

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	40 Columbia Avenue, Takoma Park	<b>Meeting Date:</b>	2/10/2021
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	2/3/2021
<b>Applicant:</b>	Diana Bradley (Brian McCarthy, Architect)	<b>Public Notice:</b>	1/27/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case No.:</b>	939478	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Accessory Building Demolition and Accessory Structure Construction		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP.

1. Fiber shake siding is acceptable on a new accessory structure. Hardie shake has too narrow of a profile to be compatible and a thicker material needs to be install. Final approval authority of thicker exterior cladding is delegated to Staff for review and approval.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c. 1915-25



*Fig. 1: 40 Columbia Avenue.*

## **BACKGROUND**

The HPC heard a preliminary consultation for this project on March 11, 2020.<sup>1</sup> The HPC was supportive of the proposal, though, many Commissioners recommended a material other than Hardie fiber cement shake for the exterior of the structure, finding its profile to be too flat for this application and recommended an alternative fiber cement product or wood shake be used instead.

## **PROPOSAL**

The applicants proposes to demolish the existing garage and construct a new accessory building in its place.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

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

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

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect

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<sup>1</sup> The Staff Report presented at the Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/03/II.A-40-Columbia-Avenue-Takoma-Park.pdf> and the audio of the hearing can be found here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=158f9cd6-6480-11ea-99b9-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=158f9cd6-6480-11ea-99b9-0050569183fa).

the predominant architectural style of the resource.

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

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

***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 ensure 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 is necessary in order that unsafe conditions or health hazards be remedied; or
- (c) 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 the Interior's Standards for Rehabilitation:***

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

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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 DISCUSSION**

The subject property is a two-story shingle sided cottage with a detached garage. The applicant proposes to demolish the existing garage and construct a new, larger accessory building based on the design of the historic garage in approximately the same location. The HPC was supportive of the project when it was presented at the preliminary consultation. Minor modifications were made based on the HPC feedback and the applicant returns for a HAWP.

#### **Accessory Building Demolition**

The existing garage is a one-bay shingle sided garage built on a textured concrete block foundation. The garage is constructed into the grade as it rises to the rear. The index of historic properties in Takoma Park identifies this as the “original garage.” The applicant proposes to demolish this structure.

In evaluating a proposal the burden of proof is on the applicant to demonstrate that the proposed work complies with the requisite guidance; in the case of demolishing a historic building, it means that the building has deteriorated beyond repair (Standard 6).



Figure: 1927 Sanborn Fire Insurance Map showing the subject property and the accessory building to the rear.

The applicant contends that the existing garage has degraded to the point where it may no longer be repaired reasonably. The damage to the garage includes significant failure of the foundation and rotted roof members. The applicant further notes that much of the structure was replaced approximately 20



years ago after a tree fell on the garage. Staff conducted a site visit in August 2019 while the applicant was developing preliminary plans and can confirm that the garage is in a severely damaged state. While the walls appear to be structurally sound, the larger issue is that the foundation has failed due to water infiltration and the weight of the hillside to the north. In proposing to demolish this structure the applicant further argues that because this building is a ‘Contributing Resource’ to the Takoma Park Historic District, larger consideration should be given to the effect on the surrounding streetscape rather than particular architectural features (per the *Guidelines*). Staff concurs with this contention.

Staff finds that the only way to repair this structure would be to remove or lift the wood structure and remove, excavate, and reconstruct the foundation and lower, concrete block wall. While this would preserve the appearance of the accessory structure, it would introduce a significant amount of new materials. Staff finds that this level of intervention is beyond what should reasonably be expected for an accessory structure to a Contributing Resource in the Takoma Park Historic District.

Staff finds that the garage has deteriorated beyond repair and that demolition is appropriate. At the March 11, 2020, HPC Meeting, the Commissioners uniformly agreed with Staff’s conclusion.

### **New Accessory Structure Construction**

In place of the existing garage, the applicant proposes to construct a one-story building that is more than twice the size of the existing garage (the existing garage is 221 ft<sup>2</sup> and the proposed structure is 518 ft<sup>2</sup>). The structure will have a parged stucco foundation with ????? siding and asphalt shingles. The windows will be a mix of Weathershield Signature series aluminum clad casement and sashes and the doors will be wood. The existing garage doors will be rehabilitated and reinstalled to maintain the appearance of the historic garage. The applicant notes that this solution is similar to projects reviewed and approved by the HPC at 7309 Willow Ave. (approved in 2010) and 7309 Willow Ave. (approved in 2017).<sup>2</sup> During the Preliminary Consultation, several Commissioners encouraged the applicant to consider re-using the existing textured concrete blocks. After evaluating the condition of the blocks the applicant determined they would be structurally deficient.

Ordinarily, the preferred location for an expanded accessory structure would be to the rear to lessen the visual impact on the streetscape. Staff finds that in this instance, that is not feasible for two primary reasons. First, because of the change in grade an expanded accessory structure would be enveloped by the rising back yard, potentially changing the character of the back yard. The second reason that extending the accessory structure to the rear is not feasible is that there are two mature trees in the rear, and the excavation would damage the root zone of these trees.

Staff finds that the traditional architectural design of the accessory structure is compatible with the historic resource and early 20<sup>th</sup>-century architecture of the surrounding streetscape. When viewed in elevation, the front gable and preserved garage doors will match the style of the historic house and existing garage. Staff additionally finds that the proposed parged foundation, wood windows and doors, and asphalt shingles are compatible with the historic resource and surrounding district. At the Preliminary Consultation, the HPC found that the fiber cement shakes made by Hardie were too thin to be compatible in the historic setting and that a thicker material needed to be selected. The applicant has not settled on a final exterior fiber cement shingle. Staff recommends the HPC add a condition to the HAWP approval that the exterior cladding needs to be thicker than the ¼” (one-quarter inch) of the Hardie shingles. Final review and approval authority can be delegated to Staff to ensure the condition has been satisfied.

Staff finds that much of the proposed structure would not be visible from the public right-of-way because

<sup>2</sup> The Staff Report for the approved HAWP at 7304 Willow Ave. can be found here: <https://montgomeryplanning.org/wp-content/uploads/2017/02/I.P-7304-Willow-Avenue-Takoma-Park.pdf>. Note: the HAWP for 7309 Willow Ave. was not digitized.

it will be obscured by the house; and that the new portion of the accessory structure that is visible from the right-of-way will not have a significant impact on the surrounding district. This limited impact is due, largely, to the distance from the right of way. The front wall plane of the garage is approximately 90' (ninety feet) from Columbia Ave. The front wall plane of the proposed structure will be nearly 10' (ten feet) closer to the street, however, Staff does not find that difference to be sufficient to detract from the surrounding streetscape.

Staff finds that the design revisions are all in keeping with the HPC's recommendations and are consistent with the requisite guidance.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approves with one condition** the HAWP application:

1. 1. Fiber shake siding is acceptable on a new accessory structure. Hardie shake has too narrow of a profile to be compatible and a thicker material needs to be install. Final approval authority of thicker exterior cladding is delegated to Staff for review and approval;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal 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; 6, and 9

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy  
Daytime Phone No.: 301-585-2222  
Tax Account No.: 13-01059088  
Name of Property Owner: Diana M. Bradley Daytime Phone No.: 301-775-9201  
Address: 40 Columbia Ave. Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Brian McCarthy Daytime Phone No.: 301-585-2222

## LOCATION OF BUILDING/PREMISE

House Number: 40 Street: Columbia Avenue  
Town/City: Takoma Park Nearest Cross Street: Poplar Avenue  
Lot: 12 Block: 19 Subdivision: BFG  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☒ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: Studio

1B. Construction cost estimate: \$ 80,000.00

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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.

Brian McCarthy sd  
Signature of owner or authorized agent

2-21-20  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**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:

See attached memo

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

See attached memo

**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.

**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.



# BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

21 February 2020

To: Historic Preservation Commission (HPC)  
Maryland-National Capital Park & Planning Commission  
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for the Contributing Resource at 40 Columbia Avenue in the Takoma Park Historic District.  
Addenda to HAWP: **Written Description of Project**

## **Addendum a.**

The house is a 2-story wood frame, shingled cottage style in the Takoma Park historic district, sited on a sloping lot on a residential street with mature trees. The house, which includes a detached one-story one-car garage, was built in the 1920s and is registered as a Contributing Resource.

The main residence has a saltbox style massing when viewed from the northern/driveway side, with the main roof slope extending forward to cover a former front porch that was enclosed by a prior owner. The foundation consists of rusticated concrete masonry units, and the wood framed walls above are clad in painted wood shingles. The roofing is composition fiberglass shingles. In a curious departure from the norm of its era the roof has no overhangs.

The garage, accessed from the driveway at the right/northern side of the lot, is set 27 feet behind the house and bermed into the considerable hillside that rises up to the section of Carroll Avenue near the volunteer fire station. The garage walls are a mix of wood framing above grade and rusticated concrete block below grade. The wood walls are clad with non-original, unpainted cedar shingles. The garage entrance consists of a pair of 4 ft wide, side hinged, half-lite doors. The existing garage is 12'-4" wide x 18'-4" deep and sits 5 feet off the side property line.

The existing garage structure is in general disrepair. Per the enclosed photos several sections of the foundation are failing, and the framing has been compromised by termites and water damage. A tree fell against the garage about 20 years ago and most of the southern wall framing and sheathing had to be replaced. Many of the original rafter tails have been eaten or rotted back to the point where they no longer sit on the top plate, and had to be sistered with new lumber.

**Addendum b.**

We are proposing to replace the garage with a modest, 1-story studio to accommodate the owner's home business, which needs roughly twice the area the current garage provides. As the site plan shows, there are mature trees behind the garage that constrain our ability to enlarge the garage to the rear, which would require excavating deeper into the hillside. The zoning setback on the northern side of the garage is already at the minimum allowed. So our only options are to expand the garage footprint forward toward the street, and southward into the center of the property. The proposed studio will mimic the street façade of the garage with comparable massing, height, width, and doors, but 6 feet closer to the street.

The portion of the studio to the left/south side of the driveway will be set back 8 feet, behind a low shed roofed porch, to subordinate that element to the gabled garage façade.

The new structure, like the existing, will have a block foundation wall where needed to retain earth, with wood framing above. Unlike the existing rusticated block, we propose to finish the new foundation with a cementitious parging/stucco. The upper frame walls will be finished with cement fiberboard shingles to acknowledge the painted wood shingle finish on the main house. The garage doors will be restored/rebuilt and reinstalled to retain the appearance of a garage. The roof will be "asphalt" shingles, like the main house.

Lastly, we'd like to mention two similar precedents in the Historic District, both on Willow Avenue:

- 7309 Willow Ave (HPC case #37/03-10JJJ). In this case a detached one-story garage was demolished and replaced with a 1-½ story "writer's studio".
- 7304 Willow Ave (HPC case #37/03-17HHH). In this case an attached one-story garage was demolished and replaced with a 1-½ story in-law suite.

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

<b>Owner's mailing address</b> Diana M. Bradley 40 Columbia Ave. Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b> Brian McCarthy BFM Architects, Inc. 1400 Spring St. # 320 Silver Spring, MD 20910
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Joan Meier 42 Columbia Ave. Takoma Park MD 20912	Bradley & Stephanie Dickie 38 Columbia Ave. Takoma Park, MD 20912
David Pollock & Judy Kipich 7118 Poplar Avenue Takoma Park, MD 20912	Danielle Rowan & Jacob McDermott 7131 Carroll Ave. Takoma Park, MD 20912

Existing Property Condition Photographs (duplicate as needed)



Detail: 40 Columbia Avenue -Front elevation & driveway view from street



Detail: 40 Columbia Avenue - Front elevation, driveway, neighbor - view from street



Existing Property Condition Photographs (duplicate as needed)



Detail: 40 Columbia Avenue - Front entry & steps

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Detail: 40 Columbia Avenue - Right side elevation

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Existing Property Condition Photographs (duplicate as needed)



Detail: 40 Columbia Avenue - Rear elevation



Detail: 40 Columbia Avenue - Left side elevation



Existing Property Condition Photographs (duplicate as needed)



Detail: 40. Columbia Avenue - Left side & partial front elevation



Detail: 40 Columbia Avenue - Garage front elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: 40 Columbia Avenue - Garage left side elevation



Detail: 40 Columbia Avenue - Garage rear elevation



Existing Property Condition Photographs (duplicate as needed)



Detail: 40 Columbia Avenue - Garage exterior detail, failing foundation



Detail: 40 Columbia Avenue - Garage interior detail, failed/buckled foundation.

Existing Property Condition Photographs (duplicate as needed)



Detail: 40 Columbia Ave - Garage interior detail, DIY restoration after tree fall



Detail: 40 Columbia Ave. - Garage interior detail, termite damage at rafters.



# BRADLEY STUDIO

40 Columbia Avenue, Takoma Park, Maryland 20912 - Project # 1938

## PROJECT DESCRIPTION

THE PROJECT INVOLVES DEMOLITION OF AN EXISTING, DETACHED ONE-CAR GARAGE AND CONSTRUCTION OF A NEW, ONE-STORY, 464 SQUARE FOOT STUDIO. WORK INCLUDES CONNECTING TO THE EXISTING UTILITIES.

## SPECIFICATIONS

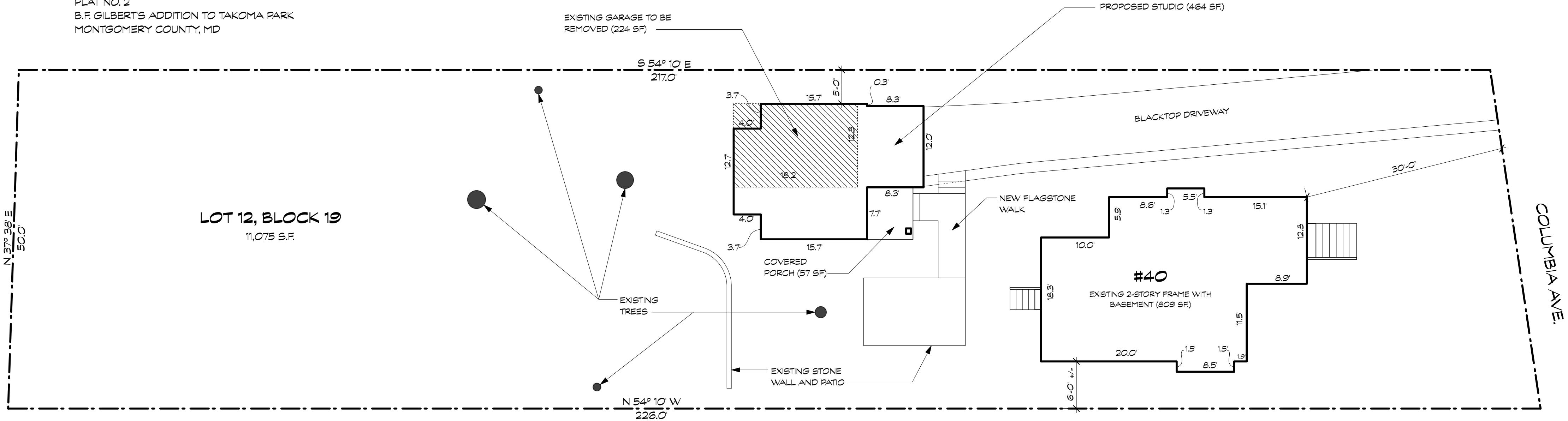
## ZONING SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN BASED ON HORIZONTAL/BOUNDARY INFORMATION FROM FREY, SHEEHAN, STOKER & ASSOCIATES, INC. LAND PLANNING CONSULTANTS DATED 12/20/84 & FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

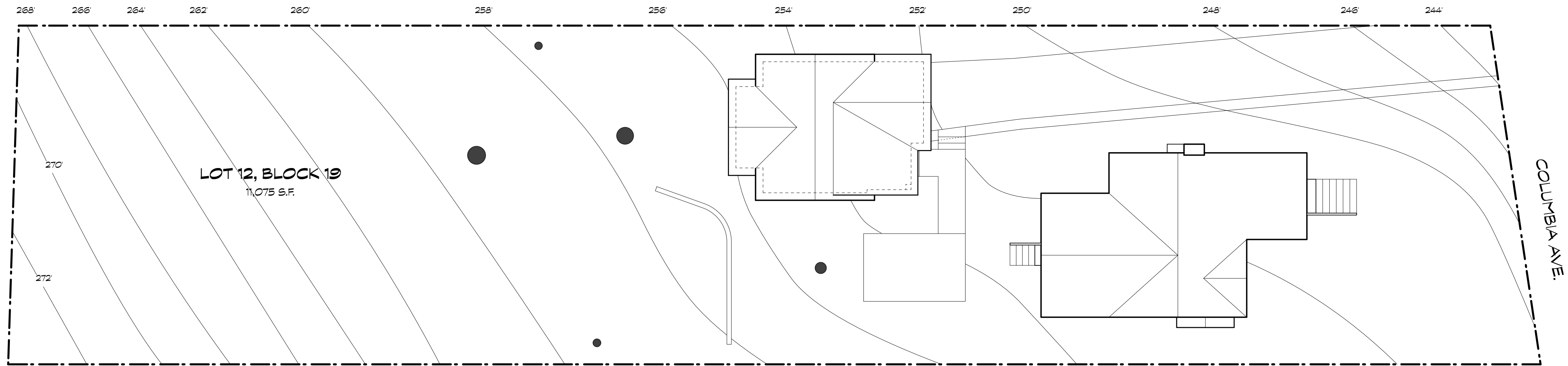
LOT 12, BLOCK 19  
PLAT BOOK A  
PLAT NO. 2  
B.F. GILBERT'S ADDITION TO TAKOMA PARK  
MONTGOMERY COUNTY, MD

SITE PLAN SUMMARY			
1. LOT COVERAGE			
TOTAL LOT AREA	11075 SF		100.0%
EXISTING LOT COVERAGE	1033 SF		9.3%
PROPOSED LOT COVERAGE	1330 SF		12.0%
PROPOSED INCREASE	297 SF		2.7%



## TREE PROTECTION PLAN

SCALE: 1" = 10'-0"



## BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755  
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

### OWNER

Diana Bradley  
40 Columbia Avenue  
Takoma Park, MD 20912 (301) 775-9201

### STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc  
8555 16th St. Suite 200  
Silver Spring, MD 20910 (301) 565-0543

### CONTRACTOR

Builder Name  
Builder Street Address  
City, MD 20912 MHIC# XXXX  
(301) XXX-XXXX

### DRAWING LIST

REV.	SHEET	TITLE
0000	COVER SHEET	
SP100	SPECIFICATIONS	
D100	DEMOLITION PLAN	
D200	DEMOLITION ELEVATIONS	
A100	PROPOSED FLOOR PLAN	
A200	PROPOSED ELEVATIONS	
A300	BUILDING SECTIONS	
A301	WALL SECTIONS	
S100	FOUNDATION & FRAMING PLANS	
ME100	MECHANICAL & ELECTRICAL PLANS	

DATE	ISSUE
NOVEMBER 30, 2020	PROGRESS SET

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### ABBREVIATIONS

AND	COND	CONDITION	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OSB	ORIENTED STRAND	SPRK	SPRINKLER
AT	CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER	BOARD	STL	STEEL	TO BE DETERMINED
ABOVE	AT	CONTINUOUS	EQ	EQUAL	MARB	MARBLE	PLYM	TBD	TO BE DETERMINED	TONSUE AND GROOVE
FINISHED FLOOR	D	CONCRETE	ETR	EXISTING TO REMAIN	MATL	MATERIAL	PT	TBS	TOP OF SLAB	TYP
APARTMENT	DI	DIAMETER	FF	FINISH FLOOR	MAX	MAXIMUM	PTD	TYP	TYPICAL	UNLESS NOTED
BUILDING	DN	DOWN	FIN	FINISH	MDO	MEDIUM DENSITY	R	REF	REFRIGERATOR	OTHERWISE
BASEMENT	DR	DOOR	FLR	FLOOR	MIN	MINIMUM	RO	RO	ROUGH OPENING	VERIFY IN FIELD
CONTROL JOINT	DS	DOWNSPOUT	GA	GAUGE	MANU	MANUFACTURER	RQD	RQD	REQUIRED	W
CABINET	DTL	DETAIL	GBW	GYP SUM WALL BOARD	MTL	METAL	RM	RM	ROOM	W/
CENTER LINE	HB	HOSE BIB	HC	HOLLOW CORE	MECH	MECHANICAL	SC	SC	SOLID CORE	WITH
CEILING	DW	DISHWASHER	HT	HEIGHT	NC	NOT IN CONTRACT	SHT	SHT	SHEET	TOILET /
CLEAR	DWS	DRAWING	HDWR	HARDWARE	NTS	NOT TO SCALE	SHWR	SHWR	SHOWER	WATER CLOSET
CONCRETE	EFB	EXTERIOR INSULATION	JB	JUNCTION BOX	OC	ON CENTER	SM	SM	SIMILAR	WOOD
MASONRY UNIT	EL	ELEVATION	LB	LOAD BEARING WALL	OH	OPPOSITE HAND	SPEC	SPEC	SPECIFICATION	WITHOUT
										WWM
										WELDED WIRE MESH

### SYMBOLS

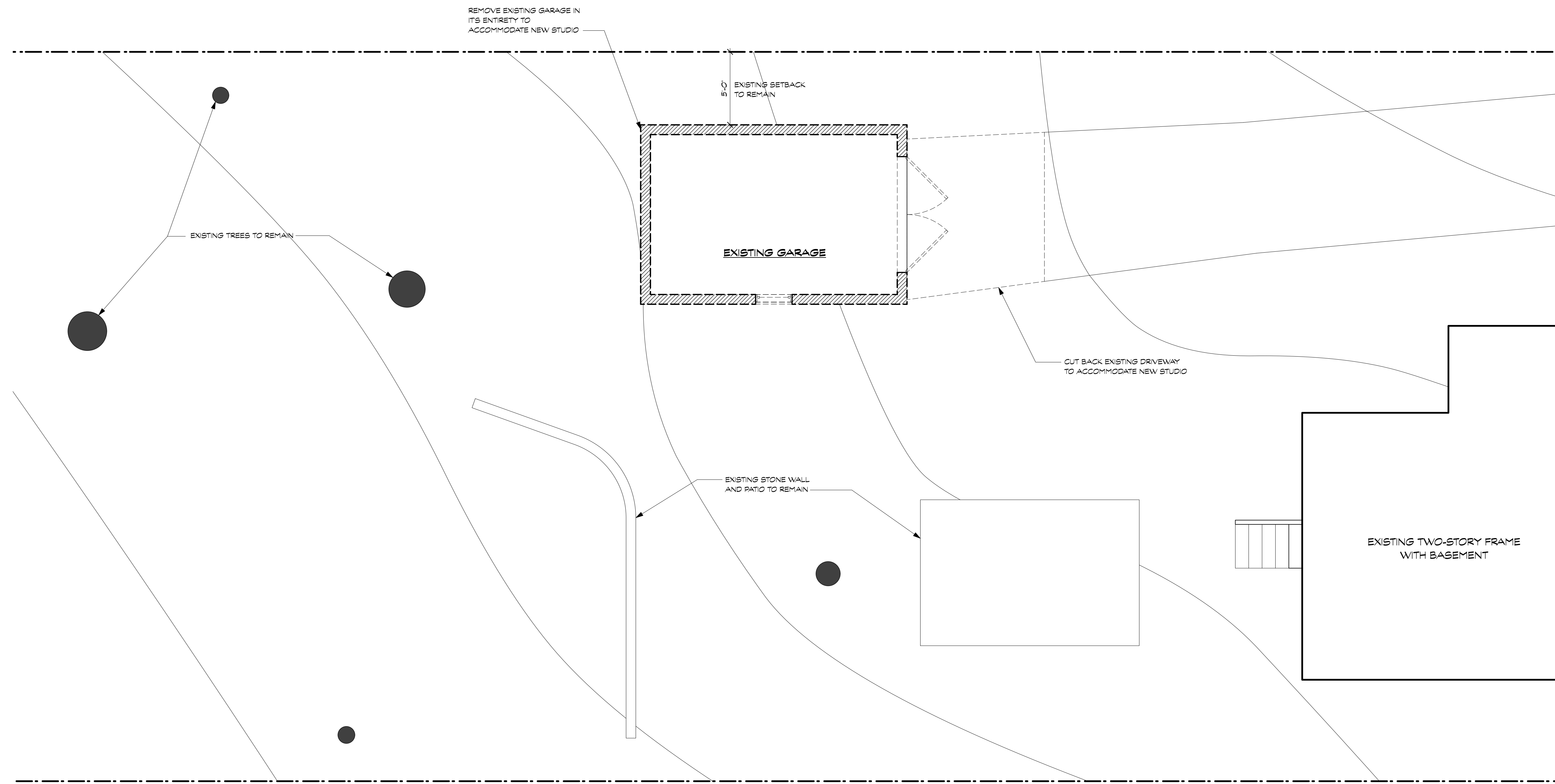
CL	CENTERLINE	X	DRAWING CALL-OUT:
1	DOOR TAG:	A-X	DRAWING NUMBER
1	DOOR REFERENCE	X	SHEET REFERENCE
A	(SEE DOOR SCHEDULE)	X	ELEVATION CALL-OUT:
1	WINDOW TAG:	A-X	VIEW DIRECTION
1	WINDOW REFERENCE	A-X	DRAWING NUMBER
1	(SEE WINDOW SCHEDULE)	A-X	SHEET REFERENCE
1	WALL TAG:	A-X	ELEVATION CALL-OUT:
1	WALL TYPE REFERENCE	A-X	VIEW DIRECTION
1	(SEE WALL / PARTITION TYPES)	A-X	DRAWING NUMBER
1		A-X	SHEET REFERENCE
1		A-X	DIRECTION OF VIEW

### PROJECT DATA

JURISDICTION:	MONTGOMERY COUNTY, MD
BUILDING CODE:	2018 IRC & MONTGOMERY COUNTY AMENDMENTS
BUILDING USE GROUP:	SINGLE-FAMILY, DETACHED
CONSTRUCTION TYPE:	SB - COMBUSTIBLE, UNPROTECTED
FIRE SUPPRESSION SYSTEM:	NA

### CERTIFICATION

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1 DEMOLITION PLAN  
Scale: 1/4" = 1'-0"

**WALL LEGEND**

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

**GENERAL NOTES:**

1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O.)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O.)

**BENNETT FRANK MCCARTHY**  
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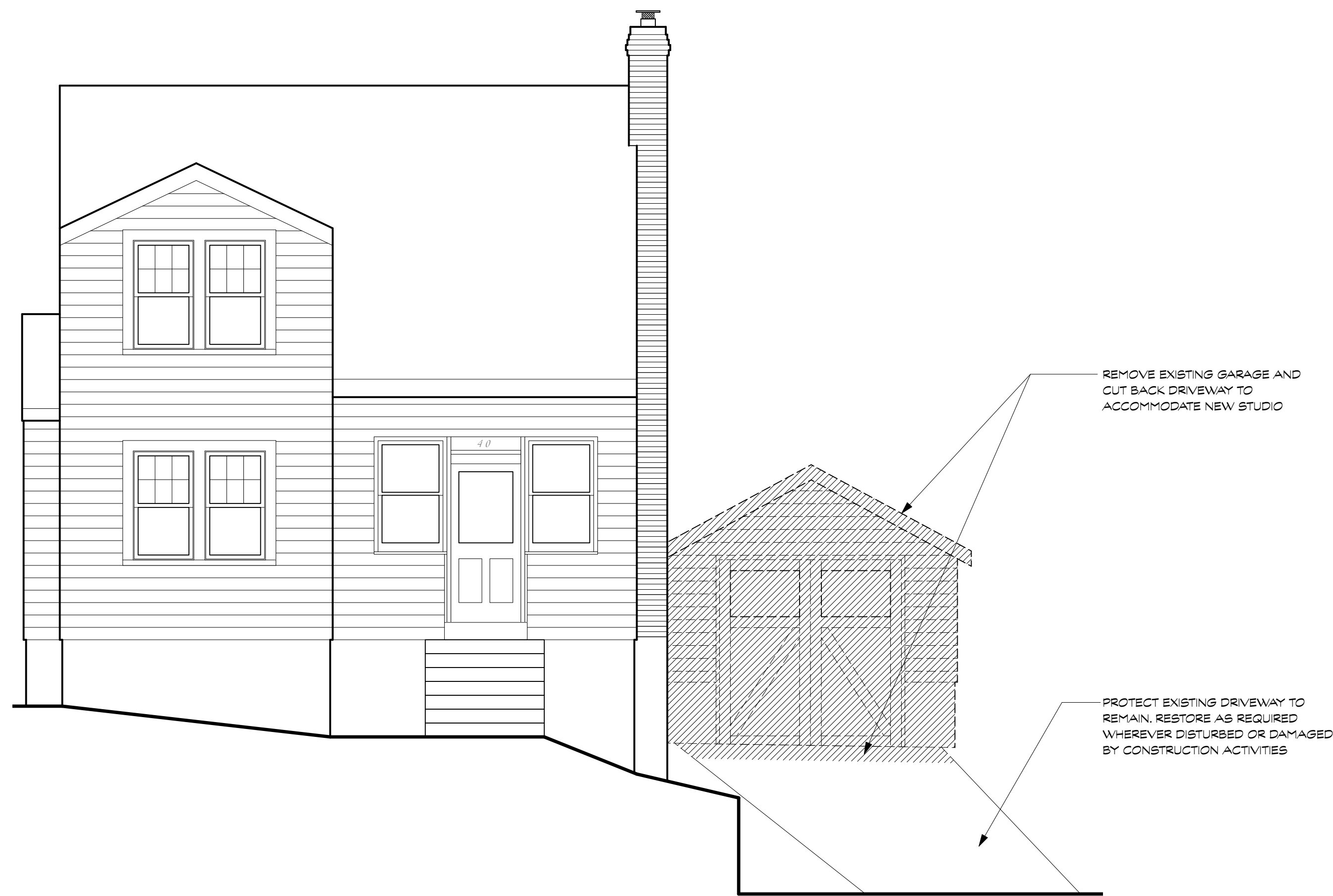
**BRADLEY STUDIO**  
40 Columbia Avenue, Takoma Park, Maryland 20912  
Project # 1938

DEMOLITION PLAN

**D100**

30 November 20 - Progress Set





1 FRONT DEMOLITION ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE DEMOLITION ELEVATION  
Scale: 1/4" = 1'-0"

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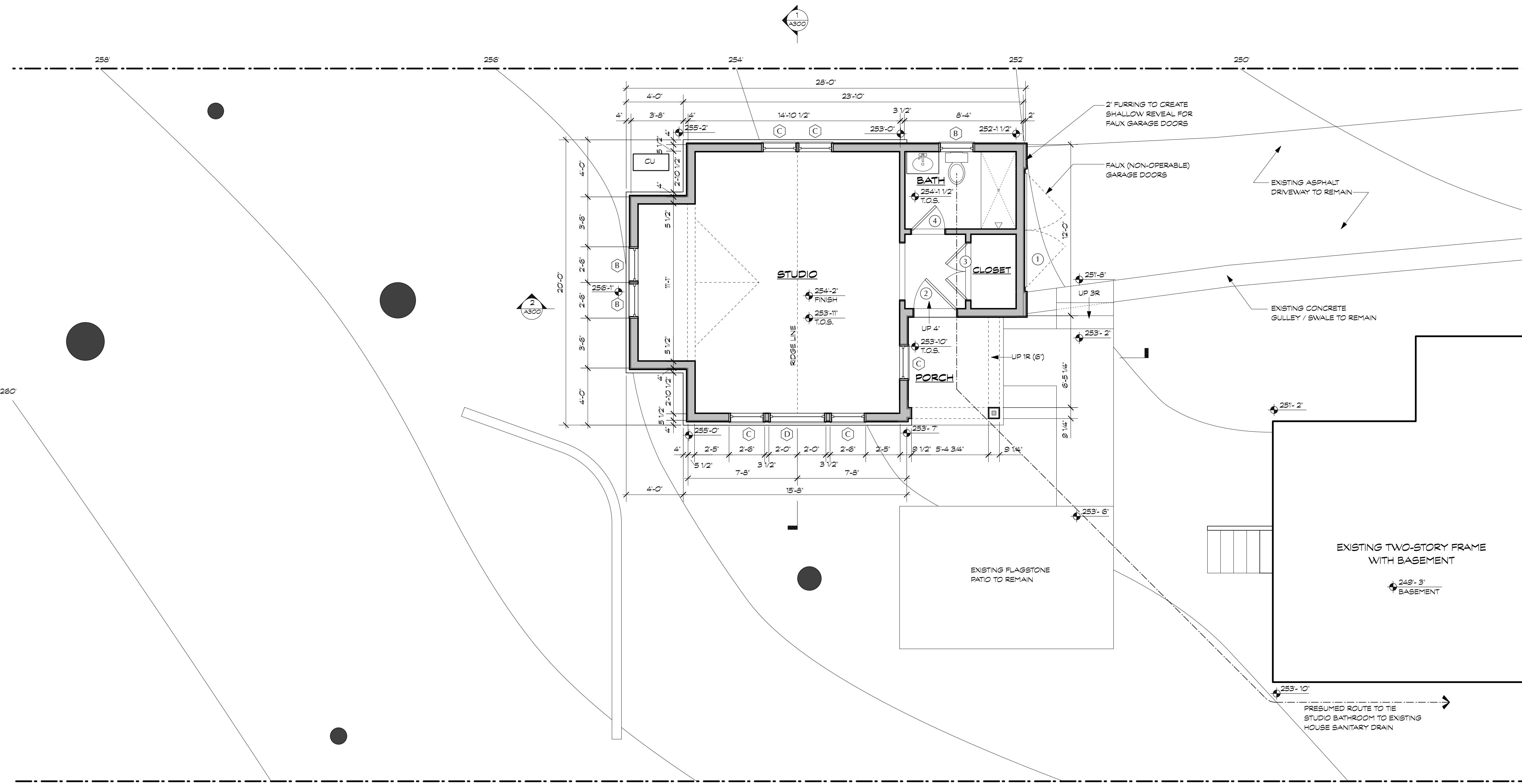
**BRADLEY STUDIO**

40 Columbia Avenue, Takoma Park, Maryland 20912  
Project # 1938

DEMOLITION  
ELEVATIONS

**D200**

30 November 20 - Progress Set



1 PROPOSED STUDIO PLAN  
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE									
MARK	WEATHERSHIELD SIG SERIES MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	REMARKS	MARK
A	2020	FIXED	1'-11 1/2" X 1'-11 1/2"	2'-0" X 2'-0"	N	N	LOW-E		A
B	2626	AWNING	2'-5 1/2" X 2'-5 1/2"	2'-6" X 2'-6"	Y	N	LOW-E		B
C	2650	DOUBLE HUNG	2'-5 1/2" X 4'-11 1/2"	2'-6" X 5'-0"	Y	N	LOW-E		C
D	4050	FIXED	3'-11 1/2" X 4'-11 1/2"	4'-0" X 5'-0"	N	N	LOW-E		D

NOTES:

1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
4. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
5. BASEMENTS, HABITABLE ATTICS & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW.
6. PROVIDE LIMITERS ON ALL WINDOWS WITH SILL HEIGHT BELOW 36" TO PREVENT PASSAGE OF A 4" SPHERE THROUGH FULLY OPENED WINDOW.
7. ALL FENESTRATION PRODUCTS SHALL BE NFRC CERTIFIED AND SHALL MEET THE PERFORMANCE CRITERIA LABELED ON THE UNIT INCLUDING U-VALUE, SHGC, AND AIR LEAK.
8. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE LABELED PER IBC 2406.

DOOR SCHEDULE										
NO.	LOCATION	SIZE	THICKNESS	MATERIAL DR	FR	TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS
1	FAUX GARAGE DOORS	6'-0" X 8'-0"	1 3/4"	WD/GL	WD	HALF-LITE	SINGLE	SWING	LOCKSET & DEADBOLT	
2	ENTRY	3'-0" X 6'-6"	1 3/4"	WD/GL	WD	PAIR	PAIR	SWING	DUMMY PULLS & MAGNETIC CATCHES	
3	CLOSET	4'-0" X 6'-6"	1 3/8"	WD	WD		SINGLE	SWING	PRIVACY	
4	BATH	2'-4" X 6'-6"	1 3/8"	WD	WD					

WALL LEGEND	
	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

GENERAL NOTES:

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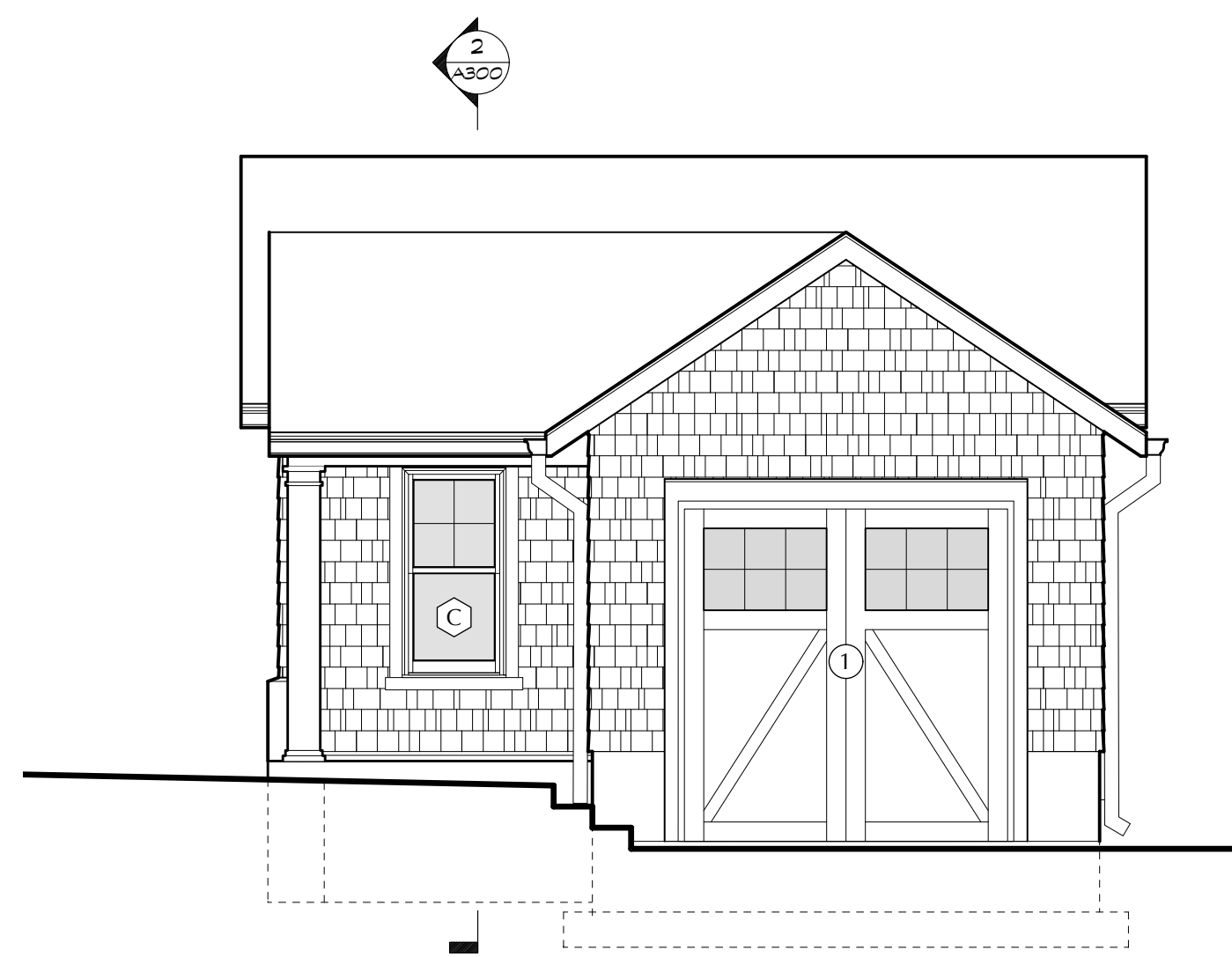
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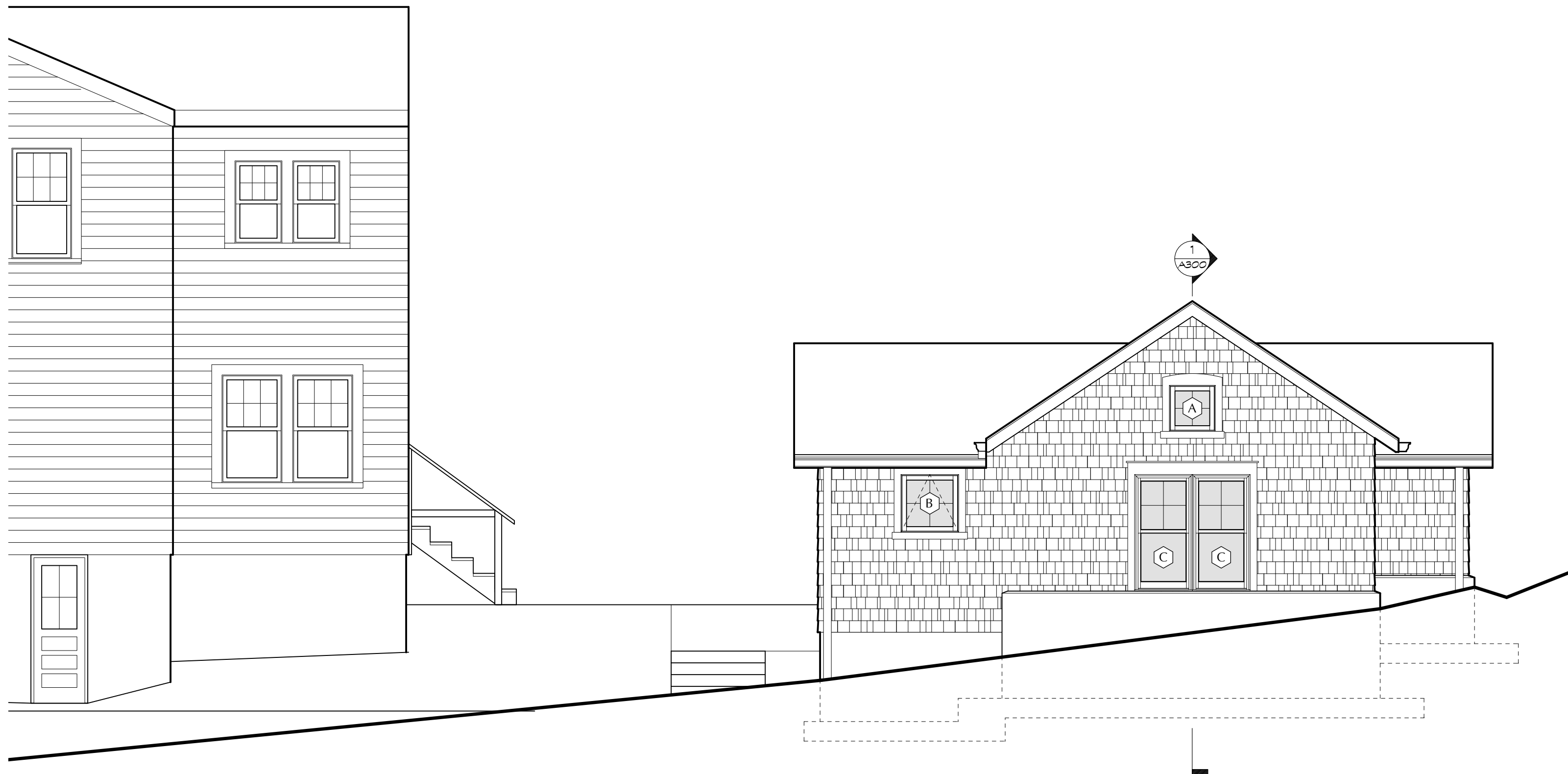
PROPOSED FLOOR PLAN

A100

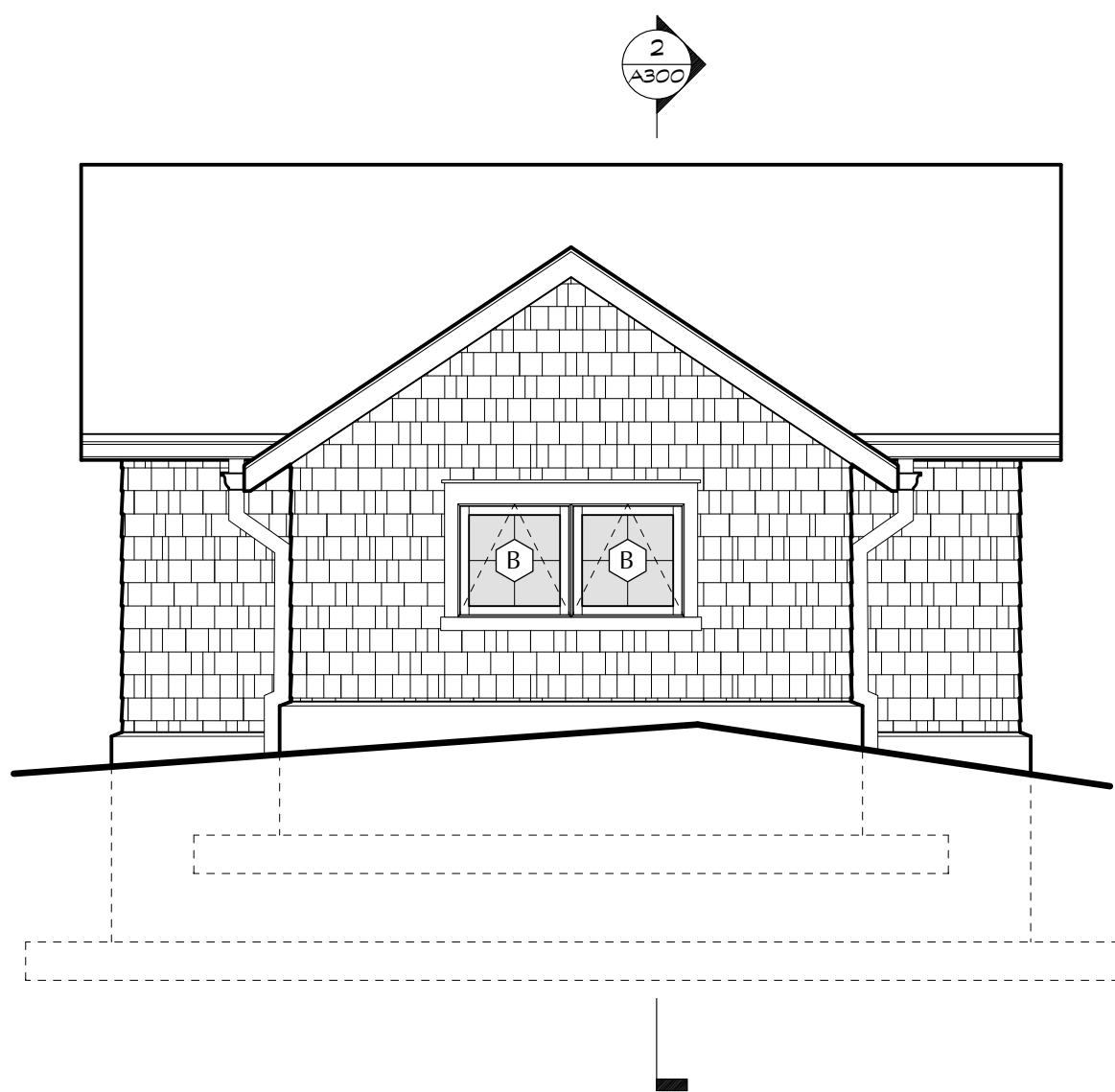
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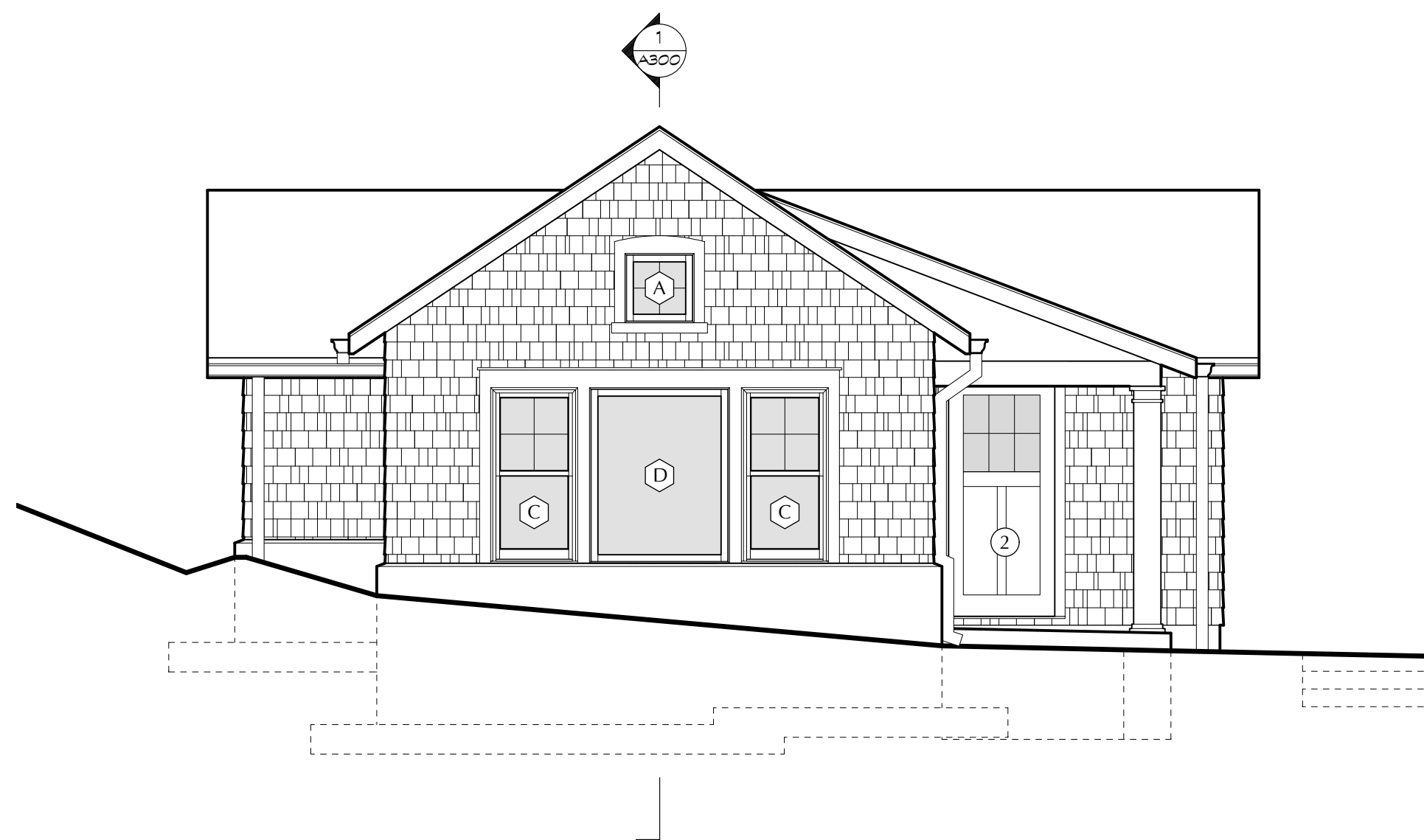
1 FRONT / SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE / EAST ELEVATION  
Scale: 1/4" = 1'-0"



3 REAR / NORTH ELEVATION  
Scale: 1/4" = 1'-0"



4 SIDE / WEST ELEVATION  
Scale: 1/4" = 1'-0"

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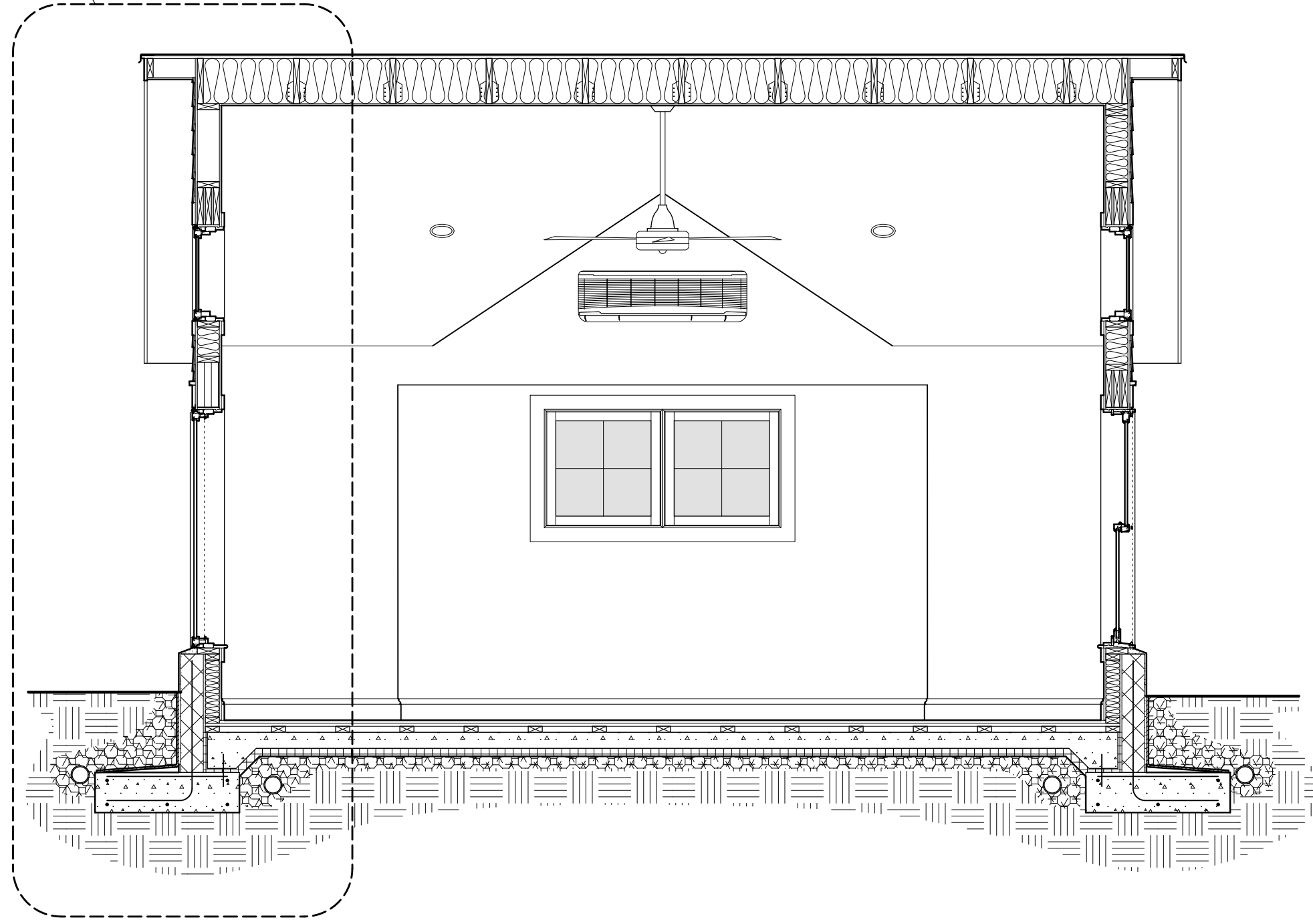
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ELEVATIONS

**A200**

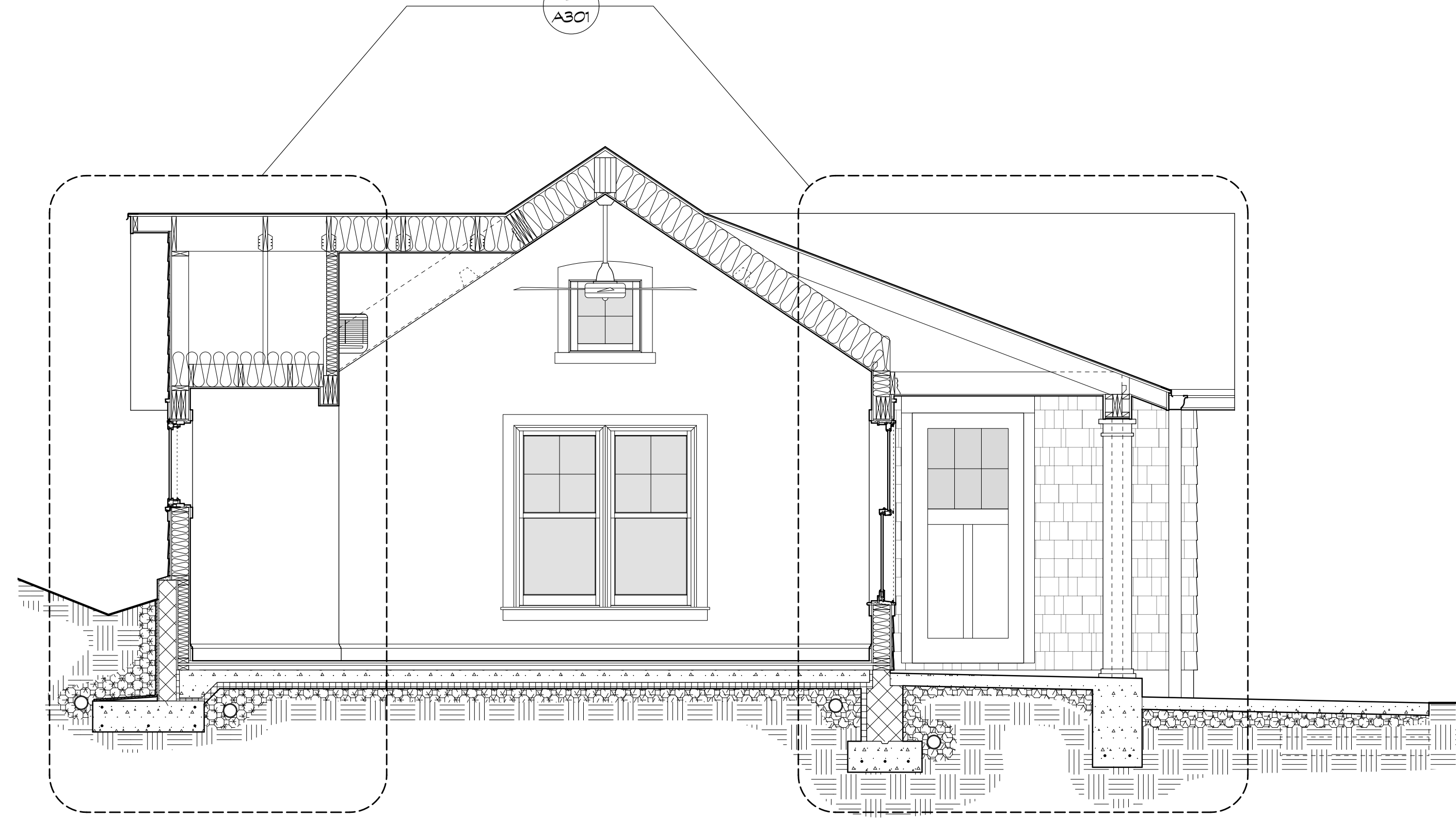


1  
A301



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

2  
A301



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

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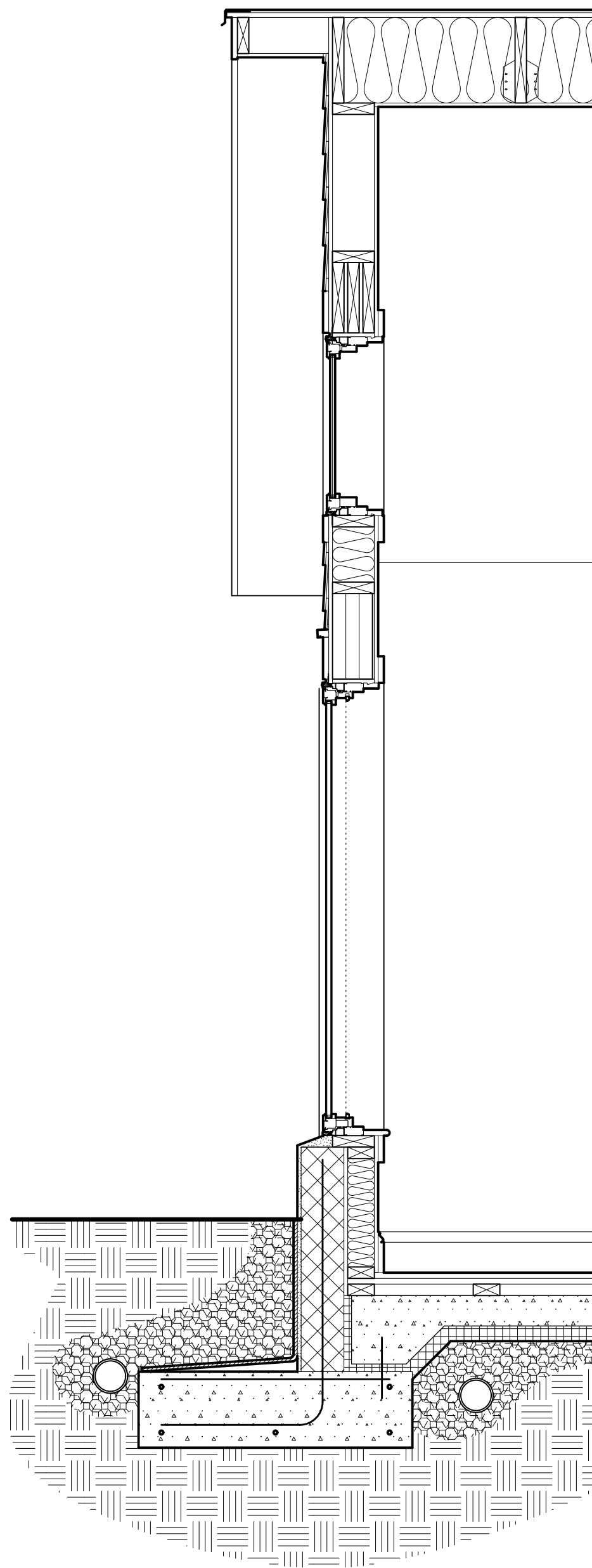
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Project # 1938

BUILDING  
SECTIONS

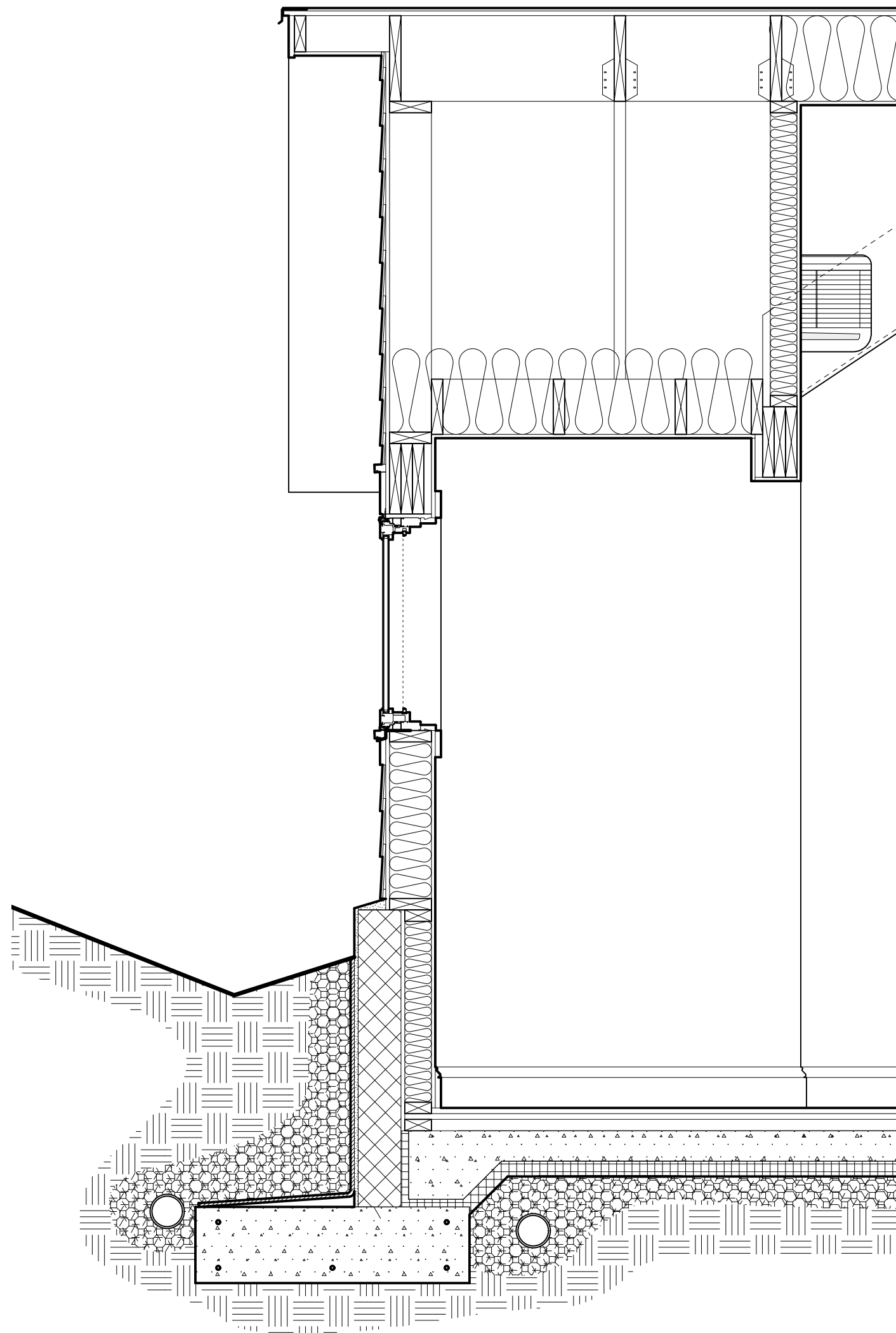
**A300**

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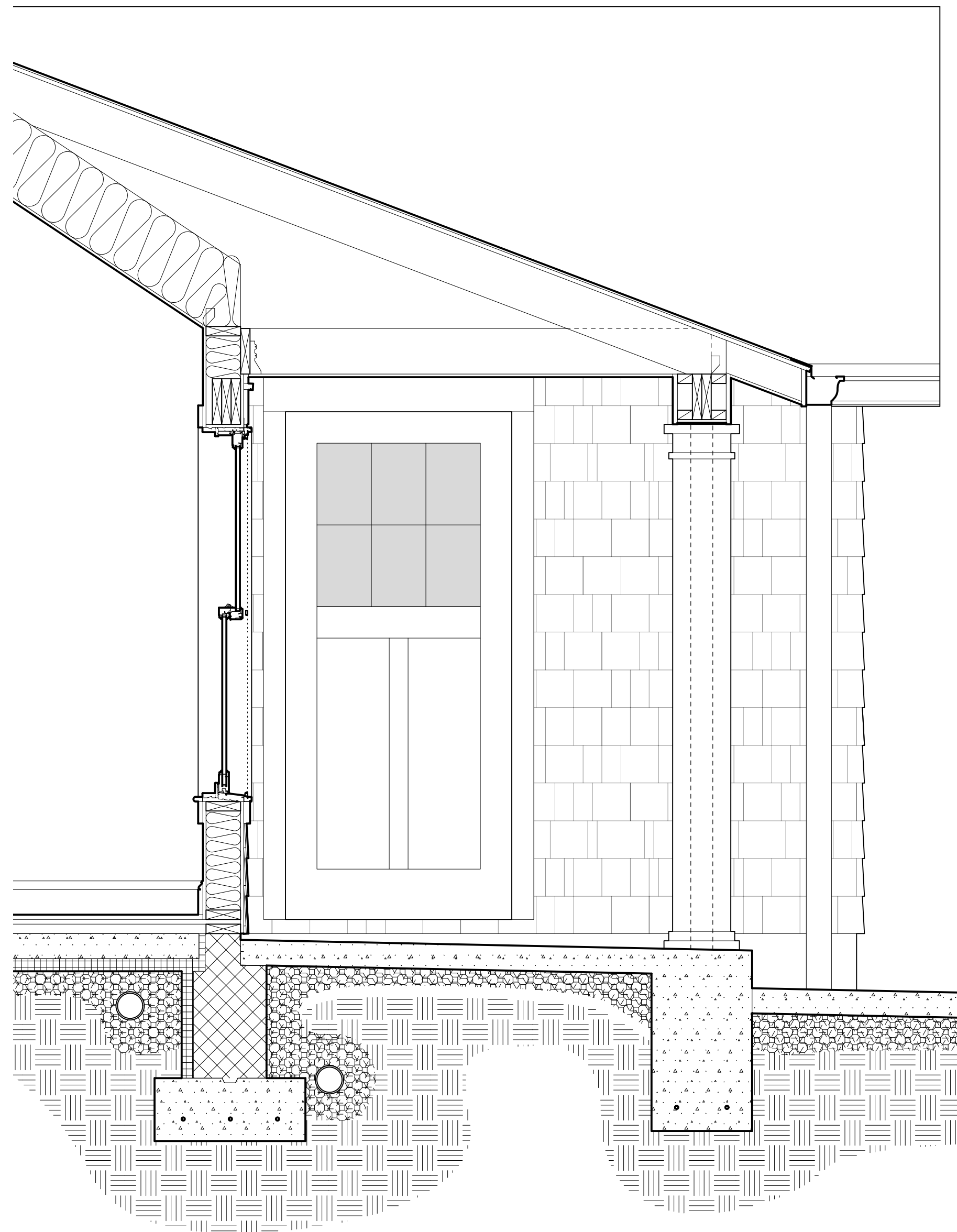




1 WALL SECTION  
Scale: 3/8" = 1'-0"



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



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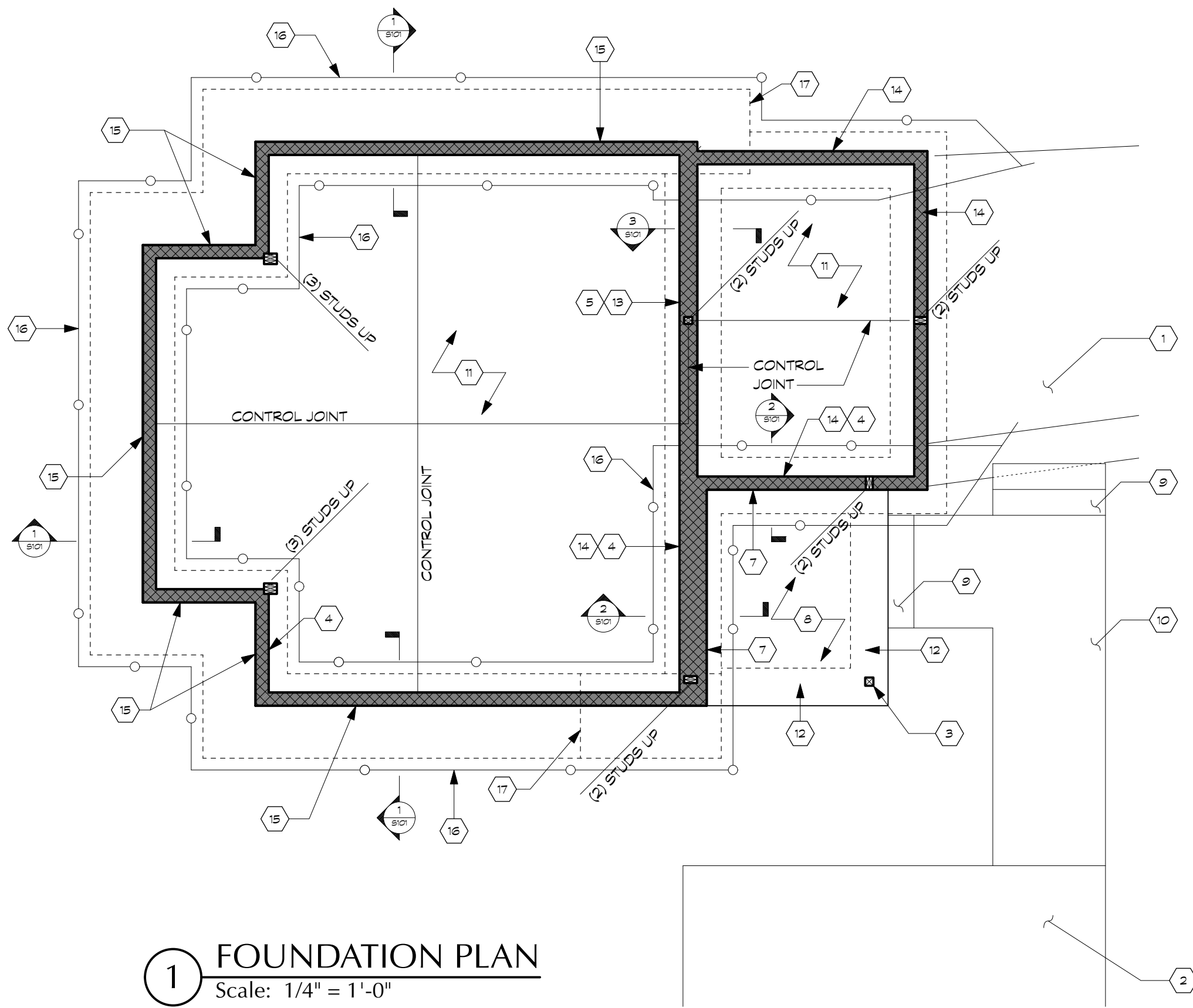
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WALL SECTIONS

**A301**





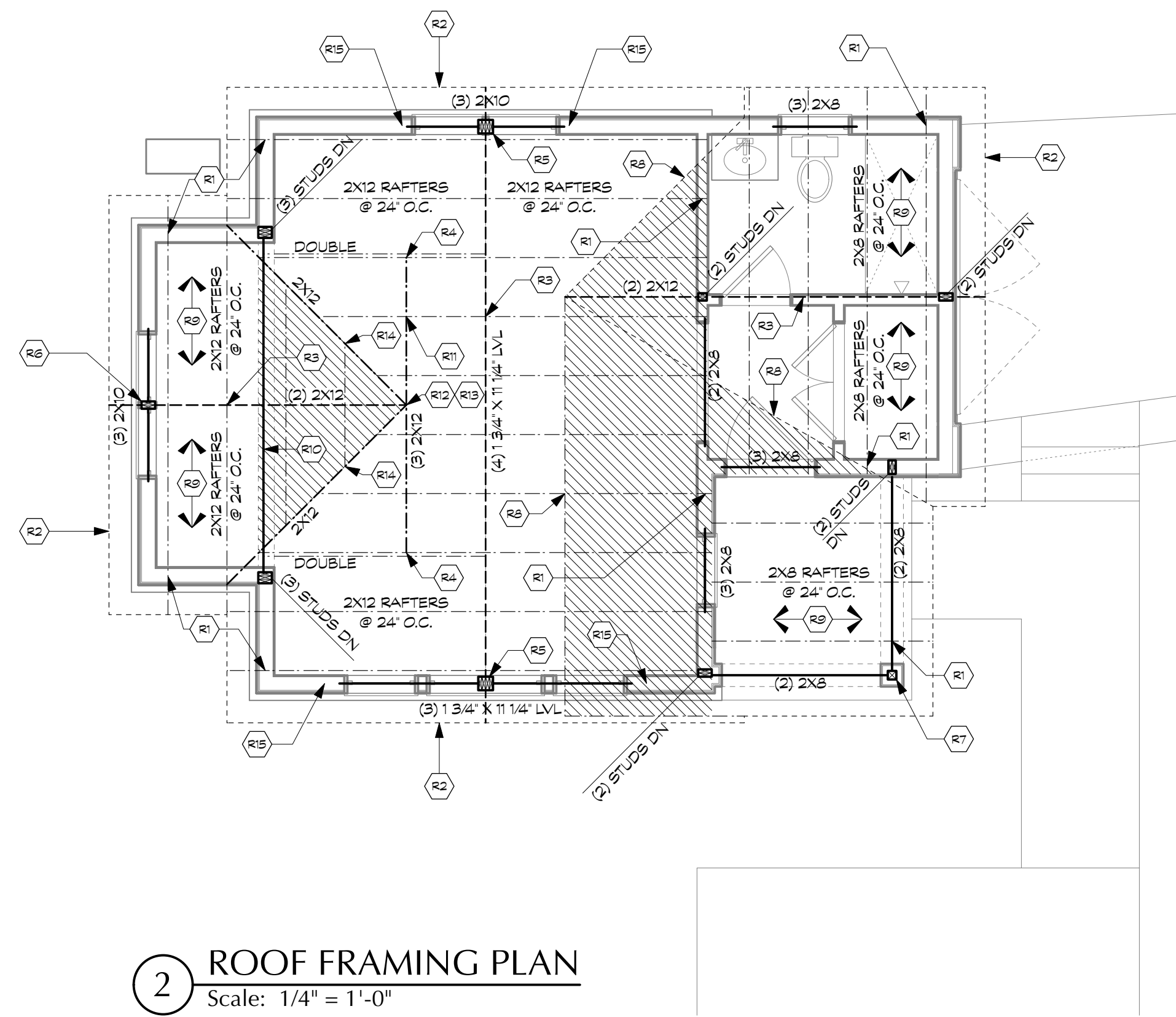
1 FOUNDATION PLAN  
Scale: 1/4" = 1'-0"

FRAMING NOTES:

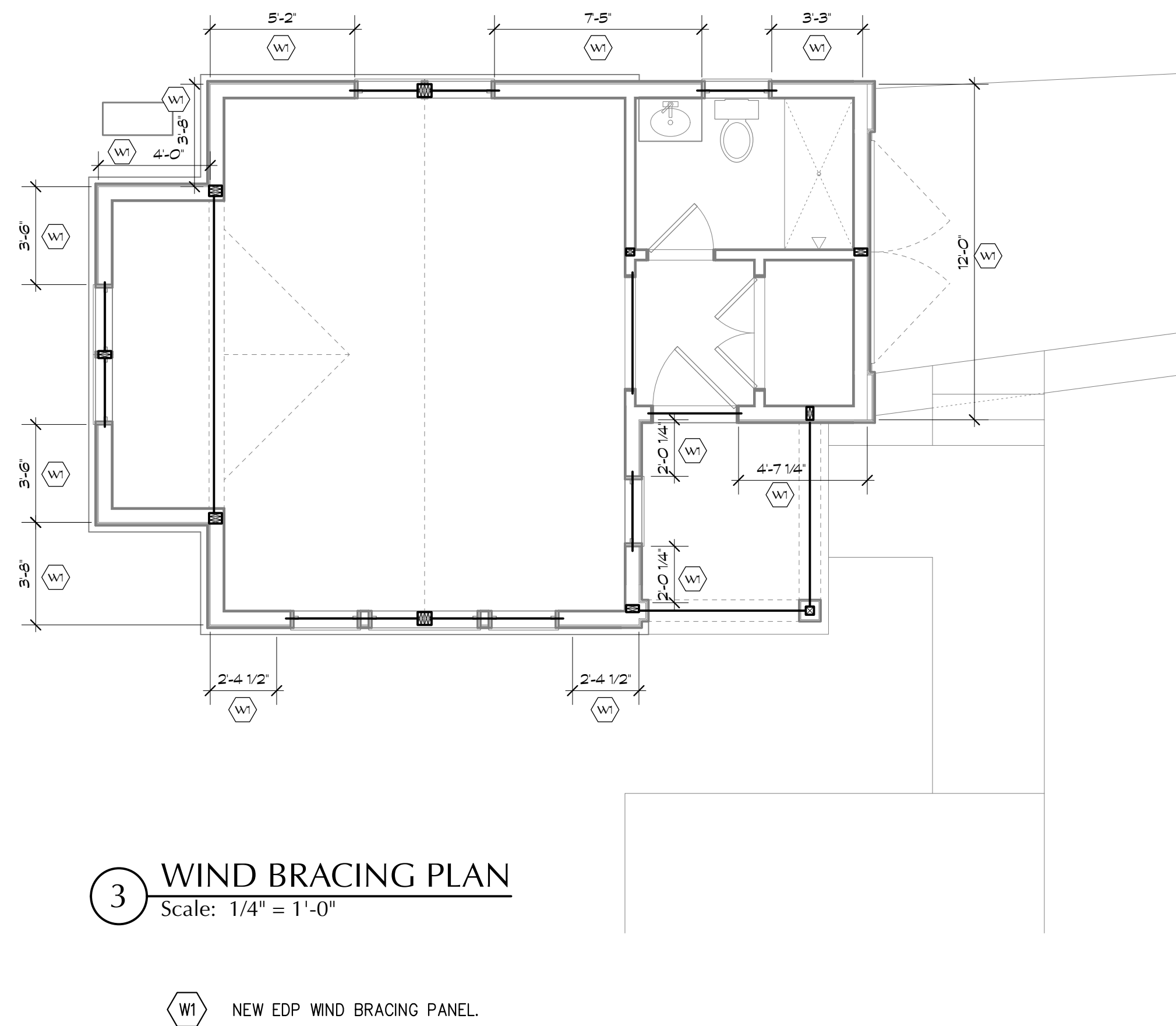
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
5. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
6. ALL NAILS, HANGERS, BOLTS, AND AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
7. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
8. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
9. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
10. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
11. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
12. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
13. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
14. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
15. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY 7/8" OSB SHEATHING TO ALL EXTERIOR WALLS.
3. ATTACH OSB TO WOOD FRAMING WITH 6d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1-16d (0.135X3 3/8) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2-16d (0.135X3 3/8) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3 3/8) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3 3/8) TOE NAILS AT 12" O.C.



2 ROOF FRAMING PLAN  
Scale: 1/4" = 1'-0"



3 WIND BRACING PLAN  
Scale: 1/4" = 1'-0"

W1 NEW EDP WIND BRACING PANEL.

- R1 ATTACH EACH RAFTER TO THE WALL OR BEAM WITH A SIMPSON H2.5A HURRICANE TIE.
- R2 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 4'-0" OF THE END WALL. PLACE 2X LADDER FRAMING AT 24" O.C. IF NEEDED TO FORM THE RAKE.
- R3 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSU HANGER. HOLD THE BOTTOM OF THE RIDGE DOWN AS NEEDED FOR VENTILATION AND SO THAT IT IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.
- R4 HANG THE FLUSH HEADER FROM THE DOUBLE RAFTER WITH A SIMPSON LUS HANGER.
- R5 PLACE A QUADRUPLE STUD BETWEEN THE RIDGE AND A TRIPLE 2X10 HEADER OVER THE UPPER WINDOW.
- R6 PLACE A DOUBLE STUD BETWEEN THE RIDGE AND THE HEADER.
- R7 PT4X4 POST DOWN. ATTACH THE POST TO THE BEAMS BEAM WITH A SIMPSON LCE IN EACH DIRECTION.
- R8 OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LSS0 ON EACH SIDE OF THE RAFTER.
- R9 2X8 CEILING JOISTS AT 16" O.C.
- R10 BUILD A 2X4 KNEE WALL ON A TRIPLE 2X10 BEAM IN THE CEILING. EXTEND THE KNEE WALL UP TO THE VAULTED CEILING.
- R11 ATTACH EACH RAFTER TO THE FLUSH HEADER WITH A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
- R12 ATTACH THE RIDGE TO THE HEADER WITH A SIMPSON LUS HANGER.
- R13 ATTACH EACH VALLEY TO THE RIDGE WITH (8)10d TOE NAILS.
- R14 ATTACH EACH RAFTER TO THE VALLEY WITH (6)10d TOE NAILS.
- R15 PLACE A DOUBLE JACK STUD AND A TRIPLE KING STUD ON EACH SIDE OF THE LOWER WINDOW FOR LATERAL STABILITY. THE TRIPLE KING STUD SHALL BE CONTINUOUS FROM THE SILL PLATE TO THE CEILING.

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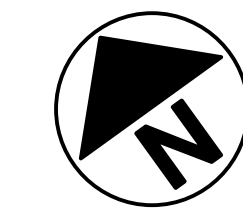
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BRADLEY STUDIO  
40 Columbia Avenue, Takoma Park, Maryland 20912  
Project # 1938



FOUNDATION & FRAMING PLANS

S100

30 November 20 - Progress Set



1. All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County

2. Codes: the following design standards are applicable by reference:  
A. AISC 360-16 Building Code Requirements for Structural Steelwork  
AISC 360-16 Building Code Requirements for Reinforced Concrete  
AISC 360-16 Specifications for Steel Buildings  
B. ACI 318-14 Building Code Requirements for Reinforced Concrete  
C. Foundations: footings and grade beams and slab on grades are designed to bear on native soil/Type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.

3. Structural steel:  
A. All structural steel, including detail manual shall conform to ASTM A572 Fy = 50ksi, U.N.C.  
B. All structural tubing shall conform to ASTM A500, grade B  
C. All steel pipe shall be ASTM A53, type E, S, Gr.D  
D. All welders shop and field, shall be certified. Use E70xx electrodes only.  
E. All steel exposed to weather shall be protected by a permanent masonry support shall receive one shop coat of corrosion-inhibiting primer.  
F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.  
G. All exterior structural steel shall receive rust preventative paint.

4. H. Connections:  
I. All beam connections shall be simple shear connections, U.N.C. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.  
J. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.

5. Lumber:  
A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.  
B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.  
C. Floor decking shall be 3/4" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall sheathing shall be 5/8" APA rated sheathing. Gable and screw the floor decking to the joists.  
D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically.  
E. Provide double joists under all walls that run parallel to floor framing.  
F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2x10 nails at 6" O.C. stagger slides that nails are driven from.  
G. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.  
H. Provide solid blocking below all wood posts.  
I. All posts shall have Simpson Cap and Base Plates typ.  
J. All joists shall have Simpson Hangers where applicable.  
K. Glue all multiple studs together. Nail together with 2x10 nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.  
L. All joints in concrete masonry walls or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.

6. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.

7. Wood Utilities shall be as follows:  
Opening ≤ 3'-0" - 2x6  
3'-0" < Opening ≤ 5'-0" - 2x8  
5'-0" < Opening ≤ 8'-0" - 2x10  
Greater than 8'-0" - See Plans

8. Fasteners:  
A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.  
B. Follow the manufacturer recommendations for setting epoxy bolts.  
C. Expansion bolts shall be rawl power studs.

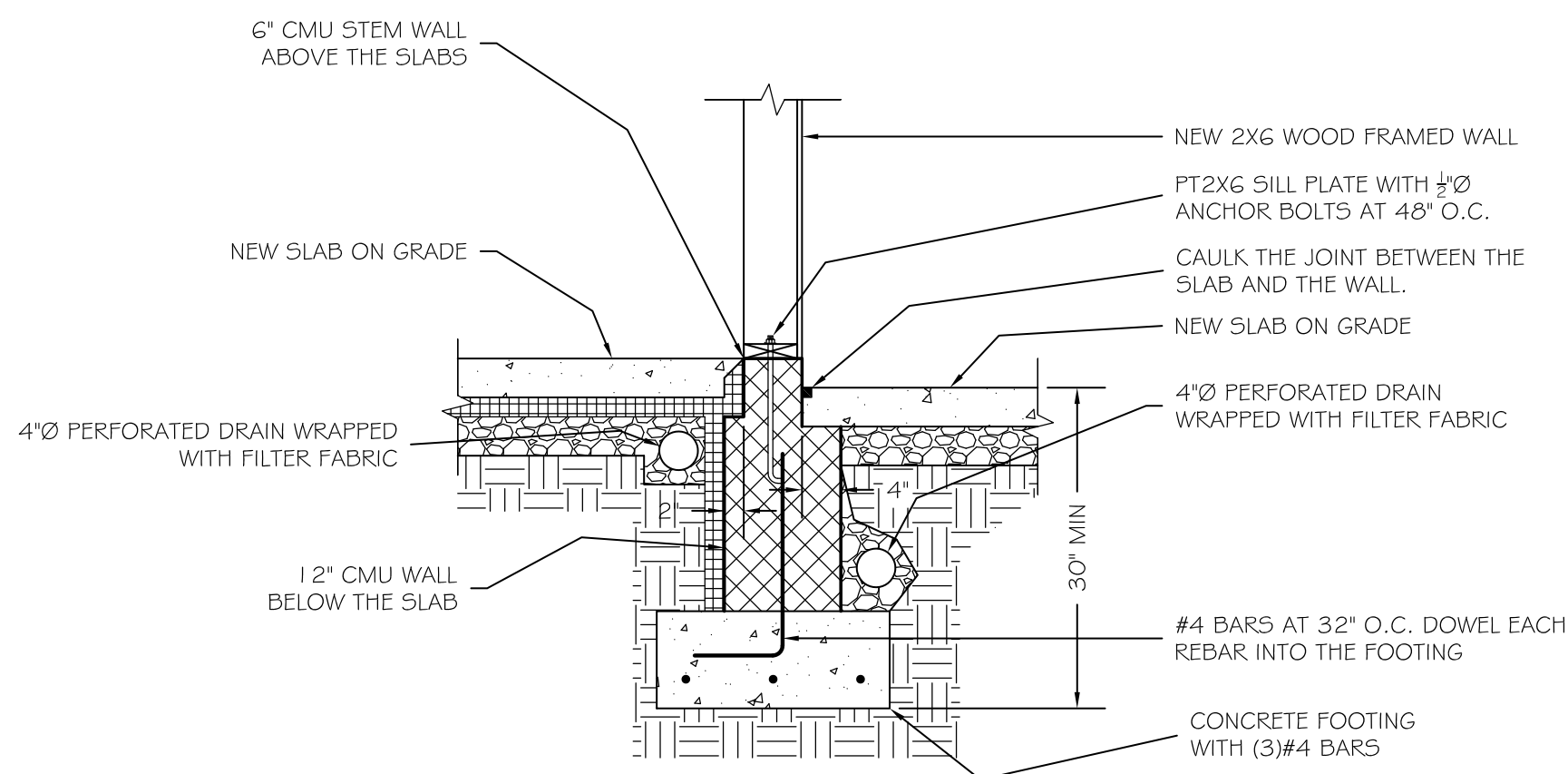
9. Masonry:  
A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."  
B. Concrete masonry units shall be hollow load bearing units (ASTM G90) grade 90 with a net strength of 2000psi and F'm = 1500psi.  
C. All joints to be filled solid with mortar.  
D. Mortar to comply with ASTM C270 (Type M or S).  
E. Provide corrugated masonry ties between brick faces and wood walls or cmu walls at 16" O.C.  
F. Provide 3/8" brass tie joint reinforcement @ 16" O.C. vertically.  
G. Lintels shall be as follows:  
Opening ≤ 3'-0" - L4x3x 1/2 LVLV 4' of wall  
3'-0" < Opening ≤ 7'-0" - L6x3x 3/4 LVLV 4' of wall.  
Opening > 7'-0" - See Plan

10. Cast in place concrete:  
A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."  
B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, U.N.C. (unless noted otherwise).  
C. All concrete shall be placed with a slump of 4" (± 1")  
D. All concrete shall be normal weight, U.N.C.  
E. All concrete exposed to weather shall have 6% ± 1% entrained air.  
F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a finished surface.  
G. Concrete cover for reinforcement shall be as follows:  
Columns and beams 1 1/2"  
Slabs 3"  
Footings 3"

11. Reinforcement:  
A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)  
B. Welded wire fabric (wvf) shall conform to ASTM A185. Lap edges of wire fabric at least 6" in each direction.

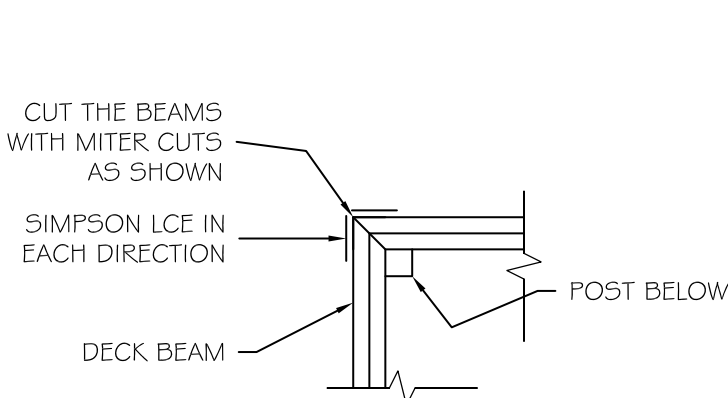
12. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.

13. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a wall, the contractor shall group shall be provided as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.



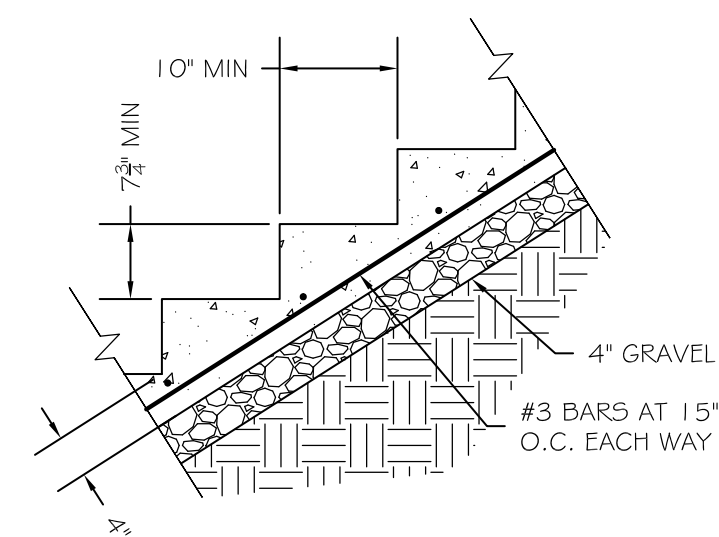
SECTION 2

SCALE:  $\frac{3}{4}" = 1'-0"$



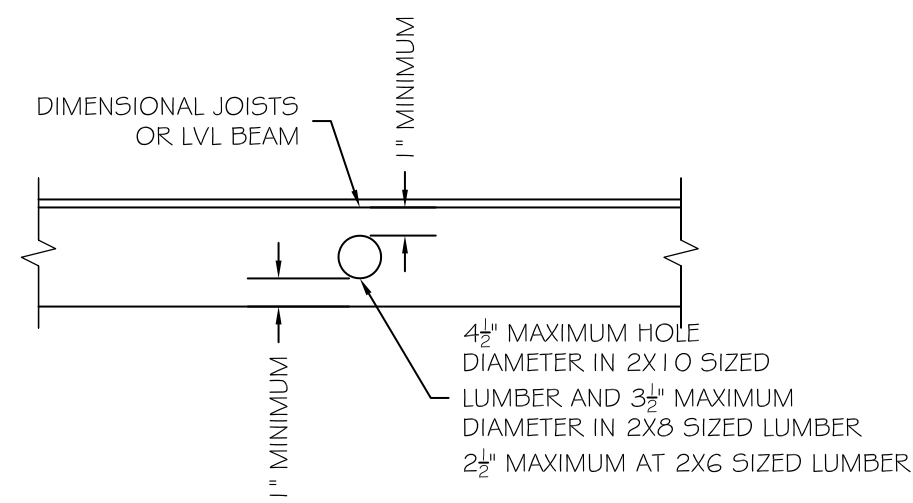
### Typ. Wood Post To Beam Details

Scale:  $\frac{3}{8}'' = 1'-0''$



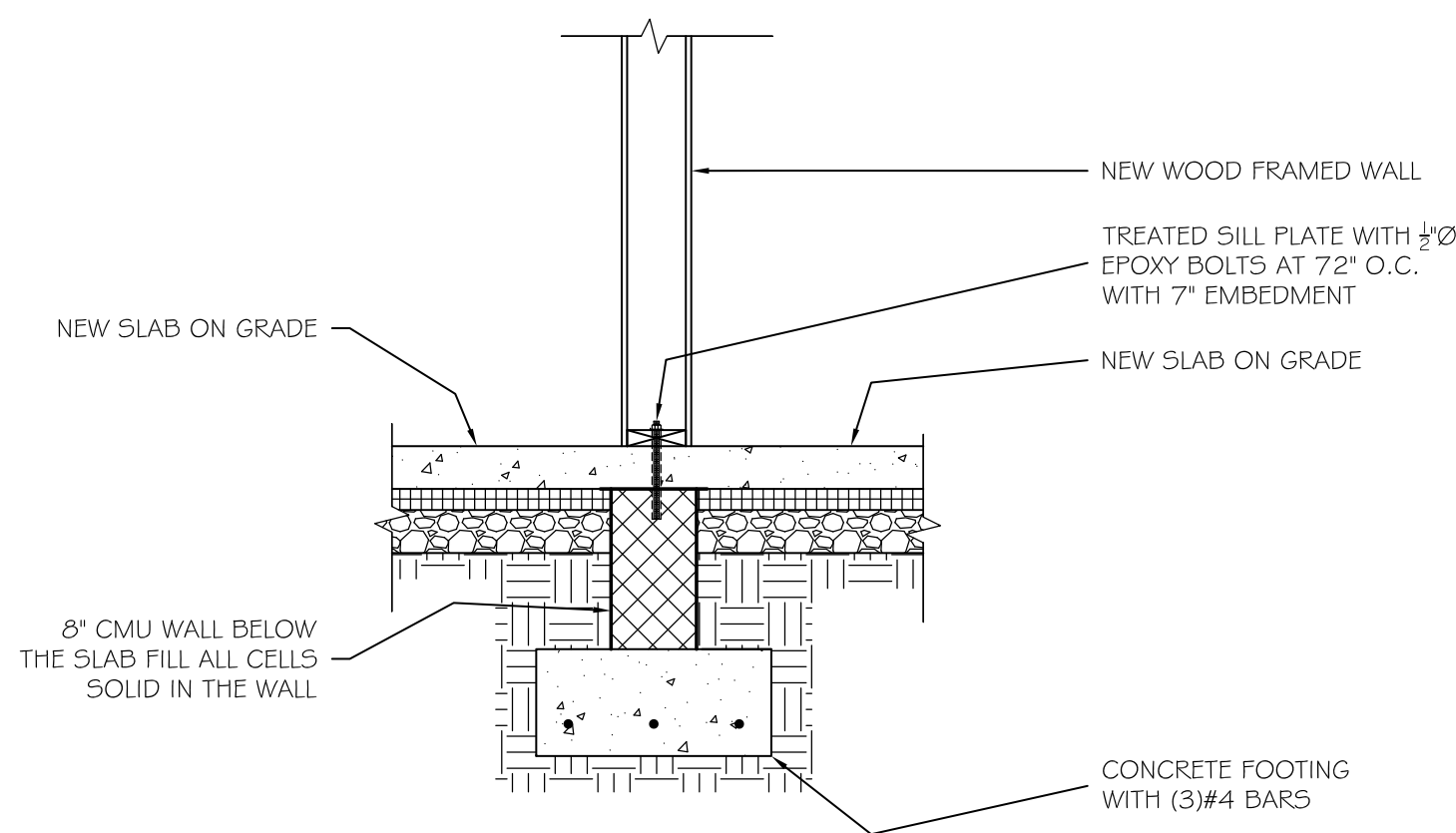
### Typ. Slab on Grade Stairs Detail

Scale:  $\frac{3}{8}" = 1'-0"$

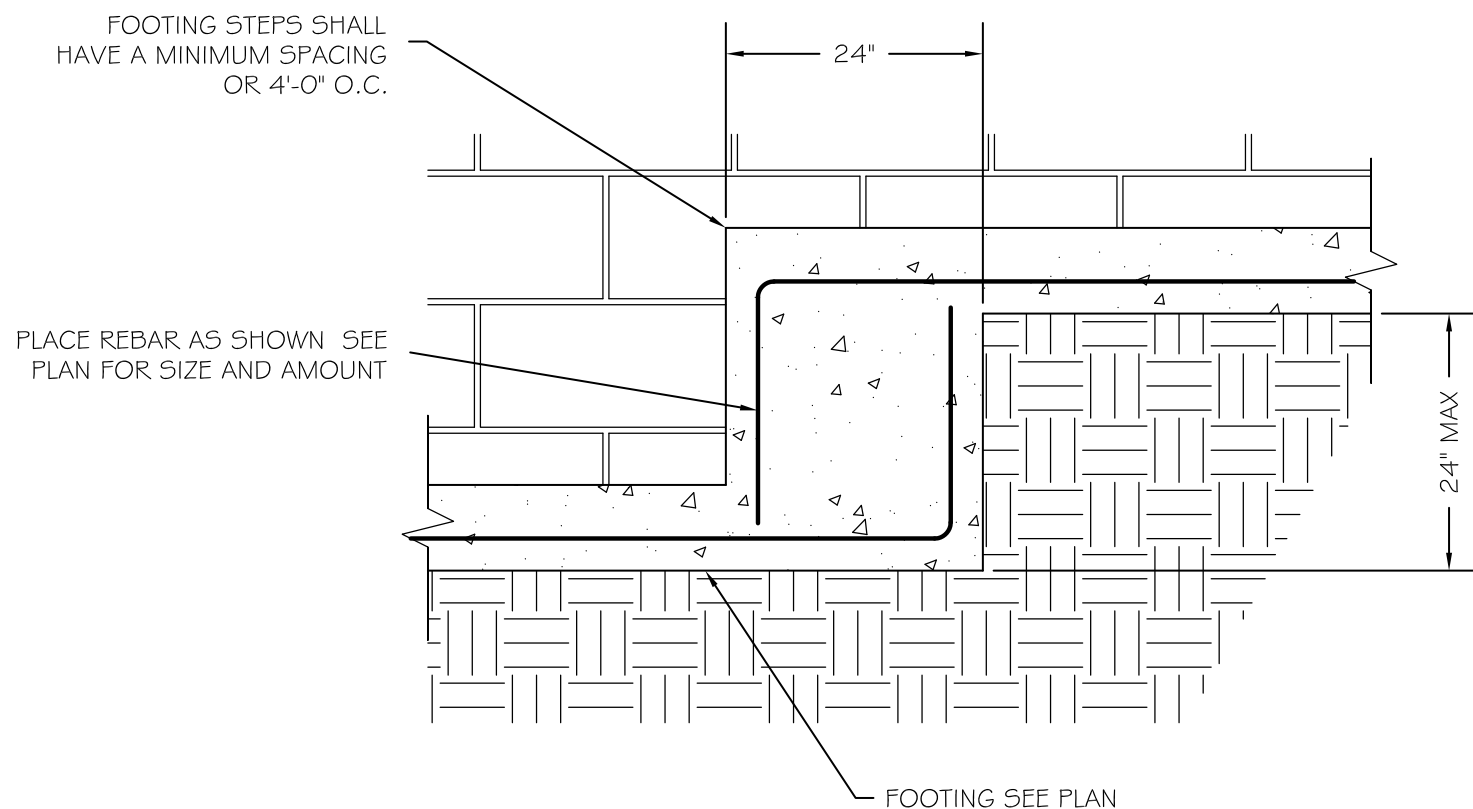


**Typical Detail at Floor Joist/LVL Beam Holes**

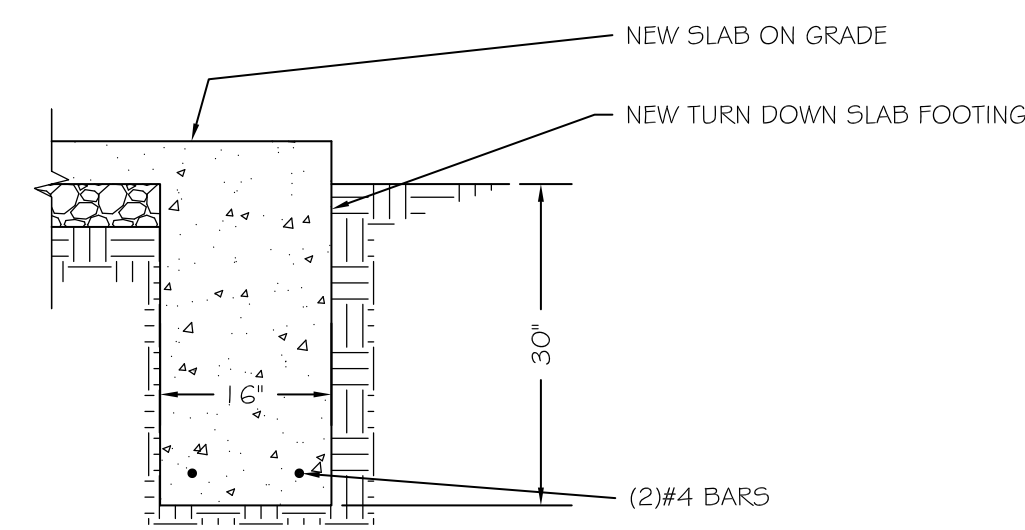
Scale:  $\frac{3}{8}" = 1'-0"$



SECTION 3



**Scale:**  $\frac{3}{4}" = 1'-0"$



**Scale:**  $\frac{3''}{1'} = 1'' - 0''$

I CERTIFY THAT THESE  
CONTRACT DOCUMENTS  
WERE PREPARED UNDER MY  
SUPERVISION OR  
APPROVED BY ME AND I AM  
A DULY LICENSED  
STRUCTURAL ENGINEER  
UNDER THE LAWS OF  
THE STATE OF MARYLAND

LICENSE #: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

# BRADLEY STUDIO

40 Columbia Avenue, Takoma Park, Maryland 20912

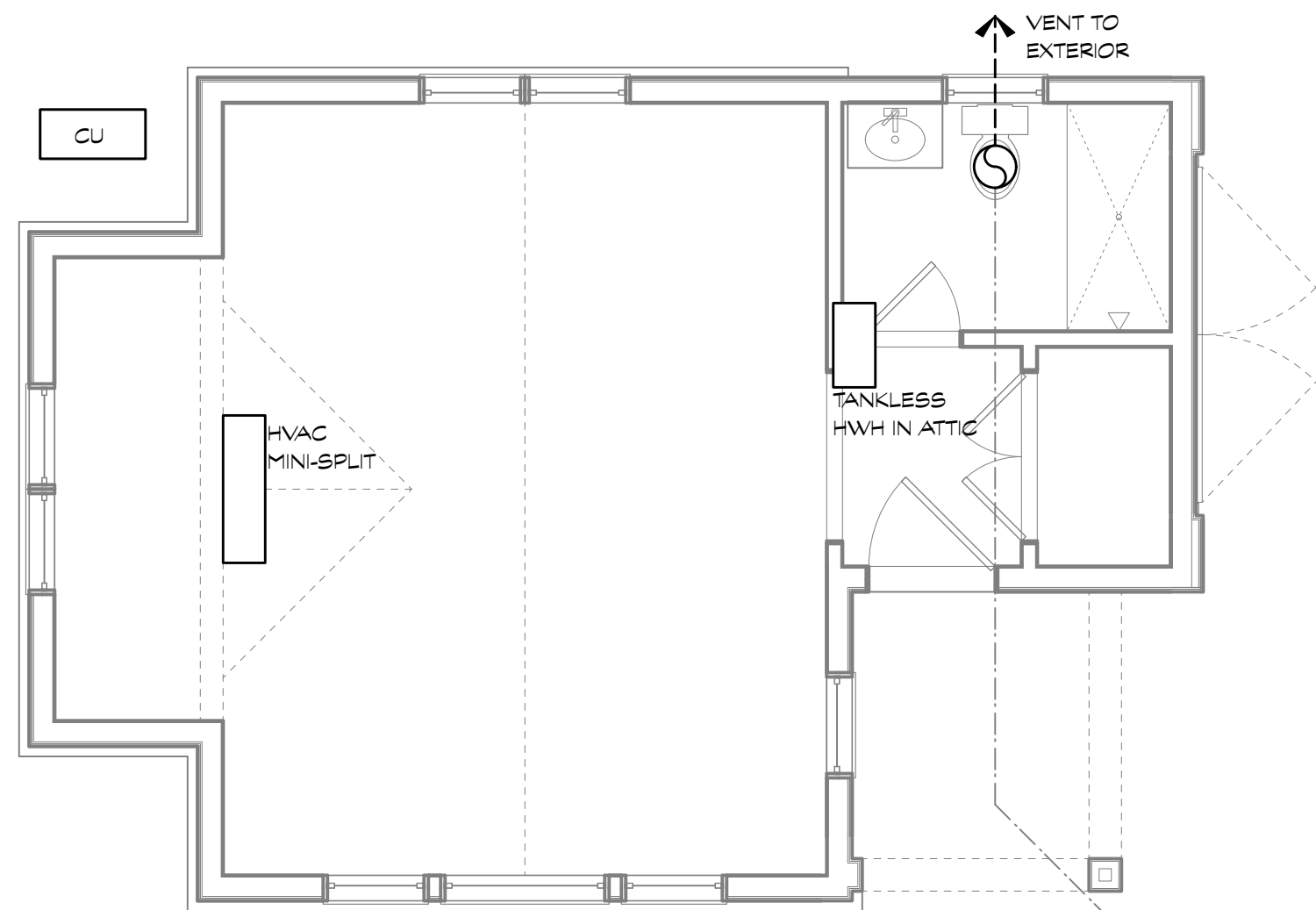
Project # 1938

## STRUCTURAL NOTES & DETAILS

S101

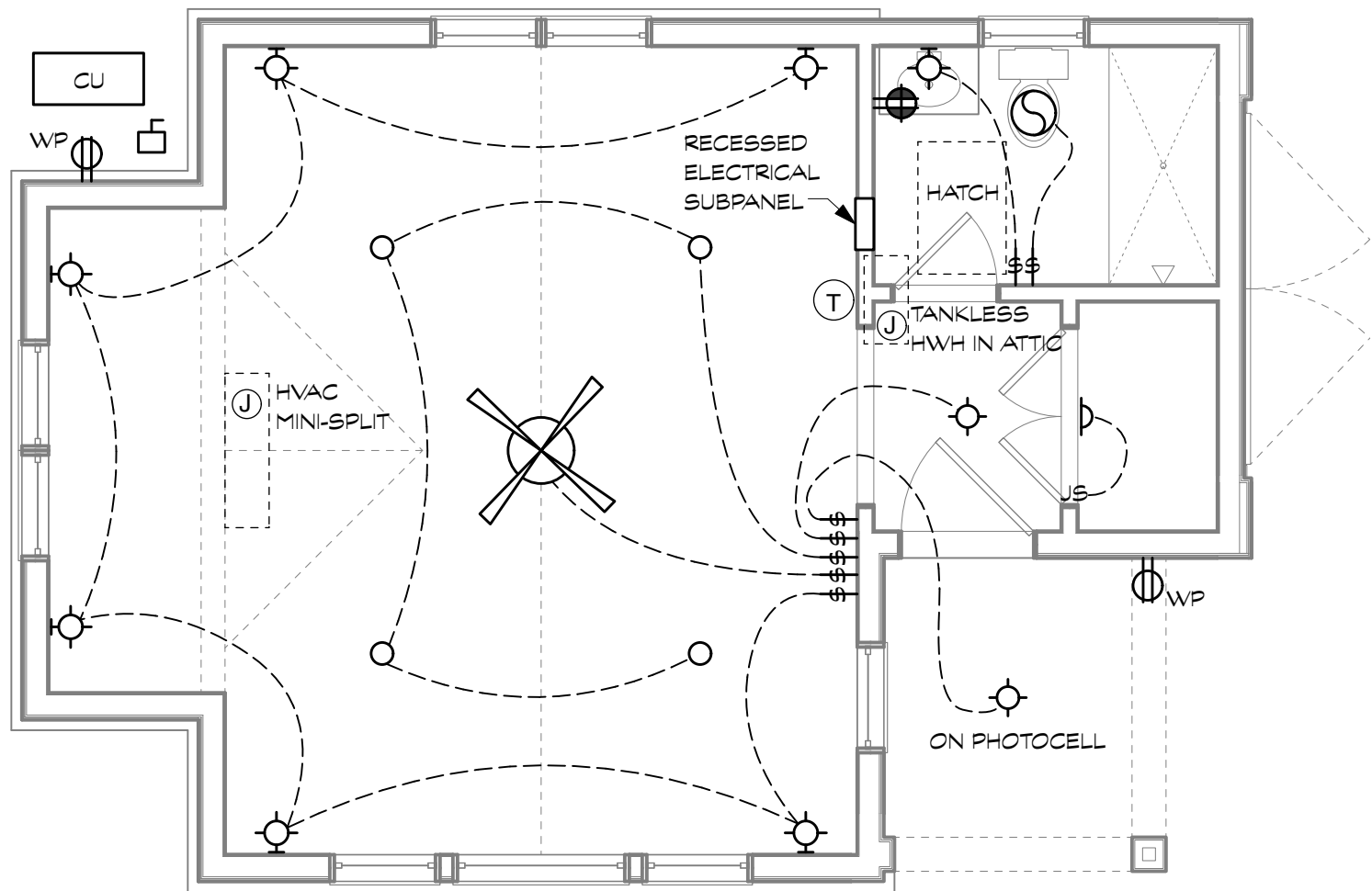
## 30 November 20 - Progress Set





1 MECHANICAL PLAN  
Scale: 1/4" = 1'-0"

SANITARY DRAIN LINE SHALL BE BURIED WITH A MINIMUM OF 42 INCHES OF COVERAGE AND SLOPED TO DRAIN AT 1/4 INCH PER FOOT. PROVIDE CLEAN-OUTS AS REQUIRED, SET FLUSH WITH ADJACENT SURFACES



2 ELECTRICAL PLAN  
Scale: 1/4" = 1'-0"

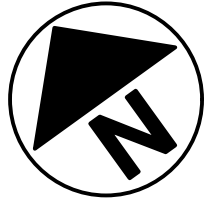
ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET)- 15/20 AMP @ 18' A.F.F. COORDINATE W/ PANEL & EQUIP.
	GFI DUPLEX RECEPTACLE (OUTLET)- 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
	DUPLEX RECEPTACLE (OUTLET)- 15/20 AMP @ 45' A.F.F. COORDINATE W/ PANEL & EQUIP.
	GFI OUTLET- 20 AMP @ 18' A.F.F.
	GFI OUTLET- 20 AMP @ 45' A.F.F.
	ELECTRIC DRYER
	QUAD RECEPTACLE 15/20 AMP @ 18' A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
	JUNCTION BOX- SIZE AS REQUIRED
	DATA/TELEPHONE JACK- MOUNT @ 18' A.F.F. (U.N.O.)
	CABLE TV OUTLET
	EXISTING SMOKE DETECTOR- REPLACE/RELOCATE AS NECESSARY TO MEET CODE
	SMOKE DETECTOR- HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	DISPOSAL AIR SWITCH

LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT
	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED HALOGEN FIXTURE
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED LIGHT FIXTURE
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	DIMMER THREE WAY SWITCH
	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

GENERAL: PROVIDE 1/2" HOUSING AS NECESSARY IN INSULATED CAVITIES



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(301) 585-2222      www.bfmarch.com      fax (301) 585-8917

DATE	ISSUE - REMARKS
11/30/20	PROGRESS SET

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #:      EXPIRATION DATE:     

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**BRADLEY STUDIO**  
40 Columbia Avenue, Takoma Park, Maryland 20912  
Project # 1938

MECHANICAL &  
ELECTRICAL PLANS  
**ME100**