

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3926 Washington St., Kensington	Meeting Date:	4/14/2021
Resource:	Primary One Resource Kensington Historic District	Report Date:	4/7/2021
Applicant:	Nancy Collins	Public Notice:	3/31/2021
Review:	HAWP	Tax Credit:	No
Case No.:	945073	Staff:	Dan Bruechert
PROPOSAL: Garage Demolition and Accessory Dwelling Unit Construction			

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one condition** the HAWP:

1. The exterior cladding of the accessory structure needs to be paintable and millable, consistent with wood siding. Final authority to verify this condition has been met is delegated to Staff for review and approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Queen Anne
DATE: 1898



Figure 1: 3926 Washington St. has a detached single bay garage.

PROPOSAL

The applicant proposes to demolish the non-historic detached garage and construct an accessory dwelling unit in the same location.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *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 Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

"In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

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
- (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 the Interior's Standards for Rehabilitation:

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
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 Queen Anne house constructed in 1898. Sometime after 1933, a single-bay front gable garage was constructed on the site.

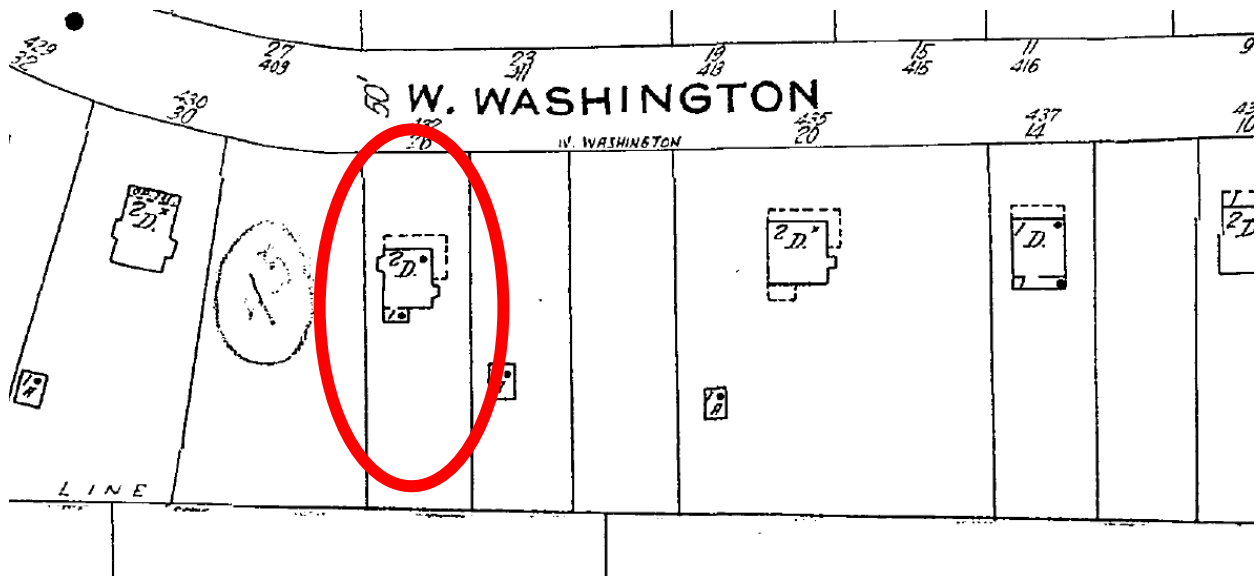


Figure 2: 1933 Sanborn Map showing no garage in the location of the current accessory building.

The applicant proposes to demolish the existing accessory structure measuring 20' 4" × 11' 4" (twenty feet, four inches by eleven feet, four inches) and construct a new accessory dwelling unit measuring 29' × 16' (twenty-nine feet by sixteen feet) matching the house in materials and design in the same approximate location. The existing building is constructed to the rear of the historic house's rear wall plane, but only a couple of feet off of the property line. The new accessory building will be placed 12' (twelve feet) off of the property line but will match the distance behind the historic house. This location will place much of the accessory building behind the historic house and reduce its impact from the public right-of-way.

Staff finds that the existing garage is not a historic building, as shown on the map above, and does not contribute to the historic character of the surrounding district. The demolition of this structure is

appropriate under 24A-8(b)(1) and Staff recommends the HPC approve the demo.

The proposed accessory building will be a single-story, front gable, wood-framed accessory dwelling unit. The structure will match the siding, shingles, and two-over-two window configuration of the historic house. The front elevation has a small hipped roof front porch supported by turned posts that match the historic front porch.

Staff finds the size of the proposed building is generally consistent with the historic and appropriate for the house and surrounding district. The additional width of the proposed structure will be behind the house to a degree that it will not be evident from the right-of-way. The total depth of the new building is nearly 9' (nine feet) deeper than the existing structure, however, 5' (five feet) of that is the front porch, which will not have a significant impact on the apparent mass.

Staff additionally finds that most of the proposed materials are compatible with the historic house and surrounding district, per 24A-8(b)(2). Staff does not, however, find the proposed exterior cladding to be compatible. The building plans state that the siding will match the house, which is vinyl siding. The vinyl siding does not maintain the appearance consistent with wood. As this is new construction and an accessory building, Staff finds that a material that is paintable and millable that has an appearance consistent with wood is appropriate for the exterior of the structure under 24A-8(b)(2) and 24A-8(d). Staff recommends the HPC include a condition for approval that the exterior cladding of the structure needs to be paintable and millable (i.e. wood, fiber cement siding, etc.) with final review and approval authority delegated to Staff. The proposed windows are Andersen 400 Series vinyl-clad wood windows. While wood or aluminum-clad wood windows are preferred, Staff finds that this window is appropriate for a new accessory structure with limited visibility from the right-of-way under 24A-8(d). While many of the architectural details match the historic house, Staff finds the scale and design of the proposal will not be confused for a historic building as required by Standard 9.

STAFF RECOMMENDATION:

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

1. The exterior cladding of the accessory structure needs to be paintable and millable, consistent with wood siding. Final authority to verify this condition has been met is delegated to Staff for review and approval;

the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the *Vision of Kensington*, and the *Kensington Historic District Designation*, 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, 9, and 10

and with the general condition that the applicant shall present an electronic set 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 to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 945073
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? 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.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Nancy Collins
Address: 3926 Washington Street
Daytime Phone: 301-456-6029

E-mail: nellyrose22@me.com
City: Kensington Zip: 20895
Tax Account No.: 01024967

AGENT/CONTACT (if applicable):

Name: Jodi Longo
Address: 3932 Washington Street
Daytime Phone: 240-374-2525

E-mail: jlongo@renovationstudio.biz
City: Kensington Zip: 20895
Contractor Registration No.: 92710

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property HP43

Is the Property Located within an Historic District? Yes/District Name Kensington Historic District
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.

Building Number: 3926 Street: Washington Street
Town/City: Kensington Nearest Cross Street: Connecticut Avenue
Lot: 48 Block: 13 Subdivision: 0015 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Jodi Longo

Signature of owner or authorized agent

03-11-2021

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:

Single family Bungalow style home built in 1898 with a large wraparound front porch. This 1,973 square foot home sits on a 9,239 square foot lot. House has detached garage at the end of existing driveway on the left side of the house. Materials used on this house are aluminum or vinyl siding on the exterior and asphalt shingles on the roof.

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

Remove existing detached garage and construct a 447 square foot Accessory Dwelling Unit. Materials that will be used on the exterior of this new ADU will match finishes used on the existing house as best as possible.

Work Item 1: Existing Garage

Description of Current Condition: Single car detached garage at the end of existing driveway. Materials used on garage are aluminum or vinyl siding on the exterior and asphalt shingles on the roof.

Proposed Work: Remove existing detached garage and construct a 447 square foot Accessory Dwelling Unit. Materials that will be used on the exterior of this new ADU will match finishes used on the existing house as best as possible.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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

Owner's mailing address Nancy Collins 3926 Washington Street Kensington, MD 20895	Owner's Agent's mailing address Jodi Longo 3932 Washington Street Kensington, MD 20895
Adjacent and confronting Property Owners mailing addresses	
Stephen Strachan 3924 Washington Street Kensington, MD 20895	
Richard Strachan 3925 Washington Street Kensington, MD 20895	
Mark Shank 3909 Cleveland Street Kensington, MD 20895	







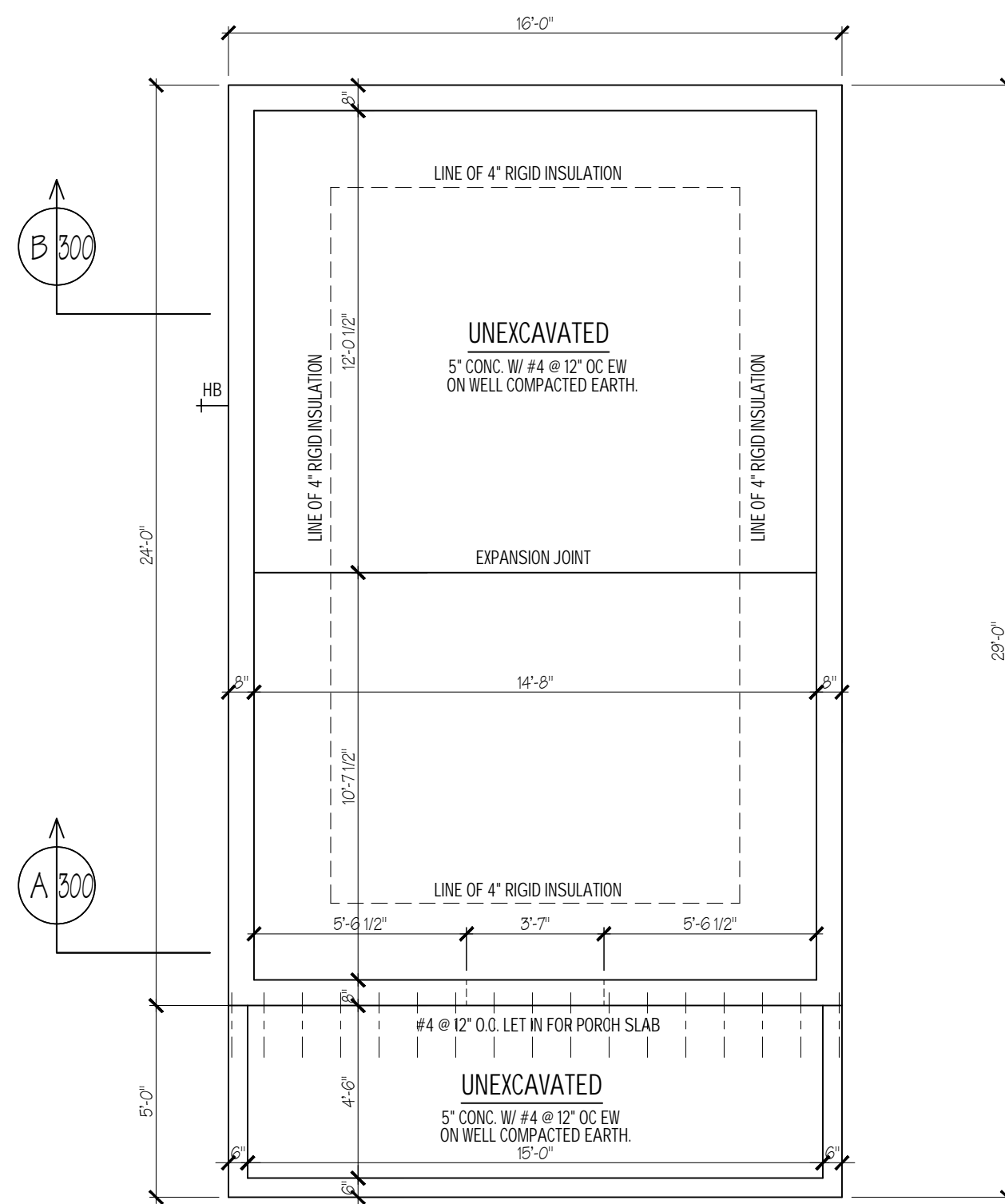


JOBSITE LOCATION:
3926 WASHINGTON STREET
KENSINGTON, MD 20895
DATE: 02-08-2021

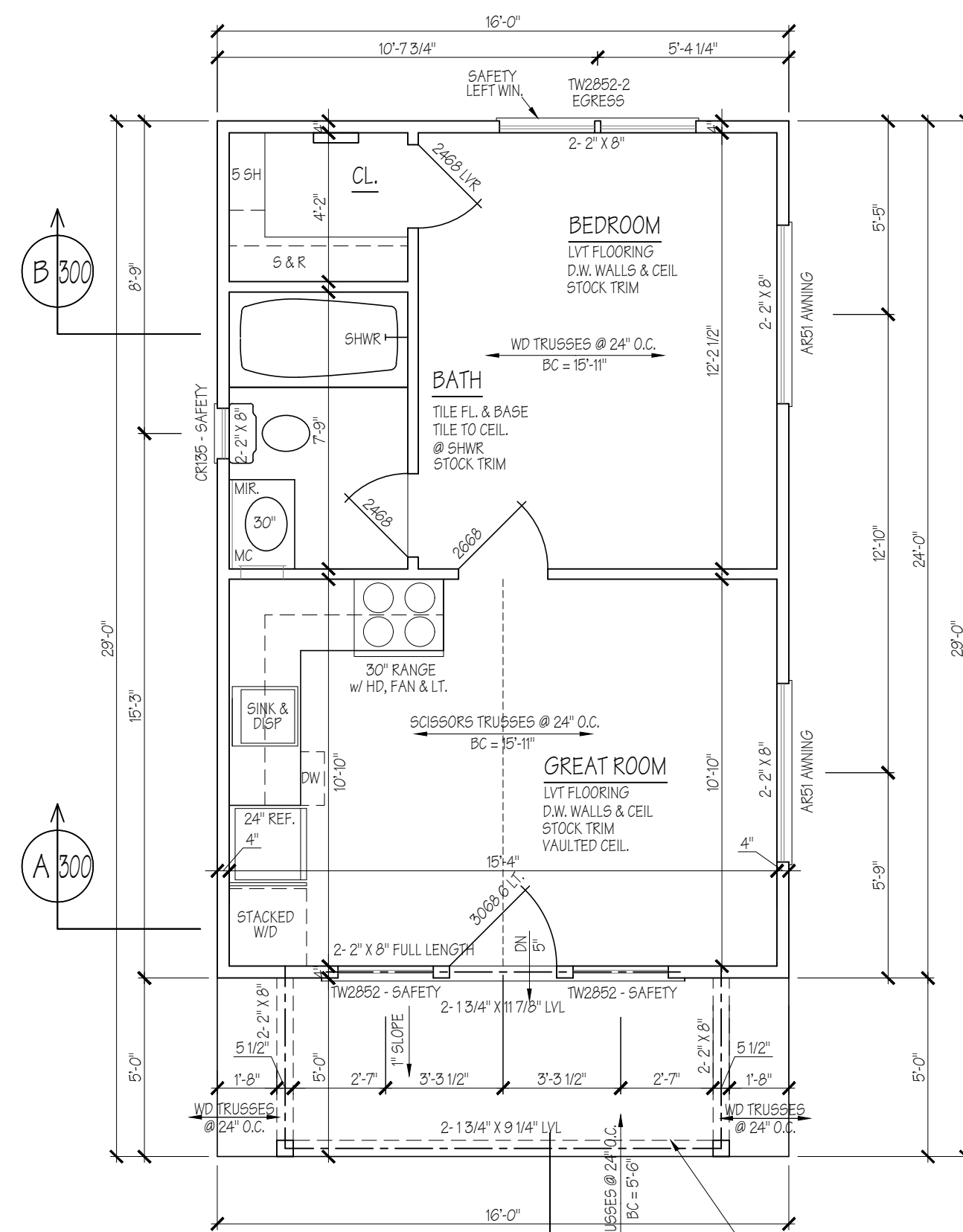
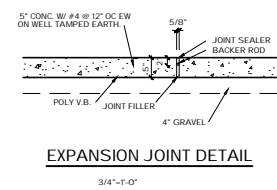
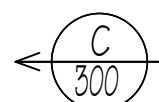
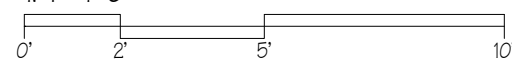
GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER- LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	<p>15) All mortar shall be type "S" conforming to A.S.T.M. C 270</p> <p>16) Stone and masonry veneer shall conform to I.R.C. Sec. R-703.8.</p>	<p>26) All roof, floor and girder trusses to be designed by truss manufacturer to carry required loads and to be installed according to manufacturer's specifications.</p>	<p>36) Fireplace hearth to project 20" from front of facing and 12" to side of opening.</p>
			Weathering	Prost line depth	Termite	Decay								
30	115	B	Severe	30	Moderate to Heavy	Moderate	13	Yes	7-2-79	300	55			

[illegible]

- NOTES
1. SEE BEAM CALCULATIONS FOR BEAM FASTENING
 2. TRUSS MANUFACTURER AND ROOF MANUFACTURER TO CHECK AND VERIFY FRAMING & STRUCTURE
 3. ALL WINDOWS ARE ANDERSEN 400 SERIES WINDOWS UNLESS NOTED OTHERWISE.



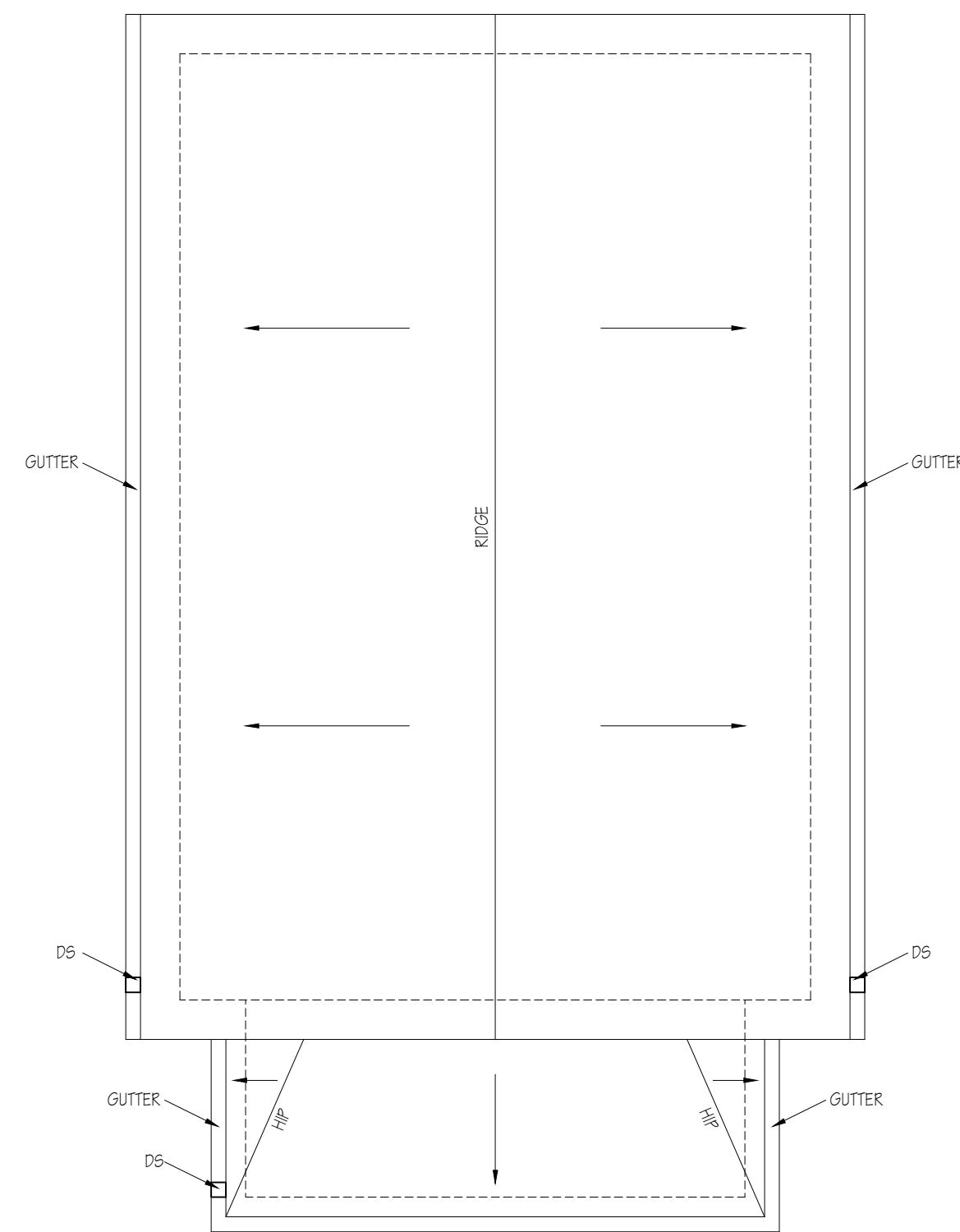
FOUNDATION PLAN

$$\overline{1/4'' = 1' - 0''}$$


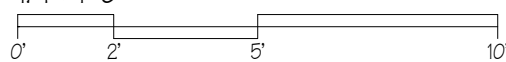
FIRST FLOOR PLAN

$$\overline{1/4'' = 1' - 0''}$$

384 SQ. FT. MAIN
63 SQ. FT. SITTING PORCH
ZONED MINI-SPLIT (3 CEIL DIFFUSERS)



ROOF PLAN

$$\overline{1/4'' = 1' - 0''}$$


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 7603-R, EXPIRATION DATE 04-26-2021

[illegible]

CONTRACTOR TO CHECK &
VERIFY ALL DIMENSIONS &
CONDITIONS IN FIELD PRIOR
TO START OF CONSTRUCTION

NOTIFY ARCHITECT OF ANY
DISCREPANCIES.

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OTHERWISE.

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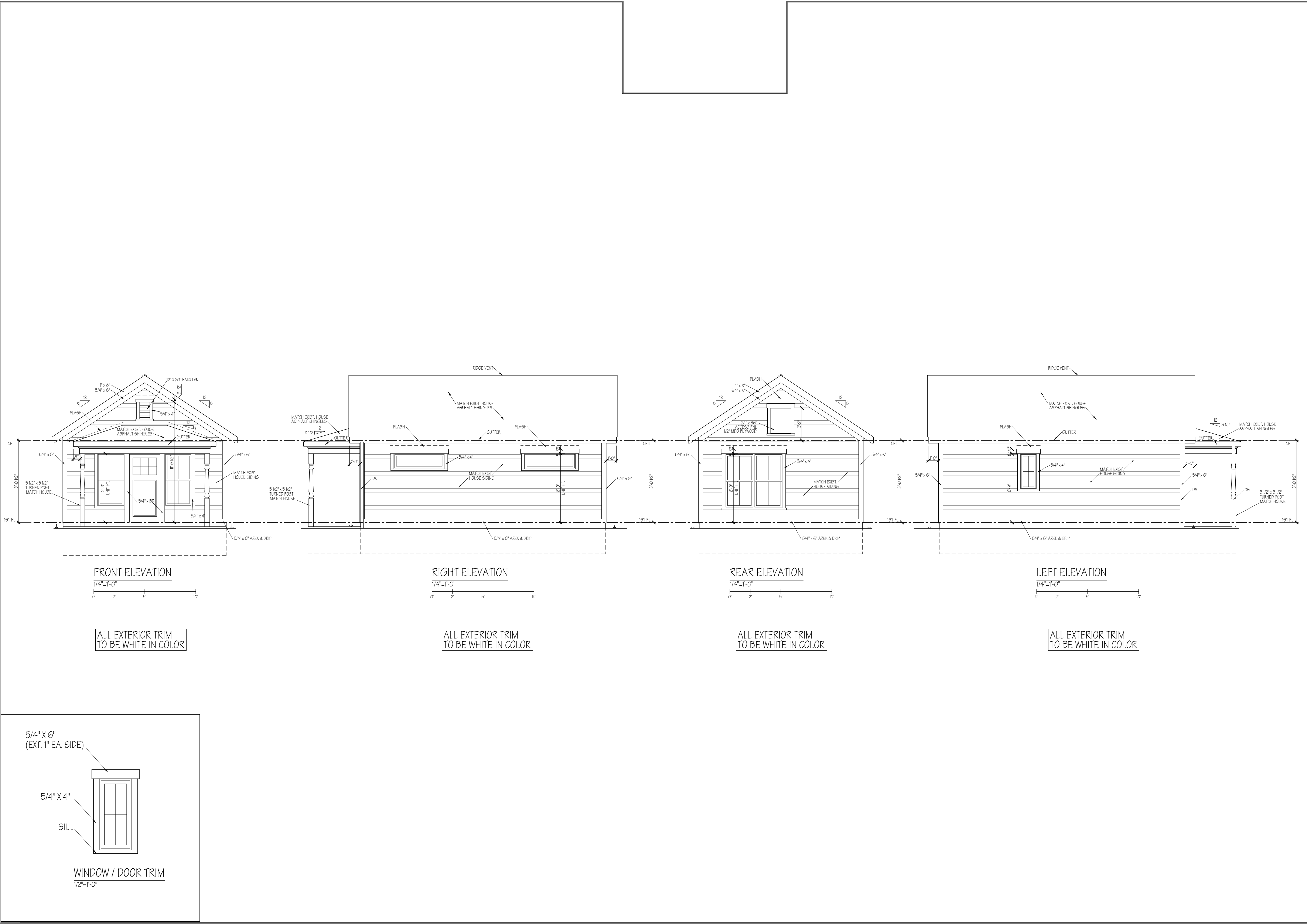


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WWW.CCLARCHITECTS.COM

RESIDENCE FOR:
MS. JULIE FLIEGER
3926 WASHINGTON STREET, KENSINGTON, MD 20895

MODEL
3926 WASHINGTON STREET, KENSINGTON, MD 20895
DRAWING TITLE
FOUNDATION, FIRST FLOOR & ROOF PLANS

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PAGE 2 OF 9		



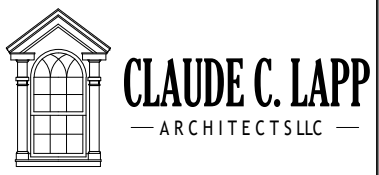
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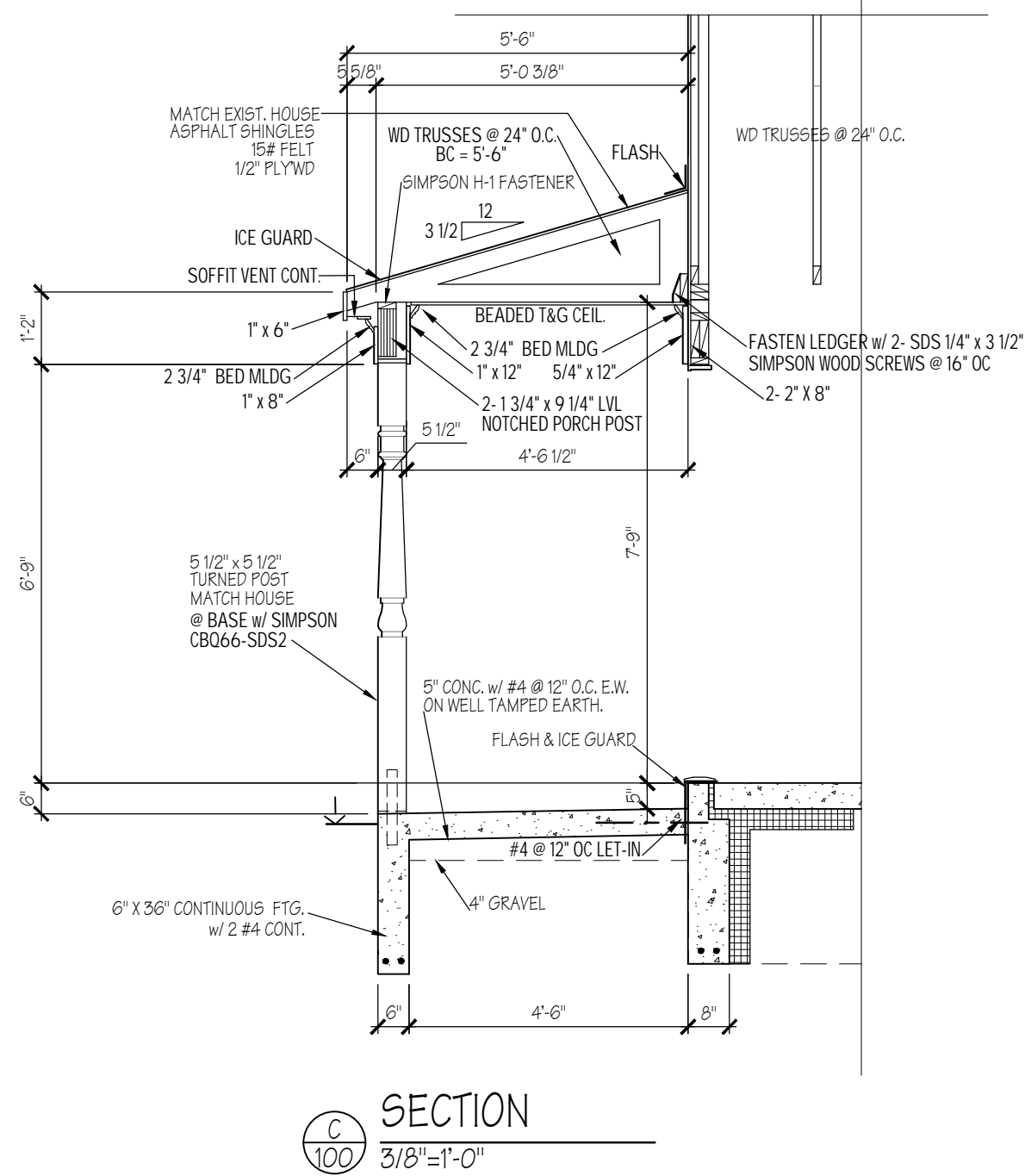
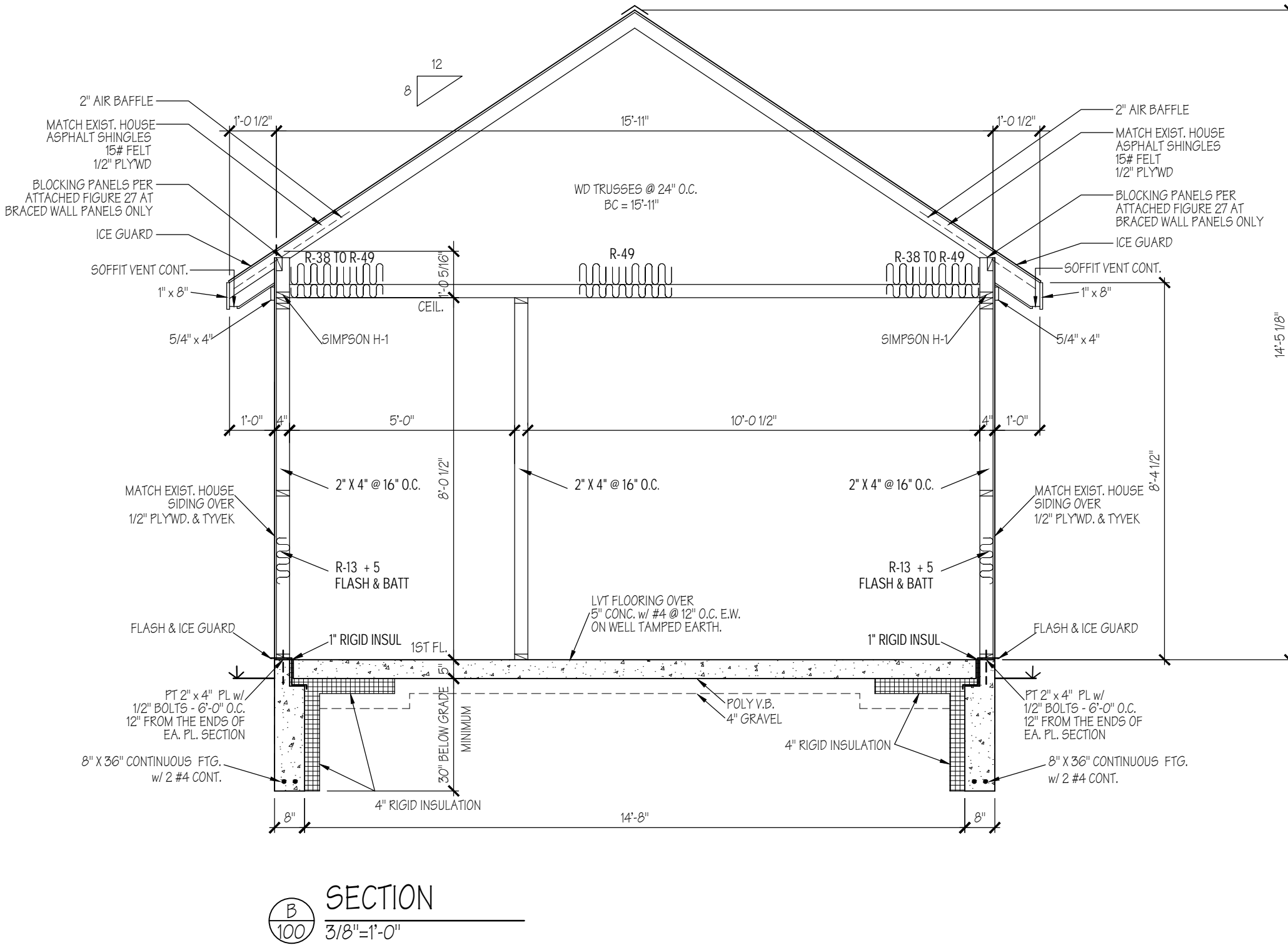
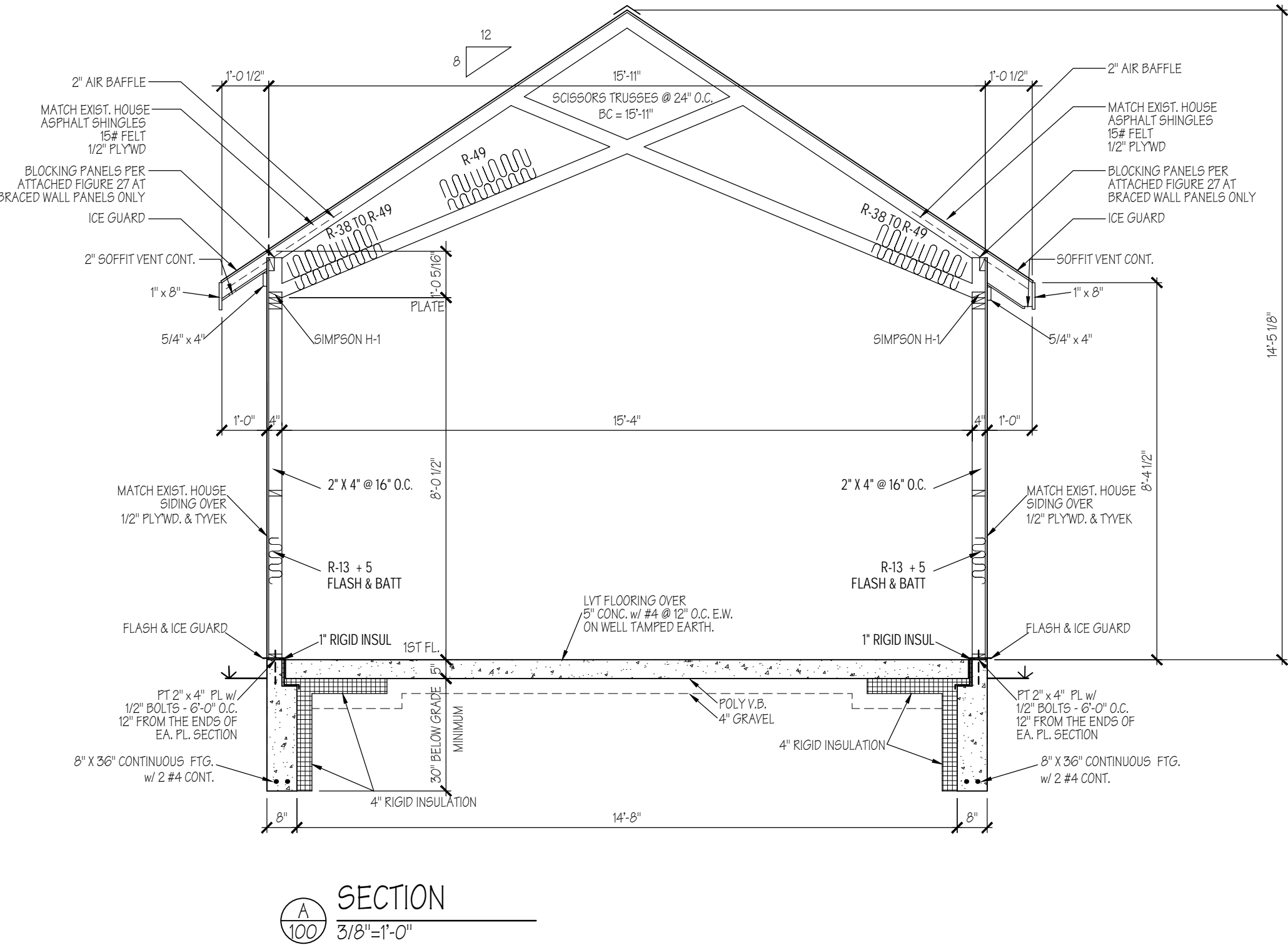
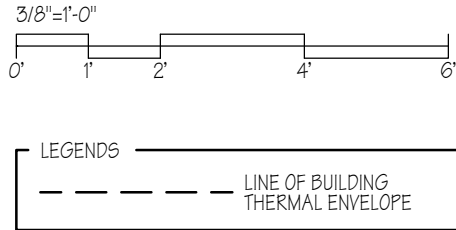
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RESIDENCE FOR MS. JULIE FLIEGER 3926 WASHINGTON STREET, KENSINGTON, MD 20895	MODEL 3926 WASHINGTON STREET, KENSINGTON, MD 20895
DRAWN BY ACL	DRAWING TITLE FRONT, RIGHT, REAR & LEFT ELEVATIONS
DATE 02-08-21	SHEET NO. A200
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PAGE 3 OF 4	

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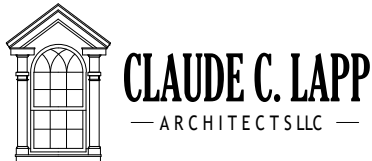
DATE	REMARKS

CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.

NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL INTERIOR WALL DIMENSIONS TO BE 3 1/2" UNLESS NOTED OTHERWISE.

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RESIDENCE FOR
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3926 WASHINGTON STREET, KENSINGTON, MD 20895

MODEL
3926 WASHINGTON STREET, KENSINGTON, MD 20895

DRAWING TITLE
SECTIONS A, B & C

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PAGE 4 OF 9		

BRACING METHODS

The type, material and configuration of sheathing methods vary. There are two types of bracing: Intermittent (FIGURE 8) and continuous-sheathing (FIGURE 9).

Intermittent braced-wall-panels are placed at required locations only. The non-sheathed area between them is infilled with other material such as insulating foam. In continuous-sheathing the entire face of the wall is sheathed, including areas above and below openings.

In our region, continuous-sheathing is the predominant sheathing type for the exterior, while intermittent is most common for the interior.

TABLE 3 below lists the most common bracing methods and a description of each.

TABLE 3: BRACING METHODS			
Methods, Materials	Minimum Thickness	Connection Criteria	Figure
Intermittent Methods			
LIB Let-in-bracing	1x4 wood or metal straps, 45° to 60° angles	Wood: 2-8d common nails [275°] long x 0.113" dia.] at each stud Metal: per manufacturer	FIGURE 8: INTERMITTENT BRACING
WSP Wood structural panel (OSB or plywood)	5/8"	8d common nails [2 1/2" long x 0.113" dia.] @ 6" edges, @ 12" field	FIGURE 9: CONTINUOUS-SHEATHING
SFB Structural fiberboard sheathing	1/2" (maximum 16" stud spacing)	Galv. roofing nails [1 1/2" long x 0.113" dia.] @ 3" edges, @ 6" field or 8d common nails [2 1/2" long x 0.113" dia.] @ 6" edges, @ 12" field	
GB Gypsum board	1/2"	Nails: 13 gage x 1 1/2" long; 1 1/4" head or 0.098" dia., 1 1/2" long, annular-ringed or 5d cooler nails, 0.094" dia., 1 1/2" long @ 7"	
PFH Portal frame with hold-downs	5/8"	See Page 7 for portal frames.	
PFG Portal frame at garage	7/16"	See Page 7 for portal frames.	
Continuous-Sheathing Methods			
Continuous wood structural panel	5/8"	8d common nails [2 1/2" long x 0.113" dia.] @ 6" edges, @ 12" field	
CS-G Continuous wood structural panel at garage door opening	5/8" (applies to one wall of one-story garages only)	8d common nails [2 1/2" long x 0.113" dia.] @ 6" edges, @ 12" field	
CS-SFB Continuous structural fiberboard	1/2" (maximum 16" stud spacing)	Galv. roofing nails [1 1/2" long x 0.113" dia.] @ 3" edges, @ 6" field 8d common nails [2 1/2" long x 0.113" dia.] @ 6" edges, @ 12" field	
CS-PF Continuous-sheathing portal frame	7/16"	See Page 7 for portal frames.	

Wind Bracing

6

MIXING METHODS

Mixing different bracing methods in the same braced-wall-line is permitted provided the method which generates the highest required bracing per TABLE 1 governs the braced-wall-line design.

CONTINUOUS-SHEATHING CORNERS

The corners at each end of a braced-wall-line with continuous-sheathing must be strengthened using the options described below.

The first option is to have a braced-wall-panel at each end and a return-panel on the intersecting braced-wall-line as shown in FIGURE 10. The minimum size of a return panel is 24 inches for wood structural panels and 32 inches for structural fiberboard.

A return panel may be omitted if the end-braced-wall-panel is 48 inches minimum as shown in FIGURE 12 or you install an 800 pound hold-down at the end-panel, as shown in FIGURE 11.

If your end-braced-wall-panel is offset from the corner, then you must install an 800 pound hold-down at the edge of the braced-wall-panel as shown in FIGURE 13.

PORTAL FRAMES

For those applications where it is difficult to place a full-length braced-wall-panel, portal frames are easy, narrow options that can be constructed with common building materials. The code provides three different portal frames. Methods PFH and PFG are intermittent methods, and Method CS-PF is a continuous-sheathing method.

Portal frames are tested assemblies equivalent to a standard braced-wall-panel. Their strength is derived from the stiffness created by the connection of the wood sheathing to

If you are mixing intermittent bracing methods along the interior portion of a braced-wall-line with continuous-sheathing methods along the exterior portion, the corners each end of the continuous-sheathing

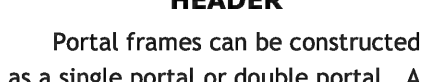
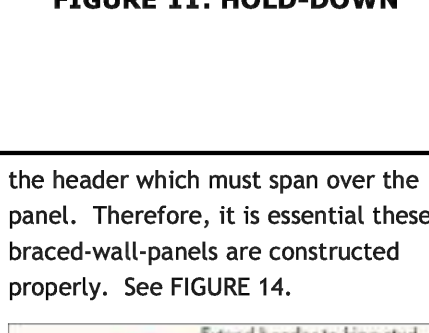
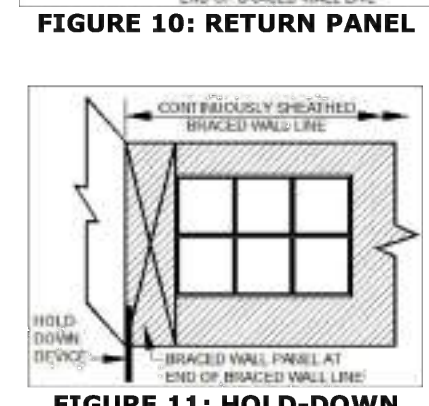
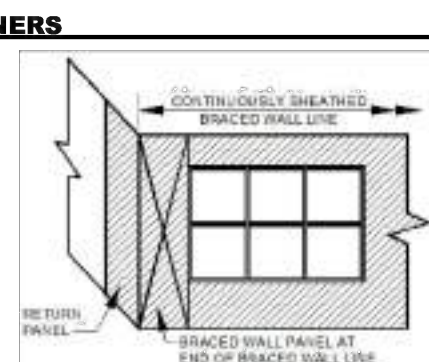


FIGURE 10: RETURN PANEL

FIGURE 11: HOLD-DOWN

FIGURE 12: 48-INCH END-BRACED-WALL-PANEL

FIGURE 13: OFFSET HOLD-DOWN

FIGURE 14: PORTAL FRAME HEADER

FIGURE 15: PORTAL FRAME OPENING OPTIONS

FIGURE 16: METHOD PFH

FIGURE 17: METHOD PFG

FIGURE 18: METHOD CS-PF

FIGURE 19: METHOD CS-PF

FIGURE 20: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

FIGURE 21: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

FIGURE 22: BRACED-WALL-PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

FIGURE 23: BRACED-WALL-PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

FIGURE 24: DISTANCE, D

FIGURE 25: SOLID 2x BLOCKING (D = 9.25" - 11.25")

FIGURE 26: SOFFIT BLOCKING PANELS (D = 11.25" - 48")

FIGURE 27: VERTICAL BLOCKING PANELS (D = 11.25" - 48")

FIGURE 28: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

FIGURE 29: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

FIGURE 30: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

FIGURE 31: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

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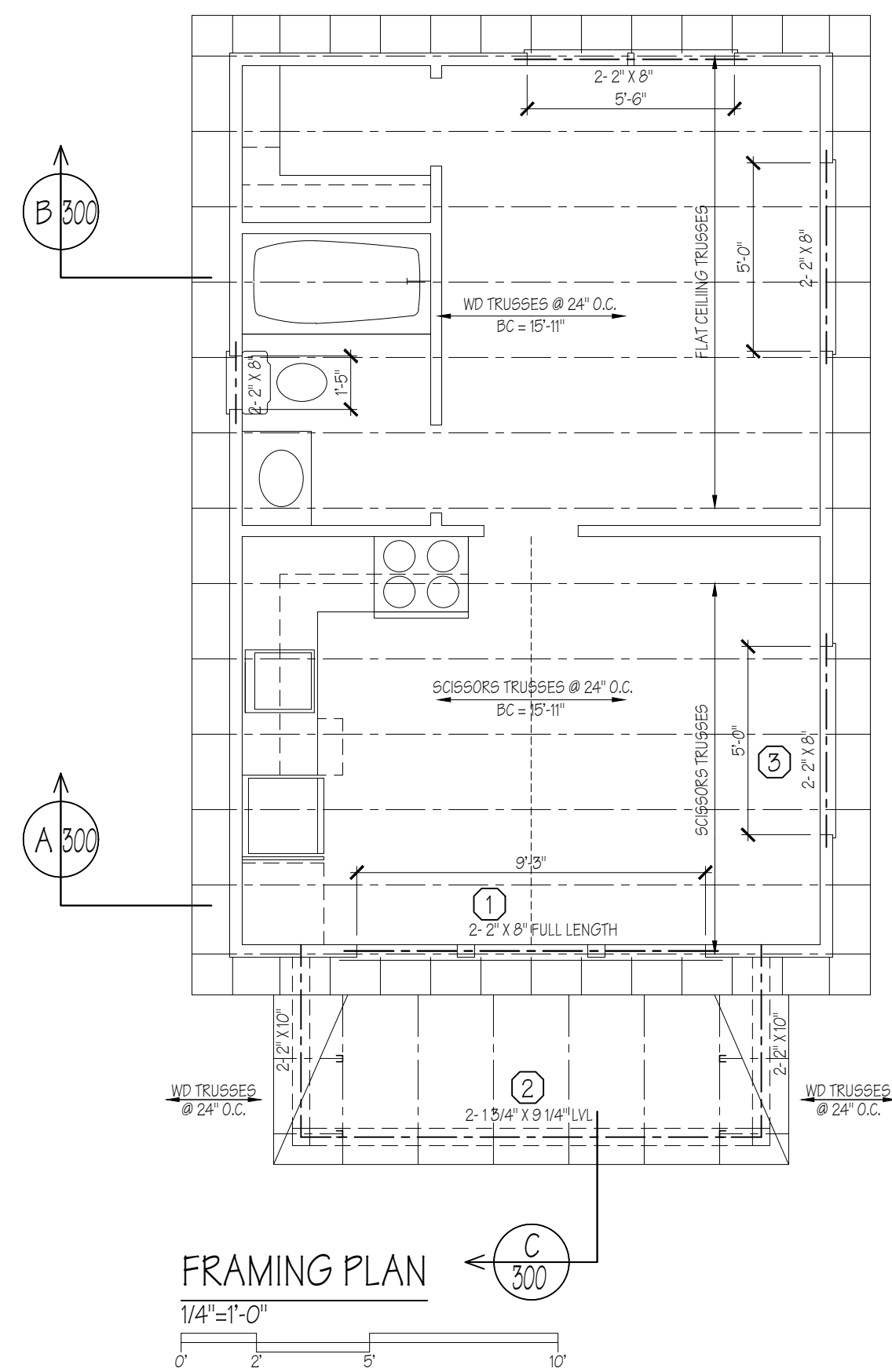
FIGURE 177: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

FIGURE 178: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

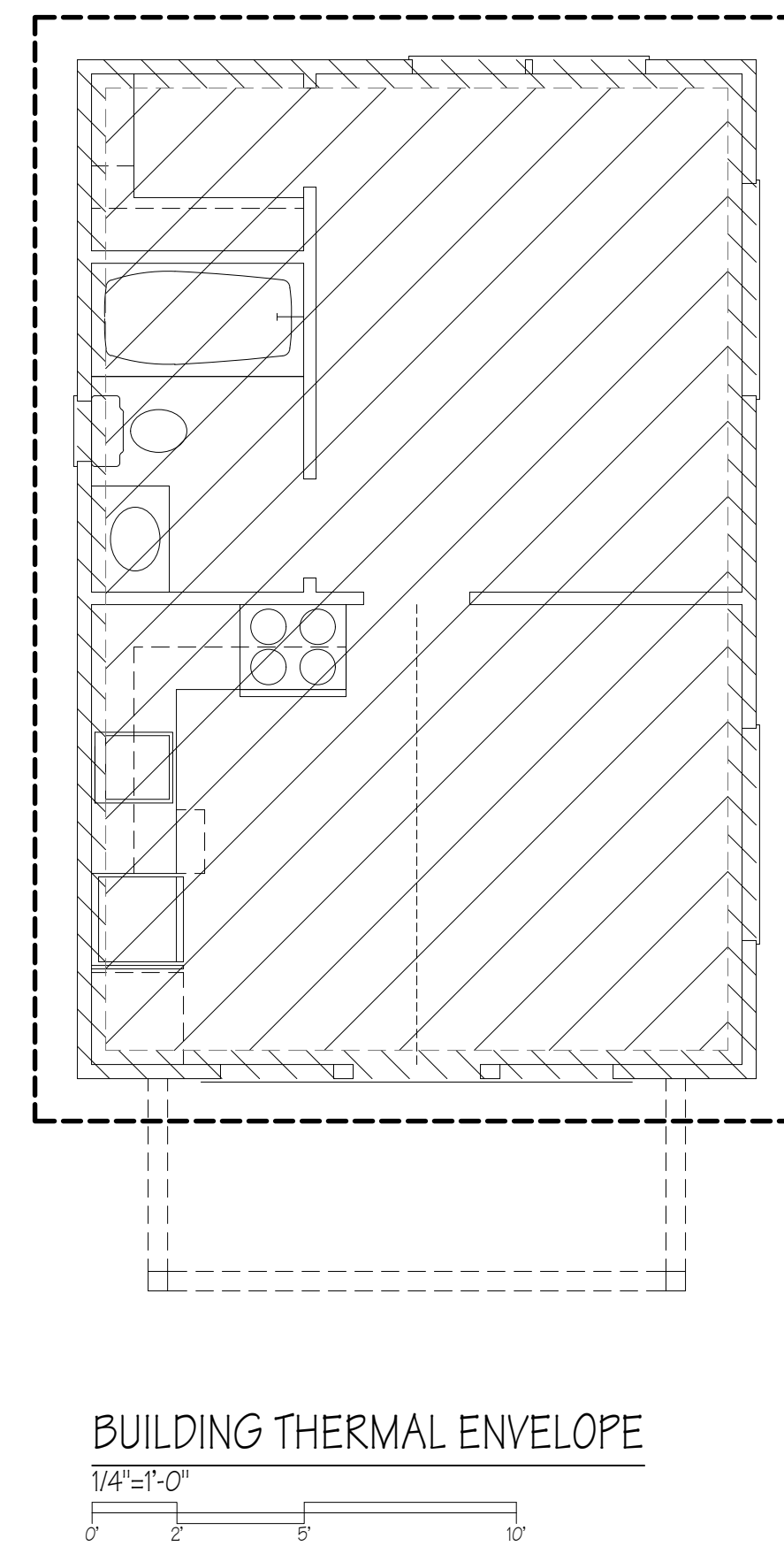
FIGURE 179: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB




FIGURE 180: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB

FIGURE 181: BRACED-WALL-PANELS WITH METHODS CS-WSP AND CS-SFB



- NOTES
1. SEE BEAM CALCULATIONS FOR BEAM FASTENING
 2. TRUSS MANUFACTURER AND ROOF MANUFACTURER TO CHECK AND VERIFY FRAMING & STRUCTURE



- LEGENDS
- | | |
|---|-----------------------------------|
|  | LINE OF BUILDING THERMAL ENVELOPE |
|  | CEIL THERMAL AREA R-49 |
|  | CEIL THERMAL AREA R-38 |

- NOTES
1. ALL DUCTS TO BE INSUL W/ MINIMUM R-6, R-8 IN ATTICS
 2. ALL DUCTS TO BE SEALED PER IRC M601.4.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE# 7603-R, EXPIRATION DATE 04-26-2021

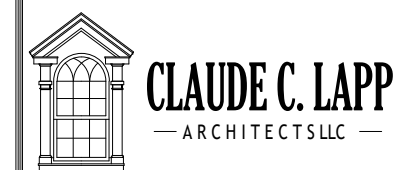
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TO START OF CONSTRUCTION

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RESIDENCE FOR:
MS. JULIE FLIEGER
3926 WASHINGTON STREET, KENSINGTON, MD 20895

MODEL
3926 WASHINGTON STREET, KENSINGTON, MD 20895
DRAWING TITLE
ROOF FRAMING PLAN & THERMAL ENVELOPE

DRAWN BY ACL	DATE 02-08-21	SHEET NO. S100
CHECKED BY CCL		
PAGE 6 OF 9		

CLAUDE C LAPP

11820 Parklawn Drive Suite 100 Rockville MD 20852
Doma Sizer™ © 2011-2020 BlueLinX Corporation

Chris Lapp
301-881-6856

2/8/2021 10:28 AM

Version: 21.0.0.2

Project: 3926 Washington Street, Kensington, MD 20895

MemberID: 1 - over front door

Usage: BEAM

Max Deflection: LL = L/480 TL = L/360

3 1/2"

565psf

3 1/2"

565psf

9' 6" (9' 2 1/2" Clear)

LOADS

Project Design Loads : Floor: Live=40.0 psf, Dead=10.0 psf

#	Shape	Live+Dead Ld(T) @Start @End	Live Ld(L) @Start @End	LDF	Span#	Location* Starts	Ends	Additional Info
1	Uniform (plf)	150.0	120.0	100%	0	0'	9' 6"	roof
	Uniform (plf)	4.4			0	0'	9' 6"	Self Weight

*Dimensions measured from left end when span# is 0, otherwise, from left end of the specified span.

SUPPORTS (lbs)

	1	2
Max Reaction	733	733
Max 100%	570	570
Min Reaction	163	163
Min 100%	570	570
DL Reaction	163	163
Min Bearing	1.50"	1.50"
Brg Stress (psi)	425*	425*

[Based on bearing stress below]
[*Based on member brg stress]

DESIGN

	Actual	Span	Location	Group	Allow	LDF	Ratio
V(lbs)	618	1	0' 1 3/4"	21	1958	100%	0.32
M(lt-lbs)	1742	1	4' 9"	21	2300	100%	0.76
LRn(lbs)	733	0	0'	21	4468		0.16
RRn(lbs)	733	0	9' 6"	21	4468		0.16
LLDefl(")	0.16	1	4' 9"	21	0.24	L/691	
TLDefl(")	0.21	1	4' 9"	21	0.32	L/537	

USE: SPRUCE-PINE-FIR No.1/No.2 2x8 2 Piles

NOTES

1. Designed in accordance with National Design Specifications for Wood Construction. This analysis of dimension lumber is for comparison purposes only, and is not warranted by BlueLinX.
2. Analysis valid for dry-use only (less than 19% moisture content).
3. Loads have been input by the user and have not been verified by BlueLinX Engineered Lumber Technical Services.
4. Bearing length (Min Bearing) based on allowable stress of support material (Bearing Stress); support material capacity shall be verified (by others).
5. When required by the building code, a registered design professional or building official should verify the input loads and product application.
6. This product has been sized for residential use. A concentrated load check, per the building code, must be performed for commercial uses.
7. Load Combinations: 10= D, 20= D + 100%, 30= D + 115%, 40= D + 125%, 50= D + 160%, 60= D + 0.75(100%+115%), 70= D + 0.75(100%+125%), 80= D + 0.75(100%+115%+160%), 90= D + 0.75(100%+125%+160%), 100= 0.6D + 160%, 110= D + Commercial (100%), 120= D + 0.75(100%+160%)
8. Group = Load Combination Number + Load Pattern number. (For simple span, Load pattern = 1 for LL, 0 for DL).

CLAUDE C LAPP

11820 Parklawn Drive Suite 100 Rockville MD 20852
Doma Sizer™ © 2011-2020 BlueLinX Corporation

Chris Lapp
301-881-6856

2/8/2021 10:33 AM

Version: 21.0.0.2

Project: 3926 Washington Street, Kensington, MD 20895

MemberID: 2 - over front porch

Usage: BEAM

Max Deflection: LL = L/480 TL = L/360

5 1/2"

565psf

5 1/2"

565psf

12' 3" (11' 9 1/2" Clear)

LOADS

Project Design Loads : Floor: Live=40.0 psf, Dead=10.0 psf

#	Shape	Applied To:	Live+Dead Ld(T) @Start @End	Live Ld(L) @Start @End	LDF	Span#	Location* Starts	Ends	Additional Info
1	Uniform (plf)		115.0	140.0	100%	0	0'	12' 3"	roof
	Uniform (plf)		8.54			0	0'	12' 3"	Self Weight

If *Applied To" is blank, all piles are assumed to be loaded equally.
*Dimensions measured from left end when span# is 0, otherwise, from left end of the specified span.

SUPPORTS (lbs)

	1	2
Max Reaction	1124	1124
Max 100%	858	858
Min Reaction	267	267
Min 100%	858	858
DL Reaction	267	267
Min Bearing	1.50"	1.50"
Brg Stress (psi)	565	565

[Based on bearing stress below]

DESIGN

	Actual	Span	Location	Group	Allow	LDF	Ratio
V(lbs)	941	1	12' 0 1/4"	21	6152	100%	0.15
M(lt-lbs)	3443	1	6' 1 1/2"	21	13320	100%	0.26
LRn(lbs)	1124	0	0'	21	10876		0.10
RRn(lbs)	1124	0	12' 3"	21	10876		0.10
LLDefl(")	0.15	1	6' 1 1/2"	21	0.31	L/957	
TLDefl(")	0.20	1	6' 1 1/2"	21	0.41	L/730	

USE: onCENTER LVL 2.0E 1 3/4" x 9 1/4" 2 Piles
onCENTER® LVL by BlueLinX
Connect piles together with 2 rows of 8.131" x 3 1/2" nails @ 12" o.c. (one row 2" from top, one row 2" from bottom).

NOTES

1. Designed in accordance with National Design Specifications for Wood Construction and applicable approvals or research reports.
2. Provide full depth lateral support at all bearing locations. Allowable positive moment is calculated based on top edge with continuous lateral support.
3. Analysis valid for dry-use only (less than 16% moisture content).
4. Loads have been input by the user and have not been verified by BlueLinX Engineered Lumber Technical Services.
5. Bearing length (Min Bearing) based on allowable stress of support material (Bearing Stress); support material capacity shall be verified (by others).
6. When required by the building code, a registered design professional or building official should verify the input loads and product application.
7. This member has been sized for residential use. A concentrated load check, per the building code, must be performed for commercial uses.
8. Company, product or brand names referenced are trademarks or registered trademarks of their respective owners.
9. Load Combinations: 10= D, 20= D + 100%, 30= D + 115%, 40= D + 125%, 50= D + 160%, 60= D + 0.75(100%+115%), 70= D + 0.75(100%+125%), 80= D + 0.75(100%+115%+160%), 90= D + 0.75(100%+125%+160%), 100= 0.6D + 160%, 110= D + Commercial (100%), 120= D + 0.75(100%+160%)
10. Group = Load Combination Number + Load Pattern number. (For simple span, Load pattern = 1 for LL, 0 for DL).

CLAUDE C LAPP

11820 Parklawn Drive Suite 100 Rockville MD 20852
Doma Sizer™ © 2011-2020 BlueLinX Corporation

Chris Lapp
301-881-6856

2/8/2021 10:35 AM

Version: 21.0.0.2

Project: 3926 Washington Street, Kensington, MD 20895

MemberID: 3 - over great room window

Usage: BEAM

Max Deflection: LL = L/480 TL = L/360

3 1/2"

565psf

3 1/2"

565psf

9' 6"

LOADS

Project Design Loads : Floor: Live=40.0 psf, Dead=10.0 psf

#	Shape	Live+Dead Ld(T) @Start @End	Live Ld(L) @Start @End	LDF	Span#	Location* Starts	Ends	Additional Info
1	Uniform (plf)	450.0	360.0	100%	0	0'	5' 6"	roof
	Uniform (plf)	4.4			0	0'	5' 6"	Self Weight

*Dimensions measured from left end when span# is 0, otherwise, from left end of the specified span.

SUPPORTS (lbs)

	1	2
Max Reaction	1250	1250
Max 100%	990	990
Min Reaction	260	260
Min 100%	990	990
DL Reaction	260	260
Min Bearing	1.50"	1.50"
Brg Stress (psi)	425*	425*

[Based on bearing stress below]
[*Based on member brg stress]

DESIGN

	Actual	Span	Location	Group	Allow	LDF	Ratio
V(lbs)	909	1	0' 1 3/4"	21	1958	100%	0.46
M(lt-lbs)	1718	1	2' 9"	21	2300	100%	0.75
LRn(lbs)	1250	0	0'	21	4468		0.28
RRn(lbs)	1250	0	5' 6"	21	4468		0.28
LLDefl(")	0.06	1	2' 9"	21	0.14	L/1188	
TLDefl(")	0.07	1	2' 9"	21	0.18	L/841	

USE: SPRUCE-PINE-FIR No.1/No.2 2x8 2 Piles

NOTES

1. Designed in accordance with National Design Specifications for Wood Construction. This analysis of dimension lumber is for comparison purposes only, and is not warranted by BlueLinX.
2. Analysis valid for dry-use only (less than 19% moisture content).
3. Loads have been input by the user and have not been verified by BlueLinX Engineered Lumber Technical Services.
4. Bearing length (Min Bearing) based on allowable stress of support material (Bearing Stress); support material capacity shall be verified (by others).
5. When required by the building code, a registered design professional or building official should verify the input loads and product application.
6. This product has been sized for residential use. A concentrated load check, per the building code, must be performed for commercial uses.
7. Load Combinations: 10= D, 20= D + 100%, 30= D + 115%, 40= D + 125%, 50= D + 160%, 60= D + 0.75(100%+115%), 70= D + 0.75(100%+125%), 80= D + 0.75(100%+115%+160%), 90= D + 0.75(100%+125%+160%), 100= 0.6D + 160%, 110= D + Commercial (100%), 120= D + 0.75(100%+160%)
8. Group = Load Combination Number + Load Pattern number. (For simple span, Load pattern = 1 for LL, 0 for DL).

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE# 7603-R, EXPIRATION DATE 04-26-2021

DATE

REMARKS

CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.

NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL INTERIOR WALL DIMENSIONS TO BE 3 1/2" UNLESS NOTED OTHERWISE.

CLAUDE C. LAPP ARCHITECTS, LLC EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF CLAUDE C. LAPP ARCHITECTS, LLC

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WWW.CCLARCHITECTS.COM

RESIDENCE FOR:
MS. JULIE FLIEGER
3926 WASHINGTON STREET, KENSINGTON, MD 20895

MODEL:
3926 WASHINGTON STREET, KENSINGTON, MD 20895
DRAWING TITLE:
BEAM CALCULATIONS

DRAWN BY
ACL

DATE
02-08-21

SHEET NO.
S110

23

Lot 48, Block 13, Kensington Park

LOT 48
9,239 S.F.

2 STORY
STONE & SIDING
HOUSE
w/ BASEMENT

1 STORY
FRAME & SIDING
GARAGE

LOT 49

**LOT 47 & PART
OF LOT 46**

LOT 48
9,239 S.F.

Dimensions and Bearings:

- Top Boundary: S 76°18'11" E 50.00'
- Right Boundary: S 13°41'49" W 185.65'
- Bottom Boundary: N 74°18'40" W 50.03'
- Left Boundary: N 13°41'49" E 183.91'

Key Features and Dimensions:

- SLATE WALKWAY
- LIGHT POLE (TYP.)
- COVERED PORCH
- ASPHALT DRIVEWAY
- EXIST. WOOD FENCE
- TIMBER WALL/ PLANTER BOX
- A/C UNITS
- WOOD FENCE
- BAY WINDOW
- WOOD DECK
- BRICK WALK
- CONC. PAD
- SLATE WALK
- WOOD FENCE
- CONC. PLANTER
- CHAIN LINK FENCE
- WIRE FENCE
- CHAIN LINK FENCE

Other Labels:

- 2.6', 2.5', 17.9', 15.4', 0.2', 0.3', 2.2', 5.9', 20.4', 16.5', 11.4', 20.4', 11.4'
- 52.0', 1.4', 42.0', 0.8', 27.9'

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 0.1 foot.
4. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
5. Flood Zone "X" per F.E.M.A. Panel No. 24031C365D. Flood zone information is taken from available sources and is subject to interpretation of originator.



The information shown herein has been based upon the results of a field inspection pursuant to the deed or plat of record. Existing structures shown have been field located based upon measurements from property markers found or set. No title report furnished. Subject to all easements and conditions of record.

JEFFREY A. HAMMOND
Professional Land Surveyor, Maryland, Reg. No. 21515 Exp. 07/13/2021



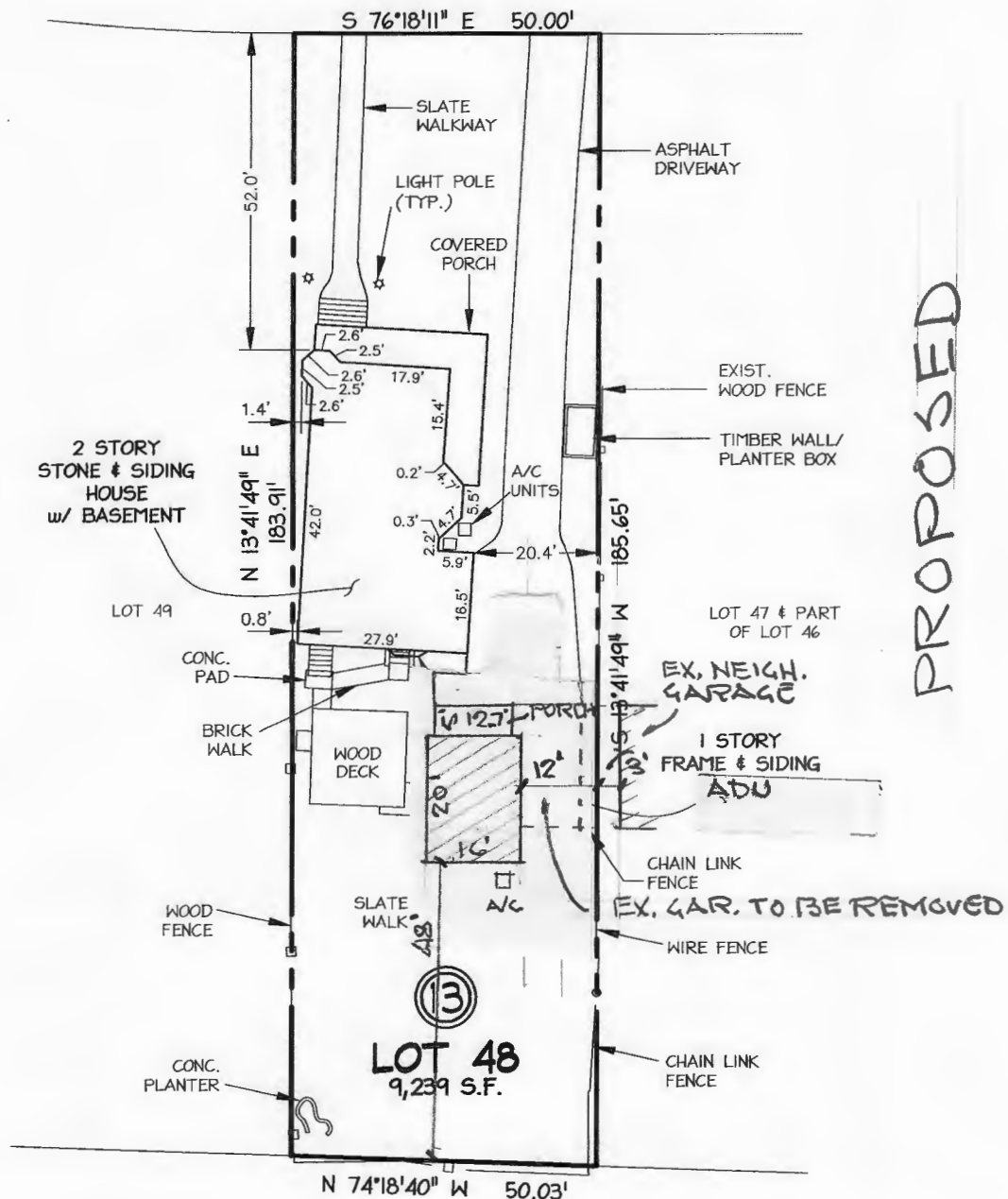
DATE OF LOCATIONS	REFERENCES	SCALE: 1"=30'
WALL CHECK: N/A	PLAT BOOK: B	DRAWN BY: JAH
HOUSE LOC.: 11/25/20	PLAT: 4	JOB #: 20-879

FINAL LOCATION DRAWING

3926 Washington Street, Kensington, MD 20895

Lot 48, Block 13, Kensington Park

WASHINGTON STREET (50' R/W)



PROPOSED

EX. LOT COV. = 1660 18%
PROP. LOT COV. = 1810 19.6%

CONSUMER INFORMATION NOTES

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
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10 South Bentz Street
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SURVEYOR'S CERTIFICATE

The information shown hereon has been based upon the results of a field inspection pursuant to the deed or plat of record. Existing structures shown have been field located based upon measurements from property markers found or set. No title report furnished. Subject to all easements and conditions of record.

Jeffrey A. Hammond
JEFFREY A. HAMMOND
Professional Land Surveyor, Maryland No. 21515, Exp. 07/11/2022



DATE OF LOCATIONS	REFERENCES	SCALE: 1"=30'
WALL CHECK: N/A	PLAT BOOK: B	DRAWN BY: JAH
HOUSE LOC.: 11/25/20	PLAT: 4	JOB #: 20-879