOADS. VERTICAL SLOTTED HOLES TO ALLOW THE BEAM TO DEFLECT w/o LOADING THE BOLTS

FACTORY BUILT UL-127 WOOD BURNING FIREPLACE INSERT TO BE INSTALLED BY OTHERS

2x12 RIDGE BEAM 4x4 POST BETWEEN RIDGE BEAM AND B4 BEAM

HEARTH & HEARTH EXTENSION 5/4" x 4" CUMARU

2" x 2" BALUSTERS 3" x 1 1/2" CUMARU SMALL RAIL CAP

NOTE: RAILING TO BE INSTALLED ON INSIDE OF SCREEN SYSTEM

CONCRETE FOOTER PER FDN. PLAN P.T. 4x4 POST ON ABU44 STANDOFF BASE HORIZONTAL 1x4 CUMARU SKIRTING ATTACHED TO PTD. BACKER FRAME SIMPSON POST CAP (2) P.T. 2x8 BEAM; SEE FRAMING PLAN 1x10 CUMARU APRON SIMPSON JOIST HANGER; SEE SCHEDULE 1x6 CUMARU DECKING SWDC x 6 1/2" TRUSS SCREWS INTO BEAM BELOW @ CORNER POSTS SCREEN LAYER BELOW DECK BOARDS OPENING LESS THAN 4"; TYP. 5/4 x 4 CUMARU 2 x 2 CUMARU BALUSTERS CUMARU SMALL HANDRAIL 4 x 4 POSTS WRAPPED IN TRIM SCREEN FASTENED TO WOOD PTD. STOP SIMPSON LCE4 PAIR POST CAP, EXCEPT AT B4 BEAM WRAPPED IN TRIM, ALL 4 SIDES; SEE FRAMING PLANS FOR BEAM SIZING SCREEN FASTENED TO WOOD PTD. STOP

P.T. SILL PLATE
EXISTING CMU FDN WALL EXISTING 2x10 FRAMING EXISTING FRAMED WALL BEYOND P.T. 2x8 LEDGER 1/2" THROUGH BOLTS P.T. 2x8 DECK JOISTS IN SIMPSON JOISTS HANGER SIMPSON DTT2Z HOLD DOWNS w/1/2" DIA GALV THREADED ROD DECK TENSION TIES. SEE PLAN FOR LOCATION 1/2" J-BOLT
ELECTRICAL NOTES:
1. All work shall be performed by licensed contractors in accordance with the National Electrical Code (NEC) and District of Columbia Code. Where any portion of the work is not shown in accordance with applicable regulations and codes, make changes as required in a manner approved by the owner.
2. Electrical equipment shall be new, undamaged, and bear the UL Label. Install equipment in strict accordance with manufacturer's recommendations or any higher standard required by construction documents or applicable code.
3. Resolve any conflicts before installation at no additional cost to the owner.
4. Obtain required permits and pay any fees required for the electrical work, as included in the bid.
5. Test all systems, devices, and related equipment on-site with equipment in place as work is completed. Replace any defective work and test until satisfactory at no additional cost to the owner.
6. Electrical drawings are diagrammatic and are for circuit allocation only. Do not scale drawings. See architectural drawings for dimensions of structure.
7. Provide handrails, interlinked smoke detectors with battery backup per code.
8. All recessed light fixtures shall be sealed housings and labeled accordingly to meet 2.0 CFM leakage at 0.1 Pa.
9. All required light fixtures shall be LED and 75% of all other fixed lighting shall have high efficiency bulbs installed.
10. All interior lights to be on dimmer switches.
11. All interior lights to be dimmer switches.