

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6812 Connecticut Avenue, Chevy Chase	Meeting Date:	9/20/2023
Resource:	Master Plan Historic Site Eiker House M: 35/126	Report Date:	9/13/2023
Applicant:	Lisa Nelson	Public Notice:	9/6/2023
Review:	HAWP	Tax Credit:	No
Permit Number:	1038446	Staff:	John Liebertz
PROPOSAL: Fenestration alteration.			

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with two (2) conditions** the HAWP application with the final approval of all details delegated to staff:

1. The approval excludes the infill of the historic window on the rear elevation and installation of the French door.
2. The applicant shall update the existing drawing to show the missing historic window on the rear elevation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Historic Site
STYLE: Colonial Revival
DATE: ca. 1908



Figure 1: The subject property at 6812 Connecticut Avenue (yellow star) is located mid-block on the west side of Connecticut Avenue. Source: Montgomery Planning.

PROPOSAL

The applicant proposes the following alterations on the rear elevation: 1) infill a non-historic window with stucco to match the existing siding.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction for Master Plan Historic Sites. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these two documents is outlined below.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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; (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 an individually listed Master Plan Historic Site. The Colonial Revival house was constructed ca. 1908. The house has retained its character defining form, design, and materials (*Figure 2*). There are no relevant Historic Area Work Permits approved by the Historic Preservation Commission.

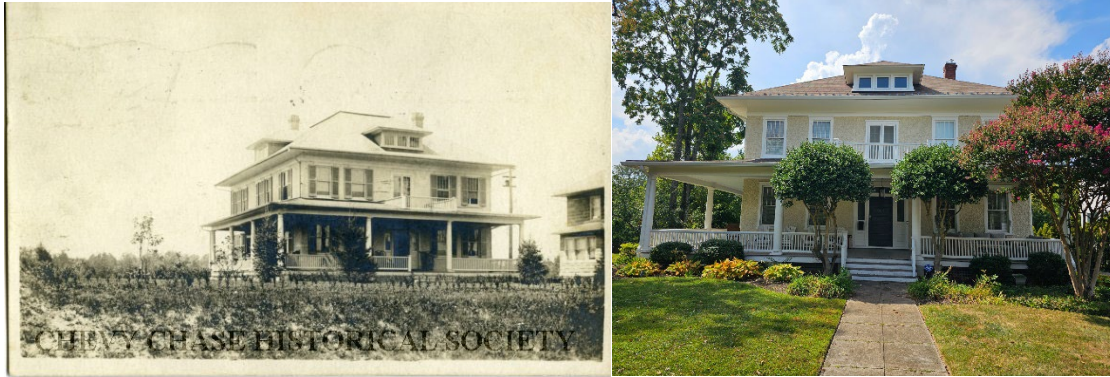


Figure 2: View of the façade of 6812 Connecticut Avenue, 2023.
Source: Montgomery Planning.

Window Infill

Staff finds the infill of the non-historic window on the rear elevation to be consistent with the applicable guidelines and recommends approval (*Figure 3*). The applicant proposes to frame in the opening with ½” plywood, install Tyvek and wire mesh, and apply a quarter inch of stucco that matches the existing cladding to the greater possible extent. This proposal would neither be visible from the public rights-of-way nor adversely affect the character of the historic resource. Therefore, the proposal should be approved as a matter of course.



Figure 3: View of the rear elevation of 6812 Connecticut Avenue, 2023. The red circle is the window to be infilled.

Source: Montgomery Planning.

Window Infill and Door Installation (Outside of Scope)

Staff noticed that the submitted plan set includes the removal/infill of a historic, four-light, wood window and installation of French doors with a balustrade (safety rail) on the rear elevation. This work is not included in the written scope of work. In addition, the existing elevation fails to account for the presence of the historic window (*Figure 4*).

While staff did not formally consider this proposal as its outside of the applicant’s submitted scope of work, staff would not support the installation of the French door. The use of such doors absent a porch/deck is incompatible with the Colonial Revival design of the Master Plan Historic Site. If the applicant chooses to pursue the proposal in a future HAWP, staff recommends consideration of alternative design solutions such as double-hung windows or the installation of doors with an associated porch/deck.



Figure 4: View of the rear elevation of 6812 Connecticut Avenue (left), the existing rear elevation as shown in the application (middle), and the proposed rear elevation (right) as shown in the application. Please note the missing four-light window (circled red) on the existing elevation and the proposed French doors (blue arrow).

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), and (2), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10 outlined above.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. The approval excludes the infill of the historic window on the rear elevation and installation of the French door.
2. The applicant shall update the existing drawing to show the missing historic window on the rear elevation.

under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present 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 john.liebertz@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other:

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

Signature of owner or authorized agent

Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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	*	*	*	*	*		*

6812 CONNECTICUT AVE CHEVY CHASE, MD 20815

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INTERIOR RENOVATION:

- UPDATE KITCHEN
- REMOVAL OF NON-LOAD BEARING WALLS
- RELOCATE POWDER ROOM
- ADD MUD ROOM AREA
- WIDEN INTERIOR THRESHOLDS
- ADD FRENCH EXTERIOR DOORS W/ SAFETY RAILING

MATERIAL DESIGNATIONS - ELEVATIONS	PRESCRIPTIVE ENERGY CODE REQUIREMENTS (ZONE 4)	
<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> MASONRY </div> <div style="text-align: center;"> BRICK </div> <div style="text-align: center;"> ASPHALT ROOFING </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="text-align: center;"> CONCRETE </div> <div style="text-align: center;"> HORIZONTAL SIDING </div> <div style="text-align: center;"> BOARD & BATTEN </div> </div>	FENESTRATION U- FACTOR	0.35
	SKYLIGHT U- FACTOR	0.55
	GLAZED FENESTRATION SHGC	0.40
	CEILING R-VALUE	R-49
	WOOD-FRAME WALL R-VALUE	R-20 CAVITY OR R-13 CAVITY AND R-5 CONTINUOUS
	MASS WALL R-VALUE	8/13
	FLOOR R-VALUE	R-19
	BASEMENT WALL R-VALUE	R-10 CONTINUOUS OR R-13 CAVITY
	SLAB R-VALUE AND DEPTH (FT.)	R-10 AT 2 FT.
	CRAWL SPACE WALL R-VALUE	R-10 CONTINUOUS OR R-13 CAVITY
	DUCT R-VALUE	SUPPLY IN ATTIC: R-8 INSIDE THERMAL ENVELOPE: N/A ALL OTHER DUCTS: R-6
	DUCT TIGHTNESS (CFM/100FT ²)	≤4 OR ≤3 IF AIR HANDLER NOT INSTALLED
	BUILDING AIR LEAKAGE	≤3 ACH

MATERIAL DESIGNATIONS - PLANS/SECTIONS		
BATT / LOOSE FILL INSULATION	WOOD (FINISH)	GRAVEL FILL
RIGID INSULATION	WOOD (SHEATHING)	TOP SOIL

WALL PLAN VIEWS AND SYMBOLS		
EXISTING WALL	NEW WALL	CMU BLOCK WALL
EXISTING WALL TO BE DEMOLISHED	POURED CONCRETE WALL	BRICK ON STUD WALL

CODE SUMMARY

BUILDING:	IBC, 2018 EDITION, WITH CURRENT MD AMENDMENTS
MECHANICAL:	IMC, 2018 EDITION, WITH CURRENT MD AMENDMENTS
ELECTRICAL:	NATIONAL ELECTRICAL CODE, 2020
PLUMBING:	IPC, 2018 EDITION, WITH CURRENT MD AMENDMENTS
FIRE:	IFC, 2018 EDITION, WITH CURRENT MD AMENDMENTS NFPA 101, 2018 LIFE SAFETY CODE ED. WITH CURRENT MD AMENDMENTS
FUEL GAS:	INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH CURRENT MD AMENDMENTS
ACCESSIBILITY:	CHAPTER 53 MARYLAND ACCESSIBILITY CODE
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION W/ MD SUPPLEMENTS AND AMENDMENTS

GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF GEOTERRA ENGINEERING AND SHALL NOT BE REPRODUCED WITHOUT THEIR PERMISSION. THEY SHALL NOT BE USED BY ANYONE ON OTHER PROJECTS OR ON EXTENSIONS OF THIS PROJECT WITHOUT WRITTEN AGREEMENT BY AND APPROPRIATE COMPENSATION TO GEOTERRA.

CONTRACTORS SHALL OBTAIN REQUIRED PERMITS BEFORE THE START OF WORK AND SHALL OBTAIN REQUIRED APPROVALS UPON COMPLETION.

CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AFTER DEMOLITION AND DURING PROGRESSION OF WORK AND INFORM THE OWNER AND GEOTERRA OF ANY DISCREPANCIES THAT REQUIRE CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER

CONTRACTORS SHALL PERFORM ALL WORK TO CONFORM TO THE APPLICABLE EDITION OF THE INTERNATIONAL RESIDENTIAL CODE INCLUDING ALL LOCAL AMENDMENTS.

ALL ELECTRICAL DRAWINGS ARE TO BE PROVIDED BY OTHERS AND INSTALLATIONS SHALL CONFORM TO NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LAWS AND REGULATIONS.

ALL MECHANICAL / PLUMBING DRAWINGS ARE TO BE PROVIDED BY OTHERS AND INSTALLATIONS SHALL CONFORM TO INTERNATIONAL MECHANICAL / PLUMBING CODE AND ALL APPLICABLE LAWS AND REGULATIONS.

ALL WORK SHALL BE DONE IN A SKILLED AND WORKMANLIKE MANNER. ALL BUILDING MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND LOCAL BUILDING CODE REQUIREMENTS.

CONTRACTORS SHALL PROTECT EXISTING UTILITIES, STRUCTURES, AND FINISHES FROM DAMAGE, FIRE, THEFT, AND VANDALISM DURING CONSTRUCTION.

SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES ON THE JOB WHETHER THEY ARE HIS OR HER OWN SUBCONTRACTORS OR UNDER SEPARATE CONTRACT.

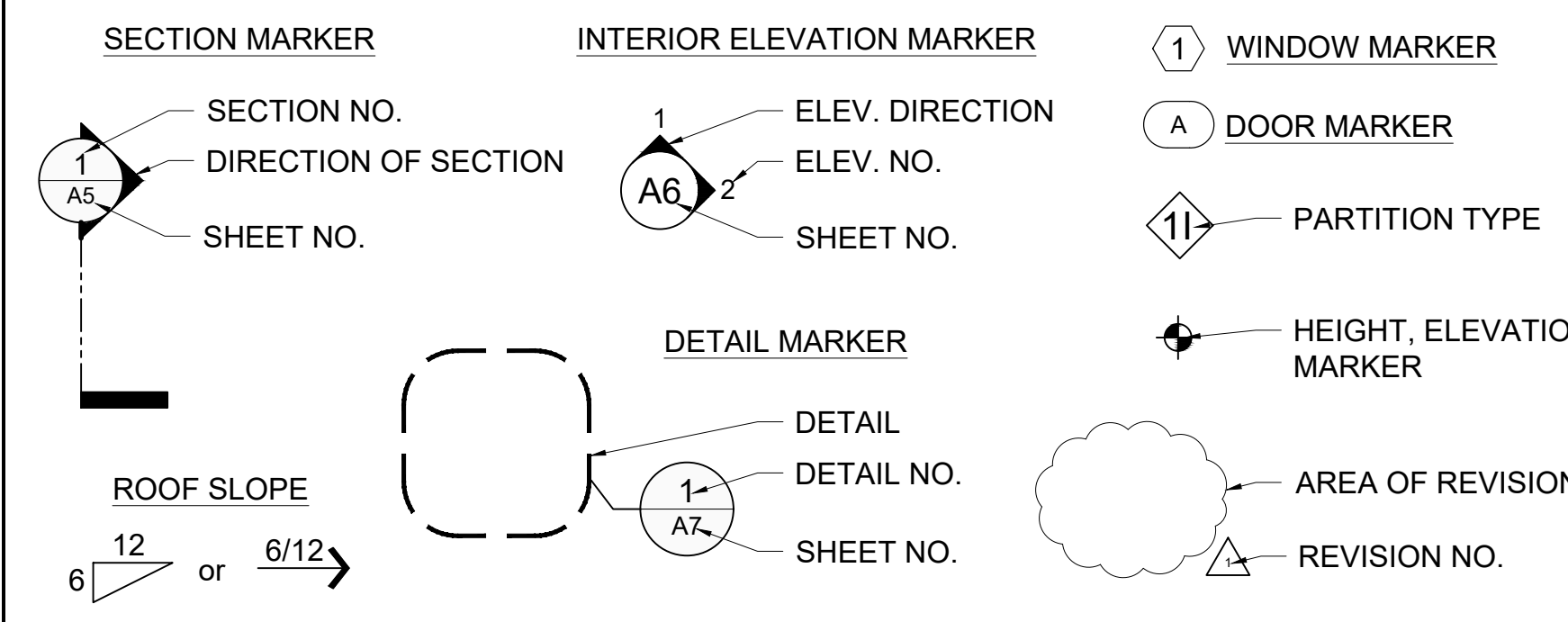
THE G.C. SHALL TAKE PRECAUTIONS TO MAINTAIN SAFE ACCESS FOR ALL CONSTRUCTION AND EMERGENCY PERSONNEL THROUGH THE PROPERTY.

THE G.C. SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF DEBRIS FROM THE WORK SITE. THERE SHALL BE NO STORAGE OF EXCESSIVE QUANTITIES OF DIRT, DEBRIS, RUBBISH OR WASTE OF ANY KIND ON THE SITE. DAILY BROOM CLEANING AFTER BUILDING IS CLOSED IN.

NEW WALLS ARE DIMENSIONED FROM FACE OF STUD (NO FINISHED MATERIEL IS CALCULATED)

AT THE COMPLETION OF THE JOB, THE G.C. SHALL BE RESPONSIBLE FOR OVERALL CLEANUP OF THE SPACE, TOUCHING UP MINOR DAMAGE OR ABRASIONS AND LEAVING SPACE READY FOR FINAL INSPECTION. SPECIFICALLY INCLUDED HEREIN IS THE CLEANUP, TOUCH UP, AND FULL PROPER FUNCTION OF ALL HARDWARE, WINDOWS, AND SILLS.

DRAWING SYMBOLS



DRAWING LIST

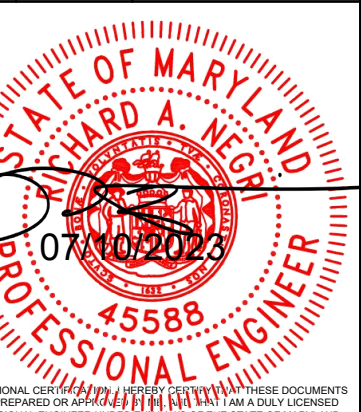
SHEET #	DESCRIPTION OF DRAWINGS
CS	COVER SHEET
SP	SITE PLAN
A1	EXISTING FLOOR PLANS
A2	PROPOSED FLOOR PLANS
A3	EXISTING & PROPOSED ELEVATIONS
A4	EXISTING & PROPOSED SECTIONS
S1	STRUCTURAL NOTES
S2	STRUCTURAL DETAILS

ABBREVIATIONS

@	AT	FTG.	FOOTING	RAD.	RADIUS
AB.	ANCHOR BOLT	FLR.	FLOOR	REF.	REFRIGERATOR
ABV.	ABOVE	GALV.	GALVANIZED	REINF.	REINFORCE
A.F.F.	ABOVE FINISHED FLOOR	G.W.B.	GYPSONUM WALL BOARD	REQ.	REQUIRED
A.F.G.	ABOVE FINISHED GRADE	HOR.	HORIZONTAL (LY)	RM.	ROOM
ALUM.	ALUMINUM	IN.	INCH (ES)	R.O.	ROUGH OPENING
APPROX.	APPROXIMATELY	INSUL.	INSULATION	S.F.	SQUARE FOOT OR FEET
BSMT.	BASEMENT	INT.	INTERIOR	SCHED.	SCHEDULE
BLDG.	BUILDING	LBS.	POUNDS	SECT.	SECTION
BLKG.	BLOCKING	LIN.	LINEN	SIM.	SIMILAR
BOT.	BOTTOM	MAS.	MASONRY	SPECS	SPECIFICATIONS
C.M.U.	CONCRETE MASONRY UNIT	MAX.	MAXIMUM	STRUC.	STRUCTURAL
CLG.	CENTERLINE	MFR.	MANUFACTURER (S)	T	TREAD
CLOS.	CLOSET	MIN.	MINIMUM	T.B.D.	TO BE DETERMINED
COL.	COLUMN	M.O.	MASONRY OPENING	T&B	TOP & BOTTOM
CONC.	CONCRETE	NOM.	NOMINAL	T&G	TONGUE AND GROOVE
CONT.	CONTINUOUS	NTS	NOT TO SCALE	TYP.	TYPICAL
DTL.	DETAIL	O.C.	ON CENTER	U.N.O.	UNLESS NOTED OTHERWISE
DIA. / Ø	DIAMETER	O.H.	OVERHEAD	VERT.	VERTICAL
DIM.	DIMENSION	PERP.	PERPENDICULAR	V.I.F.	VERIFY IN FIELD
DN.	DOWN	POLY.	POLYETHYLENE	REQ.	REQUIRED
DWG.	DRAWING	PWDR.	POWDER ROOM	W/O	WITHOUT
ELEV.	ELEVATION	PROP.	PROPOSED	W.C.	WATER CLOSET
EX.	EXISTING	P.S.F.	POUNDS PER SQUARE FOOT	WD	WOOD
EXT.	EXTERIOR	P.S.I.	POUNDS PER SQUARE INCH	W.I.C.	WALK-IN CLOSET
FIN.	FINISH	P.R.	PRESSURE TREATED	W.W.F.	WELDED WIRE FABRIC
FLR.	FLOOR	R.	RISER (S)	W.W.M.	WELDED WIRE MESH

REVISIONS

REV	DATE	DESCRIPTION
1	8.06.23	REV. 1



RICHARD A. NEGRI, MSCE, P.E. MD
PROFESSIONAL ENGINEER LIC. #45588

SCALE: AS SHOWN

DATE: 7.12.23

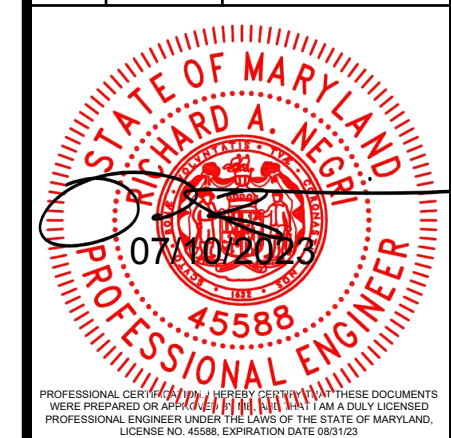
COVER SHEET

CS

6812 CONNECTICUT AVE
CHEVY CHASE, MD 20815

REVISIONS

REV	DATE	DESCRIPTION
1	8.06.23	REV. 1



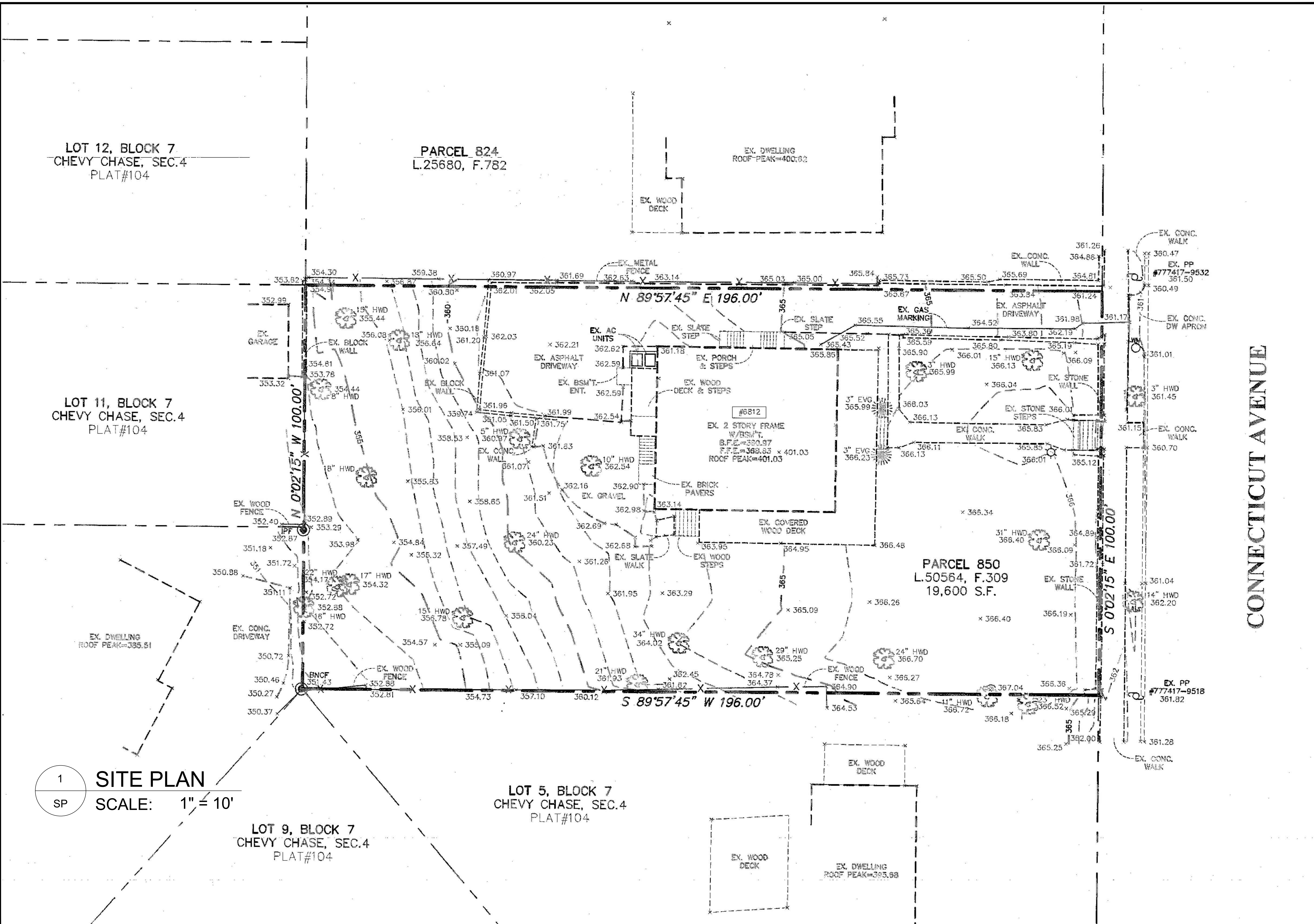
RICHARD A. NEGRI, M.S.C.E., P.E., M.D.
PROFESSIONAL ENGINEER, L.C. #45588

SCALE: 1" = 10'

DATE: 7.12.23

SITE PLAN

SP



LOT 12, BLOCK 7
CHEVY CHASE, SEC. 4
PLAT #104

PARCEL 824
L. 25680, F. 782

LOT 11, BLOCK 7
CHEVY CHASE, SEC. 4
PLAT #104

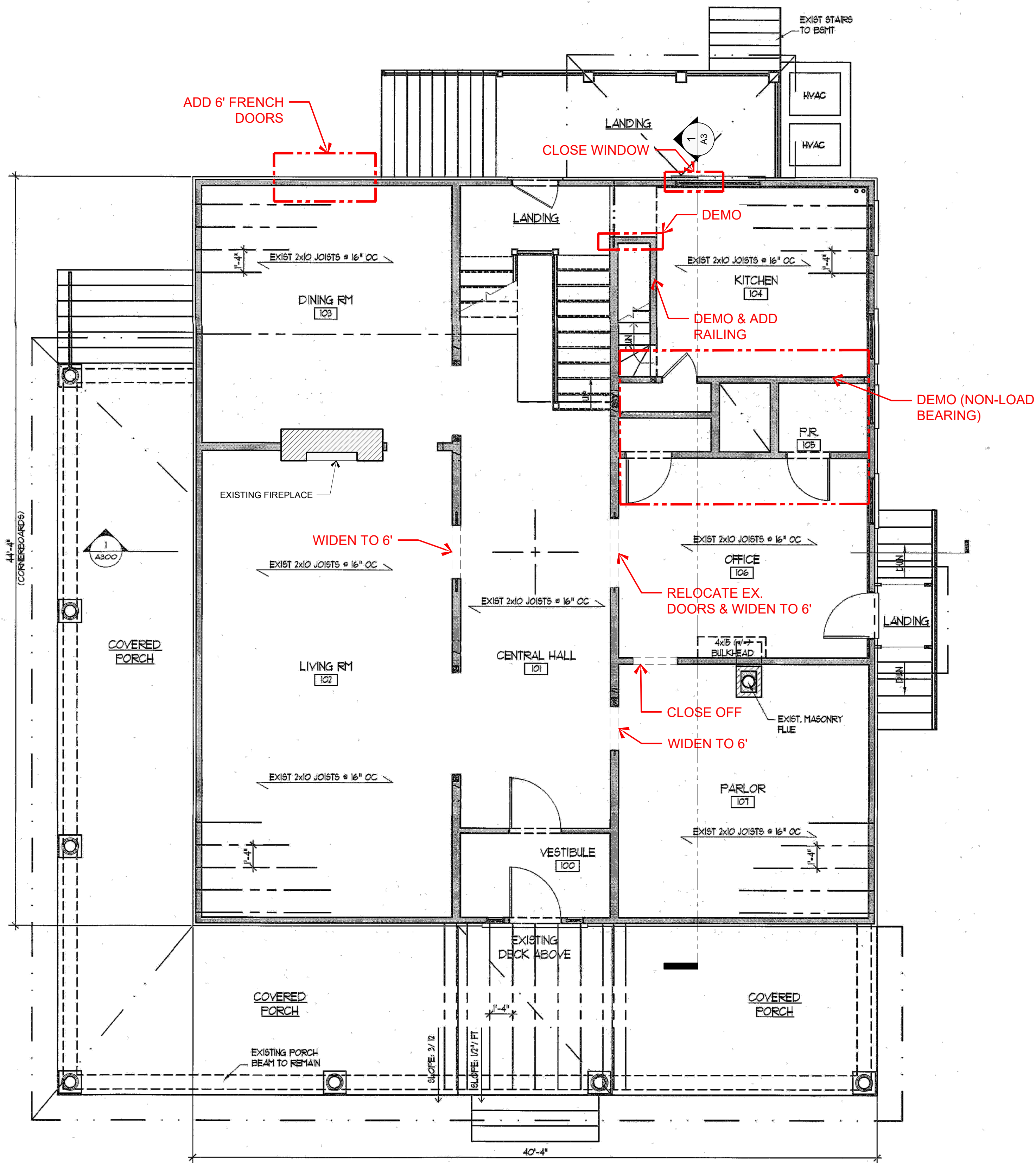
PARCEL 850
L. 50564, F. 309
19,600 S.F.

LOT 5, BLOCK 7
CHEVY CHASE, SEC. 4
PLAT #104

LOT 9, BLOCK 7
CHEVY CHASE, SEC. 4
PLAT #104

1
SP
SITE PLAN
SCALE: 1" = 10'

6812 CONNECTICUT AVE
CHEVY CHASE, MD 20815



REVISIONS

REV	DATE	DESCRIPTION
1	8.06.23	REV. 1



RICHARD A. NEGRI, MSCE, P.E. MD
PROFESSIONAL ENGINEER LIC. #45588

SCALE: 1/4" = 1'

DATE: 7.12.23

EXISTING
FLOOR PLAN

A1

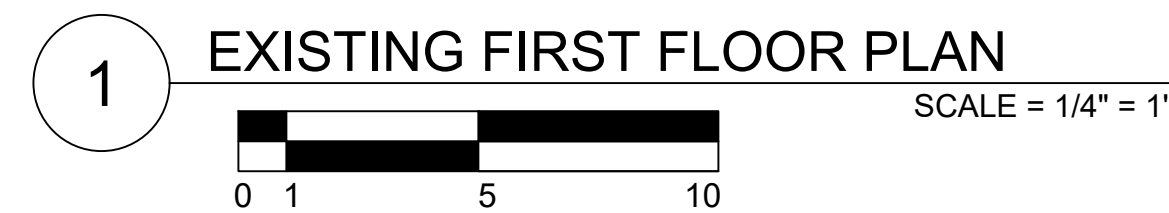
DEMOLITION NOTES

- CONTRACTOR TO PULL ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF DEMOLITION WORK - INCL. BUT NOT LIMITED TO: DEMOLITION PERMIT, STREET USE PERMIT, UNDERPINNING PERMIT.
- GC SHALL BE RESPONSIBLE FOR ALL SHORING OF EXISTING WALLS TO REMAIN. CONTRACTOR SHALL REVIEW CONDITION OF EXISTING WALLS WITH A QUALIFIED SHORING ENGINEER PRIOR TO REMOVING ANY STRUCTURE OR SUPPORTING WALLS OR FRAMING.
- GC SHALL NOTIFY NEIGHBORING PROPERTIES OF WORK TO BE PERFORMED. CONTRACTOR SHALL PROVIDE CONTACT INFORMATION - INCLUDING NAME AND PHONE NUMBERS - FOR NEIGHBORS TO CONTACT OFF HOURS SHOULD IT BE NECESSARY.
- EXISTING MASONRY WALLS SHALL BE REPAIRED AND REPOINTED PRIOR TO START OF NEW WORK. PATCHING, IF REQUIRED, SHALL BE OF SAME OR SIMILAR MATERIALS. INSTALL ALL REPAIRS TO BE FLUSH WITH ADJACENT SURFACES.
- MATCH GROUT COLOR AND MASONRY FINISH TO EXISTING.

FLOOR PLAN LEGEND

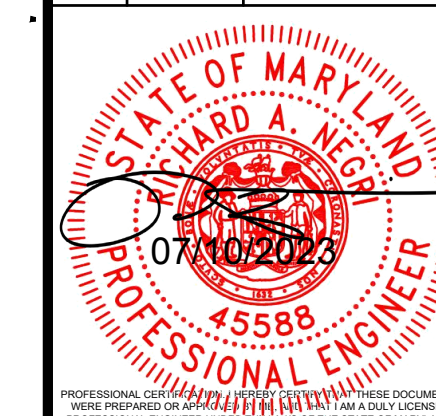
- NEW WALLS
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

NOTE:
DOOR AND WINDOW SIZES SHOWN
NOMINALLY: 5046 = 5'-0" X 4'-6"



REVISIONS

REV	DATE	DESCRIPTION
1	8.06.23	REV. 1



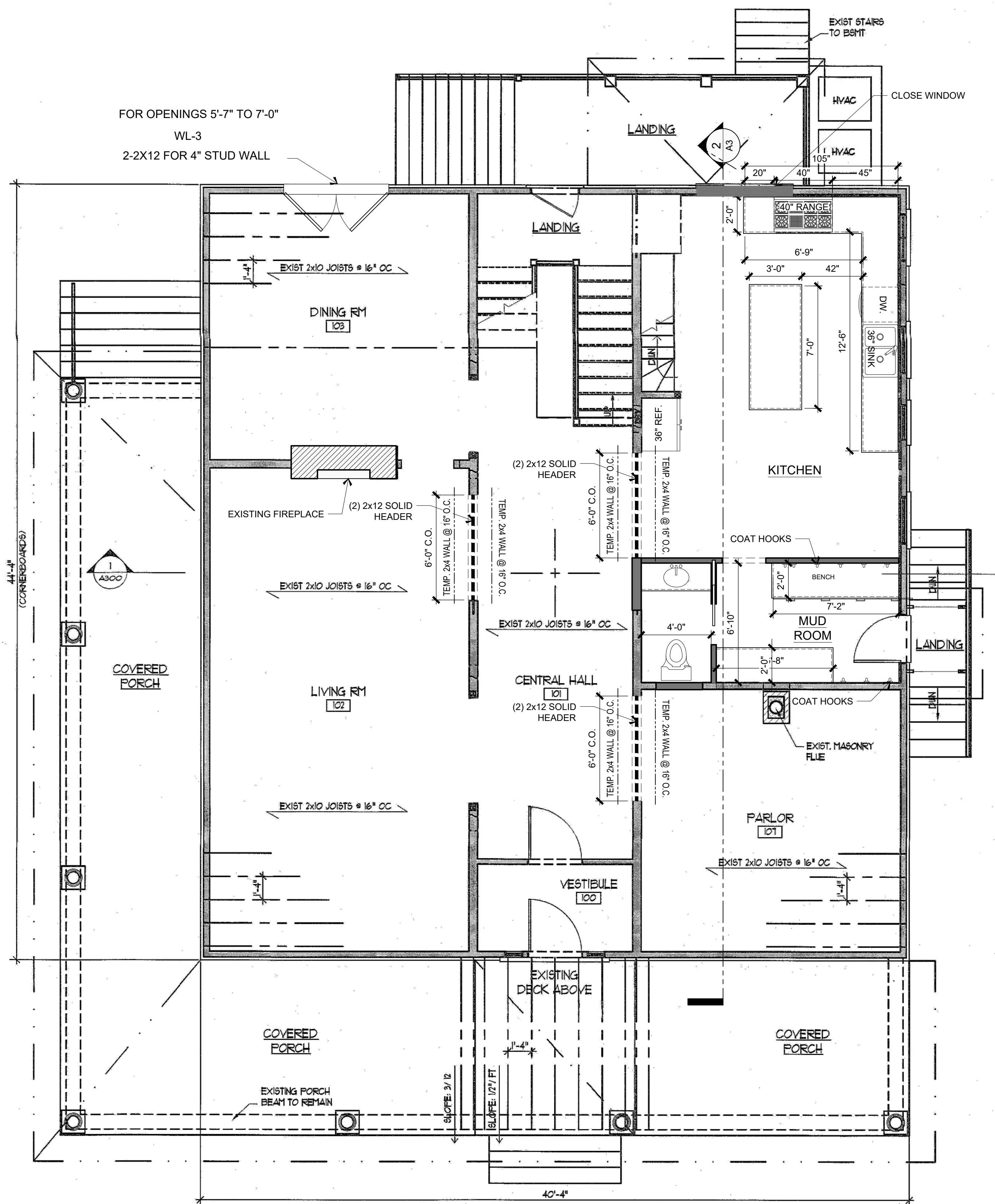
RICHARD A. NEGRI, MSCE, P.E. MD
PROFESSIONAL ENGINEER LIC. #45588

SCALE: 1/4" = 1'

DATE: 7.12.23

**PROPOSED
FLOOR PLAN**

A2



1 PROPOSED FIRST FLOOR PLAN
SCALE = 1/4" = 1'

CONSTRUCTION NOTES

- ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD (WALLS, WINDOWS, DOORS, ETC.)
- NEW WALLS ARE DIMENSIONED FROM FACE OF STUD (NO FINISHED MATERIAL IS CALCULATED)
- ANY QUESTIONS REGARDING THESE DWGS SHALL BE ADDRESSED DIRECTLY WITH OWNER/GEOTERRA BEFORE CONST. GEOTERRA WILL NOT BE HELD RESPONSIBLE FOR ANY MISINTERPRETATIONS OF THESE DWGS.
- EXISTING BRICK MASONRY PARTY WALL TO REMAIN AS 1-HR SEPARATION. CONTRACTORS TO REPAIR AND REPOINT BRICK AS REQUIRED.
- ROOF FRAMING TO BE INSTALLED TO MATCH EXISTING PROFILE. SLOPES INDICATED ON PLANS ARE APPROX.
- PROVIDE ALL PERIMETER FLASHING, GUTTERS, DOWNSPOUTS, AND PIPE OR VENT PENETRATION FLASHING AS REQ.
- PROVIDE NEW INSUL. IN EXISTING EXTERIOR WALLS R21 MIN. PROVIDE NEW 1/2" GWB AT EXIST. EXT. WALLS.

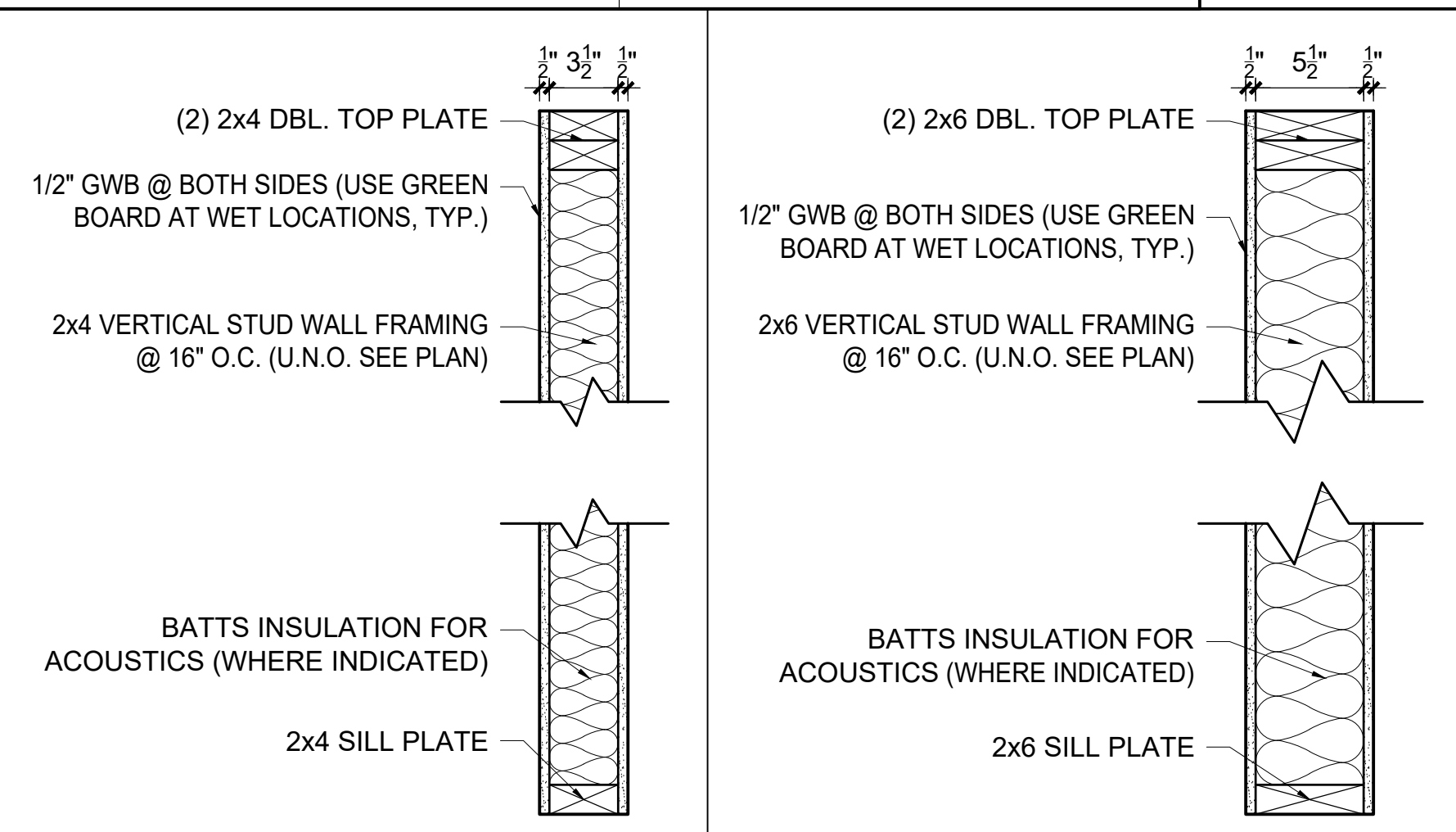
EGRESS WINDOW NOTES

- PER IRC 2015 SECTION R310
- AT GRADE FLOOR OPENINGS = 5.0 SF MIN. CLEAR OPENING
 - ABOVE/BELOW GRADE OPENINGS = 5.7 SF MIN. CLEAR OPENING
 - 20" WIDTH MIN. 24" HEIGHT MIN.
 - SILL HEIGHT MAX = 44" AFF, TYP.
 - ALL EGRESS WINDOWS SHALL BE OPERATIONAL VIA INTERIOR W/O USE OF TOOLS

FLOOR PLAN LEGEND

- NEW WALLS
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

NOTE:
DOOR AND WINDOW SIZES SHOWN NOMINALLY: 5046 = 5'-0" X 4'-6"



1 TYPICAL 2x4 INTERIOR WALL
1-1/2" = 1'-0"

2 TYPICAL 2x6 INTERIOR WALL
1-1/2" = 1'-0"

6812 CONNECTICUT AVE
 CHEVY CHASE, MD 20815



1 EXISTING REAR ELEVATION
 SCALE = 1/4" = 1'



2 PROPOSED REAR ELEVATION
 SCALE = 1/4" = 1'

REVISIONS

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1	8.06.23	REV. 1



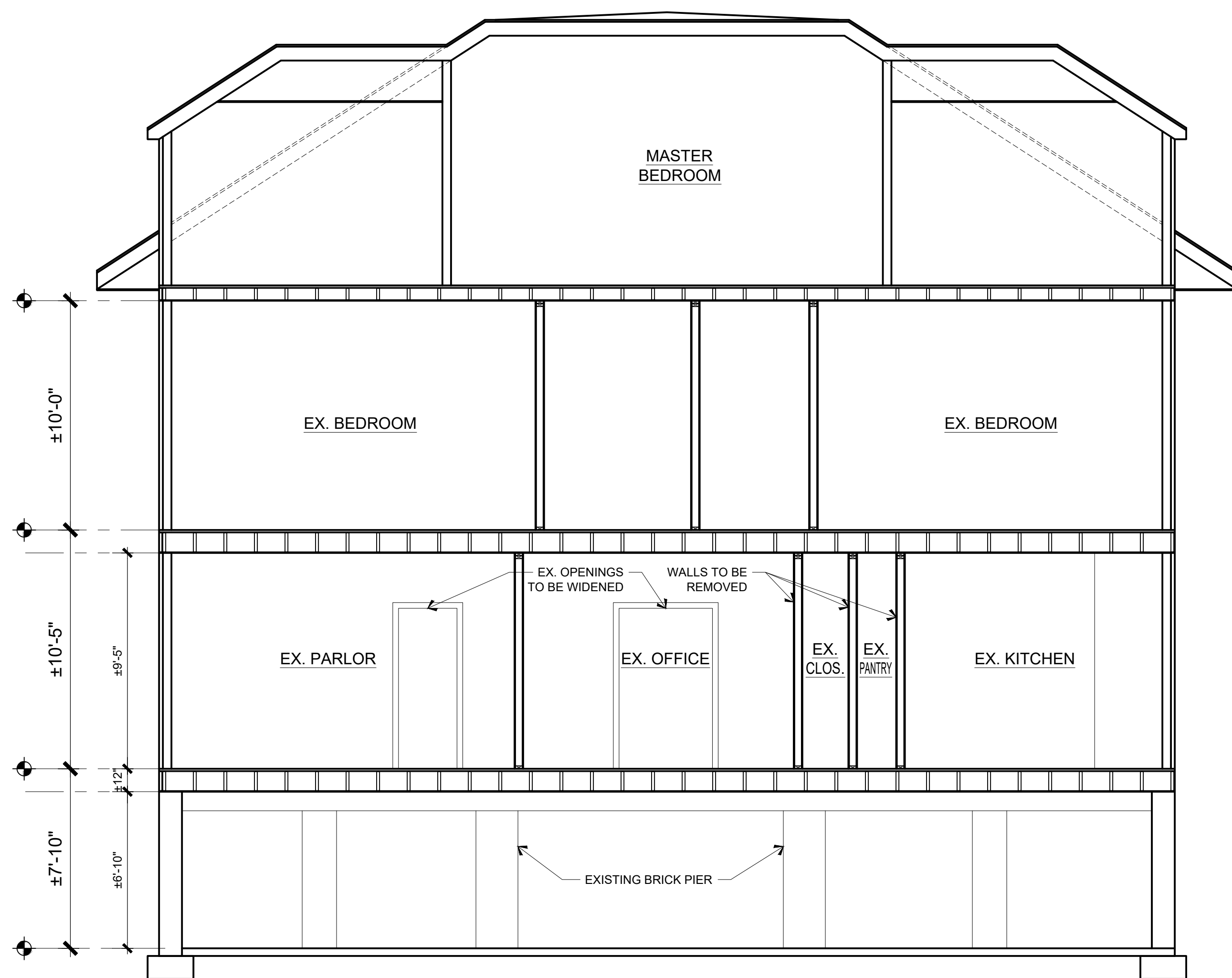
RICHARD A. NEGRI, MSCE, P.E., MD
 PROFESSIONAL ENGINEER LIC. #45588

SCALE: 1/4" = 1'

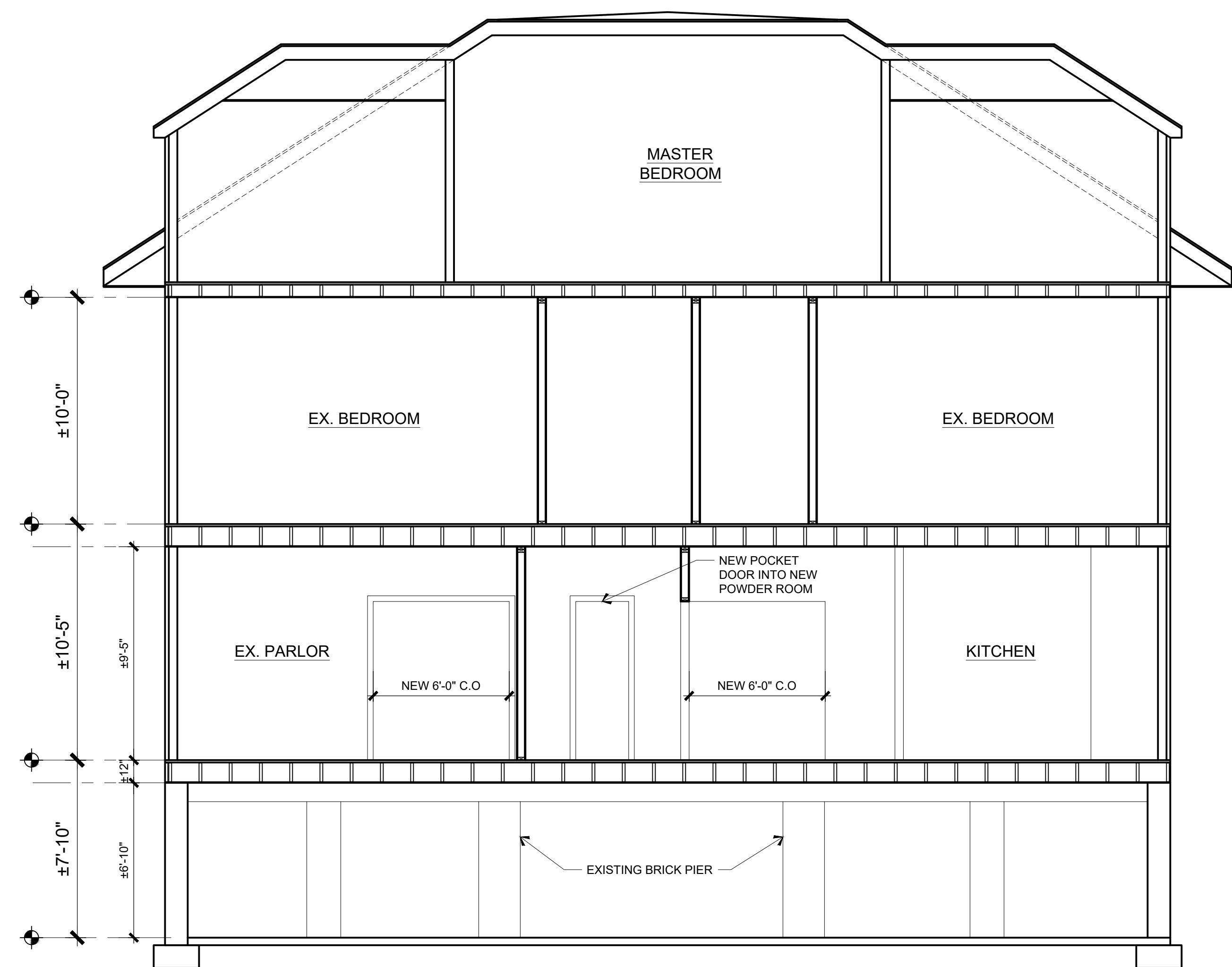
DATE: 7.12.23

EXISTING &
 PROPOSED REAR
 ELEVATION

A3



1 EXISTING CROSS SECTION
SCALE = 1/4" = 1'



2 PROPOSED CROSS SECTION
SCALE = 1/4" = 1'

REVISIONS

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1	8.06.23	REV. 1



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PROFESSIONAL ENGINEER LIC. #45588

SCALE: 1/4" = 1'

DATE: 7.12.23

EXISTING & PROPOSED SECTIONS

STRUCTURAL NOTES

GENERAL

A. THE STANDARD GENERAL CONDITIONS FOR THE CONSTRUCTION CONTRACT N.S.P.E. DOCUMENT 1910-8 SHALL GOVERN THIS WORK AS IF ENTIRELY INCLUDED ON THESE DRAWINGS.

B. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS, AND ROOF ACTING TOGETHER. PROVIDE GUYS, BRACES, STRUTS, ETC. TO ACCOMMODATE LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

C. CANTILEVER AND BASEMENT RETAINING WALLS HAVE NOT BEEN DESIGNED FOR SURCHARGE LOADING ASSOCIATED WITH CONSTRUCTION TRAFFIC BEHIND THE WALL. THE CONTRACTOR AND HIS SUBS SHALL PROVIDE ADEQUATE TEMPORARY BRACING TO RESIST INCREASED LATERAL LOADS ON THE WALLS ASSOCIATED WITH THEIR MEANS AND METHODS OF CONSTRUCTION.

1.1 DESIGN LOADS

A. THE STRUCTURE WAS DESIGNED FOR THE LIVE LOADS SHOWN BELOW AND DEAD LOADS AS REQUIRED BY CONSTRUCTION IN ACCORDANCE WITH IBC 2018. LOADS DUE TO SNOW LOAD BUILD-UP WERE CONSIDERED IN DESIGN OF STRUCTURAL COMPONENTS ADJACENT TO PARAPETS, HIGH BUILDING WALLS, ETC. INCREASE IN THESE LOADINGS, DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC, TO HAVE WRITTEN APPROVAL FROM THE DESIGNING STRUCTURAL ENGINEER.

B. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS, AND ROOF ACTING TOGETHER. PROVIDE GUYS, BRACES, STRUTS, ETC. TO ACCOMMODATE LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

C. LIVE LOADS SHOWN BELOW ARE IN POUNDS PER SQUARE FOOT (PSF).
ROOF LIVE LOAD: 30 GROUND SNOW LOAD (PG): 30
FLOOR LIVE LOAD: 30 FLAT ROOF SNOW LOAD (PF) 21
STAIRS: 30 SNOW LOAD IMPORTANCE FACTOR 1.0
SNOW EXPOSURE FACTOR (Ce): 0.7
DECK LL 40. DL 10

D. WIND CRITERIA:
ULTIMATE DESIGN WIND SPEED: 115 MPH (3 SECOND GUST)
NOMINAL DESIGN WIND SPEED: 90 MPH (3 SECOND GUST)
RISK CATEGORY: II
WIND EXPOSURE CATEGORY: B
INTERNAL PRESSURE COEFFICIENT: + 0.18
ROOF: 20.1 WALL: 14.1

1.2 SHORING

A. PROVIDE SHORING AS REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE. ADJACENT UTILITIES, CONSTRUCTION, AND EMBANKMENTS DURING THE CONSTRUCTION PERIOD. STRENGTH AND PLACEMENT OF SHORING IS TOTALLY THE RESPONSIBILITY OF THE CONTRACTOR.

B. REMOVE FINISHES, SUCH AS PLASTER, STUCCO, ETC., SO THAT SHORING WILL BE IN DIRECT CONTACT WITH STRUCTURAL MEMBERS.

C. WHERE SPACES BETWEEN SHORING AND EXISTING MEMBERS EXIST. DRIVE HARDWOOD WEDGES SNUG AND TOE NAIL TO SHORING.

1.3 EXISTING CONDITIONS

A. EXPOSE EXISTING FRAMING AND NOTIFY ENGINEER PRIOR TO INSTALLATION OF NEW FRAMING.

B. CONTRACTOR MUST FIELD CHECK AND VERIFY DIMENSIONS AND ELEVATIONS OF EXISTING WORK PRIOR TO FABRICATION OF NEW MATERIALS.

C. USE NON-DESTRUCTIVE TESTING METHODS TO DETERMINE LOCATIONS OF REIN-FORCING. DO NOT CUT EXISTING REINFORCING. ADJUST LOCATIONS OF NEW HOLES TO MISS REINFORCING.

D. RELOCATE EXISTING PLUMBING AND HVAC AS REQUIRED TO ALLOW INSTALLATION OF NEW FRAMING.

2.1 DEMOLITION

A. DEMOLITION INCLUDES CONTROLLED DESTRUCTION OF STRUCTURES AND THE REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS AS SHOWN ON THE DRAWINGS AND INCLUDED IN THESE NOTES.

B. PERFORM DEMOLITION IN SECTIONS SMALL ENOUGH TO PREVENT DAMAGE OF MATERIALS AND FACILITIES AND FOR EMBANKMENTS TO REMAIN IN PLACE.

C. PROVIDE ADEQUATE SHORING, BRACING, AND PROTECTION TO PREVENT MOVEMENT, SETTLEMENT, COLLAPSE OR DAMAGE TO EXISTING MATERIALS AND OF SHORING PROCEDURES SIGNED BY PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED PRIOR TO BEGINNING WORK.

D. PROMPTLY REPAIR DAMAGES CAUSED BY THE DEMOTION TO ADJACENT FACILITIES, MATERIALS, OR EMBANKMENTS AT NO COST TO THE OWNER.

E. PROMPTLY REMOVE FROM SITE AND PROPERLY DISPOSE OF DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM THE DEMOLITION.

2.3 FOUNDATIONS

A. A SOIL BEARING CAPACITY OF 2000 PSF WAS USED FOR FOOTING DESIGN. ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO VERIFY EXCAVATIONS AND SOIL BEARING CAPACITY. IF SOIL OF THIS CAPACITY IS NOT ENCOUNTERED AT ELEVATIONS INDICATED, CONTACT ENGINEER OF RECORD (EOR).

3.1 CONCRETE

A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: CONCRETE WORK INCLUDING FORMING, MIXING, PLACING, AND CURING SHALL BE IN ACCORDANCE WITH ACI 301. PLACEMENT OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315 AND 318. WHEN THERE IS A CONFLICT, THE MOST STRINGENT IS TO APPLY.

B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW PRIOR TO FABRICATION OR ERECTION. REPRINTS OF CONTRACT DRAWINGS ARE NOT ACCEPTABLE. SUBMIT DESIGN MIXES FOR EACH CLASS OF CONCRETE PRIOR TO USE.

C. CONCRETE REINFORCING: ASTM A-615, GRADE 60.

D. WELDED WIRE REINFORCEMENT: ASTM A-1064.

E. PORTLAND CEMENT: ASTM C-595.

F. BLENDED HYDRAULIC CEMENT: ASTM C-595.

G. FLY ASH: ASTM C-618, CLASS F (30% MAX.)

H. AGGREGATE: ASTM C-33. 1" MAXIMUM FOR FOOTINGS, WALLS, AND SLABS ON GRADE, 1/2" MAXIMUM FOR THIN SLABS, AND 3/8" FOR WALL FILL.

I. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 3,000 PSI.

J. EXTERIOR CONCTETE TO BE AIR-ENTRAINED AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 3,500 PSI.

K. WATER CEMENT RATIO NOT TO EXCEED 0.54 FOR 3,000 PSI CONCRETE AND 0.45 FOR AIR ENTRAINED CONCTETE.

L. INSTALL WELDED WIRE REINFORCEMENT 2" BELOW UPPER SURFACE OF CONCRETE SLAB.

M. REINFORCING FOR FOOTINGS AND OTHER CONCRETE USING EARTH FORMS SHALL HAVE 3" CONCRETE COVER. REINFORCING FOR CONCRETE EXPOSED TO GROUND OR WEATHER AFTER REMOVAL OF FORMS SHALL HAVE 2" CONCRETE COVER. REINFORCING SHALL HAVE 3/4" CONCRETE COVER FOR SLABS AND WALLS AND 1 1/2" COVER FOR BEAMS, GIRDBERS, AND COLUMNS.

N. USE A WATER REDUCING ADMIXTURE IN ALL CONCRETE.

O. USE A MINIMUM OF 5 1/2" BAGS OF CEMENT AND A MAXIMUM OF 6 1/2 GALLONS OF WATER PER GAG FOR EACH CUBIC YARD OF CONCRETE.

P. SLUMP - AS REQUIRED BY ACI (211.1). EXCEPT THAT SLABS-ON-GRADE AND THIN-FRAMED SLABS SHALL HAVE A MAXIMUM SLUMP OF 4". SHOULD EXTRA WATER BE REQUIRED BEFORE DEPOSITING CONCRETE AND WATER/CEMENT RATIO OF ACCEPTED MIX DESIGN HAS NOT BEEN EXCEEDED, GENERAL CONTRACTOR'S SUPERINTENDENT SHALL HAVE SOLE AUTHORITY TO AUTHORIZE ADDITION OF WATER. ANY ADDITIONAL WATER ADDED TO MIX AFTER LEAVING BATCH PLANT SHALL BE INDICATED ON THE TRUCK TICKET AND SIGNED BE PERSON RESPONSIBLE. SUBMIT COPY OF TRUCK TICKET FOR REVIEW.

Q. AIR ENTRAIN EXTERIOR EXPOSED CONCRETE 5% +/- 1%

R. NO CALCIUM CHLORIDE WILL BE PERMITTED IN CONCRETE.

6.1 WOOD FRAMING

A. WOOD FRAMING AND FASTENERS - COMPLY WITH THE RECOMMENDATIONS OF THE AMERICAN WOOD COUNCIL (AWC)

B. SPACING OF NAILS OR SCREWS FOR FLOOR OR ROOF PANELS: PANEL EDGES AT 12" O.C. AND 16" O.C. ON EACH INTERIOR SUPPORT.

C. SPACING OF NAILS OR SCREWS FOR WALL PANELS: PANEL EDGES AT 8" O.C. AND 16" O.C. ON EACH INTERIOR SUPPORT.

D. PROVIDE DOUBLE STUD AT VERTICAL PANEL JOINTS FOR WALL APPLICATIONS AND SPACE PANELS MINIMUM 1/8".

E. PLYWOOD: APA - THE ENGINEERED WOOD ASSOCIATION GRADE TRADE MARKED MEETING THE REQUIREMENTS OF THE LATEST EDITION, PER CODE, OF U.S. PRODUCT STANDARD PS - 1.

F. PANEL THICKNESS AND IDENTIFICATION INDEX SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. INSTALL AND CONNECT IN ACCORDANCE WITH THE RECOMMENDATION OF APA - THE ENGINEERED WOOD ASSOCIATION.

G. ATTACH PLYWOOD FLOOR SHEATHING USING GLUE AND NAILS.

H. UNLESS OTHERWISE NOTED ON DRAWINGS, ATTACH PLYWOOD TO FRAMING WITH MIN. 8D NAILS AT 6" O.C. ON EDGES OF SHEET AND 12" O.C. ON EACH INTERIOR SUPPORT.

I. FOR PLYWOOD 1/2" IN THICKNESS AND LESS, USE H CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O.C. FOR 48" SPANS, PROVIDE 2-H CLIPS AT 1/3 POINTS OF SPAN OR PROVIDE TONGUE AND GROOVE PLYWOOD.

J. STRUCTURAL LUMBER (2"-4" THICK, EXCEPT NONBEARING STUDS AND PLATES) - SPRUCE PINE FIR NO. 1 OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:

E = 1,400,000 PSI fe = 425 PSI
fb = 900 PSI ft = 450 PSI
fc (PARALLEL TO GRAIN) = 1,150 PSI fv = 135 PSI
STRUCTURAL LUMBER (5" X 5" AND LARGE) - SPRUCE PINE FIR NO. 1 OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:
E = 1,300,000 fe = 425 PSI
fb = 850 PSI ft = 550 PSI
fc = (PARALLEL TO GRAIN) = 700 PSI fv = 125 PSI

K. PRESSURE TREATED LUMBER - SOUTHERN PINE #1 WITH THE FOLLOWING RETENTION LEVELES: FOR ABOVE GROUND USE - 0.4 PCF FOR PROCESSES USING ACQ AND CBA-A, 0.2 FOR PROCESS USING CA-B.

L. INSTALL DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO FRAMING.

M. ATTACH MULTIPLE MEMBERS TOGETHER AS FOLLOWS:
(2) 2X: 2 ROWS 16d NAILS @ 16" O.C.
TOP LOADED WITH 3_2X: 2 ROWS 16d NAILS @ 16" O.C.
SIDE LOADED 3_2X10 AND 3_2X12: 3 ROWS - 6d NAILS @12" O.C.

N. PROVIDE FLUSH FRAMED JOISTS AND HEADERS WITH PREFABRICATED GALVANIZED (SADDLE TYPE) METAL CONNECTOR UNLESS NOTED OTHERWISE. HANGERS SHALL BE 18 GAGE MINIMUM THICK AND HAVE CAPACITY TO RESIST 500# MINIMUM FOR EACH 2X MEMBER IN SHEAR FOR SPECIES OF WOOD USED.

O. BRIDGING FOR WOOD JOISTS (ROOF AND FLOOR) TO BE DIAGONAL WOOD SPACED AS FOLLOWS: SPANS OVER 8'-0" - ONE ROW

P. EXPOSED STRUCTURAL FRAMING MEMBERS IN ABOVE GROUND USE AND WOOD PLATES IN CONTACT WITH SLABS ON GRADE TO BE PRESSURE TREATED LUMBER. TREAT WOOD WITH A WATERBORNE PRESERVATIVE MATERIAL WITH ONE OF THE FOLLOWING: ALKALINE COPPER QUAT (ACQ) TYPES B OR D, PR COPPER AZOLE (CBA-A, CA-B).

Q. STEEL MATERIALS IN CONTACT WITH PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED. MINIMUM GALVANIZED COATING FOR PREVARICATED METAL CONNECTORS TO BE G-185 PER ASTM A-653. CONNECTORS, HOT DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH ASTM A-123. FASTENERS HOT DIPPED GALVANIZED AFTER FABRICATIONS IN ACCORDANCE WITH ASTM A-153. MECHANICALLY GALVANIZED FASTENERS IN ACCORDANCE WITH ASTM B-659, CLASS 55.

R. PROVIDE SOLID (CONTINUOUS) BRIDGING AT BEARING POINTS.

S. INSTALL DOUBLE STUD EACH END OF WOOD BEAMS UNLESS NOTED OTHERWISE.

T. ATTACH WOOD CLOCKING, NAILERS, ETC., TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS UNLESS NOTED OTHERWISE. SPACE FASTENERS AT 2'-0" MAXIMUM O.C. STAGGERED. MINIMUM CAPACITY OF EACH FASTER SHALL BE 100 POUNDS IN SHEAR AND PULLOUT, UNLESS NOTED OTHERWISE.

U. EXTERIOR WALL SHEATHING - THERMO-PLY INSULATIVE SHEATHING AS MANUFACTURED BY SIMPLEX PRODUCTS DIVISION, ADRIAN, MICHIGAN 49221. USE STRUCTURAL GRADE (RED PRINT) FOR STUD SPACING OF 16" O.C. USE SUPER STRENGTH (BLUE PRINT) FOR STUD SPACING OF 24" O.C.

V. SHIP AND INSTALL THERMO-PLY SHEATHING IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS. INSTALL 48" X 96" SHEETS WITH 1/8" TO 1/16" GAP BETWEEN PANELS. INSTALL 48 3/4" X 96" SHEETS WITH A 3/4" OVERLAP. NAIL THROUGH THERMO-PLY INTO STUDS USING 11 GAUGE X 1 1/8 GALVANIZED ROOFING NAILS. FASTEN RED PRINT THERMO-PLY AT 3" O.C. AT PERIMETER (WHERE EDGE OF PANEL IS UNSUPPORTED BETWEEN STUDS, PROVIDE BLOCKING) AND 6" O.C. TO INTERMEDIATE STUDS. FASTEN BLUE PRINT THERMO-PLY AT 3" O.C. TO BOTH PERIMETER AND INTERMEDIATE STUDS AND TO BLOCKING AT PANEL EDGES.

6.1A WOOD LINTEL SCHEDULE

A. FOR STUD WALL OPENINGS NOT SPECIFICALLY SHOWN IN PLAN (OPENINGS FOR MECHANICAL TRADES, OPENINGS IN BEARING AND NON BEARING WALLS, ETC.) PROVIDE WL-1, WL-2, OR WL-3 AS DIRECTED BY THE ARCHITECT.

B. PROVIDE ONE BEARING STUD AND ONE FULL HEIGHT JAMB STUD EACH END OF WOOD LINTELS AND HEADERS, UNLESS NOTED OTHERWISE. FOR OPENINGS OVER 7'-0" PROVIDE TWO BEARING STUDS AND ONE FULL HEIGHT JAMB STUD, UNLESS NOTED OTHERWISE.

C. LOOSE ANGLE LINTELS SUPPORTING BRICK VENEER AND SPANNING 4'-0" OR MORE SHALL HAVE PRE-PUNCHED HOLES SPACED AT 2'-0" MAXIMUM O.C. IN VERTICAL LEG OF ANGLE FOR 10d NAIL ATTACHMENT TO WOOD LINTEL.

MARK	MATERIAL	MATERIAL
WL-1	2-2X8 FOR 4" STUD WALL 3-2X6 FOR 6" STUD WALL	FOR OPENINGS UP TO 4'-6"
WL-2	2-2X10 FOR 4" STUD WALL 3-2X8 FOR 6" STUD WALL	FOR OPENINGS 4'-7" TO 5'-6"
WL-3	2-2X12 FOR 4" STUD WALL 3-2X10 FOR 6" STUD WALL	FOR OPENINGS 5'-7" TO 7'-0"
WL-4	3-2X12 FOR 6" STUD WALL	FOR OPENINGS 7'-1" TO 8'-4"

6.3 PREFABRICATED WOOD TRUSSES

A. DESIGN AND INSTALL TRUSSES, BRACING, AND CONNECTORS FOR TRUSSES IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODE REQUIREMENTS AS WELL AS THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA) AND BY THE TRUSS PLATE INSTITUTE (TPI), UNLESS NOTED OTHERWISE ON THE DRAWINGS.

B. DESIGN TRUSSES TO RESIST LOADS SHOWN ON THE DRAWINGS. ONLY THE OUTLINES OF THE TRUSSES HAVE BEEN SHOW. WEB CONFIGURATION SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER.

C. TRUSSES TO BE DESIGNED FOR DEFLECTIONS AS FOLLOWS:
ROOF: LIVE LOAD L/240, L/360 WITH PLASTER OR STUCCO CEILINGS. TOTAL LOAD - L/240.

D. PROVIDE TRUSSES WITH CAMBER IN ACCORDANCE WITH "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES." LATEST EDITION PER CODE, TPI-85P AND PCT-85.

E. INSTALL BRACING OF WOOD TRUSSES IN ACCORDANCE WITH MANUFACTURERS DESIGN, SBCA, AND TPI, UNLESS NOTED OTHERWISE. THE MINIMUM BRACING ELEMENTS NOTED BELOW ARE TO REMAIN IN PLACE IN THE FINISHED STRUCTURE:

- CONTINUOUS LATERAL BRACING REQUIRED BY TRUSS DESIGN INCLUDING DIAGONAL BRACING AT ENDS OF THE BUILDING AND AT 16'-0" MAXIMUM INTERVALS IN THE LENGTH OF THE BUILDING.
- WEB MEMBER PLANE BRACING.
- BOTTOM CHORD PLANE BRACING.

F. TRUSS SUPPLIER SHALL TAKE SPECIAL CARE TO DESIGN AND SUPPLY LATERAL BRACING FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN MULTIPLE PIECES AND FIELD CONNECTED.

G. LUMBER SHALL CONFORM TO THE RECOMMENDATIONS OF THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION." LATEST EDITION PER CODE. AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. EACH PIECE SHALL BE GRADE MARKED.

H. TRUSS MANUFACTURER SHALL COORDINATE PLATE MATERIAL WITH ANY SPECIFIED TREATMENT PROCESS.

I. CONNECT ROOF TRUSSES AT EACH BEARING POINT WITH PREFABRICATED GALVANIZED METAL CONNECTORS AT EACH TRUSS, UNLESS OTHERWISE NOTED. EACH CONNECTOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL HAVE THE UPLIFT AND SHEAR CAPACITY AS REQUIRED BY THE TRUSS MANUFACTURER, BUT SHALL NOT BE LESS THAN 350# UPLIFT AND 130# SHEAR (EQUIVALENT TO 2 - H2.5A SIMPSON ANCHORS) FOR THE SPECIES OF WOOD USED.

J. TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS SHALL BE DESIGNED BY TRUSS MANUFACTURER.

K. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS AND ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE GUYS, BRACES, STRUTS, ETC., AS REQUIRED TO ACCOMMODATE LIVE, DEAD AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE. PERMANENT BRIDGING REQUIRED BY TRUSS DESIGN SHALL BE SIZED AND SUPPLIED BY TRUSS MANUFACTURER. SPECIAL CARE SHALL BE TAKEN TO SIZE AND SUPPLY LATERAL BRACING REQUIRED FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN TWO PIECES AND FIELD CONNECTED.

L. BRIDGING, MEMBER BRACING, ETC., SHALL BE AS REQUIRED BY MANUFACTURERS DESIGN AND SHALL BE INSTALLED BY CONTRACTOR IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.

M. ENGAGE THE SERVICES OF AN INDEPENDENT INSPECTION AGENCY TO VISUALLY INSPECT TRUSSES BEFORE AND AFTER ERECTION. INSPECTION AGENCY SHALL CERTIFY THAT THE TRUSS, CONNECTIONS, AND BRACING AVE BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

6.4 LAMINATED VENEER LUMBER

A. LVL SHALL BE OF WIDTH, DEPTH, AND OF MULTIPLES AS SHOWN ON PLANS.

B. EACH LVL BEAM SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

E = 2,000,000 PSI
fb = 2,900 PSI
fc = (PARALLEL TO GRAIN) = 3,200 PSI
fe = 750 PSI
ft = 1,800 PSI
fv = 285 PSI

C. WRAP EACH LVL BEAM WITH A WATERPROOF COVERING UNTILL AREA WHERE BEAM IS PLACED IS PROTECTED FROM THE ELEMENTS.

D. ATTACH MULTIPLE MEMBERS TOGETHER AS FOLLOWS:
SIDE LOADED: 3 - LVL MEMBERS - 2 ROWS 1/2" BOLTS @ 16" O.C.

E. HOLES, NOTCHES, ETC., SHALL BE APPROVED BY THE LVL MANUFACTURER

6.6 WOOD STAIRS, GUARDRAILS, & HANDRAILS

A. STAIR SUPPLIER SHALL DESIGN STAIR FRAMING INCLUDING HANDRAILS AND GUARDRAILS TO SUPPORT THE FOLLOWING DESIGN LOADS:

STAIRS:

- DEAD LOAD - AS REQUIRED BY CONSTRUCTION
- LIVE LOAD - 100 PSF OR 300-POUND CONCENTRATED LOAD APPLIED ON A 4-SQUARE-INCH AREA AT CENTER OF TREAD OR AT ANY POINT ON A LANDING.

HANDRAILS: A LIVE LOAD OF 20 POUNDS PER LINEAR FOOT OR 200- POUND CONCENTRATED LOAD, WHICHEVER IS GREATER, APPLIED AT AN POINT AND IN ANY DIRECTION. THESE LIVE LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

GUARDRAILS: A LIVE LOAD OF 200- POUND CONCENTRATED LOAD, APPLIED AT ANY POINT AND IN ANY DIRECTION TO TOP RAIL, AND 50-POUND CONCENTRATED LOAD APPLIED ON A 1-SQUARE-FOOT AREA AT ANY POINT FOR REMAINING GUARDRAIL INFILL COMPONENTS. THESE LIVE LOADS NEEDS NOT BE ASSUMED TO ACT CONCURRENTLY. EXTERIOR GUARDRAILS SHALL BE DESIGNED TO RESIST APPLICABLE COMPONENTS & CLADDING WIND LOADS IN CONJUNCTION WITH THE LIVE LOADS LISTED ABOVE.

B. PROVIDE HANGERS, CLIP ANGLES, ETC., AS REQUIRED FOR CONNECTION OF STAIR FRAMING TO SURROUNDING FRAMING. SUBMIT SHOP AND ERECTION DRAWINGS INDICATION FRAMING SIZES AND WOOD GRADES AS WELL AS CONNECTIONS OF STAIR COMPONENTS.

6.7 STEEL

1. THE STRUCTURAL STEEL CONTRACTOR SHALL BE REPOSIBLE FOR VERIFYING THE ACNHOR BOLT LOCATIONS, ELEVATION OF TOP OF CONCRETE AND BEARING PLATES, ALIGNMENT ERC. PRIOP TO START OF STEEL ERECTION.

2. THE LATES EDITION OF THE FOLLOWING SPECIFICATIONS SHALL GOVERN:
A. AISC - "ALLOWABLE STRESS DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"
B. AISC - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
C. AWS - "D1.1 STRUCTURAL WELDING CODE - STEEL".

3. MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
STRUCTURAL WIDE FLANGE & M SHAPES

A992 OR A572
Fy = 50 KSI
A36, Fy = 36 KSI
A500, GRADE B
Fy = 46 KSI
A325
A354, GRADE BC
A325 OR A354 BC
SCH 80 PIPE
SCH 80 PIPE

OTHER STRUCTURAL SHAPES AND PLATES
STRUCTURAL TUBING

HIGH STRENGTH BOLTS
THREADED RODS
ANCHOR BOLTS
PIPE (HANDRAIL)
PIPE (COLUMN)

4. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS OTHERWISE NOTED PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AISC REQUIREMENTS.

5. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED. ALL HOLES IN BEARING PLATES SHALL BE DRILLED.

6. ALL STEEL TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123

7. EPOXY ANCHORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

8. ALL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD PER AISC SPECIFICATIONS USING STANDARD HOLES.

9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND FIT PRIOR TO FABRICATION.

10. THE FABRICATOR SHALL FURNISH CHECKED SHOP AND ERECTIONS DRAWINGS TO THE ENGINEER, AND OBTAIN APPROVAL PRIOR TO FABRICATING ANY STRUCTURAL STEEL. SHOP DRAWINGS SHALL CONFORM TO AISC "DETAILING FOR STEEL CONSTRUCTION".

REVISIONS

REV	DATE	DESCRIPTION
1	8.06.23	REV. 1

