



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1100880 DATE ASSIGNED

APPLICANT:

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

AGENT/CONTACT (if applicable):

Name: E-mail: Address: City: Zip: Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. N/A

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. N/A

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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

Signature of owner or authorized agent (Spruce Esmeier) Date

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

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

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property: **NOTE - Please see full Property Description attached.**

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

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

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

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

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

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

Nail/Starr Property
5 Philadelphia Ave.
Takoma Park, MD 20912

Property Description

This property consists of 5,550 SF of land with a 2-story house built in 1923 and a shed/garage located at the rear left corner of the property. There are no significant topographical changes/fluctuations on the lot. The existing house has a deep front porch across the entire front entry facade with an open, decorative dormer at the step location which is repeated at the upper dormer window. The left side elevation has an extension for a fireplace chimney and a box bay window. The right side elevation is straight with no projections and has several windows and a side entry door. The driveway is on the left side of the property and runs to the shed/garage at the rear. There is a 3'-4' high wood fence from the rear left corner of the house to the rear property line. A 6' wood fence runs at the rear property line. A 3'-4' wood fence on the right side of the house is positioned just behind the front porch and runs to the side property line where it meets a chain link fence at 7 Philadelphia Ave. A slate/block walkway goes from the right side door to a rear patio. The existing rear entry area projects 8' +/- from the rear facade with wooden steps down to the existing slate/block patio. An evergreen hedge separates the side backyard area from the patio with the remaining rear yard open and grassy. Three tall, aged evergreens align across the front porch with a mulched/planted bed and grassy areas. Sidewalks run from the roadway walk to the front porch and from the front porch steps to the driveway with low shrubbery along the driveway.

**5 PHILADELPHIA AVE.
TAKOMA PARK, MD 20912
ADDITION PROJECT**

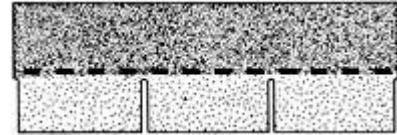
MATERIALS LIST

- **Roofing – 30 YR Asphalt Shingle Roofing – Match existing**
- **1x6 PVC Fascia Board – to match existing**
- **New Hardie Siding W/ 7” exposure – Painted to match existing**
- **New 5/4x6 window trim with sill –Aluminum wrapped to match existing**
- **K-Style Aluminum gutter to match existing**
- **8” SQ. PVC column wrap**
- **5/4x8 rake board**
- **New parged and painted CMU foundation wall – to match existing**
- **New 36” high porch composite railing**
- **4 “ PVC corner Board**
- **New Vinyl windows to match existing**

XT™25 Shingles

PRODUCT INFORMATION

CertainTeed offers a variety of three-tab shingle products that combine exceptional durability with flexibility for better resistance to blow-off. In addition to their suitability for residential applications, these products are ideal for commercial applications. Available in “English” dimensions only – 12" x 36.



XT™ 25 Algae-Resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along the eaves can cause a backup of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, apply a spot of roofing cement under each shingle tab corner according to application instructions provided on the shingle package.

Product Composition: These shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. These shingles have self-sealing adhesive. These are 3-tab shingles.

Applicable Standards:

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537
Florida Product Approval # FL5444
Miami-Dade County Product Control Approved
(Product made in Oxford & Shreveport plants only)
Meets TDI Windstorm Requirements

	XT 25 – English
Weight/Square (approx.):	190-203
Dimensions (overall):	12" x 36"
Shingles/Square:	80
Weather Exposure:	5"

INSTALLATION

Detailed installation instructions are supplied on each bundle of strip shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: Use field shingles of a like color for capping hips and ridges.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

XT 25 AR carry a 25-year limited transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. These AR shingles carry a 10-year algae resistance warranty and 5-year SureStart protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT

Technical Service Department: 1-800-345-1145
e-mail: RPG.T.Services@saint-gobain.com

FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec

CertainTeed

20 Moores Road
Malvern, PA 19355

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Specification Sheet

.027 x 11 3/4" – Gutter Coil

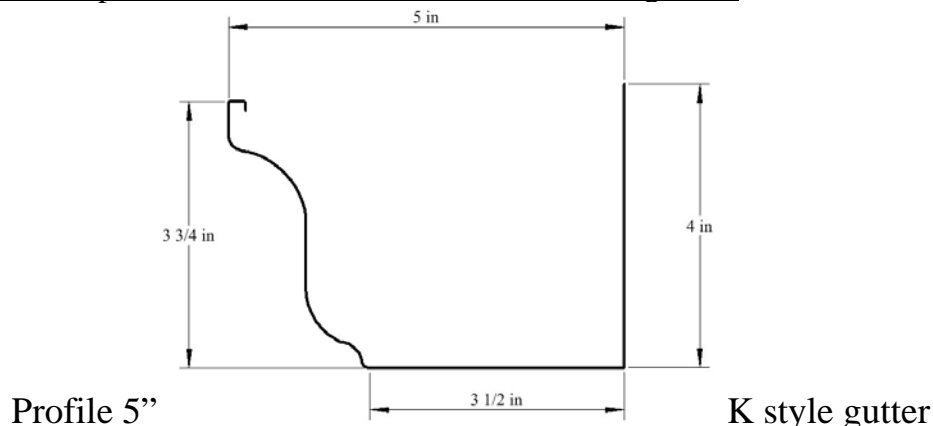
.027 x 11 7/8" – Gutter Coil

5K .027" Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F



Specification Sheet

.032 x 11 3/4" – Aluminum Gutter Coil
5K Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .032, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:

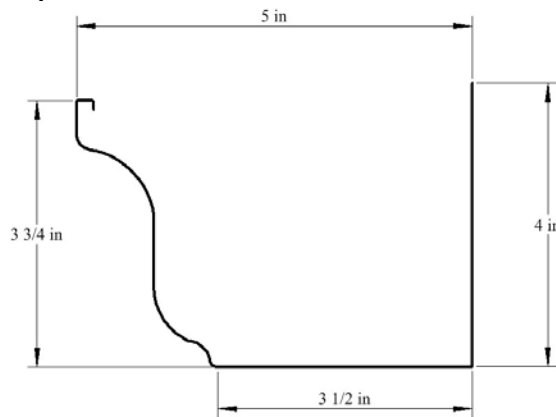
180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)

Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)

Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)

M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F



Profile 5"

K style gutter

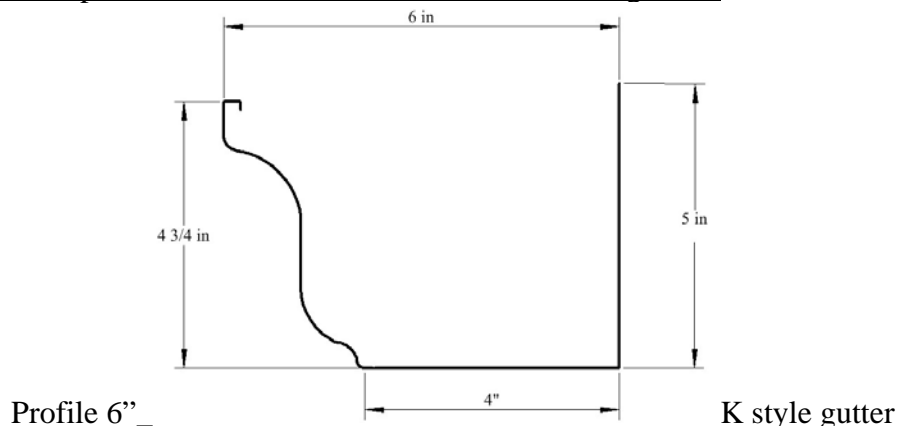
Specification Sheet

.027 x 15" – Aluminum Gutter Coil
6K Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .1 mils (.7-.9)
- Made in the USA
- The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F





888-686-7737

<http://clintonseamlessguttering.com/>

Specification Sheet

.027 x 11 3/4" – Aluminum Gutter Coil
6" Half Round Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specification Sheet

.019 x 10 ½" Aluminum Downspout Coil
2" x 3" Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downspout coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)

Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape
(ASTM D-4146-83)

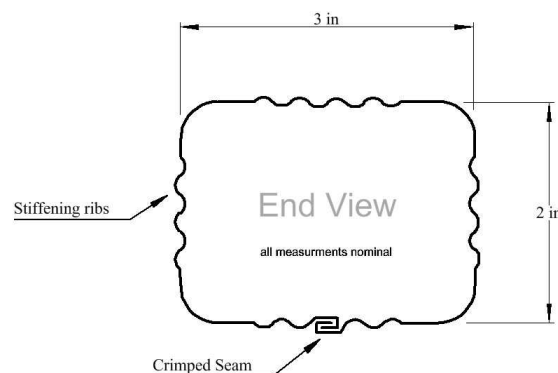
Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)

M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 x 3 inches nominal
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



Specification Sheet

.019 x 13 ¾" Aluminum Downspout Coil
3"x 4" Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)

Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape
(ASTM D-4146-83)

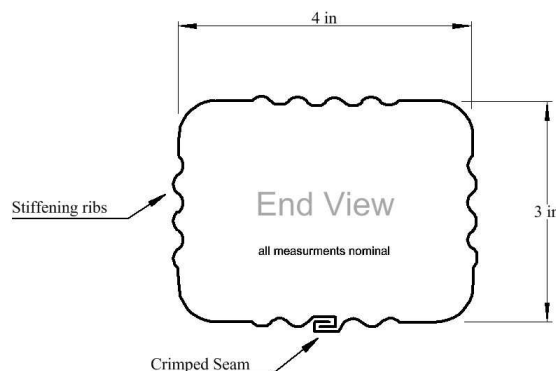
Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)

M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 ¾ x 4 inches
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



Specification Sheet

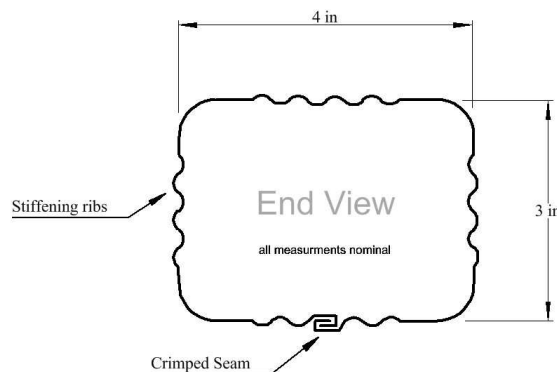
.027 x 13 ¾ " Aluminum Downspout Coil
.024 x 13 x ¾ Aluminum Elbow Coil

Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

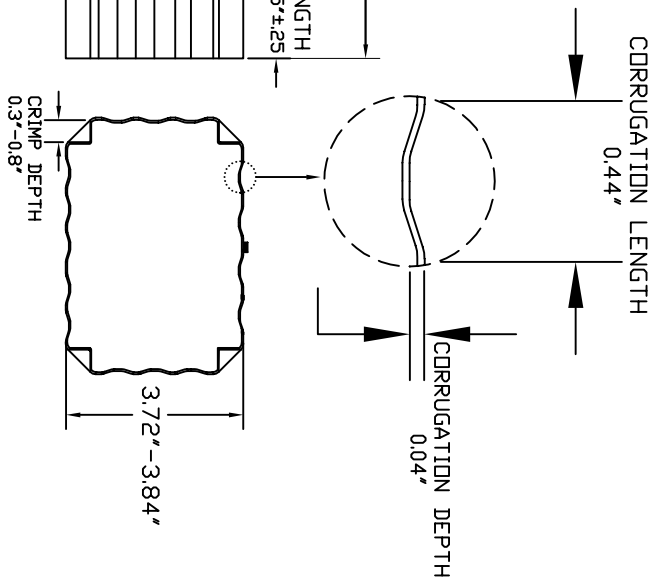
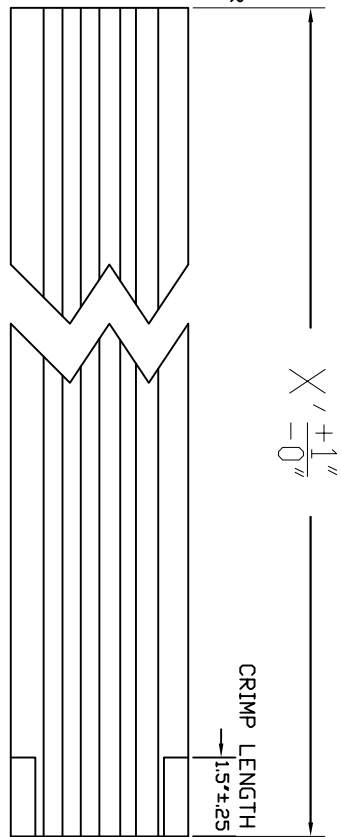
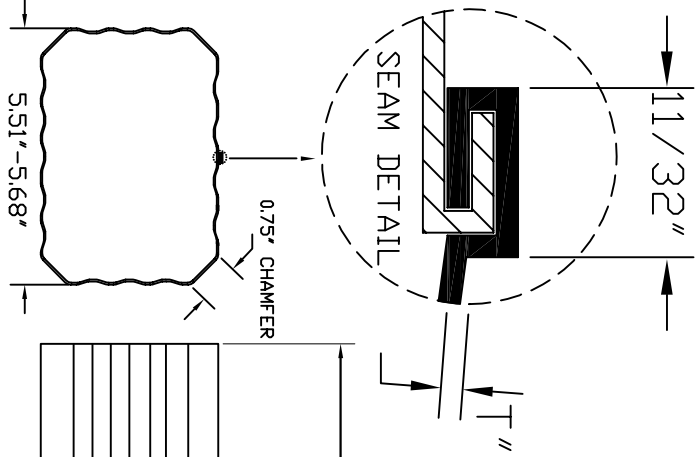
- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .024, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove impurities and coated with Betz Metchum Permatreat 1500/3000 non-cyanide chromate conversion coating.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree- 2T tale, Scotch Brand #610
 - Reverse Impact- 2lbs./mil (positive tape) tape, Scotch Brand #610
 - Pencil Hardness-F minimum, Eagle Turquoise Brand
 - M.E.K.- 100 double rubs using cheesecloth-mesh size 28 x 24

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 ¾ x 4 inches
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA



- Notes:
1. Blank width = 17.5625" ± .010 typ
 2. Surface shall be visually free from scratches, lines, spots or other imperfections.
 3. Seam shall be tight along the length of the product



MAT'L List	T'-Thickness	MAT'L List	T'-Thickness
GAL V 24	0.023	LC 16oz CU	0.026
GAL V 26	0.020	BRVN ALUM	0.022
GAL V 28	0.017	DK BRZ ALUM	0.022
BRVN 26 STEEL	0.020	80 WHT ALUM	0.022
WHT 26 STEEL	0.020	MF ALUM	0.022
PG GAL V 26	0.020		
S. STEEL	0.016		
16oz COPPER	0.022		
20oz COPPER	0.027		

General Tolerance

X.X' = $\pm \frac{1}{16}$
 X.X" = ± 0.25
 X.XX = ± 0.003
 Bow/Warp = $\frac{1}{4}$ " per 10ft
 Twist = $\frac{1}{8}$ " per 3 ft

Work Center = 104

Drawn By: Blake Holmes
 DATE: 5/23/2006

REVISIONS			
ZONE	REV	DESCRIPTION	DATE

BERGER
 Quality Building Products Since 1874

4x5 in. Square Corrugated
 Pipe w/ Crimped End

SIZE	FSCM NO.	DWG NO.	REV
A		SPC-5	-
SCALE	not to scale	SHEET	1 OF 1

This drawing contains proprietary designs, specifications, and notes and is the property of Berger Building Products, Inc.. The information may be used solely for purposes designated by BHP to evaluate tooling, part production, design feasibility or modification. It may not be used for any other purpose without permission of BHP.

Specification Sheet

.019 x 10 ½" Aluminum Elbow Coil
2" x 3" Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 inches
- The elbow opening is 2 ¼ x 3 inches
- The elbow has 6 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Specification Sheet

.019 x 13 ¾" Aluminum Elbow Coil
3" x 4" Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 12 inches
- The elbow opening is 2 ¾ x 4 inches
- The elbow has 7 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Specification Sheet

.019 x 13 1/8" Aluminum Downspout Coil
4" Round Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies..
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 feet, standard
- The pipe's opening is roughly 4" round
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

Specification Sheet

.019 x 13 1/8" Aluminum Elbow Coil
4" Round Aluminum Elbow

Specifications on the paint, metal preparation, and finish coating for aluminum elbow coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the elbow is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
 - Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 13 1/2" inches
- The elbow opening is roughly 4" round
- The elbow has 10 crimps resulting in a 75 degree bend
- The elbow is corner crimped for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

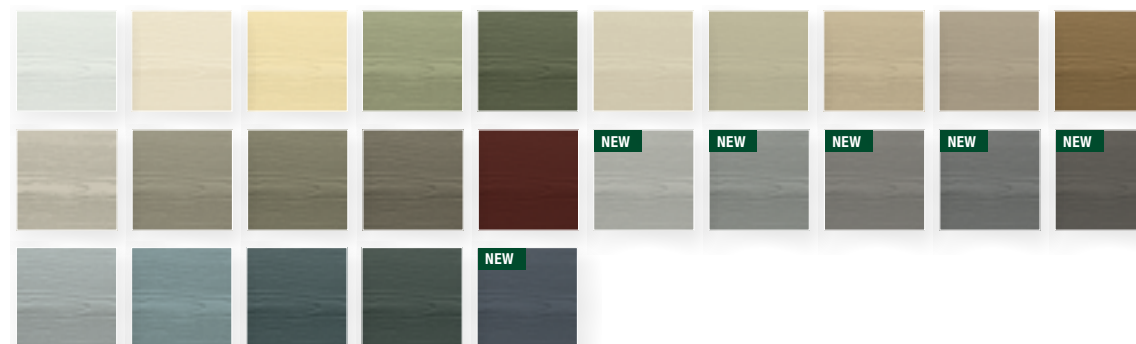


SELECT CEDARMILL®

Khaki Brown

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



NOTE - Siding will be painted to match existing house color.

[View all HardiePlank Lap Siding Products](#)

*9.25 in. only available primed.
**12 in. only available primed and in select areas.

YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass



800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Nail 1 Addition
Tag: Nail Exterior Door
Order #12772000-1
Qty: 1



OUTSIDE VIEW



INSIDE VIEW

DETAILS

Heritage Single Entry Door in FrameSaver Frame

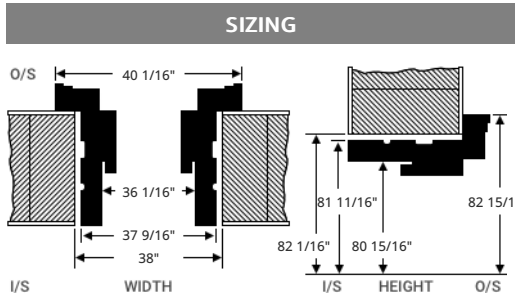
36" x 80" Nominal Size
Unit Size: 37 9/16" x 81 11/16"
Frame Depth: 6 9/16"
2" Standard Brickmold
Left Hand Inswing - Inside Looking Out
460 Style Heritage Smooth Fiberglass Door
ComforTech DC
Smooth Plugless Trim
Snow Mist White Inside and Outside

Hardware

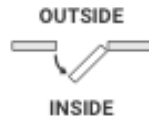
Georgian Lockset - Prep Only
Thumbturn Deadbolt - Prep Only
Satin Nickel Strike Plates

Frame

Snow Mist White Inside Frame
Mill Finish ZAI Adjustable Threshold (7 5/8" Depth)
Satin Nickel Ball Bearing Hinges
Security Plate



HANDING



Installation Instructions



ENERGY

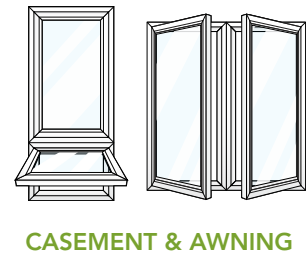
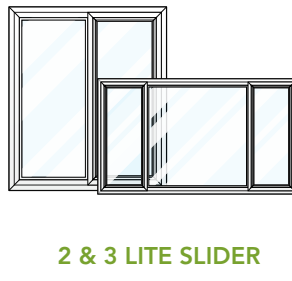
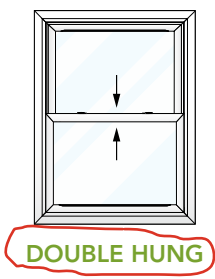
ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.33	0.34

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	0.35
Air Infiltration (cfm/ft ²)	<= 0.03

Window & Patio Door Styles



FEATURES	DOUBLE HUNG	2 & 3 LITE SLIDER	CASEMENT & AWNING
FRAME DEPTH	3 1/4"	3 1/4"	3 1/4"
VINYL	Sunshield®	Sunshield®	Sunshield®
CONSTRUCTION	Welded Frame & Sash	Welded Frame & Sash	Welded Frame & Sash
FINELINE WELDED CORNERS	Optional*	Optional*	Optional*
GLAZING	Exterior	Exterior	Exterior
SASH PROFILE SHAPE	Cove	Cove	Square
INTERIOR AND EXTERIOR ACCESSORY GROOVES	✓	✓	✓
GRAPHITE POLYSTYRENE FOAM INSULATION	✓	✓	✓
REINFORCEMENTS	Innergy®	Innergy®	Innergy®
WEATHERSTRIPPING	Barrier Fin & Bulb Seal	Barrier Fin & Bulb Seal	Bulb Seal
COMFORTECH™ DLA-UV GLAZING SYSTEM	3/4"	3/4"	3/4"
EXTRUDED ALUMINUM SCREEN FRAME	Half	Half	Full
BETTERVUE® FIBERGLASS MESH	✓	✓	✓
FLEXSCREEN®	Optional+	Optional+	
LOCKS/HARDWARE	Profile™ DA (dual action)	Profile™ SA (single action)	Lock Out Crank Handle
INTEGRAL INTERLOCK	✓	✓	
ADDITIONAL HARDWARE	Tilt Latches and Dual Vent Locks	Vent Lock	Washability Hinge & Corner Drive System (casement only)
BALANCE SYSTEM	Block & Tackle		
WEEP HOLES	✓	✓	✓
ADDITIONAL FEATURES	<ul style="list-style-type: none"> • Integral Interlock at Meeting Rail • Top Sash Retention 	<ul style="list-style-type: none"> • Brass Rollers • Anchor Stops (3-Lite) 	<ul style="list-style-type: none"> • Optional Stainless Steel Hardware • Quick Release Dual Arm Operator (Standard - Awning)

*Standard on laminated and painted units.

+Standard on painted exterior units.

COLORS

Available Color Combinations

INTERIOR COLORS

		White	Beige	Sandstone	Classic Oak Laminate	Dark Oak Laminate	Traditional Cherry Laminate	White Woodgrain Laminate
EXTERIOR COLORS	White	✓			✓	✓	✓	
	Beige		✓		✓	✓	✓	✓
	Sandstone			✓	✓	✓	✓	✓
	Classic Bronze Laminate	✓			✓	✓	✓	

TUFTEX™ Smooth Cladding available in White, Cafe Cream, Beige, Sandstone, Tudor Brown, Bronze, Nightfall and Coal Black. Color combinations will vary based on the window type chosen. See entryLINK for details.

Exterior Paint Finishes

Trending paint colors also available. See entryLINK for all color options.



*Available on the interior and exterior.

Black Windows and Patio Doors

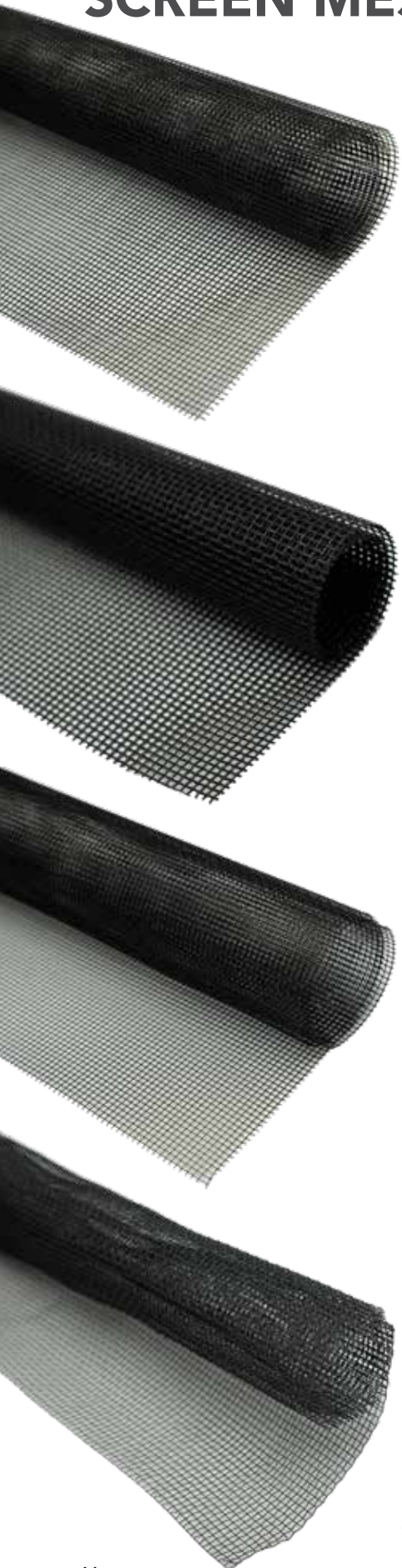
Upgrade your window or patio door so the interior, jamb pocket and exterior are all black.

An all black window or patio door will come standard with a slightly Textured Matte Coal Black paint.

Opting for a painted exterior only gives you the choice between Coal Black and Textured Matte Coal Black paint options. Ask to see our Paint Color Selector to see the difference.

Always refer to our color selector for accurate color representation.

SCREEN MESH TYPES



BETTERVUE® SCREEN MESH

BetterVue insect screening with Water Shed Technology™ coating repels water, prevents dirt and debris from staying on the screen and remains cleaner longer. It is suitable for all window and patio screen door applications.

- Durable, hydrophobic coating will not wash off
- Sheds water and debris during rain storm
- Increases life expectancy of the screening
- Greater openness for better airflow and more natural light
- GREENGUARD certified

HEAVY DUTY SCREEN MESH

This heavy-duty mesh is made from vinyl-coated polyester, making it tear and puncture resistant, and one of the most durable screen options on the market. This is ideal for use in high traffic areas. It installs just like regular screening but is three times stronger than standard fiberglass, and won't need to be replaced nearly as often.

SEEVUE® STAINLESS STEEL SCREEN MESH

SeeVue is woven from stainless steel, which not only improves visibility with its fine wire diameter, but also makes this product much stronger than the standard insect screen. It has a black finish that offers excellent visibility (iVis) designed to maximize an outward view, making it sharper and more brilliant. It allows superior airflow and meets the high standard of insect protection.

ALUMINUM SCREEN MESH

Charcoal aluminum screen mesh offers excellent outward visibility and is coated with a rich charcoal finish applied by an electrodeposition paint system. The glare is reduced by the dark color, which improves the outward visibility. The consistent finish of the screen gives it an architect-pleasing appearance.

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

October 01, 2024

To: James R Nail, Brittany N Starr
5 Philadelphia Ave, Takoma Park, MD 20912
jrnail23@gmail.com, brittanynicolestarr@gmail.c ☎ 202-841-3635, 225-772-5759

To: Department of Permitting Services
2425 Reedie Drive, 7th floor
Wheaton, Maryland 20902

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative Name: Ranwa Nourieh

RNourieh@mossbuildingan ☎ 3016429096
ddesi.

Location of Project: 5 Philadelphia Ave, Takoma Park, MD 20912

Proposed Scope of Work: Building a two story addition at the rear of the house.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park

The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or urbanforestmanager@takomaparkmd.gov.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for a Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information on visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required. The City Engineer can be reached at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see: <https://takomaparkmd.gov/services/permits/> or contact the Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.

eSigned via SeamlessDocs.com
Ranwa Nourieh
Key: 38bf2056622713c0b979ea7ee94776a

Ranwa Nourieh

09-27-2024

eSigned via SeamlessDocs.com
Takoma Park Planning Division
Key: 19fe64f123e96a3ff4576219059d5fba

10-01-2024

5 Philadelphia Ave.

FRONT ELEVATION



5 Philadelphia Ave.

RIGHT FRONT ELEVATION





5 Philadelphia Ave.

RIGHT ELEVATION

5 Philadelphia Ave.

RIGHT TO REAR ELEVATION



5 Philadelphia Ave.

REAR ELEVATION





5 Philadelphia Ave.

LEFT REAR ELEVATION

5 Philadelphia Ave.

LEFT ELEVATION



Nail Residence

5 Philadelphia Ave
Takoma Park, MD 20912

ZONING DATA

TAX ID: #01061696
COUNTY: Montgomery
ZONING: R-60
SETBACKS: FRONT:25 SIDE: X7 REAR: 20

PROJECT TEAM

Homeowner
James and Brittany Nail
5 Philadelphia Ave
Takoma Park, MD 20912
703.961.7707

Sales Consultant
Jon Parisi
Jparisi@MossBuildingAndDesign.com
703.961.7707

Project Manager
Brent Henderson
Bhenderson@MossBuildingAndDesign.com
5408783591

DRAWING INDEX

000 COVERSHEET
A01 BASEMENT, 1ST FL & 2ND FL: AS BUILT & DEMO PLANS
A02 BASEMENT, 1ST FL & 2ND FL: AS PROPOSED PLANS
A03 SCHEDULES
A04 ELEVATIONS
A05 SECTION

RENDERINGS



3D MODEL RENDERINGS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE INTENDED TO CONVEY DESIGN CONCEPTS AND ARE NOT INTENDED TO BE NOR ARE THEY TO BE INTERPRETED AS PHOTOS OF THE COMPLETED PROJECT.

DOOR SCHEDULE

ABBREVIATIONS

ADDTL	ADDITIONAL	DBL	DOUBLE	GEN	GENERATOR	MAS	MASONRY	PSF	POUNDS PER SQUARE FOOT	STE	SIMILAR TO EXISTING
ADJ	ADJACENT	DEM	DEMOLITION	GFI	GROUND FAULT INTERRUPTER	MATL	MATERIAL	PTD	PAINTED	STL	STEEL
AFF	ABOVE FINISHED FLOOR	DIA	DIAMETER	QWB	GROUND WIRE BOND	MAX	MAXIMUM	PWR	POWER	STOR	STORAGE
ALT	ALTERNATE	DM	DIMENSION	GC	GENERAL CONTRACTOR	MEMB	MEMBRANE	PT	PRESSURE TREATED	SS	STAINLESS STEEL
ALUM	ALUMINUM	DN	DOWN	HC	HOLLOW CORE	MICRO	MICROWAVE	MFG	MANUFACTURER	SAFF	SILL ABOVE FINISH FLOOR
APPRX	APPROXIMATE	D	DOOR	HDWR	HARDWARE	MIN	MINIMUM	QTY	QUANTITY	TEL	TELEPHONE
ARCH	ARCHITECTURAL	DWG	DRAWING	HDWD	HARD WOOD	MISC	MISCELLANEOUS	RAD	RADIUS	TEMP	TEMPORARY
BLDG	BUILDING	EA	EACH	HORIZ	HORIZONTAL	MO	MASONRY OPENING	REC	RECEPTACLE	TO	TOP OF
BLKG	BLOCKING	EJ	EXPANSION JOINT	HVAC	HEATING, VENTING, & A/C	MTL	METAL	REF	REFRIGERATOR	TYP	TYPICAL
B.O.	BOTTOM OF	ELEC	ELECTRICAL	HT	HEIGHT	MECH	MECHANICAL	RENF	REINFORCE(D)	UNO	UNLESS NOTED OTHERWISE
BTWN	BETWEEN	ELEV	ELEVATOR	HWS	HIGH WALL SUPPLY	MEZZ	MEZZANINE	REQD	REQUIRED	REV	REVISION(S), REVISED
		EQUIP	EQUIPMENT	HWR	HIGH WALL RETURN	NIC	NOT IN CONTRACT	RH	RIGHT HAND	REV	REVISION(S), REVISED
		EXH	EXHAUST	IN	INCH	NO	NUMBER	RM	ROOM	RO	ROUGH OPENING
CL	CENTER LINE	EXT	EXISTING	INS	INSULATE(D) (ON)	NTS	NOT TO SCALE	RO	ROUGH OPENING	WD	WOOD
CS	CEILING SUPPLY	EXT	EXTERIOR	INT	INTERIOR	OPNG	ON CENTER(S)	SC	SOLID CORE	WT	WEIGHT
CLG	CLEARANCE	FC	FLOOR COVERING	J-BOX	JUNCTION BOX	OPNG	OPENING	SD	SMOKE DETECTOR	YD	YARD
CLO	CLOSET	FF	FINISH FLOOR	LB	LOAD BEARING	OPNG	OPENING	SECT	SECTION		
CLR	CLEARANCE	FIN	FINISH	LF	LINEAR FEET	PROF	PROPOSED	SIM	SIMILAR		
CMU	CONCRETE MASONRY UNIT	FLR	FLOORING	LH	LEFT HAND	PLYWD	PLYWOOD	SPEC	SPECIFICATIONS		
COL	COLUMN	FO	FACE OF	LWS	LOW WALL SUPPLY	PL	PLATE	SF	SQUARE FEET		
CONC	CONCRETE	FT	FOOT, FEET	LWR	LOW WALL RETURN	POL	POLISHED	STD	STANDARD		
CNST	CONSTRUCTION							STD	STANDARD		
CPT	CERAMIC TILE							SS	SOFFIT SUPPLY		

WINDOW SCHEDULE

GENERAL NOTES

APPLICABLE CODE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 VRC CODES

LOADS:	LIVE	DEAD
FLOOR LIVING AREA	40 PSF	15 PSF
FLOOR SLEEPING	30 PSF	10 PSF
HABITABLE ATTIC	30 PSF	15 PSF
INHABITABLE ATTIC	20 PSF	10 PSF
SCREEN PORCH FLOOR	40 PSF	10 PSF
SCREEN PORCH ROOF	20 PSF	10 PSF
STAIRS	40 PSF	10 PSF
ROOF	30 PSF	15 PSF
GARAGE	50 PSF	50 PSF

GROUND SNOW LOAD 25 PSF
WIND SPEED 28 PSF (115 MPH)

STRUCTURAL LUMBER:
#2 DOUGLAS FIR/LARCH (DFL), SOUTHERN PINE (SP), HEM-FIR (HF), SPRUCE-PINE-FIR (SPF), #2 HEM-FIR

2x12	980	1.3
2x10	1075	1.3
2x8	1175	1.3
2x6	1270	1.3

LAMINATED VENEER LUMBER (LVL) - Fb = 2800 PSI, Fv = 285 PSI, E = 2x10(6)
PARALLEL STRAND LUMBER (PSL) - Fb = 2800 PSI, Fv = 280 PSI, E = 2x10(6)
TRUSSED JOIST/RAFTERS (TJS); CERTIFIED BY ENGINEER

FRAMING LUMBER: SPF #2 - UNLESS NOTED OTHERWISE
ENGINEER DWGS TAKE PRECEDENCE

CONCRETE STRENGTH:
BASEMENT FOUNDATIONS AND SLABS - 3000 PSI @ 28 DAYS
PORCHES, CARPORTS, STEPS AND GARAGE FLOOR SLABS - 3500 PSI @ 28 DAYS, AIR ENTRAINED
CONCRETE TO MEET REQUIREMENTS OF ACI 301-10

MAXIMUM UNBALANCED FILL ON BASEMENT WALLS:
4 FEET FOR 8-INCH THICK CMU WALLS
5 FEET FOR 10-INCH THICK CMU WALLS
7 FEET FOR 12-INCH THICK CMU WALLS

MAXIMUM ALLOWABLE LATERAL PRESSURE ON BASEMENT WALLS: 30 PSF
ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

CONCRETE FOOTINGS:
EXTEND A MINIMUM OF 1'-0" INTO UNDISTURBED SOIL
EXTEND A MINIMUM OF 2'-0" BELOW FINISHED GRADE
STEP 2 HORIZONTAL TO 1 VERTICAL UNIT
18" W x 8" D FOR 8" WALLS, 24" W x 12" D FOR 12" WALLS WITH (2) #4 CONT

CONCRETE SLABS:
MINIMUM OF 4" THICK
REINFORCED WITH 6x6 1.4x1.4 WELDED WIRE MESH, VAPOR BARRIER OF 0.006" POLYETHYLENE
BASE OF 4" THICK CRUSHED STONE 3/4" MAX FILL (WHERE APPROVED) IN 6" LAYERS TO 95% DENSITY

STEEL:
REINFORCING - ASTM A-615, 60 KSI
WELDED WIRE FABRIC (WWF) - ASTM A-185
STRUCTURAL - ASTM A-992

MASONRY:
CONCRETE HOLLOW LOAD - BEARING UNITS: ASTM C-90
CONCRETE SOLID LOAD - BEARING UNITS: ASTM C-145
FACE BRICK - ASTM C-216, GRADE MW
EXTERIOR MORTAR - ASTM C-270, TYPE N, APPROX. 3:1:1 PORTLAND CEMENT, LIME, SAND

PROTECTION OF MASONRY BELOW GRADE:
PARGING - TWO 3/8" LAYERS OF PORTLAND CEMENT - SAND BLASTER
DAMP PROOFING - ASTM A-448, TYPE A, ASPHALT MASTIC
WATER PROOFING - 0.60 RUBBERIZED ASPHALT (BITUTHENE W/ PROT. BO)

BACKFILLING:
CLEAN EARTH FREE OF TRASH, DEBRIS, ORGANIC MATTER
ALL INTERIOR WALLS ARE 3-1/2" (2x4 STUD) UNLESS NOTED OTHERWISE ON PLAN
ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH 1/2" PLYWOOD UNLESS NOTED OTHERWISE
OTHERWISE
ALL HEADERS TO BE (2) 2x10 UNLESS NOTED OTHERWISE
IF A DISCREPANCY EXISTS BETWEEN THESE PLANS AND THE APPROVED SPECIFICATIONS, THE SPECIFICATIONS HAVE PRECEDENCE

ENERGY EFFICIENCY REQUIREMENTS
REFERENCE: VRC CHAPTER 11, R402.2.9

R-49 - MINIMUM ROOF/CEILING INSULATION
R-15 - MINIMUM WALL INSULATION
R-19 - MINIMUM FLOOR INSULATION
R-10 - MINIMUM BASEMENT INSULATION (CONTINUOUS)
R-13 - MINIMUM BASEMENT INSULATION (BETWEEN STUDS)
R-10 - MINIMUM CRAWL SPACE WALLS INSULATION CRAWL SPACE VAPOR RETARDER REQUIRED (CLASS 1, 6 MIL)
R-10 - MINIMUM SLAB-ON-GRADE INSULATION FLOOR SURFACE WITHIN 12" OF GRADE? IF YES, R-10 HEATED SLAB; R-15 (EMBEDDED HEATING ELEMENTS)
U-0.35 - GLAZING IN WINDOWS AND DOORS
U-0.60 - GLAZING IN SKYLIGHTS

GARAGE AND CARPORT REQUIREMENTS
REFERENCE: VRC R302.5 AND TABLE R302.6

1/2" REGULAR GYPSUM BOARD (GARAGE SIDE) REQUIRED AT WALLS SEPARATING GARAGE AND DWELLING
GARAGE CEILINGS WHERE DWELLING ABOVE REQUIRES 5/8" TYPE X GYPSUM BOARD
SUPPORTING STRUCTURE REQUIRES 1/2" REGULAR GYPSUM BOARD
1-3/8" THICK (MINIMUM) SOLID CORE OR 20 MINUTE DOOR REQUIRED BETWEEN GARAGE AND DWELLING (R302.5.1)
NO SEPARATION REQUIRED AT CARPORTS (TWO SIDES OPEN)

VENTILATION REQUIREMENTS
ROOF VENTILATION
REFERENCE: VRC R806

150 SQ FT OF VENTING PER 150 SQ FT OF AREA TO BE VENTED THIS CAN BE REDUCED TO 1/300 IF VENTILATORS ARE PROVIDED IN THE UPPER PORTION OF THE AREA TO BE VENTED
1" AIR SPACE MIN REQ ABOVE ROOF INSULATION
CROSS VENTILATION REQ

CRAWLSPACE VENTILATION AND CLEARANCE
REFERENCE: VRC R408 AND VRC R317.1

150 SQ FT OF VENTING PER 150 SQ FT OF UNDER FLOOR AREA
CROSS VENTILATION REQ
18" MIN CLEARANCE FOR JOISTS
12" MIN CLEARANCE FOR WOOD GIRDERS (NOT PRESERVATIVE TREATED)

MECHANICAL VENTILATION/EXHAUST TERMINATION
REFERENCE: VRC R303.3, R1502, R1503 AND R1507

EXHAUST AIR FROM BATHROOM FANS, RANGE HOODS AND CLOTHES DRYERS SHALL EXHAUST DIRECTLY OUTSIDE
KITCHENS AND BATHROOMS MUST BE VENTED MECHANICALLY PER VRC TABLE M1507.3. SEE R303 FOR BATHROOM EXCEPTION, OPERABLE WINDOW INSTEAD OF FAN ROOM DIMENSION REQUIREMENTS
REFERENCE: VRC R304 AND R305

7' MIN CEILING HEIGHT IN BATHROOMS, LAUNDRY ROOMS, BASEMENTS AND HALLWAYS
SLOPED CEILING (MIN 5") MUST MEET MINIMUM HEIGHT OVER 50% OVER REQ FLOOR AREA
AT LEAST ONE HABITABLE ROOM NOT LESS THAN 120 SQ FT ALL OTHER ROOMS NOT LESS THAN 70 SQ FT (EXCEPT KITCHENS)
7' MIN WIDTH FOR HABITABLE ROOM

MISC REQ
ATTIC ACCESS
REFERENCE: VRC R807

OPENING TO BE 22"x30" MIN
ATTIC HEADROOM TO BE 30" AT ACCESS

CRAWLSPACE ACCESS
REFERENCE: VRC R408.4

OPENING TO BE 24"x18" MIN
FIREBLOCKING AND DRAFT STOPS
REFERENCE: VRC R302.11 AND R302.12

FIREBLOCKING PER R302.11
PROVIDE DRAFT STOPPING IN FLOOR-CEILING ASSEMBLIES SO CONCEALED SPACE DOES NOT EXCEED 1000 SQ FT

WEATHER PROTECTION
REFERENCE: VRC R703 AND R903

EXTERIOR WALL PROTECTION, FLASHING, AND DECK PROTECTION (SEE: CHAPTER R905, ROOFS)
NON-COMBUSTIBLE SURFACE ON GARAGE FLOORS
REFERENCE: VRC R309.1

WOOD/EARTH SEPARATION
REFERENCE: VRC R317.1

PRESSURE-TREATED WOOD IS REQUIRED FOR WOOD IN CONTACT WITH CONCRETE OR WOOD CLOSE TO EARTH PER VRC R317.1. WOOD IN CONTACT WITH THE GROUND SHALL BE RATED "GROUND-CONTACT"
6" MINIMUM CLEARANCE BETWEEN WOOD AND EARTH

LIFE SAFETY REQUIREMENTS
STAIRS
REFERENCE: VRC R311.7

MINIMUM WIDTH IS 36"
MAXIMUM 8 1/4" RISE
MINIMUM 9" RUN
MINIMUM 6" 8" HEAD ROOM
HANDRAIL 34"-38" ABOVE TREAD NOSING
HANDRAIL GRASPING DIMENSION 1-1/4" MINIMUM - 2" MAXIMUM
FOR WINDING STAIRS PROVIDE A MINIMUM 7 1/2" TREAD AT 12" FROM THE NARROWEST EDGE AND THE RISE SHALL BE NO MORE THAN 9 1/2" AND MINIMUM 6"-6" HEAD ROOM

GUARDRAILS (GUARDS)
REFERENCE: VRC R312

36" HIGH MIN. GUARD REQUIRED FOR WALKING SURFACES 30" ABOVE ADJACENT FINISHED GRADE/FLOOR BELOW, MEASURED AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER

SMOKE ALARM
REFERENCE: VRC R314

SMOKE DETECTORS ARE REQUIRED WHEN A PERMIT IS REQUIRED, OR WHEN ONE OR MORE BEDROOMS ARE ADDED
MUST BE POWERED BY INTERCONNECTED BUILDING WIRING, AND HAVE BATTERY BACK-UP IN NEW CONSTRUCTION AND ADDITIONS
MAY BE BATTERY-POWERED IN ALTERATIONS OR REPAIRS EXCEPT WHEN WIRING CAN BE INSTALLED WITHOUT REMOVAL OF INTERIOR FINISHES
REQUIRED IN SLEEPING ROOMS, OUTSIDE SLEEPING AREAS, AND ON OTHER FLOORS (INCLUDING BASEMENTS)
ANY ALARM MUST BE CLEARLY AUDIBLE IN ALL BEDROOMS. LOCATE ON PLANS PER CODE
BATTERY-POWERED SMOKE DETECTORS ARE OK IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS, OR ADDITIONS

EMERGENCY ESCAPE AND RESCUE
REFERENCE: VRC R310 ONE WINDOW (OR DOOR) IN THE BASEMENT AND IN EACH BEDROOM MUST MEET THESE REQUIREMENTS:

5.7 SQ. FT. MINIMUM NET CLEAR OPEN AREA (GRADE/FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPEN AREA OF 5 SQ. FT.) CONSTRUCTION AND ADDITIONS
20" MINIMUM CLEAR OPEN WIDTH
24" MINIMUM CLEAR OPEN HEIGHT
44" MAXIMUM SILL HEIGHT
WINDOW WELLS REQUIRE MINIMUM 3' X 3' BUT MUST PERMIT WINDOW TO FULLY OPEN
LADDER ESCAPE IS OK

SKYLIGHTS
REFERENCE: VRC R308.6

SAFETY GLAZING
REFERENCE: VRC R308.4

GLAZING IN OR ADJACENT TO DOORS (24") AND GLAZING CLOSE TO THE FLOOR - SEE CODE
FOR OTHER HAZARDOUS LOCATIONS
GLAZING ADJACENT TO STAIRS AND STAIR LANDING

BRACED WALL FRAMING
REFERENCE: VRC R602.10

WALL STUD SIZE
REFERENCE: VRC TABLE R602.3(5)

SIZE AND SPACING REGULATED PER NUMBER OF FLOORS SUPPORTED AND CLEAR HEIGHT OF STUD

BUILDING FRAMING CONNECTIONS
REFERENCE: VRC R403.1.6, R602.9, R602.3(1)-(4), AND R802.3.1.

SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION PER VRC R403.1.6 PROVISIONS
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS - TABLE R602.3(1).

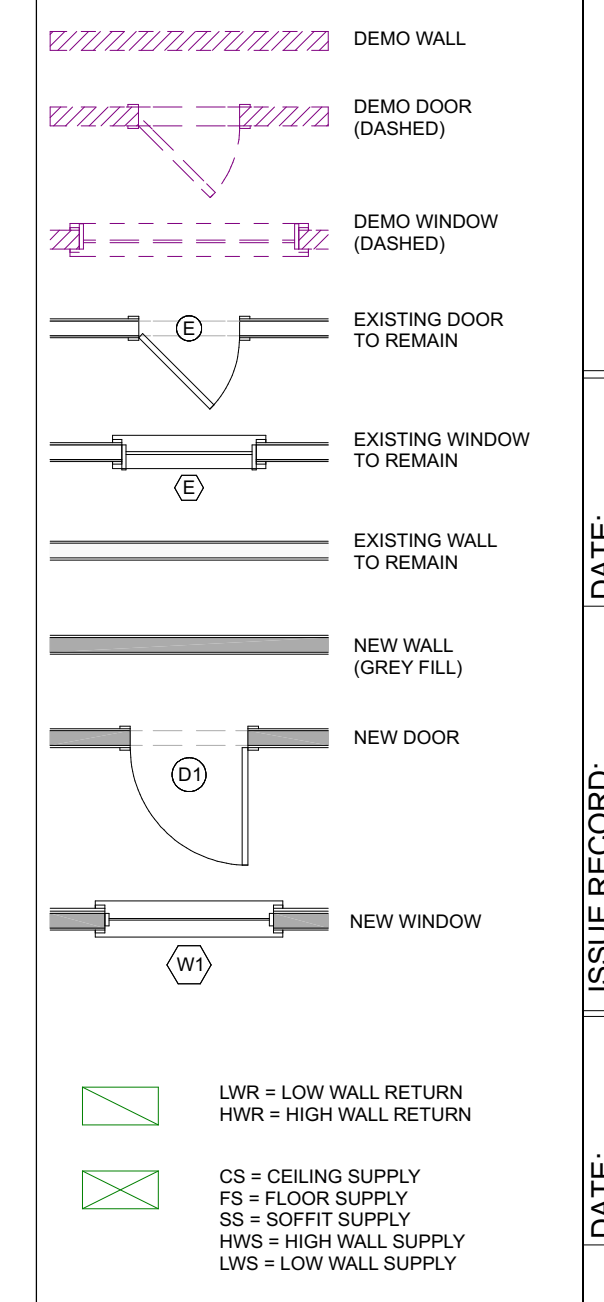
MASONRY FIREPLACE AND CHIMNEYS
REFERENCE: VRC R1004, R1005, R1006

METAL FIREPLACE AND CHIMNEYS
REFERENCE: VRC R1004, R1005, R1006

SOLID FUEL BURNING APPLIANCES
REFERENCE: VRC N1102.4.3 AND M1306

GASKETED DOORS AND OUTDOOR COMBUSTION AIR

CONSTRUCTION LEGEND

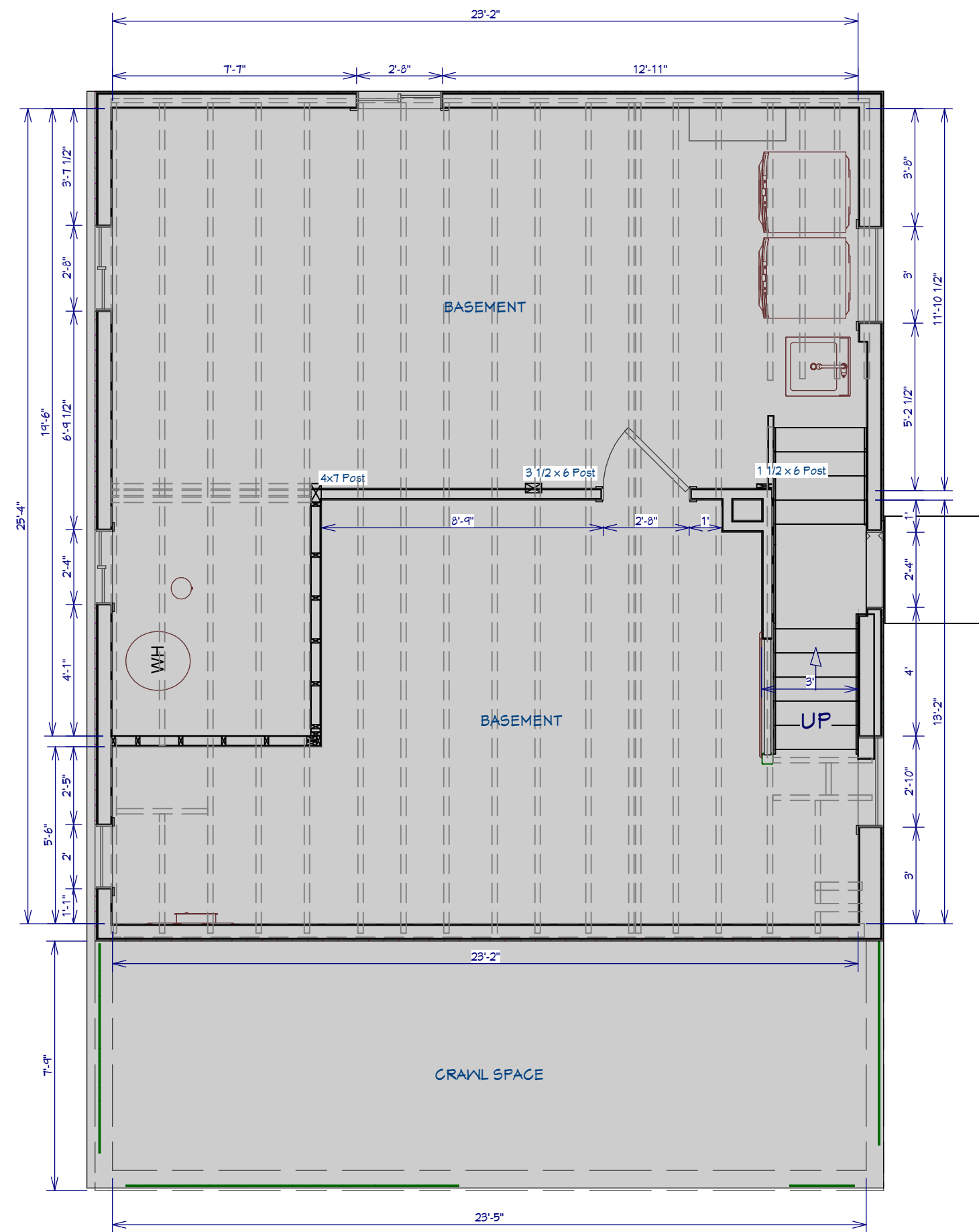


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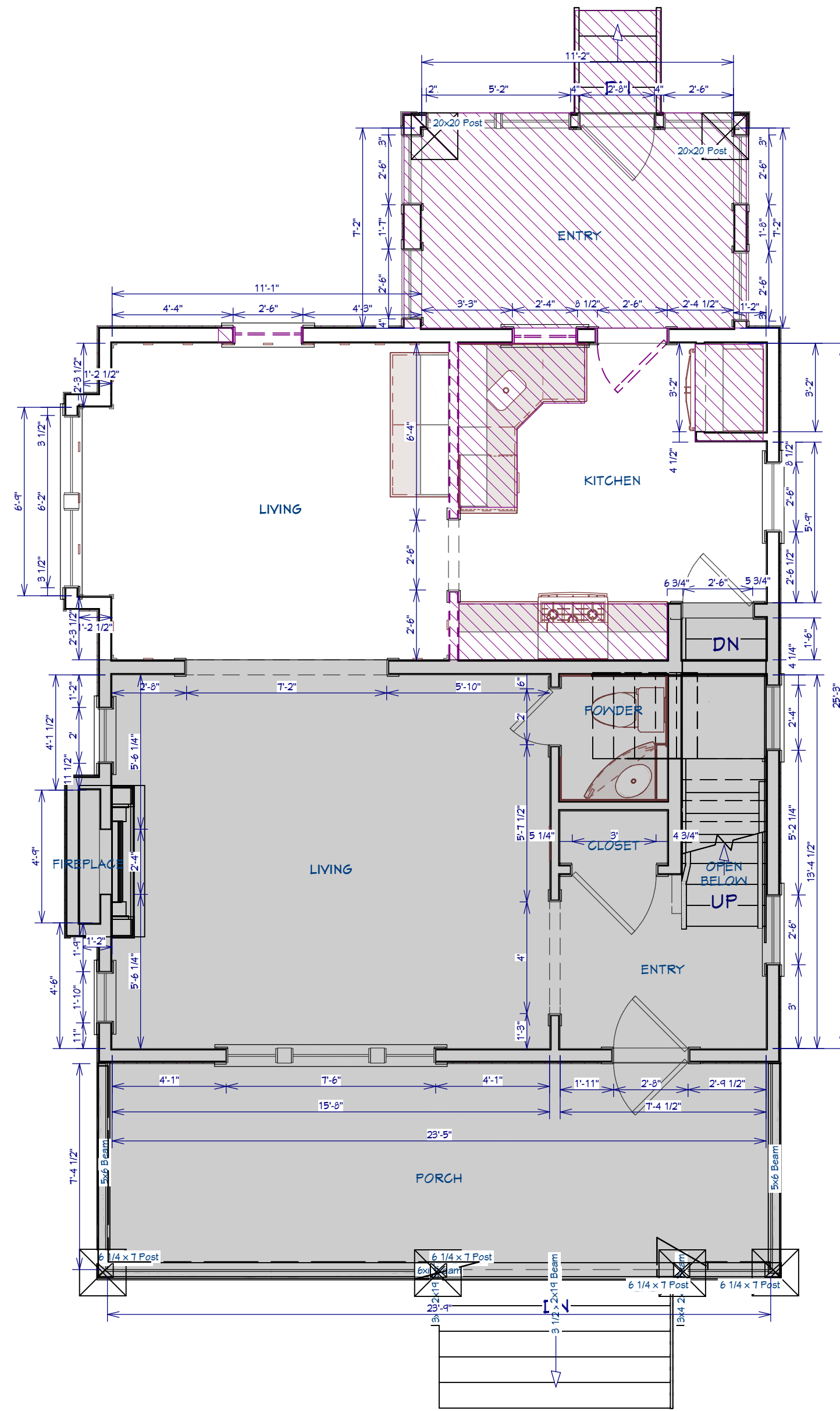
MOSS BUILDING & DESIGN
CHANTILLY, VA 20151
P: 703.961.7707
4125 LAFAYETTE CENTER DRIVE, SUITE 100
CHANTILLY, VA 20151

Nail Residence
5 Philadelphia Ave
Takoma Park, MD 20912

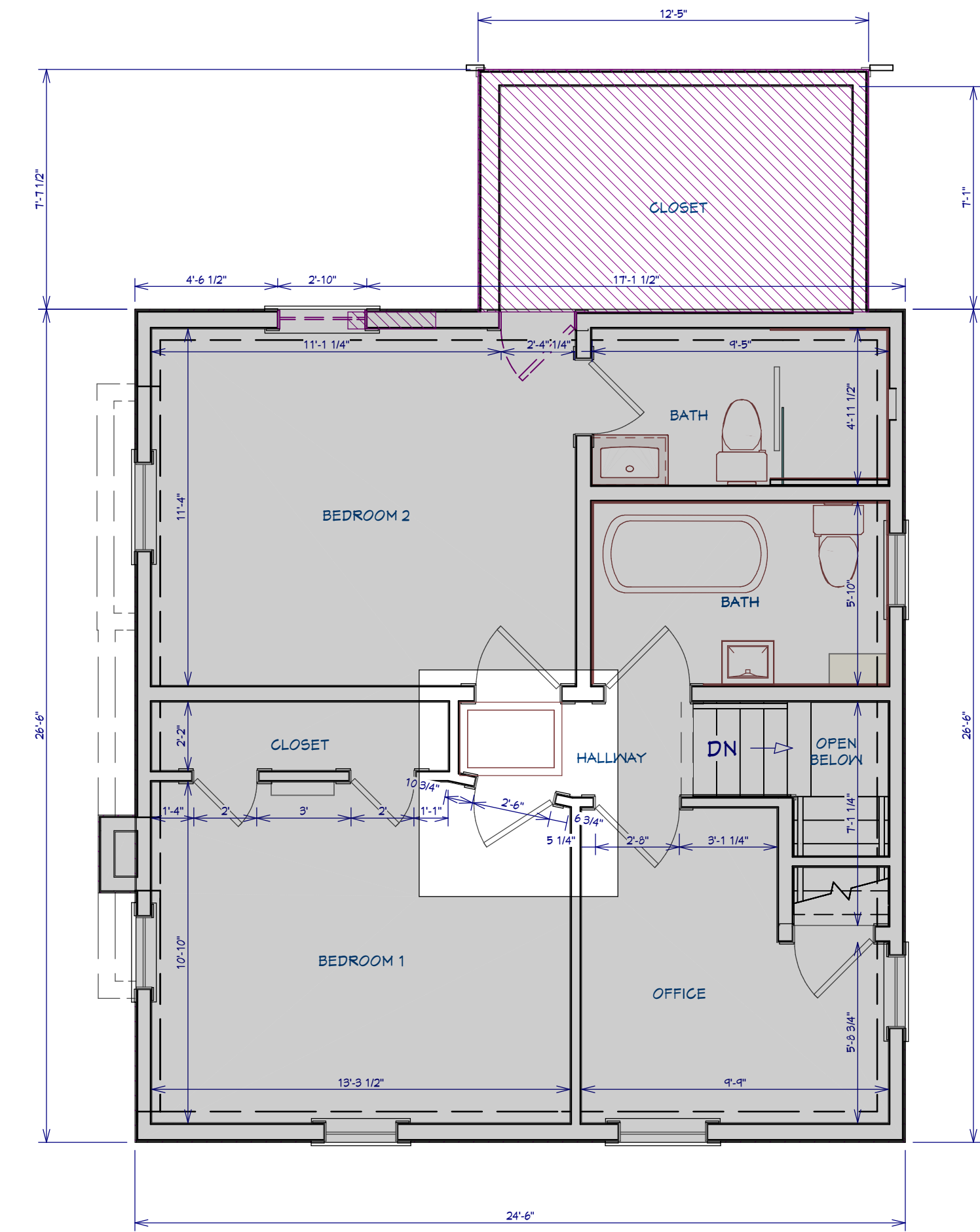
Grayed out area are not in the scope of this project



BASEMENT: AS BUILT + DEMO PLAN
SCALE: 1/4" = 1'-0"

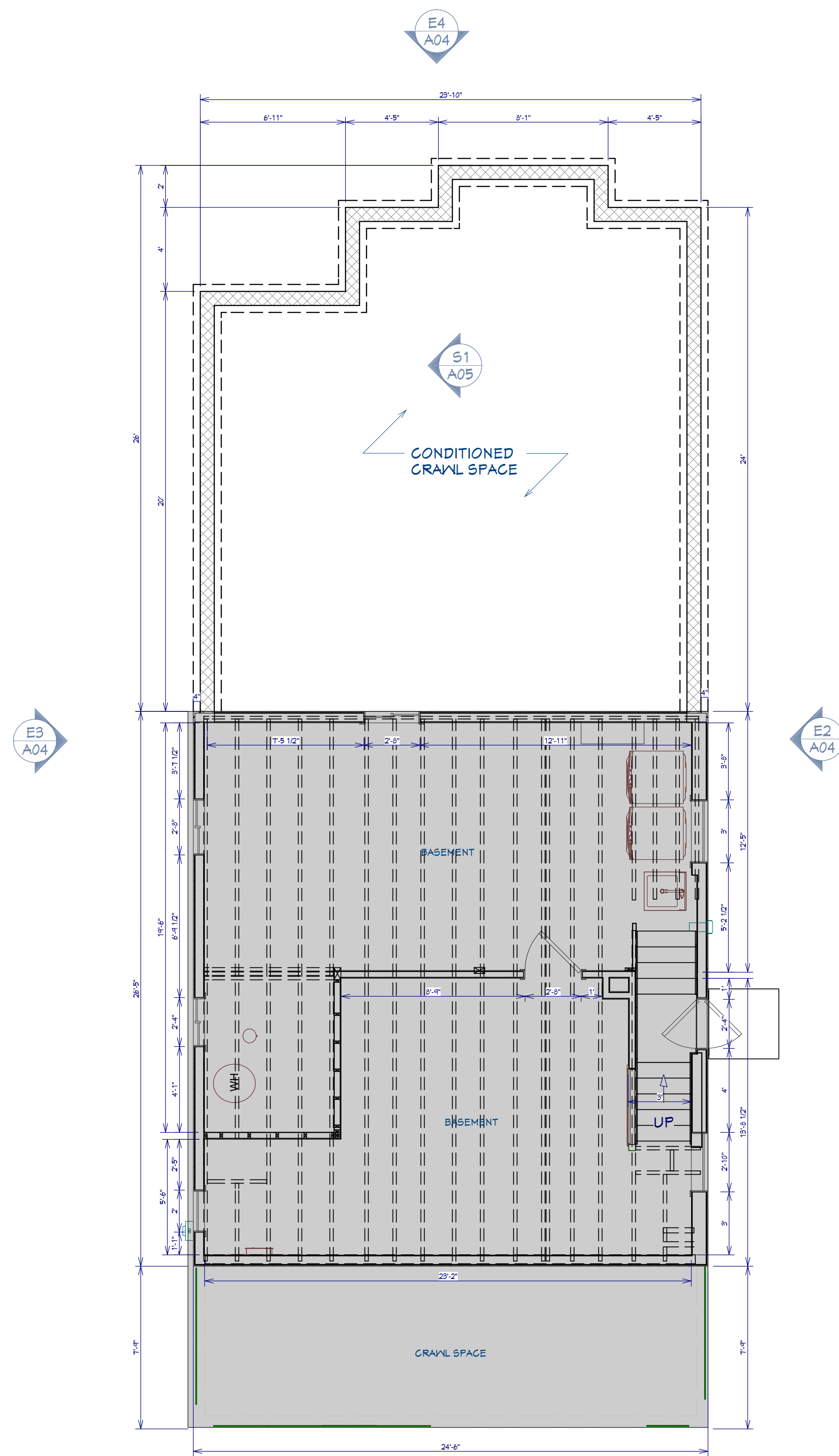


FIRST FLOOR: AS BUILT + DEMO PLAN
SCALE: 1/4" = 1'-0"

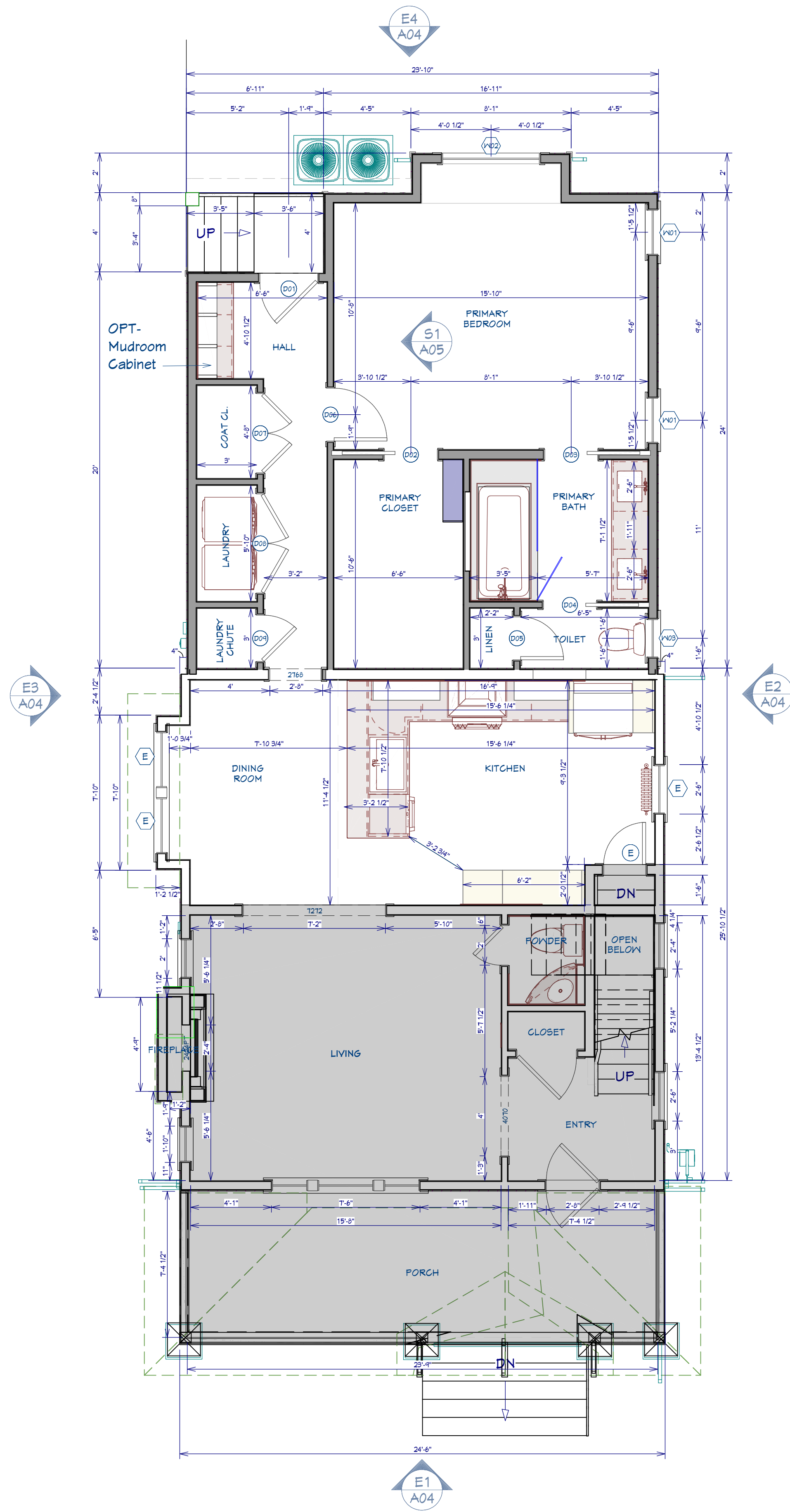


SECOND FLOOR: AS BUILT + DEMO PLAN
SCALE: 1/4" = 1'-0"

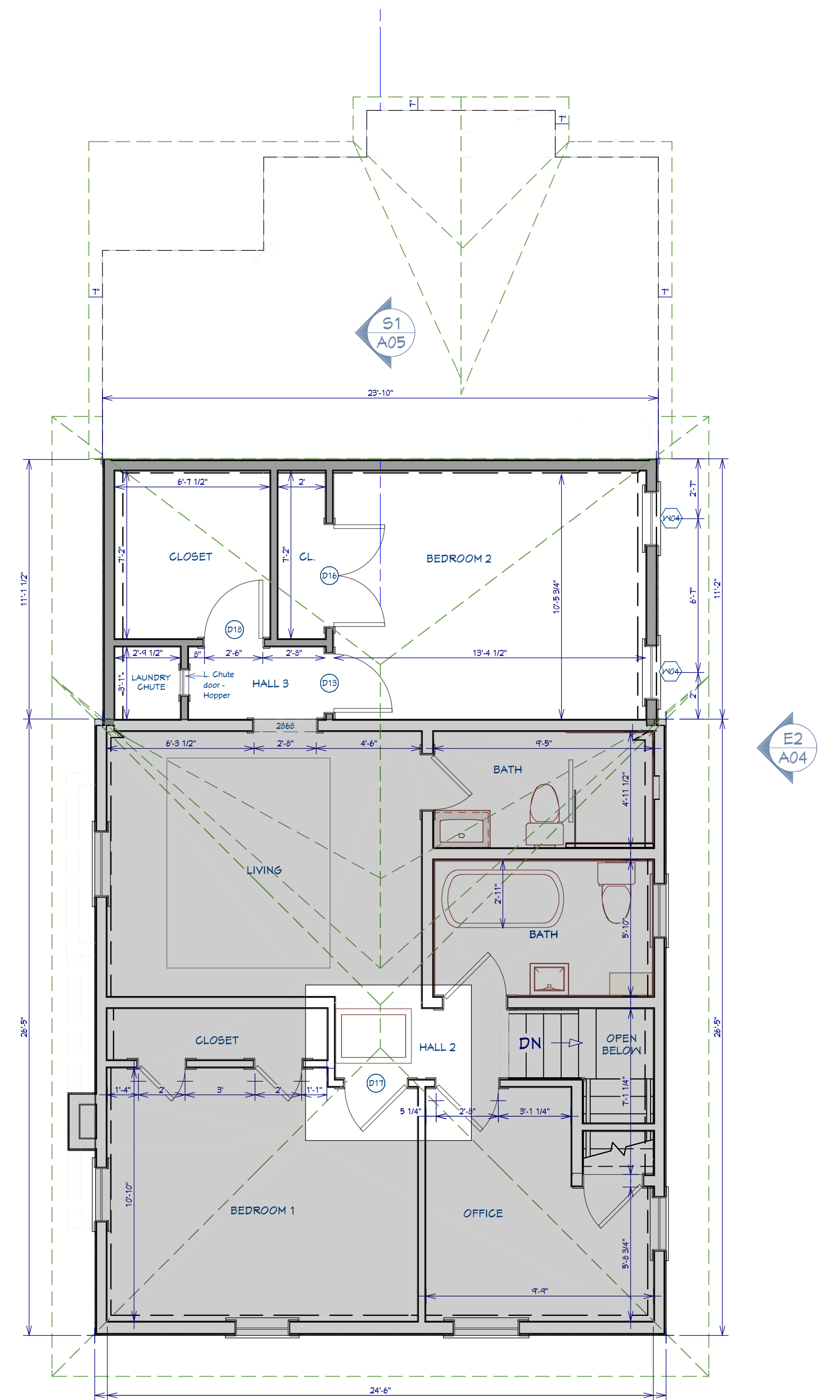
Grayed out area are not in the scope of this project



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



FIRST FL: PROPOSED
SCALE: 1/4" = 1'-0"



SECOND FL: PROPOSED
SCALE: 1/4" = 1'-0"

DATE:

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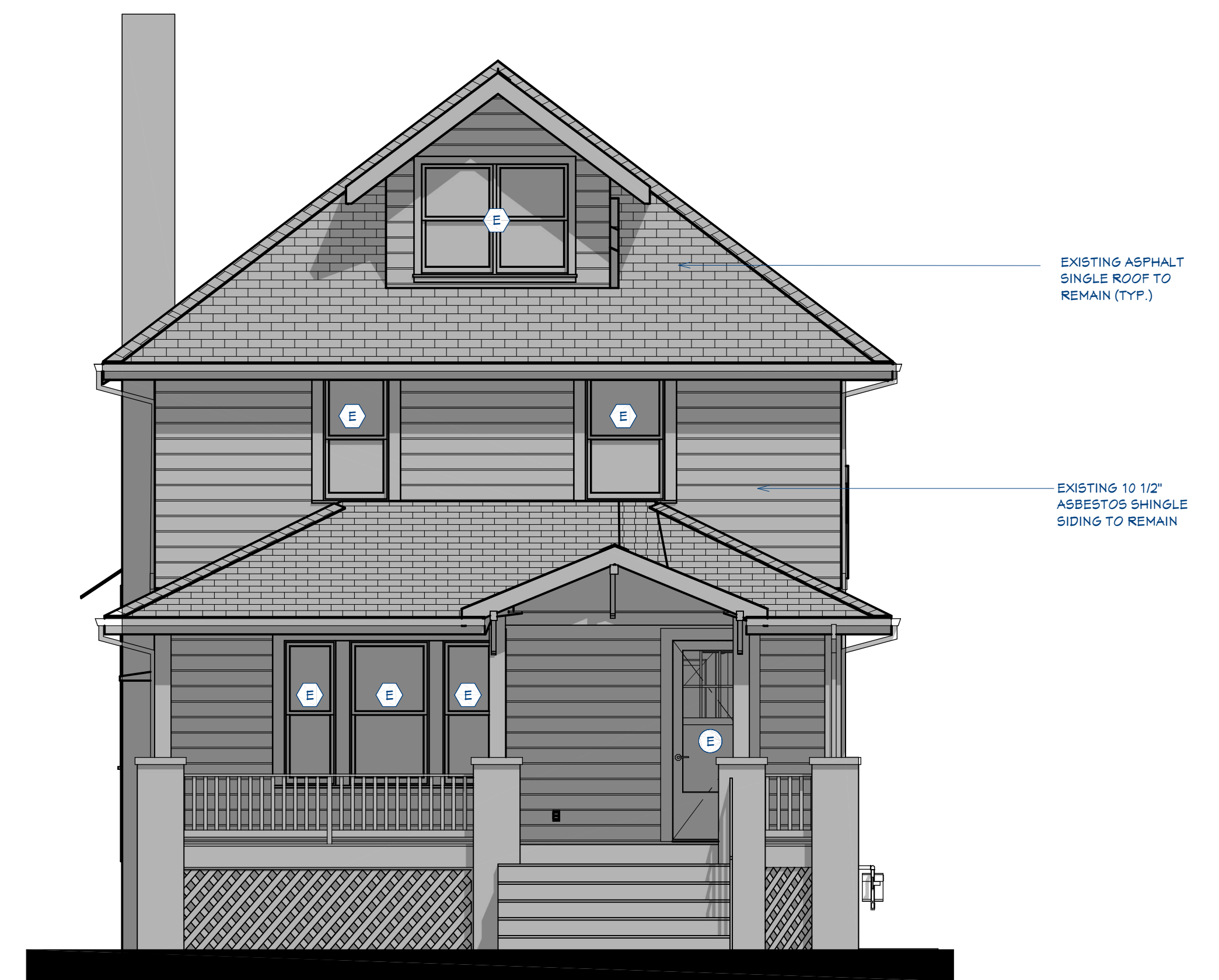
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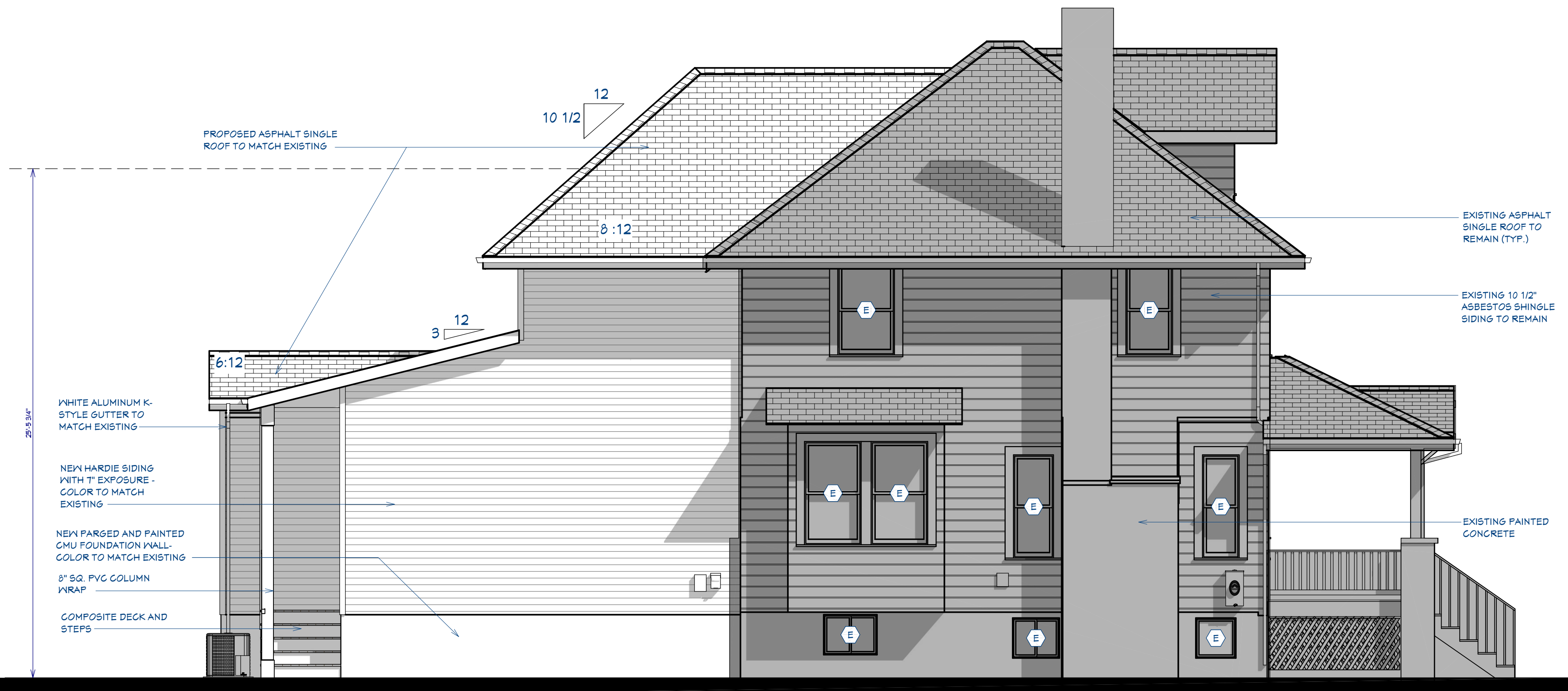
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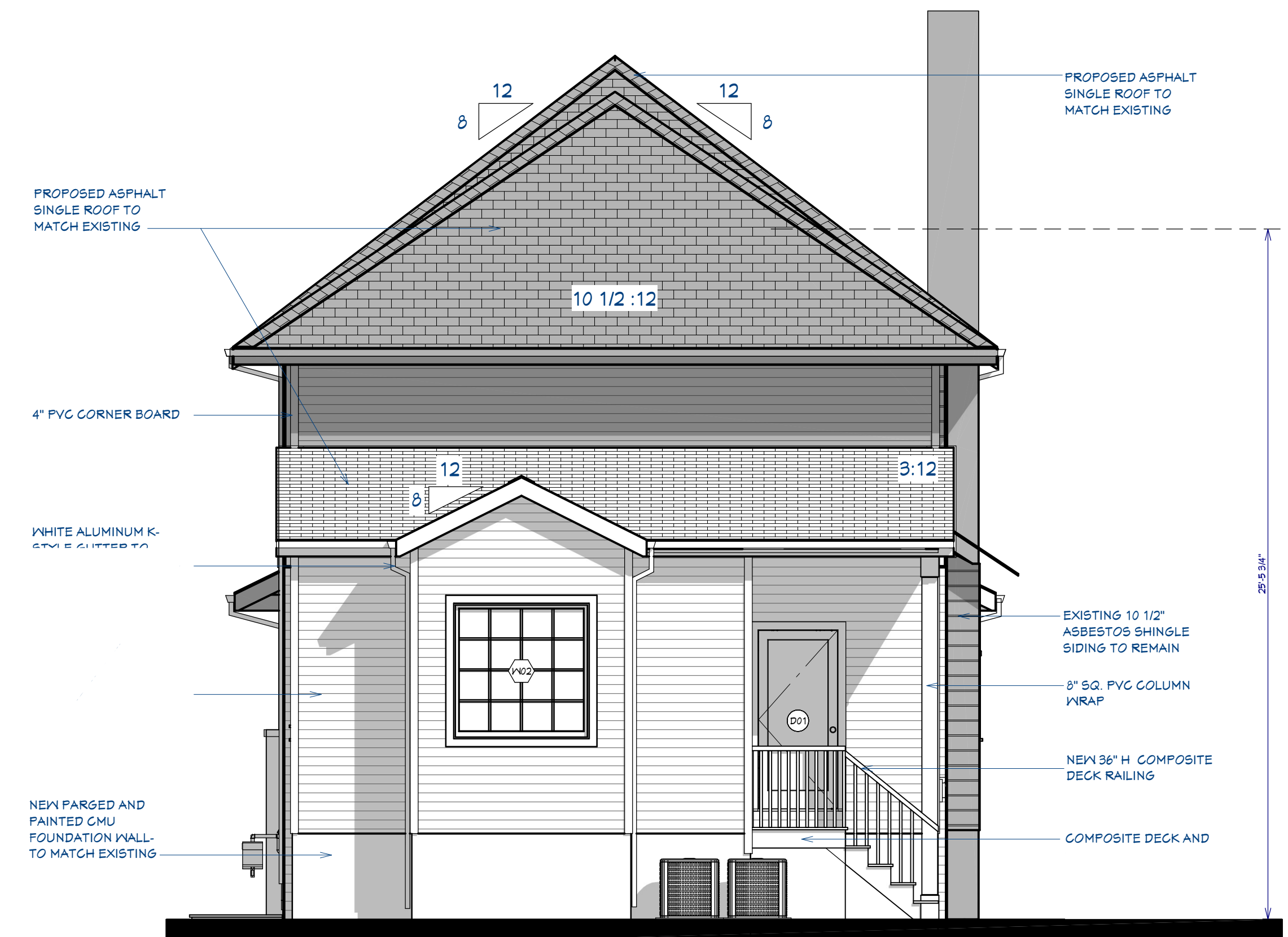
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

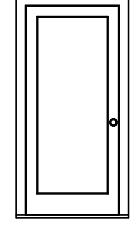
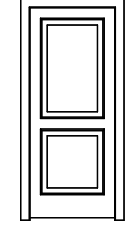
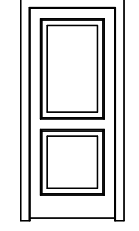
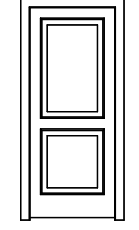
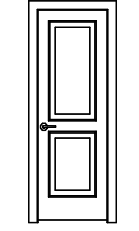
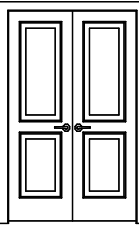
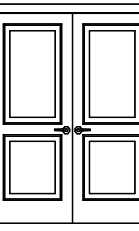
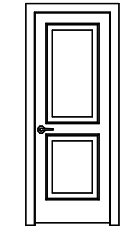
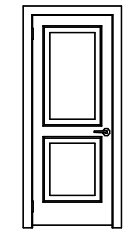
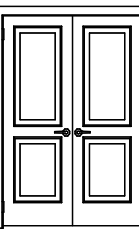
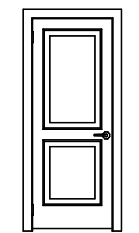


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

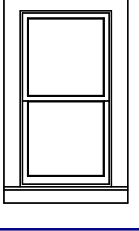
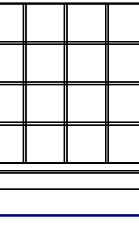
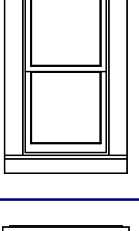
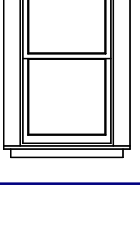


REAR ELEVATION
SCALE: 1/4" = 1'-0"

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DOOR SCHEDULE								
3D EXTERIOR ELEVATION	QTY	NUMBER	FLOOR	ROOM NAME	LABEL	DIMENSIONS	DESCRIPTION	COMMENTS
	1	D01	1	HALL	21160	35"X80"X2" L EX	EXT. HINGED-GLASS PANEL	
	1	D02	1	PRIMARY CLOSET/ PRIMARY BEDROOM	2860	32"X80"X2" L	POCKET-DOOR P04	
	1	D03	1	PRIMARY BATH/ PRIMARY BEDROOM	2860	32"X80"X2" R	POCKET-DOOR P04	
	1	D04	1	PRIMARY BATH/TOILET	2860	32"X80"X2" L	POCKET-DOOR P04	
	1	D05	1	TOILET/LINEN	2260	26"X80"X2" R IN	HINGED-DOOR P04	
	1	D06	1	HALL/PRIMARY BEDROOM	2860	32"X80"X2" R IN	HINGED-DOOR P04	
	1	D07	1	HALL/COAT CL.	4060	(2) 24"X80"X2" L/R IN	DOUBLE HINGED-DOOR P04	
	1	D08	1	HALL/LAUNDRY	5060	(2) 30"X80"X2" L/R IN	DOUBLE HINGED-DOOR P04	
	1	D09	1	HALL/LAUNDRY CHUTE	2460	28"X80"X2" R IN	HINGED-DOOR P04	
	1	D13	2	HALL 3/BEDROOM 2	2660	30"X80"X2" R IN	HINGED-DOOR P04	
	1	D16	2	CL./BEDROOM 2	4460	(2) 26 1/8"X80"X2" L/R IN	DOUBLE HINGED-DOOR P04	
	1	D17	2	BEDROOM 1/HALL 2	2860	32"X80"X2" L IN	HINGED-DOOR P04	
	1	D18	2	HALL 3/CLOSET	2660	30"X80"X2" R IN	HINGED-DOOR P04	

DOORS SCHEDULE

WINDOW SCHEDULE										
3D EXTERIOR ELEVATION	QTY	NUMBER	FLOOR	ROOM NAME	LABEL	DIMENSIONS	DESCRIPTION	EGRESS	TEMPERED	COMMENTS
	2	W01	1	PRIMARY BEDROOM	2446DH	28"X54"DH	DOUBLE HUNG	YES		
	1	W02	1	PRIMARY BEDROOM	5050FX	60"X60"FX	FIXED GLASS		YES	
	1	W03	1	TOILET	2040DH	24"X48"DH	DOUBLE HUNG			
	2	W04	2	BEDROOM 2	2446DH	28"X54"DH	DOUBLE HUNG	YES		

WINDOWS SCHEDULE

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

DATE:

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A05

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WOOD PROPERTIES

A. THE FOLLOWING SPECIES AND MINIMUM GRADES SHALL APPLY FOR ALL WOOD FRAMING, UNLESS NOTED OTHERWISE:

- 1. ALL JOISTS, HEADERS, AND TRIMMERS SHALL BE MINIMUM HEM-FIR #2 GRADE (HF#2).
2. ALL BEARING & BRACED/SHEAR WALL STUDS, TOP & BOTTOM (SLL) PLATES SHALL BE MINIMUM SPRUCE-PINE-FIR (NORTH PRODUCT) #2 GRADE (SPF#2).
3. ALL BOTTOM (SLL) PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED (P.T.) SOUTHERN PINE #2 GRADE (SP#2).
4. ALL LUMBER USED IN DECKS AND BALCONIES, EXPOSED TO WEATHER, OR OTHERWISE REQUIRED TO BE TREATED SHALL BE PRESERVATIVE TREATED (P.T.) SOUTHERN PINE #2 GRADE (SP#2).
5. ALL 5x6 & LARGER POSTS SHALL BE PRESERVATIVE TREATED (P.T.) SOUTHERN PINE #2 GRADE (SP#2).

B. THE FOLLOWING MINIMUM REFERENCE DESIGN PROPERTIES SHALL APPLY FOR ALL WOOD FRAMING, UNLESS NOTED OTHERWISE:

- 1. HEM-FIR #2 GRADE (HF#2) TO HAVE THE FOLLOWING MINIMUM REFERENCE DESIGN VALUES:
• Fb = 850 PSI
• Fv = 150 PSI
• Fc PERP. = 405 PSI
• Fc PAR. = 1300 PSI
• E = 1,300,000 PSI

- 2. SPRUCE PINE FIR (NORTH PRODUCT) #2 GRADE (SPF#2) TO HAVE THE FOLLOWING REFERENCE DESIGN VALUES:
• Fb = 875 PSI
• Fv = 135 PSI
• Fc PERP. = 425 PSI
• Fc PAR. = 1150 PSI
• E = 1,400,000 PSI

- 3. DOUGLAS FIR LARCH #2 GRADE (DF#2) TO HAVE THE FOLLOWING MINIMUM REFERENCE DESIGN VALUES:
• Fb = 900 PSI
• Fv = 180 PSI
• Fc PERP. = 625 PSI
• Fc PAR. = 1350 PSI
• E = 1,600,000 PSI

- 4. NON-P.T. SOUTHERN PINE #1 GRADE (SP#1) FOR 2x4 AND #2 GRADE (SP#2) FOR 2x6 TO HAVE THE FOLLOWING MINIMUM REFERENCE DESIGN VALUES (REVISED PER 2013 SPB SUPPLEMENT #13):
• Fb = 1500 PSI
• Fv = 175 PSI
• Fc PERP. = 565 PSI
• Fc PAR. = 1650 PSI
• E = 1,800,000 PSI

- 5. PRESERVATIVE TREATED SOUTHERN PINE #2 (SP#2) LUMBER SHALL HAVE THE FOLLOWING MINIMUM REFERENCE DESIGN VALUES (REVISED PER 2013 SPB SUPPLEMENT #13):
• 2x & 4x 4x 6x 8x 10x 12x
• Fb = 1100 PSI
• Fv = 175 PSI
• Fc PERP. = 565 PSI
• Fc PAR. = 1450 PSI
• E = 1,400,000 PSI

WHEN LUMBER IS USED WHERE MOISTURE CONTENT WILL EXCEED 19% FOR AN EXTENDED TIME PERIOD, REFERENCE DESIGN VALUES SHALL BE REDUCED BY THE FOLLOWING (NET SERVICE FACTORS):

- Fb = 0.85
• Fv = 0.97
• Fc PERP. = 0.67
• Fc PAR. = 0.8
• E = 0.9

- 6. PRESERVATIVE TREATED SOUTHERN PINE #2 (SP#2) 5x6 & LARGER POSTS TO HAVE THE FOLLOWING REFERENCE DESIGN VALUES (NET SERVICE CONDITIONS):
• Fb = 850 PSI
• Fc PERP. = 375 PSI
• Fc PAR. = 525 PSI
• E = 1,200,000 PSI

- 7. LAMINATED VENEER LUMBER (LVL) SHALL BE 1-3/4" WIDE, OF THE DEPTH SPECIFIED ON THE PLANS, AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER. LVL'S SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE: (100% LOAD DURATION)
• Fb = 2600 PSI (FOR 12" DEPTH)
• Fc PERP. = 750 PSI
• Fv = 285 PSI
• E = 2,000,000 PSI

- 8. PARALLEL STRAND LUMBER (PSL) 2.0E HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE: (100% LOAD DURATION)
• Fb = 2,900 PSI (FOR 12" DEPTH)
• Fc PERP. = 750 PSI
• Fv = 290 PSI
• E = 2,000,000 PSI

- 9. PARALLEL STRAND LUMBER (PSL) 1.8E COLUMNS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE: (100% LOAD DURATION)
• Fb = 2,400 PSI (FOR 12" DEPTH)
• Fc PAR. = 2,500 PSI
• E = 1,800,000 PSI

- 10. WOLMANIZED PARALLEL STRAND LUMBER (PSL) HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE: (100% LOAD DURATION)
• DRY CONDITION (SERVICE LEVEL 1) EXPOSED TO WEATHER (SERVICE LEVEL 2)
• G = 103,750 PSI
• E = 1,660,000 PSI
• Fb = 2,117 PSI
• Fc PERP. = 533 PSI
• Fc PAR. = 2,030 PSI
• Fv = 241 PSI
• C = 1.2

PRESERVATIVE TREATED LUMBER

- 1. PROTECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.
2. PRESERVATIVE TREATED WOOD SHALL BE IN ACCORDANCE WITH ANPA UL SECTION 4.
3. ALL EXTERIOR WOOD MEMBERS SHALL BE PRESERVATIVE TREATED UC4A OR HIGHER.
4. ALL INTERIOR WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO UC2 OR HIGHER.
5. ALL HANGERS, ANCHORS, FASTENERS, AND ANY STEEL IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL OR HAVE SATISFACTORY COATING PER MANUFACTURER RECOMMENDATION.
6. CONTRACTOR TO VERIFY CORROSION RESISTANCE COMPATIBILITY OF HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD.

ROUGH CARPENTRY

A. GENERAL

- 1. DIMENSIONED LUMBER SHALL BE DRESSED S&S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. MINIMUM GRADES FOR DIMENSIONED LUMBER SHALL BE AS DEFINED BY THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, INC. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
4. ALL ENGINEERED LUMBER SHALL CONFORM TO THE MINIMUM PRODUCT SPECIFICATIONS, INSTALLATION AND MINIMUM FASTENING REQUIREMENTS AS PROVIDED BY THE PRODUCT MANUFACTURER.
5. PROVIDE 3-1/2" INCH MINIMUM BEARING FOR STANDARD LUMBER BEAMS.

B. FASTENERS & EQUIVALENTS

- 1. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG-TIE, HILT, OR BY AN APPROVED EQUIVALENT MANUFACTURER.
2. NAIL DIMENSIONS SHALL COMPLY WITH ASTM F1667. WOOD SCREWS DIMENSIONS SHALL COMPLY WITH ANSI/ASME B18.6.1. BOLT AND LAG SCREW DIMENSIONS SHALL COMPLY WITH ANSI/ANSI B18.2.1.
3. WHERE SPECIFIED, "SIS" SCREWS REFER TO "SIMPSON STRONG DRIVE" AND SHALL CONFORM TO CSR REPORT #2236. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. WOOD OR LAG SCREWS ARE NOT ACCEPTABLE REPLACEMENTS. SUBMIT ANY ALTERNATES FOR APPROVAL.
3. MINIMUM BENDING STRESS Fyb FOR FASTENERS SHALL BE AS FOLLOWS:
a. BOLTS Fyb = 45,000 PSI
b. LAG SCREWS 3/8" Fyb = 70,000 PSI 1/2" Fyb = 100,000 PSI 5/8" Fyb = 60,000 PSI 3/4" AND LARGER Fyb = 45,000 PSI
c. NAILS AND WOOD SCREWS 0.099" < D < 0.142" Fyb = 100,000 PSI 0.142" < D < 0.177" Fyb = 90,000 PSI 0.177" < D < 0.236" Fyb = 80,000 PSI 0.236" < D < 0.273" Fyb = 70,000 PSI

THRU BOLTS SHALL BE INSTALLED AS FOLLOWS:

- a. BOLT HOLES SHALL BE A MINIMUM OF 3/16" TO A MAXIMUM OF 1/4" LARGER THAN THE BOLT DIAMETER.
b. CAREFUL CENTERING OF HOLES IN MAIN MEMBERS AND SPLICE PLATES IS REQUIRED. TIGHT FIT REQUIRING FORCEFUL DRIVING OF BOLTS SHALL NOT BE DONE.
c. A METAL PLATE OR WASHER NOT LESS THAN A STANDARD OVERSIZED CUT WASHER SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.
d. ALL BOLTS SHALL BE SNUGLY TIGHTENED. CONNECTIONS, WHICH HAVE LOOSENED DUE TO SHRINKAGE OF THE WOOD MEMBERS, SHALL BE RE-TIGHTENED.
e. BOLTS SHALL BE INSTALLED SUCH THAT THE THREADED PORTIONS OF THE BOLTS ARE EXCLUDED FROM THE SHEAR PLANES.
f. CARRIAGE BOLTS ARE NOT PERMITTED.
2. LAG SCREWS SHALL BE INSTALLED AS FOLLOWS:
a. LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES.
b. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF THE SHANK.
c. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 75% FOR SOUTHERN PINE, 70 % FOR OTHER SPECIES, OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
d. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
e. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE LAG SCREW.

ROOF FRAMING

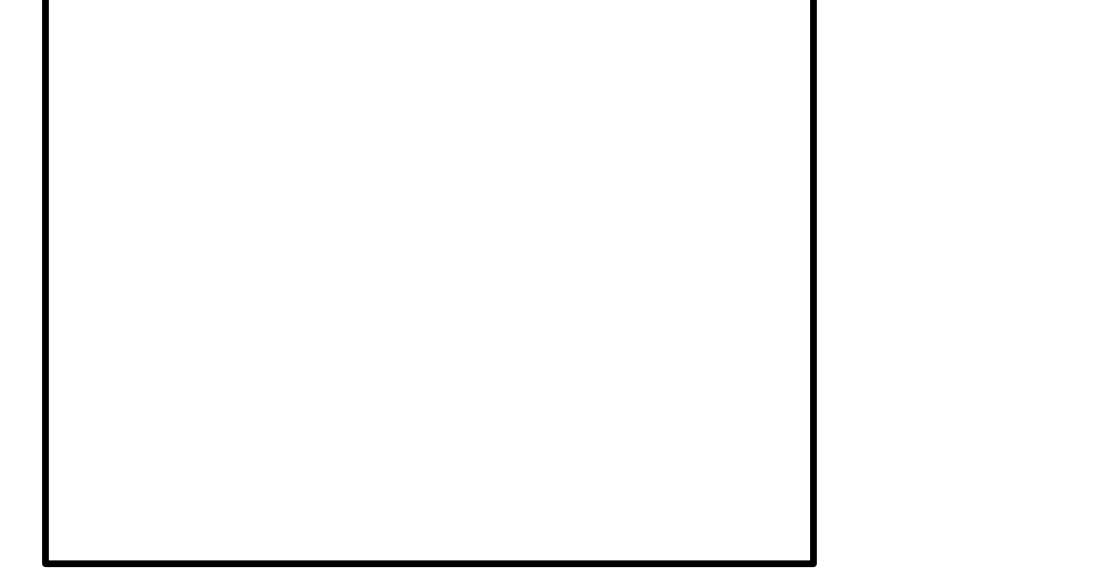
- 1. ALL ROOF SHEATHING SHALL BE APA RATED PLYWOOD/OSB C-C, C-D, OR STRUCTURAL II SHEATHING. MINIMUM NAILING PATTERN SHALL BE 8d COMMON (2 1/2" x 0.131") NAILS SPACED AT 6" CENTERS AT EDGE SUPPORTS AND 12" CENTERS AT INTERMEDIATE SUPPORTS. PLYWOOD CLIPS @ 24" O.C. (SIMPSON PS2 OR EQ.) ARE REQUIRED AT PLYWOOD EDGES BETWEEN EACH FRAMING MEMBER.
2. ROOF SHEATHING THICKNESS SHALL BE A MINIMUM OF:
2.1. PITCHED ROOFS - 3/4"
2.2. FLAT ROOFS - 3/4"
2.3. SLATE ROOFS - 3/4"
2.4. ROOF TERRACES - SEE FLOOR SHEATHING
3. PROVIDE HURRICANE ANCHORS (HOLD DOWN CLIPS) CAPABLE TO RESIST UPLIFT LOADS SHOWN ON THE ROOF TRUSS SHOP DRAWINGS. WHERE RAFTER FRAMING IS USED PROVIDE SIMPSON H-2.5A OR EQ. HURRICANE ANCHORS OR EQUAL AT EACH BEARING POINT.
4. FRAME OVERLAP ROOF W/ PREFABRICATED VALLEY SET ROOF TRUSSES @ 24" O.C. UNLESS NOTED OTHERWISE.
5. ALL CONNECTIONS AND BRACING MUST BE INSTALLED BEFORE SHEATHING THE ROOF.

FLOOR FRAMING

- 1. ALL PLYWOOD/OSB SUB-FLOORING SHALL BE 3/4" THICK TAG APA RATED 48/24 SHEATHING OR STURD-I-FLOOR 24" O.C. RATED PLYWOOD SHALL BE GLEUED AND NAILED. INSTALL 100 PERCENT BLUE-LINE AND A MINIMUM-NAILING PATTERN OF 8d COMMON (2 1/2" x 0.131") NAILS OR SIMPSON "MSY" (OR EQ.) SCREWS SPACED AT 6" CENTERS AT EDGE SUPPORTS AND 12" CENTERS AT INTERMEDIATE SUPPORTS SHALL BE USED.
2. SPACE JOISTS/TRUSSES UNDER CERAMIC TILE/MARBLE FLOOR FINISHES @ 16" O.C. MAX.
3. PROVIDE DOUBLE JOISTS OR SPECIAL TRUSS UNDER ALL WALLS/PARTITIONS THAT EXTEND ONE-HALF OR MORE OF THE FLOOR FRAMING SPAN, UNDER ALL KITCHEN ISLANDS, AND UNDER FREESTANDING SOAKER TUBS.
4. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS AND AT A MINIMUM OF EIGHT-FOOT O.C. ALONG JOIST AND RAFTER SPANS.
5. WHERE SINGLE-PLY LVL BEAM IS USED, SUPPORT JOISTS W/ TOP FLANGE HANGERS CAPABLE OF SUPPORTING THE JOIST REACTION.
6. FLOOR MEMBERS THAT DO NOT MEET INTERIOR LOAD BEARING WALLS MUST BE SHIMMED. DO NOT PULL TRUSSES/JOISTS DOWN TO INTERIOR BEARINGS.

WALL FRAMING

- 1. ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED 4'-0" MINIMUM.
2. ALL BEARING WALLS, POSTS, JACKS, AND MULTIPLE STUDS SHALL BE RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALLS OR BEAMS. PROVIDE SOLID BLOCKING AT FLOOR DIAPHRAGM TO CONTINUE POST ABOVE AND BELOW. BLOCKING TO MATCH SIZE ABOVE, TYPICAL.
3. ALL STEEL COLUMNS MUST BE DIRECTLY SUPPORTED BY A STEEL BEAM OR CONTINUED/SPLICED TO A CONCRETE FOUNDATION WALL OR CONCRETE FOOTING UNLESS NOTED OTHERWISE ON PLAN.
4. ALL WINDOW HEADERS TO BE (2)2x12 W/ (2)JACKS & (2)STUDS @ EACH END UNLESS NOTED OTHERWISE ON PLAN.
5. PROVIDE (2)2x POST AT EACH END OF MULTI-PLY FLOOR MEMBERS, UNLESS NOTED OTHERWISE ON PLAN.
6. STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS WITH TRIPLE STUDS AT CORNERS. UNLESS NOTED OTHERWISE ON PLANS AND OR DETAILS.
7. BALLOON FRAME ALL GABLE END WALLS TO UNDER SIDE OF CEILING.
8. ALL EXTERIOR WALL SHEATHING SHALL BE 3/4" APA RATED OSB/PLYWOOD SHEATHING NAILED W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE ON PLANS, SCHEDULES, AND DETAILS.
9. PROVIDE CONTINUOUS SHEATHING ON AT LEAST ONE SIDE OF ALL BEARING STUD WALLS, INCLUDING IN THE BASEMENT OR ATTIC SPACE.
10. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE.
11. WHERE WALL SHEATHING IS REQUIRED TO HAVE BLOCKED PANEL EDGES, COORDINATE MID-HEIGHT BLOCKING LOCATION WITH SHEATHING SPLICING.



PRE-ENGINEERED WOOD TRUSSES

A. GENERAL

- 1. THIS SECTION DEFINES PRE-ENGINEERED, PREFABRICATED, METAL PLATE CONNECTED WOOD ROOF TRUSSES AS "ROOF TRUSSES" AND FLOOR TRUSSES AS "FLOOR TRUSSES".
2. THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE'S "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
3. DIMENSIONED LUMBER SHALL BE DRESSED S&S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
4. UNLESS NOTED OTHERWISE, ALL TRUSS DESIGN INFORMATION MUST BE PROVIDED WITH A COPY OF THESE STRUCTURAL DOCUMENTS AND SPECIFICATIONS.
5. THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE'S "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
6. DIMENSIONED LUMBER SHALL BE DRESSED S&S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
7. TRUSS DESIGN
1. WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TP-LATEST EDITION", PUBLISHED BY THE TRUSS PLATE INSTITUTE AND THE APPLICABLE BUILDING CODES LISTED IN THE STANDARDS AND CODES SECTION OF THESE NOTES.
2. WOOD TRUSSES MUST BE DESIGNED BASED ON THE LISTED DESIGN CRITERIA SECTION.
3. WOOD TRUSSES SHALL BE DESIGNED WITH AT LEAST ONE PM SUPPORT PER SPAN.
4. TRUSS MANUFACTURER TO PROVIDE STAINLESS STEEL OR GALVANIZED GIBS METAL CONNECTOR PLATES WHERE TRUSSES ARE IN DIRECT CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED WOOD.
5. TRUSS MANUFACTURER TO VERIFY ROOF TRUSS SPANS, HEAD HEIGHTS, PITCHES, AND OVERHANG AND COFFERED CEILING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
6. TRUSS MANUFACTURER TO DESIGN GABLE END TRUSSES FOR THE LISTED WIND DESIGN CRITERIA. GABLE ENDWALL TRUSSES MUST TRANSFER LATERAL LOADS TO THE BRACED/SHEAR WALLS OR THE ROOF DIAPHRAGM.
7. ALL TRUSS SUPPORT HANGERS TO BE SUPPLIED AND DETERMINED BY THE TRUSS MANUFACTURER.
8. TRUSS MANUFACTURER TO DETAIL MULTI-PLY GROSSER TRUSS CONNECTION.
9. FIRE RETARDANT WOOD SHALL NOT BE USED EXCEPT AT THE ROOF WHEN SPECIFIED BY THE ARCHITECT.
10. WOOD TRUSS DESIGN SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING INFORMATION:
a. SPAN LENGTH, OVERHANG AND EAVE DIMENSIONS, SLOPE AND SPACING OF THE WOOD TRUSSES.
b. ALL DESIGN LOADS AND THEIR POINTS OF APPLICATION, VALLEY AND CONVENTIONAL FRAMING MUST BE CONSIDERED.
c. ADJUSTMENTS TO ALLOWABLE VALUES. (DURATION OF LOAD FACTORS, ETC.)
d. REACTIVE FORCES, THEIR LOCATIONS AND MEMBER FORCES.
e. BEARING TYPE AND MINIMUM BEARING LENGTH.
f. DEFLECTIONS, SPAN AND REACTION.
g. METAL CONNECTOR PLATE TYPE, GAUGE, SIZE, AND LOCATION.
h. LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.
i. LOCATION AND CONNECTION DESIGN OF REQUIRED CONTINUOUS LATERAL BRACING.
j. TRUSS SPLICES MUST BE DETAILED. THIS INCLUDES "PIGGY BACK" TRUSSES.
k. CONNECTION DETAILS: TRUSS TO BEARING, TRUSS TO TRUSS, TRUSS TO TRUSS ORDER, PIGGY BACK TO TRUSS, ETC.
BRACING: NOTE MINIMUM REQUIREMENTS BELOW.

C. ERECTION AND HANDLING

- 1. TRUSS ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF TRUSS SYSTEM DURING CONSTRUCTION.
2. HANDLING, INSTALLATION, AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH "HB-91", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
3. STACKING OF PLYWOOD, OSB/SPUM SHEATHING, OR OTHER BUILDING MATERIALS ON WOOD TRUSSES IS NOT ALLOWED.
4. INSTALLATION OF BROKEN, DAMAGED, WARPED, OR IMPROPERLY REPAIRED WOOD TRUSSES IS NOT ALLOWED. TRUSS REPAIRS MUST BE COMPLETED ACCORDING TO DETAILS PROVIDED BY THE TRUSS ENGINEER. ALL TRUSS REPAIR DETAILS MUST BE SIGNED AND SEALED BY THE TRUSS ENGINEER AND SUBMITTED TO THE ARCHITECT.
5. IMPROPER OR UNAUTHORIZED FIELD ALTERATIONS OF WOOD TRUSSES IS NOT ALLOWED.

POST INSTALLED ANCHORS

- 1. ALL DRILLED HOLES SHALL BE THOROUGHLY CLEANED, INSPECTED, AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. USE HILTI "SAFE SET" OR SIMPSON "SPEED CLEAN XDS" SYSTEM OR EQ WITH HOLLOW DRILL BIT TO ENSURE PROPER INSTALLATION.
2. SPACING AND EDGE DISTANCE OF CONNECTIONS ARE CRITICAL TO ENSURE PROPER STRENGTH. FOLLOW SPECIFIED DETAILS.
3. ALL POST INSTALLED ANCHORS FOR USE IN STRUCTURAL APPLICATIONS SHOULD BE APPROVED FOR CRACKED AND UNCRACKED CONCRETE AND HAVE AN APPROVED AND CURRENT TESTING REPORT.
4. THE CONTRACTOR SHALL ARRANGE FOR A MANUFACTURER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED. PRIOR TO COMMENCEMENT OF WORK, ONLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION. A RECORD OF TRAINING SHALL BE KEPT ON SITE AND BE MADE AVAILABLE AS REQUESTED.
5. ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS.
6. ADHESIVE ANCHORS SHALL USE ANY OF THE FOLLOWING, U.N.O. ON PLANS OR DETAILS:
a. THREADED ROD FOR USE WITH ADHESIVE SHALL BE GRADE 36.
b. ATTACHMENT TO CONCRETE:
HILTI HY-200, RE-500
DEWALT AC208+ GOLD, PE 100+
SIMPSON SET-HP, AT-XP
c. ATTACHMENT TO FULLY GROUTED MASONRY:
HILTI HY-70
DEWALT AC100+ GOLD
SIMPSON SET-HP, SET-XP, AT-XP
7. CONCRETE SPOKE TYPE ANCHORS SHALL USE ANY OF THE FOLLOWING (U.N.O.):
HILTI KWH HUS-EZ
DEWALT SCREW BOLT+

CONCRETE

A. GENERAL

- 1. CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS, Fc(PS) SHALL BE:
a. 3500 PSI - GARAGE SLABS AND OTHER HORIZONTAL SURFACES EXPOSED TO WEATHER
b. 3000 PSI - FOOTINGS, FOUNDATION WALLS, PIERS, AND SLABS-ON-GRADE IN ENCLOSED SPACES.
2. SLUMP:
a. CONCRETE MIX SHALL BE PROPORTIONED TO PROVIDE ADEQUATE WORKABILITY AND CONTROL SEGRIGATION OF AGGREGATES.
b. IN NO CASE SHALL SLUMP EXCEED 8 INCHES.
3. CAST-IN-PLACE CONCRETE SHALL BE READY-MIX PER ASTM C94. THE MIX SHALL BE PROPORTIONED WITH:
a. PORTLAND CEMENT - ASTM C150
b. AGGREGATES - ASTM C33 WITH 0.75 INCH MAXIMUM DIAMETER
c. NO CALCIUM CHLORIDE SHALL BE PERMITTED
d. AIR ENTRAINMENT - ASTM C260
e. WATER REDUCING ADMIXTURE - ASTM C494
f. FLYASH - ASTM C618-78 CLASS F, 20% MAXIMUM BY WEIGHT
g. BLAST SLAG - ASTM C989, MAX 50%
h. SILICA FUME - ASTM C1240, MAX 10%
i. WATER - CLEAN AND POTABLE PER ASTM C1602
4. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6% +/- 1% PER ACI-318 4.13.
5. ALL GROUT SHALL BE PRE-WETTED NON-SHRINKABLE, NON-METALLIC FORMULA CONFORMING TO ASTM C827, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI WITHIN 24 HOURS AND 6000 PSI AT 28 DAYS. PRE-GROUTING OF BASE PLATES WILL NOT BE PERMITTED.

B. PLACEMENT

- 1. RESTRICT THE ADDITION OF MIX WATER AT THE JOB SITE. DO NOT ADD WATER WITHOUT THE APPROVAL OF THE INSPECTORS ENGINEER AND DO NOT EXCEED SLUMP LIMITATIONS. USE COLD WATER FROM THE TRUCK TANK AND MIX TO ACHIEVE CONSISTENCY. THE REPORTS SHALL INDICATE HOW MUCH WATER WAS ADDED AT THE JOB SITE.
2. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME.
3. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.
4. ALL CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS.
5. REPAIR AND PATCH DEFECTIVE AREAS WITH TYPE S OR M CEMENT MORTAR IMMEDIATELY AFTER REMOVAL OF FORMS, EXCEPT WHERE REINFORCING IS VISIBLE. CONTACT STRUCTURAL ENGINEER FOR EVALUATION OF EXPOSED REINFORCING.
6. PROVIDE KEVED JOINTS OR DOMELS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND AT ALL CONCRETE JOINTS. ALL KEY WEAYS SHALL BE MIN. 2x4 (1.5"x3.5").
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHOWING, AND REINFORCING.
8. GENERAL CONTRACTOR TO VERIFY ALL EMBEDDED ITEMS PRIOR TO POURING.
9. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.
10. PROVIDE 3/4" CHAMBERS ON ALL EXPOSED CORNERS OF COLUMNS/PIERS, BEAMS, AND WALLS UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
11. STEP AND SLOPE ALL GARAGES, PATIOS, AND WALKWAYS MINIMUM 1/8" PER FOOT AWAY FROM THE BUILDING.

C. REINFORCING

- 1. ALL REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 AND DETAIL FABRICATED AND PLACED CONFORMING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES. (ACI 315).
2. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL MESH EDGES SHALL LAP A MINIMUM OF 2 SQUARES U.N.O.
3. PROVIDE VAPOR BARRIER UNDER ALL CONCRETE SLABS ON GRADE, MIN. 6-MIL POLYETHYLENE U.N.O. ON PLAN.
4. CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE PLACED ACCORDING TO THE FOLLOWING MINIMUM DIMENSIONS UNLESS NOTED OTHERWISE. ACI 117 TOLERANCES APPLY (3% MORE COVER IS OK, BUT NO LESS COVER THAN SPECIFIED):
a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
b. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH WITH #6 THROUGH #18 BARS = 2" WITH #5 BARS AND SMALLER = 1 1/2"
c. FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH BEAMS OR COLUMNS/PIERS (TIES, PRIMARY REINF. W/O TIES) = 1 1/2" SLABS OR WALLS WITH #11 AND SMALLER BARS, OR WWF = 3/4"
5. PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WRS BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIE LESS ON ALL EXPOSED SURFACES.
6. REINFORCEMENT SPLICES SHALL BE LAP SPLICES PER ACI-318 CHAPTER 12 WITH A MINIMUM LAP OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
7. PROVIDE CORNER BARS AT ALL WALL, BEAM, AND FOOTING INTERSECTIONS. UNLESS NOTED OTHERWISE, MATCH CONTINUOUS REINFORCING.

STRUCTURAL STEEL

A. GENERAL

- 1. ALL PIPE SHALL BE ASTM A53, STANDARD WEIGHT. (fy = 35 KSI)
2. ALL HOLLOW STRUCTURAL SECTION (HSS) SHALL BE ASTM A500 (fy = 46 KSI WITH RECTANGULAR OR SQUARE HSS, fy = 42 KSI WITH ROUND HSS)
3. ALL W- SHAPE STEEL SHALL BE ASTM A992 (fy = 50 KSI)
4. ALL C- CHANNEL & ANGLE STEEL SHALL BE ASTM A36 (fy= 36 KSI)
5. NON-SHRINK GROUT FOR STEEL BEARING SHALL BE: NONMETALLIC SHRINKAGE-RESISTANT GROUT, PREMIXED, NONMETALLIC, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING SELECTED SILICA SANDS, PORTLAND CEMENT, SHRINKAGE COMPENSATING AGENTS, PLASTICIZING AND WATER-REDUCING AGENTS, COMPLYING WITH 15-350-0201.
6. SIZE AND USE OF HOLES: SEE ASCE TABLE J3.1 UNLESS NOTED OTHERWISE.
a. LARGER HOLES ARE PERMITTED IN STANDARD COLUMN BASE PLATES. MAXIMUM HOLE DIAMETER = BOLT DIAMETER + 3/8". HARDENED WASHERS, TO COVER THE LARGER HOLE SHALL BE PROVIDED.
b. LARGER HOLES ARE NOT PERMITTED IN WIND FRAME COLUMN BASE PLATES. MAXIMUM HOLE DIAMETER = BOLT DIAMETER + 1/16". PLATE WASHERS WELDED TO THE BASE PLATE MAY BE USED.
c. SLOTTED HOLES: A PLATE WASHERS OR A CONTINUOUS BAR WITH STANDARD HOLES, HAVING A SIZE SUFFICIENT TO COMPLETELY COVER THE SLOT AFTER INSTALLATION, AND A MIN. OF 5/16" THICK SHALL BE PROVIDED. TACK WELD NUT TO BOLT AFTER ERECTION.
7. PAINTING: ONE COAT OF SHOP PAINT SHALL BE APPLIED TO ALL STRUCTURAL STEEL WITH THE EXCEPTION OF AREAS TO BE WELDED, AND STEEL BELOW GRADE WHICH SHALL BE HOT DIP GALVANIZED.
8. ALL BEAM WEB CONNECTIONS SHALL BE STANDARD DOUBLE ANGLE TYPE UNLESS DETAILED OTHERWISE. FOR DESIGN OF STANDARD CONNECTIONS USE THE LARGER OF EITHER THE SHEAR SHOWN ON THE DRAWINGS, (INDICATED AS "V-k" AT THE MEMBER ENDS), OR 55% OF THE TOTAL LOAD CAPACITY DERIVED FROM THE UNIFORM LOAD CONSTANTS TABLES, LATEST EDITION OF THE AISC CODE. ALLOWABLE STRESS REDUCTIONS MUST BE TAKEN WITH THE USE OF LONG SLOTTED HOLES.
9. PROVIDE A MINIMUM BEARING LENGTH OF 4" FOR ALL BEAMS SUPPORTED ON MASONRY/CONCRETE.
10. ALL STEEL COLUMNS MUST BE DIRECTLY SUPPORTED BY A STEEL BEAM OR CONTINUED/SPLICED TO A CONCRETE FOUNDATION WALL OR CONCRETE FOOTING UNLESS NOTED OTHERWISE ON PLAN.
11. PENETRATIONS THROUGH STEEL BEAMS SHALL BE ONLY PROVIDED AS DETAILED ON THE DRAWINGS. ALL SUCH OPENINGS SHALL BE MACHINE CUT IN THE SHOP.
12. NO SPLICES OR PENETRATIONS SHALL BE PERMITTED IN ANY STRUCTURAL STEEL MEMBER UNLESS SHOWN ON STEEL SHOP DRAWINGS APPROVED BY A LICENSED ENGINEER. ANY SUCH SPLICES SHALL BE DESIGNED IN ACCORDANCE WITH THE AISC "STRUCTURAL STEEL DETAILING" MANUAL.
13. ADJUSTABLE STEEL COLUMNS SHALL HAVE THE THREADS DISABLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

B. BOLTS

- 1. ANCHOR BOLTS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE.
2. HIGH STRENGTH BOLTS SHALL BE ASTM A325, UNLESS NOTED OTHERWISE.
3. BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" AS APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS. USE BEARING TYPE BOLTS WITH THREAD ALLOWED ACROSS THE SHEAR PLANE.
4. ALL BEAM WEB CONNECTIONS SHALL BE DESIGNED TO CARRY BEAM REACTION AS NOTED AND SHALL HAVE NO FEWER 3/4" BOLTS THAN SHOWN BELOW.
a. W8 OR W10 BEAMS - 2 BOLTS
b. W12 BEAMS - 3 BOLTS
c. W14 OR W16 BEAMS - 4 BOLTS
d. W18 OR W21 BEAMS - 5 BOLTS
BOLTS SHALL BE PROVIDED IN A SINGLE ROW UNLESS NOTED OTHERWISE.

C. WELDING

- 1. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1. ALL WELDING SHALL BE PERFORMED USING E70XX, LOW HYDROGEN ELECTRODES, UNLESS NOTED OTHERWISE. ELECTRODES ARE TO BE PROTECTED FROM MOISTURE.
2. ALL MISCELLANEOUS STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH 3/4" FILLET WELD UNLESS OTHERWISE NOTED, EXCEPT FOR SLOTTED CONNECTIONS.
3. FULL PENETRATION WELDS SHALL BE MADE AGAINST A 3/4"x1" BACKER PLATE TACK WELDED IN PLACE BELOW THE WELD. PENETRATION WELDS SHALL BE EQUIVALENT IN DEPTH AND LENGTH TO THE PARTS JOINED.
4. NO FIELD WELDING OF GALVANIZED MEMBERS IS PERMITTED.



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GENERAL NOTES
NAIL RESIDENCE
5 PALMDELPHIA AVE, TAKOMA PARK, MD 20912
MOSS BUILDING & DESIGN

Drawn:
Project:
Client:

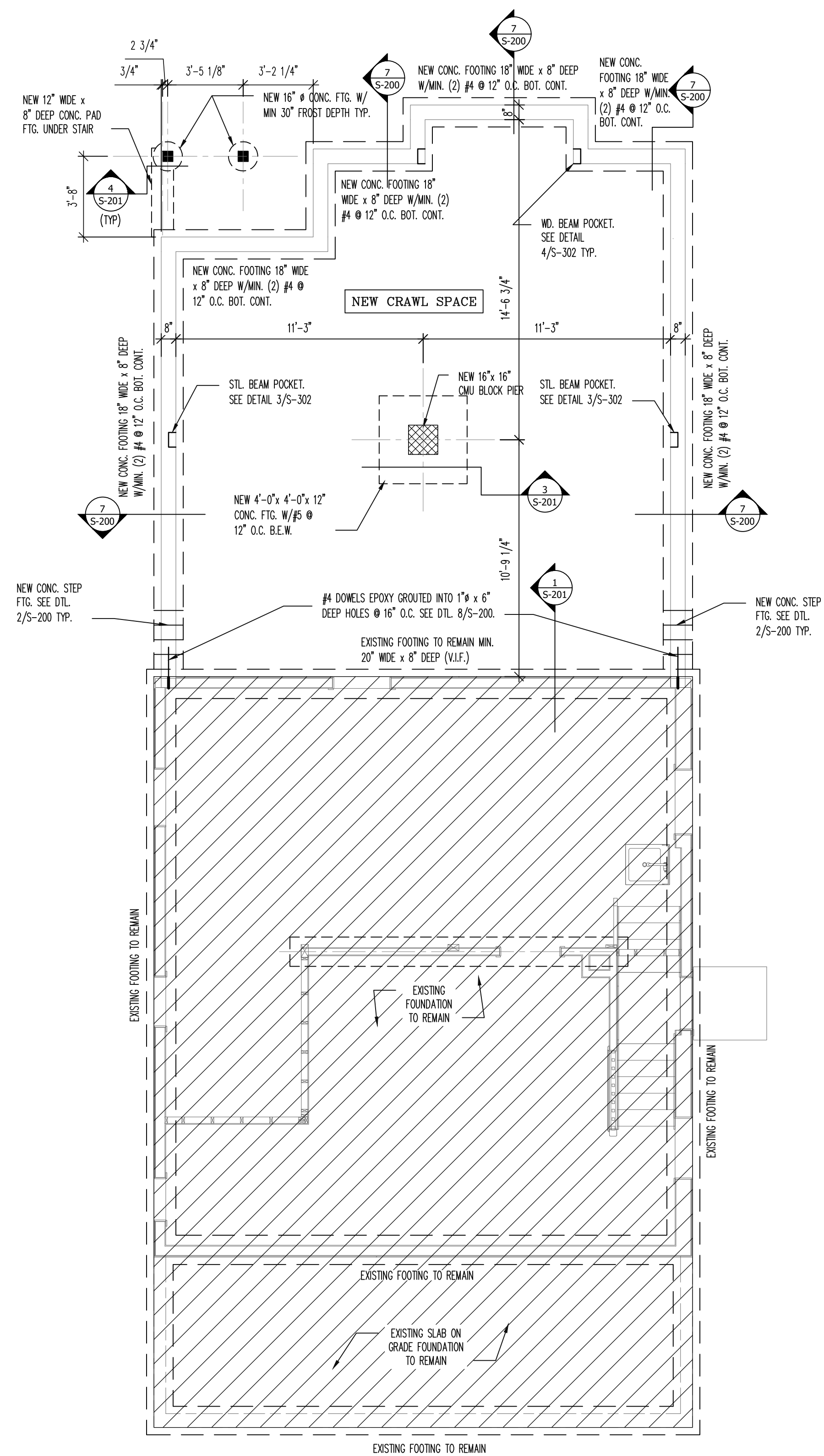
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Project No: 24-025
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Scale: "AS NOTED"
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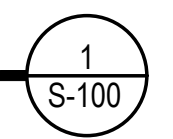
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- NOTES:**
- COORDINATE ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS AND NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
 - PROVIDE MINIMUM FROST DEPTH FOR ALL EXTERIOR FOOTINGS AND FOOTINGS IN UNHEATED AREAS AS NOTED IN THE DESIGN CRITERIA SECTION OF SHEET S-001.
 - THE FOUNDATION SHALL MEET THE REQUIREMENTS SPECIFIED ON:
 - SERIES S-001 - GENERAL NOTES & SCHEDULES
 - SERIES S-200 - FOUNDATION WALL DETAILS & REINFORCEMENT
 - PROVIDE 4" CONC. SLAB W/ 6x6-W/4x4 W/WF TYP. AT LOWEST INTERIOR LEVEL U.N.O.
 - PROVIDE 4" CONC. SLAB W/ #4 @ 12" O.C. B.E.W. TYP. AT GARAGE AND EXTERIOR SLABS U.N.O.
 - PROVIDE SLAB CONTROL JOINT PER TYPICAL DETAILS ON SHEET S-200.
 - PROVIDE MIN. 6-MIL POLYETHYLENE VAPOR BARRIER OVER MIN. 4" CRUSHED STONE OR GRAVEL BELOW ALL SLABS, TYP.

PROPOSED FOUNDATION PLAN

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



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 22008 - EXPIRATION DATE 01-09-2025

NO.	ISSUE/REVISION	DATE

Drawing: **PROPOSED FOUNDATION PLAN**
Project: **NAIL RESIDENCE**
6 P JILADELPHIA AVE TAKOMA PARK, MD 20912
Client: **MOSS BUILDING & DESIGN**

Date: 1/9/2025	Project No.: 24-525
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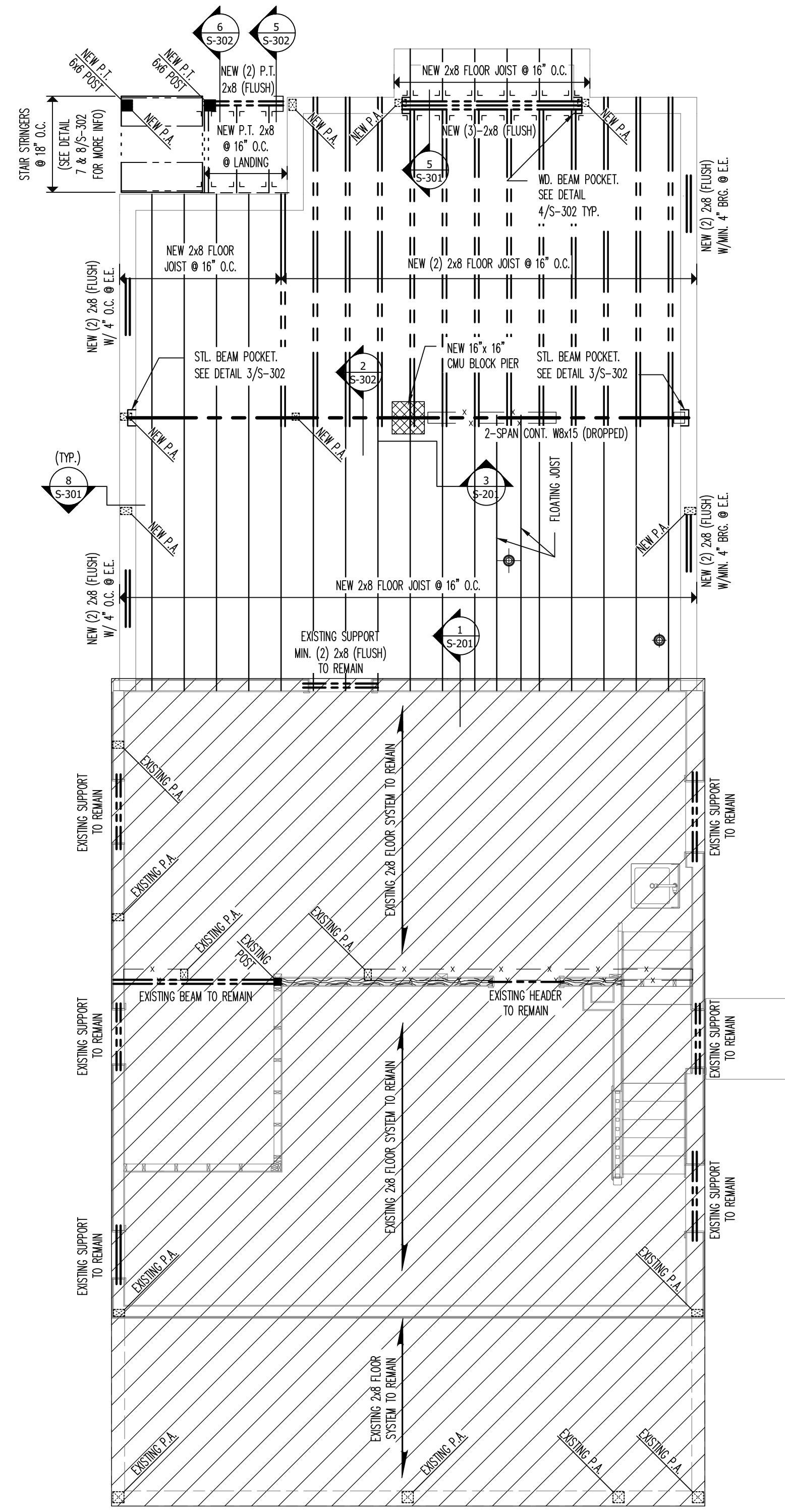
NO.	ISSUE/REVISION	DATE

Drawing: **PROPOSED FIRST FLOOR FRAMING PLAN**
Project: **NAIL RESIDENCE**
Client: **6 PHILADELPHIA AVE TAKOMA PARK, MD 20912**
MOSS BUILDING & DESIGN

Date: 1/9/2025
Project No.: 24-525
Drawn: ASE, INC.
Scale: "AS NOTED"
Designed: ASE, INC.
Drawing No.: S-110
Checked: ASE, INC.
1 OF



PROFESSIONAL CERTIFICATION
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LICENSE NO. 2008116403436, EXPIRATION DATE 01/01/2025



- NOTES:**
- ALL NEW FLOOR FRAMING TO BE 2x8 FLOOR JOISTS @ 16" O.C. U.N.O.
 - THE FLOOR FRAMING SHALL MEET THE REQUIREMENTS SPECIFIED ON:
 - SERIES S-001 - GENERAL NOTES & SCHEDULES
 - SERIES S-300 - FRAMING DETAILS
 - SERIES S-400 - WALL BRACING DETAILS
 - PROTECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.
 - SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
 - LEGEND:
 - INDICATES INTERIOR BEARING WALLS
 - INDICATES BRACED OR SHEAR WALL

NEW STUD WALL SCHEDULE U.N.O.			
LOCATION	FRONT & REAR EXTERIOR WALLS	SIDE EXTERIOR WALLS	INTERIOR BEARING WALLS
2ND FLOOR	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.
1ST FLOOR	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.
BASEMENT	N/A	N/A	N/A

NOTES:

- ALL BEARING WALL STUDS SHALL BE SPF #2 GRADE OR BETTER.
- ALL BEARING WALLS SHALL BE SHEATHED ON ONE SIDE MIN. INCLUDING BASEMENT AND ATTIC SPACES.
- ALL BRACED OR SHEAR WALLS (NON-BEARING) TO BE 2x4/2x6 @ 16" O.C. SPF #2 OR BETTER.
- NON-BEARING, NON-BRACED/SHEAR WALL STUDS MAY BE SPACED AT 24" O.C.
- ALL TWO STORY VOLUME WALLS TO BE (2) 2x6 @ 16" O.C. BALLOON FRAMED.

DESIGN CODE: VRC 2018
ULTIMATE WIND SPEED: 115 MPH
WIND EXPOSURE CATEGORY: B
SEISMIC DESIGN CATEGORY: B

PROPOSED FIRST FLOOR FRAMING PLAN

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

1
S-110



ALLIANCE
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115	Ultimate Wind Speed (mph)	Notes: 1. Based on IRC table R602.10.3(1) for Length
B	Exposure	2. Based on IRC table R602.10.3(2) for Adjustment
3	No of Stories	3. Dimensions given in feet and decimal inches
1	Exposure Adjustment Factor	

Spacing	Table Length	Adjustment Inputs						Adjustment Factors						Tot Adj
		Eave to Ridge Ht	Wall Ht	No of BWLs	If GB, GB4?	If WSP, Omit GB?	If WSP, Omit Blocking?	Eave to Ridge Ht	Wall Ht	No of BWLs	If GB, GB4?	If WSP, Omit GB?	If WSP, Omit Blocking?	
24.50	4.40	11.25	8	2	NA	No	No	1.08	0.9	1	1	1	1	0.97
24.50	4.40	11.25	8	2	NA	No	No	1.08	0.9	1	1	1	1	0.97
26.25	4.13	11.25	8	3	NA	NA	NA	1.08	0.9	1.3	1	1	1	1.26
18.75	3.31	11.25	8	3	NA	NA	NA	1.08	0.9	1.3	1	1	1	1.26
11.25	2.19	11.25	8	3	NA	No	No	1.08	0.9	1.3	1	1	1	1.26

Level	Label	Method	Length Req	Length Prov
Roof	3.1	WSP	4.26	EXIS. + 8.00
Roof	3.2	WSP	4.26	EXIS. + 8.00
Roof	3.A	CS-WSP	5.19	EXISTING
Roof	3.B	CS-WSP	4.17	EXISTING
Roof	3.C	WSP	2.75	8.00

NOTES:

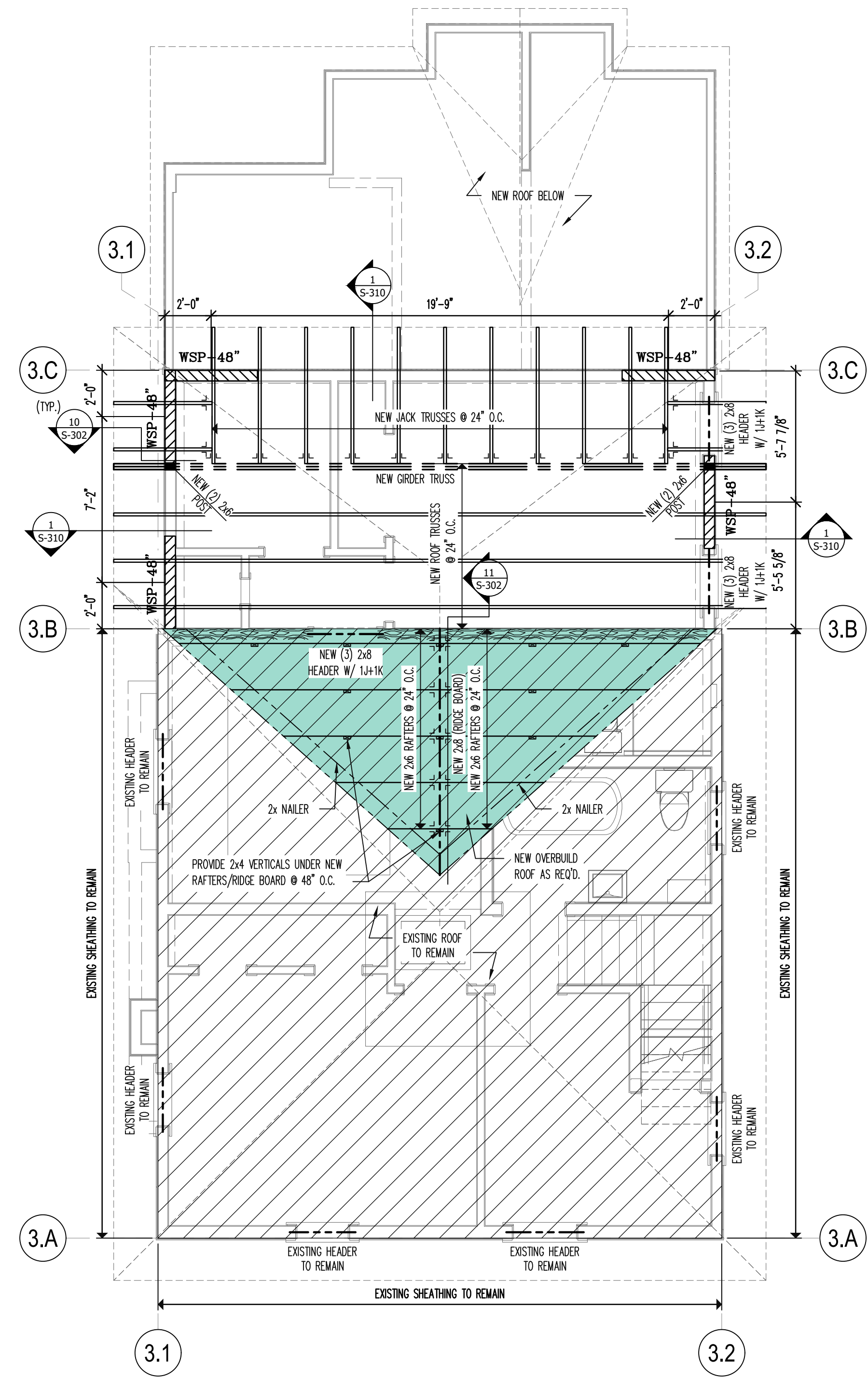
- ALL NEW ROOF FRAMING TO BE PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. U.N.O.
- THE ROOF FRAMING SHALL MEET THE REQUIREMENTS SPECIFIED ON:
 - SERIES S-001 - GENERAL NOTES & SCHEDULES
 - SERIES S-300 - FRAMING DETAILS
 - SERIES S-400 - WALL BRACING DETAILS
- PROJECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
- LEGEND:
 - INDICATES INTERIOR BEARING WALLS
 - INDICATES BRACED OR SHEAR WALL

LOCATION	FRONT & REAR EXTERIOR WALLS	SIDE EXTERIOR WALLS	INTERIOR BEARING WALLS
2ND FLOOR	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.
1ST FLOOR	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.
BASEMENT	N/A	N/A	N/A

NOTES:

- ALL BEARING WALL STUDS SHALL BE SPF #2 GRADE OR BETTER.
- ALL BEARING WALLS SHALL BE SHEATHED ON ONE SIDE MIN., INCLUDING BASEMENT AND ATTIC SPACES.
- ALL BRACED OR SHEAR WALLS (NON-BEARING) TO BE 2x4/2x6 @ 16" O.C. SPF #2 OR BETTER.
- NON-BEARING, NON-BRACED/SHEAR WALL STUDS MAY BE SPACED AT 24" O.C.
- ALL TWO STORY VOLUME WALLS TO BE (2) 2x6 @ 16" O.C. BALLOON FRAMED.

DESIGN CODE: VRC 2018
ULTIMATE WIND SPEED: 115 MPH
WIND EXPOSURE CATEGORY: B
SEISMIC DESIGN CATEGORY: B

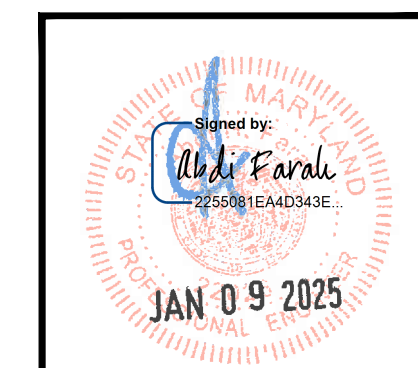


PROPOSED ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
1
S-130

NO.	ISSUE/REVISION	DATE

PROPOSED ROOF FRAMING PLAN
NAIL RESIDENCE
6 PHILADELPHIA AVE TAKOMA PARK, MD 20912
MOSS BUILDING & DESIGN

Drawing: _____
Project: _____
Client: _____



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 25081 - EXPIRATION DATE 01/09/2025

Date: 1/9/2025
Project No.: 24-525
Drawn: ASE, INC.
Scale: "AS NOTED"
Designed: ASE, INC.
Checked: ASE, INC.
Drawing No.: S-130
OF



ALLIANCE
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NO.	ISSUE/REVISION	DATE

NO.	ISSUE/REVISION	DATE

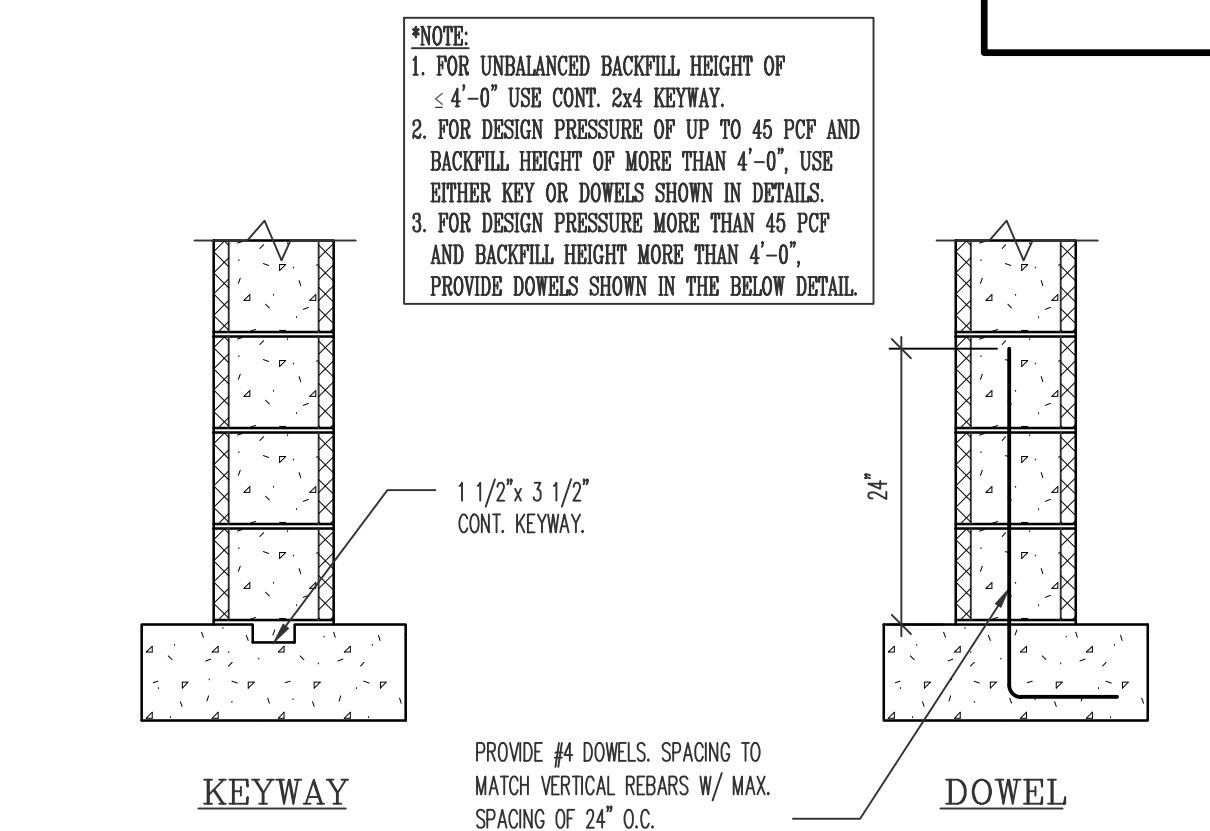
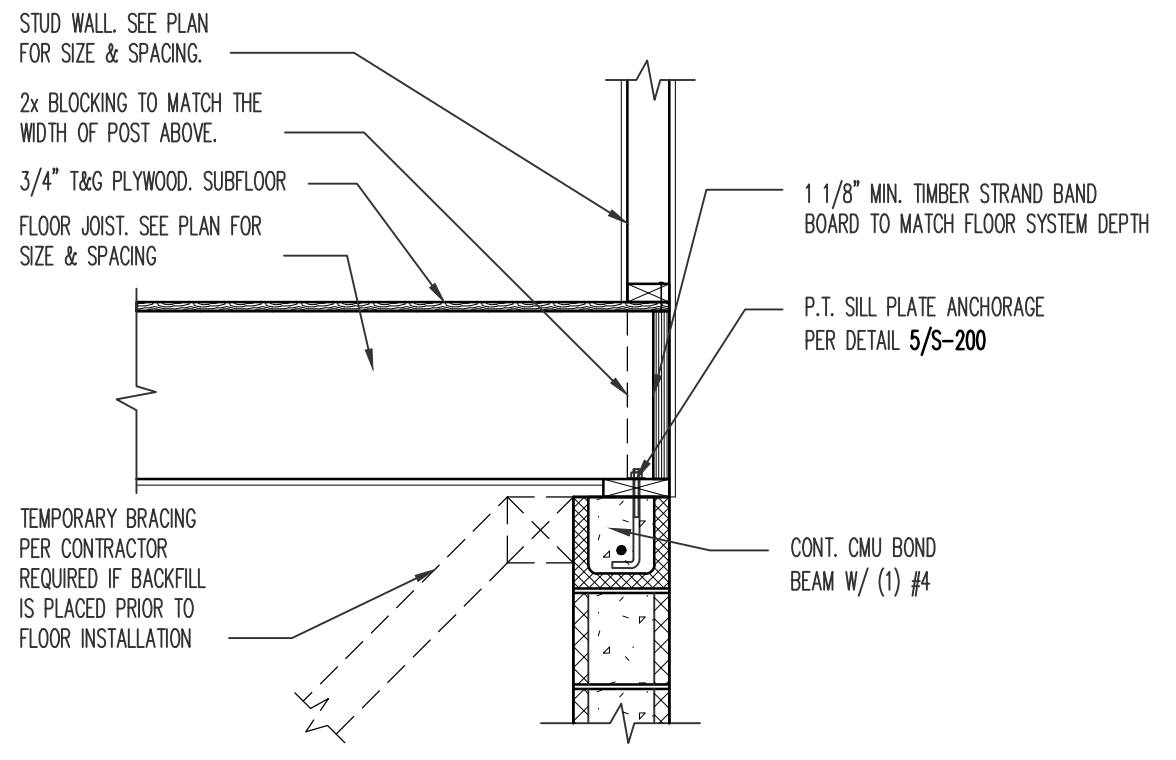
FOUNDATION DETAILS
NAIL RESIDENCE
6 PHILADELPHIA AVE TAKOMA PARK, MD 20912
MOSS BUILDING & DESIGN

Drawing: _____
Project: _____
Client: _____

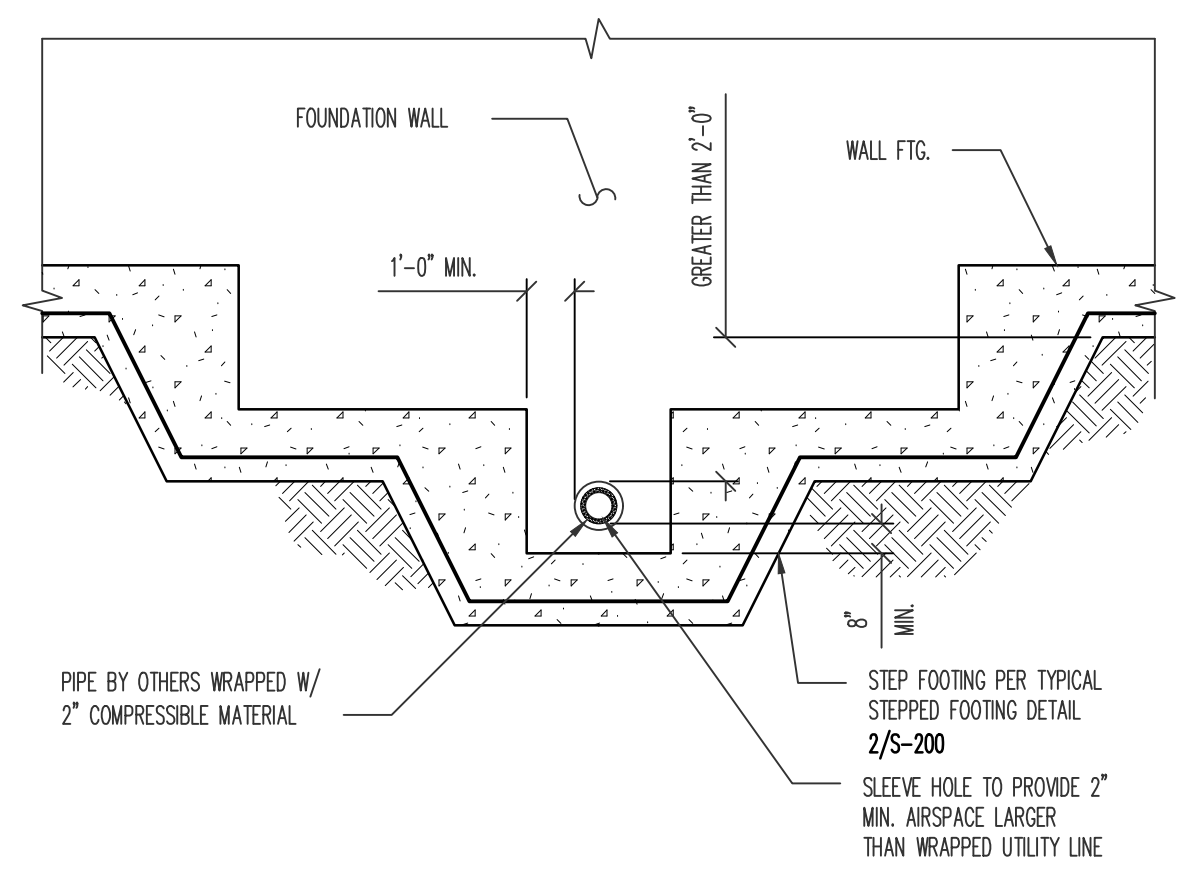
Date: 1/9/2025
Project No.: 24-525
Drawn: ASE, INC.
Scale: "AS NOTED"
Designed: ASE, INC.
Drawing No.: S-200
Checked: ASE, INC.
SEAL:

***NOTE:**
DO NOT BACKFILL WALL UNTIL FLOOR JOISTS ARE IN PLACE OR TOP OF CONC. WALL IS BRACED. BASEMENT SLAB IS IN PLACE AND HAS GAINED 75% OF SPECIFIED STRENGTH.

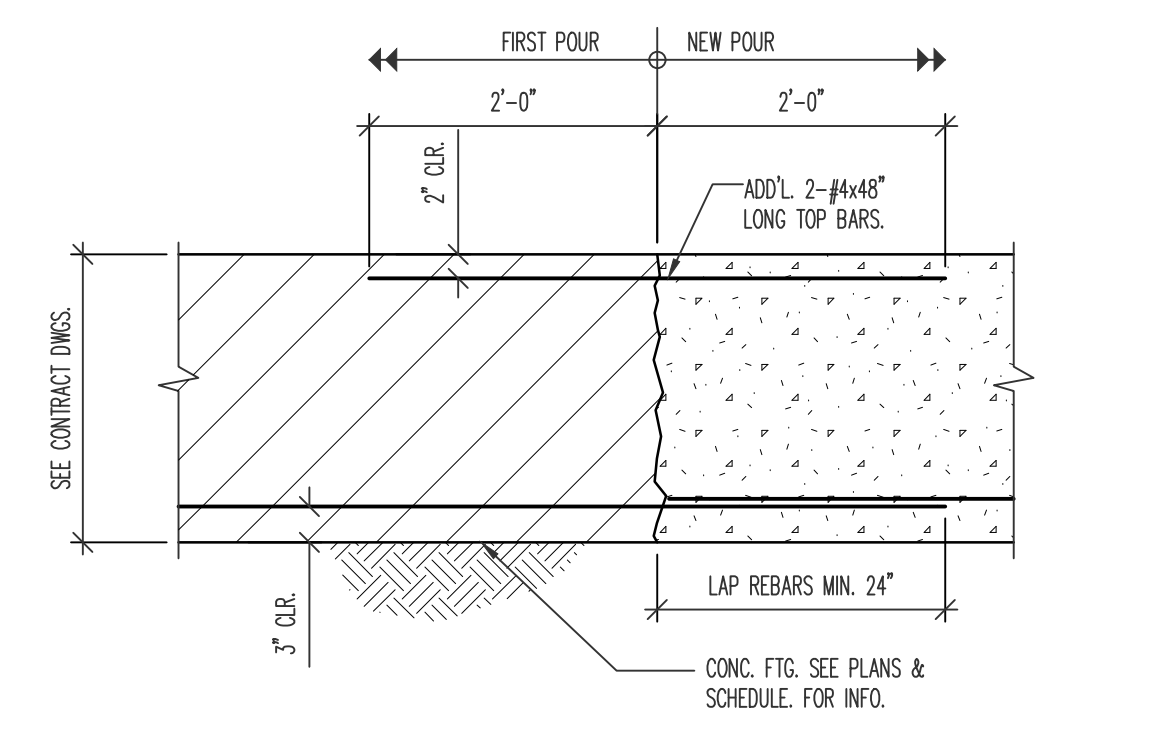
***NOTE:**
REFERENCE FASTENING SCHEDULE ON SHEET S-003 FOR TYPICAL MEMBER CONNECTION REQUIREMENTS.



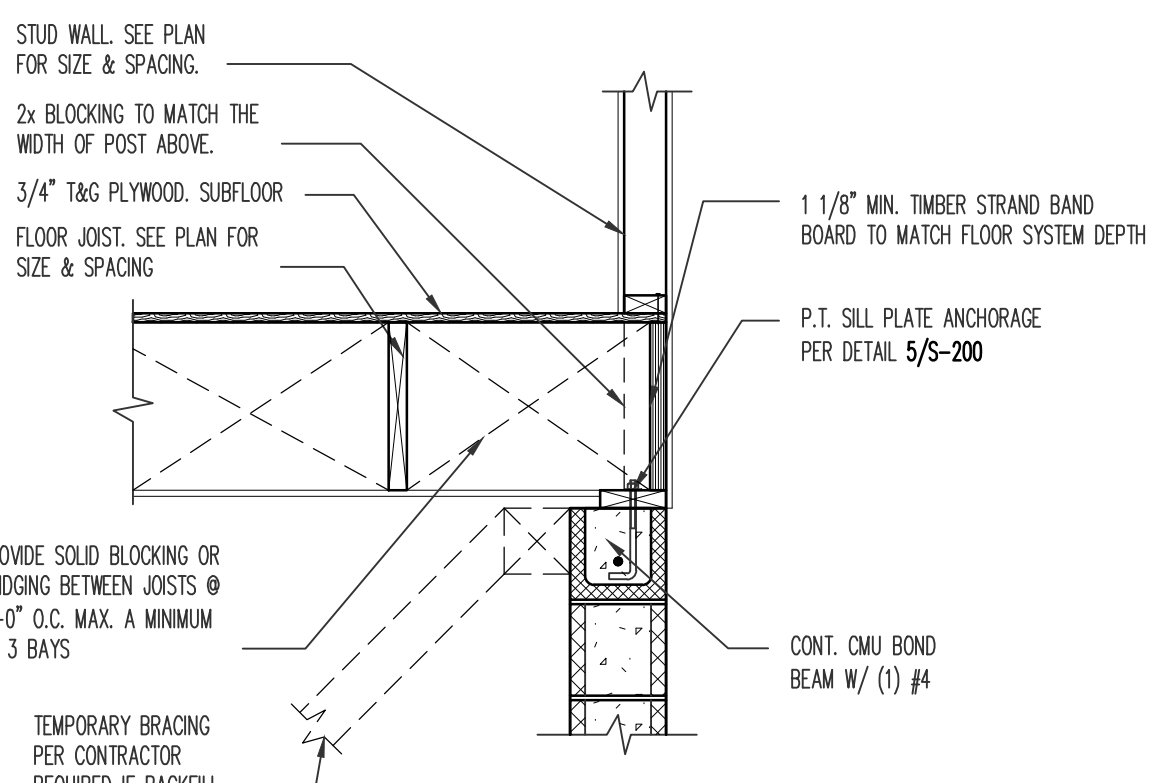
TYP. WALL TO FOOTING JOINT
SCALE: 3/4" = 1'-0"
6 S-200



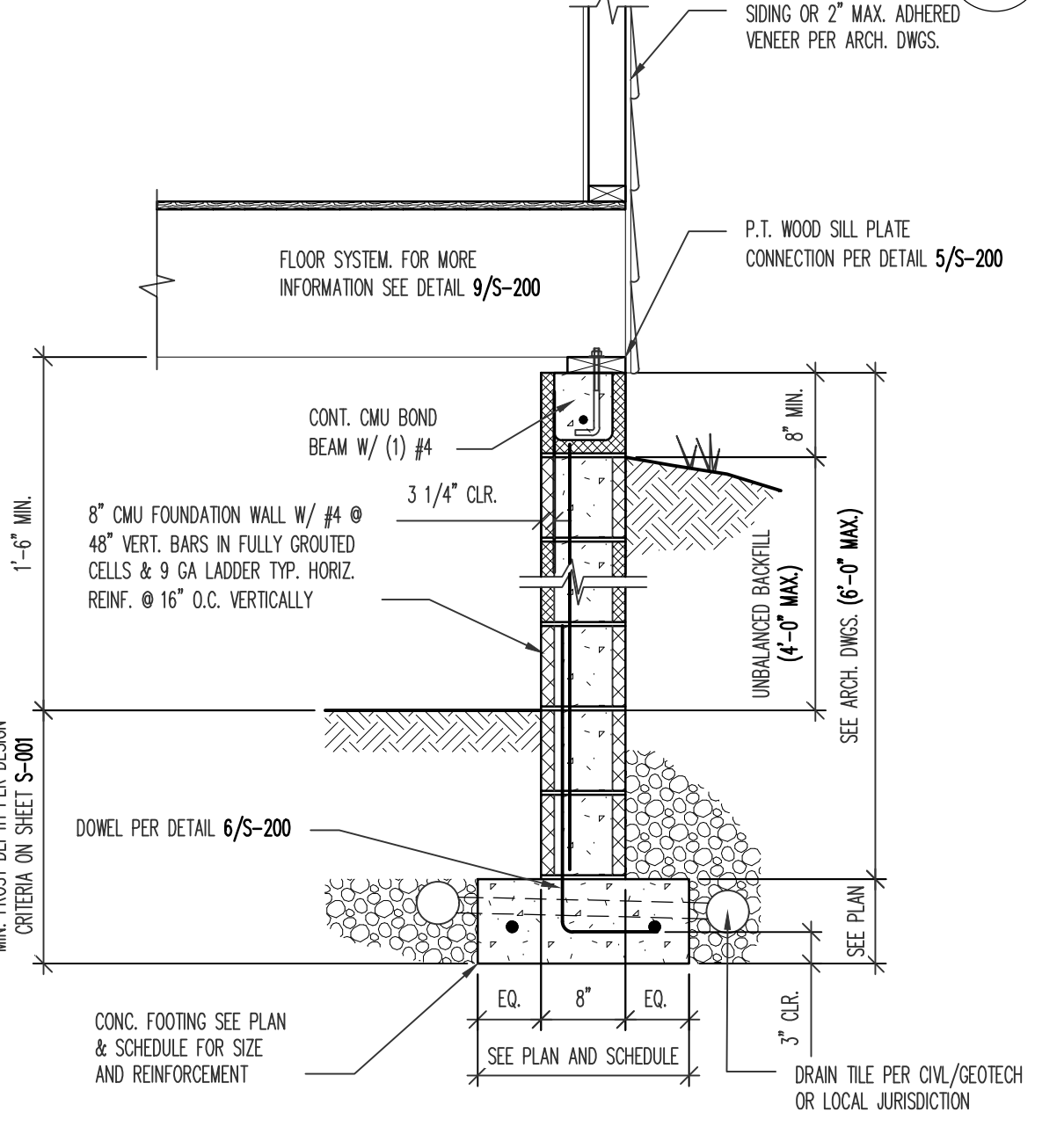
TYP. PIPE THRU CONC. WALL
SCALE: N.T.S.
4 S-200



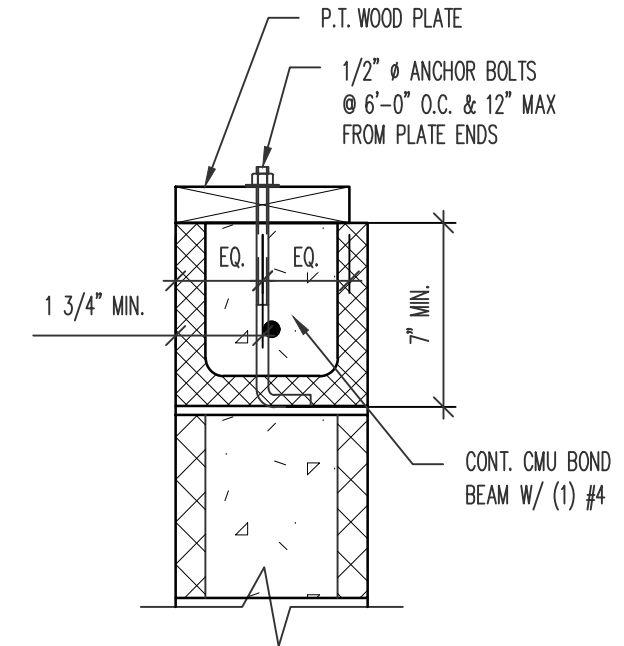
TYP. FOOTING COLD JOINT
SCALE: N.T.S.
1 S-200



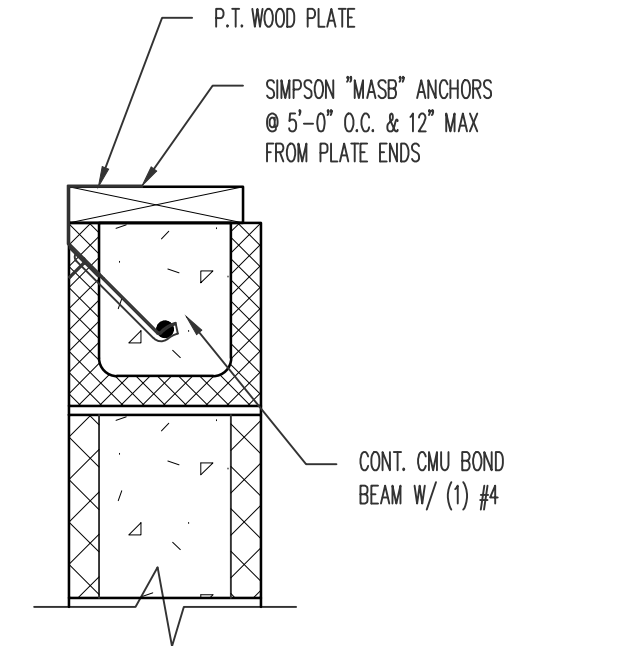
TYP. FLOOR SYSTEM AT FDN. WALL
SCALE: 3/4" = 1'-0"
9 S-200



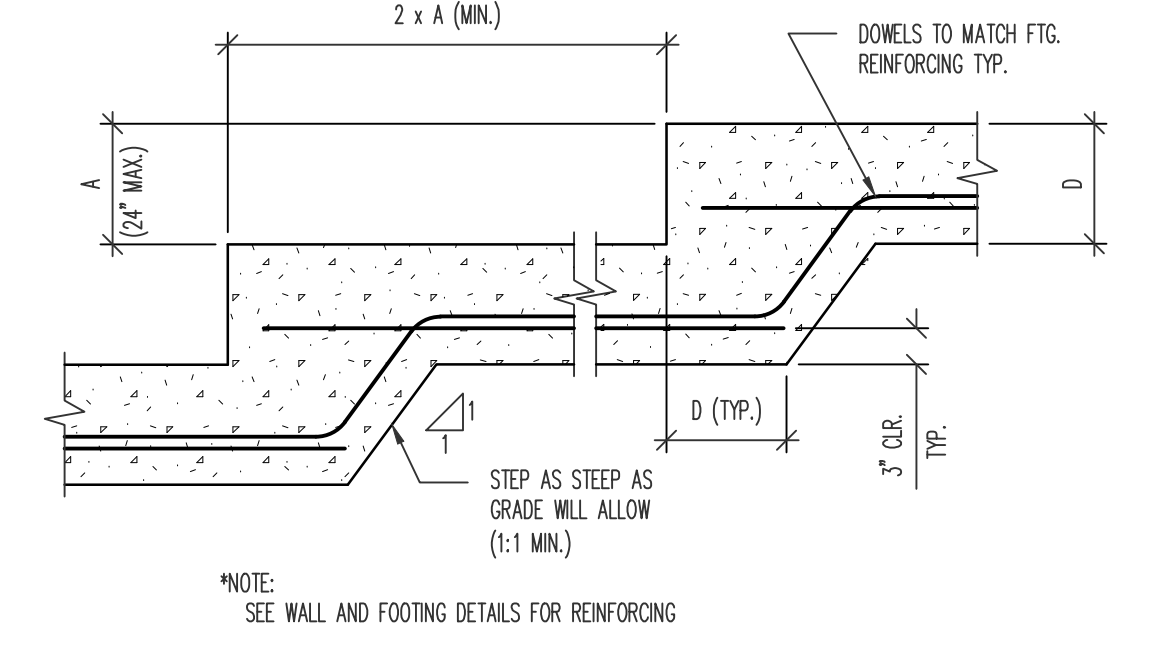
TYP. FOUNDATION WALL W/ SIDING OR 2" MAX ADHERED VENEER
SCALE: N.T.S.
7 S-200



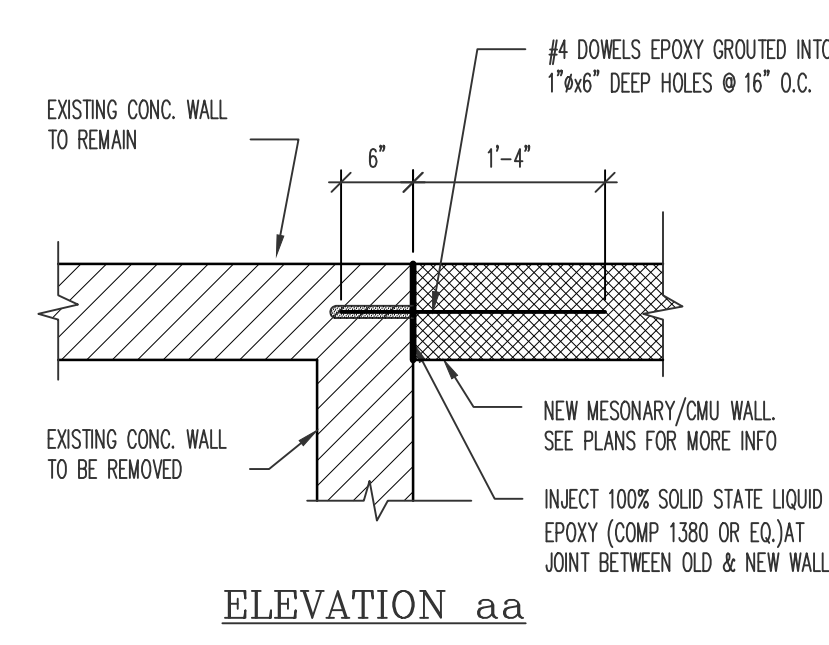
OPT. NO. 1



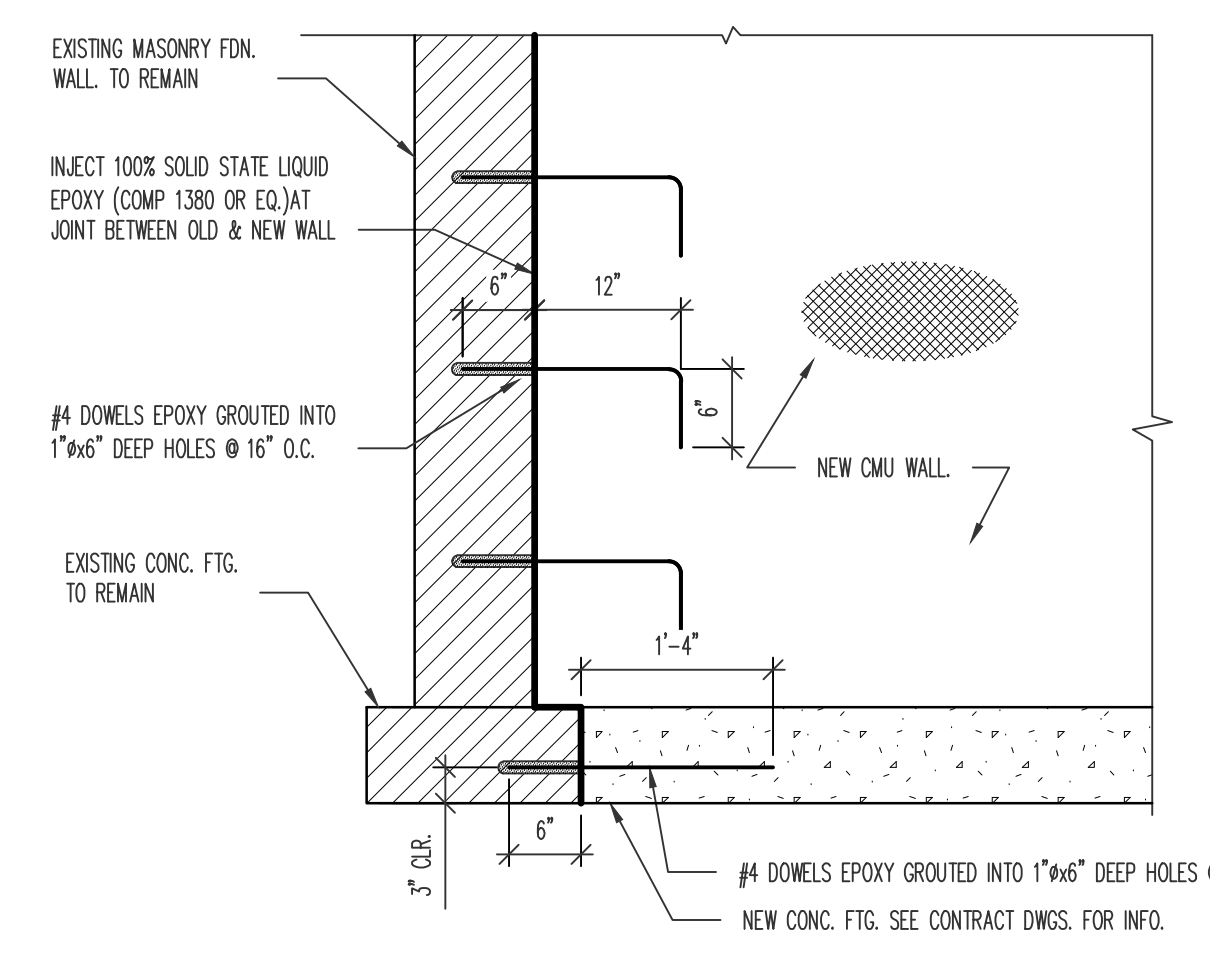
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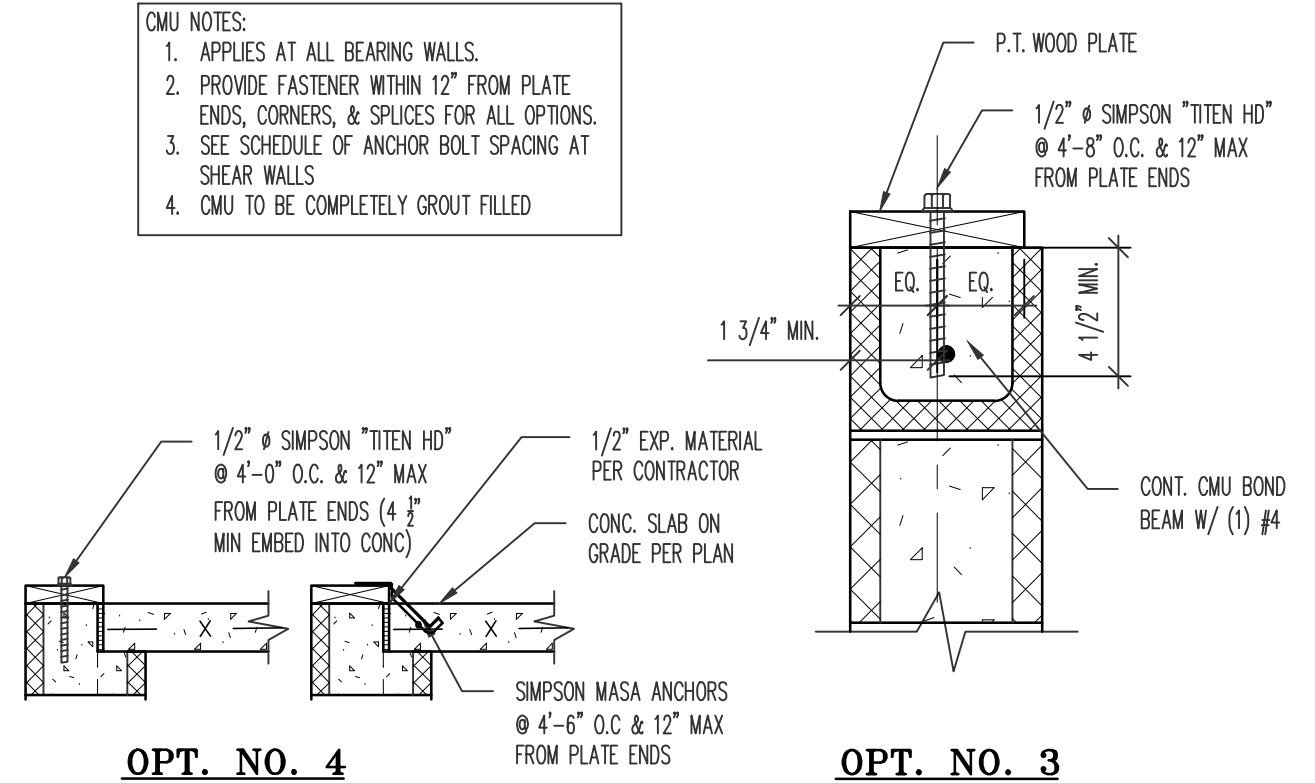
TYP. CONC. FOOTING STEP
SCALE: N.T.S.
2 S-200



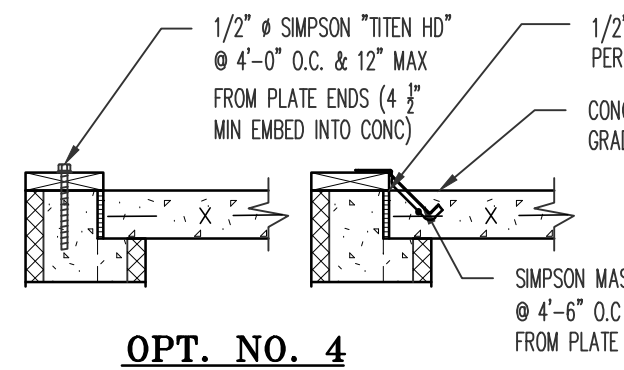
ELEVATION aa
SCALE: 3/4" = 1'-0"



SECTION
SCALE: 3/4" = 1'-0"
8 S-200

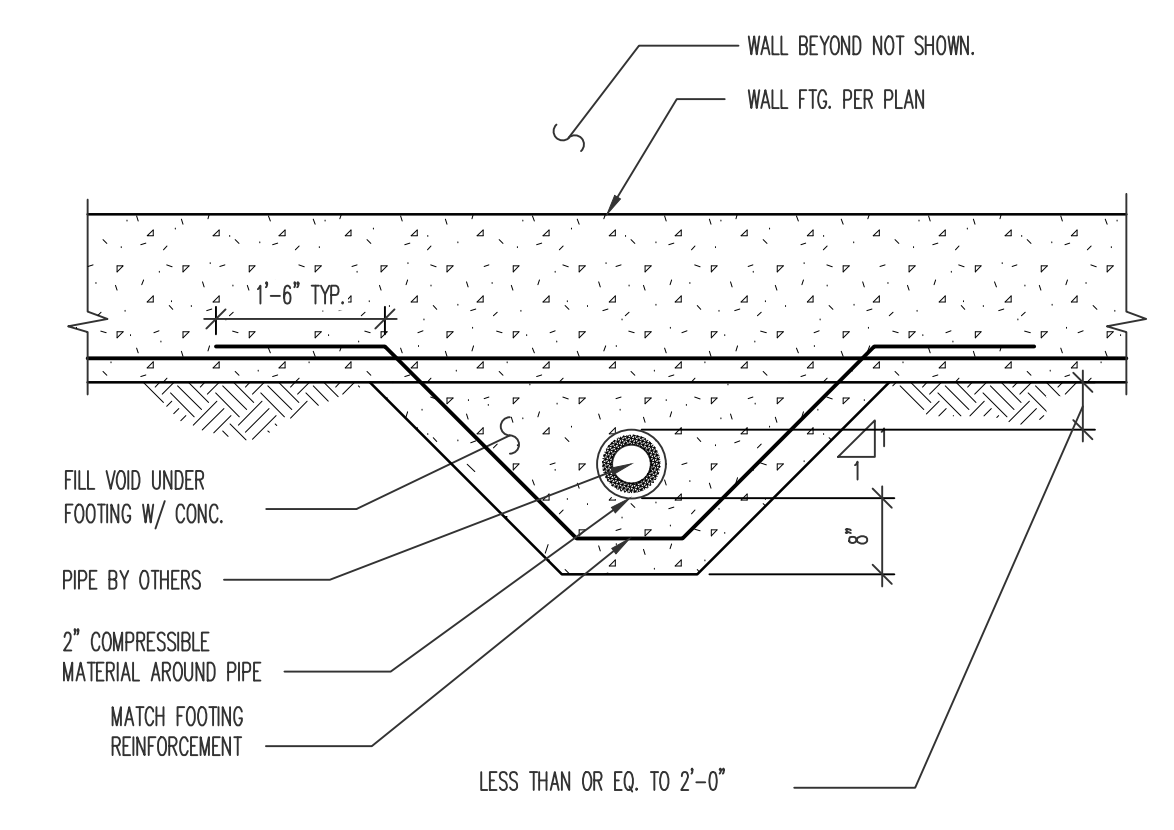


OPT. NO. 3

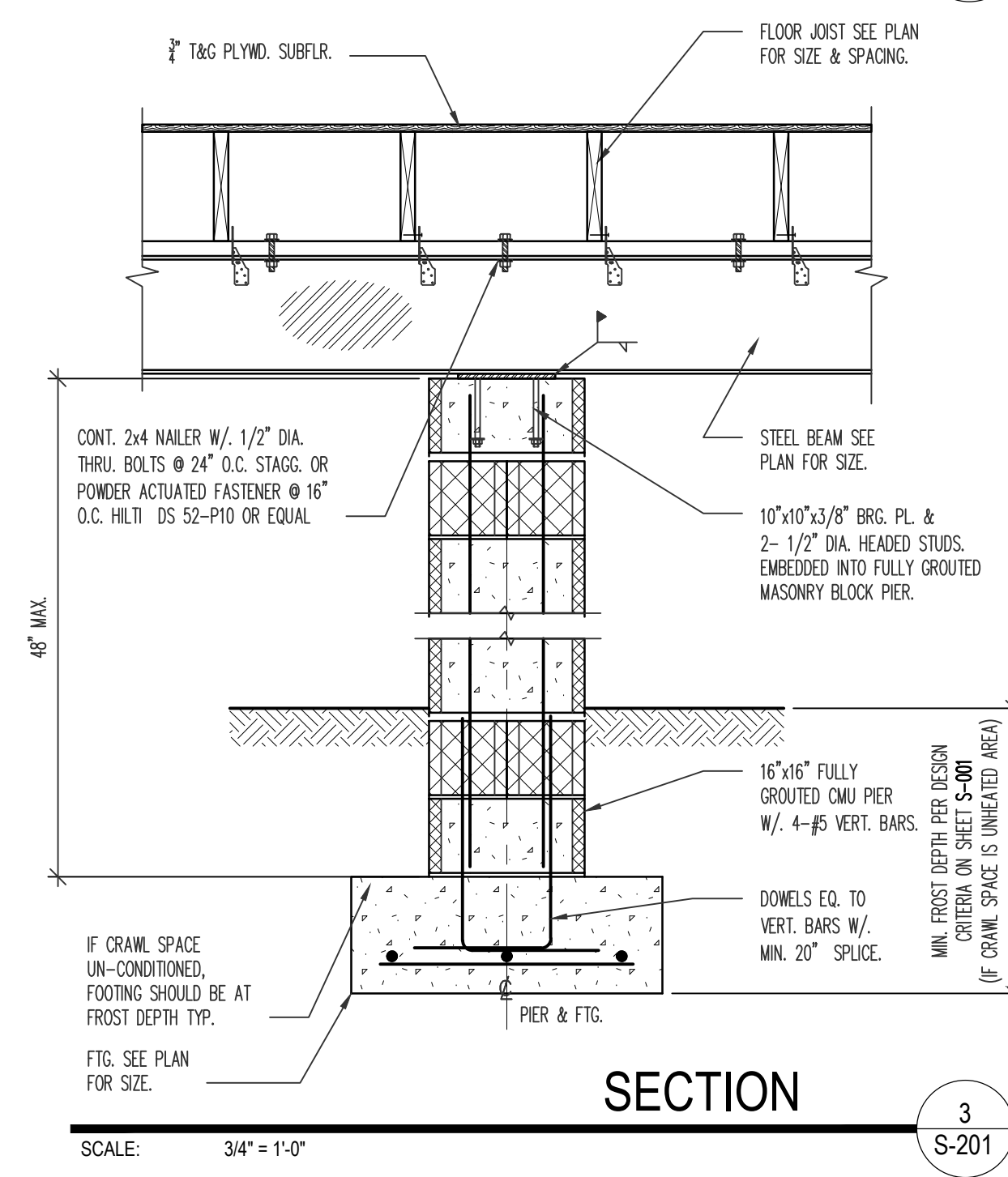
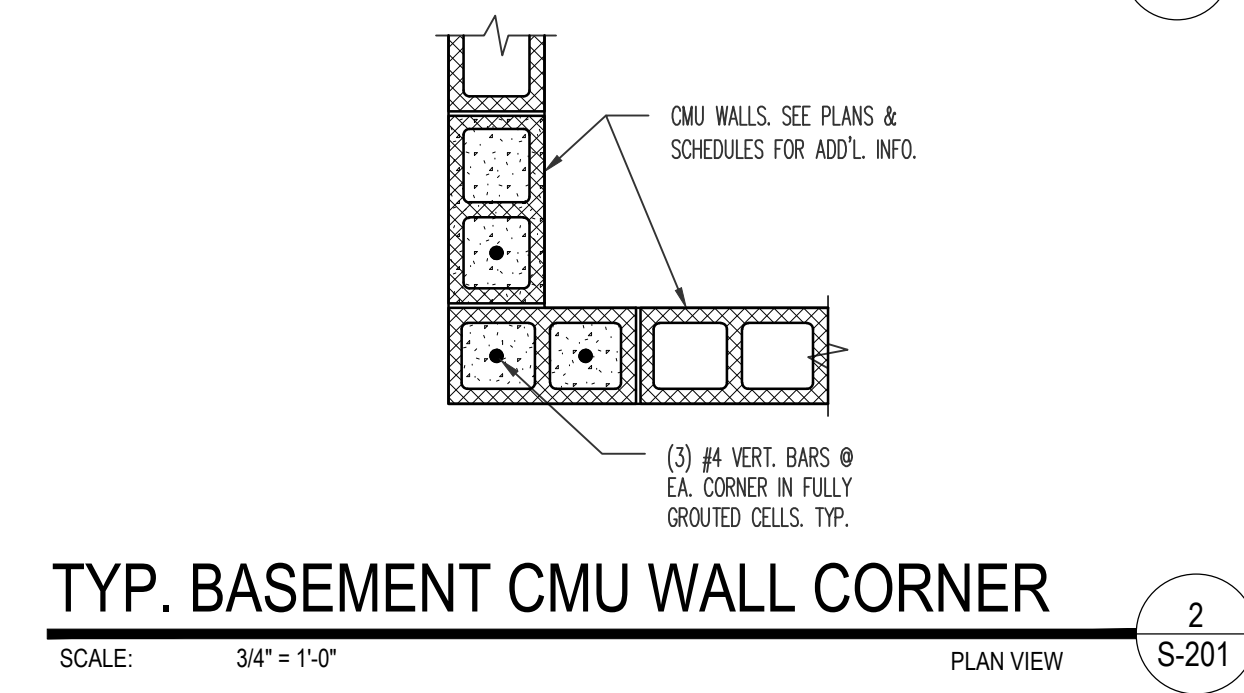
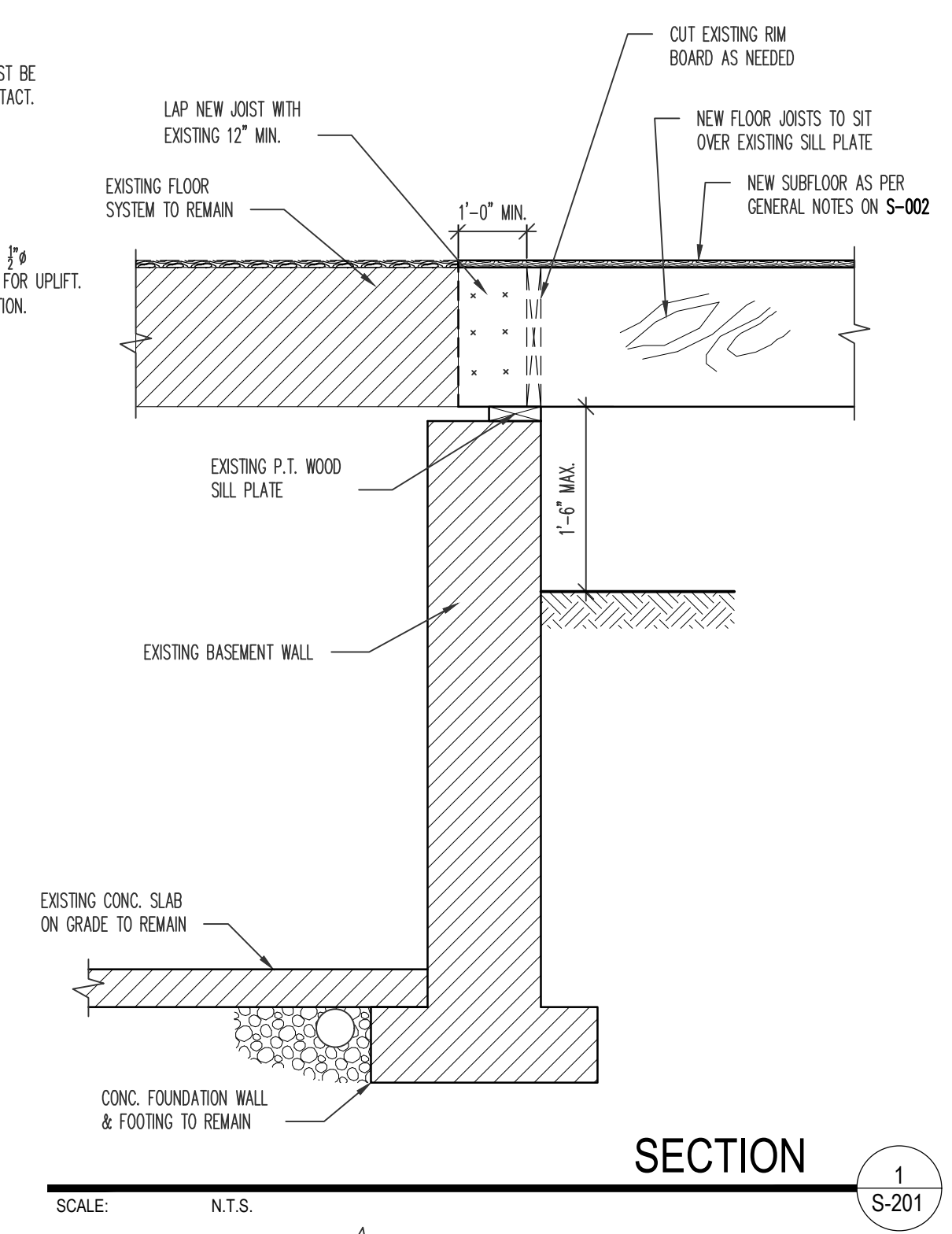
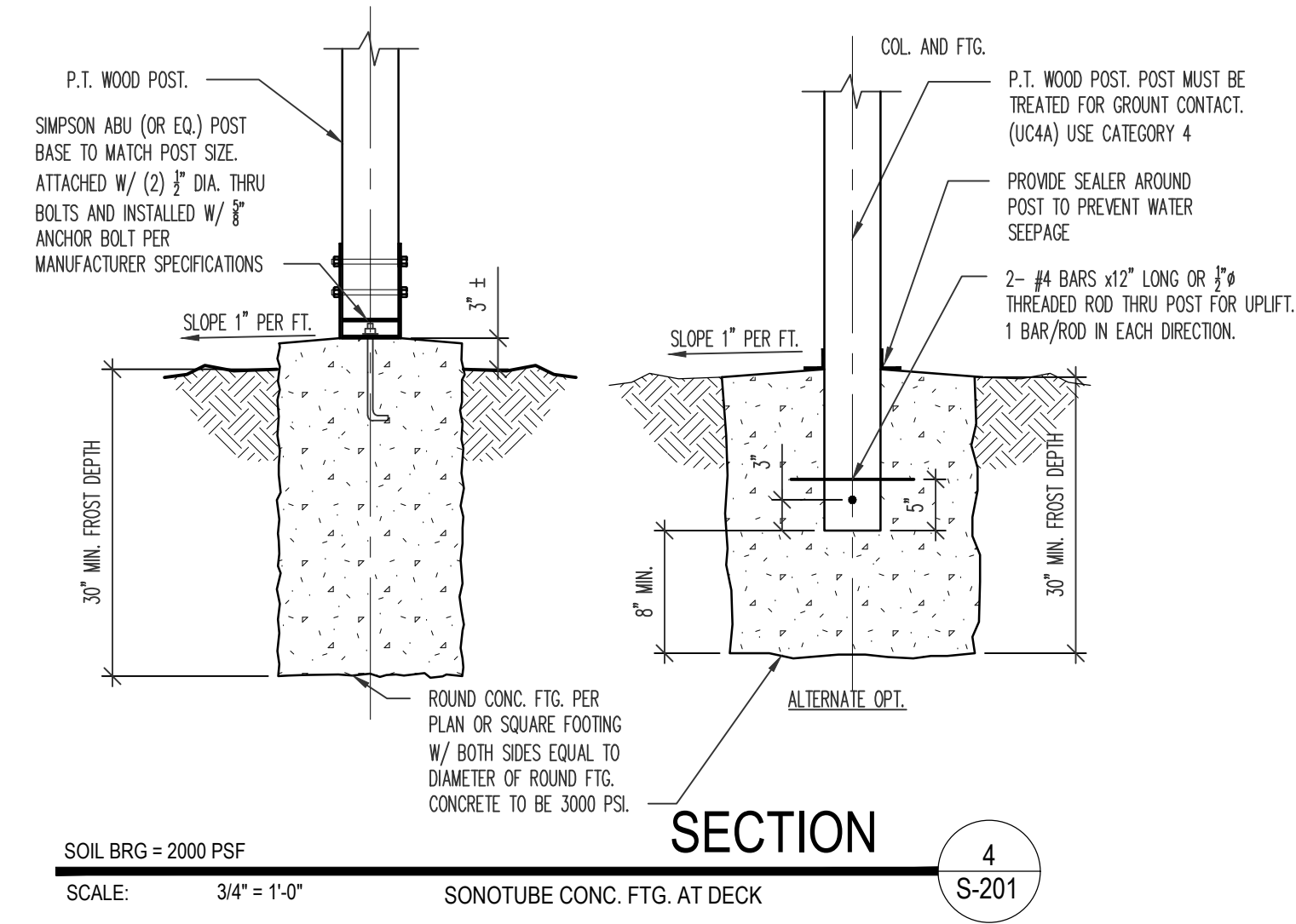


OPT. NO. 4

TYP. WOOD PLATE TO CMU (NON SHEAR WALL)
SCALE: N.T.S.
5 S-200



TYP. PIPE UNDER CONC. FOOTING
SCALE: N.T.S.
3 S-200

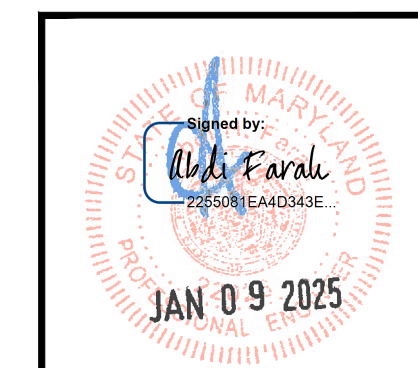


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NO.	ISSUE/REVISION	DATE

Drawing: FOUNDATION DETAILS
Project: NAIL RESIDENCE
Client: 5 PHILADELPHIA AVE TAKOMA PARK, MD 20912
MOSS BUILDING & DESIGN



Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-201
Checked: ASE, INC.	OF

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LICENSE NO. 22503 - EXPIRATION DATE 12/31/2025



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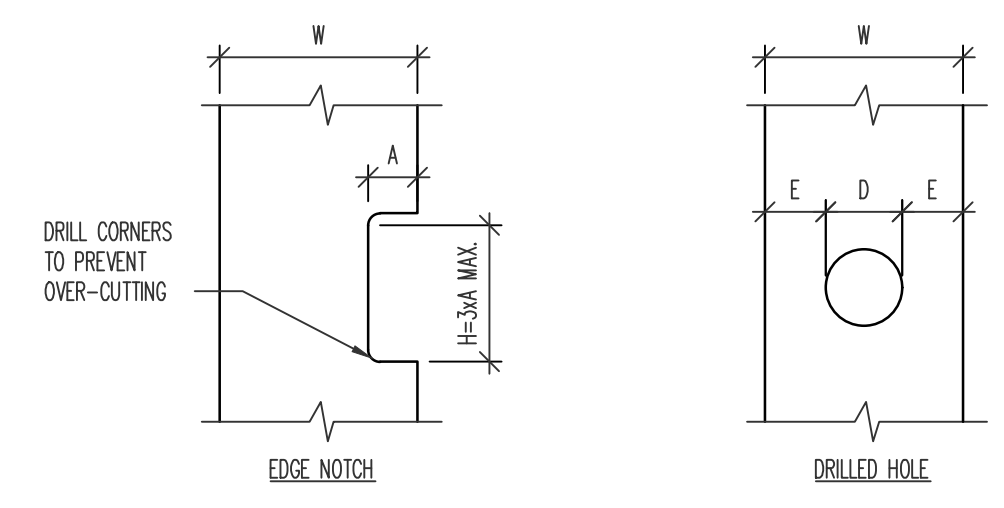
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DATE	ISSUE/REVISION	NO.

FRAMING DETAILS
NAIL RESIDENCE
5 PULADAPHA AVE TAKOMA PARK, MD 20912
MOSS BUILDING & DESIGN

Drawing: Project: Client:

Date: 1/9/2025 Project No.: 24-525
Drawn: ASE, INC. Scale: "AS NOTED"
Designed: ASE, INC. Drawing No.:
Checked: ASE, INC. S-300 OF
Professional Engineer Seal:

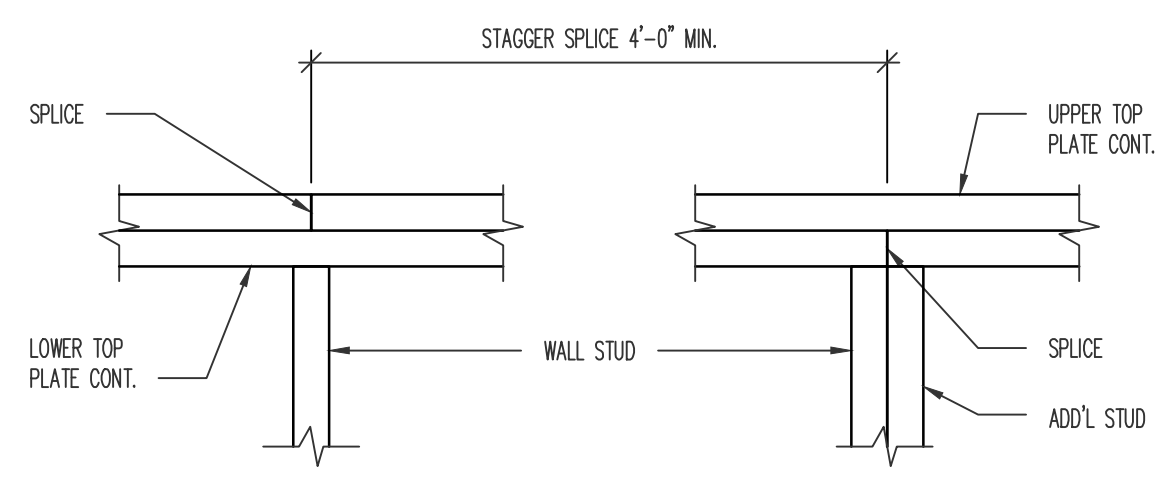


"W"	"A" MAX. (25%)	"D" MAX. W/ ONE STUD (40%)	"D" MAX. W/ TWO STUDS (60%)	"E" MIN.
2x4	7/8"	1 3/8"	2 1/8"	5/8"
2x6	1 3/8"	2 1/8"	3 1/4"	5/8"
2x8	1 3/4"	2 7/8"	4 1/4"	5/8"

NOTES:
1. NOTCHES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS SECTION.
2. EDGE NOTCHES OR DRILLED HOLES OUTSIDE THE LIMITS OF THESE GUIDELINES, INCLUDING ALL CONDITIONS WHERE THREE OR MORE WALL STUDS IN A ROW ARE DRILLED OR NOTCHED SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

TYP. STUD PENETRATION LIMITS

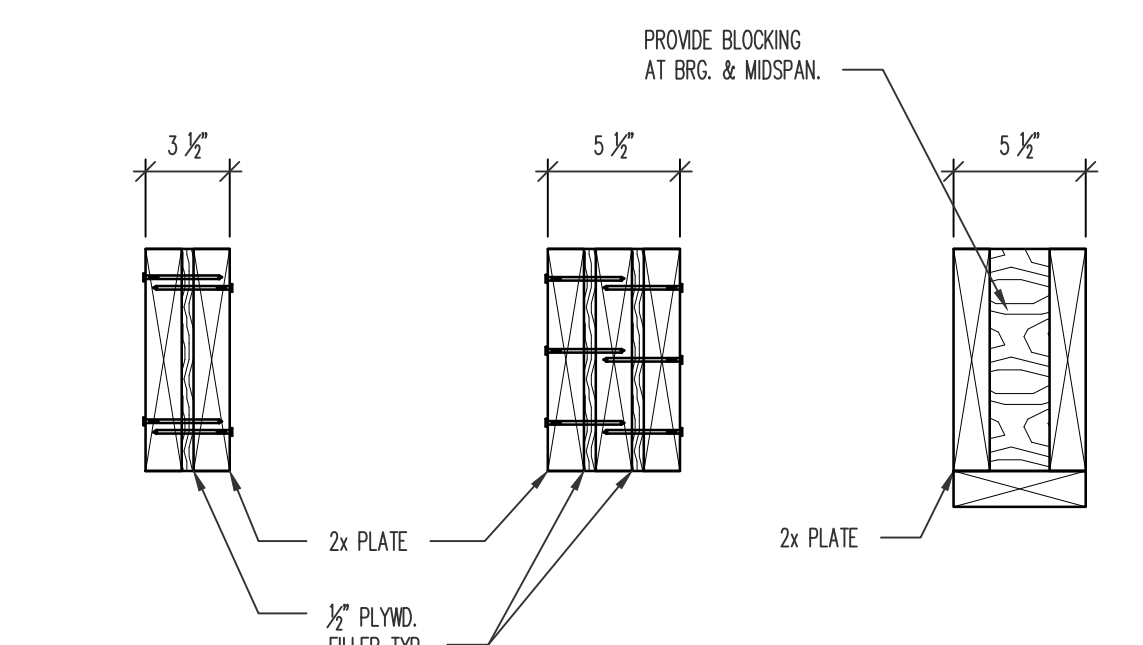
SCALE: 3/4" = 1'-0" 9 S-300



NOTES:
1. INSTALL TOP PLATES IN MINIMUM 8'-0" LENGTHS.
2. DO NOT SPLICE TOP PLATES IN WALL SECTIONS LESS THAN 8'-0" IN LENGTH.
3. PROVIDE MINIMUM (1) WALL STUD AT ALL TOP PLATE SPLICES.
4. LAP SPLICE ALL TOP PLATES AT WALL INTERSECTIONS.
5. SEE FASTENING SCHEDULE FOR CONNECTIONS.

TYPICAL TOP PLATE SPLICE

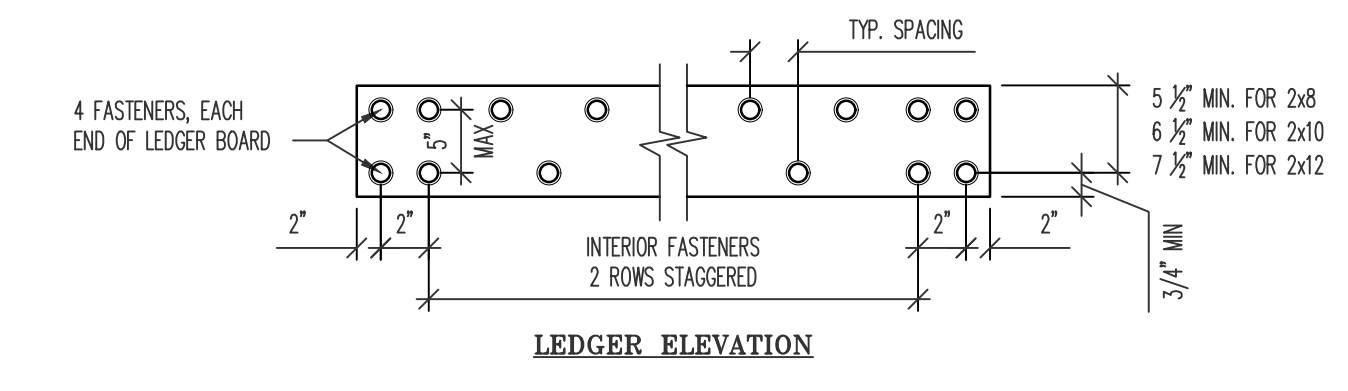
SCALE: 3/4" = 1'-0" 6 S-300



2-2x HEADER @ 2x4 WALL
3-2x HEADER @ 2x6 WALL
2-2x HEADER @ 2x8 WALL

TYP. MULTIPLE HEADER CONN.

SCALE: N.T.S. 3 S-300



FASTENER	TOTAL LOAD	MAXIMUM ON CENTER SPACING OF FASTENER PAIRS (IN.)						
		JOIST/RAFTER/TRUSS SPAN						
(2) THRU BOLTS	85 PSF	28"	21"	16"	14"	11"	10"	9"
	55 PSF	36"	32"	25"	21"	18"	16"	14"
(2) SDS/LEDGER-LOK WOOD SCREWS	85 PSF	14"	10"	8"	7"	5"	4"	4"
	55 PSF	21"	16"	12"	10"	9"	7"	7"
(2) SWS TIMBER WOOD SCREWS	85 PSF	16"	15"	9"	8"	7"	5"	5"
	55 PSF	25"	18"	14"	12"	10"	9"	9"
(2) ANCHOR BOLTS	85 PSF	32"	32"	32"	24"	24"	16"	16"
	55 PSF	32"	32"	32"	32"	32"	24"	24"

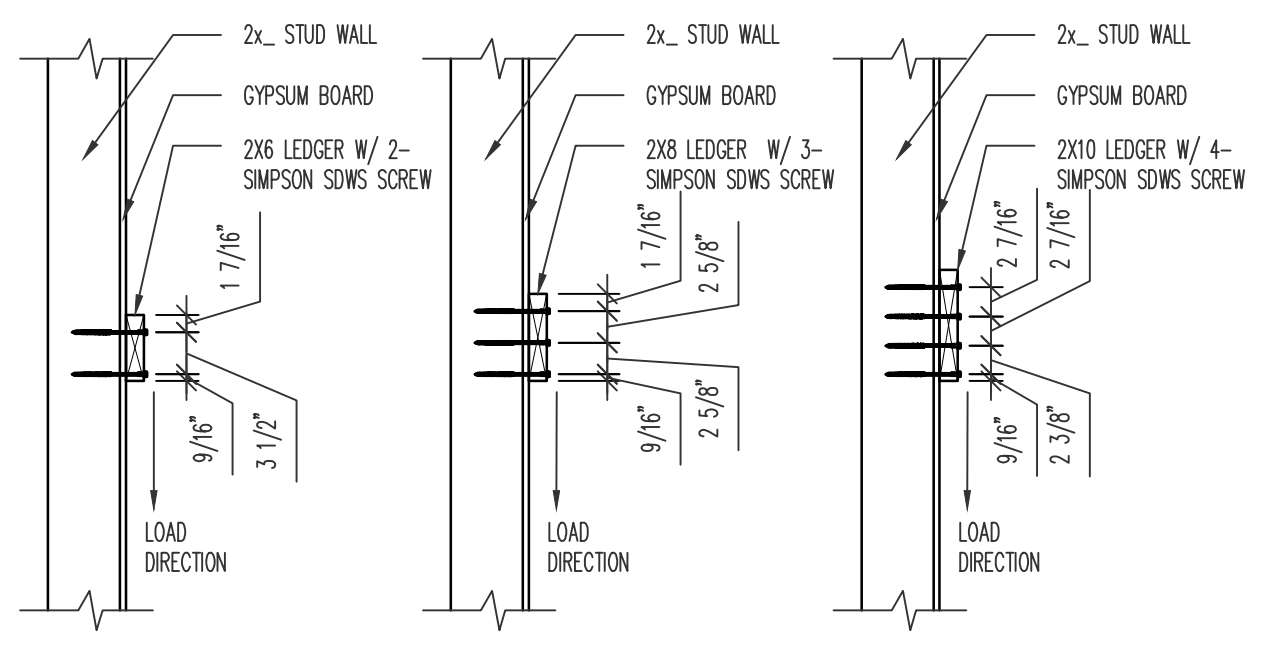
NOTES:
1/2" MAX. SHEATHING BETWEEN BAND BOARD AND LEDGER.
BAND BOARD - TO BE ENGINEERED WOOD PRODUCT 1" MIN., SEE GENERAL NOTES ON SHEET S-002 FOR FURTHER CRITERIA.
THROUGH BOLTS - MIN. 1/2"
WOOD SCREWS - MIN. 1/4" WITH LENGTH SUFFICIENT TO PENETRATE THRU R/W BOARD. USE SIMPSON SDS/SWS, FASTEN-MASTER LEDGER-LOK, OR EQ.
ANCHOR BOLTS - MIN. 1/2" EPOXY BOLT WITH MIN. 6" EMBED., OR 1/2" SIMPSON TITEN-HD-SS OR EQ. WITH MIN. 4 1/2" EMBED., & 1 1/2" EDGE DIST.
FOUNDATION WALL - TO BE CONCRETE OR FULLY GROUTED SOLID CMU.

FASTENER	TOTAL LOAD	MAXIMUM ON CENTER SPACING OF FASTENER PAIRS (IN.)						
		JOIST/RAFTER/TRUSS SPAN						
(2) THRU BOLTS	85 PSF	36"	36"	36"	34"	28"	24"	22"
	55 PSF	36"	36"	36"	36"	36"	36"	34"
(2) SDS/LEDGER-LOK WOOD SCREWS	85 PSF	15"	11"	9"	7"	5"	5"	4"
	55 PSF	23"	18"	14"	10"	9"	9"	7"
(2) SWS TIMBER WOOD SCREWS	85 PSF	25"	18"	15"	12"	10"	9"	8"
	55 PSF	36"	29"	23"	20"	16"	14"	12"
(2) ANCHOR BOLTS	85 PSF	32"	32"	32"	24"	24"	16"	16"
	55 PSF	32"	32"	32"	32"	32"	24"	24"

NOTES:
1/2" MAX. SHEATHING BETWEEN BAND BOARD AND LEDGER.
BAND BOARD - TO BE LUMBER OR 1-3/4" LVL, SEE GENERAL NOTES ON SHEET S-002 FOR FURTHER CRITERIA.
THROUGH BOLTS - MIN. 1/2"
WOOD SCREWS - MIN. 1/4" WITH LENGTH SUFFICIENT TO PENETRATE THRU R/W BOARD. USE SIMPSON SDS/SWS, FASTEN-MASTER LEDGER-LOK, OR EQ.
ANCHOR BOLTS - MIN. 1/2" EPOXY BOLT WITH MIN. 6" EMBED., OR 1/2" SIMPSON TITEN-HD-SS OR EQ. WITH MIN. 4 1/2" EMBED., & 1 1/2" EDGE DIST.
FOUNDATION WALL - TO BE CONCRETE OR FULLY GROUTED SOLID CMU.

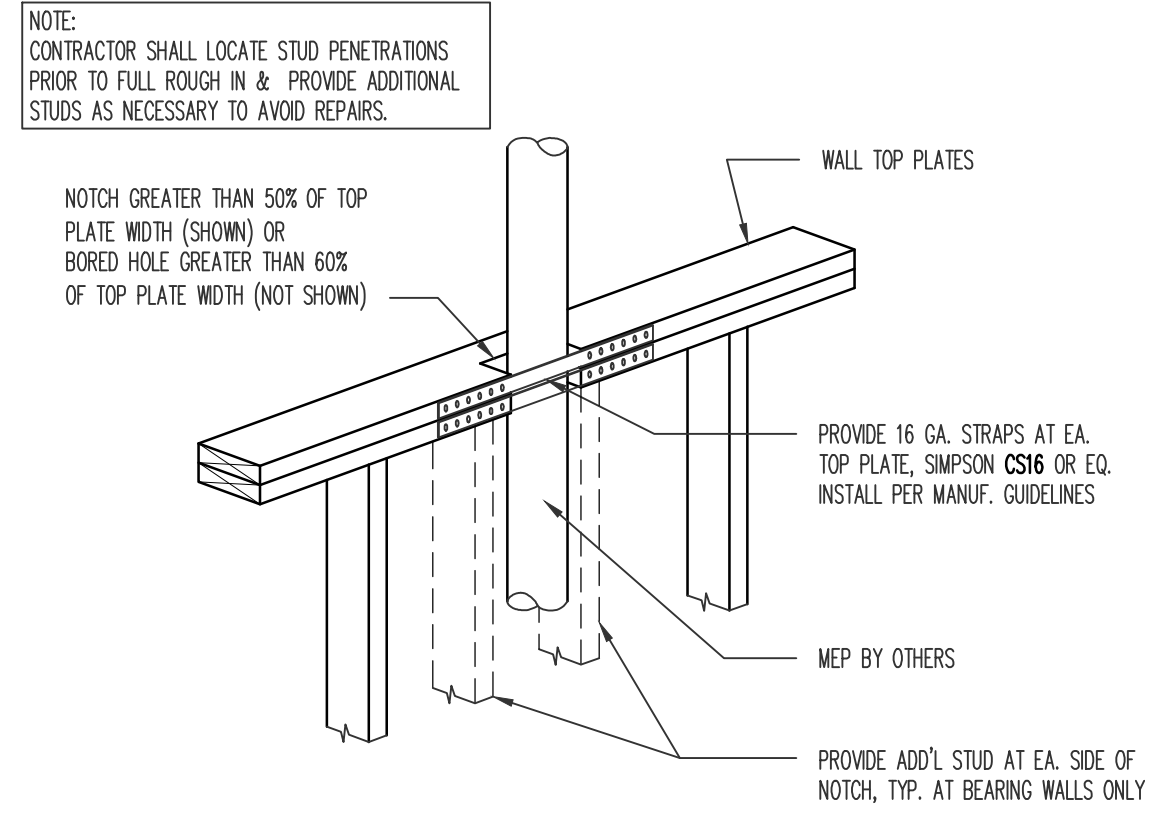
TYP. LEDGER CONNECTION

SCALE: 3/4" = 1'-0" 1 S-300



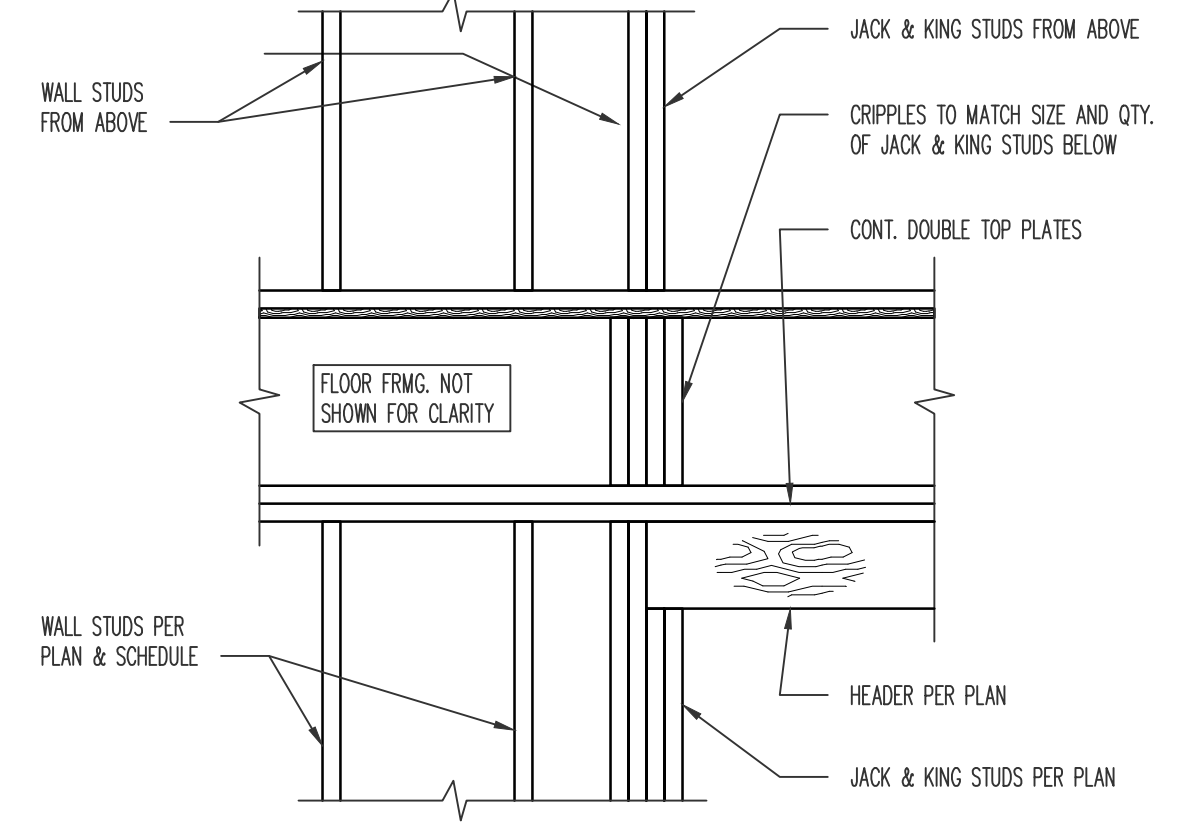
STAIR LEDGER CONNECTION

SCALE: 3/4" = 1'-0" 10 S-300



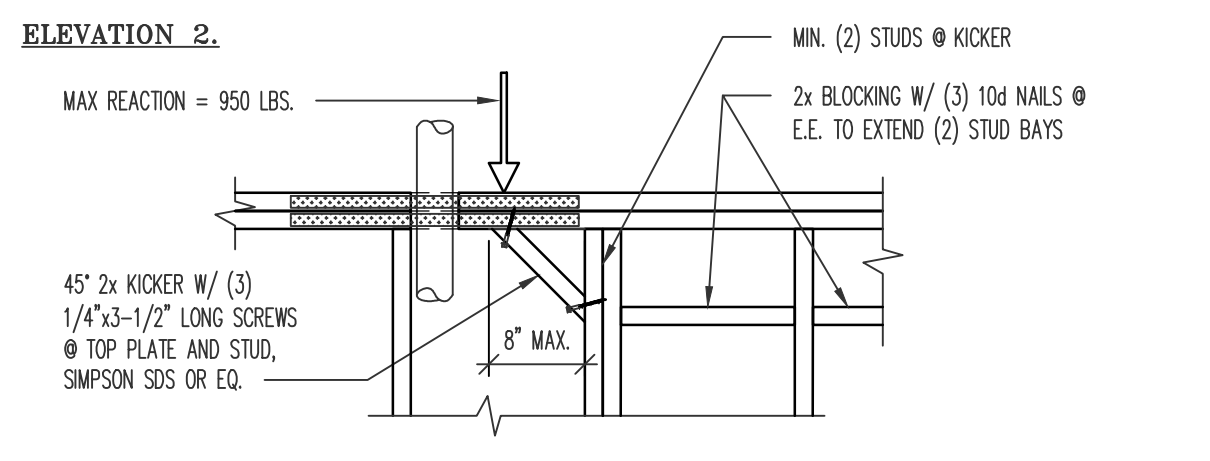
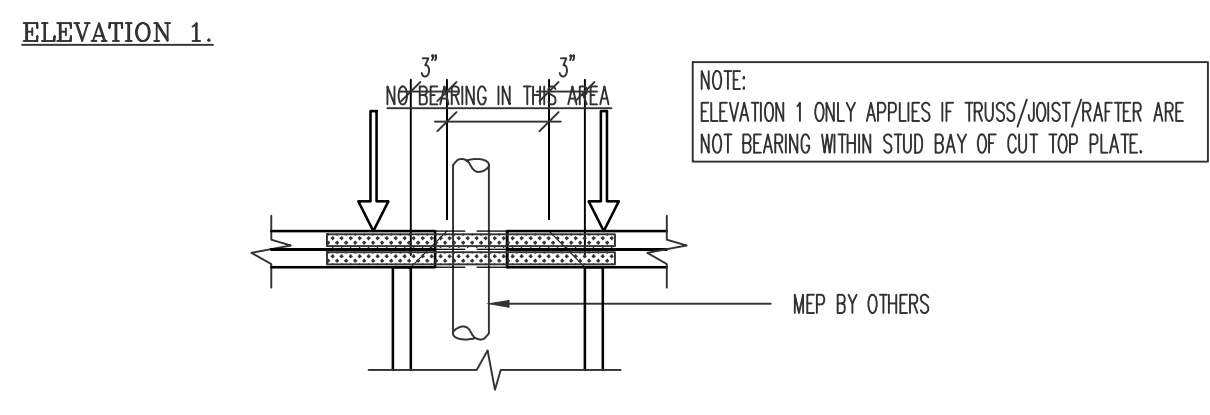
TYPICAL TOP PLATE REPAIR

SCALE: 3/4" = 1'-0" 7 S-300



TYPICAL HEADER FRAMING

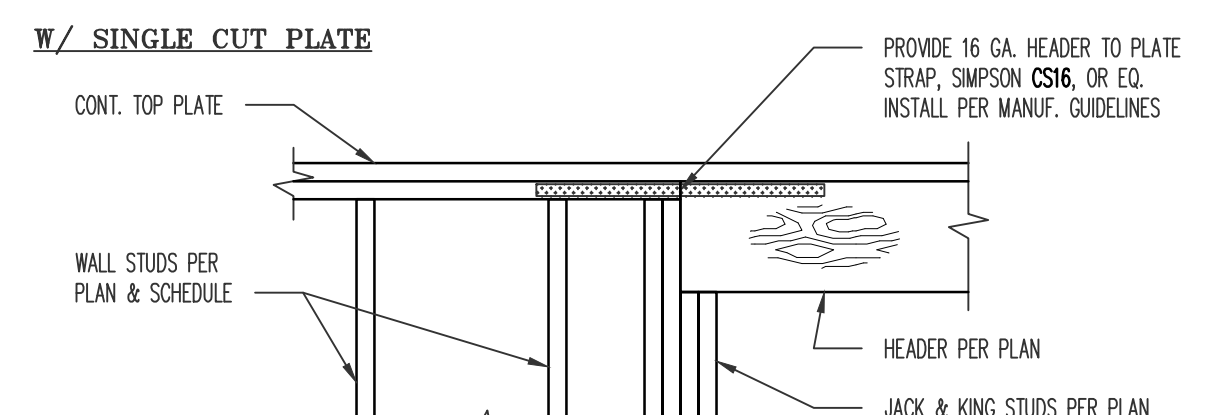
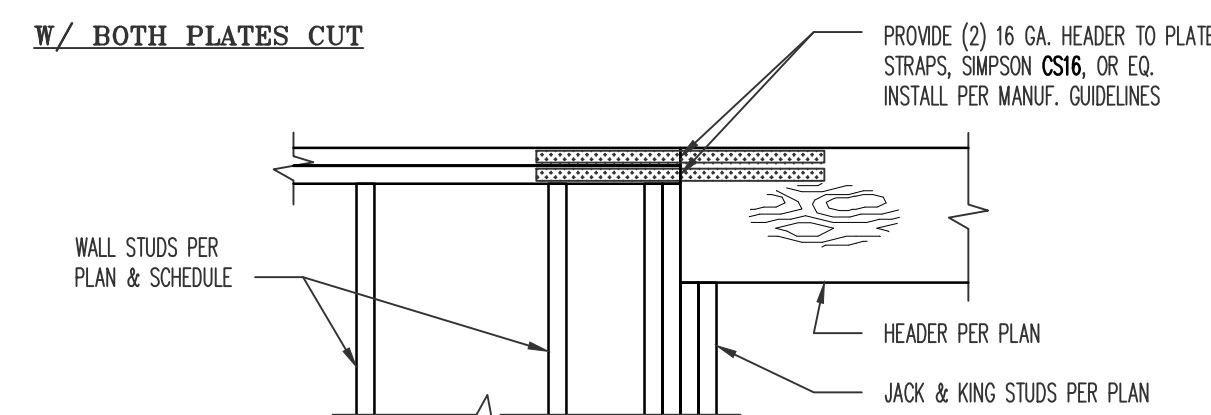
SCALE: 3/4" = 1'-0" 4 S-300



NOTE: PROVIDE 16 GA. STRAPS AT EA. TOP PLATE, SIMPSON CS16 OR EQ. INSTALL PER MANUF. GUIDELINES, TYPICAL.

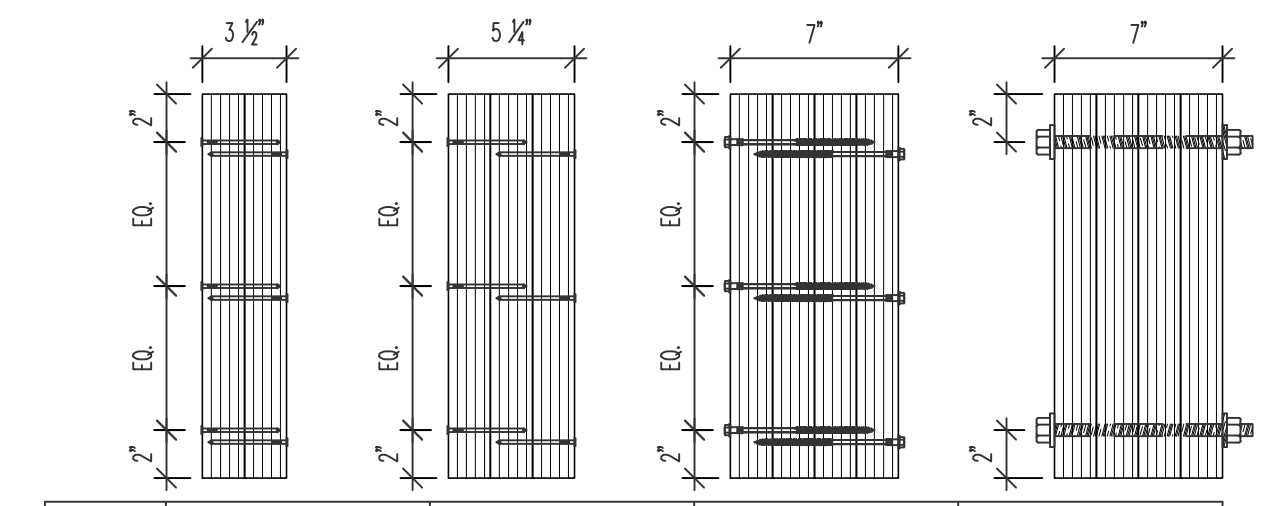
ALTERNATE TOP PLATE REPAIR

SCALE: 3/4" = 1'-0" WHERE ADD'L STUD CANNOT BE INSTALLED 8 S-300



TYP. HEADER W/ CUT TOP PLATE(S)

SCALE: 3/4" = 1'-0" 5 S-300



	2-PLY BM.	3-PLY BM.	4-PLY BM.	4-PLY BM.
# OF ROWS	3 ROWS	3 ROWS	3 ROWS	2 ROWS
FASTENER	12d (0.148"x3.25") COMMON WIRE NAILS	12d (0.148"x3.25") COMMON WIRE NAILS	1/2"x6" WOOD SCREWS	1/2" THRU BOLTS
SPACING	12" O.C.	12" O.C.	12" O.C.	12" O.C.

NOTES:
1. SCREWS TO BE SIMPSON SDS/SWS, FASTEN-MASTER TRUSS-LOK-EMP, OR EQ.
2. CONNECTIONS ARE FOR UNIFORM LOADS ONLY. SEE MANUFACTURER'S SPECIFICATIONS FOR CONNECTIONS AT POINT LOADS.
3. FOR UNIFORM TOP LOADED BEAMS ONLY, THRU BOLT SPACING MAY BE 24" O.C.

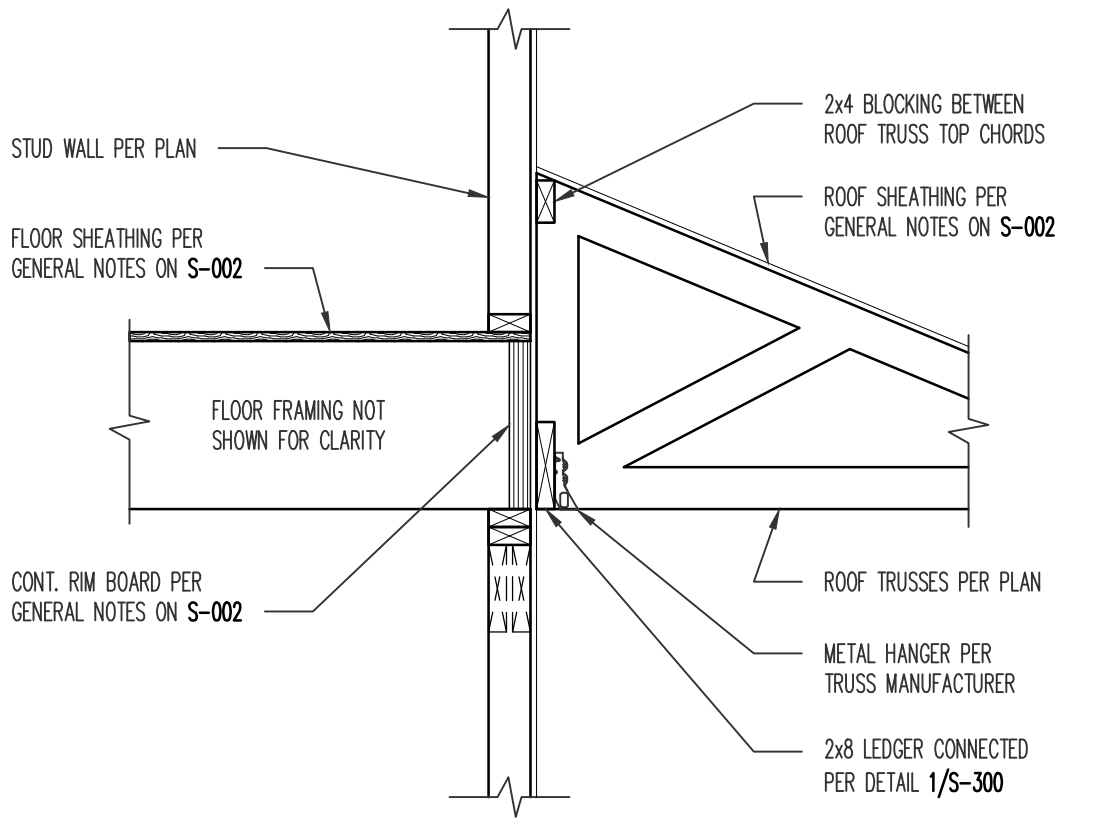
TYP. MULTI-PLY BM. CONNECTION

SCALE: 3/4" = 1'-0" 2 S-300



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Structural Engineers, Inc.
1335E Sunrise Valley Dr.
Reston, Virginia 20191-3447
Tel. (703) 749-7941
Fax (703) 749-7942

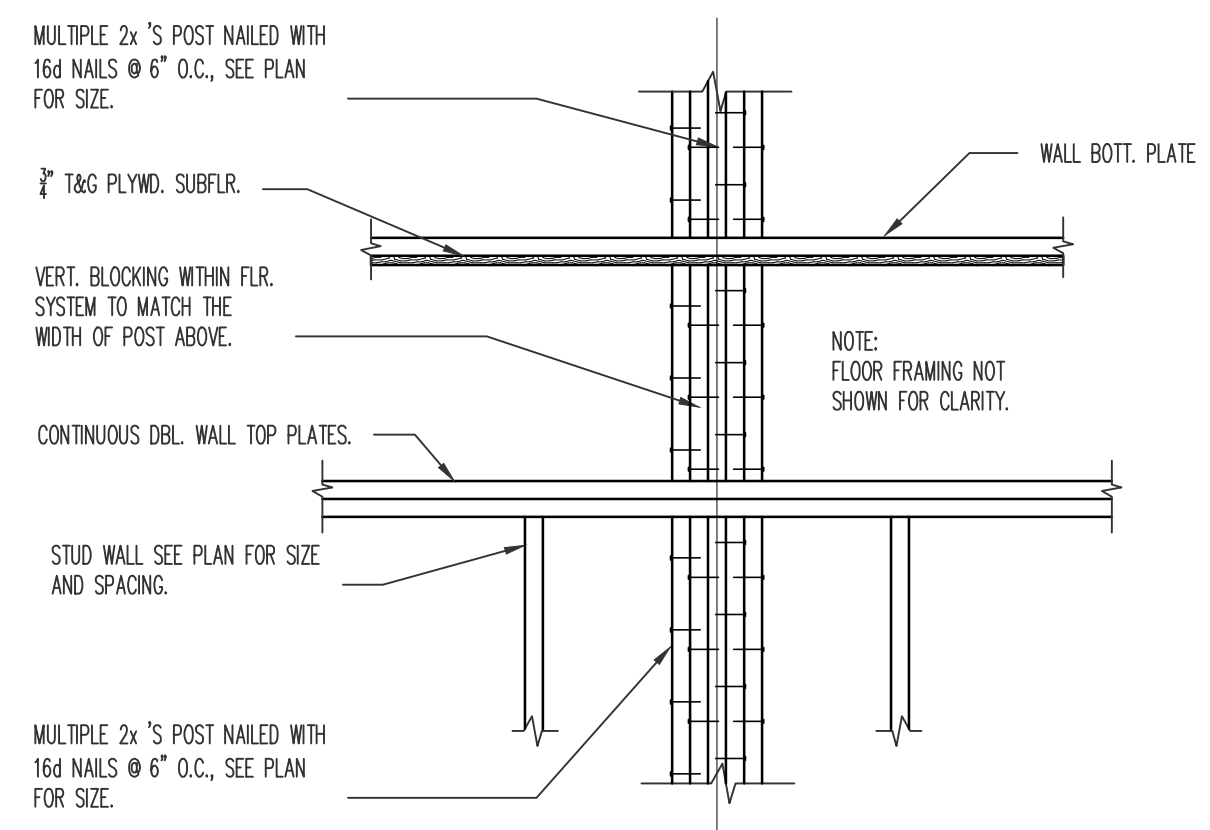
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TYPICAL LOW ROOF

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

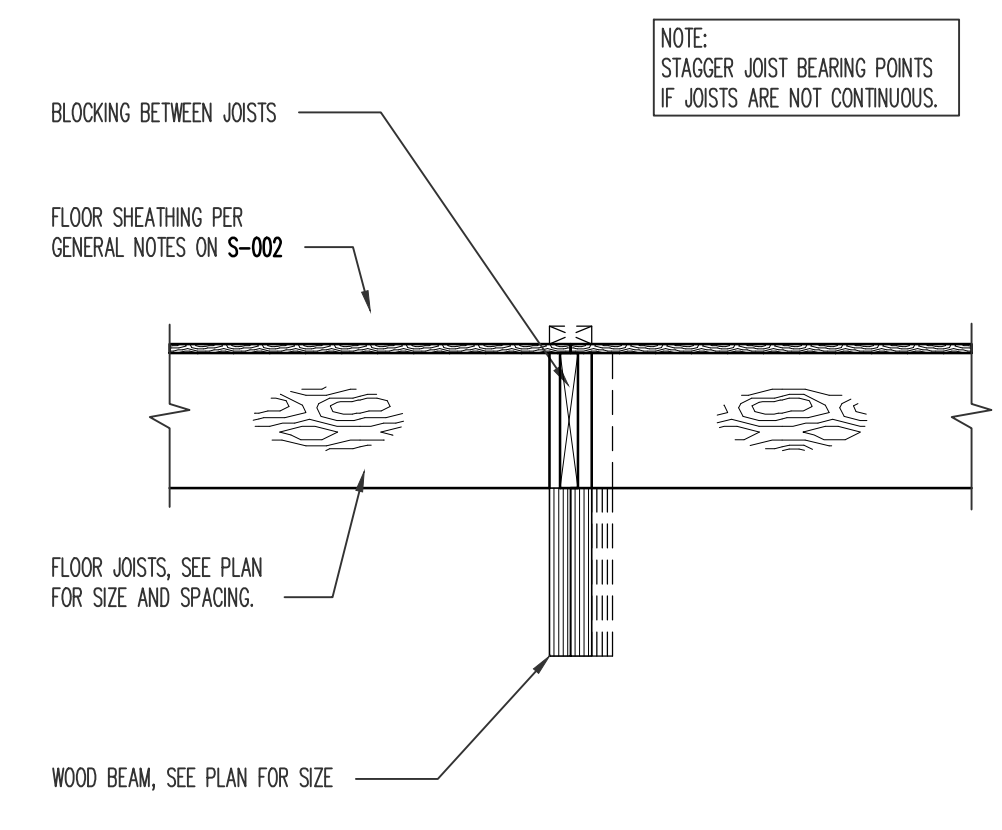
10
S-301



SECTION

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

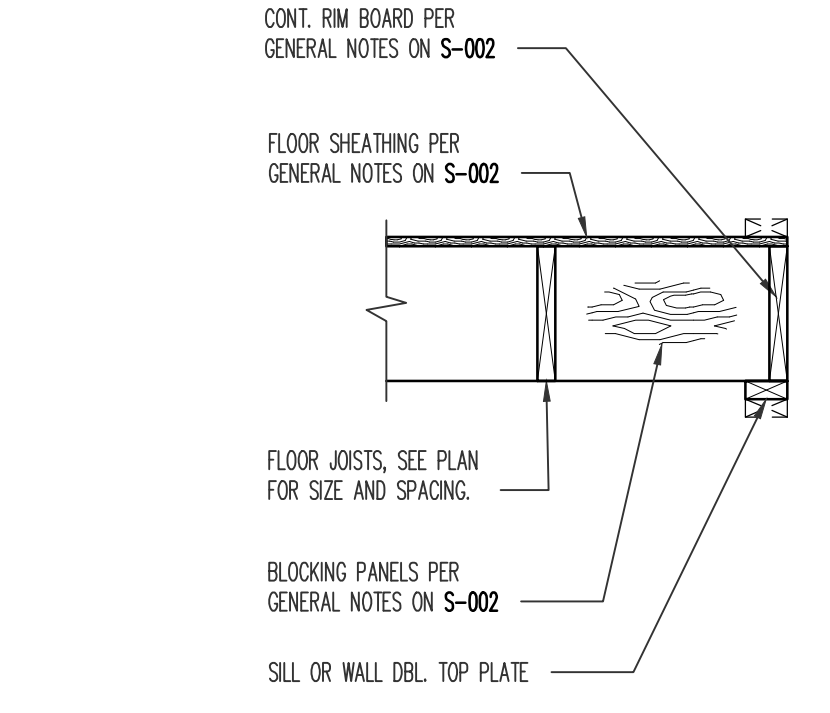
7
S-301



TYPICAL DROPPED WOOD BEAM

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

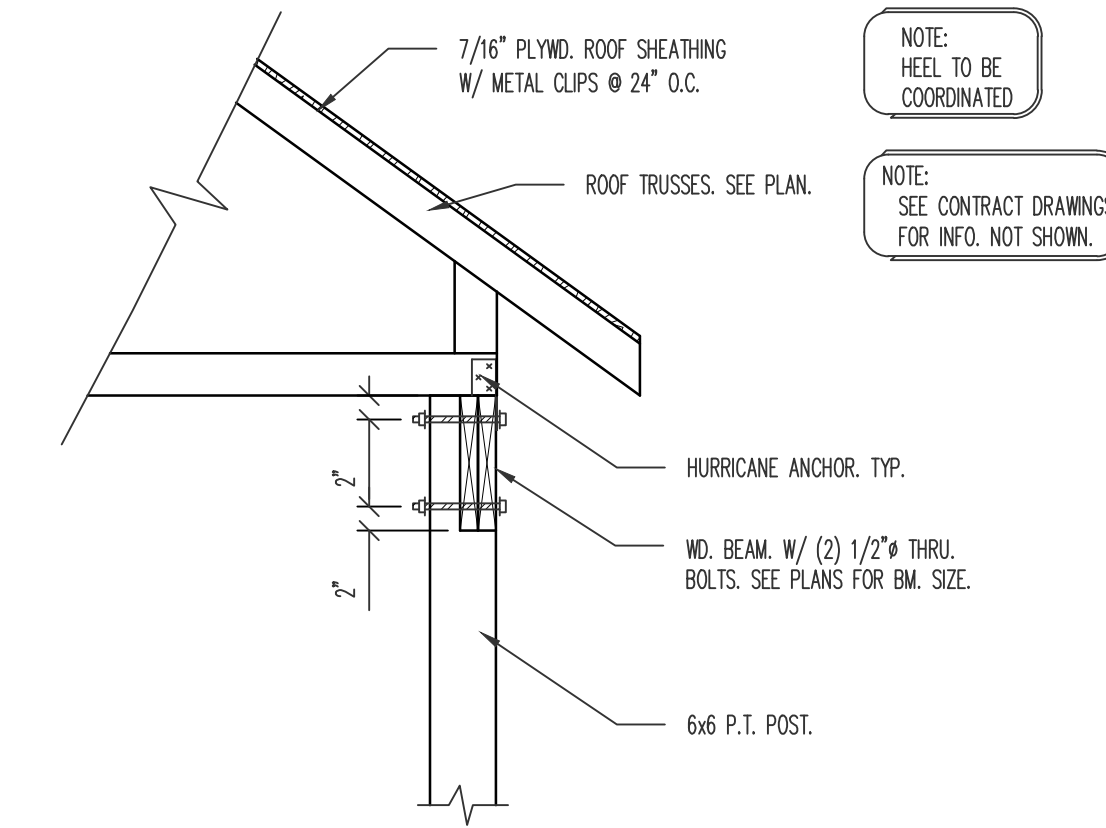
4
S-301



TYPICAL PARALLEL TO BEARING

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

1
S-301

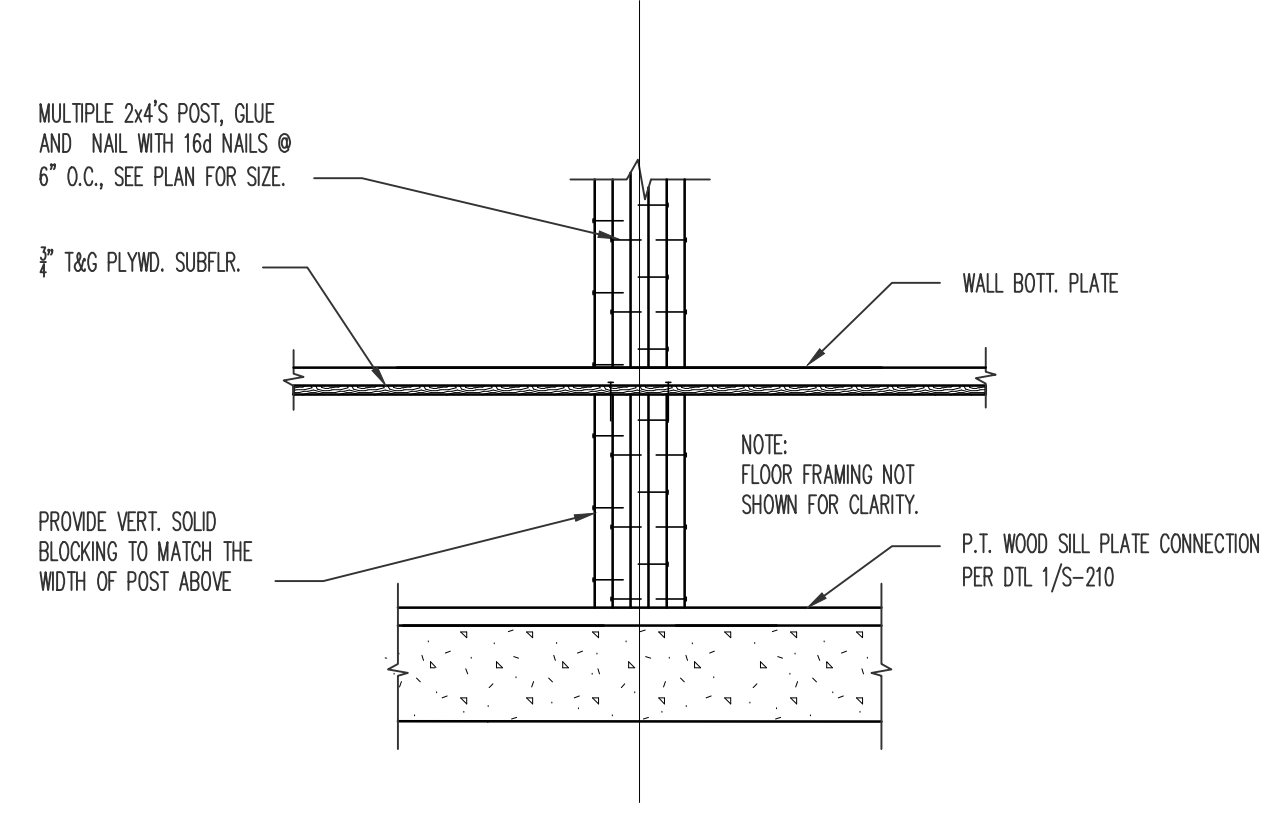


SECTION

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

TYP. CONNECTION AT WOOD BM. & P.T. POST @ ROOF

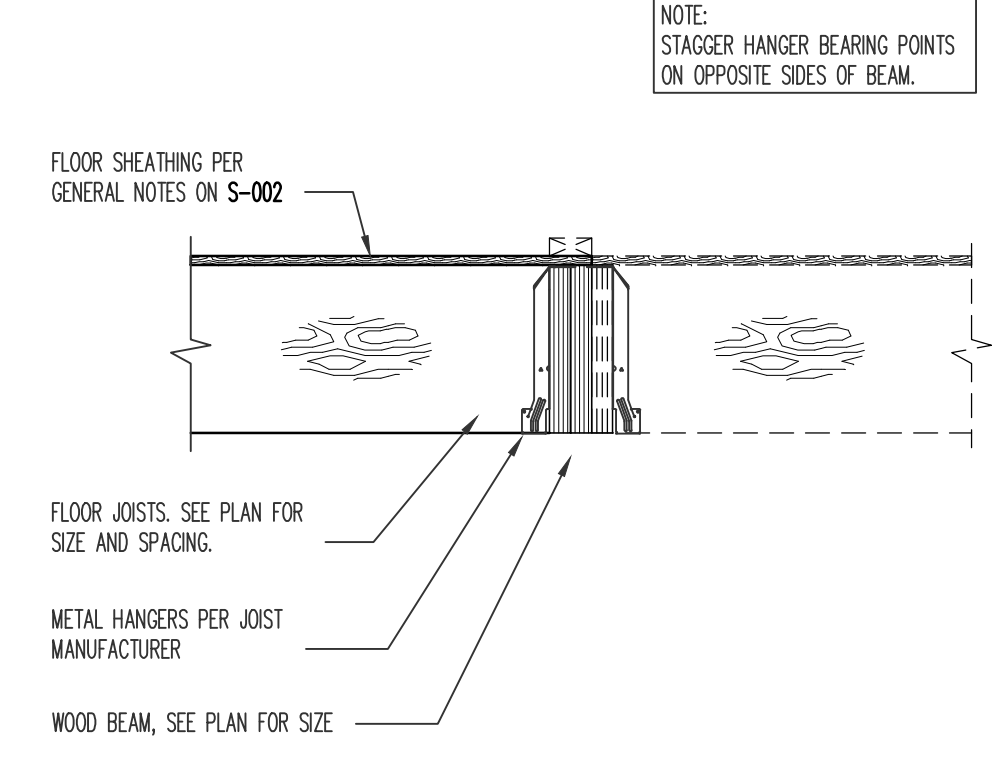
11
S-301



SECTION

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

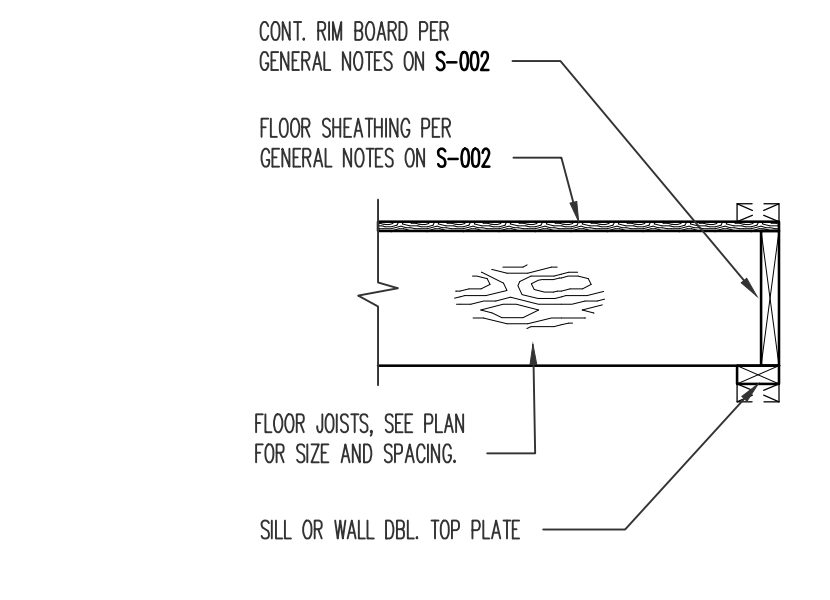
8
S-301



TYPICAL FLUSH WOOD BEAM

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

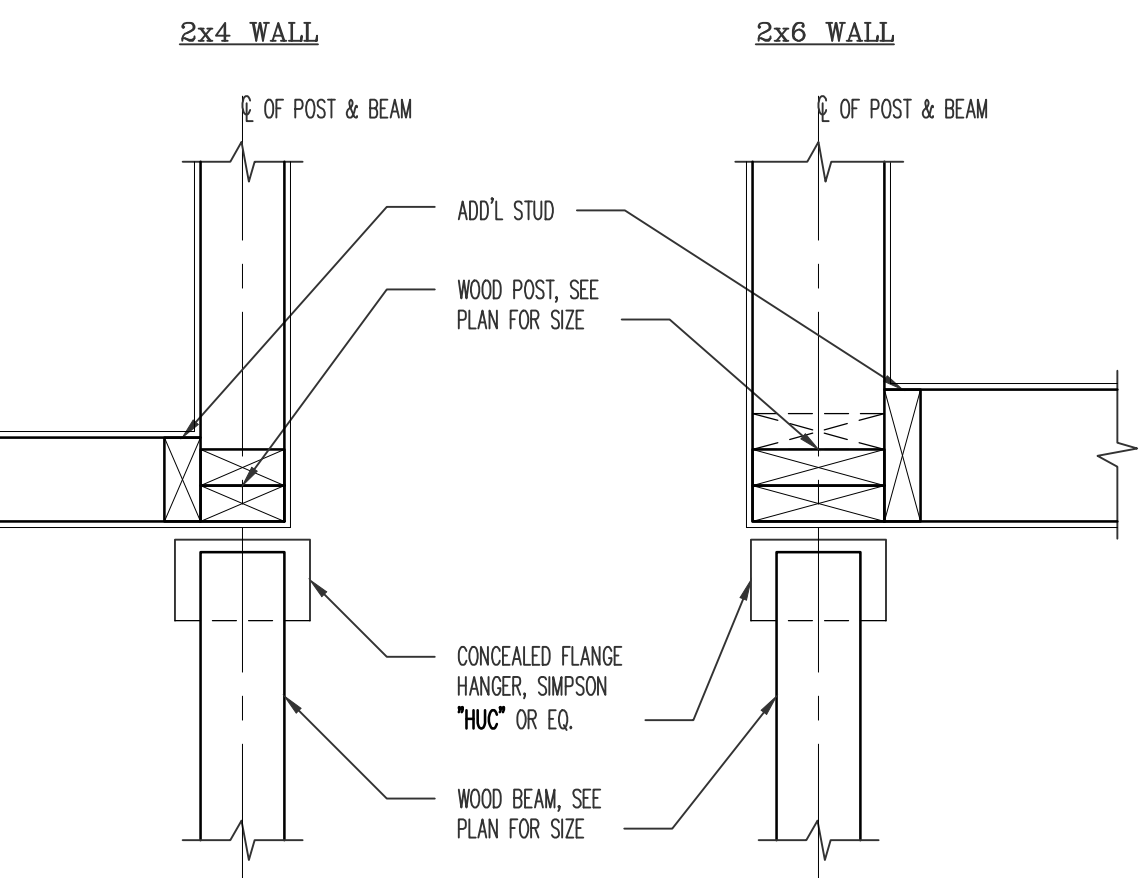
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S-301



TYPICAL END BEARING

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

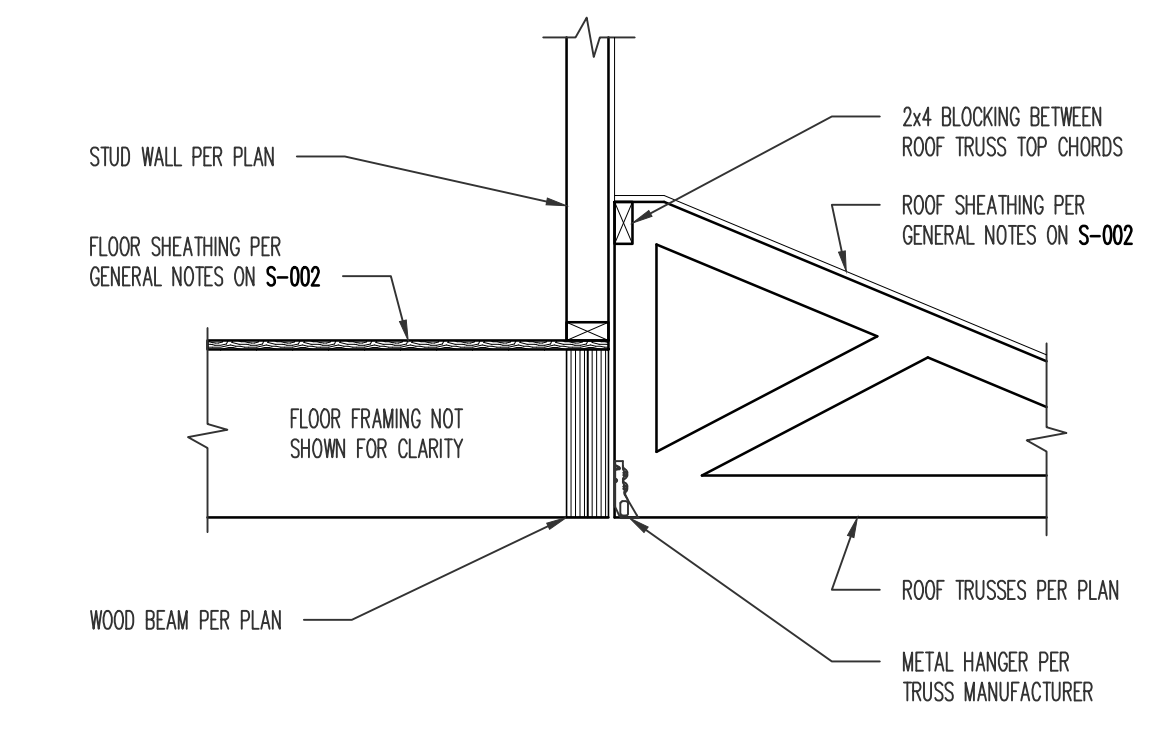
2
S-301



TYP. FLAT POST AT CORNER

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

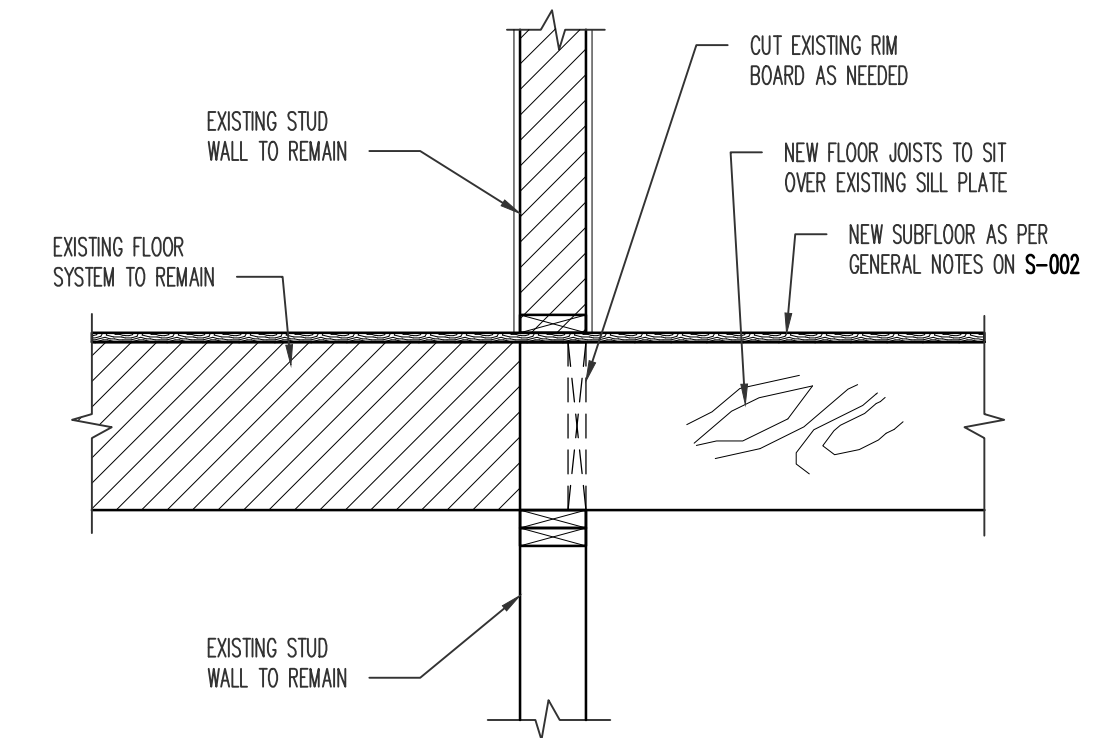
12
S-301



TYP. LOW ROOF AT FLUSH BEAM

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

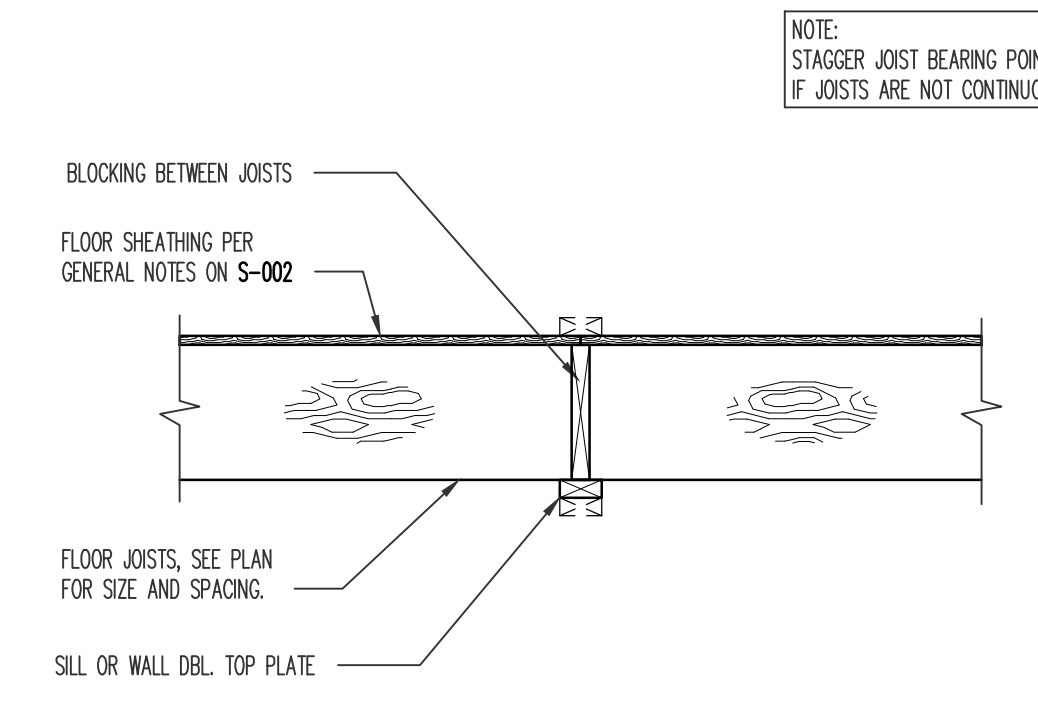
9
S-301



SECTION

SCALE: N.T.S.

6
S-301



TYPICAL INTERIOR BEARING

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

3
S-301



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 25081640348 - EXPIRATION DATE 01/09/2025

NO.	ISSUE/REVISION	DATE

FRAMING DETAILS
NAIL RESIDENCE
6 PHILADELPHIA AVE TAKOMA PARK, MD 20912
MOSS BUILDING & DESIGN

Drawing: Project: Client:

Date: 1/9/2025 Project No.: 24-525
Drawn: ASE, INC. Scale: "AS NOTED"
Designed: ASE, INC. Drawing No.:
Checked: ASE, INC. S-301
ASE, INC. OF



ALLIANCE
Structural Engineers, Inc.
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Suite 220
Reston, Virginia 20191-3467
Tel: (703) 749-7941
Fax: (703) 749-7942

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NO.	ISSUE/REVISION	DATE

NO.	ISSUE/REVISION	DATE

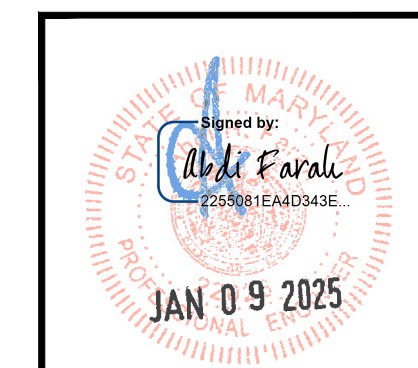
FRAMING DETAILS
NAIL RESIDENCE
6 PHILADELPHIA AVE TAKOMA PARK, MD 20912

MOSS BUILDING & DESIGN

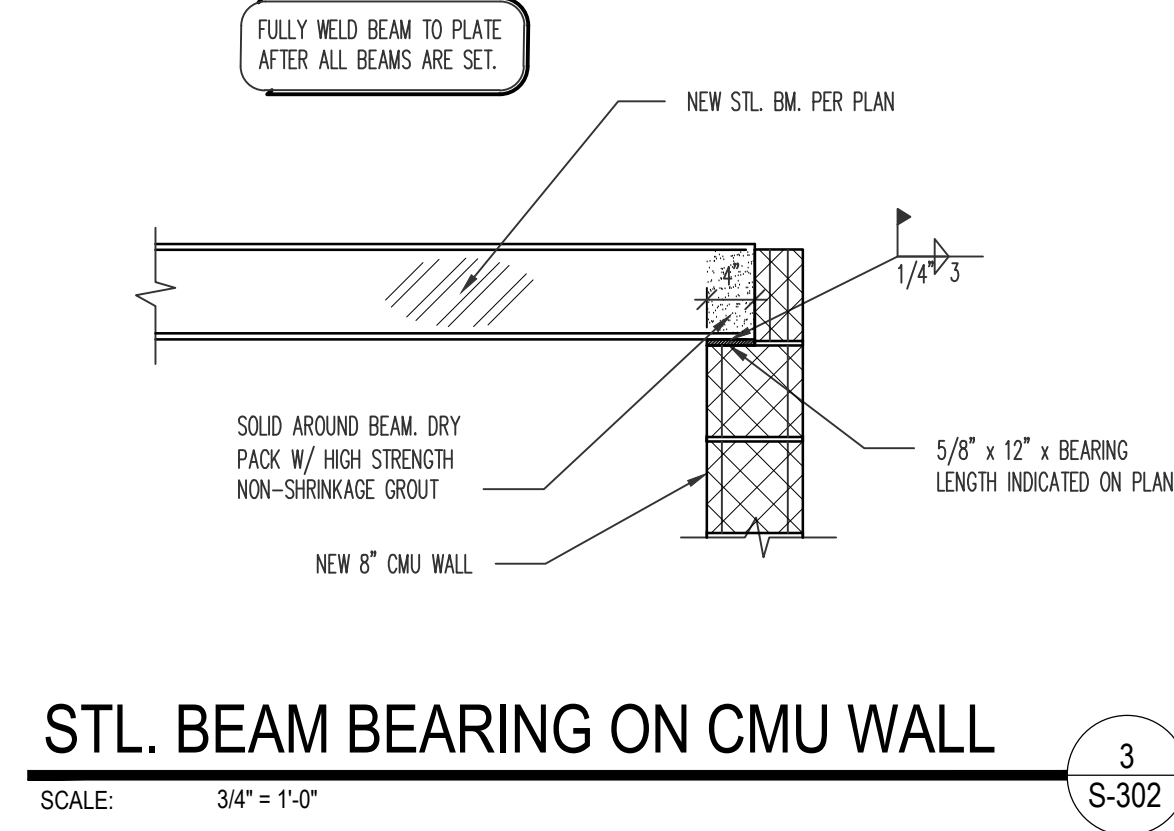
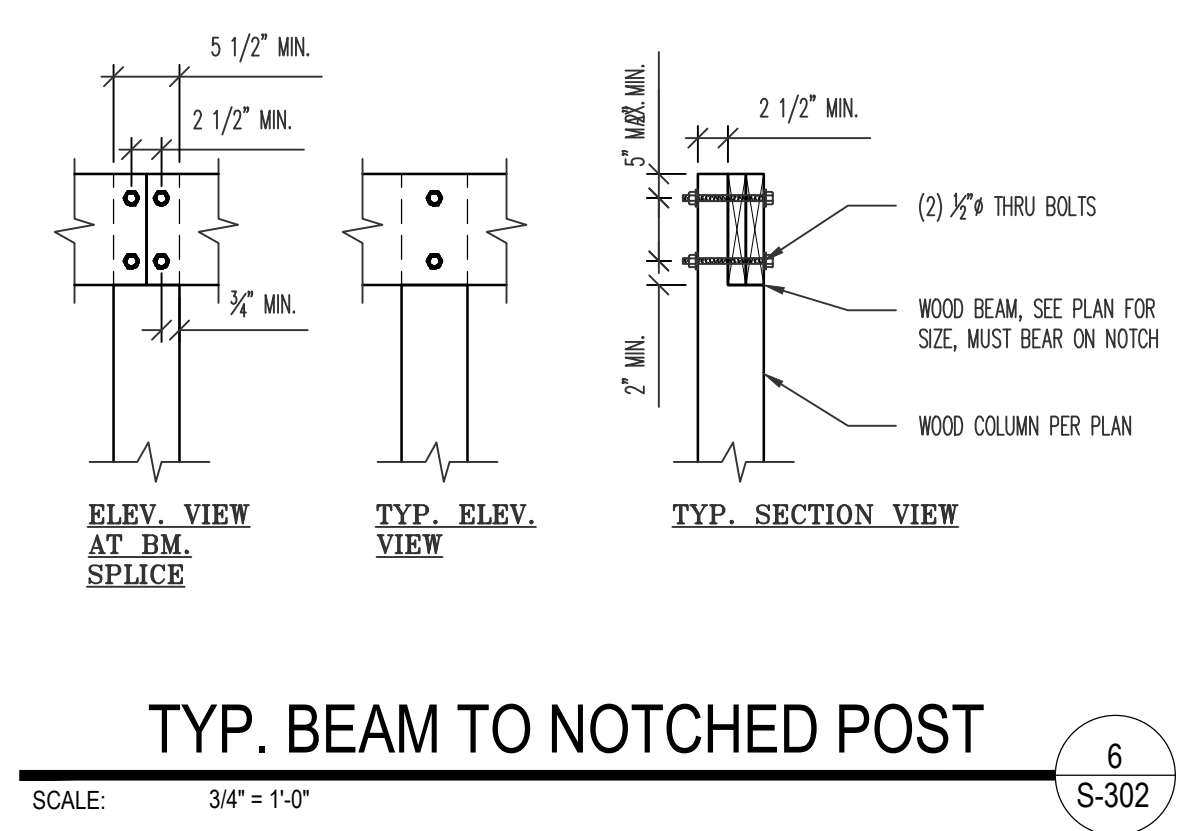
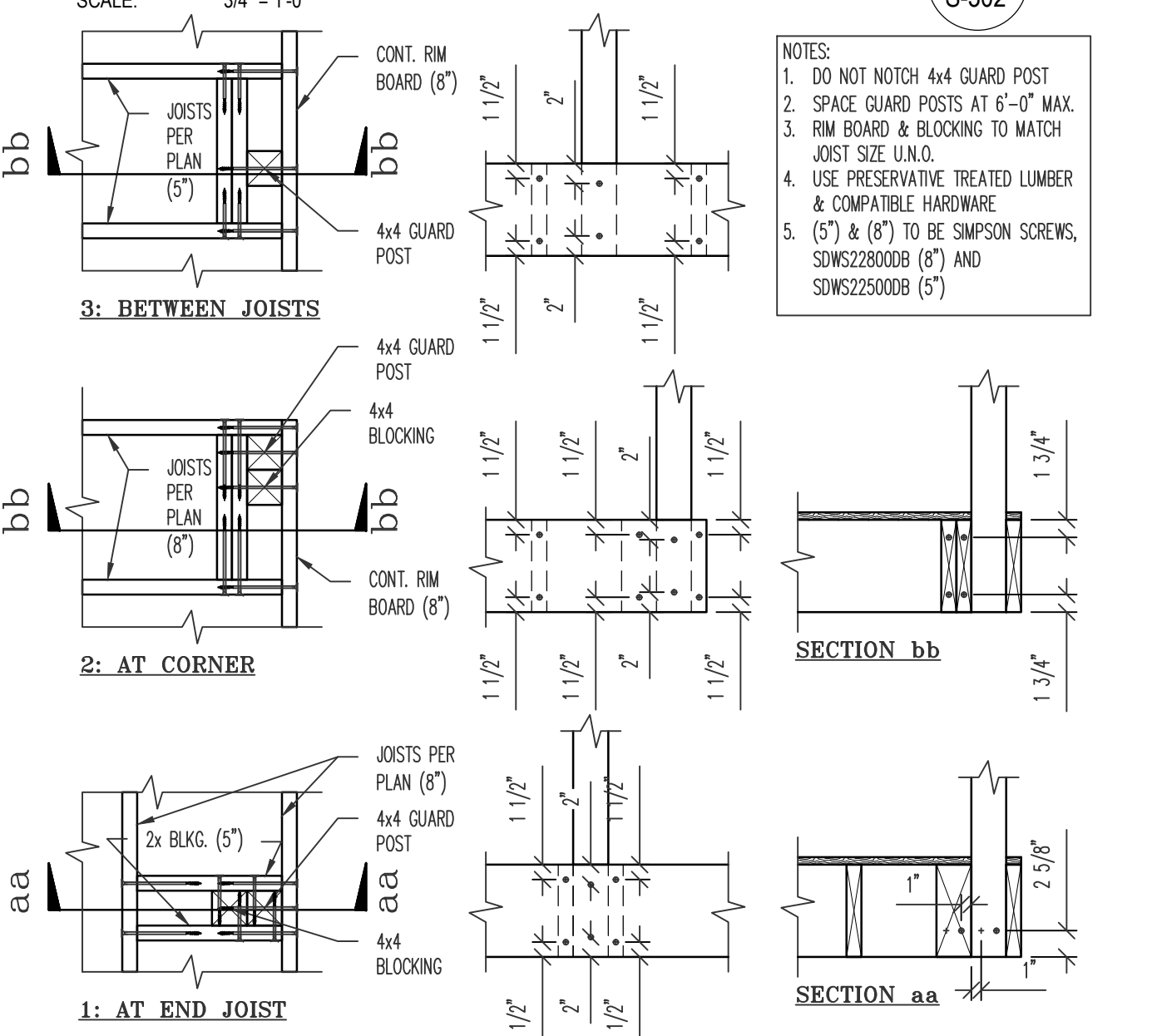
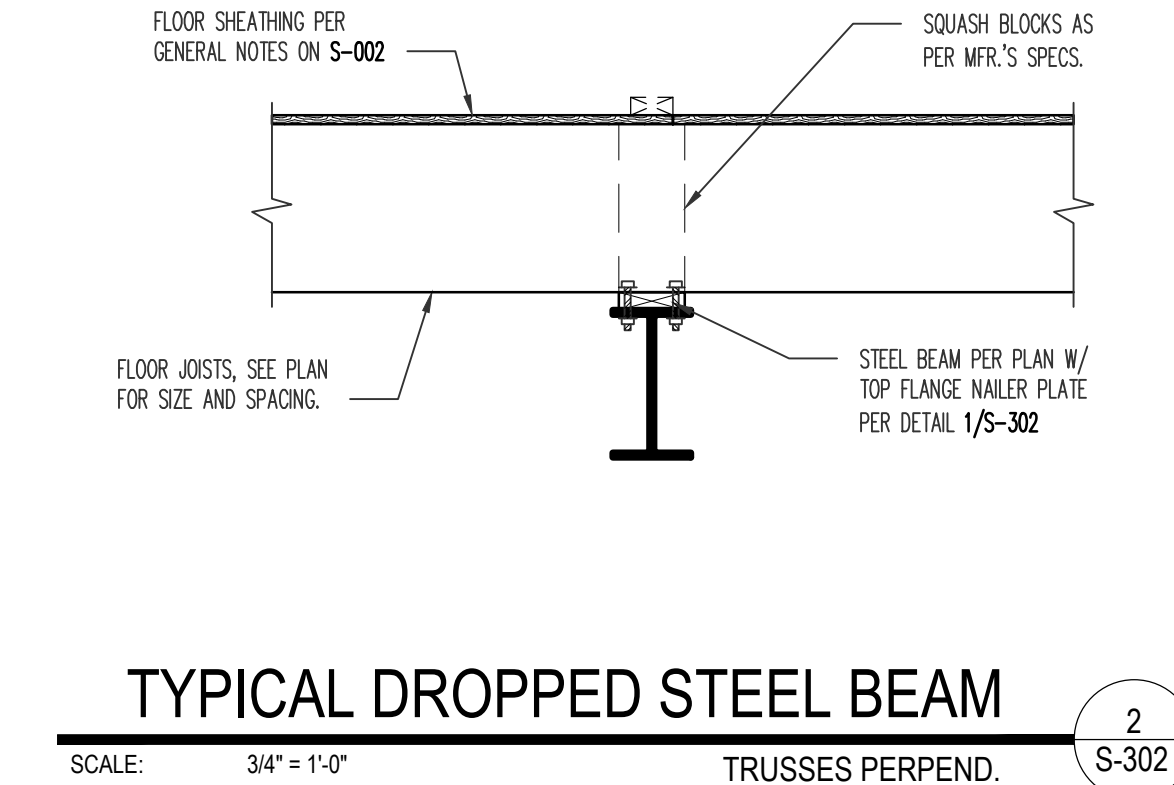
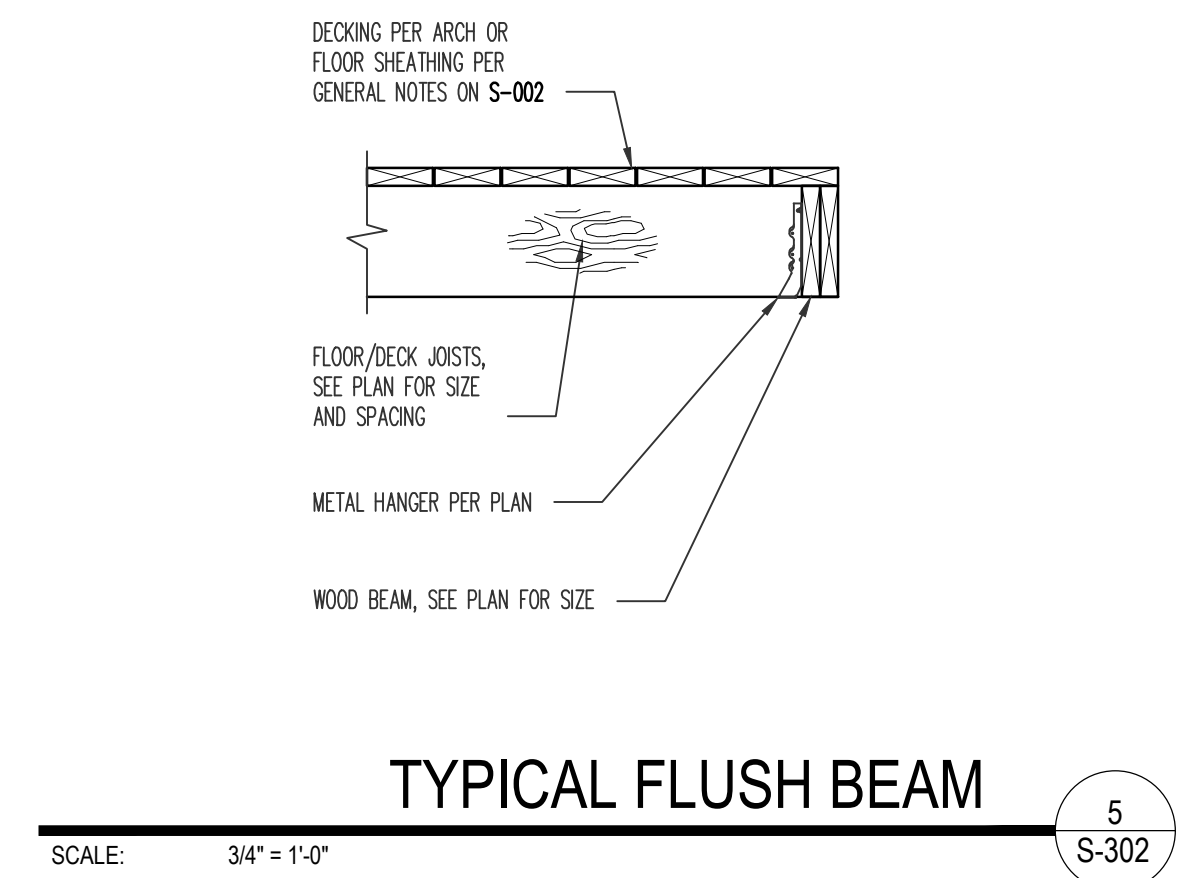
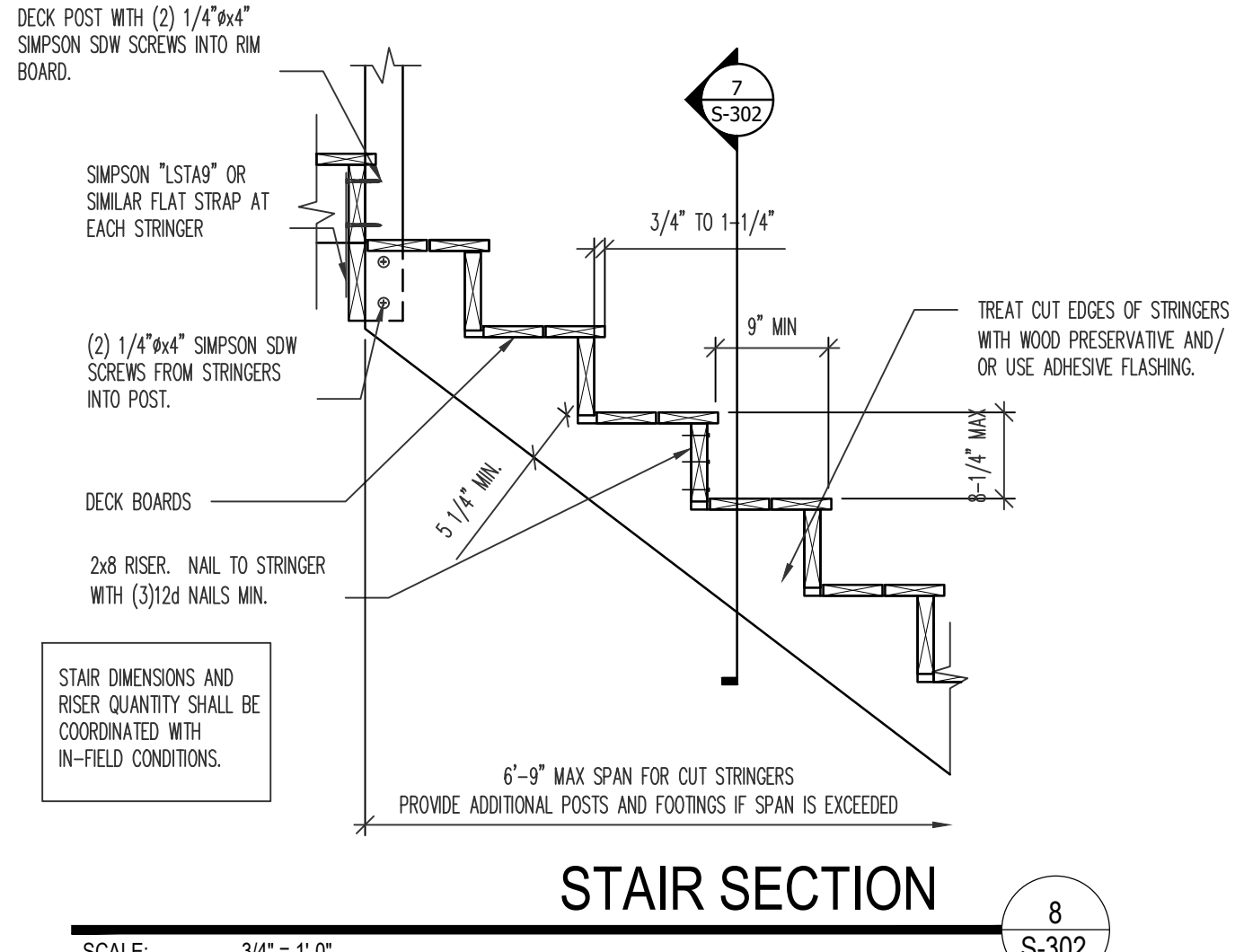
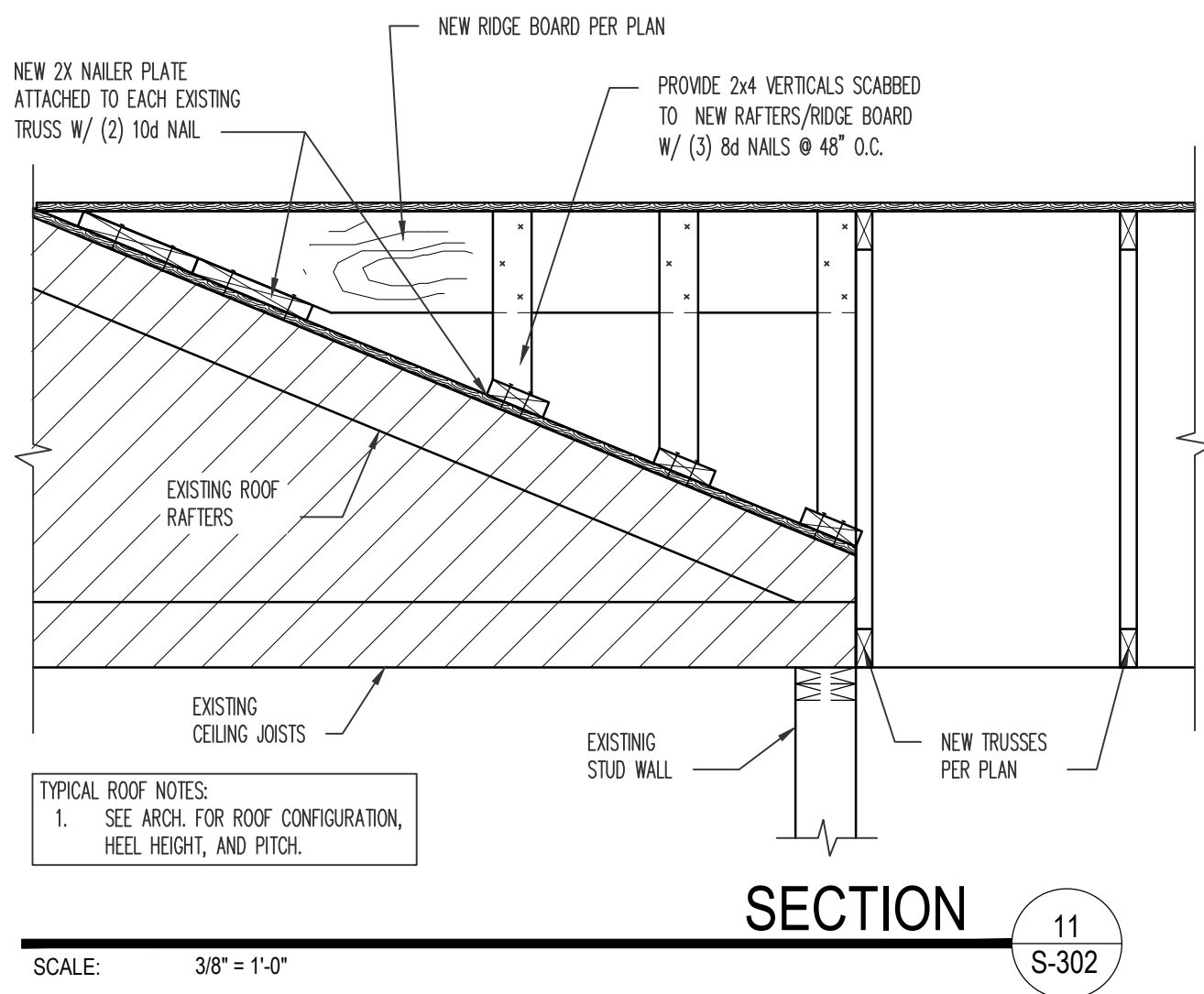
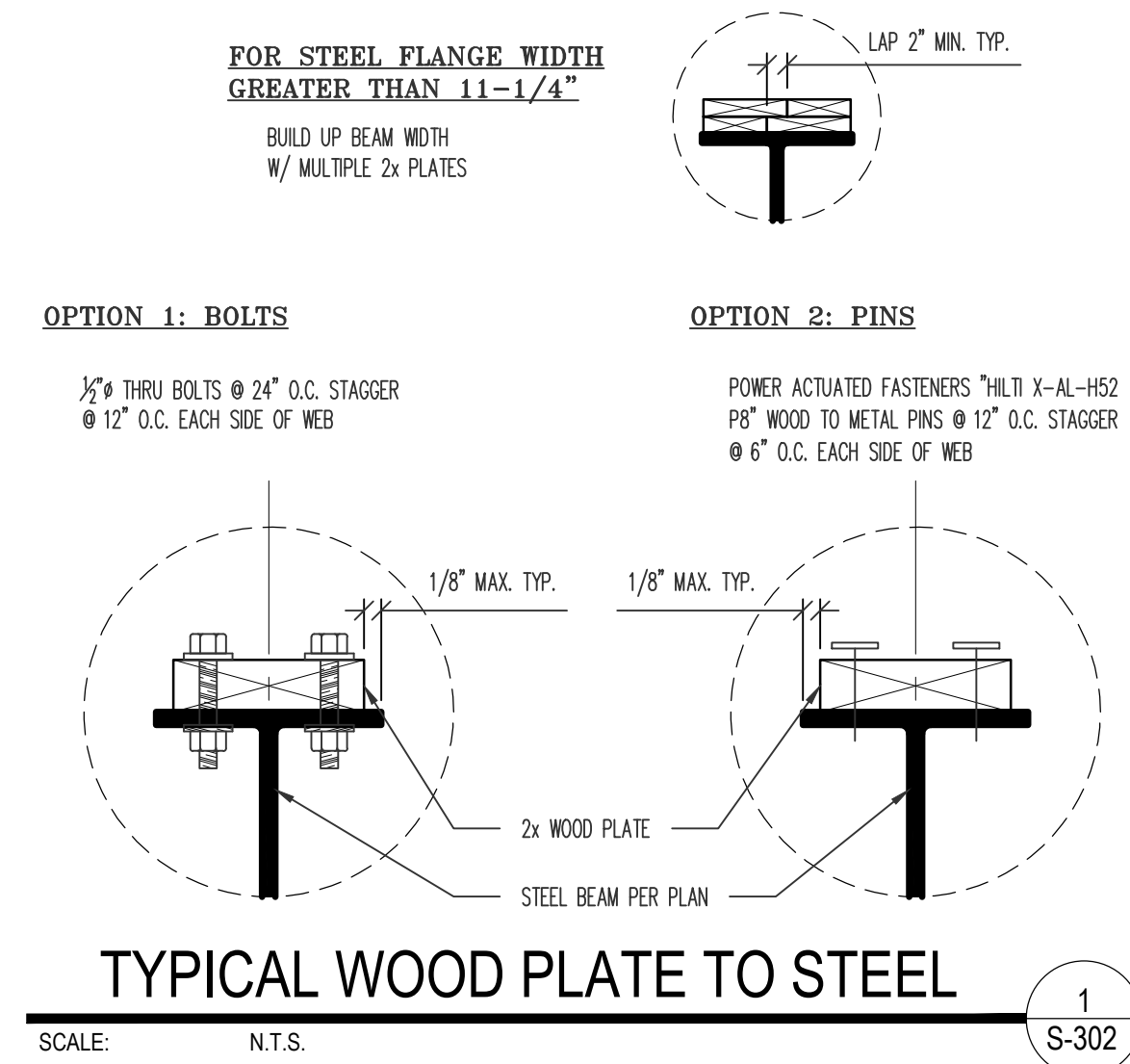
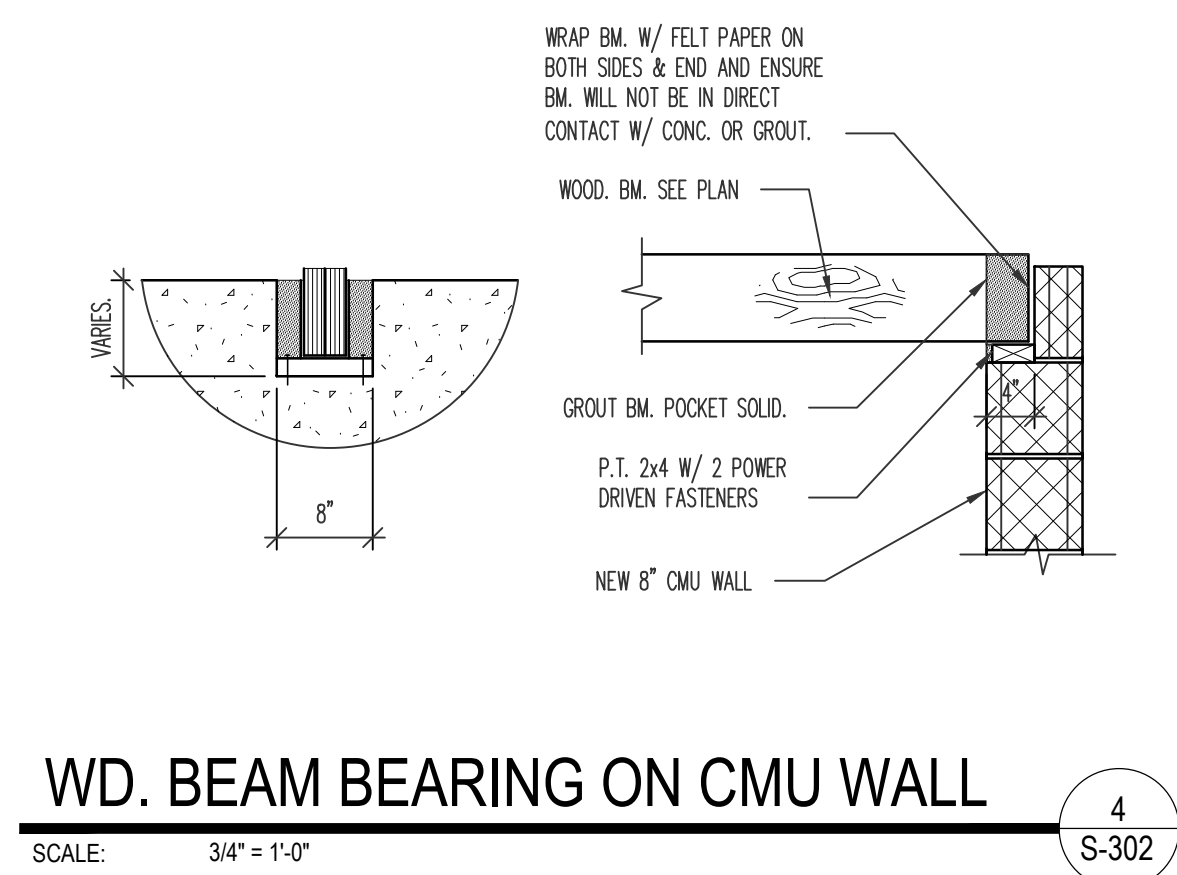
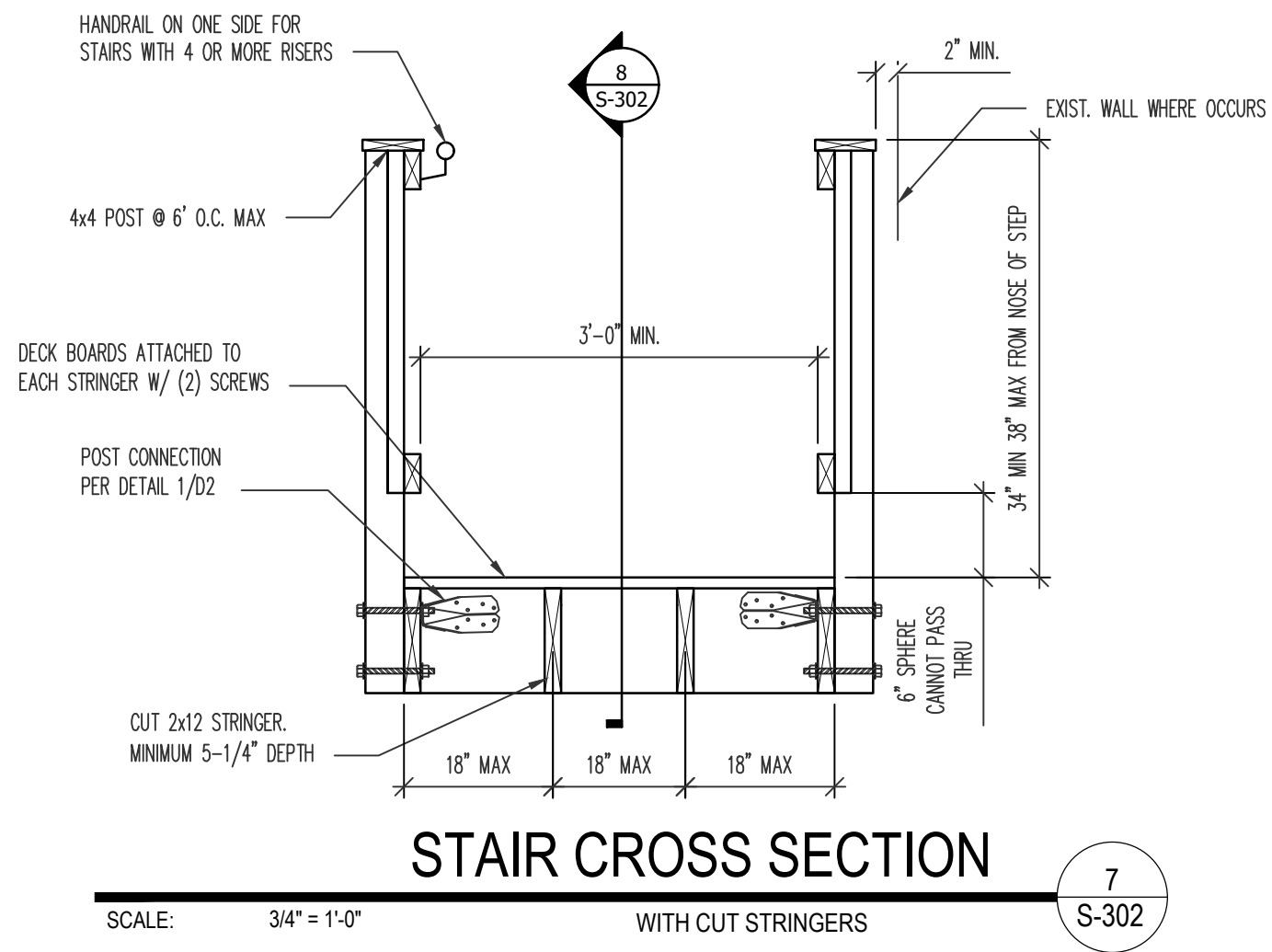
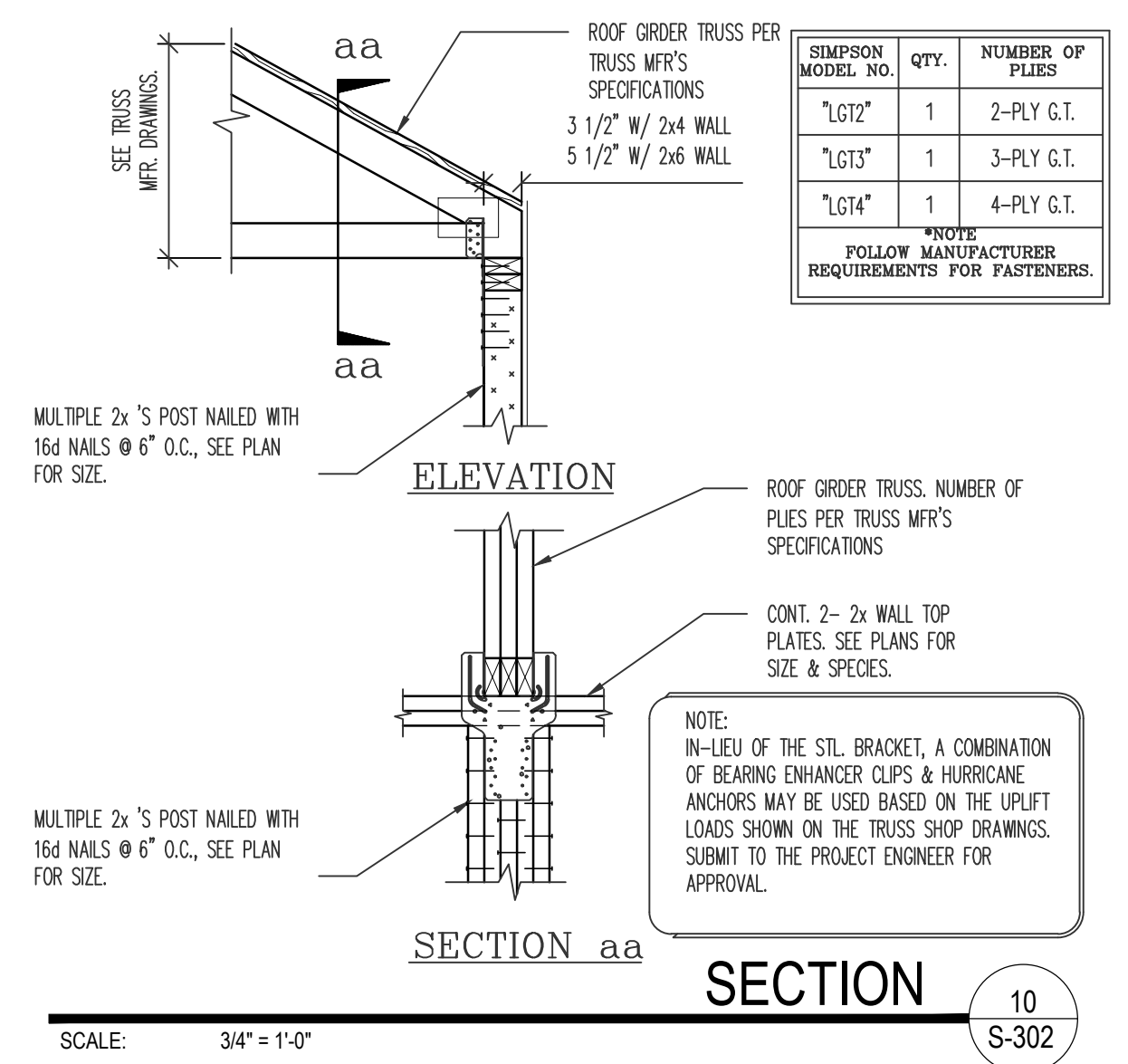
Drawing: _____
Project: _____
Client: _____

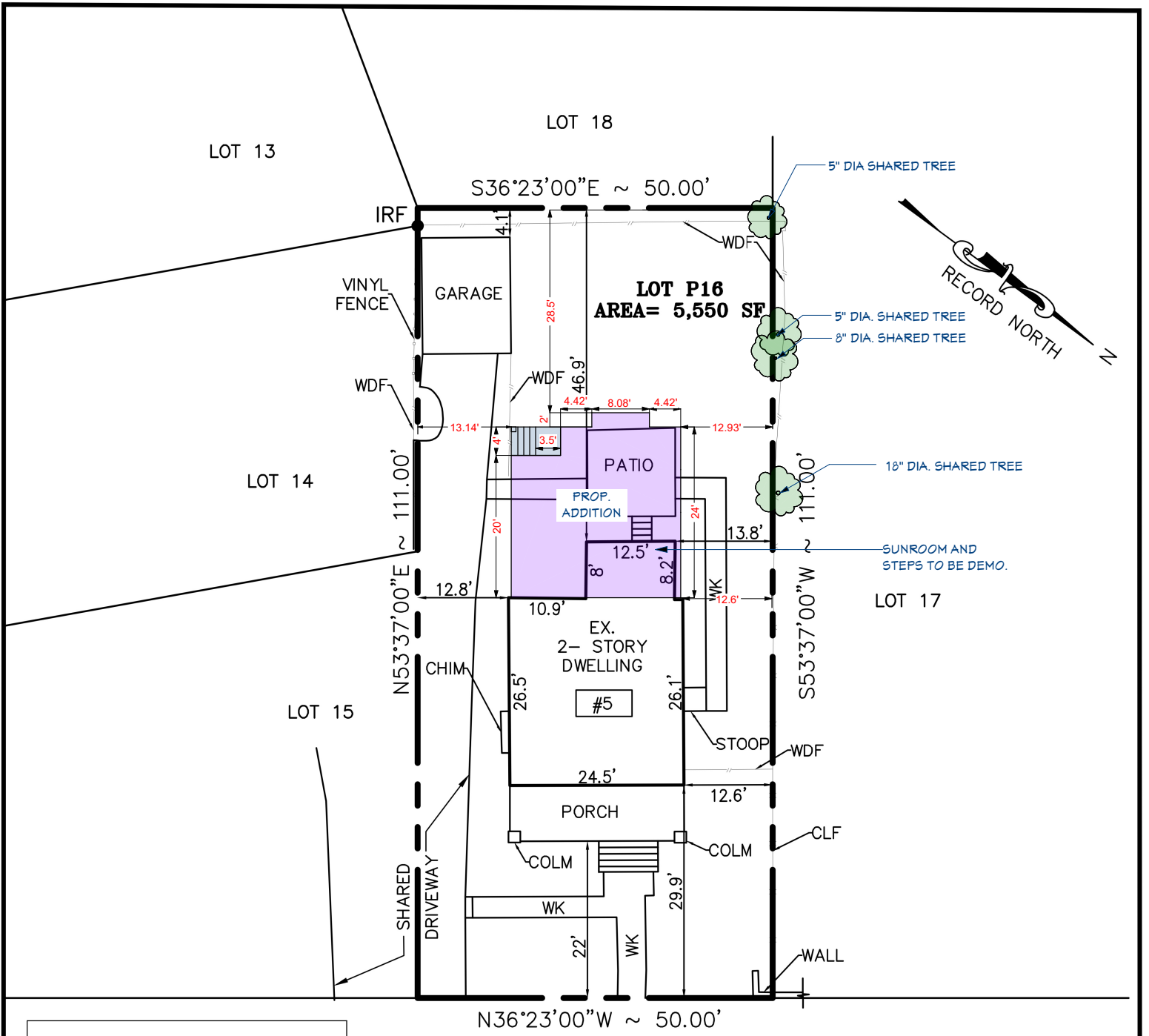
Date: 1/9/2025
Project No.: 24-525
Drawn: ASE, INC.
Designed: ASE, INC.
Checked: ASE, INC.

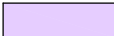

Scale: "AS NOTED"
Drawing No.: **S-302**
OF



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LICENSE NO. 2503811E - EXPIRATION DATE 12/31/2025





	PROPOSED ADDITION
	PROP. STOOP AND STEPS

PHILADELPHIA AVE
(RTE#681, VARIABLE R/W)

- NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. THE COUNTY RECORDED ACCOUNT #: 01061696.
 3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM RECORD AND DOES NOT CONSTITUTE A BOUNDARY BY THIS INDIVIDUAL.
 4. THE EXISTING HOUSE LOCATION PLAT IS A RESULT OF FIELD RUN SURVEY BY USING TOTAL STATION (EDM).
 5. IRF—IRON ROD FOUND & HELD. WK—WALKWAY, CLF—CHAIN LINK FENCE, WDF—WOOD FENCE, COLM—COLUMN, CHIM—CHIMNEY.



10/10/2024

EX.HOUSE LOCATION PLAT

FOR
LOT P16, BLOCK 2
HILLCREST
5 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

SCALE: 1"=20', DATE: OCTOBER 10, 2024

PREPARED BY

GeoEnv Engineers
Civil, Environmental & Geotechnical Engineering
10875 Main Street, Suite 213
Fairfax, VA 22030
Phone: 703.591.7170
Fax: 703.591.7074