MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	46 Philadelphia Ave., Takoma Park	**Meeting Date:**	10/12/2022
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	10/05/2022
Applicant:	David Bates & Anne Leveque (Nelson Aquilar, Architect)	**Public Notice:**	09/28/2022
Review:	HAWP	**Tax Credit:**	n/a
Permit No.:	1006685	**Staff:**	Rebeccah Ballo
Proposal:	Partial demolition and construction of new rear addition.		

STAFF RECOMMENDATION

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

1) All proposed new windows will be wood or aluminum-clad wood windows, with permanently-affixed interior and exterior muntins and internal spacer bars. Final review and approval of window and door specifications are delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman-style Bungalow
DATE: c.1915-1925

Figure 1: The subject property, shown with the yellow star, is located midblock on the eastern side of Philadelphia Avenue.

PROPOSAL

The applicant proposes to demolish the existing deteriorated sunroom and construct a new sunroom on the rear of the subject dwelling. New enclosed storage space beneath the new sunroom and a new landing with access steps are also proposed. All of the work proposed is entirely at the rear of the subject property. No trees are proposed for removal and no new grading or site excavations are proposed.

APPLICABLE GUIDELINES

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.

The subject property is classified as a Contributing Resource to the Historic District. Contributing Resources should receive a more lenient 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 the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way,* irrespective of landscaping or vegetation.

> 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,
>
> Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,
>
> Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited,
>
> While additions should be compatible, they are not required to be replicative of earlier architectural styles,
>
> Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms

of scale and massing,

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing,

Original size and shape of window and door openings should be maintained, where feasible,

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition,

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course, and,

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(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 applicable *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 one-story Craftsman-style Bungalow. The house is clad in stucco with a generously sized and somewhat imposing front porch that has been previously enclosed at some time prior to the establishment of the historic district. The house is characterized by deep overhanging eaves and 6/1 clad windows. The grade slopes down towards the rear of the subject property so that there are a full two-stories exposed on the rear elevation (this includes the exposed basement level as well as the principal level at grade).

There are no HAWPs on file for this property; however, based on an examination of its cladding in T-111 siding and other details, including the 1959 Sanborn Fire Insurance Map, the existing sunroom room has been heavily altered if not completely rebuilt at least once. The Sanborn Map (see *Figure 2* below) shows both an open front porch (this has since been enclosed) as well as a one-story open porch on the rear. The current enclosed sunroom is larger than this partial open porch shown in the map and the existing structural members are of more recent vintage based on the size of the two by fours. The existing room measures approximately 8' deep by 24' wide. The existing sunroom appears to be cantilevered off the rear of the house and is supported by freestanding posts set into concrete piers. The area below is open and used for storage. An existing landing with steps that is currently used to access the at-grade storage area will also be demolished.

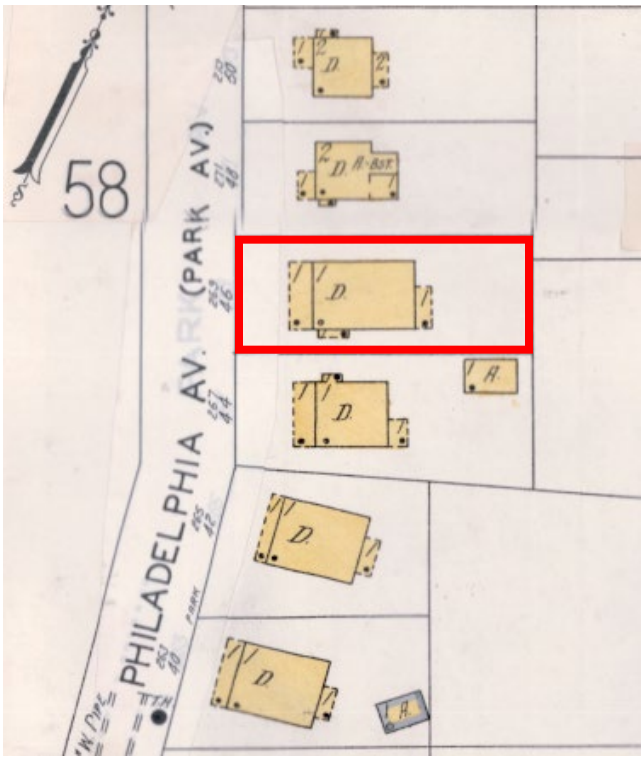


Figure 2: 46 Philadelphia is shown outlined in red above in the 1959 Sanborn Fire Insurance Map.

The applicant is proposing to build a new enclosed two-story addition in the same footprint and in the same dimensions as the existing. The roof slope will also be the same as the existing at 12/3 and the new roof will be clad in asphalt shingles that will match those on the existing house. The new addition will be clad in lap board hardiplank siding with a smooth exposure. The reveal was not detailed in the specification packet; however, given that the historic house is clad in stucco, and this addition will be entirely on the rear and minimally visible from the right of way, staff contends that any width of the applicant's choosing would be acceptable and staff would not condition a specific width in this instance. The fenestration is comprised of 6 lite windows in single and triple ganged configurations around the side and rear elevations, respectively. The composition is traditionally balanced and symmetrical; this will give the applicants the desired light exposure for the entire addition without creating either blank walls or walls entirely of glass. It should be noted that the rear elevation will be entirely obscured from the right of way and due to the narrow width of the lots and the steep grade drop in the rear; the sides will be minimally if at all visible.

The window and door specifications were not included in the packet, but the trim is called out as vinyl. Staff recommends a condition to review the final window and door specifications to ensure the windows will have exterior applied muntins of a 5/8" minimum profile. The new addition will be supported by four newly poured concrete footings. The applicant is proposing to install white vinyl lattice between the footings to enclose the crawlspace as well as the space under the new landing. Typically vinyl lattice is not an approved material; however, this area will not be visible at all and the *Design Guidelines* provide for alterations such as this to be approved as a matter of course. A new wood landing and stairs are proposed to access the new door on the southern basement elevation.

Staff finds that the existing sunroom is not historic and its demolition should be approved as a matter of course. Additionally, the new rear addition is compatible in size with this diminutive historic house. It takes advantages of the slope in the rear to create additional living space without compromising the original ridgeline of the historic house, preserves the existing brackets on the rear, and creates a design that is simple, compatible, and not overwhelming in size or style. The final window and door details can be reviewed by staff prior to final approval to ensure compatibility of muntin details and confirm the choice of materials.

It should be noted that other site alterations shown, including the rendered stone-faced retaining walls, are illustrative only and are **not approved** as part of this HAWP. The applicant may submit a new HAWP or revision to this HAWP for those items if alterations are proposed at a future date.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with **one (1) condition:**

> **1) All proposed new windows will be wood or aluminum-clad wood windows, with permanently-affixed interior and exterior muntins and internal spacer bars. Final review and approval of window and door specifications are delegated to staff.**

And under the Criteria for Issuance in Chapter 24A-8(b)(1)(2), and (d), 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 is compatible with the *Design Guidelines,*

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 301-563-3404 or rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP# 1006685
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: David Bates & Anne Leveque E-mail: Anne.leveque@gmail.com

Address: 46 Philadelphia Ave City: Takoma Park Zip: 20912-4335

Daytime Phone: 240-271-0196 Tax Account No.: 01081078

AGENT/CONTACT (if applicable):

Name: Nelson Aguilar E-mail: Nip_designgroup@outlook.com

Address: 13321 Cloverdale Place City: Germantown Zip: 20874

Daytime Phone: 301-366-9513 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property_____

Is the Property Located within an Historic District? _x_Yes/District Name PT Hodges Tract
__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: 46 Street: Philadelphia Ave

Town/City: Takoma Park Nearest Cross Street: Maple Ave

Lot: 7 Block: 88 Subdivision: _____ Parcel: 730

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
- [x] Addition
- [ ] Demolition
- [ ] Grading/Excavation
- [ ] Deck/Porch
- [ ] Fence
- [ ] Hardscape/Landscape
- [ ] Roof
- [ ] Shed/Garage/Accessory Structure
- [ ] Solar
- [ ] Tree removal/planting
- [ ] Window/Door
- [ ] Other:_____

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

Nelson A. Aguilar 9-13-2022

Signature of owner or authorized agent Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
46 Philadelphia Ave Takoma Park MD 20912	13321 Cloverdale Place Germantown MD 20874

Adjacent and confronting Property Owners mailing addresses

Left Neighbor Erin Elizabeth Kepplinger 48 Philadelphia Ave Takoma Park MD 20912-4335	Right Neighbor Elliot C. Ponte & Heather A. Dorcey 44 Philadelphia Ave Takoma Park MD 20912-4335
Front Neighbor Lauren K. Greenberg & Samual G. Greenberg 47 Philadelphia Ave Takoma Park MD 20912-4108	Front Neighbor Kimberly A Cole & Nathaniel B. Cole 45 Philadelphia Ave Takoma Park MD 20912-4338
Rear Neighbor Jose Melgan 132 Grant Ave Takoma Park MD 20912-4327	

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

Property is a current Craftsman Style Structure with Stucco facade. Currently has a Sun room in rear with deteriorating conditions. To the left of the property we have a segmented retaining wall for grade offset. To the right of the property we have a shared drive way with adjacent property house # 44. Concrete Steps on the right for access to yard. Access Panel to crawl space with existing entry door to basement above grade at rear. Property is current 200 ft away from Takoma Park Community Center and Library on the intersection of Philadelphia and Maple Ave.

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

Proposed Demolition and rebuild of existing Sun room with proposed new storage Structure below to match exact size of existing Sun room dimensions above. New landing with Steps on side for new entry access to Basement space from yard all pressure treated wood.

Work Item 1: Demolition of existing Sunroom

Description of Current Condition:	Proposed Work:
Current Sun room is in deteriorated conditions and the current footings have settled causing a slope on the floor framing.	Demo Rebuild Sun room with new Structure below with new foundation and new roof structure.

Work Item 2: _____

Description of Current Condition:	Proposed Work:

Work Item 3: _____

Description of Current Condition:	Proposed Work:

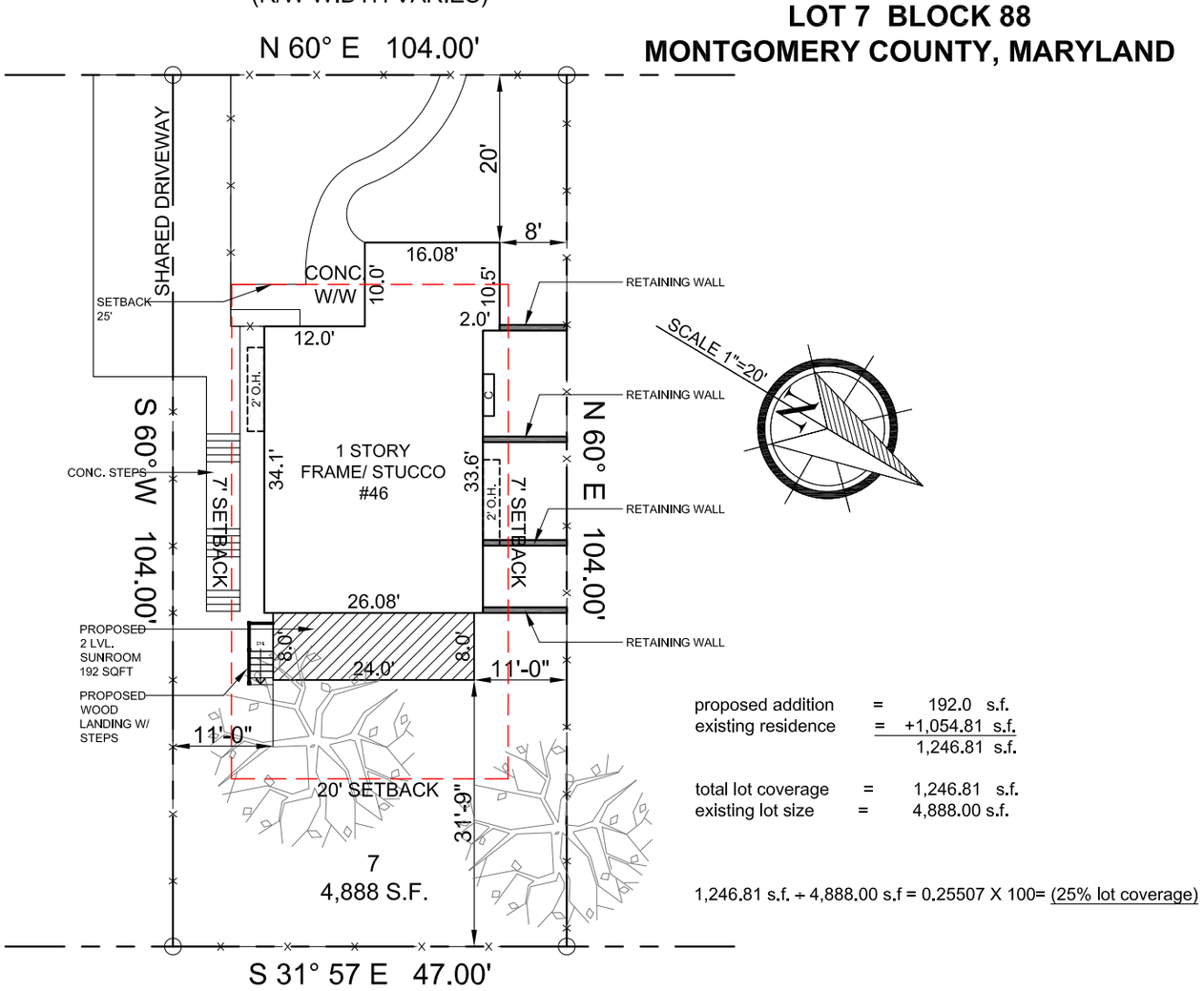
THIS DOCUMENT IS CERTIFIED TO:

RENOVATION EXPERT

CASE #: 200310954

RENOVATION EXPERT

LOCATION DRAWING
HODGES TRACT
DISTRICT #13
LIBER 8737 FOLIO 56
LOT 7 BLOCK 88
MONTGOMERY COUNTY, MARYLAND



proposed addition = 192.0 s.f.
existing residence = +1,054.81 s.f.
1,246.81 s.f.

total lot coverage = 1,246.81 s.f.
existing lot size = 4,888.00 s.f.

1,246.81 s.f. ÷ 4,888.00 s.f = 0.25507 X 100= (25% lot coverage)

LOCATION DRAWING OF:

46 PHILADELPHIA AVE
LOT 7
HODGES TRACT
LOT 7 , BLOCK 88

MONTGOMERY COUNTY, MARYLAND
SCALE:1"=20' DATE: 08-29-2022
DRAWN BY: AP FILE # 93-917

LEGEND:

—X—	- FENCE
B/E	- BASEMENT ENTRANCE
B/W	- BAY WINDOW
BR	- BRICK
BRL	- BLDG. RESTRICTION LINE
BSMT	- BASEMENT
C/S	- CONCRETE STOOP
CONC	- CONCRETE
D/W	- DRIVEWAY
Ex.	- EXISTING
FR	- FRAME
MAC	- MACADAM
G	- GATE
O/H	- OVERHANG
PUE	- PUBLIC UTILITY ESMT.
PIE	- PUBLIC IMPROVEMENT ESMT.

COLOR KEY:

(RED)	- RECORD INFORMATION
(BLUE)	- IMPROVEMENTS
(GREEN)	- ESMTS & RESTRICTION LINES

A Land Surveying Company

DULEY and Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114
Email: orders@duley.biz On the web: www.duley.biz

STATE OF MARYLAND · JEROME C. MAMAUAG · No. 21325 · PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS CAN BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES BUILDING OR OTHER IMPROVEMENTS THIS PLAT DOES 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 REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 0'±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BY CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

46 PHILADELPHIA AVE, TAKOMA PARK MD 20912-4335

ILLUSTRATION

DRAWING KEY

SECTION MARKER
- CUT LINE OF CONSTRUCTION
- SECTION IDENTIFICATION
- SHEET WHERE SECTION APPEARS

DETAIL MARKER
ISOLATES DETAIL
- DETAIL IDENTIFICATION
- SHEET WHERE DETAIL APPEARS

ELEVATION MARKER
- SHEET WHERE ELEVATION APPEARS
- ELEVATION IDENTIFICATION

ROOM MARKER
- ROOM NAME
- ROOM NUMBER
- DOOR/ OPENING TAG
- WINDOW/STOREFRONT/LOUVER TAG
- PARTITION TAG
- SCHEDULED ITEM TAG
- SCHEDULED NOTE TAG
- COLUMN LINE MARKER
- COLUMN LINE IDENTIFICATION
- COLUMN LINE
- DATUM MARK

BREAK LINE
MATERIAL CONTINUES UNINTERRUPTED, BUT NOT SHOWN FOR CLARITY DETAIL

REVISION BUBBLE
- REVISION AREA
- REVISION NUMBER

GENERAL NOTES

DEMOLITION

1. ON SITE VERIFICATION OF ALL EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE DEMOLITION SHALL INCLUDE REMOVAL AND PROPER DISPOSAL OF HAZARDOUS SUBSTANCES ENCOUNTERED IN THE COURSE OF THE RENOVATION, IN STRICT ACCORDANCE WITH APPLICABLE RULES, REGULATIONS, AND STANDARDS.
3. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR SHORING, FRAMING AND BARRIERS REQUIRED FOR DEMOLITION AND BUILDING INTEGRITY.
4. DAMAGE TO THE BUILDING WHICH OCCURS DURING THE DEMOLITION PROCESS, OR DEMOLITION NOT CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL, OR OPPOSITE HAND PLANS, SECTIONS OR DETAILS.
4. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT.
5. CONTRACTOR TO COORDINATE THE INSTALLATION AND PROCUREMENT OF ALL SITE UTILITIES.
6. SEE THIS DRAWING FOR GENERAL NOTES, ABBREVIATIONS, GRAPHIC SYMBOLS AND MATERIAL DESIGNATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXIST. CONDITIONS PRIOR TO BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ACCURACY OF DIMENSIONS. DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
8. ADDITIONAL PLAN INFORMATION IS SHOWN ON LARGE SCALE PLANS, FOR AREAS INDICATED, LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER PLANS.
9. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZES OF CONCRETE PADS, DRAINS, FLOOR OPENINGS, ETC. COORDINATE WITH STRUCTURAL.
10. G.C. TO COORDINATE OWNER PROVIDED MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.
11. LOCATIONS OF ACCESS PANELS MUST BE APPROVED BY THE ARCHITECT. ACCESS PANELS LOCATED IN WALLS OR CEILINGS MUST BE FINISHED TO MATCH THE ADJACENT SURFACES.
12. THE CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHER CABINETS AS REQUIRED TO MEET APPLICABLE CODES.
13. INTERIOR PLAN DIMENSIONS ARE TO FACE OF WALL FINISH UNLESS NOTED OTHERWISE.
14. MAINTAIN A CONTINUOUS AIR BARRIER AT THE INSIDE FACE OF THE EXTERIOR WALL. THIS REQUIRES SEALING AND TAPING ALL JOINTS IN THE INSULATION AND PROVIDING SEALANT AT ALL JOINTS.
15. FLOOR TO CEILING DIMENSIONS ARE FROM TOP OF SUB-FLOOR TO CEILING.
16. IF MATERIAL SUSPECTED OF BEING HAZARDOUS IS ENCOUNTERED DURING THE COURSE OF THE WORK, THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY.
17. CONTRACTOR SHALL CARRY ALL NECESSARY LIABILITY AND WORKMAN'S COMPENSATION INSURANCE.
18. THESE DRAWINGS NEITHER APPROVE OR IMPLY THE STRUCTURAL INTEGRITY OF THE EXISTING CONDITIONS, SUCH BEING THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INVESTIGATE THE STRUCTURAL INTEGRITY OF THE EXISTING WALL BEFORE PROCEEDING FORWARD WITH DEMOLITION.
19. CONTRACTOR SHALL PATCH/REPAIR ALL DAMAGED SURFACES AT DEMOLISHED WORK AREAS WITH THE SAME MATERIAL.
20. ALL DEMOLISHED ITEMS TO BE DISPOSED OF BY G.C, UNLESS NOTED TO BE RELOCATED, REINSTALLED OR SALVAGED & TURNED OVER TO OWNER.
21. WHERE IT IS THE CLEAR INTENT OF THE DRAWING THAT NEW CONSTRUCTION ALIGN WITH EXISTING CONDITIONS. CONFLICTING DIMENSIONS SHALL BE SUBORDINATED TO THE ALIGNMENT.
22. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO CLIPS, INSERTS, TIES, ANCHOR STRAPS, HANGERS, BOLTS AND OTHER FASTENERS REQUIRED TO COMPLETE THE WORK. VERIFY ALL FLOOR AND ROOF OPENINGS WITH THE DESIGN DRAWINGS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY, AND THE STABILITY OF ALL NEW, TEMPORARY AND EXISTING STRUCTURES, WALLS, SLABS. ETC. DURING CONSTRUCTION PHASE.
23. CONTRACTOR SHALL PROVIDE SMOKE DETECTORS PER CODE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS AND APPROVALS REQUIRED BY THE DISTRICT.

VICINITY MAP

LIST OF ABBREVIATIONS USED

@	AT	MIN.	MINIMUM
ABV.	ABOVE	M.O.	MASONRY OPENING
A/C	AIR CONDITIONING	O.C.	ON CENTER
A.F.F.	ABOVE FINISHED FLOOR	OPH.	OPPOSITE HAND
A.H.U.	AIR HANDLER UNIT	OPNG.	OPENING
AWT.	AVERAGE WATER TEMP.	PLUMB.	PLUMBING
BTWN.	BETWEEN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PTD.	PAINTED
CONT.	CONTINUOUS	R	RISER (STAIR)
COORD.	COORDINATE	REQ'D/REQ'TS	REQUIRED/ REQUIREMENTS
DEMO.	DEMOLITION	RM.	ROOM
EA.	EACH	SEC.	SECTION (BUILDING)
ELECT.	ELECTRIC/ ELECTRICAL	S.F.	SQUARE FOOT / FEET
EXIST.	EXISTING	SIM.	SIMILAR
FIN.	FINISHED	SW.	SWITCH
FLR.	FLOOR	T.B.D.	TO BE DETERMINED
F.O.	FACE OF	T.B.S.	TO BE SELECTED
FTG.	FOOTING	TEMP.	TEMPERATURE
G.W.B	GYPSUM WALL BOARD (DRYWALL)	Th.	THICKNESS
H.	HEIGHT	TYP.	TYPICAL
HTR.	HEATER	U.N.O.	UNLESS NOTED OTHERWISE
INSUL.	INSULATION	V.I.F.	VERIFY IN FIELD
IRC	INTERNATIONAL RESIDENTIAL CODE	W	WIDTH
JST/JSTS	JOIST/ JOISTS	W/	WITH
MAX.	MAXIMUM	WD.	WOOD
MEAS.	MEASUREMENT	W.I.C.	WALK-IN CLOSET

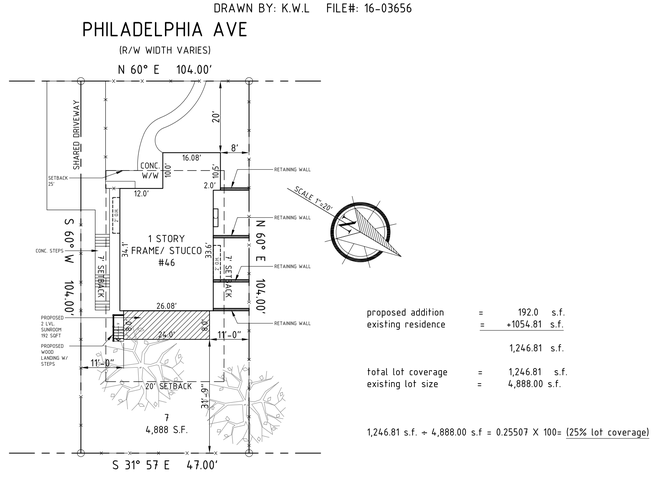
SCOPE OF WORK

PROPOSED PROJECT LOCATED AT 46 PHILADELPHIA AVE TAKOMA PARK MD 20912-4335. THE TOTAL EXISTING BUILDING FOOTPRINT IS 1,080 S.F. AND THE LAND AREA IS 4,888 S.F.

1. THE PROPOSED WORK TO DEMO REBUILD EXISTING SUNROOM OF 171.55 S.F.
2. CREATE STORAGE SPACE BELOW SUNROOM OF 171.55 S.F. W/ A WALK OUT LANDING FOR ABASEMENT ACCESS ABOVE GRADE

SITE PLAN

46 PHILADELPHIA AVE
PARCEL P730
PT HODGES TRACT
DEED REFERENCE 23128, 00605
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' DATE 02-23-2021
DRAWN BY: K.W.L FILE#: 16-03656



proposed addition = 192.0 s.f.
existing residence = +1054.81 s.f.
1,246.81 s.f.
total lot coverage = 1,246.81 s.f.
existing lot size = 4,888.00 s.f.

1,246.81 s.f. ÷ 4,888.00 s.f = 0.25507 X 100= (25% lot coverage)

BUILDING DATA

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
NATIONAL ELECTRICAL CODE 2018 EDITION

SQUARE FOOTAGES CONDITIONED	EXISTING	PROPOSED	TOTAL
BASEMENT	400.00 S.F.	171.55 S.F.	571.55 S.F.
FIRST FLOOR	1,025.16 S.F.	171.55 S.F.	1,196.71 S.F.
SECOND FLOOR	0 S.F.	0 S.F.	0 S.F.

SQUARE FOOTAGES OF CONDITIONED SPACE	EXISTING	PROPOSED	TOTAL
	1,425.16 S.F.	343.10 S.F.	1,768.26 S.F.

ZONING: RESIDENTIAL R-60
PROPERTY RECORDED DATE: 3-16-1949

FRONT OF HOUSE

DRAWING INDEX

NO.	Revision	DATE

GENERAL AND CONSTRUCTION NOTES; SITE PLAN

PERMIT / WORKING DRAWINGS SET

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

46 PHILADELPHIA AVE, TAKOMA PARK MD 20912-4335

DATE : 05.10.2021
SCALE : AS SHOWN
DR. BY : N.I.A

CS-1

NO.	Revision	DATE

GENERAL AND CONSTRUCTION NOTES;
RENDERINGS

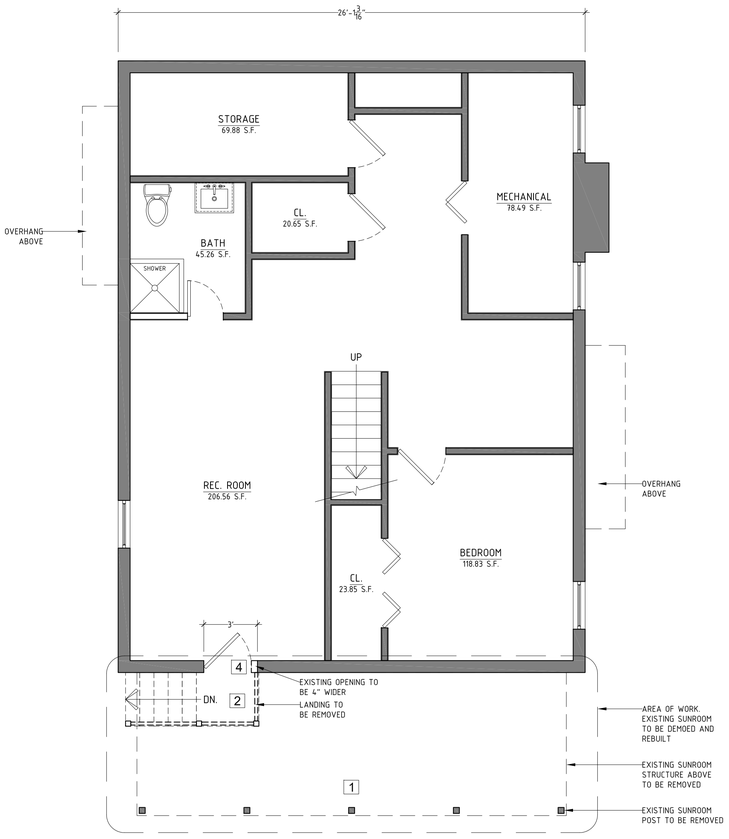
PERMIT / WORKING DRAWINGS SET

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

46 PHILADELPHIA AVE, TAKOMA PARK MD 20912-4335

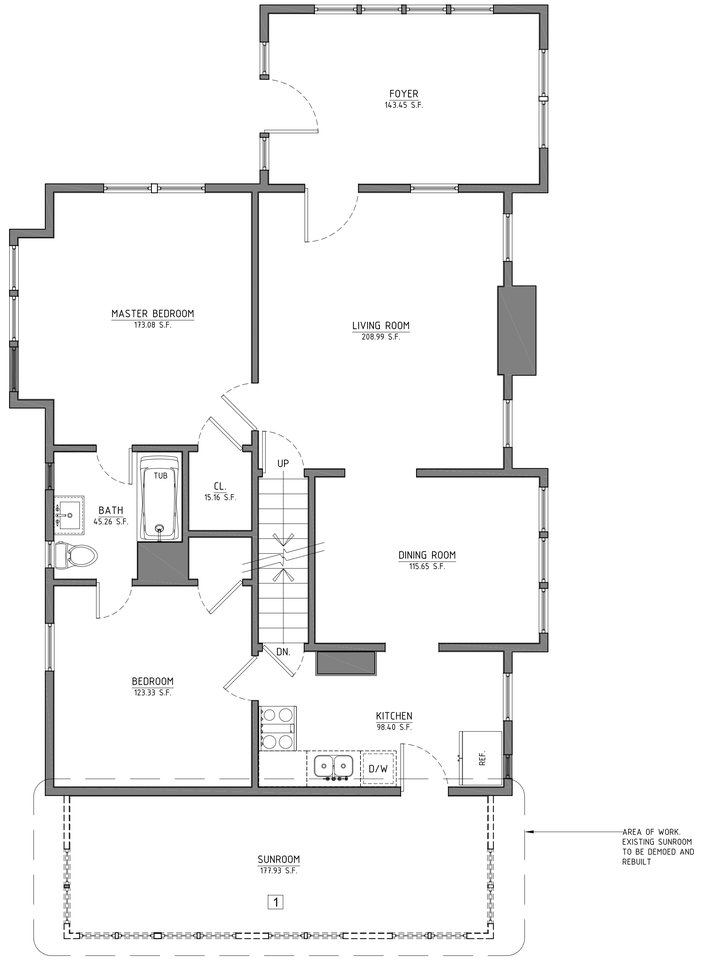
DATE : 02.23.2021
SCALE : AS SHOWN
DR. BY : N.I.A

CS-2



1 D-1 EXISTING BASEMENT DEMOLITION PLAN

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



2 D-1 EXISTING 1ST LEVEL DEMOLITION PLAN

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

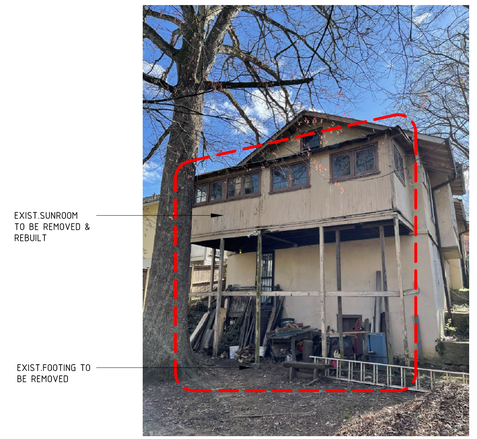
KEY DEMOLITION NOTES:

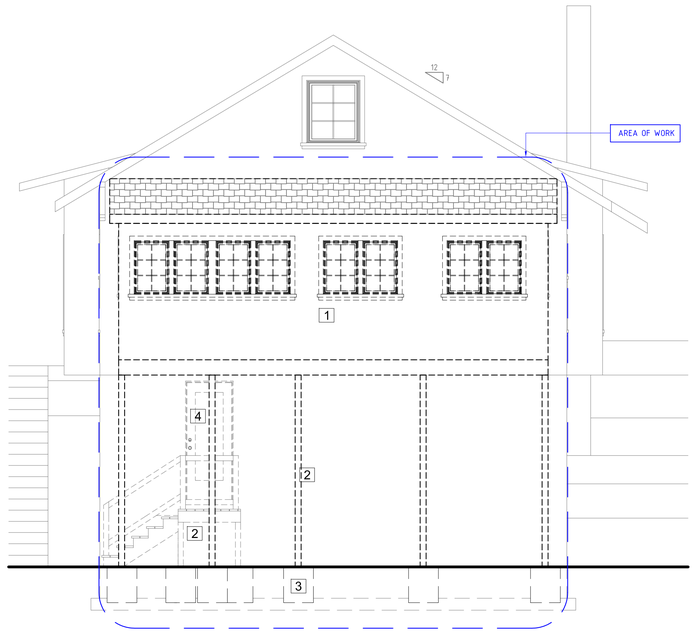
1. DEMO ENTIRE SUNROOM
2. DEMO STEPS AND LANDING
3. DEMO FOOTING FOR SUNROOM
4. WIDEN OPENING FOR BASEMENT

WALL LEGEND	
EXIST. WALLS TO REMAIN	
WALL TO DEMO	

EXIST. DOORS TO REMAIN

DEMO DOORS





3 D-1 EXISTING REAR ELEVATION

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

DEMOLITION GENERAL NOTES

1-THE SITE SHALL BE STRIPPED OF EXISTING IMPROVEMENTS WITH IN THE PERIMETER CITY SIDEWALKS AND OWNERS PROPERTY. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.

2- REMOVE OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE AND/OR LOCAL LAWS OR ORDINANCEES.

3-IF HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.

4- EXISTING BUILDING, PAVEMENT , SIDE WALKS, CURBS, DRIVEWAYS, ELECTRICAL TRANSFORMER, DITCHES, DRAINAGE PIPES AND STRUCTURES, FENCES, GREEN AREAS, TREES, BUSHES, MAILBOXES, SIGNS AND POWER POLES ETC, TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR GOVERNING AGENCIES. ANY UTILITIES REQUIRED TO REMAIN IN SERVICE FOR CONSTRUCTION SHALL BE PROTECTED.

5-SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINES SO NO UNWANTED CHIPPING OR BRAKING OF EXISTING PAVEMENT TO REMAIN WILL OCCUR.

6- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING EVERY DAY AND REMOVAL ALL MUD, DIRT, GRAVEL, AND LOOSE MATERIAL TRACKED, DUMPED, SPILLED OR WIND BLOWN FROM THIS SITE IN TO OTHER SITES, RIGHT OF WAY, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVE WAYS YARDS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICKUP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE.

7- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.

8- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES AND DEPARTMENTS 72 HOURS OR AS REQUIRED BEFORE DEMOLITION TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZES AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE MAY BE PRESENT TO INSTRUCT AND OBSERVE DURING THE EXCAVATION VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE DEMOLITION STARTS.

9- REMOVAL OF EXISTING CONCRETE OR OTHER PAVED AREAS SHALL INCLUDE ALL AGGREGATE BASE MATERIALS, AREAS TO BE REMOVED SHALL BE SAW CUT CLEAN, NEAT AND TRUE TO LINE.

10- THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. NO DEMOLITION, GRADING OR OTHER WORK SHALL BEGIN WITH IN EASEMENTS ON ADJACENT PROPERTIES UNTIL A COORDINATION MEETING BETWEEN THE CITY, OWNER, ARCHITECT AND ADJACENT PROPERTY OWNER.

11- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCIES.

12- EXISTING BUILDING TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRELY INCLUDING BASEMENT WALLS, SLABS AND FOUNDATIONS.

13-RECYCLED CRUSHED OR PULVERIZED CONCRETE OR MASONRY MAY BE USED AS BACKFILL OR IN NEW CONSTRUCTION ONLY IF APPROVED BY THE STRUCTURAL OR GEOTECHNICAL ENGINEER.

14- PERFORM CLEANING, GRUBBING, STUMP REMOVAL, TOPSOIL STOCKPILE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. INCLUDING REMOVAL OF TREES, SHRUBS, STUMPS AND ROOT SYSTEMS TO A MINIMUM DEPTH TO ERADICATE FROM SUB-GRADE, A MINIMUM DEPTH OF 42 INCHES.

15- THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS AND REACH HIS OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.

NO.	Revision	DATE

GENERAL AND CONSTRUCTION NOTES;
DEMOLITION PLAN

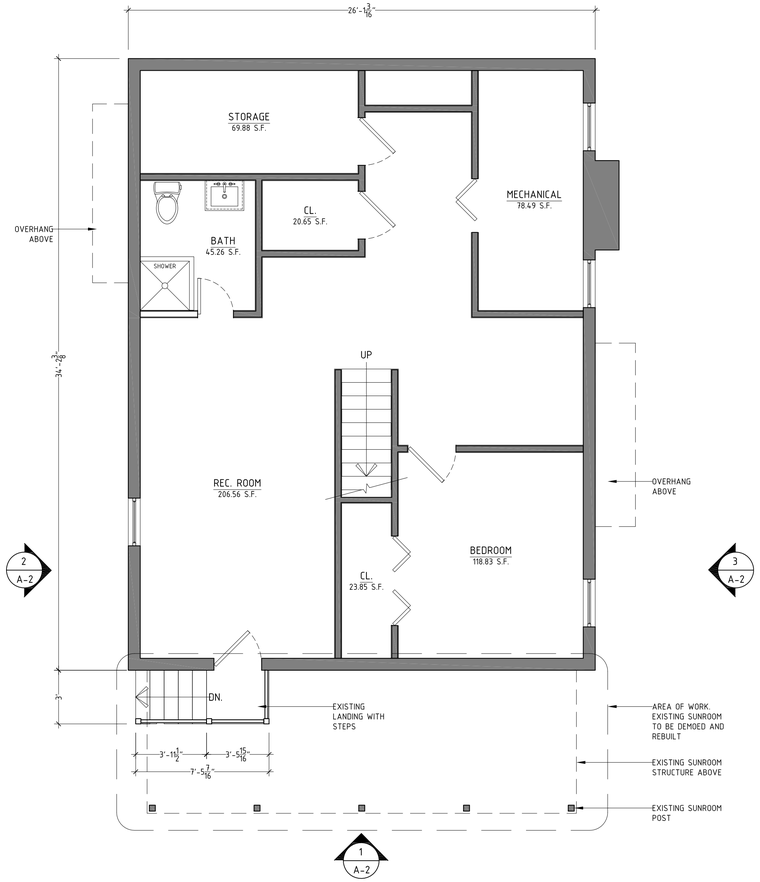
PERMIT / WORKING DRAWINGS SET

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

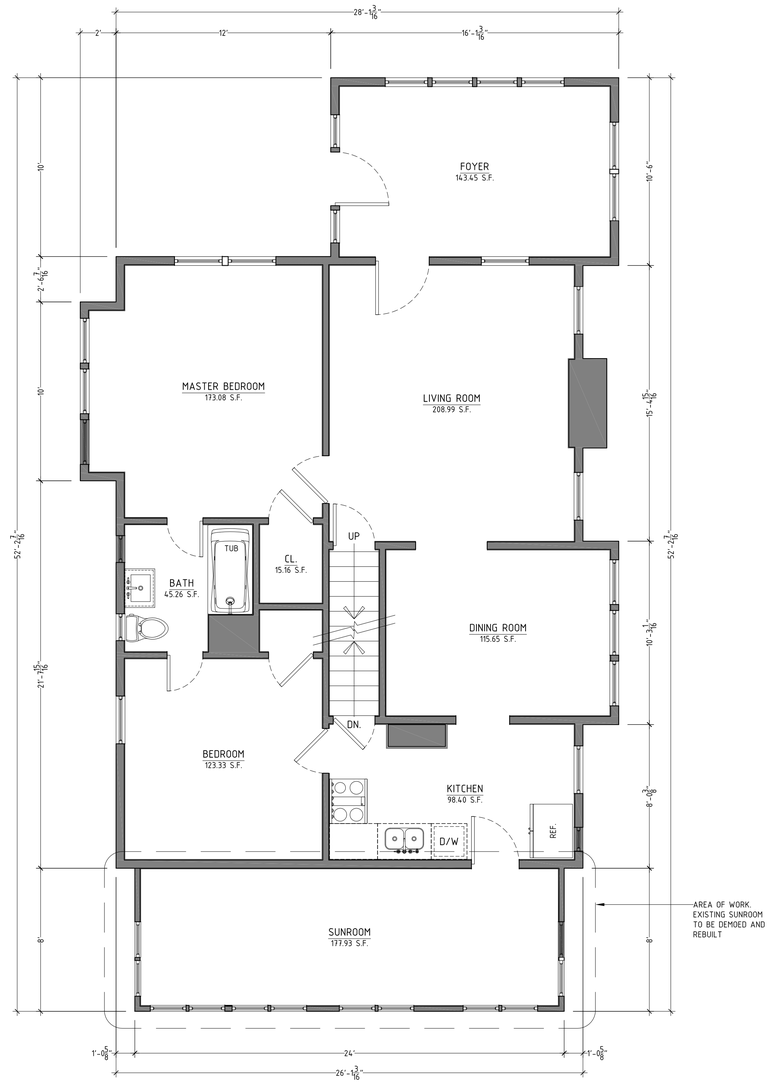
46 PHILADELPHIA AVE, TAKOMA PARK MD 20912-4335

DATE : 02.23.2021
SCALE : AS SHOWN
DR. BY : N.I.A

D-1



1 A-1 EXISTING BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-00"



2 A-1 EXISTING 1ST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-00"

NO.	Revision	DATE

GENERAL AND CONSTRUCTION NOTES;
EXISTING FLOOR PLAN

PERMIT / WORKING DRAWINGS SET

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

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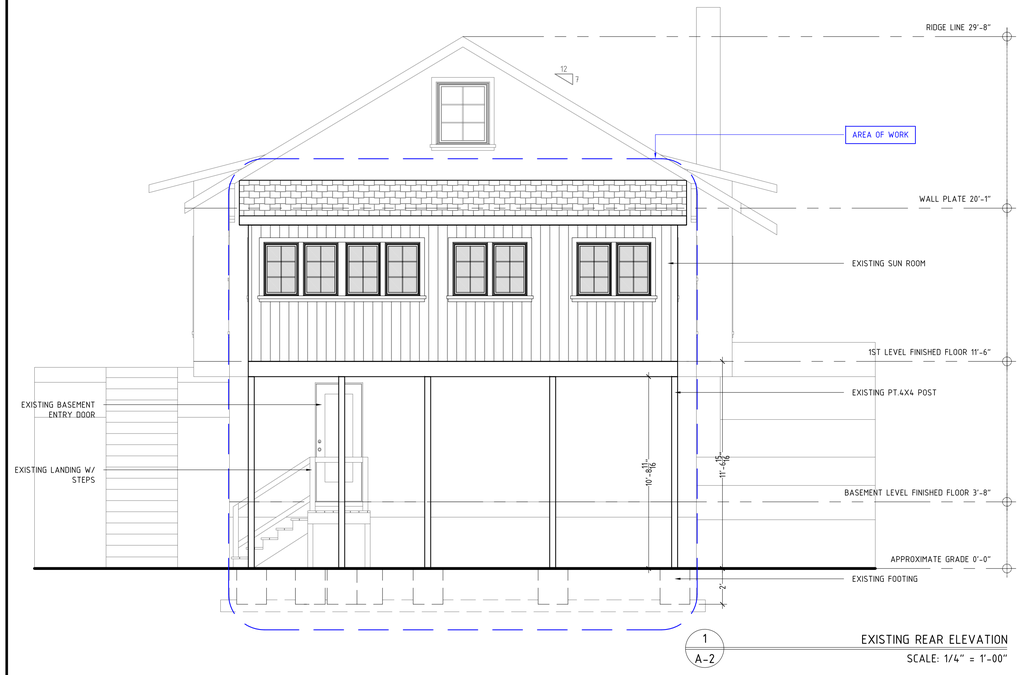
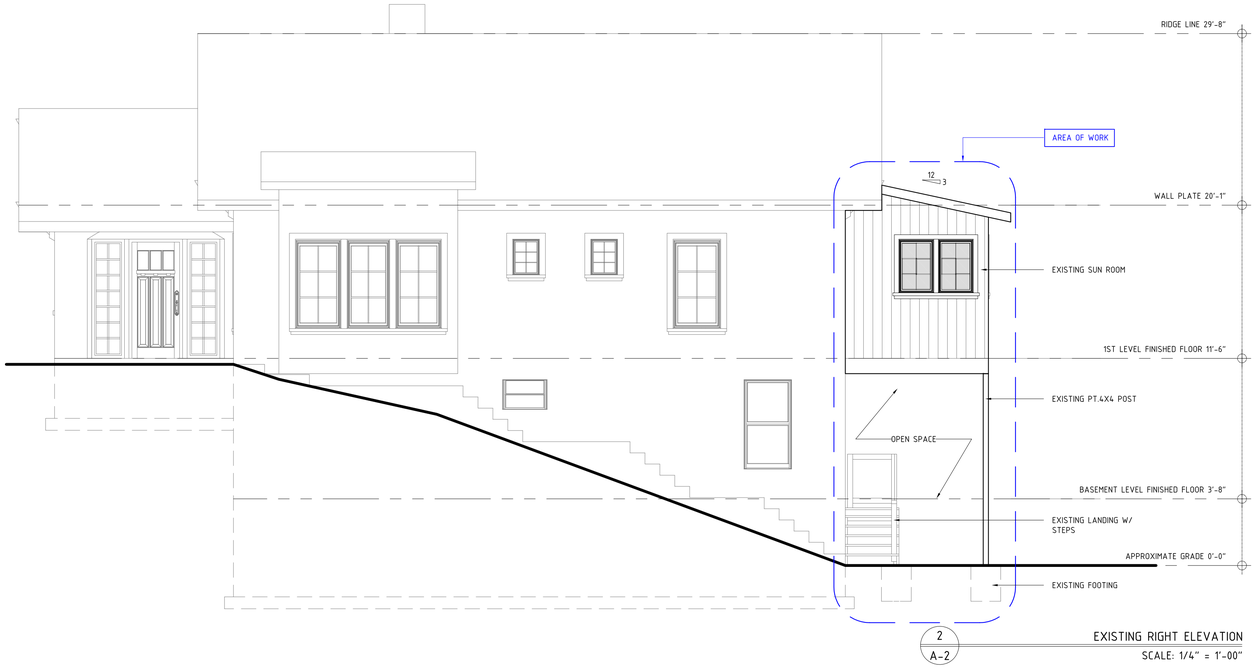
A-1



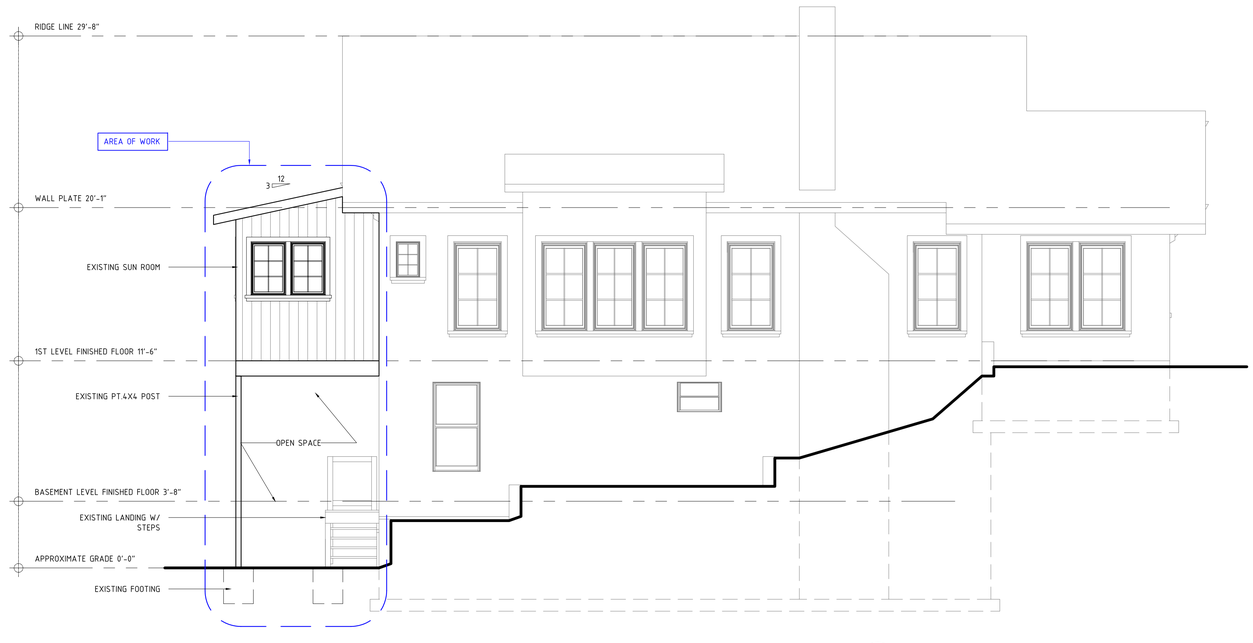
1 A-2 EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-00"



2 A-2 EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-00"



3 A-2 EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-00"

NO.	Revision	DATE

GENERAL AND CONSTRUCTION NOTES;
EXISTING ELEVATIONS

PERMIT / WORKING DRAWINGS SET

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

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DATE : 02.23.2021
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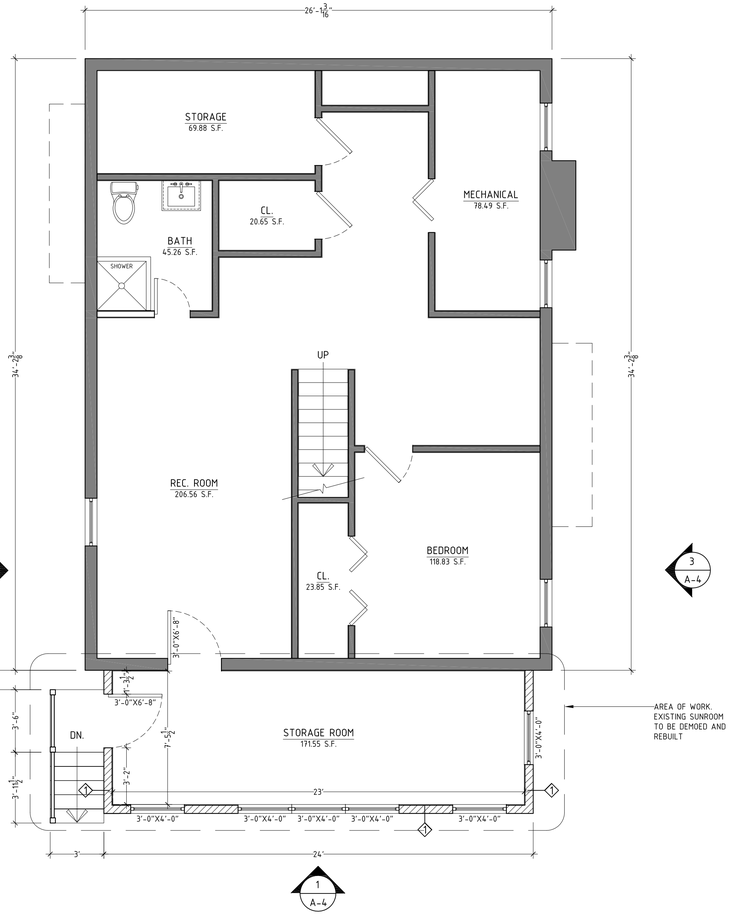
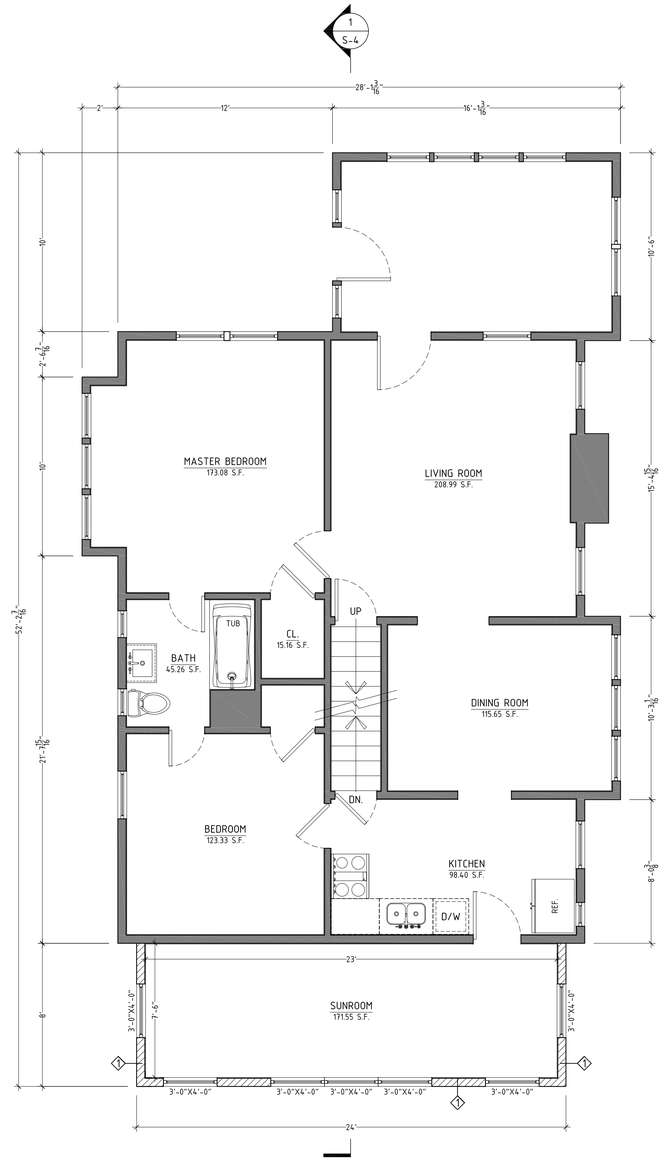
A-2

WALL LEGEND	
EXIST. WALLS TO REMAIN	
NEW PARTITION WALLS	

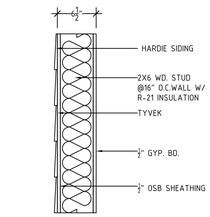


1 A-3 PROPOSED BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-00"



2 A-3 PROPOSED 1ST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-00"

WALL SCHEDULE



1 EXTERIOR WALL

NO.	Revision	DATE

GENERAL AND CONSTRUCTION NOTES;
PROPOSED FLOOR PLAN

PERMIT / WORKING DRAWINGS SET

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DEMO REBUILD SUNROOM

46 PHILADELPHIA AVE., TAKOMA PARK MD 20912-4335

DATE : 02.23.2021
SCALE : AS SHOWN
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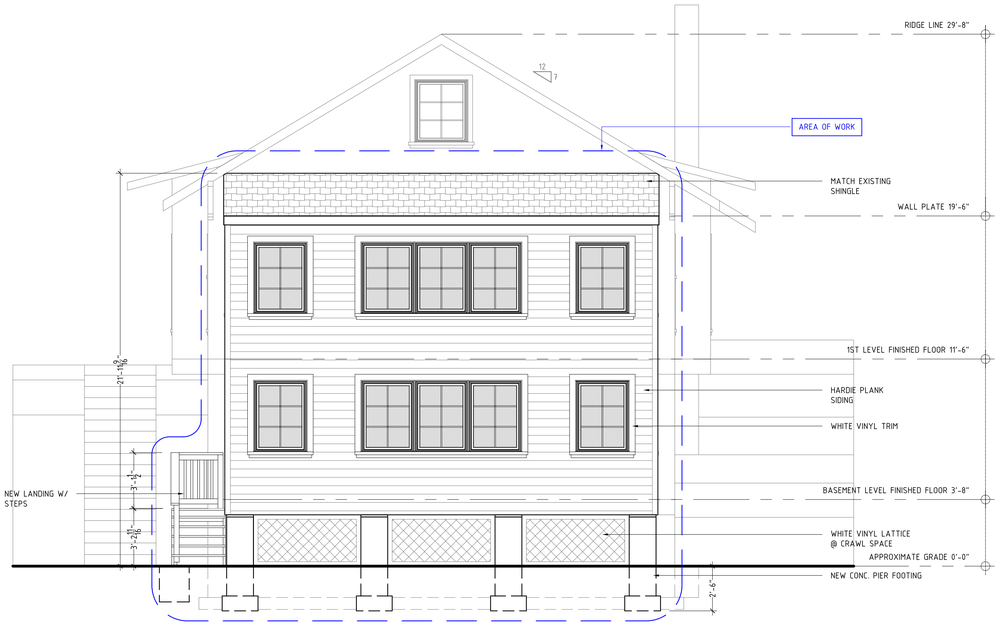
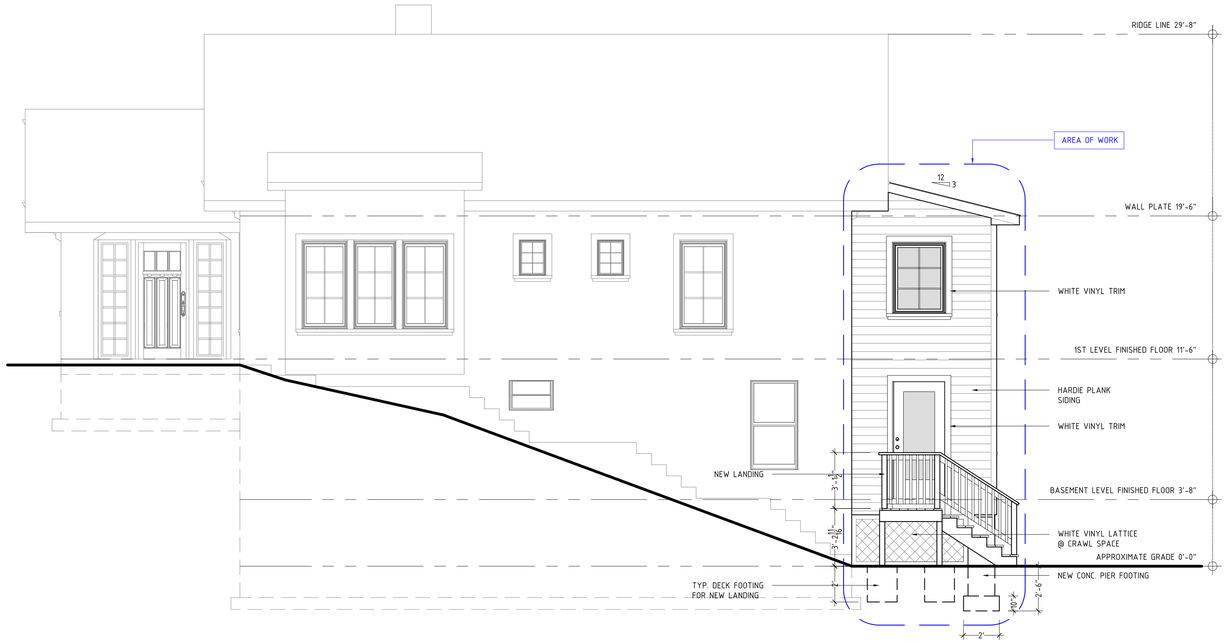
A-3



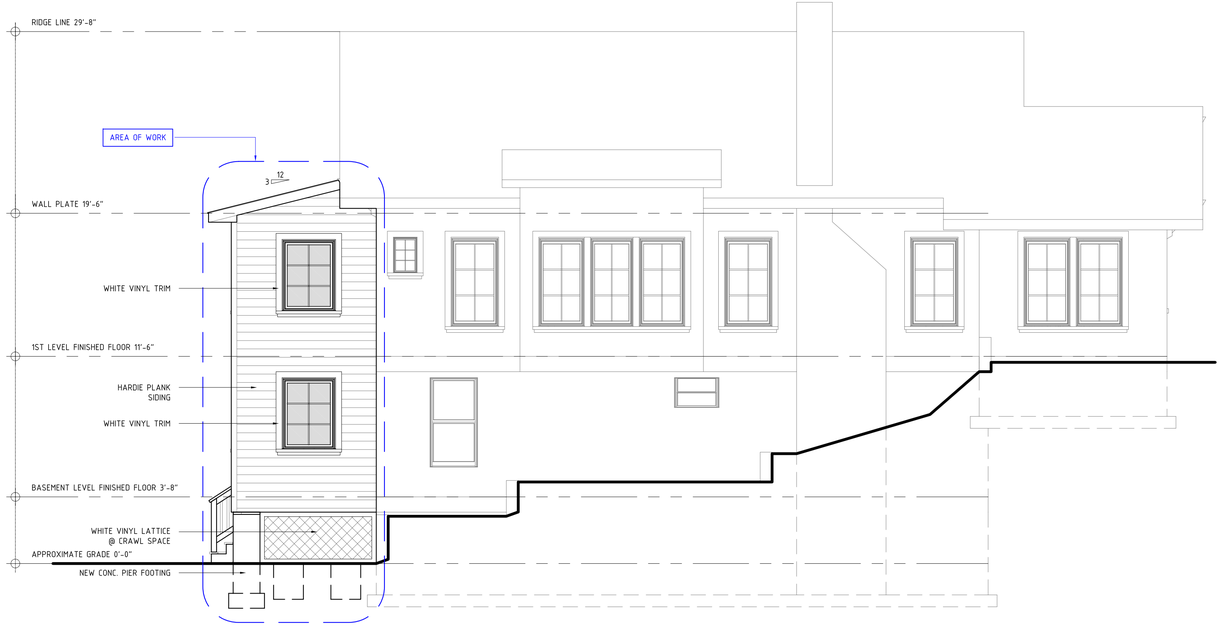
1 / A-4 PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-00"



2 / A-4 PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-00"



3 / A-4 PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-00"

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GENERAL AND CONSTRUCTION NOTES;
PROPOSED ELEVATIONS

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A-4

STRUCTURAL NOTES:

STANDARD AND CODES

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IRC 2018 BUILDING CODE.

CONSTRUCTION AND MATERIALS SHALL FURTHER CONFORM TO THE APPLICABLE PROVISIONS OF THE FOLLOWING STANDARDS:

- AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
- AMERICAN CONCRETE INSTITUTE (ACI)
- AMERICAN WELDING SOCIETY (AWS)
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
- STEEL STRUCTURES PAINTING COUNCIL (SSPC)
- NATIONAL CONCRETE MASONRY (NCMA)
- AMERICAN FOREST AND PAPER ASSOCIATION

DESIGN LOADS:

	DEAD LOAD	LIVE LOAD	TOTAL LOAD
ROOF TRUSSES	10 PSF	40 PSF	50 PSF
RAFTERS	10 PSF	40 PSF	50 PSF
SLEEPING ROOMS	10 PSF	40 PSF	50 PSF
OTHER FLOORS	10 PSF	40 PSF	50 PSF
GARAGE FLOOR	50 PSF	50 PSF	100 PSF

BACKFILL 60 PCF EQUIVALENT FLUID PRESSURE
ROOF SNOW LOAD (PG) 30 PSF

LATERAL LOAD DESIGN SCHEDULE		
WIND LOAD		
ITEM	SYMBOL	VALUE
BASIC WIND SPEED	V	115 mph
WIND LOAD IMPORTANCE FACTOR	Iw	1.00
WIND EXPOSURE CATEGORY	-	B

ULTIMATE DESIGN WIND SPEED = 115 MPH

SEISMIC DESIGN CATEGORY=B

SNOW LOAD DESIGN SCHEDULE		
WIND LOAD		
ITEM	SYMBOL	VALUE
GROUND SNOW LOAD	P_g	30 PSF
SNOW EXPOSURE FACTOR	C_s	1.0
SNOW LOAD IMPORTANCE FACTOR	I	1.0
TERMAL FACTOR	C_T	1.0
FLAT ROOF SNOW FACTOR	P_f	30 PSF

MECHANICAL UNITS:

MECHANICAL UNITS AND OTHER EQUIPMENT SUPPORTED BY THE STRUCTURE WITH WEIGHTS IN EXCESS OF 200 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

GENERAL

A. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY BRACING, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHALL BE FORWARDED TO THE STRUCTURAL ENGINEER FOR REVIEW.

B. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL ELEMENTS ARE PERMITTED; NOR SHALL OPENINGS BE MADE IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE DRAWINGS.

C. CONSULT ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR VERIFICATION OF TYPE AND LOCATION OF INSERTS, OPENINGS, SLEEVES, DRIPS, REVEALS, FINISHES, DEPRESSIONS, DOOR CLOSURE POCKETS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS AND ACTUAL FIELD CONDITIONS.

D. DO NOT SCALE DRAWINGS: USE DIMENSIONS.

E. PRIOR TO STARTING WORK, CONTRACTOR MUST VERIFY FEASIBILITY OF WORK SHOWN ON THESE DRAWINGS. NOTIFY ENGINEER WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS.

4. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NINTH EDITION OF (ASIC) "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

B. STEEL ROLLED SECTIONS SHALL CONFORM TO ASTM A-36: PIPES SHALL CONFORM TO ASTM A-501 OR A-53 AND STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500 GRADE B.

C. CONNECTION BOLTS SHALL B3 3/4" ASTM A-325 BEARING TYPE AND SHALL BE CAPABLE OF SUPPORTING ALL ALLOWABLE UNIFORM LOAD STRESS OF 24 KSI FOR A GIVEN SPAN. BOLTED, WELDED AND COMBINATION CONNECTIONS SHALL BE DETAILED IN ACCORDANCE WITH "FRAME BEAM CONNECTIONS" USING TWO WEB ANGLES AS SHOWN IN THE LATEST EDITION OF THE ASIC "MANUAL OF STEEL CONSTRUCTION". CONCENTRATED LOADS NEAR MEMBER ENDS SHALL BE ADDED TO THE REACTION GIVEN ABOVE. PROVIDE STIFFENERS, DOUBLE PLATES AND REINFORCING TO ADEQUATELY DESIGN AND FABRICATE ALL CONNECTIONS. WELDING SHALL BE IN ACCORDANCE WITH THE AWS "STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION" SHALL CONFORM TO AWS A5.18 AND A5.20, E70 SERIES.

D. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.

E. ALL STEEL ANGLES TO HAVE A Fy=36 KSI

F. NON SHRINK GROUNT TO BE NON METALIC, SHRINKAGE RESISTENT GROUT PREMIXED, NON CORROSIVE, NON STAINING PRODUCT CONTAINING, SILICA SAND PORTLAND CEMENT, SHRINKING COMPENSATING AGENT, PLASTICIZING AND WATER REDUCING AGENTS, COMPLYING WITH CE-CRD-621.

5. FOUNDATIONS

A. THE ASSUMED ALLOWABLE SAFE BEARING PRESSURE IS 1,500 PSF

B. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL. BOTTOMS OF ALL EXTERIOR FOOTINGS OR FOOTINGS LOCATED IN UNHEATED AREAS SHALL BE AT LEAST 30" BELOW FINISHED GRADE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE THE FOUNDATION CONCRETE IS PLACED. NO EXCAVATION SHALL BE CLOSER THAN AT LEAST A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL TO UNDERSIDE EDGE OF ANY EXISTING FOOTINGS WITHOUT THE WRITTEN AND CERTIFIED PERMISSION OF GEOTECHNICAL ENGINEER. STEP FOOTINGS WITH A RATIO OF TWO HORIZONTAL TO ONE VERTICAL.

C. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PREVENT CAVING.

D. PROVIDE A 6 MIL POLYETHYLENE MEMBRANE BENEATH THE SLAB ON GRADE.

E. ALL FOOTINGS SHALL BE BOARD FORMED TO SIZE SHOWN ON THE DRAWINGS IF EXCAVATION BANKS ARE NOT SUFFICIENT TO FORM THE FOOTINGS.

F. UTILITY WORK SUCH AS PIPE, DRAINS, EJECTORS, ETC. SHALL BE INSTALLED PROPERLY BACKFILLED PRIOR TO BEGINNING FOUNDATION WORK.

G. FOUNDATION ELEMENTS THAT ARE TO HAVE FILL ON BOTH SIDES SHALL HAVE EACH SIDE BACKFILLED SIMULTANEOUSLY MAINTAINING A COMMON ELEVATION.

H. FOUNDATION ELEMENTS HAVING FILL ON ONE SIDE ONLY SHALL BE PROPERLY BRACED BY PERMANENTLY STRUCTURAL ELEMENTS PRIOR TO BEGINNING THE BACKFILL OPERATION.

I. COMPACTED FILL SHALL BE PLACED IN 8 INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY OF OPTIMUM MOISTURE CONTENT AS ESTABLISHED BY ASTM D-698 OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

J. UNLESS OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE AND REINFORCED WITH 6x6, W1.4xW1.4 (#10/#10) WELDED WIRE FABRIC IN THE UPPER PORTION OF THE SLAB THICKNESS. LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4 INCHES MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUBGRADE OR ON COMPACTED AND CONTROLLED FILL. USE AIR ENTRAINMENT AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH A MAXIMUM OF 600 SQ. FT. AND PROVIDE CONTROL AND/OR CONSTRUCTION JOINTS AT 150 S.F. MAXIMUM SPACING OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

K. CONCRETE FOOTING FOR THE FOLLOWING WALLS ARE THE MINIMUM REQUIRED:

FOUNDATION WALL THICKNESS	FOOTING SIZE
8"	24"x12" DEEP WITH CONT. 2#4

6. CAST-IN-PLACE CONCRETE

A. ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318-89 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

B ALL CONCRETE TO BE NORMAL WEIGHT STONE CONCRETE WITH AGGREGATE CONFORMING TO ASTM C33 AND RANGING FROM 3/4" TO 1" IN SIZE.

C ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI, EXCEPT GARAGE SLAB TO BE 3500 PSE AT AGE OF 28 DAYS UNLESS NOTED OTHERWISE AND SHALL BE IN ACCORDANCE WITH THE "DURABILITY REQUIREMENTS" OF THE IBC 2015 BUILDING CODE.

D. ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 6% AIR-ENTRAINMENT AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3500 PSI AT AGE 28 DAYS.

E. ALL CONCRETE THAT CAN BE SUBJECTED TO FREEZE AND THAW (EXPOSED TO WEATHER) DURING CONSTRUCTION SHALL BE AIR ENTRAINED IN ACCORDANCE WITH THE ACI 318 LASTEST EDITION.

F. DO NOT BRING IN HEAVY CONSTRUCTION EQUIPMENTS WITHIN 10'-0" OF FOUNDATION WALL OTHER THAN MINOR EQUIPMENTS LIKE JUMPING JCAK, HAND HELD COMPACTORS, ETC. DO NOT BACKFILL FOUNDATION WALL UNTIL FIRST FLOOR IS INSTALLED.

LOOSE ANGLE LINTEL

FOR BRICK VENEER WALL LINTELS PROVIDE MINIMUM 6" BEARING AT EACH END.

OPENING SPAN	LINTEL SIZE
OPNG. TO 4'-0"	L3 1/2"x3 1/2"x1/4"
4'-1" TO 6'-0"	L5"x3 1/2"x5/16" (LLV)
6'-1" TO 9'-0"	L6"x3 1/2"x3/8" (LLV)

REINFORCING STEEL

7. A. REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60.

B. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-315). DETAILS OF REINFORCING SHALL CONFORM TO ACI 315-89 AND CRSI STANDARD.

C. CONCRETE PROTECTION FOR BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- FOOTINGS AND OTHER CONCRETE POURED AGAINST EARTH : 3 INCHES
- FORMED CONCRETES EXPOSED TO EARTH OR WEATHER : 2 INCHES
- FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH : 1 1/2 INCHES
- SLABS ON GRADE, UNLESS NOTED OTHERWISE : MID-DEPTH

D. REINFORCING BARS SHOWN ON THE DRAWINGS SHALL PASS CONTINUOUSLY THROUGH CONSTRUCTION JOINTS.

WELDED WIRE FABRIC SHALL CONFIRM TO ASTM A-185.

BARS SHALL BE SECURELY TIED IN PLACE.

8. PROVIDE 3'-0"x3'-0" CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. ALL LAPS SHALL BE A MINIMUM OF 30 BAR DIAMETERS. PROVIDE DOWELS BETWEEN ALL FOOTINGS. WALLS AND PIERS TO MATCH AND SPACING OF VERTICAL REINFORCING.

9. NON-SHRINK GROUT

A. A PRE-MIXED NON-METALLIC FORMULA PROVIDING AN INITIAL SET WITHIN 45 MINUTES AND DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI WITHIN 24 HOURS AND 6000 PSI AT AGE 28 DAYS.

10. WOOD

A. JOIST, HEADERS AND TRIMMERS SHALL BE MINIMUM #2 HEM-FIR HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

Fb : 850 PSI
Fc PER : 405 PSI
Fv : 150 PSI
E : 1,300,000 PSI

B. ALL BEARING STUD WALLS SHALL BE MINIMUM SPF#2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

Fb : 875 PSI
Fv : 1,150 PSI
E : 1,400,000 PSI

C. WALL TOP PLATES FOR LOAD BEARING WALL SHALL BE SP#2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

Fb : 1,250 PSI
FcIL : 175 PSI
E : 1,600,000 PSI

D. ALL 8x8 POSTS SHALL BE PRESSURE TREATED SYP #2 SR GRADE HAVING THE FOLLOWING MINIMUM PROPERTIES (WET SERVICE CONDITIONS)

Fb : 850 PSI
Fc PER : 375 PSI
Fv PAR : 525 PSI
E : 1,200,000 PSI

E. LVL'S (LAMINATED VENEER LUMBER) SHALL BE 1-3/4" WIDE OF THE DEPTH SPECIFIED ON THE PLANS AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER. THEY SHALL HAVE THE FOLLOWING PROPERTIES:

FB : 2,600 PSI 12" DEPTH
FV : 285 PSI
FC PER : 750 PSI
E : 2,000,000 PSI

F. PARALLAM PSL COLUMNS 1.8E TO HAVE THE FOLLOWING DESIGN: VALVES FOR 100% LOAD; DURATION= Fb=2,400 PSI (12" DEPTH) Fcll=2,500 PSI E=1,800,000 PSI

G. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB, (T&G) APA RATED STURD-I-FLOOR.

H. EXTERIOR WALL SHEATHING: PROVIDE THERMOPLY (EQUAL OR BETTER) SHEATHING NAILED WITH 6d COOLER NAILS AT 4" O.C. USE APA NARROW WALL BRACING WHERE FULL 4'-0" PANELS MAY NOT BE INSTALLED AT BUILDING CORNERS.

I. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH NFoPA. WALL STUDS ARE NOT TO BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS WHICHEVER IS MORE STRINGENT. ALL POSTS AND MULTIPLE STUDS SHALL RUN CONTINUOUSLY TO SOLID BLOCKING UNDER POSTS AT ALL FLOORS. SEE PLANS FOR WALL TOP PLATE REQUIREMENTS.

J. OPEN-WEB TRUSSES: TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH TPI RECOMMENDATIONS TO CARRY ALL DEAD AND LIVE LOADS. LIVE LOAD DEFLECTIONS SHALL NOT EXCEED L/480 FOR FLOOR TRUSSED AND L/360 FOR ROOF TRUSSES. RHW MANU-FACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN CLIPS, SHEAR PANELS, AND OTHER SPECIAL HARDWARE. THE MANUFACTURER SHALL SUBMIT ERECTION DRAWINGS AND SHOP DRAWINGS TO THE ENGINEER OR ARCHITECT PRIOR TO FABRICATION: ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND. ALL TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WHEN A 2x RIBBON RATHER THAN A FULL-HEIGHT SOLID BAND IS USED AT BEARING WALLS, STUDS SHALL ALIGN VERTICALLY AND SOLID AT BLOCKING OR LADDER TRUSS MUST BE USED TO TRANSFER LOADS FROM FLOOR TO FLOOR.

K. PROVIDE DOUBLE JOIST UNDER FULL HEIGHT WALLS WHERE WALL ARE CONTINUOUS TO FOUNDATION.

L. PROVIDE BRIDGING @ 4'-0" O.C. AT BASEMENT WALLS WHERE JOISTS ARE PARALLEL TO WALL. EXTEND BLOCKING 3 JOISTS MINIMUM.

11. CARPENTRY

A. PROVIDE SOLID BLOCKING AT MAXIMUM 8'-0" O.C. ALONG THE JOISTS AND RAFTERS SPANS.

B. ALL INTERIOR WOOD IN DIRECT CONTACT WITH CONCRETE OR MANSORY TO BE SODIUM BORATE TREATED WOOD.

C. ALL STEEL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD OR TO WEATHER TO BE HOT DIP GALVANIZED WITH 185 COATING OR STAINLESS STEEL.

D. LUMBER SHALL BEAR THE STAMP OF THE MANUFACTURER'S ASSOCIA. AND BE FULLY SURFACED ON ALL FOUR SIDES.

E. LUMBER TO BE SOUND, SEASONED AND FREE OF WARP.

F. THE MAXIMUM MOISTURE CONTENT OF WOOD TO BE 19%

G. ROOF SHEATHING TO BE 5/8" APA RATED SHEATHING EXPOSURE I OR EXTERIOR NAILED TO ROOF MEMBERS WITH 8d COMMON NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD USE PLYWOOD CLIPS, IF EDGE OF THE PANELS ARE BETWEEN FRAMING MEMBERS.

H. EXTERIOR STUD WALL SHEATHING TO BE 7/16" APA RATED EXPOSURE I NAILED AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD UNLESS NOTED OTHERWISE ON PLANS.

I. ALL WOOD TOP PLATE SPLICES SHALL BE MINIMUM 4'-0" STAGGERED.

J. ALL WALL SHEATHING TO BE CONTINOUS BETWEEN THE TOP PLATES AND THE BOTTOM PLATE OF THE WALL ABOVE.

K. FASTEN ALL MULTIPLE PLY MEMBERS' TOGETHER WITH MINIMUM 2 ROWS OF 10d NAILS AT 12" O.C. FOR BEAMS UP TO 12" DEEP, NAILS TO STAGGERED.

L. DOUBLE STUDS TO BE NAILED TOGETHER WITH 12d NAILS AT 8" O.C.

M. DOUBLE STUDS TO BE PROVIDED AT ALL ANGLES AND AROUND ALL OPENNINGS. USE TRIPLE STUDS AT CORNERS.

N. PROVIDE MIDHEILGHT BLOCKING AT ALL SHEATHING EDGES REQUIRED TO HAVE EDGE PANEL NAILING.

O. EXTERIOR WALL SILL PLATES ANCHORAGE TO BE DONE WITH 1/2" DIA. ANCHOR BOLTS PLACED AT 4'-0" O.C. WITH MINIMUM 7" EMBEDMENT IN CONRETE AND 12" MAXIMUM FROM THE SILL PLATE END.

P. 1/2" DIA. ANCHOR BOLTS WITH MINIMUM 3 1/2" EMBENTMENT IN CONCRETE SHALL BE USED AT THE INTERIOR BEARING SHEAR WALLS, PLACE BOLTS AT 30" O.C. AND 12" FROM SILL PLATE END.

NO.	Revision	DATE

GENERAL AND CONSTRUCTION NOTES;
STRUCTURAL NOTES

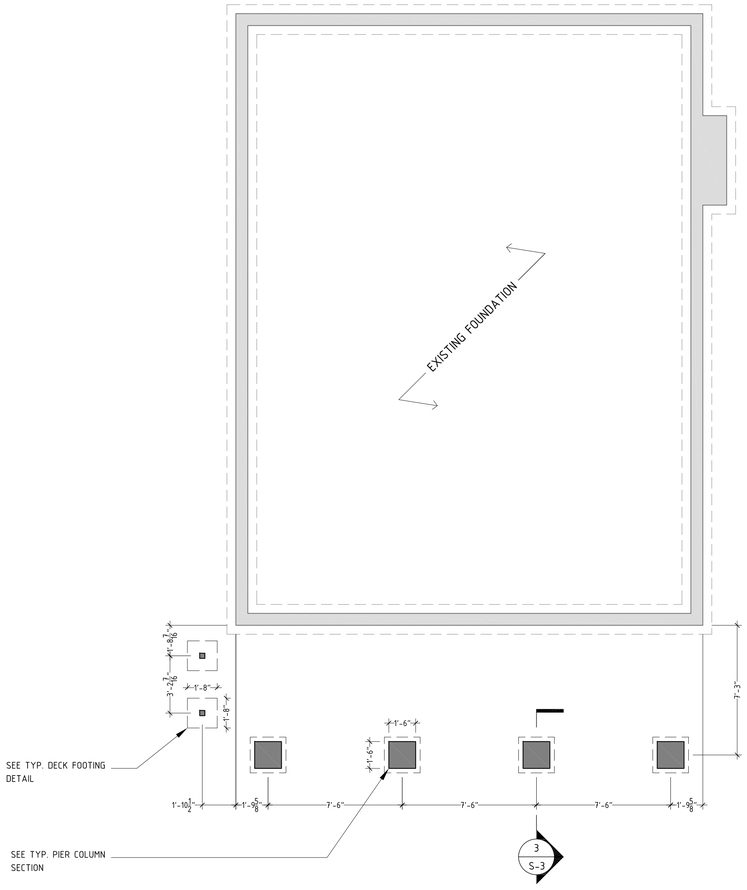
PERMIT / WORKING DRAWINGS SET

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

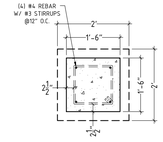
46 PHILADELPHIA AVE. TAKOMA PARK MD 20912-4335

DATE : 02.23.2021
SCALE : AS SHOWN
DR. BY : N.I.A

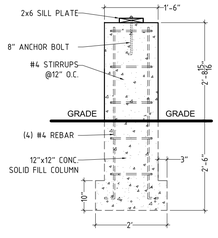
S-1



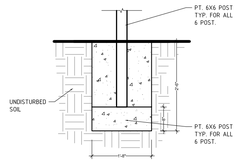
1 S-2 PROPOSED FOOTING LAYOUT
SCALE: 1/4" = 1'-00"



2 S-3 TYP. PIER COLUMN TOP DETAIL
SCALE: 1/2" = 1'-00"



3 S-3 TYP. PIER COLUMN SECTION
SCALE: 1/2" = 1'-00"



4 S-3 TYP. DECK FOOTING DETAIL
SCALE: 1/2" = 1'-00"

EARTHWORK: EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE EXCAVATION HAS BEGUN.
EXISTING UTILITIES SHALL BE LOCATED AND PROTECTED AS REQUIRED BY THE EXCAVATION. AVOID OVER-EXCAVATION TO GREATEST EXTENT POSSIBLE.FOOTING SHALL BE EXCAVATED TO A MINIMUM OF 2'-6" BELOW FINISH GRADE AND 1'-0" INTO UNDISTURBED EARTH. MAINTAIN FOOTING AND SLAB SUBGRADES DRYAND PROTECT THE BOTTOM OF FOOTING FROM FROST AND DETERIORATION FROM WATER. DO NOT PLACE FOOTINGS OR SLAB ON WET OR FROZEN GROUND. SOIL BEARING VALUE IS ASSUMED AT 2000 psf.

CONCRETE WORK: CONCRETE SHALL BE " READY MIX",NOT SAKRETE, WITH NORMAL WEIGHT AGGREGATE. DESIGN COMPRESSIVE STRESS AT 28 DAYS SHALL BE AS FOLLOWS: SLABS EXPOSED TO WEATHER--3500psi. ALL OTHER--3000 psi. FOOTING SHALL HAVE A MINIMUM (2) #4 STEEL BARS CONTINUOUS PLACED MINIMUM OF 3" FROM EDGE OF THE FOOTING.

NO.	Revision	DATE

GENERAL AND CONSTRUCTION NOTES;
PROPOSED SUNROOM FOUNDATION

PERMIT / WORKING DRAWINGS SET

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

46 PHILADELPHIA AVE. TAKOMA PARK MD 20912-4335

DATE : 02.23.2021
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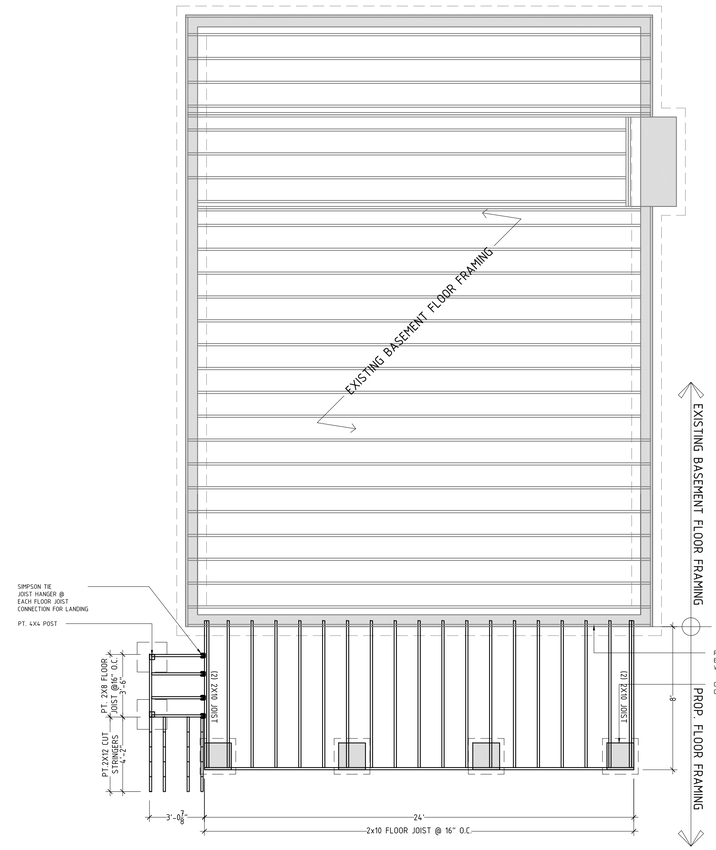
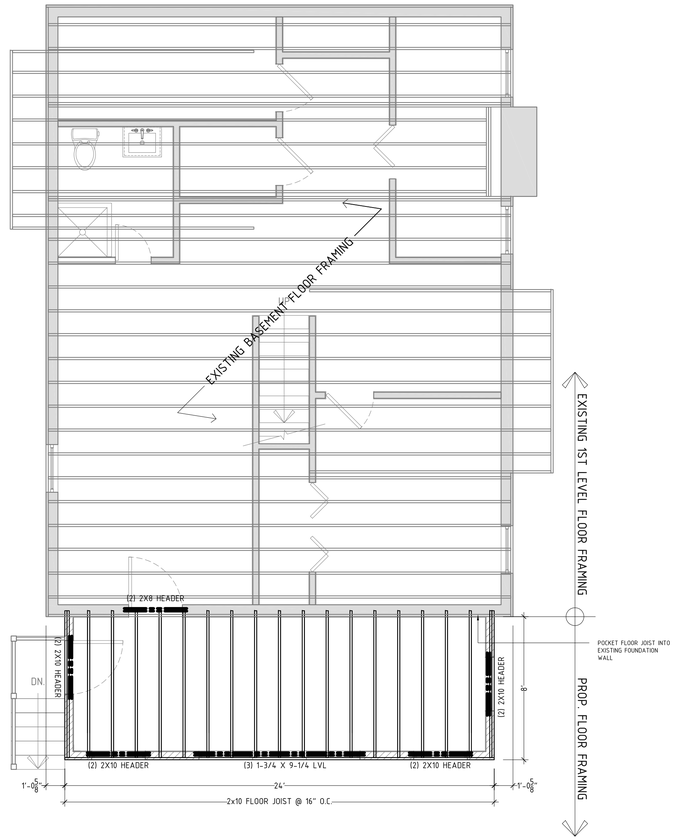
S-2



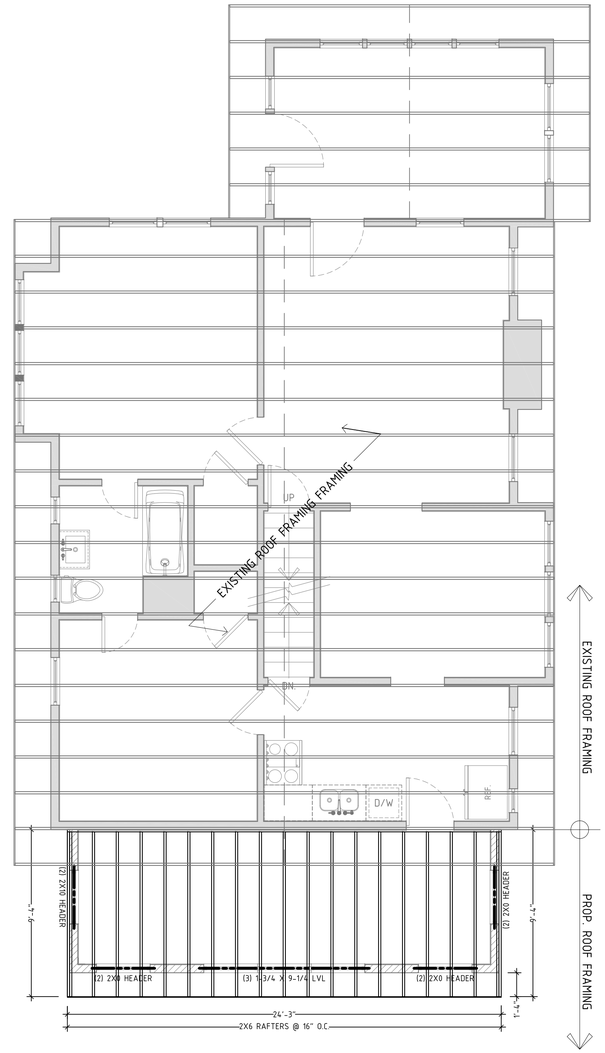
1 S-3 PROP. STORAGE ROOM @ BASEMENT FLOOR FRAMING

SCALE: 1/4" = 1'-00"



2 S-3 PROPOSED SUNROOM FLOOR FRAMING

SCALE: 1/4" = 1'-00"



2 S-3 PROPOSED SUNROOM ROOF FRAMING

SCALE: 1/4" = 1'-00"

GENERAL AND CONSTRUCTION NOTES;
PROPOSED SUNROOM FLOOR AND ROOF FRAMING PLAN

PERMIT / WORKING DRAWINGS SET

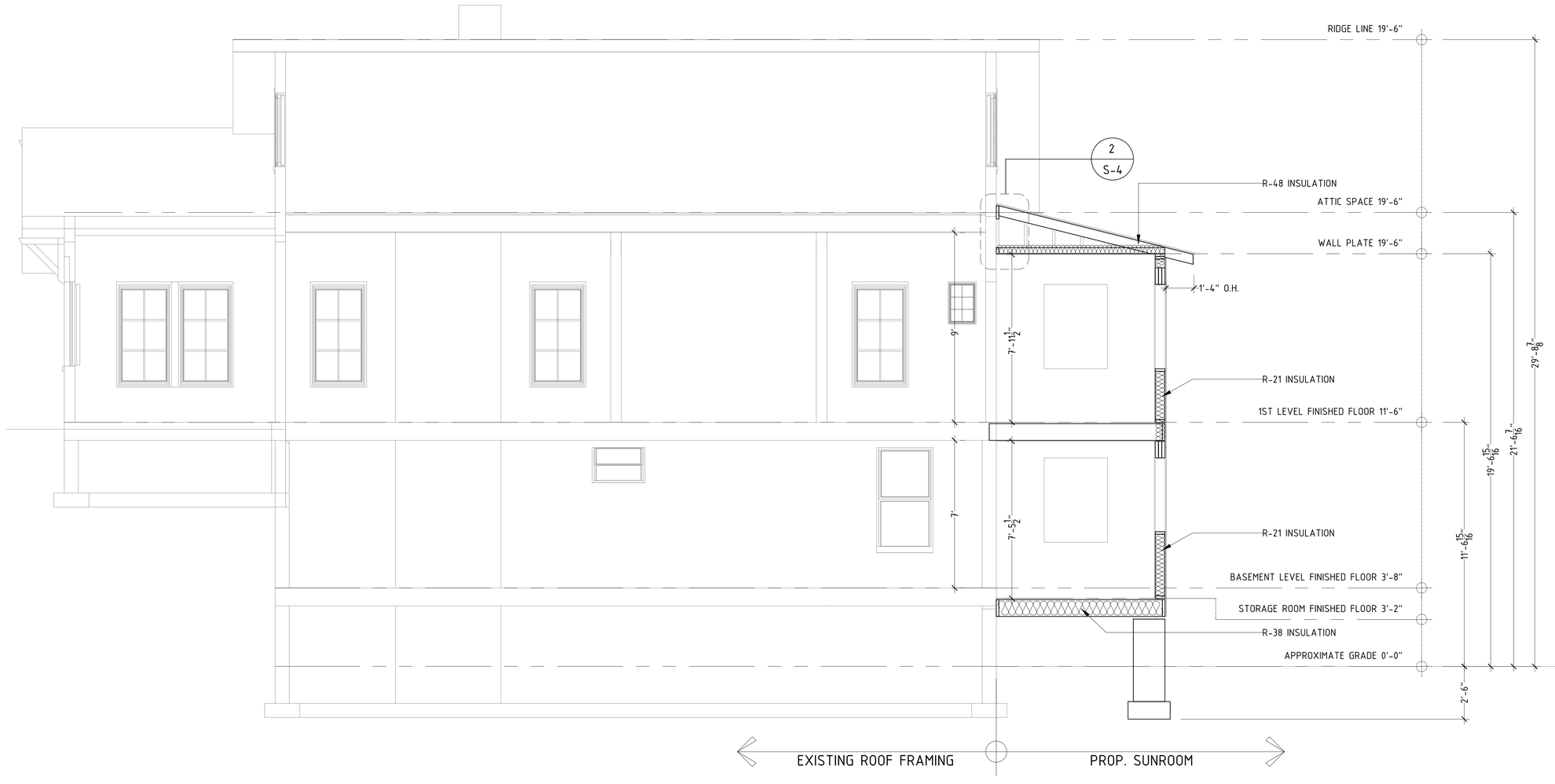
NO.	Revision	DATE

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

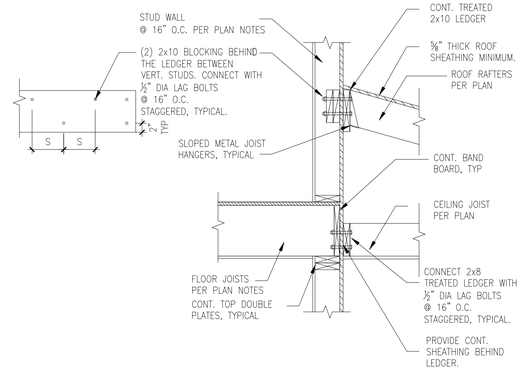
46 PHILADELPHIA AVE, TAKOMA PARK MD 20912-4335

DATE : 02.23.2021
SCALE : AS SHOWN
DR. BY : N.I.A

S-3



1 / S-4 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-00"



2 / S-4 SECTION DETAIL
SCALE: N.T.S.

NO. | DATE | Revision

GENERAL AND CONSTRUCTION NOTES;
CROSS SECTION

PERMIT / WORKING DRAWINGS SET

DAVID BATES & ANNE LEVEQUE
DEMO REBUILD SUNROOM

46 PHILADELPHIA AVE, TAKOMA PARK MD 20912-4335

DATE : 02.23.2021
SCALE : AS SHOWN
DR. BY : N.I.A

S-4

Public Works Department

Tree Impact Assessment Response

March 6, 2020

Anne LeVegue & David Bates
46 Philadelphia Avenue
Takoma Park, MD 20912

Re: same
Takoma Park, MD 20912

Dear Anne LeVegue & David Batesi,

Your project will require a Tree Protection Plan permit. You can access the application on the City's website:
https://s3.amazonaws.com/permits-and-licenses-takomapark/publicworks/tree-protection-plan-agreement.pdf

Your submittal should include the following:

- A plan indicating the location where the tree protection fence will be installed as well as the location of the root protection surface and the air spading
- The tree fence must be 4-foot-tall 14-gauge welded wire with metal stakes
- The root protection areas require 6 inches of wood chips and plywood sheets
- Please show where the site access and storage area will be on the plan.

If you have any questions, please contact the Urban Forest Manager at;
JanvZ@TakomaParkMD.gov

DATE: 3/6/2020

Jan van Zutphen

Jan van Zutphen **IC for JZ**
Urban Forest Manager