

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7017 Sycamore Ave., Takoma Park	Meeting Date:	1/22/2025
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/15/2025
Applicant:	Rolf Reichle & Amy Schwenkmeyer Brian McCarthy, Architect	Public Notice:	1/8/2025
Review:	Historic Area Work Permit	Tax Credit:	Partial
Permit Number:	1075104	Staff:	Dan Bruechert
Proposal:	Alterations to front porch, partial demolition and new construction of rear deck		

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1921



Figure 1: The subject property is near the eastern edge of the Takoma Park Historic District.

BACKGROUND

The HPC held a Preliminary Consultation for this application on July 10, 2024.¹ Staff found the proposed expanded porch was generally compatible with the character of the house and surrounding district but expressed concerns about the compatibility of the proposed angled stair run and recommended the HPC and the applicant consider a stair configuration that included a 90° (ninety-degree turn).

After reviewing the Staff Report, the applicant developed three alternative schemes for the stair run that were presented at the Preliminary Consultation hearing.

During the hearing, a majority of the commissioners present voiced their support for the proposed angled stair run over any of the presented alternative schemes. Commissioners cited both the limited porch visibility from the right-of-way and the steep lot topography as justifications for this solution.

The HPC additionally supported the design and expansion of the porch footprint and materials proposed.

All of the commissioners supported removing the rear deck.

- A majority supported using Trex on the new deck, citing the fact that the deck is in no way visible from the public right-of-way and the HPC's newly adopted policy on the use of substitute porch flooring materials.

The proposed work in this HAWP is nearly identical to the proposal presented at the Preliminary Consultation.

PROPOSAL

The applicant proposes to partially demolish the front porch, construct an expanded front porch with associated regrading, and install a new deck to the rear.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and the *Adopted Policy for the Appropriateness of Substitute materials for Porch and Deck Flooring (Policy No. 24-01)*.

Takoma Park Historic District Guidelines

There are two 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

¹ The Staff Report and application for the July 10, 2024 Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/07/II.A-7017-Sycamore-Avenue-Takoma-Park.pdf>. The recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=47cf2f88-3f8a-11ef-8c72-005056a89546.

- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

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

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

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

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- 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 right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- 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 at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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;

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

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

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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.

Adopted Policy for the Appropriateness of Substitute materials for Porch and Deck Flooring (Policy No. 24-01

- 2. Historic districts are comprised of groups of cohesive historic resources that collectively contribute to the county's historic, architectural, archaeological, or cultural values. Resources in many districts are categorized as ‘Outstanding,’ ‘Contributing,’ or ‘Non-Contributing’ and the treatment of these resources varies based on their categorization.
- 4. Contributing Resources – These are significant for their contribution to the district as a whole and prioritize retaining the architectural style, overall volume, and size. Porch floors on ‘Contributing’ resources may be a compatible substitute material (discussed below), provided the material matches the building's historic character and construction methods. Historic rear porches for ‘Contributing’ resources may be constructed using a compatible substitute material. Non-historic porches and decks on ‘Contributing’ resources that are not visible from the public right-of-way may be constructed using substitute materials.
- 6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:

- It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
- It must be millable;
- It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
- It has a minimal (or no) stamped or embossed texture on the surface; and,
- It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

The subject property is a one-and-a-half-story side gable Craftsman covered in aluminum siding, with a porch in the right front corner of the house. At the street, there is a tall stone retaining wall that rises significantly from the street grade. That rise in grade limits the visibility of the subject property from the public right-of-way. The applicant proposes work in two areas: 1) partially demolishing the existing front porch and constructing an enlarged front porch; and, 2) removing the existing rear deck and installing a new deck in its place.

Front Porch Demolition and Construction

The existing front porch is in the right-front corner of the house and projects approximately 4' (four feet) in front of the front wall plane. The porch is supported by masonry piers, with aluminum-wrapped columns, and low brick walls with sections of vinyl siding between the brick column bases. The existing concrete stairs are steeper than what is allowed under the existing code. There are several cracks through the brick walls and concrete floor. As originally constructed, the porch extended further to the rear, however, a previous owner captured much of the rear to create an entry foyer. The applicant proposes to partially demolish the front porch and construct an enlarged porch in its place.

Staff finds the existing front porch has been modified from its historic appearance. Additionally, based on Staff's observations at a site visit and the information in the application, Staff finds the structural failures are so severe that the porch has deteriorated beyond reasonable repair. Staff recommends the HPC approve the partial demolition of the front porch under 24A-8(b)(2), (4), and (d).

In place of the existing front porch, the applicant proposes to construct an enlarged front porch. The new porch will project an additional 2' (two feet) to the right (east) and 3' 3" (three feet, three inches) towards the street (south), resulting in a 68 ft² (sixty-eight square feet) larger front porch. The new porch maintains many of the design elements of the existing front porch including tapered columns supported by brick bases and exposed roof rafter tails. The new front stairs will be aligned with the front door and the middle of the front porch, but then will make a 41° (forty-one degree) turn toward the left (west). The right (south) end of the porch, which now extends beyond the existing roof eave, will have a side-gable roof with a central bracket. Materials for the porch include brick piers, Boral columns, a wood railing, wood stairs with Aeratis risers and treads, and Aeratis decking.

Staff finds the size and overall design of the new porch is consistent with the overall architectural style and character of the existing house and surrounding district. Staff finds that it is more common to have a solid wall on the porches of Craftsman houses rather than the proposed wood railing and baluster, but notes there are at least two other Craftsman houses on the same block as the subject property with a wood railing and baluster (see *Figure 2*, below).



Figure 2: 7100 Sycamore (left) and 7108 Sycamore (right), Craftsman houses with wood railings and balusters.

Additionally, Staff finds a solid masonry wall would make the proposed porch appear more massive, potentially to the detriment of the primacy of the house's architecture.

The existing front stairs are too steep to comply with the existing building code and there is no railing for additional stability. The existing cheek walls were constructed using a brick that does not match the brick used to construct the foundation and column bases. This suggests to Staff that these stairs and the cheek walls are not historic features. The applicant proposes to demolish the existing stairs and the brick cheek walls. Staff finds the demolition of these elements will not significantly alter the character of the house or the surrounding district and supports their removal under 24A-8(b)(4) and (d).

At the Preliminary Consultation, Staff expressed some reservations regarding the proposed run of the front stairs. Most porches in the Takoma Park Historic District have either front loading or side loading stairs. Rarely are these stair runs anything but straight. The subject property has some site-specific constraints that led to the current proposal including, the lot slope, existing hardscaping, and limited visibility from the public right-of-way. The proposed 41° (forty-one degree) turn in the proposed stairs allows the porch to align with the existing concrete walk. This walk will connect the proposed stairs to the existing stone stairs along Sycamore Ave. As the lot slopes to the southwest, requiring a straight stair run would likely require an additional one or two stairs to accommodate the grade (see *Figure 2*, below). The porch stairs would then have to project even further into the yard than the current proposal, further impacting the existing landscape. Finally, there is a 5' (five foot tall) stone retaining wall at the edge of the subject property.

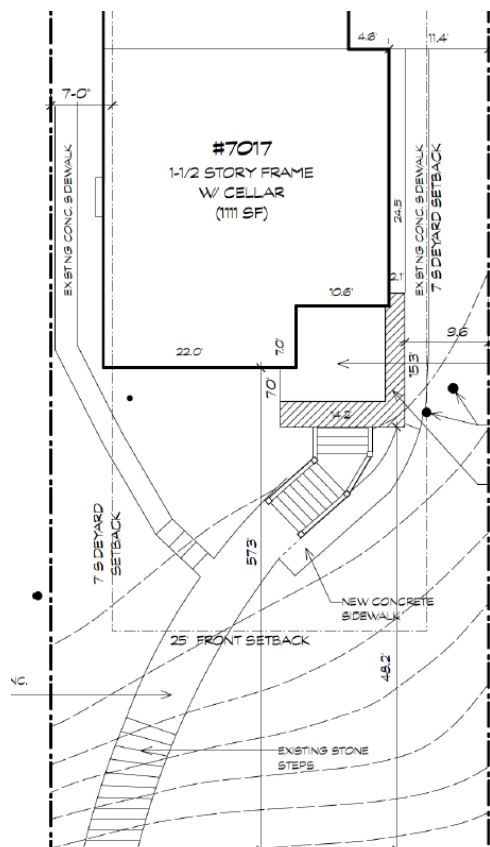


Figure 3: Proposed site plan with topographic lines.

At the Preliminary Consultation, the HPC found that this design solution was the correct one and that while the stairs would obscure some of the front porch design, it would not detract from the house design or the surrounding district. Based on these considerations and the feedback from the HPC, Staff recommends the HPC approve the porch design under 24A-8(b)(2) and (d), the *Design Guidelines*, and Standard 2.

Staff finds the materials are appropriate with the historic resource and the surrounding district. The brick piers, wood railing, and architectural shingles are all compatible with the character of the house and Staff would recommend the HPC approve their use under 24A-8(b)(1), (2), and (d), and Standard 2. The Aeratis flooring and stair treads are consistent with the adopted *Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring* for features on Contributing Resources. As a new porch on a 'Contributing' resource, the porch flooring may use a compatible substitute material. The proposed Aeratis flooring is milled to be installed as a tongue-and-groove floor; and is a material that is both mill-able and paintable. Additionally, Staff finds the tread on Aeratis is minimal and is used to provide some anti-slip protection. Staff supports the proposed Aeratis flooring as a compatible substitute material under 24A(8)(d); Standard 2, 9, and 10; the *Design Guidelines*; and *Policy 24-01*. Finally, Staff finds the proposed Boral columns are appropriate as they are new features under 24A-8(d) and the *Design Guidelines*. If the proposed porch columns were only replacements to the existing, Staff would not support a substitute material. However, the enlarged porch includes new columns, in new locations, and Staff finds a substitute material should be considered in this limited instance.

Rear Deck

The existing rear deck is constructed using pressure treated wood with a wood railing and stairs. The

existing deck dates to 1993, when it was included as part of the HAWP approval that included the larger rear addition.² The applicant proposes to demolish the existing rear deck and construct a slightly larger deck. The new deck will have a pressure treated wood structure and have Trex flooring and a Trex railing.

Staff finds the existing deck is not historic and is not visible from the public right-of-way and its demolition should be approved as a matter of course.

Staff finds the size and location of the new deck to be appropriate as it will not overwhelm the existing house. *Policy 24-01* allows for significant latitude in selecting materials for non-historic rear decks that are not at all visible from the public right-of-way. Whereas replacing historic rear porches and decks allows a “compatible substitute material,” replacing non-historic rear decks (not at all visible from the public right-of-way) allows a “substitute material.” Staff finds the proposed Trex should be approved for two primary reasons. First, under *Policy 24-01*, the material on rear decks not at all visible from the public right-of-way are not required to be “compatible” as defined by the policy. Second, the *Design Guidelines* encourage approval of features that are not at all visible from the right-of-way.

At the Preliminary Consultation, a majority of the commissioners present voiced their support for the proposed Trex.

Based on these factors, Staff recommends the HPC approve the rear deck under 24A-8(d), *the Design Guidelines, Policy 24-01*, and *Standards 9 and 10*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), (4), and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A and is consistent with the HPC’s *Policy for the Appropriateness of Substitute materials for Porch and Deck Flooring (Policy No. 24-0)*;

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

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

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

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

+ The approved 1993 HAWP is available here:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640006/Box046/37-3-93S_Takoma%20Park%20Historic%20District_7017%20Sycamore%20Avenue_06-23-1993.pdf.

Historic Preservation Commission Preliminary Consultation Report

Address: 7107 Sycamore Ave., Takoma Park

Applicant(s): Brian McCarthy, Architect

Proposal: Partial demolition, porch construction, rear deck demolition and construction

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Karen Burditt (acting chair), Julie Pelletier (acting vice-chair), Mark Dominianni, Michael Galway, and Cristina Radu.

Recommendations

The HPC was generally supportive of the scheme presented and identified the limited visibility and lot topography as the main justifications for an approval recommendation.

- One commissioner noted the stone stairs would effectively align with the new porch stairs.
- One commissioner questioned whether the stair landing would meet code and recommended the stairs be evaluated for compliance with DPS before submitting the final HAWP.

The HPC supported the expansion of the porch footprint and materials proposed.

There was no consensus on the alternative schemes presented, but a majority of the HPC stated a preference for scheme C.

All of the commissioners supported removing the rear deck.

- A majority supported using Trex on the new deck, citing the fact that the deck is in no way visible from the public right-of-way and the HPC's newly adopted policy on the use of substitute porch flooring materials.

Before the meeting, the project architect asked Staff what other materials would be acceptable for the rear deck (if the HPC did not support Trex). To date, the HPC has approved Aeratis, Acre, as well as pressure treated and Accoya; though they recognize the market is constantly changing and evaluate the materials on a case-by-case basis as they come in.

Return for an additional preliminary consultation

Return for a HAWP in accordance with the Commission's recommendations



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT: Rolf Reichle
Name: Amy Schwenkmeyer
Address: 7017 Sycamore Avenue
Daytime Phone: 202.538.2297

rreichle@gmail.com
E-mail: amyschwenkmeyer@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 13-01076983

AGENT/CONTACT (if applicable):

Name: Brian McCarthy
Bennett Frank McCarthy Architects
Address: 1400 Spring Street, Suite 320
Daytime Phone: 301.602.0115

E-mail: brian@bfmarch.com
City: Silver Spring Zip: 20910
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 7017 Sycamore Ave

Is the Property Located within an Historic District? Yes/District Name Takoma Park
 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: 7017 Street: Sycamore Avenue

Town/City: Takoma Park 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:

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

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

[Signature] _____ 6/19/2024 _____
Signature of owner or authorized agent Date

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

<p>Owner's mailing address Rolf Reichle & Amy Schwenkmeyer 7017 Sycamore Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address Brian McCarthy Bennett Frank McCarthy Architects, Inc. 1400 Spring St, #320 Silver Spring, MD 20910</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>7101 Sycamore Avenue Takoma Park, MD 20912</p>	<p>7015 Sycamore Avenue Takoma Park, MD 20912</p>
<p>7016 Sycamore Avenue Takoma Park, MD 20912</p>	<p>7100 Sycamore Avenue Takoma Park, MD 20912</p>
<p>7016 Woodland Avenue Takoma Park, MD 20912</p>	<p>7014 Sycamore Avenue Takoma Park, MD 20912</p> <p>7014 Woodland Avenue Takoma Park, MD 20912</p>

BENNETT FRANK McCARTHY

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

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

Memorandum

18 June 2024

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

From: Brian McCarthy

Re: Historic Area Work Permit #1075104 for
7017 Sycamore Avenue, Takoma Park Historic District
Written Description of Project

Addendum a.

The house is a 1½-story wood frame bungalow in the Takoma Park Historic District, sited on a residential street with mature trees. A prominent, high stone wall and wide stone steps dominate the front of the property along Sycamore Avenue. The site above and behind the wall is relatively level. The house was built in 1923 and is registered as a Contributing Resource. The gable roof features a modest front shed dormer. All roofs are covered with laminated fiberglass composition “asphalt” shingles. Original wood trim, exposed rafters tails, and eave brackets remain but all the wood frame walls and dormers were clad in vinyl siding by a prior owner.

There is a modest covered front porch with masonry piers, aluminum-clad tapered wood columns, and concrete steps to grade. In lieu of a traditional wood railing system with balusters the front porch features low walls between the columns and stepped brick walls flanking the steps. The porch projects approximately four feet beyond the front of the house but the majority of the porch is recessed into the front right corner. The original porch was larger, but a previous owner converted the rear half of the recessed portion to interior space to create an entry foyer and coat closet.

A one-story addition and pressure treated wood deck were built in the rear in the early 1990’s and the addition was also clad in vinyl siding. The property was subdivided by a previous owner and a relatively new, traditionally-styled house was built on the resulting lot to the west/left. The current owners updated the house in 2014 by expanding the rear shed dormer under HAWP #673546.

Addendum b.

The front porch and rear wood deck are both in poor shape and in need of replacement. As demonstrated in the accompanying photographs, all the porch’s major masonry elements – the brick foundation, the concrete floor, and the concrete steps - are cracked and settling. And the pressure treated (P.T.) wood deck in the back is near the end of its useful life. The owners would like to replace both. In the case of the deck the goal would be to replace the structure in kind, though in a

slightly altered configuration, and use Trex floor planks and railing systems in lieu of PT wood. The deck is not visible from the public right-of-way.

For the front porch the owners propose to retain the aesthetic of the brick piers and tapered wood columns but use Aeratis brand flooring over wood framing for the steps and floor. The resulting crawlspace under the porch would be enclosed by painted lattice panels. The railing system would be painted wood rather than the existing vinyl clad low walls. The new entry steps will be angled to address the current, curved concrete lead walk.

While rebuilding the porch the owners propose to enlarge the porch to recover the space lost to the foyer. This would involve extending the porch about 1.5 ft to the side and a little under 3 ft toward the street. The latter increment will increase the spacing between the front right and rear columns to match the current spacing between the rear column and the wall of the foyer. The forward extension will necessitate rebuilding the shed roof that covers the porch to maintain the current eave height. As the photos demonstrate, the porch roof slope is rather shallow and given the home's elevated perch above Sycamore Avenue the porch roof has little impact on the façade. The proposed roof will be similarly inconspicuous.

The restored/rebuilt porch will be architecturally consistent with the character of the existing house as well as other bungalows in the community. New elements will faithfully echo the paint grade detailing and deep overhangs.

Work Item 1: Front Porch

Description of Current Condition:
There is a modest covered front porch with masonry piers, aluminum-clad tapered wood columns, and concrete steps to grade. In lieu of a traditional wood railing system with balusters the front porch features low walls between the columns and stepped brick walls flanking the steps. The porch projects approximately four feet beyond the front of the house but the majority of the porch is recessed into the front right corner.
The front porch is in poor shape and in need of replacement. As demonstrated in the photographs, all the porch's major masonry elements – the brick

Proposed Work:
For the front porch the owners propose to retain the aesthetic of the brick piers and tapered wood columns but use Aeratis brand flooring over wood framing for the steps and floor. The resulting crawlspace under the porch would be enclosed by painted lattice panels. The railing system would be painted wood rather than the existing vinyl clad low walls. The new entry steps will be angled to address the current, curved concrete lead walk.
While rebuilding the porch the owners propose to enlarge the porch to recover the space lost to the foyer, detailed in the memorandum. This would involve extending the porch about 1.5 ft to the side and a little under 3 ft toward the street. The latter increment will increase the spacing between the front right and

Work Item 2: Rear Deck

Description of Current Condition:
A pressure treated wood deck, built in the rear in the early 1990's is now in poor shape and in need of replacement.

Proposed Work:
The goal is to replace the structure in kind, though in a slightly altered configuration, and use Trex floor planks and railing systems in lieu of PT wood. The deck is not visible from the public right-of-way.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

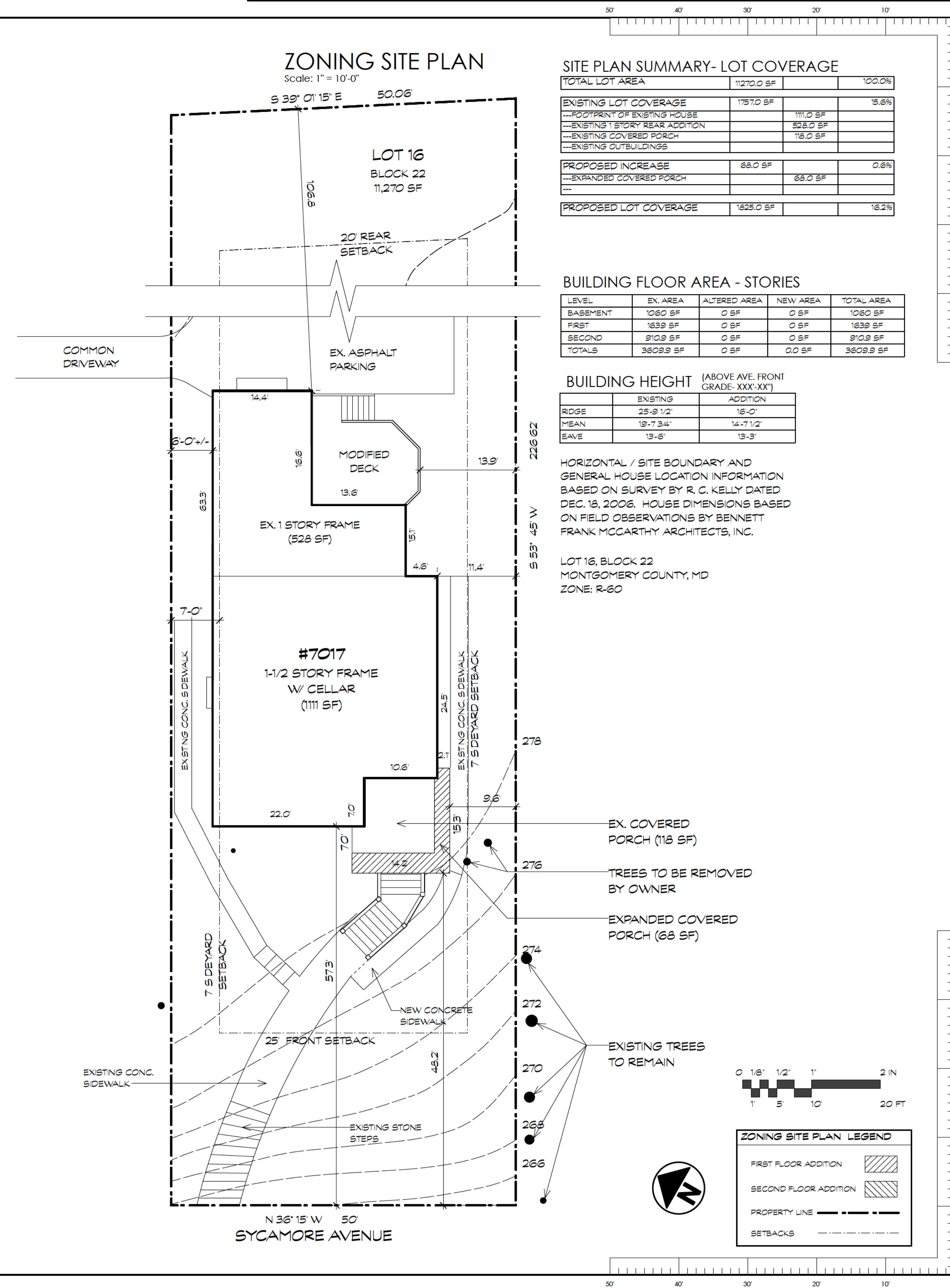
REV.	SHEET	TITLE
	0000	COVER SHEET
	D100	DEMOLITION PLANS
	D200	DEMOLITION ELEVATIONS
	A100	PROPOSED PLANS
	A200	PROPOSED ELEVATIONS
	A300	COVERED PORCH SECTIONS
	A301	DECK SECTION
	E100	FOUNDATION PLAN
	E101	FIRST FLOOR FRAMING PLAN
	E102	ROOF FRAMING PLAN
	E103	STRUCTURAL DETAILS & NOTES

SPECIFICATIONS

- DIVISION 1: GENERAL REQUIREMENTS**
- General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).
 - Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding \$10,000 in value.
 - Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.
 - Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
 - Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falswork. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.
 - Licensure: The Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.
 - Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.
 - Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.
 - Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.
 - Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.
 - Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Dimensions on exterior elevations are to finishes, not framing. Window opening dimensions are to rough openings; add 1/2" to swinging interior door sizes for rough openings. Do NOT scale drawings.
 - Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.
 - Debris: All subcontractors shall, at regular intervals, remove all the respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.
 - Codes: All construction to be in accordance with International Residential Code 2018 edition, and in accordance with all applicable Montgomery Co., State and Federal rules and regulations (including local amendments to model code).
 - Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the buildng site.
 - Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.
 - Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.
 - Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
 - Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.

- MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.
- Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good work order.
- Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.
- Temporary Utilities (owner occupied): Electricity and water shall be provided to the General Contractor from the existing house. The General Contractor shall be responsible for providing and maintaining porta potty and propane fired heating as needed.
- Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.
- Shop Drawings: NA
- Samples: Provide samples for the following items:
 - Brick (match existing)
 - Roof shingles (match existing)
 - Paint colors, per Division 9
 - Gutter and downspout colors (match existing)
 - Exterior flashing colors
- Owner Supplied Items: See individual specification divisions for further information. Install the following Owner provided:
 - Ceiling fan/light
 - Metal curtain rods installed on the porch side of the new beams to facilitate hanging insect screen "curtains". The screen fabric will also be supplied by the Owner.

- DIVISION 2: SITEWORK AND DEMOLITION**
- Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility.
 - Protection of Existing Landscaping: Protect from physical damage all paved / landscaped surfaces, existing trees, and vegetation that are to remain. Consult with Owner prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder root zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as Contractor shall coordinate with Owner, Architect and Takoma Park Arborist (Urban Forest Manager) to develop a Tree Protection Plan (TPP) and will comply with this plan during construction. Any fees for failure to comply with the TPP shall be paid by the Contractor. The Takoma Park Arborist can be reached at (301) 891-7612.
 - Landscape: Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.
 - Erosion Control: Provide staked hay bales and/or siltation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.
 - Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.
 - Lead Abatement: Lead based paint is potentially present on any painted elements incorporated before 1978. Any disturbance or removal of materials containing lead based paint shall be in compliance with all federal and state regulations prior to during and after such disturbance and the Contractor shall clean all areas after such disturbance and dispose of all lead based paint materials in compliance with federal and state regulations
 - Salvage:
 - Wood bracket (save for re-use)
 - Foundation Drainage: NA
 - Roof Leader Drainage: Connect new downspouts to PVC downspout boots connected to empty into new, buried, 4" corrugated plastic drain piping run to daylight, coordinate outfall location with Owner. Slope to provide positive drainage.
 - Backfill: Backfill soil in 8 inch deep lifts and compact to 95% dry density. Provide stone backfill against drainage board outside all waterproofed basement walls and dampproofed retaining walls. Provide 2" diameter PVC weeps @32" on center at the base of all retaining walls.
 - Site access: Via street and shared driveway. Contractor shall protect existing driveway during construction and repair or replace if necessary. (SPECIFICATIONS CONTINUED ON D200)



SITE PLAN SUMMARY- LOT COVERAGE

TOTAL LOT AREA	11,270.0 SF	100.0%
EXISTING LOT COVERAGE	1,797.0 SF	15.9%
FOOTPRINT OF EXISTING HOUSE	1,111.0 SF	
EXISTING 1 STORY REAR ADDITION	528.0 SF	
EXISTING COVERED PORCH	118.0 SF	
EXISTING OUTBUILDINGS		
PROPOSED INCREASE	68.0 SF	0.6%
EXPANDED COVERED PORCH	68.0 SF	
PROPOSED LOT COVERAGE	1,825.0 SF	16.2%

BUILDING FLOOR AREA - STORIES

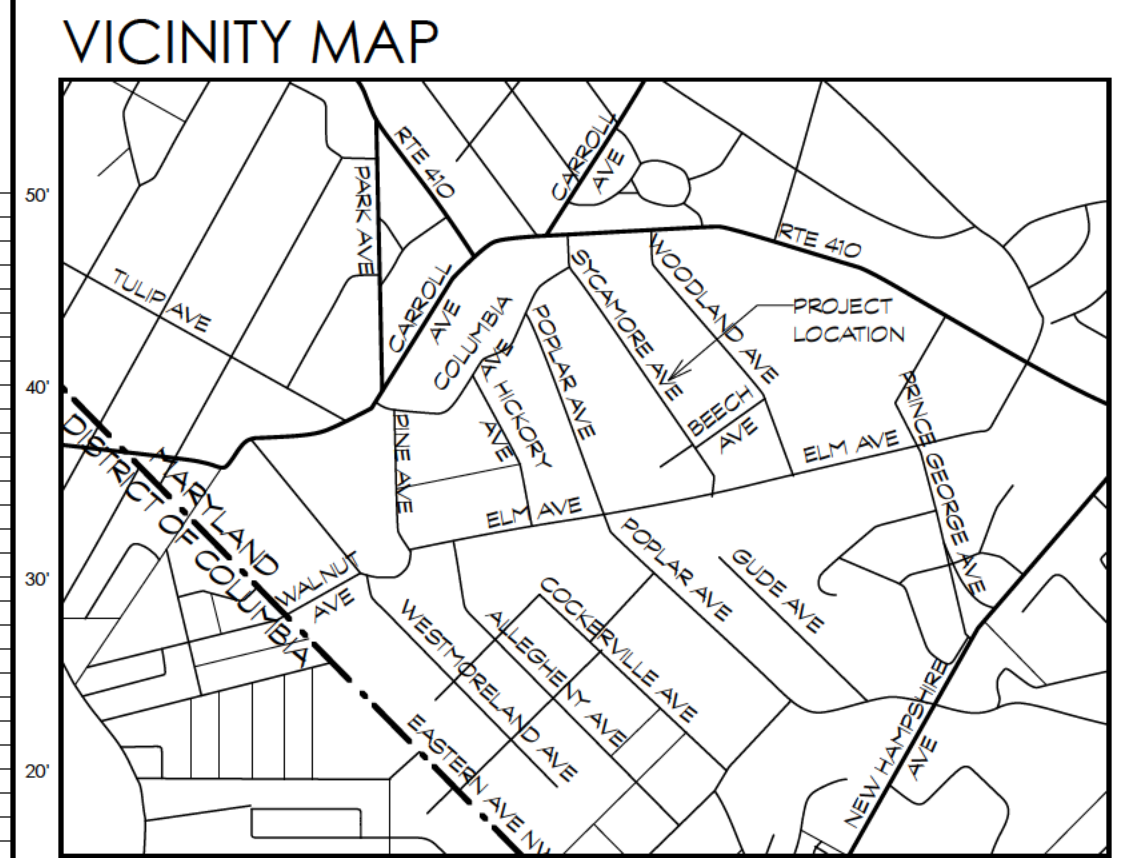
LEVEL	EX. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	1080 SF	0 SF	0 SF	1080 SF
FIRST	1639 SF	0 SF	0 SF	1639 SF
SECOND	910.9 SF	0 SF	0 SF	910.9 SF
TOTALS	3609.9 SF	0 SF	0.0 SF	3609.9 SF

BUILDING HEIGHT (ABOVE AVE. FRONT GRADE-XXX'XX")

	EXISTING	ADDITION
RODGE	25'-9 1/2"	16'-0"
MEAN	19'-7 3/4"	14'-7 1/2"
EAVE	13'-6"	13'-3"

HORIZONTAL / SITE BOUNDARY AND GENERAL HOUSE LOCATION INFORMATION BASED ON SURVEY BY R. C. KELLY DATED DEC. 18, 2006. HOUSE DIMENSIONS BASED ON FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 16, BLOCK 22
 MONTGOMERY COUNTY, MD
 ZONE: R-60



DATE	ISSUE
12/17/2024	PERMIT / BID SET

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ABBREVIATIONS

EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
AT	ABOVE FINISHED FLOOR	EX	EXISTING	MARB	MARBLE	STL	STEEL
APRT	APARTMENT	FF	FINISH FLOOR	MATL	MATERIAL	TBD	TO BE DETERMINED
BLDG	BUILDING	DN	DOWN	MAX	MAXIMUM	T&G	TONGUE AND GROOVE
BMT	BASEMENT	DR	DOOR	FN	FINISH	TOP	TOP OF SLAB
CJ	CONTROL JOINT	DS	DOWNSPOUT	FLR	FLOOR	TYP	TYPICAL
CAB	CABINET	DTL	DETAIL	GA	GAUGE	REF	REFRIGERATOR
CL	CENTER LINE	DWG	DRAWING	HW	HARDWARE	RO	ROUGH OPENING
CLG	CLEAR	EIFS	EXTERIOR FINISH SYSTEM	HC	HOLLOW CORE	RGD	REQUIRED
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	HTL	METAL	SC	SOLID CORE
COND	CONDITION	ELEV.	ELEVATION	NIC	NOT IN CONTRACT	WC	WITH
CONC	CONCRETE	ELEC	ELECTRICAL	NTS	NOT TO SCALE	WT	W/TOILET / WATER CLOSET
CONT	CONTINUOUS	EXP	EXPANSION	OC	ON CENTER	WO	WOOD
				LEW	LOAD BEARING WALL	W/O	WITHOUT
						WWM	WELDED WIRE MESH

SYMBOLS

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

PROJECT DATA

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

CERTIFICATION

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

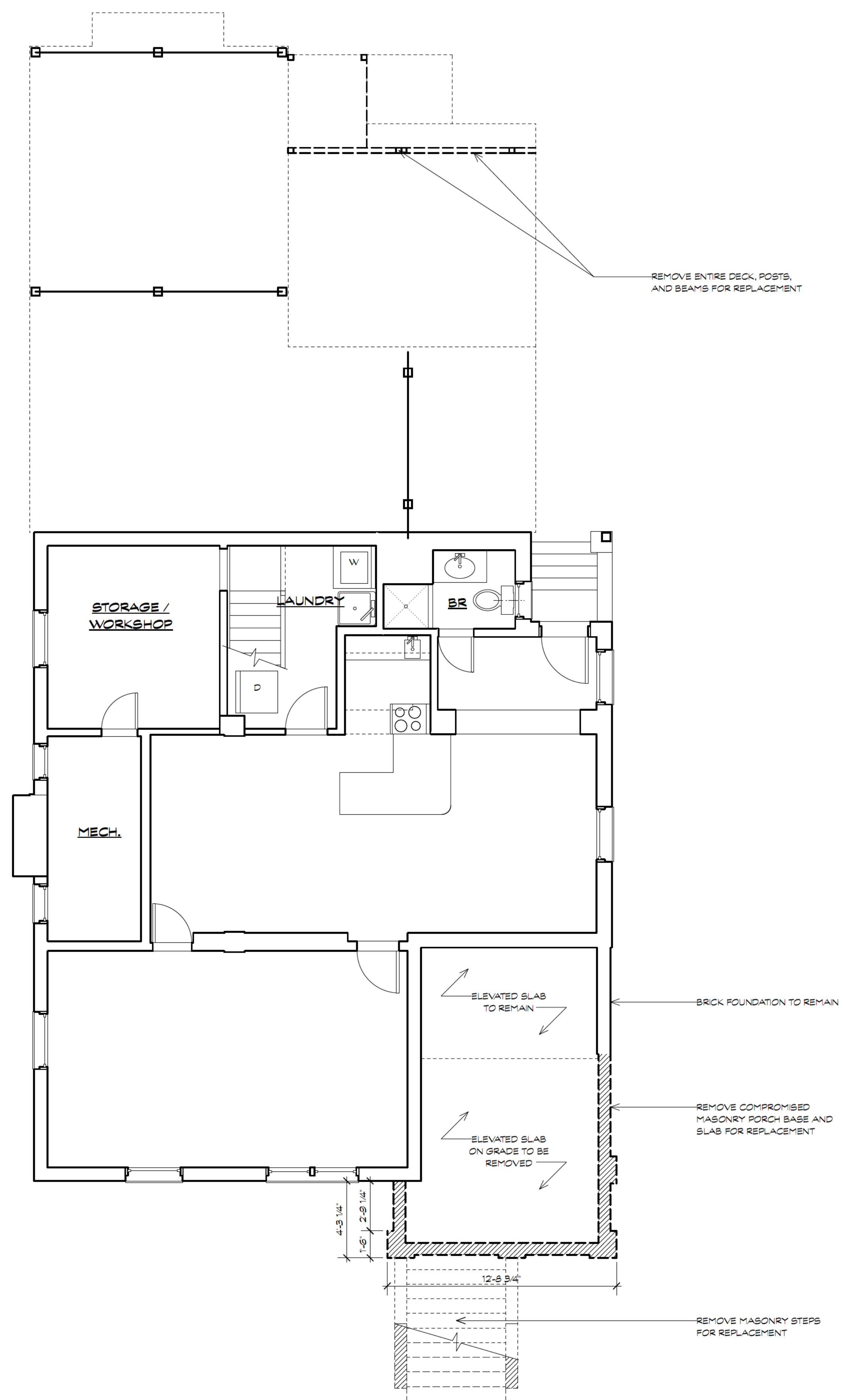
LICENSE #: 15216
 EXPIRATION DATE: 10/31/2025

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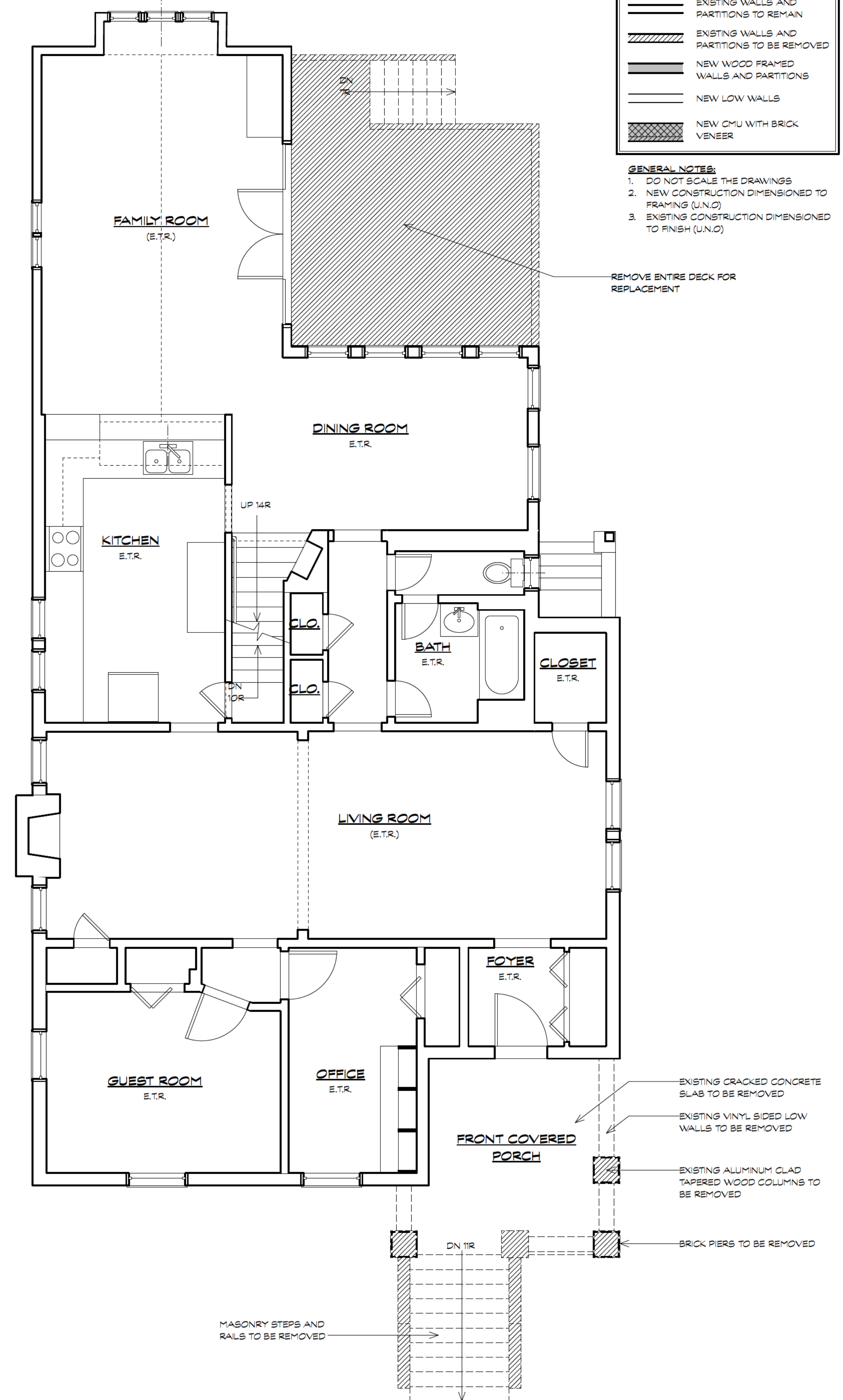
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1 CELLAR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



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

Reichle-Schwenkmeyer Porch
7017 Sycamore Ave, Takoma Park, Maryland 20912
#2418

17 DECEMBER 2024 PERMIT / BID SET

DEMOLITION PLANS

D100

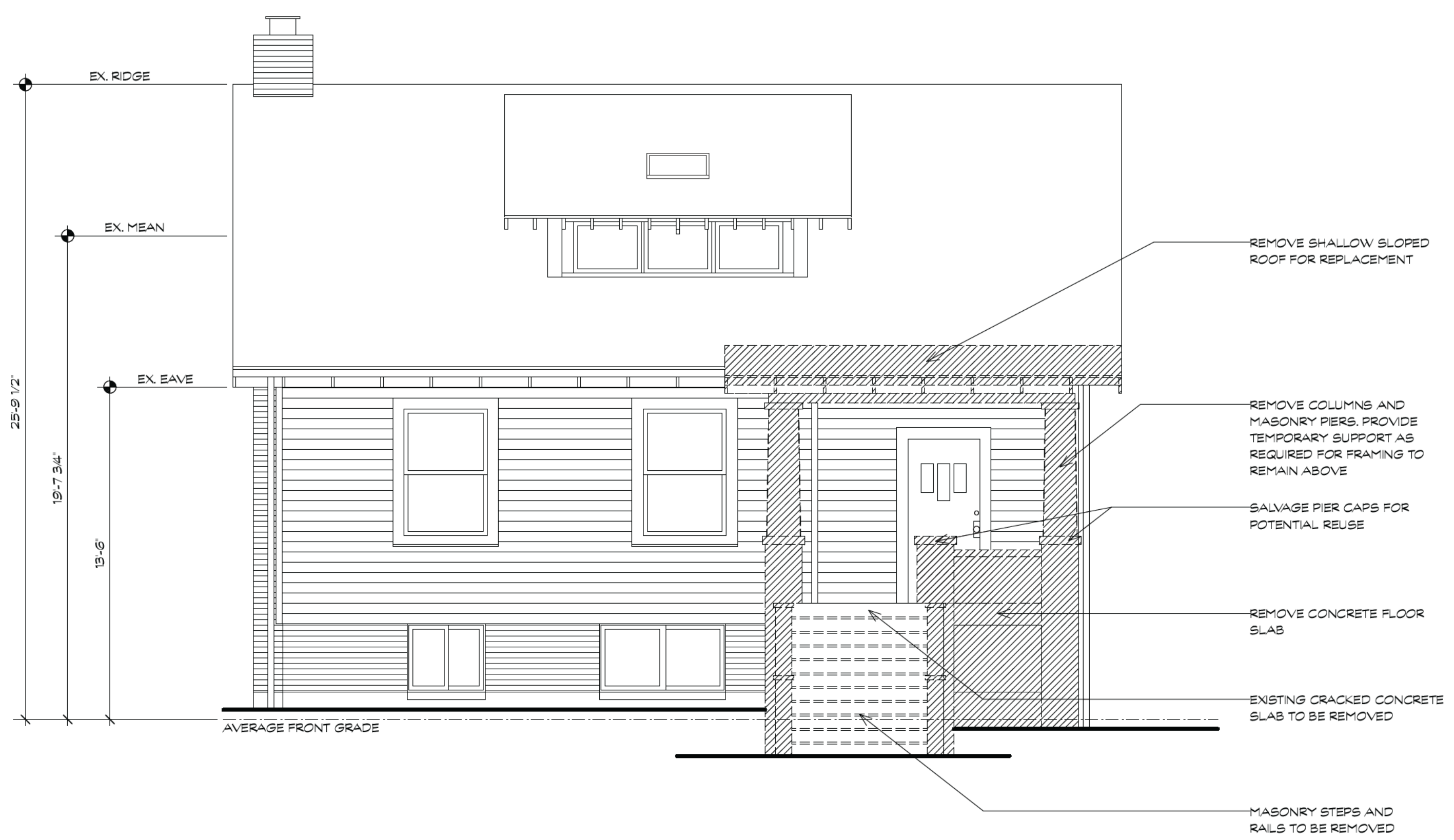


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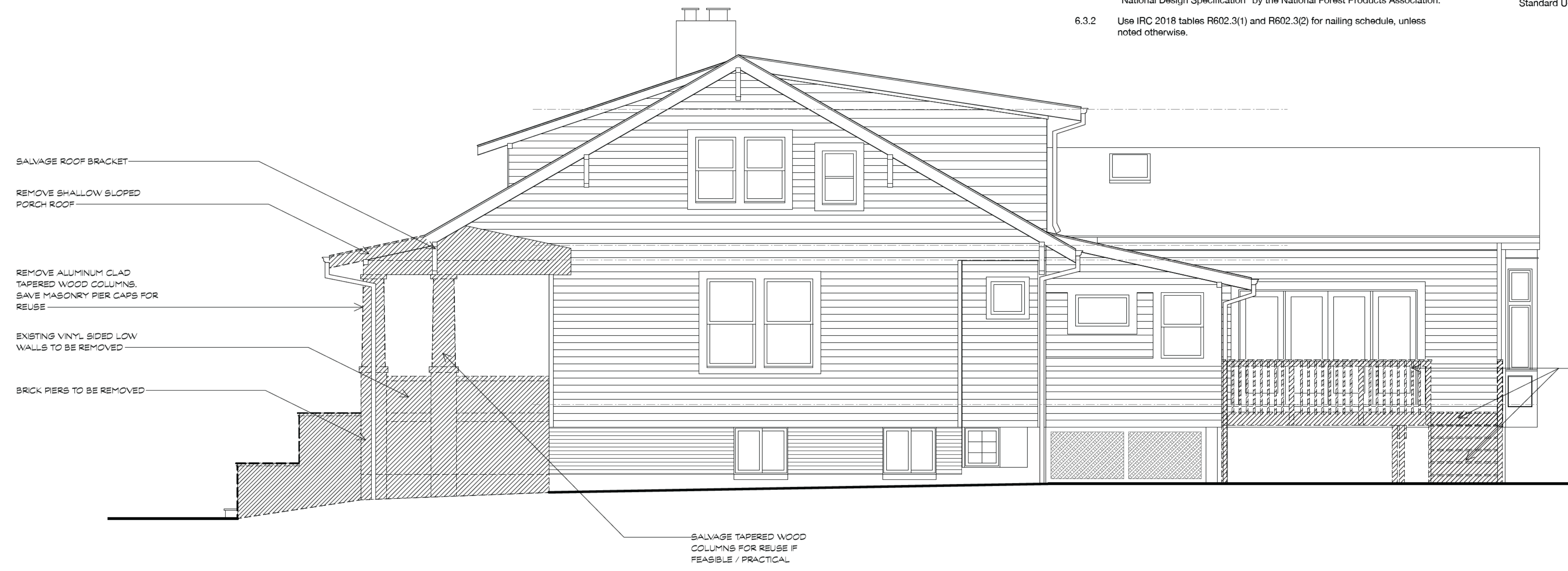
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1 FRONT (WEST) DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

SPECIFICATIONS (CONTINUED FROM A000)

- DIVISION 3: CONCRETE** (See Structural sheets for additional notes)
- 3.1 Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.
 - 3.2 Continuous wall footings shall be minimum 10" thick and shall project 6" at each side of masonry walls supported on the footing. Wall footings supporting masonry walls are to be reinforced with three #4 longitudinal continuous bottom bars, unless otherwise noted (UNO). All disturbed earth under footings shall be replaced with concrete.
 - 3.3 Step footings on a ratio of 2 horizontal to 1 vertical, as required to maintain a distance of 2'-6" from finish grade to bottom of footing. All bearing strata shall be adequately drained before foundation concrete is placed. No excavation shall be closer than 2:1 (2 horizontal to one vertical) to a footing. Do not place concrete over frozen soil.
 - 3.4 Concrete slabs on grade shall be 4" thick, reinforced with 6x6 - W2.0xW2.0 WWF that conforms with ASTM A185, UNO. Lap mesh 6" in each direction. Provide control joints in interior slabs on grade at 20'-0" o.c. max. Interior slabs shall be laid on a layer of 6 mil thick polyethylene moisture barrier over 4" washed gravel set on undisturbed earth or structural fill, UNO. Provide trowel finish to interior monolithic slab surfaces that are exposed to view.
- DIVISION 4: UNIT MASONRY** (See Structural sheets for additional notes)
- 4.1 CMU Foundation walls - apply cementitious parging as follows:
 - Exposed above grade: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be 1/2 inch. Finish shall be smooth U.N.O.
 - 4.2 Brick: Size, texture, pattern and coursing of brick shall be to match existing. Masonry mortar and setting bed shall be same as CMU. Brick shall be painted to match existing.
- DIVISION 5: METALS** (See Structural sheets for additional notes)
- 5.1 See drawings for all structural steel beams.
- DIVISION 6: WOOD/CARPENTRY** (See Structural sheets for additional notes)
- 6.1 Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheathing and shoring, etc.
 - 6.2 All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.
 - 6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.
 - 6.3.2 Use IRC 2018 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.
 - 6.3.3 Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min thickness 19/32") on addition install sheathing over inverted 1x4 tongue & groove beadboard at exposed eaves and rakes per details and comparably thick furring strips upslope from the eaves. Install grooves perpendicular to rafters. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations.
 - 6.3.4 Unless indicated otherwise, all joists shall have one king stud and one jack stud at each end. All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.
 - 6.3.5 Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with hurricane ties. Wood beams and headers shall be connected to isolated posts with column connectors and bases of isolated posts shall be fastened to the supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).
 - 6.3.6 All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.
 - 6.3.7 Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.
 - 6.3.8 Stud bearing walls shall be 2x6 (minimum) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is stricter.
 - 6.3.9 All exposed, exterior framing members shall be pressure-treated Southern Pine # 2 (19% max. moisture content). Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located near grade, or wood in contact with concrete and/or masonry, shall be treated to resist decay and insect infestation. Furthermore, wood located within 8" from the ground, or in the ground, shall be rated for Ground Contact General Use UCA4. Treated plates shall meet American Wood Preservers Institute Standard U-1.



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

Reichle-Schwenkmeyer Porch
7017 Sycamore Ave, Takoma Park, Maryland 20912
#2418

DEMOLITION ELEVATIONS

D200

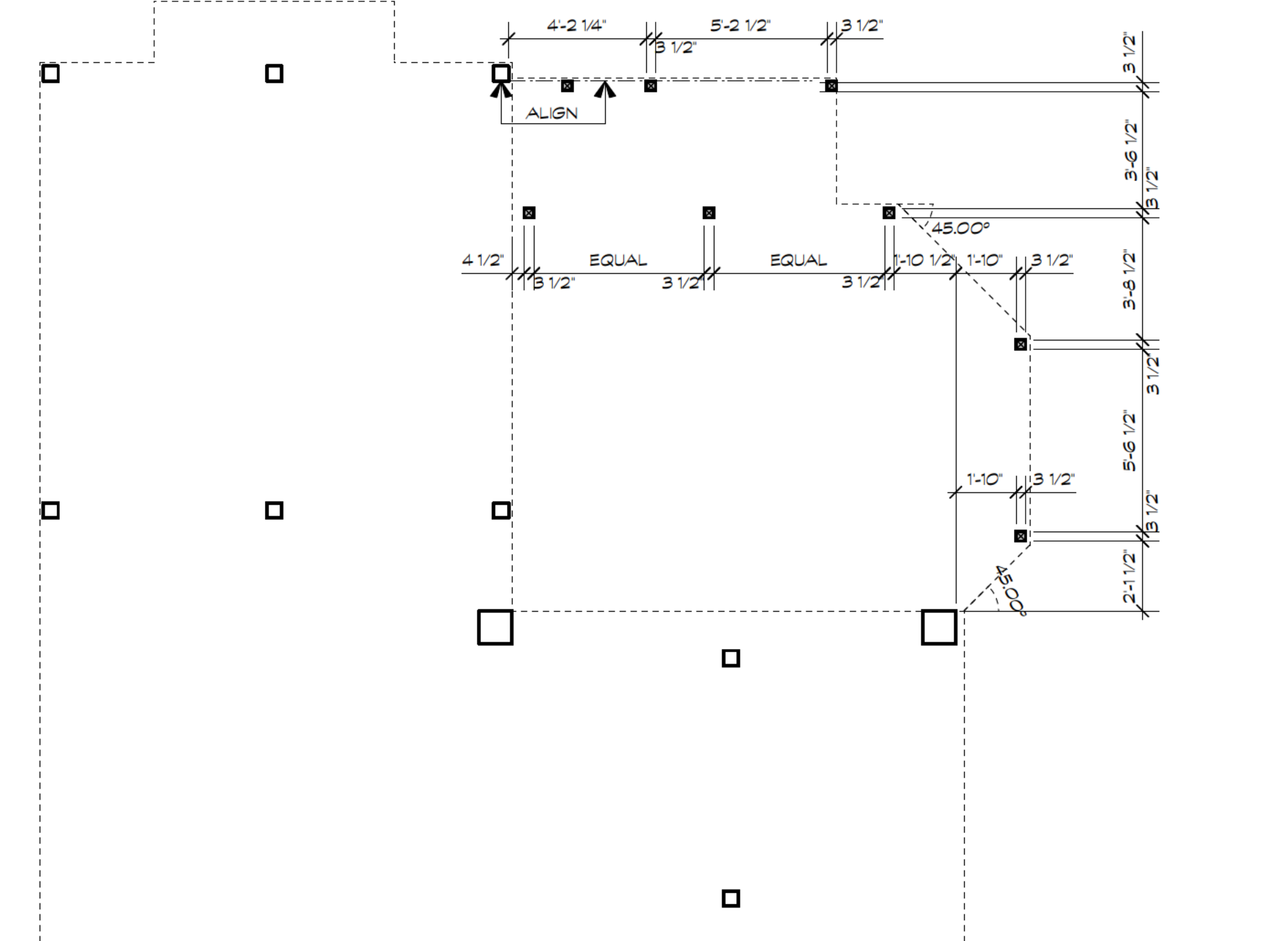
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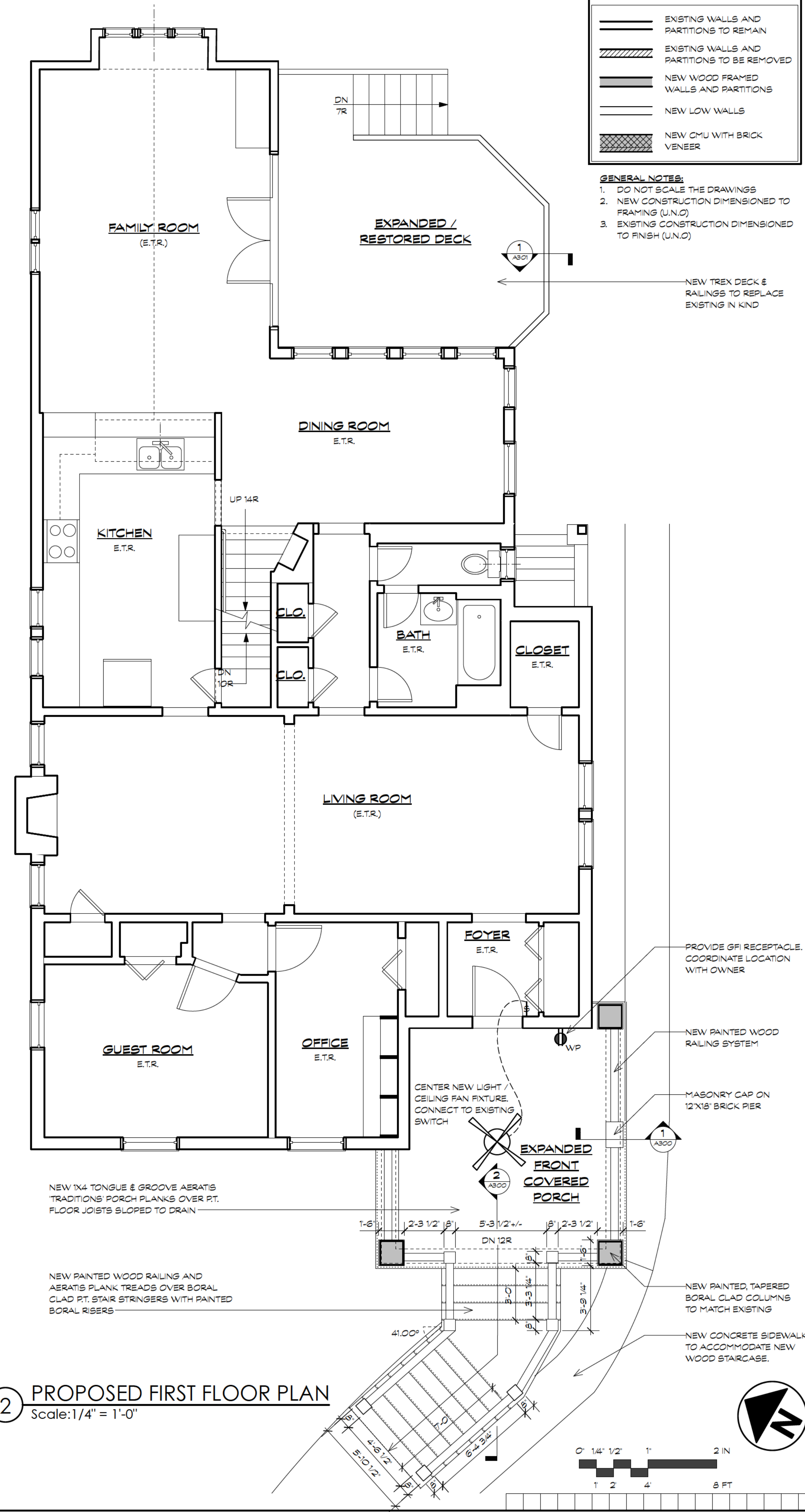
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1 PROPOSED FOUNDATION PLAN
Scale: 1/4" = 1'-0"

2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



Reichle-Schwenkmeyer Porch
7017 Sycamore Ave, Takoma Park, Maryland 20912
#2418

17 DECEMBER 2024 PERMIT / BID SET

PROPOSED PLANS

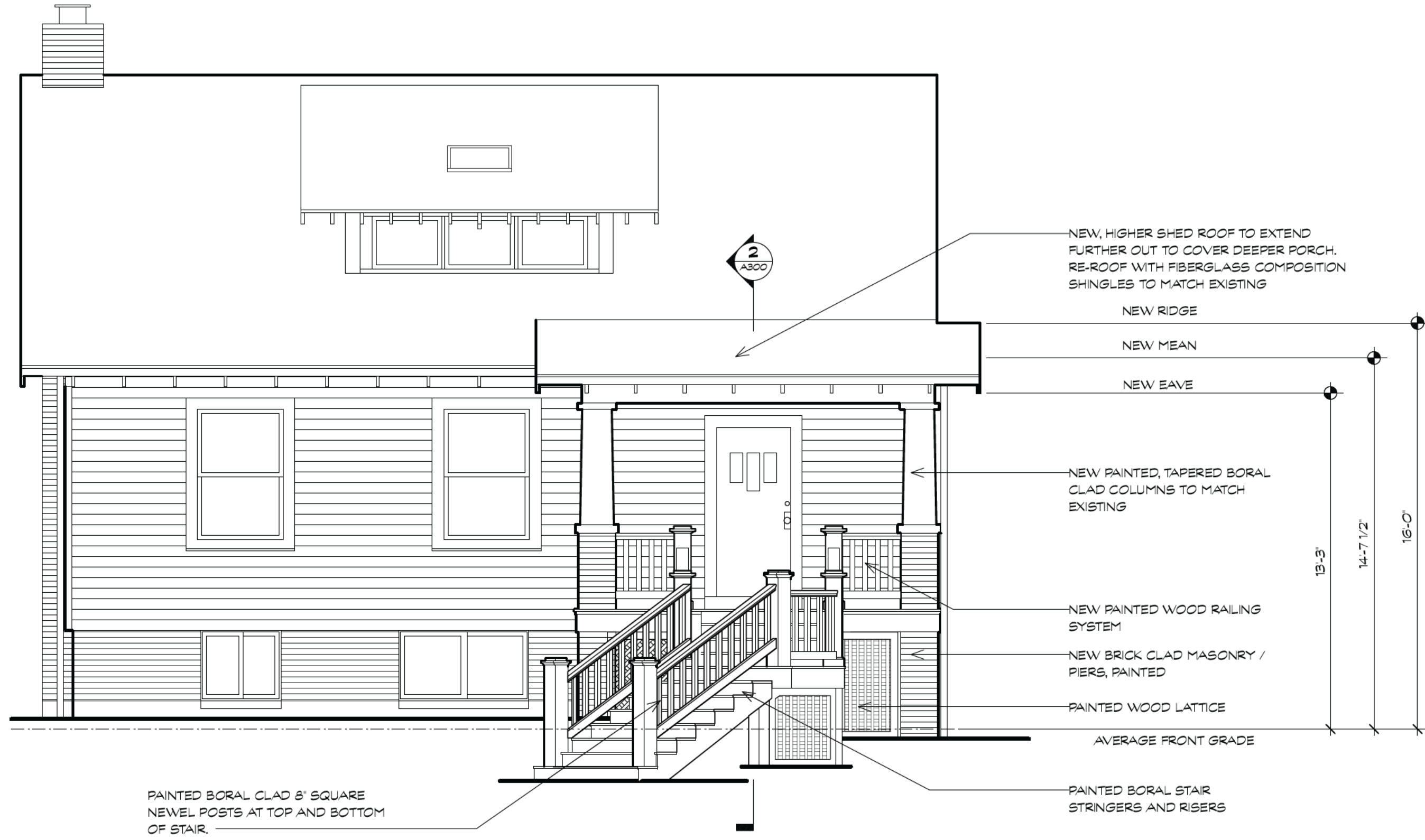
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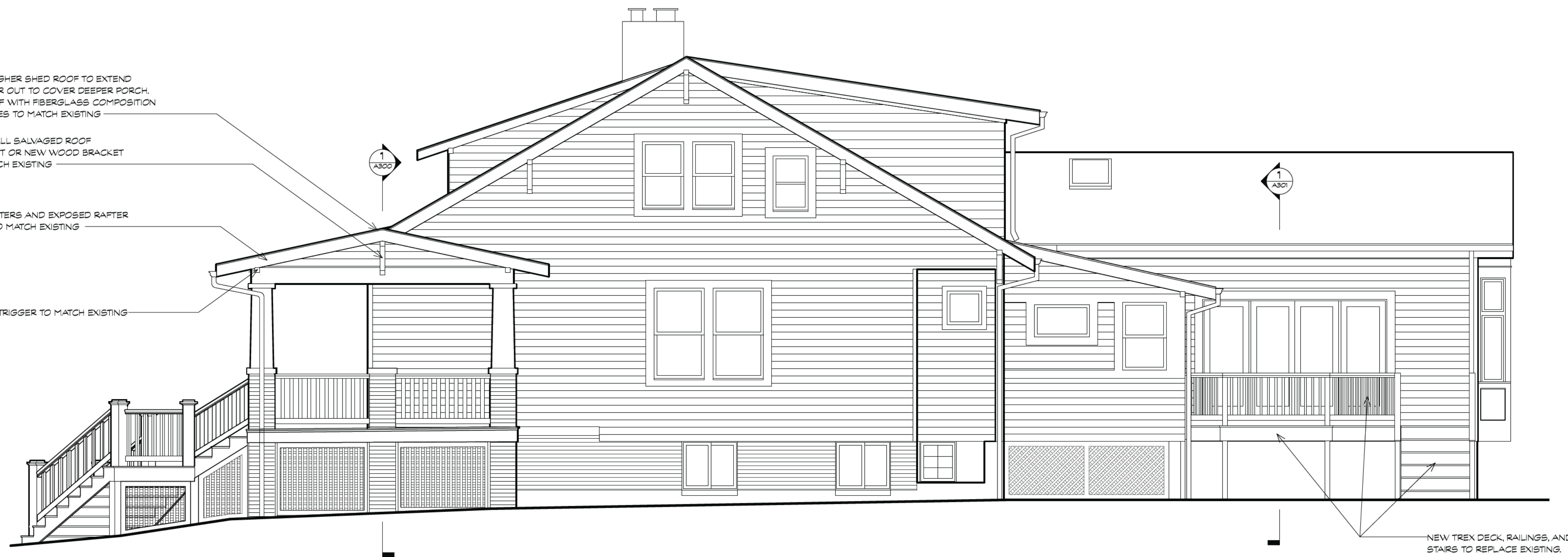
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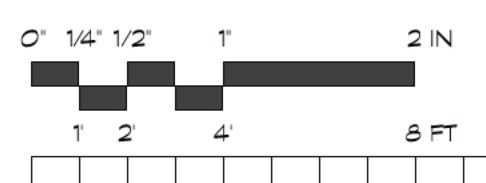
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1 PROPOSED FRONT (WEST) ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SIDE (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



Reichle-Schwenkmeyer Porch
7017 Sycamore Ave, Takoma Park, Maryland 20912
#2418

17 DECEMBER 2024 PERMIT / BID SET

ELEVATIONS

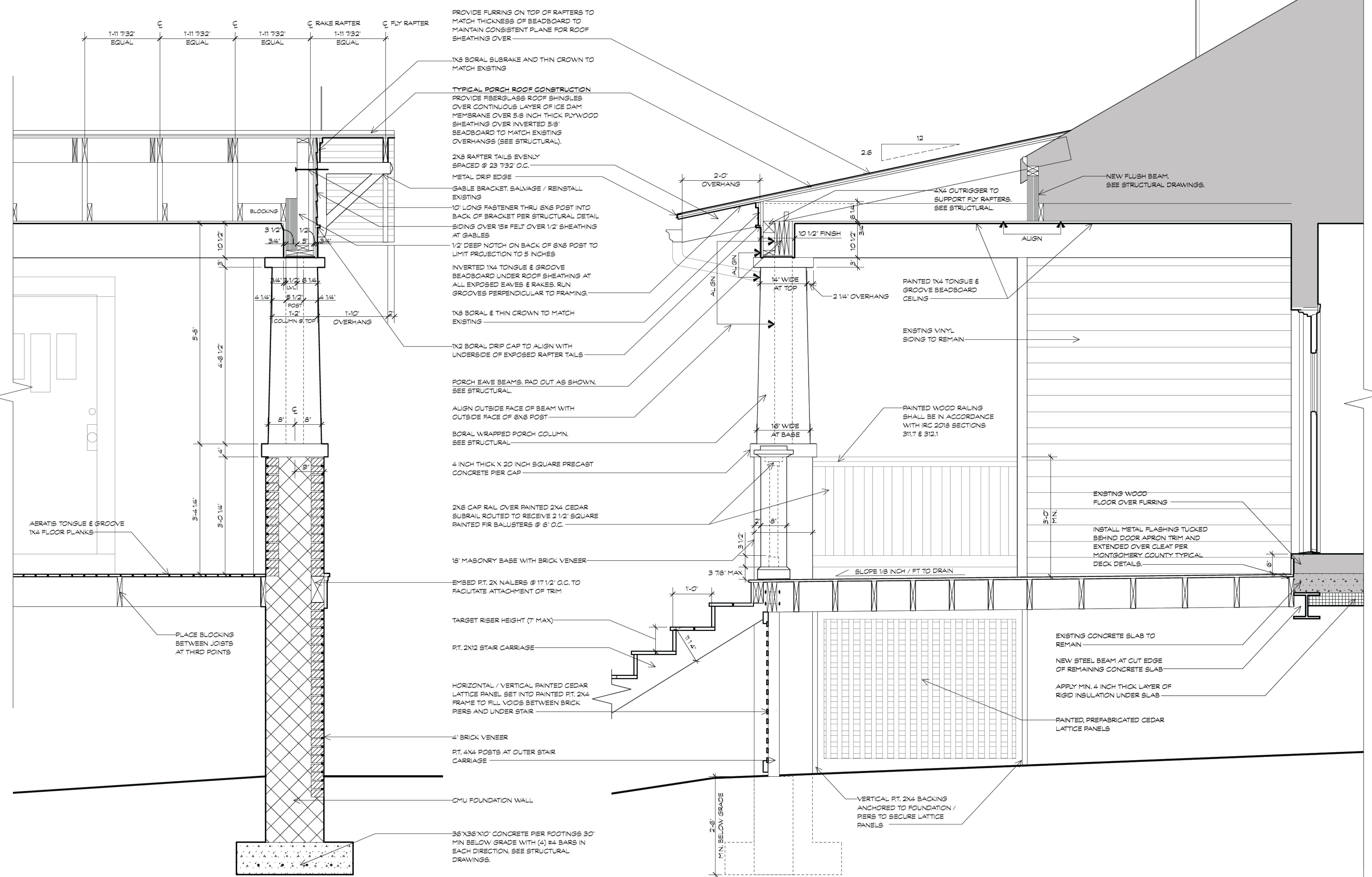
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1 PORCH SECTION
Scale: 3/4" = 1'-0"

2 PORCH SECTION
Scale: 3/4" = 1'-0"

Reichle-Schwenkmeyer Porch
7017 Sycamore Ave, Takoma Park, Maryland 20912
#2418

17 DECEMBER 2024 PERMIT / BID SET

SECTIONS

A300

SPECIFICATIONS (CONTINUED FROM D200)

- 6.3.10 Multiple LVLs shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3" from the top and bottom of the beams. LVL beams designated on plans shall be as sized.
- 6.4 Exterior trim: Unless otherwise noted, all standing and running trim shall be painted Boral TruExterior Trim or 1 x finger joint grade cedar. Exterior solid panels shall be 1/2" MDO plywood, painted. All joints shall be concealed. Factory prime or field backprime all exterior woodwork, including cut joints. See Painting requirements in Division 9 below.
 - Porch:
 - Flooring: shall be solid extruded PVC Aeratis Traditions 5/4x4 tongue and groove plank flooring. Install planks perpendicular to framing sloped to drain. Start treads shall be Aeratis 12-1/2" wide tread material. Floor and treads shall be painted using paint and technique per manufacturer's recommendations.
 - Railings: Porch railings: Select, pressure treated southern yellow pine ripped/sanded to sizes as detailed, painted after "aging" in place.
 - Ceiling: Fir tongue & groove beaded/V groove 1x4 beadboard, blind nailed, painted.
 - Deck:
 - Flooring: floor and stair treads shall be solid extruded PVC Trex 5/4x6 plank flooring. Gap planks per manufacturer's recommendations.
 - Railings: PVC system by Trex Transcend or equal.
- 6.5 Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O.

DIVISION 7: THERMAL/MOISTURE PROTECTION

- 7.1 Insulation: restore where disturbed.
- 7.2 Crawspaces and Attics: Provide access as required by code. Provide ventilation as required at unconditioned crawspace.
- 7.3 Air Barrier: Install all components per manufacturer requirements. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier that allows for differential expansion and contraction per IECC 402.4.
- 7.3.1 House Wrap/Infiltration Barrier: restore where disturbed.
- 7.4.1 Roofing Installation/Performance: All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Metal roofs shall be installed in accordance with SMACNA.
- 7.4.2 Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.5 for underlayment requirements on low slope roofs.
- 7.4.3 Laminated Fiberglass Composition Shingle Roof: Fiberglass composition "asphalt" shingles to match existing over roofing underlayment. Acceptable manufacturers include:
 - CertainTeed Landmark
 - GAF Timberline Ultra
 - Tamko Heritage 50
- 7.5 Ice Dam: Provide and install Ice Dam Membrane material at all rakes, eaves, valleys, and perimeter areas to receive new roofing. Ice dam at eaves shall extend min. 24 inches (measured horizontally) upslope of interior face of exterior walls. Provide Ice Dam Membrane as a continuous barrier under all roofing installed on roof pitches less than 3.5 in 12. Ice dam shall be Winterguard, manufactured by Certainteed, or equivalent.
- 7.6 Flashing: 0.025" Thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Exposed flashings shall be color coordinated (with factory finish) to blend with wall and/or roofing material. Provide aluminum drip edge at the eaves and gable ends of the roof. Color(s) to match existing.
- 7.7 Through Wall & Head Flashings at Stud Frame / Siding: Provide white aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only, not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards.
- 7.8 Gutters & Downspouts: Provide and install 0.025" thick aluminum K style gutters and rectangular downspouts (to match existing in size and profile) to PVC boot to PVC subgrade pipe to drain to daylight or drywell, unless noted otherwise on drawings.

- 7.9 Vinyl Siding: Restore where disturbed. Salvage existing siding wherever feasible. New siding, if needed, shall be manufactured by Certainteed or approved alternate. Provide sample boards for Owner/Architect to make/confirm color and texture selection.
 - Style: to match existing
 - Installation shall be in accordance with ALL manufacturer's recommendations. A summary of Basic Rules of Application is as follows:
 - Do not nail tightly. Always nail at the center of the slot, never at the end.
 - DO NOT FACE NAIL.
 - Leave a minimum of 1/4" clearance at all openings and accessory channel stops to allow for normal expansion and contraction. In cold weather (below freezing) allow 3/8".
 - Do not stretch horizontal panels upward when applying. Instead, push upward on the bottom of the panel you are installing until the locks fully engage. Nail in place. Panels should hang without strain after nailing, retaining their natural radius profile.
 - When installing shutters, cable mounts, etc., make sure the screw hole in the siding is 1/4" larger than the attachment screw diameter.
 - Use only corrosion-resistant nails (aluminum nails or galvanized roofing nails) with a min. head diameter of 3/8". Min. nail length shall be 1-1/2" (sheathing thickness plus 1").
- 7.10 Exterior Sealant Compound for all exterior joints shall be general purpose polyether sealant that meets or exceeds FS TT-S 00230. Shall be VOC-free, solvent-free, paintable after 24 hours. Sealant shall be Great Seal PE-150, DuraLink or equal.

DIVISION 8: DOORS AND WINDOWS

- 8.1 Front door restoration: Scope shall include sanding, cutting and patching loose veneer, painting door, and replacing weatherstripping.
- 8.2 Windows: NA

DIVISION 9: FINISHES

- 9.1 Drywall: restore closet interior as required.
- 9.2 Paint - General notes:
 - Existing surfaces should be thoroughly prepped, free of loose material and dust, clean and dry.
 - Paint on casework/trim should be brushed or sprayed, not rolled.
- 9.2.1 Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore (or approved equal), premium grade, no or low VOC. Provide one primer coat and two finish coats at altered/disturbed surfaces, including walls and ceilings.
- 9.2.2 Exterior Paint: Vinyl acrylic latex paint. Apply one coat primer / backprimer on all surfaces of all wood fascia, soffit, casing, siding and trim boards. Apply two finish coats to exposed surfaces. Paint should only be applied when the weather is projected to be dry and above 40 degrees for 48 hours. Acceptable manufacturers/lines include:
 - Sherwin Williams Duration
 - Benjamin Moore Aura
 - Behr Premium Plus / Plus Ultra with mildew resistance.

Provide semi-gloss finish on new trim, columns and railings, unless noted otherwise. Exterior paint scope to include all new exterior surfaces.

DIVISION 10: SPECIALTIES

- 10.1 Porch screen curtains: Owner shall provide curtain rods/tracks and insect screen fabric for Contractor to install. Coordinate placement with Owner.

DIVISION 15: PLUMBING

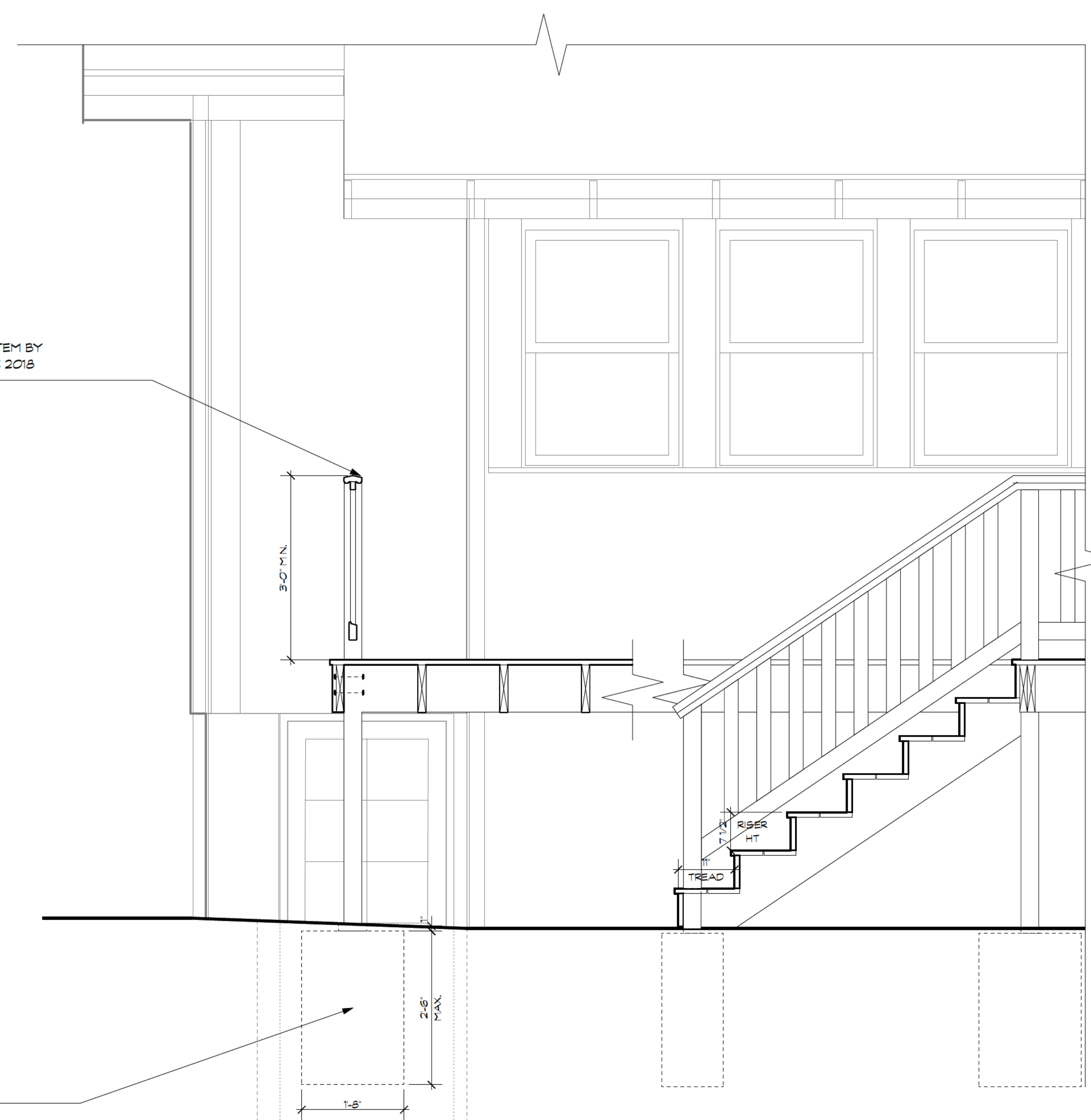
- 15.1 Plumbing: Relocate hose bib in kind, where displaced by new work. Coordinate new location with owner. Provide internal shut-offs.

DIVISION 16: ELECTRICAL

- 16.1 Electrical service: Existing to remain. Relocate owner provided ceiling fan as shown. Provide GFI receptacle in conformance with NEC and local code.
- 16.2 Exterior fixtures shall be suitable for damp location applications.

'TRANSCEND' PVC RAILING SYSTEM BY TREX IN ACCORDANCE WITH IRC 2018 SECTIONS 311.7 & 312.1.

CONCRETE PIER FOOTING. SEE STRUCTURAL DRAWINGS.



1 DECK SECTION
Scale: 3/4" = 1'-0"

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

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LICENSE #: _____ EXPIRATION DATE: _____

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Reichle-Schwenkmeyer Porch
7017 Sycamore Ave, Takoma Park, Maryland 20912
#2418

17 DECEMBER 2024 PERMIT / BID SET

DECK SECTION

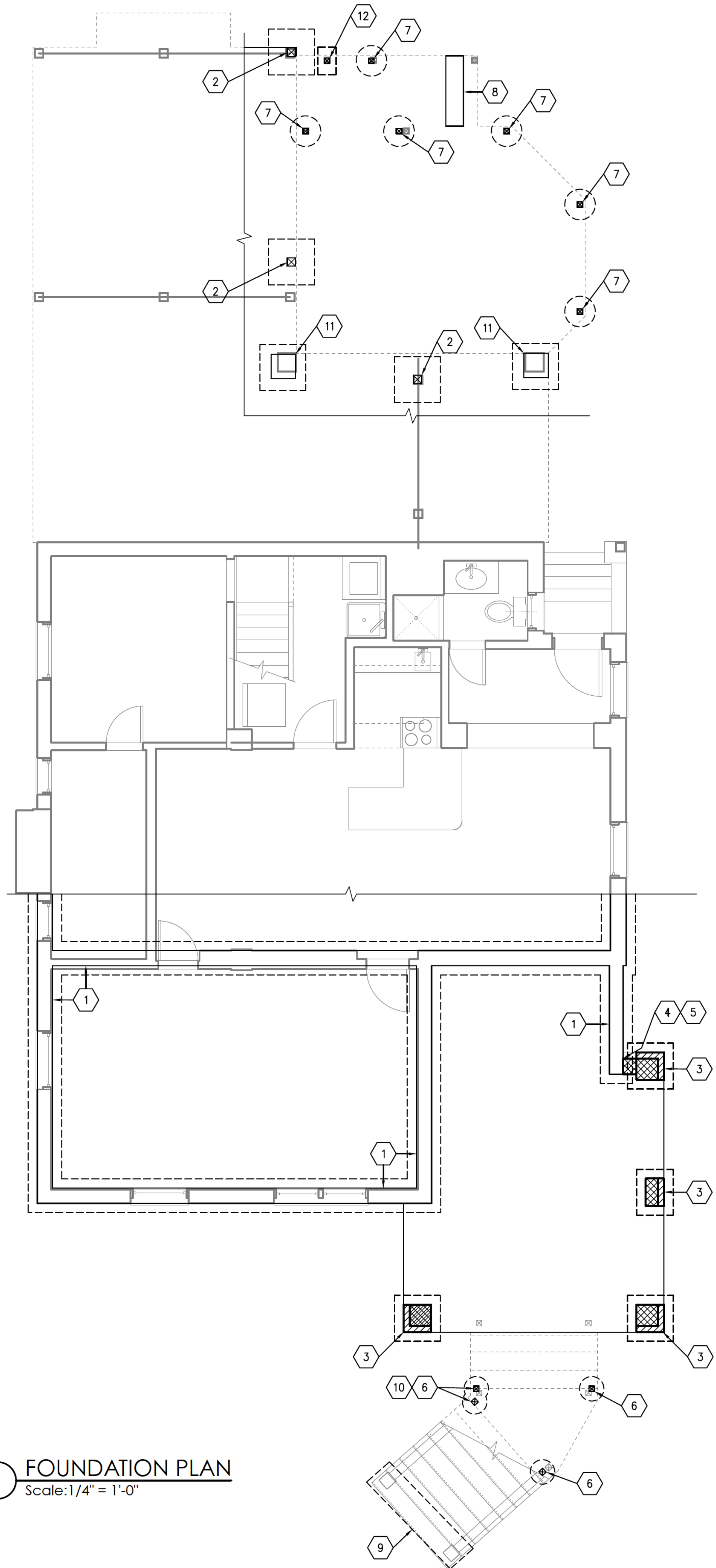
A301

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

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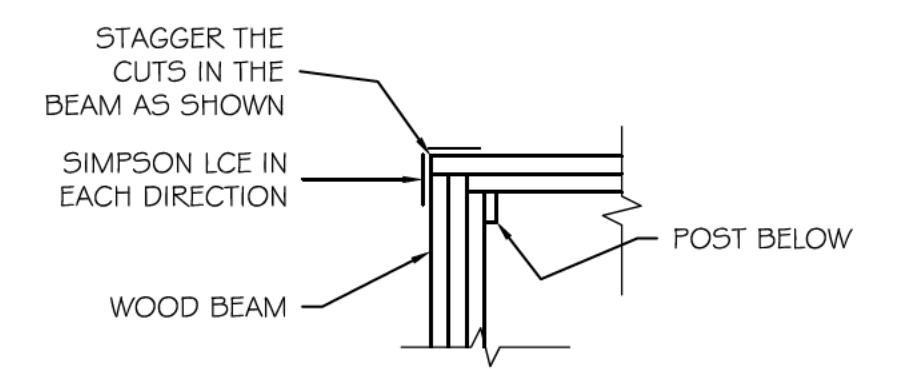


1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

FRAMING NOTES:

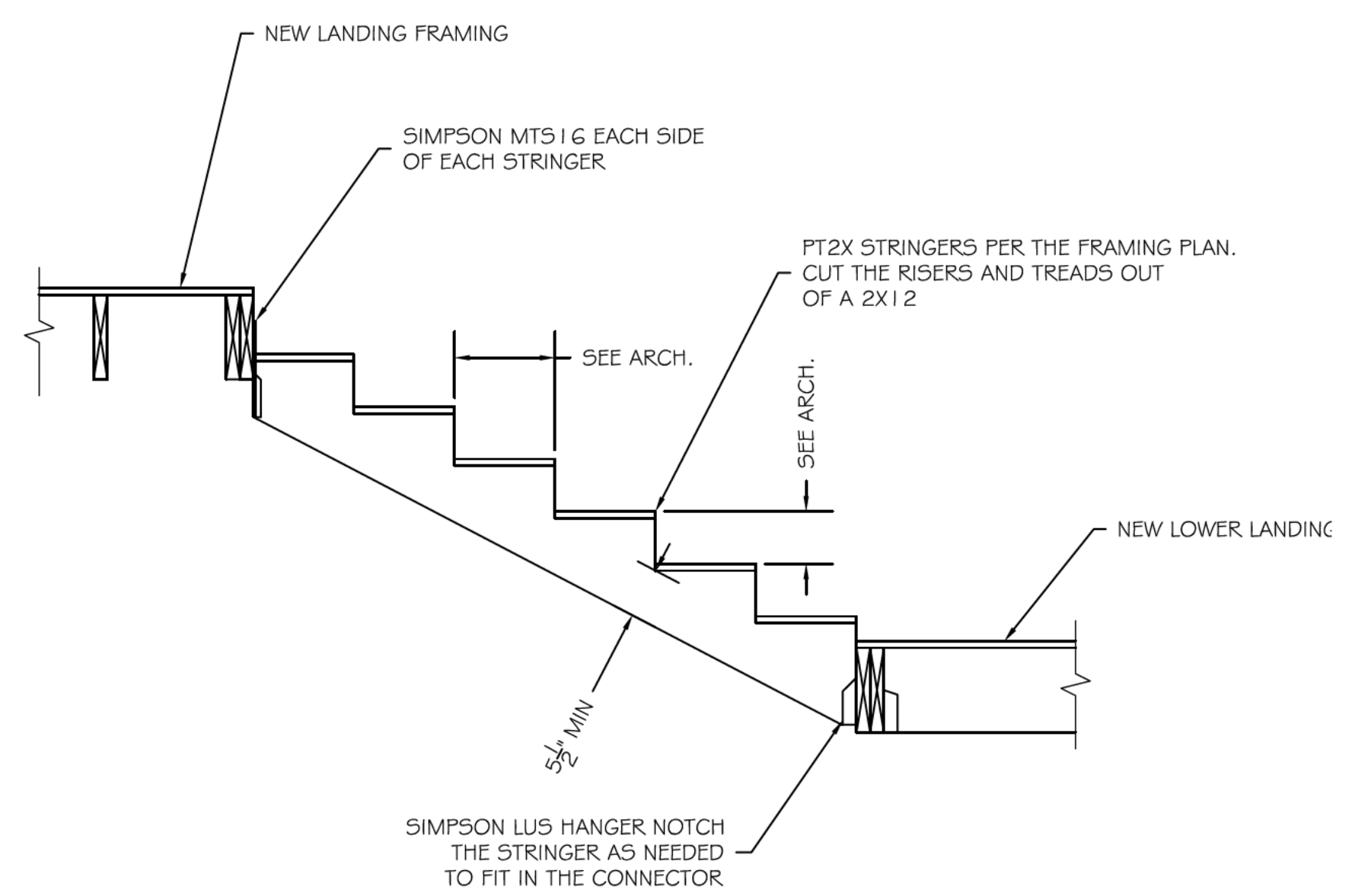
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/8" BOLTS AT 16" O.C. STAGGERED.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
4. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
5. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
6. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
7. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
8. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
9. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE WORK AREA AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
10. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
11. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
12. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
13. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
14. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
15. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
16. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
17. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
18. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC.
19. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

- 1 EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY 3/8" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
- 2 EXISTING POST AND FOOTING.
- 3 NEW BONDED BRICK AND CMU PIER ON A 36"x36"x10" CONCRETE FOOTING REINFORCED WITH (4)#4 BARS IN EACH DIRECTION. SEE THE ARCHITECTURAL DRAWINGS FOR THE EXTENT OF THE EXTERIOR BRICK. BOND THE BRICK TO THE CMU WITH METAL TIES AT 12" O.C. IN EACH DIRECTION. FILL ALL CELLS SOLID IN THE CMU PORTION OF THE PIER.
- 4 PLACE THE NEW FOOTING BELOW THE EXISTING FOOTING. PLACE N-S GROUT BETWEEN THE BOTTOM OF THE EXISTING FOOTING AND THE TOP OF THE NEW FOOTING. CLEAN THE BOTTOM OF THE EXISTING FOOTING PRIOR TO PLACING THE GROUT.
- 5 ATTACH THE NEW CMU PIER TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU PIER AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO.
- 6 PT4X4 POST UP ON A 16"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
- 7 PT4X4 POST UP ON A 20"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
- 8 PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- 9 PLACE THE STAIRS ON A 16" WIDE X 30" DEEP CONCRETE FOOTING. ATTACH THE STAIRS TO THE FOOTING PER THE TYPICAL DETAIL.
- 10 COMBINE THE FOOTINGS AS SHOWN.
- 11 EXISTING PIER AND FOOTING.
- 12 PT4X4 POST UP ON A 12"x18"x30" DEEP CONCRETE FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE ADJACENT POST FOOTING. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.



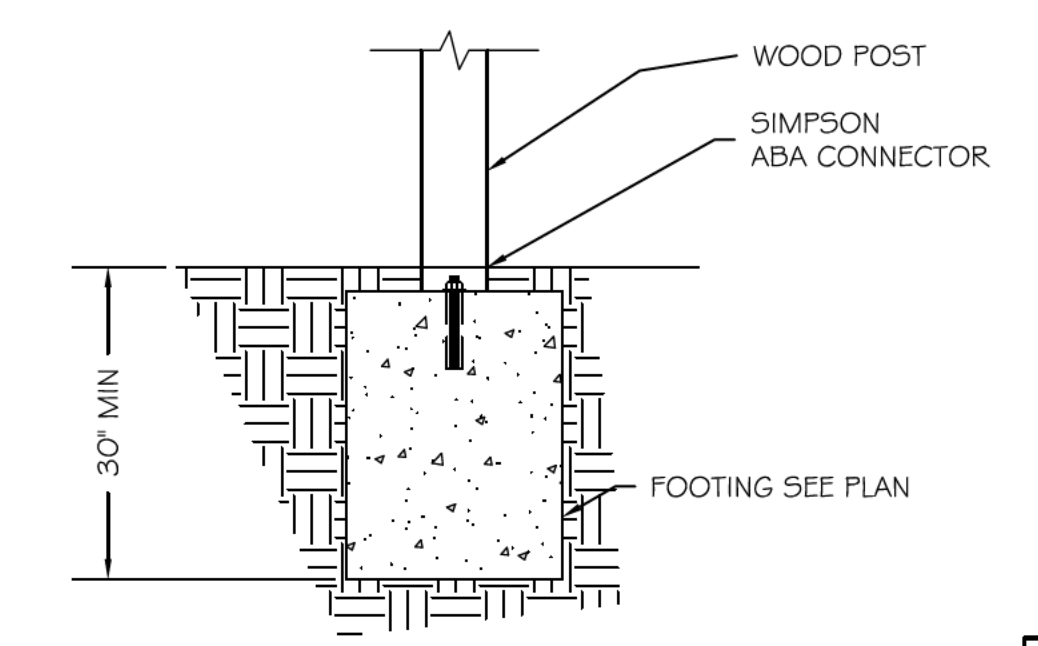
Typ. Wood Post To Beam Details

Scale: 3/4" = 1'-0"



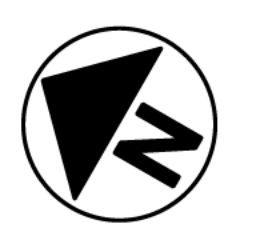
Typical Stringer Detail

Scale: NTS

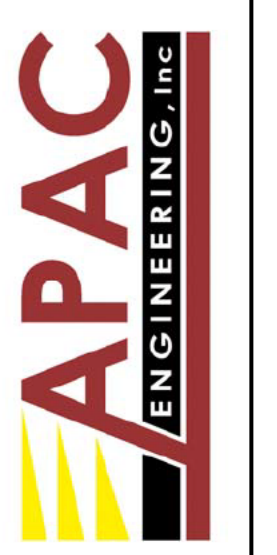


Typical Post to Footing Detail

Scale: 3/4" = 1'-0"



8555 16th St. #200
Silver Spring, MD 20910
301-565-0543
301-563-9477 (f)



Reichle-Schwenkmeyer Porch
7017 Sycamore Ave, Takoma Park, Maryland 20912
#2418

FOUNDATION PLAN

S100

PERMIT / BID SET

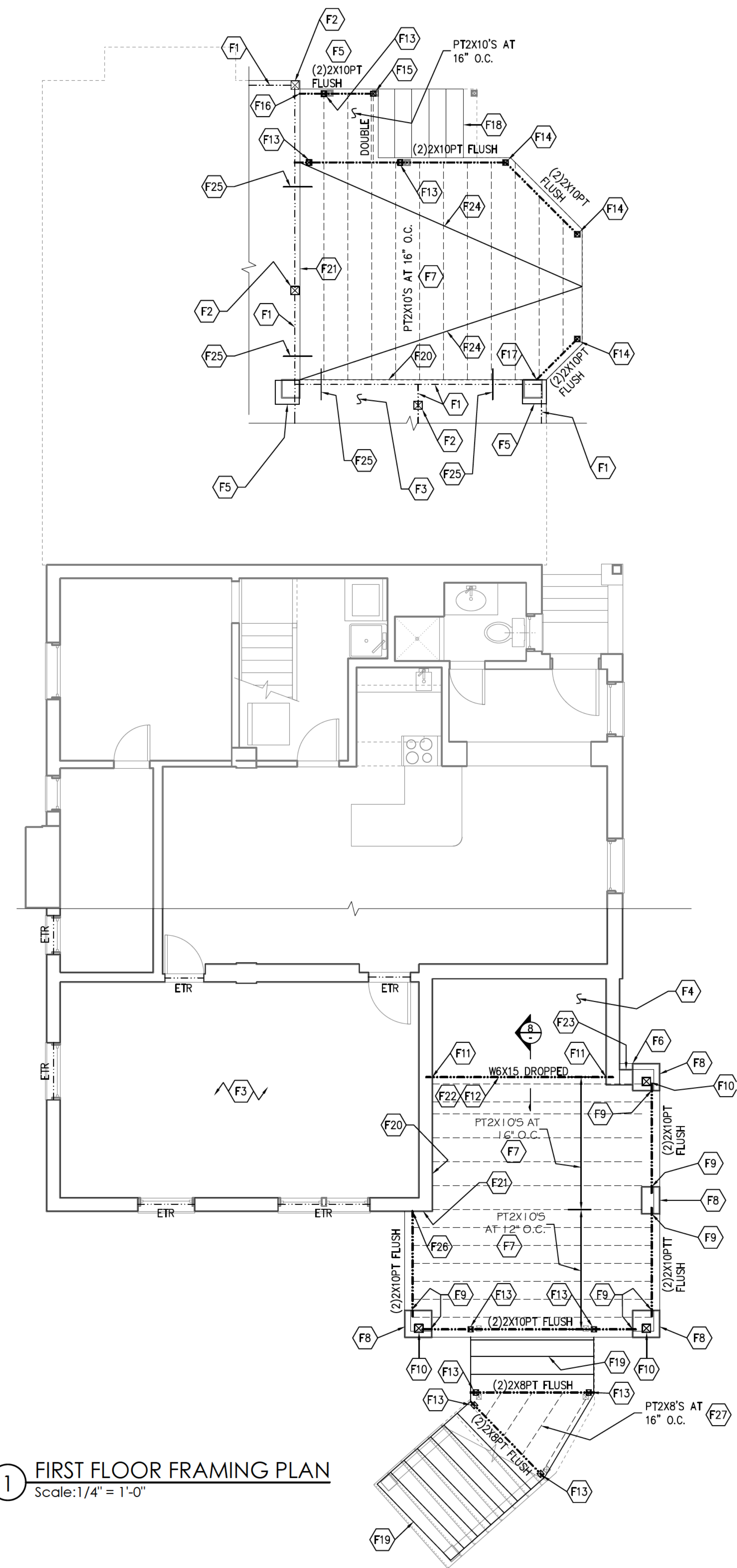
17 DECEMBER 2024

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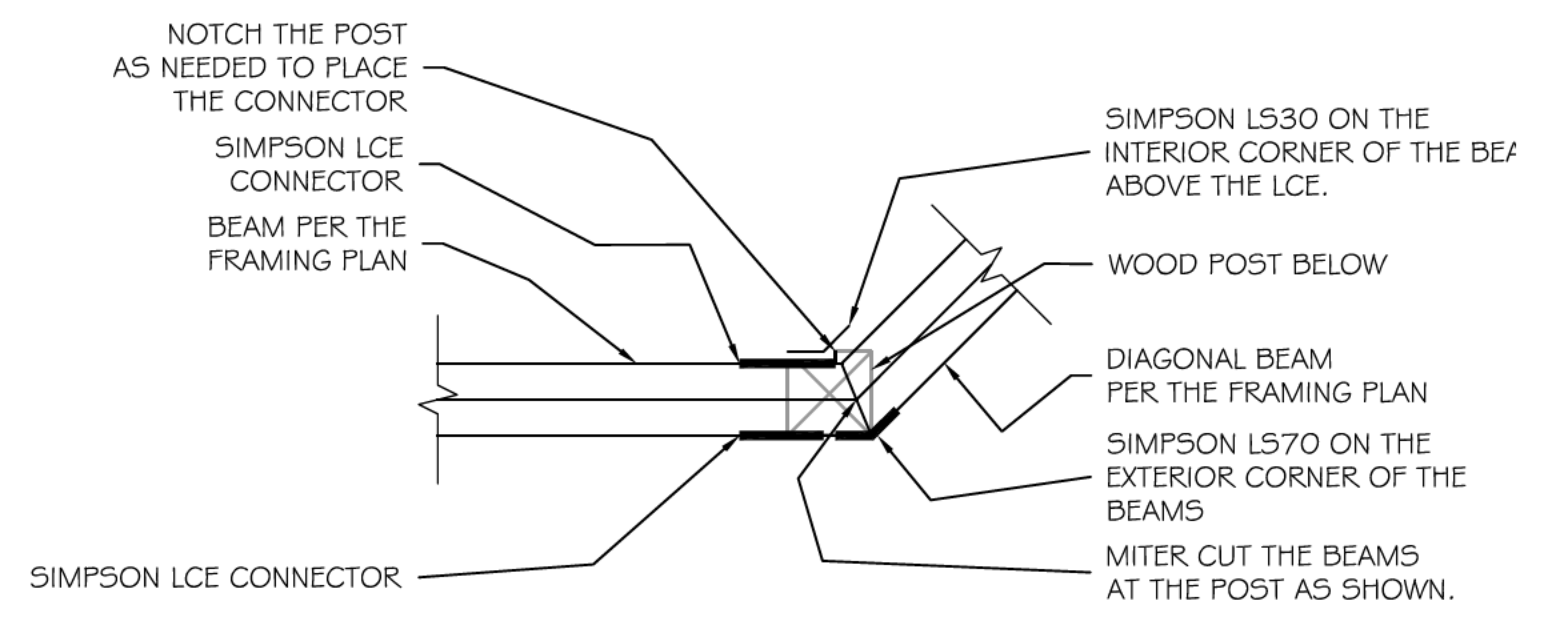
1 FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 3/4" BOLTS AT 16" O.C. STAGGERED.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
4. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
5. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
6. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
7. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
8. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
9. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE WORK AREA AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
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11. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
12. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
13. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
14. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
15. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS16 ON EACH SIDE.
16. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
17. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
18. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC.
19. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

- F1 EXISTING BEAM.
- F2 EXISTING POST.
- F3 EXISTING 1ST FLOOR FRAMING UNCHANGED.
- F4 EXISTING STRUCTURAL CONCRETE SLAB. NOTIFY THE STRUCTURAL ENGINEER IF ANY DAMAGED CONCRETE IS FOUND.
- F5 EXISTING PIER.
- F6 ATTACH THE NEW PIER TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. CAULK THE JOINT BETWEEN THE NEW PIER AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO. WHEN APPLICABLE, TOOTH THE NEW BRICK INTO THE EXISTING WALL.
- F7 PLACE BLOCKING BETWEEN THE JOISTS AT THE 1/3 POINTS OF THE SPAN.
- F8 NEW BONDED BRICK AND CMU PIER. SEE THE ARCHITECTURAL DRAWINGS FOR THE EXTENT OF THE EXTERIOR BRICK. BOND THE BRICK TO THE CMU WITH METAL TIES AT 12" O.C. IN EACH DIRECTION. FILL ALL CELLS SOLID IN THE CMU PORTION OF THE PIER.
- F9 POCKET THE WOOD BEAM IN THE PIER AND PROVIDE 4" BEARING FOR THE BEAM ON THE CMU PORTION OF THE PIER. ATTACH THE BEAM TO THE CMU PORTION OF PIER WITH A SIMPSON ABA44 CONNECTOR. NOTCH THE SIDES OF THE TRIPLE 2X BEAM AS NEEDED TO FIT IN THE CONNECTOR. PLACE PRESSURE TREATED PLYWOOD BLOCKING BETWEEN THE BEAM AND THE CONNECTOR AT THE DOUBLE 2X BEAMS. FILL THE BEAM POCKET WITH MORTAR OR GROUT AFTER THE BEAM IS SET.
- F10 PT6X6 POST UP. ATTACH THE POST TO THE PIER WITH A SIMPSON ABA66.
- F11 POCKET THE BEAM IN THE EXISTING WALL PER THE TYPICAL DETAIL.
- F12 PLACE N-S GROUT BETWEEN THE UNDERSIDE OF THE EXISTING CONCRETE SLAB AND THE NEW STEEL BEAM.
- F13 PT4X4 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM.
- F14 PT4X4 POST DOWN. ATTACH THE POST TO THE BEAMS PER THE TYPICAL DETAIL.
- F15 PT4X4 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- F16 HANG THE BEAM FROM THE CLEAT WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- F17 ATTACH THE BEAM TO THE LEDGER BOARD WITH A SIMPSON SUR/L HANGER.

- F18 FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- F19 FRAME THE STAIRS WITH PT2X STRINGERS AT 16" O.C. PER THE TYPICAL DETAILS.
- F20 PT2X10 LEDGER. ATTACH THE LEDGER TO THE EXISTING RIM BOARD OR RIM BEAM WITH 3/4" THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS. IF NO RIM BOARD EXISTS, PLACE BLOCKING BETWEEN THE WALL STUDS ON TOP OF THE EXISTING SILL PLATE SO THAT THE THRU BOLTS CAN BE PLACED.
- F21 PT2X10 CLEAT. ATTACH THE CLEAT TO THE RIM BEAM WITH 3/4" THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. PLACE FLASHING OVER THE CLEAT PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS. EACH CLEAT SHALL HAVE A MINIMUM OF 2 BOLTS.
- F22 PT2X10 CLEAT. ATTACH THE CLEAT TO THE EXISTING CONCRETE SLAB WITH 3/8" SIMPSON TITEN SCREWS AT 16" O.C. TOP AND BOTTOM STAGGERED. SEE THE ARCHITECTURAL DRAWINGS FOR FLASHING REQUIREMENTS BETWEEN THE EXISTING HOME AND THE NEW PORCH.
- F23 BUILD UP THE TOP OF THE EXISTING FOUNDATION WALL AS NEEDED SO THAT A FLAT PT2X4 SLEEPER CAN BE PLACED ON THE WALL. CROWN THE TOP OF THE WALL TO SHED WATER. ATTACH THE SLEEPER TO THE WALL WITH (2)3/8" SIMPSON TITEN SCREWS. COUNTERSINK THE SCREWS IF NEEDED TO PLACE THE FLOOR DECKING.
- F24 PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)#8 SCREWS.
- F25 SIMPSON DTT2Z TENSION ANCHOR.
- F26 HANG THE BEAM FROM THE EXISTING WALL WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE DOUBLE 2X BLOCKING BETWEEN THE EXISTING WALL STUDS ON TOP OF THE EXISTING SILL PLATE BEHIND THE CONNECTOR. PLACE FLASHING AROUND THE CONNECTION.
- F27 ATTACH THE LANDING JOISTS TO THE SUPPORT BEAMS WITH SKEWED ANGLE HANGERS.



Detail at Key Note F14

Scale: 1/2" = 1'-0"



8555 16th St. #200
Silver Spring, MD 20910
301-585-0543
301-583-9477 (f)



Reichle-Schwenkmeyer Porch
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#2418

FIRST FLOOR
FRAMING PLAN

S101

PERMIT / BID SET

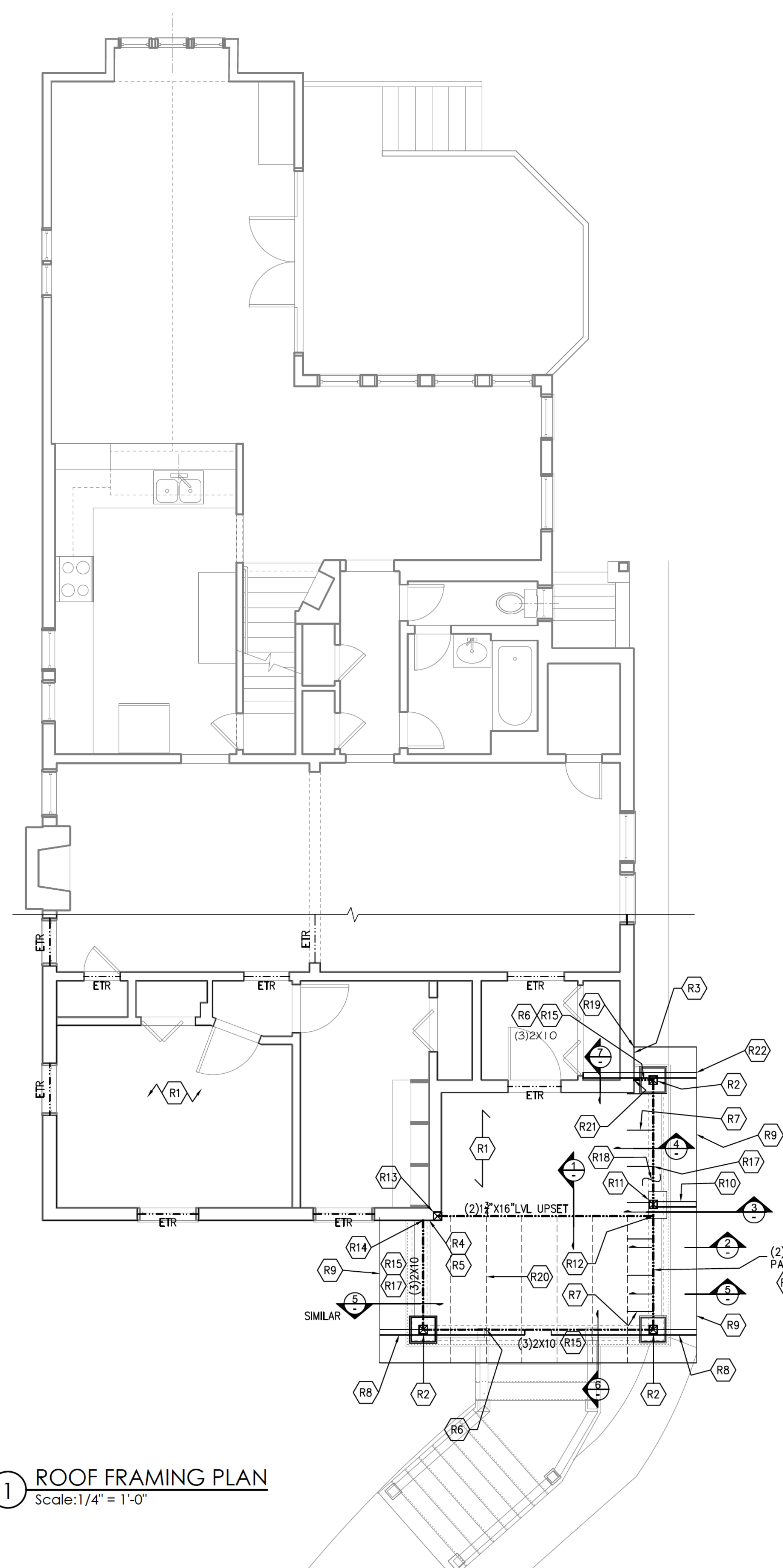
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19. ADD JOIST HANGERS TO ALL EXISTING FRAMING CONNECTIONS THAT ARE FOUND TO LACK THEM SUCH AS FRAMING AROUND PLUMBING STACKS, CHIMNEYS, OR THE EXISTING STAIRS.

- (R1) EXISTING 2ND FLOOR AND ROOF FRAMING UNCHANGED.
- (R2) PT6X6 POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
- (R3) 2X8 CLEAT FOR THE ROOF. ATTACH THE CLEAT TO EACH WALL STUD WITH (2) LEDGERLOCK SCREWS.
- (R4) 2X8 LEDGER FOR THE ROOF. ATTACH THE LEDGER TO EACH WALL STUD WITH (2) LEDGERLOCK SCREWS. ATTACH EACH RAFTER AND THE FLY RAFTER TO THE LEDGER WITH (8) #12 TOE SCREWS WITH 1" MINIMUM EMBEDMENT IN THE LEDGER.
- (R5) IF NEEDED HANG THE CEILING JOIST FROM THE EXISTING WALL WITH A SIMPSON LUS HANGER.
- (R6) ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE.
- (R7) PLACE SOLID BLOCKING BETWEEN THE BEAM AND THE 1ST CEILING JOIST AT 16" O.C.
- (R8) 8'-0" LONG 4X4 (WEATHER RESISTANT) LOOK OUT TO SUPPORT THE FLY RAFTER. ATTACH THE 4X4 TO THE BEAM WITH 6 3/8" LONG TRUSSLOK SCREWS AT 6" O.C. NOTCH THE FLY RAFTER AND PLACE IF ON THE 4X4. ATTACH THE FLY RAFTER TO THE 4X4 WITH (3) #10 TOE SCREWS. THE TOE SCREWS SHALL HAVE 1 1/2" MINIMUM EMBEDMENT IN THE 4X4.
- (R9) 2X8 FLY RAFTER. ATTACH THE ROOF DECKING TO THE FLY RAFTER WITH 8d NAILS AT 4" O.C. USE WEATHER RESISTANT LUMBER FOR THE FLY RAFTER.
- (R10) RE-USE THE EXISTING BRACKET. ATTACH EACH FLY RAFTER TO THE BRACKET WITH (3) #10 TOE SCREWS WITH 1 1/2" EMBEDMENT IN THE BRACKET.
- (R11) PLACE AN UNTREATED 6X6 POST IN THE WALL BEHIND THE BRACKET. SEE THE STRUCTURAL DETAIL FOR THE CONNECTION BETWEEN THE 6X6 AND THE BRACKET.
- (R12) ATTACH THE SIDE TO SIDE BEAM TO THE FRONT TO BACK BEAM PER THE STRUCTURAL DETAIL.
- (R13) POCKET THE SIDE TO SIDE BEAM IN THE EXISTING WALL AND PLACE IT ON THE EXISTING POST. VERIFY THE EXISTING POST IS A TRIPLE 2X4 STUD. ADD A 2X4 TO THE EXISTING POST ON AN AS NEEDED BASIS.
- (R14) HANG THE FRONT TO BACK BEAM FROM THE EXISTING WALL SHEATHING WITH A SIMPSON LUS HANGER. PLACE FLASHING AROUND THE CONNECTION.
- (R15) CONTINUE WALL AND ROOF ENVELOPE AROUND THE BEAM TO PROVIDE PROTECTION TO THE BEAM FROM ROT AND DECAY CAUSED BY EXTERIOR SOURCES OF WATER.
- (R16) THE BOTTOM OF THE LVL BEAM SHALL MATCH THE BOTTOM OF THE 2X10 BEAMS ON THE OTHER SIDES OF THE PORCH.
- (R17) THE RIM RAFTER SHALL ALIGN WITH THE EXTERIOR EDGE OF THE BEAM BELOW.
- (R18) AT THE EXISTING RAKE AND THE NEW ROOF AT THE BACK SIDE OF THE PORCH - OVERBUILD THE EXISTING ROOF ON THE NEW ROOF. RIP THE EXISTING RAFTERS AND PLACE THEM ON THE NEW ROOF. ATTACH EACH EXISTING RAFTER TO THE NEW ROOF WITH A SIMPSON L50 ON ONE SIDE OF THE RAFTER AND AND (3) 10d TOE NAILS.
- (R19) CONTINUE THE LOOK OUT TO THE EDGE OF THE CLOSET AS SHOWN. ATTACH THE LOOK OUT TO EACH JOIST WITH A SIMPSON H2.5A ON EACH SIDE OF THE JOIST OR A SIMPSON MTS12 ON EACH SIDE OF THE JOIST. FIELD DETERMINE THE CONNECTORS.
- (R20) FRAME THE ROOF WITH 2X8 RAFTERS AND 2X6 CEILING JOISTS. PLACE THE CEILING JOISTS NEXT TO THE RAFTERS. SEE THE ARCHITECTURAL DRAWINGS FOR THE SPACING OF THE RAFTERS AND THE CEILING JOISTS. THE MAXIMUM SPACING OF THE RAFTERS AND CEILING JOISTS SHALL BE 24" O.C.
- (R21) ATTACH THE BEAM TO THE WALL WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE FLASHING AROUND THE CONNECTION.
- (R22) 4X4 (WEATHER RESISTANT) LOOK OUT TO SUPPORT THE FLY RAFTER. ATTACH THE 4X4 TO THE BEAM WITH 6 3/8" LONG TRUSSLOK SCREWS AT 6" O.C. NOTCH THE FLY RAFTER AND PLACE IT ON THE 4X4. ATTACH THE FLY RAFTER TO THE 4X4 WITH (3) #10 TOE SCREWS. THE TOE SCREWS SHALL HAVE 1 1/2" MINIMUM EMBEDMENT IN THE 4X4.

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



Reichle-Schwenkmeyer Porch
7017 Sycamore Ave, Takoma Park, Maryland 20912
#2418

ROOF FRAMING PLAN
S102

17 DECEMBER 2024 PERMIT / BID SET

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Structural Notes

- All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County.
- Codes: the following design standards are applicable by reference:
 TMS 402-2016 Building Code Requirements for Masonry Structures,
 AISC 360-16 Building Code Requirements for Steel Structures,
 ACI 318-14 Building Code Requirements for Reinforced Concrete
 AISC 360-16 Specifications for Steel Buildings.
- Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
- Structural steel:
 - All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
 - All structural tubing shall conform to ASTM A500, grd.B
 - All steel pipe shall be ASTM A53, type E or S, grade B
 - All welders shop and field, shall be certified. Use E70xx electrodes only.
 - All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
 - Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
 - All exterior structural steel shall receive rust preventative paint.
 - Connections:
 - All beam connections shall be simple shear connections. U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
 - Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
- Lumber:
 - Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
 - LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
 - Floor decking shall be 3/4" APA rated decking. Roof decking shall be 3/4" APA rated decking. Wall sheathing shall be 3/4" APA rated sheathing. Glue and screw the floor decking to the joists.
 - Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically.
 - Provide double joists under all walls that run parallel to floor framing.
 - Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
 - Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
 - Provide solid blocking below all wood posts.
 - All posts shall have Simpson Cap and Base Plates typ.
 - All joists shall have Simpson Hangers where applicable.
 - Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
 - All lumber in contact with masonry or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
 - All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
 - Wood Lintels shall be as follows:
 Opening ≤ 3'-0" - 2-2x6
 3'-0" < Opening ≤ 5'-0" - 2-2x8
 5'-0" < Opening ≤ 8'-0" - 2-2x10
 Greater than 8'-0" - See plans

- Fasteners:
 - All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
 - Follow the manufacturer recommendations for setting epoxy bolts.
 - Expansion bolts shall be rawl power studs.
- Masonry:
 - Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
 - Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm = 1500psi.
 - All joints to be filled solid with mortar.
 - Mortar to comply with ASTM C270 (type M or S).
 - Provide corrugated masonry ties between brick face and wood walls or cmu walls at 16" O.C. in each direction.
 - Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
 - Lintels shall be as follows:
 Opening ≤ 3'-0" - L4x3x1/2 LVL/ 4" of wall
 3'-0" < Opening ≤ 7'-0" - L6x3x3/4 LVL/ 4" of wall.
 Opening > 7'-0" - See Plan
- Cast in place concrete:
 - Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
 - Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
 - All concrete shall be placed with a slump of 4" (± 3")
 - All concrete shall be normal weight, UNO.
 - All concrete exposed to weather shall have 6% ± 1% entrained air.
 - Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
 - Concrete cover for reinforcement shall be:
 Columns and beams 1 1/2"
 Slabs 3"
 Footings 3"
- Reinforcement:
 - Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
 - Welded wire fabric (wvf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
- Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
- Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads:

- SPF #2 - 25 PCF
- 1/2" Decking - 1.7 PSF
- 3/4" Decking - 2.5 PSF
- Asphalt Shingles - 2.5 PSF
- Slate Shingles - 15 PSF
- 1/2" Drywall - 2.2 PSF
- Insulation - 1.5 PSF
- Skirting - 2.0 PSF
- CMU - 87 PCF
- Brick - 130 PCF

LIVE LOADS:

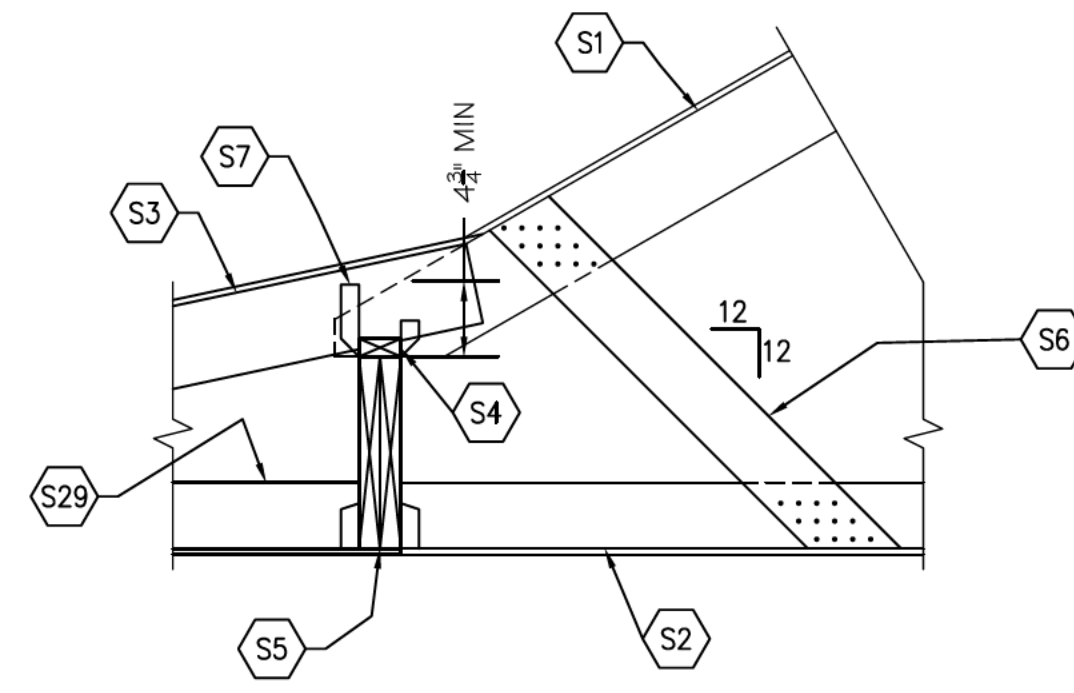
- DECK: 40PSF
- ATTIC: 20PSF
- FLOOR: 40PSF
- BALCONY: 60PSF
- BEDROOM: 40PSF
- ROOF: 30PSF

WIND LOADS:

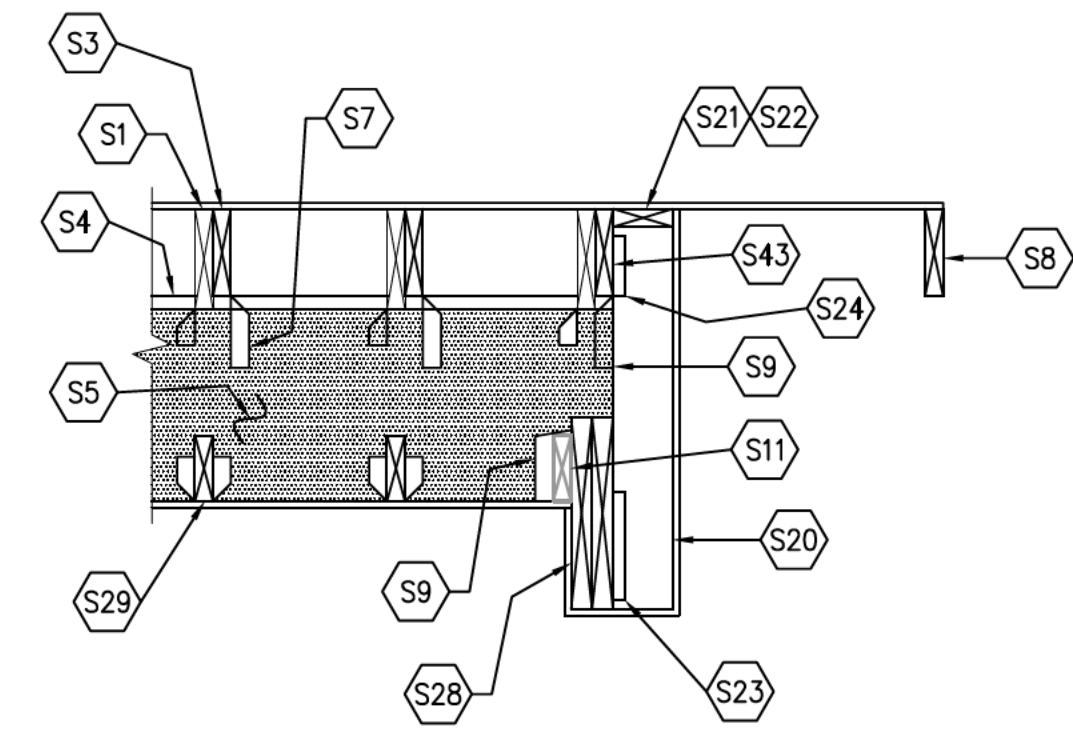
- WIND SPEED: Vult = 115mph; Vasd = 89mph
- WIND LOAD IMPORTANCE FACTOR: 1.0
- WIND EXPOSURE FACTOR: B
- WIND DESIGN PRESSURE: 11PSF
- SNOW LOADS:
- GROUND SNOW LOAD (Pg): 30PSF
- FLAT ROOF SNOW LOAD (Pf): 30PSF
- SNOW EXPOSURE FACTOR (Ce): 0.9
- SNOW IMPORTANCE FACTOR (I): 1.0

Deflection Limitations:

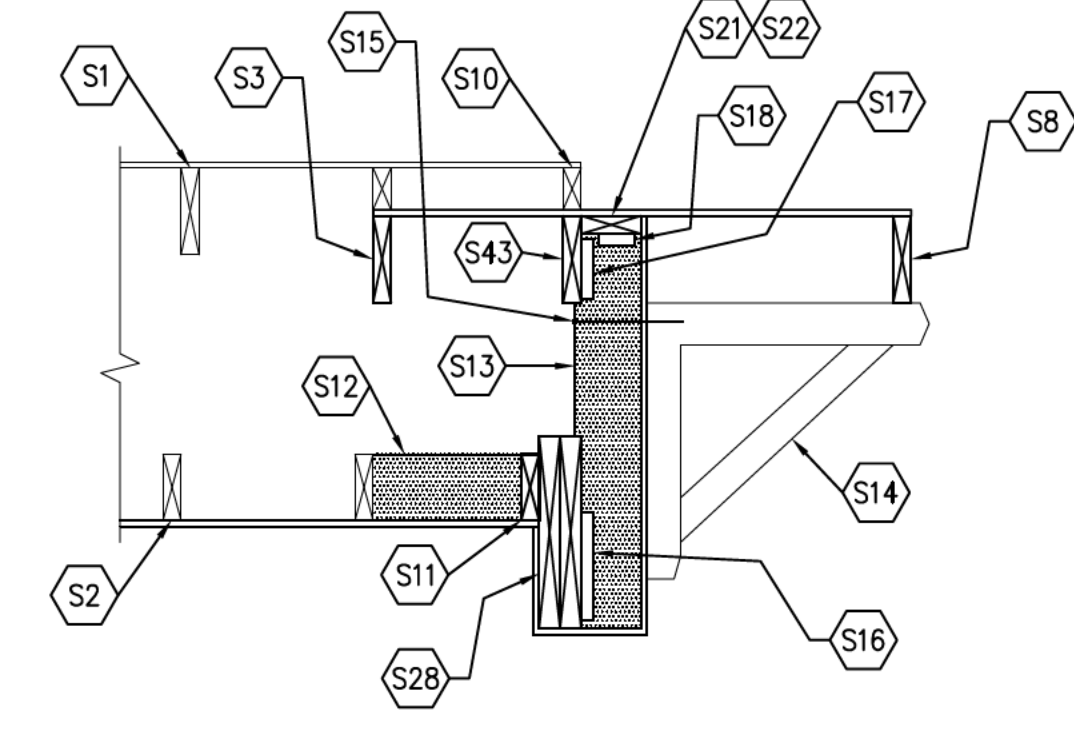
- Rafters: L/240
- Interior Walls and Partitions: H/180
- Floors and Plastered Ceilings: L/360
- All Other Structural Members: L/240
- Ext. Walls with plaster or stucco finishes: L/360
- Ext. Walls - Wind Loads with Flexible Finishes: L/240
- Ext. Walls - Wind Loads with Rigid Finishes: L/120
- SEISMIC DESIGN DATA:
- SEISMIC IMPORTANCE FACTOR (Ie): 1.0
- SPECTRAL RESPONSE ACCELERATIONS: (Ss): 20.0%
- (S1): 8.0%
- SPECTRAL RESPONSE COEFFICIENTS: (Sds): 33%
- (Sd1): 18.7%
- SEISMIC DESIGN CATEGORY: B
- SEISMIC SITE CLASSIFICATION: D
- SEISMIC COEFFICIENT (Cs): 0.05
- SEISMIC MODIFICATION FACTOR (R): 6.5
- BASE SHEAR: 2.4k
- ANALYSIS PROCEDURE: EQUIV. LATERAL FORCE
- BASIC SFRS: LIGHT FRAMED WALLS



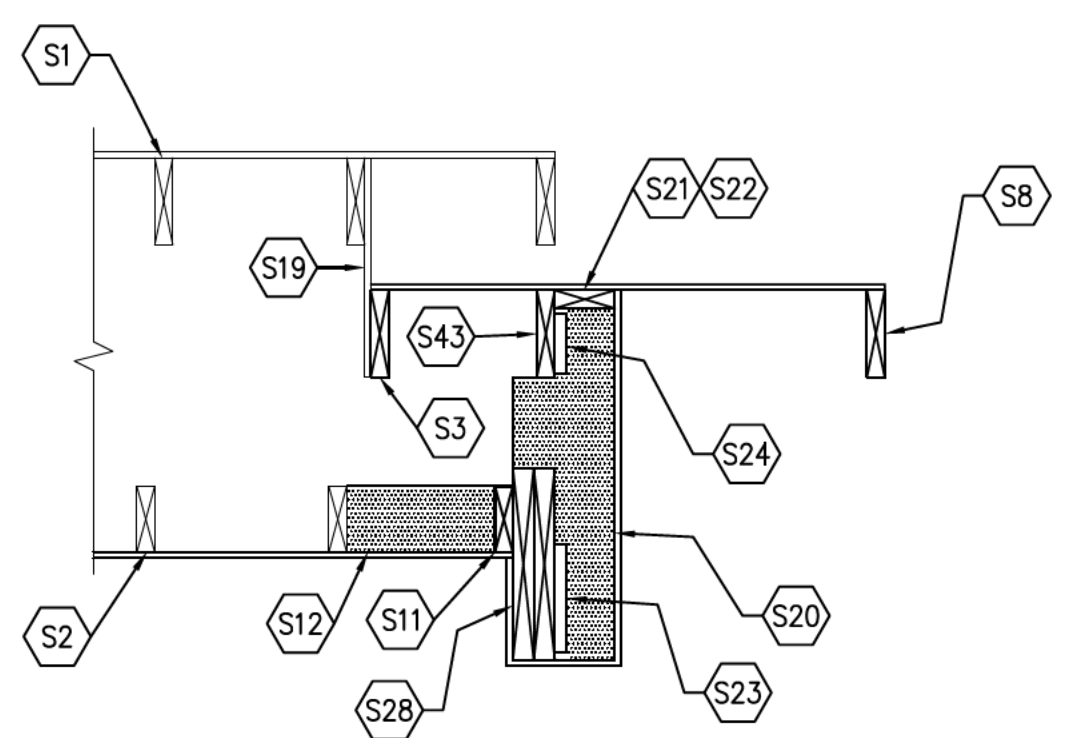
SECTION 1
SCALE: 3/8" = 1'-0"



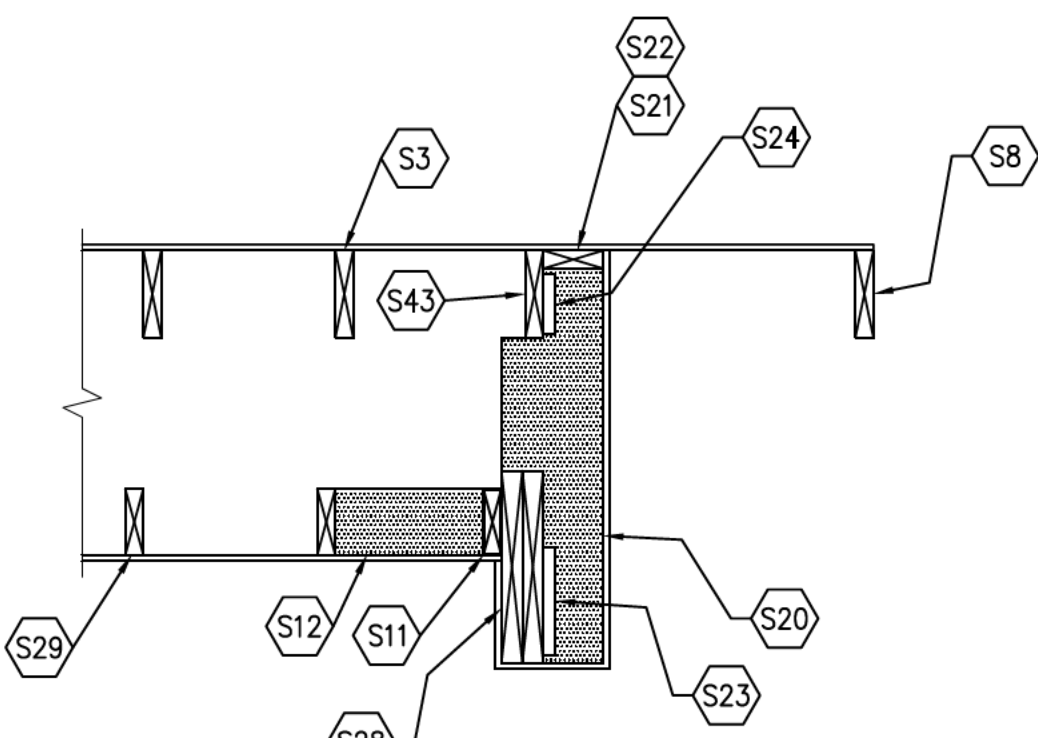
SECTION 2
SCALE: 3/8" = 1'-0"



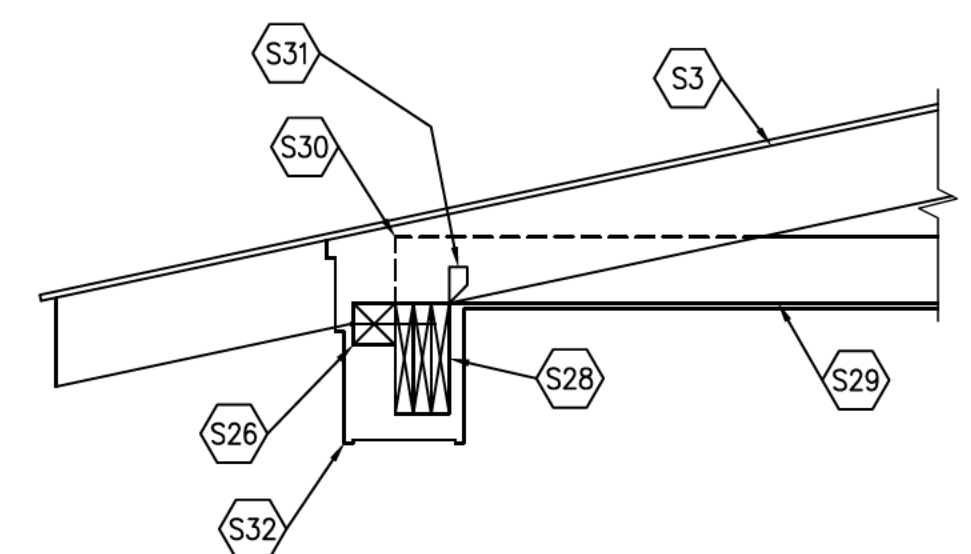
SECTION 3
SCALE: 3/8" = 1'-0"



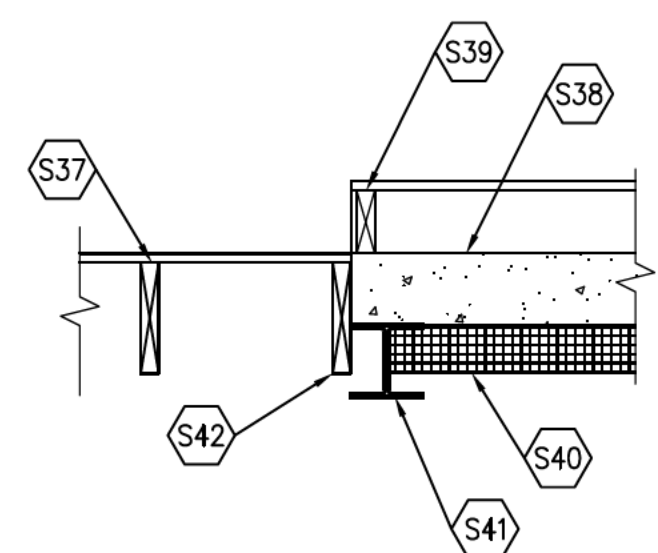
SECTION 4
SCALE: 3/8" = 1'-0"



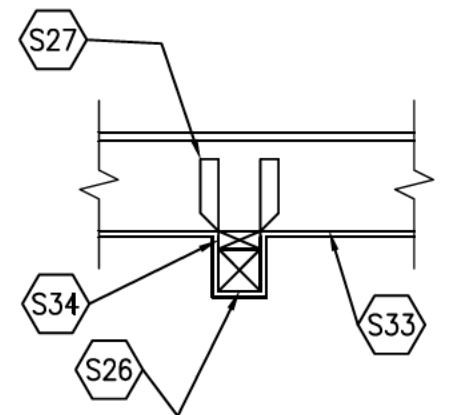
SECTION 5
SCALE: 3/8" = 1'-0"



SECTION 6
SCALE: 3/8" = 1'-0"



SECTION 8
SCALE: 3/8" = 1'-0"



SECTION 7
SCALE: 3/8" = 1'-0"

- S1 EXISTING RAFTERS.
- S2 EXISTING CEILING JOISTS.
- S3 NEW RAFTERS PER THE FRAMING PLAN.
- S4 PLACE A FLAT 2X PLATE BETWEEN THE EXISTING RAFTERS. NOTCH THE NEW RAFTERS AND PLACE THEM ON THE PLATE.
- S5 UPSET LVL BEAM PER THE FRAMING PLAN. NOTCH THE EXISTING RAFTERS AND PLACE THEM ON THE NEW BEAM. ATTACH EACH EXISTING RAFTER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE. ATTACH EACH EXISTING CEILING JOIST TO THE BEAM WITH AN OVERSIZED SIMPSON LUS HANGER. ATTACH EACH NEW CEILING JOIST TO THE BEAM WITH A SIMPSON LUS HANGER.
- S6 PLACE A 2X6 RAFTER TIE BETWEEN EACH EXISTING RAFTER AND EXISTING CEILING JOIST. ATTACH THE RAFTER TIE TO EACH EXISTING RAFTER AND EACH CEILING JOIST WITH (12)10d NAILS.
- S7 ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON MTS12 HURRICANE TIE.
- S8 FLY RAFTER PER THE FRAMING PLAN. ATTACH THE ROOF DECKING TO THE FLY RAFTER WITH 8d NAILS AT 4" O.C. USE WEATHER RESISTANT LUMBER.
- S9 NOTCH THE SIDE TO SIDE LVL BEAM AND PLACE IT ON THE FRONT TO BACK LVL BEAM. ATTACH THE SIDE TO SIDE LVL BEAM TO THE FRONT TO BACK LVL BEAM WITH A SIMPSON HGUS48
- S10 OVERBUILD THE EXISTING RAFTERS ON THE NEW ROOF. RIP THE EXISTING RAFTERS AND PLACE THEM ON THE NEW ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LSS0 ON EACH SIDE OF THE RAFTER.
- S11 2X6 CLEAT FOR THE CEILING. ATTACH THE CLEAT TO THE LVL BEAM WITH (2)#10 SCREWS AT 6" O.C.
- S12 PLACE BLOCKING BETWEEN THE LVL BEAM AND THE 1ST NEW OR EXISTING CEILING JOIST AT 16" O.C.
- S13 PLACE AN UNTREATED 6X6 POST BEHIND THE BRACKET. NOTCH THE 6X6 AS SHOWN TO FIT AROUND THE RIM RAFTER AND THE LVL BEAM.
- S14 REUSE THE EXISTING BRACKET. ATTACH THE EXISTING BRACKET TO THE NEW WALL USING THE SAME CONNECTORS AS THE EXISTING ASSEMBLY.
- S15 ATTACH THE 6X6 TO THE BRACKET WITH A 1/8" x 10" LONG SPAX POWER LAG SCREW.
- S16 ATTACH THE 6X6 TO THE LVL BEAM WITH A SIMPSON L90 ON EACH SIDE OF THE 6X6.

- S17 ATTACH THE 6X6 TO THE 1ST RAFTER WITH A SIMPSON L50 ON EACH SIDE OF THE 6X6.
- S18 ATTACH THE 6X6 TO THE TOP PLATE OF THE WALL WITH A SIMPSON L30 ON EACH SIDE OF THE POST.
- S19 FIELD DETERMINE THE WALL BETWEEN THE NEW ROOF AND THE EXISTING ROOF.
- S20 FRAME THE WALL WITH 2X STUDS AT 16" O.C. RIP THE STUDS AND NOTCH THE STUDS AS SHOWN TO FIT IN THE SPACE.
- S21 RIPPED 2X WALL PLATE.
- S22 ATTACH THE ROOF DECKING TO THE WALL PLATE WITH 8d NAILS AT 6" O.C.
- S23 ATTACH EACH STUD TO THE LVL BEAM WITH A SIMPSON L90 ON EACH SIDE OF THE STUD.
- S24 ATTACH EACH STUD TO THE 1ST RAFTER WITH A SIMPSON L50 ON EACH SIDE OF THE STUD.
- S25 NOT USED.
- S26 4X4 LOOK OUT. USE WEATHER RESISTANT LUMBER. ATTACH THE 4X4 TO THE BEAM WITH 6 3/4" LONG TRUSSLOK SCREWS AT 6" O.C.
- S27 ATTACH THE LOOK OUT TO EACH JOIST WITH A SIMPSON H2.5A OR A SIMPSON MTS12 ON EACH SIDE OF THE LOOK OUT. FIELD DETERMINE WHICH CONNECTOR TO USE BASED ON HOW FAR BELOW THE EXISTING JOISTS THE LOOK OUT IS. CLIP THE TOP END OF THE MTS12 IF NEEDED TO PLACE THE CONNECTOR.
- S28 BEAM PER THE FRAMING PLAN.
- S29 NEW CEILING JOISTS.
- S30 ATTACH EACH CEILING JOIST TO EACH RAFTER WITH (6)10d NAILS.
- S31 NOTCH THE RAFTERS AND PLACE THEM ON THE BEAM. ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE.
- S32 OUTLINE OF THE ARCHITECTURAL FINISH.
- S33 EXISTING 2ND FLOOR JOISTS.
- S34 PLACE BLOCKING BETWEEN THE LOOK OUT AND THE EXISTING JOISTS IF NEEDED.
- S35 NOT USED.
- S36 NOT USED.
- S37 NEW PORCH JOISTS PER THE FRAMING PLAN.

- S38 EXISTING CONCRETE SLAB.
- S39 EXISTING SLEEPERS ON THE CONCRETE SLAB.
- S40 INSULATION PER THE ARCHITECTURAL DRAWINGS.
- S41 NEW STEEL BEAM PER THE FRAMING PLAN. PLACE N-S GROUT BETWEEN THE BOTTOM OF THE EXISTING SLAB AND THE TOP OF THE STEEL BEAM.
- S42 CLEAT PER THE FRAMING PLAN. SEE THE ARCHITECTURAL DRAWINGS FOR THE FLASHING REQUIREMENTS.
- S43 THE RIM RAFTER SHALL ALIGN WITH THE EXTERIOR SIDE OF THE LVL BEAM.



Reichle-Schwenkmeyer Porch
 7017 Sycamore Ave, Takoma Park, Maryland 20912
 #2418

17 DECEMBER 2024 PERMIT / BID SET

STRUCTURAL DETAILS & NOTES
S103

Existing Property Condition Photographs (duplicate as needed)



Detail: 7017 SYCAMORE AVE. FRONT



Detail: 7017 SYCAMORE AVE. FRONT PORCH

Existing Property Condition Photographs (duplicate as needed)



Detail: 7017 SYCAMORE AVE. FRONT PORCH CLOSE-UP

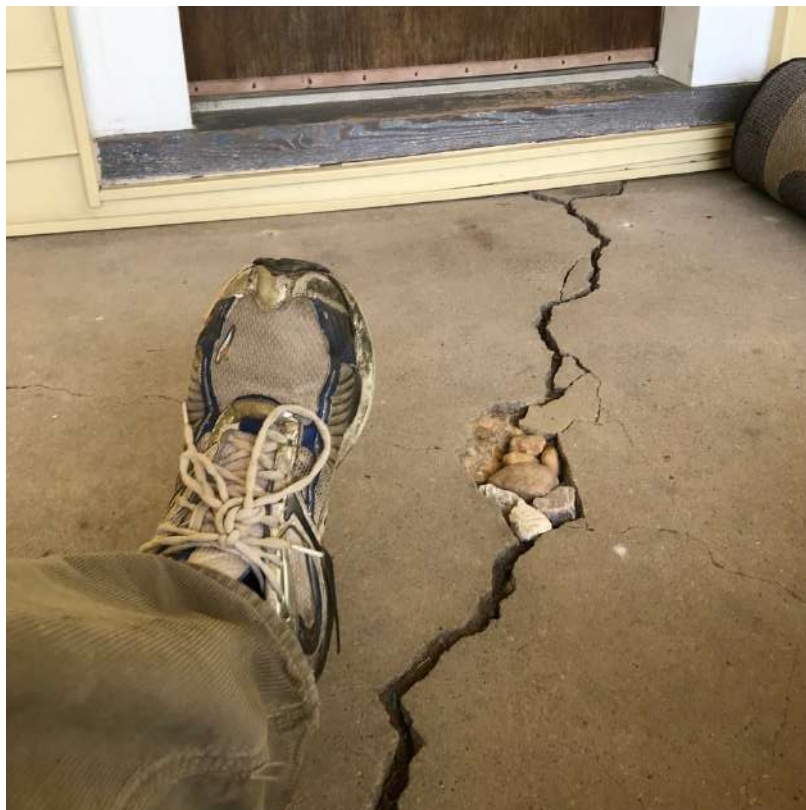


Detail: 7017 SYCAMORE AVE. PORCH FOUNDATION CRACKS

Existing Property Condition Photographs (duplicate as needed)



Detail: 7017 SYCAMORE AVE. CRACKED PORCH SLAB



Detail: 7017 SYCAMORE AVE. CRACKED PORCH SLAB

Existing Property Condition Photographs (duplicate as needed)



Detail: 7017 SYCAMORE AVE. CRACKED PORCH SLAB

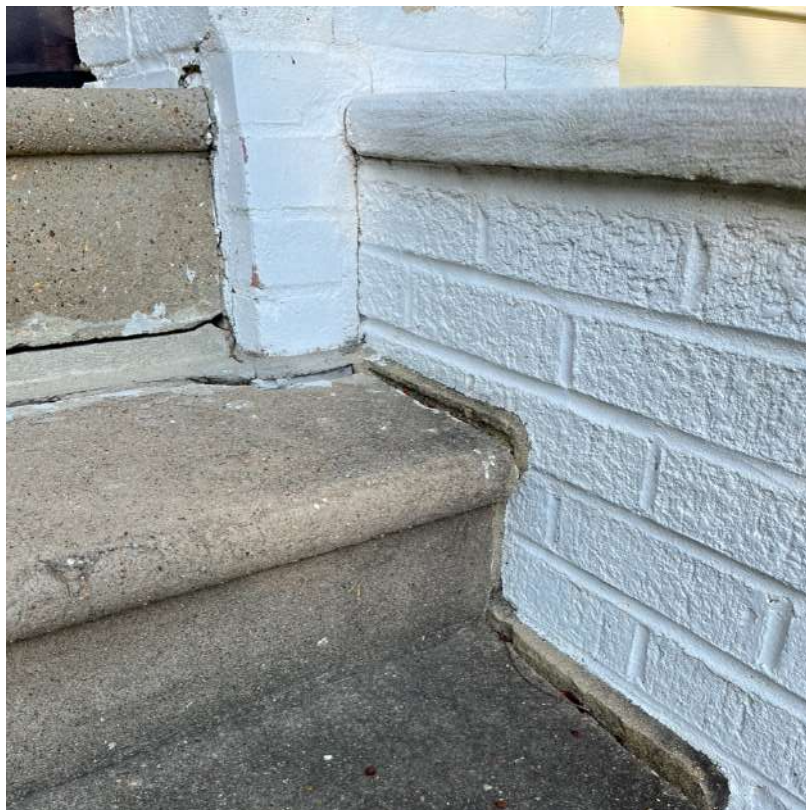


Detail: 7017 SYCAMORE AVE. FOUNDATION

Existing Property Condition Photographs (duplicate as needed)



Detail: 7017 SYCAMORE AVE. CONCRETE STEPS



Detail: 7017 SYCAMORE AVE. CONCRETE STEPS

Existing Property Condition Photographs (duplicate as needed)



Detail: 7017 SYCAMORE AVE. SOUTH-REAR DECK



Detail: 7017 SYCAMORE AVE. SOUTH-REAR DECK CLOSE-UP

Existing Property Condition Photographs (duplicate as needed)



Detail: 7017 SYCAMORE AVE. REAR APPROACH



Detail: 7017 SYCAMORE AVE. NORTH-WEST APPROACH

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7101 SYCAMORE AVE.



Detail: CONTEXT: 7015 SYCAMORE AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7100 SYCAMORE AVE.



Detail: CONTEXT: 7016 SYCAMORE AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7014 SYCAMORE AVE.